



STAFF REPORT

Planning Commission

Meeting Date: 12/14/2020

Staff Report Number: 20-055-PC

Study Session: Use Permit and Architectural Control/City of Menlo Park/100-110 Terminal Avenue

Recommendation

Staff recommends that the Planning Commission review and provide a recommendation that the City Council make the necessary findings and take actions for approval of the Menlo Park Community Campus project. The applicant is proposing to demolish the existing Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center, and Belle Haven Pool, and construct a new multigenerational community campus. The community campus would incorporate the four existing facilities on-site and include a branch library. The proposal also includes a use permit request for the use and storage of hazardous materials for diesel fuel for a backup generator and pool chemicals in the PF (Public Facilities) zoning district. The recommended actions are included as Attachment A. The Planning Commission should provide recommendations to the City Council on the following entitlements of the proposed project:

1. Architectural Control for the construction of a new multi-generational community campus building in the PF (Public Facilities) district (Draft Resolution and Recommended Conditions of Approval included as Attachment B);
2. Use Permit for the use and storage of hazardous materials including diesel for a backup generator and pool chemicals (Draft Resolution and Recommended Conditions of Approval included as Attachment B).

Policy Issues

Each entitlement request is considered individually. The Planning Commission should consider whether the required use permit and architectural control findings can be made for the proposal.

Background

Facebook offer

In October 2019, Facebook announced its intent to collaborate with the community and City to build a new multigenerational community center and library on the site of the current Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center, and Belle Haven Pool located at 100-110 Terminal Avenue. The Belle Haven Branch Library, which is located within the Belle Haven Elementary School through a joint-use agreement and consists of approximately 3,600 square feet of library space, would be integrated into the new community campus building.

On December 16, 2019, Facebook submitted an offer letter (Attachment C) for the City Council's consideration. The letter provides some background, as well as an explanation as to why Facebook is making this offer. The letter then outlines a two-phase framework for delivering a new building in

approximately 2.5 years, which is an extremely accelerated timeline for the construction of a public building. Phase One (Outreach, Design, Space Programming and Approvals) would occur over six months from January to July 2020. Phase Two (Developing Construction Plans and Building) would occur over two years approximately from August 2020 to August 2022, with a goal of starting construction in January 2021. The letter outlines a number of assumptions that require a concerted, focused effort from Facebook, the community and the City in order to achieve these goals. Due to the unforeseen impacts of the COVID-19 pandemic, the timeline of the project has shifted. Phase 1 of the process is now tentatively scheduled to occur through the end of 2020, with final City Council action taking place in January 2021. Phase Two would commence shortly thereafter, with the project targeted to be complete in 2023.

In conjunction with the City, Facebook and the project architect, Hart Howerton, conducted community meetings at the Menlo Park Senior Center on January 11, 2020, and February 9, 2020. In the meetings, team members from Facebook and Hart Howerton discussed the project with community members and asked for feedback on community preferences. The discussions focused on the types of programs that could be provided to the community in the new facilities.

Site location

The project site is located in the Belle Haven neighborhood and consists of three parcels in the PF zoning district, and continued use of a portion of the undesignated PG&E substation parcel adjacent to the project site.. Two of the parcels are owned by the City of Menlo Park, and are separated by the third parcel which is owned by PG&E. Existing facilities on the site include the Menlo Park Senior Center, Onetta Harris Community Center, Belle Haven Youth Center, and Belle Haven Pool. Kelly Park is also located on the property. The City is considering the addition of solar carports in the Kelly Park parking lot, otherwise no construction is proposed in the park area, and Kelly Park is anticipated to remain open during construction of the new facility. The property is bounded by U.S. Highway 101 to the southwest, a PG&E electrical substation to the south, and the Dumbarton rail corridor to the north, and Beechwood School and single-family residences to the east. A location map is included as Attachment D.

Right of way and public utility easement abandonment and lot merger

A preliminary survey of the project site revealed that the parcel on which the existing facilities and proposed project are located is actually comprised of 24 individual lots. The lots were originally intended to be a continuation of the single-family neighborhood along Terminal Avenue, ending in a cul-de-sac. On June 23, 2020, the City Council approved a right of way and PUE abandonment and lot merger to rectify the existing conditions where the existing buildings cross property lines and are located within public right of way and unused public utility easements. A portion of Terminal Avenue, which stretches from the existing parking lot to approximately half way into Kelly Park, was abandoned and incorporated into the project site, and the remaining 24 parcels were merged to create a single parcel.

Previous Planning Commission Review

On October 12, 2020, the Planning Commission held a special meeting to conduct a study session for the proposed project. The Planning Commission provided feedback on the preliminary design and operation of the proposed community campus. The approved minutes from the October 12, 2020 special meeting are included as Attachment E. In general, staff understood the Commission's comments to be favorable, with some concerns regarding the following items:

- General usability for senior patrons;
- The relatively boxy and corporate nature of the design which appeared to clash with the warm and inviting materials;
- Screening from Highway 101;
- The use of diesel, rather than electric batteries, as a backup power source;

- The need for covered bicycle parking; and
- A desire to have the site incorporate design elements reminiscent of the historical residents of Belle Haven.

Analysis

Project description

The project would demolish the existing Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center and Belle Haven Pool, and build a new multigenerational community campus and pool. The new community campus would replace all the existing facilities housed in the four separate one-story buildings into a single, two-story building. The new building would also include the new Belle Haven branch library. A new freestanding pool equipment building would be constructed as part of the project and would house chemicals necessary for pool operations. The project would incorporate a microgrid to enhance resiliency during emergencies, however the project would also accommodate a portable diesel generator in order to provide additional backup electrical power if needed.

Although Facebook has committed to building the new facility, it would be owned and operated by the City. The community campus would largely replace the existing services that are currently offered at the site and add library services. The project architect has been collaborating with the City and its respective departments to determine the most appropriate design and programming of the proposed development to meet the service needs of the community. The project plans and project description letter are included as Attachments F and G, respectively.

Although the pool is not within the scope of the work Facebook has offered to fund, the City has determined that it would be more feasible to update the pool concurrently with the construction of the new building rather than updating the pool later. On November 10, the City Council appropriated funds to incorporate a new pool into the project. The pool is proposed to contain multiple facilities including a lap pool, instructional pool and a splash pad. Pool chemicals and equipment would be housed in a new building. The pool chemicals, as well as diesel for the backup generator, are considered hazardous materials as regulated by the Fire Code and the proposed quantities to be used and stored on-site requires a use permit.

Site layout

The project is located in the PF (Public Facilities) zoning district. The only aspect of buildings that the PF district regulates is the floor area ratio (FAR), which may not exceed 30 percent of the lot area. The PF district does not provide setback regulations, maximum building coverage, maximum height or other design standards that are typically regulated in other zoning districts and affect the design and site layout of projects. The proposed gross floor area for the new facility is 37,080 square feet, which equates to an FAR of approximately 11 percent, well below the maximum FAR. Approximately two-thirds of the proposed GFA would be located on the first floor, and one-third located on the second floor. The definition of gross floor area (GFA) allows exemptions for areas that meet certain criteria to be excluded from the GFA calculation. The proposed building includes an additional 1,108 square feet of space that is exempt from GFA. The proposed pool equipment building also meets the exemption criteria, and is therefore not included in the proposed FAR calculation. A data table summarizing the parcel and project attributes is included as Attachment H.

For purposes of this report, the portion of the proposed building facing east toward Terminal Avenue is considered the front of the building. The proposed development would be constructed in approximately the same location as the existing Menlo Park Senior Center and Senior Center parking lot, adjacent to Kelly Park. The building has an approximate north-south orientation on the lot. The Onetta Harris Community

Center would be demolished to accommodate a portion of the new parking lot and associated vehicular circulation. The existing parking lot adjacent to the Onetta Harris Community Center would make up the remainder of the new parking lot, but would be redeveloped to meet current parking stall, drive aisle and emergency access standards.

Although the PF district does not have minimum setback requirements, staff believes the proposed project would have adequate setbacks for the scale of the building and relative location on the lot. The building would be set back approximately 105 feet from the front property line near Terminal Avenue, and approximately 331 feet from the property line of the nearest residential property along Terminal Avenue. The proposed setback from the southern property line is approximately 11 feet. However, the subject property is bordered by a PG&E substation and Highway 101 to the south and southeast, limiting potential privacy and noise concerns. The proposed setback from the northern property line is approximately 82 feet. The subject property is bordered by the Dumbarton Rail corridor to the north which would provide a buffer from the commercial properties north of the rail corridor.

The new pool facilities would be constructed in approximately the same location as the existing pool. The existing pool house, which is located at the southeast corner of the lot, would be demolished and a new pool equipment building would be constructed near the southern property line, close to the PG&E substation. The existing playground, which is associated with the Belle Haven Youth Center, is currently located on an adjacent parcel owned by PG&E, to the south of the project site. The existing playground would be demolished and a new playground would be built behind the proposed gymnasium, on City-owned land closer to Kelly Park.

The proposed project includes the use of a portable diesel backup generator, which could be stored on-site or off-site. If stored off-site, the generator could be towed to the site and placed adjacent to the proposed community campus building to the north. If stored on-site, the generator, along with the trash enclosures and other mechanical equipment, would be located within a service yard on the north end of the proposed building. The enclosure would screen the equipment from Kelly Park and the proposed parking lot. Testing of the generator would occur once a month as recommended by the manufacturer, and would be subject to the Noise Ordinance which limits noise to 60 decibels during the day and 50 decibels during the night as measured from the nearest residential property line. The nearest residential property is located approximately 440 feet from the generator's proposed location, which staff believes is adequate to mitigate any potential noise concerns. Additionally, timing for testing the generator would be flexible to minimize impacts to the services the community campus would provide.

Design and materials

The proposed community campus would be a contemporary, two-story building. The southern wing would largely be dedicated to community fitness. The majority of this portion would be comprised of the new gymnasium and associated facilities, including locker rooms, fitness rooms and a movement studio. The new youth center is also proposed on the first floor of the southern wing allowing easy access to Kelly Park and the new playground in the rear of the building. The northern wing would be comprised primarily of facilities focused on the senior services and community functions, including classroom space, a multipurpose room, game room, kitchen and dining room.

Library facilities would be located on both floors of the building. The children's library would be located on the first floor, adjacent to the youth center. The book return area would also be located on the first floor. The remainder of the library would be located on the second floor. The building would feature several outdoor spaces, including three first-floor terraces and a second floor terrace on the rear of the building overlooking Kelly Park.

The building would feature a contemporary design and materials scheme. The building would be constructed using a series of offsetting rectangular sections of various lengths and heights. The proposed height of the project is 40 feet, seven inches above average natural grade, as measured to the top of the roof access entry. However, the site would be graded to account for projected sea level rise. The height of the proposed project from finished grade would be approximately 30 feet to the main roof, and 39 feet to the top of the roof access stairwell. The proposed rooftop solar panels would project approximately one foot, eight inches above the sections of roof on which they would be placed. The parapet on the gymnasium roof would completely screen the solar panels, however the panels on the roof of the center section would project approximately seven inches above the main roof parapet. As viewed from Terminal Avenue, the building would appear to step up in height moving from north to south. Sections of the second story would be cantilevered beyond the first floor footprint, creating overhangs and modulations, and breaking up the perceived massing. Large glass windows on the first floor of the east and west elevations also give the building the appearance of additional modulation.

The siding on the north and south wings of the building would be primarily fiber cement paneling, while the center of the building would feature rustic metal panel siding. The gymnasium, mechanical equipment enclosure, roof access stairwell, and a small portion of the entrance from Kelly Park would feature smooth stucco siding. Windows would be metal clad with large glass panes to maximize visibility to the surrounding areas and increase the natural light entering the structure. Terraces on the second floor of the west elevation and first floor of the east elevation would be covered by wooden trellises with metal trim and posts, with metal guard rails on the second story terrace.

Green Building Standards

The project is required to meet the green building requirements mandated by the State Energy Code, as well as the City's amendments to the Energy Code, known as reach codes. The City's reach codes require the building to be all-electric. There would be no natural gas used at the site. Per the Parks and Recreation Facilities Master Plan adopted by the City Council October 15, 2019, the development would be required to achieve a minimum level of Leadership in Energy and Environmental Design (LEED) gold and incorporate additional green building measures, such as including electric vehicle charging stations in the parking lot. On September 15, the City Council provided direction for the project to target LEED platinum with the City funding the marginal cost.

LEED is based on a point system where the project is evaluated on several criteria including energy consumption, water efficiency and use of sustainable materials, among others, in order to reduce the overall energy consumption and increase sustainability of the project. In order for the project to be designed to LEED Platinum, it would need to incorporate several sustainable strategies into the design of the buildings that could ultimately affect the final design and types of materials used in the completed project.

The applicant has included a preliminary LEED checklist in the plan set which shows that the project is likely to receive a total of 88 LEED points. The minimum number of points needed to receive a platinum certification is 80 points. The final LEED score is not evaluated until after completion of the project, and projects often do not receive all of the points projected during the design stage. Therefore, the list includes several buffer points in order to help ensure that the minimum LEED score is achieved.

To help generate electricity to power the proposed campus building, solar panels would be mounted on the roof of the southern wing. The applicant has also identified locations on the roof top where additional solar panels could be placed in the future. Solar carports are proposed in the main parking lot to help supplement electricity generation from the rooftop solar panels. Three solar carports would cover the majority of the

parking spaces located in the parking aisles near the northern wing of the building. These aisles cross into a parcel of land owned by PG&E, where the carports are not permitted to be constructed. Therefore, approximately 12 parking spaces would be left uncovered. The applicant has also indicated that solar carports could be constructed in the future over the parking spaces near Kelly Park. Batteries would be used to collect and store excess energy produced by the solar panels, and would be located in the service yard on the north side of the proposed building.

Pool and pool equipment building

The proposed design of the new community campus building conflicts with the existing Belle Haven pool. On September 15, 2020, the City Council voted in favor of a term sheet that reaffirmed their support to remove the existing pool and pursue a design to construct new pool facilities, including a lap pool, instructional pool and a splash pad. A pool equipment building to house mechanical equipment and pool chemicals would be located in the southeast corner of the property. The pool equipment building would be approximately 1,200 square feet in size.

The applicant has not provided design elevations of the accessory building at this time. Per section 16.68.020 of the Zoning Ordinance, accessory buildings are not subject to architectural control. However, staff has included condition of approval 5.a in Exhibit A of the Draft Resolution (Attachment B), which would require the applicant to submit detailed elevation drawings to show the pool equipment building with a design and materials that are architecturally compatible with the main building, subject to review and approval by the Planning Division.

Parking and circulation

The existing Menlo Park Senior Center parking lot would be demolished in order to accommodate construction of the new building. The existing parking lot in the front of the property would be expanded and reconfigured to meet the off-street parking requirement and to comply with current parking stall and drive aisle design standards. The project site would continue to be accessed from Terminal Avenue, where vehicles would enter the site from the south and travel north along a drive aisle where they could access several rows of parking spaces. The parking spaces in the northeast corner of the lot, near Beechwood School would generally remain. In 2013, the City entered into a parking agreement giving Beechwood School the right to use the existing driveways and parking lot for their operations. This parking agreement would remain in effect, allowing the continued use of the new parking lot by Beechwood School. Additional parking spaces on a portion of the PG&E parcel would be provided near the new pool equipment building in the southeast corner of the lot and would be primarily reserved for staff in order to keep parking spaces closer to the entrance open for patrons. This parking area would also be used for fire access to the southern end of the building. Currently, 105 parking spaces are proposed in the new parking lots, including five accessible parking spaces. The parking lot adjacent to Kelly Park is proposed to remain and would provide an additional 59 parking spaces on-site, bringing the total number of parking spaces to 164 spaces compared to the existing 146 spaces. A parking study conducted for the proposed project and included as Attachment I analyzed the anticipated parking demand, found that peak demand for parking would occur on weekdays between 6 p.m. and 7 p.m., with 156 parking spaces required. The parking study concluded that the proposed 164 parking spaces would be adequate to accommodate the parking demand.

Two public transit loading zones are proposed for the project. The first would be located outside of the project parcel boundary in the public right-of-way on Terminal Avenue. This loading zone would accommodate two busses servicing the existing SamTrans Route 281. The second would be located near the entrance of the proposed community campus building. This loading zone would primarily accommodate the City's existing shuttle services, which would resume after the project is complete. When not in use, the City shuttle would be stored onsite in one of the parking spaces of the project site.

Pedestrians would have access to the site via Terminal Avenue. New sidewalks would create more direct access to the community campus building, including connections from Beechwood School. Kelly Park would be accessed around the northern side of the proposed community campus building, as well as from the rear of the building itself for emergency egress. Bicycle parking would be incorporated into the project site with 10 racks to accommodate 20 covered bicycle parking spaces near the entrance of the building.

Trees and landscaping

The applicant has submitted a preliminary arborist report and tree inventory (Attachment J) indicating the size, species, and condition of existing trees on the project site. Since the property is large, only existing trees near the proposed project were studied. The preliminary arborist report indicates that there are 29 heritage trees of various species near the project site. The applicant submitted heritage tree removal permit applications for the removal of 15 heritage trees, including one cedar, nine coast live oak, two liquidambar, one flowering pear and one queen palm. The heritage tree removal permits were reviewed and approved by the City Arborist in June 2020. The decision was not appealed to the Environmental Quality Commission. The applicant will be required to replace the number of removed trees on a two-to-one basis, based on the previous Heritage Tree Ordinance which was in effect at the time the heritage tree removal permits were approved. Thirty-two additional non-heritage trees are proposed for removal to accommodate the development. Two additional heritage trees and one non-heritage tree located on a neighboring parcel owned by PG&E to the southeast may be required to be removed to accommodate the southern parking area adjacent to the pool equipment building and Fire District access to the rear of the building, however these trees are not proposed for removal at this time. Should the tree removals be deemed necessary to accommodate the development, the applicant would be required to coordinate with PG&E on any tree removals and compliance with the heritage tree ordinance, as applicable. The preservation of trees may result in the provision of fewer parking spaces.

The preliminary arborist report does not include an analysis of impacts to trees proposed to remain, or indicate specific tree protection measures. Staff has included condition of approval 5.b in Exhibit A of the Draft Resolution, which requires the applicant to submit a full arborist report analyzing impacts to all trees in the project area and proposed protection measures, to be reviewed and approved by the City Arborist prior to issuance of a building permit.

The proposed landscape plan indicates the preliminary mix of trees and landscaping for the project. Ten heritage-sized redwood trees in the rear of the proposed project area are proposed to remain. The applicant would be required to provide tree protection measures to mitigate the impacts to these trees during construction. The remainder of the site would feature a mix of native tree and plant species, including redwood and coast live oak trees. Several London plane trees are proposed to bookend the drive aisles in the proposed parking lot. Two coast live oak trees would be planted on-site. One redwood tree is proposed to be planted at the rear of the community campus building. Water efficient landscaping would be planted throughout the site and include a mix of native and drought tolerant grasses and shrubs. Several crape myrtle trees would line the drive aisle along Terminal Avenue, adjacent to the pool area, and in front of the northern wing of the proposed building.

Use and storage of hazardous materials

The project requires a use permit for the use and storage of hazardous materials. The use permit would allow for both the use and storage of pool chemicals necessary to operate the two proposed pools and splash pad, as well as the use and storage of diesel fuel for a backup generator. A portable backup generator could be deployed to the community campus in the event of an emergency. The generator would have a maximum capacity of 200 kilowatt-hour, and approximately 15 gallons of diesel fuel would be stored

on-site. The pool chemicals are proposed to be stored in the proposed pool equipment building located in the southeast corner of the property, near the pool. The diesel fuel would be stored in the service yard to the north of proposed community campus building.

The applicant is required to complete a Hazardous Materials Business Plan (HMBP) that describes the types of materials and safe management practices. At this time, staff has routed the HMBP and chemical inventories to the applicable outside reviewing agencies, including the Menlo Park Fire Protection District, West Bay Sanitary District and the San Mateo County Environmental Health Services Division. At this time, staff has received preliminary approval from the Fire District, who reviewed the plans and preliminary chemical inventory and did not express any concerns. Staff expects the remainder of the reviews to be completed prior to the City Council public hearing on the project. However, staff has included condition of approval 5.c. in Exhibit A of the Draft Resolution, which requires the applicant to make any revisions, if necessary, in order to comply with the hazardous materials requirements of each reviewing agency.

Outreach and correspondence

As noted earlier, Facebook, Hart Howerton, and the City have conducted extensive outreach efforts regarding the proposed project, including community meetings at the Menlo Park Senior Center. Feedback from the community meetings was collected, summarized and placed on the City's website for public viewing. Attachment K provides a hyperlink to a complete list of public meetings.

Much of the conversations in the community meetings revolved around the types of services that would be provided at the proposed community center and the amount of space that should be allocated to each use. Additionally, the City Council reaffirmed its approval of a plan for interim services at the November 10, 2020 meeting. The City Council approved up to \$1 million to provide interim services for 30 months in order to continue to provide a minimum level of programming while the new community campus building is being constructed. One component of the interim services includes the placement of portables at the far end of the Kelly Park parking lot. The portables would house the after school child care program during construction and temporarily occupy approximately 22 parking spaces. Generally, comments regarding the proposed development have been positive, with support for new facilities.

Conclusion

Staff believes that the design of the proposed community campus building will provide a state-of-the-art community facility to the Belle Haven neighborhood and City of Menlo Park. While the design of the proposed building would be contemporary in nature, the proposed materials would provide a warm, welcoming feeling to the development. The proposal includes adequate parking and access for the services that would be provided so the surrounding neighborhood would not be impacted. Landscaping would include an attractive mix of native tree and plant species, and would include the required heritage tree replacements.

Staff believes the use and storage of hazardous materials onsite would be appropriate for the operation of the proposed facilities. Pool chemicals and diesel fuel would be limited to the minimum quantities necessary for the pool and backup generator to function properly. The final HMBP and chemical inventory will be required to meet all requirements of the San Mateo County Environmental Health Division, Menlo Park Fire District, and the West Bay Sanitary District. Staff recommends that the Planning Commission recommend approval of the proposed architectural control and use permit to the City Council.

Impact on City Resources

As stated in their letter, Facebook has offered to fund the proposed development, including design and

construction costs, except for the new pool. The City Council has appropriated funds to include a new pool in the project. The City Council also appropriated additional funds in order to go beyond the City's green building standards to maximize on-site renewable energy generation for the development and to make the site a Red Cross Evacuation Center. As a condition of their offer, fees associated with staff time spent reviewing the development application, permitting the project, plan checking, and inspecting the buildings will be waived. Additionally, the City Council has approved \$1 million in funds to support interim services during construction of the new facilities.

Environmental Review

The overall project was evaluated in accordance with the California Environmental Quality Act (CEQA), which allows certain exemptions from environmental review. The applicant is expected to file a Notice of Exemption for a Class 2 exemption from environmental review for the replacement of existing facilities that have substantially the same purpose and capacity as existing facilities. This exemption allows for reasonable increases in square footage to accommodate new facilities. The proposed square footage of 37,080 square feet would be an approximately 8.8 percent increase in square footage from the existing facilities currently located on the site.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a one-quarter mile radius of the subject property, as well as to all residents and property owners west of Chilco Street between Terminal Avenue and Ivy Drive, shown as dark gray parcels on the Location Map (Attachment D).

Attachments

- A. Recommended Actions
- B. Draft Resolution and Recommended Conditions of Approval
- C. Facebook Offer Letter: <https://menlopark.org/DocumentCenter/View/23858/20191216-Facebook-letter-to-City-Council-re-Multi-generational-community-center>
- D. Location Map
- E. Special Meeting October 12, 2020 Minutes
- F. Project Plans
- G. Project Description Letter
- H. Data Table
- I. Parking Study
- J. Preliminary Arborist Report
- K. Previous Meetings, Documents and Recordings: <https://www.menlopark.org/1645/Previous-meetings-documents-recordings>

Report prepared by:
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**Attachment A
Recommended Actions
100-110 Terminal Avenue (Menlo Park Community Campus) Project**

Architectural Control and Use Permit

1. Adopt a Resolution of the City Council of the City of Menlo Park approving findings and conditions for Architectural Control and a Use Permit for a project at 100-110 Terminal Avenue (Attachment B).

Environmental Review

2. Adopt a Resolution of the City Council of the City of Menlo Park approving findings required by the California Environmental Quality Act of a Class 2 categorical exemption based on the proposed project's replacement of existing facilities and limited increase in gross floor area.

DRAFT – January 12, 2021

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO
PARK APPROVING FINDINGS AND CONDITIONS FOR
ARCHITECTURAL CONTROL AND A USE PERMIT FOR THE
PROJECT LOCATED AT 100-110 TERMINAL AVENUE**

WHEREAS, the City of Menlo Park (“City”) has received an application from the City of Menlo Park (“Applicant”), for an architectural control permit for a new multigenerational community campus, and a use permit to allow the use and storage of hazardous materials for pool chemicals and diesel fuel for a backup generator located at 100-110 Terminal Avenue (“Project Site”);

WHEREAS, the findings and conditions for Architectural Control and a Use Permit would ensure that all City requirements are applied consistently and correctly as part of the project’s implementation;

WHEREAS, the proposed project meets the PF (Public Facilities) zoning district requirements and satisfies peak-hour parking demand; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on December 14, 2020 whereat all persons interested therein might appear and be heard; and

WHEREAS, the Planning Commission of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to recommend to the City Council of the City of Menlo Park to approve/deny the findings and conditions for the Architectural Control and Use Permit; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the City Council of the City of Menlo Park on January 12, 2021 whereat all persons interested therein might appear and be heard; and

WHEREAS, the City Council reviewed the project on January 12, 2021, and found the project to be categorically exempt under Class 2 (Section 15302), “Replacement or Reconstruction” of the current California Environmental Quality Act (CEQA) Guidelines, based on the proposed project’s replacement of existing facilities with a limited increase in gross floor area; and

WHEREAS, the City Council of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to approve/deny the findings and conditions for Architectural Control and a use permit.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves the findings and conditions for Architectural Control and a use permit attached hereto as Exhibit A and incorporated herein by this reference.

I, Judi Herren, City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the twelfth day of January, 2021, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this twelfth day of January, 2021.

Judi A. Herren
City Clerk

100-110 Terminal Avenue – Attachment B: Exhibit A - Recommended Actions

LOCATION: 100-110 Terminal Avenue	PROJECT NUMBER: PLN2020-00010	APPLICANT: City of Menlo Park	OWNER: City of Menlo Park
REQUEST: Request for architectural control to demolish the existing Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center, and Belle Haven Pool, and construct a new multi-generational community center and library on a lot in the PF (Public Facilities) district. The proposal includes a request for a use permit for the use and storage of hazardous materials including pool chemicals and diesel fuel for a backup generator.			
DECISION ENTITY: City Council	DATE: January 12, 2021	ACTION: TBD	
VOTE: TBD			
ACTION:			
<ol style="list-style-type: none"> 1. Make a finding that the project is categorically exempt under Class 2 (Section 15302, “Replacement or Reconstruction”) of the current California Environmental Quality Act (CEQA) Guidelines, based on the proposed project’s replacement of existing facilities with a limited increase in gross floor area. 2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval: <ol style="list-style-type: none"> a. The general appearance of the structures is in keeping with the character of the neighborhood. The buildings will feature a contemporary style with warm, inviting materials and will meet the relevant standards of the PF zoning district. The application of materials will provide variety and visual interest. The proposed exterior materials and finishes would be high quality in nature and would reinforce the neighborhood compatibility. b. The development will not be detrimental to the harmonious and orderly growth of the City. The project would meet the relevant development standards of the PF zoning district. c. The proposed community campus would create a community gathering place and provide critical services to the Belle Haven neighborhood, and the City as a whole, and the use will not impair the desirability of investment or occupation in the neighborhood. d. The development provides 164 parking spaces which has been determined by parking study to be adequate for the needs of the proposed uses on the property, and has made adequate provisions for access to such parking. e. The subject site is not part of a specific plan area. 3. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use and storage of hazardous materials will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City. 4. Approve the architectural control and use permit subject to the following standard conditions: <ol style="list-style-type: none"> a. The applicant shall be required to apply for a building permit within one year from the date of approval (by TBD, 2022) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by Hart Howerton consisting of 36 plan sheets, dated received on December 8, 2020, 			

100-110 Terminal Avenue – Attachment B: Exhibit A - Recommended Actions

LOCATION: 100-110 Terminal Avenue	PROJECT NUMBER: PLN2020-00010	APPLICANT: City of Menlo Park	OWNER: City of Menlo Park
REQUEST: Request for architectural control to demolish the existing Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center, and Belle Haven Pool, and construct a new multi-generational community center and library on a lot in the PF (Public Facilities) district. The proposal includes a request for a use permit for the use and storage of hazardous materials including pool chemicals and diesel fuel for a backup generator.			
DECISION ENTITY: City Council	DATE: January 12, 2021	ACTION: TBD	
VOTE: TBD			
ACTION:			
<p>approved by the City Council on TBD, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.</p> <ul style="list-style-type: none"> c. Minor modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be approved by the Community Development Director or designee, based on the determination that the proposed modification is consistent with other building and design elements of the approved Architectural Control and will not have an adverse impact on the character and aesthetics of the site. The Director may refer any request for revisions to the plans to the Planning Commission for architectural control approval. A public meeting could be called regarding such changes if deemed necessary by the Planning Commission. d. Major modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be allowed subject to obtaining an architectural control permit from the Planning Commission, based on the determination that the proposed modification is compatible with the other building and design elements of the approved Architectural Control and will not have an adverse impact on the character and aesthetics of the site. e. Major revisions to the development plan which involve material changes, or expansion or intensification of development require public meetings by the Planning Commission and City Council. f. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. g. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. h. Prior to commencing any work within the right-of-way or public easements, the applicant shall obtain an encroachment permit. i. Simultaneous with the submittal of a complete building permit application, Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality, in accordance with the approved Stormwater Pollution Prevention Plan (SWPPP). BMP plan sheets are available electronically for inserting into Project plans. j. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans for: 1) construction safety fences around the periphery of the 			

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<p>construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.</p> <p>k. Simultaneous with submittal of a complete building permit application, the applicant shall submit a draft "Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement" with the City subject to review and approval by the Engineering Division. The property owner will be responsible for the operation and maintenance of stormwater treatment measures for the project.</p> <p>l. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. A Hydrology Report will be required to the satisfaction of the Engineering Division. Slopes for the first 10 feet perpendicular to the structure must be 5% minimum for pervious surfaces and 2% minimum for impervious surfaces, including roadways and parking areas, as required by CBC §1804.3.</p> <p>m. Simultaneous with submittal of a complete building permit application, the applicant shall submit engineered Off-Site Improvement Plans (including specifications & engineers cost estimates), for approval by the Engineering Division, showing the infrastructure necessary to serve the Project. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities, traffic control devices, retaining walls, sanitary sewers, and storm drains, pump/lift stations, street lightings, landscaping and other project improvements. All public improvements shall be designed and constructed to the satisfaction of the Engineering Division.</p> <p>n. Prior to building permit issuance, the applicant shall submit plans to remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division.</p> <p>o. During the design phase of the construction drawings, all potential utility conflicts shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval.</p> <p>p. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44).</p>			

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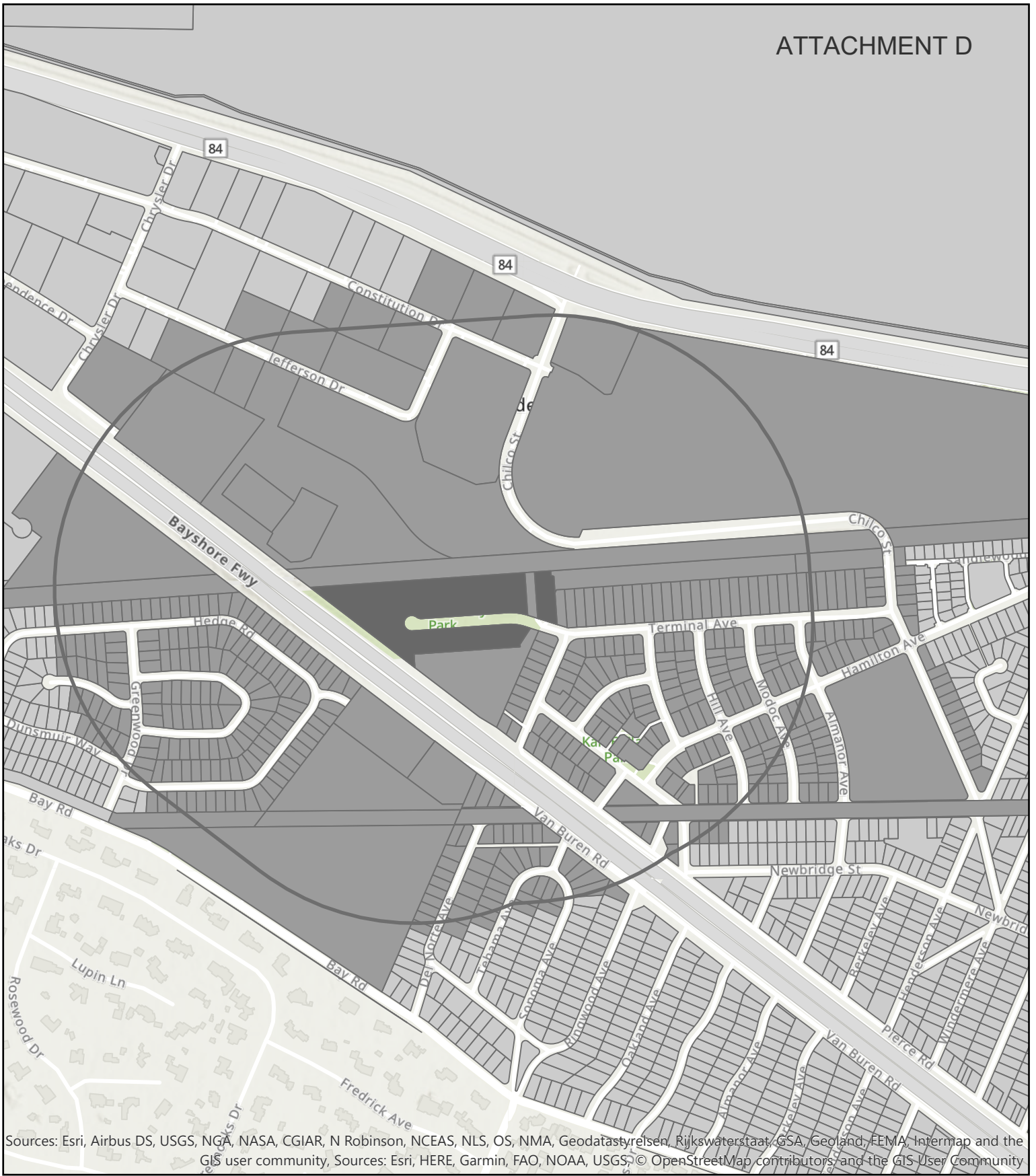
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ACTION:			
<ul style="list-style-type: none"> q. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. r. If construction is not complete by the start of the wet season (October 1 through April 30), the applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction. s. The applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division prior to Final Occupancy. t. Simultaneous with the submittal of a complete building permit application, a design-level geotechnical investigation report shall be submitted to the Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards. The report shall identify building techniques appropriate to minimize seismic damage. u. All public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection. v. Prior to building permit issuance, the applicant shall submit a finalized version of the Stormwater Control Plan, which shall provide stormwater treatment for the project site pursuant to the latest regulations specified in the San Mateo County C.3 Technical Guidance Manual. The Stormwater Control Plan shall include a written report identifying existing and proposed project conditions, and all applicable source controls, and mitigation measures (i.e. bioretention areas, flow through planters, etc.) implemented to meet NPDES compliance. 			

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<p>ACTION:</p> <ul style="list-style-type: none"> w. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a heritage street tree preservation plan, detailing the location of and methods for all tree protection measures. x. All agreements shall run with the land and shall be recorded with the San Mateo County Recorder’s Office prior to building permit final inspection. y. Prior to building permit issuance, the applicant shall submit plans for construction parking management, construction staging, material storage and Traffic Control Handling Plan to be reviewed and approved by the City. z. Prior to final inspection, the applicant shall submit a landscape audit report. aa. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report required herein by condition of approval 5.b. <p>5. Approve the use permit and architectural control subject to the following <i>project-specific</i> conditions:</p> <ul style="list-style-type: none"> a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit full color elevations of the proposed pool equipment accessory building, which shall have a design, colors, and materials that are architecturally compatible with the main community campus building, subject to review and approval by the Planning Division. b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a complete arborist report indicating the size, species, and conditions of all trees in the vicinity of the project, and determine tree protection measures for trees proposed to remain, subject to review and approval by the Planning Division and City Arborist. c. Prior to building permit issuance, the applicant shall submit the final Hazardous Materials Business Plan (HMBP) to be reviewed by the Menlo Park Fire Protection District, West Bay Sanitary District and the San Mateo County Environmental Health Services Division, and submit revised plans as necessary addressing any comments from reviewing agencies. d. Simultaneous with the submittal of a complete building permit application, the applicant shall submit elevation drawings of the proposed trash enclosure. Outdoor trash enclosures shall have a solid roof covering the entire area of the enclosure. Runoff from the roof shall be routed to bioretention areas. The trash enclosure(s) shall be sized to accommodate bins/containers for garbage, recyclables, and organics, subject to review and approval of 			

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DECISION ENTITY: City Council	DATE: January 12, 2021	ACTION: TBD	
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<p>ACTION:</p> <p style="padding-left: 40px;">the Building Division, Planning Division, and Engineering Division.</p>			



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors and the GIS User Community



CITY OF
MENLO PARK

CITY OF MENLO PARK

LOCATION MAP

100-110 Terminal Avenue



Scale: 1:8,000

Drawn By: CRT

Checked By: CDS

Date: 12/14/2020



SPECIAL MEETING MINUTES

Date: 10/12/2020
Time: 7:00 p.m.
GoToWebinar.com – ID #142-637-715

Special Meeting

A. Call To Order

Chair Henry Riggs called the special meeting to order at 7:02 p.m.

B. Roll Call

Present: Andrew Barnes, Chris DeCardy, Michael Doran (Vice Chair), Larry Kahle, Camille Kennedy, Henry Riggs (Chair)

Absent: Michele Tate

Staff: Chris Lamm, Assistant Public Works Director; Justin Murphy, Deputy City Manager; Corinna Sandmeier, Senior Planner; Chris Turner, Assistant Planner

C. Reports and Announcements

Senior Planner Corinna Sandmeier said the City Council at its October 13, 2020 meeting would consider some items requested by the City to be included into the Menlo Park Community Center project. She said the Webinar now supported more cameras and asked Commissioners to keep their cameras on for the duration of the meeting.

D. STUDY SESSION

- D1. Architectural Control and Use Permit/City of Menlo Park/100-110 Terminal Avenue: Request for a study session review for future architectural control to demolish the existing Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center, and Belle Haven Pool, and construct a new multi-generational community campus incorporating all of the existing facilities and a relocated branch library on a lot in the PF (Public Facilities) district. The proposal includes a future request for a use permit for the use and storage of hazardous materials including pool chemicals and diesel fuel for a backup generator. ***Continued from the meeting of 10/5 (Staff Report #20-043-PC; Informe del Personal #20-043-PC) (Presentation)***
[Public comments received on D1.](#)

Staff Comment: Assistant Planner Chris Turner said the study session was an opportunity for the Commission and public to provide feedback on the proposed project. He said the project was expected to return to the Commission toward the end of the year to make recommendations on it to the City Council. He said four pieces of correspondence had been received after publication of the staff report and emailed to Commissioners. He said those and comment cards would not be read into the record but were recorded at a link on the agenda for the public. He said generally regarding

the correspondence received that two community members supported solar panels and renewable energy as well as development of a microgrid as the preferred backup power for the project. He said the writers also expressed concerns with use of a diesel generator due to negative environmental impacts and particularly with its disproportionate impacts to the Belle Haven neighborhood. He said a community member asked if the proposed campus was designed to meet the needs of the growing community or to meet the City's current needs. He said a final comment requested the project include design elements that paid tribute to the culture and history of Belle Haven, and the members of its community. He introduced Assistant Public Works Director Chris Lamm.

Mr. Lamm said the City in October 2019 completed a Parks and Recreation Master Plan that identified a new multi-generational community center at the site of the Onetta Harris Community Center as the top priority of that Master Plan. He said Facebook made a verbal offer at that meeting to build such a center and followed up in December 2019 with a written offer. He said that included construction of the new community center and a library, a senior center and a youth center at the 100 to 110 Terminal Avenue site. He said it established a timeline for construction and what the City was expected to bring to the project. He said the City Council in January 2020 adopted a Resolution of Intent to collaborate with Facebook, accept their offer and establish the project as a priority. He said at the same meeting the City Council accepted the proposed neighborhood outreach schedule and plan. He said the study session on the project originally intended for spring 2020 was rescheduled to tonight.

Fergus O'Shea, Director of Facilities, Facebook, Menlo Park, said community meetings held in the start of the year provided valuable feedback. He said they had been refining the plans and hoped to bring the project to the City Council in January 2021 with hope to begin construction the second half of 2021.

Aaron Ashley, partner and managing principal at Hart Howerton, San Francisco, said he would go over the proposed building program / plan which was developed through community workshops and discussion with staff. He said he would present preliminary character studies of the proposed project. He showed the existing site noting that a parking lot was over a PG&E easement and the playground was sitting on PG&E property. He said the current community center divided two parking lots and had some grade changes around the pool, and the senior center that backed up to the field. He said they looked at expanding the parking as a shared resource between Beechwood School and the new project, to somewhat leave the swimming pool in place for a variety of reasons including delivery and services, and then build a new building between the parking lot and the swimming pool and park and field. He said the project would preserve heritage redwood trees. He said they had met with the community twice and received clear and direct feedback. He said they were working with Beechwood School to determine drop and pick up schedules. He said City staff was working with PG&E on the possibility of using some of its land for this project. He said they had worked some with SamTrans and its needs for a layover and bus stop and to identify how the senior shuttle and other vehicles might easily pull into the site, drop off people, and exit. He said a question was posed whether the project would handle an expanding need or just current need. He said the proposed project had numerous courtyards and they imagined in certain locations those were logical places for expansion of additional classrooms and additional gathering space without necessarily having to stack programs.

Mr. Ashley said generally the proposal was a two-story building that was entered in the middle with the library element hovering over the top and providing a great gathering space that went from the front to the back of the building. He said senior and community uses tended to be on one side of the ground floor and fitness and youth uses tended to be on the other side of the ground floor with a

handful of fitness rooms and classrooms on part of the second floor. He described what the functionality of the spaces would include. He reviewed the community meetings they held and outcomes.

Chair Riggs opened the public comment period.

Public Comment:

- Sheraj Ragoobeer said he would like more information on the community garden mentioned and that he supported that use.
- Terry Epidendio thanked Facebook noting she had attended community meetings regarding the project and they had listened to the community and incorporated their feedback into the design. She expressed great support for the project.
- Tom Kabat said he was on the City's Environmental Quality Control Commission but was speaking as an individual. He said in terms of air quality that he was very supportive of the project being an all-electric one with no fossil fuel onsite or gas pipeline to it. He said using heat pumps to heat water, spaces and the pool was great as were the solar arrays, which also assisted the economics of the project. He said the City was looking at making the building resilient, which might include backup battery power and some solar. He said looking at the economics he thought the entire roof would need to have solar arrays as well as some parking canopies with solar in the front parking lot.
- Pamela Jones, Menlo Park resident, Belle Haven neighborhood, said she supported the prior speaker's support of the project and expressed her appreciation to the City and Facebook for developing the project.

Chair Riggs closed the public comment period.

Commission Comments: Commissioner Camille Kennedy noted her work experience with Avenidas in Palo Alto and expertise in facilities and services for seniors. She asked about the overall net area designated for senior services in the new building as compared to the existing. She noted the consultant had mentioned a neighborhood desire for stroller access and hoped that they were being as mindful about walker and wheelchair access. She said she would like to see much greater detail on the accommodations for senior activities areas as they moved forward with the plans. She asked about the capacity of the rooms for seniors and flexibility of the spaces. She said she did not see a lot of bathrooms on the first floor. She said she supported making senior spaces bigger and more flexible to encourage more use.

Commissioner Larry Kahle said the current building had a lot of office space that went away in the new building. He asked why the gym was located on the south side noting sun and solar access.

Mr. Ashley said the gym was located on the south side as a buffer to the substation there. He said also it was much easier to service the building from the north side and that drove the kitchen location and in some ways the basketball gym to the south. He said the existing buildings had about a net area of 31,000 square feet and there had been a vision to add a library component to that. He said their proposal was 36,500 net square feet. He said the existing senior community building that included a common gathering spot, offices, eating area, place to play games, to do art, and

classrooms were the domain of seniors and after about 4 p.m. or on weekends those spaces become relatively unused. He said this proposed building was envisioned entirely to be for seniors when they wanted to use it. He said they imagined the fitness and classroom spaces being used by seniors. He said the library was a terrific space for seniors to spend time and hang out but the spaces were not dedicated to seniors every day and every week. He said the building was characterized toward having people share more than they currently did. He said elevators were located on both sides of the building and corridors were purposively oversized. He said they would come back to demonstrate door swing and ease of use noting general usability as well as accessible features. He said the net areas they were seeing on the plan increased from 7,000 square feet to 11,000 square feet.

Commissioner Kennedy said it seemed the proposal was a community center with a secondary use that facilitated the use by seniors during typical hours when seniors would seek to be in a community center. She asked if the senior center/community center would be operated as a city-run facility or if there was discussion to potentially hire a nonprofit organization to operate the facility and second senior center in Menlo Park. She asked if the building would be programmed for seniors during specific days and hours of the week beyond a lunch or breakfast. She said given the aging population and many more multi-generational households she expected seniors would look for a senior center to go to in Belle Haven. She said by 2030 45% of the population was expected to be 65 years or older. She said she was encouraging everyone to broaden their thought process around what a senior was and what made a senior, how seniors operated in their communities and what seniors were looking to access. She said after they got through the next two years of the pandemic and the building eventually opened that she thought people would be looking for ways to connect more than they had been able to currently and that should be supported as much as possible. She said programming correctly was really important. She said she very much supported the project. She said she wanted them to think really far into the future on how the spaces would be used, how they invited seniors into the spaces that were being created for all of the community. She said it was her hope and maybe not on this project but on a project sometime soon that they incorporate senior housing. She said if this building was another level senior housing could be included and that would make the community significantly more robust.

Deputy City Manager Justin Murphy thanked Commissioner Kennedy for her comments and feedback noting they had been thinking and would be thinking about the things she noted. He said the current senior center on the site was operated by the City and the City would continue to operate it. He said the other senior center in the City was Little House and that was operated by Peninsula Volunteers through a long term ground lease with the City as the property was city-owned. He said they would take Commissioner Kennedy's comments under advisement.

Replying to Chair Riggs, Commissioner Kennedy said about two years prior Avenidas had completed a \$21 million capital project that completely renovated and expanded the building, and it increased from four bathrooms to 18 toilets. She said when a facility had seniors using the site who were various ages and had varied abilities that the goal was making it comfortable for everyone. She said for example a two-person assist restroom with single toilet could be both for someone in a wheelchair who needed assistance toileting or as a family restroom with a changing table. She said accommodations were important.

Mr. O'Shea asked that the slide showing the existing building and proposed building be shown again. He said that specific comments were received to make getting in and out of the facility easy. He said apparently there were numerous grade separations with the existing facilities which they would try to eliminate so that both children and seniors were able to get into the facility very easily.

He said he thought the senior lobby and lounge would have its own feel as well and would primarily be used by seniors. He said they purposely put the bathrooms off the senior dining and community room. He said the comment about family restrooms was good. He said regarding the dining room and the number of people accommodated that it was a large room and their intention was to allow for flexibility to subdivide depending on the program need.

Mr. Ashley said the bathroom design reflected code. He said last week they added five fixtures based on code requirements and there was an additional series of toilets, water closets and sinks in the bathroom right next to the senior facility since the packet drawing that was published a couple of weeks ago.

Chair Riggs suggested if they were to reduce the number of fixtures in one of the multi-user bathrooms and could support that based on use history and add a single restroom that he believed the Building Inspector on plumbing code was empowered to make a judgement call that this would be suitable for this particular use. He said he had been able to have that adjustment made a couple of years ago. He said looking at the plans there was no other place to put a single restroom. He asked if the senior center currently offered ballroom classes. Mr. Lamm said he did not know but would find out if it did.

Commissioner Kennedy said regarding adding a single water closet that she thought the location of the restrooms from the lobby, the senior lounge and the entrance was too far. She said from the outside Terrace 1 or 2 to have to walk through a series of rooms to get to the restrooms was a wayfinding and signage issue. She said she thought that was a compelling reason to install a single-stall restroom as close to the lobby as possible. She said there were consultants who worked on spaces serving seniors and was very eye-opening in how people see spaces. She said a single-use toilet was much more desirable for everybody than a multi-user toilet.

Chair Riggs said he was encouraged by Commissioner Kennedy's concept of inviting seniors to use the project and noted there was a variety of options that would bring seniors to use the center. He referred to Mr. Ashley's comments about expanding the youth center into the courtyard and asked if there was a way to expand the senior center.

Mr. Ashley referred to page 5 of the drawings. He said there were numerous ways to expand should demand increase and capital be available. He said typically the kitchen and some of the public rooms were sized appropriately already and the demand was for breakout rooms, classrooms, and additional smaller rooms. He referred to the drawing and suggested in the space above the area marked G that a one- to two-story classroom wing could be added. He said expansion could also include a classroom wing above the area marked H. He said they could look at ways to grow the multi-purpose dining room by enclosing Terrace G or Terrace H. He said there were a number of ways to grow incrementally and there were probably ways to make larger growth by going above the multipurpose room and build on one side or another. He said the current design team did not think the proposal was undersized.

Chair Riggs noted future residential developments in the area as well as in Redwood City that might impact demand. He asked about libraries they had researched to this project. Mr. Ashley indicated they had an expert library consultant on their team that had visited many libraries in the area but he had not.

Commissioner Kahle said it was a well thought out project. He said he was excited about the Maker Space and the library was now great. He said when he saw the proposal last week that the library

was spread out and he appreciated how it worked out now. He noted especially that a part of the children's library was visible from the entry and the library was now consolidated in a way that made sense. He said regarding the design and materials that the materials were really great and appropriate for the building. He said there seemed to be a little disconnect between the materials and the design itself. He said it appeared a little boxy and maybe a little corporate. He said when more thought was put into incorporating the materials it would really work out nicely, and suggested that adding some curves or angles would help a lot. He encouraged them to also make it a more dynamic building as that would really help make it a focal point for the City. He said regarding the views of the site from Highway 101 that he thought this was fairly well screened with the trees and substation but the tall gym space might be visible. He suggested they keep in mind what that would look like from Highway 101. He said there were questions about the need for a diesel generator. He said if backup could be handled by battery instead that would be great. He said regarding bathrooms that the YMCA had a family changing area and that would help for the pool area specifically. He said having restroom options for families and seniors would go a great distance. He said overall it was a great project and he looked forward to it being built.

Commissioner Chris DeCardy said he was excited about the project. He said he was very encouraged to hear about the community outreach and engagement, and incorporating feedback. He noted the community members speaking tonight that they had been heard. He asked that they continued engagement with the community as they moved forward with the project. He said he agreed with Commissioner Kahle about the materials, which looked warm and inviting but the design looked a bit corporate and cold. He said he thought it should feel like an approachable campus for children and youth. He said the existing facilities felt cobbled together and this design also felt a bit cobbled together. He asked about the circulation and integration with the play field and relationship to the building facility. Mr. Ashley said there was a direct path out to the field but after discussion and back and forth, they were trying to route people towards the bathrooms to the north rather than directly to the track as there were no sidewalks there. He said they were not improving the park as part of this so they could focus on the building. He said the Beechwood School children had expressed a desire to bypass the building to go from the school to the field. He said Commissioner DeCardy raised a good point about connectivity from the fitness core, locker rooms and basketball gym out to the field so they would definitely look at that.

Commissioner DeCardy asked about parking for bicycles, scooters, and small scale public transit. Mr. Ashley said currently in addition to cars they had SamTrans and the senior shuttle. He said for LEED gold or platinum they would have covered parking for employee bicycles. He said they heard from the City Council two weeks ago that they would love to see covered bicycle parking incorporated into the design, which was not the case when the drawings were published. He said regarding scooters and other things his sense was people would come to the site in all kinds of ways as it was very approachable to walk and to scooter to. He said a consideration was making it an easy place to pick up one's children or parents.

Commissioner DeCardy added his thumbs up relating to comments received regarding solar alternative energy and making it electric so as not to need to run natural gas to the site. He said regarding the diesel generator for backup and emphasizing Commissioner Kahle's comment that there had to be a better way to provide backup and also how to prepare for expansion for future technological backup needs. He said he was very encouraged with the attention paid to how the center represented the history of the community. He also encouraged to look at the history of the place and the native people who preceded development, and to draw the history all the way through. He said he really liked Commissioner Kennedy's integrated housing comment.

Commissioner Andrew Barnes said he did not have anything substantive to add to comments already made. He said he was excited about the project and looked forward to it progressing to the next stage.

Chair Riggs said he agreed with other commenters regarding the success with the plan, the massing and the materials options. He said as mentioned it would be interesting to see the materials and massing come together including potentially to increase the building's dynamics as mentioned by Commissioner Kahle. He said he was interpreting from the building sections that the facility would have a good amount of natural light. He said that was a wonderful feature for the health and inspiration of the facility's users. He said the playground design and landscaping level was really great and he thought supported learning in young children. He said having the solar arrays on the roof and solar umbrellas in the parking lot was critical to having an all-electric building noting recent outages and expected future outages. He suggested, and if only to Council, that they wait on battery storage backup systems for a couple of years as there were significant life cycle issues and hazardous materials associated with batteries. He said large scale batteries were significantly dangerous. He said that might not be true in another couple of years or other energy storage options might have been developed by then. He said encouraging electric vehicles and particularly encouraging alternative transportation was something he had supported for many years. He said although single-occupant vehicular use was archaic that there were equity issues with people's needs to get to work that were not supported by public transit noting construction workers and housecleaners. He said as they tried to move away from vehicular transportation they were doing so without the engagement or appreciation of those who need to travel in a scattered way across and through the City and other cities. He said an expectation that people would not come to this community center by vehicle in the future was unrealistic and to some degree was unfair. He said he supported the parking lot and its genuine multi-use parameters for scooters, shuttles, and SamTrans.

Replying to Chair Riggs, Mr. Lamm thanked the Commission for its good feedback on the proposed project.

E. Informational Items

E1. Future Planning Commission Meeting Schedule

- Regular Meeting: October 19, 2020

Planner Sandmeier said the agenda for the October 19 Commission meeting would have one single-family residential development and annual review of the development agreement for the 1300 El Camino Real project.

F. Adjournment

Chair Riggs adjourned the meeting at 8:47 p.m.

Staff Liaison: Corinna Sandmeier, Senior Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on November 16, 2020

Menlo Park Community Campus

PLANNING APPLICATION

December 14, 2020 Submittal #4



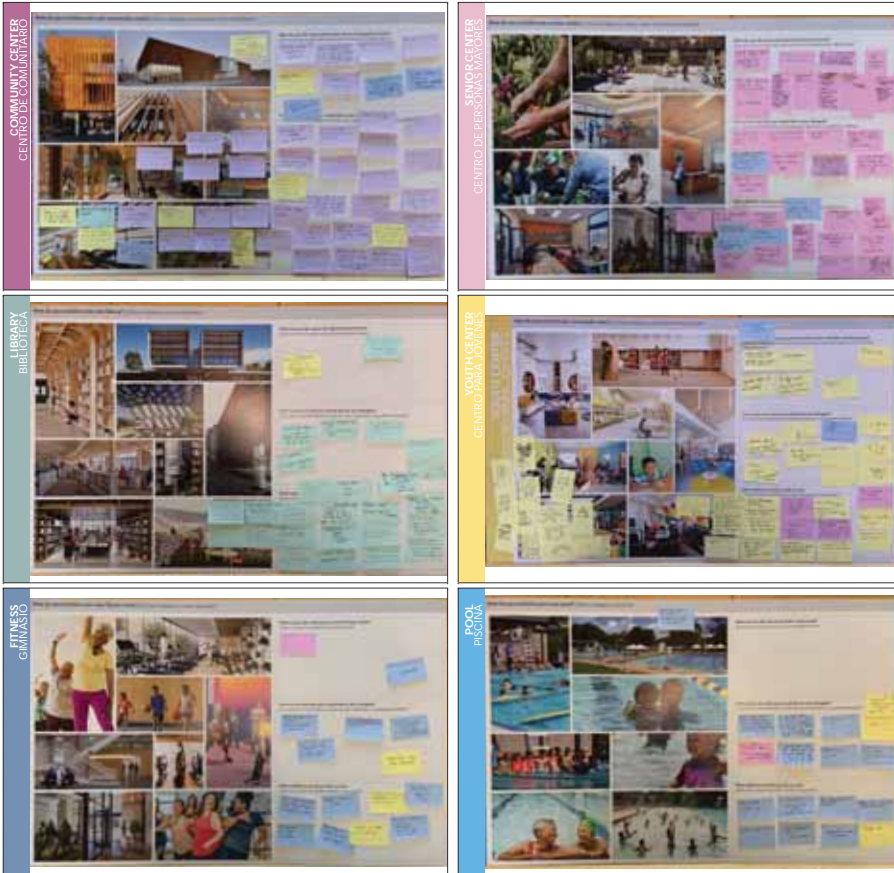
HART HOWERTON

MENLO PARK COMMUNITY CAMPUS		
PLANNING APPLICATION #4		
SHEET INDEX		
Sheet No.	Description	Drawing Scale
GENERAL		
G1	Sheet Index	---
G2	Project Data Sheet	---
G3	Community Outreach & Engagement	---
G4	Area Plan	1"=20'-0"
G5	Existing & Proposed Area Summary	---
G6	Gross Floor Area Diagram	nts
G7	Preliminary Arborist Report	---
G8	LEED Scorecard	---
G9	Fire Access Diagram	---
CIVIL		
C1	Survey	1"=20'-0"
C2	Stormwater Control Plan	1"=20'-0"
C3	Utility Plan	1"=20'-0"
LANDSCAPE		
L0.00	Overall Illustrative Site Plan	1" = 40'-0"
L0.01	Proposed Site Plan	1"=20-0"
L0.02	Enlarged Pool Plan	1/8"=1'-0"
L5.01	Proposed Landscape Plan	1"=20-0"
L8.01	Proposed Circulation Plan	1"=20-0"
L9.01	Tree Removal Plan	1"=20-0"

ARCHITECTURE		
A1.01	Existing First Floor Plan - Onetta Harris Community Center*	1/8" = 1'-0"
A1.02	Existing First Floor Plan - Menlo Park Senior Center*	1/8" = 1'-0"
A1.03	Existing First Floor Plan - Belle Haven Youth Center*	1/4" = 1'-0"
A1.04	Existing First Floor Plan - Belle Haven Pool House*	1/4" = 1'-0"
A2.01	Proposed First Floor Plan	1/8" = 1'-0"
A2.02	Proposed Second Floor Plan	1/8" = 1'-0"
A2.03	Proposed Roof Plan	1/8" = 1'-0"
A3.01	Exterior Elevations	1/8" = 1'-0"
A3.02	Exterior Elevations	1/8" = 1'-0"
A3.10	Diagrammatic Building Sections	1/8" = 1'-0"
A4.01	Exterior Building Perspective	---
A4.02	Exterior Building Perspective	---
A4.03	Exterior Building Perspective	---
A4.04	Exterior Building Perspective	---
A4.05	Exterior Building Perspective	---
A4.06	Solar Carport Perspectives	---
A5.01	Color & Material Imagery	---
<p>*Note: These drawings are based on the "as-built" drawings provided by the City of Menlo Park and may not reflect subsequent renovation information.</p>		

MENLO PARK COMMUNITY CAMPUS							
LOCATION:	100-110 Terminal Avenue, Menlo Park, California, 94025						
PARCEL NUMBERS:	055280040, 0055280050						
EXISTING USE:	Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Pool + Pool House, Belle Haven Youth Center						
PROPOSED USE:	New Multi-Generational Community Center and Library						
ZONING:	PF - Public Facilities						
APPLICANT:	Facebook, Inc.						
PROPERTY OWNER(S):	City of Menlo Park						
APPLICATION(S):							
DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT		EXISTING PROJECT		ZONING ORDINANCE		NOTES
Lot Area	365,136	sf	155,021	sf	365,136	sf	Lot area is based on the draft ROW Abandonment boundaries from the City of Menlo Park Staff Report dated 1/28/20. Lot Area does not include PG&E Parcel 135-41-20.
Parcel 055280040	340,140	sf	130,025	sf	340,140	sf	
Parcel 055280050	24,996	sf	24,996	sf	24,996	sf	
Lot Width	Refer to L0.01	ft	Refer to G4	ft	N/A	ft. min.	
Lot Depth	Refer to L0.01	ft	Refer to G4	ft	N/A	ft. min.	
Setbacks							
Front	105	ft	61	ft	N/A	ft. min.	
Rear	400	ft	378	ft	N/A	ft. min.	
Side (left)	11	ft	9.25	ft	N/A	ft. min.	
Side (right)	82	ft	46	ft	N/A	ft. min.	
Building Coverage	25,259	sf	34,080	sf	No limit	sf max.	
	7%	%	22%	%	No limit	% max.	
FAR (Floor Area Ratio = GFA/Lot Area)*	37,080	sf	34,080	sf	109,541	sf max.	Gross Floor Area / Lot Area
	10%	%	22%	%	30%	% max.	Not to exceed 30% per 16.49.040 Development Regulations (1)
FAL (Floor Area Limit)**	NOT APPLICABLE						
Square Footage by Floor							
Below Grade	0	sf	0	sf			Existing areas include the Belle Haven Youth Center, Onetta Harris Community Center, Menlo Park Senior Center, and the Belle Haven Pool House
1st	25,259	sf	34,080	sf			
2nd	12,379	sf	Not Applicable	sf			
Garage	Not Applicable	sf	Not Applicable	sf			
Accessory Buildings	1,200	sf	Not Applicable	sf			
Other	Not Applicable	sf	Not Applicable	sf			
Pool Equipment Building							
Square Footage of Buildings	38,838	sf	34,080	sf	Not Specified	sf max.	*Excludes exterior terraces, includes Pool Equipment Building
Building Height	40' to top of roof stair	ft	OHCC - 44'-6", MPSC - 31'-6", YC - 13'-6"	ft	Not Specified	ft. max.	
Landscaping***	TO BE DETERMINED PENDING SITE SURVEY						
Paving***	TO BE DETERMINED PENDING SITE SURVEY						
Parking							
# existing parking spaces	88		88				
# allowed parking spaces	TBD		TBD		TBD		
# proposed parking spaces	97		N/A		N/A		Note: (12) Parking spaces are located on Parcel SBE 135-41-20 and (8) Parking spaces are located on Parcel SBE 135-41-20A (Lands of PG&E), City of Menlo Park to verify/confirm access and easements.
Define Basis of Parking	Allowable parking increase on the site is based on the number of existing spaces plus a 10% increase						
Trees							
# existing Heritage trees	29		29		29		Refer to Sheet G4 - Arborist Report and Sheet L9.01 - Tree Removal Plan
# existing Heritage trees to be removed	17		N/A		N/A		

COMMUNITY WORKSHOP #1



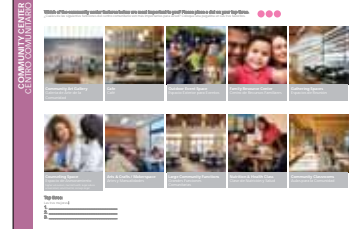
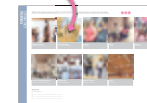
COMMUNITY WORKSHOP #2

Group Exercise

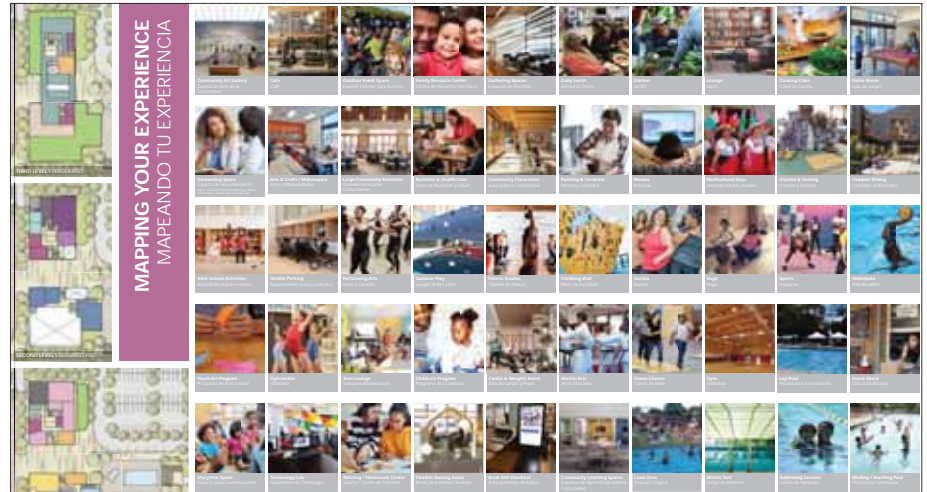
At your table, we will discuss the following topics for 10 minutes each:

1. Community Center
2. Senior Center
3. Youth Center
4. Library
5. Fitness Center
6. Pool

For each board, place your sticker dots on the (3) items that are most important to you:



Spend 10 minutes discussing your priorities at your table...

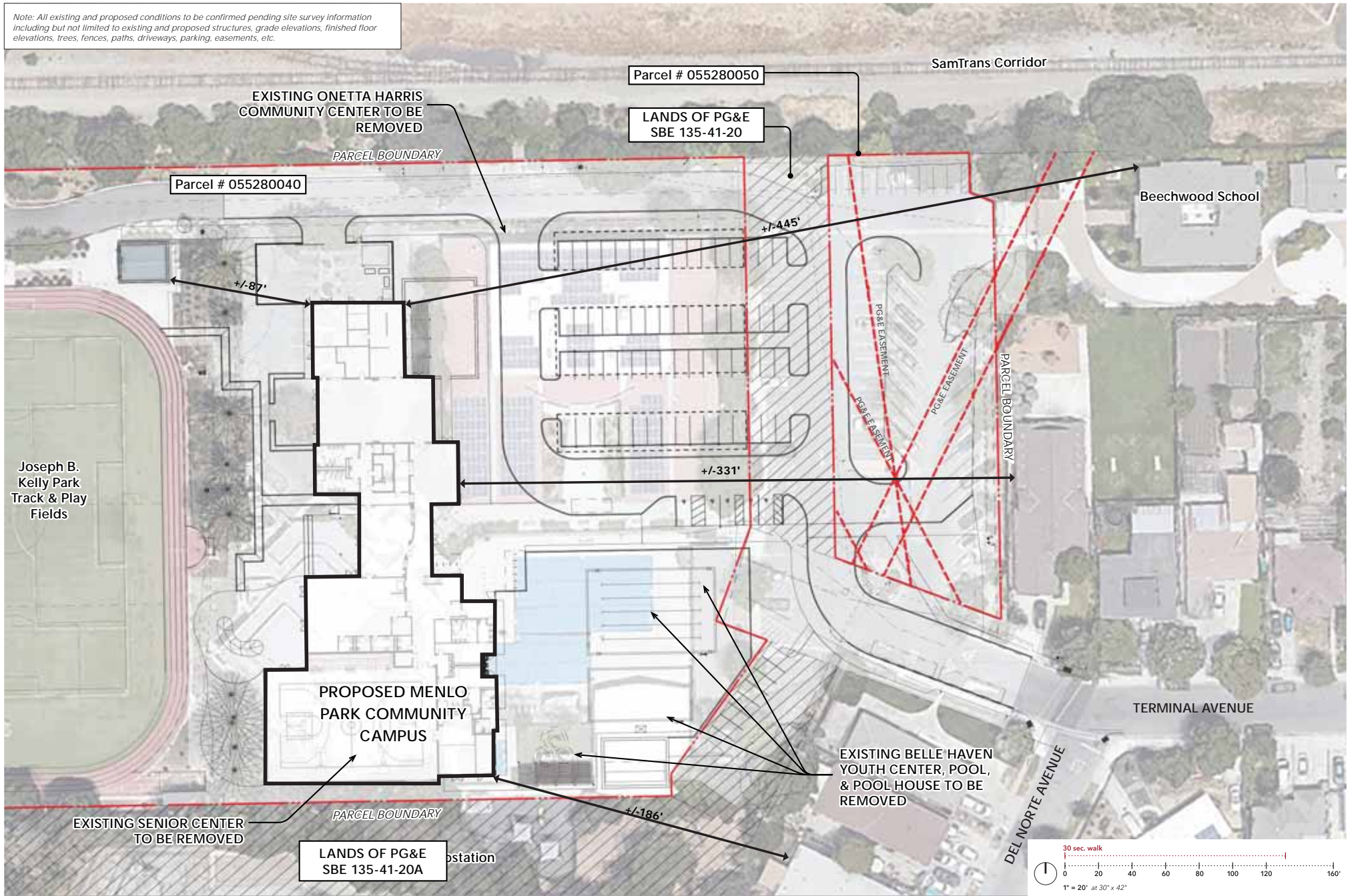


GROUP EXERCISE TALLY (Dots Total)

Community Center	Senior Center	Youth Center	Fitness	Library	Pool						
Large Community Functions	26	Daily Lunch	29	After-School Activities	32	Cardio & Weights Room	30	Technology Lab	41	Swimming Lessons	27
Family Resource Center	21	Game Room	19	Teen Lounge	26	Gym	25	Story Time Space	20	Winter Tent	23
Community Classrooms	19	Multicultural Days	18	Performing Arts	23	Fitness Studio	17	Community Learning Spaces	17	Splash Pad	20
Cafe	16	Garden	17	Childcare Program	16	Yoga	17	Tutoring/Homework Center	15	Lap Pool	18
Art& Crafts/Makerspace	12	Outdoor Dining	13	Youth Art Program	14	Dance Classes	14	Flexible Seating Area	14	Wading/Teaching pool	18
Outdoor Event Space	10	Painting & Ceramics	10	Outdoor Play	12	Sports	11	Book Self Checkout	11	Lawn Area	16
Catering Space	9	Cooking Class	9	Gymnastics	6	Climbing Wall	10			Snack Shack	10
Counseling Space	9	Crochet & Sewing	9	Stroller Parking	2	Marital Arts				Pool Games	5
Nutrition and Health Class	7	Lounge	8			Zumba				Waterpolo	1
Community Art Gallery	5	Movies	3							Underwater Hockey	1



Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.



Area Plan

Menlo Park Community Campus, Menlo Park, California

EXISTING BUILDING AREA SUMMARY

Youth Center Existing	Net Area (sf)	Notes
Public		
Activities Room	1,593	
Kitchen	153	
Director's Office	156	
WC	29	
WC	25	
Mechanical	28	
Storage	107	
Circulation	81	
Overall Net Area (sf)*	2,201	
Gross Building Area (sf)**		
	2,370	
<small>*Measured from face of ext. wall from as built drawings **Measured from face of ext. wall from as built drawings</small>		

Onetta Harris Community Center	Net Area (sf)	Notes
Public		
Entrance	1,008	From renovation plans
Gym	6,913	Used for gym storage
Gym Storage	195	Accessed from outside
Refuge Area	142	
Dressing Room	341	Men's and Women's Locker Rooms
Dressing Room	365	
Women's Toilet	177	
Men's Toilet	173	
Multi-purpose Room	2,422	Area includes current storage area at the back wall
Office and Equipment	233	Currently unused / basically as circulation
Kitchen	222	Used as kitchen storage
First Aid	76	Awkward adjacency to multi-purpose room
WC	27	
Bathroom	190	
Lounge 34	184	Used as a fitness classroom (ballet/dance). Includes storage for that room.
Conference 30	251	
Office 33	184	
Office 32	376	
Conference 28	285	
Office 25	169	Used as part of the Youth Center childcare program
Office 24	169	
Office 21	169	
Office 20	169	Conference Room?
Office 19	167	
Office 18	169	part of Fitness Room?
Work	169	
Equipment Storage	398	
Supply	142	
Janitor	36	
Circulation	1,059	
Overall Net Area (sf)*	16,580	
Gross Building Area (sf)**		
	17,552	
<small>*Measured from face of ext. wall from as built drawings **Measured from face of ext. wall from as built drawings</small>		

Senior Center	Net Area (sf)	Notes
Public		
Vestibule	92	Front entry vestibule
Reception Desk	119	
	1,177	Includes display area near the front doors and reception desk and also circulation space with flyers near the sewing room
Lobby		Seating areas in front of the fireplace to the puzzle table
Lounge	1,124	Near the Sewing Room
Staff Office	149	
Women's Bathroom	227	
Men's Bathroom	204	
Janitor	95	Used for kitchen pantry storage
	736	Also used for the second harvest program, need to be able to wheel pallets into this room
Sewing		Painting, ceramics, two sinks
Arts and Crafts	725	
Klin Room	206	Used for peace circle, could be combined w/ library program
Computer Classroom	212	
Billiards and Games	881	
Dining Room 117	2,194	
Storage 120	92	Furniture storage
Janitor	132	Converted from original storage room
Aide's Office	144	
Kitchen	22	Accessed through pantry storage area (originally was where the meeting room dividers were located)
Janitor's Closet	80	Currently not large enough, use extra storage space near front entry
Pantry 115		
Former Medical Clinic Spaces:		
Multi-Purpose 116	974	
Storage 119	86	
Office 110	150	
Exam Room	145	
Lounge	241	
Conference Room	925	
Administration	100	
Storage 111	101	Accessed from exterior service yard
Office 112	95	Accessed from exterior service yard
Overall Net Area (sf)*	11,283	
Gross Building Area (sf)**		
	12,385	
<small>*Measured from face of ext. wall from as built drawings **Measured from face of ext. wall from as built drawings</small>		

Pool House	Net Area (sf)	Notes
Public		
Women's	270	
Men's	271	
Control	181	
Life Guard	89	
Mechanical	160	
Chlorine	24	
Circulation	247	
Overall Net Area (sf)*	1,542	
Gross Building Area (sf)**		
	1,773	
<small>*Measured from face of ext. wall from as built drawings **Measured from face of ext. wall from as built drawings</small>		

Total Area	Net Area (sf)	Notes
Overall Net Area (sf)*	31,606	OHCC, MP Senior Center, Youth Center, Pool House
Gross Building Area (sf)**	34,080	
<small>*Measured from face of ext. wall from as built drawings **Measured from face of ext. wall from as built drawings</small>		

PROPOSED BUILDING AREA SUMMARY

PLANNING APPLICATION #3 - AREA SUMMARY - 9/16/20				
Comments	Room #	Room Name	DEPARTMENT	Proposed Area
COMMUNITY CAMPUS BUILDING - FIRST FLOOR				
	109	YC WC	Bathroom	77
	110	YC WC	Bathroom	77
	131	Men's Restroom	Bathroom	292
	130	Women's Restroom	Bathroom	292
	105	Family WC	Bathroom	77
	137	Furn Storage	BOH	298
	118	Pool Storage	BOH	371
	119	Gym Storage	BOH	356
	129	Janitor	BOH	46
	124	Senior Staff Storage	BOH	31
	134	Kitchen Pantry	BOH	112
	446	Storage	BOH	31
	442	Storage	BOH	19
	101	Corridor	Circulation	1,415
	127	Corridor	Circulation	279
	126	Gallery	Circulation	204
	120	Gym	Fitness	7,233
	136	Prep Kitchen	Kitchen	284
	133	Commercial Kitchen	Kitchen	878
	108	YC Kitchen	Kitchen	119
	121	Children's Library	Library	1,218
	114	Men's Locker Room	Locker Rooms	672
	115	Women's Locker Room	Locker Rooms	672
	116	Family Changing	Locker Rooms	87
	441	Family Changing	Locker Rooms	95
	138	Main Electrical Room	MEP (Exempt)	500
	104	IDF	MEP (Exempt)	80
	139	MPOE/MDF	MEP (Exempt)	180
	444	Electrical Closet	MEP (Exempt)	12
	122	Senior Lounge	Senior Center	1,037
	132	Senior Dining Room / Community Event Room	Senior Center	2,613
	440	Life Guard/Pool Staff	Staff	245
	107	YC Staff	Staff	123
	445	Senior Staff Private Office	Staff	85
	123	Senior Staff	Staff	174
	111	Fitness Reception	Staff	196
	113	Book Sorter / Staff	Staff	176
	112	Fitness Staff	Staff	132
	103	Elevator 1	Vertical Circulation	72
	128	Egress Stair	Vertical Circulation	184
	102	Stair	Vertical Circulation	243
	106	Youth Center	Youth Center	2,045
SUBTOTAL FIRST FLOOR (NET PROGRAM AREA)				23,332
SUBTOTAL FIRST FLOOR (GROSS BUILDING AREA)				25,259

COMMUNITY CAMPUS BUILDING - SECOND FLOOR				
	230	Men's Restroom	Bathroom	292
	229	Women's Restroom	Bathroom	292
	205	Family WC	Bathroom	77
	210	Fitness Storage	BOH	82
	216	Klin Room	BOH	169
	207	Movement Studio Storage	BOH	162
	225	Janitor	BOH	53
	212	Flex Classroom Storage	BOH	67
	215	Makerspace Storage	BOH	211
	201	Corridor	Circulation	825
	228	Corridor	Circulation	213
	214	Makerspace	Community Center	976
	222	Teen Lounge	Community Center	515
	220	Conference Room	Community Center	307
	211	Flex Classroom	Community Center	444
	206	Movement	Fitness	1,124
	209	Fitness	Fitness	1,018
	218	Adult Collections / Quiet Reading	Library	2,931
	219	Study/Tutoring	Library	150
	221	Study/Tutoring	Library	147
	204	IDF	MEP (Exempt)	80
	224	Shaft	MEP (Exempt)	66
	213	Shaft	MEP (Exempt)	45
	443	Electrical Closet	MEP (Exempt)	12
	223	Staff Offices & Lounge	Staff	527
	226	Egress Stair	Vertical Circulation	244
	202	Stair	Vertical Circulation	257
	203	Elevator 1	Vertical Circulation	72
SUBTOTAL SECOND FLOOR (NET PROGRAM AREA)				11,368
SUBTOTAL SECOND FLOOR (GROSS BUILDING AREA)				19,979
COMMUNITY CAMPUS BUILDING - ROOF				
	302	Egress Stair	Vertical Circulation	244
	301	Electrical Room / Elev Overrun	MEP (Exempt)	104
SUBTOTAL ROOF (NET PROGRAM AREA)				348
SUBTOTAL ROOF (GROSS BUILDING AREA)				521
NET PROGRAM AREA TOTAL				35,038
COMMUNITY CAMPUS BUILDING - GROSS BUILDING AREA TOTAL				38,159
COMMUNITY CAMPUS BUILDING - GROSS BUILDING AREA TOTAL (INCL TERRACE)				38,867

POOL EQUIPMENT BUILDING			
	Pool Equipment Building	MEP (Exempt)	1,200
POOL EQUIPMENT BUILDING - GROSS BUILDING AREA TOTAL (ESTIMATED)			
1,200			

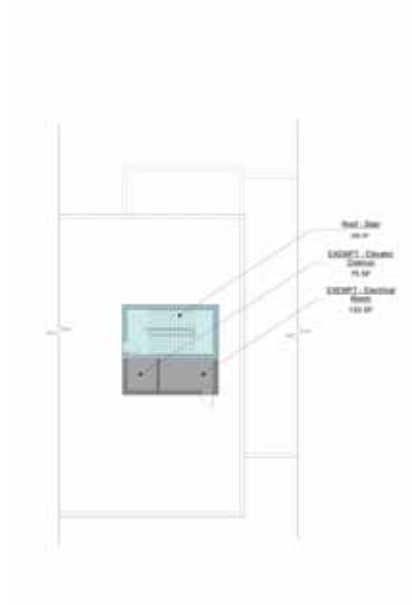
GROSS FLOOR AREA CALCULATION (BOTH BUILDINGS)			
Note: Gross Floor Area is calculated per City of Menlo Park Zoning Code, Section 16.04.325 Gross Floor Area (GFA) Calculation Methodology which excludes MEP Exempt Areas, Exterior Terraces, and Exterior Stairs			
	First Floor - MEP Exempt Areas		772
	Second Floor - MEP Exempt Areas		203
	Roof - MEP Exempt Areas		104
Total MEP Exempt Areas for MPCC Building (1,700 sf allowed)			1,079
GROSS FLOOR AREA (MPCC BUILDING ONLY)			37,080
Pool Equipment Building (estimated)			1,200
Total MEP Exempt Areas			2,279
GROSS FLOOR AREA TOTAL (BOTH BUILDINGS)			37,080

Existing & Proposed Area Summary

Menlo Park Community Campus, Menlo Park, California



AREA PLAN DIAGRAM - SECOND FLOOR



AREA PLAN DIAGRAM - ROOF PLAN



AREA PLAN DIAGRAM - FIRST FLOOR

LEGEND

- AREA INCLUDED IN GFA CALCULATION
- EXEMPT AREAS

NOTE: PER CITY OF MENLO PARK ZONING CODE, SECTION 16.04.325 GROSS FLOOR AREA (GFA) CALCULATION METHODOLOGY EXCLUDES MEP EXEMPT AREAS, EXTERIOR TERRACES, & EXTERIOR STAIRS.

GROSS FLOOR AREA

first floor GFA + second floor GFA + roof GFA =
 24,432 sf + 12,353 sf + 295 sf =
 37,080 sf

Proposed Gross Floor Area Diagram & Calculation

Menlo Park Community Campus, Menlo Park, California

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.

Menlo Park Community Center Tree Inventory

Appendix 1
Tree Survey Data

Appendix 1: Menlo Park Community Center Tree Survey by Eric Folmer, 510-410-8351

COLUMN HEADING DESCRIPTIONS
Tag# - Indicates the number tag attached to tree
Species - Scientific name
Common Name - Vernacular name
DBH - Diameter measured in inches at 4.5 feet above soil grade; for more than one trunk it is measured below where they divide
Heritage Tree - Having protected status by the City of Menlo Park ordinance
Height - In feet
Health - Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
Structure - Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor
RPZ - Root Protection Zone: 10 times the diameter
Notes - See below

ABBREVIATIONS AND DEFINITIONS
Included Bark (IB) - AKA Included Bark. This is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such joints have a higher propensity for failure.
Codominant (CD) - This tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems of unequal diameter and size.
Submerged or Embedded Bark (CEB) - When bark is embedded between codominant stems, failure potential is increased
Vertical Distribution (PVD) - Multiple limbs attached closely together. This is a weak structure that increases risk of failure
Live Crown Ratio (LCR) - The height of the canopy structure with leaves or buds in relation to the total height of the tree. A low LCR is a risk factor
Trunk Wound (TW)

Notes

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
1	<i>Olea europaea</i>	Olive	14	NO	15	G	G	G	12	
2	<i>Quercus agrifolia</i>	Coast Live Oak	0.5	NO	7.5	G	F	G	0.5	
3	<i>Olea europaea</i>	Olive	11	NO	14	G	G	G	9	
4	<i>Olea europaea</i>	Olive	7.5	NO	14	F	F	F	6	
5	<i>Lagerstroemia indica</i>	Grape Myrtle	2.5	NO	5	G	G	G	2	
6	<i>Lagerstroemia indica</i>	Grape Myrtle	2.5	NO	5	G	G	G	2	
7	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6	G	G	G	1	
8	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6	G	G	G	1	
9	<i>Cedrus deodara</i>	Deodar Cedar	17	YES	30	G	G	G	12.5	
10	<i>Morus alba</i>	Mulberry	8	NO	15	P	P	P	7	Suncald
11	<i>Morus alba</i>	Mulberry	10	NO	15	P	G	F	8	Suncald
12	<i>Platanus x hispanica</i>	London Plane	4	NO	15	G	G	G	3	
13	<i>Platanus x hispanica</i>	London Plane	4	NO	15	G	G	G	3	
14	<i>Platanus x hispanica</i>	London Plane	3.5	NO	15	G	G	G	3	
15	<i>Platanus x hispanica</i>	London Plane	7.5	NO	20	G	G	G	6	
16	<i>Platanus x hispanica</i>	London Plane	6.5	NO	18	G	G	G	4.5	
17	<i>Quercus agrifolia</i>	Coast Live Oak	17	YES	30	P	P	P	14	EB, PVD, TW, Crack
18	<i>Quercus agrifolia</i>	Coast Live Oak	13	YES	25	G	P	P	11	CDEB
19	<i>Quercus agrifolia</i>	Coast Live Oak	10.5	YES	18	F	F	F	9	TWS
20	<i>Quercus agrifolia</i>	Coast Live Oak	17.5	YES	32	G	F	F	14.5	
21	<i>Quercus agrifolia</i>	Coast Live Oak	13.5	YES	20	G	G	G	11	EB
22	<i>Quercus agrifolia</i>	Coast Live Oak	7	NO	14	F	F	F	6	
23	<i>Quercus agrifolia</i>	Coast Live Oak	16	YES	28	G	F	F	13	
24	<i>Quercus agrifolia</i>	Coast Live Oak	13	YES	30	G	F	F	11	
25	<i>Quercus agrifolia</i>	Coast Live Oak	21	YES	30	G	G	G	17.5	
26	<i>Liquidambar styraciflua</i>	Liquidambar	17	YES	30	G	G	G	14	
27	<i>Liquidambar styraciflua</i>	Liquidambar	16.5	YES	30	G	F	G	14	
28	<i>Fraxinus arbuscula Raywood</i>	Raywood Ash	7	NO	15	G	G	G	6	

Menlo Park Community Center Tree Inventory

Appendix 1
Tree Survey Data

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
29	<i>Prunus sp.</i>	Cherry Plum	9	NO	20	G	P	P	7.5	
30	<i>Quercus agrifolia</i>	Coast Live Oak	20	YES	25	G	F	F	17	
31	<i>Prunus sp.</i>	Cherry Plum	26	YES	30	G	P	P	22	Multi-trunk, crowded
32	<i>Quercus kelloggii</i>	California Black Oak	10	YES	25	G	G	G	8	
33	<i>Quercus kelloggii</i>	California Black Oak	8	NO	20	P	F	P	7	
34	<i>Quercus kelloggii</i>	California Black Oak	6	NO	18	G	F	F	5	Bleeding trunk wound
35	<i>Quercus agrifolia</i>	Coast Live Oak	16	YES	28	P	F	P	13	EB, TW
36	<i>Tilia cordata</i>	Little leaf Linden	1.5	NO	12	G	G	G	1	
37	<i>Tilia cordata</i>	Little leaf Linden	1.5	NO	12	G	G	G	1	
38	<i>Tilia cordata</i>	Little leaf Linden	2	NO	12	G	G	G	2	
39	<i>Tilia cordata</i>	Little leaf Linden	2	NO	12	G	G	G	2	
40	<i>Arbutus x marina</i>	Arbutus	2.5	NO	8	G	G	G	2	
41	<i>Arbutus x marina</i>	Arbutus	1.5	NO	6	G	G	G	1	
42	<i>Pistacia chinensis</i>	Chinese pistache	1.5	NO	9	G	P	P	1	Broken
43	<i>Lagerstroemia indica</i>	Grape Myrtle	10	NO	25	G	G	G	8	
44	<i>Lagerstroemia indica</i>	Grape Myrtle	9	NO	25	G	F	F	7.5	
45	<i>Lagerstroemia indica</i>	Grape Myrtle	9.5	NO	26	G	F	G	8	
46	<i>Lagerstroemia indica</i>	Grape Myrtle	9.5	NO	25	G	F	G	8	
47	<i>Lagerstroemia indica</i>	Grape Myrtle	11	NO	28	G	F	G	9	
48	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6.5	G	G	G	1	
49	<i>Pyrus calleryana</i>	Flowering pear	8	NO	22	G	F	G	7	
50	<i>Pyrus calleryana</i>	Flowering pear	12	NO	24	G	F	F	10	
51	<i>Pyrus calleryana</i>	Flowering pear	12	NO	22	G	P	F	10	PVD
52	<i>Podocarpus macrophyllus</i>	Podocarpus	7.5	NO	15	G	G	G	6	
53	<i>Podocarpus macrophyllus</i>	Podocarpus	7.5	NO	17	G	F	F	6	
54	<i>Pyrus calleryana</i>	Flowering pear	17	YES	28	G	P	F	14	CDEB
55	<i>Pyrus calleryana</i>	Flowering pear	12.5	NO	25	G	F	F	10	EB
56	<i>Pyrus calleryana</i>	Flowering pear	14	NO	28	G	F	F	12	CDEB
57	<i>Acer palmatum</i>	Japanese maple	10.5	NO	10	G	F	G	8	
58	<i>Podocarpus macrophyllus</i>	Podocarpus	6	NO	12	G	G	G	5	
59	<i>Prunus sp.</i>	Flowering plum	0.75	NO	5	G	G	G	1	
60	<i>Prunus sp.</i>	Flowering plum	1	NO	7	G	G	G	1	
61	<i>Prunus sp.</i>	Flowering plum	1	NO	9	G	G	G	1	
62	<i>Sequoia sempervirens</i>	Redwood	36	YES	70	G	G	G	30	
63	<i>Sequoia sempervirens</i>	Redwood	33	YES	60	G	F	G	27.5	CDEB
64	<i>Sequoia sempervirens</i>	Redwood	14	NO	28	P	P	F	12	TW
65	<i>Sequoia sempervirens</i>	Redwood	11	NO	22	F	F	F	9	
66	<i>Sequoia sempervirens</i>	Redwood	42	YES	56	F	F	F	35	
67	<i>Sequoia sempervirens</i>	Redwood	11	NO	42	G	G	G	9	CD, EB
68	<i>Sequoia sempervirens</i>	Redwood	22	YES	46	F	G	G	18	
69	<i>Sequoia sempervirens</i>	Redwood	10	NO	46	P	P	P	8	TW, decay
70	<i>Sequoia sempervirens</i>	Redwood	35	YES	70	G	G	G	29	
71	<i>Sequoia sempervirens</i>	Redwood	30	YES	54	F	G	G	25	

Menlo Park Community Center Tree Inventory

Appendix 1
Tree Survey Data

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
72	<i>Sequoia sempervirens</i>	Redwood	53	YES	60	G	G	G	44	Double trunk measured at base
73	<i>Sequoia sempervirens</i>	Redwood	31	YES	65	G	G	G	26	
74	<i>Sequoia sempervirens</i>	Redwood	24.5	YES	64	G	G	G	21	
75	<i>Quercus agrifolia</i>	Coast Live Oak	24	YES	40	G	F	G	20	EB, growing in fence
76	<i>Acacia melanocylon</i>	Black acacia	11	NO	45	G	P	P	9	LCR, against fence on the outside
77	<i>Quercus agrifolia</i>	Coast Live Oak	20	YES	30	G	P	G	7	One-sided, leaning over wall from the outside
78	<i>Podocarpus macrophyllus</i>	Podocarpus	18	YES	18	G	F	G	15	Multi-trunk measured at base
79	<i>Syngis ramosa/affinis</i>	Queen palm	11.5	NO	30	G	G	G	9.5	
80	<i>Syngis ramosa/affinis</i>	Queen palm	12	NO	32	G	G	G	10	
81	<i>Syngis ramosa/affinis</i>	Queen palm	15	YES	25	G	G	G	12.5	
82	<i>Podocarpus macrophyllus</i>	Podocarpus	7	NO	20	G	G	G	6	
83	<i>Quercus agrifolia</i>	Coast Live Oak	8	NO	15	F	P	P	7	Poor structure, lower trunk bleeding



Preliminary Arborist Report

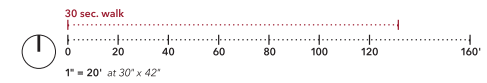
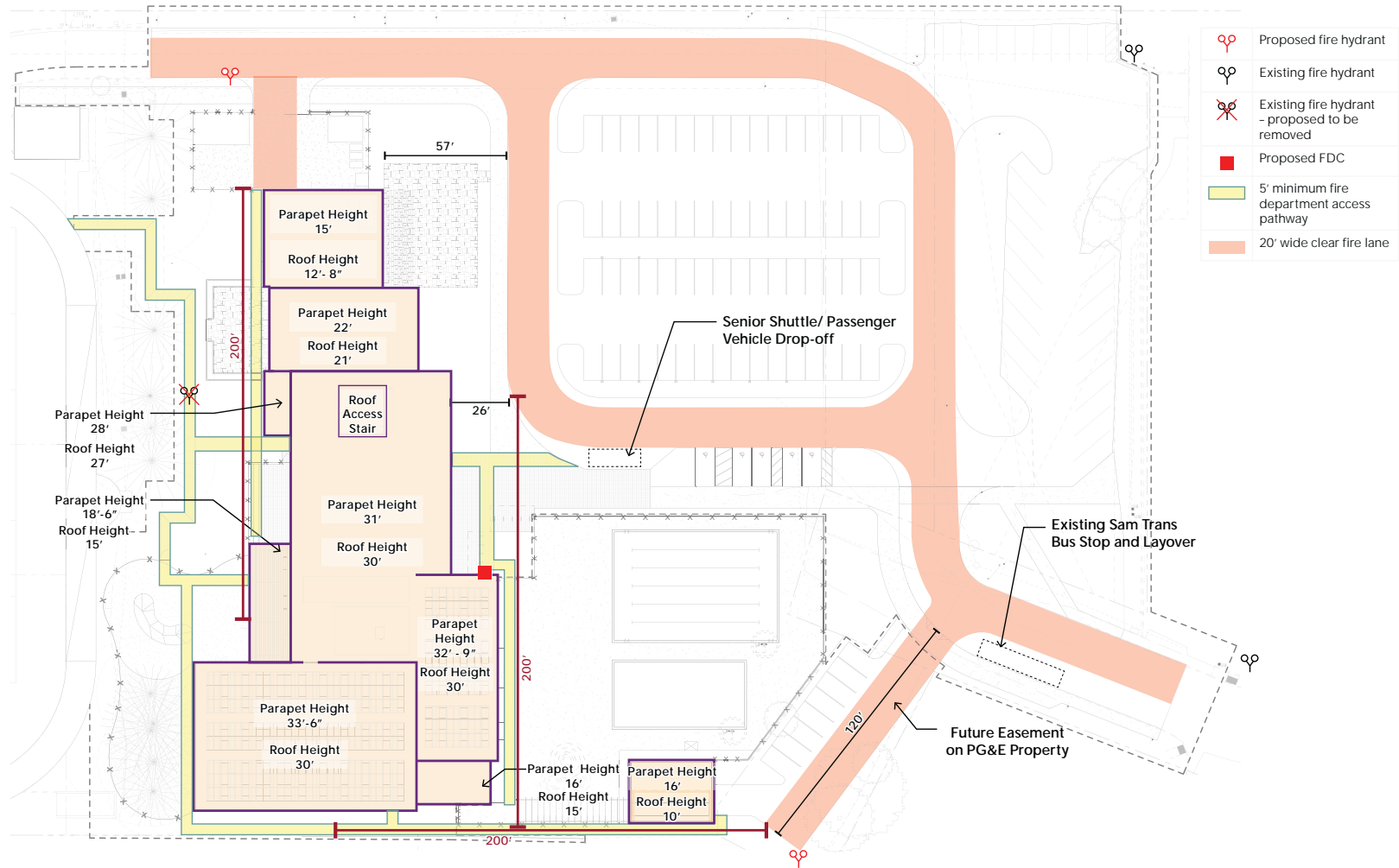
Menlo Park Community Campus, Menlo Park, California

LEED NC v4 SCORECARD

stök Menlo Park Community Center

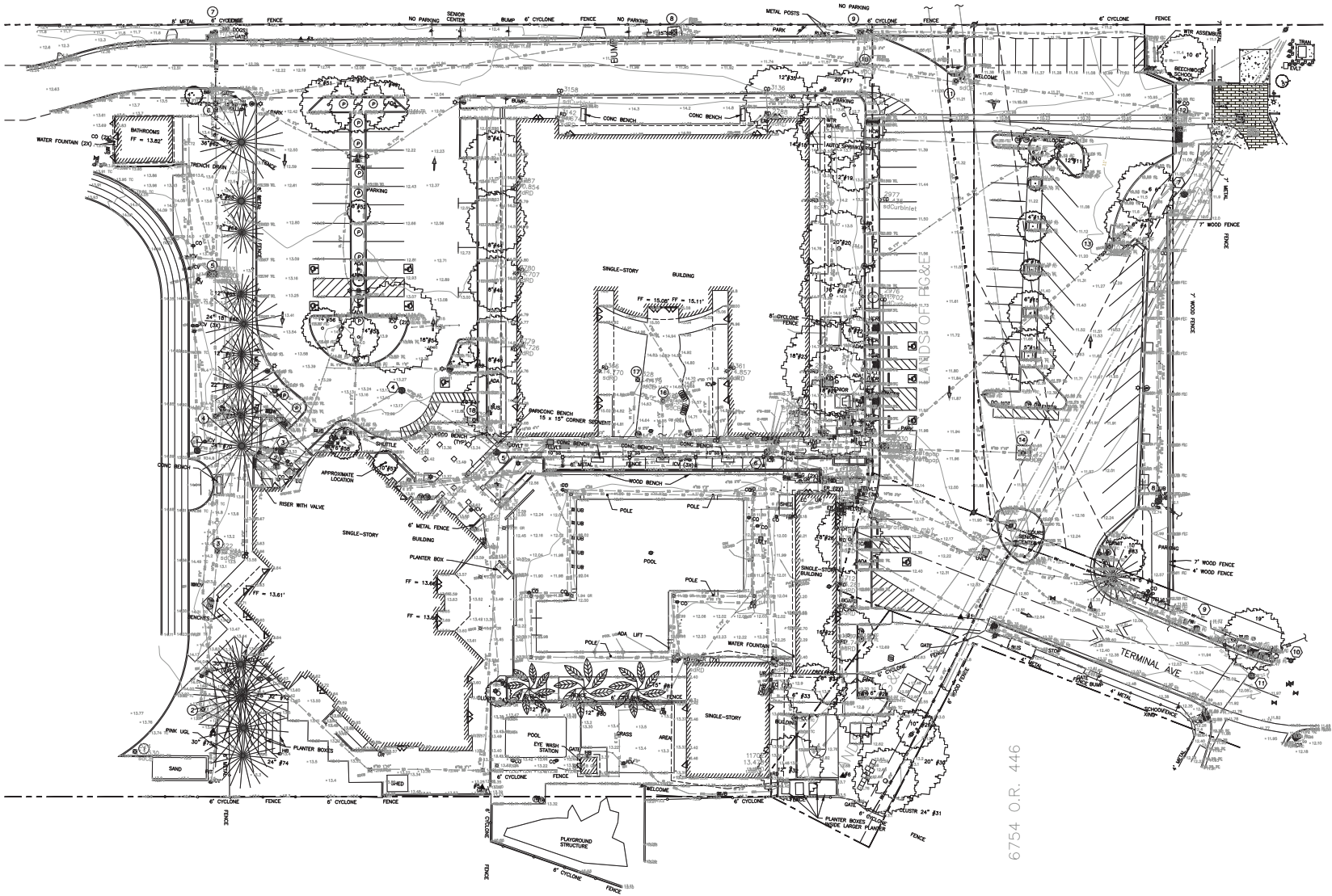
IP	Phase			Credit Name	Points Available	
	CONFIRMED	LIKELY	PURSING			
	1			D Credit	Integrative Process - In design phases, achieve synergies between building, energy AND water related systems	1
	1			Totals		1
LOCATION & TRANSPORTATION	16			D Credit	LEED for Neighborhood Development Location - Locate within LEED ND certified development site boundary	16
				D Credit	Sensitive Land Protection - Develop on previously developed land or follow criteria for non-sensitive	1
		2		D Credit	High Priority Site - Locate project on infill location in historic district, priority designation or brownfield	2
			3	D Credit	Surrounding Density & Diverse Uses - Site within 1/4 mile of surrounding density criteria and/or a 1/2 mile of diverse uses	5
		1	4	D Credit	Access to Quality Transit - Locate functional entries within 1/4 mile of existing transit or 1/2 mile of planned transit services	5
		1		D Credit	Bicycle Facilities - Provide a bike network and storage areas	1
SUSTAINABLE SITES				D Credit	Reduced Parking Footprint - Don't exceed minimum local code requirements for parking capacity	1
				D Credit	LEED v4.1: Electric Vehicles - 5 % of spaces or 20 % discount for parking and electric car charging OR liquid, gas or battery facilities	1
				Totals		16
				REQUIRED	C Prereq	Construction Activity Pollution Prevention - Implement an erosion control plan, per the EPA CGP v2012
	1			D Credit	Site Assessment - Complete site survey including: topography, hydrology, climate, vegetation, soils, human use, human health	1
	1	1		D Credit	Site Development - Protect or Restore Habitat - On-site restoration OR financial support	2
	1			D Credit	Open Space - Provide outdoor space greater than or equal to 30% of total site area, 25% of which is vegetated	1
			3	D Credit	Rainwater Management - Manage runoff for at least the 85th percentile of local rainfall events	3
	2			D Credit	Heat Island Reduction - Meet nonroof and roof criteria OR place a minimum of 75% parking spaces under cover	2
	1			D Credit	Light Pollution Reduction - Backlight-uptight-glare method or calculation method, exterior luminaires and signage req's	1
	6	1	3	Totals		10
WATER				D Prereq 1	Outdoor Water Use Reduction - Permanent non-irrigated landscape OR reduce water use 30% for peak water month	N/A
				D Prereq 2	Indoor Water Use Reduction - Reduce aggregate water use by 20% for fixtures and fittings	N/A
				D Prereq 3	Building-Level Water Metering - Install permanent water meters that measure potable water use, share data with USGBC	N/A
		1	1	D Credit	Outdoor Water Use Reduction - Reduce water use no irrigation or reduced irrigation 50% - 100%	2
		5	1	D Credit	Indoor Water Use Reduction - Reduce fixture and fitting water use by 25% - 50%	6
			2	D Credit	Cooling Tower Water Use - Conduct a one-time potable water analysis, measure control parameters in Table 1	2
	1			D Credit	Water Metering - Meters for 2 or more water subsystems: irrigation, indoor plumbing, hot water, boiler, reclaimed water, or other	1
	7	1	3	Totals		11
ENERGY & ATMOSPHERE				C Prereq 1	Fundamental Commissioning and Verification - Commissioning for ASHRAE 0-2005 and 1.1-2007	N/A
				D Prereq 2	Minimum Energy Performance - Whole building energy simulation OR ASHRAE 50% Design Guide OR ABCPG	N/A
				D Prereq 3	Building-Level Energy Metering - Use building-level energy meters or submeters that can aggregate building-level data	N/A
				D Prereq 4	Fundamental Refrigerant Management - Do not use CFC-based refrigerants in HVAC&R systems, or have a phase out plan	N/A
		4		C Credit	Enhanced Commissioning - Implement systems commissioning or monitor-based commissioning	6
		10	8	D Credit	LEED v4.1: Optimize Energy Performance - Whole building energy simulation or follow ASHRAE Advanced Energy Design Guide	18
		1		D Credit	Advanced Energy Metering - Install advanced energy metering for whole building and individual energy sources	1
			2	C Credit	Demand Response - Participate in existing demand response program or provide infrastructure for demand response programs	2
		5		D Credit	LEED v4.1: Renewable Energy - Use on-site or offsite renewable energy to offset green house gas emissions for annual energy use	5
			1	D Credit	Enhanced Refrigerant Management - Refrigerants with ODP of 0 and GWP of less than 50 OR calculate refrigerant impact	1
		20	8	5	Totals	

MATERIALS & RESOURCES	Phase			Credit Name	Points Available		
	CONFIRMED	LIKELY	PURSING				
				D Prereq	Storage and Collection of Recyclables - Dedicated areas for waste collection, collection and storage	N/A	
				D Prereq	Construction and Demolition Waste Management Planning - Establish C&D waste diversion goals	N/A	
	3		2	C Credit	Building Life-Cycle Impact Reduction - Historic building reuse, renovate blighted buildings OR whole building LCA	5	
	2			C Credit	LEED v4.1: Building Product Disclosure and Optimization - Environmental Product Declarations	2	
	1	1		C Credit	LEED v4.1: Building Product Disclosure and Optimization - Material Ingredients	2	
	2			C Credit	LEED v4.1: Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	
	2			C Credit	C&D Waste Management - Divert 50% (3 streams), 75% (4 streams) OR 2.5 lbs. waste per square foot	2	
	10	1	2	Totals		13	
INDOOR ENVIRONMENTAL QUALITY				D Prereq	Minimum Indoor Air Quality Performance - Meet ASHRAE 62.1-2010	N/A	
		2		D Prereq	Environmental Tobacco Smoke Control - Prohibit smoking indoors, restrict outdoor smoking within 25 feet	N/A	
				D Credit	Enhanced Indoor Air Quality Strategies - Comply with enhanced IAQ strategies	2	
		3		C Credit	LEED v4.1: Low-Emitting Materials - Achieve level of compliance for product categories or use budget calculation method	3	
		1		C Credit	Construction IAQM Plan - Implement IAQM & protect materials and equipment during construction	1	
		2		C Credit	Indoor Air Quality Assessment - Before and during occupancy flush-out OR conduct baseline IAQ testing	2	
		1		D Credit	Thermal Comfort - Meet requirements for ASHRAE 55-2010	1	
		1	1	D Credit	Interior Lighting - Lighting Controls for 90% plus individual occupant spaces & four lighting quality strategies	2	
			2	1	D Credit	Daylight - Install glare control devices, spatial daylight autonomy, illuminance calculations OR daylight floor area measurement	3
			1	D Credit	Quality Views - Vision glazing for 75% of regularly occupied floor area, with at least two kinds of view types	1	
		1		D Credit	LEED v4.1: Acoustic Performance - Meet requirements for HVAC noise, sound isolation, reverberation time, & sound masking	1	
	11	4	1	Totals		16	
INNOVATION		1		D Credit	EBOM Starter Kit: Green Cleaning & IPM	1	
		1		D Credit	Integrative Analysis of Building Materials	1	
			1	D Credit	Circular Products	1	
		1		D Credit	Green Education	1	
		1		D Credit	TBD	1	
		1		C Credit	LEED Accredited Professional	1	
	1	4	1	Totals		6	
<i>*Innovation in Design includes Exemplary Performance credits</i>							
REGIONAL*			1	D Credit	Optimize Energy Performance	1	
		1		D Credit	Sourcing of Raw Materials	1	
		1		D Credit	BPDO - Material Ingredients	1	
			1	D Credit	Indoor Water Use Reduction	1	
		1		D Credit	Access to Quality Transit	1	
		1		D Credit	Interiors Life Cycle Impact Reduction	1	
	4	1	1	Totals		4	
<i>**only 4 Regional Credits are Applicable</i>							
Confirmed Certification Level:							
Confirmed + Likely Certification Level:							
Confirmed + Likely + Pursuing Certification Level:							
Not Certified							
GOLD							
Platinum							
Confirmed Points							
2							
GOLD PURSUIT (Confirmed + Likely Points)							
71							
PLATINUM PURSUIT (Confirmed + Likely + Pursuing Points)							
88							

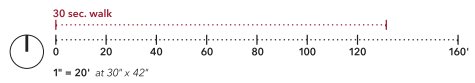


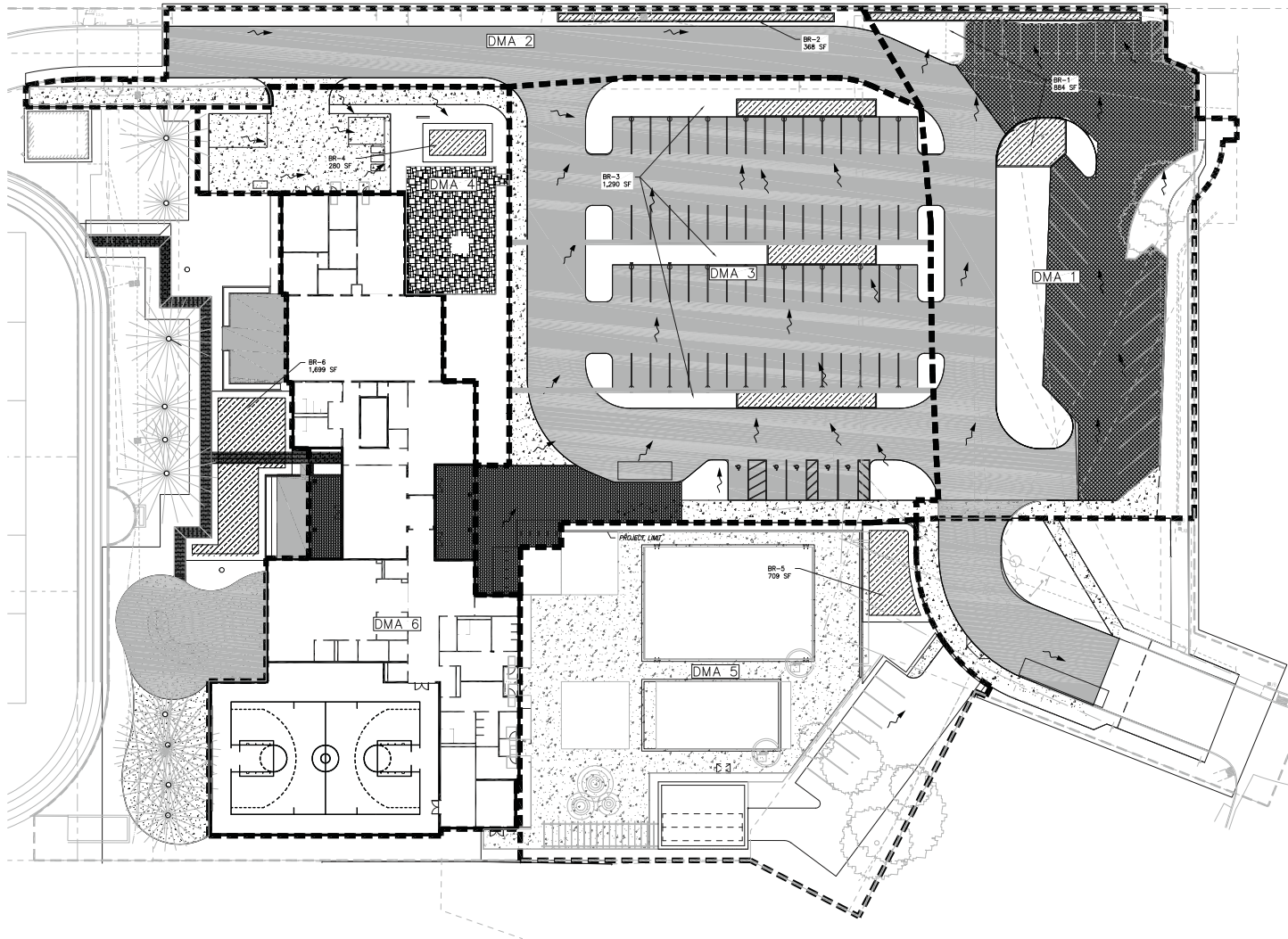
Fire Access Diagram

Menlo Park Community Campus, Menlo Park, California



6754 O.R. 446





Overall Preliminary Stormwater Analysis		10/2/2020
Impervious	Roof, sf	26,647
	Pavement, sf	25,893
	Road, sf	56,484
Pervious	Landscape	37,858
	Bioretention Req'd, SF	4,512
Project Site Limit, sf		146,881

DMA 1; BR-1		10/14/2020
Impervious	Roof, sf	
	Pavement, sf	2,667
	Road, sf	18,264
Pervious	Landscape	6,706
	Bioretention Req'd, SF	864
DMA Limit, sf		27,637

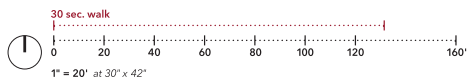
DMA 2; BR-2		10/14/2020
Impervious	Roof, sf	
	Pavement, sf	994
	Road, sf	7,650
Pervious	Landscape	3,266
	Bioretention Req'd, SF	359
DMA Limit, sf		11,909

DMA 3; BR-3		10/14/2020
Impervious	Roof, sf	
	Pavement, sf	5,585
	Road, sf	25,673
Pervious	Landscape	6,832
	Bioretention Req'd, SF	1,278
DMA Limit, sf		38,090

DMA 6; BR-6		10/14/2020
Impervious	Roof, sf	26,658
	Pavement, sf	14,192
	Road, sf	
Pervious	Landscape, sf	15,335
	Bioretention Req'd, sf	1,695
DMA Limit, sf		56,185

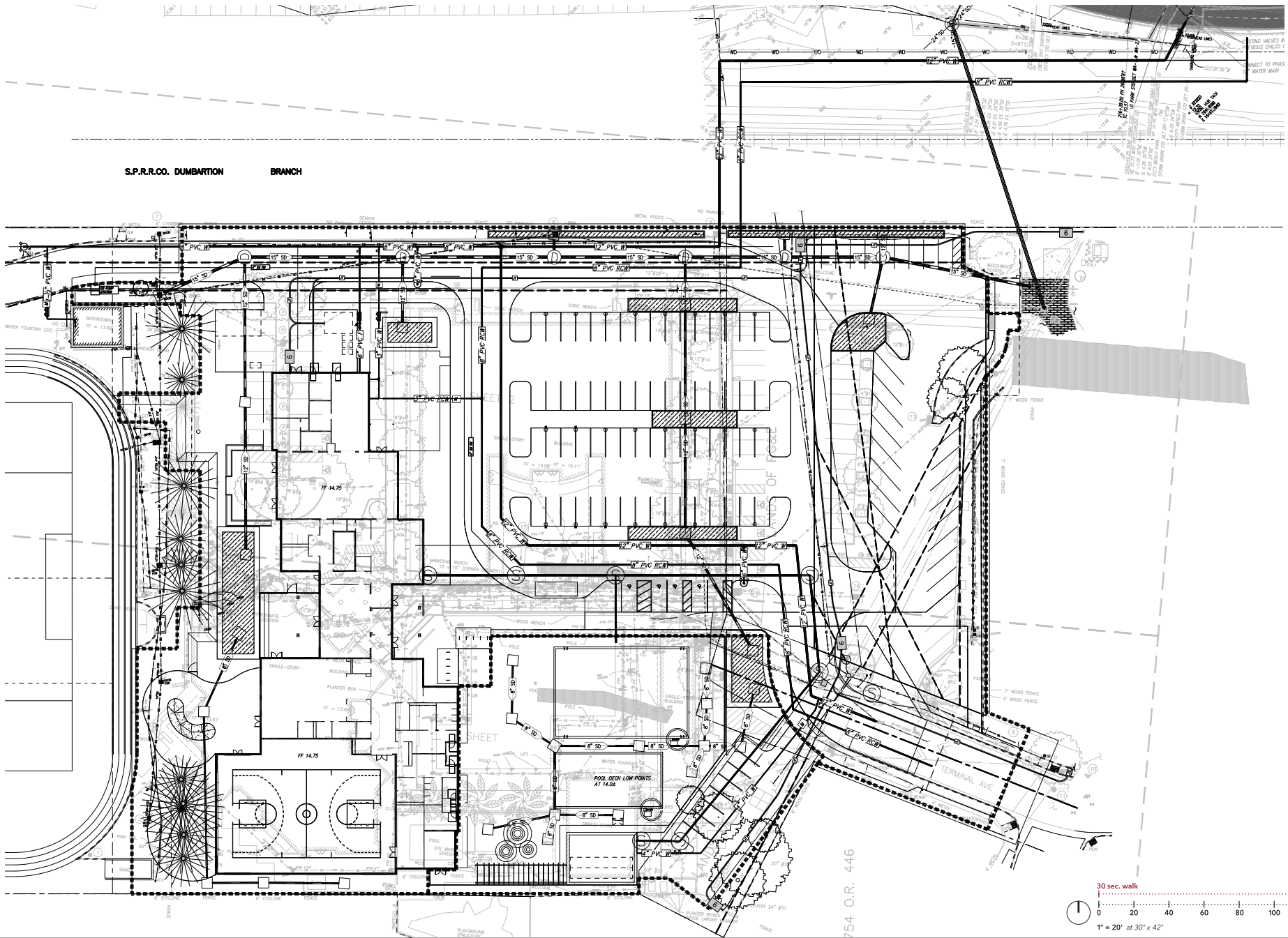
DMA 5; BR-5		10/14/2020
Impervious	Roof, sf	1,203
	Pavement, sf	11,584
	Road, sf	4,067
Pervious	Landscape	5,930
	Bioretention Req'd, SF	698
DMA Limit, sf		22,784

DMA 4; BR-4		10/14/2020
Impervious	Roof, sf	
	Pavement, sf	6,363
	Road, sf	
Pervious	Landscape	3,628
	Bioretention Req'd, SF	269
DMA Limit, sf		9,989



Stormwater Control Plan

Menlo Park Community Campus, Menlo Park, California



Utility Plan

Menlo Park Community Campus, Menlo Park, California

F13



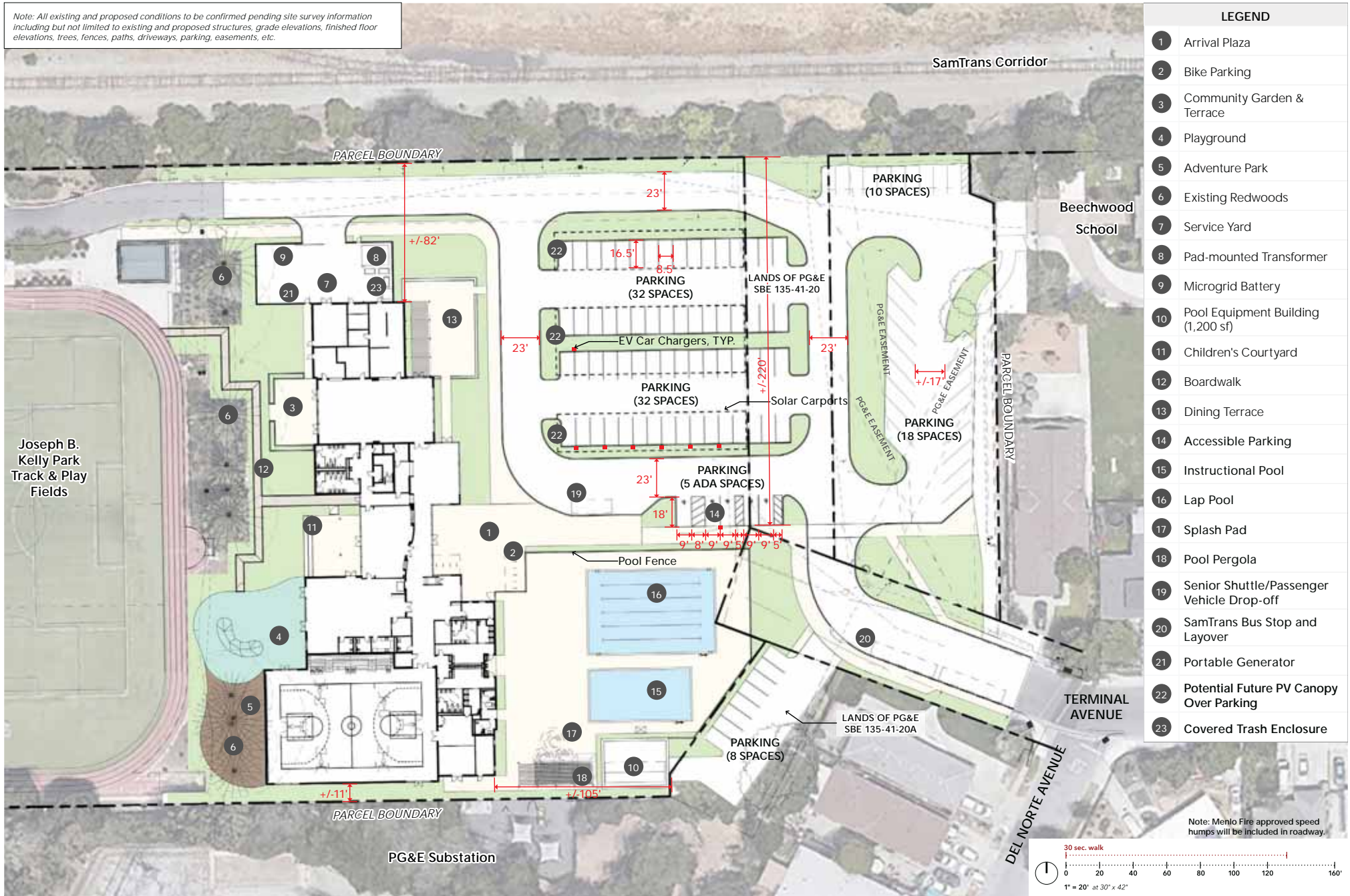
Overall Illustrative Site Plan

Menlo Park Community Campus, Menlo Park, California

F14

L0.00

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.

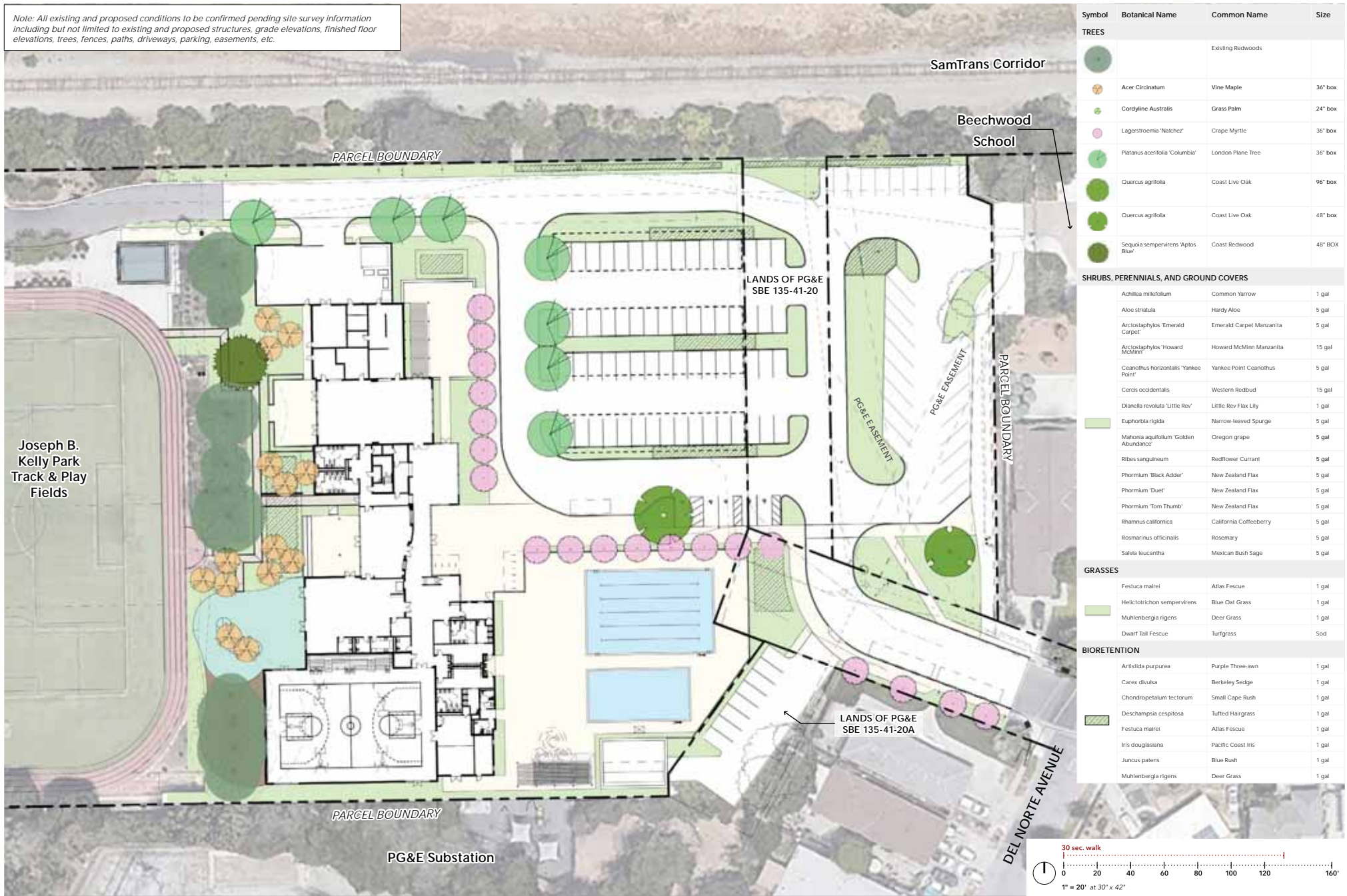


LEGEND	
1	Arrival Plaza
2	Bike Parking
3	Community Garden & Terrace
4	Playground
5	Adventure Park
6	Existing Redwoods
7	Service Yard
8	Pad-mounted Transformer
9	Microgrid Battery
10	Pool Equipment Building (1,200 sf)
11	Children's Courtyard
12	Boardwalk
13	Dining Terrace
14	Accessible Parking
15	Instructional Pool
16	Lap Pool
17	Splash Pad
18	Pool Pergola
19	Senior Shuttle/Passenger Vehicle Drop-off
20	SamTrans Bus Stop and Layover
21	Portable Generator
22	Potential Future PV Canopy Over Parking
23	Covered Trash Enclosure

Proposed Site Plan

Menlo Park Community Campus, Menlo Park, California

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.

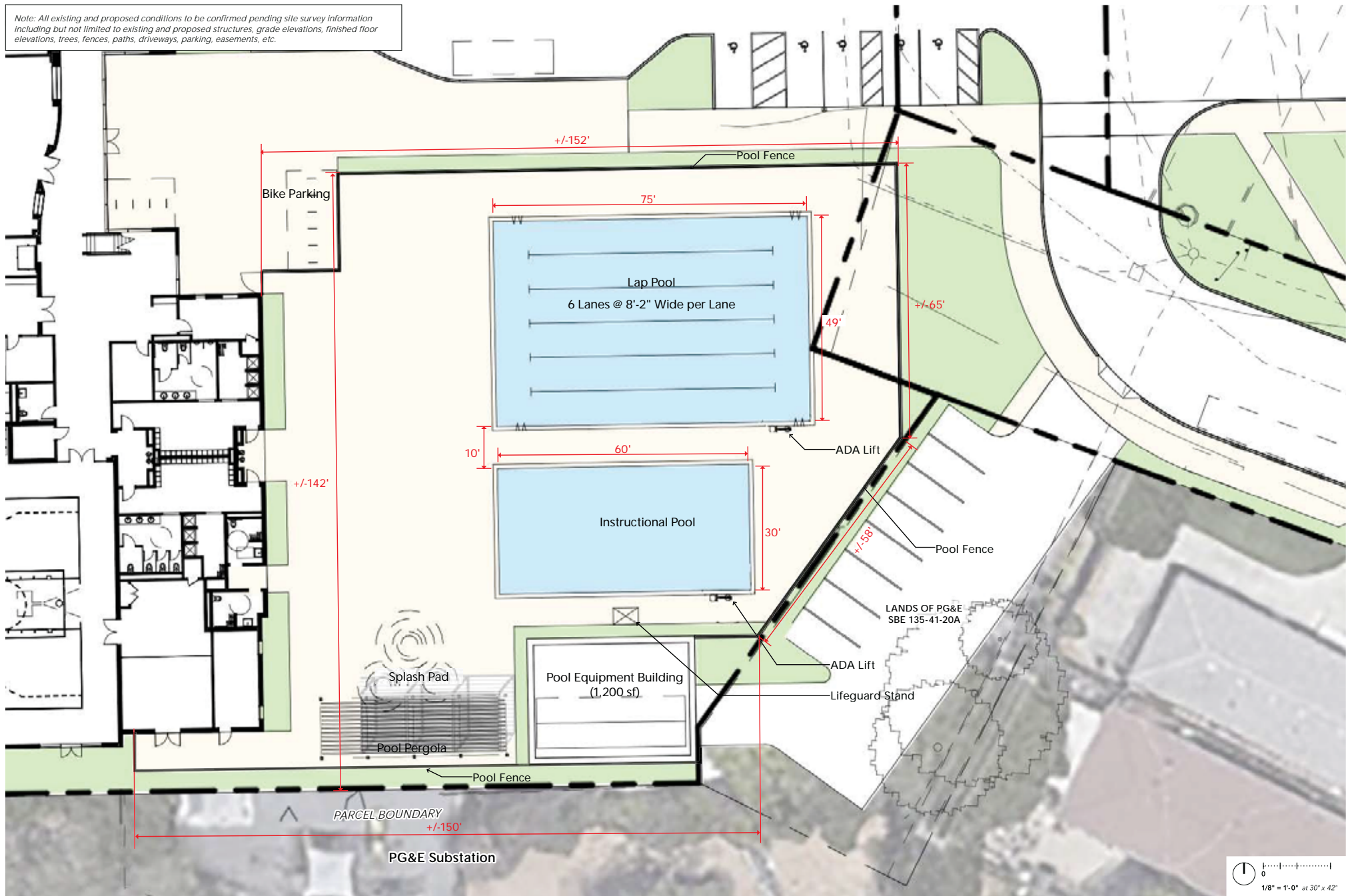


Symbol	Botanical Name	Common Name	Size
TREES			
		Existing Redwoods	
	Acer Circinatum	Vine Maple	36" box
	Cordyline Australis	Grass Palm	24" box
	Lagerstroemia 'Natchez'	Crape Myrtle	36" box
	Platanus acerifolia 'Columbia'	London Plane Tree	36" box
	Quercus agrifolia	Coast Live Oak	96" box
	Quercus agrifolia	Coast Live Oak	48" box
	Sequoia sempervirens 'Aptos Blue'	Coast Redwood	48" BOX
SHRUBS, PERENNIALS, AND GROUND COVERS			
	Achillea millefolium	Common Yarrow	1 gal
	Aloe striatula	Hardy Aloe	5 gal
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	5 gal
	Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	15 gal
	Ceanothus horizontalis 'Yankee Point'	Yankee Point Ceanothus	5 gal
	Cercis occidentalis	Western Redbud	15 gal
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 gal
	Euphorbia rigida	Narrow-leaved Spurge	5 gal
	Mahonia aquifolium 'Golden Abundance'	Oregon grape	5 gal
	Ribes sanguineum	Redflower Currant	5 gal
	Phormium 'Black Adder'	New Zealand Flax	5 gal
	Phormium 'Duet'	New Zealand Flax	5 gal
	Phormium 'Tom Thumb'	New Zealand Flax	5 gal
	Rhamnus californica	California Coffeeberry	5 gal
	Rosmarinus officinalis	Rosemary	5 gal
	Salvia leucantha	Mexican Bush Sage	5 gal
GRASSES			
	Festuca mairei	Atlas Fescue	1 gal
	Helictotrichon sempervirens	Blue Owl Grass	1 gal
	Muhlenbergia rigens	Deer Grass	1 gal
	Dwarf Tall Fescue	Turfgrass	Sod
BIORETENTION			
	Aristida purpurea	Purple Three-awn	1 gal
	Carex divulva	Berkeley Sedge	1 gal
	Chondropetalum tectorum	Small Cape Rush	1 gal
	Deschampsia cespitosa	Tufted Hairgrass	1 gal
	Festuca mairei	Atlas Fescue	1 gal
	Iris douglasiana	Pacific Coast Iris	1 gal
	Juncus patens	Blue Rush	1 gal
	Muhlenbergia rigens	Deer Grass	1 gal

Proposed Landscape Plan

Menlo Park Community Campus, Menlo Park, California

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.



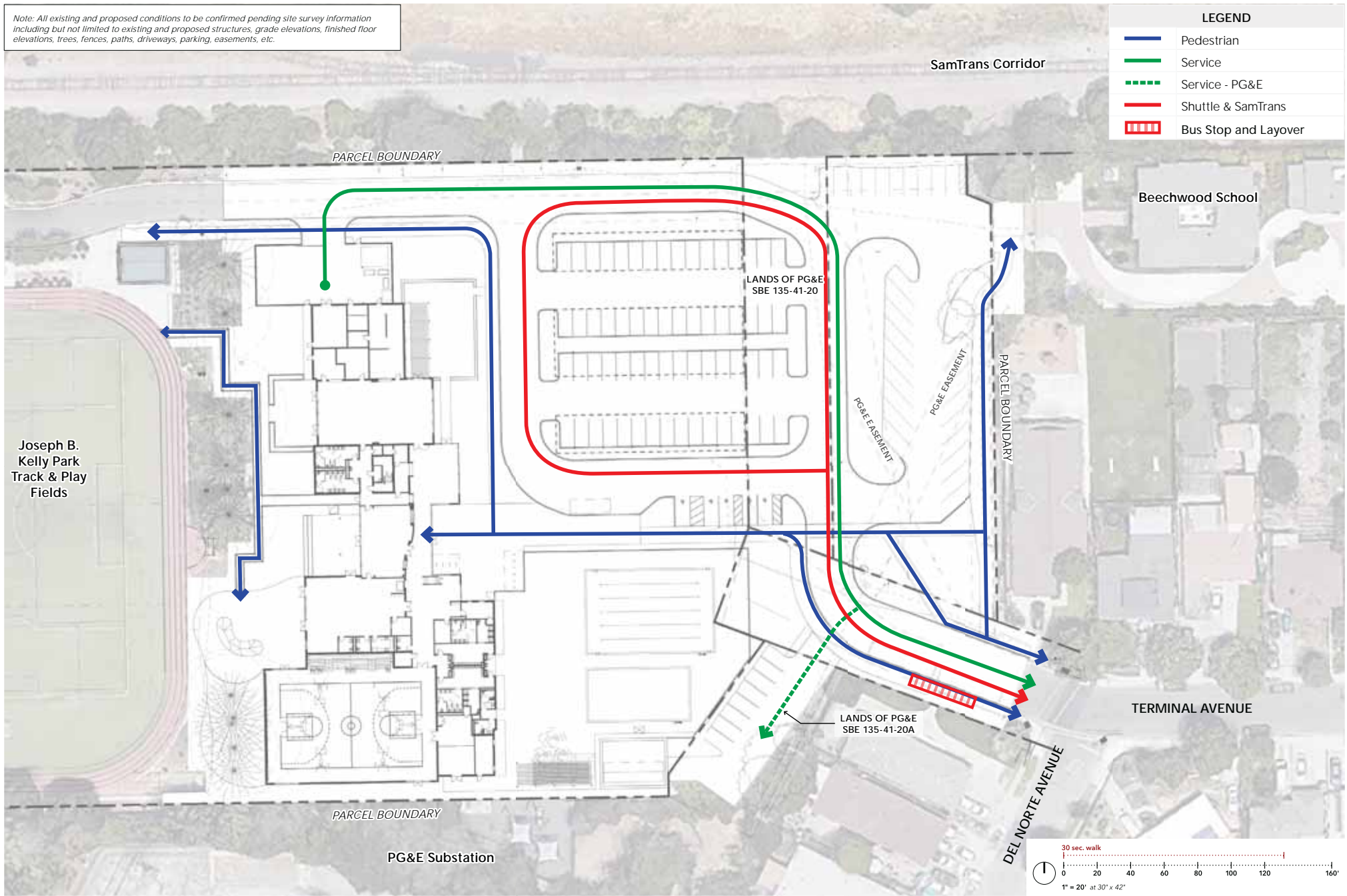
1/8" = 1'-0" at 30" x 42"

Pool Enlargement Plan

Menlo Park Community Campus, Menlo Park, California

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.





LEGEND	
	Pedestrian
	Service
	Service - PG&E
	Shuttle & SamTrans
	Bus Stop and Layover



Proposed Circulation Plan

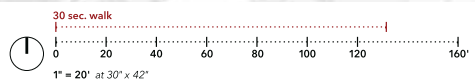
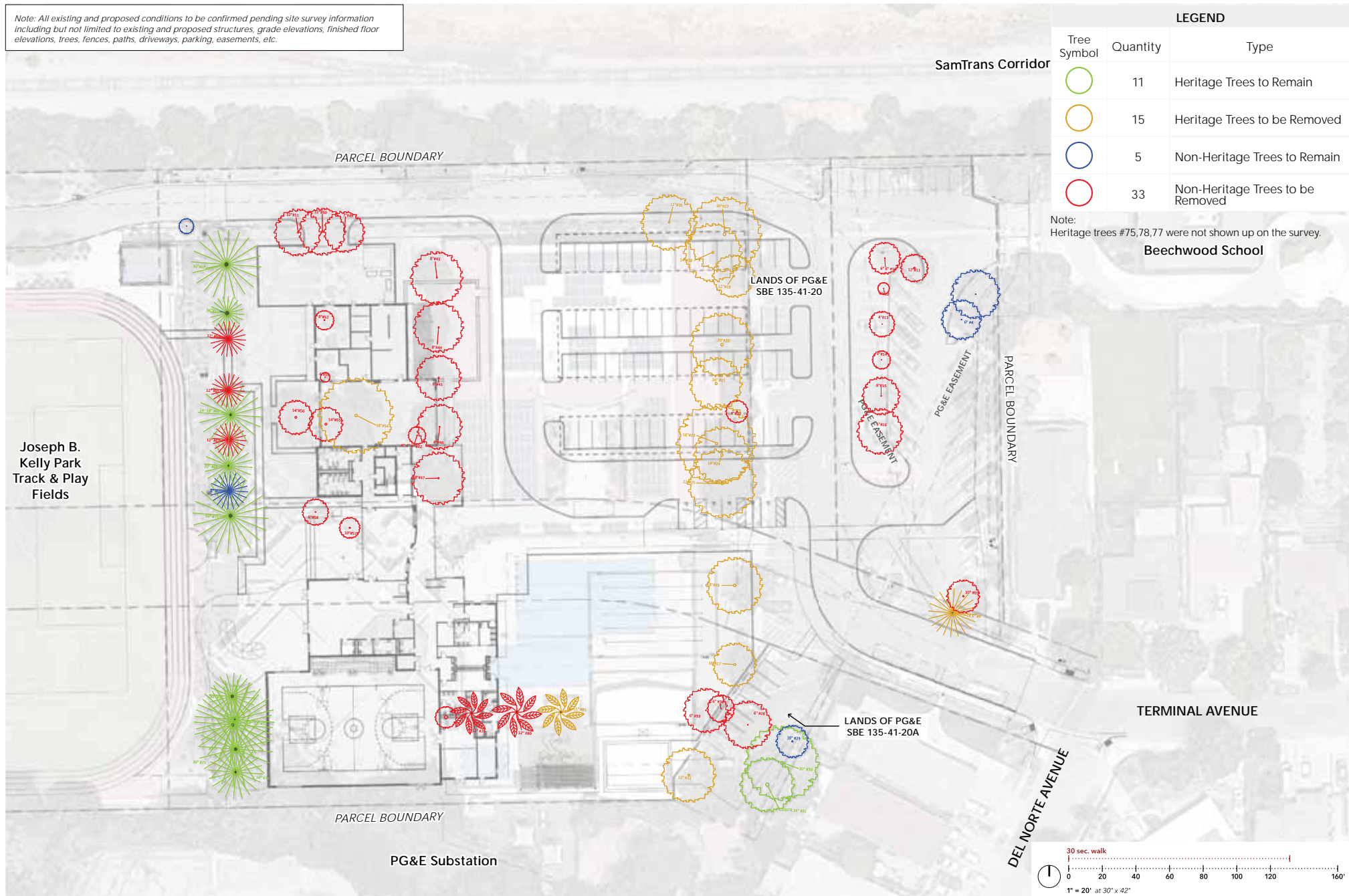
Menlo Park Community Campus, Menlo Park, California

Note: All existing and proposed conditions to be confirmed pending site survey information including but not limited to existing and proposed structures, grade elevations, finished floor elevations, trees, fences, paths, driveways, parking, easements, etc.

LEGEND		
Tree Symbol	Quantity	Type
	11	Heritage Trees to Remain
	15	Heritage Trees to be Removed
	5	Non-Heritage Trees to Remain
	33	Non-Heritage Trees to be Removed

Note:
Heritage trees #75,78,77 were not shown up on the survey.

Beechwood School



Tree Removal Plan

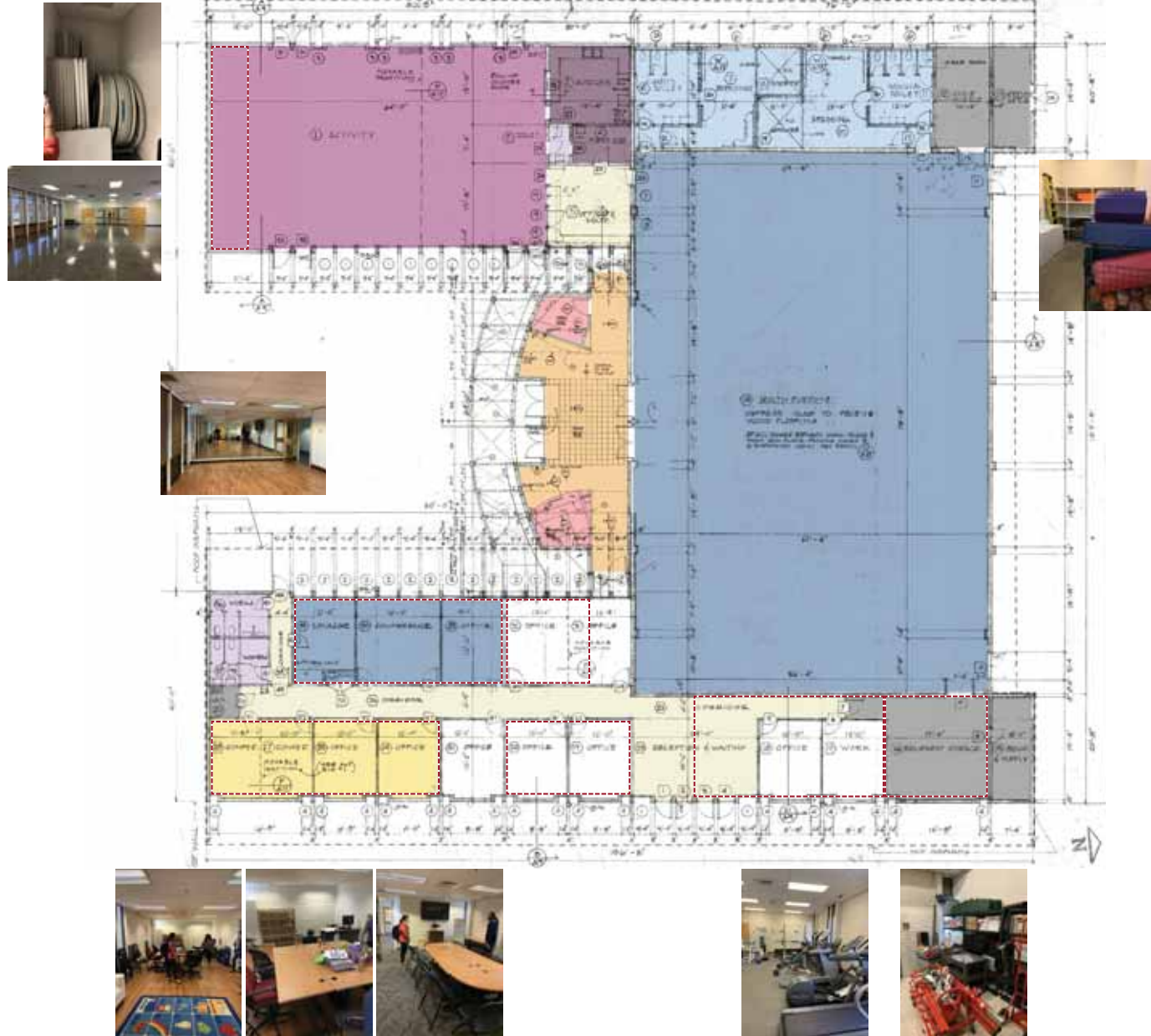
Menlo Park Community Campus, Menlo Park, California

KEY PLAN



Onetta Harris Community Center	Net Area (sf)	Notes
Public		
Entrance	1,008	From renovation plans
Gym	6,913	
Gym Storage	195	Used for gym storage
Refuse Area	142	Accessed from outside
Dressing Room	341	
Dressing Room	365	Men's and Women's Locker Rooms
Women's Toilet	177	
Men's Toilet	173	
Multi-purpose Room	2,422	Area includes current storage area at the back wall Currently unused / basically as circulation
Office and Equipment	233	
Kitchen	222	
First Aid	76	Used as kitchen storage
WC	27	Awkward adjacency to multi-purpose room
Bathroom	190	
Lounge 34	184	Used as a fitness classroom
Conference 30	251	(ballet/dance). Includes storage for that room.
Office 33	184	
Office 32	376	
Conference 28	285	Used as part of the Youth Center childcare program
Office 25	169	
Office 24	169	
Office 21	169	
Office 20	169	
Office 19	169	Conference Room?
Office 18	169	<- part of Fitness Room?
Work	169	
Equipment Storage	398	
Supply	142	
Janitor	36	
Circulation	1,059	
Overall Net Area (sf)*	16,580	
Gross Building Area (sf)**	17,552	

*Measured from face of int. wall from as built drawings
**Measured from face of ext. wall from as built drawings



Existing - Onetta Harris Community Center - First Floor Plan

Menlo Park Community Campus, Menlo Park, California

KEY PLAN



Senior Center	Net Area (sf)	Notes
Public		
Vestibule	92	Front entry vestibule
Reception Desk	119	
Lobby	1,177	Includes display area near the front doors and reception desk and also circulation space with flyers near the sewing room
Lounge	1,124	Seating areas in front of the fireplace to the puzzle table
Staff Desk	149	Near the Sewing Room
Women's Bathroom	227	
Men's Bathroom	204	
Coats	85	
Sewing	736	Used for kitchen pantry storage Also used for the second harvest program, need to be able to wheel pallets into this room
Arts and Crafts	725	Painting, ceramics, two sinks
Kiln Room	206	
Computer Classroom	212	Used for peace circle, could be combined w/ library program
Billiards and Games	881	
Dining Room 117	2,194	
Storage 120	132	Furniture storage
Avideh's Office	132	Converted from original storage room
Kitchen	264	
Janitor's Closet	22	Accessed through pantry storage area (originally was where the meeting room dividers were located)
Pantry 115	80	Currently not large enough, use extra storage space near front entry
Former Medical Clinic Spaces:		
Multi-Purpose 116	877	
Storage 119	88	
Office 110	150	
Exam Room	145	
Seminar Conference Room	241	
Administration	425	
Storage 111	101	Accessed from exterior service yard
Electric 112	95	Accessed from exterior service yard
Overall Net Area (sf)	11,283	
Gross Building Area (sf)**	12,385	

*Measured from face of int. wall from as built drawings
**Measured from face of ext. wall from as built drawings



1/8" = 1'-0" at 30" x 42"

Existing - Menlo Park Senior Center - First Floor Plan

Menlo Park Community Campus, Menlo Park, California

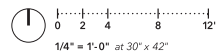
A1.02

KEY PLAN



Youth Center Existing	Net Area (sf)	Notes
Public		
Activities Room	1,593	
Kitchen	153	
Director's Office	156	
WC	29	
WC	29	
JC	25	
Mechanical	28	
Storage	107	
Circulation	81	
Overall Net Area (sf)*	2,201	
Gross Building Area (sf)**	2,370	

*Measured from face of int. wall from as built drawings
**Measured from face of ext. wall from as built drawings



Existing - Belle Haven Youth Center - First Floor Plan

Menlo Park Community Campus, Menlo Park, California

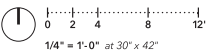
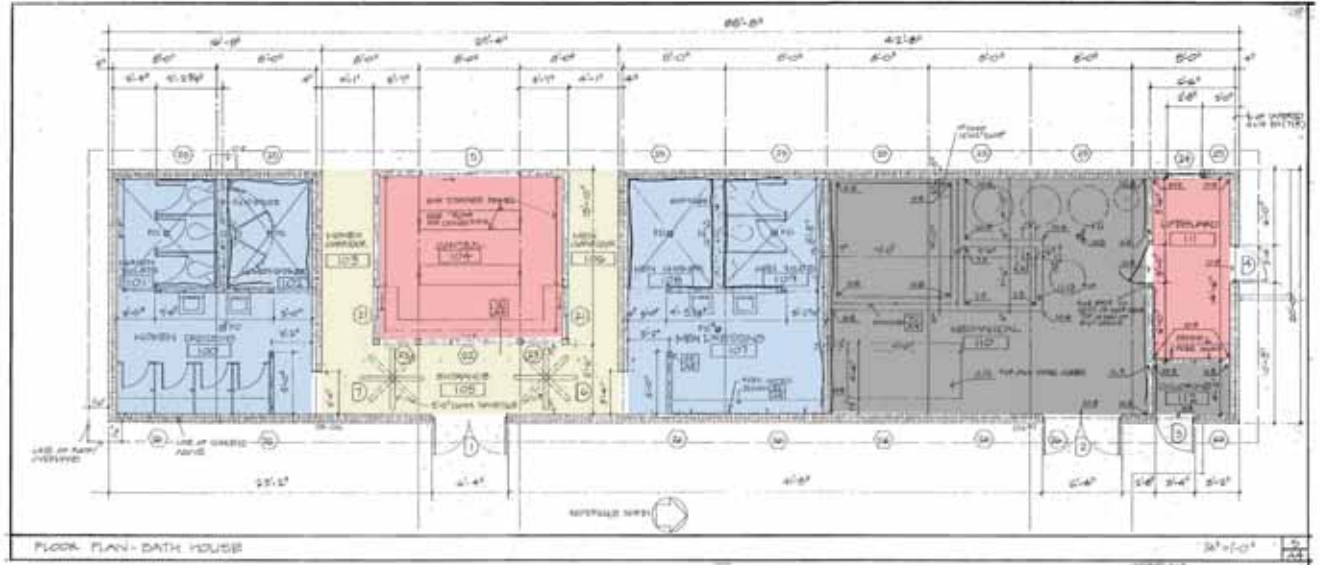
A1.03

KEY PLAN



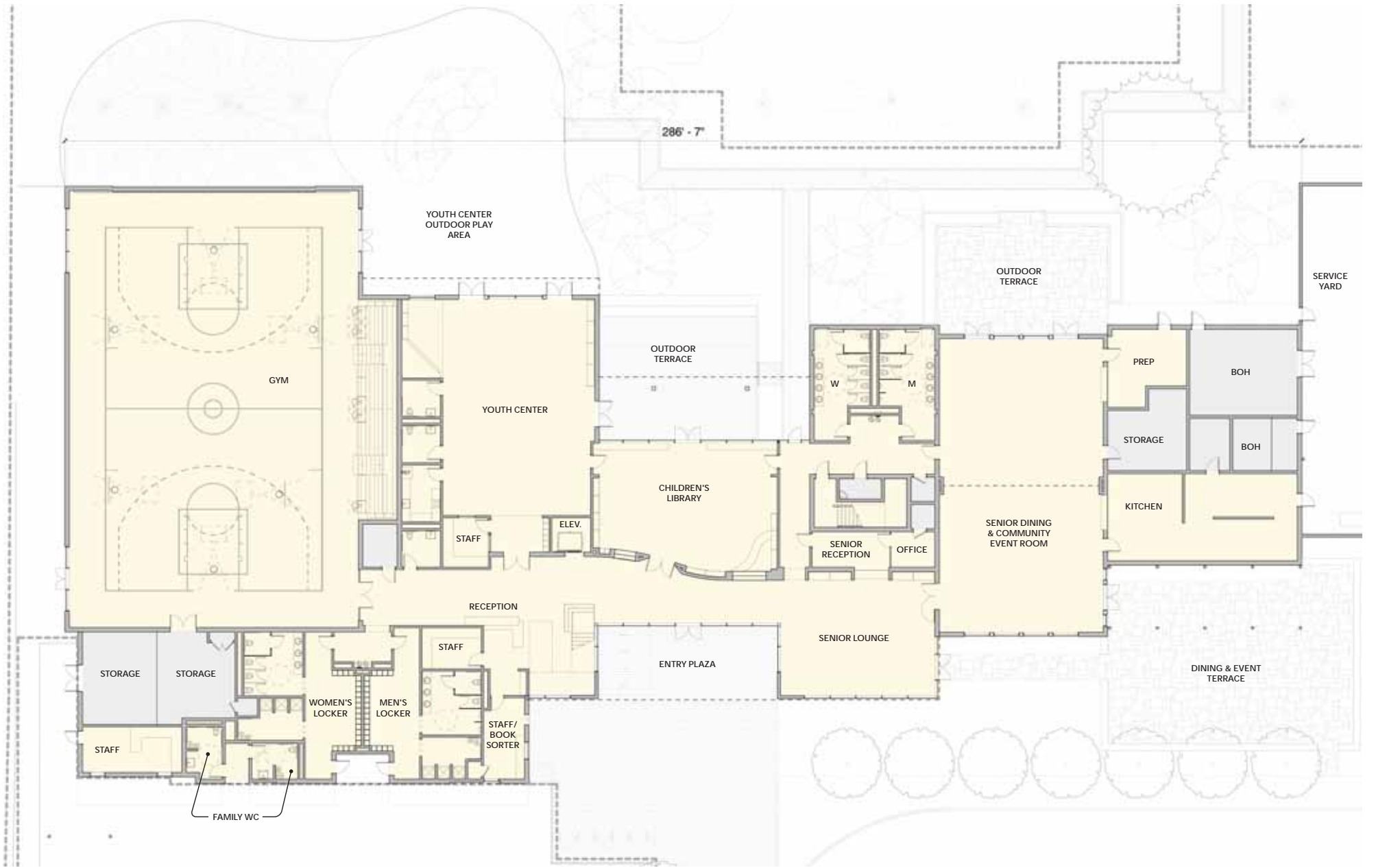
Pool House	Net Area (sf)	Notes
Public		
Women's	270	
Men's	271	
Control	181	
Lifeguard	89	
Mechanical	460	
Chlorine	24	
Circulation	247	
Overall Net Area (sf)**	1,542	
Gross Building Area (sf)**	1,773	

*Measured from face of int. wall from as built drawings
**Measured from face of ext. wall from as built drawings



Existing - Belle Haven Pool House- First Floor Plan

Menlo Park Community Campus, Menlo Park, California



1/8" = 1'-0" at 30" x 42"

Proposed - Floor Plan - 1st Floor

Menlo Park Community Campus, Menlo Park, California

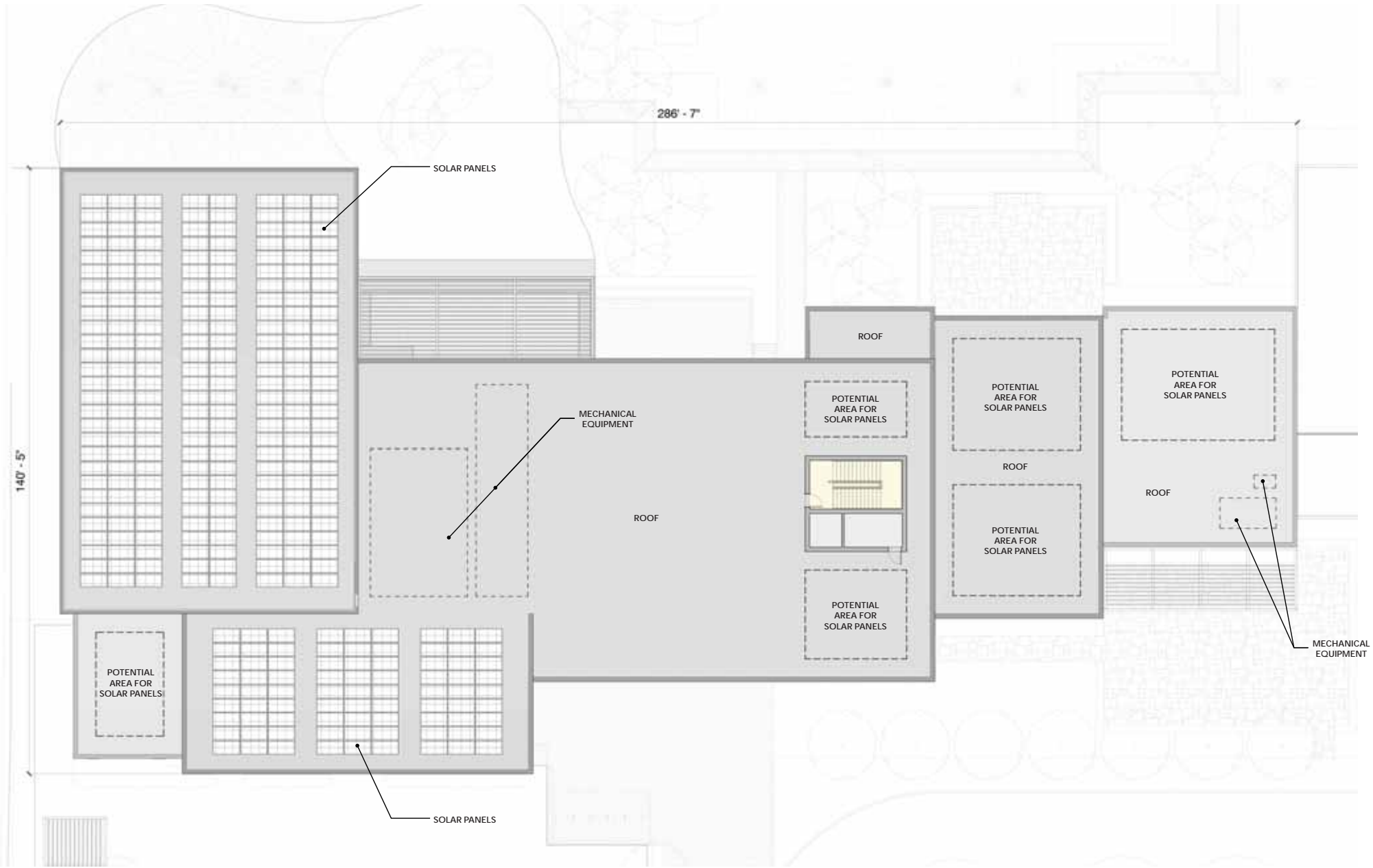


Proposed - Floor Plan - 2nd Floor

Menlo Park Community Campus, Menlo Park, California

F25

A2.02



Proposed - Roof Plan

Menlo Park Community Campus, Menlo Park, California

F26

1/8" = 1'-0" at 30" x 42"

A2.03



BUILDING ELEVATION - WEST



BUILDING ELEVATION - EAST

1/8" = 1'-0" at 30" x 42"

Exterior Elevations

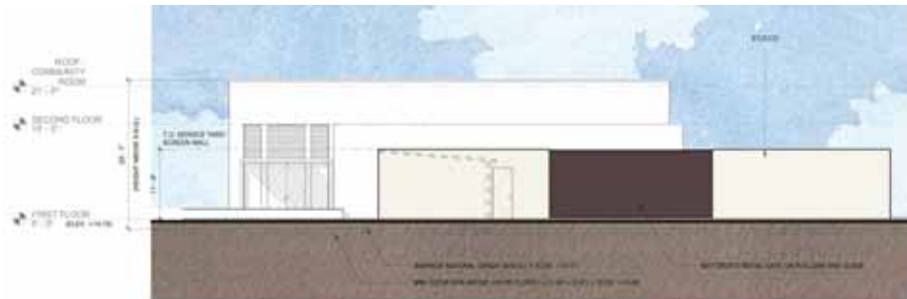
Menlo Park Community Campus, Menlo Park, California



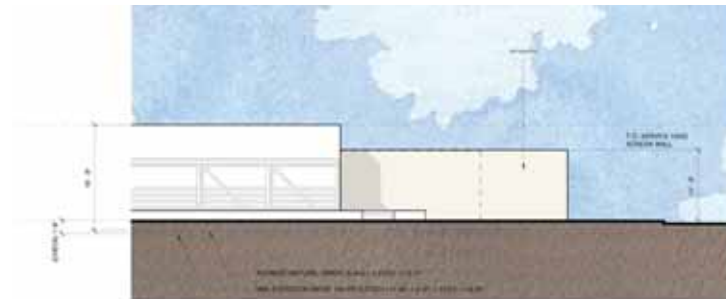
BUILDING ELEVATION - NORTH



BUILDING ELEVATION - SOUTH



SERVICE YARD ELEVATION - NORTH



SERVICE YARD ELEVATION - EAST

1/8" = 1'-0" at 30" x 42"

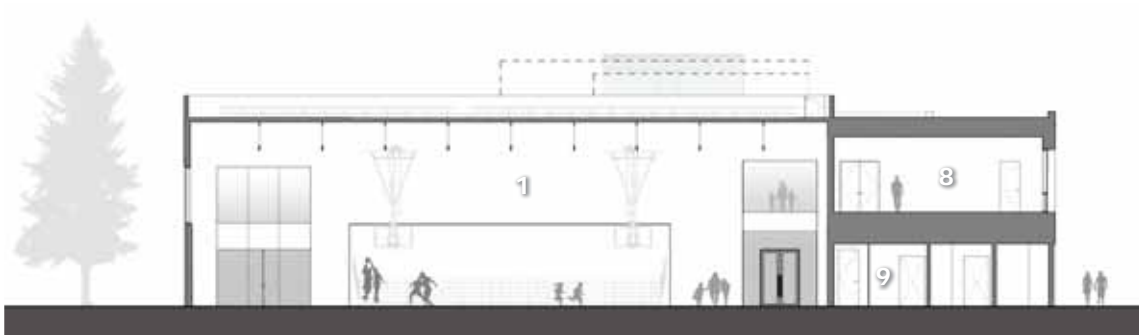
Exterior Elevations

Menlo Park Community Campus, Menlo Park, California

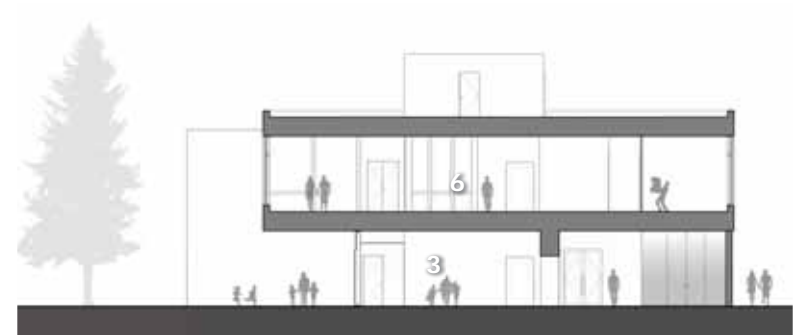
LEGEND	
1	Gymnasium
2	Youth Center
3	Children's Library
4	Senior Dining & Community Room
5	Commercial Kitchen
6	Library
7	Makerspace
8	Fitness
9	Lockers



SECTION - LONGITUDINAL THROUGH GYMNASIUM & COMMUNITY EVENT ROOM



SECTION - CROSS SECTION THROUGH GYMNASIUM



SECTION - CROSS SECTION THROUGH LIBRARY

1/8" = 1'-0" at 30" x 42"

Diagrammatic Building Sections

Menlo Park Community Campus, Menlo Park, California



PERSPECTIVE VIEW AT BUILDING ENTRY

Exterior Building Perspective

Menlo Park Community Campus, Menlo Park, California

F30

A4.01



PERSPECTIVE VIEW AT POOL DECK

Exterior Building Perspective

Menlo Park Community Campus, Menlo Park, California

F31

A4.02



PERSPECTIVE VIEW AT CHILDREN'S LIBRARY TERRACE

Exterior Building Perspective

Menlo Park Community Campus, Menlo Park, California

F32

A4.03



PERSPECTIVE VIEW AT SENIOR TERRACE

Exterior Building Perspective

Menlo Park Community Campus, Menlo Park, California

F33

A4.04



PERSPECTIVE VIEW AT SENIOR TERRACE

Exterior Building Perspective

Menlo Park Community Campus, Menlo Park, California

F34

A4.05



PERSPECTIVE VIEW AT BEECHWOOD GATE



PERSPECTIVE VIEW FROM TRACK



REFERENCE IMAGE

Solar Carport Illustrative views

Menlo Park Community Campus, Menlo Park, California

F35

A4.06



INDOOR/OUTDOOR WOOD SOFFIT



GLASS



FIBER CEMENT PANELS



SMOOTH STUCCO



PERGOLA



GLASS



METAL PANEL (SELECT AREAS)

Material Concept Imagery

Menlo Park Community Campus, Menlo Park, California

F36

A5.01

HART HOWERTON

NEW YORK · SAN FRANCISCO

Menlo Park Community Campus Proposal - Project Description

Purpose of the proposal

On December 16, 2019, Facebook submitted a formal offer letter to the Menlo Park City Council describing its intent to collaborate with the community and City to explore funding and development of a new multigenerational community campus on the site of the current Onetta Harris Community Center, Menlo Park Senior Center, and Belle Haven Youth Center located at 100-110 Terminal Avenue. Facebook's goal is to give residents a welcoming place to gather, celebrate, and reinforce the social fabric that makes the Belle Haven neighborhood unique. It should be noted that this is a standalone endeavor by Facebook and is not connected to any other Facebook project.

Existing and Proposed Uses

Currently, the Onetta Harris Community Center, Menlo Park Senior Center, Belle Haven Youth Center, Belle Haven Pool and Pool House, and Kelly Park form a community recreation campus in the Belle Haven neighborhood. Existing uses are as follows:

Onetta Harris Community Center:

- Gymnasium
- Multi-purpose room
- Warming kitchen
- Community classroom spaces
- Small fitness room

Menlo Park Senior Center:

- Dining Hall
- Lounge
- Billiards/game room
- Classroom spaces
- Computer lab
- Commercial kitchen
- Community garden

Belle Haven Youth Center:

- Activities room for the Belle Haven after-school program
- Staff offices
- Storage

Belle Haven Pool House

- Lifeguard/staff spaces
- Locker Rooms
- Pool equipment and storage

The new multi-generational community campus will combine all of the existing uses into one centralized building, along with a new branch library, that will provide a mix of recreation and activity spaces. Per the City of Menlo Park Zoning Code, Section 16.04.325, the gross floor area (GFA) of the proposed building is 37,080 sf which excludes all MEP exempt areas (including the Pool Equipment Building) and exterior terraces. The proposed uses are as follows:

- Gymnasium
- Youth Center
- Locker Rooms
- Senior Dining Room / Community Event Room—a divisible room that will serve the dual purpose of the Senior Center dining room and an event rental space
- Senior Lounge / Lobby
- Commercial Kitchen, Prep Kitchen and storage
- Flexible classroom spaces
- Movement studio (dance classes, yoga, etc.)
- Fitness Room (cardio, weights, etc.)
- Library distributed throughout the building including storytime space, teen lounge, makerspace, homework center, conference room, and flexible classroom spaces

The City of Menlo Park has determined that a new pool, to be financed by the City of Menlo Park, will be added as a separate phase of this project.

Additional aspects of the project that are to be financed by the City of Menlo Park include:

- Site Water Main Replacement (See Civil Drawings for scope)
- Pool Construction (separate project as noted above, see Landscape Arch drawings)
- Additional Rooftop PV (see Roof Plan for potential scope to be confirmed beyond Code minimum)
- Addition of Solar Carports (See Site Plan for potential scope to be confirmed)
- Designation as Red Cross Emergency Shelter
- Addition of Microgrid (scope to be confirmed)
- Upgrade to LEED Platinum from LEED Gold. (See LEED Worksheet and pathway notes below)
- Reclaimed Water Piping (scope to be confirmed)

Pathway to LEED Platinum

Menlo Park Community Campus will be pursuing LEEDv4 Platinum BD+C. The project is currently tracking at 71 points (“Confirmed” + “Likely” as reflected in the LEED Scorecard). The pathway to LEED Platinum involves an 80-point minimum and will be pursued with credits identified in the “Pursuing” category. While 88 points are shown in this category the following credits have been identified as the most promising for Platinum certification level while maintaining a 4-point buffer (84 points total for project):

- EA - Optimize energy performance (Pursing 8 points)
Strategy: Percent savings in energy cost will be confirmed once finalized plans from City’s solar subcontractor have been analyzed and incorporated into the energy model.
- EQ - Interior Lighting (Pursing 1 point)
Strategy: Project design is being coordinated for alignment of LEED requirements with the project budget.
- EQ - Daylight (Pursing 2 points)
Strategy: Project design is being coordinated for alignment of LEED requirements, design aesthetic and the project budget.
- EQ - Quality Views (Pursuing 1 point)
Strategy: Project design is being coordinated for alignment of LEED requirements.
- MR - Building Product Disclosure and Optimization - Material Ingredients (Pursuing 1 point)
Strategy: Product selection is being vetted based on Facebook’s Healthy and Sustainable Materials program to demonstrate improvement of chemical inventory of products. Confirmed during construction phase.

Basis for site layout

The proposed building placement and site layout is based on the desire to more directly connect the Belle Haven neighborhood with Kelly Park and to improve access and circulation. The existing parking lots will be combined into a single parking lot that facilitates school drop-offs, senior center shuttle and bus access, bike/pedestrian access, and service vehicles.

In addition to improved circulation, the building placement and site layout will enhance the operational efficiencies of the campus. The new Youth Center space

located on the first floor of the building will have more direct access to a new playground (or relocated existing playground) as well as Kelly Park. The new locker rooms will be shared by the building's fitness spaces and the adjacent proposed pool. Furthermore, a series of outdoor community gathering spaces and amenities will be dispersed throughout the site. On the ground level, an outdoor courtyard and boardwalk system connect the Children's Library to the adjacent playground and provide access to Kelly Park. The combined Senior Center Dining Room / Community Event Room have a complementary outdoor dining terrace on the eastern side of the building as well as access to the new community garden and terrace on the western side. On the second floor, the Makerspace has an adjacent terrace that overlooks Kelly Park.

Architectural style, materials, and colors

The proposed building will be a contemporary style with colors and materials that are still to be determined at this time. Please refer to Sheet A5.01 for conceptual material imagery.

Community Engagement and Outreach Efforts

The community engagement and outreach for the project consisted of a series of community meetings and workshops as described below:

Community Workshop #1 - January 11, 2020

The first community workshop was held on January 11, 2020 at the Menlo Park Senior Center. The initial concept designs were presented, and the community members were invited to provide feedback on a series of programming posters and a small massing model of the project. There was also a brief question and answer session where members of the community raised concerns about the naming of the facility and the interim services that would be provided during construction. Approximately 130 people attended the meeting. The presentation slides and feedback that was received are located on the City's website here: <https://www.menlopark.org/1645/Previous-meetings-documents-recordings>.

Community Workshop #2-February 9, 2020

The second community meeting was held on February 9, 2020 at the Menlo Park Senior Center. At this meeting, Facebook and Hart Howerton presented a project overview and summary of Community Workshop #1. Participants were then asked to participate in a group exercise. Each table was given six sheets of paper describing feedback received from the community regarding the community center, senior center, youth center, library, fitness center and pool. Participants at each table were asked to identify their top three most important functions/spaces in each category.

The presentation slides and feedback that was received are located on the City's website here: <https://www.menlopark.org/1645/Previous-meetings-documents-recordings>.

Community Workshop #3-- *The Planning Commission Study Session held on 10/5/20 served as the third workshop session.*

100-110 Terminal Avenue – Attachment H: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	340,140 sf	340,140 sf	N/A sf min.
Lot width	~385 ft.	~385 ft.	N/A ft. min.
Lot depth	~830 ft.	~830 ft.	N/A ft. min.
Setbacks			
Front	~105 ft.	1 ft.	N/A ft. min.
Rear	~400 ft.	488.25 ft.	N/A ft. min.
Side (left)	~11 ft.	9.2 ft.	ft. min.
			N/A
Side (right)	~82 ft.	46 ft.	ft. min.
			N/A
Building coverage	26,404 sf	34,080 sf	N/A sf max.
	7.8 %	10 %	N/A % max.
FAR (Floor Area Ratio)	37,080 sf	34,080 sf	102,042 sf max.
Square footage by floor	24,432 sf/1st	17,552 sf/Onetta Harris Community Center	
	12,353 sf/2nd	12,385 sf/Menlo Park Senior Center	
	295 sf/roof access	2,370 sf/Belle Haven Youth Center	
	1,200 sf/Accessory buildings	1,773 sf/pool house	
	1,108 sf/area exempt from GFA		
Square footage of buildings	39,388 sf	34,080 sf	
Building height	40.6 ft.	46.6 ft.	N/A ft. max.
Parking	164	146	N/A

Note: Areas shown highlighted indicate a nonconforming or substandard situation.

Trees*			
Heritage trees	29	Non-Heritage trees	54
New Trees			43
Heritage trees proposed for removal	15	Non-Heritage trees proposed for removal	33
		Total Number of Trees	78

* Only includes trees in the vicinity of the proposed project.

Memorandum

Date: December 1, 2020

To: Solon Stewart-Rose, Facebook

From: Corwin Bell
Robert H. Eckols, P.E.

Subject: Belle Haven (Onetta Harris) Community Center Shared Parking Analysis

SJ20-2010

This memorandum presents the findings of a shared parking analysis conducted by Fehr & Peers for the Onetta Harris Community Center located in Menlo Park, California. Based on our analysis:

- Peak parking demand of 156 vehicles for the Proposed Project would occur on weekdays between 6 PM and 7 PM.
- The proposed parking supply of 164 spaces is sufficient to serve the estimated parking demand.

The remainder of this memorandum provides more details on our analysis assumptions and results.

Project Description

The Onetta Harris Community Center provides a variety of youth, senior, and fitness programs. The center features a multi-purpose room, kitchen, gymnasium, computer lab, fitness center, conference room, preschool room and classroom. Many of the facilities are available for rental by Menlo Park residents and non-residents. There is an ongoing effort to explore the funding and development of a new multi-generational Community Center and library at the site of the current Onetta Harris Community Center, Menlo Park Senior Center, Youth Center (childcare) and Belle Haven Pool, near Kelly Park (henceforth referred to as Community Center).

The Community Center is located on Terminal Avenue and shares parking areas with Kelly Park and Beechwood School. Kelly Park is a city owned sports park that has a soccer field, two tennis courts, and a basketball court. Beechwood is a private, non-profit school of 170 students in Kinder Prep through Eighth Grade. The school uses the shared parking areas for faculty, staff, and visitor parking as well as for student drop-offs and pickups.



Methodology

Typically, a shared parking analysis for an existing facility would include a data collection effort to document the existing parking demand. The current shelter-in-place order for the Bay Area has made it infeasible to do any data collection at this time. Therefore, Fehr & Peers researched multiple industry sources for parking demand rates and diurnal parking distributions for the uses that share the Community Center parking. In addition to these industry sources, Fehr & Peers was provided information on the Community Center existing and proposed programming, Kelly Park soccer field operations, and Beechwood school staffing and schedule.

Fehr & Peers performed the analysis using a methodology that is consistent with the Urban Land Institute (ULI) Shared Parking methodology. We estimated peak parking demand for each use with parking demand rates from the Institute of Transportation Engineers (ITE) *Parking Generation Manual 5th Edition* (ITE Manual). We calculated hourly demands by land use based on the diurnal distribution rates from the ITE Manual and the hours of operation provided by the Community Center. Parking demand internalization, where one parked vehicle accesses multiple uses, was estimated based on the complementarity of uses and Fehr & Peers experience with shared parking analyses. The total hourly demand was calculated by summing the hourly demands of each use.

Parking Demand Rates

Fehr & Peers identified two potential sources for parking demand rates: the *ULI Shared Parking 3rd Edition Calculation Model* (ULI Model), and the ITE Manual. While the ULI Model has the advantage of including time of day distributions and internalization rates, it does not have parking rates for uses comparable to the Belle Haven Community Center. The ITE Manual has rates for the primary uses included in the study area and included time of day distribution for the Recreational Community Center, which is the largest component of the project. Based on the findings above, we decided to use the ITE Manual.

In addition to information from the ITE Manual, we were provided with detailed information about the proposed Project's square footage along with existing and proposed hours of operation. The Belle Haven Assistant Community Services Director provided observations about parking lot conditions and hours of operations for the Kelly Park soccer field. **Table 1** summarizes the rates used for the Community Center and Kelly Park uses.



Table 1: Parking Demand Rates

Land Use (ITE Code)	Unit	Day of Week	Peak Parking Period	Peak Demand Rate (Spaces per Unit)
Day Care Center (565)	ksf	Weekday	8 AM – 6 PM	2.5
Library (590)	ksf	All Days*	11 AM – 4 PM	2.7
Recreational Community Center (495)	ksf	Weekday	9 AM – 12 PM, 5 – 8 PM	3.0
		Weekend	9 AM – 2 PM	1.9
Soccer Complex (488)	Number of Fields	Weekday	4 – 8 PM	59.6
		Saturday / Sunday	8 AM – 2 PM	52.1 / 33.5
Tennis Courts (490)	Number of Courts	All Days*	9 AM – 3 PM	2.7
				2.7

*- When day type was not available, the same parking generation rate was assumed for all day types.

Ksf = one thousand square feet.

Source: Institute of Transportation Engineers Parking Generation Manual 5th Edition, 2019.

Beechwood School Staffing and Schedule

Beechwood School is a year-round (220 days) Kindergarten through 8th grade school with 170 students and 29 faculty/staff. The school day begins at 8:30 AM and ends at 3:00 PM. It was reported that all but two staff drive-alone to work. Therefore, Fehr & Peers assumed a faculty/staff parking demand of 27 spaces.

Most of the student passenger loading occurs in the parking aisles. Only a small portion of parents park their vehicles during the morning drop-off and afternoon pickup. We assumed a peak pick-up parking demand of four vehicles and a visitor parking demand of five vehicles during school hours. Due to the existing parking configuration, vehicles may block access to the Community Center parking during passenger loading activity.

Kelly Park Soccer Field Operations

The scheduled use of the Kelly Park soccer field is from 4 PM to 10 PM on weekdays and 8 AM to 10 PM on weekends. There are no gaps between games or practices; therefore, as many as four teams (a minimum of 44 people) may be at the venue for periods of time. However, since there is no formal seating (bleachers) at the field, there are typically very few spectators during games. Based on this information, the ITE Manual peak demand rate of 60 parked vehicles is a conservative estimate.



Day of Week and Diurnal (Hourly) Distributions

Day-of-week and time-of-day parking generation rates were based on a combination of information from the ITE Manual and hours of operation information provided by the client. (See **Appendix A** for additional detail.) We assumed the same rate for all day types for land uses where a day type rate was missing (e.g. Sunday was assumed to be the same as Saturday). We assumed that parking demand for the Day Care Center and Beechwood School only occurs on weekdays.

The ITE Manual provided time-of-day distributions for the Recreational Community Center and Library uses. We adjusted the distributions to account for the hours of operation provided by the Community Center. We tapered the demand near the start and end of operating hours by 10 percent per hour to account for more realistic parking behavior before and after peak demand and for hours of operation that were not included in the ITE Manual. The ITE Manual did not provide time-of-day distributions for the Day Care, Soccer Field, and Tennis Court uses. We applied the peak parking demand rate for the mid-point of the operating hours of these uses and applied the same 10 percent tapering approach for hours before and after the peak.

Internalization Assumptions

The proposed Project has complimentary recreation and community serving uses that would likely result in lower peak parking demand than if the uses were independent. People tend to combine vehicle trips and parking activity when it is more convenient to do so. For uses deemed complimentary to the Community Center, we attributed a portion of their parking demand to the Community Center. We assumed the following parking internalization rates:

- Belle Haven Youth Center 50%
- Bell Haven Branch Library 20%
- Kelly Park Soccer Field 10%
- Kelly Park Tennis Courts 20%

For the Youth Center, we assumed an internalization rate of 50 percent to account for the likelihood that a high proportion of childcare patrons would be parents using the adjacent recreation facilities. The Library was given a lower internalization of 20 percent since, despite its proximity to the recreation uses, it is less complimentary than childcare. We assumed a lower internalization rate of 10 percent for the Kelly Park Soccer Field since much of the programming is not associated with the Community Center despite being a complimentary athletic use. Although the Tennis Court's relationship to the Community Center is similar to the Soccer Field, we assumed a higher internalization rate of 20 percent due to the low base rate of parking generation (5 vehicles per hour).



Results / Findings

Fehr & Peers estimated parking demand for the Community Center and surrounding uses under existing conditions and for the proposed project. The results are presented by day of week and by land use to better understand what hours and land uses contribute to peak parking demand.

Typical peak demand occurs on weekday afternoons when demand from the Community Center, Kelly Park and Beechwood School overlap. On a typical weekend-day the demand is lower due to the absence of school parking demand. We recognize that there are events held at the Community Center that could generate additional parking demand but we do not have data to document these types of special events and the Assistant Community Services Director mentioned that these only occur a few times per year. Thus, large events are not representative of typical parking conditions.

Existing Conditions

Peak parking demand for the Community Center parking lot occurs around mid-day or early afternoon on weekdays according to observations from the Assistant Community Services Director. We estimated that a peak parking demand of 145 vehicles for all uses occurs at 4 PM when Community Center parking demand overlaps with demand for the Soccer Field. While our estimate indicates adequate supply of total parking spaces, it also suggests that there could be a localized shortage in the two Community Center parking lots between 12 PM and 4 PM when the Beechwood School is in session and afternoon patrons of the Community Center begin to arrive in greater numbers as shown in **Figure 2**. Based on the information provided by the Assistant Community Services Director, the ITE Manual parking rates may be overestimating the total number of vehicles.

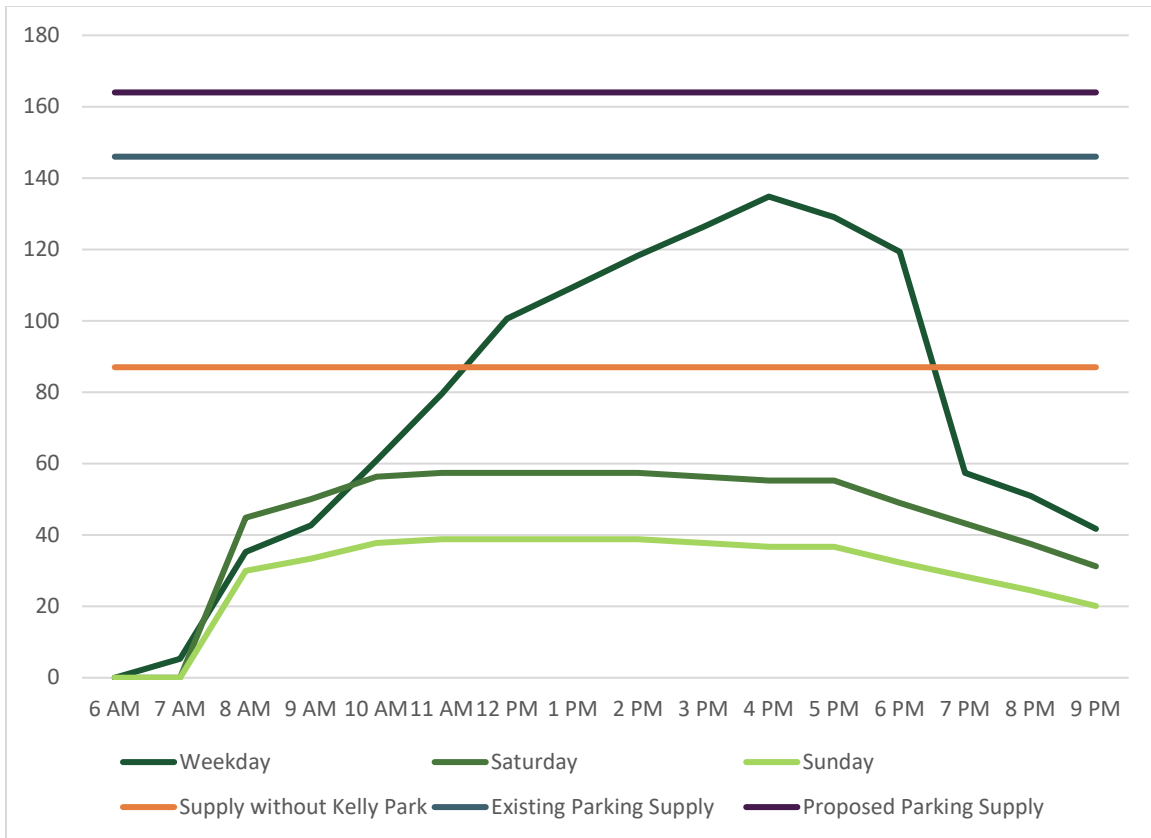


Figure 1: Existing Hourly Parking Demand by Day of Week

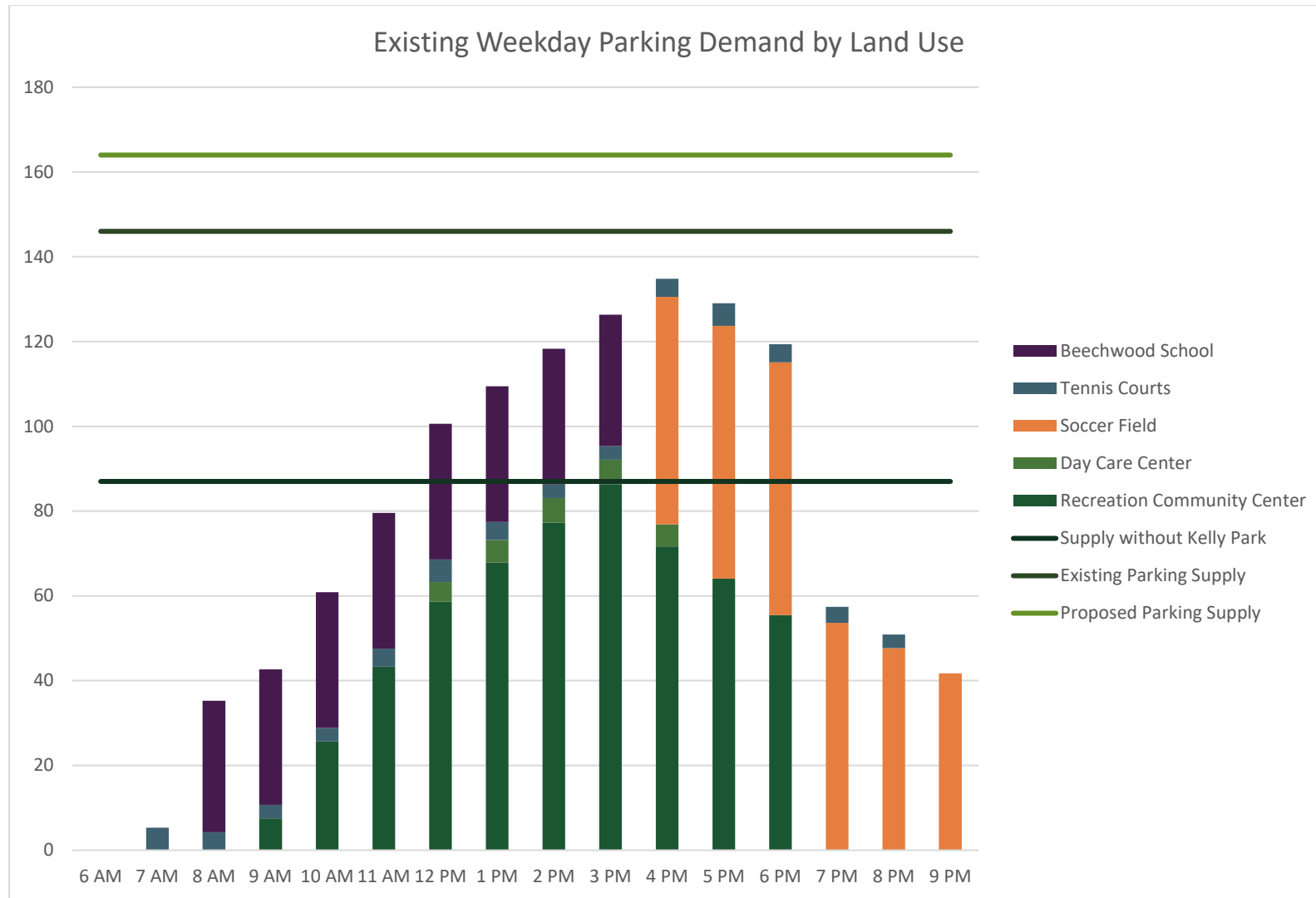


Figure 2: Existing Weekday Hourly Parking Demand by Land Use



Proposed Project

The Proposed Project would include a slight reduction in the gross floor area of the Day Care and Recreational Community Center, the addition of the Belle Haven Branch Library, and an expansion of the hours of operation. Changes in gross floor area are summarized in **Table 2**.

Table 2: Proposed Project Land Use

Land Use (ITE Code)	Gross Floor Area (square feet)		Net Difference (square feet)
	Existing	Proposed	
Day Care Center (565)	2,373	2,100	-273
Library (590)	-	7,717	7,717
Recreational Community Center (495)	31,707	28,154	-3,553
Total Program Area	34,080	37,971	3,891

Fehr & Peers estimated parking demand for the Proposed Project by applying the same parking demand factors as Existing Conditions to the proposed change in land use and hours of operation. The Kelly Park uses and Beechwood School were assumed not to change between existing and proposed project conditions.

According to our analysis, the Proposed Project would generate its peak parking demand of 156 vehicles on a weekday evening between 6 and 7 PM, as shown in **Figure 3**. This change in the time of the peak demand is primarily due to the extended hours of operation for several of the uses. However, the peak parking demand is still within the proposed parking supply of 164 spaces. Applying the extended hours of operation for the Community Center and ITE Manual time distribution produces an AM and PM peak in parking demand, as shown in **Figure 4** and **Table 3**. The evening peak would occur when Community Center use is combined with scheduled activities at the Soccer Field.

While we feel confident in the daily and hourly distribution of parking demand, it is likely that the total number of parked vehicles would be lower than estimated using the ITE Manual. Many unmeasured factors including carpooling, higher rates of internalization, and non-auto access to the Community Center and Kelly Park would decrease peak parking demand. Despite the conservative estimate in peak parking demand, the Proposed Project would provide enough parking to serve estimated demand.

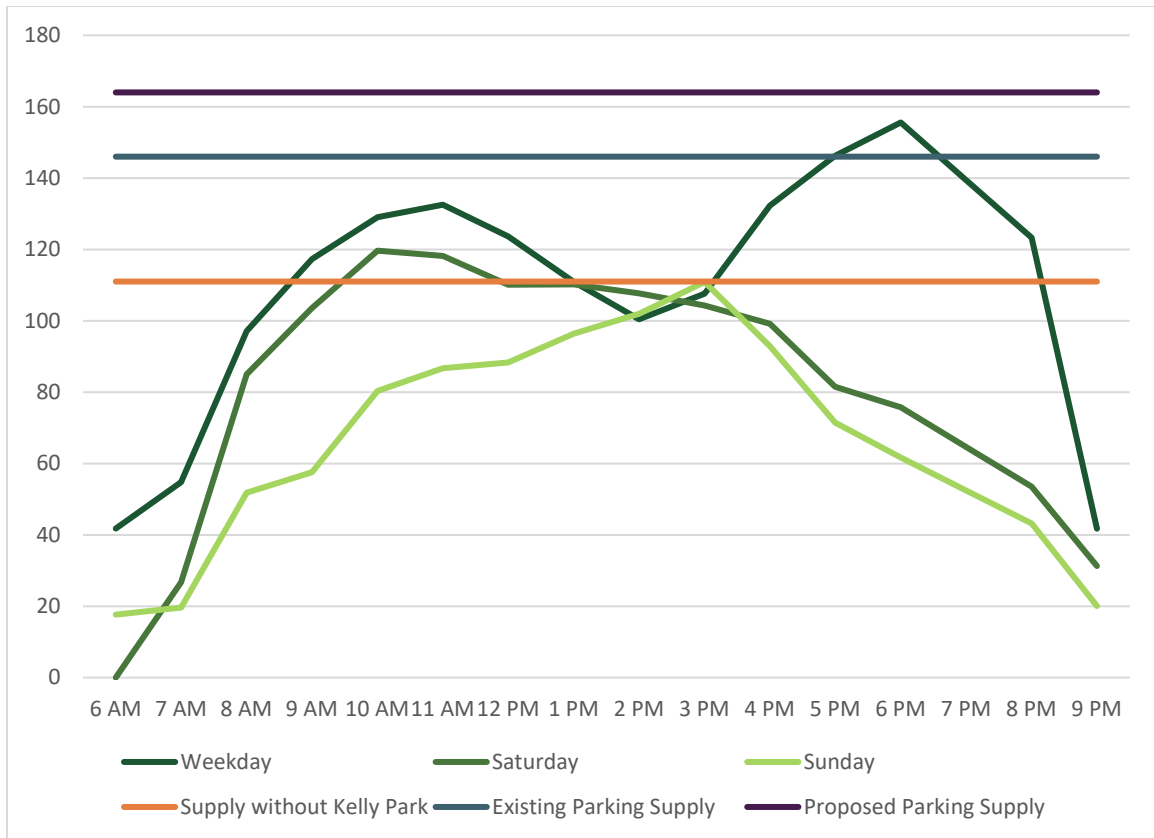


Figure 3: Proposed Project Hourly Parking Demand by Day

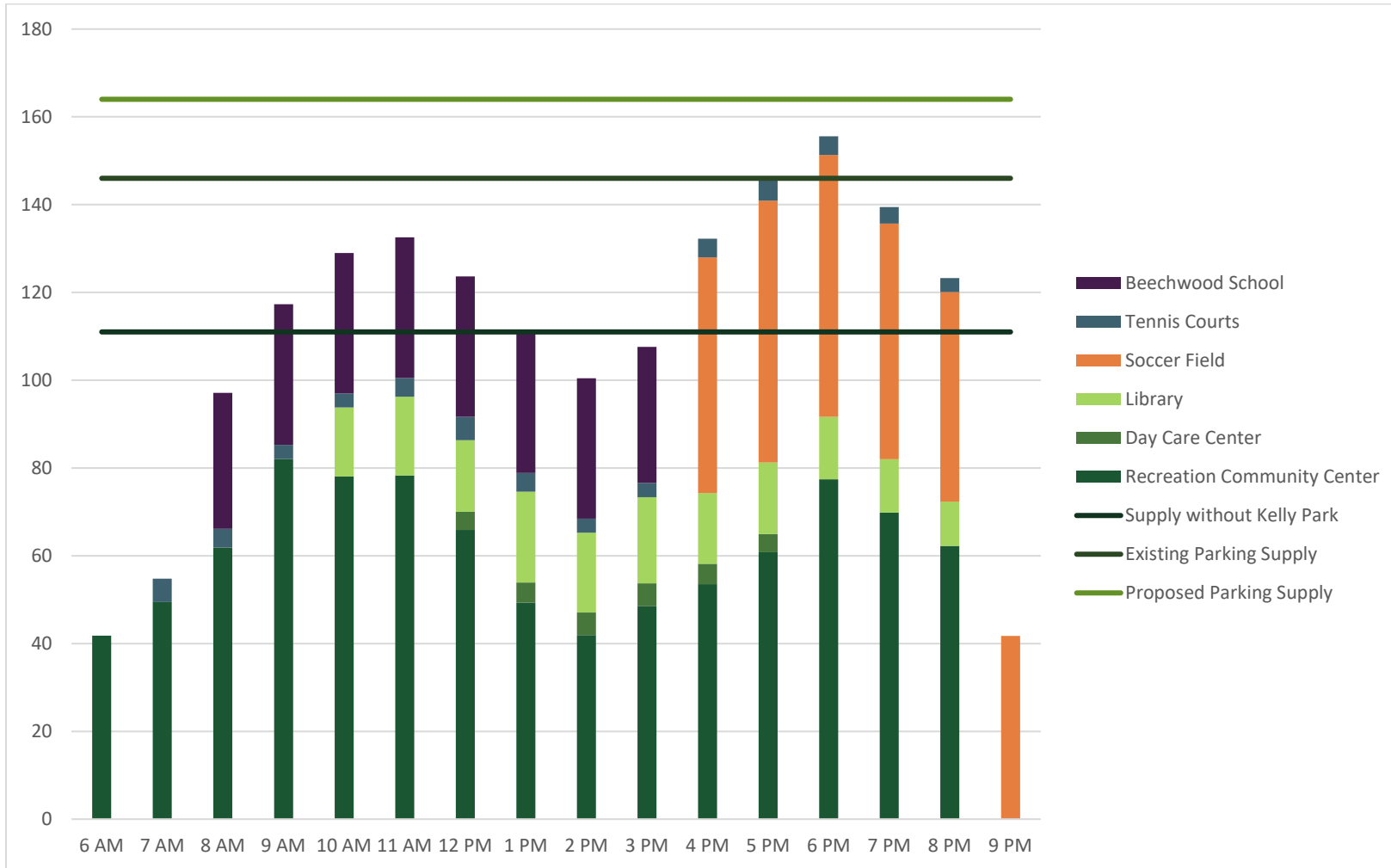


Figure 4: Proposed Project Weekday Hourly Parking Demand by Land Use



Table 3: Weekday Hourly Parking Demand by Land Use

Land Use	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
Community Center	42	49	62	82	78	78	66	49	42	49	54	61	77	70	62	0
Day Care Center	0	0	0	0	0	0	4	5	5	5	5	4	0	0	0	0
Library	0	0	0	0	16	18	16	21	18	20	16	16	14	12	10	0
Soccer Field	0	0	0	0	0	0	0	0	0	0	54	60	60	54	48	42
Tennis Courts	0	5	4	3	3	4	5	4	3	3	4	5	4	4	3	0
Beechwood School	0	0	31	32	32	32	32	32	32	31	0	0	0	0	0	0
Estimated Demand	42	55	97	117	129	133	124	111	100	108	132	146	156	139	123	42
Proposed Parking Supply	164	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Supply	127	114	72	52	40	36	45	58	69	61	37	23	13	30	46	127

Appendix A

Analysis Summary Sheets

- **Existing Conditions**
- **Future Conditions**

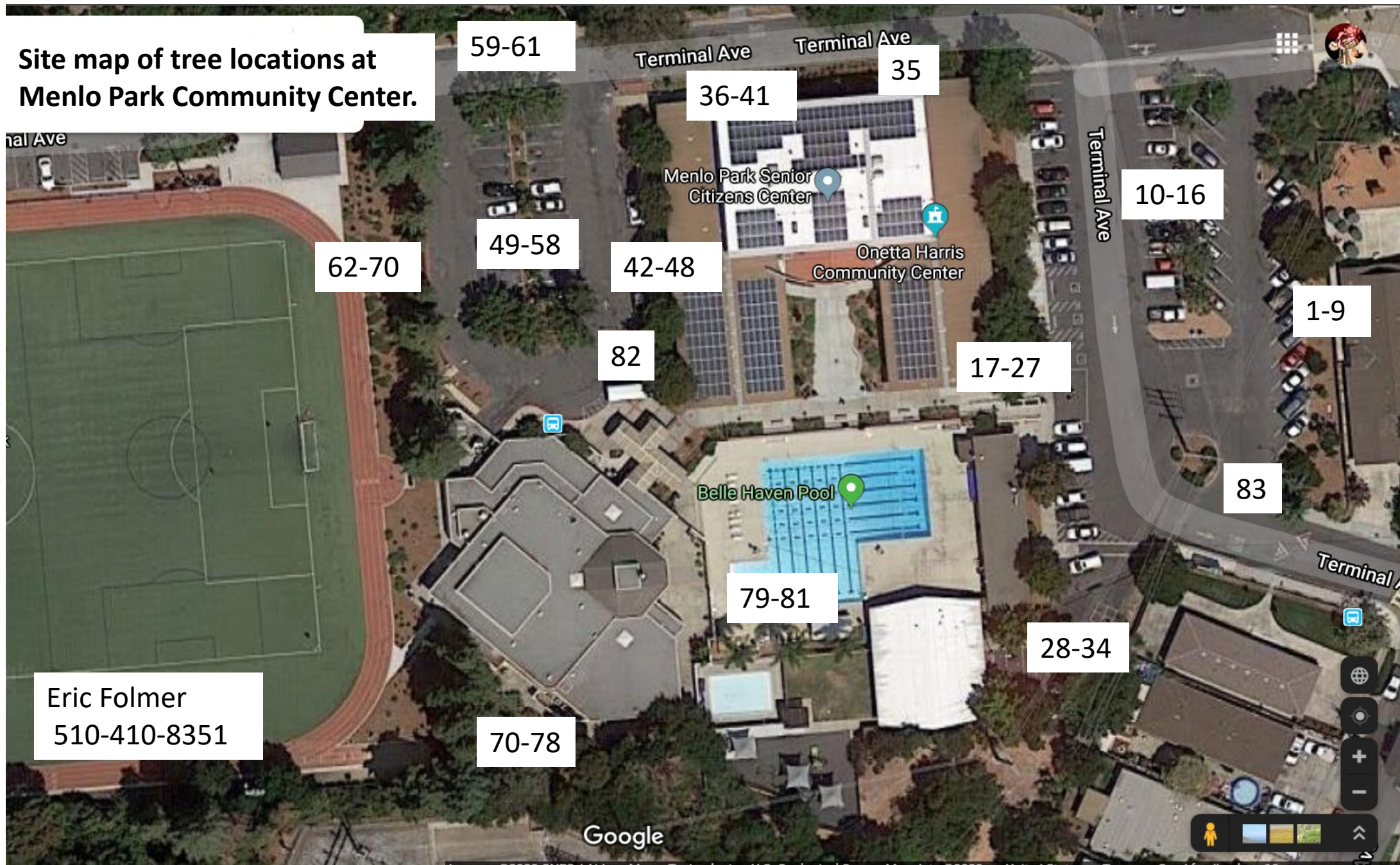
Existing Conditions

Land Use			6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	
Time of Day Distribution	Recreational Community Center	Weekday				10%	30%	50%	70%	80%	90%	100%	90%	80%	70%				
		Saturday																	
		Sunday																	
	Day Care Center	Weekday								80%	90%	100%	100%	90%					
		Saturday																	
		Sunday																	
	Library	Weekday					76%	87%	79%	100%	88%	95%	78%	79%	69%	59%	49%		
		Saturday					76%	87%	79%	100%	88%	95%	78%						
		Sunday								79%	100%	88%	95%	78%					
	Soccer Complex	Friday											90%	100%	100%	90%	80%	70%	
		Saturday			80%	90%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%	70%	60%
		Sunday			80%	90%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%	70%	60%
	Tennis Courts	Weekday		100%	80%	60%	60%	80%	100%	80%	60%	60%	80%	100%	80%	70%	60%		
		Saturday			60%	60%	80%	100%	100%	100%	100%	80%	60%	60%	40%	30%	20%		
		Sunday			60%	60%	80%	100%	100%	100%	100%	80%	60%	60%	40%	30%	20%		
Parked Vehicles	Recreational Community Center	Weekday	0	0	0	9	27	45	64	73	82	91	82	73	64	0	0	0	
		Saturday	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sunday	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Day Care Center	Weekday	0	0	0	0	0	0	0	5	5	6	6	5	0	0	0	0	0
		Saturday	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sunday	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Library	Weekday	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Saturday	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sunday	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Soccer Complex	Friday	0	0	0	0	0	0	0	0	0	0	0	54	60	60	54	48	42
		Saturday	0	0	42	47	52	52	52	52	52	52	52	52	47	42	36	31	
		Sunday	0	0	27	30	33	33	33	33	33	33	33	33	30	27	23	20	
	Tennis Courts	Weekday	0	5	4	3	3	4	5	4	3	3	4	5	4	4	3	0	
		Saturday	0	0	3	3	4	5	5	5	5	4	3	3	2	2	1	0	
		Sunday	0	0	3	3	4	5	5	5	5	4	3	3	2	2	1	0	
	Beechwod School	Weekday-Teachers			27	27	27	27	27	27	27	27	27						
		Weekday-Parents			4								4						
		Weekday-Visitors				5	5	5	5	5	5	5							
Summary	Total	Day Type	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	
		Weekday	0	5	35	43	61	80	101	109	118	126	135	129	119	57	51	42	
		Saturday	0	0	45	50	56	57	57	57	57	56	55	55	49	43	38	31	
		Sunday	0	0	30	33	38	39	39	39	39	38	37	37	32	28	24	20	
	Weekday	Supply without Kelly Park	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	
		Existing Parking Supply	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	
		Proposed Parking Supply	164	164	164	164	164	164	164	164	164	164	164	164	164	164	164	164	
		Land Use	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	Internalization
		Recreation Community Center	0	0	0	7	26	43	59	68	77	86	72	64	55	0	0	0	50%
		Day Care Center	0	0	0	0	0	0	5	5	6	6	5	0	0	0	0	0	20%
		Library	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10%
		Soccer Field	0	0	0	0	0	0	0	0	0	0	54	60	60	54	48	42	50%
Tennis Courts	0	5	4	3	3	4	5	4	3	3	4	5	4	4	3	0			
Beechwood School	0	0	31	32	32	32	32	32	32	31	0	0	0	0	0	0			
Supply without Kelly Park	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87			
Existing Parking Supply	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146			
Proposed Parking Supply	164	164	164	164	164	164	164	164	164	164	164	164	164	164	164	164			

Future Conditions

Land Use			6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Time of Day Distribution	Recreational Community Center	Weekday	48%	58%	72%	95%	94%	95%	83%	65%	56%	64%	75%	84%	100%	90%	80%	
		Saturday		50%	75%	100%	89%	80%	68%	60%	60%	53%	52%	49%	50%	40%	30%	
		Sunday	33%	37%	41%	45%	50%	56%	62%	69%	84%	100%	75%	65%	55%	45%	35%	
	Day Care Center	Weekday							80%	90%	100%	100%	90%	80%				
		Saturday																
		Sunday																
	Library	Weekday					76%	87%	79%	100%	88%	95%	78%	79%	69%	59%	49%	
		Saturday					76%	87%	79%	100%	88%	95%	78%	68%				
		Sunday					76%	87%	79%	100%	88%	95%	78%	68%				
	Soccer Complex	Friday											90%	100%	100%	90%	80%	70%
		Saturday			80%	90%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%	70%	60%
		Sunday			80%	90%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%	70%	60%
	Tennis Courts	Weekday		100%	80%	60%	60%	80%	100%	80%	60%	60%	80%	100%	80%	70%	60%	
		Saturday			60%	60%	80%	100%	100%	100%	100%	80%	60%	60%	40%	30%	20%	
		Sunday			60%	60%	80%	100%	100%	100%	100%	80%	60%	60%	40%	30%	20%	
Parked Vehicles	Recreational Community Center	Weekday	42	51	63	83	82	83	72	57	49	56	65	73	87	78	70	0
		Saturday	0	27	40	53	48	43	36	32	32	28	28	26	27	21	16	0
		Sunday	18	20	22	24	27	30	33	37	45	53	40	35	29	24	19	0
	Day Care Center	Weekday	0	0	0	0	0	0	4	5	5	5	5	4	0	0	0	0
		Saturday	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sunday	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Library	Weekday	0	0	0	0	16	18	16	21	18	20	16	16	14	12	10	0
		Saturday	0	0	0	0	16	18	16	21	18	20	16	0	0	0	0	0
		Sunday	0	0	0	0	16	18	16	21	18	20	16	0	0	0	0	0
	Soccer Complex	Friday	0	0	0	0	0	0	0	0	0	0	54	60	60	54	48	42
		Saturday	0	0	42	47	52	52	52	52	52	52	52	47	42	36	31	
		Sunday	0	0	27	30	33	33	33	33	33	33	33	33	30	27	23	20
	Tennis Courts	Weekday	0	5	4	3	3	4	5	4	3	3	4	5	4	4	3	0
		Saturday	0	0	3	3	4	5	5	5	5	4	3	3	2	2	1	0
		Sunday	0	0	3	3	4	5	5	5	5	4	3	3	2	2	1	0
Beechwod School	Weekday-Teachers			27	27	27	27	27	27	27	27	27						
	Weekday-Parents			4								4						
	Weekday-Visitors				5	5	5	5	5	5	5							
Summary	Total	Day Type	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
		Weekday	42	55	97	117	129	133	124	111	100	108	132	146	156	139	123	42
		Saturday	0	27	85	104	120	118	110	110	108	104	99	81	76	65	54	31
		Sunday	18	20	52	58	80	87	88	96	102	111	93	71	62	52	43	20
	Weekday	Supply without Kelly Park	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111
		Existing Parking Supply	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146
		Proposed Parking Supply	164	164	164	164	164	164	164	164	164	164	164	164	164	164	164	164
		Land Use	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM
		Recreation Community Center	42	49	62	82	78	78	66	49	42	49	54	61	77	70	62	0
		Day Care Center	0	0	0	0	0	0	4	5	5	5	5	4	0	0	0	0
		Library	0	0	0	0	16	18	16	21	18	20	16	16	14	12	10	0
		Soccer Field	0	0	0	0	0	0	0	0	0	0	54	60	60	54	48	42
		Tennis Courts	0	5	4	3	3	4	5	4	3	3	4	5	4	4	3	0
		Beechwood School	0	0	31	32	32	32	32	32	32	31	0	0	0	0	0	0
		Supply without Kelly Park	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111
Existing Parking Supply	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146		
Proposed Parking Supply	164	164	164	164	164	164	164	164	164	164	164	164	164	164	164	164		
																	Internalization	
																		50%
																		20%
																		10%
																		20%

Site map of tree locations at Menlo Park Community Center.



59-61

36-41

35

10-16

1-9

62-70

49-58

42-48

17-27

82

83

Belle Haven Pool

79-81

28-34

Eric Folmer
510-410-8351

70-78

Google

Appendix 1. Menlo Park Community Center Tree Survey by Eric Folmer, 510-410-8351

COLUMN HEADING DESCRIPTIONS

Tag# - Indicates the number tag attached to tree

Species - Scientific name

Common Name - Vernacular name

DBH - Diameter measured in inches at 4.5 feet above soil grade; for more than one trunk it is measured below where they divide

HeritageTree - Having protected status by the City of Menlo Park ordinance

Height - In feet

Health -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying

Structure- Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous

Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor

RPZ- Root Protection Zone: 10 times the diameter

Notes - See below

ABBREVIATIONS AND DEFINITIONS

- Notes**
- Embedded Bark (EB)** - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.
 - Codominant (CD)** - The tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems of unequal diameter and size.
 - Codominant w/ Embedded Bark (CDEB)** - When bark is embedded between codominant stems failure potential is increased
 - Poor Vertical Distribution (PVD)** - Multiple limbs attached closely together. This is a weak structure that increases risk of failure
 - Live Crown Ratio (LCR)**. The height of the canopy structure with leaves or buds in relation to the total height of the tree. A low LCR is a risk factor
 - Trunk Wound (TW)**

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
1	<i>Olea europaea</i>	Olive	14	NO	15	G	G	G	12	
2	<i>Quercus agrifolia</i>	Coast Live Oak	0.5	NO	7.5	G	F	G	0.5	
3	<i>Olea europaea</i>	Olive	11	NO	14	G	G	G	9	
4	<i>Olea europaea</i>	Olive	7.5	NO	14	F	F	F	6	
5	<i>Lagerstroemia indica</i>	Crape Myrtle	2.5	NO	5	G	G	G	2	
6	<i>Lagerstroemia indica</i>	Crape Myrtle	2.5	NO	5	G	G	G	2	
7	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6	G	G	G	1	
8	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6	G	G	G	1	
9	<i>Cedrus deodara</i>	Deodar Cedar	17	YES	30	G	G	G	12.5	
10	<i>Morus alba</i>	Mulberry	8	NO	15	P	P	P	7	Sunscald
11	<i>Morus alba</i>	Mulberry	10	NO	15	p	G	F	8	Sunscald
12	<i>Platanus x hispanica</i>	London Plane	4	NO	15	G	G	G	3	
13	<i>Platanus x hispanica</i>	London Plane	4	NO	15	G	G	G	3	
14	<i>Platanus x hispanica</i>	London Plane	3.5	NO	15	G	G	G	3	
15	<i>Platanus x hispanica</i>	London Plane	7.5	NO	20	G	G	G	6	
16	<i>Platanus x hispanica</i>	London Plane	5.5	NO	18	G	G	G	4.5	
17	<i>Quercus agrifolia</i>	Coast Live Oak	17	YES	30	P	P	P	14	EB, PVD, TWs, Crack
18	<i>Quercus agrifolia</i>	Coast Live Oak	13	YES	25	G	P	P	11	CDEB
19	<i>Quercus agrifolia</i>	Coast Live Oak	10.5	YES	18	F	F	F	9	TWS
20	<i>Quercus agrifolia</i>	Coast Live Oak	17.5	YES	32	G	F	F	14.5	
21	<i>Quercus agrifolia</i>	Coast Live Oak	13.5	YES	20	G	G	G	11	EB
22	<i>Quercus agrifolia</i>	Coast Live Oak	7	NO	14	F	F	F	6	
23	<i>Quercus agrifolia</i>	Coast Live Oak	16	YES	28	G	F	G	13	
24	<i>Quercus agrifolia</i>	Coast Live Oak	13	YES	30	G	F	F	11	
25	<i>Quercus agrifolia</i>	Coast Live Oak	21	YES	30	G	G	G	17.5	
26	<i>Liquidambar styraciflua</i>	Liquidambar	17	YES	30	G	G	G	14	
27	<i>Liquidambar styraciflua</i>	Liquidambar	16.5	YES	30	G	F	G	14	
28	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	7	NO	15	G	G	G	6	

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
29	<i>Prunus sp.</i>	Cherry Plum	9	NO	20	G	P	P	7.5	
30	<i>Quercus agrifolia</i>	Coast Live Oak	20	YES	25	G	F	F	17	
31	<i>Prunus sp.</i>	Cherry Plum	26	YES	30	G	P	P	22	Multi-trunk, crowded
32	<i>Quercus kelloggii</i>	California Black Oak	10	YES	25	G	G	G	8	
33	<i>Quercus kelloggii</i>	California Black Oak	8	NO	20	P	F	P	7	
34	<i>Quercus kelloggii</i>	California Black Oak	6	NO	18	G	F	F	5	Bleeding trunk wound
35	<i>Quercus agrifolia</i>	Coast Live Oak	16	YES	28	P	F	P	13	EB, TW
36	<i>Tilia cordata</i>	Little leaf linden	1.5	NO	12	G	G	G	1	
37	<i>Tilia cordata</i>	Little leaf linden	1.5	NO	12	G	G	G	1	
38	<i>Tilia cordata</i>	Little leaf linden	2	NO	12	G	G	G	2	
39	<i>Tilia cordata</i>	Little leaf linden	2	NO	12	G	G	G	2	
40	<i>Arbutus x marina</i>	Arbutus	2.5	NO	8	G	G	G	2	
41	<i>Arbutus x marina</i>	Arbutus	1.5	NO	6	G	G	G	1	
42	<i>Pistacia chinensis</i>	Chinese pistache	1.5	NO	9	G	P	P	1	Broken
43	<i>Lagerstroemia indica</i>	Crape Myrtle	10	NO	25	G	G	G	8	
44	<i>Lagerstroemia indica</i>	Crape Myrtle	9	NO	25	G	F	F	7.5	
45	<i>Lagerstroemia indica</i>	Crape Myrtle	9.5	NO	26	G	F	G	8	
46	<i>Lagerstroemia indica</i>	Crape Myrtle	9.5	NO	25	G	F	G	8	
47	<i>Lagerstromia indica</i>	Crape Myrtle	11	NO	28	G	F	G	9	
48	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	1	NO	6.5	G	G	G	1	
49	<i>Pyrus calleryana</i>	Flowering pear	8	NO	22	G	F	G	7	
50	<i>Pyrus calleryana</i>	Flowering pear	12	NO	24	G	F	F	10	
51	<i>Pyrus calleryana</i>	Flowering pear	12	NO	22	G	P	F	10	PVD
52	<i>Podocarpus macrophyllus</i>	Podocarpus	7.5	NO	15	G	G	G	6	
53	<i>Podocarpus macrophyllus</i>	Podocarpus	7.5	NO	17	G	F	F	6	
54	<i>Pyrus calleryana</i>	Flowering pear	17	YES	28	G	P	F	14	CDEB
55	<i>Pyrus calleryana</i>	Flowering pear	12.5	NO	25	G	F	F	10	EB
56	<i>Pyrus calleryana</i>	Flowering pear	14	NO	28	G	F	F	12	CDEB
57	<i>Acer palmatum</i>	Japanese maple	10.5	NO	10	G	F	G	8	
58	<i>Podocarpus macrophyllus</i>	Podocarpus	6	NO	12	G	G	G	5	
59	<i>Prunus sp.</i>	Flowering plum	0.75	NO	5	G	G	G	1	
60	<i>Prunus sp.</i>	Flowering plum	1	NO	7	G	G	G	1	
61	<i>Prunus sp.</i>	Flowering plum	1	NO	9	G	G	G	1	
62	<i>Sequoia sempervirens</i>	Redwood	36	YES	70	G	G	G	30	
63	<i>Sequoia sempervirens</i>	Redwood	33	YES	60	G	F	G	27.5	CDEB
64	<i>Sequoia sempervirens</i>	Redwood	14	NO	28	P	P	F	12	TW
65	<i>Sequoia sempervirens</i>	Redwood	11	NO	22	F	F	F	9	
66	<i>Sequoia sempervirens</i>	Redwood	42	YES	56	F	F	F	35	
67	<i>Sequoia sempervirens</i>	Redwood	11	NO	42	G	G	G	9	CD, EB
68	<i>Sequoia sempervirens</i>	Redwood	22	YES	46	F	G	G	18	
69	<i>Sequoia sempervirens</i>	Redwood	10	NO	46	P	P	P	8	TW, decay
70	<i>Sequoia sempervirens</i>	Redwood	35	YES	70	G	G	G	29	
71	<i>Sequoia sempervirens</i>	Redwood	30	YES	54	F	G	G	25	

Tag #	Species	Common name	DBH	Heritage Tree	Height	Health	Structure	Suitability for Retention	RPZ	Notes
72	<i>Sequoia sempervirens</i>	Redwood	53	YES	60	G	G	G	44	Double trunk measured at base
73	<i>Sequoia sempervirens</i>	Redwood	31	YES	65	G	G	G	26	
74	<i>Sequoia sempervirens</i>	Redwood	24.5	YES	64	G	G	G	21	
75	<i>Quercus agrifolia</i>	Coast Live Oak	24	YES	40	G	F	G	20	EB, growing in fence
76	<i>Acacia melanoxylon</i>	Black acacia	11	NO	45	G	P	P	9	LCR, against fence on the outside
77	<i>Quercus agrifolia</i>	Coast Live Oak	20	YES	30	G	P	G	7	One-sided, leaning over wall from the outside
78	<i>Podocarpus macrophyllus</i>	Podocarpus	18	YES	18	G	F	G	15	Multi-trunk measured at base
79	<i>Syagrus romanzoffiana</i>	Queen palm	11.5	NO	30	G	G	G	9.5	
80	<i>Syagrus romanzoffiana</i>	Queen palm	12	NO	32	G	G	G	10	
81	<i>Syagrus romanzoffiana</i>	Queen palm	15	YES	25	G	G	G	12.5	
82	<i>Podocarpus macrophyllus</i>	Podocarpus	7	NO	20	G	G	G	6	
83	<i>Quercus agrifolia</i>	Coast Live Oak	8	NO	15	F	P	P	7	Poor structure, lower trunk bleeding