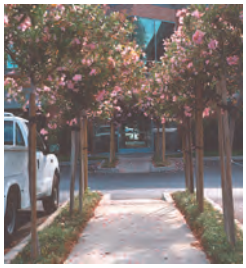
Oakley Commercial & Industrial Design Guidelines

City of Oakley



February 2005

Gates & Associates

I. Introduction

A. Purpose of Design Guidelines

The Commercial and Industrial Design Guidelines address the physical characteristics and visual qualities of new and renovated commercial and industrial developments. They are intended to aid property owners, project developers and design professionals in understanding community design expectations. They are also intended to aid City Staff and reviewing bodies in evaluating the plans and designs for development within the City of Oakley. The intent is to ensure consistently high quality, and to allow flexibility and the ability to provide unique solutions which enhance a project's design. It will act as an aide to the City in successfully integrating new development into the existing fabric of Oakley, and preserving Oakley's human scale and sense of place. The Commercial and Industrial Design Guidelines are intended to be used in conjunction with Oakley's Zoning Ordinance, and Public Works Standards.

B. Intent of the Design Guidelines

It is the intention of the Design Guidelines to allow as much freedom and flexibility as may be necessary to provide for creative design expression while achieving and maintaining a high level of quality and continuity as the community develops over time. The guidelines represent techniques and minimums for achieving quality, for use by both the developers and the City. Consequently, the guidelines are flexible. The City shall have discretion in interpreting these guidelines as to their application, especially when the intent of the guidelines is being achieved. Adjustments to these guidelines may be made as a part of a particular development plan application so long as it remains substantially consistent with the intent, purpose, and overall structure of the guidelines.

C. Goals

- The goal of these Guidelines is to develop commercial and industrial projects that:
- Create a visual structure for the community, visually separate from the surrounding communities
- Are compatible with the residential community
- Convey unique character of Oakley community
- Maintain a scale appropriate to the community
- Provide abundant landscaping and visually appealing architecture
- Create pedestrian friendly environments that are safe and inviting
- Provide legible and efficient circulation for vehicles and pedestrians
- Incorporate environmentally sustainable treatments for energy efficiency, water conservation, and storm water management
- Celebrate community entries as a key part of Oakley's visual structure
- Respond to qualities of each individual site

II. Commercial Guidelines

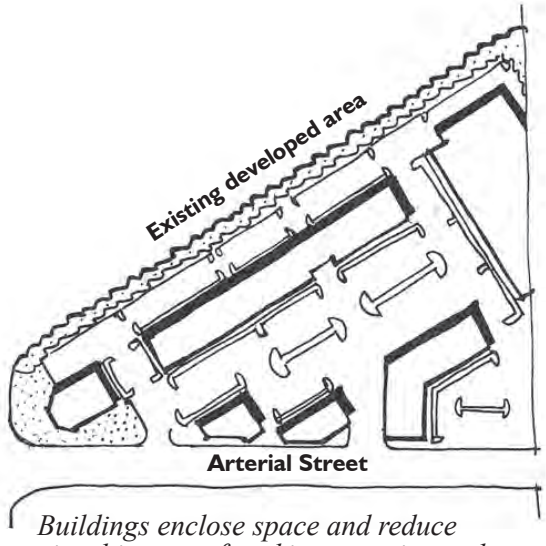
A. Site Planning

The site planning section covers relationships of elements on the property, such as building location and orientation, access and circulation, pedestrian connections, parking, open space, and streetscape character. The goal in developing a site plan should be to create a visually interesting, functional and pedestrian friendly environment, which fits with the unique conditions of the site.

1. Building Siting, Setbacks and Orientation

Buildings should be oriented to adjacent streets to frame the streets, to increase visual and physical accessibility, and to create pedestrian scale "outdoor rooms."

- Place buildings as close to the frontage streets as possible. Orient building fronts and entries towards streets, parking lots and public spaces.
- Corners should be focal points, with features such as special architecture, vertical elements, building entries or public plazas with focal elements and landscaping. Avoid placing auto oriented uses such as automotive services or drive through food merchants at corner locations.
- On large, multi-tenant sites, place pad buildings at the front of the site, along the entry drive, or at corners. Where possible, orient buildings to the intersection.
- Large anchor stores should be visible and directly accessible from the public street.
- Group buildings to encourage pedestrian travel within the site and between adjacent parcels. Cluster buildings to create "outdoor rooms" with seating, shade and protection from wind and traffic noise.
- Provide plaza and/or widened sidewalk areas to accommodate a variety of outdoor functions, including seating, display, and food sales. Large sites should contain a centrally located public plaza, visible from public circulation areas and inviting to passersby.
- Wherever possible, reenforce Oakley's Delta heritage by relating public and pedestrian areas to the water.
- Refer to the City of Oakley Zoning Ordinance for building setbacks.



Buildings enclose space and reduce visual impact of parking, creating pedestrian scale and forming an edge to the roadway

Cluster buildings to create outdoor rooms

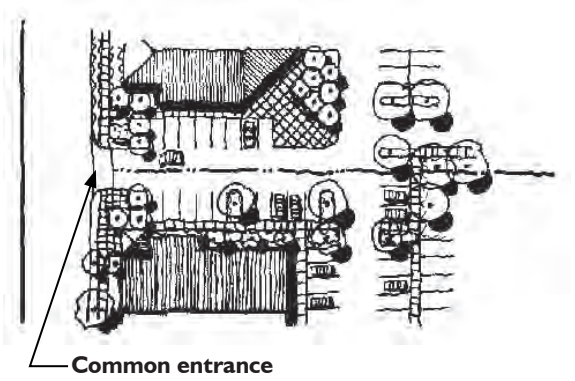
2. *Entries, Circulation and Parking*

a. Entries & Vehicular Circulation

Vehicular entries should be highly visible and legible.

- Entries should be clearly marked with signage, landmark elements, special paving and significant landscaping. Sight lines must be preserved for traffic safety.
- On sites of 5 acres or larger, a bus pull-out must be provided adjacent to the main entry.
- Provide a clear travel route between the street and the entry to the main anchor(s) or central plaza. The primary vehicle access drive should be separated from parking by landscaping and pedestrian pathways, creating an internal "street" leading to the main anchor.
- Vehicle entries should terminate visually at a major commercial entry, or at a focal element such as a plaza or special landscaping.
- Curb cuts should be minimized to improve pedestrian and traffic safety, and to unify the appearance of the street frontage. Use shared access drives wherever possible. Pad buildings should be accessed by means of the primary shopping center entry drive. Where appropriate, corner properties may be accessed from the side street rather than the main arterial, provided that this does not cause conflicts with residential traffic.
- Access driveways shall provide adequate length to accommodate off-street vehicle stacking needs during times of peak use. Pull-out lanes shall be provided for safe deceleration from and acceleration into the flow of traffic. On large sites, a traffic study will be required to determine adequate lengths for stacking and pull-outs.
- Provide linkages with parking areas on adjacent parcels whenever the uses are compatible. Link parking areas to encourage joint parking use, encourage pedestrian activity, and minimize short trip traffic on fronting streets. Where parking lot linkages are not possible at the time of development, provisions should be made to allow connections in the future.
- Where a drive-through lane is required for a commercial use on a large site, it should be located to the side or rear of the property, and separated from any adjacent parking or drive aisles by landscaping.

Highlight entries with signage, paving and planting

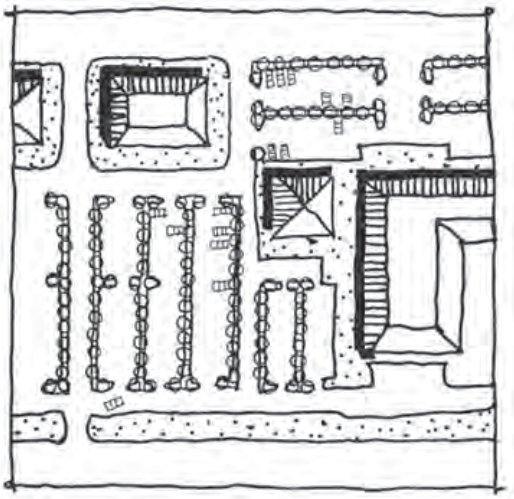


Encourage shared use of driveways and parking

b. Parking Areas

Parking areas should not visually dominate a commercial site.

- Divide large parking areas into a series of smaller parking lots serving smaller building pads, with landscaping to provide shade and to create visual breaks. (See the Landscaping section below for specific landscape requirements.) Visually define smaller parking areas with buildings, landscaping, internal streets and raised pedestrian walkways.
- Screen parking areas from frontage streets with landscaping and berms or low walls. Use low hedges or architectural walls to create a defined edge and to screen views of parking lots where they abut streets and pedestrian use areas.
- Where possible, locate parking lots to the rear or side of the building. Limit parking between building and street to a single parking bay, especially at smaller neighborhood shopping areas.
- For uses such as automobile, RV or boat repair, well screened rear parking is required. These areas should be screened with a solid wall or fence compatible with the architecture of the building, and preferably softened with landscaping.
- Opportunities to reduce aggregate parking requirements through shared parking should be thoroughly explored. For example, church parking used only on weekends can function as a ride share parking lot during the week. Residential guest and second car parking areas could be used by retail employees during the day.
- Provide convenient bicycle parking areas with bicycle racks near building entries.
- Reduce or detain storm water runoff by using vegetated swales between parking aisles and at the perimeter of the parking areas. Provide wheel stops or perforated curbs at swales. Explore the options of using porous paving for parking stalls, especially in more remote areas of parking lots.
- Tree planting and selection and massing should be compatible with streetscape plantings. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together.
- Parking stalls should be double-striped.



Divide parking areas into smaller sub-areas

Bioswales are encouraged

c. Pedestrian circulation

Pedestrian circulation should be clear, safe, inviting and comfortable.

- Provide clear and convenient pedestrian connections from the public streets, sidewalks, transit stops and trails to the commercial uses. Provide clear and convenient pedestrian connections among all commercial uses on the site and between compatible uses on adjacent parcels.
- Distinguish pedestrian pathways from vehicular drives through use of differing paving texture, color and/or materials. Where pedestrian pathways cross vehicular drives, provide a clearly delineated crosswalk, and where possible, raise the pedestrian paving surface for more visual differentiation.
- On large, multi-tenant sites, provide separated pedestrian circulation through parking areas. Where the pedestrian pathway acts as a "sidewalk" to the internal "street," separate it from traffic by means of a raised curb and landscaping or bollards.
- Create wide sidewalks and "outdoor rooms" adjacent to store fronts, with room for pedestrian amenities, such as cafe seating, display, benches and planting. Shopping areas should include gathering places and plazas tied to the pedestrian circulation network.
- Provide adequate lighting for pedestrian safety. One foot-candle is the minimum light level required.

Separate pedestrian circulation from parking and traffic

Create outdoor use areas adjacent to store fronts

3. Landscape Setbacks and Buffers

For site planning purposes, required landscape setbacks and buffers are addressed in this section. See Section C ("Landscaping & Site Elements") for further landscape guidelines.

- Provide a minimum five-foot wide landscape strip with shrubs and live ground cover along building walls visible from the public right-of-way. This area may be reduced or eliminated where there are pedestrian plazas, storefront uses or arcades.
- Provide a minimum eight-foot wide landscape strip with trees, shrubs and live ground cover adjacent to the public-right-of-ways to separate sidewalks from parking.
- Provide a minimum five-foot wide landscape strip with trees, shrubs and live ground cover along interior property lines, except in areas where there are shared driveways and/or circulation between adjacent properties.
- It is highly encouraged to incorporate bio-swales into landscaped areas at side and rear property lines, to aid in filtering pollutants and reducing storm water runoff. If used in more visible areas, swales should be planted with traditional landscape materials to avoid a "weedy" look.
- Where commercial development is adjacent to residential, a solid masonry or like material wall at least 8' in height is required at the property line.

Minimum 8' wide landscape strips are required

4. Location of trash, loading and service areas, mechanical equipment

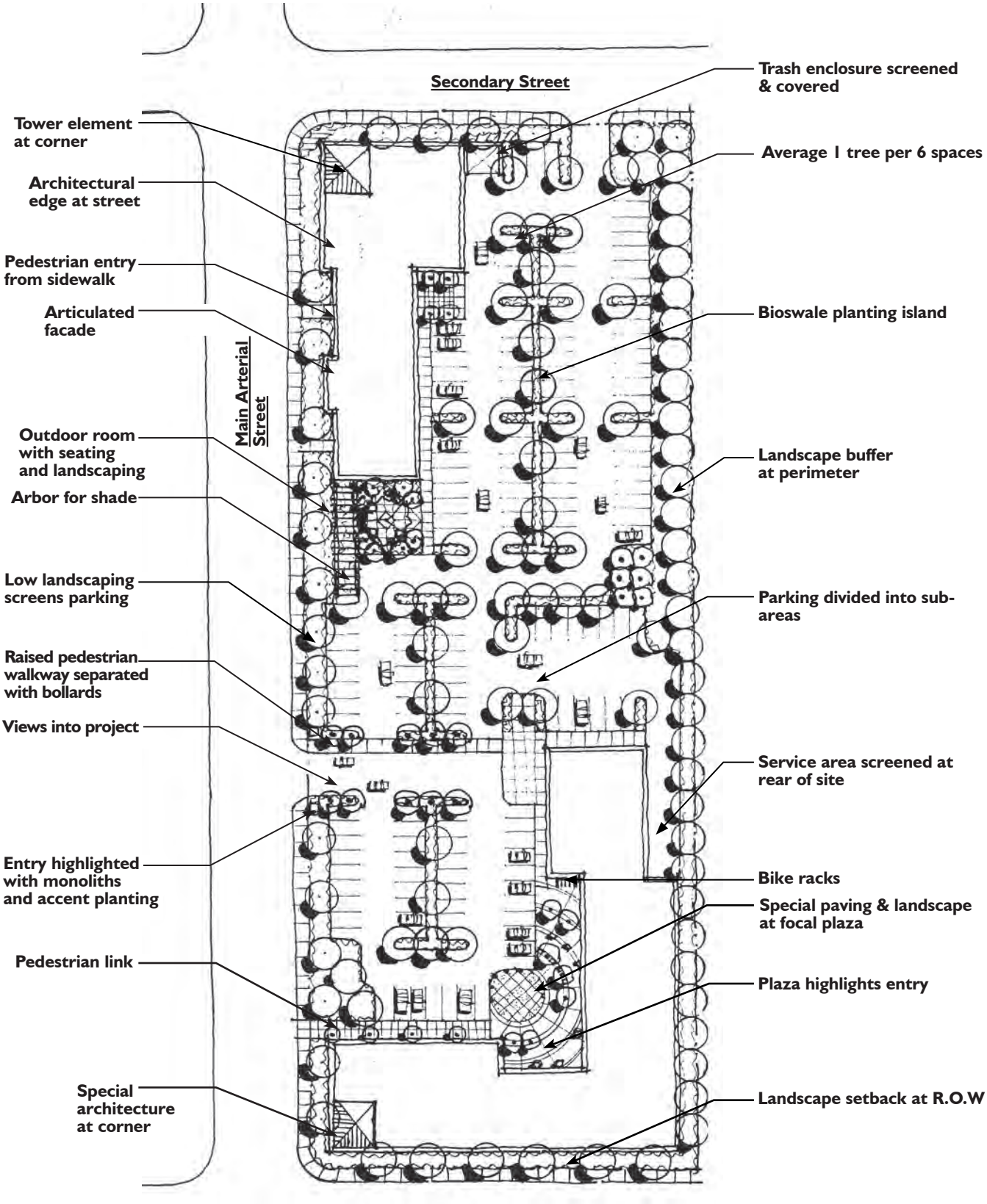
Locate trash, loading and service areas, and mechanical equipment to minimize their visibility from public areas.

- Service, loading and trash areas should be placed to the rear or side of buildings, and not between buildings and adjacent public streets.
- Site service, loading and trash areas to allow for effective screening.
- Locate service, loading and trash areas as far as possible from any adjacent residential or other sensitive uses.
- Design, materials and colors should match the main building.
- Trash enclosures should have a roof which matches the architectural character of the main building.

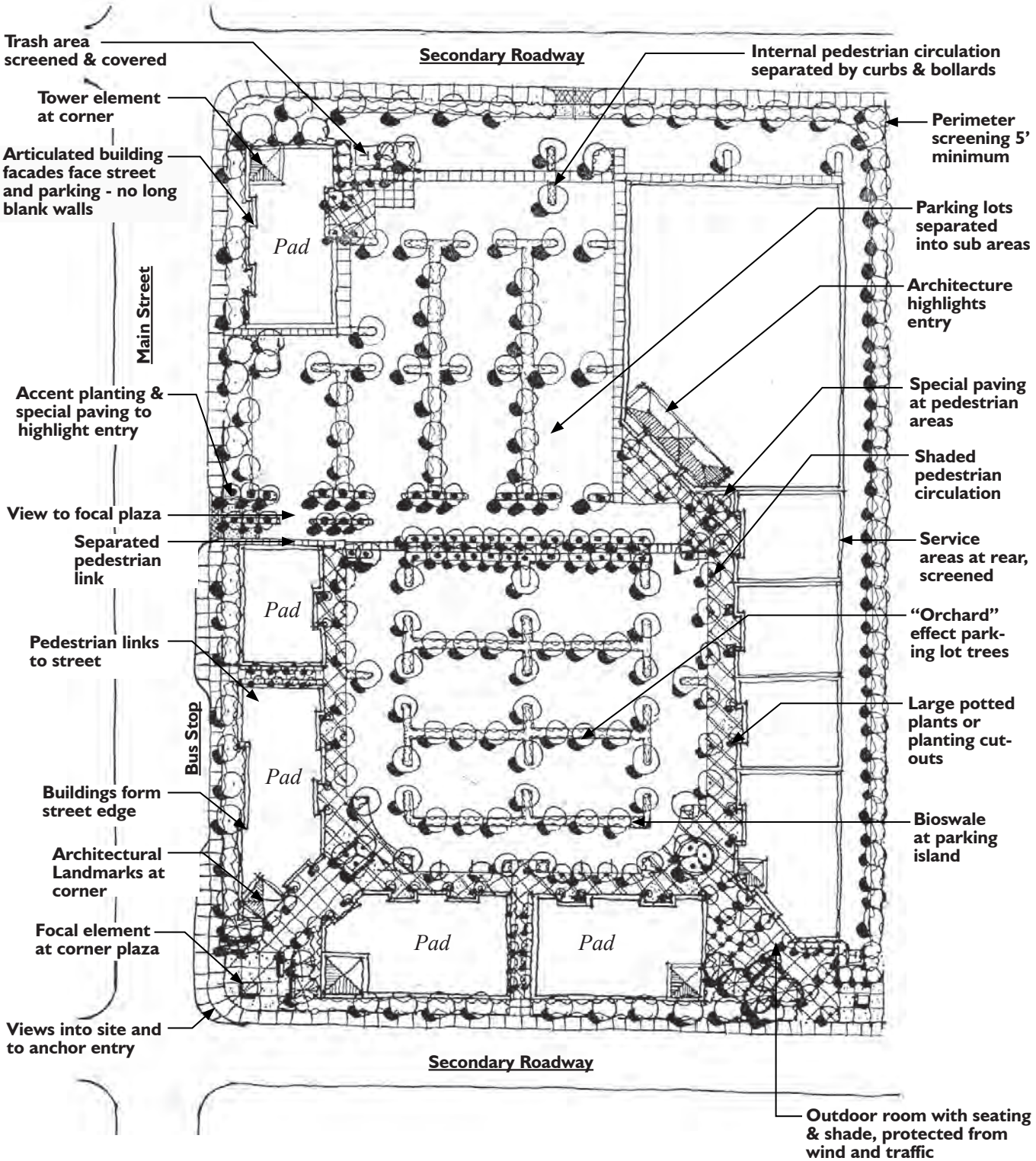
5. Prototypical Site Plans

The Prototypes on the following pages illustrate some of the concepts and design principles desired for neighborhood or regional shopping centers. The prototypes are intended as illustrative examples of various concepts expressed in the written text, not as definitive models.

Prototype 1: Small Neighborhood Site



Prototype II: Larger Shopping Center



B. Architecture

Building designs should reflect Oakley's unique character – as a friendly, water-oriented small town. Commercial areas should transition smoothly to the residential neighborhoods.

Visual interest, pedestrian scale, and high quality materials will contribute to Oakley's commercial vitality. Standard franchise architecture should be modified to blend with the character of the Oakley community. Use of creative building design and construction techniques is encouraged. Special attention should be given to any portion of the building visible from adjacent roadways, alleys, pedestrian areas, public open space or public parking areas.

1. Massing & Grouping

Create harmonious compositions of buildings which are appropriately scaled to their surroundings, and which present a varied visual experience for the pedestrian user.

- Emphasize individual structures, but design buildings on a single site to relate to each other. Connect smaller buildings on one site with an arcade or pedestrian walk.
- Large structures should be visually broken up into smaller components through changes in massing, form and texture.
- Use smaller pad buildings as a transition from the scale of a large anchor building. Consider incorporating spaces for smaller office or retail uses into large commercial buildings to add visual interest and break up the large building mass. Encouraging outdoor areas for displays will also help to accomplish this.
- Buildings on corners at major intersections should be visual landmarks. Corner building should be highlighted with features such as special architecture, towers or other vertical elements and entries facing the intersection.
- Tower elements used as architectural landmarks are encouraged. The height of vertical towers should related positively to the main building. Towers should not exceed twice the height of the adjacent building elements.

Large centers should have a central focus

- Large shopping centers should have a central focus. The main anchor should be highlighted by strong architectural features. Highlight the public plaza by framing it with architecture. Use architecture to define plazas and walkways.
- Neighborhood shopping areas should relate to the residential scale. Smaller buildings create a better transition to the surrounding neighborhood.

2. *Facades, Entries and Roofs*

Commercial buildings should be designed with detailed and visually interesting facades. Building entries should be clearly visible and inviting.

- All visible building sides should be designed with an integral and interesting appearance. A continuity of design, materials, color, form and architectural detail should be maintained for all portions of a building.
- Each commercial building should have a visible base, a clear pattern of openings and surface features, a well defined entry, and an interesting roof line.
- Sculpt building mass and roof lines to highlight building entries, corners and plaza areas.
- Design building facades for visual interest and pedestrian scale using a creative mixture of elements such as arcades, columns, awnings, signage, displays, overhangs and fenestration. Articulated elements should appear integral to the building, rather than "pasted on."
- Use architectural elements to clearly define entries. Towers, changes in roof form, building recesses or projections, awnings, arches, porticos or other design features can highlight entries.
- Entry areas provide the opportunity for pedestrian plazas with outdoor amenities, such as planting and seating. Use landscaping to frame entries.
- Design ground floor building facades with a high degree of transparency, for visual interest and connection. Provide store entrances and storefront windows next to sidewalks and pedestrian routes wherever possible.

Varied roof lines and surface features

Avoid architectural elements that appear "pasted on"

- Large buildings should have facades that include variations in massing, form and texture. Ground floor facades that face public streets should incorporate arcades, display windows, entry areas, awnings, or similar elements for at least half of the façade width. Provide multiple building entries, allowing for smaller uses to be combined in single buildings. Provide shadow line or articulation of building facades at the second story level, breaking the vertical expanse of the building as well as the horizontal.
- Continuous surface treatments of a single material should be minimized. Monolithic blank walls are not acceptable on any visible façade. Where the building surface lacks articulation, vine-covered trellises or other landscape features may be used to provide visual interest.
- External downspouts shall be designed to blend with the architecture of the building, to minimize visibility.
- Arcades along the front of larger buildings are encouraged as they provide the pedestrian protection from the weather, reduce solar gain and can serve to enhance the character of structures.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Gable, hip and other two-sloped roof forms are encouraged. Use of substantial roof overhangs is encouraged.
- Partial gable or hip roof forms may be acceptable in combination with parapet roofs.
- Decorative towers and other special design features may exceed the established building height limit so long as the elements do not exceed 15% of the building footprint and do not contain habitable space.

Pedestrian scale and visual interest

3. Materials & Colors

High quality materials should be used for all building and site development elements. Materials should convey a sense of permanence.

- Preferred materials include brick, stucco, wood siding, and stone.
- Metal buildings are discouraged, however metal and artificial stone may be considered as architectural elements on a case by case basis.
- Plywood as an exterior surface is not allowed.
- Mirrored glass or heavily tinted glass are discouraged. Mirrored glass causes glare, and heavily tinted glass appears dark and foreboding. Clear glass provides visual access to window displays and interior activities.
- Each building should use a maximum of four shades or colors which complement and relate to each other. If there is an unpainted material such as brick or stone, this material should become one of the chosen colors.
- Paint should be superior in quality and graffiti-resistant.
- Building colors should be compatible, subdued and not garish. The building color should not become the "signing" of the building.
- The darkest color should be used at the building base to establish a perceived 'anchor' for the building.
- All parking and outdoor storage areas should be paved, except as approved by special use permit.

4. Screening of trash, loading and service areas, mechanical equipment

- Service and loading areas should be screened with landscaping, or with walls or fences that are compatible with the architecture of the building.
- Trash areas shall be enclosed by an architectural structure compatible with the building. Trash areas must be fully covered. Openings should be oriented away from public areas.
- Ground level mechanical equipment should be screened with landscaping , or with walls or fences compatible with and integrated into the architecture of the building. If a chain link enclosure is required around equipment, it should be black or dark green vinyl-clad, and should be screened with planting.
- Roof mounted equipment shall be screened from all points normally visible to the public, or from adjacent uses.
- Roof mounted equipment shall be screened by the building roof or parapet. The use of secondary screens or false walls for screening is discouraged.

Cover and screen trash areas

C. Landscaping & Site Elements

Landscaping can provide visual structure (defining spaces), continuity between various sites and uses, and physical comfort (shade and wind protection). It can reinforce Oakley's unique identity and history. It can serve an important storm water management function. It also makes for a more appealing commercial area.

1. Landscape Areas Generally

- Landscaping shall consist of a combination of trees, shrubs, and groundcover and/or turf. Portions of required landscaped areas may be devoted to pedestrian walkways and special elements such as hardscape, water features, or art forms. The use of mulch or stone as the sole ground cover material is not acceptable.
- Landscaping should provide for a lush appearance, should be intense in its spacings, should consist of a variety of plant material and should display varied colors throughout the year.
- Appropriate placement of landscape materials should provide summer shade on buildings, parking spaces, drives and paths, and should reduce the amount of energy needed for cooling.
- Plant materials should be in proper scale with the environment. Fore example, large scale buildings and parking areas require large scale trees at maturity. Plant materials should be used to create a human scale in large developments.
- Explore opportunities to highlight Oakley's agricultural and viticultural heritage with the creative use of landscape elements. For example: rows of columnar trees may recall agricultural windbreaks; small groves of accent trees or regularly spaced parking lot canopy trees may recreate an orchard feel; grapes planted along a frontage or along a fence recall Oakley's vineyards.
- Trees should be provided at the ratio of at least one tree provided for every 600 square feet landscaped area, not including the required parking lot trees.
- Trees shall be minimum 15 gallon size, with at least 40% in 24 inch box size or larger. Shrubs should be of 5 gallon size. Smaller container sizes may be used for perennials and groundcovers. Groundcovers should be spaced to allow for complete infill within 6 months.

Trees will shade walk, seating and buildings

Rows of columnar trees recall agricultural windbreaks

- Frontage landscaping of commercial development should relate to the adjacent streetscape.
- Landscape materials should not interfere with safe sight distances for vehicular, bicycle or pedestrian traffic.
- The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and ground cover is encouraged. Refer to Chapter 82-26 of the Contra Costa County Code for additional water conservation requirements.
- Refer to Oakley Zoning Code Chapter 5, Section D for additional landscape requirements, including Heritage Tree Preservation.
- Refer to the Appendix for recommended tree palette.

2. Entry and Plaza Enhancements

- Landscaping at major site entries entrances should help define the project and provide a sense of arrival. Use elements such as monoliths, low ornamental walls or fences, accent planting, fountains, sculpture, and special paving to help define the space. Accent trees should be used to distinguish main access drives.
- To reflect Oakley's relationship to the Delta, projects should incorporate the use of water features at site entries, building entries and plazas or outdoor rooms to the maximum extent possible. Water features may include fountains, ponds with moving water elements, or water sculptures.
- The use of stone as a decorative or focal element is encouraged at entries and plazas.
- Enhanced paving should be used to highlight entries and pedestrian areas. In pedestrian walkways and plazas, the use of stone paving, toned concrete, unit pavers or bricks is encouraged. Use toned concrete or similar paving material to define vehicular entries.
- Oakley's hot summer climate makes shading of pedestrian areas extremely important. Use trees or shade structures to provide shade along pedestrian walks, in outdoor rooms and plazas, and at seating areas.

Water features are encouraged

Special paving enhances pedestrian areas

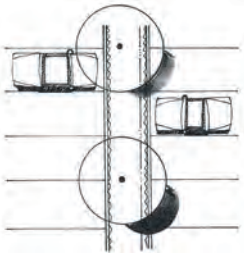
- Pedestrian comfort must be considered in the design of plazas and outdoor rooms. Where wind protection cannot be achieved by building placement, provide wind screens. Reduce glare in plaza areas by use of landscaping and colored paving. Separate pedestrian zones from parking and vehicle circulation with landscape areas, raised planters, trellises with vines, or large potted plants.
- Provide a variety of seating in pedestrian areas. Provide seating and shaded tables in plazas. Encourage active use by cafes and restaurants.
- Enhance plazas and entries with artwork integrated with architecture and landscape, such as a focal sculpture, unique trellis or tile mosaic.

Planting areas or pots can define space

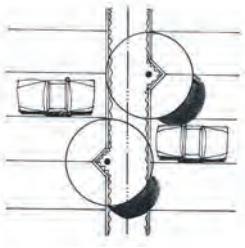
3. Parking lot landscaping

- Tree planting in parking areas should create an "orchard" effect, shading and softening the appearance of the parking lot. At least 50% of the paved area should be shaded at the trees' maturity.
- Parking lot trees should be provided at a minimum of one tree per 6 spaces. Trees may be clustered to define circulation routes and frame site views.
- Large scale, high branching shade trees should be used in all parking areas. Smaller accent tree plantings may be used within the parking area as special design features, with the larger trees as the primary trees. Parking lot trees should be pruned for a minimum of 6' high clearance above ground.
- Parking lot planting islands should function as bio-swales, to absorb and filter storm water runoff. For effective function, these planting areas should be a minimum width of 6', and be designed to accommodate the bio-swale, landscaping, lighting or other utilities.
- All parking lot planting areas should be a minimum of 5' wide, and should contain trees and shrubs and/or live groundcover.
- Parking lots should be buffered by landscape areas at all property lines, except where shared circulation (driveways or parking lots), occurs.

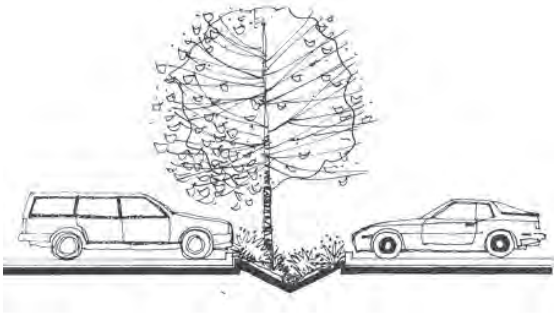
Extensive parking lots without significant landscaping are prohibited



Offset swale



Tree cut-outs



Bioswale should be designed to accommodate tree planting

4. Walls and Fences

- Where commercial development is adjacent to residential properties, a solid masonry-type wall at least 8' in height is required at the property line. The wall should be constructed with design details compatible with the adjacent residential character. Gaps or openings are not allowed.
- Walls and fences should be softened with landscaping when visible to the public.
- Where attached to a building, walls and fences should be compatible with the architecture of the building, and should be integrated into the total building design.
- Wooden fences are generally not allowed on commercial sites.

5. Lighting

- Site lighting should highlight building entries, plazas, walkways, outdoor rooms and architectural features.
- Site lighting should incorporate cut-offs to prevent spill-over laterally onto adjacent properties and upwards into the night sky.
- Pedestrian scale lighting should be used for pedestrian walkways through parking areas.

D. Renovation / Remodel

Renovation or remodeling afford the opportunity for significant upgrading of a project's quality, and overall enhancement of the commercial environment.

- Facades should be cleaned and repainted. Existing ornamental details such as cornices or parapets should be preserved, repaired or replaced to match the original. All visible sides of the building should be treated in a compatible manner.
- Materials that have been added to the facade and are not consistent with the original design should be removed and replaced with materials that are compatible with the historic character of the building.
- Where possible, walls should be opened with windows. Long blank walls should be enhanced with trellises, landscaping, awnings or other features.
- All visible exterior mechanical or utility equipment, exposed pipes and conduits, and other elements which clutter the building appearance should be removed or enclosed. Roof mounted mechanical equipment should be screened.
- Deteriorating awnings should be replaced or removed. Deteriorating window frames should be replaced with new frames that are architecturally consistent with the façade character.
- Old signage which is worn, faded, or out of scale with the character of the building should be replaced.
- Landscaping should be added where possible. Leftover spaces should be landscaped.
- Trash areas should be screened, enclosed and covered.

III. Industrial Guidelines

A. Site Planning

The site planning section covers relationships of elements on the property, such as building location and orientation, access and circulation, pedestrian connections, parking, open space, and streetscape character. The goal in developing a site plan should be to create a functional and visually interesting environment, which fits with the unique conditions of the site and maintains the high design standards that characterize the Oakley community.

Orient front office uses toward the street

1. Building Siting, Setbacks and Orientation

Industrial buildings should be designed and sited to create an attractive impression from public corridors, and provide generously planted landscape setbacks to soften the visual impact of buildings and frame the streets.

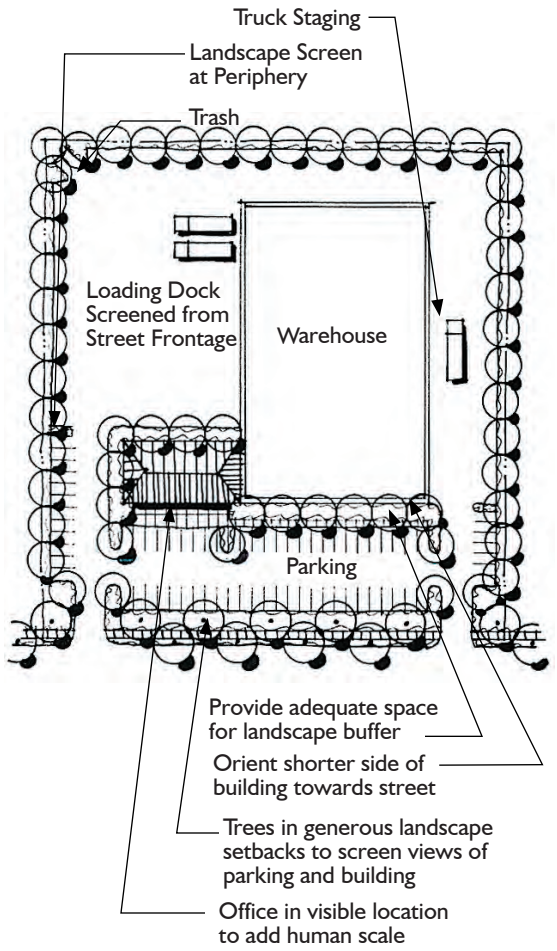
- Orient building fronts and entries towards streets, parking lots and public spaces. Front office areas should be in the most visible locations, as they add human scale to an industrial building.

- On corner sites, consideration should be given to locating offices near the intersection to enliven the streetscape and add visual interest. Parking areas should be minimized adjacent to intersections.

- Rectangular shaped buildings should be oriented with the shorter building side parallel to the street to reduce the view of a long, narrow building.

- Refer to the City of Oakley Zoning Ordinance for building setbacks.

- Where side and rear yards abut a street, front yard setbacks will apply.



2. *Entries, Circulation and Parking*

a. Entries & Vehicular Circulation

Vehicular entries should be highly visible and legible.

- Driveways should be coordinated with existing or planned median openings. New driveways should line up with existing driveways on the opposite side of the street and be located as far away from intersections as possible. Provide a minimum of 100 feet between driveways.

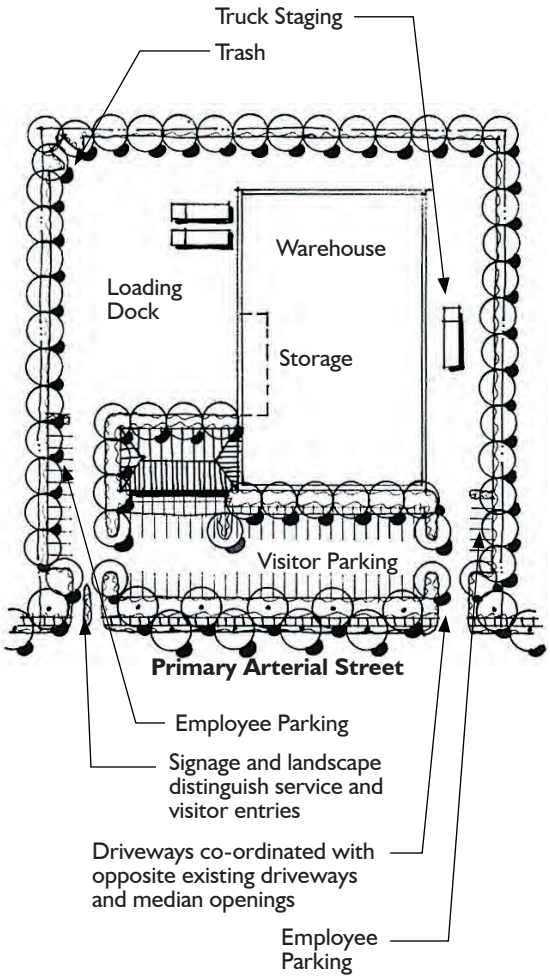
- Curb cuts should be minimized to improve pedestrian and traffic safety, and to unify the appearance of the street frontage. Use shared access drives wherever possible. Where appropriate, corner properties may be accessed from the side street rather than the main arterial, provided that this does not cause conflicts with residential traffic.

- Entries should be clearly marked with signage and significant landscaping. Entry signage is limited to monument or wall signage consistent with the architectural character of the buildings, with the address prominently displayed. Sight lines must be preserved for traffic safety. Entry drives on larger projects should include a minimum 5 foot landscaped median to separate incoming and outgoing traffic.

- Signage and landscape treatment should distinguish the entries that serve the main building from service entries. Service vehicle traffic should be separated from employee and visitor circulation. Provide a clear travel route between the street and the main entry.

- Access driveways shall provide adequate length to accommodate off-street car and truck stacking needs. Pull-out lanes shall be provided for safe deceleration from and acceleration into the flow of traffic.

- Service and storage areas should be located so that trucks which are being loaded or unloaded do not disrupt the smooth flow of traffic within the project. Trucks should be able to fully maneuver on the property without using a public street or blocking travel lanes. Circulation must be designed to accommodate truck turning radii. Space for stacking vehicles waiting to unload should be provided as necessary.



Separate service traffic from employee and visitor traffic

b. Parking Areas

The visual impact of parking areas should be minimized.

- Separate employee and visitor parking from service and loading parking. Provide landscaping to provide shade and to create visual breaks. (See the Landscaping section below for specific landscape requirements.)

- Screen parking areas from frontage streets with landscaping and berms or low walls. Create a defined edge and screen views of parking lots where they abut streets and pedestrian use areas.

- Limit parking between building and street to a single parking bay. Locate additional parking lots to the side or rear of the building.

- For uses such as auto, RV or boat repair or storage, as well as for uses involving outdoor parking of industrial vehicles such as fork lifts or construction equipment, well screened rear parking is required. These areas should be screened with a solid wall or fence compatible with the architecture of the building, and preferably softened with landscaping. Chain link fencing is not allowed where visible by the public.

- Provide bicycle racks near building entries.

- Reduce or detain storm water runoff by using vegetated swales between parking aisles and at the perimeter of the parking areas. Provide wheel stops or perforated curbs at swales. Explore the options of using porous paving for parking stalls, especially in lightly used parking areas.

Screen parking from the street

Bioswales are encouraged

c. Pedestrian Circulation

Pedestrian circulation should be clear, safe and comfortable.

- Provide clear and convenient pedestrian connections from the public streets, sidewalks, transit stops and trails to business entries.

- Distinguish pedestrian pathways from vehicular drives through use of differing paving texture, color and/or materials. Where pedestrian pathways cross vehicular drives, provide a clearly delineated crosswalk, and where possible, raise the pedestrian paving surface for more visual differentiation.

- Industrial parks should include pedestrian amenities for employees, such as seating areas or recreational opportunities.

- Provide adequate lighting for pedestrian safety. One foot-candle is the minimum light level required.

Provide clear pedestrian connections to building entries

3. Landscape Setbacks and Buffers

For site planning purposes, required landscape setbacks and buffers are addressed in this section. The stated widths are minimums, and should be exceeded where necessary to assure compatibility between adjacent uses, to provide adequate screening, and to accomplish a satisfactory transition between uses. See Section C ("Landscaping & Site Elements") for further landscape guidelines.

- Buildings should be separated from parking by landscaping and walkways.

- Provide a minimum fifteen-foot wide landscape strip with shrubs and live ground cover along building walls visible from the public right-of-way. Walkways may be included in this area.

- A landscape strip of five-foot minimum width should be provided along building side and rear elevations. Exceptions may apply at service and loading areas.

- Provide a minimum ten-foot wide landscape strip with trees, shrubs and live ground cover adjacent to the public-right-of-ways to separate sidewalks from parking. A greater front landscape strip may be recommended for an individual development.

Separate buildings from parking with landscape and walkways

- Provide a minimum five-foot wide landscape strip with trees, shrubs and live ground cover along interior property lines, except in areas where there are shared driveways and/or circulation between adjacent properties. A five-foot minimum also applies where side or rear yard fencing or wall abuts a public right-of-way.

- It is highly encouraged to incorporate bio-swales into landscaped areas at side and rear property lines, to aid in filtering pollutants and reducing storm water runoff. If used in more visible areas, swales should be planted with traditional landscape materials to avoid a "weedy" look. The landscape setback width may need to be increased to accommodate the swales.

- Where industrial development is adjacent to residential, a solid masonry or like material wall at least 8' in height is required at the property line, in addition to the required landscaping. The landscape setback shall be sufficient to provide a visual transition to the adjacent use. The minimum width shall be 10 feet.

4. Location of Loading and Service Areas, Storage, Trash and Mechanical Equipment

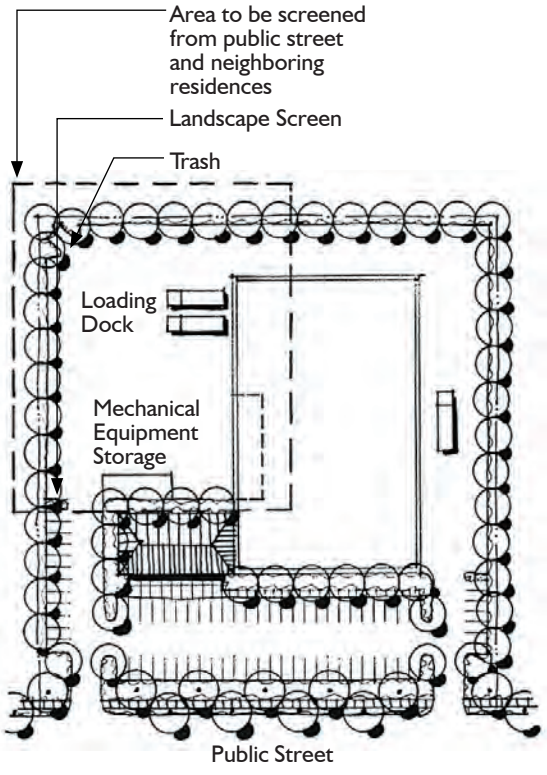
Locate loading and service areas, storage, trash and mechanical equipment to minimize their visibility from public areas.

- Buildings or groups of buildings shall be arranged on sites to provide screening of service, loading, storage and trash areas. Loading areas and vehicle access doors should not be visible from public streets or from neighboring residential uses.

- Loading driveways should not back onto streets or encroach into landscaped setback areas. Loading activities should not be conducted from public streets.

- Loading areas should have clear access without interfering with pedestrian and vehicular circulation. Loading areas should be separated from parking and public entrances.

- Locate service, loading, storage and trash areas to allow for effective screening with walls and landscaping.



Screen loading, service and trash areas from streets

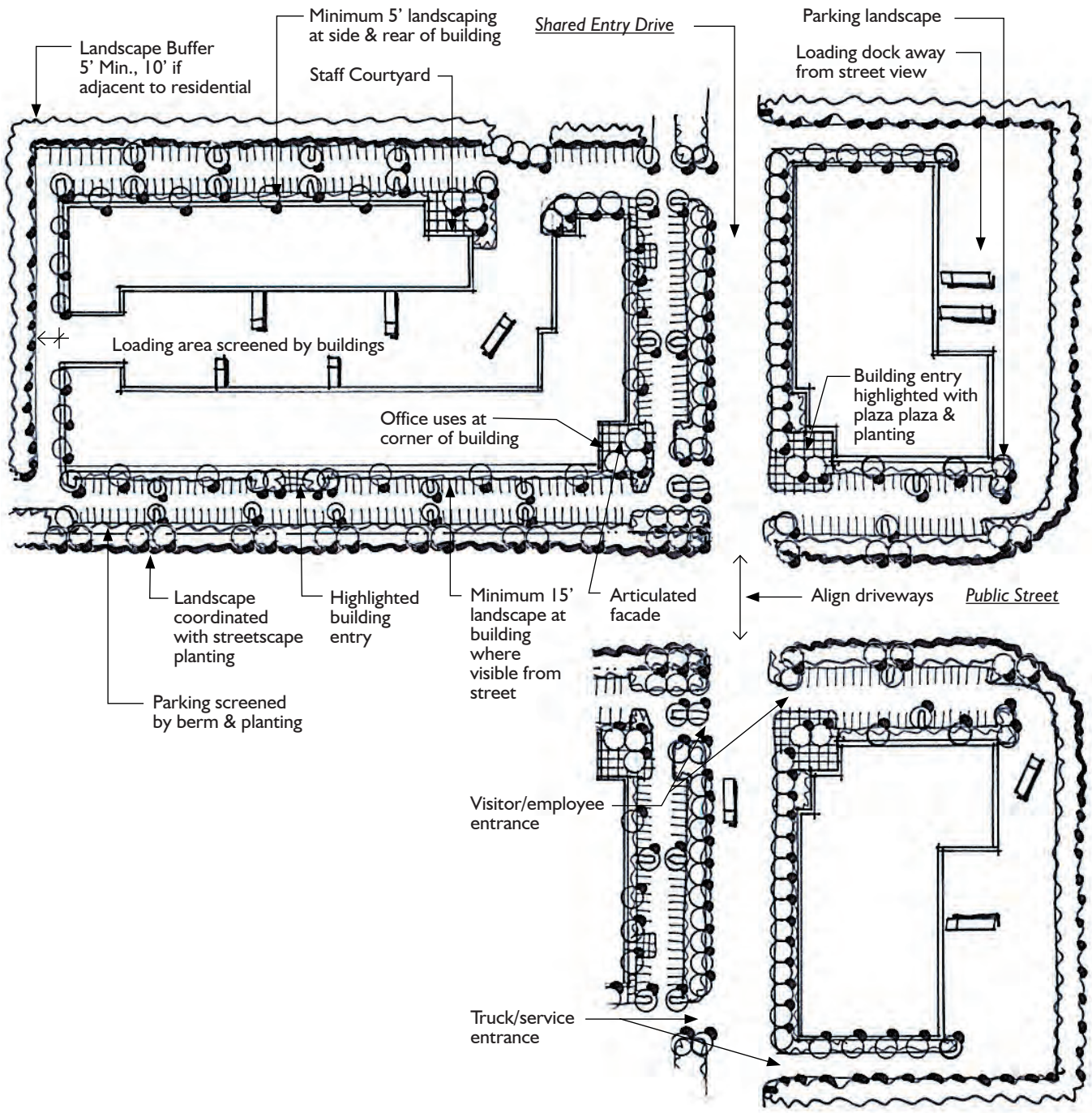
- Locate service, loading and trash areas as far as possible from any adjacent residential or other sensitive uses. Outdoor storage areas should be located at the rear of the site but not adjacent to residential areas. If locating a storage area adjacent to a public street is un-avoidable, it should be completely screened. Under no circumstances should the height of the stored materials exceed the height of the screen.

- Mechanical equipment, such as compressors, air conditioners, antennas, pumps, heating and ventilating equipment, emergency generators, chillers, elevator penthouses, water tanks, stand pipes, solar collectors, satellite antenna dishes and communications equipment, should not be visible from public streets or neighboring properties. Roof mounted equipment should be fully screened by the roof parapet. Utilities should be undergrounded.

5. Prototypical Site Plan

The Prototype on the following page illustrates some of the concepts and design principles desired for Oakley's light industrial areas. The prototype is intended as an illustrative example of various concepts expressed in the written text, not as a definitive model.

Prototype: Industrial Sites



B. Architecture

Building designs should reflect Oakley's high standards. Industrial areas should transition smoothly to the residential neighborhoods.

Visual interest, human scale, and high quality materials will help industrial development fit compatibly within Oakley. Use of creative building design and construction techniques is encouraged. Special attention should be given to any portion of the building visible from adjacent roadways, alleys, pedestrian areas, public open space or public parking areas.

1. Massing & Grouping

Create harmonious compositions of buildings which are appropriately scaled to their surroundings, and which present a pleasing visual experience.

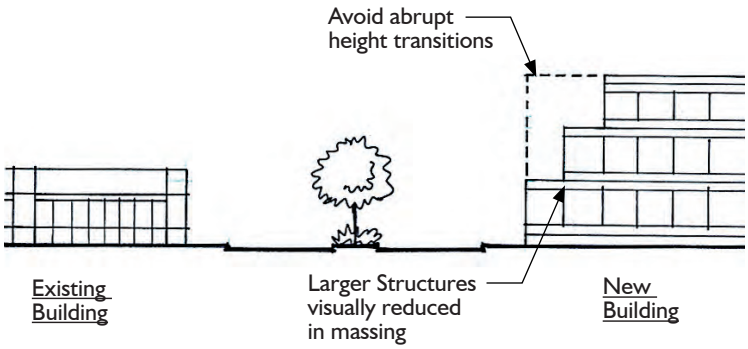
- Design buildings on a single site to relate to each other. Each building or complex of buildings should be stylistically consistent. Architectural style, materials, colors, form and scale should all work together to express a unified theme.

- Large structures should be visually broken up into smaller components through changes in massing, form and texture.

- Buildings on corners and major streets should be of high visual quality.

- Where industrial development is adjacent to residential, it should transition to the residential scale. Smaller buildings create a better transition to the surrounding neighborhood.

Break up large structures into smaller visual components



2. *Facades, Entries and Roofs*

Industrial buildings should be designed with visually interesting facades rather than unarticulated box or shed-like appearance. The design and placement of industrial buildings should respond to the general characteristics of its surroundings as well as to the community's architectural standards and the site's opportunities. A building should be sufficiently complex for visual interest and sufficiently simple for unaffected integrity.

Industrial buildings should be simple in form and materials

- All visible building sides should be designed with an integral and interesting appearance. A continuity of design, materials, color, form and architectural detail should be maintained for all portions of a building.

- The style of an industrial building should be simple in form and material. Facade/elevation development shall avoid the use of multiple materials which result in an inconsistent, complicated appearance.

- Building entrances should be designed in human scale. In large buildings, distinctive entryways should be used to provide a transition between the street and the building. Entry areas provide the opportunity for outdoor amenities, such as planting and seating. Use landscaping to frame entries.

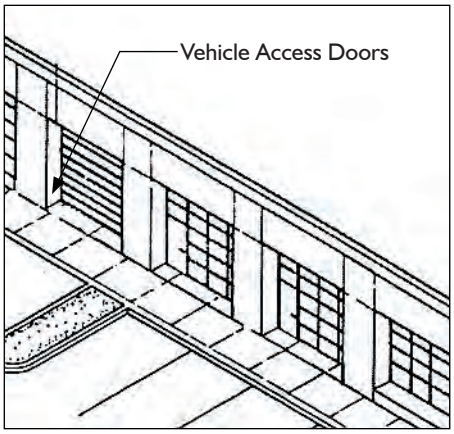
Highlight building entries

- Large buildings should have facades that include variations in massing, form and texture where visible to the public. Recessed window treatment and other articulation of the elevation will help to improve an otherwise planar surface, aid the buildings' appeal and take advantage of passive solar control. Provide shadow line or articulation of building facades at the second story level, breaking the vertical expanse of the building as well as the horizontal. Overhangs, projections, reveals and covered pedestrian walkways contribute to the character of the building and provide shade.

- Continuous surface treatments of a single material should be minimized. Monolithic blank walls are not acceptable on any visible façade. Where the building surface lacks articulation, vine-covered trellises or other landscape features may be used to provide visual interest. Articulated elements should appear integral to the building, rather than "pasted on."

- Vehicle access doors can be recessed and integrated into building elevations. They should be painted the same color as the building and given the same architectural treatment where feasible. Design measures should be incorporated to protect doors from damage caused by trucks and other vehicles.

- Auxiliary structures, such as storage and service buildings, should be architecturally consistent with the primary structures on a site.



Recess vehicle access doors and blend them into building elevations

3. *Materials & Colors*

Industrial buildings should be constructed using durable materials which convey a substantial appearance. Materials such as corrugated metal and fiberglass are discouraged.

- Preferred materials include brick, stucco, wood siding, and stone.

- The use of prefabricated metal buildings and plain aluminum siding is not allowed. However, architecturally creative use of metallic design may be appropriate in certain cases.

- Plywood as an exterior surface is not allowed.

- Excessive use of reflective and glare producing surfaces should be avoided.

- Paint should be superior in quality and surfaces should be graffiti-resistant where possible.

- Building colors should be compatible, subdued and not garish.

- The darkest color should be used at the building base to establish a perceived 'anchor' for the building.

- All parking and outdoor storage areas must be paved. D.G. surfacing is not acceptable for these areas.

Prefabricated metal buildings are not allowed

4. Screening of Loading and Service Areas, Storage, Trash and Mechanical Equipment

- Service and loading areas should be screened with landscaping, or with walls or fences of materials, finishes and styles that are compatible with the architecture of the building.

- Outdoor storage areas shall be screened so that stored materials are not visible from adjacent streets.

- Trash areas shall be enclosed by an architectural structure compatible with the building. Trash areas must be fully covered. Openings should be oriented away from public areas.

- Ground level mechanical equipment should be screened with landscaping , or with walls or fences compatible with and integrated into the architecture of the building. If a chain link enclosure is required around equipment, it should be black or dark green vinyl-clad, and should be screened with planting

- Screening of mechanical/electrical area must take into account the noise level and fumes generated by such equipment. Use materials with noise attenuation properties and design screens that deflect fumes favorably away from the main part of the building as well as adjacent parcels.

- Roof mounted equipment shall be screened by building parapets and/or roof from all points normally visible to the public, and from adjacent uses. Parapet fire walls and roof screens should be treated as in integral part of the building design, and should not appear as unrelated afterthoughts.

Screen loading and service areas with walls compatible with building architecture

C. Landscaping & Site Elements

All areas not covered by structures, service yards, walkways, driveways and parking spaces should be landscaped. The choice, placement and scale of plants should relate to the project site and architecture. Planting should be used to shade and screen, to accent focal points and entries, to contrast with or reinforce building design, to break up paving or wall expanses, and to define on-site circulation. Use of distinctive and innovative landscaping plans is encouraged.

1. Landscape Areas

- Landscaping shall consist of a combination of trees, shrubs, and groundcover and/or turf. Portions of required landscaped areas may be devoted to pedestrian walkways and special elements such as hardscape, water features, or art forms. The use of mulch or stone as the sole ground cover material is not acceptable.

- Landscaping should provide for a lush appearance, should be intense in its spacings, should consist of a variety of plant material and should display varied colors throughout the year.

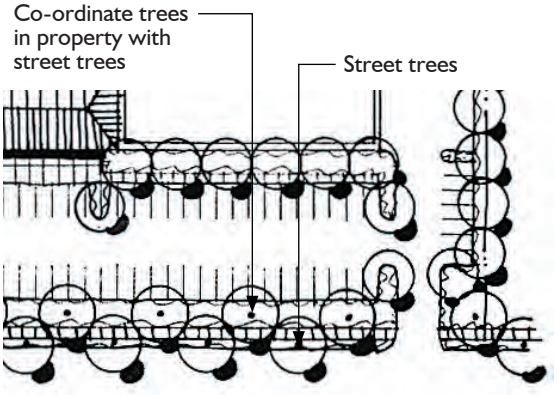
- Appropriate placement of landscape materials should provide summer shade on buildings, parking spaces, drives and paths, and should reduce the amount of energy needed for cooling. Care should be taken to provide adequate shading for paved areas.

- Plant materials should be in proper scale with the environment. Fore example, large scale buildings and parking areas require large scale trees at maturity. Plant materials should be used to create a human scale in large developments.

- A minimum of 15% of the site shall be landscaped. Trees should be provided at the ratio of at least one tree provided for every 600 square feet landscaped area, not including the required parking lot trees.

- Trees shall be minimum 15 gallon size, with at least 25% in 24 inch box size or larger. The larger trees should be used as accents, for immediate effect. Shrubs should be of 5 gallon size. Smaller container sizes may be used for perennials and groundcovers. Groundcovers should be spaced to allow for complete infill within 6 months. All plants should meet nursery industry standards.

Lush landscaping is desired



Coordinate on-site trees with adjacent streetscape to maximize effect

- Frontage landscaping of industrial development should relate to the adjacent streetscape. Coordinate street trees and on-site tree planting to maximize the visual impact of the trees.

- Landscape materials should not interfere with safe sight distances for vehicular, bicycle or pedestrian traffic.

- Landscaping at major site entries should help define the project and provide a sense of arrival. Use elements such as monoliths, low ornamental walls or fences, accent planting, fountains, sculpture, and special paving to help define the space. Accent trees should be used to distinguish main access drives.

- Enhanced paving should be used to highlight entries and pedestrian areas. In pedestrian walkways and plazas, the use of stone paving, toned concrete, unit pavers or bricks is encouraged. Use toned concrete or similar paving material to define vehicular entries.

- Oakley's hot summer climate makes shading of pedestrian areas extremely important. Use trees or shade structures to provide shade along pedestrian walks and at seating areas.

- Exterior site amenities including lighting, directional signs, patio areas, benches, planters, trash receptacles and newspaper racks, are encouraged for the enjoyment of employees and visitors. They should be included in all site and landscape plans.

- Pedestrian comfort must be considered in the design of plazas and outdoor rooms. Where wind protection cannot be achieved by building placement, provide wind screens. Reduce glare in plaza areas by use of landscaping and colored paving. Separate pedestrian zones from parking and vehicle circulation with landscape areas, raised planters or trellises with vines.

- The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and ground cover is encouraged. Refer to the Oakley Zoning Ordinance for water conservation requirements.

- Refer to Oakley Zoning Ordinance for additional landscape requirements, including Heritage Tree Preservation.

- Refer to the Appendix for recommended tree palette.

Landscaping highlights entries

Outdoor amenities should be provided for employees

2. *Parking Lot Landscaping*

- Parking areas shall be landscaped for a minimum of 7% coverage, exclusive of perimeter landscaping, except parking located at the rear of a building and which is not visible from a public street.

- Parking lot trees should be provided at a minimum of one tree per 6 spaces. Trees may be clustered to screen portions of the development or frame site views. At least 50% of the paved area should be shaded at the trees' maturity.

- Large scale, high branching shade trees should be used in all parking areas. Smaller accent tree plantings may be used within the parking area as special design features, with the larger trees as the primary trees. Parking lot trees should be pruned for a minimum of 6' high clearance above ground. Driveways should have a minimum of 14 feet of vertical clearance.

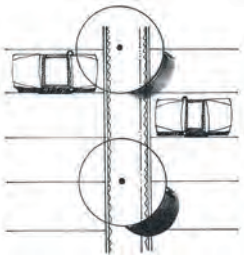
- Parking lot planting islands should function as bioswales, to absorb and filter storm water runoff. For effective function, these planting areas should be a minimum width of 6', and be designed to accommodate the bioswale, landscaping, lighting or other utilities.

- All parking lot planting areas should be a minimum of 5' wide, and should contain trees and shrubs and/or live groundcover.

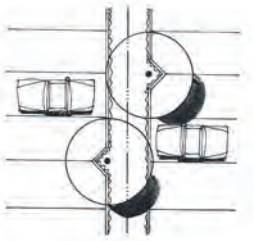
- Parking lots should be buffered by landscape areas at all property lines, except where shared circulation (driveways or parking lots) occurs.

- Tree planting and selection and massing should be compatible with streetscape plantings. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together.

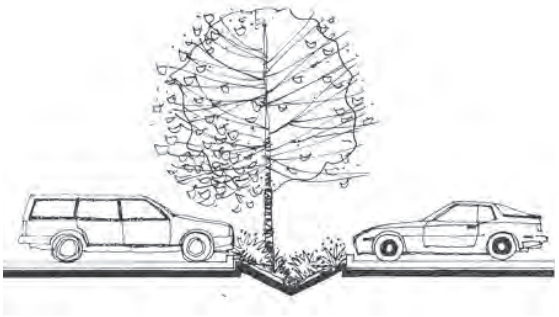
Parking lots should be shaded and screened from the street



Offset swale



Tree cut-outs



Bioswale should be designed to accommodate tree planting

3. Walls and fences

Walls and other screening devices should be used to preclude unsightly and disagreeable views, such as heavy equipment, service yards and storage areas, from the street. The style, color and material of screen walls and fences should be compatible with the architectural style of primary structures on the site.

- Where industrial development is adjacent to residential properties, a solid masonry-type wall at least 8' in height is required at the property line. The wall should be constructed with design details compatible with the adjacent residential character. Gaps or openings are not allowed.

- Walls and fences should be softened with landscaping when visible to the public.

- Where attached to a building, walls and fences should be compatible with the architecture of the building, and should be integrated into the total building design.

- Wooden fences are generally not allowed on industrial sites. Chain link fencing is not allowed where visible by the public or adjacent uses.

Screen walls should be softened with landscaping, and integrated into the design of the building

4. Lighting

- Lighting levels should be sufficient for the safety of site occupants and visitors without spilling onto adjacent properties. All vehicle entrances, driveways, parking areas, service areas, walkways and loading areas should be well lit for security and safety.

- Pole lights should be a maximum of 25' high.

- Site lighting should incorporate cut-offs to prevent spillover laterally onto adjacent properties and upwards into the night sky.

- Light fixtures attached to exterior walls of buildings should be compatible with building design. Fixtures visible from the street should be decorative and integrated with the architecture. Wall packs are not allowed where visible from the street.

IV. Special Uses

While the types of land uses discussed in this section fall under the general categories of commercial and industrial uses, they each have particular characteristics that distinguish them from those general categories. For example, a Business Park may include office (commercial) and light industrial uses, but it is distinguished by its campus-like setting. The "Commercial" and "Industrial" design guidelines sections apply to the Business Park, except where superseded or supplemented by this "Special Uses" section. Similarly, the "Commercial" guidelines apply to "Commercial Recreation" and the "Industrial" guidelines apply to "Utility Energy," except where superseded or supplemented by the sections that follow.

A. Business Park

The Business Park designation is intended to provide space for office uses, select light industrial, and supporting retail or commercial secondary uses in a campus setting. The intent is to develop architecturally unified and aesthetically pleasing buildings in a park-like environment. As a Business Park will typically have a high density of employees, well designed common areas and amenities are important elements.

1. Site Planning

Generous landscape setbacks, outdoor common areas, highlighted entries, and well-linked circulation contribute to the campus-like feel of the Business Park.

- A clear entry or gateway should be provided for a Business Park campus. Setbacks at the entry should be sufficient to accommodate gateway elements such as sign walls, water features, large sculpture and / or colorful planting. Water features are the preferred gateway element to reflect Oakley's Delta character.

- Internal circulation should be clear and understandable. Entry drives from the internal streets should lead directly to building entrances. Parking lots may flank the building entry drive, but must be separated from the drive by landscaping.

- Wherever possible, reenforce Oakley's Delta heritage by using water features as focal elements.

Water feature as entry element

- Non-vehicular circulation is an essential element in the Business Park. Pedestrian and bicycle paths, separated from the roadways, should interconnect the buildings on site. The pedestrian and bicycle circulation system should link with public transit stops, and with local and regional bike and pedestrian trails.

- Group buildings to take advantage of central focal elements, shared entry drives, parking facilities and outdoor spaces.

- Provide wind protected outdoor use spaces for employees, such as plazas with seating, recreational amenities, or lawn areas.

- Overland flow storm water drainage and detention systems should be integrated into the site design.

Create attractive outdoor spaces for employees

2. Architecture

- Buildings in a Business Park should be designed with consistent architectural themes. Individual projects within a Business Park may not be of identical style, but should relate architecturally to the other buildings, to comprise a unified appearance.

- Building entries should be gracious in scale, with recesses or projections, and highlighted by roof line variations, lighting, and detailing.

Highlight building entries

3. Landscaping & Site Elements

- Landscaping at a Business Park should be lush, garden-like, and color splashed, with shade trees. It should bring to mind large urban parks. Planting character should be trim and neat with broad plantings in larger open spaces.

- Provide a minimum fifteen-foot wide landscape strip with shrubs, live ground cover and walkways along building walls, excluding loading and service frontages. This area may be reduced or eliminated where there are pedestrian plazas or arcades.

- Large scale trees should be used to create canopied drives and pathways, as well as to scale large buildings.

- Building entries should be highlighted with elements such as an entry plaza, water feature, sculptural element or colorful planting.

Generous landscape setbacks, canopy trees

B. Commercial Recreation

Commercial recreation sites, whether aquatic or non-aquatic, are often regional destinations as well as local amenities. These sites will form the basis for many visitors' impressions of Oakley, and should be carefully designed to convey a sense of quality.

1. Site Planning

- Commercial Recreation facilities should present a public ambiance through welcoming entries and open views to the recreational uses. For aquatic recreation uses, the waterfront should also be treated as an entry, with attention given to views of the facility from the water.

- Facilities should be designed to celebrate their recreational environment. For example, views to the water should be a primary feature of a boating facility. Golf course fairways should be visible from adjacent public areas, rather than screened. On arriving at a stable facility, one's attention should be drawn to the barn or the paddock.

- Circulation should be clear and legible. Special care should be taken to avoid circulation conflicts. Visitor and employee circulation should be well defined. Arrival and parking areas should be clearly separated from the recreational functions such as boat launching or golf cart pickup. The components of the facility should be legible, so that site destinations such as restaurant, clubhouse, pro shop, boat launch, stable, childcare, etc. can be easily located.

- Pedestrian and bicycle access should be incorporated, providing links to local and regional trails and bike paths.

- Storage, service and equipment areas should be discretely located, and screened with architectural elements and/or landscaping.

- Overland flow storm water drainage and detention systems should be integrated into the site design.

Aquatic uses should have a front door on the water

2. Architecture

- A Commercial Recreation facility should be architecturally consistent with its setting and use, for example, marina facilities should have a maritime architectural theme.

- All Commercial Recreation facilities should project high quality and permanence.

3. Landscaping and Site Elements

- Landscaping should be used to screen unattractive views and to direct views to site amenities.

- For some recreational uses (for example, a golf course), it may be more appropriate to encourage views into the site rather than to screen the perimeter with landscaping.

C. Utility Energy

High quality architectural design and adequate buffers and screening will allow these clean energy producing sites to exist compatibly within the Oakley community. Development of these unique projects should follow the spirit of these guidelines to minimize any adverse visual impacts.

V. Streetscape

When commercial and industrial development occurs, improvements to the public right-of-way may be required. The streetscape is one of the primary visual systems in a community, and as such, constitutes a major component of community identity. This section addresses Oakley's streetscape – entries, roadway edges and landscaping, that may be improved as a part of commercial or industrial development, and that establish a tone for City.

A. Entries

As the first points of impression of the community, entries are important elements in establishing a community image. An entry should feel like an "outdoor room" that creates a sense of entry and enclosure, creatively blending planting, paving, lighting, signage, site furniture and landmark elements into a composition that expresses a sense of welcome, entry, and identity. Landmark elements might include: architectural elements, fountains, walls, colorful planting, columnar trees, or other memorable elements that draw the eye. Entry signage is limited to monument or wall signage, of consisitent architectural character. The entries should harmonize with the adjacent streetscape treatment and be appropriate to the scale and character of the district or area it represents.

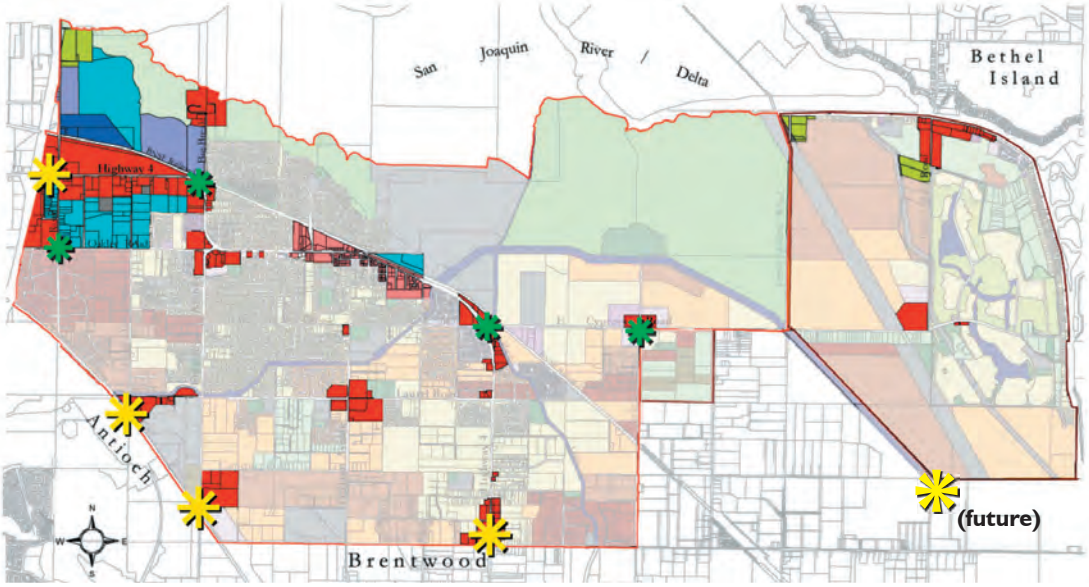
Entries may share similar elements, but the combination and scale of elements will vary depending on the importance of the entry in the overall City hierarchy. In this plan, Community Entries are the largest and most significant, and Highlighted Intersections are somewhat smaller in scale, representing transitions through different areas of Oakley. District entries, not shown on the graphic, occur at the entries to business parks, industrial sectors or at commercial intersections. Certain locations may warrant specialized treatment, such as at the entry to a marina or at a levee overcrossing.

1. Gateways-Major Community Entries

The intent is to create an awareness of entering the community by creating a portal effect. Community entries should be designed for maximum impact when viewed from a car traveling at arterial speeds, and should be integrated with the landscaping design of the adjacent commercial development.

Gateways occur at the following access points to the Oakley community (shown below):

- Main Street, Neroly Road and Bridgehead Road
- Main Street, Neroly Road and Delta Road
- Future Laurel Road and Highway 4 Bypass
- Empire Avenue and Neroly Road



Gateways and Major Community Entries

To this end:

1. Provide visually strong landmark elements flanking the road. Components of a community entry could include:

- "orchard" grid tree plantings of flowering trees,
- hedgerow-reminiscent plantings of tall, columnar trees,
- a water feature,
- public art,
- special pavement as a welcome mat,

- specimen or accent trees and flowering perennials,
- a system of diagonal or curvilinear walls, with vertical monuments in key locations,
- monoliths, signage, lighting and site furniture that are reflective of the character of the area.

2. Design each entry to be integral with its surrounding terrain.

3. Provide generous setback areas at community entries. Extend entry treatment to include adjacent medians.

4. Community entry signage should be clearly visible to motorists. Entry signage should be high enough to allow for significant planting in the foreground.

2. Highlighted Intersections

Highlighted intersections occur at important crossroads in the City, or at points of transition between different use zones within the City. They should receive enhanced treatment which may take the form of greater setbacks, enhanced planting or other visual landmarks. While these intersections typically occur on arterial roads and should be designed to be easily perceived from a traveling vehicle, the elements should also be appropriate to the pedestrian scale.

Generous setback and grove of trees at entry intersection

1. Components of a highlighted intersection could include:

- increased setbacks for planting,
- specimen or accent trees, or other vertical elements,
- architectural monumentation,
- special pavement at crosswalks,
- colorful flowering perennials,
- a system of diagonal or curvilinear walls, with vertical monuments in key locations,
- landmarks, planting, signage, lighting and site furniture that are reflective of the character of the area.

2. Maintain clear sight lines at all intersections.

3. Extend special accent treatment to include adjacent medians.

3. District Entries

Entries to commercial or industrial areas should create a special identity using flowering trees, accent plantings and building materials that reflect the unique character of the area. District entries should be smaller in size and scale than the community entries or highlighted intersections, and typically occur on collector streets. Scale each district entry to the size of the overall area it represents.

1. Provide a minimum of one entry feature for each commercial or industrial zone. Extend entry treatment to nearby medians.

2. Develop transit nodes at district entries.

3. Components of a district entry may include:

- a widened sidewalk at the intersection,

- special pavement,

- flowering perennials,

- a system of walls and/or entry monuments.

4. Trees and shrubs shall be located so as not to interfere with clear sight lines, for vehicle safety.

5. Any entry graphics should be simple and clearly legible to motorists.

B. Roads & Streets

General

1. Streetscape design supports the hierarchy of streets and establishes a sense of orientation and organization within the City of Oakley. Landscape treatment of each street should be different and generally commensurate in scale with importance, with larger trees along arterials and smaller trees on collectors and local streets. Landscape setbacks should be wider on arterials than on collectors. Lighting should be most intense on arterials, and least intense on local streets.

2. Commercial streetscape design should invite pedestrian and vehicular access and provide high visibility for businesses. Industrial streetscape design should clarifiy access, minimize circulation conflicts and soften the prescence of large buildings.

3. Street side planting should be coordinated with on-site project planting to create a unified appearance. All landscaping should employ a mix of evergreen and deciduous trees, shrubs, groundcovers and turf where appropriate. The plant palette should be limited, grouping similar species rather than planting a few of different species together. Encourage use of water conserving plants, such as natives and drought tolerant trees and shrubs.

4. Distinct tree species shall be planted at intersections to highlight these areas. Adequate sight lines shall be maintained at all intersections.

5. Street and median trees should be of a minimum 24" box container size on arterials, and a minimum 15 gallon container size on collector and local streets. Trees should be properly staked at the time of planting. Shrubs not used as groundcover should be a minimum of 5 gallon container size. Perennials used should be a minimum of 1 gallon container size. Trees planted within 5' of paving must have root barriers.

6. Automatic irrigation is required for all landscape areas. Plants should be regularly watered and maintained. Use of water conserving systems such as drip irrigation for shrub and tree planting is encouraged. Irrigation shall conform with the water efficient landscape ordinance.

7. Landscape berms should be of a maximum 3:1 slope.

8. Utilities should be undergrounded.

Streetscape blends with on-site planting

Lively commercial frontage invites access

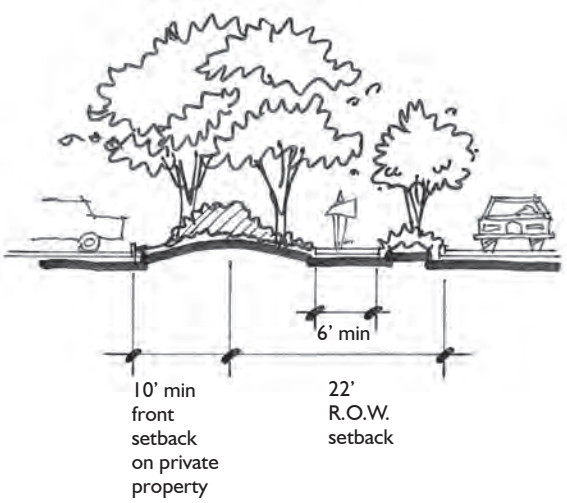
Business Parks will have park-like landscaping in the rights-of-way

2. *Arterial Streets*

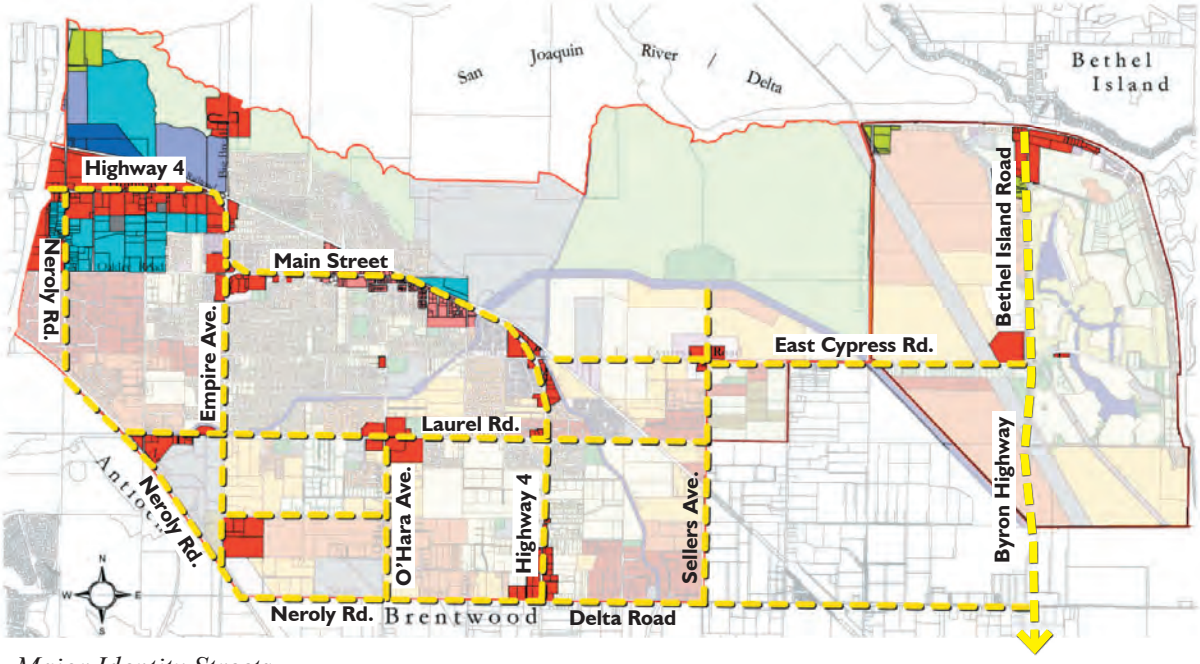
The major and minor arterials link residential neighborhoods to business parks, commercial centers, the Historic Downtown and the future Highway 4. The landscaping on these streets should be appropriate for vehicles traveling at relatively high speeds, and should also provide interest and pedestrian amenities along the pedestrian pathways.

1. Landscape setbacks on arterial streets should be a minimum of 22 feet from back of curb, to allow for a 6-8' parkway planting strip, a 6' sidewalk, and 6-8' of planting between sidewalk and property line. Where a wider multi-use trail is proposed, the setback should be increased to maintain significant planting areas. This area may be reduced where there are pedestrian plazas or storefronts.

2. Major Oakley streets that are considered to be "identity streets" include: Highway 4/Main Street, Oakley Road, Laurel Road, Neroly Road, Delta Road, East Cypress Road, Empire Avenue, Carpenter Road, Bethel Island Road/Byron Highway, O'Hara Avenue and Sellers Avenue. Recommended plant palettes for these streets are listed in the Appendix.



Arterial section



Major Identity Streets

3. Planting should be coordinated on both sides of the street.

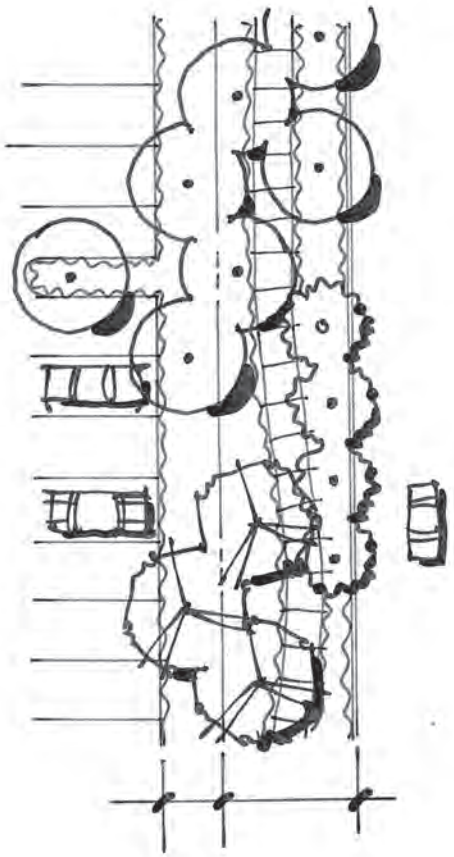
4. Use a layered planting effect within the landscape setback to create a lush, high quality image.

5. Trees should be closely spaced to provide shade for pedestrians. Provide tree plantings at a minimum density of one tree per four hundred (400) square feet of landscape setback.

6. Parking areas should be screened from frontage streets with landscaping, berms or low walls.

7. Accent areas with seasonal color are encouraged, especially at intersections or entries.

Arterial setback with meandering sidewalk



Arterial plan

3. Collectors and Local Streets

Collectors and local streets provide internal district circulation. Their layout and landscape treatment can creatively contribute to the character for each district. The streetscape treatment will reflect a more individual scale.

1. Landscape design of collector and local streets should use a palette of trees to establish coherent patterns which unify the streetscape.

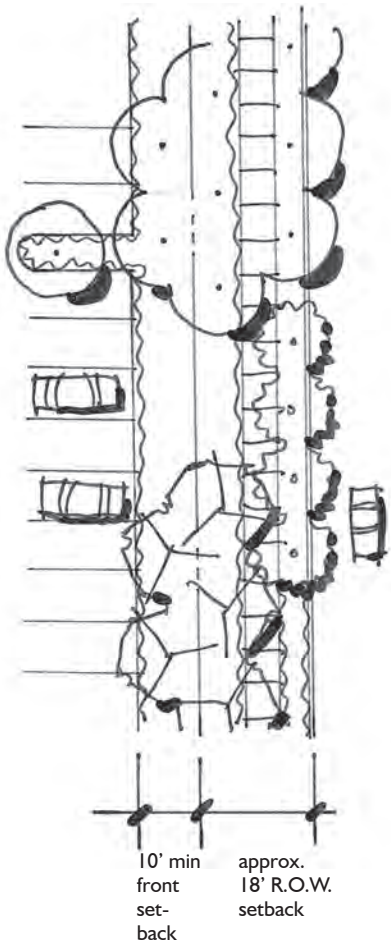
2. The streetscape should contribute to a pedestrian-friendly environment by providing shade, benches and attractive planting.

3. Landscape setbacks on collector streets should be wide enough to allow for a minimum of 6' planted parkway area, a 5' sidewalk, and a minimum of 6' of planting area between the sidewalk and property line. For landscape setbacks less than 20 feet wide, locate the sidewalk 6 feet behind and parallel to the curb. Where the street setback is wider than 20 feet, meander the sidewalk in a continuous, flowing manner.

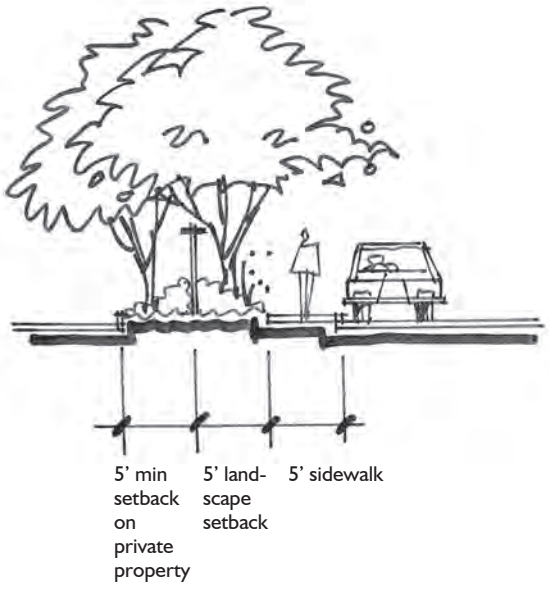
· Local streets should have a friendly, pedestrian scale.

· Street tree placement emphasizes shade and enclosure.

· On local streets, sidewalks should typically be 5' wide, and constructed monolithically with the curb.



Collector plan



Local street section at side or rear yard

C. Street Furniture and Lighting

1. Benches, bollards, trash receptacles and other furnishings should be provided at appropriate locations in the streetscape network.

2. All furnishings should be resistant to weather and vandalism, and shall be approved by the City's Maintenance Department.

3. Oakley standard street lights shall be used. Along the arterial streets, where possible, dual head street lights will be located in the median. However, at entries and intersections, a more thematic 'family of lights' is recommended. This palette includes a hierarchy of lights ranging from tall poles with double fixtures, to shorter poles with single light fixture. Where appropriate, banner attachments should be included as an option.

4. Illumination levels for expressways, arterials, collector and residential streets should reflect the different right-of-way widths and functions. Electroliers should be scaled in size to match the size of areas to be lit and should relate to human scale, especially in pedestrian areas. Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.

5. For placement of newsracks, refer to Oakley Muncipal Code: Title 6, Chapter 2, Article 5.

APPENDIX

TREE PALETTES for IDENTITY STREETS

The following list indicates the trees to be used on the major "Identity Streets" of Oakley. The intent is to use a consistent tree palette on each of these streets in order to create a recognizable identity for the street and to reinforce the hierarchy and continuity of the street pattern. Although the number of trees listed for each street is limited, variations may occur in the planting pattern, depending on the context through which the street is passing. Additional species may be planted on the "Identity Streets" to highlight special nodes such as neighborhood entries, parks, creek, canal or trail crossings. Further, preservation of existing trees of significance, such as heritage trees or established groupings, is strongly encouraged. Final tree selection will depend on specific site conditions.

Highway 4 / Main Street

Neroly to Vintage Parkway	Primary Tree:	Platanus acerifolia	Sycamore
	Alternate Tree:	Quercus agrifolia	Coast Live Oak
	Accent Tree:	Prunus species	Flowering Cherry
Vintage Parkway to Rose	See Downtown Redevelopment Plan		
Rose to Neroly/Delta	Primary Tree:	Platanus acerifolia	Sycamore
	Alternate Tree:	Celtis sinensis	Chinese Hackberry
	Accent Tree:	Pyrus kawakami	Evergreen Pear

Oakley Road

	Primary Tree:	Pistacia chinensis	Chinese Pistache
	Alternate Tree:	Quercus agrifolia	Coast Live Oak
	Accent Tree:	Prunus species	Flowering Cherry

Laurel Road

Neroly to Empire	Primary Tree:	Robinia 'Purple Robe'	Purple Robe Locust
	Alternate Tree:	Sequoia sempervirens	Coast Redwood
	Accent Tree:	Geijera parvifolia	Australian Willow

Empire to Main	Primary Tree:	Pistacia chinensis	Chinese Pistache
	Alternate Tree:	Quercus agrifolia	Coast Live Oak
	Accent Tree:	Lagerstroemia indica	Crape Myrtle
East of Main	Primary Tree:	Platanus acerifolia	Sycamore
	Alternate Tree:	Pinus muricata	Bishop Pine
	Accent Tree:	Crataegus phaenopyrum	Washington Thorn

Neroly Road / Delta Road

Main to Oakley Rd.	Primary Tree:	Fraxinus udheii	Evergreen Ash
	Alternate Tree:	Pinus halepensis	Aleppo Pine
	Accent Tree:	Lagerstroemia indica	Crape Myrtle
Laurel to Empire	Primary Tree:	Sequoia sempervirons	Coast Redwood
	Alternate Tree:	Robinia ambigua idahoensis	Idaho Locust
	Accent Tree:	Cercis canadensis	Canadian Redbud
Empire to Main	Primary Tree:	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear
	Alternate Tree:	Quercus schumardii	Schumard Oak
	Accent Tree:	Chitalpa tashkentensis	Pink Dawn
East of Main	Primary Tree:	Robinia 'Purple Robe'	Purple Robe Locust
	Alternate Tree:	Koelreuteria paniculata	Goldenrain Tree
	Accent Tree:	Geijera parvifolia	Australian Willow

East Cypress Road

Main Street to Knightsen	Primary Tree:	Ulmus 'Frontier'	Frontier Elm
	Alternate Tree:	Celtis sinensis	Chinese Hackberry
	Accent Tree:	Crataegus phaenopyrum	Washington Thorn

Knightsen to Bethel Island	Primary Tree:	Quercus ilex	Holly Oak
	Alternate Tree:	Fraxinus oxycarpa	Raywood Ash'Raywood'
	Accent Tree:	Melaleuca linarifolia	Flaxleaf Paperbark
Empire Avenue	Primary Tree:	Fraxinus holotricha	Moraine Ash 'Moraine'
	Alternate Trees:	Pyrus calleryana	Bradford Pear
		Pistacia chinensis	Chinese Pistache
	Accent Tree:	Crataegus phaenopyrum	Washington Thorn
Carpenter Road	Primary Tree:	Cinnamomun camphora	Camphor
	Alternate Tree:	Aesculus carnea	Red Horsechestnut
	Accent Tree:	Malus species	Crabapple
O'Hara Avenue	Primary Tree:	Platanus acerifolia	Sycamore 'Yarwood'
	Alternate Tree:	Cinnamomun camphora	Camphor
	Accent Tree:	Crataegus phaenopyrum	Washington Thorn
Sellers Avenue	Primary Tree:	Quercus virginiana	Southern Live Oak
	Alternate Tree:	Pistacia chinensis	Chinese Pistache
	Accent Tree:	Lagerstroemia indica	Crape Myrtle
Bethel Island Road / Byron Highway			
	Primary Tree:	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear
	Alternate Tree:	Myoporum Laetum	Myoporum
	Accent Tree:	Cercis canadensis	Canadian Redbud

STREET TREE LIST

The following trees are suitable for use as street trees in Oakley. Trees marked with an asterisk (*) have low to very low water requirements, and their use is encouraged.

CANOPY TREES

Botanical Name	Common Name	Remarks
Acer rubrum 'Red Sunset'	Red Maple	Prefers acidic soils, moist conditions, leaf scorch may occur in warm climates.
Aesculus carnea	Red Horsechestnut	Very slow growing.
Celtis australis *	European Hackberry	
Celtis sinensis *	Chinese Hackberry	
Cinnamomun camphora	Camphor Tree	Use root barriers if near paving.
Fraxinus America 'Autumn Purple'	Autumn Purple White Ash	Sensitive to drought, prefers moist, well drained soils.
Fraxinus holotricha 'Moraine'	Moraine Ash	Use root barriers if near paving.
Fraxinus oxycarpa 'Raywood'	Raywood Ash	
Fraxinus uhdei	Evergreen Ash	Use root barriers if near paving.
Koelreuteria bipinnata	Chinese Flame Tree	
Koelreuteria paniculata	Goldenrain Tree	
Magnolia grandiflora	Southern Magnolia	Suitable for planting under power lines. Slow growing. Does not do well in windy areas.
Maytenus boaria 'Green Showers'	Green Showers Mayten	Slow growing.
Melaleuca linarifolia *	Flaxleaf Paperbark	
Pistacia chinensis *	Chinese Pistache	Good fall color.
Platanus acerifolia *	Sycamore Cultivars 'Yarwood', 'Bloodgood' and 'Columbia'.	Bloodgood: suited to city conditions where there is ample space, tolerates compacted soils, drought, and seacoast environments, may cause litter problem, use root barriers if near paving.

Prunus sargentii	Sargent Cherry	Columnar variety good for narrow spaces.
Pyrus calleryana	Flowering Pear	Suitable for planting under power lines, some cultivars are susceptible to fireblight, adaptable to many soils, tolerant of pollution and drought. Can be damaged in wind.
Quercus ilex *	Holly Oak	Do not plant in lawn areas. Evergreen.
Quercus lobata *	Valley Oak	Do not plant in lawn areas.
Quercus palustris	Pin Oak	Plant away from walkways; prune limbs up.
Quercus schumardii	Schumard Oak	Tolerates urban conditions incl. heavy traffic, pollution, salt, compacted soil, and drought; resistant to iron deficiency in alkaline soils. Acorn litter can be problem. Do not plant in lawn areas.
Quercus suber *	Cork Oak	Do not plant in lawn areas. Evergreen
Quercus virginiana	Southern Live Oak	Evergreen.
Quercus wislezenii *	Interior Live Oak	Do not plant in lawn areas.
Robinia ambigua idahoensis *	Idaho Locust	Use root barriers if near paving.
Robinia 'Purple Robe' *	Purple Robe Locust	Use root barriers if near paving.
Sapium sebiferum	Chinese Tallow Tree	Slow to moderate growth.
Schinus molle *	California Pepper	Avoid planting near paving where tree litter could be a problem. Use root barriers if near paving.
Sophora japonica *	Chinese Scholar Tree	Flowers late summer, tolerates urban stresses, flowers may cause litter problem and stain sidewalks. Needs drained soil and full sun.
Tristania conferta	Brisbane Box	
Ulmus parvifolia	Chinese Elm	As street tree, requires careful pruning.
Ulmus 'Frontier'	Frontier Elm	Grows vigorously, relatively resistant to disease, tolerates urban stresses and wide range of soils.
Ulmus 'Pioneer'	Pioneer Elm	Adaptable to wide range of urban environments, high resistance to disease.

TALL ACCENT TREES

Botanical Name	Common Name	Remarks
Betula jacquemontii	Jacquemontii Birch	Rapid growing. Avoid planting in windy areas.
Phoenix dactylifera *	Date Palm	
Washingtonia species	Palm	
Cedrus deodara	Deodar Cedar	Rapid growing. Low branching – use as back-drop tree, not near pavement.
Eucalyptus camaldulensis	Red Gum	Use root barriers if near paving.
Eucalyptus nichollii	Peppermint Willow	

SCREEN TREES

Botanical Name	Common Name	Remarks
Grevillea robusta *	Silk Oak	Fast growing
Laurus nobilis *	Grecian Laurel	
Myoporum laetum *	Myoporum	
Pinus canariensis *	Canary Island Pine	Not as residential street tree
Pinus eldarica *	Afghan Pine	Not as residential street tree
Pinus halepensis *	Aleppo Pine	Not as residential street tree
Pinus muricata	Bishop Pine	Not as residential street tree
Prunus caroliniana *	Carolina Laurel Cherry	Not recommended where litter is a concern.
Sequoia sempervirens	Coast Redwood ('Aptos Blue,' Soquel')	Rapid growing, needs summer watering for at least first 5 years.