E. ARCHITECTURE

In keeping with current lifestyle trends toward "downtown living", the design of the Towne Centre project reflects a contemporary approach to architectural design with a desire to utilize various materials. Through a combination of spaces and uses, the Towne Centre will be a unique environment where people can live, shop, and work. A modern interpretation of the "urban village" concept, the project incorporates a mixture of natural stone, steel, glass, wood, colored concrete, cement plaster, and metalwork to create visual interest and exceptional richness for each facade. The Towne Centre will have a carefully composed color scheme, featuring light field colors for energy efficiency with bold colors for accents.

Ground floor storefronts and awnings, paseos, dynamic signage and sidewalk improvements will combine to create an attractive pedestrian environment, which will activate the street at all hours. Along Garfield Avenue, the sidewalk leads to a crescent shaped public plaza where a visual sweep of the retail design will incorporate large, exciting storefronts. As the primary gathering space for the project, the plaza will be animated with a fountain, lush landscaping, outdoor dining and retail kiosks. A grand stone-covered stair will engage pedestrians and connect the plaza to the retail shops on the upper terrace, where visitors can stroll along the upper terrace or enjoy alfresco dining overlooking Garfield Avenue. The plaza and stairs are intended to function as the heart" of the project, hosting public events such as evening concerts and community events.

Located at the corner of Garvey and Garfield is the signature feature of the Towne Center, a giant electronic billboard screen. Serving as a marquee for the project, the electronic billboard will be continuously updated to reflect current events at the Towne Centre as well as promote the unique features of Monterey Park to vehicles and pedestrians passing by.

Residential units and garden courtyards are located on three floors above the upper retail terrace. Bedroom units will feature modern amenities, dramatic nine foot high ceilings and over-sized windows to bring in light. Residential units will offer views of Garfield Avenue, Garvey Avenue, or the landscaped courtyards on the project interior, which will be designed to reflect distinct garden themes.

The overall building composition and profile will exhibit a variety of configurations to mitigate the considerable scale found in most monolithic buildings. All architectural plans are subject to the Design Review process.

1. Storefronts - Tenant storefronts will be high quality and unique in design, set apart from adjacent stores. Individual storefronts will be a mix of materials, typically a range of stone and vary in design (see Fig. 1).

2. Variations in scale, volume and space will enable each storefront to maximize visibility. Along with a mix of façade materials, storefronts will include columns, overhangs, awnings, unique signage, decorative wall treatments, light fixtures and other elements consistent with the overall design (See Figs. 2 and 3). Awnings of fabric, metal and glass add to the variation of design. All storefront designs shall comply with Landlord guidelines and are subject to Landlord's approval.

3. Finish Materials - The finish materials for the project wall will include cement plaster, steel, glass, metal, colored concrete, aluminum, brick pavers, fabric awnings, fiber cement siding and natural stone (see Fig. 6). Balcony rails will be executed in brushed steel and awnings will be of a colored canvas material (see Fig. 4).

4. Colors - Building colors will be consistent with the design intent and will be of soft but exciting color palettes that will vary mostly within the earth tone range and highlighted with appropriate accent colors. The palette will be warm and friendly to residents, shoppers and passers-by (see Fig. 5).

5. Mechanical Equipment - All mechanical rooftop and structure equipment will be fully screened from view of the surrounding public streets and the project's pedestrian walkways. Rooftop equipment will be enclosed in architecturally treated parapets. Mechanical equipment will not be exposed on the wall surface of a building. Screening material and color shall be compatible with the overall building design.

   Backflow devices, electrical transformers and other mechanical equipment located at grade will not be located within the front or street side setbacks, and will be screened from public view or placed underground. These items shall be screened to the best extent possible with landscape materials and/or low-level screen walls.

6. Site Furnishings - Site furnishings will be placed throughout the project and the pedestrian walkways. The project calls for benches, tables, and planters, chairs, tables, and trash receptacles that will compliment the "Contemporary" theme of the development (see Figs.

7, 8, and 9). Portable retail kiosks shall enliven public spaces (see Fig. 11)

7. Lighting - Lighting will create a strong, attractive night identity for the project. Various architectural elements will be illuminated to enhance the dimension and character of the building as well as promote public safety (see Fig. 10). All proposed decorative lighting fixture placement should be designed to reflect the best building practices regarding illumination, visibility, safety, security and overall presentation for the night identity of Monterey Park Towne Centre. Particular attention shall be paid to the illumination of all sidewalks and connecting walkways. Lighting fixtures and standards shall be consistent with respect to design, materials, colors and established architecture. Low-glare materials will be used on all building facades. All new lighting features will be directed away from the adjacent residential uses and highly finished surfaces that might generate glare. The developer shall submit a lighting plan, including any lighting proposed for signage or landscape accents, for review by the City of Monterey Park Planning, Fire and Police Departments. This plan shall be approved by the Planning Department and determined to be sufficient to mitigate any adverse lighting effects prior to the issuance of occupancy permits in keeping with the following criteria:

    a. Style - Potential lighting fixtures in the areas of building structures, eaves and pedestrian areas will support and accentuate the architectural style.

    b. Parking structure lighting fixtures will be of sufficient illumination to assure proper visibility and security.

    c. Illumination levels - Use of a variety of lighting height levels at entries, plazas, storefronts, landscaping, fountains, and other areas where evening activity is expected will create an exciting nighttime environment.

    d. Security Lighting - All buildings and structures will provide proper lighting fixtures in order to illuminate the areas along the service drive to assure proper visibility and security. The minimum lighting level will be one-foot candle.

e. Indirect Lighting - Indirect illumination of buildings and landscaping will accentuate architectural features, to create interest on large wall sections and accent landscaping and water features.

f. Decorative - Various methods of decorative lighting will be installed at the entries and along the pedestrian walkways and storefronts. Decorative wall lights/sconces, light poles, Tivoli-type lights and suspended lanterns will be part of a decorative lighting strategy formulated to promote pedestrian friendliness fixtures.

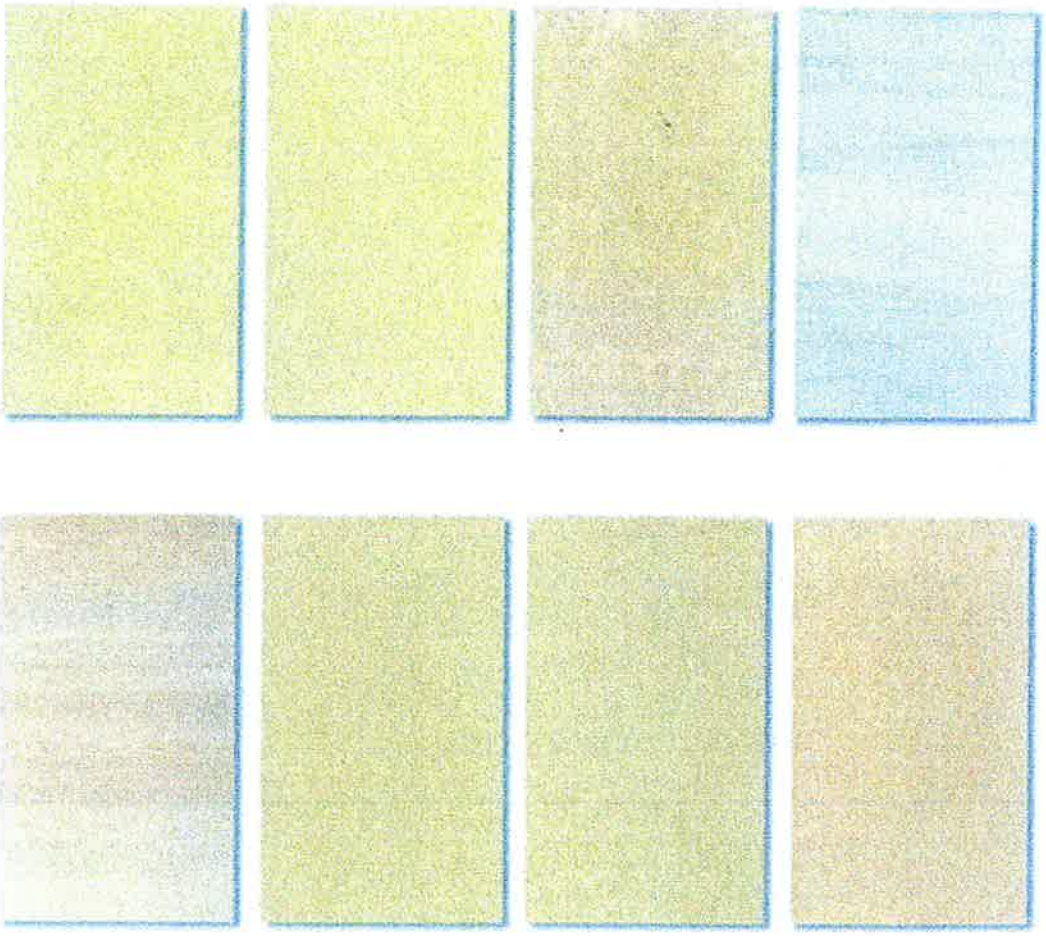


Figure 1. Range of natural stone materials for storefront applications

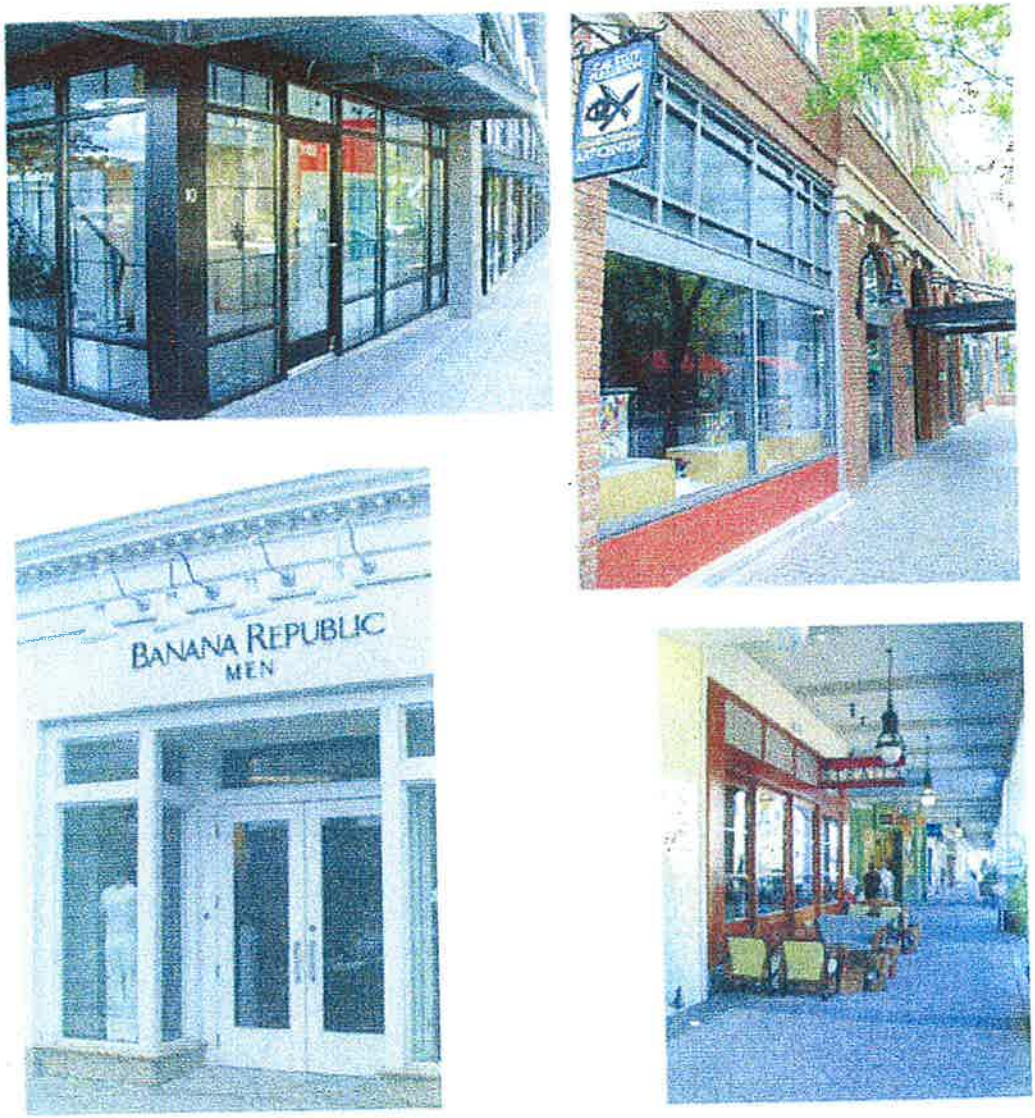


Figure 2. Typical storefront applications









Figure 3. Typical awning styles

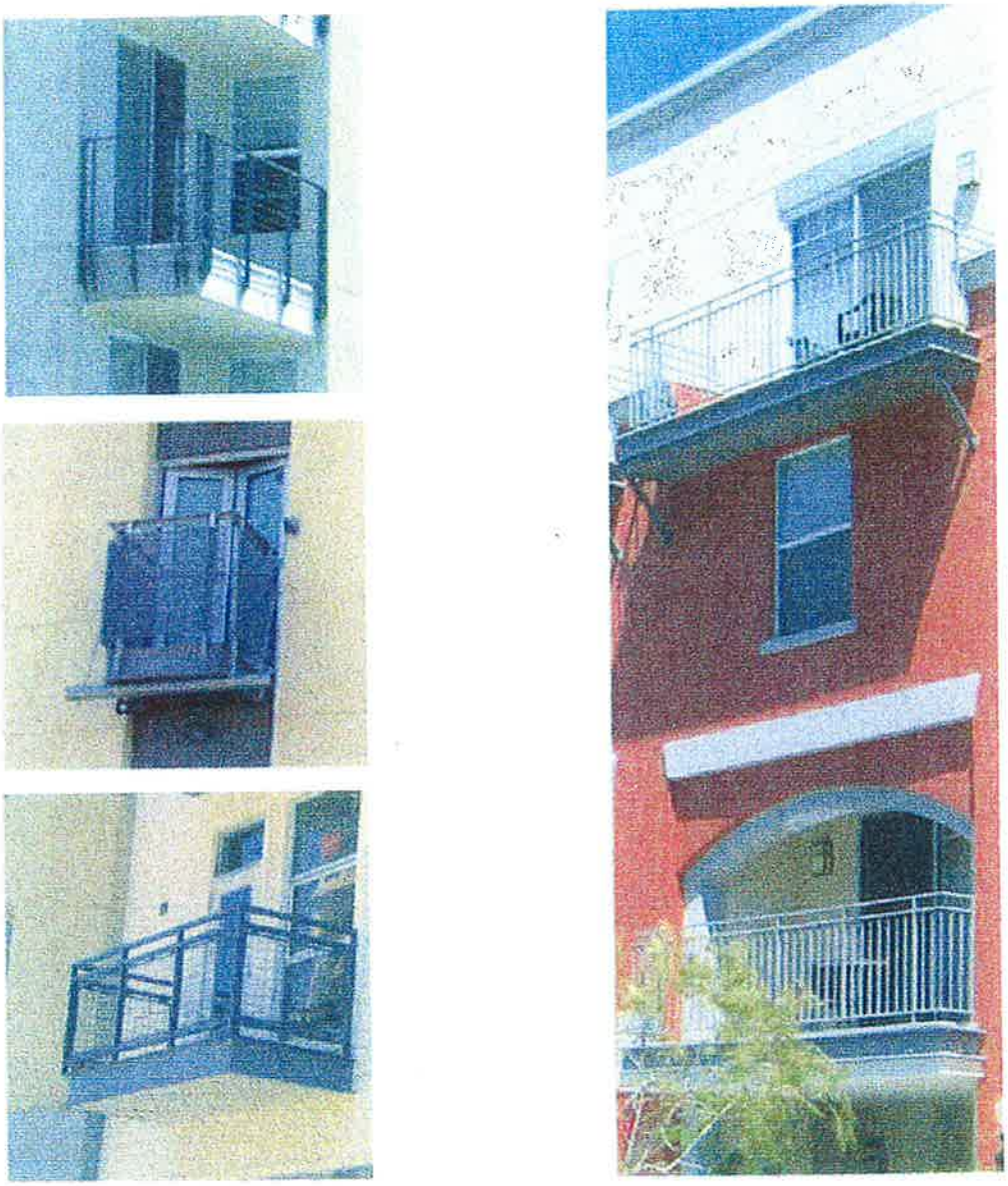


Figure 4. Typical balcony and railing styles

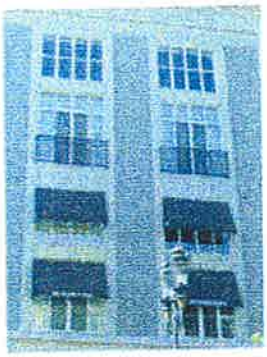










Figure 5. Building paint colors

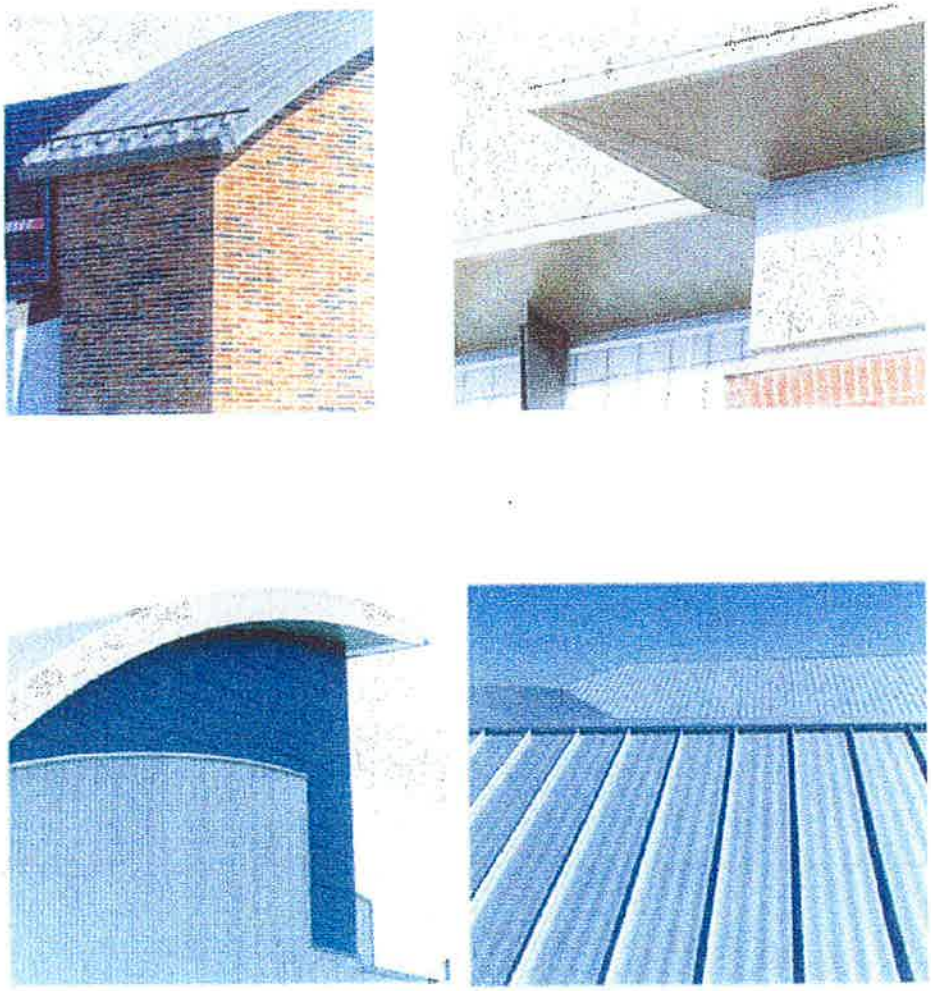


Figure 6. Typical roof treatments



Figure 7. Typical site furnishings



Figure 8. Typical bench seating styles



Figure 9. Typical seating and outdoor dining

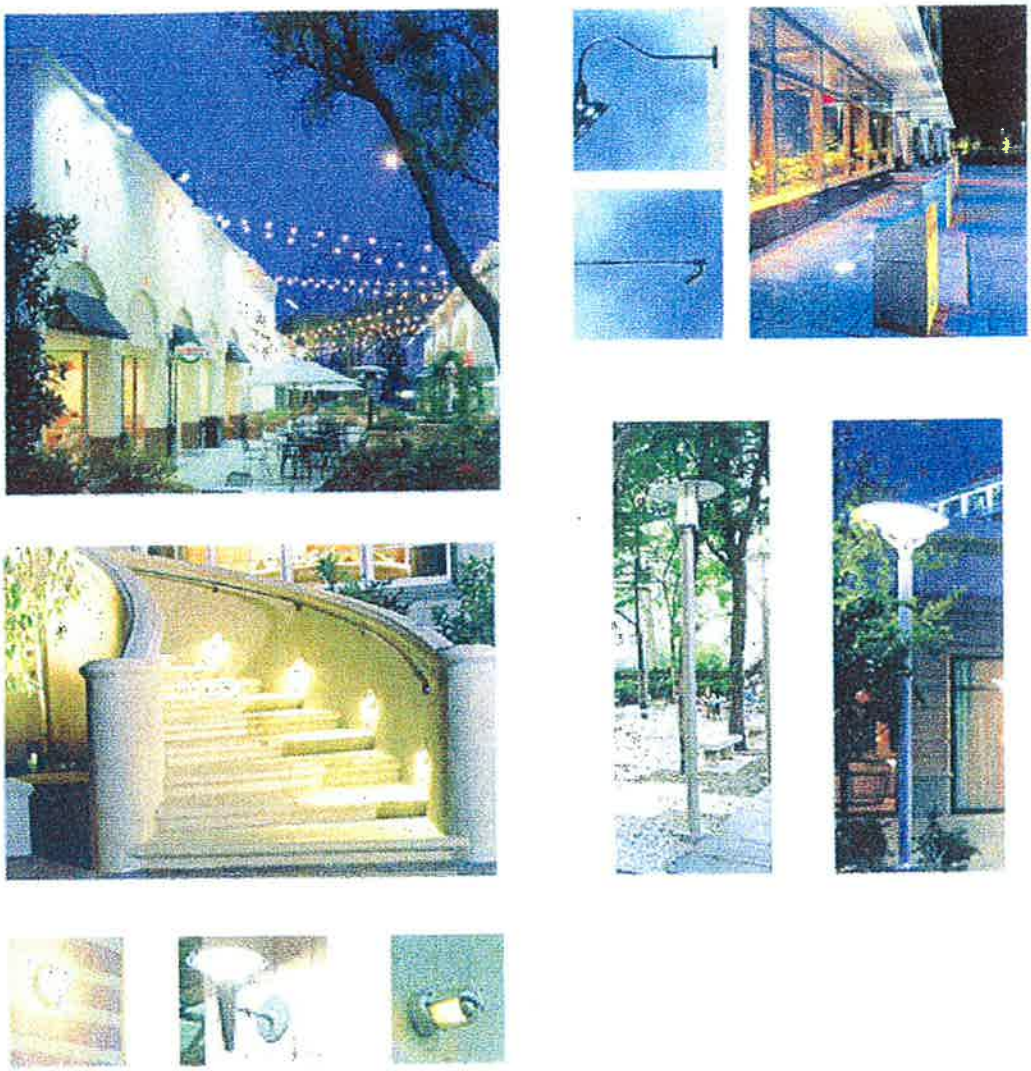


Figure 10. Typical lighting fixtures

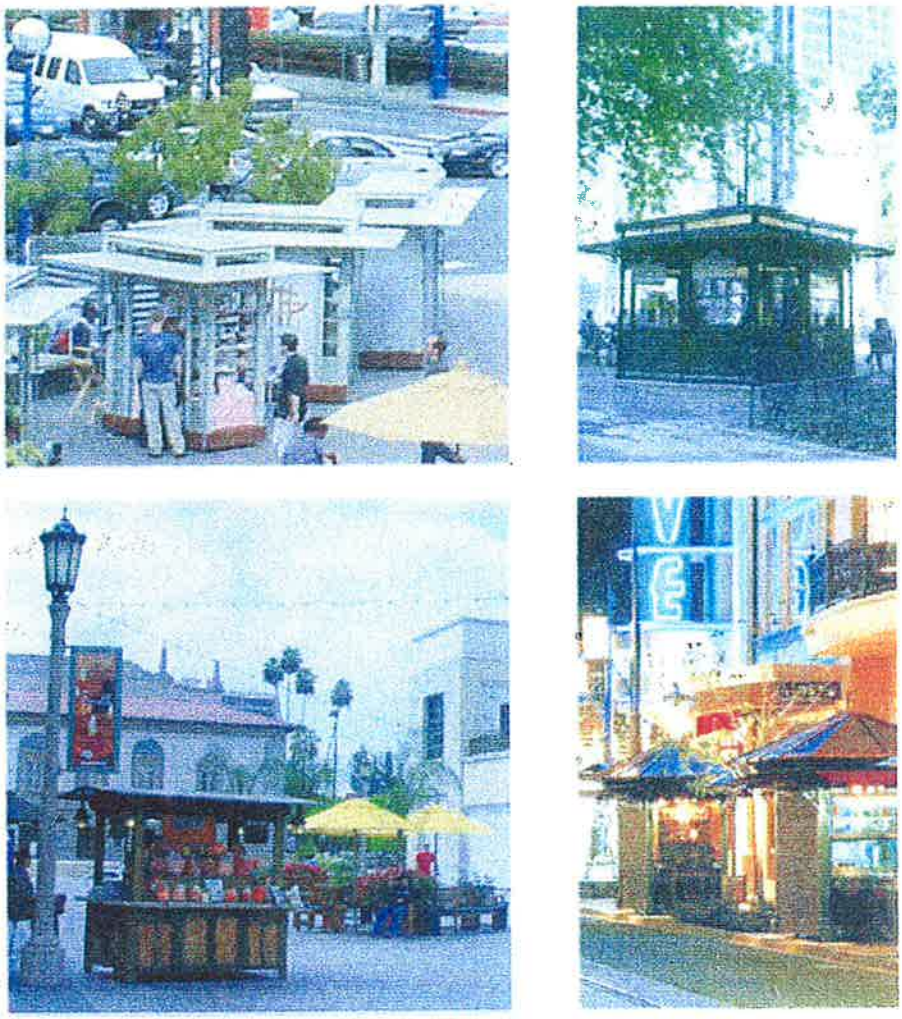


Figure 11. Typical retail kiosks