

Design Guidelines

Mixed Use

CHAPTER 7: MIXED-USE

This chapter contains the standards and guidelines for new and redeveloped construction in land use areas designated Mixed-Use. Generally, developers are encouraged to implement a vertically mixed-use typology, such as multi-family residential use above a retail use. However, some general guidelines are also provided for the design of parcels on which the mix of uses is developed horizontally, such as an apartment complex adjacent to a retail center. Applicants should discuss specific zoning requirements with the Community Development Department. Please refer to the Livermore Planning and Zoning Code and the City of Livermore Standard Details, Standards and Specifications and the Development Plan Check and Procedures Manual.

CHAPTER SECTIONS

- A. Goals
- B. Site Planning
- C. Building Design
- D. Landscaping Design
- E. Signs
- F. Lighting



A. Goals

The following goal statements set forth the basic design intent implicit in the design guidelines formulated for the city's mixed-use areas:

1. To facilitate the development of a mixture of neighborhood-serving businesses and residences.
2. To provide opportunities for residential uses that can capitalize on ready access to commercial and retail establishments.
3. To provide for flexibility in the design and development of residential subdivisions.
4. To encourage a variety of housing types.

B. Site Planning

1. Building Siting and Orientation

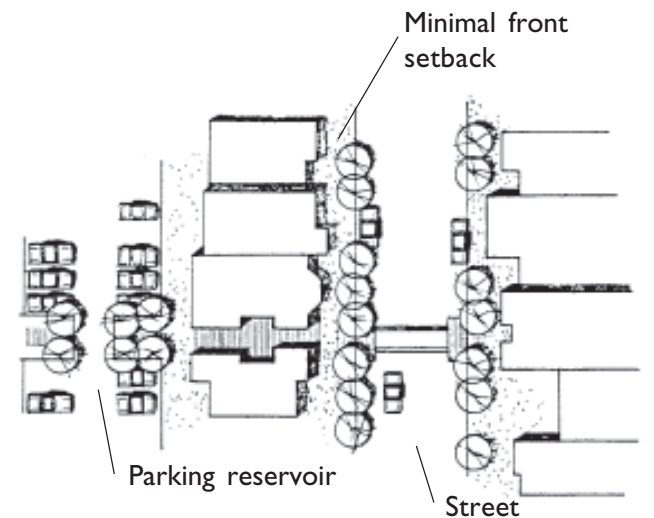
Intent: To employ the existing environmental, geographic and topographic conditions to create new development that mixes commercial and residential uses in a manner that is unique and specific to Livermore.

1.1 Location and Orientation

GUIDELINES

1.1.1 Where feasible, buildings should be located adjacent to the street at the front setback line or immediately behind a public or semi-public space, such as an outdoor seating area for a restaurant.

1.1.2 Retail uses with entrance doors and windows should front onto the street at the ground-floor level.



1.1.3 The development should not create gaps or voids in the rhythm of the street's architectural edge due to excessive setbacks.

1.1.4 All visible frontages should be detailed with architectural elements.



Restaurant seating at the edge of the sidewalk.

1.2 Building Mass

GUIDELINE

1.2.1 In mixed-use centers the development of a complex of buildings is preferable to a single large structure because the varied massing provides visual interest and human scale. Additionally, the spaces created between the various buildings provide opportunities for pedestrian plazas, courtyards and other outdoor gathering areas.



Uniform building frontages define street edge.

1.3 Corner Sites

GUIDELINES

1.3.1 The street corners of corner sites should be developed with buildings, public plazas or open space areas.

a) The building should either be sited on the corner property lines or set back from the corner to provide a public open space that provides direct internal access.

b) Attractively landscaped areas may also be permitted where siting of a building or public open space at a corner is not feasible.

1.3.2 Surface parking should not be provided at the corners of corner sites. Required parking should be provided behind the building.

1.3.3 Buildings located on corners should include special architectural features, such as a tower element or a sign, which help to anchor the intersection.

1.3.4 A modest articulation of the building mass should be provided at corner sites.

1.3.5 Additional corner treatments may include a rounded or angled facet on the corner, location of the building entrance at the corner and/or an embedded corner tower.

1.4 Loading and Service Entrances

STANDARD

1.4.1 Loading and service entrances shall not intrude upon the public view or interfere with pedestrian and vehicular flows within the project.



Corner building with small plaza and seating area.

2. Neighborhood Context

Intent: To ensure that new projects augment the character and design of existing development.

2.1 Location

GUIDELINE

2.1.1 The location of site uses should be coordinated with adjoining properties to avoid creating nuisances such as noise, light intrusion and traffic impacts, particularly when development is adjacent to sensitive uses such as residential development.

2.2 Compatibility

GUIDELINES

2.2.1 Commercial development should be compatible with surrounding land uses from both a functional and aesthetic standpoint.

2.2.2 Buildings should be compatible with the height, massing, setback, and design character of surrounding uses. New development should contribute to the visual quality and cohesiveness of its setting but need not imitate or mimic adjacent development.

2.3 Adjacent Views

GUIDELINE

2.3.1 Commercial development should not create unattractive views from neighboring uses by orienting blank building walls toward neighbors. Any visible building walls should incorporate architectural elements to create visual interest.



Street frontages with extensive architectural detailing.

2.4 Coordination with Adjacent Properties

GUIDELINE

2.4.1 Owners of adjoining properties are strongly encouraged to develop shared facilities such as driveways, parking areas, pedestrian plazas and walkways.

3. Pedestrian Orientation

Intent: To provide development features that facilitate greater pedestrian amenities and activity in mixed-use areas.

3.1 Pedestrian Spaces

STANDARDS

3.1.1 Mixed-use areas shall emphasize pedestrian orientation by utilizing features such as plazas, interior walkways, ornamental gates, trellises, lighting, plant materials, seating, fountains and other similar elements.

3.1.2 Outdoor pedestrian spaces shall be landscaped and include appropriate street furniture and other elements to facilitate pedestrian activity.



Pedestrian area is attractively landscaped with trees and benches.



Outdoor pedestrian space provides informal seating area.

3.2 Pedestrian Connections

STANDARDS

3.2.1 Attractive well-marked pedestrian links between parking and buildings shall be provided. The connections shall be designed as safe, clearly marked and attractive pedestrian walkways across traffic lanes, landscaped areas and parking lots.

3.2.2 All mixed-use buildings shall be publicly accessible via a path or walkway from a public sidewalk.

3.2.3 Where pedestrian paths or walkways cross parking areas or driveways, the paths shall utilize decorative paving to define the pedestrian space.

GUIDELINES

3.2.4 Where walkways cross traffic lanes, special design features should be used to increase safety for the pedestrian. Potential design features include: raised or textured pavement, curb extensions to narrow the travel lane or low-level lighting, such as a bollard light.

3.2.5 Pedestrian connections should also be provided between buildings and adjoining commercial and residential sites.

3.2.6 Walkways should be shaded and landscaped.

3.2.7 Pedestrian connections should include design cues to help demarcate the transition between public and private spaces. Design cues may include a change in colors, materials, landscaping or the dimensions of the space.

3.2.8 Illumination of walkways should be concentrated along the pedestrian paths leading to parking areas and in the specific areas where cars are parked.

3.2.9 Illumination should achieve a lighting level of 1 foot-candle on the parking lot surface.



Landscaped shade structure provides comfortable pedestrian circulation areas.



Landscaped pedestrian walkway.

3.3 Materials

GUIDELINE

3.3.1 Main pedestrian walkways to and from buildings and parking areas should use materials that create a flat, even surfaces, and do not create a tripping hazard, particularly for strollers and wheelchairs.

4. Parking

Intent: To minimize the impact of large areas of surface parking on the aesthetic character desired for quality mixed-use development in Livermore.

4.1 Location

GUIDELINES

4.1.1 Parking areas should not create a separation between adjacent land uses and buildings.

4.1.2 Building siting and parking design should maximize opportunities for pedestrian and vehicular circulation between adjacent sites, such as joint access easements and common driveways.

4.1.3 Parking areas should be located on the sides or rear of projects with pedestrian connections between the parking areas of the project.

4.1.4 Parking should be integrated within the project and visually de-emphasized.



Trellis between storefronts marks opening to parking area.



Buildings are placed at the perimeter of the block with parking behind.

4.2 Distribution

GUIDELINE

4.2.1 All outdoor parking areas should be divided into smaller units to decrease visual impacts associated with large expanses of pavement and vehicles, and to facilitate safe and efficient pedestrian movement between parking and mixed-use development.

4.3 Screening

STANDARD

4.3.1 Surface parking areas facing a public street shall be buffered by landscaping.

GUIDELINE

4.3.2 For security purposes, openings should be incorporated into the landscape design to provide clear views into the site.

4.4 Access Drives

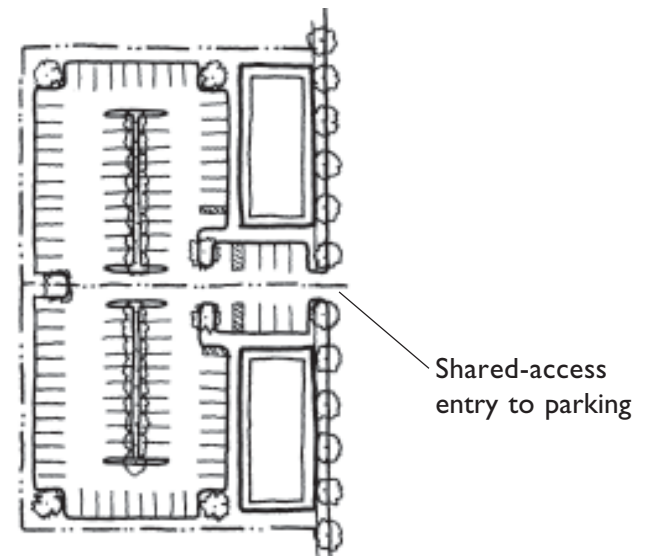
STANDARDS

4.4.1 Access driveways shall be sufficient in number to provide safe and efficient movement of traffic to and from a site.

4.4.2 Main entries into sites shall be enhanced with decorative paving.

GUIDELINES

4.4.3 Building siting and parking design should maximize opportunities for shared parking, access entries and driveways in order to minimize the number of curb cuts. This will limit possible conflicts between pedestrians and vehicles entering and leaving the parking area.



7: MIXED-USE

4.4.4 Whenever possible, access should be provided from side streets to limit the number of driveways along the main thoroughfares.

4.4.5 Driveway access on corner lot should be located as far as possible from intersections.

4.5 Internal Circulation

GUIDELINES

4.5.2 On-site pathways which are separated from vehicular traffic should be provided for pedestrians and bicyclists and should provide connections between building entries and public sidewalks.

4.5.3 Large commercial development should include at least one separated pedestrian pathway through the parking area to the main entrance.

4.5.4 Pedestrian walkways and spaces should include elements such as special paving materials, raised curbs, trellis structures, landscaping, pedestrian-scaled lighting, seating and trash receptacles.

4.5.5 Paths with durable, all-weather surfaces should be located on medians and other landscaped areas to provide convenient pedestrian routes and reduce wear on landscaped areas.

4.5.6 Primary circulation paths should avoid excessive steps or level changes in order to reduce potential tripping hazards and facilitate circulation for all potential users, including strollers and wheelchairs.

4.5.6 Parking areas should provide bicycle racks that are located close to the buildings and do not impede pedestrian or auto circulation. Whenever possible, bicycle areas should be covered and located in areas which are clearly visible to site users in order to avoid security problems. The design and materials should be coordinated with the site and building design.



Opening between streetfront buildings accesses shared parking area behind the buildings.

5. Service Areas, Refuse Areas and Backflow Preventors

Intent: To minimize the impact of service areas and site-related infrastructure on the aesthetic character of development in Livermore's mixed-use areas.

In addition to the Design Standards and Guidelines provided below, applicants should refer to the City of Livermore Standards and Guidelines for Solid Waste and Recycling Container Enclosures, available at the Community Development Department. All required screening of service areas, refuse areas and backflow preventors shall be included on plans submitted for design review.

5.1 Service Areas

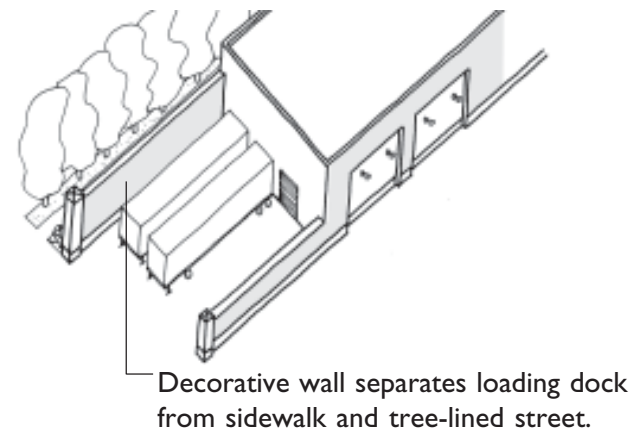
GUIDELINES

5.1.1 Lighting of outdoor service, loading and storage areas should be the minimum necessary for security purposes and should be designed and directed so as not to create glare or lighting impacts at the street or on surrounding properties.

5.1.2 Service areas, garbage receptacles, utility meters and mechanical and electrical equipment should be screened from public view and located for convenient access by service vehicles.

5.1.3 Screening of these areas should be integrated into the overall building and landscape design.

5.1.4 On-site space for stacking vehicles that are waiting to load or unload should be provided as necessary.



5.2 Refuse Areas

STANDARDS

5.2.1 Trash enclosures shall be of sufficient size to house the number and size of trash bins and containers needed to accommodate the waste generated by the building user, including trash, cardboard, cans and bottles, food waste, green waste and other recyclables, as required by the City's Solid Waste Ordinance and Livermore Planning and Zoning Code requirements.

5.2.2 Trash bins shall be located within a trash enclosure at all times.

5.2.3 Trash enclosures shall be integrated into the site plan to minimize enclosure visibility and accommodate truck access.

5.2.4 Trash enclosures shall be constructed of durable materials and the color, texture, and architectural detailing shall be consistent with the overall site and building design.

GUIDELINES

5.2.5 Trash enclosures should be located away from public view.

5.2.6 Landscaping should be provided around trash enclosures to soften views wherever feasible.

5.2.7 Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage.

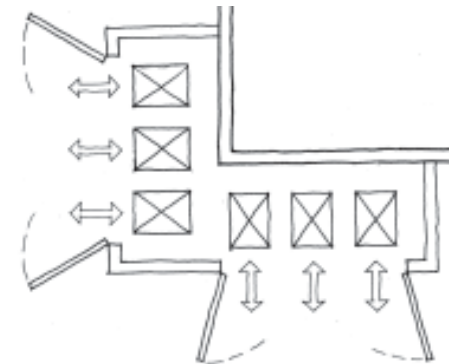
5.2.8 Screening of the trash enclosure should be integrated into the overall site and building design. Screening should be constructed of durable materials. All structural screening should be supplemented with landscaping.

5.2.9 Roofs of enclosures should be designed to complement the project buildings' roof style and colors.

5.2.10 A building wall may be used as one side of a trash enclosure.



Trash enclosure of high-quality, durable materials



Trash enclosure lay-out where bins may be removed independently

5.2.11 Enclosures should be located and designed to facilitate users' convenience. Person doorways should be provided in addition to the gate opening.

5.2.12 Where trash compactors are used, they should be screened from public view within a trash enclosure or within the building volume.

5.2.13 Where trash compactors will be utilized, the trash enclosure should be enlarged to accommodate the space for required trash bins as well as the trash compactor. Trash compactors may not displace space required for trash bins.

5.2.14 Trash compactors should not block access to standard trash bins or interfere with standard trash enclosure operation.

5.2.15 Trash enclosures should be designed so that each bin can be removed and replaced without requiring the removal of other bins, to avoid stacking and to maximize access.

5.2.16 Enclosure gate opening should extend the width of the enclosure with no single gate opening less than nine feet in width. The dimension of opened gates should allow adequate clearance of approximately 18 inches clear on either side of bins for mechanized truck access or manual maneuvering of bins.

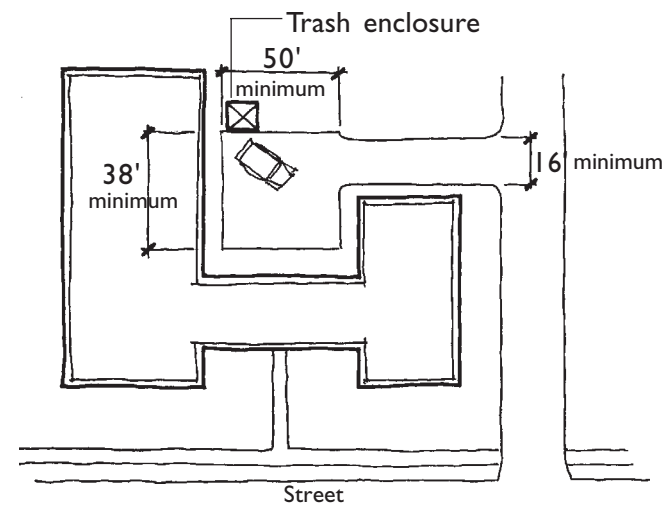
5.2.17 A smaller number of larger gate openings should be designed, instead of more numerous small gate openings.

5.2.18 Heavy duty doors should be used. The use of wheels under the doors to increase the durability of gate hinges should be considered.

5.2.19 A concrete pad inside enclosures should be included to prevent damage to ground surfaces from filled containers. The pad should extend 10 feet in front of gates.

5.2.20 If security lighting is needed, a minimum one foot-candle at ground level should be designed, integrated into the site design, shielded and located as low to the ground as possible.

5.2.21 Enclosure doors should face an approach drive aisle where possible.



7: MIXED-USE

5.2.22 Driveways or travel aisles leading to trash enclosures should be a minimum of 16 feet in width with a 50-foot deep approach.

5.2.23 In trash collection loading areas, the minimum overhead vertical clearance should be 22 feet to accommodate loading operations.

5.2.24 Where no through-route exists for trash removal trucks, the turn-around area should be a minimum of 38 feet square in front of the enclosure.

5.2.25 Trash collection should be designed for from a side street, alleyway or parking area, to avoid collection trucks needing to maneuver in busy roadways.

5.2.26 Where new food uses will be permitted, trash enclosure design should include large wash areas and larger capacity oil-water separators so additional future food tenants can be accommodated in the center while complying with County Health Department requirements.

5.3 Utilities and Backflow Preventors

STANDARDS

5.3.1 Utility cabinets and meters shall be contained within the building or otherwise fully screened.

5.3.2 Backflow prevention devices shall be fully screened from public view through the use of landscaping, berms, low walls or other screening techniques.

5.3.3 All required design elements shall be shown as part of the site plan submittal.



Backflow preventor is screened by wall and landscaping.

GUIDELINES

5.3.4 Mechanical equipment, trash and recycling bins and meters should be provided with architectural enclosures or fencing, sited in unobtrusive locations and screened by landscaping. Colors and finishes of mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building's material and color scheme.

5.3.5 Developers are strongly encouraged to utilize less obtrusive, alternative designs for backflow prevention devices. Backflow devices should be located inside the building where possible.

5.3.6 Backflow device components should be painted to match the adjacent landscaping.



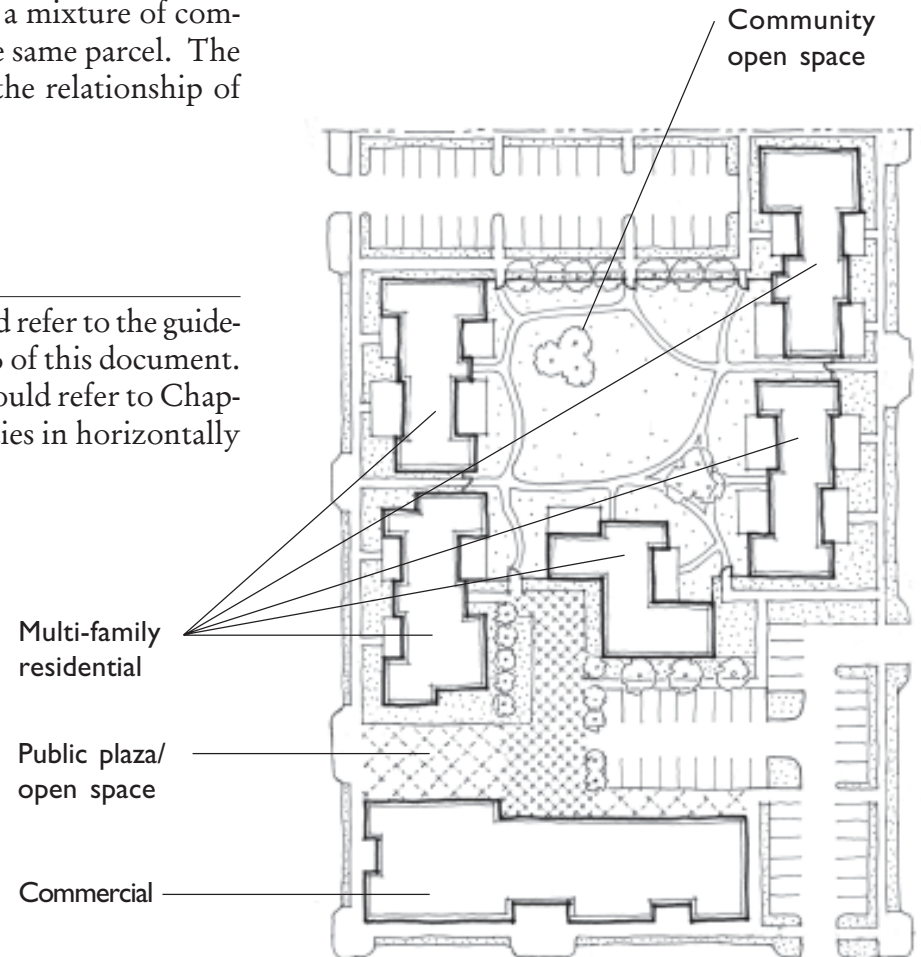
Utilities enclosed in building.

6. Horizontal Mixed-Use

This section includes design guidance for development that proposes a mixture of commercial and residential land uses that are adjacent to each other on the same parcel. The opportunities for interplay between these uses will primarily be in the relationship of the open space and parking components of the adjoining uses.

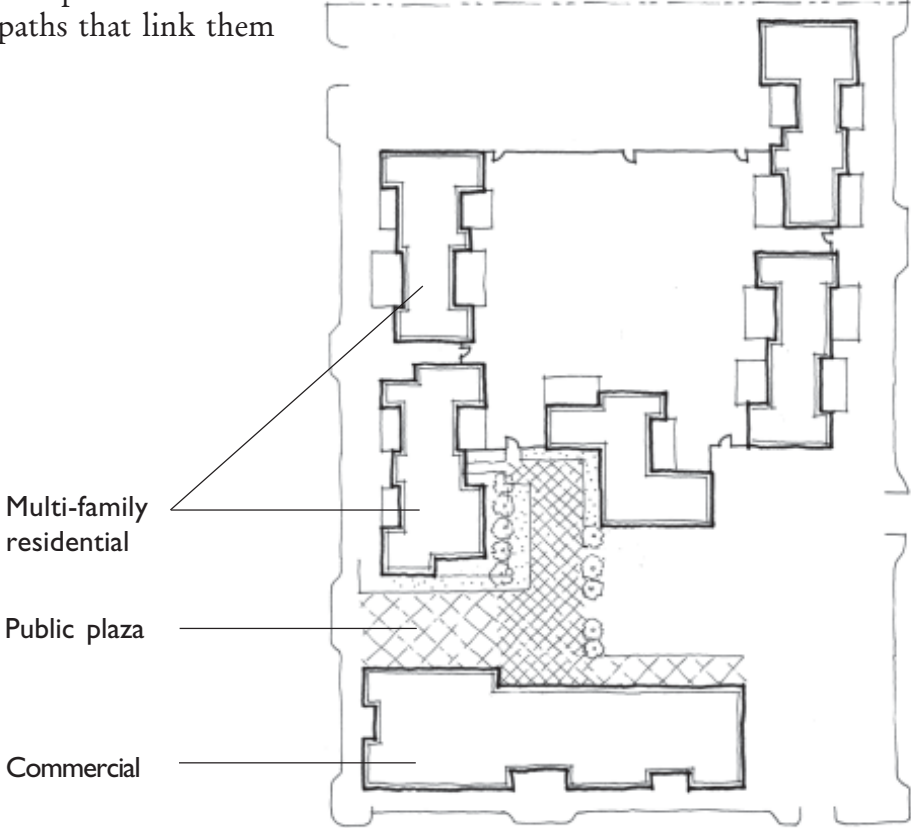
6.1 Site Development

Residential components of horizontally mixed-use developments should refer to the guidelines for multi-family residential development, contained in Chapter 6 of this document. Commercial components of horizontally mixed-use developments should refer to Chapter 5. Guidelines for the design of open space areas and parking facilities in horizontally mixed-use development follow.



6.2 Open Space

Projects should develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths that link them should facilitate the integration of adjacent land uses on the site.



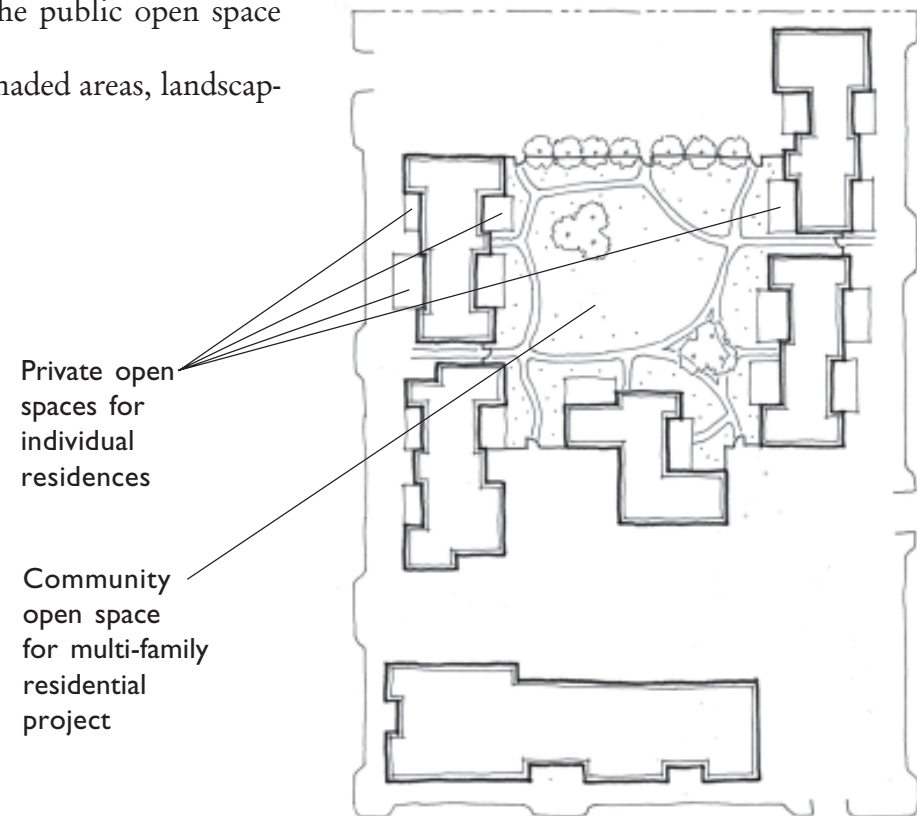
Plaza opens to street and bridges the commercial and residential uses

GUIDELINES

6.2.1 Plazas and building forecourts should be developed so as to maximize circulation opportunities between adjacent uses.

6.2.2 Residential development will require private open space or outdoor areas for residents. These areas should be configured and designed so as to ensure privacy for residential uses while also providing linkages to the public open space components of the project.

6.2.3 Seating areas should be provided, coordinated with shaded areas, landscaping, lighting and views to focal points.



6.3 Parking

STANDARDS

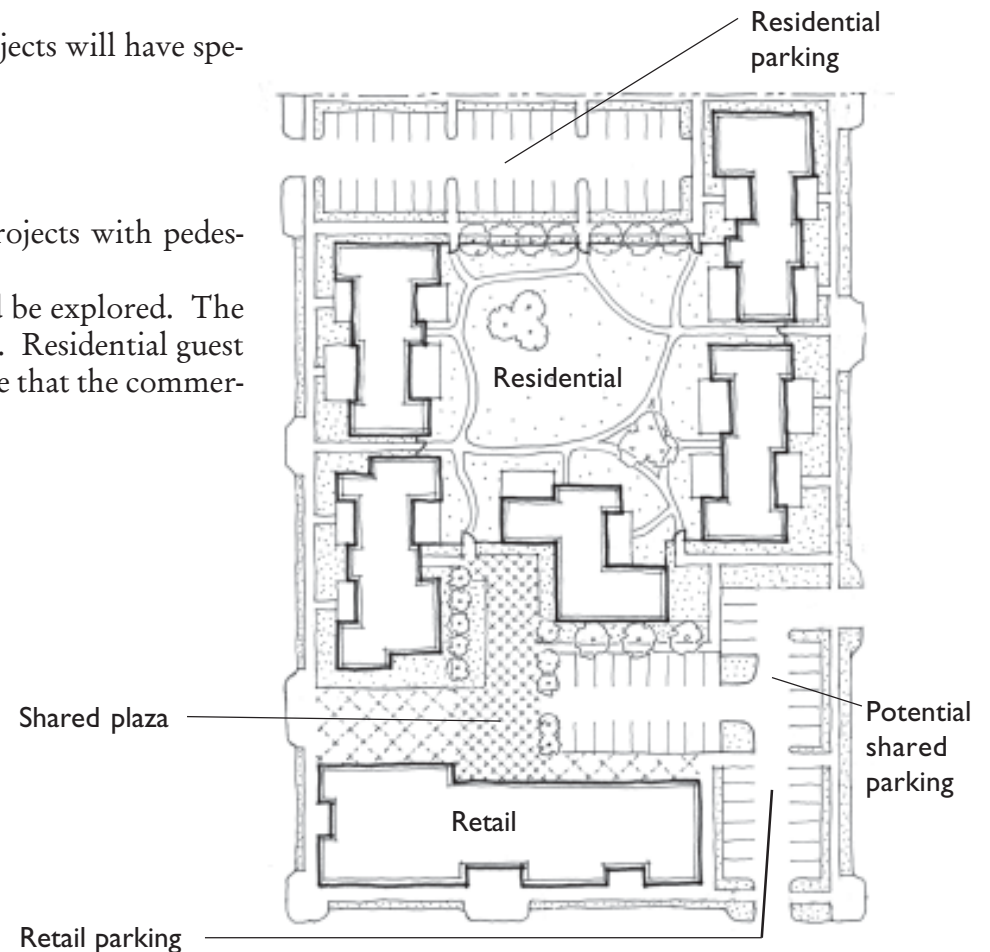
6.3.1 Both the commercial and residential components of projects will have specific parking requirements.

6.3.2 Parking areas shall not separate the adjacent land uses.

GUIDELINES

6.3.3 Parking areas should be located on the periphery of projects with pedestrian connections to the projects.

6.3.4 Opportunities for shared use of parking facilities should be explored. The peak parking demand times will differ for the various land uses. Residential guest parking in particular can take advantage of surplus parking space that the commercial areas will have during evening and overnight periods.



C. Building Design

This section applies to the design of buildings that include a vertical mix of uses and to commercial buildings in a horizontally mixed-use project. For residential buildings in horizontally mixed-use projects, please refer to the residential standards and guidelines in Chapter 6.

1. Building Organization

GUIDELINES

1.1.1 Vertically mixed-use buildings should be designed with commercial storefronts on the ground floor and residential uses above.

1.1.2 A ground floor retail use should have a minimum floor-to-ceiling height of 12 feet.

2. Building Rhythm

Intent: To ensure that buildings, particularly large structures, are designed with elements that relate to a human scale.

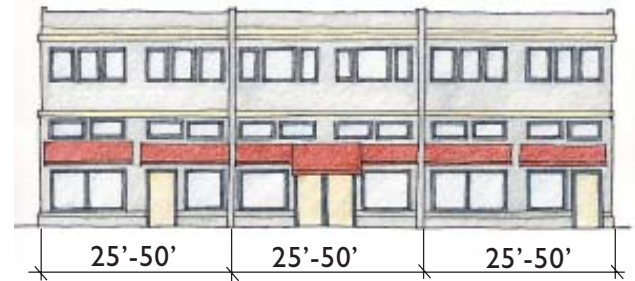
2.1 Articulation

STANDARD

Buildings shall be articulated to reflect a small-scale street frontage rhythm, with building bay widths of approximately 25 to 50 feet.



Retail use on the ground floor with residential use above.



Building frontage rhythm.

2.2 Multiple-Tenant Spaces

STANDARD

2.2.1 Where multiple-tenant spaces are incorporated into a building, individual tenant spaces shall be located within the building bays. This can be achieved by any of the following:

- ◆ Placing a column, pier or pilaster between façade elements.
- ◆ Applying vertical slot or recess between façade elements.
- ◆ Providing variation in plane along the building wall.
- ◆ Varying the building wall by recessing the storefront entrance or creating a niche for landscaping or pedestrian area.

3. Façade

Intent: To ensure that all building façades that can be viewed from a public street are articulated to add visual interest, distinctiveness and human scale.

3.1 Articulation

STANDARDS

3.1.1 Primary building entries shall be accented with strong architectural definition.

3.1.2 Buildings shall have a clearly defined base and roof edge so that the façade has a distinct base, middle and top at a scale that relates to an individual person.



Individual tenants operate from separate structural bays of the building.



Canopies and recessed window bays help define the top and base of the building.

7: MIXED-USE

GUIDELINES

3.1.3 Building façades should be varied and articulated to add visual variety, distinctiveness and human scale.

3.1.4 Façades without openings or changes in wall planes should be avoided.

3.1.5 Articulation should add three dimensional interest to the façade and not rely on “false” detailing.

3.1.6 Detailing of the building façades should be integral to the architectural design and not tacked onto the surface.

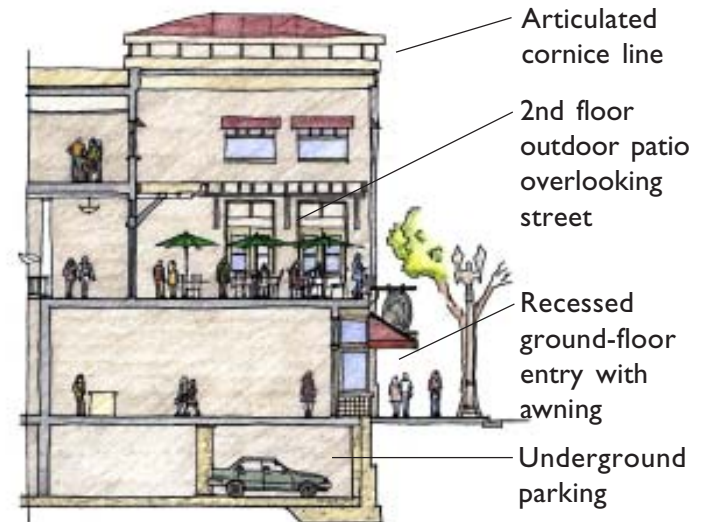
3.1.7 Projecting elements such as awnings, trellises, and overhangs are effective means of integrating the architectural edge with the adjoining pedestrian areas, adding three-dimensional interest to the façades and enhancing the sense of entry into the building.

3.1.8 Elements that are recommended to articulate a building’s façade include:

- ◆ Design details for the top of a building, including cornice lines, parapets, eaves, brackets and other detailing.
- ◆ Design details for the body, or middle, of the building including windows, awnings, trellises, canopies, alcoves, balconies, pilasters, columns, decorative lighting and window boxes.
- ◆ Design details for the base of a building, including recessed entry areas, covered outdoor areas and alcoves.



Canopies hang over ground-floor storefronts.



3.2 Horizontal Mass

GUIDELINES

The following methods are recommended to achieve a horizontal subdivision of building façades:

3.2.1 Vertical Architectural Feature

- a) Apply a column, pier or pilaster between façades with a 3 inch minimum protrusion and a 15 inch minimum width.
- b) Apply a vertical slot or recess between façades with a 6 inch minimum recess depth and a 15 inch minimum width.

3.2.2 Building Wall

- a) While the majority of the building should be built to the property line, portions of the building may recede from the public right-of-way. The building wall may be varied at key locations. Solutions include recessing the storefront entrance or creating a niche for a residential entrance.
- b) From one façade to the next, combine a change in depth or vertical plane with a change in material and character. Changes in façade material or color should be associated with a change in plane or separated by a pilaster.

3.2.3 Change in Storefront Façade

- a) Ground-floor façades should be designed to give individual identity to each retail establishment.
- b) At adjacent storefronts, the change in establishments should be clearly evident through a change in storefront façade. Solutions include a change in base materials, window type and/or door type. This is particularly important for storefronts located in the same building.



Columns and awning placement provide horizontal subdivisions of the building facade.

3.3 Scale of Detailing

STANDARDS

3.3.1 Building façades shall have elements that relate to the scale of a person.

3.3.2 All façades shall emphasize three dimensional detailing such as cornices, window moldings and reveals to cast shadows and create visual interest on the façade.

GUIDELINE

3.3.3 Design details that can be used to create building elements that break large buildings into smaller-scaled components include:

- ◆ Enhanced entry elements or entry plazas
- ◆ Atriums and interior courts
- ◆ Upper floor setbacks
- ◆ Dynamic building and roof forms
- ◆ Cornices, parapets and eaves
- ◆ Awnings, balconies, trellises
- ◆ Distinctive window patterns
- ◆ Accent lighting
- ◆ Landscaping components



Windows and awnings delineate ground floor storefront.



Building with multiple ground floor entries.



Applied tile pieces adorn corners of a building.

3.4 Entries to Ground Floor Areas

STANDARD

3.4.1 Entries to ground floor retail areas shall occur from main streets, and shall be accented with features such as moldings, lighting, overhangs or awnings.

GUIDELINES

3.4.2 Building entries should be recessed into entry bays to create transitional spaces between the street and buildings.

3.4.3 Entrances should incorporate one or more of the following treatments:

- a) Marked by a taller mass above, such as a modest tower or within a volume that protrudes from the rest of the building surface.
- b) Accented by special architectural elements, such as columns, overhanging roofs, awnings and ornamental light fixtures.
- c) Indicated by a recessed entry or recessed bay in the façade. Recommended treatments include special paving materials such as ceramic tile; ornamental ceiling treatments, such as coffering; decorative light fixtures; attractive decorative door pulls, escutcheons, hinges and other hardware.
- d) Sheltered by a projecting awning or canopy, designed as a canvas or fabric awning or as a permanent architectural canopy utilizing materials from the primary building.
- e) Punctuated by a change in roofline or major break in the surface of the subject wall.
- f) Provide shelter from weather and shade through use of awnings or sheltered bays.



Restaurant entry on ground floor of corner building.



Cafe on ground floor.

3.5 Entries to Upper Levels

STANDARD

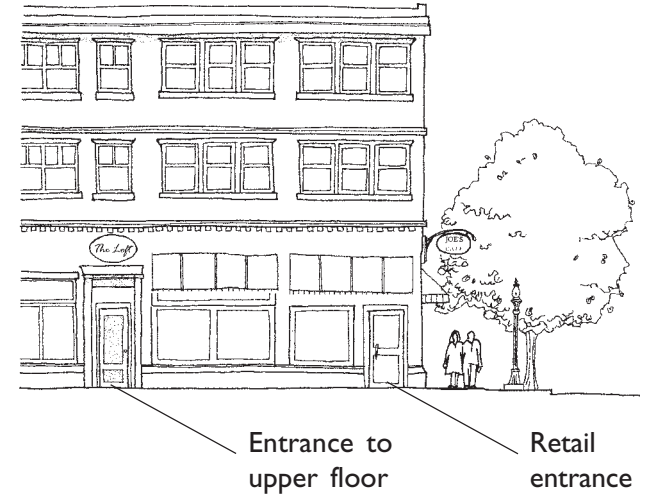
3.5.1 At mixed use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.

GUIDELINES

3.5.2 Entrances to upper-story uses should be:

- a) Accented by architectural elements such as clerestory windows, sidelights and ornamental light fixtures, and/or;
- b) Indicated by a recessed entrance, vestibule or lobby.

3.5.3 Doorways should be recessed for privacy but should be clearly expressed by awnings, high quality materials or other architectural treatments.



3.6 Doors

STANDARDS

3.6.1 Doors at storefronts shall include windows that permit views into the establishment.

3.6.2 Service or employee doors that are visible from public streets or walkways shall be an integral part of the building design.

GUIDELINES

3.6.2 Doors at storefronts with windows should match the materials, design and character of the display window framing. High quality materials such as crafted wood, stainless steel, bronze and other ornamental metals are recommended.

3.6.3 Detailing such as carved woodwork, stonework or applied ornament should be used to create noticeable detail for pedestrians and drivers. Doors may be flanked by columns, decorative fixtures or other details.

3.7 Windows

STANDARDS

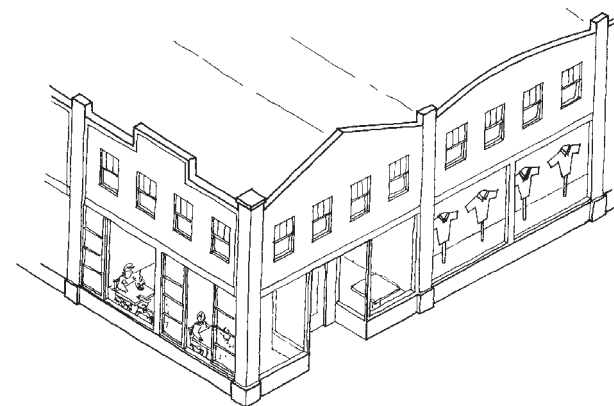
3.7.1 All windows on a building shall be related in design.

3.7.2 Windows on the upper floors shall be smaller in size than storefront windows on the first floor and shall encompass a smaller proportion of façade surface area.

3.7.3 Upper story windows shall be detailed with architectural elements, such as projecting sills, molded surrounds and/or lintels.

3.7.4 Deeply tinted glass or applied films shall not be permitted.

3.7.5 Where unique use or occupancy requirements preclude the addition of windows, such as theaters or parking structures, exterior walls shall be designed to provide architectural relief or shall be screened by landscaping and pedestrian amenities, such as trellises, benches or shade structures.



Storefront doors are similar to the windows.



Windows with a vertical orientation.

7: MIXED-USE

GUIDELINES

3.7.6 Buildings should include vertically proportioned façade openings with windows that have a greater height than width (an appropriate vertical/horizontal ratio ranges from 1.5:1 to 2:1). Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows.

3.7.7 The function and design of windows should be consistent with the use within.

3.7.8 Windows should maintain consistency in shape and location across the façade. Unifying patterns should include common windows and doors. The overall effect should create a harmonious pattern along the streetscape.

3.7.9 Commercial storefronts should include street-oriented display windows. These windows should provide visual access to the inside of the building, while also serving as an area for merchandise display.

3.7.10 Enclosed display window areas should be provided where actual windows cannot be provided.

3.7.11 A minimum of 60 percent of linear store frontage at the street façade should be used for the display windows and evenly distributed. No false fronts or windows should be included that are not integral components of the building.

3.7.12 Display windows should be consistent with the storefront in style and detail.

3.7.13 Ground floor retail windows should be of a storefront design and should be larger in proportion than residential windows.

3.7.14 Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the storefront.

3.7.15 Large expanses of glass should not be used, except as storefront windows. Windows should be subdivided and separated by mullions. Snap-in muntins should not be used.



Retail space in ground floor of parking structure.



Ground floor window are larger than those for the upper floor residential uses.

3.7.16 Decorative treatments on windows or balconies are recommended and should be consistent with building style.

3.7.17 Shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds or lintels, should be used to enhance openings and add additional relief.

3.7.18 Window frames should not be flush against the walls. Plaster reveals and wainscoting should be used to create the appearance of deep-set doors and windows.

3.7.19 Clear glass is recommended. If tinted glazing is used, light tints and green, grey or blue hues are recommended. Deeply tinted glass is not permitted.

3.7.20 Mirrored glass is strongly discouraged for retail uses, but may be used as an architectural element.

3.7.21 Non-reflective films, coatings, low emissivity glass and external and internal shade devices should be used for heat and glare control.

3.7.22 To add privacy and aesthetic variety to glass, fritted glass, spandrel glass and other decorative treatments are recommended.



Windows are typically larger for ground floor retail uses than they are for upper floor uses.



Awnings fit to the horizontal components of the ground floor building structure.

3.8 Awnings and Canopies

STANDARDS

3.8.1 Canopies over building entries shall be incorporated into the design of the building, including colors and material detailing.

3.8.2 Backlighting of transparent or translucent awnings shall not be allowed.

7: MIXED-USE

GUIDELINES

3.8.3 Awnings are encouraged, and if used, should be provided over each storefront of buildings with multiple storefronts. These awnings should be located within the individual structural bays and should not hide architectural detailing.

3.8.4 Awnings on multi-tenant buildings should be the same color and style.

3.8.5 Awning design should be consistent with the character and design of the building.

3.8.6 The awning material should be compatible with the overall design and character of the building. The use of fabric awnings is encouraged. The use of vinyl and plastic awnings is discouraged.

3.8.7 If used, lighting for awnings should be from fixtures located above the awnings, and should be placed to enhance the appearance of the building.

3.8.8 Awning color(s) should be compatible with the overall building color scheme.



Awnings cantilever out from the façade.

3.9 Building Materials

GUIDELINES

3.9.1 Within a design theme, a variety of durable materials and textures is strongly encouraged. Such materials may include both traditional materials, such as wood and stucco, and materials such as concrete, structural steel, corten steel, and other high-quality durable metals which have not been traditionally used in “Main Street” architecture.

3.9.2 Differentiation of Architectural Elements

a) In concert with the primary building material(s), a variety of materials is encouraged to articulate different building elements, such as the ground floor façade, the building base, horizontal break bands, pier or column bases, roof terminations, sills, awnings and similar building components.



Differing but complimentary materials for the ground floor façade.

b) Building materials should be used to differentiate between commercial and residential uses, and should create a smooth transition between the two.

3.9.3 The number of different materials used on the exterior of a structure should be limited to an appropriate and varied palette.

3.9.4 Genuine materials should be utilized rather than simulated materials. Where simulated materials are used, they should be used in keeping with the character and properties of the material being simulated.

3.9.5 Materials should be harmonious with adjacent buildings.

3.9.6 Use of accent materials, such as metal or wood, should be used on all façades of the building, not just the front façade of the building.



Tile base at streetfront cafe.

3.10 Color

STANDARDS

3.10.1 Exterior building colors shall not become signs for the building or tenant.

3.10.2 Avoid monotony among colors throughout the project site.

GUIDELINES

3.10.3 Exterior building colors should be compatible with surrounding buildings.

3.10.4 Generally, building colors should not be garish.

3.10.5 Primary colors and other bright colors can be used as accents to enliven the architecture, but should be used sparingly. Use accent colors to enhance visual interest.

3.10.6 Color should be used to enhance architectural elements.



Subtle overall exterior building color with different color enhancing roof line.

4. Roof

Intent: To ensure that the design of roofs contributes to the overall building design.

4.1 Form

STANDARD

4.1.1 The form, color and texture of the roof shall be an integral component of the building design.

GUIDELINES

4.1.2 Roofs should be compatible with the architectural style of the building.

4.1.3 The roof shape should reflect the configuration of the building's mass and volume, and should be consistent in its character from all vantage points.

4.1.4 Sloping roof forms are encouraged.

4.2 Roof Lines

STANDARD

4.2.1 All buildings shall provide cornice or parapet detailing in order to delineate a strong roofline along the primary façades.

GUIDELINE

4.2.2 Cornices and horizontal bands of genuine materials, such as wood trim rather than foam are strongly encouraged.



Intricate parapet outlines on a mixed-use street.

4.3 Detailing

GUIDELINES

- 4.3.1 False fronts, applied mansard forms and other artificial rooflines that are not an integral component of the architectural design should be avoided.
- 4.3.2 Roofs should be proportionate to the building mass and incorporate cornices, eaves and overhangs.
- 4.3.3 Flat or shallow-pitched roofs should be ornamented with shaped parapets or cornice treatments that terminate the top of the parapet wall.

4.4 Materials

GUIDELINE

- 4.4.1 Reflective roofing materials should not be used on roof surfaces that are visible from either ground level or elevated viewpoints, such as freeways.



Cornice detailing is an integral component of the overall façade design.

4.5 Rooftop Equipment

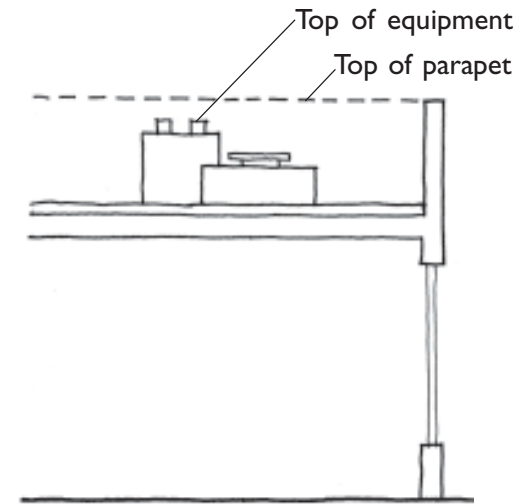
STANDARDS

4.5.1 All roof-mounted mechanical, electrical and external communication equipment, such as satellite dishes and microwave towers, shall be screened from public view and architecturally integrated into the building design.

4.5.2 Plans submitted for design review shall indicate how rooftop equipment will be screened.

GUIDELINE

4.5.3 All such equipment, including vents and ducts, should be integrated into the roof design and, where possible, consolidated to a minimal number of locations.



D. Landscaping Design

The standards and guidelines in this section give design guidance for the landscaping components of projects in the mixed-use areas of the City. All landscaping shall comply with the water efficiency requirements of the City's Water Efficient Landscape Ordinance.

1. Coverage

Intent: To provide adequate landscaping materials that enhance the appearance of mixed-use projects.

GUIDELINE

1.1.1 Altogether, the landscaping required in setback areas, required open space areas, plazas and parking areas represents the minimum acceptable landscape coverage for sites. Developers are strongly encouraged to provide more than the minimum standard, particularly in publicly viewed areas, in order to create a more attractive environment for residents, employees and the general public.

2. Function

Intent: To provide adequate pedestrian amenities and attractive environments between public streets and mixed-use development.

GUIDELINE

2.1.1 Landscaping should be used to provide an attractive setting for development; soften hard building contours; shade walkways, parking areas and other large expanses of pavement; buffer and merge various uses; mitigate building height; and screen unsightly uses.



Landscaping along a walkway between retail and parking.

3. Layout

Intent: To incorporate appropriate landscape materials that provide an aesthetically pleasing transition between the building and adjacent sidewalks or pedestrian paths.

3.1 General

GUIDELINES

3.1.1 Planting plans for building setbacks should include a hierarchy of plantings in terms of size and types of plant materials that mark the transition between the horizontal ground plane at the sidewalk or parking area and the tall, vertical façades of buildings.

3.1.2 Landscaping close to the sidewalk should provide shade on the sidewalk, while also allowing views into the site. Denser plant material should be located closer to the building.

3.1.3 Landscaping should enhance the built environment and contribute to the spatial organization of the site.

3.2 Street Frontage

STANDARDS

3.2.1 Street trees shall be included along all street frontages of mixed-use development.

3.2.2 Street trees shall be a minimum 24-inch box size and should be selected from a list of city approved trees.

GUIDELINES

3.2.3 The selected trees should be broad branching, with a mature canopy spread of 40 feet and a high canopy to allow visibility of buildings.

3.2.4 Utilize the City’s street tree list when choosing street frontage trees.



Street trees are an important pedestrian amenity.

3.3 Setbacks

STANDARD

3.3.1 Parking areas adjacent to street frontages shall have a minimum 10-foot landscaped setback between the sidewalk and the on-site parking spaces.

3.4 Parking Buffer

STANDARDS

3.4.1 All parking lots shall be separated from the street by a landscape buffer.

3.4.2 At access points to off-street parking lots, a landscape buffer shall be provided between the curb and the parking area and shall be a minimum of ten feet deep.



Combinations of berms, landscaping and low walls help screen parking areas from public views.

GUIDELINES

3.4.3 For security purposes, openings should be incorporated into the landscape design to provide clear views into the site.

3.4.4 Most plants in the buffer should be no higher than three-and-one-half feet in order to maintain maximum sight distances.

3.4.5 Trees should be trimmed to maintain sight distances.

3.5 Focal Elements

GUIDELINE

3.5.1 The use of trees for purposes of creating focal elements, including tree clusters, is encouraged. Such a design element would augment rather than replace required street tree planting.

3.6 Swales

STANDARD

3.6.1 Drainage swales that are incorporated into landscape designs shall conform to the Water Resources Division's standards and guidelines for swales.

GUIDELINES

3.6.2 Swales are strongly recommended to reduce water quality impacts associated with site runoff.

3.6.3 Longitudinal slope of swales should be between 1% and 5%. Proposed swales with a slope of less than 1% will not be approved unless adequate underdrains are provided to prevent ponding. Swales of greater than 3% may be required to install check dams to reduce velocity through the swale.

3.6.4 Side slopes should not exceed 3:1, horizontal:vertical.

3.6.5 Swale bottom must be graded flat to improve pollutant removal. Swale bottom should ideally be at least 4 to 6 feet wide, with a minimum of 2 feet.

3.6.6 Provide at least 1,200 square feet of usable swale area per acre of impervious surface.



Drainage swales for parking lot run-off reduce negative impact on overall water quality.

4. Materials

Intent: To ensure that the landscaping materials are of an appropriate age and size that enables the materials to be fully functioning site amenities.

4.1 Plant Selection

STANDARD

4.1.1 Street trees and other plant materials within a public right-of-way shall be consistent with adopted City plans and regulations.

GUIDELINES

4.1.2 Plant and landscape materials should be selected and sited to reflect both ornamental and functional characteristics. Full-canopied shade trees, greenery and brightly colored flowering materials all add to the overall positive impression of Livermore.

4.1.3 A well-coordinated palette of plant species should be selected for general landscaping purposes, such as parking lots and setback areas.

4.1.4 Plant species should be generally hardy and not require extensive maintenance.

4.1.5 Species that are native or well-adapted to the climatic conditions in Livermore are preferable, since those will generally require less water and maintenance.

4.1.6 Both seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated, such as adjacent to walks and recreational areas or as a frame for building entrances and stairs.

4.1.7 Evergreen shrubs and trees should be used for screening along rear property lines, around trash/recycling areas and mechanical equipment and to obscure grillwork and fencing associated with subsurface parking garages.



Landscaping with native, drought-tolerant plants.

4.1.8 In general, deciduous trees with open branching structures are recommended to ensure visibility to retail establishments, and shade trees that are more substantial are recommended in front of private residences.

4.1.9 Loose materials such as gravel, wood chips and bark that are frequently used for groundcovers in residential settings should not be used in commercial mixed-use developments. Instead, groundcover should consist predominantly of plant materials.

4.2 Plant Size and Scale

STANDARD

4.2.1 The following minimum sizes for plant materials are required at the time of installation:

- a) At a minimum, 20% of the trees shall have a 24-inch box container size or larger.
- b) The remaining trees shall have a 15-gallon minimum container size and a one-inch caliper size at chest height.
- c) Unless otherwise approved by the Design Review Committee, shrubs not used as ground cover shall have a five-gallon minimum container size, a minimum height of 18 inches and a minimum spread of 18 to 24 inches.

GUIDELINES

4.2.2 Plant material should be sized and spaced such that a lush and mature appearance will be attained within two years of planting.

4.2.3 Larger, more mature plant materials should be used in areas of particular importance, such as entries, to achieve an immediate effect.

4.2.4 Ground cover should be spaced to provide complete coverage within one year of planting (i.e. 12 inches on center maximum for plants taken from flats; 18 to 24 inches on center for material from one-gallon containers).

4.2.5 The scale and nature of landscape materials should be appropriate to the site and structure.

4.2.6 Large structures and large open sites should be complemented with large scale material, such as plants, rocks, timbers, walls and fences.

4.2.7 Mature sizes of plant materials need to be considered when selecting plant species.

4.2.8 Root barriers should be provided within 5 feet of a sidewalk or wall.

4.3 Irrigation

STANDARDS

4.3.1 All landscaped areas shall have automatic irrigation systems installed to ensure that plant materials survive. It is particularly important in mixed-use development that irrigation systems are designed so as not to overspray public walks, paved areas and buildings.

4.3.2 Irrigation plans shall be submitted demonstrating compliance with the City's Water Efficient Landscape Ordinance.

4.4 Maintenance

STANDARD

4.4.1 Landscaped areas, including trees and other planting, as well as paving and walls shall be regularly maintained.

5. Plazas and Open Space

Intent: To ensure that outdoor areas for residents, employees and commercial patrons are aesthetically pleasing and promote greater activity in mixed-use areas.

5.1 Public Open Space and Plazas

Publicly-accessible plazas and open spaces are encouraged to be provided in mixed-use developments.

STANDARDS

5.1.1 Plazas and open space shall be landscaped and incorporate high quality paving materials, such as stone, concrete or tile.

5.1.2 Outdoor pedestrian spaces shall include appropriate outdoor furniture, such as seating, walls, trash receptacles, bike racks and other elements.

GUIDELINES

5.1.3 Projects should develop a comprehensive open space network that uses plazas and other open space elements to connect uses.

5.1.4 Open space areas and the paths that link them should facilitate the integration of adjacent land uses on the site.

5.1.5 Pedestrian amenities, such as plazas, courtyards and other open spaces should be considered for spaces between buildings.

5.1.6 Buildings should be laid out to define the open space and should be positioned to be used by both residential and commercial uses.

5.1.7 Where practical, outdoor areas should be visible from public streets or trail networks and accessible from the building as well as the street or potential network.



Public plaza with high quality paving material and furniture.



Small outdoor area adjacent to retail uses.

- 5.1.8 Outdoor furniture should be coordinated with the design of the building.
- 5.1.9 Pay phones and newspaper racks should be incorporated where appropriate.
- 5.1.10 Ample landscaping with fountains and well-shaded seating areas are highly encouraged, as is the use of varied paving materials.
- 5.1.11 Plant materials should be of a drought-tolerant species where appropriate and provide variety, while being consistent with the architectural design of the building.
- 5.1.12 Decorative tree grates should be used in pedestrian areas.
- 5.1.13 When plaza is adjacent to a parking area, landscaping should be provided for screening purposes.

5.2 Protected Seating Areas

STANDARD

5.2.1 Paving, planting and other landscape materials shall be coordinated with the design of the building and site.

GUIDELINES

- 5.2.2 Ample landscaping with fountains and well shaded seating areas are highly encouraged, as well as the use of varied paving materials.
- 5.2.3 Fences around plazas and outdoor areas should be semi-transparent and architecturally compatible with the building.



Benches and fountain in semi-private seating area.

6. Fences and Walls

Intent: To ensure that fencing contributes to the overall design of commercial buildings and development.

6.1 Fence and Wall Design

STANDARD

6.1.1 All screening shall be designed as an integral part of the overall building design.

GUIDELINES

6.1.2 Screening fences and walls are not recommended between commercial buildings and the street along primary and secondary street frontages. Screening fences and walls are permitted on internal side and rear property lines.

6.1.3 Screening fences located to the sides and rear of properties should be visually compatible with adjacent ornamental fence designs and adjacent building architecture. Related colors, a cap or top articulation and related post spacing should be used to enhance compatibility.

6.1.4 Adjacent to residential properties, screening fences should maintain a character and scale appropriate to residential neighborhoods; more detailed fencing types with heightened design detailing and additional ornamentation are recommended.

6.1.5 Fences around plazas and outdoor areas should be semi-transparent and architecturally compatible with the building and should be no more than 3 feet tall.



Unobtrusive fence design contributes to overall building and site design.

6.2 Height

GUIDELINE

6.2.1 Overall height of screening fences and walls should not exceed six feet in height.

6.3 Articulation

GUIDELINES

6.3.1 The length of screening fences and walls adjacent to public rights of way should be minimized to the maximum extent feasible.

6.3.2 Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls over three feet in height should include design elements such as textured concrete block, interlocking “diamond” blocks, formed concrete with reveals or similar materials. Landscape materials should also be used to provide surface relief.



Maximum height for screening fences should be 6 feet.

7. Parking Area Landscaping

Intent: In a warm summer climate such as Livermore's, shading is extremely important to reduce glare and heat buildup as well as to provide an attractive, functional and comfortable environment.

STANDARDS

- 7.1.1 All parking areas shall provide interior landscaping for shade and aesthetic enhancement.
- 7.1.2 Parking lots shall be landscaped with broad branching shade trees at a minimum ratio of three trees per 10 parking spaces for single loaded stalls, six trees per 20 parking spaces for double loaded stalls and one tree for every three parking spaces for smaller parking bays.
- 7.1.3 Curbed planter areas shall be provided at the end of each parking aisle to protect parked vehicles from the turning movements of other vehicles.

GUIDELINES

- 7.1.4 The use of permeable surfaces is recommended.
- 7.1.5 Views of parking areas from public streets should be buffered by landscaping in order to reduce the visual impact of large parking areas.
- 7.1.6 For security reasons, openings should be incorporated into the landscaping in order to permit clear views into the site.
- 7.1.7 No more than ten parking spaces should be located in a row without an intervening landscaped planter strip. The planter strip should be the full depth and width of the adjacent parking spaces.
- 7.1.8 Planter areas should provide a 5-foot minimum width of clear planting space.

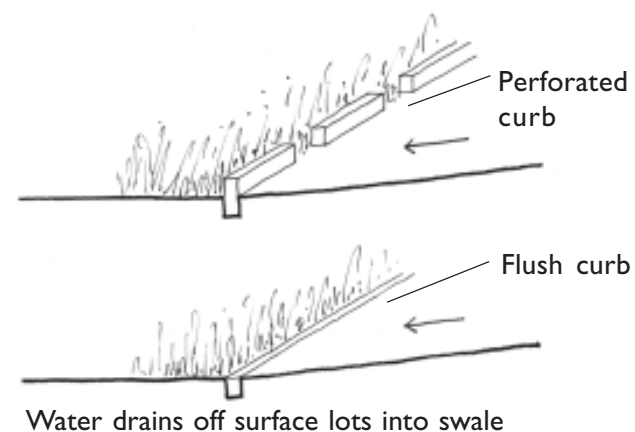


Water drains through permeable surface material into the ground.

7.1.9 Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs. In place of wheel stops, the planter curb may be used for car overhangs, provided the 5-foot minimum clear planting area is maintained.

7.1.10 Drainage into swale areas is encouraged and may be accommodated through design elements such as flush curbs, perforated curbs and tree offsets.

7.1.11 Plant material in and adjacent to swales should delineate the transition between the swale area and the surrounding landscape.



8. Undeveloped Areas

Intent: To ensure that vacant parcels do not detract from the overall goal of attractive and visually distinctive industrial development areas.

STANDARDS

8.1.1 All undeveloped portions of each occupied parcel shall be maintained as landscaped area.

8.1.2 For phased developments, landscaping shall be installed along the entire street frontage during the first phase.

8.1.3 Undeveloped areas shall be maintained and irrigated and shall not be used for any kind of storage.

E. Signs

1. Function

Intent: To ensure that signs in mixed-use areas enhance the built environment and do not contribute to visual clutter.

1.1 Purpose

STANDARD

1.1.1 The primary purpose of signs shall be to identify a business or businesses and residences located at a specific site.

GUIDELINES

1.1.2 Signs should not be used as advertisements.

1.1.3 The design of a sign should be simple and easy to read.

1.1.4 The sign's message should be limited to the business name or the logo of the business occupying the site.



Business sign spans storefront over entry.

2. Architectural Context and Placement

Intent: To ensure that signs are an integral component of the design of a project.

2.1 Context

STANDARDS

2.1.1 Bands, trim or color which is used to establish a corporate identity and does not relate to the architectural style or colors of the building shall be considered a sign.

2.1.2 Standardized or corporate signs that do not relate to the building architecture shall not be permitted.

GUIDELINES

2.1.3 Sign design should conform and be in harmony to the architectural character of the building.

2.1.4 Signs attached to a building should be designed as integral components of the building and not obscure or conceal architectural elements.

2.2 Placement

STANDARDS

2.2.1 Signs shall not be permitted on top of any roof, and no sign attached to a wall or eave shall project above the eave line of the building.

2.2.2 Where residential use is limited to the second floor, signs shall be limited to first floor.



Service entrance clearly signed with materials consistent with other building components.



Sign over retail entry.

7: MIXED-USE

GUIDELINES

2.2.3 Building signs should be located within an area of the façade that enhances and complements the architectural design.

2.2.4 Signs should generally be symmetrically located within a defined architectural space.

2.2.5 Building signs should not obscure architectural details such as recesses, ornaments or structural bays.

3. Sign Design

Intent: To ensure that signs are designed and constructed to make a positive contribution to the overall character of the mixed-use project.

3.1 General Design

STANDARDS

3.1.1 Where internally illuminated lighting is used, only individual letter signs shall be permitted.

3.1.2 No “can” (box type) signs with translucent plastic sign panel front and applied or painted lettering shall be permitted, except for tenant logos.

3.1.3 “Can” signs with opaque faces and push through lettering shall only be permitted where the sign ties into the architecture of the building.

3.1.4 Exposed raceways shall not be used.

GUIDELINES

3.1.5 Sign design should be appropriate to the business establishment, building architecture and area in which it is located.

3.1.6 Exposed neon signs are strongly discouraged.



Small, well-crafted signs can enhance the character of a retail area.

3.2 Wall or Window Signs

STANDARDS

- 3.2.1** Externally illuminated or halo lit signs are encouraged and where used shall have an opaque face.
- 3.2.2** Window signs shall not be placed in a manner that obscures primary views into and out of the storefront.

GUIDELINES

- 3.2.3** Painted signs and letters shall present a neat and aligned appearance. The services of a skilled sign painter are strongly recommended.
- 3.2.4** Where individual letters are used, letters should be three dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut-out from the sign panel.
- 3.2.5** For signs identifying hours of operation, menus, newspaper reviews and other customer information, it is recommended that these be framed, board-mounted or plastic laminated for a finished appearance.

3.3 Projecting Signs

STANDARD

3.3.1 A minimum separation of 6 inches shall be provided between the building face and the sign.

GUIDELINES

3.3.2 Projecting signs should be located near the front entry of a store.

3.3.3 Structural supports for projecting signs should be designed so that their visual appearance is minimized and coordinated with the overall architecture and color scheme of the storefront. They should not appear to be “tacked on” without regard for the alignments, proportions, colors and forms of the adjacent buildings and signs.

3.3.4 Sign fonts should be selected to provide both visual clarity and artistic expression.



Projecting sign over sidewalk.



Projecting signs over pedestrian walkway.

3.4 Awning and Canopy-Mounted Signs

STANDARDS

- 3.4.1 Any signing on awnings shall be applied directly onto the awning material.
- 3.4.2 Awning signs shall be restricted to the lower one-third of the awning and the awning valence.

GUIDELINES

- 3.4.3 For canopies, individual three-dimensional letters are recommended. Individual letters or sign panels may be mounted within the vertical fascia of the canopy or attached to the canopy above the fascia.
- 3.4.4 Signs attached to the underside of awnings should be made of high quality materials.



Business signing applied to awnings.



Business signing applied to awning valance.

3.5 Freestanding Signs

GUIDELINES

3.5.1 All freestanding signs should be designed to relate to the architecture of the building or development they serve.

3.5.2 Exterior materials, finishes and colors should be the same or similar to those of the building or structures on site. High quality, durable materials should be used as these types of signs will receive a higher degree of contact with the public than most building components.



Freestanding tenant sign is compatible with building architecture.

3.6 Multiple-Tenant Complexes

STANDARD

3.6.1 Multiple-tenant buildings and complexes shall develop a Master Sign Program to minimize the potential visual conflicts and competition among tenant signs, while ensuring adequate identification for each tenant.

GUIDELINES

3.6.2 Free-standing signs may include the names of major tenants.

3.6.3 Free-standing signs used to identify such complexes should include the name and address of the complex.



Sign for multi-tenant complex.

F Lighting

This section contains the standards and guidelines for exterior lighting in the mixed-use areas of the City. The intention for these guidelines is to ensure that the design of fixtures and the light provided contributes to the character of development and does not impact adjacent development.

1. Design

STANDARDS

1.1.1 Exterior lighting shall be designed as an integral part of the building and landscape design.

1.1.2 Site plans and architectural plans shall include the location of fixtures, their design and the nature and level of the illumination they will provide.

1.1.3 Illumination levels shall be provided to address security concerns, especially for parking lots, pedestrian paths, outdoor gathering spaces, at building entries and any other pedestrian accessible areas.

GUIDELINES

1.1.4 Decorative light fixtures, such as gooseneck lighting, are strongly encouraged.

1.1.5 Lighting should generally be designed to include cut-offs to minimize the lighting of the sky.



Exterior wall sconce lighting enhances architectural design.

2. Lighting Height

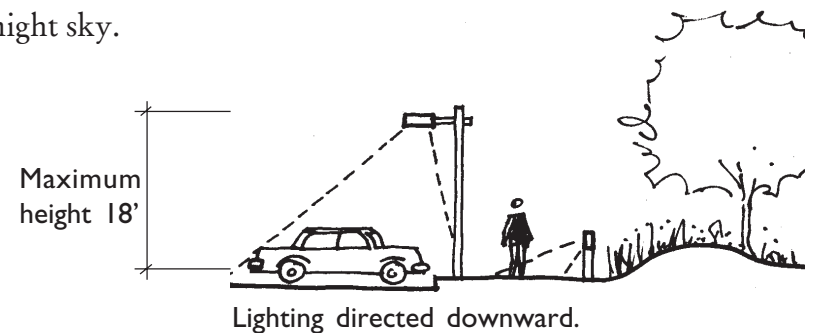
STANDARD

2.1.1 The height of luminaries shall be in scale with the building and site design and in no case shall the height exceed 18 feet in height from grade.

GUIDELINES

2.1.2 Lighting sources should be kept as low to the ground as possible while ensuring safe and functional levels of illumination.

2.1.3 Area lighting should be directed downward or employ control features so as to avoid light being directed offsite as well as to avoid lighting of the night sky.



3. Area of Illumination

STANDARD

3.1.1 The light source for externally illuminated signs must be positioned so that light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.

GUIDELINES

3.1.2 Lighting should be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses.

3.1.3 In general, the location of lighting should respond to the anticipated use and not exceed the amount of illumination required by users.

3.1.4 Illumination over an entire area or the use of overly bright lighting is strongly discouraged. The use of a number of smaller lights is preferable to larger, more intense lights.

3.1.5 Lighting for pedestrian movement should illuminate changes in grade, path intersections and other areas along paths which, if left unlit, would cause the user to feel insecure. Recommended minimum levels of illumination along pedestrian paths between destinations is 0.5 foot-candles. At pedestrian destination points such as entryways, plazas and courtyards, lighting levels should typically achieve illumination of 1 foot-candle.

3.1.6 The placement of light standards, whether for street lights or garden lights, should not interfere with pedestrian movement.

4. Parking Area Illumination

GUIDELINES

4.1.1 Illumination should be concentrated along the pedestrian paths leading to parking areas and in the specific areas where cars are parked.

4.1.2 Illumination should achieve a lighting level of 1 foot-candle on the parking lot surface.

5. Prohibited Lights

STANDARD

5.1.1 No outdoor lights shall be permitted that blink, revolve, flash or change intensity.