CITY OF EMERYVILLE

MEMORANDUM

DATE: February 7, 2012

TO: Patrick D. O'Keeffe, City Manager

FROM: Charles S. Bryant, Director of Planning and Building

SUBJECT: **Resolution of the City Council of the City Of Emeryville Approving the Design of a Public Park to be Built on the Site of an Existing City Parking Lot On the North Side of Stanford Avenue Between Hollis and Doyle Streets, Involving the Removal and Replacement of 33 Trees (Parkside Formerly Papermill Project). (APNS: 49-1041-57-1; -58-1; -65-2; -66; -67; And -68).**

BACKGROUND

On November 18, 2008 the City Council approved demolition of two existing buildings and construction of two new buildings to accommodate a mixed use project with 166 residential, 3 live-work units, approximately 13,700 square feet of flexible space and 4,600 square feet of ground floor retail/restaurant space. The project included construction of a public park and construction of replacement parking lot for the 41 existing private spaces owned by the owners of the brick building at the south side of Stanford Avenue. Pursuant to Condition of Approval No. IV.A.6, the Planning Commission and the City Council must approve the design of the public park. The applicant, soliciting community input at two community meetings, has now submitted a park design for approval.

PROJECT PROPOSAL

Project Area: The proposed park area consists of 6 parcels totaling approximately 1 acre and is developed with a City-owned parking lot which includes some privately-owned spaces. The parcels comprising the parking lot are to be developed as a park and include a replacement of existing privately owned parking spaces. As a condition of approval, the applicant is required to design and construct this public park as well as construct the replacement parking.

The table below shows the division of the project area by parcels, type of development and ownership.

Assessor's Parcel Number	Size (in acres)	Existing development/use	Ownership
49-1041-66	0.12	Private parking spaces (23 spaces)	Emery PJ & CM LLC
49-1041-67	0.09	Private parking spaces (18 spaces)	Emery PJ & CM LLC
49-1041-68	0.73	City parking lot	City of Emeryville
49-1041-57-1	0.02	Street	City of Emeryville
49-1041-58-1	0.003	Street	City of Emeryville
49-1041-65-2	0.02	Street	City of Emeryville

Land Swap: The construction of the park is subject to the City's negotiation of a land swap of the parcels owned by Emery PJ and CM LLC in order to efficiently accommodate a public park and a private parking lot. The negotiations for the land swap are currently underway. While it is conceived that the building construction and the park construction would be completed in roughly the same time frame, the mixed use development on parcels owned by the applicant may be completed if the land acquisition requires additional time or does not occur. In this case, a condition of approval requires that the applicant enter into a Deferred Improvement Agreement with the City and post a bond sufficient to cover the costs of design and construction of the park.

Park Design: The proposed public park is approximately half an acre in size and will accommodate a dog run, a lawn area with picnic tables and an outdoor patio area connecting with the ground floor retail/restaurant space on the south-east corner of the proposed building fronting Hollis Street (See Sheet L-1). The dog run will be fenced and will have bark mulch surfacing and include seats and water fountains for dogs as well as people. A decomposed granite seating area with benches is also provided just outside the dog run. The intent of the seating area and configuration of the dog park is to provide a terminus or focal point at the end of the pedestrian walk between Buildings A and B linking Powell Street and the park, rather than ending the walk at the dog fence. The landscaping strip at the east side of the lawn area provides a separation between the café patio area and the dog park and is envisioned to be drought-tolerate low groundcover and shrubs.

Bicycle parking, public art and seat walls are sited along Hollis Street to provide interest on this frontage. Street trees (Raymond Ash) line the southern side of the park fronting Stanford Avenue while small flowering trees (pear or redbud) line the building façade. An accent Magnolica tree, surrounded by a curved seatwall would highlight the corner of Hollis Street and Stanford Avenue (See Sheet L-2). A decorative colored paved path

is provided through the northern edge of the park between Hollis and Doyle Streets. Pervious pavers have not been proposed as joints and surface of such pavers create issues with the legs of table and chairs and high-heel shoes. In addition, there are paver maintenance issues with spillage of food and drink around the café plaza. However, the total pervious surface of the park, including lawn area, dog run, and decomposed granite, will be greater than the pervious area of the existing parking lot. City-standard street light poles and park light poles are also included in the design.

Private Parking Lot: The applicant will also construct a 43space replacement parking lot with driveway entry on Doyle Street (See Sheet L-1). The parking lot will accommodate street trees on its southern edge and flowering trees along the northern building façade. The owners of the existing private parking spaces have agreed to this design.

Tree Removal: In order to accommodate the park and the parking lot, 33 trees will be removed and replaced (See Sheet L-3). The trees to be removed are spread around the perimeter of the existing parking lot. The replacement trees and landscaping will be primarily located around proposed park as well as fronting the southern side of the proposed buildings. The trees to be removed lie on City-owned property and are considered street trees subject to the provisions of the Urban Forestry Ordinance (UFO). However, as this is a public park, UFO Section 7-10.10 exempts the City from the requirement for tree removal permits.

Park Name: The proposed park has been referred to as “Papermill Park” because it is associated with the development project on the adjacent parcel that was formerly called the Papermill Mixed Use Project. The new name of the project is Parkside Apartments. The name Papermill comes from one of the existing buildings on the site. The name “Papermill Park” is just a placeholder until the City Council decides on a permanent name for the park. The Council may wish to solicit citizen input on a park name, and the Commission may wish to make suggestions.

COMMUNITY MEETINGS

Two community meetings were held to solicit comments on the design of the park. The first was conducted in August 2008 and the second in October 2011. The intent of the first meeting was to solicit ideas for the design of the park. These ideas were then incorporated into two park concepts: Concept ‘A’ – ‘The Dog Park Concept’ and Concept “B” – The Par Course Fitness Concept, which were presented and discussed at the second community meeting. These two concept plans are attached.

Regarding Concept “A”, overall the citizens responded favorably to the dog park. The majority of the group felt that this feature would be a practical addition to the neighborhood’s open space and would be used frequently. This frequent use would make it both a social and safe area for citizens to use. Concerns included material selections for the ground surface with lawn being less favorable due to muddy conditions over time and bark mulch or artificial turf being the more appropriate

material. Also, it was noted that the size of the dog park area should be coordinated with the sizes of dogs that would be most appropriate for play in this area.

Regarding Concept “B”, the citizens felt that the outdoor fitness area would not get as much use as the dog park. The majority of the group felt that this feature would not activate the space on a regular basis making this scheme less desirable. The linear nature of the pathways and outdoor spaces however were well received. Most people felt that the direct connections of the paths on this concept would be easier to navigate than the curvilinear paths of concept “A” and that the openness of the lawn area was a better fit for the use of the site.

The general consensus was that a preferred park concept could be a combination of the two schemes with a dog park being the key amenity in the space. Direct connections and open lawn spaces with seating areas could be the general program for the remaining areas. Bike parking near the outdoor café seating could be incorporated as well as a unique focal feature on the corner of Hollis Street and Stanford Avenue. Connections to Stanford Avenue Park to the east can be incorporated and an open view to the historical brick façade on Building ‘B’ of the Parkside project could be maintained.

DEVELOPMENT COORDINATION COMMITTEE (DCC) MEETING

The DCC reviewed the Papermill park at the October 26th meeting. The members noted that the plans should include the following details: plant and tree palette; irrigation system; grading; trees that will need to be removed and their type and size; the height and type of fence around the dog park; and the type of benches and tables. It was also noted that the plans did not include any lightning and the Public Works staff suggested the need to install Lumec street lighting to match size and type on the Hollis frontage of the site and Lumec park lighting for the interior portions of the park (not street frontage) to match the park lights at the Joseph Emery park.

It was suggested that the dog park be extended northwards seating area with benches and have seating area within the dog park. One table at the entrance of the dog park would also be appropriate. There was a comment inquiring the function of the landscaping strip at the east side of the lawn area It was suggested that tables in the lawn area be clustered in two groups with each group having more than one table. It was noted that all tables and seating areas would need to be accessible. Other comments included need for water fountains in the park – both of people as well as for dogs; relocation of the bike parking towards Hollis Street; use pervious pavers for café seating area; and the project would be subject to public art requirements. These comments have been incorporated in the proposed plan.

PLANNING COMMISSION MEETING

The Planning Commission, at their December 8th, 2011 meeting, considered the park

design and recommended that the City Council approve the project as proposed. The vote was 6-0 (Commissioner Hoff resigned from his appointment). The Commission unanimously felt that the proposed design was good and that it integrated community comments very well.

RECOMMENDATION:

Staff recommends that the City Council adopt the attached Resolution approving the park design.

Report Submitted By:

Miroo Desai
Senior Planner

Report Reviewed By:

Charles S. Bryant
Director of Planning and Building

APPROVED AND FORWARDED TO THE EMERYVILLE CITY COUNCIL BY:

Patrick D. O'Keeffe
City Manager

Attachments:

1. Resolution
2. Arborist Report Arborist Report: Parkside Park" prepared by HortScience, Inc dated January 2012.
3. Park Plans

RESOLUTION NO.12-_

Resolution of the City Council of the City Of Emeryville Approving the Design of a Public Park to be Built on the Site of an Existing City Parking Lot On the North Side of Stanford Avenue Between Hollis and Doyle Streets, Involving the Removal and Replacement of 33 Trees (Parkside Formerly Papermill Project). (APNS: 49-1041-57-1; -58-1; -65-2; -66; -67; And -68).

WHEREAS, on July 14, 2008 Archstone Smith submitted an application for a Conditional Use Permit and Design Review to construct the "Papermill Mixed Use Project" with 166 residential units, 3 live-work units, 11,913 square feet of ground level flexible space units and 4,373 square feet of ground floor retail space in two buildings on a 2.35 acre site bounded east-west by Doyle Street and Hollis Street and north-south by Powell Street and Stanford Avenue. The existing two-story building on the western half of the site will be demolished. The brick façades on two sides of the existing one-story building on the eastern half of the site will be retained and incorporated into the proposed project.; and

WHEREAS, the Planning Commission held a duly and properly noticed public hearing on October 23, 2008 and recommended that the City Council approve the project (Resolution No. UP07-7/DR07-11); and

WHEREAS, the City Council held a duly and properly noticed public hearing on November 18, 2008 to solicit public comments and consider the proposal and approved the project (Resolution No. 08-199); and

WHEREAS, the City Council as a condition of approval, required the applicant to design and construct a public park and construct private replacement parking on the north side of Stanford Avenue between Hollis and Doyle Streets (Condition of Approval No. IV.A.6); and

WHEREAS, the applicant has held two community meetings and now requests that the Planning Commission consider the design of the public park and recommend approval to the City Council; and

WHEREAS, the Planning Commission at a duly and properly noticed public hearing on December 8, 2011 to considered the design of the public park and recommended that the City Council approve the project; and

WHEREAS, the City Council held a duly and properly noticed public hearing on February 7, 2012 to consider and review the design of the public park; and

WHEREAS, as part of the review and approval of the Papermill Mixed Use Project an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared that included the proposed park under the requirements of the California Environmental Quality Act

(CEQA), and prior to approving the project the City Council adopted the Mitigated Negative Declaration on November 18, 2008; and

WHEREAS, the City Council has reviewed the design of the public park along with the staff report dated February 7, 2012 and attachments thereto, and all public comments for the park project ("the Record"); now therefore, be it

RESOLVED, that the City Council approves the design of the park as shown in Sheets L1-L4 of the attached plans dated January 24, 2012 and prepared by Environmental Foresight Inc, and as modified by the Council comments.

APPROVED by the City Council of the City of Emeryville at a regular meeting held on Tuesday, February 7, 2012, by the following votes:

AYES: _____

NOES:_____ **ABSTAINED:** _____

EXCUSED: _____ **ABSENT:** _____

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

Michael Biddle

_____
CITY ATTORNEY

Arborist Report

Parkside Park
Emeryville, CA

Prepared for:
Archstone
807 Broadway, Suite 210
Oakland, CA 94607

Prepared by:
HortScience, Inc.
325 Ray St.
Pleasanton, CA 94566

January 2012

ARBORIST REPORT
Parkside Park
Emeryville, CA

Table of Contents

List of Tables

Attachments

Introduction and Overview

Archstone is proposing the redevelopment of the Parkside Park site, located at the corners of Hollis St. and Stanford Ave., in Emeryville. The project proposes to redevelop the northern portion of the site into a high-density residential complex. A linear park is proposed in the southwestern corner of the site, in the area of the existing parking lot. HortScience, Inc. was asked to prepare an **Arborist Report** for the project, including an assessment of the tree's suitability for transplanting.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees from a visual inspection.
2. An assessment of the impacts of the proposed development on the trees and identification of trees to be preserved and removed.
3. The appraised value of the trees.
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Survey Methods

Trees were surveyed on January 4, 2012. The assessment included all trees measuring 9" and greater in diameter. The survey 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;
3. Measuring the trunk diameter of trees 9" and greater in diameter at a point 54" above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms 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 "good", "moderate" or "poor". 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.
   - ***Good***: Trees with good health and structural stability that have the potential for longevity at the site.
   - ***Moderate***: Trees with declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'good' category.
   - ***Poor*** : Trees in poor health or with significant structural defects that cannot be mitigated. The tree is expected to continue to decline, regardless of treatment and may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Thirty-three (32) trees were evaluated, representing 2 species (Table 1, following page). Descriptions of each tree are found in the ***Tree Assessment Form*** and locations are shown on the ***Tree Assessment Map*** (see Attachments).

All trees surveyed had been planted as part of the landscape design. None of the trees were native to the site. Table 1, following page, provides tree condition by species.

Chinese elm, with 22 trees, was the most commonly encountered species. These were young trees, with diameters between 6" and 12", planted in and around the parking lot. The trees were in good (18 trees) to fair condition (4 trees). Sixteen (16) were growing on a raised berm along the southern edge of the parking lot, and had been provided adequate space to develop good form and structure (Photo 1). Two (2) trees had been planted adjacent to the building and leaned to the south (#1 and 19).

Photo 1. Chinese elms #3 (foreground), 4 (middle) and 5 (background left), were typical of the species at the Parkside Park site. Most of the Chinese elms had been planted along the berm between the parking lot and Stanford Avenue. The trees were young and had performed well.

All 11 of the African fern pines had been planted along the south side of the existing buildings, producing trees with leans or one-sided crowns to the south. The African fern pines were young in development, with diameters from 6-11". Condition was good (7 trees) to fair (4) trees.

Table 1. Tree condition & frequency of occurrence
Parkside Park, Emeryville CA

Common Name	Scientific Name	Condition Rating		No. of trees
		Fair (3)	Good (4-5)	
African fern pine	*Podocarpus gracillor*	4	7	11
Chinese elm	*Ulmus pumila*	4	18	22
Total		**8**	**25**	**33**
		24%	76%	100%

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 better ensure that they 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 includes the relocation of existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment.

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 construction disturbances than non-vigorous trees.

- **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.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example, Chinese elm and African fern pine are tolerant of site disturbance, while water gum is more sensitive to construction impacts.

- **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.

- **Invasiveness**
  Trees with the potential to invade native habitats, reproduce rapidly, and grow in sub-optimal environments are considered invasive. Species with these qualities may alter the functional and aesthetic qualities of the habitats they invade. None of the species assessed at the Parkside Park site have the potential to be invasive.

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 Table 2, following page).

Table 2: Tree suitability for preservation
Parkside Park, Emeryville CA

Good	These are trees with good health and structural stability that have the potential for longevity at the site. Nine (9) of the Chinese elms were of good 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 "good" category. Twenty-two (22) trees were of moderate suitability for preservation, including 13 Chinese elms and nine (9) African fern pines.
Poor	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. Two (2) of the African fern pines were of poor suitability for preservation.

Evaluation of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The ***Tree Assessment Form*** was the reference point for tree health and condition. I referred to the Site Plan and Preferred Park Concept Plan prepared by Environmental Foresight (dated 08-18-11 and 11-23-11, respectively) to estimate the impacts to trees from the proposed changes.

The Site Plan showed the location of buildings, roads and hardscape improvements, but grading, utility and drainage improvements were not represented. Surveyed tree trunk locations were included on the plans.

The project would construct a 3-story mixed use apartment project with 175 units, ground floor level retail and flex space, and a mix of subterranean and street level parking. The project design features two podium style buildings surrounding central courtyards and amenities, including a swimming pool & spa, exercise facilities, business center and community room. A city park will be constructed on the western half of the existing parking lot as part of the project.

Using the proposed plan, potential impacts from construction were estimated for each tree. The most significant impacts to the trees would occur as a result of the demolition of the existing buildings, construction of the park and reconfiguration of the parking lot.

Based on my assessment of the plan, removal would be required for all 33 trees (Table 3).

Table 3. Preliminary trees recommended for removal Parkside Park, Emeryville CA

Tree No.	Common Name	Trunk Diameter
1	Chinese elm	10
2	Chinese elm	10
3	Chinese elm	7
4	Chinese elm	9
5	Chinese elm	8
6	Chinese elm	8
7	Chinese elm	8
8	Chinese elm	9
9	Chinese elm	6
10	Chinese elm	8
11	Chinese elm	8
12	Chinese elm	11
13	Chinese elm	8
13	Chinese elm	8
15	Chinese elm	8
16	Chinese elm	8
17	Chinese elm	8
18	Chinese elm	12
19	Chinese elm	12
20	African fern pine	8
21	African fern pine	6
22	African fern pine	8
23	African fern pine	7
24	Chinese elm	8
25	Chinese elm	8
26	Chinese elm	9
27	African fern pine	9
28	African fern pine	8
29	African fern pine	8
30	African fern pine	11
31	African fern pine	11
32	African fern pine	9
33	African fern pine	6

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

HortScience, Inc.

John Leffingwell
Board Certified Master Arborist #WE-3966B
Registered Consulting Arborist #442

Attached: ***Tree Assessment Form***

Tree Assessment Map

Tree Assessment

Parkside Park
Emeryville, California
January 2012

HORT SCIENCE

TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
1	Chinese elm	10	4	Moderate	Close to building; one sided S.
2	Chinese elm	10	4	Good	Multiple attachments at 10'; branch wound.
3	Chinese elm	7	4	Moderate	Multiple attachments at 7'; growing in small island.
4	Chinese elm	9	4	Moderate	Multiple attachments at 7'; corrected lean E.; stubs.
5	Chinese elm	8	3	Moderate	Multiple attachments at 7'; trunk wound; fair structure.
6	Chinese elm	8	5	Good	Multiple attachments at 6'; good form and structure; stub N.
7	Chinese elm	8	5	Good	Multiple attachments at 7'; good form and structure.
8	Chinese elm	9	4	Good	Multiple attachments at 7'; leans E.
9	Chinese elm	6	3	Moderate	Multiple attachments at 8'; fair form and structure.
10	Chinese elm	8	5	Good	Multiple attachments at 7'; good form and structure.
11	Chinese elm	8	4	Moderate	Multiple attachments at 10'; high crown; growing in small island.
12	Chinese elm	11	4	Moderate	Multiple attachments at 10'; slight lean E.; growing in small island.
13	Chinese elm	8	3	Moderate	Multiple attachments at 7'; fair form and structure.
13	Chinese elm	8	4	Moderate	Multiple attachments at 7'; sweeps from base.
15	Chinese elm	8	5	Good	Multiple attachments at 7'; good form and structure.
16	Chinese elm	8	4	Good	Multiple attachments at 7'; crowded with upright form.
17	Chinese elm	8	4	Good	Multiple attachments at 8'; one sided E.
18	Chinese elm	12	5	Good	Multiple attachments at 10'; good form and structure; small laterals NE.
19	Chinese elm	12	4	Moderate	Close to building; leans SE.
20	African fern pine	8	4	Moderate	Close to building; one sided S.
21	African fern pine	6	4	Moderate	Close to building; good young tree.

Tree Assessment

Parkside Park
Emeryville, California
January 2012

HORT SCIENCE

TREE No.	SPECIES	SIZE DIAMETER (in inches)	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
22	African fern pine	8	4	Moderate	Close to building; one sided S.; recent excavation 3' E.
23	African fern pine	7	3	Poor	Close to building; one sided S.; poor color.
24	Chinese elm	8	4	Moderate	Multiple attachments at 8'; slight lean N.; growing in small island.
25	Chinese elm	8	4	Moderate	Multiple attachments at 8'; slight lean N.; growing in small island.
26	Chinese elm	9	3	Moderate	Multiple attachments at 8'; anthracnose canker; growing in small island.
27	African fern pine	9	4	Moderate	Close to building; one sided S.
28	African fern pine	8	4	Moderate	Close to building; one sided S.
29	African fern pine	8	3	Poor	Close to building; leans E.; poor form an structure.
30	African fern pine	11	3	Moderate	Close to building; leans E.; fair form, poor structure.
31	African fern pine	11	4	Moderate	Close to building; leans E.; good form and structure.
32	African fern pine	9	4	Moderate	Close to building; one sided S.
33	African fern pine	6	3	Moderate	Close to building; one sided S.; poor color.

Tree Assessment Map

Parkside Park
Emeryville, CA

Prepared for:
Archstone
Oakland, CA

January 2012

No Scale

Notes:
Base map provided by:
Archstone
Oakland, CA

Numbered tree locations
are approximate.

HORT SCIENCE

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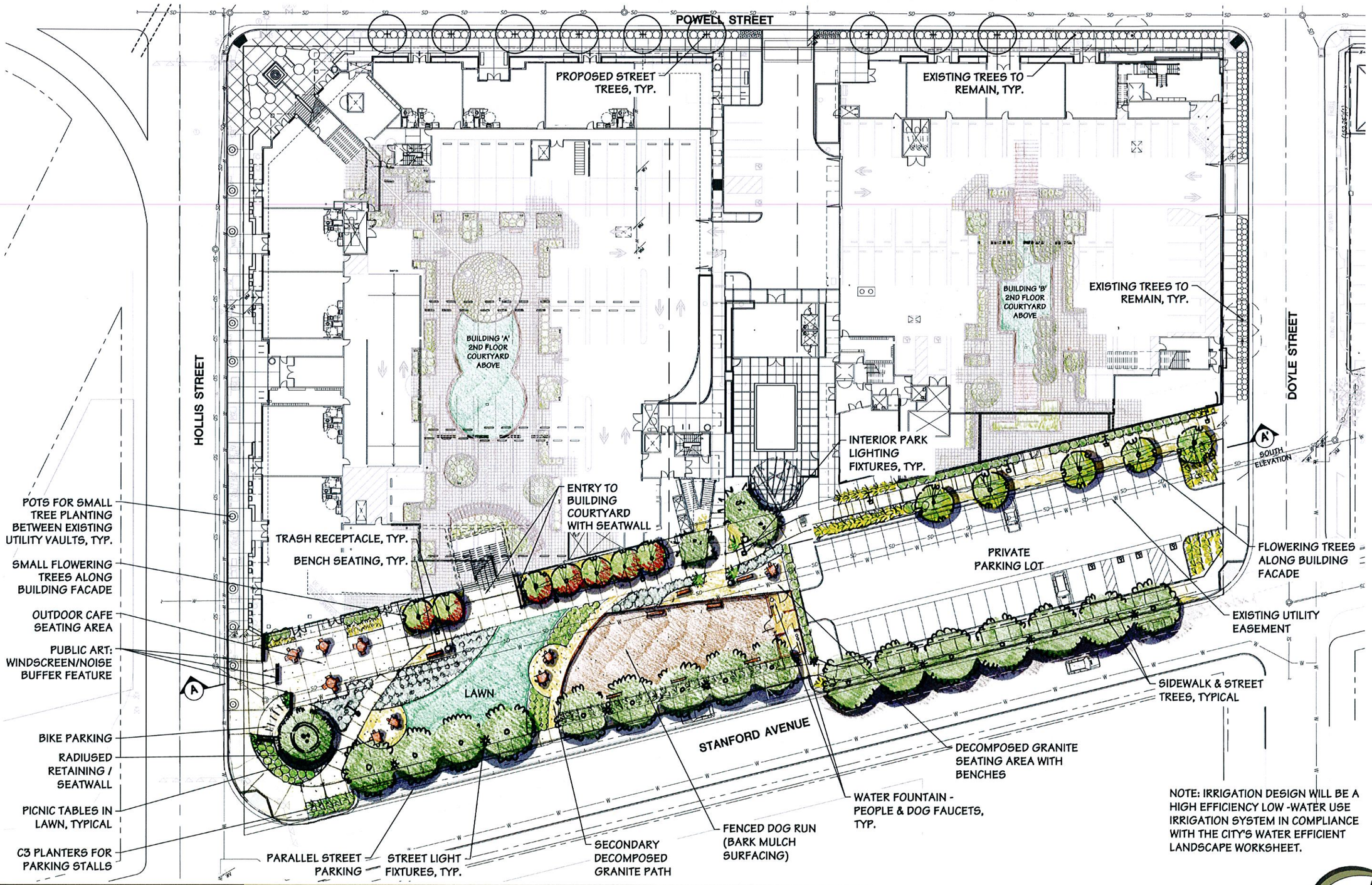


EMERYVILLE

ARCHSTONE

Preferred Park Concept

Stanford and Hollis I Emeryville, California

0 10 20 40 FT.

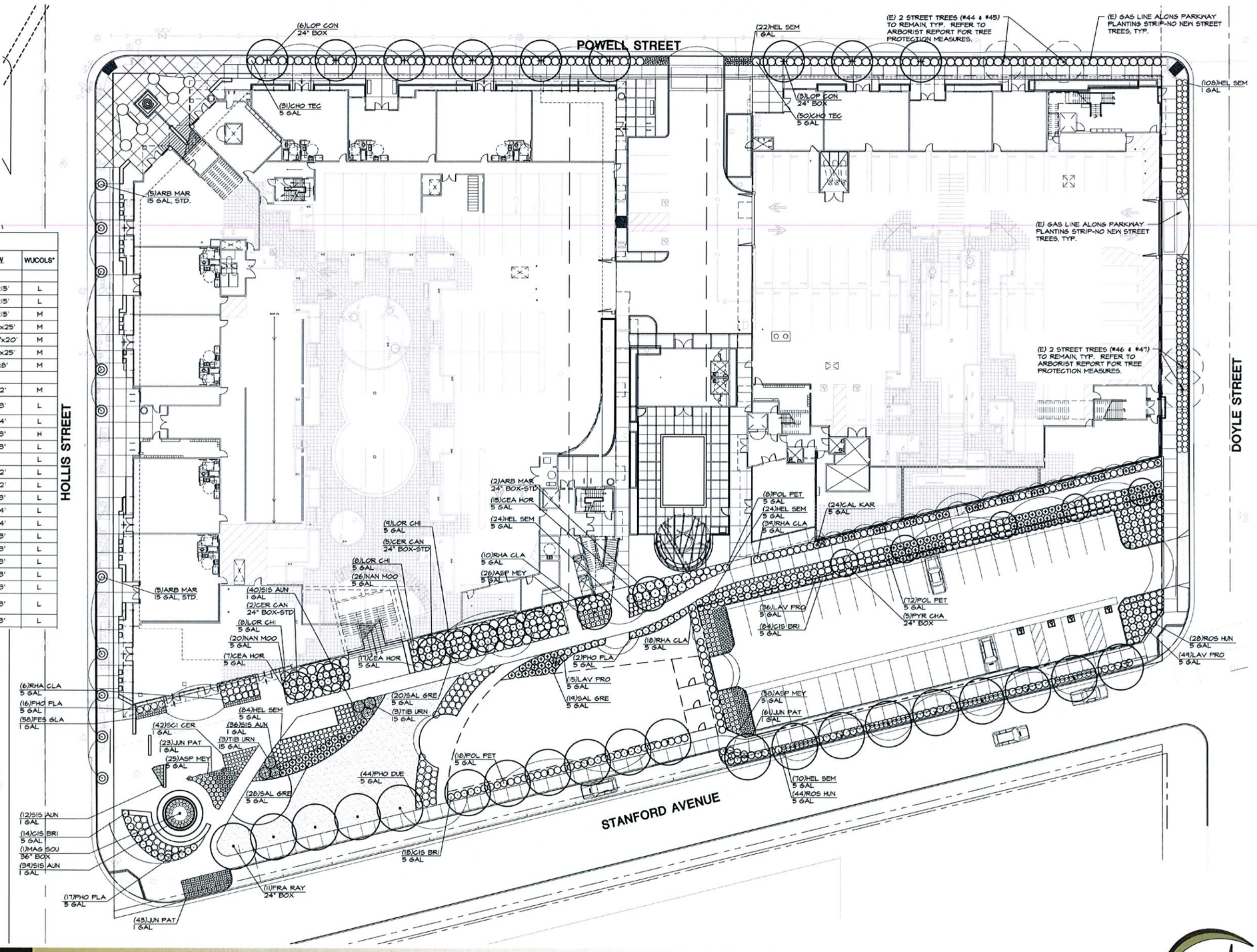
N

DATE 1/24/12
JOB# 08003.02
Sheet L-1
1 of 4

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
1855 Olympic Blvd., Suite 105
Walnut Creek, California, 94596
T (925) 945-0300 F (925) 945-6688
W info@EnvironmentalForesight.com

PRELIMINARY PLANT PALETTE

	BOTANICAL NAME	COMMON NAME	SIZE	HxW	WUCOLS*
	TREES				
ARB MAR	Arbutus x. 'Marina'	Strawberry Tree	15 GAL-STD	15'x15'	L
ARB MAR	Arbutus x. 'Marina'	Strawberry Tree	24" BOX-STD	15'x15'	L
CER CAN	Cercis canadensis	Eastern Redud	24" BOX-STD	15'x15'	M
FRA RAY	Fraxinus a. 'Raywood'	Raywood Ash	24" BOX	25'x25'	M
LOP CON	Lophostemon confertus	Brisbane Box	24" BOX-STD	40'x20'	M
MAG SOU	Magnolia x. soulangeana	Saucer Magnolia	36" BOX-MULTI	25'x25'	M
PYR CHA	Pyrus c. 'Chanticleer'	Chanticleer Pear	24'BOX	16'x8'	M
	SHRUBS AND PERENNIALS				
ASP MEY	Asparagus densiflorus	Asparagus Fern	5 GAL	2'x2'	M
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 GAL	4'x3'	L
CEA HOR	Ceanothus g. horizontalis	Carmel Creeper	5 GAL	4'x4'	L
CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 GAL	3'x3'	H
CIT BRI	Citus x. 'Brilliant'	Brilliant Rockrose	5 GAL	3'x3'	L
FES GLA	Festuca glauca	Blue Fescue	1 GAL	1'x1'	L
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	5 GAL	2'x2'	L
JUN PAT	Juncus patens	California Gray Rush	1 GAL	2'x2'	L
LAV PRO	Lavendula l. 'Provence'	Provence Lavender	5 GAL	3'x3'	L
LOR CHI	Loropetalum chinense	Fringe Flower	5 GAL	4'x4'	L
LOR RAZ	Loropetalum c. 'Razzelberri'	Purple Fringe Flower	5 GAL	4'x4'	L
NAN MOO	Nandena d. 'Moon Bay'	Heavenly Bamboo	5 GAL	3'x3'	L
PHO DUE	Phormium h. 'Duet'	New Zealand Flax	5 GAL	3'x3'	L
PHO PLA	Phormium h. 'Platt's Black'	New Zealand Flax	5 GAL	3'x3'	L
POL PET	Polygala x dalmaisiana	Sweet Pea Shrub	5 GAL	3'x3'	L
RHA CLA	Rhaphiolepis I. 'Clara'	Indian Hawthorn	5 GAL	3'x3'	L
ROS HUN	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	5 GAL	3'x3'	L
SAL GRE	Salvia greggii	Autumn Sage	5 GAL	3'x3'	L



EMERYVILLE

ARCHSTONE

Preliminary Planting Design

Stanford and Hollis I Emeryville, California

0 10 20 40 FT.

N

DATE 1/24/12
JOB# 08003.02
Sheet L-2
2 of 4

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Plant Palette Images

Trees:

15' x 15' Tree-
Arbutus x. 'Marina'
Strawberry Tree

15' x 15' Small Flowering Tree-
Cercis canadensis
Eastern Redbud

Street Tree-
Fraxinus a. 'Raywood'
Raymond Ash

Specimen Tree-
Magnolia x. soulangeana
Saucer Magnolia

16' x 8' Columnar Flowering Tree-
Pyrus c. 'Chanticleer'
Chanticleer Pear

Shrubs/Perennials/Grasses:

Asparagus densiflorus
Asparagus Fern

Calamagrostis x acutiflora
'Karl Foerster'
Feather Reed Grass

Ceanothus g. horizontalis
Carmel Creeper

Citus x. 'Brilliant'
Brilliant Rockrose

Festuca glauca
Blue Fescue

Helictotrichon
sempervirens
Blue Oat Grass

Juncus patens
California Gray Rush

Lavendula i. 'Provence'
Provence Lavender

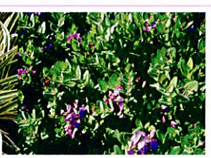
Loropetalum chinense
Fringe Flower

Loropetalum c. 'Razzleberri'
Purple Fringe Flower

Nanadena d. 'Moon Bay'
Heavenly Bamboo

Phormium h.
'Platt's Black'
New Zealand Flax

Phormium h. 'Duet'
New Zealand Flax



Polygala x dalmaisiana 'Petite Butterflies'
Dwarf Sweet Pea Shrub

Rhaphiolepis i. 'Clara'
Indian Hawthorn

Rosmarinus
officinalis
Rosemary

Salvia greggii
Autumn Sage

Scirpus cernuus
Fiber Optics Plant

Sisyrinchium 'Aunt May'
Variegated Blue Eyed Grass

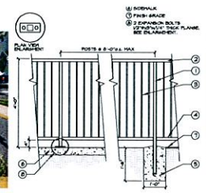
Tibouchina urvilleana
Princess Flower

Site Furnishings

Drinking
Fountain

Dog Fountain

Mutt Mitt Dispenser



48" Dog Park Fence -
Ornamental Metal

Bicycle Racks - Per City
Standards

Trash Receptacle
- Per City
Standards

Benches - Per
City Standards

Street Light-
Per City
Standards

Picnic Table with Accessible
Compliance

Interior Park
Street Light
- Per City
Standards

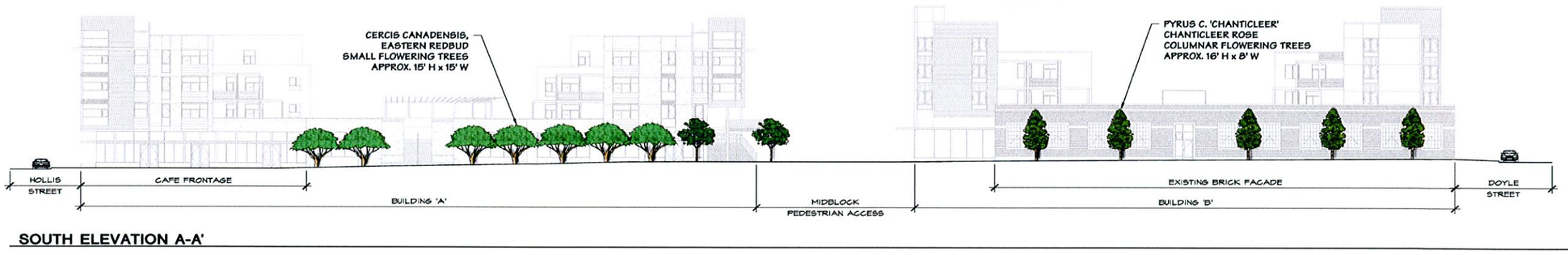
Hollis Street
Pot - Tree
Planting

Materials

Bark Mulch for Dog Park

Decorative Colored Concrete
Paving

Decomposed Granite Paving



SOUTH ELEVATION A-A'

EMERYVILLE

ARCHSTONE

Preferred Park Concept

Stanford and Hollis I Emeryville, California

0 10 20 40 FT.

DATE 1/24/12
JOB# 08003.02
Sheet L-3
3 of 4

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POWELL STREET

HOLLIS STREET

DOYLE STREET

(E) TREES TO BE REMOVED, TYP.

EXISTING TREES TO REMAIN, TYP.

BUILDING 'A' 2ND FLOOR COURTYARD ABOVE

BUILDING 'B' 2ND FLOOR COURTYARD ABOVE

EXISTING TREES TO REMAIN, TYP.

PRIVATE PARKING LOT

LAWN

STANFORD AVENUE

(E) TREES TO BE REMOVED, TYP.

NOTE: EXISTING TREES SHOWN FOR DISCUSSION PURPOSES ONLY PENDING ARBORIST REPORT AND OFFICIAL TREE SURVEY

EMERYVILLE

ARCHSTONE

Preliminary Existing Tree Plan

Stanford and Hollis I Emeryville, California

0 10 20 40 FT.

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Sheet L-4
4 of 4

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POWELL STREET

DOYLE STREET

HOLLIS STREET

BUILDING 'A' 2ND FLOOR COURTYARD ABOVE

BUILDING 'B' 2ND FLOOR COURTYARD ABOVE

STAIRS TO BUILDING COURTYARD

PRIVATE PARKING LOT

OUTDOOR CAFE SEATING AREA

SPECIMEN TREE IN RAISED PLANTER

RADIUSED RETAINING / SEATWALL

SIDEWALK & STREET TREES, TYPICAL

SMALL FLOWERING TREES & ORNAMENTAL PLANTING, TYPICAL

WALKING PATHS, TYPICAL

FENCED DOG PARK

STANFORD AVENUE

PARALLEL STREET PARKING

PICNIC TABLE IN LAWN AREA, TYPICAL

EMERYVILLE

ARCHSTONE

Park Concept Alternative 'A'

Stanford and Hollis I Emeryville, California

0 10 20 40 FT.

N

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POWELL STREET

HOLLIS STREET

DOYLE STREET

BUILDING 'A' 2ND FLOOR COURTYARD ABOVE

BUILDING 'B' 2ND FLOOR COURTYARD ABOVE

ENTRY TO BUILDING COURTYARD WITH SEATWALL

PRIVATE PARKING LOT

FLOWERING TREES & ORNAMENTAL PLANTING, TYPICAL

OUTDOOR CAFE SEATING AREA

SEATING AREA

RADIUSED RETAINING / SEATWALL

LAWN

SIDEWALK & STREET TREES, TYPICAL

STANFORD AVENUE

PAR COURSE EXERCISE AREA

WALKING PATH, TYPICAL

BIKE PARKING

PARALLEL STREET PARKING

EMERYVILLE

ARCHSTONE

Park Concept Alternative 'B'

Stanford and Hollis I Emeryville, California

0 10 20 40 FT.

N

DATE: 10/11/11
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