



MEMORANDUM

Community Development Department and
Community Services Department

DATE: June 9, 2021

TO: Parks and Recreation Commission and Urban Forestry Board

FROM: Diana Pancholi, Senior Planner
Jakob Trconic, Forestry and Roadway Manager
John R. Marchant, Community Services Director

SUBJECT: Public Parking Replacement at Pioneer Memorial Park

RECOMMENDATION

Forward a recommendation to the City Council to approve the removal of one Heritage tree and the planting of two new 24" box trees to construct six new compliant public parking spaces adjacent to the Chamber of Commerce and Pioneer Memorial Park.

BACKGROUND

In February 2020, The Sobrato Organization submitted a request to demolish an existing 9,332 square foot bank (previously Wells Fargo) and surface parking lot to construct a new four-story, 106,000 square foot office building on a 0.95-acre site located at 590 Castro Street. This project is located on the northeast corner of Castro Street and Church Street in the Downtown P(19) Precise Plan. The project site is also adjacent to Pioneer Memorial Park and the existing Chamber of Commerce building.



Figure 1: Site Location

There are currently six public parking spaces adjacent to Pioneer Memorial Park located close to the Chamber of Commerce building on City-owned land (see Attachment 1 – Site Location). The parking spaces and the adjacent drive aisle are City property. The project

parcel has a 30' ingress-egress easement which allows access over the land to the project parcel.

These existing parking spaces are not conforming to the required minimum parking space dimensions as per the City Code and encroach into an existing driveway which is preferred by staff and the only access designed to the 590 Castro Street project site.

ANALYSIS

As part of the development project at 590 Castro Street, the existing driveway access to the site will be resurfaced, which would result in loss of these six noncompliant public parking spaces as they encroach into the existing driveway.

Parking Replacement

The City of Mountain View has a thriving downtown with mixed of uses. In the past several years, the City Council has discussed on various occasions the parking demand in downtown and issues pertaining to existing public parking deficits. Recent private developments on existing surface public parking lots, such as Lot 12¹ will add to the increasing parking deficit in downtown.

The loss of six existing parking spaces as part of the development project at 590 Castro Street would add to the existing parking issues in downtown by requiring Chamber staff and visitors to find parking elsewhere downtown. In order to replace these six parking spaces and create compliant parking spaces, it will require an extension into a very small portion of Pioneer Memorial Park adjacent to the development site.

The proposed area of extension is located at the edge of Pioneer Memorial Park and is not an active park area. The proposed extension would result in a loss of 315 square feet of existing pervious area (see Figure 2 below and Attachment 2 – Replacement Parking Configuration).

¹ Lot 12 is owned by the City and has 160 existing parking spaces available to the public for use in downtown (although it is not in the Parking District). The City is partnering with Alta Housing, an affordable housing developer, to develop affordable housing units on the site. The developer is proposing not to replace the existing spaces but will provide \$10 million to the City which may be used to support the City's parking goals. The City is working with the developer on a Disposition and Development Agreement (DDA) and an authorization to submit a formal planning application, which is anticipated to be brought to Council in fall 2021.



Figure 2: Public Parking Location

In compliance with the Downtown Precise Plan, The Sobrato Organization project is proposing a generous landscape plaza connecting Castro Street to Pioneer Memorial Park. This landscape plaza connection area includes the existing City land adjacent to a City trash enclosure (see Figure 2). As part of the 590 Castro Street development project, the applicant is proposing to resurface this portion of the City land by converting 391 square feet of impervious area into the landscaped plaza to provide better connection between the park and Castro Street. This would result in a net gain of 76 square feet of pervious area between the loss due to parking replacement and gain due to conversion into a landscaped plaza.

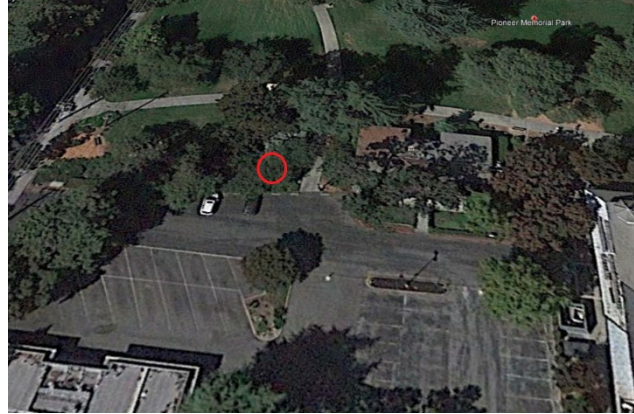
Tree Removal and Replacement

As shown in Attachment 2, the proposed work will have an impact on the root system of a nearby flowering cherry tree. This tree is next to the parking stalls and may need to be removed due to construction impacts. Staff has prepared a mitigation planting plan. The existing tree is in the shade and has an odd and narrow branch structure and canopy.

Flowering cherry trees prefer full sun, and the shade has led to an odd-looking but otherwise healthy tree.



Cherry Tree



Cherry Tree Location

Staff proposes two new 24" box valley oak trees as mitigation for the loss of the Heritage-sized flowering cherry tree. This would fulfill the 2:1 replacement requirement when trees are impacted by construction.



New Valley Oak Locations

The development project applicant at 590 Castro Street would be required to fund the construction of replacement parking and replacement trees. Another Heritage tree (oak) is in close proximity of the replacement parking area. As proposed, the oak tree will not

be impacted by the parking stall extension but should be assessed for the full impacts of any proposed work during the project construction, such as improving the asphalt driveway along the park and project site.

FISCAL IMPACT

There is no fiscal impact to the City since the project applicant will be required to fund the cost of the new parking spaces and planting of the two new trees.

CONCLUSION

Public parking is integral to the success of downtown and is a better solution to parking demand. This is because public parking is flexible and available for various uses throughout the day, which can efficiently manage the various peaks of those uses. Staff believes the proposed parking replacement will contribute to addressing the existing parking issues in downtown and also bring existing parking spaces in compliance with the City Code.

NEXT STEPS

The development project is under review and is tentatively scheduled for City Council review in late summer/fall 2021. The PRC recommendation on this subject would be reviewed by the City Council at the project entitlement hearing.

ALTERNATIVES

1. Do not recommend the installation of six compliant parking spaces, therefore creating no impacts to the existing site.
2. Provide staff with direction to reduce the number of new parking stalls to reduce the impacts on the park.

PUBLIC NOTICING – Agenda posting.

DP-JT-JRM/1/CDD/807-06-09-21M

Attachments: 1. Site Plan
2. Replacement Parking Configuration

cc: ACM/CDD, ZA/PM, PWD, SCE – Gunn, RPPA