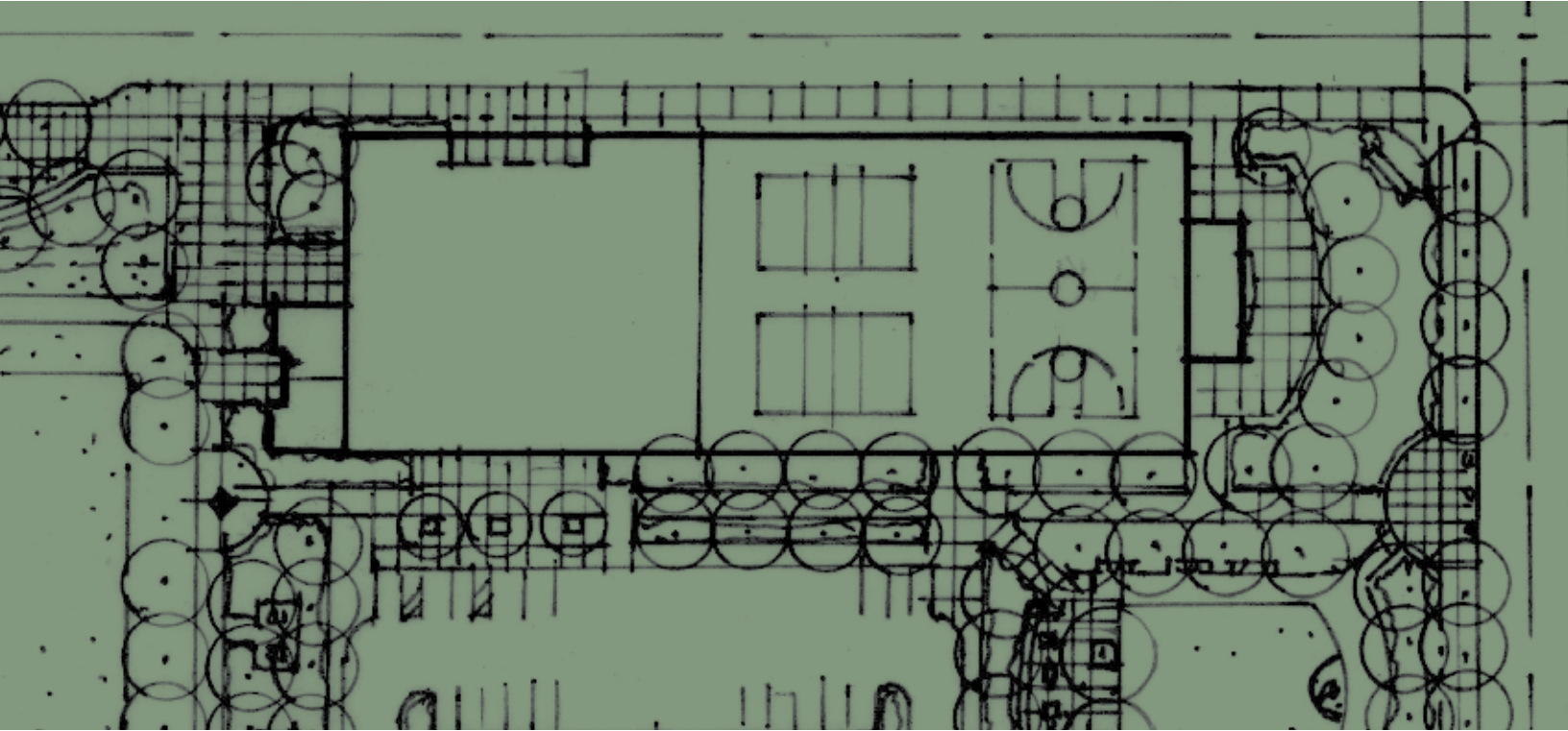


APPENDIX B: DESIGN GUIDELINES

As Emeryville grows and develops its park system, these guidelines will assist in identifying and designing park and open space sites. This is especially important when considering privately developed parks, where the City has less direct influence over park design. Building on the direction of the General Plan, the Design Guidelines provide clear and objective criteria to guide the acquisition, development and redevelopment of Emeryville's parks and open spaces. The purpose of the Design Guidelines is to:

- *Encourage thoughtful and well-designed spaces that are representative of community needs and values, and that respond to the unique characteristics of individual park sites; and*
- *Serve as park design objectives, promoting design flexibility, while allowing planners, the community and decision makers to communicate design parameters that are clear and consistent.*



USE OF THE DESIGN GUIDELINES

The Design Guidelines should be applied towards the planning, design and approval of all new and redeveloped park projects, including both public and privately developed projects. The guidelines should be used at each stage of the development process, helping to guide the application, preliminary design and later revisions, and facilitate discussion and ultimate decision during the review process.

The Design Guidelines are organized within the following seven Park and Open Space System goals of the General Plan. Each section begins with an intent statement, followed by a series of guidelines arranged in the form of a question. Each section also lists resources that help fulfill the guidelines.

The General Plan goals for the park and open space system are:

- *A comprehensive open space system*
- *Sustainable design*
- *New public spaces*
- *Locally accessible parks*
- *Integration of parks & open space*
- *An accessible waterfront*
- *Sunlit parks*

The design of future parks and related amenities will depend on site specific characteristics and the envisioned use of the site. Some guidelines may be impracticable or inapplicable for a specific site or project. In addition, some designs or sites may be desirable by the community but may not conform to the guidelines or there may be conflict with other regulations. In any of these instances, the design should follow the intent statement described at the beginning of each applicable section.

A COMPREHENSIVE OPEN SPACE SYSTEM

INTENT:

Provide a diverse range of active and passive recreation and open space opportunities for residents, workers, and visitors.

GUIDELINES:

Does the site or project:

- A. Provide opportunities for play for children, socializing and relaxing, picnicking and lunch and seeking respite and solitude?
- B. Integrate other site program elements as recommended in the Parks and Recreation Strategic Plan?
- C. Incorporate flexible space which responds to potential change in community needs?
- D. Offer unique features that emphasize cultural, historical or natural resources and interpretation?
- E. Provide safe, comfortable places where people can stop, view, socialize and rest, while ensuring that these places do not conflict with other users?

RESOURCES:

- City of Emeryville Parks and Recreation Strategic Plan
- City of Emeryville Park Avenue District Plan
- Eastshore Park Project General Plan

NEW PUBLIC SPACES

INTENT:

Provide a public realm and new public parks and plazas that serve as focal points of the community.

GUIDELINES:

Does the site or project:

- A. Provide new public spaces where there is high visibility from adjacent uses and streets to allow surveillance over the entirety of the site as much as practicable?
- B. Locate amenities such as playground equipment, skate parks and basketball courts proximate to adjacent streets in order to improve visibility, promote use and enhance user safety?
- C. Incorporate universal design principles to facilitate use by people of all ages and abilities?
- D. Consider impact of surrounding streets, traffic and safety as well as availability of parking?
- E. Provide lighting as a means of increasing safety?
- F. Locate permanent restrooms in highly visible areas with high visitation in order to reduce the risk of vandalism?
- G. Incorporate public art work, especially pieces that emphasize Emeryville's commitment to a healthy environment?
- H. Provide directional and informational signage with a consistent design theme?
- I. Account for maintenance requirements in the design of parks and the selection of amenities or develop a maintenance management plan as part of the design process?
- J. Identify maintenance costs and funding sources as an integral component of the park design process?

RESOURCES:

- City of Emeryville Park Avenue District Plan
- City of Emeryville Parks and Recreation Strategic Plan
- Crime Prevention Through Environmental Design (CPTED) Principles
- Shoreline Signs: Public Access Signage Guidelines

INTEGRATION OF PARKS & OPEN SPACE

INTENT:

Coordinate parks with surrounding developments to form unified urban compositions that are integrated into the redevelopment of underutilized areas.

GUIDELINES:

Does the site or project:

- A. Incorporate natural areas to provide green space and enhance environmental awareness?
- B. Reflect specific uses and activities that help define the park and create an identity?
- C. Integrate “placemaking” elements into parks, including water features, art or special facilities which reflect local culture and history?
- D. Use imaginative designs for necessary building features, functions and utilities, of uses that abut or are located within parks and plazas?
- E. Promote creative use of strategically located or underused open spaces?
- F. Address onsite parking needs and allow for underground parking below new plazas and parks without significantly compromising park functions?
- G. Locate park amenities which will generate noise or light in context-sensitive locations? (ie. locate fields and courts away from neighboring homes)
- H. Use gathering areas and/or landscaping to define transitions between private development and public open space?
- I. Create landscaped buffers between pedestrian paths and parking lots to decrease negative visual impacts?
- J. Improve existing open space areas by identifying resources to improve habitat and eliminate invasive species through partnerships, volunteer coordination, financial support and maintenance staff time?

RESOURCES:

- City of Emeryville Parks and Recreation Strategic Plan
- City of Emeryville Park Avenue District Plan
- Eastshore Park Project General Plan

SUNLIT PARKS

INTENT:

Design public parks, plazas and other open spaces to enjoy maximum sunlight access.

GUIDELINES:

Does the site or project:

- A. Orient parks and open spaces east-west or slightly northwest to maximize natural sunlight?
- B. Consider shade from adjacent buildings and structures?
- C. Use trees and landscaping with consideration of impacts of long term growth, such as shade, on adjacent areas?

RESOURCES:

- City of Emeryville Park Avenue District Plan
- Emeryville General Plan, Chapter 4: Parks, Open Space, Public Facilities and Services

SUSTAINABLE DESIGN

INTENT:

Create park designs that are consistent with sustainable design principles and practices, with efficient use of open space.

GUIDELINES:

Does the site or project:

- A. Balance the needs of nature and humans by designing and planning activity areas to minimize environmental impacts and allow regeneration of natural resources?
- B. Incorporate surface storm water management such as bioswales, storm water planters, rain gardens, permeable pavers and porous concrete and asphalt for all parking lots and trails?
- C. Use water conservation in irrigation systems, drinking fountains, water features and restrooms, and consider water features with rainwater harvesting for reuse when appropriate?
- D. Restore and enhance shorelines and creeks as important places for wildlife habitat and water quality protection?
- E. Preserve and enhance the park's characteristic landscape by emphasizing native tree and plant species?
- F. Enhance or preserve the urban tree canopy, with trees that provide canopy connectivity between street trees, trails and open spaces?
- G. Limit turf only where it contributes to recreation opportunities?
- H. Preserve and enhance important viewscales?
- I. Conform to Bay Friendly design guidelines?
- J. Integrate recycling opportunities and on-site composting areas where appropriate?
- K. Include lighting systems and fixtures to minimize light pollution?
- L. Use design and interpretive signage to capitalize on existing environmental conditions, and re-create past environmental features?
- M. Incorporate labor-saving design elements, such as mow strips and standardized amenities and materials?

RESOURCES:

- Bay Friendly Design Guidelines
- Shoreline Plants: A Landscape Guide for the San Francisco Bay
- Stormwater Guidelines for Green, Dense Redevelopment: Stormwater Quality Solutions for the City of Emeryville

LOCALLY ACCESSIBLE PARKS

INTENT:

Provide at least one accessible park located within a five-minute walk of all residences.

GUIDELINES:

Does the site or project:

- A. Serve one of the park opportunity areas identified in the General Plan?
- B. Provide connections to adjacent neighborhoods and parks with a variety trails, streets and bikeways?
- C. Integrate barrier free design, with ADA access throughout all areas of the park?
- D. Minimize physical and visual barriers and allow easy and convenient access to adjoining buildings, paths and other open spaces?

RESOURCES:

- Americans with Disabilities Act (ADA) and Access Board guidelines
- Emeryville Bicycle and Pedestrian Plan
- Emeryville General Plan, Chapter 4: Parks, Open Space, Public Facilities and Services

AN ACCESSIBLE WATERFRONT

INTENT:

Provide appropriate opportunities to view and reach the water's edge at waterfront parks and provide connections from the waterfront to the rest of Emeryville east of the freeway.

GUIDELINES:

Does the site or project:

- A. Provide environmentally sensitive public access to view shorelines and access the water using boardwalks, viewpoints, walkways and other context sensitive design methods?
- B. Foster stewardship of shorelines and creeks with interpretive signage, and educate the public on the importance of these areas for fish and wildlife habitat, natural systems and flood alleviation?

RESOURCES:

- Eastshore Park Project General Plan
- South Bayfront Design Guidelines
- San Francisco Bay Plan
- Shoreline Spaces: Public Access Design Guidelines for the San Francisco Bay