

# LOYOLA CORNERS CONCEPT PLAN

LOS ALTOS, CALIFORNIA

AUGUST, 2009

gates + associates



# ACKNOWLEDGEMENTS

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**Acknowledgements**

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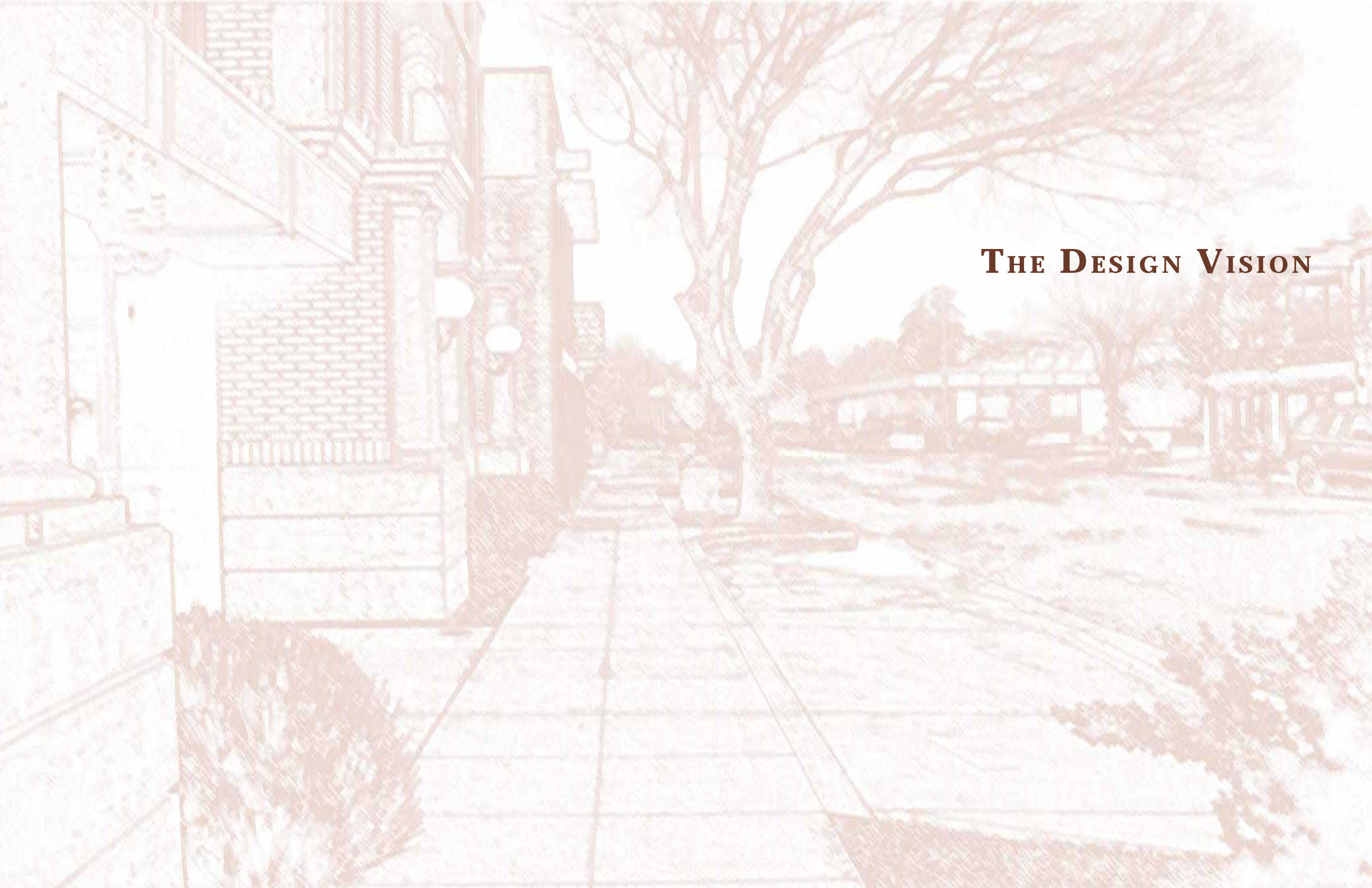
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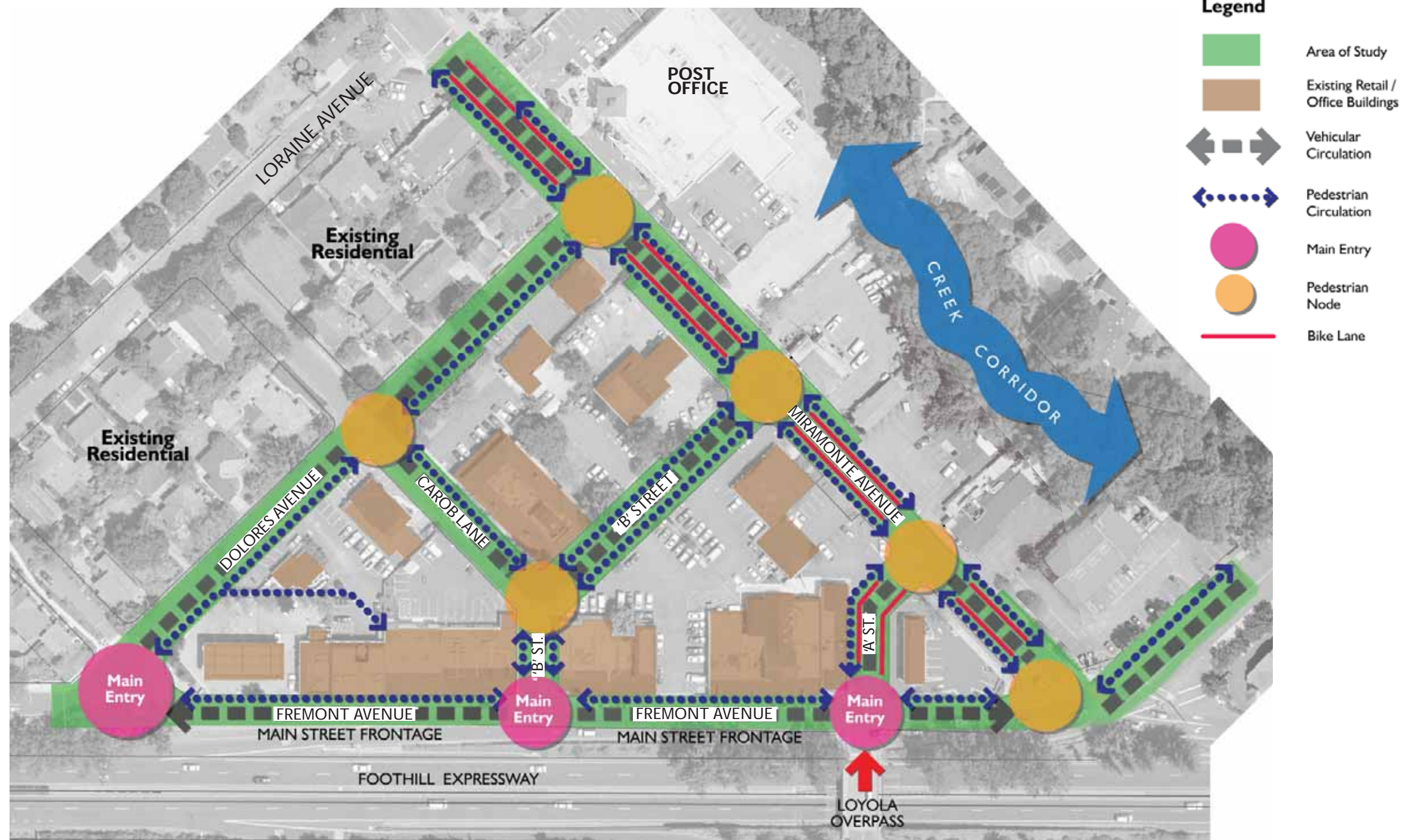
## **THE DESIGN VISION**

# CONCEPT PLAN

Loyola Corners is a 17.1 acre district consisting of retail, office and residential uses. The area is nestled in a Los Altos neighborhood and is bordered by Miramonte Avenue, Dolores Avenue, and Fremont Avenue, which is a frontage road parallel to the Foothill Expressway. The location of the district, its highly visible corners, existing businesses, and the proximity to a primary travel route pose an opportunity to create a memorable destination.

In 1990 the Loyola Corners Neighborhood Commercial Center Specific Plan was adopted to “encourage and facilitate the long term viability of commercial activity at Loyola Corners.” From this document a design vision was facilitated by the City and carried through in the following implementation plan.

Access to the site is by three main entries along Fremont Avenue. Currently, poorly delineated pedestrian and vehicular circulation is making conditions unsafe and unattractive. Existing commercial businesses consist primarily of one-story buildings. There are two connections from Miramonte Avenue to the creek corridor.



## Site Inventory/Analysis

### Fremont Avenue



Existing sidewalk paving is cracked and inconsistent in color.



Street trees and furnishings would create a pedestrian buffer along this Fremont Avenue commercial frontage.

### Miramonte Avenue



The corner of Fremont and Miramonte is a potential location for enhanced pedestrian improvements.



A narrow sidewalk and lack of buffer against traffic creates an unsafe condition.



Pedestrian bulbouts at corners and street trees would enhance pedestrian character.

### Dolores Avenue



The intersection of Fremont Avenue and Dolores Avenue provides an opportunity for a historic plaza.



Sidewalks and street striping are needed to provide separation between pedestrian and vehicular circulation. In addition, a tree screen should be planted in front of residences.

### A Street



Improved intersection geometry and pedestrian enhancements would clarify right turns and create a pedestrian friendly environment.



Heavy traffic, a flush sidewalk curb, and unclear definition of a right-turn lane creates an unsafe pedestrian condition at A Street.

### B Street / Carob Lane



An existing specimen Coast Live Oak anchors the B Street intersection.



Insufficient sidewalk width on Carob Lane results in small tree cutouts and trees too close to adjacent buildings.



Definition between the street edge and the property frontages along Carob Lane is needed.

### Existing Historic Features



### Existing Site Conditions

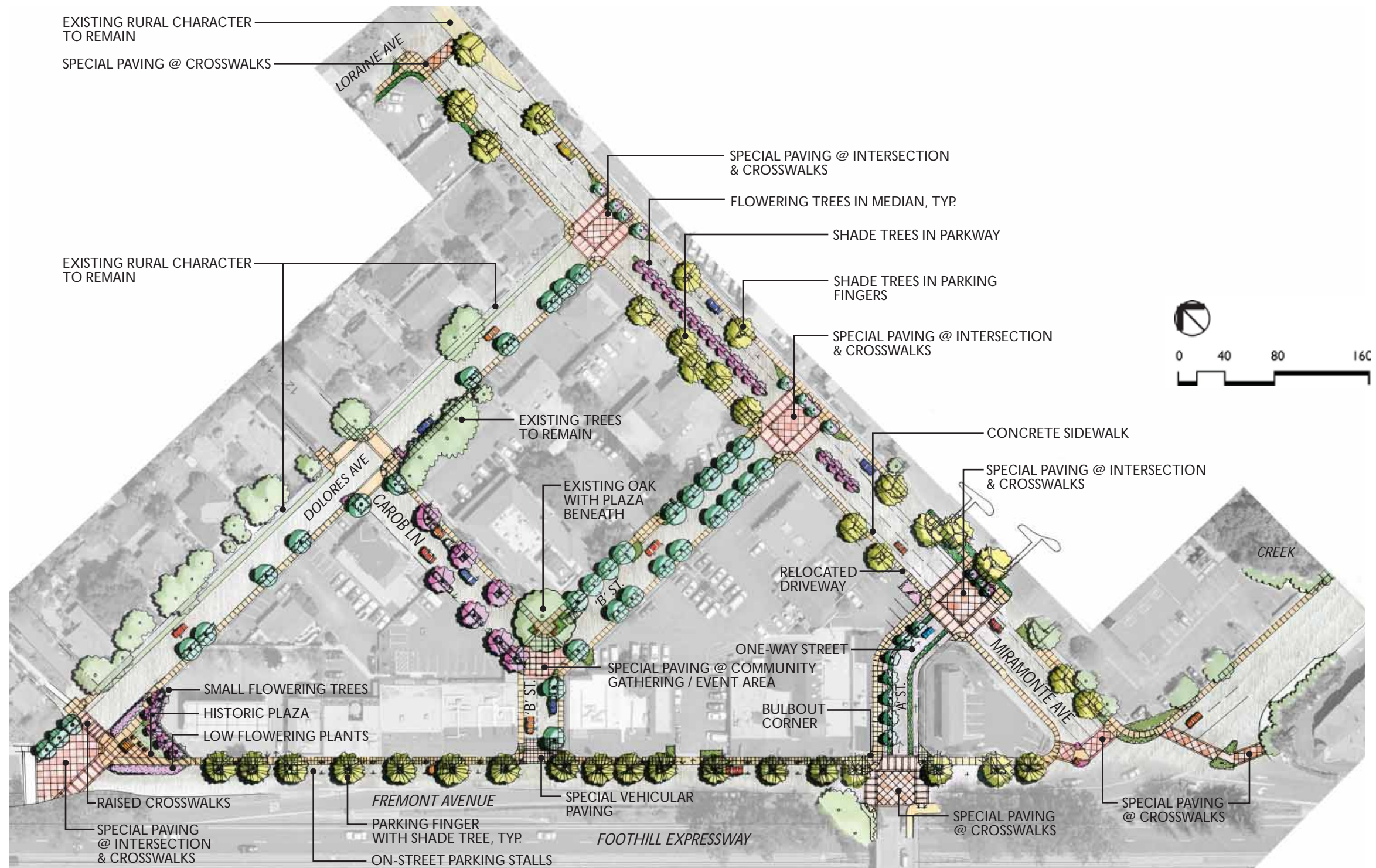
## SITE PLAN

The Implementation Plan establishes a sense-of-place by applying layers of improvements to the existing framework of Loyola Corners. The first step in defining the district is to enhance the entries and edges highlighting Loyola Corners as a destination. The three main entries along Fremont Avenue at A Street, B Street, and Dolores Avenue are visible from the Expressway and should be treated with special paving and landscape. Improving the entries and the perimeter, including the Fremont Frontage, creates a first impression which will invite people to explore the district.

A clear organization of pedestrian and vehicular circulations are vital to the success of Loyola Corners. Patterns of paving, landscape, and streetscape furnishings will establish a hierarchy of vehicular traffic, bike traffic, walking paths, and pedestrian nodes. Encouraging people to linger, cross the street, and see what's around the corner creates a synergy vital to Loyola Corners' economic viability.

Existing bike routes on Fremont Avenue, Dolores Avenue and B Street will be preserved. New Class 2 Bikeways will be added along Miramonte Avenue.

A Street will become a one-way street heading from Fremont Avenue to Miramonte Avenue. On the south side of Dolores Avenue, 10 street trees will be added while the existing condition will be preserved along the north side.



## Overall Concept Plan



**Corner Bulbouts / Sidewalk Treatment**



The majority of retail activity occurs along Fremont Avenue, the main street frontage. The frontage will be enhanced with large shade trees in parking fingers. A Street, B Street, and Dolores Avenue are the internal streets linking Fremont Avenue and Miramonte Avenue. Sidewalks will be added to both sides of A and B Streets, and the south side of Dolores Avenue to strengthen the pedestrian linkages. Planters separating the sidewalk and streets will beautify the streets and buffer pedestrians. Improvements to Miramonte Avenue, a main connector between residential neighborhoods and Foothill Expressway, include a landscaped median, shade street trees, and special pedestrian crossings.

**Entry Features**



**Parking Fingers**



**Drain Feature**



Corner bulbouts throughout the district will contain seating elements, walls, pots, and planting which will set the stage for impromptu gathering. The bulbouts reduce crossing distances and slow vehicular traffic enhancing pedestrian safety.

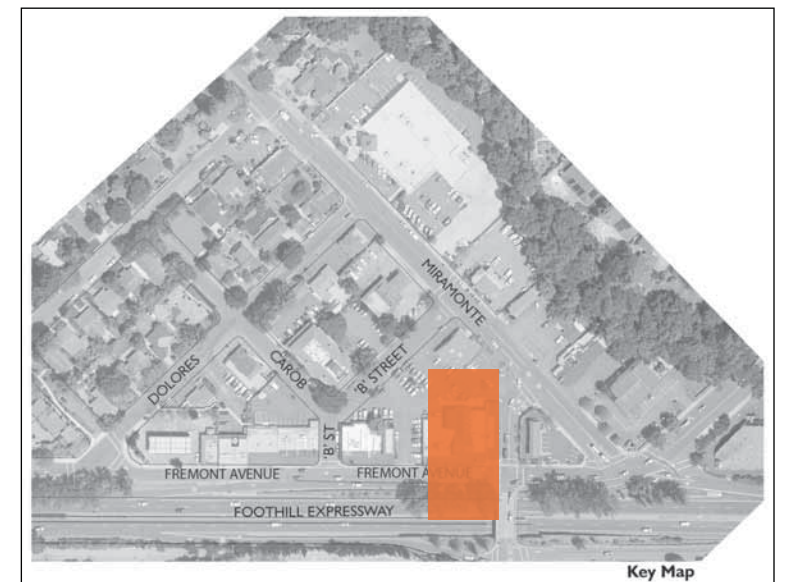
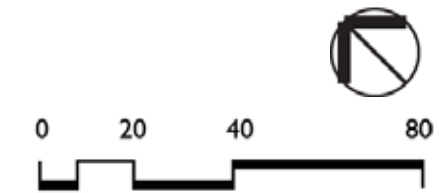
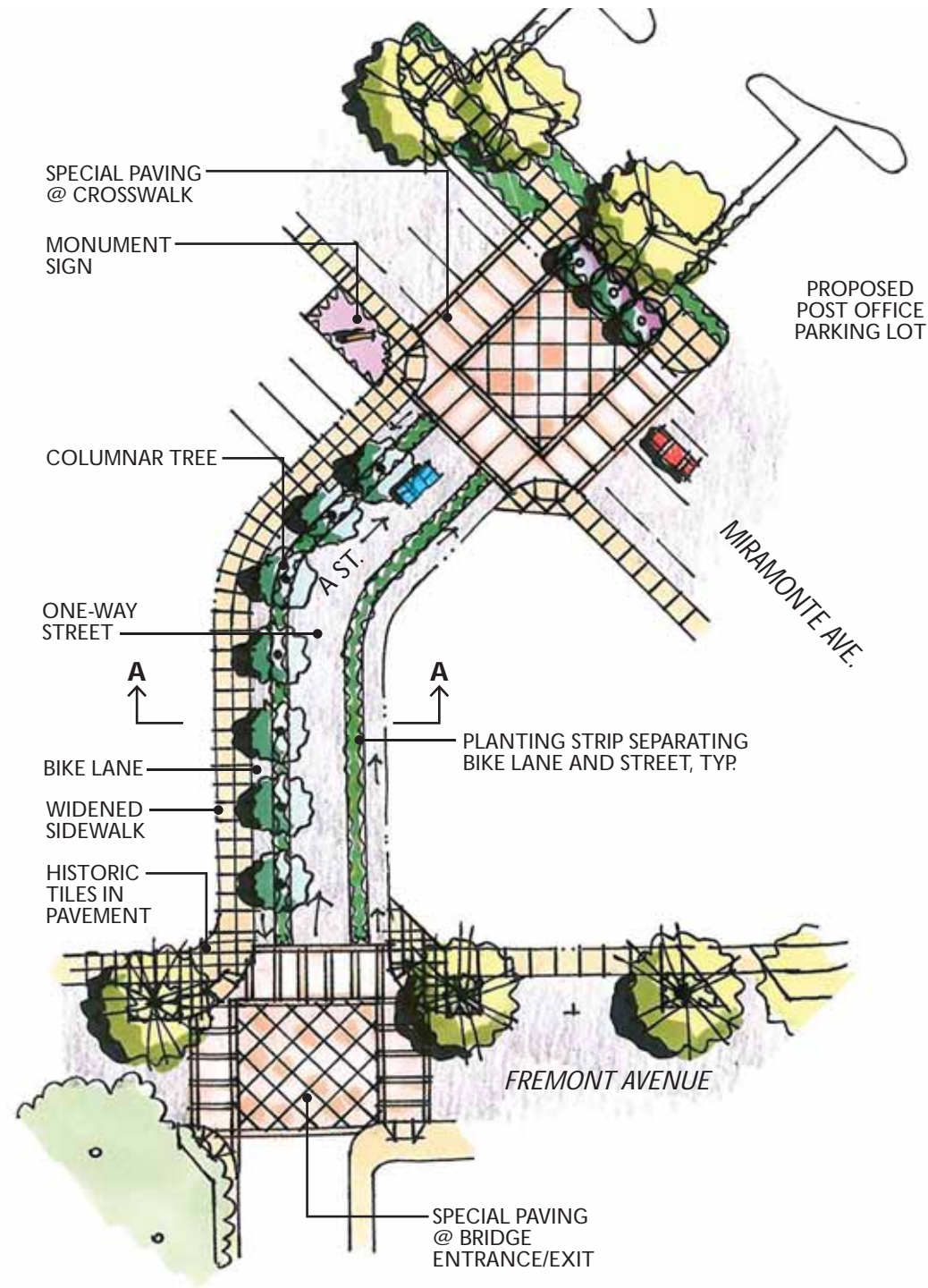
**Crosswalk Treatments**



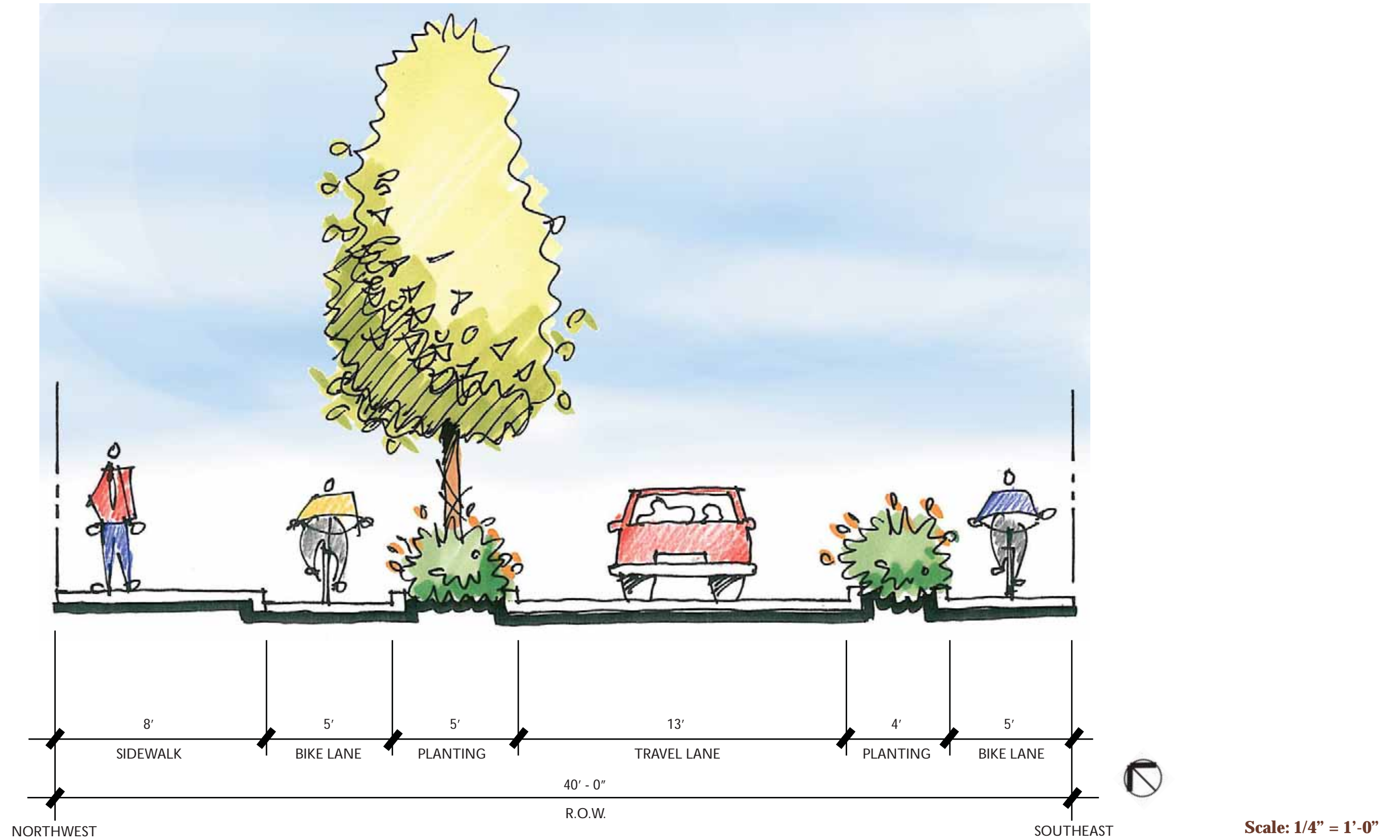
Pedestrianization of Loyola Corners will help revitalize the district, creating an environment of new urbanism and establishing it as a place to live, work, shop, and socialize.

**Character Images**

# 'A' STREET



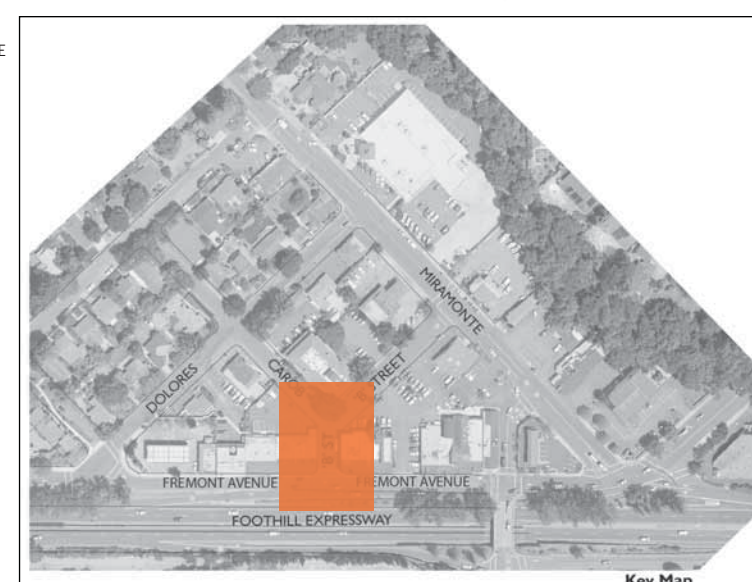
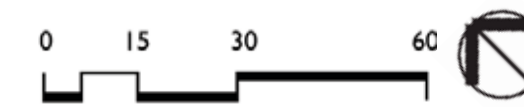
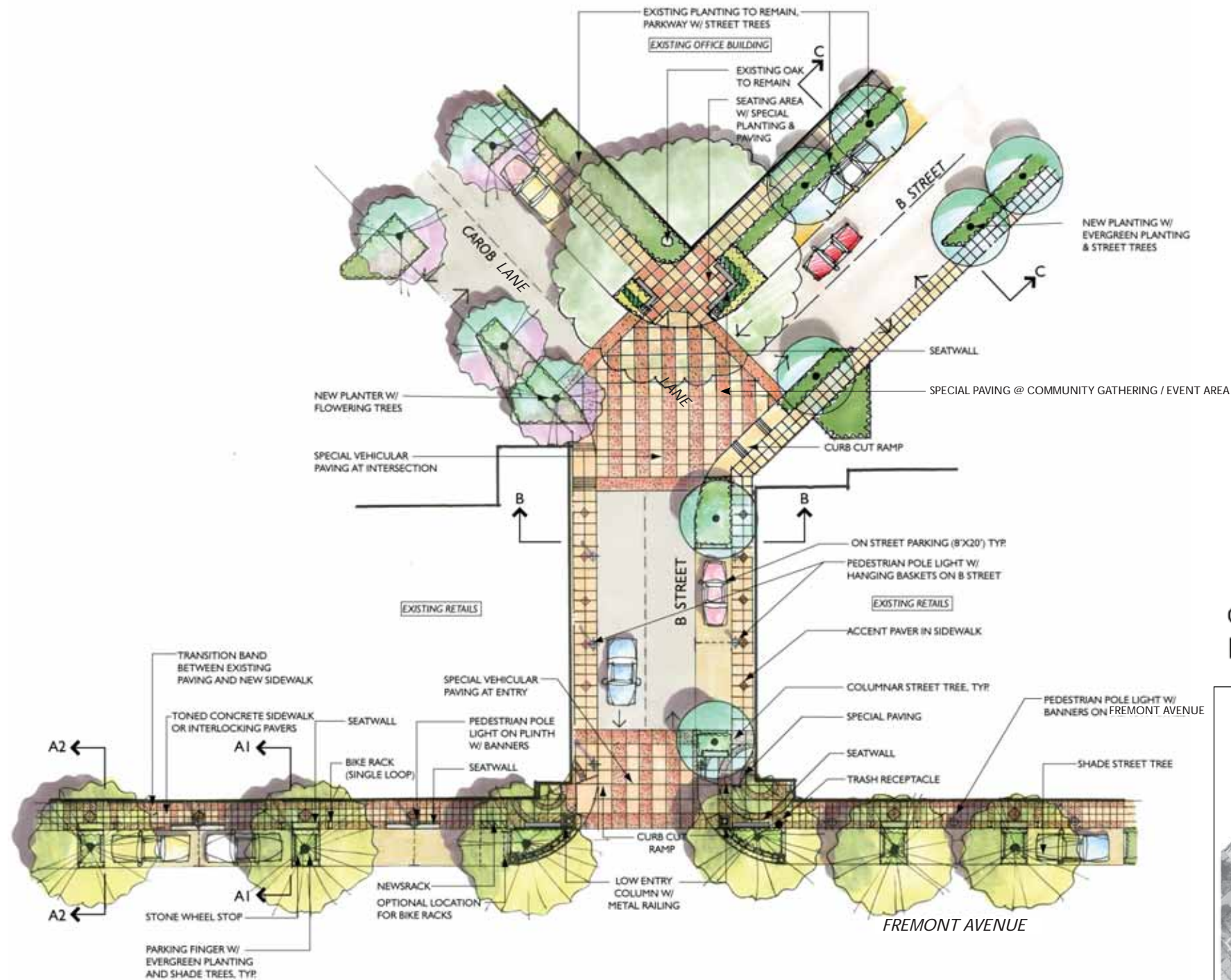
## Plan



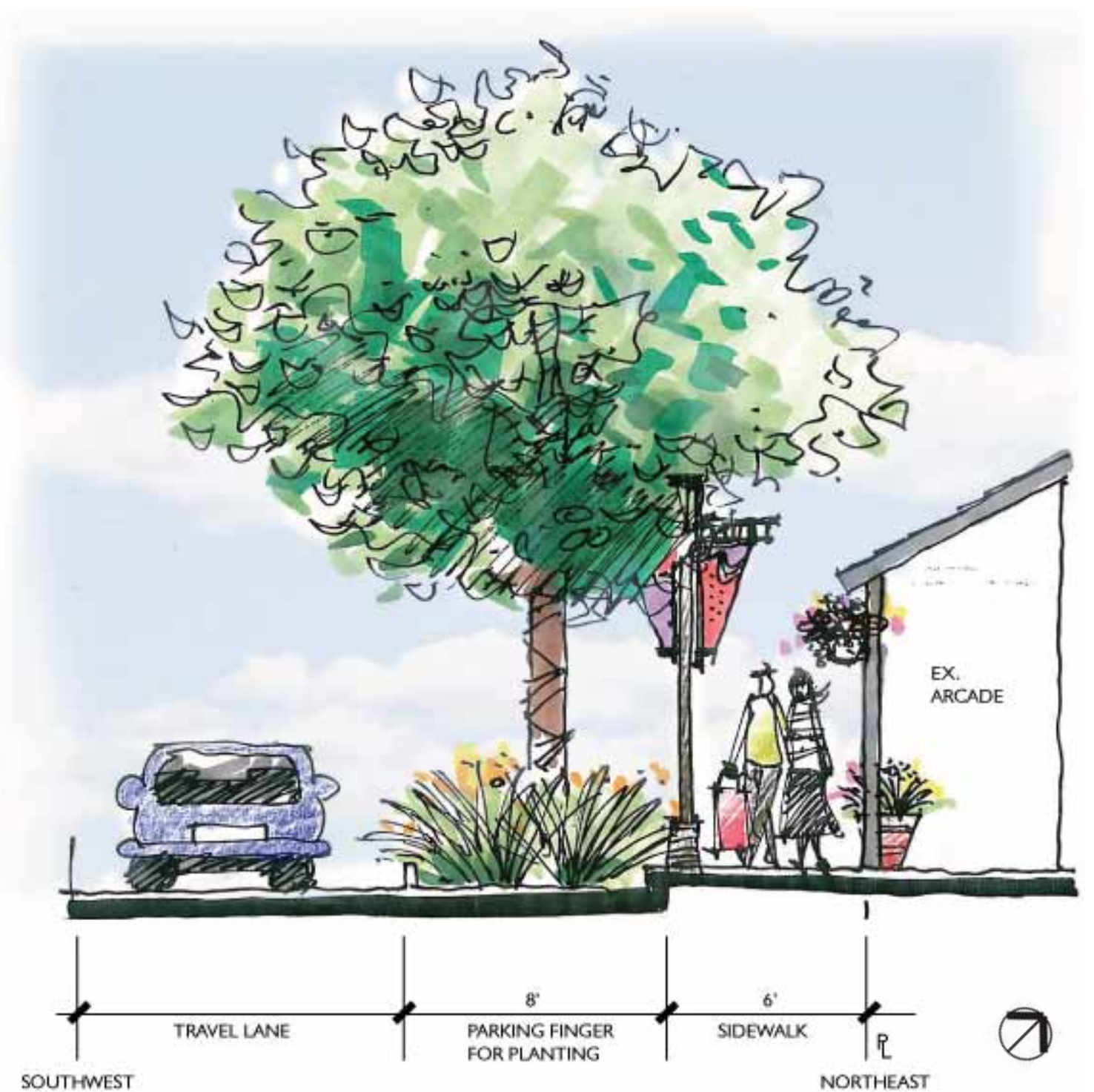
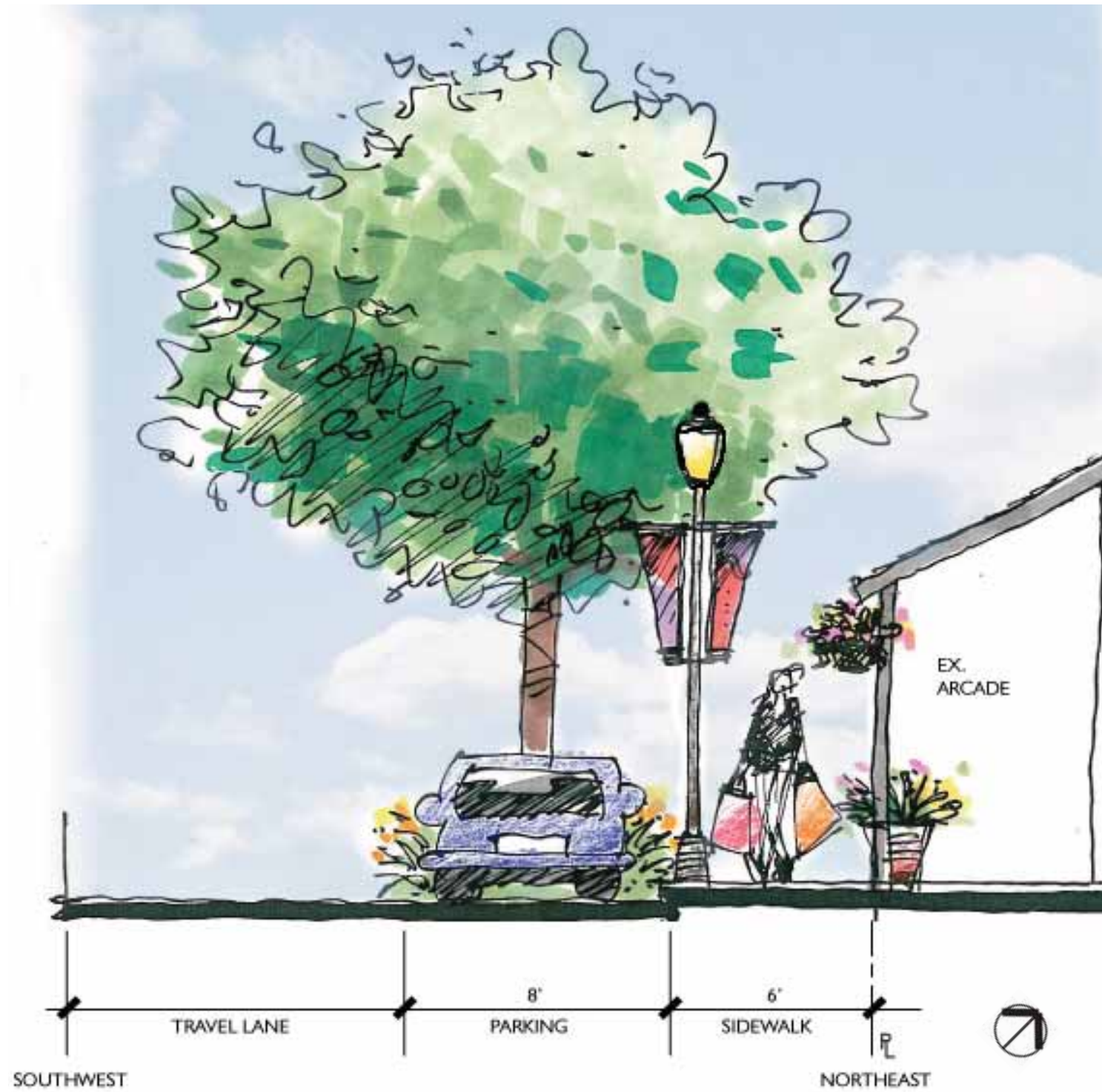
**'A' Street : Elevation A - A**

## FREMONT AVENUE AND 'B' STREET

A central node where Carob Lane and B Street intersect is emphasized by a large existing Oak tree. A pedestrian plaza beneath the tree will create a special space central to the district and visible from Fremont Frontage, Carob Lane, and both legs of B Street.



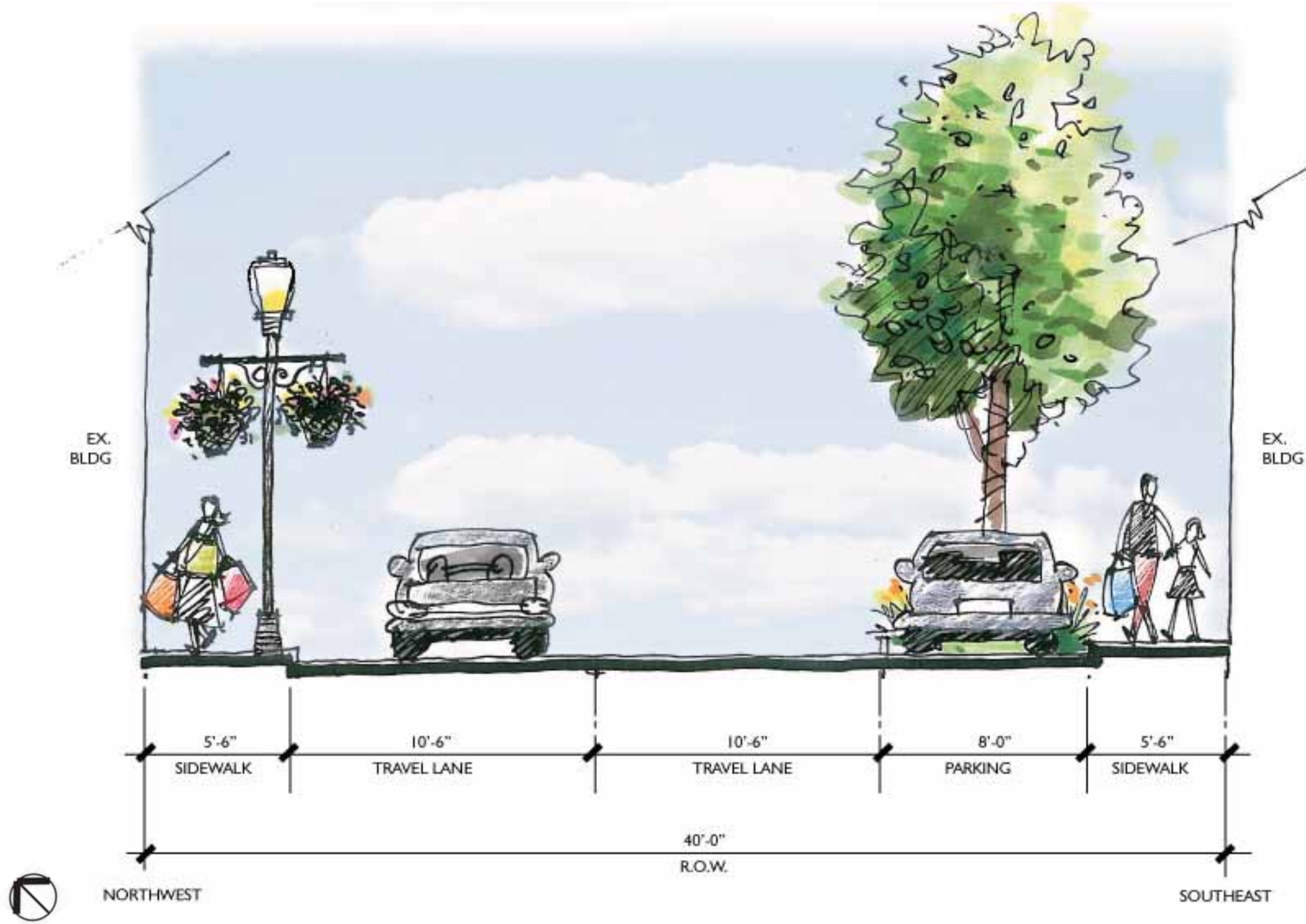
### Plan



Scale: 1/4" = 1'-0"

**Fremont Avenue : Elevation A1 - A1**

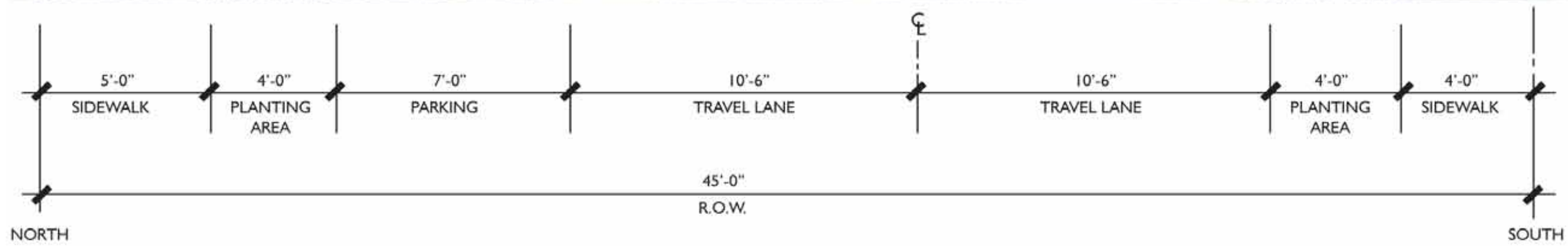
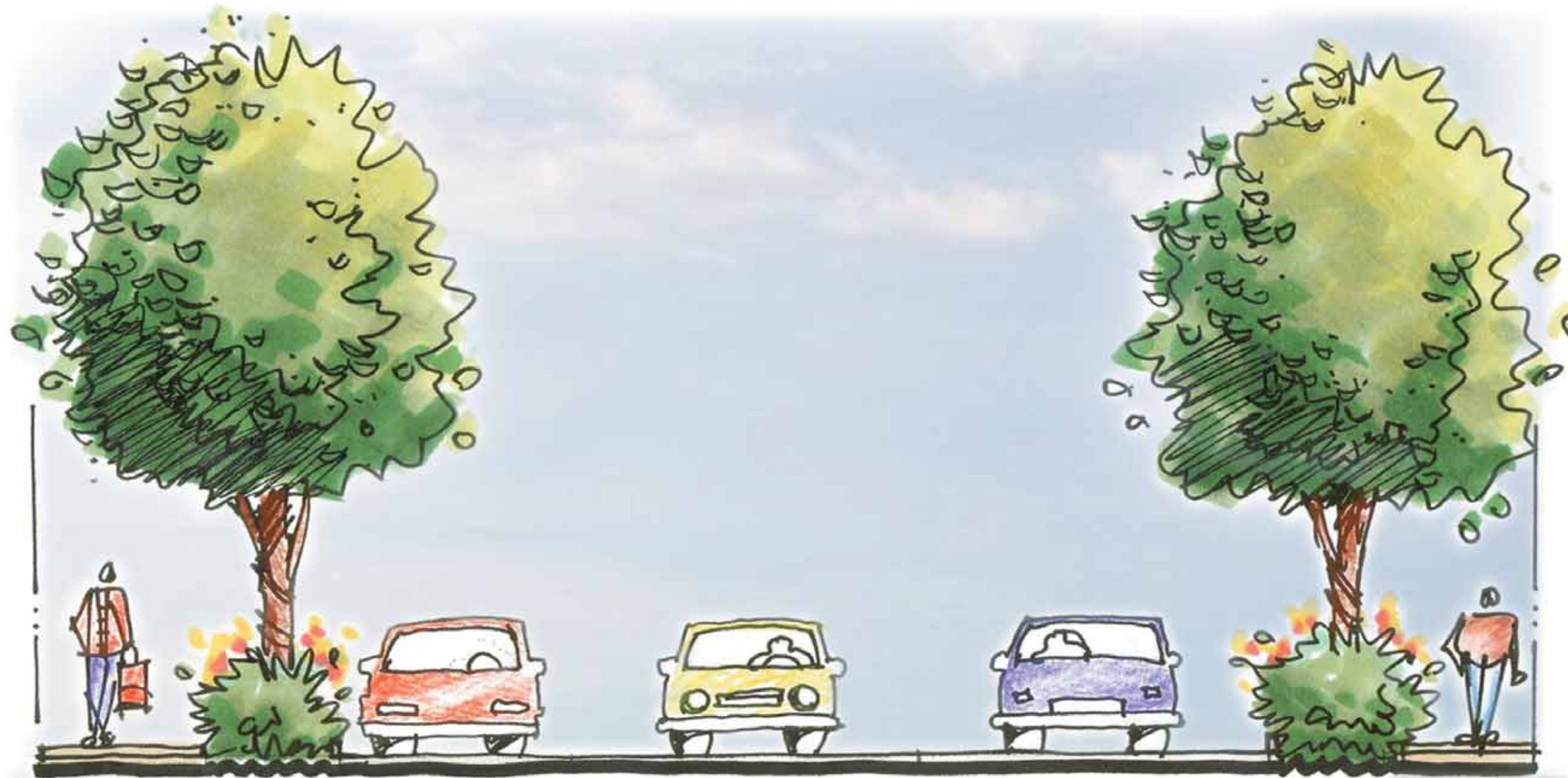
**Fremont Avenue : Elevation A2 - A2**



Scale: 1/4" = 1'-0"

**'B' Street : Elevation B - B**





Scale: 1/4" = 1'-0"

**'B' Street : Elevation C - C**

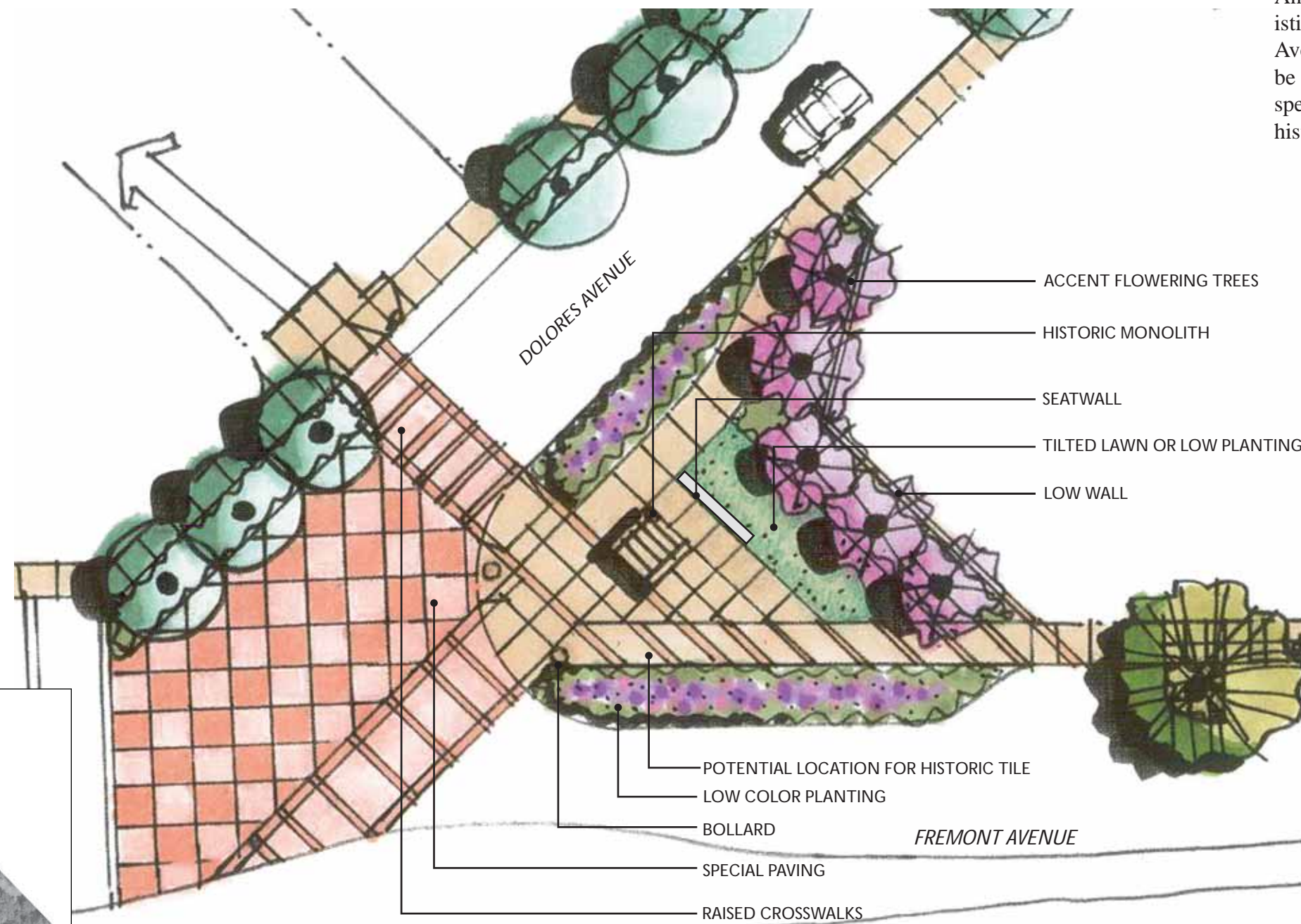
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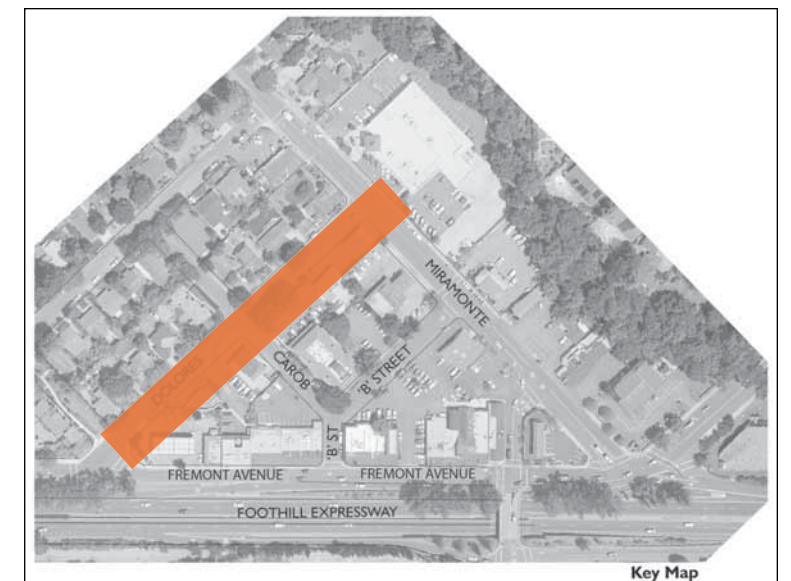
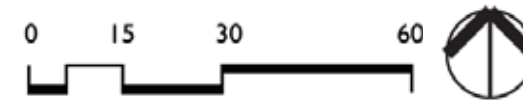
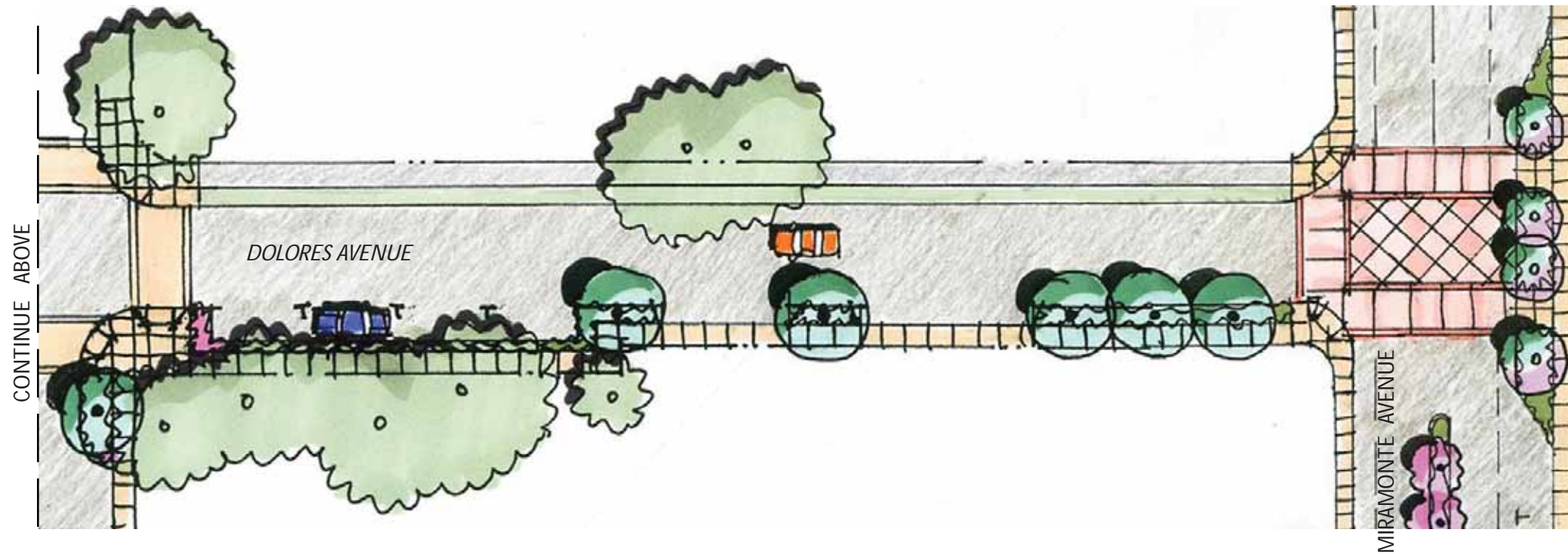
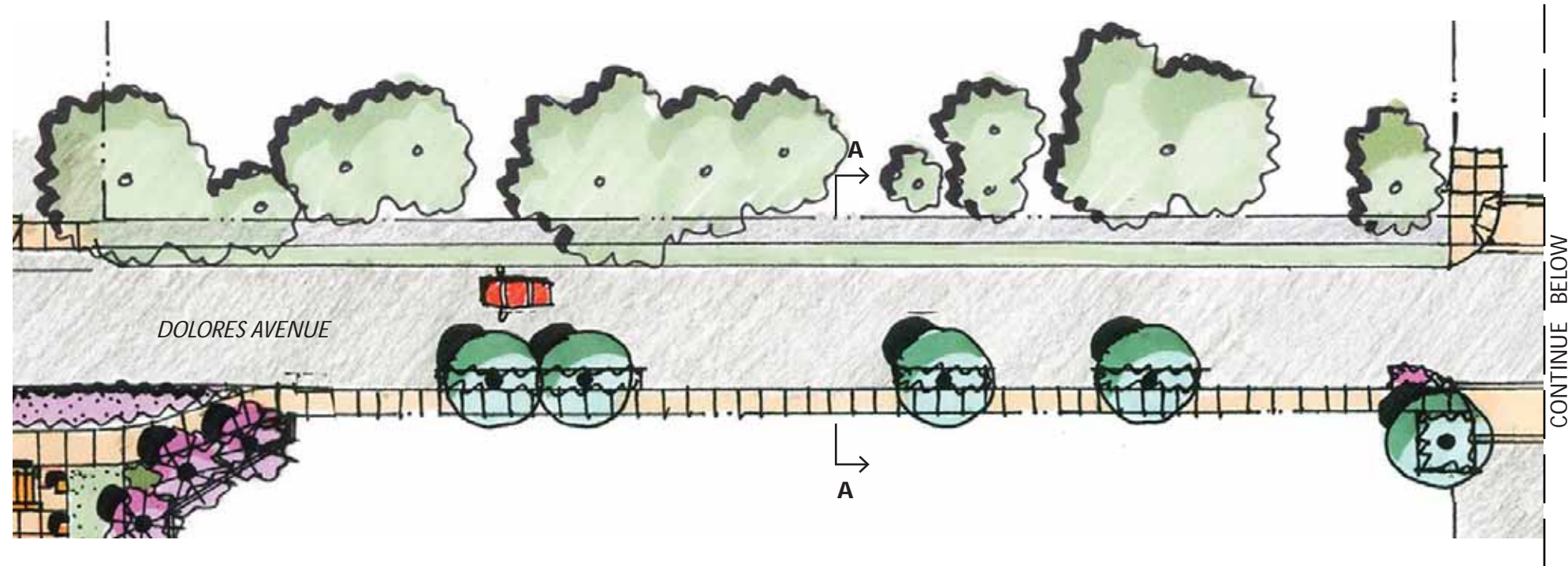
# HISTORIC PLAZA AT FREMONT AVENUE AND DOLORES AVENUE

An important gathering space is the existing Loyola Corner Plaza at Fremont Avenue and Dolores Avenue. It will be enhanced with additional planting, special paving, new geometry, and a historic focus.



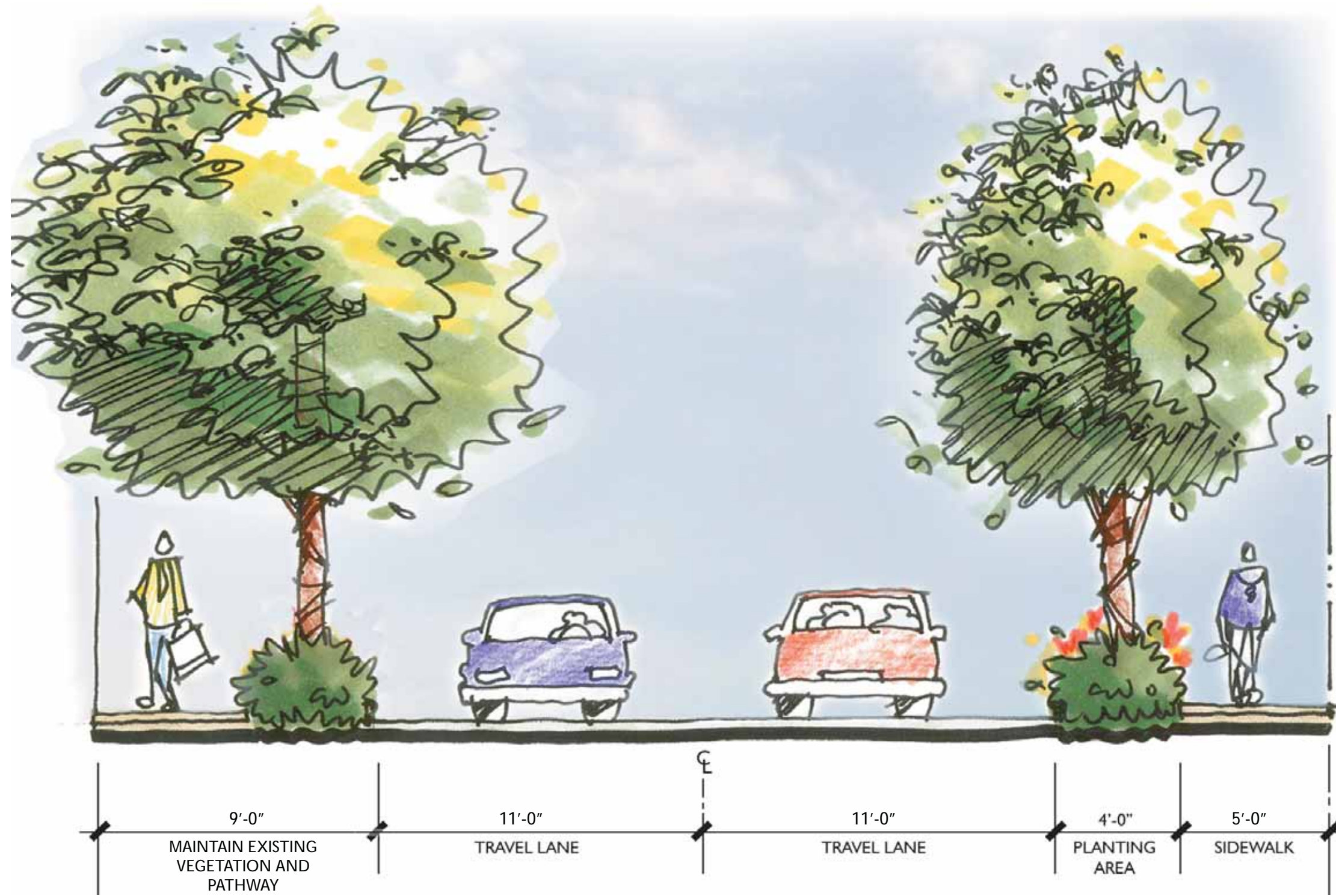
**Plan**

# DOLORES AVENUE



## Plan

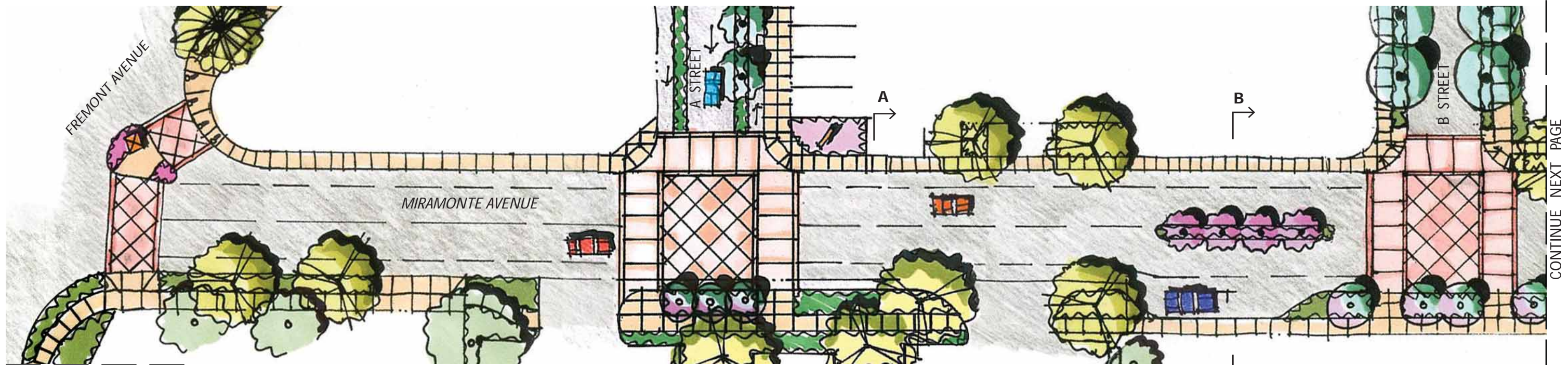
The sidewalk along the south side of Dolores Avenue is 5' wide and at grade.



Scale: 1/4" = 1'-0"

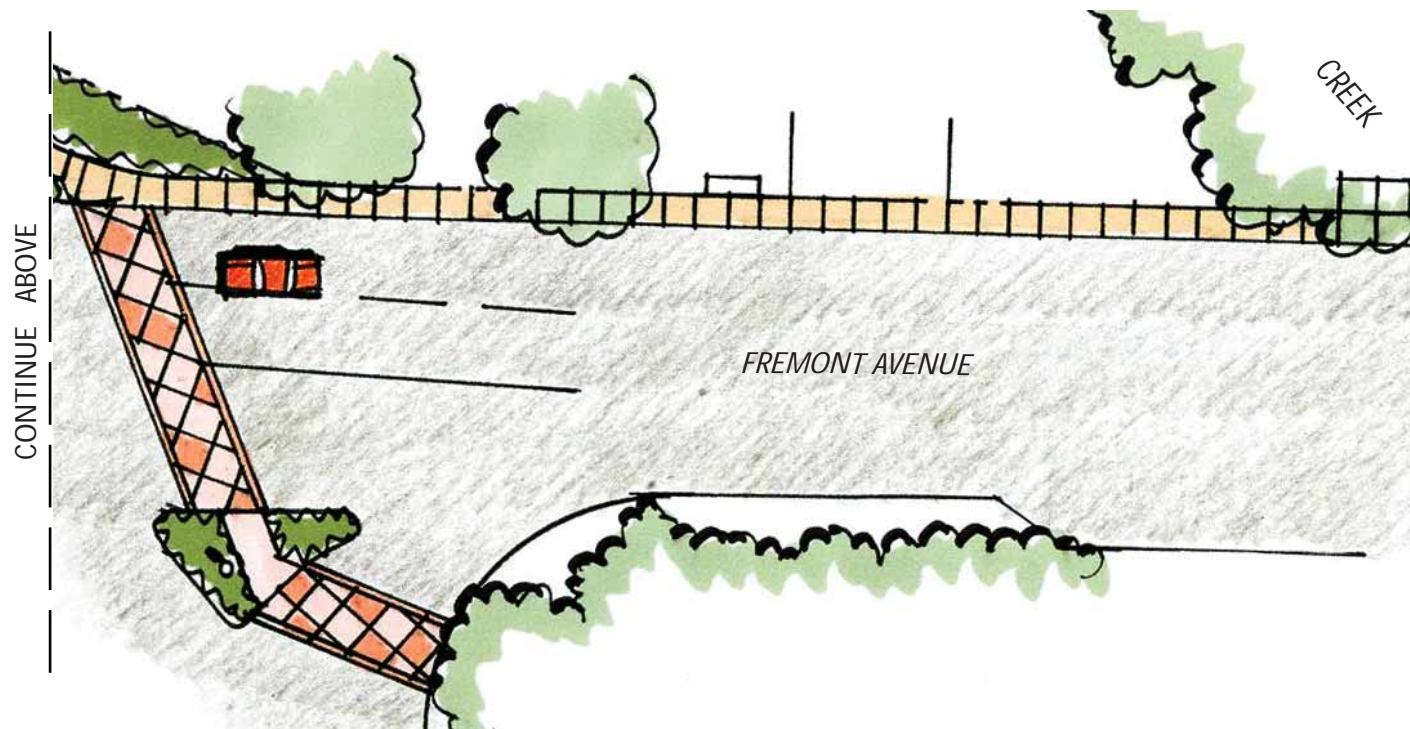
**Dolores Avenue : Elevation A - A**

# MIRAMONTE AVENUE BETWEEN FREMONT AVENUE AND 'B' STREET, & FREMONT AVENUE TO CREEK

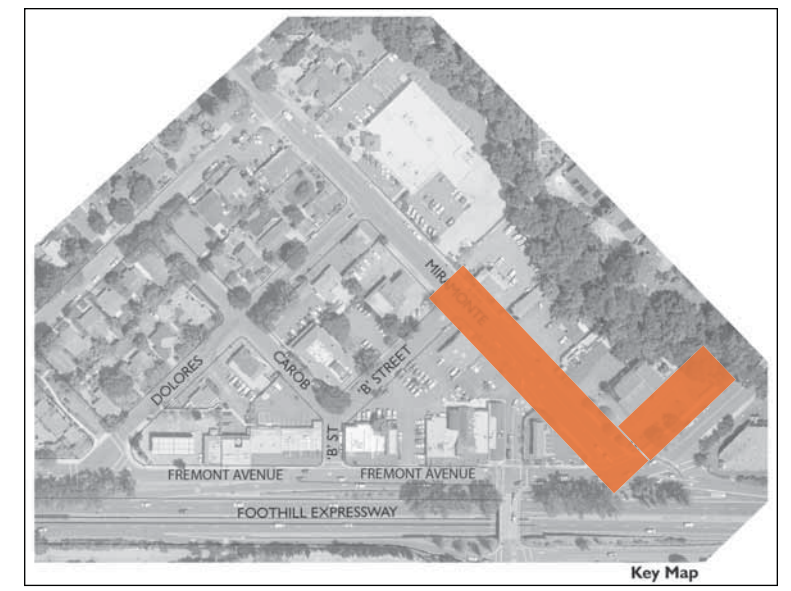
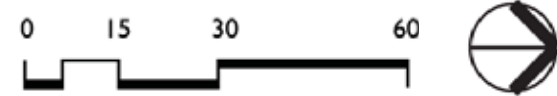


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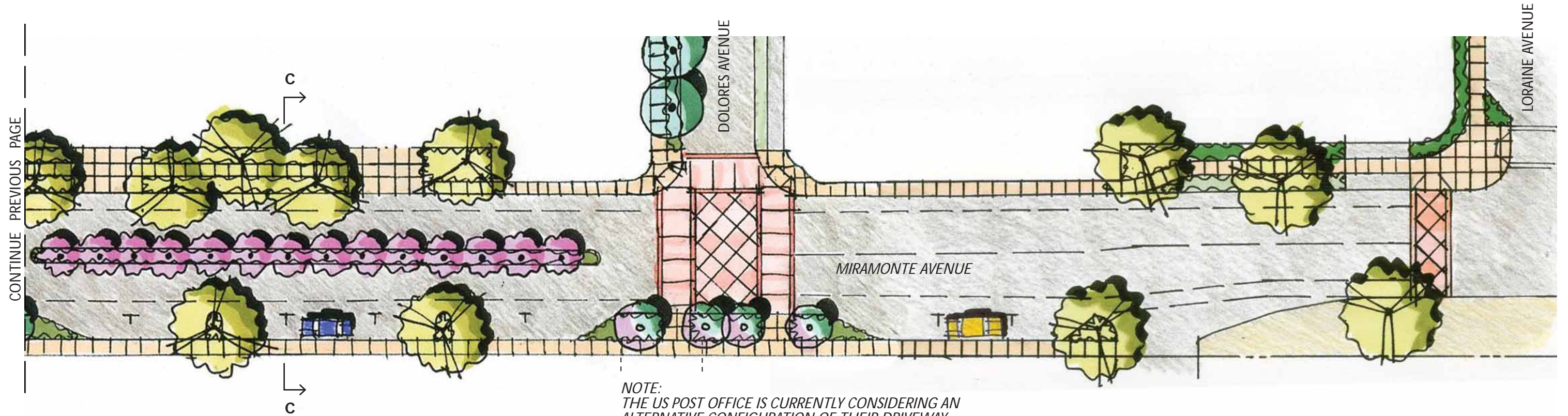


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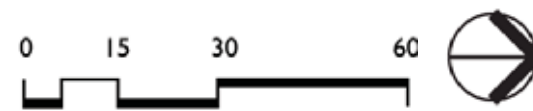
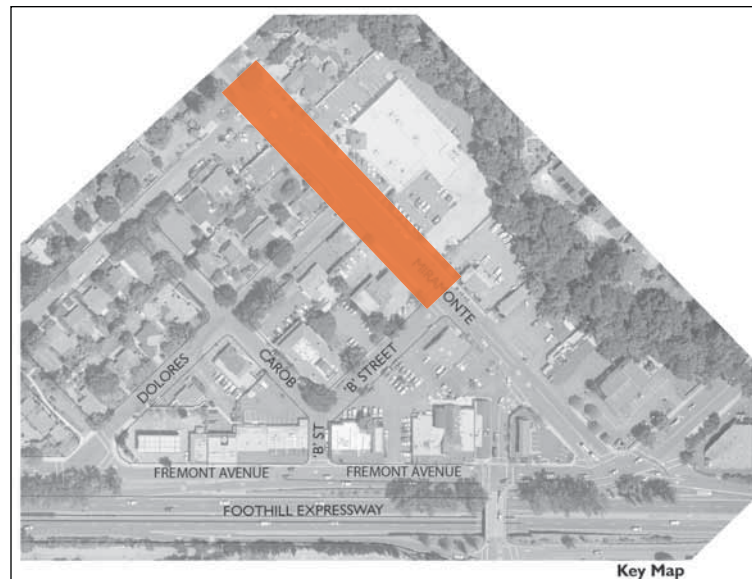


## Plan

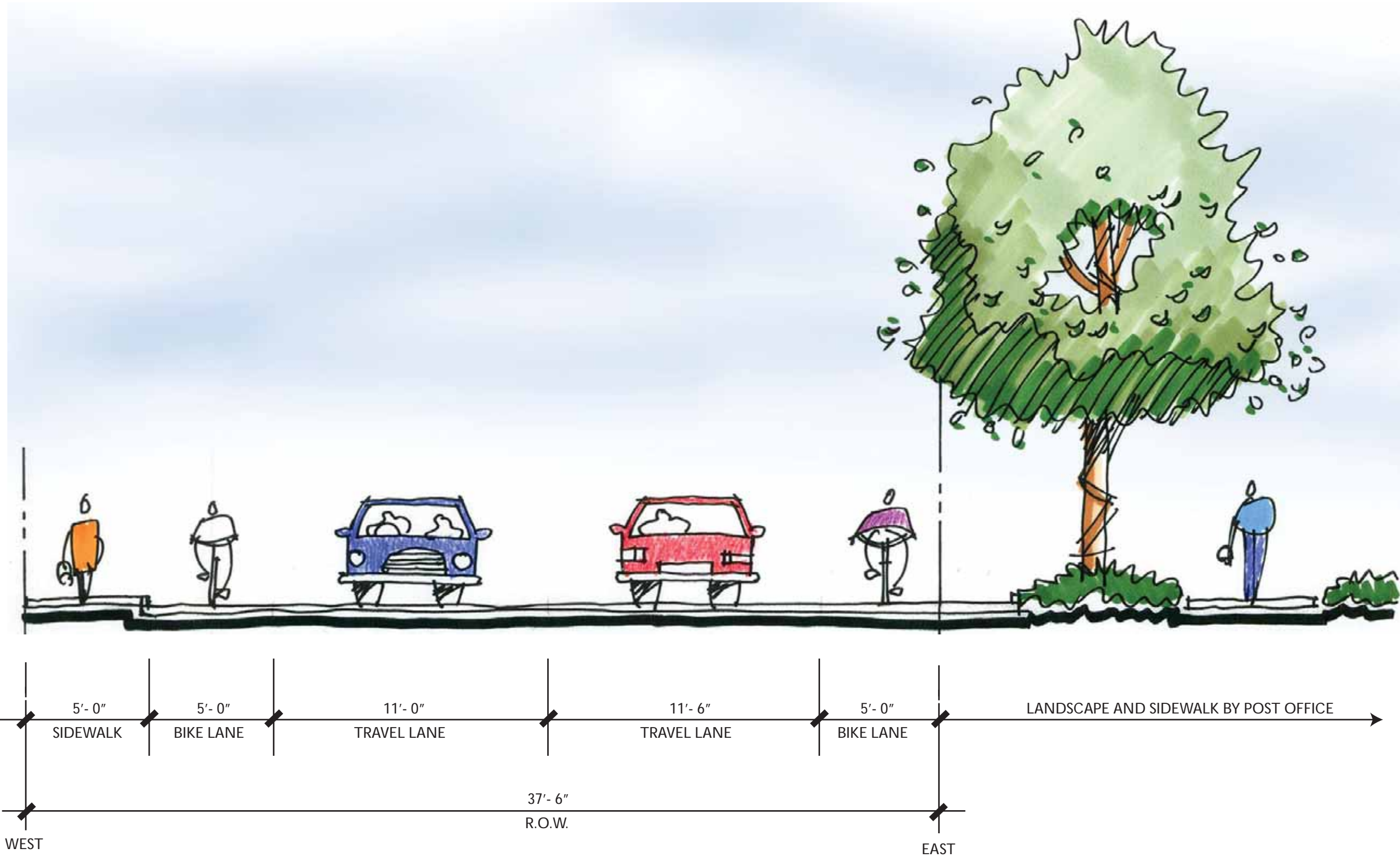
# MIRAMONTE AVENUE BETWEEN 'B' STREET AND LORRAINE AVENUE



NOTE:  
THE US POST OFFICE IS CURRENTLY CONSIDERING AN ALTERNATIVE CONFIGURATION OF THEIR DRIVEWAY FOR THE LOYOLA CORNER POST OFFICE. ANY DRIVEWAY CHANGES WILL NEED TO BE INTEGRATED WITH THE STREETSCAPE PROJECT AS THE PLANS PROGRESS.

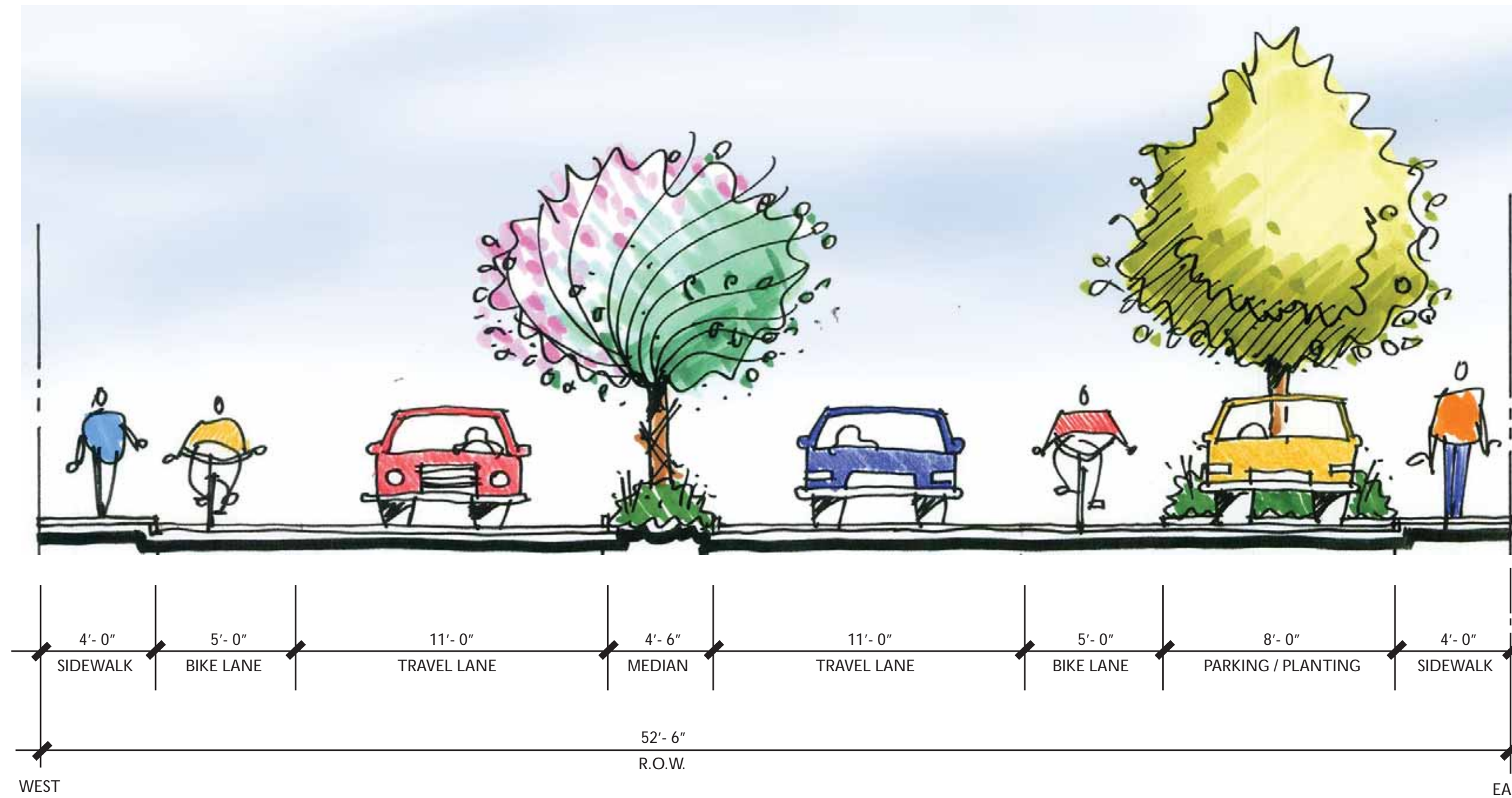


Plan



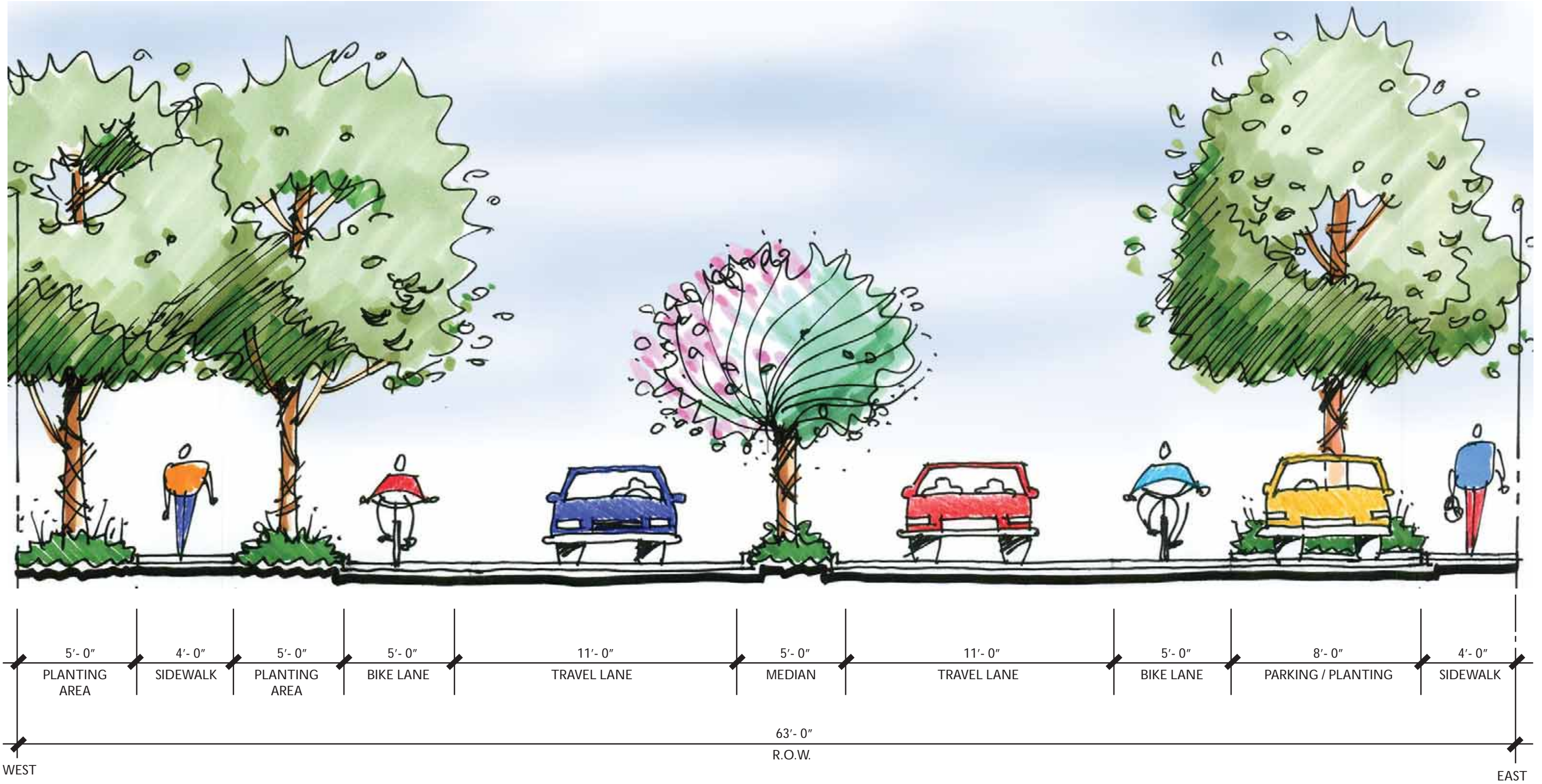
Scale: 1/4" = 1'-0"

### Miramonte Avenue : Elevation A - A



Scale: 1/4" = 1'-0"

**Miramonte Avenue : Elevation B - B**



Scale: 1/4" = 1'-0"

**Miramonte Avenue : Elevation C - C**



PLANTING



TREE LEGEND

- Carpinus betulus (European Hornbeam)
- Prunus spp. (Flowering Cherry)
- Pyrus calleryana 'Chanticleer' (Flowering Pear)
- Pyrus calleryana 'Holmford' (Flowering Pear)
- Pyrus kawakamii (Evergreen Pear)
- Platanus acerifolia 'Columbia' (Sycamore)
- Ulmus parvifolia (Evergreen Elm)
- Tristanis conferta (Brisbane Box)
- Pistacia chinensis (Pistache)
- Arbutus 'Marina' (Strawberry Tree)
- Prunus cerasifera (Purple Leaf Plum)
- Lagerstroemia indica (Crape Myrtle)

# PLANTING



Ulmus parvifolia



Prunus cerasifera



Pistachia chinensis



Pyrus calleryana



Prunus spp.



Platanus acerifolia



Lavandula angustifolia



Epilobium spetentrionale



Salvia greggii



Hemerocallis hybrids



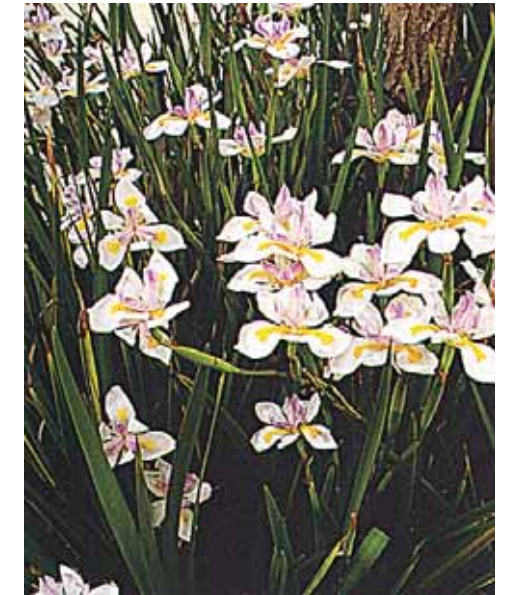
Rosa rugosa



Phormium 'Maori Maiden'



Phormium 'Jack Spratt'



Dietes vegeta 'Variegata'



Muhlenbergia rigens



Carex tumulicola

## Tree Palette

## Shrub & Grass Palette

SITE ELEMENTS

Existing/Proposed



Existing Pole



Existing Base



Existing Fixture

Streetlights

Existing



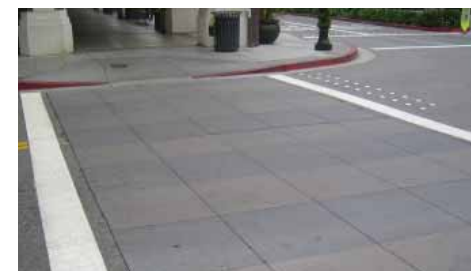
Proposed



Toned Concrete Paving



Stained Concrete w/ Interlocking Pavers



Proposed Crosswalks



Proposed Corner Plaza



Interlocking Pavers

Concrete Paving

## SITE ELEMENTS

### Existing



### Proposed



Manufacturer: Country Casual Monarch Bench  
Model: (6') - #4613  
Color: TBD



### Seating

### Existing



### Proposed



Manufacturer: Dura Art Stone  
Model: Savannah, Round S-3-SA-36  
Color: S-16  
Finish: Light Sand Blast  
Sizes: A combination of pots with different diameters and heights of the same model could be used.

### Pots / Planters

### Proposed



### Bollards

SITE ELEMENTS

Existing



Proposed



Newsracks

Existing / Proposed



Manufacturer: Victor Stanley  
Model: Iron Sites Series, S42-R  
Color: Powder-coated Black



Recycle Receptacle

Trash Receptacles

Existing



Proposed (single pipe only)



Bike Racks