
IV. Design Guidelines

IV. DESIGN GUIDELINES

A. PURPOSE

The Specific Plan Design Guidelines have been prepared to articulate the intended character of the Fox Field East, Fox Field West, and East to West Expansion Area of the Fox Field Industrial Corridor Specific Plan. The purpose of the guidelines is to:

- Establish a flexible design framework and design review criteria which developers/designers of individual projects will use as a guide to new development and which the City will use to evaluate proposed development. These guidelines will assure developers within Corridor and the City of Lancaster that individual improvements will conform to a high standard of design,
- Provide the City with assurances that the specific plan area will develop in accordance with the intended character, and will enhance the overall image of the City of Lancaster.

The Design Guidelines address the following issues: Site Planning, Architecture, Landscape Architecture, and Community Elements (lighting, walls and fences) These guidelines apply to all uses within the Fox Field Specific Plan project area.

The Fox Field Director of Community Development will have the authority to interpret and approve minor adjustments to the design guidelines and criteria in order to achieve superior design solutions. Such adjustments will be reviewed and authorized by the Director of Community Development.

B. SITE PLANNING DESIGN GUIDELINES

1. Site Planning Concept

The intention of this specific plan is to guide future development through changing market conditions. A design concept for Fox Field Business Park has been formulated to maintain visual consistency throughout the development and to create an overall enhanced environment. Primary goals of the Site Planning Guidelines are to control building placement and to establish setbacks that reinforce the landscape theme. Key features of the plan which may serve to both create a functional environment and provide visual consistency throughout the project are as follows:

- Landscaping treatment of public streets, private access ways and parking lots.
- Coordinated vehicular access locations and design for each development parcel to promote smooth traffic flow.
- Freeway gateway feature and wide setbacks along Avenue G.

- Network of pedestrian links to the commercial area.
- Where possible, office and R&D are clustered together and surrounded by heavily planted parking lots. Clustered buildings function to shelter the outdoor courtyard areas from the prevailing southwest wind.

2. Site Plan Flexibility

Any given site within the project can accommodate a variety of site plans, all of which should express the original design intent of the Specific Plan. The purpose of the illustrative plan (Exhibit 8) is to show one conceptual development alternative describing the character of the buildings, site planning, circulation systems, and the landscape treatment envisioned for Fox Field Business Park.

3. Building Entries

Buildings shall be located and oriented so that their entrances are visible from the street on which they front. Entries shall be connected to the street and/or parking areas by a paved pedestrian path.

4. Building Site Coverage and F.A.R. (Floor Area Ratio)

The maximum building site coverage for the overall focused planning area shall be 50% of the net site area, and the maximum overall floor area ratio (FAR) is 0.5:1 (50%). The Director may approve individual uses that exceed these requirements provided that the average overall site coverage and FAR within the focused planning area does not exceed the maximum limits.

5. Walls and Fences

Walls shall be designed as an integral part of the overall site design, constructed with materials that are complementary to the style of adjacent buildings and incorporate the same finishes and colors.

- Walls shall not be permitted on lot lines. Walls located near lot lines shall observe an interior property line building setback of 10 feet. No wall shall exceed a height of 8 feet.

6. Pedestrian Amenities

Shared site amenities such as plazas, visitor entries, pedestrian walks and other features are encouraged.

- Public art is especially encouraged.
- Grandiose or overly pretentious landscape features will not be allowed.
- Separation of vehicular, pedestrian and service functions will be required.

7. Commercial

The commercial component within the project will serve as an amenity. Its distinctive architectural design will differentiate this hub from the rest of the business park. Pedestrian walkways within the project will lead to this area.

8. Gateway Feature

The Gateway Feature at the Antelope Valley Freeway/Avenue G entry will create a powerful contrast to the surrounding flat landscape (see Exhibits 26 and 27, *Project Entry Concept Sketch* and *Alternative Project Entry Signage Concept*). This vertical composition will borrow from aviation references. Art is also encouraged in other portions of the site, especially within interior courtyards. The drawings shown are artist's concepts only of possible signage.

9. View Corridors

View corridors from the freeway shall be created that frame attractive elements of the site plan while minimizing objectionable views. Building placement and landscape screening should be arranged to maximize the effectiveness of this strategy.

C. ARCHITECTURAL DESIGN GUIDELINES-COMMERCIAL/INDUSTRIAL

1. Concept

Buildings should be designed in a timeless manner to project an image of integrity, permanence and restrained elegance. The architectural concept should prevent a complex of competing, unrelated buildings.

The highest quality architectural design is encouraged.

2. Building Massing and Height

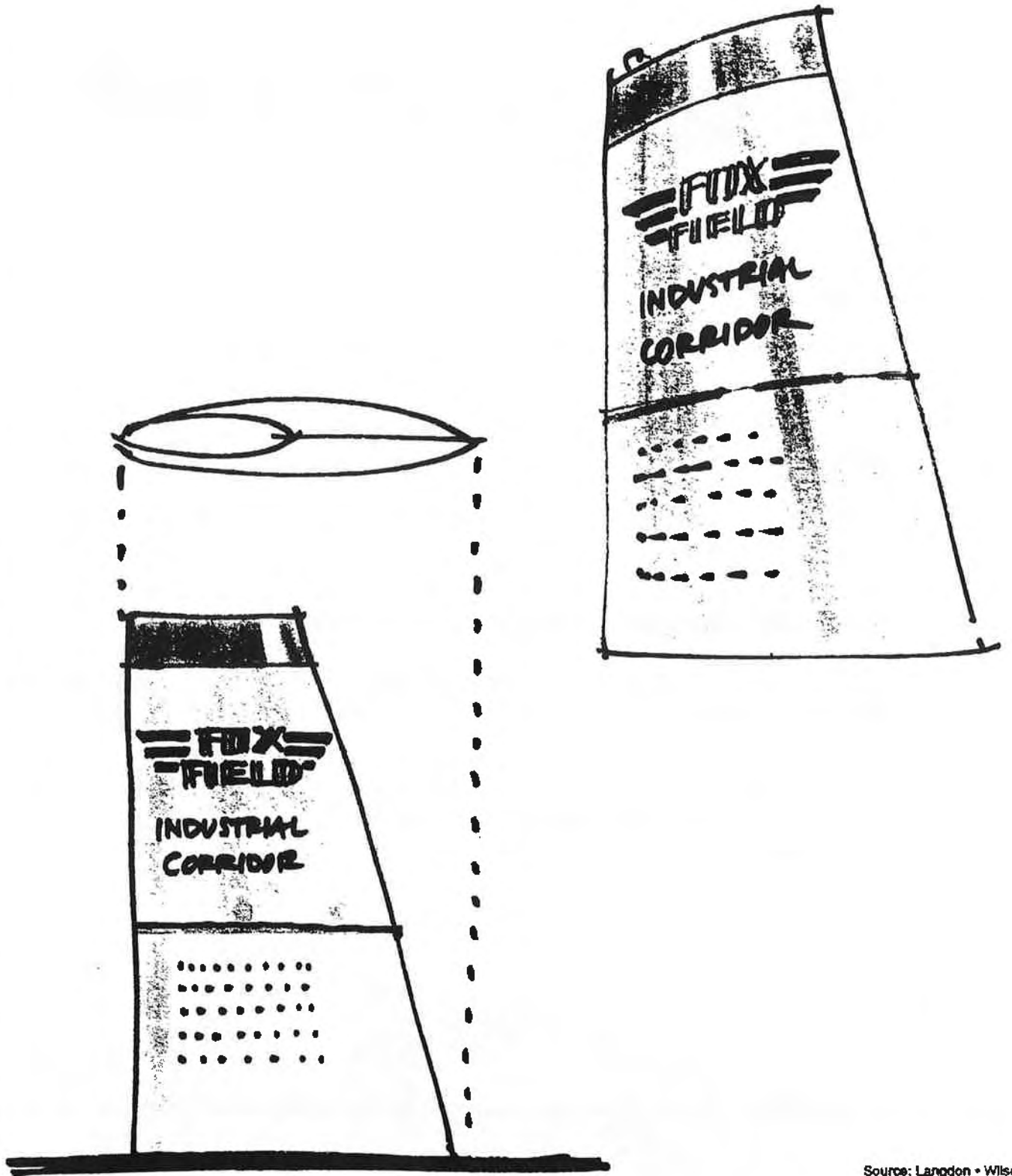
- Building facades abutting streets should be massed in order to minimize apparent bulk.
- Breaking up of large masses into smaller ones, use of shade and shadow, and structural expression are encouraged.
- Long uninterrupted exterior walls are discouraged.
- Building height shall not interfere with aviation zones.



Source: Langdon • Wilson

FOX FIELD INDUSTRIAL CORRIDOR
**Project Entry
Concept Sketch**





Source: Langdon • Wilson

FOX FIELD INDUSTRIAL CORRIDOR
**Alternate Project Entry
Signage Concept**



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0-03 JN 20133-4180

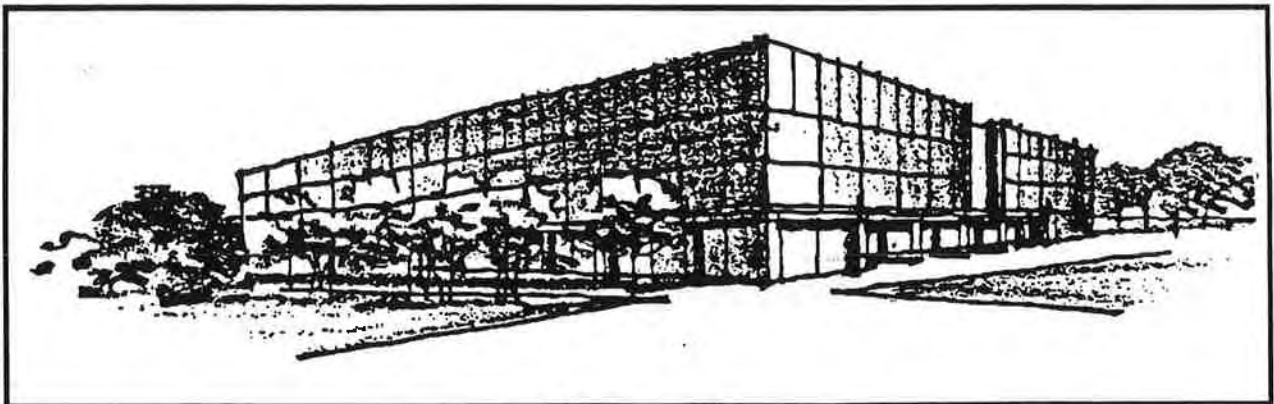
Exhibit 27



Encouraged Building Massing and Facade Articulation

3. Facade Articulation

- Timelessness of design is encouraged through the use of form, light, shadow, texture and color.
- Windows should be differentiated from spandrel panels, and the ratio of glass to spandrel should be balanced.
- Recessed and/or articulated windows, spandrels and columns are encouraged.
- All building elevations within a parcel which are visible from a public street shall be consistent in the level of quality of materials, detailing and design. This requirement is particularly important for buildings on corner parcels.
- Roll-up industrial doors facing the street frontage shall not be allowed, unless specifically authorized by the Director of Community Development.
- Glass boxes or monotonous facades without a sense of scale are discouraged. Arbitrary, decorative, stylized or token historicism of architectural elements are not permitted. Residential or "period" buildings (i.e., Spanish, Cape Cod or Art Deco) are discouraged.

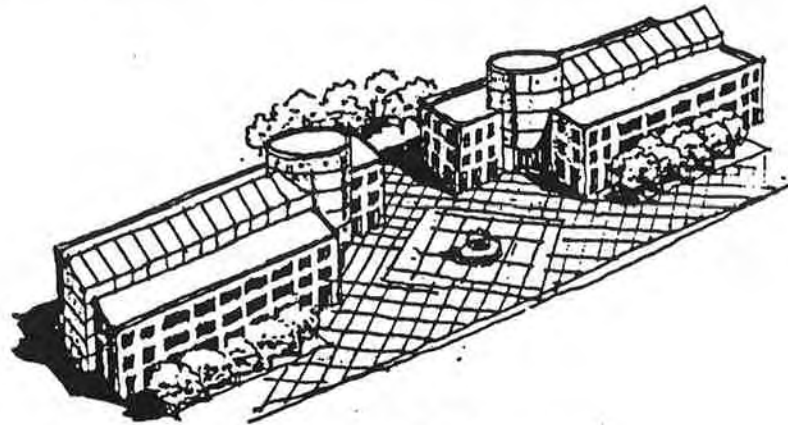


Discouraged

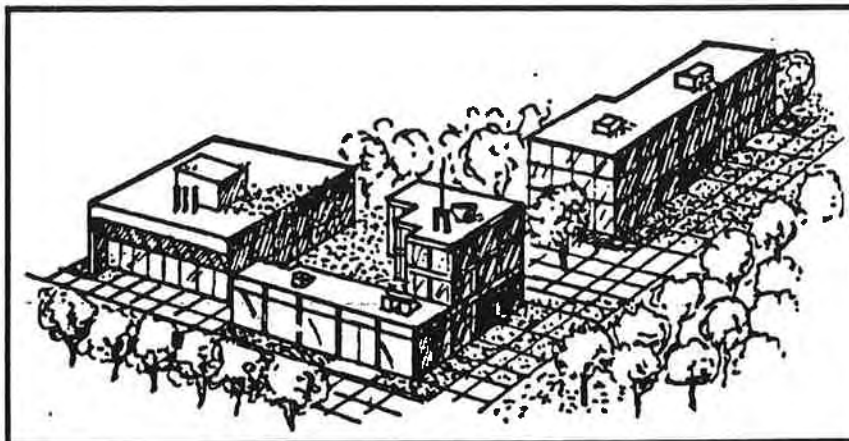
- **Building Bases:** Each project should have a pedestrian-scaled base that clearly identifies building entrances. Variation in materials, textures, colors, openings and recesses are encouraged. The use of architectural elements such as arcades, colonnades and covered walkways that define and organize space at the ground plane are encouraged.
- Utility doors, access panels, fire doors, loading docks, and other openings shall be treated as part of the architectural composition of buildings.
- **Building Detailing:** Materials, texture, color, patterns, control joints, etc., should be consistent with the overall architectural concept. Details or elements which appear added-on or arbitrary will not be allowed.

4. Roofs

The primary or predominant roof form shall be flat. Other roof forms may be used with the approval of the Architectural Review Board, if designed as an integral part of the building design, to provide emphasis and interest at significant points in the building such as building entry ways.



Encouraged Roofscape



Discouraged Roofscape

- Particular consideration shall be given to color, materials, detailing and design of the roofs. Mansard roof forms are discouraged.
- All roof-mounted mechanical equipment will be screened on all sides. Mechanical screens and penthouses shall be integrated with the building facade whenever possible and constructed of similar or compatible materials and colors.
- Roof flashing, rain gutters, drains, vents, etc., should match roof color.
- Buildings should appear free of all utility and communication devices. Satellite dishes and antennas shall be ground mounted and located and treated in a manner that reduces visibility from pedestrian areas, streets and freeways.

5. Colors

The palette of building colors should reflect the project's location in the high desert. A palette of light earth tones should be selected.

- Accent colors should be used purposefully to express entries, bases, or special areas. Accent colors should not be highly contrasting, arbitrary or graphic.
- All exterior colors must be approved by the Director of Community Development. The color scheme for existing neighboring buildings shall be indicated and considered.
- Bright shades of color used as the primary exterior color are discouraged.

6. Materials

Materials should be used in a manner consistent with their construction, use and character. The following materials list is to be used as a guideline for appropriate usage in the specific plan area.

a. Encouraged

1) *Windows*

- Clear: Entry and ground detail
- Bronze or Green Glass: Non-reflective or lightly reflective (30% or less)

2) *Spandrel*

- Poured-in-place or precast concrete (sandblasted or textured)
- Concrete with integral color or light colored aggregate
- Painted concrete
- Metal panels with factory applied paint or anodic finishes
- Natural stone materials
- Stucco or similar materials (Dryvit)

- Glass fiber reinforced concrete (GFRC)
- Light colored tile

b. Discouraged

1) *Windows*

- Mirror glass
- Blue, pink or any glass besides those stated above

2) *Spandrels*

- Wood shakes or shingles
- Glass
- Wood siding
- Asphalt shingles
- Dark brick or concrete block masonry

3) *Awnings*

4) *Metal Buildings*

Metal buildings are prohibited in Fox Field East. Metal buildings may be permitted in Fox Field West and the East to West Expansion Area if it is determined by the Director of Community Development that the design and treatment of the building will allow it to blend in with proposed and existing development in these areas. Metal buildings are allowed within the Long Term Expansion Area.

7. Energy Considerations

Solar access and prevailing winds should be considered in building design and orientation.

D. LANDSCAPE GUIDELINES

The existing site is presently characterized by flat open land, highly visible from the Antelope Valley Freeway and local roads. This highly visible, flat open site calls for discriminating decisions from designers working with a common ideal, in order that the site may develop as a continuous whole, rather than a series of unrelated spaces. Individual expression in the design of the different parcels should point toward the overall sense of place by respecting this common ideal. These guidelines, in conjunction with the Landscape Master Plan, are intended to provide the framework in which to develop an image within the landscape of Fox Field Industrial Corridor.

Given the individual needs and tastes of future tenants of Fox Field Industrial Corridor, the resulting architecture of this site will undoubtedly take on a variety of forms and styles within the constraints of the architectural guidelines. The landscape will play a key role in conveying "first impressions" of the site as a coherent, unified whole.

Therefore, the purpose of the landscape plan and design guidelines is to solidify the design intent and to guide future development of Fox Field Industrial Corridor towards a common goal, while allowing for individual expression within this framework.

1. Landscape Master Plan Concept

a. *Freeway Edge and Avenue G/H Entries:*

The Antelope Valley Freeway edge presents the greatest opportunity for utilizing landscaping elements to create a positive first impression for the person entering the Fox Field Industrial Corridor or passing it on the freeway. The freeway edge should be landscaped with informal drifts of trees and shrubs. A setback of 50 feet from the freeway right-of-way will be dedicated as a landscape easement paralleling the freeway and this easement will widen at both Avenues G and H intersections. These areas on both sides of Avenues G and H will receive a special landscape treatment, which will include monument signage to welcome the visitor. A diagrammatic plan and elevation of this proposed concept is illustrated in Exhibit 26, *Project Entry Concept Sketch*.

b. *Streetscape Landscaping*

The streetscape establishes structure, hierarchy, coherence, continuity and visual identity for the project. The plant palette and landscape treatment for each of the streets reinforces the overall concept. Preference has been given to plant materials which are water-conserving and/or drought-tolerant.

- 1) ***Regional Arterials (Avenues I, G and H):*** These avenues are the primary spines and Avenue G is anticipated to be the most significant roadway in the project. Both G and H are designed as a parkway with wide landscape setbacks on both sides as well as a 20 foot wide median. A 35 foot wide landscaping easement on both sides, (see Exhibit 10) containing a meandering sidewalk, earth berm with shrubs and double row of canopy trees will create a majestic stately image. The berm will assist in giving the project a finished look as well as screening cars from parking lots.

The 35 foot wide landscape easements on Avenue G between the freeway and 30th Street should be installed in the early phases of the project. Areas for future widening of Avenue G and H in both directions should be provided.

- 2) ***Other Local Streets and Airport Loop Drive:*** These streets are planned to contrast with the major Avenues and will possess a more informal looking landscape design. Groves of irregularly spaced trees as well as four foot high undulating berms will allow flexibility in locating driveway entrances as well as permitting views into each parcel from the street. A 22-25 foot wide landscape easement on both sides of each street will contain a 10 foot wide parkway, a 5 foot wide sidewalk and an additional minimum of 20 feet of landscaping.
- 3) ***30th Street:*** This collector will feature a regularly spaced doubled row of canopy trees within a 10 foot wide parkway. A 30 foot wide landscape easement from the street right-of-way will signify this street as a major thoroughfare.

c. Feature Intersections

Avenue G, as the major boulevard in the project, will be highlighted by intersections which will include special paving, lighting, and feature plant materials. Those intersections are shown on the Landscape Master Plan Concept (see Exhibit 28).

d. Entries from Avenue G and H

In order to facilitate smooth traffic flow, entries off of the major Avenues G & H are limited to one quarter mile spacing as depicted on the Land Use Plan. These intersections will be highlighted with distinctive columnar trees, monument signage, and crosswalks of special paving. A conceptual illustration of these entries is shown in Exhibit 29.

e. Drainage Corridor and Linear Park

The 500 foot wide drainage corridor will be landscaped along its top edge with informally spaced drifts of drought resistant trees and shrubs in order to create visual continuity along this linear element. The linear park, which is planned to connect the existing Apollo Park and Avenue I, will be landscaped with drifts of canopy trees and shrubs. A Class I bikeway and pedestrian path will connect Apollo Park to Avenue I and will conform to the "urban trails" network in the General Plan.

f. Feature Park and Apollo Park

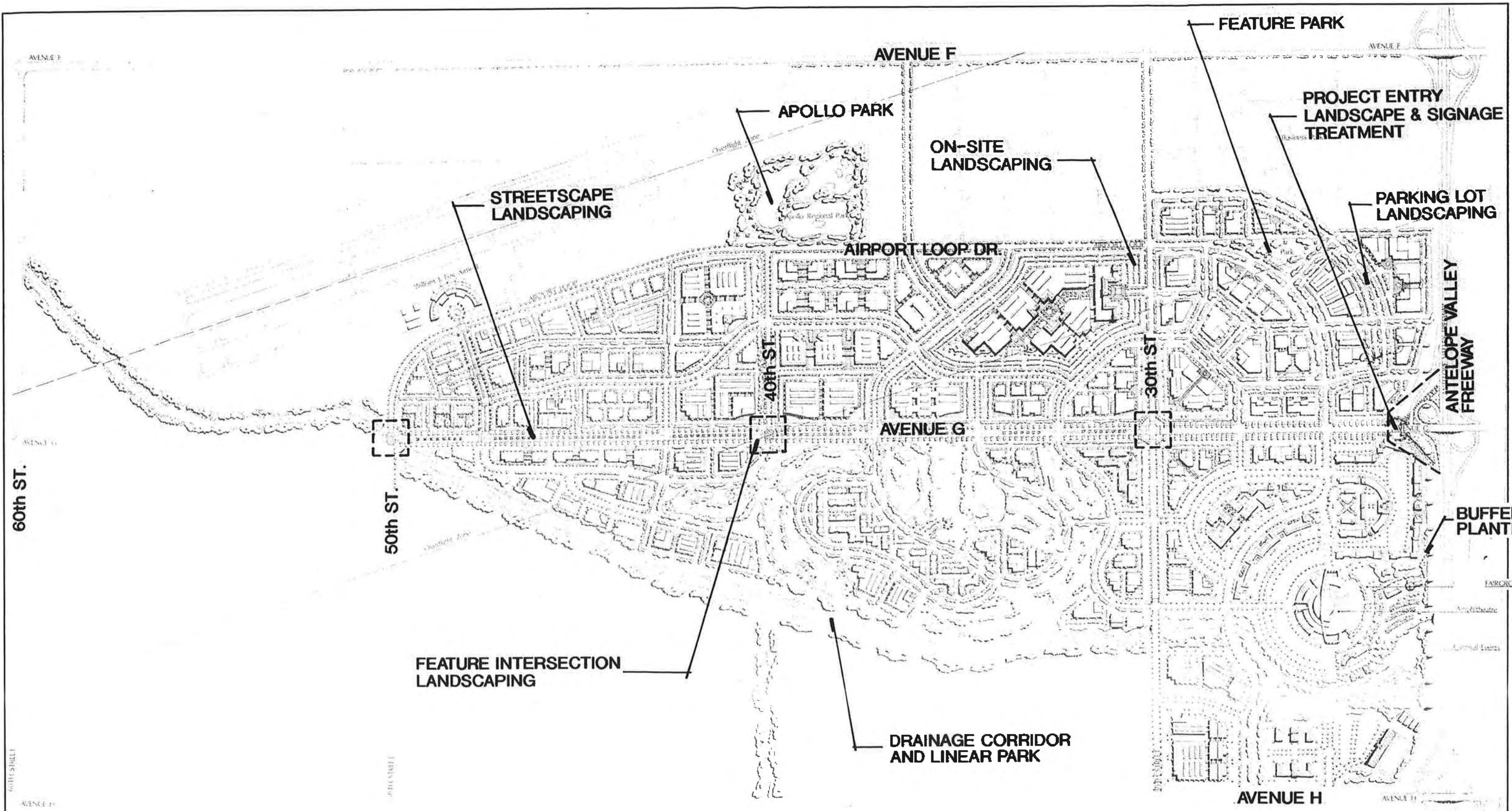
A small 3.2 acre feature park is planned for a prominent site on Airport Loop Drive between Avenues F and G. This park is designed as a passive park, serving all phases of the Fox Field Industrial Corridor. Its lush, green appearance and shade trees will provide an oasis for business park employees and also may include a daycare center with related parking. Apollo Park will be directly connected to the urban trail system as well as to the pedestrian walks along Airport Loop Drive.

g. Maintenance District

A common landscape maintenance district requiring member assessments will be instituted to insure consistent and quality maintenance for streetscape landscape easements, feature park, urban trails and the drainage way top of slopes. Participation in this assessment district will be mandatory for all property owners in Fox Field Industrial Corridor.

h. On-Site Landscaping

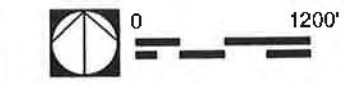
The Specific Plan establishes landscape criteria for the on-site landscaping of individual parcels. This landscaping will be the responsibility of individual parcel owners and will be reviewed and approved as part of the Director of Community Development's approval process. The Development Standards set the specific landscaping requirements for parcels.



60th ST.

60th STREET

AVENUE I



AVENUE F

APOLLO PARK

STREETSCAPE
LANDSCAPING

ON-SITE
LANDSCAPING

FEATURE PARK

PROJECT ENTRY
LANDSCAPE & SIGNAGE
TREATMENT

PARKING LOT
LANDSCAPING

AIRPORT LOOP DR.

40th ST

30th ST

ANTELOPE VALLEY
FREEWAY

AVENUE G

BUFFER
PLANTING

FEATURE INTERSECTION
LANDSCAPING

DRAINAGE CORRIDOR
AND LINEAR PARK

AVENUE H

Source: Langdon • Wilson

FOX FIELD INDUSTRIAL CORRIDOR
Landscape Concept Design

The landscape concept for individual parcels is to create a sense of buildings set in a consistent and unified project-wide landscape environment. The on-site landscaping is intended to create a simple, strong landscape setting appropriate to a business park and the various scales of buildings, streets and parking areas within the Park. This will be achieved through the use of a limited and carefully selected plant palette, and with massing of similar plant materials, especially along street frontages and at vehicular entries. Large sweeps of single species are recommended. Ornamental accent trees, shrubs and ground cover are recommended for courtyards, gardens, and building entries. The Recommended Plant Palette (see Table 7), offers a variety of plant material that does well in Lancaster's climate.

Standards for on-site lighting will complement the landscape. They assure the visual continuity of lighting within public right-of-ways and private development and the consistency of lighting design and fixtures among individual parcels.

i. Parking Lot Landscaping

The Specific Plan standards for parking lot landscaping (refer to the Development Standards, Section V of this document) are integral to the success of the on-site landscape design. Canopy trees and related landscaping are required to provide shade and create an inviting experience while within parking areas, to avoid large unshaded areas of paving, and to create a continuity of landscaping throughout the more public areas of the site.

j. Plant Palette

Planting materials shall be selected from the following list, Table 7: Suggested Plant Palette. Other materials may be used with approval by the Director of Community Development. The following plants on the list have been chosen for their visual quality, appropriate to the landscape needs of the Fox Field Industrial Corridor, ability to thrive in the high desert, and, in many cases, their limited need for water. The choice of specific plants from the list should be based on factors including specific location, orientation, wind exposure, irrigation, and soil quality.

2. Landscape Design Guidelines

The landscape should be structural to reflect the site's arid location, while at the same time maintaining an upscale business park image. This image may be described as a formality of straight lines and geometric patterns, practical use of space, open vistas, simplicity and consistency in plant material selection.

- Specific design features including entry monuments and signage should be enhanced through landscape design.
- Landscape buffers should be provided between individual developments within Fox Field Industrial Corridor.

- The landscape should complement the buildings and provide visual relief for larger buildings.
- Shade and shelter from winds should be considered in all landscape design especially within the parking lots.
- Drought tolerant plant materials and water conserving irrigation design shall be used in the areas of new development.
- To the maximum extent feasible, parking lots should be screened from view from traffic along all project streets with the use of berming and landscaping.
- A restricted palette of plant materials utilizing plants indicated by Table 7, Suggested Plant Palette, should be used in order to maintain the theme of the landscape design which is desired to be established on each individual lot. Plant materials on individual lots should complement the established planting along public rights-of-way. Although Table 7 outlines suggested plant materials, plants within individual developments may vary, utilizing other plants on the City of Lancaster's approved plant list.
- Plant material with invasive or destructive root systems, as well as plants known to have messy and/or staining fruit and/or brittle limbs, should be avoided.
- All plant material selected for use should be of a type known to have been successful in the area, or in similar climatic and soil conditions.
- A mixture of evergreen and deciduous plant material shown should be chosen to insure some foliage year-round.
- Since water requirements of plant materials may vary extensively, attention should be given to selecting plants with similar water requirements in particular planting areas.
- Attention should also be given to on parcel soil conditions and to selecting irrigation systems that can regulate water requirements as needed. This is of particular importance when using drought-tolerant plant material that typically requires a higher water usage initially until established, at which time the amount of irrigation can be reduced.

TABLE 7
SUGGESTED PLANT PALETTE

<i>Latin Name</i>	<i>Common Name</i>
<i>Evergreen Trees</i>	
Cedrus atlantica 'Glauca'	Blue Atlas Cedar
Cedrus deodara	Deodar Cedar
Eucalyptus microtheca	Flood Box
Eucalyptus sideroxylon	Red Ironbark
Magnolia grandiflora	Southern Magnolia
Pinus pinea	Italian Stone Pine
Quercus ilex	Holly Oak
<i>Deciduous Trees</i>	
Crataegus phaenopyrum	Washington Thorn
Gleditsia triacanthos inermis	Thornless Honey Locust
Koelreuteria paniculata	Golden Rain Tree
Liquidambar styraciflua	American Sweet Gum
Plantanus acerifolia 'Yardwood'	London Plane Tree
Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum
Pyrus calleryana	Bradford Pear
Robinia ambigua 'Idahoensis'	Idaho Locust
Zelkova serrata	Sawleaf Zelkova
<i>Shrubs</i>	
Cotoneaster species	Cotoneaster
Chaenomeles	Flowering Quince
Heteromeles arbutifolia	Toyon
Juniperus species	Juniper
Photinia fraseri	Red Photinia
Pittosporum tobira	Pittosporum
Pyracantha species	Firethorn
Raphiolepis indica	India Hawthorn
Rhus ovata	Sugar Bush
Yucca	Yucca

<i>Latin Name</i>	<i>Common Name</i>
<i>Vines</i>	
Gelsemium sempervirens	Carolina Jessamine
Hardenbergia violacea	Hardenbergia
Macfadyena unguis-cati	Cat's Claw Vine
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata	Boston Ivy
Tecomaria capensis	Cape Honeysuckle
<i>Ground Cover</i>	
Agapanthus	Lily of the Nile
Ajuga reptans	Carpet Bugle
Cerastium tomentosum	Snow in Summer
Coreopsis grandiflora	Coreopsis
Cotoneaster	Cotoneaster
Euonymus fortunei 'Colorata'	Purple Leaf Winter Creeper
Hedera helix 'Hahn's'	Hahn's Ivy
Hemerocallis	Day Lily
Juniperus species	Juniper
Lonicera	Honeysuckle
Rosmarinus 'prostratus'	Creeping Rosemary
Santolina virens	Green Cotton Lavender
Vinca major	Periwinkle
<i>Grasses</i>	
Festuca elatior	Tall Fescue