



Architectural Review Board

Staff Report (ID # 9770)

Report Type: Subcommittee Items **Meeting Date:** 11/15/2018

Summary Title: 3223 Hanover Street: Subcommittee for Landscaping and Bicycle Path Improvements

Title: 3223 Hanover Street: Subcommittee Review of Building 1 (16PLN-00190) and Building 2 (17PLN-00255) Landscaping and Bicycle Path Improvement Plans in Accordance with Respective Conditions of Approval.

From: Jonathan Lait

Recommendation

Staff recommends the Architectural Review Board (ARB) take the following action(s):

1. Discuss and provide direction or approve project revisions.

Background

The Director of Planning and Community Environment approved a project (16PLN-00190) to construct at 115,000 square foot office/R&D building on the subject site on March 22, 2018. At the Board's recommendation, a condition was imposed that required the landscape plan for the rear of the site to return to the ARB subcommittee. An application for a second, 67,200 square foot office/R&D building (17PLN-00255) on the subject site was filed subsequently, which was approved the Director on September 11, 2018. At the Board's recommendation, a condition was imposed for the second building that required the Bol Park Bicycle Path improvements proffered with the application to return to the ARB subcommittee.

A video recording and meeting minutes of the Board's last meetings on these projects are available online:

Building 1 (16PLN-00190):

Video: <http://midpenmedia.org/architectural-review-board-58/>

Meeting Minutes: <https://www.cityofpaloalto.org/civica/x/filebank/documents/56819>

Building 2 (17PLN-00255):

Video: <https://www.youtube.com/watch?v=MYdbNwp7uPg>

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 Planning & Community Environment
 250 Hamilton Avenue
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Meeting Minutes: <https://www.cityofpaloalto.org/civicax/filebank/documents/67602>

Below are the items that were requested to return to the subcommittee and the applicant's response to the ARB's comments:

Building 1 (16PLN-00190) - Architecture Review Condition:

ARB SUBCOMMITTEE. Prior to the issuance of building permits, the applicant shall return to the ARB subcommittee for approval of the following items, to the satisfaction of the Director of Planning and Community Environment:

LANDSCAPING PLAN. The landscaping plan shall be reviewed to ensure the efficacy of the planting material, retaining wall, and earthen berms along the rear property line to screen headlights (i.e. light source) from view of the neighboring properties.

Applicant's Response:

- The plans submitted for subcommittee review show substantial tree protection along the rear of the site. Additional trees and shrubs to be planted in this area include Live Oaks, Evergreen Mountain Lilacs, with lower ground covers such as deer grass and purple top verbena. The grading plan outside of the delineated tree protection area shows an earthen berm, as well as a retaining wall at the end of the drive aisle to prevent vehicle headlight glare.

Building 2 (17PLN-00255) - Architecture Review Condition:

ARB SUBCOMMITTEE. The approved plans include landscaping and lighting improvements to the portion of the Bol Park Bicycle Path along the northern lease line of the site. Prior to the issuance of building permits, the applicant shall return to the ARB subcommittee for review of the final Bol Park Bicycle Path Improvement plans. The improvement plans shall be in substantial compliance with the project plans dated September 6, 2018, and subject to an Improvement Agreement received by the City on July 3, 2018 with the adjacent lease holder for improvements in their lease area. The applicant shall coordinate the landscaping and lighting improvements with the Barron Park Association's Bol Park Pathway Committee, adjacent neighbors, and City's Office of Transportation. Final improvement plans shall be subject to approval of the Director of Planning and Community Environment.

Applicant's Response:

- The plans submitted for subcommittee review show grading, landscaping, and section drawings describing an on-site path spur intersecting with the Bol Park Bicycle Path near the northeast corner of the project site. The Bol Park Bicycle Path curves at a 90-degree angle at the proposed intersection, which merges at a near perpendicular to the apex of the curve. The previously proposed "trailhead" seating area at the spur intersection has been removed, while the trailhead features at the Hanover Street and Bike Path intersection have been retained. The project plans show a collection of low shrubs at

the intersection, including dwarf karo and sunset manzanita, and a hedge of Evergreen Mountain Lilac along the Path, all of which are also shown in the plant palette and schedule. The plans show a series of bollards on the spur-side of the intersection that are intended announce the intersection.

Discussion

Staff has visited the project site to better understand the tree line at the rear of the site, and has found that existing vegetation is substantial. With the proposed tree protection fencing, as well as the combination of berms, hedges, and retaining walls to shield headlights, staff believes that the proposed screening strategy will function as intended.

Staff has received communications regarding the bicycle path intersection from a few neighbors that live in Barron Park. Some comments support the proposed spur location, while others support a different intersection point located further from the adjacent homes, and others prefer that no spur path be permitted at all. Concerns raised include perceived safety issues related to the intersection, as well as concerns about increased foot and bicycle traffic near the back yards of the adjacent homes. The Planning and Transportation Divisions have reviewed the plans and not foresee safety issues stemming from the proposed location as the grade change along the spur is slight (5 feet elevation change, 6% slope), and the intersection geometry would require a slow speed in order for a cyclist to successfully navigate. Staff does not recommend the proposed bollards, but would instead recommend posted and painted signage to alert cyclists to the approaching intersection that is consistent with the Caltrans Highway Design Manual standards for Class I Bicycle Paths.

The Board is encouraged to provide direction to staff and the applicant as to whether the proposed changes are sufficient or requires further refinement.

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Attachments:

- Attachment A: Project Plans (DOCX)

¹ Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org

Attachment A

Project Plans

Hardcopies of project plans are provided to ARB Subcommittee members. These plans are available to the public online and/or by visiting the Planning and Community Environmental Department on the 5th floor of City Hall at 250 Hamilton Avenue.

Directions to review Project plans online:

1. Go to: bit.ly/PApendingprojects
2. Scroll down to find "3223 Hanover Street" and click the address link
3. On this project specific webpage you will find a link to the ARB subcommittee project plans and other important information

Direct Link to Project Webpage:

<https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=3522>