



El Camino Real/Downtown Vision Plan

Suggested Site Visits in Other Cities

A number of people have asked about places that they could visit to get examples of what a vision for Downtown and El Camino Real in Menlo Park might look like. Following are some places you could consider visiting. The Oversight and Outreach Committee visited some of these visited on a bus tour in February as the project was getting under way.

1. San Carlos Avenue, San Carlos

The relationship between San Carlos Avenue and El Camino Real in San Carlos is similar to that of Santa Cruz Avenue and El Camino Real in Menlo Park with respect to street configuration and the location of the San Carlos Caltrain Station. However, the building orientation and development conditions on San Carlos Avenue are quite different than what is seen on Santa Cruz Avenue.

- ◆ Gateway signage
- ◆ 1-story buildings along El Camino Real
- ◆ 60s 3-4 story building, with 1-2 story street frontage at back of sidewalk
- ◆ Median conditions
- ◆ Train station connections

2. El Camino Real at Morse Blvd., San Carlos

The Salvatore's Project, a mixed-use project under construction in San Carlos, will have 90 multi-family housing units and 1,500 square feet of retail/office space. The project will contain 155 subterranean parking spaces, 11 tandem garage spaces and 19 surface parking spots.

- ◆ New Construction
- ◆ Large building site with underground parking
- ◆ El Camino Real frontage

3. Broadway/Main Street Area, Redwood City

Downtown Redwood City contains a gateway feature that should be examined for its scale and ability to clearly signal entry into Downtown. Also notice the buildings, civic space and walkability issues in the Downtown area.

- ◆ Gateway features (Broadway)
- ◆ Building height variation (Main Street)
- ◆ Varying ages of buildings (Main Street)
- ◆ City Hall Plaza (Broadway/Middlefield)
- ◆ Juxtaposition of development to blank façade (Stambaugh/Main Street)

4. Bicycle Path Underpass, Palo Alto

The Homer Avenue Caltrain Undercrossing is a pedestrian and bicycle tunnel that provides access across the Caltrain tracks and to the station. The tunnel is approximately 140 feet long and 18 feet wide.

- ◆ Pedestrian and bicycle tunnel running underneath Caltrain tracks
- ◆ Access to train station

5. California Avenue, Palo Alto

California Avenue in Palo Alto is another example of downtown development. This street is relevant since it leads directly to the Palo Alto's Caltrain Station. Different parking scenarios serving the shopping area can be observed.

- ◆ Some structured and some surface parking; parking plazas parallel to main shopping street
- ◆ Connection to train station
- ◆ Single-story buildings along California Avenue

6. El Camino Real at Page Mill Road, Palo Alto

This 4-story project provides an interesting example of multi-family housing on El Camino Real.

- ◆ Sunrise Senior Living of Palo Alto
- ◆ Scale and relationship to El Camino Real

7. Burlingame Avenue, Burlingame

Development along Burlingame Avenue provides an example of downtown or "Main Street" development. This street is relevant for its relationship to California Drive and the Burlingame Caltrain station.

- ◆ 1-2 Story downtown development
- ◆ Relationship to Caltrain station

8. University Avenue, Palo Alto

University Avenue in Palo Alto provides an example of downtown development. The development along the street contains a mix of uses. Parking structures also serve the businesses along the street.

- ◆ 2-3 story downtown development
- ◆ Mix of uses, including office, housing, retail (some in the same structure)

9. Castro Street, Mountain View

Castro Street in Mountain View provides another example of downtown development. Parking structures are also an important component.

- ◆ 2-3 story downtown development
- ◆ Mix of uses, including office, housing, retail
- ◆ Recently built parking structures

10. Santana Row, San Jose

Santana Row is a mixed-use project built on a former shopping mall site. The development provides a variety of examples of approaches to pedestrian plazas, outdoor dining areas and streetscape design.

- ◆ Newly developed mixed-use neighborhood
- ◆ Built on former 1-story shopping mall site