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B. Exhibit 11. AERIAL PERSPECTIVE VIEW
C. Key Plan Elements
D. Exhibit 12. MASTER PLAN ILLUSTRATIVE
E. Commercial District Character
F. Exhibits 13-15. COMMERCIAL DISTRICT ILLUSTRATIVES
G. Medical District Character
H. Exhibit 16. MEDICAL DISTRICT ILLUSTRATIVE

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A. Concept Summary
B. Land Use Designations
C. Policies & Principles
D. Exhibit 17. LAND-USE CONCEPT
E. Illustrative Program
F. Exhibit 18. ILLUSTRATIVE LAND-USE DIAGRAM

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B. Policies & Principles: Vehicular Circulation
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D. Policies & Principles: Access & Parking
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B. Policies & Principles
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3.07. ARID CLIMATE DESIGN CONCEPT
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B. Exhibit 26. ARID CLIMATE DESIGN IMAGERY

3.08. SIGNAGE CONCEPT
A. Concept Summary
B. Policies & Principles
C. Exhibit 27. CONCEPTUAL SIGNAGE DIAGRAM
A.1. Master-planned Development. Amargosa Creek will be an integrated, orderly development project featuring complementary uses and activities that are visually and physically connected to one another. Moreover, it will support strong links with existing and future neighboring land uses, most notably Lancaster City Park located across 10th Street West from the project site. In sum, Amargosa Creek will make a positive contribution to the City, and offer a model for high-quality development in the region.

A.2. Mixed-use Attraction. The proposed development will create a distinctive mixed-use environment that functions as the center of community and commerce within the emerging neighborhood of southern Lancaster. Amargosa Creek will attend to multiple community needs -- shopping and entertainment, employment, civic and limited recreational activities -- all within an appealing outdoor setting. As such, it will provide a unique attraction for the community that is expected to capture both a local and regional market (i.e., the Antelope Valley).

A.3. Complementary Districts. Amargosa Creek will feature two complementary districts to achieve the desired mixture of uses:

- The Commercial District will encompass the majority of the site (approximately 110 acres) combining 1) an auto-oriented retail center fronting 10th Street West and meeting an identified market opportunity through the provision of general merchandise stores, and 2) an open-air “lifestyle retail” component that brings together such uses as boutiques, specialty stores, and full-service dining that are otherwise in limited supply in the community. A total of 1.2 to 1.5 million square feet of commercial development is anticipated.

- The Medical District will occupy approximately 44 acres at the southwest quadrant of the site, including a 150 - 200 bed hospital and medical office uses. Total development is estimated at 475,000 to 650,000 square feet at full build-out. This will expand Lancaster’s employment base and strengthen its reputation as the principal provider of health-care services within the region. As an additional benefit, the Medical District will introduce an employee and visitor population that further activates the Commercial District.

A.4. Pedestrian Realm. An engaging pedestrian realm is key to any successful mixed-use development, and will likewise unify the Amargosa Creek development. The provision of accessible outdoor spaces is especially important, and for Amargosa Creek the pedestrian realm will be comprised of a network of enhanced streetscapes, pathways, and plazas that support and sustain activity and promote people gathering. Most notably, a traditional shopping street (i.e., “Main Street”) and plaza will form the heart of the Commercial District.
Exhibit 11

B. AERIAL PERSPECTIVE VIEW
KEY ILLUSTRATIVE PLAN ELEMENTS

C.1. Commercial District

1. **Main Street Gateway.** The major gateway to the pedestrian shopping street will align with the entrance to the transit facility across 10th Street West.

2. **Main Street.** Main Street will function as a pedestrian-oriented shopping environment, featuring a high quality pedestrian realm, and specialty shops and dining. Mixed use development with upper floor office is encouraged.

3. **Central Plaza.** The Central Plaza will function as an outdoor community gathering space or “town square,” accommodating formal and informal activities.

4. **Major Anchor No. 1.** A major anchor measuring approximately 90 - 100,000 square feet will tie into the pedestrian-oriented shopping precinct with a public entry off of the central plaza.

5. **Entry Drive.** The entry drive will feature identifiable landscape and hardscape treatment to signal arrival at the auto-oriented community shopping component that roughly comprises the southwestern quadrant of the project site.

6. **Major Anchor No. 2.** A large-scale anchor measuring up to 175,000 square feet will serve as the main draw to the auto-oriented community shopping area.

7. **Major Anchor No. 3 / Cinema.** An additional major anchor (or cinema) will serve as a draw for the northeastern quadrant of the site which will offer a mixture of compatible commercial uses.

8. **Hotel.** A hotel may be accommodated on-site. Potential locations recognize the advantage of locating near the Medical District.

9. **Office Buildings.** Office buildings at the eastern end of the site will offer links to the medical facility.

C.2. Medical District:

A. **Public Entry / Gateway.** The main public entry to the Medical District will be from Avenue L, and will feature identifiable landscape and hardscape treatment as the principal district gateway.

B. **Public Parking Area.** Public parking will primarily occupy the area fronting Avenue L for visibility and visitor convenience.

C. **Medical Entrance Forecourt.** A plaza forecourt with drop-off will highlight the main public entry to the medical buildings.

D. **Medical Building.** The medical building will orient to Avenue L for public access and visibility. At final build out, it will incorporate a hospital with up to 200 beds, as well as medical support facilities and medical office. Key components are: D1) main hospital; D2) hospital support building; D3) medical office building; and D4) emergency room.

E. **Service Area / Central Utility Plant.** The service area and central utility plants will be located north of the medical building, away from the main public areas.

F. **Emergency Entrance.** Designated emergency access will be located at the west end of the medical facility, including: F1) emergency walk-in entrance and D2) ambulance entrance.

G. **Buffer Road.** A buffer road will separate the Commercial and Medical Districts, ensuring controlled access to the medical facility. The road will be treated as a landscaped “boulevard.”

EXHIBIT 12. MASTER PLAN ILLUSTRATIVE

COMMERCIAL PRECEDENT: KIERLAND COMMONS, PHOENIX, AZ

MEDICAL PRECEDENT: PLANNED KAISER PERMANENTE FACILITY IN ANAHEIM, CA
3.01 MASTER PLAN VISION

E COMMERCIAL DISTRICT CHARACTER

A.1. Community Destination. The Commercial District will be distinct from other commercial developments in the Antelope Valley region. First and foremost, Amargosa Creek is envisioned as an outdoor community and shopping destination. National anchor tenants, an array of specialty stores, as well as food and beverage, and full service dining will create a powerful draw. Nonetheless, it is the district's success as a "place" that will generate on-going vitality. A series of inviting pedestrian spaces including shaded sidewalks and restful plazas will encourage visitors to linger and stay, or even become active participants in civic events celebrated at the "town square." Ideally, the Amargosa Creek will become an exciting and vibrant place where families will come to experience community, nearby park users will find a complementary diversion, and local workers will experience quality service and dining.

A.2. Commercial Frontage Zone. A zone of development encompassing approximately 19 acres immediately adjacent 10th Street West and turning the corner to include a portion of the frontage along Avenue K-8. The depth of this frontage zone is approximately 300 feet along both streets and will primarily accommodate pad retail development (including opportunity for drive-thru establishments), thereby maintaining view corridors deep into the site. Architecturally distinctive "gateway buildings" at the entrance to Main Street may permit more intense commercial use, including mini-anchors or mixed use buildings with upper floor office. A total of 100,000 square feet or greater of commercial retail development is estimated.

A.3. Auto-oriented Commercial Precinct. Essentially a suburban (i.e., auto-oriented) community commercial center encompassing approximately 26 acres of the site that take best advantage of the outstanding access and visibility provided by 10th Street West. National anchor stores emphasizing general merchandise sales are likely tenants. A total of 275,000 - 325,000 square feet of commercial retail development is estimated, including the likelihood of a major anchor approaching 175,000 square feet.

A.4. Pedestrian-Oriented Shopping Precinct. An approximately 14 acre outdoor shopping environment that caters to the pedestrian. Desired tenants are those typically associated with "lifestyle retail," in particular, specialty stores and quality food and beverage. The layout of this precinct is based on an east-west shopping spine linked to the transit facility across 10th Street West, and featuring a traditional "Main Street" character. An accompanying plaza will function as the "town square" and also serve as the crossroads connection to the adjacent community commercial center. A total of 200,000 - 250,000 square feet of commercial retail development is anticipated. Upper floor office use surrounding the central plaza is encouraged and could approach 150,000 square feet. However, parking constraints may require a balancing between upper floor office and retail square footage on-site.

A.4. Flex Commercial Zone. Anticipated as a later phase of development, the northeast quadrant of the site (approximately 48 acres) accommodates a wider range of compatible uses, allowing an effective response to future market conditions. Retail commercial development is expected to factor into the mix and will continue the pedestrian-oriented pattern established by the "Main Street" shopping spine. Office and hotel development will also be accommodated, responding to the presence of the neighboring medical facility. Total commercial development within this zone may approach 600,000 square feet depending on the mixture of retail, office, and hotel uses.

A.5. Shared Parking Facilities. Parking demand will most likely be met through a sharing of surface parking facilities. This will entail parking fields distributed across the site, incorporating abundant landscape to provide visual relief and shade.

A.6. Development Phasing. Expected build-out of the Commercial District is 5 - 10 years. Market analysis suggests an immediate demand for the auto-oriented community commercial center; however, development phasing as described in Section 8 (Implementation) will require simultaneous construction of many elements of the pedestrian-oriented shopping precinct to ensure that community expectations are fulfilled.

F EXHIBITS 13-15. COMMERCIAL DISTRICT ILLUSTRATIVES

COMMERCIAL PRECEDENT: VICTORIA GARDENS, RANCHO CUCAMONGA, CA
Exhibit 13

MAIN STREET LOOKING EAST TOWARD TOWN SQUARE
VIBRANT MIX OF USES WITHIN FLEX COMMERCIAL ZONE

Exhibit 14
Exhibit 15

MAJOR ANCHOR WITHIN COMMUNITY COMMERCIAL PRECINCT
A.1. Multi-phase Campus Development. It is anticipated that the Medical District will be built out in multiple phases over a nearly twenty-five (25) year horizon. The approximately 44 acre campus is sized to accommodate long-term growth and expansion.

- Phase 1 is anticipated to include a Hospital Support Building (HSB) and Central Utility Plant (CUP). The HSB will contain specialty medical offices and physicians. This building is estimated at 125,000 to 195,000 square feet and up to 5 stories in height. The CUP will be sized to support the entire campus proposal. Occupancy of Phase 1 is expected between 2011 and 2015.

- Phase 2 will add a hospital to the campus, containing 100 to 150 beds within a 200,000 to 300,000 square foot structure at up to six (6) stories in height. Although design of the hospital structure is expected to begin concurrent with the HSB, the projected opening is somewhat later due to a more complex design, approval and construction process -- between 2014 and 2018.

- Phase 3 will be constructed should continued growth in the region generate demand. Potential development may include a 50 bed hospital addition measuring approximately 100,000 square feet, and 61,200 square foot Medical Office Building (MOB). Phase 3 would likely commence after completion of Phase 2, with a 2020 to 2030 horizon.

- The 1.3 acre Los Angeles County waterworks facility will remain in place. Should the medical facility wish to purchase this property, they may develop it as additional surface parking.

A.2. Avenue L Exposure. One of the core planning principles is to achieve maximum visibility for the medical facility. This is accomplished by siting the campus within the southeast quadrant of the project site along Avenue L, one of southern Lancaster’s most heavily traveled arterials, offering direct links to Highway 14 and Sierra Highway.

A.3. Public Arrival. The medical facility is then oriented south toward Avenue L to establish the “public side” of the campus. This sets up a convenient and highly visible arrival sequence, with publicly dedicated vehicular entry and parking located off the major arterial. Meanwhile, the main medical building maintains the southern orientation, minimizing the structure’s exposure to prevailing winds and further maximizing visibility, while displaying a prominent entry forecourt.

A.4. Security and Access. An attractive landscaped boulevard establishes a shared boundary between the Medical and Commercial Districts. From there service, staff and emergency vehicles have assigned points of arrival, responding to security demands that limit public access to and from the north (or “service”) side of the campus.

A.5. Campus Setting. To maintain a visually unified development across the Amargosa Creek site, landscape improvements enhance the entire medical campus, addressing boundaries, internal access drives, and surface parking lots. Moreover, key pedestrian linkages are identified and embellished, balancing security considerations with the advantages gained by convenient proximity to shopping, dining, and services (including hospitality).
H. MEDICAL DISTRICT ILLUSTRATIVE

Exhibit 16
**3.02 LAND USE CONCEPT**

**A CONCEPT SUMMARY**

The Amargosa Creek site will accommodate a mixture of uses, primarily commercial retail and employment generating uses. Commercial activity will meet community demands for expanded retail, dining and entertainment offerings. Employment is highlighted by the approximately 44 acre medical facility.

**B LAND-USE DESIGNATIONS**

B.1. Frontage Commercial. This land use designation primarily supports commercial pad development along 10th Street West, including drive-thru establishments except along Main Street. Retail sales, food and beverage, and personal and professional services are permissible uses.

B.2. Community Commercial. This land use designation provides for an auto-oriented commercial center, including provisions for a large general merchandise store (up to 175K +/-).

B.3. Lifestyle Commercial. This land use designation requires retail, dining, entertainment and compatible uses that promote pedestrian activity along a “main street” environment.

B.4. Flex Commercial. This land use designation allows for a flexible mixture of commercial retail and professional office uses, affording an effective response to market demands. Cinema and hotel are also permissible uses.

B.5. Healthcare (Medical Facility). This land use designation is intended to promote the development of a large-scale medical campus providing inpatient and outpatient medical care, including a hospital (200 bed maximum), medical offices, and support facilities.

**C POLICIES + PRINCIPLES**

C.1. Mixed-use Development. The Amargosa Creek site will support shopping, entertainment, and employment generating uses. In general, these uses will be distributed across the site to create a “horizontal mixed-use” development, emphasizing pedestrian connections between uses. Nonetheless, intensification of the site through vertical mixed-use is encouraged, especially where pedestrian activity is most desired.

C.2. Commercial Retail. The majority of the site will be devoted to retail commercial activity, in accordance with the identified land-use designations. This will encompass general merchandise stores, specialty stores, food and beverage and entertainment. Personal services that produce high volumes of “walk-in” traffic may also be appropriate.

C.3. Open-air Shopping Environment. Uses throughout the Commercial District should contribute to the desired character of an open-air shopping environment. Within the Lifestyle Commercial Land Use Designation, street level uses will be expected to generate considerable sidewalk activity; specialty shops, retail boutiques, and full-service dining are especially appropriate.

C.4. Employment Generating Uses. An ideal complement to commercial retail activities, employment generating uses are an important constituent of the overall development. Most significant is the proposed medical facility, occupying the southeast quadrant of the site. In addition, professional office use is permissible within the Flex Commercial Land Use Designation, while upper floor office use is encouraged as described below.

C.5. Vertical Mixed-use Potential. Vertical mixed-use shall be permitted in the form of upper floor office in conjunction with buildings fronting on Main Street. It is especially encouraged surrounding the “town square,” adding to the enclosure of this space. The additional office space will also add population and further activate the Commercial District.

C.6. Cinema & Hotel Potential. A cinema and hotel are tremendous opportunities to augment the mix of uses. A hotel may serve guests at the medical facility, while a cinema will extend activity longer into the night. Both uses are especially appropriate within the Flex Commercial Land Use Designation as a later phase of development serving to draw visitors down Main Street toward the eastern end of the site.

C.7. Temporary Activities. The Commercial District should provide for temporary activities and events throughout the year such as community and seasonal festivals and celebrations. These activities may be accommodated in the “town square” or expanded with the temporary closure of Main Street. Kaiser Permanente also has an interest in providing temporary activities on a regular basis such as farmer markets that may be held within the parking areas of the Medical District.

C.8. Restricted Land Uses. Manufacturing and residential uses are not permitted within the Specific Plan area. Other use limitations are outlined in Section 5 (Commercial District Development Controls) and Section 6 (Medical District Development Controls).

**D EXHIBIT 17. LAND USE CONCEPT DIAGRAM**
ILLUSTRATIVE SITE PROGRAM

The following Site Program and corresponding diagram are for illustrative purposes only, depicting a potential land use distribution and yield. They are not intended as a definitive or required development program, and the final build-out may differ. Therefore, specified changes may be accommodated, including but not limited to modifications of building location, total building square footage as depicted in Exhibit 18, project access, and vehicular and pedestrian circulation. As such the illustrative site plan as contained in Exhibit 12 and used elsewhere is not to be construed as regulatory with respect to these requirements. The Reviewing Agency will exercise discretionary control over such modifications consistent with the provisions of Section 8 (Implementation).

- Minor shifts in District and Planning Area boundaries and acreage will be considered. In particular, a minor shift in the northern boundary of the Medical District and accompanying program changes may be required as the health care provider further studies their opportunities and needs.

- The Flex Commercial Land Use Designation promotes a flexible relationship between the amount of retail and office development in order to better respond to market conditions. A hotel and/or cinema may be located in this zone as well.

- Alternative locations for the hotel may be considered, the most practicable of which appears to be the south end of the Community Commercial planning area, offering the hotel visibility and access from 10th Street West, as well as proximity to the medical facility.

- Opportunities to maximize upper floor office space by integrating a mixed-use building typology should be encouraged, especially along Main Street and surrounding the main public plaza.

EXHIBIT 18. ILLUSTRATIVE LAND USE DIAGRAM

<table>
<thead>
<tr>
<th>POTENTIAL COMMERCIAL DISTRICT PROGRAM</th>
<th>FRONTAGE COMMERCIAL</th>
<th>COMMUNITY COMMERCIAL</th>
<th>LIFESTYLE COMMERCIAL</th>
<th>FLEX COMMERCIAL</th>
<th>TOTAL by Building Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Anchor Retail (&gt; 50 KSF GLA)</td>
<td>-</td>
<td>185 KSF</td>
<td>95 KSF</td>
<td>70 KSF</td>
<td>350 KSF</td>
</tr>
<tr>
<td>Minor Anchor Retail (20 - 50 KSF GLA)</td>
<td>35 KSF</td>
<td>80 KSF</td>
<td>-</td>
<td>70 KSF</td>
<td>185 KSF</td>
</tr>
<tr>
<td>Main Street Retail / Mixed Use</td>
<td>15 KSF *</td>
<td>-</td>
<td>135 KSF *</td>
<td>35 KSF</td>
<td>185 KSF</td>
</tr>
<tr>
<td>In-line Retail</td>
<td>-</td>
<td>35 KSF</td>
<td>-</td>
<td>60 KSF</td>
<td>95 KSF</td>
</tr>
<tr>
<td>Pad Retail</td>
<td>55 KSF</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>55 KSF</td>
</tr>
<tr>
<td>Hotel</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>150 KSF (150 rooms)</td>
<td>150 KSF (150 rooms)</td>
</tr>
<tr>
<td>Potential Cinema</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>(60 KSF) **</td>
<td>(60 KSF)</td>
</tr>
<tr>
<td>Office</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>200 KSF</td>
<td>200 KSF</td>
</tr>
<tr>
<td>TOTAL by Land Use Designation</td>
<td>105 KSF</td>
<td>300 KSF</td>
<td>230 KSF</td>
<td>585 KSF</td>
<td></td>
</tr>
</tbody>
</table>

NOTES: * Additional opportunity for upper floor office, subject to adequate provision of parking.
** Cinema as a potential alternative use to the major anchor within the Flex Commercial Land Use Designation, subject to adequate provision of parking with possible trade-offs in program.

<table>
<thead>
<tr>
<th>POTENTIAL MEDICAL DISTRICT PROGRAM</th>
<th>PHASE 1</th>
<th>PHASE 2</th>
<th>PHASE 3</th>
<th>TOTAL by Building Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital Support Building (HSB)</td>
<td>125 - 195 KSF</td>
<td></td>
<td></td>
<td>125 - 195 KSF</td>
</tr>
<tr>
<td>Central Utility Plant</td>
<td>30 KSF</td>
<td></td>
<td></td>
<td>30 KSF</td>
</tr>
<tr>
<td>Hospital Building</td>
<td>200 - 300 KSF (100 - 150 beds)</td>
<td>100 KSF (50 beds)</td>
<td>300 - 400 KSF</td>
<td></td>
</tr>
<tr>
<td>Medical Office Building (MOB)</td>
<td></td>
<td></td>
<td></td>
<td>61.2 KSF</td>
</tr>
<tr>
<td>TOTAL by Phase</td>
<td>155 - 225 KSF</td>
<td>200 - 300 KSF (100 - 150 beds)</td>
<td>161.2 KSF (50 beds)</td>
<td></td>
</tr>
</tbody>
</table>
Exhibit 18

ILLUSTRATIVE LAND USE DIAGRAM

LEGEND
- Major Anchor Retail
- Minor Anchor Retail
- Main Street Retail / Mixed Use
- In-line Retail
- Pad Retail
- Hotel
- Potential Cinema (Alternative Anchor)
- Office
- Healthcare (Medical Facility)
CIRCULATION CONCEPT

A CONCEPT SUMMARY

The Circulation Concept describes a framework for accommodating the anticipated vehicular and pedestrian movement both adjoining and within the project site. It presents a network of streets and pedestrian routes that build connections between various uses and activities, giving special priority to safe and convenient travel on foot.

B POLICIES + PRINCIPLES.

VEHICULAR CIRCULATION

B.1. Boundary Roads. In addition to forming the boundaries of the site, these are public roads and key components of the City-wide street grid. They move considerable through traffic while providing access to and from the site.

- The Primary Boundary Arterials are major existing roadways, namely Avenue L and 10th Street West. Modifications within their right-of-ways will generally focus on intersection and sidewalk improvements that afford vehicular and pedestrian site access.

- The Secondary Boundary Arterials are Avenue K-8 and 5th Street West. These will be constructed as public streets in conjunction with development of the site; therefore, the right-of-ways for these roads shall comply with City engineering standards.

B.2. Interior Road Network. The Vehicular Circulation Diagram shows a network of interior streets that 1) breaks down the scale of development into identifiable precincts; 2) provides access to parking fields; and 3) supports safe and convenient vehicular and pedestrian movement throughout the site.

- The Shopping Street is perceptually the most important street within the Amargosa Creek development. This is “Main Street” where intense retail activity will line the sidewalks and generate large pedestrian flows. A “pedestrian first” attitude is reflected in Main Street’s orientation -- the direct east-west connection to the Lancaster Transfer Center facilitates transit access, while the bend in the roadway is designed to slow traffic, baffle winds, and add visual interest. The right-of-way should include no more than a single travel lane and parking lane in each direction, while featuring wide sidewalks and the highest level of streetscape amenity. Periodic closure of Main Street for community celebrations and events should be accommodated.

- The Medical Facility Buffer Road establishes a shared boundary between the Commercial and Medical Districts, allowing the medical campus to more readily control access to its facilities. Two travel lanes in each direction and a planted median are recommended to create an attractive landscaped “boulevard” that will buffer and screen the backsides and service entries of buildings.

- Minor Interior Streets include the north-south “connecting lanes” that support direct vehicular and pedestrian links to Main Street. Right-of-ways should only accommodate a single travel lane and parking lane in each direction, along with traffic-calming measures that will slow traffic as it enters Main Street.

B.3. Key Intersections. Boundary intersections as identified on the Vehicular Circulation Diagram depict points where the internal circulation network meets a boundary arterial, potentially requiring regulation of ingress and egress. The primary intersections in particular should be signalized and support safe pedestrian crossing. The key interior intersections indicate points where safe pedestrian crossing is a priority, potentially including intersection / crosswalk enhancements.

B.4. Bicycle Route. The improvement of Avenue K-8 will incorporate a designated bike route that serves as an east-west connection between Lancaster City Park and the bike trail following Sierra Highway. Bike racks should be provided throughout the Amargosa Creek development as further support to bicycle travel.

C EXHIBIT 19. VEHICULAR CIRCULATION DIAGRAM
Exhibit 19

LEGEND
- Primary Boundary Arterial
- Secondary Boundary Arterial
- Major Interior Street (Shopping Street)
- Major Interior Street (Medical Facility Buffer Road)
- Minor Interior Street
- Commercial Access Drive
- Medical Access Drive
- Primary Boundary Intersection
- Secondary Boundary Intersection
- Key Interior Intersection
- Bicycle Route
D POLICIES + PRINCIPLES. ACCESS + PARKING

D.1. Commercial District Entrance. A series of vehicular entrances provides convenient access to the Commercial District as shown on the Access + Parking Diagram.

- **Primary Commercial District Entrances** will be accommodated at two highly visible locations along 10th Street West. The first of these is the entrance to Main Street directly opposite the entrance drive for the Lancaster Transfer Center. Another primary entrance is located south of Main Street, providing immediate access to parking fields oriented to 10th Street West. Both of these intersections should be signal controlled and receive special design treatment as principal gateways.

- **Secondary Commercial District Entrances** periodically mark the perimeter of the Commercial District, coincident with the internal road network and the distribution of parking fields.

D.2. Medical Facility Entrance. The primary or public access for the medical facility will be located along Avenue L. This intersection should be signal controlled and receive special design treatment as a district gateway. Secondary entrances will be distributed around the perimeter of the facility, but may institute controlled access for service, staff and emergency vehicles.

D.3. Surface Parking Fields. It is anticipated that the Amargosa Creek development will rely almost exclusively on surface parking fields to meet parking demand.

- **Commercial District Parking** should be well-distributed so as to bring adequate parking within convenient walking distance of all tenants. An additional consideration requires minimizing the amount of surface parking lots fronting on Main Street. In general, parking resources within the Commercial District will be shared, although hotel and office uses may benefit from assigned parking. More specific requirements for parking, addressing ratios and design are located in Section 5 (Commercial District Development Controls), and are compatible with industry standards for similar commercial developments.

- **Medical District Parking** will necessarily be more controlled, including a prohibition on commercial parking within the Medical District. In addition, whereas parking will be distributed across the campus, parking areas may be assigned between the public (i.e., visitors) and staff. Much of the public parking should be located along Avenue L corresponding to the public entrance. The medical center owner shall have the right to impose parking controls as necessary to ensure proper functioning of the facility, provided the facility also complies with specific requirements for parking ratios and design as provided in Section 6 (Medical District Development Controls).

D.4. On-street / Curb-side Parking. On street parking is encouraged along Main Street and the connecting north-south avenues. Benefits include 1) supplementing parking resource; 2) allowing handy short-term parking, and 3) slowing traffic in keeping with the desired pedestrian orientation of these streets. Parking parallel to the curb is recommended, although head-in angled parking may be considered provided minimum sidewalk widths are not compromised.

D.5. Service Areas. To the extent feasible service facilities should be consolidated, located to the rear of buildings, and screened from view. Service facilities should not be readily visible from key pedestrian routes and gathering areas, especially Main Street. Servicing for the medical facility, including the CUP, will be located on the north side of the campus away from any public areas facing Avenue L.
Exhibit 20

LEGEND
- Primary Commercial District Entrance
- Secondary Commercial District Entrance
- Internal Road Network
- On-Street / Curb-side Parking
- Commercial Parking / Service Access
- Commercial Parking Field
- Major Commercial Service Area
- Primary Medical District Entrance
- Secondary Medical District Entrance
- Medical Parking / Service Access
- Medical Parking Field
- Major Medical Service Area

MEDICAL ACCESS
1. Main Entry
2. Staff Entry
3. Service Entry
4. Ambulance Entry
5. ER Walk-in Entry
F  POLICIES + PRINCIPLES: PEDESTRIAN CIRCULATION

D.1. Pedestrian Network. Amargosa Creek will provide a continuous network of sidewalks and paths, facilitating pedestrian movement throughout the site. Because sidewalks are especially important to a safe and comfortable pedestrian experience, they should be contiguous with both boundary arterials and interior streets as identified in the Vehicular Circulation Diagram.

D.2. Pedestrian Routes. Streetscape enhancements are among the strategies for improving walkability; therefore, sidewalks and pathways should be wide enough to support anticipated pedestrian flows, while allowing for pedestrian amenities such as street trees and outdoor furniture. The Pedestrian Circulation Diagram identifies key pedestrian routes; these should be treated as follows:

- The Frontage Sidewalk along 10th Street West may need to better accommodate persons traveling between Lancaster City Park and Amargosa Creek. Therefore, consideration should be given to a wider sidewalk that may include a combination of public right-of-way and private property. Streetscape amenities and street trees should be provided within the sidewalk area and/or on the adjacent setback as appropriate.

- Boundary Sidewalks along Avenue L, Avenue K-8 and 5th Street West should incorporate sidewalks at least eight (8) feet wide within the public right-of-way in accordance with Public Works standards. Street trees are to be provided within the sidewalk area and/or on the adjacent setbacks, and an informal design motif may be considered.

- The Pedestrian Shopping Realm encompasses those areas where pedestrian volumes will be highest, most notably Main Street. A sidewalk width of twelve (12) feet minimum to twenty (20) feet is recommended, offering an amenable setting for such activities as strolling, meeting, conversing, and even sidewalk dining.

- Primary Pedestrian Links typically facilitate direct pedestrian access to Main Street. They should generally maintain a minimum clear pedestrian passage of six (6) feet with additional width for streetscape amenities and/or a Parkway adjacent the curb.

- Secondary Pedestrian Links anticipate less intense pedestrian flows, nonetheless, maintaining a clear pedestrian passage of at least six (6) feet is recommended.

- Pedestrian Paseos are short pedestrian-only connections between retail frontage and nearby parking fields. They may simultaneously function as intimate “outdoor rooms.” Typically, pedestrian paseos will be located mid-block along Main Street, measuring twenty (20) to thirty (30) feet wide with special landscape and/or hardscape treatment.

D.3. Pedestrian Priority. This is communicated through the provision of pedestrian amenities and the incorporation of traffic-calming measures. These elements are especially critical along Main Street.

- Pedestrian Amenities include shade providing street trees, pedestrian-scaled light fixtures, outdoor furniture such as benches and trash receptacles, and special paving. In general, most of these amenities should be located along the edge of the curb as a barrier to vehicular traffic. Collectively, these items will convey the focus on community.

- Traffic-calming Measures help ensure that vehicular traffic does not move too fast where pedestrians are likely to be present. Narrow street widths, curb extensions, enhanced crosswalks, and on-street parking are all appropriate measures for slowing cars within a pedestrian priority zone.

D.4. Enhanced Crossing. Key intersections should receive special design treatment to promote safe crossing of both boundary arterials and internal streets. A common approach employs decorative paving to demarcate crosswalks and announce the presence of pedestrians.

D.5. Key Linkages. The Pedestrian Circulation Diagram recognizes the importance of connecting major uses and activities, and has identified routes accordingly.

- The Commercial District - Medical District Link relies on enhanced boundary sidewalks, as well as connecting routes north and west from the medical facility’s public entrance. It is anticipated that hospital employees will find these links especially useful.

- The Commercial District - Lancaster City Park Link emphasizes a direct east-west connection between the Lancaster Transfer Center and Main Street. Additional connections rely on a series of enhanced crossings along 10th Street West.
G. PEDESTRIAN CIRCULATION DIAGRAM

Exhibit 21

LEGEND

- Frontage Sidewalk
- Boundary Sidewalk
- Pedestrian Shopping Realm
- Primary Pedestrian Link
- Secondary Pedestrian Link
- Primary Pedestrian Gathering Area
- Secondary Pedestrian Gathering Area
- Gateway Pedestrian Area
- Pedestrian Paseo
- Primary Arterial Crossing
- Secondary Arterial Crossing
- Enhanced Internal Crossing
- Link to Transit Facility
CONCEPT SUMMARY

The Urban Design Diagram summarizes the overall design character and qualities associated with creating a highly identifiable community destination. The objective is a cohesive and connected development featuring a vibrant, pedestrian-oriented commercial core that supports a variety of activities such as window shopping, outdoor dining, informal performances, and formal community events.

POLICIES + PRINCIPLES

B.1. Gateways. Visual gateways along the boundary arterials strengthen project identity, and are immediate indicators of access and arrival. In addition, this is an opportunity to set a standard for quality design. Gateways may be expressed through a combination of district signage, special landscape treatment, and the orientation and massing of buildings. For example, tower elements or strong corner massing effectively mark thresholds.

B.2. Activity Nodes. Activity nodes are first and foremost people gathering places. These are the places that will encourage people to stay, offering somewhere to pause and rest, meet family and friends, engage in organized civic events, or enjoy a meal outdoors. As “outdoor rooms,” these spaces should offer spatial enclosure, access to sun and shade, warm lighting, and accessible seating.

- The Primary Activity Node represents the heart of the lifestyle retail area and encompasses the “town square.” It is intimately tied to Main Street, while setting up a “crossroads” link to the auto-oriented commercial center. As the primary on-site gathering space, its design should support flexible use, including both formal and informal gatherings. Organized community festivals and celebrations, temporary outdoor markets, concerts, and street performances are all possibilities for a town square.

- The Medical Facility Node serves as the public entry forecourt to the medical center.

B.3. Main Street Enclosure. Main Street should read as a well-defined outdoor space, featuring a unified streetscape design, consistently framed by buildings, demarcated by gateways, and punctuated by points of interest. In general, building fronts should meet the edge of the sidewalk to form a continuous “street wall,” although some variability is permissible allowing for recessed shop entries, openings for pedestrian paseos, etc.

B.4. Retail Continuity. Main Street will also serve as the Commercial District’s primary retail shopping and pedestrian-oriented street, consistent with its role as common space. The desired vitality demands an active street life supported by continuous retail frontage that draws people along the sidewalk. Elements such as frequent shop entries, transparent storefronts featuring interesting window displays, and sidewalk dining should be incorporated.

B.5. Focal Points / Features. Points of landscape and/or architectural emphasis should identify places of importance such as gateways and activity nodes, adding visual interest and reinforcing project identity. Architectural emphasis may highlight building corners or give prominence to main entries; for example, through vertical accent, strong massing and/or a projection or recession of the building. Fountains, public art, and/or strong planting design are ways of achieving outstanding landscape effects.

B.6. Pedestrian Links. The Urban Design Diagram reinforces the concept for pedestrian circulation, establishing Main Street as the focus of pedestrian travel with strong connections between identified activity nodes, as well as links to 1) the Medical District and 2) Lancaster City Park. Landscape and hardscape treatment should enhance and embellish pedestrian links, including amenities such as overhead cover for protection from the elements (e.g., canopy trees and shade structures), lighting for safety, and seating for the occasional rest.

B.7. View Corridors. Commercial pad development along the 10th Street West frontage will be designed to protect view corridors into the project site. The proposed anchor stores in particular will demand suitable visual access. Precise determination of view corridors will be determined through agreement between affected stakeholders, including property owners and major tenants.

EXHIBIT 22. URBAN DESIGN DIAGRAM
Exhibit 22

LEGEND
- Primary Gateway
- Secondary Gateway
- Primary Activity Node
- Secondary Activity Node
- Medical Facility Node
- Main Street
- Key Pedestrian Route
- Pedestrian Link to Main Street
- Retail Continuity
- Building Street Wall
- Potential Architectural Emphasis
- Potential Landscape Feature
- Commercial View Corridors
**A CONCEPT SUMMARY**

The Pedestrian Realm Landscape Diagram suggests opportunities to enhance the Amargosa Creek experience. Landscape is a powerful contributor to project identity, walkability, positive social interaction, and visual appeal. An engaging pedestrian realm is especially dependent upon an attractive, coherent streetscape, complemented by well-defined “outdoor rooms.”

**B POLICIES + PRINCIPLES**

**B.1. Boundary Landscape.** The landscape character of Amargosa Creek’s boundaries should set up a favorable impression of the development, emphasizing street trees and tree planting on adjacent setbacks to create attractive corridors.

- *Front Door Landscape* will improve the visual and experiential quality along 10th Street West through enhanced streetscape, landscape setbacks, and identifiable gateways. This represents the initial exposure to Amargosa Creek for most visitors.

- The *Major Entry Drive* along 10th Street West deserves special consideration as a welcoming landscape processional into the auto-oriented commercial precinct.

- *Gateway Landscape Treatment* will highlight other project entries, for example, utilizing distinctive planting and/or hardscape design.

**B.2. Streetscape Environment.** Amargosa Creek will feature rich streetscapes with distinctive landscape treatment that reflect the circulation hierarchy and create a congenial walking environment. Street trees will be the most recognizable visual component of streetscape enhancements throughout the development.

- The *Main Street Landscape* will exemplify a pedestrian shopping street, characterized by wide sidewalks, consistent planting of leafy canopy street trees, amenities placed at frequent intervals, and special sidewalk and crosswalk paving.

- The *Boulevard Landscape* will create a heavily planted corridor that defines the boundary between the Commercial and Medical Districts, while screening adjacent service and parking facilities.

- *Connecting Lane Landscape* treatment will reinforce visual and physical linkages with Main Street.

- The *Major Plaza* is the primary pedestrian gathering area for Amargosa Creek and will portray the character of a town square. As the largest of the outdoor rooms it will serve as a stage for civic life.

- *Minor Plazas* are secondary pedestrian gathering areas, less formal in purpose and more intimate in scale.

- *Pedestrian Paseos* may be treated as places for rest and repose, just off the beaten path of Main Street.

**B.3. Outdoor Rooms.** Amargosa Creek’s “outdoor rooms” are a counterpart to the streetscape environment that further enhance the pedestrian realm. As places to congregate, they will be more intimately scaled and mostly paved for flexible use, contrasting with the large “green” park across 10th Street West. Nonetheless, these spaces will feature attractive design and abundant amenities that make them amenable to human occupation and use.

- The *Major Plaza* is the primary pedestrian gathering area for Amargosa Creek and will portray the character of a town square. As the largest of the outdoor rooms it will serve as a stage for civic life.

- *Minor Plazas* are secondary pedestrian gathering areas, less formal in purpose and more intimate in scale.

- *Pedestrian Paseos* may be treated as places for rest and repose, just off the beaten path of Main Street.

**B.4. Design Principles.** The design of streetscapes and outdoor rooms should be based on the following principles, with specific design recommendations provided in Section 4 (Project-wide Development Controls).

- *Spatial Enclosure* is achieved through buildings and landscape elements that define the space. Canopy street trees are a priority, and a consistent type and spacing will both frame and unify a street.

- *User Comfort* depends on 1) outdoor furniture and site amenities, especially places to sit; 2) protection from the elements, including overhead cover; 3) physical and perceptual separation from moving vehicles; and 4) safe crossing of streets. Special care should be given to providing shade during hot summer weather, as well as protection from the wind.

- *Visual Appeal* may be enhanced with 1) a coordinated palette of landscape elements; 2) a high level of finish, incorporating interesting and unique design details; 3) texture and color associated with a rich materials palette, including decorative paving and plants; and 4) site specific features, such as fountains, kiosks, and art pieces.

**B.5. Adapted Plant Species.** Drought tolerant plant species should be utilized throughout the development, with turf areas kept to a minimum, in keeping with the arid climate. “Oasis” garden features that are limited in scale may be considered.

**C EXHIBIT 23. PEDESTRIAN REALM LANDSCAPE DIAGRAM**
Exhibit 23

LEGEND

- Front Door Landscape
- Boundary Landscape
- Main Street Landscape
- Shopping Drive Landscape
- Boulevard Landscape
- Connecting Lane Landscape
- Pedestrian Landscape Link
- Major Entry Drive
- Major Plaza
- Minor Plaza
- Gateway Plaza
- Pedestrian Paseo
- Semi-private Courtyard
- Landscape Feature
- Special Gateway Landscape
3.06 ARCHITECTURAL DESIGN CONCEPT

A CONCEPT SUMMARY

No single architectural style is mandated for Amargosa Creek, and diversity is especially encouraged within the pedestrian-oriented precinct along Main Street. Rather, the focus is on adherence to architectural and urban design principles that will maintain visual harmony, while introducing a strong measure of visual interest. Moreover, the Amargosa Creek development should make a long-term addition to the community, raising the level of design by utilizing construction methods and materials that exhibit permanence and quality.

B POLICIES + PRINCIPLES

B.1. Scale & Massing. It is anticipated that most of the buildings within the Commercial District will be a single floor, particularly within the auto-oriented precinct. Multi-story mixed use buildings are encouraged along Main Street and surrounding the “town square” to promote comfortable enclosure of these spaces and introduce variety to the roofline. Nonetheless, no building in the Commercial District should exceed (3) stories and forty-five (45) feet in height, except that a hotel may be allowed four (4) stories. Special massing should identify gateways and add prominence to important building entrances. The Medical District will allow the main medical facility building / hospital to reach six (6) floors.

B.2. Design Principles. Amargosa Creek’s buildings must be visually attractive, exhibit enduring quality, and contribute to a coherent sense of the whole. Therefore, their design should be based on the following principles, with specific design recommendations provided in Section 5 (Commercial District Development Controls) and Section 6 (Medical District Development Controls).

- Regionally Appropriate Design is encouraged, with an emphasis on buildings that respond to climatic conditions. For example, shading devices such as canopies and awnings are especially important along south facing facades, providing relief from the sun, while creating architectural interest.

- Three-dimensional Quality is achieved through simple, yet varied massing, and articulated facades that introduce deep shadow lines and provide visual relief. Massing and articulation should accentuate important locations such as gateways and entries. Extensive blank wall surfaces are to be avoided.

- Human-scale Design is critical to a memorable and pleasing experience of place. Along heavily trafficked areas, encourage elements that offer a human dimension, such as frequent shop entrances, window displays, awnings and overhangs, and exterior light fixtures.

- Permanence is a concept of utmost importance, as the success of the Amargosa Creek development is at least in part tied to the quality of new building construction. Quality demands lasting materials, especially at eye level.

B.3. Design for Public Safety. Crime prevention is a goal of the community. In addition to land use recommendations that promote a well-populated district (through active ground floor uses and potential upper floor uses), measures that promote public safety are readily incorporated into the design of commercial buildings. Of particular importance are the above described concepts of “street-level transparency” and “permanence,” facilitating surveillance of the pedestrian environment while discouraging vandalism.

C EXHIBIT 24. ARCHITECTURAL MASSING STUDY

- Street-level Transparency relies on shop windows and entrances to enliven the street and sustain attention. Expansive plate glass windows that reveal multi-layered displays and shifting patterns of activity will animate the street. Highly visible and inviting shop entrances are equally encouraged.

- Rich Visual Detail introduces a human dimension, modulates the light, and adds interest and appeal, drawing pedestrians along the street. Nonetheless, architectural features shall be integral and contribute to a harmonious design.

- Individual Storefronts are the principal architectural unit of a walkable shopping street. Successful storefronts will show creativity and individual expression, while maintaining compatibility with their surroundings.

- Human-scale Design relies on shop windows and entrances to enliven the street and sustain attention. Expansive plate glass windows that reveal multi-layered displays and shifting patterns of activity will animate the street. Highly visible and inviting shop entrances are equally encouraged.

- Rich Visual Detail introduces a human dimension, modulates the light, and adds interest and appeal, drawing pedestrians along the street. Nonetheless, architectural features shall be integral and contribute to a harmonious design.

- Individual Storefronts are the principal architectural unit of a walkable shopping street. Successful storefronts will show creativity and individual expression, while maintaining compatibility with their surroundings.
### 3.07 ARID CLIMATE DESIGN CONCEPT

#### E. ARID CLIMATE DESIGN STRATEGIES

<table>
<thead>
<tr>
<th>SHADING DEVICES</th>
<th>Canvas / Fabric Cover</th>
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<tbody>
<tr>
<td></td>
<td>• Fabric canopies and awnings cover and shade pedestrians, providing protection from sun, wind, and rain.</td>
</tr>
<tr>
<td></td>
<td>• Fabric canopies and awnings in light colors reflect the sun’s harmful rays while permitting appealing filtered light.</td>
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<tr>
<td></td>
<td>• Canvas and fabric shading devices add character and color to a space, are easily maintained, and are readily changeable depending on functional or decorative needs.</td>
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<thead>
<tr>
<th>LANDSCAPE ELEMENTS</th>
<th>Plants &amp; Water</th>
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<tr>
<td></td>
<td>• Planting and water features combine to create attractive public space and a comfortable micro-climate.</td>
</tr>
<tr>
<td></td>
<td>• Deciduous canopy trees located in plazas and along sidewalks are especially important, offering access to winter sunlight, and abundant shade and filtered light in the summer.</td>
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<td></td>
<td>• Water features such as fountains bring the benefits of cool respite from the heat and soothing background noise, while establishing a focal point for social gatherings.</td>
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<td></td>
<td>• Misters refresh pedestrians on the hottest days, are conveniently attached to architectural decor and independently controlled to save water.</td>
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<thead>
<tr>
<th>ARCHITECTURAL ELEMENTS</th>
<th>Structural Canopies &amp; Building Design</th>
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<tbody>
<tr>
<td></td>
<td>• Structural canopies and similar features provide effective overhead cover, while enhancing the aesthetic appeal of the development.</td>
</tr>
<tr>
<td></td>
<td>• Structural canopies and arcades offer shade and heat reduction along shopping streets.</td>
</tr>
<tr>
<td></td>
<td>• Structural canopies and arcades establish a comfortable transition between indoors and outdoors.</td>
</tr>
<tr>
<td></td>
<td>• Deep set windows reduce heat gain and help shield the sun.</td>
</tr>
<tr>
<td></td>
<td>• Thick materials provide insulation and natural thermal control, collecting heat during the day and releasing it at night.</td>
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### Exhibit 26

#### 3.07 Arid Climate Design Imagery

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3.08 SIGNAGE CONCEPT

A CONCEPT SUMMARY

Project signage based on a coordinated graphics program will reinforce project identity, serve a way-finding function and even add site pageantry. For example, gateway signage announces the district, parking directional and directory signs orient visitors and help them navigate through the development, while such features as pole-mounted banners add liveliness, and advertise the project and local events. Opportunities for a coordinated program of project signage are depicted in the Signage Diagram. Quality tenant signage is also a vital part of an active commercial scene, and will have a positive impact on the image of Amargosa Creek. Well designed signage is a business asset.

B POLICIES + PRINCIPLES

B.1. District Identity. Project and district identifiers will include highly visible gateway markers. In addition to advertising the project and/or its districts, these signs should enhance project identity and establish a welcoming point of arrival.

B.2. Wayfinding Signage. These signs are especially useful in orienting first-time visitor, while offering a sense of familiarity to returning customers.

• Vehicular-scaled directional signage will be strategically placed to guide visitors toward their preferred destination and nearby parking. Signs may be freestanding or pole-mounted.

• Pedestrian-scaled directional signage may include freestanding, pole and building-mounted signs, as well as directory /way-finding maps and information kiosks, located along major pedestrian routes and within key public spaces.

B.3. Site Pageantry. Colorful banners signs applied to light poles or building facades may advertise the commercial district and local events, and are especially appropriate for Main Street and at gateways, where they will contribute to a festive environment. Banners are not intended for the display of tenant identity.

B.4. Tenant Identity. Typically, tenants will have the opportunity to provide one or more wall signs as their primary form of identification, as well as secondary signs more readily scaled to the pedestrian, such as projecting, blade, and awning signs. Measures of quality tenant signage include compatibility with the building architecture, integration with the storefront design, and clear communication.

B.5. Auto-oriented Tenant Identity. Anchor tenants with facades oriented toward 10th Street West will have the opportunity to incorporate large-scale wall signage, reflecting the needs of national retailers, the size of their business, and the ability to advertise to passing motorists along a major arterial.

B.6. Main Street Tenant Identity. By contrast, signage along Main Street should generally be small-scale and oriented to the pedestrian. Moreover, they should reflect the uniqueness and variety of the tenants reinforcing the desired lifestyle atmosphere. Projecting and blade signs are especially appropriate as secondary identity signage, and should be provided by all tenants fronting Main Street.

B.7. Art Potential. Works of art offer a great opportunity to further enrich the environment. For example, art pieces may be used to highlight special locations such as gateways and public plazas, or simply enrich architectural and landscape details. Art that reflects local history and culture, and/or are produced by local artists and artisans are especially encouraged.

B.8. Design Principles. All signage within Amargosa Creek is expected to make a positive contribution to the public realm.

• Coordinated Project Signage based on a consistent, unified design motif is key to establishing a strong identity and sense of place.

• Complementary Tenant Signage that is integrated with the building architecture and fits comfortably into the storefront design will add to the Commercial District’s image and appeal.

• Legibility requires that signs present a clear and simple message. Nonetheless, expressive signs that are vibrant in image, color, and design are generally encouraged.

• Durability requires high quality materials that withstand weathering. Metal, painted, and custom plastic signs are generally appropriate, whereas, paper, cardboard, foam and cloth signs are unsuitable for exterior use.

B.9. Sign Program. It is anticipated that sign programs addressing project and tenant signage with additional specificity will be submitted concurrent with applications for development.

C EXHIBIT 27. CONCEPTUAL SIGNAGE DIAGRAM
Exhibit 27

LEGEND

- Commercial District Monumentation
- Primary Gateway Signage
- Secondary Gateway Signage
- Vehicular-scaled Directionals
- Pedestrian-scaled Directionals
- Wayfinding Directory / Kiosk
- Public Art Potential
- Major Tenant Identity Signage