CITY OF PALO ALTO

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Architectural Review Board

Staff Report

Agenda Date: December 19, 2013

To: Architectural Review Board

From: Clare Campbell, Planner **Department: Planning and Community Environment**

Subject: **103 El Camino Real (El Camino Park) [13PLN-00434]:** Request by City of Palo Alto Public Works Engineering for Architectural Review of park improvements for El Camino Park that include a synthetic soccer/lacrosse play field, natural turf softball/lacrosse play field, new restrooms, enlarged parking lot, and other improvements in the Public Facility zone district. Environmental Assessment: An Environmental Impact Report was adopted March 5, 2007 in accordance with the California Environmental Quality Act (CEQA).

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment approve the proposed project, based upon the required findings (Attachments A) and subject to the conditions of approval (Attachment B).

BACKGROUND

Background

The proposed project is the second phase of the El Camino Park Reservoir and Pump Station project. This project is part of the larger Palo Alto Emergency Water Supply project that included the rehabilitation of existing city water wells, construction of new wells, and upgrading of the existing Mayfield pump station.

The proposed project is located within El Camino Park, which is bordered by El Camino Real to the west, Alma Street/Caltrain tracks to the east, Palo Alto Avenue to the north, and the University Avenue Caltrain bus transfer station to the south. The existing condition, as explained in this report, is based upon the park layout of 2011; the park had one full-sized grass soccer field on the north side and one lighted softball diamond on the south side with bleachers, cage and fencing. Located in the easternmost corner of the park is the newly constructed Lytton pump station; the new underground water reservoir has also been installed below the softball field. These two elements, the pump station and reservoir, were part of the first phase of the project

approved by the ARB in March 2011; construction began in October 2011. The ARB review and recommendation of site improvements unrelated to the actual pump station and reservoir are now requested.

The City's Utilities Department has a project website that provides additional background information, photos, and live webcam of the site:
http://www.cityofpaloalto.org/gov/depts/utl/eng/water/wells/pumpstation.asp .

Project Description

The proposed project will complete the renovations of El Camino Park. The construction of the first phase of the project is at or near completion with the installation of the replacement water pump station and new underground water reservoir. The second phase of the project will provide upgraded recreational amenities, as detailed below.

South Field (see Sheet ARB 5.0 of Attachment E):

1. Installation of a natural turf softball field above the new water reservoir;
2. Installation of permanent eight foot tall chain-link fencing along the perimeter of the left and right outfields;
3. Installation of two dugouts and softball backstop;
4. Installation of a removable four foot tall mesh fence system in the outfield;
5. Relocation of the existing aluminum portable bleachers;
6. Replacement of two 70 foot tall pole-mounted sports field lights and upgrading the four existing 70 foot tall pole-mounted light fixture heads; and
7. Construction of the scorekeeper and storage building behind the backstop.

North Field (see Sheet ARB 5.1 of Attachment E):

1. Installation of a synthetic turf field striped for soccer and lacrosse games;
2. Installation of player seating on both sides of the mid-field;
3. Installation of soccer ball protection fencing around the majority of the field perimeter (14 foot tall chain-link fence with 12 feet of additional netting);
4. Installation of four 70 foot tall pole-mounted sports field lights;
5. Installation of a multi-purpose lawn area at the north end of the park; and
6. Addition of three new picnic areas with tables around the multi-purpose lawn.

General Improvements:

1. Expansion of the asphalt parking lot from 46 spaces to 68 spaces;
2. Construction of replacement restrooms;
3. Installation of a 'no parking loading/unloading' zone next to the new restroom facility;
4. Installation of porous pavement for a portion of the parking lot to facilitate water infiltration to the nearby existing trees;
5. Construction of a new trash enclosure;
6. Installation of two 42 inch tall fold-down bollards to secure the maintenance vehicle route;
7. Relocation of the emergency phone close to the new restroom building;
8. Installation of decomposed granite pathways around the entire park;
9. Installation of security lighting throughout the park with 14 foot tall pole-mounted lights;
10. Installation of nine bike racks (three near the restroom and six by the soccer field);

11. Installation of new landscaping throughout the park that includes trees of various sizes, shrubs, grasses, vines, and ground cover.

The new structures (restroom, scorekeeper & storage, trash enclosure) have been designed in a style consistent with the already constructed pump station building. Similar materials and colors have been selected for the new structures so as to maintain a complementary and cohesive style for the park. The basic materials proposed are concrete block (CMU) with the color to match the pump station and a dark grey standing-seam metal roof.

Please refer to the applicant's project description and plans for additional project details (Attachments C and E).

DISCUSSION

Architectural Review

The Architectural Review Board is tasked with reviewing the aesthetics of significant development projects within the City and focuses its discussion and comments on the design and architecture; land use policy and enforcement of zoning requirements do not fall within the ARB's purview.

For all projects subject to Architectural Review, there are required findings (ARB Findings) that must be considered and complied with in order to support approval of a project. These findings are not based on quantitative standards, such as a maximum height allowance or defined setback requirement, but rather on more qualitative criteria (e.g. design appropriate to the function of the project, plant material suitable to the site, and design appropriate with the immediate environment of the site). Within this qualitative realm, the Council-appointed ARB members, who are experienced design professionals, provide their expertise in evaluating the ARB Findings to support a project. Attachment A includes the project's ARB Findings and discusses the project's compliance with each.

Zoning and Comprehensive Plan Compliance

The proposed project upgrades the existing playfields and amenities and increases the on-site parking with 22 additional spaces. The project design is in compliance with the Public Facility (PF) zoning requirements and is in general conformance with the Comprehensive Plan. It is supported by several policies that direct new construction, including public infrastructure, to be compatible with the neighborhood character, to have high quality, creative design and site planning, and to promote the use of community facilities as gathering places, as follows:

- Policy L-4: Maintain Palo Alto's varied residential neighborhoods while sustaining the vitality of its commercial areas and public facilities. Use the Zoning Ordinance as a tool to enhance Palo Alto's desirable qualities.
- Policy L-15: Preserve and enhance the public gathering spaces within walking distance of residential neighborhoods. Ensure that each residential neighborhood has such spaces.
- Policy L-48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.

- Policy L-61: Promote the use of community and cultural centers, libraries, local schools, parks, and other community facilities as gathering places. Ensure that they are inviting and safe places that can deliver a variety of community services during both daytime and evening hours.
- Policy L-76: Require trees and other landscaping within parking lots.
- Policy C-22: Design and construct new community facilities to have flexible functions to ensure adaptability to the changing needs of the community.
- Policy C-24: Reinvest in aging facilities to improve their usefulness and appearance. Avoid deferred maintenance of City infrastructure.
- Policy C-26: Maintain and enhance existing park facilities.
- Policy C-32: Provide fully accessible public facilities to all residents and visitors.

ENVIRONMENTAL REVIEW

The proposed project is subject to environmental review under provisions of the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) was adopted March 5, 2007 for the *City of Palo Alto Emergency Water Supply and Storage Project*, which included the rehabilitation of existing city water wells, construction of new wells, construction of a new water storage reservoir with associated well and pump station, and upgrading the existing Mayfield pump station. The proposed project was included in the scope of the EIR and is associated with the new water reservoir and pump station component of the overall larger project. An Addendum (Attachment D) has been prepared to provide project clarifications to this one component of the larger project, which shall become public record as an attachment to the adopted 2007 EIR. The project clarifications, which were not known at the time the EIR was prepared, are considered minor and staff determined that the project would not create any environmental impacts beyond those already identified in the 2007 EIR. The significant and unavoidable impacts identified in the 2007 EIR were related to noise levels exceeding the Code allowances during construction activities and the potential short term loss of parking spaces related to temporary parking demand for construction workers and construction vehicles as the crew moves along the pipeline installation alignment, and would reduce parking supply at proposed well and storage reservoir locations.

Pursuant to CEQA Guidelines Section 15162, recirculation is not required as the project changes do not create new significant environmental impacts or a substantial increase in the severity of previously identified effects.

ATTACHMENTS

Attachment A: Draft ARB Findings
Attachment B: Draft Conditions of Approval
Attachment C: Project Description*
Attachment D: CEQA Addendum (to be provided at places)
Attachment E: Development Plans (Board Members Only)*

* Prepared by Applicant; all other attachments prepared by Staff

COURTESY COPIES

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Manager Review: Amy French, Chief Planning Official

FINDINGS FOR APPROVAL
ARCHITECTURAL REVIEW BOARD STANDARDS FOR REVIEW
103 El Camino Real / File No. 13PLN-00434

The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in PAMC Chapter 18.76.

(1) *The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan.* This finding can be made in the affirmative in that the project incorporates quality design that conforms with policies that direct new construction (including public infrastructure) to be compatible with the neighborhood character; to have high quality, creative design and site planning; and to promote the use of community facilities as gathering places

(2) *The design is compatible with the immediate environment of the site.* This finding can be made in the affirmative in that the proposed park improvements are designed to complement the architectural elements of the recently upgraded pump station and are compatible with the adjacent transit center.

(3) *The design is appropriate to the function of the project.* This finding can be made in the affirmative in that the design of the improvements are consistent with typical park and active sport field facilities; the design of the new structures are simple with a modern aesthetic that is inline with their utilitarian function.

(4) *In areas considered by the board as having a unified design character or historical character, the design is compatible with such character.* This finding is not applicable to this project in that this area does not have a unified design or historic character.

(5) *The design promotes harmonious transitions in scale and character in areas between different designated land uses.* This finding is not applicable in that this project is not situated in a transition area between different designated land uses.

(6) *The design is compatible with approved improvements both on and off the site.* This finding can be made in the affirmative in that the renovated playing fields and amenities are compatible with the existing established park use and the adjacent transit station.

(7) *The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.* This finding can be made in the affirmative in that the siting of the playing fields, new restrooms, picnic area, pathways, etc. provide desirable and functional spaces and amenities for users of the park.

(8) *The amount and arrangement of open space are appropriate to the design and the function of the structures.* This finding can be made in the affirmative in that the project is a park facility and provides significant open space.

(9) *Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept.* This finding can be made in the affirmative with the inclusion of restrooms, refuse area, pathways, etc. that support the primary active sports field functions.

(10) *Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.* This finding can be made in the affirmative in that the added pathways and expanded parking lot provide safe and convenient access for users.

(11) *Natural features are appropriately preserved and integrated with the project.* This finding can be made in the affirmative in that three non-protected trees are proposed for removal and all remaining trees will be fully protected and preserved. The parking lot will use pervious concrete for a portion of the area that is near existing root zones to facilitate preservation of mature trees.

(12) *The materials, textures, colors and details of construction and plant material are appropriate expression to the design and function.* This finding can be made in the affirmative in that the proposed project incorporates finishing materials and colors that match the existing CMU pump station building, which uses earth-tone neutral colors.

(13) *The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment.* This finding can be made in the affirmative in that the project incorporates landscape materials that provide screening and enhance the aesthetics of the park.

(14) *Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which would tend to be drought-resistant to reduce consumption of water in its installation and maintenance.* This finding can be made in the affirmative in that the proposed landscape materials were specifically selected to be low maintenance as well as an enhancement to the site.

(15) *The project exhibits green building and sustainable design that is energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials.* This finding can be made in the affirmative in that the project includes the use of a cool roof, materials with substantial recycled content, and low VOC emitting materials. The proposed project is also subject to the City's Green Building Regulations for nonresidential development.

(16) *The design is consistent and compatible with the purpose of architectural review as set forth in subsection 18.76.020(a).* This finding can be made in the affirmative in that the project design promotes visual environments that are of high aesthetic quality and variety.

DRAFT
CONDITIONS OF APPROVAL
103 El Camino Real / File No. 13PLN-00434

PLANNING & COMMUNITY ENVIRONMENT

On December 19, 2013 the Architectural Review Board (ARB) recommended approval of the application referenced above, and the Director of Planning and Community Environment (Director) approved the project on date.

Project Planner: Clare Campbell

Planning Division

1. The project shall be in substantial conformance with the approved plans and related documents received December 10, 2013, except as modified to incorporate these conditions of approval.

2. The Conditions of Approval document shall be printed on all plans submitted for building permits related to this project.

Public Works Engineering

ACCESS IMPROVEMENTS: Numbered comments refer to attached annotated site plan.

1. Consider adding an additional DG path to connect the crosswalk at Quarry Road/El Camino to the parks perimeter DG path.
2. Refine the connection between the new bike path and the existing AC path to ensure proper curvature, sight lines, stirping and smooth joint.
3. Should the crosswalk improvements be implemented realign the existing El Camino Real AC sidewalk to merge with the new bike path.
4. Provide proper bollard placement and striping that conforms with the HDM/MUTCD. Use city standard bollards.
5. Provide an accessible path of travel from the public right of way to the playing field buildings.
6. Add new trail crosswalk across parking lot driveway with potential median refuge. Work with CPA transportation division to determine signage and striping.
7. Relocate existing AC path on north side of parking lot driveway to align with proposed crosswalk and trail adjacent to the softball field.
8. Resurface approximately 100' of existing cracked pathway between El Camino/Palo Alto Ave curb ramp and the proposed limits of the new path.

Include in plans submitted for a building permit:

1. GRADING & DRAINAGE PLAN: The plan set must include a grading & drainage plan prepared by a licensed professional that includes existing and proposed spot elevations and drainage flow arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the house a minimum of 2%. Downspouts and splashblocks should be shown on this plan, as well as any site drainage features such as swales. Grading will not be allowed that increases drainage onto, or blocks existing drainage from, neighboring properties. Public Works generally does not allow rainwater to be collected and discharged into the street gutter, but encourages the developer to keep rainwater onsite as much as feasible by directing runoff to landscaped and other pervious areas of the site. See the *Grading & Drainage Plan Guidelines for Residential Developments* on our website: http://www.cityofpaloalto.org/civicax/filebank/documents/2717

2. GRADING & EXCAVATION PERMIT: An application for a grading & excavation permit must be submitted to Public Works when applying for a building permit. The site plan must include a table providing the cubic yardage of dirt being cut and filled outside of the building footprint. The application and guidelines are available at the Development Center and on our website. Instructions: http://www.cityofpaloalto.org/civicax/filebank/documents/11697 Application: http://www.cityofpaloalto.org/civicax/filebank/documents/11695

3. GRADING PERMIT: The site plan must include a table providing the cubic yardage of dirt being cut and filled outside of the building footprint. If the total is more than 100 cubic yards, a grading permit will be required. An application and plans for a grading permit are submitted to Public Works separately from the building permit plan set. The application and guidelines are available at the Development Center and on our website.

4. STORM WATER POLLUTION PREVENTION: The City's full-sized *Pollution Prevention - It's Part of the Plan* sheet must be included in the plan set. Copies are available from Public Works at the Development Center or on our website: http://www.cityofpaloalto.org/civicax/filebank/documents/2732

5. SWPPP: The proposed development will disturb more than one acre of land. Accordingly, the applicant will be required to comply with the State of California's General Permit for Storm Water Discharges Associated with Construction Activity. This entails filing a Notice of Intent to Comply (NOI), paying a filing fee, and preparing and implementing a site specific storm water pollution prevention plan (SWPPP) that addresses both construction-stage and post-construction BMP's for storm water quality protection. The applicant is required to submit two copies of the NOI and the draft SWPPP to the Public Works Department for review and approval prior to issuance of the building permit. Also, include the City's standard "Pollution Prevention - It's Part of the Plan" sheet in the building permit plan set. Copies are available from Public Works at the Development Center.

6. STREET TREES: Show all existing street trees in the public right-of-way. Any removal, relocation or planting of street trees; or excavation, trenching or pavement within 10 feet of street trees must be approved by Public Works' arborist (phone: 650-496-5953). This approval shall appear on the plans. Show construction protection of the trees per City requirements.

7. WORK IN THE RIGHT-OF-WAY: The plans must clearly indicate any work that is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, or utility laterals. The plans must include notes that the work must be done per City standards and that the contractor performing this work must first obtain a *Street Work Permit* from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section. Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.

8. IMPERVIOUS SURFACE AREA: The project will be creating or replacing 500 square feet or more of impervious surface. Accordingly, the applicant shall provide calculations of the existing and proposed impervious surface areas with the building permit application. The *Impervious Area Worksheet for Land Developments* form and instructions are available at the Development Center or on our website: http://www.cityofpaloalto.org/civicax/filebank/documents/2718

9. STORM WATER TREATMENT: This project shall comply with the storm water regulations contained in provision C.3 of the NPDES municipal storm water discharge permit issued by the San Francisco Bay Regional Water Quality Control Board (and incorporated into Palo Alto Municipal Code Chapter 16.11). These regulations apply to land development projects that create or replace 10,000 square feet or more of impervious surface. In order to address the potential permanent impacts of the project on storm water quality, the applicant shall incorporate into the project a set of permanent site design measures, source controls, and treatment controls that serve to protect storm water quality, subject to the approval of the Public Works Department. The applicant shall identify, size, design and incorporate permanent storm water pollution prevention measures (preferably landscape-based treatment controls such as bioswales, filter strips, and permeable pavement rather than mechanical devices that require long-term maintenance) to treat the runoff from a "water quality storm" specified in PAMC Chapter 16.11 prior to discharge to the municipal storm drain system. **Effective February 10, 2011, regulated projects, must contract with a qualified third-party reviewer during the building permit review process to certify that the proposed permanent storm water pollution prevention measures comply with the requirements of Palo Alto Municipal Code Chapter 16.11.** The certification form, 2 copies of approved storm water treatment plan, and a description of Maintenance Task and Schedule must be received by the City from the third-party reviewer prior to approval of the building permit by the Public

Works department. **Within 45 days of the installation of the required storm water treatment measures and prior to the issuance of an occupancy permit for the building, third-party reviewer shall also submit to the City a certification for approval that the project's permanent measures were constructed and installed in accordance to the approved permit drawings.**

10. STORMWATER MAINTENANCE AGREEMENT: The applicant shall designate a party to maintain the control measures for the life of the improvements and must enter into a **maintenance agreement** with the City to guarantee the ongoing maintenance of the permanent C.3 storm water discharge compliance measures. **The maintenance agreement shall be executed prior to the first building occupancy sign-off**. The City will inspect the treatment measures yearly and charge an inspection fee. There is currently a $350 C.3 plan check fee that will be collected upon submittal for a grading or building permit.

Electric Engineering Division _____

GENERAL

1. The applicant shall comply with all the Electric Utility Engineering Department service requirements noted during plan review.

2. The applicant shall be responsible for identification and location of all utilities, both public and private, within the work area. Prior to any excavation work at the site, the applicant shall contact Underground Service Alert (USA) at 1-800-227-2600, at least 48 hours prior to beginning work.

3. The applicant shall submit a request to disconnect all existing utility services and/or meters including a signed affidavit of vacancy, on the form provided by the Building Inspection Division. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued after all utility services and/or meters have been disconnected and removed.

THE FOLLOWING SHALL BE INCORPORATED IN SUBMITTALS FOR ELECTRIC SERVICE

1. A completed Electric Load Sheet and a full set of plans must be included with all applications involving electrical work. The load sheet must be included with the preliminary submittal.

2. Industrial and large commercial customers must allow sufficient lead-time for Electric Utility Engineering and Operations (typically 8-12 weeks after advance engineering fees have been paid) to design and construct the electric service requested.

3. Only one electric service lateral is permitted per parcel. Utilities Rule & Regulation #18.

4. This project requires a padmount transformer; the location of the transformer shall be shown on the site plan and approved by the Utilities Department and the Architectural Review Board. Utilities Rule & Regulations #3 & #16 (see detail comments below).

5. The developer/owner shall provide space for installing padmount equipment (i.e. transformers, switches, and interrupters) and associated substructure as required by the City.

6. The customer shall install all electrical substructures (conduits, boxes and pads) required from the service point to the customer's switchgear. The design and installation shall be according to the City standards and shown on plans. Utilities Rule & Regulations #16 & #18.

7. Location of the electric panel/switchboard shall be shown on the site plan and approved by the Architectural Review Board and Utilities Department.

8. All utility meters, lines, transformers, backflow preventers, and any other required equipment shall be shown on the landscape and irrigation plans and shall show that no conflict will occur between the utilities and landscape materials. In addition, all aboveground equipment shall be screened in a manner that is consistent with the building design and setback requirements.

9. For services larger than 1600 amps, the customer will be required to provide a transition cabinet as the interconnection point between the utility's padmount transformer and the customer's main switchgear. The cabinet design drawings must be submitted to the Electric Utility Engineering Department for review and approval.

10. For underground services, no more than four (4) 750 MCM conductors per phase can be connected to the transformer secondary terminals; otherwise, bus duct must be used for connections to padmount transformers. If customer installs a bus duct directly between the transformer secondary terminals and the main switchgear, the installation of a transition cabinet will not be required.

11. The customer is responsible for sizing the service conductors and other required equipment according to the National Electric Code requirements and the City standards. Utilities Rule & Regulation #18.

12. If the customer's total load exceeds 2500 kVA, service shall be provided at the primary voltage of 12,470 volts and the customer shall provide the high voltage switchgear and transformers.

13. For primary services, the standard service protection is a padmount fault interrupter owned an maintained by the City, installed at the customer's expense. The customer must provide and install the pad and associated substructure required for the fault interrupter.

14. Any additional facilities and services requested by the Applicant that are beyond what the utility deems standard facilities will be subject to Special Facilities charges. The Special Facilities charges include the cost of installing the additional facilities as well as the cost of ownership. Utilities Rule & Regulation #20.

15. Projects that require the extension of high voltage primary distribution lines or reinforcement of offsite electric facilities will be at the customer's expense and must be coordinated with the Electric Utility.

DURING CONSTRUCTION

1. Contractors and developers shall obtain permit from the Department of Public Works before digging in the street right-of-way. This includes sidewalks, driveways and planter strips.

2. At least 48 hours prior to starting any excavation, the customer must call Underground Service Alert (USA) at 1-800-227-2600 to have existing underground utilities located and marked. The areas to be check by USA shall be delineated with white paint. All USA markings shall be removed by the customer or contractor when construction is complete.

3. The customer is responsible for installing all on-site substructures (conduits, boxes and pads) required for the electric service. No more than 270 degrees of bends are allowed in a secondary conduit run. All conduits must be sized according to National Electric Code requirements and no 1/2 – inch size conduits are permitted. All off-site substructure work will be constructed by the City at the customer's expense. Where mutually agreed upon by the City and the Applicant, all or part of the off-site substructure work may be constructed by the Applicant.

4. All primary electric conduits shall be concrete encased with the top of the encasement at the depth of 30 inches. No more than 180 degrees of bends are allowed in a primary conduit run. Conduit runs over 500 feet in length require additional pull boxes.

5. All new underground conduits and substructures shall be installed per City standards and shall be inspected by the Electrical Underground Inspector before backfilling.

6. The customer is responsible for installing all underground electric service conductors, bus duct, transition cabinets, and other required equipment. The installation shall meet the National Electric Code and the City Standards.

7. Meter and switchboard requirements shall be in accordance with Electric Utility Service Equipment Requirements Committee (EUSERC) drawings accepted by Utility and CPA standards for meter installations.

8. Shop/factory drawings for switchboards (400A and greater) and associated hardware must be submitted for review and approval prior to installing the switchgear to:

   Gopal Jagannath, P.E.
   Supervising Electric Project Engineer
   Utilities Engineering (Electrical)
   1007 Elwell Court
   Palo Alto, CA 94303

9. Catalog cut sheets may not be substituted for factory drawing submittal.

All new underground electric services shall be inspected and approved by both the Building Inspection Division and the Electrical Underground Inspector before energizing.

ATTACHMENT C

SIEGFRIED

El Camino Park Restoration Package #2

To:	City of Palo Alto, Planning Department Architectural Review Board
From:	Paul J. Schneider
Date:	October 11, 2013
Re:	Palo Alto Emergency Water Supply Project – El Camino Park Reservoir and Pump Station – Park Restoration Package #2 – ARB Approval Submittal

General Overview of Project Need and Team:

Since 1962, the primary source of potable water supply for the City of Palo Alto (City) has been from the San Francisco Public Utilities Commission (SFPUC) Hetch Hetchy aqueduct system. There are five (5) connections to the aqueduct system at various locations in the City. In addition, the City's water supply in an emergency can be supplemented by five (5) existing water wells and five (5) storage reservoirs. In 1997, the Department of Health Services (DHS, now the California Department of Public Health (CDPH)) recommended that, as a minimum, the City should have sufficient stand-alone emergency water supply and storage capacity to deliver eight (8) hours of maximum day water demand, while maintaining additional reserves and pumping capacity for four (4) hours of fire demand, in the event that water supply from the Hetch Hetchy aqueduct system is interrupted for any reason.

In 1999, a comprehensive study was made of the City's water distribution system. The results of the study were reported in "Water Wells, Regional Storage, and Distribution Study" (1999 Study). The 1999 Study recommended the following improvements to the City's water distribution system:

- rehabilitation of all five (5) existing City water wells,
- construction of three (3) new water wells,
- construction of a new water storage reservoir and associated new well and pump station, and
- upgrading of an existing pump station.

In 2007, an Environmental Impact Report (EIR) of the "City of Palo Alto Emergency Supply and Storage Project" was certified for compliance with the California Environmental Quality Act (CEQA) for construction of the recommended water distribution system improvements. The purpose of this presentation is to address the construction of the underground reservoir, one new emergency use well, and pump station replacement with improvements at El Camino Park.

The Utilities Division of the City has chosen the "Design-Bid-Build" method of project delivery and has hired CMM-Smith of Walnut Creek with the assistance of Siegfried of Stockton as the design team. The improvements at the site will be performed as two (2) separate design and bidding packages. **Package #1** which has been approved and is nearly complete involves the construction of the underground reservoir, the underground

piping, the pump station, and the hardscape improvements adjacent to the pump station. **Package #2** involves the re-construction of the sports fields on the north and south sides of the park, the landscaping and irrigation, reconstruction and expansion of the parking lot, a new restroom, and a combined scorekeeper's booth/storage building.

The purpose of this submittal is to seek ARB approval of the project documents for the work associated with Package #2-Park Restoration. The ARB reviewed and approved the Package #1 Reservoir and Pump Station Improvement Plans on March 17, 2011.

Existing Site Conditions:

The project site is located within El Camino Park located along El Camino Real at Alma Street. The park is bound on the east by the Caltrain tracks, Alma Street to the north, Stanford Shopping Mall and El Camino Real to the west, and the Caltrain bus transfer station to the south. The cover sheet, ARB 1.0, displays the project site.

The park currently has a small parking lot, natural grass full soccer field, grass play area, and natural grass softball field with crushed brick infield. In the southeast corner of the site there is an existing pump station facility with a paved and fenced access yard with access from both the park and the Caltrain transfer station driveway. The existing site conditions are documented with site photos on ARB 2.0 and renderings of the nearly complete Phase 1 improvements can be found on ARB 3.0. As one can see from the site pictures the existing and proposed facilities are tucked back in the far corner of the park and nestled up against the Caltrain tracks, the Caltrain bus transfer station, and is nicely surrounded by tall mature oaks and redwoods that obscure its visibility from El Camino Real and the Stanford Mall.

As illustrated in ARB 4.0 the City has purchased a permanent easement within which the plan shows the Package #1 improvements with the new reservoir, emergency groundwater well, pump station, and overflow pipeline. There are numerous other utility easements that contain underground and overhead electrical mains, water supply and feed lines to and from the City system, and SFPUC main feed.

Site Design:

Parking Lot

The project is split into two sport fields by the parking lot. As shown in ARB 6.0 and ARB 7.0 the parking lot will be rebuilt and expanded more or less in place and additional parking will be added expanding the to the towards the north. The paving will be asphalt and areas that occur under the canopy of the existing trees will have porous pavers, porous concrete, or porous asphalt installed to maintain infiltration into the root zone of the trees. The stalls will meet City standards and parking lot tree islands will be added as well. The new design will be adding valuable and much needed parking spaces. A 22'x8' City standard CMU trash enclosure will be installed at the end of the parking lot as well as a centrally located restroom facility with drinking fountains. Both structures will match in materials, color and style to that of the pump station installed during Package #1. Materials, details, and renderings can be found on ARB 15.0.

SIEGFRIED

South Field

The south field is where the softball field is located. The proposed design (see ARB 6.0) locates the new field in the same location and fence distances as the existing conditions. The field will be a natural turf field with a crushed brick infield material. The facility features the use of the existing arched backstop cage. Both foul lines will have new 8' high chain link fencing and dugout enclosure areas. The outfield fence will be a 4' high removable fencing system which will allow for other sporting functions such as lacrosse and soccer to be striped and played. Just beyond the right-center field fence a planter island will be located with understory planting and screen trees to help buffer the views from El Camino.

Updated and more efficient sports field lighting will be installed to meet current field lighting requirements and will be installed with cut-off shields to confine the light to the fields. See ARB 10.0 and 10.1 for photometric and cut sheets. Electrical conduit only will be installed for future opportunities to wire a scoreboard in the outfield. The walkways and area behind the field fences will have new concrete installed. The existing bleachers will be used and placed per plan. A small scorekeeper's building will be combined with a storage building and placed at the softball backstop per ARB 6.0. The structure is displayed on ARB 15.0. In addition a new restroom will be constructed via a 2013 CIP program and is located at the end of the new parking lot. The restroom is displayed on ARB 14.0. These structures will match in materials, colors and style to that of the pump station installed during Package #1.

North Field

The north field is where the soccer and lacrosse fields will be located. The proposed design (see ARB 7.0) locates the new synthetic field within the location of the existing field and is located to minimize impact to the surrounding trees. The field will be striped at 65 yards by 110 yards and have moveable goal posts which can be secured in their location on the field. There is an additional synthetic turf perimeter of 10' on the sidelines and 15' on the end lines. The entire perimeter of synthetic turf is contained by a flush 12" wide concrete band. Concrete player gathering areas are located at midfield on both sides of the field and access walkways are provided from the field to the parking lot, bike path and restroom.

The north end of the park, beyond the field will be a multi-purpose lawn area with natural turf. Concrete pads and picnic tables will be located on the perimeter and walkers will have the ability to walk the perimeter of the north park on a meandering decomposed granite fines path with stabilizer. The portion of the bike path adjacent to El Camino will be rebuilt in-place with porous concrete. All areas in the park beyond fields and pavement will be covered with recycled mulch.

One of the priorities for this site is the preservation of the existing trees and the protection of the root zones. The design team is in the process of working with a consulting Arborist to determine the allowable impact of construction under the tree canopies and within the drip lines of the trees. Prior to final submittal of Improvement plans to ARB, the design team will meet with the City Arborist to determine and approve any designs and construction within the tree drip lines.

New path lighting will be installed to ensure safety along the walking paths and the picnic areas to the north of the soccer field. Photo metrics are displayed on ARB 10.0. A 25 foot high chain link fence will be installed along portions of the field on the El Camino and

parking lot sides. This fencing will add safety and limit the ability of errant soccer balls from entering El Camino Real and the parking lot.

Proposed Building Context:

The general geographic area has more than one distinctive architectural style, and our goal is to make the restroom facilities less dominant but cohesive with all aspects of its surroundings. The varying styles in the local area are evident by looking across the street to the Stanford Mall, the very contemporary style of the Caltrain Facility, and then having such elements as the old Stanford Barn and the University Architecture just down the street.

Given so much visual feedback in such close proximity to the building site, the design team has chosen to pursue a style that more closely follows the contemporary style set by the Stanford Mall and the Caltrain Facility. The proposed buildings are displayed in Exhibits ARB 14 and ARB 15. In general, the design team has attempted to produce an architectural product which manifests the following design principles.

1. Draws on local architectural styles for context.
2. Sense of permanence.
3. Presence of function and structural clarity and order.
4. Reflect inventive/ original edge.

When selecting the architectural style, the following were considered:

1. Contextualize the Building:
   Drawing inspiration for materiality and form from the surrounding vicinity, the pump station is contextualized in an attempt to make it less prominent.

The following building materials are proposed in this submittal:

Standing Seam Metal Roofing: The proposed standing seam metal roof provides a long-term, simple, and durable solution to enclosing the building's envelope. The subtle pencil rib texture prevents and disguises the oil-canning distortion often inherent in metal roofing systems, and helps to insure a more uniformly finished appearance after installation. The neutral color selected offers a subtlety which is strongly preferred by the City (as opposed to the use of a more vibrant color), and provides a "Cool Roof" classification helping to reduce the heat island effect (see Green Building Code section below).

Insulated/ Impact Resistant, Translucent Fiberglass Panels: Kalwall is an insulating, diffuse light-transmitting, structural composite sandwich panel with an impact resistant face panel at the exterior. By incorporating this system into our design, we have introduced natural light into the space and have added a level of aesthetic variation in materials which enhances the overall texture of the building envelope.

Ground Face Concrete Masonry Units (Calstone's 12 x 8 x 16 – a gesture to the CMU used in the Stanford Shopping Center at PF Chang's): The ground-face texture of the masonry unit offers a more refined texture from the park-user's

perspective (as compared to typical CMU), and the use of a warm gold color helps soften the appearance by making the structure appear less institutional.

Green Building Code:

The City of Palo Alto requires that all non-residential, new construction projects, greater than or equal to 1,000 square feet shall comply with the California Green Building Code effective January of 2011. The sustainable aspects described in the list of materials below exceed the minimum code requirements already incorporated into the construction documents for the pump station building:

Standing Seam Metal Roofing - *Cool Roof:*
AEP Span – 24 gauge "Span-Lok hp – Pencil Ribbed", Color: Cool Old Town Gray: Solar Reflectance Index = 41

LEED: The minimum reflectivity is 29 percent as prescribed by LEED for Steep Sloped roofs (greater than 2:12) for a minimum of 75% of the roof surface (the proposed roofing qualifies for LEED's SS Credit 7.2)

EPA: The minimum reflectivity is 25 percent as prescribed by the Federal Environmental Protection Agency (the proposed roofing qualifies for the EPA's Energy Star program for Steep Slope Roofs)

Insulated/ Impact Resistant, Translucent Fiberglass Panels
Clearstory windows and skylights: Kalwall "Hi-Impact" Panels, 12" x 24" shoji pattern, Color: "Crystal" exterior and "White" interior

Energy Efficiency: Provides winter and summer energy efficiency by transmitting diffuse daylight, and reducing the need for artificial task lighting.

Recycled Content: The specified system contains ± 20% post-consumer/pre-consumer recycled content, primarily in the aluminum extrusions used in fabricating the panels and installation system. The skylights have an even greater recycled content, up to 40% or more, due to the aluminum box beam structure inherent to the system.

Ground Face Concrete Masonry Units
CMU: Calstone Ground face finish, color: #2152WC

Regional Materials: Calstone Company manufactures the CMU specified for the pump station building in their Sunnyvale facility. In addition, all raw materials (except for pigments, which make up less than 1% of the product) are extracted or manufactured within the 500-mile radius of the manufacturing facility.

Acoustic Performance: CMU walls help dissipate and isolate noise.

Mold Prevention: CMU does not provide a food source (like drywall or wood) for mold growth.

Low Emitting Material: CMU walls provide a surface that does not require painting, thus reducing Volatile Organic Compounds (VOCs).