

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

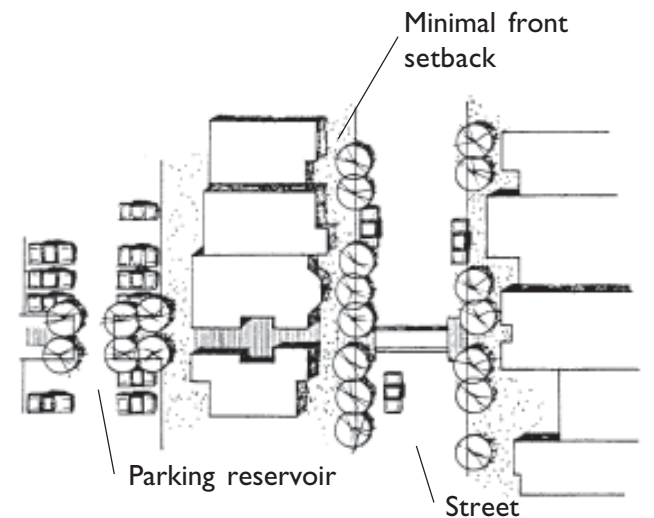
Intent: To employ the existing environmental, geographic and topographic conditions to create new development that mixes commercial and residential uses in a manner that is unique and specific to Livermore.

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

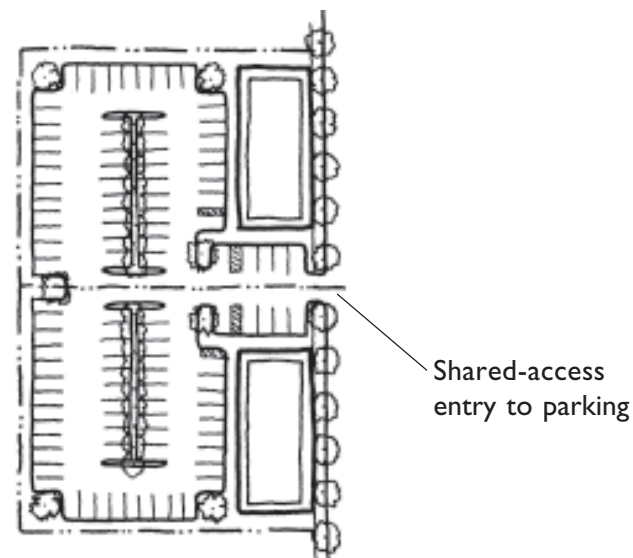
STANDARDS

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.



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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

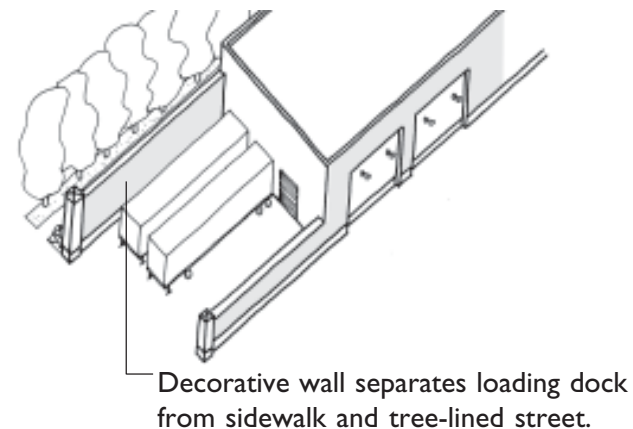
GUIDELINES

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.

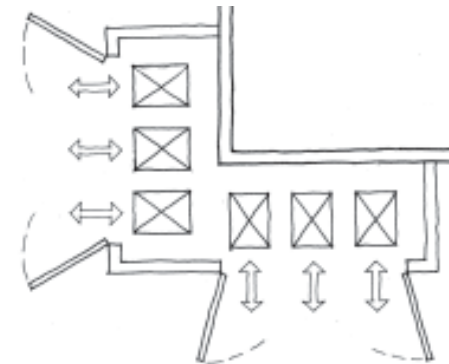
5.2.8 Screening of the trash enclosure should be integrated into the overall site and building design. Screening should be constructed of durable materials. All structural screening should be supplemented with landscaping.

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.

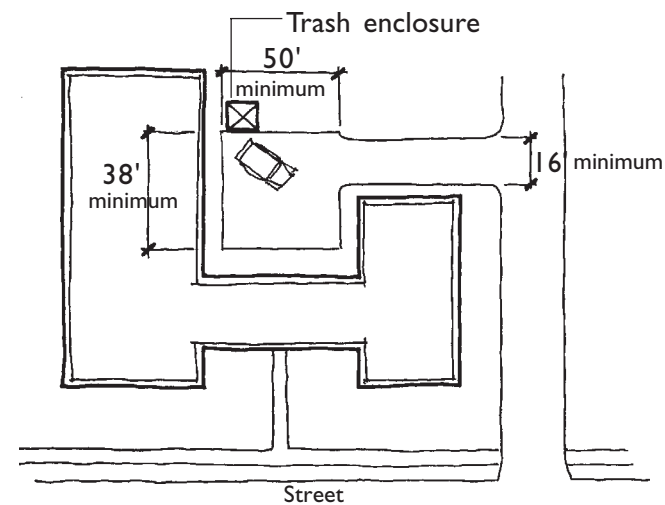
5.2.17 A smaller number of larger gate openings should be designed, instead of more numerous small gate openings.

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.



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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.



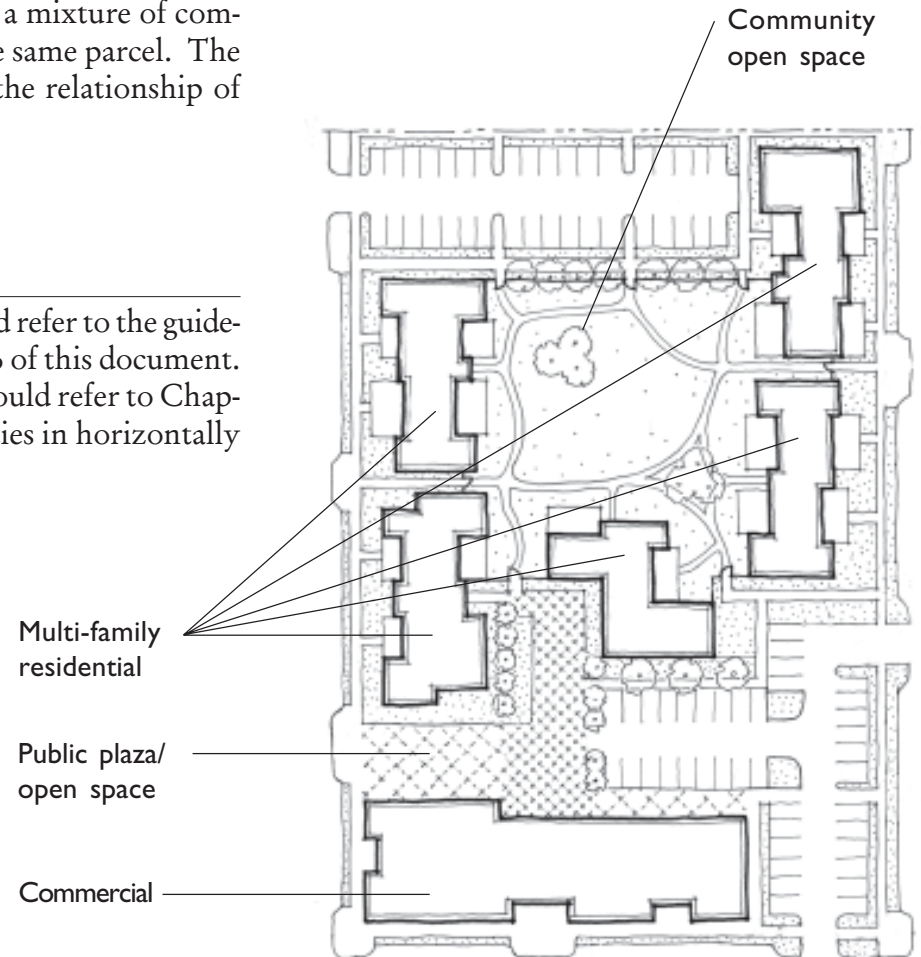
Utilities enclosed in building.

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.

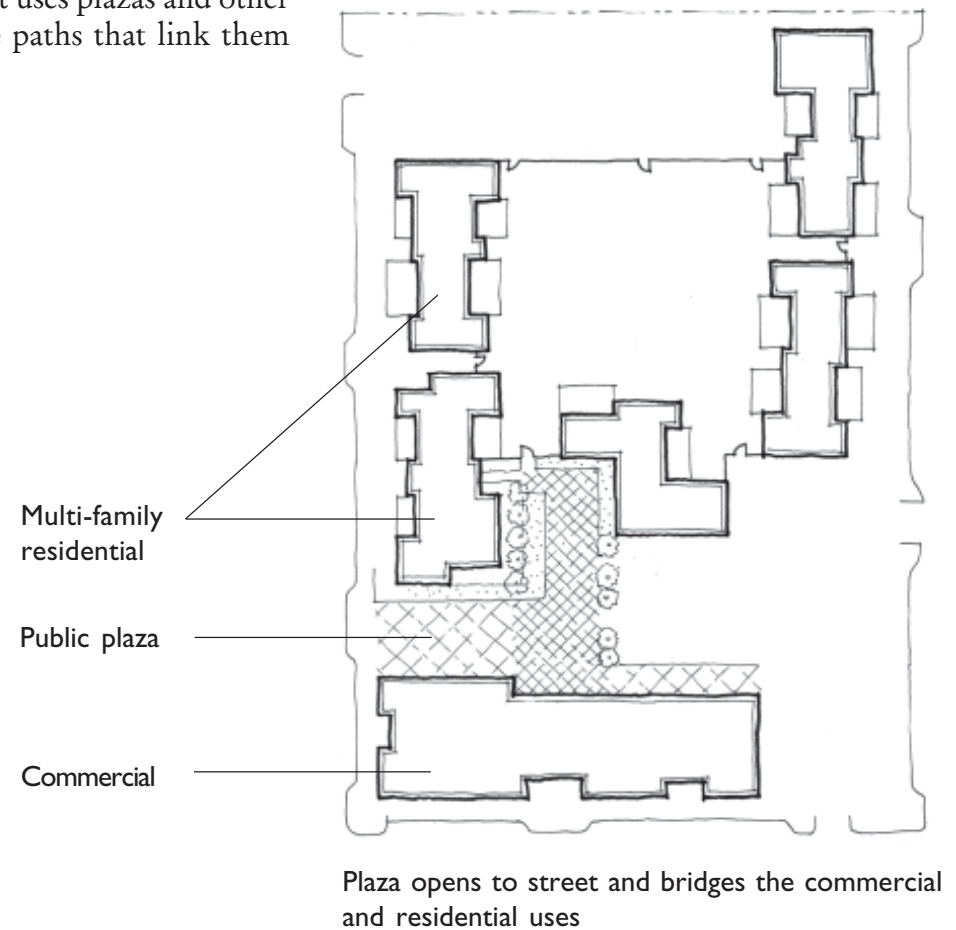
6.1 Site Development

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.

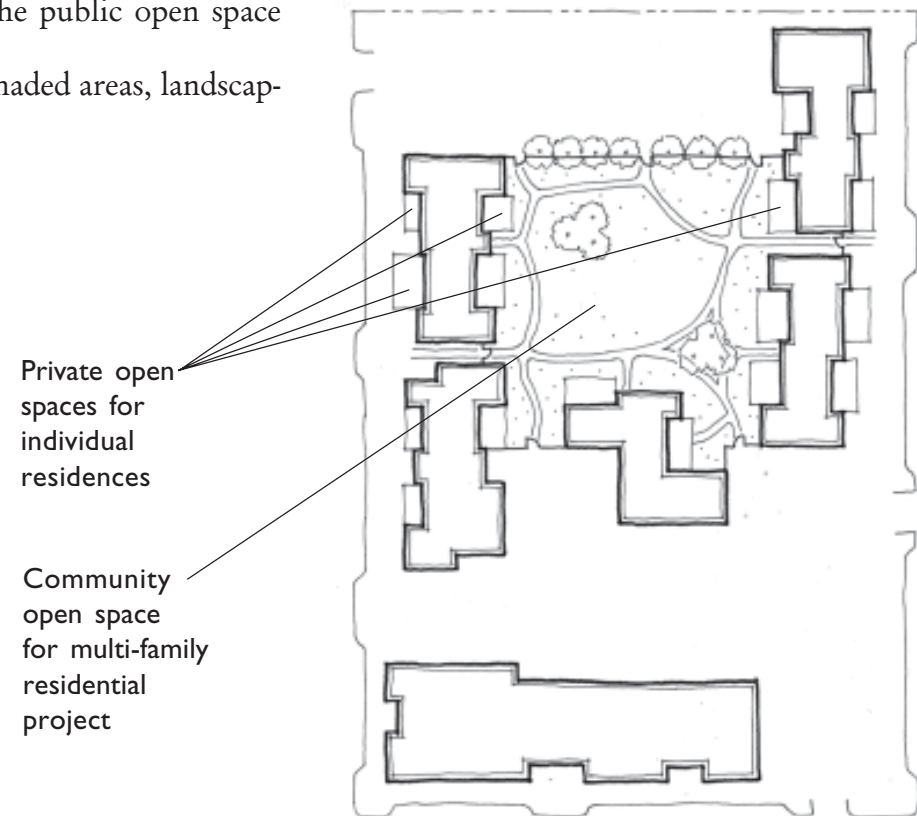


GUIDELINES

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

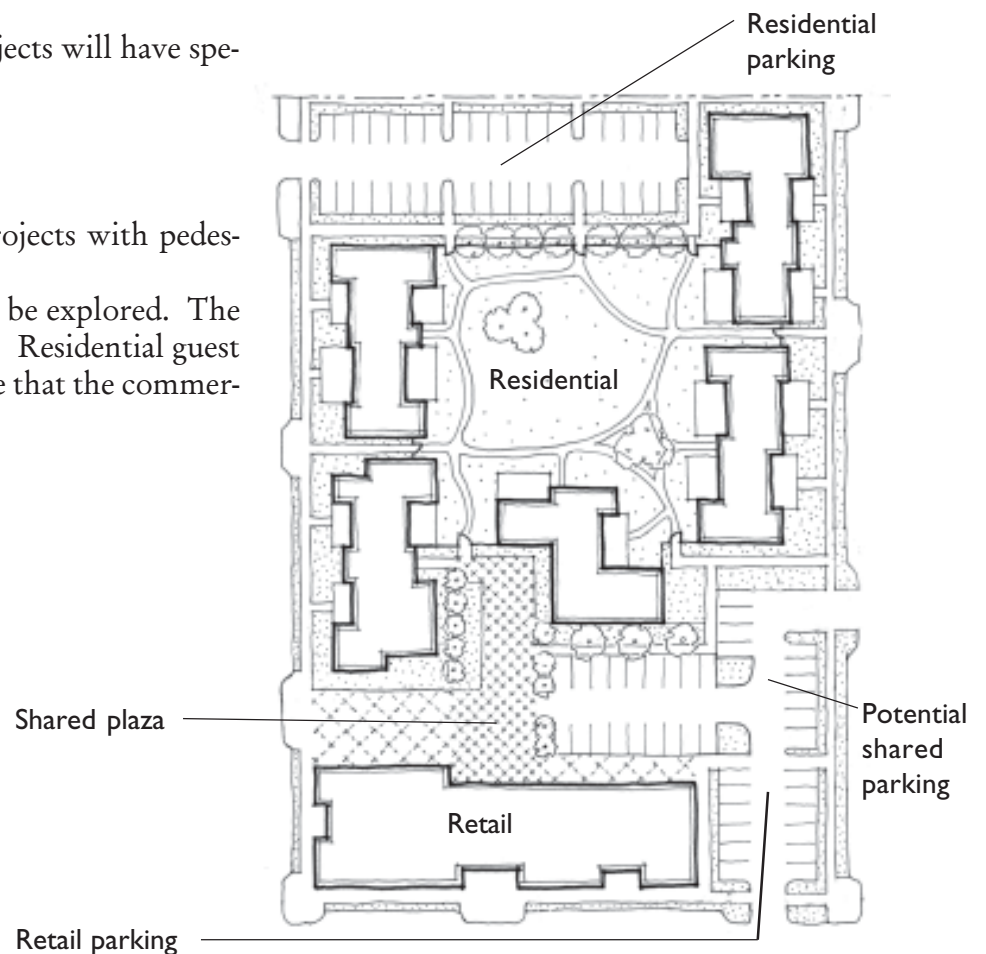
6.3.1 Both the commercial and residential components of projects will have specific parking requirements.

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.

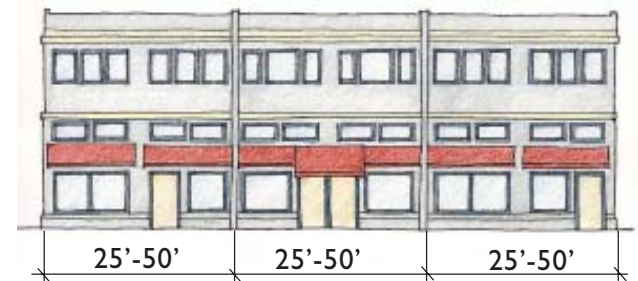
2.1 Articulation

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.

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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.

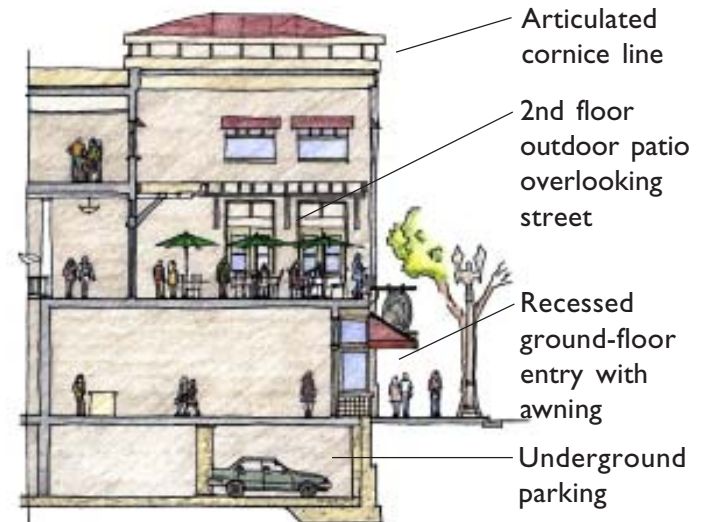
3.1.7 Projecting elements such as awnings, trellises, and overhangs are effective means of integrating the architectural edge with the adjoining pedestrian areas, adding three-dimensional interest to the façades and enhancing the sense of entry into the building.

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.