COMMUNITY ENGAGEMENT

March 13: Community Workshop 1 (Walking tour)
March 28: Stakeholder Meeting 1
March 30: Community Workshop 2 (Pop-up event)
May 7: Planning Commission Presentation 1
May 8: Stakeholder Meeting 2
May 15: Parks and Recreation Commission Presentation
May 16: Arts Commission Presentation
May 22: Community Workshop 3
Aug. 20: Planning Commission Presentation 2
Sept. 24: City Council Study Session
PROJECT GOALS BASED ON COMMUNITY INPUT

ACTIVATION: Activate the corridor, paseos, Posy Park and Centennial Plaza day and night

GREENING: Plant trees, increase vegetation

BEAUTIFICATION: Provide an updated and unified corridor aesthetic, including additional seating opportunities and new paving design

SAFETY: Ensure pedestrian safety

WAYFINDING: Provide wayfinding signage to San Mateo Avenue and parking lots and design gateways

IDENTITY: San Mateo Avenue’s character should be simple and unique

WHAT WE HEARD
BASELINE FURNISHINGS AND IMPROVEMENTS:

- SEATING
- TRASH + RECYCLING RECEPTACLES
- STREET TREES
- LIGHTING
- BIKE RACKS
- PAVING
- TREE GRATES

SPECIAL PLACES:

- BANK OF AMERICA RAIN GARDEN OPPORTUNITY
- ACTIVATE CENTENNIAL PLAZA
- MID-BLOCK BULBOUTS
- PASEOS + WAYFINDING TO PARKING
- CORNER BULB-OUTS
- GATEWAYS
- ACTIVATE POSY PARK

OVERALL CONCEPT DIAGRAM
BASELINE FURNISHINGS AND IMPROVEMENTS:

- STREET TREES
- TREE GRATES
- PAVING
- SEATING
- BIKE RACKS
- TRASH + RECYCLING RECEPTACLES
- LIGHTING

FURNISHINGS AND IMPROVEMENTS

SAN MATEO AVENUE
CONCEPTUAL STREETSCAPE PLAN
UNIQUE AND ARTISTIC ELEMENTS:

- Seat Wall with Lighting
- Unique Paving
- Paseo Lighting
- Artistic Crosswalk
- Lighted/Custom Bench
- Seasonal Lighting

OPPORTUNITIES FOR UNIQUE AND ARTISTIC EXPRESSION

SAN MATEO AVENUE
CONCEPTUAL STREETSCAPE PLAN
SAN MATEO AVENUE
CONCEPTUAL STREETSCAPE PLAN

ILLUSTRATIVE PLAN

SAN MATEO AVENUE

Existing tree, planting and benches from Aperture development

Gateway

Wayfinding Signage

New planted areas in existing bulb-outs

Realigned intersection with tighter radius and new planting areas

Centennial Plaza Improvements

Benches and Seatwalls

Accessible bus bulb outs per SamTrans standards

Paseo: Art Installations special Paving and lighting

Permeable paving amenity strip along entire corridor

Street trees placed ~40 ft o.c.

New lightpoles placed ~60 ft o.c.

Parking Meter Kiosks

Bike racks placed ~100’ o.c.

Posy Park Improvements

Gateway

San Mateo Ave

Eaton Ave

SAN MATEO AVE

Jenevin Ave

New planted areas in existing bulb-outs

Accessible bus bulb outs per SamTrans standards

SAN MATEO AVE

Angus Ave

Kains Ave

SYLVAN AVE

SYLVAN AVE

EL CAMINO REAL

EL CAMINO REAL
STREET TREES

PLAN OF TREE LINED CORRIDOR

GREENING OPPORTUNITIES

SAN MATEO AVENUE

CONCEPTUAL STREETSCAPE PLAN

SAN MATEO AVENUE

CONCEPTUAL STREETSCAPE PLAN

PLAN OF TREE LINED CORRIDOR

Ulmus parvifolia Koelreuteria bipinnata

6' (west) - 8' (east) path of travel and intermittent cafe seating

8' parking and bulb out

4' tree grate strip

6' (west) - 8' (east) path of travel and intermittent cafe seating

Existing Bulb-Out (Koelreuteria bipinnata)

New Tree in Grate (Ulmus parvifolia)

Sidewalk Seating Zone

SECTION

GREENING OPPORTUNITIES

El Camino Real

Jenevien Ave

Sylvan Ave

Angus Ave W

Kains Ave

Caltrain Station

Posy Park

Grand Leader

Mexicana Market

Casino

Centennial Park

San Bruno Gas Station

Fiji Market

Costa's

Los Primos

Starbucks

CitiBank

Bank of America
BULB-OUT PLANTING AND STORMWATER MANAGEMENT

JENEVIEN AVENUE RAIN GARDEN OPPORTUNITY VIEW

GREENING OPPORTUNITIES
SAN MATEO AVENUE
CONCEPTUAL STREETSCAPE PLAN
SITE ELEMENTS

BASELINE PALETTE CONCEPT: SIMPLE + ELEGANT

PAVING AT PASEOS, PARKS, PLAZAS
ARTISTIC CROSSWALKS
CUSTOM/ARTISTIC SEATWALLS
LIGHTED BENCHES
SEASONAL LIGHTING
PASEO LIGHTING

OPPORTUNITIES FOR UNIQUE AND ARTISTIC EXPRESSION

CORRIDOR CHARACTER
SAN MATEO AVENUE
CONCEPTUAL STREETSCAPE PLAN
EXISTING PHOTOMETRIC ANALYSIS

PROPOSED LIGHTING LAYOUT

EXISTING

PROPOSED

LIGHTING CONCEPT
SAN MATEO AVENUE
CONCEPTUAL STREETSCAPE PLAN
PASEO ACTIVATION AND WAYFINDING TO PARKING

PASEO ACTIVATION OPPORTUNITY

ARTISTIC LIGHTING

SHADE STRUCTURES + OVERHEAD ELEMENTS

MURALS + DISTINCTIVE PAVING

PASEO CONNECTIONS TO EXISTING OFF-SITE PARKING LOTS

SPECIAL PLACES

SAN MATEO AVENUE

CONCEPTUAL STREETSCAPE PLAN
POSY PARK CONCEPT

CONCEPT VIEW

CONCEPT PLAN

SPECIAL PLACES
SAN MATEO AVENUE
CONCEPTUAL STREETSCAPE PLAN

- Existing mosaics to remain
- Planting in fountain
- New planted area + seating oriented toward st.
- Painted fountain walls (mural option)
- Seatwall
- Lightpoles
- Benches
- New street trees
- Food truck space

PROGRAM CONCEPTS
CENTENNIAL PLAZA ACTIVATION IDEAS

SPECIAL PLACES
SAN MATEO AVENUE
CONCEPTUAL STREETSCAPE PLAN
GATEWAY CONCEPTS

WAYFINDING AND GATEWAYS
SAN MATEO AVENUE
CONCEPTUAL STREETSCAPE PLAN
Tier 1: Sidewalk replacement, bus-stops, street trees, street lights, furnishings, wayfinding signage, planting and irrigation

Tier 2: Permeable paving, Jenevian Ave. improvements, suspended pavement at trees, gateway monuments, striping, planting at bulbouts, paseo improvements and art installation

**PROJECT SUCCESS! PROJECT SUCCESS, PLUS SIGNIFICANT GREENING!**
Tier 3: Centennial Park Improvements, lighting at benches and seatwalls, suspended pavement and bioretention

Tier 4: Posy Park improvements; artistic crosswalks, paving, seatwalls, benches; permeable pavement in parking lane

3  $ 3,500,000

$ 12,900,000

ADDITIONAL AMENITIES, ARTISTIC ELEMENTS AND GREEN INFRASTRUCTURE

4  $ 6,300,000

$ 19,200,000

ADDITIONAL AMENITIES, ARTISTIC ELEMENTS AND GREEN INFRASTRUCTURE
SITE ELEMENTS - COLOR OPTIONS

BASELINE PALETTE CONCEPT: SIMPLE + ELEGANT

PAVING AT PASEOS, PARKS, PLAZAS
ARTISTIC CROSSWALKS
CUSTOM/ARTISTIC SEATWALLS
LIGHTED BENCHES
SEASONAL LIGHTING
PASEO LIGHTING

OPPORTUNITIES FOR UNIQUE AND ARTISTIC EXPRESSION
WAYFINDING - COLOR OPTIONS

WAYFINDING KIT OF PARTS

WAYFINDING AND GATEWAYS

SAN MATEO AVENUE
CONCEPTUAL STREETSCAPE PLAN