Town Center Design Guidelines

Foster City, California

April, 1984

Town Center Design Guidelines

Foster City, California

Transpacific Development Company
Development Manager

Hellmuth Obata & Kassabaum Inc.
Architects & Planners

Vanderbyl Design
Graphic Designers

April, 1984

Table of Contents

Preface

Town Center, Foster City is a major, multi-phased project comprising a variety of uses to be developed over time. In order to achieve an integrated, cohesive project in such circumstances, it is necessary to have guidelines to give direction to the myriad of people involved in the project, both present and future.

These design guidelines have been prepared for the purpose of establishing standards and giving guidance for those parties involved in planning the development of Town Center, including architects, consultants and local government agencies involved in reviewing plans for the project. As guidelines, the material contained in this booklet is intended to give direction in a general sense, rather than to establish strict or inflexible rules. Those who are involved in administering or interpreting these guidelines will be called upon from time to time to exercise judgment as to whether a particular plan is consistent with the guidelines. In exercising that judgment, it is hoped that the sense of the guidelines will be adhered to but with enough flexibility so as to allow creativity to flourish.

The overall design theme of Town Center is that of an urban center, a traditional "downtown" center of the community, located in an otherwise suburban environment. As such, the project should be designed so as to bring activity and intensity towards its center, and to be orderly and urban, without being overly formalistic. A classical, urban grid system focused on a central core with a "town commons" has been devised to create a traditional urban layout of structures. Although the architectural design theme of the structures should be allowed to vary from building to building, as is commonly found in most urban situations, certain basic principles are set forth which are intended to tie all of the buildings together and create an urban "feel" to the project. Landscaping and signage are the other major elements which should be consistent throughout the project in order to tie all phases of the project together and providing a common thread.

Based on this approach, the guidelines that follow have been developed in three general categories which are separately discussed--Architectural Guidelines, Landscape Guidelines and Signage Guidelines. The guidelines in each of these categories have been carefully designed to complement each other, so that taken together they will create an urban environment while still allowing sufficient flexibility so that the project, as developed over time, can achieve its own character and variation.

Architectural Guidelines

The following guidelines will establish architectural objectives and outline various means of achieving these goals.

These guidelines are meant to supplement the information contained in the Town Center General Plan report, dated November 1983 which continues to be applicable to these design guidelines. For cross-referencing purposes, pages from the November, 1983 General Plan Report will be cited (e.g. Nov., 83 - pg...), as well as pages from this April, 1984 Design Guidelines report (e.g. April, 84 - pg...). This cross-referencing is not intended to be all inclusive in nature. If any discrepancies appear between the General Plan Report and Design Guidelines report, the Design Guidelines should prevail. A brief review of the General Plan "themes" will give a basis for developing the more specific architectural guidelines. The General Plan calls for "a distinctly identifiable image for Foster City". This is achieved by the following steps:

1. Create a legible urban form in the project's plan and design. The grid layout, axial symmetry, formality, and gradual massing as reflected in the site layout all contribute to this urban image.

2. Provide an urban center for Foster City. The plan creates an urban center by bringing together a variety of uses including retail, office, hotel, residential, and open space so as to stimulate a variety of activities and attract people to the center.

3. Establish a network of open spaces. The central promenade adds to the formality of the plan and links the project with the surrounding City, Ryan Park, and the Main Lagoon.

4. Provide a nucleus to the plan and a focus for Foster City by using a central park area as a symbolic "town green".

5. Use a canopy arcade and entry portal system to reinforce the open space plan and unify the architectural theme of the central core. They help create a sophisticated, urban "galleria" effect which allows for retail uses within a "downtown" context.

6. Integrate the project into the surrounding community by gradual massing in order to make a smooth transition from surrounding low-rise patterns to the taller scale and higher density of the core.

The intention of the architectural guidelines is to set the parameters within which good design can flourish. While the objectives should be adhered to, the methods outlined are only the beginnings of solutions that would develop throughout the design process. As guidelines, these methods should serve to give direction while allowing flexibility, rather than serving as restrictions on design creativity.

If a change in use should occur during the phasing of the plan, the overall master planning guidelines should be followed to the extent applicable, and if necessary new guidelines developed to be consistent with the intention of the plan.

Format

The format will be to divide the plan into its different building types and address the architectural elements required of each grouping. The four major building types and their subcategories are as follows:

1. Office Buildings and Hotel

   A. Central Core Office Buildings and Hotel
   B. E. Hillsdale Boulevard Office Buildings
   C. Town Center & Shell Boulevard Office Buildings

2. Retail

   A. E. Hillsdale Boulevard & Park Perimeter Retail
   B. Corner Retail Pads
   C. Regional Retail

3. Residential

   A. Low-rise Residential
   B. Mid-rise Residential

4. Parking Structures

The guidelines for each building type are broken down into seven categories, as follows:

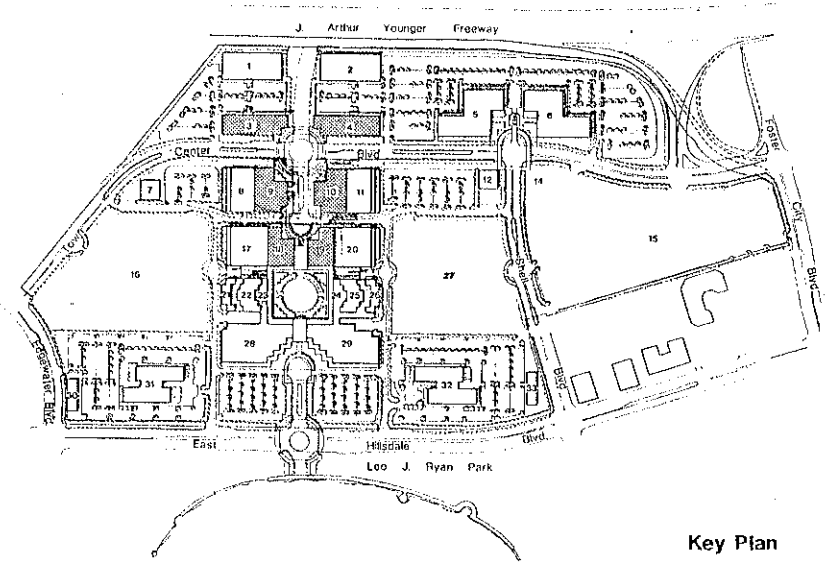
1. Siting
2. Heights
3. Massing
4. Ground Floor/Pedestrian Orientation
5. Facades
6. Roofs
7. Special Conditions

Within each of these categories, the guidelines will be expressed in terms of the objective to be achieved, and the method suggested for achieving that objective.

Office Buildings

Central Core Office Buildings and Hotel

There are five office buildings in the central core area, Buildings 3, 4, 10, 18 and 19. The hotel (Building 9), although a different use, is an integral part of the core, and therefore will be considered as part of this grouping. (See shaded area)



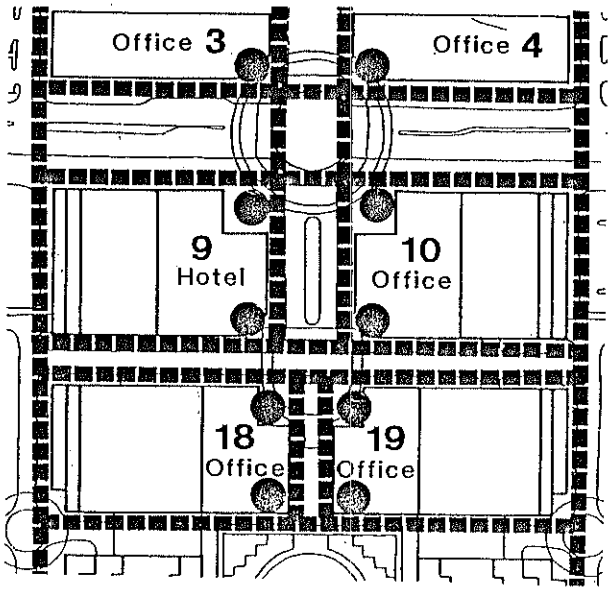
Key Plan

SITING

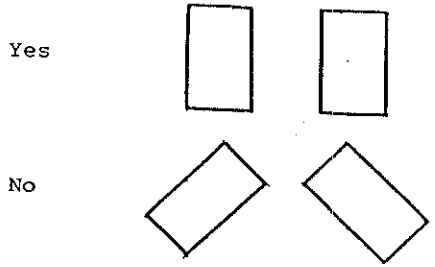
Objective: Establish the urban character and street pattern of the Town Center plan.

Methods: Buildings 3, 4, 9, 10, 18 and 19 should be built directly up to the right-of-way lines of Town Center Boulevard, the inner loop road and the central spine.

Once the major right-of-way lines of the master plan have been established, the actual building footprints may deviate from the right-of-way lines at the corners abutting major pedestrian spaces, so as to create interest at such points. Refer to the dots on the following diagram.



Building plan orientation should be orthogonal to the master planning grid, as indicated in the following diagram.



HEIGHTS

Objective: Build heights progressively up toward the project center.

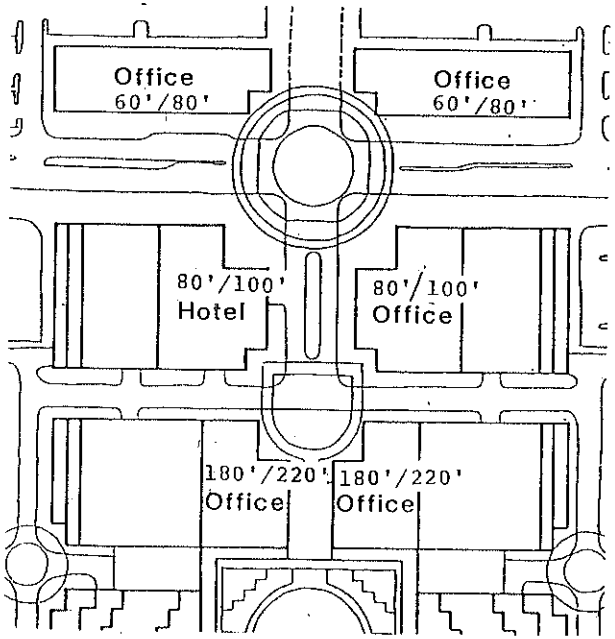
Methods: Establish height guidelines:

For Buildings 3 & 4 60' - 80' is recommended
For Buildings 9 & 10 80' - 100' is recommended
For Buildings 18 & 19 180' - 220' is recommended

Establish height differentials between buildings:

As between Buildings 3 & 4 vs. 9 & 10, a differential of 20' - 40' is recommended

As between Buildings 9 & 10 vs. 18 & 19, a differential of 80' - 120' is recommended.

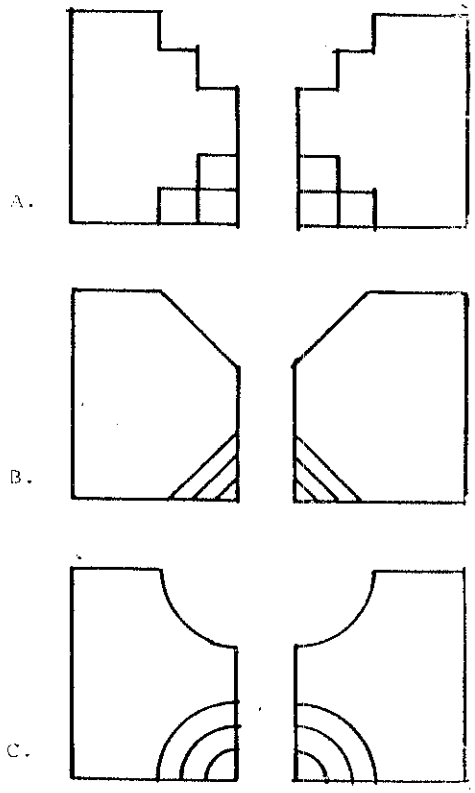


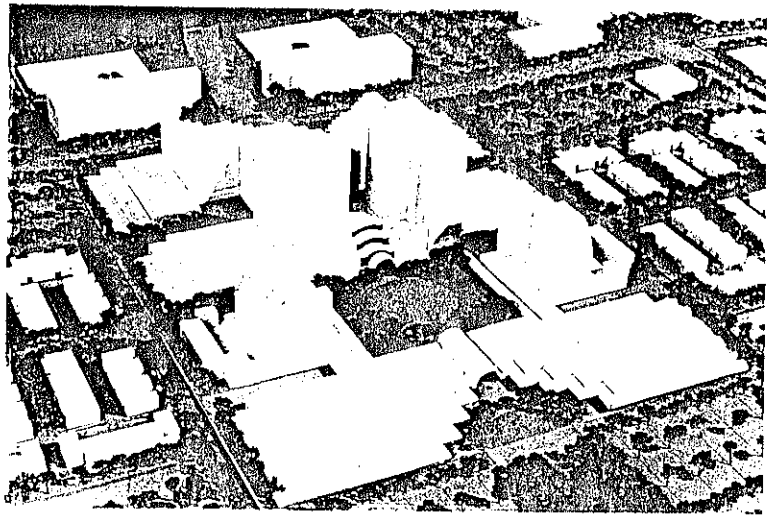
MASSING

Objective: Buildings should be formed to create a humanly scaled sequence of spaces at the pedestrian level.

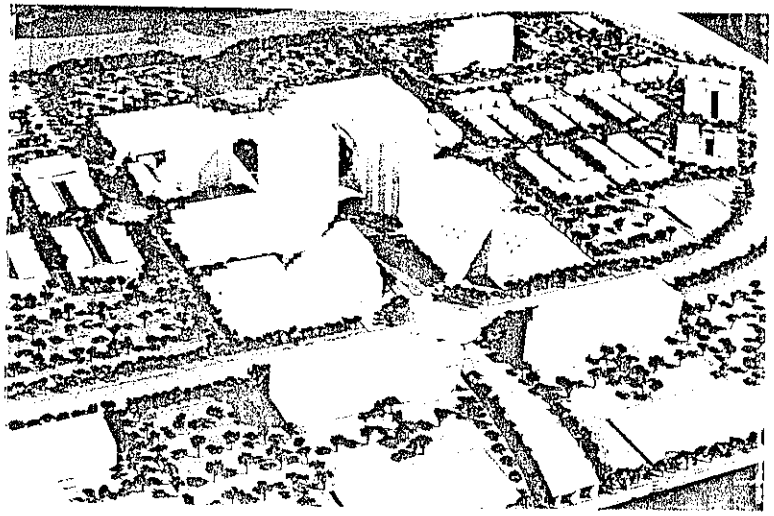
Methods: Buildings 3, 4, 9 and 10 should be configured at the corners facing onto pedestrian passageways so as to form pedestrian scaled spaces along the central spine, or to frame plaza intersections.

Examples of possible building configurations are as follows:





View of Central Core from South



View of Central Core from North

Note: These photographs depict massing, height and siting concepts that are consistent with the architectural guideline objectives and are not meant to imply final architectural details or solutions.

FACADE TREATMENTS

Objective: Buildings within the Town Center development should present a cohesive, consistent image.

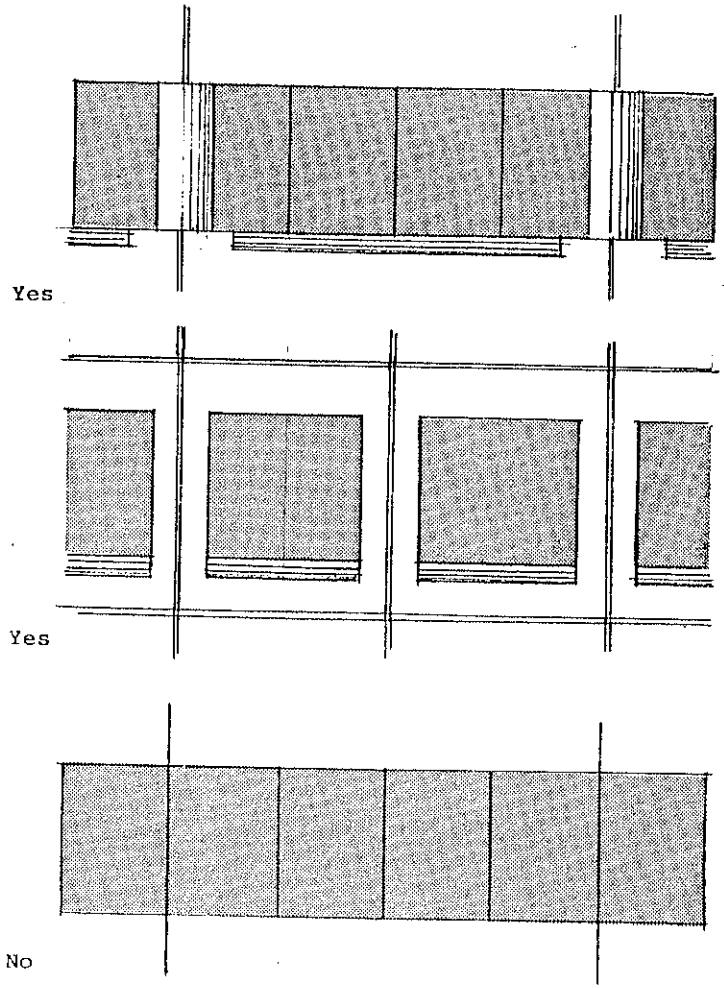
Method: Although it is not desirable for all buildings in Town Center to be identical in material, color and detail, it is desirable to achieve a harmony to insure that a cohesive overall image develops over successive phases of construction. Although the plan is symmetric about the North/South axis, it is not mandatory that the opposite hand buildings be identical. The one exception being that the twin towers (18 & 19) are to be mirror images.

Building finish materials should be light colored pre-cast concrete, glass-fiber reinforced concrete, stone or similar masonry or stone-like materials.

Buildings of all metal or all mirrored glass facades should be discouraged. Reflective glass, metal panels, polished stone or other contrasting material could, however, be used as a counterpoint to the overall light concrete finishes. These materials could be used to reinforce the central spine. Reflective glass or polished stone surfaces used where the twin towers recess along the central spine will strengthen the relationship between the structures and the spine. Special materials can also be used where buildings join the canopy structure to delineate the connection and relate buildings to the canopy. Materials with refined finishes may be used at major building entries.

Upper story window openings should be well proportioned rectilinear openings. Continuous strip windows should be discouraged.

Facade treatments should be of sufficient depth and detail to provide visual interest. Some articulation of columns, spandrels, window openings, sills, joints, etc., should be encouraged.

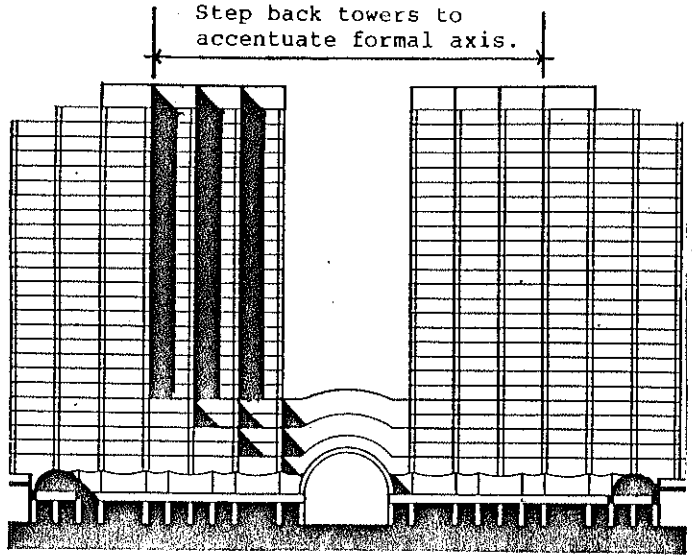


Facade Treatments

SPECIAL CONDITIONS

Mechanical floor integrated into overall building form.

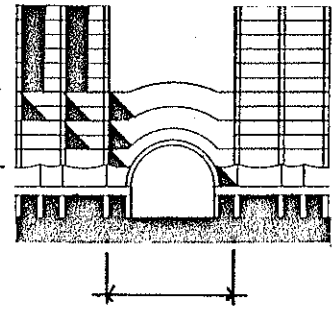
Building silhouette formed to present a distinct image on the skyline. The twin towers are the apex of the master plan massing.



Twin Towers

Terrace building form to reduce scale at the pedestrian level.

Base condition incorporating Pedestrian Canopy Retail and Lobby Uses.



North Entry Portal

View corridors and vistas will be created from all angles emanating from the central core area. These visual corridors will create a strong sense of invitation into the project core as seen from vistas along the perimeter roadways. (Please refer to View Photos of Central Core on page 6.)

GROUND FLOOR/PEDESTRIAN ORIENTATION

Objective: Create an active pedestrian life at the street level.

Methods: Interior spaces facing onto pedestrian ways should be predominantly glazed. (See Diagram opposite.) Uses should be devoted to lobbies, retail and commercial functions.

Service areas should be screened from view.

Blank walls should be minimized and where they are required, they should be integrated into the total design in an attractive manner through detail or use of landscaping material.

Lobbies should generally be visible from outdoor pedestrian spaces.

The ground floor should be distinct from typical floors, with more detail where people come in contact with finished surfaces.

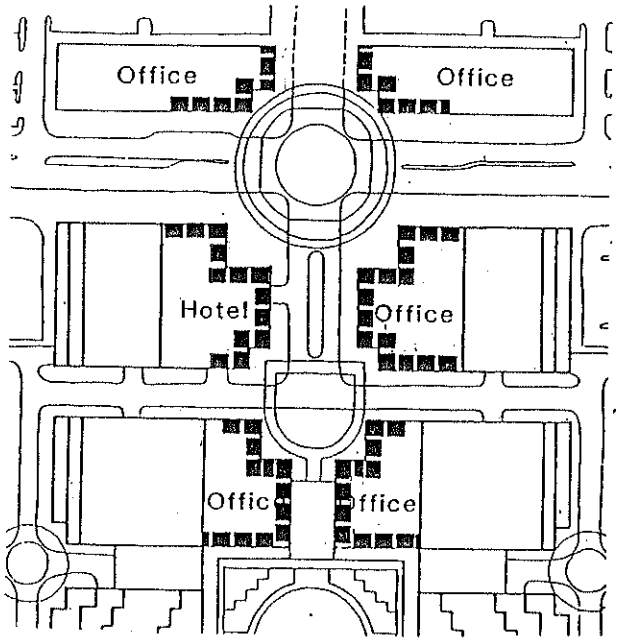
Particular attention should be given to the base condition of the twin towers (Buildings 18 and 19.) The canopy and central covered portal should be integrated into the design of the building base.

ROOF TOPS

Objective: Roof top mechanical equipment penthouses should be integrated into the design of the total building form.

Method: View lines from ground level and from adjacent buildings should be considered when designing roofs and equipment enclosures.

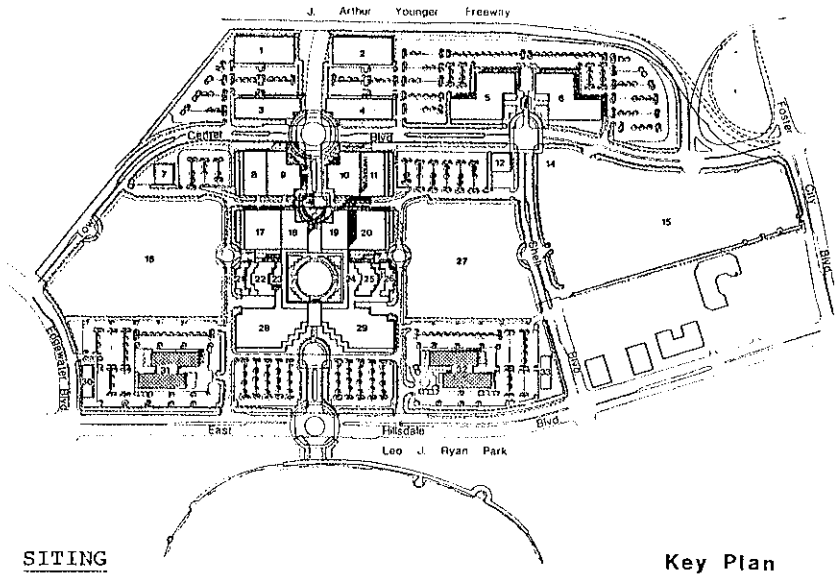
The individual building form and the overall Town Center image should be considered when designing rooftops.



Ground Floor / Pedestrian Orientation

East Hillsdale Boulevard Office Buildings

There are two office buildings on East Hillside Boulevard, Buildings #31 and #32. (See shaded area.)

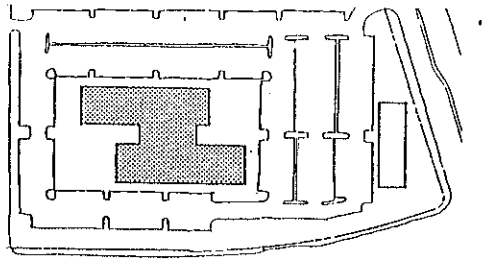


Key Plan

SITING

Objectives: These buildings flank the east and west ends of the retail site. The buildings should be sited so as to anchor the corners at East Hillside Boulevard, relate to the inner circulation loop roads, begin the urban grid pattern and frame the space leading into the project center.

Methods: Site building toward the interior corners, so as to frame the retail element. The major lines of the structure should be orthogonal to the planning grid. Configure plan to direct sightlines from East Hillsdale Boulevard in toward the project center. (See Diagram below.)



HEIGHTS

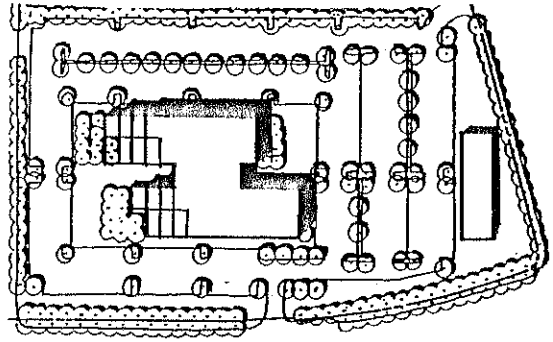
Objective: These buildings should be of a low-rise transitional scale relating to the park, existing neighboring structures, and the proposed retail and central core.

Method: Total building height should be limited to 40' to 60' or approximately 4 stories.

MASSING

Objective: Decrease mass toward inner edge of building, so as to frame the central core of the project.

Method: Terrace or step-back building toward inner edges. (See Diagram below.)



SPECIAL CONDITIONS

Objective: Take advantage of views toward main lagoon.

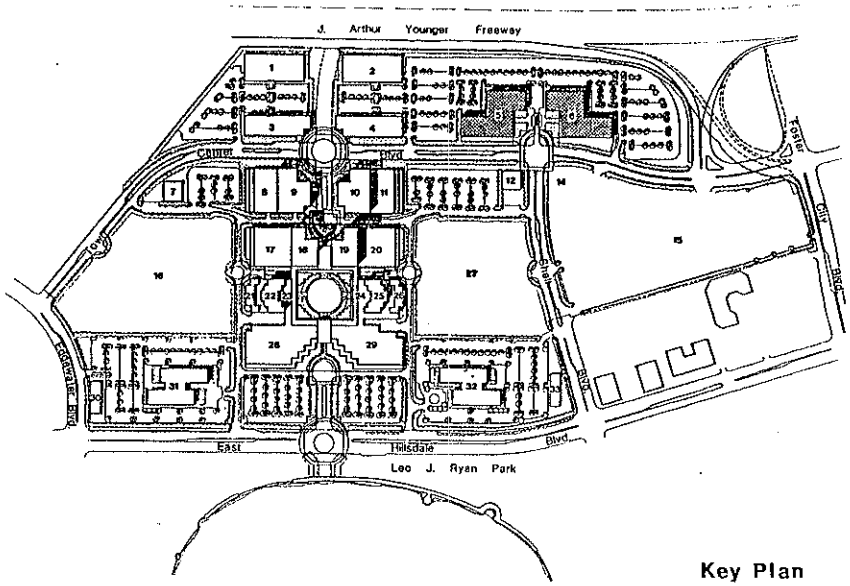
Method: Attempt to maximize views facing the lagoon by using a Z or similar shaped building to increase view corridors from offices towards the lagoon.

FACADES, GROUND FLOOR, ROOFS

(See general discussion, previous page. Same guidelines apply.)

Town Center Office /Shell Boulevard Office Buildings

Office Buildings #5 and #6. (See shaded area)

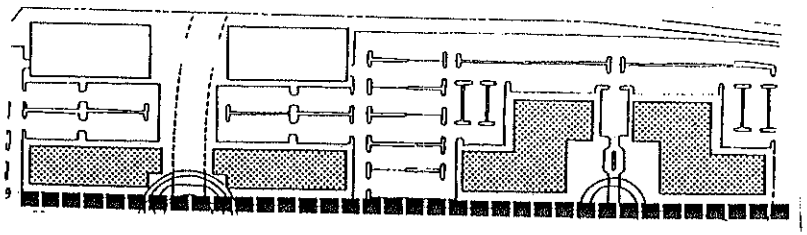


Key Plan

SITING

Objective: Develop buildings around intersection and plaza area so as to be consistent with urban planning objectives of Town Center core.

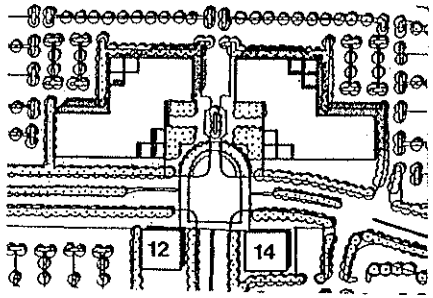
Methods: Edge of buildings facing onto Town Center Boulevard should align with same rights-of-way as Buildings #3 and #4.



MASSING

Objective: Configure building plan and section to focus onto plaza and intersection.

Method: Develop formal building arrangement with well defined plaza, street intersection, and entry.



HEIGHTS

Objective: Fit buildings into hierarchy of master plan.

Method: Buildings should be similar in height to Hillsdale office buildings (approximately 4 stories) and lower than core office buildings.

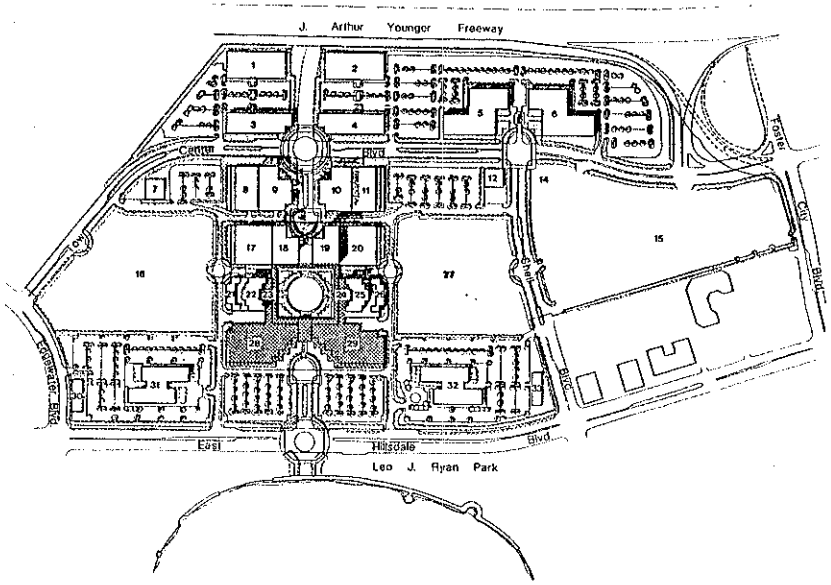
FACADES, GROUND FLOOR, ROOFS

(See previous discussion. Same guidelines apply.)

Retail (Nov., 83 - p. 15)

East Hillsdale Boulevard and Park Perimeter

Buildings 28, 29, & 23, 24 (See shaded area.)

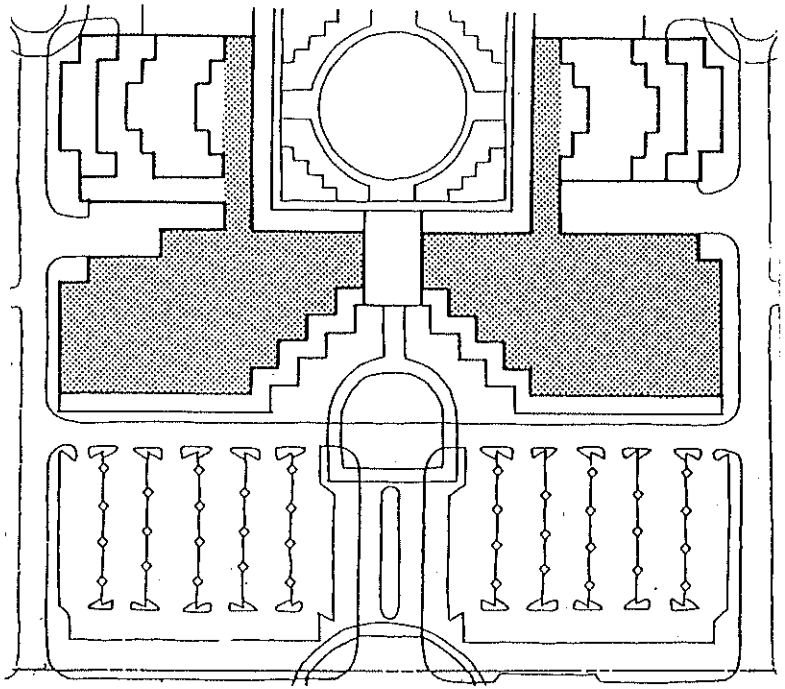


Key Plan

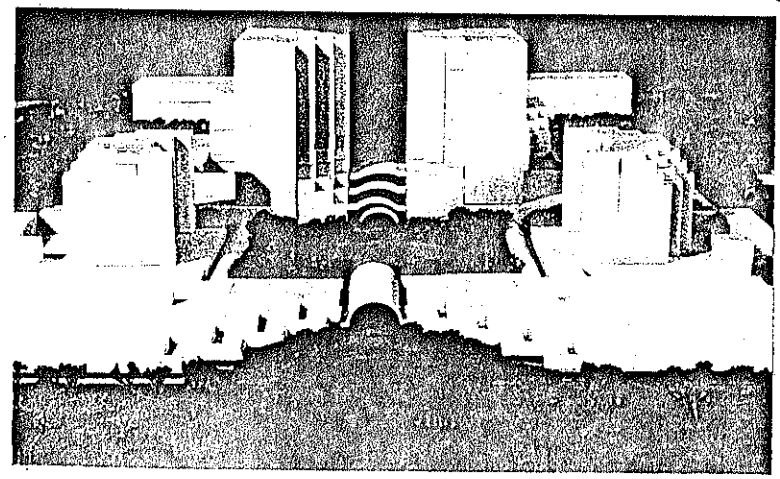
SITING

Objectives: Form inviting project entry and portal to central park space.

Methods: Step front facade of buildings 28 and 29 symmetrically about north-south axis to form entry plaza and opening for entry portal. Bring east and west edges directly up to inner loop road right-of-way lines. Continue retail use around entire perimeter of central park. Park perimeter retail should be oriented towards small eateries, shops and support services for the surrounding uses. These units should be oriented to pedestrian traffic from surrounding users strolling in the park area, and as such, they should face onto the central park (See following diagram.)



Siting



Project Entry

Note: These photographs depict massing, height, and siting concepts that are consistent with the architectural guideline objectives and are not meant to imply architectural details or solutions.

HEIGHT

20 - 30 feet.

FACADE/GROUND FLOOR TREATMENT

Objective: The facade image as viewed from East Hillsdale Boulevard should present an identifiable theme or character for the project as a whole.

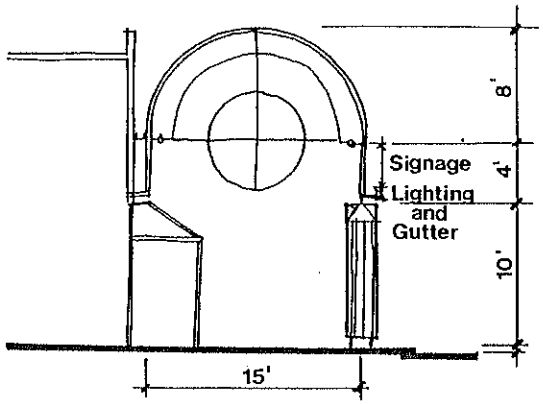
Method: Use of a canopied arcade running most of the length of the retail along East Hillsdale Boulevard and around the central park space expresses the character of these spaces and of the project. The canopy support strucure should be the equivalent of one story in height and of sufficient scale and proportion to define the space between the canopy edge and that of the storefronts behind it (approximately 15 feet wide and about 10 feet above ground level). The canopy should be a vaulted form and may be constructed of a translucent material admitting light while providing shade and weather protection (canvas or other similar material). Graphic identification, banners, lighting, planting, seating, storefronts and paving may all be considered as part of the overall arcade design. This design should reinforce the interactive urban and pedestrian market concept for the retail and central open space areas. (See diagrams opposite for approximate dimensions).

The storefronts beyond the arcade should be glazed for pedestrian viewing of retail activity and product display. Long, uninterrupted expanses of solid wall should be discouraged. There should be items of visual interest to break up a run of solid wall.

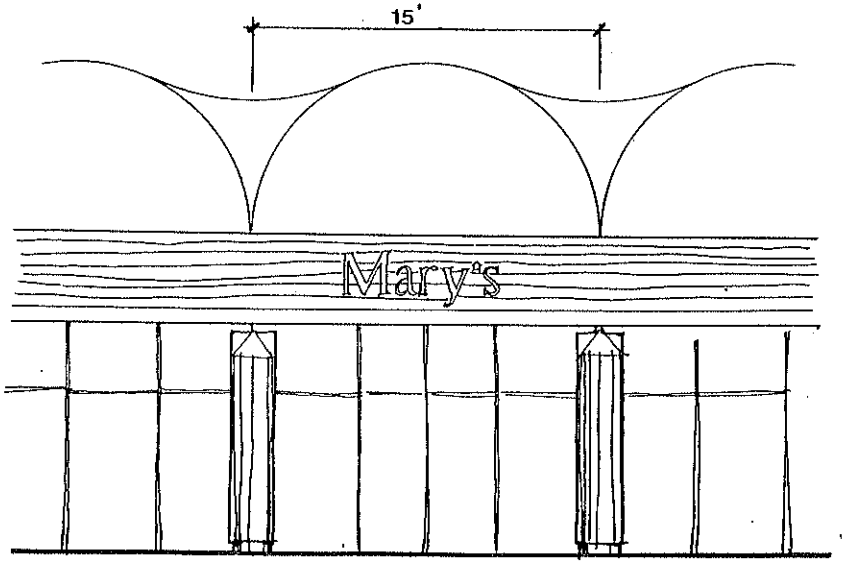
ROOFS (Buildings 28 and 29)

Objective: Make the roof expanse visually unobtrusive.

Method: Group all mechanical equipment into visually screened or shielded penthouse structures. Color and materials of roofs should be compatible with surrounding landscape and architecture.



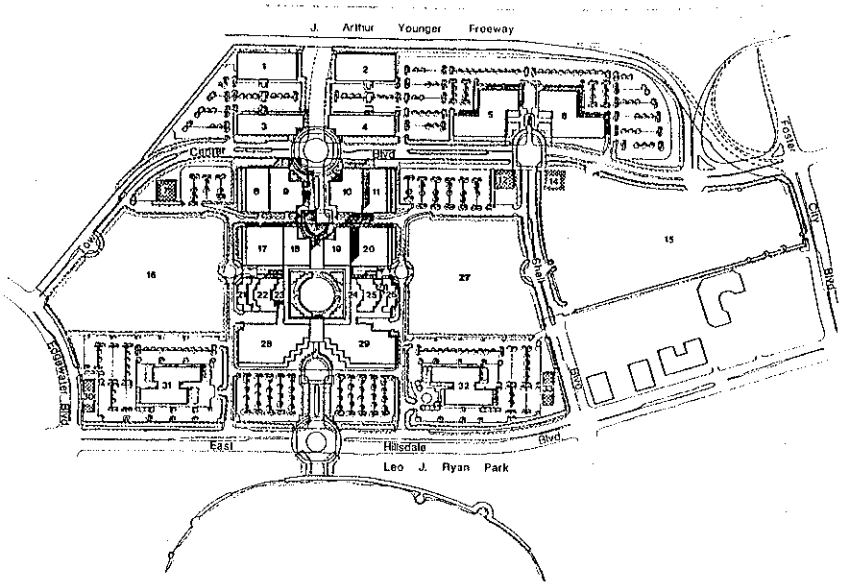
Canopy Section



Canopy Elevation

Corner Retail Buildings

Buildings 7, 12, 14, 30, 33. (See shaded area.)



Key Plan

SITING

Objectives: Anchor peripheral corners of project site.

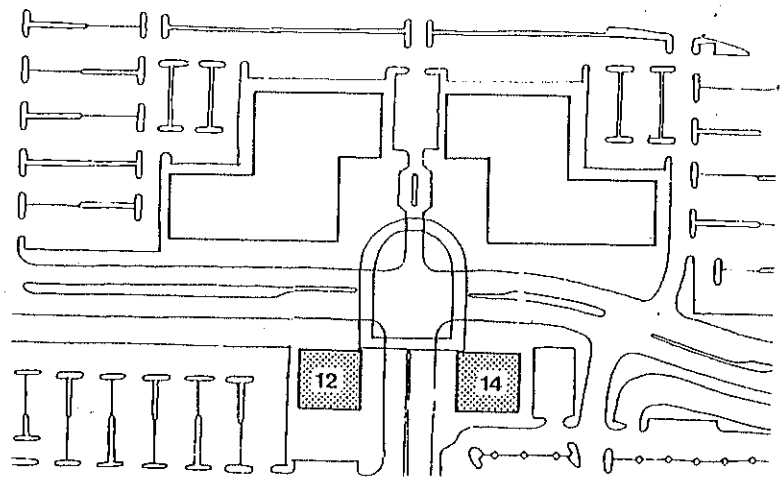
Methods: Retail Buildings 12 & 14 along with Office Buildings 5 & 6 frame the landscaped intersection and plaza space at the crossing of Shell and Town Center Boulevards. Buildings 12 & 14 need not be duplicates but should be visually similar. They should line up with each other and the office buildings, but do not need to be exact squares or rectangles. Buildings 7, 30 & 33 anchor their respective corners. (See diagram opposite.)

HEIGHTS

20 - 30 feet.

FACADE, MASSING, ROOFS & GROUND FLOOR TREATMENT

Objectives: To be compatible with the urban character of Town Center. Sensitivity will be given to the buildings' placement, massing and orientation to the central core, view corridors and vistas.

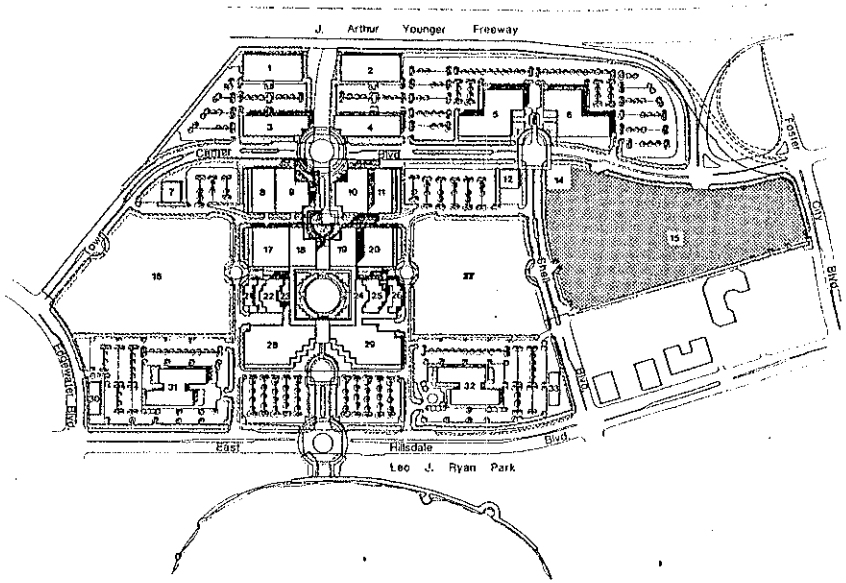


Town Center Blvd./Shell Blvd. Retail

Methods: Stylized corporate treatments and building forms in order to be acceptable should be consistent with the remainder of the project. Restaurant business identification will be limited to signage in accordance with Signage Guidelines and architecturally similar in materials, colors and form to the rest of the project. No red tile or shake roofs should be permitted. Sloping roof treatments of a suburban character should be discouraged.

Regional Retail (Nov. 83 pp. 50,51)

Building 15. Uses for this site could include retail, recreation, office and hotel. (See shaded area)



Key Plan

SITING

Objectives: This site should be developed in a manner that is consistent with the overall objectives of the master plan.

Methods: See Landscape Guidelines for site perimeter treatments at Shell Boulevard, Foster City Boulevard, Town Center Boulevard and the adjacent property line to the south. Existing power line easement must also be adhered to.

HEIGHTS

Objectives: Heights should be compatible with existing surrounding buildings and with the master plan guidelines for peripheral buildings.

Methods: Limit heights to approximately 35' - 60'.

MASSING

Building mass should be articulated to be compatible with surrounding uses and conform with master plan objectives.

FACADE TREATMENT

Facade guidelines would be similar to other buildings of the same use.

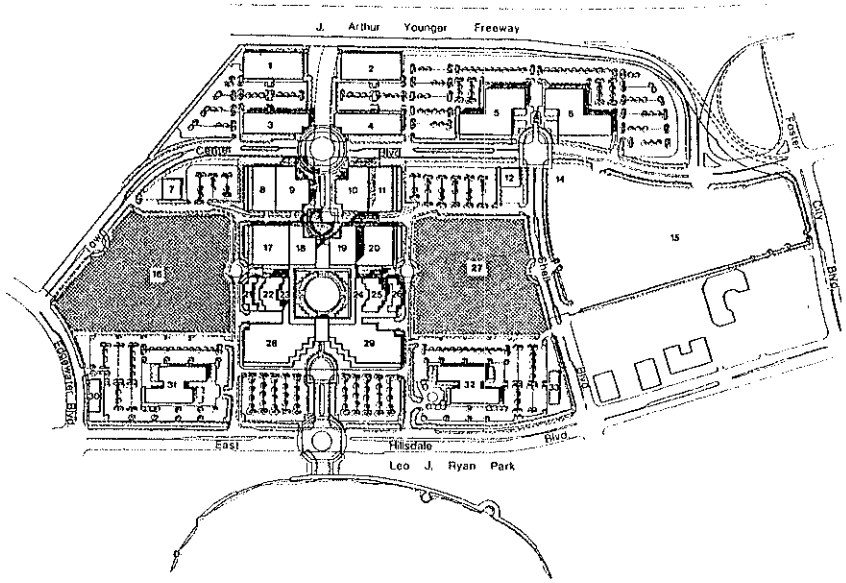
SPECIAL CONDITIONS

When more specific building types are defined for this site an interpretation of the guidelines will be developed and submitted for City review as an addendum to this section of the Design Guidelines.

Residential

Low-Rise Residential

Parcels 16 & 27. (See shaded area.)



Key Plan

SITING:

Objectives: To develop a sequence of orderly, well defined spaces complementary to the urban theme of Town Center.

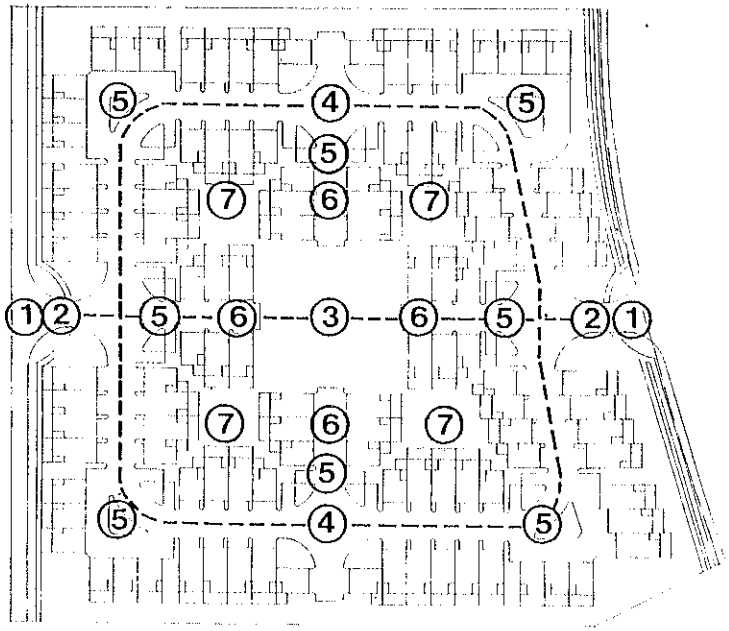
Methods: The low-rise housing should be designed as a neighborhood within Town Center having an urban character compatible with the project. Consequently, many of the planning concepts of the larger development should be translated into a residential scale and character, to the extent possible. (Refer to diagrams opposite and on the succeeding page for examples.)

1. Entry Gateways: Residential entries located on the inner loop drive, Town Center Boulevard, and Shell Boulevard are part of a family of landscaped intersections carrying a theme throughout, and linking the residential community to the overall development. (See Landscape Guidelines)

2. East/West Axis: The East/West axis of the residential parcels is aligned with the right-of-way access to the central park, providing both a visual and pedestrian corridor through the central core.

3. Commons: The commons at the center of each of the residential parcels will provide a common recreation area for the residents. The space as defined by the inner units should be geometric, formal with clearly defined edges and entry points. (See Landscape Guidelines)

4. Residental Loop Drive: The inner circulation drive of the residential parcels in addition to providing vehicular access should help establish an urban character. The character should be that of an urban residential tree-lined street. Trees should be placed at regular intervals both sides of the street and located across from each other. Each tree should help identify the driveway of an individual town house unit. In order to maintain this rhythm it is important that driveways not be paired immediately adjacent to each other to the extent feasible.

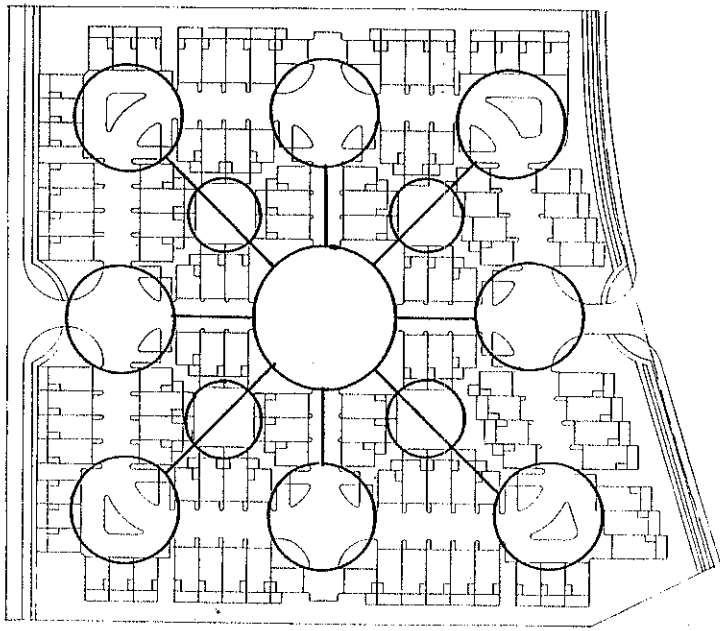


Key Plan

5. Parking Courts: Visitor parking courts should be used so as to avoid on-street parking. Visitor spaces should be grouped in landscaped courts with convenient access to unit entries.

6. Cul-de-sac: Cul-de-sac drives should mark the cross axis of the four residential quadrants. These drives provide vehicular access to units as well as visual access to the central common area.

7. Semi-Private Courts: These courts provide light, air, and landscaping on the entry side of units. They are an extention of the private deck spaces of the individual units.



Example : View Corridor

The streets, courts, and commons should be orderly and formal, to reflect the urban theme of Town Center. Transitions from one space to another should be through distinct gateways and carefully defined view corridors.

Siting should encourage smaller courts in each cluster of units, with gateways leading toward a central common area.

HEIGHTS

30' - 40' with private garage at grade and two levels above.

MASSING

Units should tend to be more vertical at the garage or street side, with volume reductions occurring toward the semi-private courts and at the project perimeter. Entries should be clearly identifiable and the units should be distinct, though not necessarily separate.

FACADES

Objectives: Units should have an urban town house character.

Methods: Units should be a repetitive dimension and visually defined from one to another

Entries should be visually identifiable.

Facade treatments should be of a character traditionally identified with urban townhouse development. Bay windows, planar walls, painted clapboard siding, painted brick, stucco or other materials could be used with a light color palette (beige, tan, white).

Example: Residential Elevation

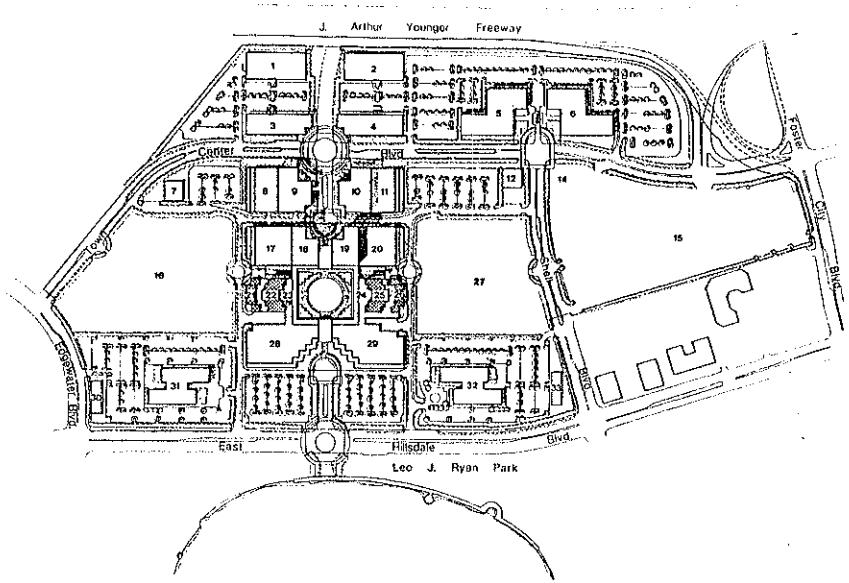
ROOFS

Objectives: Roofs should be compatible with the overall urban character of the project.

Methods: Flat or sloped roofs are acceptable, but the materials should imply a character consistent with the urban theme of the Town Center. For example, Spanish tile or shake roofs would not be acceptable. Examples of acceptable materials can include metal siding, composition shingles and slate tiles. Metal roofs and greenhouse sections would be more in character. Repetitive roof forms with a constant pitch could, if properly designed, enhance the modular townhouse character of the unit clusters.

Mid-Rise Residential

Parcels 22 & 25. (See shaded area.)



SITING

Objectives: Site buildings to formally embrace and frame the east and west sides of the central park.

Methods: As with the other structures in Town Center, the mid-rise residential blocks must achieve the planning objectives within the constraints of the orthogonal planning grid. To reach full potential the design of these pivotal buildings must balance the advantages and difficulties of achieving views, relating to adjoining buildings and framing the central park space.

HEIGHTS

Podium Level -	20' ±		
Transitional Units -	40' ±	-	50' ±
Mid-rise Units -	100'	-	140' ±

MASSING

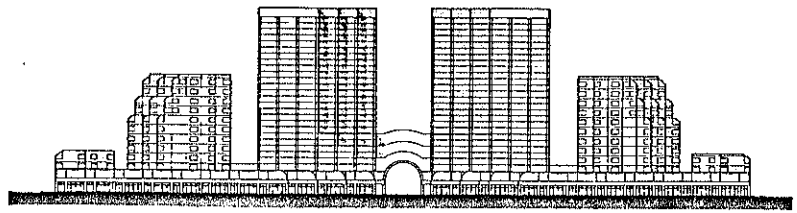
Objectives: The massing of the mid-rise residential parcels should make a transition in scale from the low rise residential and offices up to the twin office towers.

Methods: The units at the edges of the mid-rise parcels that face toward the low rise residential should be lower in height. The top floors of the mid-rise tower should step up making a similar transition from the intermediate units to the highest portions of the mid-rise towers. (See diagram below.)

FACADES

Objectives: To be compatible in color, material and proportions to the rest of Town Center.

Methods: Use punched window openings in planar wall surfaces. Materials should be masonry or stone-like and colors light or in a light palette.

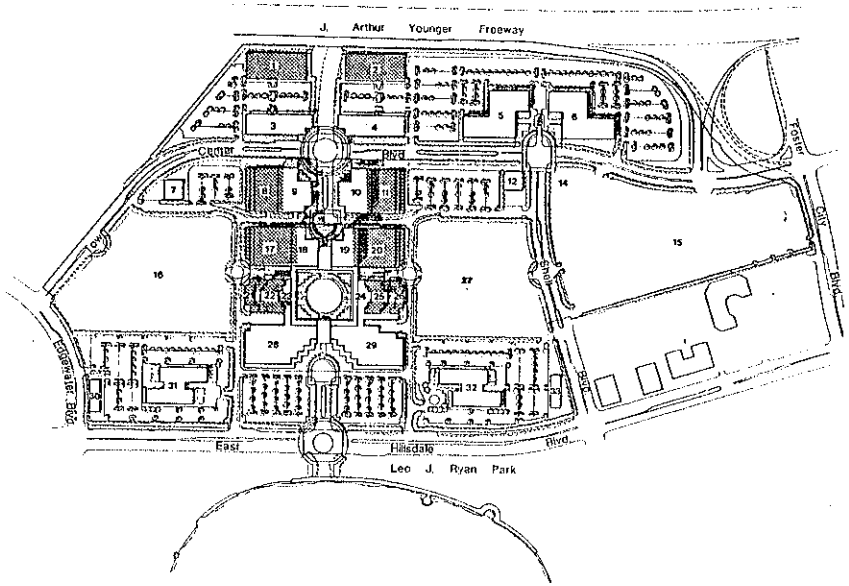


SPECIAL CONDITIONS (April 84 pp. 32,33,36,46,39)

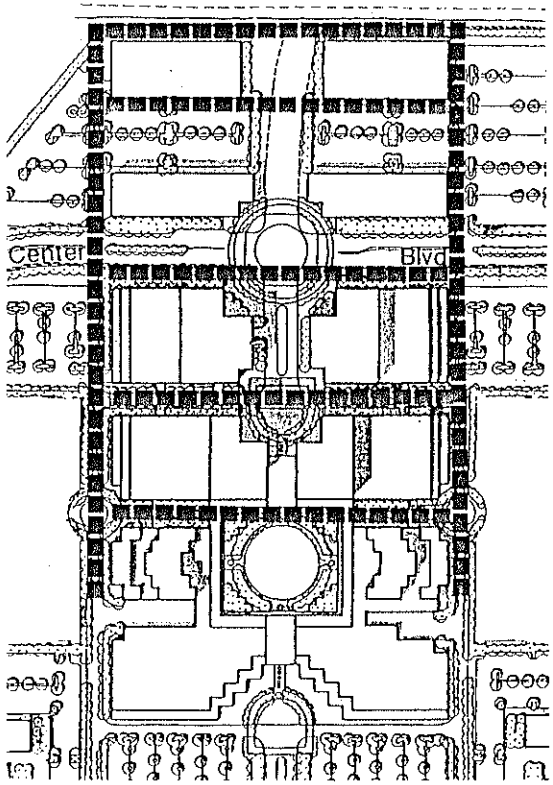
Site furnishings that are conducive to social interaction among residents and that take advantage of surrounding views of the Bay, hills and the Main Lagoon can be provided in the podium level. Furnishings may include benches, seating elements, planters, pots and lighting.

Parking Structure

There are a total of eight (8) parking structures in the core area of the project: Buildings 1, 2, 8, 11, 17, 20, 21 & 26. The compact urban core is achievable because of a careful integration of buildings, surface parking areas, and parking structures. (See shaded area.)



Key Plan



Siting

SITING

Objectives: Reinforce the urban grid pattern.

Methods: Because these structures are part of the central core they should extend to the right-of-way lines established in the master plan. (See diagram opposite.)

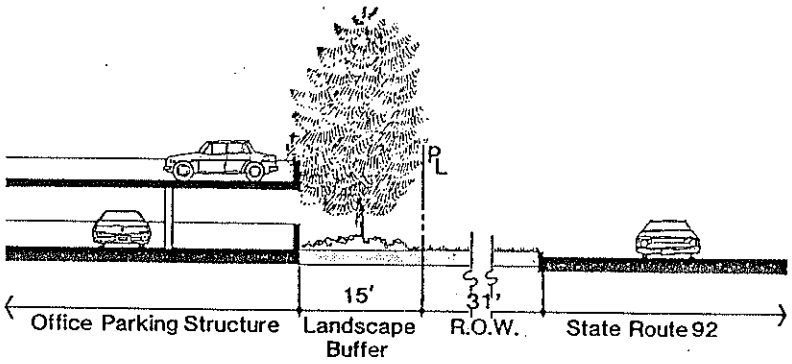
HEIGHTS

Buildings 1 & 2 - 10'
Buildings 8 & 11 - 30'
Buildings 17 & 20 - 30'
Buildings 21 & 26 - 20'

These are approximate heights.

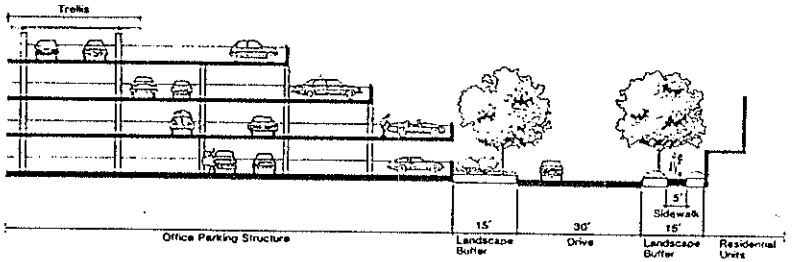
MASSING

Buildings 1 & 2 are one-story structures with ground level and roof parking. Landscaping will buffer views from State Route 92. An illustration of this approach is shown below.

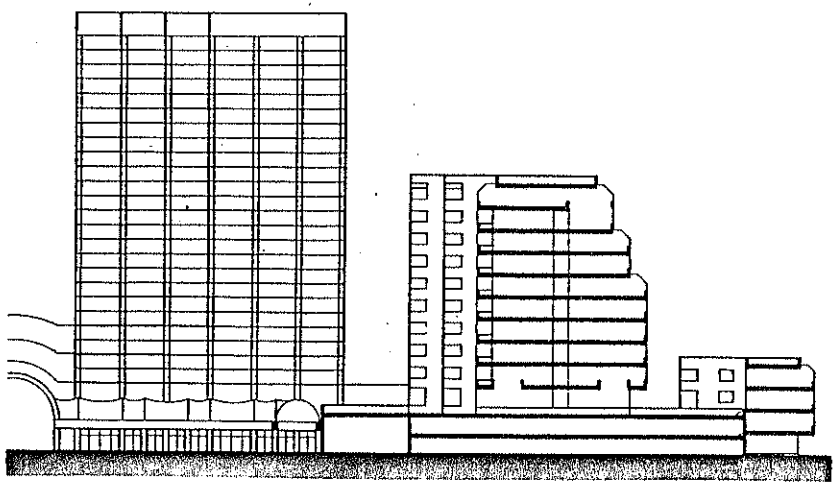


Parking Structures 8, 11, 17 & 20 are integrated into the design of the hotel and office buildings. The east and west edges are terraced to accommodate the scale of surrounding uses.

The roof level parking of these structures should be shielded from view by trellises or similar shielding. (See illustration below.)



Parking Structures 21 & 26 are beneath the mid-rise residential units. The roof of the structure becomes the podium level of the housing. (See below.)



FACADES

The materials, details, and color of the parking structures should be compatible with, although not necessarily the same as, the base condition of the adjoining buildings.

SPECIAL CONDITIONS (April, 84 - pp. 6,20,36,37,41)

Parking structure facades along perimeter view corridors will be treated in an architecturally sensitive manner. Methods to provide visual relief may include parking structure articulation, textured exterior materials, and landscape buffers.

Careful consideration will be given to parking structure siting, massing, and height along Highway 92 by way of building placement and orientation to the project's central spine, thus fortifying view corridors into the Town Center core.

Landscape Guidelines

Introduction

The following landscape guidelines have been developed to provide a framework for future public and private landscape development within Town Center. The first part of the discussion addresses guidelines for the implementation of the open space system. Methods of achieving the designs envisioned for these common areas are suggested. The second part of this discussion addresses specific landscape issues. These include open space, planting, paving, site furnishings, lighting, irrigation and erosion control. The third part of this discussion is a set of prototypical design solutions to be used as general guidelines for typical situations occuring in Town Center.

Open Space

The Open Space system as planned contains all of the critical circulation and perimeter dimensions. This plan includes all of the building setbacks, street widths, including surrounding streets and median strips, all critical turning radii and dimensions for all perimeter street landscape areas. Please refer to the site plan on page 23.

Perimeter Landscaping

The perimeter landscape areas measure 15 feet from the property line to the landscape boundary line on either side of Town Center Boulevard, west side of Shell Boulevard, the east side of Edgewater Boulevard, the west side of Foster City Boulevard and along the northern boundary of State Route 92. These landscape areas are augmented by the landscaped area within the road right-of-way. This landscaped area extends from the face of curb to the property line and is 6.5 feet for all streets listed above with the exception of State Route 92. The right-of-way along State Route 92 varies along its length adjacent with Town Center property and is approximately 31 feet. East Hillsdale Boulevard has a 29-foot landscape area along its entire length of Town

Center property. In combination with 11 feet of landscaped area in the road right-of-way, this perimeter landscaped area is 40 feet. The table below presents these landscape areas in detail.

LANDSCAPE AREAS TABLE

Street	Perimeter Landscape Area	Right-of-Way Landscape Area (a)	Total Landscape Area
East Hillsdale Blvd	29 0 feet	11.0 feet	40.0 feet
Edgewater Blvd	15.0 feet	6.5 feet	21.5 feet
Town Center Blvd	15.0 feet	6.5 feet	21.5 feet
Shell Blvd (west side)	15.0 feet	6.5 feet	21.5 feet
Shell Blvd (east side	8.5 feet	6.5 feet	15.0 feet
Foster City Blvd	15.0 feet	6.5 feet	21.5 feet
State Route 92	15.0 feet	±31.0 feet	±46.0 feet

(a) Area between face of curb of the roadway to the property line

Building Setbacks

All buildings and parking areas in Town Center should be setback from the public roadways behind the perimeter landscaping. Moreover, all buildings facing Town Center Boulevard should be setback approximately 40 feet from the curb face of Town Center Boulevard. The Building Setback Table below presents the approximate building and/or parking setback dimensions from the curb face of the various streets. Please also refer to the siting discussion in the Architectural Guidelines.

BUILDING SETBACK TABLE

Street	Building Setback (a)
East Hillsdale Blvd	40.0 feet
Edgewater Blvd	21.5 feet
Town Center Blvd	±40 0 feet
Shell Blvd	21.5 feet
Foster City Blvd	21.5 feet
State Route 92	±46.0 feet

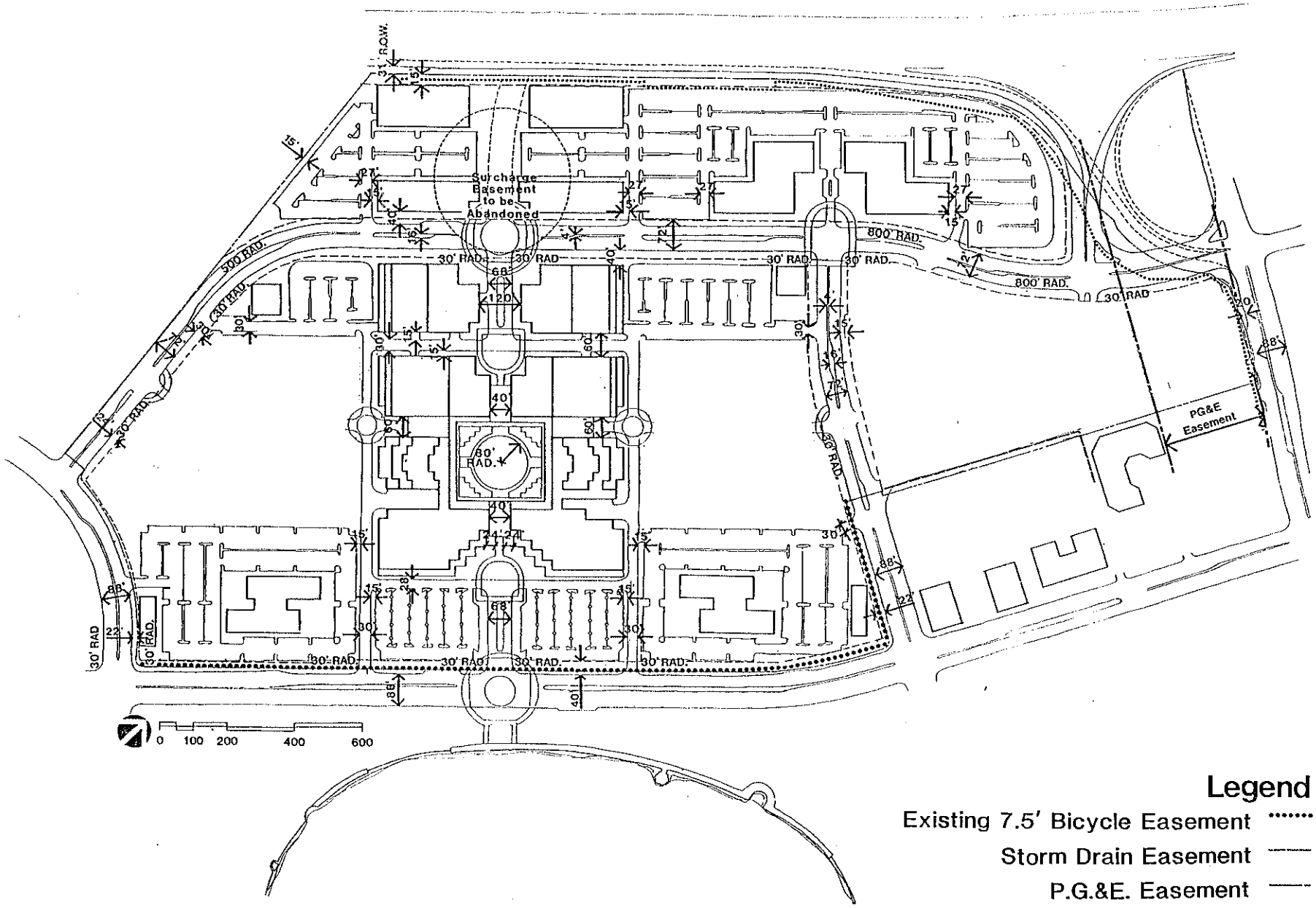
(a) The dimension from face of curb of the roadway to the face of building or parking area.

The portal width dimension between the two retail buildings facing East Hillsdale Boulevard, should be between 35~40 feet.

Within the Low Rise Residential areas, interior circulation drive setbacks should be a minimum of 36 feet, building face to building face, while streets should be approximately 30 feet from back of curb to back of curb. Townhouse units should have a minimum setback from the centerline of the interior loop drive of approximately 30 feet to 35 feet in most cases. A similar setback should apply as to the project streets. On the north-south perimeter edges, a ten foot sideyard should be allowed. Finally, at the Residential Gateways, building setbacks should be a minimum of 60 feet between buildings on each side of the gateway, so as to provide a view corridor into the residential development.

View Corridors

As buildings increase in density and in height towards the center of the project, view corridors and creations of vistas will be projected from all angles emanating from the central core area. These visual corridors will create a strong sense of invitation into the project core, as seen from vistas along the perimeter roadways. Orderly transitions from one space to another will be enhanced by a uniform massing of buildings, organized around a network of open spaces. (Refer to "View of Central Core" photographs, April, 84 - p. 6)



Legend

Existing 7.5' Bicycle Easement .....

Storm Drain Easement ——

P.G.&E. Easement ——

Slope Easement .....

Perimeter Landscape Area - - - -

Open Space

Guidelines For Implementation

(Nov., 83 - pp. 11,12,13)

The open spaces of Town Center are as much a unifying factor of the plan as are the structures within the project. Therefore a brief summary of some of the objectives of the open space system is necessary before beginning the discussion of the guidelines for implementation of the special elements which make up this system.

The objectives are:

1. To create special places of interest along a pedestrian system through the use of special paving and articulation of the space through planting and/or the use of focal elements.

2. To create a hierarchy of spaces through varying intensity of treatments at various places along the pedestrian system.

3. To integrate the auto into the pedestrian system by creating points of significance for auto/pedestrian interaction.

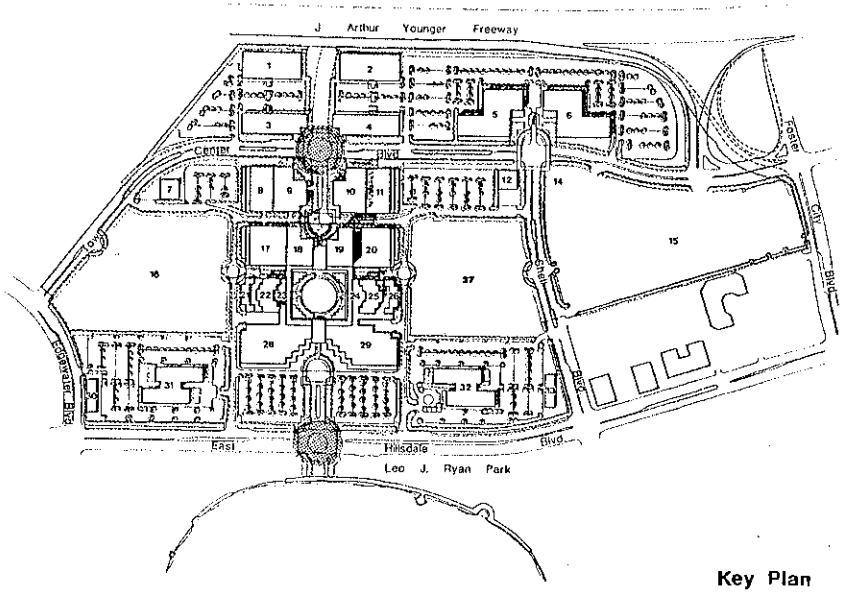
4. To connect these places of significance along the pedestrian system through a common hardscape element, planting scheme, site furnishings, and use of the canopy structure.

The following discussion focuses on these places of significance within the open space system. These places have been categorized as:

1. Major Entry Gateways
2. Minor Entry Gateways
3. Residential Gateways
4. Plazas
5. Park
6. Common Area Pedestrianways
7. Residential Commons

Major Entry Gateway

Two major entry gateways are located on the plan. Both are situated along the north/south central promenade and anchor the north and south ends at Town Center Boulevard and East Hillsdale Boulevard. (See shaded area)

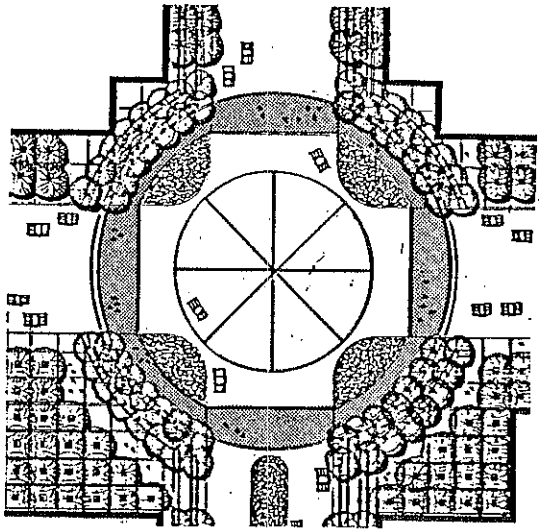


Key Plan

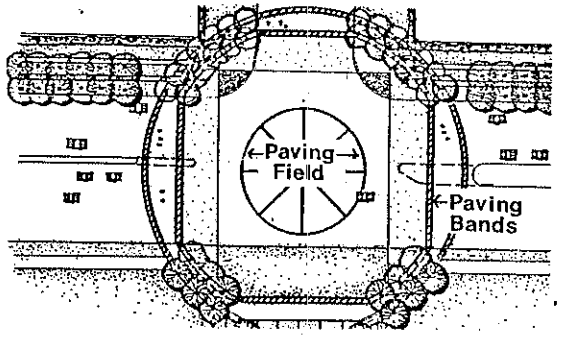
Objective: Provide a dramatic statement at the entrance of Town Center for both pedestrians and autos.

Methods:

1. Develop the intersections into large circular forms which integrate paving patterns with crosswalks. (See example below).



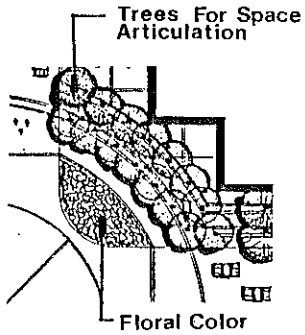
2. Provide color or textural differentiation in the paving through the use of special materials such as brick or concrete pavers for paving bands and more common materials such as concrete, asphalt or interlocking pavers for the paving fields. (See diagram)



3. Provide floral color in masses at the intersection corners.

4. Provide vertical definition of the gateway intersection through the use of trees, lights, flagpoles, etc.

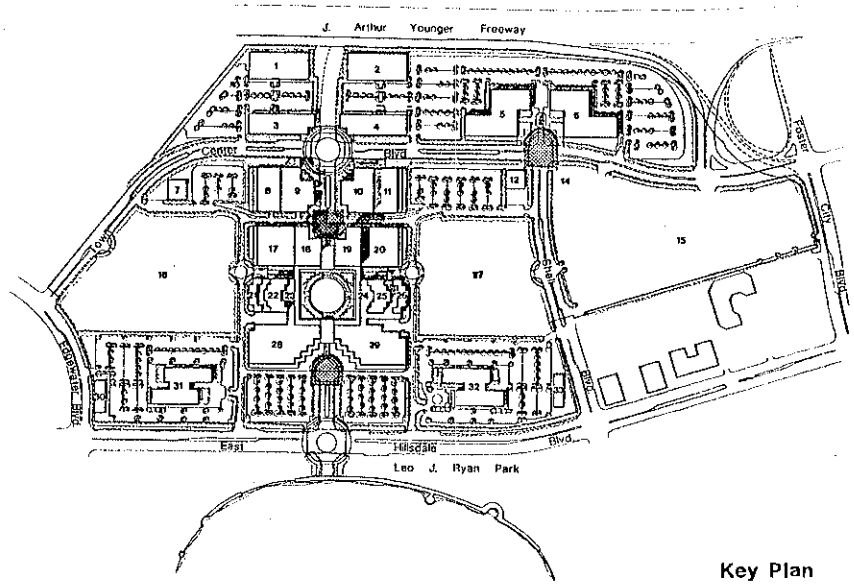
5. Adjust the design to meet Foster City traffic standards.



Example: Floral Color

Minor Entry Gateway

Three minor entry gateways are planned for Town Center. Two are located on the central promenade as secondary statements to the Major Entry Gateway intersections The third minor entry gateway is situated at the intersection of Shell Boulevard and Town Center Boulevard and is the first point of identification for Town Center for those approaching via the State Route 92 offramps or Foster City Boulevard. (See shaded area)

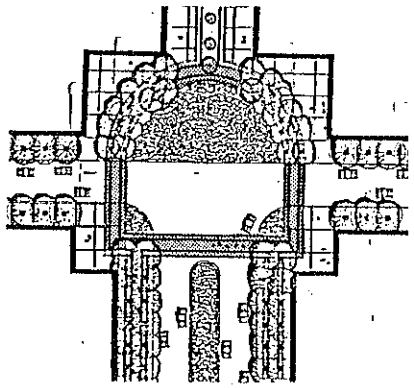


Key Plan

Objective: Provide a secondary statement of entry to Town Center; one which resembles in form the major entry gateway but does not compete with it.

Methods:

1. Develop the gateways into "D" forms integrating paving patterns with crosswalks. The "D" form is a derivative of the circle and is complementary to it.



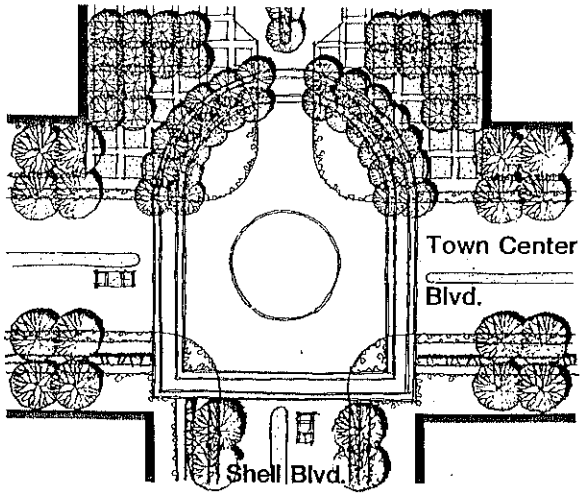
Example: 'D' Intersection

2. Carry the use of paving bands and paving fields into the intersections utilizing the same materials as in the major entry gateways.

3. Provide floral color in masses as a focal point.

4. Utilize a semicircular planting of trees or other vertical elements, framing only one side of the space.

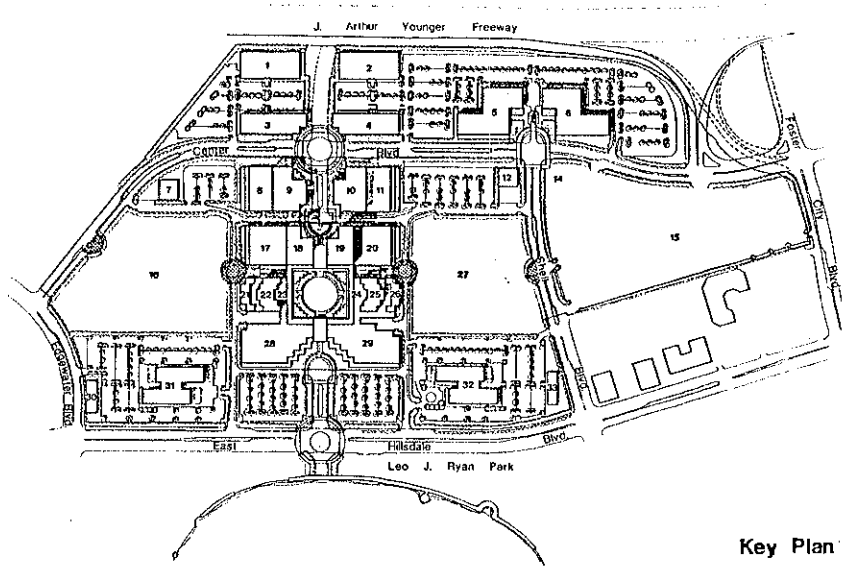
5. Utilize similar species of trees and groundcover material as in the major entry gateways.



Example: Planting

Residential Gateway

Residental gateways constitute the third type of entry gateway. There are four of these gateways at Town Center. (See shaded area)



Key Plan

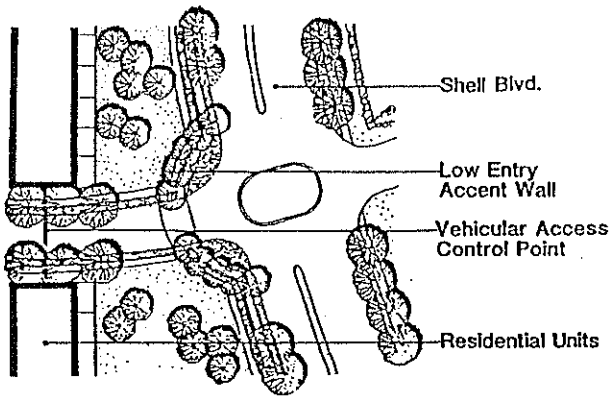
Objective: Provide an identifiable image to the residential entries: one which is a derivative from and complements the distinctive signature established by the major entry gateways.

Methods:

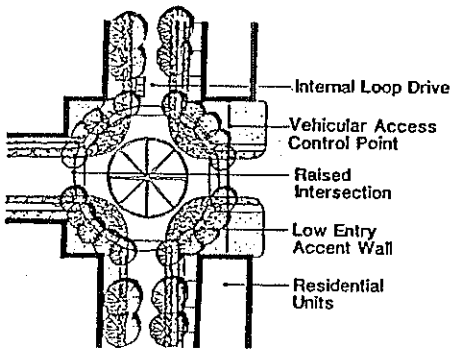
1. Utilize semi-circular and circular forms integrating paving patterns with crosswalks.

2. Integrate walls, or fences, if appropriate, with planting and a controlled access gate.

3. Utilize tree plantings which have special character, although without the seasonal color or dramatic impact envisioned for the major entry gateways.

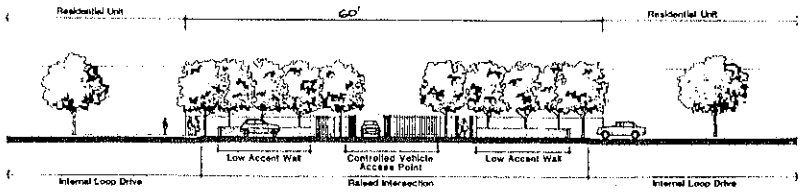


Example: Residential Gateway at Perimeter Street



Example: Residential Gateway at Internal Drive

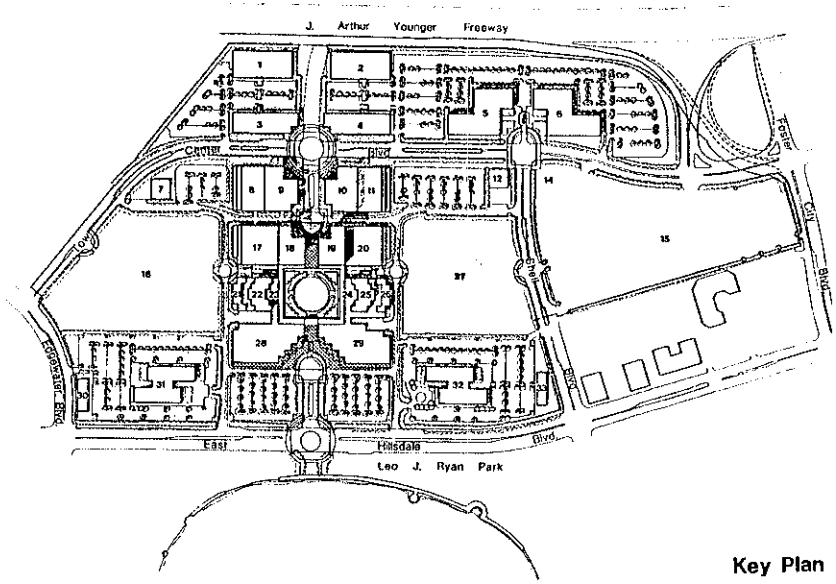
4. Carry the use of paving bands and paving fields into the crosswalks, utilizing the same materials as in the other entry gateways of Town Center.



Example: Residential Gateway Section

Plazas (April, 84 - pp. 32,34,37,39)

Plazas at Town Center are located around building pads as well as at the entry to the north and south portal of the central promenade. These areas are integral to the open space pedestrian network of Town Center and provide zones for building entry as well as outdoor spaces for social interaction. (See shaded area)

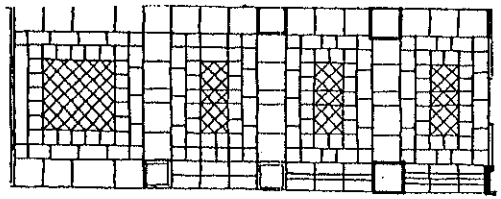


Key Plan

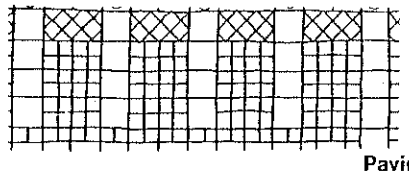
Objective: Provide a pleasant area for entry to Town Center buildings as well as outdoor spaces for social interaction.

Methods:

1. Develop a groundplane carpet at separate but regular intervals to create "special places", utilizing modular unit paving in paving bands and paving fields. (See examples below)



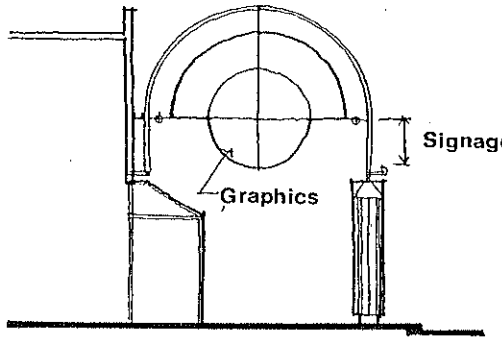
Paving



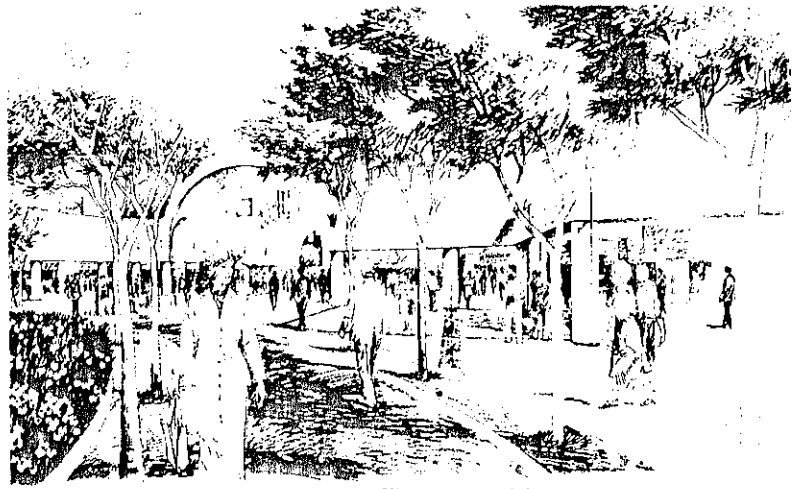
Paving

2. Integrate site furnishings into the plaza areas, clustering into functional groupings and organized relative to paving and building modules.

3. Utilize graphics, banners, flags, environmental art, fountains or other similar treatments where appropriate.



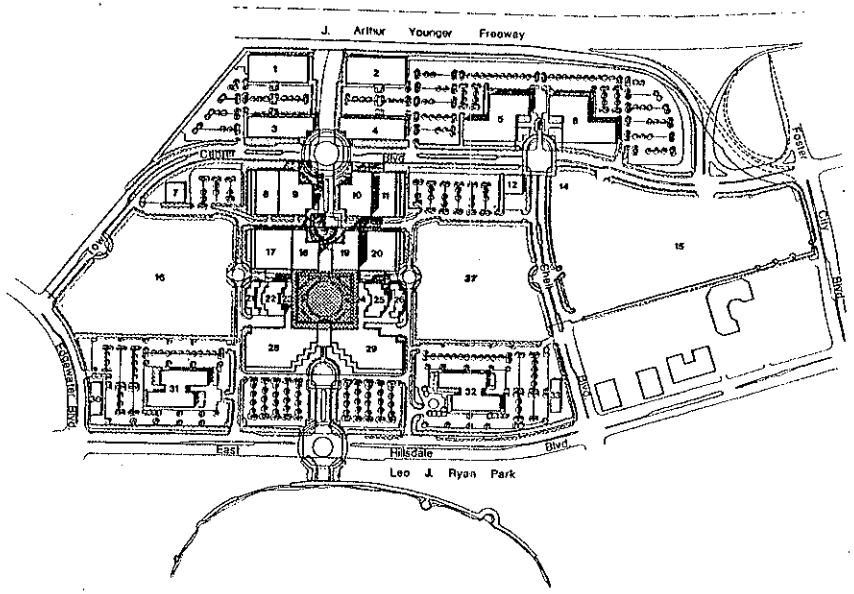
4. Utilize tree plantings, where appropriate to give a definition of space and scale.



Illustrative View of South Entry Plaza

Park

The park is the central feature of the north/south open space corridor through the central core of Town Center. The park is designed to meet a variety of uses; from impromptu informal activities to large organized activities to activities associated with the surrounding retail uses. As such the park is designed to be flat and open, so as to accommodate a variety of uses and to appear as well as serve as a "town green". (See shaded area)



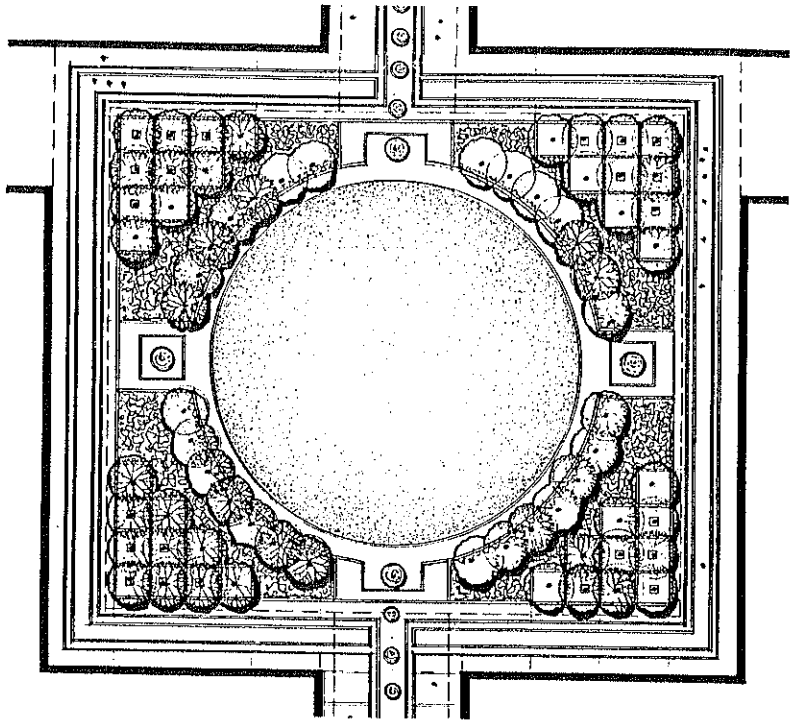
Objective: Create a focal point for the open space network of Town Center; one which is capable of being used in a variety of ways.

Method:

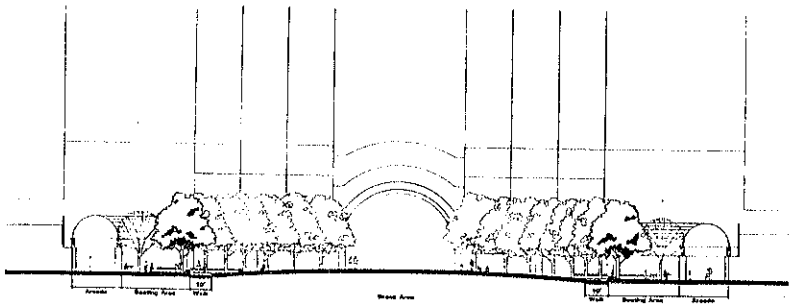
1. Provide a large open town green; unstructured, to be then used as the needs of Town Center develop.

2. Develop the town green as a circular form which complements the major entry gateways

3. Develop the town green as a lawn area with a slight positive form for drainage as well as to be visible through the portals.

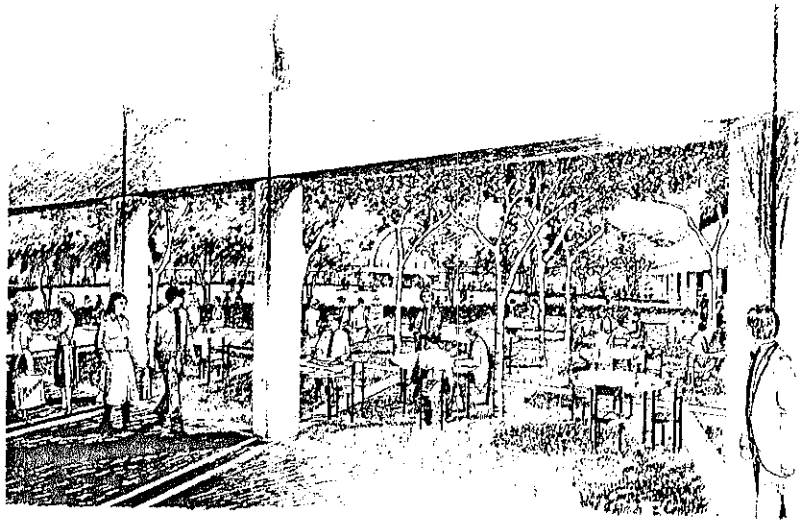


Example: Central Park



Example: Central Park Elevation

4. Utilize accent trees around the perimeter of the lawn area with masses of flowering ground-cover and smaller deciduous shade trees at the corners.



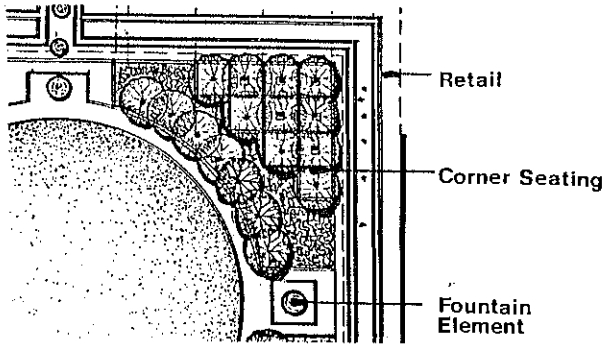
Illustrative View into Central Open Space -Corner Seating Area

5. Cluster site furnishings into functional groupings and organized relative to paving and building modules: integrate into planting where appropriate.

6. Integrate corner seating to function with the surrounding retail outlets.

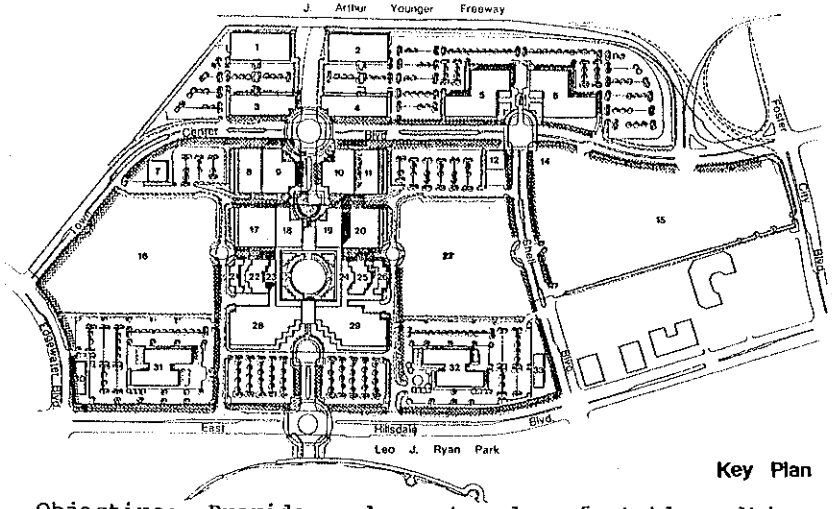
7. Utilize a number of fountain elements along the central promenade to tie the park to the entry plazas and to create a water element in the core of the project.

8. Carry the paving used in the plazas into the park.



Common Areas Pedestrianways

The common area pedestrianways are the connections which allow the open space network to function. They tie together the places of significance which have been described above. (See shaded area)

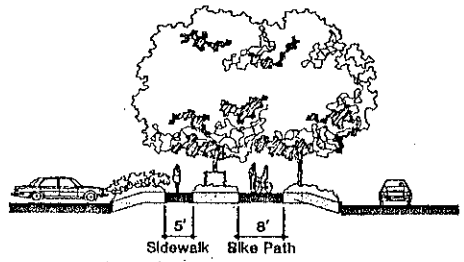


Key Plan

Objective: Provide a pleasant and comfortable walking environment for the pedestrian at Town Center, allowing ready access to and from the various points of Town Center.

Methods:

1. Separate the pedestrianway from the bikeway where they exist together through the introduction of a hedge planting.

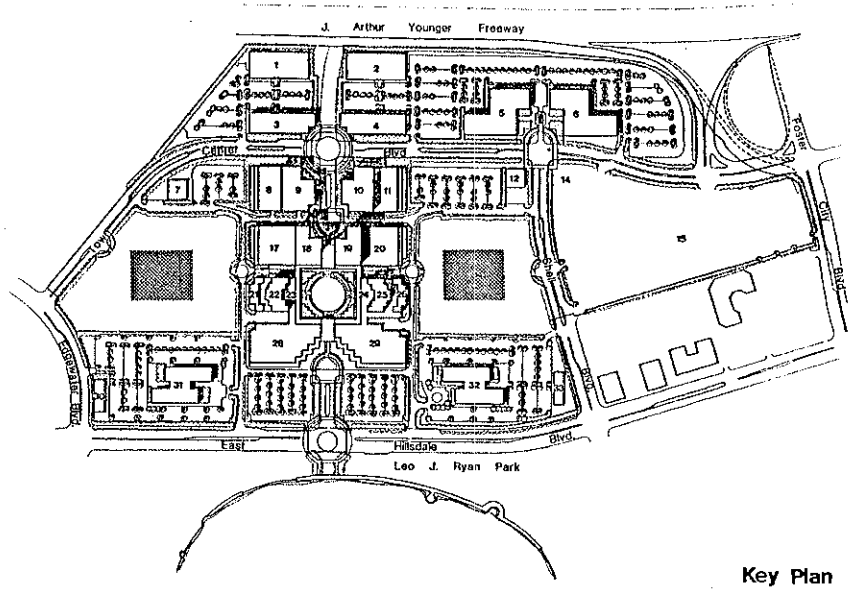


2. Wherever feasible, place the bike path between double rows of canopy trees.

3. Separate the pedestrianway from the street through the introduction of a planting strip at the street.

Low-Rise Residential Commons

The residential commons are at the center of each low rise residential parcel. These spaces provide common recreation facilities and a common open space for use by residents of those parcels. (See shaded area)



Key Plan

Objective: Provide a pleasant common recreation and open space area for use by residents which retains an urban character compatible with the rest of the project.

Methods:

1. Utilize simple geometric forms for the design of the area. If a swimming pool is in the program, develop it as a rectangle, circle, or other simple geometric form (i.e. not free form).

2. Maintain the center of the space as open as possible, concentrating planting around the edges which further adds to the privacy of units facing toward the space.

3. Locate any structures at the entryways to the common area.

4. Utilize hedges wherever possible to define and articulate spaces; define walkways; screen areas.

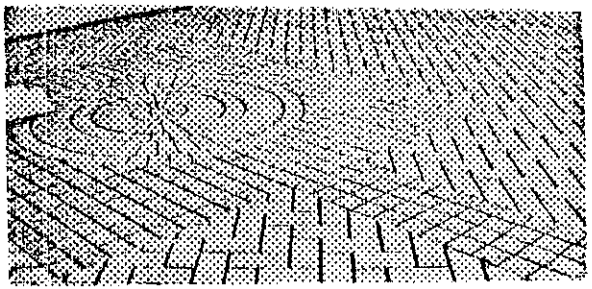
Special Issues

Paving

Careful consideration of paving color, pattern, and texture should be given in order to tie together the "urban floor" of Town Center. Paved areas along the central promenade should serve as the origin of a special unifying linear paving pattern which branches out throughout the site. Within this continuous element, special patterns and materials can be used to provide identity, character and scale to different use areas such as plazas, seating areas, pedestrian corridors and building entries.

Major intersections tie into the unifying paving elements and display a special pattern defining the crosswalk. The design of these intersections varies to reflect a hierarchy of importance, yet relates to the overall family of forms and patterns.

Paving materials should harmonize with building materials and be related in pattern and color throughout the site. The unifying paving element should be contrasting bands of materials and focused in the central promenade area. This unifying paving element ties the plaza areas and other special interest areas together throughout the rest of the Town Center site.



Example: Patterned Paving

Flexible paving should to accommodate the total and differential settlements expected on the site. Preferred paving materials include any form of modular or unit paving which can be re-set, or any materials such as asphalt which can withstand the differential settlements. The range of materials includes granite, cobble, brick, concrete and asphaltic concrete pavers, etc.

Example: Unit Paving Stones

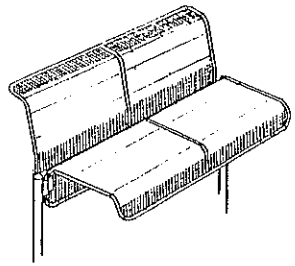
"Turf block" or an equal type paver is best used in landscaped areas where the need exists for occassional access, as for fire or emergency. The use of this type of material allows access while maintaining the appearance of the landscaped area.

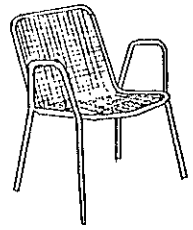
Site Furnishings

Site furnishings include benches and seating elements. walls and fences, planters and pots, waste receptacles, bollards, tree grates and guards, fountains and lighting.

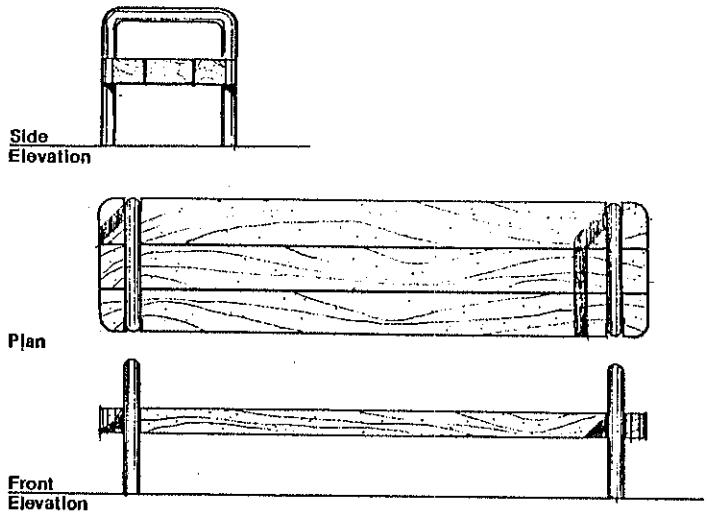
Schematically, these furnishings form a coordinated, unified family of elements which give scale and character to open spaces within the site. Furnishings should relate to a unified design theme carried throughout Town Center, and are designed for durability, appearance, comfort and safety.

Examples of acceptable site furnishings are shown below:

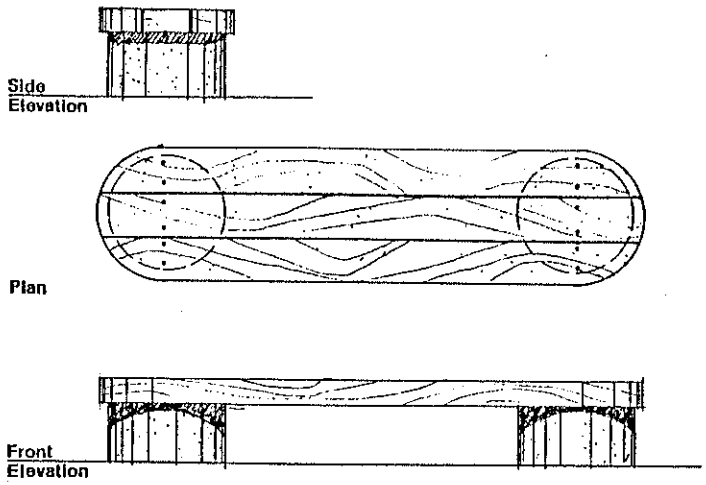




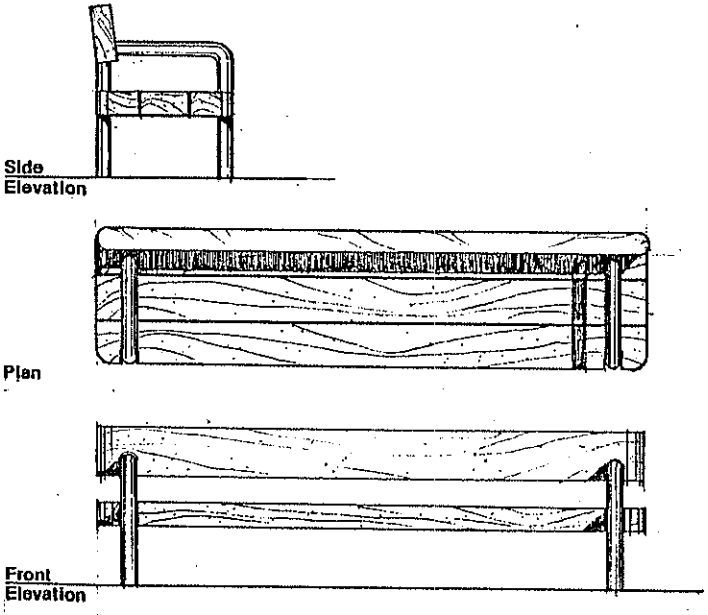
Example: Wire Mesh Seating



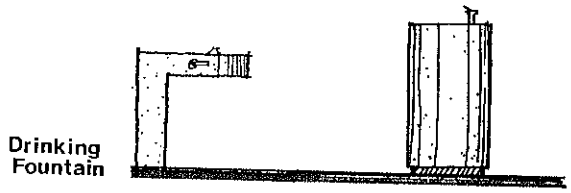
Metal Pipe with Wood Bench

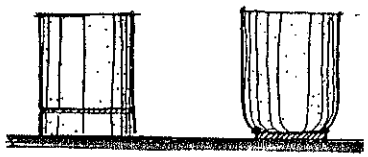


Concrete and Wood Bench

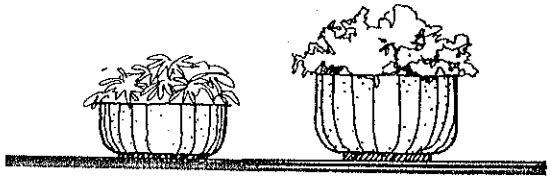


Metal Pipe and Wood Bench with Back





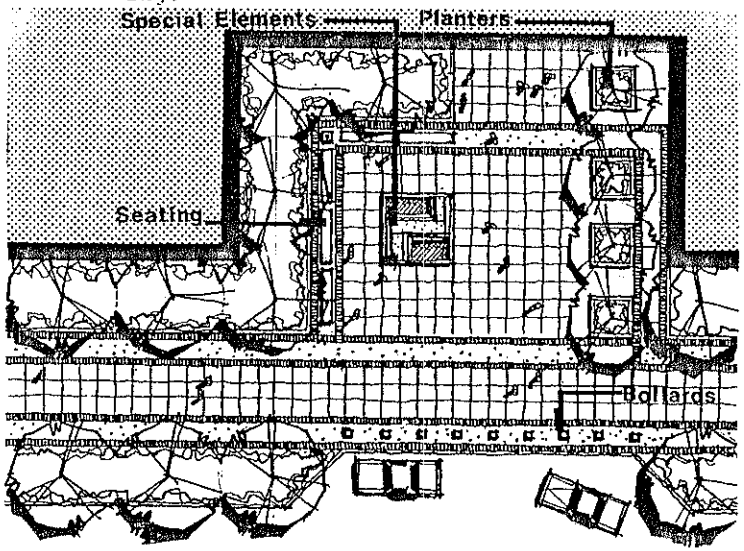
Trash Receptacle



Planter

Furnishings are most likely concentrated in the central promenade areas, building plazas, and other pedestrian activity areas. These elements are clustered into functional groupings and organized relative to paving and building modules.

Site furnishings should be related in terms of color, texture, form and detailing. Any metal parts or furnishings such as flagpoles, light fixtures, fences, trash receptacle openings, etc., should be of a consistent color and finish. Wood may be combined with concrete to add comfort and character to benches and seating.



Prototypical Site Furniture Clustering

Benches and Seating Elements should be provided in appropriate areas within the development. Seating areas will be the most successful in sheltered positions overlooking active gathering and pedestrian circulation areas. It is best to offer a variety of seating options, including those in sun or shade, in clustered groups, and in active as well as private, passive areas. Portable wire mesh seating is envisioned for the corners of the central park; stationary versions can be accommodated in other parts of the central park. Wood combined with metal pipe or concrete is another alternative.

Walls and Fences may be used for visual privacy, separation, and screening purposes. Long lengths of wall should be visually broken by setting back portions, or providing alternating panels of materials. Visibility may be increased where desirable by using metal vertical members or fenestrations within the wall. Where walls adjoin buildings, the materials and design should relate to the structure.

Planters and Pots can be used to break up paved areas and provide textural and color interest on a more intimate scale. In addition, movable pots allow for flexible plaza space. These site elements should be of a scale which is appropriate for outdoor use and of a material such as concrete which is durable and vandal resistant.

Waste Receptacles need to be concentrated in high use areas such as plazas, eating areas and building entries. Maintenance is accommodated by providing drainage holes and removable liners. These items should be of a material such as concrete which is durable and vandal resistant.

Bollards may be used to prevent cars from being driven or parked in pedestrian spaces and may contain pedestrian-scale lighting. Removable bollards are recommended to facilitate emergency or special access.

Tree Grates and Guards enhance paved areas of concentrated pedestrian activity, such as the central promenade and building plazas. Cast iron grates and guards are durable and will protect the soil roots and trunks of trees and add a special urban character to the landscape.

Special Elements such as fountains, monuments, banners, and flags are encouraged in Town Center to add vitality and uniqueness to the public spaces. These elements have the greatest visual impact when located at their highest use potential and when concentrated in the central pedestrian promenade and central park. Linear or intersecting visual corridors, building plazas, and pedestrian niches provide an opportunity for effective focal elements.

Water, in an urban context of sculpture and fountains, is encouraged as a theme for Town Center and also best utilized in the central promenade and central park area. Water features may also be associated with building plazas and other outdoor pedestrian gathering areas, but should not overpower or compete with the central core features. Due to the emphasis on water conservation, as well as problems of proper maintenance, water features should be designed to be sculptural and visually attractive with or without water. The use of water should be kept simple and low, with no high or fine sprays that could be scattered by the winds experienced on the site.

Planting

PLANTING OBJECTIVES

Plant materials should be used not only for visual enjoyment but also for various functions within the urban environment. Planting objectives should be:

1. To articulate outdoor spaces
2. To define scale
3. To provide visual screening
4. To provide visual focus and interest
5. To provide wind barriers
6. To provide shade to reduce solar glare and heat buildup

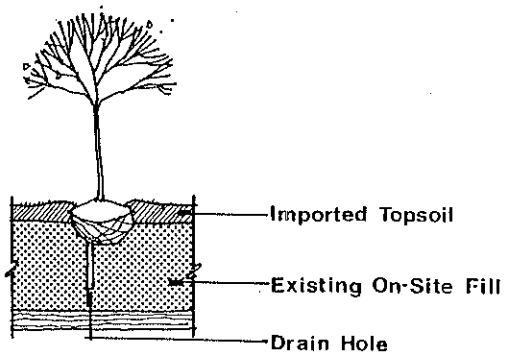
MITIGATION MEASURES

The Town Center site has environmental constraints of strong prevailing winds and adverse soil conditions which require mitigation for the successful survival of plant materials. The adverse soils conditions are the result of the presence of salts in the soil as well as the existence of a high groundwater table. As described in the Vintage Park Design Guidelines, mitigation of these constraints can be achieved by:

1. importing topsoil to a minimum depth of 12" with adequate preparation of subsoil to eliminate abrupt interface between the two dissimilar soils.

2. where the planting holes extend into the existing fill, provide 6" to 8" diameter hole, 5' to 6' deep filled with drain rock.

3. provide a drain layer between the existing fill and import soil.



With respect to the constraint of wind velocities, planting should follow the following guidelines:

1. Select wind tolerant plant material

2. Where appropriate, plant less mature plant material to facilitate more favorable adaptation of plant material.

3. Mass plant in dense clusters where prevailing winds are heaviest.

4. Tailor the irrigation program to ensure adequate watering.

5. Stake and guy plant materials adequately at the time of installation.

6. Develop an ongoing pruning program.

LANDSCAPE TREATMENTS

Town Center can be divided into zones of different landscape treatments. These zones include the central park and promenade building plazas, residential commons, streetscapes, gateways parking areas and buffers. Specific guidelines for tree selection are discussed for each zone with a suggested list of plant materials following this discussion.

Central Promenade

The pedestrian promenade linking East Hillsdale and Town Center Boulevards is one of the most important features of the Town Center development. This central open space corridor should be reinforced, where possible, with double rows of broadleaf evergreen trees, thereby providing a strong legible form throughout the year. These rows of trees also frame and focus the views through this corridor. Within the middle portion of the central open space, tall accent trees provide a visual focus and windbreak, while smaller deciduous shade trees provide comfortable, intimate seating areas at the edges. These smaller deciduous trees should be open and airy and provide fall color, winter sun and spring interest.

Streetscapes

The boulevards and roadways of Town Center should be developed as formal planted corridors. Broadleaf evergreen trees used along these roadways will help to define the vehicular circulation throughout the year. Smaller scale accent plantings should be included in the boulevard medians for added interest. Prototypical streetscape treatments are included in the Prototypical Treatments section and are keyed to the Site Planting Map.

Gateways

The Gateway category relates to the special intersections described earlier. At the major gateways of the north and south entry drives from East Hillsdale Boulevard and Town Center Boulevard, small deciduous flowering accent tree plantings combine with flowering groundcover and small shrubs to draw and focus attention. The minor gateways along the central promenade utilize this same planting theme.

The residential gateways as well as the gateway at the Town Center/Shell Boulevard intersection should be less dramatic than the central promenade gateways in terms of their planting schemes. Broadleaf evergreen trees with special character should be used instead of flowering deciduous trees and areas for flowering groundcover or shrubs should be reduced.

Residential Commons

Landscaped areas within the low rise residential parcels relate to the smaller scale and residential character of these developments. A mixture of plant types is recommended with care given to texture, color and form at a residential scale. The residential street through the parcels provides the formal "backbone" of planting, reinforcing the loop circulation system and tying these developments with the rest of Town Center. Interior circulation streets should be tree-lined with approximately one tree per unit. The central common area should be flat and open, as with the central park in the main part of the project, but should be surrounded by trees, hedges and other plantings so as to give some privacy and buffer between the commons and surrounding units.

Buffers

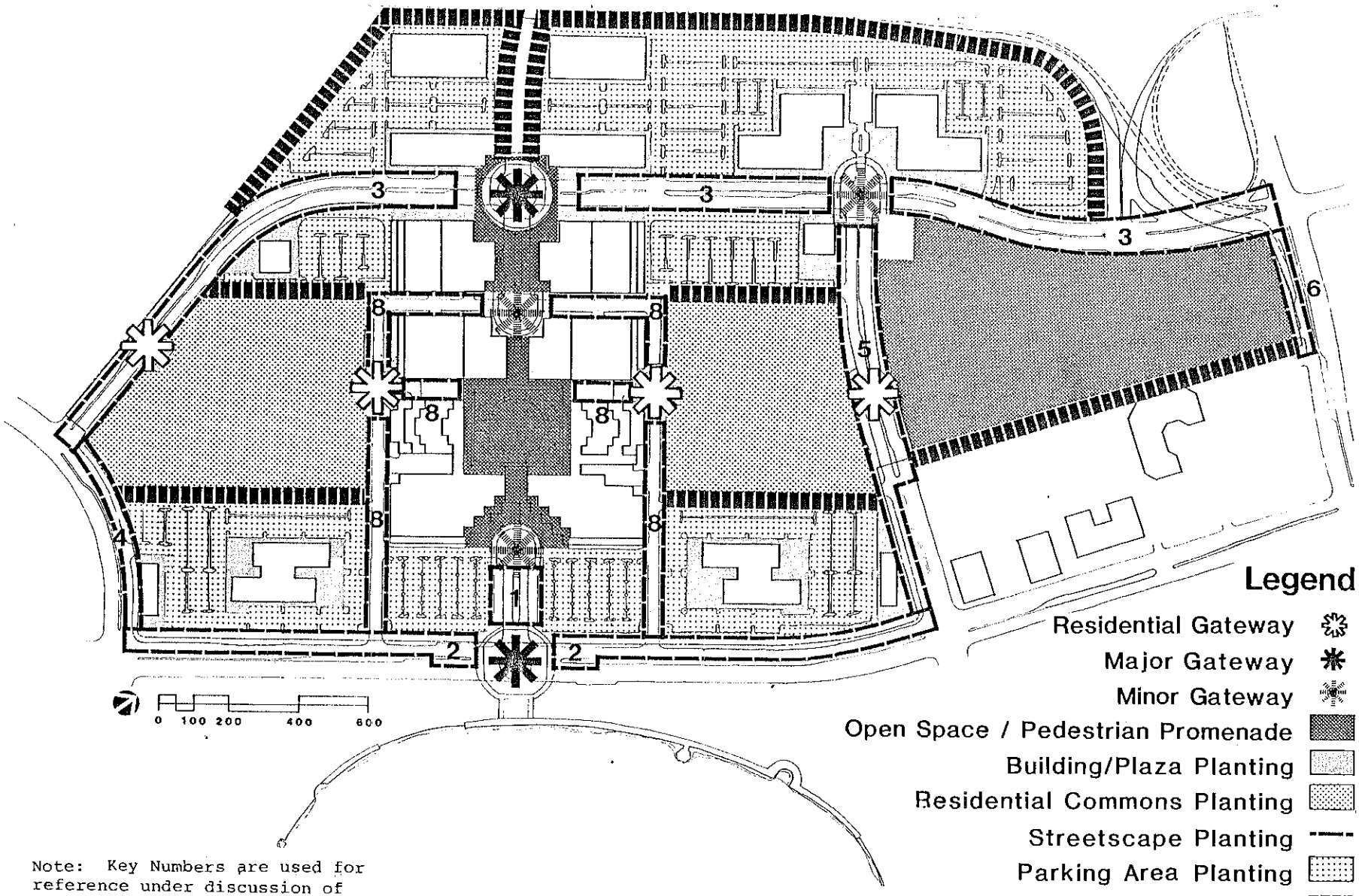
Where visual buffering is desirable, dense screen plantings are indicated. These consist of broadleaf evergreen or coniferous trees and evergreen hedges. Specific buffer treatments are illustrated for typical conditions in the Prototypical Treatments section.

Building Plazas

Special identity and character should be provided in these areas using broadleaf evergreen and accent trees, and planting beds or pots. Plantings should be kept in simple masses of color and textural compositions and should tie into streetscape plantings.

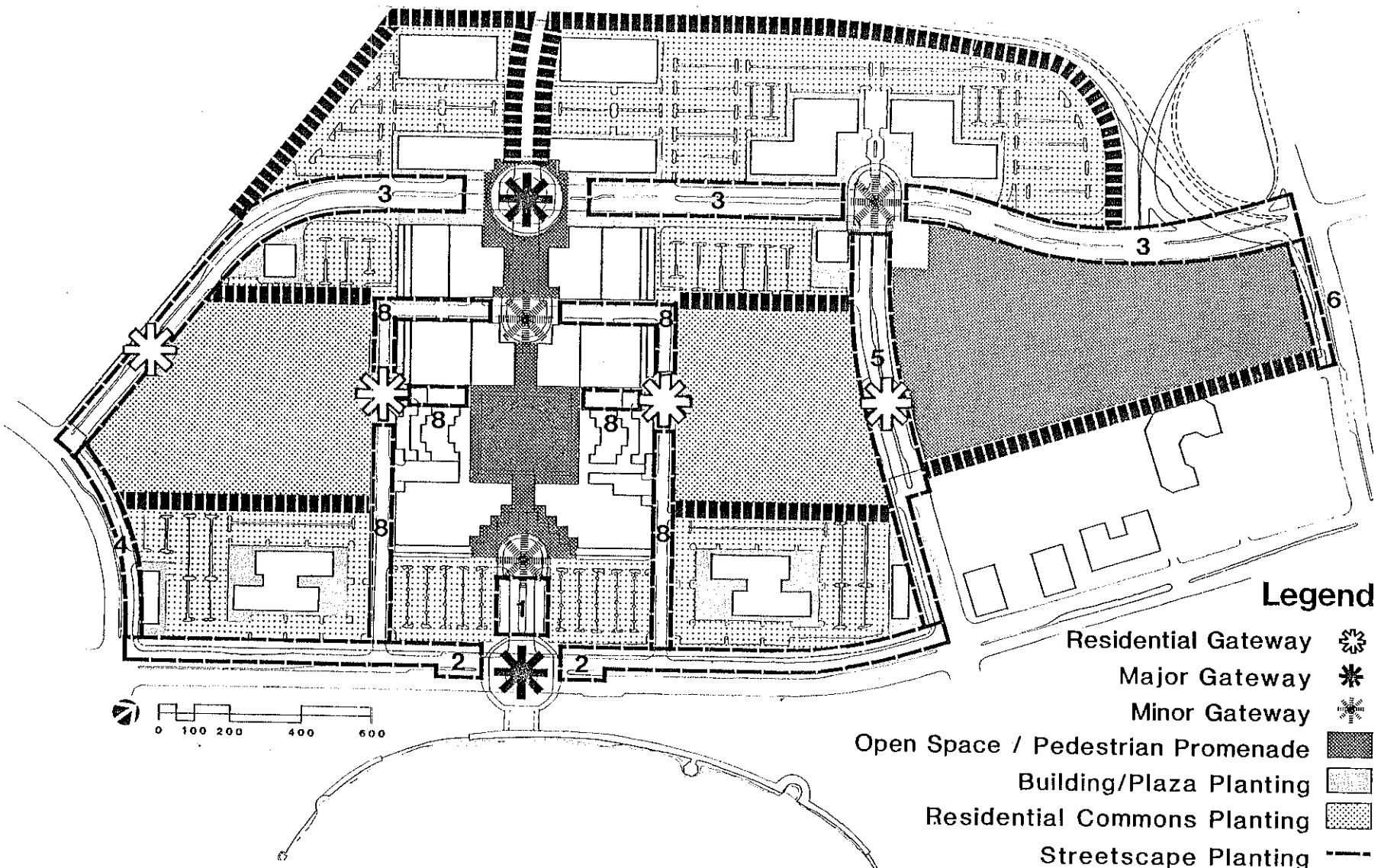
Parking Areas

Surface parking areas are treated with tree wells and medians as detailed in the Prototypical Treatments section. Large deciduous shade trees and median hedge plantings help screen and soften these paved areas. The deciduous shade trees provide seasonal color and interest, contrasting with the evergreen character of the street plantings.



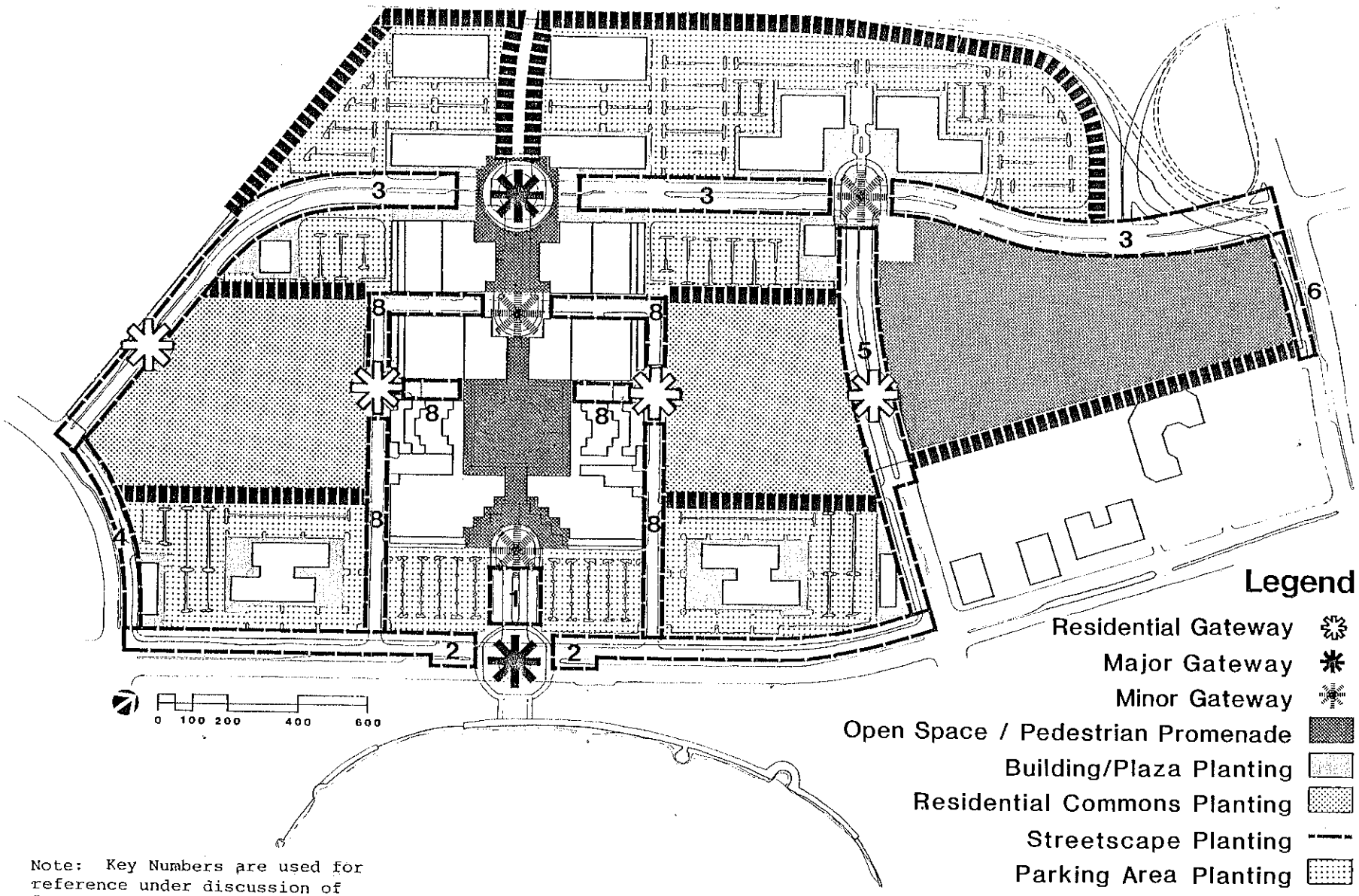
Note: Key Numbers are used for reference under discussion of "Prototypical Treatments" Section.

Site Planting



Note: Key Numbers are used for reference under discussion of "Prototypical Treatments" Section.

Site Planting



Note: Key Numbers are used for reference under discussion of "Prototypical Treatments" Section.

Site Planting

Suggested Plant Materials List

BOTANICAL NAME	COMMON NAME
STREET TREES	
Deciduous	
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Alnus cordata	Italian Alder
Fraxinus uhdei	Evergreen Ash
Liquidambar styraciflua	American Sweet Gum
Ulmus pumila	Siberian Elm
Broadleaf Evergreen	
Acacia melanoxylon	Black Acacia
Ceratonia siliqua	Carob Tree
Myoporum laetum	Myoporum
Metrosideros excelsa	New Zealand Christmas Tree
Melaleuca leucadendra	Cajeput Tree
GENERAL LANDSCAPE TREES	
Deciduous	
Pistacia chinensis	Chinese Pistache
Gleditsia triacanthos "Moraine"	Honey Locust
Koelreuteria paniculata	Goldenrain Tree
Broadleaf Evergreen	
Agonis flexuosa	Willow Myrtle
Eucalyptus lehmannii	Lehmann Eucalyptus
Leptospermum laevigatum	Australian Tea Tree
Melaleuca nesophila	Pink Melaleuca
ACCENT TREES	
Deciduous	
Prunus blireiana	Flowering Plum
Prunus cerasifera	Cherry Plum
Populus nigra "Italica"	Lombardy Poplar
Broadleaf Evergreen	
Olea europaea	Olive
Acacia baileyana	Bailey Acacia
SCREEN OR BACKGROUND PLANTING	
Deciduous	
Ulmus parvifolia	Chinese Elm
Ulmus pumila	Siberian Elm
Broadleaf Evergreen	
Cupressocyparis leylandii	Leyland cypress
Eucalyptus camaldulensis	Red Gum
Eucalyptus citriodora	Lemon Scented Gum
Eucalyptus lehmannii	Bushy Yate
Eucalyptus polyanthemos	Silver Dollar Gum
Eucalyptus sideroxylon	Red Ironbark

BOTANICAL NAME	COMMON NAME
Coniferous	
Pinus muricata	Bishop Pine
Pinus eldarica	Mondell Pine
Pinus halepensis	Aleppo Pine
Pinus radiata	Monterey Pine
SHRUBS/HEDGES	
Buxus microphylla (japonica)	Japanese Boxwood
Carissa grandiflora	Natal Plum
Ceanothus gloriosus	Point Reyes Creeper
Cistus purpureus	Orchid Rockrose
Cotoneaster lactea	Cotoneaster
Dodonaea viscosa	Hopseed Bush
Escallonia rubra	Escallonia
Euryops pectinatus	Euryops
Grevillea "Noellii"	Grevillea
Griselinia littoralis	Griselinia
Hakea suaveolens	Sweet Hakea
Hebe "Patty's Purple"	Purple Veronica
Nerium oleander	Oleander
Pittosporum crassifolium	Pittosporum
Pittosporum tobira	Tobira
Raphiolepis indica	India Hawthorn
Xylosma congestum	Xylosma
GROUNDCOVER	
Arctotheca calendula	Cape Weed
Baccharis pilularis	Dwarf Coyote Brush
Coprosma kirkii	Creeping Coprosma
Cotoneaster dammeri	Bearberry Cotoneaster
Drosanthemum floribundum	Ice Plant
Hedera helix	English Ivy
Hypericum calycinum	St. Johnswort
Lampranthus species	Ice Plant
Vinca minor	Dwarf Periwinkle
VINES	
Bougainvillea	Bougainvillea
Jasminum mesnyi	Primrose Jasmine
Lonicera hildebrandiana	Giant Burmese Honeysuckle
Tecomaria capensis	Cape Honeysuckle
SPECIAL FLOWERING GROUNDCOVERS	
Agapanthus africanus	Lily-Of-The-Nile
Gazania species	Gazania
Osteospermum fructicosum	Trailing African Daisy
Trachelospermum jasminoides	Star Jasmine
Potentilla verna	Spring Cinquefoil

Lighting

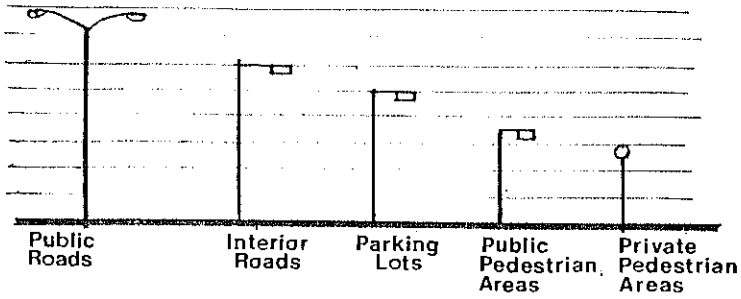
Lighting should be designed with the following considerations:

- The foot candle illumination on the ground plane should be consistent with City standards and the overall design intent.
- The foundation, pole and luminaire should be structured and finished to withstand wind loading, corrosion, contamination and discoloration.
- Lighting fixture specifications should equal or exceed applicable Foster City standards.
- The design style and light quality of the various selected fixtures should create consistent "families" of lights.
- The components of the lighting system should be easy to maintain and replace.
- The type of light used as the light source should be energy and maintenance efficient and compatible with applicable electrical and energy conservation standards.

Site lighting has a significant effect on the character and safety of outdoor vehicular and pedestrian use at night. Lighting is to be designed to reinforce the hierarchy of vehicular streets and pedestrian spaces as well as to develop an identity and provide unity along these corridors.

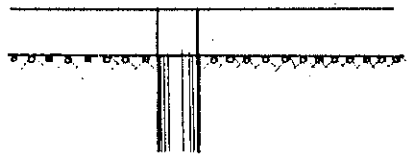
Within the general public spaces which include roads, parking lots and general pedestrian areas, cut-off luminaires should be used. The use of these luminaires allows for efficient light distribution with a sharp cut off of glare and spill light. Fixtures should be consistent and exhibit clean simple lines.

General ranges for lighting for differing uses are included here. The light source can be mercury vapor or high pressure sodium, although color corrected versions of each are preferred.



Within special public areas such as along the central promenade and in the central park, the site lighting should utilize visible light sources to make the lighting a strong design element after dark. Again, fixtures should exhibit clean, simple lines and be consistent with the architecture which is adjacent. Standards should be consistent in finish with those used in the general areas and be 15-18 feet in height. Light sources should have warm tones; i.e., have red-yellow ranges of light, which normally are produced by incandescent fixtures.

Lighting associated with the canopy should be integrated into the canopy, and should utilize visible light sources. Fixtures should exhibit clean simple lines and be "warm" light typical of incandescent fixtures.



Residential lighting should be a visible light source and of lower illumination than the public areas of the development. Standards should be 12' - 15' in height, lower in scale than in the public use areas. Lighting can be "thematic" as long as it is consistent with the residential architecture. Bollard lighting or other low profile luminaires should be used along residential pathways between buildings where lighting might disturb residents.

Irrigation

Water conservation is a primary consideration in the irrigation design at Town Center. Low level conventional spray systems may be used for turf areas. Drip emitters are recommended for groundcover and shrub beds and trees in grates where feasible.

The watering program should also be short and frequent versus long and at greater intervals to promote shallow root growth. This strategy will also help to mitigate the constraints of the high groundwater table.

Erosion Control

Measures must be taken in order to control erosion and runoff before, during, and after construction. Temporary controls may include hydroseeding before and after construction phasing. This operation will reduce the loss of topsoil and nutrients from the site. The initial perimeter plantings will serve as a vegetative windbreak, thereby reducing wind erosion.

Erosion and sedimentation need to be controlled during construction phases. Retention ponds can be constructed in the undeveloped areas of the site to be used to minimize the sediment loading of the City drainage system. In addition, all cleared areas subject to erosion can be hydroseeded to provide cover for erosion control.

Prototypical Treatments

The following prototypical design solutions are meant to be used as general guides for typical landscape situations occuring in Town Center. These solutions should serve only as recommended prototypes which can be adapted or modified during the specific use process to suit the varying site conditions.

Perimeter Landscape Treatments

The landscape of perimeter areas is described in the following discussion. These include the buffer along State Route 92 and the landscape treatments along Foster City, East Hillsdale and Edgewater Boulevards.

Edgewater Boulevard

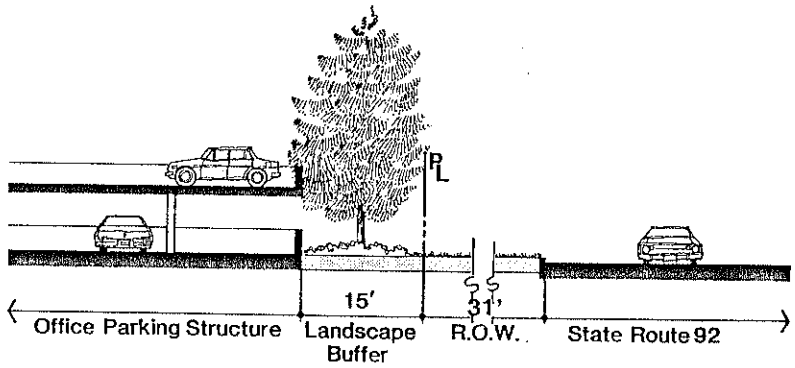
The prototypical treatment for Edgewater Boulevard is a continuation of the treatment proposed along Town Center Boulevard (Key 4, Site Planting Map). A minimum 21.5' landscape area and right-of-way includes an 8' bike path and a 5' sidewalk separated from the roadway by tree plantings and separated from each other by a 5' planting strip.

East Hillsdale Boulevard

East Hillsdale Boulevard links the Town Center core and the existing Leo J. Ryan Park (Key 2, Site Planting Map). At the Town Center edge, the prototypical treatment calls for a 40' landscape buffer with a double row of broadleaf evergreen street trees and evergreen hedge plants screening the parking areas while providing a green edge to Leo J. Ryan Park. Along this corridor is an 8' bikepath and a 5' sidewalk, separated from vehicular traffic and from each other by the tree plantings.

State Route 92 Buffer

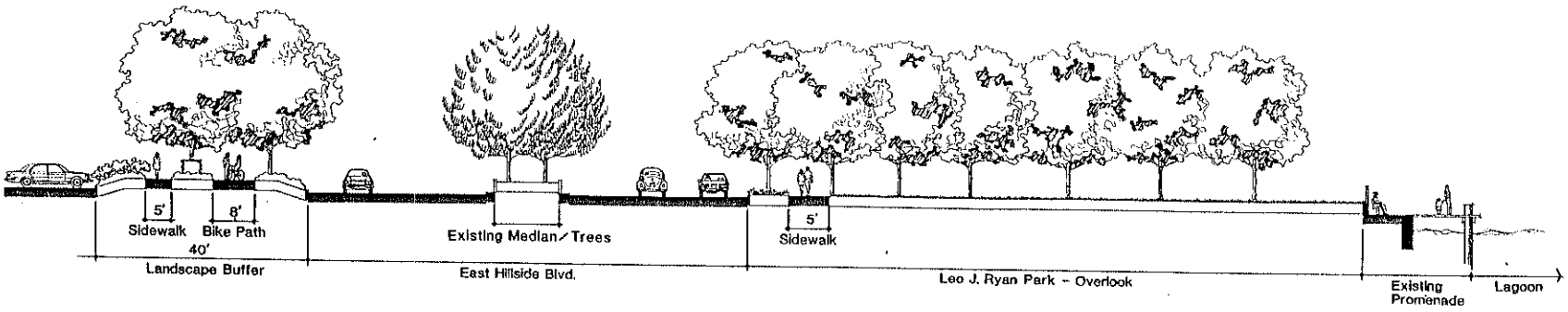
Two parking structures and several parking areas are adjacent to State Route 92 along the northern site boundary. It is proposed at this edge to plant coniferous evergreen trees in a tightly spaced row within a landscaped buffer consisting of private lands and lands controlled by CalTrans. Where the proposed future overpass enters the site on the northern boundary, views will open up into the central axis of the site.



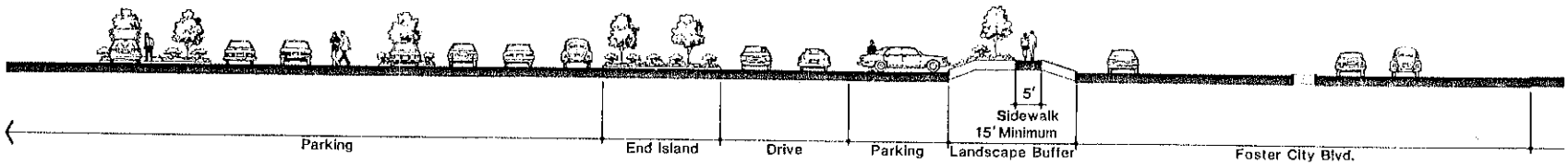
Example: - State Route 92 - Buffer

Foster City Boulevard

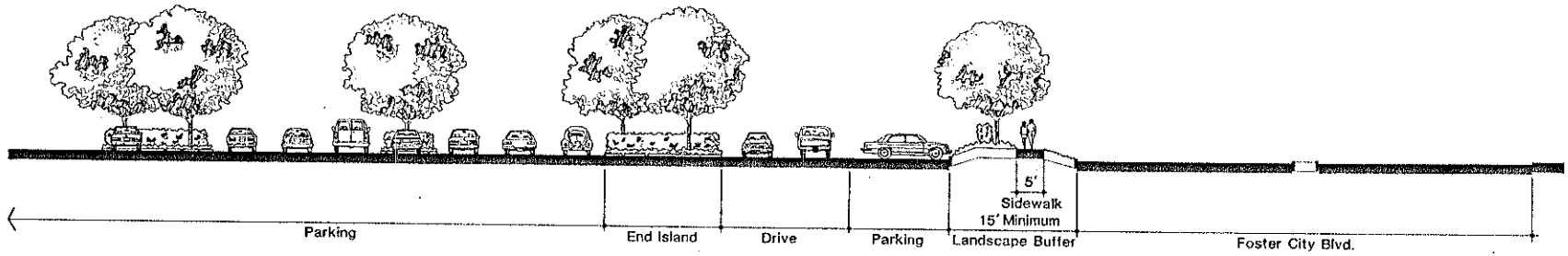
(Key 6, Site Planting Map). Along Foster City Boulevard a minimum 15' wide landscape buffer is proposed with formal broadleaf evergreen street trees. A dense evergreen hedge will further serve to screen views if necessary. (See elevations on following page.)



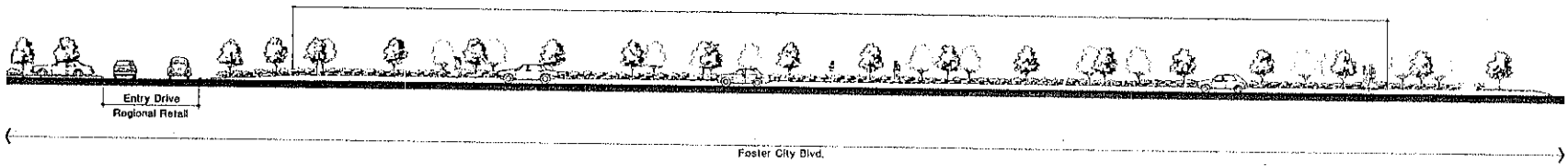
Example: East Hillsdale Blvd.



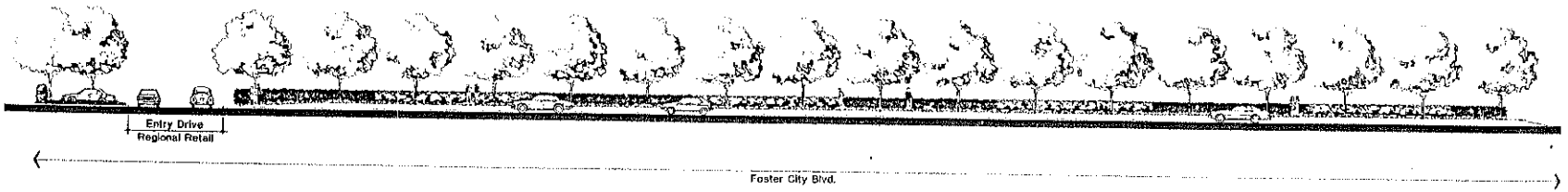
Initial Planting Foster City Blvd. at Regional Retail



Mature Planting Foster City Blvd. at Regional Retail



Initial Planting Foster City Blvd. at Regional Retail



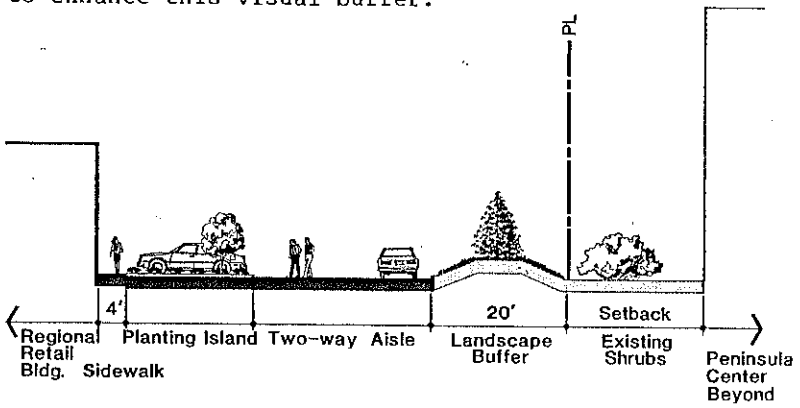
Mature Planting Foster City Blvd. at Regional Retail

Landscape Treatments at Differing Uses

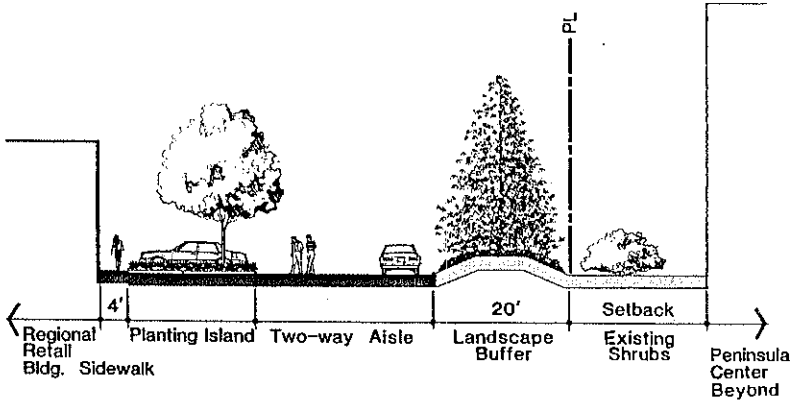
Special attention has been given to the landscape areas between differing uses. This includes the site fronting Foster City Boulevard where it interfaces with the adjoining off-site office, and the low-rise residential where it interfaces with offices.

Regional Retail Site

The Regional Retail site is adjacent to existing off-site mid-rise office structures. The prototypical landscape treatment for this buffer is a 20' landscaped area with tightly spaced coniferous evergreen trees, completing a dense visual screen. In addition, tree planting islands with large deciduous trees are proposed along the south side of the parcel in order to enhance this visual buffer.



Example: Initial Planting Regional Retail Buffer

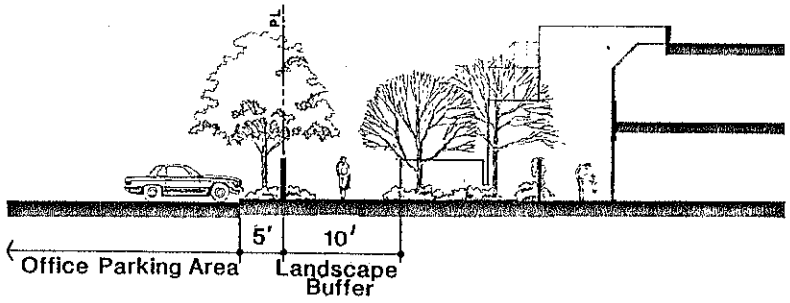


Example: Mature Planting Regional Retail Buffer

To the extent the use of this site changes from a regional retail use, the landscape treatment may be scaled down if a visual barrier to adjoining uses becomes less important.

Low-Rise Residential - Office

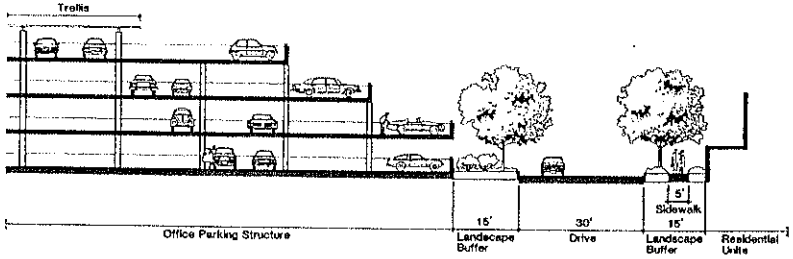
Where the two low-rise residential parcels adjoin office parcels to the north and south, a combination vegetative screen and wall or fence is proposed as the prototypical buffer treatment. A wall or open metal fence is indicated on the property line, and is to be used with a groundcover and broadleaf evergreen trees along the 5' landscape strip within the office parcel.



Example: Residential at Office

Roadway Treatments

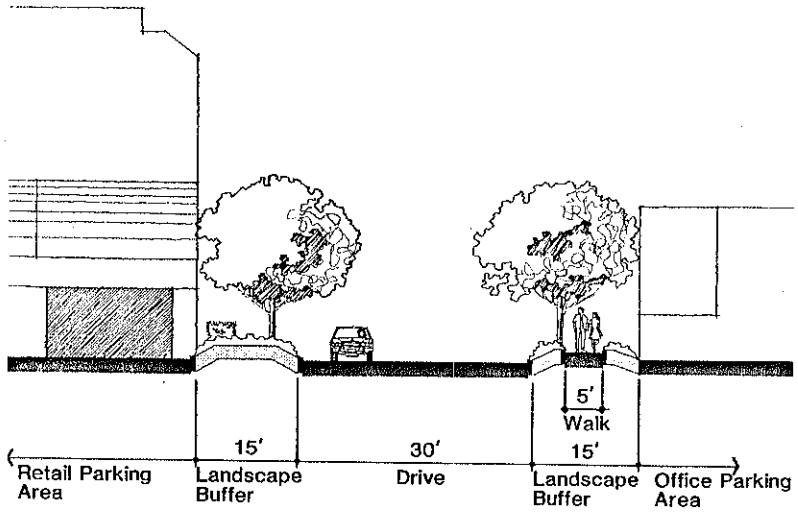
Typical sections have been developed for roads within and adjacent to the Town Center site. The various treatments begin to establish a hierarchy of roads and landscape treatments, as well as indicating walks and bikeways.



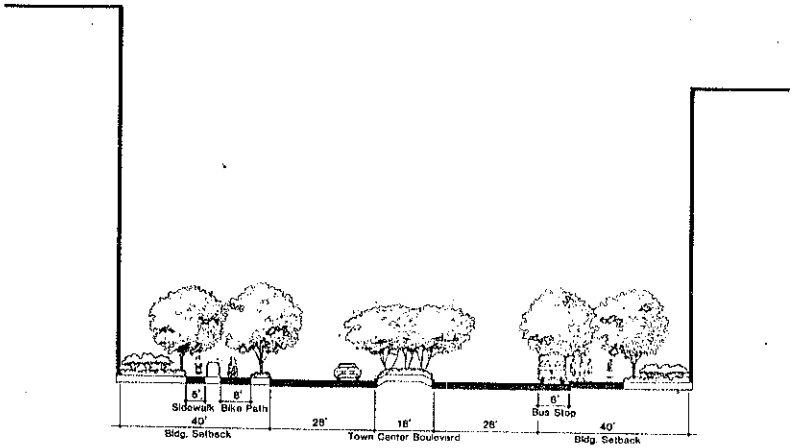
Example: Internal Drive at Structure

Internal Drives

The internal circulation drive surrounding the mid-rise core area is treated with formal rows of broad-leaf evergreen street trees (Key 8, Site Planting Map). A 5' sidewalk follows the outer edge of the drive and serves office and residential foot traffic. Where the drive borders retail and office parking areas, these 15' landscape buffers are planted with groundcover and hedges for additional screening.



Internal Drive at Parking Areas



Town Center Blvd.

Town Center Boulevard

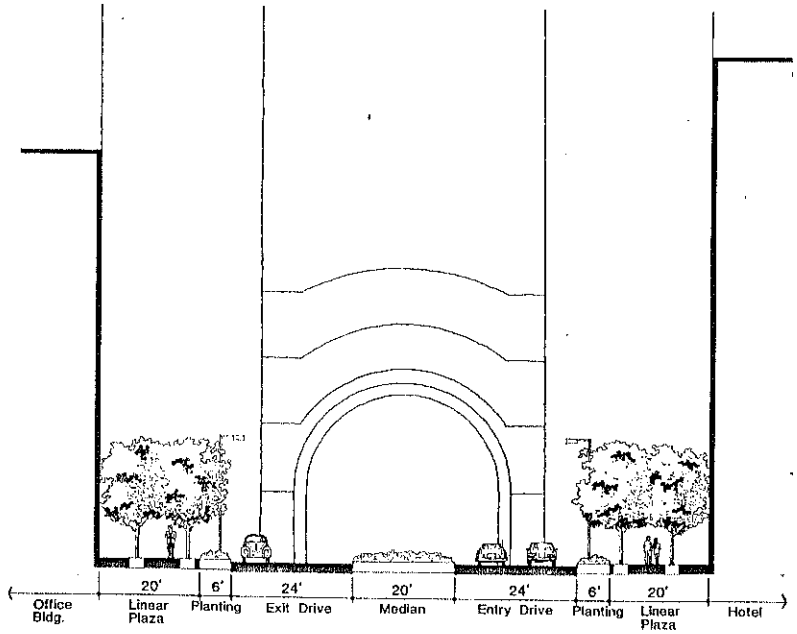
Town Center Boulevard is defined as the major circulation corridor, using double rows of tall broadleaf evergreen trees on each side accented by small deciduous flowering trees in the median (Key 3, Site Planting Map). Typically, a 5' sidewalk and 8' bikepath follow along the south side of the street and are separated by a hedge.

Shell Boulevard

Shell Boulevard maintains a cross-section similar to Town Center Boulevard, with rows of broadleaf evergreen trees on each side and a sidewalk and bikepath continuing down the west side of the street. (Key 5, Site Planting Map).

North Entry Drive

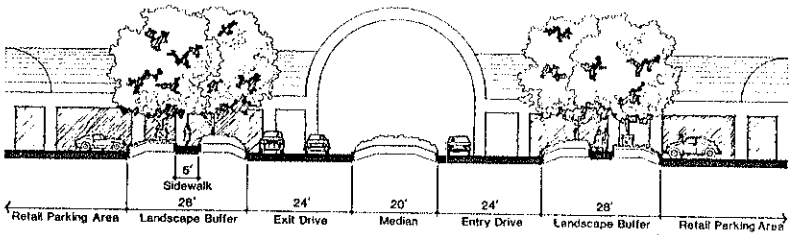
The north entry drive from Town Center Boulevard signals the beginning of the urban character of the central core of Town Center. This typical cross section has a double row of small broadleaf evergreen trees on each side of the drive. A 20' wide central median of flowering groundcover and similar planting strips on each side create a strong band of color visually leading toward the central core.



North Entry Drive

South Entry Drive

The south entry drive off East Hillsdale Boulevard is reinforced by double rows of tall broadleaf evergreen accent trees (Key 1, Site Planting Map). Like the north entry drive, a 20' flowering median and similar planting strips along the drive enhance the visual connection into the central core. This drive is visually separated from the retail parking areas by 28' landscape buffers with evergreen hedges and plantings. A 5' sidewalk connects East Hillsdale Boulevard to the core through these landscape buffers on each side.



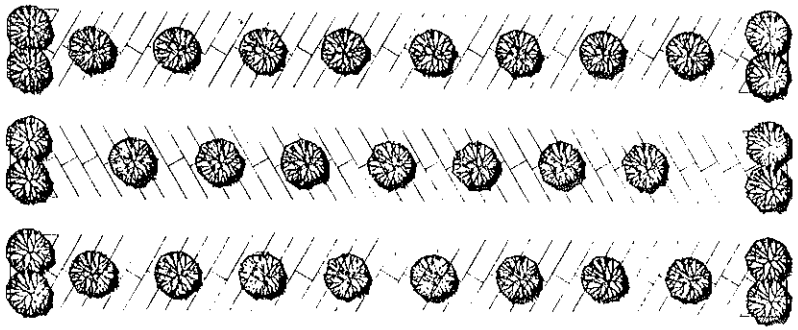
South Entry – Drive

Surface Parking Area Treatments

Four prototypical landscape treatments are proposed for surface parking areas of Town Center. These treatments include two approaches for retail parcel parking areas, and two approaches for office parcel parking areas. The retail parcels differ from the offices in that they utilize angled versus ninety degree parking stalls.

Retail Parcels with Tree Wells

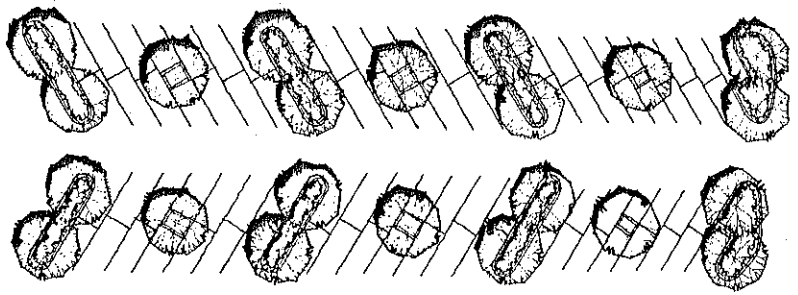
In these parking areas, angled parking works with individual tree wells on ± 40 foot spacings. Compact car spaces provide the extra space needed to create the wells in the center. Trees and river rock or groundcover serve as plantings within the wells.



Tree Wells – Retail Parking Area

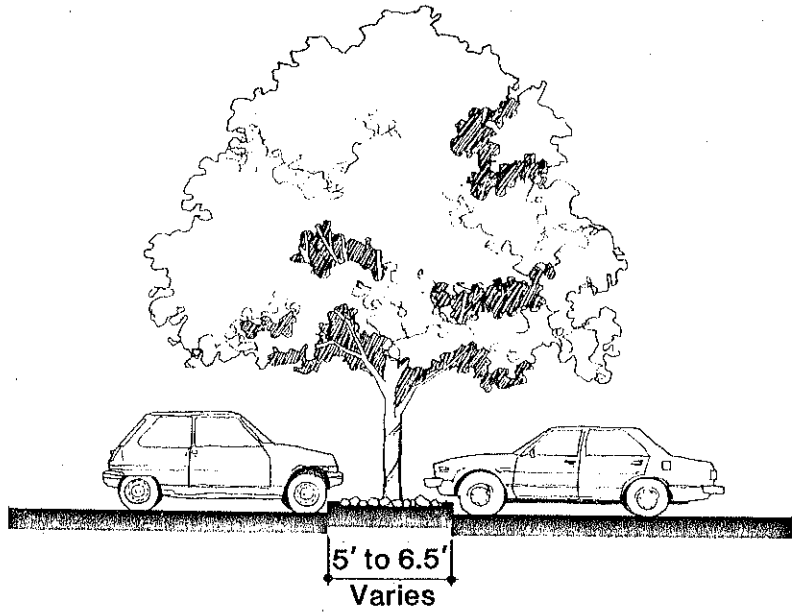
Regional Retail Parcel

In the parking area for the regional retail site, tree wells alternate with planting islands. The planting islands extend the width of a full-size parking stall and should be treated with trees and hedges.



Tree Wells – Regional Retail Parking Areas

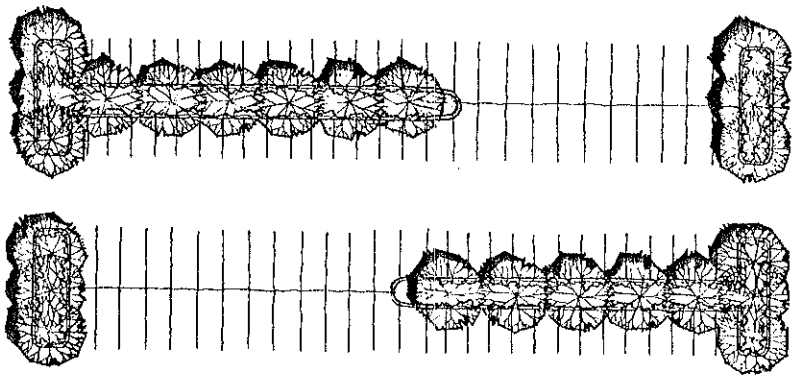
Planting islands may have trees or groundcover, or a combination.



Typical Section – Tree Well

Office Parcels With Staggered Medians

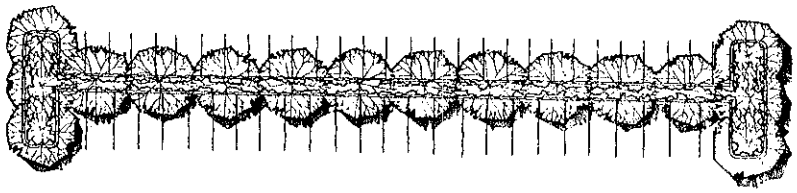
A staggered median treatment should be utilized in the office parcel parking areas. This is a median which runs in alternating spans down each parking bay, alternating positions with the next median. The median portion is flanked on either edge by compact car stalls, and where the median stops, two full size car stalls begin. As in all medians, formal rows of trees are used to screen the parking area and breakdown the visual scale.



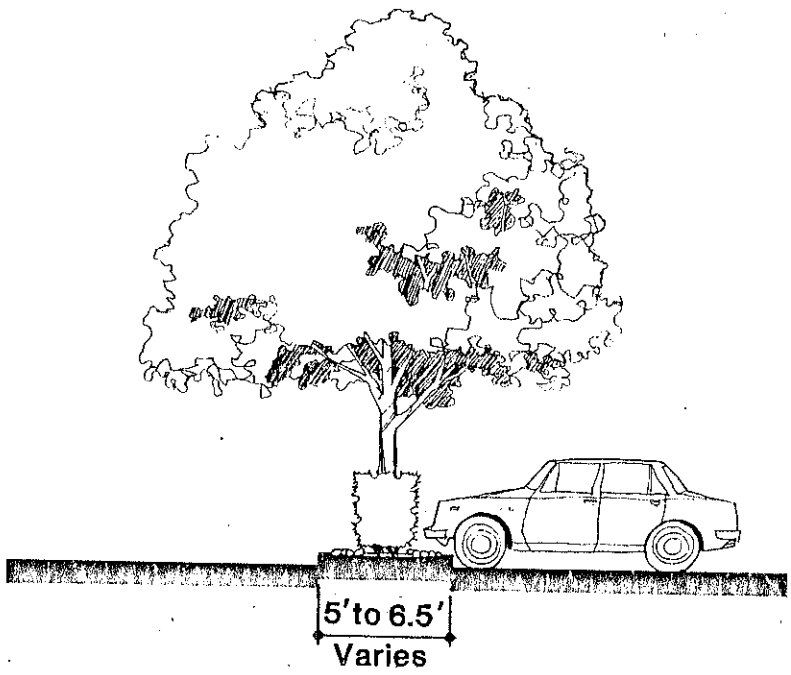
Alternating Office Parking Areas

Office Parcels with Continuous Medians

Where appropriate, landscaped medians running the entire length of the parking bays may be used at certain perimeters of the office parking areas. Formal rows of trees form visual buffers within these median areas.



Continuous Office Parking Areas



Typical Section – Median

Signage Guidelines

Introduction (Nov., 83 - pp. 32,33,34,55,56)

The intent of the Signage Guidelines is to create a signage system which is informational, identifying the project and its uses and which provides a consistency of design on a project-wide basis. A unique, consistent theme is desired for Town Center which serves to unite all sign types into a recognizable system. In addition, retail/commercial uses, large office uses and hotels are to be provided with adequate visual identity to vehicles passing by the project. Signage illustration dimensions depicted in the following disucussion are approximate only.

Internal Site Identification and Directional Signage

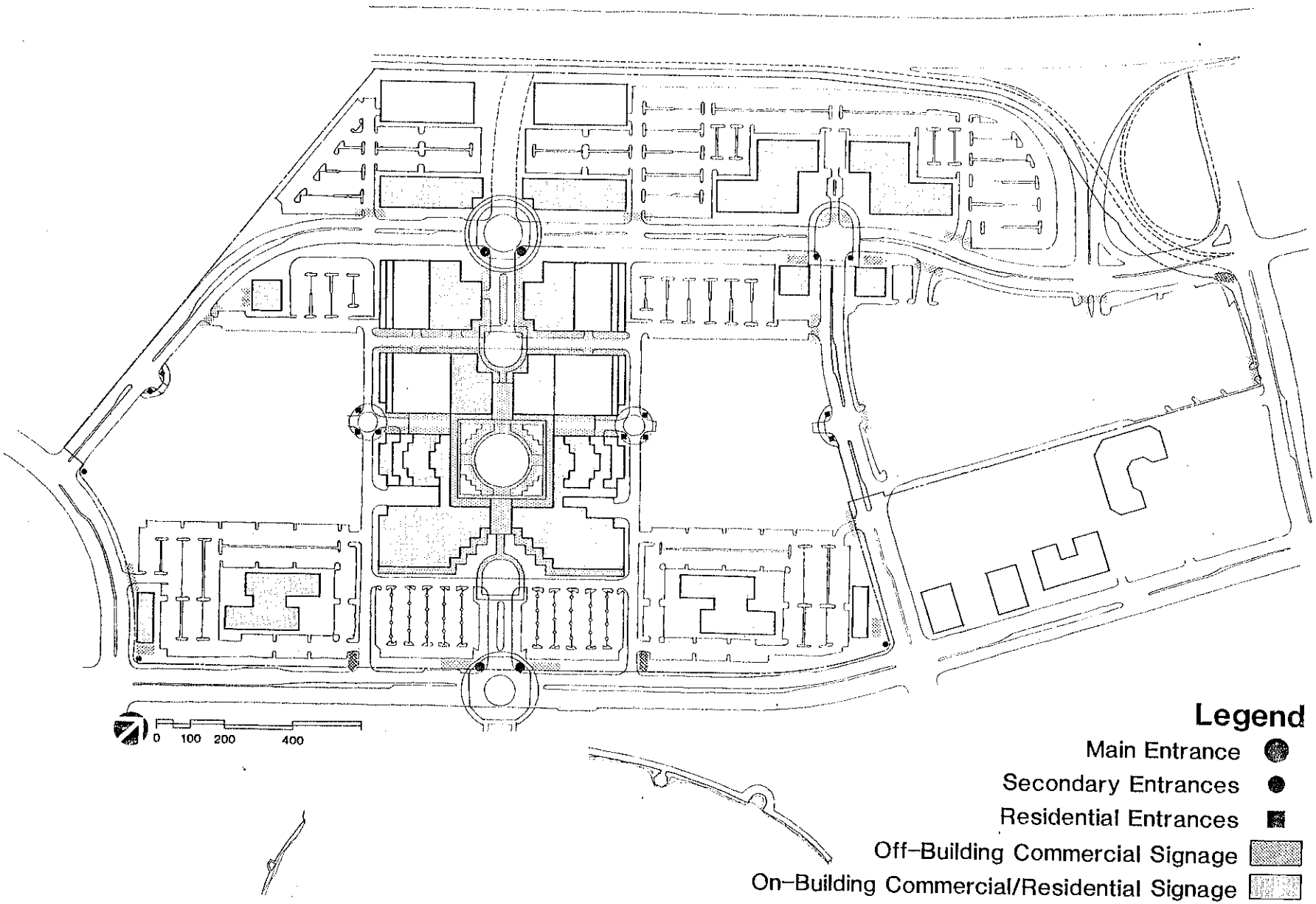
All site, tenant, and directional graphics should be designed to form a cohesive, flexible system of free standing sign units.

- Recommended signage typeface should be Times Roman, a highly legible, evenly balanced serif letterform which is more human than a hard-edged san-serif Helvetica letterform.

- Fiberglass, concrete or other similar construction should be used due to its durability and consistent color quality.

- All monument signs in the project should be of the same construction, materials and color group.

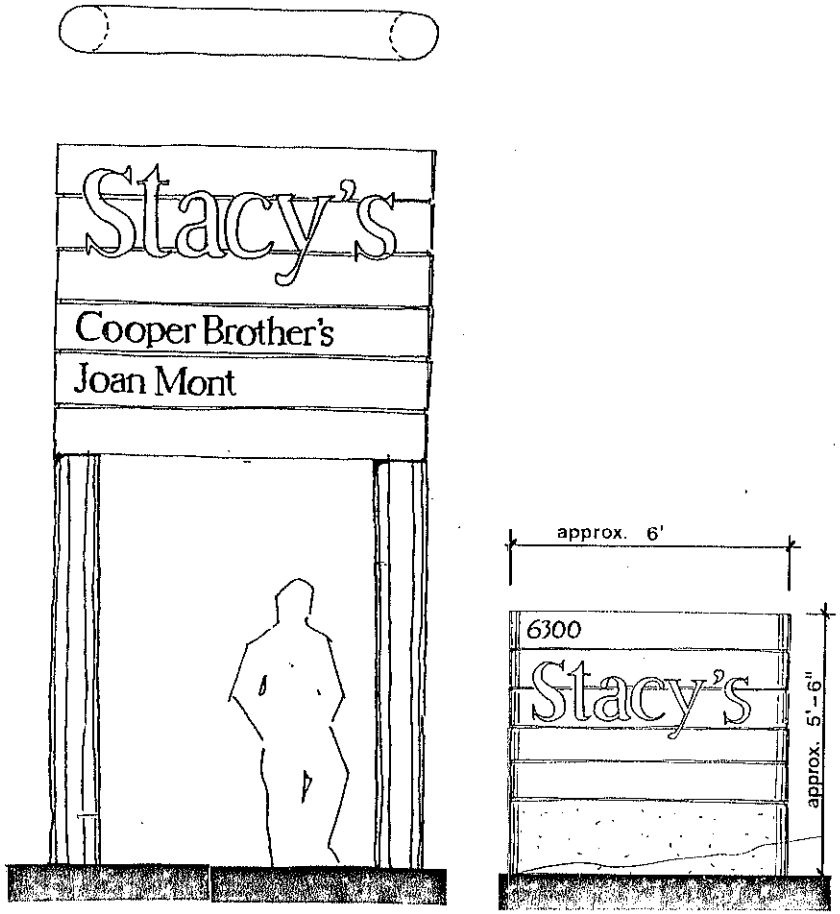
- Dark background color (burgundy or cobalt blue) is suggested to complement architectural colors with white typography.



Site Signage Concept

Retail Frontage Signs

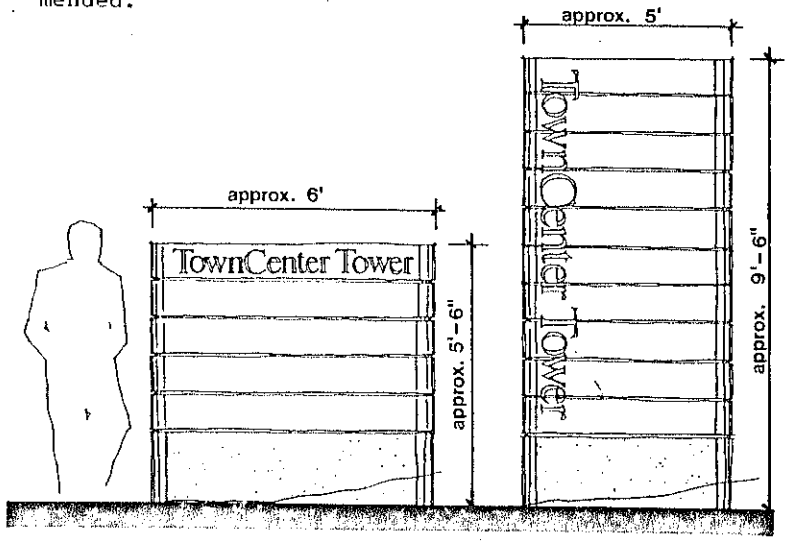
- Major retail tenant identification along East Hillsdale Boulevard and at the Regional Retail site should be large scale (up to 16' tall), free standing, two-sided signs. These units may accommodate reader-board-type tenant identification with internal illumination for the major tenant only. (See example below.)



Example: Major Tenant Signage

Project & Tenant Sign Monuments

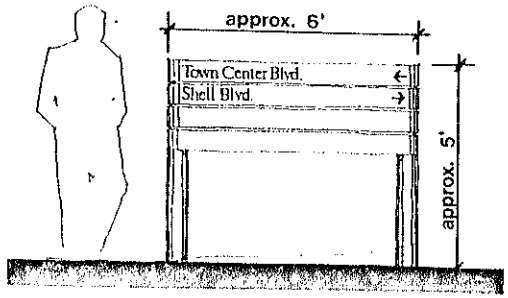
- Monoliths should be used to identify business centers or complexes, or to identify the project. (See example below.)
- Modular, changeable sign monoliths may function for tenant identification. (See example below)
- Externally illuminated, two-sided signs are recommended.



Example: Secondary Tenant Signage

Directional Signs

- Modular sign units similar to tenant identification signs should be used. (See example below.)



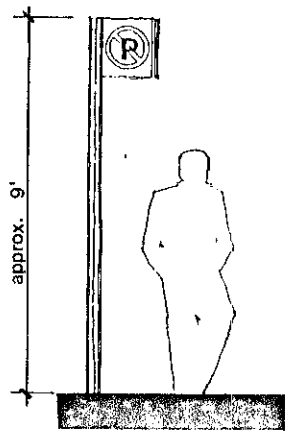
Example: Directional Signage

- Reflective typography and arrows should be used for greater vehicle visibility at intersections.

- These signs may be non-illuminated.

Functional Signs

- Regulatory signage should be mounted on painted poles to match Directional and Tenant Sign colors. (See example below.)

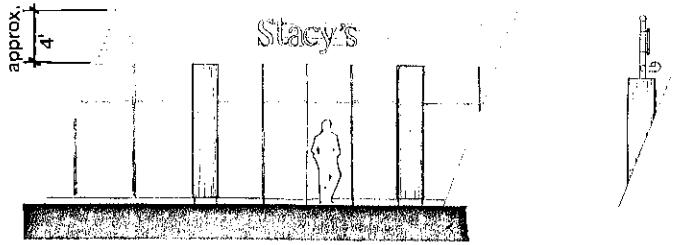


Example: Functional Signage

Arcade Tenant Identification

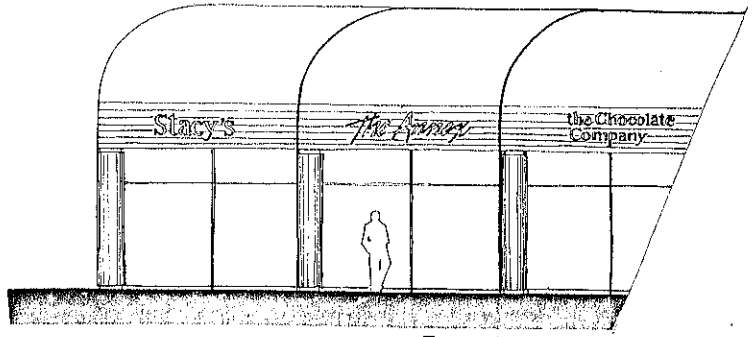
Arcade graphics should be designed to provide a wide variety of individual tenants with a uniform, colorful system for identification from both street and arcade levels.

- Tenants should be identified on the face of the canopy with tenant name or logotype in individual finished letters (metal or plastic) pinned to canvas awning and subframe. External illumination from continuous lighting track is recommended. Although logotypes may vary, all lettering should be the same color and material. (See diagram opposite.)



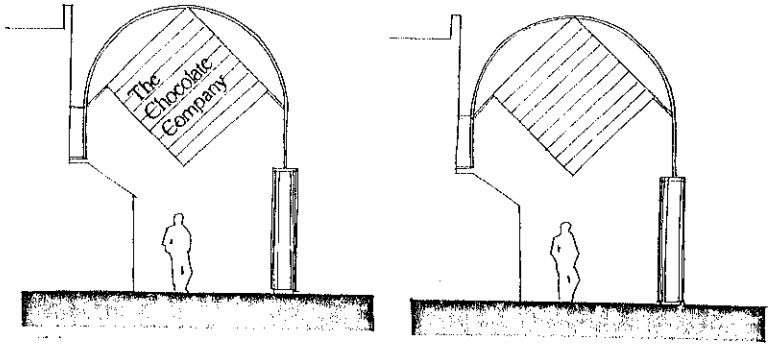
Example: Arcade Graphics

- Ruled pattern in painted or stitched lines along face of awning should be used to unify the wide variety of tenant names and logotypes. (See illustration below.)



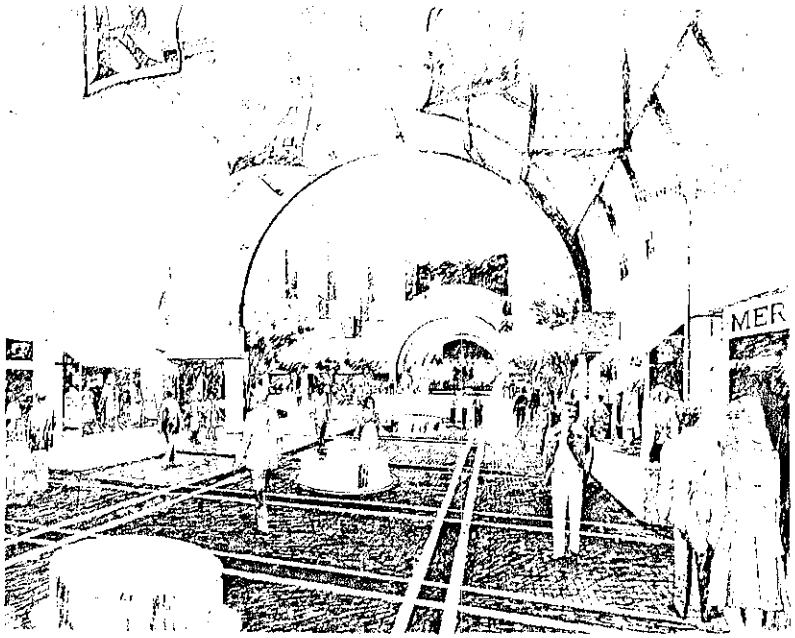
Example: Tenant Identification

- Colorful, painted banners or other similar treatments suspended within arched ceiling of arcade canopy may serve as pedestrian level identification for retail tenants. (See example below.)



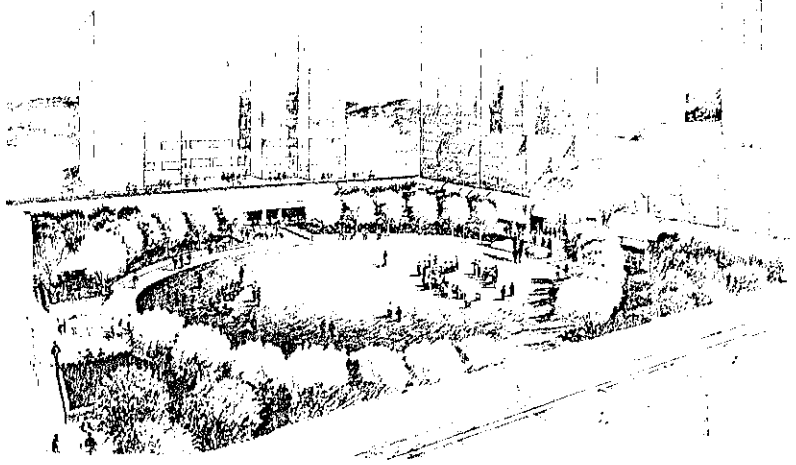
Example: Arcade Graphics

Graphics Appendix



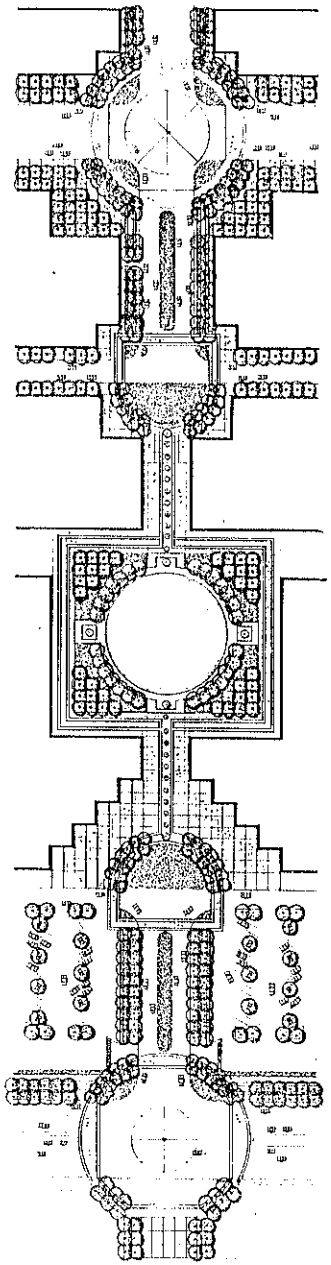
(Nov. 83 p. 12)

View Through South Entry Portal



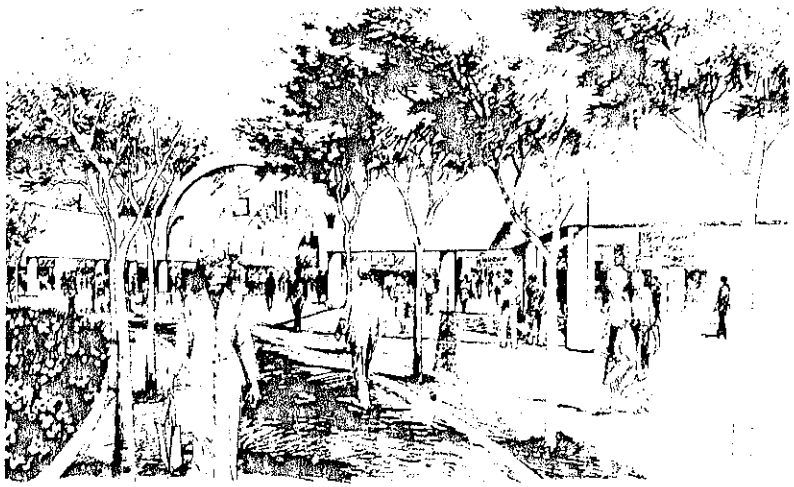
(Nov. 83 p. 12)

View into Central Open Space



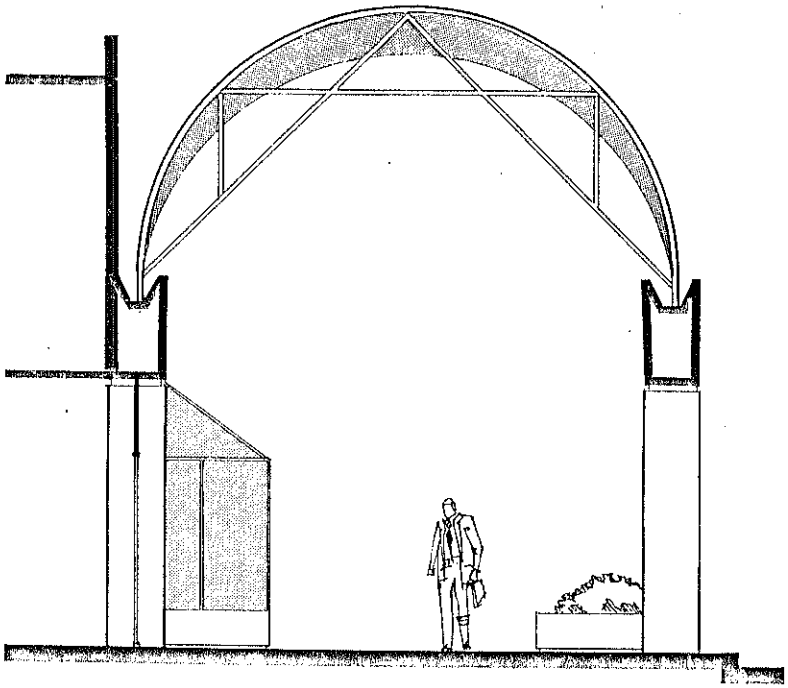
(Nov. 83 p. 11)

Central Promenade



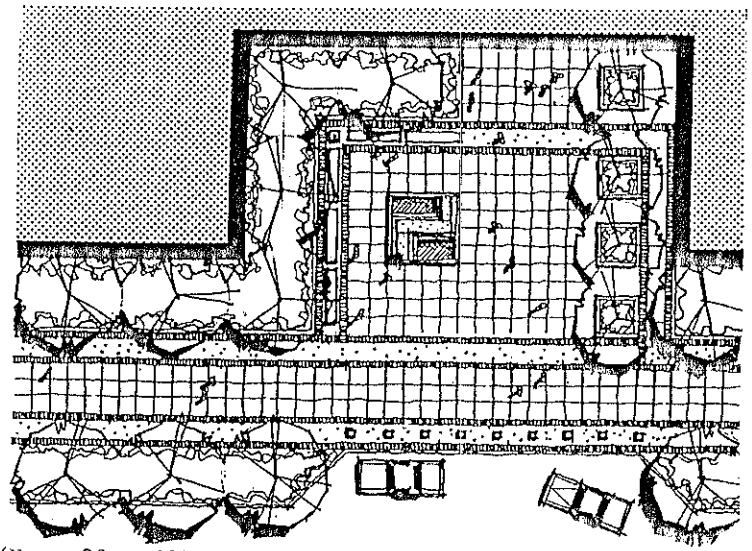
(Nov. 83 p.14)

View of South Entry Plaza



(Nov. 83 p.44)

Arcade Section



(Nov. 83 p.48)

Prototypical Site Furniture Clustering