F. LANDSCAPE AND TRASH FACILITIES

Street Level

As discussed in Architecture, Section VI-E, the Monterey Park Towne Centre is comprised of a public domain characterized by storefronts and restaurants, and a private domain, dedicated to the residents that live within the project. While the architecture is articulated to clearly define the different uses, the landscape and hardscape shall reinforce distinct spaces, while providing a commonality of materials to unify the project in a holistic manner.

At the street level, both street edges shall be reinforced with street tree plantings to provide a civic quality to the project, tying it to the large urban fabric, as well as providing shade and ensuring a pedestrian scale against the building façade. Both the placement of canopied street trees and the configuration of the paving shall be an extension of the architecture. Paving patterns and scoring shall be intensified to denote entries and key decision points, reinforcing a project wide "wayfinding" approach.

The main plaza is envisioned as the heart of the project, and as such, is the center of activity at the public level. The quality of the space is critical in establishing the plaza as the project's "address". The plaza is intended to accommodate a wide range of activities including retail circulation, dining, and gathering. Consequently, the key spaces within the plaza proper will be defined by paving patterns, and strategically placed tree planters and a modest water element. Decorative pots with attractive plantings will frame building openings both in the plaza and along the paseos extending through to the parking structure, as well as at the primary corner of Garfield and Garvey.

In terms of materials and character, the mezzanine level accessed by the grand stair, is very much anticipated as part of the plaza experience. Vertical pot plantings separate retail entrances at this level. A linear planter along the balustrade provides a green articulation to the building edge. Paving materials will match those of the plaza level, clearly unifying the retail domain across the entire project.

Residential Level

The residential levels are inspired by the classic Southern California courtyard housing popularized in the early and middle parts of the last century. Exterior spaces become an obvious extension of the private units organized around them. The common spaces are envisioned as outdoor "living rooms" that accommodate both active and passive activities, and serve as the anchor of the Town Centre's

community. It is upon this basis that the notion of the true urban village and sense of neighborhood is found.

As a direct reflection of the range activities which are anticipated, the three courtyards at the residential level will differ in character. The central courtyard, deemed the "Water Court", will feature a swimming pool and Jacuzzi, as well as a barbecue element, organized around a community gathering space. Semi-private patios will be located around the perimeter in concert with the residential units. Variation in paving types, such as stone, concrete and decomposed granite will help to define public and semi-public spaces, articulate seating areas and pool deck space. Vertical planting will also be employed to provide scale, and reinforce the spatial organization.

The two remaining courtyards are envisioned as Garden Courts which provide more intimate seating areas, modest water elements and exterior fireplaces. These spaces are truly anticipated to be "living rooms" where people can read, relax and meet. Garden elements such as turf, raised planters, ornamental trees, trellises, and decorative pots establish a relief from the built environment, and foster a sense of community. As with the Water Court, semi-private patios are planned around the perimeter to provide transitional spaces from the interior units.

Typical Materials

1. Paving
    a. Cut stone paving
    b. Integral color concrete
    c. Decomposed granite

2. Planter Walls
    a. Architectural concrete masonry units
    b. Plaster

3. Fountains
    a. Stainless steel basins with cobble
    b. Urns on plinths

Additional Landscape Requirements

1. All open areas except driveways, parking areas, walkways, utility areas, improved decks, patios porches or play areas will be maintained with appropriate vegetative landscaping. Appropriate landscaping shall include at a minimum: two specimen trees (minimum 25-inch box size) per each unit; one 5-gallon shrub per 40 square feet of the

area to be landscaped; and approved ground cover planted at a density to achieve 50 percent of land coverage within 2 years.

2. A solid perimeter decorative masonry wall 6 feet in height may be provided along the side and rear lot lines. A strip of landscaping, not less than three feet in width, shall be placed adjacent to the wall. Shrubs or vines no smaller than 5-gallon capacity shall be planted no farther apart than 6 feet along the entire perimeter of the side and rear property lines. Alternatively, or in combination with shrubs and vines, the perimeter shall be planted with low ground cover and trees no smaller than 24-inch box size, planted no farther apart than sixteen feet along the lot lines. If the side and rear property lines are adjacent to an alley on a street with ground level commercial or live/work spaces no wall is required and alternative landscaping treatments are permitted.

3. A planting strip not less than 18 inches in width shall be installed and continuously maintained along both sides of a driveway located between two residential buildings on the same lot, except at entrances to buildings, garages or parking spaces

4. A permanent automatic sprinkler system shall be installed and maintained for all landscaped areas, unless an alternative sustainable non-irrigated design is approved by the Planner.

5. Landscaping shall consist of combinations of evergreen and deciduous tress, shrubs, and ground cover with careful consideration given to water usage, passive solar shading of buildings and open area, susceptibility to disease, pests, durability, and adaptability to existing soil and climatic conditions.

6. All drive-way planters shall be bordered by a minimum 6-inch high concrete curb.

7. Landscaping shall be designed to be an integral part of the overall project and compatible with public realm landscaping.

8. All outside trash and garbage collection areas shall be enclosed within a building or by a view-obscuring decorative masonry wall, subject to determination of the planner, not less than 5 feet in height with a view-obscuring door which shall be kept closed except when in use.

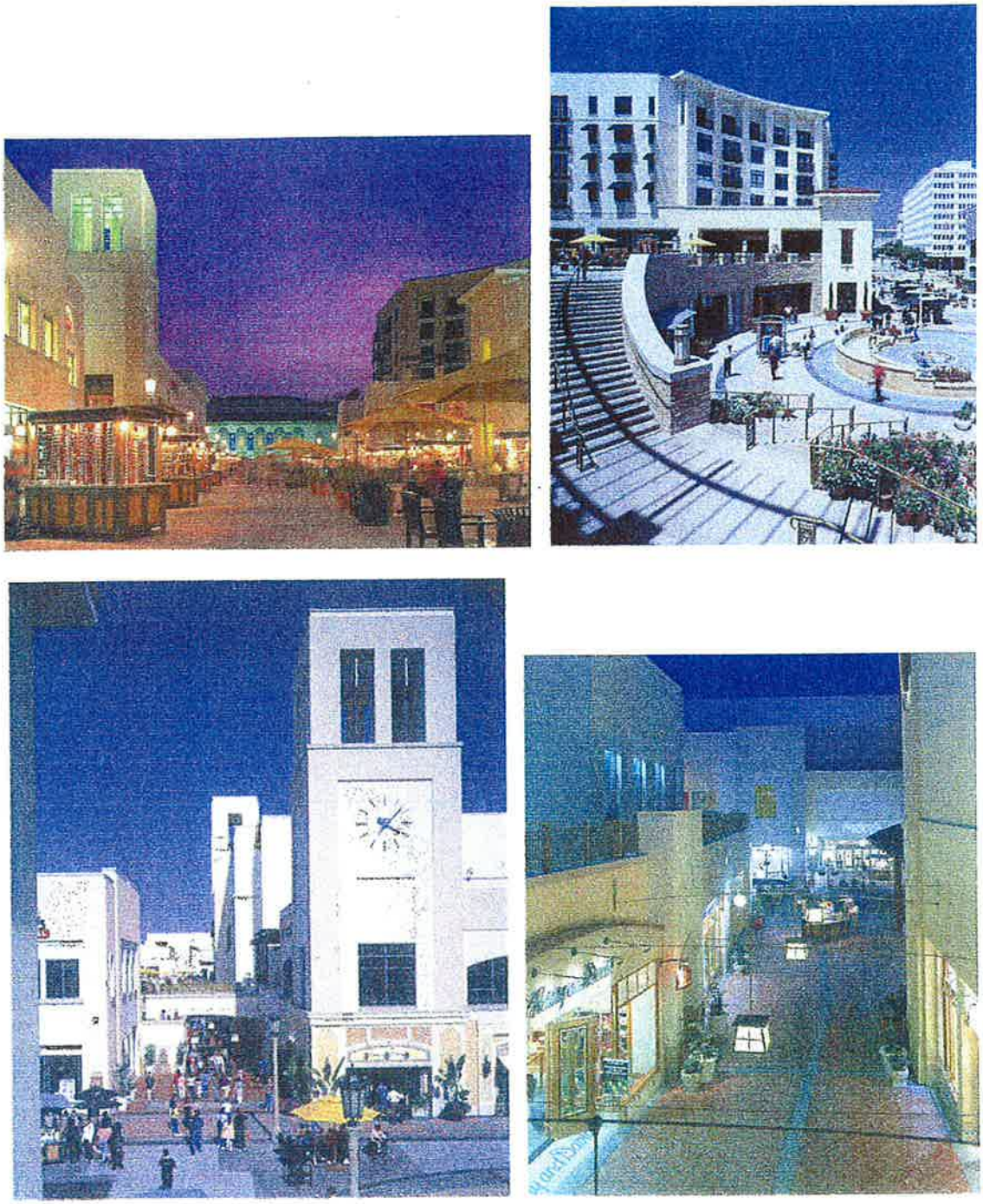


Figure 12. Typical Plaza Character



Figure 13. Typical Plaza Character

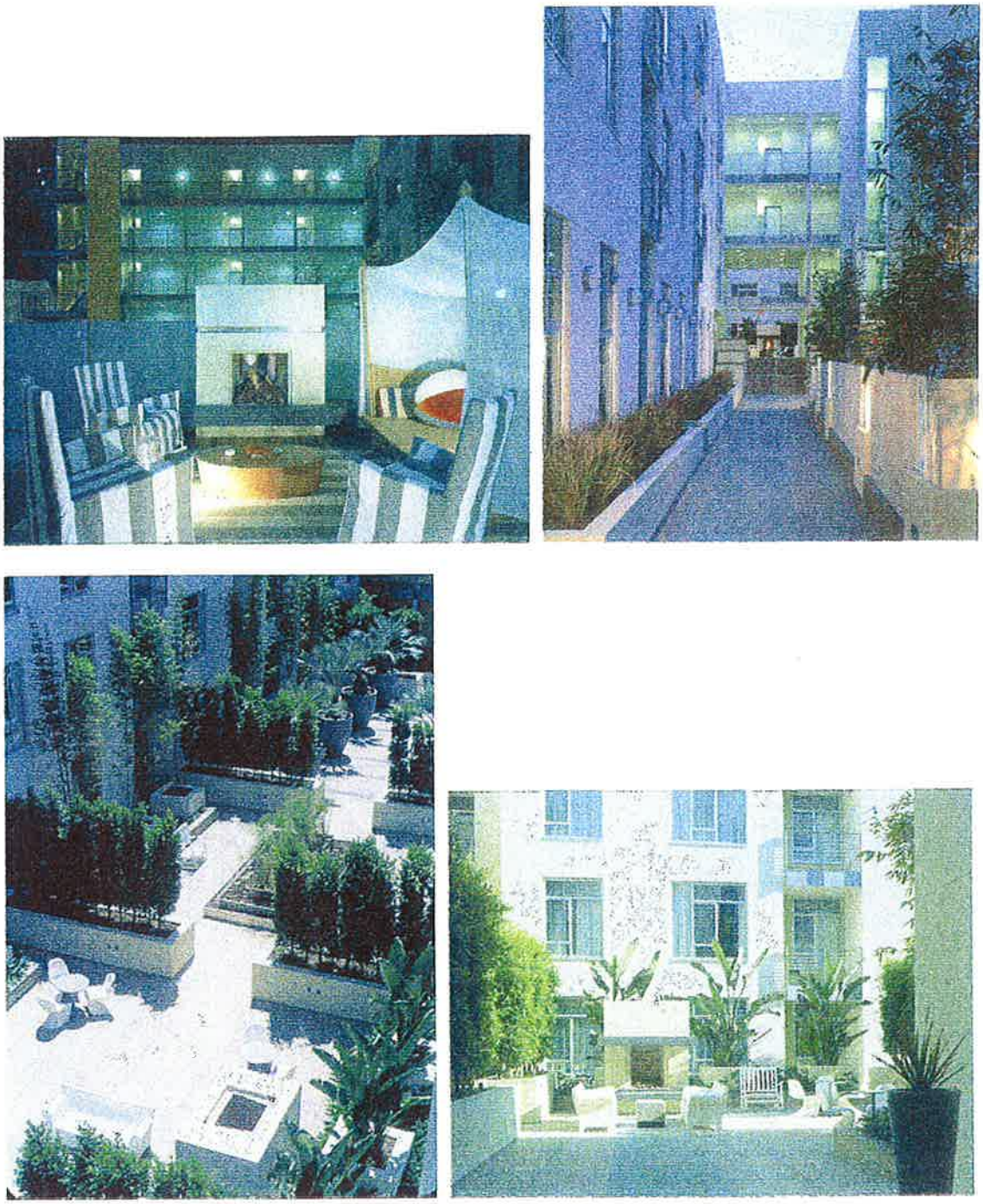


Figure 14. Typical Residential Courtyard Character

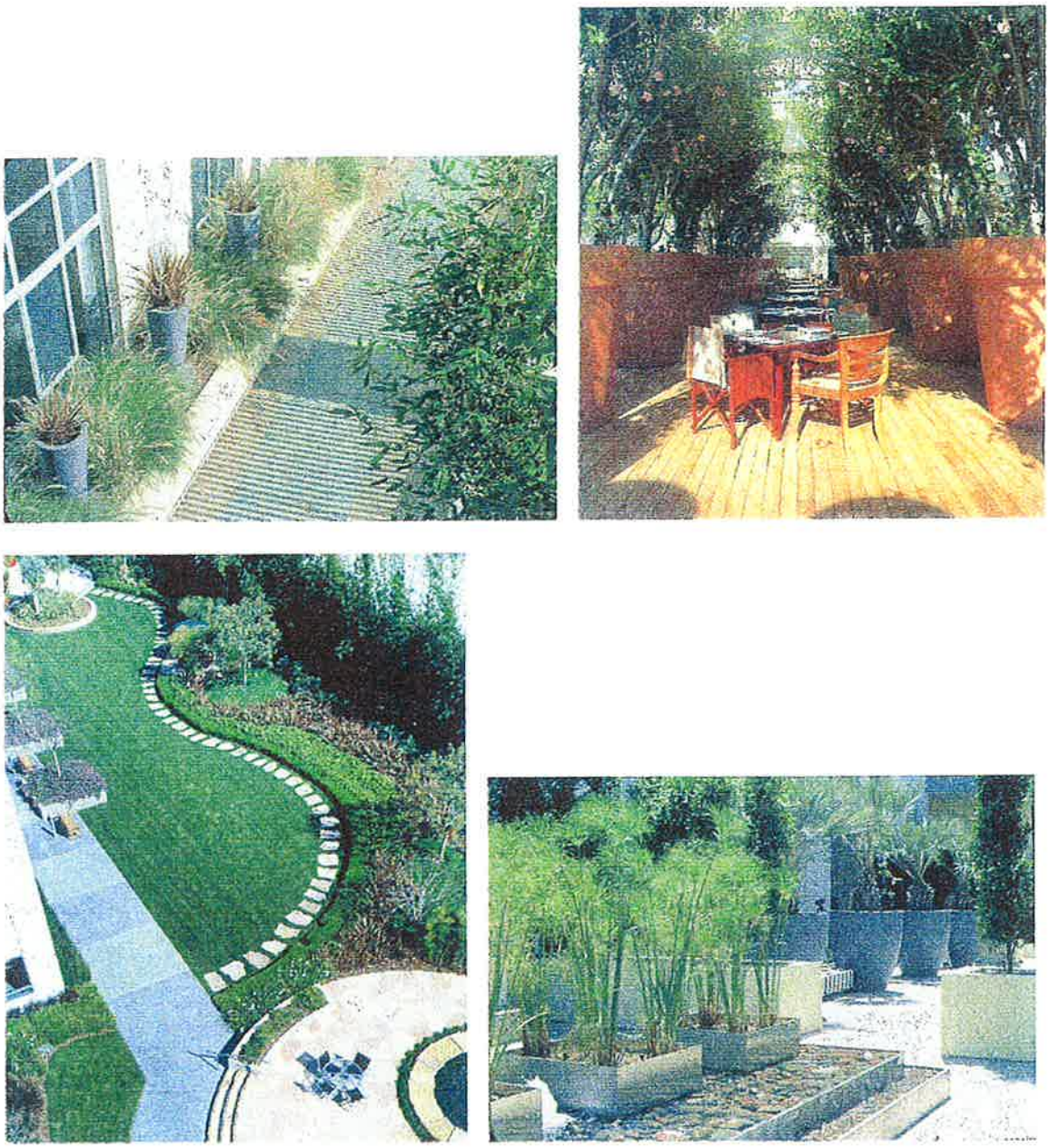


Figure 15. Typical Residential Courtyard Character

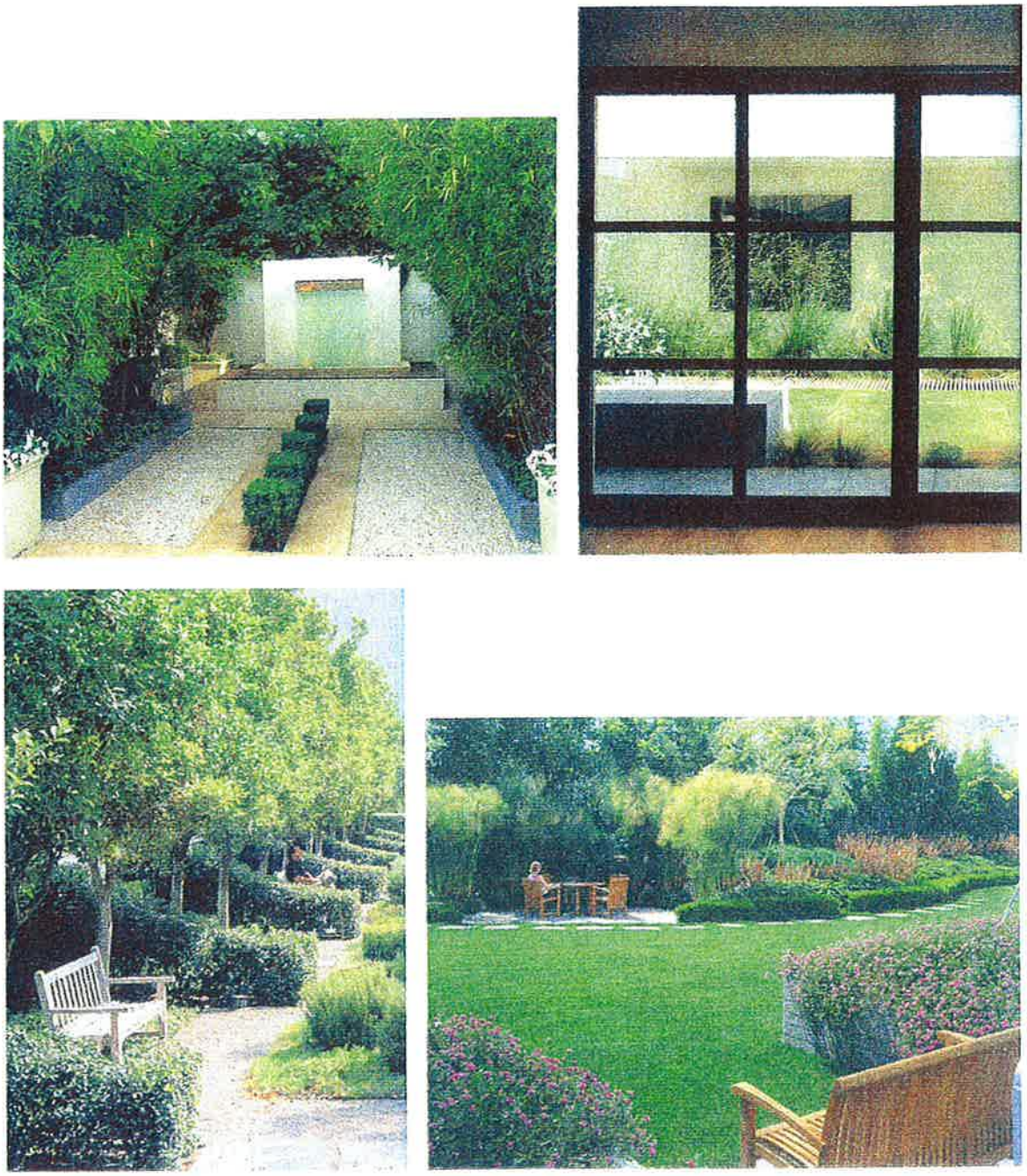


Figure 16. Typical Residential Courtyard Character