

CITY OF MERCED
16th STREET
DESIGN GUIDELINES

Adopted by the City Council
February 1, 1988

CITY OF MEMPHIS

1951

MEMPHIS, TENNESSEE

CITY OF MERCED

"Gateway to Yosemite"



July 2, 1990

Dear Interested Parties:

As a result of an increasing number of inquiries regarding development opportunities along 16th Street, the Redevelopment Agency felt it would be important to provide you with information about development standards for 16th Street properties.

Sixteenth Street is a heavily travelled thoroughfare and business highway running through downtown. It is designated a "major street" in the hierarchy of streets. The standard right-of-way width required for a major street is 94 feet which allows for four travel lanes, two bike lanes, a center left turn lane, park strips and sidewalks. This is designed to carry a high volume of traffic at moderate speeds. However, 16th Street only has 80 feet of right-of-way width which would typically result in three travel lanes, a parking lane, a left turn lane and park strip/sidewalk area. Therefore, a "Special Section" was adopted by the City Council in February 1988, for 16th Street which requires shifting curb lines and lane widths to accommodate four travel lanes and a left turn lane within that 80 foot right-of-way.

Upon development of property along 16th Street, owner/applicants will be required to construct or reconstruct (at their expense) the curb, gutter, sidewalk and asphalt area along their frontage to meet the modified standard.

This requirement will be applied to all building permits which have a value of over \$30,000 in on-site improvements and to already developed properties when parcel maps are approved. Dedications will be required of all projects needing a building permit if the 80-foot right-of-way is not presently satisfied.

In addition to public improvements in the 80-foot right-of-way area, properties may be required to dedicate and/or construct deceleration lanes, street trees or other improvements required by the City of Merced Standards.

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Developers and property owners should be aware that current City Code requires that all new buildings, site plans and sign permits must be approved by the Design Review Commission. The City Council recently approved new standards (enclosed) for 16th Street. These standards set forth common minimum requirements for building setbacks, landscaping and the like. The City Council is committed to improving the appearance of 16th Street, and it is hoped that these design standards will begin to set a higher quality image of this important gateway and commercial thoroughfare.

If you have any questions about any of the information contained above or would like specific parcel information, please feel free to call me at 385-6827.

Sincerely,

Sandra Edwards

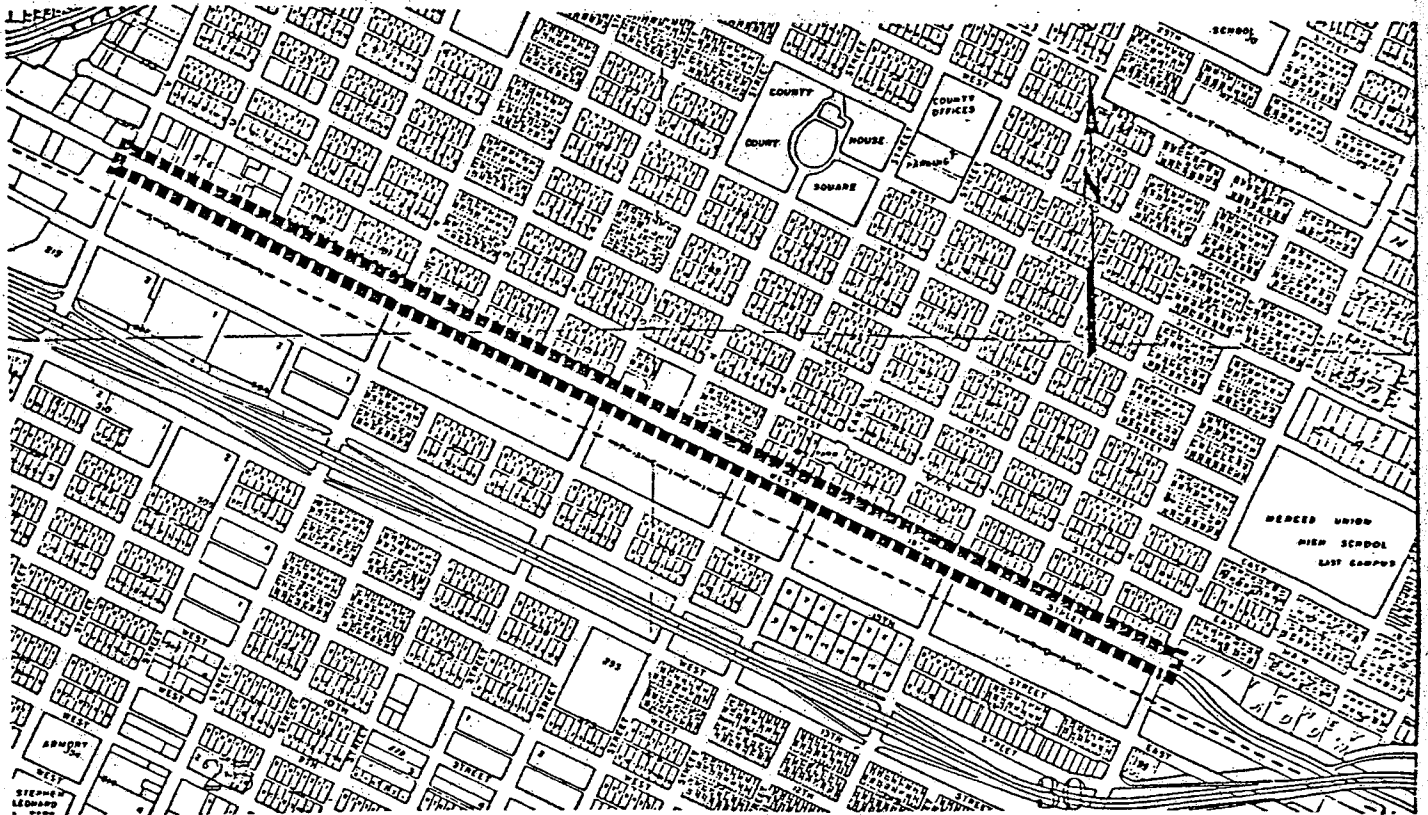
Sandra Edwards
Redevelopment Analyst

SE/mt

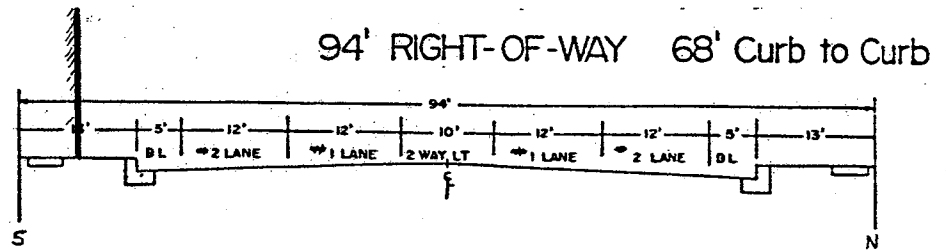
Enclosure

LTR900703

LOCATION MAP
**PROPOSED SPECIAL
 MAJOR STREET STATUS
 FOR 16th STREET**

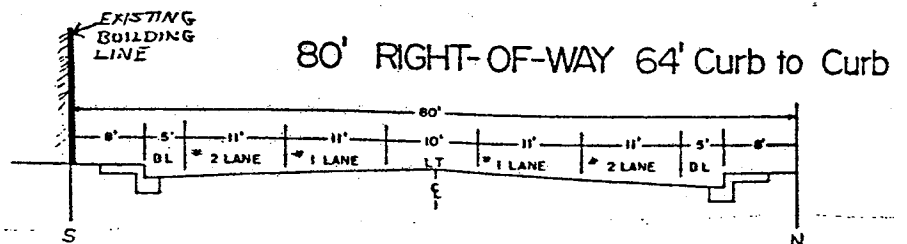


CURRENT REQUIRED SECTION

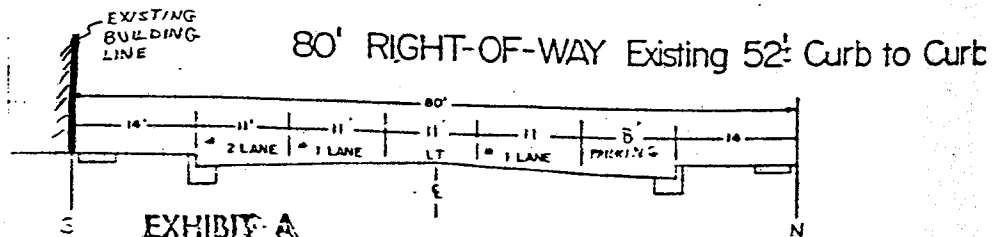


~~16th Street~~

SPECIAL SECTION



EXISTING SECTION



Freeways: Freeways are major routes designed to carry large traffic volumes over long distances. Access is controlled, and grade separations and median strips are used to separate lanes of traffic moving in different directions. Through Merced, Route 99 is a four-lane freeway, elevated from about the crossing of Bear Creek on the west through the central part of the city to the intersection of Childs Avenue in the southeast area of the city. Its capacity for average daily traffic (ADT) is approximately 55,000 to 60,000 vehicles. Route 99's role is inter-regional in character, carrying both the traveling public and serving as a vital commercial link carrying goods and produce both to and from the community.

Expressways: Expressways are roads designed to carry heavy traffic volumes at moderate speeds. Access is controlled, crossings are at grade, intersections are generally every mile and there are medians between lanes traveling in opposite directions. The basic right-of-way is typically 128 feet. Access to abutting properties is restricted to internal streets or frontage roads. Parking is prohibited. Capacity varies depending upon lane width, lateral clearance, and distance between intersections. Expressways should be heavily landscaped to give them a parkway type character and identify their function to the driver.

Presently, parts of Olive Avenue, M Street, G Street and R Street, are designed and function as expressways.

Major Street & Arterial Streets: Arterial streets are designed to carry heavy traffic volumes at lower speeds than expressways. Some arterial streets have medians to control cross traffic. The main function of arterials is to accommodate intra-city trips and other medium distance movements, providing the basic transportation links between various land uses and major destinations in the city. Separate turning lanes are usually provided and signals control major intersections. Curb cuts for driveways are located away from intersections and limited to only essential access points. Restrictions may be placed on entering and exiting. Curbside parking is not allowed in most cases. Turnouts for transit stops should be considered. Arterials should have a right-of-way of at least 94 feet wide. Landscaping and lighting should be designed to emphasize and identify the importance of the street.

Collector Streets: Collector streets are designed to channel traffic from local streets into the major street system and to handle short trips within neighborhoods. They distribute and

Excerpt From the City of Merced
General Plan

SIXTEENTH STREET GUIDELINES

Streets and Sidewalks

1. The street shall conform to the "Special Section" adopted for 16th Street when new improvements are proposed or required.
2. Sidewalks shall be continuously adjacent to the curb with landscaping and street trees filling out the remainder of the right-of-way width. This will result in approximately 5-foot-wide sidewalks with 3 feet of landscaping.
3. Deceleration lanes shall be provided at major intersections when new improvements are proposed or required.
4. Street trees with irrigation shall be planted for all projects, existing and proposed, either in tree wells or in tree planting easements (Municipal Code Section 14.12.185).
5. Any project before the DRC shall dedicate the required amount of right-of-way to conform with the "Special Section."

Landscaping

1. Landscaping shall consist of ground cover, shrubs, and trees sufficient to soften building lines and break up large expanses of pavement. Berming and art shall be used wherever practical.
2. Landscaping shall be provided at a minimum of 15 percent of the gross site area to include a minimum width of 8 feet behind the property line along the street frontage.
3. Landscaping within parking lots shall conform to the Zoning Ordinance requirements.
4. Properties along the railroad shall be encouraged to provide a 10-foot setback from the rear property line for tree planting purposes. Trees shall be provided at 20 feet on-center.
5. Off-site landscaping shall include street trees and ground cover. The variety of street trees is to be determined by the Recreation and Parks Department.
6. Landscaping shall be maintained in a sightly and well-kept condition.
7. A landscaping plan shall be submitted to the Design Review Commission for approval.
8. All landscaping shall be irrigated with an automatically controlled sprinkler system.

Architectural Theme

1. Buildings should be simple and reflect geometric forms and horizontal lines. Roofs shall be a variety of shapes which have simple geometric shapes, such as hips, shed, gables, or flat. Relief or accent features (overhangs, columns, window trim, offsets, entryways) are strongly encouraged.

Building Materials

1. Suggested Building Appearance: Textured Concrete Roof: Tile
Slumpstone Shakes/Shingles
Brick Ribbed Metal
Stucco Architectural Grade
Lap Siding Composition Shingles
- Unacceptable Appearance: Corrugated Metal
Visible Metal
Plywood
Unfinished Concrete
T-1-11

Colors

1. The general color scheme shall emphasize earth tones, greys and pastels that represent a "light mediterranean" palette. Accent colors may include blues, greens, rusts and golds.

Setbacks

1. Where possible, setbacks shall be a minimum of 10 feet for buildings having less than 55 feet of frontage parallel to street property lines and 20 feet for buildings having greater than 55 feet of frontage parallel to street property lines. On corner lots, 30 feet will be required within 40 feet of intersecting street property lines. However, in any case, setbacks sufficient to accommodate parking in front of buildings is preferred. Two-story buildings or buildings over 18 feet high may require larger setbacks.
2. Roof-mounted mechanical equipment, ductwork and vents shall be located on a roof segment not facing a public street and shall be screened from view from public streets, pedestrian walks and parking areas. The equipment shall be screened by the building itself (parapets, roofs, etc.). Individual equipment screens are not encouraged unless they are consistent with the general building design and materials. Corrugated metal screening is not permitted.
3. Fencing shall be located at the rear of the building and/or site or to connect buildings, if desired. No fencing shall be permitted at the street frontage to enclose a site. If storage of materials is required, a solid fence may be provided which maintains a minimum 8-foot landscaped setback from street frontages. No chain link, slatted, or barbed wire fences are permitted which are visible from street frontages.

Loading Facilities

1. Loading facilities shall be provided as required by the Zoning Ordinance.

Utilities

1. All electrical services shall be underground to the utility pole.

Parking

1. Parking areas shall be provided as required by the Zoning Ordinance to include required landscaping.
2. When uses have not been identified, the standard for office uses shall apply.

Signing

1. Signing shall conform to the Sign Ordinance requirements for the Redevelopment Project Area.

Adopted February 1, 1988

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