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**METRO CENTER  
DESIGN GUIDELINES REVISIONS**

Foster City, California

General Plan Amendment  
to Lots 7/8, 10/11, 26/27

Transpacific Development Company  
DEVELOPMENT MANAGER

Hellmuth, Obata & Kassabaum Inc.  
ARCHITECTS, LANDSCAPE ARCHITECTS & PLANNERS

October 1987

rev. January 1988

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## ACKNOWLEDGMENTS

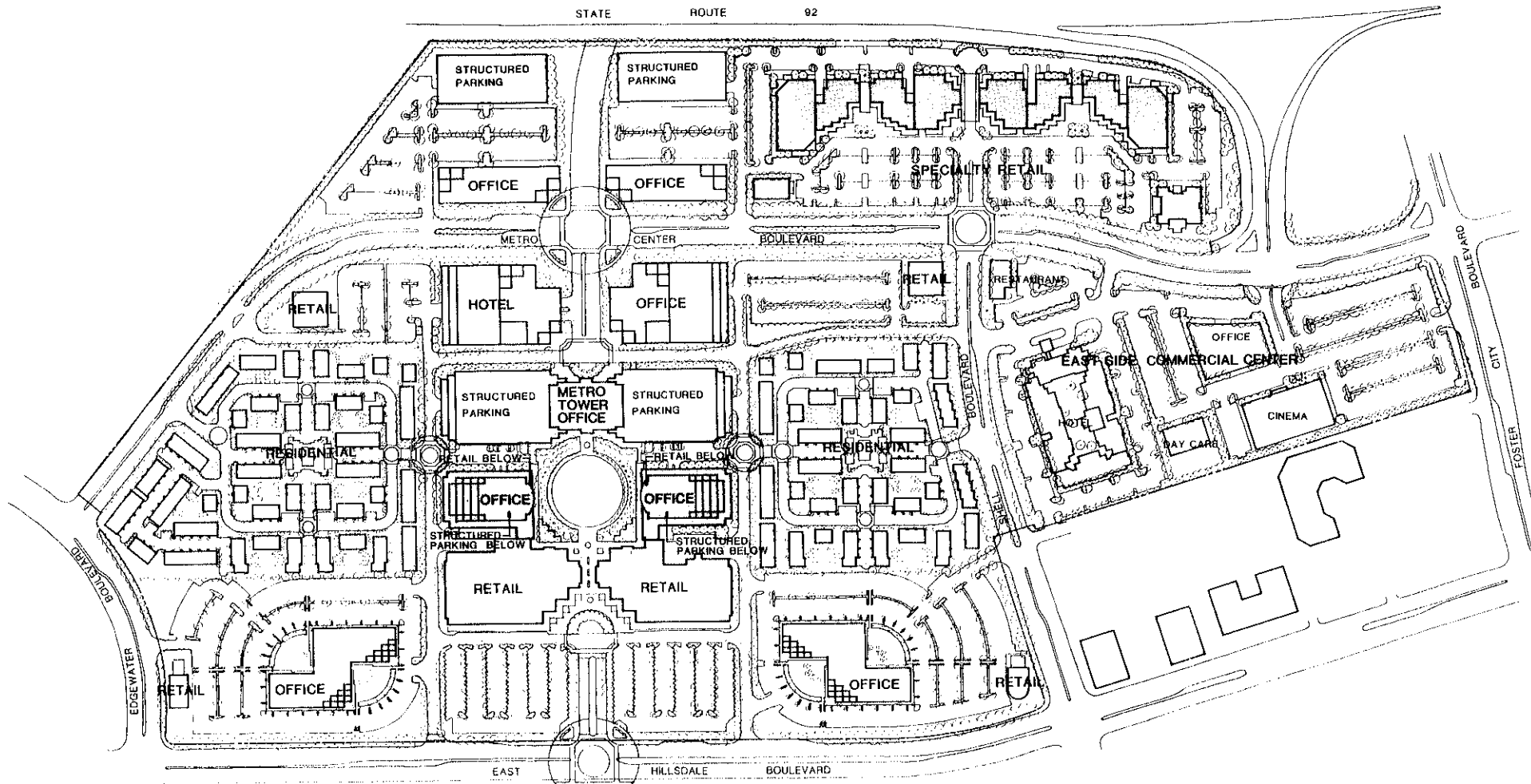
HOK expresses our appreciation to Kenneth Rodrigues Associates, Inc. - Architects and POD, Inc. - Landscape Architects for their contribution to the Specialty Retail Center Guidelines portion of this document.

## INTRODUCTION

A revision to the Metro Center General Plan is being proposed. The revision is for a Specialty Retail use to replace office use on Parcels 26/27; and Park Office Building use to replace mid-rise housing use on Parcels 7/8 and 10/11. The existing uses are identified in the Town Center General Plan Report (November 1983) and the Town Center Design Guidelines (April 1984). Plans of the Existing Master Plan and the Proposed Change follow on pages 2 and 3.

A description of each proposed change provides an introduction to the updated Design Guidelines for the corresponding parcels of the Metro Center General Plan. In particular, the proposed changes are described relative to their similarities and differences to adjacent or similar uses within the existing Metro Center development.

In that the Specialty Retail Center and Park Office Buildings are to fit into the Master Plan for Metro Center, the original master plan guidelines described above continue to be applicable. The following design guidelines for the Specialty Retail Center and Park Office Buildings are meant to supplement and to provide further detailed information for the specific sites. For cross-referencing purposes, a chart of the appropriate page references is attached at the end of these design guidelines. In addition, specific pages from the Town Center General Plan Report, November, 1983 will be cited in the text (e.g. November, 1983, pg...), as well as pages from the Town Center Design Guidelines, April, 1984 (e.g. April, 1984, pg...). This cross-referencing is not intended to be all inclusive in nature. If any discrepancies appear between the General Plan Report, (November, 1983) and Design Guidelines report, (April, 1984) the Design Guidelines should prevail.



PROPOSED CHANGE  
**METRO CENTER**  
 FOSTER CITY, CALIFORNIA

TRANSPACIFIC DEVELOPMENT COMPANY  
 DEVELOPMENT MANAGER

HELLMUTH, OBATA & KASSABAUM, INC.  
 ARCHITECTS AND PLANNERS

OCTOBER 1985  
 rev. OCT 1987

### Park Office Buildings

The Park Office Buildings flank the east and west sides of Metro Center Town Green, (Parcels 7/8 and 10/11). Each building occupies 1.3 acres for a total of 2.6 acres of the central core. They are bounded on the north by Metro Tower and on the south by the Neighborhood Retail Center.

The location of office buildings on this site is consistent with the intent of the master plan to concentrate higher density uses at the central core of the project. (November, 1983, p. 10,11) Together with Metro Tower, the office buildings and hotel planned to the north of Metro Tower, the Park Office Buildings create the downtown core of Metro Center. The office buildings continue to offer ground floor retail completing the continuous retail element surrounding the park as envisioned in the original master plan. (November, 1983 p. 16)

### Design Elements

The proposed office use is consistent with the original intent of the Metro Center Master Plan and will complement the existing architectural and site design elements. The following analysis highlights the design and site planning elements of the Park Office Buildings. These elements are described in relation to how they are utilized to achieve the overall themes in the Town Center Design Guidelines. (April, 1984, pg. 34)

1. **Complete the urban form of the master plan's core.**  
(April 1984, pg. 3)

The Park Office Buildings reflect the grid layout, axial symmetry, formality and gradual massing as conceived in the master plan. The east to west orientation to the residential development and the north to south alignment through the core of Metro Center complete the urban form of the project.  
(November, 1983 pg. 8-10)

2. **Provide an urban center for Foster City.**  
(April 1984, pg. 3)

The first floor of the Park Office Buildings will continue the existing retail uses surrounding the Town Green. In addition, office users will continue to stimulate a variety of activities attracting people to the urban center of Foster City, both during the day and evening, (November, 1983, pg. 12-13)

3. **Integrate the Metro Center core into the surrounding community.** (April 1984, pg. 4)

By providing a height transition from the high rise Metro Tower to the low rise residential development, the Park Office buildings continue the smooth scale transition of Foster City's urban center. The mid-rise structures step in height east to west blending the architectural masses of Metro Center's urban core. (April, 1984 pg. 18)

4. **Unify the architectural theme of the central core.**  
(April, 1984, pg. 4)

The canopy arcade, column articulation, pedestrian paving materials, facade treatments, and landscaping will continue the existing design patterns surrounding the Town Green. Along the east to west corridor the architectural trellis, landscaping and special paving materials will repeat the elements already established with the Metro Tower. The ocular window and architectural fascia treatments of the Metro Tower will be repeated in a modified form to complement the existing Metro Tower.  
(April, 1984 pg. 7)

5. **Complete the public art program at the core of Metro Center.**

The Metro Center Public Art Program, January 14, 1987 discusses two future sites for art to be located at the plaza area entrances to the Park Office Buildings. Existing decorative water features, special paving, lighting and a Pomodoro art piece enliven the north to south pedestrian corridor at the core of Metro Center. The opportunity for two more art pieces located on the east to west axis of the Town Green will complete the Metro Center urban art program.

## Specialty Retail Center

The Specialty Retail Center is a 12.0-acre retail complex located in the northeast corner of Metro Center on parcels 26/27. The site is bounded on the north by State Route 92, on the south by Metro Center Blvd., on the east by the future Route 92 off-ramp and on the west by future office development. The Specialty Retail Center is intended to provide office tenants and residents of Metro Center, Foster City, and the larger Peninsula community with a complex of retail services not currently available in Foster City.

The site, originally planned for office development, provides an excellent location for expanding the retail services of Metro Center. Across Metro Center Boulevard from the East Side Commercial Area, the Specialty Retail Center will provide retail services that complement the commercial uses of the East Side Area. Together they provide a concentration of interconnected retail and commercial uses. Additionally its location, directly off the Route 92 off-ramp, affords easy accessibility to clientele. The site's proximity to Route 92 makes it clearly visible to freeway traffic, a key to the viability of a high quality specialty retail complex. Unlike the office buildings originally planned for the site, high visibility is essential to the success of retail in attracting new users.

### Design Elements

The proposed Specialty Retail Center incorporates many of the site planning and architectural design elements occurring throughout the Metro Center development. This similarity gives the Specialty Retail Center a sense of consistency with the Metro Center Master Plan. The Specialty Retail Center also introduces new design elements to the Metro Center development, adding vibrancy and a degree of uniqueness and specialness to this part of the overall master plan.



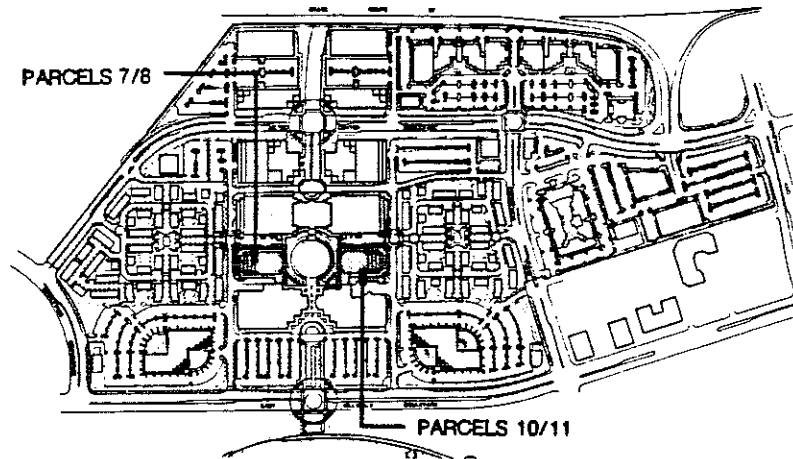
In particular, the Specialty Retail Center design has demonstrated an adherence to the principles of axial symmetry, stepping back of building form and the use of architectural elements to unify and provide a theme for the Center. Much as with the neighborhood retail center at the core, the Retail Center is aligned about a central axis. Moreover, the buildings step back and create open courtyards/plazas for people use and a canopy system is being proposed which provides a unifying element that also develops an architectural theme for the Center. The Specialty Retail Center also addresses the importance of the pedestrian in its design. Special decorative paving, floral color, lighting and landscape focal elements direct and give interest to people coming to and participating in the retail activity of the Center.

Within the framework of the similarities discussed above, the Specialty Retail Center provides the following elements that differ and give accent to the Center as a unique part of the overall master plan.

1. The retail courtyards are to be developed with an informal theme; each having its own distinct character.
2. The canopy system is to have its own unique form, different from the canopy at the neighborhood retail center. This canopy provides a special signature for the Center.
3. The color palette for the Center is to provide a complementary yet different range of hues from the pinks, burgundies, beiges and greys of the rest of Metro Center.

## PARK OFFICE BUILDINGS DESIGN GUIDELINES

Parcels 7/8 & 10/11 (see shaded area).



The following guidelines provide a framework for architectural design and landscape development for the Park Office Parcels. The Architectural Guidelines are divided into the following six sections:

1. Siting
2. Heights
3. Massing
4. Facades
5. Ground Floor Treatments/Pedestrian Orientation
6. Rooftops

Each section identifies desired objectives and recommended methods to achieve these objectives.

The Landscape Guidelines are divided into the following three sections:

1. Open Space
2. Guidelines for Implementation
3. Prototypical Treatments

The Open Space section describes the open space treatment in the Park Office Parcels. The Guidelines for Implementation section addresses landscape objectives and specific site issues. The Prototypical Treatments section outlines design solutions for use as general guidelines for typical situations within the Park Office Parcels.

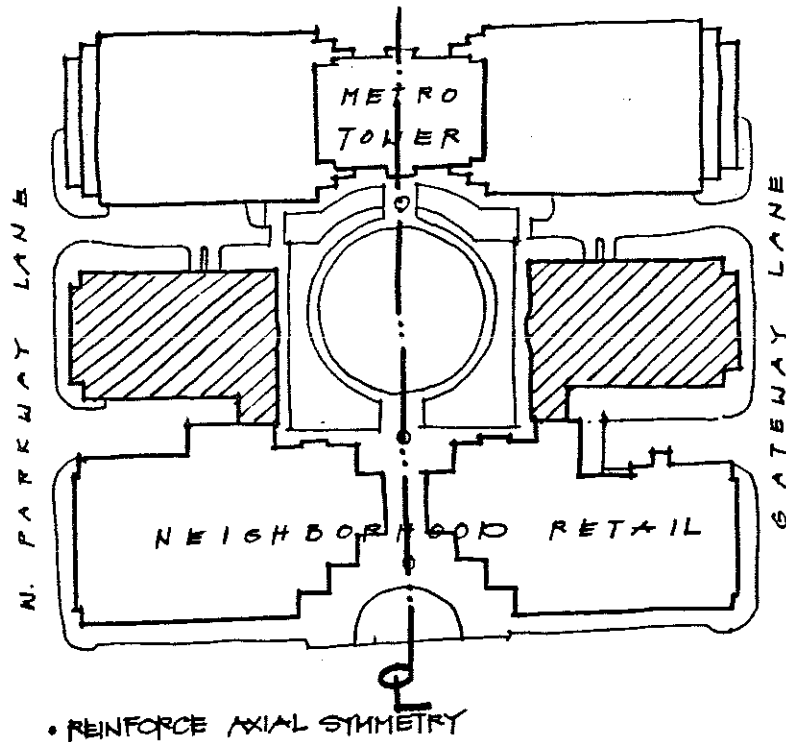
## ARCHITECTURAL GUIDELINES

### Siting

Objectives: Site buildings to formally frame the east and west sides of the Town Green.

#### Methods:

1. Adhere to the orthogonal planning grid for central core office buildings, as detailed in the Metro Center Design Guidelines. (November, 1983, pg. 8-10)
2. Site structures to front on the east and west sides of the core open space while providing a framed architectural view of the Metro Tower.
3. Develop the buildings on Parcels 7, 8, 10 & 11 to reinforce the axial symmetry and formality along the east and west sides of the Metro Center core.

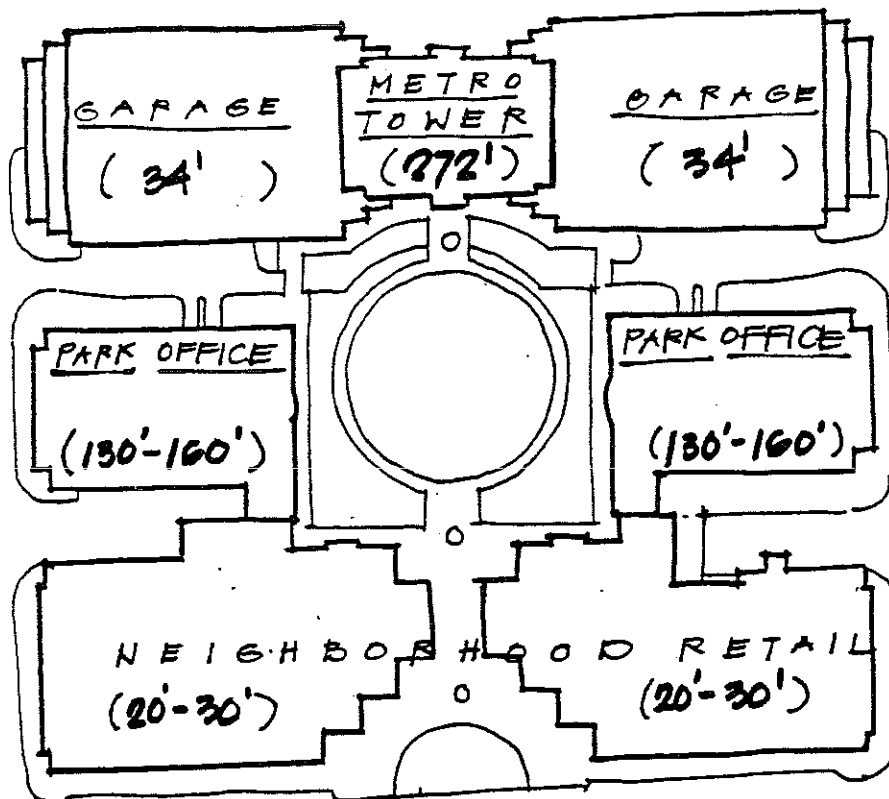


## Heights

Objectives: Build heights progressively toward the project center, culminating with the Metro Center Tower.

### Methods:

1. Establish height guidelines:  
--For Buildings on parcels 7, 8, 10 & 11 a height range of 130' to 160' is recommended. (April, 1984, pg. 18)
2. Establish height differentials between buildings:  
--Between the Metro Center Tower and the Park office buildings, a height differential within the range of 110' to 140' is recommended.

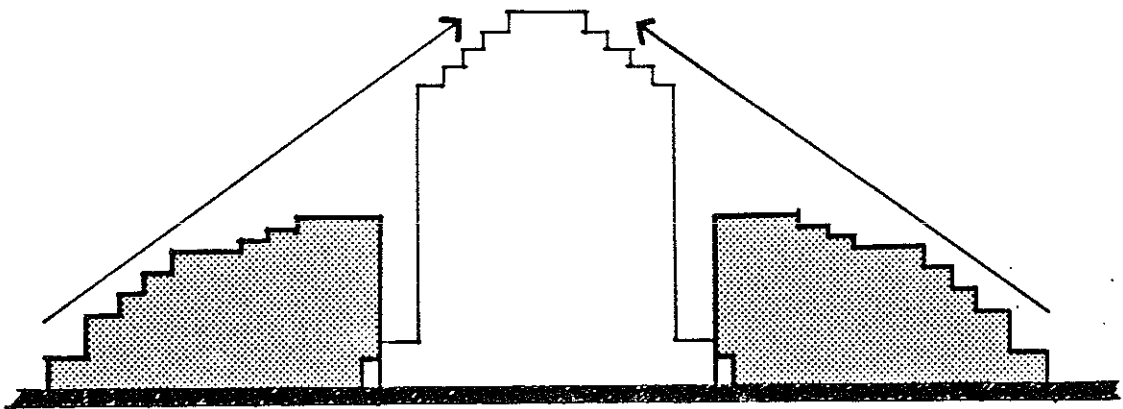


## Massing

**Objectives:** The massing of the Park Office Buildings should be such that there is a transition in scale from the residential development on the east and west sides of the central core to the Metro Center Tower, which should be preserved as the prominent mid-Peninsula architectural landmark.

### **Methods:**

1. The buildings should step upward from a scale compatible with the residential areas to a maximum height at the park edge. (April, 1984, pg. 18)
2. The steps in the building form should match that of the Metro Center Tower and form a pyramid with the Metro Center Tower as the apex.



## Facades

Objectives: Facade treatments should be compatible in color, material and proportions to the rest of Metro Center structures. (April, 1984, pg. 7)

The Park Office Buildings treatments should complement adjacent structures and provide a transition where dissimilar treatments occur.

### Methods:

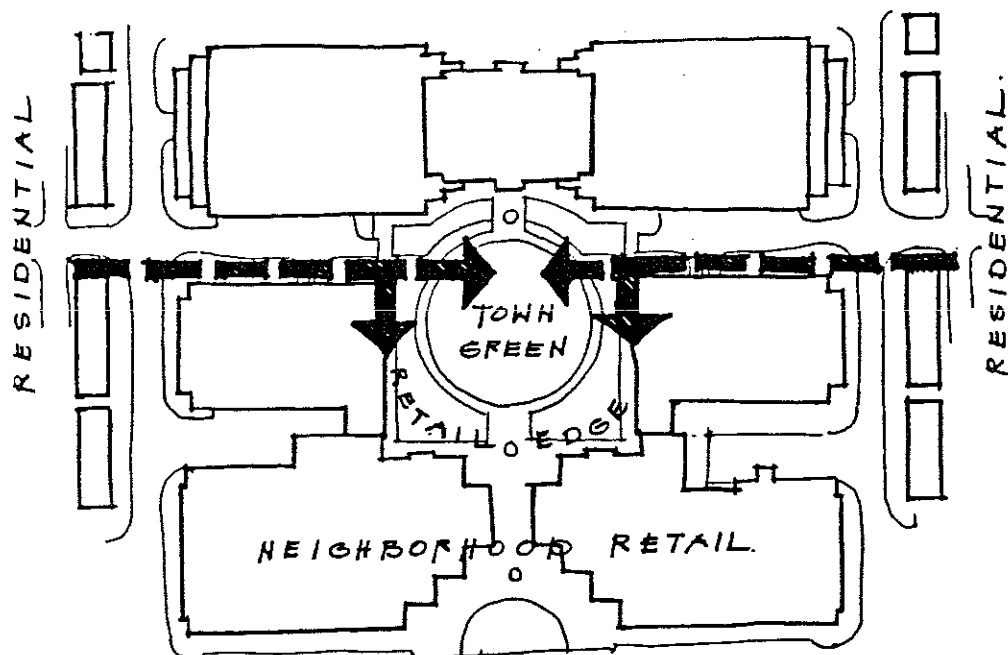
1. Use similar light-colored materials and finishes throughout the site which are in conformance with the approved Metro Center color and material boards.
2. Provide facade detail and interest, through the articulation of windows, columns, sills, joints, etc.
3. Strip windows should be discouraged unless used as a counterpoint to contrast a portion of the building mass.
4. Prohibit use of all metal, and all mirrored glass facades.
5. Use similar facade treatments for all buildings for such items as entry details, roof lines and surface articulation.
6. Relate building materials and treatments to adjacent structures by using similar and/or complementary colors, forms and finishes.

## Ground Floor Treatment/Pedestrian Orientation

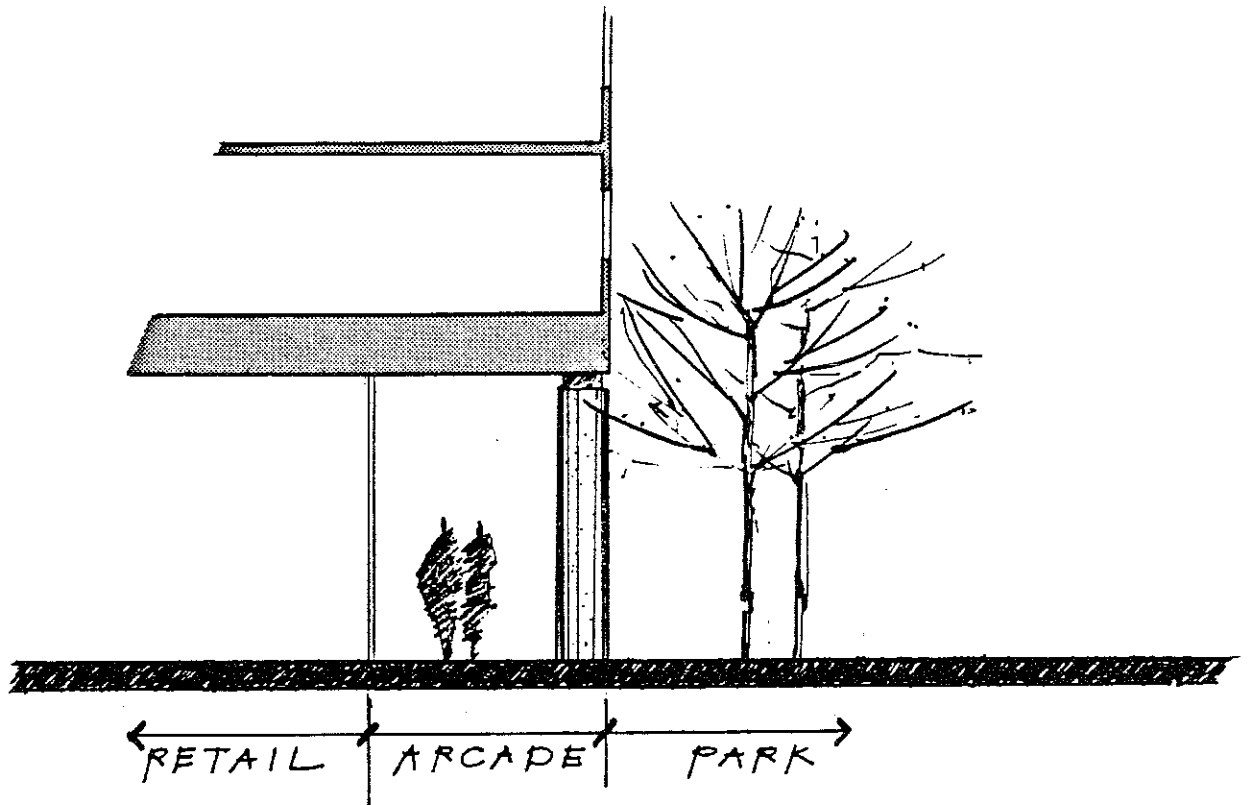
Objective: Create an active pedestrian life at street level. (April, 1984, pg. 9)

### Methods:

1. Create special entrance articulation in the building facade.
2. Use predominantly glazed interior spaces at entrances.
3. Minimize the use of blank walls.
4. Provide visible lobbies.
5. Encourage direct pedestrian routes to main building entrances by development of well-defined pedestrian circulation paths.
6. Provide a direct pedestrian link to Town Green.
7. Link residential areas with Town Green and the retail edge.



8. Mask structured parking with an articulated skin and pedestrian level trellising similar in character and scale to that of the Metro Center Tower.
9. Continue the covered pedestrian walkways begun by the existing canopy to the south by the use of an arcade.



10. Consistent with the Metro Center Public Art Program, January 14, 1987, locate a focal art piece axial with the ground floor lobby entry at each building.



## Roof Tops

Objective: Visible roof lines should be integrated into the design of the total building form, and all rooftop mechanical equipment should be hidden from view from adjacent structures and ground level. (April, 1984, pg. 9)

### Methods:

1. View lines from ground level and from adjacent buildings should be considered when designing mechanical equipment screens.
2. When designing roofs and equipment enclosures all walls should be of the same material as the remainder of the structure and all visible sloping roofs should present a simple form consistent with building shape.

## LANDSCAPE GUIDELINES

### Open Space

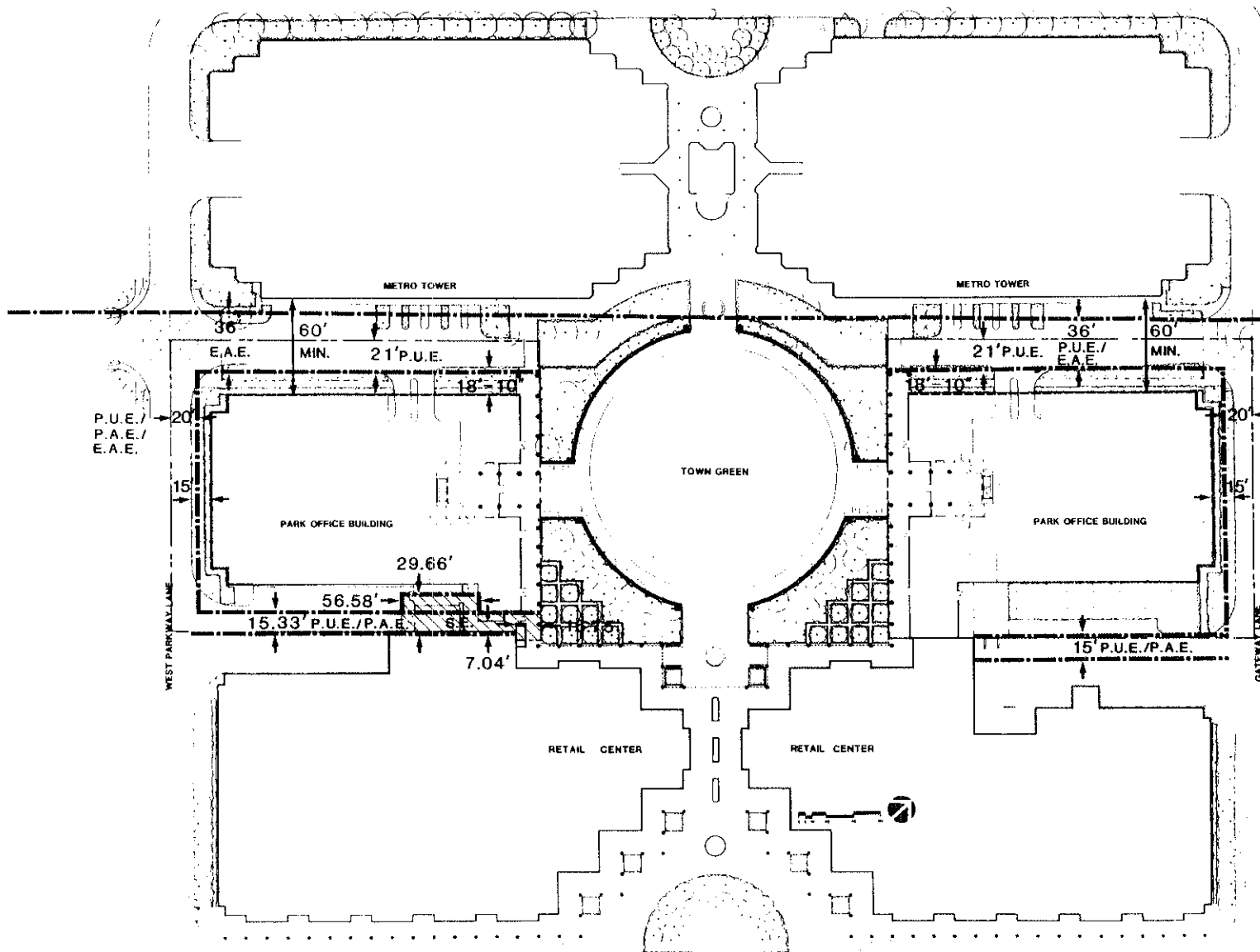
The Open Space system contains all the critical circulation, building entrance, and perimeter dimensions. Building setbacks, landscaping, and utility easements are included in this plan. Please refer to the Open Space Plan on the following page.

### Perimeter Landscaping

The perimeter landscaping areas measure 10 feet from the edge of the public utility easement along West Parkway and Gateway Lanes. These landscaped areas are augmented by an additional 5 feet of landscaping within the public utility easement, for a total of 15 feet. Along the southern edge of the auto entry and fire access lane at the north side of the site, there is a landscape area which varies in width from 14'-8" to 18'-10". Along the northern edge of the service area at the southeast side of the site, there is a landscape area which varies in width from 11'-0" to 39'-0". The east side of the west office building and the west side of the east office building front Town Green, Metro Center's major landscape space. (April, 1984, pg. 21-22)

### Building Setbacks

Along West Parkway and Gateway Lanes, buildings should be set back 15' from the curb face to visually align with the outermost face of the Metro Tower garage. On the north side of the site, a minimum 60 foot setback should be maintained between Metro Tower and the proposed buildings, in order to provide a view corridor into the Town Green from the adjacent residential development. (April, 1984, pg. 22)



**LEGEND**

- Property Line
- Perimeter Landscape
- Easement
- P.U.E. Public Utility Easement
- E.A.E. Emergency Access Easement
- P.A.E. Public Access Easement
- SE Service Easement

For detailed dimensions of Service Easement, see survey dated June 23 1987 by TNA Surveyors, Atherton California

**OPEN SPACE**  
 Park Office Buildings  
 Metro Center, Foster City

## Guidelines for Implementation

The open spaces within the Park Office Parcels are a unifying factor of the plan. Landscaping should provide a framework to reinforce the scale and character of the development as a whole. Perimeter landscaping and pedestrian connections must be articulated to describe the open space system. Significant aspects of the plan that will ensure a cohesive development are as follows.

### Vehicular Circulation, Parking and Service Areas

Objectives: Develop a vehicular circulation system with convenient ingress and egress and ample parking for all site users.

Methods:

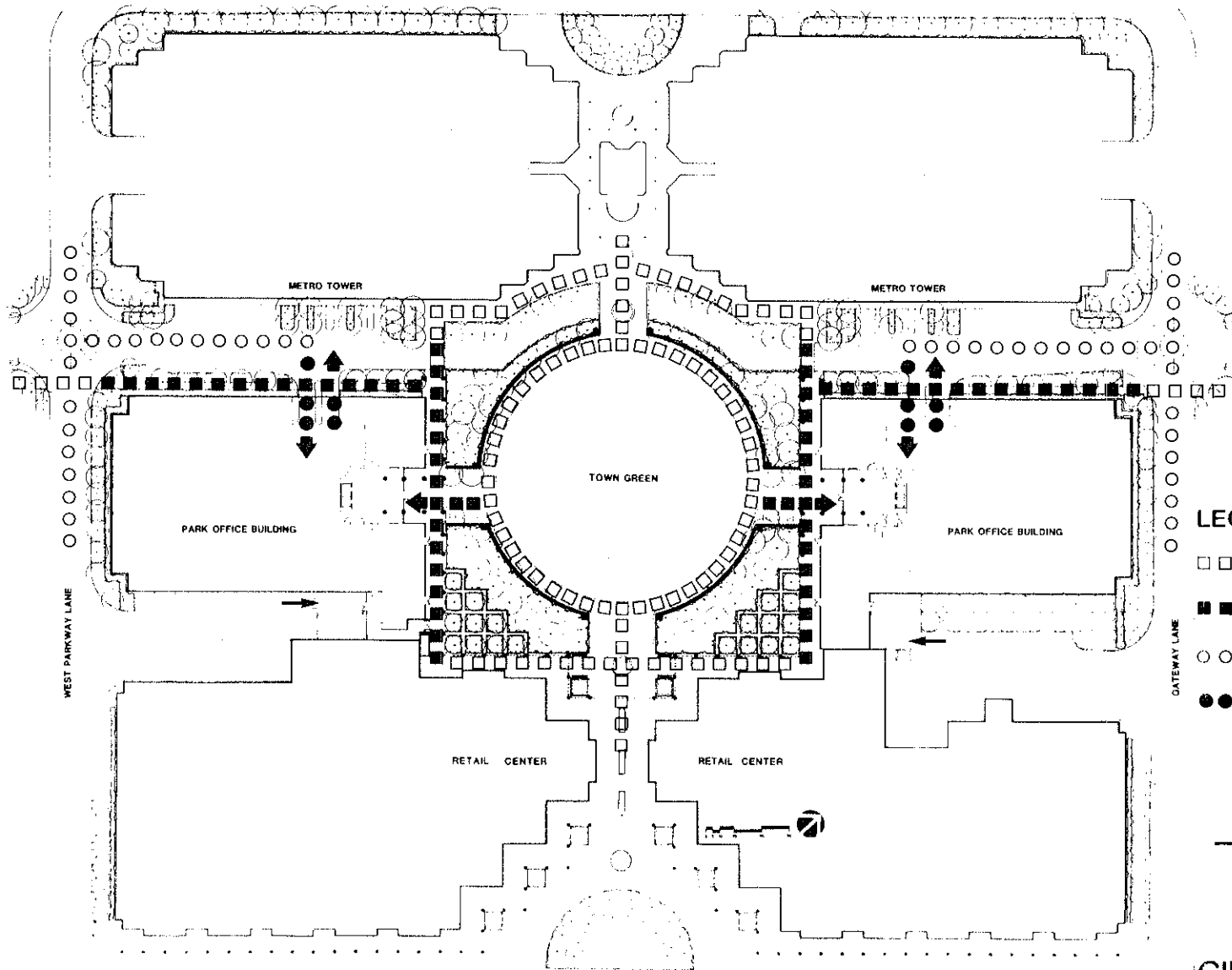
1. Provide structured parking
2. Develop an access point to the parking garage on the north side of the site with ample stacking room between garage entrance and intersection at West Parkway or Gateview Lane.
3. Provide efficient parking layout using 90° parking and two-way aisles.
4. Develop parking dimensions for standard, compact, and handicap stalls that comply with standards used at Metro Tower.
5. Incorporate tandem parking in parking structures where parking controls permit required access (e.g. tenant assigned parking or valet parking).
6. Develop the east-west access corridors between Metro Tower and the Park Office Buildings with special paving and landscaping to delineate vehicular circulation routes and separate circulation routes from service areas.

## Pedestrian Circulation

Objective: Provide a pleasant and comfortable walking environment for pedestrians allowing for ready access to surrounding uses.

### Methods:

1. Create a retail arcade on the park side of the building which connects to the pedestrian systems of the Neighborhood Retail Center and Metro Tower.
2. Use planting to separate pedestrian and vehicular traffic.
3. Define pedestrian connections at street intersections by articulating the crosswalks with special paving.
4. Use special landscaping with floral color in masses and flowering trees to define intersection corners.
5. Utilize special paving and landscape to strengthen the pedestrian connection between the residential areas flanking the Park Office parcels and the Town Green.



**LEGEND**

- □ □ Existing Pedestrian Circulation
- ■ ■ Proposed Pedestrian Circulation
- ○ ○ Existing Vehicular Circulation
- ● ● Proposed Vehicular Circulation
- Major Pedestrian and Vehicular Entries
- ➡ Service Entries

**CIRCULATION**

Park Office Building  
 Metro Center, Foster City

## Site Plantings

Objectives: Plant materials should not only be used for visual enjoyment but also for various functions within the urban environment. Planting objectives include: (April, 1984, pg. 35)

1. Articulation of outdoor spaces
2. Definition of scale
3. Visual screening
4. Wind barrier
5. Reduction of solar glare and heat build-up
6. Aesthetic improvement of Metro Center

### Mitigation Measures:

1. Metro Center has environmental constraints of strong prevailing winds and adverse soil conditions which require mitigation for successful plant material survival. The adverse soil conditions are the result of a high groundwater table and the presence of salts in the soil. Due to these saturated, saline soils, all the site plantings should be installed with a subsurface drainage system. This involves the installation of a perforated drain pipe located at the "bay mud" level, to remove any saline water from saturating the soils which contact plant materials. There are few ornamental plants that can tolerate both saturated and saline soil conditions. Typically, water-tolerant plants do not have any salinity tolerance, and conversely saline-tolerant plants come from dry climates and do not tolerate wet soils.
2. A qualified horticulturist and civil engineer should design the subsurface drainage system. It is best if installed with the underground utilities to ensure proper slope drainage and storm sewer system connections for the perforated pipes.

3. With respect to wind velocities, primarily from the north and east, all plantings should be protected by following these recommendations:
  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.



## Plant List

The following plant list recommends plant materials for use in the Park Office Buildings office parcels. Suggested plant materials are selected from the Master Plan Design Guidelines revised list submitted in January, 1986.

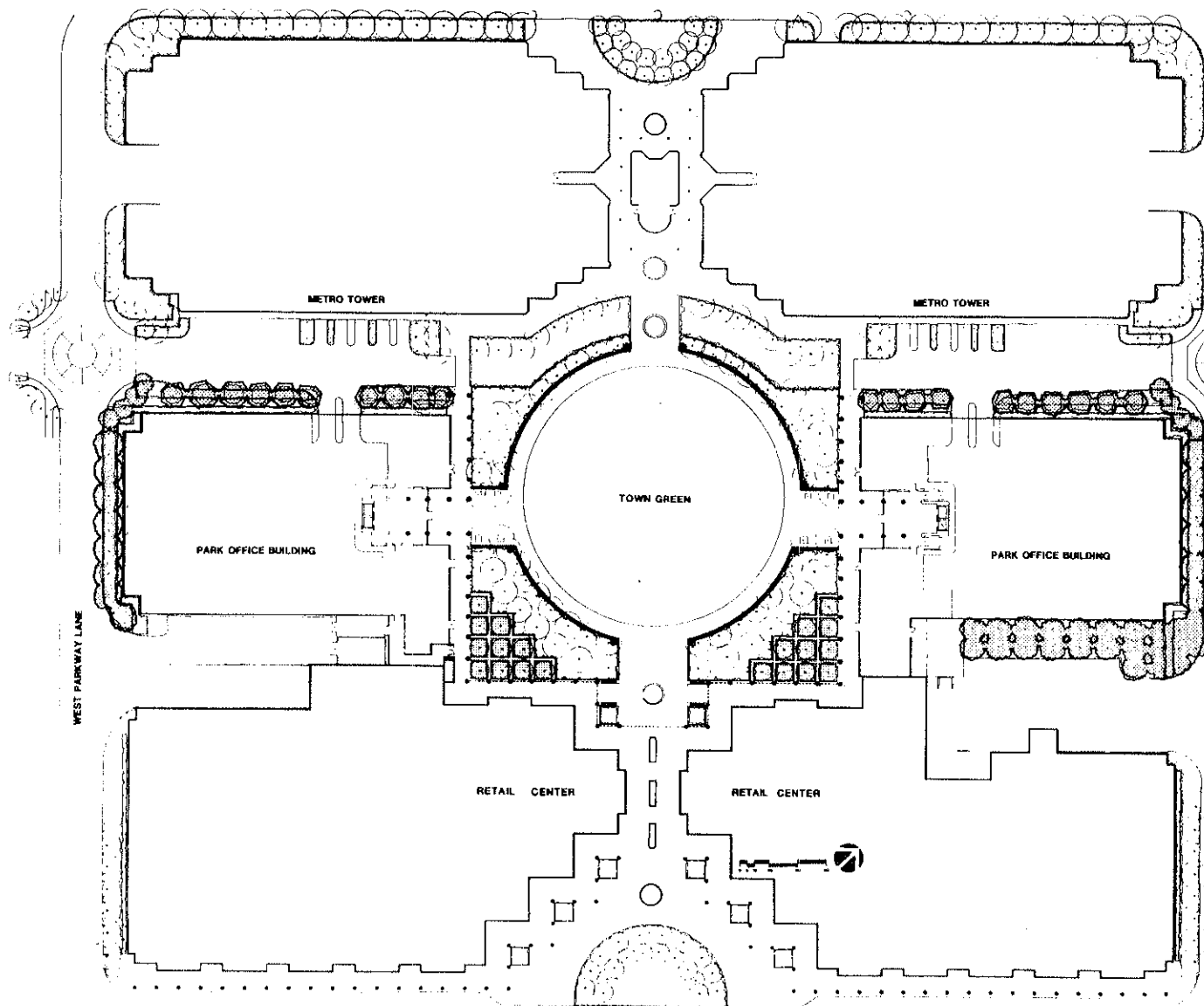
<u>Botanical Name</u>	<u>Common Name</u>
<b><u>LARGE DECIDUOUS SHADE TREES</u></b>	
Alnus cordata	Italian Alder
Alnus rhombifolia	White Alder
Fraxinus varieties	Ash
Ginkgo biloba "Fairmont"	Ginkgo
Platanus acerifolia "Bloodgood"	London Plane Tree
<b><u>BROADLEAF EVERGREENS &amp; CONIFERS</u></b>	
Acacia melanoxylon	Black Acacia
Cupaniopsis anacardiodes	Carrot Wood
Eucalyptus spp.	Eucalyptus
Melaleuca leucadendra	Cajeput Tree
Metrosideros excelsa	New Zealand Christmas Tree
Myoporum laetum	Myoporum
Pinus spp.	Pine
Quercus ilex	Holly Oak
Tristania conferta	Brisbane Box
<b><u>FLOWERING ACCENT TREES</u></b>	
Prunus blireiana	Flowering Plum
Prunus cerasifera	Purple Leaf Plum
Pyrus calleryana "Bradford"	Bradford Pear
Pyrus kawakami	Evergreen Pear
<b><u>FLOWERING HEDGE/SHRUBS</u></b>	
Escallonia spp.	Escallonia
Hebe varieties	Hebe
Nerium oleander (dwarf)	Oleander
Raphiolepis india	India Hawthorn
Viburnum tinus "dwarf"	Laurustinus

Botanical Name

Common Name

GROUNDCOVER

Agapanthus africanus	Lily-of-the-Nile
Baccharis pilularis	Dwarf Coyote Bush
Ceanothus spp.	Wild Lilac
Coprosma kirkii	Creeping Coprosma
Cotoneaster spp.	Creeping Cotoneaster
Gazania spp.	Gazania
Hedera helix and cultivars	English Ivy
Hypericum calycinum	Creeping St. Johnswart
Lantana montevidensis	Trailing Lantana
Osteospermum fruticosum	Trailing African Daisy
Trachelospermum jasminoides	Star Jasmine
Vinca minor	Periwinkle



## LEGEND

### Large Deciduous Shade Trees

- ALNUS COBBATA - ITALIAN ALDER
- ALNUS RHOMBIFOLIA - WHITE ALDER
- FRAXINUS VARIETIES - ASH
- GINKGO BILOBA "FATEMBLE" - GINKGO
- GLEDITSIA TRIACANTHUS "MIRACINE" - HONEY LOCUST
- PLATANUS ACERIFOLIA "BIRMINGHAM" - LONDON PLANE TREE

### Broadleaf Evergreens/Conifers

- ACACIA MELANOXYLON - BLACK ACACIA
- EUCALYPTUS SPP. - EUCALYPTUS
- MELALEUCA LEUCADENDRA - CAJUPUT TREE
- METROSIDERUS EXCELSA - NEW ZEALAND CHRISTMAS TREE
- MYOPORUM LAETUM - MYOPORUM
- PINUS SPP. - PINE
- QUERCUS ILEX - HOLLY OAK
- CUPANIOPSIS ANACARDIODES - CARROT BOOB
- TRISTEMA CONFERTA - BRISBANE BOX

### Flowering Accent Trees

- PRUNUS BLIRETIANA - FLOWERING PLUM
- PRUNUS CERASIFERA - PURPLE LEAF PLUM
- PYRUS CALLERYANA "BRADFORD" - BRADFORD PEAR
- PYRUS KAWAKAMI - EVERGREEN PEAR

### Flowering Hedge/Shrubs

- ESCALLONIA SPP. - ESCALLONIA
- HEBE VARIETIES - HEBE
- NERIUM OLEANDER (DWARF) - OLEANDER
- PAPHIOPETIS CRATAEA - IRISIA HAWTHORN
- VIBURNUM TINUS "SWISS" - LAURUSTINUS

### Ground Cover

- BACCHARIS PILLULARIS "TWIN HEAPS" - DWARF COYOTE BUSH
- COPROSMA KIRKII - CREEPING COPROSMA
- COTONEASTER SPP. - CREEPING COTONEASTER
- HEDERA HELIX - ENGLISH IVY
- VINCA MINOR - PERIWINKLE
- AGAPANTHUS AFRICANUS - LILYPAD LILYPAD
- CELANOTHUS SPP. - WILD LILYPAD
- GAZANIA SPP. - GAZANIA
- HYPERICUM CALYCOTUM - CREEPING ST. JOHNSWORT
- RUPE LUPULINUM FRUTICOSUM - TRAILING BIRD'S EYE
- TRACHYPOGON SP. - TRAILING BIRD'S EYE
- TRACHYPOGON SP. - TRAILING BIRD'S EYE
- TRACHYPOGON SP. - TRAILING BIRD'S EYE
- TRACHYPOGON SP. - TRAILING BIRD'S EYE

## LANDSCAPE PLAN

Park Office Buildings  
Metro Center, Foster City

## Prototypical Treatments

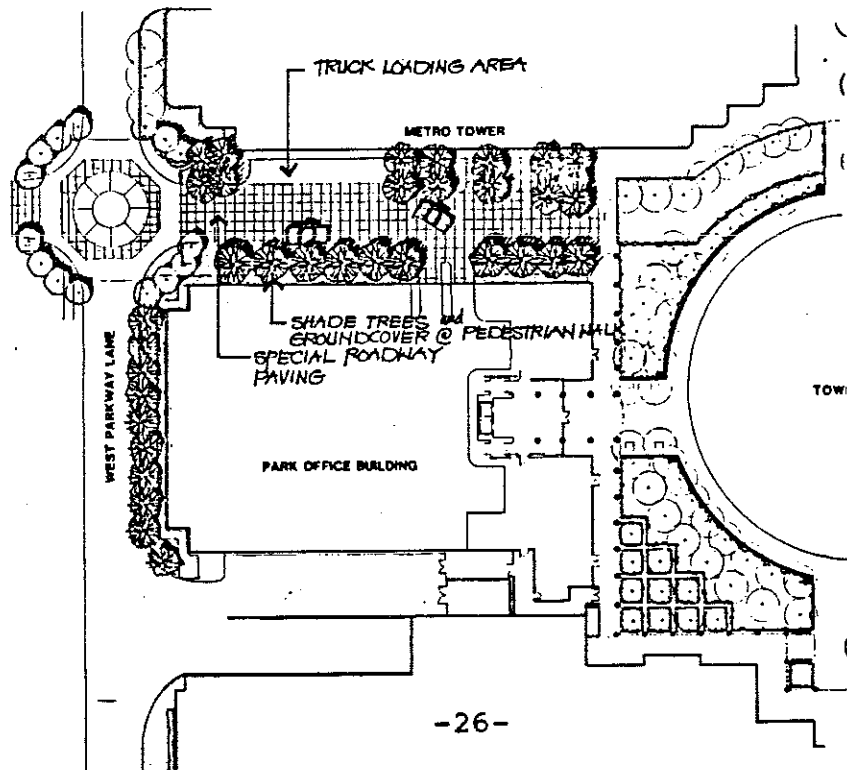
The following landscape design solutions are meant to be used as general guides for typical landscape situations which occur in the Park Office Buildings Office parcels. These solutions should serve only as recommended prototypes which may be modified during the permit review process to suit specific site conditions.

### Perimeter Landscape Treatments

The landscape perimeter areas include the landscape at the auto entry/fire access lane, along West Parkway and Gateway Lanes and at the loading areas south of the buildings.

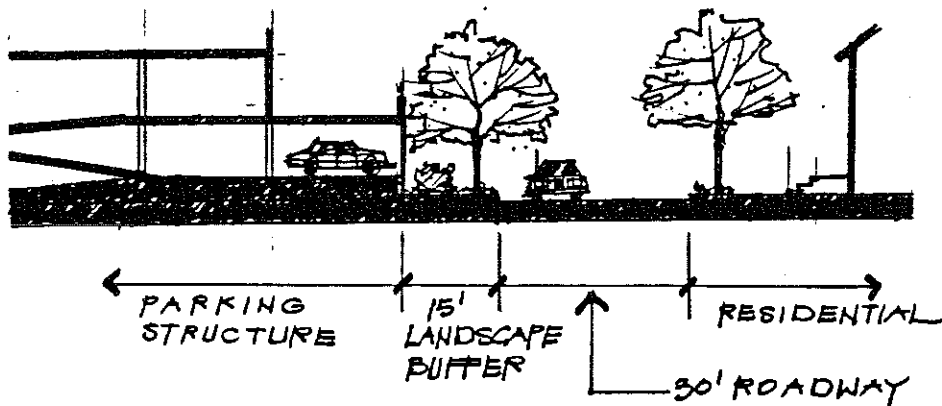
### Auto Entry/Fire Access Lane

A single row of deciduous shade trees and groundcover plantings are recommended for the north side of the building. This landscape treatment marks the vehicular entrance to the project and emphasizes the east-west pedestrian axis. Special paving materials are to be used to delineate the vehicular access from the service areas. The parking structure is to be screened with plantings. These plantings may include a vine-covered trellis similar to the treatment at the Metro Tower parking structure as well as large shrubs planted sufficiently close together to provide a dense vegetative screen.



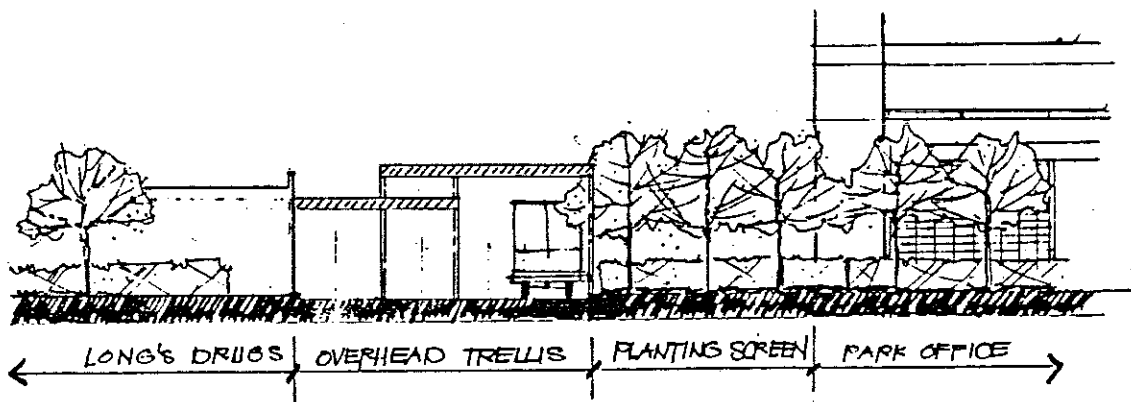
West Parkway and Gateway Lanes

Along Parkway and Gateway Lanes the broadleaf evergreen street tree and groundcover plantings established at Metro Tower are to be continued.



Loading Area

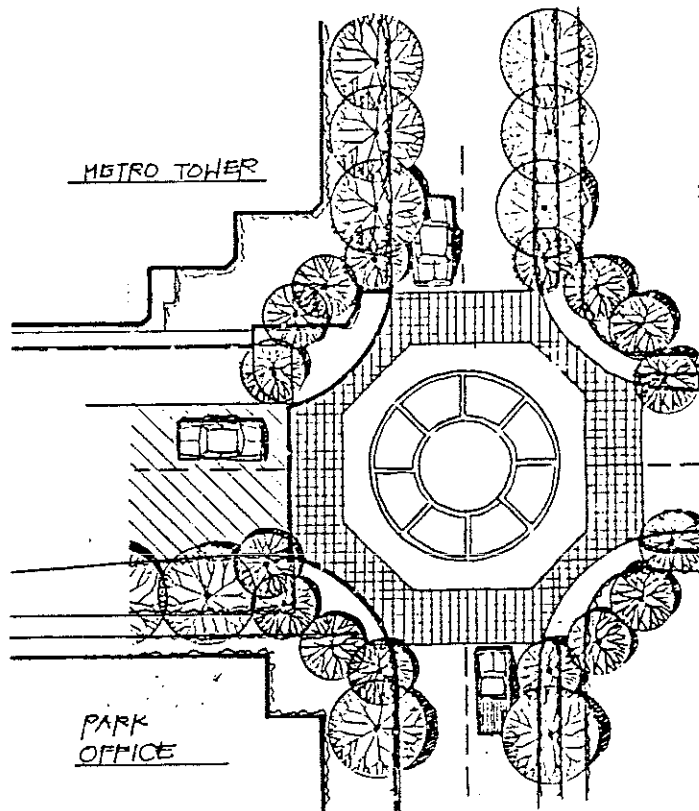
Broadleaf evergreen trees and hedge plantings are recommended for planting areas at the loading areas. These planting areas are to be positioned to screen the ground level view of these areas to the greatest extent possible. Views from above are predominantly of the neighborhood retail portion of the loading and trash areas and are to be screened by architectural elements identified in the neighborhood retail permitting process. The need for overhead screening of the Park Office Buildings' portion of the loading area should be determined during the site permit process.



SECTION/ELEVATION OF LOADING AREA  
FROM CITIHOMES-EAST

### Intersection Treatment

At the corners of the residential entrance to Citi-homes, the private streets (West Parkway Lane and Gateway Lane) and the east to west entrance to the Park Office Buildings, a special intersection treatment should be developed to emphasize the office and residential entrances. The existing circular paving patterns should be continued to delineate crosswalks and control vehicular movements. Plantings with seasonal color including ground covers and flowering trees should be expanded to designate the entrances. Also, signage, or other markers, should be incorporated into the design to identify the Park Office Buildings and direct traffic to these office building that lack street frontage.



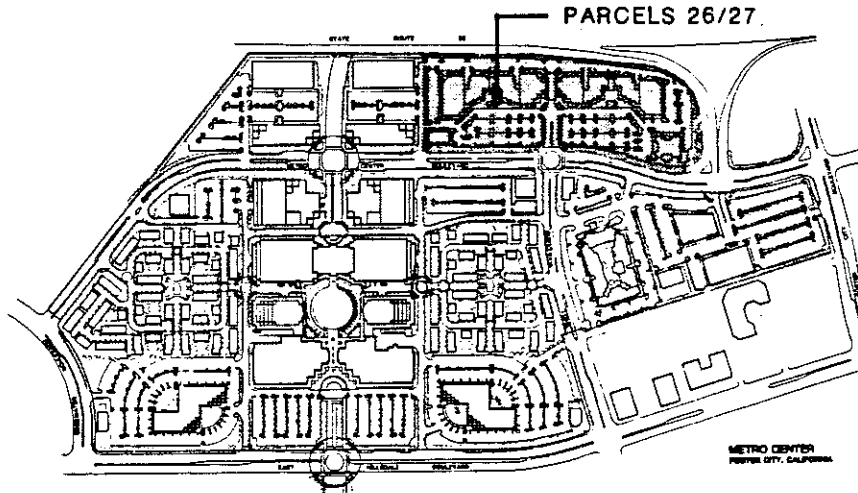
## Signage

Signage for Park Office Buildings will conform to the Metro Center Sign Guidelines of October, 1986 and will include:

1. Secondary Tenant Identification Sign--Multiple Tenant Sign, Type C<sub>2</sub> at each of the two office buildings (pages 3 and 7, Metro Center Sign Guidelines).
2. Building Address Sign, Type I (page 17, Metro Center Sign Guidelines).

## SPECIALTY RETAIL DESIGN GUIDELINES

Lots 26, 27 (see shaded area)



The following guidelines provide a framework for architectural design and landscape development for the Specialty Retail development on Lots 26 and 27-Metro Center, Foster City, CA. The Architectural Guidelines are divided into the following six sections:

1. Siting
2. Heights
3. Massing
4. Facades
5. Ground Floor Treatments/Pedestrian Orientation
6. Rooftops

Each section identifies desired objectives and recommended methods to achieve these objectives.

The Landscape Guidelines are divided into the following three sections:

1. Open Space
2. Guidelines for Implementation
3. Prototypical Treatments

The Open Space section describes the open space treatment for the Specialty Retail development. The Guidelines for Implementation section addresses landscape objectives and specific site issues. The Prototypical Treatments section outlines design solutions for use as general guidelines for typical situations within the Specialty Retail development.



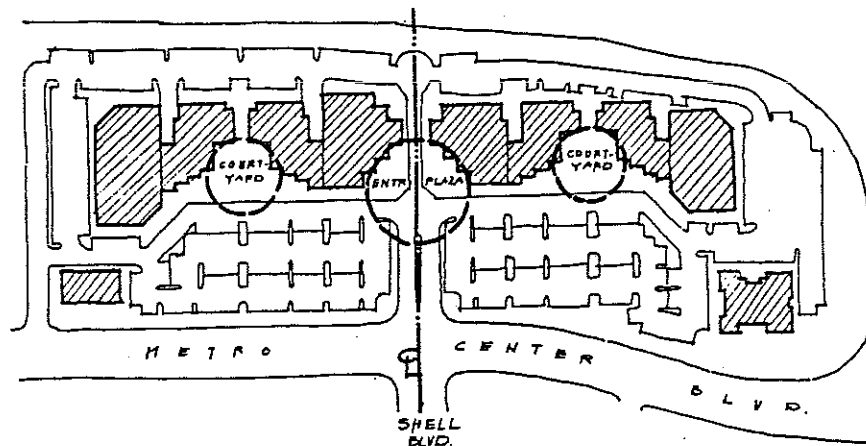
## ARCHITECTURAL GUIDELINES

### Siting

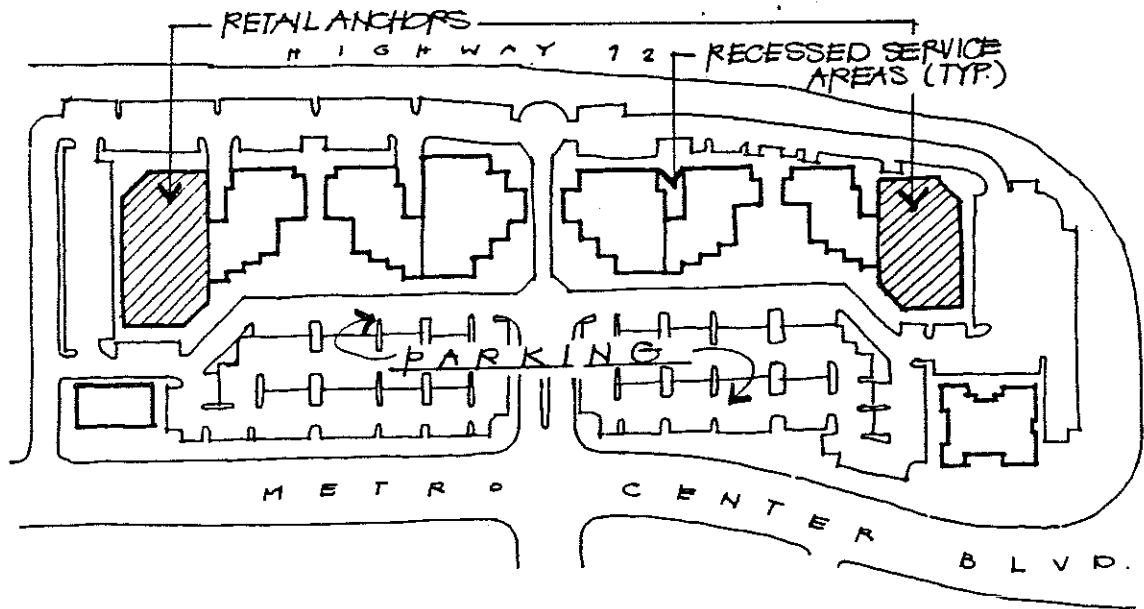
**Objective:** Site buildings to maximize storefront visibility. Reinforce the urban character of Metro Center and create an inviting theme that provides visual identity from Highway 92.

### **Methods:**

1. Site the buildings to create entry plazas and courtyards--the main plaza to be centered on the Shell Blvd. entry. Refer to the Landscape Guidelines section for further discussion of these plazas and courtyards.
2. Step the buildings back at the courtyards similar to that of the neighborhood center to create pedestrian focal areas.
3. Maximize the storefront frontage along Metro Center Blvd. Carry the storefront through the courtyards and wrap it around on the freeway side.
4. Site the retail center to be symmetrical about the centerline of Shell Blvd. and adhere to the orthogonal grid established throughout Metro Center.



5. Anchor the corners of the site with retail pads to help reinforce the planning grid and formal arrangement of buildings within Metro Center.
6. Site the buildings to create generous and convenient parking along the Metro Center Blvd. frontage to help create an inviting statement for the auto patron.
7. Locate service areas for the center along the Highway 92 frontage of the site. Develop recesses in the building to accommodate these service areas, thereby limiting visibility.



## Heights

Objective: Establish a height guideline for one-story buildings with an allowance for mezzanines.

### Methods:

1. The anchor building heights are recommended to be 20'-25' with a maximum allowable height of 45' for structures at the building throughways.
2. Establish an hierarchy of heights, anchor both ends (east & west) of the site with larger building masses.

## Massing

Objective: Anchor the center utilizing greater building mass at the ends of the center.

### Methods:

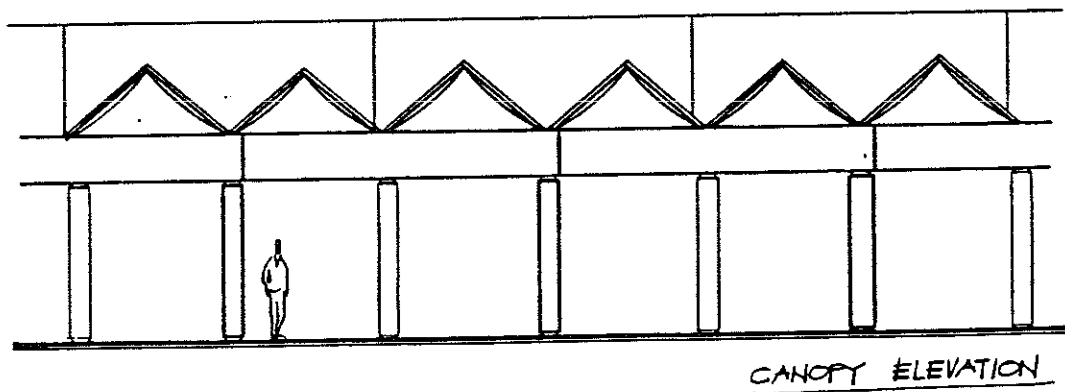
1. Site larger retail tenants at the east and west ends of the center.
2. Per the height guidelines above, allow these anchor tenants to have higher building heights than within the rest of the center.

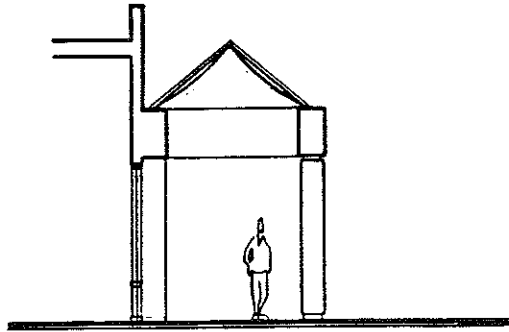
## Facades

Objective: Facade treatments should be compatible in color, material and proportions to the rest of Metro Center. In addition the south-facing facade as viewed from Metro Center Blvd. should present an identifiable theme and establish a character for the specialty retail complex which is complementary to the center core retail yet unique in form to identify the Specialty Retail Center. The treatment should be identifiable from Metro Center Blvd. and Highway 92.

### Methods:

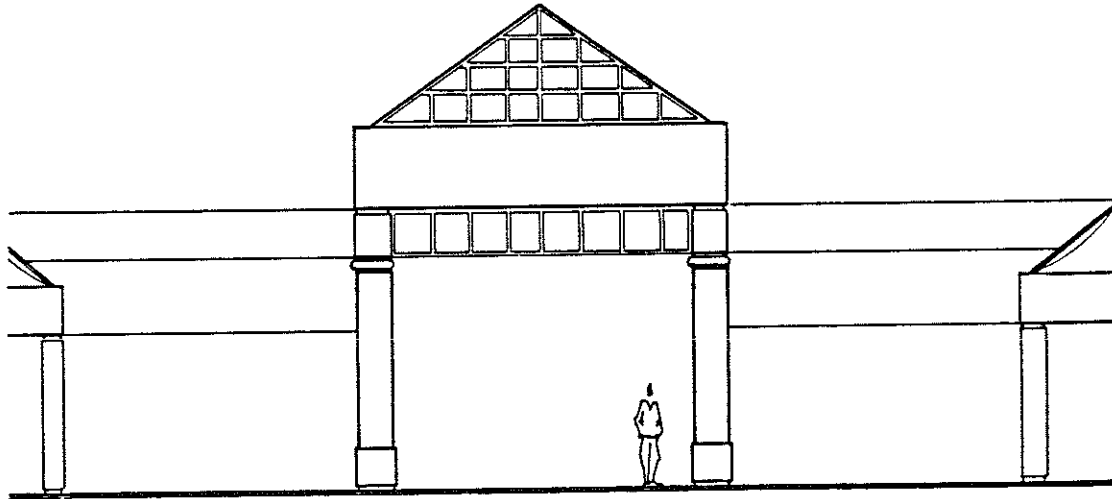
1. Use similar light-colored materials and finishes throughout the site which are in conformance with the Metro Center color and material boards.
2. Develop a canopy system at the building throughways and courtyards along the Metro Center Blvd. retail frontage, where appropriate. The canopy should continue through the building throughways to develop the system at appropriate locations along the Highway 92 frontage.





CANOPY SECTION

3. Create a skylight system at the courtyards that provides a "signature" for the center. The system should increase in height at the courtyards providing identification for the center and designating pedestrian activity areas. The skylight systems to be carried through the courtyards to be visible from Highway 92.



ELEVATION AT THROUGHWAY

## Ground Floor Treatments/Pedestrian Orientation

Objective: Create an active and appealing storefront.

### Methods:

1. Retail frontage along Metro Center Blvd. should maximize full-height glazing for pedestrian viewing and product display. Full glazing should continue through the courtyards and entry portal to wrap around the north side (Highway 92 frontage) of the buildings to a limited extent.
2. Where walls without glazing are required and at service docks along the north side of the retail center, adequate landscape should be provided as defined in the Landscape Guidelines section which follows. Furthermore, these walls should be integrated into the total design in an attractive manner through detail and textural variation.
3. Graphic identification, banners, lighting, planting and seating should be considered in the overall design to reinforce the interactive urban and pedestrian market concept of Metro Center.

## Rooftops

Objective: Make the roof expanse visually unobtrusive.

### Method:

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

## LANDSCAPE GUIDELINES

### Open Space

The Open Space system contains all the critical circulation, building entrance, and perimeter dimensions. Building setbacks, landscaping, and utility easements are included in this plan. Please refer to the Open Space Plan on the following page.

### Perimeter Landscaping

1. Metro Center Blvd. (Southern Perimeter)  
Per the April 1984, Design Guidelines, a 15-ft. landscape easement exists along the north side of Metro Center Blvd. This easement is augmented by 6.5 ft. of road right-of-way reserved for landscape for a total landscape area of 21.5 feet.
2. State Route 92 (Northern Perimeter)  
Along the northern property boundary at State Route 92, a 15-ft. landscape easement extends  $\pm$  525 ft. from the west property line. The easement varies in width from that point eastward. The minimum landscape area on Lots 26 & 27 is to be 5 feet. This landscape area is augmented by landscape on State Route 92 right-of-way lands for a total landscape area of 34.0-55.0 ft.
3. State Route 92 Off-ramps (Eastern Perimeter)  
A 6'-15' minimum landscape area is to be provided along the eastern perimeter adjacent to the State Route 92 off-ramps to Metro Center Blvd. This landscape area is in addition to the  $\pm$  28 ft. of landscape area on State Route 92 right-of-way property.
4. Lot 25 Office Parcel (Western Perimeter)  
An 8-foot minimum landscape area is to be provided along the 27-foot drive shared equally by Lot 25 and Lots 26 & 27.

The table below summarizes the perimeter landscape areas.

LANDSCAPE AREAS TABLE

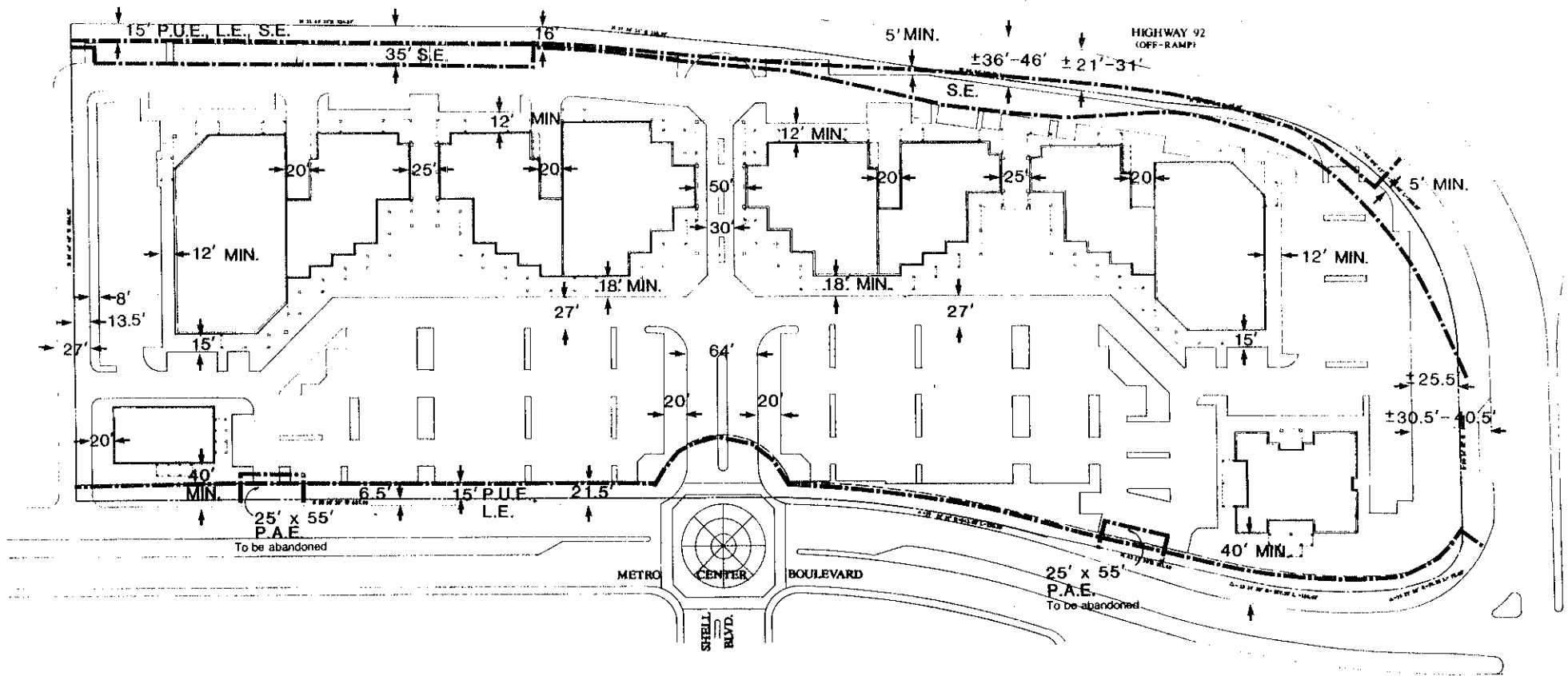
<u>Street</u>	<u>Perimeter Landscape Area*</u>	<u>Right-of-Way Landscape Area*</u>	<u>Total Land- scape Area*</u>
Metro Center Blvd.	15.0 ft.	6.5 ft.	21.5 ft.
State Route 92	5.0-15.0 ft.	+28.0-40.0 ft.	+34.0-55.0 ft.
State Route 92 Off-ramps	5.0-15.0 ft.	+28.0 ft.	+33.0-43.0 ft.
Western Entry Drive @ Lot 25	8.0 ft.	0	8.0 ft. min.

\*Note: All dimensions are face-of-curb to face-of-curb where curbs exist.

Building Setbacks

All buildings are to be set back from the public streets behind the perimeter landscaping. Along Metro Center Boulevard, all buildings are to be set back 40 feet from the curb face per the April 1984 Design Guidelines. Along the entry drive at the west property line, buildings are to be set back a minimum of 15 feet from the curb face.





**LEGEND**

- Property Line
- Easement
- L.E. Landscape Easement
- P.A.E. Public Access Easement
- P.U.E. Public Utility Easement
- S.E. Slope Easement

**OPEN SPACE**  
 Specialty Retail Center  
 Metro Center, Foster City

NOTE: For extent of Slope Easement, see Survey by TNA Surveyors, Atherton, CA., 5-15-87.

## Guidelines for Implementation

The open spaces within the Specialty Retail Center are a unifying factor of the plan. Landscaping should provide a framework to reinforce the scale and character of the development as a whole. Perimeter landscaping, entrance gateways, parking lot landscaping, and pedestrian connections must be articulated to describe the open space system. Significant aspects of the plan that will ensure a cohesive development are as follows:

### Major Entrance Gateway

The main vehicular entry gateway to the site is located at the intersection of Metro Center and Shell Boulevards.

**Objectives:** Provide a dramatic statement at the entrance to the Specialty Retail Center for both pedestrians and autos.

#### **Methods:**

1. Develop a special landscaped entrance that emulates the prototypical Metro Center circular entrance treatments.
2. Articulate the entrance with special plant materials.
3. Provide floral color in masses by using flowering accent trees and ground cover.
4. Provide vertical definition of the gateway intersection through the use of trees, lighting, banners and signage.
5. Incorporate into the gateway clear, direct and safe pedestrian routes into the project.
6. Develop the design in accordance with Foster City traffic standards.

## Vehicular Circulation and Parking

Objectives: Provide a vehicular circulation system with convenient ingress and egress, safe and smooth routes of travel within the site, and ample parking for all site uses.

### Methods:

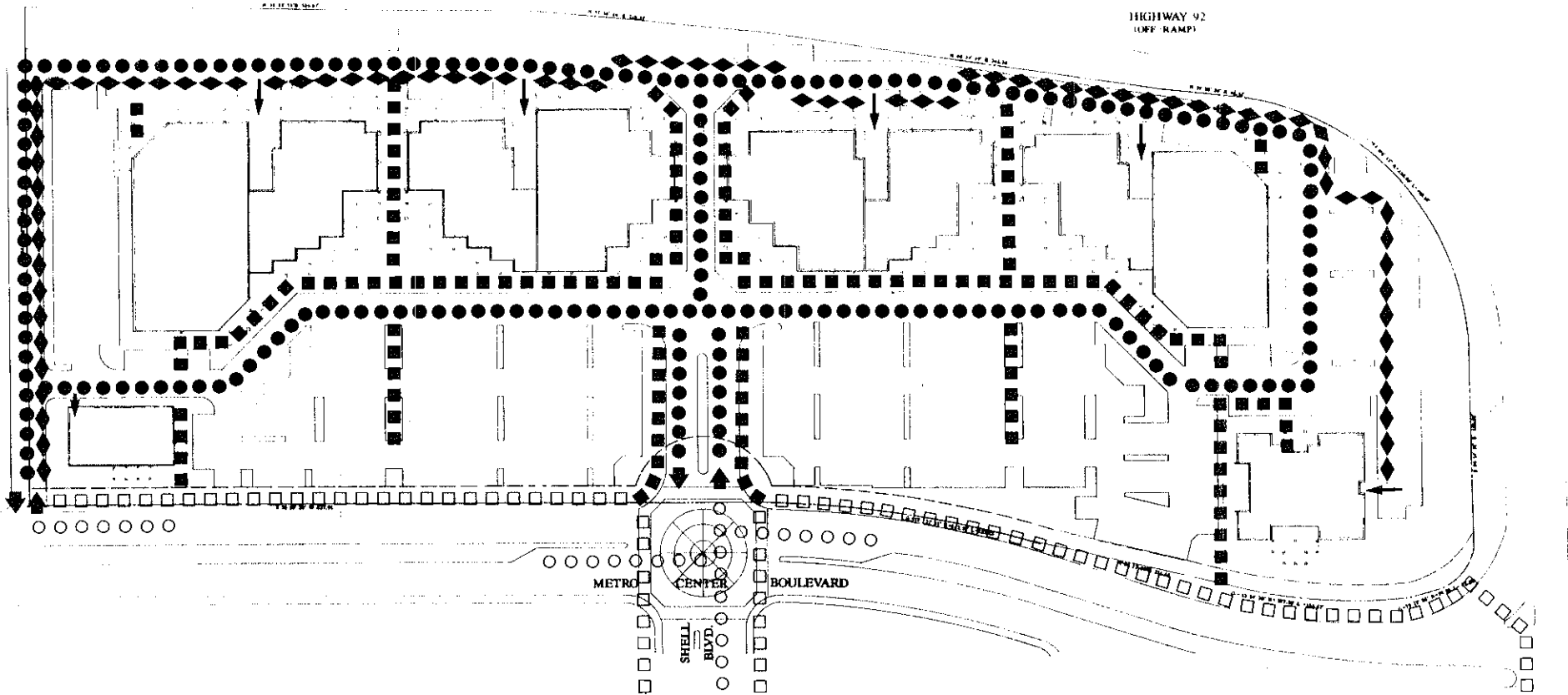
1. Develop site access points from Metro Center Boulevard.
2. Provide efficient, safe internal vehicular movements that meet Foster City traffic standards.
3. Provide an efficient parking layout using 90° parking and two-way aisles.
4. Develop parking dimensions for standard, compact, and handicap stalls that comply with Foster City standards.
5. Minimize the visual impact of large expanses of asphalt paving by using landscaped medians at appropriate intervals.
6. As much as possible, create separate entries and internal access routes for service and emergency vehicles.

## Pedestrian Circulation

**Objectives:** Create a pleasant and comfortable pedestrian system which connects the site to surrounding uses and provides internal circulation between retail uses and parking.

**Methods:**

1. Provide pedestrian access routes to the site both at the major entrance gateway and at minor pedestrian entries which connect to the perimeter sidewalk system at the most effective locations to provide convenient pedestrian access into the site.
2. Provide direct, safe, efficient, internal pedestrian paths.
3. Provide designated crosswalks at all critical vehicular crossing points, following Foster City standards.



**LEGEND**

- |       |                                 |       |                               |
|-------|---------------------------------|-------|-------------------------------|
| □ □ □ | Existing Pedestrian Circulation | ➤     | Major Vehicular Entries/Exits |
| ■ ■ ■ | Proposed Pedestrian Circulation | ➔     | Service Entries               |
| ○ ○ ○ | Existing Vehicular Circulation  | ◆ ◆ ◆ | Service Vehicular Circulation |
| ● ● ● | Proposed Vehicular Circulation  |       |                               |

**CIRCULATION**  
 Specialty Retail Center  
 Metro Center, Foster City

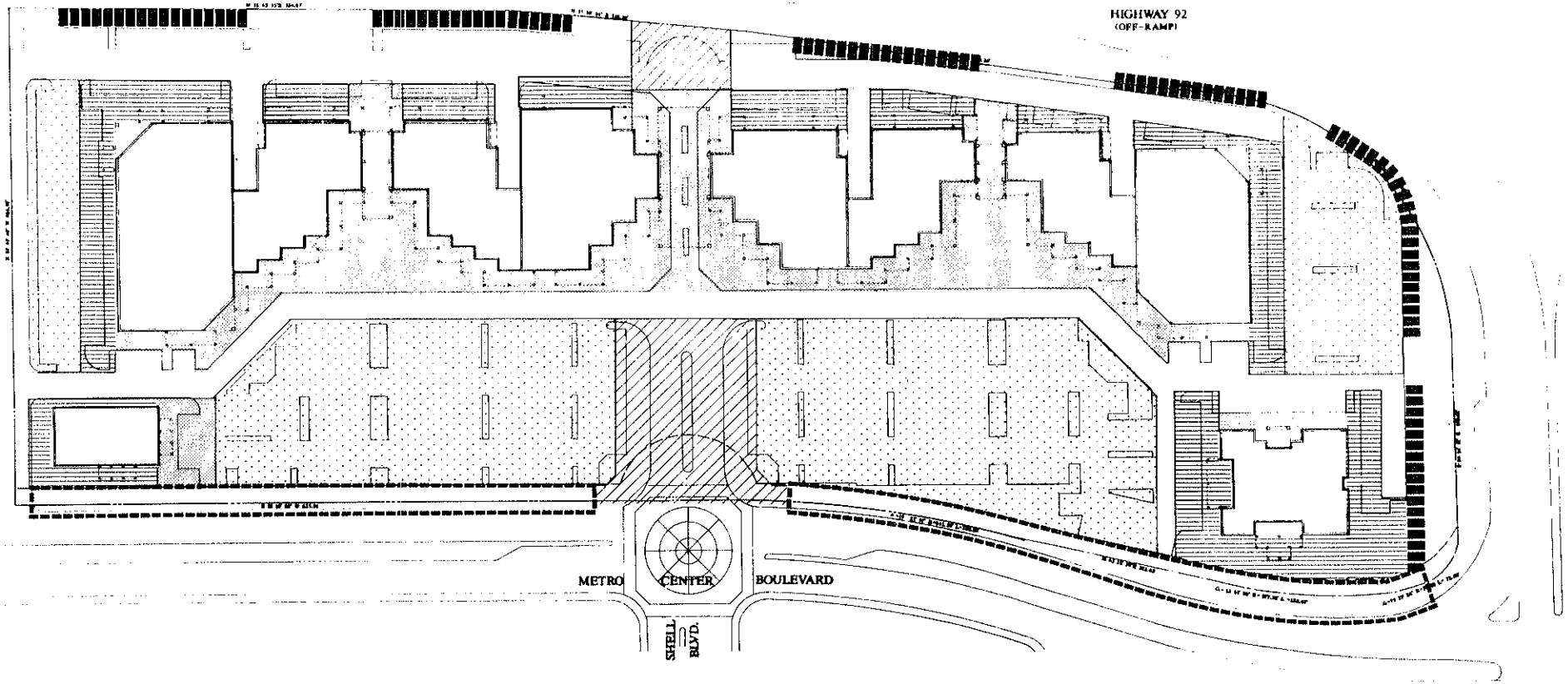
## Planting

**Objectives:** Provide a colorful and lush environment for the Specialty Retail Center that enhances the building architecture. In addition, utilize planting to screen and focus views into the site; mitigate wind; and break-up the visual expanse of parking lot asphalt.







### **Methods:**

1. Provide deciduous canopy shade trees within the parking lots.
2. Utilize flowering plant material at the Major Gateway entry and entry drive.
3. Provide plant material that is appropriate for the scale of the courtyard plazas and building entries. This material should offer textural and color variation, as well as seasonal interest.
4. Provide floral color where appropriate to add interest and focus to the project.
5. Utilize dense evergreen material at areas where screening is desired.
6. Utilize dense plantings where wind mitigation is desired.

**Note:** For Plant List and additional planting information, refer to the following pages of this section and pages 17 and 18 of the Park Office Design Guidelines.



**LEGEND**

- |   |                             |   |                         |
|---|-----------------------------|---|-------------------------|
|  | Entry Planting              |  | Freeway Screen Planting |
|  | Courtyard Planting          |  | Streetscape Planting    |
|  | Building Perimeter Planting |   |                         |
|  | Parking Lot Planting        |   |                         |

**LANDSCAPE PLAN**  
 Specialty Retail Center  
 Metro Center, Foster City

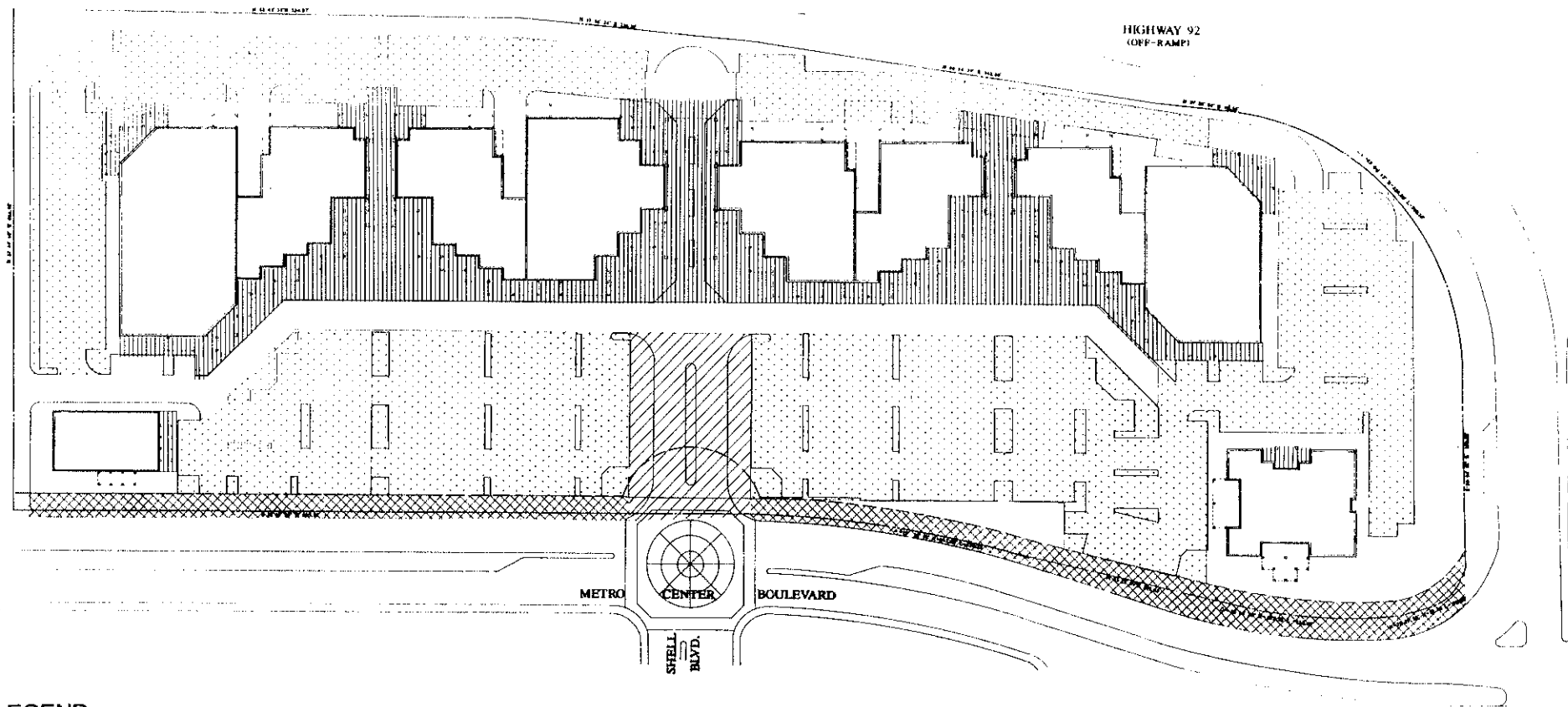
## Lighting

**Objectives:** Provide a level of illumination to meet Foster City requirements for safety and security. Additionally, utilize lighting to announce the project, identify project entries and create a festive marketplace environment for the Specialty Retail Center.





### **Methods:**

1. Utilize a combination of lighting sources and fixture types at the courtyard plazas and along the arcade to create the festive character of a marketplace.
2. Continue the high-pressure sodium (HPS) lighting type that exists on Metro Center Blvd. for the Specialty Retail Center roadway entries and parking lots. Fixture types and pole heights should be different than those on Metro Center Blvd. and in scale with adjacent parcels. The fixtures should be a cut-off light source.
3. Provide an exposed white light source as an accent light at the Auto and Pedestrian courts. The fixtures and light source type should be also used at areas of special pedestrian movement throughout the rest of the site.
4. Selectively use neon as an architectural accent feature at the courtyards.





**LEGEND**

-  Street Lighting
-  Entry Spine Lighting
-  Courtyard Lighting
-  Parking Lot Lighting

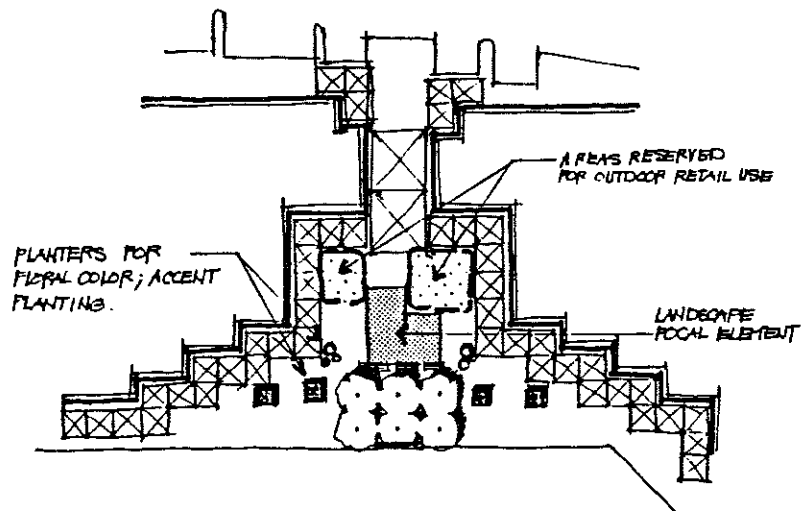
**LIGHTING**  
 Specialty Retail Center  
 Metro Center, Foster City

## Courtyard Plazas

**Objective:** The three courtyard areas at the Specialty Retail Center are to provide an inviting outdoor area for patrons of the center.

### **Methods:**

1. The courtyards are to provide the "festive" activity for the center.
2. Develop a central "Auto-court" that will provide an area that accommodates both pedestrian and auto movement.
3. Develop each courtyard in a distinct manner utilizing variety to create interest and a festive marketplace character.
4. Develop a focal landscape element for the courtyard which complements the retail architecture and provides interest and activity for the courtyard space.
5. Integrate informal seating areas into the courtyard design.
6. Provide areas for outdoor retail use.
7. Utilize colorful plantings to enhance the festive marketplace environment.
8. Provide a wind baffle of plant material and vertical architectural elements to mitigate the north and west winds.

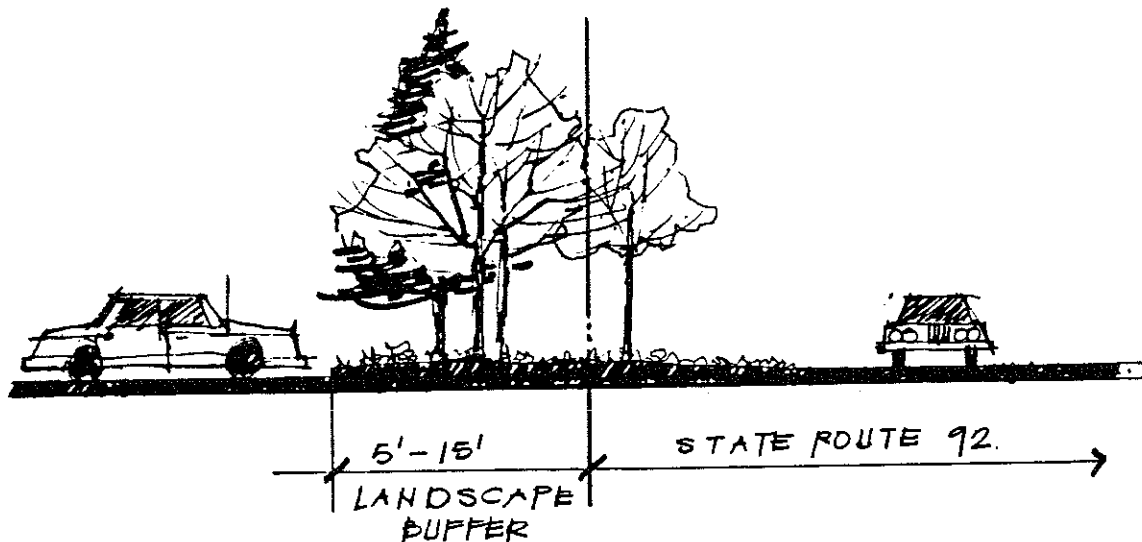


### Prototypical Treatments

The following landscape design solutions are meant to be used as general guides for typical landscape situations which occur in the Specialty Retail Center. These solutions should serve only as recommended prototypes which may be modified during the permit review process to suit specific site conditions.

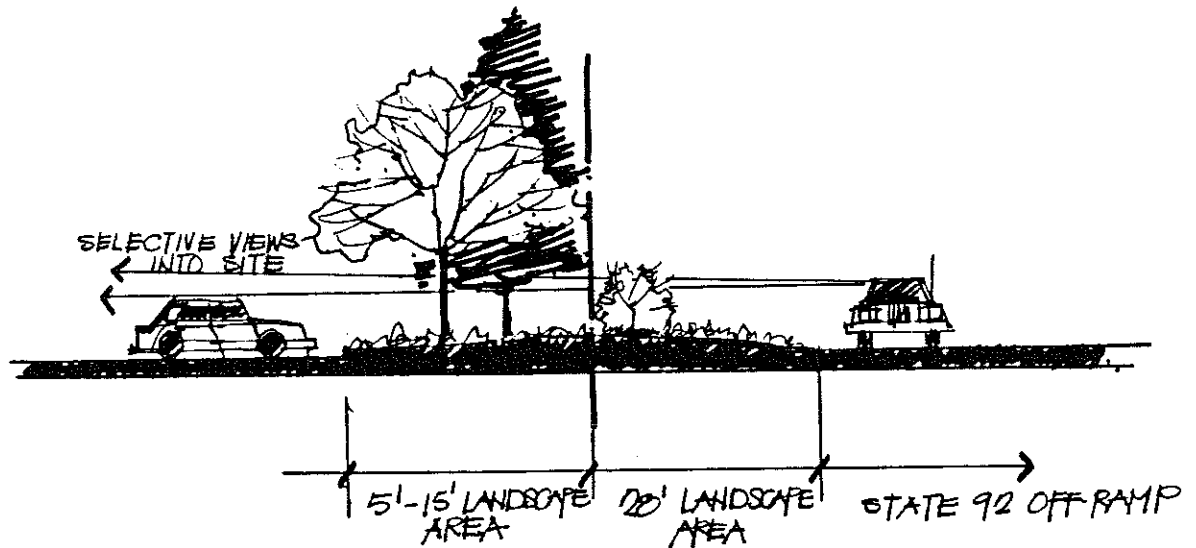
#### State Route 92

In order to screen loading areas and parking along the northern boundary of the site, it is proposed that predominantly dense evergreen trees be planted with deciduous accent trees. This screen planting is to be broken to provide vistas from Highway 92 of each of the courtyards and entry plazas.



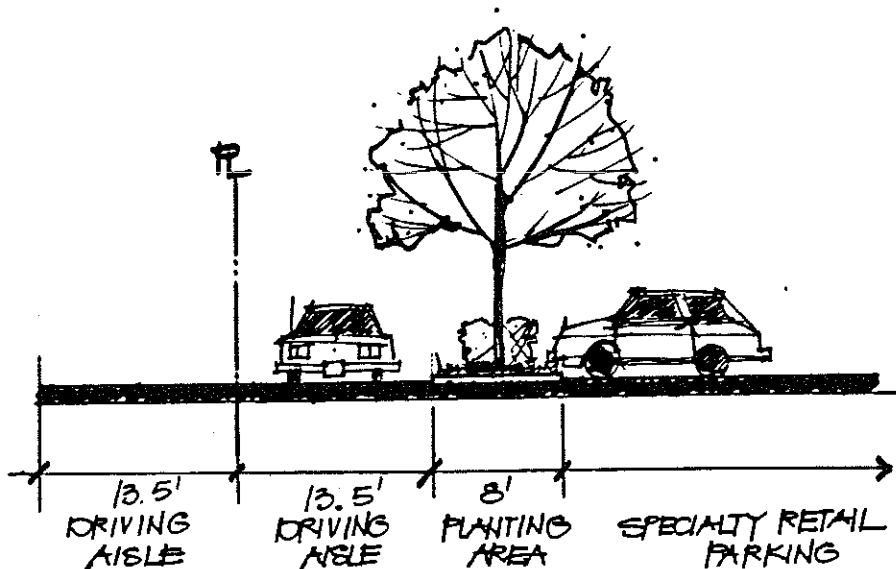
State Route 92 Off-Ramp

The eastern boundary of the site is to be planted with deciduous accent trees and dense evergreen trees with selected openings to capture important views into the site.



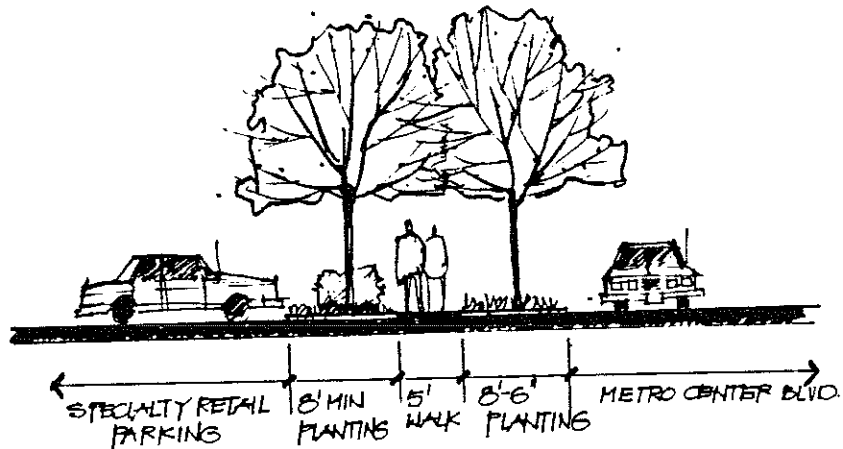
Western Site Boundary

An 8-foot landscape area is proposed for the western site boundary with a hedge and tree plantings to screen the view of parking from the future office development.



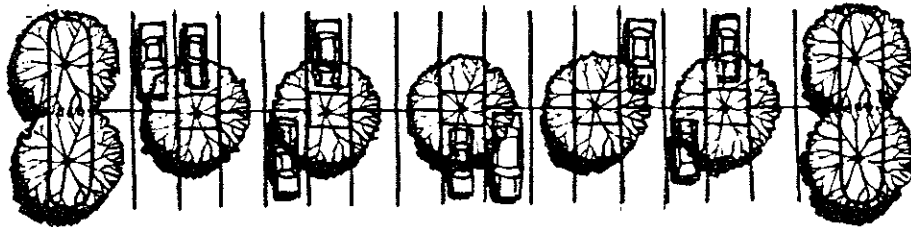
### Metro Center Boulevard

Along Metro Center Boulevard the existing treatment as defined in the Design Guidelines (April 1984) is to be maintained for this a 21.5 foot landscape area. The landscape treatment is to include a 5-ft. sidewalk bordered by broadleaf evergreen trees. Where necessary to screen views of parking areas, a hedge is to be added.



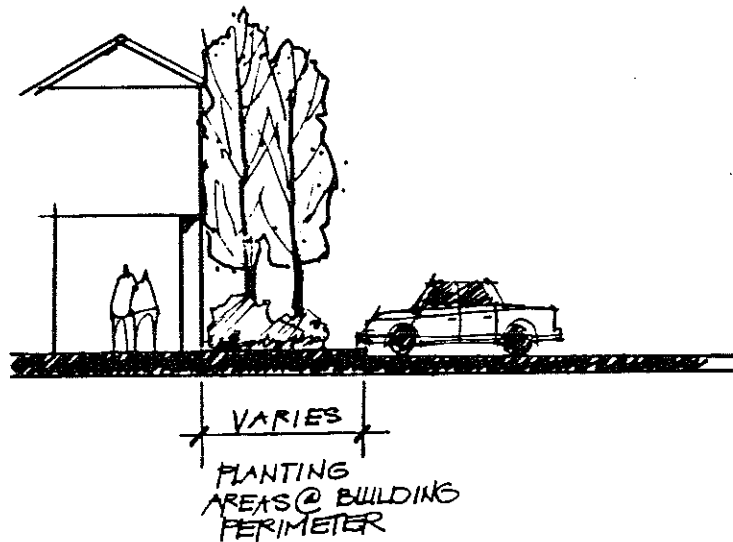
### Typical Parking Area Landscape

Five-foot wide landscape end islands along with tree-wells at frequent intervals are to be provided in the parking area to introduce tree plantings into the parking lot. These tree plantings will visually help to break up the scale of the parking lot and present a landscape image to the Metro Center Blvd. frontage of the Specialty Retail complex.



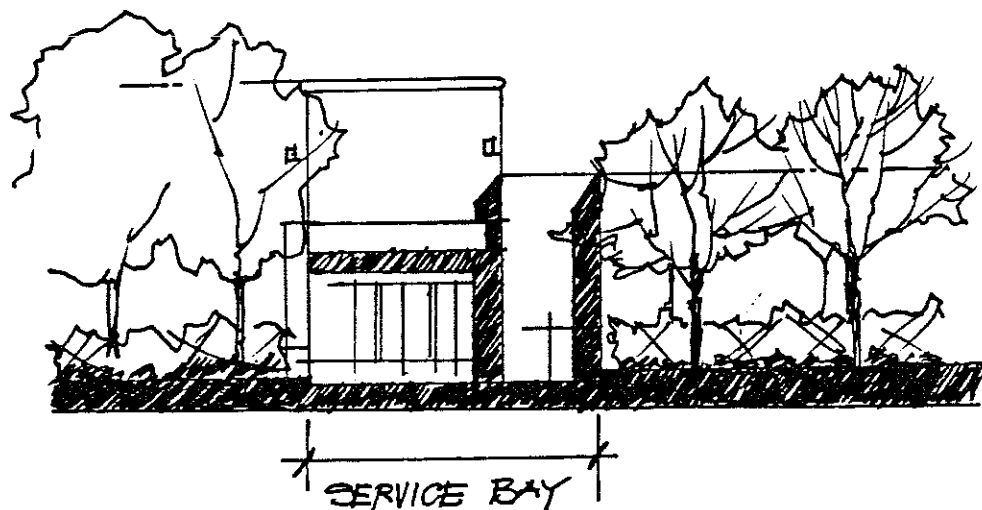
Typical Building Perimeter Landscape

Tree and shrub plantings are to be utilized at the building perimeter to soften solid walls where they occur. The tree plantings should be selected and placed to complement the scale and height of the retail buildings.



Typical Treatment at Service Bay

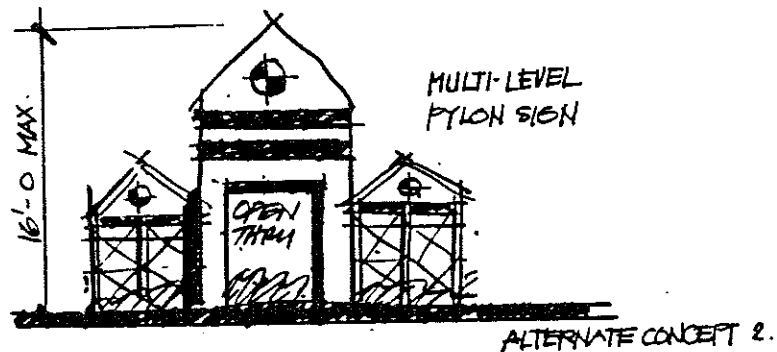
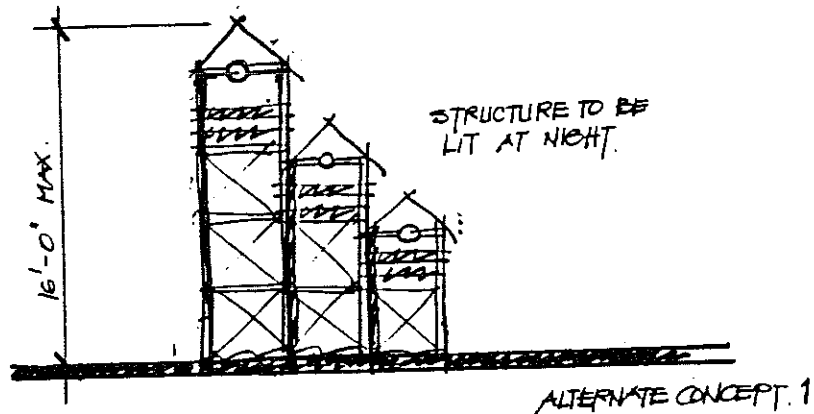
Tree plantings are to be utilized to frame the architecture developed for the service bays emulating the canopy treatments at the building throughways. Shrub plantings should be utilized as an understory to give added lushness to the service bay area.



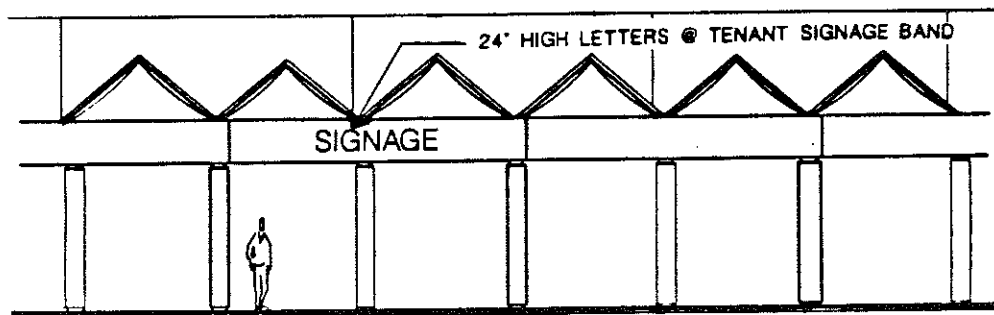
## Signage

Signage for the Regional Retail Center will conform to the Metro Center Sign Guidelines of October, 1986, except as noted, and will include:

1. Primary Project Identification and Entrance Sign, Type A. This sign is to be modified from a project wide identification sign to an identification sign for the Specialty Retail Center. Its location is to be revised to align with the central axis of the retail center. Its design is to be compatible with the overall design of architectural elements for the specialty retail center. The identification sign is to have a height limit of 16 ft. per City of Foster City Sign Standards for commercial developments. (Revisions to Metro Center Design Guidelines, pages 3-5).



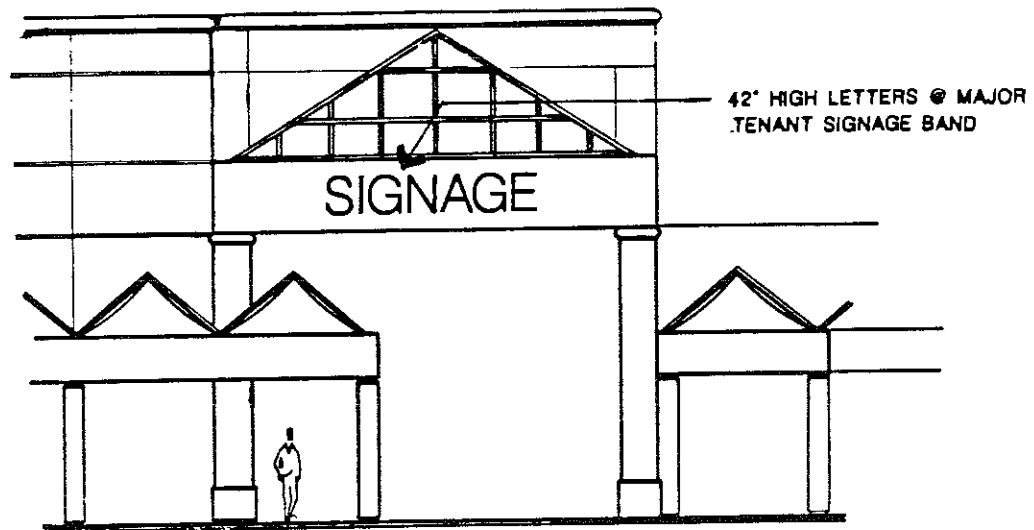
2. Major Tenant Identification, Type B. (page 6, Metro Center Sign Guidelines). The signs at the Major Entrance Gateway at Metro Center Blvd. and Shell Blvd. are to be revised from Type C<sub>2</sub> to Type B signs with the possibility of material modifications to be compatible with the final palette of materials to be used within the Specialty Retail Center.
  
3. Retail Storefront Identification Sign, Type D (page 10, Metro Center Sign Guidelines). This sign system to be revised to reflect new dimensions, forms, materials and colors that respond to the new canopy system of the center. The maximum letter height for the D-1 sign is recommended to be 24". The maximum letter height for the D-2 sign is recommended to be 36".



D-1 SIGN

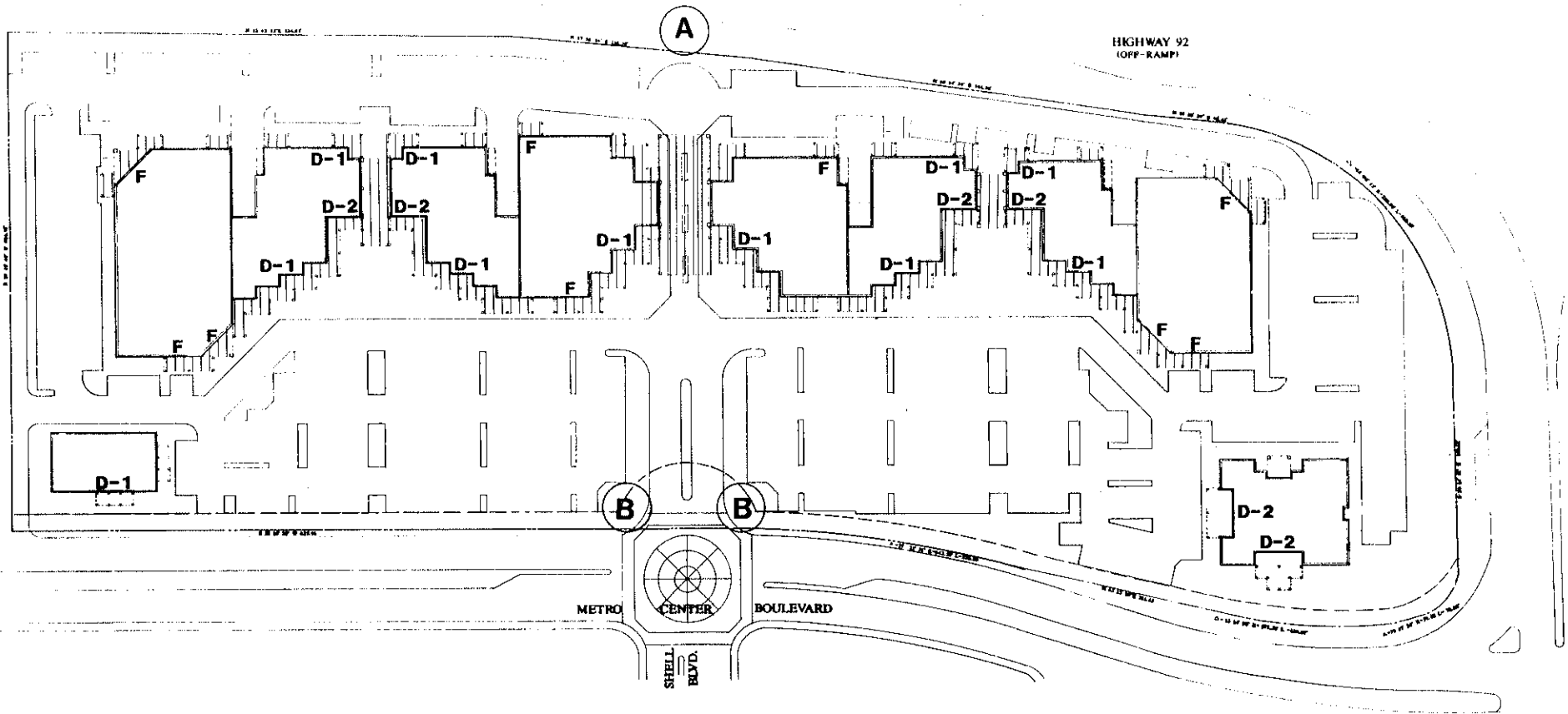


4. Major Tenant Building Sign, Type F for anchor stores. Signs to be located on north side of project facing State Route 92 (revisions to Metro Center Sign Guidelines, pages 3 and 14). The maximum letter height is recommended to be 42".



F SIGN


5. Parking Lot Signage, Type H (page 16, Metro Center Sign Guidelines).



**LEGEND**

**A** Primary Project Identification & Entrance Sign

**B** Major Tenant Identification Sign

 Retail Storefront Identification Sign - Canopy

NOTE: Refer to Metro Center Sign Guidelines, October, 1986 for description of sign types.

**SIGNAGE**

Specialty Retail Center  
Metro Center, Foster City

**METRO CENTER DESIGN GUIDELINES REFERENCES**

The following chart provides an easy reference guide for locating additional applicable information on the Metro Center Design Guidelines. The General Plan Report and Design Guidelines establish the framework and standards for development of the Park Office Buildings and Specialty Retail Center.

**SPECIALTY RETAIL**

<b>ARCHITECTURAL GUIDELINES</b>	<b><u>Town Center General Plan Report November, 1983</u></b>	<b><u>Town Center Design Guidelines April, 1984</u></b>
Siting		P. 15
Heights		P. 15
Massing	P. 45	P. 7
Facades		P. 9
Ground Floor Treatments/ Pedestrian Orientation		P. 9
Roof Tops	P. 45	P. 9
<b>LANDSCAPE GUIDELINES</b>		
Perimeter Landscaping	P. 22,23	P. 21,22,41,44
Building Setbacks	P. 22	P. 22,23
Gateways	P. 30	P. 26
Vehicular Circulation and Parking	P. 24,25	P. 30
Pedestrian Circulation	P. 26,27	P. 35,36
Planting	P. 30,31,45,46	P. 39
Lighting		
Signage		

PARK OFFICE BUILDINGS

ARCHITECTURAL GUIDELINES	<u>Town Center</u> <u>General Plan Report</u> <u>November, 1983</u>	<u>Town Center</u> <u>Design Guidelines</u> <u>April, 1984</u>
Siting		P. 18
Heights		P. 18
Massing	P. 45	P. 18
Facades		P. 7
Ground Floor Treatment/ Pedestrian Orientation		P. 9
Roof Tops	P. 45	P. 9
<u>LANDSCAPE</u> <u>GUIDELINES</u>		
Perimeter Landscaping	P. 22, 23	
Building Setbacks	P. 22	P. 22, 23
Vehicular Circulation and Parking		
Pedestrian Circulation	P. 26, 27	P. 30
Planting	P. 30, 31, 45, 46	P. 35

## METRO RETAIL CENTER PLANT LIST

<u>Botanical Name</u>	<u>Common Name</u>
<u>Entry Planting:</u>	
Melaleuca leucadendra	Cajeput Tree
Populus nigra "Italica"	Lombardy Poplar
Prunus cerasifera	Flowering Plum
Pyrus "Aristocrat"	Aristocrat Pear
<u>Courtyard Planting:</u>	
Ginkgo biloba	Maidenhair Tree
Koelreuteria paniculata	Goldenrain Tree
Lyonothamnus floribundus	Catalina Ironwood
Melaleuca nesophila	Pink Melaleuca
Olea europaea	Olive
Pittosporum undulatum	Victoria Box
<u>Building Perimeter Planting:</u>	
Alnus cordata	Italian Alder
Cupressocyparis leylandii	Leyland Cypress
Eucalyptus citriodora	Lemon-Scented Gum
Eucalyptus lehmannii	Bushy Yate
Eucalyptus sideroxylon	Red Ironbark
Liquidambar styraciflua	Sweet Gum
Ulnus pumila	Siberian Elm
<u>Parking Lot Planting:</u>	
Fraxinus uhdei	Evergreen Ash
Platinus acerifolia	London Plane Tree
Pyrus "Aristocrat"	Aristocrat Pear
Ulnus parvifolia	Chinese Elm
<u>Streetscape Planting:</u>	
Acacia melanoxylon	Blackwood Acacia
<u>Freeway Screen Planting:</u>	
Casuarina cunninghamiana	She-Oak
Eucalyptus sideroxylon	Red Ironbark
Metrosideros excelsa	New Zealand Christmas Tree
Pinus halepensis	Aleppo Pine
Pinus muricata	Bishop Pine
Populus nigra "Italica"	Lombardy Poplar

Botanical Name

Common Name

Groundcover:

Coprosma kirkii	Creeping Coprosma
Hedera helix	English Ivy
Hypericum calycinum	Aaron's Beard
Lampranthus spectabilis	Ice Plant
Osteospermum fruticosum	Trailing African Daisy
Pyracantha "Santa Cruz"	Firethorn
Vinca minor	Dwarf Periwinkle

Shrubs:

Agapanthus africanus	Lily-of-the-Nile
Carissa grandiflora	Natal Plum
Cotoneaster lacteus	Red Clusterberry
Dietes vegeta	Fortnight Lily
Dodonaea viscosa	Hopseed Bush
Escallonia rubra	Escallonia
Escallonia "Terri"	Dwarf Escallonia
Griselinia littoralis	Griselinia
Hypericum "Hidcote"	St. Johnswort
Ligustrum "Texanum"	Privet
Nerium oleander	Oleander
Photinea fraseri	Photinea
Pittosporum tobira	Tobira
Raphiolepis indica	Indian Hawthorn
Xylosma congestum	Xylosma