

# City of Livermore

## Carnegie Park Master Plan

Drafted by City staff for public evaluation and feedback

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## Plan Organization:

	Page(s)
List of Figures	3
I. Master Plan Phasing	4
II. Background	4-5
III. Vision Statement / Purpose of Plan	6
IV. Goals / Guiding Principles	6
V. Actions and Guidelines to Implement Goals:	7
Goal 1. Provide a secure environment in the Park.	7-8
Goal 2. Upgrade aging infrastructure in coordination with other improvements as needed.	10
Goal 3. Preserve the Park's historic character and general layout.	11-15
Goal 4. Improve the Park's aesthetic appeal and comfort.	16-31
Goal 5. Attract use of the Park for a range of community members and visitors.	32-33
Goal 6. Constrain City costs especially annual recurring costs.	33-35
Goal 7. Identify City and non-City revenue sources to supplement funding for improvements and any increased associated maintenance.	35
VI. Summary Plan Diagram	36-38
VII. Example prioritization of actions table (Conceptual)	39

## **List of Figures (summary description; page number in parentheses)**

1. Existing landscaping, photographs (5)
2. Existing furnishings, photographs (5)
3. Clear view through park, diagram (7)
4. Existing smaller tree, photograph (7)
5. Plant materials blocking visibility, photograph (8)
6. Shrub obscuring building base, photograph (8)
7. 1958 aerial photograph (12)
8. 1966 aerial photograph (12)
9. 1909 illustration of proposed building/ site (12)
10. Historic circulation system, diagram (13)
11. Berm around building, photograph (13)
12. Circa 1941 Photograph of visibility of front of building (14)
13. 1910 newspaper excerpt regarding palm trees (14)
14. 2012 tree survey, diagram (15)
15. Areas of focus in east and west ends of park, diagram (17)
16. Examples of paths and flowers, photographs (17-18)
17. Example of existing small turf area (18)
18. Farmers market in progress, photographs (19)
19. Places where event tents/tables typically set up, diagram (20)
20. Veterans Memorial and Music Bandstand areas, diagram (21)
21. War Memorial, photographs (21)
22. Examples of benches used downtown, photographs (22)
23. Location of possible seat wall and example seat wall, photographs (22)
24. Trash and recycling containers used downtown, photographs (23)
25. Bicycle rack used downtown, photograph (23)
26. Existing drinking fountain and one used downtown, photographs (24)
27. Example play statuary, photographs (25)
28. Miscellaneous site furnishings survey, diagram (26)
29. Achieving building sight-lines with tree placement and maintenance (28)
30. Existing trees at rear of building, photograph (29)
31. Shrub obscuring front entry, photograph (29)
32. East end of building with elevator, photographs (30)
33. Existing tree fruit staining, photograph (30)
34. Existing monument sign structures (31)
35. Example of donated bench plaque (34)
36. Plan summary diagram with various features consolidated, diagram (36)
37. Plan summary diagram excluding public sidewalks, color, diagram (37)
38. 2012 aerial photograph (38)

## **I. Master Plan Phasing**

A master plan is a guide to future actions that is long term and comprehensive with a level of detail adequate to guide future decision-making to implement the Plan.

The City of Livermore Carnegie Park Master Plan (Plan) is intended to be a common sense long-term guide to maintaining and improving this City park in phases over time as funding becomes available.

Minimizing annual recurring maintenance costs is necessary to avoid financial impacts to the City General Fund and Downtown Landscape Maintenance District and to meet Council goals for budget and long-term financial stability (the General Fund is obligated to cover 40% of each year's actual maintenance total). Therefore, some of the earlier improvements could be modest (e.g., some changes to plant maintenance) and some could be less visible, laying the groundwork for future improvements (e.g., necessary updates to underground utility infrastructure).

City-initiated projects will be completed as City capital and maintenance funding becomes available. Moreover, to also help control ongoing costs, private party projects (e.g., service clubs, etc.) will be approved if maintenance funding is allocated, or if a reasonable maintenance program is proposed by the private party on behalf of the City.

The Plan is intended to reinforce Carnegie Park as a destination attracting park users with durable and attractive infrastructure and features, which can also bring more "eyes" into the Park more regularly and deter the Park's occasional vandalism, which may help control maintenance costs. The intent of the Plan is not to drive significant changes in park character

Priorities will be refined taking into account non-city funded donations of features.

## **II. Background**

The Park and historic library building are owned by the City. The City maintains and operates the Park as of October 2012. The Livermore Area Recreation and Park District (LARPD) which has maintained the Park since 1974, will continue maintaining and operating the building.

The Carnegie Library and Park (built in 1911) is an historic resource which was listed in the National Register in December, 2011 so particular attention is paid to preserving historic character.

Part of the Plan's intent is to revitalize the appearance of the Park responsibly by focusing on basic needs like infrastructure, with guidelines for improving the landscape appearance. For example, areas of the Park to the west and east of the building have evolved to areas of soil, mulch, flowers, decomposed granite, and paths that aren't interconnected and appear less than desirable to attract use. Additionally, existing site furnishings were added over time resulting in a lack of continuity. (See Photographs below). Also underground or otherwise concealed infrastructure (e.g., irrigation, electrical service, sewer service), an unseen part of the Park, is aged and needs updating and/or replacement at a future date.

Any alterations implemented as part of this Plan are to follow otherwise required review processes as required by the Downtown Specific Plan, Development Code or Municipal Code (E.g., Downtown Design Review as applicable, Arts Commission review as applicable if public art is proposed, etc).



*Figure 1. Above: Areas of the Park have become relatively sparse in landscaping and/or pathway delineation*



*Figure 2. Above: Photographs illustrating the variety in design of existing furnishings that have been added over time*

### **III. Vision Statement/ Purpose:**

A vision statement describes the desired overall long term outcome to achieve an important purpose and guides development of plan goals. The purpose of the Plan is to renovate, revitalize and maintain the Park to achieve the following vision:

*Carnegie Park is a safe and inviting park with historic character that is an asset to the downtown and its visitors; is appropriately landscaped; has adequate and durable infrastructure; serves a wide range of community members; welcomes uses ranging from quiet contemplation to community gatherings; and is designed to be adequately maintained within the City's budget.*

### **IV. Goals/ Guiding Principles:**

A goal is a guiding principle that states a desired result achievable with specific actions. Clear goals assure future maintenance and improvements to the Park are consistent with the vision.

- 1. Provide a secure environment in the Park.**
- 2. Upgrade aging infrastructure in coordination with other improvements as needed.**
- 3. Preserve the Park's historic character and general layout.**
- 4. Improve the Park's aesthetic appeal and comfort.**
- 5. Attract use of the Park for a range of community members and visitors.**
- 6. Constrain City costs especially annual recurring costs.**
- 7. Identify City and non-City revenue sources to supplement funding for improvements and any increased associated maintenance.**

## V. Actions and Guidelines to Implement Goals

The bulk of guidelines relate to improving the Park's appearance and comfort (implementing Goal 4) while not conflicting with other supporting Goals important for cost control, safety, and historic preservation.

### Goal 1: Provide a secure environment in the Park.

#### A. Trim and select plants to preserve through visibility.

- **Establish unobstructed clear views through park.** Create and maintain a clear view through the Park to increase passive surveillance and sense of safety. Limit groundcover selected to about 2 feet high. Keep tree crowns trimmed to a minimum of 8 feet, preferably 10 feet, above the ground. This will maintain a 6 to 8-foot tall "clear-view" zone through the Park. (Diagram below.)

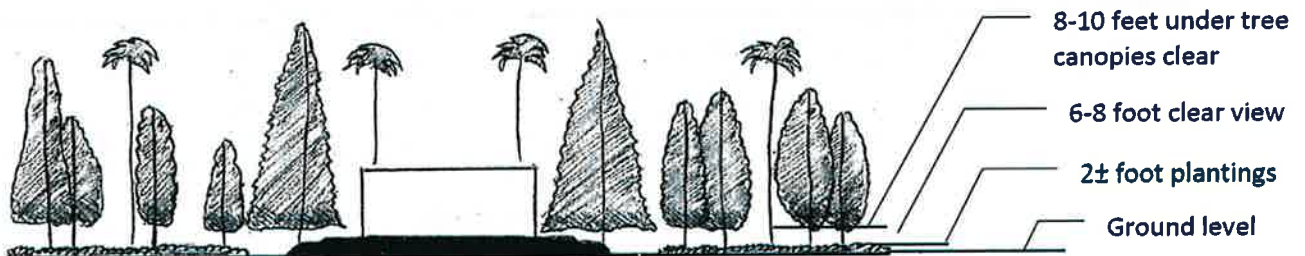


Figure 3. Above: A "clear view" about 6 to 8 feet high through the Park

- **Salvage smaller trees.** Salvage smaller trees if possible by trimming to elevate the bottom of their crowns to a minimum of 8 feet above ground level. (Example below.)



Figure 4. Above: a smaller tree whose crown can be trimmed up to about 8 feet above the ground and preserved

- **Modify plant materials used in the clear view zone.** Remove, prune or replace small trees and large shrubs blocking visibility between 2 and at least 8 feet above the ground. (Examples below.)



*Figure 5. Above: Plant materials that block visibility between about 2 and 8 feet above the ground*

- Keep views to the building base.** Remove shrubs blocking the windows and building base. Select plants growing maximum 2 feet high at the building base, for building safety, views of the architecture, and window natural light and that will remain 6 to 12 inches from the building base at maturity. (See below.)



*Figure 6. Above: An example of a shrub that blocks windows and obscures the building base.*

- **Tree selection considerations for security.** To avoid year round dark shaded areas in the Park, continue including a balance of evergreen and deciduous trees because deciduous trees avoid year-round shadowing that can make the Park look dark. Also include some narrow trees because the narrow-shape provides shade in long patterns instead of large dark patches underneath.

**B. Maximize existing lighting's benefit.**

- **Maximize street-light illumination.** Keep on-site and street trees trimmed to allow light from the street lights in the adjacent public sidewalks to help light the Park.
- **Locate any new trees to preserve lighting.** Select replacement tree sizes and locations to avoid inappropriately blocking light sources.
- **Keep existing building and site lights illuminated.** There is a globe light suspended over the front entry that is not always illuminated. Use this and other existing site fixtures to light the building entry and site.
- **Consider upgrading fixtures and wattages.** Consider upgrading existing electric fixtures and wattages if it can efficiently increase lighting while not compromising historic character.

**C. Add more lighting.**

- **Building exterior wash lighting.** If it is feasible for the building and can be done sensitively to historic character, add flood lighting for the building's facades, for both dramatic nighttime effect and increased security. If up-lighting is infeasible, down-lighting could avoid potential vandalism and maintenance issues associated with up-lighting installed at ground level.
- **Additional site lighting.** If the aforementioned actions are not feasible or do not result in sufficient site lighting for security and more lighting is determined necessary by the City for security reasons, explore additional lighting options. Such lighting should resist vandalism and not conflict with the visual character of the historic site globe light fixtures.

**D. Consider the feasibility of security cameras for the park**

**Goal 2: Upgrade aging infrastructure in coordination with other improvements as needed.**

- A. Audit infrastructure.** Complete an audit to assess utilities and underground facilities including irrigation to identify their condition and develop rehabilitation, replacement, or maintenance priorities.
- B. Plan for durability and reliability.** Replace aging infrastructure so it can handle planned improvements and is durable and reliable to decrease maintenance costs.
- C. Incorporate Water Efficiency.** Although historic sites are exempt from the City Water Efficient Landscape Ordinance, follow its design practices in Municipal Code section 13.25.050 to the extent feasible to build water efficiency cost savings into the landscaping improvements (e.g., smart controller with rain sensor, efficient emitters, water-efficient plan materials, etc.)
- E. Replace/upgrade infrastructure in coordination with other site improvements.** Install infrastructure upgrades coordinated with landscaping replacement improvements proposed by this plan so park infrastructure can handle any increased park activities.
- F. Add secure access to water and electricity.** Include a hose bib(s) for occasional rinsing/ washing. Because the building electrical capacity is near or at capacity, to serve the Park add more power capacity to augment the Park's electric service for new and existing site electric needs (e.g., lighting, music amplification). Make water and electric service lockable to prevent unauthorized use.
- G. Fountain.** The fountain will be preserved as an important site historic artifact. It presently lacks self-filling water capability, ease of draining, and self-chlorination and has a substandard sewer connection, making normal fountain operation and servicing very labor-intensive and expensive. When adequate funding is identified its plumbing can be updated to allow normal fountain function.

### **Goal 3: Preserve the Park's historic character and general layout**

- A. Rely on appropriate historic preservation guidance documents.** The library building and park were listed in the National Register December 3, 2011. Historic resource rehabilitation is often done in response to current uses and needs, provided it is compatible with historic character. With rehabilitation, some compatible changes, new additions, and alterations are possible while preserving character defining features. The most important features are ones dating from the site's period of significance which is 1911-1966 when it served as the City Library. Guidance documents consulted include:
- The site's National Register nomination.
  - The Secretary of the Interior's Standards for the Treatment of Historic Properties, for Rehabilitation (Weeks and Grimmer; 1995), including but not limited to the "Building Site" subsection. Recommended site features important to identify and preserve include circulation, such as paths; topography, such as terracing; and water features, such as fountains.
  - National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation (NRB 15), especially regarding evaluating the historic integrity of a property. NRB 15 suggests that preserving and maintaining visual access to a site's essential character defining features helps maintain historic integrity.
  - National Park Service Technical Preservation Brief (PB) 36: Protecting Cultural Landscapes, Planning, Treatment and Management of Historic Landscapes. According to PB 36, rehabilitation accommodates contemporary alterations, repairs or additions to a property provided historic character is preserved.
  - Historic photographs and/or aerial images
- B. Preserve the Park's purpose.** Recognize current community needs and preferences such as special event use of the Park (e.g., Farmers Market).
- C. Preserve the Park's general water-permeable character.** Generally preserve the Park's water-permeable character. Aside from concrete or brick paths and limited features if found supporting park use, avoid where applicable new hard surfaces such as concrete patios. Along with trees, continue using low-growing shrubs, turf, bark, mulch, and decomposed granite.
- D. Preserve the Park's character defining features.** Preserve the physical features that remain from the site's historic period of significance (1911-1966), when it served as the City Library as established in its National Register application, including:
- **Primary paths symmetry (circulation).** Preserve the symmetrical primary path and landscape pattern. Allow flexibility in areas next to J and K Streets for adding new secondary pathways in addition to the primary paths. Per aerial photographs from the period of significance, and a 1909 illustration, the primary paths include the four paths from the street corners covered in brick plus the four angled cross paths not covered in brick, whose locations are shown by thick dotted lines in the diagram in Figure 10 below and which shall be substantially preserved in their configuration (e.g., location, alignment, width). (See images below.). These paths also preserve sight-lines to the building when used to approach it.



Figure 7. Above: Aerial photograph of 1958



Figure 8. Above: Aerial photograph of 1966

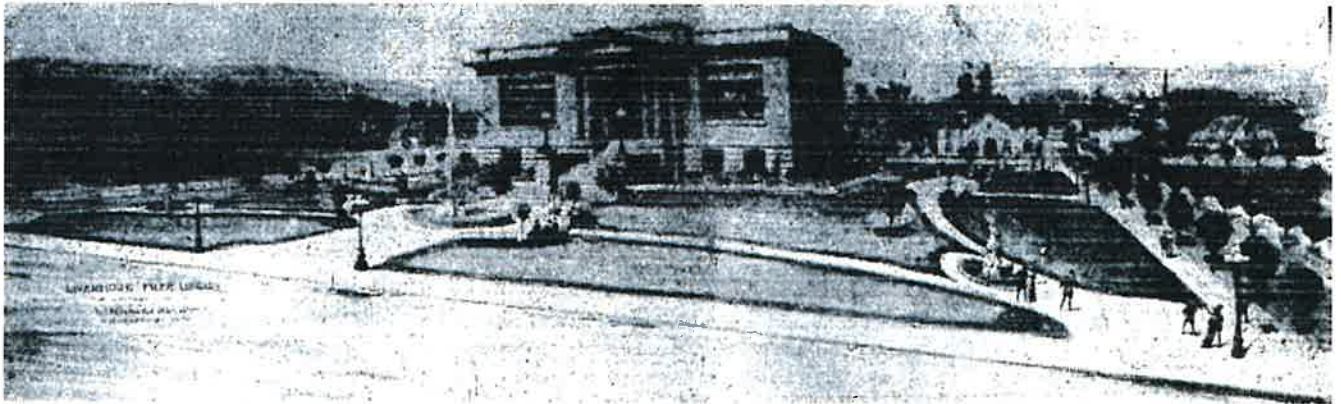


Figure 9. Above: Artist illustration of planned building (pre-construction; Livermore Herald, December 25, 1909) indicates an intent for primary paths to angle in two directions from corners

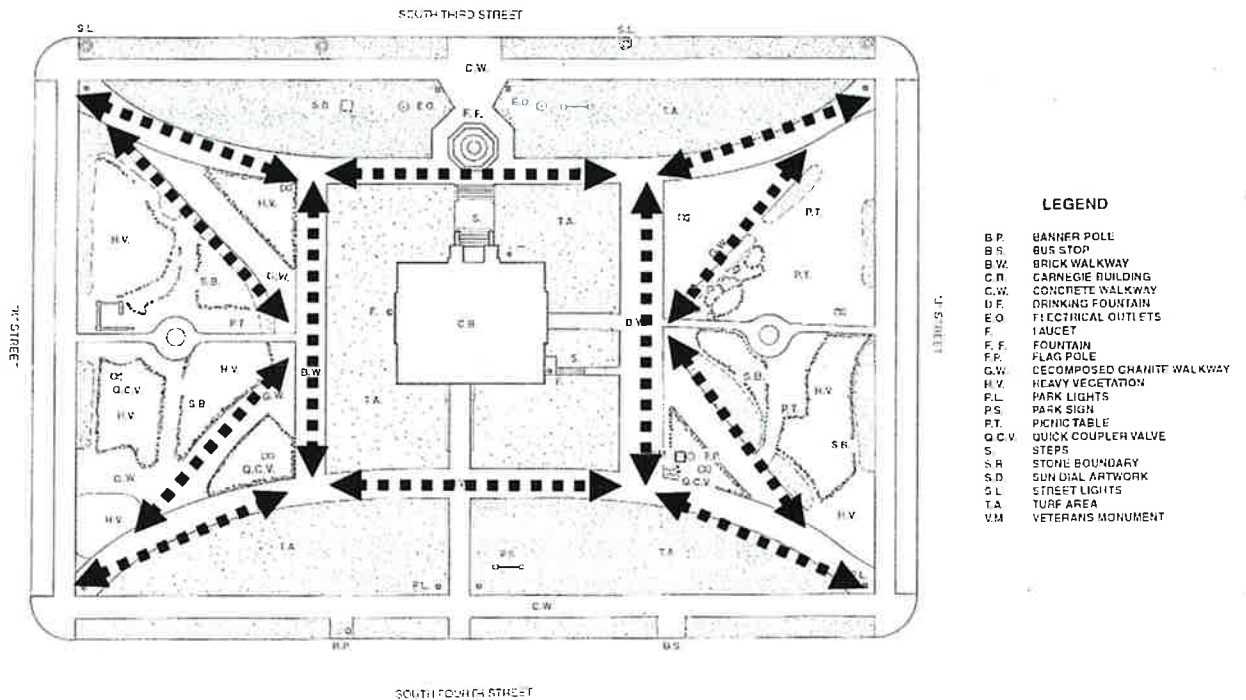


Figure 10. Above: Circulation system of the location of primary paths to be substantially preserved as to location, alignment and width, shown diagrammatically generalized from 1909, 1958 and 1966 images. These primary paths also preserve sight-lines to the building when used to approach the building.

- **Stepped berm around building (topography).** Preserve the berm around the building, including its stepped shape, used for seating. (Photograph below.)



Figure 11. Above: stepped berm around building

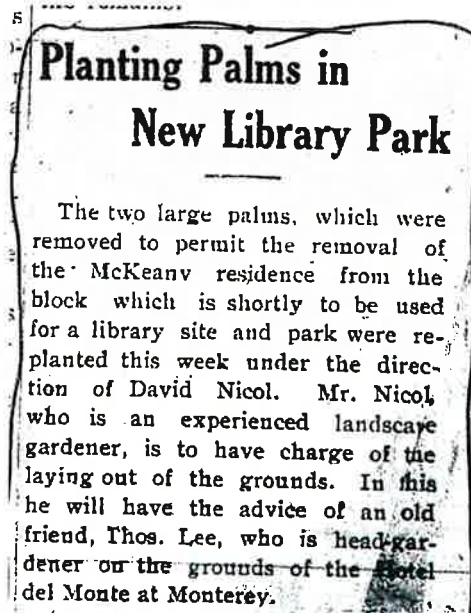
- **Visibility to the building.** As trees are removed or die off, avoid replacing trees that block visibility from the street to the building, especially within the square landscape area immediately around the building, to maximize visual access consistent with the building's visibility from the period of significance when it was the City Library (See photograph below).



Courtesy of the Livermore Heritage Guild

Figure 12. Above: Photograph dating from circa 1941 from the Library's period of significance when it was the City Library, showing visual access to the front of the building with on-site tree and other plantings in the park to the sides of the building.

- **The building is the Park's central feature.** Avoid taller new structures (e.g., over 8 feet) in the north half of the site to avoid visually competing with the building. Avoid siting new on-site trees that will substantially block views of the front of the building.
- **Palm trees to the side and rear of the site.** These four palm trees appear on 1958 and 1966 aerial photographs (see above) from within the period of significance. The two in the rear are referenced in a January 22, 1910 news article (below; excerpt).



*Figure 13. Above: Local newspaper article from 1910 describing the two palm trees along Fourth Street*

- **Tree planting symmetry, especially in the front and rear of the Park.** Preserve the tree planting symmetry in areas along Third and Fourth Streets. Continue with more informal tree locations in areas next to J and K Streets, while allowing the possibility for future plantings to gradually introduce more symmetry in these side-areas. Tree symmetry in the turf areas along Third and Fourth Streets is illustrated below.

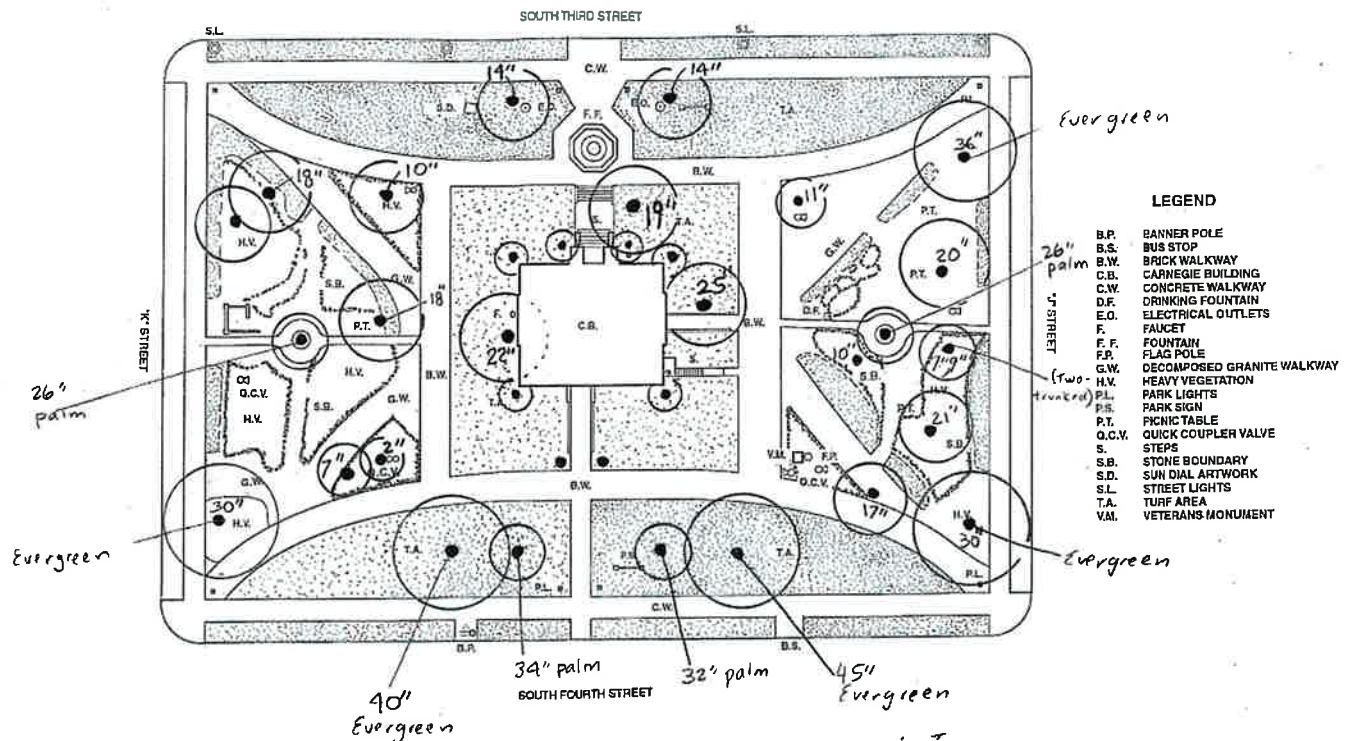


Figure 14. Above: A July 2012 tree survey; numbers are approximate trunk diameter at 4.5± feet above ground; some, not all, evergreen trees are noted; there is a mix of deciduous and evergreen trees

- **Large scale tree plantings.** While smaller trees for variety and color may be added, continue primarily including large scale trees (e.g., to 50 or more feet height) provided that appropriate distances are maintained to avoid damage to infrastructure (e.g., hardscape, walkways, underground utilities, the building). All trees should be high branching to allow clear views under their crowns to the building.
  - **General flatness.** Preserve the flatness of the site except for the building berm. Avoid topography changes except for modest depressions if needed for stormwater control.
  - **Fountain.** Preserve the front fountain which was added in 1913 and has been a distinctive site feature throughout the Park's history.
  - **Existing globe lighting.** As the Park's National Register application indicates, in 1911, the Livermore Herald donated globe street lights added to the Park. The globe lights should be preserved as dating from the site's early history. The lighting can be retrofitted with more energy efficient, brighter lighting (e.g., LED lighting). (Note: a sundial was also donated in 1911 but the original sundial is no longer present; the current one was donated by Home Savings in 1971.)
  - **Keep four corners alike.** The four park corners are entry points that should all remain looking similar as they have been historically and to reinforce the Park's symmetry.
- E. Avoid faux historicism.** New features must be compatible with historic character but not falsely historic; visitors mustn't be tricked into thinking something new is historic.

#### **Goal 4: Improve the Park's aesthetic appeal and comfort.**

- A. Reinforce the Park as a destination.** Improve the Park as a destination (e.g., for a picnic; informal playing; music bandstand; park art; small demonstration gardens areas such as native plants, etc.), for residents and visitors.
- B. Preserve disabled accessibility.** In considering improvements, in each case where possible (e.g., next to smooth hard surfaces) take into account access for persons with a disability (e.g., mobility, sight, and hearing). For example, consider brail information, wide enough pathway access to flower gardens, etc.
- C. Reinforce a sense of organization in east and west ends of park next to J and K Streets with flowers/paths; a music area; and enhanced war memorial area.**  
Substantially preserve the elegant simplicity of turf areas along the Third and Fourth Street frontages and on the berm around the building. Focus landscape updates on areas west and east of the building next to J and K Streets. Within these two areas, preserve, update or add supportive features, including but not limited to the items below. The items listed below are further detailed after the list under this Goal 4, sub-items D through J:
- Preserve primary historic paths as noted under Goal 3 (see below sub-item D).
  - Add well defined secondary paths and flowers and limit turf (see below sub-item E).
  - Preserve festival/event table/tent set-up areas (see below sub-item F).
  - Reinforce the southeast and southwest park areas as complementary special activity areas (e.g., enhance access and visibility of the existing war memorial in the Park's southeast area and add a music bandstand area with associated turf seating area in front of it to anchor the Park's southwest area). (See below sub-item G)
  - Phase in improved site furnishings (e.g., benches and picnic tables). (See below sub-item H)
  - Phase in decorative and functional structures (e.g., statues that are climbable for small children) (See below sub-item I)
  - Phase in the Third Street Tree/Paver pattern in other park street frontages. (See below sub-item J)
- D. Preserve primary historic paths as noted under Goal 3.**
- Delineate the four symmetrical presently graveled angled cross paths from street corners to the middle of the building sides. Their width should be at least as wide as, and not necessarily wider than, the brick path west of the building and flared at the ends, especially the ends closer to the building. Use decomposed granite or other similar material in the short term to continue identifying these paths. Eventually, as a relatively low Master Plan priority, consider converting these cross paths to unit paver bricks matching the existing use of unit paver bricks on paths. Consider porous stamped concrete matching the appearance of the brick pavers already in use to more permanently delineate them and in the long run, when bricks need replacement consider converting unit bricks to porous stamped concrete for durability.

**E. Add well-defined secondary paths and flower beds and limited consolidated turf**  
 (See Diagram below, followed by guidelines)

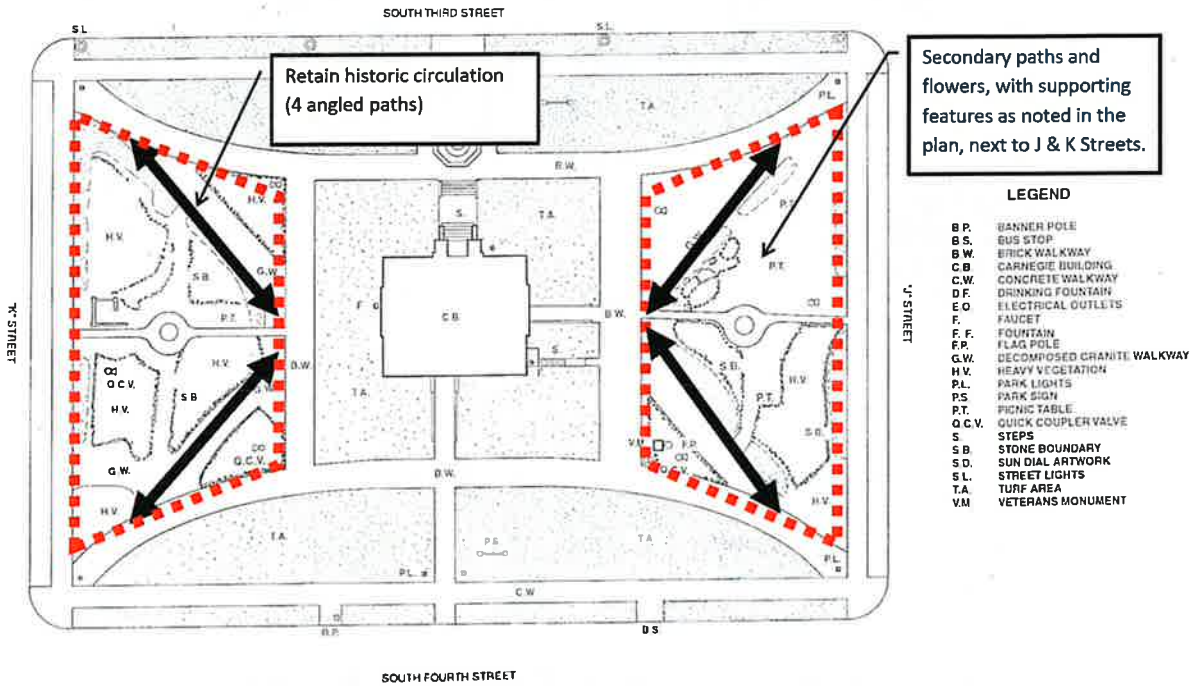


Figure 15. Above: Areas at east and west ends of park inside dotted border with historic primary paths preserved and where to add some secondary paths and flower beds.

- Delineate secondary paths.** Make secondary paths approximately, and not less than, 4 feet wide, covered in decomposed granite, which could be a lighter earth tone color to contrast with the red color of the main paths. (See sample photographs below.) Generally make secondary paths symmetrical on each side of the park to the extent feasible.





*Figure 16. Above: Approximately 4-foot wide paths and flowers in the Butterfly Garden in front of the Civic Center Library, located next to South Livermore Avenue*

- **Remove / consolidate turf “islands.”** Remove several disconnected turf “islands” not very usable for picnics or play (See photograph below). Consolidate them into a smaller number of larger turf area(s) (e.g., located next to a primary path as a more usable play-spillover or picnic area.)



*Figure 17. Above: an example of one of several small disconnected turf areas that offer little use for picnic or play but require relatively costly maintenance characteristic of turf*

- **Durable edging.** Select a path / planter edging that is durable, easy to maintain, and stays in place with low potential for tripping or displacement.
- **Interconnect paths.** Interconnect secondary paths to define sufficient spaces (e.g., ranging from approximately 100 to 200 square feet) for several perennial flower beds and picnic tables. Keep landscaping about 4 to 5 feet from the edge of picnic tables.

- **Re-purpose or remove existing rocks.** Remove the rocks edging some of the existing planter areas or consolidate into a designed rock garden. Replace with easier to maintain edging with lower potential for tripping or displacement. Rocks in the northwest park area are embedded in concrete strips edging a planter; the concrete / rocks should be removed to help establish a more consistent park character.
- **Mulch under trees.** In areas around the base of large trees, use mulch extending out around the tree trunk about one to two times the tree trunk diameter.

**F. Preserve festival/event table/tent set-up areas.** The Farmers Market is enjoyed by many community members. Continue accommodating this and other special events that bring the community together downtown. Tents/tables tend to line up along portions of the brick walkways and sometimes on the inside of Third, J, and K Streets' public sidewalks. Sometimes tents span and shade the sidewalk. Tents provide important shade in Livermore's climate. Festival tents are typically about 10 feet square. (See Photographs below.)



*Figure 18. Above: Farmers Market tents and tables shown in areas where they typically set up along paths so as to allow customers to use adjacent pathways*

- Maintain an 8 to 10-foot deep area along portions of the inside of the park walkways and J and K Street sidewalks for tents to set up. Avoid planting in these areas, leaving them with bark or similar porous materials not needing irrigation to preserve the Park's historically softer water-permeable character and to distinguish these areas from pathways. In addition to these areas, continue relying on turf along paths if it exists (e.g., turf along Third and Fourth Streets and around building, at music bandstand seating, small turf informal play area). Reserve about two thirds of the ground next to brick walks and the J and K Street sidewalks for tents and tables, the remaining third for some planting. (See Illustrative Diagram below).



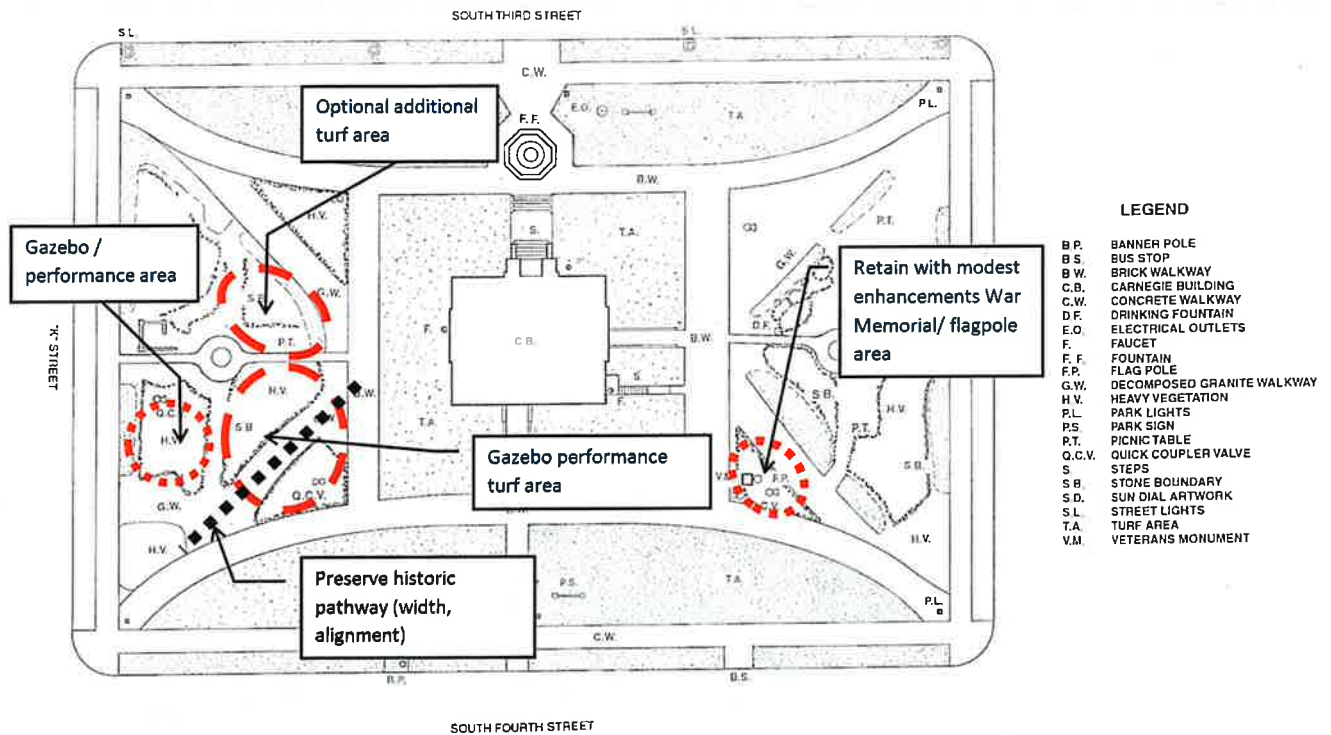


Figure 20. Above: Diagram of War Memorial (existing) and music bandstand area (designated) to anchor the south park corners areas.

- Enhance the sparsely landscaped war memorial area, pictured below, by adding some colorful low maintenance perennial plantings, preserving pedestrian access to and around the monument to read its plaques, and by eventually re-orienting some benches to face it and/or include /use backless benches. Generally preserve a simple design consistent with its historically simple design and its memorial nature.



Figure 21. Above: The war memorial is sparsely landscaped and all benches face away from it which is not inviting of quiet contemplation of the memorial.

- Establish an area allowing for a park gazebo / music bandstand with associated turf audience area to anchor the Park's southwest area and complement community use of the Park. As an option, include additional turf north of the concrete palm tree path. A gazebo / bandstand structure should be compatible with the historic library building design and materials but shall be simplified to avoid faux historicism.

#### H. Provide attractive and durable site furnishings.

- **Use site furnishings related in design.** Use a “family” of site furnishings related in design and color that are durable and attractive.
- **Strengthen the connection to downtown with site furnishing elements.** Reinforce the site’s identification with downtown by using some of the same street furnishings as used downtown.
- **Select comfortable and durable benches of uniform design(s).** As the variety of existing benches are replaced over time, select two consistent bench types to use, one with a backrest and one without a backrest. Select durable materials. Include skate blocks where appropriate. (See examples below)



*Figure 23. Above, from left to right: recycled wood bench used on First Street; concrete bench used at Flagpole Plaza fountain.*

- **Durable picnic tables.** Picnic tables in use include concrete and steel/wood. The concrete type is highly durable, resists incisions, is relatively easy to clean (e.g., with power washing), and resists staining. Continue using existing concrete picnic tables. When replacement is necessary, select a standard type/color of picnic table to phase in to supplement or replace existing ones. Keep at least two to three on each side of the Park. Ensure at least half, preferably all, new picnic tables are disabled-accessible. Use skate blocks where appropriate (e.g., concrete tables).
- **Additional informal seating: Convert portions of retaining wall to seat wall.** Consider adding material to the retaining wall along the brick walkway on the east end of the building to make it a seat wall. Include skate blocks on any such seating if added. (See Photographs below including Lizzie Fountain seatwall below.)



*Figure 23. Above left: low wall at east end of building  
Above right: seat wall at Lizzie Fountain downtown*

- **Trash and recycling containers.** Decorative paired trash and recycle containers similar to the ones downtown should be used for trash and recycling. Including recycling cans supports picnicking and the City's solid waste diversion goals. (See Photographs below.)



*Figure 24. Above: Trash and recycling containers in use on First Street*

- **Bicycle racks.** Place bicycle racks in the same style as used downtown in visible locations, but not directly in front the building. (See Photograph below.)



*Figure 25. Above: Bicycle racks in use in Lizzie Fountain downtown*

- **Keep drinking fountains disabled accessible and include dog pan.** There is an existing drinking fountain in the east half of the Park. It is disabled accessible. The fountain does not have a dog pan, which would be useful to the dog-walkers using the Park. For a second fountain in the west end of the Park or a replacement drinking fountain, ensure disabled accessibility and include a dog-water pan. Consider including water-bottle refilling capability. (See Photographs below)



*Figure 26. Above left: existing drinking fountain on east side of park  
Above right: drinking fountain at Lizzie Fountain downtown*

- **Steel colors.** Steel colors should be powder coated in traditional dark earth tone colors. Use colors easy to paint over graffiti such as black or dark green. Such colors are conservative, tie in to the Park setting, avoid replicating the historic on-site lighter green light-fixture color, tie to the downtown color palette, and can facilitate graffiti treatment. (If the dark green color of the street lights in the J and K Street sidewalks is used, it could facilitate cleaning and re-coloring with the same materials and personnel that would do graffiti abatement on the sidewalk street lights; for reference, this color is drab green RAL-6022 (dark olive)).
- I. Provide decorative and functional structures (e.g., small statues or boulders)**
- **Evoke the site's and Livermore's history and culture.** Any informational plaques and statuary should relate to the site's history as City Library (e.g., relating to images of books or characters from literature) or the City's four identities (western heritage, wine country, arts, science).
  - **Keep time set at existing sun-dial most of year.** The sundial in the front lawn area can be set to Pacific Daylight time, which will be correct about 9 months of the year, if the structure allows re-setting without damage.
  - **Statues of modest height.** Statuary should be at least two feet tall to be visible but generally a lower height (e.g., not more than 4 feet tall at most), as large statues have not characterized the Park historically.
  - **Statues for children to clamber over.** Select imagery that can be appealing to children that is low enough for toddlers to clamber over (e.g., 1 to 2 feet in height). Work with the City Attorney's office to minimize risk by design. (Example photographs below.)



*Figure 27. Above: Examples of the type and scale of climbable art that could appeal to children*

- **Locate statues to be informal focal points.** Situate statues in or next to softscapes (e.g., areas surfaced in turf, other landscaping, bark mulch or similar material) and where visible from seating for informal viewing.
  - **Educational materials.** Consider informational plaques on a trial basis to determine if they will withstand vandalism. Such plaques could explain Livermore history's major themes with statuary or other artwork or identify plant materials, especially if native plants are used, where applicable. Include brail raised dots with plaques.
  - **Statuary materials/ colors.** If any decorative statuary or art is added, the materials and colors should be conservative in keeping with the Park character (e.g., modest earth tone, not brightly colorful) and durable (e.g., concrete or metal) and easy to clean.
- J. The J and K Street frontages.** The Third Street frontage alternates pavers with street trees, which facilitates special events with lower impact to maintenance while maintaining an impervious surface and looking attractive. As tree replacement becomes necessary in J and K Streets, use the Third Street Tree/Paver pattern in these frontages.
- K. Provide seating arrangement to support and encourage activity.** Some of the benches are not oriented to interesting views or to each other. (See map below, followed by guidelines).

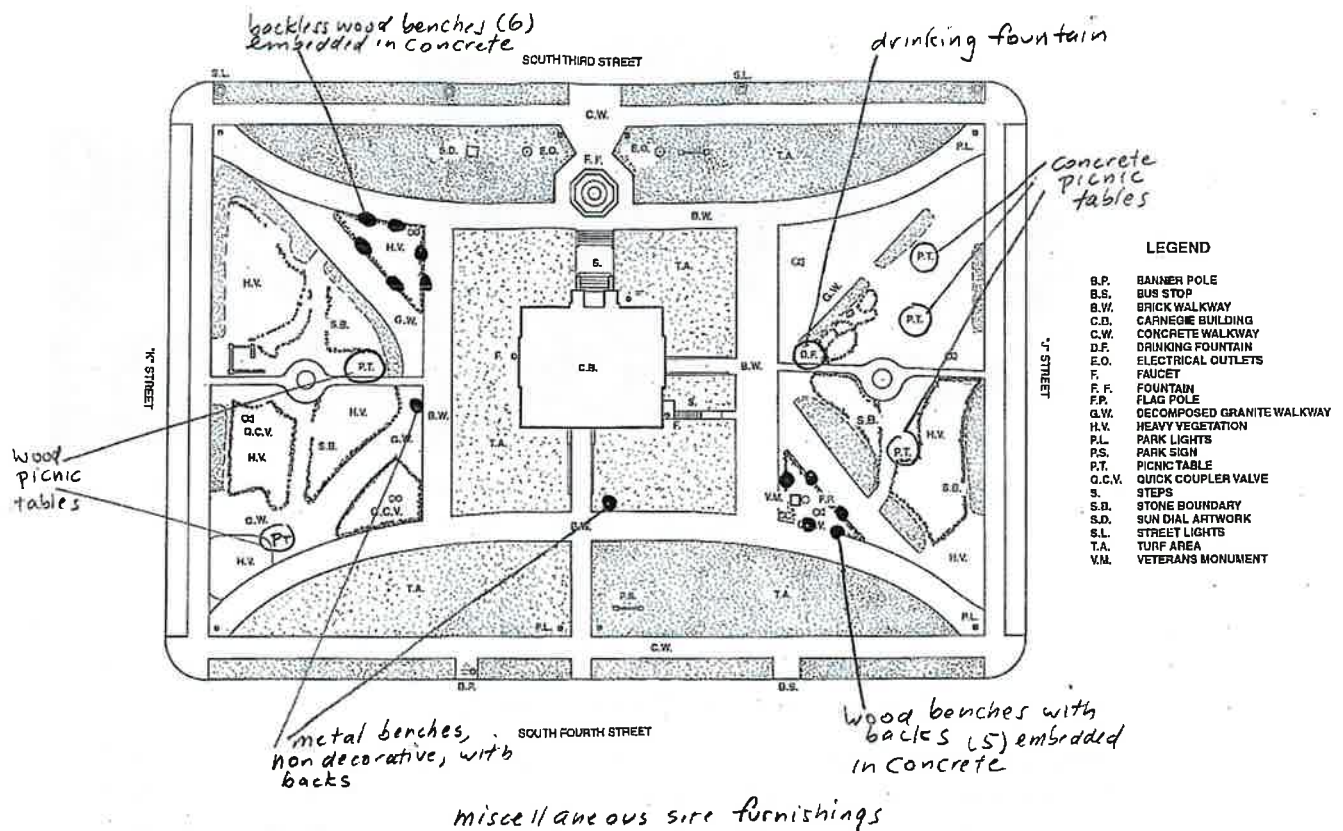


Figure 28. Above: Survey of some site furnishings, including seating (July 2012)

- **Use both grouped and singular seating.** Relocate existing, and locate new benches, into both groupings for informal socializing, and individually apart for contemplation.
  - **Orient seating to interesting views.** Face seating towards interesting views or activity areas (e.g., flower garden, statue, music bandstand, war memorial, building, fountain, areas where people may assemble, informal children’s area, other seating).
  - **Some seating in shade and sun.** By including some seating along pathways and some under trees, some locations will provide sun or shade part of the time.
  - **Enable child supervision.** When establishing small turf areas and/or spaces for small climbable art, coordinate with nearby seating oriented for parents to observe children.
- L. Retain historically flat topography and site drainage.**
- **Preserve level topography and efficient water drainage.** Ensure new structures drain to landscaping. When re-landscaping keep topography level to preserve slow drainage allowing infiltration, and avoid creating areas of water accumulation.
  - **Manage soil to optimize soil and plant health.** Use soil testing as necessary to decide if amendments are necessary to promote good water infiltration/retention and plant health.

**M. Groundcover / shrub selection.** Select plants to meet the following specifications.

- **Two-foot mature height.** Select groundcover growing to no more than about 2 feet in height to preserve the security enhancing clear views through the Park. Selecting plants that grow at maturity to maximum about 2 feet high and 2 feet wide, or close to these dimensions, will also reduce trimming costs, and allow closer more attractive spacing that also helps control weeds. (e.g., at [www.trivalleywaterwise.com/plants.php](http://www.trivalleywaterwise.com/plants.php) select plants listed as "Under 1' or "1'-3'")
- **Low water using, climate adapted perennials.** Select low water using perennial groundcovers that are hardy and will maintain their appearance in the area's hot climate.
- **Colorful.** Select plants that tend to have a lot of colorful blooms.
- **Variety.** Include a mix of different groundcover types and colors.
- **Additional considerations.** If possible, once the aforementioned primary guidelines are met, select plants that also: bloom at different times of the year; have scents that are pleasant (e.g., jasmine) and avoid bothersome scents (e.g., society garlic); and/or attract birds and/or butterflies.
- **Demonstration plantings.** Consider some park area(s) becoming a Bay Friendly (e.g., non-invasive and generally low water), native plant, or other, potentially privately sponsored, demonstration garden which could also attract visitors who may want to see what such plants look like.

**N. Tree selection and placement.** Select trees to meet the following specifications.

- **Anticipate tree replacement.** Monitor tree age and health and plant replacement trees in advance when possible to avoid sudden loss of shade and the removal of a large number of trees simultaneously.
- **Use native or climate adapted trees.** Use trees that are disease resistant with a proven track record in Livermore's climate. Consider trees the Tree Preservation Ordinance (LMC 12.20.160(B)) lists as California native.
- **Locate trees to provide shade.** Coordinate new tree placement with where shade is needed, such as benches, picnic tables, play areas and bandstand turf seating. Avoid blocking nighttime light sources.
- **Mix of tree textures and colors.** Keep an approximately 50/50 mix of deciduous and evergreen trees with a variety of leaf densities and variety of shade patterns. When selecting deciduous trees, select ones with varied fall colors (e.g., reds, oranges, yellows) and that may have interesting bark or blooms.
- **High branching crowns.** When selecting new trees, request and select new young trees already exhibiting high branching to preserve clear views through the Park and reduce the need for trimming.
- **Take protective planting measures against root intrusion.** Consider engineered soil, larger excavated root volumes, root barriers and other methods to help lessen root intrusion and preserve level walkways.

- Preserve the building and views to it.** Avoid tree placement too close to the building or of a species whose growth will block views of entries, obscure exterior security lighting of the building, or could damage the building. When the trees at the front and sides of the building reach their end of lifespan (or if they can be replaced with other trees elsewhere in the Park), do not replant trees in front of the building. Eventually achieve a state of no, or nearly no, trees planted close to the building. In the landscaped square around the building, except for small decorative trees near some building corners or at the rear of the building, avoid trees to achieve maximal building visibility, security, and effectiveness of nighttime lighting to illuminate the historic building, especially its front facade. Keep on-site trees and street trees in the adjacent street sidewalks trimmed to 8, preferably 10, feet above the ground. Keep views to the building along the paths from the corners. See the diagram below and accompanying text for sight-lines to the building from the surrounding streets to achieve.



Figure 29. Above: For maintaining sight-lines to the building, for the numbered areas, (1) Avoid planting any new trees, do not replace removed trees, and aim for a state of no trees; (2) Avoid planting new trees, keep tree crowns trimmed to 8, preferably closer to 10, feet above the ground, and aim to keep trees limited to maintain clear views to the building from along 80 to 90 percent of the Third Street frontage; (3) Allow very limited (e.g., 2 to 4) trees if necessary for shade provided they are distant from the building and selected to minimize blocking views to the building; (4) Select and site trees, and keep their crowns trimmed to 8, preferably closer to 10 feet above ground, so as to maintain views to the building from along approximately half the South J, South K, and Fourth Street frontages, especially of the front half of the building.

- **Replace two small but dense trees at the rear entry.** Replace two evergreen trees at the rear entry that obscure the building with two deciduous trees with less dense foliage and width at the height of the building elevation being viewed. (Photograph below.)



*Figure 30. Above: Two existing trees at the rear of the building reduce views to the building*

- **Remove large shrubs obscuring front entry.** Replace large shrubs obscuring the front entry with colorful low-scale plants to complement and highlight the entry.



*Figure 31. Above: Large shrub to the left of front entry*

- **Protect existing trees.** Construction work such as trenching or installing a structure foundation should be avoided under the canopy of a tree, unless an arborist confirms the work will not be detrimental to the tree's health.
- **Enhance elevator setting.** Add attractive plantings at the east-side building elevator / stair entry to help screen it attractively without concealing it and creating a security concern (e.g., colorful tree and/or groundcover). Consider improvements to the exterior elevator elevation. (See Photographs below.)



*Figure 32. Above: Photographs of the east end of building showing stair entry and elevator.*

- **Avoid /replace trees that drop excessive messy or pavement-staining fruit.** One tree provides an example of what to avoid; it is located midway along the southeast brick walkway (identified as 17" diameter on the tree survey shown with Goal 3 above) that drops a lot of staining fruit. (See Photograph below.)



*Figure 33. Above: Example of existing tree-fruit staining to avoid on bricks and pavement*

- O. Update information on park monument signs.** The site and building have been maintained and operated for the City since 1974 by the Livermore Area Recreation and Park District (LARPD). Standard LARPD park signage is installed consisting of two, approximately 8-foot wide monument signs anchored to yellow brick pillars. One sign faces Third Street and the other faces Fourth Street. The signs read "Carnegie Park" in large letters (and below that "Livermore Area Recreation & Park District" has been covered over). Below that is "Art gallery and history center." This format is similar to the layout on other LARPD park signs. At their May and June 2012 meetings, the Historic Preservation Commission discussed changing the signage to identify the City of Livermore as property owner and reference the site's National Register listing. The City has taken over park maintenance from LARPD in October 2012, making it a city park.

With this transition and in recognition of the site's 2011 addition to the National Register, the signage should be updated. (Photographs of existing signs below; Left one on Fourth Street; Right one on Third Street.)



*Figure 34. Above: Existing Carnegie Park monument sign structures, on Third Street (left) and Fourth Street (right)*

- **Re-message existing monument signs.** The sign structures appear in good condition. Their pillars are of yellow brick matching the building's brick color. Re-using the existing yellow brick posts would save funding. Update existing wood signage with new messaging.

**Goal 5: Attract use of the Park for a wide range of community members and visitors.**

Consider creative ways to increase park use for a wide range of community interests and increase community presence in the Park for park vitality and security.

- A. Reinforce downtown connections.** The Park is only two blocks from First Street. Reinforce identification of the Park as an active part of downtown. For example, use site furnishings similar to ones used on First Street; consider visual cues such as signage or markers leading the way between First Street and the Park; and ensure downtown kiosk maps show the Park.
- B. Develop an appropriate permit process.** Continue using the existing Special Events permit process for most uses of park grounds. Continue allowing free unreserved use but consider a simple reservation process for small scale events (e.g., birthday parties) that includes a cleaning/repair deposit, insurance coverage, release of liability, and a reservation procedure that is simple for users and staff.
- C. Review and expand permitted outdoor park uses.** Consider changes to the zoning standards applicable to the site that could allow uses attracting park visitors. The Park use should complement, not compete with, Livermore Valley Center Plaza (in front of the Bankhead Theater) and other City music/ entertainment venues such as the Flagpole Plaza. Examples of such uses could include weddings and outdoor exercise classes.
- D. Music.** Welcome music playing and performance. Allow an appropriately scaled bandstand in the south half of the site. Other uses for such a structure could include: story-time for children, puppet shows, weddings, drama, speeches, etc.
- E. Review regulations to help enable desired uses.** Consider establishing standards tailored to the site to accommodate temporary signage (e.g., A-frame signage) and/or outdoor display to support site and building uses.
- F. Encourage joint use.** Encourage joint use with local schools or the City Library for educational programs (e.g., outdoor story-times at the Park), which can increase parents' awareness and use and enjoyment of the Park.
- G. Consider expanding building permitted uses.** In consultation with the building occupants and building operator/lessor at such time (e.g., if it is LARPD), explore changing zoning to allow some additional limited and appropriate commercial uses (e.g., a coffee shop or tea-room). Such uses can attract users and also create spill-over of visitors who will stay in the Park or visit the History Center or Art Gallery. Uses would generally be responsible for daily providing and removing their own furnishings; controlling building access by customers; and upgrading the basement's existing kitchen if required by building codes or the County Health Department.
- H. Bathrooms.** In the future, when park improvements identified in the Plan are substantially complete and when funds are available to pay for a feasibility study, the feasibility of upgrading the building basement bathrooms, and/or conversion to bathrooms of the old furnace room, which are all located at the back of the building, should be studied in coordination with the building operator (i.e., if it is still LARPD). The feasibility study should identify the appropriate level of public access (e.g., during events only or at other times); whether and how to keep general public access separate from bathroom access by building occupants which may include minors; costs of monitoring and controlling public access; building security; updating sewer service as needed; all other related improvements; and operating costs including cleaning and other maintenance. Any

bathroom improvements should be undertaken if determined necessary to complement park use.

### **Goal 6: Constrain City costs especially annual recurring costs**

#### **A. Phase improvements over time.**

- **Cost out improvements and coordinate with funding for maintenance.** Itemize costs of improvements and phase them in as sources of funding for implementation and maintenance are identified. For example, conduct lower cost improvements such as trimming to establish a clear view first. Plan costlier improvements for when funding is available to minimize or avoid net increases in park maintenance costs. Donated improvements and/or maintenance can be prioritized separately.
- **Coordinate improvements with an efficient water irrigation and site electrical system update (See Goal 2).** This will ensure improvements don't get ahead of the current infrastructure's ability to support it or require disturbing the new improvements in installing infrastructure.

#### **B. Seek public-private partnerships and private group / public agency participation.**

- **Encourage contribution of features.** Look to service clubs or other organizations to contribute plan elements. Such elements could include plant materials, furnishings or structures. For example, work with any service organization willing to contribute a feature and assist with facilitating associated improvements and maintenance. If electrical service is provided to the site (e.g., in conjunction with a park gazebo/ music bandstand), seek to have it be extend-able for site electrical needs (e.g., for building exterior wash lighting).
- **Shared maintenance.** Encourage service clubs to maintain improvements they donate or install or have the group establish and fund an endowment for ongoing maintenance.
- **Adopt-a-park / other shared maintenance possibilities.** As park improvements increasingly take hold, encourage establishment of a "Friends of Carnegie Park," an adopt-a-park, or adopt-a-flower-bed volunteer program by service groups or local senior housing providers for various support activities which could include contributing or maintaining features or landscape maintenance activities with low environmental impact. Such a group can also support building maintenance.
- **Practice good safety.** In addition to any other releases and insurance coverage for volunteers, appropriate personal protective equipment should be stipulated for volunteers as needed. As appropriate, City staff should supervise volunteer workers and volunteer supervisors.

#### **C. Encourage and recognize the provision of landscaping and park features by outside parties.**

- **Modest site plaques in exchange for contributed features.** Allow installation of plaques on donated features giving credit to the contributor. Adapt the recognition policies for Bankhead Plaza to Carnegie Park. Ensure such signage is in scale with the size of the feature (E.g., smaller for smaller features like a bench and larger for a larger feature such as a music bandstand). The provider should be responsible for sign replacement if damaged (e.g., by vandalism); the signage should be durable and

of generally consistent design; and the expected duration of signage should be specified. Any such installation should include a stipulation that the donated feature may be removed or relocated at any time if maintenance or security concerns are identified or if plans and park improvements are updated over time. (See photographs below for a bench plaque example.)



*Figure 35. Above: bench placards in Bankhead Plaza.*

- D. Art rotation or contribution.** Allow artists to donate or rotate public art in and out of the Park, with signage providing information, subject to insurance to protect the value of the work, and graffiti coating if the design facilitates or invites graffiti (e.g., lots of flat surface).
- E. Local landscape company participation.** Invite local landscape companies to install and/or maintain landscaping in exchange for limited duration on-site signage identifying the contributor.
- F. Local School participation.** Subject to meeting City volunteer/ risk management requirements, invite local schools to conduct landscape work or install feature(s), with school recognition, to strengthen school/student ties to the Park.
- G. Select structures and landscaping materials that are generally durable, damage-resistant, and low maintenance.** Select furnishings and structures with the following characteristics. (Also see Goal 4 guidelines which are drafted with long term cost containment in mind)
- **Durability and damage resistance of materials.** Select site furnishing materials to be vandal-resistant, durable, and easy to clean/repair.
  - **Robust mass.** Select materials substantial enough in dimension to withstand extended and/or rough use or mis-use (e.g., vandalism, standing, applied force).
  - **Powder coating.** Ensure use of powder coating for colors on all steel components.
  - **Graffiti resistant coating.** Use a graffiti-resistant coating (e.g., on concrete, bricks) but not over powder coating.
  - **Consider recycled.** Consider attractive, durable recycled-content material site furnishings.
  - **Climate adapted groundcover.** For new non-turf plantings use low-water, low maintenance, climate-adapted, perennial plant materials. Such plants will help control

irrigation and maintenances costs as water costs continue to rise and will continue to look good throughout hot spells.

- **Climate adapted appropriate trees.** Consider trees listed as native in the City's Tree Preservation Ordinance or other trees which are climate adapted and disease resistant. Avoid trees that drop excessive messy fruit or tend to damage infrastructure.
- **Durable low cost path edging.** Use flexible, re-usable, but easy-to-relocate and low-cost path edging so minor pathways can evolve or be relocated in response to future needs.
- **Skate blocks.** Anticipate potential skate use and damage, and include skate blocks on hard durable edges (e.g., concrete seating, tables and/or music bandstand base).
- **Energy Efficient lighting.** Consider the most energy efficient lighting options available, e.g., solar-power and/or LED lighting for all new light fixtures.
- **Low voltage lighting.** If solar-powered lighting is insufficient, consider low-voltage lighting where applicable.

**Goal 7: Identify City and non-City revenue sources to supplement funding for improvements and any increased associated maintenance costs.**

**A. Establish reasonable charges for use that could damage or add wear and tear to park.** (See also Goal 5 objectives related to increasing use of the Park)

- **Minor event reservation option.** Introduce modest charges for reserving private use of the Park (e.g., birthday parties, music events, etc).
- **Additional commercial use.** If additional limited commercial use is permitted, establish rental income sharing with the building operator at such time (e.g., if it is still LARPD).

## VI. Summary Plan Diagram (final TBD in public review process)

The diagram below consolidates into one diagram the major parts of the Plan illustrated separately in diagrams appearing in the Plan. Following the diagram is a colored diagram with an illustration of a potential implementation of the Plan components and after that diagram is an aerial photograph of Carnegie Park for reference.

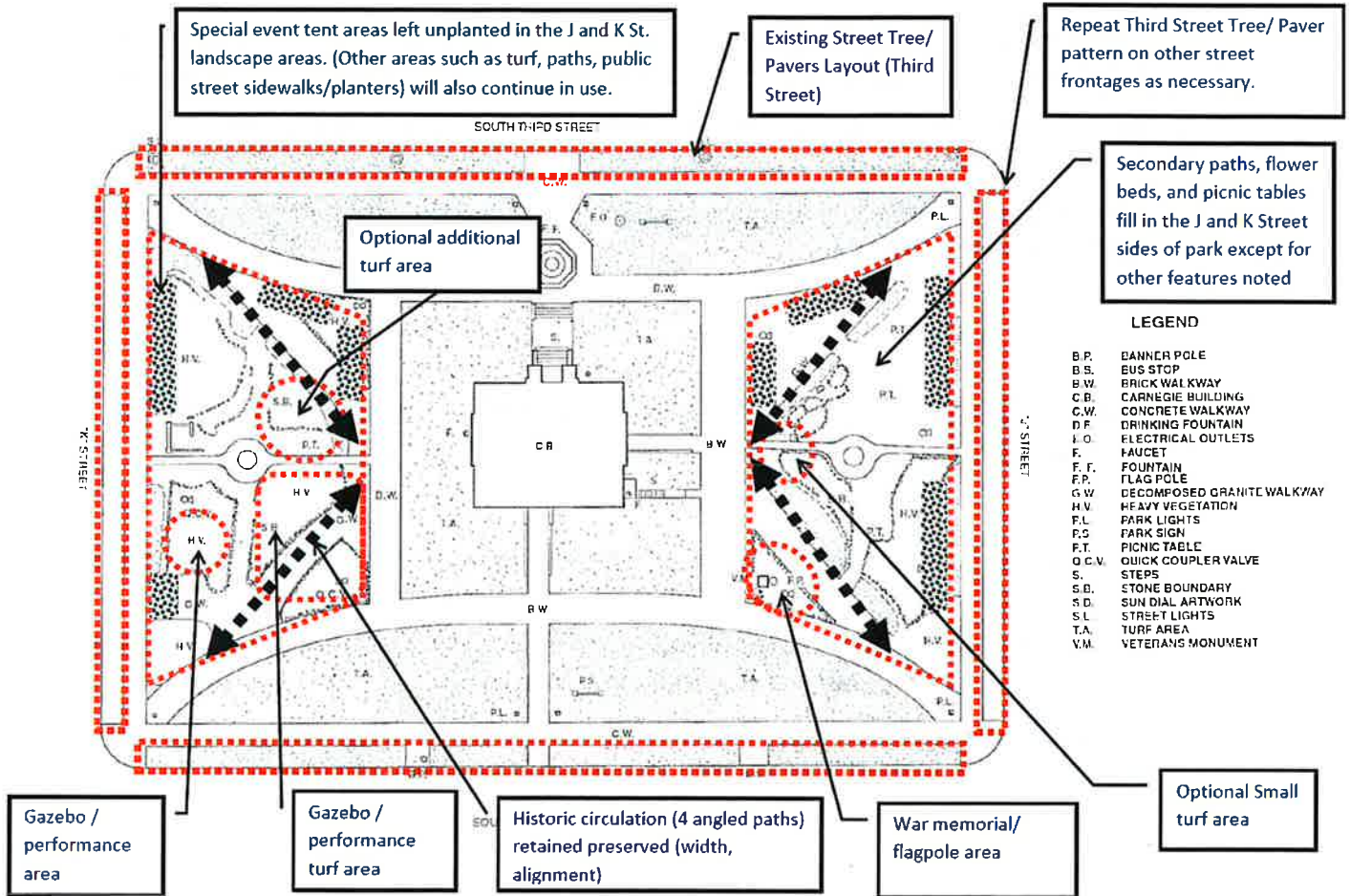


Figure 36. Above: draft plan summary diagram based on the draft plan.

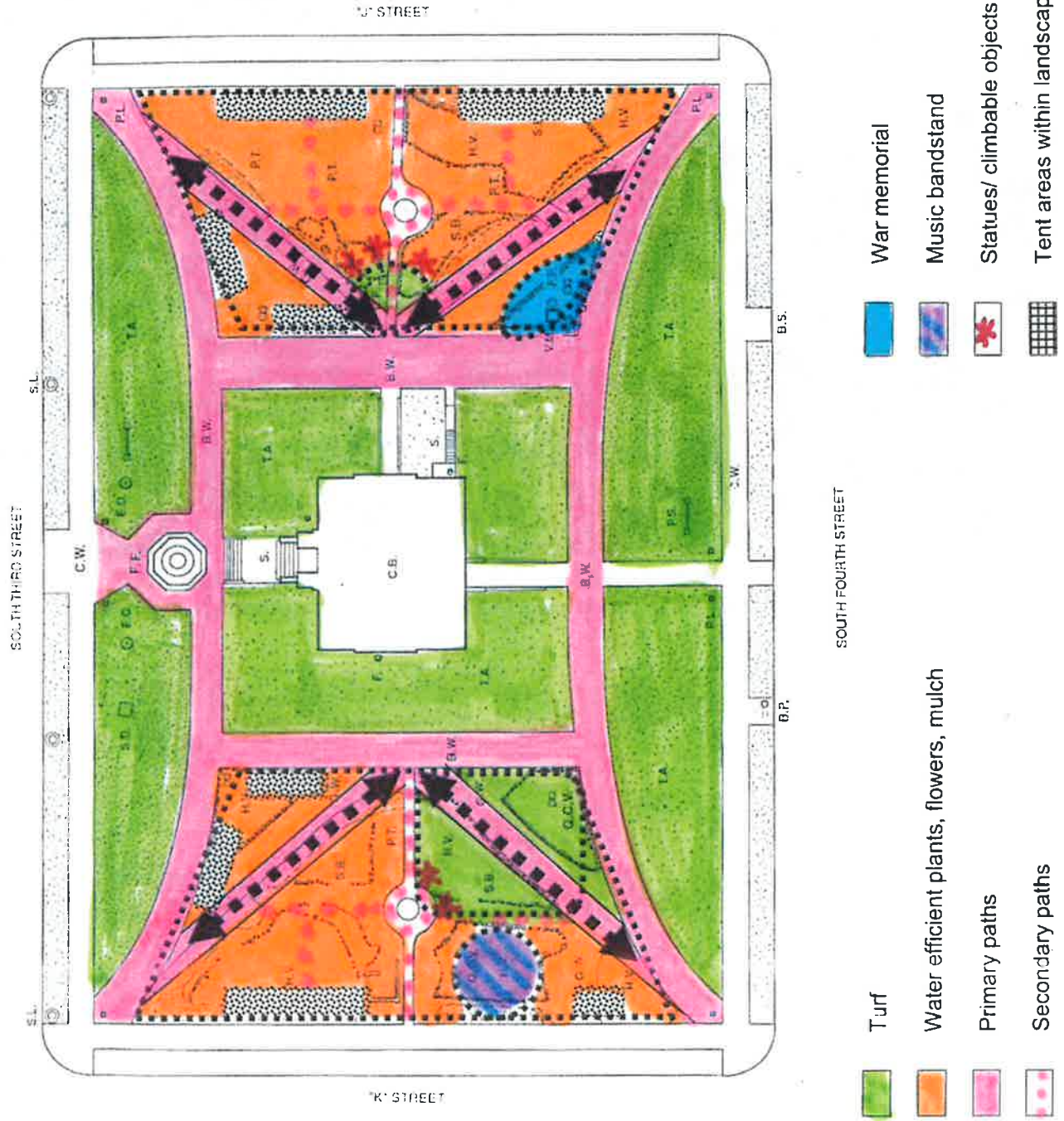


Figure 37. Above, an illustrative diagram in color showing the general locations of plan components within the area bounded by the public street sidewalks



*Figure 38. Above: An aerial photograph (2012) of Carnegie Park for reference in viewing the Plan summary diagram*

**VII. Example prioritization of actions table**

The time horizons in the table below are conceptual and can vary from that indicated depending on available funding and the level of private partner participation (e.g., donated improvements and/or maintenance can be prioritized ahead of awaiting public funding to become available). Priorities will be refined over time and as appropriate incorporated into the City's Capital Improvement Program and Operating Budgets.

Approximate Cost Levels in the table are:

- Very Low (VL) – Up to \$2,500
- Low (L) – Over \$2,500 to \$10,000
- Mod – (M) Over \$10,000 to \$25,000
- High – (H) Over \$25,000 to \$50,000
- Very High (VH) - Over \$50,000

Selected Plan Items	Cost Level	Time Horizon	
		Nearer E.g., 1-5 years	Farther E.g., Over 5 years
Trim trees and plants for more visibility	VL to L	X	
Update information on 2 monument signs	VL	X	
Delineate pathways with decomposed granite	L to M	X	
Preserve spaces for festival/event tents	L	X	
Potential gazebo/ music area if proposed and provided by private service organization	VH	X	
Exterior wash lighting on building facades	M	X	
Audit / upgrade infrastructure (e.g., irrigation, etc.)	VH		X
Replant flower gardens	M		X
Augment / update Park water supply	H		X
Augment / update Park electric service	H		X
Update furnishings (e.g., benches, picnic tables, trash/recycling containers)	H		X
Add art work, climbable statuary	H to VH		X
Pave historic cross-paths in unit bricks	VH		X
New street trees, pavers, in J and K Streets	VH		X



