TO: HONORABLE CITY COUNCIL
FROM: CITY MANAGER DEPARTMENT: PUBLIC WORKS
DATE: JUNE 24, 2002 CMR:305:02

SUBJECT: RESOLUTION CERTIFYING FINAL ENVIRONMENTAL IMPACT REPORT FOR THE NEWELL/EMBARCADERO CIVIC FACILITIES EXPANSION PROGRAM AND RESOLUTION APPROVING CONCEPTUAL DESIGN FOR THE ART CENTER EXPANSION PROJECT

REPORT IN BRIEF
Architects have completed the conceptual designs of the Main Library Expansion and the Art Center Expansion projects, including a conceptual site plan for landscaping, parking, and circulation. Two schemes were analyzed for the Main Library: a Retention Scheme, in which the Main Library’s reading room is retained and added onto; and a Replacement Scheme, in which the existing library is replaced with a new library. The Art Center expansion project has one scheme that consists of three phases. Remodeled spaces would provide three new classrooms and an after-school drop-in center for children as well as a gallery for participants in the adult studio programs. In all schemes, parking has been increased to accommodate the expanded facilities and existing significant trees and landscaping are retained, including 90% of the Community Gardens.

The environmental impacts of the projects are analyzed in the EIR. The most significant environmental impact would be to remove the historic library in order to construct a new library.

Staff recommends approval of the conceptual design for the Art Center project, and the conceptual design of the site. Council is not being asked at this time to make a final decision on the Replacement or the Retention Schemes for the Main Library, but can make a project determination (and potentially adopt a statement of overriding considerations) when there is a project for the Library that is ready to go forward.
RECOMMENDATION
Staff recommends that Council:

1. Adopt the Resolution Certifying the Adequacy of the Final Environmental Impact Report for the Newell/Embarcadero Civic Facilities Expansion Program Pursuant to the California Environmental Quality Act (Attachment G).

2. Adopt the Resolution Approving the Conceptual Design for Renovation and Expansion of the Palo Alto Art Center and Related Site Improvements and Approving a Mitigation and Monitoring Program, Pursuant to the California Environmental Quality Act (Attachment H).

BACKGROUND
The Main Library and the Art Center share a site at the northeast corner of Newell and Embarcadero Roads. The site includes community gardens, many significant trees, mature landscaping, and surface parking. Tennis courts and Rinconada Park are directly across Newell Road. A few blocks further west is the Lucie Stern Community Center. The north and east sides of the site back up to a residential neighborhood.

The Art Center was originally built as City Hall and opened in 1953. It was designed by Leslie Nichols in the Modern Ranch style. It is a 28,800 square foot (sf), single-story, wood-framed building with a sloped roof, brick siding and a partial basement. In 1971, City Hall moved downtown and the facility was converted to the Cultural Center, which provided arts through exhibitions and classes for adults and children. Later, the facility's name was changed to Art Center. The facility was recently evaluated by the City’s historic consultant, Architectural Resources Group (ARG), and appears eligible for the National Register of Historic Places and the California Register of Historic Resources as an example of public architecture derived from ranch house themes.

The Main Library was designed by Edward Durell Stone, an internationally acclaimed modernist architect. It opened in 1958 and underwent remodeling and seismic retrofitting, including a 2,200 sf addition for staff offices, in 1981-85. It is a one-story, 26,800 sf building facing Newell Road. The library was also recently evaluated as appearing eligible for the National and California registers of historic resources. Edward Durell Stone designed or co-designed many noteworthy modernist buildings throughout the world, including parts of Rockefeller Center, New York’s Museum of Modern Art, the Kennedy Center in Washington, D.C., the United States Embassy in New Delhi, and Stanford Hospital. He also designed Palo Alto’s City Hall. The Main Library is a residentially-scaled, ranch-style building which is unusual for institutional buildings. The library is considered historic as a significant example of Edward Durell Stone’s Ranch-style work.
In March 1999, the Art Center Foundation approached the City with plans to explore the renovation and expansion of the Art Center. In early 2001, a plan was presented to the City that included a new gallery, additional classrooms for children, a new auditorium, and an adult art wing. The expansions were programmed at about 26,500 sf, for a total of 55,300 sf, and were to be done in three phases: a 10,000 sf new entry, gallery and office addition which included a new children’s wing in the existing building in Phase 1; a 6,500 sf auditorium addition in Phase 2; and a 10,000 sf adult studio wing in Phase 3. The size of each phase has since been reduced (see Art Center in the Discussion Section).

In January 2001, the City retained Phillips Swager Associates to prepare building spatial programs for expansion of the proposed Resource Libraries (Main, Mitchell and Children's) based on the New Library Plan. The Main Library was programmed at 66,000 sf, which included significant expansion of the collection spaces and the addition of a large meeting room, study spaces, teen homework areas, a technology lab, and space for the Friends of the Library.

In July 2001, the Art Center Foundation and the City retained Mark Cavagnero Associates (MCA), an architectural firm from San Francisco, teamed with SWA Group, a landscape architecture firm, to conduct a feasibility study of the Newell/Embarcadero site. MCA and SWA both have extensive experience master planning community facility sites in the Bay Area. The study was to determine the options for expanding the Main Library and the Art Center, incorporating the community gardens, parking, site circulation, and landscaping. MCA/SWA completed the study and staff presented it to Council in February 2002. Council approved two schemes for continuation into conceptual design.

One scheme retains the 13,200 sf original library reading room (about half of the existing library), removes the “T” wing (staff area), and adds a new 53,000-sf addition (Retention Scheme). The other scheme removes the entire library and replaces it with a new 66,000 sf facility (Replacement Scheme). Both schemes include the same Art Center Phase 1 plan described earlier. Both schemes retain about 90% of the community gardens, all of the significant trees, and much of the existing landscaping. Both schemes include reconfigured site circulation, including a relocated entrance off Embarcadero Road into the southeast parking lot, a drive lane connecting the two surface parking lots to improve site circulation and parking convenience, and a drop-off loop off Newell Road. Both schemes include a large open area with many mature trees between the Art Center and the Main Library that will become an important unifying component of the site and landscaping.

The current site has 146 surface parking spaces. A parking demand analysis using the City’s zoning ordinance concluded that the fully expanded buildings, including all three phases of the Art Center expansion and the full library, would require 311 parking spaces. However, the architect, in anticipation of the parking demand being reduced and because of site constraints, used a total parking demand of 300. Accordingly, both the Retention
and the Replacement Schemes include parking for up to 300 spaces. In the Retention Scheme, the parking is accommodated under the library addition, in surface lots, and in a 2-level parking structure on the northeast corner of the site off Embarcadero Road. The Replacement Scheme includes under-building and surface parking, but no parking structure. The conceptual design effort has made modifications to the parking demand in an effort to eliminate under-building parking (see Parking in the Discussion Section of this report).

The Replacement Scheme would create a significant environmental impact because it removes the historic library. In order for Council to move forward on a project with a significant environmental impact, the California Environmental Quality Act (CEQA) requires that an Environmental Impact Report (EIR) be prepared. In late 2001 and early 2002, staff initiated the Draft EIR by retaining an architectural historian, an arborist, a traffic and parking consultant, and an environmental consultant to analyze all the environmental impacts.

In January 2002, the Main Library/Art Center Project Committee, consisting of representatives from the Art Center Foundation, the Library Advisory Commission, on-site community gardens, Friends of the Library, and key Public Works, Planning and Community Services staff, conducted interviews for architects to prepare the conceptual designs for the two projects. The Committee selected MCA/SWA to continue into conceptual design of the Art Center renovation and expansion as well as the site and parking designs; and Meyer, Scherer and Rockcastle (MS&R) from Minneapolis, teamed with ELS Architecture from Berkeley, to design the Main Library expansion. MS&R has extensive experience designing many libraries throughout the country.

**DISCUSSION**

MCA/SWA and MS&R/ELS have developed conceptual designs over the last four months. They have met regularly with their respective project committees to discuss the issues and review the designs. There has been an extensive public review process, with many community, board and commission meetings. The architects have used the input received at all of these meetings to revise and refine their designs and produce final conceptual designs. The Retention and Replacement Scheme site plans are included as Attachment A. The Art Center site/floor plan and perspective sketches are Attachment B. The Main Library site plans, floor plans, and perspective sketches are Attachment C. Final reports for each of the two projects have been prepared by the architects and summarize the conceptual design process. Copies of these reports have been provided to the City Council members. The public may review copies at the City Clerk’s Office, the Main Library or the Art Center.

A brief summary of some of the key issues regarding the development of the conceptual designs follows.
Parking
MCA/SWA developed a number of different parking plans. Initially, the plans all included approximately 300 parking spaces. However, it became apparent that the cost of parking relatively few cars (30-50) under the library was very high. The construction cost was high because of excavation, ramps, elevators, stairwells, waterproofing, a structural concrete slab with columns to support the first floor of the library, and the irregular layout of the Retention Scheme. Additionally, there would be ongoing energy, cleaning, maintenance, and security costs.

City staff and the architects worked to determine if the under-library parking could be eliminated. The Planning Department recommended that a Traffic Demand Management (TDM) program be developed for the project. This program will emphasize the use of alternative modes of transportation to and from the site by both visitors and employees, and includes such things as bicycle parking, shuttle and City bus stops, and employee ride-sharing. A TDM program allows the Planning Department to reduce the calculated parking demand by up to 20%. Accordingly, the architects have eliminated under-library parking from both the Retention and Replacement Schemes in anticipation of the Planning Department approving the TDM program and granting a reduction in the parking demand. The plans now show approximately 280 parking spaces for both schemes; a 10% reduction from the 311 calculated spaces. However, if all 311 parking spaces are required, the plans can be modified to include under-library parking. Costs would significantly increase as a result.

The Art Center has a current demand of 99 parking spaces. The first phase of the Art Center expansion would require 7 additional spaces, the second phase would require 27 additional spaces, and the third phase would require 11 additional spaces, for a total of 144 spaces at full build out. The Main Library would have a demand of 136 parking spaces with the full program, or 124 spaces with the reduced program. The total parking demand is required only after a Main Library project and all three phases of the Art Center are completed. The parking could be phased to match the demand of the Main Library project and the Art Center phases. For instance, if the Art Center Phase 1 project were done first, additional parking would be provided for that phase only by expanding the southeast parking lot. A parking structure in the southeast corner of the site would replace the surface parking lot there and would only be required if the Main Library Retention Scheme project were done as well as all three phases of the Art Center.

Landscaping
The current site is landscaped with many mature trees, shrubs and ground cover. An arborist’s report has catalogued more than 400 trees on the site. The expanded buildings and parking would necessitate the loss of some landscaping, but every effort has been made by the architects to retain all significant trees, lawns and other landscaping. Some trees would be relocated and many new trees would be planted to mitigate the loss of less-
than-significant trees, to relieve and cool surface parking, and to fill in a screen of trees along the residential neighborhood boundary.

The large open space between the Main Library and the Art Center would become a featured component of the site. This space has a well-established grove of redwood, Italian Stone pine, and Japanese maple trees that are a continuation of groves in other parts of the site and in Rinconada Park, helping to knit all these public facilities together. The open space is envisioned as a multipurpose space that can unify the site and integrate the library and Art Center projects. It can be used for a variety of functions, such as receptions, reading, eating, sketching, and relaxing. It is considered a prime area for featuring public art.

Community Garden
The plans for the community gardens remain unchanged from the feasibility study, where a strip of the gardens is removed from the west side of the gardens to accommodate the drive lane connecting the two parking lots. To compensate for this loss of garden plots, some plots would be added on the east side of the gardens. Soil would be prepared for the transferred plots. The net result is that about 90% of the current overall size of the gardens is retained. To compensate for the 10% loss, plots would be added at Eleanor Pardee Park. Parking areas would also be provided for better access for gardeners at the north and south ends of the gardens. Additionally, staff is considering other garden improvements, including improving the irrigation system and a trellis along the western edge.

Site Circulation
The vehicular, bicyclist and pedestrian circulation through the site is similar to what was proposed in the feasibility study. The access to the site from Embarcadero Road will be located further west, to line up with the new driveway through the site and to move it away from the residential neighbors. A new driveway will connect the surface parking lots to increase the usefulness and convenience of the parking lots and to provide for vehicular circulation through the site from Newell Road to Embarcadero Road in order to reduce traffic on surrounding streets. A new drop-off loop is provided off Newell Road to serve both facilities and includes a shuttle stop as well as providing firefighting access.

Main Library Footprint, Massing and Style
The general locations on the site for both the Replacement Scheme and the Retention Scheme are similar to the feasibility study schemes. Once the arborist and the surveyor identified the locations of all the trees, the footprints of the buildings were shifted slightly to avoid significant trees. The footprints were also affected by the development of the parking layouts and site circulation.

Both the Replacement and Retention Schemes include two-story structures. The heights of the buildings, per the zoning ordinance, do not exceed 35 feet within 150 feet of any
residential property lines, or 50 feet when further away. The existing trees shield much of
the view of the new facilities from the residences and from Newell and Embarcadero
Roads. The architect’s survey of community members’ design preferences revealed that
those who were present prefer natural materials, sloped roofs, natural light, and
indoor/outdoor spaces. The architect has considered many different materials and styles
for the library. However, the final materials and styles would be determined during the
next phase of design, schematic design.

The addition to the Main Library in the Retention Scheme as studied in the EIR would be
required to meet the Secretary of the Interior’s Standards for Rehabilitation (Secretary’s
Standards). This is a difficult task in that the addition would be considerably larger than
the original building. Also, the addition is being added on the east side of the library that
includes the main approach and main entry, and therefore is considered an addition to a
primary facade. The Secretary’s Standards require, among other things, that additions not
dominate or obscure the view of a primary facade. Also, consistent with the conceptual
site plan, current conceptual floor plans indicate a need to demolish portions of the east
façade, including the original entries. Therefore, there is no assurance that a Retention
Scheme would meet the Secretary’s Standards. If the Retention Scheme is approved, the
project receives funding, and the project gets approval for continuation into schematic
design, staff intends to hire a peer reviewer to assess whether the plans are or can be in
conformance with the Secretary’s Standards.

Main Library Floor Plans
The Library Advisory Commission (LAC) analyzed and prepared a reduced program for
the Main Library, decreasing the square footage of the facility from 66,000 to 53,000 sf.
Some spaces were removed (homework center, technology lab, teen spaces, café, Friends
of the Library work area) and others were reduced (spaces for collections and storage).
On April 22, 2002, Council directed staff to add back in all teen spaces, bringing the
reduced program back up to 55,000 sf. MS&R has analyzed reduced floor plans for both
schemes. The reduced Replacement Scheme floor plans have the same general
configuration and many of the same pros and cons as the full program floor plan. The
reduced Retention Scheme floor plans must be substantially revised to keep necessary
adjacencies.

The floor plans of the Retention and Replacement Schemes are markedly different. The
program goals of the library appear to be significantly compromised in the Retention
Scheme as a result of having to incorporate the existing original library. The original
library continues many of its current functions in the Retention Scheme: a large collection
room housing fiction, newspapers, multi-media collections, and patios, adding space for
teen services. The two story addition contains the circulation desk, non-fiction, magazine
backfiles, reading areas, meeting and small group areas, technology lab, historic
collections, staff spaces, elevators, stairwells, a café, a Friends of the Library selling area,
and outdoor patios and decks. Computers are scattered throughout the building. The
shape of the addition is irregular due to site constraints, resulting in a floor plan that is not compact or intuitive. It will be difficult to service and provide security for several spaces in this scheme. The spaces are not as flexible for future, unforeseen purposes as they would be in a compact building design and may be difficult to rearrange and remodel. In general, the functionality, efficiency and flexibility of the building appears to be compromised.

The Retention Scheme plans total 69,200 sf for the full program, and 63,500 sf for the reduced program. These square footages represent increases over the original program amounts: 66,000 sf for the full program and 55,000 sf for the reduced program. These increases are due to a number of factors, but are primarily the result of the original program including inadequate space for building structure and circulation spaces. Essentially, there is no way to include all the program spaces in a 66,000 sf (or 55,000 sf) building of this shape.

The Replacement Scheme floor plans total approximately 68,000 sf for the full program, and 62,700 sf for the reduced program. The Replacement Scheme plans are compact and functional. Staff will be able to service and secure the spaces conveniently. Space in the building maximizes operational efficiency and accommodates necessary adjacencies. The wayfinding is intuitive. The spaces are flexible and can accommodate future rearrangement.

With more design effort to come in the schematic design phase, staff is confident that the 66,000 sf goal can be reached for both the Replacement and Retention Schemes. However, reductions in program space would be necessary for the Retention Scheme.

Art Center Footprint, Massing and Style
The Art Center Foundation has scaled back its plans for expansion from those identified in the program study. The Phase 1 addition, consisting of an art gallery, new entry, prep space, shop, and office addition has been reduced from 10,000 sf to 9,600 sf. The Phase 2 auditorium has been scaled back from 6,500 sf to 3,500 sf. The Phase 3 adult art wing has been scaled back from 10,000 sf to 6,500 sf.

The art gallery addition is on the north side of the facility, connected to the original building by a new lobby/entry and front office. The existing main entry on the north side of the building would be retained as a secondary entry. The gallery would be a one-story space with a high ceiling and clerestory to gather northern daylight. It is conceived as a contemporary style, distinguishable from and complementary to the brick and glass exterior of the existing Ranch-style Art Center. Since the Art Center is considered historic, the addition is required to meet the Secretary’s Standards. Staff intends to retain a peer reviewer during schematic design review to make this determination.
Art Center Floor Plans
The floor plan of the original building would be rearranged to accommodate the Art Center’s program. The existing gallery would be converted to a community meeting space, a community gallery, the Project LOOK! Studio, and the Art & Tech Studio. New services would include three new children’s classrooms and a drop-in center, as well as a gallery for adults participating in studio classes. A catering kitchen would be relocated and downsized.

The Art Center Foundation has currently capped the project budget at $10 million. This is a significant reduction from the $17-18 million estimates produced at the end of the feasibility study. To accommodate the reduced budget, the original building would not be fully renovated as part of Phase 1, as had been included in the feasibility study estimate. Some of the renovations of the existing structure would be done at a later date. The current estimate is approximately $16 million, so additional reductions will need to be incorporated during schematic design to achieve the $10 million goal. Alternatively, the Art Center Foundation is reconsidering the phasing plan given the financial strictures under which it has to operate.

Sustainability
Both the Retention and the Replacement Schemes are designed with consideration given to sustainability. The schemes would incorporate many newer, energy-efficient and environmentally friendly materials and systems, such as a raised-floor system for efficient distribution of heated and cooled air. They would maximize natural daylight and ventilation. A preliminary scoring of the replacement scheme per the Leadership in Energy and Environmental Design (LEED) rating system shows the building qualifying for a silver certification.

The Retention Scheme would include sustainable systems and materials in the addition and renovation of the original building. In order to install a raised floor system in the existing reading room without decreasing the floor-to-ceiling height, the existing slab must be removed, excavation preformed, and a new slab installed lower. The energy-inefficient windows in the reading room have not been designated for replacement as it appears their historic integrity would be compromised. If during schematic design it is determined the windows can be replaced, the architects will be directed to include this in the design. The Retention Scheme has not been preliminarily rated yet per the LEED’s rating system, but it is also anticipated to achieve a silver certification.

The addition and remodel of the Art Center addresses sustainability through the building orientation, maximization of controlled daylight, the building systems and material selection. Most importantly, keeping the existing Art Center building is the first step towards sustainability.
Providing a great deal of natural light in the Art Center allows for a significant reduction in the amount of artificial light. The addition is oriented towards the north and, with its clerestories, captures north light without direct sun. A ground source heat pump, which would provide efficient heating and cooling, will be considered during schematic design. Also, recycled building materials may be used.

BOARD AND COMMISSION AND PROJECT COMMITTEE REVIEW
The conceptual designs have been reviewed by the Library Advisory Commission (LAC), the Architectural Review Board (ARB), the Historic Resources Board (HRB), the Planning and Transportation Commission (P&TC), the Park and Recreation Commission, and the Public Art Commission. The conclusion of most of those who reviewed the designs is that the plans accomplish the goals of the feasibility study and integrate well with each other and with the site. However, the HRB as a whole, and a member of the P&TC, did not support any plan that failed to preserve the Main Library reading room as a historic and cultural resource. The ARB and the LAC unanimously, and the P&TC by a vote of 5-2, supported the Replacement Scheme. Recommendations from the Boards and Commissions are included in Attachment D.

The Art Center Project Committee and the Main Library Project Committee unanimously recommended that Council approve the conceptual designs of the site, Phase 1 of the Art Center expansion project, and the Replacement Scheme for the library. All of these conceptual designs were felt to meet the goals of the feasibility study, to accommodate the programs, and to mitigate all environmental impacts except for the loss of the existing Main Library.

Staff recommends that Council postpone a decision regarding the Main Library. However, for the record, the Replacement Scheme appears to be a better and more suitable scheme than the Retention Scheme for the following reasons:

- Better fit of the spatial program, translating to better and more efficient functionality, service, and security
- Less building footprint and, therefore, less impact to the site
- Does not require a parking structure at full build-out of all master planned spaces
- More flexible for future remodeling projects
- More energy efficient and sustainable as it is a smaller, more compact shape and does not have to make compromises retrofitting the existing building
- Less expensive to construct

RESOURCE IMPACT
MCA has prepared a construction cost estimate for the Art Center project and the site. ELS has prepared a construction cost estimate for the Main Library. Staff has added the
other project costs to arrive at total project costs. In summary, the total project costs for each project are:

- Main Library - Retention Scheme (full) $55,300,000
- Main Library – Retention Scheme (reduced) $53,600,000
- Main Library - Replacement Scheme (full) $46,400,000
- Main Library – Replacement Scheme (reduced) $45,100,000
- Art Center Phase 1 addition and remodeling $15,700,000
- Replacement Scheme site costs $8,000,000
- Retention Scheme site costs $13,600,000

The site costs are included in the Main Library and Art Center estimates, but have also been listed separately so Council can see their impact. None of the estimates include under-building parking. The Retention Scheme site costs are more than the Replacement Scheme because they include a parking structure. Staff will determine the appropriate split of all of the site costs between the Main Library and Art Center projects when it is decided which projects will occur and when they will occur. See Attachment E for a summary of the project costs.

The City is considering a bond measure on the November 2002 ballot to fund various facility projects, including the Main Library and the Art Center. On July 15, 2002, the City Council is scheduled to determine which community facility projects, and for what dollar amounts, will be included in the bond measure. However, since bond proceeds cannot be used to pay for furnishings, operation, maintenance, staffing, or other on-going costs, the City will need to identify other funding sources for these costs. These costs vary based upon the project selected, but estimated costs must be noted. City staffing costs associated with the capital project itself are discussed below.

The City Manager has convened the Community Facilities Cost Advisory Committee to review the cost estimates of all the community facility projects being considered for the bond measure. The Committee consists of six professionals in the building industry, including architects, developers, contractors, construction managers, and public works staff from other cities. The Committee has met four times. It will issue a report stating its conclusions and recommendations regarding the various cost estimates. The Committee’s report will be included in the Council packets for the July 15, 2002, Council meeting.

Current staffing levels are inadequate to proceed into final design and construction of all of the projects if a bond measure were to pass in November. The 2002-03 Proposed Budget document includes the following additions to the Table of Organization: an Engineering Technician III, a Senior Project Manager, and an Office Specialist. These additions to the Public Works Department have an annual ongoing cost of $246,640 in salary and benefits expense. The funding of these positions will be requested by a Budget
Amendment Ordinance only after a successful November 2002 bond measure vote. Staff may also request one Library position to support the building planning process. However, these needs are still being reviewed. The cost of three Public Works positions can be capitalized as part of the construction process and could therefore be financed as part of the bond measure as long as they are directly related to design and construction activities. These positions are not permanent and should be terminated upon project completion or absorbed through attrition of similar positions.

POLICY IMPLICATIONS
These recommendations do not represent a change to existing City policies. Expansion of the Art Center will meet the Secretary’s Standards and, therefore, would not conflict with City policies, particularly the City's Comprehensive Plan Goal L-7, Policy L-51, L-52 and L-58, all encouraging the preservation of significant historic resources owned by the City.

ENVIRONMENTAL REVIEW
This project is subject to the California Environmental Quality Act (CEQA). Staff has prepared an Environmental Impact Report (EIR) for the project, which addresses the potential environmental impacts and identifies mitigation measures included in the project that would reduce impacts, where possible, to a less than significant level. The EIR has gone through the public review process and staff has responded to all comments. The Final EIR, with comments and responses, was provided to Council and discussed with Council on June 3, 2002. Council made a number of comments regarding the Final EIR at the June 3 meeting and staff has prepared an addendum to the Final EIR that responds to those comments. The Final EIR addendum is included as Attachment F.

Staff recommends Council adopt a resolution to approve and certify the EIR (Attachment G).

ATTACHMENTS
Attachment A: Retention and Replacement Scheme site plans
Attachment B: Art Center site/floor plan and perspective sketch
Attachment C: Main Library site plans, floor plans and perspective sketches
Attachment D: Recommendations from the Boards and Commissions
Attachment E: Summary of project costs
Attachment F: Addendum to Final EIR
Attachment G: Resolution Certifying the Adequacy of the Final Environmental Impact Report for the Newell/Embarcadero Civic Facilities Expansion Program Pursuant to the California Environmental Quality Act
Attachment H: Resolution Approving the Conceptual Design for Renovation and Expansion of the Palo Alto Art Center and Related Site Improvements and Approving a Mitigation and Monitoring Program, Pursuant to the California Environmental Quality Act
PREPARED BY: ____________________________________________________

BOB MORRIS
Senior Project Manager

DEPARTMENT HEAD: ________________________________________________

GLENN S. ROBERTS
Director of Public Works

CITY MANAGER APPROVAL: _________________________________________

EMILY HARRISON
Assistant City Manager