5| DESIGN GUIDELINES

5.0 DESIGN GUIDELINES

5.1 Introduction

Design Guidelines are an important component of the Related Bristol Specific Plan. They provide a cohesive and well thought out direction on site planning, architectural quality, landscape design, and other site development factors within the specific plan area. These guidelines are intended to promote creative and high-quality future development of the Project Bristol community while providing flexibility in implementing future projects.

The Related Bristol Specific Plan area will be a residential, commercial, and cultural hub for the City of Santa Ana. Located along Bristol Street, the planning area is one of the southern gateways of the City of Santa Ana. The Specific Plan area is seen as one of the bookends for the City's core, including the Civic Center area and several community attractions.

As described in Section 3 (Development Plan), the Project consists of two districts: The Mixed-Use/Residential North District (Blocks 1-10) and the Mixed-Use Village Core District (Blocks 11-21). In order to keep a consistent look and feel to the Related Bristol development, many design elements will be consistent throughout the two districts. In support of the overall vision of the community, many of the design guidelines within this section will be applicable across both districts. There are some unique characteristics between the two areas that require specific design guidelines that will only be applicable within a particular district. In reading this section, use the following symbols as guidance to know which guidelines apply to projects within each district.

RN = Mixed-Use/Residential North District

VC = Mixed-Use Village Core District

For future implementing projects, all guidelines marked with the symbol that corresponds to that project's Village shall apply.

5.2 Applicability and Interpretation

These guidelines provide direction for implementing design projects and illustrate options and techniques that assist property owners, developers, architects, and others when determining the appearance, functionality, and design of new development. The provisions of this section shall apply to all development within the Specific Plan boundary.

The Design Guidelines section of the specific plan provide recommendations when completing a development project. Prior to submitting a project, applicants should review the Design Guidelines to ensure that their proposed development is keeping within the character of the community and guiding principles envisioned for the Specific Plan area.

The Design Guidelines are not zoning regulations or development standards. Where there is conflict between the Design Guidelines and other applicable City Design Guidelines, the Related Bristol Specific Plan will supersede those guidelines.

The Design Guidelines contain language that reflects the following definitions (see also Development Standards):

- The words "shall" or "must" indicate a design standard and means that it is mandatory that development conform with that standard.
- The word "should" or "may" means that the guideline is intended as a recommendation and is not a required standard.

Projects must be consistent with the intent of the guidelines. However, alternative design approaches that meet the intent of the Design Guidelines but are not expressly discussed within this Section may be considered by the decision-making body.

This document includes guidelines for the development of all allowed uses within the Specific Plan area. Graphics and diagrams are included to illustrate guideline intent and are not intended to show the only possible design treatment.

5.3 Related Standards and Guidelines

The City of Santa Ana has additional design guidelines, standards, and regulations that should be reviewed during the design process for any new development or renovation, however the Specific Plan design guidelines take precedence. Design criteria not addressed in the Specific Plan will default to the recommendations made in the applicable City design guidelines.

- City of Santa Ana Municipal Code
- City of Santa Ana Commercial Design Guidelines
- City of Santa Ana Residential Design Guidelines
- City of Santa Ana Design Guidelines for Water and Sewer Facilities
- Commercial Area Landscape Standards

5.4 Placemaking and Implementation of the Plan Vision

As stated in Section 2 of the Specific Plan, the vision for the project centers around creating a magnetic, walkable, people-centered community for future residents and the region as a whole. The project accomplishes this through the connection of vibrantly programmed community spaces to high quality urban neighborhood and commercial districts which are oriented at the block level.

The design guidelines within this section are drafted in support of accomplishing the following five design concepts.

5.5 Site Planning and Circulation

The site planning process and guidelines are the glue that bind a development project. The site plan considers the layout of buildings, open space, parking, and other uses within the site as well as the relationship of the site to the surrounding context.

Interwoven within the framework of the built environment and community spaces are the pedestrian and vehicular circulation pathways that take residents and visitors from point A to point B in an engaging, safe, and enjoyable manner. The project area is focused on the experience at a pedestrian level and the guidelines within this section support that vision.

5.5.1 Site Planning Guidelines

A. Building Placement and Orientation RN VC

- Buildings should be located to define, connect, and activate public and private open spaces as usable plazas, parks, and gathering spaces.
- Spaces at the corners of major intersections (Sunflower and Bristol and MacArthur and Bristol) should incorporate statement design features to signify a sense of arrival to the specific plan area and serve as landmark elements for the project area. This may include architectural design of buildings, inviting open space areas, or freestanding design features such as an obelisk or other similar monumentation or public art.
- Buildings should be located directly adjacent to the pedestrian walkway to promote ease of access and a walkable urban environment. Landscaped setbacks are allowed in commercial, residential, and hotel uses abut public streets to create a sense of privacy.
- Buildings must follow the maximum heights permitted in the Development Standards section and should consider vertical variety such as lower building heights and upper-level step-backs to create height and massing variety as well as respond to sensitive receptors such as adjacent residential uses.
- Buildings should be generally be oriented parallel to streets with varying setbacks to provide visual interest and varying shadow patterns.
- When possible, free-standing buildings should be sited along street frontages.
- Buildings should be arranged to provide convenient access to transit stops and short-term parking/loading.
- Buildings and on-site circulation should be organized to minimize areas of conflict between pedestrians and vehicles with a focus on promoting pedestrian and cyclist safety and comfort.

B. Compatibility Between Uses RN VC

- Commercial and residential structures may be planned in a horizontal mixed-use setting or stacked vertically with residential on top of commercial uses to promote an urban environment.
- When residential and commercial uses are located in the same structure in a mixed-use setting, development should provide separate entrances for each use.
- Minimize the potential impact of commercial or hotel loading and back-of-house uses adjacent to residential uses where possible.

C. Public Safety by Design RN VC

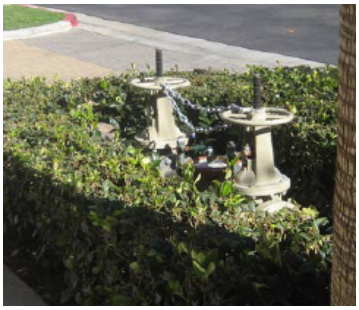
- Use the concept of natural surveillance, or "eyes on the street," by promoting features that maximize the visibility of people, parking, and building entrances.
- Visually delineate the separation between public and private spaces with paving, building materials, grade separations or landscaping.
- Use the concept of stewardship by promoting features such as landscape planting, paving designs, and gateway treatments that define property lines and distinguish private space from public space.
- Use the concept of walkability control by designing streets, walkways, building entrances, and development entries to clearly indicate public routes and to identify access to private areas.

D. Utility Guidelines

Commercial spaces shall be designed with maximum flexibility of uses to be responsive to rapidly changing retail environments. The following are guidelines for utilities.

- Floor Plate Height. In mixed-use buildings, ground floor retail spaces should be designed with sufficient plate height to accommodate the utilities for a variety of uses, including provision of sufficient height for food service-related uses.
- Utility Service Connections. Where feasible, utility service connections from rights-of-way or easements shall provide subterranean connections to site structures, including principal structures, garages, storage areas, and site lighting.
- All utilities shall be located in accordance with Agency standards.
    - Where feasible, electrical transformers should be screened or incorporated into the building to read as part of the architecture.

- Electrical meters or switch gears should be placed in boxes/cabinets/enclosed in a manner integrated into the building architecture. Such enclosures/cabinets should be factored into building setbacks and pedestrian zones.



- Ground-mounted mechanical equipment shall be located inside utility cabinets, and/or behind landscaping to screen this equipment from streets, walkways, parks, and common areas. Items to be screened include, but are not limited to, power transformers, electrical equipment, backflow preventers, antennas, HVAC (heating, ventilation, and air conditioning) equipment, and other similar mechanical equipment and utilities.

- Fire Service. Above-ground fire service appurtenances, including backflow prevention devices, post indicator valves and fire department connections shall be placed in locations as approved by Orange County Fire Authority (OCFA).
  - Appurtenances shall be screened by landscaping to the extent allowed by OCFA.
- Sewer manholes, storm drain manholes, and grease interceptors shall be placed in areas that can be accessed by maintenance personnel.
  - Grease interceptors should be placed in paved areas that are accessible to maintenance vehicles and should not be located in high volume pedestrian pathways or within handicapped parking stalls.
  - Servicing of grease interceptors should be timed during off-peak hours when feasible to avoid conflicts with pedestrians and commercial users.
- Ventilation Systems. In a mixed-use building where food service is provided on the ground floor, ventilation piping/ducting should be incorporated into the building architecture, either within the building walls (preferred), or screened through architectural features or through materials which match the building façade.
- Lighting. The scale, materials, colors, and design detail of light posts and fixtures should reflect the desired character of the project and the architectural style of the surrounding buildings. Light posts shall be appropriately scaled to pedestrians near sidewalks and other areas of pedestrian circulation. Extremely tall light posts and fixtures should be avoided. Bollard lighting is encouraged to illuminate walkways.

5.5.2 Circulation Guidelines

A. Roadway Network Design RN VC

- In keeping with the concept of pedestrian-friendly streets, internal private roadways and adjacent areas within the right-of-way should be designed to provide for safe and efficient use by pedestrians, bicyclists, and vehicles.
- Internal roadways should follow a hierarchy of use with larger collector roads distributing vehicles to local streets and private roadways.

- Roadways adjacent to community spaces, commercial corridors, or within heavily residential areas of the planning area should incorporate traffic calming measures such as striping and bulb outs to slow speeding vehicles and prioritize pedestrian and bicycle travel.
- Dead end roadway aisles should be avoided where possible.

B. Pedestrian Access and Circulation RN VC

- Pedestrian access into the Related Bristol Specific Plan area should be accommodated from the surrounding public roadways through pedestrian-oriented walkways and paseos.
- Primary access points to buildings and pedestrian spaces should be clearly defined using accent paving, signage, or other architectural details.
- Primary building access should be located on public streets or open spaces to activate the public realm.
- Accommodate pedestrian, bicycle, and vehicle traffic cohesively through streets.

C. Vehicular Access, Circulation, and Loading RN VC

- The number of vehicular access points to parking facilities should be minimized to decrease interruptions to surrounding roads and alleys.
- Ingress and egress points to the site should align with access points on adjacent properties when possible to create opportunities for four-way stops and intersections. Driveway access locations should also consider adjacent driveways.
- The site entry driveway location should be coordinated with existing or planned median openings when possible. Driveways should also line up with driveways on the opposite side of the public roadway when accessible through a median opening.
- Internal streets should efficiently facilitate movement of vehicles from external streets to parking structures and lots.
- To ensure visibility for vehicles entering and existing the site, unobstructed site lines at corners and mid-block should be provided. Visual obstructions at entrances and exits are prohibited within a 15 ft. diagonal cut-off (triangular area). The location of above grade utilities within these areas should be avoided where possible.
- Elements such as striping, differentiation of paving materials (i.e. cobbles, bricks), bulb outs, and other traffic calming measures should be implemented where feasible.
- Site circulation should allow for and facilitate emergency access to the site and all buildings.
- Loading zones may be provided on-street or within the buildings.
- On-street loading zones may be shared between adjacent buildings.

5.6 Architecture and Building Design

5.6.1 Architectural Character

New development within the planning area will be defined by innovative, creative, high-quality architecture, no matter the architectural style. Architectural components and details are the most visible components of a project and are often what creates a lasting first impression for visitors. New development should not be constrained to duplicating existing on-site architectural styles as aesthetic qualities, trends, and materials are constantly updating and changing.

Development within the Specific Plan area should ensure that the appearance of on-site structures do not become dated and the area remains an example of high-quality architecture within Santa Ana.

- Buildings should emphasize a clear architectural style, properly articulated and detailed for that style.
- Architectural elements should serve to activate on-site open space components to create a cohesive space.
- The use and size of specific architectural details, such as cornices, columns, banding, or other elements of building design should be fitting of the architectural style.
- All support structures within multi-family residential developments (i.e., laundry facilities, recreational buildings and sales/lease offices) should be compatible in architectural design with the surrounding buildings.

The images in Figure 5-1 represent example imagery of the potential architectural character for development within the specific plan area. These are intended to communicate a high level of quality and attention to detail, regardless of future architectural style.

Figure 5-1 Conceptual Architectural Character Imagery






Figure 5-1 (cont'd) Conceptual Architectural Character Imagery

5.6.2 Timelessness Architectural Precedents for Commercial and Retail Uses

As the cultural heart of Related Bristol, the architecture of commercial space in the district should reflect the wide variety of activities which it hosts. Materials should contribute color and texture to the environment with equal attention paid to the design of building elevations, roofs, sidewalks, plazas, and streets. Exterior lighting is encouraged where it contributes to the vibrancy and safety of public space in evening and low-light hours. Among the encouraged materials for commercial architectural uses are:

- Brick
- Stone
- High-quality stucco
- Architecturally detailed metal
- Glass and glazing

General Architectural Guidelines

A. Form, Massing, and Scale RN VC

- Each building should have a clearly defined relationship to the public realm, entry point, and delineation between the public and private realm in both Plan and Elevation. Upper floors should include variations in the façade plane to increase building aesthetic interest and allow for windows insets, balconies, or other outdoor amenities.
- Throughout the Specific Plan area, a variety of massing strategies should be utilized to reduce the visual impact of larger buildings and to bring light and air to pedestrian areas at ground level. Recognition of a street wall datum at is encouraged through the use of step-backs, cornice lines, or changes in material. Additionally, where medium- or high-rise buildings are located adjacent to low-rise structures (e.g. 3-story town houses, single-story retail) the massing strategy should consider the contrast in scale and create a cohesive experience for the public realm.

The figure below provides an example of how massing strategies might be employed to create the desired effects.

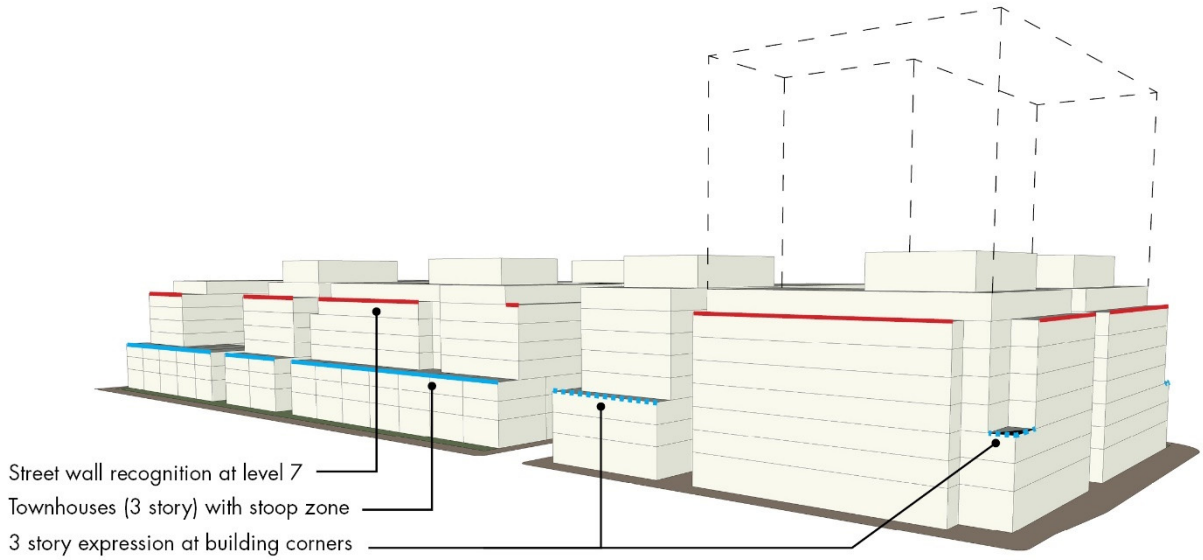


Figure 5-2 Typical Building Massing Strategies

- Architectural elements such as bays, bay windows recessed or projecting balconies, verandas, porches and other elements that add visual interest, scale, and character to the neighborhood are encouraged.
- Tall structures should incorporate ground floor variation to promote public realm vibrancy such as active entries, signage, awning, setbacks, and lighting at a human scale to ensure that large structures are contributing to the character of the streetscape.
- "360 degree" architecture should be implemented. All faces of a building, no matter if visible from a public space or not, should receive equal consideration in regard to design features and architectural interest.
- Boxy and monotonous facades and large expanses of flat wall planes are strongly discouraged.

B. Façade Articulation RN VC

- Long building facades should be broken up through the use of vertical and horizontal design elements, including windows, banding, or material changes.
- Buildings should incorporate more detailed design elements at lower levels where they activate the public realm and are perceptible to pedestrians.
- Pedestrian level exterior walls should have elements of building depth and character. Emphasize windows, trellises, roof overhangs, recessed or projected stories, columns, balconies, awnings, or other features.
- Building facades that are operable and open to public space are encouraged where programmatically appropriate.
- Variation of materials and architectural style among retail facades is encouraged. In single story retail areas, variation among roof heights is also encouraged.

C. Frontage Types RN VC

Street frontages are important architectural elements in creating engaging and exciting pedestrian experiences at the street level. Building street frontages may vary in the articulation of building facades, incorporation of overhead elements, and use of open space for gathering/seating areas and aesthetic quality. The exhibits below show several example frontage types and the different architectural elements that help to define each frontage type.

- Building frontages should be designed consistent with the use at the ground level. For example, commercial spaces should be more engaging for pedestrians while residential uses should provide privacy for residents.
- A mixture of building frontages should be incorporated to create a visually appealing street scene at the pedestrian level.
- Shopkeeper units and other mixed-use building types should read as commercial spaces at the ground level, with windows or other architectural imagery emphasizing the commercial use.

D. Roof Treatment RN VC

- Rooftop amenity spaces are encouraged for both residential and commercial/hotel spaces. Residential amenity spaces may be buffered from the ground level to promote privacy. Commercial amenity spaces are encouraged to be visible from the ground in order to enhance the sense of activity throughout the public realm.
- Rooftops not used for amenity spaces may incorporate sustainable elements such as green roofs or solar panels. Residential rooftop amenities would be not be publicly accessible.
- Rooftop mechanical equipment should be screened from view from ground level and any lower-level area of neighboring buildings. The aesthetics of all screening elements should be in keeping with the architectural style and intent of the building on which they are located.

E. Green Building Design RN VC

- Materials and technologies that minimize environmental impacts, reduce energy and resource consumption, and promote long-lasting development are encouraged.
- Window technologies such physical sun shading, low-e coatings, and insulated daylighting panels should be utilized where appropriate to decrease the energy costs associated with cooling buildings during most of the year.

5.6.3 Commercial Space

A. Windows, Doors, and Storefronts RN VC

- Variation of materials and architectural styles among retail facades is encouraged. In single-story retail areas, variation among roof heights is also encouraged.
- Primary building entries should be easily identified and provide a prominent sense of entry.
- Commercial storefronts adjacent to the public walkway should have large glass windows to provide views into the store or display opportunities. Where possible, full-height glazing is encouraged.
- Low-iron vision glass is encouraged on lower floors that are accessible to the public, especially on commercial storefronts. Low-e coatings and other window treatments are appropriate on higher floors to manage building heating and cooling needs.

B. Corner Conditions RN VC

- Buildings with special architectural elements should be positioned on corners of significant intersections, entries, or where they contribute to the quality of public space. Elements may include:
  a. Clock towers
  b. A taller, prominent rooftop element
  c. Step backs on upper floors
  d. Monument signs
  e. Art
  f. Ground floor setbacks and easements

- Vertical focal elements become landmarks and serve as orientation points for the community. Vertical focal elements are encouraged, especially for buildings adjacent to intersections and transit nodes.
- Corners should be preserved for active retail uses to add vibrancy and energy to the public realm.

C. Commercial Outdoor Kiosks & Carts RN VC

- The placement of kiosks should not impede access to:
  - Pedestrian paths of travel on public or private property
  - Building entrances and storefronts
  - Public property or adjacent property
- Kiosks and carts should be temporary in nature and able to be moved. Semi-permanent kiosks and carts are permitted.
- Outdoor spaces should be designed to be able to provide electricity to outdoor kiosk spaces.
- Design of kiosks and carts should be designed with consideration given to color scheme, and character relative to its location
- Signage on kiosks and carts should contribute to the overall variety and vibrancy of the public realm but also be cohesive with the look and feel of surroundings uses.

{Photo Credit: www.shopirvinecompany.com}

5.7 Parking Design

To accommodate and reinforce the urban nature of the planning areas, the majority of parking is anticipated to be within parking structures associated with residential and commercial uses. Some on-street parking may be incorporated for visitors within the commercial spaces or adjacent to the community open space areas. The intent of planning within this area is to lessen resident and visitor dependency on vehicles within the planning area, but the specific plan must still function within the context of Orange County, a vehicle-dependent region.

The design of parking structures varies depending on the associated uses, but all parking structures within the specific plan area should incorporate the following guidelines to fit an urban environment and apply creative strategies to ensure they are cohesive with the architecture, open space, and landscaping elements of the Specific Plan area.

5.7.1 General Parking Guidelines RN VC

- Shared use agreements are encouraged for parking lots and garages to make more efficient use of the available parking.
- For convenience, parking spaces associated with residential uses should be assigned, but the parking spaces numbering system should not identify the dwelling unit that is assigned to the space to allow for flexibility in use if needed. Residential guest parking spaces need not be assigned.

5.7.2 Parking Structure Design

A. Exterior RN VC

- Parking structure design should be efficient and use construction methods appropriate to the site-specific conditions within the Specific Plan area.
- Exterior elevations of the parking structure should include horizontal design elements.
- Design of exterior elevations may be unique in style, character, and architectural elements. Proposed architectural elements should not be in stark contrast to those of adjacent structures.
- Creative exterior design solutions are encouraged to constrain visibility of cars within structured parking from the public realm. This may include open-air or screening approaches, such as exterior-colored panels or supergraphics attached to the surface of the structure.
- The use of a trellis, green screen, mural, dynamic building texture, or other buffering element is encouraged where blank walls occur on the parking structure.
- All appurtenances (i.e., transformers, ventilation shafts, etc.) shall be screened from public view.
- Activities such as shops, offices, or other commercial space should be incorporated along the ground level of the parking structure, where appropriate.

B. Interior RN VC

- Parking structures should utilize modern technology to increase ease of use and wayfinding, including methods such as colored stall markers and signs displaying the number of spaces available per floor.
- Stairwells should be designed to match the architectural style of the overall structure or designed as architectural features. Creative methods of blending stairwells, whether internal or external to the building, are encouraged provided signage clearly indicates the location of stairwells.
- Interior walls and ceilings should be painted a light color to improve illumination.
- Interiors shall provide illumination.
- Internal pedestrian circulation should be designed to minimize conflict areas between pedestrians and automobiles and provide open view corridors for pedestrians.

C. Landscaping and Amenities RN VC

- Landscaping, including large dense trees, should be used to visually screen parking structures when adjacent to roadways and pedestrian walkways where landscaped areas exist to adequately accommodate the plant material.

- Landscaping and amenity spaces may be placed on top of a parking structure or integrated into the structure using creative methods provided they are physically separated from parking areas for safety.

5.7.3 Surface Parking (Parking Lots and On-Street Parking)

A. On-Street Parking Design RN VC

- On-street parking is intended to be for short-term use and should be time controlled or implement some sort of monitoring.
- On-street parking should not block lines of sight for pedestrians, bicyclists, or drivers.

B. Pedestrian Movement and Safety within Parking Areas RN VC

- Pedestrian circulation should be clearly delineated and separated from automobile circulation. The use of landscaping, walkways, and decorative hardscape to delineate pedestrian circulation should be used to the greatest extent feasible.
- Pedestrian crossings at driveways and major circulation aisles should be accentuated by extending pedestrian sidewalks into the parking aisle/lane.
- Design parking areas so pedestrians walk parallel to moving cars. Parking lot design should minimize the need for pedestrians to cross parking aisles and/or landscaping islands to reach building entries.
- Pedestrian access between parking facilities and adjacent uses should be well-defined through signage, floor material changes, and safety elements such as bollards, painted walkways, separated walkways, and landscaping.
- Drop-off areas should be designed as not to conflict with the regular flow of traffic.
- Curb ramps should be placed along drop-off areas in areas that do not require pedestrians to enter the flow of traffic.

5.8 Green Space and Landscape Design

5.8.1 General Guidelines RN VC

- Large shade trees should be used in all open space areas to provide shade to users.

- Landscaping should be planned in scale within adjacent buildings and be of appropriate size and maturity for the space in which it is located.
- Landscaped areas should incorporate a 3-tiered planting system based on levels to provide depth.
- Landscape design concepts should include:
  a. Use of specimen trees (36-inch box or larger) in groupings and rows at major focal points, such as project entries and pedestrian gathering areas
  b. Use of flowering vines on walls and arbors where appropriate
  c. Use of planting to create shadow and patterns against walls
- Different landscape designs and plant materials should be used to define an individual identity for different common and private open spaces.
- Areas not utilized by structures, storage, paved walks, driveways, or parking should be landscaped.
- Landscaping should be spaced so it does not adversely impact on-site lighting, restrict access to emergency facilities, or interfere with installation and maintenance of overhead or underground utilities.
- Landscaping at the base of buildings should soften the transition between building and adjacent ground plane. Consideration should be given to the scale and bulk of a building and its relationship to the scale of adjacent development.
- Landscape plantings should be used to help define property lines and distinguish private space from public space by creating a strong edge through a distinct change of plant material, form, height, and/or color.
- Drought tolerant/native adaptive plants and irrigation systems should be utilized whenever possible.
- Trees and shrubs should not be planted so close together that they create maintenance and security problems at maturity. They should not completely obstruct views into the development from the right-of-way, especially views to dwelling entries and common open space areas.

A. Common Spaces (Publicly Accessible Spaces) RN VC

- Landscaped areas in common open spaces should be used to clearly define walkways, gathering spaces, and other nodes within the Specific Plan area.
- Plant materials within common open spaces can be distinctive to create a sense of place but should match the architectural style of any adjacent buildings in close proximity.
- Plant material used in common open spaces should be user-friendly and not be considered poisonous to humans or animals or attract large numbers of potentially harmful bugs or insects.
- Plant material should be confined to landscaped areas and maintained regularly so as to not impede pedestrian walkways.
- Accent lighting on feature trees or landscape components is encouraged.

- Landscaping within Gateway areas should not visually block signage or any important entry features.
- Landscaping should be eye-catching and utilized multiple colors, layers, and heights to add visual interest to the area.
- Trees and other plant material should complement the architecture of the adjacent entryway in size, shape, color, and design.

B. Private Amenity Spaces RN VC

- Landscaping in private open space areas should complement the architectural style of the adjacent buildings.
- Consideration should be given to the final size of trees within private open space areas to ensure that they match the scale of the surrounding area.
- Trees with excessive fruit or leaf litter should be avoided adjacent to pedestrian spaces, walkways, and water features.
- Trees and shrubs should be placed to provide privacy for units facing onto private open space areas.
- Hotels should provide usable common open space specifically for hotel guests, which may include pools, sport courts, lounging areas, play structures, and other uses.
- Separate play areas and equipment for children of all ages should be provided in large developments for safety reasons. Small developments may combine play areas.

5.8.2 Conceptual Landscape Plan

A. Bristol Central Park (RN)

The Bristol Central Park is the primary community open space and recreational area within the northern neighborhood portion of the plan area. This neighborhood amenity park promotes wellness through fitness, leisure, and events which promote social interaction.

The Bristol Central Park area is envisioned to potentially include a number of different active and passive uses as shown in Figure 5-2. Open space areas such as Bristol Central Park are intended to be flexible in nature with design and programming which promotes multiple uses in the same space. A potential large open space area may serve a recreational purpose, but also as a temporary area for performances or an area to host a farmers' market. This allows the Bristol Central Park to adapt and grow with the future development of the planning area.

Figure 5-3 below shows a conceptual landscape and programming plan with the potential locations of the elements described above. This plan is for illustrative purposes only and subject to change with final build out of the planning area.

Note: This image is for illustrative purposes only.

Figure 5-3 Bristol Central Park Conceptual Landscape Plan

B. Bristol Green and Bristol Plaza VC

The Town Center is an active urban retail plaza which provides an array of interactive experiences, temporary gathering events, live entertainment, and local food and beverage opportunities. The Town Center is the focal outdoor and gathering spaces within the commercial development areas in the southern portion of the plan area. This area is envisioned to potentially include uses which promote outdoor dining opportunities and flexible lawn spaces for passive recreation.

Figure 5-4 below shows a conceptual landscape and programming plan with the potential locations of the elements described above. This plan is for illustrative purposes only and subject to change with final build out of the planning area.

Note: This image is for illustrative purposes only.

Figure 5-4 Bristol Green and Bristol Plaza Conceptual Landscape Plan

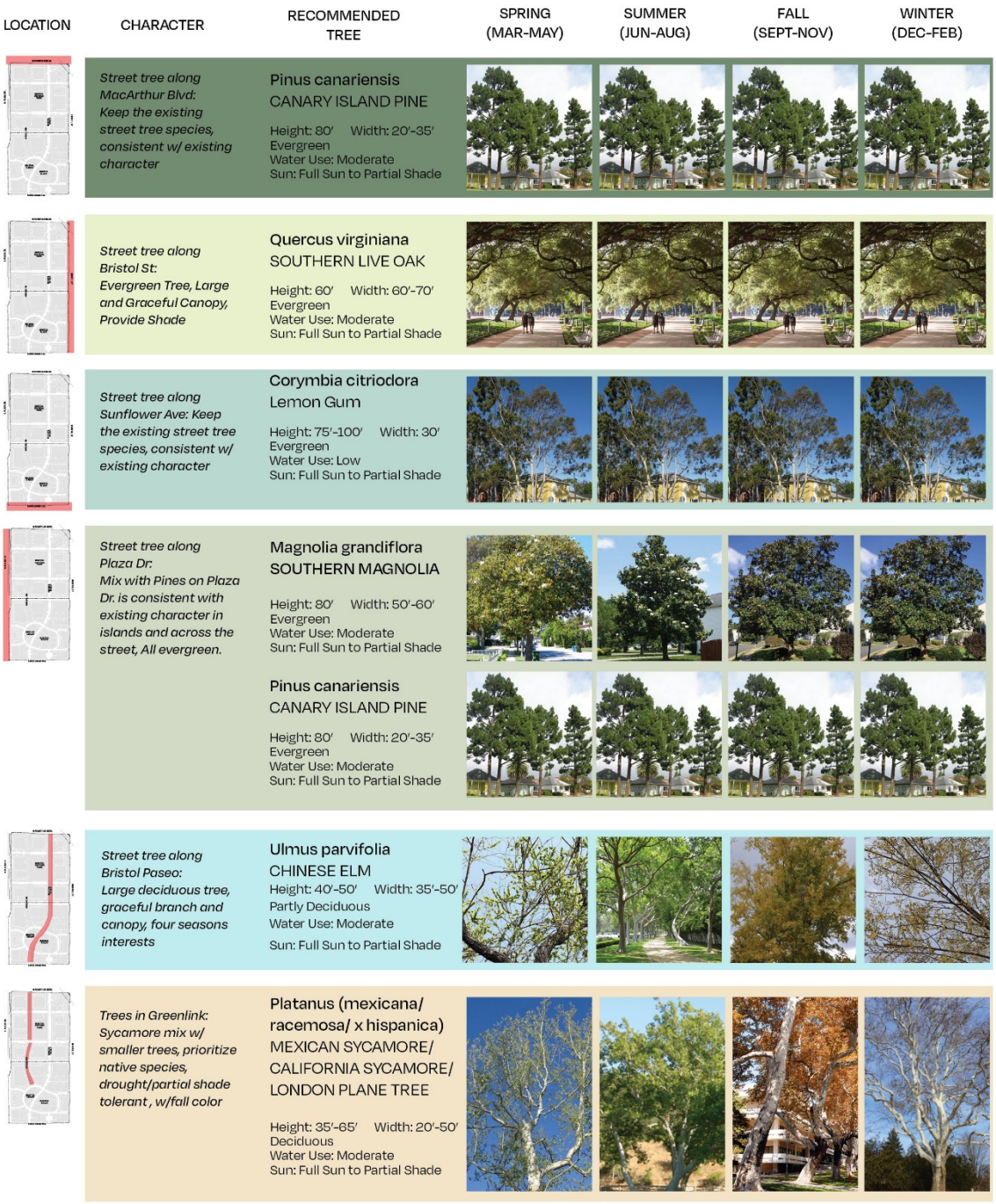
C. Greenlink RN VC

The "Greenlink" is envisioned as a linear vegetated link between the Bristol Green and Bristol Central Park. The Greenlink is envisioned to be potentially include an Arroyo Walk through native vegetation, a garden area, and outdoor seating.

Figure 5-5 below shows a conceptual landscape and programming plan with the potential locations of the elements described above. This plan is for illustrative purposes only and subject to change with final design as part of a Development Project Review (DPR) and build out of each phase.

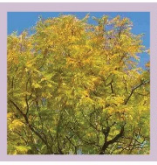
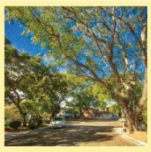
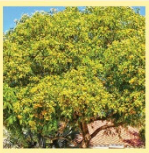
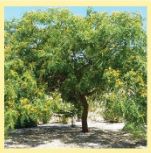
Note: This image is for illustrative purposes only.

Figure 5-5 Greenlink Conceptual Landscape Plan



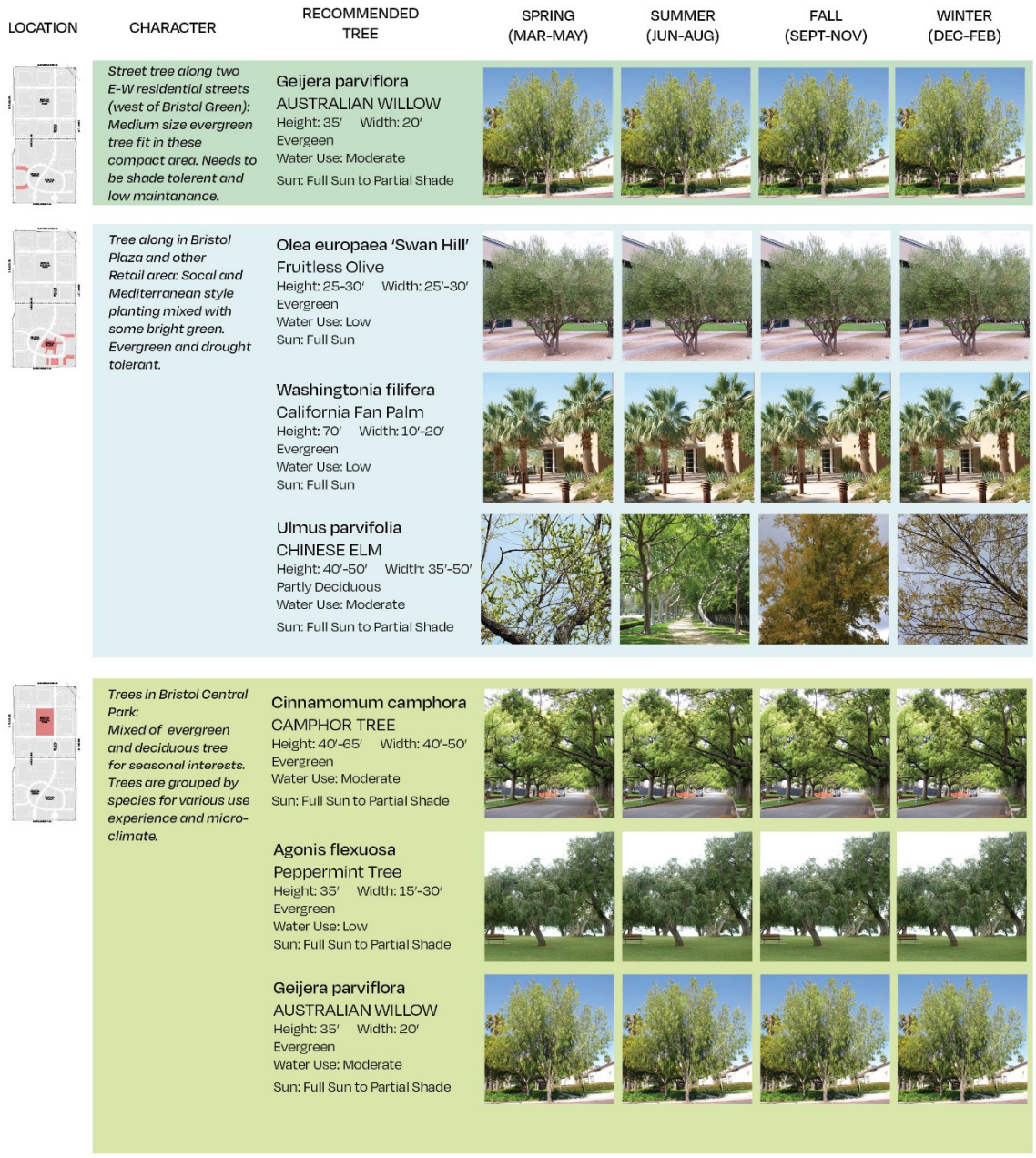
Note: The listed species are recommendations not requirements.

Figure 5-6 Typical Plant Palette (Street Trees)

LOCATION	CHARACTER	RECOMMENDED TREE	SPRING (MAR-MAY)	SUMMER (JUN-AUG)	FALL (SEPT-NOV)	WINTER (DEC-FEB)
	*Street tree along E-W residential street (north of the Bristol Central Park): Large flowering trees, open canopy, purple color, provide shade, full sun*	**Jacaranda mimosifolia** JACARANDA Height: 40'-50' Width:20'-30' Partly Deciduous Water Use: Moderate Sun: Full Sun				
	*Street tree along E-W residential street (south of the Bristol Central Park): Large flowering trees, red accent color*	**Brachychiton acerfolius** AUSTRALIAN FLAME TREE Height: 25'-40' Width: 20'-30' Semi - Evergreen Water Use: Low Sun: Full Sun **Metrosideros excelsa** NEW ZEALAND CHRISTMAS TREE Height: 35' Width: 30'-35' Evergreen Water Use: Low Sun: Full Sun to Partial Shade	 	 	 	 
	*Street tree along Callen's Common: Large evergreen tree with open canopy provides ample shade. Graceful branches arch over will create a tree tunnel in near future .*	**Cinnamomum camphora** CAMPHOR TREE Height: 40'-65' Width: 40'-50' Evergreen Water Use: Moderate Sun: Full Sun to Partial Shade				
	*Tree along/in Bristol Green and Bristol Plaza: Mixed of yellow flowering trees and palms with various texture and size. Provide four seasons interests and sense of playful to the daily user.*	**Tipuana tipu** TIPU TREE Height: 50' Width: 25'-50' Partly Deciduous Water Use: Moderate Sun: Full Sun to Partial Shade **Cassia leptophylla** GOLD MEDALLION TREE Height: 25' Width: 30' Partly Deciduous - Evergreen Water Use: Moderate Sun: Full Sun **Washingtonia filifera** CALIFORNIA FAN PALM Height: 70' Width: 10'-20' Evergreen Water Use: Low Sun: Full Sun	  	  	  	  

Note: The listed species are recommendations not requirements.

Figure 5-6 Typical Plant Palette (Street Trees Continued)



Note: The listed species are recommendations not requirements.

Figure 5-6 Typical Plant Palette (Street Trees Continued)

LOCATION	CHARACTER	RECOMMENDED TREE	SPRING (MAR-MAY)	SUMMER (JUN-AUG)	FALL (SEPT-NOV)	WINTER (DEC-FEB)
	*Trees in Bristol Central Park: Mixed of evergreen and deciduous tree for seasonal interests. Trees/palms are grouped by species and characters for various designed experience and micro-climate.*	**Koelreuteria bipinnate** CHINESE FLAME TREE Height: 40'-50' Width: 30' Evergreen Water Use: Moderate Sun: Full Sun				
		Liriodendron tulipfera TULIP TREE Height: 50' Width: 35' Deciduous Water Use: Moderate Sun: Full Sun to Partial Shade				
		Cassia leptophylla GOLD MEDALLION TREE Height: 25' Width: 30' Partly Deciduous - Evergreen Water Use: Moderate Sun: Full Sun				
		Eucalyptus deglupta RAINBOW GUM Height: 60' Width: 25' Partly Deciduous Water Use: High Sun: Full Sun to Partial Shade				
		Palm Grove (Brahea/ Phoenix/ Washingtonia/ Archontophoenix) w/ Cycad MEXICAN BLUE PALM/ DATE PALM/FAN PALM/ KING PALM Height: Varied Width: Varied Evergreen Water Use: Low to Moderate Sun: Full Sun to Partial Shade				
		Platanus (mexicana/ racemosa/ x hispanica) MEXICAN SYCAMORE/ CALIFORNIA SYCAMORE/ LONDON PLANE TREE Height: 25'-65' Width: 20'-50' Deciduous Water Use: Moderate Sun: Full Sun to Partial Shade				
		Podocarpus gracilior FERN PINE Height: 50' Width: 20'-50' Evergreen Water Use: Moderate Sun: Full Sun to Partial Sun				
			Tree form	Tree form	Tree form	Hedge form

Note: The listed species are recommendations not requirements.

Figure 5-6 Typical Plant Palette (Street Trees Continued)

5.9 Streetscape Design

5.9.1 Right-of-Way Design and Interface RN VC

- Landscaping along interior streetscape areas should be placed between pedestrian walkways and vehicular roads when feasible.
- Landscaping should not be placed in a manner that impedes pedestrian travel in heavily trafficked areas.
- Landscaping and streetscape elements should be used to define pedestrian gathering nodes along streetscapes that provide opportunities for small groups to gather or for temporary outdoor sales areas by adjacent businesses.
- In commercial settings, landscaping should not be planted directly adjacent to building edges or deter consumers from entering interacting with first floor retail that faces the public walkway.
- Street trees placed along commercial corridors should not block identification signage or window displays.
- Landscape material should complement the character of the surrounding environs, including medians and the opposite side of the street, in size, form, quantity, and color.

5.9.2 Furnishings and Materials RN VC

- Streetscape furnishings and materials should complement the architectural styles of surrounding buildings and open space areas.
- Streetscape elements should be consistent throughout the specific plan area as a unifying element to create a cohesive look and feel across different areas and architectural building styles. Future implementing projects should reference subsequently prepared builder design guidelines for appropriate furnishings and materials.
- Streetscape elements, (benches, light poles, trash enclosures, bicycle storage, etc.) should be of high-quality materials.
- Streetscape furniture should be incorporated in a flexible manner to promote creative use of the streetscape area.
- Tree grates should be provided along street edges and locations where a continuous-level walking surface is needed.

- Tree grates should be provided to protect trees in high activity areas. Tree grate design should be compatible with adjacent development and other street furniture.
- Bike facilities should be consistent in design of adjacent streetscape furniture.
- Streetscape elements may also be part of the public art program onsite, including bicycle racks and street furniture designed to create a unique character and sense of place.

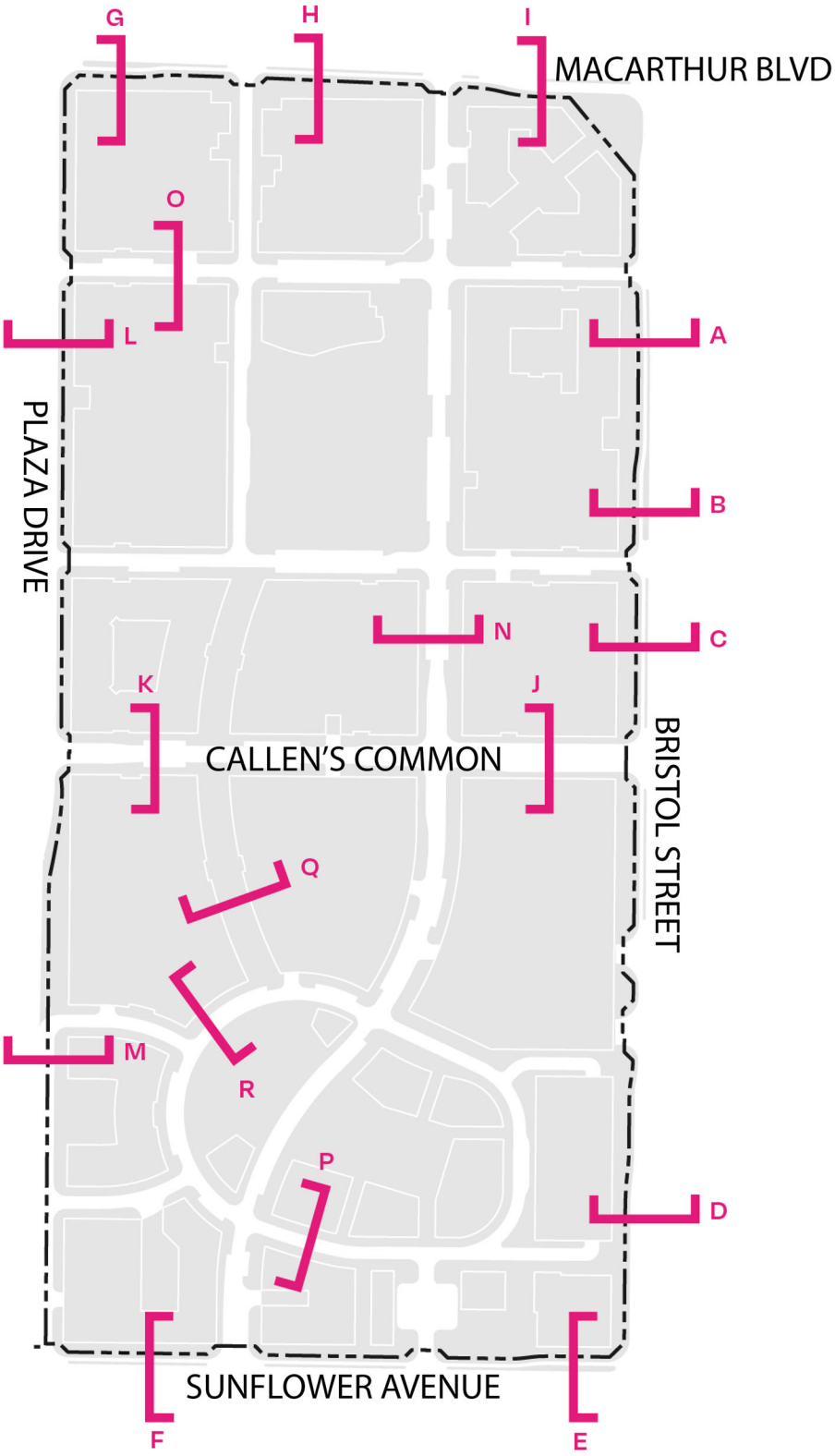
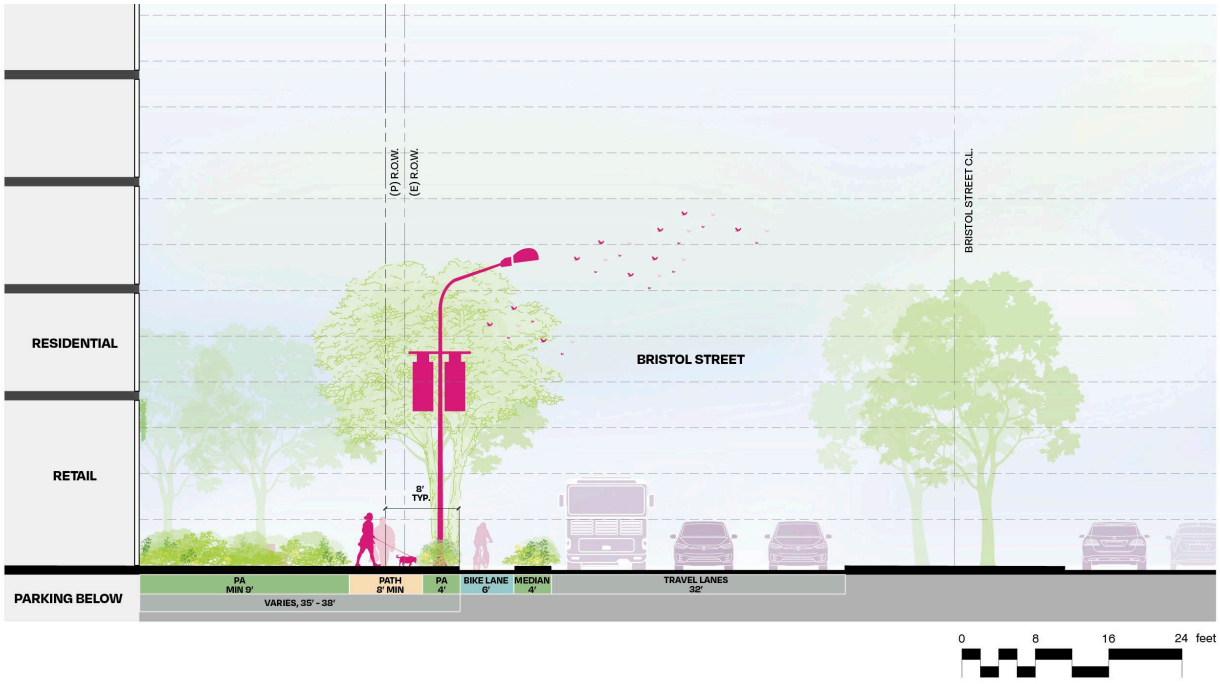


Figure 5-7 Typical Streetscape Section Key Guide

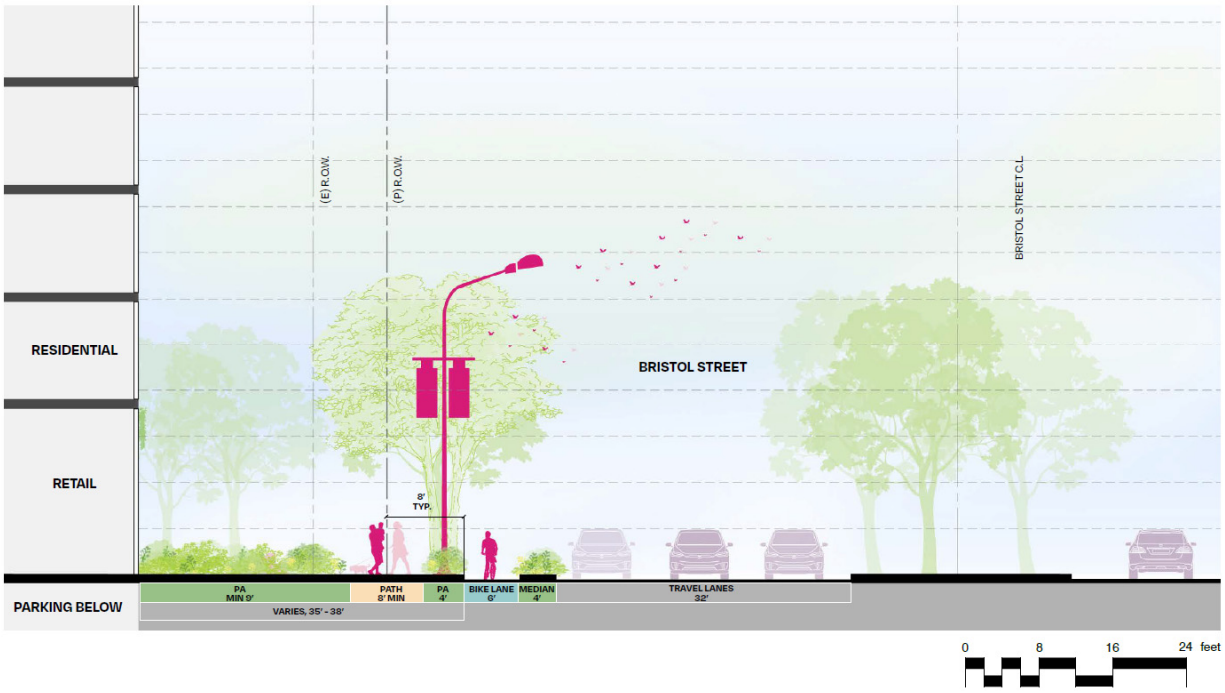


Note: This image is for illustrative purposes only.

Figure 5-8 Typical Streetscape Section A (Bristol Street)

Note: This image is for illustrative purposes only.

Figure 5-9 Typical Streetscape Section B (Bristol Street with Floating Bus Stop)

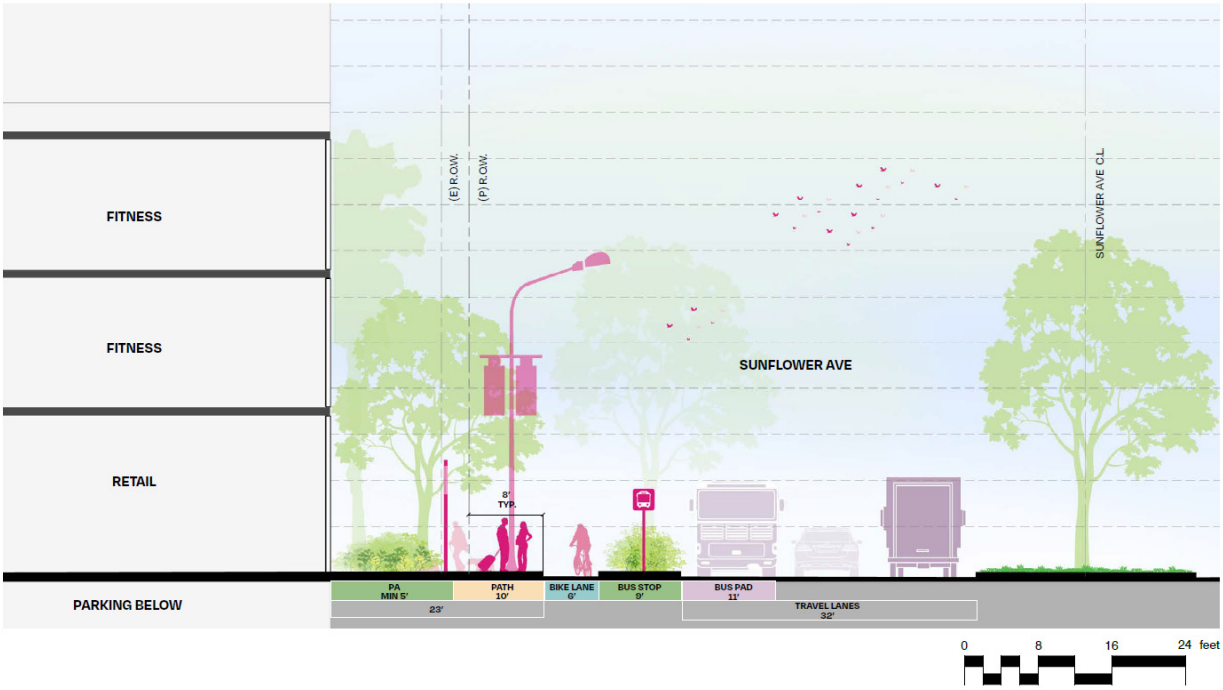


Note: This image is for illustrative purposes only.

Figure 5-10 Typical Streetscape Section C (Bristol Street – Existing Right Turn Lane Removed)

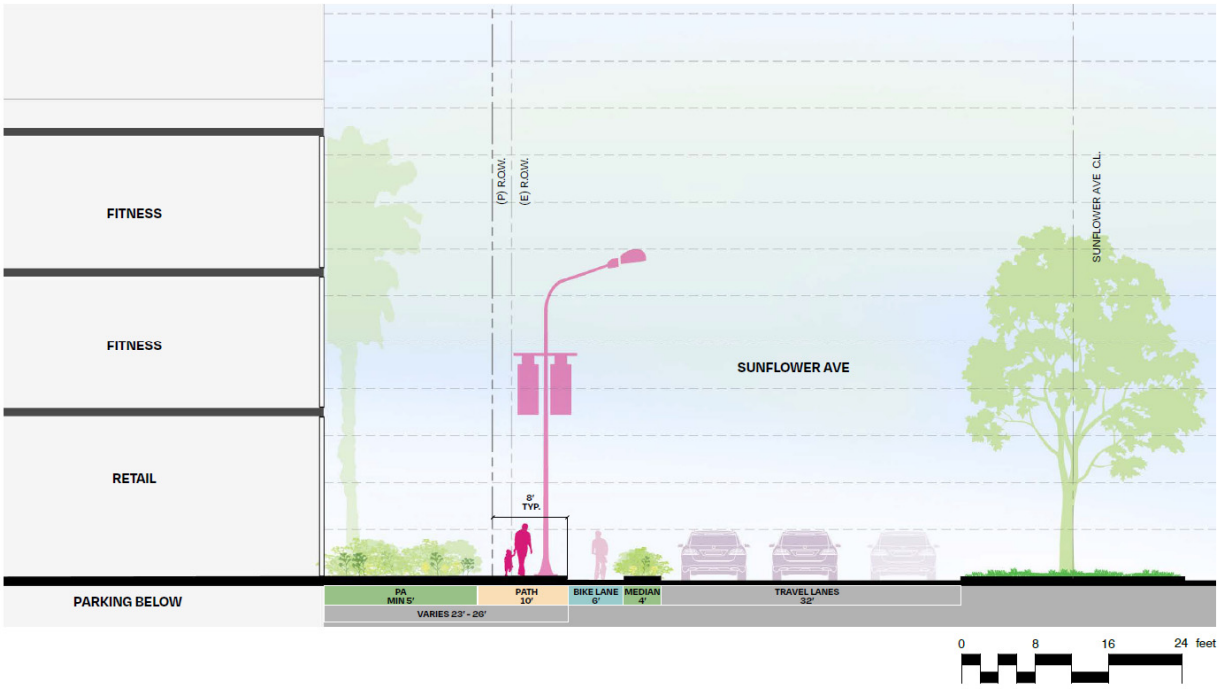
Note: This image is for illustrative purposes only.

Figure 5-11 Typical Streetscape Section D (Bristol Street with Right Turn Lane)



Note: This image is for illustrative purposes only.

Figure 5-12 Typical Streetscape Section E (Sunflower Avenue with Floating Bus Stop)

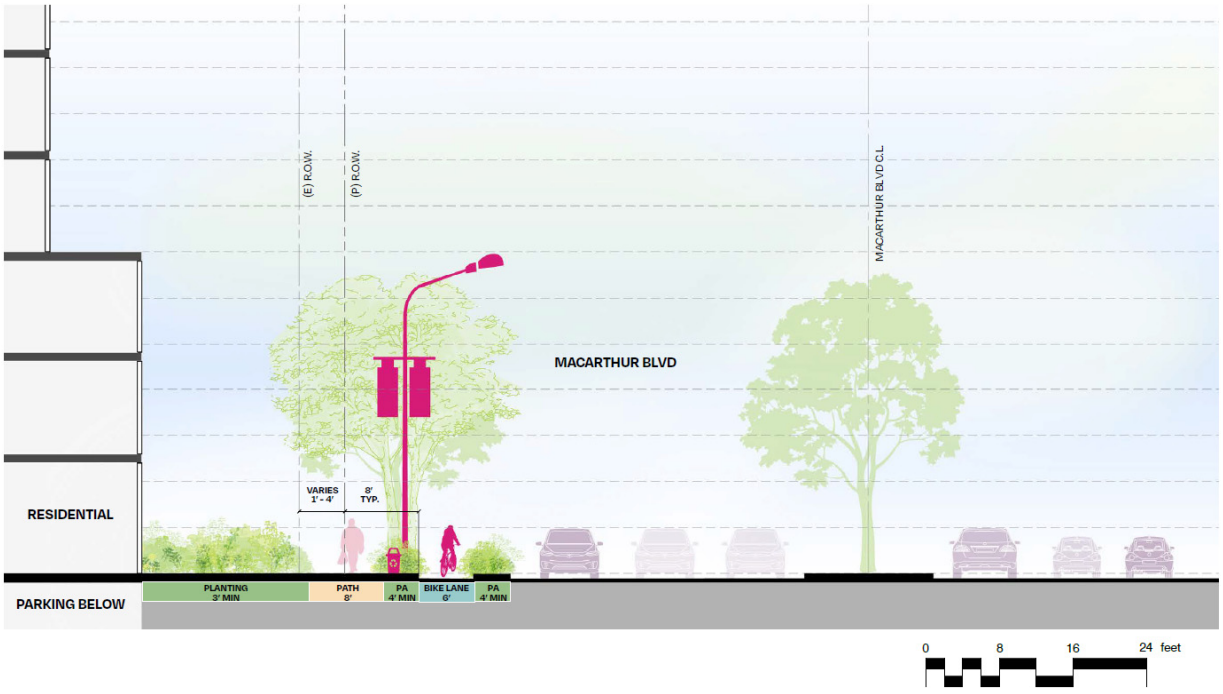


Note: This image is for illustrative purposes only.

Figure 5-13 Typical Streetscape Section F (Sunflower Avenue)

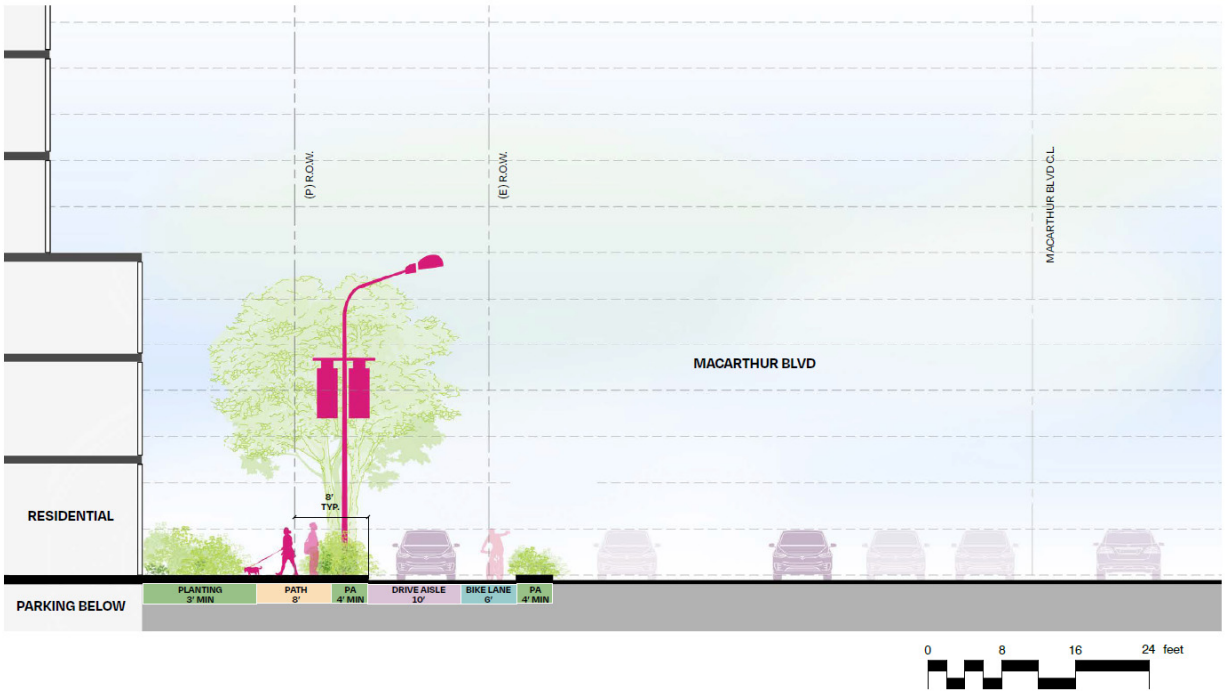
Note: This image is for illustrative purposes only.

Figure 5-14 Typical Streetscape Section G (MacArthur Boulevard with Floating Bus Stop)



Note: This image is for illustrative purposes only.

Figure 5-15 Typical Streetscape Section H (MacArthur Boulevard)

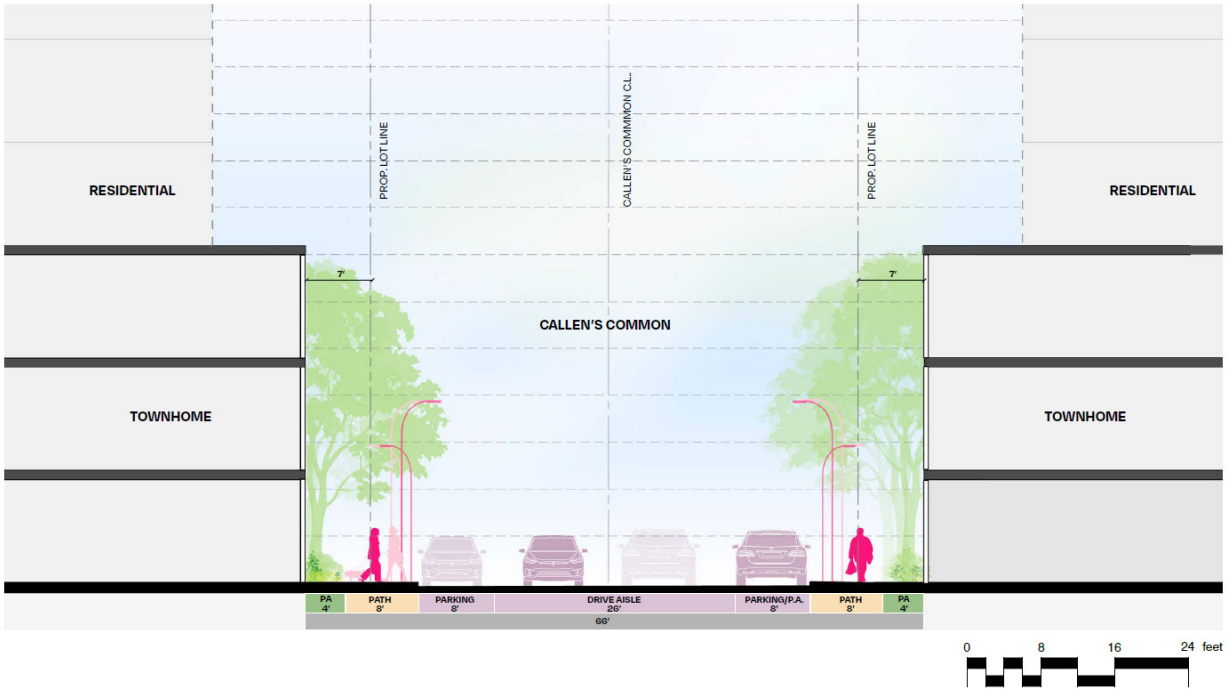


Note: This image is for illustrative purposes only.

Figure 5-16 Typical Streetscape Section I (Macarthur Boulevard with Right Turn Only)

Note: This image is for illustrative purposes only.

Figure 5-17 Typical Streetscape Section J (Callen's Common at Bristol)

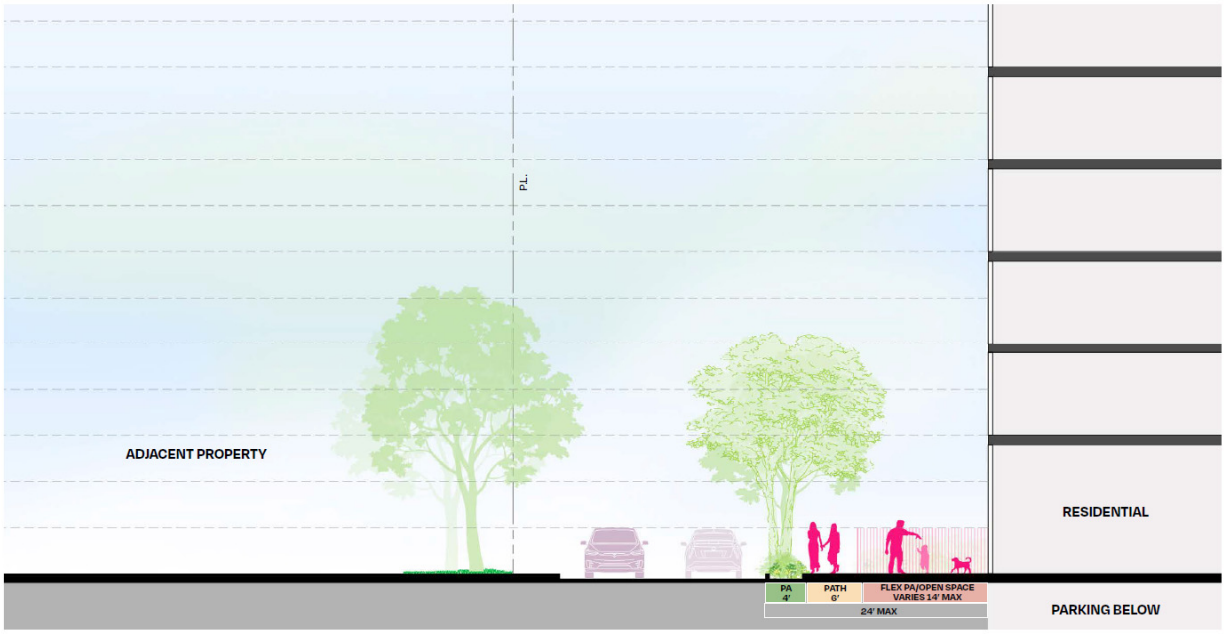


Note: This image is for illustrative purposes only.

Figure 5-18 Typical Streetscape Section K (Callen's Common)

Note: This image is for illustrative purposes only.

Figure 5-19 Typical Streetscape Section L (Plaza Drive)



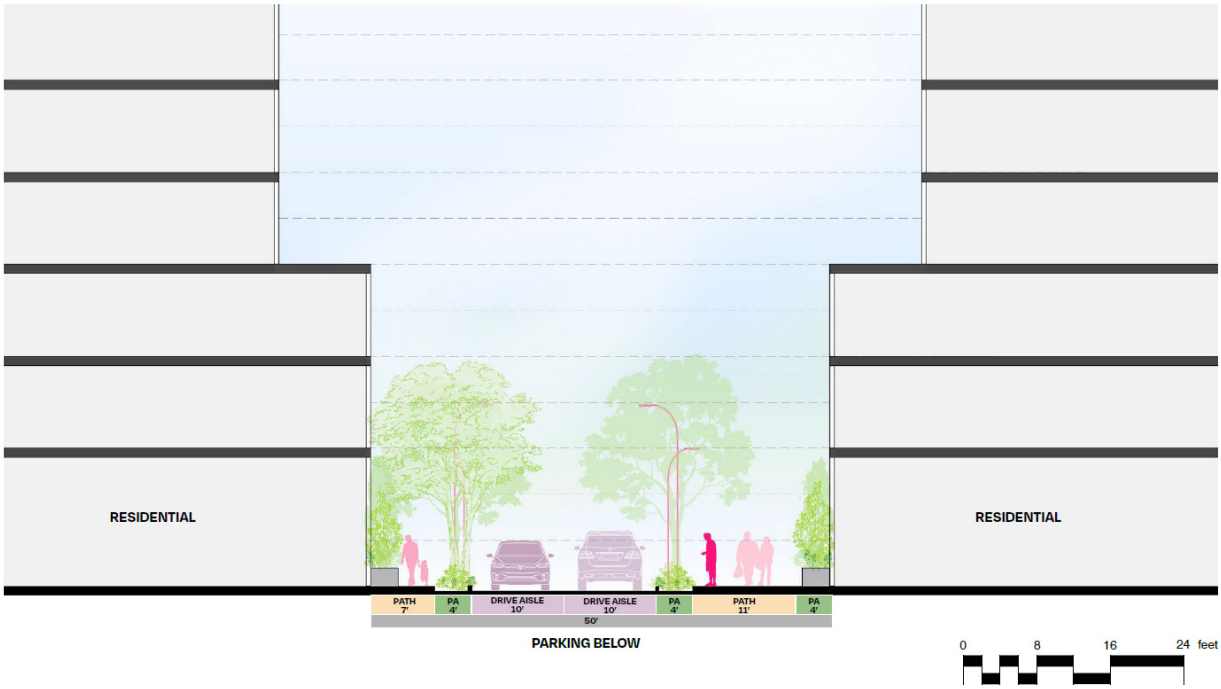
Not to scale.

Note: This image is for illustrative purposes only.

Figure 5-20 Typical Streetscape Section M (Private Street)

Note: This image is for illustrative purposes only.

Figure 5-21 Typical Streetscape Section N (Bristol Paseo)

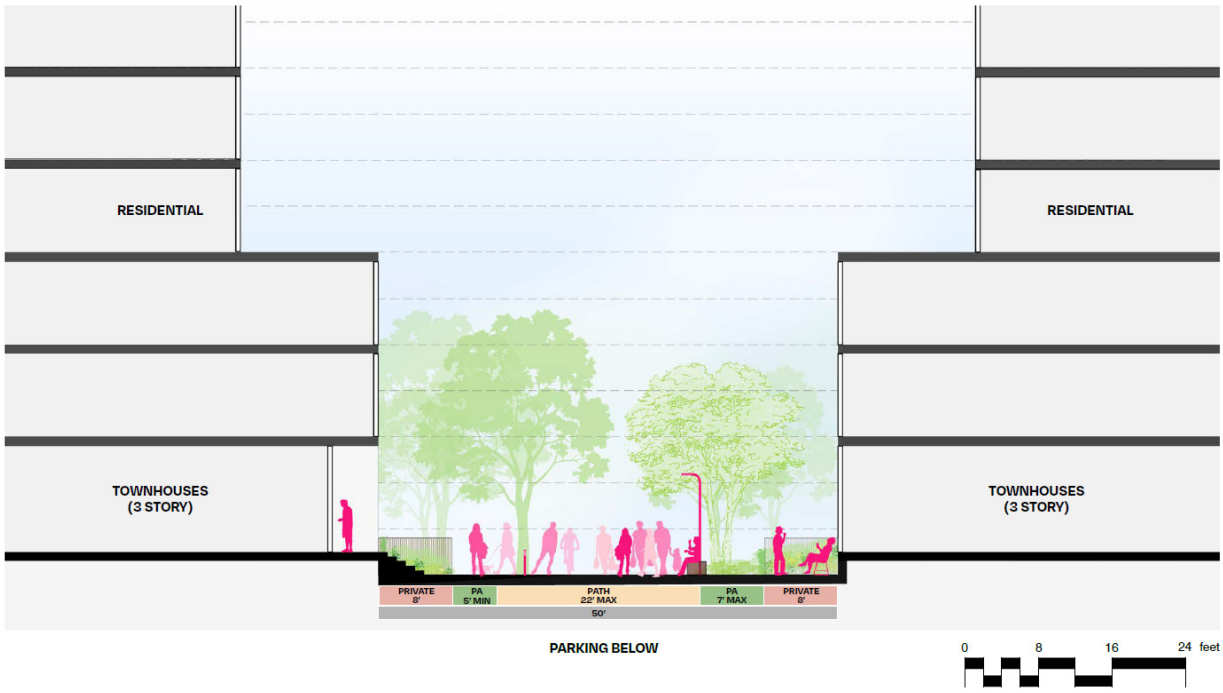


Note: This image is for illustrative purposes only.

Figure 5-22 Typical Streetscape Section O (East/West Residential Street)

Note: This image is for illustrative purposes only.

Figure 5-23 Typical Streetscape Section P (Retail Loop, Typical)



Note: This image is for illustrative purposes only.

Figure 5-24 Typical Streetscape Section Q (Greenlink)

Note: This image is for illustrative purposes only.

Figure 5-25 Typical Streetscape Section R (Bristol Green Loop)

5.10 Signage

Various signage and wayfinding elements will play an important role for identification and vehicular and pedestrian navigation at Related Bristol. Related Bristol will include a Master Sign Program (MSP) that provides detailed direction on all types of signage within the specific plan area. The MSP will be developed either concurrent with or subsequent to the adoption of the Related Bristol Specific Plan.

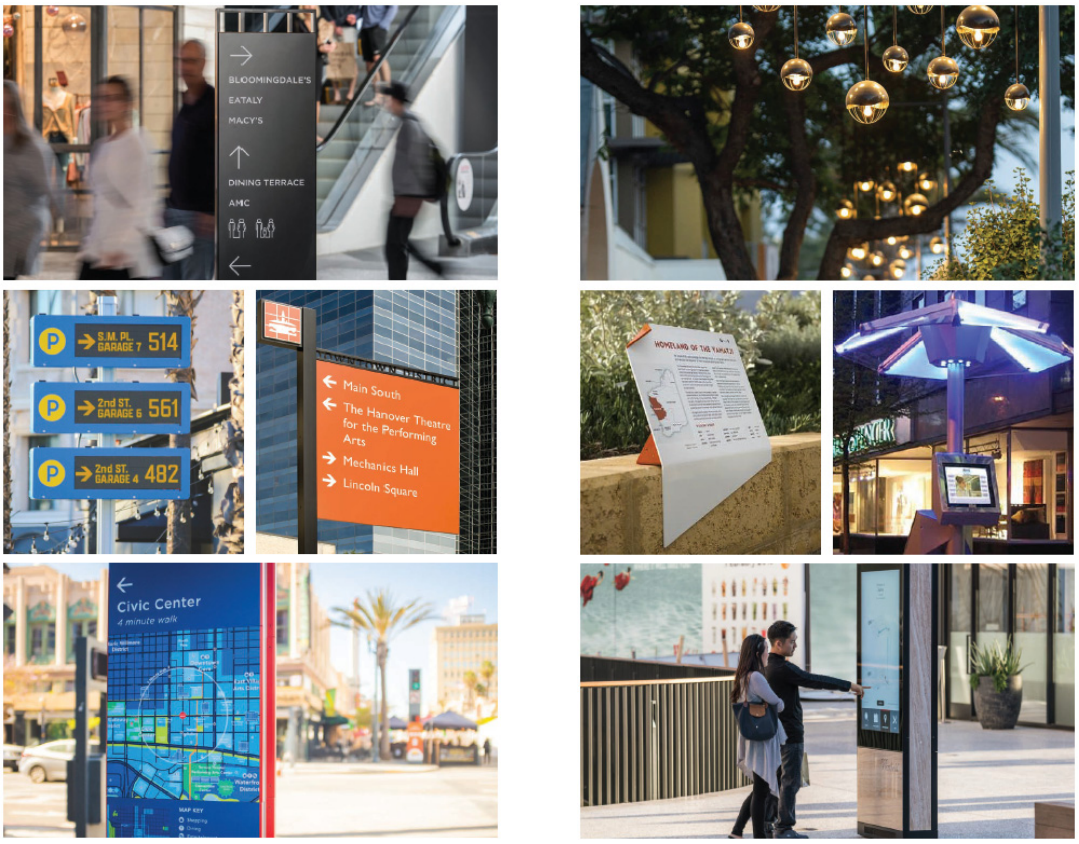
A standardized program of sign types and uses, message criteria, consistent iconography, colors, and fabrication materials is necessary to ensure cohesion of the Related Bristol aesthetic and to guide people with effortless navigation around and throughout the site. The two primary goals for the signage system are identification and direction. The aims are to enhance the high-quality identity of Related Bristol and provide concise messages in a consistent style at key decision places.

5.10.1 Signage Types and Definitions RN VC

The following signage types are permitted within the Specific Plan area:

- Alley/Passage means a sign that is mounted to or painted on facades fronting an alley or passage.
- Awning means a pedestrian-oriented sign that is mounted on top of a horizontal awning parallel to the sidewalk.
- Awning/Valence means a pedestrian-oriented sign that is applied directly to the awning's valence either through fabric or other acceptable material/paint.
- Freestanding means a pedestrian-oriented sign that is located within the front yard and projects or hangs from a post.
- Identity signs are gateway or monument signs that distinguish the project from its surrounding environment. The signage will uphold brand standards and help to establish a strong and recognizable sense of place for the site.
- Marquee means a sign that projects from the façade to express a figural design and message to motorists and pedestrians.
- Pole sign means a sign supported by a single support the width of which is less than fifty (50) percent of the longest dimension of the sign.
- Programmable Electronic Signs may include digital advertising signs and other digital content and messaging functions.
- Projecting means a pedestrian-oriented sign that is mounted near or at the sidewalk, perpendicular to the building so that the sign is viewed from the sidewalk.
- Tenant Identity signs mean a tenant's primary signage consisting of the name of the business and/or logo depicted on a wall sign. Tenant identity signs will be designed to comfortably fit the building and storefront.
- Wall sign means a sign that is mounted directly to or painted within the sign band, lintel or other allowed location on the shopfront so that the sign is viewed by both pedestrian and motorist.
- Wayfinding signs are directional signs for both vehicles and pedestrians to promote effective navigation into and around the property with the goals to create a positive user experience.

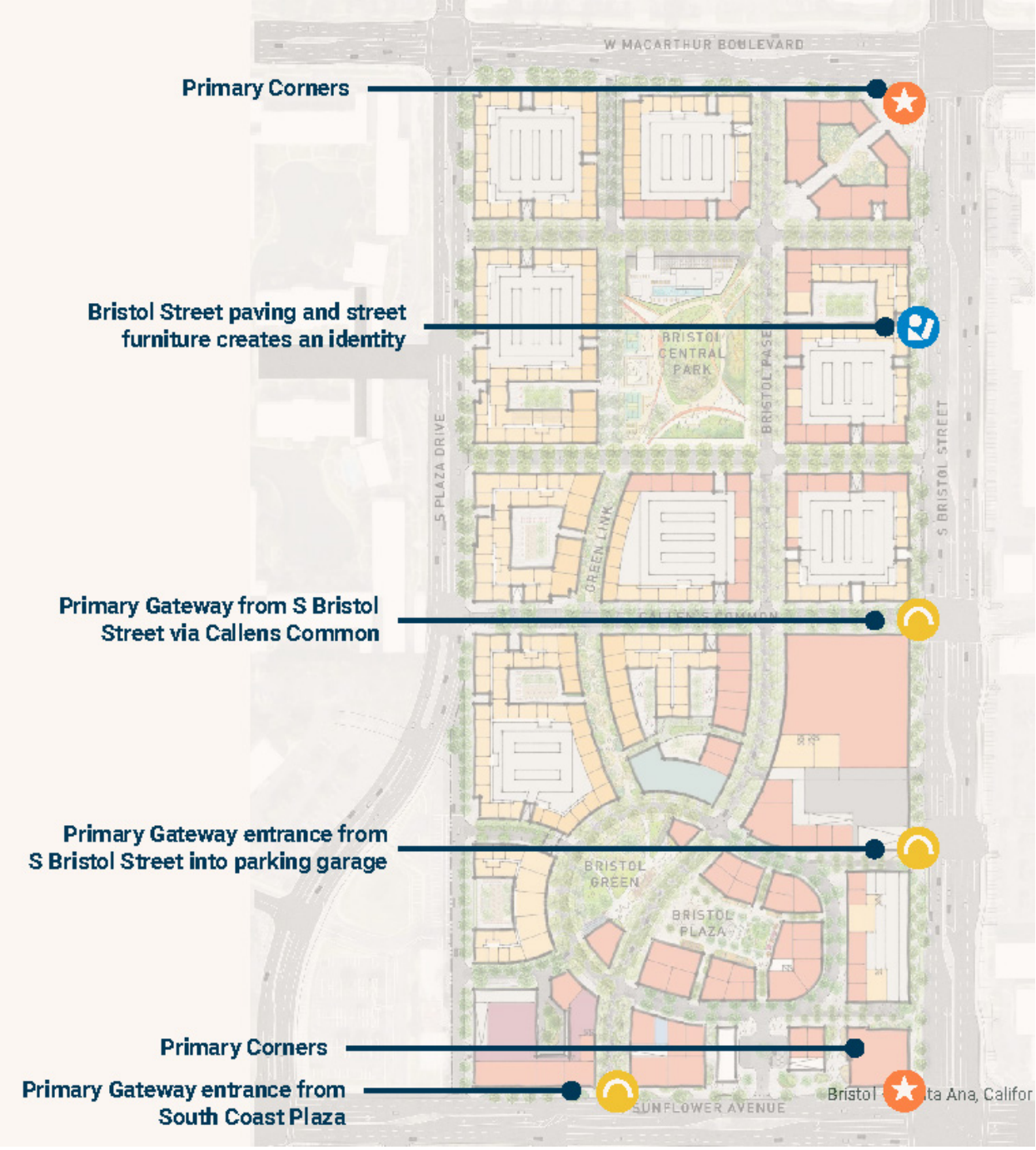
- Yard/Porch means a pedestrian-oriented sign that is attached to the porch and hangs or is otherwise suspended between columns supporting the porch roof.



5.10.2 Signage Placement RN VC

- Freestanding signs shall be set back a minimum of 4 feet from the front and street side property lines.
- No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building
- Detailed signage standards related to size, location, setbacks, and placement on buildings shall be included in the Master Sign Program submittal for each phase. If City Sign Ordinance standards are utilized, the Master Sign Program shall indicate where that applies.

Signature signage and gateways at prominent entries into the specific plan area are shown in **Figure 4-26** below.



Note: This image is for illustrative purposes only.

Figure 5-26 Conceptual Primary Gateway Locations

5.10.3 Signage Design and Appearance RN VC

- Colors on signs and structural members shall be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.
- Signs shall be consistent with the architectural design and proportions of the building it is attached to.
- Signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
- Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall be consistent with those used on the buildings on the site and any other signs on the site.
- The size of the structural members (e.g. columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting.

- Identity signs may be illuminated to increase nighttime visibility.
- All signage, including pylon marker signs, directories, maps, finger signs, and wall mounted direction signs, should help to establish the Related Bristol aesthetic.
- For buildings with multiple tenants/occupants, wall signs should share similar characteristics, including size, shape, colors, and materials to provide cohesion. Some variations will be permitted to allow for individualization of the tenant's brand elements.
- Amenities such as lighting features, event banners, public art, and temporary installations to enhance the site will be coordinated by standards to be established by Related Bristol. Adherence to best practices for public safety shall be implemented for all amenities.
- All electronic programmable signs shall incorporate automatic dimming technology to allow the brightness of illumination to adjust to ambient light.

5.10.4 Building Identification Signage RN VC

- There shall be no specific size requirements, but building identification signs shall be sized proportionately to the building being identified and to the sign area in which it is located.
- Building identification signs may be made of non-illuminated individual letters applied to the building face, may be engraved into the building's material, or may be low-relief.

5.10.5 Building Directory Signage RN VC

- Should be prioritized to be located at the ground level and adjacent to the entry point when applied at the upper levels.

5.10.6 Service Entry Wall Signage RN VC

- Must be located adjacent to the ground level service entrance.
- The service entry sign cannot face a public street.

5.10.7 Temporary/Special Event Signage RN VC

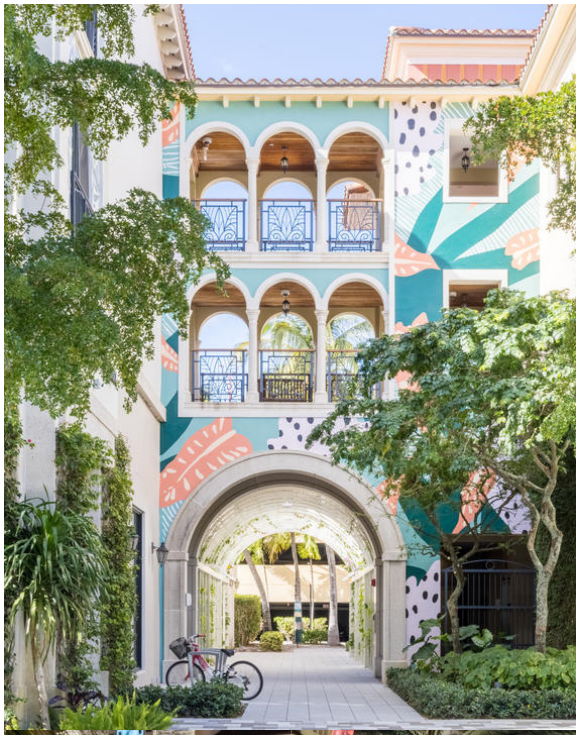
- Temporary signage elements post-construction may be installed to advertise special events with sponsors and shall not be considered off-site advertising.
- Temporary signs may take many forms, including free-standing static and digital signs, portable signs, banners and flags affixed to permanent or temporary structures, removable decals, digital projections, and other non-permanent static solutions for event promotion.

5.10.8 Sign Maintenance RN VC

- Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times.
- A repair to a sign shall be of materials and design of equal or better quality as the original sign.
- A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance and may be abated in compliance with the Santa Ana Municipal Code.
- When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed and the surface it was attached to repaired and painted to match the building.

5.11 Public Art RN VC

Public art provides cultural and aesthetic value to the specific plan area and may take many forms, sizes, and mediums. It is anticipated that each of the publicly accessible open spaces and many pedestrian oriented walkways may incorporate different art installations, both temporary and permanent.



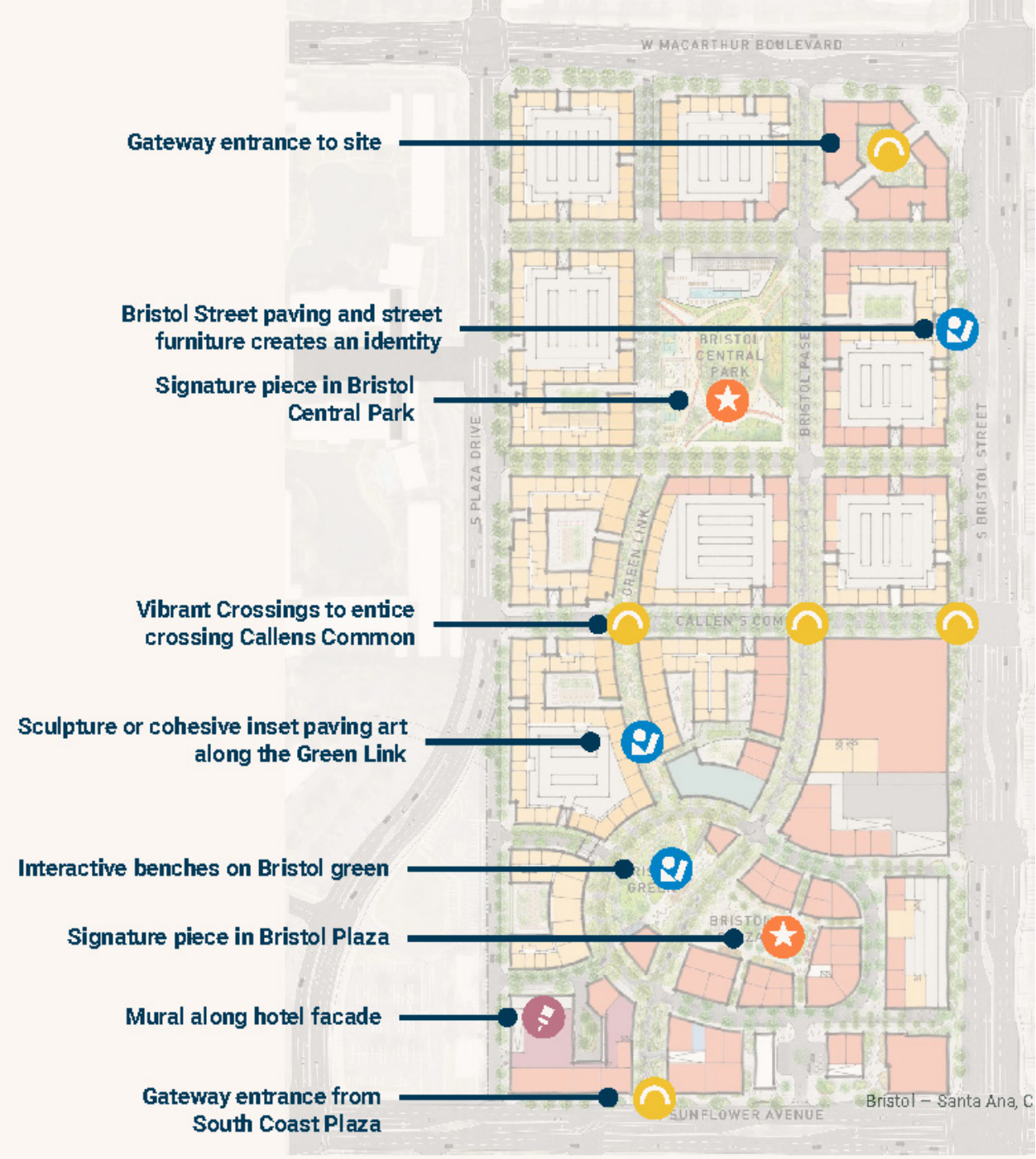
- Public/private art should be located in prominent areas as a centerpiece to common open space or plaza spaces. Art installations should be well-lit and maintained.
- Areas which are anticipated to accommodate public art installations should be identified within the Central Park, Bristol Green, and Bristol Plaza areas. See the site plan exhibit within the Specific Plan for potential locations.
- Public spaces should provide electrical connections to light public art pieces.
- Art installations should not be placed within the pedestrian walkway or any other area where they may impede the intended use of that area.
- If public art pieces are interactive in nature, they must be safe for use by the public and follow play structure safety in design requirements.
- Interactive art pieces that are meant to be climbed or sat on are encouraged, provided they meet the safety requirements outlined in the most recent version of the California Access Compliance Advisory Reference Manual regarding playground design standards.
- Large building faces, exteriors of parking structures, and other publicly accessible building facades can incorporate murals or similar treatments to create visual interest.
- Street furniture and other elements such as benches, bicycle racks, and wayfinding signage should be considered potential public art pieces and designed with aesthetic quality in mind.

- Unique landscape features can be considered Art Installations if they are designed and presented in a way that distinguishes them from the other landscape features in the Specific Plan. Examples could include unique heritage specimen trees arranged in a meaningful way, or a landscape installation that celebrates the site's agricultural roots.

Specific details relating to locations, type, and number of public art elements shall be defined in the project's Development Agreement. The elements of the Development Agreement relating to public art can be summarized as follows:

- Placeholder for Development Agreement deal points

Figure 5-27 represents the potential locations of public art within the planning area.



Note: This image is for illustrative purposes only.

Figure 5-27 Conceptual Public Art Locations