



MEETING SUMMARY

NORTH VENTURA COORDINATED AREA PLAN | NVCAP WORKING GROUP #6

Date + Time Thursday, December 5, 2019 | 5:30 pm – 8:30 pm
Location City Hall – Community Meeting Room
Palo Alto, CA 94303

Agenda Items:

1. Welcome
2. Public Comment
3. WRA Creek Study Summary
4. Draft Plan Alternatives Presentation
5. Draft Plan Alternatives Break-Out Session
6. Break-Out Session Report Out
7. Public Comment
8. Next Steps
9. Adjourn

Attendance/Meeting Facilitators:

City staff:

Rachel Tanner – *Assist Planning Director*
Chitra Moitra – *Planner*

Consultants:

Geeti Silwal (Perkins+Will)
Rachel Sharkland (Perkins+Will)
Annie Ryan (Perkins+Will)
Patricia Algara (Plan to Place)
Sujata Srivastava (Strategic Economics)
Autumn Bernstein (ARUP)
Ben Snyder (WRA)
Della Acosta (Rincon)
Allan Calder (Rincon)

Working Group:



Angela Dellaporta
Kirsten Flynn
Terry Holzemer
Waldemar Kaczmarski
Alex Lew
Gail Price
Keith Reckdahl
Lund Smith
Yunan Song
Doria Summa
Siyi Zhang

MEETING OVERVIEW

The meeting kicked off with a short presentation by the city and consultant team to provide an update on the process to date and the progress of WRA's design options for the Creek. WRA's presentation was followed by an overview of the 3 draft plan alternatives: *Leading with Legacy*, *Adaptive Core*, and *Designed Diversity*. Following the high-level overview of the draft alternatives and a question and answer period with the NVCAP consultant team, the Working Group broke up into small groups to review each alternative in more detail for each of the plan components: 1) Circulation; 2) District Character and open space; 3) Housing Types; and 4) Ground Floor Use and Program. The small groups recorded their thoughts and preferences on 5 large boards dedicated to each plan component. City staff and members of the NVCAP consultant team facilitated discussion and answered questions. After recording input for each plan component, the small groups reconvened as a full group to share takeaways and summarize points of convergence and divergence. This activity highlighted points of consensus and areas for further study.



KEY THEMES

The following is a brief summary of the key takeaways gathered during group discussion and notes on the boards that were recorded during the small group break-out session.

1. *Leading with Legacy*

- Increase housing through increased densities and bringing Cloudera parcel on-line.
- Incentivize a mix of land uses.
- Include more open spaces that are memorable and enhance district character.
- Ground floor uses that maximize vibrancy.

2. *Adaptive Core*

- Mitigate building heights through building articulation and height maximums.
- Support circulation patterns that encourage bikers and pedestrians.
- Focus on community spaces that are welcoming to everyone.
- Include a diversity of uses, services, and public spaces.

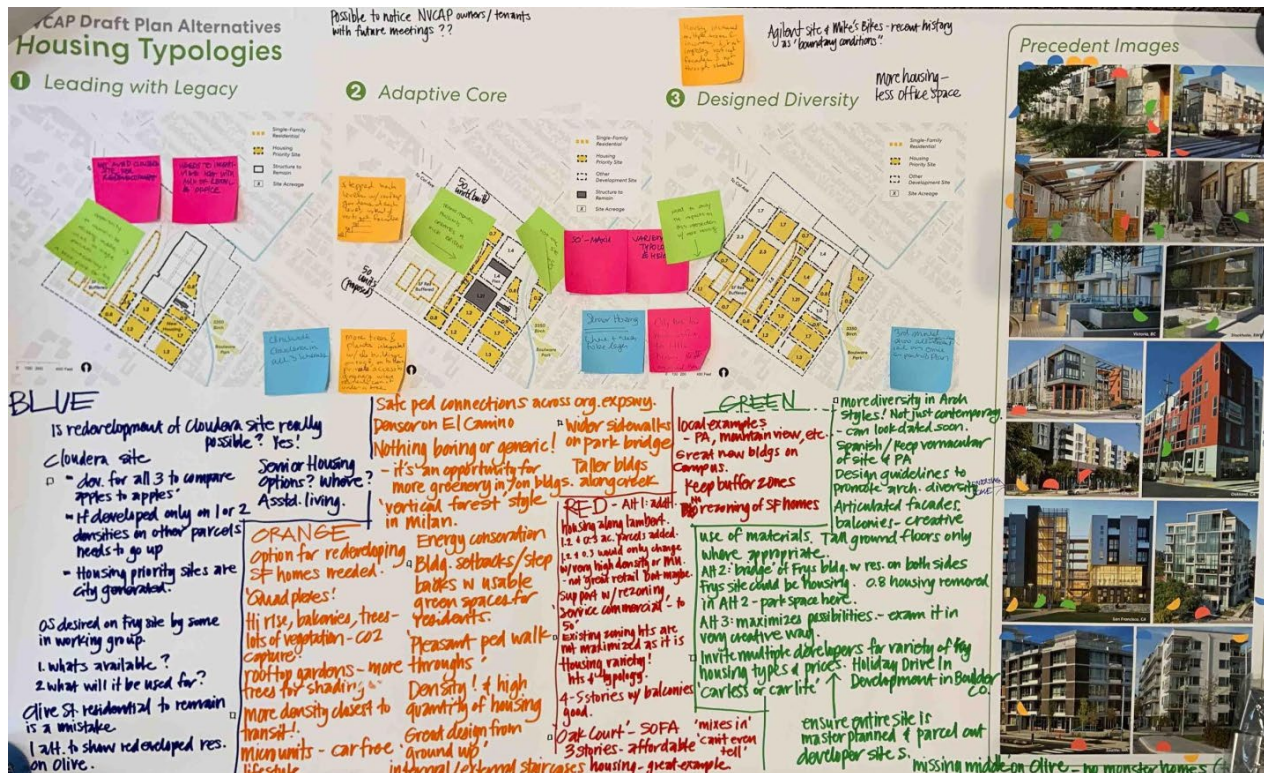
3. *Designed Diversity*

- Design buildings to allow for a variety of housing types within one parcel.
- Encourage creative use of open spaces and community gathering spaces.
- Allow a mix of housing, retail, and community spaces on the ground floor.

GENERAL FEEDBACK ON ALTERNATIVES

- Alternatives don't give info on the # of units and other uses: How many sq ft of office space, housing, etc?
- More open space
- Clarify targets and trade-offs for each alternative
- Connection to Olive: acknowledge property owners @ Olive and consider changing the density as an option to explore
- Precedents don't relate to Palo Alto
- Economic context; density development; housing types; Cloudera parcel --- these are important conversations to imagine what it can be
- What kinds of assembly per zoning?

Plan Component 1: Housing Typologies



1.1 Leading with Legacy

- Alternative to show overlay on single-family residential along Olive St. for potential increased density in the future (duplexes, triplexes etc.)
- Consider Cloudera site for redevelopment
- Incentivize housing with mix of retail and office\

1.2 Adaptive Core

- Housing on Fry's site, on either side of historic monitor roof section
- Variety of typologies and heights
- 50' maximum height
- Add senior housing
- Not the best site for housing (.8 next to flex)
- Transitional (stepped back) housing creates a nice bridge
- More trees and greenery integrated with the building on roof, on balconies

1.3 Designed Diversity

- Maximized possibilities and examined development in creative ways
- Increased housing units allows for various family sizes & incomes
- Need to study the impacts on Page Mill intersection with more housing
- City has too much office; No more office needed in the Plan Area
- Should show all single-family residential on Olive as part of plan
- Variety of typologies and heights

General Comments on Housing

- Include Cloudera in all 3 options
- Is it possible to notice NVCAP owners/tenants with future meetings?
- More housing, less office
- Development for all 3 to compare apples to apples
- If developed, only on 1 or 2 densities on other parcels needs to go up
- Senior housing options? Where? Assisted living?
- Open Space desired on Fry site
- Safe pedestrian connections across Oregon Expy
- Denser on El Camino
- Wider sidewalks on park bridge
- Nothing boring or generic!
- It's an opportunity for more greenery in / on buildings
- Vertical forest style like in Milan
- Energy conservation
- Hi-rise, balconies, trees/ lots of vegetation for CO2 capture
- Rooftop gardens and more trees for shading
- More density closest to transit
- Microunits for a carefree lifestyle
- Building setbacks/stepbacks with usable green spaces for residents
- "Pleasant" pedestrian walkthroughs
- Density! High quantity of housing
- Great design from "the ground up"
- Internal/external staircases
- Local examples: PA, Mountain View
- Green new buildings on campus
- Keep buffer zones
- No rezoning of SF homes
- Support with rezoning, "service commercial" to 50'
- 4-5 stories with balconies are good
- Oak Court - SOFA. "mixes in"
- More diversity in Aron styles! Not just contemporary; but can look dated soon

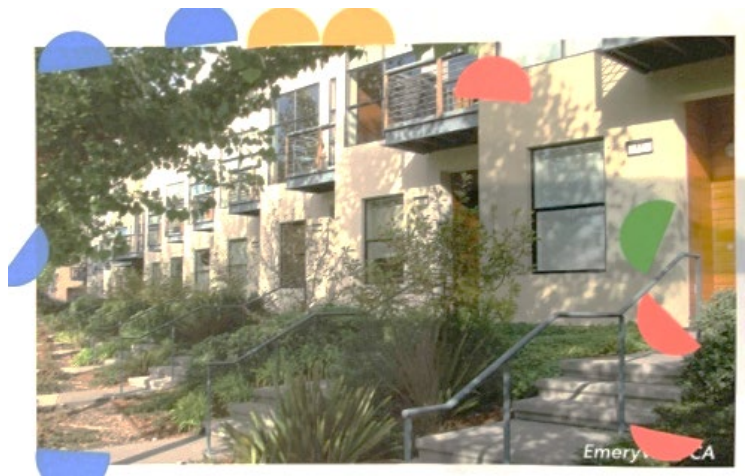


- Spanish/keep vernacular of site and PA
- Articulated facades
- Balconies: creative use of materials
- Tall ground floors only where appropriate
- Ensure entire site is master-planned
- Holiday drive in Development in Boulder, CO
- Address Missing middle

Precedent Images

At each station, attendees were asked to use stickers to vote for which images they felt best represented their vision of the NVCAP Plan Area. The results are included in the table below.

Image 1 Emeryville	12
Image 3	4
Image 2 Emeryville	3
Image 9 Union City	3
Image 10 SF	3
Image 11 Houston	3
Image 4 Philly	2
Image 12 Seattle	2
Image 13 Stockholm	2
Image 5 Victoria	1
Image 6 Stockholm	1
Image 7 Oakland	1
Image 8 Oakland	1



Plan Component 2: Circulation



2.1 Leading with Legacy

- Minimize car traffic through site
- Completely separate, protected bike lanes
- 3 lanes for cars is not vibrant!
- No bollards in middle of bike paths
- Consider fire access
- Impacts of a one-way street on residents and cyclists
- Makes it difficult for people to drive within the Plan Area
- Move portage traffic to Acacia
- No cars on Portage
- What density would be needed for no cars?
- Rather than one-way on Pepper, neighbors would prefer cut-through today; but maybe one-way if there is more traffic in the future?

2.2 Adaptive Core

- Give Ash extension on a new name
- More pedestrian walkways through housing
- Bike/ped out through olive to Ash is good
- Portage/Hanson improvements are on hold, should be done
- Bikes/ped tunnel under Caltrain tracks?



- Plaza near TransAmerica precedent to look at Walton square golden gateway
- Theater square Petaluma---shared parking across use

2.3 Designed Diversity

- Not feasible to build new bike/ped bridge over creek
- Why do we need new streets in Cloudera site and ash to olive?
- This configuration allows too much cut-through
- Breaking up Cloudera block is good
- There are not enough roads to accommodate all the new housing
- Signal phasing improvements at Park/Page Mill intersection
- Put all the parking in one large structure near ECR and Lambert
- Park & Page Mill is a problematic intersection

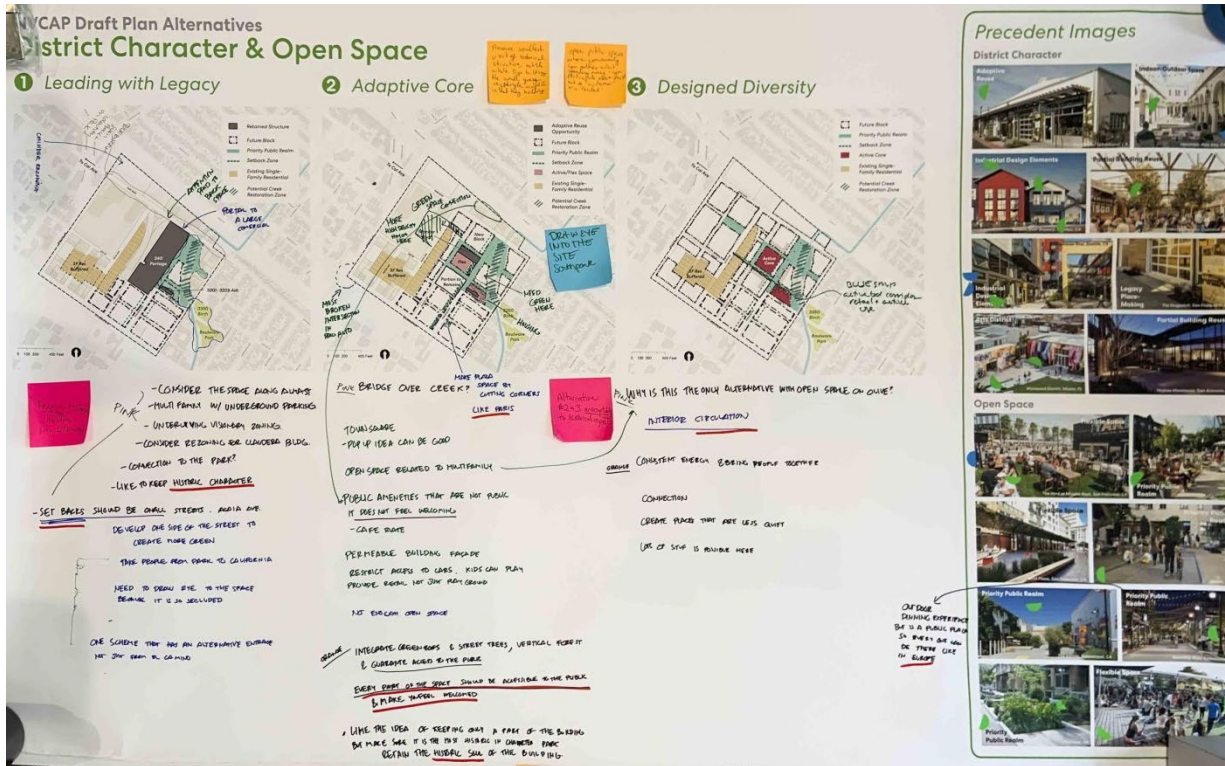
Precedent Images

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ped/bike path (Emeryville)	10
Shared street	7
Protected bike lane (SF)	4
Ped/bike path (SF)	4
Ped/bike path (Portland)	3
Parklet	2
Slow speed street	2
Complete street (1)	1
Complete street (2)	1
Ped/bike only	1
Shared street (Santa Monica)	0
Shared street (SF)	0



Plan Component 3: District Character and Open Space



3.1 Leading with Legacy

- Park Blvd: green space and identity
- 340 Portage potential for large commercial
- Consider rezoning on Park & Page Mill
- Consider the space along Alma Street
- Multifamily underground parking
- Consider rezoning for Cloudera building
- Connection to the park?
- Like to keep historic character
- Setbacks on all streets
- Take people from Park Ave to California
- Need to draw eye to the space because it is so secluded
- Keeping historical buildings

3.2 Adaptive Core

- Green space connection on Alma
- More high-density housing on Olive
- Draw eye into the site (Southpark example, a hidden gem)
- Make plaza space by cutting corners, like Paris
- Town square
- Pop up idea could work in town square



- Open space related to multifamily housing
- Public amenities that are not public do not feel welcoming
- Permeable building facades
- Restrict access to cars
- Kids can play
- Provide retail, not just playground
- Not enough open space
- Integrate green roofs and street trees, vertical forest and guarantee access to the public
- Every part of the space should be accessible to the public and make you feel welcome
- Like the idea of keeping only a part of the building; “Retain the historic soul of the building”
- Preserve smallest unit of historical structure, not the whole Fry's building. The small grey rectangle in Option 2 is that Key building
- Open public space where community can gather without spending money

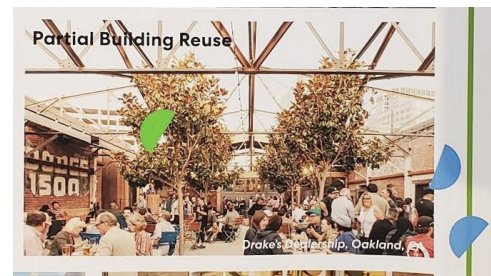
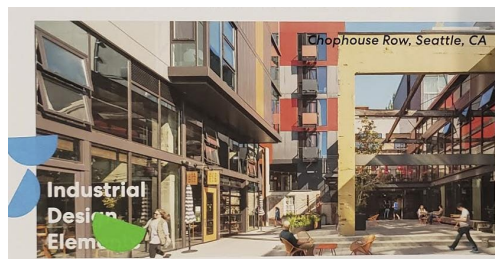
3.3 Designed Diversity

- Why is this the only alternative with open space on Olive?
- Make connection to the park more evident
- Create places that are less quiet
- Lots of potential here!

Precedent Images

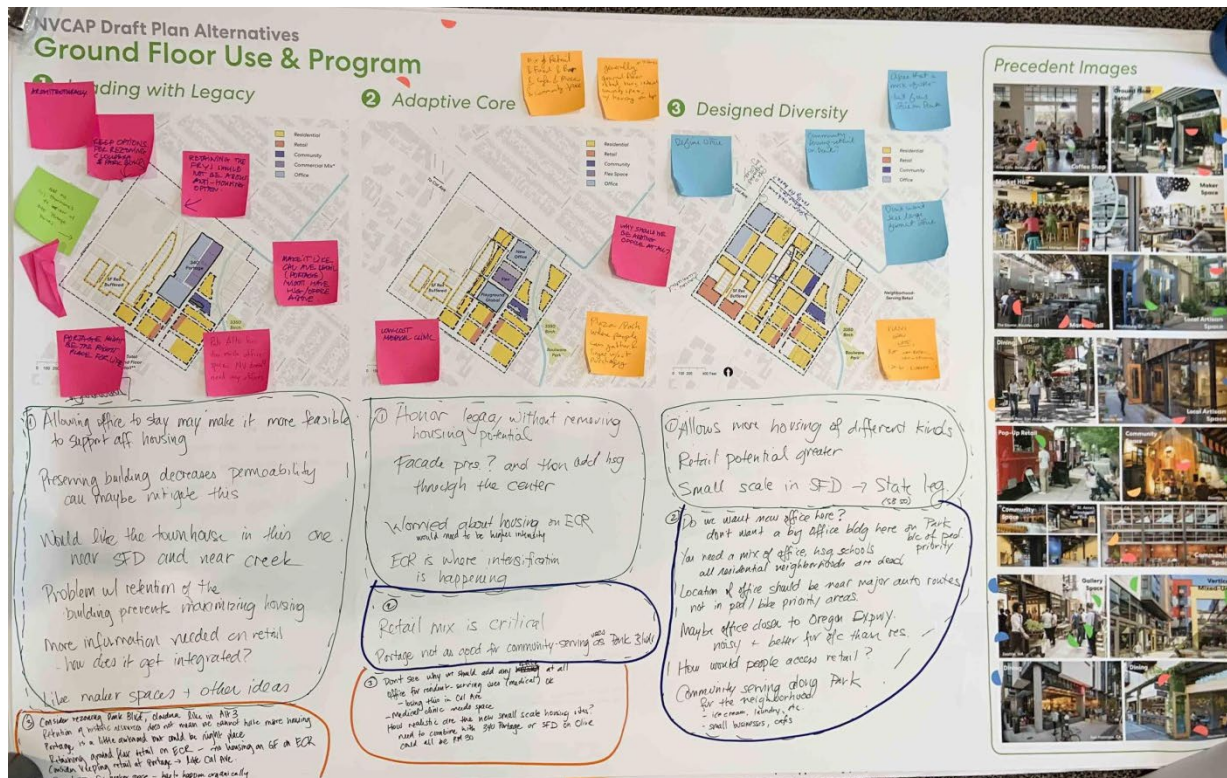
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District Character	
Industrial Design Elements (Windsor, CA)	3
Industrial Design Elements – Chophouse (Seattle, CA)	3
Indoor-outdoor use space (Palo Alto, CA)	3
Partial building Reuse (Oakland, CA)	3
Arts district	2
Adaptive Reuse	1
Open Space	
Priority public realm (Assembly Row)	4
Flexible space (The Yard)	2
Priority public realm (Portland)	2



Priority public realm (Portland 2)	2
Flexible space (Wynwood)	2
Priority public realm (Berlin)	1
Priority public realm (Barlow)	1

Plan Component 4: Ground Floor Use and Program



4.1 Leading with Legacy

- Keep options for rezoning Cloudera and Park Blvd
- Retaining Frys should not be in opposition to housing
- Retail along ECR
- Make Portage like Cal ave, with housing/office above
- PA has too much office space. NV doesn't need any office spaces
- Allowing office to stay may make it more feasible to support affordable housing
- Preserving historic structures decreases permeability through Plan Area
- Would like townhomes near creek
- Retention of the building prevents maximizing housing
- More information needed on retail - how does it get integrated?
- Like maker spaces and other creative, community spaces



- Retaining ground floor retail on ECR, no housing on ground floor of ECR
- Cannot zone for maker space - has to happen organically

4.2 Adaptive Core

- Honor legacy without removing housing potential
- Maintain façade and add housing to interior of Frys
- Worried about housing on ECR - would need to be higher density
- ECR is where intensification is happening
- Low-cost medical clinic
- Plaza/park where people can gather and linger without purchasing
- Mix of retail, food, bar, cafe, music, and community space
- Generally ground floor retail, bars, restaurants, community space, with housing on top
- Portage not as good for community - serving uses as Park Blvd
- Office for resident-serving uses (medical) okay; losing this in Cal Ave
- How realistic are the new small scale housing sites? need to combine 340 Portage or SFD on Olive could all be RM 30



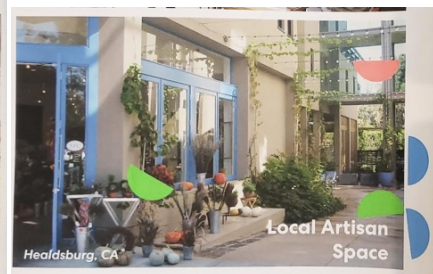
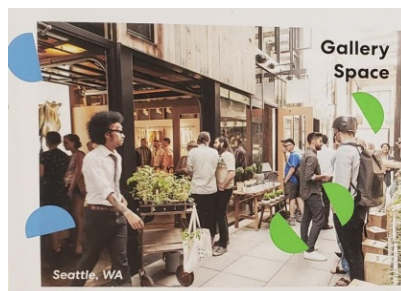
4.3 Designed Diversity

- Allows more housing of different kinds
- Greater retail potential
- Small scale SFD -- State Legislature (SB50)
- Do we want new office here? don't want a big office building here on Park Blvd
- You need a mix of office, housing, schools, all residential neighborhoods are dead
- Location of office should be near major auto routes, not in ped/bike priority areas
- Maybe office closer to Oregon Expy; noisy and better for office than housing
- How would people access retail?
- Community serving along Park for the neighborhood: ice cream, laundry, small businesses, cafes
- Places open LATE, but non-retail, non-drinking (24hr library)

Precedent Images

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Ground floor retail (San Francisco, CA)	5
Local artisan Space (Healdsburg, CA)	5
Gallery space (Seattle, WA)	5
Dining (Healdsburg, CA)	5
Market Hall (the source)	3
Community space (Seattle, WA)	3



Community space (Emeryville, CA)	3
Coffee Shop	2
Vertical mixed use	2
Maker space	1
Dining (Santana row)	1
Local artisan Space (Seattle, WA)	1
Pop up retail	1
Dining (San Francisco, CA)	1
Market Hall (swan)	0
Community space (New York)	0

WRA Presentation

WRA Presentation – Alternative 1

- Significant separation to Park Blvd....could it be brought closer together?
- What would be the material for the elevated walk? Planted?
- Would SCVWD be interested in allowing their easement be used for the recreational path and to the park connection?
- No taking of property, just within the easement
- What would happen to the protected (E) oak trees?
- Are you allowed to have trees on the stream? Yes it has been accounted for in the flow calculations

WRA Presentation – Alternative 2

- More beautification on the landscape
- 2A option (goes into the park)
- Flow will be limited by the bridge park, would there be a benefit to the park underpass?
- Complete connection from Lambert to Park Blvd
- Option of walk at existing level rather than below?
- Relation of this project to Our Project? Budget is separate, testing feasibility

WRA Presentation – Alternative 3

- How does this fit within the park process of the city?
- Environmental credits? who gets them? Creation of wildland habitat would be for the city
- How does it compare to Bol Park Creek?