

D. Landscape Design

The standards and guidelines in this section give design guidance for the landscaping components of industrial and office projects. City regulations require that all landscaping be regularly and permanently maintained in good condition. 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 development projects.

GUIDELINE

1.1.1 Altogether, the landscaping required in the front, side, and rear yard setbacks and in the parking areas represents the minimum acceptable landscape coverage for commercial 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 employees and the general public.

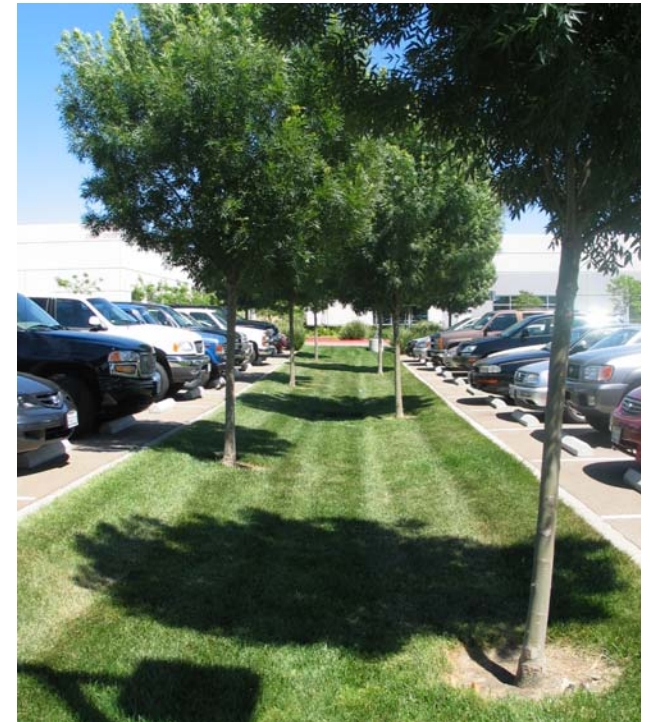
2. Function

Intent: To provide adequate pedestrian amenities and attractive environments between public streets and commercial development.

GUIDELINES

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.

2.1.2 Landscaping should be designed and located to provide stormwater treatment. Roof-top drainage should be directed into landscaped areas and swales should be provided to treat parking lot run-off.



Swale between parking bays.

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

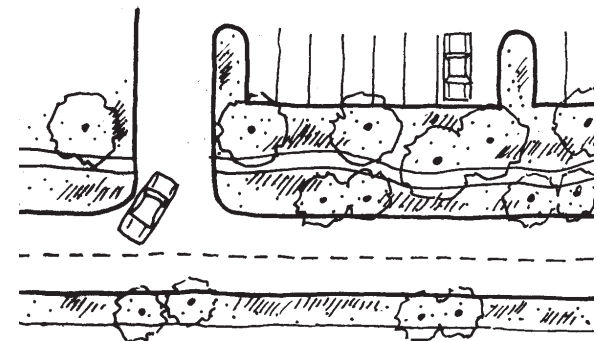
Please refer to the City of Livermore Standard Details for additional street frontage landscaping requirements.

STANDARDS

3.2.1 In I-1 and I-2 developments, a 15-foot minimum landscaped planting strip shall be maintained adjacent to building façades facing any major street frontage and a 10-foot minimum strip shall be maintained facing a collector street. The depth of the landscape area may be varied to provide visual interest or to accommodate specific site needs as long as the total area is equal to or greater than a continuous 10- or 15-foot depth (whichever is applicable) and that the minimum depth is not less than 5 feet.



Densely landscaped street frontage provides a nice transition between building and street.



Street frontage landscaping.

3.2.2 For I-3 developments, a 5-foot minimum landscaped planting strip shall be required adjacent to building façades facing a street frontage.

3.2.3 Trees shall be planted a minimum of 3 feet behind the curb and shall be trimmed to a minimum of 6 feet above the root crown prior to planting.

GUIDELINE

3.2.4 Landscaping along street frontages should provide a unifying character to the street and enhance the appearance of individual developments. All landscape elements should be coordinated with adjacent properties to provide a consistent visual character.

3.3 Setbacks

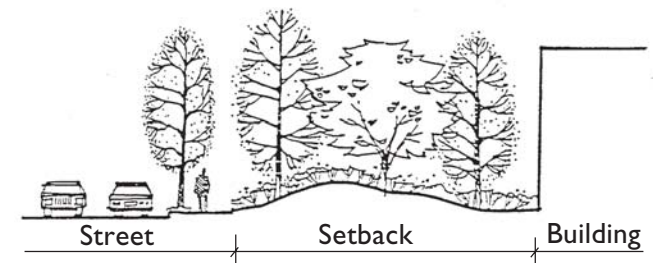
STANDARDS

3.3.1 All required minimum front, side and rear setbacks shall be adequately landscaped.

3.3.2 In I-1 and I-2 developments, building façades facing side or rear yard property lines not adjacent to a street frontage shall have a 10-foot minimum landscape area adjacent to the structure, except in areas used for storage, loading or other activities that would make the landscaping inappropriate or superfluous. These areas have their own requirements for screening, as noted in Service Areas, Section B.4.1 of this chapter.

3.3.3 Landscaping adjacent to driveways shall be designed so that it does not interfere with Engineering Division sight distance requirements for oncoming vehicles.

3.3.4 Walls and fences that extend out from the main structure for purposes of screening service, storage, loading or mechanical areas shall also have a 10-foot minimum landscape strip adjacent to the exterior-facing side of the wall.



GUIDELINES

3.3.5 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. Landscaping close to the sidewalk should allow views into the site while denser plant material should be located closer to the building.

3.3.6 In I-3 areas, setback areas adjacent to side or rear façades should be provided with landscaping in order to soften the visual impact of these areas when viewed from a street, parking area or adjacent properties.

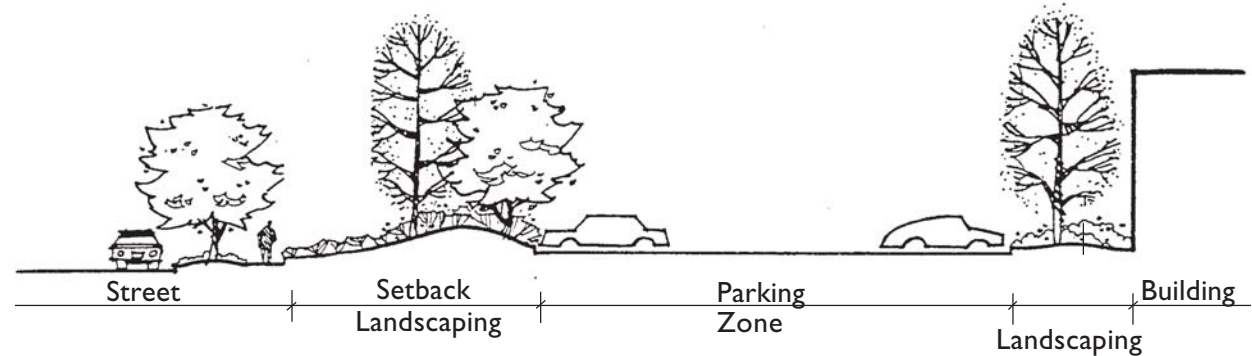
3.4 Parking Buffer

STANDARD

3.4.1 Surface parking areas facing a public street shall be buffered by berming or landscaping.

GUIDELINE

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



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 Department of Water Resources' standards and guidelines for swales.

GUIDELINES

3.6.2 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 swale.

3.6.3 Swale bottom should 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.

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

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

3.6.6 A minimum of 1,200 square feet of usable swale area per acre of impervious surface should be provided.



Trees create focal elements.



The design of swales for parking lot runoff reduces impact on overall water quality.

4. Materials

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

STANDARDS

4.1.1 Plant Size. Mature plants are encouraged to ensure an immediate effect on the project's appearance. The following minimum sizes for plant materials are required at the time of installation:

- ◆ Trees shall be a minimum 15-gallon pot size or 6 feet tall, whichever is greater.
- ◆ Twenty percent of all trees shall have a 24-inch box or larger container and should be located in highly visible locations.
- ◆ Shrubs shall be a minimum 5-gallon pot size and upright shrubs shall have a minimum 18-inch height and spread.
- ◆ Ground cover shall have a maximum spacing of 12 inches on center or, when planted from one-gallon cans, a maximum spacing of 24 inches on center.

4.1.2 Existing Vegetation. A tree protection program shall be submitted for projects with substantial amounts of existing vegetation, as per regulations in the Urban Forestry Ordinance.

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

4.1.4 Irrigation. Any landscaped area shall have an adequate automated irrigation system, which is efficient and minimizes water run-off. Water usage shall comply with the City's water-efficient landscape ordinance.

4.1.5 Hardscape. Hardscape materials shall be comprised of high quality paving materials, such as stone, concrete, pavers, tile or brick.

4.1.6 Benches, site fixtures and public art elements shall be comprised of high-quality, durable materials.



Parking area with ground cover that is not water-intensive.

4: INDUSTRIAL AND OFFICE

GUIDELINES

4.1.7 Landscape materials are strongly encouraged to be comprised of drought-tolerant species to reduce the impact on the area's water resources by minimizing irrigation requirements.

4.1.8 Native plant species are encouraged.

4.1.9 Drip irrigation systems are preferred.

4.1.10 Existing Vegetation. Existing stands of mature native and naturalized vegetation should be evaluated, preserved and protected where possible throughout the construction period.

5. Plazas and Outdoor Areas

Intent: To provide outdoor areas for employee and guest amenities that provide design opportunities for mitigating the mass and scale of industrial buildings.

5.1 Plazas

STANDARDS

5.1.1 Publicly-accessible plazas and open spaces shall be landscaped and incorporate high quality paving materials, such as stone, concrete, tile, pavers or brick.

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



Outdoor seating area is protected by low wall with openings onto the site.

GUIDELINE

5.1.3 Plant materials should be of a drought-tolerant species, where appropriate, and provide variety, while being consistent with the architectural design of the building.

5.2 Protected Seating Areas

GUIDELINES

5.2.1 Benches, tables and shade structures are encouraged to provide a human scale to plazas and other outdoor areas. These features should be made from high quality, durable materials consistent with the architectural theme of the building.

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

5.2.3 Fences around plazas and outdoor areas should be semi-transparent and architecturally compatible with the building.



Publicly accessible outdoor seating coordinated with the design of the building.



Publicly accessible outdoor seating designed with high quality material.



Outdoor seating area.

6. Fences, Walls and Berms

Intent: To ensure that fencing contributes in a positive way to the overall design of industrial buildings and development.

For backing lot walls please refer to the City of Livermore Standard Details for required specifications.

6.1 Height

STANDARDS

6.1.1 Walls or fences separating adjoining parcels can be located at the property line, but no wall or fence taller than 3 feet shall be placed elsewhere within the landscape setbacks along side or rear yard lot lines.

6.1.2 No wall or fence exceeding 3 feet in height shall be located on the property line or within the required landscape setback fronting a public street, except when used to screen transformers and other similar utility equipment, and as approved by the Design Review Committee.

GUIDELINE

6.1.3 Within the landscaped setback facing a public street, walls and fences are discouraged and where used, should not exceed 3 feet in height. Portions over 3 feet in height should be designed so as to be semi-transparent where possible.



Low wall, accompanied by landscaping, facing public street.



Fence is articulated by a change in the vertical plane, a change in materials and wall columns.

6.2 Articulation

STANDARD

6.2.1 Walls and fences 60 feet or longer along street frontages shall be articulated with a significant change in appearance. Means to achieve articulation include:

- ◆ Change in wall plane
- ◆ Change of material or texture
- ◆ Greater mass and height for posts and columns than the remainders of the wall

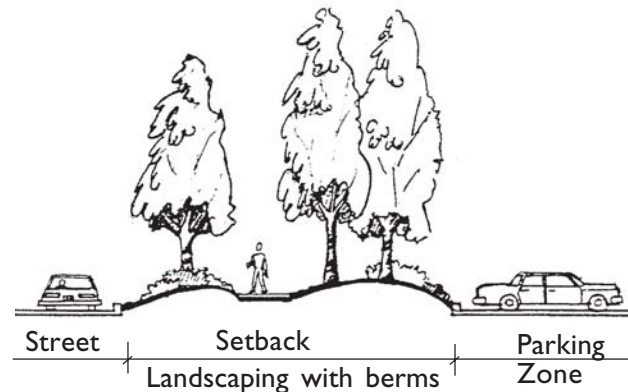
6.3 Berms

GUIDELINE

6.3.1 Earth berms are convenient devices for providing variation in the ground plane and for screening interior portions of the site. Bermed areas should have a height above curb level of 2-3 feet. Maximum slopes for bermed areas should be 3:1 for turf areas and 2:1 for groundcover areas.



Earth berms and landscaping provide screening of interior portions of site.



Earth berm screening a parking lot.

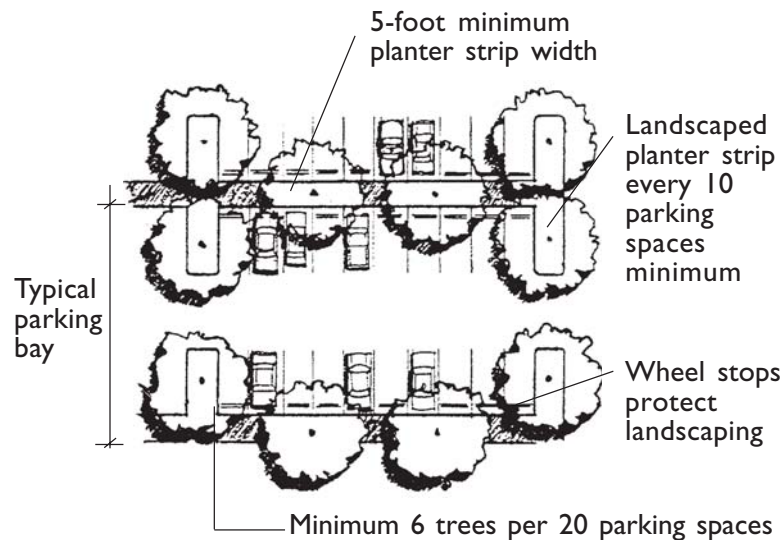
7. Parking Area Landscaping

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, comfortable environment.

STANDARDS

7.1.1 All parking areas shall provide landscaping within the parking lot 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 lots.



Parking area landscaping will provide shade.



Curbed planter along travel lane.

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 Views of parking areas from public streets should be buffered by landscaping, earth berms or some combination of the two in order to reduce the visual impact of large parking areas.

7.1.5 For security reasons, openings should be incorporated into the landscaping and berms in order to permit clear views into the site.

7.1.6 No more than 10 parking spaces should be located in a row without an intervening landscaped planter strip. The intervening planter strip should be the full width and depth of the adjacent parking spaces.

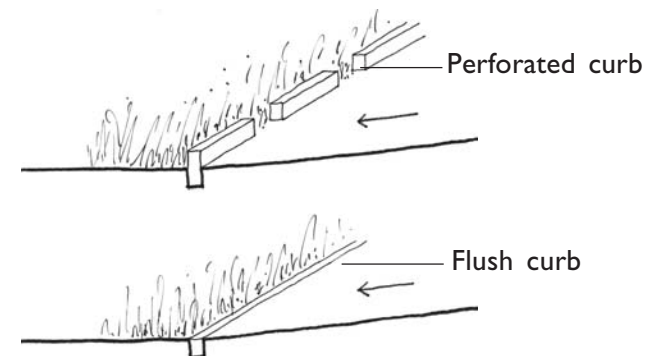
7.1.7 Planter areas should provide a 5-foot minimum width of clear planting space.

7.1.8 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.

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



Walkway to parking area.



Water drains off surface lots into swale.

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

7.1.11 Sidewalks, parking areas and other infrastructure should be protected through the use of root barriers, engineered soils or similar techniques.



Planter area of minimum 5-foot width.

8. Undeveloped Areas

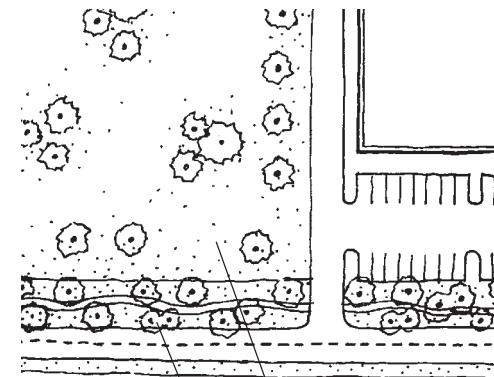
Intent: To ensure that vacant parcels do not detract from the overall goal of attractive and visually distinctive industrial development areas.

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.



Landscaping on vacant areas of phased development

Streetscape landscaping installed during first phase

E. Signs

The standards and guidelines in this section give design guidance for signs in the industrial and office areas of the City. All signs shall conform to standards, specified in the City of Livermore Planning and Zoning Code.

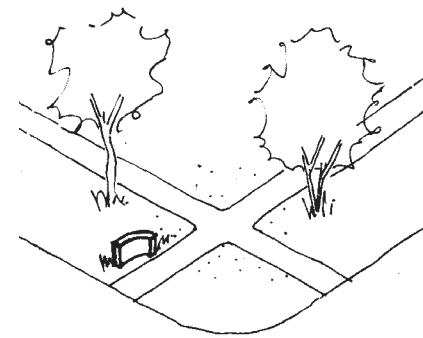
1. District Identification Signs

STANDARDS

- 1.1.1 “Can” or panel signs shall not be used.
- 1.1.2 Exposed raceways shall not be used.
- 1.1.3 The information displayed on the sign shall be limited to district identification and shall not include advertising.
- 1.1.4 Signs shall not impede visibility at intersections.

GUIDELINES

- 1.1.5 External illumination is preferred, although internal illuminating methods, such as halo lighting and routed letters, can be employed to illuminate signs.
- 1.1.6 A maximum of one detached sign for each side of the street should be permitted at the street entrance to each industrial park district or subdivision.
- 1.1.7 Monument type signs should be no taller than 5 feet in height and located in the landscape setback at least 10 feet from the street right-of-way line.



District identification sign located between the sidewalk and curb.



Monument sign with landscaping identifies development complex.

2. Multi-Tenant Signs

STANDARD

2.1.1 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. The Master Sign Program should include monument signs, attached signs and informational signs. Upon approval by the Design Review Committee, the sign criteria should be incorporated into Conditions of Approval for the project.

3. Freestanding Signs

STANDARDS

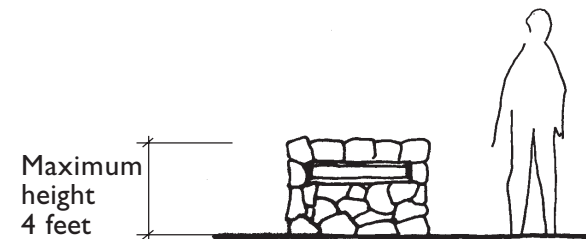
- 3.1.1 “Can” or panel signs shall not be used, with the exception of logos.
- 3.1.2 Exposed raceways shall not be used.
- 3.1.3 One freestanding sign shall be permitted per development site for the purpose of identifying the occupant of the site, including street address.
- 3.1.4 The maximum height shall be 4 feet for monument-type signs.
- 3.1.5 No advertising shall be permitted on these signs.

GUIDELINES

- 3.1.6 External illumination is preferred, although internal illuminating methods, such as halo lighting and routed letters, can be employed to illuminate signs.
- 3.1.7 Natural materials such as concrete, aggregate, stone, brick or slumpstone are acceptable materials for these signs.
- 3.1.8 Sign materials should incorporate the building materials and design features of the building which the sign serves.

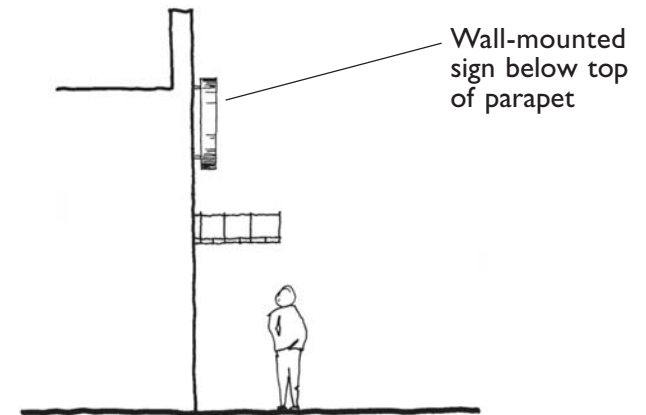


Freestanding business identification sign.



3.1.9 District identification signs should not be combined with business identification signs.

3.1.10 Multiple-tenant buildings should display information proportionately on the freestanding sign.



4. Wall Signs

STANDARDS

4.1.1 “Can” or panel signs shall not be used, with the exception of logos.

4.1.2 Exposed raceways shall not be used.

4.1.3 The purpose of wall signs is to identify the occupant of the building, including street address. No advertising shall be permitted on these signs. Fascia and roof signs shall not be permitted.

GUIDELINES

4.1.4 External illumination is preferred, although internal illuminating methods, including halo lighting and routed letters, can be employed to illuminate signs.

4.1.5 Signs should be attached to vertical surfaces of the building or walls associated with the building. The sign should be an integral component of the overall building and site design, including the scale of the sign and the materials and colors employed.



Wall sign designed as integral component of building façade.

F Lighting Design

The standards and guidelines in this section give design guidance for exterior lighting of developments in the industrial and office areas of the City.

1. Lighting Design

GUIDELINE

1.1.1 Exterior lighting should be considered as an integral part of the architectural and landscape design and not added as an afterthought. Site plans and architectural plans should include the locations of fixtures, their design and the nature of the illumination they will provide.

2. Lighting Fixture Height

The following standards and guidelines apply to all light fixtures, including those mounted on buildings.

STANDARD

2.1.1 The height of luminaries shall be in scale with the building and site design and in no case shall they exceed 18 feet in height as measured from grade. Light fixtures above 10 feet in height shall be equipped with a cut off shield.

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 Decorative light fixtures should be encouraged on visible parts of the building.

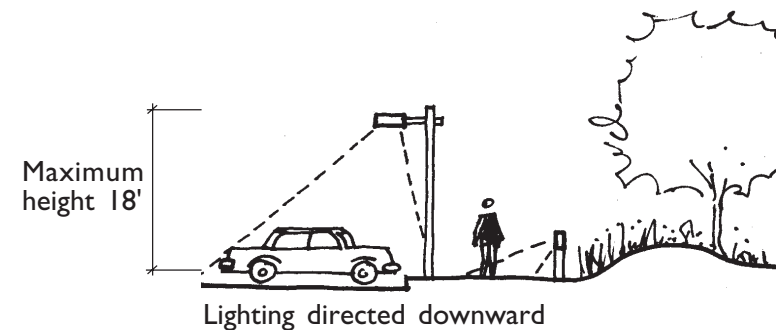


Downward directed lighting.



Lighting with cut-off shield.

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



3. Lighting Levels

STANDARD

3.1.1 Lighting design shall be required to meet standards set forth in the Security Ordinance.

GUIDELINES

3.1.2 Project lighting should be adequate to meet safety requirements but should also recognize the need for energy conservation.

3.1.3 Excessive overall lighting and overly bright lighting should be avoided.

3.1.4 Lighting should be located so as to support the anticipated use and should not exceed the amount of light actually required by users.



Bollard lighting for pedestrian path.

3.1.5 Lighting for pedestrian movement should illuminate changes in grade, path intersections and other areas along paths that, if left unlit, would cause the user to feel insecure. Recommended minimum levels of illumination along pedestrian paths between destinations are .5-foot candles. At pedestrian destination points such as entryways, plazas and courtyards, lighting levels should typically achieve illumination of a 1-foot candle.

3.1.6 In parking areas, illumination should achieve a lighting level of a 1-foot candle on the parking lot surface.

3.1.7 At the boundaries of the project site, illumination levels should be at or approaching zero foot-candles, so as to minimize impacts on surrounding properties.

4. Structural Lighting

GUIDELINE

4.1.1 Night lighting of building façades should articulate the building's architecture and façade and should be used sparingly and in key locations. Such lighting should highlight points of visual interest.



Architectural lighting.

5. Service Area Illumination

GUIDELINE

5.1.1 Lighting of outdoor service, loading or storage areas should be contained within the specific yard space boundaries and enclosure walls. No light spillover should occur outside the service area and light sources should not be visible from the street or adjacent properties.

6. Prohibited Lights

STANDARDS

6.1.1 Blinking, flashing or otherwise changing lights shall not be permitted.

6.1.2 No mercury vapor utility lights or other light fixtures with high intensity discharge lamps or bulbs that are not designed to limit or control light direction, or do not shield the light source from neighboring properties and streets, shall be permitted.