Architectural Review Board
Staff Report (ID # 10760)

Report Type: Action Items **Meeting Date:** 12/5/2019

Summary Title: 180 El Camino Real: Macy's Mens Redevelopment (3rd Formal)

Title: PUBLIC HEARING/QUASI-JUDICIAL. 180 El Camino Real [19PLN-00110]: Recommendation on Applicant's Request for Approval of a Major Architectural Review to Allow the Demolition of the Existing 94,300 Square Foot Macy's Men's Building Located in the Stanford Shopping Center and the Construction of (1) a Retail Building, Approximately 43,500 sf, (2) two Retail Buildings, Approximately 3,500 sf each, and (3) a Retail Building, Approximately 28,000 sf (78,500 sf in total). Environmental Assessment: Exempt From the Provisions of the California Environmental Quality Act (CEQA) in Accordance With Guideline Section 15302 (Replacement or Reconstruction). Zoning District: CC (Community Commercial). For More Information Contact the Project Planner Samuel Gutierrez at Samuel.Gutierrez@cityofpaloalto.org.

From: Jonathan Lait

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

1. Recommend approval of the proposed project "Option 2" to the Director of Planning and Development Services based on findings and subject to conditions of approval.

Report Summary
The ARB reviewed the subject project during two previous public hearings, then continued its review to a third hearing. The Municipal Code encourages the Director of Planning and Development Services to issue decisions on Architectural Review applications after the third public hearing.

City of Palo Alto
Planning & Development Services
250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2442

Earlier staff reports include background information and project analysis reflecting the project's conformance to Palo Alto's development regulations and policies. These reports are available to view online via the weblinks below:

- Hearing Date: June 20, 2019, bit.ly/180ECRMACYS
- Hearing Date: October 3, 2019, bit.ly/MACYS2NDARB

The purpose of this report is to restate the ARB's comments and present the applicant's response to those comments. The report's analysis section builds upon the information contained in earlier reports, and reflects recent project changes. The ARB is encouraged to make a final recommendation to approve, conditionally approve, or deny the project.

Background

On October 3, 2019, the ARB reviewed the project. A video recording of the public hearing is available online: [bit.ly/180ECRMMV2] and the ARB's comments and the applicant's responses are summarized below:

ARB Comments/Direction	Applicant Response
The El Camino Real façade of Wilkes Bashford (WB) has been improved, however the other three elevations should be revised/studied to break down the scale with more articulation of mass. The scale of the bricks should be further studied to see how this material can be used to provide greater relief.	The WB elevations now include more articulation in massing (Sheets A-WB1 - A-WB13). The brick has been revised (Sheets A-WB4 - A-WB13 and material sample provided for review).
The El Camino Real sidewalk should be pulled away from the street. The oaks at the corner of El Camino Real and Pistache Place need to be preserved.	The El Camino Real sidewalk design is revised so it is now pulled back from the street (Sheet A-WB-1). The Wilkes Bashford building is now further setback from El Camino Real (36 feet) to preserve the corner oak trees. An updated arborist report is included in Attachment E.
Identify locations for a majority of the 229 trees replacement trees	The applicant is currently working with City Staff to identify planting locations throughout the Shopping Center for replacement of trees, with the remaining balance of trees to be addressed via the in-lieu fees to the Urban Forestry tree replacement fund. Staff is recommending this be further reviewed by the Subcommittee

Requested Entitlements, Findings and Purview: The following discretionary application is being requested and subject to ARB purview:

- Architectural Review – Major (AR): This project would be subject to the criteria found within PAMC 18.77.070. Architectural Review applications are reviewed by the Architectural Review Board whose recommendations are then forwarded to the Planning & Community Environment Director for action within five business days of the Board's recommendation. Actions by the Director are appealable to the City Council if filed within 14 days of the decision. Architectural Review projects are evaluated against specific findings which must be made in the affirmative to approve the project. Failure to make any one finding requires a project to be redesigned or to be denied.

Requested Entitlements, Findings and Purview: The following discretionary application is being requested and is not subject to ARB purview:

- Variance: Variance is required for this application and its requirement for 12-foot sidewalk width required along El Camino Real frontage per PAMC 183.16.060(a)(8). The process for evaluating this type of application is set forth in PAMC 18.76.030 and 18.77.050. The director shall prepare a proposed written decision. Any party, including the applicant, may request a hearing of the planning and transportation commission (PTC) on the proposed director's decision by filing a written request. Within 45 days following the filing of a timely hearing request of a proposed director's decision the PTC shall hold a hearing on the application. The recommendation of the PTC shall be placed on the consent calendar of the Council within 45 days. The decision of the Council is final.
    - The purpose of a variance is to: (1) provide a way for a site with special physical constraints, resulting from natural or built features, to be used in ways similar to other sites in the same vicinity and zoning district; and (2) provide a way to grant relief when strict application of the zoning regulations would subject development of a site to substantial hardships, constraints, or practical difficulties that do not normally arise on other sites in the same vicinity and zoning district.

Analysis[1]

The ARB reviewed this project at two prior hearings. The ARB found the proposed Restoration Hardware building, building EE, drive aisle, and other site plan details surrounding those buildings would meet ARB approval findings. However, the site plan and Wilkes Bashford building design was viewed as not yet meeting ARB approval findings. The ARB commented on

[1] The information provided in this section is based on analysis prepared by the report author prior to the public hearing. The Architectural Review Board in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to take an alternative action from the recommendation in this report.

issues with El Camino Real right of way improvements. The ARB feedback resulted in project revisions.

The applicant has included the following changes in updated plans, providing two options in two different plan sets for ARB review. The plan set for Option 2 includes the Wilkes Bashford Building (WB). The other plan set, Option 1, provides only a building pad as a placeholder for a future application for the WB building.

Option 1 Plans:
Option 1 is a plan set for the proposed project and a pad for future retail. A building pad will be provided for the construction of a future Wilkes Bashford retail building. This pad mirrors the site plan of Option 2, including the location of landscaping, utilities equipment, and a design of the surrounding parking lot and pedestrian walkways. The pad option, if recommended for approval by the ARB, would be the future site of the Wilkes Bashford building. The WB building design would be submitted with a separate Architectural Review application for a separate public hearing review. The Option 1 site plan does account for El Camino Real sidewalk improvements and adjustments to preserve the corner oak trees located at Pistache Place and El Camino Real.

Staff is not recommending this Option. However, if the ARB finds they cannot approve Option 2, the applicant requests approval of Option 1.

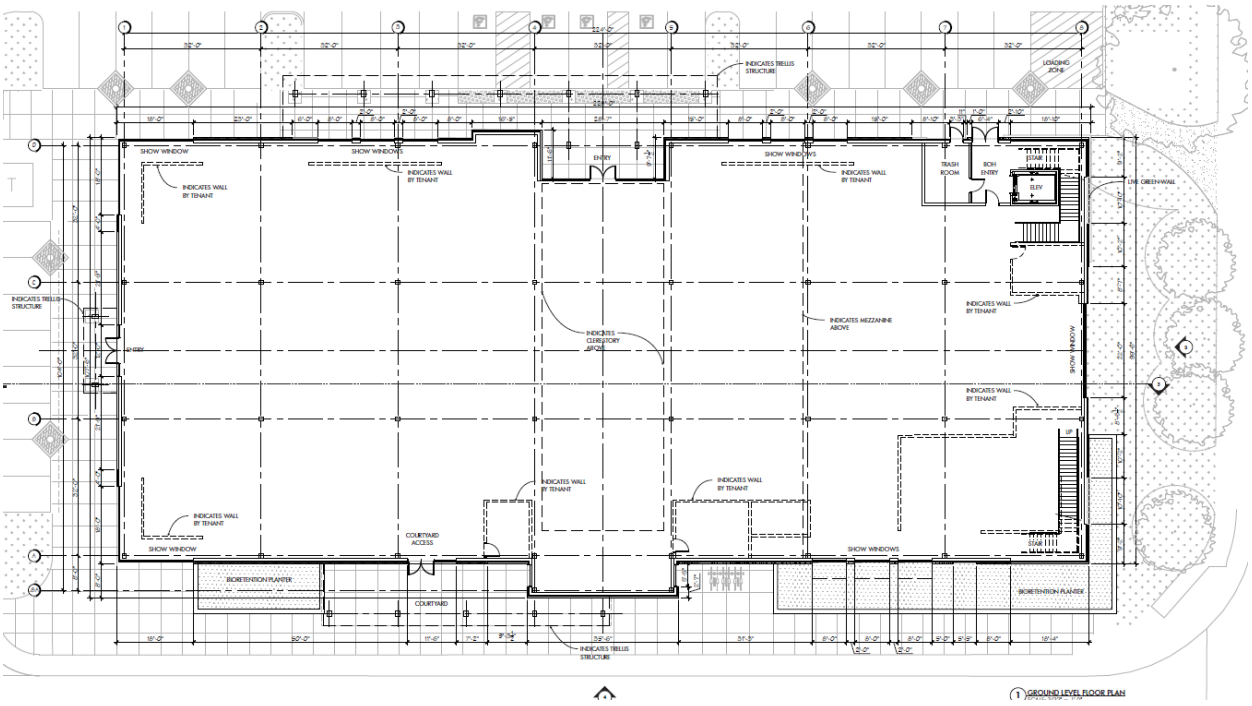
Option 2 Plans:
The plan set for the proposed project includes the Wilkes Bashford (WB) building, which has three revised elevations. The applicant studied the interior façade and parking lot facing façades following the ARB's direction to change the type of façade brick and improve articulation and massing. Sheet A-WB-1 to A-WB-13 detail the changes. When comparing the proposed floor plan from the previous hearing and the current floor plan, the viewer is able to see notable changes in the building massing.

The building revisions increase the total proposed FAR to 29,117 sf (an increase of 26 sf) including the proposed mezzanine (main retail floor at 22,507 sf, mezzanine at 6,610 sf). The perspective renderings show massing and articulation changes. The applicant has provided a brick material sample to explain the type of relief this material will provide.

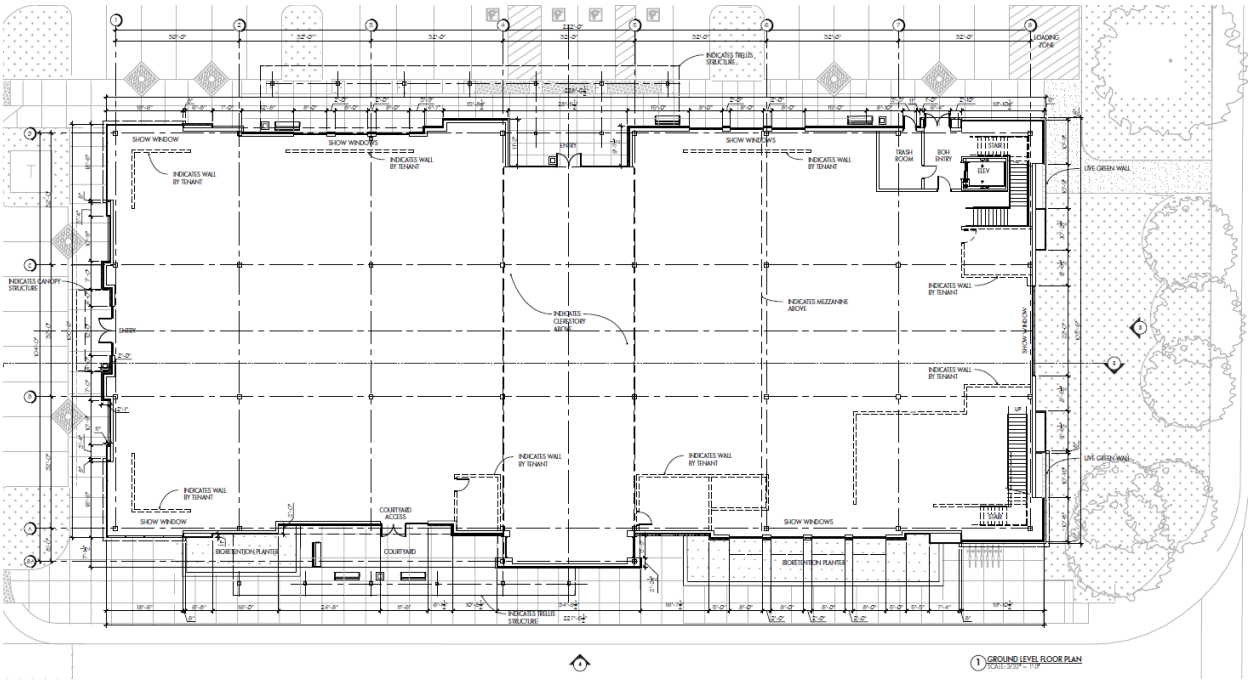
The building's overall design is modern, with a raised central inlet that frames the building entry. The design includes increased glazing on each façade, limestone, textured brick (revised), warm colored stucco, champagne tinted metals, and wood materials. The building design retains the proposed living walls located on the East facing façade. This provides additional greenery to the building while complementing the site and project landscaping. Lastly, the western façade will greet pedestrians walking from the shopping center; the large central building entrance would be anchored by two large corner display windows. The visual connection is strengthened by site improvements; trees, refined hardscape finishes, and ample amenities will provide a comfortable walk from the primary center to the Wilkes Bashford

building. The proposed building massing and material changes appear to address the ARB members' comments.

Previous Floor Plan



Current Floor Plan



The project includes installing crosswalks at the interior facing corners of Wilkes Bashford for pedestrians crossing Shopping Center Way and Pistache Place. These crosswalks (see brown

highlighted crosswalks on Sheet G1.2) towards building J and building EE will be a table-topped, similar to the proposed elevated drive aisle crosswalk between Restoration Hardware and building EE. This type of crosswalk is intended to encourage pedestrian activity, reduce vehicle speeds, and enhance the pedestrian environment of the Shopping Center; staff supports this design. These improvements will contribute to the site's pedestrian environment and act as physical connections from the greater Shopping Center to the proposed Wilkes Bashford building.

The construction of the Wilkes Bashford building will include widening the sidewalks along El Camino Real between Sand Hill Road and Pistache Place. The project will meet the requirements described in the arborist report for protection of existing trees in this area (detailed further below). Municipal Code section 18.16.060(a)(8) requires a 12-foot effective width sidewalk along El Camino Real. However, the existing mature oak trees cannot tolerate additional pavement encroaching into their tree protection zones (TPZ). This leaves only the narrow planter strip area between the street curb and the existing sidewalk for incremental sidewalk expansion. Figure 1 below captures the existing conditions and the limited workable area for sidewalk improvements. Given the site is legal non-conforming for sidewalk width which requires a 12 foot sidewalk width along EL Camino Real frontage, the project requires a variance for the proposed improvements which will bring the project closer to compliance. The variance is not within the ARB's preview and is subject to meeting the required findings for a variance and a decision by the Director of Planning & Development Services. The existing conditions, which include mature oaks trees along El Camino Real, precludes a code compliant sidewalk without effectively removing the oak trees which are protected by code. As such a variance is warranted in this situation.

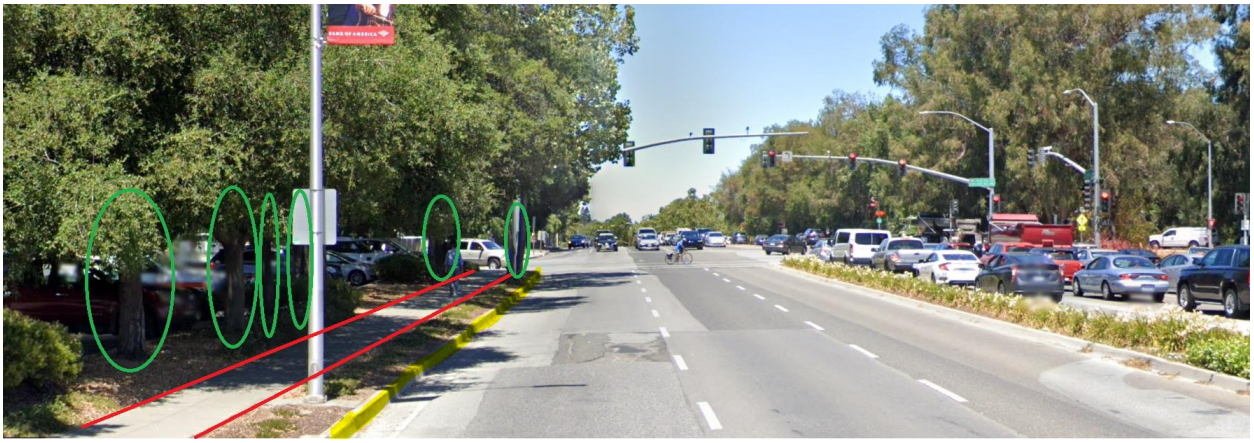
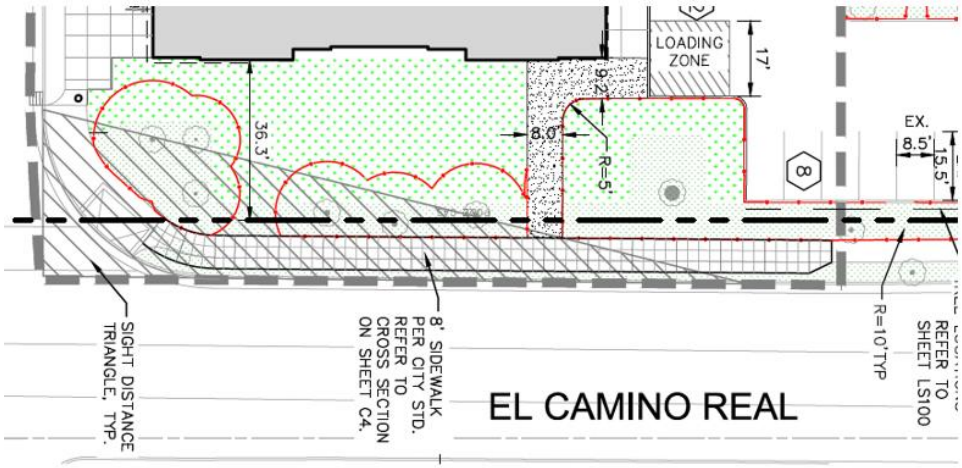
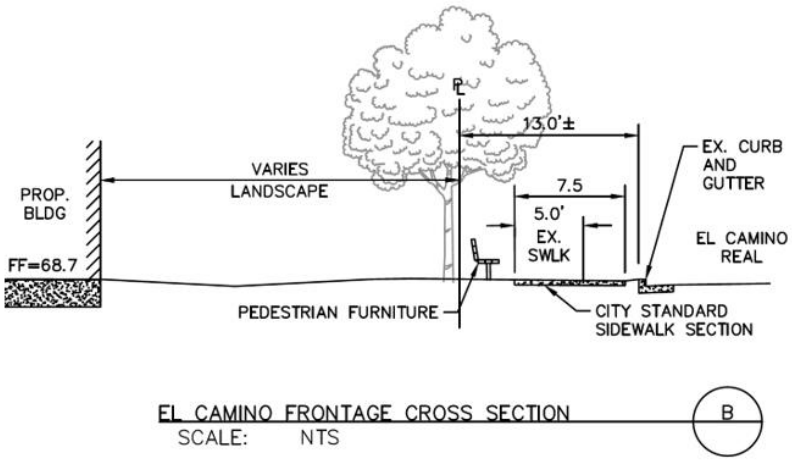


Figure 1

The ARB provided comments regarding the previous proposal for El Camino Real sidewalk. The comments focused on the lack of a buffer between pedestrians and El Camino Real, suggested widening the (proposed) sidewalk, and noted concerns regarding the potential impacts to existing trees. The applicant re-designed El Camino Real sidewalk area, utilizing the existing location of the sidewalk and expanding the width only towards El Camino Real while leaving a 6

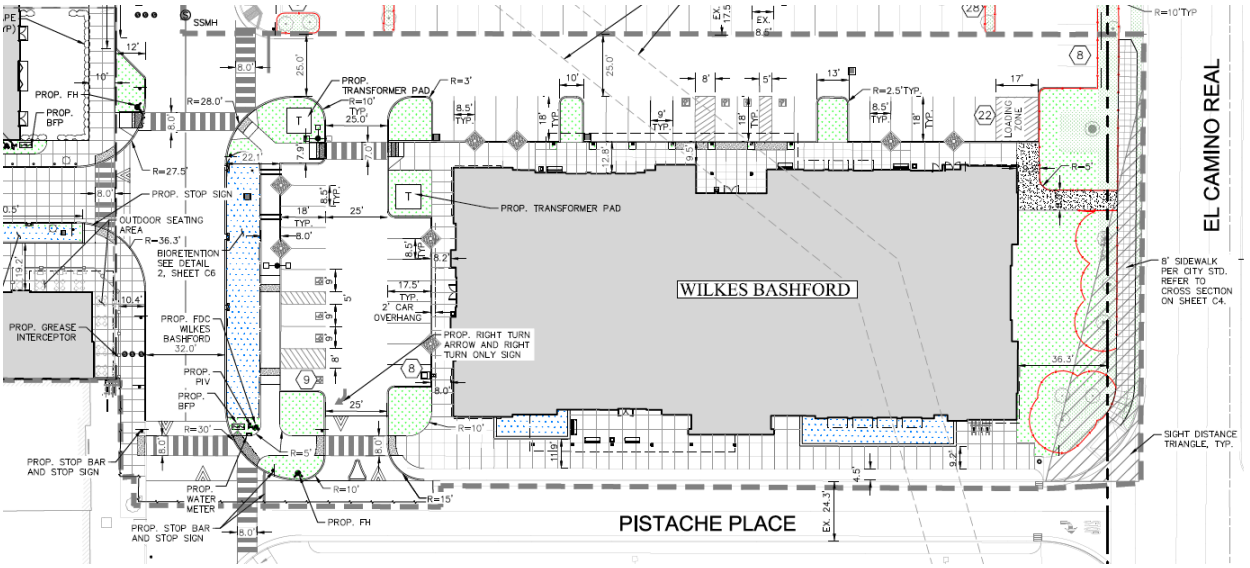
inch planting strip (Sheet HS-WB-2). The images below provide the proposed site plan and section view for the design of El Camino Real sidewalk.





In cross section view the expanded sidewalk provides a 7.5-foot wide sidewalk while leaving a half foot buffer area between the back of walk and the curb. Staff supports the widening proposal; pedestrians and bicyclists would benefit from a wider sidewalk on this limited portion of El Camino Real.

Proposed Site Plan



The site plan adjusts the Wilkes Bashford Building to accommodate a greater setback from El Camino Real to preserve the corner Oaks. The changes were done without the need to adjust the parking lot layout. The applicant adjusted the building pad and building by reducing some of the walkways around the proposed building. The project would result in a net loss of 165 parking spaces from construction of the Restoration Hardware and Wilkes Bashford sites. However, the parking within the project area will be redesigned to accommodate 10 ADA and 57 electric vehicle-ready spaces. The total number of parking spaces—ADA, electric vehicle, and otherwise-- remains unchanged from previous presentations to the ARB.

Revised Arborist Report

The revised arborist report (Attachment E) includes El Camino Real sidewalk changes in relation to the existing trees along the walk, and preservation of the corner Oak trees. Per the ARBs concerns, the report provides specific information for preservation of the El Camino Real oaks. The ARB noted concern regarding the removal of three protected oaks (trees #70-73) at the intersection of Pistache Place and El Camino Real. The report's findings address Urban Forestry requirements for preservation. The approval conditions further describe how construction within the TPZ will take place to preserve the oaks. The construction methods include hand and pneumatic excavation only when working within the TPZ.

The applicant and staff are working to find replanting locations for the required 229 replacement trees that are not already proposed in the plan set. These trees will meet the City's requirements for "no net loss of existing tree canopy". The replacement trees would be planted throughout the larger Shopping Center site as the project site area is not large enough to accommodate the required replacement trees. The total number of replacement trees planted on the project site will likely be a small portion of the 229 trees required to be replanted, due to existing conditions such as the lack of open planter areas and conflicts with underground utilities. The remaining replacement trees will be addressed by in-lieu payments into the Urban Forestry tree replacement fund at the rate of $650 per tree. The ARB

subcommittee will have the opportunity to review [and recommendation changes/approval to] the final replacement tree planting plan at a later date.

Bicycle Parking

The site is currently legal non-conforming with respect to bike parking spaces. The project includes installation of 70 new bicycle parking spaces to supplement the existing 271 bike spaces. This will encourage alternate modes of transportation and bring the site closer to compliance with the Zoning Code requirement of 526 bike spaces. New and relocated short-term bicycle racks will be placed throughout the site to address the greatest demand, as determined by the Office of Transportation staff. Staff will review and approve the placements in accordance with the results of a pending update to the previously conducted bicycle transportation study. This study will begin once the air quality—which was reduced due to fires--in the area improves, in order to capture accurate data of bicycle usage, capacity, and need at the site. Due to this delay, staff is recommending the ARB Subcommittee review the final locations of the short-term bicycle racks at a later date.

Environmental Review

The City has assessed the subject project in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project is categorically exempt from the provision of CEQA. The project falls under a Class 2 exemption in accordance with Guideline Section 15302 (Replacement or Reconstruction). The project meets this exemption as it is the replacement of existing structures and facilities where the new structures will be located on the same site as the existing structures and will have substantially the same purpose and capacity. More specifically, the existing Macy's Men's building is a commercial retail building of greater floor area than the total proposed floor area of the new commercial retail buildings in the same general location on the project site.

Public Notification, Outreach & Comments

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Daily Post* on November 22, 2019, which is 13 days in advance of the meeting. Postcard mailing occurred on November 20, 2019, which is 15 in advance of the meeting.

Public Comments

As of the writing of this report, no project-related, public comments were received.

Alternative Actions

In addition to the recommended action, the Architectural Review Board may:

1. Approve the project with modified findings or conditions;
2. Approve the project with option 1 only and require the Wilks Bashford building to be submitted as a sperate application subject to ARB review.

3. Recommend project denial based on revised findings.

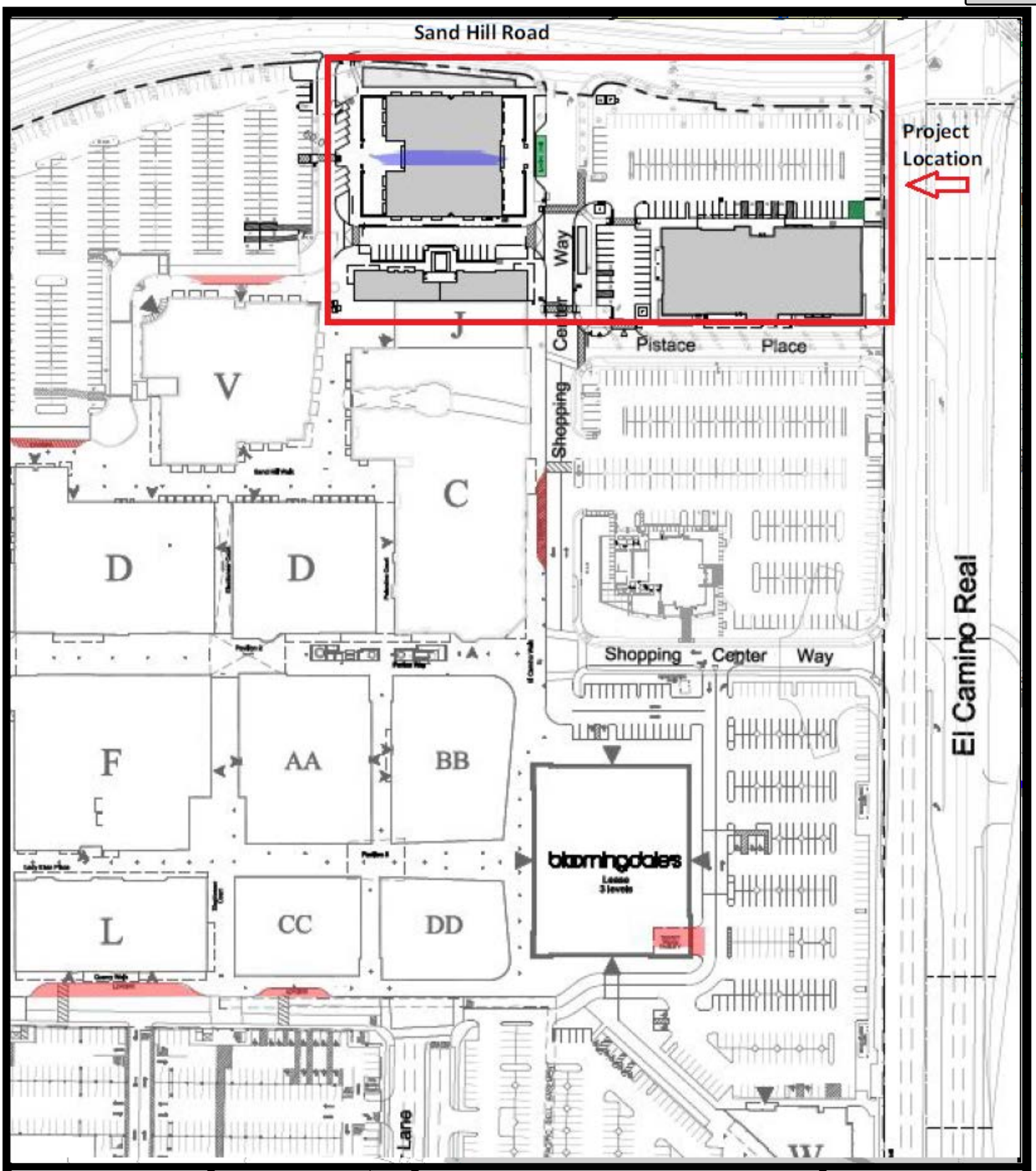
Report Author & Contact Information
Samuel Gutierrez, Planner
(650) 329-2225
samuel.gutierrez@cityofpaloalto.org

ARB[2] Liaison & Contact Information
Jodie Gerhardt, AICP, Planning Manager
(650) 329-2575
jodie.gerhardt@cityofpaloalto.org

Attachments:

- Attachment A: Location Map (PDF)
- Attachment B: Draft ARB Findings (DOCX)
- Attachment C: Draft Conditions of Approval (DOCX)
- Attachment D: Zoning Comparison Table (DOCX)
- Attachment E: Revised Arborist Report (PDF)
- Attachment F: Applicant's Revised Project Description (DOCX)
- Attachment G: Project Plans (DOCX)

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



The City of Palo Alto

180 El Camino Real
Stanford Shopping Center

This map is a product of the City of Palo Alto GIS

0' 446'

ATTACHMENT B
ARB FINDINGS FOR APPROVAL
180 El Camino Real
19PLN-00110

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

Finding #1: The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides.

The project would need to be found in conformance with the following Comprehensive Plan Goals and Policies.

Comp Plan Goals and Policies	***How project adheres or does not adhere to Comp Plan***
The Comprehensive Plan land use designation for the site is Regional Commercial.	*The project continues the Regional Commercial land use.*
Land Use and Community Design Element	
POLICY B-6.3: Work with appropriate stakeholders, leaseholders, and Stanford University to ensure that the Stanford Shopping Center is sustained as a distinctive, economically competitive and high quality regional shopping center. **Policy L-1.11:** Hold new development to the highest development standards, in order to maintain Palo Alto's livability and achieve the highest quality development with the least impacts.	*This project will add to the exclusive mixture of tenant at the Stanford Shopping Center making it a distinctive regional shopping center. The projects proposed new buildings with designs that meet the approved standards for the Shopping Center by utilizing high quality materials, this project results in net loss of FAR for the site and is an infill development, resulting in a lower impact to the surrounding area.*
Policy L-2.11: Encourage new development and redevelopment to incorporate greenery and natural features such as green rooftops, pocket parks, plazas and rain gardens.	*The project incorporates new planter areas, green walls, and green rooftops along with new exterior seating areas.*
Policy L-4.3: Encourage street frontages that contribute to retail vitality in all Centers. Reinforce street corners in a way that enhances the pedestrian realm or that form	*The new WB building would front the El Camino Real Corridor, while retaining existing oak trees. The design includes store display areas and new planter areas that would*

corner plazas. Include trees and landscaping.	*enhance the Pistache Place and El Camino Real Corner and define this intersection.*
Policy L-4.4: Ensure all Regional Centers and Multi-Neighborhood Centers provide centrally located gathering spaces that create a sense of identity and encourage economic revitalization. Encourage public amenities such as benches, street trees, kiosks, restrooms and public art.	*The project will enhance a portion of the Shopping Center through redevelopment which includes new outdoor seating areas, a green roof top accessible to the public, and expanded walking path areas for pedestrians.*
Policy L-4.9: Maintain Stanford Shopping Center as one of the Bay Area's premier regional shopping centers. Promote bicycle and pedestrian use and encourage any new development at the Center to occur through infill.	*The project improves the northern portion of the El Camino Real frontage with a new high-quality retail building and new landscaping, pedestrian and bicycle improvements, increasing the quality of the site. Additionally, the inset buildings have designs of high quality; one building features a green roof with a glass enclosed restaurant, a unique feature that will continue to promote the Stanford Shopping Center as a premier modern shopping center.*
Program L4.9.1: While preserving adequate parking to meet demand, identify strategies to reuse surface parking lots. **Goal L-6:** Well-designed Buildings that Create Coherent Development Patterns and Enhance City Streets and Public Spaces.	*The project results in a net decrease of FAR. The project includes a requirement for a parking management plan for the site's employees to focus employee parking areas underutilized by patrons of the Shopping Center. The project includes an option for an elevated drive aisle between buildings EE and Restoration Hardware, which could be utilized for minor events.* *The building and site design enhance the Stanford Shopping Centers open pedestrian environment and access to the site overall.*
Policy L-5: Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due their size and scale.	*The proposed changes to the site with this project are consistent with the size and scale of the Shopping Center overall, as the site has several multi-story and single-story buildings throughout.*
Policy T-1.16 Promote personal transportation vehicles an alternative to cars (e.g. bicycles, skateboards, roller blades) to get to work, school, shopping, recreational facilities and transit stops.	*The project will add new bicycle facilities on-site bring the site into conformance in terms of short-term bicycle parking (public use) and further into conformance in terms of long-term bicycle parking (lockers). This is*

Policy T-1.19 Provide facilities that encourage and support bicycling and walking. **Program T3.10.3** Provide safe, convenient pedestrian, bicycle and transit connections between the Stanford Shopping Center/Medical Center areas and housing along the Sand Hill Road/Quarry Road corridors to Palo Alto Transit Center, Downtown Palo Alto and other primary destinations. **Program T5.12.1** Work with employers, merchants, schools and community service providers, to identify ways to provide more bicycle parking, including e-bike parking with charging stations, near existing shops, services and places of employment.	*consistent with the goals of the 2012 Palo Alto Bicycle + Pedestrian Transportation Plan; it will improve the bicycle parking capacity of the site and incentivize the use of bicycles as a mode of transportation to the site. Furthermore, a bicycle occupancy study is being conducted to properly locate new bicycle parking in locations throughout the Shopping Center where demand is highest. This will provide more convenience and capacity, as the Shopping Center is in an area of high employment given the proximity of the Medical Center and Stanford University.*

The project would remain consistent with the zoning requirements and Master Façade and Sign program for the Stanford Shopping Center. The project will not increase the development area of the site regarding height, floor area ratio (net loss of FAR), and setbacks. Parking space numbers overall for the site will be reduced, but the parking count will remain code compliant with the required parking ratio of one space per 275 gross sf of floor area. Additionally, the project will bring the site into greater compliance regarding the loading spaces on site and the overall bicycle parking spaces provided on-site.

Finding #2: The project has a unified and coherent design, that:

a. **creates an internal sense of order and desirable environment for occupants, visitors, and the general community,**
b. **preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant,**
c. **is consistent with the context-based design criteria of the applicable zone district,**
d. **provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations,**
e. **enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.**

The project's new buildings and site improvements will enhance the pedestrian and tenant environment within the Stanford Shopping Center.

Pursuant to PAMC 18.16.090(b), the following context-based design considerations and findings are applicable to this project. These context-based design criteria are intended to provide additional standards to be used in the design and evaluation of development in a commercial district. The purposes are to encourage development in a commercial district that is responsive to its context and compatible with adjacent development, and to promote the establishment of pedestrian oriented design.

1. Pedestrian and Bicycle Environment	**Project Consistency**
The design of new projects shall promote pedestrian walkability, a bicycle-friendly environment, and connectivity through design elements	The project will improve the conditions along the pedestrian walkway by rearranging the exterior seating areas for pedestrians, widening the walkway, and adding new bicycle racks for cyclists.
2. Street Building Facades	
Street facades shall be designed to provide a strong relationship with the sidewalk and the street (s), to create an environment that supports and encourages pedestrian activity through design elements	The project includes new planter boxes, wide pathways and sidewalks, new pedestrian seating, and new pedestrian scale lighting within the project area. These new features improve the pedestrian environment within the project area.
3. Massing and Setbacks	
Buildings shall be designed to minimize massing and conform to proper setbacks	The proposed project will not significantly change the existing building massing as the project results in a net loss of FAR (minor in scale to the site FAR). The project will not significantly change the setbacks as the site has varied setback placement; the project does conform to the required setbacks of the site.
4. Low Density Residential Transitions	
Where new projects are built abutting existing lower scale residential development, care shall be taken to respect the scale and privacy of neighboring properties	This finding does not apply.
5. Project Open Space	
Private and public open space shall be provided so that it is usable for the residents and visitors of the site	The project provides new publicly accessible exterior seating areas and a unique, usable green roof.
6. Parking Design	
Parking shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment	The proposed project will change the existing circulation in the area within the project scope and includes a new building within an existing parking lot area. The building massing is not overwhelming as it includes one to three-story buildings. The pedestrian walkways around the effected

	parking lots and project area are wider (no smaller than 6.5 ft in width) and include new planters and pedestrian seating areas to enhance the pedestrian environment of the site.
7. Large Multi-Acre Sites	
Large sites (over one acre) shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood	This finding does not apply
8. Sustainability and Green Building Design	
Project design and materials to achieve sustainability and green building design should be incorporated into the project	The project will utilize energy-efficient LED lighting and will comply with Green Building Energy codes for commercial businesses along with construction debris diversion rates.

Finding #3: The design is of high aesthetic quality, using high quality, integrated materials, and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area.

The project includes materials which are durable and have high-quality finishes. The new façade will consist of cast concrete, metal, treated wood, and porcelain tiles. The design will enhance the character of the site and update the existing conditions. The buildings will better fit with the greater Shopping Center, which has been significantly upgraded through tenant facade changes. This project will continue the modernization of the center's Sand Hill Road and El Camino Real frontages. The project will contribute to the unique mixture of textures and colors the Shopping Center tenant façades are known for.

Finding #4: The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.).

The project will improve circulation for vehicle, bicycle, and pedestrian traffic and access to the project site. The modifications to the site include a new cut- through, elevated drive aisle to maintain access and circulation for cars while increasing circulation for pedestrians with the adjoining new pedestrian pathways. Furthermore, pedestrian walkway and sidewalk improvements are included along El Camino Real and Pistache Place. Lastly, the project includes bicycle parking that will feature new cargo bicycle spaces, which can better transport goods, to encourage this form of alternate transportation.

Finding #5: The landscape design complements and enhances the building design and its surroundings, is appropriate to the site's functions, and utilizes to the extent practical, regional

indigenous drought-resistant plant material capable of providing desirable habitat that can be appropriately maintained.

A large portion of the existing trees will be preserved in addition to new trees and landscaped areas that consist of native or low to moderate water usage plants that are more easily managed and maintained. A majority of the proposed plant species will provide suitable habitats; they are flowering plants/trees which are suitable for wildlife.

Finding #6: The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning.

The project will utilize energy-efficient LED lighting and will comply with green building energy code requirements and the local construction debris diversion rates. Additionally, the proposed landscaping includes a significant amount of native or low to moderate water usage plants along with on-site water treatment (C3) that will reduce storm water runoff and allow water to enter the local aquafer.

ATTACHMENT C
CONDITIONS OF APPROVAL
180 El Camino Real, "Macys Mens"
19PLN-00110

PLANNING DIVISION

1. CONFORMANCE WITH PLANS: Construction and development shall conform to the approved plans entitled, "Macys Mens Redevelopment," stamped as received by the City on November 8, 2019, on file with the Planning Department, 250 Hamilton Avenue, Palo Alto, California, except as modified by these conditions of approval.

2. BUILDING PERMIT: Apply for a building permit and meet any and all conditions of the Planning, Fire, Public Works, and Building Departments.

3. BUILDING PERMIT PLAN SET: A copy of this cover letter and conditions of approval shall be printed on the second page of the plans submitted for building permit.

4. 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:

    a. The final location of all bicycle parking (including 70 new spaces) shall be in conformance with the revised occupancy study, to the satisfaction of the Chief Transportation Official, along with the final design for the cargo bicycle parking stalls.

    b. To ensure a no net loss of trees, the project shall plant 229 trees throughout the site. The location of new trees to be planted shall be shown on a site plan or an in-lieu payment shall be made, to the satisfaction of the Urban Forester.

5. PROJECT MODIFICATIONS: All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.

6. EMPLOYEE PARKING MANAGEMENT: All parking facility changes shall be in conformance with the approved plans. The applicant shall submit annual parking reports, with the first report due one year after occupancy of the new buildings within the scope of the project. The report to the City will include data involving the management of parking for employees of the site and is inclusive of vehicle, bicycle parking, and utilization of carpooling or transit

programs. The information shall be submitted to the Office of Transportation and the Planning and Development Services Department on a yearly basis.

7. LANDSCAPE PLAN: Plantings shall be installed in accordance with the approved plan set and shall be permanently maintained and replaced as necessary.

8. PROJECT EXPIRATION: The project approval shall be valid for a period of two years from the original date of approval. Application for a one-year extension of this entitlement may be made prior to expiration. The extension request shall be done by submitting a written request directly to the Planning and Development Services Department.

9. SIGNAGE: The submitted plans only reference signage for the new buildings to show the relationship between the buildings design and possible new signage. This approval does not include an approval for signage. Signage will require a separate approval from the Planning and Development Services Department.

10. INDEMNITY: To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.

11. ESTIMATED IMPACT FEE: Given the proposed project results in a net loss of FAR, no additional impact fees are due.

12. REQUIRED PUBLIC ART. In conformance with PAMC 16.61, and to the satisfaction of the Public Art Commission, the property owner and/or applicant shall select an artist and received final approval of the art plan, or pay the in-lieu fee equivalent to 1% of the estimated construction valuation, prior to obtaining a Building permit. All required artwork shall be installed as approved by the Public Art Commission and verified by Public Art staff prior to release of the final Use and Occupancy permit.

13. IMPACT FEE 90-DAY PROTEST PERIOD. California Government Code Section 66020 provides that a project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the Project. Additionally, procedural requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020. IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS,

RESERVATIONS, AND EXACTIONS. If these requirements constitute fees, taxes, assessments, dedications, reservations, or other exactions as specified in Government Code Sections 66020(a) or 66021, this is to provide notification that, as of the date of this notice, the 90-day period has begun in which you may protest these requirements. This matter is subject to the California Code of Civil Procedures (CCP) Section 1094.5; the time by which judicial review must be sought is governed by CCP Section 1094.6.

14. FINAL INSPECTION: A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any revisions during the building process must be approved by Planning, including but not limited to; materials, colors, parking, landscaping, and hard surface locations. Contact your Project Planner, Samuel Gutierrez at samuel.gutierrez@cityofpaloalto.org to schedule this inspection.

BUILDING DEPARTMENT

At time of building permit, please include the following information/clarifications shall be provided:

15. Green building compliance shall comply with the CALgreen code as amended by the City of Palo Alto and effective at time of building permit submittal, please complete the required CALGREEN +TIER2 CHECKLIST and explain how each green measure will be implemented for the project.

16. Accessible path of travel to all common areas, entrances, exits, restaurant, retail, and all public functions per Chapter 11B, CBC.

17. T24 Energy calculations for envelope, lighting, mechanical, and electrical shall be provided for each building.

18. County Health Department approval is required prior to issuance of building permit for restaurants.

19. Structural design shall comply with CBC, ASCE7-10, and other applicable codes based on materials specifications. New building and existing building shall have a seismic gap required.

20. Several proposed grease interceptors are shown on sheet C8. Design shall be reviewed at permit submittal and coordinated with Water Quality Division.

21. Mixed use and occupancy shall comply with section 508, CBC.

22. Bike parking counts shall meet CALgreen as amended by CPA.

23. Onsite pavement design shall meet the TI per soil report and PW standards.

24. Onsite storm drainage shall meet CPC, CBC, and PW standards.

25. Provide roof access by means of stair or ladder type.

26. Mechanical, Electrical, and Plumbing design shall comply with applicable codes. All onsite sanitary lines shall have a minimum 2% slope with adequate cleanouts and backflow valves at appropriate locations per CPC and PAMC.

FIRE DEPARTMENT

27. An additional fire hydrant is required on Pistache Place near ECR. The hydrant shall be shown on the building permit plan set. Final location to be determine during the building permit plan check review.

PUBLIC ART

28. The following conditions are required to be part of any Planning application approval and shall be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc. as further described below. If the applicant chooses to pay in-lieu of commissioning art on site, the funds must be paid prior to the issuance of a building permit.

29. If the applicant chooses to commission art on site, then they must complete both initial and final reviews and receive approval from the Public Art Commission prior to the issuance of a building permit.

30. If the applicant chooses to pay a contribution into the Public Art fund in-lieu of commissioning art on site, the contribution must be made prior to the issuance of a building permit.

UTILITIES ELECTRICAL ENGINEERING

31. Electric utilities are in the footprint of the new Macy's building, therefore, some of the substructure must be completed prior to demolition of the Macy's building. 12kV duct bank shall be relocated, prior to occupancy at the latest.

32. Underground switch shall be relocated. Customer shall provide space 10'X10' space for the pad mount switch.

33. Existing underground transformer shall be relocated. Customer shall provide space 10'X10' for the pad mount transformer for the Macy's Building.

34. Customer shall provide 10'X10' for the pad mount transformer for the new Building.

35. Where needed, the applicant/property owner shall grant the City easements for maintenance of facilities, such as switch gear and transformers.

36. Location of new switch and new transformers must be approved by ARB.

37. The location of the customer's switchboard shall be shown on the layout drawing.

38. All substructure work to be completed by the applicant. Fiber conduits shall be relocated.

39. A complete Utility Electric Application must be submitted, and advanced engineering fee shall be paid.

40. Detailed comments shall be given only after field verification from City Crew on existing Utilities and advanced engineering fee is paid.

UTILITIES WASTE GAS WATER

41. Update plans per WGW site plan red-lines dated approved June 13, 2019.

42. The applicant shall submit a completed water-gas-wastewater service connection application - loadsheet per unit for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., gas in b.t.u.p.h, and sewer in fixture units/g.p.d.). The applicant shall provide the new total loads

43. The applicant shall submit improvement plans for utility construction. The plans must show the **size** and location of all underground utilities within the development and the public right of way.

44. The applicant shall submit improvement plans for utility construction. The plans must show the **size** and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations and any other required utilities. Plans for new wastewater lateral need to include new wastewater pipe profiles showing existing potentially conflicting utilities especially storm drain pipes electric and communication duct banks. Existing duct banks need to be daylighted by potholing to the bottom of the ductbank to verify cross section prior to plan approval and starting lateral installation. Plans for new storm drain mains and laterals need to include profiles showing existing potential conflicts with sewer, water and gas.

45. The applicant shall be responsible for upgrading the existing utility mains and/or services as necessary to handle anticipated peak loads. This responsibility includes all costs associated with the design and construction for the installation/upgrade of the utility mains and/or services.

46. The gas service, meters, and meter location must meet WGW standards and requirements

47. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for all existing and new water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPPA shall be installed on the owner's property and directly behind the water meter within 5 feet of the property line. RPPA's for domestic service shall be lead free. Show the location of the RPPA on the plans.

48. An approved reduced pressure detector assembly is required for the new water connection for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. Reduced pressure detector assemblies shall be installed on the owner's property adjacent to the property line, within 5' of the property line. Show the location of the reduced pressure detector assembly on the plans.

49. The applicant shall pay the capacity fees and connection fees associated with new utility service/s or added demand on existing services. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.

50. Each unit or place of business shall have its own water and gas meter shown on the plans. Each parcel shall have its own water service, gas service and sewer lateral connection shown on the plans.

51. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilities procedures.

52. Utility vaults, transformers, utility cabinets, concrete bases, or other structures cannot be placed over existing water, gas or wastewater mains/services. Maintain 1' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, Cabinets/vaults/bases shall be relocated from the plan location as needed to meet field conditions. Trees may not be planted within 10 feet of existing water, gas or wastewater mains/services or meters. New water, gas or wastewater services/meters may not be installed within 10' or existing trees. Maintain 10' between new trees and new water, gas and wastewater services/mains/meters.

53. All utility installations shall be in accordance with the City of Palo Alto current utility standards for water, gas & wastewater.

PUBLIC WORKS ENGINEERING

54. STORMDRAIN:

a. Drainage from the proposed structure shall not be directly connected to the City's storm drain system.
b. Plot and label the C3 treatment measures associated with this work to verify that no direct connection will be required. (not applicable on privately maintained streets)
c. Plot and label a 15-foot wide easement for the proposed and existing storm drain line within private property. Pipe shall be centered on easement.
d. If the retail building will have a basement, provide a minimum 10-foot separation between building/foundation edge and easement edge.
e. Provide Qex versus Qprop from the project site, to verify no net increase. (provide clarification calculations with the building permit submittal with respect to drainage area)
f. Relocate manholes to avoid proposed trees and shall be placed within one stall. Manhole shall not be aligned with the stall striping and for future utility clean-up, this will reduce the number of stalls affected. Manhole shall not be placed within tree root zone.
g. Plot and label the utility crossings invert and top of pipe.
h. Revised City specs allow the use of HDPE pipe, applicant shall review and verify why RCP is proposed. Please note this in the plan set.

Additional comments and review provided by Storm Drain group during Building permit review stage.

55. STREET TREES: The applicant may be required to replace existing and/or add new street trees in the public right-of-way along the property's frontage(s). Call the Public Works' arborist at 650-496-5953 to arrange a site visit so he/she can determine what street tree work, if any, will be required for this project. The site plan submitted with the building permit plan set must show the street tree work that the arborist has determined, including the tree species, size, location, staking and irrigation requirements, or include a note that Public Works' arborist has determined no street tree work is required. The plan must note that in order to do street tree work, the applicant must first obtain a *Permit for Street Tree Work in the Public Right-of-Way* from Public Works' arborist (650-496-5953).

56. GRADING PERMIT: Separate Excavation and Grading Permit will be required for grading activities on private property that fill, excavate, store or dispose of 100 cubic yards or more based on PAMC Section 16.28.060. Applicant shall prepare and submit an excavation and grading permit to Public Works separately from the building permit set. The permit application and instructions are available at the Development Center and on our website. http://www.cityofpaloalto.org/gov/depts/pwd/forms_and_permits.asp

57. GRADING & DRAINAGE PLAN: The plan set must include a grading & drainage plan prepared by a licensed professional that includes existing and proposed spot elevations, earthwork volumes, finished floor elevations, area drain and bubbler locations, drainage flow arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the

house a minimum of 2% or 5% for 10-feet per 2013 CBC section 1804.3. Downspouts and splashblocks should be shown on this plan, as well as any site drainage features such as swales, area drains, bubblers, etc. Grading that increases drainage onto, or blocks existing drainage from neighboring properties, will not be allowed. Public Works generally does not allow rainwater to be collected and discharged into the street gutter, but encourages the developer to keep rainwater onsite as much as feasible by directing runoff to landscaped and other pervious areas of the site.
http://www.cityofpaloalto.org/civicax/filebank/documents/2717

58. RETAIL SPACE: If any proposed food service is planned a grease trap will be required.

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

60. Provide the following note on the Site Plan and adjacent to the work within the Public road right-of-way. "Any construction within the city's public road right-of-way shall have an approved Permit for Construction in the Public Street prior to commencement of this work. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY."

61. Provide the following note on the Site Plan and Grading and Drainage Plan: "Contractor shall not stage, store, or stockpile any material or equipment within the public road right-of-way." Construction phasing shall be coordinated to keep materials and equipment onsite. This includes job site trailers, dumpsters, storage containers and portable restrooms.

62. Provide following note on Site Plan and Grading and Drainage Plan: "Contractor shall contact Public Works Engineering Inspectors to inspect and approve the storm drain system (pipes, area drains, inlets, bubblers, dry wells, etc.) associated with the project prior to backfill. Contractor shall schedule an inspection, at a minimum 48-hours in advance by calling (650)496- 6929."

63. OFF-SITE IMPROVEMENTS: Sidewalk, curb & gutter replacement shall be required for both Sand Hill Road and El Camino Real frontage of project. Street resurfacing may also be required for the property frontage along East bound portion of Sand Hill Rd.

64. Any existing driveway to be abandoned shall be replaced with standard curb & gutter. This work must be included within a *Permit for Construction in the Public Street* from the Public

Works Department. A note of this requirement shall be placed on the plans adjacent to the area on the *Site Plan*.

65. IMPERVIOUS SURFACE AREA: The project will be creating or replacing 500 square feet or more of impervious surface. Accordingly, the applicant shall provide calculations of the existing and proposed impervious surface areas with the building permit application. The Impervious Area Worksheet for Land Developments form and instructions are available at the Development Center or on City Public Works' website.

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

67. LOGISTICS PLAN: The project contractor must submit a logistics plan to the Public Works Department prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: pedestrian control, traffic control, truck routes, material deliveries, contractor's parking, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact, noticing of affected businesses, and schedule of work. Include a copy in resubmittal. Guidelines are attached at: http://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=2719

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

69. Include a note on the civil set of plans that the project is subject to C.3 Storm Water Treatment along with 3rd party review.

70. Proposed storm drain items will require new easement and/or modifications of existing easements.

71. Coverage is required to be obtained under the State Construction General Permit for projects that disturb one acre or more.

72. CALTRANS: Caltrans review and approval of this project may be required. Caltrans right-of-way across El Camino Real extends from back-of-walk to back-of walk. The City has a maintenance agreement with Caltrans that requires the City to maintain the sidewalk and to issue Street Work and Encroachment Permits for work done on the sidewalks by private contractors. Caltrans has retained the right to review and permit new ingress/egress

driveways off El Camino Real as well as the installation of Traffic Control devices as part of this project.

73. PUBLIC ACCESS EASEMENT: The property owner shall provide a public access easement for the additional feet of sidewalk between the property line and back of walk and/or building edge on the El Camino Real frontage. Alternatively, the property owner may dedicate the space to the City of Palo Alto. The easement or dedication shall be shown on the Tentative and Final maps, or if the applicant chooses not to subdivide the property, show the future easement on plans submitted for a building permit and note that the easement must be recorded prior to building permit final.

PUBLIC WORKS URBAN FORESTRY

The following conditions are required to be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc. as further described below.

74. The applicant shall provide bio retention fabric-type detail at building permit phase. Please be advised that the type of fabric is determined by the water table level of the site.

75. The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPR & Sheet T-1, and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in the monthly activity report sent to the City. The mandatory Contractor and Arborist Monthly Tree Activity Report shall be sent monthly to the City (pwps@cityofpaloalto.org) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.

76. NO NET LOSS OF URBAN CANOPY. In order to maintain the Urban Forest Master Plan goals, change cherry and aristocrat pears to native or drought-tolerant, climate adapted species of similar size and stature. Suggested species for the cherry trees include, but are not limited to, western redbud, smoke tree, fremontia, purple hop bush, toyon, or manzanita. Suggested species for the Aristocrat pears include, but are not limited to, Catalina ironwood, blue oak, silver linden, or skyrocket oak. Prior to submittal of building permit, City staff and the Applicant will determine locations for replacement trees on site and adjacent to the site (a portion of the 229 required). If required, compensation for the remaining replacement trees to be paid through in-lieu fees at $650.00 per tree will be determined. When updated, these trees will satisfy the zero-net canopy loss goals put forth in the Master Plan.

77. TREE PROTECTION COMPLIANCE. The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPR & Sheet T-1, and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and

inspection of the project. Project arborist approval must be obtained and documented in the monthly activity report sent to the City. The mandatory Contractor and Arborist Monthly Tree Activity Report shall be sent monthly to the City (pwps@cityofpaloalto.org) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.

78. PLAN CHANGES. Revisions and/or **changes to plans before or during construction** shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Building Department for review by Planning, PW or Urban Forestry.

79. TREE DAMAGE. Tree Damage, Injury Mitigation and Inspections apply to Contractor. Reporting, injury mitigation measures and arborist inspection schedule (1-5) apply pursuant to TTM, Section 2.20-2.30. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree Technical Manual, Section 2.25.

80. GENERAL. The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

81. TREE PROTECTION VERIFICATION. Prior to any site work verification from the contractor that the required protective fencing is in place shall be submitted to the Urban Forestry Section. The fencing shall contain required warning sign and remain in place until final inspection of the project.

82. EXCAVATION RESTRICTIONS APPLY (TTM, Sec. 2.20 C & D). Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then Table 2-1, Trenching and Tunneling Distance, shall be printed on the final plans to be implemented by Contractor.

83. PLAN SET REQUIREMENTS. The final Plans submitted for building permit shall include the following information and notes on relevant plan sheets:

    a. SHEET T-1, BUILDING PERMIT. The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-it's Part of the Plan!), available on the Development Center website at http://www.cityofpaloalto.org/civicax/filebank/documents/31783. The Applicant

shall **complete and sign the Tree Disclosure Statement** and recognize the Project Arborist Tree Activity Inspection Schedule. Monthly reporting to Urban Forestry/Contractor is mandatory. (Insp. #1: applies to all projects; with tree preservation report: Insp. #1-7 applies)

b. The Tree Preservation Report (TPR). All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, shall be printed on numbered Sheet T-1 (T-2, T-3, etc) and added to the sheet index.

c. Plans to show protective tree fencing. The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Regulated Tree, using a bold dashed line enclosing the Tree Protection Zone (Standard Dwg. #605, Sheet T-1; City Tree Technical Manual, Section 6.35-Site Plans); **or by using the Project Arborist's unique diagram for each Tree Protection Zone enclosure.**

PUBLIC WORKS WATERSHED PROTECTION

84. Stormwater treatment measures
- All Bay Area Municipal Regional Stormwater Permit requirements shall be followed.
- Refer to the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Handbook (download here: http://scvurppp-w2k.com/c3_handbook.shtml) for details.
- For all C.3 features, vendor specifications regarding installation and maintenance should be followed and provided to city staff. Copies must be submitted to Pam Boyle Rodriguez at pamela.boylerodriguez@cityofpaloalto.org. Add this bullet as a note to the building plans.
- Staff from Stormwater Program (Watershed Protection Division) may be present during installation of stormwater treatment measures. Contact Pam Boyle Rodriguez, Stormwater Program Manager, at (650) 329-2421 before installation. Add this bullet as a note to building plans on Stormwater Treatment (C.3) Plan.

85. Bay-friendly Guidelines (rescapeca.org)
- Do not use chemicals fertilizers, pesticides, herbicides or commercial soil amendment. Use Organic Materials Review Institute (OMRI) materials and compost. Refer to the Bay-Friendly Landscape Guidelines: http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional for guidance. Add this bullet as a note to the building plans.
- Avoid compacting soil in areas that will be unpaved. Add this bullet as a note to the building plans.

86. Stormwater quality protection
- Temporary and permanent waste, compost and recycling containers shall be covered to prohibit fly-away trash and having rainwater enter the containers.
- Drain downspouts to landscaping (outward from building as needed).

- Drain HVAC fluids from roofs and other areas to landscaping.

ATTACHMENT D
ZONING COMPARISON TABLE
180 El Camino Real, 19PLN-00110

Table 1: COMPARISON WITH CHAPTER 18.16 (CC DISTRICT)
Exclusively Non-residential Development Standards

Regulation	Required	Existing	Proposed
Minimum Site Area, width and depth	No Requirement	52.8 Acres	No Change
Minimum Front Yard	No Requirement [8] (12 foot sidewalk required)	Varied	25 foot setback with 5-7.5 foot sidewalk
Rear Yard	No Requirement	N/A	N/A
Interior Side Yard (right)	No Requirement	N/A	N/A
Street Side Yard	No Requirement	Varied	No Change
Special Setback	24 feet along Sand Hill, Arboretum and Quarry Roads	Varied	No Change
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet [2]	N/A	N/A
Max. Building Height	50 feet or 37 feet maximum within 150 ft. of a residential district (other than an RM-40 or PC zone) abutting or located within 50 feet of the site [4]	Varied (Bloomingdales 56'6" to top of parapet	Up to 50 feet tall for the RH building to top of parapet
Max. Site Coverage	No Requirement	N/A	N/A
Max. Floor Area per 18.16.060 (e) for Stanford Shopping Center	1,412,362 net sf max	1,361,751 net sf (94,337 sf Macy's Mens)	1,345,104 net sf (loss of 16,647 sf)

(1) No parking or loading space, whether required or optional, shall be located in the first 10 feet adjoining the street property line of any required yard.
(2) Any minimum front, street side, or interior yard shall be planted and maintained as a landscaped screen excluding areas required for access to the site. A solid wall or fence between 5 and 8 feet in height shall be constructed along any common interior lot line.
(4) As measured to the peak of the roof or the top of a parapet; penthouses and equipment enclosures may exceed this height limit by a maximum of five feet, but shall be limited to an area equal to no more than ten percent of the site area and shall not intrude into the daylight plane.
(8) A 12-foot sidewalk width is required along El Camino Real frontage.

Table 2: COMPARISON WITH CHAPTER 18.16 (CC DISTRICT) continued Exclusively Non-residential Development Standards		
Topic	**Requirement**	**Proposed**
Hours of Operation (18.16.040 (b))	Businesses with activities any time between the hours of 10:00 p.m. and 6:00 a.m. shall be required to obtain a conditional use permit. The director may apply conditions of approval as are deemed necessary to assure compatibility with the nearby residentially zoned property	No Change
Office Use Restrictions (18.16.050)	Total floor area of permitted office uses on a lot shall not exceed 25% of the lot area, provided a lot is permitted between 2,500 and 5,000 sf of office use. The maximum size may be increased with a CUP issued by the Director.	N/A
Outdoor Sales and Storage (18.16.060 (h))	(2) In the CC district and in the CC(2) district, the following regulations shall apply to outdoor sales and storage: (A) Except in shopping centers… (B) Any permitted outdoor activity in excess of 2,000 sf shall be subject to a conditional use permit. (C) Exterior storage shall be prohibited, except as provided under subparagraph (A)(iv) …	Stanford Shopping Center is a "shopping center" as defined in Title 18, therefore this regulation does not apply.
Recycling Storage (18.16.060 (i))	All new development, including approved modifications that add thirty percent or more floor area to existing uses, shall provide adequate and accessible interior areas or exterior enclosures for the storage of recyclable materials in appropriate containers. The design, construction and accessibility of recycling areas and enclosures shall be subject to approval by the architectural review board, in accordance with design guidelines adopted by that board and approved by the city council pursuant to Section 18.76.020.	The project includes new interior trash rooms for each building that are Code compliant.

18.16.080 Performance Standards. All development in the CS district shall comply with the performance criteria outlined in Chapter 18.23 of the Zoning Ordinance, including all mixed use development

18.16.090 Context-Based Design Criteria. As further described in a separate attachment, development in a commercial district shall be responsible to its context and compatible with adjacent development, and shall promote the establishment of pedestrian oriented design.

Table 3: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
For Shopping Center based on 1,440,110 gross square feet

Type	Required	Existing	Proposed
Vehicle Parking	1/275 sf of gross floor area. 5,237 spaces required per proposed development	5,446 spaces	5,279 spaces (42 spaces above required for the site)
Bicycle Parking	1/2,750 sf, 40% long term and 60% short term) equals 524 spaces for the site overall (210 ST, 314 LT)	274 spaces total	344 spaces (With addition of 30 ST, 40 LT)
Loading Space	3/70,000 -120,000 sf with 1 additional space per 50,000 sf over 120,000 sf. Total of 29 loading spaces required.	24 loading spaces	25 loading spaces

Updated Arborist Report

Stanford Shopping Center
Palo Alto, CA

PREPARED FOR
Kimley-Horn
4637 Chabot Drive, Suite 300
Pleasanton, CA 94588

PREPARED BY:
HortScience | Bartlett Consulting
325 Ray St.
Pleasanton, CA 94566

October 31, 2019

HORT SCIENCE
BARTLETT CONSULTING
A Division of The A. Bartlett Tree Expert Company

Updated Arborist Report
Stanford Shopping Center
Palo Alto, CA

Table of Contents

List of Tables

Exhibits

Updated Arborist Report
Stanford Shopping Center
Palo Alto, CA

Executive Summary

Kimley-Horn is planning to re-develop part of the Stanford Shopping Center in Palo Alto, CA. Trees #1-149 were assessed on July 11, 2018, and trees #150-162 were assessed on October 29, 2019. The assessment included all trees, located within and adjacent to the project area.

One hundred sixty-two (162) trees representing 16 species were evaluated (Table 1). For all species combined, trees were in good (45%) to fair (39%) condition with 15% of trees in poor condition and 1% of trees dead. Twelve street trees (#35, 36, 124, 128 and 142-149) were included in the assessment, and no off-site trees had canopies over the project area.

The City of Palo Alto protects native oaks 12" and greater in diameter, coast redwoods 18" and greater in diameter and street trees of any size (Municipal Code Chapter 8.10). Based on this definition, 34 *Protected* trees were included in this assessment. These trees cannot be removed without a permit.

Based on my evaluation of the plans:

- Eighty-eight (86) trees will be removed (2 *Protected* trees)
- Six trees can potentially be preserved (1 *Protected* tree)
- Seventy (70) trees can be preserved (31 *Protected* trees)

Based on the standard replacement ratios, the project will plant (or contribute to a tree fund) 249 trees.

It will be important to protect trees being preserved from construction impacts. Impacts to trees being preserved can be minimized by following the Tree Preservation Guidelines.

The appraised value the 162 trees assessed in this report is $323,700. The appraised value of the 86 trees to be removed is $88,600, and the appraised value of the 76 trees to be preserved is $235,100.

Introduction and Overview

Kimley-Horn is planning to re-develop part of the Stanford Shopping Center in Palo Alto, CA. Currently the project area consists of a section of a large commercial building with associated parking lots and landscapes. HortScience | Bartlett Consulting was asked to prepare an **Arborist Report** for the site as part of the application to the City of Palo Alto.

This report provides the following information:

1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on development plans.
3. The appraised value of assessed trees.
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees #1-149 were assessed on July 11, 2018, and trees #150-162 were assessed on October 29, 2019. The assessment included all trees, located within and adjacent to the project area. Off-site trees with canopies extending over the property line were included in the assessment and viewed from the subject property. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map; off-site trees were not tagged;
3. Measuring the trunk diameter at a point 54" above grade; for off-site trees diameters were estimated.
4. Evaluating the health and structural condition using a scale of 1 – 5 based on a visual inspection from the ground:

   5 - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.
   4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

   Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

One hundred sixty-two (162) trees representing 16 species were evaluated (Table 1). For all species combined, trees were in good (45%) to fair (39%) condition with 15% of trees in poor condition and 1% of trees dead. Twelve street trees (#35, 36, 124, 128 and 142-149) were included in the assessment, and no off-site trees had canopies over the project area. Descriptions of each tree are found in the ***Tree Assessment***, and approximate locations are plotted on the ***Tree Assessment Plan*** (see Exhibits).

Generally the parking lot was surrounded by semi-mature to mature oaks that were in good condition. The parking lot islands and interior landscapes had young to semi-mature ornamental species growing in small spaces. Although some perimeter trees were in decline and some interior trees were large and in good condition.

Table 1. Condition ratings and frequency of occurrence of trees
Stanford Shopping Center, Palo Alto, CA

Common Name	Scientific Name	Condition				Total
		Dead (0)	Poor (1-2)	Fair (3)	Good (4-5)	
Japanese maple	*Acer palmatum*	-	-	-	1	**1**
Hackberry	*Celtis occidentalis*	-	17	8	9	**34**
Flowering dogwood	*Cornus florida*	-	-	-	1	**1**
Ginkgo	*Ginkgo biloba*	-	-	1	-	**1**
Glossy privet	*Ligustrum lucidum*	-	-	3	4	**7**
Tulip tree	*Liriodendron tulipifera*	-	1	6	3	**10**
Crabapple	*Malus sylvestris*	-	1	6	-	**7**
Chinese pistache	*Pistacia chinensis*	-	-	3	10	**13**
Victorian box	*Pittosporus undulatum*	-	-	-	1	**1**
London plane	*Platanus* x *hispanica*	-	-	5	11	**16**
Purpleleaf plum	*Prunus cerasifera*	-	2	9	4	**15**
Evergreen pear	*Pyrus kawakamii*	-	-	2	-	**2**
Coast live oak	*Quercus agrifolia*	1	3	16	21	**41**
Valley oak	*Quercus lobata*	-	-	4	7	**11**
Cork oak	*Quercus suber*	-	-	-	1	**1**
Southern live oak	*Quercus virginiana*	-	-	-	1	**1**
Total		**1**	**24**	**63**	**74**	**162**

The most common species assessed was coast live oak (41 trees, 25% of population). The coast live oaks were in good (21 trees) to fair (16 trees) condition with three trees in poor condition and one dead tree. The oaks were semi-mature on average (11" average trunk diameter) but ranged from recently planted (1" trunk diameter) to mature (40" trunk diameter). The most important tree on the site was coast live oak #39. It was mature (40" trunk diameter) and in fair condition with dieback throughout the crown and many wounds (Photo 1).

Photo 1 – Coast live oak #39 was the largest, most important tree within the project area. It had a wide spreading crown with dieback and wounds throughout the crown.

Thirty-four (34) hackberries were assessed (21% of population). The hackberries were in poor condition (17 trees) with nine trees in good condition and eight trees in fair condition. They were relatively small (7" average trunk diameter) and ranged from 3" to 13" in trunk diameter. The hackberries were primarily growing in small parking lot islands which partially explains their small size and relatively poor health (Photo 2).

Photo 2 – Hackberries #63 and 64 were typical of the small trees growing in the parking lot islands.

Fourteen (16) London planes were assessed (9% of population). The London planes were in good (11 trees) to fair (5 trees) condition with no trees in poor condition. They were semi-mature in development (average trunk diameter 14") with trunk diameters ranging from 9" to 17". Two varieties of London plane appeared to be growing on the site. It appeared that the 'Bloodgood' variety was performing best which would imply that Anthracnose is more of a problem at this site than Powdery Mildew (Photo 3). If London planes are planned for the future landscape, I recommend determining the successful cultivar in more detail and planting it.

Photo 3 – London planes #109 and 110 were in good condition and probably 'Bloodgood' variety.

Fifteen (15) purpleleaf plums were assessed (9% of population). The purple leaf plums were in fair condition (9 trees) with four trees in good condition and two trees in poor condition. The purpleleaf plums were relatively small with an average trunk diameter of 7" and ranged in trunk diameter from 4" to 10".

Thirteen (13) Chinese pistaches were growing in a row on the eastern edge of the project area (8% of population). The pistaches were in good condition (10 trees) with three trees in fair condition and no trees in poor condition. They were small (average trunk diameter 5") and ranged from 2" to 8" in trunk diameter.

Eleven (11) valley oaks were assessed (7% of population). The valley oaks were in good (7 trees) to fair (4 trees) condition with no trees in poor condition. They ranged from young trees (5" trunk diameter) to semi-mature (16" trunk diameter) with an average trunk diameter of 11".

Ten (10) tulip trees were assessed (6% of population). The tulip trees were in fair condition (6 trees) with three trees in good condition and one tree in poor condition. They ranged from young trees (4" trunk diameter) to mature trees (31" trunk diameter) with an average trunk diameter of 13". Tulip tree #98 was in excellent condition, and tulip tree #113 was very large for this species in the Bay Area (31" trunk diameter).

The remaining 14% of trees were representing nine species. Of these 22 trees, the most notable were:

- Cork oak #138 had a trunk diameter of 29" and was in excellent condition (Photo 4).

- Glossy privets #94-97 had attractive crowns with dense, knotted, gnarled branching (Photo 5).

The City of Palo Alto protects native oaks 12” and greater in diameter, coast redwoods 18” and greater in diameter and street trees of any size (Municipal Code Chapter 8.10). Based on this definition, 34 *Protected* trees were included in this assessment. These trees cannot be removed without a permit.

Photo 4 – Cork oak #138 was a mature tree in excellent condition.

Photo 5 – Glossy privet #94 had a dense crown with gnarled thickly knotted branches.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, coast live oak #125 was declining and unlikely to survive regardless of construction impact.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, tulip tree #141 had large dead branches that were cracked and may fall.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, coast live oaks are more tolerant of root pruning than valley oaks.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database http://www.cal-ipc.org/plants/inventory/ lists species identified as being invasive. Palo Alto is part of the Central West Floristic Province. Glossy privet and purpleleaf plum are listed as limited invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment*** in Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2. Tree suitability for preservation
Stanford Shopping Center, Palo Alto, CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. Forty-two (42) trees had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Seventy (70) trees had moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Forty-nine (49) trees had low suitability for preservation.

Evaluation of Impacts and Recommendations

The *Tree Assessment* was the reference point for tree health, condition, and suitability for preservation. I used the *Tree Disposition Plan, Site Plan and Utility* created by Kimley-Horn dated October 25, 2019 to estimate impacts to trees. The plans show two areas of the parking lot being completely demolished for two new buildings. Surveyed trunk locations were overlaid with development plans for the majority of trees.

The disposition of each tree is shown in **Tree Disposition Table** (see Exhibits). Based on my evaluation of the plans:

- Eighty-eight (86) trees will be removed (2 *Protected* trees)
- Six trees can potentially be preserved (1 *Protected* tree)
- Seventy (70) trees can be preserved (31 *Protected* trees)

Of the 86 trees being removed:

- 53 trees will be removed to install new hardscape including parking lots, sidewalks, patios and bioretention areas.
- 32 trees will be removed to construct the new buildings. This includes tree #159-162 which are growing adjacent to the current Macy's building and are unlikely to survive demolition and reconstruction of this building.
- One dead tree (#34).

Based on the standard replacement ratios, the project will plant (or contribute to a tree fund) 249 trees.

Seven trees are planned for preservation but have construction impacts within the area that I would normally recommend for a Tree Protection Zone. These trees may be relatively unaffected, or may experience severe root loss depending on the location of the roots.

- Crabapples #118 and 119 have a proposed pathway and a fire hydrant planned within a few feet of their trunks. Crabapple #122 has a differently shaped island. I don't expect root loss to be severe for any of these trees; however, it is difficult to preserve trees so close to construction.
- Coast live oaks #129 and 130 are growing in small planting strips that will be expanded into larger planting areas. Generally, this is good for the trees but only if done carefully.

- Cork oak #138 has an underground electrical utility running through its Tree Protection Zone approximately 4 feet from the tree. In order to maintain this location, trenching should not occur within the Tree Protection Zone or within 10 feet of the Tree Protection Fencing. I recommend boring underneath the tree and infrastructure so that at least 24" of soil and roots are left intact to avoid severe root loss from the trenching. The total length of the boring should be at least 25 feet in length to avoid roots outside of the Tree Protection Fencing.

Seventy (70) trees should not be impacted by construction. Root pruning may be required for some trees such as #67-70 which likely have roots on the El Camino side of the sidewalk where excavation will be required to widen the sidewalk. Crown pruning may be required for some trees for construction equipment clearance, but none is currently planned. But many trees will be given more growing space. For example, coast live oak #39 will have a larger area for root growth once construction is complete. It will be important to protect trees being preserved from construction impacts. Impacts to trees being preserved can be minimized by following the **Tree Preservation Guidelines** (below).

The ownership has chosen to retain nine trees in poor condition. These trees are away from the hardscape construction areas, but I recommend monitoring these trees annually to manage for risk and pruning or removing trees requiring management.

Appraisal of Value

The City of Palo Alto requires establishing the value of all assessed trees. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 9th edition (published in 2000 by the International Society of Arboriculture, Champaign IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the south bay area. The *Species Classification and Group Assignmen*t lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the individual, as noted in the ***Tree Assessment***. Location considers the site, placement and contribution of the tree in its surrounding landscape.

The appraised value the 162 trees assessed in this report is **$323,700**. The appraised value of the 86 trees to be removed is **$88,600**, and the appraised value of the 76 trees to be preserved is **$235,100.** The appraised value of each tree is shown in the **Tree Appraisal** Exhibits.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved. The **TREE PROTECTION ZONE** for each tree shall be the dripline of the tree up to the edge of construction.

2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground or equivalent as approved by the City. Figure 1 shows the location of the Tree Protection Fencing.

Figure 1 – Tree Protection Fencing (red) shall protect the dripline of each tree up to the perimeter fence or edge of construction.

3. Fences must be installed prior to beginning demolition and must remain until construction is complete. The Project Arborist shall inspect Tree Protection Fencing prior to demolition or construction activities.
4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
3. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
4. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
6. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link. Fences are to remain until all grading and construction is completed. The Tree Protection Fencing is shown in Figure 1.
3. When infrastructure requires demolition within the Tree Protection Fencing, the fencing should only be removed under direction of the Project Arborist. The Project Arborist may

recommend wattling or straw bales to protect the tree during demolition and will be present during demolition in these areas.

4. Apply and maintain 4-6" wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2' from the base of tree trunks.
5. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
6. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
7. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
    a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
    b. The Consulting Arborist will provide pruning specifications prior to site demolition.
    c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
    d. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
8. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
9. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
10. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**
11. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
12. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. No trenching shall occur within the Tree Protection Zone of tree #138 to install the underground electrical utilities. Within the Tree Protection Zone, the construction crew will bore underneath the tree and infrastructure so that no soil is disturbed within 24" of the surface. The total length of the boring shall be at least 25 feet in length to avoid roots outside of the Tree Protection Fencing.
3. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
4. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
5. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
7. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
8. Any brush clearing required within the **TREE PROTECTION ZONE** shall be accomplished with hand-operated equipment.
9. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.
10. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
11. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
12. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
13. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
14. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
15. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
16. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
17. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees
Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Ryan Gilpin, M.S.
Certified Arborist #WE-10268A

Exhibits

Tree Assessment Map

Tree Assessment

Tree Disposition

Tree Appraisal

Tree Assessment Plan

Stanford Shopping Center
Palo Alto, CA

Prepared for:
Kimley Horn
Pleasanton, CA

July 2018
October 2019 (trees #150-162 added)

No Scale

Notes:
Base map provided by:
Kimley Horn
Pleasanton, CA

Driplines and numbered tree locations are approximate.

HORT SCIENCE
BARTLETT CONSULTING

325 Ray Street
Pleasanton, CA 94566
Phone 925.484.0211
www.hortscience.com

Tree Assessment

Stanford Shopping Center
Palo Alto, CA
October 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Ginkgo	21	No	3	Moderate	Multiple trunks arise from 4 feet; sinuous trunks; 15 inch removed branch; dense crown.
2	Valley oak	15	Yes	4	High	Multiple trunks arise from 10 feet; dense crown; minor dieback.
3	Coast live oak	16	Yes	4	High	Multiple trunks arise from 8 feet; dense crown; tussock moth.
4	Coast live oak	12	Yes	3	Moderate	Codominant trunks arise from 8 feet; dense small crown.
5	Coast live oak	17	Yes	3	Moderate	Codominant trunks arise from 9 feet with wide attachment; sinuous upper trunk; dense crown.
6	Coast live oak	14	Yes	3	Moderate	Codominant trunks arise from 9 feet with wide attachment; crown one sided west; dense crown.
7	Valley oak	11	No	5	High	Multiple trunks arise from 15 feet; dense crown.
8	Valley oak	11	No	4	High	Codominant trunks arise from 20 feet; dense crown; minor dieback.
9	Valley oak	5	No	3	Moderate	Codominant trunks arise from 6 feet; no leader; short tree.
10	Valley oak	7	No	3	Moderate	Codominant trunks arise from 8 feet; dense crown; small leaves; growing into light post.
11	Valley oak	14	Yes	5	High	Strong central leader; dense crown; branch with included bark at 10 feet.
12	Valley oak	10	No	4	High	Multiple trunks arise from 10 feet; dense crown; lower branch dieback.
13	Valley oak	6	No	3	Moderate	No leader; dense small crown.
14	Valley oak	16	Yes	5	High	Codominant trunks arise from 15 feet; dense crown.
15	Coast live oak	7	No	3	Moderate	Multiple trunks arise from 6 feet with chaotic form; short bushy crown; poorly pruned; long epicormic with anthracnose.
16	Coast live oak	8	No	3	Moderate	Multiple trunks arise from 6 feet with chaotic form; short bushy crown; anthracnose.

Tree Assessment

Stanford Shopping Center
Palo Alto, CA
October 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
17	Coast live oak	12	Yes	3	Moderate	Codominant trunks arise from 8 feet; short dense crown; swollen base likely from old borer damage.
18	Purpleleaf plum	7	No	3	Low	Multiple trunks arise from 8 feet; minor dieback; tussock moth.
19	Purpleleaf plum	6	No	1	Low	Mostly dead.
20	Purpleleaf plum	7	No	3	Low	Multiple trunks arise from 6 feet; minor dieback; tussock moth.
21	Purpleleaf plum	6	No	3	Low	Multiple trunks arise from 8 feet; minor dieback; tussock moth.
22	Purpleleaf plum	8	No	2	Low	Multiple trunks arise from 7 feet; dieback; tussock moth.
23	Purpleleaf plum	8	No	3	Low	Codominant trunks arise from 5 feet; dense crown; leaning east; circling irrigation line.
24	Hackberry	8	No	2	Low	Half dead.
25	Hackberry	8	No	2	Low	Half dead.
26	Coast live oak	1	No	5	High	Good young tree.
27	Hackberry	4	No	2	Low	Half dead.
28	Hackberry	8	No	4	High	Multiple trunks arise from 6 feet; vase shaped crown.
29	Hackberry	5	No	2	Low	Half dead.
30	Hackberry	5	No	2	Low	Half dead.
31	Hackberry	5	No	3	Moderate	Codominant trunks arise from 6 feet; minor dieback.
32	Hackberry	6	No	2	Low	Half dead.
33	Hackberry	8	No	4	Moderate	Codominant trunks arise from 10 feet; minor dieback.
34	Coast live oak	1	No	0	-	Dead.
35	London plane	13	Yes	3	Moderate	Street tree; multiple trunks arise from 15 feet; high narrow crown.
36	London plane	11	Yes	4	Moderate	Street tree; strong central leader; high narrow crown.
37	Valley oak	16	Yes	4	High	Codominant trunks arise from 12 feet; dense crown.

Tree Assessment

Stanford Shopping Center
Palo Alto, CA
October 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
38	Valley oak	11	No	3	Moderate	Multiple trunks arise from 12 feet; dense crown.
39	Coast live oak	40	Yes	3	Moderate	Codominant trunks arise from 8 feet; dominant tree; dieback throughout crown; many wounds.
40	Hackberry	8	No	4	Moderate	Codominant trunks arise from 6 feet; minor dieback; crown one sided south.
41	Hackberry	9	No	2	Low	Half dead.
42	Coast live oak	1	No	5	High	Good young tree.
43	Hackberry	5	No	2	Low	Half dead.
44	Hackberry	7	No	4	Moderate	Multiple trunks arise from 6 feet; minor dieback; crown one sided south.
45	Hackberry	7	No	4	High	Multiple trunks arise from 8 feet; minor dieback.
46	Hackberry	3	No	2	Low	Half dead.
47	Hackberry	8	No	4	High	Multiple trunks arise from 8 feet; minor dieback.
48	Hackberry	9	No	2	Low	Poor form and structure; dieback.
49	Hackberry	9	No	2	Low	Half dead.
50	Hackberry	8	No	2	Low	Half dead.
51	Hackberry	5	No	3	Low	Thin crown; water stressed.
52	Hackberry	13	No	3	Moderate	Multiple trunks arise from 8 feet; thin upper crown; wide crown.
53	Purpleleaf plum	8	No	4	Moderate	Multiple trunks arise from 5 feet; dense wide crown.
54	Purpleleaf plum	8	No	3	Moderate	Multiple trunks arise from 5 feet; dense wide crown; minor dieback.
55	Purpleleaf plum	8	No	4	Moderate	Multiple trunks arise from 5 feet; dense wide crown; tussock moth.
56	Hackberry	7	No	3	Low	Thin crown; declining.
57	Hackberry	8	No	4	Moderate	Multiple trunks arise from 8 feet; minor dieback.
58	Hackberry	5	No	2	Low	Half dead.

Tree Assessment

Stanford Shopping Center
Palo Alto, CA
October 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
59	Hackberry	9	No	2	Low	Half dead.
60	Hackberry	9	No	3	Low	Thin upper crown; declining.
61	Hackberry	8	No	2	Low	Half dead.
62	Hackberry	7	No	3	Low	Thin upper crown; declining.
63	Hackberry	9	No	2	Low	Multiple trunks arise from 8 feet; thin crown; declining.
64	Hackberry	3	No	5	High	Good young tree.
65	Hackberry	7	No	4	Moderate	Multiple trunks arise from 8 feet; dense crown; crown one sided west.
66	Coast live oak	2	No	5	High	Good young tree.
67	Coast live oak	14	Yes	4	Moderate	Multiple trunks arise from 8 feet; chaotic form; dense crown.
68	Coast live oak	14	Yes	4	Moderate	Multiple trunks arise from 8 feet; chaotic form; dense crown.
69	Coast live oak	14	Yes	3	Moderate	Multiple trunks arise from 8 feet; chaotic form; dense crown; prune for structure.
70	Coast live oak	8	No	4	Moderate	Multiple trunks arise from 8 feet; chaotic form; dense crown.
71	Coast live oak	6	No	2	Low	Multiple trunks arise from 7 feet; totally suppressed; crown one sided north.
72	Coast live oak	16	Yes	4	Moderate	Codominant trunks arise from 8 feet with wide attachment; dense crown.
73	Chinese pistache	6	No	3	Low	Codominant trunks arise from 6 feet; crown one sided west.
74	Chinese pistache	2	No	5	High	Good young tree.
75	Chinese pistache	8	No	4	High	Multiple trunks arise from 7 feet; dense wide spreading crown.
76	Hackberry	3	No	2	Low	Small, stunted, declining.
77	Chinese pistache	8	No	4	High	Codominant trunks arise from 6 feet; wide spreading crown.
78	Chinese pistache	6	No	4	High	Multiple trunks arise from 7 feet; dense wide spreading crown.

Tree Assessment

Stanford Shopping Center
Palo Alto, CA
October 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
79	Chinese pistache	5	No	4	High	Multiple trunks arise from 7 feet; dense wide spreading crown.
80	Hackberry	7	No	3	Low	Codominant trunks arise from 7 feet; vase shaped crown; thin crown; declining.
81	Chinese pistache	4	No	4	Moderate	Codominant trunks arise from 7 feet; wide spreading crown.
82	Chinese pistache	5	No	4	High	Multiple trunks arise from 7 feet; dense wide spreading crown.
83	Chinese pistache	5	No	4	Moderate	Multiple trunks arise from 7 feet; dense crown.
84	Hackberry	4	No	3	Low	Codominant trunks arise from 7 feet; thin crown; declining.
85	Chinese pistache	6	No	3	Moderate	Codominant trunks arise from 6 feet; dieback.
86	Chinese pistache	6	No	4	High	Multiple trunks arise from 7 feet; dense wide spreading crown.
87	Chinese pistache	6	No	4	High	Multiple trunks arise from 7 feet; dense wide spreading crown.
88	Chinese pistache	4	No	3	Low	Bowed south; thin crown.
89	Purpleleaf plum	4	No	3	Moderate	Multiple trunks arise from 8 feet; slightly thin crown.
90	Purpleleaf plum	6	No	3	Moderate	Multiple trunks arise from 8 feet; slightly thin crown; leaning west.
91	Purpleleaf plum	5	No	3	Low	Multiple trunks arise from 6 feet; slightly thin crown; dieback.
92	Purpleleaf plum	6	No	4	Moderate	Multiple trunks arise from 6 feet; wide spreading crown.
93	Coast live oak	23	Yes	3	Moderate	Codominant trunks arise from 5 feet with seam; buried basal flare; flat topped; crown over shaded driveway.
94	Glossy privet	9	No	4	Moderate	Gnarled, knotted branching; dense crown against building.
95	Glossy privet	10	No	4	Moderate	Gnarled, knotted branching; dense crown against building.
96	Glossy privet	11	No	4	Moderate	Gnarled, knotted branching; dense crown against building; large surface root breaking into turf.
97	Glossy privet	13	No	4	Moderate	Gnarled, knotted branching; dense crown against building; large surface root breaking into turf.

Tree Assessment

Stanford Shopping Center
Palo Alto, CA
October 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
98	Tulip tree	14	No	5	High	Good form and structure; dense crown.
99	Tulip tree	9	No	4	Moderate	Good form and structure; thin crown; low vigor.
100	London plane	12	No	3	Low	Multiple trunks arise from 7 feet with long levers arms; lion tailed; anthracnose.
101	London plane	9	No	3	Moderate	Multiple trunks arise from 7 feet; thin crown; anthracnose.
102	London plane	11	No	3	Moderate	Multiple trunks arise from 7 feet; thin crown; anthracnose.
103	London plane	13	No	4	High	Multiple trunks arise from 15 feet; dense crown.
104	London plane	15	No	5	High	Good form and structure; dense crown.
105	London plane	13	No	4	High	Good form and structure; dense crown; minor dieback.
106	London plane	13	No	4	High	Good form and structure; dense crown; minor dieback; crook in trunk at 7 feet.
107	London plane	17	No	5	High	Good form and structure; dense crown.
108	London plane	17	No	5	High	Good form and structure; dense crown; injection point.
109	London plane	17	No	5	High	Good form and structure; dense crown; surface roots.
110	London plane	16	No	4	High	Multiple trunks arise from 8 feet; dense crown.
111	Glossy privet	7	No	3	Moderate	Gnarled, knotted branching; small dense crown.
112	Glossy privet	6	No	3	Moderate	Gnarled, knotted branching; small dense crown.
113	Tulip tree	31	No	3	Moderate	Multiple trunks arise from 20 feet; pruned away from building; dieback; dominant tree.
114	Glossy privet	7	No	3	Low	Gnarled, knotted branching; small dense crown one sided west.
115	Tulip tree	4	No	3	Low	Multiple trunks arise from 4 feet; crown one sided south; severe sunscald.
116	Tulip tree	10	No	3	Low	Multiple trunks arise from 5 feet with dieback; 3 foot long trunk wound; gridled by tree grate.
117	Crabapple	6	No	3	Moderate	Multiple trunks arise from 5 feet; flat topped bushy form.
118	Crabapple	4	No	3	Moderate	Multiple trunks arise from 5 feet; flat topped bushy form.

Tree Assessment

Stanford Shopping Center
Palo Alto, CA
October 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
119	Crabapple	5	No	3	Moderate	Multiple trunks arise from 5 feet; flat topped bushy form.
120	Crabapple	3	No	3	Moderate	Multiple trunks arise from 5 feet; flat topped bushy form.
121	Crabapple	6	No	3	Moderate	Multiple trunks arise from 5 feet; flat topped bushy form.
122	Crabapple	6	No	3	Moderate	Multiple trunks arise from 5 feet; flat topped bushy form.
123	London plane	16	No	3	Moderate	Multiple trunks arise from 12 feet; thin crown; anthracnose.
124	Southern live oak	6	Yes	5	High	Street tree; codominant trunks arise from 10 feet; dense crown.
125	Coast live oak	7	No	2	Low	Mostly dead.
126	Coast live oak	10	No	4	Moderate	Codominant trunks arise from 10 feet with seam; prune codominant trunks arise from 11 feet with included bark; dense crown.
127	Coast live oak	4	No	4	High	Good young tree; near crown of existing oaks.
128	Coast live oak	5	Yes	4	Moderate	Street tree; bowed east; small crown; prune for structure.
129	Coast live oak	11	No	3	Moderate	Multiple trunks arise from 8 feet; against stop sign; thin crown; suppressed.
130	Coast live oak	19	Yes	4	Moderate	Dominant tree; multiple trunks arise from 10 feet with crook and swelling; dense wide spreading crown; lifting soil in narrow planting strip.
131	Coast live oak	9	No	3	Low	Multiple trunks arise from 7 feet; sweep in lower trunk; dense crown; suppressed.
132	Coast live oak	19	Yes	4	Moderate	Multiple trunks arise from 7 feet; dense crown; competing with two other oaks; borer activity.
133	Coast live oak	15	Yes	4	Moderate	Codominant trunks arise from 8 feet; dense crown; prune for structure.
134	Coast live oak	17	Yes	3	Moderate	Multiple trunks arise from 10 feet with wide attachment; dense crown; borer damage.
135	Coast live oak	9	No	3	Moderate	Codominant trunks arise from 10 feet with wide attachment; dense crown.

Tree Assessment

Stanford Shopping Center
Palo Alto, CA
October 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
136	Coast live oak	16	Yes	4	High	Multiple trunks arise from 8 feet; dense crown.
137	Coast live oak	16	Yes	3	Moderate	Multiple trunks arise from 8 feet with wide attachment; dense crown.
138	Cork oak	29	No	5	High	Multiple trunks arise from 10 feet; dominant tree; branch wound from truck; no basal flare on east side.
139	Purpleleaf plum	6	No	3	Low	Multiple trunks arise from 3 feet; dieback.
140	Purpleleaf plum	10	No	4	Moderate	Multiple trunks arise from 3 feet; dense crown.
141	Tulip tree	16	No	2	Low	Dead top; declining; 7 inch dead branch with hazard beam.
142	Coast live oak	10	Yes	3	Moderate	Street tree; codominant trunks arise from 8 feet; dense crown one sided south.
143	Coast live oak	6	Yes	4	Moderate	Street tree; codominant trunks arise from 10 feet; dense small crown.
144	Coast live oak	10	Yes	4	High	Street tree; multiple trunks arise from 8 feet; dense small crown.
145	Coast live oak	11	Yes	4	High	Street tree; multiple trunks arise from 8 feet good vigor; dense small crown.
146	Coast live oak	12	Yes	4	High	Street tree; codominant trunks arise from 8 feet; good vigor; dense crown.
147	Coast live oak	1	Yes	3	Low	Street tree; staked; lost top.
148	Coast live oak	15	Yes	4	Moderate	Street tree; multiple trunks arise from 6 feet; dense two dimensional crown; competing with neighboring oak.
149	Coast live oak	8	Yes	2	Low	Street tree; poor form and structure; suppressed; dense crown.
150	Tulip tree	18	No	3	Low	Codominant trunks arise from 20 feet with seam; in 8 foot wide planter with surface roots around edges; girdling roots.
151	Tulip tree	9	No	3	Low	Narrow form; girdling root; in 7 foot wide planter.
152	Tulip tree	14	No	4	High	Good form and structure; dense crown.
153	Crabapple	4	No	2	Low	Basal wound covers 60% of base; small dense crown.

Tree Assessment

Stanford Shopping Center
Palo Alto, CA
October 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
154	London plane	12	No	4	Moderate	Multiple trunks arise fromat 20 feet; wide spreading crown; growing in a 5 foot wide island; potential girdling root.
155	London plane	11	No	4	Moderate	Multiple trunks arise fromat 20 feet; wide spreading crown; growing in a 5 foot wide island; 5" diameter girdling root.
156	Coast live oak	15	Yes	4	High	Multiple trunks arise fromat 8 feet; wide, dense crown; growing in 4 foot wide planting strip; tussock moth.
157	Tulip tree	7	No	3	Moderate	Multiple trunks arise fromat 8 feet; growing in 3 foot wide patio island.
158	Victorian box	8	No	4	High	In raised planted; multiple trunks arise fromat 6 feet with dense crown; complicated lighting system attached.
159	Japanese maple	4,4,2,2,2	No	4	Moderate	Multiple trunks arise fromat 3 feet; dense crown totally filling space.
160	Evergreen pear	15	No	3	Low	Codominant trunks arise from 10 feet; crown one sided east; base 5 feet from building; crown against building.
161	Evergreen pear	17	No	3	Low	Codominant trunks arise from 10 feet; bowed heavily south; base 5 feet from building; crown touching building; heading cuts.
162	Flowering dogwood	2	No	4	Low	Good young shrub; under crown of tree #161; base 3 feet from building; crown touching building.

Tree Disposition

Stanford Shopping Center
Palo Alto, CA
September 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Disposition	Comments	Replacement Ratio
1	Ginkgo	21	No	Preserve	No change	-
2	Valley oak	15	Yes	Preserve	No change	-
3	Coast live oak	16	Yes	Preserve	No change	-
4	Coast live oak	12	Yes	Preserve	No change	-
5	Coast live oak	17	Yes	Preserve	No change	-
6	Coast live oak	14	Yes	Preserve	No change	-
7	Valley oak	11	No	Preserve	No change	-
8	Valley oak	11	No	Preserve	No change	-
9	Valley oak	5	No	Preserve	No change	-
10	Valley oak	7	No	Preserve	No change	-
11	Valley oak	14	Yes	Preserve	No change	-
12	Valley oak	10	No	Preserve	No change	-
13	Valley oak	6	No	Preserve	No change	-
14	Valley oak	16	Yes	Preserve	13' from utilities	-
15	Coast live oak	7	No	Preserve	No change	-
16	Coast live oak	8	No	Preserve	No change	-
17	Coast live oak	12	Yes	Preserve	12' from utilities	-
18	Purpleleaf plum	7	No	Preserve	No change	-
19	Purpleleaf plum	6	No	Preserve	No change	-
20	Purpleleaf plum	7	No	Preserve	No change	-
21	Purpleleaf plum	6	No	Preserve	No change	-
22	Purpleleaf plum	8	No	Preserve	No change	-
23	Purpleleaf plum	8	No	Preserve	No change	-
24	Hackberry	8	No	Preserve	No change	-
25	Hackberry	8	No	Preserve	No change	-
26	Coast live oak	1	No	Preserve	No change	-
27	Hackberry	4	No	Preserve	No change	-
28	Hackberry	8	No	Preserve	No change	-
29	Hackberry	5	No	Preserve	No change	-
30	Hackberry	5	No	Preserve	No change	-
31	Hackberry	5	No	Preserve	No change	-
32	Hackberry	6	No	Preserve	No change	-
33	Hackberry	8	No	Preserve	No change	-
34	Coast live oak	1	No	Remove	Dead	0
35	London plane	13	Yes	Preserve	No change	-
36	London plane	11	Yes	Preserve	18' from sidewalk	-
37	Valley oak	16	Yes	Preserve	No change	-
38	Valley oak	11	No	Preserve	Widening sidewalk away from tree	-
39	Coast live oak	40	Yes	Preserve	Widening sidewalk away from tree	-
40	Hackberry	8	No	Remove	Within parking lot	3
41	Hackberry	9	No	Remove	Within building	3
42	Coast live oak	1	No	Remove	Within parking lot	0
43	Hackberry	5	No	Remove	Within parking lot	2
44	Hackberry	7	No	Remove	Within parking lot	3
45	Hackberry	7	No	Remove	Within parking lot	3
46	Hackberry	3	No	Remove	Within parking lot	2
47	Hackberry	8	No	Remove	Within parking lot	3
48	Hackberry	9	No	Remove	Within parking lot	3

Tree Disposition

Stanford Shopping Center
Palo Alto, CA
September 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Disposition	Comments	Replacement Ratio
49	Hackberry	9	No	Remove	Within parking lot	3
50	Hackberry	8	No	Remove	Within parking lot	3
51	Hackberry	5	No	Remove	Within parking lot	3
52	Hackberry	13	No	Remove	Within hardscape	3
53	Purpleleaf plum	8	No	Remove	Adjacent to hardscape	3
54	Purpleleaf plum	8	No	Remove	Within hardscape	3
55	Purpleleaf plum	8	No	Remove	Within parking lot	3
56	Hackberry	7	No	Remove	Within parking lot	3
57	Hackberry	8	No	Remove	Within parking lot	3
58	Hackberry	5	No	Remove	Within hardscape	3
59	Hackberry	9	No	Remove	Within building	3
60	Hackberry	9	No	Remove	Within building	3
61	Hackberry	8	No	Remove	Within building	3
62	Hackberry	7	No	Remove	Within building	3
63	Hackberry	9	No	Remove	Within building	3
64	Hackberry	3	No	Remove	Within building	2
65	Hackberry	7	No	Remove	Within building	3
66	Coast live oak	2	No	Remove	Within building	0
67	Coast live oak	14	Yes	Preserve	Widening sidewalk away from tree	-
68	Coast live oak	14	Yes	Preserve	Widening sidewalk away from tree	-
69	Coast live oak	14	Yes	Preserve	Widening sidewalk away from tree	-
70	Coast live oak	8	No	Preserve	Widening sidewalk away from tree	-
71	Coast live oak	6	No	Preserve	18' from building	-
72	Coast live oak	16	Yes	Preserve	18' from building	-
73	Chinese pistache	6	No	Remove	Within hardscape	3
74	Chinese pistache	2	No	Remove	Within building	2
75	Chinese pistache	8	No	Remove	Within building	3
76	Hackberry	3	No	Remove	Within building	2
77	Chinese pistache	8	No	Remove	Within building	3
78	Chinese pistache	6	No	Remove	Within building	3
79	Chinese pistache	5	No	Remove	Within building	3
80	Hackberry	7	No	Remove	Within building	3
81	Chinese pistache	4	No	Remove	Within building	3
82	Chinese pistache	5	No	Remove	Within building	3
83	Chinese pistache	5	No	Remove	Within building	3
84	Hackberry	4	No	Remove	Within building	2
85	Chinese pistache	6	No	Remove	Within building	3
86	Chinese pistache	6	No	Remove	Within building	3
87	Chinese pistache	6	No	Remove	Within hardscape	3
88	Chinese pistache	4	No	Remove	Within parking lot	3
89	Purpleleaf plum	4	No	Remove	4' from hardscape changes	3
90	Purpleleaf plum	6	No	Remove	Within hardscape	3
91	Purpleleaf plum	5	No	Remove	Within hardscape	2
92	Purpleleaf plum	6	No	Remove	Within hardscape	3
93	Coast live oak	23	Yes	Remove	Within parking lot	6
94	Glossy privet	9	No	Remove	Within parking lot	3
95	Glossy privet	10	No	Remove	Within parking lot	3
96	Glossy privet	11	No	Remove	Adjacent to hardscape	3

Tree Disposition

Stanford Shopping Center
Palo Alto, CA
September 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Disposition	Comments	Replacement Ratio
97	Glossy privet	13	No	Remove	Within hardscape	3
98	Tulip tree	14	No	Remove	Within hardscape	3
99	Tulip tree	9	No	Remove	Within hardscape	3
100	London plane	12	No	Remove	Within hardscape	3
101	London plane	9	No	Remove	Within hardscape	3
102	London plane	11	No	Remove	Adjacent to building	3
103	London plane	13	No	Remove	Within building	3
104	London plane	15	No	Remove	Within building	3
105	London plane	13	No	Remove	Within building	3
106	London plane	13	No	Remove	Within building	3
107	London plane	17	No	Remove	Within building	3
108	London plane	17	No	Remove	Within hardscape	3
109	London plane	17	No	Remove	Within hardscape	3
110	London plane	16	No	Remove	Adjacent to hardscape	4
111	Glossy privet	7	No	Remove	Within hardscape	3
112	Glossy privet	6	No	Remove	Within hardscape	3
113	Tulip tree	31	No	Remove	Within hardscape	6
114	Glossy privet	7	No	Remove	Within hardscape	3
115	Tulip tree	4	No	Remove	Within parking lot	3
116	Tulip tree	10	No	Remove	Adjacent to hardscape	3
117	Crabapple	6	No	Preserve	No change	-
118	Crabapple	4	No	Potentially preserve	3' from fire hydrant	-
119	Crabapple	5	No	Potentially preserve	4' from hardscape	-
120	Crabapple	3	No	Preserve	No change	-
121	Crabapple	6	No	Preserve	No change	-
122	Crabapple	6	No	Potentially preserve	Changing shape of island	-
123	London plane	16	No	Preserve	11' from fire hydrant	-
124	Southern live oak	6	Yes	Preserve	20' from driveway	-
125	Coast live oak	7	No	Remove	Adjacent to hardscape	3
126	Coast live oak	10	No	Remove	Within driveway	3
127	Coast live oak	4	No	Remove	Within driveway	2
128	Coast live oak	5	Yes	Remove	Within driveway	2
129	Coast live oak	11	No	Potentially preserve	9' from bioretention	-
130	Coast live oak	19	Yes	Potentially preserve	18' from driveway	-
131	Coast live oak	9	No	Preserve	23' from bioretention	-
132	Coast live oak	19	Yes	Preserve	20' from bioretention	-
133	Coast live oak	15	Yes	Preserve	20' from bioretention	-
134	Coast live oak	17	Yes	Preserve	14' from bioretention	-
135	Coast live oak	9	No	Remove	Adjacent to bioretention	3
136	Coast live oak	16	Yes	Preserve	11' from bioretention	-
137	Coast live oak	16	Yes	Preserve	14' from bioretention	-
138	Cork oak	29	No	Potentially preserve	4' from underground electric	-
139	Purpleleaf plum	6	No	Preserve	5' from sidewalk replacement	-
140	Purpleleaf plum	10	No	Preserve	5' from sidewalk replacement	-
141	Tulip tree	16	No	Remove	Within hardscape	3
142	Coast live oak	10	Yes	Preserve	No change	-
143	Coast live oak	6	Yes	Preserve	No change	-
144	Coast live oak	10	Yes	Preserve	No change	-

Tree Disposition

Stanford Shopping Center
Palo Alto, CA
September 2019

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Disposition	Comments	Replacement Ratio
145	Coast live oak	11	Yes	Preserve	No change	-
146	Coast live oak	12	Yes	Preserve	No change	-
147	Coast live oak	1	Yes	Preserve	No change	-
148	Coast live oak	15	Yes	Preserve	No change	-
149	Coast live oak	8	Yes	Preserve	No change	-
150	Tulip tree	18	No	Remove	9' from hardscape	4
151	Tulip tree	9	No	Remove	Within hardscape	3
152	Tulip tree	14	No	Remove	Within hardscape	3
153	Crabapple	4	No	Preserve	Poor condition	-
154	London plane	12	No	Remove	Within hardscape	4
155	London plane	11	No	Preserve	19' from hardscape changes	-
156	Coast live oak	15	Yes	Preserve	25' from hardscape changes	-
157	Tulip tree	7	No	Preserve	26' from hardscape changes	-
158	Victorian box	8	No	Preserve	Installing bike racks in hardscape	-
159	Japanese maple	4,4,2,2,2	No	Remove	5' from building demolition and construction	3
160	Evergreen pear	15	No	Remove	5' from building demolition and construction	3
161	Evergreen pear	17	No	Remove	5' from building demolition and construction	3
162	Flowering dogwood	2	No	Remove	3' from building demolition and construction	3

Tree Appraisal

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Appraised Value
1	Ginkgo	21	No	$ 3,750
2	Valley oak	15	Yes	$ 8,050
3	Coast live oak	16	Yes	$ 5,450
4	Coast live oak	12	Yes	$ 2,200
5	Coast live oak	17	Yes	$ 4,400
6	Coast live oak	14	Yes	$ 3,000
7	Valley oak	11	No	$ 5,650
8	Valley oak	11	No	$ 4,400
9	Valley oak	5	No	$ 700
10	Valley oak	7	No	$ 1,300
11	Valley oak	14	Yes	$ 9,050
12	Valley oak	10	No	$ 3,650
13	Valley oak	6	No	$ 1,000
14	Valley oak	16	Yes	$ 11,800
15	Coast live oak	7	No	$ 800
16	Coast live oak	8	No	$ 1,050
17	Coast live oak	12	Yes	$ 2,200
18	Purpleleaf plum	7	No	$ 350
19	Purpleleaf plum	6	No	$ 50
20	Purpleleaf plum	7	No	$ 350
21	Purpleleaf plum	6	No	$ 250
22	Purpleleaf plum	8	No	$ 300
23	Purpleleaf plum	8	No	$ 450
24	Hackberry	8	No	$ 400
25	Hackberry	8	No	$ 400
26	Coast live oak	1	No	$ 100
27	Hackberry	4	No	$ 100
28	Hackberry	8	No	$ 800
29	Hackberry	5	No	$ 150
30	Hackberry	5	No	$ 150
31	Hackberry	5	No	$ 250
32	Hackberry	6	No	$ 200
33	Hackberry	8	No	$ 950
34	Coast live oak	1	No	$ -
35	London plane	13	Yes	$ 2,000
36	London plane	11	Yes	$ 2,050
37	Valley oak	16	Yes	$ 9,150
38	Valley oak	11	No	$ 3,150
39	Coast live oak	40	Yes	$ 21,950
40	Hackberry	8	No	$ 950

Tree Appraisal

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Appraised Value
41	Hackberry	9	No	$ 500
42	Coast live oak	1	No	$ 100
43	Hackberry	5	No	$ 150
44	Hackberry	7	No	$ 600
45	Hackberry	7	No	$ 600
46	Hackberry	3	No	$ 50
47	Hackberry	8	No	$ 800
48	Hackberry	9	No	$ 450
49	Hackberry	9	No	$ 450
50	Hackberry	8	No	$ 350
51	Hackberry	5	No	$ 250
52	Hackberry	13	No	$ 1,450
53	Purpleleaf plum	8	No	$ 650
54	Purpleleaf plum	8	No	$ 450
55	Purpleleaf plum	8	No	$ 650
56	Hackberry	7	No	$ 500
57	Hackberry	8	No	$ 950
58	Hackberry	5	No	$ 150
59	Hackberry	9	No	$ 450
60	Hackberry	9	No	$ 700
61	Hackberry	8	No	$ 350
62	Hackberry	7	No	$ 450
63	Hackberry	9	No	$ 450
64	Hackberry	3	No	$ 200
65	Hackberry	7	No	$ 750
66	Coast live oak	2	No	$ 200
67	Coast live oak	14	Yes	$ 4,200
68	Coast live oak	14	Yes	$ 4,200
69	Coast live oak	14	Yes	$ 3,000
70	Coast live oak	8	No	$ 1,450
71	Coast live oak	6	No	$ 350
72	Coast live oak	16	Yes	$ 5,450
73	Chinese pistache	6	No	$ 650
74	Chinese pistache	2	No	$ 200
75	Chinese pistache	8	No	$ 1,550
76	Hackberry	3	No	$ 100
77	Chinese pistache	8	No	$ 1,550
78	Chinese pistache	6	No	$ 900
79	Chinese pistache	5	No	$ 650
80	Hackberry	7	No	$ 500

Tree Appraisal

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Appraised Value
81	Chinese pistache	4	No	$ 450
82	Chinese pistache	5	No	$ 650
83	Chinese pistache	5	No	$ 650
84	Hackberry	4	No	$ 200
85	Chinese pistache	6	No	$ 650
86	Chinese pistache	6	No	$ 900
87	Chinese pistache	6	No	$ 900
88	Chinese pistache	4	No	$ 300
89	Purpleleaf plum	4	No	$ 150
90	Purpleleaf plum	6	No	$ 250
91	Purpleleaf plum	5	No	$ 200
92	Purpleleaf plum	6	No	$ 400
93	Coast live oak	23	Yes	$ 6,700
94	Glossy privet	9	No	$ 500
95	Glossy privet	10	No	$ 600
96	Glossy privet	11	No	$ 750
97	Glossy privet	13	No	$ 1,000
98	Tulip tree	14	No	$ 1,500
99	Tulip tree	9	No	$ 500
100	London plane	12	No	$ 1,450
101	London plane	9	No	$ 850
102	London plane	11	No	$ 1,250
103	London plane	13	No	$ 2,350
104	London plane	15	No	$ 4,050
105	London plane	13	No	$ 2,350
106	London plane	13	No	$ 2,350
107	London plane	17	No	$ 5,150
108	London plane	17	No	$ 5,150
109	London plane	17	No	$ 5,150
110	London plane	16	No	$ 3,550
111	Glossy privet	7	No	$ 200
112	Glossy privet	6	No	$ 150
113	Tulip tree	31	No	$ 3,950
114	Glossy privet	7	No	$ 200
115	Tulip tree	4	No	$ 100
116	Tulip tree	10	No	$ 450
117	Crabapple	6	No	$ 500
118	Crabapple	4	No	$ 250
119	Crabapple	5	No	$ 350
120	Crabapple	3	No	$ 150

Tree Appraisal

HORT SCIENCE
BARTLETT CONSULTING

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Appraised Value
121	Crabapple	6	No	$ 500
122	Crabapple	6	No	$ 500
123	London plane	16	No	$ 2,550
124	Southern live oak	6	Yes	$ 1,750
125	Coast live oak	7	No	$ 500
126	Coast live oak	10	No	$ 2,200
127	Coast live oak	4	No	$ 450
128	Coast live oak	5	Yes	$ 600
129	Coast live oak	11	No	$ 1,900
130	Coast live oak	19	Yes	$ 7,650
131	Coast live oak	9	No	$ 1,300
132	Coast live oak	19	Yes	$ 7,650
133	Coast live oak	15	Yes	$ 4,800
134	Coast live oak	17	Yes	$ 4,400
135	Coast live oak	9	No	$ 1,300
136	Coast live oak	16	Yes	$ 5,450
137	Coast live oak	16	Yes	$ 3,900
138	Cork oak	29	No	$ 38,450
139	Purpleleaf plum	6	No	$ 250
140	Purpleleaf plum	10	No	$ 1,000
141	Tulip tree	16	No	$ 650
142	Coast live oak	10	Yes	$ 1,550
143	Coast live oak	6	Yes	$ 850
144	Coast live oak	10	Yes	$ 2,200
145	Coast live oak	11	Yes	$ 2,650
146	Coast live oak	12	Yes	$ 3,100
147	Coast live oak	1	Yes	$ 100
148	Coast live oak	15	Yes	$ 4,800
149	Coast live oak	8	Yes	$ 600
150	Tulip tree	18	No	$ 300
151	Tulip tree	9	No	$ 300
152	Tulip tree	14	No	$ 400
153	Crabapple	4	No	$ 450
154	London plane	12	No	$ 850
155	London plane	11	No	$ 900
156	Coast live oak	15	Yes	$ 1,650
157	Tulip tree	7	No	$ 350
158	Victorian box	8	No	$ 1,950
159	Japanese maple	4,4,2,2,2	No	$ 1,850
160	Evergreen pear	15	No	$ 1,000

Tree Appraisal

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?		Appraised Value
161	Evergreen pear	17	No	$	1,050
162	Flowering dogwood	2	No	$	1,500
			Total	**$**	**323,700**

SIMON

MEMORANDUM

Subject:	Project Description for Stanford Shopping Center Macy's Men's Redevelopment-Option #1
From:	Matt Klinzing
Date:	October 11, 2019

Introduction

SPG Center, LLC proposes the redevelopment of the existing Macy's Men's department store located at the Stanford Shopping Center in Palo Alto, California. Following is a summary of the project description for the proposed project.

Stanford Shopping Center

Stanford Shopping Center is bordered by El Camino Real to the north, Arboretum Road to the south, Orchard Lane to the east and Sand Hill Road to the west. Stanford Shopping Center is zoned CC and has the Comprehensive Plan Designation of Regional/Community Commercial. The existing Macy's Men's building is located within the Stanford Shopping Center at 180 El Camino Real, Building B, as shown in **Figure 1**.

Figure 1 – Project Area

SIMON℠

Project Description

The proposed project proposes to redevelop the Macy's Men's building, located in the northwest portion of the site, near the intersection Sand Hill Road and El Camino Real. The redevelopment of this section of the site will include the following:

- Demolition of the existing Macy's Men's building – 94,337 SF
- Removal of some surface parking
- Construction of three (3) buildings and a building pad:
    - Restoration Hardware (RH) – 41,850 SF
    - Wilkes Bashford Building Pad
    - Building EE (two (2) small shops buildings) – 6,749 SF (total); 3,373 SF/3,376 SF (each)
- Relocation of utilities in the proposed project area
- Update vehicle, pedestrian, and bicycle circulation

DEMOLITION OF EXISTING MACY'S MEN'S BUILDING AND REMOVAL OF SURFACE PARKING

The project will demolish the existing 94,337 SF Macy's Men's building, resulting in a net loss of 169 parking spaces. Based on square footage and parking calculation, the overall Stanford Shopping Center will still exceed the number of parking spaces required by City Code by 85 parking spaces.

RESTORATION HARDWARE (RH)

The proposed RH building will be 41,850 SF and located north of the existing Macy's Men's building. The main entries to the building are located on the west and east elevations, with outdoor courtyard areas adjacent to these entrances.

The north elevation faces Sand Hill Road, where a required bio-swale treatment area and planting will be provided for the building's roof leaders. The south side faces a new decorative concrete internal roadway with the proposed utility connections at the southeast corner of the structure. The three-story building represents an innovative retail concept and a seamlessly integrated hospitality experience. The architectural design follows the basic principles of balance, proportion, symmetry, and the blending of indoor and outdoor experiences.

Landscaping adds dimension on all levels, from the ground-floor courtyards and second-floor terraces to the rooftop gardens. Bi-fold doors and metal louvered awnings that open onto the sidewalk as well as a one-story loggia break up the building's mass and give the gallery a more pedestrian scale. Large windows on all floors fill the rooms with natural light.

The meticulously chosen exterior materials—including a grey steel trowel smooth plaster, cast-stone caps at parapet walls, and the landscaping's bluestone pavers and decomposed granite—give the building a bespoke, residential feel.

The ground and second floors will feature artistic installations of home furnishings in a gallery setting. These floors will also include an interactive RH Design Atelier, an interior design workspace where our

professional designers collaborate with customers to reimagine one room or an entire home. The third floor will feature a walk-up pantry, barista bar, and a rooftop café with approximately 150 seats. The hospitality experience on this floor will offer an ingredient-driven restaurant menu, a curated selection of artisanal wines, and handcrafted coffees and pastries.

WILKES BASHFORD BUILDING PAD (W-B)

A building pad will be provided for the construction of the Wilkes Bashford retail building.

BUILDING EE

Part of the Macy's Men's redevelopment of the Stanford Shopping Center, proposes an addition north of the existing Building J, which is located immediately adjacent to the south of the Macy's Men's building. The proposed new Building EE expansion allocates two new small retail shop spaces to be constructed. The proposed retail expansion encompasses 6,749 SF, where one unit will be 3,373 SF and the other unit 3,376 SF. The primary entrances to each tenant will flank their primary corners, respectively, with a new table topped connecting roadway separating the expansion from the RH development to the north. Primary building elements of warm brick, cast stone, generous amount of glazing, dark steel metal canopies, textured stucco, and a living green wall provide ample façade variation but a cohesive back drop to the retail promenade event space. Large patio areas flanking both tenants further encourages engagement with programmed 'pop-up' uses of the event space providing a positive pedestrian experience. In addition to the landlord provided finishes on the exterior, each tenant is provided a level branding that allows for application of tenant specific finishes to the exterior.

SITE CIRCULATION IMPROVEMENTS

The project will also include site circulation improvements in the area of redevelopment. For vehicular traffic, the project will construct a new enhanced internal connecting roadway, a new right-out only driveway onto Sandhill Road, and redesigned parking areas to serve the proposed project. The enhanced roadway will be a new east-west connector located between the Restoration Hardware and Building EE and will provide vehicle access between the Wilkes Bashford Store and the shops to the west of the Restoration Hardware store. The enhanced roadway will be 22-feet wide, be raised six (6) inches higher to be flush with adjacent hardscape and pedestrian elements and be texture pavement to reduce speeds. The project will construct a new un-signalized driveway onto Sandhill Road. This driveway will be restricted to be a right-out only driveway. As mentioned previously, a net loss of 165 parking spaces will result from construction of the Restoration Hardware and Wilkes Bashford sites, however, the parking within the project area will be redesigned to accommodate 10 ADA and 57 EV conduit-only spaces.

The project area will include additional bike locations. The bicycle racks will be located within the development area and the balance of the site to meet the city guidelines. A pending update to the previously conducted bicycle transportation study will provide final locations, quantities and types of racks needed to meet all guidelines.

The construction of the Wilkes Bashford building will include widening the sidewalks along El Camino Real between Sand Hill Road and Pistache Place while meeting the requirements of the arborist report for protection of existing trees in this area. The project will also include installing crosswalks at the northwest and southwest corner of the Wilkes Bashford site for pedestrians crossing Shopping Center Way and Pistache Place. The Southwest crosswalk across Shopping Center Way will be a table-topped crosswalk to encourage pedestrian connection to the West entrance of the Wilkes Bashford building. Additional crosswalks will be installed to connect RH to the parking lot east of the building.

Overall, the project will improve the site circulation in the project area and create clear and safe pathways for patrons accessing this area of the shopping center through multiple modes.

SIMON

MEMORANDUM

Subject: Project Description for Stanford Shopping Center Macy's Men's Redevelopment-Option #2

- From: Matt Klinzing

Date: October 11, 2019

Introduction

SPG Center, LLC proposes the redevelopment of the existing Macy's Men's department store located at the Stanford Shopping Center in Palo Alto, California. Following is a summary of the project description for the proposed project.

Stanford Shopping Center

Stanford Shopping Center is bordered by El Camino Real to the north, Arboretum Road to the south, Orchard Lane to the east and Sand Hill Road to the west. Stanford Shopping Center is zoned CC and has the Comprehensive Plan Designation of Regional/Community Commercial. The existing Macy's Men's building is located within the Stanford Shopping Center at 180 El Camino Real, Building B, as shown in **Figure 1**.

Figure 1 – Project Area

SIMON℠

Project Description

The proposed project proposes to redevelop the Macy's Men's building, located in the northwest portion of the site, near the intersection Sand Hill Road and El Camino Real. The redevelopment of this section of the site will include the following:

- Demolition of the existing Macy's Men's building – 94,337 SF
- Removal of some surface parking
- Construction of four (4) buildings:
  - Restoration Hardware (RH) – 41,850 SF
  - Wilkes Bashford (W-B) – 29,117 SF
  - Building EE (two (2) small shops buildings) – 6,749 SF (total); 3,373 SF/3,376 SF (each)
- Relocation of utilities in the proposed project area
- Update vehicle, pedestrian, and bicycle circulation

DEMOLITION OF EXISTING MACY'S MEN'S BUILDING AND REMOVAL OF SURFACE PARKING

The project will demolish the existing 94,337 SF Macy's Men's building, resulting in a net loss of 169 parking spaces. Based on square footage and parking calculation, the overall Stanford Shopping Center will still exceed the number of parking spaces required by City Code by 85 parking spaces.

RESTORATION HARDWARE (RH)

The proposed RH building will be 41,850 SF and located north of the existing Macy's Men's building. The main entries to the building are located on the west and east elevations, with outdoor courtyard areas adjacent to these entrances.

The north elevation faces Sand Hill Road, where a required bio-swale treatment area and planting will be provided for the building's roof leaders. The south side faces a new decorative concrete internal roadway with the proposed utility connections at the southeast corner of the structure. The three-story building represents an innovative retail concept and a seamlessly integrated hospitality experience. The architectural design follows the basic principles of balance, proportion, symmetry, and the blending of indoor and outdoor experiences.

Landscaping adds dimension on all levels, from the ground-floor courtyards and second-floor terraces to the rooftop gardens. Bi-fold doors and metal louvered awnings that open onto the sidewalk as well as a one-story loggia break up the building's mass and give the gallery a more pedestrian scale. Large windows on all floors fill the rooms with natural light.

The meticulously chosen exterior materials—including a grey steel trowel smooth plaster, cast-stone caps at parapet walls, and the landscaping's bluestone pavers and decomposed granite—give the building a bespoke, residential feel.

The ground and second floors will feature artistic installations of home furnishings in a gallery setting. These floors will also include an interactive RH Design Atelier, an interior design workspace where our professional designers collaborate with customers to reimagine one room or an entire home. The third

floor will feature a walk-up pantry, barista bar, and a rooftop café with approximately 150 seats. The hospitality experience on this floor will offer an ingredient-driven restaurant menu, a curated selection of artisanal wines, and handcrafted coffees and pastries.

WILKES BASHFORD (W-B)

Situated at the north end of the Stanford Shopping Center, the proposed Wilkes Bashford retail building is the first to greet patrons to the center. The California Modern aesthetic encompasses a total of 29,117 SF split between the main retail floor at 22,507 SF and a mezzanine ancillary space of 6,610 SF. A raised central bay highlights the building entry, clad in floor to ceiling curtain wall and clerestory glazing on the other three facades, providing ample daylighting to the retail store's interior. In addition to ample glazing throughout, materials of natural limestone, textured brick, warm hues of stucco, champagne metals and warm woods provide a dynamic façade that is engaging to the pedestrian on all sides. The primary street façade (east elevation) along El Camino Real showcases a large central show window flanked by a tenant branded wall/signage at the Northeast and Southeast corners. Living walls are incorporated into the East facing façade to soften the building and showcase the importance of landscaping to the center. Wilkes Bashford's long building mass (north and south elevations) is broken down into scaled material planes highlighting individual show windows with canopies, large areas of glazing, and extended open air trellises. The additional layer of greenery softens the building facade with a living green wall, vertical and horizontal vines along the trellis, integral raised planting beds and free-standing planters. The close integration of landscape allows the Wilkes Bashford building and indoor/outdoor experience complementing the existing context of mature trees and landscaping. Lastly, the western façade greets pedestrians walking from the shopping center with a large central building entrance anchored by two large corner show windows. The visual connection is strengthened by site improvements of trees, refined hardscape finishes, and ample amenities provide a comfortable walk from the primary center to the Wilkes Bashford building.

BUILDING EE

Part of the Macy's Men's redevelopment of the Stanford Shopping Center, proposes an addition north of the existing Building J, which is located immediately adjacent to the south of the Macy's Men's building. The proposed new Building EE expansion allocates two new small retail shop spaces to be constructed. The proposed retail expansion encompasses 6,749 SF, where one unit will be 3,373 SF and the other unit 3,376 SF. The primary entrances to each tenant will flank their primary corners, respectively, with a new table topped connecting roadway separating the expansion from the RH development to the north. Primary building elements of warm brick, cast stone, generous amount of glazing, dark steel metal canopies, textured stucco, and a living green wall provide ample façade variation but a cohesive back drop to the retail promenade event space. Large patio areas flanking both tenants further encourages engagement with programmed 'pop-up' uses of the event space providing a positive pedestrian experience. In addition to the landlord provided finishes on the exterior, each tenant is provided a level branding that allows for application of tenant specific finishes to the exterior.

SIMON

SITE CIRCULATION IMPROVEMENTS

The project will also include site circulation improvements in the area of redevelopment. For vehicular traffic, the project will construct a new enhanced internal connecting roadway, a new right-out only driveway onto Sandhill Road, and redesigned parking areas to serve the proposed project. The enhanced roadway will be a new east-west connector located between the Restoration Hardware and Building EE and will provide vehicle access between the Wilkes Bashford Store and the shops to the west of the Restoration Hardware store. The enhanced roadway will be 22-feet wide, be raised six (6) inches higher to be flush with adjacent hardscape and pedestrian elements and be texture pavement to reduce speeds. The project will construct a new un-signalized driveway onto Sandhill Road. This driveway will be restricted to be a right-out only driveway. As mentioned previously, a net loss of 165 parking spaces will result from construction of the Restoration Hardware and Wilkes Bashford sites, however, the parking within the project area will be redesigned to accommodate 10 ADA and 57 EV conduit-only spaces.

The project area will include additional bike locations. The bicycle racks will be located within the development area and the balance of the site to meet the city guidelines. A pending update to the previously conducted bicycle transportation study will provide final locations, quantities and types of racks needed to meet all guidelines.

The construction of the Wilkes Bashford building will include widening the sidewalks along El Camino Real between Sand Hill Road and Pistache Place while meeting the requirements of the arborist report for protection of existing trees in this area. The project will also include installing crosswalks at the northwest and southwest corner of the Wilkes Bashford site for pedestrians crossing Shopping Center Way and Pistache Place. The Southwest crosswalk across Shopping Center Way will be a table-topped crosswalk to encourage pedestrian connection to the West entrance of the Wilkes Bashford building. Additional crosswalks will be installed to connect RH to the parking lot east of the building.

Overall, the project will improve the site circulation in the project area and create clear and safe pathways for patrons accessing this area of the shopping center through multiple modes.

ATTACHMENT G

Project Plans

Hardcopies of project plans are provided to Board 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 to find "180 El Camino Real – Macy's Men's" and click the address link
3. On this project specific webpage you will find a link to the Project Plans and other important information

Direct Link to Project Webpage:

http://bit.ly/180ECRMM