

GUADALUPE GARDENS

DESIGN GUIDELINES & IMPLEMENTATION STRATEGY

PREPARED FOR FRIENDS OF GUADALUPE RIVER PARK & GARDENS AND THE CITY OF SAN JOSE, CA
ROYSTON HANAMOTO ALLEY & ABNEY
June 2008

ACKNOWLEDGEMENTS

Guadalupe Gardens Technical Committee
Cary Greene, Mineta San Jose International Airport, Co-Chair
Mike Will, Parks, Recreation & Neighborhood Services Department, Co-Chair
Genny Bantle, San Jose Redevelopment Agency
Brandon Casper, Parks, Recreation & Neighborhood Services Dept.
Leslee Hamilton, Friends of GRPG
Simeon Mercado, Parks, Recreation & Neighborthood Services Dept.
Kathleen Muller, Friends of GRPG
Luke Vong, Department of Transportation

Friends of Guadalupe River Park & Gardens Staff
Leslee Hamilton, Executive Director 2008
Kathleen Muller, Executive Director 2007
Phil Cornish, Program Manager
Lucy Perez, Volunteer Coordinator
Linda McCabe, Education Coordinator
Jennifer Chapman, Assistant Education Coordinator
Sue Evanicky, Staff Accountant

Master Plan Committee 2007- 08
Jodi Strabird, Chair 2008
Derek McKee, Chair 2007
Gerry DeYoung
Bill Gingras
Virginia Holtz
Mel Hulse
Mike Hammes
Kevin Kelly
Joshua DeVincenzi Melander
Bracey Tiede

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Megan Doyle
Kimberly Ellis
Susan Fitts
Papia Gambelin
Elliott Green
Linda Herschbach
Norm Kline
Shirley Lewis
Eileen Rothschild
Bill Ryan
John Tang
Bracey Tiede
Ken Yeager

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Shirley Lewis, Secretary
Bill Del Biaggio, Jr., Chief Financial Officer
Brian Adams
Megan Doyle
Kimberly Ellis
Papia Gambelin
Andrew Giorgianni
Elliott Green

Linda Herschbach
David Jackson
Norman Kline
Desiree LaMaggiore
Derek McKee
Bob Rhodes
Eileen Rothschild
Bill Ryan
Dave Sandretto
Jodi Starbird
Bracey Tiede
Ken Yeager
Michele Young

Advisory Council
Brian Adams
Bill Del Biaggio
Gloria Duffy
Jerry Estruth
Vic Giacalone
Desiree La Maggiore
David Pandori
Doug McLendon
Bob Rhodes
Dave Sandretto
Jim Towery

Consultants
Aditya Advani, Royston Hanamoto Alley and Abey
Sarah Kassler, Royston Hanamoto Alley and Abey
Andrzej Karwacki, Royston Hanamoto Alley and Abey
Maddy Streicek, Royston Hanamoto Alley and Abey

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I PROJECT OVERVIEW

- A. EXECUTIVE SUMMARY
- B. BACKGROUND
- C. VISION

I. PROJECT OVERVIEW

A. EXECUTIVE SUMMARY

In September 2007, Friends of Guadalupe River Park & Gardens (Friends) contracted with Royston Hanamoto Alley & Abey (RHAA) to facilitate a process to create Design Guidelines and an Implementation Strategy for the next phases of the Gardens' development. The process has had the integral involvement of the Guadalupe Gardens Technical Committee, chaired by Airport and Parks Recreation & Neighborhood Services Department (PNRS) staff, and the Guadalupe Gardens Master Plan Committee, composed of members of the Friends' Board of Directors and community representatives. Public meetings have been held, as part of the process, to ensure that the broader community's interests are also heard.

These Guidelines are a refinement to the approved 2002 Master Plan. This product will serve as a comprehensive strategy and a basis for the further development of Guadalupe Gardens.

The goal of the Design Guidelines is to strengthen, clarify and unify the vision and experience of Guadalupe Gardens. The Guidelines strive to uphold the Friends' mission to "provide community leadership for the active use of the park through education, advocacy and stewardship". The Guidelines include analysis and proposals of specific steps to bring the Gardens together - including developing a central spine, identifying key entrances, addressing the perimeter of the site, and creating circuit trails north of Taylor Street. These details effectively set an aesthetic style, typical standards and palette for the Gardens. This document also addresses the necessity for an attainable implementation strategy through definition of priorities and phasing.

B. BACKGROUND

Guadalupe Gardens is an approximately 120 acre parcel of land located immediately south of the Mineta San Jose International Airport and bounded by the Guadalupe River Park, Highway 880 and Coleman Avenue. This extensive site reflects a layered regional history influenced by ecology, agriculture and urbanization. The property was ultimately acquired by the City of San Jose over a twenty year period from the 1960s through the 1980s. As structures and infrastructure were removed, the site became the focus of several planning processes to clarify re-use opportunities.

In 1989 the San Jose City Council designated the area "Guadalupe Gardens" to reflect the evolving community interest in establishing a landscape that represented the agricultural and horticultural heritage of the Santa Clara Valley. In 1998 a master plan study was undertaken by staff from the City of San Jose Airport and Parks, Recreation & Neighborhood Services (PRNS) departments and the non-profit Friends of Guadalupe River Park and Gardens. The resulting Guadalupe Gardens Master Plan was approved by the San Jose City Council and the Federal Aviation Administration (FAA) in 2002. This document lays out the vision for Guadalupe Gardens in broad terms, calling for more formal garden elements south of Taylor Street and less formal landscapes to the north, and divides implementation of the plan into two phases.

C. VISION

By 2006 most of the development outlined in Phase One of the Master Plan was either underway or fully completed. However, an incremental approach to developing Guadalupe Gardens and the lack of specificity in the Master Plan indicated the need for further study and professional assistance before moving to Phase Two. Other factors occurring subsequent to the plan's completion in 2002 call for coordination in the approach to the next phase of development. These include the acquisition of a building at 438 Coleman Avenue to serve as a Visitor & Education Center for Guadalupe River Park & Gardens, the San Jose Redevelopment Agency's plans to remodel that building and site, and the development of San Jose MarketCenter on Coleman Avenue.

Friends of Guadalupe River Park & Gardens approached the City of San Jose to request authorization and funding for a new planning process, with final acceptance of the study's results to remain with the City. The City Council contracted with the Friends in June 2007 to lead the effort. At that time, the City added an additional task to the scope of work: recommendation of an appropriate location for a possible dog park somewhere in Guadalupe Gardens.





II EXISTING CONDITIONS & PUBLIC INPUT

- A. DEVELOPMENT HISTORY
- B. DEVELOPMENT CONSTRAINTS
- C. SITE ANALYSIS
- D. PUBLIC GOALS
- E. PROGRAM OPPORTUNITIES

II. EXISTING CONDITIONS & PUBLIC INPUT

A. DEVELOPMENT HISTORY

The past 230 years of development on the site has imposed a number of physical and legal constraints, reflecting changing patterns in the history of land use. Initially the site was a verdant flood plain along the Guadalupe River covered with extensive stands of willow trees and inhabited by the Muwekma Ohlone people. During the Mission era the land was used for agriculture. After statehood and through the late 19th and early 20th centuries, rapid development continued to bring significant changes to the landscape. By the 1960s the area, known by then as the “Coleman Loop”, was the site of an established neighborhood of single family homes. Eventually, increased flight activity at San Jose Airport, immediately to the north, made residential land uses incompatible. The area saw a reversal to open space when the land was acquired by the City of San Jose using FAA grant funding. In addition to clearing the properties, residents were relocated and much of the urban infrastructure was removed.

B. DEVELOPMENT CONSTRAINTS

The federal grants for acquisition of the site obligate the City to maintain the land as airport-compatible open space or agriculture, with FAA approval required for proposed new uses. The FAA instituted an object free zone that limits the number of trees and structures allowed on the site, as well as features that might attract large congregations of people. Other factors include the utility services that still pass through and remain in the City-owned rights of way through the site. PG&E also holds an easement that runs along the eastern edge of the Gardens.

Additional urban constraints to be taken into account are the major traffic corridors that essentially surround the Gardens to the north, south and west. Along the northern and western edge of the site, these thoroughfares are typically edged with commercial and industrial properties. Two major streets, Taylor and Hedding, bisect and segment the Gardens. Lastly, the depth to groundwater and the presence of clay

soils in the Gardens can determine the existing ecology and potentially affect the type of plant materials suitable for the site.

The reality of these existing conditions and influences, combined with the 2002 Guadalupe Gardens Master Plan and the community's changing needs, effectively sets the framework for the current project.



C. SITE ANALYSIS

As part of the implementation strategy effort, a number of studies were conducted to understand the existing imperatives of the site.

The current experience of the Gardens is of visual and physical disconnect. Unfortunately, this may result in a poor impression of place. (2)(5)

The newly acquired Visitor & Education Center (1) has not yet been integrated into the Gardens, although a separate planning process undertaken by the San Jose Redevelopment Agency begins to address this concern by proposing an entryway, parking and appropriate landscaping. A series of sharp turns along the main path from the Visitor Center into the developed areas of the Gardens is disorienting (3). Visitors are easily confused as they encounter this non-intuitive pathway system, especially without appropriate cues to inform their route of travel. (4)

Along the Taylor Street corridor, the entrances and signage are poorly located and compete with each other (6)(7). Weak pedestrian crossings make it difficult to physically connect the northern and southern parts of the Gardens across Taylor Street, Asbury Street, and Hedding Street (8).

There is a distinct lack of transitional and unifying elements. Especially around the perimeter of the site, the garden to city interface is often awkward and distracting.

The edges of the Gardens are typically barren and untended (14). This lack of enclosure and definition make it difficult for the visitor to know what is encompassed within Guadalupe Gardens (9). Defining the perimeter will be instrumental in enhancing identity and interest in the Gardens. The temporary berm at the northeast edge of the meadow illustrates how land forms can define spatial experience. (13)

Columbus Park is the site for active sports activities that successfully bring a variety of users to the Gardens. However, the expanses of chain link fence feel like barriers that separate Columbus Park from the surrounding Gardens and divide the landscape (12).

Spring Street runs north/south down the center of the Gardens and readily provides access to many amenities, including restroom facilities (10). Spring Street has the potential to unify the Gardens by connecting the northern and southern parts of the property (11).

The open lands north of Columbus Park are undeveloped and contain a number of mature specimen trees (15)(16). There is the potential to remove undesirable trees (17), which are either failing to thrive or are invasive species, in order to allow space for further planting.



D. PUBLIC PARTICIPATION GOALS

The Guadalupe Gardens Master Plan, approved in 2002, was developed with extensive community input and incorporated much of the vision of the original Guadalupe Gardens Task Force, formed in 1988, to review proposals for open space and agricultural uses in the Coleman Loop. Ever since, community volunteers with Friends of Guadalupe River Park & Gardens have worked closely with City staff to implement the plan.

As part of the current process, Friends' staff organized two community meetings on site that were facilitated by RHAA. The goals of the first meeting were to introduce the project and to present current opportunities, constraints and priorities. Nearby property owners, residents, Friends' members, and special interest groups were invited. Public discussion was encouraged and those attending were asked to voice opinions on the issues they found to be most critical, as well as their favorite design elements. This crucial feedback was then considered by the Guadalupe Gardens Technical Committee and Friends of GRPG Master Plan Committee during subsequent working sessions. Much of this input was incorporated by RHAA into preliminary design alternatives and strategies.

These preliminary recommendations were then presented at the second community meeting. Feedback received from that meeting informed the final report to Friends of Guadalupe River Park & Gardens and the City of San Jose.

COMMUNITY MEETING #1

Main Strategies:

- Activation of the north end of gardens is a priority
- Keep the meadowland north of Taylor open, wild and somewhat untended
- Create enclosure and experience using landforms planted with native vegetation
- Add more trees to define the spine of the gardens, replace invasive species
- Create a better pedestrian navigation system across the gardens

Dog Park:

- Of possible locations, north of Columbus Park at Asbury Street is generally preferred
- Promote responsible dog ownership and stewardship of the proposed dog park.

Circuit :

- Use appropriate interpretative signage to create purpose for the circuit trails
- There should be direct connections to Guadalupe River Park and proposed dog park

Sustainability:

- Establishing sustainable best management practices in the gardens is important
- Drought tolerant, native plants should be specified
- Chemical fertilizers should not be used

Agricultural Components:

- Consider the component of leased agricultural lands
- A non-profit agricultural program could be a resource for education

Places for Youth:

- Urban youth must have access to unstructured "natural" environments
- Incorporate teenagers into the design process to effectively activate the space for younger users
- Signage should be child friendly

COMMUNITY MEETING #2

Urban Agriculture:

- A place for urban farming should be set aside; would fit well with the rural theme and offer the potential for community, especially children, to interact with nature.
- Northern portion of the site could be urban farm, complemented by proposed trails.

Sustainability:

- Create a space to propagate and sell plants (both native and non native).
- It was suggested that HDPE pipes be used for irrigation rather than PVC piping.

Central Promenade

- Horeschestnuts and Sycamores suggested as promenade tree alternatives to Jacaranda.
- It was clarified that the existing trees will be incorporated into the promenade.

Circuit Trails

- The trail surface material should be sustainable and comfortable for jogging.
- Connect the bike trail to MarketCenter or downtown (and/or other points of interest).

Dog Park

- The dog park is a great way to attract people and should be considered a priority.
- Four-acre Dog Park proposed, to serve the region rather than just the neighborhood.

Places for Young People

- The educational and recreational needs of children should be a priority.
- Interest in agricultural demonstration for children was expressed.

Edge Treatment

- It was clarified that berms and edge planting will be used thoughtfully to enhance rather than conceal views of the grasslands and trees.
- The crossing at Taylor & Spring Street, in addition to the proposed ground pattern, should also have embedded lighting.
- Entrances should interact with bus stops.
- There is general support for a rustic fence.



E. PROGRAM OPPORTUNITIES

Programming activates a public space. At Guadalupe Gardens, activation is currently focused at the Visitor & Education Center, in Columbus Park, and where garden elements such as the Historic Orchard, Heritage Rose Garden, and the Courtyard Garden have been established. The area around the Taylor Street corridor is the heart of the existing Gardens; new installations such as the Community Garden and the Santa Clara Valley Water District's Water Conservation Demonstration Garden will support and strengthen these energies.

At the southern end of the Gardens, the Visitor & Education Center is disconnected from the other features. Planned renovations to this building and landscape will be an exciting catalyst for activity and provide an opportunity to create a major entrance to the site. The Visitor & Education Center faces Coleman Avenue, a major gateway to downtown San Jose. The Center straddles both the River Park and the Gardens, offering the potential to enhance connections between the two.

Adjacent to the Visitor & Education Center and proposed parking lot is a large area

designated in the 2002 Master Plan as "turf". With programming space available and restrooms nearby at the Visitor Center, it is desirable to create a Children's Garden, including play structures, in a portion of this space. This varietal garden will be easily accessible from the Gateway Entrance at Coleman Avenue and draw families into Guadalupe Gardens.

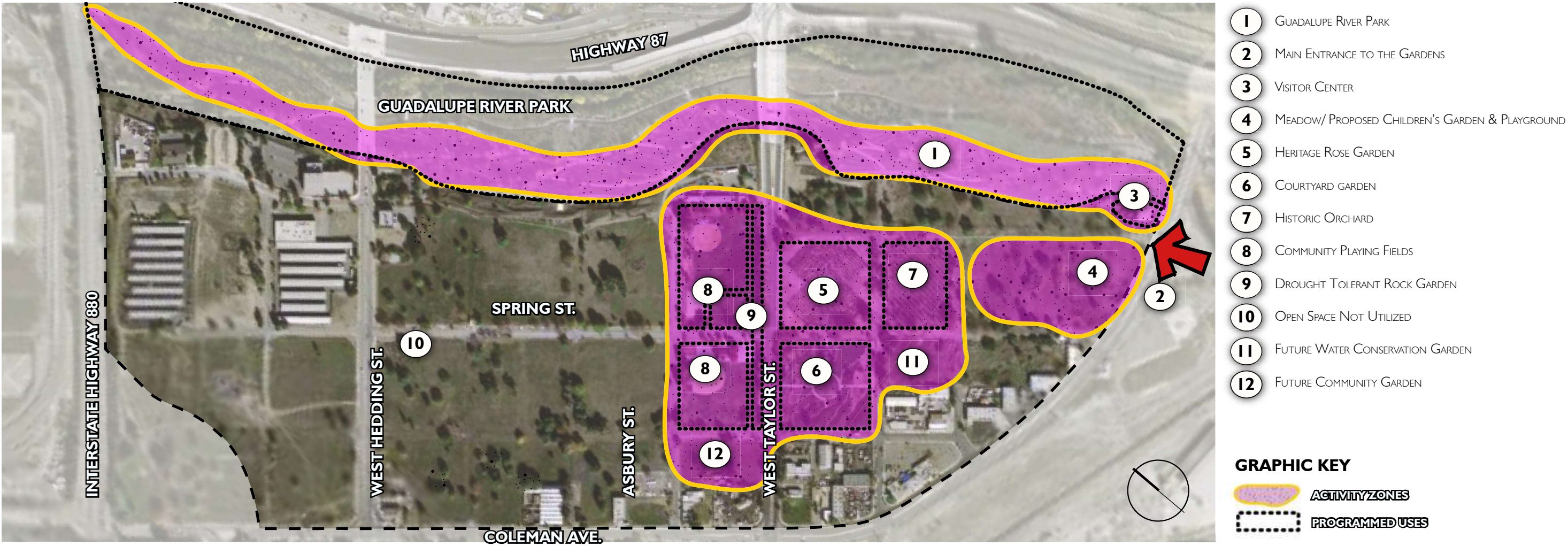
There are two other major opportunities available to improve the program in the Gardens. The primary area of the Gardens that is under-utilized is the vacant meadows north of Asbury Street and south of Hedding Street. Although they have seen no improvement to date, these open lands were envisioned in the Master Plan as appropriate for more expansive, less formal improvements. Currently this area supports a variety of seasonal grasses and mature specimen trees formerly in neighborhood yards.

This untended landscape is an impressive expanse of open space surrounded by major urban development. The lands provide habitat areas for urban wildlife

species, including ground squirrels, birds, and rabbits. Established groves of trees offer shade and interest. This environment presents unique opportunities for visitors to experience a beautiful, rustic and essentially California landscape as part of the Guadalupe Gardens experience.

The other intriguing program opportunity requires connecting the north and south ends of the Gardens. Spring Street bisects the center of Guadalupe Gardens and acts as a natural spine for the property. Developing this stem will literally unite the Gardens into a whole, transforming the character and experience of place.

The existing Spring Street landscape offers a strong foundation even as it varies in progression through the Gardens. North of Asbury, Spring Street is paved and still open to vehicular traffic. South of Taylor, the road has been removed and left vacant. There are several mature street trees along the Spring Street route that begin to define an experience of scale, grandeur and enclosure.





III IMPLEMENTATION STRATEGY & COMPONENTS

- 1. BUILD NORTHERN CIRCUIT TRAILS
- 2. DEFINE PERIMETER TREATMENTS
- 3. CREATE A CENTRAL PROMENADE
- 4. DEVELOP KEY ENTRANCES
- 5. INSTALL GARDEN PATHS & TRANSITIONS
- 6. INSTITUTE COHESIVE SIGNAGE STANDARDS
- 7. APPLY UNIFORM FURNISHINGS
- 8. INTEGRATE COLUMBUS PARK
- 9. DESIGNATE POTENTIAL DOG PARK
- 10. IMPLEMENT NEW VARIETAL GARDENS

III. IMPLEMENTATION STRATEGY & COMPONENTS

The following Implementation Strategy addresses an approach for activation and unification of Guadalupe Gardens. This plan refines the experience of the Gardens to include the idea of enclosure, expand the nature of a varietal garden to include active programs, implement a cohesive spine and pathway system, and install a series of circuit trails in the area north of Taylor Street. These ten steps are outlined in suggested order of priority to facilitate achieving the mission of the Gardens.



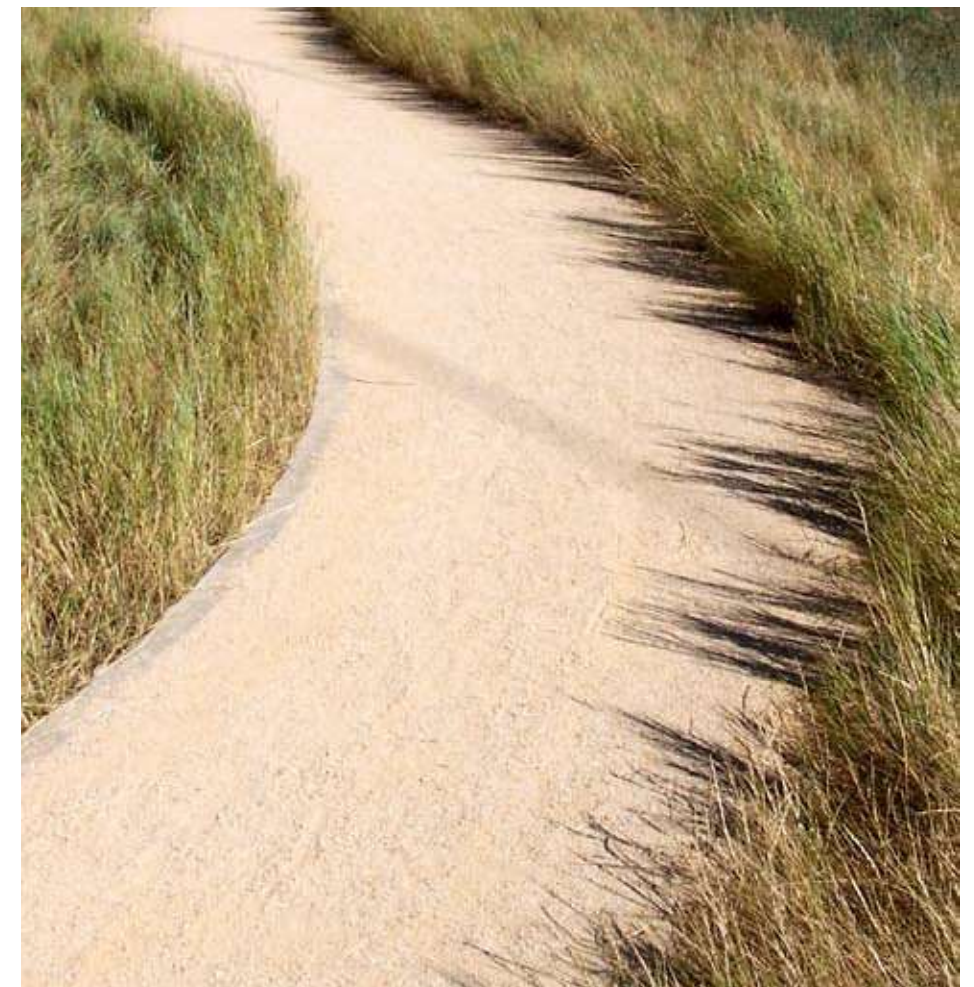
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- 10 IMPLEMENT NEW VARIETAL GARDENS

I. BUILD NORTHERN CIRCUIT TRAILS

The area north of Taylor Street is under-utilized and presents a prime opportunity for further Gardens' development. Significant steps can be taken to claim this space and expand the realm of the Gardens. Instituting several circuit trails would activate the area by providing access to informal, passive recreation in a naturalistic California landscape. In keeping with the Master Plan, this strategy respects the rustic character of the areas north of Taylor while acknowledging the limitations for development on the site.

This raw landscape offers a unique way to experience nature on a very different level than the rest of the Gardens. The trails will create purpose and purpose will bring users. The circuits will allow these users to encounter, interact and enjoy an unstructured landscape in the center of the urban environment. The trails will connect the Gardens as a whole as well as strengthen links to the Guadalupe River Park and adjacent neighborhoods. The circuits are designed as a series of loops that connect the established specimen trees as landmarks, creating potential for educational program elements such as bird watching and tree identification.

- Two circuits of varying lengths provide variety and choice for users. These paths cross at various points in the meadowlands, with one main connection occurring where Emory Street and Walnut Street used to intersect. See diagram.
- The actual Emory and Walnut street sign is a unique relic that should remain, offering a whimsical opportunity for the Gardens to acknowledge and celebrate the urban history of the site.
- The trails should be amenities for visitors of all age groups. Furnishings, like trash receptacles and benches, will be located thoughtfully throughout the circuit.
- The ADA accessible trails are intended to tread lightly on the existing landscape. The circuits will be constructed of either soil cement or stabilized decomposed granite to blend softly into the seasonal grasslands.
- This plan has the potential to use less recycled water than was envisioned in the Master Plan. The implementation of circuit trails does not preclude different uses of the area between Taylor Street and Hedding Street in the future.



2A. DEFINE PERIMETER TREATMENTS: **PLANTING & FENCES**

Edges are key elements to defining gardens. They literally represent what is tended and what is not. Edges will provide scale, transition and a backdrop for the Gardens.

The edges of the Gardens need to be clearly defined. There is currently a lack of visual clues to define the overall garden-to-city interface. Whether walking within or driving by, visitors need to easily understand the massive extent of the entire site. By designating where the Gardens begin and the City ends, the perimeter will communicate a sense of ownership and pride.

Edges can be clarified in a variety of ways and a site of this size easily employs a combination of solutions. Four types of perimeter treatments are suggested to be used depending on the circumstance. Please see pages 29-30 for detailed descriptions of typical fencing & planting treatments.

- Planted buffers will primarily be used along the most visible edges and vary in character depending on the specific location. These borders will be specifically applied to the public thoroughfare edges that require a more formal face for the gardens, particularly along Taylor and Hedding Streets.
- Shrub borders refer to more substantial plant material that will be placed along the most industrial edges outside of the object free zone. This treatment will be particularly effective to screen harsh industrial edges of the Gardens, specifically where the site meets Coleman Avenue.
- A split rail style fence will also be added to specific areas and give a distinct rural aesthetic. Fences are meant to additionally enhance areas that need a clean distinction, including the eastern edge along Coleman Avenue and the northern edge at Hedding Street.

- Fencing replaces current specifications for peeler poles called for in Master Plan.
- Eighteen (18) *Quercus agrifolia* (Coast Live Oak) trees to be infilled as designated to screen industrial views along Coleman Avenue. Location may be restricted due to height limits. All existing trees should be maintained.



2B. DEFINE PERIMETER TREATMENTS: EDGE BERMS

A key element to the definition of a garden is enclosure. The Guadalupe Gardens site as a whole tends to blur into the surrounding environment, and especially the adjacent industrial landscape. The lack of definition of edge distracts from the peaceful ambience of the Gardens. Edge berms will address the need to define the perimeter, screen industrial views, and create spatial experience at a human scale within the FAA object free zone.

Complementing the established vernacular, the berms are intended to become a distinct part of the language that defines and unifies the Gardens. The berms are an effective, easily implemented and low maintenance solution. The berms provide buffers along the external edges of the circuit trail and the southern end of the promenade. They are laid in pairs adjacent to paths of travel to either accentuate entrances or screen views while maintaining a sense of visual permeability. See page 29 for further details.

- The berms are approximately 150' in length, 5' tall and 30' wide.
- There is potential to reuse existing soil for construction, including relocating any temporary soil pilings within site boundaries.
- Hydro-seeded native grasses like *Festuca rubra* or No-Mow Fescue will be established to cover the berms and give the landforms a lively, cohesive appearance. Alternatively, each berm could become a showcase for individual native plant species and tie into the Gardens' botanical program.



3. CREATE A CENTRAL PROMENADE

There is an absence of direct circulation and intuitive way-finding in the Gardens. A central promenade will unify the circulation and character of the property by forming a single, clear axis. Since Spring Street already is positioned like a spine through the center of the Gardens, strengthening this into a formal promenade is a both a natural and easily implemented solution.

The promenade will connect the Gardens as a whole. Essentially forming a stem off of which programs are able to branch, this axis will significantly clarify respective entrances to the varietal gardens. Moreover, the pedestrian-only promenade will institute a cohesive spatial experience at the human scale. The wide promenade will be lined with an allee of majestic shade trees, to physically and psychologically draw visitors through the length of site. See page 26 for further details.

- The Guidelines specify three options for the species of trees along the promenade. These have been chosen for their year round interest, ability to be low in maintenance and aesthetically apply to the breadth of the Gardens, see sidebar. A loose allee of these trees would lend a unique and unified structural element to the Gardens. Many trees of other species are already in place along

Spring Street; the remainder will be filled in as replacements to the undesirable trees removed from elsewhere on the site. The number of trees planted will be limited to the existing count, provided by Friends. Tree height may be limited by FAA restrictions. Planting breaks occur at intersections of former streets.

- To add interest, help set a cohesive language for the gardens, and unify the experience, the promenade will also be lined with a border of low maintenance, drought tolerant and often native plant material on either side.
- The existing street section will remain and the adjoining sidewalks will be removed. The actual path will be constructed by laying colored asphalt over the existing plain asphalt. A warm and inviting color should be selected. The promenade path will then be top dressed with decomposed granite granules for a softer appearance.
- Unified pedestrian lighting will be provided along the promenade. Rhythmically placed light standards will enhance both aesthetics and safety. Lighting can be connected to utility grid already in place along Spring Street.

(See pages 26, 39 & 41 for further details.)



PROMENADE TREE OPTION A

RED HORSECHESNUT - AECUSLUS X CARNEA

- DECIDUOUS
- 40' TALL AND 30' SPREAD
- STRUCTURED FORM, DENSE FOLIAGE
- SHOWY BLOOM IN SPRING; LONG FLOWER PLUMES ATTRACT HUMMINGBIRDS



PROMENADE TREE OPTION B

JACARANDA - JACARANDA MIMOSIFOLIA

- DECIDUOUS OR SEMI-EVERGREEN
- 25 - 40' TALL AND 15 - 30' SPREAD
- SCULPTURAL FORM, LUSH FOLIAGE
- SHOWY BLOOM IN SPRING; STRIKING LAVENDER COLORED FLOWERS
- DECORATIVE SEED CAPSULES



PROMENADE TREE OPTION C

CALIFORNIA SYCAMORE - PLATANUS RACEMOSA

- CALIFORNIA NATIVE
- DECIDUOUS
- 30-80' TALL AND 25-50' SPREAD, FAST RATE OF GROWTH
- SMOOTH BRANCHES, OFTEN GRACEFULLY TWISTED OR CONTORTED; MULTIPLE OR LEANING TRUNKS
- ATTRACTIVE PATCHY BARK IN BROWN, GRAY, WHITE
- LEAVES TURN DUSTY BROWN IN EARLY AUTUMN

4. DEVELOP KEY ENTRANCES

An effective entrance welcomes visitors and creates identity. It also communicates a change of environment. Currently there are two de-facto main entrances to the Gardens, one at the Visitor Center and the other at Taylor Street between the Courtyard Garden and Rose Garden. These entrances fail to embody the sense of graciousness expected of a public garden.

The Guidelines are intended to clarify a hierarchy of entrances. Four levels of entrances are needed: Gateway, Major, Minor and Varietal. Each entrance will reflect a hierarchy of materials. The Guidelines have specified a layout of cohesive paving materials at each type of entrance.

The plant materials vary according to the type of entrance but will typically be a low maintenance mixture of soft textures, tiered sizes and shades of green punctuated by seasonal flowers. Curved seatwalls become landmarks, offering potential signage opportunities and providing gathering spaces. Please see pages 22-25 for detailed descriptions of each type of entrance.

- The Gateway entrance at the Visitor Center is conceived as a grand threshold from downtown San Jose. It is designed as a circle - a node that connects the building with the promenade, the lesser paths and the expansive property, with program elements taking place within and surrounding it.
- The Major entrances establish a sense of identity for the Gardens. These areas signify a distinct change in experience from the outside world. The plazas are designed as expansions of the sidewalk that open, invite and link the gardens to the urban framework. Three Major & Gateway Entrances are laid out along the promenade, punctuating where the Gardens cross city streets.
- The Minor Entrances help support a sense of identity for the Gardens by also signifying a distinct change in experience. Like the main entrances, these smaller plazas are designed as expansions of the sidewalk that open and smooth the spaces where the Gardens overlap with the urban framework. Minor entrances enhance key pedestrian links with the City and encourage fluid circulation.

- The Varietal Garden Entrances will serve as front doors to the various garden rooms. Small trellis structures act as vertical markers, enabling visitors to quickly locate the Varietal Garden entrances that are currently difficult to find. Benches provide places for visitors to relax.



5. INSTALL GARDEN PATHS AND TRANSITIONS

Paths are the veins of any garden - they provide circulation and clarify connections. Currently, the design of the inner pathways is inconsistent. The paths between the varietal gardens lack any unified structure – often constructed in different widths and with different edges. Implementing a design for these paths is a simple move that will bind the internal components of the Gardens.

These paths will serve as transitions that help unify the spaces and guide visitors as they move between garden rooms. The garden paths should have a simple yet lush appearance. Consistent paving material and patterning of plant materials will provide visual signals and circulation cues. Planted edges will serve to visually finish or complete the paths, with the potential also to be an integrated aspect of the Garden's ecological sustainability by acknowledging the need to conserve water and provide habitat for beneficial insects. Please see pages 26-28 for detailed descriptions of typical garden paths and plantings.

- Borders of informal green plant material are patterned on either side of the paths to complement rather than compete with the vibrant varietal gardens.
- The paths themselves will be 12' wide and constructed of asphalt paving. The existing path can also be top coated with colored asphalt to match the proposed decomposed granite paths in the meadowlands. A warm color should be selected.
- Extend irrigation as necessary.



6. INSTITUTE COHESIVE SIGNAGE STANDARDS

Signage plays an important role in unifying a place both visually and logistically. The present inconsistent signage is confusing, randomly placed and often competes with itself.

All signage outside of the varietal garden rooms should be standardized to create a cohesive identity for the Gardens. This will reinforce a sense of harmony, interest and overall aesthetic impact in the gardens. This signage should be beautiful, distinctive and take the opportunity to educate as well as inform. In addition, the placement of signage should be thoughtfully planned and customized within the Master Plan.

All signage will be coordinated and integrated with the established design for Guadalupe River Park and Gardens. The hierarchy of signage that corresponds with entrances, trails and programming should be expanded upon and observed. There are six specific types of signage that correspond to the hierarchy of entrances and variety of programs in the Gardens: Gateway entrance, Major entrance, Minor entrance, Varietal entrance, directional trail signs and educational/interpretive signs.

- The Gateway sign should be integrated into the design of the new Visitor & Education Center. Curved seat walls are intended to provide additional opportunities for landmark recognition.
- The Major entrance signs will clarify the prime places for people to access the Gardens. This type of signage should be tailored to inform people in passing cars as well as pedestrians. Curved seat walls at the entrance plazas provide additional opportunities for landmark recognition.
- The Minor entrance signs will assist in improving the urban interface and encourage fluid circulation by creating more permeable connections. This type of signage should be placed with particular intent and clarity so as to not compete with the major entrances.
- Garden entrance signs have already been established at the Rose Garden and the Orchard. These signs help to mark entrances and explain the unique qualities

of the individual varietal gardens. Curved seat walls will provide additional opportunities to mark varietal gardens.

- Trail signs provide direction and ease circulation. These signs will be located at key nodes or decision points throughout the Gardens.
- Educational/interpretative signs will reinforce the Gardens' mission and programs. This signage presents a significant opportunity to provide information to a variety of users at any given time and reinforce the relationship between the Gardens and the community.



7. APPLY UNIFORM FURNISHINGS

A unified palette of furnishings will create harmony and enhance the character of the Gardens. Currently, the furnishings are in poor condition, mismatched and randomly placed. This lack of planning reflects a disappointing impression of place. The following strategy for integrated furnishings is a simple, obtainable action that will immediately improve the appearance of the Gardens.

All furnishings should be standardized per the Design Guidelines. The Guidelines address the type, style and placement of furnishings to be implemented throughout the common areas of the Gardens. Furnishings include benches, picnic tables, trash receptacles, bike racks, and lighting. Please see page 31 for further details and specifications.

- The furnishings palette can be accomplished incrementally. Furnishings offer a specific opportunity for engaging the community in the implementation process as donors and sponsors.

- Furnishings should be beautiful and distinctive. Furnishings have been chosen for durability, safety and appearance to complement city standards.
- All furnishings will provide universal access for wheelchair users.
- Furnishings chosen from the same palette as the Guadalupe River Park will help to integrate the River Park and Guadalupe Gardens components.
- Furnishings will be easy to maintain and not require unnecessary time or labor.



8. INTEGRATE COLUMBUS PARK

Columbus Park is a central yet disconnected component of the Gardens that succeeds in bringing active users to the site. The softball fields and horseshoe courts are attractions that should be embraced.

However, the tall fences around the playing fields conspicuously divide the property. This disconnect is particularly significant because the park is located precisely at the difficult pedestrian crossing at Taylor Street. The Guidelines suggest removing the fences where they do not serve any utilitarian purpose. This is an easily obtainable step towards unifying the Gardens as a whole.

- Fences should be removed that do not serve any utilitarian purpose. While the southern edge protects vehicular traffic from stray balls, the fences along the north, east and west edges of the park are not necessary.

- By removing the fences, the park can be integrated into the re-design of Spring Street as a promenade.
- The remaining fences can be planted with vines and are an opportunity to create vertical gardens.



9. DESIGNATE POTENTIAL DOG PARK

San Jose is a community with many dog owners who look for places to exercise their pets and interact with each other. During the public meetings, community members expressed a desire for a dog park in this part of the city. Residents commented that the open lands north of Taylor Street and the turf area near the Visitor Center are already being informally used for this purpose. The Gardens can address this need for the community and activate under-utilized portions of the site at the same time.

The preferred location for the dog park is at the eastern edge of the Gardens, north of Columbus Park. This location was favored for its close and safe proximity to Columbus Park, restroom facilities, parking, and proposed circuit trails. The ultimate design of a two acre dog park, sized to meet the demand expressed at the community meeting, will have to meet guidelines set by the City of San Jose.

- The dog park has the potential to bring users to the site and will be integrated with the trails, the meadowlands and the Gardens as a whole.

- The shape should be curvilinear to blend into the rugged landscape and its northern edge angled to embrace attractive views of the River Park.
- There should be suitable places for various sizes of dogs to enjoy the park.
- Fresh water should be available for both dogs and people.
- The dog park should be fenced for safe off-leash exercise and socialization. To protect the ecology of the landscape, dogs will be allowed to use the larger garden paths, promenade and circuit trails only on leash.
- The dog park is a community use that should reflect the overall spirit of sustainability in the Gardens. Dog park fencing should be cohesive, attractive and blend into the surroundings. Rather than turf, the ground plane in the park should be naturalistic and low maintenance.



10. IMPLEMENT NEW VARIETAL GARDENS

The varietal gardens are the heart of the Gardens. These interior gardens are essential to the multifaceted character of the place as a whole – the garden rooms are outlets for activities, volunteers and education. The Master Plan designates several spaces for future varietal gardens at the southern end of the site. This aspect of the plan can be developed to complement the new Visitor & Education Center and proposed gateway as well as enhance the Gardens' ability to serve the community.

There are currently three established varietal gardens and two more are in construction. The Master Plan designates additional garden spaces in the areas around the meadow between the Visitor Center and the Historic Orchard and along Taylor Street. In keeping with the more formal pattern in this part of the Gardens, these areas are represented as orthogonal plots to be developed as funding becomes available.

- The community has initially suggested interest in program elements that feature less structured and creative spaces for children to experience the landscape.
- Ideas for these gardens include a berm maze, a fog garden, a butterfly garden and interactive agriculture.
- Other ideas suggested by the public include a meditation garden, a medicinal garden, labyrinth, temporary art installations, and a sculpture garden.
- To determine the themes for the new varietal gardens, a public process should be pursued to explore the specific needs of the community.





IV DESIGN GUIDELINES

- A. ENTRANCES
- B. PATHS & TRANSITIONS
- C. PERIMETER TREATMENTS
- D. FURNISHINGS

A.I. ENTRANCES: GATEWAY AT THE VISITOR CENTER

The entrance to the new Visitor & Education Center will establish the main gateway from the greater urban area into the Gardens and the Park. This entrance is designed to create a major threshold by embracing the Visitor Center as the apex for programming, activity, information, and energy in the Gardens. Complementing the City of San Jose Redevelopment Agency's plans for the architecture and the site, the Gateway entrance will assist in integrating the building and its activities to its surroundings. Significantly, the Gateway will also incorporate the promenade and improved circulation into this development.

The design of the Gateway addresses the complex fabric of the Gardens through simple, bold geometry. The circle plaza literally embraces the site's multiple and flexible functions. The plaza will establish the Gateway as a distinctive landmark in the landscape. Curved seatwalls provide places for meeting, resting and education. Accent planting is intended to be simple, green and structural to enhance certain views while screening others. Paving materials have been designed to coordinate with the other entrances and aspects of the Gardens. This ground pattern becomes part of the unifying language to inform the flow of circulation throughout the Gardens.

The Guidelines suggest two options for the paving material. The chosen palette will be reflected in all types of entrances:

- Permeable Pavers will exemplify the Gardens mission of environmental sustainability and stewardship. A warm, terra cotta color is suggested to blend softly into the site and create a harmonious connection with the earth.
- Quartzite Pavers will echo the materials found in portions of the River Park but also establish identity for the Gardens. This is a classic, elegant option that will set a distinguished and sophisticated tone for the Gardens.



SEATWALLS



PERMEABLE PAVERS



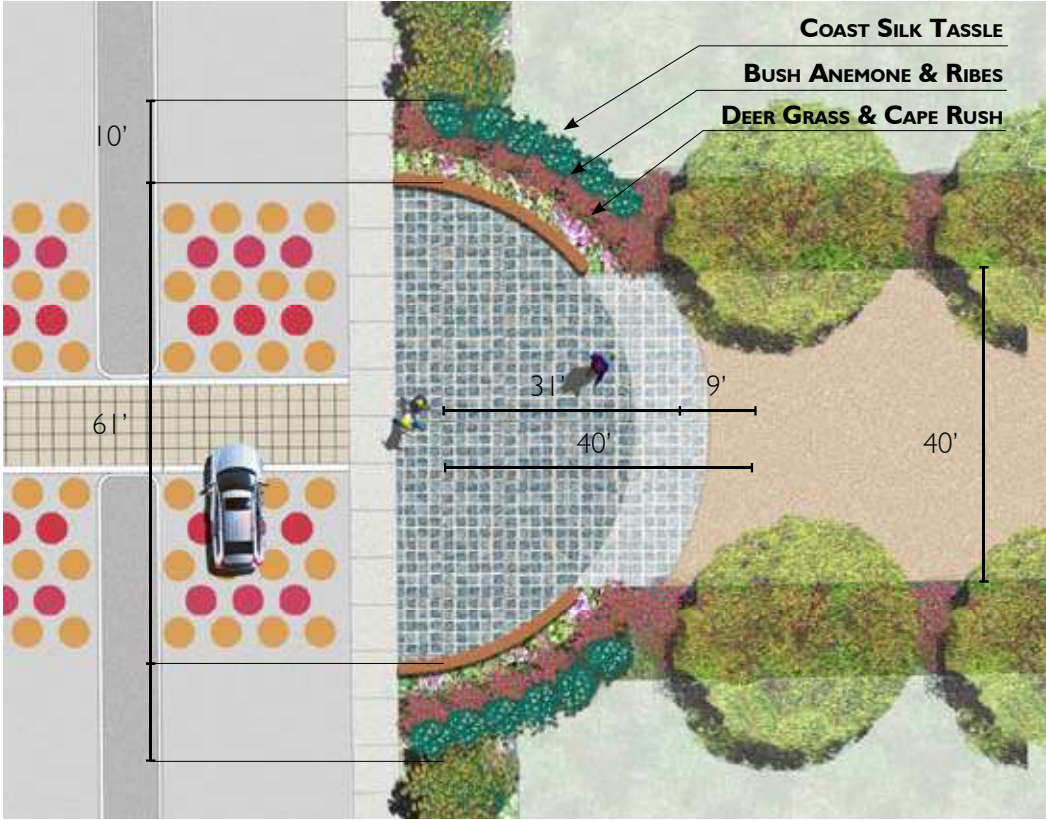
QUARTZITE PAVERS



A.II. ENTRANCES: MAJOR ENTRANCES

The Major Entrances are conceived to provide the Gardens with a sense of identity, welcome visitors and signify a change in environment. The urban-to-garden interface repeats itself throughout the Gardens. With thoughtful transitions, these links have the ability to connect the Gardens and the City. Major Entrances have been designed as landmarks that will help establish a public face and positive impression for the Gardens.

- The plazas are framed by a hierarchy of planting on either side - ornamental borders of interesting and vibrant species that are also low maintenance and durable. The plants that have been chosen are California natives or highly adaptive.
- Curved seatwalls are immediately framed by a layer of ornamental grasses – Cape Rush is a structured evergreen grass that will complement the soft, informal mounds of Deer Grass. The next layer of planting consists of a contrasting combination of two striking flowering natives – the Bush Anemone provides structure and form to the open and airy nature of Ribes Sanguineum. The final planting layer serves as a strong background – the native Silk Tassel Bush has dark green foliage year round and an unusual drooping form when in bloom.
- The plazas will be paved in a similar language and materials established at the Gateway entrance.
- These materials are intended to interact with and flow through traffic crossings in order to encourage pedestrian circulation.
- The existing irrigation system should be extended to cover new planting areas.
- Entrances should be designed to allow for utility or service vehicle access.



PLANT PALETTE:



RED FLOWERING CURRANT - RIBES SANGUINEUM
- DECIDUOUS
- CALIFORNIA NATIVE
- 5 - 12' HIGH AND WIDE



DEER GRASS - MUHLENBERGIA RIGENS
- EVERGREEN
- CALIFORNIA NATIVE
- 4' HIGH AND WIDE



BUSH ANEMONE - CARPENTERIA CALIFORNICA
- EVERGREEN
- CALIFORNIA NATIVE
- 4 - 6' HIGH AND WIDE
- ATTRACTIVE FORMAL LOOKING SHRUB



CAPE RUSH - CHONDROPETALUM TECTORUM
- EVERGREEN
- SOUTH AFRICA NATIVE
- 3 - 4' HIGH AND WIDE
- STRIKING ACCENT PLANT / ELEGANT KINETIC SCULPTURE

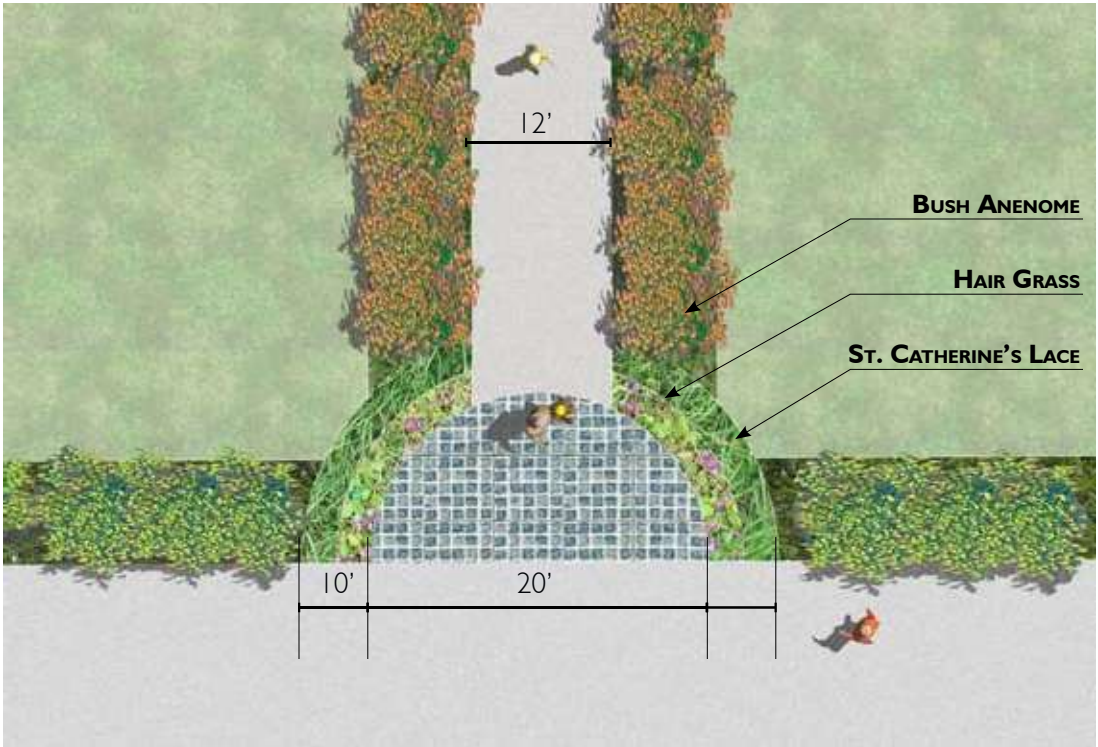


COAST SILK TASSLE - GARRYA ELLIPTICA
- EVERGREEN
- CALIFORNIA NATIVE
- 10 - 20' HIGH AND WIDE
- EXCELLENT FOLIAGE PLANT

A.III. ENTRANCES: MINOR ENTRANCES

Similar to Major Entrances, Minor Entrances are also designed to create identity, welcome visitors and signify a change in environment. Minor Entrances have been developed at key points of transition between the City and the Garden. These entrances become the links where the fabric of each environment overlaps. They will enhance access and improve the public face of the Garden. They are intended as informal meeting and gathering places.

- The plazas are framed by a different combination of planting on either side than the other types of entrances - ornamental borders with interesting and vibrant species that are also low maintenance and durable. The plants that have been chosen are California natives or highly adaptive.
- Hair Grass immediately borders the paving to effectively soften the edges of the hardscape. Behind, St. Catherine's Lace has an unusual, rustic form and will attract butterflies. The Bush Anemone is a dense but compact background plant suitable to the scale of Minor entrances. The single white flowers of this California native are particularly fragrant in the spring.
- The plazas will be paved in a similar language established at the Gateway entrance.
- The existing irrigation system should be extended to cover new planting areas.
- Entrances should be designed to allow for utility or service vehicle access.



PLANT PALETTE:



HAIR GRASS - DESCHAMPSIA CESPITOSA
- EVERGREEN
- CALIFORNIA NATIVE
- 1 - 4' HIGH AND WIDE
- AIRY INFLORESCENCES



ST. CATHERINE'S LACE - ERIOGONIUM GIGANTEUM
- EVERGREEN
- CALIFORNIA NATIVE
- 3 - 5' HIGH AND WIDE



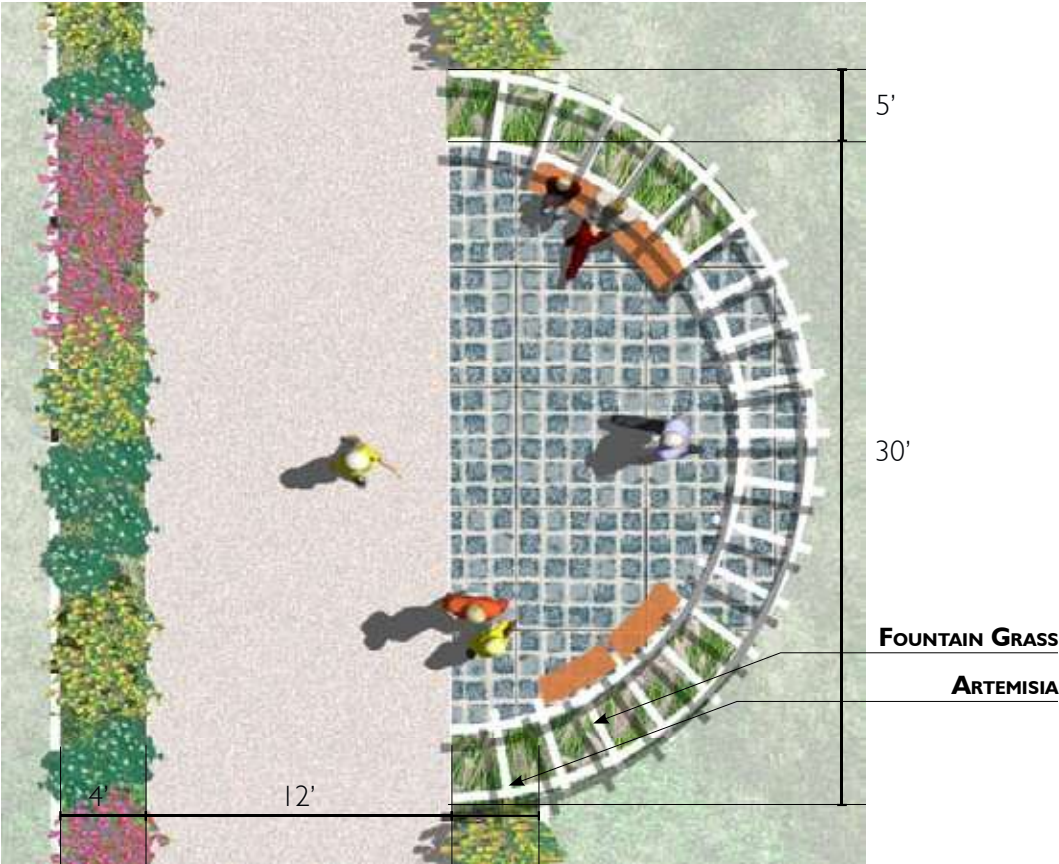
BUSH ANEMONE - CARPENTERIA CALIFORNICA
- EVERGREEN
- CALIFORNIA NATIVE
- 4 - 6' HIGH AND WIDE
- ATTRACTIVE FORMAL LOOKING SHRUB

A.IV ENTRANCES: VARIETAL GARDEN ENTRANCES

The southern end of the Gardens is distinguished by a series of varietal gardens. Varietal Garden entrances have been designed to mark the primary entrances to these various rooms. Defining these entrances offers an opportunity to establish a greater sense of clarity in the Gardens. These entrances are the thresholds from the common garden space into the characteristics of the individual varietal gardens. They are meant to stake out the areas of the respective garden rooms and be places for meeting, gathering or contemplation.

- The Varietal Garden entrances are defined by a rustic arbor. The arbors will be constructed of wood for a warm, informal feel. Their verticality brings a necessary architectural element to the Gardens, marking the garden entrances from a distance, and help to inform way-finding through the Gardens. Arbors should be small in scale and easily dismantled to respect FAA concerns and restrictions.
- Simplified planting frames the entrance but does not compete with the interior of the gardens. A combination of Fountain Grass and Artemisia will bring texture, color and year round interest.

- The plazas will be paved in a similar language established at the Gateway entrance.
- The existing irrigation system should be extended to cover new planting areas.



PLANT PALETTE:



FOUNTAIN GRASS - PENNISETUM ORIENTALE

- EVERGREEN
- W. ASIA
- 2' HIGH AND 2 1/2' WIDE
- YEAR ROUND INTEREST ORNAMENTAL PLUMES



ARTEMISIA - ARTEMISIA ALBULA

- EVERGREEN
- CALIFORNIA NATIVE
- 2 - 3' HIGH AND WIDE
- SILVERY GRAY AROMATIC FOLIAGE

B.1. PATHS & TRANSITIONS: PROMENADE PATH

The planting palette has been designed to strengthen the bones of the Gardens. Consistently applied, planting borders will unify the site. The planting palette for the Gardens has been designed to be hard working - low maintenance and ornamental year round. Relying heavily on texture and character, the palette alternates splashes of color with a consistent emphasis on foliage. In this way, background and edge plantings will bring cohesion and structure throughout the site without directly competing with the garden features.

The following edge combinations for the paths address the necessity for a set hierarchy in planting scheme. The adhesion to this palette is a key element to unifying transition, circulation and identity in the Gardens.

- The promenade planting is a combination of California natives. Deer Grass is planted in an undulating band and provides both transitions between the promenade, the meadowlands and the varietal gardens. The edge of the promenade is bordered with gracious groupings of vigorous, flowering materials. Cleveland Sage offers a long bloom and fragrant scent. Evergreen Currant has a graceful arching habit and attracts hummingbirds. Wild Lilac will provide a uniform low growing blanket of white flowers and glossy green leaves.
- The promenade will be 30' wide with 10' planted borders on either side. The promenade paving will be colored concrete - see pages 39 and 41 for further details.
- The existing irrigation system should be extended to cover new planting areas.



PLANT PALETTE:



WILD LILAC - CEANOTHUS 'YANKEE POINT'

- EVERGREEN
- CALIFORNIA NATIVE
- 5 - 10' HIGH AND WIDE
- LARGE GLOSSY GREEN LEAVES AND BEAUTIFUL BLUE FLOWERS



EVERGREEN CURRANT - RIBES VIBURNIFOLIUM

- EVERGREEN
- CALIFORNIA NATIVE
- 3 - 6' HIGH AND 12' WIDE
- GOOD ON BANKS



DEER GRASS - MUHLENBERGIA RIGENS

- EVERGREEN
- CALIFORNIA NATIVE
- 4' HIGH AND WIDE
- SLENDER YELLOW OR PURPLISH FLOWER SPIKES



CLEVELAND SAGE - SALVIA CLEVELANDII

- EVERGREEN
- CALIFORNIA NATIVE
- 3 - 5' HIGH AND 5 - 8' WIDE



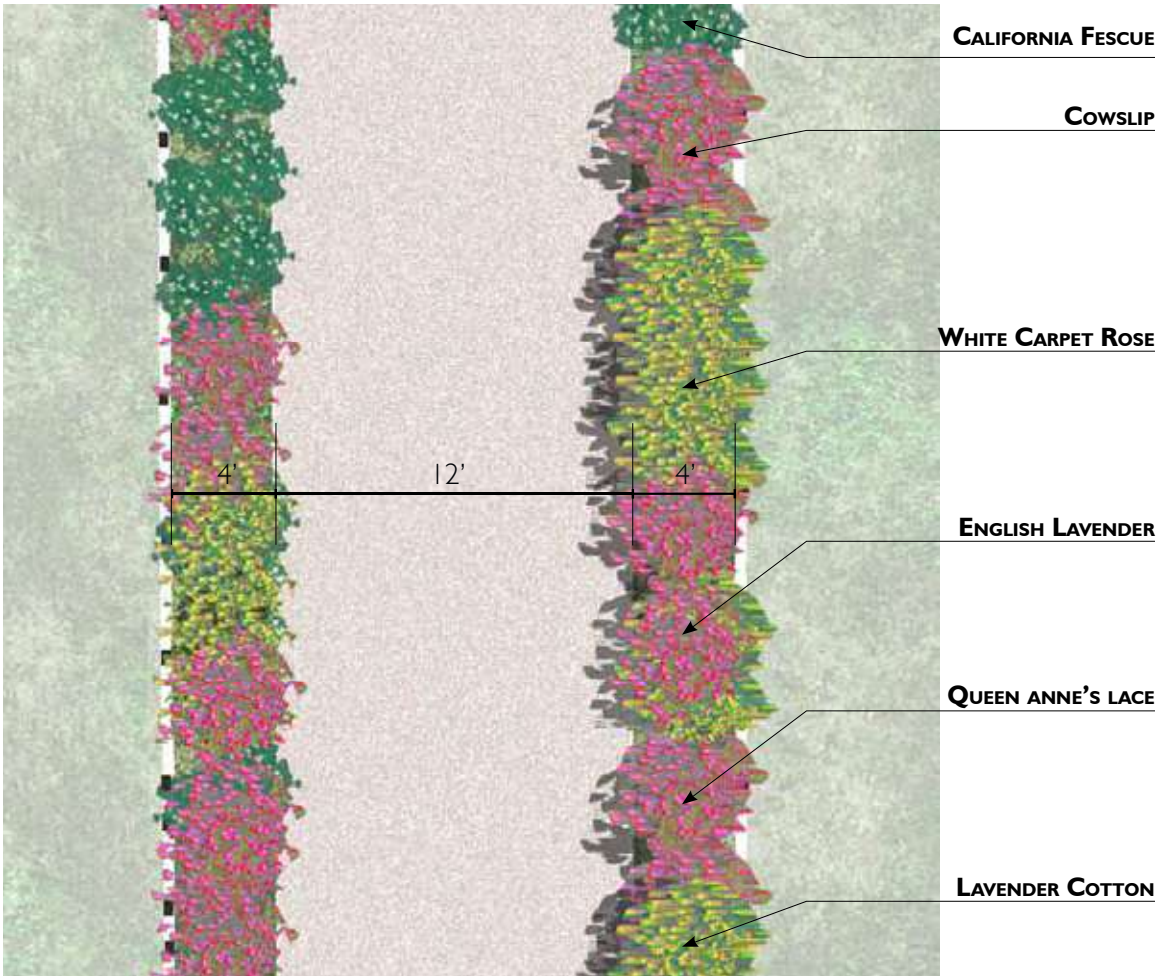
SAGE - SALVIA MICROPHYLLA

- EVERGREEN
- SOUTH AFRICA NATIVE
- 3 - 4' HIGH AND 3 - 6' WIDE
- BLOOMS HEAVILY IN LATE SPRING AND FALL

B.II. PATHS & TRANSITIONS: GARDEN PATHS

Plantings at the garden paths have been designed with a variety of ornamental plants to add accent and define path edges. Alternating groups of blooming perennials will be systematically laid out along the paths that connect the interior of the Gardens.

- Lengths of California Fescue will connect the border with soft texture and solid color. The plantings in between aim for a balance of color, form, and ecology. Yarrow has a long bloom and is an effective Integrative Pest Management (IPM) plant in its ability to attract insects that naturally suppress garden diseases. Cowslip, a low growing perennial with yellow blooms in the spring, is also an effective IPM plant. Carpet Rose is a vigorous evergreen, low maintenance and long in bloom. English Lavender is also a long blooming classic with fragrant flowers and foliage. Queen's Anne's Lace is a loose flowering plant with informal texture and will be valuable in the IPM system. In contrast, Lavender Cotton has a more structured form with round yellow blooms and fragrant foliage.
- The garden paths will be 12' wide with 4' planted borders on either side.
- The existing irrigation system should be extended to cover new planting areas.



PLANT PALETTE:



ENGLISH LAVENDER - LAVANDULA ANGUSTIFOLIA
- EVERGREEN
- CALIFORNIA NATIVE
- 8" - 2' HIGH AND WIDE
- SWEETLY FRAGRANT LAVENDER, HARDY



WHITE CARPET ROSE - ROSA 'NOASCHNEE'
- EVERGREEN
- CALIFORNIA NATIVE
- 2' - 3' HIGH AND 3' WIDE
- MASSES OF CONTINUAL BLOOMS
- VIGOROUS GROWER AND BLOOMER



CALIFORNIA FESCUE - FESTUCA CALIFORNICA
- EVERGREEN
- CALIFORNIA NATIVE
- 2' - 3' HIGH AND 3" WIDE



LAVENDER COTTON - SANTOLINA CHAMAECYPARISSUS
- EVERGREEN
- CALIFORNIA NATIVE
- 2' HIGH AND 3' WIDE
- BRIGHT YELLOW FLOWER HEADS



COWSLIP - PRIMULA VERIS
- EVERGREEN
- S.E. ASIA AND EUROPE NATIVE
- 4 - 10" HIGH AND 8" WIDE
- BRIGHT YELLOW FLOWER



QUEEN ANNE'S LACE - DAUCUS CAROTA
- EVERGREEN
- EUROPE AND S.W. ASIA NATIVE
- 3 - 4' HIGH AND 3' WIDE

B.III. PATHS & TRANSITIONS: **TRAFFIC CROSSINGS**

Difficult traffic crossings are a distinct barrier and present one of the foremost challenges to unifying circulation in the Gardens. Crossings are typically not in direct route of travel and have awkward grade changes. Especially at the Taylor Street corridor, fast traffic and lack of pedestrian signals create an intimidating and often dangerous environment.

Part of this problem can be addressed by extending the language of the entrance plazas across major streets, visually enhancing the impact of crosswalks. Working with the circle motif already established as part of the language of the Gardens, vibrant painted dots could serve to decorate, strengthen and clarify pedestrian paths of travel. This is an artistic solution and cost effective to a classic urban issue. These dots would be applied to the crossings where the promenade meets at Taylor and Asbury.

- Circles can be painted directly onto the asphalt. The circles should be 3'0" in diameter. They are intended to flow from the entrance plazas to the traffic crossings, enhancing the impact of the existing crosswalks.
- All crossing should be equipped with ADA curb ramps, detectable warning paving and pedestrian activated traffic light controller.
- Crossings should ideally be at grade without interruption at the median.
- In-pavement lighting should also be considered to enhance pedestrian crossings, especially at the Taylor and Spring Street intersection.
- All proposed traffic controls and solutions are subject to City review and approval.



C.I. PERIMETER TREATMENTS: **PLANTING & EDGE BERMS**

One of the goals of the Guidelines is to develop a uniform edge where the Garden meets the City. The corridors along Coleman, Taylor, and Hedding Streets present distinct edge conditions. These deficient spaces have the ability to represent and protect the Gardens. Perimeter treatments are conceived to designate boundaries and define the Gardens as place. The alternating treatments are meant to respond to issues of scale, use restrictions and aesthetic character.

- The planting perimeter at Coleman Avenue lies outside of the object free zone and calls for an ornamental, native tree to act as a buffer between the industrial areas and the Gardens. This buffer will serve as a transition for visitors entering from adjacent neighborhoods. This buffer has the potential to tie into the eventual re-design of Coleman Avenue as a major boulevard into downtown. See page 30 for plant palette.
- The planting perimeter on the south side of Taylor Street will be vibrant and colorful. This is a major thoroughfare and an essential opportunity for the Gardens to establish formality as well as identity. These plants have been chosen for low maintenance, color and year round interest. Plants have the opportunity to reflect the sustainable practices employed in the Gardens and this palette consists of California natives or adaptive species. The planting border around the Heritage Rose Garden should enhance its current strong geometric intent. See page 30 for plant palette.
- The planting perimeter at Hedding Street will be more subdued to blend in with the naturalistic northern California landscape. In keeping with this part of the Gardens, this palette has a more casual, informal effect. Plants have the opportunity to reflect the sustainable practices employed in the Gardens. The palette also consists of California natives or adaptive species. See page 30 for plant palette.
- The berms are designed to be an inconspicuous enhancement to the Gardens perimeter and create a comfortable human scale experience in the meadow lands. Constructed of dirt and planting, the berms will appear to emerge from the existing terrain. Berms will be 150' in length and 5' tall and 30' wide. Strategically placed in pairs, they either accentuate entrance points or hide undesirable views. Berms will be hydro-seeded with native grasses like *Festuca rubra* or No-Mow Fescue for a lively, unified appearance. Alternatively, each berm could become a showcase for a selection of individual plant species and tie into the Gardens' botanical program. A total of 8 pairs of berms are needed to screen out the industrial uses to the west and create a sense of enclosure in the Gardens. See page 12 for further details.
- Existing irrigation should be extended to cover all new planting areas.



Hedding Street Perimeter Planting



Coleman Street Perimeter Planting



Taylor Street Planting at Heritage Rose Garden

C.I. PERIMETER TREATMENTS: PLANTING & EDGE BERMS

PLANT PALETTES:

COLEMAN AVENUE



**TOYON / CALIFORNIA HOLLY
(HETEROMELES ARBUTIFOLIA)**

- CALIFORNIA NATIVE
- EVERGREEN SHRUB, 6-10' TALL
- WHITE FLOWERS IN SUMMER, BRIGHT RED BERRIES IN FALL TO WINTER



**COAST LIVE OAK
(QUERCUS AGRIFOLIA)**

- EVERGREEN TREE
- NATIVE TO CALIFORNIA
- 20-70' TALL, OFTEN WITH EVEN GREATER SPREAD
- ROUND HEADED, WITH DENSE FOLIAGE
- SMOOTH DARK GREY BARK, DEEPLY-FISSURED IN OLDER TREES

* NOTE: (18) QUERCUS AGRIFOLIA HAVE BEEN DONATED TO THE DEVELOPMENT OF GRP&G BY THE SAN JOSE REDEVELOPMENT AGENCY. THE LOCATION OF THESE TREES MAY BE RESTRICTED DUE TO HEIGHT LIMITS.

TAYLOR STREET



**ROSEMARY
(ROSMARINUS OFFICINALIS 'GOLDEN RAIN')**

- EVERGREEN SHRUB
- 2-3' HIGH AND WIDE
- DEEP VIOLET-BLUE FLOWERS THAT ATTRACT BIRDS AND BUTTERFLIES
- GREEN LEAVES WITH IRREGULAR GOLDEN EDGES
- VARIATION MOST PROMINENT IN COOL WEATHER, FADES IN SUMMER
- LEAVES USED IN MEDICINES, COSMETICS, POT-POURRI



WHITE CARPET ROSE - ROSA 'NOASCHNEE'

- EVERGREEN
- CALIFORNIA NATIVE
- 2' -3 HIGH AND 3' WIDE
- MASSES OF CONTINUAL BLOOMS
- VIGOROUS GROWER AND BLOOMER

HEDDING STREET



**DEER GRASS
(MUHLENBERGIA RIGENS)**

- EVERGREEN
- CALIFORNIA NATIVE
- 4' HIGH AND WIDE
- SLENDER YELLOW OR PURPLISH FLOWER SPIKES



**WILD LILAC
(CEANOTHUS 'YANKEE POINT')**

- EVERGREEN
- CALIFORNIA NATIVE
- 5 - 10' HIGH AND WIDE
- LARGE GLOSSY GREEN LEAVES AND BEAUTIFUL BLUE FLOWERS

C.II. PERIMETER TREATMENTS: FENCES

Fencing will help define the boundaries of the Gardens. More intended as a visual demarcation than a separation barrier, fences will institute a sense of structure and ownership. Fences are employed where a straight edge is needed to clarify boundaries.

- The style of fence should be in keeping with the character of the Gardens. It should be rustic and weathered to reflect the Gardens as a natural oasis. The fence line at the Gardens should be split rail, constructed of horizontal rails wedged between upright posts.
- Fences should be visually permeable, both in height and material.
- In the spirit of sustainability, wood for the fences could be from recycled sources or harvested on site. Recycled or plastic lumber should also be considered.



D. FURNISHINGS

Furnishings are key elements to defining a place: they provide structure and organization. Furnishings also reflect taste and bring style to the landscape. Benches, lights and trash receptacles provide necessary amenities that enable users to enjoy the Gardens. A unified palette of furnishings will create harmony and enhance the unique character of the Gardens.

All furnishings will be standardized per the Design Guidelines. Furnishings have been chosen to reflect standards in the River Park and to aesthetically tie the landscape together. The Guidelines addresses the type, style and placement of furnishings to be implemented throughout the communal areas of Gardens.

- Benches will furnish all types of paths at specific points of interest. Benches should typically be placed 80' apart and sometimes clustered in groups.
- Trash and recycling receptacles should be adjacent to benches and at entrances to varietal gardens.
- Lighting standard should be efficient. The promenade should be lit to a standard of 0.25 foot candle using the pedestrian scale standard height of 12'-14'. Lighting should be solar powered if possible, motion sensitive and should have a limited amount of luminescence.
- Lighting standards will line the promenade on either side, typically 40' apart.
- Bike racks provide an important service to the public and should be integrated at the Gateway as well as at the Varietal entrances.





V SUSTAINABILITY GUIDELINES

- A. ECOLOGY
- B. MATERIALS
- C. IRRIGATION
- D. PLANTS
- E. MAINTENANCE

V. SUSTAINABILITY GUIDELINES

The goal of the sustainability guidelines is to establish an ethic for the landscape that celebrates sustainable practices by making them cohesive, interconnected, and visible. Guadalupe Gardens should strive to be an example of environmental stewardship for gardens, parks and urban open spaces everywhere.

A. ECOLOGY

- The Gardens' landscape should incorporate rebuilding California native plant communities. In time, these plants have the potential to become a seed source for other landscapes. Practicing the management of native plant communities will include the removal of invasive species, revitalizing soils and controlling brush.
- Plant communities welcome insects, animals, birds and people. Insect communities can be employed in Integrated Pest Management (IPM), see maintenance practices below. Habitat areas for animals should also be encouraged and respected. Visitors should be educated about the delicate ecological balance and required to restrict their own impact by staying on trails.
- Recharge ground water by reducing storm water runoff whenever possible.



B. MATERIALS

- The materials in the Gardens have the capacity to demonstrate responsibility towards the environment. The Gardens should choose products from recycled and local materials whenever possible.
- The Gardens should limit the amount of paving on site. Where paving is necessary, the use of permeable paving materials sourced locally should be prioritized. For instance, soil cement is suggested as one of the material options for the construction of the circuit trails. The Gardens should use modular paving materials that do not require patching. For instance, permeable pavers are suggested as an option for the entrances. A more informal permeable paving system can also be used in parking lots rather than asphalt concrete paving, which increases stormwater runoff and significantly reduces groundwater recharge.
- The Gardens should employ innovative design to reduce energy use. Techniques include high efficiency lighting systems, maximizing passive cooling and natural ventilation. The Gardens should maximize the amount of shade on site. Photovoltaic panels should be installed for electricity. These panels could also serve as shade structures in parking areas. If possible, the Gardens should purchase renewable energy sources from its electricity supplier.



- The Gardens should be as self-sufficient and efficient as possible. This includes limiting the amount of materials that are brought in and leave the site. This approach suggests finding independent material solutions, like building fences from willow or wood grown and harvested on site. Where sourcing off-site materials is required, reused and recycled materials should be chosen over products manufactured from virgin materials or sourced from virgin forests.
- The Gardens should limit and reduce the amount of fill that is imported to the site.
- The Gardens should limit light levels to 0.5 foot candle. Lighting should be efficient. Lighting should be restricted to promenade path. Lighting is not necessary on secondary paths.
- The existing road section of the promenade should be maintained as much as possible. Properly graded path sections will ensure drainage and long term sustainability.



C. IRRIGATION

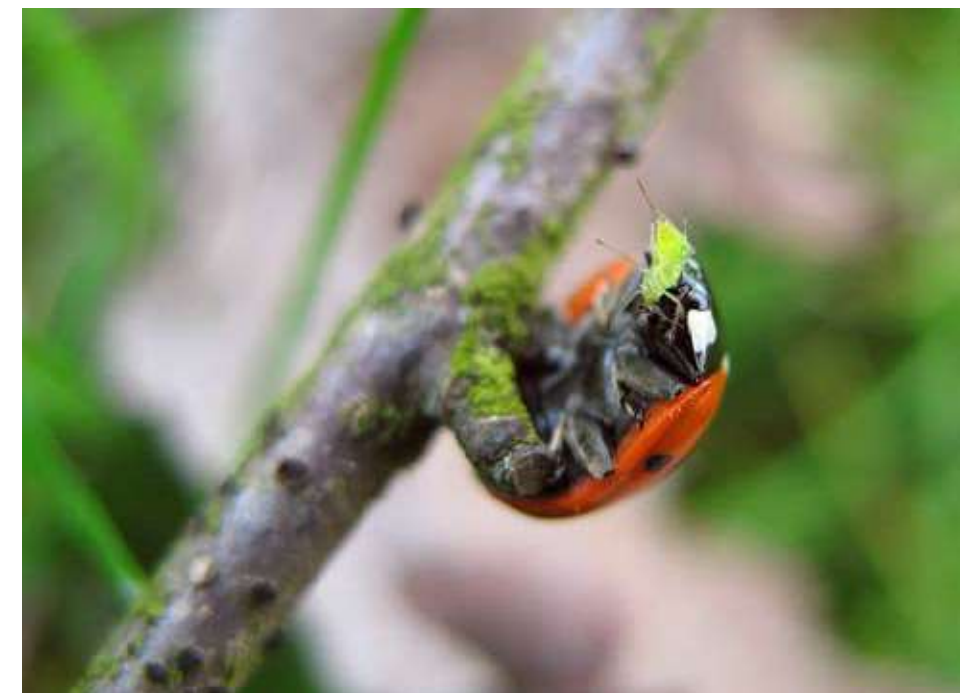
- The Gardens currently use recycled water for all irrigation on site. This should continue to be used as an education tool for the public.
- The Gardens should offset water usage by collecting, cleaning, storing and recycling greywater on site.
- Employ passive irrigation systems whenever possible. Passive systems can be developed to include channels, retention and flood method.
- When mechanical irrigation systems are required, the Gardens should use equipment that reflects the highest green building standards. This equipment includes a master valve and flow sensor, irrigation system controller, weather station, drip irrigation and spot emitters, and match precipitation spray heads.
- All irrigating should be conducted at night.

D. PLANTS

- Limit use of turf whenever possible. If necessary, a sustainable alternative such as No- Mow Fescue will be planted.
- The common areas of the Gardens should employ a palette of drought tolerant plants.
- The common areas of the Gardens should also maximize the use of native plants and adaptive plants.
- Plant palette should be conducive to the use of recycled water for irrigation.
- The Gardens should manage plantings in common areas to promote an IPM system.

E. MAINTENANCE

- Leaving leaf litter in place is a basic premise for organic gardening. While providing mulch and insulation to plantings, leaf litter also promotes important biodiversity in the garden.
- Current compost programs could be expanded to service the community and benefit the Gardens simultaneously. Local business and neighborhoods could be engaged to contribute food scraps for composting. Alternative methods for composting organic matter should continue to be developed, including worm compost and fungi soil amendments.
- The Gardens should limit or eradicate the application of chemical fertilizer and insecticides. Integrated Pest Management should be employed to biologically control pests; these methods have specific potential to benefit the varietal gardens.
- The Gardens' carbon footprint should be minimized at all levels of the site. This strategy includes integrating rickshaw bicycle trucks as an alternative to gas powered maintenance vehicles and goats to mow the grasslands.
- Rain water should be collected in cisterns for washing vehicles and tools.





- VII APPENDIX
- A. PLANT SPECIFICATIONS
 - B. FURNISHING SPECIFICATIONS
 - C. INSTALLATION DETAILS
 - D. PHASING STRATEGIES

APPENDIX A PLANT SPECIFICATIONS

PLANT NAME	COMMON NAME	PLANT LOCATION(S)
Aecuslus x carnea	Red Horsechestnut	Central promenade (tree option)
Artemisia albula	Artemisia	Varietal garden entrances
Carpenteria californica	Bush Anenome	Major entrances, Minor entrances
Ceanothus 'Yankee Point'	Wild Lilac	Promenade path, Hedding Street
Chondropetalum tectorum	Cape Rush	Major entrances
Daucus carota	Queen Anne's Lace	Garden paths
Deschampsia cespitosa	Hair Grass	Minor entrances
Eriogonium giganteum	St.Catherine's Lace	Minor entrances
Festuca californica	California Fescue	Garden paths
Garrya elliptica	Coast Silk Tassle	Major entrances
Heteromeles arbutifolia	Toyon	Coleman
Jacaranda miosifolia	Jacaranda	Central promenade (tree option)
Lavandula angustifolia	English Lavender	Garden paths
Muhlenbergia rigens	Deer Grass	Major entrances, Promenade path, Hedding Street
Pennisetum Orientale	Fountain Grass	Varietal garden entrances
Platanus racemosa	California Sycamore	Central promenade (tree option)
Primula veris	Cowslip	Garden paths
Quercus agrifolia	Coast Live Oak	Coleman
Ribes sanguineum	Red Flowering Currant	Major entrances, Promenade path
Ribes viburnifolium	Evergreen Currant	Promenade path
Rosa 'Noaschnee'	White Carpet Rose	Garden paths, Taylor Street
Rosmarinus officinalis 'Golden Rain'	Rosemary	Taylor Street
Salvia clevelandii	Cleveland Sage	Promenade path
Salvia microphylla	Sage	Promenade path
Santolina chamaecyparissus	Lavender Cotton	Garden paths

APPENDIX B FURNISHINGS

FURNISHING	IMAGE	MODEL NAME / NUMBER	DESCRIPTION	CONTACT INFORMATION
PARK BENCHES		Timber Form Restoration Bench with intermediate armrests. Model #2119-8	Length 7'11", width 2'3", height 2'10", seat height 1'4". "Federal Green" powder-coating color on cast iron frame.	Web: www.timberform.com Ph: 1-800-547-1940 (Ext. 991)
PARK BENCHES		Dumor Bench 58	Length 6' or 8', width 2'4", height 2'7", seat height 1'5". "Green" or "Black" powder-coating color on cast iron frame.	http://www.dumor.com Ph: 800-598-4018 E-mail: sales@dumor.com
BOLLARDS		Timber Form Metal Bollard Model 2190-P	5" diameter, 3'0" high. Powder-coated 4.5" O.D. Schedule 40 steel pipe.	Web: www.timberform.com Ph: 1-800-547-1940 (Ext. 991)
PICNIC TABLES		Model SG230D	4-seat picnic table with 48" inch square top. Black vinyl tabletop and seats. One seat can be removed for wheelchair accessibility. 48" table top.	505 E. Main Street P.O.Box 5 Silver Lake, IN 46982 Ph: 1-800-253-8619
TRASH & RECYCLING RECEPTACLES		PADC (Pennsylvania Avenue) 104A	Cast aluminum barrel & top or cast iron barrel. Permanent steel liner, rigid removable plastic liner, provisions for permanent anchoring. 30" dia x 37-1/2" high. Recycler top, two or three separate trash compartments. Side door. 45 gallons overall. Powder coating color "Federal Green".	Web: www.canterburyintl.com Ph: 1-800-935-7111
DRINKING FOUNTAINS		Model 3380	Green powder-coated finish over galvanized substrate. Push-button operated valve. Polished chrome-plated brass bubbler head. Waste strainer. Satin-finish stainless steel bowl. 11 gauge steel pedestal with access plates. Easily accessed by persons in wheelchairs.	Web: www.hawesco.com 1455 Kleppe Lane, Sparks, NV 89431 Ph: (775) 359-4712 Email: info@hawesco.com
PEDESTRIAN PATH LIGHTING FOR PROMENADE		TBD	LED pedestrian light fixtures. 12' - 14' high. Solar powered.	TBD
BICYCLE RACKS*		Welle Circular Rack	Round Pipe. Two Surface Mount Flanges. Stainless #4 Brush Finish	Palmer Group Web: www.bikeparking.com Ph: 888.764.2453 Email: info@bikeparking.com

*Inverted-U style bicycle racks may be used as an alternative in accordance with the County Transportation Agency's bicycle rack program

APPENDIX C ALTERATIONS TO EXISTING CONDITIONS

The following items address specific tasks that will need to be completed to achieve certain Implementation Strategies

CENTRAL PROMENADE: NORTH OF TAYLOR

- North of Taylor: Maintain 40' width with 10' planting borders on either side (Fig. 1)
- Crosswalk across Taylor Street should be broadened, aligned with promenade and modified with ADA curb cuts. Median will have to be relocated pending the City's assessment of access/circulation around Columbus Park and future Gardens facilities. Crosswalk should be enhanced per guidelines, see page 28 for details
- The turnaround at the eastern edge of the new parking area adjacent to the Water Conservation Garden should be raised to meet "minor entry" guidelines and grade of promenade, see page 24 for details
- Remove all existing driveways along Spring Street north of Taylor Street to match promenade
- Keep all existing trees along promenade, do not top trees when pruning
- All external fences should be removed around Columbus Park, see page 18 for details
- Stop signs should be added to intersections of Asbury & Spring Street to accommodate vehicular traffic through the transition to pedestrian-only promenade



FIGURE 1: CENTRAL PROMENADE NORTH OF TAYLOR STREET

CENTRAL PROMENADE: SOUTH OF TAYLOR

- South of Taylor: create 30' wide path with 10' planting border on either side and 5' edge at varietal gardens (Fig.2)
- Remove existing sidewalk at eastern edge of Courtyard Garden to match promenade layout typical south of Taylor Street
- Keep all existing trees along promenade, do not top trees when pruning
- Curve in promenade to visitor center should begin north of the existing Eucalyptus and south of the existing Acacias
- Planting breaks will occur along the Promenade where former street rights-of-way intersect it
- The Guidelines call for the closure of Spring Street to vehicular traffic between Asbury and Taylor streets to create the Promenade. This will be dependent on the City's assessment of vehicle access/circulation around Columbus Park and future Gardens facilities, and may have to be accomplished gradually, over time.
- The Guidelines recommend elimination of the proposed parking lots in the Spring Street right-of-way, shown in the 2002 master plan, in favor of diagonal parking on both sides of Asbury Street between Irene and Spring streets.



FIGURE 2: CENTRAL PROMENADE SOUTH OF TAYLOR STREET

APPENDIX C INSTALLATION DETAILS (CONTINUED)

EDGE PLANTING: HEDDING STREET

- Clean parking strip and plant with muhlenbergia rigens (Deer Grass) or top dress with decomposed granite (Fig.3).
- Edge conditions at Hedding should follow design guidelines standards, see page 29 & 30 for details.

EDGE PLANTING: TAYLOR STREET

- Northeast corner of courtyard perimeter should be replanted at intersection of promenade. Replace existing planting at northeast corner of Courtyard Garden to match Taylor Street edge conditions, see page 29 & 30 for details. Any other planting edges at Courtyard Garden should remain.
- Fill in wedge shapes at Heritage Rose Garden leaving 5' wide mulch border to maintain formal geometry (Fig.4). The center wedge will be planted with rosa noaschnee (white carpet rose) while the side wedges with rosmarinus officinalis 'golden rain' (rosemary). See pages 29 & 30 for details
- Remove signage at Rose Garden along Taylor Street

EDGE PLANTING: COLEMAN AVENUE

- Infill (18) quercus agrifolia (Coast Live Oak) to screen industrial view along Coleman Avenue. These should be placed outside the Object-Free Zone and such that all existing trees are maintained. These trees have been donated to the GRPG by the San Jose Redevelopment Agency. (Fig.5) See page 11 for details

GARDEN PATHS

- Vendome Path should be completed to meet Taylor Street, continue curves; complete no – mow fescue
- Keep existing path between Orchard and Rose Garden, plant on either side per “garden path” planting. All garden paths will be 12' wide to match this condition, see page 15 for details.
- West end of the existing path between the Orchard and the Rose Garden should be redone to connect to the entry plaza and parking



FIGURE 3: EDGE PLANTING AT HEDDING STREET

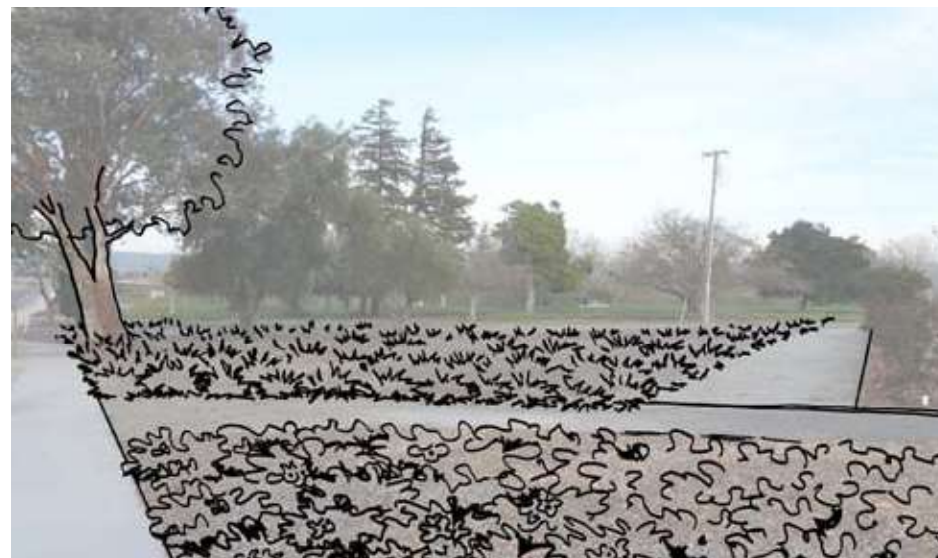


FIGURE 4: HERITAGE ROSE GARDEN AT TAYLOR STREET



FIGURE 5: COLEMAN STREET INDUSTRIAL VIEWS

APPENDIX D PHASING STRATEGIES

The following items address the suggested order that implementation tasks should be completed. Construction documents will need to be developed to achieve many of these strategies.

- 1. CIRCUIT TRAILS: NORTH OF TAYLOR
 - THE CIRCUIT TRAILS ARE AN EASILY ATTAINABLE SOLUTION TO ACTIVATING THE OPEN LANDS NORTH OF TAYLOR STREET AND WILL HAVE AN IMMEDIATE IMPACT ON ADDRESSING THE ENTIRE SITE AS A WHOLE.
 - CIRCUIT TRAILS WILL BE CONSTRUCTED OF STABILIZED DECOMPOSED GRANITE TO MEET ADA REQUIREMENTS.
 - STABILIZED DECOMPOSED GRANITE PATHS WILL REQUIRE PREPARATION OF FINISH GRADE WITH TRACTOR, COMPACTED SUB-GRADE, AGGREGATE BASE AND CONTINUOUS HEADERS. A COPOLYMER STABILIZER SHOULD BE USED, SUCH AS SOILSHIELD-LS POLYVINYL ACRYLIC COPOLYMER COLORLESS EMULSION AVAILABLE FROM SOIL-LOC, INC., SCOTTSDALE, ARIZONA, (888) 828-7300.
 - PEDESTRIAN GATEWAYS INTO THE NORTHERN PART OF THE GARDENS MAY ALSO BE CONSTRUCTED AS PART OF THIS SYSTEM.

- 2. EDGE BERMS: NORTH OF TAYLOR
 - EDGE BERMS ARE AN EASILY ATTAINABLE SOLUTION TO PARTIALLY ENCLOSING THE OPEN LANDS NORTH OF TAYLOR STREET, SCREENING INDUSTRIAL USES, DEFINING THE EDGES OF THE GARDENS, AND HELPING TO CREATE A SENSE OF “PLACE”.
 - CONSTRUCTION WILL REQUIRE PREPARATION OF FINISH GRADE WITH TRACTOR AS WELL AS FINE GRADING OF BERMS.
 - BERMS MAY BE PLANTED VIA HYDRO-SEED OR PLUGS.
 - A THEMATIC APPROACH TO PLANTING, SUCH AS “NATIVE PLANTS OF CALIFORNIA”, MAY BE USED.

- 3. PROMENADE: NORTH OF TAYLOR STREET
 - THE PROMENADE WILL HAVE AN IMMEDIATE IMPACT ON ADDRESSING THE ENTIRE SITE AND UNIFYING THE GARDENS INTO A WHOLE.
 - NORTH OF TAYLOR STREET, IMPLEMENTATION OF THE PROMENADE MAY BE INCORPORATED AFTER THE CIRCUIT TRAILS & ACCORDING TO AVAILABLE BUDGET.
 - THE DESIGN OF THE PROMENADE HAS BEEN INTENTIONALLY DIMENSIONED TO TAKE ADVANTAGE OF THE EXISTING PAVING CROSS SECTION. MAINTAINING THIS DIMENSION ESTABLISHES AN ATTAINABLE, FUNCTIONAL AND SUSTAINABLE STRATEGY.
 - THE ENTRANCE GATEWAY AT HEDDING STREET SHOULD BE CONSTRUCTED AS PART OF THE PROMENADE.

- 4. PROMENADE: SOUTH OF TAYLOR STREET
 - THE PROMENADE WILL HAVE AN IMMEDIATE IMPACT ON ADDRESSING THE ENTIRE SITE AND UNIFYING IT INTO A WHOLE.
 - SOUTH OF TAYLOR STREET, IMPLEMENTATION OF THE PROMENADE SHOULD COINCIDE WITH THE CONSTRUCTION OF VISITOR & EDUCATION CENTER IMPROVEMENTS.
 - CLOSING OF SPRING STREET BETWEEN ASBURY STREET AND TAYLOR STREET CAN BE PHASED AND IMPLEMENTED LATER ACCORDING TO TRAFFIC ANALYSIS AND REQUIREMENTS.
 - TREES PLANTED ON THE PROMENADE MUST BE LIMITED TO THE NUMBER AND HEIGHT ALLOWED PER GARDEN'S POLICY, IN AGREEMENT WITH THE CITY AND THE FAA.
 - DIAGONAL PARKING ON ASBURY SHOULD BE CONSIDERED TO ACCOMMODATE VEHICULAR ACCESS TO GARDENS.
 - THE ENTRANCE GATEWAY AT TAYLOR STREET SHOULD BE CONSTRUCTED AS PART OF THE PROMENADE.

APPENDIX D **PHASING STRATEGIES**
(CONTINUED)

5. GATEWAY: **ENTRANCE AT NEW VISITOR CENTER**

- IMPLEMENTATION OF THE GATEWAY IS INTEGRAL TO THE CONSTRUCTION OF THE VISITOR & EDUCATION CENTER IMPROVEMENTS & THE PROMENADE SOUTH OF TAYLOR STREET.
- THIS STRATEGY SHOULD BE COORDINATED TO COINCIDE WITH THE CONSTRUCTION OF THESE OTHER SITE IMPROVEMENTS SOUTH OF TAYLOR STREET.

6. EDGE TREATMENTS

PLANTING AT TAYLOR EDGE

- THE EDGE PLANTING AT TAYLOR STREET ALONG THE HERITAGE ROSE GARDEN SHOULD FOLLOW THE GUIDELINES PREVIOUSLY DESCRIBED, SEE PAGE 40 FOR DETAILS.
- EXISTING AND CONFLICTING SIGNAGE ALONG TAYLOR STREET SHOULD BE REMOVED FROM PLANTING AREAS WHEN EDGE TREATMENT IS APPLIED.
- SIGNAGE ALONG TAYLOR STREET SHOULD BE IMPLEMENTED AT THE SAME TIME.

BERMS SOUTH OF TAYLOR

- EDGE BERMS ARE AN EASILY ATTAINABLE SOLUTION TO DEFINING THE LANDS SOUTH OF TAYLOR STREET.
- CONSTRUCTION WILL REQUIRE PREPARATION OF FINISH GRADE WITH TRACTOR AS WELL AS FINE GRADING OF BERMS.
- BERMS MAY BE PLANTED VIA HYDRO-SEED OR PLUGS.

PLANTING AT HEDDING & COLEMAN EDGE

- THE EDGE PLANTINGS ALONG HEDDING & COLEMAN SHOULD FOLLOW THE GUIDELINES PREVIOUSLY DESCRIBED, SEE PAGE 40 FOR DETAILS.

7. UNIFORM FURNISHINGS

- FURNISHINGS SHOULD FOLLOW THE GUIDELINES PREVIOUSLY DESCRIBED, SEE PAGES 32 & 38 FOR DETAILS.
- NEW FURNISHINGS CAN BE IMPLEMENTED OVER TIME ACCORDING TO BUDGET AND DONATION SCHEDULE.
- ALL EXISTING, NON-CONFORMING FURNISHINGS SHOULD BE REMOVED AND DISCARDED OR RECYCLED OFF SITE.

8. ENTRANCES, GARDEN PATHS & INTERNAL TRANSITIONS

- ENTRANCES, GARDEN PATHS AND INTERNAL TRANSITIONS CAN BE DEVELOPED ACCORDING TO PRIORITY AS LONG AS IMPLEMENTATION ADHERES TO STANDARDS SET IN THIS DOCUMENT.
- OVERALL, MAIN ENTRANCES SHOULD TAKE FIRST PRIORITY, GARDEN PATHS AND TRANSITIONS SECOND, AND SECONDARY ENTRANCES THIRD.

9. SIGNAGE

- SIGNAGE SHOULD FOLLOW THE GUIDELINES PREVIOUSLY DESCRIBED, SEE PAGE 16 FOR DETAILS.
- IDEALLY, SIGNAGE WOULD BE IMPLEMENTED IN ACCORDANCE WITH CORRESPONDING STRATEGIES (I.E. ENTRANCES, EDGES, TRANSITIONS).
- SIGNAGE CAN BE IMPLEMENTED OVER TIME ACCORDING TO BUDGET AND DONATION SCHEDULE.
- ALL EXISTING, NON-CONFORMING SIGNAGE SHOULD BE REMOVED AND DISCARDED OR RECYCLED OFF SITE.

10. DOG PARK

- THE IMPLEMENTATION OF THE DOG PARK WILL BE SCHEDULED ACCORDING TO BUDGET AND CITY APPROVAL PROCESS.