Regular Meeting of the
City of Concord
Design Review Board

Thursday, January 23, 2020
5:30 p.m.
1950 Parkside Drive

Information for the public on participation at Design Review Board meetings can be found on the back of the Speaker Identification Card located near the Permit Center Conference Room entrance. Should you have any questions after consulting the Speaker Identification Card, please contact the Planning Division at (925) 671-3152 prior to the Design Review Board meeting.

AGENDIZED ITEMS - The public is entitled to address the Design Review Board on items appearing on the agenda before or during the Design Review Board’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. ROLL CALL

2. PUBLIC COMMENT PERIOD

3. CONSENT CALENDAR - None

4. STAFF REPORTS
   1. Myrtle Creek Estates Subdivision (PL17482 - DR) - Project Planner: Lorna Villa @ (925) 671-3176

5. PUBLIC HEARINGS
   1. Tabernacle Preschool (PL19241 - DR) - Final Design Review to construct a 7,226 square foot preschool and repurpose an existing 1,830 square foot residence into an office on a 1.17-acre site at 1811 and 1819 Denkinger Road. The General Plan Designation is Low Density Residential; Zoning classification is RS-8 (Residential Single-Family, 8,000 square foot
minimum lot size); APN 115-120-017, -018.  Project Planner: Ryan Lenhardt @ (925) 671-3162

2.  **Park N Shop Remodel (PL19261 – DR)** - Preliminary Design Review for façade improvements, parking modifications, and landscaping upgrades at 1679-1691 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-011.  **Project Planner: Joan Ryan @ (925) 671-3370**

6. **BOARD CONSIDERATIONS AND ANNOUNCEMENTS**

7. **STAFF ANNOUNCEMENTS**

8. **ADJOURNMENT**

Next Meeting: Regular Meeting
Date: 2/13/2020

**ADA NOTICE**

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3243, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.
**AGENDA ITEM NO. 1**

**REPORT TO DESIGN REVIEW BOARD**

DATE: January 23, 2020

### I. GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Myrtle Creek Estates Subdivision (PL17482 – DR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review Status:</td>
<td>Staff Report</td>
</tr>
<tr>
<td>Location:</td>
<td>5019 Myrtle Drive</td>
</tr>
<tr>
<td>Parcel Number:</td>
<td>117-050-008</td>
</tr>
<tr>
<td>General Plan:</td>
<td>Rural Residential</td>
</tr>
<tr>
<td>Zoning:</td>
<td>RR-20 (Rural Residential, minimum lot size 20,000 sq. ft.)</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Cyrus land Investments, LLC</td>
</tr>
<tr>
<td></td>
<td>Brian Kesler</td>
</tr>
<tr>
<td></td>
<td>4021 Port Chicago Hwy.</td>
</tr>
<tr>
<td></td>
<td>Concord CA 94520</td>
</tr>
<tr>
<td></td>
<td>(925) 671-7711</td>
</tr>
</tbody>
</table>

Vicinity Map:

![Vicinity Map](image-url)
II. PROJECT BACKGROUND

On June 14, 2018, the Design Review Board recommended approval of revised plans for the Ridge Park Lane Subdivision with a requirement for several items to return to the Board for review.

On November 6, 2019, the Planning Commission amended the conditions of the Tentative Map to allow for additional tree removal.

On December 10, 2019, the applicant submitted revised plans to address the Board’s comments from June 14, 2018.

III. DISCUSSION

The June 14, 2018 meeting minutes are italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations when applicable.

1. The final landscape plan shall identify plant water usage, include additional varieties of shrubs, include a section of planted landscaping, and provide one gallon sub-shrubs.

   A final landscape plan has been submitted to address the Board’s comments.

   Sheet L3 identifies water usage for the subdivision.

2. Provide the adjusted fence locations including clarification of fence termination for the left side of Plan 1.

   The fencing plan is shown on Sheet L-6.

   The applicant addressed the Board’s comment by submitting a fence plan that shows the location of all proposed fences and gates.

3. The design of the handrail along Myrtle Drive shall be reviewed by the Board.

   The fencing along Myrtle Drive is shown on Sheet L-6.

   The applicant addressed the Board’s comment by providing a 42-inch tall steel picket fence along the south property line of Lot 7. The fence is located approximately 45 feet south of the side yard wood fence for Lot 7.

4. Correct gable on right side elevation of Plan 2 (Sheet 2.2).

   The gable on the right side elevation of Plan 2 has been corrected. The exhibits provided show the original elevation submitted by Schwartz Land Development and the revised elevation plan prepared by EDI International.
The applicant addressed the Board’s comment.

5. Provide a site plan that identifies which homes will be on each lot.

A plotting plan has been provided and includes the chart below.

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>PLAN 1 Footprint sq. ft.</th>
<th>PLAN 2 Footprint sq. ft.</th>
<th>PLAN 3 Footprint sq. ft.</th>
<th>Lot Coverage</th>
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</thead>
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<tr>
<td>1</td>
<td></td>
<td></td>
<td>2,617</td>
<td>11%</td>
</tr>
<tr>
<td>2</td>
<td>2,270</td>
<td></td>
<td></td>
<td>16%</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>3,554</td>
<td></td>
<td>11%</td>
</tr>
<tr>
<td>4</td>
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<td>2,617</td>
<td>11%</td>
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<tr>
<td>5</td>
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<tr>
<td>6</td>
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<td>3,554</td>
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<td>16%</td>
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<tr>
<td>7</td>
<td></td>
<td></td>
<td>2,617</td>
<td>9%</td>
</tr>
</tbody>
</table>

The applicant addressed the Board’s comment.

Prepared by:
Lorna Villa
Associate Planner
lorna.villa@cityofconcord.org

Exhibits:
A - Final Landscape Plans date stamp received December 10, 2019
B – Plan 2 Elevations (Schwartz Land Development and EDI International) date stamp received December 10, 2019
C - Master Plotting Plan date stamp received December 10, 2019
I. GENERAL INFORMATION

Project Name: Tabernacle Preschool (PL19241 - DR)
Review Status: Final Design Review
Locations: 1811 and 1819 Denkinger Road
Parcel Numbers: 115-120-017, -018
General Plan: Low Density Residential
Zoning: RS-8 (Residential Single-Family, min. lot size 8,000 square feet)
Applicant: Marentette N Marentette
Attn: Ray Marentette
P. O. Box 202
Martinez CA 94553

Vicinity Map:
II. PROJECT BACKGROUND

On October 11, 2017, Marentette N Marentette filed a Preliminary Application to construct a 7,515 square foot preschool on a 0.67-acre site at 1819 Denkinger Road.

On October 24, 2017, the Development Advisory Committee (DAC) reviewed the project and provided comments regarding the requirement for a traffic study, on-site circulation, and the parking design.

On November 7, 2017, staff and the applicant conducted a neighborhood meeting. Eleven neighbors attended the meeting and expressed concerns regarding traffic on Concord Boulevard and Denkinger Road and the potential to exacerbate the condition with the project. Neighbors were also concerned the project would be under-parked and the preschool would generate noise, especially the playground, which shares a property line with an adjacent residential neighborhood.

On November 16, 2017, the Design Review Board (DRB) conducted conceptual design review and provided the applicant with comments regarding the building massing and articulation of the façade. The Board asked the applicant to upsize trees, provide details regarding the playground design, and the location of the walls and fences.

In 2019, the applicant entered into an agreement to purchase an adjacent developed parcel to the north that contains a 1,830 square foot residence and a 1,000 square foot detached garage to expand the site and address comments from the Transportation Division regarding the need to improve site circulation, queueing along Concord Boulevard, and providing adequate parking and drop-off areas.

On November 5, 2019, Marentette N Marentette filed a Use Permit, Design Review, and Tree Removal application to construct a 7,226 square foot preschool and repurpose an existing 1,830 square foot residence into an office on a 1.17-acre site at 1811 and 1819 Denkinger Road.

On November 19, 2019, the DAC reviewed the project and provided comments regarding the traffic study, on-site circulation, number of parking stalls, and the proposed utilities, and deemed the application incomplete.

On November 19, 2019, staff and the applicant conducted a neighborhood meeting. Nineteen neighbors attended the meeting and expressed concerns regarding parking, deliveries, drop-off schedule, student and employee population, and the operation of Stonebrook Healthcare Center adjacent to the site.

On December 23, 2019, Marentette N Marentette resubmitted the application and the DAC conducted a completeness review and deemed the application incomplete on January 14, 2020 requesting additional information regarding onsite vehicle circulation.

The DRB’s design recommendations will be incorporated as conditions of approval considered by the Planning Commission as part of the associated Use Permit.
III. DISCUSSION

The November 16, 2017 Design Review Board meeting minutes are italicized below followed by the applicant’s response in bold and then staff’s comments and bulleted recommendations when applicable. Overall, staff asserts the Board’s comments have been addressed and that any additional recommendations can be incorporated into the project plans prior to the issuance of a building permit.

Architecture

1) *Push dormers closer together and reduce their size.*

Dormers have been pushed closer together by approximately two feet and have been reduced in size by one foot.

The applicant addressed the Board’s comment.

2) *Consider gable overhangs to provide shadow.*

Gable overhangs have been provided and are standard one foot for shadow and have an additional two-foot bracketed overhang that is 12 feet wide at gable peaks on either side.

The applicant addressed the Board’s comment.

3) *Use board and batten siding throughout the building; battens should be substantial (e.g., 2” x 3”).*

2 x 3 board and batten siding has been provided throughout the building.

The applicant addressed the Board’s comment.

4) *Articulate roof vents and be sure they are in scale with the building.*

Roof vents have been articulated and are in scale with the building.

The applicant addressed the Board’s comment.

5) *Consider using a stone veneer to accent the building especially at the entry.*

Stone veneer was considered but, deemed unnecessary with the richness of the updated 2 x 3 batt and board siding.

Staff asserts the design is cohesive with the use of matching materials and does not require stone veneer.

6) *Terminate the battens into a base trim.*
Base trim added throughout.

The applicant addressed the Board’s comment.

7) Use an intermediate trim element that runs horizontally across the high gabled ends of the building.

Horizontal, intermediate trim elements added at the gable ends of the building.

The applicant addressed the Board’s comment.

8) Use a heavier wood window trim.

A heavier 2 x 6 wood window trim has been incorporated.

The applicant addressed the Board’s comment.

9) Incorporate knee braces/brackets at the gable ends of the roof.

Knee braces/brackets have been incorporated at the gable ends and at the entry.

The applicant addressed the Board’s comment.

Landscaping

10) Place trees closer to the parking lot and upsize the trees.

Trees have been relocated closer to the parking lot, outside of the future right hand turn lane and sidewalk. The trees have been located to avoid utilities while attempting to maintain 30’ on center spacing.

- Staff recommends the applicant specify the use of “cool turf” wherever “artificial lawn” is called out.

11) Provide design details for the playground, walls, and fences.

Playground walls and fence details have been provided on Landscape and Civil documents.

- Consider installing a low tubular steel fence at the far edge of the walkway at the front of the preschool building for safety/security.

IV. RECOMMENDATION

Staff recommends the following items be included as conditions of the associated Use Permit application.
• Specify the use of “cool turf” wherever “artificial lawn” is called out on the landscape plan.
• Install a low tubular steel fence at the far edge of the walkway at the front of the preschool building for safety/security.

V. MOTION

Staff has prepared the following motion for the Board’s consideration should you be satisfied with the revised plans and the proposed conditions of approval.

I (Board Member __________) hereby move that the Design Review Board recommend approval of Tabernacle Preschool (PL19241 - DR), subject to the Development Code provisions applicable to the project, staff’s recommendations, and any additional recommendations made by the Board.

Prepared by:

G. Ryan Lenhardt
Senior Planner
(925) 671-3162
ryan.lenhardt@cityofconcord.org

Exhibits:

A - Written statement date stamp received November 5, 2019
B - Original plan submittal (elevations and landscaping only) date stamp received October 11, 2017
C - Arborist report date stamp received December 23, 2019
D - Project plans date stamp received December 23, 2019
October 30, 2019

City of Concord, Planning and Economic Development Department,
1950 Parkside Drive, M/S 53, Concord, CA 94519-2578.

HISTORY:

Tabernacle Christian School, begun in 1971, comprise a 4 acre lot in the City of Concord and provides education services for Grades K through 8. The recently constructed Junior High School addition and Master Campus Plan has been produced successfully via the City of Concord 'Use Permit' process along with Neighborhood input.

PROPOSED DEVELOPMENT

The new Preschool Campus, comprising 7,226 sf of conditioned space is to be located adjacent to the school's Main Campus at Concord Blvd., and Denkinger Road, and is intended to echo both the Use Permit process and Design aesthetic recently approved for the Junior High School addition and Master Campus Plan.

Currently, the property which is being proposed for development of the new Preschool is comprised of a Single-Family Residence to be demolished which fronts Concord Blvd. Additionally, an adjacent property on Denkinger Road will be utilized for vehicle access and is comprised of a single family Residence which is to remain in it's existing condition and utilized for storage and future Office use with additional parking being provided for on-site (ADA equivalent Office facilitation will be provided at the new Preschool).
Additionally, an Arborist Report has been produced which identifies protected trees. Protected trees are intended to be preserved with the new Preschool development.

Traffic concerns are addressed with the School Administration's proposed arrival and departure times that reflect current traffic concerns imposed by neighboring schools in the vicinity, such as Concord High School, as well as a Traffic Study prepared for the City of Concord.

The proposed design, when viewed in it's entirety, compliments the existing, varied, architectural streetscape and will not adversely impact adjacent properties to the side, rear or directly across either Concord Blvd./Denkinger Road with respect to solar access, view blockage and privacy.
WEST-EAST CROSS SECTION THROUGH DINING/CRAFTS HALL  

scale: 1/4" = 1'-0"

SIDE - WEST ELEVATION  

scale: 1/4" = 1'-0"

NORTH-SOUTH CROSS SECTION  

scale: 1/4" = 1'-0"
September 18, 2017 (updated 8/26/19)

Ray Marentette
Vitruviusray@gmail.com

Re: Arborist Report for Tabernacle Preschool, 1811 Denkinger Road, Concord

Dear Ray,

This arborist report addresses the proposed preschool at 1811 Denkinger Road. Per the City of Concord’s Tree Preservation and Protection Ordinance Chapter 18.310, the scope of work includes:

- Tag, identify and measure protected trees on or overhanging the property, within 50’ of proposed improvements. Trees that are considered protected per the city ordinance are defined as:
  - Native trees with a 12” DBH (diameter at breast height, measured at 4.5’ above grade) single trunk, or 12” DBH sum of all stems on a multi-stemmed tree, of the following species: Valley oak (Quercus lobata), Blue oak (Q. douglasii), Coast live oak (Q. agrifolia), California bay (Umbellularia californica), California buckeye (Aesculus californica), California sycamore (Platanus racemosa)
  - Other single-trunk trees with at least 24” DBH or a multi-stemmed tree where the sum of all stems is 24” DBH.
  - Any tree that has been designated a heritage tree by the Planning Commission.
  - A tree required to be planted, relocated or preserved as a condition of approval for a discretionary permit.
  - A tree with DBH of 6” or more, or one component trunk of a multi-stemmed tree with a diameter of 4” or more, located within the structure setback of creeks or streams as defined in CDC 18.305.040A.

- Identify dripline locations and tree numbers on site plan.
- Assess individual tree health and structural condition.
- Assess proposed improvements for potential encroachment.
- Based on proposed encroachment, tree health, structure, and species susceptibility, make recommendations for preservation.

This updated report expands on the earlier report, to include an additional parcel to the northeast.

Project Summary
The site is located north of the Denkinger Rd and Concord Blvd intersection, and was recently expanded to encompass another parcel to the northeast. One of the existing homes is uninhabited, surrounded by an old orchard. The other home is currently in use and has a smaller home orchard. The preschool building is located to the west, with the remainder developed into parking & driveways. The existing house on the northeast parcel will remain for school use.
I included thirteen (13) trees in my tree inventory, consisting of native oaks, fruit trees, and walnuts. The majority of the trees are located in or very close to the proposed building, playground, and parking lot.
It is my opinion that a total of eight (8) trees will need to be removed to accommodate the proposed project, and the remaining five (5) can be retained given that the protection measures within this report are followed.

Assumptions & Limitations
This report is based on my site visits on 8/23/17 & 7/11/19, and the site plan provided by Milani & Associates dated 8/16/19. On my 7/11/19 visit, I only reviewed the trees in the proposed extension into the property at the northeast. Health and structural conditions of trees #35-40 were not reviewed for this update. It was assumed that the proposed improvements and trees were accurately surveyed on the plans. One tree (#36) was not surveyed, so I approximately located it on the tree protection plan.

The health and structure of the trees were assessed visually from ground level. No drilling, root excavation, or aerial inspections were performed. Internal or non-detectable defects may exist, and could lead to part or whole tree failures. Due to the dynamic nature of trees and their environment, it is not possible for arborists to guarantee that trees will not fail in the future.

Tree Inventory & Assessment Table
#s: Each tree was given a numerical tag from #35-47. Their locations are given in the tree protection plan.
DBH (Diameter at Breast Height): Trunk diameters in inches were calculated from the circumference measured at 4.5’ above average grade.

Health & Structural Condition Rating
Dead: Dead or declining past chance of recovery.
Poor (P): Stunted or declining canopy, poor foliar color, possible disease or insect issues. Severe structural defects that may or may not be correctable. Usually not a reliable specimen for preservation.
Fair (F): Fair to moderate vigor. Minor structural defects that can be corrected. More susceptible to construction impacts than a tree in good condition.
Good (G): Good vigor and color, with no obvious problems or defects. Generally more resilient to impacts.

Age
Young (Y): Within the first 20% of expected life span. High resiliency to encroachment.
Mature (M): Between 20% - 80% of expected life span. Moderate resiliency to encroachment.
Overmature (OM): In >80% of expected life span. Low resiliency to encroachment.

DE: Dripline Encroachment (X indicates encroachment)
CI: Anticipated Construction Impact (L = Low, M = Moderate, H = High)
<table>
<thead>
<tr>
<th>#</th>
<th>Species</th>
<th>DBH</th>
<th>Health</th>
<th>Structure</th>
<th>Age</th>
<th>DE</th>
<th>CI</th>
<th>Comments</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>35</td>
<td>Valley Oak <em>(Quercus lobata)</em></td>
<td>22</td>
<td>G</td>
<td>G-F</td>
<td>25</td>
<td>25</td>
<td>30</td>
<td>25</td>
<td>M X H Ivy climbing into trunk. Minor corrected lean in lower trunk. Slightly sparse canopy. Large co-dominant stems and scaffold branches at 15’. In proposed play area; 13’ from proposed drainage; 20’ from proposed building; 14’ from proposed awning.</td>
</tr>
<tr>
<td>37</td>
<td>Valley Oak</td>
<td>22</td>
<td>G-F</td>
<td>G-F</td>
<td>20</td>
<td>20</td>
<td>25</td>
<td>25</td>
<td>M X L Grade buried. Good tree. About 8-9’ from existing wall. Wounds/cankers may be due to damage from grading equipment. 24’ from proposed building.</td>
</tr>
<tr>
<td>40</td>
<td>Fig <em>(Ficus carica)</em></td>
<td>10, 10, 12</td>
<td>VP</td>
<td>P</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>OM X H Estimated DBH. Topped at 10’, dieback and decay into trunks. Top is very sparse, chlorotic and sunburned. Multiple stems at 5’. Tree may decline further regardless of construction. In proposed parking.</td>
</tr>
<tr>
<td>41</td>
<td>California black walnut</td>
<td>46</td>
<td>F-P</td>
<td>F-P</td>
<td>10</td>
<td>20</td>
<td>30</td>
<td>25</td>
<td>M X H Clearance pruned from high voltage lines. Decay in 16” pruning cut on trunk. Moderate top dieback; sparse and chlorotic. Heavy mistletoe infestation. Multiple stems at 10’ with foliage at tips. Proposed bio-retention 2’ to W, drainage 7’ to E.</td>
</tr>
<tr>
<td>#</td>
<td>Species</td>
<td>DBH</td>
<td>Health</td>
<td>Structure</td>
<td>Dripline</td>
<td>Age</td>
<td>DE</td>
<td>CI</td>
<td>Comments</td>
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<td>--------------------------------------------------------------------------</td>
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<tr>
<td>42</td>
<td>California black walnut</td>
<td>36</td>
<td>F</td>
<td>F</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>H</td>
<td>Diameter measured at 3’ above grade; elevated due to ivy. 6’ from existing driveway. Multiple stems at 8’, likely from previous topping. Moderate dieback, some large diameter deadwood. In proposed driveway.</td>
</tr>
<tr>
<td>43</td>
<td>Fig</td>
<td>12.5, 14, 14, 14.5</td>
<td>G</td>
<td>G-F</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>M</td>
<td>Multiple trunks. Two sides of trunk surrounded by wall 6’ away. In proposed driveway.</td>
</tr>
<tr>
<td>44</td>
<td>Plum (Prunus sp.)</td>
<td>5, 5, 5, 5, 3, 3, 4</td>
<td>F-P</td>
<td>F</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>M</td>
<td>Canopy half sparse with minor dieback. Trunk flare buried. Multiple stems at 3’ above grade. 11’ from proposed driveway.</td>
</tr>
<tr>
<td>45</td>
<td>Plum</td>
<td>6, 6, 7, 6</td>
<td>F</td>
<td>F</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>M</td>
<td>Minor dieback. Trunk flare buried. Multiple stems at 3’ above grade. 7’ from proposed driveway.</td>
</tr>
<tr>
<td>46</td>
<td>Plum</td>
<td>4, 6, 4, 4, 6, 5</td>
<td>F-P</td>
<td>F</td>
<td>8</td>
<td>10</td>
<td>12</td>
<td>M</td>
<td>Low-growing scaffold branch to south. Minor dieback. Trunk flare buried. Multiple stems at 3’ above grade. 6’ from proposed driveway.</td>
</tr>
<tr>
<td>47</td>
<td>Plum</td>
<td>5.5, 6, 3.5, 3.5, 3.5</td>
<td>F</td>
<td>F</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>M</td>
<td>Twig dieback. Sunburn damage on lower trunk and scaffold branches. Multiple stems at 3’ above grade. 7’ from proposed driveway.</td>
</tr>
</tbody>
</table>

Trees that will need to be removed: 35, 36, 38-43 (7 trees)

Trees to be saved that will be subjected to dripline encroachment: 37, 45-47 (4 trees)

Trees to be saved that will not be encroached: 44
Discussion
The preschool was originally located close to a valley oak (#37, Figure 1) by the northwest property line, with a playground proposed beneath its canopy. The design has changed such that there are minimal encroachments near the tree, so it can be fenced off for the duration of construction.

Fencing shall also be installed around the purple leaf plums (#44-47, Figure 2) that line the east property line. The driveway and curb was reduced in scope in order to retain the trees with reduced impact. However, the trees may still experience water stress from losing the roots within the proposed driveway area. I recommend supplemental irrigation to mitigate the effects of construction.

Recommendations (to be printed on site plans)
Pre-construction
- Remove trees #35, 36 & 38-43 (7 trees).
- Mulch from tree removals may be spread out under trees #44-47 to a depth of 3”, keeping at least 12” away from the trunks.
- Supplemental irrigation shall be provided to trees #44-47 before, during, and after construction.
- Prior to construction or grading, contractor shall construct a temporary 6’ chain-link fence to set up a Tree Protection Zone (TPZ) around trees ##37 & 44-47 as indicated on the tree protection plan.
- TPZ fencing shall remain in an upright sturdy manner from the start of grading until the completion of construction. Fencing shall not be adjusted or removed without consulting the project arborist (PA).

Foundation, Grading, and Construction Phase
- If roots ≥ 2” diameter are encountered during excavation by trees #44-47, consult the project arborist (PA) for recommendations.
- If needed, pruning shall be performed by personnel certified by the International Society of Arboriculture (ISA). All pruning shall adhere to ISA and American National Standards Institute (ANSI) Standards and Best Management Practices.
- Supplemental irrigation shall be provided to trees #44-47 before, during, and after construction.
- Should TPZ encroachment be necessary, the contractor shall contact the PA for consultation and recommendations.
- Should there be a need for additional area to store equipment or supplies, contact the PA to locate areas and provide protection for trees that may be encroached.
- Contractor shall keep TPZs free of all construction-related materials, debris, fill soil, equipment, etc. The only acceptable material is mulch spread out beneath the trees.
- Should any damage to the trees occur, the contractor shall promptly notify the PA to appropriately mitigate the damage.
Landscaping Phase

- TPZ fencing shall remain in place with the same restrictions until landscape contractor notifies and meets with PA.
- Avoid all fill work, grade changes, and trenching within driplines unless it is performed by hand. Pipes shall be threaded under or through large roots (>2”) without damaging them.
- All planting and irrigation shall be kept a minimum of 10’ away from native oaks. All irrigation within the driplines shall be targeted at specific plants, such as drip emitters or bubblers. No overhead irrigation shall occur within the driplines of native oaks.
- All planting within oak driplines shall be compatible with oaks, consisting of plant material that requires little to no water after two years’ establishment. A list of oak-compatible plants can be found in a publication from the California Oak Foundation, available at: http://californiaoaks.org/wp-content/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

Thank you for the opportunity to provide this report, and please do not hesitate to contact me if there are any questions or concerns.

*Please see attached tree protection plan.*

Sincerely,

Jennifer Tso
Certified Arborist #WE-10270A
Tree Risk Assessor Qualified
STRIPE NOTES:

1. ALL PROPERTY EDGES AND MARRIERS SHALL BE MARKED WITH A 2" DASHED WHITE LINE.
2. FREE CURBING IS TO BE 4" WIDE AND TO BE MARKED WITH A 2" RED LINE.
3. ALL PERPENDICULAR PARKING SPACES TO BE 10' X 15' WITH AND ALTERNATE PARKING SPACES.
4. DIMENSION OF SEATED PERSON PARKING SPACE MAXIMUM SIZE OF EACH PARKING SPACE.
5. DOORS OF PERSON PARKING SPACE WILL BE 36" AND A 36" RISE ON A 1:24 SLOPE.
VEHICLE PROFILE

22.74
4.59 12.47

Fire Truck

feet

Width : 7.71
Track : 7.71
Lock to Lock Time : 6.0
Steering Angle : 47.8
6" Pop Up Emitter with 6" Basin
ELEVATION - 6' & 8' SCREENING WALL AND PIERS

SECTION - 6' SCREENING WALL AND PIER

SECTION - 8' SCREENING WALL AND PIER

NOTE: DETAILS HAVE BEEN SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR CONSTRUCTION DETAILS AND CALCULATIONS.
TABERNACLE PRESCHOOL - EAST-DENKINGER RD. ELEVATION

SCALE: 1/4" = 1'-0" MAY 23, 2019

MATERIAL SCHEDULE

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>DESCRIPTION</th>
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<tr>
<td>DOORS</td>
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<tr>
<td>GUTTERS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROOF</td>
<td></td>
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</tr>
</tbody>
</table>

GRADE

SEE SOUTH-CONCORD BLVD. ELEVATION FOR DETAIL TRASH RECYCLE BICYCLE STORAGE KITCHEN OFFICE ENTRY OFFICE

8' PLATE HT.
7' WINDOW HEAD HT.
DATE: January 23, 2020

I. GENERAL INFORMATION

Project Name: 1679-1691 Willow Pass Road (PL19261 – DR)
Review Status: Preliminary Design Review
Location: 1679-1691 Willow Pass Road
Parcel Number: 126-281-011
General Plan: Downtown Mixed Use
Zoning: DMX (Downtown Mixed Use)
Applicant: Robert Lyman/Johnson Lyman Architects, LLP
1375 Locust St., #202
Walnut Creek, CA 94596
Vicinity Map:
II. PROJECT BACKGROUND

On April 11, 2017, the City adopted the Park and Shop Design Guidelines and Master Sign Program to provide all property owners and tenants a set of design tools for façade improvements.

On December 13, 2019, Robert Lyman of Johnson Lyman Architects, LLP, on behalf of the property owner Sreenivas Ramireddy, submitted a formal design and site development review application with plans (Exhibit A) and a written statement (Exhibit B) reflecting façade improvements, parking modifications and landscaping upgrades for the currently vacant building previously occupied by Payless Shoes and other small shops.

On January 7, 2020, the Development Advisory Committee (DAC) conducted a completeness review of the project and deemed the application incomplete on January 10, 2020.

The Board’s comments will be incorporated into revised plans that will return for Final Design Review approval.

III. PROJECT DESCRIPTION

The project site consists of a 1.23-acre parcel, located in the center of the Park and Shop Shopping Center and bounded by Fry Way to the north and Willow Pass Road to the south. The subject site is developed with a 19,950 square foot building, parking spaces, landscaping near the building and within the parking lot, and a trash enclosure at the rear of the site. The building, which includes a partial second floor, is planned to be divided up into smaller retail tenant spaces ranging from 1,633 – 4,491 square feet and the second floor is planned for office space (5,020 square feet).

Site Plan

The existing building is located on the north half of the parcel with parking for 71 spaces on the south half of the parcel. The project proposes renovations within the existing building footprint. Four storefronts will be created along the south façade and a fifth storefront is planned for a future restaurant or office space accessed from the rear (north façade) of the building. The four storefronts anticipate future retail, a restaurant, personal service or retail, and a restaurant. The restaurant or office on the second floor would be accessed from an elevator and stairwell from a small lobby at the rear of the building. An existing trash enclosure will remain on the north side of the building.

Staff has the following recommendations:

- Relocate bike racks to less busy area away from entries and handicapped ramps, perhaps near landscape bulb at southeast corner of building.

Circulation and Parking

Ingress and egress to the building is proposed via existing sidewalks on the north, east and south sides of the building. The 10-foot wide sidewalk on the north will be replaced with new concrete. The sidewalk on the south side is planned to be replaced, as it is currently in poor condition, and proposed to be expanded to 16 feet wide. As a result, the drive aisle in front of the building would be reduced from 36 feet to 30 feet, which is acceptable for two-way traffic with angled parking. Another 10-foot
wide sidewalk is located along the east side of the building, with five parallel parking spaces located adjacent to the sidewalk, with landscape bulbs located at the northeast and southeast corners of the site. Sidewalks are provided through the landscape bulbs for access to the remainder of the shopping area, Fry Way, and Willow Pass Road.

Modifications to the parking lot are proposed to the parking stalls adjacent to the south building facade. A new van accessible space with a curb ramp is proposed and the remaining spaces would be re-striped to accommodate the new space. Existing curbs, sidewalks, and landscaping are proposed with minor reconfigurations to accommodate new planters, new bike racks, and new curb ramps along the southern edge of the building.

*Park and Shop Guidelines* – The Guidelines require that sidewalks may have to be repaired and brought up to applicable code along with current ADA standards, provided they are within the tenant and/or owner’s control. Staff has the following recommendations:

- Expand proposed site plan to include parking lot intersection to the west and both sides of parking aisle.

**Architecture**

The proposed elevations include updating the existing contemporary architecture with a new aluminum and glass storefront system along the south facade, new plaster on foam trim, new paint, internally illuminated signage on top of the existing canopies and lattices added on the east side of building. Aluminum and glass storefront system on portions of the front and side of the building will remain. New storefronts will be located at three of the four south-facing tenant spaces (1683, 1687 and 1691 Willow Pass Road). New storefront windows are also provided on the north side of the building for the 2,741 sq. ft. space (1683 Willow Pass Rd.) and a new exit door for the 3,382 sq. ft. (1691 Willow Pass Rd), as shown on Sheet A1. Space to provide access out to the service area on the north side of the building. Earth tone colors are proposed including a brown body color (Dunn Edwards - Ancient Earth, DE 6217), a beige color for the second floor as viewed from the south side of the building (Dunn Edwards - Desert Gray, DE 760), and a dark brown trim color (Benjamin Moore - Gargoyle, BM 1546). All awnings will be removed. Signage will be removed. Lattice features will be affixed to the east side of the building for vines that will be planted.

<table>
<thead>
<tr>
<th>Tenant Space</th>
<th>Sq. Ft.</th>
<th>Access location</th>
<th>Location</th>
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<tbody>
<tr>
<td>Unit 1</td>
<td>4,491</td>
<td>South side</td>
<td>Ground floor</td>
</tr>
<tr>
<td>Unit 2</td>
<td>2,741</td>
<td>South/North side</td>
<td>Ground floor</td>
</tr>
<tr>
<td>Unit 3</td>
<td>1,968</td>
<td>South side</td>
<td>Ground floor</td>
</tr>
<tr>
<td>Unit 4</td>
<td>3,382</td>
<td>South/North/East side</td>
<td>Ground floor</td>
</tr>
<tr>
<td>Unit 5</td>
<td>1,633</td>
<td>North side</td>
<td>Ground floor</td>
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<tr>
<td>Unit 6</td>
<td>5,020</td>
<td>North side</td>
<td>2nd floor</td>
</tr>
</tbody>
</table>

*Park and Shop Guidelines* – The Guidelines require at a minimum, the removal of unused equipment, outdated light fixtures, awnings and repair work. Minimal improvements include removal of blue awnings with repair to each end of the awning, repair of exposed metal canopies, and the replacement of fluorescent strip lights with appropriate decorative lighting. Unused and unsightly conduit, utilities
and equipment should be removed or concealed. All exterior surfaces should be repaired, patched and painted. The Guidelines also require repair and cleaning of existing storefronts and painting if the finish has deteriorated. Staff has the following recommendations:

- Consider adding horizontal wood panels to improve the texture and visual interest of the south façade, see Guidelines (page 22, Exhibit C).
- Remove and replace the existing outdated canopy, consistent with Guidelines (page 23-24).
- Remove single doors on south façade of 1679 Willow Pass Rd. tenant space and replace with one double door, consistent with other tenant spaces.
- Design should incorporate a more varied roofline. Increase roofline and/or provide additional massing at the corner of Unit 4 to strengthen it visually through the use of a customized canopy, awning, or tower (see page 14 of Guidelines).
- Consider incorporating a colorful panel on the east elevation above the northern canopy using the sample accent colors on page 29 of the Guidelines.
- Rooftop equipment, if visible, shall be screened.

**Landscaping**

Existing landscaped planters, adjacent to the southern perimeter of the building, would be replanted with Blue Fescue and Fortnight lilies. Additional landscaping will be provided within the two existing landscaped planters located on the northeast and southeast corners of the building to include Mat Rush, Dwarf Flax, and Dwarf Bottlebrush. The two existing Maple trees would remain, but one of the two existing Sweet Gum trees would be removed.

*Park and Shop Guidelines* – The Guidelines encourage planters or in-ground landscaping to offer comfort to diners. Outdoor seating is encouraged and should be located near the path of travel but sheltered for privacy with railings or other forms of semi-enclosure that does not conflict with existing sidewalks, such as with planters. Guidelines also require screening of trash enclosures with attractive fences, landscaping or trellis features.

Staff has the following comments and recommendations:

- Replace the Sweetgum tree planned to be removed at southeast corner of building with a new Sweetgum.
- Encourage identification of outdoor eating area for corner (Unit 4) tenant space (See page 56 of Guidelines) and incorporate enclosure treatment.
- Provide additional metal lattice with Carolina Jasmine vines on the east side of the building to provide rhythm and additional texture to the building.
- Provide screening of trash enclosure, utilizing any of the concepts from the Guidelines (page 32), with decorative features, landscaping, and paint that is similar to the building.

**Signage and Lighting**

The proposed plans reflect edge signs (internally illuminated) on top of the existing canopy for each of the retail tenants located along the southern façade. In addition, an edge sign is shown on the northern façade for the second floor office tenant. No signage is reflected on the east elevation. These are the
only signs proposed for the site. The application indicates that specific signage will be submitted at a later date, as tenants are selected.

No lighting, existing or proposed, is indicated on the plans for the building at the site, but the written statement indicates that new under-canopy lighting will be provided to illuminate the sidewalks.

*Park and Shop Guidelines* – The Guidelines require at a minimum, the removal of unused equipment, outdated light fixtures, signage and repair work. Minimal improvements include replacement of fluorescent strip lights with appropriate decorative lighting. Signage should be updated as part of minimal improvements. Unused and unsightly conduit, utilities and equipment should be removed or concealed. All exterior surfaces should be repaired, patched and painted.

Staff has the following comments and recommendations:

- Provide exterior wall sconces on pilasters to improve lighting on the front, side and rear of the building to improve its visual appeal, consistent with the Guidelines (page 28).
- Provide under canopy signage for tenant spaces, consistent with the Guidelines (page 47).
- Incorporate signage for Unit 5 (office or restaurant space) on East and North Elevations. Incorporate signage for Unit 4 on East Elevation.
- Signage on Units 1 and 4 should be centered over storefront, not two individual signs as shown, and designed consistent with the Park and Shop Master Sign Program.
- Blade signs should be incorporated on upper pilasters to identify the office entry at the rear of site, consistent with the Guidelines (page 49).

**IV. RECOMMENDED ACTION**

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into the final project design for the Board’s review.

Prepared by:  
Joan Ryan  
Community Reuse Area Planner  
(925) 671-3370  
Joan.ryan@cityofconcord.org

Exhibits:

- Project plans, date-stamped received December 13, 2019
- Written statement, date-stamped received December 13, 2019
- Excerpts from the Guidelines pages, 14, 22-24, 28-29, 32, 47-49, 56.
RECOMMENDED PLANT LIST

<table>
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<tr>
<th>SPECIES</th>
<th>COMMON NAME</th>
<th>HABIT</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEDAR</td>
<td>Slash</td>
<td>Vertical</td>
<td>Low</td>
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<tr>
<td>PINUS</td>
<td>White Pine</td>
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<tr>
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</tr>
<tr>
<td>BERRY</td>
<td>Wild Berry</td>
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<td>Low</td>
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</table>

GENERAL NOTES:
1. ALL PLANTING SHALL BE WATERED BY EXISTING FULLY AUTOMATIC, WATER-SAVING IRRIGATION SYSTEM.
2. ALL PROPOSED PLANTING AREAS SHALL RECEIVE A 2" DEEP LAYER OF GRANITE GRUNGE TO MATCH EXISTING THROUGHOUT RETAIL CENTER.
3. TOTAL PROPOSED LANDSCAPE AREA IS 1,200 SQ. FT.

EXISTING CONCRETE PAVING

FUTURE RETAIL
FUTURE RESTAURANT
FUTURE PERSONAL SERVICE ON RETAIL
FUTURE RESTAURANT

EXISTING LONDON PLANTER
AND FORTNIGHT LILIES TO REMAIN (RECENTLY PLANTED)

EXISTING TREE TO REMAIN
(10 FT CALIPER SWARTZMILL)

REMOVED TREE TO REMAIN
(9 FT CALIPER SWARTZMILL)

REMOVE EXISTING ORNAMENTAL
SLEDGES IN 1/2 FT EACH BURIED
BELOW GRADE

REFER TO SHEET L2 FOR WELD CALCULATIONS AND PLANT IMAGES
PLANT IMAGES

CALLISTEMON 'LITTLE JOHN'
DIETES BICOLOR
FESTUCA 'ELIJAH BLUE'
GELSEMIUM VINES
LOMANDRA 'SEA BREEZE'
PHORMIUM 'DUET'

WELO CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET0): 43.3

<table>
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<th>PLANT</th>
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<th>STAP</th>
<th>LANDSCAPE AREA (sq ft)</th>
<th>TOTAL LANDSCAPE AREA (sq ft)</th>
<th>ESTIMATED WATER USAGE (HT/yr)</th>
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<td>4.3</td>
<td>0.6</td>
<td>1,320.00</td>
<td>473.34</td>
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TOTALS: 10,200.00

STAP: Total: 13,073

MAXIMUM ALLOWED WATER ALLOWANCE (AMAX): 16,180

STAP CALCULATIONS:

REGULAR LANDSCAPE AREAS:

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STAP: 0.56

OVERSTAP: 0.04

ALL LANDSCAPE AREAS:

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<tr>
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</tr>
</tbody>
</table>

STAP: 0.56

OVERSTAP: 0.04

NOTE: AVERAGED STAP FOR REGULAR LANDSCAPE AREAS MUST BE 0.6 OR BELOW FOR RESIDENTIAL AREAS AND 0.4 OR BELOW FOR NON-RESIDENTIAL AREAS.
Building Remodel
Park ‘N Shop
1679-1691 Willow Pass Rd, Concord
Project Description

The existing 2 story commercial building is approximately 15,000 sq on the ground floor and 4,950 2nd floor. The building is assumed to have been constructed in the 1960’s and is of concrete tilt-up wall construction with plywood roof supported by metal bar joists and steel beams. The building is currently vacant awaiting the renovation before re-tenanting.

The proposed modifications include the following exterior changes:

1. New aluminum and glass storefront system at the building front. At the building rear (facing Frys) there are two tenant spaces that will also receive new storefronts.
2. The building façade will receive foam trim pieces that provide some visual break-up of the concrete tilt-up panels. We’re showing a corriole trim and pilasters to create shadow relief. The building will also be repainted.
3. Along the building side, there are new 2 lattices proposed to soften the façade as there aren’t as many storefront windows to provide relief.
4. The front sidewalk will be expanded about 6’ into the parking lot. This reduces the drive aisle width from about 36’ to 30’ which is still quite wide for 2 way traffic. The front sidewalk will be replaced as it is currently in poor condition.
5. We’re adding a new van accessible parking stall at the front parking area and several new planters to break-up the concrete flatwork. The existing planter at the crosswalks to the east will also be re-constructed and re-planted.
6. Rear sidewalk will be replaced with new concrete and the existing rear planter will be re-furbished with new landscaping.
7. The existing 2nd floor will receive a new access lobby on the ground floor with a new elevator and stairs. The 2nd floor will likely become single or multi-tenant office space.
8. Building will receive new under-canopy lighting to illuminate the exterior sidewalks.
9. In the near future (under separate permit) there will be tenant improvements for retail, restaurant and office tenants.
10. Tenant Signage will be submitted separately
Pilaster
Pilasters are columns between storefronts that create a vertical rhythm and allow different tenant storefronts to be distinguished from each other.

Corner Features
Corner buildings could have special features that enhance the corner and encourage shoppers to move around the corner and throughout the center. Such features could be customized canopies, awnings or towers.

Arcades
Arcades can create a quality shopping experience for the pedestrian while providing shade and weather protection. Arcades also provide gathering places, areas for outdoor merchandise display and outdoor dining. They must be well lit at night. The columns of an arcade must not block the views of the storefronts.

Variation in roof lines

Special corner feature (tower)
STOREFRONT DESIGN

Storefront Examples

Minimal Example: Tiled recessed entry with painted wainscot

Moderate and Major Example: Painted storefront with integrated lighting, pin mounted letters

Major Example: Wood panels increase perceived storefront height

Moderate and Major Example: Playful string lights and dramatic tile contrast with the simple wood storefront
OVERHANG DESIGN

A variety of overhangs are possible at Park & Shop. Overhangs protect the tenant from excessive heat gain or sun damage without blocking the visibility of the storefront. They shelter pedestrians from the elements, and are typically required by the applicable CalGreen Code.

Canopies
Canopies are horizontal overhangs suspended or cantilevered from the façade above a storefront. Though they are primarily horizontal, the top surface of the canopy should be sloped slightly to allow for drainage.

In addition to allowing for weather and sun protection, canopies are an ideal location for edge signs. They may be supported from above or below and may also be constructed below a transom window as a 'light shelf' to help reflect natural light deeper into a store than would be accomplished by a transom window alone.

Materials
Metal, wood, perforated screens, glass, or high quality plastics are acceptable materials for canopies. Where wood is used, new material resistant to checking, warping and rotting is allowed. Painted finishes should be durable and resistant to cracking, peeling, and fading. Fabric canopies, which are subject to puddling water on their top surface, are not recommended unless a perforated fabric is use.

Dimensional Requirements
No part of a canopy may be less than 8'-0" height above the sidewalk.
Canopy Examples

- Metal and glass canopies add a contemporary appearance
- Canopies add attractive weather and sun protection
- Horizontal wooden slats create interesting shadows
- A combination of materials may be used
EXTERIOR LIGHTING

Exterior lighting on a building façade, arcade or interior street or pathway must provide adequate light levels for safety. Exterior lighting can be both dramatic and effective. Proper lighting encourages customer activity during evening hours.

- New fixtures must be attractive and high quality.
- Wall packs and strip fluorescent fixtures are not allowed.
- All light fixtures and installation of light fixtures shall comply with U.L. requirements. U.L. labels shall not be visible to the public.
- Time clocks or photocells shall be provided. Lights shall remain on until 11:00 PM.
A good color scheme can add vitality to an otherwise simple architectural design. The uniformity of the blue and white color scheme at Park and Shop creates a monotonous atmosphere and makes it difficult for customers to establish their location within the center. A varied color scheme helps to establish landmarks throughout the Center.

Care shall be taken to establish color schemes that are contemporary, yet will not quickly become outdated.

The color schemes on this page are examples. Building owners and tenants are not obligated to use these colors and do not need to change existing color schemes, but if a new color scheme is used it should be compatible with surrounding context.
LOADING DOCK & TRASH SCREEN EXAMPLES

Gates can be decorative

Clean, landscaped loading dock

Screening with attractive fences or landscaping.

Decorative fence
SUSPENDED SIGNS

Unique and iconographic suspended signs can serve as identifying markers and can be seen as a work of art. They are a great way for a store to express some personality, whether it be classic and sophisticated, sleek and contemporary, or whimsical and fun.

Suspended signs are important identifying markers. These signs bring signage down to a pedestrian scale and are often the only signage visible.

Tenants are allowed a maximum of one suspended sign per public entry.

Suspended signs can be located perpendicular to the façade, under an awning or overhang. The bracket should be designed as part of the sign and enhances the design. A suspended sign must be located where it will not interfere with the visibility of a neighboring tenant’s sign or storefront.

**Lighting**
Suspended signs may be internally illuminated using halo illumination, push through acrylic, or back lit routed lettering. Exposed neon may be allowed, provided a limited amount of neon is used and the sign is unique and carefully designed. Individual channel letters or illuminated sign boxes are not permitted. If externally illuminated, the light source should be directed upward from below, or shielded to prevent ‘spill over light’ from glare for pedestrians. Conduits should be concealed.
SUSPENDED SIGNS

Materials
Suspended signs and brackets may be constructed of:
• Metal
• Acrylic
• Graphic film
• Wood
• Glass
• Other high quality durable materials

Dimensional Requirements
A sign suspended from high overhead should have clearance that is proportional to the height. Suspended signs shall be minimum 1” thick.
BLADE SIGNS

Blade signs are identifying markers and can be seen as a work of art as well as signage. They are a great way for a store to express some personality, whether it be classic and sophisticated, sleek and contemporary, or whimsical and fun.

Wall mounted blade signs are located perpendicular to the façade. They can be supported by a bracket attached to a wall or a pilaster. The bracket should be designed as part of the sign, and enhance the sign design. Tenants are allowed blade signs on a case by case basis. A blade sign must be located where it will not interfere with the visibility or function of a neighboring tenant’s sign or storefront.

Lighting
Blade signs may be internally illuminated using halo illumination, push through acrylic lettering, or back lit routed lettering. Exposed neon may be allowed, provided a limited amount of neon is used and the sign is unique and carefully designed. Individual channel letters or illuminated sign boxes are not permitted. If externally illuminated, the light source should be directed upward from below, or shielded to prevent to ‘spill over light’ from glare for pedestrians. Conduits should be concealed.

Materials
Wall mounted blade signs may be constructed of metal, acrylic, graphic film, wood, glass and other high quality durable materials.

Dimensional Requirements
Sign height may depend on the design of the building and location of the sign. Blade signs shall be a minimum 1” thick.

Blade Sign Diagram

Internally lit push through acrylic letters

Three dimensional iconography

Exposed neon
It is encouraged to make improvements in common areas, and the language below are suggestions. This section is not required as part of façade or signage improvements. All work in the common areas must be approved by the Park & Shop owners Association and the City.

Outdoor dining patios are further enhancements that are encouraged as part of overall improvements. This section is not required as part of facade or signage improvements.

Restaurants and other food tenants are encouraged to create outdoor seating areas to bring life and activity to the center. If outdoor seating areas are sought, they should be placed where customers can both see and be seen. Diners often enjoy 'people watching' while they eat. Outdoor dining is good advertisement for restaurants.

Seating should be located near the path of travel, yet sheltered slightly for privacy. This can be accomplished by raising the level of the eating area slightly from the sidewalk, or through the use of a railing or other form of semi-enclosure provided no conflict with existing sidewalks, including accessibility, is created. Permanent railings may not be used to define eating areas because of Park and Shop Center's cross access easements. They should be located on the building side of the sidewalk, to provide greater shelter from vehicular traffic. Landscape buffers such as planters or in-ground landscaping offer comfort to diners.

Outdoor dining furniture shall be durable and attractive. Umbrellas provide shade, color and even a location for tenant logos or tag lines.