

# Open Space Standards



## Introduction

The LAMUSP includes designs for a network of open spaces that seeks to provide a high-quality setting for the area’s historic structures and landscapes, as well as to contribute to the livability and desirability of the area. In keeping with the historic significance of the area, the parks are designed to provide passive, rather than active, recreational opportunities, and a series of expansive lawns that can respond flexibly to community needs. They include an interconnected network of sidewalks and multi-use paths for walking and bicycling.

Although many of the designated open spaces may remain as private property, the plan recognizes that prominent open spaces will require public accessibility, especially as part of a “destination campus” in the area of the Jefferson Ridge. To this end the plan defines a general type for each park that suggests its level of public accessibility.

The following standards designate the primary required improvements to existing open spaces and their required size, allowable uses, and amenities, as well as standards for new open spaces and pedestrian paths that shall be provided in future development in the project area. This information is designated and organized on the Open Space Regulating plan.

## Key

- Study Area
- Required Open Spaces
- Significant Trees
- Buildings of Historical Significance



**Jefferson Ridge Zone Open Spaces**

The Jefferson Ridge includes two prominent open spaces: the Officer’s Square and the Cork Oak Ridge. Due to the historic significance of this area, landscape treatments should be carefully selected to ensure compatibility with existing historic structures and heritage trees, such as the area’s existing cork oak grove.

**Officer’s Square**

The Officer’s Square is characterized by a formal, open, lawn that is framed by the former Lieutenant’s Quarters to the west, the Commanding Officer’s Quarters to the east, an extended Jefferson Street to the south, and a new building that is institutional in character to the north. The park will have a strong central visual element such as a prominent pavilion or monumental flagpole, and will be defined along its southern edge with a uniform hedge along Jefferson Street. The north, west, and east sides of the park may be planted with palms or trees with a high canopy that allow maximum visual permeability.

- Type: Publicly Accessible Institutional Park
- Size: .90 Acres
- Uses: Formal gardens, passive open space, walking, bicycling
- Features: Central pavilion and/or monumental flagpole, public walks, seating areas



*Top: Jefferson Ridge Open Spaces.  
Above: Area Plan.*



**Cork Oak Ridge Park**

The Cork Oak Ridge Park will provide a fitting setting for the historic cork oaks that were planted along the Jefferson Ridge. It is characterized by an expansive lawn with picturesque trails that provide pedestrian access under the cork oak canopy. It will be defined by a new north-south axial street that terminates in the Officer’s duplex to the west, Jefferson Street to the north, Washington Street to the east, and Adams Street to the south. As defined in Sub-Area B of the Jefferson Ridge Mixed Use Zone Standards, a publicly accessible terrace set on the central axis of the Officer’s Square will provide views out over the Lower Arsenal, the port, and the Strait beyond.

Type: Publicly Accessible Institutional Park

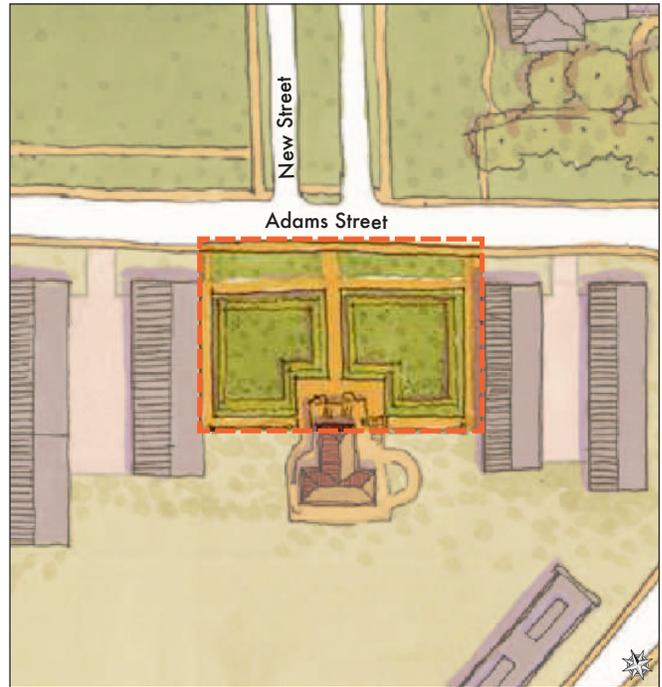
Size: 2.09 Acres

Uses: Formal gardens, passive open space, walking

Features: Preserved cork oak trees, public walks, publicly accessible terrace



*Top: Cork Oak Ridge Park Open Spaces.  
Above: Area Plan.*



**Adams Street Zone Open Spaces**

The Adams Street Mixed-Use Area includes two open spaces: the Administration Building Circle and the Guard House Square. These two spaces intend to provide formal landscape areas within an industrial and mixed-use area.

**Administration Building Circle**

The Administration Building Circle will establish a fitting, formal entry into the Arsenal, provide a unified landscape experience with a new traffic roundabout at the intersection of Military East, Adams and Polk Streets, and a renovated and improved green in front of the historic Administration Building.

- Type: Traffic Circle and Private Open Space
- Size: .84 Acres
- Uses: Formal gardens, passive open space, traffic orientation and circulation
- Features: Prominent central feature, such as a fountain or statue

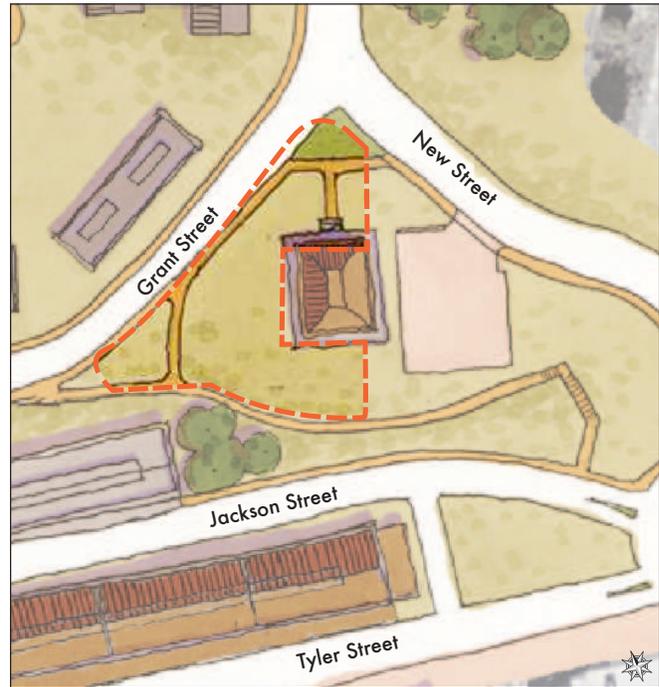
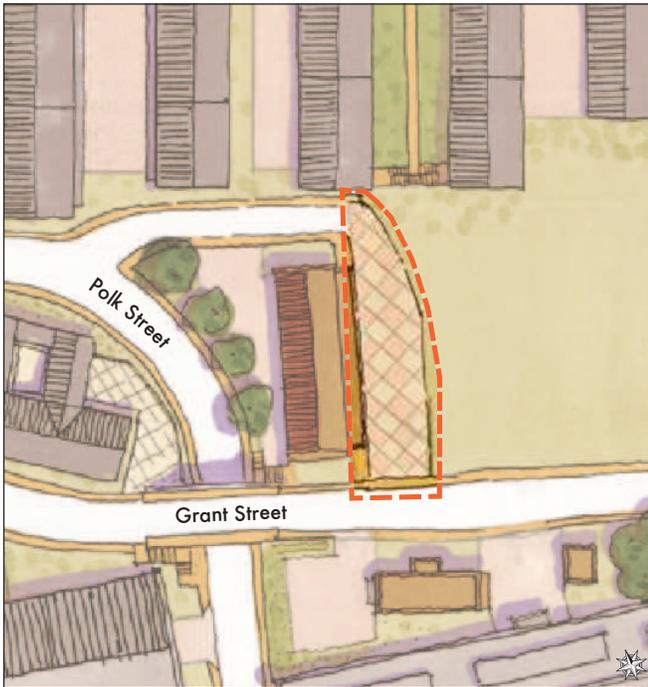
**Guard House Square**

The Guard House Square will provide a fitting setting for the existing Guard House. It will be defined by the uniform new buildings to the east and west of the Guard House property, Adams Street to the north, and the historic Guard House to the south. The plan envisions that the current parking can be relocated to the south alongside the existing building.

- Type: Private Open Space
- Size: .46 acres



*Top left: Administrative Building Circle. Top right: Guard House Square. Above: Area Plan*



**Grant Street Zone Open Spaces**

The Grant Street Mixed-Use area includes two open spaces: the Barracks Square and the Command Post Green.

**Barracks Square**

The Barracks Square will provide an urban plaza that is framed by the historic former barracks (the BOQ) to the west, Grant Street to the south, and a proposed new development to the East. It is anticipated that the retail-oriented ground floor uses in the area combined with the continuous outdoor porch of the former barracks will encourage the use of this space as an outdoor plaza. It is characterized by a formal, terraced hardscape, with pedestrian-scaled lighting and spaces for outdoor seating.

- Type: Publicly Accessible Open Space
- Size: .25 acres
- Uses: Outdoor seating,
- Features: Decorative Pavers, Pedestrian-scaled lighting

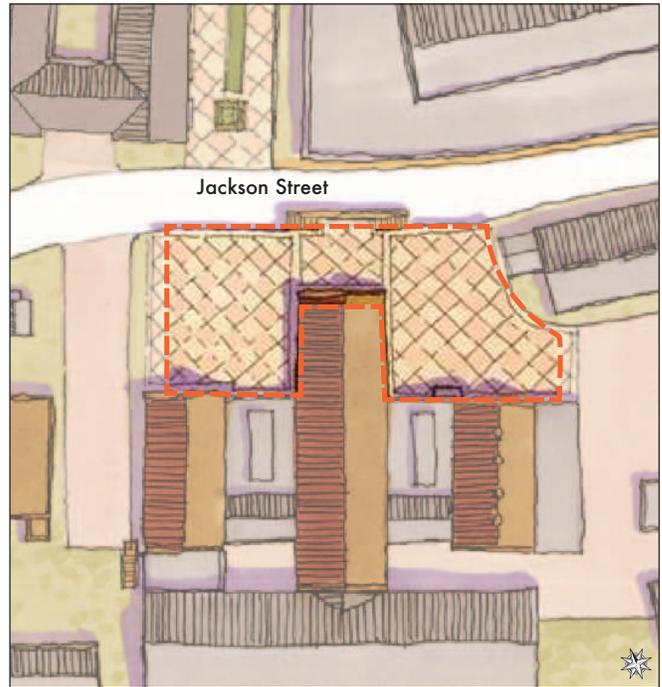
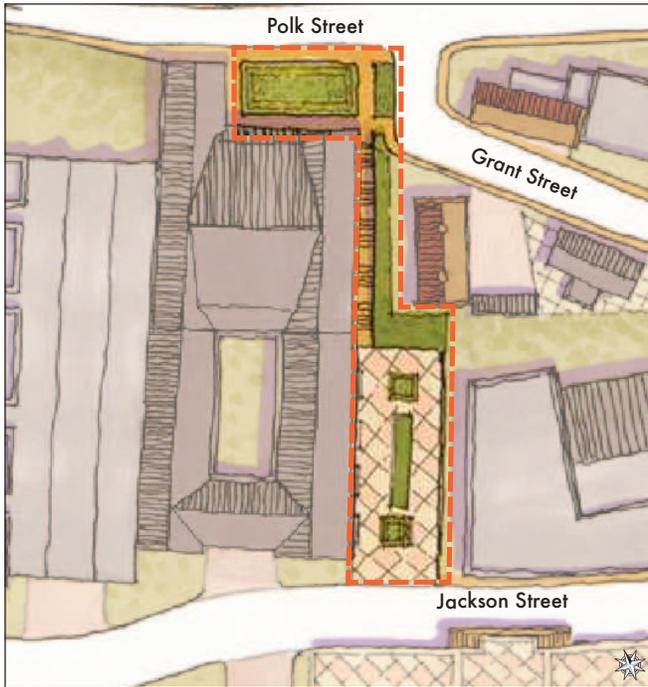
**Command Post Green**

The Command Post Green will be characterized by an open, institutional lawn and meandering pedestrian paths.

- Type: Public/Private Open Space
- Size: .56 Acres
- Uses: Formal gardens, passive open space
- Features: Public walks



*Top left: Barracks Square. Top right: Command Post Green. Above: Area Plan.*



**South of Grant Zone Open Spaces**

**Blacksmith's Shop Walk**

The Blacksmith's Shop Walk will provide pedestrians with a direct connection from the intersection of Grant and Polk Streets south to Jackson Street. It will include a small public open space at its north end, a linear pedestrian walk and stair, and a hardscaped plaza at its southern end.

- Type: Publicly Accessible Plaza
- Size: .40 Acres
- Uses: Outdoor seating, Art Installation/Exhibition Space
- Features: Decorative pavers, pedestrian-scaled lighting

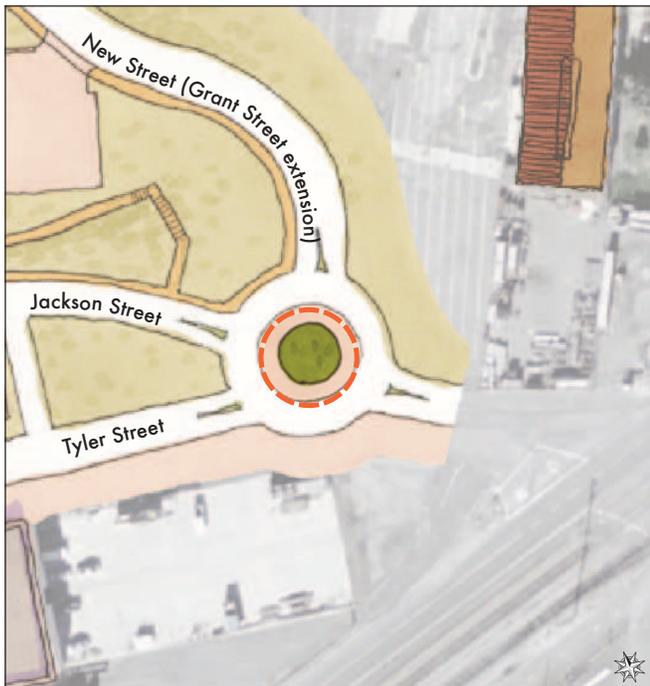
**Blacksmith's Shop Square**

The space directly in the front of the Blacksmith's shop shall be improved to provide a hardscaped, publicly accessible plaza.

- Type: Publicly Accessible Plaza
- Size: .63 Acres
- Uses: Outdoor seating, Art Installation/Exhibition Space
- Features: Decorative pavers, pedestrian-scaled lighting



*Top left: Blacksmith's Shop Walk.  
Top right: Blacksmith's Shop Square.  
Above: Area Plan.*



**Tyler Street Circle**

The roundabout at the intersection of Tyler and Grant Streets will provide a visual terminus for Tyler Street and secondary access into the lower portion of the project area.

- Type: Traffic Circle
- Size: .15 Acres
- Uses: Traffic Circulation and Orientation
- Features: prominent central feature

**Railroad Street Square**

The Railroad Street Square will provide a small open space to benefit the potential new mix of uses that would redevelop in the area.

- Type: Public Park
- Size: .12 Acres
- Uses: Formal gardens, passive open space



*Top left: Tyler Street Circle. Top right: Railroad Street Square. Above: Area Plan.*

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## Landscape Palette

Lighting along streets and within open spaces in the project area shall be carefully selected for the appropriate context. Street lights along Adams Street shall be energy efficient, pedestrian-scaled lighting, spaced no more than 50 feet on center and mounted no higher than 16 feet.

Street lights within the Jefferson Ridge area shall be in keeping with surrounding historic buildings. All fixtures shall be decorative post fixtures with cut-off luminaires to control light and glare.

Furnishings should be provided in publicly accessible locations and designed with high-quality materials that express permanence and durability.

The East Military - Adams Street - Park Road - Jefferson Street civic corridor shall be planted with large-caliper street trees spaced no greater than 30' on center.

Additional trees and plants suitable for planting within the project area include:

Canary Island Date Palm *Phoenix canariensis*  
California Washingtonia *Washingtonia filifera*  
Coastal Live Oak *Quercus agrifolia*  
Tanbark Oak *Lithocarpus densiflorus*  
Cork Oak *Quercus suber*  
London Plane Tree *Platanus acerifolia*  
California Sycamore *Platanus racemosa*  
American Sweetgum *Liquidambar styraciflua*  
California Cottonwood *Populus fremontii*  
White Alder *Alnus rhombifolia*  
Chinese Pistache *Pistacia chinensis*  
Chinese Hackberry *Celtis sinensis*  
Thornless Honey Locust *Gleditsia T. Inermis*  
Aleppo Pine *Pinus halepensis*  
Common Juniper *Juniperus communis*  
Ornamental Pear *Pyrus calleryana*  
Fruitless Olive *Olea*  
Crepe Myrtle *Lagerstroemia indica*

The images on the following pages reflect the quality of landscape elements that will seek to provide the project area with a rich, unified image.



*Street Tree: London Plane*



*Street Tree: Catalpa*



*Ornamental Tree: Redbud*



*Ornamental Tree: Live Oak*



*Ornamental Tree: Canary Palm*



*Ornamental Tree: Pacific Wax Myrtle*



*Ornamental Tree: Juniper*



*Landscape Treatment: Allée*



*Landscape Treatment: Allée*



*Landscape Treatment: Sidewalk*



*Landscape Treatment: Plaza*



*Tree Grate*



*Paving Material: Concrete*



*Paving Material: Brick*



*Paving Material: Decomposed Gravel*



*Steps Detail: Low wall*



*Steps Detail: Railing*



*Steps Detail: Paving Material*



*Amenity: Fountain*



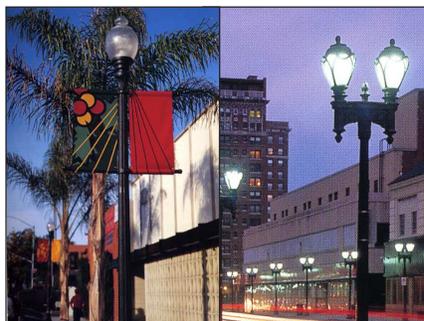
*Amenity: Fountain*



*Amenity: Fountain*



*Amenity: Fountain*



*Street Lighting*



*Street Lighting*



*Hedge*



*Low Wall*



*Low Wall*



*Fence*



*Fence*



*Amenity: Drinking Fountain*



*Amenity: Bench*



*Amenity: Bicycle Rack*



*Amenity: Trash Bin*

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