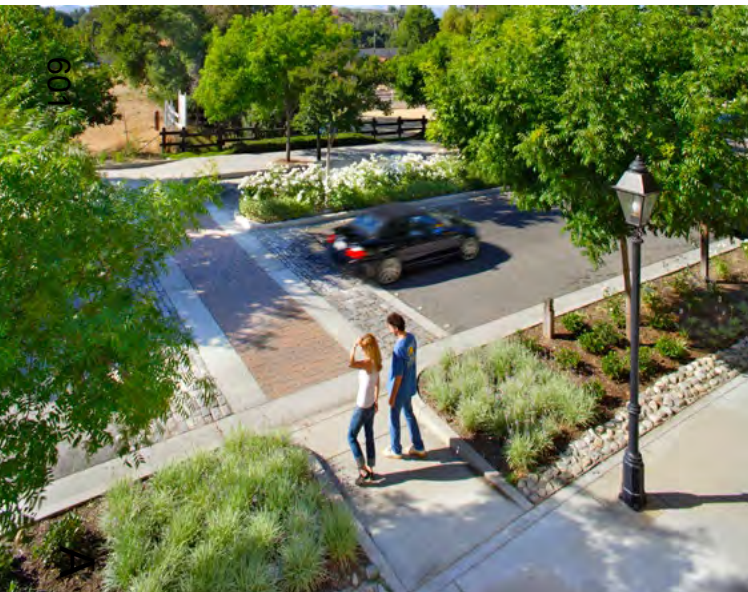


# DOWNTOWN LIVERMORE CONCEPT PLAN LANDSCAPE DESIGN GUIDELINES



ADOPTED

September 24, 2018

DOWNTOWN LIVERMORE CONCEPT PLAN  
**LANDSCAPE DESIGN GUIDELINES**

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DOWNTOWN LIVERMORE CONCEPT PLAN  
**LANDSCAPE DESIGN GUIDELINES**



## CHAPTER 1: INTRODUCTION

### A. PURPOSE AND OBJECTIVES

The Downtown Livermore Concept Plan Landscape Design Guidelines are designed to establish a vision and implement an action plan to direct the revitalization and beautification of Downtown Livermore's Concept Plan area. This document provides a framework for landscape requirements in the private and public realms. These guidelines ensure that development is aesthetically pleasing and compatible with surrounding development by encouraging the provision of adequate landscaping in connection with new development, renovations of existing developments, and changes in land uses.

The City has adopted a Downtown Livermore Concept Plan for the area between Railroad Avenue to the north, First Street to the south, South L Street to the west and the Bankhead Theater Plaza and Paseo to the east. Blacksmith Square will remain and provide historic context to the Downtown, and new improvements will link with First Street. This Downtown Plan went through extensive public outreach and was adopted by City Council.



Figure 1. Downtown Livermore Concept Plan

The Downtown Livermore Concept Plan has been designed to make historic Downtown Livermore the City's preeminent shopping, dining, entertainment and cultural district. New residential housing and a hotel will add life into the downtown and establish an active urban living experience and facilitate a pedestrian-oriented environment.

Livermore is home to two renowned science and technology centers, and the Downtown Livermore Concept Plan proposes to integrate science into the heart of the City. A science center and performing arts center are planned in the Downtown Concept Plan area. Public parks and paseos will link the Downtown into one cohesive whole.

## 1. PURPOSE

The purpose of the Landscape Design Guidelines is to ensure the community's character is enhanced through the provision of clearly stated guidelines that result in high-quality design. The guidelines are provided to assist applicants in creating a cohesive design for the Downtown Concept Plan area and develop it into a center of activity and cultural landmark for the community that exemplifies Livermore's unique character, ranching heritage, and historic appeal.

The intent of the Downtown Livermore Concept Plan Landscape Design Guidelines is to create a cohesive and unified atmosphere for Downtown Livermore. These design guidelines apply to all public and private developments within the Downtown Concept Plan area. As other locations in Downtown Livermore are developed, these guidelines should be utilized to further denote the heart of Downtown Livermore.

## 2. OBJECTIVES

The objectives of these landscape design guidelines are to:

- a) Reinforce the established Downtown Concept Plan character that celebrates Livermore's history and culture
- b) Create a lively and safe Downtown that serves the needs of the community
- c) Prioritize pedestrian improvements and slow vehicular traffic to provide a safe and walkable Downtown for all ages and abilities
- d) Implement unified and cohesive streetscapes around the Downtown Concept Plan area that contain high-quality landscaping and ample durable pedestrian amenities

## B. RELATIONSHIP TO OTHER CITY DOCUMENTS

The Downtown Concept Plan Landscape Design Guidelines reflect the principles, vision, and policies set forth in the City of Livermore General Plan and supplement the landscape development standards in the City of Livermore Municipal and Development Codes.

These guidelines elaborate on adopted policies and plans with more specific guidance to inform the shape of development in the Downtown Concept Plan area. They reinforce the collective values of the City of Livermore to ensure that development in the Downtown Concept Plan area contributes to a vibrant and livable environment in a manner that welcomes and delights visitors and residents.

Applicants should review and apply relevant development standards found within other applicable documents to ensure compliance, and then apply the design guidelines found herein. The design guidelines contained in this document supplement development standards by providing direction on the more qualitative aspects of a development project.



Projects will be evaluated on a case-by-case basis and a project may not be required to meet all guidelines; however, projects will be evaluated by the degree to which the project demonstrates substantial compliance with the intent of the design guidelines. In addition, alternative measures may be considered if the project meets or exceeds the intent of these landscape design guidelines.

### 1. APPROVED DOWNTOWN PLAN

The Downtown Plan was adopted by the City Council on January 29, 2018. The plan responds to the community's priorities for enhancing the City of Livermore's Downtown Concept Plan (see Figure 1)

### 2. CITY OF LIVERMORE DOWNTOWN SPECIFIC PLAN

The Downtown Specific Plan (DSP) was adopted in 2004 and the vision has set the stage for the Downtown's transformation. The Specific Plan provides land use policies and development standards to implement the community's vision for Downtown revitalization.

The DSP includes design standards and guidelines for the entire downtown area as a whole, whereas these Design Guidelines are intended to provide more specific guidance for a focused area of the downtown.

A DSP amendment to implement the approved Downtown Plan was adopted by the City Council on September 10, 2018.

### 3. CITY OF LIVERMORE DESIGN STANDARDS AND GUIDELINES

The Design Standards and Guidelines were adopted in 2004 to provide design guidance for varying private and public development projects throughout the City of Livermore. The document promotes the quality of the Livermore community as a whole.

### 4. BICYCLE, PEDESTRIAN, & TRAILS ACTIVE TRANSPORTATION PLAN

The Active Transportation Plan provides policies, programs, and guidelines to provide a safe and comfortable pedestrian and bicycle environment throughout the City of Livermore.

### 5. LIVERMORE GENERAL PLAN

The General Plan is a fundamental land use and development policy document which describes how the City of Livermore will develop and grow, and it dictates how to conserve the City's resources.

### 6. LIVERMORE MUNICIPAL CODE AND DEVELOPMENT CODE

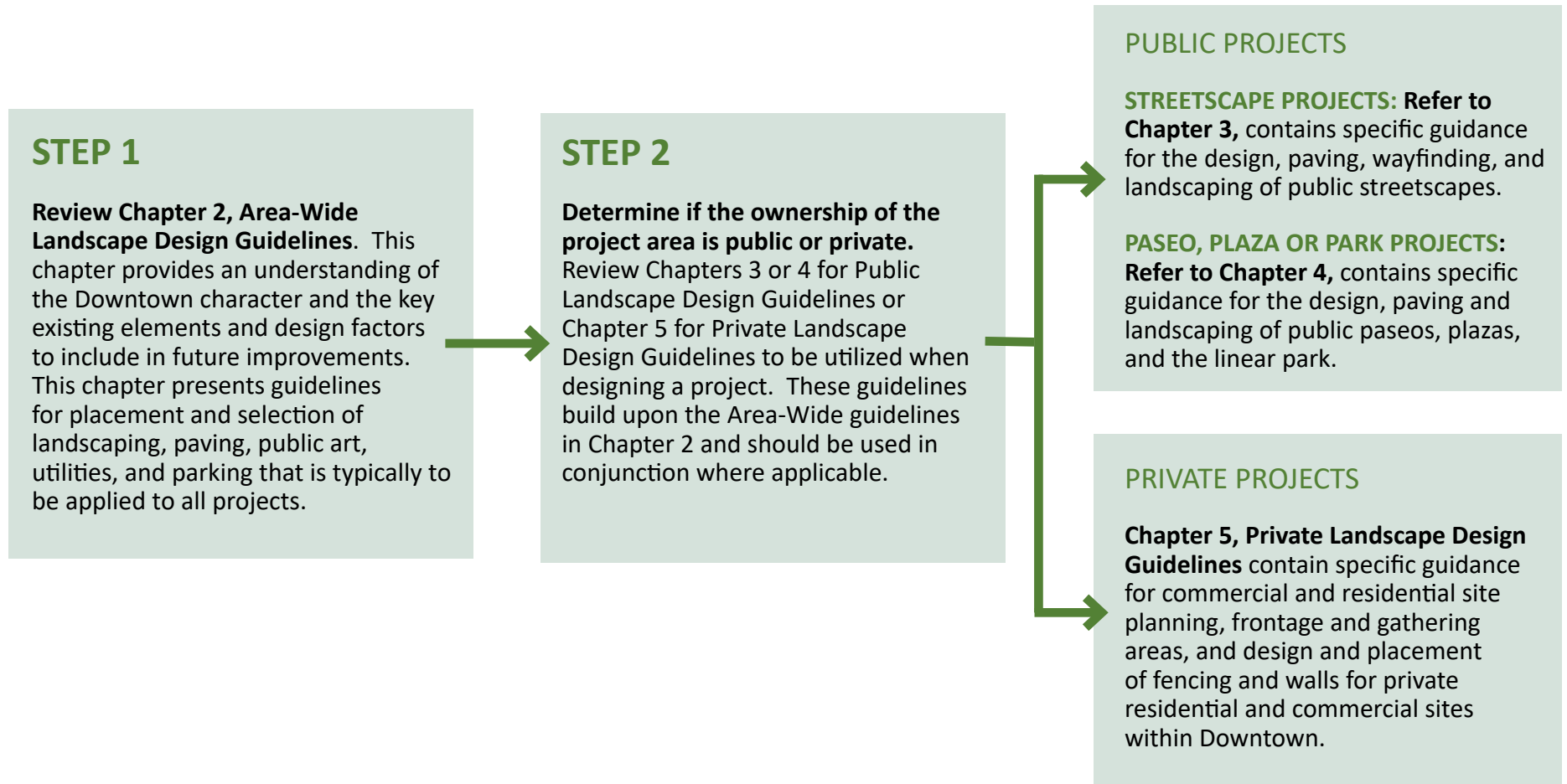
The Municipal and Development Codes describe the regulations and policies for development within the City of Livermore. The Municipal Code and Development Code were adopted to preserve, protect, and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of residents and business in the City.

### 7. LIVERMORE STANDARD SPECIFICATIONS AND DETAILS

The City of Livermore has developed standard specifications and details to guide the installation of construction projects throughout the City.

## D. HOW TO USE THIS DOCUMENT

These Landscape Design Guidelines reinforce most of the City of Livermore and State adopted landscape requirements into one easy-to-use document to assist the applicant/landscape architect when submitting for Planning Entitlement, Building Permit, or Improvement Plan approval. This document is a tool to assist designers and decision makers with appropriate material selection and cohesive placement of design elements to develop the Downtown Concept Plan area with a consistent City character and sense of place. The Community Development Director may make minor amendments to this document as necessary. It is highly recommended that interested property/business owners, developers, and investors contact the City to discuss project proposals prior to developing plans.



## CHAPTER 2. AREA-WIDE LANDSCAPE DESIGN GUIDELINES

This chapter should be utilized for all projects within the Downtown Concept Plan area. The character and guidelines for placement and selection of public art and landscaping is typically applied to all projects.

The elements listed in this chapter should be placed within all applicable Downtown Concept Plan streetscapes, paseos, plazas, and parks.

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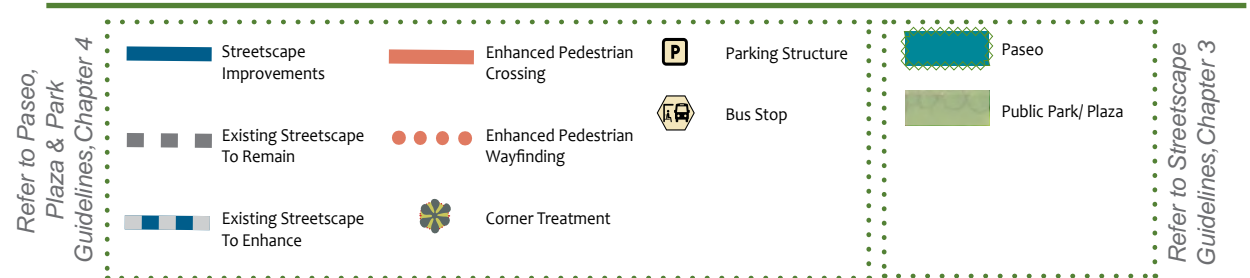
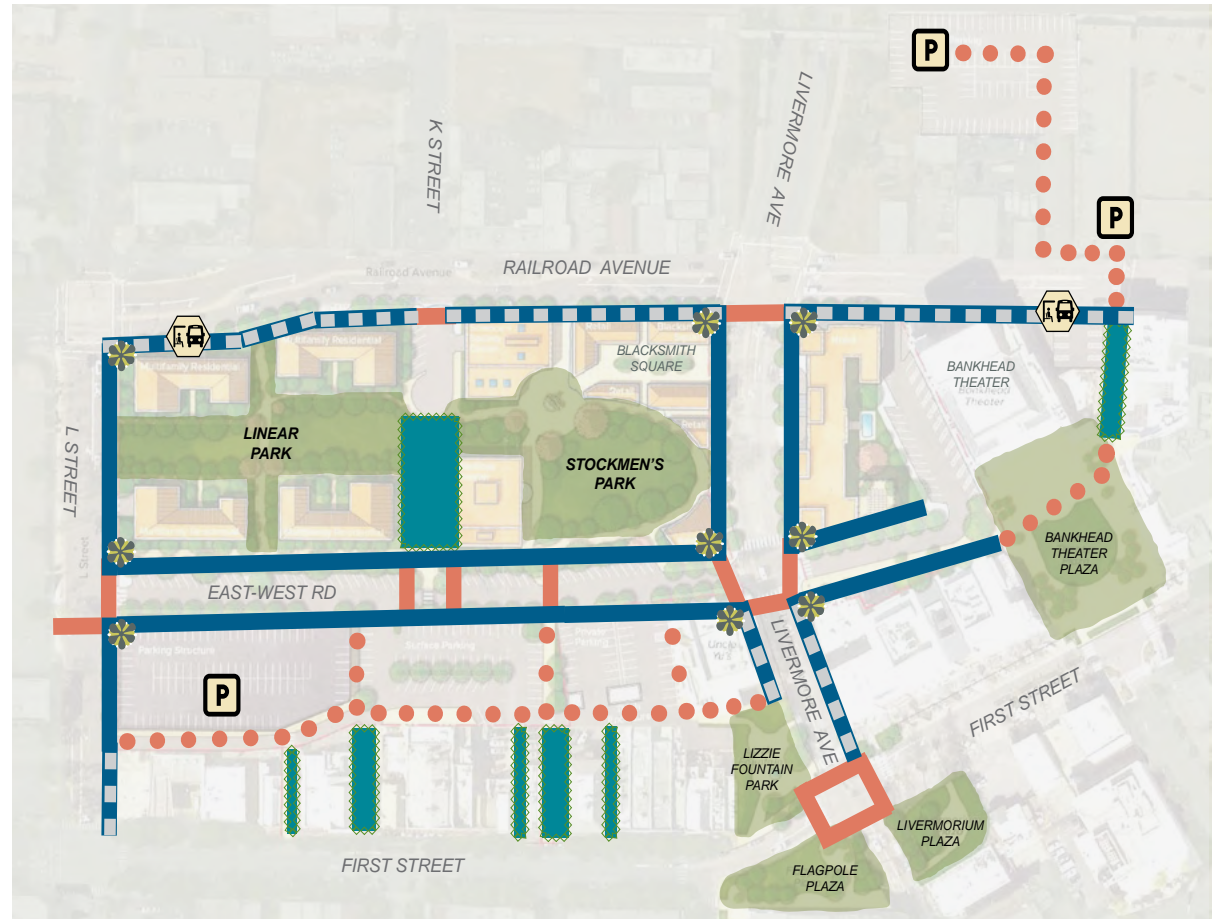


Figure 2. Downtown Livermore Concept Plan Area Improvement Plan



## A. DOWNTOWN CHARACTER

Founded in 1869, Livermore is California's oldest wine region and is surrounded by wineries, farm lands and ranches that mirror the valley's western heritage. Livermore's arts, culture, western heritage and vibrant wine industry provide a unique blend to this special community.

The founding fathers of Livermore established the Downtown to serve a primarily agricultural community. The town was laid out with Livermore Avenue to the east, Q Street to the west, Railroad Avenue to the north, and Fifth Street to the south. The Downtown Concept Plan boundaries are within this historic founding area.

As new improvements are implemented in the Downtown Concept Plan area, they should integrate key elements from First Street and Blacksmith Square to foster a cohesive and attractive atmosphere throughout the Downtown Concept Plan area. Specific elements may vary from what exists on First Street and Blacksmith Square, but the character should be replicated to the extent feasible.



*Existing view of First Street*

### 1. FIRST STREET

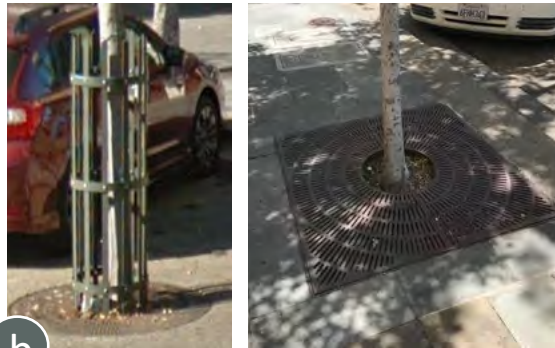
Several years ago streetscape improvements were installed on First Street from Maple Street to South L Street. These improvements have been well received by the community and have created a pedestrian friendly and walkable atmosphere along First Street within the heart of the Downtown Concept Plan. The improved area on First Street establishes the primary focus area of the Downtown Concept Plan with the most amenities.

The following existing key elements from First Street should be replicated within the Downtown Concept Plan area:

- a Trellises at corners and pedestrian crossings
- b In-street tree grates and guards at parking areas
- c Benches and trash receptacles
- d Informational kiosks
- e Bollards
- f Potted plants



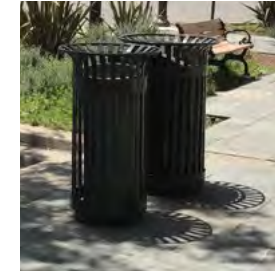
a



b



c



d



e



f



## 2. BLACKSMITH SQUARE

The historic Blacksmith Square is located on the corner of South Livermore Avenue and Railroad Avenue. It was established in 1890 as a blacksmith shop and was renovated in 2004 to contain retail uses, outdoor dining and entertainment.

Blacksmith Square is proposed to remain and the black ironwork and bricks used in the historic building should serve as a model when selecting materials.

The following existing key elements from Blacksmith Square should be replicated within the Downtown Concept Plan area:

- a Black iron work and arched entryway signage
- b Bricks and natural wood materials
- c Decorative fountain and bollard centered on visual axis and potted plants on columns





## B. PEDESTRIAN CIRCULATION

Clear, identifiable, and ample pedestrian pathways should be provided to connect to public sidewalks, parking areas, building entrances, trails, and other site features.

- a) On-site pedestrian circulation systems should connect to primary building entrances, as well as off-site public sidewalks, transit stops, and neighboring properties.
- b) Pedestrian connections should be integrated to create an open network of walkways, sidewalks and trails.
- c) Pedestrian pathways should access the project at visually pleasing locations rather than service areas.

- d) Entrances to primary walkways should incorporate decorative paving and vertical elements such as trellises, large ornamental flower pots, low walls and pilasters, and/or accent planting.
- e) Site furnishing such as benches and trash receptacles should be placed along primary walkways.

- f) Incorporate wayfinding techniques to guide pedestrians such as signage, accent landscaping, and prominent trellises and building entrances.
- g) Locations where vehicular driveways cross pedestrian sidewalks should be enhanced with decorative crosswalks.



*Site furnishing such as benches and trash receptacles should be placed along primary walkways.*

## C. LANDSCAPING

In general, landscaping is strongly encouraged on all sides of a building along streets, walkways, driveways, parking lots and outdoor spaces. Landscaping may consist of above grade planters or pots, and/or in the ground planting.

- a) Areas not occupied by buildings, parking or pedestrian activities should be permanently landscaped with live plant materials.
- b) Landscaping and irrigation materials selected should be durable and require minimal maintenance.
- c) Landscaping features that are designed to retain and filter storm water runoff are encouraged. These features include (but are not limited to) bioswales, rain gardens, underground cisterns, flow-through planters and roof gardens.
- d) Trees are to be planted in engineered soil which is nutrient rich and has good drainage to allow trees to grow to their full potential and withstand urban conditions.

### 1. WATER USE AND IRRIGATION

- a) Planting should be low-water-use to comply with the State of California's drought tolerance laws and to reduce water use. The landscape palette should target a majority (80% or more) of low-water use plant material.
- b) Group plants with similar water requirements to allow for more efficient irrigation use, reduce water use and avoid over watering.
- c) Potted plants should be irrigated or utilize self-watering containers.
- d) An efficient, low-volume drip irrigation system that provides water directly to plant roots and minimizes the loss of water to evaporation is encouraged.
- e) Low flow, efficient irrigation heads should be used to apply water to plants and lawns for water conservation only where needed.
- f) Irrigation heads should be adjustable to minimize over spray and runoff.



*Landscaping may consist of a mix of above grade planters or pots, and in ground planting areas*



*Landscaping should be durable and require minimal maintenance, and plants with similar water requirements should be grouped together*



## 2. PLANT PLACEMENT

- a) Trees and shrubs should be carefully located to maintain pedestrian and vehicular site lines and not create places for people to hide.
- Shrubs and groundcovers over 36-inches in height and low branching trees shall not be located where they will obstruct in pedestrian and vehicular site lines.
  - Hedges along sidewalks and walkways should not exceed a height of 40 inches.
- b) A combination of trees, shrubs and groundcovers should be used within landscaped areas to create a unified, yet diverse and aesthetically pleasing corridor. Plant palettes including five or less shrub or groundcover species are discouraged.
- c) Vines and potted plants should be used to provide wall, column and post texture and color, as well as for accentuating key areas such as entryways, courtyards and sidewalks.
- d) Planting areas along streets should include a one-foot wide maintenance band along the curb edge to separate the planting areas from the street.
- e) When planting space is limited, consider the following elements within the overall landscape design:
- Window boxes
  - Potted plants
  - Climbing vines
- f) Landscaping should be developed to contain a combination of low, medium, and tall plant materials as appropriate.
- Low growing vegetation should be placed along walkways, with medium growing species as background and foundation planting.
  - Tall evergreen shrubs should be utilized to screen views and step-down heights where applicable.
- g) Where blank walls within a project cannot be avoided, the planting area adjacent to blank walls should be continuous and the plantings chosen should be evergreen and grow quickly to an appropriate height to minimize the visibility of blank wall space. Consider the following landscape elements to soften blank wall surfaces:
- Raised planters
  - Potted plants
  - Climbing vines



*Potted plants should be used to provide texture and color and to accentuate key areas*

- h) Trees and shrubs should be located to allow for long-term growth. Landscape design concepts should reflect adequate spacing of plants that allows for mature growth and complete coverage of planting areas in a reasonable amount of time. Plant symbols on Planting Plans shall reflect the average ultimate width the vegetation will grow.

### 3. EXISTING VEGETATION

- a) Landscape designs should incorporate existing adjacent primary tree and shrub species and transition to existing patterns to the proposed species for the Downtown Concept Plan area.
- b) Preserve or relocate mature and healthy trees and vegetation, with special consideration given to the protection of groups of trees and specimen trees.
- c) When replacing dead or dying existing trees, the size of the replacement tree should closely match the size of the tree adjacent up to a maximum of 48-inch box.
- d) Refer to Chapter 12.20 of the Livermore Municipal Code for additional information regarding preservation and removal of existing street trees.

### 4. PLANT MAINTENANCE

- a) All common area landscaping will be designed for minimal care and maintained to keep vegetation in thriving and visually attractive condition.
- b) Weed control fabric should be used in all planted areas (except turf) with a three-inch thick mulch layer in shrub beds to reduce weeds and conserve moisture.
- c) Mulch should be used as a tool to retain moisture and lessen the need for additional water, but also should be aesthetically pleasing and cohesive throughout the Downtown Concept Plan. The following mulch types are encouraged within landscaped areas:
- Cobble and/or decorative rock in varying sizes
  - Decomposed granite
  - Bark mulch (natural color)
- d) Plants should be maintained in their natural form. The pruning of plants into geometric shapes is discouraged unless hedges and topiaries are intended in the landscape design.
- e) Dead and diseased plants should be replaced as soon as possible to preserve the appearance of the property.
- f) Mulch should be replenished as needed to reduce weeds and conserve moisture.



*Examples of decorative rock mulch*



## 5. PLANT SELECTION

A Master Plant List is provided in Appendix A and should be utilized for selection of trees, shrubs and groundcover within the Downtown Concept Plan area.

- a) Trees and understory planting should be selected based on leaf and flower color, and it is recommended to be highly selective with color and limit planting to either warm or cool colors. Avoid sharp contrasts in color except where desired for accent planting, and provide transitions between warm and cool colors with neutral greens, whites and greys.
- b) Consider the texture of leaves and bark in the selection of plants and maximize contrasting textures where feasible for increased visual interest.
- c) Trees and understory planting in Parks and Paseos may utilize Street Trees and Streetscape Shrubs and Groundcovers, but Streetscape planting should be limited to those in the Master List for a consistent palette.
- d) Refer to Chapters 3 and 4 for additional planting information.

Plants within the Downtown Concept Plan area should meet the following minimum size requirements at time of planting:

- Large Evergreen Trees: 24-inch box or larger typical, with 30% or more in 36-inch box
- Large Accent Deciduous and Specimen Trees: 24-inch box or larger typical, with 40% or more in 36-inch box and 10% or more 48-inch box
- Small Accent Deciduous Trees: 15-gallon containers or larger
- Vines and Espaliers: 15-gallon containers or larger
- Large Shrubs (greater than five feet in diameter): 5-gallon containers or larger
- Small Shrubs - excluding groundcovers and bioswale grasses (less than five feet in diameter): 1-gallon containers or larger



*Select vegetation based on leaf and flower color, and choose warm or cool colors*



*Consider the texture of plants and maximize contrasting textures for increased visual interest*

## 6. TREE SELECTION

- a) Pathways and sidewalks should be lined with trees to the extent possible. Spacing of trees should be based on the ultimate width the tree will grow.
- b) Trees should be selected based on the size of the planter to minimize root intrusion, and the height of the adjacent structures to soften views.
- Trees adjacent to buildings should have mature sizes in scale with the massing and height of the structure
  - Trees with lower heights and low root damage potential are recommended for small planter areas and accent planting areas
  - Trees within five feet of hardscaping, walls and foundations should have low root damage potential and be installed with root barriers to prevent roots from encroaching and the buckling of pavements and structures
  - Trees should be located so the canopy will not conflict with light poles and roots will not impact underground utility lines
- c) Trees along walkways and parking areas should be carefully selected with the objective of providing shade and minimizing maintenance and litter.
- Trees with thorns or spiky leaves and a high amount of litter and leaf drop should not be used in parking areas or along pedestrian walkways
  - Trees with wet fruit or large seed pods may be utilized but should be setback away from any paved areas including sidewalks, streets and parking lot paving
  - Refer to Parking Lots & Structures in this Chapter for additional requirements
- d) Trees should be designed to contain a mix of deciduous and evergreen species for seasonal interest and year-long shade.
- In general, place deciduous accent trees at entries, intersections and driveways and locate evergreen trees along extent of the corridor
  - Deciduous trees with open branching are suggested at retail areas
  - Shade trees with dense evergreen canopies should be used in front of residential uses
  - Deciduous trees that provide summer shade and allow for winter solar gain should be utilized whenever possible adjacent to buildings
  - Evergreen trees with a high, broad branching structure are encouraged along walkways and parking areas to cool walking surfaces and parking spaces



## 7. SHRUB AND GROUNDCOVER SELECTION

- a) Planting Plans should specify a minimum container size and spacing for shrubs and groundcovers conducive to filling in a design area within two years.
- b) Perennial and deciduous species and seasonal grasses should not make up the mass of planting areas, and longer-lived evergreen shrubs should be intermixed throughout to provide year-round interest and longevity.
- c) Plants with thorns, spines, or sharp leaves should not be used along pedestrian areas.
- d) Plants that attract bees or are poisonous should not be used at pedestrian seating areas.
- e) Hold plant material back one-foot from the back of curbs to prevent plants from growing into pavement and provide room for maintenance.
- f) Flowering accent trees and shrubs should be used in areas that deserve visual emphasis such as:
- Intersection corners
  - Project entries
  - Focal points
- g) Potted plants should typically contain a tall central accent shrub, combined with vertical growing accent perennials on the sides, and a trailing groundcover in front of the container.
- Potted plants should utilize species with the same water use and microclimate preferences.



*Flowering accent shrubs should be used at intersection corners*



*Example of a potted plant with tall central accent shrub, vertical perennials, and trailing groundcover*

## 8. SHRUB AND GROUNDCOVER FOR SCREENING

- a) Plantings should be used to soften and screen blank walls and fencing, parking areas, utilities and service areas.
  - Screening shrubs should grow to effectively block at least 75% of the item to screen by the second year following establishment
  - Dense and fast-growing evergreen species should be selected for screening
  - Deciduous and grass-like plant species should not be used for screening purposes
- b) Provide larger container sizes for plant material which is known to grow slowly.
- c) Utilize tall narrow species in small planting spaces such as vines and espaliers.

## 9. PLANT SELECTION FOR STORM WATER TREATMENT AREAS

- a) Bioswales and retention areas should be planted with plants suitable for sustaining water ponding and also performing well in dry conditions.
- b) Additional plants listed within Alameda County Clean Water Program, Appendix B, may be permitted for storm water planters if they meet the planting requirements and measures listed in the Appendix B.
- c) Storm water plants should remain in their natural form and be mown only in the fall prior to the onset of the rain season.
- d) Storm water planters should be permanently irrigated with rain shutoff mechanisms. Subsurface or spray irrigation is suggested for storm water areas.
- e) Plants in storm water treatment areas should be selected to provide year-round interest, and a mix of shrubs and perennials provided.
- f) Cobble, boulders, and/or rock mulch is suggested within storm water treatment areas.



*Storm water planting areas should provide year-round interest and thrive in wet and dry conditions.*



## D. PAVING

Durable and timeless paving materials that are ADA accessible should be used within the Downtown Concept Plan area. Special attention should be made to the selection of cohesive paving materials to create the Downtown Concept Plan area as a pedestrian friendly and special place. Refer to Chapters 3 and 4 for more information regarding paving selection.

a) Standard sidewalk and walkway paving should consist of an attractive and durable concrete paving, such as:

- Textured concrete such as salt or broom finish
- Colored concrete
- Stamped concrete paving

b) Consider incorporating decorative paving materials in bands across standard sidewalk paving in a consistent pattern, such as 10-feet on center.

- Banding materials should be consistent with adjacent decorative paving but should be a slightly different color, texture or pattern

c) Decorative paving materials that are unique and recognizable should be utilized at streetscape furnishing and edge zones, key pathway nodes and corners, and seating areas, such as:

- Colored concrete with decorative scoring patterns
- Stamped concrete paving

d) Decorative paving areas should incorporate infill doors for utilities to match the surrounding paving materials and colors.

e) Decorative insets are recommended within standard and decorative paving throughout the Downtown Concept Plan area to highlight the local culture and history, such as:

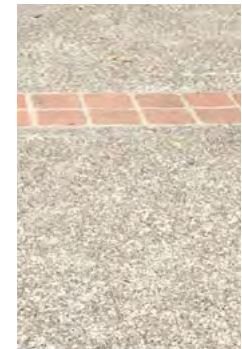
- Mosaics and tiles inset in paving with historic images
- Cast elements or imprints in paving such as footprints of local wildlife, local cattle brands and horse shoes
- Bricks cast to resemble the historic Livermore Fire Brick Company
- Concrete etching or plaques commemorating Livermore history and culture



*Unique and recognizable paving materials should be utilized at streetscape furnishing and edge zones*



*Decorative paving areas should incorporate infill doors for utilities*



*Example of paving bands across sidewalk paving*



*Decorative insets are recommended to highlight the local culture and history*

## Paving Materials

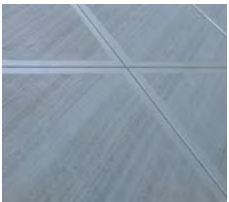
STANDARD PAVING



*Salt Finish  
Concrete*



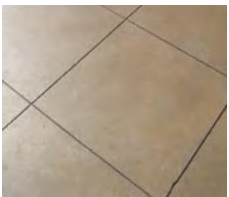
*Stamped  
Concrete  
Paving  
(Bomanite,  
Coquina)*



*Broom  
Finish  
Concrete*



*Stamped  
Concrete  
Paving  
(Bomanite,  
Heavy Slate)*



*Colored  
Concrete with  
Decorative  
Scoring*

DECORATIVE PAVING



*Stamped  
Concrete  
Paving  
(Bomanite,  
Rustic Slate)*



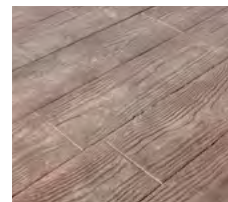
*Stamped  
Concrete  
Paving  
(Bomanite,  
Used Brick)*



*Stamped  
Concrete  
Paving  
(Bomanite,  
English  
Sidewalk  
Slate)*



*Stamped  
Concrete Paving  
(Bomanite,  
Creekstone)*



*Board Form  
Concrete*



*Acid Finish  
Concrete*

Figure 3. Examples of Area-Wide Paving Materials

## E. PUBLIC ART

The use of public art within the Downtown Concept Plan area is an effective way of expressing the unique personality and character of the area. Public art should serve as an aesthetic improvement to enhance the pedestrian environment and should focus on the region's local culture and history.

a) Public art should be in conjunction with other site features such as a plaza or architectural feature, and be an integral part of site development rather than a stand-alone, separate object. The selection and placement of public art should be part of the overall site design process, rather than an afterthought to a project.

b) Public art is suggested in the following locations:

- Key intersections and entries
- Accent focal points in paseos, plazas and the Linear Park

c) Public art should be placed to avoid locations where it may obstruct a pedestrian pathway, create a traffic hazard, or compete with another piece of art within the area.

d) Public art should be highlighted with decorative paving and lighting where appropriate.

e) Art and focal points placed within the Downtown Concept Plan area should showcase the culture and history of Livermore, such as:

- Local history
- Livermore veterans
- Livermore Rodeo history
- Livermore Stockmen's Rodeo Association contributions
- Cattle ranching
- Hay and grain production
- Viticulture
- Science and technology

f) Public art is encouraged that invites participation. Interactive interpretive exhibits and displays are recommended.

g) Public art is encouraged that represents the community by revealing its culture and history, and/or captures or reinforces the unique character of place. Public art in the Downtown Concept Plan area could be provided in many different formats, such as:

- Building murals
- Sculpture
- Decorative insets in paving and walls
- Painted utility enclosures



*Focal points should highlight the culture and history of Livermore*



*Decorative insets should be used to reinforce the Downtown sense of place*



*Public art is encouraged that represents the community*



## F. LIGHTING

Pedestrian lights should be located along pathways and sidewalks to provide human scale and a smaller, more focused illuminated area. Pedestrian lights should be placed evenly along sidewalks where lighting is needed.

- a) Street lights should be the City Standard Downtown Pole. Street lights are encouraged to incorporate decorative banners and/or hanging plants where feasible.
  - Refer to Chapter 4 for lighting in Paseos, Plazas and Parks
- b) String lighting should be provided within key pedestrian areas to enhance the nighttime environment.
  - Paseos and Plazas
  - Pedestrian Gathering Areas
- c) Accent uplighting on trees and focal points is encouraged at key locations where a high level of nighttime pedestrian activity or views are anticipated.
- d) Light fixtures on the top deck of parking structures and roof decks should be screened from view and not visible from the ground.
- e) Energy-efficient lighting (lighting from renewable sources and energy-saving devices, such as light sensors) is required.
  - Where feasible, use warm white lighting source types
- f) Over lighting of sites should be prevented to avoid ruining desired nighttime ambience.
  - The quality of light, level of light and type of bulb or source should be carefully selected so that lighting levels do not draw attention to the glow or glare of the project site
  - Timers and sensors should be incorporated to avoid unnecessary lighting
  - Light fixtures should use reflector/ refractor systems and cut off shields to reduce glare and spotlighting onto adjacent properties and rights-of-way
  - Pedestrian walkways in paseos, plazas, and parks should provide bollard lights in combination with 10 to 15-foot high pole mounted lights



*Accent uplighting on trees and focal points is encouraged at key locations*



*Lights should incorporate decorative banners and/or hanging plants*



## G. PARKING LOTS & STRUCTURES

Provide convenient but not visually dominating parking that incorporates extensive landscaping. Landscaping should be used to provide shade, promote wayfinding and visually soften views of parking areas from the street and surrounding properties.

### 1. LANDSCAPING

- a) Planters within parking lots should be of sufficient width, including the curb areas, to support the long-term growth and stability of trees and landscaping proposed.
- b) Landscape buffers should be provided along sidewalks to screen surface parking areas and tall blank parking structure walls from the street, where practical. These landscaped buffers may include:
- Dense and fast growing evergreen planting (Refer to Landscaping for additional information)
  - Planted berms and mounds
  - Low decorative fences and planter walls

- c) Fast growing evergreen vegetation should be utilized for screening that grows quickly to a height that will effectively buffer views of parking.
- d) Consider the orientation of parking to locate planter areas and trees to provide the maximum amount of shade and buffer.
- e) Parking lot trees may be selected from the Master Plant List in either the Street Tree or Paseo & Park Tree Lists.
- f) Tree selection for parking areas should be carefully considered. In addition to the tree performance items to consider above, parking area trees should meet the following:
- Use of accent trees located at parking lot and parking structure entries and at the end of parking aisles is encouraged
  - High branching evergreen trees should be used in surface parking lots which ensure shading at maturity meeting or exceeding fifty percent (50%) of paved parking stall areas
  - Pedestrian walkways in parking areas should be planted with trees to provide shade and comfort for pedestrians



*Fast growing evergreen vegetation should be utilized to buffer views of parking areas.*



*Provide dense and fast growing evergreen planting to screen parking structure walls from the street*

- g) Parking lot screening vegetation should include trees, shrubs, and groundcovers designed to soften views of parked vehicles from pedestrians walking along the sidewalk and vehicles on the roadways. Buffers should be attractive and provide ample texture and color at pedestrian level for increased visual interest.
- h) Accent or unique trees and planting are suggested in parking lots for visual wayfinding at drive aisles and along key pedestrian linkages.
- i) Parking lots adjacent to existing or proposed buildings should locate tree to soften views of adjacent structures.
- j) The pedestrian path of travel from vehicular parking stalls should be anticipated and planned for.
  - Plant material should be spaced to allow for pedestrians crossing through landscape islands and held back to allow for car door openings
  - Consider the need for stepping stones or decomposed granite paths in anticipated areas with high pedestrian activity

## 2. CIRCULATION AND PAVING

- a) A direct, safe and easily recognizable pedestrian connection should be provided through parking areas that connects to adjacent building entrances and sidewalks.
  - Features such as decorative paving, benches, potted plants and fencing are encouraged along key pedestrian connections
  - Where feasible, pedestrian walkways should be parallel to parking drive aisles, minimizing the need for pedestrians to cross parking drive aisles
  - Wayfinding signage should be provided at key locations to orient pedestrians
- b) Entry drives should be located away from street intersections and adjacent property lines to the extent feasible.
- c) The number of curb cuts should be minimized to reduce conflicts with pedestrian sidewalks.
- d) Parking structures should include entry plazas and seating areas at the ground floor level to encourage pedestrian activity.



*An easily recognizable pedestrian connection should be provided through parking areas*



*Features such as decorative paving and fencing are encouraged along key pedestrian connections.*

## H. UTILITIES

Minimize the visual impacts of service/loading areas, storage areas, trash enclosures, and ground mounted mechanical equipment.

### 1. UTILITY PLACEMENT

a) The following items should be located where they can be screened from public views from sidewalks and outdoor spaces to the extent possible:

- Loading, service areas and storage areas
- Trash enclosures
- Above ground utilities (including irrigation equipment, controllers and backflow devices)
- Electric and water utility meters
- Power transformers and sectors
- Mechanical equipment (such as heating, ventilation and cooling equipment)
- Satellite dishes (wider than 18 inches in diameter) and antennas
- Rooftop mechanical equipment
- Other mechanical equipment

b) When feasible, these elements should be located behind or at the sides of buildings and screened from views through a combination of walls, fencing and/or landscaping.

c) Minimize the visual impacts of roof mounted mechanical equipment. When feasible, such elements should be consolidated and housed in architecturally articulated enclosures.

d) Utility facilities should be placed underground, where feasible. All backflow prevention devices should be screened from public view.

e) Large vent stacks and similar features should be avoided. If essential, they should be screened from view or painted to be non-reflective and compatible with building colors.

f) Loading areas and associated loading activities should be located to the rear of buildings and screened from view from public streets, gathering areas, and residential uses.

g) Service facilities should be located and designed for easy access by service vehicles and tenants, but should be sited where they will not create a nuisance for adjacent uses.

h) Trash collection areas should not intrude into major lines of sight when viewed from the public roadways and sidewalks, residential units, or pedestrian gathering areas.

i) Irrigation valves and utility boxes should be set in planting areas where feasible and located where they can be accessed and be screened from views by vegetation. Boxes should be placed in groups not exceeding five in number to reduce their visibility.



## 2. UTILITY AREA SCREENING

Utility areas, trash enclosure, above ground utilities and other site structures and features that are visually unattractive should be screened.

a) Appropriate screening methods include, but are not limited to:

- Fencing and walls
- Fast growing evergreen landscaping (refer to Landscaping for additional information)
- Roof parapets
- Equipment enclosures
- Berms and mounds

b) Green walls and trellises covered with vines and/or espaliers and tall vertical species should be utilized in small and narrow planting areas.

- Vine supports should be provided to promote fast upward growth.

c) Screening devices shall complement with the building's design, materials, and color and be compatible with the overall landscape design and project character.



*Utility areas should be screened using landscaping and/or walls and fencing*



*Select fast growing evergreen species and/or provide larger container sizes for screening*

## CHAPTER 3. STREETSCAPE LANDSCAPE DESIGN GUIDELINES

This chapter contains specific guidance for the design, paving and landscaping of public streetscapes. These guidelines build upon the Area-Wide Landscape Design Guidelines in Chapter 2 and should be used in conjunction where applicable.

a) The streets within the Downtown Concept Plan area have been categorized into two types:

- S1** **Streetscape Urban Edge –** Streets primarily adjacent to commercial land uses with high volumes of pedestrian and vehicular traffic. These streets typically have tree grates and monolithic sidewalks.
- S2** **Streetscape Parkway Edge -** Streets primarily adjacent to residential and public land uses with lower volumes of pedestrian and vehicular traffic. These streets typically have parkway planters and separated sidewalks.

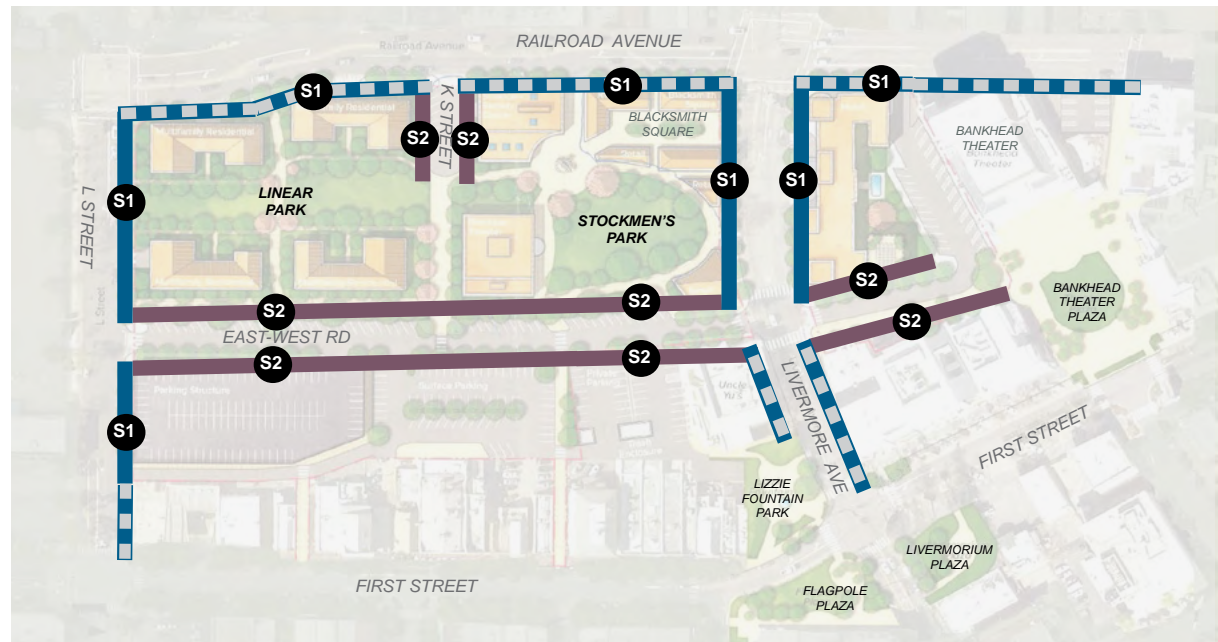


Figure 4. Streetscape Locations in the Downtown Concept Plan

## A. STREETScape URBAN EDGE

The improvements discussed in this chapter generally apply to the following streets in the Downtown Concept Plan area:

- a) South Livermore Avenue
- b) South L Street

As the Downtown Plan is implemented, it is recommended that these streetscape elements be installed in the following locations where feasible:

- a) South Livermore Avenue, from the East-West Road to First Street
- b) South L Street, from the southern side of the new parking structure on East-West Road to First Street
- c) Railroad Avenue, from South L Street to the existing Bankhead Theater Paseo

### 1. CHARACTER

The commercial Streetscape Urban Edge character should be a lively and interactive environment that is pedestrian oriented and contains ample amenities and human scale elements.

The wide shaded sidewalks should contain seating areas with interesting public art, historical elements, and wayfinding signage dispersed along the streetscape.

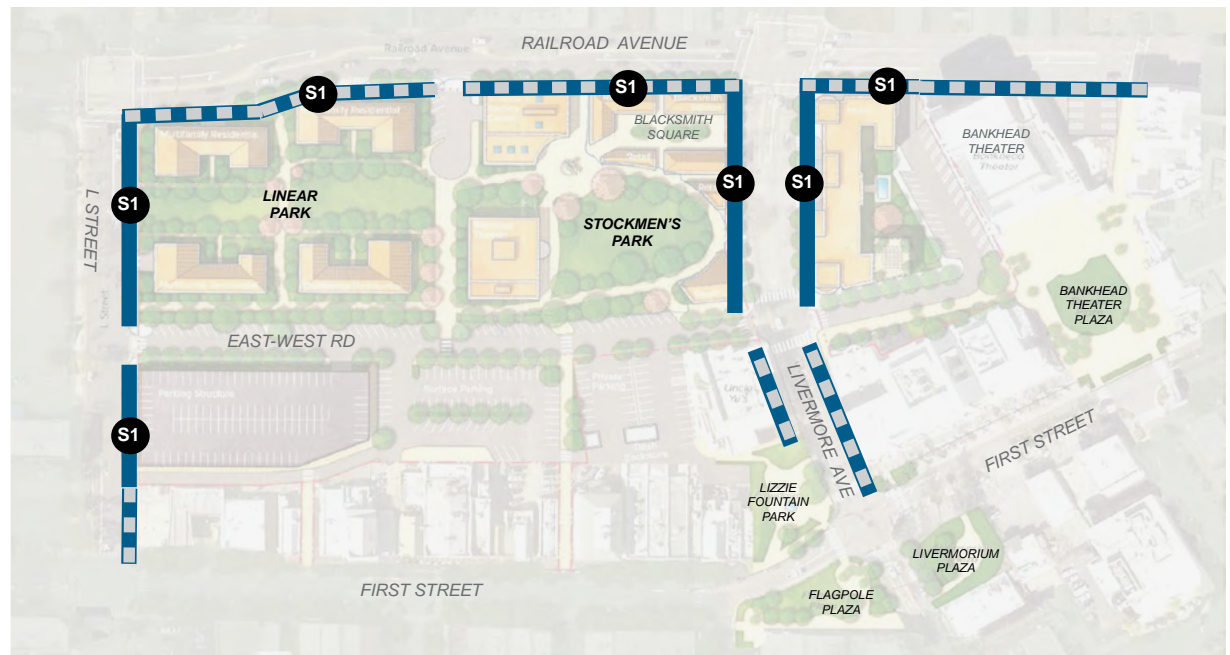


Figure 5. Streetscape Urban Edge Locations in the Downtown Concept Plan



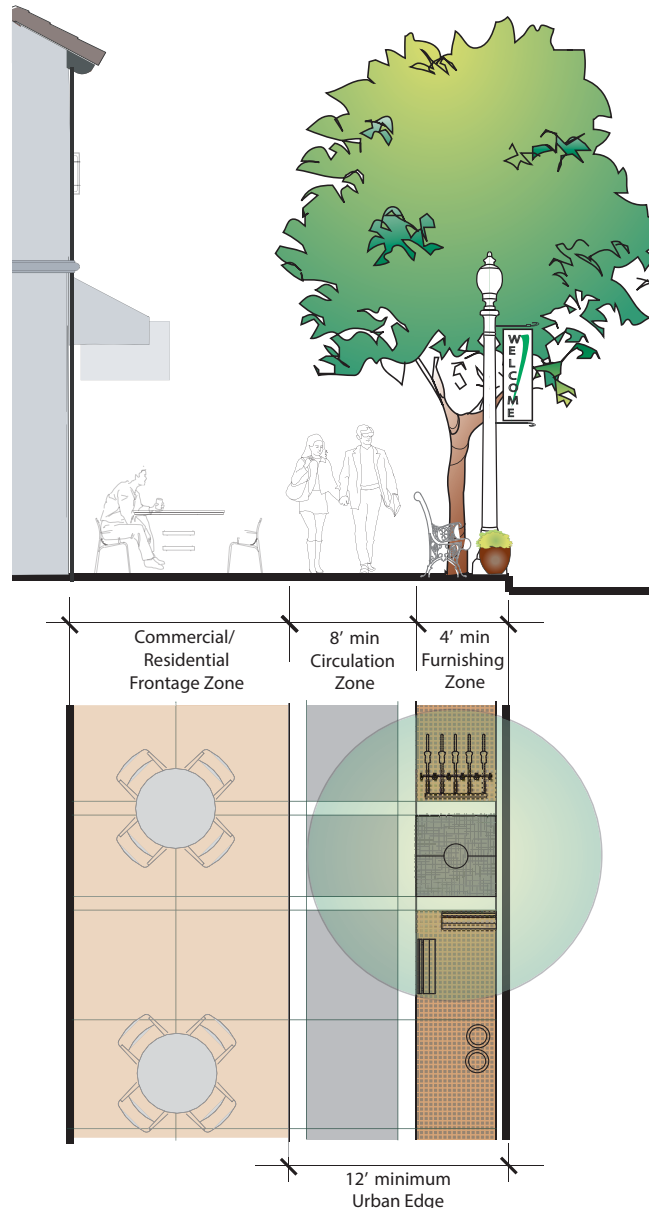
a) The typical cross section of the Urban Edge will contain the following:

- 4' wide minimum furnishing zone with decorative accent paving along the roadway, trees in grates, lighting with banners, pedestrian furnishings and potted plants
- 8' wide minimum circulation zone with standard paving and a clear path of travel
- An adjacent frontage zone with outdoor uses such as dining, seating, and patios

b) Two bus stops are existing along Railroad Avenue, and they should be improved with new shelters, benches, decorative paving, bike racks and trash receptacles.

c) Two medians exist along Urban Edge streets: one on Railroad Avenue between South L Street and South Livermore Avenue, and another on South Livermore Avenue between Railroad Avenue and East West Street.

- Medians should utilize the Urban Edge planting palette, but trees should be small accent species and planting may not obstruct pedestrian or vehicular views.
- The 1-foot wide maintenance strip should reflect the paving in the Urban Edge Furnishing Zone.



Typical Streetscape Urban Edge section

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## 2. PAVING TREATMENTS

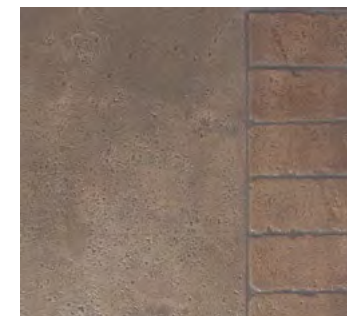
- a) Furnishing Zone should be designated by decorative paving, such as:
- Colored concrete paving with stamped brick pattern (Bomanite Used Brick or approved equal, staggered running bond pattern)
- b) Circulation Zone should be designated by standard paving, such as:
- Concrete paving with stamped brick banding (Bomanite Used Brick Edging or approved equal). Color and finish of concrete walk and banding to be selected to match Furnishing Zone paving
  - Banding should be located on both sides of the Circulation Zone to create a clear path of travel, and banding placed perpendicular to the sidewalk at all tree grates and light pole areas
  - Banding should be a color that varies from the Furnishing Zone, and banding along the edge of the Circulation Zone should be placed perpendicular to the Furnishing Zone pattern



*Example of paving with brick edging and bands*



**Example of Furnishing Zone  
Decorative Paving:**  
*Stamped Concrete Paving  
(Bomanite, Used Brick)*



**Example of Circulation Zone  
Standard Paving:**  
*Colored concrete with a  
stamped brick edging and  
banding*

### 3. LANDSCAPE PALETTE

a) Landscaping along the Urban Edge is suggested to be primarily warm colors with red and yellow accents.

b) Street trees of the same species along a street should be uniformly the same size and form, and meet the following minimum size requirements at time of planting:

- Primary deciduous species: *Pistacia chinensis*, *Zelkova serrata*, or *Pyrus calleryana* 'New Bradford'. One or two trees should be located along the street adjacent to corners, in front of retail uses, and next to driveways and project entries. Container size should be 24-inch box size or larger.
- Primary evergreen species: *Podocarpus macrophyllus*. Evergreen trees should be located between the primary deciduous species to make up the bulk of the streetscape tree planting. Container size should be 24-inch box size or larger.

- Corner accent species and angled on-street parking trees: *Lagerstroemia indica* (standard form). The variety and color of *Lagerstroemias* should vary at corners and parking areas to define uses. Place three or four trees at intersections in conjunction with primary deciduous species to develop a welcoming visual atmosphere. Container size should be 15-gallon size or larger and trees should be placed where they will not impact vehicular or pedestrian lines of sight.

c) Landscape accents should be used along the Urban Edge where planting is not otherwise feasible:

- Tree grates
- Pots and urns
- Raised planters



*Example of deciduous trees along a street corridor*



*Example of evergreen trees along a street corridor*



d) Primary shrubs species along the Urban Edge should consist of a mix of hardy evergreen plants, such as:

- Agave attenuata
- Correa 'Dusky Bells'
- Myrtus communis 'Compacta'
- Anigozanthos flavidus

e) Accent species along the Urban Edge should consist of a mix of plants that will provide year-round interest, such as:

- Hemerocallis species
- Muhlenbergia capillaris
- Erigeron karvinskianus
- Achillea millefolium

f) Groundcovers along the Urban Edge should consist of fast-growing understory plants, such as:

- Dymondia margaretae
- Myoporum species
- Fragaria species
- Thymus species



Figure 6. Conceptual Plant Palette for the Streetscape Urban Edge

## B. STREETScape PARKWAY EDGE

The improvements discussed in this chapter generally apply to the following streets in the Downtown Concept Plan area:

- a) East-West Road
- b) South K Street
- c) Alley south of the proposed Hotel

a) Special event street closures may occur on some Parkway Edge streets. They should be designed to accommodate temporary bollards or other methods to restrict vehicles but still allow for large groups of pedestrians to easily access events.

b) South K Street will be utilized as a pedestrian drop-off area, and special decorative paving, benches and trash receptacles should be provided.

c) The southern portion of South K Street will be designed as an emergency access road and utilized as a pedestrian paseo. Refer to the Paseos section of these Design Guidelines for additional information.

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### 1. CHARACTER

The streetscape will have a residential character with large separated parkway planters containing lush vegetation and shade trees.

Pedestrian amenities will be strategically located to allow for informal gathering areas, and public art and historical elements will be interwoven into the streetscape

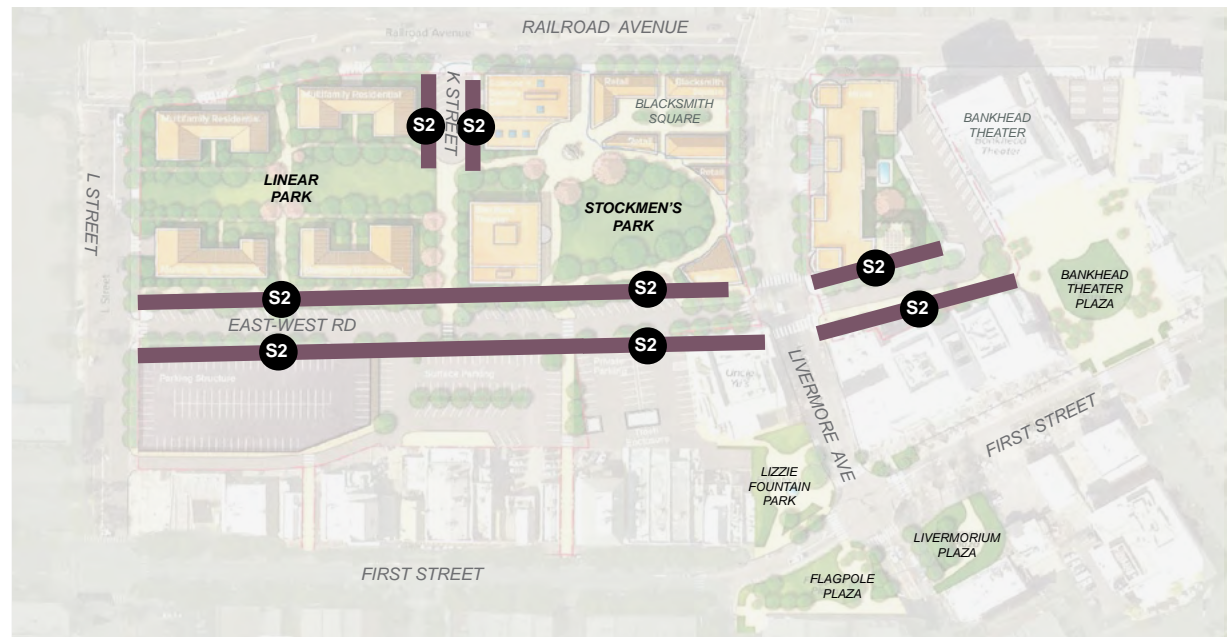


Figure 7. Streetscape Parkway Edge Locations in the Downtown Concept Plan

# DOWNTOWN LIVERMORE CONCEPT PLAN LANDSCAPE DESIGN GUIDELINES

d) The typical cross section of the Parkway Edge will contain the following:

- 7' wide minimum Edge Zone with large planters, lighting, and paved areas between planters that extend through to the street. Planters with storm water treatment vegetation, such as along the north side of the East-West Road will be wider. The paved areas between planters will connect pedestrians to the street where needed (such as on-street parking areas) or accommodate pedestrian amenities such as seating, bike racks or public art.
- 6' wide minimum Circulation Zone with a clear path of travel.
- Adjacent frontage zone with outdoor uses such as landscaping, seating areas, and patios.



Typical Streetscape Parkway Edge section



## 2. PAVING TREATMENTS

a) Edge Zone designated by decorative paving, such as:

- Decorative paved areas between planters to denote seating areas and access to the roadway: Colored concrete paving with a stamped brick pattern (Bomanite Used Brick or approved equal, in a staggered running bond pattern).
- Decorative paving should be the same pattern as the Urban Edge to provide a consistent theme for the Downtown Concept Plan area, but may vary in color and texture to match standard paving.
- Decorative paving areas should be conveniently located between planters for ease of pedestrian access to the roadway, and should continue across the standard sidewalk paving to visually show where to access the roadway.

b) Circulation Zone designated by standard paving, such as:

- Salt finish colored concrete. Utilize a warm integral color to match paving in the edge zone.
- Decorative paving is suggested in the Circulation Zone on East-West Road along the sidewalks between the mid-block crossings. This decorative paving should be a colored and scored concrete in a similar color and pattern as the adjacent paseo paving to clearly indicate the primary pedestrian path of travel. Refer to Chapter 4 for additional information.

c) When decorative paving is used between parking spaces it should be similar to the adjacent decorative paving and be vehicular rated and set flush with adjacent asphalt.



*Example of  
Circulation Zone  
Standard Paving:  
Salt Finished Color  
Concrete*



*Example of  
Edge Zone  
Decorative Paving:  
Stamped Concrete  
Paving (Bomanite,  
Used Brick)*

### 3. LANDSCAPE PALETTE

- a) Landscaping along the Parkway Edge is suggested to be primarily cool colors with blue and purple accents.
- b) Street trees of the same species along a street should be uniformly the same size and form, and meet the following minimum size requirements at time of planting:
- Primary deciduous species: *Chitalpa tashkentensis* and *Pyrus calleryana* 'New Bradford'. One or two trees should be located along the street adjacent to corners, driveways and project entries. Container size should be 24-inch box size or larger.
  - Primary evergreen species: *Ulmus parvifolia* 'Drake'. Located between the primary deciduous species to make up the bulk of the streetscape tree planting. Container size should be 24-inch box size or larger.
- Corner accent species: *Lagerstroemia indica* 'Catawba' (standard form). Three or four trees should be located at intersections in conjunction with the primary deciduous species and be placed to develop a welcoming visual atmosphere. Container size should be 15-gallon size or larger and trees should be placed where they will not impact vehicular or pedestrian lines of sight.
- c) Bioswale area along the north side of East-West Road should utilize storm water species.
- d) Landscape accents should be used along the Parkway Edge to protect and highlight vegetation.
- Tree grates and guards
  - Up lighting on trees is recommended in key locations



*Example of a corner accent tree*

- e) Primary shrubs species along the Parkway Edge should consist of a mix of hardy evergreen plants, such as:
- Myrtus communis ‘ Compacta’
  - Dietes grandiflora
  - Cistus species
  - Lavandula species
- f) Accent species along the Parkway Edge should consist of a mix of plants that will provide year-round interest, such as:
- Achillea millefolium
  - Penstemon species
  - Rosa species
  - Nepeta species
- g) Groundcovers along the Parkway Edge should consist of fast-growing understory plants, such as:
- Stachys byzantina
  - Myoporum parvifolium
  - Lomandra longifolia ‘Breeze’
  - Rosmarinus species
- h) Storm water planting along the Parkway Edge should typically contain taller central species, combined with vertical accents such as Iris and grasses. A mix of textures and seasonal dormancy should be provided.

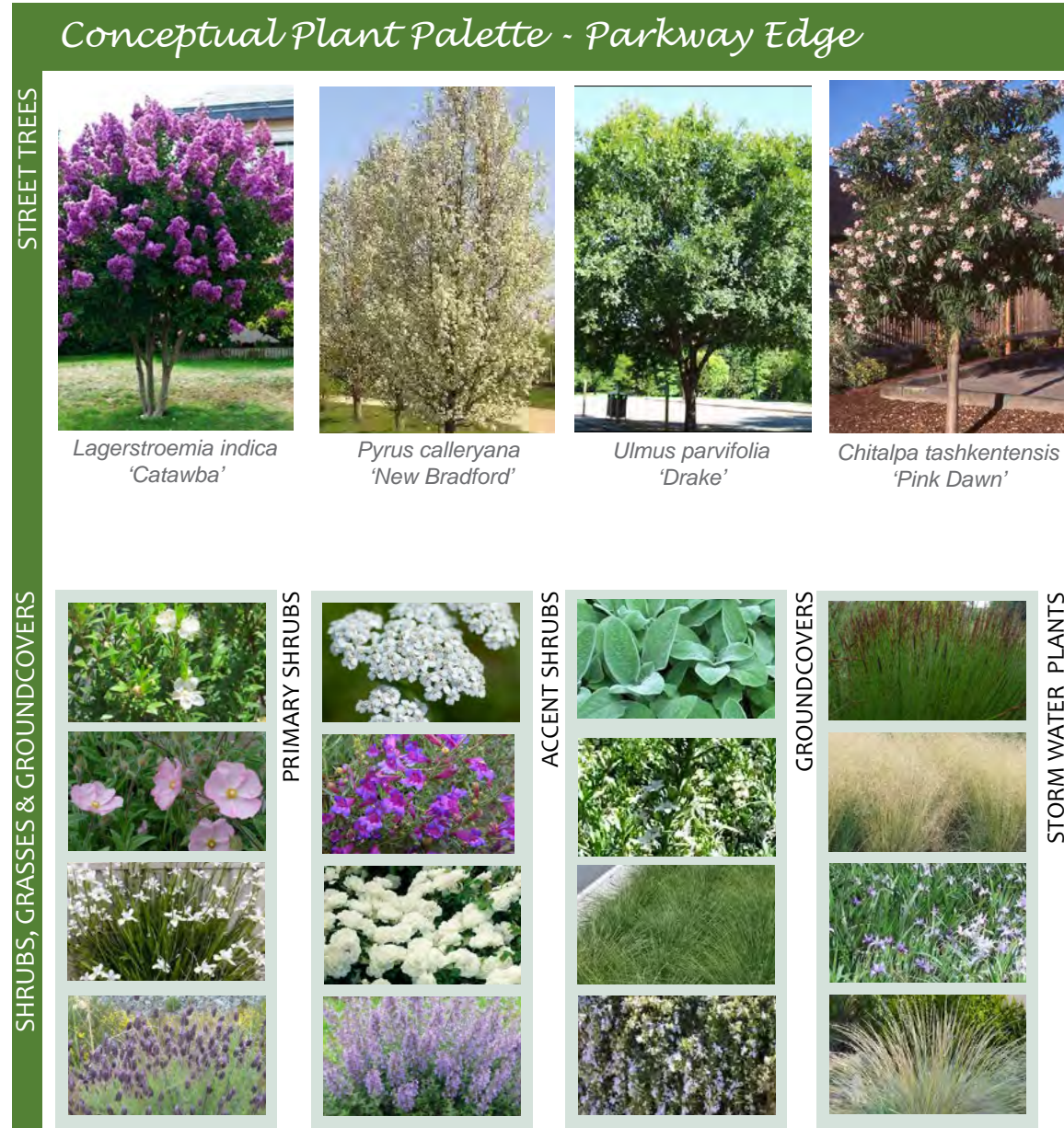


Figure 8. Conceptual Plant Palette for the Streetscape Parkway Edge

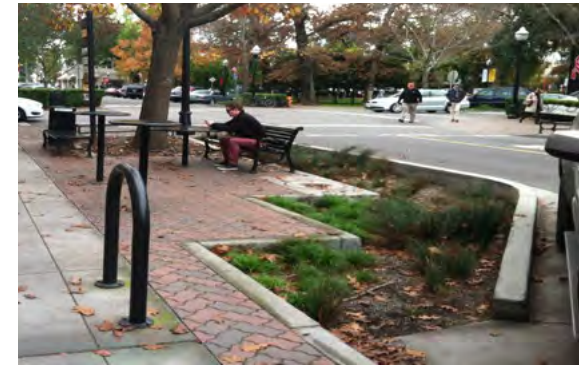


## C. STREETScape ELEMENTS

Street element such as benches, trash and recycling receptacles, bike racks, and bus shelters can create a sense of character and unify a place. The furnishings described in this chapter are intended for public areas, but their use (or similar) within private areas is recommended for a cohesive Downtown Concept Plan area.

- a) A cohesive selection of durable and classic streetscape furnishings should be consistently used in the Downtown Concept Plan area.
- b) Furnishings in the Downtown Concept Plan area should be clustered together to create gathering nodes for members of the community to enjoy.
- c) Site furnishings should be placed to maintain vehicular and pedestrian site lines.
- d) Seating areas should be designed to promote safety and deter undesirable loitering.
- e) Site furniture should be made of high-quality materials and enamels that have long life spans and are able to withstand constant use and exposure to the elements. Higher grade materials (metal and wood) and/or recycled content materials are required to reduce long-term maintenance and replacement costs.

- f) Seating areas should be placed in key locations to encourage use and be located to allow for legroom and ease of maneuvering.
  - Where feasible, it is preferable to design seating areas with benches and/or chairs located in an L-shape to allow for social interaction
  - Where single benches are used they should be oriented to the street or primary walkway
- g) The furnishings in this section are not intended to be a fixed and limiting list. It is understood that over time the furnishings listed may become unavailable. Furnishings with similar characteristics and materials may be adopted per City approval.
  - Final selections may vary based on unforeseen situations such as budget limitations, technological advancements, and manufacturing availability. Final site furnishing chosen at the time of construction should consist of amenities that are equal to the selections shown in this section, and meet the design intent of these design guidelines in regards to scale and aesthetic look and feel of materials.



*Furnishings in the Downtown Concept Plan area should be clustered together to create gathering nodes*



*Design seating areas with benches and/or chairs located in an L-shape to allow for social interaction*

## Streetscape Elements



MANUFACTURER:  
Park Catalog  
MODEL:  
Cast Iron



MANUFACTURER:  
Maglin  
MODEL:  
MRC 202



MANUFACTURER:  
Urban Accessories  
MODEL:  
Kiva (Round or Square)



MANUFACTURER:  
Urban Accessories  
MODEL:  
Windsor (Black)



MANUFACTURER:  
Belson  
MODEL:  
2 Bike U Rack  
(Black)



MANUFACTURER:  
Visco Lighting  
MODEL:  
BO-14 (Black)



MANUFACTURER:  
Visco Lighting  
MODEL:  
BO-14L (Black)

Figure 9. Streetscape Elements for the Downtown Concept Plan

### 1. BENCHES

Benches should be placed to improve the pedestrian experience.

- a) Benches should be placed under tree canopies for shade where feasible.
- b) Benches should be designed to deter homeless activity, whether using a center armrest, installing a shorter bench, and/or locating benches in well-lit areas.

### 2. TRASH/ RECYCLING RECEPTACLES

Trash and recycling receptacles should be placed to provide convenient waste disposal in key locations such as entries, seating areas, bus stops, and along walkways throughout the Downtown Concept Plan area.

- a) Receptacles should be used in conjunction with other furnishings.
- b) Receptacles should be placed away and/or located downwind from seating areas where feasible.

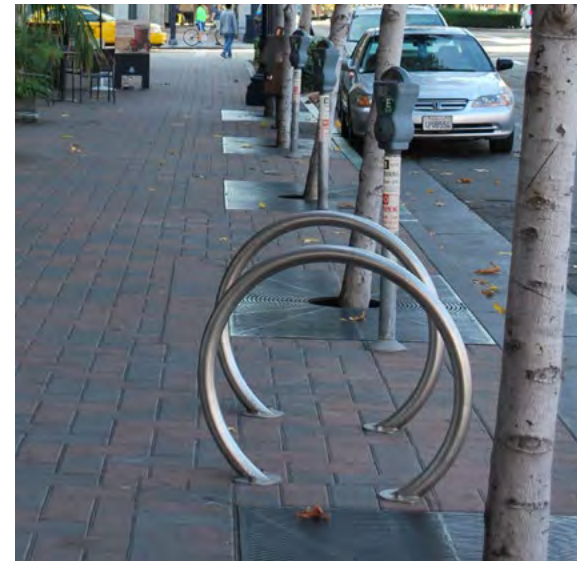
### 3. BIKE RACKS

Bike racks encourage bike ridership and prevent bikes from being locked to sign posts or trees.

- a) Attractive and convenient bicycle parking should be located near transit stops, street intersections, commercial areas, parking lots, and at entries to paseos, parks and key pedestrian gathering areas throughout the Downtown Concept Plan area.
- b) Bike racks should accommodate a minimum of two bicycles and their capacity should be determined by the location and the number of bicyclists who frequent the destination.
- c) Bike racks should be located to not block pedestrian circulation when bikes are on the racks, or when maneuvering bikes to and from racks.
- d) Where feasible, bike racks should incorporate a vertical stagger to eliminate handlebar tangles.



*Benches should be placed under tree canopies for shade where feasible*



*Attractive and convenient bicycle parking should be located where it will not block pedestrian circulation*



#### 4. TREE GRATES AND GUARDS

Tree grates and tree guards should be utilized where pedestrian or vehicular activity warrants the need.

- a) Attractive tree grates and guards should be used throughout the Downtown Concept Plan area:
  - Grates should be placed along the Streetscape Urban Edge within the Furnishing Zone
  - Grates and guards used along the Streetscape Parkway Edge within the angled parking areas
- b) Tree grates are encouraged to provide cut outs for up-lighting on trees in key locations such as corners and entries.

#### 5. BOLLARDS

Bollards should be located where needed to prohibit vehicular access into pedestrian use areas.

- a) Removable bollards shall be utilized where emergency access is required and shall be installed per City Standard ST-23.
- b) Lighted bollards should be used where high pedestrian activity is anticipated.

#### 6. POTS AND RAISED PLANTERS

Potted plants and raised planters should be used along the streetscape to add color and visual interest, and be located at entries and corners as accent elements.

- a) Potted plants should be used where at grade planters are not feasible and where vertical elements are desired.
- b) Raised planters should be designed to accommodate comfortable seating where feasible.
- c) Raised planters should incorporate decorative insets and elements such as tiles.
- d) Raised planters should include skateboard deterrents.
- e) Graffiti resistant coatings are recommended on concrete planters.
- f) Raised planters and pots that are agricultural or historical in style or form are recommended such as wine barrels, troughs, and fruit tree boxes.
- g) Recommended materials for raised planters include:
  - Board form concrete
  - Stone
  - Wood
  - Brick



*Attractive tree grates and guards should be used within angled parking areas.*



*Examples of raised planters made of stone and board form concrete*

## 7. BUS SHELTERS

Bus shelters should be utilized at all current and future bus stop locations within the Downtown Concept Plan area.

- a) Bus shelters should be combined with decorative paving, benches, bike racks, newspaper racks, trash receptacles, and wayfinding and bus schedule signage.
- b) Bus shelters should be made of durable and graffiti-resistant materials.
- c) Consider locating public art at bus stops for interest and highlighting public transportation.

## 8. NEWSPAPER RACKS

Newspaper racks should be placed throughout the Downtown Concept Plan streetscape in key locations such as adjacent to seating and gathering areas, and at bus shelters.

- a) Existing newspaper racks should be consolidated and replaced with a cohesive newspaper rack design.
- b) Newspaper racks shall be installed and located per Chapter 12.40 of the Livermore Municipal Code.

## D. WAYFINDING

A wayfinding signage program for both vehicles and pedestrians should be established for the Downtown Concept Plan area. A cohesive wayfinding program provides consistent and user-friendly information about distances and routes to and from major destinations, making these places easier to connect to and encouraging people to make short trips on foot.

- a) Vehicular directional signs will establish an identity for the Downtown Concept Plan area as a special district within the City of Livermore. Consider vehicular wayfinding on:
  - Pole mounted signs
  - Banners on light poles
- b) Pedestrian wayfinding signs (directional and directories) should follow the design aesthetic established by the vehicular signs, only on a much smaller scale. Consider pedestrian wayfinding on:
  - Pole mounted signs
  - Paving insets in sidewalks and/or crosswalks
  - Kiosks



*Develop a cohesive wayfinding program for the Downtown Concept Plan area*



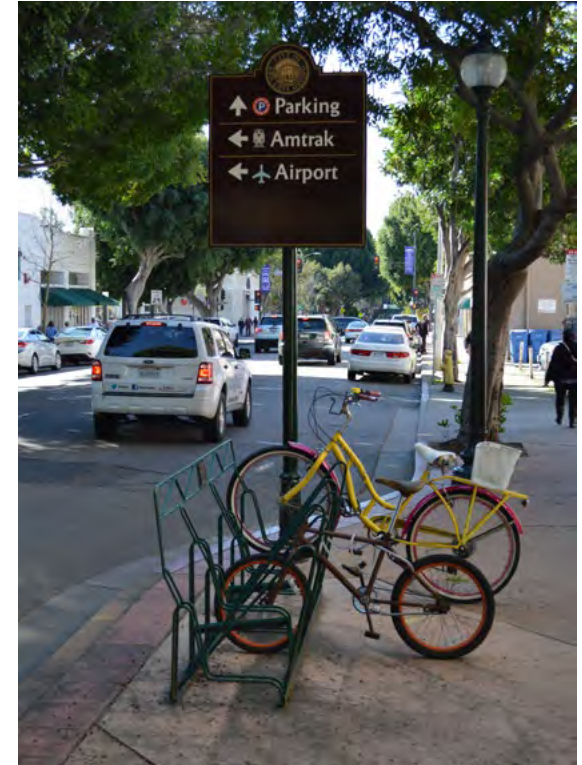
*Consider wayfinding signage that integrates interpretive exhibit panels to highlight Livermore's history and culture*



*Examples of paving insets in sidewalks and/or crosswalks to aid in pedestrian wayfinding*

- c) Explore methods of incorporating historical elements into wayfinding signage and provide directions to historical landmarks and points of interest within the downtown.
- d) Where space allows, consider incorporating interpretive exhibit panels in conjunction with pedestrian wayfinding signage at key locations to discuss Livermore's history and culture.
- e) Wayfinding signage should utilize common, easy to understand symbols and fonts to identify and guide travelers to Downtown Concept Plan destinations, parking, and seasonal attractions.

- f) Wayfinding signage should incorporate distinctive forms and colors inspired by the Downtown Concept Plan.
- g) Durability, legibility, and maintenance shall be carefully considered in the development and design of the wayfinding signage.
- h) Wayfinding signage should be well lit at night.



*Wayfinding should be used in both vehicular and pedestrian scale signs*



## E. CORNER TREATMENTS

Corner treatments should be used at major intersections within the Downtown Concept Plan area to welcome residents and visitors with distinctive signage, accent landscaping, decorative paving, and interesting focal points.

- a) Corners should be designed to accommodate pedestrians and should be clear of obstructions.
  - Furnishing and planting at corners should not be located where they obstruct pedestrian or vehicular lines of sight.
- b) Where feasible, corners should incorporate bulbouts to provide the most usable space and the shortest crossing distances for pedestrians. Refer to Pedestrian Crossings in this chapter for more information.
- c) Corners should include wayfinding signage to orient pedestrian and vehicles and to highlight Livermore's Downtown Concept Plan identity.
- d) Incorporate dramatic and imaginative landscaping with accent trees and flowering planting to denote a sense of arrival at corners.
- e) Where feasible, pedestrian amenities should be provided at corners such as:
  - Benches
  - Bike racks
  - Bollards
  - Decorative paving
  - Trash and recycling receptacles
- f) Focal points and public art that exemplify agricultural or historical style or forms should be located at corners such as:
  - Trellises
  - Clock towers
  - Fountains
  - Potted plants



*Corner treatments should include pedestrian amenities, low growing accent landscaping, decorative paving, and interesting focal points.*

## F. PEDESTRIAN CROSSINGS

Pedestrian crossings should have unique, detailed, and well-articulated paving design that is used throughout the Downtown Concept Plan area.

- a) A high visibility stamped asphalt crosswalk paving treatment should be consistently applied within the Downtown Concept Plan area.
- b) All crosswalks and curb ramps shall meet the requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the State of California Code of Regulations Title 24.
- c) A standard 12-inch wide white stripe or concrete band should be provided on either side of all crosswalks to designate the crossing within the roadway.
- d) Accessible and non-slip surfaces shall be used on all crosswalks.
- e) All crosswalks shall include ADA accessible curb ramps with truncated domes to safely and easily access pedestrian crossings. Curb ramps should align in the direction of the crosswalk.
- f) An advance stop bars, advance yield warning markings, and/or pedestrian crossing signage should be used to alert drivers of crosswalks.
- g) Pedestrian refuge islands should be located on all roadways with medians.

- h) On-street parking should be restricted around crosswalks to improve the visibility for pedestrians.
- i) Site distance at crosswalk should be maintained to ensure safe visibility. Shrubs and groundcover plantings should not exceed three feet in height, and trees should be set back from intersections to promote visibility.
- j) Wayfinding signage is recommended at key pedestrian crossings.



Example of a crosswalk with stamped asphalt paving in a ashlar slate pattern

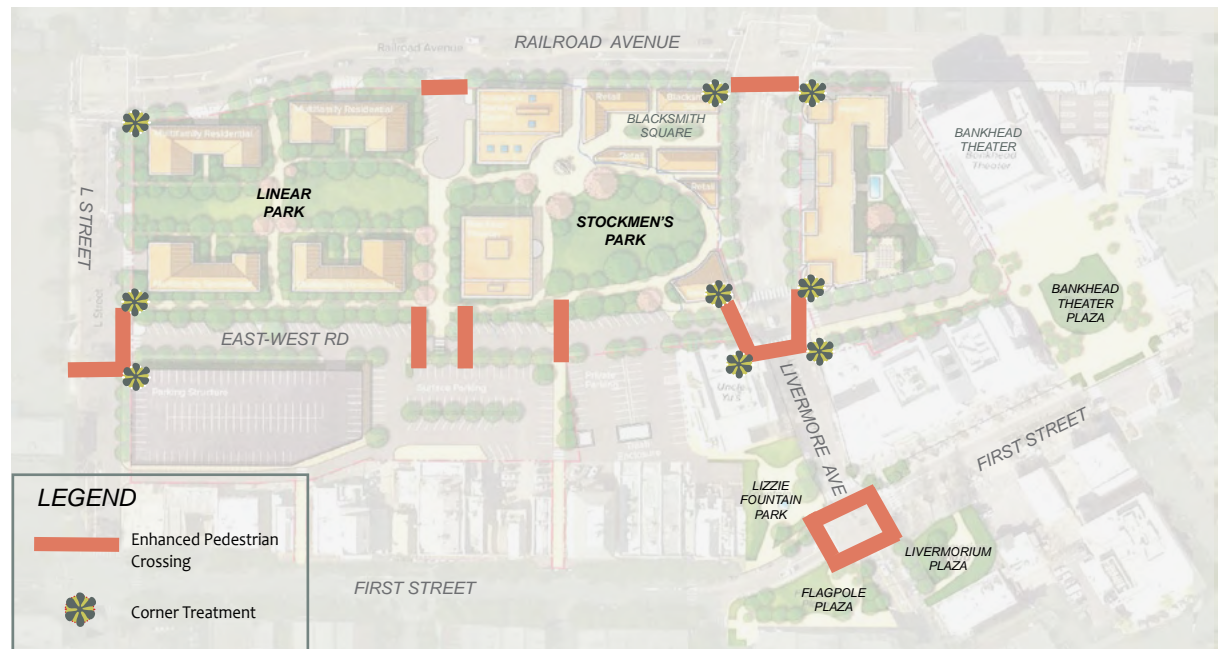


Figure 10. Corner Treatments and Pedestrian Crossings in the Downtown Concept Plan

## 1. CROSSWALKS AT INTERSECTIONS

Special paving treatments should be incorporated at intersection crosswalks to define the Downtown Concept Plan area and increase pedestrian crossing visibility.

- a) The following intersection crosswalks should be enhanced for increased safety and crossing visibility:
- South Livermore Avenue at Railroad Avenue (one southern crosswalk)
  - South Livermore Avenue at East-West Road (all three crosswalks)
  - South Livermore Avenue at First Street (all four crosswalks)
  - East-West Road at South L Street (one eastern crosswalk)
- b) As new development occurs in the Downtown Concept Plan it is recommended that adjacent crosswalks be improved to meet this guideline, especially where the entire intersection is not updated:
- Railroad Avenue at South Livermore Avenue
  - Railroad Avenue at South L Street
  - South L Street at East-West Road and First Street

- c) Pavement stencils with street names or a city logo are recommended at intersection crosswalks for wayfinding.
- d) Consider decorative bollards at primary intersections to visually designate crossing areas.
- e) Where an entire intersection is enhanced with new crosswalks, consider including decorative paving within the center of the intersection.



*Pavement stencils are recommended at intersection crosswalks for wayfinding*



*Consider including decorative paving within the center of the intersection*



*Decorative bollards are recommended at primary intersections to visually designate crossing areas*



## 2. MIDBLOCK CROSSWALKS

High visibility crosswalks should be utilized for mid-block and/or uncontrolled crossings, and they should be designed with pedestrian safety and increased visibility in mind.

a) Two uncontrolled midblock crossings are proposed in the Downtown Concept Plan area:

- Two at the center of the new East-West Road

b) Existing mid-block crosswalks should incorporate applicable midblock crossing enhancements where possible, such as:

- Signalized crossing at Railroad Avenue between the existing parking structure and the Bankhead Theater Paseo

c) Midblock crossings should incorporate the following elements to enhance awareness and safety of mid-block pedestrian crossings:

- An advance warning sign with a pedestrian crossing signage and/or pedestrian activated flashing beacons
- Where the line of site permits, vertical elements such as the trellises on First Street should be used to highlight pedestrian crossing areas
- Bulbouts are recommended at intersection crosswalks where feasible to reduce pedestrian crossing distance
- Pavement stencils to alert pedestrians of unsignalized crossings



*Example of pedestrian crossing signage being used to alert vehicles of the crosswalk.*



*Trellises used to highlight pedestrian crossing areas*

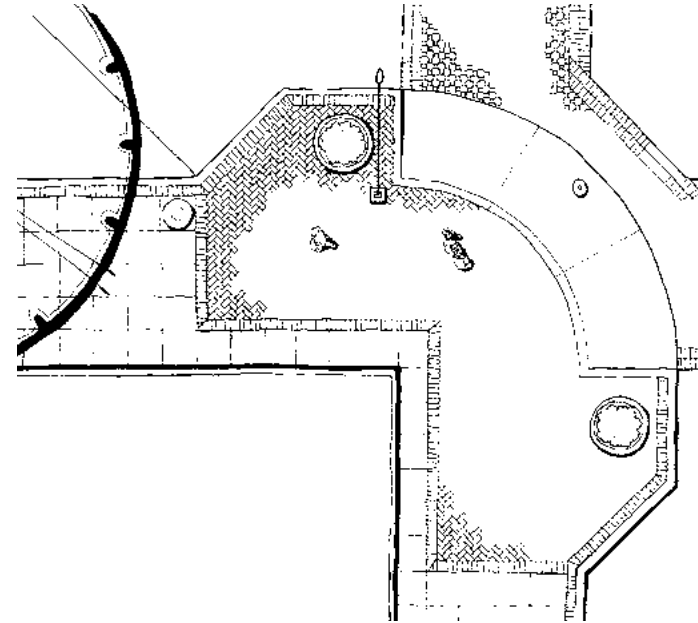


*Use of pavement stencils for unsignalized crossings*

### 3. BULBOUTS/ CURB EXTENSIONS

Where feasible, bulbouts/ curb extensions are recommended at all crossing areas to increase driver awareness of pedestrians, reduce crossing distances and help slow traffic.

- a) Generally, bulbouts should utilize the smallest radii possible and space for pedestrian amenities should be maximized.
- b) Where the line of site permits, bulbouts should include ornamental elements such as:
  - Low growing accent landscaping
  - Decorative paving
  - Pedestrian furnishings
  - Bollards



*Example of a typical bulbout/ curb extension*



*Bulbouts/ curb extensions are recommended at all crossing areas for pedestrian amenities to reduce crossing distances, slow traffic, and allow for driver awareness of pedestrians.*

## CHAPTER 4. PASEO, PLAZA & PARK LANDSCAPE DESIGN GUIDELINES

This chapter contains specific guidance for the design, paving and landscaping of public paseos, plazas and parks. These guidelines build upon the Area-Wide guidelines in Chapter 2 and should be used in conjunction where applicable.

### A. PASEOS AND PLAZAS

Paseos and plazas should be distinguishable from the roadway and contain interesting public art and historical elements, with a variety of comfortable seating areas and wayfinding signage. Paseos and plazas should be safe and inviting for all ages and abilities, and link to key areas throughout the Downtown.

Existing paseos and plazas in the Downtown Concept Plan area are encouraged to incorporate design elements from this chapter where applicable.

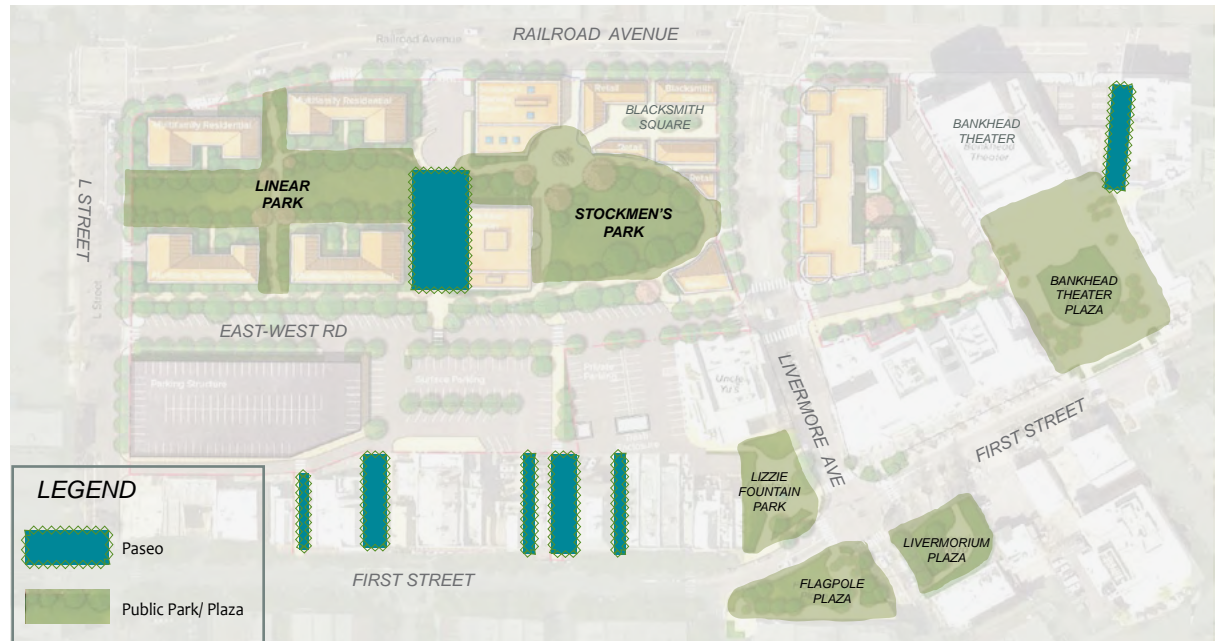


Figure 11. Paseo, Plaza and Park Locations in the Downtown Concept Plan



## 1. PASEOS

- a) The pedestrian entry to paseos should be highly visible from the public right-of-way. Consider the consistent use of vertical elements within the streetscape as wayfinding devices at paseo entries such as trellises and/or large potted plants.
- b) Consider placing banners and hanging plants on light poles where feasible.
- c) Public art and focal points should be located at visual axis points to draw pedestrians into the paseos.
- d) Pedestrian scale decorative lighting should be used in paseos to create usable spaces that are visually appealing at all hours.
- e) An intensive wayfinding program should be used in paseos to direct and orient pedestrians.
- f) A significant amount of the paseo area should be dedicated to landscaping. Provide large planters with seat walls, and/or potted plants.
- g) Pedestrian drop off areas with seating are recommended at key paseo locations.
- h) Seating areas should be located away from busy roadways or incorporate elements to block road noise such as fountains that utilize recycled water.



*Decorative lighting should be used in paseos and plazas to create spaces that are visually appealing at all hours.*



*Focal points should be placed at visual axis points to draw people into paseos and plazas*



*Consider banners and hanging plants on light poles where feasible.*

## 2. PLAZAS

Public outdoor plazas are encouraged at key intersections, or in projects that are adjacent to public facilities. Public plazas can help create a sense of place and provide a destination within the development. Public plazas should be designed to encourage people to gather, both formally and informally, and should be available for use by the general public.

a) Plazas are encouraged to utilize the following elements:

- Decorative and permeable paving materials
- Trash and recycle receptacles
- Potted plants and raised planters with seat walls
- Focal points such as water features and public art
- Informational kiosks (such as advertising local cultural events)
- Drinking fountains
- Shade structures
- Benches, tables and chairs

- b) Shade from trees, shade sails, trellises, overhangs and awnings are recommended for comfortable seating areas.
- c) Gathering areas should be located out of the direction of prevailing winds when feasible.
- d) Planters used along sidewalks and within outdoor spaces are encouraged to also function as seat walls.



*Plazas can help create a sense of place and provide a destination within the Downtown*



*Plazas are encouraged at key intersections to encourage people to gather*



### 3. PAVING TREATMENT

Public paseos and plazas should utilize a consistent paving materials and colors throughout the Downtown Concept Plan area.

a) Provide decorative paving at entries, drop off areas, and seating areas such as:

- Stamped concrete (Bomanite Brick or Boardform pattern, or approved equal). Integral color should be similar to standard paving.

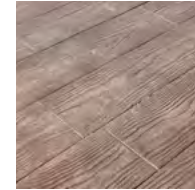
b) Provide standard paving for paseo and plaza walkways, such as:

- Colored concrete with decorative scoring, and/or stamped concrete (Bomanite Coquina pattern or approved equal).
- Consider a dark colored decorative banding around tree wells, seating areas, and between decorative and standard paving.
- Decorative paving insets are suggested in key locations.

c) Paseos will accommodate emergency vehicle access where required. South K Street will be an emergency vehicle access road (EVA) and decorative paving should be used along with removable bollards to accommodate fire trucks and other emergency vehicles. EVA paving must be able support a gross vehicle weight of at least 70,000 pounds. Consider the combination of paving in an undulating form to reduce the appearance of the overall width of the access road and create a more pedestrian friendly walkway, such as:

- Vehicular rated pavers similar to decorative paving
- Grass paver blocks
- Tufftrack cells

EXAMPLES OF  
DECORATIVE PAVING

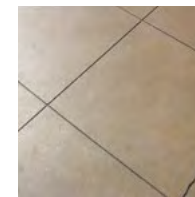


*Stamped Concrete (Bomanite: Board Form)*



*Stamped Concrete Paving (Bomanite, Creekstone)*

EXAMPLES OF  
STANDARD PAVING



*Colored Concrete with Decorative Scoring*

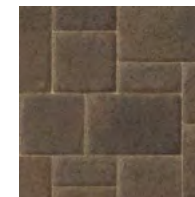


*Stamped Concrete Paving (Bomanite, Coquina)*

EXAMPLES OF  
EVA PAVING



*Grass paver blocks*



*Vehicular Rated Interlocking Pavers (Belgard, Cambridge Cobble)*



#### 4 LANDSCAPE PALETTE

- a) Small accent trees in combination with narrow columnar trees and trellises with vines and/or espaliers are suggested to step down and soften the height of the surrounding buildings.
- b) Paseos and plazas will typically be located between buildings and generally be more shaded than the adjacent streetscape and plants should be selected based on solar orientation.
- c) Potted plants and raised planters should be used to provide color and interest (refer to Shrub and Groundcover Selection within the Landscaping section of the Area-Wide Guidelines for additional information about selection for potted plants)



*Small accent trees with vines and/or espaliers should be used to step down and soften surrounding buildings.*

d) Primary shrubs species in paseos and plazas should consist of a mix of hardy evergreen plants, such as:

- Asparagus densiflorus ‘Meyers’
- Dietes species
- Sarcococca species
- Pittosporum species

e) Accent species in paseos and plazas should consist of a mix of plants that will provide year-round interest, such as:

- Correa species
- Raphiolepis indica ‘Clara’
- Clivia miniata
- Acanthus mollis

f) Groundcovers in paseos and plazas should consist of fast-growing understory plants, such as:

- Pachysandra terminalis
- Euonymus japonicus ‘Microphyllus’
- Stachys byzantina
- Liriope muscari



Figure 12. Conceptual Plant Palette for Paseos and Plazas



## B. LINEAR PARK

Linear Park is proposed between South L Street and South Livermore Avenue, between the residential areas, and will connect with Stockmen’s Park and adjacent public and commercial areas.

### 1. CHARACTER

The Linear Park should create a sense of place for the Downtown Concept Plan area. The Linear Park should be visible and welcoming from the street and adjacent residential areas, but still provide privacy for residents and park users.

- a) Landscape structures, paving and site furnishings should be designed as integral parts of the overall Downtown Concept Plan, and implement elements described in the Area-Wide Landscape Guidelines.
- b) Property boundaries of the adjacent residential areas should be defined by low walls and open fences and/or buffer landscaping to provide a barrier with a sense of security derived from visibility.
- c) Lighting and seating areas should be carefully located to not impact the adjacent residences.
- d) Parks should have noise-generating activities and playgrounds located away from adjacent residential areas.

- e) Incorporate focal points within the Linear Park to enhance the pedestrian and visual experience. These focal points should be located at visual axial points and placed in a sequence along the primary walkway to draw people into the park. Consider strategic placement of the following elements:
  - Public art
  - Vertical features such as trellises and shade structures
  - Accent landscaping
- f) A primary entry should be designed on South L Street, with secondary entries at Railroad Avenue and East-West Road. Pedestrian entries into the Linear Park should denote it as welcoming and clearly recognizable as accessible and usable by the public.
  - All entries should include signage designating it as a public park
  - All entries should provide decorative paving, accent planting, dog bags and trash receptacles



*The Linear Park should be visible and welcoming from the street and adjacent residential areas, but still provide privacy for residents and park users.*



*Incorporate focal points in a sequence along the primary walkway to draw people into the park*



- g) Primary entries should provide trellises and other vertical element to highlight the entrance, and provide additional pedestrian amenities such as benches and bike racks.
- h) Parks should provide seating in varying sizes and configurations to allow for individual quiet reflection and larger group discussions.
- i) Parks should include secondary informal seating options such as mounds of grass, steps, or walls to increase overall seating capacity.
- j) Outdoor gathering spaces and playgrounds should include seating, trash cans, bicycle racks, and/or other pedestrian amenities.
- k) Interpretive exhibits should be provided at key gathering and seating areas to educate park users about the region's history and culture.

## 2. PLAY AREAS

- a) Playgrounds should be fun and safe for children of all abilities and mobility, and provide a variety of spaces and play equipment for a range of age groups.
- b) Play equipment should allow for ADA accessibility, use natural colors, and be durable and low maintenance.
- c) A small informal play area is recommended for children with boulders and incorporating natural and historical elements.
- d) Playgrounds should be set well back from the roadways, and incorporate fencing and/or landscape barriers to establish boundaries and enclose the playground area.
- e) Where feasible, playgrounds should include an assortment of landforms and grades such as mounds, ditches, tunnels, ramps, decks and bridges.
- f) Playground areas should include a variety of different surfaces, such as pavement for ball games or hopscotch and natural materials like sand and gravel.
- g) Incorporate areas for play for all ages such as bocce ball, horse shoes, large chess boards and checker tables.



*Example of a small informal play area with natural elements*



*Provide areas for play for all ages and abilities*



*Play areas should incorporate natural elements such as boulders.*

### 3. PAVING TREATMENTS

- a) Durable and slip resistant standard paving materials should be used for pedestrian walkways in parks, such as:
- Broom finished concrete and/or concrete paving with a stamped pattern (Bomanite Heavy Slate or approved equal). Integral color should match adjacent decorative paving materials.
- b) Decorative paving materials should be utilized at park entries, key pathway nodes, and seating areas, such as:
- Concrete paving with a stamped pattern (Bomanite Rustic Slate and/or English Sidewalk Slate or approved equal).
  - Consider including acid finish concrete paving in key focal point areas.
- c) It is recommended to incorporate decorative insets or etching in paving to highlight the history and culture of Livermore.

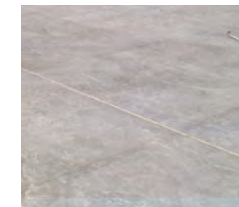
### 4. LANDSCAPE PALETTE

- a) Parks should incorporate fast-growing shade trees for tree lined walkways and seating and picnic areas.
- b) Accent and specimen trees should be provided at entries and pathway connections.
- Specimen trees should be 36-inch box size
  - Accent trees should be 24-inch box minimum size
- c) A central lawn area is suggested for active and passive recreation for activities such as sports, games, relaxation, and group events.
- The lawn areas should be sized and shaped to reduce irrigation runoff and over spray, and to drain to planting beds to capture irrigation runoff
  - Avoid turf shapes with tapered strips with acute angles
- d) Parks should use natural materials such as boulders, river rock, and cobblestones in organic groupings.



*Parks should incorporate fast-growing shade trees*

EXAMPLES OF  
STANDARD PAVING



*Stamped Concrete Paving (Bomanite, Heavy Slate)*

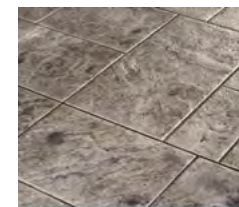


*Broom Finish Concrete*

EXAMPLES OF  
DECORATIVE PAVING



*Stamped Concrete Paving (Bomanite, Rustic Slate)*



*Stamped Concrete Paving (Bomanite, English Sidewalk Slate)*



e) Primary shrubs species in parks should consist of a mix of hardy evergreen plants, such as:

- Rhamphiolepis species
- Arctostaphylos species
- Salvia species
- Pittosporum species

f) Accent species in parks should consist of a mix of plants that will provide year-round interest, such as:

- Kniphofia uvaria
- Phormium species
- Strelitzia reginae
- Anigozanthos flavidus

g) Groundcovers in parks should consist of fast-growing understory plants, such as:

- Lomandra longifolia ‘Breeze’
- Euonymus japonicus ‘Microphyllus’
- Gazania species
- Thymus species

h) Buffer planting in parks should be provided between residential units and the park, adjacent to playgrounds, and where screening is needed.

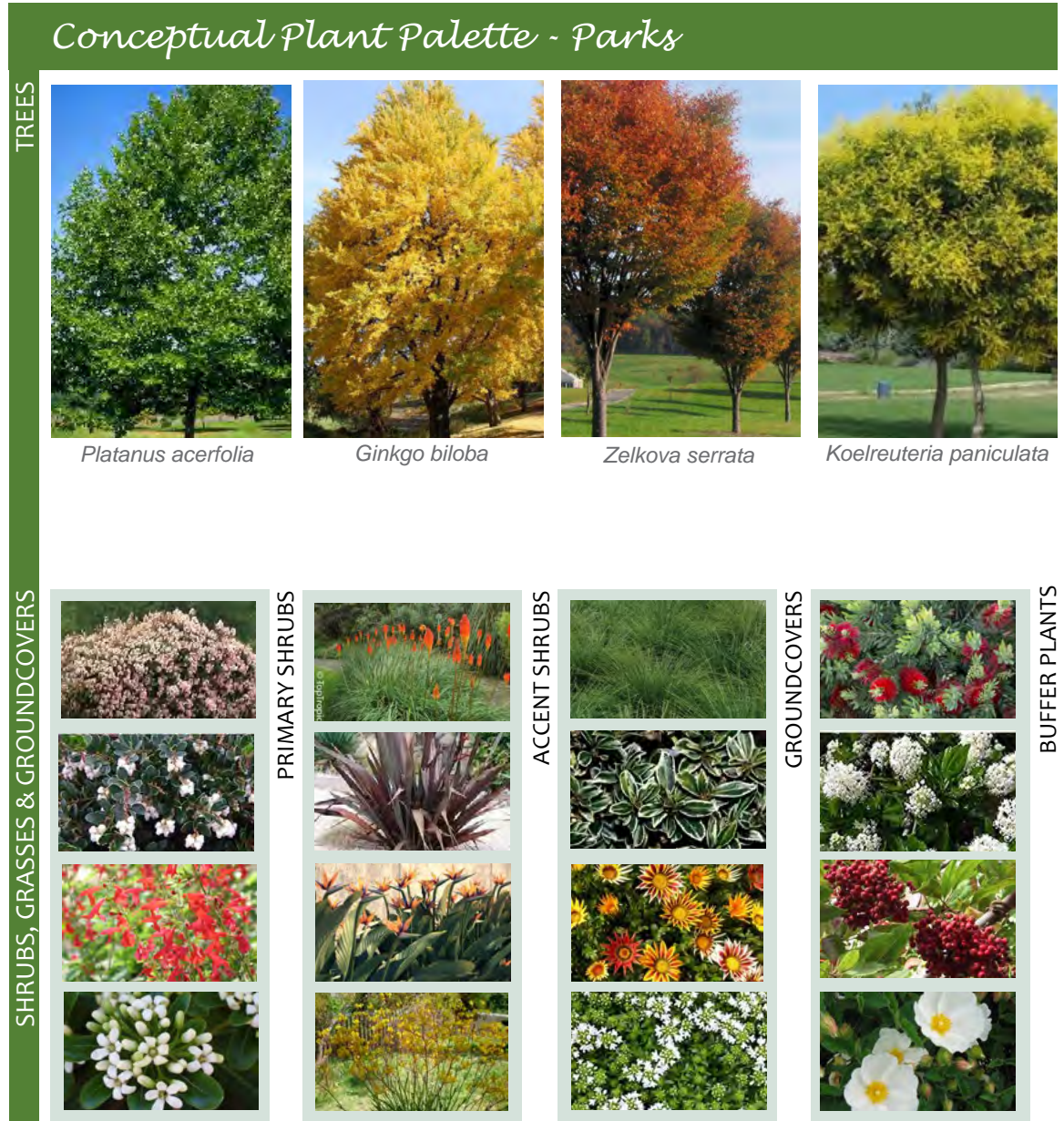


Figure 13. Conceptual Plant Palette for Parks



## C. PASEO, PLAZA & PARK ELEMENTS

Public paseo, plaza and park elements should be consistently located throughout the Downtown Concept Plan area.

- a) Paseo, plaza and park elements should be cohesive but visibly different from streetscapes furnishings to develop a unique streetscape frontage and aid in wayfinding.
  - Refer to Streetscape Elements in Chapter 3 and Lighting in Chapter 2 for elements to be used in Paseos, Plazas and Parks.
- b) The selections depicted in this section are examples of amenities that meet the Downtown Concept Plan design aesthetic, but final selections may vary based on unforeseen situations such as budget limitations, technological advancements, and manufacturing availability.
  - Final site furnishing chosen at the time of construction should consist of amenities that are equal to the selections shown in this section, and meet the design intent of these design guidelines in regards to scale and aesthetic look and feel of materials.

### 1. TABLES & CHAIRS

- a) Tables in paseos, plazas and parks should be placed where they will be well utilized.
- b) Consider placing outdoor heaters adjacent to tables and chairs in key paseo and plaza seating areas.
- c) ADA picnic tables should be provided in parks per code and be surrounded by paving for accessibility.

### 2. LIGHTING

- a) Lighting in Paseos, Plazas and Parks should be visibly different from streetscapes, but be visually interesting and historically accurate.
- b) Light poles should incorporate wood poles, arms with decorative metal brackets and/or bases made of stone or brick to reflect the historical character.

### 3. SHADE STRUCTURES

- a) Historically accurate shade structures, gazebos, and trellises should be used in parks to provide shade.
- b) Shade structures should utilize decorative column materials and aesthetically pleasing eave heights and roof pitches.
- c) Shade structures should utilize natural colors and materials, such as wood and stone.



*Light poles should incorporate elements to reflect the historical character of Livermore*



*Shade structures should be provided in parks*

*Paseo, Plaza & Park Elements*

BENCHES & TABLES



MANUFACTURER:  
*Belson*  
MODEL:  
*Regency*



MANUFACTURER:  
*Landscape Forms*  
MODEL:  
*Gretchen*



MANUFACTURER:  
*Landscape Forms*  
MODEL:  
*Charlie*

PARKS

PASEOS

TREE GRATES, TREE GUARDS & TRASH CANS



MANUFACTURER:  
*Iron Age*  
MODEL:  
*Rain*



MANUFACTURER:  
*Iron Age*  
MODEL:  
*Oblio*



MANUFACTURER:  
*Global Industries*  
MODEL:  
*Oakly*

BIKE RACKS, LIGHTING & BOLLARDS



MANUFACTURER:  
*Belson*  
MODEL:  
*2 Bike U Rack*  
(Stainless Steel)



MANUFACTURER:  
*Sternberg*  
MODEL:  
*Tinley 1220*



MANUFACTURER:  
*Iron Smith*  
MODEL:  
*Aegean*



MANUFACTURER:  
*Bel-Lighting*  
MODEL:  
*Strida*

Figure 14. Paseo, Plaza and Park Elements for the Downtown Concept Plan

## CHAPTER 5: PRIVATE LANDSCAPE DESIGN GUIDELINES

### A. RESIDENTIAL SITE PLANNING

Create a pedestrian-scaled environment through appropriate walkway widths and placement of patios and gathering spaces.

- 665
- a) Orient buildings entries to the street.
  - b) A clearly visible and well-designed project entry should be created using low walls, decorative paving and lighting, accent landscaping, and signage to visually link the project site entry to the building(s).
  - c) Residential patios and gathering areas should be oriented towards the public street and placed along the back of sidewalk to define the street frontage.
  - d) Decks and balconies should be located and designed to minimize potential privacy-sensitive issues on adjacent parcels.
  - e) Special attention to maintaining the privacy of residents while providing safety to Linear Park users. Elements placed at the perimeter of these two uses should be below 40-inches in height and allow for views but provide a barrier between the areas.
    - Low walls and hedges
    - Open fencing and gates
  - f) Site layout and building placement should ensure pedestrian connectivity and encourage activity and/or informal interactions within public spaces.
  - g) Residents should have safe, efficient, and convenient access to the adjacent Linear Park for recreation and social activities. Open space should focus on areas that are usable to the residents and not merely remainder parcels with marginal utility.
  - h) Landscape planting, paving, and site furnishings and fixtures should be designed as integral parts of the overall Downtown Concept Plan area, and be consistent or compatible with the neighborhood architectural style, scale, material, and finishes.
    - Landscaping in residential areas should utilize the Master Plant List, and reflect the palette in the area adjacent to the project.



*Pay special attention to maintaining the privacy of residents while providing safety to Linear Park users*



*A clearly visible and well-designed project entry should be created*



## B. COMMERCIAL SITE PLANNING

Create a pedestrian-scaled environment using human scale elements and the placement of frontage elements and outdoor gathering spaces.

- a) Orient buildings entries to the street. Corner sites should locate primary entries at the intersection and incorporate detailed pedestrian scale elements and accent landscaping into the entry design.
- b) A clearly visible and well-designed project entry should be created using decorative paving, furnishings, accent landscaping, and signage to visually link the project site entry to the building(s). Recessed entries are recommended along streetscape frontages.
- c) Frontage elements and gathering areas should be oriented towards the public street and placed at the back of sidewalk to define the street frontage.
- d) Site layout and building placement should ensure pedestrian connectivity and encourage activity and/or informal interactions adjacent uses.
- e) Landscape planting and features, paving, and site furnishings and fixtures should be designed as integral parts of the overall Downtown Concept Plan area, and be consistent or compatible with the neighborhood architectural style, scale, material, and finishes.
  - Landscaping in commercial areas should utilize the Master Plant List, and reflect the palette in the area adjacent to the project.
- f) Private pool areas should be located out of view of streetscape areas to the extent possible.
- g) Vegetation around private pools should be evergreen with minimal litter, and not contain species that attract bees.
- h) Service and delivery areas should be carefully located out of view of public use areas and/or provided with adequate space for landscape screening.
- i) Commercial buildings adjacent to Stockmen's Park should be designed to allow for outdoor seating areas and/or displays on the side of the building that faces the park.



*Landscape features, paving, and site furnishings should be designed as integral parts of the overall Downtown Concept Plan*



*Corner sites should locate primary entries at the intersection, and incorporate detailed pedestrian scale elements into the entry design*

## C. FRONTAGE ZONES

The street setback area within private property should include a welcoming Frontage Zone to the public that ties in visually with the streetscape improvements.

- a) Incorporate pedestrian amenities and elements that invite residents and visitors to relax and enjoy the streetscape ambiance.
- b) Patio and outdoor seating areas are encouraged within the Frontage Zone on private property and should be staggered where feasible with the public seating locations.

### 1. RESIDENTIAL FRONTAGE ZONES

- a) Balconies and patios are suggested along the residential frontage zone to encourage interaction and a strong relationship to the adjacent public space.
- b) Paving in residential frontages is recommended to be visually distinct from adjacent sidewalk paving to distinguish the private and public areas.
- c) Comfortable pedestrian amenities that encourage outdoor use should be utilized in residential frontage areas.



*Example of low walls at patio along a residential frontage which facilitate social interaction*



*Example of balconies and patios creating a relationship with the public space*



*Example of a welcoming seating area that encourages outdoor use in the residential frontage*



## 2. COMMERCIAL FRONTAGE ZONES

- a) The Commercial Frontage Zone should provide paving that blends or mimics the adjacent sidewalk paving by incorporating the same scoring pattern or similar materials to create the illusion of a wider sidewalk.
- b) Consider alternatives to fencing at commercial frontage areas such as a bar with stools along the seating area, or landscape planters.
- c) In addition to the pedestrian elements suggested in Chapter 4 for Paseo and Plaza areas, consider utilizing furnishings that reflect the local wineries, history and/or agriculture uses.
- d) Comfortable seating options and umbrellas that help create a relaxed atmosphere and invite visitors to sit and enjoy the streetscape are encouraged along the commercial frontage.



*Examples of bar and stools placed along the edge of the commercial frontage zone*



*Examples of furnishings that help create the historic atmosphere of the Downtown Concept Plan*



*Examples of outdoor dining areas within the commercial frontage zone*



## D. PRIVATE GATHERING AREAS

Private gathering areas are encouraged and should include pedestrian and amenities such as seating and trash receptacles. These gathering areas should be comfortable and welcoming for pedestrians to encourage outdoor use.

- a) Where appropriate, incorporate pedestrian amenities listed in Paseos and Plazas in Chapter 4.
- b) The back of buildings or blank walls should not define a private outdoor space. The edges of private outdoor spaces should be defined by:
- Common walkways and building frontages with active uses
  - Fences, walls, landscaping, and other similar features
- c) Consider the use of decorative lighting and outdoor fireplaces or fire pits for evening gatherings.
- d) Durable and slip resistant paving should be used in gathering areas.

- e) Gathering areas should have direct access to adjacent building entrances and shall not block a building entrance or path leading to a building entrance.
- f) Private outdoor gathering spaces on adjacent sites or buildings are encouraged to include connections or be combined to create larger and more meaningful outdoor spaces.



Consider the use of outdoor fireplaces or fire pits for evening gatherings



Pedestrian gathering area entrances should be highlighted with vertical elements such as trellises and tall planters.



Gathering areas adjacent to roadways should use elements to block noise such as fountains

## E. FENCES AND WALLS

Fences and walls are a key element in creating the visual character of the Downtown Concept Plan area and should be carefully designed and located. Fencing, walls and gates should be designed to complement the adjacent architecture and not detract from the neighborhood character.

- a) Materials and design elements for fences, walls and gates are suggested to draw from the black iron work and bricks used in the historic Blacksmith Square.
- b) Fence, wall, and gate heights should not exceed a height of 40 inches.
- c) Both sides of all perimeter walls or fences should be architecturally treated. Fences and walls with alternating panels or a decorative material on both sides is preferred.
- d) Fences and walls shall have an articulated design, which can be created by having regularly spaced posts, varying the height, and by using different materials.
- e) Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided in these offset areas.

- f) Consider incorporating custom decorative elements into the fence, wall, and gate design that highlight the culture and history of Livermore.
- g) Decorative caps and ornamental gates are suggested to enhance the character and design of the walls and fencing.
- h) The use of decorative pilasters in key locations along fencing and walls is encouraged, especially at shifts in direction and at gates and points of entry. Pilasters should match the adjacent architecture and consist of materials such as:
  - Plaster and stucco
  - Concrete masonry
  - Natural stone or brick
  - Tile insets
  - Light fixtures



*Long expanses of fence or wall surfaces should be off set and architecturally designed to prevent monotony.*



*Consider incorporating custom decorative elements into the fence, wall, and gate designs that highlight the culture and history of Livermore*



## 1. FENCING

Fencing should have an open character and be designed with a low level of opacity to maintain an open feeling while providing some level of privacy.

a) Fences and gates should be made of one or more of the following materials:

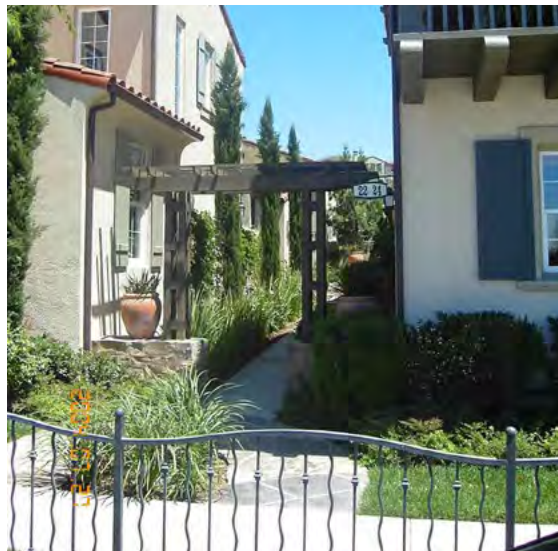
- Metal and wrought iron
- Concrete formed wood
- Wood
- Other materials of similar quality, durability, and character to the above

b) Metal fencing used in conjunction with low walls is suggested.

c) Solid fencing should be used only where needed for privacy and screening.

- Where privacy is needed, consider partial screening with an open upper section
- Agricultural styles are suggested for wood gates and fencing, such as “x” crossing rails
- Consider the use of heavy timbers, reclaimed wood, and varying the width of railings

d) Chain link, barbed wire, and razor wire fencing is not recommended.



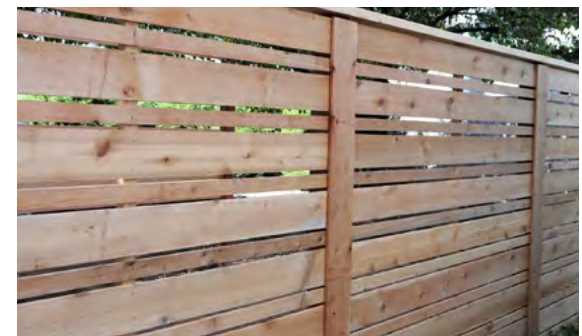
Examples of metal and wrought iron fencing



Example of an agricultural style wood gate and fencing



Example of concrete formed wood fence with pilasters



Example of solid fencing with a varying rail width



## 2. WALLS

Walls pertain to site walls, raised planters, seat walls, and retaining walls.

- a) Walls should be treated with an anti-graffiti coating and utilize skate deterrents where needed.
- b) White and light colors are suggested for walls.
- c) Walls should be made of one or more of the following materials:
  - Textured block
  - Concrete with reveals
  - Stone
  - Brick
  - Stucco
- d) Decorative elements such as a base treatment is recommended. Consider the use of natural materials such as
  - Imprints and insets of historical elements
  - Natural materials such as rock, brick, and terra cotta
  - Tile insets



*White and light colors are suggested for walls*



*Example of split-face textured block*



*Walls should utilize natural materials such as brick*



*Stucco or concrete walls with reveals are encouraged*



*Decorative insets such as tile are recommended*

# A

## APPENDIX A MASTER PLANT LIST

The Master Plant List is a recommendation of trees, shrubs and groundcover for the Downtown Concept Plan area. Many of the species listed are existing species currently present within the Downtown and included in the City's Planting Guide in Landscape Standard Details L-18A to L-22.

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The Master Plant List is not intended to be a fixed list. Due to the ever-changing nursery trade, some plants on the Master Plant List will become unavailable and new species and hybrids will be introduced. The landscape architect shall provide guidance material affirming compliance when selecting plants not on the list.

- a) Vegetation in the Downtown Concept Plan area should be selected from the Master Plant List. Additional plants may be approved for use if they meet the criteria noted below:
- Drought tolerance
  - Appropriateness of size and form for the use area
  - Overall attractiveness
  - Compatibility with other plants from the Master Plant List
  - Non-invasive species as listed by the California Invasive Plant Council

DOWNTOWN LIVERMORE CONCEPT PLAN  
LANDSCAPE DESIGN GUIDELINES

A-2

*Master Plant List - Trees*

Street Trees		DESCRIPTION				HEIGHT			SPACING		
Botanical Name	Common Name	Evergreen	Shade Tolerant	Low Water Use	Accent Species	20' to 30'	30' to 40'	40' to 60'	20' to 30' OC	30' to 40' OC	40' to 50' OC
Acer buergerianum	Trident Maple					x			x		
Celtis sinensis	Chinese Hackberry			x				x		x	
Chitalpa tashkentensis	Chitalpa			x	x		x			x	
Elaeocarpus decipiens	Japanese Blueberry Tree	x	x				x		x		
Geijera parviflora	Australian Willow	x				x			x		
Handroanthus heptaphyllus	Pink Trumpet Tree				x		x			x	
Koelreuteria paniculata	Golden Rain Tree						x			x	
Lagerstroemia species	Crape Myrtle			x	x	x			x		
Laurus nobilis 'Saratoga'	Bay Laurel	x				x			x		
Pistacia chinensis	Chinese Pistache			x			x			x	
Podocarpus macrophyllus	Southern Yew	x						x	x		
Prunus caroliniana 'Bright N Tight'	Carolina Laurel	x	x	x			x		x		
Pyrus calleryana 'New Bradford'	Callery Pear				x			x			x
Ulmus parvifolia	Drake's Chinese Elm	x		x			x				x
Zelkova serrata	Sawleaf Zelkova							x			x

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Master Plant List - Trees

Park & Paseo Trees		DESCRIPTION				HEIGHT			SPACING		
Botanical Name	Common Name	Evergreen	Shade Tolerant	Low Water Use	Accent Species	10' to 30'	30' to 40'	40' to 60'	10' to 30' OC	30' to 40' OC	40' to 50' OC
Acer rubrum 'Armstrong'	Columnar Red Maple		x		x			x	x		
Albizia julibrissin	Silk Tree			x	x	x			x		
Arbutus 'Marina'	Madrone	x		x				x		x	
Arbutus menziesii	Pacific Madrone	x		x				x			x
Arbutus unedo	Strawberry Tree	x		x		x			x		
Cercis canadensis	Eastern Redbud			x	x		x			x	
Cercis occidentalis	Western Redbud			x	x	x			x		
Chionanthus retusus	Chinese Fringetree					x			x		
Chitalpa tashkentensis	Chitalpa			x	x		x			x	
Cinnamomum camphora	Camphor Tree	x						x			x
Cornus kousa	Kousa Dogwood				x	x			x		
Cornus sericea	Red Twig Dogwood				x	x			x		
Cotinus coggygria 'Purpureus'	Smoke Tree			x	x	x			x		
Ginkgo biloba	Maidenhair Tree							x		x	
Koelreuteria paniculata	Goldenrain Tree						x			x	
Lagerstroemia species	Crape Myrtle			x	x	x			x		
Liquidambar styraciflua 'Festival'	Festival Sweet Gum							x		x	
Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	x				x			x		
Pistacia chinensis	Chinese Pistache			x			x			x	
Platanus acerifolia 'Columbia'	London Plane Tree				x			x		x	
Prunus species	Flowering Cherry				x	x			x		
Quercus agrifolia	Coast Live Oak	x		x				x			
Robinia x ambigua 'Idahoensis'	Idaho Locust			x	x			x		x	
Tristania conferta	Brisbane Box	x					x		x		
Zelkova serrata	Sawleaf Zelkova							x			x

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DOWNTOWN LIVERMORE CONCEPT PLAN  
LANDSCAPE DESIGN GUIDELINES

A-4

Master Plant List - Shrubs

SHRUBS & GROUNDCOVER		DESCRIPTION				HEIGHT			SPACING			PLANTER		
Botanical Name	Common Name	Perennial	Shade Tolerant	Low Water Use	Accent Species	Less than 3'	3' to 5'	5' or more	Less than 3'	3' to 5'	5' or more	Streetscape	Storm Water	Screening
Acanthus mollis	Bear's Breech		x				x			x				
Agave attenuata	Fox Tail Agave			x				x			x	x		
Agave desmettiana	Smooth Agave			x			x			x				
Ajuga reptans	Carpet Bugle		x			x			x			x		
Anigozanthos flavidus	Kangaroo Paw	x		x			x			x		x		
Asparagus densiflorus 'Meyers'	Foxtail Fern	x	x			x				x		x		
Clivia miniata	Clivia	x	x			x			x			x		
Correa species	Australian Fuchsia		x	x		Varies			Varies			x		
Dietes grandiflora	Fortnight Lily	x	x	x			x		x			x		
Dymondia margaretae	Silver Carpet			x		x			x			x		
Euonymus japonicus 'Microphyllus'	Evergreen Euonymus		x	x		x			x			x		
Fatsia japonica	Japanese Aralia		x					x			x			
Fragaria species	Ornamental Strawberry	x				x			x			x		
Hebe 'Variegata'	Variegated Hebe					x			x			x		
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	x	x	x		x				x		x		
Myoporum parvifolium 'Putah Creek'	Myoporum			x		x					x			
Myrtus communis 'Compacta'	Dwarf Myrtle			x		x			x			x		
Nephrolepis cordifolia	Southern Sword Fern	x	x			x			x			x		
Ophiopogon japonicus	Mondo Grass	x	x			x			x			x		
Pachysandra terminalis	Japanese Spurge		x			x			x			x		
Phormium hybrids	New Zealand Flax	x		x		Varies			Varies			x		
Polystichum munitum	Western Sword Fern	x	x				x			x		x		
Raphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn		x	x		x				x		x		
Sarcococca species	Sweetbox		x	x			x			x		x		
Senecio mandraliscae	Kleinia			x		x			x			x		
Teucrium cossonii	Germander	x		x	x	x			x			x		
Thymus species	Thyme	x		x		x			x			x		
Westringia frucosa	Dwarf Coast Rosemary			x		x			x			x		

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MASTER PLANT LIST

Master Plant List - Shrubs

ACCENT SHRUBS & GROUNDCOVER		DESCRIPTION				HEIGHT			SPACING			PLANTER		
Botanical Name	Common Name	Perennial	Shade Tolerant	Low Water Use	Accent Species	Less than 3'	3' to 5'	5' or more	Less than 3'	3' to 5'	5' or more	Streetscape	Storm Water	Screening
Achillea millefolium	Common Yarrow	x		x	x	x			x			x		
Armeria maritima 'Alba'	Sea Thrift	x			x	x			x			x		
Calamagrostis 'Karl Foerster'	Reed Grass				x		x		x			x		
Coprosma kirkii 'Variegata'	Creeping Coprosma			x	x	x					x	x		
Erigeron karvinskianus	Mexican Daisy	x		x	x	x			x			x		
Euphorbia charcias 'Bruces Dwarf'	Bruce's Dwarf Euphorbia	x		x	x	x			x			x		
Gazania species	Gazania				x	x			x			x		
Helictotrichon sempervirens	Blue Oat Grass			x		x			x			x		
Hemerocallis species	Daylily	x			x	x			x			x		
Hesperaloe parviflora	Red Yucca			x	x		x			x		x		
Heuchera species	Coral Bells	x	x		x	x			x			x		
Kniphofia uvaria	Red-hot Poker	x		x	x		x		x			x		
Lavandula species	Spanish Lavender	x		x	x	x			x			x		
Lessingia filaginifolia 'Silver Carpet'	California Aster	x		x	x	x					x			
Liriope muscari	Big Blue Lily Turf	x	x		x	x			x			x		
Muhlenbergia capillaris	Pink Muhly			x	x	x			x			x		
Nepeta species	Catmint	x		x	x	x			x			x		
Pennisetum alopecuroides 'Little Bunny'	Fountain Grass			x	x	x			x			x		
Penstemon species	Bearded tongue	x		x	x	x			x			x		
Perovskia atriplicifolia	Russian Sage	x		x	x		x			x		x		
Rosa species	Rose				x	Varies			Varies			x		
Salvia species	Sage	x		x	x	Varies			Varies			x		
Scaevola 'Mauve Clusters'	Fairy Fan Flower	x		x	x	x				x		x		
Stachys byzantina	Lambs ear	x	x	x	x	x				x		x		
Strelitzia reginae	Bird of Paradise				x		x			x		x		
Teucrium chamaedrys	Germander	x		x	x	x			x			x		
Zauschneria californica	California Fuchsia	x			x		x			x		x		

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DOWNTOWN LIVERMORE CONCEPT PLAN  
LANDSCAPE DESIGN GUIDELINES

Master Plant List - Shrubs

SCREENING SHRUBS, VINES & ESPALIERS		DESCRIPTION				HEIGHT			SPACING			PLANTER		
Botanical Name	Common Name	Perennial	Shade Tolerant	Low Water Use	Accent Species	Less than 3'	3' to 5'	5' or more	Less than 3'	3' to 5'	5' or more	Streetscape	Storm Water	Screening
Arctostaphylos species	Manzanita			x				Varies		Varies		x		x
Berberis species	Barberry							Varies		Varies				x
Bougainvillea species	Bougainvillea			x	x			Varies		Varies				x
Callistemon 'Little John'	Dwarf Bottlebrush			x			x			x		x		x
Camellia species	Camellia		x		x			Varies		Varies				x
Ceanothus species	California Wild Lilac			x	x			Varies		Varies		x		x
Cistus species	Rockrose			x	x			Varies		Varies		x		x
Distictis 'Rivers'	Royal Trumpet Vine				x			Varies		Varies				x
Dodonaea viscosa	Hop Bush			x							x			x
Escallonia species	Escallonia							Varies		Varies				x
Ficus pumila	Creeping Fig							Varies		Varies				x
Heteromeles arbutifolia	Toyon			x							x			x
Juniperus species	Juniper			x				Varies		Varies				x
Leptospermum species	Tea Tree			x							x			x
Leucadendron species	Leucadendron			x				Varies		Varies				x
Myrtus communis	Myrtle			x							x			x
Pittosporum crassifolium	Karo										x			x
Pittosporum tobira 'Variegata'	Tobira			x			x			x		x		x
Podocarpus macrophyllus 'Maki'	Yew Pine										x			x
Rhamnus species	Rhamnus			x				Varies		Varies				x
Raphiolepis indica 'Clara'	Indian Hawthorn		x	x			x			x		x		x
Raphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn			x					x					x
Rhus ovata	Sumac			x							x			x
Rosmarinus species	Rosemary			x				Varies		Varies		x		x
Westringia frucosa	Coast Rosemary			x							x			x

Master Plant List- Shrubs

STORM WATER SHRUBS & GROUNDCOVER		DESCRIPTION				HEIGHT			SPACING			PLANTER		
Botanical Name	Common Name	Perennial	Shade Tolerant	Low Water Use	Accent Species	Less than 3'	3' to 5'	5' or more	Less than 3'	3' to 5'	5' or more	Streetscape	Storm Water	Screening
Carex divulsa	Grey Sedge	x		x		x			x			x	x	
Carex tumulicola	Berkeley Sedge	x		x		x			x			x	x	
Chondropetalum elephantinum	Large Cape Rush			x			x			x		x	x	
Chondropetalum tectorum	Small Cape Rush			x		x			x			x	x	
Deschampsia cespitosa	Tufted Hair Grass		x	x		x			x			x	x	
Eriogonum fasciculatum	Flattop Buckwheat			x		x			x			x	x	
Festuca species	Festuca			x		x			x			x	x	
Iris douglasiana	Douglas Iris	x		x	x	x			x			x	x	
Juncus patens	California Gray Rush	x		x		x			x			x	x	
Leymus condensatus 'Canyon Prince'	Giant Rye Grass			x		x				x		x	x	
Mahonia repens	Creeping Mahonia		x	x		x				x		x	x	
Mimulus aurantiacus	Common Monkeyflower	x		x	x		x			x		x	x	
Mimulus cardinalis	Scarlet monkeyflower	x	x	x	x	x			x			x	x	
Muhlenbergia rigens	Deer Grass			x			x			x		x	x	

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LANDSCAPE DESIGN GUIDELINES