

City of Grass Valley Downtown Streetscape Standards Manual

*Adopted by the Grass Valley City Council on
July 14, 2009 by resolution 2009-70*

Prepared for:

City of Grass Valley
Community Development Department

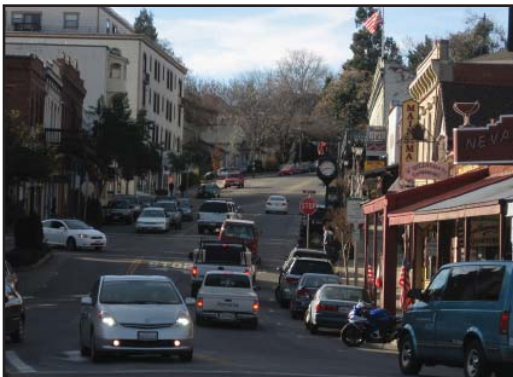
125 East Main Street
Grass Valley, California 95945

July 27, 2009



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Introduction

The purpose for creating these standards is to establish a consistent design theme for all street furniture in the public right-of-way located with the City's Downtown Business District and including such public streets as Mill Street, East Main Street, and West Main Street between Neal Avenue and Richardson Street. The City of Grass Valley Downtown Streetscape Standards Manual will ensure that streetscape components are tied together and appropriate for Downtown Grass Valley.

Manual Preparation Process

A walk through the City of Grass Valley Downtown area was performed on January 15th, 2009. The walk through consisted of creating a photo inventory of the area and observation of existing conditions, all manner of public and private sector improvements, and reviewing what did and did not work. The walk through was preceded by a meeting with City staff. Several potential material options were presented for comment by staff. Feedback from the meeting contributed to the development of a palette of materials that was presented at a public meeting on March 11th, 2009. From this meeting, consensus was established as to what design aesthetic and direction was desired for the Grass Valley Downtown streetscape. The combination of public meeting results and site observations has produced a list of materials and applications that form the Grass Valley Downtown Streetscape Manual.



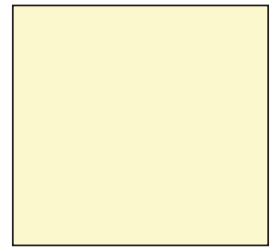
Design Theme

The history of Grass Valley is strongly tied to the California Gold Rush. During this time, settlers came to this area from all over the world. By combining the resources the region had to offer with their individual heritages, these settlers created what we now know as Grass Valley. The Grass Valley Downtown Streetscape Manual honors this history by selecting materials, textures and colors that are familiar to the region, representative of the gold rush era and reflective of the individuals who were part of it. Materials are also chosen for their durability, cost effectiveness and general attractiveness. Where feasible, real materials such as brick and stone are preferred over imitation materials such as manufactured stone or thin brick veneer. Colors are naturalistic, consisting of dark red, dark green, black, ivory and shades of gold and bronze. Emphasis is directed towards forming a unified design aesthetic. This will provide consistency throughout Downtown to create a sense of place. The implementation of the Grass Valley Downtown Streetscape Manual will create an attractive, historically relevant and unified appearance that is visually appealing and comfortable for visitors and residents alike.

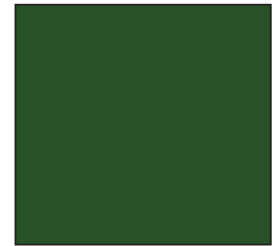
Materials and Applications

Color Palette - Signage

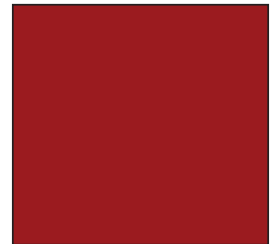
Gold (accent color), Cranberry (201C), Green (560C), Cream (7401C), Bronze (476C) and Black shall be applied to the signs and kiosks to maintain continuity throughout each location. (Except for Metallic Gold and Black, colors listed are **Pantone** standard colors)



Cream / Off White



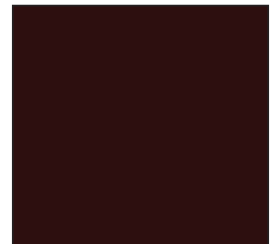
Green



Cranberry



Gold



Bronze



Black

Color Palette - Site Furnishings

Black (RAL 9005), Bronze (RAL 8017), and Hunter Green (RAL 6009) shall be applied to all site furnishings to maintain a continuity throughout Downtown. (Colors listed are Tiger Dry-lac standard powder coating colors)



Green



Bronze



Black

Materials and Finish Textures

A mixture of materials and textures such as cast in place concrete, brick and local / natural stone shall be used to maintain consistency as well as give a sense of place to Downtown Grass Valley.



Cast in Place Concrete



Brick



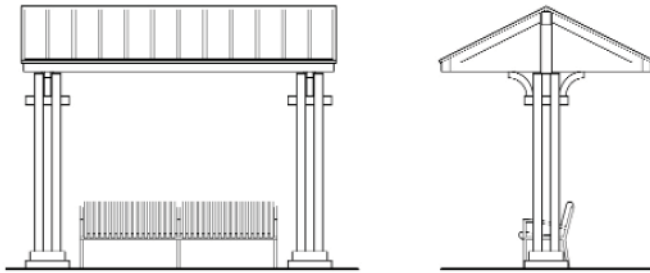
Local / Natural Stone

Streetscape Items

Photos and graphics of proposed site furnishings and other streetscape items are shown on the following pages. Specific model information and proposed colors are located in the Site Furnishing Schedule and the Lighting Schedule, also enclosed.

Bus Stop Shelters

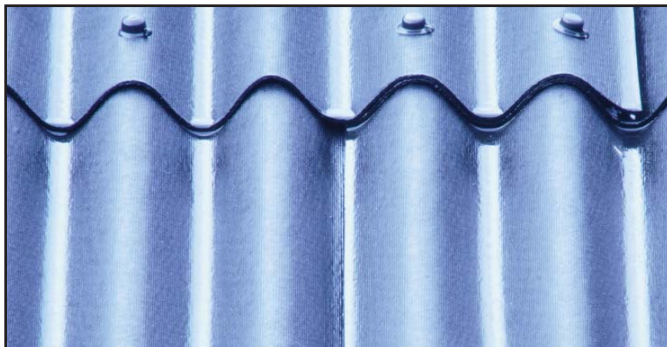
Bus stop shelters shall be Urban Transit Shelters manufactured by **Icon Shelter Systems**. The roof shall be customized to be constructed with corrugated metal. Colors for the posts and benches are shown in the Site Furnishing Schedule.



Bus Shelter dimensions should be at least 6' wide and 12'-18' long.



Roofing material.

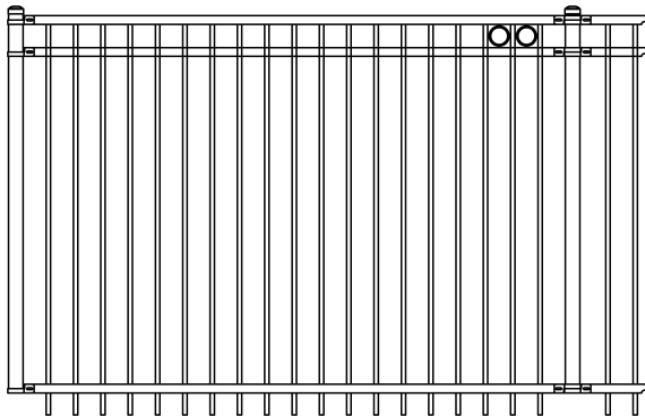


Corrugated metal roof.



Railing and Fencing

Railing and fencing shall be Montage Fencing by **Ameristar**, with decorative elements such as circular enhancements (rings) or use of finials. See Site Furnishing Schedule for more information.



Ring



Ball Cap



Trash Enclosures

Smaller scale trash enclosures shall be constructed from Montage Fencing by **Ameristar**. Larger scale structural enclosures shall be constructed from brick and corrugated metal to match bus shelters. Railing color shown on Site Furnishing Schedule.

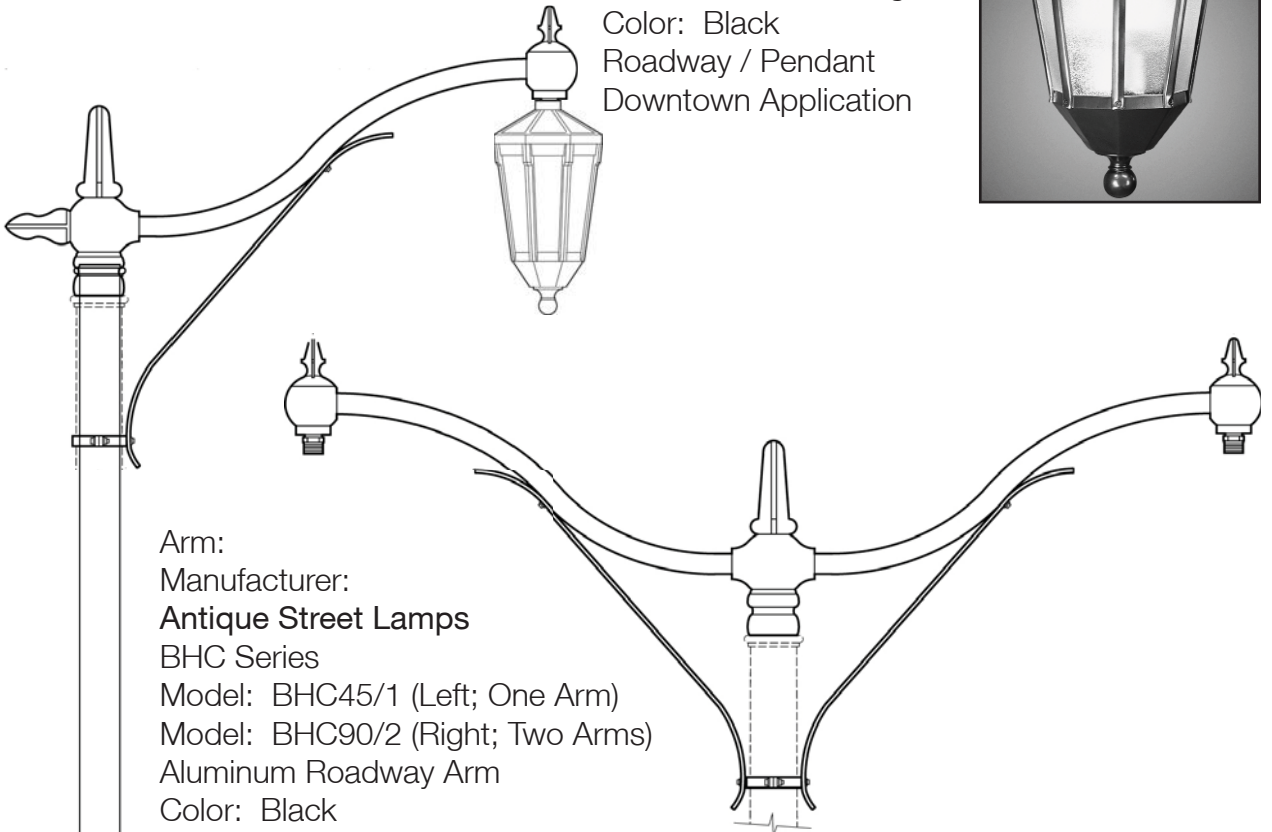
Example of trash enclosures and corrugated metal options.



Lighting, Traffic Sign Pedestals and Posts - Downtown

Lamp Post, Lamps and Luminares specific to Main Street will create unity and repetition. See Lighting Schedule for additional information.

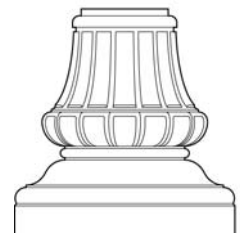
Luminaire:
Manufacturer:
Antique Street Lamps
Historical Models
Model: HLT30, Octagonal
Color: Black
Roadway / Pendant
Downtown Application



Arm:
Manufacturer:
Antique Street Lamps
BHC Series
Model: BHC45/1 (Left; One Arm)
Model: BHC90/2 (Right; Two Arms)
Aluminum Roadway Arm
Color: Black

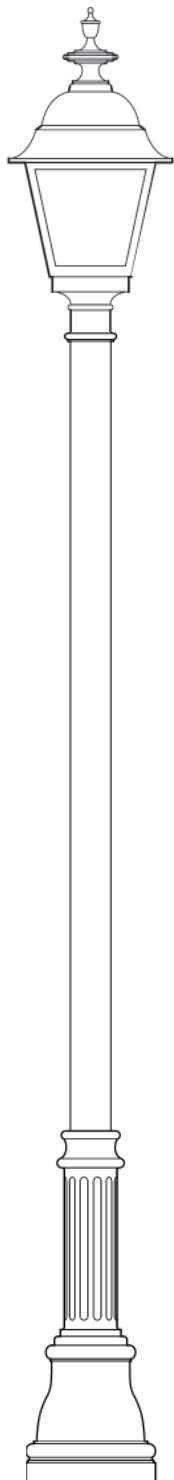
Post:
Manufacturer:
Antique Street Lamps
Chicago Series
Model: PX CH, 12'-18'
Color: Black
(For street lamp application)

Base:
Manufacturer:
Antique Street Lamps
Capitol Series
Model: Clam Shell Base
Color: Black
(For traffic post application)



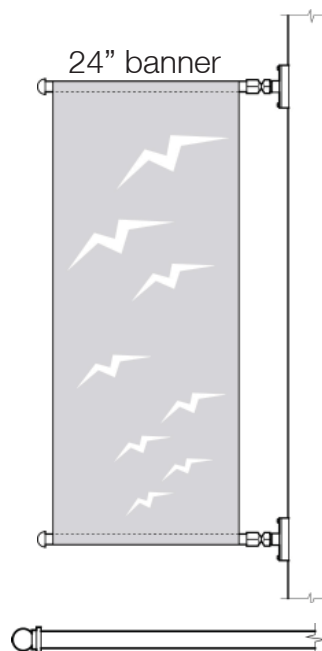
Lighting, Traffic Sign Pedestals and Posts - Mill Street

See Lighting Schedule for additional information.



Luminaire:
Manufacturer:
Antique Street Lamps
Historical Models
Model: TR30
Color: Black
Square

Post and Base:
Manufacturer:
Antique Street Lamps
Chicago Series
Model: PX CH, 10'-14'
Color: Black
(For street lamp application)



Banner Arm:
Manufacturer:
Antique Street Lamps
Cast Aluminum, ball end cap
Model: BAB 24H4
Color: Black
Banner Arm can be used for
Downtown and Mill Street

Wayfinding Directional and Informational Signs

Signage by Guidance Group. See Site Furnishing Schedule for additional information.



Conceptual Sketches

Materials: Powder coated steel with cast iron and bronze accents. Final dimensions and design detailing to be determined when fabricated. Proportions will be based on actual location. Font must be clear and legible to vehicular traffic.



Sample modular wayfinding signage.

Sample street sign



Option A - Wall Mounted Sign



Option B - Wall Mounted Sign



Option C - Wall Mounted Sign

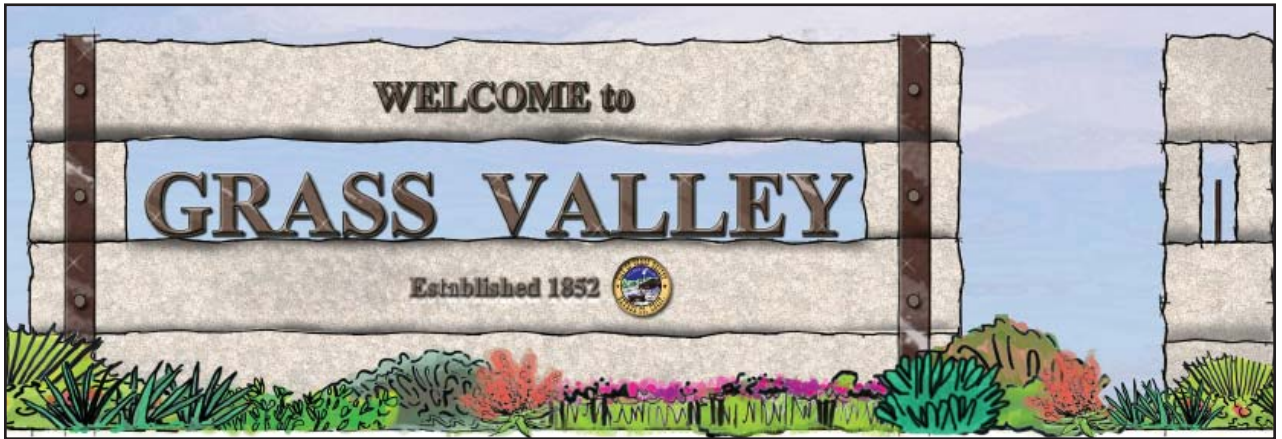
Custom Kiosks and Directional Signage

Materials: Powder coated steel with cast iron and bronze accents. Final dimensions and design detailing to be determined when fabricated. Proportions will be based on actual location.



Conceptual Sketches

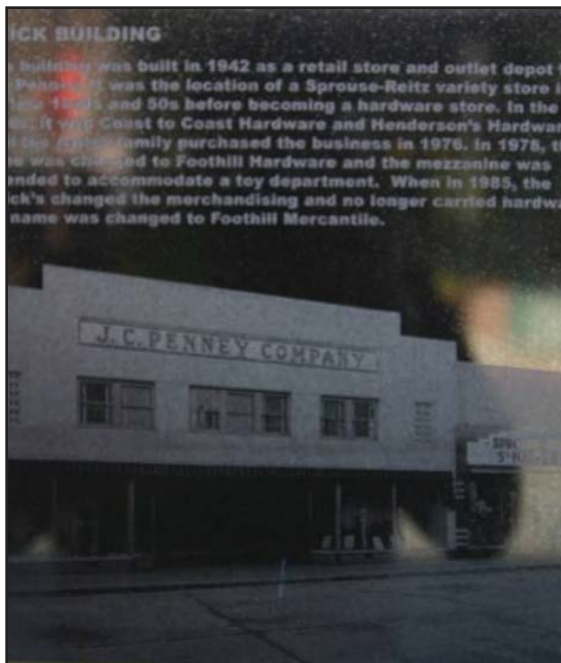
Optional Sign Design



Conceptual Sketches

Materials: Granite with cast iron and bronze accents. Final dimensioning and detailing to be determined.

Historical Plaques



Etched Granite Plaque by Light Point Design



Cast Bronze Plaque

Sidewalk and Alley Design



Truncated Domes
Color: Gray Granite or Brick Red to contrast with concrete.

Sidewalk and Alley Design

The use of different paving materials, colors and patterns will add interest.



Concrete Paving 2' x 2' score pattern



Accent paving at crosswalks
Streetprint by IPC



Accent paving at crosswalks **DuraTherm**
by IPC



Building Buttons

Building buttons add interest to historic buildings. Building buttons by **Urban Accessories**.



Benches



Manufacturer:
Victor Stanley
Model: Steelsites RB-28
Proposed Colors: Bronze or Green



Manufacturer:
Canterbury International
Model: Charleston with back
Proposed Colors: Bronze or Green

Trash / Recycling Receptacles



Manufacturer:
Victor Stanley
Model: Steelsites
Proposed Color: Bronze, Green



Custom Designed, locally fabricated
trash receptacle.
Color: Powder Coated Bronze or
Green.

Newspaper Racks

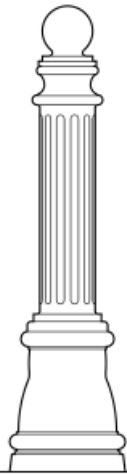


Newspaper Racks
Custom Design
Proposed Color: Bronze or Green

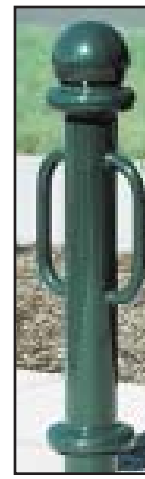


Manufacturer:
Beacon International
Newspaper Rack
Proposed Color: Bronze or Green
(bollards to match City Standard)

Bollards



Manufacturer:
Antique Street Lamps
Cast Aluminum Lighted Bollard
Chicago Series
Model: BCLA BCH12BTL
Color: Black



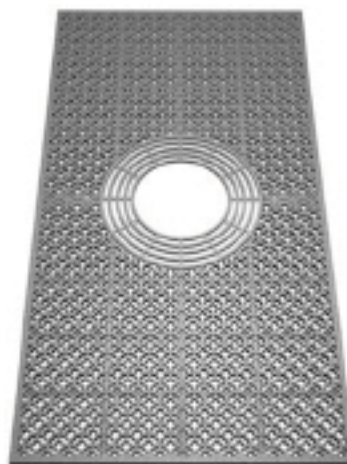
Manufacturer:
Canterbury International
Bike Rack Bollard

Up-Lighting



Manufacturer:
FX Luminaire
Model: Macchia Ultimo

Trench Drain / Tree Grates



Manufacturer: **Ironage Designs**
Model: Interlaken (Trench Drain and Tree Grate)
Cast Iron, Raw Finish

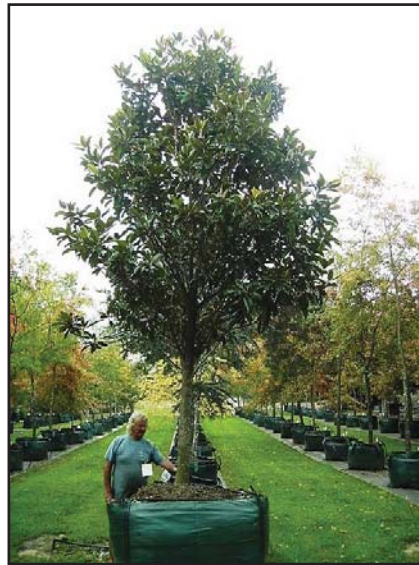
Recommended Plant Palette

Plants on this list were chosen are small in scale, suitable for in-ground and raised planters, and able to withstand the high traffic, urban planting areas such as Downtown Grass Valley. These plants provide a variety of color and texture and also accommodate sun and shade as the micro climates in the Plan area vary.

Trees



Acer saccharum /
'Green Mountain'
Sugar Maple



Magnolia g. 'St Mary's' /
St. Mary's Magnolia



Magnolia soulangiana /
Saucer Magnolia



Prunus serrulata /
Flowering Cherry

Shrubs / Groundcover

Arctosaphylos /
Manzanita



Camellia species /
Camellia



Ajuga reptans /
Carpet Bugle



Chrysanthemum
maximum /
Shasta Daisy



Bergenia
crassifolia /
Winter Blooming
Bergenia



Escallonia
'Compacta' /
Dwarf Escallonia



Buxus m.
japonica /
Japanese
Boxwood



Hemerocallis sp. /
Daylily



Shrubs / Groundcover

Heuchera sp. /
Coral Bells



Rosa sp. / Flower
Carpet Rose
'Coral'



Liriope sp. / Liriope



Rosa sp. / Flower
Carpet Rose
'White'



Nandina
domestica
'Harbor Dwarf' /
Dwarf Heavenly
Bamboo



Rosa sp. / Flower
Carpet Rose 'Red'



Parthenocissus
tricuspidata /
Boston Ivy



Penstemon sp. /
Penstemon



Rosa 'Iceberg' /
White Shrub Rose



Appendix

Planning Documents and Development Requirements applicable to the Grass Valley Downtown Streetscape Manual.

City of Grass Valley:

2020 General Plan (revised January 2007).

Downtown Strategic Plan (August 26th, 2003)

Development Code (May 11, 2007)

Community Design Guidelines (February 26th, 2002)

Design Manual for the Historic Downtown District (1981)

Lighting Schedule

<i>Lighting Item - DOWNTOWN</i>	<i>Model #</i>	<i>Colors / Finish</i>	<i>Manufacturers</i>
1. <i>Luminaire</i>	HL T30 Luminaires Historical Models Octagonal	Black (ANBK)	ANTIQUE Street Lamps 2011-B W. Rundberg Ln. Austin, TX 78758 (512) 977-8444 www.antiquestreetlamps.com
2. <i>Aluminum Roadway Arm One way arm Two way arm</i>	BHC45/1 Aluminum Roadway Arm BHC90/2 Aluminum Roadway Arm	Black (ANBK)	ANTIQUE Street Lamps 2011-B W. Rundberg Ln. Austin, TX 78758 (512) 977-8444 www.antiquestreetlamps.com
3. <i>Post</i>	Chicago Series - Model # Px CH16 12 S5	Black (ANBK)	ANTIQUE Street Lamps 2011-B W. Rundberg Ln. Austin, TX 78758 (512) 977-8444 www.antiquestreetlamps.com
4. <i>Base Clam Shell Base Traffic Post Application</i>	Capitol Series Model # C28CI	Black (ANBK)	ANTIQUE Street Lamps 2011-B W. Rundberg Ln. Austin, TX 78758 (512) 977-8444 www.antiquestreetlamps.com

<i>Lighting Item - Mill Street</i>	<i>Model #</i>	<i>Colors</i>	<i>Manufacturers</i>
1. <i>Luminaire</i>	TR30 Historical Models Square	Black (ANBK)	ANTIQUE Street Lamps 2011-B W. Rundberg Ln. Austin, TX 78758 (512) 977-8444 www.antiquestreetlamps.com
2. <i>Post and Base- Varied Heights 10', 12', 14'</i>	Chicago Series - Model # PX CH16 10 S5 Model # PX CH16 12 S5 Model # PX CH16 14 S5	Black (ANBK)	ANTIQUE Street Lamps 2011-B W. Rundberg Ln. Austin, TX 78758 (512) 977-8444 www.antiquestreetlamps.com
3. <i>Banner Arm Length upon specification</i>	Model # BAB24H4 Ball end caps	Black (ANBK)	ANTIQUE Street Lamps 2011-B W. Rundberg Ln. Austin, TX 78758 (512) 977-8444 www.antiquestreetlamps.com

Lighting Schedule

<i>Lighting Items - Site Furnishings</i>	<i>Model #</i>	<i>Colors</i>	<i>Manufacturers</i>
1. <i>Lighted Bollard</i>	Chicago Series - Model # BLCA BCH12BTL	Black (ANBK)	ANTIQUÉ Street Lamps 2011-B W. Rundberg Ln. Austin, TX 78758 (512) 977-8444 www.antiquestreetlamps.com

Site Furnishing Schedule

<i>Streetscape Item</i>	<i>Materials</i>	<i>Colors</i>	<i>Manufacturers</i>	<i>Model</i>
1. <i>Bus Stop Shelter- Option 1</i>	Steel Corrugated Metal	Wittek Green Evergreen Custom RAL Bronze	Icon Shelter Systems, Inc 7900 Logistic Drive, Suite C Zeeland, MI 49464 (616) 748-0985 www.iconsshelters.com	Icon Urban Transit Shelter with custom corrugated metal roof. At least 6' wide and 12' - 18' long.
<i>Bus Stop Shelter - Option 2 (not shown)</i>	Steel Corrugated Metal	Green Bronze	Custom Manufacturer to be determined	
2. <i>Railings and Fencing</i>	Steel	Black Bronze	Ameristar Fence Products 1555 N. Mingo Road Tulsa, OK 74116 (888) 333-3422 www.ameristarfence.com	Montage Fencing with optional rings.
3. <i>Trash Enclosure - Large</i>	Local / Natural Grey Stone Brick Corrugated Metal Steel		Custom Manufacturer to be determined	
4. <i>Trash Enclosure - Small</i>	Steel	Green Bronze Black Bronze	Ameristar Fence Products 1555 N. Mingo Road Tulsa, OK 74116 (888) 333-3422 www.ameristarfence.com	Montage Fencing with optional rings.
5. <i>Directional Signage</i>	Posts: steel or other metal Custom signage graphics	Black Bronze Green Cranberry Cream/Off White Gold	Guidance Group Guidance Pathway Systems, Inc 30-40 Front Street Building 6L, 2nd Floor Indian Orchard, MA 01151 (413) 543-4757 www.guidancepathways.com	Similar to Beaver, PA Wayfinding Signage
6. <i>Street Signage</i>	Posts: steel or other metal Custom signage graphics	Black Bronze Green Cranberry Cream/Off White Gold	Guidance Group Guidance Pathway Systems, Inc 30-40 Front Street Building 6L, 2nd Floor Indian Orchard, MA 01151 (413) 543-4757 www.guidancepathways.com	Similar to Beaver, PA Street Signage

Site Furnishing Schedule

<i>Streetscape Item</i>	<i>Materials</i>	<i>Colors</i>	<i>Manufacturers</i>	<i>Model</i>
7. <i>Custom Kiosks</i>	Steel with powdercoated graphics	Black Bronze Green Cranberry Cream/Off White Gold	Custom Manufacturer to be determined	
8. <i>Custom Signage</i>	Steel with powdercoated graphics	Black Bronze Green Cranberry Cream/Off White Gold	Custom Manufacturer to be determined	
9. <i>Historic Plaques - Option 1</i>	Etched Granite		Light Point Design P.O. Box 993 Nevada City, CA 95959 (530) 470-0330 www.lightpointdesign.com	
<i>Historic Plaques - Option 2</i>	Bronze		Custom Manufacturer to be determined	
10. <i>Building Buttons</i>	Cast Iron	Raw Finish	Urban Accessories 465 East 15th Street Tacoma, Washington 98421 (887) 487-0488 www.urbanaccessories.com	
11. <i>Enhanced Crosswalks- Option 1</i>	Streetprint	To be determined. Colors to be compatible with site furnishings and signage color palettes.	Integrated Paving Concepts PMB 48 936 Peace Portal Drive Blaine, WA 98230 (888) 581-2299 www.integratedpaving.com	
<i>Enhanced Crosswalks- Option 2</i>	Duratherm	To be determined. Colors to be compatible with site furnishings and signage color palettes.	Integrated Paving Concepts PMB 48 936 Peace Portal Drive Blaine, WA 98230 (888) 581-2299 www.integratedpaving.com	

Site Furnishing Schedule

<i>Streetscape Item</i>	<i>Materials</i>	<i>Colors</i>	<i>Manufacturers</i>	<i>Model</i>
12. <i>Benches - Option 1</i>	Steel	RAL 6005 (Green) RAL 6009 (Green)	Canterbury International 5632 West Washington Blvd. Los Angeles, CA 90016 (800) 935-7111 www.canterburyintl.com	Charleston Bench with Permanent Anchors
<i>Benches - Option 2</i>	Steel	VS Bronze VS Green	Victor Stanley P.O. Drawer 330 Dunkirk, Maryland 20754 (800) 368-2573 www.victorstanley.com	Steelsites RB 28
13. <i>Trash/Recycling Receptacles - Option 1</i>	Steel	Natural or Bronze	Locally fabricated	CustomDesign
<i>Trash/Recycling Receptacles - Option 2</i>	Steel	VS Bronze VS Green	Victor Stanley P.O. Drawer 330 Dunkirk, Maryland 20754 (800) 368-2573 www.victorstanley.com	Steelsites NSDC
14. <i>Newspaper Racks - Option 1</i>	Steel or other metal	Bronze Green	Custom Manufacturer to be determined	
<i>Newspaper Racks - Option 2</i>	Steel or other metal	Bronze Green	Beacon Products LLC 2041 58th Avenue Circle East Bradenton, FL 34203 (800) 345-4928 www.beaconproducts.com/	Custom Design
15. <i>Bollards - Non lighted</i>	Cast Aluminum	Black	Antique Street Lamps 2011 W. Rundberg Ln. Austin, TX 78758 (512) 977-8444 www.antiquestreetlamps.com	Chicago Series # BCA BCH12BT
16. <i>Tree Grates</i>	Cast Iron	Raw Finish	Iron Age Designs (206) 276-0925 www.ironagegrates.com	Interlaken
17. <i>Trench Drains</i>	Cast Iron	Raw Finish	Iron Age Designs (206) 276-0925 www.ironagegrates.com	Interlaken

Plant Palette

Botanical Name Common Name Remarks

Street Trees		
Acer saccharum 'Green Mountain'	Sugar Maple	Fall Color, fast growth
Magnolia g. St. Mary's	St. Mary's Magnolia	Evergreen
Accent Trees		
Magnolia soulangiana	Saucer Magnolia	Spring Accent Tree
Prunus serrulata	Flowering Cherry	Spring Accent Tree
Shrubs		
Bergenia crassifolia	Winter Blooming Bergenia	Shade, requires occasional division
Buxus m. japonica	Japanese Boxwood	Hedge; slow to moderate growth
Camellia species	Camellia	Sun or Shade per variety, seasonal color
Escallonia 'Compacta'	Dwarf Escallonia	Sun or Shade
Hemerocallis species	Daylily	Sun, Partial Sun, seasonal color
Heuchera species	Coral Bells	Partial Sun, Shade, seasonal color
Nandina domestica 'Harbor Dwarf'	Dwarf Heavenly Bamboo	Sun or Shade
Penstemon species	Penstemon	Sun, partial sun, seasonal color
Rosa 'Iceburg'	White Shrub Rose	Sun, partial sun, seasonal color
Vines and Groundcover		
Ajuga reptans	Carpet Bugle	Shade
Arctostaphylos 'Emerald Carpet'	Dwarf Manzanita	Robust, drought tolerant
Liriope species	Liriope	Shade, partial sun
Chrysanthemum maximum	Shasta Daisy	Sun, seasonal color
Parthenocissus tricuspidata	Boston Ivy	Evergreen Vine
Rosa species 'Coral'	Coral Flower Carpet Rose	Sun, partial sun, seasonal color
Rosa species 'White'	White Flower Carpet Rose	Sun, partial sun, seasonal color
Rosa species 'Red'	Red Flower Carpet Rose	Sun, partial sun, seasonal color