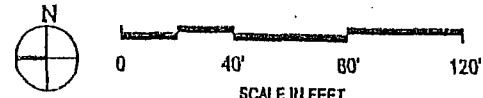
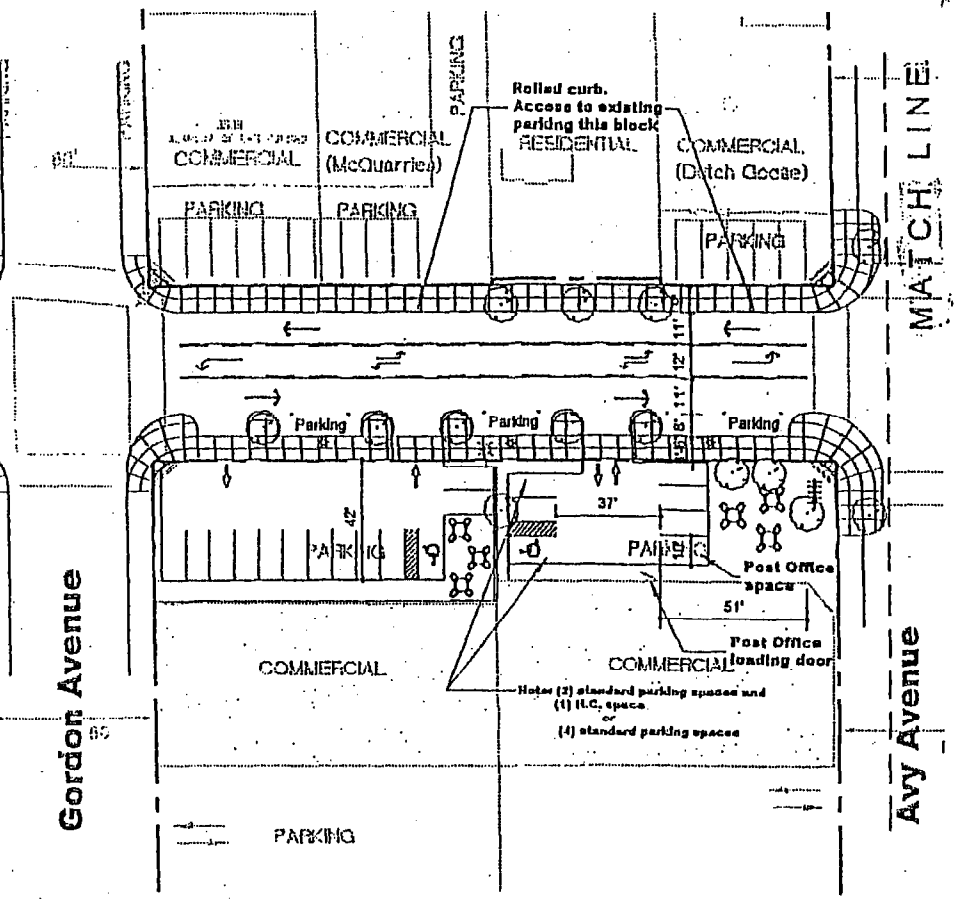
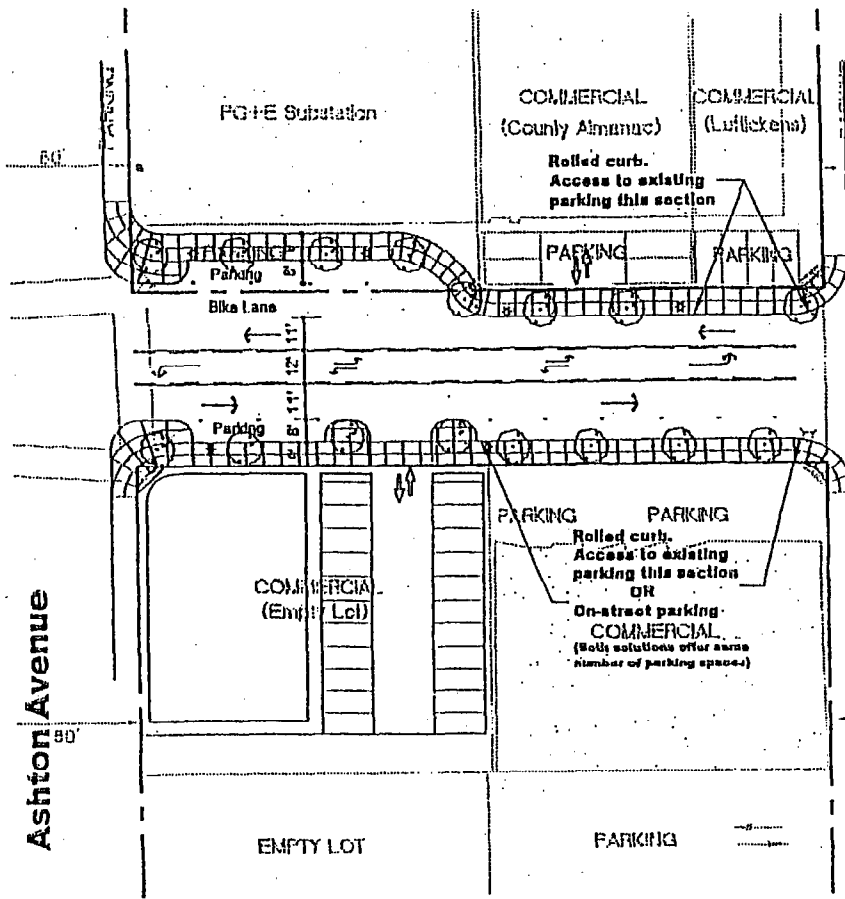


# Alameda de las Pulgas Street Scape Plan

## List of Exhibits

<b>Exhibit</b>	<b>Description</b>
1	Drawings from the Nygaard Report – Sheet 1/2 and 2/2
A1	Issue A1. Loss of Parking Space Summary
A2	Issue A2. Street Tree Comparison Summary, Sheet 1/4, 2/4, 3/4 and 4/4
A3	Issue A3. Curb Return Comparison Table
A4	Issue A4. ADA Curb Return with Tree Locations Subject to ADA Committee approval.
A5	Issue A5. Median Location Turning Movement Comparisons, Sheet 1/2 and 2/2
A6	Issue A6. Avy Avenue Traffic Striping Options and Directional Map, Sheet 1/3, 2/3 and 3/3
A7	Issue A7. Bulbouts at Avy with Bus Turning Movement shown
A8	Issue A8. Tree Comparisons
A9	Issue A9. Removal of Existing Trees – Pictures of Existing Trees on the Alameda and Avy Avenue, Sheet 1/2 and 2/2
A10	Issue A10. No Exhibit
A11	Issue A11. Reconstruction sidewalk west side of the Alameda south of Avy, Sheet 1/2 and 2/2
B1	Recommendation B1 – Comparison of County and Menlo Park Parking Standard Size
B2	Recommendation B2 – No Exhibit
B3a	Recommendation B3a – 2 foot setback – Typical Sections with Set back shown
B3b	Recommendation B3b – No Exhibit
Picture 1 – West and East Side from Ashton to Gordon	
Picture 2 – West and East Side from Gordon to Avy	
Picture 3 – West Side from Avy to Liberty Park	
Picture 4 – East Side from Avy to Liberty Park	



# Alameda De Las Pulgas

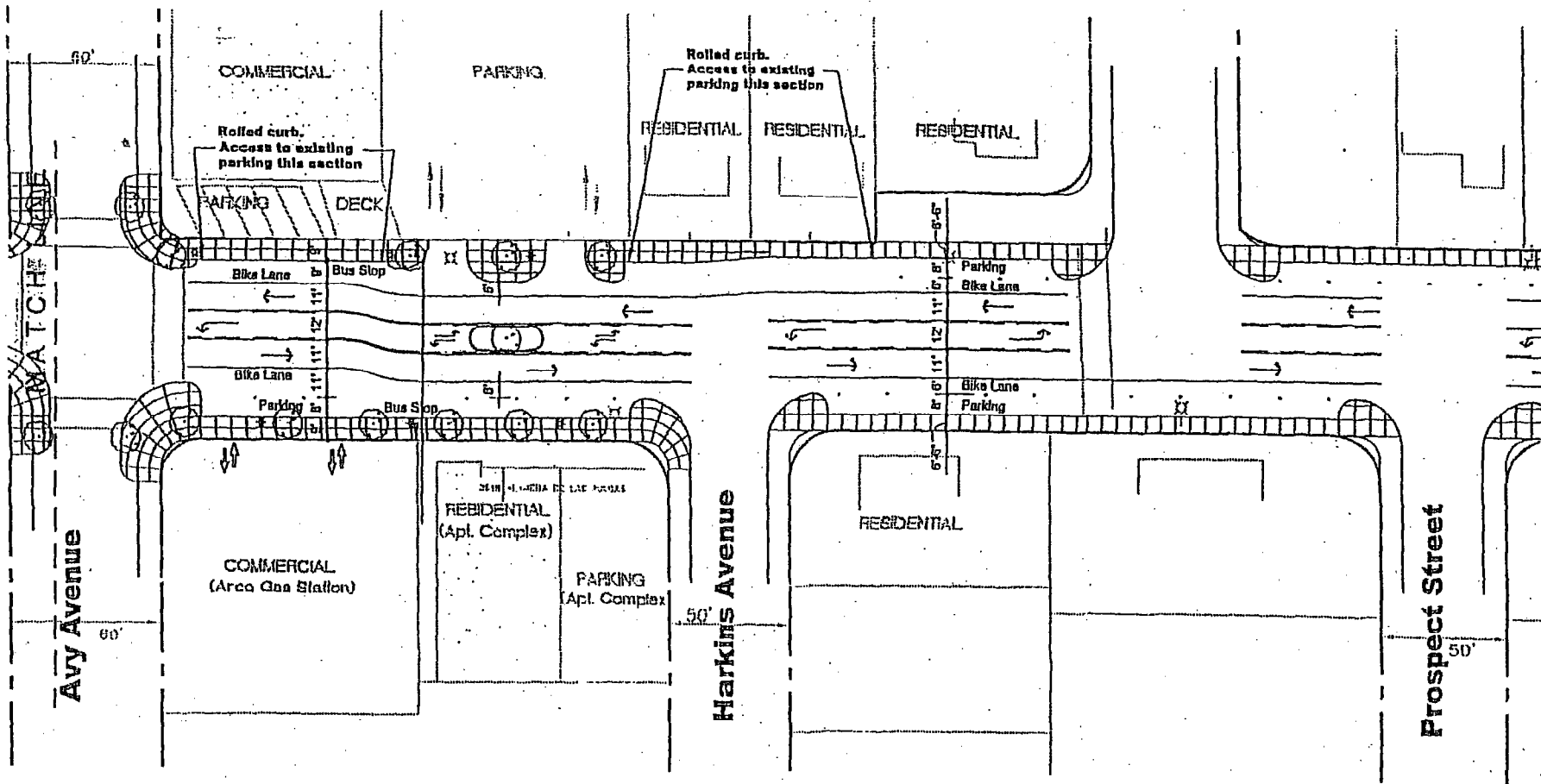
## Menlo Park, CA

03 September 1998

Alternate 1



**TOM RICHMAN & ASSOCIATES**  
 Urban Design and Landscape Architecture  
 400 Shore Park, Palo Alto, CA 94301 Tel: 650 321 2000 Fax: 650 321 2001



# Alameda De Las Pulgas

## Menlo Park, CA

03 September 1989

Alternate 1



**TOM RICHMAN & ASSOCIATES**  
 Urban Design and Landscape Architecture  
 201 Wood Street, San Francisco, CA 94104

**Alameda de las Pulgas Improvement Project  
Ashton Avenue to Liberty Park Avenue  
Comparison Table**

APN / Address	Uses	Off-Street Parking Spaces			(b) County Off-Street Parking Requirement	(b) City of Menlo Park Off-Street Parking Requirement	Property Owner met with Supervisor Gordon
		Existing Condition	Public Works Plan	Parking Spaces Lost			
PG&E Substation S.B.E. 135-41-10	PG&E substation	10	(a)	N/A	n/a	n/a	No
Mr. Asatani Herbert APN 074-073-130 3525 Alameda de las Pulgas	County Almanac	33	33	-	35	47	Yes
Mr. Gary Souza APN 074-073-120 3535 Alameda de las Pulgas	Lutticken's	4	3	1	11	16	No
Mr. Michael Trevis APN 074-074-280 3500 Alameda de las Pulgas	Office building	new construction - not affected			n/a	n/a	Yes
Mr. Michael Trevis APN 074-074-010 3530 Alameda de las Pulgas APN 074-074-290 3520 Alameda de las Pulgas	Blockbuster	27	27	-	43	52	Yes
Mr. Jankord APN 074-075-140 3537 Alameda de las Pulgas	Topspn	11	9	2	13	16	Yes
Mr. McQuarrie APN 074-075-130 3549 Alameda de las Pulgas	Pharmacy	new construction - not affected			n/a	n/a	Yes*
Mr. McQuarrie APN 074-075-290 3555 Alameda de las Pulgas	Parking lot	new construction - not affected			n/a	n/a	Yes*
Mr. Dan and John Beltramo APN 074-075-110 3559 Alameda de las Pulgas	Dutch Goose	35	34	1	23	18	No
Mr. Alex Abela APN 074-076-270 3536 Alameda de las Pulgas	Avanti Pizza	31	31	-	40	40	Yes
Mr. Dan and John Beltramo APN 074-076-010 3590 Alameda de las Pulgas	Starbucks	45	45	-	65	60	Yes
Mr. Robinson APN 074-082-160 3603 Alameda de las Pulgas	Café	37	35	2	70	62	Yes
Mr. McQuarrie APN 074-082-200 3627 Alameda de las Pulgas	Apartments	5	4	1	n/a	n/a	Yes*
Mr. McQuarrie APN 074-082-210 3629 Alameda de las Pulgas	Apartments	3	2	1	n/a	n/a	Yes*
Atlantic Richfield Co. APN 074-083-260 3600 Alameda de las Pulgas	Arco Gas Station	9	9	-	9	9	No
Mr. Ross Richard APN 074-083-270 3618 Alameda de las Pulgas	Apartments	-	-	-	n/a	n/a	No
Total		250	232	8			

(a) No driveway opening per PG&E's request

(b) Data provided by the Planning Department or not available (n/a)

\* Met with staff.

**Alameda de las Pulgas Improvement Project  
Ashton Avenue to Liberty Park Avenue  
Tree Table Summary**

Street Segment	Tree Location Group	Tree Counts by Group		
		Nygaard	County <sup>1</sup>	Task Force
Ashton to Gordon	On-street plus curb returns	16	12	16
	Side streets	0	8 <sup>2</sup>	8 <sup>2</sup>
	<b>Total</b>	<b>16</b>	<b>20</b>	<b>24</b>
Gordon to Avy	On-street plus curb returns	8	11	16
	Side streets	2	2	5 <sup>3</sup>
	<b>Total</b>	<b>10</b>	<b>13</b>	<b>21</b>
Avy to Harkins	On-street plus curb returns	10	8	13
	Side streets	2	1	4 <sup>3</sup>
	<b>Total</b>	<b>12</b>	<b>9</b>	<b>17</b>

**Note:** Public Works tree placement and counts take into consideration County standard driveway widths and locations.

<sup>1</sup> Includes existing trees, proposed trees and trees recommended to be approved by the ADA Committee.

<sup>2</sup> Includes additional recently planted trees.

<sup>3</sup> Includes additional proposed trees on Avy Avenue.

**NORTH SIDE TREE COUNT SUMMARY**

TREE GROUP	ONSTREET	SIDESTREET
E	—	—
A	1	—
N	8	—
C	5	2
T	8	2

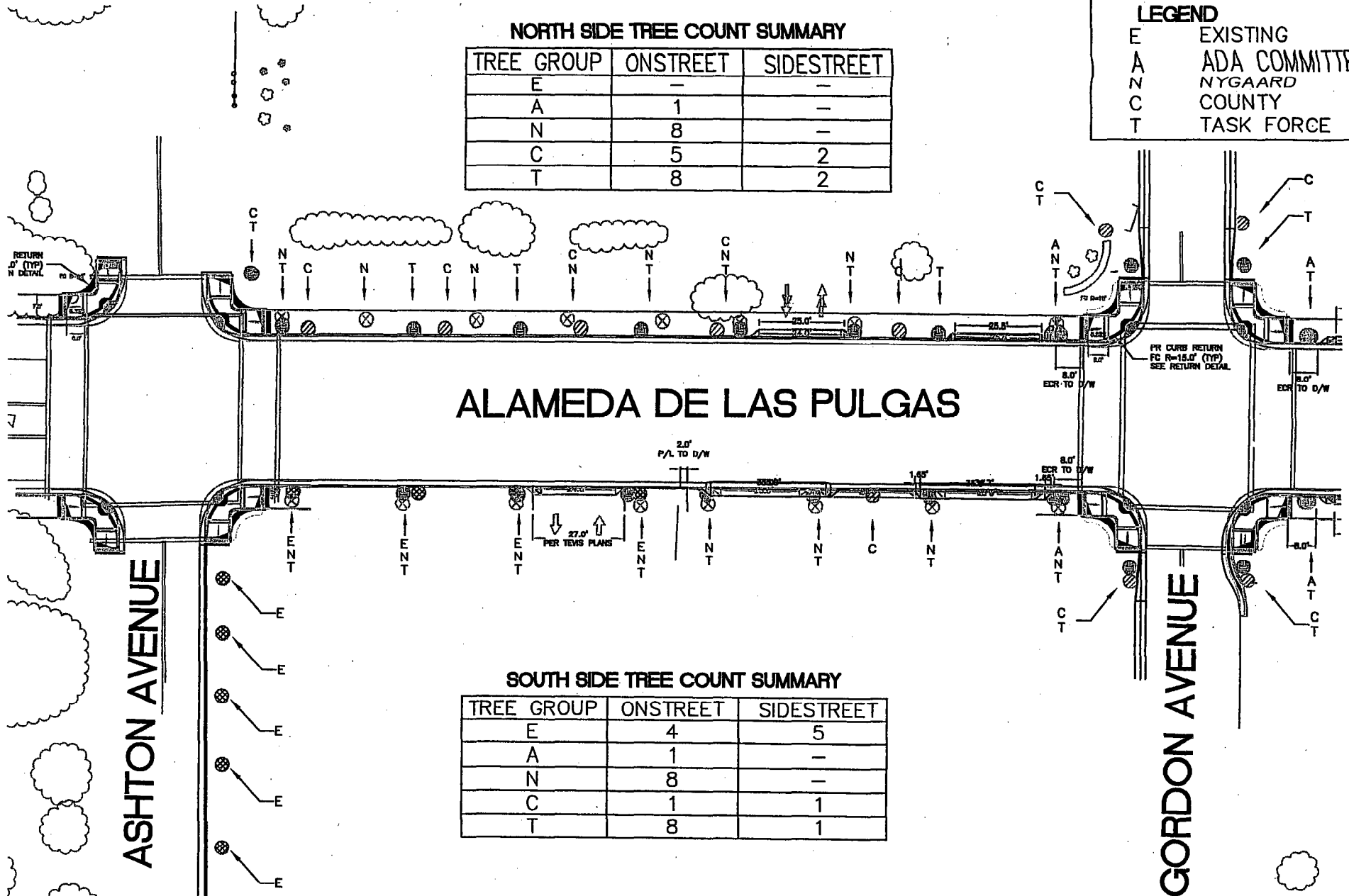
**LEGEND**

E EXISTING  
 A ADA COMMITTEE  
 N NYGAARD  
 C COUNTY  
 T TASK FORCE

**ALAMEDA DE LAS PULGAS**

**SOUTH SIDE TREE COUNT SUMMARY**

TREE GROUP	ONSTREET	SIDESTREET
E	4	5
A	1	—
N	8	—
C	1	1
T	8	1



**ASHTON AVENUE**

**GORDON AVENUE**



DESIGNED BY: WN  
 CHECKED BY: JAL/NRC  
 DRAWN BY: WN/EVG

TREE COUNT BY BLOCK  
 ON ALAMEDA DE LAS PULGAS BETWEEN ASHTON AVE AND GORDON AVE  
 ALAMEDA DE LAS PULGAS STREETScape PROJECT

SCALE: NO SCALE  
 DATE: 08/08/2002  
 FILE NO: 1/XXXX

NEIL R. CULLEN, DIRECTOR OF PUBLIC WORKS  
 SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-166

**LEGEND**

- E EXISTING
- A ADA COMMITTEE
- N NYGAARD
- C COUNTY
- T TASK FORCE

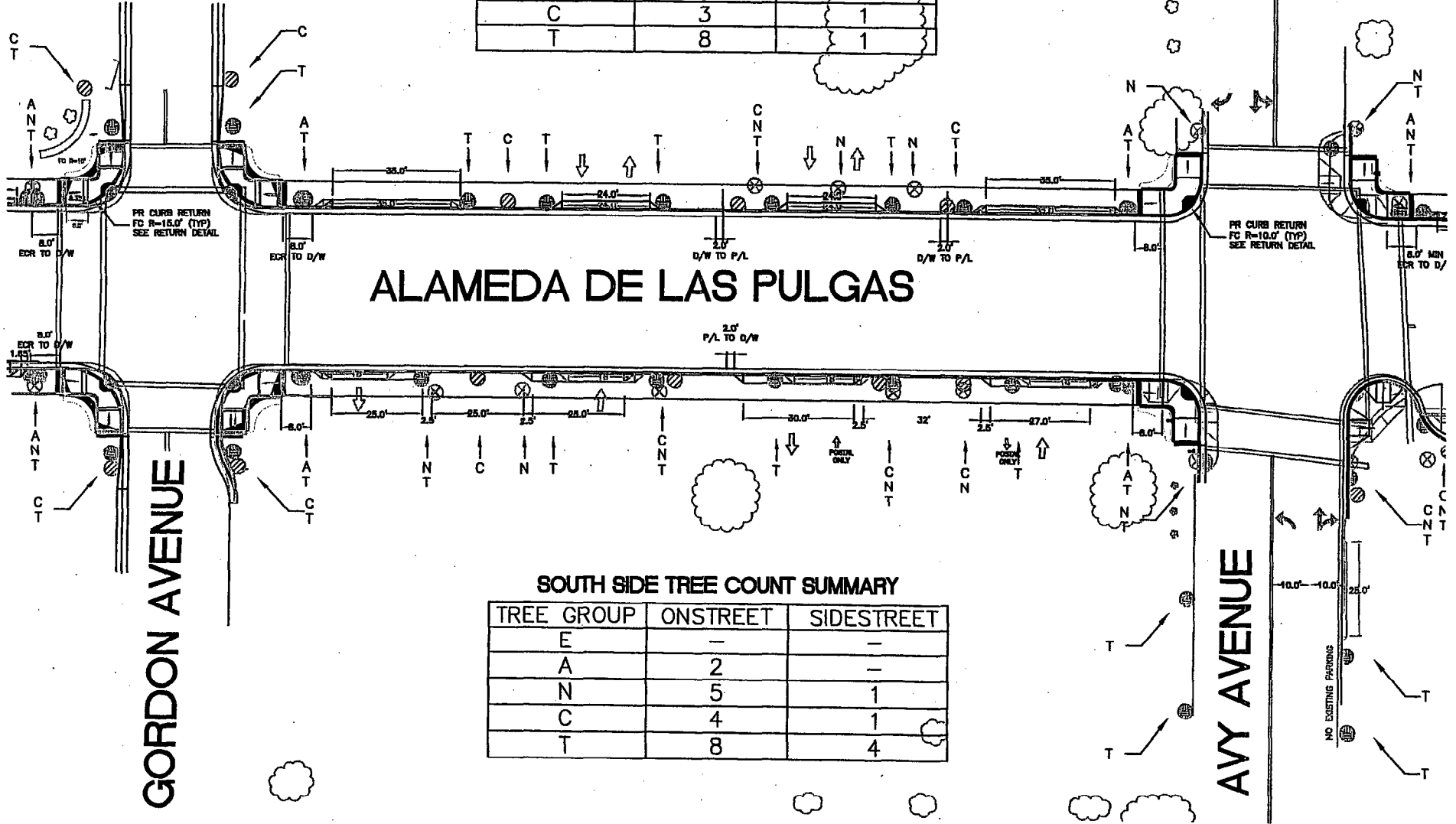
**NORTH SIDE TREE COUNT SUMMARY**

TREE GROUP	ONSTREET	SIDESTREET
E	—	—
A	2	
N	3	1
C	3	1
T	8	1

**ALAMEDA DE LAS PULGAS**

**SOUTH SIDE TREE COUNT SUMMARY**

TREE GROUP	ONSTREET	SIDESTREET
E	—	—
A	2	—
N	5	1
C	4	1
T	8	4



DESIGNED BY: WN  
 CHECKED BY: JAL/NRC  
 DRAWN BY: WN/EVG

TREE COUNT BY BLOCK  
 ON ALAMEDA DE LAS PULGAS BETWEEN ASHTON AVE AND GORDON AVE  
 ALAMEDA DE LAS PULGAS STREETScape PROJECT

SCALE: NO SCALE  
 DATE: 08/08/2002  
 FILE NO: 1/XXXX

**LEGEND**

- E EXISTING
- A ADA COMMITTEE
- N NYGAARD
- C COUNTY
- T TASK FORCE

**NORTH SIDE TREE COUNT SUMMARY**

TREE GROUP	ONSTREET	SIDESTREET
E	—	—
A	1	—
N	4	1
C	4	—
T	7	1

**ALAMEDA DE LAS PULGAS**

**SOUTH SIDE TREE COUNT SUMMARY**

TREE GROUP	ONSTREET	SIDESTREET
E	—	—
A	—	—
N	6	1
C	3	1
T	6	3

**AVY AVENUE**

**HARKINS AVENUE**



DESIGNED BY: WN  
 CHECKED BY: JAL/NRC  
 DRAWN BY: WN/EVG

**TREE COUNT BY BLOCK**

ON ALAMEDA DE LAS PULGAS BETWEEN ASHTON AVE AND GORDON AVE  
 ALAMEDA DE LAS PULGAS STREETScape PROJECT

SCALE: NO SCALE

DATE: 08/08/2002

FILE NO: 1/XXXX

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 SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94061-1066

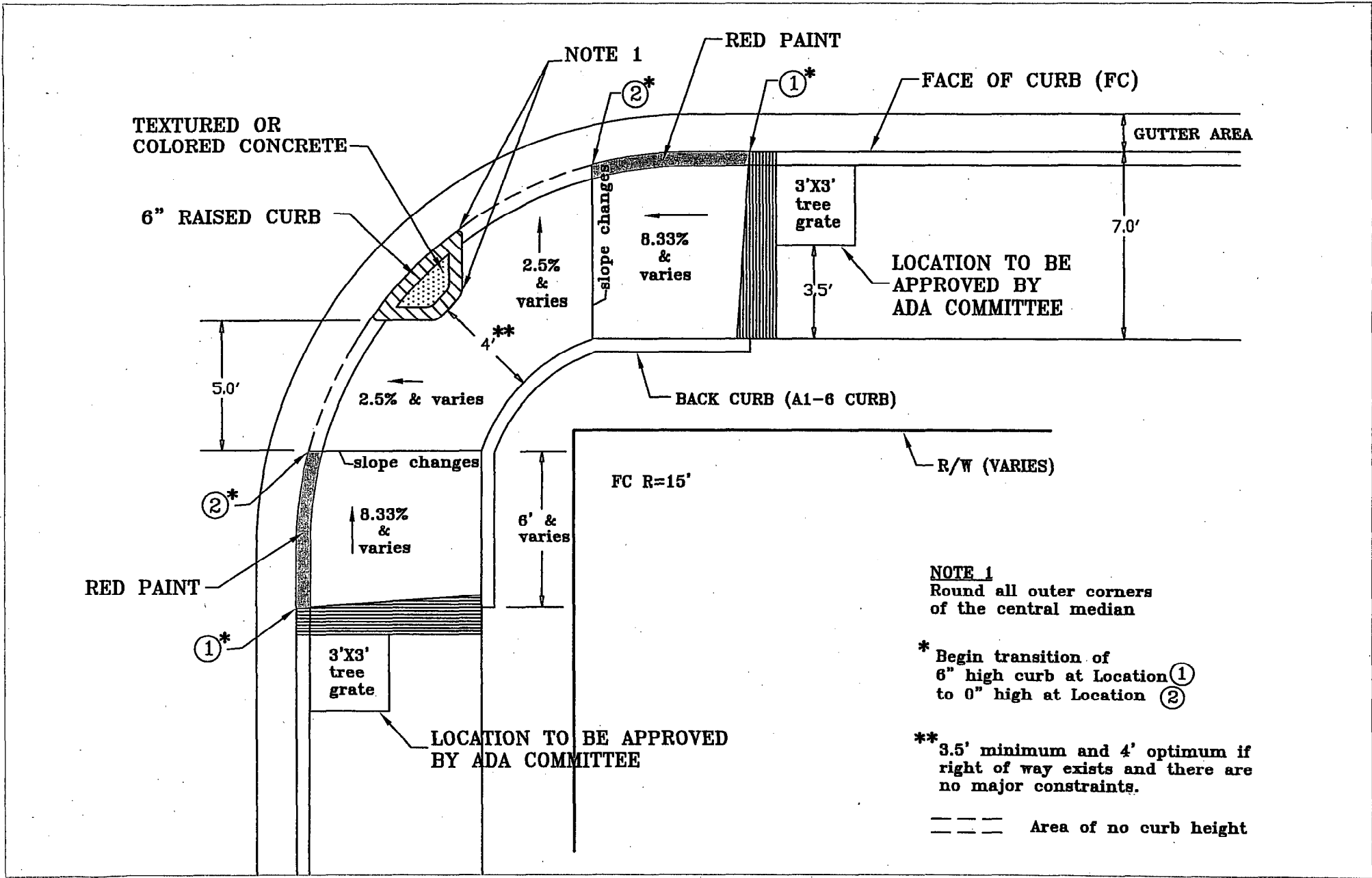


**Alameda de las Pulgas Improvement Project**  
**Ashton Avenue to Liberty Park Avenue**  
**Curb Return Comparison Table**

		Ashton Avenue		Gordon Avenue		Avy Avenue	
		Street width, ft	Face of Curb radius, ft	Street width, ft	Face of Curb radius, ft	Street width, ft	Face of Curb radius, ft
Existing Conditions	East	30	25	33	20	37	15 & 20
Nygaard Proposal <sup>1</sup>	East	36	10	36	15	30	20-28
County Proposal	East	22	15	22	15	37	10
Task Force Proposal	East	22	10	22	10	30	10 & 15
Existing Conditions	West	35	20	32	15 & 20	37	15 & 26
Nygaard Proposal <sup>1</sup>	West	36	10	36	15-24	30	22-24
County Proposal	West	22	15	22	15	37	10
Task Force Proposal	West	22	10	23	10	33	10 & 15

NOTES:

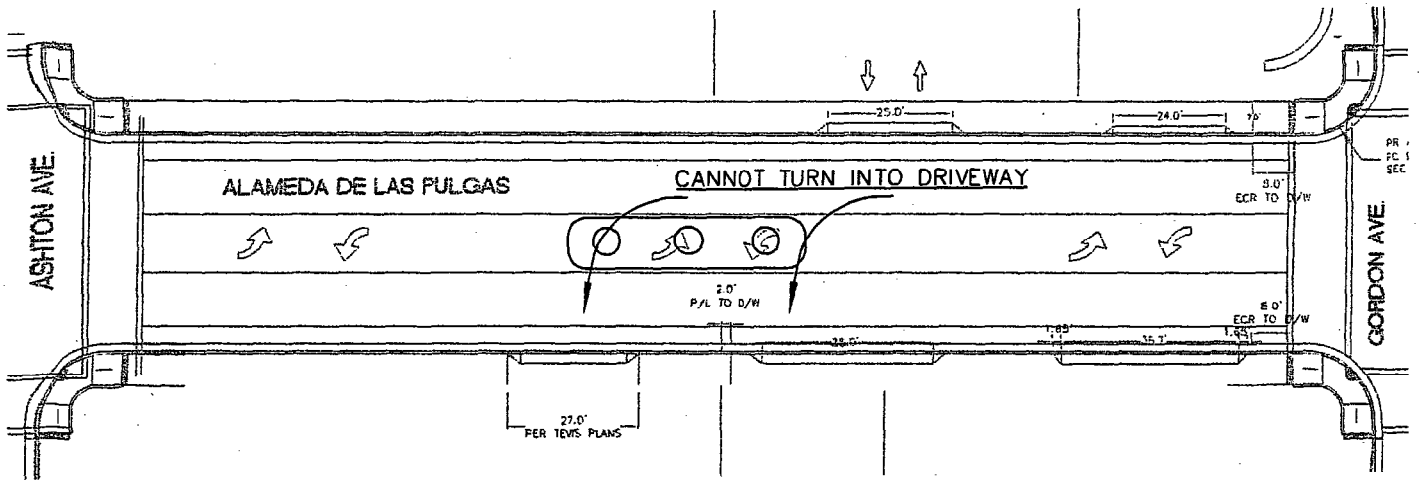
<sup>1</sup> Nygaard data is approximate based on schematic plans (Alternative 1) dated September 3, 1999.



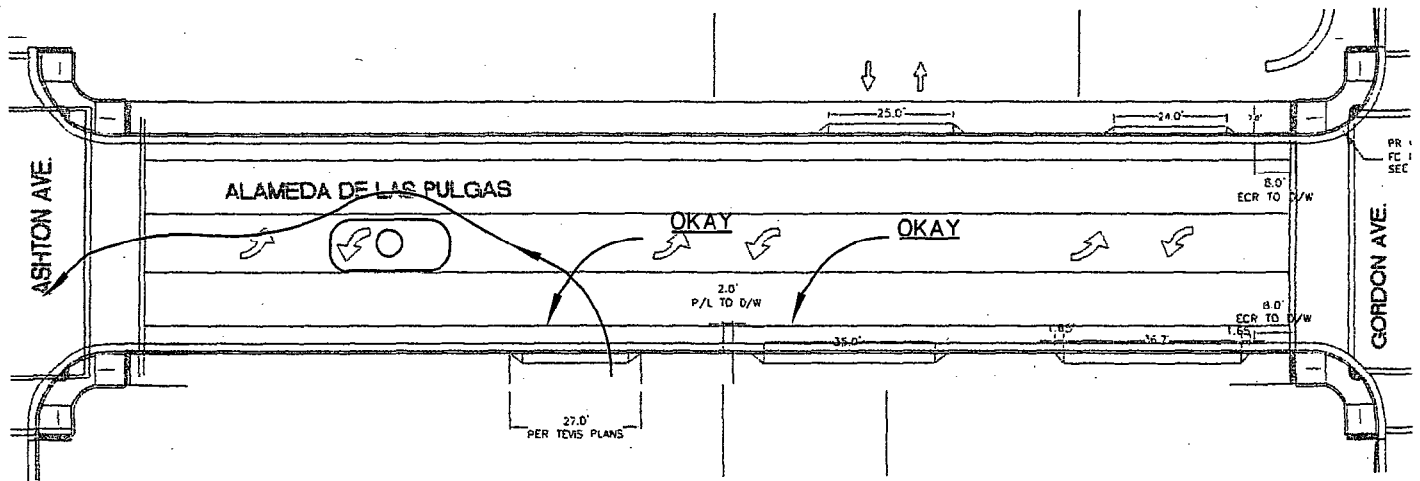
**ALAMEDA DE LAS PULGAS  
ADA ACCESS RAMP**

SCALE = 5'

NO RECOMMENDATION  
MEDIAN PER NYGAARD CONSULTANT



MEDIAN PER TASKFORCE



POSSIBLE MEDIAN



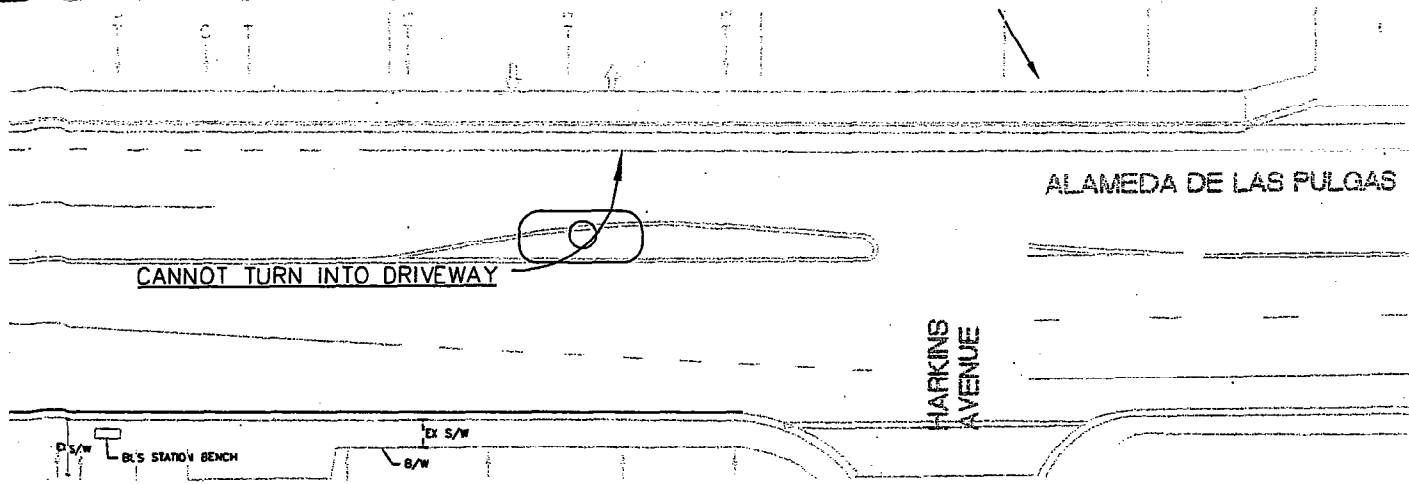
DESIGNED BY: WN  
 CHECKED BY: JAL  
 DRAWN BY: WN

MEDIAN AT TEVIS PROPERTY  
 ALAMEDA DE LAS PULGAS

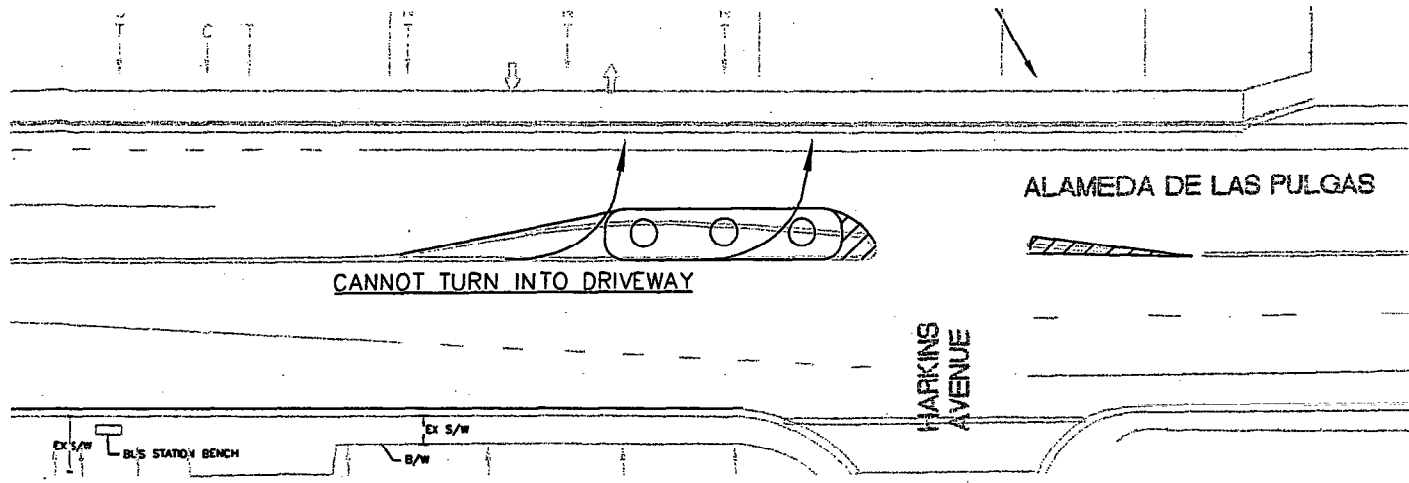
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 DATE: 07/25/2002  
 FILE NO: 1/4608

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 SAN MATEO COUNTY

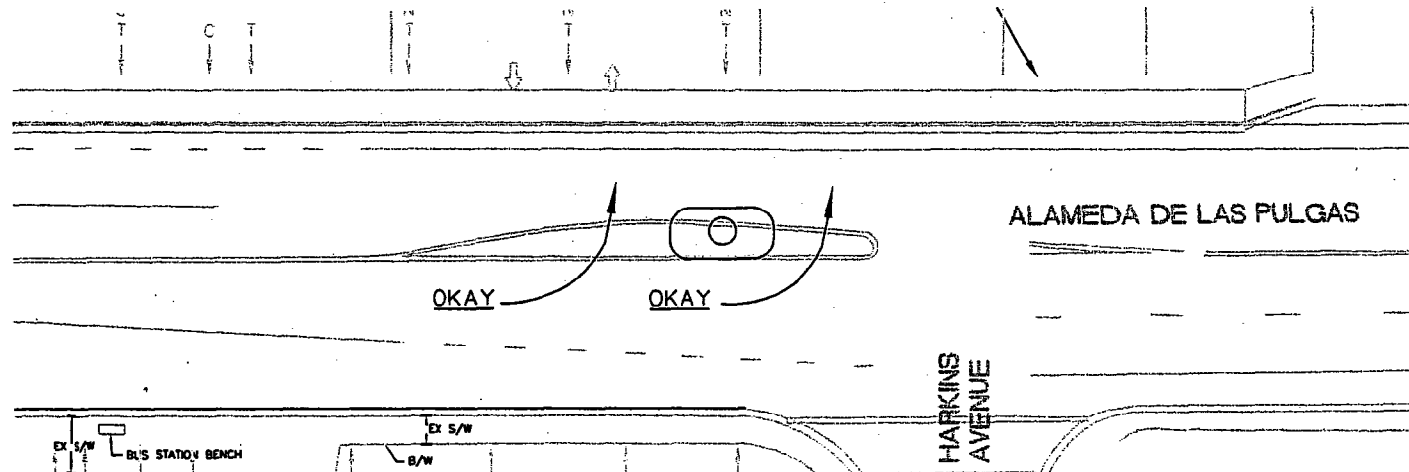
555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665



**MEDIAN PER NYGAARD CONSULTANT**



**MEDIAN PER TASKFORCE**



**POSSIBLE MEDIAN**

**NOTE:**  
TURNING MOVEMENT WILL BE MADE  
FROM TRAVEL LANE.



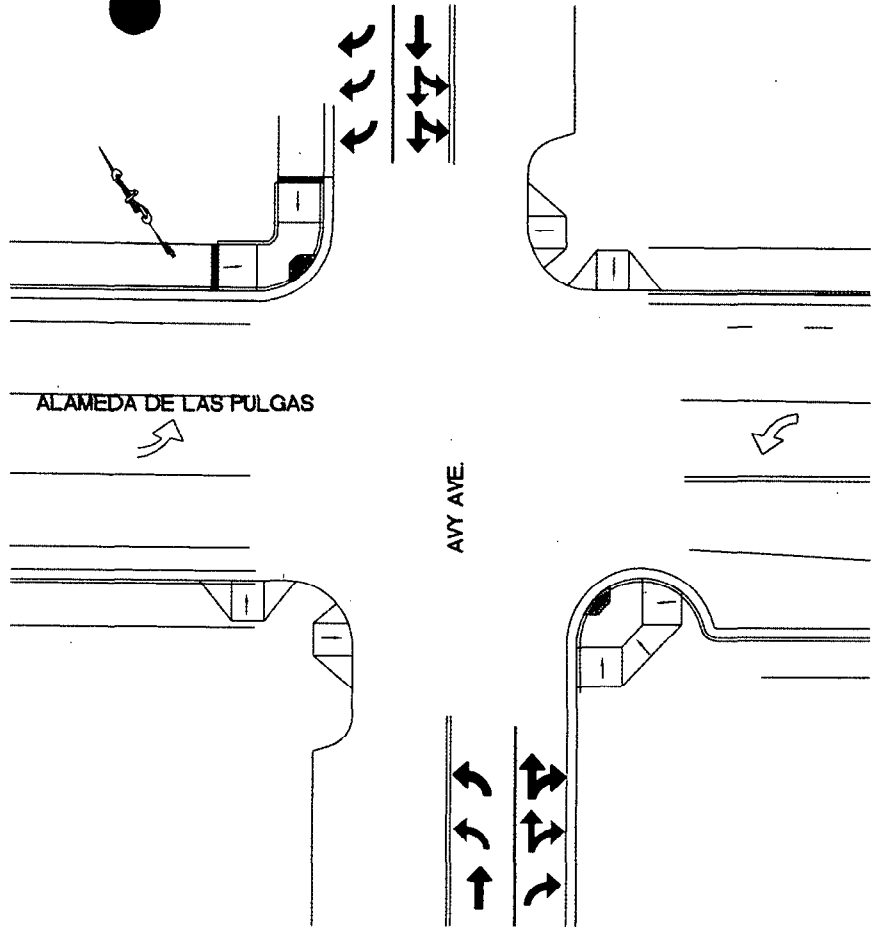
DESIGNED BY: WN  
CHECKED BY: JAL  
DRAWN BY: WN

**MEDIAN AT ROBINSON PROPERTY**  
ALAMEDA DE LAS PULGAS

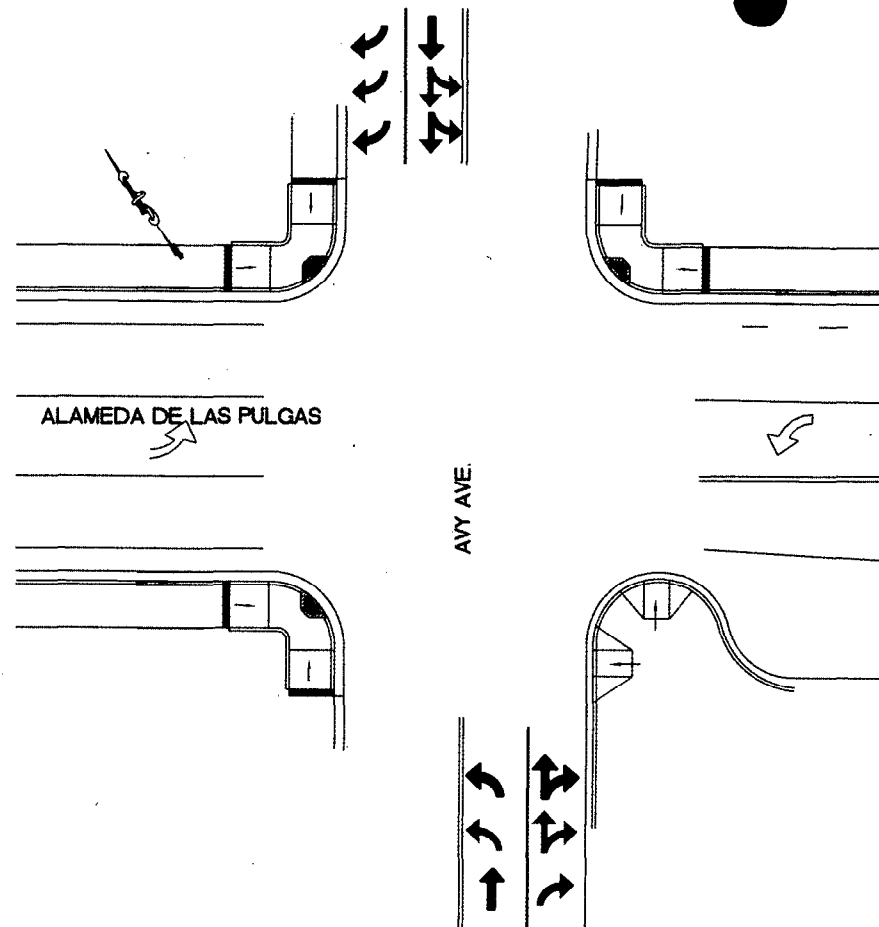
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DATE: 07/25/2002  
FILE NO: 1/4608

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SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
REDWOOD CITY, CALIFORNIA 94063-1665



**CURB RETURN PER TASK FORCE**



**CURB RETURN PER COUNTY**

- NO RECOMMENDATION(NYGAARD)
- ⇄ EXISTING
- ⇄⇄ TASK FORCE
- ↑ NO LEFT TURN OPTION



DESIGNED BY: WN

CHECKED BY: JAL

DRAWN BY: WN

**TRAFFIC OPTIONS AT AVY AVE.**

ALAMEDA DE LAS PULGAS

SCALE: NONE

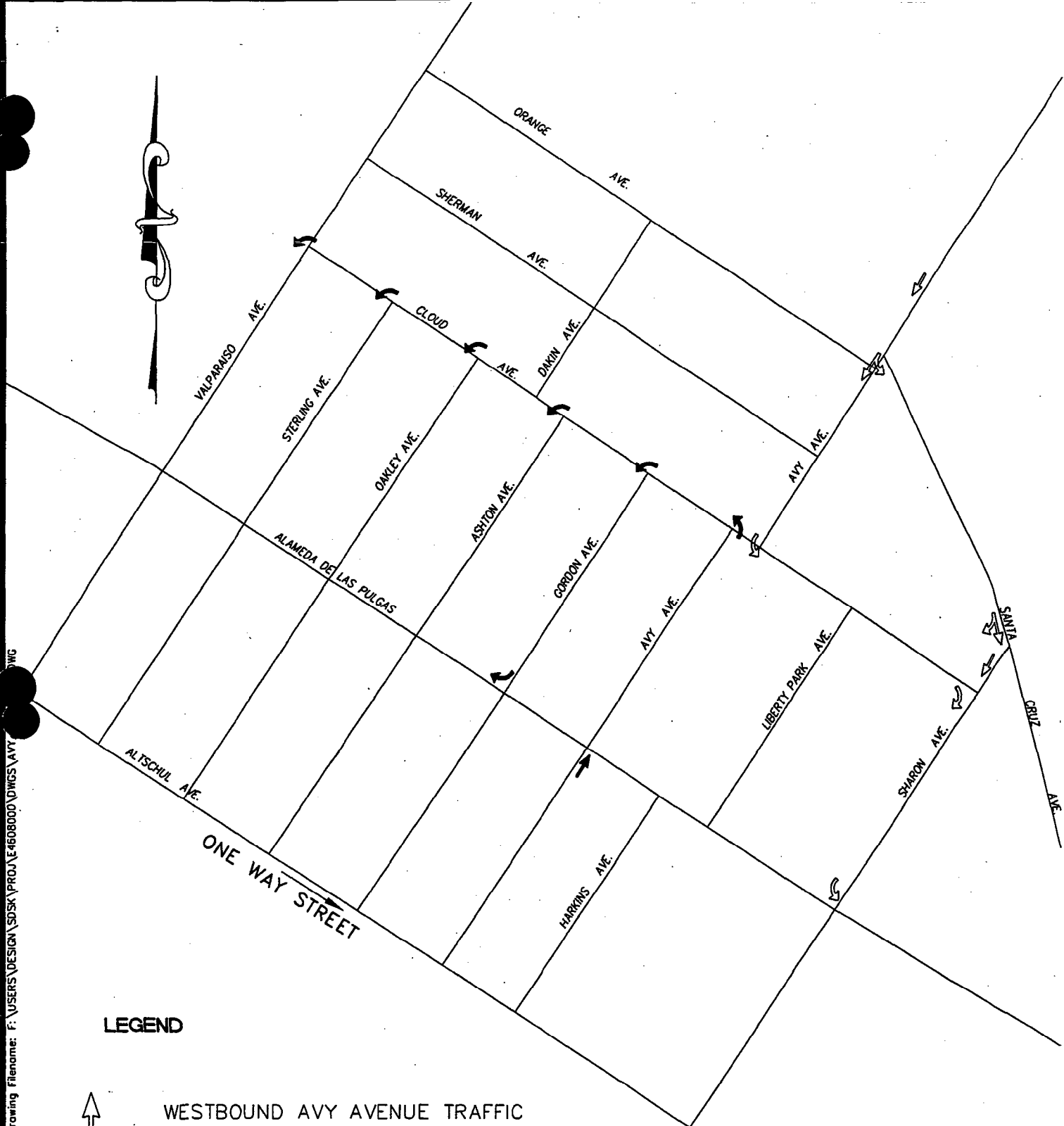
DATE: 07/25/2002

FILE NO: 1/4608

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SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
REDWOOD CITY, CALIFORNIA 94063-1665

Aug02 8:29am Drawing Filename: F:\USERS\DESIGN\SDSK\PROJ\4608000\DWGS\AVY



**LEGEND**



WESTBOUND AVY AVENUE TRAFFIC

EASTBOUND AVY AVENUE TRAFFIC



DESIGNED BY: WN/EVG  
 CHECKED BY: JAL  
 DRAWN BY: EVG

POTENTIAL TRAFFIC REDIRECT  
 FOR NO LEFT TURN OPTION ON AVY AVENUE  
 ALAMEDA DE LAS PULGAS IMPROVEMENT PROJECT

SCALE: NO SCALE  
 DATE: 8/14/02  
 FILE NO: 4608

NEIL R. CULLEN, DIRECTOR OF PUBLIC WORKS  
 SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665

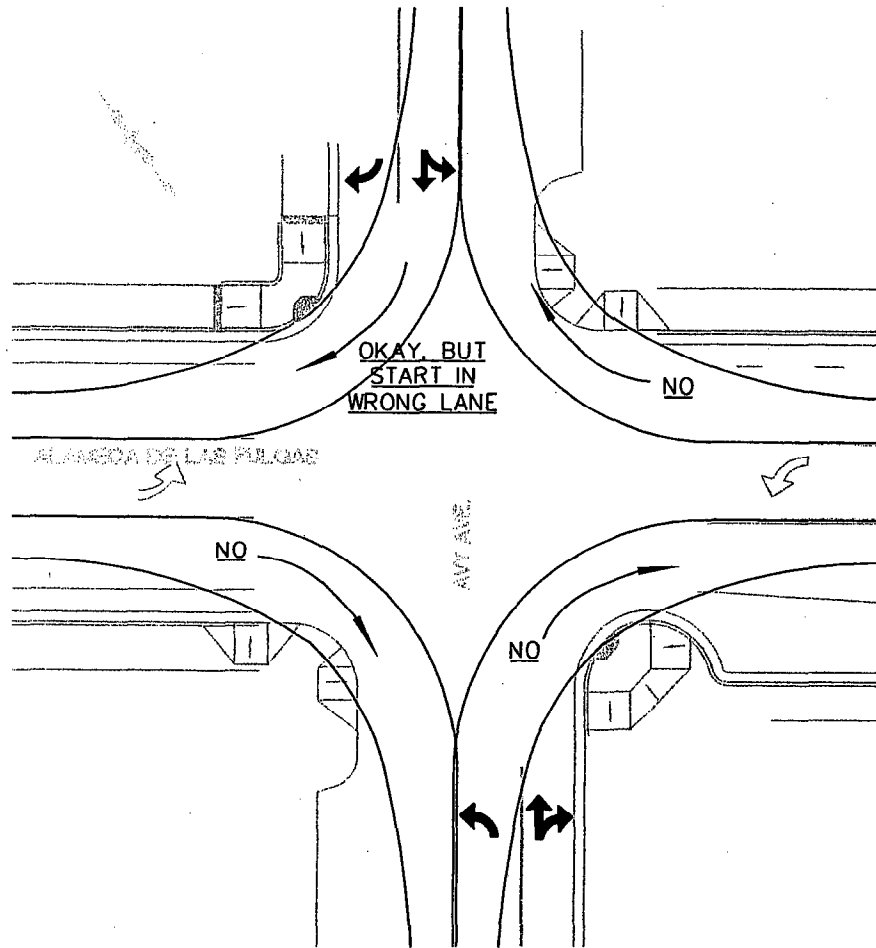


Protected-Permitted signal at Veterans Boulevard and Brewster Avenue in Redwood City, CA.

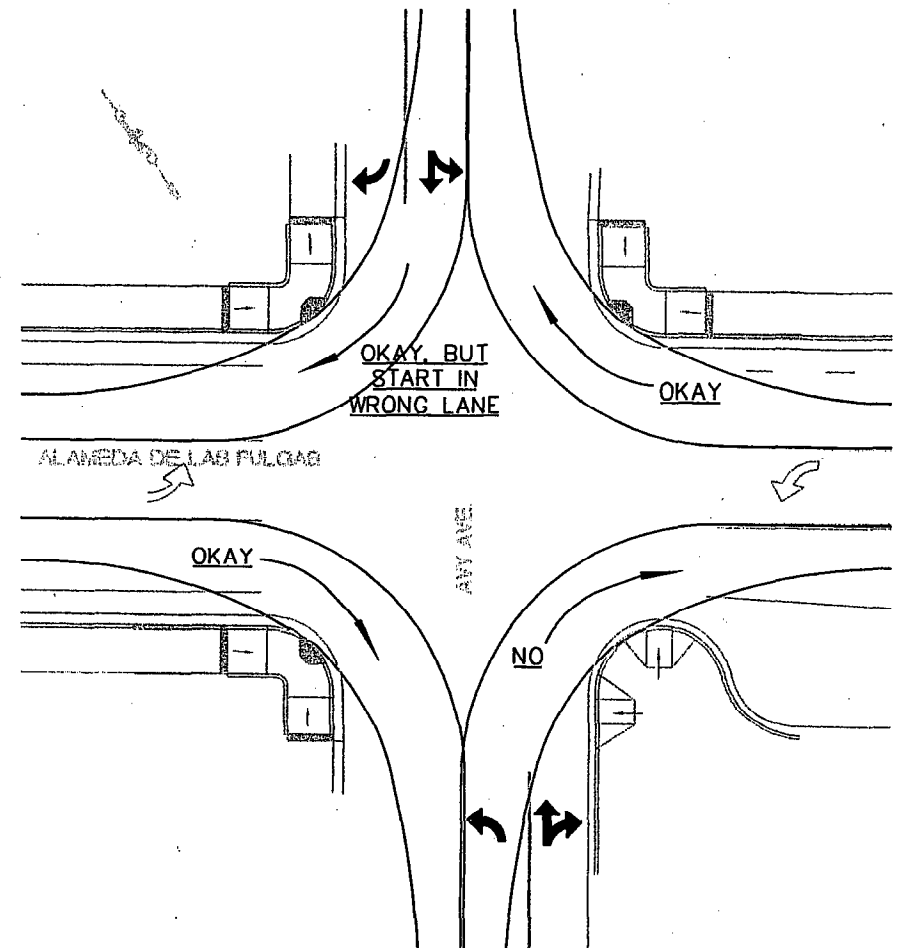


Protected-Permitted signal at Veterans Boulevard and Brewster Avenue in Redwood City, CA.





CURB RETURN PER TASK FORCE



CURB RETURN PER COUNTY

NOTE:  
NO = CROSSES CURB TO MAKE TURN



DESIGNED BY: WN  
CHECKED BY: JAL  
DRAWN BY: WN

35' BUS TURNING MOVEMENT

ALAMEDA DE LAS PULGAS

SCALE: NONE  
DATE: 07/25/2002  
FILE NO: 1/4608

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SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
REDWOOD CITY, CALIFORNIA 94063-1665

**Alameda de las Pulgas Re-development Project**

**Tree Comparison**

Common name	Scientific name	Height (ft)	Spread (ft)	Type	Flower (yes/no)	Fruit
Aristocrat Pear	Pyrus Calleryana 'Aristocrat'	25-35 (tree)	20-25	Deciduous	yes	Hard, buff-colored fruit (0.25" dia.)
London Plane	Platanus Acerifolia	40-80 (tree)	30-40	Deciduous	yes (inconspicuous)	Brown ball-like seed clusters
Chinese Hackberry	Celtis Sinensis	25-35 (tree)	20	Deciduous	yes (inconspicuous)	Reddish purple berries (1/2" dia.)
		40-60 (tree)	40-60	Deciduous	yes (inconspicuous)	Small orange berries
European Hornbeam	Carpinus Betulus	30-40 (tree)	15-20	Deciduous	yes	Fruit cluster to 5 inches long

Deciduous - loses all leaves during the fall or winter



Existing trees on Alameda de las Pulgas near Ashton Avenue (date of photo: 7/31/02)



View of south side sidewalk on Avy Avenue near Alameda de las Pulgas (date of photo: 7/31/02)

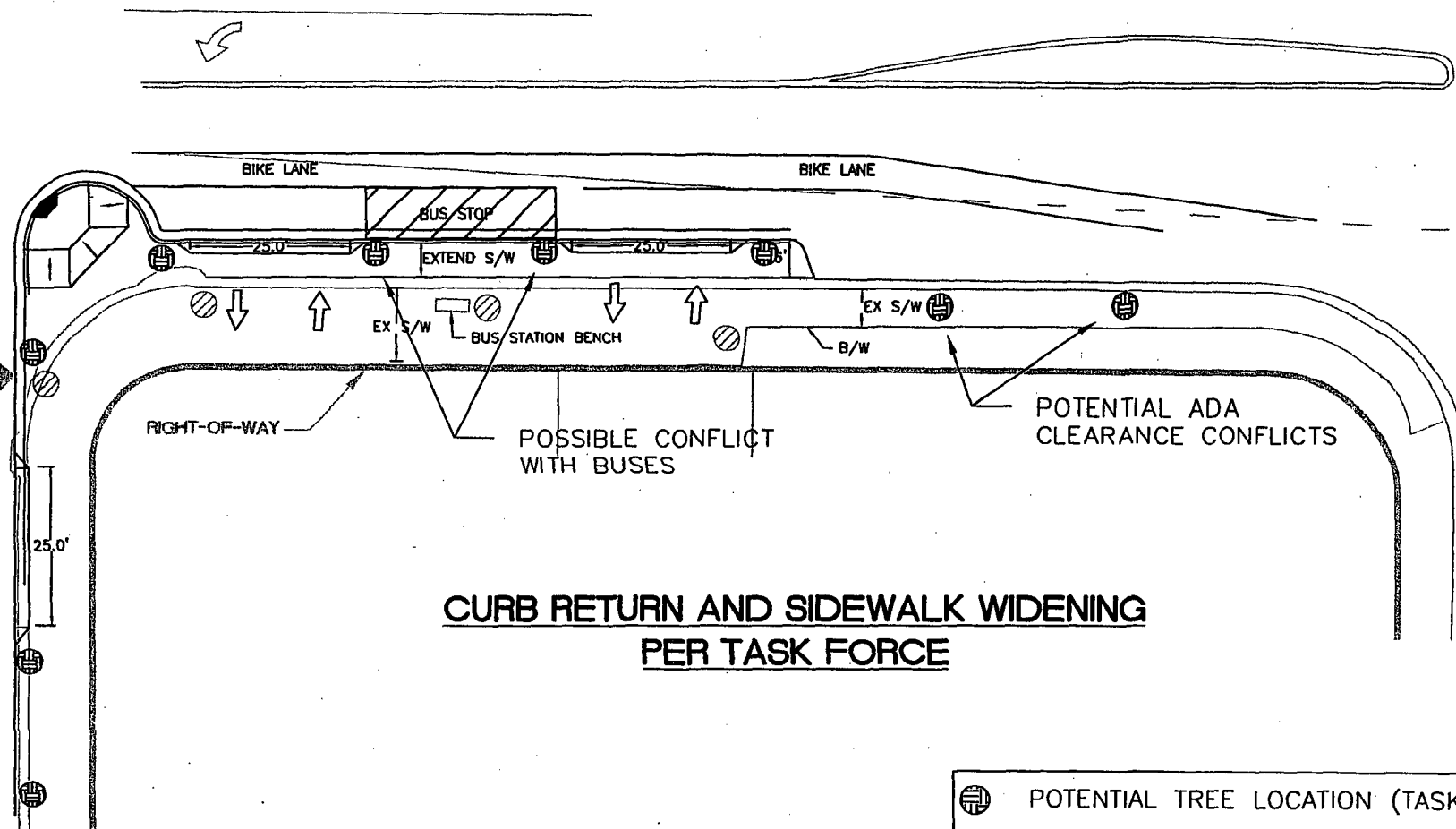
**NO EXHIBIT**

**Exhibit A10**



ALAMEDA DE LAS PULGAS

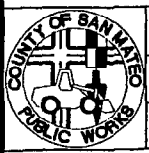
AVY AVE.

HARKINS AVE.



**CURB RETURN AND SIDEWALK WIDENING**  
**PER TASK FORCE**

-  POTENTIAL TREE LOCATION (TASK FORCE)
-  POTENTIAL TREE LOCATION (COUNTY)



DESIGNED BY: WN  
 CHECKED BY: JAL  
 DRAWN BY: WN

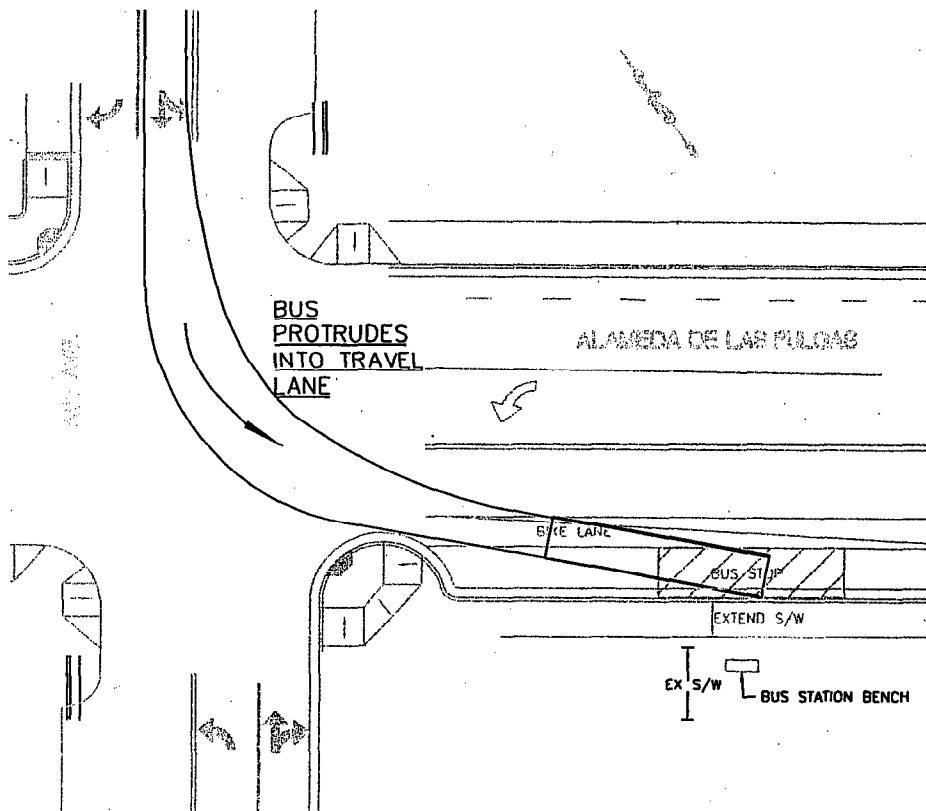
LAYOUT SOUTH OF AVY AVENUE

ALAMEDA DE LAS PULGAS

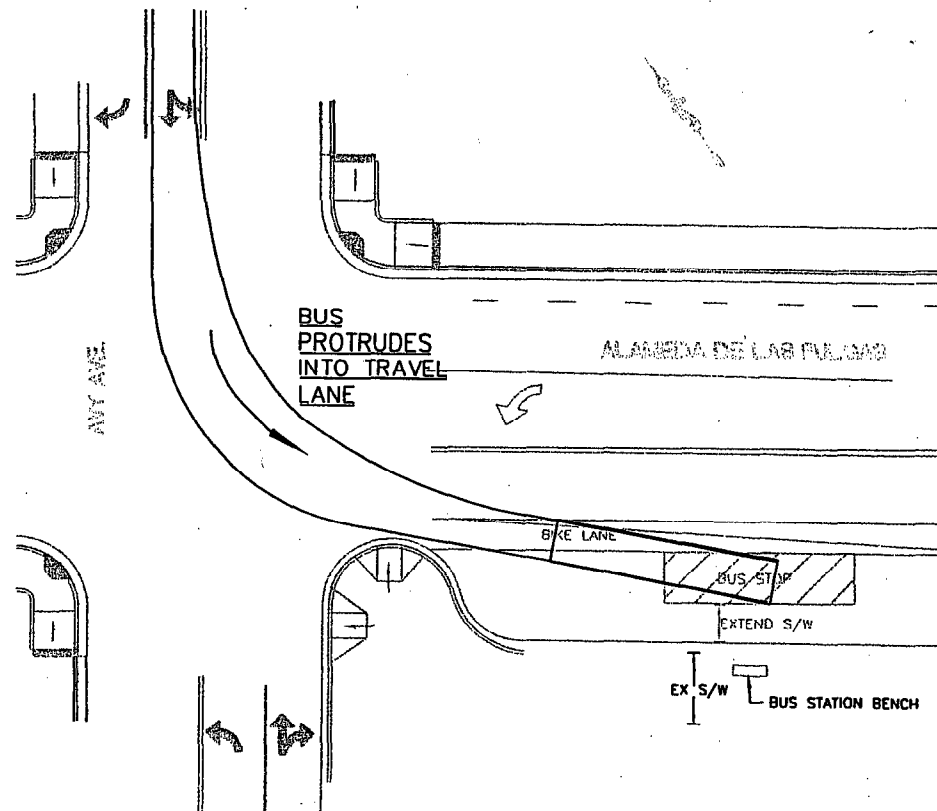
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 DATE: 07/25/2002  
 FILE NO: 1/4608

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 SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-166



CURB RETURN PER TASK FORCE



CURB RETURN PER COUNTY



DESIGNED BY: WN

CHECKED BY: JAL

DRAWN BY: WN

BUS STOP TURNING MOVEMENT (35' BUS)

ALAMEDA DE LAS PULGAS

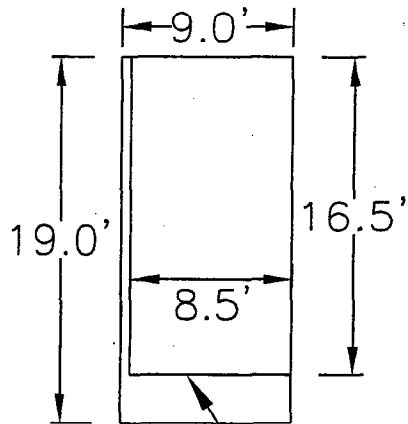
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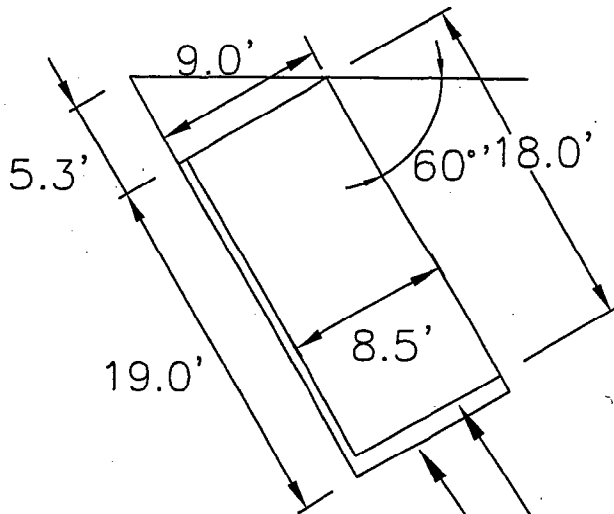
FILE NO: 1/4608

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SAN MATEO COUNTY

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REDWOOD CITY, CALIFORNIA 94063-1665



CITY OF MENLO PARK  
STANDARD  
COUNTY STANDARD



CITY OF MENLO PARK  
STANDARD  
COUNTY STANDARD



DESIGNED BY: WN

CHECKED BY: JAL

DRAWN BY: WN

PARKING SPACE DIMENSION  
STANDARD

ALAMEDA DE LAS PULGAS

SCALE: NONE

DATE: 07/25/2002

FILE NO: 1/4608

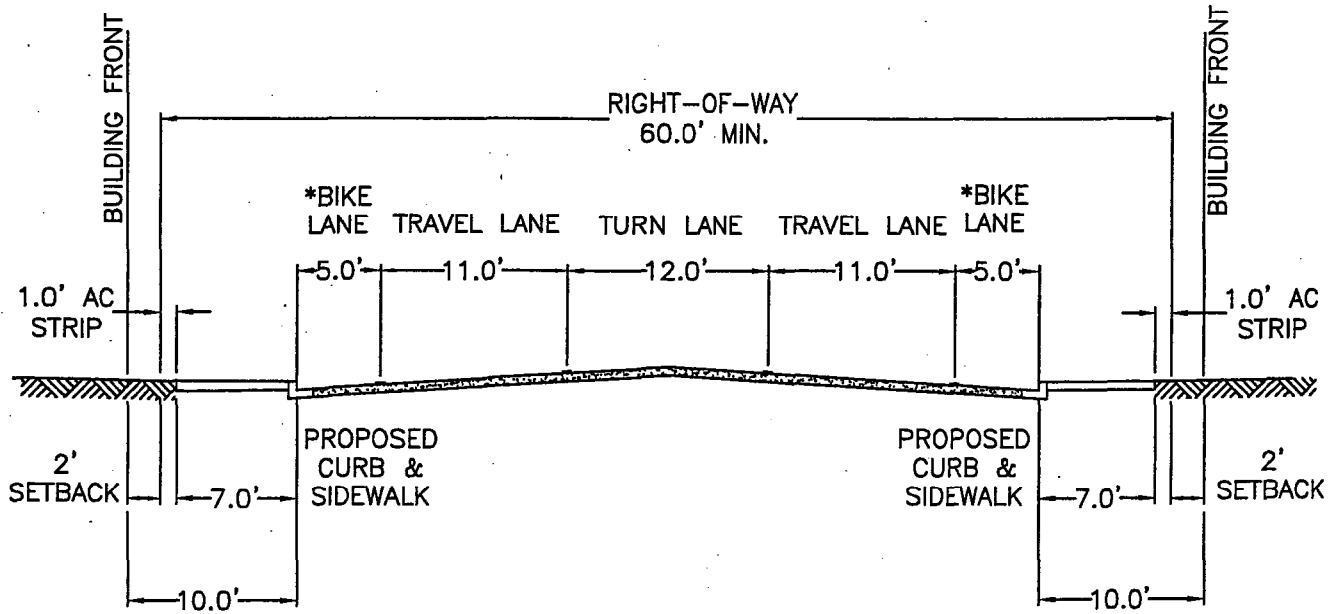
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SAN MATEO COUNTY

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REDWOOD CITY, CALIFORNIA 94063-1665



**NO EXHIBIT**

**Exhibit B2**



\* 5.0' WIDE BIKE LANE CONSISTS OF 3.5' AC PAVEMENT + 1.5' CONCRETE GUTTER



DESIGNED BY: WN  
 CHECKED BY: JAL  
 DRAWN BY: WN

TYPICAL SECTION BETWEEN ASHTON AVENUE  
 AND AVY AVENUE  
**ALAMEDA DE LAS PULGAS**

SCALE: NONE  
 DATE: 07/25/2002  
 FILE NO: 1/4608

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 SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665



West side of Alameda de las Pulgas between Gordon Avenue and Ashton Avenue (08/21/02)



West side of Alameda de las Pulgas between Gordon Avenue and Ashton Avenue (08/21/02)



East side of Alameda de las Pulgas between Gordon Avenue and Ashton Avenue (08/21/02)



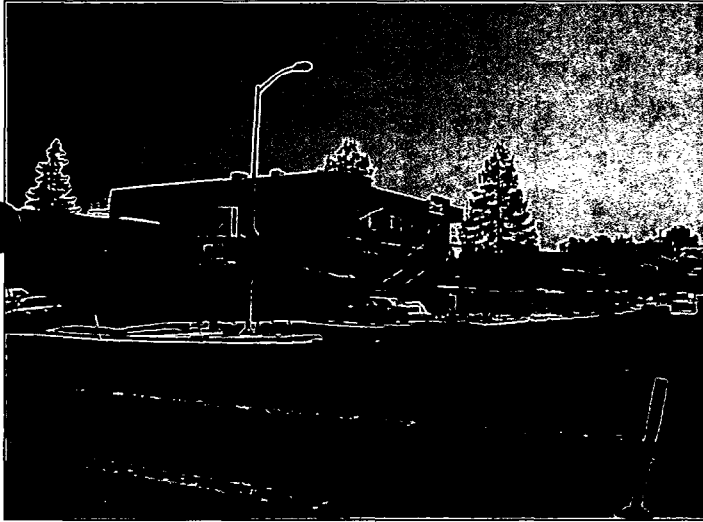
East side of Alameda de las Pulgas between Gordon Avenue and Ashton Avenue (08/21/02)



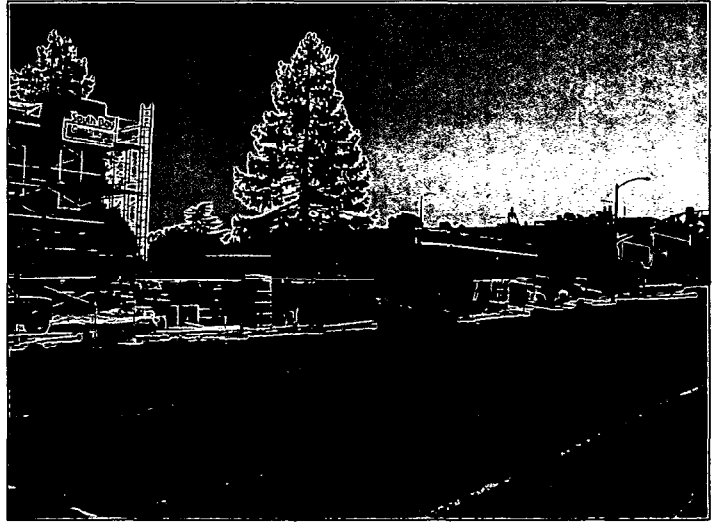
West side of Alameda de las Pulgas between Avy Avenue and Gordon Avenue (08/21/02)



West side of Alameda de las Pulgas between Avy Avenue and Gordon Avenue (08/21/02)



East side of Alameda de las Pulgas between Gordon Avenue and Avy Avenue (08/21/02)



East side of Alameda de las Pulgas between Gordon Avenue and Avy Avenue (08/21/02)



West side of Alameda de las Pulgas south of Harkins Avenue (08/21/02)



West side of Alameda de las Pulgas between Harkins Avenue and Avy Avenue (08/21/02)



West side of Alameda de las Pulgas between Harkins Avenue and Avy Avenue (08/21/02).



East side of Alameda de las Pulgas between Avy Avenue and Harkins Avenue (08/21/02)



East side of Alameda de las Pulgas between Avy Avenue and Harkins Avenue (08/21/02)



East side of Alameda de las Pulgas between Avy Avenue and Harkins Avenue (08/21/02)



East side of Alameda de las Pulgas between Avy Avenue and Harkins Avenue (08/21/02)