

FOSTER CITY, CALIFORNIA The New Home Company **Foster City**



Design Guidelines

Purpose

To provide a baseline from which to evaluate specific design proposals for each element of the master plan, outlining expectations for quality of design through examples and guidance principles.

Goals

With the understanding that qualitative guidance is interpreted in unique ways by each individual, the over-arching goal is to create a quality place that promotes a sense of neighborhood, open and accessible to all, and avoids the redundant design or the feel of a “strip center” or “project”.

Assumptions

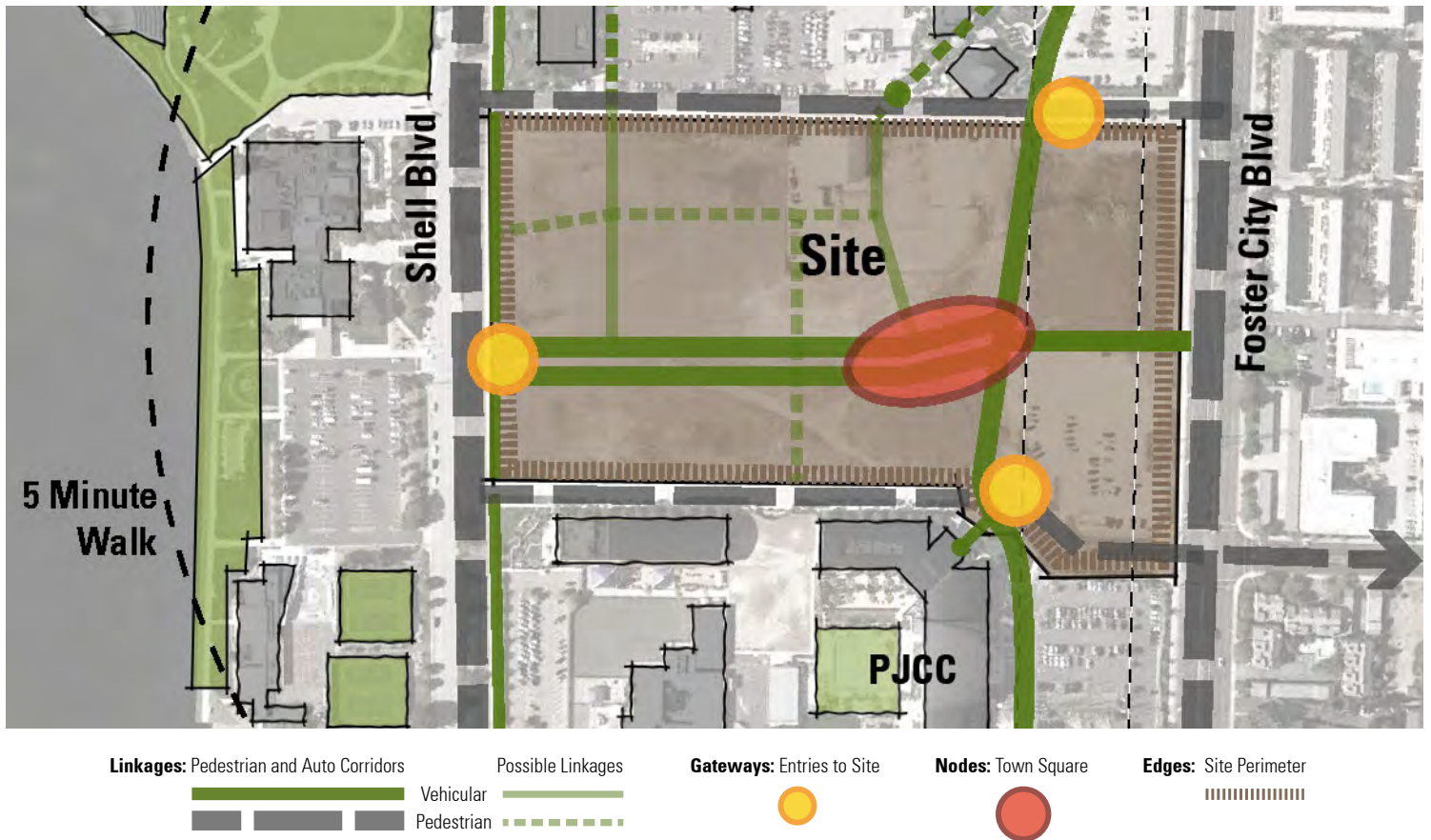
This document will be used, in design and conjunction with the City municipal code, City policy documents, The General Development Plan, and Civic Center Design Guidelines, to assist the developer, staff, and Planning Commission in the review of a Specific Development Plan and Use Permits.



FIFTEEN ACRE SITE FOSTER CITY

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1. Site

Goals: Promote a sense of neighborhood through the design of a welcoming public realm. Orient uses to the public plazas and streets. Promote equal importance between Shell Park, Central Street and the Square. Create an inviting space with a safe mix of vehicular and pedestrian traffic.

Assumptions: This guide to be used in conjunction with a specific site planning effort and associated environmental review. Guidelines define over-arching principles while the proposed site plan demonstrates site specific application of the guidelines and is an overlay to Foster City zoning regulations, the Civic Center Master Plan and design guidelines.

1.1 Edges, gateways, linkages, nodes

Drawing from the 1993 master plan for these 15 acres, detailed attention to organizing features shall be used to enhance the public realm: edges, gateways, linkages nodes.

1.1a Edges

- Boundaries are porous and feel welcoming
- Memorable and unique character
- Generous landscaping
- Respond to specific opportunities and constraints



1.1a Edges Buffer residential use with adequate landscape at 1st floor.



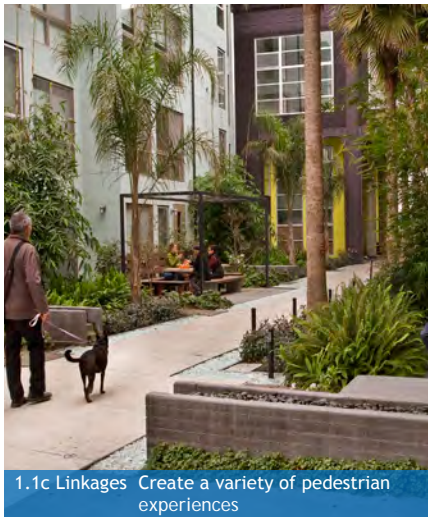
1.1b Gateway - integrate with architecture

1.1b Gateways

- Create a common identity
- Thematically consistent within project and with future project branding program, including signage and entry monuments
- Provide strong visual definition

1.1c Linkages

- Connect important on- and off-site destinations
- Create circulation hierarchy
- Primary building entries located to activate public realm
- Direct views and circulation to waterfront



1.1c Linkages Create a variety of pedestrian experiences



1.1d Node Design Nodes for flexible use patterns

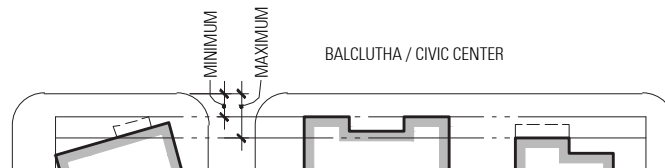
1.1d Nodes

- Intersections of pathways with memorable pedestrian places
- Social hub
- Potential for special events
- Pedestrian enhancements
- Provide a sense of security

1.2 Site Elements

1.2a Foster City Blvd / Shell Blvd

- Setbacks are measured from face of curb. Shell Blvd. to be 75', Foster City Blvd. at utility setback



1.2b Balclutha / Civic Center Drive

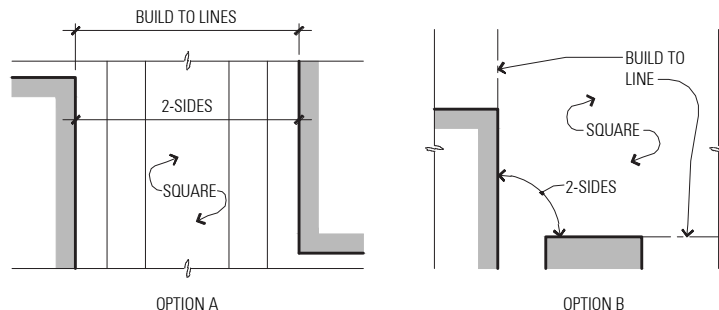
- Utilize the concept of average setbacks to promote variation and avoid the earmarks of "project".

1.2b Average Setbacks: promote a variable public / private interface, see separate setback document

1.3 Build-to Lines

1.3a Town square

- To be bound by two sides
- Encourage town squares to be "right sized" - appropriately sized for use of the space and pedestrian/vehicular traffic. (110' across, building to building at grade.)
- Shall be welcoming with light usage or on an event day.
- Allow car/pedestrian shared space in driving areas around square.



1.3a Build-to Lines: create containment and consistency at commercial areas, projections allowed above the first floor

2. Buildings

Goals: Support an active public realm by promoting pedestrian activity using appealing place making strategies and promoting a sense of permeability. Avoid creating an exclusive community. Provide an integrated commercial and residential environment. Activate the public realm with bright and welcoming residential/commercial lobbies separated from the primary commercial areas at grade to ensure an uninterrupted commercial realm. Mixed use structures will provide different exterior materials, treatments of materials and fenestration.

Assumptions: Overall building heights and appurtenances are controlled by the General Development Plan. Residential and Mixed-Use structures will be subject to further design review under the Use Permit process.

2.1 Overall Massing and Roof Forms

Create building footprints that allow a network of pedestrian and vehicular circulation throughout the site and promote a sense of permeability. Other than the mixed use component, avoid large footprint structures that privatize large areas of the site. Buildings shall be limited to a maximum 180' linear plan dimension.

2.1a Building Massing, Composition

- Provide a variety of scales in the massing, ranging from the size of a room or balcony to the size of a cluster of dwelling units.
- The massing shall include a Base / Middle / Top and a combination of foreground and background elements.
- Buildings shall have a combination of active and restrained building elements, while all-over articulation of massing is discouraged.
- Encourage a variety of proportions in building elements.
- Provide balconies and entrances where they will activate the public realm.

2.1b Roof Forms

- Roofs shall be a minimum of 15% flat for the potential installation of future PV panels.
- Roofs shall be composed from one to three of the following roof types: Flat, shed, gable, hipped.
- Projecting details such as trellises, cornices, sunshades and awnings are encouraged to create visual interest and provide weather protection.
- Building steps at corners may be implemented in select areas but are discouraged as a site wide strategy.

2.1c Heights

- Mixed-use structures shall have a minimum ground floor height as indicated in section 2.4.
- Overall building heights shall not exceed those outlines in the project E.I.R.

2.1d Projections

- Occupiable projections above the first story are encouraged.
- Non-occupiable projections below the first story (e.g. awnings, canopies and signage) are encouraged within the allowable limitations of the Building Code.



2.1a Building Massing - variation of building planes with balconies and roof forms is encouraged



2.1a Building Massing



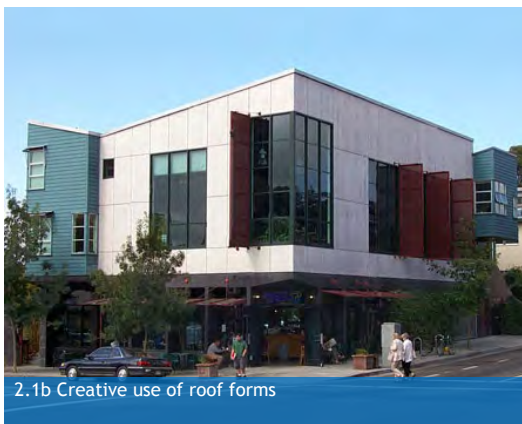
2.1b Roof forms - example of gable and flat roof



2.1b Roof Forms - example of shed and flat



2.1b Acceptable combinations of roof forms



2.1b Creative use of roof forms



2.1b Roof Massing: introduce sunshades and details



2.2b Materials - Provide a rich variety of materials



2.2e / 2.2f Materials - sunshades and balconies are encouraged

2.2 Facades, Materials, Colors, Details and Sustainability

Create a simple and graphic composition employing detail ranging from articulated window treatments to long, unifying cornice elements.

2.2a Facades

- Windows shall be metal or vinyl and consistent throughout building use type.
- Gutters and downspouts, if provided, must appear integral and not as an after thought.
- Opening proportions shall be varied across buildings and provide a mix of vertical and horizontal.

2.2b Acceptable Materials

- Cement plaster
- Siding (horizontal & vertical)
- Shingles
- Wood or high quality simulated wood
- Tile or stone accents
- Underside of eaves shall not be stucco

2.2c Colors

- Develop a palette of colors and materials that compliment the concepts developed in this section.

2.2d Details

- Grills, grates, and wall caps shall be sized and located to compliment the facade composition.
- Building address numbers shall be complimentary in size and color to the facade, while meeting local regulations.

2.2e Sustainability

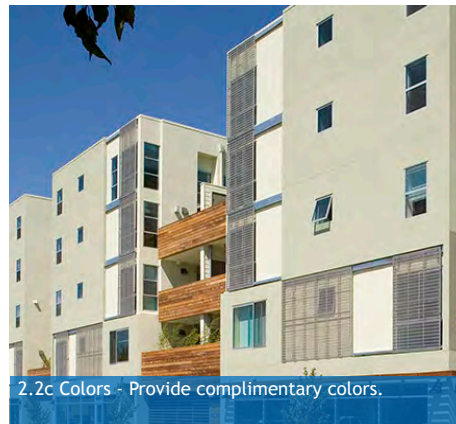
- See General Development Plan

2.2f Balconies

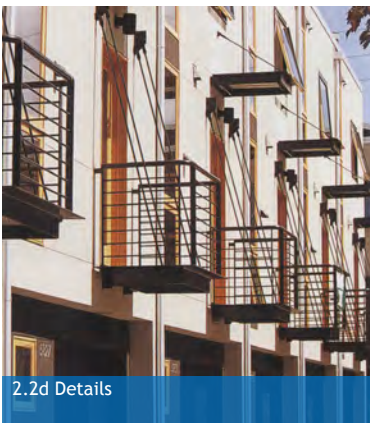
- Balconies shall use textures, colors, and scale that compliment the facade and composition.
- Balcony railings above the second floor shall be a maximum 50% solid surface construction.
- Balconies on internal streets or in close proximity to facing units may be screened more privately.



2.2c Colors - Provide complimentary mix of materials.



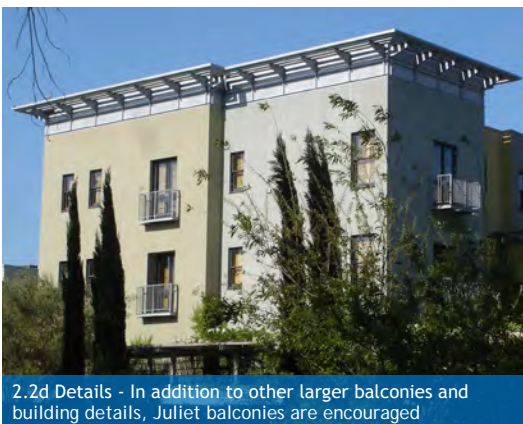
2.2c Colors - Provide complimentary colors.



2.2d Details



2.2d Details



2.2d Details - In addition to other larger balconies and building details, Juliet balconies are encouraged



2.2f Artful composition of materials and colors to compliment facade

2.3 Ground Floors and Garage Treatments

2.3a Ground Floors

- At commercial spaces see section 2.4.
- At residential areas create active uses to screen ground floor garages wherever possible.
- Active uses may be transparent lobbies, residential entries, or an attractive landscape buffer

2.3b Lobbies & Dwelling Units

- Lobbies shall be transparent with enhanced articulation
- Private entries shall be welcoming with added detail



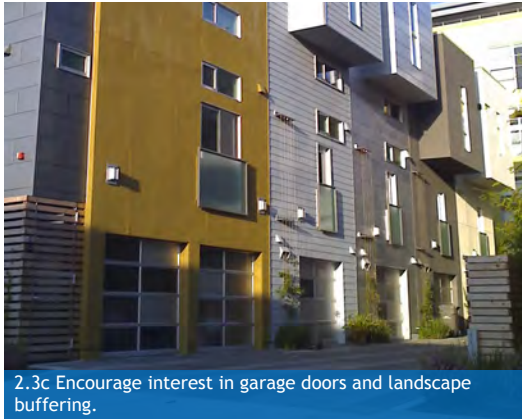
2.3a / 2.3b Ground Floor - unacceptably buffered ground floor residential use



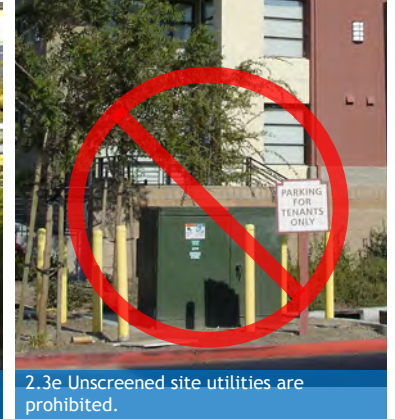
2.3b Lobbies shall be transparent with enhanced articulation

2.3c Garage Doors

- Common garage entry doors - prohibit views into common garages
- Individual dwelling garage doors; provide visual interest and differentiation
- Provide artful treatment of garage and service doors, in particular service doors.
- Don't provide expanses of unbuffered garage and / or service doors



2.3c Encourage interest in garage doors and landscape buffering.



2.3e Unbuffered site utilities are prohibited.

2.3d Coordination with Landscape

- Planter pockets shall be located in between garage doors
- Provide a trellis or mesh between garage doors to allow for vegetation to screen wall.
- Blank garage walls to be screened with artistic panels or green walls at garage door jambs and heads.



2.3c Do not place unbuffered garages on endless length driveways

2.3e Trash and Service

- Trash room shall be visually screened [from public right of way] and enclosed within building or in separate enclosure.
- Transformers, backflow preventers and gas meters shall be screened from view.
- Transformers are prohibited from Center Street.



2.3e Don't allow utilities to be visible from primary streets.



2.3c Encourage artful treatment of service doors.



2.4f Farmers Market



2.4g Retail Pavillion - activates Square

2.4 Retail Shells in Mixed Use and Pavilion Buildings

The goal of this section is to ensure that base building design prevents unacceptable leasing conditions. Guidance in this section is for shell and core architecture. Storefronts as part of tenant improvements are covered in Section 3.

2.4a Commercial Ground Floor

- Give primacy to presentation of individual tenant identity
- Carry elements of building style down from floors above.

2.4b Commercial Height

- Tenant openings: height - see diagram

2.4c Commercial Width

- Tenant openings: width - see diagram
- Within a building frontage, commercial widths shall be consistent
- Differences between buildings is encouraged.

2.4d Commercial Depth

- Tenant openings: depth - see Section 3

2.4e Pop Up Retail

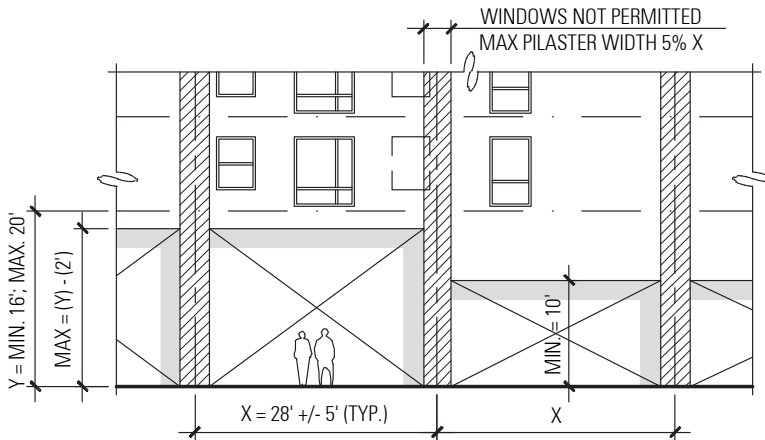
- Provide opportunities for temporary and retail on square and Central Street.

2.4f Community Events

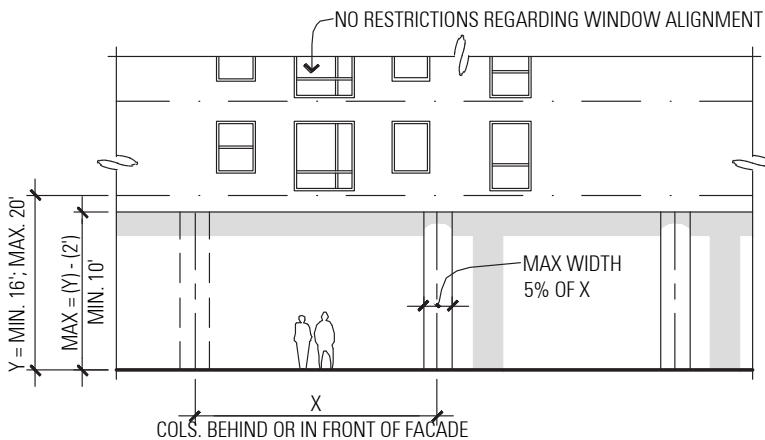
- Provide opportunities for farmers market / art show / fair on square and Central Street.

2.4g Retail Pavilion

- Retail pavilion on the Square shall activate both the east and west edges with an active storefront and access.
- Retail pavilion storefront shall have a facade with a minimum 75% transparent .
- Retail pavilion roof profile shall have an active roof line.
- Service shall be screened from view.
- Provide for the ability to be open during good weather.



2.4b / 2.4c Suggested guidance for shopfront bay openings with pilasters. (max pilaster width proportional to depth of reveal to storefront plane)



2.4b / 2.4c Suggested guidance for shopfront bay openings without pilasters (max column width proportional to depth of reveal to storefront plane)

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3. Storefront

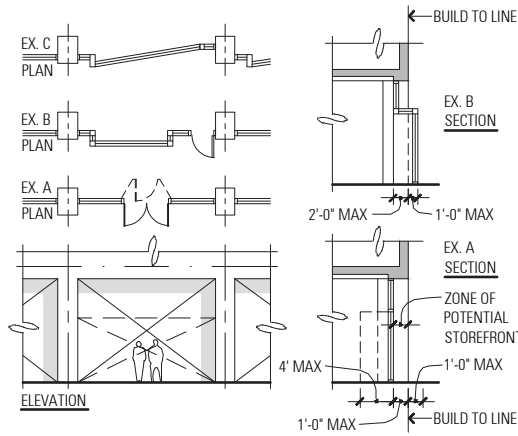
Goals: Enrich and enliven the public realm through a varied commercial experience. Encourage individual tenants to create unique storefronts within a framework controlled by the overall building architecture.

Assumptions: Individual storefront design by tenant subject to approval under separate “Storefront & Signage Guidelines” document. Tenant improvements complying with “Storefront & Signage Guidelines” must still undergo City review.

3.1 Shops and Service Providers

3.1a Retail Storefront with Pilasters

- Retail storefronts located in buildings providing pilasters shall provide a clear storefront height as indicated in figure 3.1a
- Storefront heights shall provide a variety of opening heights within the guidelines provided
- Typical shop shell depths to be 80' but provide a variety of depths and widths.
- Special paving is encouraged between storefront and the maximum 1' projection in front of build-to plane.



3.1a Suggested storefront with pilaster



3.1a Deeply recessed storefronts are not encouraged

3.1b Retail Storefronts without Pilasters

- Retail storefronts located in buildings without pilasters shall provide a clear storefront height as indicated in figure 3.1b
- Storefront heights shall provide a variety of opening heights within the guidelines provided
- Typical shop shell depths to be 80' but provide a variety of depths and widths.
- Special paving is encouraged between storefront and the maximum 1' projection in front of build-to plane.



3.1c Awnings shall have diversity of material, color, and height.



3.3a Outdoor furniture shall be complimentary to landscape design

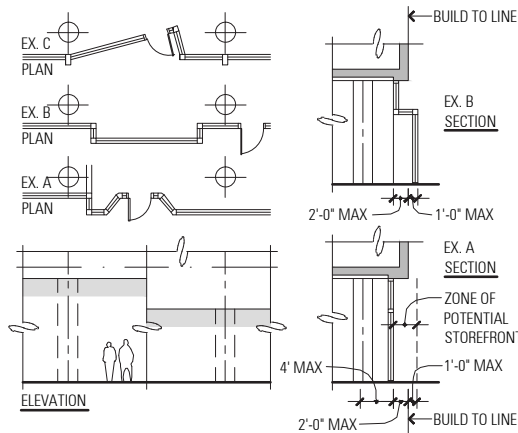
3.2 Restaurants

3.2a Inside-outside Zones

- Restaurants are encouraged to provide an inside - outside experience with bi-fold or sliding doors as indicated in figure 3.2a.

3.2b Inside-outside Zone, Spill Out Dining

- Restaurants are encouraged to use the spaces in the Square and opposite the main pedestrian circulation path for outdoor seating to enliven the public realm



3.1b Suggested retail storefront - no pilaster

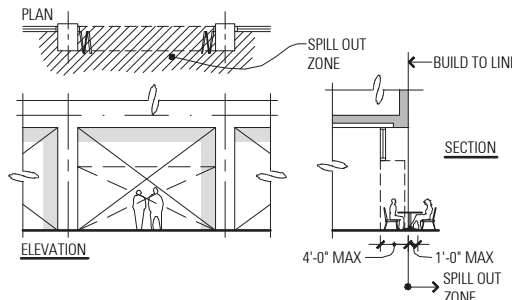


3.1a Unique storefronts and custom sunshades or awnings strongly encouraged; integrate blade signs

3.3 Outdoor Furniture & Accessories

3.3a Minimum Standards

- A variety of high quality outdoor furniture is encouraged
- Style material and construction quality of outdoor furniture shall be commensurate with quality of storefronts.
- Tenant furniture to be distinct from common area furniture.
- Awnings and umbrellas shall have diversity of material, color, height, pitch and form.



3.2a - Suggested restaurant storefront



3.2c - Outdoor Furniture

4. Signage

Goals: Signage will reinforce the unique identity of the Fifteen Acre Site development within the larger context of Foster City.

Assumptions: Signage standards for site identity, building identification and wayfinding to be governed by a Site Signage Guidelines document. Signage for individual tenants to be governed by a “Storefront & Signage Guidelines” document. Both documents to be adopted as part of the Specific Development Plan.

4.1 Project Identity and Way Finding Signage

4.1a Design, Material and Color

- Encourage a distinctive and memorable signage program that references the overall project identity and relating to Foster City in particular and the Bay Area in general.
- Integration of signage into building designs is encouraged.
- Conventional monument signs are discouraged.
- Encourage blade signs and banners along Central Street to visually connect Shell Boulevard and the Square.
- Encourage signs to reflect a crafted, high-quality, detailed design approach.



4.1a Integration of signage into building designs is encouraged.



4.1a Encourage a unique and fun signage and wayfinding program

4.2 Building Signage

4.2a Design, Material and Color

- Building numbering for residential buildings shall be incorporated into architectural features e.g. canopies, fritted glass enclosures, or super graphics.
- Materials, where applied to buildings, shall be anodized aluminum or powder coated to compliment overall project identity.
- Retail tenant numbering shall be consistent within buildings and compliment project identity.



4.3a Blade signs encouraged, incorporate sunshade



4.1a Integration of signage into building designs is encouraged.

4.3 Shops and Service Provider Signage

4.3a Design, Material and Color

- Encourage creative incorporation of shop and service provider signage into overall commercial storefront design.
- Encourage a diversity of signage among tenants to create the appearance of "change over time".
- Encourage blade signs, and hanging signs perpendicular to pedestrian travel.
- Encourage retailers and restaurants to place additional "sandwich board" signs to promote and active public realm.
- Encourage a diversity of materials and colors among tenants to create the appearance of "change over time".



4.1a Integration of signage into building architecture is encouraged.



4.1a Conventional Monument signs are discouraged



4.1a Encourage a unique and fun signage program.



4.1a Signage to reflect a well crafted, high-quality, design approach

5. Lighting

- Goals:**
- Lighting should enhance the experience, aesthetics and safety of outdoor use areas.
 - Light levels should be generally minimized, and only provide light only where needed rather than providing an overall level of illumination for the site.
 - Light fixtures and placement shall avoid over spill into adjacent areas or properties.
 - Light fixtures, poles, luminaires, colors and materials should be compatible with and reinforce the building architectural character.
 - Lighting should be used to accentuate the unique character and of the neighborhood, particularly the important areas of the public realm such as the town square, Central Street, Shell Park and pedestrian paseos.
 - Light poles and fixtures should emphasize the pedestrian scale to the extent possible.
 - LED or other high efficacy lighting is encouraged

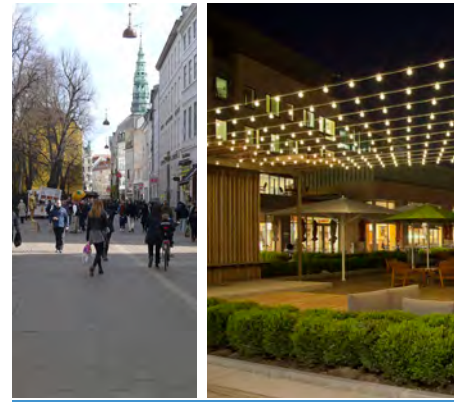
- Assumptions:**
- Lighting types are examples only, with final selections to be made during the preparation of site landscape plans.
 - Final lighting plans will consider site safety, energy efficiency, site use and residential unit exposures.
 - All final lighting selections will utilize state of the art fixtures and luminaires to minimize resource and energy use.
 - Commercial tenant store lighting plans shall allow for distinctive color temperatures, illumination levels and fixture designs inside and outside. Stores or display windows shall be partially lit from within when closed.

5.1 Pole / Cable Lights

- Should be compatible with architectural elements of the community.
- Create visual interest and pedestrian-scaled lighting.



5.1 Pole Lights



5.1 Cable lights

5.2 Bollard/Path Lights

- Emphasize amenities and landscape features and promote safety.
- Low-maintenance, durable and attractive elements that harmonize with and complement the architecture.
- should be pedestrian-scale and should facilitate easy pedestrian and bicycle movement and safety.



5.2 Bollard



5.2 Path Lights

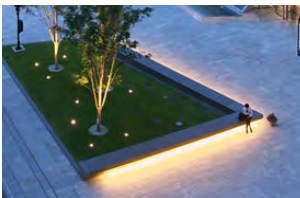


5.3 Wall/Step Lights

- Provide continuity along street corridors and encouraging the pedestrian movements.
- Provide sufficient levels of ambient light to create a safe and pleasant environment without causing light pollution or glare into adjacent properties.
- Should be compatible with building design.
- Durable and low maintenance materials like bronze and nickel steel.



5.3 Wall/Step lights



5.4 Accent Lights

- Provide pleasant and attractive focal areas that encourage public activities/ gatherings and provide safe pedestrian movements in public zones.
- Lighting should utilize LED or other energy-efficient fixtures that provide pleasing light color.
- Directing and differentiating the use of public zones. Lighting can be functional and visually interesting.

5.5 Wall Mounted

5.5a Acceptable Styles

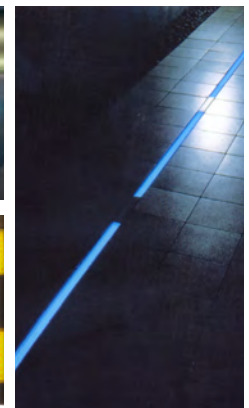
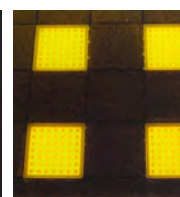
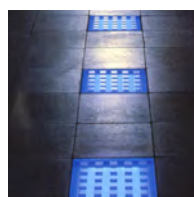
- Provide a contemporary wall mounted light compatible with other site lighting elements.
- Ensure wall mounted lights prohibit light trespass into adjacent structures.
- Provide high efficacy lamping.
- Coordinate wall mounted light colors with overall lighting design, furniture, site branding and identity.

5.5b Intent and Strategies

- Balance the need to provide illumination and security.
- Ensure building entrances are well-lit with appropriately scaled light fixtures that complement the architectural style of the building.
- Avoid lighting large areas of a building facade.
- Mount light fixtures in strategic locations that facilitate maintenance.



5.4 Accent Lights



6. Landscape

- Goals:**
- Create a unique landscape environment with a balance of hardscape use areas and variety of green gardens for passive use by residents and visitors
 - Establish a network of interlinked human-scaled spaces and corridors
 - Provide a clear definition of public, semi-public and private spaces
 - Express seasonal change throughout the year (spring, summer, fall, winter)
 - Emphasize planting that support beneficial insects, pollinator species, birds or other beneficial species of wildlife
 - Adopt a low water use planting palette with an emphasis on native and well-adapted species that will thrive in the Foster City climate, soils, wind and north-south sun-shade conditions
 - Limit lawn to special use areas only

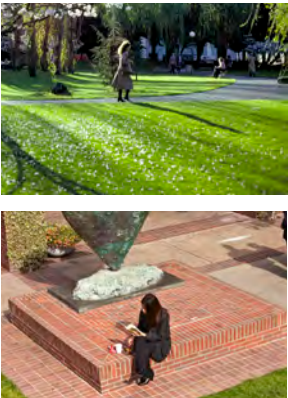
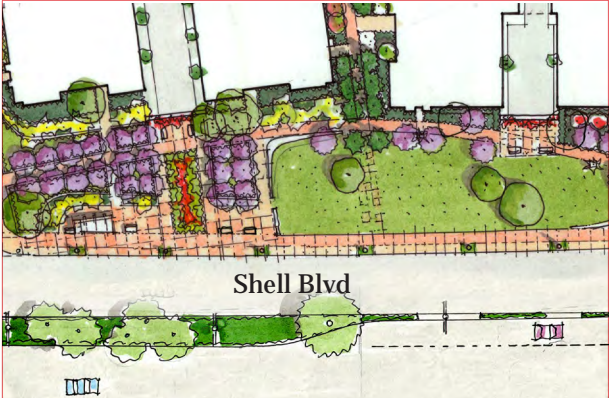
- Assumptions:**
- The conceptual landscape plan expresses the proposed uses and treatments for site landscaping and is intended to serve as the basis for future, more detailed landscape design. Future design plans will be generally consistent with the conceptual approach
 - Plant arrangements and palettes may vary based on final design plans, plant availability and suitability for specific site conditions
 - Final details, paving and material selections, furnishings, site sculpture, fountains, etc. will be adjusted to ensure compatibility with the overall architectural character and materials



6.1 Edges and Perimeter Streets

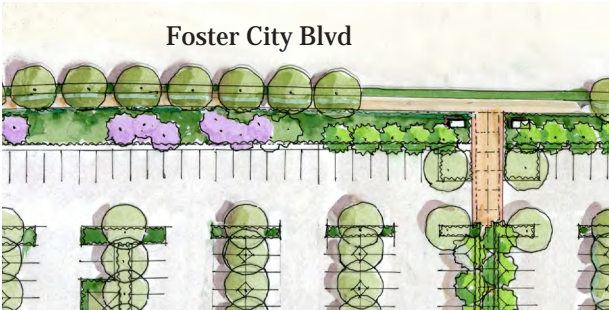
Edges are the project boundaries and consist of the interface between the project interior and the greater Foster City fabric. Goals for Edges include:

- Differentiation between distinct project frontages
- Encourage both active and passive uses
- Facilitate a variety of activities along Shell Boulevard



6.1a Shell Blvd / Shell Park

- Flexible and multi-functional spaces
- Open area for passive and active uses
- Visual connection to the Recreation Center
- Neighborhood gateway feature
- Planting palette that present the sense of community of Foster City
- Space for public gathering moments along Shell Blvd
- Ample and varied pedestrian space
- Sense of openness with seasonal color
- Opportunities for casual seating, mid day lunch break and relaxation



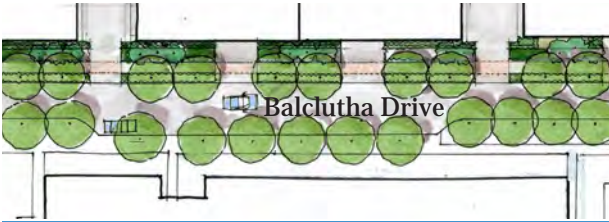
6.1b Foster City Blvd

- Provide a visual connection to Town Square and retail
- Reinforce community character of Foster City streets
- Clear gateway element(s) and pedestrian connection to retail
- Street trees scaled for large Blvd



6.1c Civic Center Drive/Balclutha

- Landscape to soften views from existing uses
- Consistent landscape treatment with regular street trees and screening of residential driveways
- Consistent pattern of street elements
- Ground plane and wall planting to soften buildings
- Sidewalks connecting to Shell Park



6.1d Arrival Circles

- Create sense of arrival
- Special paving
- Emphasize pedestrian scale with bollards, lighting, clear crosswalks, flush curbs, etc.
- Special ornamental planting in circles



6.1a Shell Blvd / Shell Park

6.1b Foster City Blvd

6.1c Civic Center Drive / Balclutha

6.1d Arrival Circles

6.2 Interior Linkages and Streets

Linkages consist of the pedestrian and vehicular routes through the project connecting various program elements.

Goals for Linkages include:

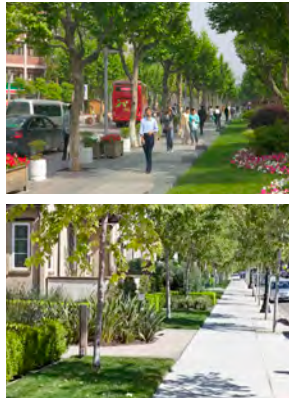
- Create an enhanced pedestrian experience
- Encourage “shared space” of vehicles and pedestrians of the Square
- Provide frequent opportunities for seating and gathering



6.2a Central Street

6.2a Central Street

- Sense of visual and physical connection between Town Square and Shell BLVD, Leo Ryon Park and Central Lake
- Public gathering moments along the street
- Pedestrian enhancement
- Thematic related components such as walls, paving, artwork, monument, and plant materials
- De-emphasize vehicular prominence
- Variety, screening and seasonal change



6.2b Street A & B

6.2b Street A & B

- Provide comfortable north-south pedestrian access connecting City Hall and Public Library to NPJC
- Consistent street trees to provide human scale environment
- Reinforce the neighborhood character and produce an overall setting of an urban forest that reduces energy usage and improves the air quality
- Provide terminus to the main paseo and prominent entry plaza for the assisted living building



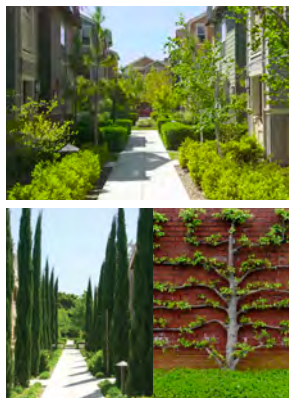
6.2c Street C

6.2c Street C

- Enhance pedestrian circulation to town square w/seating, lights, Paving
- De-emphasize the prominence of vehicles
- Take advantage of land constraint for retail required parking
- Creating a public north-south link between City Hall and NPJC
- High and wide canopy landscape for shade and screening purposes

6.2d Paseos

- Landscape with highlighted textures, colors, shapes, flowers, etc.
- Pedestrian enhancements such as paving, seating, pots and artworks
- Landscape with intimate sense of human scale and proportion
- Semi Public/Private gardens and gathering areas
- Seasonal change
- Careful treatment of accent walls and vertical trees to soften buildings



6.2d Paseos



6.3a Town Square



6.3 Plaza and Open Spaces

6.3a Town Square

- Heightened attention to pedestrian amenities and scale
- Special paving, flush curbs
- Wind protected zones and furniture
- Sun pockets furniture & special elements
- Well defined plaza w/ highlighted building entries
- Pedestrian enhancement such as seating, pots and flowering trees
- Opportunities for casual seating, mid day lunch break and relaxation

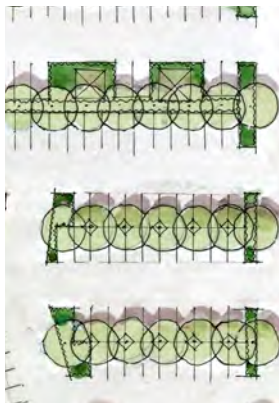


6.3b Pocket Park



6.3b Pocket Parks

- Landscape with accent textures, colors, shapes, flowers, etc.
- Pedestrian enhancements such as paving, seating, pots and artworks
- Landscape with intimate sense of human scale and proportion
- Opportunity for casual seating and relaxation
- Opportunities for butterfly gardens, scented plants, special character
- Planting for seasonal change



6.3c Parking Lot



6.3c Parking Lot

- Landscape zone that provides the visual presence of town square
- Landscape to soften views of high-tension power poles
- Take advantage of land constraints for enriching the landscape
- Landscape to screen parking and high-tension power poles
- Parking lot trees for shade, orientation and seasonal change

6.4 Site Elements

6.4a Screen Walls

- Screen uses such as loading, service areas, parking and utilities, while creating areas of visual interest
- Should consist of a family of elements, similar in style and materials, used in consistent manner throughout the neighborhood
- Height may vary, but minimum should be six inches higher than the object being screened

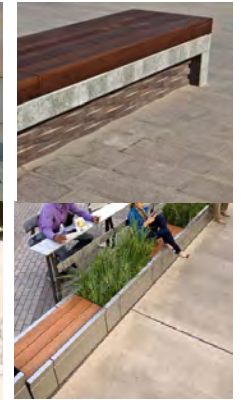
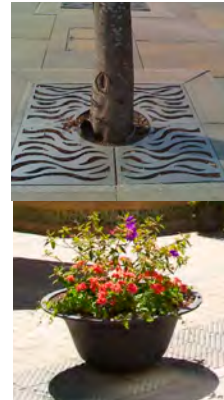
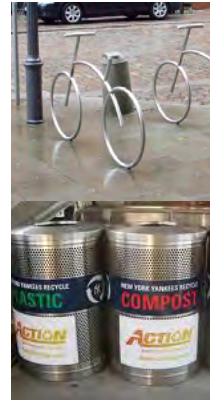


6.4a Screen Walls

6.4b Urban Furniture

Seating/ Bollards/ Planters/Tree Grills/ Bike racks:

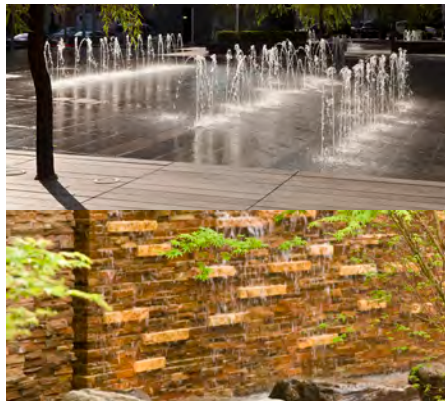
- All site furnishings should be selected to be low-maintenance, durable and attractive elements that harmonize with and complement the neighborhood character and identity.
- Should be considered as part of initial site design and as a comprehensive family of visual elements
- Materials should reinforce the building architecture
- Generally contemporary materials and character.
- Incorporate art and artful expressions



6.4b Urban Furniture

6.4c Art / Fountain

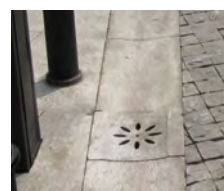
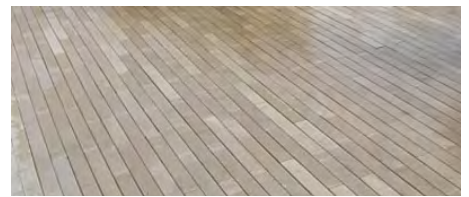
- Public art should be incorporated into project site design a variety of ways such as murals, streets, furniture, play equipment, signage and sculpture and fountains



6.4c Art/ Fountain

6.4d Paving

- Paving should enhance and complement the design scheme of pedestrian-oriented and scaled, spaces
- Adding visual interest in pedestrian spaces by highlighting texture, color particularly in the plaza and public zones
- Pattern should be configured in a herringbone or other pattern perpendicular to the direction of travel
- Concrete-paving strips using in residential uses to increase permeability



6.4d Paving

BOTANICAL NAME	COMMON NAME	FOLIAGE	NATIVE	HEIGHT (feet)	SPREAD (feet)	SUN/SHADE
TREE						
Acacia melanoxylo	Black Acacia	D		15-80	12-40	Full sun
Acer buergerianum	Trident Maple	D		25-30	15-25	Sun/Shade
Acer circinatum	Vine Maple	D	N	10-15	10-20	Sun/Shade
Acer palmatum	Japanese Maple	D		15-25	25-30	Sun/Shade
Aesculus californica	Horsechestnut	D	N	25-40	25-40	Sun/Shade
Alnus rhombifolia	White Alder	D	N			
Arbutus menziesii	Madrone	E	N	40-70	30-60	Sun/Shade
Arbutus unedo - Marina	Strawberry Tree, 'Marina'	E		15-25	15-25	Sun/Shade
Cedrus deodara	Cedar	E		50-75	25-35	Full sun
Celtis sinensis	Chinese Hackberry	D				
Cercis occidentalis	Western Redbud	D	N	10-20	10-30	Sun/Shade
Cinnamomum camphora	Camphor Tree	E		50-60	45-65	Sun/Shade
Cornus nuttallii	Dogwood	D	N	25-40	20-30	Sun/Shade
Cupaniopsis anacardiopsis	Carrot Wood	E		25-50	25-35	Full sun
Cupressus sempervirens	Italian Cypress	E		25-50	6-10	Full sun
Eucalyptus camaldulensis	River Red Gum	E		60-100	40-50	Sun/shade
Eucalyptus polyanthemos	Silver Dollar Gum	E		40-50	35-40	Sun/shade
Eucalyptus sideroxylon	Ironbark Gum	E		35-60	35-50	Sun/shade
Ficus microcarpa	Indian Laurel fig	E		40-75	50-60	Sun/Shade
Fraxinus angustifolia 'Raywood'	Raywood Ash	D		45-80	35-45	Full sun
Fraxinus udhei	Evergreen Ash	SEMI-E		35-50	50-70	Full sun
Fraxinus velutina	Arizona Ash	D		25-50	50-70	Full sun
Ginkgo biloba	Maidenhair Tree	D		50-75	40-50	Sun/Shade
Ilex altaclarensis 'Wilsonii'	Holly Tree	E		15-25		Sun/shade
Koelreuteria paniculata	Golden Raintree	D		25-40	35-50	Full sun
Lagerstroemia indica	Crape Myrtle	D		10-25	15-25	Full sun
Laurus nobilis	Sweet Bay	E		15-40	15-30	Sun/shade
Ligustrum japonicum	Japanese Privet	E		12-17	15-30	Sun/shade
Ligustrum lucidum	Chinese Privet	E		25-40	25-35	Sun/Shade
Lyonothamnus floribunda	Catalina Ironwood	E	N			
Magnolia grandiflora	Southern Magnolia	E		60-80	35-50	Sun/Shade
Malus fusca	Oregon Crabapple	D		10-25	10-25	Full sun
Melaleuca Linariifolia	Flaxleaf Paperbark	E		20-30	20-25	Full sun
Melaleuca quinquenervia	Paper Bark Tree	E		25-40	15-25	Full sun
Metrosideros excelsa	New Zealand Christmas Tree	E		30-40		Sun/shade
Myrica californica	Wax Myrtle	E	N	15-25	15-25	Sun/Shade
Nyssa Sylvatica	Sour Gum	D		30-75	25-35	Sun/Shade
Olea europaea	Olive	E		30-40	30-40	Full sun
Osmanthus fragrans	Sweet Olive	E		15-25	15-25	Sun/Shade
Parkinsonia aculeata	Jerusalem Thorn	D		15-25	15-40	Full sun
Pistacia chinensis	Chinese Pistachio	D		25-40	30-35	Full sun
Pittosporum undulatum	Victorian Box	E		15-30	12-20	Sun/shade
Platanus racemosa	California Sycamore	D	N			
Podocarpus gracilior	Weeping podocarpus	E		25-40	25-35	Sun/Shade
Populus fremontii	Fremont Cottonwood	D	N			
Populus nigra 'italica'	Lombardy Poplar	D		25-50	6-10	Full sun
Prunus x blireana	Purple Leaf Plum	D		15-20	10-15	Full sun
Prunus cerasifera 'atropurpurea'	Purple Leaf Plum	D		15-20	10-15	Full sun
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	D		15-20	10-15	

BLOOM COLOR	ENVIRONMENTAL BENEFITS	WATER USE	NOTES	FORM
Brown, Yellow Yellow Purple Red Pink, White	Attracts birds/butterflies		Wind tolerant Flowers have unpleasant odor	Oval, Rounded, Spreading Rounded, Spreading Rounded, Upright Rounded
White Pink, White	Attracts birds/butterflies Attracts birds/butterflies		Fragrant flowers, Wind tolerant Wind tolerant	Oval, Upright or erect Rounded Pyramidal
Purple Yellow White	Attract birds Attracts birds/butterflies Attracts birds/butterflies	L	Fragrant foliage, Invasive Wetlands plant	Vase Rounded Rounded Rounded Columnar
White, Yellow White Pink, Red			Fragrant foliage Fragrant foliage Fragrant foliage	Oval, Upright or erect Oval, Upright or erect Oval, Upright or erect Rounded, Spreading Oval, Upright or erect Rounded, Vase Rounded Pyramidal, Rounded
Various Yellow White			Fragrant foliage Attracts birds/butterflies	Rounded, Spreading Pyramidal Rounded, Spreading Rounded, Vase
White Pink, Red, White White Yellow, White Red	Attracts birds/butterflies Attracts birds/butterflies		Fragrant flowers Fragrant flowers Fragrant flowers Wind tolerant Wind tolerant	Oval, Pyramidal Oval, Rounded, Upright Rounded Rounded Oval, Rounded
White White White Yellow	Attracts birds/butterflies Attracts birds/butterflies	L	Fragrant foliage Wetlands plant Fragrant flowers, Wind tolerant Fragrant flowers Fragrant flowers	Rounded, Vase Oval, Pyramidal Rounded, Spreading Rounded, Upright, Vase Spreading, Vase Oval, Rounded, Spreading
White			Fragrant flowers	Rounded
Yellow				Oval, Weeping
Red Pink Purple Purple	Attracts birds/butterflies		Double flowers	Columnar Rounded, Vase Rounded, Vase

BOTANICAL NAME	COMMON NAME	FOLIAGE	NATIVE	HEIGHT (feet)	SPREAD (feet)	SUN/SHADE
TREE						
Pyrus calleryana 'Bradford'	Bradford Pear	D		25-40	25-35	Full sun
Pyrus kawakamii	Evergreen Pear	E		25-30	25-35	Sun/shade
Quercus agrifolia	California Live Oak	E	N	30-60	60-100	Sun/Shade
Quercus ilex	Holly Oaks	E		40-60	50-60	Sun/shade
Quercus rubra	Red Oak	D		50-60		
Quercus virginiana	Southern Live Oaks	E		50-75	60-100	Sun/shade
Robinia ambigua "idahoensis"	Locust	D		25-50	12-25	Sun/Shade
Robinia hispida rose acacia	Bristly Locust	D	N	6-10	10-15	Sun/Shade
Robinia pseudoacacia	Black Locust	D		50-75	30-45	SUN/SHADE
Salix babylonica	Weeping Willow	D		40-50	40-60	Sun/shade
Schinus molle	California Pepper Tree	E		30-40	30-60	Sun/shade
Schinus terebinthifolius	Brazilian Pepper Tree	E		10-25	10-25	Sun/Shade
Sequoia sempervirens	California Redwood	E	N	75-200	25-35	Sun/Shade
Ulmus parvifolia	Chinese Elm	E		40-70	35-45	Sun/Shade
Umbellularia californica	California Laurel	E	N	25-70	25-40	Sun/Shade
SHRUBS						
Acanthus mollis	Oyster Plant	P		1-2		Shade
Atriplex lentiformis 'breweri'	Quail Bush	E	N			Full sun
Aucuba japonica	Japanese Aucuba			4-6	3-6	Shade
Buddleja davidii	Summer Lilac					Full sun
Buxus microphylla	Boxwood	E		3-4	3-4	Sun/Shade
Callistemon viminalis	Bottlebush	E				Full sun
Camellia japonica	Japanese Camellia			10-15	6-10	Shade
Carissa macrocarpa 'Tuttle'	Natal Plum	E				
Ceanothus 'Concha'	California lilac	E	N			Full sun
Ceanothus thyrsiflorus 'Skylark'	Blue Blossom	E	N			Full sun
Cistus 'Gordon Cooper'	Rose Rose	E				Full sun
Crataegus douglasii	Western Hawthorn		N			Sun/Shade
Eriogonum nudum 'Ella Nelson's Yellow'	Naked Buckwheat		N			Full sun
Fatsia japonica	Japanese Aralia	E		4-6	5	Shade
Feijoa sellowiana	Pineapple Guava	E		15-25	15-25	Full sun
Fremontodendron californicum	Flannel Bush	E	N	5-20	10-20	Full sun
Gardenia augusta	Gardenia	E		4-8	5-8	Shade
Garrya elliptica	Silk Tassel Bush	E		10-20	10-20	
Grevillea x 'Canberra Gem'	Spider Flower	E				Full sun
Heteromeles arbutifolia	Toyon	E	N	6-15	6-30	Sun/Shade
Ilex vomitoria 'Nana'	Dwarf Yaupon Hollu	E				Sun/shade
Lavandula angustifolia	True Lavender	E		2-3	3-4	Full sun
Leptospermum scoparium 'Jubilee'	New Zealand Tea Tree	E				Sun/Shade
Loropetalum chinense	Fringe Flower	E		6-10	10-15	Sun/shade
Mahonia aquifolium	Oregan Grape	E	N			Shade
Nandina domestica	Heavenly Bamboo	E		6-10	1-3	Sun/shade
Oxalis californica	Californica Wood Sorrel	P	N			Shade
Pittosporum tobira	Japanese Pittosporum	E		6-10	10-15	Sun/Shade
Pyracantha coccinea	Firethorn	E				Sun/shade
Rhamnus californica 'Eve Case'	California Coffee Berry	E	N			Sun/Shade

BLOOM COLOR	ENVIRONMENTAL BENEFITS	WATER USE	NOTES	FORM
White				Pyramidal, Rounded
White				Oval, Rounded
Brown, Yellow				Rounded, Spreading
Brown				Rounded, Spreading
Brown	Attracts birds/butterflies			Pval, Rounded
Pink			Fragrant flowers	Rounded, Spreading
Pink, Red				Upright
White	Attracts birds/butterflies		Fragrant flowers	Oval, Upright or erect
Yellow			Wetland Plants	Weeping
White, Yellow				Rounded
White			Wetlands plant	Rounded
	Attracts birds/butterflies			Pyramidal
				Rounded, Vase
Yellow	Attracts birds/butterflies		Fragrant foliage	Rounded, Vase
			Wind, saline tolerant	
Red				
Various	Attracts butterflies			
Red	Attracts birds, butterflies			
Various				
Blue, Purple	Attracts birds			
Blue		L		
White		L	Fragrant foliage	
White				
Yellow	Attracts butterflies	L	Drought tolerant	
White				
Pink, Red	Attracts birds/butterflies			
Yellow			Flowers have an unpleasant odor	Oval
White			Fragrant flowers	
Red				
White	Attracts birds/butterflies	L		Irregular, Rounded, Vase
White	Attract birds		Wetland Plants	
Purple	Attracts birds/butterflies		Fragrant flowers	
Red				
Pink			Fragrant flowers	
White	Attracts birds/butterflies		Invasive	
White			Fragrant flowers	
White				
Yellow		L		Rounded, Spreading

BOTANICAL NAME	COMMON NAME	FOLIAGE	NATIVE	HEIGHT (feet)	SPREAD (feet)	SUN/SHADE
SHRUBS						
Rhododendron spp.	Azalea	E				Shade
Ribes sanguineum 'Brocklebankii'	Golden-leaved Currant		N			Shade
Rosa. Spp	Rose					Full sun
Tibouchina urvilleana	Princess Flower	E				
GRASSES						
Aristida purpurea	Purple Three Awn		N			
Bouteloua gracilis	Blue Grama		N			
Calamagrostis foliosa	Cape Mendocino Reed Grass		N			Sun/shade
Carex barbarae	Santa Barbara Sedge		N			
Carex pansa	California Meadow Sedge		N			Sun/shade
Carex praegracilis	Field Sedge		N			Sun/shade
Carex tumulicola	Slender Sedge		N			
Eleocharis macrostachya	Wire Grass		N			
Elymus glaucus 'Anderson'	Blue Wildrye		N			
Festuca idahoensis	Idaho Fescue		N			Sun/shade
Festuca occidentalis	Western Fescue		N			Sun/shade
Festuca rubra Molate strain	Creeping Red Fescue		N			Sun/shade
Hordeum brachyantherum 'Californicum'	Meadow BARELY		N			
Juncus effusus	Common Rush		N			
Leersia oryzoides	Rice Cutgrass		N			
Leymus condensatus 'Canyon Prince'	Giant Wildrye		N			
Melica californica	California Melica		N			
Muhlenbergia rigens	Deer Grass		N			
Nassella pulchra	Purple Needlegrass		N			Sun/shade
Oryzopsis hymenoides	Indian Ricegrass		N			
Oryzopsis hymenoides	Deer Grass		N			
Scirpus microcarpus	Mountain Bog Bulrush		N			
Sporobolus airoides	Alkali Sacaton		N			
Stipa cernua	Nodding needle grass		N			
Stipa pulchra	Purple needle grass		N			
GROUNDCOVER						
Arctostaphylos manzanita	Common Manzanita	E	N	12-24		Sun/Shade
Astilbe false spirea		P				Shade
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Bush	E	N			Sun/shade
Ceanothus thrysiflorus var. griseus	Wild Liliac	E	N			
Clivia miniata	Kafir Lily	P		15-35		shade
Hemerocallis spp.	Day Lily	P		36-48		Sun
Hosta spp.	Plantain Lily	P		15-20		Shade
Iris innominata	Iris	P	N	6		Shade
Liriope muscari	Blue Lilyturf	P		12-18		Shade
Osteospermum fruticosum	African Daisy	P		12-18		Full sun

Pink Various	Attract birds Attracts birds/butterflies		Eible, Fragrant flowers	
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			Good lawn alternative Good lawn alternative	
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			Saline tolerant	
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		L		
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			Good lawn alternative	
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			Good lawn alternative	
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Pink	Attracts birds/butterflies		Fragrant flowers	
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White		L		
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Various	Attract butterflies		Fragrant flowers Fragrant flowers	
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Purple				
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Yellow				
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Purple				
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Purple, White	Attract butterflies			
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BOTANICAL NAME	COMMON NAME	FOLIAGE	NATIVE	HEIGHT (feet)	SPREAD (feet)	SUN/SHADE
PERENNIAL						
Achillea millefolium 'Island Pink'	Pink Yarrow	P	N			Sun/shade
Aquilegia formosa	Western Columbine	P	N			Shade
Artemisia pycnocephala 'David's Choice'	Sandhill Sage	P	N			Full sun
Asarum caudatum	Wild Ginger	P	N			Shade
Dicentra formosa	Western Bleeding Heart	P	N			Shade
Echinacea purpurea	Purple Coneflower	P				Full sun
Epilobium 'Select Mattole'	California Fuchsia	P	N			Full sun
Erigeron 'W. R.'	Seaside Daisy	P	N			Full sun
Fragaria chiloensis 'Green Pastures'	Beach Strawberry	P	N			Sun/shade
Heuchera 'Old La Rochette'	Coral Bells	P	N			Shade
Iris Pacific Coast hybrid mix	Pacific Coast Hybrid Iris	P	N			Sun/shade
Kniphofia uvaria	Red Hot Poker	P				Full sun
Monardella villosa 'Russian River'	Coyote Mint	P	N			Full sun
Penstemon heterophyllus 'Blue Springs'	Blue Bedder	P	N			Full sun
Phlomis fruticosa	Jerusalem Sage	P				Sun/shade
Rosmarinus officinalis 'Mozart'	Rosemary	P				
Salvia 'Bee's Bliss'	Sage	P	N			Full sun
Salvia clevelandii 'Allen Chickering'	Allen Checkering Sage	P	N			Full sun
Salvia spathacea	Hummingbird Sage	P	N			Shade
Verbena lilacina 'De La Mina'	Cedros Island Verbena	P	N			Full sun
VINE						
Aristolochia californica	Dutchman's Pipe Vine		N			Shade
Bougainvillea spp.	Bougainvillea					Full sun
Calystegia spp.	Morning Glory		N			
Campsis radicans	common Trumpet Creeper					Full sun
Clematis lasiantha	Pipestem Clematis		N			Sun/shade
Clematis ligusticifolia	Western Virgin's Bower		N			
Cucurbita foetidissima	Mock Orange		N			
Distictis buccinatoria	Trumpet Vine					Sun/shade
Gelsemium sempervirens	Carolina Jasmine					Sun/shade
Hardenbergia violacea 'Happy Wandere'	Purple Coral Pea					Sun/shade
Jasminum mesnyi	Primerose Jasmine	E				
jasminum polyanthum	Winder Jasmine	E				Sun/shade
Lonicera ciliosa	Orange Honeysuckle		N			Shade
Marah fabacea	California Man-root		N			
Parthenocissus tricuspidata	Boston Ivy					
Rubus parviflorus	Western thimbleberry		N			
Vicia americana	American Vetch		N			
Vitis californica 'Roger's Red'	California Grape		N			Sun/shade
Wisteria spp.	Wisteria					Full sun

BLOOM COLOR	ENVIRONMENTAL BENEFITS	WATER USE	NOTES	FORM
Pink	Attract bees/butterflies			
Red, Orange	Attract birds			
White		L		
Red				
Pink	Attract bees/birds	L		
Purple, Pink	Attract birds, butterflies			
Orange, Red				
Purple	Attract bees			
White		L		
Pink	Attract birds			
Various		L		
Orange, Red	Attract birds/butterflies			
Pink, Purple	Attract bees/butterflies	L		
Blue				
Yellow		L		
		L		
Purple	Attract bees, birds		Fragrant flower, foliage	
Blue	Attract bees, birds	L	Fragrant flower, foliage	
Purple	Attract bees/birds	L	Fragrant flower and foliage	
Purple	Attract bees/butterflies		Fragrant flowers and foliage	
Various	Attracts birds/butterflies Attracts butterflies			
White		L	Fragrant flowers	
Red				
Yellow	Attracts bird		Fragrant flowers	
Purple				
White			Fragrant flowers	
Orange	Attract birds			
Red fall color	Edible			
Purple			Fragrant flowers	