



DESIGN GUIDELINES

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CHAPTER 6 - DESIGN GUIDELINES

6.1 PURPOSE AND INTENT

The design guidelines presented in this chapter describe the quality and character of the built environment expected for the MERRILL COMMERCE CENTER. While the design guidelines provide direction, they are meant to provide a certain level of flexibility to allow creative expression during the design of implementing development projects.

The guidelines provide criteria for architecture, lighting, energy efficiency, signage, and landscape design.

The MERRILL COMMERCE CENTER's visual identity will be expressed primarily through landscape, hardscape, and signage elements. The architectural design guidelines contained herein are presented in a manner that ensures consistent architectural expression across the Specific Plan area, while allowing for flexibility in modern-day building design.

All photographs, illustrations, and diagrams contained in these Design Guidelines serve as visual aids to convey the overall theme. Exact replication of the examples is neither required nor anticipated.



Conceptual design theme of the MERRILL COMMERCE CENTER.

The objectives of these Design Guidelines are as follows:

- To provide the City of Ontario with the assurance that the MERRILL COMMERCE CENTER will develop in accordance with the quality and character described within this Specific Plan.
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals to achieve and maintain the desired design quality.
- To provide an aesthetic benchmark for City staff, the Planning Commission, and the City Council in their review of the design of future implementing development projects in the Specific Plan area.
- To provide guidelines that steer the MERRILL COMMERCE CENTER to convey a contemporary aesthetic theme and character while allowing flexibility for practical application and creative expression.
- To provide guidelines for energy efficiency that can be implemented in the site planning, design, and construction phases of the Specific Plan's implementation to minimize waste deposited at landfills, decrease fossil fuel consumption, and reduce domestic water consumption.
- To ensure that the Specific Plan implements the intent of the Ontario Plan and the City's Development Code.

Guidelines that promote energy efficiency are indicated with an ("E") throughout this chapter.

The Design Guidelines presented in this chapter apply to all development within MERRILL COMMERCE CENTER, regardless of the land use category. These guidelines may be subject to modification and contemporary interpretation to allow for responses to unanticipated conditions, including but not limited to changes in the real estate market, needs and desires of building users, technology advancements, and fluctuations in economic conditions.

6.2 DESIGN THEME

The MERRILL COMMERCE CENTER is a contemporary employment center containing Industrial and Business Park land uses. It will provide businesses easy access to the regional transportation network, proximity to workers, and proximity to the Ports of LA and Long Beach (approximately 53 miles to the southwest).

The theme features a contemporary design aesthetic, which provides architectural styling with attractive detailing, steel accents, a light-toned color palette, and timeless features. Signs are modern, lighting is focused and directed, landscaping is colorful and drought-tolerant, and design features are applied that lower energy use demands of building operations.



6.3 SPECIFIC PLAN-WIDE DESIGN GUIDELINES

This section sets forth design guidelines that apply to all planning areas within MERRILL COMMERCE CENTER. Developers, builders, engineers, architects, landscape architects, and other design professionals should utilize these guidelines in order to maintain design continuity throughout the Specific Plan area.

6.3.1 Architecture Design Guidelines

A. Design Theme

The architectural style of the MERRILL COMMERCE CENTER emphasizes building massing over structural articulation. Buildings are characterized by simple and distinct cubic masses with interlocking volumes of wall planes, colors, and materials to create visual appeal. Exterior building colors are light and gray tones with stone, glass, or steel materials at focal points, such as around building entrances and near outdoor gathering spaces. Additionally, architectural designs may mix colors, materials, and textures to articulate façades and create visual appeal.

Design elements are selected to be compatible in character, massing, and materials in order to promote a clean and contemporary feel. Individual creativity and identity is encouraged, but design integrity and compatibility must be maintained among all buildings and planning areas to reinforce a unified image and campus-like setting within the MERRILL COMMERCE CENTER.

B. Building Form

Building form is one of the primary elements of architecture. Numerous design aspects, including shape, mass (size), scale, proportion, and articulation, are elements of a building's "form."



Although provided for illustrative purposes only, the image above shows how building façades visible from public roadways are to incorporate angular changes in massing, building materials, color, texture, and accents.

Building forms are especially important for building façades that are visible along the following public view corridors:

- Building façades in Planning Areas 1, 1A, and 2 that are visible from Grove Avenue, a principal arterial;
- Building façades in Planning Areas 1A, 3A, 4A, 5A and 6A that are visible from Eucalyptus Avenue, a collector road;
- Building façades in Planning Areas 5, 5A, 6, and 6A that are visible from Vineyard Avenue, a principal arterial; and
- Building façades in Planning Areas 2, 3, 4, 5, and 6 that are visible from Merrill Avenue, a collector road.

The following guidelines apply to buildings within the MERRILL COMMERCE CENTER to ensure that development is visually consistent, appealing, and inviting: Note that building faces that orient inward to truck courts or service areas and that are not visible from public roads, or publicly accessible viewing areas, are not required to adhere to the below building form guidelines.

- (1) Use simple geometric shapes as the overall building form. Rectangular forms are encouraged to promote balance and visual interest. Avoid arbitrary, complicated building forms.
- (2) Long horizontal wall planes visible from a public street should include periodic changes in exterior building materials, color, decorative accents, and/or articulated features.
- (3) Modulation and variation of building masses between adjacent buildings visible from public streets is encouraged.
- (4) Make pedestrian entrances to buildings (with the exception of service doors and emergency exit doors) obvious through changes in massing, color, and/or building materials.

- (5) Pedestrian and ground-level building entries intended for visitor use should be recessed or covered by architectural projections, roofs, or arcades in order to provide shade and visual relief.
- (6) Architectural and trim detailing on building façades shall be clean, simplistic, and not overly complicated.
- (7) Materials applied to any elevations shall turn the corner of the building to a logical termination point in relation to architectural features or massing.



Although provided for illustrative purposes only, the image above shows an example of how the architecture of buildings is to be articulated at pedestrian entrances.

C. Building Materials, Colors, and Textures

Building materials and colors play a key role in developing a clean, contemporary visual environment; therefore, the selected exterior materials, colors, and textures should complement one another throughout the MERRILL COMMERCE CENTER. Slight variations are encouraged to provide visual interest.

- (1) Appropriate primary exterior building materials include concrete and similar materials, as well as tilt-up panels. The primary materials should be accented by secondary materials including but not limited to natural or fabricated stone, Fire resistant wood siding (horizontal or vertical), and metal.
- (2) Trim details may include metal finished in a consistent color, plaster, or concrete elements finished consistently with the building treatment. Use of overly extraneous “themed” detailing, like oversized or excessive foam cornice caps, foam moulding and window detailing is discouraged.
- (3) Material changes should occur at intersecting planes, preferably at the inside corners of change of wall planes, or where architectural elements intersect.
- (4) Primary exterior building colors should be light and gray tones. Darker and/or more vibrant accent colors may be provided in focal point areas, such as around building entrances and near outdoor gathering spaces.
- (5) Bright primary colors, garish use of color, and arbitrary patterns or stripes that will clash with this color palette are discouraged, except in signage logos.
- (6) Exposed downspouts (only permitted if not in public view), service doors and mechanical screen colors shall be the same color as the adjacent wall.
- (7) If downspouts are needed in areas of public view, they shall be designed as internal downspouts.

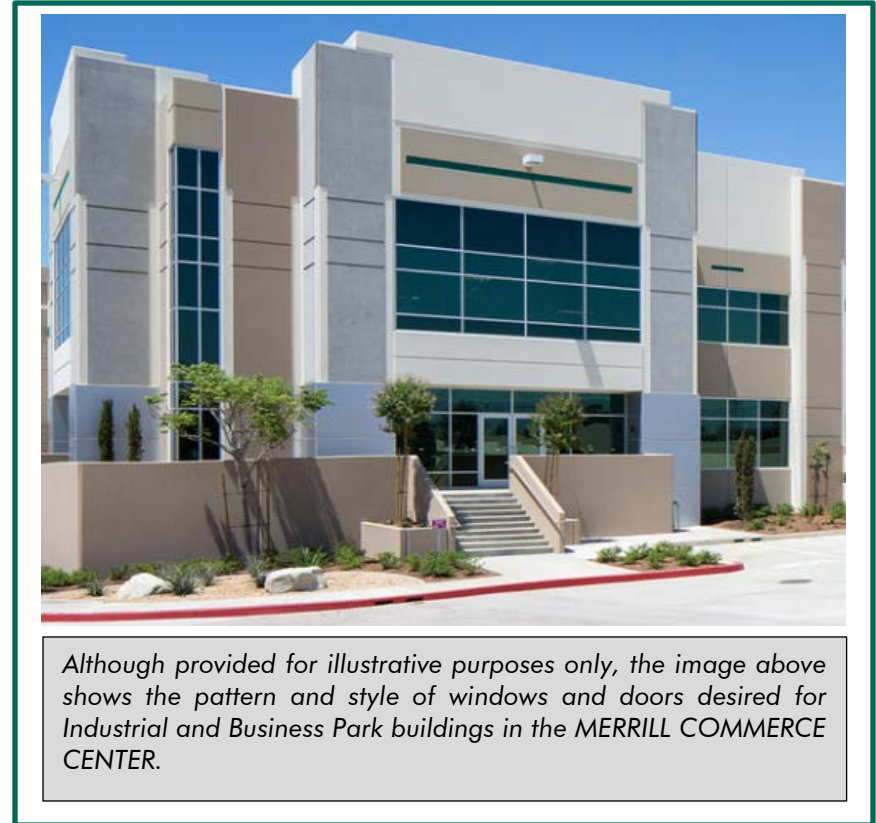


Although provided for illustrative purposes only, the image above shows an example of the conceptual accent building materials, colors, and textures desired for the Industrial and Business Park buildings within the MERRILL COMMERCE CENTER.

D. Windows and Doors

The patterns of window and door openings shall correspond with the overall rhythm of the building and should be consistent in form, pattern, and color within each planning area. Guidelines for windows and doors within the MERRILL COMMERCE CENTER are as follows:

- (1) When possible, the positioning of doors and windows on individual building façades should occur in a symmetrical and repetitive pattern to create continuity.
- (2) Window styles and trims shall be consistent in form and color in each planning area. Window trims shall be finished in a consistent color on each building.
- (3) Gold or unfinished/untreated metal window or door frames are prohibited. Clear silver anodized frames are allowed.
- (4) Glass shall be clear or colored with subtle reflectiveness. Silver/reflective glass is prohibited. Green tinted windows with subtle reflectiveness are allowed.
- (5) Pedestrian entry doors to buildings shall be clearly defined by features such as overhangs, awnings, and canopies or embellished with decorative framing treatments – including but not limited to accent trim. Dark and confined entries, flush doorways (except emergency exit and service doors), and tacked-on entry alcoves are discouraged.



F. Walls and Fences

The following guidelines for walls and fencing will ensure that these features complement the overall the MERRILL COMMERCE CENTER design theme, and are attractive from public viewing areas, scaled appropriately, durable, and integrated consistently within the Specific Plan area.

- (1) Freestanding walls and fences should not exceed a height of 14 feet, measured from the base of the wall/fence to the top of the wall/fence.
- (2) Landscaping may be used for visual screening instead of walls and fences in locations where a solid physical barrier is not needed.
- (3) Walls and fences in public view should be built with attractive, durable materials.
- (4) Chain-link fencing is not permitted as perimeter fencing and/or within public view.
- (5) Along public street frontages, long expanses of wall surfaces should be offset and/or architecturally treated to prevent monotony. Techniques to accomplish this may include, but are not limited to: openings, material changes, pilasters and posts, and staggered sections.
- (6) Wall and fencing materials shall be compatible with other design elements of the MERRILL COMMERCE CENTER.



Although wall and fence design may vary, the concepts shown above provide examples of an ornamental iron fence (top), architecturally-enhanced screen wall (bottom-left), and freestanding wall (bottom-right).

6.4 TRUCK COURTS AND LOADING DOCKS

- (1) Loading doors, service docks, and equipment areas should be oriented or screened to reduce visibility from public roads and publicly accessible locations within the MERRILL COMMERCE CENTER. Screening may be accomplished with solid walls or fences that are compatible with the architectural expression of the building. Screening may also be accomplished by landscaping.
- (2) Business park buildings located along Eucalyptus Avenue shall not have loading docks on the building façade(s) facing Eucalyptus Avenue.
- (3) No loading or unloading activity is permitted to take place from public streets/view.
- (4) Adequate queuing distance should be provided on-site in front of security gates to avoid the circumstance of trucks stacking on public streets waiting to enter at gates.
- (5) Truck and service vehicle entries should be designed to provide clear and convenient access to truck courts and loading areas such that passenger vehicle, pedestrian, and bicycle circulation is not adversely affected by truck movements.
- (6) Loading bays that are utilized by refrigerated trailers shall have dock seals and be equipped with plug-in electrical outlets. (E)
- (7) Conduit should be installed in truck courts in logical locations that would allow for the future installation of charging stations for electric trucks, in anticipation of this technology becoming available in the lifetime of the MERRILL COMMERCE CENTER. (E)



Although provided for illustrative purposes only, the image above shows screening concepts for truck courts/loading areas.

6.5 GROUND OR WALL-MOUNTED EQUIPMENT

- (1) Ground-mounted equipment, including but not limited to mechanical or electrical equipment, emergency generators, boilers, storage tanks, risers, and electrical conduits, should be screened from public viewing areas including adjacent public roads. Screening may be accomplished with solid walls, or landscaping.
- (2) Electrical equipment rooms should be located within the building envelope. Pop-outs or shed-like additions are discouraged.
- (3) Wall-mounted items, such as electrical panels, should not be located on the building façade facing adjacent public roads/views. Wall-mounted items should be screened or incorporated into the architectural elements of the building so as not to be visually apparent from the street or other public areas.

6.6 ROOFTOP EQUIPMENT

- (1) Rooftop equipment, including but not limited to mechanical equipment, electrical equipment, storage tanks, wireless telecommunication facilities, satellite dishes, vents, exhaust fans, smoke hatches, and mechanical ducts, shall be screened by rooftop screens or parapet walls so as not to be visible by the public.
- (2) Integrate rooftop screens (i.e. parapet walls) into the architecture of the main building. Wood finished rooftop screens are prohibited.
- (3) Design the roofs of Industrial buildings to support the future installation of solar panels. (E)

- (4) Roof access (via roof ladders or other means) must be located interior to the building.



Although provided for illustrative purposes only, the image above shows how rooftop equipment would be screened from public viewing areas by a metal parapet.

6.7 TRASH ENCLOSURES

- (1) All outdoor refuse containers shall be screened within a permanent, lockable and durable enclosure and should be oriented so they are not visible from public roads/views. The enclosure's design shall reflect the architectural style of adjacent buildings and use similar, high-quality materials.
- (2) All outdoor trash enclosures shall be constructed with solid roofs to prevent exposure of dumpster contents to rainfall and prevent polluted stormwater runoff from these structures. (E)
- (3) Refuse collection areas shall be located behind or to the side of buildings, away from the building's main entrance and public view.
- (4) Buildings shall be designed to meet all Integrated Waste Department requirements, including the requirements for Sizing of Storage, Location of Collection Area, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types.

6.8 OUTDOOR EMPLOYEE AMENITIES

- (1) Bicycle racks should be provided at each building or in a common area that serves multiple buildings to encourage non-vehicular circulation.
- (2) Industrial buildings should include an outdoor employee amenity area, including tables and chairs so that workers do not have to travel off-site for outdoor enjoyment.



The MERRILL COMMERCE CENTER will include outdoor amenities such as bike racks and break areas for the enjoyment of employees and visitors.

6.9 OUTDOOR LIGHTING

Outdoor lighting of the MERRILL COMMERCE CENTER is an essential architectural component that provides aesthetic appeal, enhances safe pedestrian and vehicular circulation, and adds to security. Lighting within the public rights-of-way shall adhere to applicable City of Ontario requirements.

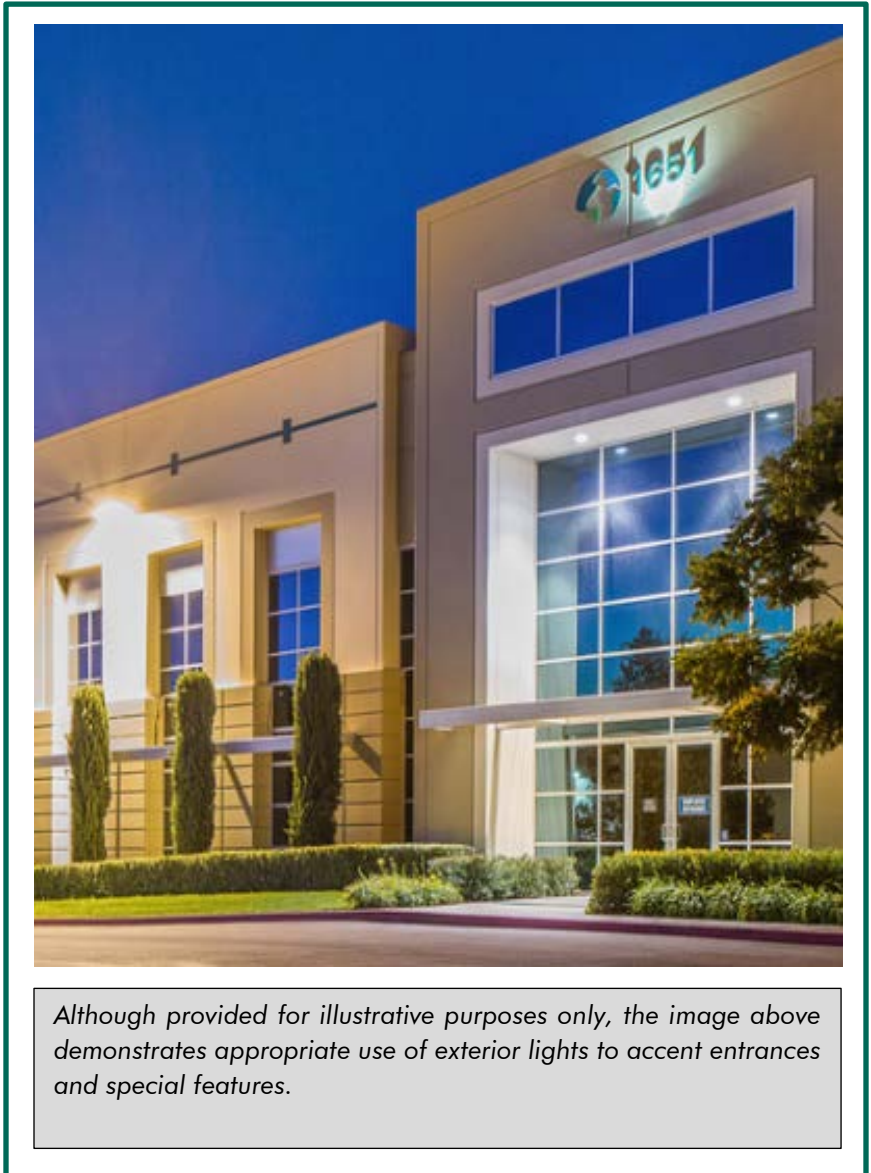
All other lighting on private property in the Specific Plan should adhere to the following guidelines.

- (1) Minimize glare and “spill over” light onto public streets and adjacent properties by using downward-directed lights and/or cutoff devices on outdoor lighting fixtures, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, parking, loading, unloading, and similar areas. Where desired, illuminate trees and other landscape features by concealed uplight fixtures. Limit light spillover or trespass to one-quarter foot-candle or less, measured from within five feet of any adjacent property line.
- (2) Select all lighting fixtures used in the Specific Plan area from the same – or complementary – family of fixtures with respect to design, materials, fixture color, and light color. Use of LED lighting is encouraged. (E)
- (3) Lights should be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures.
- (4) Neon and similar types of lighting are prohibited in all areas within the MERRILL COMMERCE CENTER.
- (5) Locate all electrical meter pedestals and light switch/control equipment in areas with minimum public visibility or screen them with appropriate plant materials.



Although provided for illustrative purposes only, the image above conceptually show lighting fixtures that are consistent with the overall theme of the Specific Plan and minimize glare and spill over light onto public streets and adjacent properties.

- (6) Illuminate parking lots, loading dock areas, pedestrian walkways, building entrances, and public sidewalks to the level necessary for building operation and security reasons. Dimmers and motion detectors are permitted.
- (7) Along sidewalks and walkways, the use of low mounted fixtures (ground or bollard height), which reinforce the pedestrian-scaled, are encouraged.
- (8) Use exterior lights to accent entrances, plazas, activity areas, and special features.
- (9) To illuminate parking lots or parking structures and their pedestrian links that provide more than five parking spaces for use by the general public, provide minimum coverage of one foot-candle of light with a maximum of eight foot-candles on the parking or walkway surface, unless otherwise approved by the City of Ontario for visibility and security.
- (10) To illuminate aisles and passageways within a building complex, provide a maximum of one-half to one foot-candle of maintained lighting.
- (11) High-Pressure Sodium (HPS) light fixtures are prohibited for site lighting.
- (12) Lighting is prohibited that could be mistaken for airport lighting or that would create glare in the eyes of pilots of aircraft using the nearby Chino Airport or Ontario International Airport.



6.10 SIGNAGE GUIDELINES

Signage within the Specific Plan area serves a variety of purposes. Signs will identify the MERRILL COMMERCE CENTER and its building occupants and ensure the efficient circulation of vehicle traffic within the site by identifying vehicular entry points and directing vehicles to their on-site destinations. Also, signage will enhance the pedestrian experience through the design of wayfinding components: directories, directional signage, and destination identifiers.

As such, clear, concise, and easy-to-understand signage that is also visually appealing is vitally important for positive worker and visitor experiences at the MERRILL COMMERCE CENTER. General design requirements for signage are as follows:

- (1) Signage should be compatible with and complementary to the building's exterior materials, colors, and finishes.
- (2) The dimensions and shape of free-standing signs and sign panels or elements mounted on building façades or marquees shall be scaled proportionately to the architecture.
- (3) All signs shall be contained within the parcel to which it is applicable and shall be so oriented as to preclude hazardous obstructions to person and/or vision of pedestrians and/or vehicle operators.
- (4) Building occupant identification signage shall be in keeping with the character established for the MERRILL COMMERCE CENTER with variations allowed to accommodate individual user identities/corporate branding standards.



Although provided for illustrative purposes only, the image above demonstrates integration of building occupant signage with the architectural style and color palette of the building.

- (5) All signs are expected to be of the highest quality to pass eye-level examination and scrutiny, and shall comply with the following fabrication specifications:
 - (a) Signs should be constructed to eliminate burrs, dents, cutting edges and sharp corners;
 - (b) Welds on exposed surfaces should be imperceptible in the finished work;

- (c) Surfaces which are intended to be flat should be without dents, bulges, oil canning, gaps, or other physical deformities;
 - (d) All fasteners shall be concealed;
 - (e) Access panels shall be tight-fitting, light-proof and flush with adjacent surfaces;
 - (f) Manufacturers' recommended fabrication procedures regarding expansion/contraction, fastening and restraining of acrylic plastic shall be followed; and
 - (g) Painted, polished and plated surfaces shall be unblemished in the finished work.
- (6) Prohibited sign components include the following:
- (a) Letters with exposed fastening and unfinished edges (unless architecturally consistent);
 - (b) Paper, cardboard, Styrofoam or untreated cloth;
 - (c) Visible moving parts or simulated moving parts by means of fluttering, rotation, or reflecting devices; and
 - (d) Flashing and strobing.
- (7) All conductors, transformers, cabinets, housing, and other equipment for the illumination of signs shall be concealed and/or incorporated into the building architecture.
- (8) Signs shall be constructed so as to not have exposed wiring, raceways, ballasts, conduit, transformers, or the like.
- (9) Direction signs may be located at any vehicular or pedestrian decision point.
- (10) Vehicular direction signs shall clearly direct to destination anchors within the MERRILL COMMERCE CENTER, on-site parking areas, and truck routes.
- (11) Vehicular direction signs shall be consistent in size, shape, and design throughout the MERRILL COMMERCE CENTER.
- (12) Typography on vehicular direction signs should be legible and have enough contrast to be read from an appropriate windshield viewing distance.
- (13) Vehicular direction signs shall incorporate reflective vinyl copy for night-time illumination.
- (14) All direction signs and general information signs (e.g., restrooms, telephones, fire extinguishers, elevators, escalators, stairs) throughout the MERRILL COMMERCE CENTER shall incorporate the appropriate identity symbol as established by the Society of Environmental Graphic Design (SEGD) and comply with all State, local and federal regulations.
- (15) All traffic control signs, whether on public or private property, shall conform to the California Manual on Uniform Traffic Control Devices (MUTCD).
- (16) All signage shall comply with the City of Ontario Development Code's Sign Regulations.

6.11 LANDSCAPE DESIGN GUIDELINES

These *Landscape Design Guidelines* establish landscape principles and standards that apply to all planning areas within the MERRILL COMMERCE CENTER. The intent is to ensure that plant materials, entries and monuments, streetscapes, and other amenities are compatible with the overall design theme and that all implementing development projects are united under a common design vocabulary. These *Landscape Design Guidelines*, when taken with the companion *Architectural Design Guidelines* provided herein, establish an identity for the MERRILL COMMERCE CENTER that is contemporary, visually appealing, and contextually sensitive to the surrounding area.

Although a great deal of specific design information is presented herein, these Guidelines are not intended to establish a set of rigid landscaping requirements for the MERRILL COMMERCE CENTER. It is recognized that, at times, there will be a need to adapt these Guidelines to meet certain parcel-specific or user-identity requirements. As such, these *Landscape Guidelines* are intended to be flexible, and are subject to modification over time. However, it is critical to the MERRILL COMMERCE CENTER's long-term design integrity that any deviations from these Landscape Guidelines are in keeping with the spirit of the core elements of the overall theme described herein to ensure a cohesive and unified landscape concept across the MERRILL COMMERCE CENTER.

The landscaping plan serves the dual purpose of adding visual appeal while being sensitive to the environment and the Southern California climate by using drought-tolerant materials. Landscaping occurs throughout the MERRILL COMMERCE CENTER, but most prominently at street corners, along roadways, and at building entrances and in passenger car parking lots.

Primary Entry Treatments and Secondary Entry Treatments provided at entry corners welcome employees and visitors to the MERRILL COMMERCE CENTER. Primary entry treatments featuring signs and landscaping occur at the corners of Eucalyptus Avenue with Grove Avenue and with Vineyard Avenue, and Merrill Avenue with Grove Avenue and with Vineyard Avenue. Secondary Entry Treatments featuring colorful accent trees, shrubs, and groundcover occur at the corners of entrances into the MERRILL COMMERCE CENTER.

Streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to create a visually pleasing experience for pedestrians and passing motorists.

As identified on Figure 6-1, *Conceptual Landscape and Greenspace Plan*, the MERRILL COMMERCE CENTER's thematic identity is reinforced by the landscape design of interfaces, monumentation, streetscapes, and pedestrian paths. Furthermore, the recommended plant palette, community elements, and hardscape materials work in concert to reinforce and emphasize the MERRILL COMMERCE CENTER's landscape theme.



Landscape theme for drought-tolerant planting areas in the MERRILL COMMERCE CENTER, provided for illustrative purposes only.

6.11.1 Plant Palette

The plant palette for the MERRILL COMMERCE CENTER includes colorful shrubs and groundcovers, ornamental grasses and succulents, and evergreen and deciduous trees – including flowering varieties – that are commonly used throughout Southern California and complement the MERRILL COMMERCE CENTER’s design theme and setting. Many of the plant materials are water-efficient species native to Southern California or naturalized to the arid Southern California climate.

Table 6-1, Plant Palette, provides a list of plant materials approved for use in the MERRILL COMMERCE CENTER. The plants listed in Table 6-1 establish a base palette for the MERRILL COMMERCE CENTER landscape design. Other similar plant materials may be substituted for species listed in Table 6-1, provided the alternative plants are drought-tolerant and complement the MERRILL COMMERCE CENTER design theme.

6.11.2 Irrigation

The following general irrigation concepts shall be considered in the design and installation of irrigation systems within the MERRILL COMMERCE CENTER:

- (1) All landscaped areas should be equipped with a permanent, automatic, underground irrigation system. Drip systems are encouraged in all areas needing irrigation. Irrigation systems must conform to all City of Ontario requirements. (E)
- (2) Irrigation systems should be designed to apply water slowly, allowing plants to be deep soaked and to reduce run-off. (E)
- (3) Connect the irrigation system to the recycled water conveyance system (E)
- (4) “Pop-up” type sprinkler heads may be used adjacent to all walks, drives, curbs (car overhangs), parking areas and public right-of-way but must be designed to prevent all run-off and overspray
- (5) The design of irrigation systems, particularly the location of controller boxes, valves, and other above-ground equipment (e.g., backflow prevention devices), shall be incorporated into the overall landscaping design. Where aboveground equipment is provided, it shall be screened or otherwise removed from public view, to the extent possible.
- (6) The irrigation system shall be programmed to operate between 6:00pm and 6:00am. (E)

Table 6-1 Plant Palette

BOTANICAL NAME	COMMON NAME	APPLICATION	WATER USE	BOTANICAL NAME	COMMON NAME	APPLICATION	WATER USE
TREES				SHRUBS AND GROUNDCOVERS			
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	ACCENT TREE / CANOPY TREE	L	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	MIDGROUND / FOREGROUND	L
CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	ACCENT TREE	L	CARISSA M. 'GREEN CARPET'	DWARF NATAL PLUM	GROUNDCOVER	M
CERCIS C. 'FOREST PANSY'	EASTERN REDBUD	STREET TREE / WATER QUALITY	M	CAREX DIVULSA	BERKELEY SEDGE	GROUNDCOVER / FOREGROUND	L
CHITALPA T. 'MORNING CLOUD'	CHITALPA	STREET TREE	L	CISTUS PURPUREUS	PURPLE ROCK ROSE	MID-GROUND / WATER QUALITY	L
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	CANOPY TREE / BACKGROUND	L	COTYLEDON ORBICULATA	PIG'S EAR	FOREGROUND / ACCENT	L
KOELRUTERIA BIPINNATA	CHINESE FLAME TREE	STREET TREE	L	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	FOREGROUND	L
LAGERSTROEMIA F. 'NATCHEZ'	CRAPE MYRTLE	STREET TREE / CANOPY TREE	M	DIANELLA T. 'VARIEGATA'	VARIEGATED FLAX LILY	FOREGROUND / MID-GROUND	M
MAGNOLIA SPP.	ST. MARY'S MAGNOLIA	STREET TREE / CANOPY TREE	M	ECHEVERIA A. 'LIPSTICK'	ECHEVERIA	ACCENT	L
OLEA EUROPAEA – SWAN HILL	SWAN HILL FRUITLESS OLIVE	ACCENT TREE	L	FESTUCA MAIREI	ATLAS FESCUE	FOREGROUND / MID-GROUND	L
PINUS ELДАРICA	AFGHAN PINE	STREET TREE / BACKGROUND	M	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS YUCCA	MID-GROUND / ACCENT	L
PISTACHIA CHINENSIS	CHINESE PISTACHE	STREET TREE	M	JUNCUS PATENS	CALIFORNIA GRAY RUSH	WATER QUALITY	L
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	STREET TREE / BACKGROUND	M	KURAPIA	KURAPIA	GROUNDCOVER	L
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	WATER QUALITY / CANOPY TREE	M	LANTANA MONTEVIDENSIS	PURPLE LANTANA	GROUNDCOVER	L
PODOCARPUS GRACILIOR	FERN PINE	STREET TREE / CANOPY TREE	M	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	GROUNDCOVER / FOREGROUND	L
TRISTANIA CONFERTA	BRISBANE BOX	CANOPY TREE / BACKGROUND	M	LAVANDULA X I. 'PROVENCE'	PROVENCE FRENCH LAVENDER	FOREGROUND	L
QUERCUS AGRIFOLIA	COAST LIVE OAK	STREET TREE / ACCENT TREE	L	LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE	MID-GROUND / WATER QUALITY	L
QUERCUS SUBER	CORK OAK	STREET TREE	L	MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY	MID-GROUND / WATER QUALITY	L
QUERCUS ILEX	HOLLY OAK	STREET TREE / CANOPY TREE	L	OLEA 'MONTRA'	LITTLE OLLIE	MID-GROUND	L
SHRUBS AND GROUNDCOVERS				RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	MID-GROUND / BACKGROUND	M
ACACIA REDOLENS	ACACIA	GROUNDCOVER	L	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	GROUNDCOVER	L
ALOE ARBORESCENS	TORCH ALOE	ACCENT / BACKGROUND	L	SALVIA GREGGII	AUTUMN SAGE	MID-GROUND	L
ALOE PETRICOLA	STONE ALOE	ACCENT / BACKGROUND	L	SALVIA L. 'SANTA BARBARA'	SANTA BARBARA MEXICAN SAGE	MID-GROUND / WATER QUALITY	L
ALOE STRIATA	CORAL ALOE	ACCENT	L	TURF 'MARATHON IIE'	SODDED TURF	GROUNDCOVER	H
ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE	BACKGROUND	L	WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	BACKGROUND	L
BACCHARIS X 'CENTENNIAL'	CENTENNIAL COYOTE BRUSH	WATER QUALITY	L				

6.11.3 Streetscapes

Streetscape landscaping plays an important role in creating a sense of place. In addition, streetscapes serve functional purposes, including screening undesirable views from public view. Within the MERRILL COMMERCE CENTER, streetscapes are planted with a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to create a visually pleasing experience for pedestrians and passing motorists. The landscaping plant palette for streetscapes should link the roadways to the rest of the MERRILL COMMERCE CENTER and should reflect the CENTER's landscape design theme.

The conceptual streetscape landscape treatments within the MERRILL COMMERCE CENTER are presented on the following pages.

A. Grove Avenue Streetscape

The segment of Grove Avenue abutting the MERRILL COMMERCE CENTER features two landscaped components: 1) a 28-foot wide landscaped raised median and 2) parkways on both sides of the street. The landscaped raised median is planted with thematic accent trees at regular intervals – to reinforce the theme established at entries and monuments – and colorful groundcovers and succulents. Parkway include a curb-adjacent park strip planted with deciduous and/or evergreen trees, and low flowering groundcovers and succulents, as well as a 5-foot wide sidewalk. Evergreen trees are planted outside of the right-of-way on both sides of the street to provide pedestrians using the sidewalk with additional opportunities for shade and to screen undesirable views. An 8-foot wide multi-purpose trail is also provided along the eastern side of Grove Avenue to provide passive recreational opportunities. The typical Grove



Avenue Streetscape is illustrated on Figure 6-2, *Grove Avenue Streetscape*.

B. Eucalyptus Avenue Streetscape

The segment of Eucalyptus Avenue abutting the MERRILL COMMERCE CENTER features landscaping within parkways on both sides of the street. Parkway include a curb-adjacent park strip planted with deciduous and/or evergreen trees, and low flowering groundcovers and succulents, as well as a 5-foot wide sidewalk. Evergreen trees are planted outside of the right-of-way on both sides of the street to provide pedestrians using the sidewalk with additional opportunities for shade and to screen undesirable views. Because Eucalyptus Avenue is designated by the Chino Airport Compatibility Plan to satisfy open land requirements, street trees are spaced to maintain a clear width of about 75 feet. An 8-foot wide multi-purpose trail is also provided along the northern side of Eucalyptus Avenue to offer passive recreational opportunities. The typical Eucalyptus Avenue Streetscape is illustrated on Figure 6-3, *Eucalyptus Avenue Streetscape*.

LEGEND







Corner Treatments

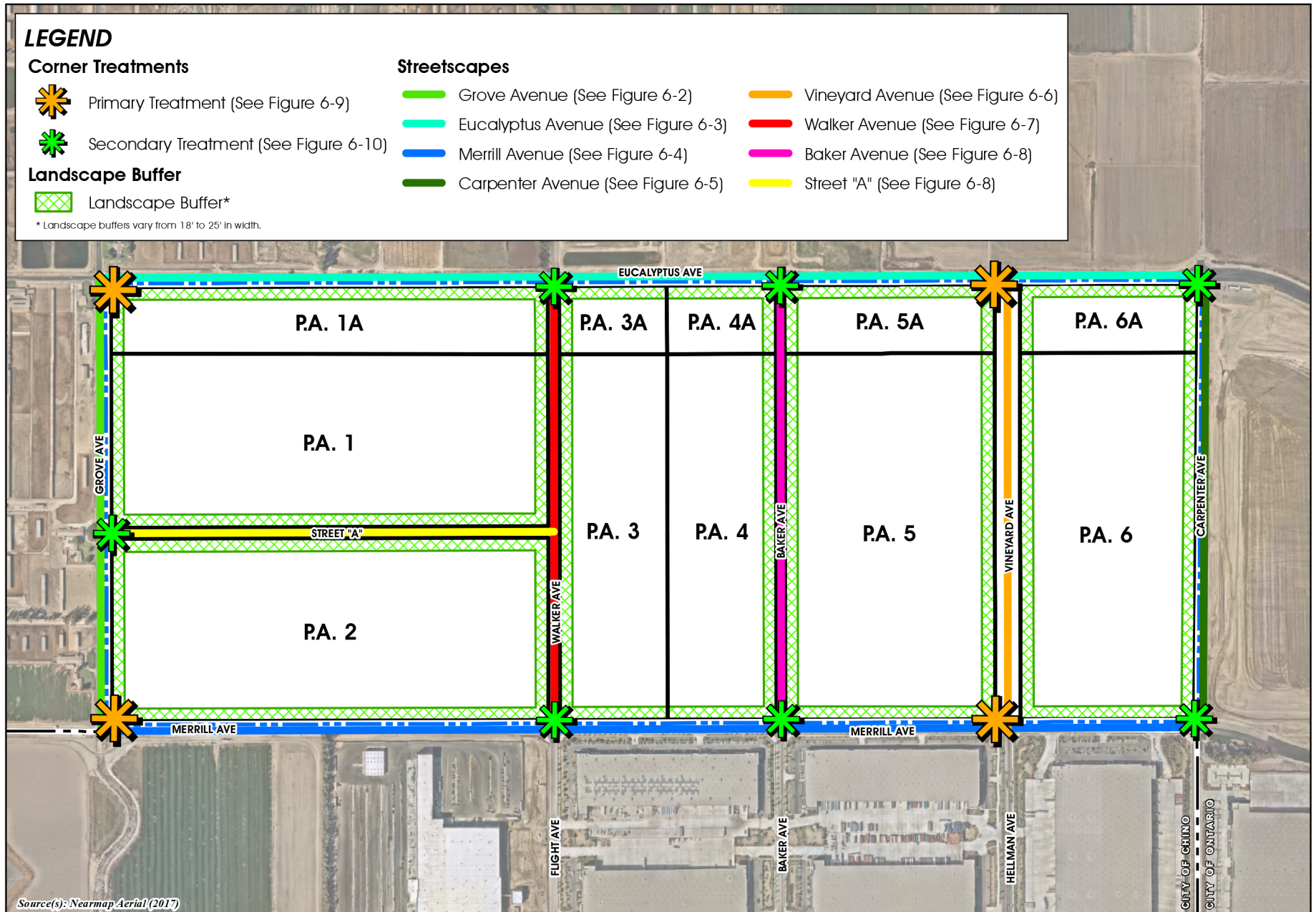
-  Primary Treatment (See Figure 6-9)
-  Secondary Treatment (See Figure 6-10)

Landscape Buffer

-  Landscape Buffer*
- * Landscape buffers vary from 18' to 25' in width.

Streetscapes

-  Grove Avenue (See Figure 6-2)
-  Eucalyptus Avenue (See Figure 6-3)
-  Merrill Avenue (See Figure 6-4)
-  Carpenter Avenue (See Figure 6-5)
-  Vineyard Avenue (See Figure 6-6)
-  Walker Avenue (See Figure 6-7)
-  Baker Avenue (See Figure 6-8)
-  Street "A" (See Figure 6-8)



Source(s): Nearmap Aerial (2017)

Conceptual Landscape and Greenspace Plan

Figure 6-1



C. Merrill Avenue Streetscape

The segment of Merrill Avenue abutting the MERRILL COMMERCE CENTER features landscaping within parkways on both sides of the street. Parkway include a curb-adjacent park strip planted with deciduous and/or evergreen trees, and low flowering groundcovers and succulents, as well as a 5-foot wide sidewalk. Because Merrill Avenue is designated by the Chino Airport Compatibility Plan to satisfy open land requirements, street trees are spaced to maintain a clear width of about 75 feet, except within Airport Safety Zone 1 (southwest portion of Planning Area 1), where no trees are permitted. Along other segments of Merrill Avenue abutting the Specific Plan boundary, additional evergreen and/or deciduous trees are planted outside of the right-of-way on both sides of the street to provide pedestrians using the sidewalk with additional opportunities for shade and to screen undesirable views. An 8-foot wide multi-purpose trail is also provided along the northern side of Merrill Avenue outside of the right-of-way to offer pedestrians passive recreational opportunities. The typical Merrill Avenue Streetscape is illustrated on Figure 6-4, *Merrill Avenue Streetscape*.

D. Carpenter Avenue Streetscape

The segment of Carpenter Avenue abutting the MERRILL COMMERCE CENTER features landscaping within parkways on the western side of the street. Parkway include a curb-adjacent park strip planted with deciduous and/or evergreen trees, and low flowering groundcovers and succulents, as well as a 5-foot wide sidewalk. Evergreen and/or deciduous trees are planted outside of the right-of-way on both sides of the street to provide pedestrians using the sidewalk with additional opportunities for shade and to screen undesirable views. The typical Carpenter Avenue Streetscape is illustrated on Figure 6-5, *Carpenter Avenue Streetscape*.

E. Vineyard Avenue Streetscape

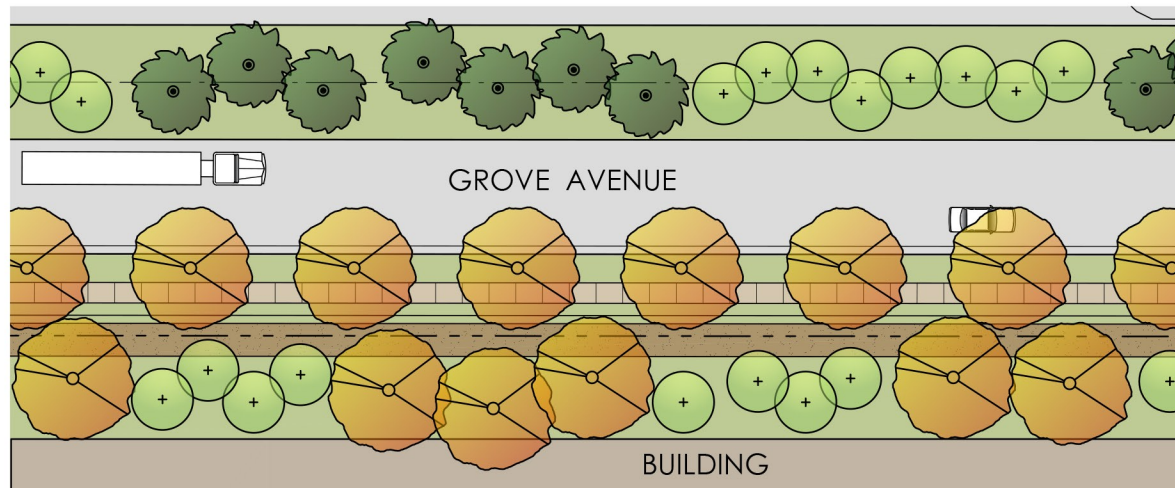
The segment of Vineyard Avenue abutting the MERRILL COMMERCE CENTER features two landscaped components: 1) a 28-foot wide landscaped raised median and 2) parkways on both sides of the street. The landscaped raised median is planted with thematic accent trees at regular intervals – to reinforce the theme established at entries and monuments – and colorful groundcovers and succulents. Parkway include a curb-adjacent park strip planted with deciduous and/or evergreen trees, and low flowering groundcovers and succulents, as well as a 5-foot wide sidewalk. An 8-foot wide Multi-Purpose Trail is also provided along the western side of Vineyard Avenue to provide passive recreational opportunities for pedestrians. Evergreen and/or deciduous trees are planted outside of the right-of-way on both sides of the street to provide pedestrians using the sidewalk and Multi-Purpose Trail with additional opportunities for shade and to screen undesirable views. The typical Vineyard Avenue Streetscape is illustrated on Figure 6-6, *Vineyard Avenue Streetscape*.

F. Walker Avenue Streetscape




The typical section of Walker Avenue features landscaping within parkways on both sides of the street. Parkway include a curb-adjacent park strip planted with deciduous and/or evergreen trees, and low flowering groundcovers and succulents, as well as a 5-foot wide sidewalk. Evergreen and/or deciduous trees are planted outside of the right-of-way on both sides of the street to provide pedestrians using the sidewalk with additional opportunities for shade and to screen undesirable views. An 8-foot wide Multi-Purpose Trail is also provided along the eastern side of Walker Avenue outside of the right-of-way to offer pedestrians passive recreational opportunities. The typical Walker Avenue Streetscape is illustrated on Figure 6-7, *Walker Avenue Streetscape*.

G. Street 'A' and Baker Avenue Streetscapes

The typical sections of Street 'A' and Baker Avenue features landscaping within parkways on both sides of the street. Parkway include a curb-adjacent park strip planted with deciduous and/or evergreen trees, and low flowering groundcovers and succulents, as well as a 5-foot wide sidewalk. Evergreen and/or deciduous trees are planted outside of the right-of-way on both sides of the street to provide pedestrians using the sidewalk with additional opportunities for shade and to screen undesirable views. The typical Street 'A' and Baker Avenue Streetscape is illustrated on Figure 6-8, *Baker Avenue and Street "A" Streetscape*.

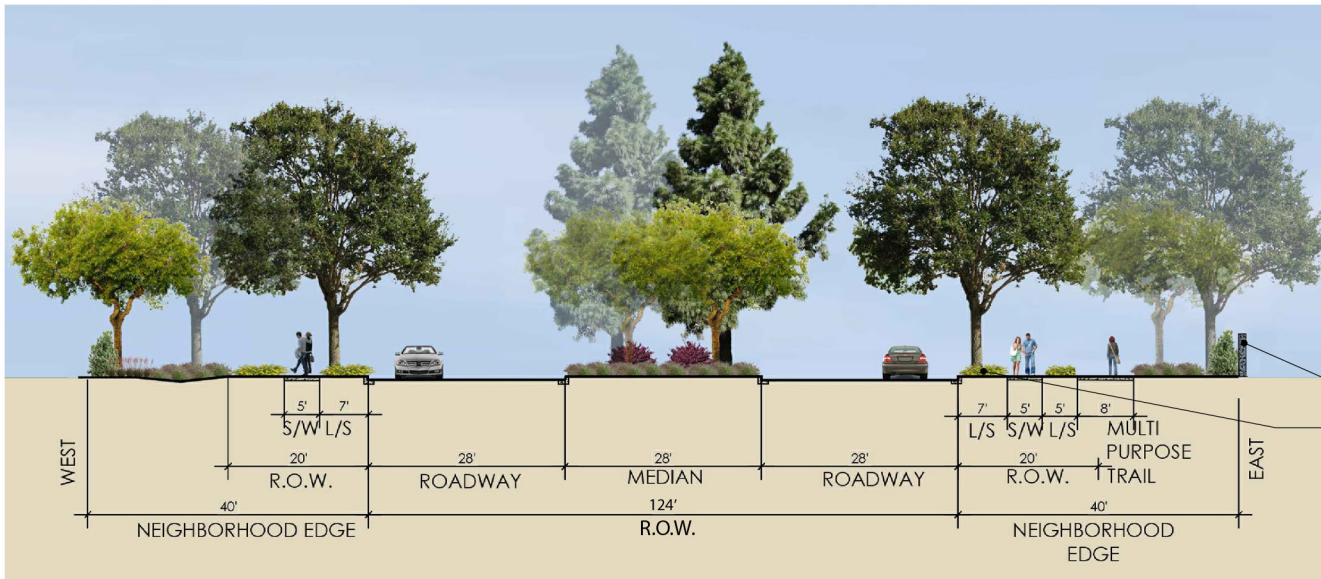


GROVE AVENUE STREETSCAPE

-  PLATANUS A. 'BLOODGOOD' (LONDON PLANE TREE)
HEIGHT X SPREAD: 40' X 30'
SPACING: 40' O.C.
DESCRIPTION: DECIDUOUS
-  CERCIS C. 'FOREST PANSY' (EASTERN REDBUD)
HEIGHT X SPREAD: 20' X 15'
SPACING: 15' O.C.
DESCRIPTION: DECIDUOUS
-  PINUS ELДАРICA (AFGHAN PINE)
HEIGHT X SPREAD: 40' X 30'
SPACING: 30' O.C.
DESCRIPTION: EVERGREEN

7' WIDE PARKWAY
5' WIDE SIDEWALK
5' WIDE LANDSCAPE SETBACK
8' WIDE MULTI-PURPOSE TRAIL (EAST SIDE ONLY)
LANDSCAPE SETBACK

Plan View

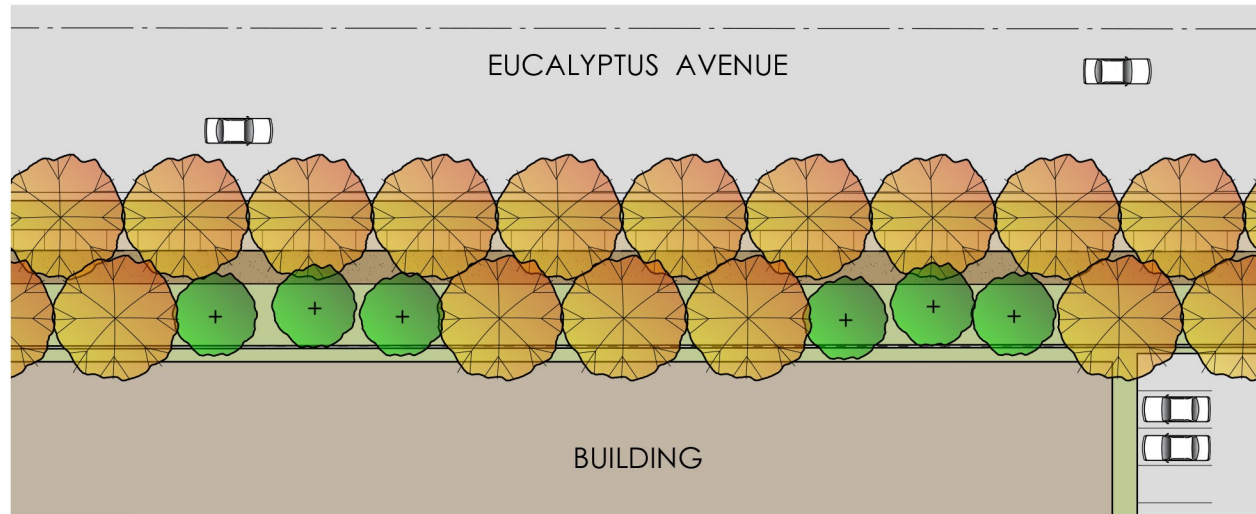


Section

Source(s): RLA (06-12-2019)

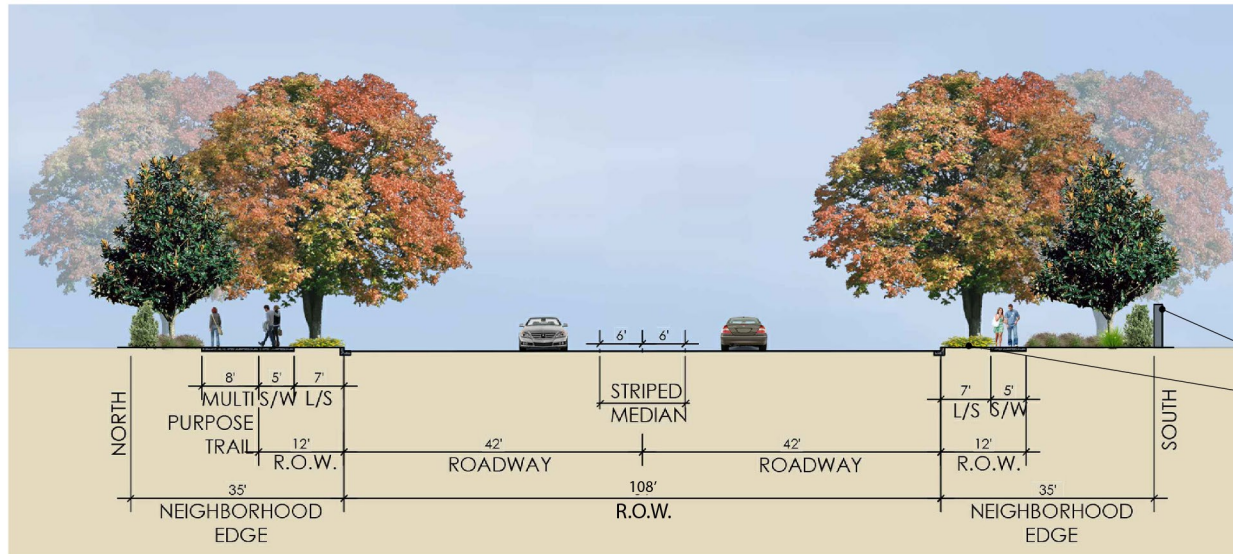
Grove Avenue Streetscape

Figure 6-2




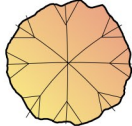
7' WIDE PARKWAY
 5' WIDE SIDEWALK
 8' WIDE MULTI-PURPOSE TRAIL
 LANDSCAPE SETBACK

Plan View



EUCALYPTUS AVENUE STREETSCAPE

- 

PODOCARPUS GRACILIOR (FERN PINE)
 HEIGHT X SPREAD: 40' X 30'
 SPACING: 30' O.C.
 DESCRIPTION: EVERGREEN
- 

PISTACIA CHINENSIS (CHINESE PISTACHE)
 HEIGHT X SPREAD: 40' X 40'
 SPACING: 30' O.C.
 DESCRIPTION: DECIDUOUS

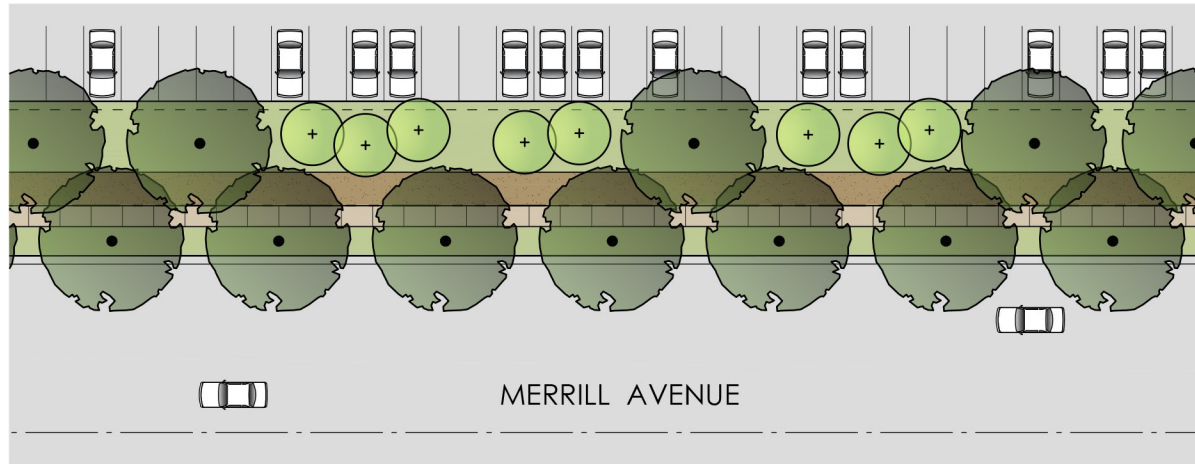
PROJECT PERIMETER WALL
 PARKWAY PLANTING SHALL NOT EXCEED 18' IN HEIGHT, TYP.

Section

Source(s): RLA (06-12-2019)

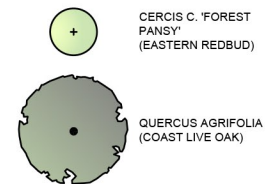
Eucalyptus Avenue Streetscape

Figure 6-3



LANDSCAPE SETBACK
 8' WIDE MULTI-PURPOSE TRAIL
 5' WIDE SIDEWALK
 7' WIDE PARKWAY

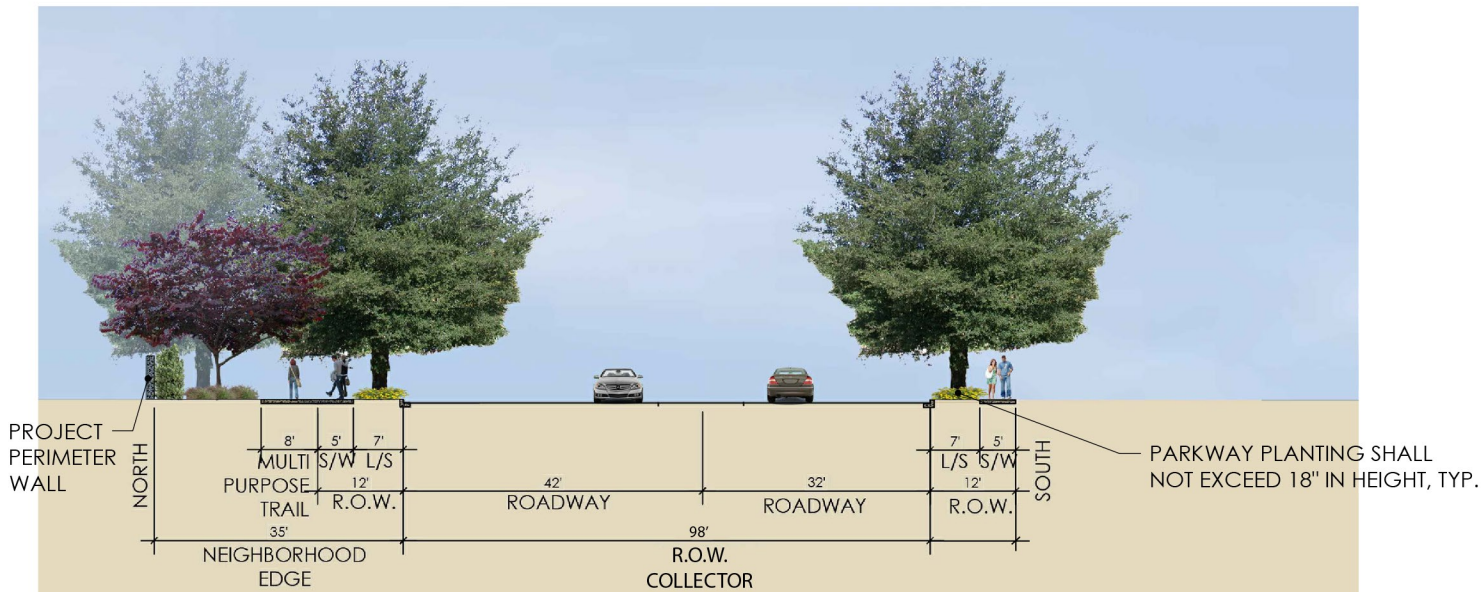
MERRILL AVENUE STREETSCAPE



HEIGHT X SPREAD:
 20' X 15'
 SPACING:
 15' O.C.
 DESCRIPTION:
 DECIDUOUS

HEIGHT X SPREAD:
 35' X 35'
 SPACING:
 40' O.C.
 DESCRIPTION:
 EVERGREEN

Plan View

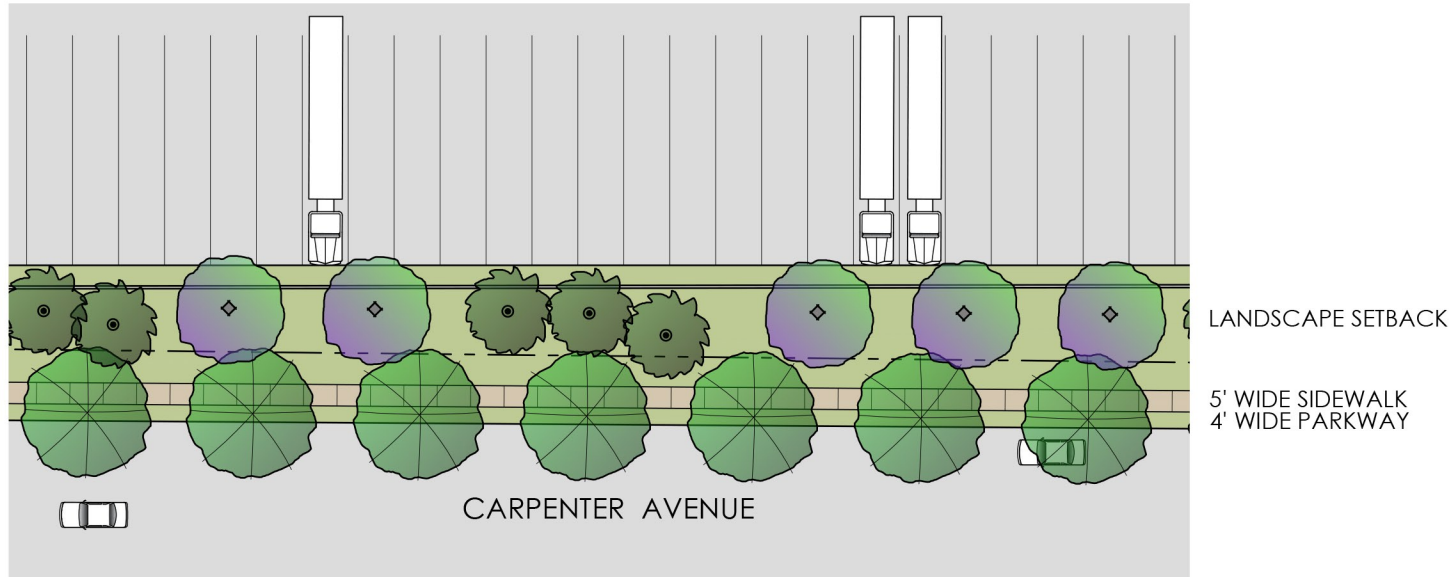


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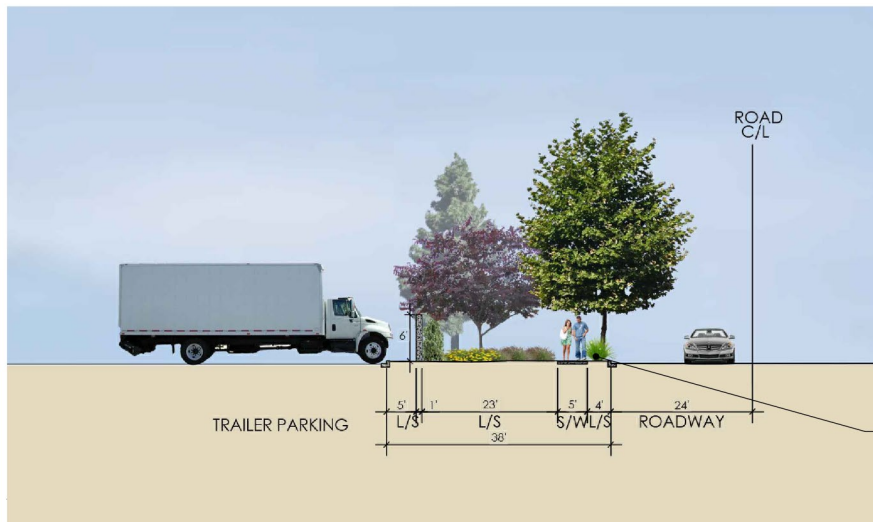
Source(s): RLA (06-12-2019)

Merrill Avenue Streetscape

Figure 6-4






Plan View



Section

CARPENTER AVENUE STREETSCAPE

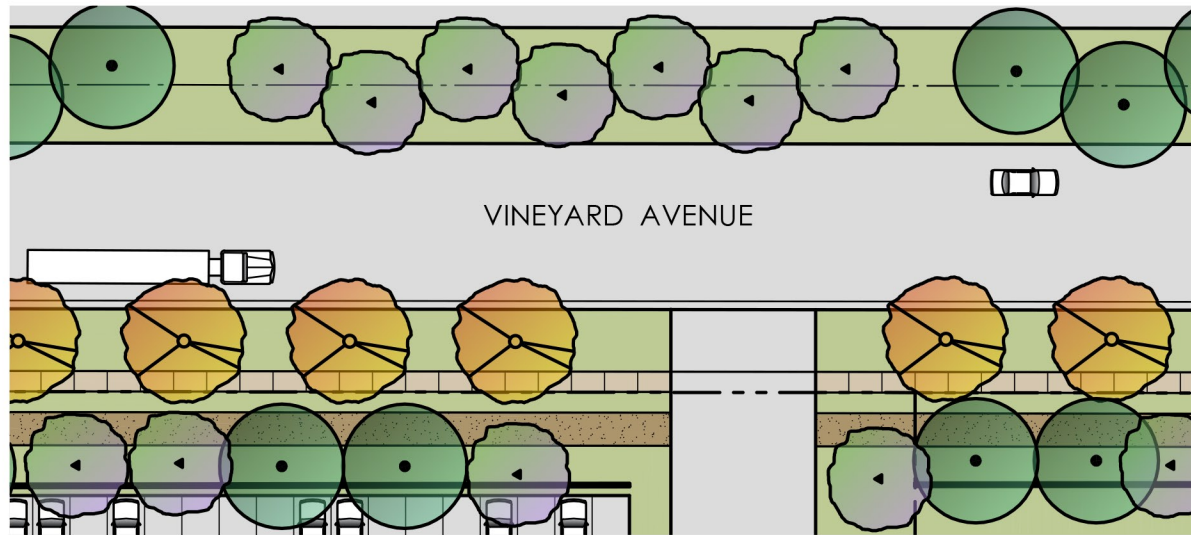
-  LIRIODENDRON TULIPIFERA (TULIP TREE) HEIGHT X SPREAD: 60' X 30' SPACING: 40' O.C. DESCRIPTION: DECIDUOUS
-  PINUS ELДАРICA (AFGHAN PINE) -OR- PODOCARPUS GRACILIOR (FERN PINE) HEIGHT X SPREAD: 40' X 30' SPACING: 30' O.C. DESCRIPTION: EVERGREEN
-  PRUNUS CERASIFERA (FLOWERING PLUM) HEIGHT X SPREAD: 25' X 25' SPACING: 35' O.C. DESCRIPTION: DECIDUOUS

PARKWAY PLANTING SHALL NOT EXCEED 18" IN HEIGHT, TYP.

Source(s): RLA (06-12-2019)

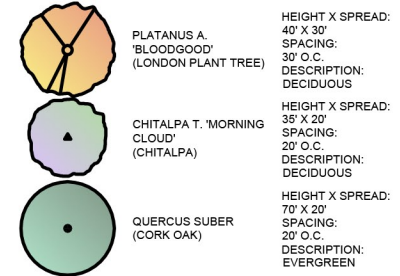
Carpenter Avenue Streetscape

Figure 6-5

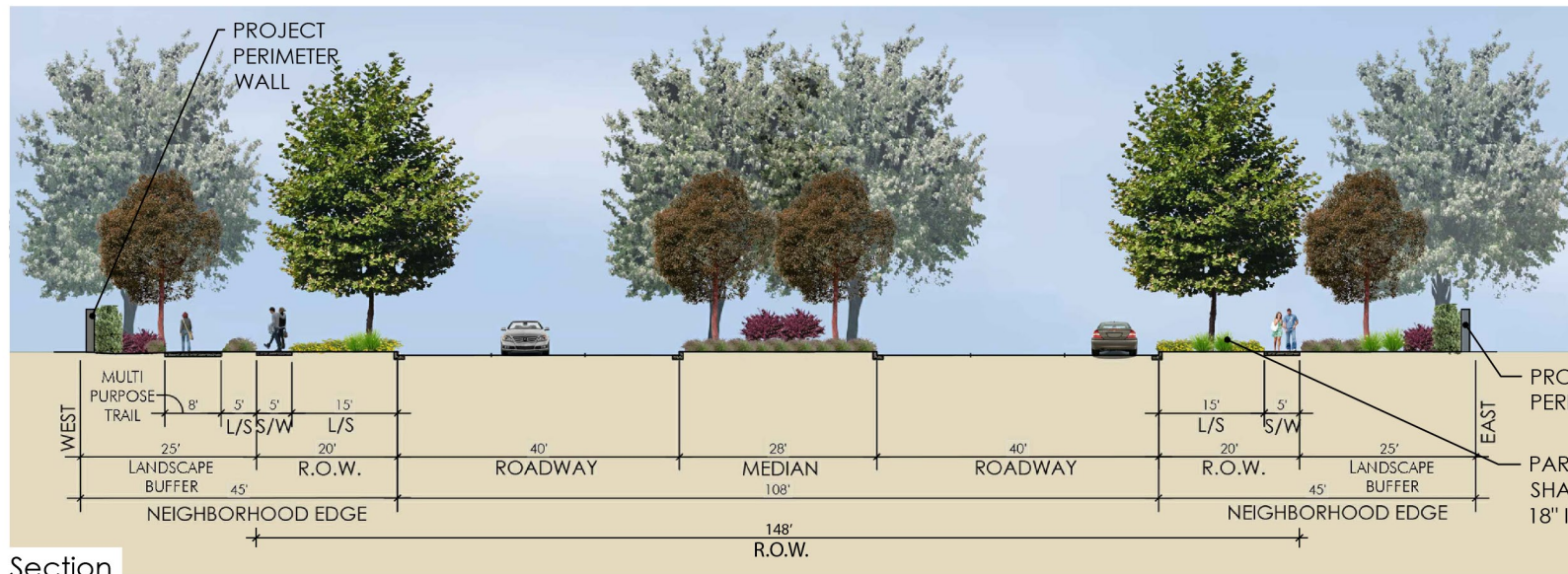


Plan View

VINEYARD AVENUE STREETScape



- 15' WIDE PARKWAY
- 5' WIDE SIDEWALK
- 5' WIDE LANDSCAPE AREA
- 8' WIDE MULTI-PURPOSE TRAIL
- LANDSCAPE SETBACK

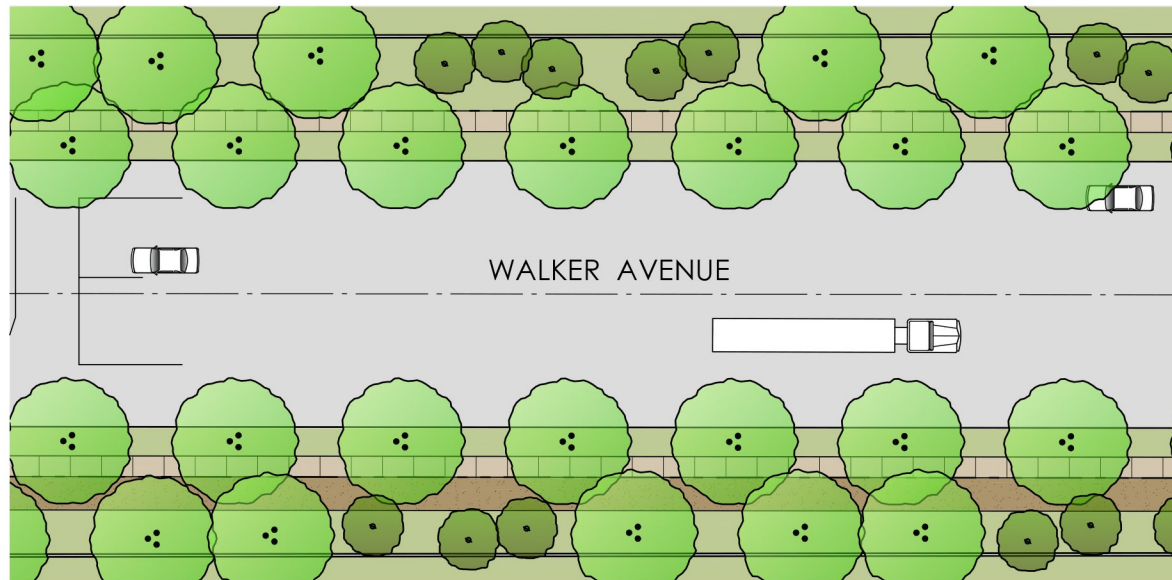


Section

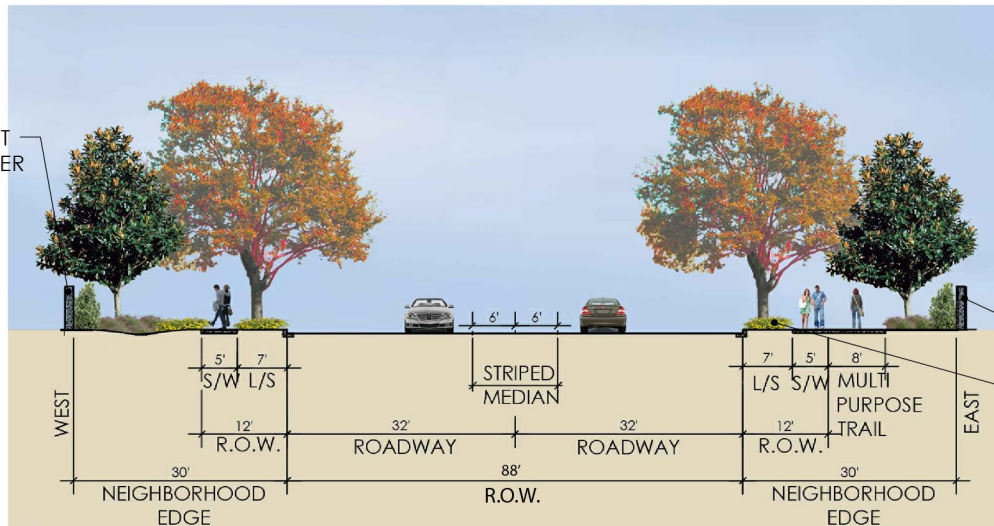
Source(s): RLA (12-18-2019)

Vineyard Avenue Streetscape

Figure 6-6



Plan View



Section

WALKER AVENUE STREETSCAPE



KOELREUTERIA
BIPPINATA
(CHINESE FLAME TREE)

TRISTANIA
LAURINA
(WATER GUM)

HEIGHT X SPREAD:
30' X 30'
SPACING:
40' O.C.
DESCRIPTION:
DECIDUOUS

HEIGHT X SPREAD:
15' X 15'
SPACING:
20' O.C.
DESCRIPTION:
EVERGREEN

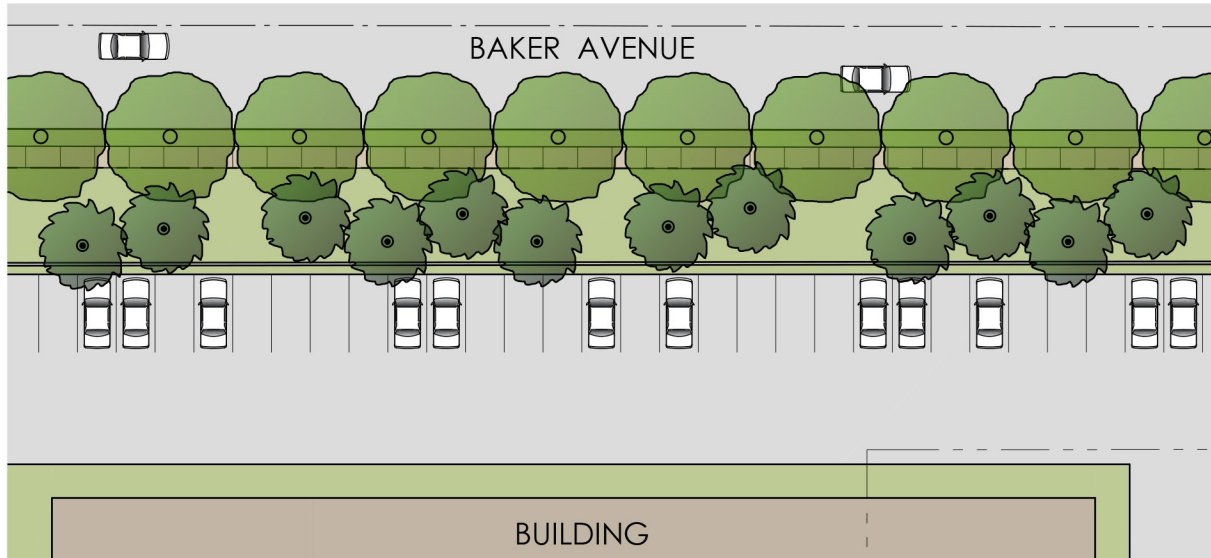
PROJECT PERIMETER WALL

PARKWAY PLANTING SHALL NOT EXCEED 18" IN HEIGHT, TYP.

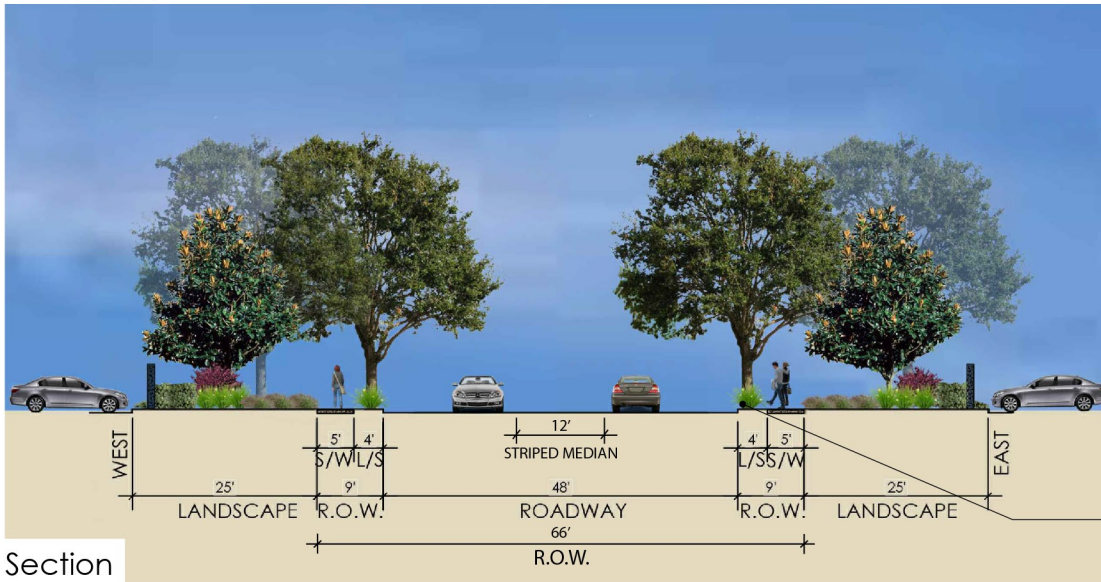
Source(s): RLA (06-12-2019)

Walker Avenue Streetscape

Figure 6-7



Plan View



STREET 'A' / BAKER AVENUE STREETSCAPE



QUERCUS ILEX
(HOLLY OAK)

PINUS ELДАРICA
(AFGHAN PINE)
-OR-
PODOCARPUS
GRACILIOR
(FERN PINE)

HEIGHT X SPREAD:
40' X 30'
SPACING:
40' O.C.
DESCRIPTION:
EVERGREEN

HEIGHT X SPREAD:
40' X 30'
SPACING:
30' O.C.
DESCRIPTION:
EVERGREEN

PARKWAY PLANTING SHALL NOT EXCEED 18" IN HEIGHT, TYP.

Source(s): RLA (12-18-2019)

Baker Avenue and Street "A" Streetscape

Figure 6-8

6.11.4 Entries and Monuments

The MERRILL COMMERCE CENTER provides a three-tiered hierarchy of entry and corner treatments to identify the CENTER and distinguish individual planning areas. The entry and corner treatments are designed to provide distinctive visual statements and emphasize the Specific Plan's contemporary aesthetic. All hardscape and landscape features at entry and monument locations shall provide adequate "line-of-sight" for motorists and shall comply with applicable City design standards and specifications. Monumentation shall not be located within the public street right-of-way.

The entry and corner concepts described and illustrated on the following pages have been designed to provide a prominent reminder of the quality and distinctiveness of the MERRILL COMMERCE CENTER and to complement and reinforce the CENTER's general architectural and landscape theme. Implemented entry and corner treatments should be flexible to respond to physical contexts and the needs and desires of specific tenants and may differ slightly from the concepts presented herein; however, all entry and corner treatments within the MERRILL COMMERCE CENTER shall be consistent in theme and character.

A. Primary Corner Treatments

Primary Corner Monuments may be located at the intersections of Eucalyptus Avenue and Grove Avenue (southeast corner), Eucalyptus Avenue and Vineyard Avenue (southwest corner), and Merrill Avenue and Grove Avenue (northeast corner), and Merrill Avenue and Vineyard Avenue (northwest corner) to announce arrival to the MERRILL COMMERCE CENTER. These Primary Corner Monuments are the largest of the entry/monument family. The conceptual design for these monuments includes a gabion style frame monument with

filled native rock, freestanding steel letters, monument lighting, and a laser-cut steel panel with a masonry wall. Landscaping at the Primary Corner Treatments include low foreground plants with accent trees in orchard rows behind the monument. Figure 6-9, *Conceptual Primary Corner Treatment*, conceptually illustrates these monuments. Note that a modified version of the Primary Corner Treatment is required at the northeast corner of the Merrill Avenue and Grove Avenue intersection, which is located in Chino Airport Safety Zone 1, in which tall vertical objects including trees greater than 4 inches in diameter and taller than 4 feet above the ground are not permitted.

B. Secondary Corner Treatments

Secondary Corner Treatments may be located at the entrances into the MERRILL COMMERCE CENTER from Grove Avenue, Eucalyptus Avenue, Carpenter Avenue, and Merrill Avenue to subtly promote the CENTER's design theme at key focal points. These Secondary Corner Treatments feature accent trees in orchard rows, shrub planting to echo rows, and background shrubs on both corners of the street. Figure 6-10, *Conceptual Secondary Corner Treatment*, conceptually illustrates these monuments.

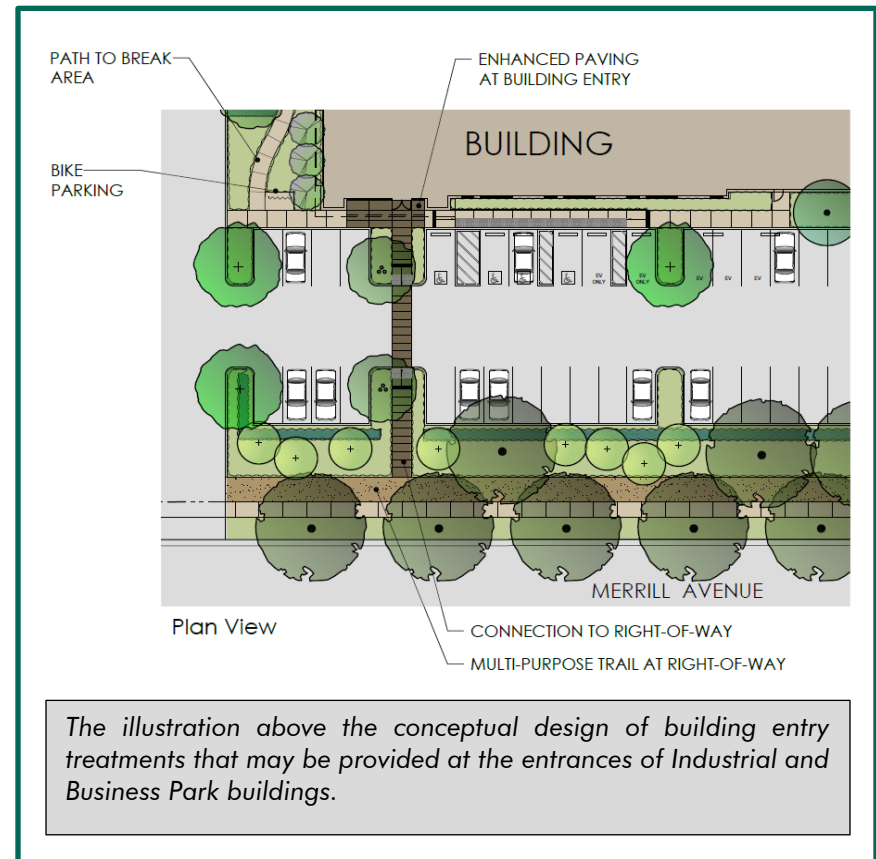
C. Building User Monument Treatments

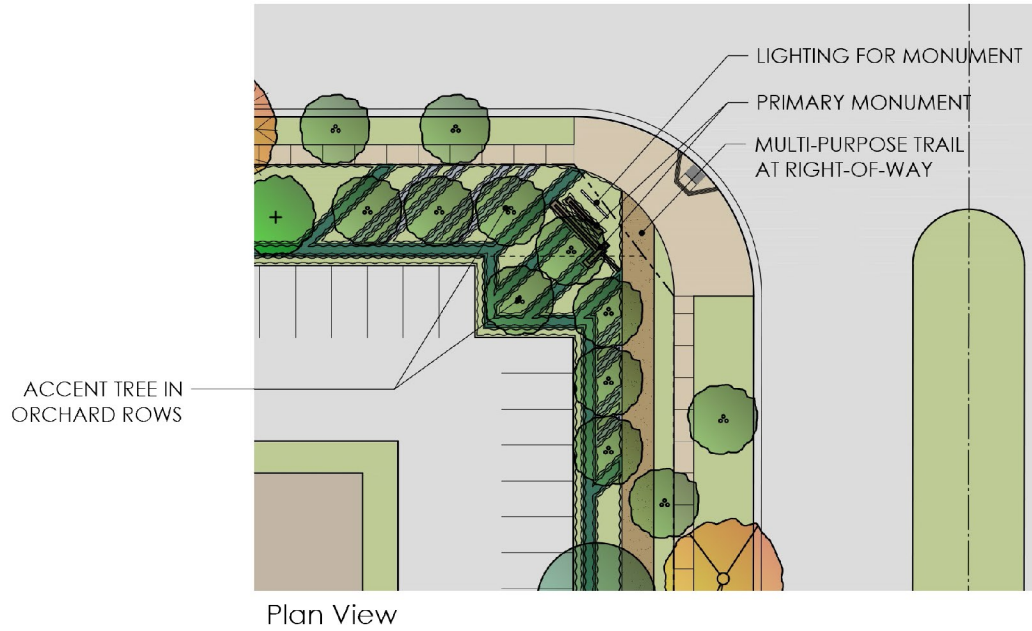
Tenant Monument Treatments may be provided at the corners of driveways connecting to public roads. The locations of such driveways will be determined at the time buildings are designed and oriented in the Specific Plan area as part of implementing development projects. Tenant Monument Treatments are meant to identify building occupants and welcome employees and visitors to the site. The designs of typical Tenant Monument Treatments are conceptually shown below, and may include a tenant monument,

monument lighting, a masonry wall with pin mounted letters, and a gabion style frame filled with native rock. Landscaping at these Treatments may include accent trees, decorative row planting, and background shrubs. Figure 6-11, *Conceptual Building User Monument Treatment*, conceptually illustrates these monuments.

D. Building Entry Treatments

Building Entry Treatments may be provided at the entrances of Industrial or Business Park buildings. Building Entry Treatments are meant to welcome employees and visitors to Industrial or Business Park buildings. The designs of typical Building Entry Treatments are conceptually shown below, and may include tenant signage on the building façade, an enhanced paving at building entry, connection to the public road, and Multi-Purpose Trail, bike parking, and pathways to break areas.

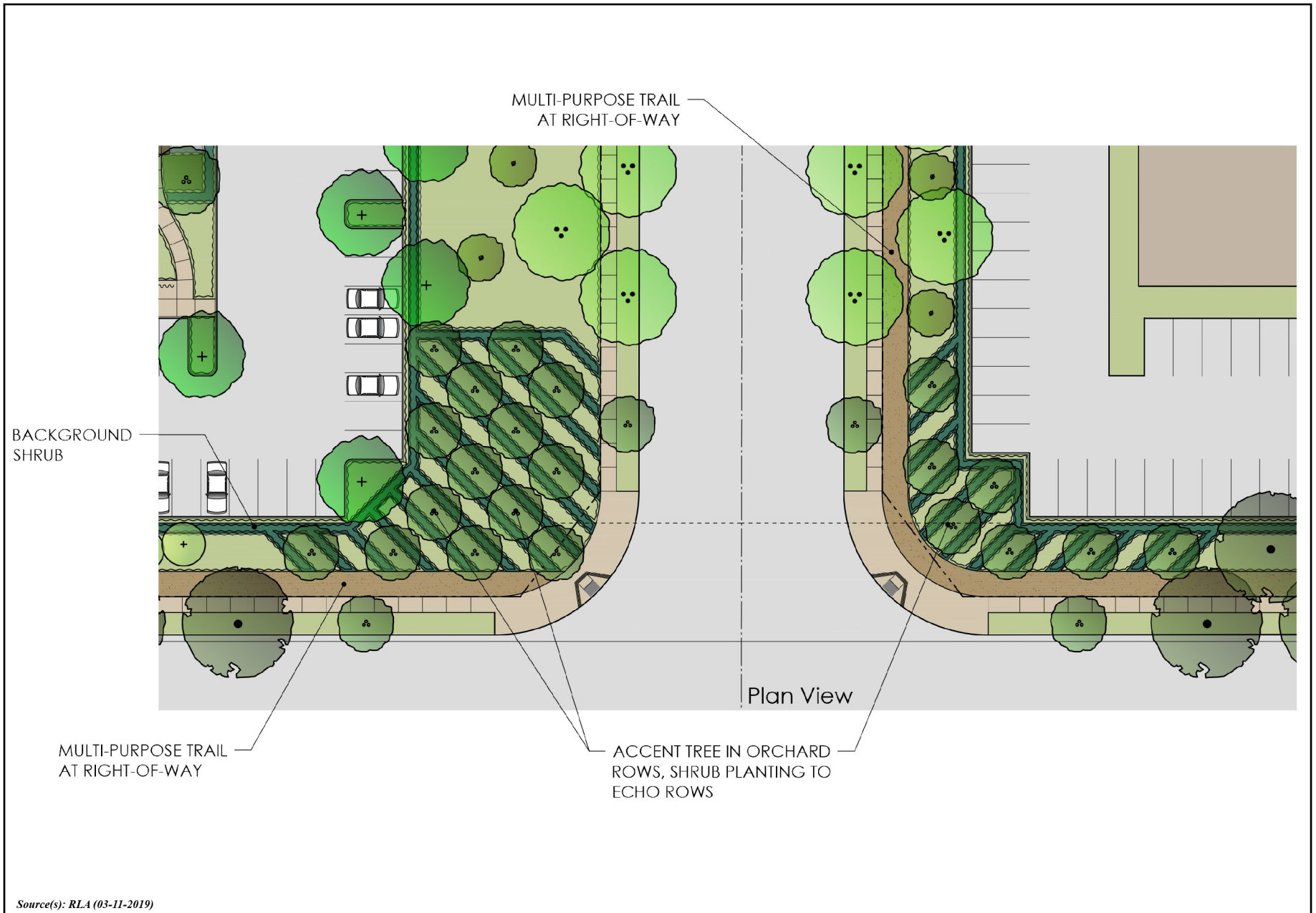




Source(s): RLA (03-11-2019)

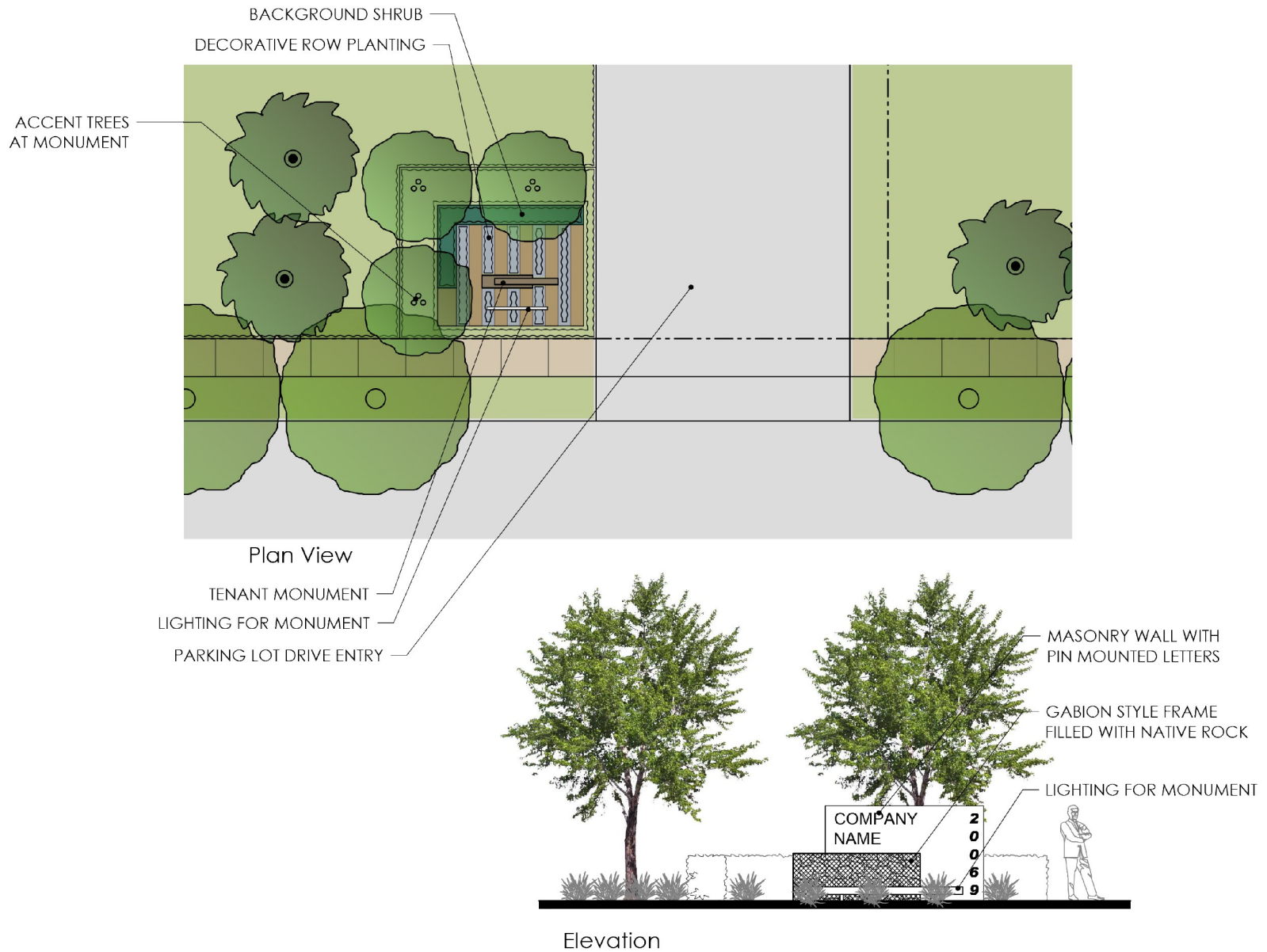
Conceptual Primary Corner Treatment

Figure 6-9



Conceptual Secondary Corner Treatment

Figure 6-10



Source(s): RLA (03-11-2019)

Conceptual Building User Monument Treatment

Figure 6-11

6.11.5 Walls and Fences

Along building site perimeters and interior to building sites, the installation of fences and walls will be necessary. The final locations and details of these fences and walls will be determined when buildings are designed and oriented during the implementation of the MERRILL COMMERCE CENTER.

As shown on Figure 6-12, *Conceptual Screening Wall Illustration*, an 8- to 14-foot high screen wall may be provided around the perimeters of individual buildings sites and around loading and dock areas, trailer parking areas, and parking lots to screen on-site industrial uses from public views and public roads. In addition, landscaping within rights-of-way and outside of rights-of-way serve as additional screening between on-site industrial uses and public roads.

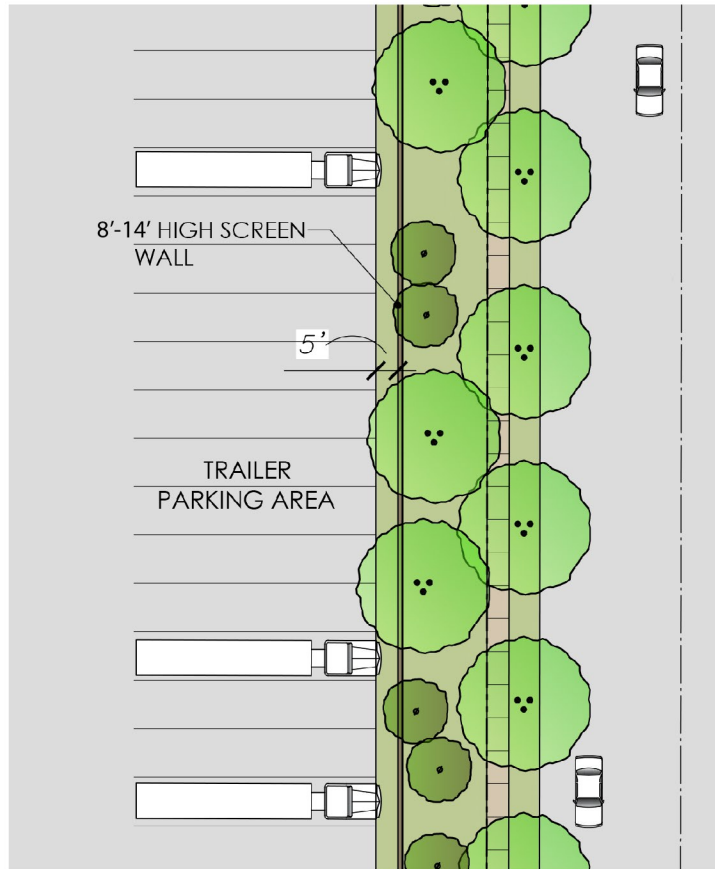
6.11.6 Open Space Areas

As shown on Figure 6-13, *Conceptual Open Space Area Illustration*, shared open space areas may be provided within the MERRILL COMMERCE CENTER to offer employees and visitors a recreational amenity in proximity to the Industrial/Business Park uses. The shared amenities that may be provided within open space areas include seating areas, meandering decomposed granite walkways, overhead structures above decomposed granite dining areas, open turf areas, and a natural planting scheme with boulders. The final locations and details of these open space areas will be determined when buildings are designed and oriented during the implementation of the MERRILL COMMERCE CENTER.

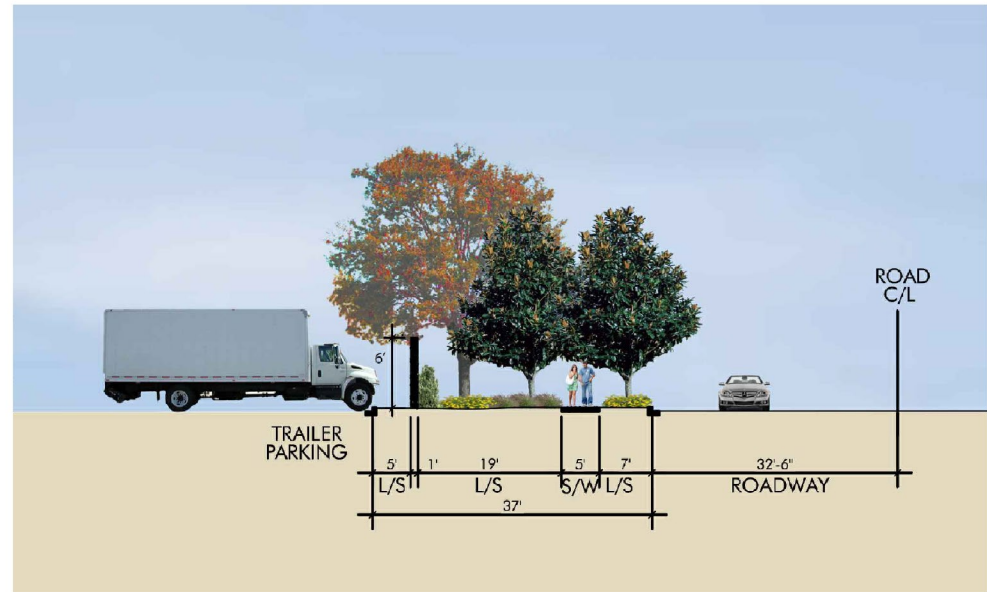
6.11.7 Water Quality Basins

As shown on Figure 6-14, *Conceptual Water Quality Basin Illustration*, water quality basins may be provided within the MERRILL COMMERCE CENTER to treat stormwater before the flows ultimately drain into the storm drain facilities, as described in Section 4.2.4, *Storm Water Management Plan*. The water quality basins may include contoured basin edges for a natural look, and landscaping around the perimeter of the basin to screen public views of the basin. Swales may be no greater than 40% of the landscape area width to allow for ornamental landscaping, although landscaping may have limitations where necessary to deter the attraction of birds to the basins, which can be a hazard to aircraft using the nearby Chino Airport and Ontario International Airport. Other wildlife deterrents that may be considered include floating covers, bird balls, netting, and basins designed to be linear and narrow with steep sides and rip-rap lining.

The final locations and design details of the water quality basins will be determined when buildings are designed and oriented during the implementation of the MERRILL COMMERCE CENTER.

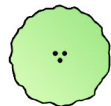


Plan View



Section

WALKER AVENUE STREETScape



KOELREUTERIA
BIPINNATA
(CHINESE FLAME TREE)

HEIGHT X SPREAD:
30' X 30'
SPACING:
40' O.C.
DESCRIPTION:
DECIDUOUS



MAGNOLIA G. 'ST.
MARY'
(ST. MARY'S MAGNOLIA)

HEIGHT X SPREAD:
15' X 15'
SPACING:
20' O.C.
DESCRIPTION:
EVERGREEN

Source(s): RLA (03-11-2019)

Conceptual Screening Wall Illustration

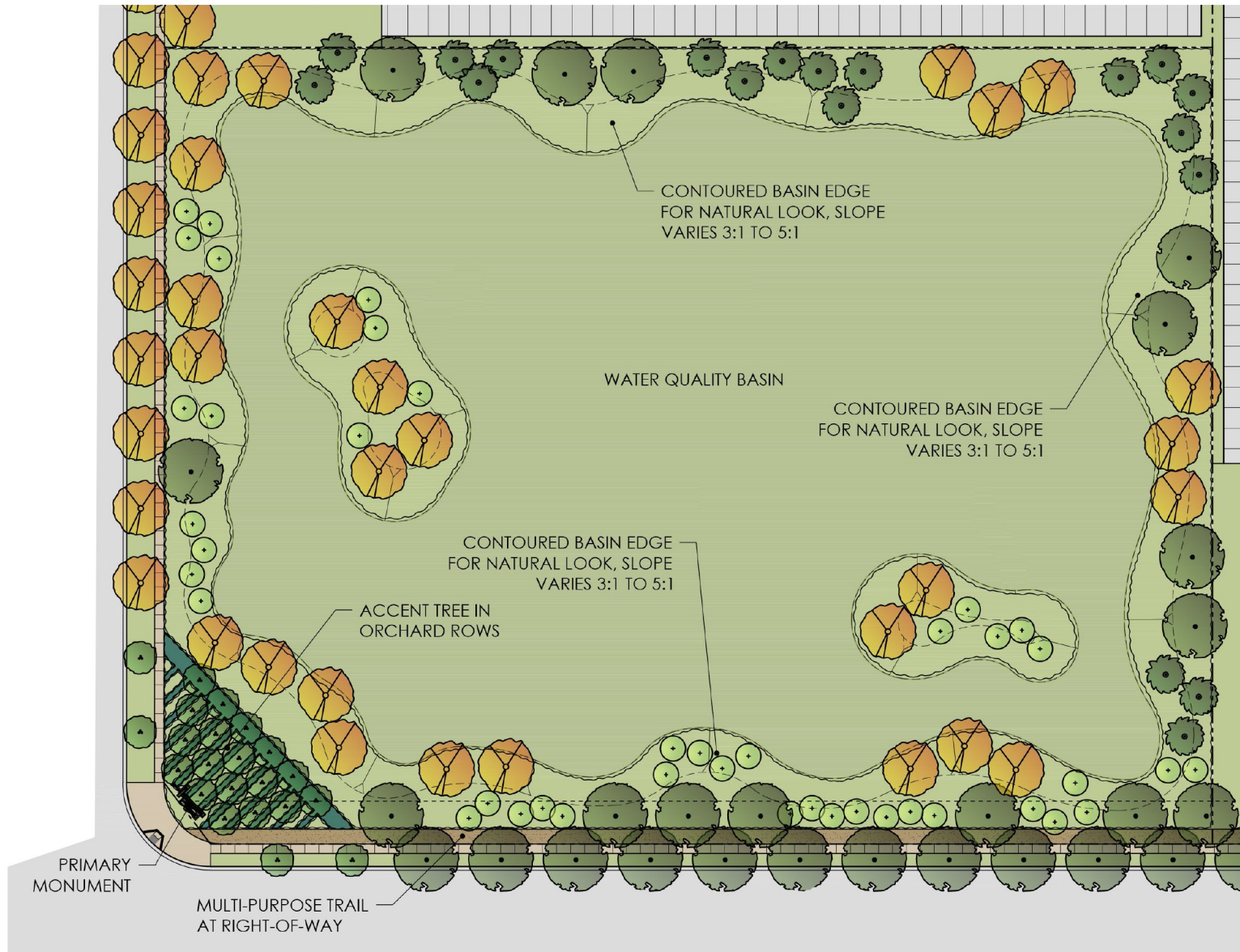
Figure 6-12



Source(s): RLA (03-11-2019)

Conceptual Open Space Area Illustration

Figure 6-13



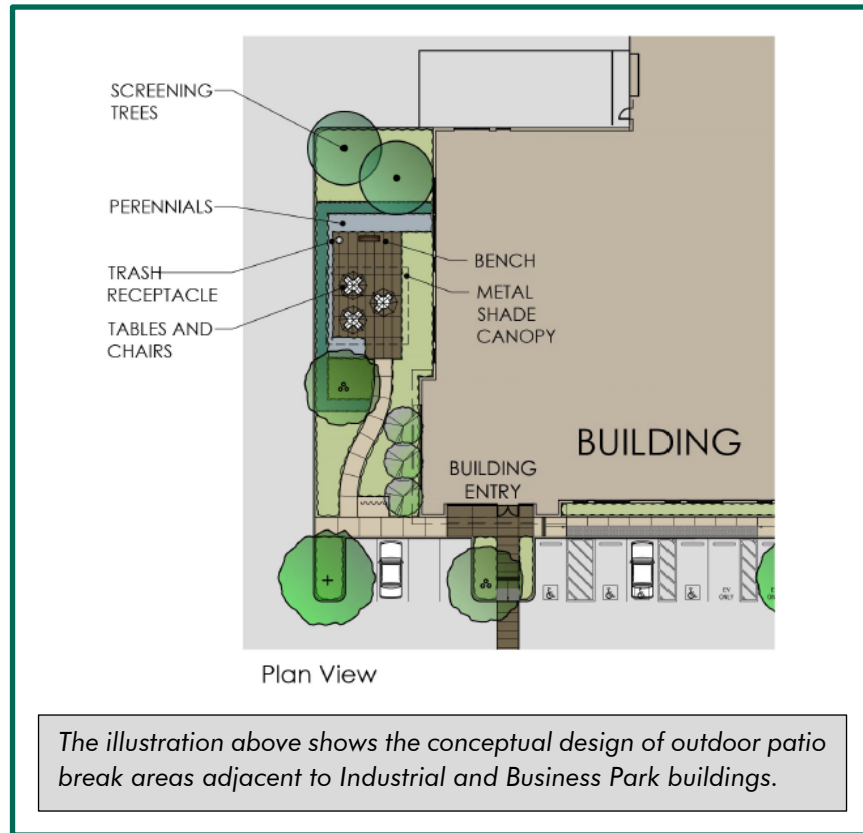
Source(s): RLA (03-11-2019)

Conceptual Water Quality Basin Illustration

Figure 6-14

6.11.8 Shared Outdoor Patio Break Areas

As shown in the illustration below, shared outdoor patio break areas should be provided within Industrial and Business Park planning areas to offer employees with outdoor areas adjacent to their work buildings. Shared outdoor patio break areas may include amenities such as benches, metal shade canopies, tables, chairs, perennials/shrubs, and trash receptables. Trees may also be provided to shade the outdoor patio break areas.



6.11.9 Parking Lots

As shown in the illustration below, passenger car parking lots within Industrial and Business Park sites provide landscaping that consist of shade trees and parking finger islands for every ten (10) stalls, and landscaping outside/inside of the abutting public road’s right-of-way. Bicycle parking is also provided near the entrances of buildings. Trees and parking fingers are not required in truck courts, to minimize truck turning movement conflicts.

