



DTAC's Endorsed Street Design for the Downtown Specific Plan + Streetscape Master Plan Project



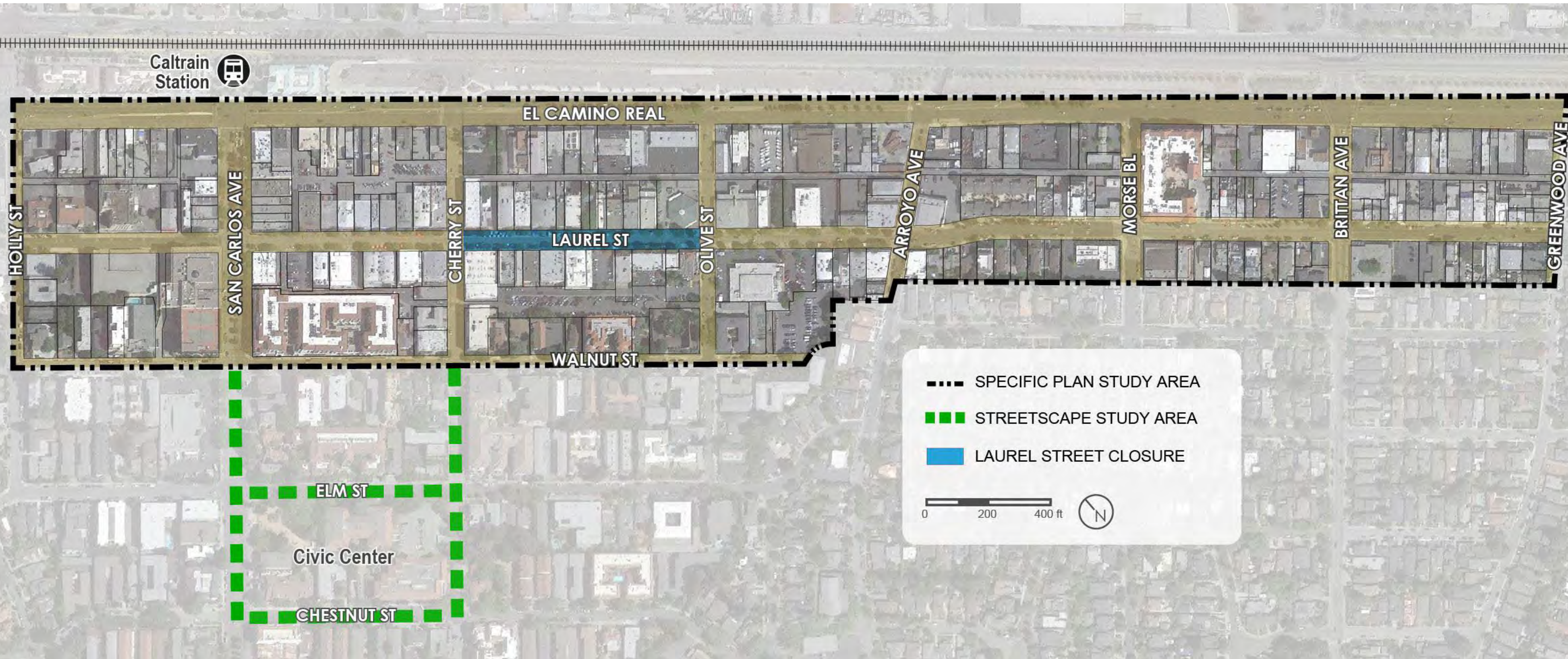
Planning and Transportation Commission
May 20, 2024



Tonight's Program

1. Share progress since the last study session with the PTC
2. Community Outreach & Engagement
3. Vision and Guiding Principles
4. Downtown Advisory Committee (DTAC) Street Design Endorsement
5. Work Underway – Early Thoughts on Streetscape Character & Materials (survey forthcoming)
6. Next Steps
7. Hear from the Commission and the public

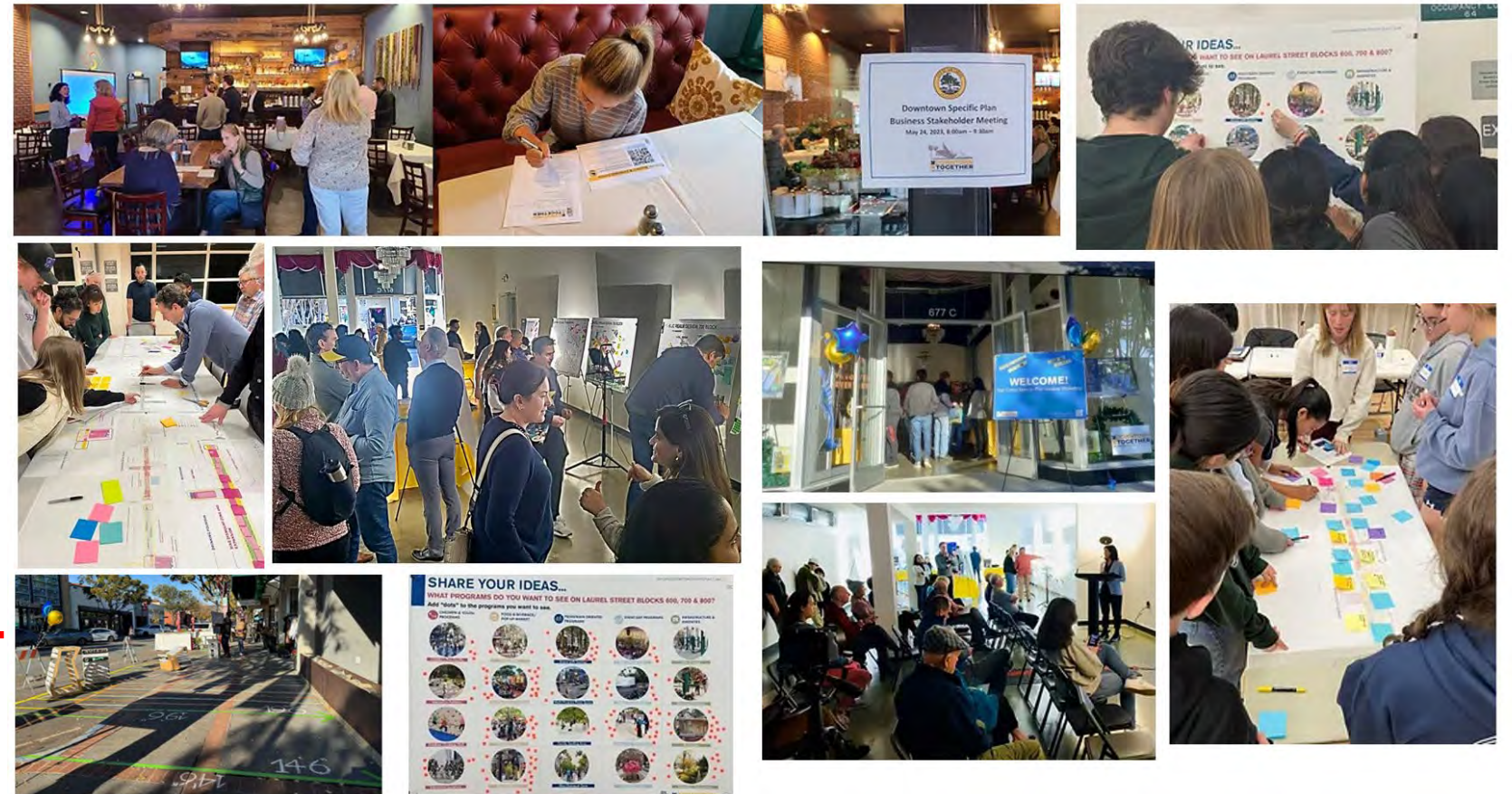
Specific Plan + Streetscape Master Plan Area



Progress Since the Last PTC Study Session

DTAC endorsement, March 19, 2024

- Youth Advisory Committee (YAC) Study Session, March 13, 2024
- Parks, Recreation, and Culture Commission (PRCC) Study Session, February 13, 2024
- Economic Development Advisory Committee (EDAC) Study Session, January 23, 2024
- Ideation Workshop (In-Person), December 9, 2023
 - Community Survey
- Ideation Workshop (Virtual), December 6, 2023
- Downtown Business Stakeholder Meeting, May 24, 2023
- Downtown Specific Plan – Status Update and Progress Report on 4/17 and 4/24, 2023
- Results from Community Survey 2, March 1, 2023 to April 30, 2023
- Coffee and Comments Open House, March 4, 2023
- Downtown Community Workshop #2, February 15, 2023
- Downtown Community Workshop #1, August 31, 2022
- Results from Community Survey 1, August 8, 2022 to January 15, 2023
- Stakeholder Focus Group Interviews, August 22, 2022



“The City of San Carlos will work with residents, property owners, business owners, committees, commissions, the Chamber of Commerce, and all other interested members of the community to develop a plan to understand and ensure that the downtown meets the needs of the community and businesses now and into the future.”

— City Council Downtown Strategic Objective

DTAC Request for Further Study



The committee endorsed the public realm design concept with clear direction for the project team to further study the following topics:

- **Public Space Design:** Public Plaza and the Harrington Park design elements.
- **Mobility and Street Design:** all the streets in the project area.
- **Parking Strategy:** On-street and off-street parking.
- **Alley Strategy:** Integration of alleys into the public space design.
- **Programming:** Temporary and permanent programs to activate public spaces.
- **Strategies for Businesses:** Policy changes for thriving businesses.
- **Trash Management:** Policy and infrastructural recommendations.
- **Phasing and Implementation Plan**

Vision and Guiding Principles

ITY + RESILIENCE

Downtown is the **heart of San Carlos** that provides a vibrant, pedestrian-friendly, safe, charming, futuristic, and accessible destination for the community. It is a **place for celebration and gathering** that offers **diverse and authentic experiences** through a draw of food, retail, services, art and music in a visually attractive environment for the growing community. Downtown is an **inclusive place** with easy access for all, opportunities for housing and businesses of all types, and **inviting spaces for all users.**

Downtown San Carlos is a **sustainable district**, with landscape that **supports ecological and community health & well-being.**

Enhancement of local businesses and diverse programming, in a setting that is distinctive, safe, and attractive.

Key Features of Proposed Street Design

- Diagonal to parallel parking
- Wider sidewalks/active pedestrian environment
- Defined outdoor dining/retail zones
- Lane diets/traffic calming/pedestrian friendly
- Protected bicycle lanes
- Curbless streets
- Public seating areas
- Uniform street trees and groves for shaded public gathering areas
- Uniform theme carried along 600, 700, 800 Laurel St
- Plaza features on 600, 700, 800 Laurel St
- Emergency vehicle access
- Passenger pick up and drop off
- Retractable bollards for access and also for programmatic closures



- Public restrooms and drinking fountains, bicycle parking
- Designed to accommodate all existing program offerings



Street Designs - Outline

Guiding Principles Diagrams

DTAC Request for Further Study

Circulation and Mobility

Downtown Circulation

Mobility & Connectivity Framework

The “L” Public Realm

Street Character & Design Approach

Street Character

Illustrative Layout

Downtown Core Street Design

Laurel Street 600 Block

Laurel Street 700 Block

Laurel Street 800 Block

Laurel Street 600 and 800 Blocks

San Carlos Avenue 1100 & 1200

Other Street Sections

Arroyo Avenue

Brittan Avenue

El Camino Real

Initial Thinking for Street Materials Palette

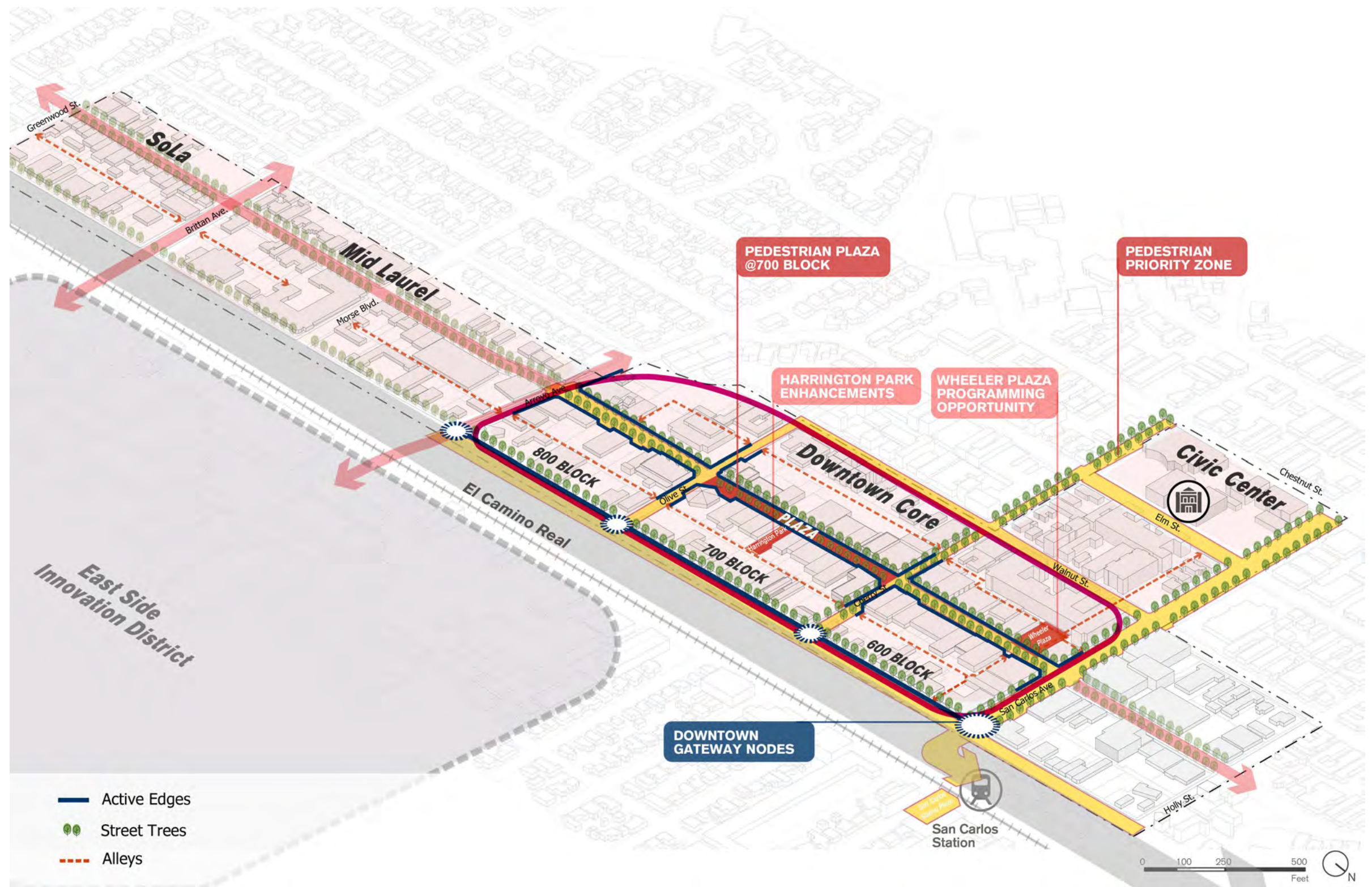
Materiality

Planting

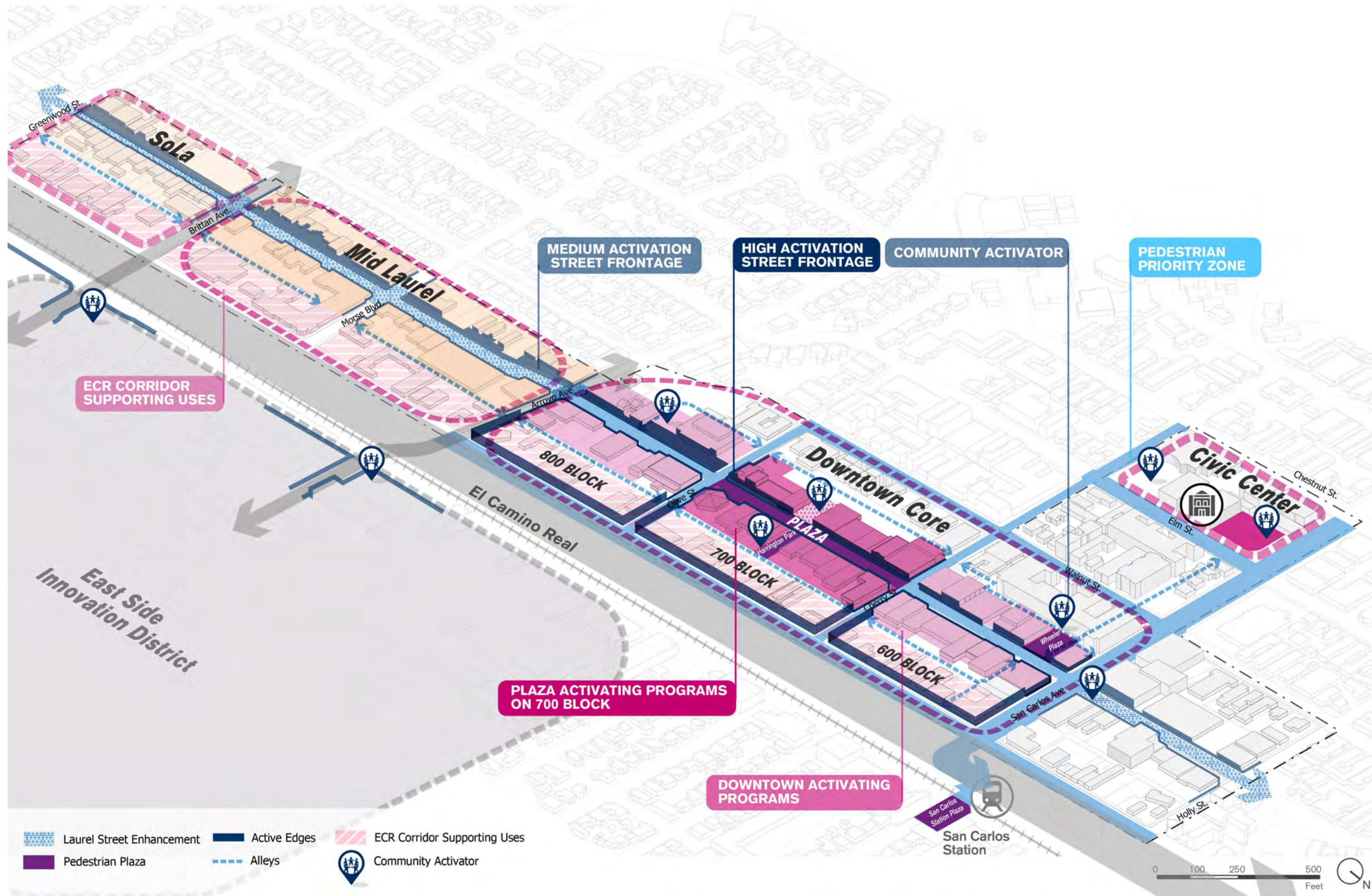
Furnishing

Guiding Principles - Diagrams

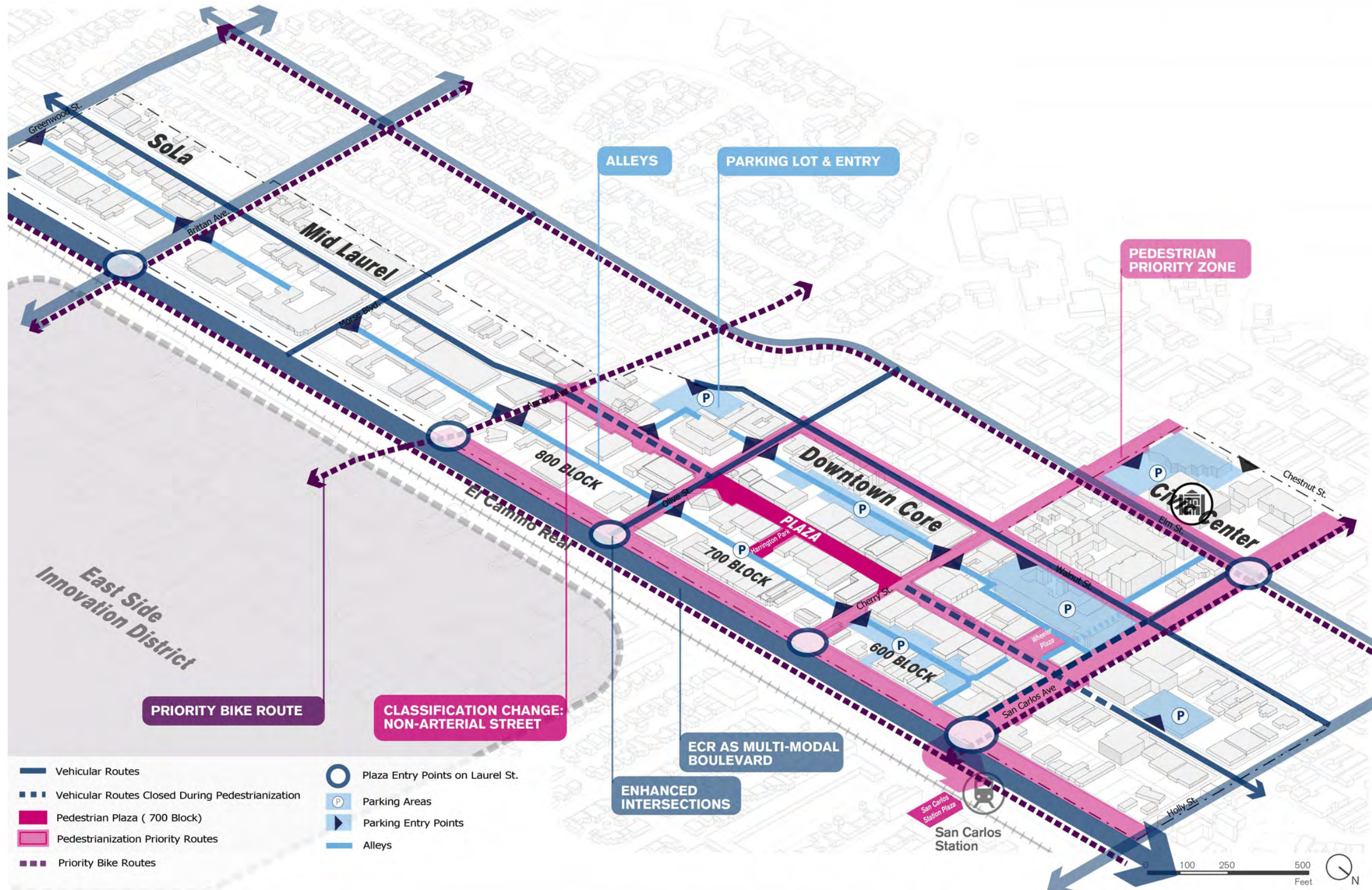
PLACEMAKING + IDENTITY



DOWNTOWN VIBRANCY

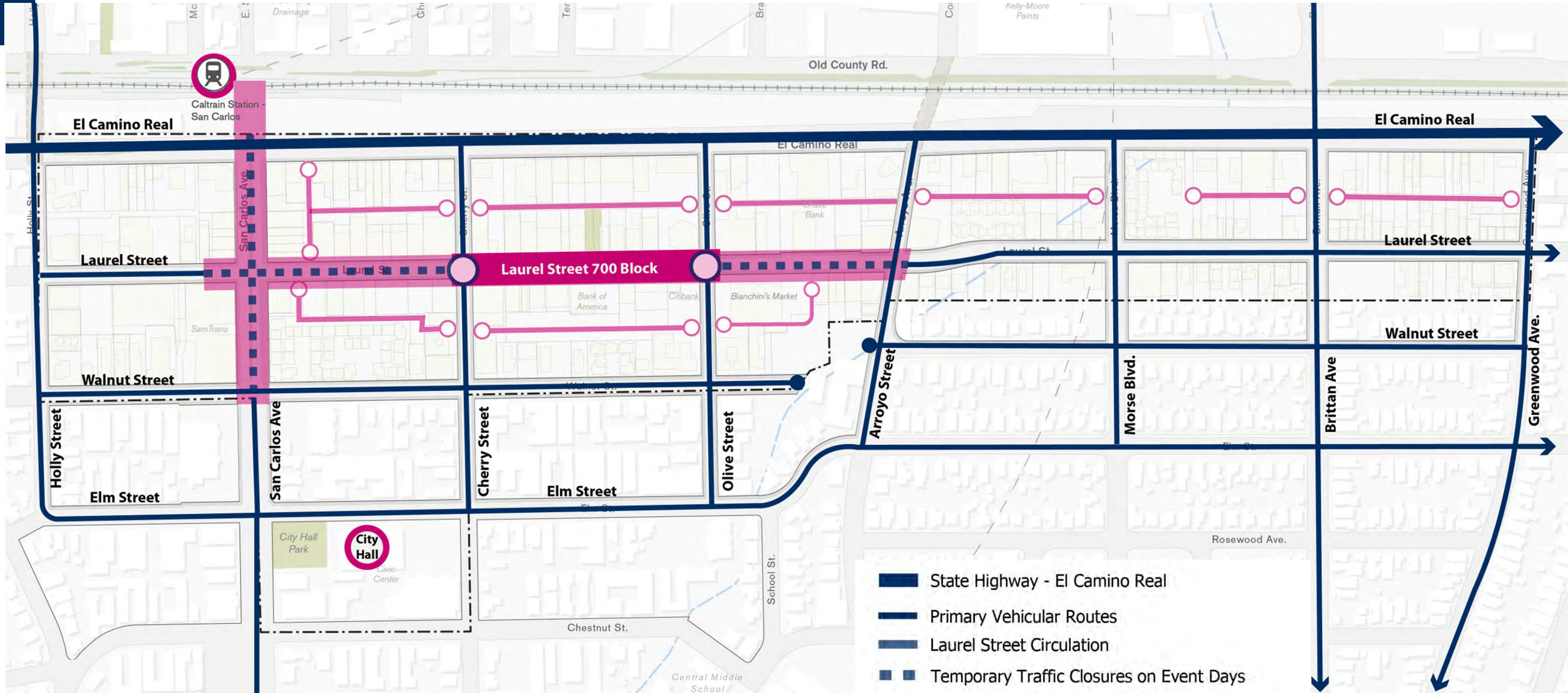









MOBILITY & CONNECTIVITY



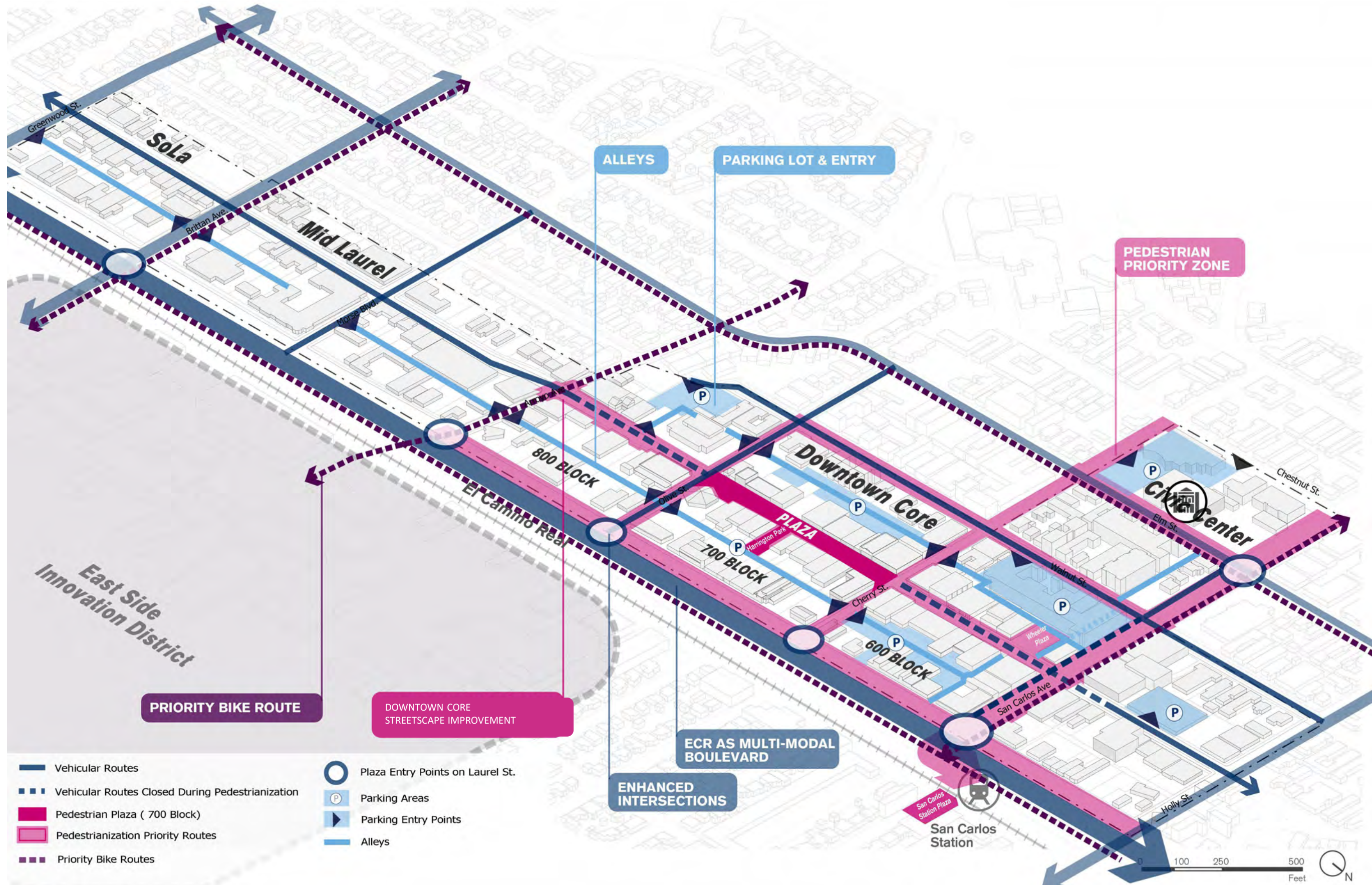
CIRCULATION AND MOBILITY

DOWNTOWN CIRCULATION



-  State Highway - El Camino Real
-  Primary Vehicular Routes
-  Laurel Street Circulation
-  Temporary Traffic Closures on Event Days
-  Temporary Pedestrianization Zone on Event Days
-  Laurel Street 700 Block
-  Alleys

MOBILITY & CONNECTIVITY



- Vehicular Routes
- - - Vehicular Routes Closed During Pedestrianization
- Pedestrian Plaza (700 Block)
- - - Pedestrianization Priority Routes
- - - Priority Bike Routes
- Plaza Entry Points on Laurel St.
- P Parking Areas
- ▶ Parking Entry Points
- Alleys

THE "L" PUBLIC REALM CONCEPT



STREET CHARACTER & DESIGN APPROACH

STREET CHARACTER

Tributary of Cultural Influence

Tributary of Ecological Influence

Confluence Point at Central Plaza

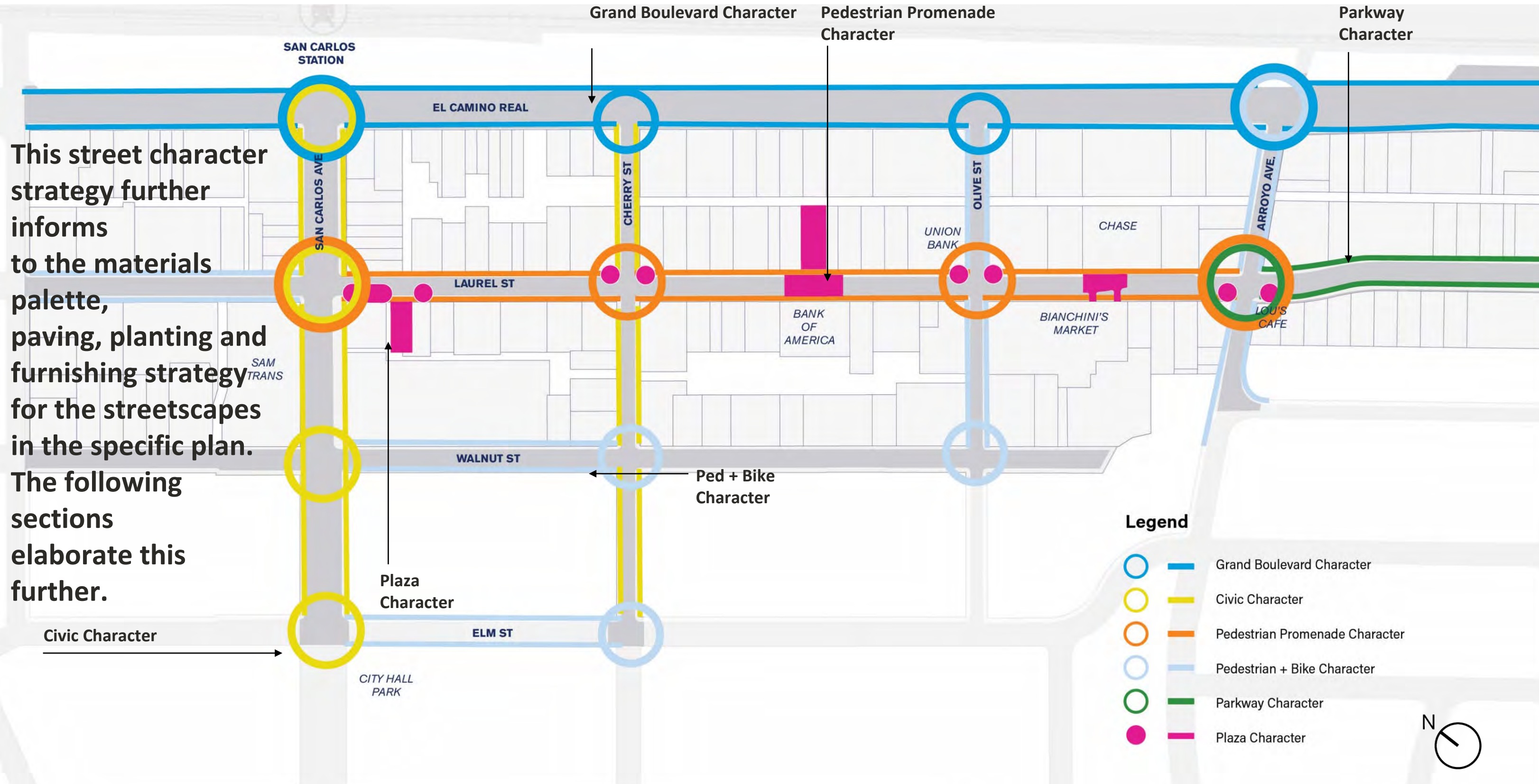
CULTURAL INFLUENCE

- Starts at San Carlos Station, and extends to Laurel St.
- Traces Native American history and Spanish colonial influence.
- Includes historical art to contemporary murals and monuments.
- Highlights modern social movements, including women's empowerment and community identity.

ECOLOGICAL INFLUENCES

- Starts at the day-lit stream channel near the underpass, and extends to Laurel St.
- Features local flora-themed motifs and street design elements inspired by local fauna.
- Concludes at the central plaza in the 700 block.



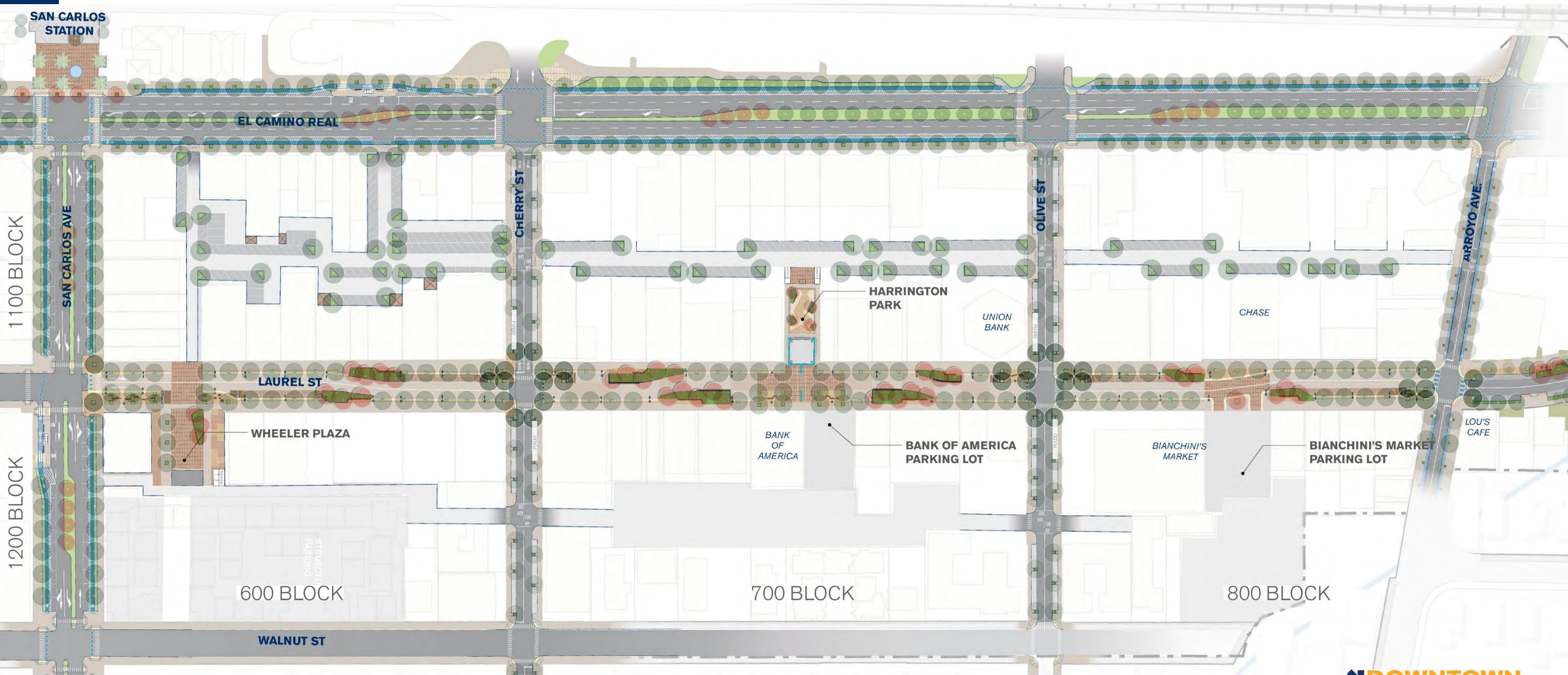


This street character strategy further informs to the materials palette, paving, planting and furnishing strategy for the streetscapes in the specific plan. The following sections elaborate this further.

- Legend**
- Grand Boulevard Character
 - Civic Character
 - Pedestrian Promenade Character
 - Pedestrian + Bike Character
 - Parkway Character
 - Plaza Character

DRAFT ILLUSTRATIVE STREETScape LAYOUT (The "Downtown Core")

LAUREL STREET 600, 700 & 800 BLOCKS AND SAN CARLOS AVENUE 1100 & 1200 BLOCKS



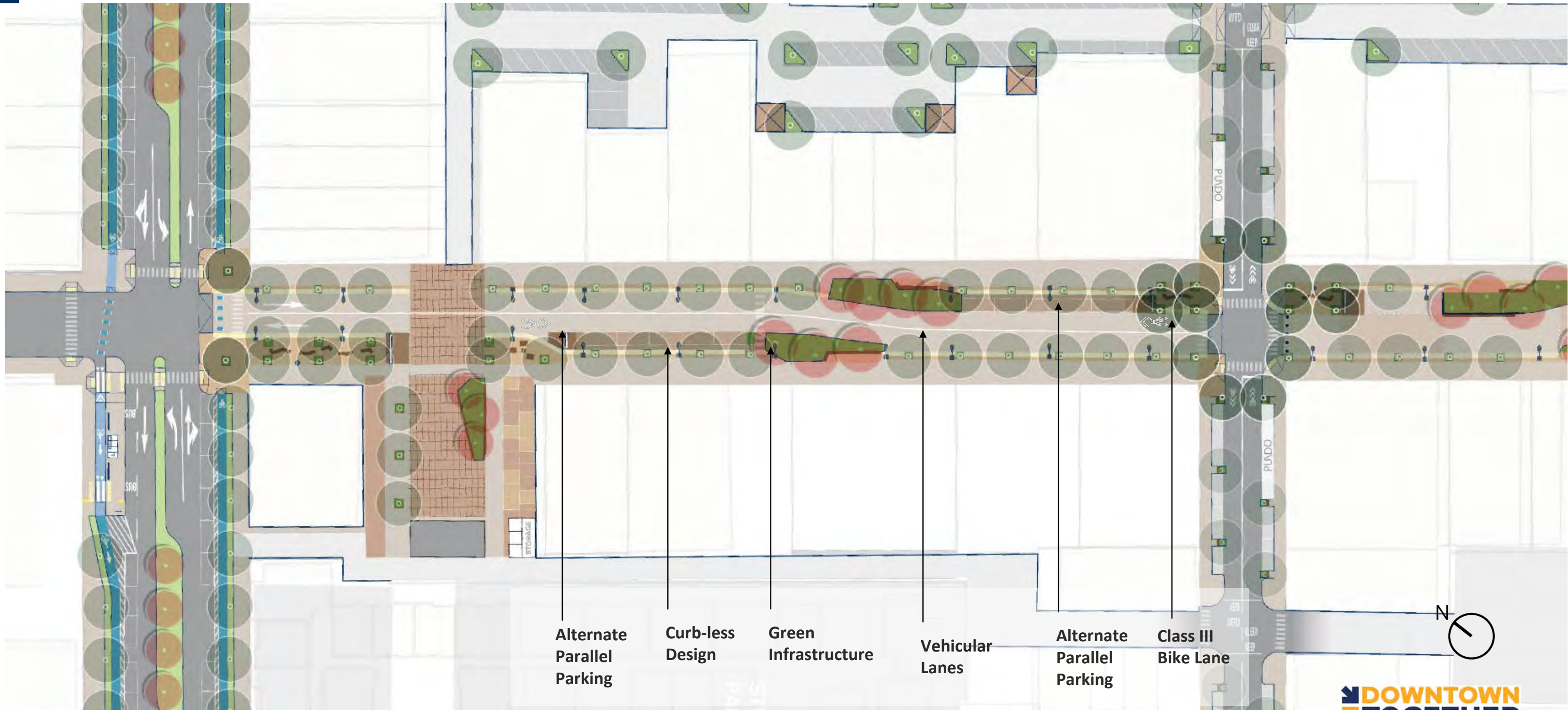
DRAFT ILLUSTRATIVE STREETScape LAYOUT (South of Arroyo Ave.)

LAUREL STREET 900, 1000 & 1100 BLOCKS (SoLa District)



DOWNTOWN CORE STREET DESIGN

LAUREL STREET 600 BLOCK CONCEPT



Alternate Parallel Parking

Curb-less Design

Green Infrastructure

Vehicular Lanes

Alternate Parallel Parking

Class III Bike Lane

LAUREL STREET 600 BLOCK CONCEPT



GROVE WITH SEATING



EXPANDED PLAZA



POP-UP MARKET



FOOD TRUCKS WITH SEATING

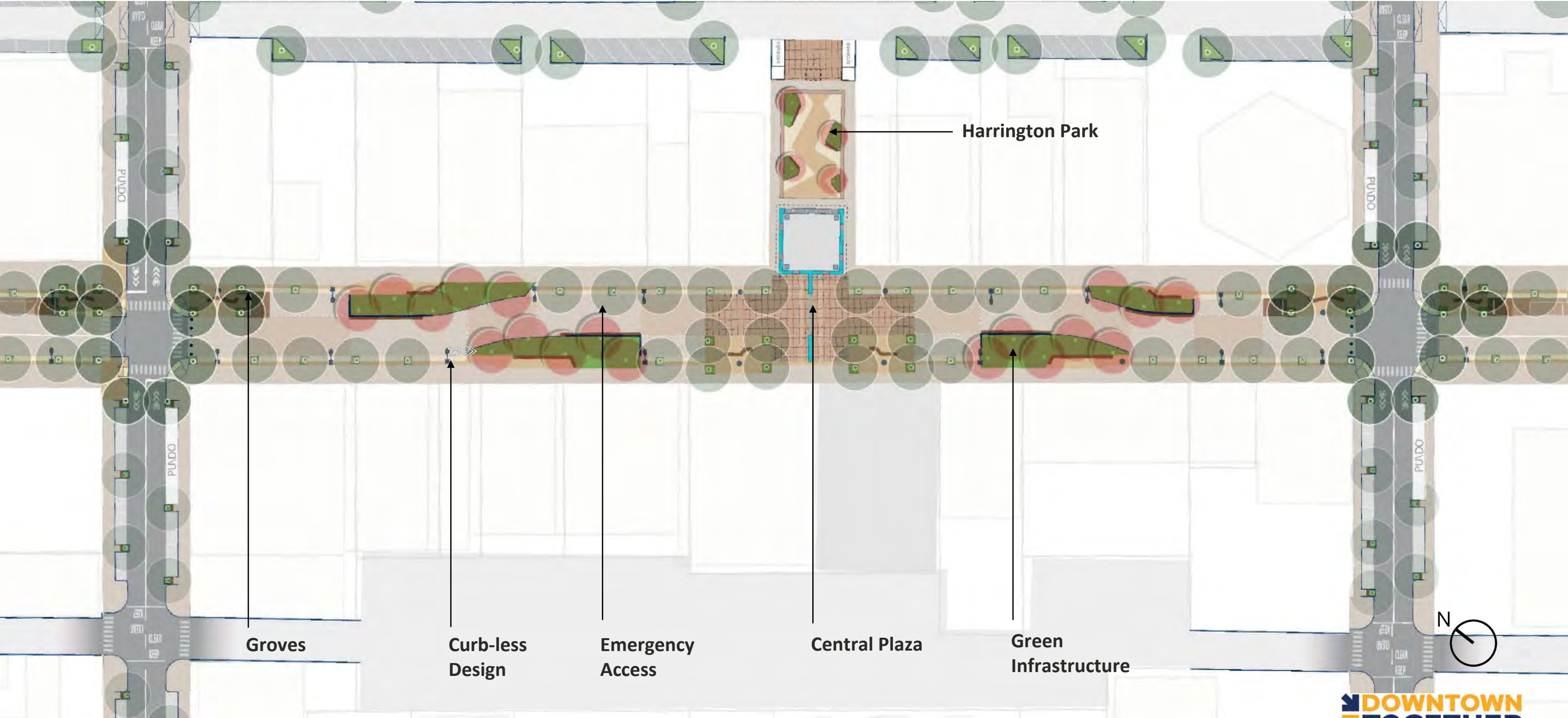


PERFORMANCE AREA



MULTI-PURPOSE PROGRAMMING

LAUREL STREET 700 BLOCK PEDESTRIAN PLAZA



Harrington Park

Groves

Curb-less Design

Emergency Access

Central Plaza

Green Infrastructure



LAUREL STREET 700 BLOCK PEDESTRIAN PLAZA



WATER FEATURE



SHADE AND SEATING



PEDESTRIAN PATHS



EVENT PLAZA/ PROGRAMMING

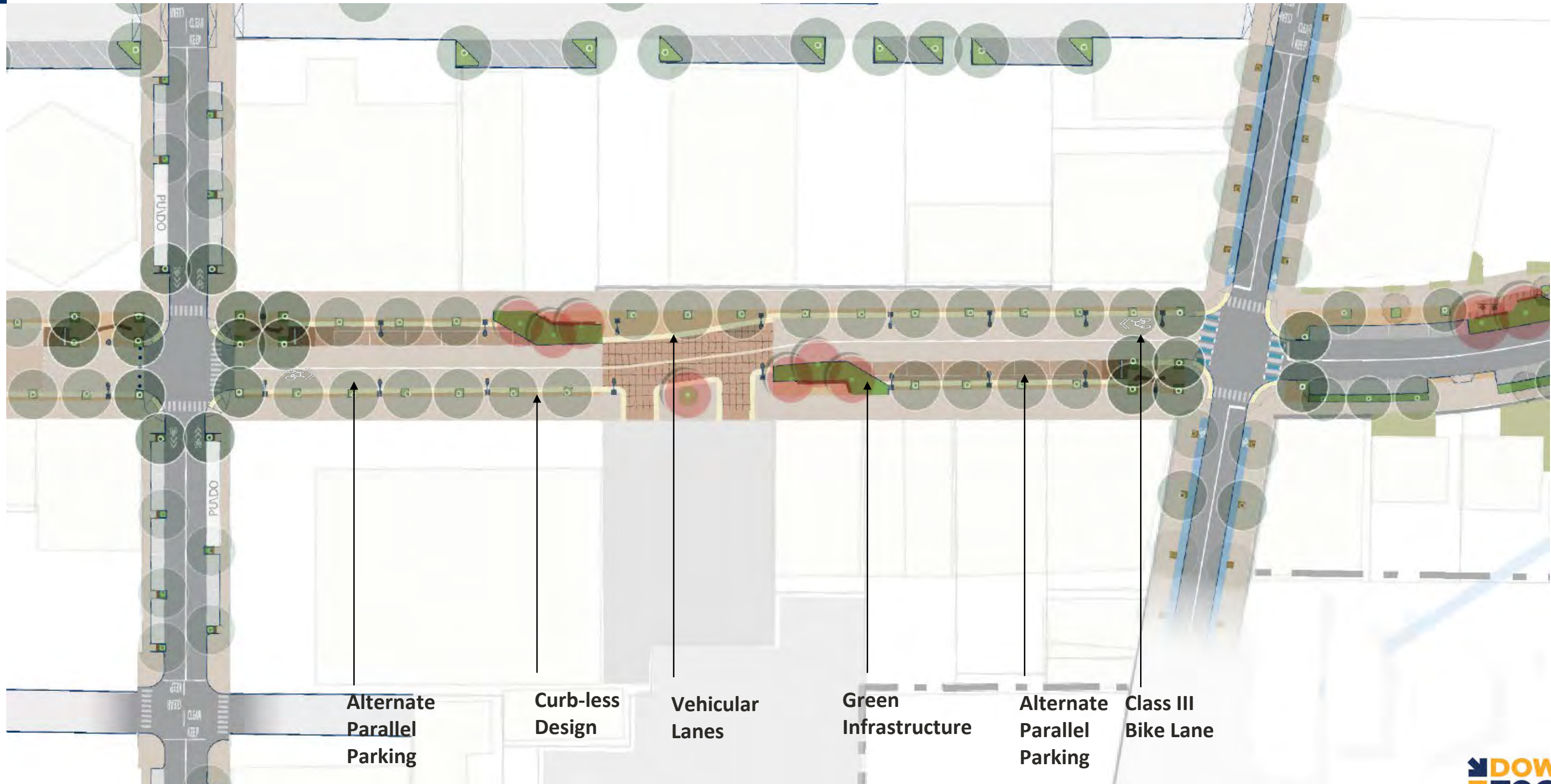


STAGE/ PERFORMANCE AREA



OUTDOOR DINING

800 BLOCK CONCEPT



Alternate
Parallel
Parking

Curb-less
Design

Vehicular
Lanes

Green
Infrastructure

Alternate
Parallel
Parking

Class III
Bike Lane



800 BLOCK CONCEPT



EXPANDED SIDEWALK



STORM WATER MANAGEMENT



SEATING



FLEXIBLE USE / SPECIAL PAVING



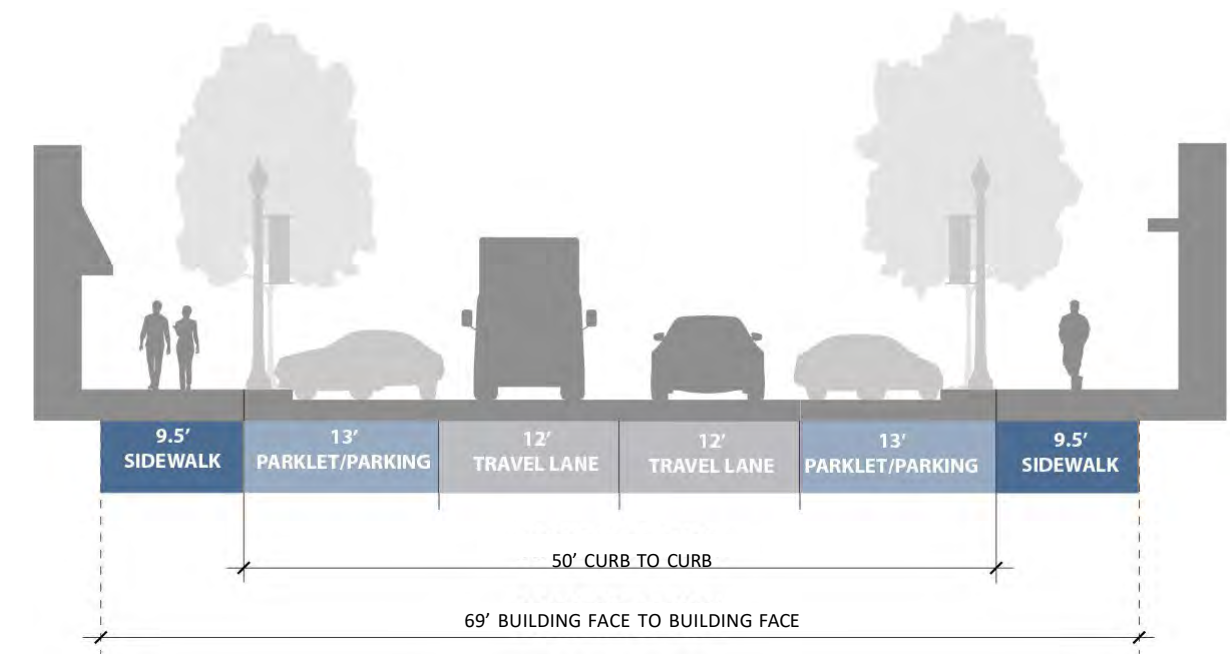
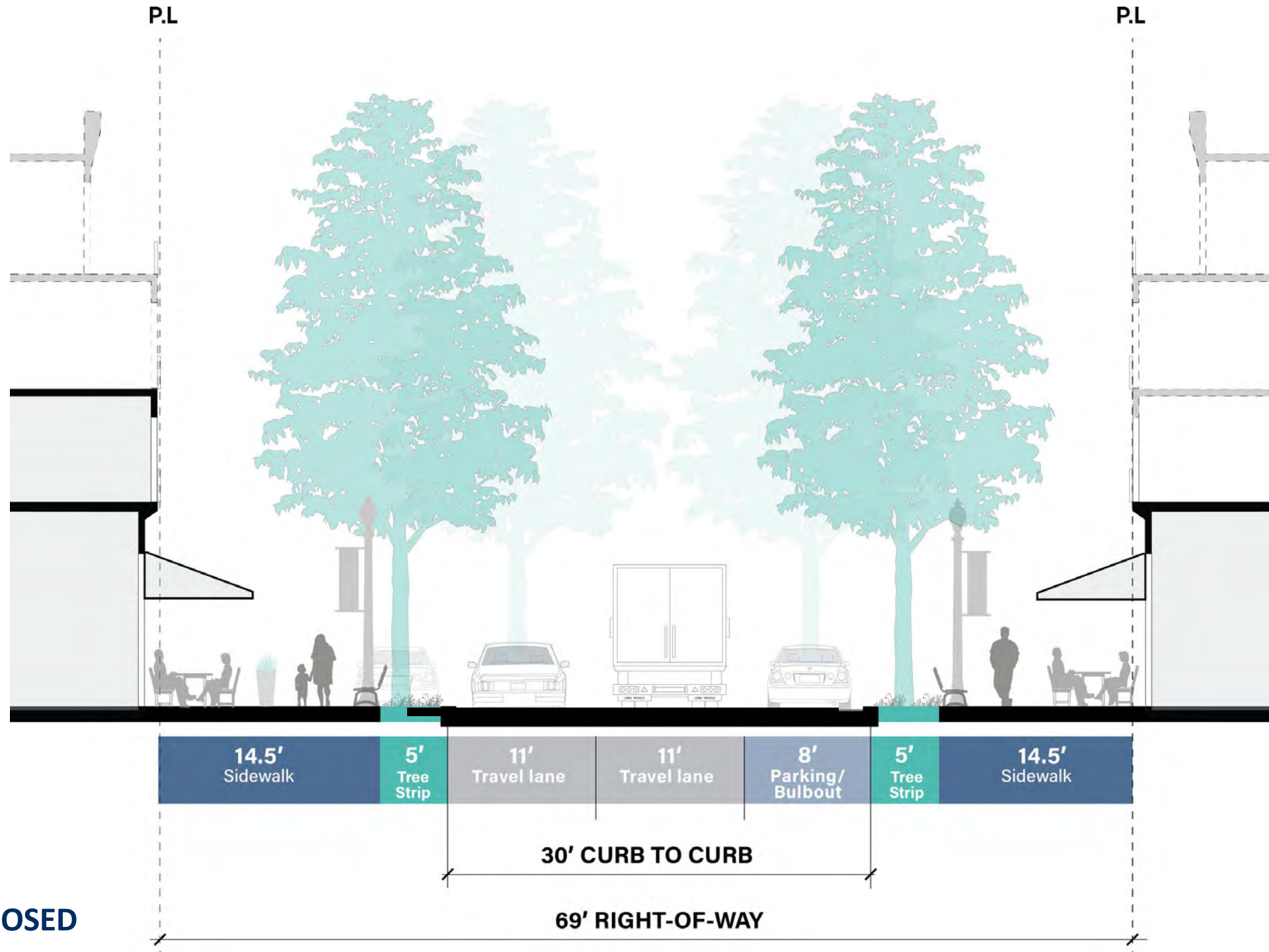
SIDEWALK DINING



GROVE

LAUREL STREET

BLOCK 600 & 800

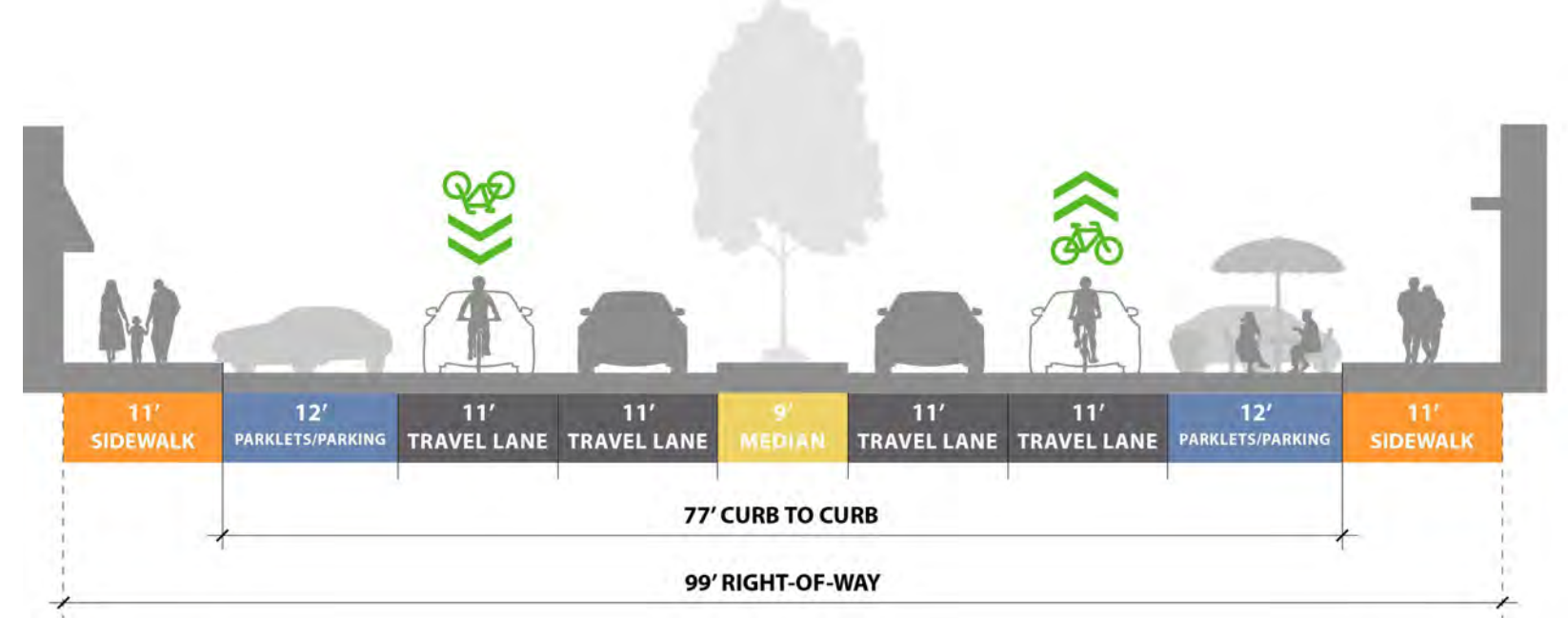


PROPOSED

SAN CARLOS AVENUE

BLOCKS 1100 & 1200

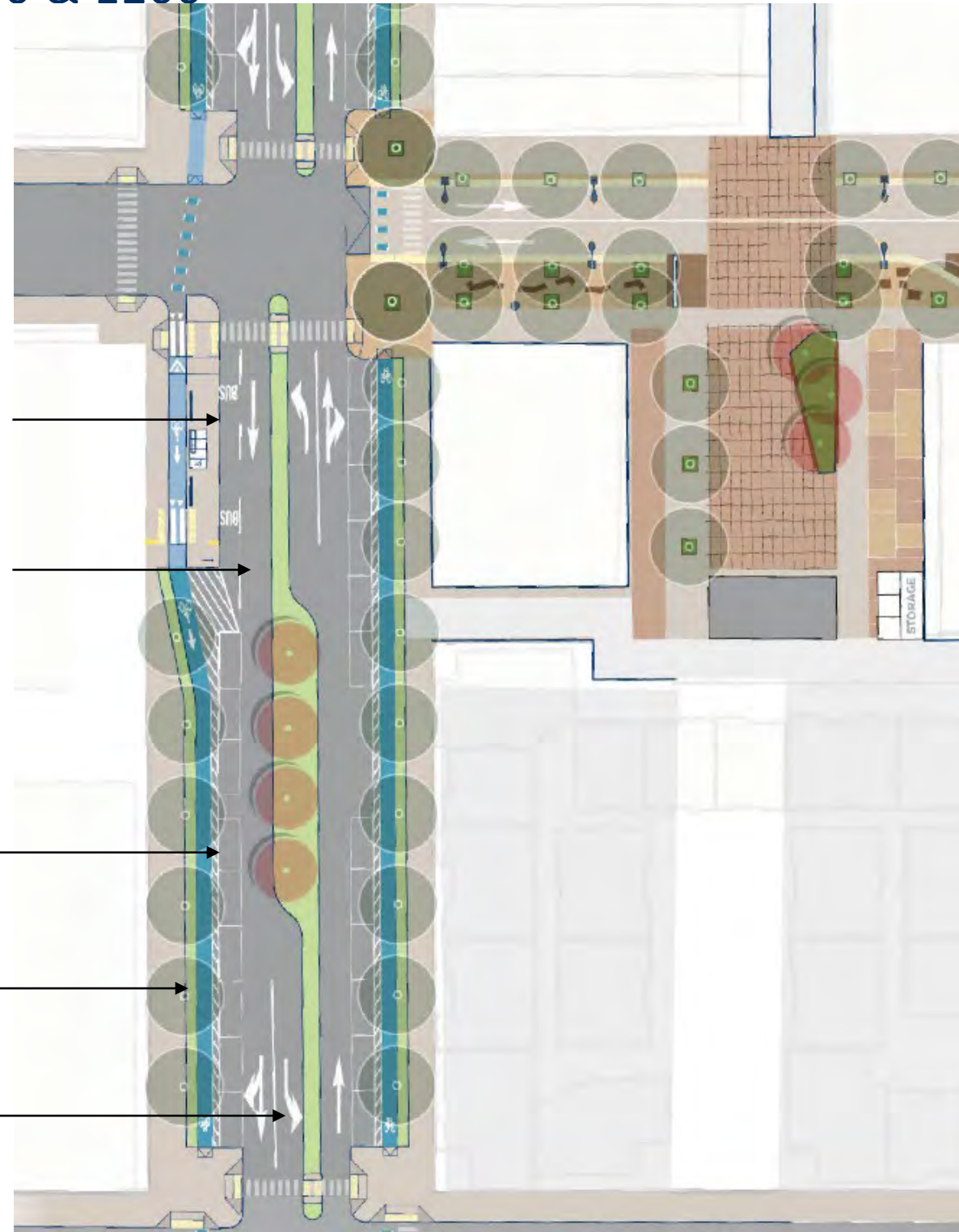
EXISTING
(LOOKING EAST)



PROPOSED

SAN CARLOS AVENUE

BLOCKS 1100 & 1200



Bus Island
And In-lane Bus Stop

One Vehicular Lanes
Each Direction

Class IV
Buffered Bike
Lanes

14.5' Wide
Sidewalk

Turn
Pocket

BLOCK 1200

San Carlos
Station Plaza

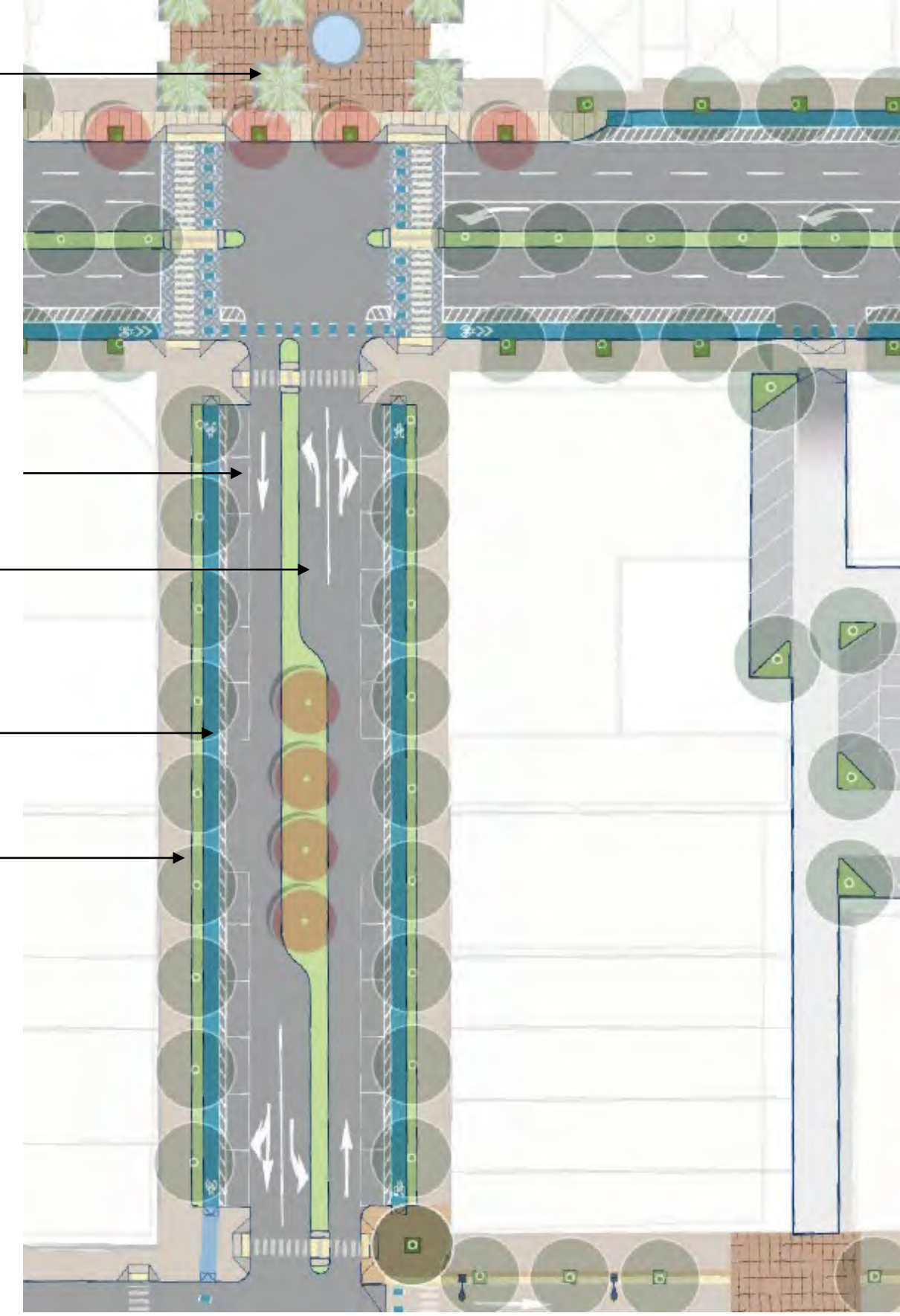
One Vehicular Lanes
Each Direction

Turn
Pocket

Class IV
Buffered Bike
Lanes

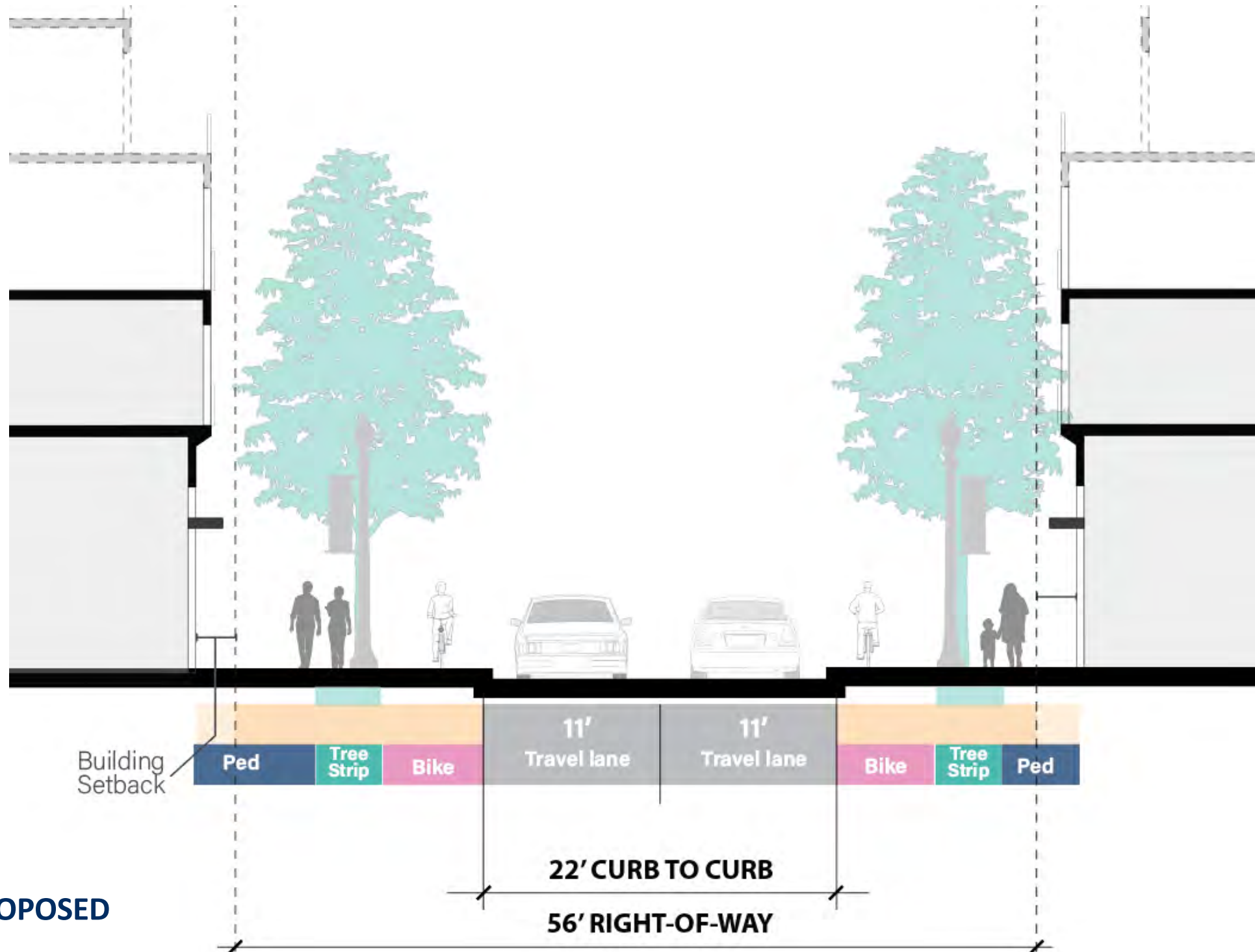
14.5' Wide
Sidewalk

BLOCK 1100

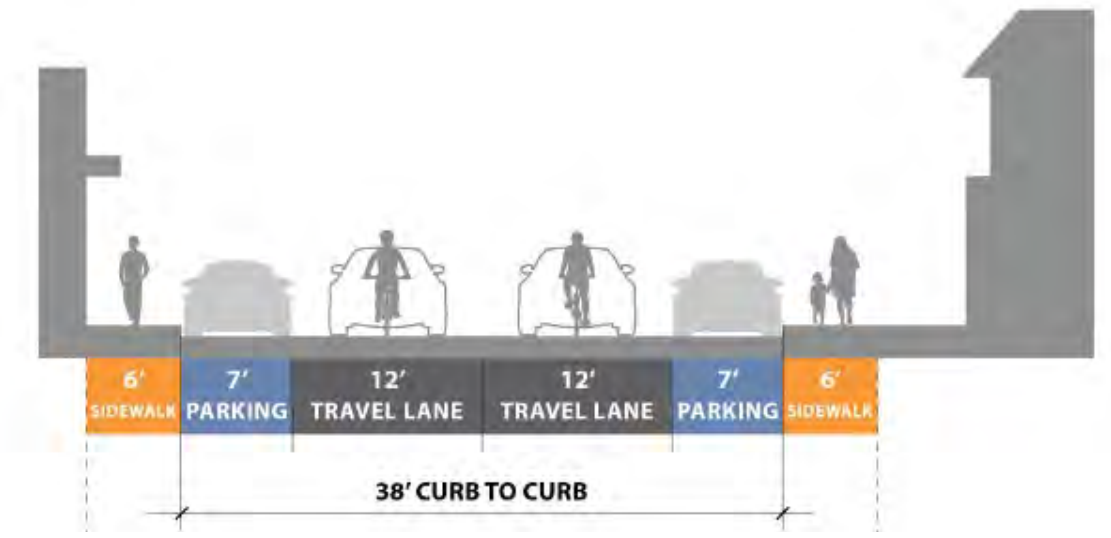


OTHER STREETS

ARROYO AVENUE

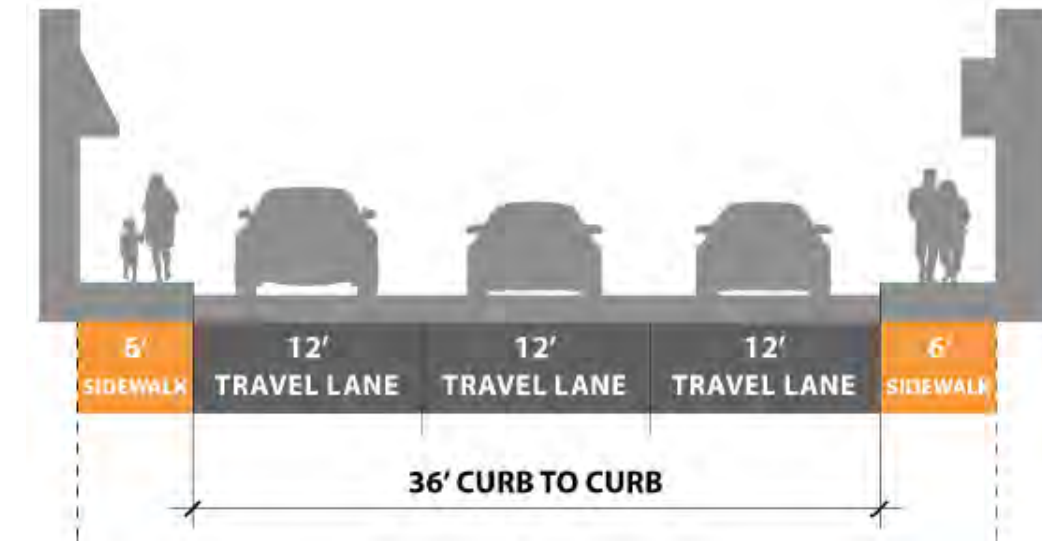
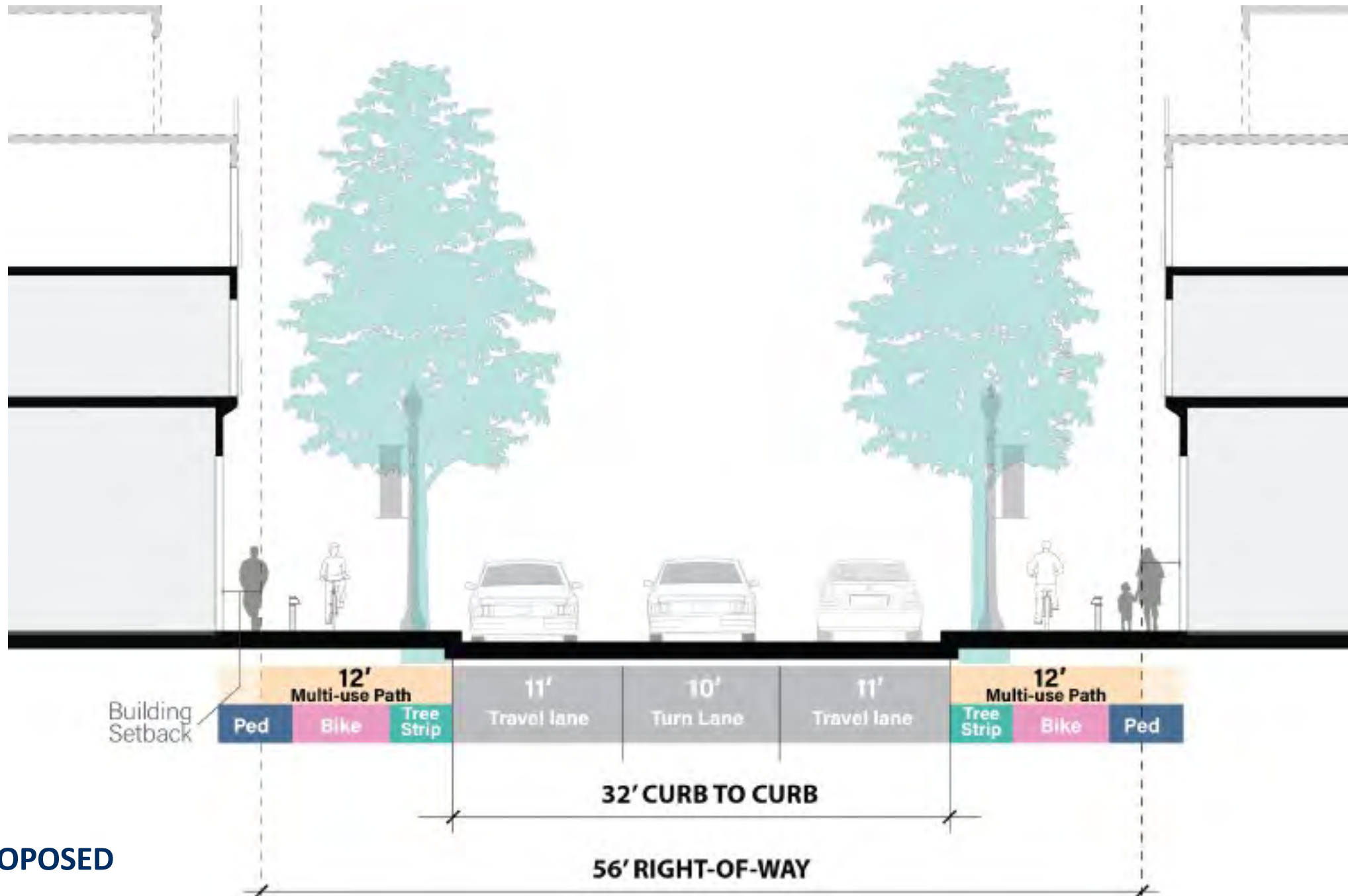


PROPOSED



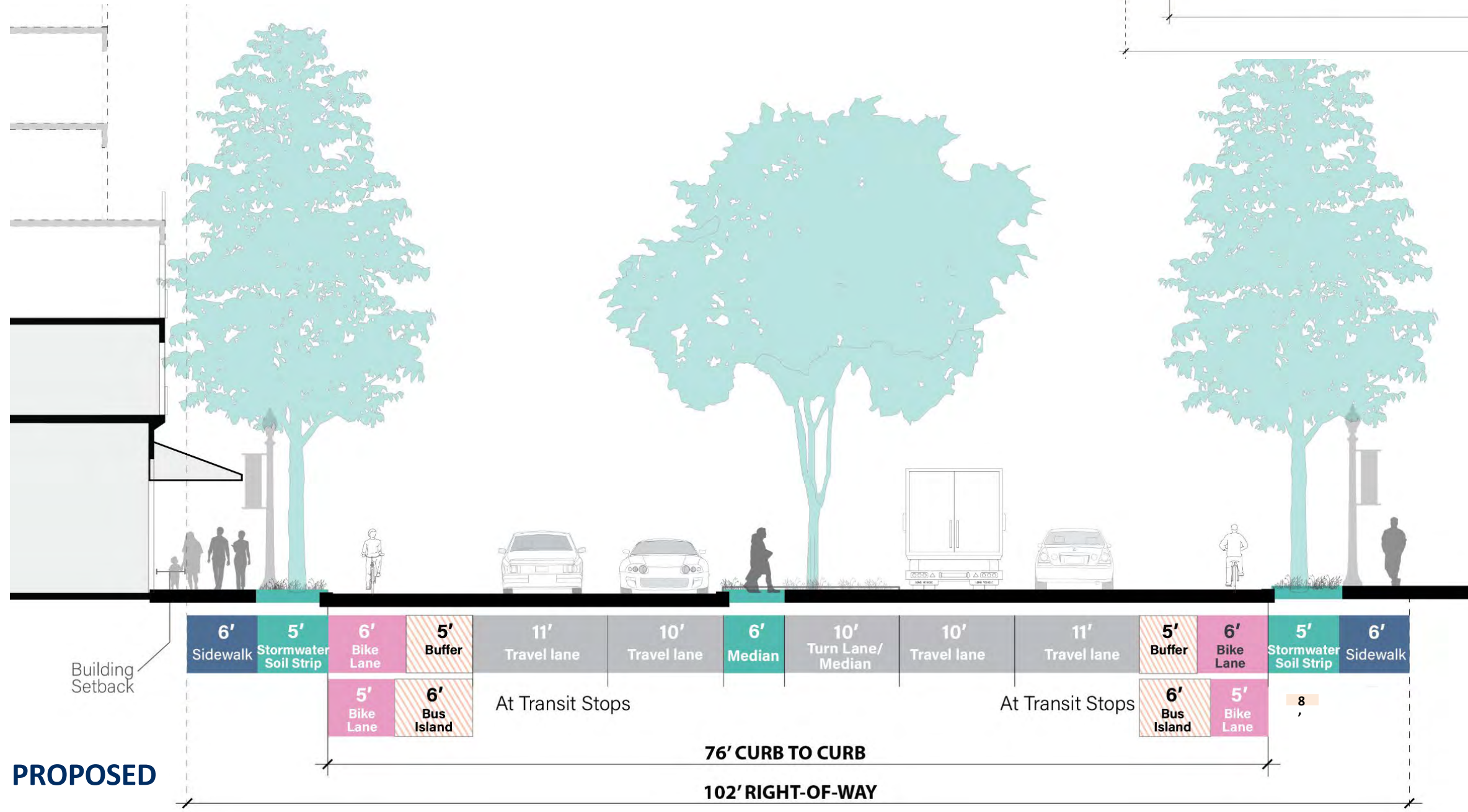
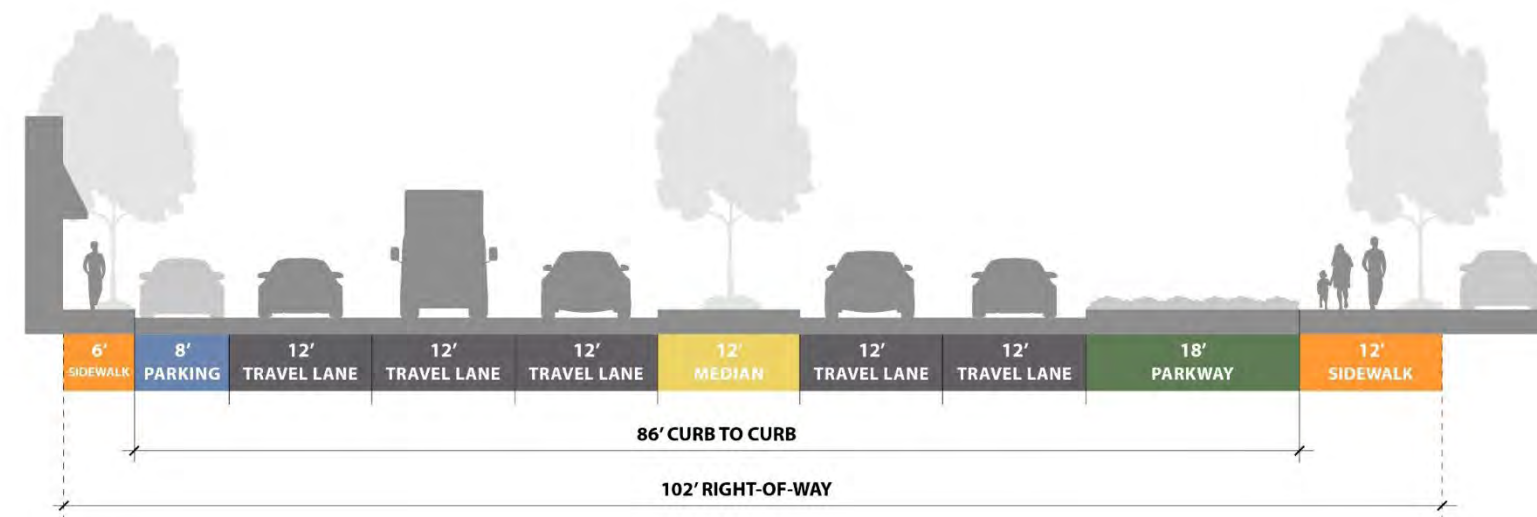
PROPOSED

BRITTAN AVENUE



EL CAMINO REAL

EXISTING
(LOOKING NORTH)



PROPOSED

MATERIAL PALETTE EXPLORATION

MATERIALITY



Warm tone, textural pattern reflecting local cultural/ecological context

Use of bigger-size metal and stone components to convey a grand welcoming gesture along the major civic corridors.

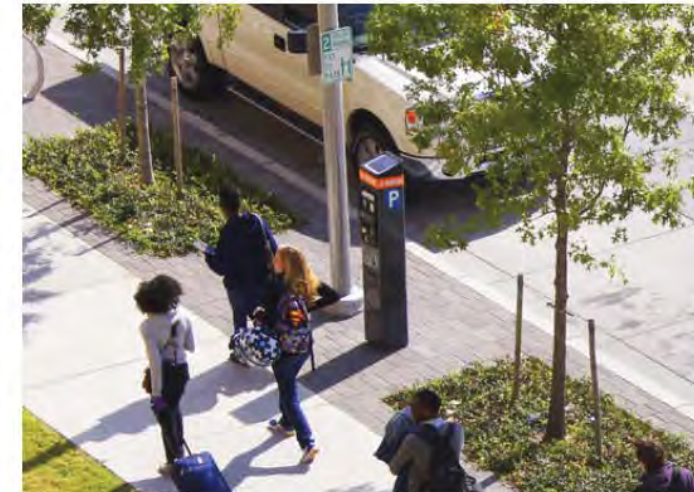
Material Swatches are warm tones, informed by the existing prominent color palette in the plan area. For Boulevard and Civic - Warm tones with darker range.

Material Swatches:



Boulevard/Civic/Parkway Character

Warm color CIP concrete and permeable pavers along the planting strips



Gateway Monument

MATERIALITY



Warm tone, textural pattern reflecting local cultural/ecological context

Use of smaller-scale pavers and finer patterns to convey a human-scale streetscape and a sense of neighborhood playfulness.

Alleys also follow the similar materiality to create a seamless character and experience.

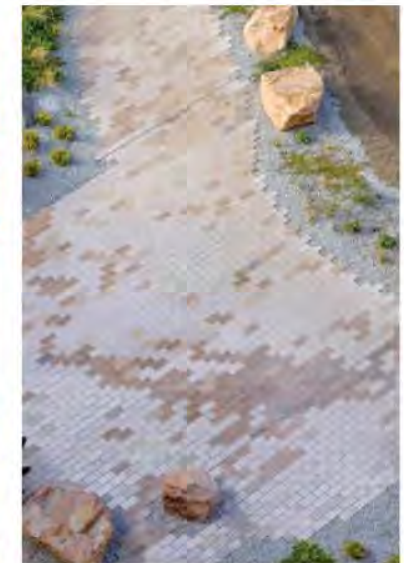
Material Swatches - Warm tones with lighter range

Material Swatches:



Pedestrian Promenade/Interactive Plaza Character

Warm color concrete pavers with textural finishes, patterns and accent colors



PLANTING



Vibrant colors, reflect local ecology and integrate green infrastructure

Rain Garden Plants:



Pollinator Garden Plants:



City of San Carlos Heritage Tree:



Boulevard/Civic Character

High and broad evergreen trees, providing a large-scale statement and shade; Large specimen trees at the median; Rain garden along the streetscape.

Example of Tree species



Chinese Evergreen Elm
Streetscape, shade and height



Crape Myrtle
Medium + Entry Plaza, accent color



Yerba Buena



Island Pink Yarrow



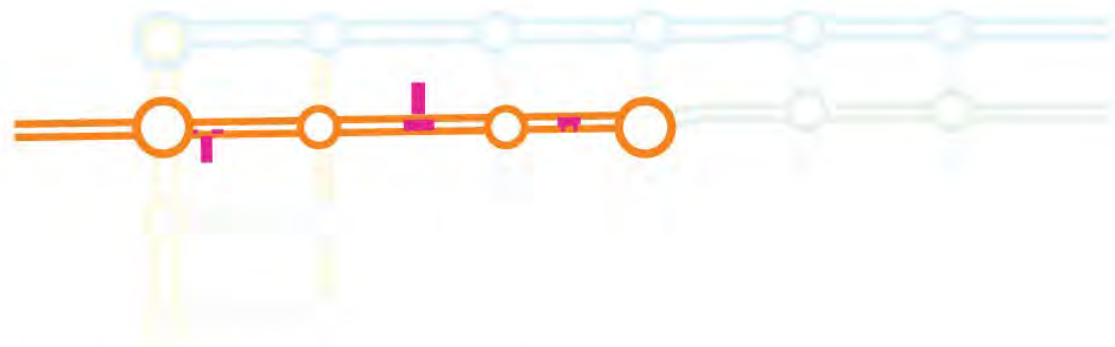
Rocky Point Blue-eyed Grass



Brown Fox Sedge



PLANTING



Vibrant colors, reflect local ecology and integrate green infrastructure

Rain Garden Plants:



Pollinator Garden Plants:



City of San Carlos Heritage Tree:



Pedestrian Promenade/Interactive Plaza Character

Medium-sized deciduous trees with color/texture interest as well as high branching to avoid blocking the street frontage; Pollinator garden and rain garden providing green infrastructure/reflecting local ecology.

Example of Tree species



Chinese Pistache

★ Streetscape, shade and height



Kentucky Coffee Tree

Grove, shade, height and seasonal interest



Crape Myrtle

Entry Plaza, accent color



Beach Aster



Sonoma Coast Yarrow



Rocky Point Blue-eyed Grass



Brown Fox Sedge



PLANTING



Vibrant colors, reflect local ecology and integrate green infrastructure

Introduce mixed tree planting/ native garden palette

Rain Garden Plants:



Pollinator Garden Plants:



City of San Carlos Heritage Tree:



Parkway Character

Shade trees with dense, lush canopies and low branching to provide privacy screening for residential/mixed use buildings

Example of Tree species



Coast Live Oak

★ Streetscape, shade and height



California Buckeye

★ Setback zone, color and form



Crape Myrtle

Bulbouts, accent color



Pacific Madrone



Orchid Tree



Sonoma Coast Yarrow



Brown Fox Sedge



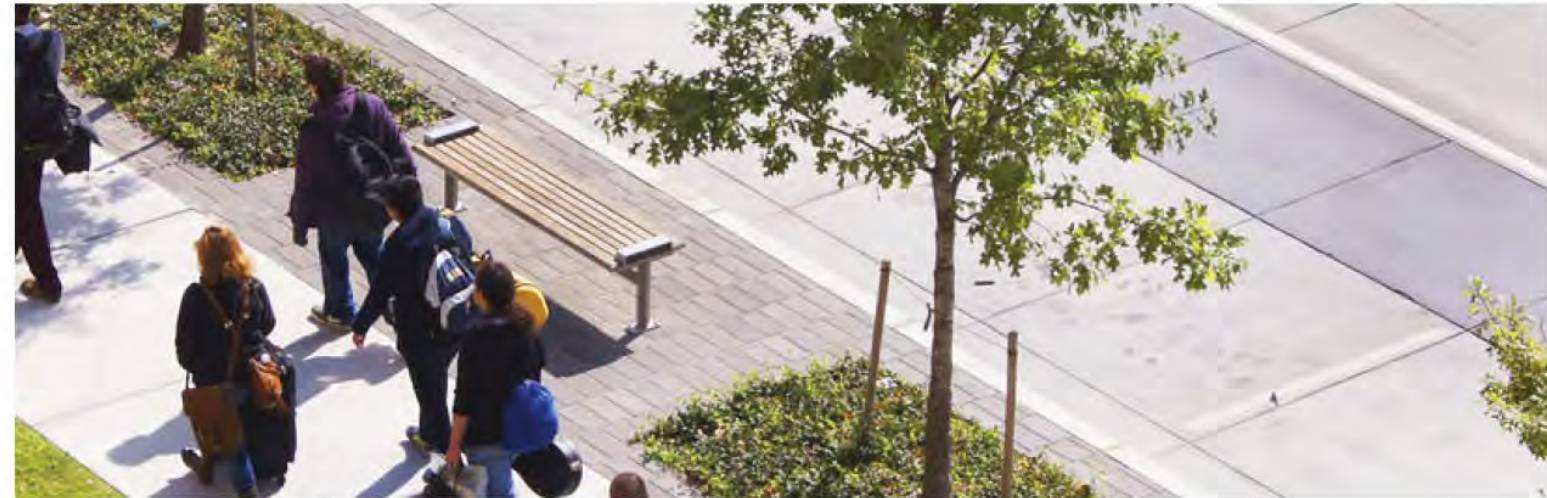
FURNISHING



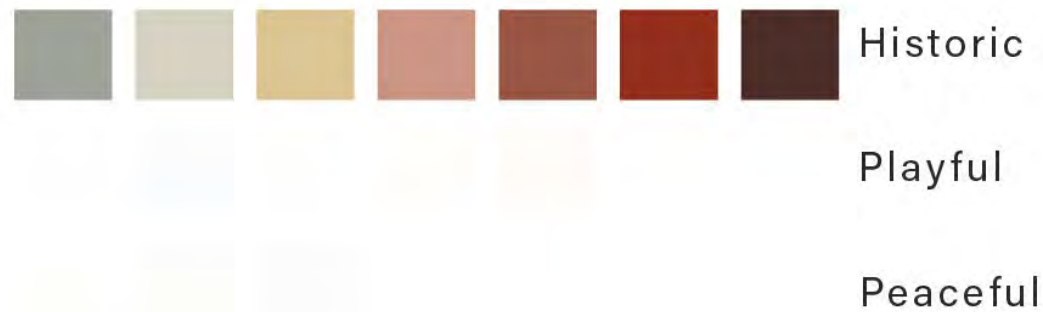
Visual interest, wood materials combined with metal, encourage social gatherings for various scales, reflect the cultural/ecological context

Boulevard/Civic Character

Wood and metal materials with simple geometry



Color Swatches:



Nostalgic, Spanish architectural influence with a hint of contemporary & cultural



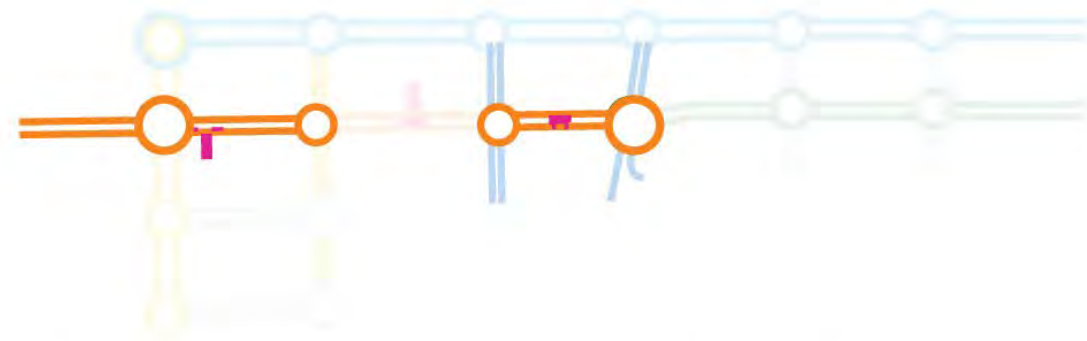
Modern Classic Street Lamp



Gateway Monument



FURNISHING



Visual interest, wood materials combined with metal, encourage social gatherings for various scales, reflect the cultural/ecological context

Color Swatches:



Historic

Playful

Peaceful

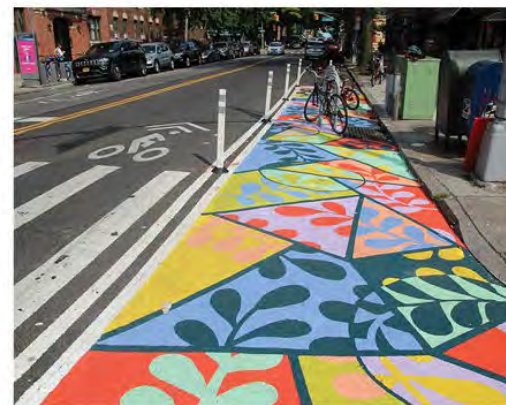
Vibrant, cultural/ecological, sense of excitement

Pedestrian Promenade/Pedestrian + Bike/Interactive Plaza Character

Wood materials, sinuous geometry, vibrant colors and accommodating flexible use



Expandable Bike Mount



Pavement Mural



Decorative Crosswalk

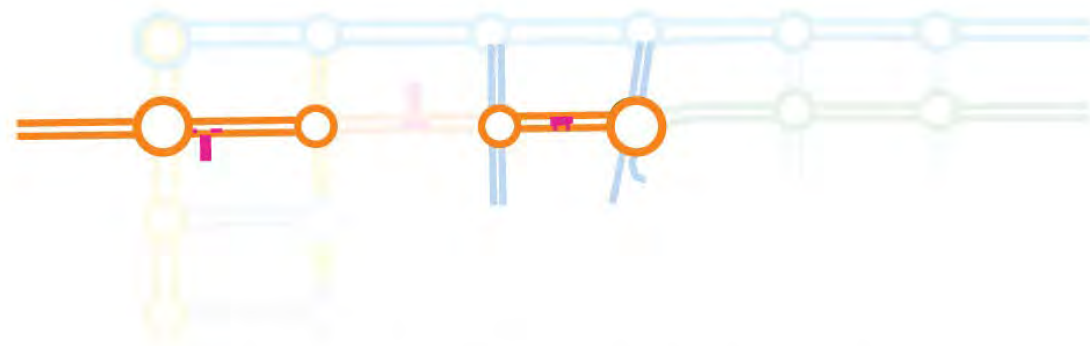


Projection Lighting



Play Features

FURNISHING



Visual interest, wood materials combined with metal, encourage social gatherings for various scales, reflect the cultural/ecological context

Color Swatches:



Historic

Playful

Peaceful

Vibrant, cultural/ecological, sense of excitement

Pedestrian Promenade/Pedestrian + Bike/Interactive Plaza Character

Wood materials, sinuous geometry, vibrant colors and accommodating flexible use



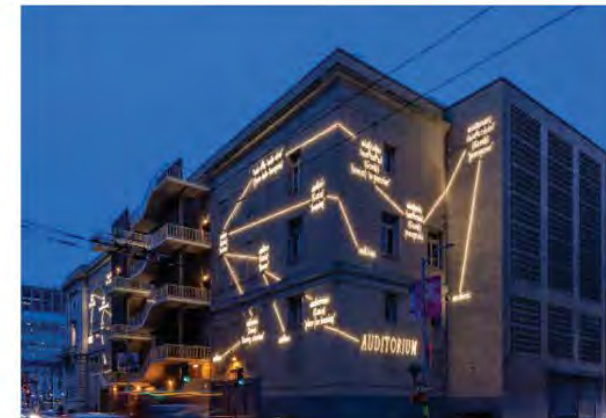
Geometric Seating



Stenciled Visual Elements



Modern Classic Street Lamp



Facade Lighting (Joseph Kosuth)



Overhead Lights



Sculptural Bollard (Antony Gormley)

FURNISHING



Visual interest, wood materials combined with metal, encourage social gatherings for various scales, reflect the cultural/ecological context

Color Swatches:



Historic

Playful

Peaceful

Vibrant, cultural/ecological, sense of excitement

Pedestrian Promenade/Interactive Plaza Character

Wood materials, sinuous geometry, vibrant colors and accommodating flexible use



Geometric Seating



Stenciled visual elements reflective of the streetscape theme



Stepping Stone across the water feature



Water fountain



Interactive Sculpture



Kid's Climbing Wall



Mural Art

FURNISHING



Visual interest, wood materials, encourage social gatherings for various scales, reflect the cultural/ecological context

Color Swatches:



Warm, ecological, peaceful and calm

Historic

Playful

Peaceful

Parkway/Pedestrian + Bike Character

Wood materials and simple/elegant geometry



Wood Seating



Tree Lighting



Modern Classic Street Lamp



Small-scale Rain Garden & Seating (Linden Alley, San Francisco)

Next Steps

Next Steps

- Presentation to City Council on Monday, June 10, 2024 (study session, no formal decision on the street design)
- Technical Analysis (Traffic and Parking Studies/Strategies)
- Present Outcomes and Tradeoffs
- Select Final Streetscape Design
- Continue to draft the Specific Plan + Streetscape Master Plan
- Conduct environmental assessment, CEQA
- Release Public Draft Environmental Document and Specific Plan and Streetscape Master Plan for review and comment
- Adoption (PTC, then City Council) – summer 2025



Thank you!

www.sancarlosdowntownplan.com