

# CONTENTS

List of Figures .....	v
List of Tables .....	vi
<b>1. INTRODUCTION.....</b>	<b>1</b>
1.1 City of Hope Overview.....	1
1.2 Specific Plan Overview.....	1
1.3 City of Hope Campus Context .....	4
1.4 Regulatory Context .....	10
1.5 Other Relevant Community Plans.....	15
1.6 Community Input.....	16
<b>2. VISION &amp; GOALS.....</b>	<b>19</b>
2.1 Vision .....	19
2.2 Goals & Objectives .....	19
<b>3. LAND USE &amp; DEVELOPMENT STANDARDS.....</b>	<b>23</b>
3.1 Overview & Intent.....	23
3.2 Campus Land Use Plan.....	24
3.3 Development regulations.....	30
<b>4. MOBILITY &amp; STREETScape.....</b>	<b>41</b>
4.1 Overview & Intent.....	41
4.2 Existing Conditions .....	41
4.3 Circulation & Access.....	42
4.4 Transit, Bicycle & Pedestrian Network.....	50
4.5 Parking.....	54
4.6 Parking Standards.....	55
4.7 Parking Area Design .....	57
<b>5. DESIGN GUIDELINES.....</b>	<b>63</b>
5.1 Overview & Intent.....	63
5.2 Site Planning .....	64
5.3 Architectural Design.....	66
5.4 Landscaping .....	70
5.5 Lighting .....	78
5.6 Healthy Design & Efficiency .....	78
5.7 Signage.....	80
5.8 Campus Public Art.....	81
<b>6. INFRASTRUCTURE &amp; SERVICES.....</b>	<b>83</b>
6.1 Overview & Intent.....	83

6.2	Water System .....	83
6.3	Sanitary Sewer System .....	87
6.4	Drainage Plan .....	89
6.5	Utilities and Public Services .....	93
<b>7.</b>	<b>ADMINISTRATION &amp; IMPLEMENTATION.....</b>	<b>97</b>
7.1	Overview & Intent .....	97
7.2	Administration .....	97
7.3	Implementation .....	108
<b>A.</b>	<b>GLOSSARY OF TERMS.....</b>	<b>123</b>

## LIST OF FIGURES

Figure 1.	Regional Location .....	5
Figure 2.	Local Vicinity .....	6
Figure 3.	Specific Plan Area boundaries .....	8
Figure 4.	Existing General Plan Land Uses .....	13
Figure 5.	Existing Zoning .....	14
Figure 6.	Campus Land Use Plan .....	29
Figure 7.	Illustrative Site Plan .....	31
Figure 8.	Illustrative phasing plan.....	32
Figure 9.	Setback from Internal Street .....	35
Figure 11.	Setback from Specific Plan Boundary .....	35
Figure 10.	Setback from City Street .....	35
Figure 12.	Setback between Buildings .....	35
Figure 13.	Examples of Open Space Types .....	37
Figure 14.	Examples of Utilities and Service Areas .....	40
Figure 15.	Proposed Vehicular Circulation and Access System .....	44
Figure 16.	Internal Primary Roadway Cross Sections .....	46
Figure 17.	Secondary Roadway Street Section .....	47
Figure 18.	Transit, Bicycle, and Pedestrian Network .....	49
Figure 19.	Proposed Parking System.....	53
Figure 20.	Images for Building Placement, Entrances, and Architectural Design .....	66
Figure 21.	Images for Architectural Design .....	68
Figure 22.	Images for Building Façades and Fenestration.....	70

Figure 23. Images for Softscape and Outdoor Furniture..... 72

Figure 24. Images for Hardscaping and Outdoor Furniture ..... 74

Figure 25. Images for Fences, Walls, and Screening ..... 76

Figure 26. Images for Campus Lighting..... 78

Figure 27. Images for Energy Efficiency, Signage, and Public Art..... 80

Figure 28. Water System ..... 85

Figure 29. Sanitary Sewer System ..... 87

Figure 30. Drainage System ..... 91

Figure 31. Stormwater Mitigation ..... 93

Figure 32. Campus Electrical Lines ..... 95

## LIST OF TABLES

Table 1. Buildout Summary..... 24

Table 2. Permitted Uses ..... 27

Table 3. Illustrative Development Scenario by Potential Phase ..... 30

Table 4. Development Regulations by Land Use District..... 34

Table 5. City of Hope Trip Generation Maximum..... 49

Table 6. Existing Parking Inventory..... 53

Table 7. City of Hope Parking Maximum..... 53

Table 8. Vehicle Parking Space Dimensions..... 55

Table 9. Standard Vehicle Space Requirements..... 55

Table 10. Parking Supply Tracking System Worksheet..... 109

Table 11. Development Project Review Authority Table ..... 111

Table 12. Implementation Action Plan ..... 121