

## CHAPTER 13: PUBLIC BUILDINGS

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This chapter provides some general principles to guide the design of public buildings in Livermore. The principles recognize that while there is a need for public buildings within the community, these buildings should be designed in a manner that is compatible with the surrounding neighborhood. For additional guidance, please refer to the Livermore Planning and Zoning Code and the City of Livermore Standard Details, Standard Specifications and the Development Plan Check and Procedures Manual.

### CHAPTER SECTIONS

- A. Utilitarian Buildings
- B. Civic Buildings

The design guidelines below provide unique direction for special buildings. These should be read in conjunction with the preceding chapters. Please refer to the residential, commercial or industrial sections for design criteria based on the district in which the building is located and/or being proposed. The principles are divided into two categories: utilitarian and civic buildings.

- ♦ **Utilitarian Buildings** are public buildings that are generally not open to the public but are in some capacity a vital component of the existing infrastructure, such as an electric sub-station or a water utility pump station.
- ♦ **Civic Buildings** are public buildings that serve the community and typically generate larger amounts of use and activity. These buildings include libraries, post offices, auditoriums and schools.



## A. Utilitarian Buildings

Utilitarian buildings will not be open to the general public but will require periodic access by personnel and maintenance vehicles. Although these buildings will not be used by the general populace, they should nonetheless respect the context of the neighborhoods in which they are constructed to ensure design compatibility. In addition to the specific design guidelines provided in previous chapters, the design and construction of these buildings should consider the following details.

### 1. Neighborhood Context

#### GUIDELINES

- 1.1.1 Care should be given to assure that appropriate building setbacks are implemented.
- 1.1.2 Buildings should complement the surrounding environment.

### 2. Scale

#### GUIDELINE

- 2.1.1 The design of new public facilities should reflect the scale, massing and articulation of neighboring buildings.



Fire station in residential neighborhood.

### 3. Architectural Style and Detail

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#### GUIDELINES

3.1.1 The architectural style should be consistent with buildings in the surrounding neighborhood.

3.1.2 The design of utilitarian buildings should include façade elements, such as a building base, eave or roof details and additional elements as appropriate. These elements should be used to provide architectural detail and design continuity with the surrounding neighborhood.

### 4. Landscaping

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#### STANDARD

4.1.1 Where fencing is required for security or screening, the design shall be consistent with the neighborhood context.

#### GUIDELINE

4.1.2 Landscape design for utilitarian buildings should incorporate substantial landscaping in order to provide adequate screening.

### 5. Parking

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#### GUIDELINE

5.1.1 Provision of on-site parking for service vehicles should be sensitively located in order to minimize unsightly views of parking areas and screen parking from public view.



Pumping plant in residential neighborhood.

## B. Civic Buildings

Civic buildings will be actively used and their designs should communicate the sense of pride that the community has in its institutions and the value that the community places on those facilities. In addition to using specific design guidelines provided in previous chapters, this section includes some principles that should be considered in the design of these buildings.

### 1. Neighborhood Context

#### STANDARD

1.1.1 Buildings shall respect the massing, setbacks and height of neighboring buildings while implementing design solutions that communicate the civic nature of the building.



Auditorium entrance.

### 2. Building Design

#### GUIDELINE

2.1.1 The architectural design should convey the public nature of the building through the use of materials, architectural ornament, façade detailing or exterior lighting.



Library entrance facing collector street in residential neighborhood.

### 3. Building Entry

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#### STANDARDS

- 3.1.1 The primary entry shall face a public street.
- 3.1.2 Pedestrian access shall be provided between the primary entry and a public street.
- 3.1.3 The primary entry shall be clearly identified by articulation of the building mass, a tower element or other architectural design solutions.

#### GUIDELINE

- 3.1.4 The main entry should be more visually dominant than service area entries.

### 4. Parking

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#### GUIDELINE

- 4.1.1 Parking areas should be located behind a public building so that the civic building can maintain a significant presence on the street.



Clearly identified primary entrance to public building.

