



Meeting Purpose and Objectives

PURPOSE:

Present Design Standards Proposal

OBJECTIVES:

• Members understand and provide input on design standards



Workgroup Roles and Responsibilities

- Advisory to the Planning and Building Department
- Representing North Fair Oaks residents
- Helping create zoning that:
 - o Advances the goals of the NFO Community Plan
 - Respects neighborhood and local nuances and needs

3



Meeting Guidelines

- Speak one at a time
- Arrive on time
- Acord all members fair shares of time to participate
- Speak respectfully
- Listen for understanding
- Technology on silent
- Follow direction of meeting facilitators
- General comment not related to agenda should be limited to "public comment"
- <u>REMINDER:</u> Meetings are public, but public must speak during public comment periods, not during Workgroup deliberation.



NFO Zoning Workgroup: Workplan

Zoning Update - Stages:

- 1. Allowed Uses (types of residences, businesses, other uses)
 - o DONE (comments still welcome)
- 2. Development Standards (height, density, bulk, setbacks, etc)
 - o IN PROGESS
- 3. Design
 - o December 13
- 4. Parking
 - o January 2017

5



Phase 2A: El Camino Real/5th Avenue

- Based in North Fair Oaks Community Plan:
 - o Chapter 7, Design Standards and Guidelines
 - o Unique to the El Camino and 5th Avenue Corridors
 - o Draws on the NMU design guidelines



Design Standards

- Public Realm Requirements for Private Development
- Private Property Development Standards

7



Design Standards

- Public Realm Requirements for Private Development
 - Traffic Calming Devices
 - Sidewalks, Landscaping and Streetscape Amenities

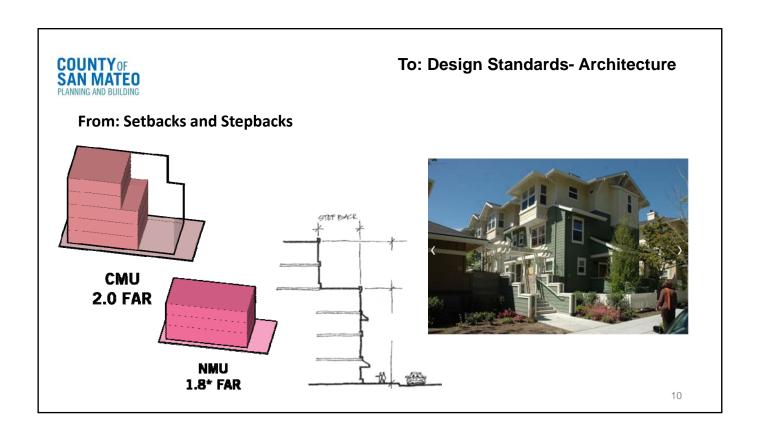


Design Standards

• Private Property Development Standards

- Building Design, Layout and Orientation
- Massing and Scale
- Building Setbacks and Stepbacks
- Building Character and Façade Articulation
- Parking
- Alleys/Service Access
- Stormwater Management and Landscaping
- Ecology and Health

S



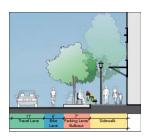


Public Realm Requirements for Private Development

Accessibility



Wider Sidewalks and Street Trees



Street Amenities and Storm Water Management









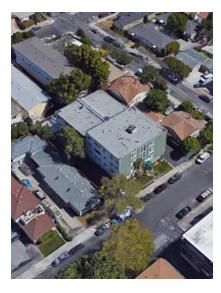
11







Avoid long blank walls, boxy shapes



Avoid top-heavy forms, facades with no visual interest



13

COUNTY OF SAN MATEO PLANNING AND BUILDING

Avoid:

- Flat Façades,
- No window trim or recess
- Continuous balcony used for storage, circulation
- Exterior stairways





Private Property Development Standards

- Building Design, Layout and Orientation
 - Face El Camino or 5th
 - **Locate Parking Entries** to Side or Rear if Feasible
 - **Anchor Corners**
 - **Public Open Space**





Dahlin Group



Private Property Development Standards: Building Design, Layout and Orientation

Facades on neighborhood Streets (Blenheim, Berkshire, Nottingham, Markham, East Selby, Columbia) should respect and harmonize with the neighborhood character and incorporate elements, such as entries, stoops, bay windows, roof forms fenestration and landscaping that serve to integrate or buffer CMU areas and the adjoining neighborhood







Private Property Development Standards

- Massing and Scale
 - ☐ Break storefronts into 25foot to 50-foot-wide increments
 - ☐ Use vertical and horizontal elements to break up massing
 - ☐ Encourage floor-to-floor heights of 15 to 20 feet for commercial uses



17



DESIRABLE



UNDESIRABLE



COUNTY OF SAN MATEO PLANNING AND BUILDING

Private Property Development Standards

- Building Setbacks and Stepbacks
 - Allow upper floor projections into front setbacks







19

COUNTY OF SAN MATEO

Private Property Development Standards

- Building Character and Façade Articulation
 - Articulate front façades through massing, fenestration, etc
 - Use cornices, lintels, sills, balconies, awnings, porches, and stoops



COUNTY OF SAN MATEO PLANNING AND BUILDING

Private Property Development Standards

- Building Character and Façade Articulation
 - Street-facing facades shall not be dominated by garage doors
 - Articulate all four building sides



21



Private Property Development Standards

- Building Character and Façade Articulation
 - Articulate and accentuate roofs on buildings located at street corners
 - incorporate art (including murals, frescoes, mosaics







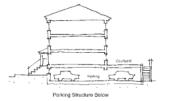




Private Property Development Standards

- Parking
 - Minimize alley and service access driveway curb cuts along key pedestrian routes. Consolidate parking garage entries/exits
 - Submerge ½ story where feasible









Private Property Development Standards

- Alleys/Service Access
 - Provide small canopy trees along alleys where feasible and distinctive paving to distinguish them from roadways for pedestrian safety.





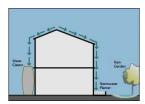


25

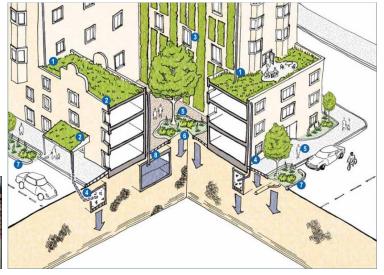


Private Property Development Standards

- Stormwater Management and Landscaping
 - Manage site stormwater run-off from impervious surfaces onsite, using Best Management Practices: rain gardens with engineered, vegetated swales, soils and stormwater planters, green roofs and subterranean water infiltration devices, or water capture devices
 - Minimize on-site impermeable surfaces









Green Roofs and Solar Panels



27



Ecology and Health

- Preserve existing trees
- Assess air quality health risks from PM2.5
- Use sustainable building practices
- Provide operable windows where feasible









NFO Zoning Workgroup: Next Steps

- Design Standards: December 13
- Parking Standards: January 10
- Public Workshop
- North Fair Oaks Community Council
- Planning Commission
- Board of Supervisors

