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Acknowledgements

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The Design Vision
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.
**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.

**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**

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

- A narrow sidewalk and lack of buffer against traffic creates an unsafe condition.
- Pedestrian bulbouts at corners and street trees would enhance pedestrian character.
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
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.

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.

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.
‘A’ Street

- Special paving at crosswalk
- Monument sign
- Columnar tree
- Historic tiles in pavement
- Widened sidewalk
- One-way street
- Bike lane
- Planting strip separating bike lane and street, typ.
- Special paving at bridge entrance/exit
- Proposed post office parking lot
THE DESIGN VISION

‘A’ Street: Elevation A - A

Scale: 1/4" = 1'-0"
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**
Fremont Avenue: Elevation A1 - A1

THE DESIGN VISION

Fremont Avenue: Elevation A2 - A2

LOYOLA CORNERS CONCEPT PLAN — LOS ALTOS, CALIFORNIA

Scales 1/4" = 1'-0"
THE DESIGN VISION

‘B’ Street: Elevation B - B

Scale: 1/4” = 1'-0”

EX. BLDG

NORTHWEST

5'-6” SIDEWALK
16'-6” TRAVEL LANE
16'-6” TRAVEL LANE
8'-0” PARKING
5'-6” SIDEWALK

40'-0” R.O.W.

SOUTHEAST

EX. BLDG

LOYOLA CORNERS CONCEPT PLAN — LOS ALTOS, CALIFORNIA
THE DESIGN VISION

‘B’ Street: Elevation C - C

Scale: 1/4" = 1'-0"
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
The sidewalk along the south side of Dolores Avenue is 5’ wide and at grade.
THE DESIGN VISION

Miramonte Avenue between Fremont Avenue and ‘B’ Street, & Fremont Avenue to Creek

Plan

LOYOLA CORNERS CONCEPT PLAN — LOS ALTOS, CALIFORNIA
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.
Miramonte Avenue: Elevation A - A
Miramonte Avenue: Elevation B - B

Scale: 1/4" = 1'-0"
THE DESIGN VISION

Miramonte Avenue: Elevation C - C

Scale 1/4" = 1'-0"

LOYOLA CORNERS CONCEPT PLAN — LOS ALTOS, CALIFORNIA
PLANTING

THE DESIGN VISION

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**

**Tree Palette**
- *Ulmus parvifolia*
- *Prunus cerasifera*
- *Pistacia chinensis*
- *Pyrus calleryana*
- *Prunus spp.*
- *Platanus acerifolia*

**Shrub & Grass Palette**
- *Carex tumulicola*
- *Epilobium spectinomtrone*
- *Salvia greggi*
- *Phormium ‘Maori Maiden’*
- *Phormium ‘Jack Spratt’*
- *Hemerocallis hybrids*
- *Lavandula angustifolia*
- *Rosa rugosa*
- *Dietes vegeta ‘Variegata’*
- *Platanus acerifolia*
- *Pyrus calleryana*
- *Prunus cerasifera*
- *Pistacia chinensis*
- *Pistacia chinensis*
- *Prunus spp.*
Site Elements

Streetlights

Existing/Proposed

Existing Pole

Existing Base

Existing Fixture

Existing

Proposed

Concrete Paving

Proposed Corner Plaza

Interlocking Pavers

Proposed Crosswalks

Stained Concrete w/ Interlocking Pavers

Toned Concrete Paving

LOYOLA CORNERS CONCEPT PLAN — LOS ALTOS, CALIFORNIA 23
**Site Elements**

**Existing**

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

**Proposed**

- Seating
  - 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

- Bollards
-site Elements

Existing

Existing / Proposed

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

Proposed

Proposed (single pipe only)

Newsracks

Trash Receptacles

Bike Racks