

CITY OF MENLO PARK



DESIGN GUIDELINES

FOR THE M-1 ZONING DISTRICT

**HAMILTON AVENUE
Windermere Avenue to Carlton Avenue**

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CREDITS

Developed by Field Paoli in conjunction with City staff.

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Adopted by the City Council on March 6, 2001.

HAMILTON AVENUE – WINDERMERE AVENUE TO CARLTON AVENUE
D E S I G N G U I D E L I N E S
In the M-1 Zoning District

Adopted
March 6, 2001

I N T R O D U C T I O N

The purpose of design guidelines for Hamilton Avenue is to create a framework for consideration of design issues for proposed development on sites along the northeasterly side of Hamilton Avenue between Windermere Avenue and Carlton Avenue. The subject properties are located between the Belle Haven Shopping Center, which has its own design guidelines and the proposed Belle Haven park and housing proposal, which will be subject to its own set of design standards. The project properties are located across the street from single-family residential homes and adjacent to a railroad right-of-way. The guidelines are meant to reflect the community aspirations for design of parcels along Hamilton Avenue.

The guidelines attempt to strike a balance between the definition of desirable development and the freedom for creativity in new development. The intent is to establish a framework for possible design, not a prescriptive set of rules, which might limit creative expression. It is important to note that the guidelines “guide;” they do not dictate. Guidelines are not a substitute for appropriate design; rather they assist in the creation of appropriate design.

The guidelines are a tool and a reference for all parties in the design and development process and should be used from the very outset of the process through to completion of construction. In each step of the process, the guidelines should be the vehicle for the discussions and decisions about development and design by all involved, including the City, the neighborhood and surrounding area, the development team and others.

Diagrams included with the guidelines illustrate possible examples of design ideas. They are not intended to depict one definitive manner of solving a particular design problem. In some instances the diagrams may be used to depict a “preferable” or an “undesirable” design approach, using the drawings as well as words to help guide design direction.

Amendments are subject to Planning Commission approval. Notification procedures should follow those outlined in City of Menlo Park Zoning Ordinance Section 16.84.020.

I . S I T E P L A N

- A. *The orientation of buildings* should be parallel or perpendicular to the side property lines of the parcels. [Fig.1]
- B. *The maximum front setback* of at least one corner of buildings should be not more than 25 feet. [Fig.1]
- C. *Buildings should have finished first floor elevations* at least 8 feet above mean sea level, due to potential flood hazards. Changes in building pad elevations should be used as an opportunity for creative site planning and grading. [Fig.1]



Figure 1

III. LANDSCAPE & STREETSCAPE

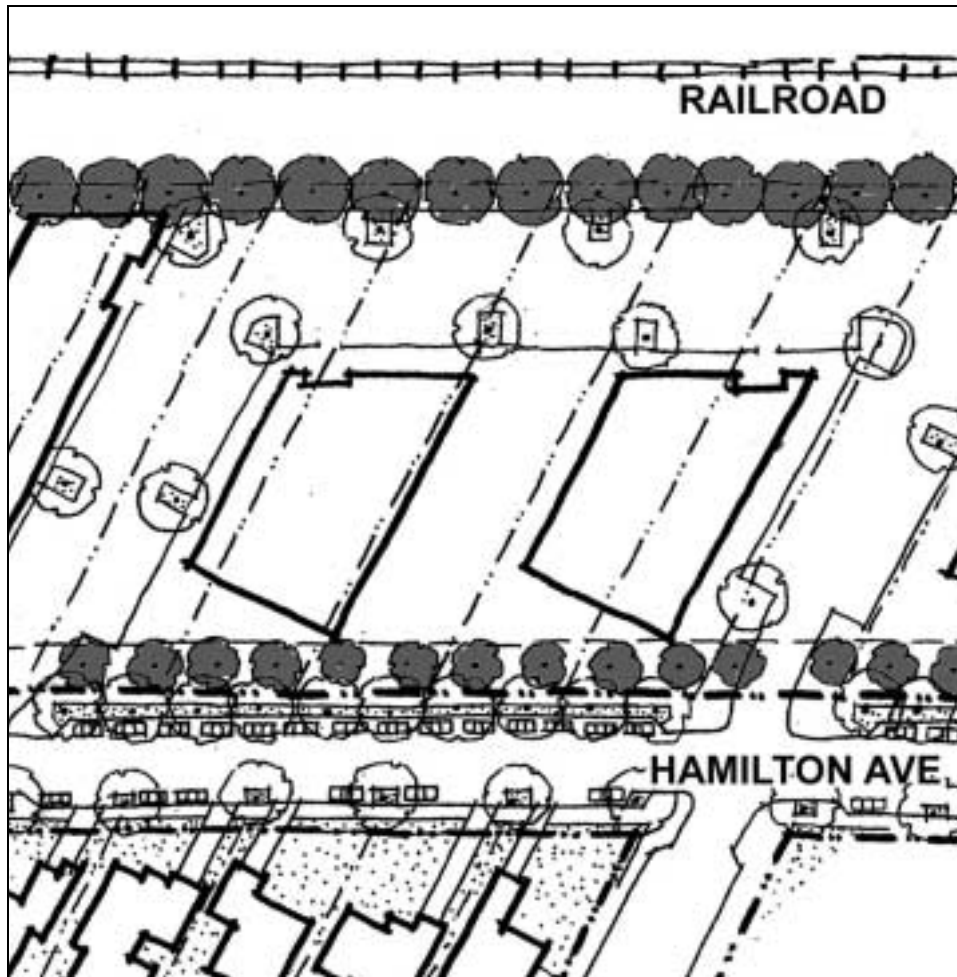


Figure 2

- A. *Landscaping, and where appropriate low retaining walls, should be incorporated in the 20 foot front setback. [Fig.2 and Fig.3]*
- B. *A landscaped buffer of 10 feet in width should be provided along the rear, or railroad, side of the properties along the east side of Hamilton Avenue. Tall, vertical trees recommended by the City Arborist should be planted parallel to the property line within the setback. [Fig.2 and Fig.4]*

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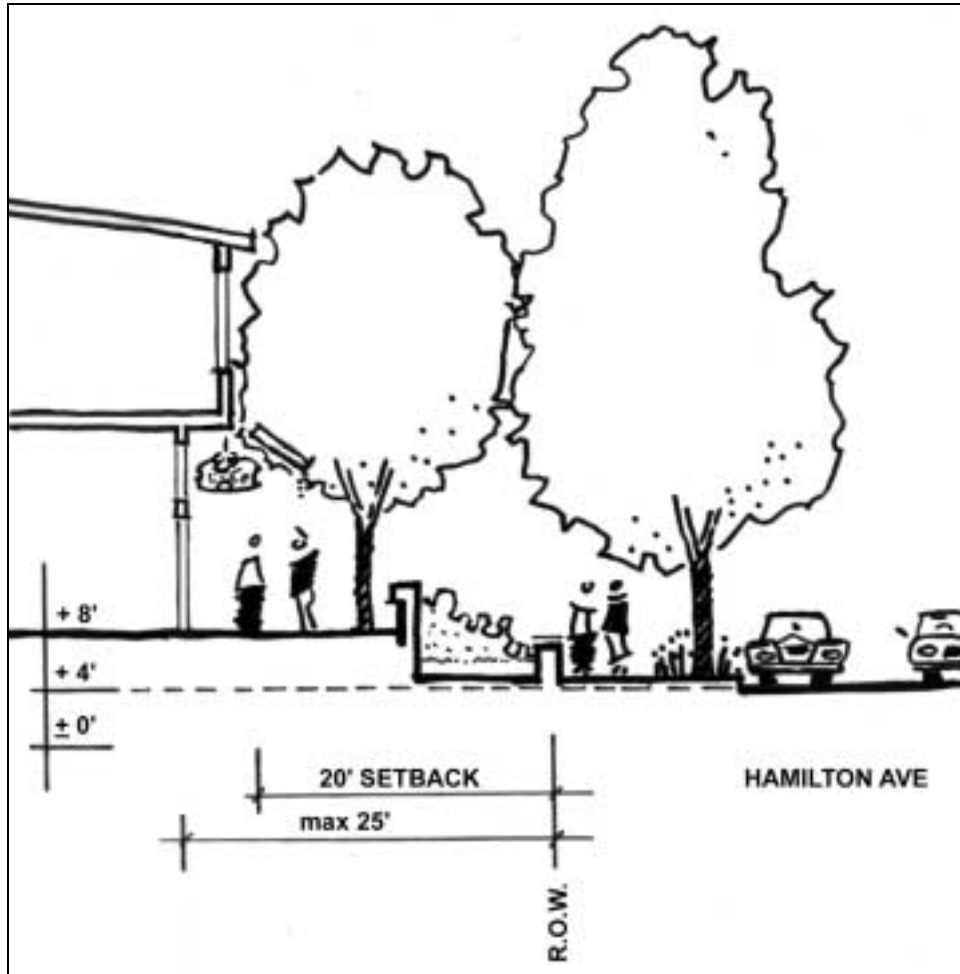


Figure 3

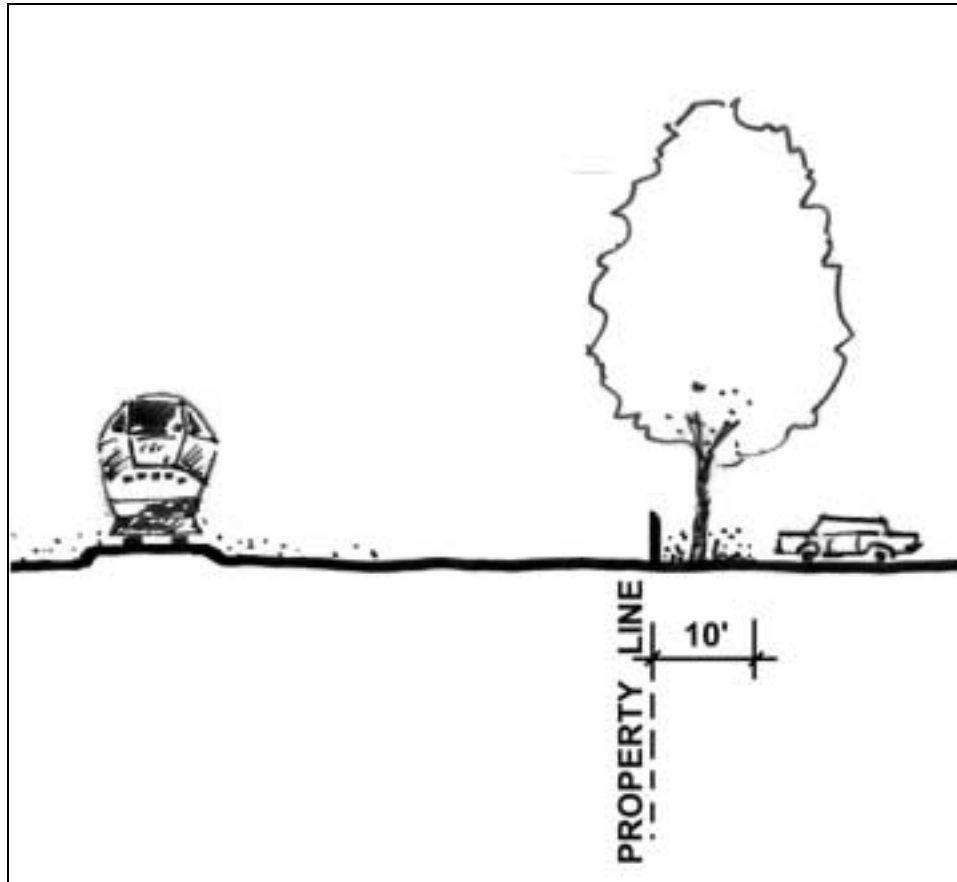


Figure 4

- C. *Fences and walls* are permitted up to 7 feet in height [Fig.4], except within the required 20-foot front setback where the maximum height is 4 feet [Fig.3]. Walls and fences should be designed in conjunction with a landscape plan and reviewed by the Community Development Director. Barbed wire, razor wire and similar fencing materials are not permitted.
- D. *Streetscape improvements* that are built in conjunction with projects on Hamilton Avenue will be in accordance with the City of Menlo Park's Hamilton Avenue Streetscape Plan.
- E. *On-site parking areas* should have a tree of minimum 24-inch box size planted for each ten parking spaces. The trees should be planted and distributed throughout the parking areas. Landscaped areas, including ground cover, shrubs and automatic irrigation systems, should be included at the perimeter of parking, in parking islands and around the base of trees.

- F. *Plant materials* should be primarily native species and other climate-suited varieties. Water-intensive vegetation, such as lawns and flowering exotic species, should be used sparingly as accents. [Fig.5]
- G. *The landscaped site areas* should include permanent, automated irrigation and shall comply with the City’s Water Efficient Landscape Ordinance.

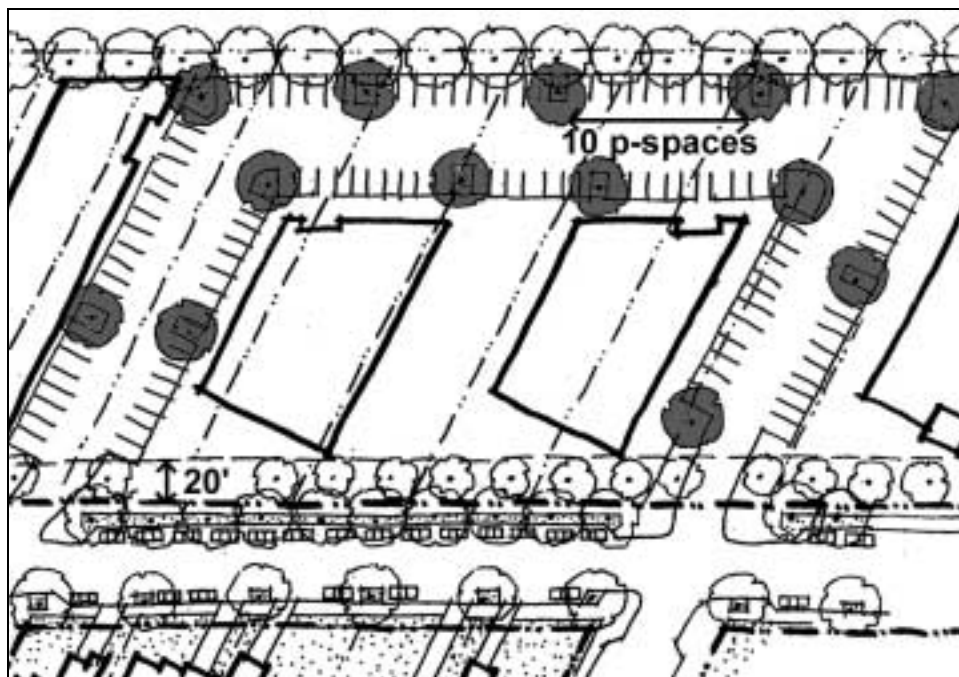


Figure 5

III. PARKING & ACCESS

- A. *On-site parking* shall not be located within 20 feet of the Hamilton Avenue front property line and should be located behind buildings or screened by low walls and landscaping. [Fig.5]
- B. *On-site parking* should be designed to secure the parking facilities to prevent overnight parking of vehicles of residents of the neighborhood. If gates are used, they should be located a minimum of 20 feet from the front property line and they should be integrated in the overall project design. [Fig.5]
- C. *One driveway* per parcel for parcels with a lineal frontage of less than 150 feet or two driveways per parcel for parcels with a lineal frontage of 150 feet or more is allowed. For projects with one-way driveways, exceptions may apply. The width and design of the driveway shall comply with the City's Driveway Design Guidelines and driveways shall not be wider than 24 feet measured from curb face to curb face. [Fig.6]

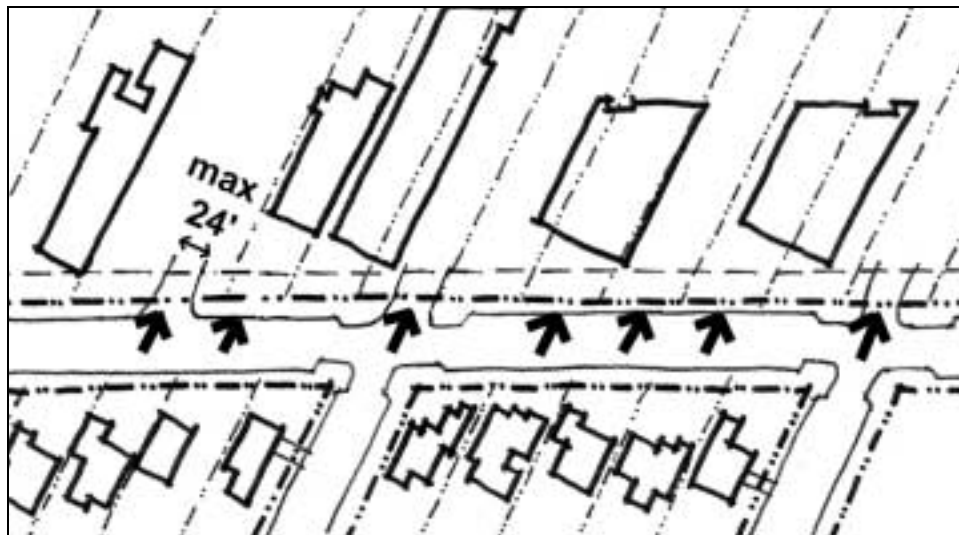


Figure 6

I V . A R C H I T E C T U R E

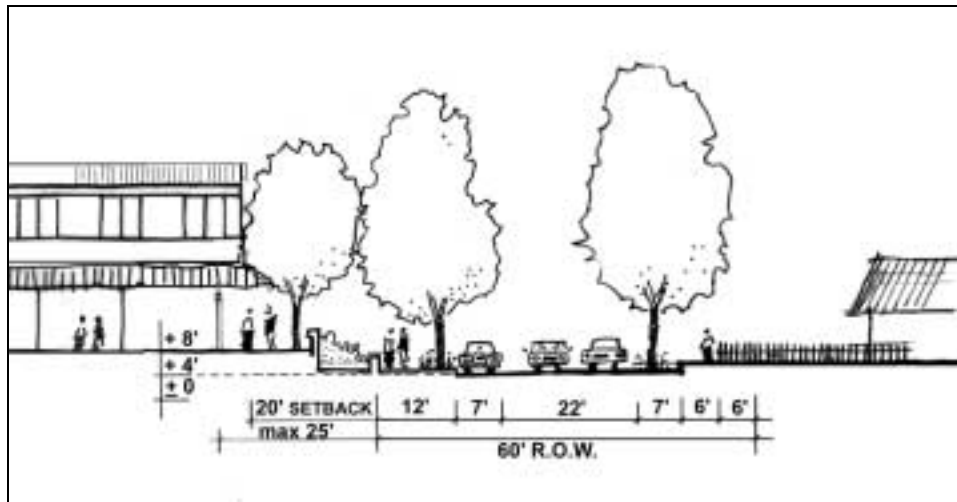


Figure 7

- A. *The scale of the architecture* that is visible along Hamilton Avenue should be compatible with the residential buildings along the west side of Hamilton Avenue and the commercial structures at Hamilton and Willow Road. [Fig.7]
- B. *Architectural features of buildings* along Hamilton Avenue, such as windows, roofs, projections, and overhangs, should be compatible with neighboring residential buildings along the west side of Hamilton Avenue, and with commercial structures at Hamilton and Willow.
- C. *The architecture of each project* along Hamilton Avenue should employ a single, unifying vocabulary of forms, details and materials. The roofs should be designed as an integral part of each project's architecture.
- D. *Buildings* should present interesting, inviting street facades. Where large, blank wall sections are unavoidable, they should be articulated with three-dimensional elements, such as planters, and softened with vines and shrubs. Transitions from front facades to side and rear facades should be graceful, not abrupt or disjointed.
- E. *Materials of exterior building walls* should be masonry, metal, and glass products; wood or other combustible materials should not be used. The materials should be selected to convey an image of quality and durability. Materials should reinforce and enhance the architectural forms of buildings.

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- F. *Non-reflective and non-glazing materials* should be used on at least 60% of the exterior building walls.
- G. *Colors of exterior building walls* should be light to medium value; bright colors should not be used.
- H. *Equipment on roofs*, including mechanical and electrical items, should be screened from view as observed at an eye level horizontal to the top of the roof-mounted equipment.

V . U T I L I T I E S & S E R V I C E S

- A. *Utility equipment on the site* that is part of building projects, such as transformers, back-flow prevention valves, and meters, should be located and screened to be minimally visible from Hamilton Avenue. Service enclosures should be designed as integral elements of the project architecture.
- B. *Loading* should be located along the rear of buildings or at least 50 feet from the Hamilton Avenue property line. Loading areas and loading doors to buildings should not be visible from Hamilton Avenue and should be screened from public viewpoints with the help of building walls and landscaping.

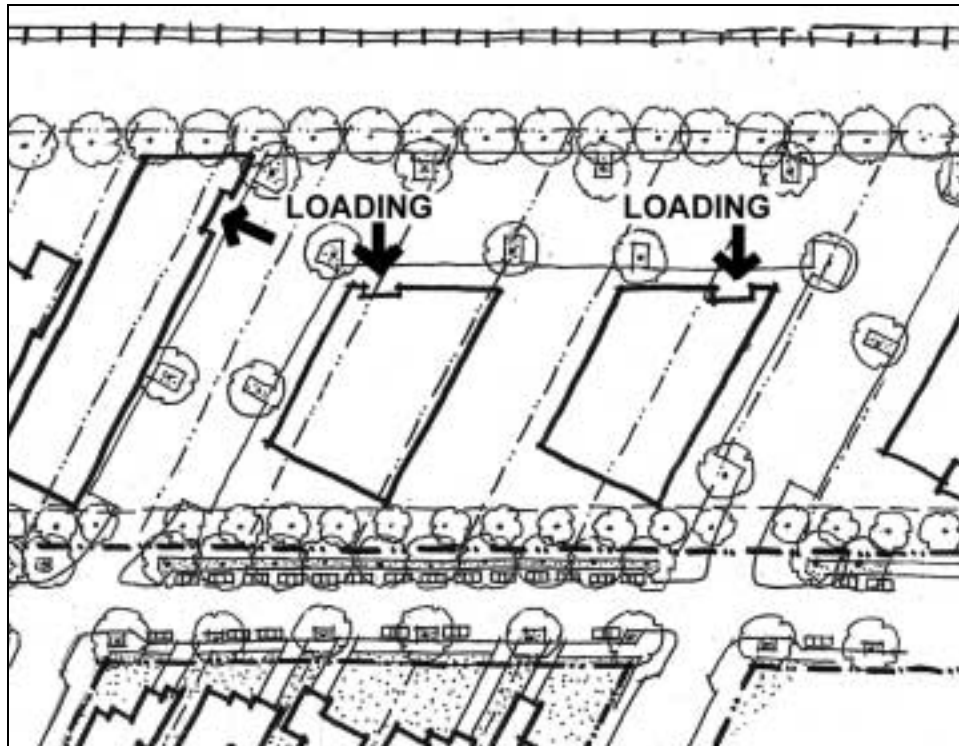


Figure 8

- C. *Garbage and recycling containers* should be screened from vantage points along Hamilton Avenue in an enclosure of an appropriate size.

V I . S I G N S & L I G H T I N G

- A. *Signs and other graphics* should complement and reinforce the architecture of projects. A comprehensive sign program, including tenant criteria where applicable, should be prepared for each project and site.
- B. *All signs* should be composed of individual characters and symbols; cabinet signs are strongly discouraged.
- C. *Sign, building and site lighting* should respect the residential buildings on the west side of Hamilton Avenue and should not cast glare on Hamilton Avenue. Sources of lighting on the east side of Hamilton should not be visible from residences.
- D. *Lighting in service areas* should be the minimum required for operation and safety and should be designed to minimize glare for surrounding uses and for street level viewpoints.
- E. *Monument signs* are allowed on properties, one per property or one for every 100 feet of street frontage, and should be used to identify a property or one major tenant/user. Monument signs should not be taller than 5 feet.
- F. *Signage should follow the “Design Guidelines for Signs”* of the Community Development Department of the City.