

CENTRAL BUSINESS DISTRICT STREETSCAPE AND IMPROVEMENT GUIDELINES

I. INTRODUCTION

In May 1990, the Town Council accepted a report from the Commercial Plan Committee that included a recommendation to develop guidelines and standards for the orderly placement of street furniture and appurtenances on downtown sidewalks. These guidelines will provide the standard for the placement and location of such things as benches, trash receptacles, newspaper racks, and anything that may be placed on the public sidewalks, streets, alleys and public right-of-way in the Central Business District.

II. SCOPE

The standards in this document apply to the area within the boundary of the C-2 zone identified on the Town of Los Gatos Zoning Map as C-2 (Central Business District) (see Figure 1).

III. PURPOSE

Street furniture and appurtenances placed on street, sidewalks, alleys and other rights-of-way may unreasonably interfere or obstruct pedestrian, vehicular or bicycle use of the public travel lanes. The primary purpose of streets and sidewalks is to efficiently, safely and conveniently move people between destinations. Additionally, the Town is concerned with providing the highest level of accessibility for elderly people and satisfying the American Disabilities Act (ADA) and Title 24 requirements.

There is an urgent need to provide policy for keeping streets and sidewalks safe for pedestrian travel. The Town has been involved in several lawsuits due to serious injury caused by insecure tree wells and street furniture that was not designed with safety in mind or was placed on the sidewalk inappropriately. An ankle injury may cost the Town as much as \$200,000 in costs and awards. More serious injuries have occurred in the downtown including head injuries caused by tripping over obstacles in the public right-of-way. These injuries are often permanent and debilitating.

These standards are also intended to provide for clear sight distance, a clear view of traffic signs and promote the clean and orderly appearance of the downtown.

IV. DEFINITIONS

- (1) *Public right-of-way.* Those areas dedicated for the public use for public purposes including but not limited to streets, parkways, alleys and sidewalks.
- (2) *Street furniture.* Includes such things, but is not limited to benches, trash and recycling receptacles, planters, newspaper racks, bicycle racks, electroliers, directional signs and similar appurtenances.

V. GENERAL

No person shall place or install any appurtenance into or over the public right-of-way. No person shall install or place any appurtenance into or over the public right-of-way if such appurtenance is determined to interfere with or impede the flow of pedestrian or vehicular circulation, endanger the safety persons or property, obstruct ingress or egress from any business or residence, interfere with disabled access or obstruct the use of postal service collection boxes, fire hydrants, utility meter boxes, traffic signals, crosswalks or other appurtenances permitted in the right-of-way.

Any street furniture excluding newsracks purchased by a private individual, corporation or organization to be placed in the public right-of-way, becomes a donation to the Town and therefore, property of the Town of Los Gatos. The Town will endeavor to locate the donation item in the location requested by the donor. If that location does not meet all of the requirements of these guidelines, the Town reserves the right to locate the item elsewhere in the C-2 Zone. Once donated the Town has absolute control over the donated item, and may remove, relocate or dispose of the item whenever it is in the public interest to do so. Each donation shall include payment to cover installation and maintenance costs. A plaque no larger than 36 square inches may be attached to street furniture in recognition of a donation, upon approval of the Town.

- 1) Any appurtenance that in whole or in part is placed upon, or over any sidewalk shall:
 - a) Only be placed near a curb or adjacent to the wall of a building;
 - b) Not impede the growth of a Town approved tree, nor impede the use of another permitted appurtenance, or be attached to a street tree or tree grate, or placed upon a tree grate;
 - c) Not exceed eight (8) feet in length;
 - d) Provide a four (4) foot clearance zone between each eight (8) foot appurtenance or group of appurtenances to allow curb face access.
 - e) Be in full compliance with any applicable ADA and Title 24 requirements.

- 2) No appurtenance shall be placed or installed:
 - a) Within ten (10) feet of any marked or unmarked crosswalk as measured from the curb return (pedestal newsracks with a minimum height of fifteen inches from paved surface to bottom of newsrack may be closer to curb return - but no closer than five feet - at the discretion of the Planning Director);
 - b) Within three (3) feet of any fire hydrant, fire call box, police call box, or other emergency facility;
 - c) Within three (3) feet of any bench fixed parallel to curb, within four (4) feet of any bench fixed perpendicular to curb;
 - d) Within five (5) feet of any driveway;
 - e) Within five feet (5) of any bus stop zone;
 - f) At any space where the clear space for the passage of pedestrians is reduced to less than six (6) feet, except that in areas where physical barriers provide for less than six feet, a clear space for passage of not less than four (4) feet may be permitted for a distance of not more than ten (10) feet with the approval of the Planning Director;

- g) In a way that impedes or interferes with the reasonable use of any commercial window display;
 - h) Within eighteen (18) inches from back of curb;
 - i) Within twelve (12) inches of any accessible utility or meter flush mounted in sidewalk;
 - j) In a way which impedes or interferes with an established path of travel related to access for persons with disabilities as defined in the ADA.
- 3) Non-compliance with these standards is a violation of Town Code Section 23.10.85(b)(1).

VI. SIGNS (Refer to Figure No. 33-3(a) of the California Accessibility Reference Manual, May 1994, as amended)

- 1) The Town shall develop a consistent public sign program for non-regulatory signs that allow the casual user to quickly orient themselves to the area. Typical sign groups are directional, traffic, street signs and public parking lot signs.
- 2) Sign locations shall be chosen carefully and should be consolidated when possible to reduce visual clutter.
- 3) The selected sign program shall be consistent throughout the Central Business District and signs shall consist of the same material, size, color and type.
- 4) Town signs shall use symbols instead of text as much as possible, particularly for traffic signs.
- 5) Town signs shall be fully compliant with ADA and Title 24 requirements.

VII. LIGHTING

- 1) Develop pedestrian scale lighting standards for the downtown.
- 2) Upgrade lighting intensity near crosswalks and other areas that may be potentially hazardous.

VIII. STREET FURNITURE

Street furniture consists of but is not limited to benches, bicycle racks, trash and recycling receptacles, planters and newspaper racks.

Benches (Refer to ADA Accessibility Guidelines, Section 4.33 Assembly Areas, Figure No. 45 "Minimum Clearances for Seating and Tables").

- 1) Only the following bench models or comparable models of matching specifications may be permitted in the public right-of-way in the Central Business District. All such benches shall be installed, owned and maintained by the Town of Los Gatos. The Town established the Adopt-A-Bench program to enable any person, group, or organization to donate an approved bench to the Town.

<u>Manufacturer:</u>	Smith & Hawkin	
<u>Style:</u>	Giverny	Belvedere
<u>Models:</u>	#5285 (4 foot)	#5806 (5 foot)
	#5280 (5 foot)	#5807 (6 foot)
	#5547 (6 foot)	#5808 (8 foot)
<u>Color:</u>	Natural Teakwood	

<u>Manufacturer:</u>	Fair Weather
<u>Style:</u>	Plaza
<u>Models:</u>	#PL-5 (4-6 feet)
	#PL-1.5 (4-6 feet)
<u>Color:</u>	Forest Green

- 2) Replace the existing planter/seating areas along N. Santa Cruz Avenue to improve their appearance and durability and to make street parking easier.

Trash and Recycling Receptacles

- 1) Trash and Recycling Receptacles shall be consistent in design and materials. The standard trash receptacle in the Central Business District shall conform to the specifications of the receptacle models listed below.

<u>Manufacturer:</u>	Victor Stanley, Inc.
<u>Style:</u>	Ironsites Bethesda Series
<u>Models:</u>	Trash Receptacle S-42SO with Riveted Steel Lid and Hinged Side Door
	Recycling Receptacle S-42SO with Recycle Lid/Emblem and Hinged Side Door
<u>Color:</u>	VS Green

- 2) Trash and recycling receptacles shall be spaced at appropriate intervals to provide convenient disposal locations for the public and to reduce sidewalk litter.
- 3) Exceptions/modifications to the above type of trash/recycling receptacles may be made upon the approval of the Planning Director.

Bicycle Racks

- 1) The Town shall remove existing publicly owned bicycle racks and encourage donations to replace existing bicycle racks throughout the Central Business District with a standard model that can be conveniently located and is easy and safe to use.
- 2) Bicycle racks shall not interfere with pedestrian flow and shall be easy and safe to use.

Newspaper Racks

Newspaper racks provide an important public information source and are entitled to be displayed in the public right-of-way subject to Section 23.70.010 of the Town Code. Newsracks must be installed in compliance with all requirements of the plan.

Landscaping

- 1) A plan shall be developed to replace the planter boxes along N. Santa Cruz Avenue.
- 2) Trees and landscaping shall be integral elements of the downtown.
- 3) Tree grates shall be designed to meet the requirements of the ADA and Title 24 requirements and shall be used at the base of street trees to provide tree protection and facilitate pedestrian flow and accessibility.
- 4) Parking lot areas shall be adequately landscaped to create a more aesthetically pleasing buffer zone between sidewalks and parking areas as well as to create distinctive parking lot entryways.

Utilities

- 1) Continue the underground utility program.
- 2) Utility boxes, backflow devices, and other mechanical equipment shall be placed in unobtrusive locations and those above ground shall be screened from view.

IX. FUTURE CONSIDERATIONS

- 1) Create distinguishing entries into downtown and other areas such as public parking lots.
- 2) Develop locations for pedestrian corridors that link parking areas to shopping areas.

X. IMPLEMENTATION

This downtown streetscape plan outlines the framework for orderly placement of street furniture and landscaping in the public right-of-way. It is intended to be comprehensive plan for the downtown. Plan for the downtown, defining standards for street furniture, pedestrian scale lighting, sidewalk design, public landscaping and public signs. It is necessary that implementation be a combined public and private venture involving those who have a stake in the success of the Central Business District. Implementation of improvements is intended to be completed as funding, private proposals and other improvement opportunities become available. Thus, completion of improvements may be completed in phases.

The overall adoption and approval of Guidelines constitutes detailed standards for location, character and completion of streetscape improvements. The Guidelines were approved by the Town on April 15, 1996 in the form of the following documents:

- 1) Streetscape Concept Plan for Central Business District Improvements (dated 2/26/96).
(The concept plan for the Los Gatos-Saratoga Road and North Santa Cruz Avenue intersection and stop signs on N. Santa Cruz Avenue at Bachman Avenue will be subject to a traffic study before implementation is considered.)
- 2) Street Tree Plan for Central Business District Improvements (dated 2/27/96).
(The Oleander trees indicated on the plan and proposed for the new planters have been substituted with Rhapsiolepis "Majestic Beauty.")
- 3) Lighting and Furnishings Plans for Central Business District Improvements (dated 2/26/96).
- 4) Six detail prototypes as follows (dated 1/27/96):
 - a) Details: Gateways
 - b) Mid-block Planter
 - c) Corner Choker Detail
 - d) Details: Planter
 - e) Street Furniture
 - f) Choker Detail with Off-set Crosswalk (dated 2/28/96)

These Guidelines are to be used in tandem with the goals of the General Plan and Redevelopment Plan. Town government can play an important role in maintaining an economically viable downtown, but it is essential that the private property and business owners expand their role in ensuring the long range success of downtown.

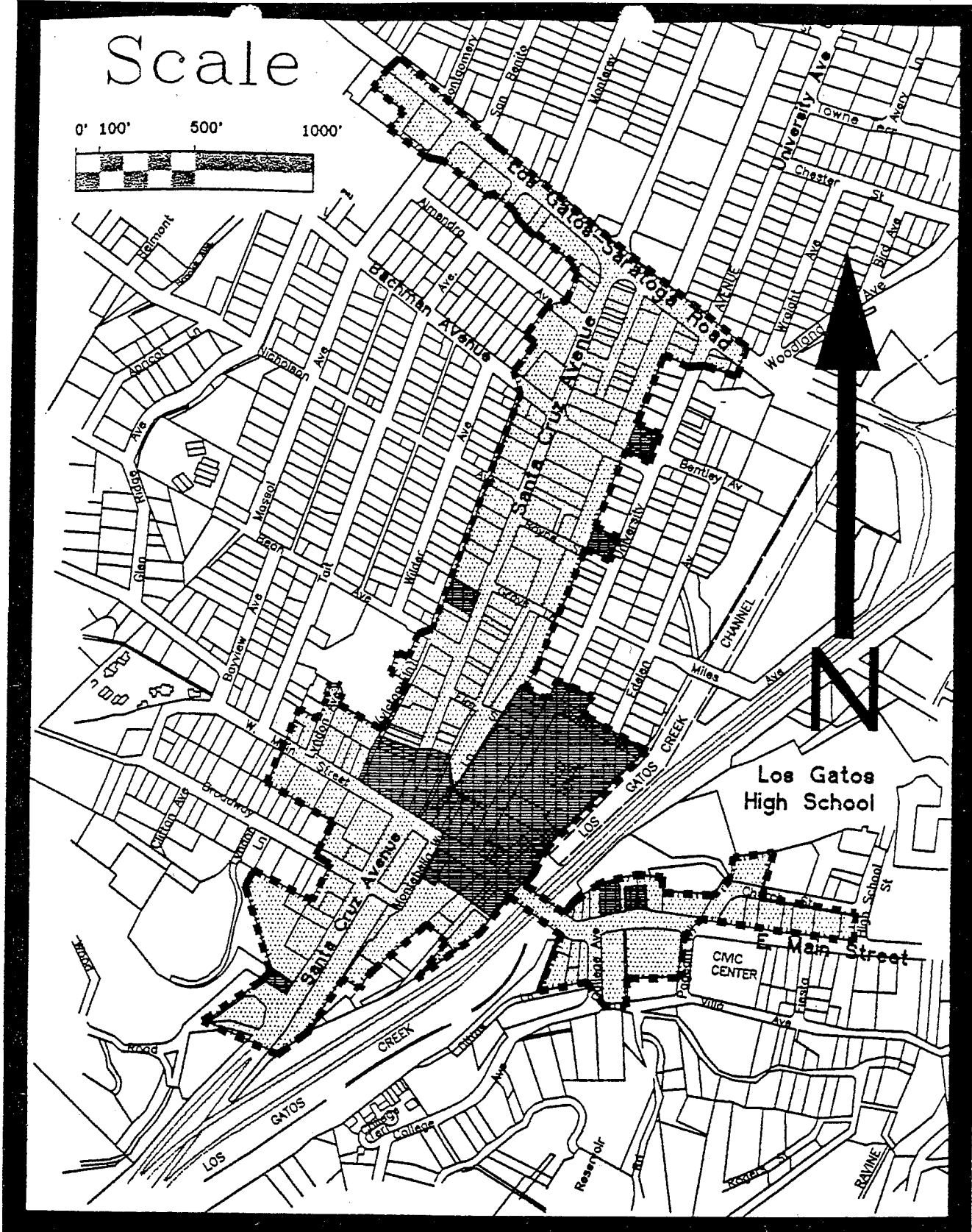
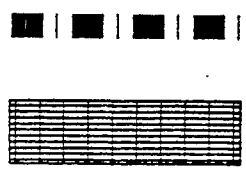


FIGURE 1



Central Business District
Historic Districts

Los Gatos Planning
 January 31, 1995
 DWG: K.J. Thornton