

Design Guidelines



March Joint Powers Authority
July 2017

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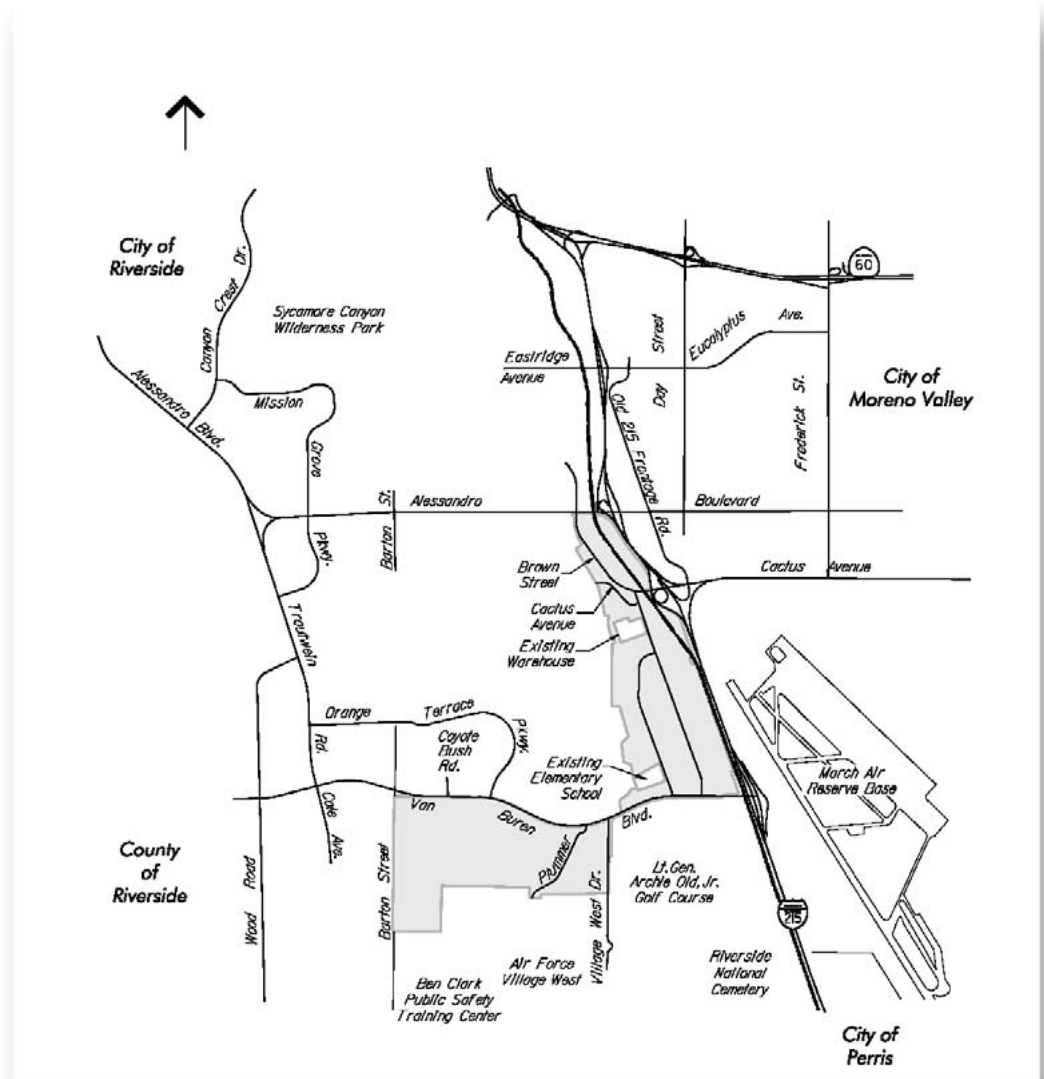


1.0 INTRODUCTION

“The design guidelines given in this document define criteria for implementing coordinated design, organizational unity and overall visual identity for the area, while maintaining opportunities for individual needs and creativity for each project.”

1.1 MARCH BUSINESS CENTER

March Business Center is a master-planned development for business, commercial, research, and industrial development, designed to provide quality business locations in a quality environment. It is located in Riverside County, California, along Interstate 215, between the Alessandro and Van Buren interchanges.



1.2 DESIGN GUIDELINE PURPOSE

To promote the quality of development planned for March Business Center, the design guidelines given in this document define criteria for implementing coordinated design, organizational unity and overall visual identity for the area, while maintaining opportunities for individual needs and creativity for each project. Included are parameters for integrated site planning, architecture, landscaping and exterior lighting, as well as procedures and requirements for design submittal and review. The intent of these guidelines is to establish a consistent design concept that produces a clear image and a sense of prestige, efficiency and integrity for March Business Center and all projects within.

1.3 RELATED CONTROLS

All development within March Business Center must comply with the intent of the March Business Center Design Guidelines, as well as the following documents:

- March JPA General Plan — The planning document that outlines in general terms the development plans for the entire March JPA area.
- March Business Center Specific Plan — A more specific planning and regulatory document outlining requirements for future development of March Business Center.
- March JPA Development Code — Zoning Ordinance level development requirements.

In general terms, the Specific Plan and Design Guidelines provide basic land use planning and design objectives for development in the project, while the Development Code provides construction and building permit minimum standards.

To the extent these Design Guidelines provide a more stringent development standard than any applicable JPA, state or federal regulation, it is the intent that the March Business Center Design Guidelines shall apply. To the extent that any applicable JPA, state or federal regulation is more stringent, it shall apply.

Remedies for noncompliance with these guidelines are stated in the March Business Center Specific Plan.



2.0 DESIGN REVIEW AND SUBMITTAL GUIDELINES

“An orientation program describing site conditions, design guidelines and the design review process is available to each site owner and architect/site planner.”

2.1 DESIGN REVIEW PROCEDURE

In accordance with the Design Implementation committee Procedures outlined in the Specific Plan, a ministerial design review process has been established to ensure that all development within March Business Center meets the requirements set forth in these design guidelines, as well as the Specific Plan and applicable sections of the Development Code. This review covers site planning, architecture, landscaping, exterior lighting, and exterior signing.

The design review procedure is divided into four steps:

1. Pre-Application Meeting
2. Conceptual Site Plan, Elevations, and Landscape Plan Review and Approval
3. Construction Document Review and Approval
4. Building Permit Issuance and Inspection

While step one is informal, it is an important step in the process. Formal submittals for the project must be made to the JPA, or its designee, at Steps Two and Three. Official approvals must be obtained in writing at design review steps two, three, and four.

Although informal telephone inquiries and meetings are encouraged, all oral comments and approvals are considered advisory and unofficial. A design review fee shall be required for each project.

2.2 SUBMITTAL GUIDELINES

Step 1: Pre-Application Meeting

An orientation program describing site conditions, design guidelines and the design review process is available to each site owner and architect/site planner. This program will include descriptions of the overall and the immediate context of March Business Center, as well as:

- Specific issues affecting the particular site, and design criteria for site planning including densities, access, and parking requirements.
- Architecture, landscaping, exterior lighting and exterior signing, and the procedure for design review at each step.



“The conceptual design review stage is designed to encourage review with the JPA prior to substantial design work being performed by the applicant.”

- Any Project feature that has significant or unusual impacts, especially with air quality, traffic or noise.

This step can also informally determine whether the Major or Minor Development Review Process is required in Step Two.

Submittal of a conceptual site plan and conceptual building elevations showing the applicant’s intent for development is required at the pre-application meeting. Information regarding construction using LEED (Leadership in Energy and Environmental Design) principals will be provided within the pre-application meeting information package. This preliminary submittal is intended to minimize expensive site planning changes, and to sort out important issues early in the process.

Step 2: Conceptual Site Plan, Elevations, and Landscape Plan Review and Approval

This review covers conceptual drawings for site planning, architecture, landscaping, and/or tenant renovations. At this stage, site planning is particularly important and should be carefully considered. The intent of this step is for the applicant to review concept plans with the JPA prior to substantial design work being performed on a proposed project. Plans should be at a scale to clearly define the proposed project.

Fifteen (15) sets of conceptual plans are to be submitted for review.

They must contain, but are not limited to, the following:

1. Signed application with a brief project narrative.
2. Site plans and related information, including site area, building floor area, gross site to gross floor area ratio (FAR), required parking, provided parking, required setback dimensions, landscaped area, percentage of site required in landscape, percentage of site provided in landscape (encouraged scale 1" = 40', sheet size 24" x 36").
3. Schematic architectural plans, including floor plans(s) and elevations, and one colored set of building elevations (encouraged scale 1" = 16' minimum; 24" x 36").
4. Exterior materials, colors, and finishes under consideration. Place samples on a 8-1/2" x 11" board.
5. Submittal of a screening plan is required for logistics and outdoor storage uses.



6. Schematic landscaping plans and related information (encouraged scale 1" = 50' minimum).
7. Any other pertinent information that the designer believes will help to describe the design intent.

Step 3: Construction Document Review and Approval

This review covers all necessary construction documents. The purpose of this review is to ensure that the design approved in the conceptual design review is carried into final construction documents, and that conditions or stipulations placed on conceptual design development approval are satisfied.

Seven (7) complete sets of construction documents are to be submitted for review. They must contain, but are not limited to, the following:

1. Final site plans and related data, including grading, drainage, plumbing, and electrical site plans and locations of any above-grade infrastructure equipment (including backflow preventors, transformers, and irrigation controllers).
2. Final architectural plans.
3. Final materials, finish, and color list or sample board.
4. Final landscaping and irrigation plans (prepared by registered landscape architect).
5. Final exterior lighting plans, including fixture details/cut sheets, luminaire type, colors, and pole heights.
6. Exterior signing design, including location, dimensions, materials, colors, typography, and illuminations.
7. Pertinent details and specifications.
8. Construction schedule.
9. Any other relevant information.
10. Provide standard site plan notes and project mitigation measures on the cover sheet of construction plan submittals.

This step must be completed before building permits, as outlined in the Development Code and as required by other jurisdictional agencies, are applied for.

All architectural, landscaping, and engineering drawings and specifications are to be prepared and signed by an architect, landscape architect, and/or professional engineer licensed to practice in California.

Step 4: Building Permit Issuance and Inspection

Construction will be monitored to verify compliance with design guidelines and approved construction documents.

Unapproved changes to the project may result in an order to cease construction.



3.0 GENERAL DESIGN CRITERIA

“Architectural design is to be generally compatible in character, massing, and materials while allowing for individual identity and creativity in each project.”

March Business Center has an overall, coordinated design character that emphasizes a clean, contemporary, straightforward, quality image. This image is expressed in site planning, architecture, landscaping, lighting, and signage.

Architectural design is to be generally compatible in character, massing, and materials throughout March Business Center, while allowing for individual identity and creativity in each project. Landscaping, building setbacks, lighting, signage, and utilities are to be closely coordinated along roadways. Design criteria for site planning, architecture, landscaping, lighting, signage, and maintenance are given in further detail in the following sections.

3.1 Commercial Retail Development

Commercial Retail Development represents 3% of March Business Center. Commercial Retail Development and construction will meet the standards appropriate to the scale and size of the similar parcels used for the Mission Grove Shopping Center located at Alessandro Boulevard and Trautwen Road and the Kohl's Shopping Center located at Van Buren Boulevard and Trautwen Road.



4.0 SITE PLANNING

“To promote the planned image of a quality business and industrial center, site planning is to be developed in a manner that emphasizes a clean, pleasant, and contemporary environment.”

4.1 OBJECTIVES

To promote the planned image of a quality business and industrial center, site planning is to be developed in a manner that emphasizes a clean, pleasant, and contemporary environment, and produces an effect that is consistent and compatible with adjacent sites and development throughout March Business Center.

The following guidelines present parameters for site access, service areas, grading, drainage, utilities, and walls.

4.2 MINIMUM LANDSCAPE SETBACKS AT BUILDINGS/R.O.W.s

If parking or access drives are located between any building and a public street, or freeway frontage, a 10-foot minimum landscaping area is required between the parking or drive aisle and the building. On other sides of the building, additional landscaping area is encouraged but not required between the parking or drive aisle and the building, except in loading areas. In addition, a minimum landscaped setback of 15' is required between the public right-of-way and parking on internal local streets. No parking is allowed within the landscape easements.

4.3 BUILDING LOCATION

Buildings are to be located on each site in a manner that is efficient, appropriate to site conditions, effective to the overall architectural composition and compatible with nearby projects and development throughout.

4.3.1 — Buildings should be located to enhance project visibility and identity, while maintaining compatible relationships with adjacent projects and street frontages.

4.3.2 — Buildings should be oriented so that loading and service areas do not directly face adjacent roadways or street frontages.

4.3.3 — Buildings should be arranged to provide convenient access to entrances and efficient on-site circulation for vehicles and pedestrians.



4.3.4 — All buildings/site plans shall provide an outdoor break area for employees with seating and shade trees, as shown below.



4.3.5 — The orientation of multiple buildings on a single site must be clearly coordinated, such as separating service areas from more public areas.

4.4 SITE ACCESS/DRIVEWAY WIDTHS AND LOCATIONS

Vehicular access points to individual sites should be limited to minimize disruption of traffic flow and setback zones.

Driveway locations and size criteria shall be required as outlined in the Development Code.

4.5 VEHICULAR CIRCULATION

On-site vehicular circulation should be clear and direct. Dead-end parking aisles should be avoided, if possible. All circulation requirements of the County Fire Department will be met, including apparatus turn arounds.

4.6 PARKING

Parking quantity, location, configuration, and landscape requirements shall be as outlined in the Specific Plan and Development Code, Section III. Refer to Section 6.0 of the Design Guidelines and the March JPA Development Code for landscape requirements related to parking.

4.7 PEDESTRIAN/BICYCLE CIRCULATION

Pedestrian access, separate from the vehicular access, will be provided from street sidewalks to building entrances, in accordance with the American Disabilities Act requirements. A minimum of three bicycle parking spaces will be provided for each building near the building entrance.

4.8 SERVICE AREAS

Service, storage, maintenance, loading and refuse collection areas are to be located out of view of public roadways, and buildings on adjacent sites, and screened by dense landscaping and architectural barriers. These enclosures shall be fully screened by a minimum 6' decorative wall and finished opaque screening gates. Landscape will be used to de-emphasize the refuse containers and further integrate the refuse facilities into the site plan. In addition, all enclosures must be designed with materials that are compatible with the project's architecture.

Service areas may not extend into required setback zones.

Service areas should be located so that service vehicles have clear and convenient access and do not disrupt vehicular and pedestrian circulation. No loading or unloading is permitted from public streets, or in front of street side yards. Concrete paving is required for all service areas.

All backflow preventors shall be screened by landscape berms or landscaping. All building loading bays, tractor trailer parking/storage, and outdoor inventory/storage areas shall be screened to the maximum extent possible by landscape or decorative masonry walls.





Appropriate treatment.



Inappropriate treatment.

4.9 GRADING AND DRAINAGE

Grading and drainage shall be designed so that surface drainage and soil erosion do not flow off-site.

On-site grading shall be designed to accommodate and be compatible with streetscape grades. The grading concept must prevent ramps with handrails from being required by public agencies, both from the public sidewalk to the site and from the parking lot to the building.

4.10 UTILITIES

All utilities are to be installed underground. Easements for underground utilities that preclude the planting of trees may not be located along side and rear property lines where the design guidelines require perimeter trees.

4.11 WALLS AND FENCES

Walls, when used, must be designed as an integral part of the overall architectural or landscaping design concept.

No walls are permitted within streetside landscaping setback areas except for parking screening walls. Any wall between the streetside landscaping area and a building front is limited to a maximum height of 30", unless otherwise approved by the JPA.

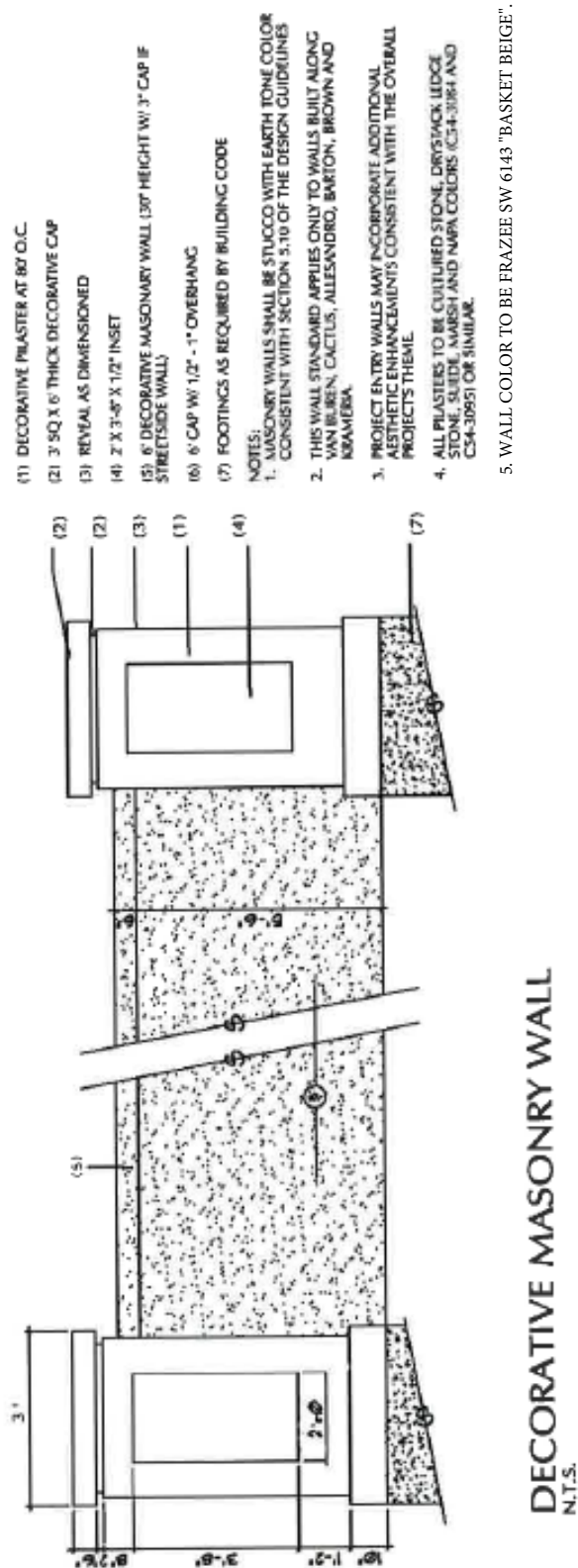
No side or rear wall may exceed 8'-0" unless approved by the JPA. Refuse enclosure walls must be 6'-0" high.

All walls must be built of materials and finishes that are compatible with adjacent buildings. In addition, all walls or fences along Van Buren, Cactus, Alessandro, Barton, Krameria, and Brown must be consistent with the standard details in this section. Additionally, all properties along the western property line that are visible from the residential units within Orangecrest/Mission Grove are required to install a 6' wall or fence consistent with details in this section.

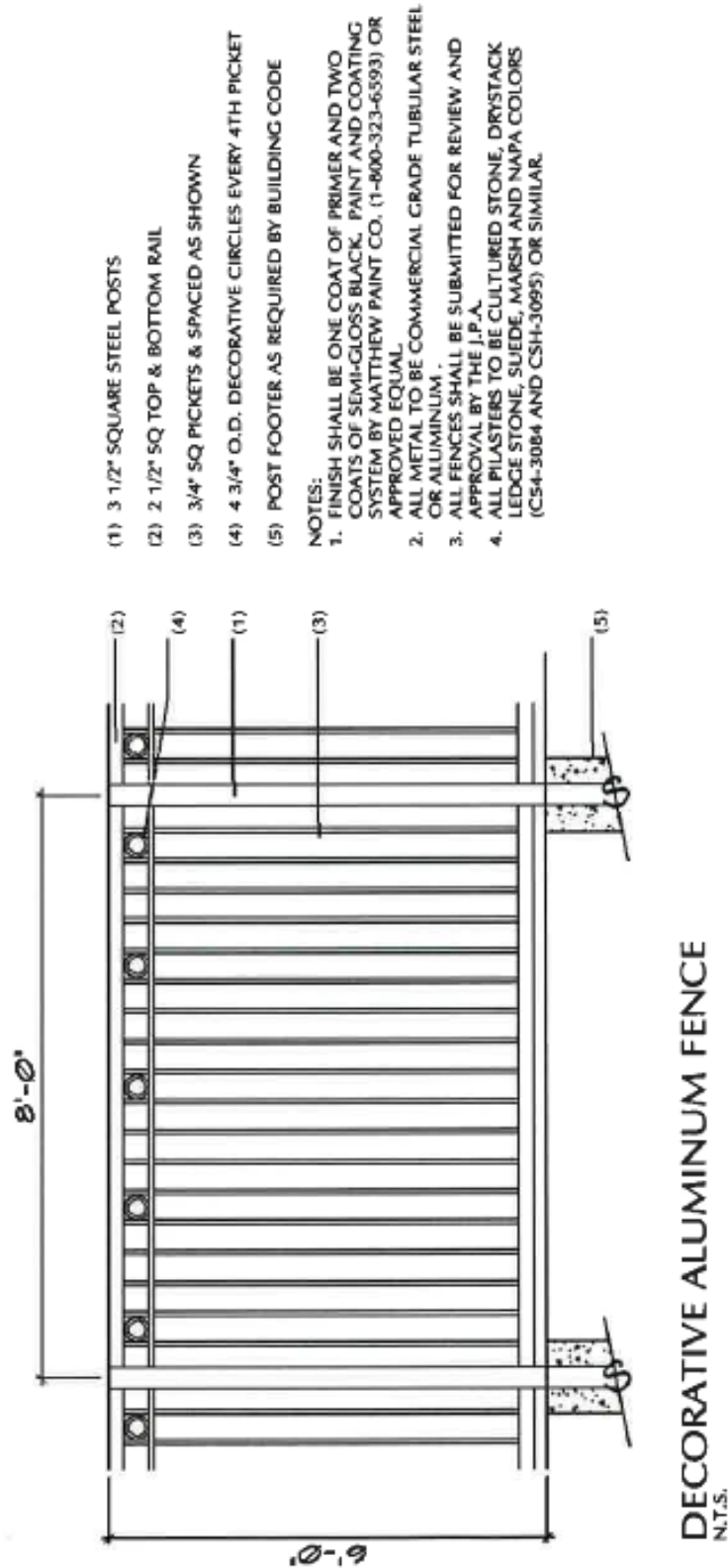
No chain link fences are allowed within 100' of a public R.O.W. Beyond the 100' distance from a right-of-way, black, commercial grade, vinyl clad chain link fences are permitted to secure properties. Razor wire, barbed wire, and similar materials are not permitted within the development. Appropriate landscaping is required with all fences and walls to soften their appearance. At a minimum, a combination of trees and shrubs shall be required providing a 75% opaque screen, within two years of planting, along all chain link fence areas. All other walls and fences shall have a minimum of 30% planting opacity within the same period.



Typical Wall/Fence Details

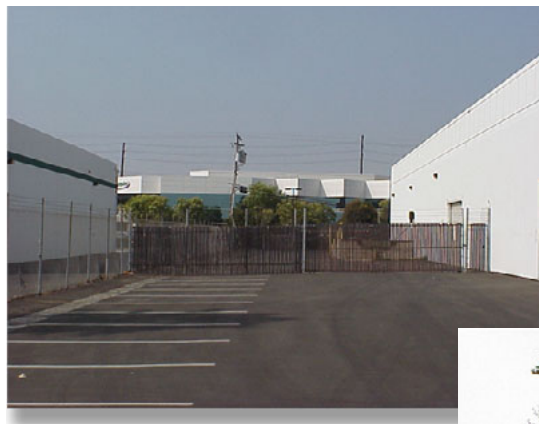


Typical Wall/Fence Details





Appropriate treatment.



Inappropriate treatment.



5.0 ARCHITECTURE

“Individual creativity and identity are encouraged.”

5.1 OBJECTIVES

Architectural design should express the character of a high quality business center in a manner that is both progressive and enduring. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among all projects in order to establish a clear, unified image throughout March Business Center.



The following guidelines present parameters for architectural character, building form and massing, facades, fenestration, structure, entries, materials, colors, details, service areas and mechanical equipment.

5.2 ARCHITECTURAL CHARACTER

Architectural character should portray a high quality business center image in a manner that is both progressive and timeless.

5.2.1 — Appropriate Characteristics

- Contemporary, classic, technical style.
- Clean, smooth, efficient lines.
- Distinctive, but image compatible with March Business Center style and theme.



Appropriate scale, attention to detail and massing.



Inappropriate design and detailing.

5.2.2 — Inappropriate Characteristics

- Trendy, historical, residential styles.
- Tricky, complicated, arbitrary forms.
- Sharp contrast with surroundings.
- Inappropriate or no articulation or fenestration.

5.3 BUILDING FORM AND MASSING

Building design should employ clean, simple, geometric forms and coordinated massing that produce overall unity, scale, and interest.

5.3.1 — Appropriate Treatment

- Straightforward geometry.
- Unified composition.
- Expression of floor levels and structure.
- Solid parapets.



Appropriate Treatment.



Inappropriate/insufficient detailing and design.

5.3.2 — Inappropriate Treatment

- Complicated forms.
- Arbitrary, inconsistent composition.
- Monolithic blocks.
- Glass box forms.

5.4 FACADES

Facades should reflect a coordinated design concept, including expression of building function, structure, and scale.

5.4.1 — Appropriate Treatment

- Straightforward, functional design.
- Expression of structure.
- Unity and scale reinforced through an integrated grid module.
- Surface delineation through expression of reveals, mullions, recesses, and structure.



Appropriate, unified composition.



Awkward detailing, form.

5.4.2 — Inappropriate Treatment

- Arbitrary, inconsistent forms and decoration.
- Uninterrupted, floating horizontals.
- Blank surfaces.

Buildings can be designed with a consistent, uniform façade; with the center of the façade emphasized; or with the corners of the façade emphasized as shown below.

5.5 STRUCTURE

Structure should be expressed clearly and consistently.

5.5.1 — Appropriate Treatment

- Visible vertical support
- Visible structural base.
- Functional, straightforward columns.
- Columns integrated into the façade.
- Proper structural scale.



Appropriate structure and scale integrated into design.



Inappropriately scaled structural components, overuse of glass.

5.5.2 — Inappropriate Treatment

- Floating horizontal levels.
- Glazing direct to ground (except at entries).
- False, decorative structure.
- Undersized or oversized structural components.

5.6 FENESTRATION

Fenestration should be defined by function and structure, and should be consistent in form, pattern, and color.

5.6.1 — Appropriate Treatment

- Functional glass use and patterns.
- Glazing delineation by mullions and structure.
- Balance of wall and glazed surfaces.
- Tinted or lightly reflective glazing.



Appropriate example of fenestration consistent and integrated into composition.



Awkward, sloping fenestration.

5.6.2 — Inappropriate Treatment

- Arbitrary, decorative glass patterns.
- Uninterrupted horizontal glazing.
- Sloping glass.
- Overly reflective glass (more than 35% reflectance).

5.6.3 — Glazing Colors

- Preferred: Colors complimentary to “earth tone” palette.
- Prohibited: Bright or multiple colors inconsistent with color palette.
- Other: Requires specific approval from the JPA, or its designee.

5.6.4 — Reflectivity

Glass should generally be nonreflective within March Business Center.

The maximum allowable outdoor reflectance is 25 percent.

5.7 ROOFS

Rooflines of the primary structure should be horizontal.

5.7.1 — Appropriate Treatment

- Visible vertical support.
- Horizontal planes and parapets.
- Varied parapet height.
- Roofing materials hidden from off-site view of adjacent roadways/streets.



Appropriate roof treatment with parapet.

5.7.2 — Inappropriate Treatment

- Gable, hip, and mansard roof forms, except at entries if effectively integrated into building style/design.
- Metal, tile, shingle, and shake roofing, except at entries if effectively integrated into building style/design
- Arbitrary decoration.



Inappropriate roof style.

5.8 ENTRANCES

Entrances should be clearly defined and inviting.

5.8.1 — Appropriate Treatment

- Articulation and appropriate use of color for identity and interest.
- Light, open, inviting aspect.
- Entry space sequence.
- Recessed, protected doorway.
- Integration with overall building form.
- Coordinated landscaping.



Clearly defined, detailed entry.

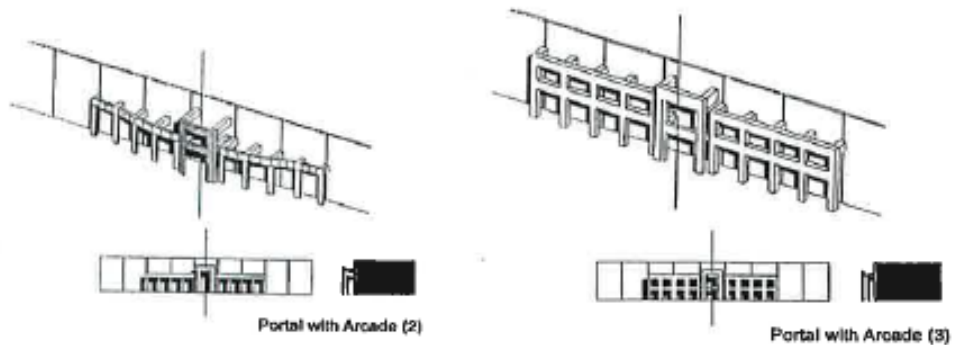
5.8.2 — Inappropriate Treatment

- Exaggerated forms and color.
- Dark, confined appearance.
- Abrupt entry. Flush doorways. Tacked-on entry alcove.



Insufficiently detailed, scaled entry.

Each facility shall have at least one Building Entrance Element. The Element may be located at the end of the primary facade facing the street frontage (or it may be located along the primary facade facing the street frontage). The Element shall be designed with materials and colors appropriate to the overall theme, and must be at least 2/3 of the overall building height. The Element should contain large-scaled, simple, clean forms. Additionally, canopies of contrasting, permanent materials with highly articulated, large-scale, bold forms may be utilized to further enhance the Element (*see Figures below*). Entrances can also be emphasized with portals and arcades as shown below.



5.9 MATERIALS

Exterior building materials should be smooth, clean, and efficient, with an appearance that is contemporary and professional.

5.9.1 — Appropriate Materials

- Smooth, precast, or tilt-up concrete.
- Smooth metal panel systems used as an accent.
- Ribbed or rough textured concrete used as an accent.
- Tinted or lightly reflective glass.
- Stucco or E.I.F.S. used as an accent or contrast of materials.



Appropriate materials.



Inappropriate use and mix of materials.

5.9.2 — Inappropriate Treatment

- Wood beams and siding.
- Brick, Spanish tile.
- Corrugated metal.
- Highly reflective glass.

5.9.3 — Other Materials

All other materials, including Drivit®, concrete masonry, wall tile, glass fiber reinforced concrete, and new technology materials, must be approved by the JPA, or its designee. Buildings constructed entirely of prefabricated metal shall require approval by the March Joint Powers Commission.

5.10 EXTERIOR COLOR

Exterior building colors shall be compatible with the natural landscape, surrounding hillsides and open space. Use of this natural color palette will also maintain compatibility throughout March Business Center while allowing for variety of color among projects. All exterior colors shall be submitted for review and approval of the JPA. Appropriate colors are listed as follows:

Sherwin Williams color or similar-	Ancient Marble SW 6162	Torch Light SW 6374
Navaho White SW 6126	Svelte Sage SW 6164	Convivial Yellow SW 6393
Restained Gold SW 6129	Connected Gray SW 6165	Sequin SW 6394
Chamois SW 6131	Filmy Green SW 6190	Alchemy SW 6395
Softer Tan SW 6141	Coastal Plain SW 6192	Sea Salt SW 6204
Basket Beige SW 6143	Privilege Green SW 6193	Comfort Gray SW 6205
Dapper Tan SW 6144	Vanillin SW 6371	Oyster Bay SW 6206
	Inviting Ivory SW 6372	

5.10.1 — Appropriate Treatment

- Concrete or stone should have natural finish.
- Other colors will be permitted generally on recessed or interior facing wall surfaces, or on special features, reveals, or mullions if complementary with building.
- Service door and mechanical screen colors are to be the same as the adjacent wall color.



5.10.2 — Inappropriate Treatment

- Dark natural finishes.
- Arbitrary patterns, stripes.
- Garish use of color.
- Use of a broad painted band to reflect a corporate theme.

5.11 DESIGN DETAILS

Detailing should be clean, clear, and straightforward. Details should reinforce overall design unity, interest, and scale.

5.11.1 — Appropriate Treatment

- Coordinated mullions and details.
- Expression and alignment of structural connections.
- Finishes commensurate with building materials.
- Coordinated entry spaces and landscaping.

5.11.2 — Inappropriate Treatment

- Insufficient or excessive detailing.
- Inadequate interface between materials.
- No indication of scale.
- Lack of interest.

5.12 EQUIPMENT

All exterior equipment—including, but not limited to, mechanical equipment, electrical equipment, storage tanks, risers, electrical conduit, gas lines, cellular microcell facilities, and satellite dishes—must be screened from on-site and off-site view. The top of all roof-mounted equipment—including, but not limited to, skylights, vents, air handlers, exhaust fans, smoke hatches, and ducts—must be below the top of the parapet.

5.12.1 — Appropriate Treatment

- Rooftop equipment shall be fully screened from off-site views by a parapet wall equal to or exceeding the height of the roof mounted equipment.

- Mechanical screen fully integrated into architecture.
- Ground equipment hidden by screen walls or landscaping.
- Screen walls or same or similar material as building walls.

5.12.2 — Inappropriate Treatment

- Improperly located equipment requiring non-integrated walls.
- Rooftop equipment extending above parapet or screen.
- Rooftop screen too close to parapet.
- Screen material contrasting with adjacent surfaces.
- Rooftop screen “hat.”



6.0 LANDSCAPING

“Landscaping should be simple, clean, and appropriately-scaled for each development.”

6.1 OBJECTIVES

Landscaping is an integral element contributing to the identity and unity of March Business Center. As such, all landscaping for March Business Center must be designed to:

- Promote a pleasant, distinctive, appropriate environment.
- Augment internal cohesion and continuity within March Business Center.
- Be consistent with the clean, simple, straightforward urban design concept for March Business Center.
- Promote water conservation.



The March JPA Development Code includes Landscape and Irrigation Guidelines and Specifications to be utilized as the governing standards for March Business Center. For additional reference, the Landscape Concept Plan from the Specific Plan has been included in the appendix of this document. The Concept Plan identifies general landscape concepts within the public row's within the project. The appendix also includes a number of landscape "vignettes" illustrating the landscape, streetscape, and entry features envisioned for the project. While most of these treatments occur in common areas and will be implemented by the master developer, individual site developers and designers are encouraged to prepare site designs that are consistent with and complementary to these treatments.

6.2 WATER CONSERVATION MEASURES

6.2.1 — All landscape areas are to be provided with a complete, state-of-the-art, automatic irrigation system equipped with ET-based smart controllers. This system must conform to all requirements of this document and the March JPA Development Code.

6.2.2 — Landscape design should consider the following water conservation measures:

- Site analysis of macro and micro climates, solar exposure, prevailing wind conditions, seasonal temperature patterns, soils and drainage, grades and slopes,
- Use of planting zones coordinated according to plant type, climatic exposure, soil condition and slope to facilitate use of zoned irrigation systems,
- Use of low water or drought tolerant plant species in landscape areas,
- Coordination of irrigation type for plant species used,
- Use of drip irrigation where appropriate,
- Design to meet peak moisture demand of all plant materials within design zones, while avoiding flow rates that exceed infiltration rate of soil,
- Design to prevent overspray or discharge onto roadways, non-landscaped areas or adjacent properties,
- Timing of irrigation cycles to be set at night when wind, evaporation and people activities are at a minimum.



6.3 STREETSCAPES

Landscape along public streets is designed to provide a unified appearance along street frontages, to reinforce the street hierarchy, and to establish identities of place, particularly at intersections within March Business Center.

To meet these objectives, landscaping along street frontages and next to intersections in March Business Center address the following parameters:

6.3.1 — General Design Criteria

- a. Trees are required along all street frontages according to the criteria specified in the Development Code, and a minimum 24" box size shall be planted. Consideration should be given to ROW planting provided by March Business Center to ensure consistency with theme and species (see Landscape Concept Plan). Street trees will be planted at 40' on center, unless located within clustered plantings. Clustered trees should average 40' on center.
- b. Hedges along street frontages are to be trimmed to a formal, rectangular shape. Minimum size at installation is five gallon.
- c. If required interior landscape islands (as specified in March JPA Development Code) create operational hazards for a proposed development, design latitude may be provided to relocate the required landscape into fewer, larger areas. Such requests will be considered on a case by case basis as a part of the design approval process.
- d. In general, use of turf areas should be minimized in favor of low water usage ground covers. When used, turf may not exceed 10% of a site's landscape area, and must be useable by employees. Use of turf must comply with all local landscape water efficiency requirements.



6.4 ON-SITE LANDSCAPING

On-site landscaping is to be coordinated in a manner that enhances overall continuity of development in March Business Center, while providing for the individual identity and needs of each project within. The design must address the following criteria:

6.4.1 — Landscaping should be used to reinforce site-planning principles, such as using trees to define parking lots and drive aisles.

6.4.2 — Plant materials for on-site landscaping are to be selected from the Plant Selection List in Section 6.5.

6.4.3 — Parking area trees are to be provided as noted in the Development Code. All parking visible from public streets will be screened by naturally contoured landscaped berms measuring 2.0' to 3.5', a 30" high hedge, or a 30" parking screening wall. Landscape must be used to supplement the berms or walls, but may not be used in place of the walls. Refer to the Development Code for more information.

6.4.4 — Comprehensive planting, including trees, is required along all building and site perimeters, as identified in the specific plan.

- A minimum landscape setback of fifteen (15) feet* is required along all front yards. As noted in Table III-2 of the Specific Plan, minimum front yard setbacks are twenty (20) feet or twenty-five (25) feet depending on use; therefore, most of the setbacks shall be landscaping if a building is set close to the front yard property line.

- A minimum landscape setback of five (5) feet* is required along at least one side of internal property lines, on all development parcels.

6.4.5 — All buildings facing a roadway frontage shall have a minimum ten (10) foot foundation planting area.

6.4.6 — Large natural granite boulders exist within March, and their use as part of the landscape theme is encouraged.

6.4.7 — Project drainage/retention areas should be landscaped with native vegetation in a natural manner, similar to naturally occurring drainageways elsewhere on site, with minimal or no use of turf.

* If perpendicular parking spaces are located adjacent to the minimum landscape zone, then a 2'-6" minimum parking overhang is required in addition to the above measurements (17'-6", 12'-6", and 7'-6" respectively).

6.5 ON-SITE PLANT SELECTION LIST

6.5.1 — Trees

Entries/ Parking/ Perimeter

- *Cercidium* 'Desert Museum' (Palo Verde 'Desert Museum')
- *Cercidium praecox* (Palo Brea)
- *Pithecellobium flexicaule* (Texas Ebony)
- *Thevatia peruviana* (Yellow Oleander)
- *Platanus racemosa* 'Bloodgood' (London Plane Tree)
- *Populus nigra* 'Italica' (Lombardy Poplar)
- *Fraxinus oxycarpa* 'Raywood' (Raywood Ash)
- *Magnolia grandiflora* (Magnolia)
- *Ficus macrocarpa* (Indian Laurel Fig)
- *Olea europaea* 'Swan Hill' (Olive Tree)
- *Rhus lancea* (African Sumac)
- *Podocarpus gracilior* (Fern Pine)
- *Cinnamomum camphora* (Camphor Tree)
- *Ulmus parvifolia* 'True Green' (Chinese Elm)
- *Koelreuteria paniculata* (Goldenrain Tree)
- *Pinus eldarica* (Afghan Pine)
- *Pinus canariensis* (Canary Island Pine)
- *Pinus halepensis* (Aleppo Pine)
- *Prunus carolina* (Carolina Laurel Cherry)
- *Brachychiton populneus* (Bottle Tree)
- *Tristania conferia* (Brisbane Box)
- *Geijera parviflora* (Australian Willow)
- *Magnolia grandiflora* 'Sommer', 'Russet', and 'Little Gem' (Magnolia)
- *Gleditsia triocanthos* (Honey Locust)
- *Eucalyptus leucoxylon* (White Ironbark)
- *Eucalyptus maculata* (Spotted Gum)
- *Eucalyptus nicholii* (Willow Peppermint)

- *Eucalyptus sideroxylon* (Red Ironbark)
- *Chitalpa tashkentensis*

Accent Trees

- *Cercis Canadensis* 'Hearts of Gold' (Hearts of Gold Redbud)
- *Jacaranda mimosifolia* (Jacaranda)
- *Lagerstroemia indica* (Grape myrtle)
- *Pyrus calleryana* 'Aristocrat' (Aristocrat Pear)
- *Tabebuia ipe* (Pink Trumpet Tree)

Parks/ Open Space

- *Quercus ilex* (Holly Oak)
- *Fraxinus oxycarpa* 'Raywood' (Raywood Ash)
- *Magnolia grandiflora* (Magnolia)
- *Platanus racemosa* 'Bloodgood' (London Plane Tree)

Palms

- *Phoenix dactylifera* (Date Palm)
- *Phoenix canariensis* (Canary Island Palm)
- *Washington robusta* (Mexican Fan Palm)
- *Washington filifera* (California Fan Palm)
- *Brahia armata*
- *Chamaerops humilis* (Med. Fan Palm)

6.5 ON-SITE PLANT SELECTION LIST

6.5.2 — Shrubs/Ground Cover

- *Acacia redolens*
- *Agave* spp.
- *Anigozathos* (Kangaroos Paw)
- *Baccharis* spp. (Coyote Brush)
- *Bougainvillea* spp.
- *Ceanothus* spp.
- *Coprosma kirkii*
- *Dasyllirion wheeleri* (Desert Spoon)
- *Dietes bicolor*
- *Dodonaea viscosa*
- *Elaeagnus pungens*
- *Gazania rigens* (Clumping Gazania)
- *Hemerocallis* species (Daylily)
- *Hesperaloe parviflora* (Red Yucca)
- *Heteromeles arbutifolia* (Toyon)
- *Lantana montevidensis*
- *Lavandula* spp.
- *Leucophyllum* f. 'Green Cloud' (Green Cloud Texas Ranger)
- *Leptospermum* (Tea Tree)
- *Lonicera 'Halliana'*
- *Miscanthus* spp.
- *Muhlenbergia* spp.
- *Myoporum parviflorum*
- *Pennisetum 'Cupreum'*
- *Photinia fraseri*
- *Phormium tenax*
- *Pyracantha*
- *Pyracantha 'Santa Cruz'* (Firethorn)
- *Plumbago auriculata 'Imperial Blue'*
- *Rhaphiolepis* spp.
- *Salvia* spp.
- *Senecio* spp.
- *Senna arternisioides* (Feathery Cassia)
- *Rosmarinus 'Prostratus'*
- *Westrigia fruticosa* (Coast Rosemary)

“Lighting is an important element contributing to the identity and unity of March Business Center.”

7.0 LIGHTING

7.1 OBJECTIVES

Exterior lighting is to be provided to enhance the safety and security of motorists, pedestrians, and cyclists throughout March Business Center. As with landscaping, lighting is also an important element contributing to the identity and unity of March Business Center.

To reinforce identity and unity, all exterior lighting is to be generally consistent in height, spacing, color and type of fixture throughout the area and throughout March Business Center.

7.2 STREET LIGHTING

Street lighting is being coordinated throughout March Business Center.

7.3 GENERAL ON-SITE LIGHTING PARAMETERS

To ensure consistency throughout March Business Center, on-site lighting must conform to the overall lighting parameters for March Business Center, including the following:

7.3.1 — On-site lighting includes lighting for parking areas, vehicular and pedestrian circulation, building exteriors, service areas, landscaping, security, and special effects.

7.3.2 — All exterior on-site lighting must be fully shielded and generally confined within site boundaries. The maximum lighting level at the property line of a site is .5 candle/ft. The maximum wattage for exterior lighting shall be 750 watts.

7.3.3 — Lighting fixtures are to be of clean, contemporary design. All exterior illumination shall be high-pressure sodium, low-pressure sodium, or Light Emitting Diode (LED). Metal Halide shall be prohibited. LED lighting at or within 100 Kelvin of 2,700 Kelvin shall be permitted.

7.3.4 — The location and design of all lighting must be approved by the JPA or its designee. All construction plan submittals shall include the submittal of a point-by-point lighting analysis.

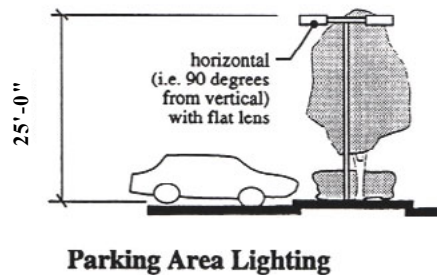


7.3.5 — Tilted wall fixtures (i.e., light fixtures which are not 90 degrees from vertical) are not permitted. The maximum height of building mounted light fixtures is 25'.

7.3.6 — Wall-mounted utility lights that cause off-site glare are not permitted. “Shoebox” or cut-off, glare-controlled lights are preferred.

7.4 VEHICULAR CIRCULATION AND PARKING AREA LIGHTING

7.4.1 — All vehicular circulation and parking lot lighting shall have cut-off fixtures (i.e., the bulb/source is not visible above “horizontal”). Pole and fixture height shall not exceed twenty-five (25) feet overall.



7.4.2 — Pole footings in traffic areas shall be above grade. They may be round or square and shall have a maximum footing height of 24" above grade.

7.4.3 — All luminaires shall have a Kelvin rating of 2700 plus or minus 100.

7.4.4 — Vehicular lighting levels shall be as follows:

	Minimum Maintained Illumination	Minimum Average Illumination	Uniformity Ratio (Avg. to Min.)
Vehicular Circulation	0.13 fc	0.52 fc	4:1
Parking Areas	0.14 fc	1.60 fc	4:1

7.5 PEDESTRIAN CIRCULATION LIGHTING

7.5.1 — Pedestrian walkways and building entries shall be illuminated to provide for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry to the building.

Pedestrian walkway lighting should be added as appropriate to enhance safety and visibility for users. All additional fixtures must be cut-off style.

Building entries may be lit with soffit, bollard, step, or comparable lighting.

7.5.2 — Step or bollard lighting shall be used to clearly illuminate level changes and handrails for stairs and ramps.

Bollards may be used to supplement and enhance other pedestrian area lighting. Bollard height shall not exceed forty-two (42) inches, and shall be cut-off.

7.5.3 — Courtyards, arcades, and seating areas shall be lighted to promote pedestrian use and safety. A variety of lighting may be used to create interest and special effects in coordination with the character and function of the area.

7.5.4 — All pedestrian lighting shall have a Kelvin rating of 2700 maximum.

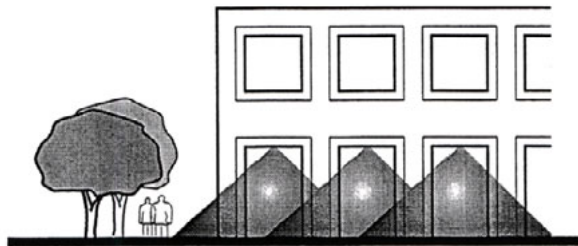


7.6 ARCHITECTURAL LIGHTING

Architectural lighting effects are encouraged to promote nighttime identity and character.

7.6.1 — All exterior architectural lighting shall utilize indirect or hidden lighting sources. Acceptable lighting includes wall washing, overhead down lighting, and interior lighting that spills outside. All architectural lighting shall be fully shielded to eliminate views of the source of illumination from public streets and adjacent sites.

7.6.2 — Entry areas should be lit so as to provide an inviting glow from the interior.



Illumination from Building

7.7 SERVICE AREA LIGHTING

All service area lighting must be fully shielded and shall have a Kelvin rating of 2700 plus or minus 100.

7.8 ACCENT LIGHTING

Unique lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas, provided it is compatible with all other lighting. Accent lighting used in landscaping and pedestrian areas shall employ shielded light sources and have a Kelvin rating of 2700 plus or minus 100.

“A well designed and executed sign system is an affordable and effective method of presenting a professional appearance.”

8.0 SIGNAGE REQUIREMENTS

8.1 INTRODUCTION

A cohesive system of signing has been created to provide additional design continuity to the project and to reinforce the architectural themes.

Project entry signs, off-site directional signs, and regulatory signs installed by the JPA will be in the same “family” of signs, consistent with the theme of the project. Development parcel guidelines have been provided to reinforce this continuity throughout the project.

8.2 MATERIALS

Contemporary, professional, and creative use of simple, low maintenance materials is encouraged. These materials should include metal or masonry consistent with and complimentary to the lot architectural design. All materials and coatings shall be of a high quality industrial/commercial grade to ensure longevity and minimal maintenance. Property owners will be required to maintain *all* on-site signage in a professional manner consistent with its initially approved appearance.



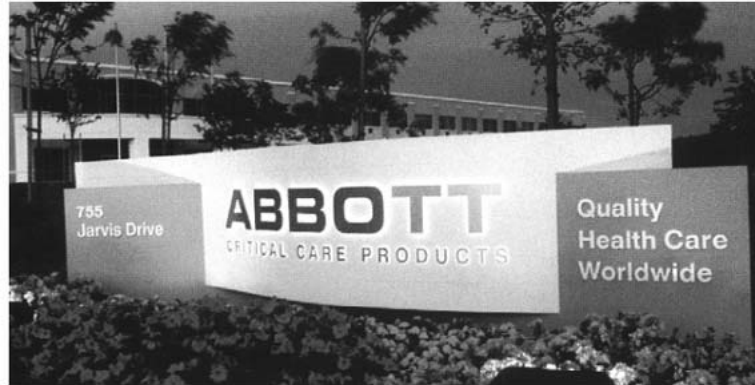
“Creativity is encouraged with monument and site signage.”



8.3 MONUMENT SIGNS AT LOTS

Each lot in March Business Center fronting on an internal circulation road or a public road shall be allowed one (1) monument sign.

A monument sign is defined as a ground mounted, low profile, free standing sign, with a support structure designed to be integral to the overall sign design.



Monument signs may be up to Ten (10) feet long by eight (8) feet tall by two (2) feet deep. Monument signs should be placed perpendicular to the adjacent roadway whenever feasible. The monument signs shall be of prefinished, flat faced metal panels with applied letters and graphics, which are a minimum of one (1) inch deep, and a maximum of fourteen (14) inches high, not including logos. Internal illumination is discouraged, in favor of ground lighting or reverse lit copy. In addition, each monument sign shall have the numerical street address incorporated on the sign, with a minimum of six (6)-inch high copy. When internal illumination is provided on monument signs, it shall be illumination of the sign copy and logo only, with no illumination of sign background.

8.4 DIRECTIONAL/INFORMATIONAL SIGNAGE

Each lot in March Business Center may have ground mounted directional/informational signage installed as determined by the JPA at the time of site plan submittal, and consistent with the Development Code.

8.4.1 — Building Signs

In addition to monument signs, each building in the March Business Center shall be permitted to have one (1) building-mounted illuminated sign on the façade facing the road serving as primary vehicular access to the site, and one on an additional building face if located on an additional street frontage (not to exceed two signs total). The height of said sign shall not exceed 30% of the height of the façade and 10% of the building length, up to a maximum length of twenty (20) feet and a maximum of eighty (80) S.F. On buildings in excess of 200 feet in length, a maximum of two (2) signs shall be permitted on each approach. Of the two (2) signs shall not exceed 10% of the building length (or a maximum length of forty (40) feet and a maximum of 160 square feet).



8.4.2 — Freeway Signs

A total of three freeway signs shall be permitted for the entire March Business Center, with a maximum height of 45', a maximum sign area of 150', and signage limited to the master project name and logo (March Business Center), and up to three tenants each, upon approval of the March Joint Powers Commission.

8.4.3 — Multi-Tenant Signage

For buildings which house more than one tenant, one (1) additional building sign shall be permitted for each tenant, and tenant space. The signs shall not exceed two (2) feet in height and not exceed 60% of the width of the tenant's lease space, up to a maximum of 15' in length. In addition, the permitted monument sign may be constructed in a way to allow identification of each tenant in addition to any identification of the building, up to 8 tenants maximum. All multi-tenant signage shall comply with a uniform sign program.



8.5 NOT PERMITTED

The following types of signs shall not be permitted except where noted:

1. Animated Sign
2. Awning (containing signage)
3. Automatic Changing Sign
4. Special Event Sign — not to exceed 30 days per year, permitted on building face occupied by the tenant, in the form of a temporary banner with maximum area of 80 square feet.
5. Changeable Copy Sign (Except at fueling stations where cost per gallon of various grades of fuels are integrated into the approved signage.)
6. Flags — (Exception: Up to 3 flags/flagpoles may be provided, not to exceed 20' in height. These flags may contain the American flag, California flag, and corporate logo, but may not contain marketing information for the tenant.)
7. Flashing Sign
8. Marquee Sign
9. Outdoor Advertising Sign
10. Portable Sign
11. Pennant
12. Rotating Sign
13. Billboards, searchlights and inflatable signs.
14. Other signs not specifically permitted in this section.

8.6 ADDITIONAL SUBMITTAL REQUIREMENTS

Plans for proposed tenant sign designs must be submitted to and approved in writing by the March JPA, or its designee, prior to making an application to the building department for a sign permit, consistent with this document.

Sign dimensions, materials, colors, copy layout, location, or placement on storefront elevation, construction details, and lighting techniques including bulb types and wattage should be identified on the plans. Shop drawings, color, and material samples must also be provided. Prior to installation, owner must obtain a permit from the March JPA and shall comply with the Uniform Building Code and the National Electrical Code Requirements.



9.0 MAINTENANCE REQUIREMENTS

9.1 COMMON AREAS

Use of a landscaped maintenance assessment district mechanism is proposed for the maintenance of portions of the open space and landscaped areas within the March Business Center. The district would be formed per the “Landscape and Lighting Act of 1972” which allows for properties to be assessed via property tax billing for allocated maintenance items. The Master Developer, with assistance from the March JPA staff, will be responsible for the formation and initial funding of the district, which will be approved and adopted by resolution by the March Joint Powers Commission. The district is intended to be utilized exclusively for the ongoing expenditures and/or construction of the improvement; the improvements will be constructed by the Master or future developers as outlined in a particular subdivision’s conditions of approval or otherwise mandated by approving jurisdictions. Subdivision conditions of approval will require that affected improvements territories will be subject to the district, as well as all subsequent subdivisions/phases of the March Business Center.

The district’s maintenance responsibilities and budgeted items will include, but not be limited to the following:

- Street lighting electricity, maintenance and replacement,
- Landscape maintenance of the parkways and medians adjacent to all public streets, generally per the attached diagram,
- Irrigation water for the above,
- Tree trimming and/or color replacement,
- Maintenance of drainage structures and facilities not maintained by RCFCD,
- Master project entry monumentation, maintenance and repairs,
- Any insurance requirements,
- Slope maintenance (over 10’ in vertical height),
- District management fee.

Landscaped areas within each lease parcel, including side and rear yards, shall be maintained by individual lease parcel tenants. Maintenance of each individual lease parcel shall conform to standards for common area maintenance. All maintenance of landscaping shall be performed in accordance with the March JPA Development Code.



9.2 LANDSCAPE

9.2.1 — General

The Landscape and Lighting District will maintain all landscaping in both common areas and public right-of-ways to assure uniformity in appearance and high level of quality control. Individual tenants shall be responsible for landscaping in their project areas within their property boundaries.

If any existing landscape (including existing or new plantings, hardscape, landscape features, etc.) is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the tenant, unless prior agreement is obtained with the District.

9.2.2 — Irrigation

The following standards shall apply to the development of irrigation systems:

- Irrigation systems shall be designed to maintain the proposed vegetation.
- Irrigation systems shall comply with the March JPA Development Code.
- Submission of a complete irrigation system design shall be required consistent with Section 2 of these Guidelines and the Development Code.

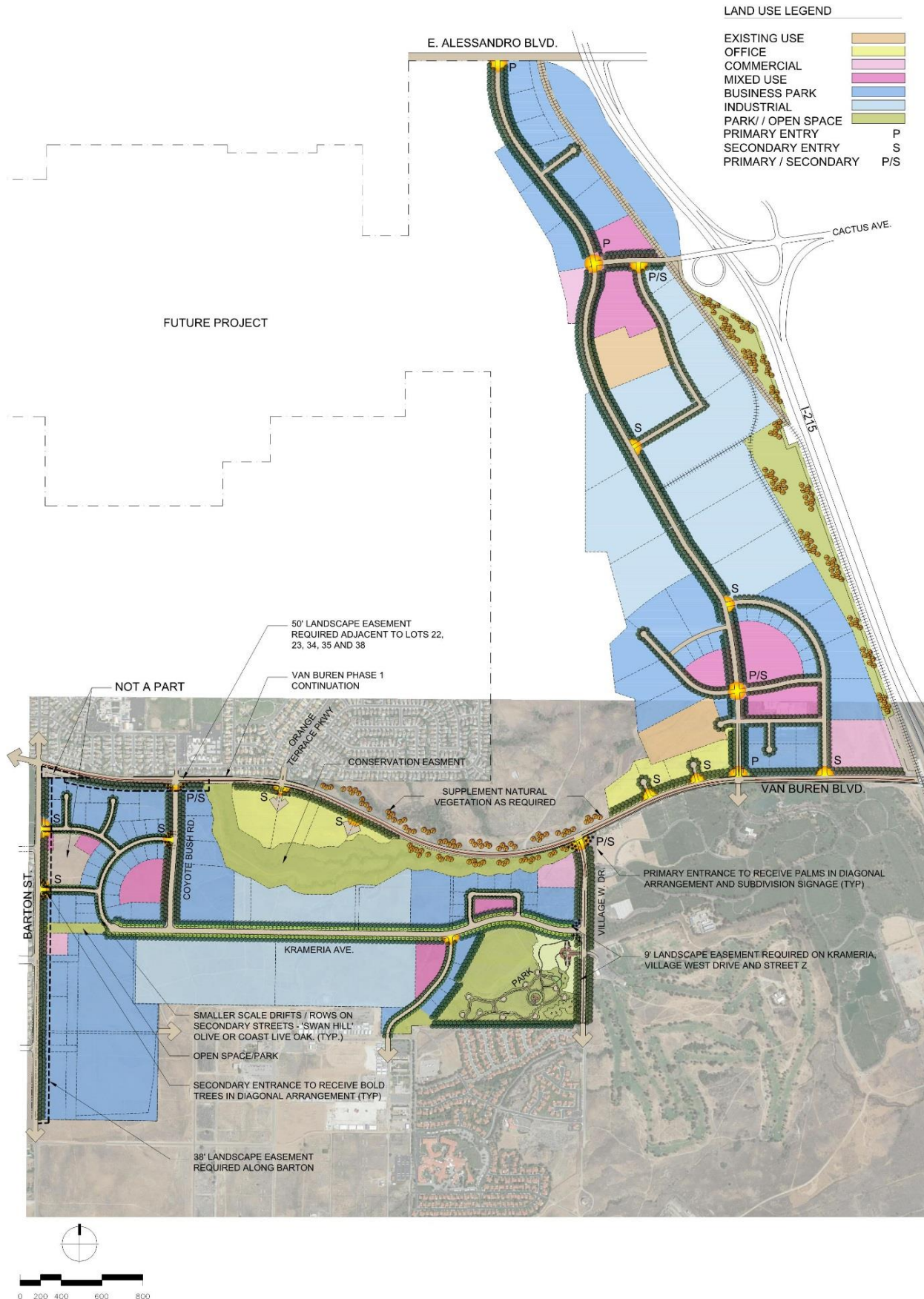


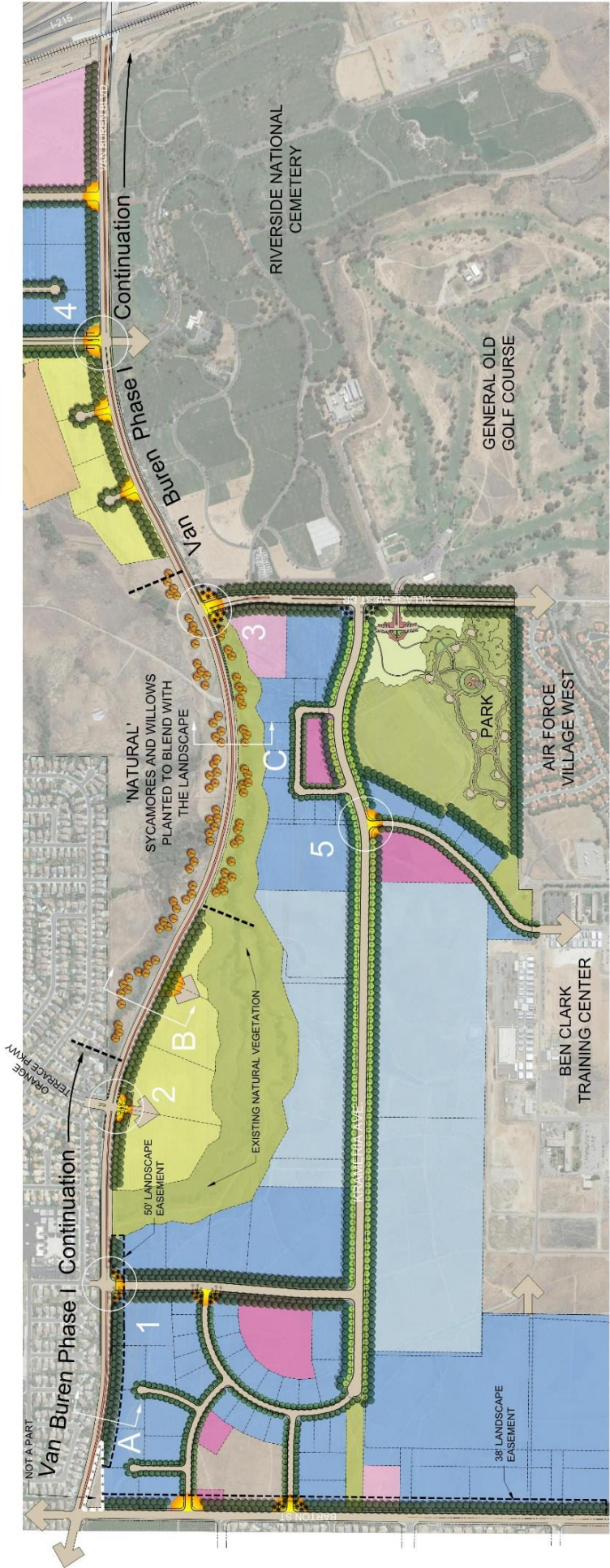
10.0 Appendix

10.1 Landscape Concept Plan/Design Vignettes

The following drawings illustrate the general design theme, style, and materials for the landscape architectural components within the "public realm" of March Business Center. While most of these elements will be implemented by the Master Developer, individual site developers are encouraged to utilize these design documents for reference and incorporate thematic elements to ensure consistency throughout the project.





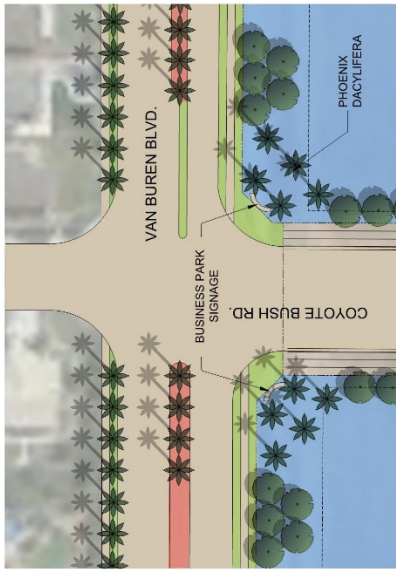


VAN BUREN CORRIDOR LANDSCAPE CONCEPT
DESIGN GUIDELINES

MARCH BUSINESS CENTER
RIVERSIDE, CA

Meridian

RLA
RIVERSIDE LANDSCAPE ARCHITECTS
1000 N. MICHIGAN AVE.
SUITE 200
RIVERSIDE, CA 92507
(951) 514-1100
RLA.COM



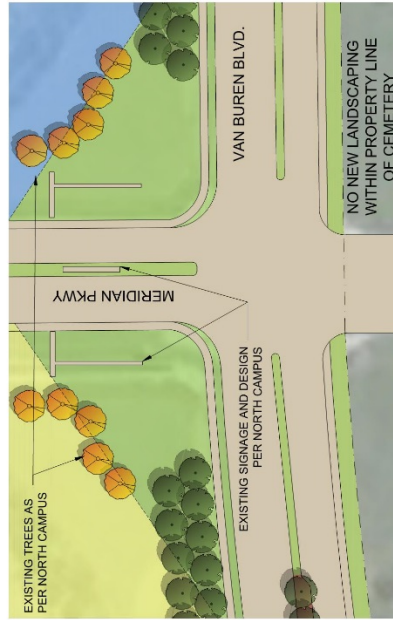
① VAN BUREN BLVD. AT COYOTE BUSH RD.



② VAN BUREN BLVD. AT ORANGE TERRACE PKWY



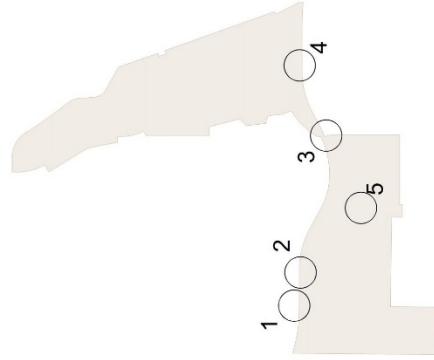
③ VAN BUREN BLVD. AT VILLAGE WEST DR.



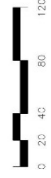
④ VAN BUREN BLVD. AT MERIDIAN PKWY



⑤ KRAMERIA AVE. AT STREET 'M'



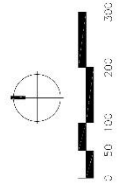
Key Map



INTERSECTION LANDSCAPE CONCEPTS DESIGN GUIDELINES

MARCH BUSINESS CENTER
RIVERSIDE, CA

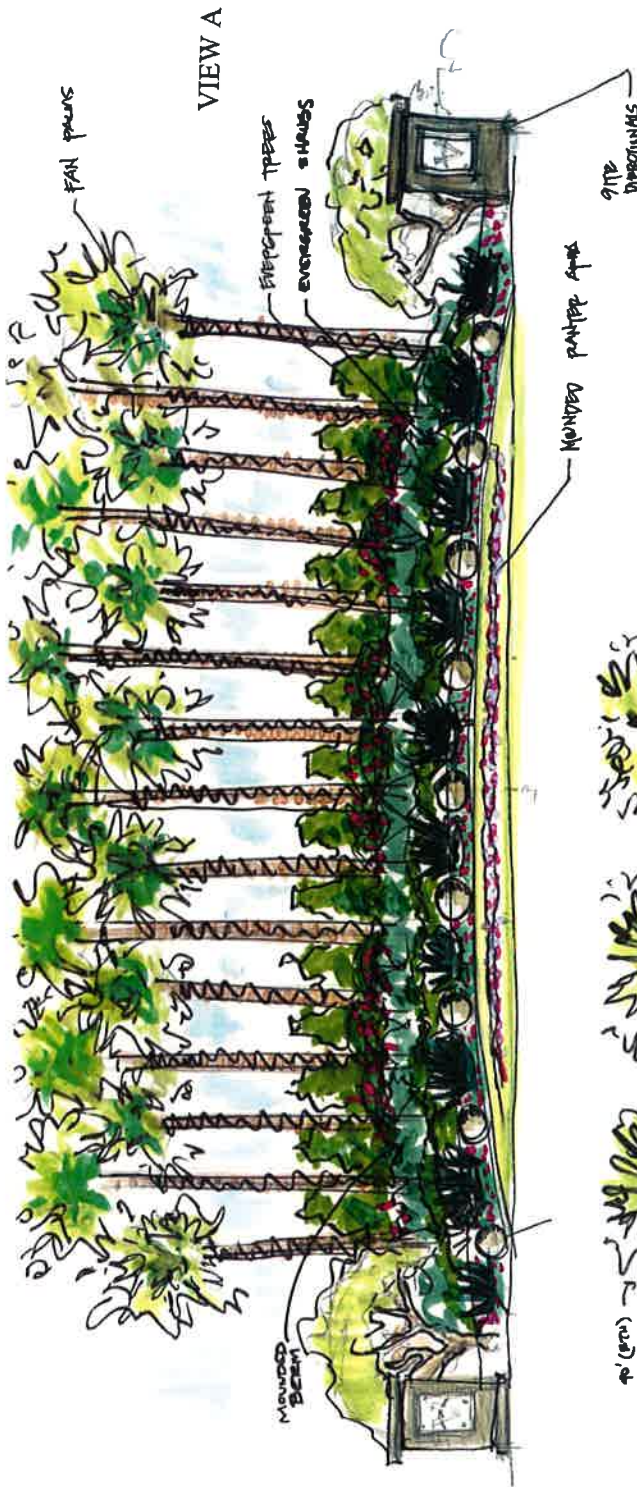




MARCH INTERPRETIVE CENTER
DESIGN GUIDELINES

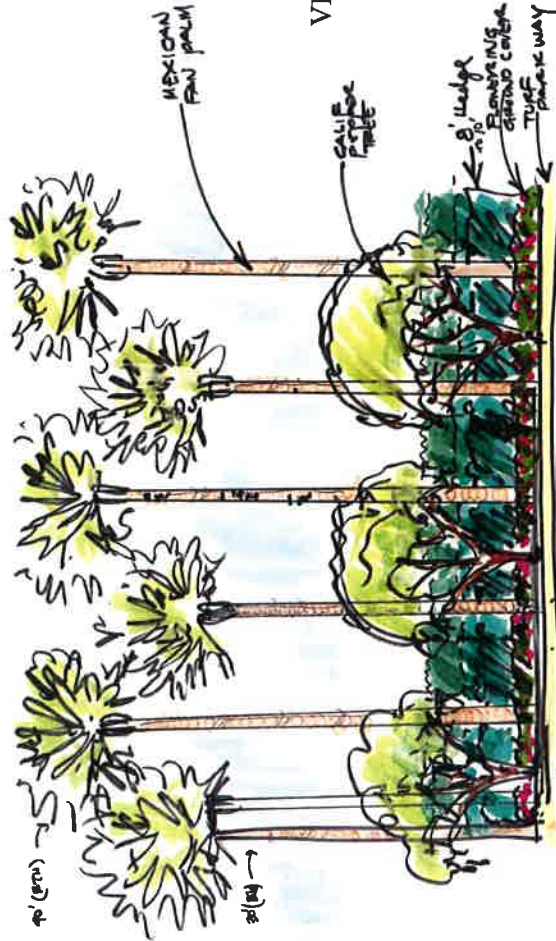
MARCH BUSINESS CENTER
RIVERSIDE, CA





Cactus Avenue Intersection
Elevation

1/4" = 1'-0"



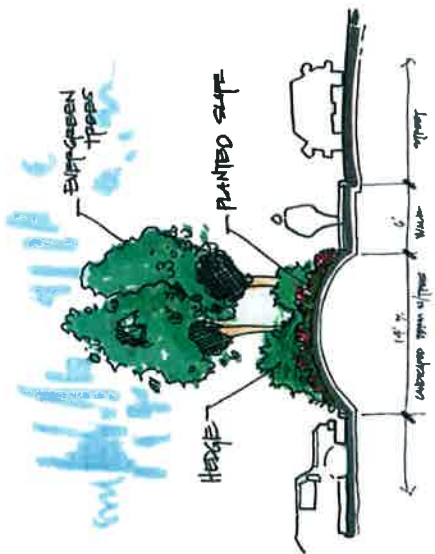
Cactus Avenue Street Scene
Elevation

1/4" = 1'-0"

SCHEMATIC LANDSCAPE PLAN

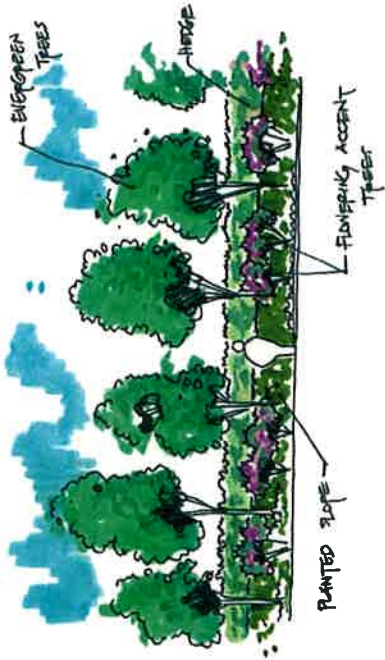


March 5, 2003



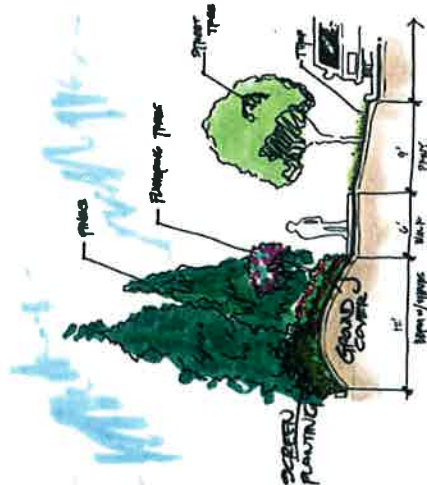
Secondary Street Scene (Typical)
Section

Scale: 1/4" = 1'-0"



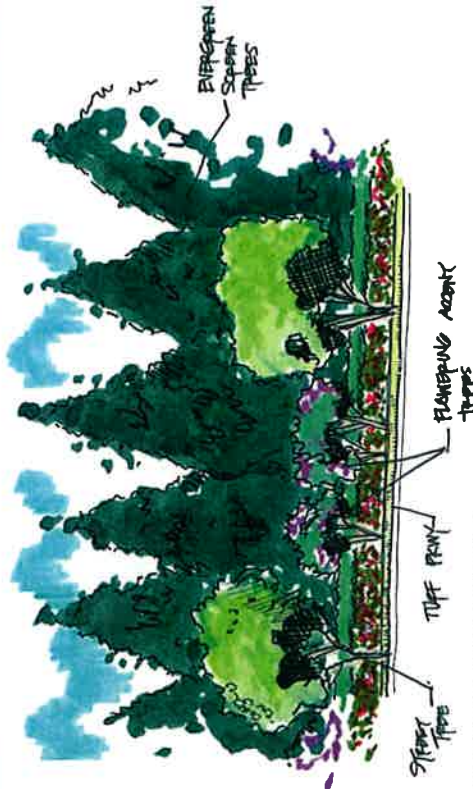
Secondary Street Scene (Typical)
Elevation

Scale: 1/4" = 1'-0"



Alternate Secondary Street Scene (Typical)
Section

Scale: 1/4" = 1'-0"



Alternate Secondary Street Scene (Typical)
Elevation

Scale: 1/4" = 1'-0"



March 5, 2003

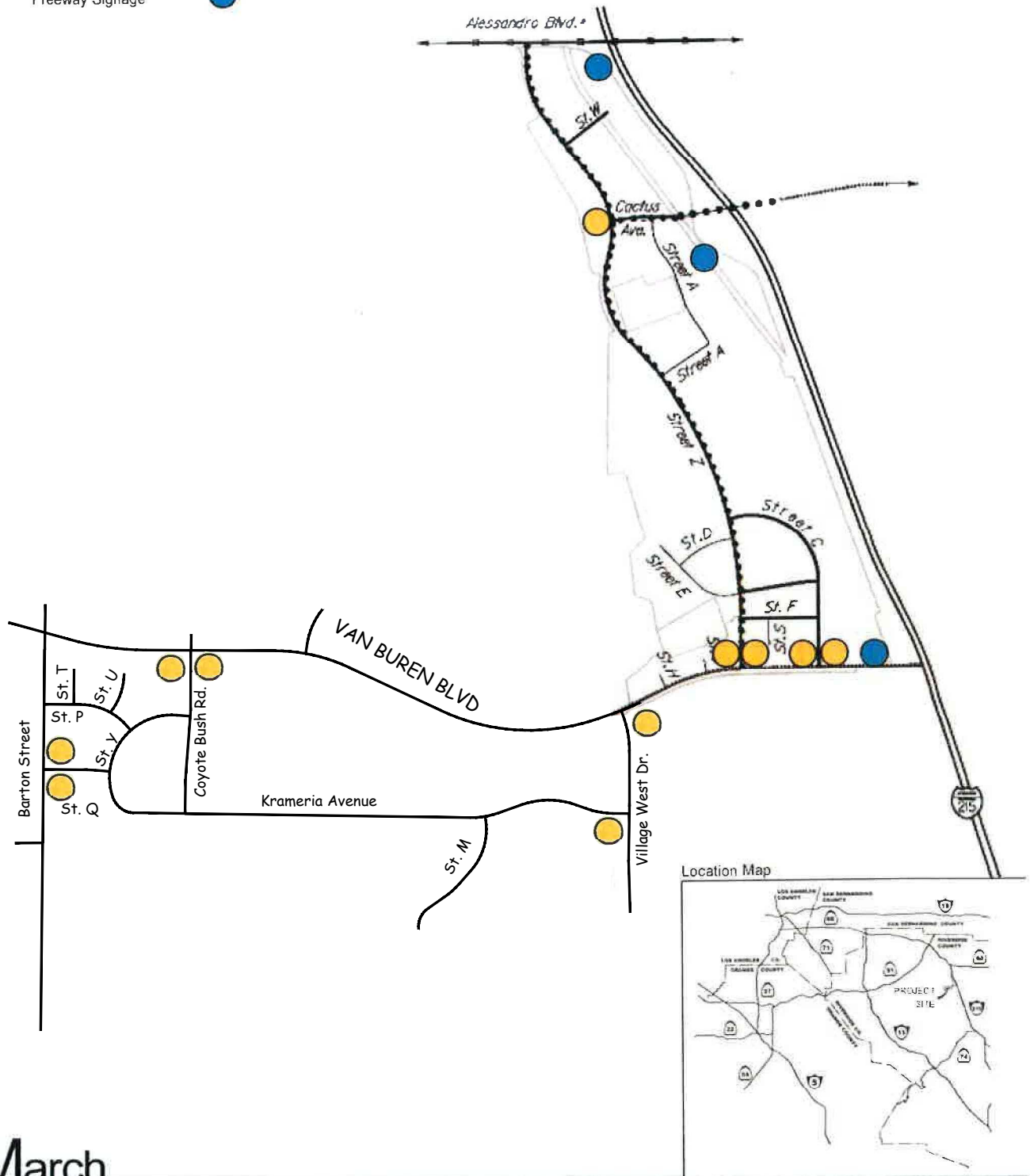
SCHEMATIC LANDSCAPE PLAN

Signage Legend

Business Park Signage



Freeway Signage



March

Business Center

Identification & Freeway Signs

October, 2003



LENNAR PARTNERS
An LVR Group



Kimley-Horn
and Associates, Inc.

