

DATE: June 12, 2024

TO: Visual Arts Committee

FROM: Ayano Hattori, Associate Civil Engineer
David Printy, Principal Project Manager

SUBJECT: **Public Art – Shoreline Boathouse Expansion, Project 20-39**

RECOMMENDATION

1. Authorize a web posting of a “Call for Artists” for the Shoreline Boathouse Expansion Public Art project for a total budget amount equal to the 2% of the construction budget (\$121,200).
2. Determine whether to increase the budget for the Shoreline Boathouse Expansion Call for Artists by incorporating the reserved funding (\$108,000) from Fire Station 5, Project 20-35, or maintain the reserve funding for a future call for artists in the North Bayshore area for discussion at a future Fall 2024 date.

BACKGROUND

The Shoreline Sailing Lake boating facility, Boathouse, and café is leased to Silicon Shores, Inc., who operates the facilities (see Figure 1). The café, called Shoreline Lake American Bistro, is more than 25 years old and requires upgrades and expansion to the kitchen and serving areas to maintain its status as a thriving recreational amenity for Shoreline at Mountain View visitors. The expansion, now currently in the design process, includes a larger kitchen, servery, new gateway, trellis, and restrooms. The expansion plan also includes the following outdoor elements:

- Larger seating area with new paving and wall surrounding bench seating;
- Larger kitchen with new exterior walls;
- New bathrooms with new exterior walls facing the parking lot; and
- New benches.

The Council Policy regarding Public Art provides for 2% of the construction budget be set aside for public art; for this project the amount is \$121,200.

As identified to Council on June 27, 2023, an additional amount of \$108,000 will be added to this budget from Fire/Police Training and Classroom Facility at Fire Station 5, Construction, Project 20-35, that did not have appropriate locations for public art installation at the Fire Station 5 facility. The use of the reserved funds from the Fire Station 5, Project 20-35, must be used within the North Bayshore area. The total budget for public art is \$162,200.



Figure 1: Project Site

On May 8, 2024, the Visual Arts Committee approved five of the six staff recommended locations for public art (see Figure 2) and requested further exploration on other locations at Shoreline Park. The Committee was made aware of the difficulties in finding suitable locations at Shoreline, the funding limited to the North Bayshore area, and Staff was directed to return the following month with additional options.

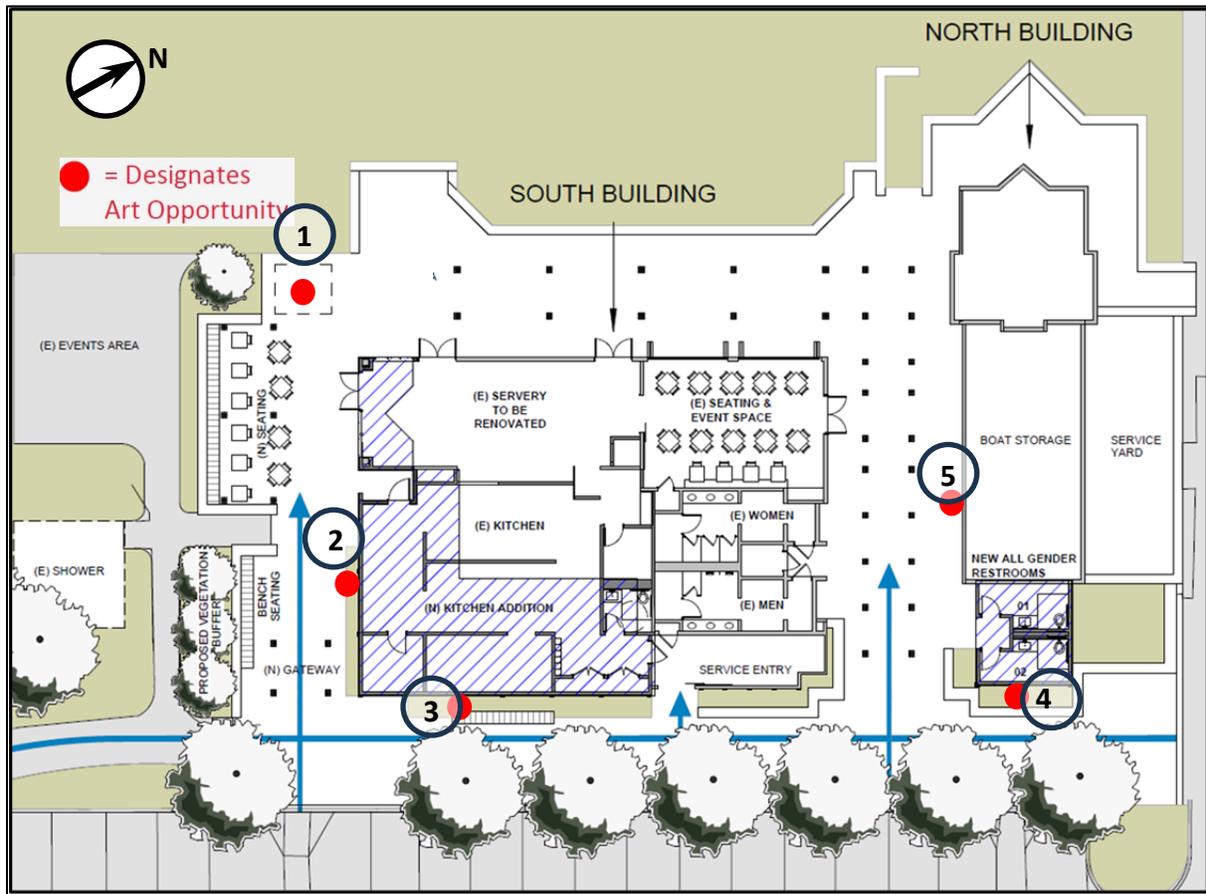


Figure 2: Schematic Plan for Shoreline Boathouse Expansion and Potential Art Locations

The designated art opportunities shown in Figure 2 include the following locations:

1. Concrete pathway
2. Wall adjacent to gateway
3. New bench
4. New wall facing parking lot
5. Wall facing breezeway

ANALYSIS

Due to Shoreline's status as wildlife refuge and recreational area over a closed landfill, there are limitations to construction, which include the following:

- Foraging and nesting habitat for Western Burrowing Owls and 35 other special status species (any permeable or vegetated surface in Shoreline) cannot be removed without following the CEQA process and requiring mitigation.
- New structures, including signage, must be under 4' tall to avoid adding perches for predators of the Western Burrowing Owl. If replacing a structure, the new structure must remain the same height or lower as the existing structure.
- Shoreline was adopted as wildlife and recreation area instead of a traditional park due to the holistic vision of the area, which describe Shoreline as a habitat for wildlife, natural open space for quiet recreation, individual sports activities, and place for the observation and study of birds and animals. The scow is the only playground that was added to Shoreline due to its historical significance to the area and because it is made with the natural materials.
- With its aquatic habitat and recreational use at Shoreline Lake, the City manages the lake under a number of regulatory permits such as those from the San Francisco Bay Regional Water Quality Control Board, the United States Army Corps of Engineers, and the California Department of Water Resources Division of Safety of Dams. Depending on the scope of the work, modifications and new structures in the lake and around the Shoreline may require new permitting and environmental clearance.
- Shoreline Lake experiences seasonal northwest prevailing winds. The wind intensity may affect the stability of structures and installations at Shoreline, and may have potential public health and safety considerations.
- The City periodically receives community input on the aesthetics and viewshed around Shoreline Lake. There is community interest in maintaining the character and consistency of the aesthetics at Shoreline. In addition, Shoreline has an active community of bird-watching groups, any structure and installation should consider the sensitivity of potential impacts to both the near and far field viewsheds.
- Any large structure and installation, especially those with movable parts, may deter birds from approaching the area. This may, in turn, reduce the effective nesting and foraging habitats at Shoreline.
- Any new structure should also discourage nesting or perching through the design and materials use, since nesting could impact operations.

- Shoreline Park is a closed landfill, and its management is subject to various state and local regulations and may require additional approval from regulatory agencies. For a closed landfill, it is critical to maintain the integrity of the refuse containment system and to minimize seepage into the refuse. In addition, due to the decomposition process of the refuse within the closed landfill, ground movements, including differential settlement, are expected. Any new structures and installations should consider these design considerations to ensure the support and foundation structures do not impact the landfill containment cap, do not create localized water ponding, and account for future ground movements to maintain stability and usability.
- Funding is restricted to North Bayshore.

Other concerns of note on the Call for Artists:

- Sun
- Sand
- Water (salt water, rain, recycled water)
- Graffiti
- Durability
- High traffic area
- Maintenance and cleaning

Art Opportunities at Shoreline Boathouse

Figure 2 shows the concept layout for the boathouse expansion and suggested areas where art can be located. The locations include:

1. Concrete pathway- 8'-0" x 8'-0" flat work embedded in concrete patio, with a maximum of ½" projection above finish floor for ADA accessible path.
2. Wall adjacent to the Entry Gateway- 18'-0" wide X 7'-0" height wall area, with 2'-0" up from finished grade (landscape strip). The existing wall surface is wood siding. Maximum protrusion from wall is 4", 500 lbs. maximum weight.

3. New bench. Custom bench with approximate dimension of 16'-0" long, 2'-0" deep, with or without backs. Typical bench height is 18" from finished floor. It can be curved, made with durable material for this marine environment. Seat back must be less than 4'.
4. New wall facing parking lot- 14'-0" wide X 7'-0" height wall area, with 2'-0" up from finished grade (landscape area). The artwork can protrude out 12" maximum from wall surface, 500 lbs. maximum weight.
5. Wall Facing breezeway- 20'-0" wide X 5'-0" height wall area, with 2'-0" up from finished walkway. The wall space is under clerestory windows. The existing surface is wood siding. Maximum protrusion from wall is 4".

Additional Art Opportunity at Shoreline Park

With the above constraints in mind, Staff has conducted a search for other suitable areas in the vicinity of the Boathouse and Shoreline Park for possible public art locations. Staff has identified additional locations adjacent to the lake for a public art opportunity (see Figure 3).

These four numbered locations have a bench over an impervious surface. These benches would be replaced with new Canvas Art benches (which would be purchased with the public art funds), primed and ready for artwork (likely paint or tile). Because of the sustainable nature by which they're crafted, Canvas Art benches align with other City goals and have been utilized in other City settings such as at the Senior Center. The bench selected for each location will be sized to fit the existing impervious surface.



Figure 3: Overhead View of the Lakeside Path Bench Replacement Locations

Other Opportunities for Public Art within North Bayshore

In that regard, Staff has also located two potential locations outside of Shoreline Park for future consideration for public art:

1. Fitness Trail head; and
2. Crittenden trail head.

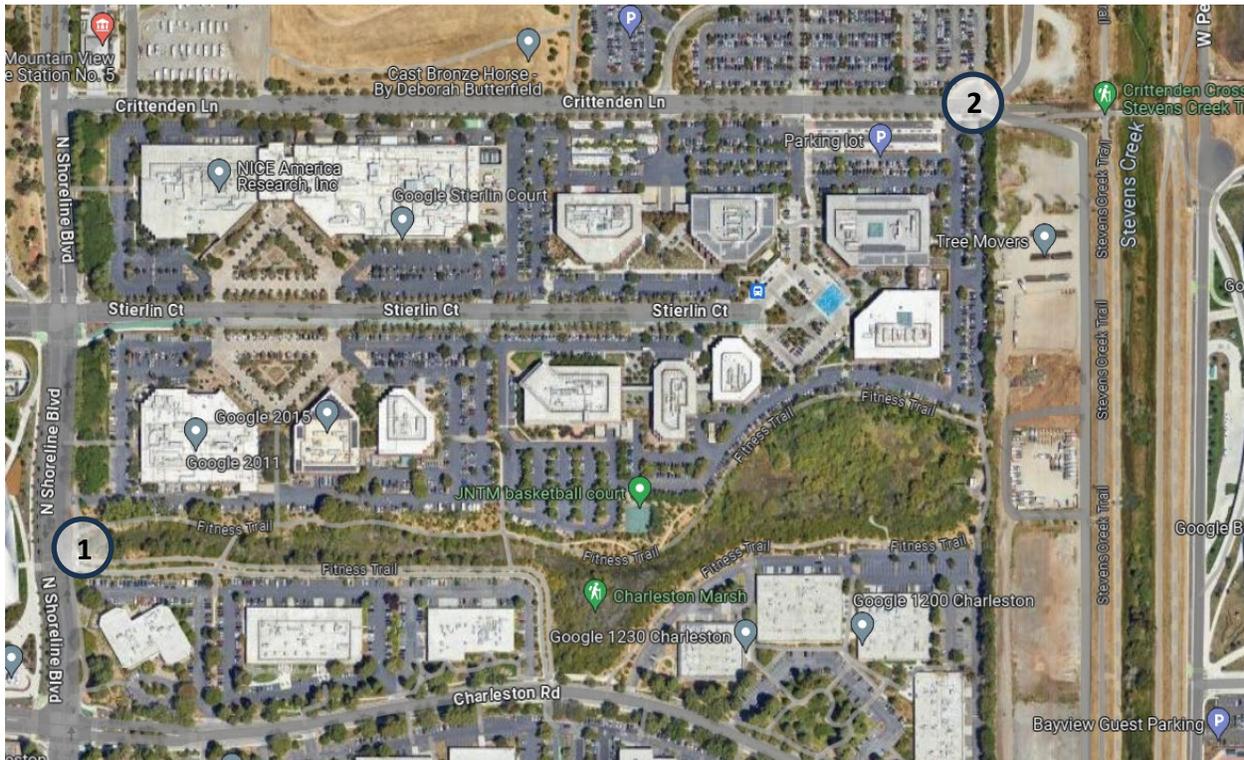


Figure 4: Overhead View of Other Art Opportunity Locations

Being outside of Shoreline Park, the lesser restrictions will allow for more flexibility in art selection and possibly more prominence. Should the Committee approve an allocation of funds towards Public Art outside the Boathouse Expansion, Staff will bring this item back for discussion to the VAC in the Fall 2024. At that time, more detailed options and recommends could be discussed for a separate Call for Artists. Consideration for this future Public Art project would run separately from the Shoreline Boathouse Expansion project allowing for a less constrained schedule.

Shoreline Boathouse Call for Artists

Art proposals should include a description which could include a color sketch or photo, title, cost, fabrication schedule, and special requirements. Any design, fabrication and installation costs needed for the art piece shall be included as part of the budget. The VAC could identify a theme for the whole project or individual locations as part of a call for artists.

For VAC's consideration:

- The Shoreline Boathouse Expansion 2% construction budget is \$121,200. Based upon the identified locations for art, should the additional \$108,000 from the Fire Station 5, CIP Project 20-35, be included into the call for artist totaling \$229,200?
- Alternatively, the VAC could elect to reserve the Fire station 5, CIP Project 20-35, funds of \$108,000 for a future project in North Bayshore to be considered in the Fall of 2024.

Based on the proposals and costs, the VAC could select a single art piece or multiple art pieces within the budget. Staff recommends considering the Call for Artist be within scale appropriate to the physical Boathouse Expansion project. Any funds that are not spent at this project site may only be utilized elsewhere in North Bayshore.

ART SCHEDULE

Based upon the strict design schedule for the Boathouse Expansion project, final decisions on the artist selection must be made no later than the October 2024 VAC meeting, and the recommendation will be presented to the Council for approval in October 2024. The design consultant will incorporate the approved public art in the construction documents for coordination between the artist and construction contractor. The project will bid in early 2025 and complete construction in 2026.

The art schedule for the Shoreline Boathouse Expansion, Project 20-39, is as follows:

August 2024	Artist proposal deadline
September 2024	Deadline for VAC to jury proposals
September 11, 2024	VAC meeting to make artist selection
October 2024	Council Meeting
Late 2026	Art Installation

If the VAC determines to reserve any portion of the Shoreline Boathouse Expansion funding and/or the Fire Station 5, Project #20-35, funding, for a future call, staff will bring that back other locations to the VAC for discussion Fall 2024.

cc: ACM/CDD, EVM, PWD(A), APWD(A) – Byrer, PPM – Printy, SPM – Hattori, File 20-39