

COUNTY OF SAN MATEO
Parks Department



DATE: March 25, 2016

COMMISSION MEETING DATE: April 7, 2016

TO: Parks and Recreation Commission
FROM: Carla Schoof, Community Programs Specialist
SUBJECT: Flood County Park Preferred Alternative Landscape Plan

RECOMMENDATION:

Review and approve the Preferred Alternative Landscape Plan for Flood County Park in concept and direct staff to proceed with assessment of the potential impacts that the proposed plan may have on noise, traffic and parking.

BACKGROUND:

Flood County Park is a 21-acre urban park located in Menlo Park along the borders of unincorporated Redwood City and Atherton. Since its opening in the early 1930s, the park has been popular for family and community celebrations, daily visits by park neighbors and sports activities. The adobe administrative office along with two restrooms, a ranger residence and maintenance building are all that remains of the Work Progress Act construction projects built in the mid-1930s.

The park has gone through several renovations in its 86-year-history. Most recently in 2010, the San Francisco Public Utilities Commission used it as a staging location for pipeline improvements. During that period, the quality of the ballfield declined and it was not put back into service when the park reopened November 2012. In 2015, an assessment of the property revealed that numerous park features, along with the ballfield and core infrastructure components, are in need of major repair or replacement. Rather than make incremental improvements, it was determined that an overall landscape plan for the park should be developed and that the community should be involved in identifying future park uses, recommend improvements and provide guidance on the overall character of the park that would lead to a cohesive design for the park.

DISCUSSION:

Following the selection of design consultants Gates + Associates, the Department held a series of six community meetings beginning in May and continuing through December

2015 seeking input on the park priorities and character that should be reflected in the plan. In an effort to engage the diverse communities who enjoy Flood Park, the Parks Department conducted extensive outreach through press releases, mail, email and social media to reach residents in Menlo Park, East Palo Alto and North Fair Oaks. The Department also invited the Friends of Flood Park, the San Mateo County Parks Foundation and current and potential user groups, including baseball, volleyball, tennis, soccer groups, and community youth groups to participate in the process and share meeting announcements. An online survey was used to gather additional input from the public. Department staff made presentations to the North Fair Oaks Community Council, Menlo Park's Park and Recreation Commission, Menlo Park City Council, and the East Palo Alto City Council. Meetings were held in Menlo Park and North Fair Oaks with materials in Spanish and translation service available at each meeting.

The first two meetings led participants through idea gathering and sharing exercises to consider what the preferred character and overarching goals of the park should be. An electronic survey was made available to those who could not attend the meetings. At the third meeting in September, three conceptual designs were shown that reflected what more than 350 participants had voiced as park priorities. The high and medium priority uses were: unique play areas, picnic sites, walking and exercise trails, a demonstration garden, large event space for a variety of activities, a ballfield, community building, basketball, splash pad, soccer, softball practice area, dog facilities and sand volleyball. Two activities, petanque and chess, were considered low priorities. Participants were asked to provide further input indicating their preferred design from the three presented and identify any additional suggestions for improvement. At the subsequent two meetings in December, a preferred plan, which reflected comments gathered at the September meetings, was presented for comment and further input. On March 19, 2016, Department staff hosted park neighbors on a walk through the park following the preferred plan to address specific topics of interest of those living next to the park. More than 45 people participated; approximately 20 percent of those in attendance had participated in a community meeting.

The Preferred Alternative Plan presented in December and as will be presented at the April 7, 2016 Commission meeting reflects extensive community engagement and input from a variety of user groups throughout San Mateo County. This process generated significant enthusiasm about the future of Flood Park.

The Commission is asked to receive any public comment on the Preferred Alternative Plan, provide Commission comment, and recommend approval with direction to staff to assess potential impacts that the proposed plan may have on noise, traffic and parking as part of the project's environmental review.

In the attached December 2015 presentation (Attachment A), pages 9, 10 and 11 show the Preferred Alternative Plan. Some park neighbors requested that their comments be included with the staff report (Attachment B).



Flood Park Preferred Plan

December 16, 2015
North Fair Oaks Community Center
2600 Middlefield Road, Redwood City



Agenda

1. Welcome & Introductions
2. Process Recap
3. Preferred Plan
4. Questions
5. Next Steps

The Process



Project Website

<https://parks.smcgov.org/reimagine-flood-park>

Existing Conditions



- Hetch Hetchy Water Line
- Vehicular Entry
- Pedestrian Entry
- Residential Edge

Park Priorities & Components

WHAT POTENTIAL PARK USES WOULD YOU LIKE? ¿QUE USOS DE PARQUE LE GUSTARÍA VER?

CLIMBING WALL
MURO DE ESCALADA

BOCCÉ BALL

DEMONSTRATION GARDEN
JARDÍN DE DEMOSTRACIÓN

PARK COURSE
ÁREA DE EJERCICIO

AMPHITHEATER / STAGE
AMFITEATRO / ESCENARIO

4-H YOUTH DEVELOPMENT

BASKETBALL
BALONCESTO

SPLASH PAD
JUEGOS DE AGUA

SOCCER
FÚTBOL

OTHERS?
¿OTRAS IDEAS? *Gardens might be partly tented by early childhood education program*

Re:imagine FLOOD PARK
County of San Mateo

Re:imagine FLOOD PARK County of San Mateo

As we reimagine various options for Flood Park it is important to understand your priorities and overarching goals. Please take a few minutes to provide your opinion on what you think has greatest importance.

Please circle the following:
1 = Most Important
5 = Least Important

OVER ARCHING PARK GOALS

- 1 2 3 4 5 Reflect unique setting of Flood Park 21
- 1 2 3 4 5 Provide donor opportunities (plaques, bricks, benches, art, etc.) 14
- 1 2 3 4 5 Provide educational elements (plant signage, rainwater harvesting, demonstration gardens) 33
- 1 2 3 4 5 Buffer existing neighbors 15
- 1 2 3 4 5 Enhance entry/views into park at Bay Road 23
- 1 2 3 4 5 Preserve existing adobe building 19
- 1 2 3 4 5 Preserve existing trees 35
- 1 2 3 4 5 Incorporate sustainable landscape practices (minimize water use; use native plants) 36
- 1 2 3 4 5 Promote healthy lifestyle (walkability, bike amenities, community gardens) 40
- 1 2 3 4 5 Expand types of uses in spaces 36
- 1 2 3 4 5 Expand range of users groups 31
- 1 2 3 4 5 Accommodate dogs 7
- 1 2 3 4 5 Incorporate innovative technology in site amenities 23
- 1 2 3 4 5 Create community gathering space 38
- 1 2 3 4 5 Add indoor programs 33



Park Priorities and Components

Preferred Character

- Natural

Top Overarching Goals

- Promote Healthy Lifestyle
- Preserve Existing Trees
- Incorporate Innovative Technologies
- Create Community Gathering Space
- Expand Types of Uses

Park Priorities and Components

Priorities

Destination Play (All Abilities)

Picnic Areas (Group Rentable, Drop-In)

Trails (with Exercise Stations)

Demonstration Garden (with Educational Signs)

Large Event Space (Farmer's Market, Movies, Concert, Weddings)

Community Building

Basketball

Splash Pad

Softball

Soccer

Sand Volleyball

Splash Pad

Dog Walking

Bocce

Alternatives



“Central Park” (37 votes)



“Arts & Culture” (13 votes)



“Natural” (21 votes)

Alternatives Feedback

1. Optimize preservation of Oak Woodland
2. Increase offerings of sports (enhance ballfield, soccer, lacrosse)
3. Provide variety of uses for range of user groups, including youth

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FLOOD PARK ALTERNATIVES
September 1, 2015, 7:00 pm
Fair Oaks Community Center, 2600 Middlefield Road, Redwood City

| | HIGH PRIORITY | | | | MEDIUM PRIORITY | | | | | | | | | | | | LOW PRIORITY | | | | | | | |
|-----------------------------|-------------------------|----------------------|----------------------------|----------------------|-------------------|-----------|------------|------------|-------------------|----------------|-----------------|--------------------|--------|--------------|----------------|------------------|----------------|-------|-----------------|------------|------------|-----------|-----------|-------|
| | Unique Play (abilities) | Picnic (meat, bread) | Trails w/ Fitness Stations | Demonstration Garden | Large Event Space | Ballfield | Basketball | Splash Pad | Soccer (Practice) | Soccer (Youth) | Sand Volleyball | Community Building | Tennis | Amphitheater | BMX Pump Track | Community Garden | Adventure Play | Boice | Dog Facilities* | Horseshoes | Concession | Ping Pong | Pet-anque | Chess |
| Alt. 1: Central Park | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Alt. 2: Arts & Culture Park | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Alt. 3: Natural Park | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

*Dogs on leash to be permitted on a trial basis.

1. Please select your preferred alternative (check one):
 Alternative 1: Central Park
 Alternative 2: Arts & Culture
 Alternative 3: Natural

2. What you like about this alternative?
Want to see vibrant usage of the park with variety of offerings to appeal to many. Concession space (from the market) nearby.

3. Is there anything that would make your preferred alternative better?
Adventure play. Can the ballfield have multiple uses (eg. Soccer)?

4. Other comments?
Who will use ballfield & facilities? Park will arrange w/ leagues? Fee community, not for Stanford. Will there be a fee?

Preferred Alternative



Preferred Alternative



Preferred Alternative - Components



- LEGEND**
- 1 Promenade
 - 2 Focal Element
 - 3 Gathering Plazas (2)
 - 4 Shade/Market Structure
 - 5 Group Picnic/Event Space
 - 6 Demonstration Garden
 - 7 Play Area (All Abilities)
 - 8 Adventure Play
 - 9 Basketball
 - 10 Bocce
 - 11 Amphitheater
 - 12 Pump Track
 - 13 Sand Volleyball
 - 14 Tennis
 - 15 Picnic
 - 16 Trail with Exercise Station
 - 17 Ballfield (Practice Soccer)
 - 18 Soccer/Lacrosse Field
 - 19 Drop-Off
 - 20 Restrooms (3)

Promenade



Focal Element



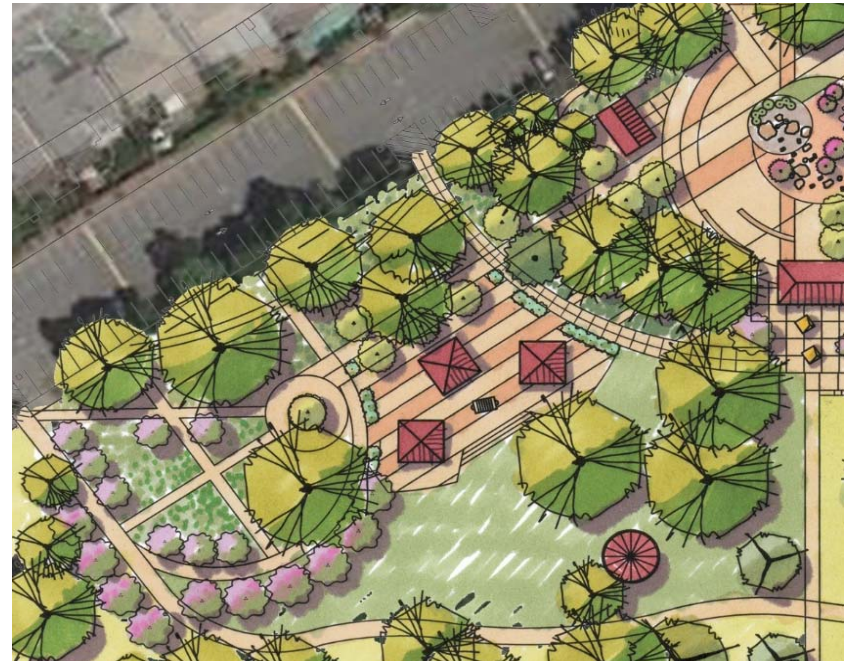
Market Shelter



Gathering Plazas



Group Picnic/Event Space



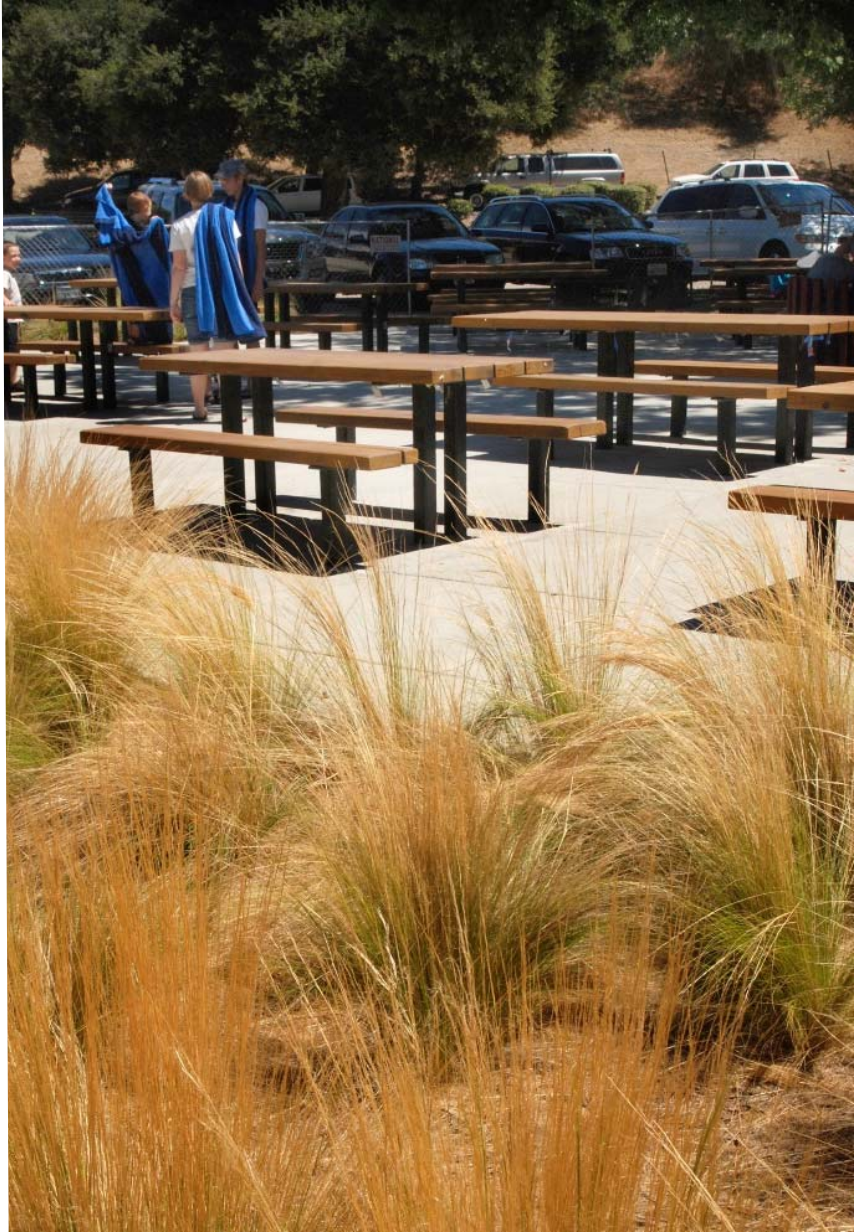
Play (All Abilities)



Adventure Play



Picnic



Trails



Demonstration Garden



Basketball



Sand Volleyball



Tennis



Amphitheater



Pump Track



Bocce



Soccer/Lacrosse Field



Ballfield



Questions?



The Process



Project Website

<https://parks.smcgov.org/reimagine-flood-park>

From: Nettie Wijsman [<mailto:nwijsman@outlook.com>]
Sent: Tuesday, March 29, 2016 9:31 AM
To: Carla Schoof <cschoof@smcgov.org>; Marlene Finley <mfinley@smcgov.org>
Cc: Irving Torres <ITorres@smcgov.org>; Stephen Kraemer <skraemer@smcgov.org>
Subject: Re: Flood Park Project

To: Carla Schoof and Marlene Finley

Re: Re-Imagine Flood Park Project

I have lived on Del Norte Ave for 28 years. My house borders Flood Park. Prior to purchasing my home I researched Flood Park to find out what type of a neighbor the park would be. From everything I was able to learn, the park was primarily quiet during the week with normal, park like activities such as picnickers and children playing, mostly on the weekend from the spring through the fall. The noisier activities were not close to where my house was located so I proceeded with its purchase. I also looked at a house in San Jose that was located in a good neighborhood and priced lower than other houses in the same neighborhood; however it backup to a High School ball field. I did not purchase that property because of the noise associated with the sports field. The sports field for the San Jose house was 100's of yards away, not 30 feet.

I have sent you several emails regarding concerns on your current "Preferred Plan." Those emails are attached to the bottom of this email. I would like this email and those emails to be included in the Staff Report for the Commissioners and I would like to receive a copy of the Staff Report. I am attaching two pages of names and addresses of neighbors that agreed with Alice Newton, Danny Meehan and my initial email date 12/22/15. We have added additional names since sending you the lists I sent you in December and January. Attached are copies of the more update neighbor list which I would also like included in the Staff Report. I have also attached some pictures of multi-use soccer/ball fields on the Peninsula and an article we sent you on The Rise of Multi-use fields as being a preferred choice.

I received my email notification for the December meetings on 12/3 for meetings on 12/9 and 12/16. I don't recall when I received my official letter. When you scheduled a neighborhood meeting on 3/19, I received my official letter on 3/16, only 3 days before this meeting. The post mark was March 10. How does it take 6 days for a letter to go from Redwood City to Menlo Park? I talked to several other neighbors who also received their letters only a few days before the 3/19 meeting. You stated in your announcement for the meetings in December and March were to "show you the location of park features identified in the plan and answer any questions you might have." Were any of these meetings held to obtain input to help in the development of the plan? There was no place on-line to comment on the plan presented in December if you could not make the meetings, again scheduled with very little notice during the holiday season, the busiest time of the year and with a major change from the plans presented in September. The March meeting was scheduled hastily and only a few weeks before the 4/7 meeting. When attending the meeting in December I was not even sure where my house was in relation to the soccer/lacrosse field until the end of the meeting.

After the December 16 meeting I started knocking on doors to alert my neighbors as to what was being proposed. When Carla and I met on 1/19, Carla stated "they did not want to propose a plan that was going to raise strong objections from neighbors". That was reassuring. Yet at the hastily scheduled neighborhood meeting on 3/19 to "show us your plan features and answer questions",

there were absolutely no changes to the "Preferred Plan" presented in December. We started asking you for another Community meeting in December. At the 3/19 meeting I think you heard from many neighbors who are also very unhappy with your "Preferred Plan." You said you "got it" with respect to the Soccer/lacrosse/volleyball court and pathways that are very close to neighbors properties, but are you making changes?

In my meeting with Carla on 1/16, Carla also mentioned talking to sports teams about how much they would likely use the fields. Menlo Park has been unsuccessful in getting more fields in the city for similar reasons as to why we are protesting having sports fields so close to neighbor's properties: noise, traffic and parking. Although in talking to Carla it is clear you have been dialoging with sports teams, you have been unwilling to hear and incorporate our concerns. There was no place for public comment following the meetings in December. There was a place for comment for the meetings in May/June and September yet you made a major change in the plan in December by introducing a full size soccer/lacrosse field so close to neighbors property. This was not in any of the plans presented at the September meeting.

There is a solution to this problem. In emails sent to you in January and again at the neighborhood meeting on 3/19, we suggested you design a multi-use soccer/lacrosse/ball field in the existing ball field space. With this solution, the only trees that would need to come down would be a few Chinese Privets that are close to the end of their life cycle anyway. It will save the big Oak trees and the Redwood Grove. This would increase sports activities in the park, keep the noise more in the center of the park away from neighbors and not overwhelm the parking lots. At the meeting on 3/19 Steve Kraemer, Parks manager for Flood Park, stated that during peak times during the summer, the parking lot is almost full now. That is without any active major sports events as the ball field is not currently being used! Where are all of those cars going to park with so much extra activity?

We pay taxes to support entities such as parks. I feel the current proposal is to turn a large percentage of Flood Park into a sports field and money maker for the Parks Department at the expense of the residents living close to the park in the Flood Park neighborhood. The Park has always been a pleasant and considerate neighbor and I have enjoyed living with it in my backyard for many years. If the "Preferred Plan" is approved, the quiet and peace we have always enjoyed will end. There will also likely be a negative effect on real estate values for our neighborhood. Therefore, I am requesting you propose a new plan with these and other suggestions incorporated into the plan to allow an increase in sports activities while also remaining neighborhood friendly. Rather than throw out the whole design of the current park, perhaps it would make more sense to analyze what is working and what needs improvements. This would likely save a great deal of money. We as neighbors should not be forced to try to maintain the quality of life we have always had. Neighbors should always be considered even if they are not able to be present.

Nettie Wijsman

1037 Del Norte Ave

From: nwijsman@outlook.com
To: mfinley@smcgov.org; cschoof@smcgov.org
CC: skramer@smcgov.org; itorres@smcgov.org
Subject: Flood Park "Final Plan" Comments
Date: Tue, 22 Dec 2015 23:14:02 -0800

Carla Schoof, Community Programs and Project Lead

At the community meeting on Wed., December 17, where the "preferred proposal" for the redesign of Flood Park was presented, we were surprised and dismayed to learn of the proposal to put a full size 60 x 100 yard soccer field just 30 feet from the back fences of some of the yards along Del Norte Avenue (the original proposal presented at the September meeting was for a youth soccer field in the center of the park). We live on Del Norte Ave. adjacent to the park. Soccer is noisy with frequent whistles from referees and yelling by the people watching. This field would likely be used 7 days/week and probably all day on Saturdays and Sundays. This noise level would dramatically change our usually quiet neighborhood. We believe the noise would not only impact those neighbors living next to the field but also those living nearby. Some residents are not opposed to a soccer field (others are), but we think if it is built it should be located as far away from houses as possible (much farther than 30'). Although Flood Park is a County Park, it is located in a quiet residential neighborhood. We understand that the consultants were trying to accommodate the feedback from the different meetings and there was feedback requesting "saving the big trees" at the September meeting. This resulted in the recommended youth soccer field location being moved from the center of the park location proposed in September to along the Del Norte property line, with the new field being proposed a full size soccer field. Along the way, the consultants seemed to have lost sight that the re-development of Flood Park will affect the immediate neighbors the most. Consideration of neighborhoods should go without saying and not require a neighborhood fight to maintain its current character.

The last two meetings held to inform the community of the "preferred new design plan" and to solicit input (Dec. 9th and 16th) were during the busy holiday time when people who otherwise might have attended, did not come. These meetings were the first time the location of the big soccer field was presented so most of the neighborhood people were not yet aware of that idea. After spending a few hours a couple days after the Dec. 16th meeting knocking on doors of neighbors that border the park I, Nettie Wijsman, found that all but one neighbor was unaware of the soccer field location being so close to Del Norte and most were very unhappy with its location. Most were extremely grateful that someone was attempting to do something to not allow the proposed final plan to proceed towards approval.

We are requesting that Mr. Gates work on another possible location for the soccer field and that you hold another community meeting in early January to discuss the park design in order to, hopefully, agree on a mutually satisfactory location of the soccer field before the presentation of the design to the Parks and Recreation Commission on Feb. 4, 2016. We realize that this may necessitate changing some of the other new features in the design, but this will be a long-term design and we want it to enhance our enjoyment of our neighborhood, not detract from it. It may also mean delaying the presentation to the Parks and Recreation Commission on Feb 4, 2016.

In addition to the email announcements you've been using, we will assist you in contacting people in the neighborhoods closest to the park.

Please see the attachment with neighbors who agree with this letter and would like to see more dialog concerning the re-development of Flood Park. Many neighbors were not home during the limited time we had to educate the neighborhood as to what was being proposed. It is after all, the holiday season. We will continue to work on reaching more neighbors in the coming weeks.

Sincerely,

Attachment B

Nettie Wijsman, 1037 Del Norte Avenue

Alice Newton, 1023 Del Norte Avenue

Danny Meehan, 1023 Del Norte Avenue

From: nwijsman@outlook.com

To: cschoof@smcgov.org

CC: mfinley@smcgov.org; skramer@smcgov.org; itorres@smcgov.org

Subject: FW: Flood Park "Final Plan" Comments

Date: Tue, 12 Jan 2016 23:18:21 -0800

To: Carla Schoof, Marlene Finley

I sent you an email before the holidays regarding the Flood Park development. We have not heard back from you with regard to the neighborhood concerns. We were hoping you would be open to another meeting to discuss your "preferred plan". I have canvassed more neighbors along Del Norte and Iris Ln. and found most of them did not know about the changes to the plans you presented in September. Many are concerned about its potential effect of noise and increased traffic on our streets. Please find attached another list of neighbors that also would like more discussion on the proposed "preferred" plan where you are now proposing a full size soccer field.

When I met with many neighbors, many asked why there could not be a multi-use field. We had been told in the Community Meetings that this was not possible. Upon more research we have found numerous multi-use fields to include both a ball field and soccer. Please see the following link with 3 multi-use fields in San Mateo County. <http://www.soccerbythebay.org/sbtb-fields.html>. One of our neighbors also mentioned Hawes Park and Red Morton Park in Redwood City as multi-use parks. Red Morton is currently under construction getting turf installed. Hawes Park is just used for soccer/ball field. I spoke with someone at Highlands Park in San Carlos and they said the multi-use field works very well. We know the design team worked hard to include as many community desires as possible in their plan for Flood Park, but the location and size of the soccer field raise many questions that the immediate neighbors want another chance to discuss before the Feb. 4th presentation. We do appreciate the work that has been done on this plan. There are many exciting changes being proposed.

The following article concerns multi-use fields. They are becoming preferred over single use fields, how the various lines don't confuse players or refs, etc. There are many advantages pointed out. <http://www.sportsdestinations.com/Sports/Sports%20Facilities/rise-multi-purpose-field-all-sports-all-time-5766>

There are some other issues and questions with the current "preferred plan." We are in the process of compiling questions and observations from neighbors.

We would appreciate a reply to this email no later than Friday 1/15/16.

Nettie Wijsman, 1037 Del Norte Ave

From: nwijsman@outlook.com
To: cschoof@smcgov.org; mfinley@smcgov.org
CC: skramer@smcgov.org; itorres@smcgov.org
Subject: re: Flood Park
Date: Thu, 14 Jan 2016 23:31:07 -0800

Marlene thank you for replying to the email I sent you on 1/12. We have the following questions for you and would like a reply to them by next Wednesday, 1/20/15 at the latest. I understand you have a lot going on with this project and others but with a proposed date of 2/4/16 at which time you are proposing presenting your "preferred" plan to the Park and Recreation Commission for approval, this deadline is looming very quickly. You made major changes made to the plan from what was discussed at the September 1, 2015 meeting that affects our neighborhood very significantly. Time is therefore of the essence.

We have the following questions about the sports fields shown on the "Preferred Plan" presented on December 9 & 16:

- 1) Why was there not a multipurpose field in the "Preferred Plan" instead of the two big sports fields? David Gates said this was not possible in at least one community meeting yet we have discovered multi-use fields are common and becoming a preferred field choice in many situations. I sent you information on multi-use fields in a prior email.
- 2) Is a multipurpose field being designed now as a possible alternative to the two fields? There will likely be many fewer trees sacrificed (if any) if designing a multi-use field in the space of the existing ball field space. Your current "preferred plan" is sacrificing Redwood trees for Oak trees.
- 3) Why is a full-size field wanted? (A youth soccer field was proposed in the meetings in September). Since lacrosse fields are larger than soccer fields, how much demand in our community is there for a lacrosse field? Lacrosse is included in the "Preferred Plan" presented in December, but was not in the September community meeting.
- 3) Who is expected to use the soccer/lacrosse field? Will it be available to family groups and event groups for a one-time use? Will it be used every day of the week and weekends? Will it be used year-round? What will be the hours of use?
- 4) What was meant when the landscape designer, Mr. David Gates, said the neighbors would be "buffered" from noise of park activities? Most local soccer fields do not have houses adjacent to them. What is planned to "buffer" neighbors along Del Norte Avenue, Iris Lane, and Haven House from park noise from the sports areas? What is planned to prevent balls from landing in neighbors' yards?
- 5) Will the Iris Lane gate have to be locked to prevent traffic from dropping off/picking up players and to keep people from parking on Del Norte Ave/Iris Lane despite the "No Parking" signs? Would the Bay Road gate near Del Norte Ave. be locked for the same reason? How can neighbors wanting to walk into the park have access?
- 6) One of the two volleyball courts in the "Preferred Plan" is located very near the adjacent neighbors. The spectator risers are even closer. Volleyball games currently occur every afternoon and can be noisy. These courts should be moved toward the center of the park.
- 7) When will construction on the sports fields begin and end?
- 8) Since this project is estimated to be at a cost of \$15 - 16 million per David Gates and the implication at the December meeting was the sports fields are likely to be built first, will there be

any assurance that the rest of the park development will actually take place if this project is started before all of the money is raise?

Thank you for your timely reply

Nettie Wijsman

Presented December 9 + 16 as final Plan - Soccer Field moved and enlarged

Preferred Alternative - Components



Multi-Use Soccer/Ball Fields on the Peninsula



Highland Park – San Carlos



Osberg School - Burlingame



Franklin School- Burlingame

ADDITIONAL MULTIUSE SOCCER/BALL FIELDS ON THE PENINSULA

Hawes Park – Redwood City

Ray Morton – Redwood City

To San Mateo County Parks Officials re: Re-imagine Flood Park Project

PETITION AGAINST BUILDING A SOCCER/LACROSSE FIELD AGAINST NEIGHBORS BACK YARDS ON DEL NORTE AND IRIS LN. We would also like to see the pathway and the volleyball court also against neighbors on Del Norte Ave. as presented in the "Preferred Plan" moved into the park. Noisy activities should be as far from neighbors as possible. We support building a multi-use field to include soccer/lacrosse and ball sports on the existing ball field, or building a youth soccer field farther in the park as was proposed in the Center Park plan presented at the September meeting.

| <u>Name</u> | <u>Signature</u> | <u>Address</u> |
|-------------|------------------|----------------|
|-------------|------------------|----------------|

Other neighbors in agreement with this letter:

| Name | Signature | Address |
|---------------------------|-----------|--|
| RAY CHECKS | | 1056 DEL NORTE AVE MENLO PARK, CA 94025 |
| Janet & David Cavibatti | | 1073 Tahoma Ave MP j.cavibatti@yahoo.com |
| JANEUE GEE | | 1077 DEL NORTE AVE MENLO PARK, CA 94025 1008 Del Norte Ave Menlo Park, CA 94025 |
| Ariene McRamy | | |
| Steve Shaw JAN BLOSSOM | | 2 Iris Ln, menlo Park, CA 36 IRIS LN, MP 94025 |
| Anastasio Calderon | | 5 IRIS LN, Menlo Park, CA |
| Lupita Calderon | | 5 Iris Ln. Menlo Park, CA |
| Kyle Pischel | | |
| Brett Vu | | 24 Iris Lane 1074 Del Norte Ave |
| Leila Osseiran | | 895 BAY RD |
| Alex Au Yang | | 1004 Del Norte Ave |
| Andreas Simoes | | 1035 DEL NORTE AVE. |
| DEREK FLIESS | | 1035 Del Norte Ave |
| TAMARA FLIESS | | |
| Alice Newton | | 1023 Del Norte Avenue |
| DANNY MERRILL | | 1023 DEL NORTE AVE. |
| Chenna Bmgui | | 1026 Del Norte Ave |
| DOUGLAS BUI | | 319 OAKWOOD PLACE |
| Ruth Urban | | 16 Iris Lane Menlo Park |
| Bernadette Harland | | 7 Iris Lane CA 94025 |

Other neighbors in agreement with this letter:

| Name | Address | Comments |
|-------------------|---------------------|----------|
| Brendan Webster | 1027 Del Norte Ave. | |
| Shari Conrod | 1031 Del Norte Ave | |
| Sarah Phillips | 1051 Del Norte Ave | |
| BILL COLWELL | 1055 " " " | |
| Desiree DeNo | 1020 Del Norte Ave. | |
| Dan Arthur | 1020 Del Norte Ave | |
| Anna Lee | 1062 Del Norte Ave | |
| Bruce McPhee | 1072 Del Norte Ave. | |
| Anastasia Hrnich | 1033 " " " | |
| Roy Methen | 1025 Del Norte Ave | |
| Phil Corey | 1025 Del Norte Ave. | |
| Maya Oul | 1043 Del Norte Ave. | |
| Joan Kilian | 1073 Del Norte Ave. | |
| Joan Caldwell | 1063 Del Norte Ave | |
| Mitchell Caldwell | " " " | |
| W. + ney Thwaite | 1059 Del Norte Ave | |

The Rise of the Multi-Purpose Field: All the Sports, All the Time

31 Dec, 2012

By: [Mark J. Novak](#), [Patrick Maguire](#)

Multi-Purpose Fields in the Sports Event Planning Industry

Three-season athletes. Multi-tasking employees. Some things are just better when they can address more than one need.

The latest entry into this list is the multi-purpose (or multi-sport) field, a facility with dimensions and markings to accommodate a variety of sports. Increasingly, schools, universities, parks and more are moving to this model of athletic facility. It allows fields to host more games, and in the case of artificial turf fields, more often.



Photo courtesy of Stantec, Boston, MA

Within the sports planning industry, we can expect to see an increasing number of fields marked for multiple uses: football, soccer, lacrosse, field hockey and more. And with the advent of rugby as a new sport in the 2016 Summer Olympics (see our Executive Insights article), we may very well be seeing even more sports, and more lines.

If sports planners are hesitant about this concept, though, two industry experts are ready to reassure them. Patrick Maguire, MLA, RLA, CLARB, LEED AP®, and Mark J. Novak, RLA, of Activitas Inc., which specializes in planning, landscape architecture and athletic facilities, can provide some insights into multi-use fields.



Photo courtesy of Verde Design, Inc., Santa Clara, California

What are the advantages to having multi-purpose fields?

It's really a cost-effective way to get more events on the ground, and that does make sense if someone wants to make back the money that went into having the facility built. Something else to consider is the fact that you can host not just two, three or more sports, but even tournaments for smaller and younger kids where the field size is different. You have to have the ability to be much more flexible.

It's great for field owners, but what about the athletes? Do they have any reservations about playing on a field marked with multiple lines?

It has been our experience that the athletes are not that distracted by it. They seem to be more

focused on playing. There might be lines for soccer, football, lacrosse -- but when you're actually on the field and in a game, it's like the other lines disappear. You instinctively know where you need to be once the whistle blows. Now, if you step back and look at it from a spectator's standpoint, a lot of markings can be very distracting. We sometimes hear people say they see a ton of lines out there, and that it looks like a giant bowl of spaghetti. But again, the athletes don't appear to see it that way. If they have a chance to get out there on the field and warm up before the game, they're even less affected by it.

What about referees? Are they confused by it?

Not really. It seems to be the same for officials as it is for the athletes -- they know where the lines are and where the players should be.

Are there any specific rules concerning line colors?

It depends on the sports being hosted. What commonly happens is that lines for football are almost exclusively going to be white. The other sports will generally play off that, using other colors. Soccer is commonly yellow. After that comes lacrosse, field hockey and so on, and you can be more flexible choosing those colors. We've seen men's lacrosse fields lined in blue, and women's lines in some variation of red, such as maroon or purple. Field hockey might be black. It can vary, of course.

Field hockey rules state that the lines need to be white, but that rarely happens unless you have a field that is specifically for field hockey and nothing else. Something you need to understand as a designer is which sport is predominant, which sports will be hosted, and whether or not all those sports have been accounted for. Line paints can be temporary or permanent.



Photo courtesy of Stantec, Boston, MA

Are there ever any problems with that?

The only confusion comes when you have various sports, and the lines come up right next to each other.

As more communities become increasingly developed and land-locked, there is less room to build sports facilities in communities, but of course, the need for sports facilities is still there. Does this lead to creative design?

Something we're seeing is the combination of baseball and softball with other sports, such as soccer and football. Baseball may be a whole different animal, but it is trying hard to accommodate other sports by sharing field space. It really does make sense if your field space is limited. Consider the sheer size of a baseball field, and you understand that it would be a shame to put in a synthetic turf outfield, and then use that only during certain months of the year. At the moment, we're actually working on a minor league baseball park, and we are doing all kinds of gymnastics in order to have a legitimate baseball field, as well as soccer for the community. It might not be ideal for some professional facilities, but there are places where it can work very well. Sometimes, these multi-use fields can be quirky, and it's our job to make sure quirky doesn't lead to outrageous dimensions. Everything still has to be usable, and if it's a field used for competition, the dimensions need to conform to the rules of the governing bodies.



Photo courtesy of Huntress Associates, Inc., Andover, MA

Many of the multi-purpose facilities being built now are synthetic turf because they can withstand constant use, and can be ready for use in almost any season, barring precipitation. Are they ideal for all sports?

It really varies from sport to sport. If a field is multi-use, a planner should be asking what kind of surface it has (meaning what product), and thinking about what type of roll the ball will take as a result. It's also helpful to

ask what other sports are being played on the field.

Are you seeing more fields that are synthetic turf, or more that are natural grass?

There's still a mixture of grass and synthetic fields out there. Grass is less expensive, obviously, and if it can be kept in good condition, it's great. Unfortunately, if a lot of games will be held back-to-back, it can be too much wear on the field. We do see a lot of synthetic turf fields being used for multiple sport facilities because so many games can be run across them over the course of one day.

What else should a planner be looking for?

You want to look at what kind of amenities there are for players. Are there places for them to sit in the shade? Are there bathroom facilities, and if so, how easy is it for them to get back and forth? Are there places for them to eat lunch, or buy lunch? Is there adequate parking at the site? If you have a rainy day, is there an indoor facility that can be used for games?

Something we always tell people is that additional warm-up and training space is very important. If you have six fields at the facility you're using, and you have 12 games that are going to be played during the course of the day, you need to have places for those six other teams to warm up while they're waiting to play. Therefore, you really need space that is close by, as well as flexible. For example, the tournament itself might be held at the baseball complex, but other facilities are going to be used for warm-ups, such as fields on the campuses of nearby colleges or high schools. You want to make sure they're close to where the actual tournament will be held. That goes for hotels too; everything should be conveniently located.

If you have a multi-purpose field, you might have kids who learn to play on it, and they can go on to use the fields for rec league and high school play. It's everyone's home field, and everyone shares the fruits of the players' development from using that field.

- See more at: <http://www.sportsdestinations.com/Sports/Sports%20Facilities/rise-multi-purpose-field-all-sports-all-time-5766#sthash.u2NTLszD.dpuf>

From: [william.colwell](#)
To: [Carla Schoof](#)
Subject: Flood Park meeting
Date: Tuesday, March 29, 2016 2:54:59 PM

Carla Schoof
Marlene Finley
Flood Park meeting, April 7

=====

My del Norte neighbor, Bruce McPhee, has given me permission to read and use his his note to you.

I fully agree with his comentary to your committee.

=====

I have used Flood Park since ca 1975. Since year 2000 I have walked the park for all but about 30 days , usually for 1 to 1.5 hrs, and have met many park neighbors and park Rangers and learned a great deal about park tree, plants and history. This has been aided by the presence of benches and railings (to lean on). I greatly value all of these features.

I've also lived through the experiment with the basketball backboard in the tennis court. It resulted in a much drinking, screaming, very loud music and breaking into backyards.

The proposed closing of the gate on Iris Lane would effectively close the Park for access for the neighborhood from this side of the park.

Wm Colwell
1055 Del Norte

Please include in Staff Report for Commisssioners

Attachment B

From: [Anna Lee](#)
To: [Carla Schoof](#); [Marlene Finley](#)
Subject: Flood Park
Date: Tuesday, March 29, 2016 10:31:23 PM

Dear Ms. School and Ms. Finley,

I'm writing this email to express my opinions regarding the potential plans that the Parks Commissions is considering as part of the Re-imagine Flood Park Project. I'm a working mom with two young children, and I will not be able to attend the April 7 meeting. Please include this email in the staff report to the Parks Commissioners.

My family lives on Del Norte Ave. and we are very fortunate to have Flood Park around the corner from our home. My children have spent countless hours playing on the playground, riding their bikes through the shaded trees, and exploring the trees, insects and birds that are part of Flood Park. We were thrilled that San Mateo County cares enough about this park to want to give this beautiful setting a well-deserved refresh.

I was recently informed by a neighbor, Nettie Wijsman, that the "Preferred Plan" being considered by the Parks Commission is one that includes a large sports field that is very close to Del Norte Ave. When I saw the renderings for the three different proposed plans, the "Preferred Plan" seemed the least preferred, in my opinion. I have young children who frequently play on our street, as do many of my neighbors, and placing a full size Soccer/Lacrosse field will only invite vehicles to speed down our street as people make their way to Iris Lane to take the back entrance of Flood Park. Currently, many people will park their cars on Del Norte Ave. so they can enter Flood Park without having to pay the parking fee, despite the posted street signs that prohibit this. I fear that people traveling to and from soccer practice will unintentionally completely disregard the safety of the neighborhood children. Quite frankly, it would be difficult for me to even fathom allowing my children to ride their bikes due to the inevitable increased amount of vehicle traffic begins parading down Del Norte Ave. I'm also concerned about the increased noise level that a Soccer/Lacrosse field will bring what is traditionally a quiet neighborhood. Also, while my backyard does not abut Flood Park, I can't even imagine how users of the field will be able to retrieve errant balls that land in the backyards of those who are adjacent to the park. From a practical perspective, placement of a soccer field so close to Del Norte Ave seems untenable.

At the end of the day I believe that we all have the best interest of the local community and Flood Park users in mind. I implore you to listen to the viewpoints of me and my neighbors and consider a plan for the future of Flood Park that does not jeopardize the long-term safety and welfare of the residents on Del Norte Ave.

I appreciate your time and consideration.

Warm regards,

Anna Lee and Phil Nguyen
1062 Del Norte Ave
Menlo Park, CA 94025

Proposed Improvements to Flood Park

The major objectives for improvements to Flood Park should be to preserve the natural beauty of the Park, and to manage the Park for the greatest public benefit.

The proposed plan seriously erodes both of these objectives.

The placement of the new soccer field next to the southeastern fence raises serious issues. The field would be only 30 feet from residential property lines. Noise from the games would greatly disturb the peace and quiet that the residential area has enjoyed for many years. In addition, real estate professionals have advised that the proximity of the field would depreciate property values of this residential area.

The proposed plan for the soccer field would require cutting down a redwood grove at the east end of the tennis courts. In addition, the plan would cut down trees along the southeastern edge of the field. This would destroy trees that provide a natural sound barrier to the adjacent community. Such action would compromise the natural beauty of the Park.

The proposed plan would eliminate certain volleyball fields and picnic areas. Yet these areas are often used by low and middle income families to host gatherings that they could not afford to hold in a commercial establishment. Low income families can hold birthday parties, celebrations and ceremonies in picnic areas that they could not afford to hold elsewhere. Small businesses can hold picnics for their employees and their families that they may not otherwise be able to afford.

Volleyball can be played by people of all ages. A family of four could play volleyball or eighteen youths could play this game. Youths often play volleyball in the Park after school and on weekends. Wouldn't it be far better for these youths to play volleyball in the Park rather than be out on the streets looking for something to do? And volleyball courts cost much less to maintain than the baseball or soccer fields.

The proposed soccer field should be combined with the existing baseball field. I understand that multi-use fields have been most successfully developed in Redwood City, Burlingame and San Carlos.

The proposed plan disturbs the peace and quiet of the adjacent residential area. It depreciates property values. The plan cuts down many trees and destroys part of the natural beauty of the Park. Finally, the elimination of volleyball courts and some picnic areas compromise the greater public purpose of the Park.

Bruce McPhee
1072 Del Norte Ave.
Menlo Park

From: [Alex Au Yeung](#)
To: [Carla Schoof](#); [Marlene Finley](#)
Subject: Flood Park Reimagining
Date: Tuesday, March 29, 2016 10:03:22 AM

Dear Ms. Schoof and Ms. Finley,

I am sure you're inundated with emails, phone calls and letters already regarding Flood Park.

I'll keep this as short as I can, but you can count myself and my wife as party to these communications. Please include this in the staff report.

My wife and I bought 295 Bay Road recently, late last year. We chose the Flood Park area for it's idyllic neighborhood combined with the proximity to most of Silicon Valley. My wife and I have a young 18 month old, and we intend to stay at Bay Road long after he's off to college.

Unfortunately, we purchased the house and weren't made aware of the various community meetings regarding the reimagining of Flood Park until it was brought to our attention by fellow neighbors. It would seem that, considering the major overhaul, regardless of what was being done, the neighborhood would be constantly informed, especially when the last proposal was going to introduce such a big change from anything the public was aware of.

We moved to Menlo Park from Sunnyvale, where we were 3 blocks from a very large park that had multi-use fields, primarily used for baseball and soccer. During the summer, on a weekly basis every weekend there would be an incredible amount of vehicular traffic and noise. We lived more than three blocks away, yet we still had a lot of the noise, particularly whistles, cheers, screams, etc.

While we're not against the reimagining of Flood Park, and we welcome the addition of multi-use fields, please take into account the concerns of the neighborhood and make sure the multi-use fields are a significant distance away from the borders.

Otherwise, the rest of the proposal seemed very exciting and reasonable.

-Alex

From: [Anastasia Divnich](#)
To: [Carla Schoof](#); [Marlene Finley](#)
Subject: Flood Park redesign: feedback from a neighbor
Date: Tuesday, March 29, 2016 3:06:43 PM

Dear Carla and Marlene,

I am writing to you regarding the Flood Park Redesign project. We live on Del Norte Avenue and our back yard is adjacent to the park. My daughter who is almost 15 now literally grew up in the park and we have so many good memories that will stay with us forever. The Flood Park is unique, because unlike many other San Mateo county parks it's located in a residential neighborhood and it has very intimate feeling to it. It's truly a big part of our local community and though we totally understand the need for it to be improved, we still would not want the park to lose its uniqueness and charm. It's very important for the Park committee to take into consideration opinions and feelings of long-time residents those several generations lived in this neighborhood.

Our big concern in the proposed re-design plan is the placement of the soccer /lacrosse field next to the fence that is right next to Del Norte. The level of noise that residents will have to deal with along with increased traffic and parking issues are totally unacceptable for us. There are many families with young children living on Del Norte Avenue and every weekend kids, and their parents, feel safe getting together and playing on the street. Increased noise, traffic and parking will completely interfere with our current quiet neighborhood life.

I hope that you take into consideration all our concerns and re-consider new design and go back to something closer to the original design, where the field was placed where baseball field is currently located and that seemed like a much better choice that won't affect so many local residents.

Thank you for your consideration and **please make sure to include my email in the Staff report for the Commissioners.**

Anastasia Divnich
1033 Del Norte Ave.
Menlo Park, CA 94025

Attachment B

From: joancaldwell@comcast.net
To: [Carla Schoof](#); [Marlene Finley](#)
Cc: [Nettie Wijsman](#)
Subject: Flood Park Preferred Plan - Please consider my request
Date: Tuesday, March 29, 2016 7:55:06 PM

Dear Ms. Schoof and Ms. Finley,

This message is concerning the Flood Park Remodel. First of all, we love living next to the park. Our home on Del Norte backs up to the park and when our children were young we spent many happy hours playing at the playground and now we play with our grandchildren. I walk in the park several times a week and enjoy observing the family gatherings or the evening volley ball games. The park, with its lovely trees and numerous activities is a treasure and I'm glad that you're investing in it and improving it.

The plans for the upgrades to Flood Park are overly ambitious. In an effort to please everyone, the plans will have a negative impact on the current neighbors and current users of the park space. In addition, I think it's important that you continue to make Flood Park a place where people want to live nearby. Flood Park, unlike many county parks, is in a residential neighborhood. That is not going to change anytime soon and when the improvements are made it's really important to honor the neighborhood and honor the people who have been neighbors with Flood Park for decades.

Please do not place a soccer or multiuse athletic field or volley ball court next to the fence and right next to Del Norte. This will not be good for the users of the park (since there will not be a way to retrieve balls, etc). This would also be bad for the neighbors due to noise, traffic and parking. If the field is close to Del Norte, people will try to park here or even worse, use it as a drive by and drop players off. This would be a safety hazard for the children who want to play outside. Our neighborhood now has many young children and I would be against anything that increases traffic down our mostly quiet street. If the field is in the center of the park, or closer to the parking lot, people will use the parking lot.

It is only due to the efforts of our neighbor Nettie that we were aware of the changes to the plan. The original plan had the field centrally located and seemed just fine. I'm still not sure exactly how everything got redone, but I hope you can return to something much closer to the original plan.

Please forward include my concerns in your correspondence in the staff report to the Parks Commissioners.

Thank you for your consideration,

Joan and Mitchell Caldwell
1063 Del Norte Ave
Menlo Park, CA 94025

Attachment B

From: [Sarah Phillips](#)
To: [Carla Schoof](#); [Marlene Finley](#)
Cc: nwijsman@outlook.com
Subject: flood park
Date: Monday, March 28, 2016 10:15:54 PM

Hello Ms. Schoof and Ms. Finley,

Please include this email in the staff report.

I'm writing you in regards to the "Preferred Plan" for Flood Park. Our community is very excited that you have decided to invest in it. We live on Del Norte Ave, and our home backs up to the park. We have loved using it, and plan to do so even more when it is useable (we are a tennis and baseball family). We are happy to hear that the Re-imagine project is going to continue moving forward, and have been to a few of the community meetings, including the most recent walk-through. While we are happy the park is being updated, we have some concerns.

The soccer field and volleyball courts are not placed in the best location in the current design. They will be furthest away from the parking lot, making it very difficult for people access. Instead, cars will drop off/pick up the participants at the Del Norte neighborhood entrance, creating a busy street where many young children are playing/riding bikes. We already have issues with park goers parking on our street and not obeying traffic laws (e.g., speeding, illegal parking, etc.). So I am concerned that safety for Del Norte residents is going to be compromised. In addition, the field and courts are 30 feet away from residents back yards. The whistle and general game noise as well as lost balls into back yards will be a constant issue for the neighbors.

Placing the soccer field near Bay Road, or near the parking lot is the ideal location. It would encourage park users to use the parking lot and would keep the "Active" part of the park away from neighbors, who have been using this park for many years.

I understand that you want to keep as many trees as possible, but please realize that the neighbors shouldn't be drastically impacted by doing so. If it comes down to you having to put these fields next to neighbors backyards or removing a few trees, we should remove the trees.

I also think an amphitheater is undesirable given Flood Park is in a residential area. The noise/traffic would be unbearable for everyone. Further, you will not see much use of it and so it will be wasted space in the park that could be left open or used for activities families and residents will take advantage of.

I appreciate your time and consideration. I hope you will keep the neighbors in mind, while Re-imagining Flood Park.

Thank you
Jeff and Sarah Phillips
1051 Del Norte Ave
Resident 9 years

Attachment B

From: [Joan Hilse](#)
To: [Carla Schoof](#); [Marlene Finley](#)
Cc: nwijsman@outlook.com
Subject: Flood Park
Date: Tuesday, March 29, 2016 10:52:24 AM

Hello Carla and Marlene,

Thank you both for your work on the Re-imagine Flood Park project and for the presentation and walk through on April 19. As a Del Norte neighbor I look forward to a livelier park, beneficial to the community. Please include my request below in the Staff report for the Commissioners.

I urge a decision to prioritize the benefits to the entire community ahead of the more easily funded sports activities. Pay special attention to the healthy mature trees. They provide a less tangible benefit, but one of great importance to all park users.

Joan Hilse

Attachment B

From: [Derek Fliess](#)
To: [Carla Schoof](#); [Marlene Finley](#)
Cc: [Nettie Wijsman](#)
Subject: Flood Park Renovation
Date: Saturday, March 26, 2016 1:55:30 PM

Ms. Schoof and Ms. Finley,

This is in regards to Flood Park renovation.

I purchased our home on Del Norte Ave. that backs up to Flood Park in the 80's. One of the main attractions to purchasing this property was that it backed up to the park. Before purchasing the property I walked the park to check out what was in the vicinity close to the rear property line. The way the park was set up, I realized activity areas, like picnic tables, and sport field areas, were a fair distance away. I decided then to purchase the property knowing that even though Flood Park is a public park, the activity area was away from my property and noise would be minimal.

On Saturday the 19th I attended the Flood Park walk thru that showed what the park layout would be under the "preferred new design plan". Since the county is working with somewhat a blank slate, now is the time to address the "preferred new design plan" items. Below are a few of the comments and questions I have.

- Please do not put the activity areas next to the rear property line of those that live on Del Norte Ave. There is plenty of room to design activity areas away from any property lines.
- Having a proposed soccer field in addition to the existing baseball field, will add vehicle traffic and pedestrian traffic. If there is a game on both fields, I do not believe there will be enough parking in the existing lot which would have park goers' park vehicles in surrounding neighborhoods. If the existing baseball field is turned into a dual use baseball/soccer field, there would be only one of those activities happening at a time. Less traffic. Less park goers. Better utilization of current park parking.
- I am a department manager for another municipality in the area and plan my budget 2 years in advance. On the proposed "preferred new design plan" there are many new features that will be added. Has anyone budgeted the funds for the extra personnel it will take to maintain the renovated park? Where will the additional funds come from? How could just a few years ago the park be in danger of permanent closure due to the lack of funds, and now there are millions of dollars for the renovation and additional ongoing upkeep?
- With addition of the amphitheater, soccer field, sand volleyball, pump track, basket ball, etc.,.....vehicle traffic, foot traffic, and noise will increase in a now peaceful neighborhood. Please think of, and respect, the residents in the decision you make.
- I am in favor for upgrading the existing infrastructure, repairing the existing ball field, and keeping Flood Park in the current basic layout. With this, taxpayers will save money, and families will still enjoy a wonderful park setting that the community currently enjoys.

Please include this email in the staff report to the Parks Commissioners.

Attachment B

Thank you for your time in reading this,
Derek and Tamara Fliess
1035 Del Norte Ave.
Menlo Park, CA. 94025

Attachment B

From: [Mary Turner Gilliland](#)
To: [Carla Schoof](#); [Marlene Finley](#)
Subject: Flood Park Playing Fields
Date: Saturday, March 26, 2016 9:57:54 AM

Dear Ms Schoof and Ms Finley,

I am writing to you in regard to the Flood Park Remodel. First of all, we have lived on Tehama Avenue, just one block away from the park, for the past forty-five years. Our family donates to SM County Parks annually. When our children were young, we spent many summer afternoons and evenings at the playground and enjoyed the picnic area when they had a school holiday. We even let our daughters walk to the park alone when they were in the upper grades of elementary school, because it seemed so safe.

PLEASE continue to make Flood Park a place near where people will want to live. Flood Park, unlike many county parks, is in a residential neighborhood. That is not going to change in the foreseeable future and, when the improvements are made, S.M County Parks must honor the neighborhood and honor the people who have been neighbors of Flood Park for decades.

Please do not place a soccer or multiuse athletic field or volleyball court next to the fence and right next to Del Norte Avenue. This will not be good for the users of the park (since there will not be a way to retrieve balls, etc.). This would also be bad for the neighbors due to noise, traffic and parking. If the field is close to Del Norte, people will try to park on that street, or even worse, use it as a drive-by and drop players off. This would be a safety hazard for the neighborhood children who want to play outside. Our neighborhood now has many young children and I would be against anything that increases traffic down our mostly quiet streets. If the field is in the center of the park, or closer to the parking lot, people will use the parking lot. (I was pleased to learn at the recent park walk-through morning that amplified music is no longer permitted. Thanks to SMC Parks for implementing that regulation. In the past, we've been kept awake on too many summer nights by less-than-tuneful noise.)

It is only due to the efforts of our neighbor Nettie that we were aware of the changes to the plan. The original plan had the field centrally located and seemed fine. Please return to something closer to the original plan, for the comfort of this neighborhood. We plan to attend the meeting on 7 April and hope to hear good news at that time.

Thank you.

Mary Turner Gilliland
1040 Tehama Avenue
Menlo Park, CA 94025

+1 (650) 321-9966 (home)
+1 (650) 208-4454 (cell)
mltg@aol.com

Attachment B

From: [Daniel Meehan](#)
To: [Carla Schoof](#); [Marlene Finley](#)
Cc: [Alice Newton](#); [Nettie Wijsman](#)
Subject: Flood Park
Date: Friday, March 25, 2016 7:45:40 PM

Hello Carla and Marlene,

My wife Alice Newton and I have lived on Del Norte Ave for 29 years. We truly enjoy the park and use the park frequently. The park borders our back yard, so we hear many weekend parties and the mariachi bands. We have had a good relationship with the park during these years, and I hope that it will continue. I feel that I have not had adequate time to review, understand and respond to the Project. I have some concerns I wanted to make sure they are heard and understood.

I am concerned that some of the changes in the Flood Park Re-imagine Project will change our neighborhood in several ways. I do not have a problem with Project, I think many of the proposed changes are good and will serve the people of the county. But some are very worrisome to me. I am specifically worried about the level of noise the soccer/lacrosse field will create. Also the the new volley ball court, the amphitheater, and the proposed walking path that runs along the side of the fences will significantly impact the people living on Del Norte. The noise generated by these changes, that are so close to our homes, will change the quality of life. I request that you move the location of the soccer field west, and create a mixed use field with the baseball field. The volley ball court and and amphitheater should also be moved west away from the fences. The walking path can remain where it is currently located. This would create a good buffer zone between the park and its neighbors on Del Norte.

Having the park expand its facilities will also increase traffic in the Flood Park Triangle neighborhoods. This would mean more cars parking in the area, and more traffic with people using the area for drops offs for various events. We have restricted parking in place to address park overflow parking, but the proposed changes will simply force people to park further into the Flood Triangle neighborhoods. I think this issue needs to be thought through, and I have not seen or hear much concern about this significant change in the various meetings and plans.

Please consider this request, and include it in your staff report to the Park Commissioners. Please send me a copy of the report that you send to the Park Commissioners.

Thank you
Daniel Meehan
1023 Del Norte Ave

Attachment B

From: [S Conrad](#)
To: [Carla Schoof](#); cshoof@smcgov.org; [Marlene Finley](#)
Cc: nwijsman@outlook.com
Subject: RE: Flood Park
Date: Thursday, March 24, 2016 4:37:43 PM

Dear Ms. Schoof and Ms. Finley,

Please include my comments in the staff report for the Commissioners. Thank you,

Shari Conrad

p.s. If you have any questions please feel free to contact me at sconrad@pacbell.net or at 415-999-9110.

From: S Conrad [mailto:sconrad@pacbell.net]
Sent: Thursday, March 24, 2016 2:13 PM
To: 'Cshoof@co.sanmateo.ca.us'; 'mfinley@smcgov.org'; 'cshoof@smcgov.org'
Cc: Nettie Wijsman <nwijsman@outlook.com> (nwijsman@outlook.com)
Subject: Flood Park

Dear Ms. Schoof and Ms. Finley,

This message is concerning the Flood Park Remodel. First of all, we love living next to the park. Our home on Del Norte backs up to the park and when our children were young we spent many happy hours playing at the playground and enjoying the water area in the summer. The park, with its lovely trees and numerous activities is a treasure and I'm glad that you're investing in it and improving it.

In addition, I think it's important that you continue to make Flood Park a place where people want to live nearby. Flood Park, unlike many county parks, is in a residential neighborhood. That is not going to change anytime soon and when the improvements are made it's really important to honor the neighborhood and honor the people who have been neighbors with Flood Park for decades. We are currently in our 24th year in our home.

Please do not place a soccer or multiuse athletic field or volley ball court next to the fence and right next to Del Norte. This will not be good for the users of the park (since there will not be a way to retrieve balls, etc). This would also be bad for the neighbors due to noise, traffic and parking. If the field is close to Del Norte, people will try to park here or even worse, use it as a drive by and drop players off. This would be a safety hazard for the children who want to play outside. Our neighborhood now has many young children and I would be against anything that increases traffic down our mostly quiet street. If the field is in the center of the park, or closer to the parking lot, people will use the parking lot.

It is only due to the efforts of our neighbor Nettie that we were aware of the changes to the plan. The original plan had the field centrally located and seemed just fine. I'm still not sure exactly how everything got redone, but I hope you can return to something much closer to the original plan.

Attachment B

Thank you for your consideration,

Shari and Scott Conrad
1031 Del Norte Ave
Menlo Park, CA 94025

Attachment B

From: Carla Schoof
Sent: Thursday, February 04, 2016 12:51 PM
To: Doug Bui <dougbui@pacbell.net>
Subject: RE: Reimagine Flood Park

Hello Mr. Bui,

As a neighbor of the park, I understand how certain elements of the preferred plan are of special interest to you. Because this a conceptual plan rather than a final plan, it is difficult to answer your questions around implementation costs, maintenance expenditures and operations. As you may know, the plan was scheduled to go before the San Mateo County Parks and Recreation Commission today. However, because we are still collecting information about projected uses and demands, we've decided to make a presentation at the **April 7** meeting.

From: Doug Bui [<mailto:dougbui@pacbell.net>]
Sent: Thursday, February 04, 2016 9:13 AM
To: Carla Schoof <cschoof@smcgov.org>
Subject: RE: Reimagine Flood Park

I have reviewed the plans for Flood Park. As I stated before, I am not in favor of the amphitheater. Part of the issue has to do with noise problems particularly in the late afternoon and evenings. You have the direction of the music set to point the residential area south of the park as well as portions of Lindenwood.

With regard to concerts as well as movies, below are a list of questions I have. It would be appreciated if you would respond to each one.

1. How many concerts/movies would be planned?
2. What days and times of day would they take place?
3. Where would the movies be shown? In a building, on the amphitheatre or someplace else.?
4. How would the parking be handled? Free onsite or pay?
5. The amphitheatre has been designed to handle how many people?
6. How many people would you expect for concerts and movies?
7. Would the concerts be patrolled by sheriff dept, park rangers or not patrolled at all?
8. Will there be an admission fee for the concerts/movie or are they free?
9. Are the bathroom facilities large enough to handle the expected number of people or do they need to be expanded?

In addition,

1. What is the anticipated capital expenditure for the preferred plan as well as the other two plans?
2. What is the annual expenditure to maintain the park with the preferred plan as well as the other two plans?

Thank you for providing the requested information.

Doug Bui

From: Doug Bui [<mailto:dougbui@pacbell.net>]
Sent: Monday, September 7, 2015 10:02 AM
To: 'cschoof@smcgov.org'
Subject: Reimagine Flood Park

Please include on any update sent to the community or participants.

Email to Doug Bui. Email address is dougbui@pacbell.net

I was not in town for the Sept 1st. meeting. Reading the summary of the meeting, I am in general agreement with the priorities except for some of the items included in the "large event space." I would not be in favor of movies or concerts. These events tend to have noise issue problems in the vicinity of these activities, particularly in the late day, evening hours. The City of Menlo Park has had some issues with their downtown summer concerts.

From: Doug Bui <dougbui@pacbell.net>
Sent: Sunday, February 21, 2016 11:19 AM
To: Carla Schoof
Cc: Irving Torres; Stephen Kraemer
Subject: Flood Park Comments

Since I have not received a response from you to my email letter dated 2/2/16 concerning clarifications about the coming April 7th Commission meeting, I have decided to address my concerns about the "Preferred Plan" as well as make recommendations regarding its use and layout.

Please make sure a copy of this email is included in the packet provided to the Commission prior to the meeting. I will also CC the email to Supervisor Slocum's administrative aide, Irving Torres and Stephen Kraemer, Park Ranger IV.

COMMENTS AND CONCERNS:

I have spent considerable time reviewing the "Central Park, "Arts & Cultural Park" and "Natural Park" plans as well as the "Preferred Plan". In addition, I have also spent a considerable amount of time walking the Park analyzing the various components and their physical locations.

My comments are based upon several factors. They have to do with types of uses and their impact upon traffic, levels of activity, levels of intensity and noise on the adjacent residential areas; daily operational concerns; initial capital improvement costs and; annual operating costs. There is no order of importance as to how the items are presented.

1. The amphitheatre should be deleted. Even if deleted, there should not be a provision for a "smaller, raised, concrete stage". It is my understanding there could be upwards of 1,000 people attending concerts. There is no question that this type of activity in a definite increase in the Park's activities, intensities and noise levels. Shoreline amphitheatre and the Menlo Park concerts at Fremont Park have had noise issues with adjacent neighbors.
2. The soccer/lacrosse field should be deleted and in its place would go a community garden as shown in the "Natural Plan". Keeping the soccer/lacrosse field in the proposed location will definitely increase noise and traffic on Iris/Del Norte on game days. The soccer field(s) can be placed within the baseball field. Soccer fields can be various dimensions and one or more can easily be included within the ballpark, depending upon soccer ages. The baseball field is 355' deep from home plate. Lacrosse would be eliminated from the plan.
3. Keep the existing softball field and improve this area to also include a multi-purpose field.

4. Remove the two most southerly tennis courts (closest to existing homes) and keep the two most northerly courts.
5. Currently there are four volleyball courts. Two are permanently sand volleyball courts; one is "temporary" and located in/near area 5; and the fourth one is a hard surface court. They are ideally situated and should remain where they are. If another is needed, it can go where one of the existing horseshoe pits is located. It should be kept away from encroaching on the adjacent neighbors.
6. Keep the existing trails where they are and then add the exercise stations where required. You do not have to rip up the existing trails which lowers the capital costs and also minimize the trail noise next to the homes on Del Norte.
7. Expand the picnic areas in sections 13, 14, and 15. There is no need for the two volleyball courts (13) since there are two existing sand volleyball courts which will stay where they are. The two tennis courts (14) are deleted since the two most northerly existing tennis courts would remain. The picnic area (15) can then be expanded.
8. Adventure play can be moved to part of where the amphitheatre was to go and both picnic and group picnic can be expanded into the amphitheatre space. All play areas would then be in proximity of each other and then the bathroom (20) could be located nearer the play area and picnic area. It would appear that the bathroom (20) is a new one since it is in a different location than shown in the other plans, thus the ability to move it closer to the larger play area as discussed in my comments.
9. Bocce ball should be eliminated. Historical use has shown it to be the least of all activities in the Park. The capital improvement costs and associated annual operating costs are not worth the expenditure. Out of 189,000 attendance activities in 1982, it only had 600. (source: 1983 Flood Park Master Plan).
10. The trail with exercise stations should be set father back from the homes located on Del Norte in order to provide some sense of privacy since a "buffer zone" has not be defined?
11. Parking. Currently, the City has restricted the parking on several residential streets in the area. On-Street parking is restricted from April 1st thru October 31st, Friday thru Sunday and holidays, from 8:00 am to 8:00 pm. Residents must get a permit or they are fined. Yes, people using the Park do park on the residential streets.

Neighborhood residential streets listed below are currently restricted along with the extent of the restriction:

- a. Del Norte - entire street
- b. Oakwood Place - entire street
- c. Iris - entire street
- d. Greenwood Drive - entire street
- e. Greenwood Place - entire street
- f. Oakhurst - entire street
- g. Bay Road - between Greenwood Drive and Hedge Road - entire street
- h. Van Buren - partial street
- i. Hedge Road - off Greenwood Drive - partial street
- j. Hedge Road - off Bay Road - partial street

The proposed activities for the amphitheatre, soccer and lacrosse will have a direct impact upon the neighborhood both from a noise, parking and traffic issue. Even with the elimination of Lacrosse, there will be a street parking issue. You can eliminate the parking fee and close the two pedestrian only entrances. This will have a dramatic impact upon street parking.

12. The daily operational criteria of the Park needs to be considered particularly since new and more intense uses are proposed. Below are some of those items that need to be addressed.

- a. Concerts/movies
 - 1. How many movies/concerts per week?
 - 2. What days and time of day would they take place?
 - 3. Will there be amplification? (should not have amplification)
 - 4. How many people would be expected?
 - 5. Would "food trucks" be permitted to service them?
 - 6. Would the concerts be patrolled by the sheriff's department, park rangers or not patrolled at all?
 - 7. Will there be an admission charge for the concerts/movies?
- b. Will there be a parking fee? If there is, where will non payers park? If there is no fee, will the existing parking areas be large enough to handle the anticipated attendance?
- c. How much additional traffic is expected in relation to the previous traffic generated prior to closure by Hetch Hetchy?
- d. What will be the rated attendance capacity for the Park under the "Preferred Plan" and the other plans?
- e. How many people/users are expected are expected to use the Park under the "Preferred Plan and the other plans on a yearly basis?
- f. What is the intended use of the item 5? Will the Market Structure be used as a concession stand at various times?
- g. Will the Park allow users to use amplification for their events/gatherings? (should not be allowed)
- h. Will the Park have lighting for night events or make provisions for night lighting at some

future date?

- i. Will the entire Park be able to be rented out for a corporate/private party? Will the Park be closed to the public if rented out for a corporate/private party no matter if it is rented in its entirety or only partially rented?
 - j. Currently, there are 2 separate pedestrian access points to the Park which are distinct from the main entrance. Will these two entrances be kept open or will they be closed?
 - k. Are bathroom facilities large enough to handle the expected number of people?
13. What happened to the existing adobe office building since it does not appear on the "Preferred Plan."
14. What is the anticipated capital expenditure for the "Preferred Plan" vs the other plans?
15. What is the annual operating expenditure to maintain the Park with the "Preferred Plan" vs the other plans? Will the County keep the Park open and in good condition when another economic downturn occurs?

SUMMARY:

Do not try and be all things to all people. The impact upon the nearby residents needs to be taken into consideration to the same extent it is considered in any other type development. The residents are not against revitalizing Flood Park but we do not want to bear the brunt of the impacts from what everyone else wants, particularly since they do not have to live with the consequences. The 7 months of restricted parking on several neighborhood streets near the Park is a direct result of amount, frequency and types of activities allowed. There is no other way to interpret this fact.

It is important to prioritize how you spend our money. There is always a desire to provide everything that is on the "wish list". Impossible to do. There does need to be financial consideration, both for capital expenditures and annual operating costs. The capital improvement cost I have heard has been in the range of \$13 - \$15 million.

The only attendance figures I have are from the Flood Plan Master Park Plan from 1983. While it is over 30+ years old, it does give an insight as to the level and use of activities offered at that time. The Park had an attendance figure of 189,131. Of this number, 68% of the attendees were for the playground, lawn activity, family picnics and group picnics. With the other new activities, it is within the realm of possibility that the annual attendance would be at least 500,000 people. The Master Plan study showed the Park capacity to be approximately 1,800. Park attendance exceeded this amount for the months of June, July, August, September and October.

Activity items included in the "Preferred Plan" that are not in the 1983 plan are: softball, basketball, amphitheatre, pump track, soccer, lacrosse, trail with exercise stations and demonstration garden. There is no question that the character and use of the Park will dramatically change with these new uses. It is your responsibility to make sure the final plan is compatible with the surrounding residential area.

The above recommendations will provide ample picnic areas as well as expand the existing recreational activities while not intruding upon the residents.

Your serious consideration of the above items is greatly appreciated.

Regards,

Douglas Bui
319 Oakwood Place
Menlo Park, CA 94025
cell: (650) 387-6395
email: dougbug@pacbell.net

From: Doug Bui <dougbui@pacbell.net>

Sent: Wednesday, March 30, 2016 11:53 AM

To: Carla Schoof

Cc: Irving Torres; Stephen Kraemer

Subject: RE: Flood Park Preferred Plan on San Mateo County Parks and Recreation Commission Agenda, April 7

Thank you for the update as to the availability of the staff report for the April 7th meeting as well as your Project Fact Sheet.

Below are my responses to a couple of the often asked questions about the project on your Fact Sheet.

Q: What new features will be added to the park? You did include the new features but I feel your description that the plan "shows the addition of a second playing field" completely misses the actual description of what is being added. "Playing field" has a different use connotation from "soccer/lacrosse field" which was actually labeled on the Preferred Plan. It is a different way to downplay the level of activity which will take place there.

Q: Will the changes to the park affect traffic and parking? At the March 19th park onsite meeting, Marlene Finley and I had a direct, personal conversation relating to traffic, parking and noise. Ms. Finley told me that the County needed to follow CEQA regulations as the 1984 Master Plan was outdated. In effect, some form of report would need to be done and these items would be addressed in the report as well as other items such as projected attendance, park capacity, etc. I assume this would be an EIR since it is the basic format CEQA uses for these types of assessments. You also say "this is such an important subject that we need more time to study impacts, especially in areas surrounding the park." I find it rather unusual to recommend a project for approval PRIOR to fully understanding its impact upon the environment and the immediate area. In my 12 years as a member of the Menlo Park Planning Commission not once did we approve a project and THEN have a report studying such factors as noise, traffic and parking along with developing mitigation measures should they be needed. Unless you already have a report done, I think it would be prudent and responsible to know all of the facts prior to making a recommendation. If and when such a report is done, it needs to be made available to the public with proper notification.

Doug Bui

March 31, 2016

Although I join the voices of my neighbors against the development of the soccer or multi-use field that the current Reimagine Flood Park Plan has proposed that borders the back of my property for the same reasons they do: it is difficult to reimagine the quiet lives we currently lead surrounded by the happy sounds that come with quinceañeros, picnics, and kids batting volley balls under the oak trees on Sundays as residents enjoy their leisure, with the importation, daily, of many children and their parents and friends who enjoy cheering the game and who come in their cars in some capacity of team support, as coaches and referees with whistles, etc.—the main reason for my letter addresses a different concern, the removal of most of the Adobe Office Building, which has been central to the park since it was built in the 1930's.

I surmise that with funding always in short supply, it is considered easier to remove this seismically questionable building than to rehabilitate it for public use. I would offer that there are simple and inexpensive retrofit solutions to making historic adobe structures safe, which should at least be considered before taking down this charming old building. I am attaching a paper written by my late husband, Fred Webster, Ph.D. (2012) *SIMPLE AND EFFECTIVE SEISMIC RETROFIT TECHNIQUES FOR EARTHEN MASONRY BUILDINGS*, which explains principles used in rehabilitation of many of California's historic structures, especially its missions. Fred provided structural designs for Mission San Miguel, San Luis Obispo; Mission San Antonio de Padua, Jolon; San Carlos Cathedral, Monterey; Castro Adobe, Watsonville; Mission San Luis Rey, Oceanside; Bolcoff Adobe, Wilder Ranch State Park; Adobe Court House, Shafter; Lydecker Adobe, Aptos; Leese-Fitch Adobe, Sonoma; Salvador Vallejo Adobe, Sonoma; O'Hara Adobe, Los Angeles; Milk House Adobe, Sonoma; Russell/Wagstaff Adobe, Menlo Park; Singson/Ridley Adobe, Menlo Park; Bradbury House Adobe, Los Angeles; Flood Park Adobe, Menlo Park; Minor Adobe, San Diego County; and Stanford University following the Loma Prieta Earthquake in 1989. I mention these adobes, a short list of all of those in California, to bring the City's attention to the importance of such structures, wherever they are, which keeps a city's citizens in touch with its roots.

In Menlo Park, these adobes return us to the 1930's, when "the adobes were built by WPA workers using dirt—excavated from constructing the pool,—clay, straw, sand and an asphalt based waterproofing agent. " Their intrinsic value in their unique building style, ecology, sustainability, and beauty cannot be underestimated, as is explicit in the decisions of many administrators and private citizens who worked to save the structures above, and prioritized funding to do so.

It is my request that you place this paper in the hands of your chief seismic engineering consultant and open up the conversation of conservation of Flood Park's Adobe Office Building. I have always been supportive of Menlo Park, a great little city, and will be there on April 7, 2016.

Sincerely,
Brendan Webster
1027 Del Norte Ave.
Menlo Park, CA 94025

SIMPLE AND EFFECTIVE SEISMIC RETROFIT TECHNIQUES FOR EARTHEN MASONRY BUILDINGS

Fred Webster

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Theme 1: Latin-American Earthen Architecture at Risk: Earthquakes, Rain and Flood Damage

Keywords: Earthen masonry, stability-based retrofits, earthquake damage

Abstract

This paper describes how field studies of the seismic behavior and performance of adobe buildings following earthquakes in California, Central and South America, and shake-table tests performed in different countries have contributed to the development of appropriate and minimally intrusive stability-based retrofit measures for culturally and historically significant adobe structures, and for low-strength masonry, in general. It concludes that understanding how these buildings perform during and after earthquakes is the key to directing minimal, stability-based intervention efforts, aimed at the specific needs and structural behaviors of unreinforced-adobe buildings without compromising their historical and cultural integrity.

1. INTRODUCTION

Although earthquakes over historic time have destroyed uncountable numbers of earthen buildings and dwellings, killing and injuring hundreds of thousands people, it has only been in the last three decades that engineers and architects have systematically investigated the types of damage that occur to them, and to develop simple cost-effective techniques of reinforcement in order to mitigate the risks that millions of people who currently live in them face. It is generally assumed that adobe structures are quite vulnerable to earthquake shaking. However, it has been observed that specific types of damage can be expected to occur, and that these can be addressed by simple, yet effective retrofit measures in order to mitigate collapse and to enhance life safety.

Field studies of seismic performance of adobe buildings have now been carried out in several countries, including: Peru, Mexico and other Latin-American countries, the US, and Iran. In addition, shake-table tests of adobe structures have been conducted in Peru, Australia, the US, and Iran, and have duplicated several of the types of damage observed in the field. Shake-table testing has also been used to study the efficacy of different reinforcing measures, generally known as stability-based retrofit techniques (Tolles et al., 2000). The principle goals of stability-based retrofit systems are to:

1. Ensure structural continuity of the walls by installing bond beam, tie rods, diaphragm, or some other types of continuity elements at the tops of the walls;
2. Prevent out-of-plane overturning of walls with either horizontal or vertical straps, or surface mesh interconnected with the top-of-wall continuity elements;
3. Limit relative displacement across cracks or potential cracks in the walls by through-wall ties interconnected to the horizontal and vertical straps, or the surface mesh, basically containing the earthen material.

Stability-based retrofit techniques promise to provide simple and effective life-safety measures for mitigating the vast number of deaths and injuries related to damage and collapse of earthen buildings and dwellings in seismic zones.

2. DAMAGE TYPOLOGIES

Designing effective stability-based retrofits for adobe dwellings requires knowledge of the types of structures that are typical in a specific region or country, as well as the types of damage that frequently recur to these typical structures during earthquake events and are life-safety hazards. For example, based on field reconnaissance surveys in California (Tolles et al., 1996), the types of damage observed that influence the seismic performance of a typical unreinforced adobe building in the United States are shown in Fig. 1.

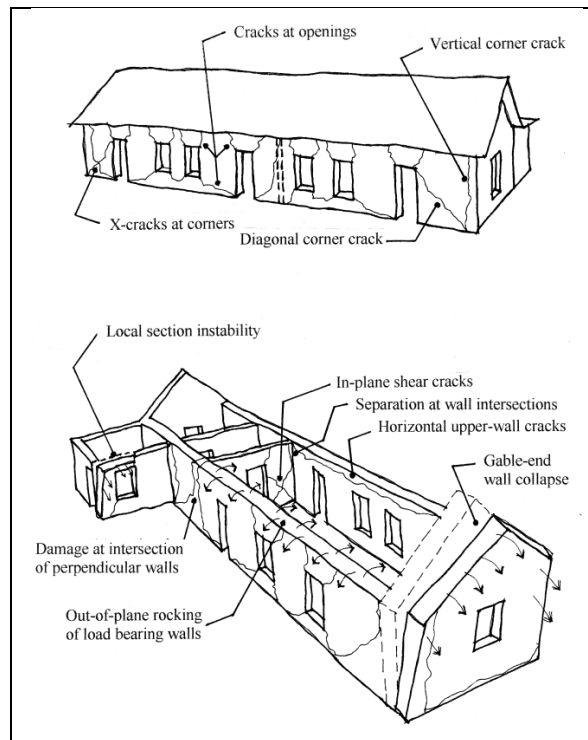


Fig. 1. Typical damage observed in unreinforced adobes in the US (credits: Tolles et al., 1996, p. 20)

2.1 Out-of-Plane Flexural Damage

Out-of-plane damage is initiated as vertical cracks that form at the intersection of perpendicular walls. These cracks extend downward or diagonally to the base and run horizontally along the base between transverse walls. A wall can rock out-of-plane, rotating about a horizontal crack that forms at the base (Figs. 2a and 2b). As a consequence, longitudinal walls pull away from the transverse walls. In many cases there is no physical connection at the intersection of longitudinal and transverse walls, having been constructed by simply abutting one wall against another.

Gable-wall collapse (Figs. 2c and 2d) is a special case of out-of-plane flexural damage. Gable walls are taller than longitudinal walls, and usually not well supported laterally. Unless anchored to the roof diaphragm, they can slip out from underneath roof framing. Slippage (Fig. 2e) of the top plate and/or displacement of the top courses of adobe blocks are another result of the out-of-plane movement of longitudinal walls. Very limited friction is generated by the dead weight of the roof bearing on the wall, and due to the friable nature of the top of the walls, slippage may occur.

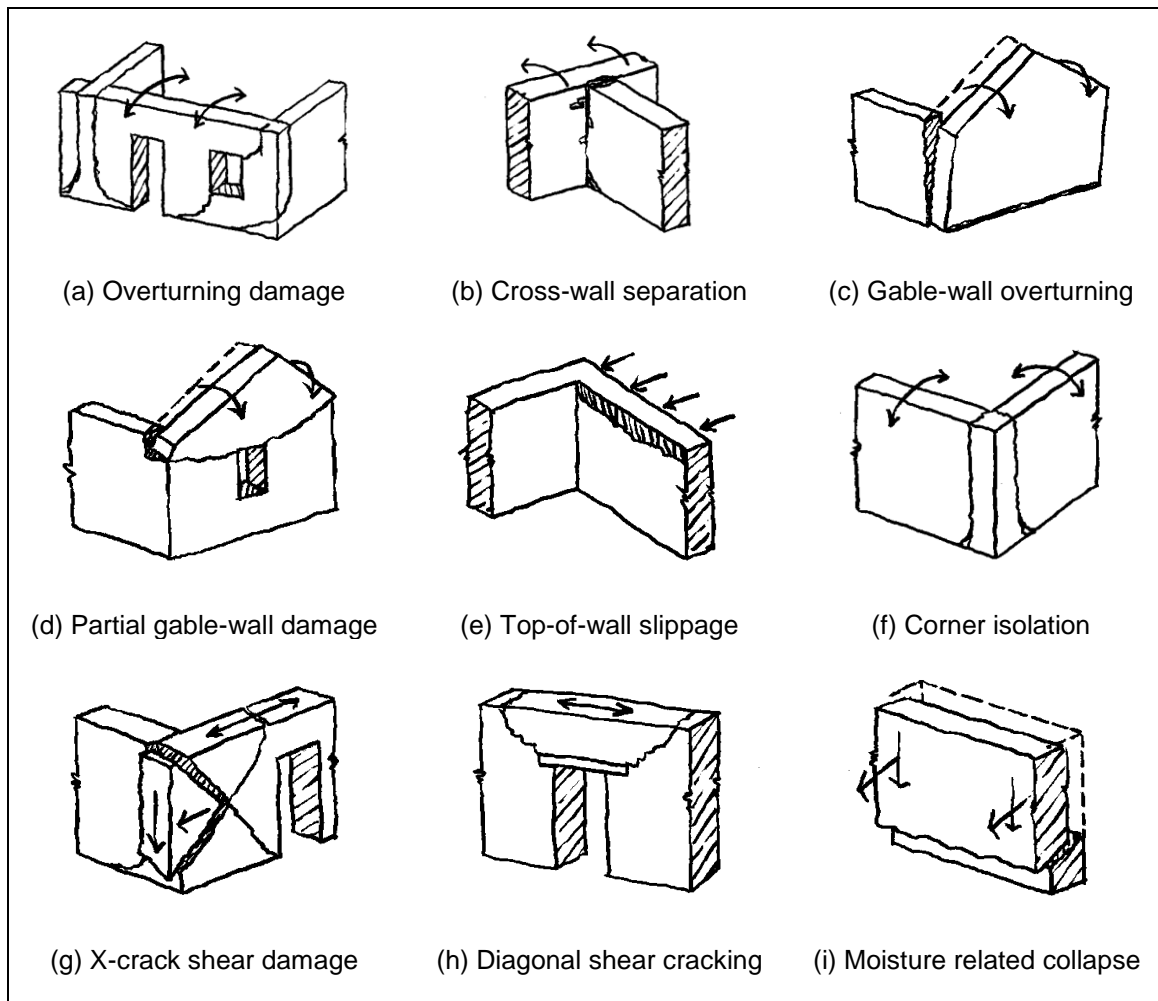


Fig. 2. Typical out-of-plane and in-plane wall damage

Finally, vertical cracks on two perpendicular wall faces (Fig. 2f) at a building corner due to rocking of one or both walls results in a freestanding column at this location that is quite vulnerable to overturning and collapse.

2.2 In-Plane Shear Cracking

X-shaped diagonal-crack damage (Fig. 2g) and simple diagonal cracks result from shear forces in the plane of the wall. These cracks are generally not a serious threat to life safety unless the relative displacement across them is large. These cracks represent a lessening of in-plane lateral stiffness, but unless a segment of wall on one side of the crack is in danger of losing its purchase on the adjacent segment, such as at or near a corner, the gravity-load path remains intact. Diagonal cracks also occur at the corners of doorways and windows and result from peak ground acceleration (PGA) levels as low as 0.1g to 0.2g (Fig. 2h).

2.3 Moisture-Related Wall Collapse

Although not the result of earthquake ground shaking, moisture in adobe walls does affect the seismic performance. This includes excessive spalling of plaster and adobe as the wall rocks out-of-plane; instability caused by basal erosion that removes material at the base of the wall; and reduced wall strength from repeated wet-dry cycles or rising damp. If the base of the wall is wet during ground shaking, a through-wall slip plane may develop along which the upper portion of the wall can slip and collapse (Fig. 2i).

3. STABILITY-BASED RETROFITS

Stability-based measures in general do not stiffen the structure. In fact, they typically do not come into play until the structure has developed cracks and has moved enough to engage the seismic-upgrade elements. These measures, however, provide reduction in the response of the building by increased damping in the structure due to sliding friction across the cracks and lowering the response frequency once cracks have formed.

The principle goals of a stability-based retrofit system are to: 1) provide structural continuity; 2) prevent out-of-plane overturning of walls; and 3) and contain the wall material.

| Stability-Based System Goal | Possible Retrofit Elements |
|-------------------------------------|---|
| Structural continuity of walls: | <ul style="list-style-type: none"> • bond beam^{1, 2} • tie rods² • continuity hardware^{3, 4} |
| Out-of-plane overturning stability: | <ul style="list-style-type: none"> • vertical straps or cables^{4, 5} • surface mesh^{4, 5} • top-of-wall pins^{1, 5} • vertical center core reinforcing^{1, 5} |
| Containment of wall material: | <ul style="list-style-type: none"> • horizontal straps or cables⁴ • vertical straps or cables^{4, 5} • surface mesh^{4, 5} • vertical center cores^{1, 5} |

1. fastened to roof structure
2. anchored to walls
3. straps, cables
4. thru-wall ties
5. connected to structural continuity

Table 1. Stability-based measures recently utilized in some California adobe buildings

Table 1 lists some of the more basic types of stability-based measures that have been utilized recently in some historic and older adobes in California to meet these goals.

3.1 Structural Continuity

Probably the most significant improvement in the seismic behavior of any unreinforced-adobe building is the inclusion of structural continuity of the wall system. In the design of an effective retrofit system, providing continuity throughout the structure is the most important aspect. Adobe masonry has substantial capacity to carry compressive forces, but little or no capacity to transfer tension forces from one structural element to another.

During an earthquake, the tendency of walls that are perpendicular to the direction of shaking is to separate or tear from those walls that are parallel to the motion. This occurs at the corners of the building starting at the top, where the tearing or tension stresses are the greatest. This mode of failure has been seen time and time again in both shake-table testing and in damage surveys following earthquakes (Scawthorn and Becker, 1986; Tolles et al., 1996; Dowling et al., 2005).

Providing structural-continuity elements, such as horizontal straps, tie rods, or a bond beam that is anchored to the wall (see Figs. 3a, 3b, and 3c), very effectively resists

these wall-separation forces and keeps them from overturning, and thereby stabilizes the structure. It should be noted that for any of these elements to work properly, they must be fastened to the roof structure, and because of the friable nature of the masonry at the top of the wall, anchored down into the wall with rods or pins that engage more of the wall than just the top few courses. Note also that for the strapping or cable-continuity hardware to work, the straps on the inner and outer surface of the wall must be interconnected with through-wall ties.

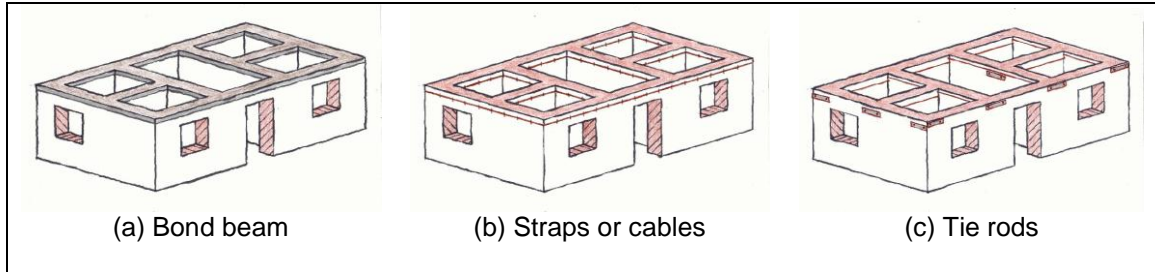


Fig. 3. Structural-continuity elements

3.2 Overturning Stability

When discussing overturning stability of earthen-masonry walls, it is important to recognize the influence of the thickness of the walls and their inherent stability, or lack thereof. The dynamic out-of-plane motion of thin walls is significantly different from that observed in moderate and thick walls. At tests on the shake table at Stanford University (Tolles et al., 2000), thin walls (height-to-thickness ratio of 11) easily rocked about their base, the principal lateral support being provided by the bond beam. This behavior was not observed in walls of moderate thickness (height-to-thickness ratios of 7.5 and 5) with the same bond beam; the thickness of the wall did not permit easy rocking about the base, which significantly affected the dynamic motion of the walls. The out-of-plane motion at the tops of the walls was not amplified as it was in thinner walls.

Providing resistance to out-of-plane overturning cannot be separated from the structural continuity of the walls that are addressed in Section 3.1. However, to enhance the stability and survivability of the structure, a system of vertical straps or a surface mesh can be applied to the adobe walls (see Figs. 4a and 4b).

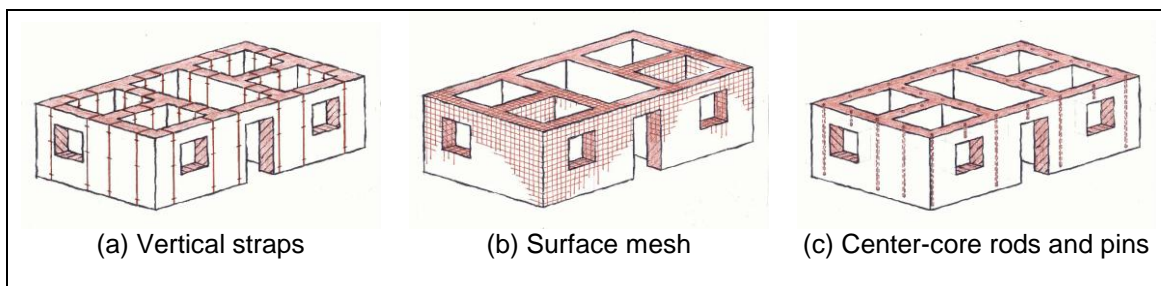


Fig. 4. Overturning stabilization

Vertical straps of nylon or some other flexible durable material, when combined with through-wall ties and structural continuity, even though not providing any stiffening of the wall, are simple to install and work to enhance the stability of thin adobe walls. Center-core rods (Fig. 4c), on the other hand, are difficult and relatively expensive to install. Where they are most useful is in the application to historic adobe structures where the wall surfaces may be rendered with artwork that needs to be preserved. Center-core rods, when set in an epoxy grout, stiffen the wall significantly, as well as provide limitation on the relative displacement across cracks that form during the

shaking. Surface mesh of chicken wire, welded-wire fabric, or some synthetic material such as polypropylene (geo-grid), when through-wall tied and attached to the structural continuity elements, act in similar fashion as the vertical straps against overturning.

3.3 Containment

Containment of the wall material is probably the second most important feature of seismic retrofit of earthen masonry. If the wall material can be contained so that it does not fall from the plane of the wall during a seismic event, it will continue its function of holding up the roof. Even in a severely cracked condition that may occur, adobe is still capable of transferring compressive forces as long as it is contained (see Fig. 4b and Fig. 5).

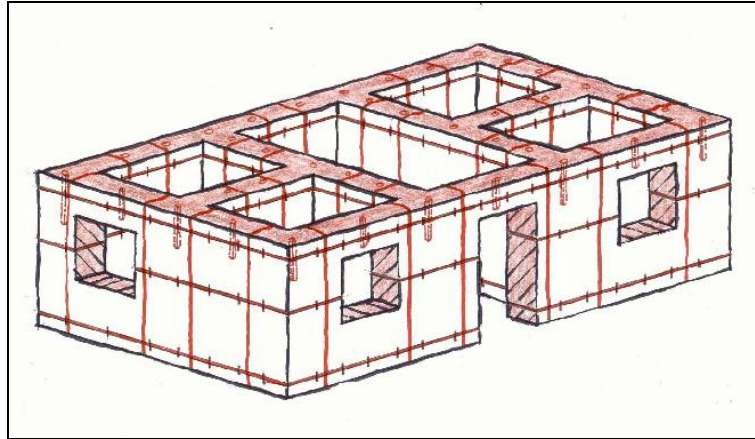


Fig. 5. Containment with horizontal and vertical straps and top-of-wall pins

Testing of an adobe structure on the shake table at University of California at Berkeley in the 1980s retrofitted with a wire mesh showed the efficacy of such a simple containment system (Scawthorn and Becker, 1986). The idea was then expanded by researchers at the Catholic University of Peru and tested in many different configurations, focusing recently on geo-grid meshes of polypropylene (Blondet et al., 2006). These efforts have also been developed into engineering-design guidelines for new adobe structures (Torrealva, 2009).

During the 1990s, the Getty Conservation Institute sponsored shake-table testing of adobe structures at Stanford University in California (Tolles et al., 2000) and at the Institute of Earthquake Engineering and Engineering Seismology in Macedonia (Gavrilovic et al., 1996). One of the focuses of these tests was containment with minimal intervention such as vertical and horizontal straps and center-core rods, whereas the mesh solution is more invasive, but does a better job of containment. As a practical matter, therefore, the straps and center-core rod elements are more appropriate for use with historically significant and/or culturally sensitive structures, whereas, the mesh solution to retrofitting and new construction of adobe masonry may be the simplest and most effective overall.

4. CONCLUSIONS

The information obtained during field study of the seismic behavior and performance of historic and older adobes following earthquake events is invaluable to the development of appropriate and minimally intrusive stability-based retrofit measures. Categorization of the types of damage allows an evaluation of the causes and hazards of such damages and has been the basis for development and implementation of effective retrofit measures for earthen masonry in California and elsewhere. Indeed, this

information, in conjunction with the shake-table test results, has been the basis for design of appropriate seismic-retrofit measures that ensure life safety, while protecting historic fabric and cultural value.

The challenge of improving the structural performance and mitigating life-safety hazards of adobe buildings, both old and new, for future earthquakes is great. The key is to understand how these buildings perform, and to direct stability-based minimal interventions toward specific needs of known structural behavior. We can, in fact, improve the performance of earthen-masonry buildings without significantly compromising the existing architectural heritage embodied in these resources, and do so both simply and effectively.

5. BIBLIOGRAPHY

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Curriculum

Fred Webster is a structural engineer in California with a PhD in Civil Engineering, Stanford University, and has taught structural engineering at the University of Illinois. Since 1981, he has been involved in adobe conservation, researching, testing, and designing seismic-retrofit methods for earthen structures under the National Science Foundation's sponsorship, and continuing with the Getty Conservation Institute.

From: "Bryan Wise" <wisebryan@gmail.com>

Date: April 7, 2016 at 7:04:20 AM PDT

To: <mfinley@smcgov.onmicrosoft.com>, "Carla Schoof" <CSchoof@smcgov.org>

Subject: Flood Park

Hi Carla and Marlene,

I am unable to attend today's meeting regarding the Flood Park preferred plan and would like to make sure you hear my opinion on my neighbors attempt to derail the county's ability to move forward.

I live at [1047 Del Norte Ave](#) and my fence butts up against the park. I look forward to the plan and urge the county to move forward with the plan as is. I believe that it is a good mix use plan that will enrich the neighborhood. The argument of a few (minority) of my neighbors is driven by a fear of change and concerns of increased noise. I find these points to be totally unfounded as the park already has the normal sounds of use that we should all embrace in our community.

I would also like to propose that houses that are against the park be permitted to create gates to enter the park, much like Atherton has at Holbrook Palmer.

Thank you for listening and I will be happy to discuss further as needed.

Bryan Wise Cell [650-862-4199](tel:650-862-4199)

Get Outlook

From: Alice Newton <alicenewton62@hotmail.com>
Sent: Thursday, April 7, 2016 10:19 AM
To: Carla Schoof
Subject: You promised but did not include my letter in the Commissioners' packet

Hello Carla,

I needed to be out of town during the latter part of March, but have invested many hours prior to then in attending meetings and communicating with you and with my neighbors on Del Norte Avenue about the new design proposal for Flood Park. Below is my email sent Feb. 24th and your reply saying it would be included in the packet of information given to the Commissioners. It is not there! I am surprised and very disappointed!

Please print and bring about 15 copies - enough for each commissioner plus other people at the meeting today. I will meet you there.

Alice Newton,
1023 Del Norte Avenue
Menlo Park
From: Carla Schoof <cschoof@smcgov.org>
Sent: Wednesday, February 24, 2016 5:32 PM
To: Alice Newton
Cc: Irving Torres; Stephen Kraemer; Marlene Finley
Subject: RE: My concerns and suggestions regarding reimagining Flood Park

Alice,
Thank you again for sharing your observations and comments. Per your request, this email will be included in the packet of the April 7 San Mateo County Parks and Recreation Commission.

As we discussed earlier, the preferred plan reflects the priorities identified through the community engagement process. It does not reflect final or detailed elements of each feature, such as location of all picnic tables. The points you raise will be reviewed as we continue to work through our planning process.

From: Alice Newton [<mailto:alicenewton62@hotmail.com>]
Sent: Wednesday, February 24, 2016 3:24 PM
To: Carla Schoof <cschoof@smcgov.org>; Irving Torres <ITorres@smcgov.org>; Marlene Finley <mfinley@smcgov.org>; Stephen Kraemer <skraemer@smcgov.org>
Subject: My concerns and suggestions regarding reimagining Flood Park

Hello all,

I have lived at 1023 Del Norte Avenue (near Bay Road) for nearly 27 years and my family is very fond of Flood Park. I have previously emailed you some of my thoughts regarding the "Preferred Plan" for Flood Park that was presented in December. I continue to think frequently about how the park is now and about the new design. As you know, Nettie Wjsman

who also lives on Del Norte Avenue, has collected signatures of neighbors from nearly every house on Del Norte Ave. and Iris Lane indicating serious concerns about various aspects of the "Preferred Plan." The list of concerned neighbors in our area continues to grow. The main concerns are about noise, traffic, street parking, and possible resultant lowering of our property values if the full-size soccer/lacrosse field, volleyball courts, and amphitheater are located where they are shown on the "Preferred Plan." We want to have changes proposed and we want to know the plans to address the above concerns and others such as parking fees, locking or not locking the pedestrian gates, etc. We would also like to know the cost projections, plan for funding, and the chronology of creating the amenities in the plan.

We hope that prior to the April 7th presentation to the Parks Commissioners, you will host another community meeting during which you address the concerns we've emailed to you and present some alternatives to the December "Preferred Plan." It would be very helpful if you would post your revisions to the Plan ahead of such a meeting so we can study them and come prepared with knowledgeable questions and ideas. Please let us know when you've posted this. We appreciate all the time, effort, and money that is being invested in redesigning Flood Park, and we want to be involved in creating a park that serves both the neighborhoods surrounding it and those further away.

During the last few months I've visited a number of parks in Menlo Park, Redwood City, and Palo Alto. Below are some of my concerns and ideas for Flood Park that are in addition to those related to noise, traffic, parking, and property values. They are not in order of priority. Other neighbors may have additional concerns and ideas, but these are my main ones. Thank you for reading and considering them.

Please include this email in the packet you provide to the Parks Commissioners prior to your presentation to them about Flood Park on April 7th. Thank you.

Sincerely,

Alice Newton

1) Playgrounds:

a) The enhanced playgrounds and other amenities will draw more neighborhood families who want to bring their children to play for a short while. Will they have to pay to enter or park? This question is related to #2 below about the gates too. I have not visited any playground where you must pay to park or enter.

b) Many parks have picnic tables inside or very near the playground areas which is important for families and one of the amenities we value when choosing a park to visit with our 2 yr. old grandson. Proximity of restrooms to playgrounds is important too. On the "Preferred

Plan," the current restroom near the central building and playground is not shown. Neither are picnic tables.

c) The exciting new "Adventure Play" area, # 8 on the "Preferred Plan," is not right next to the other play areas (#7). It should be next to them for safety reasons so parents will be able to see kids of different ages in all 3 play areas at once.

2) Locking or not locking the pedestrian gates on Bay Road and Iris Lane:

Placing the sports fields further inside the park will help lessen noise reaching neighbors on Del Norte Ave. and Iris Lane, but the traffic and parking issues will still need to be addressed. If the pedestrian gates are not locked, traffic and parking, despite the "No Parking" signs, will be quite a problem on Del Norte, Iris Lane, and nearby streets. People will want to use the gates to drop off players and/or to enter without paying for parking (i.e. ignoring the "No Parking" signs). Also, the soccer fields would likely be used year-round so the parking rules and signs on neighboring streets would need changing.* However, locking the gates would be a shame because many neighbors on the east side of the park (our side) like to walk to the park. The issue of having the gates locked or unlocked is an important one. (*The signs should be in both English and Spanish as should all the park signs.)

3) Parking fees: The issues of gates, traffic, and parking relate to the issue of the fees which needs addressing. Free use of the park should not be limited to walk-in people and neighbors who have to drive in should not be deterred from having short visits by needing to pay a hefty parking fee. One would think that in Silicon Valley, people could obtain a "fast track" type of electronic pass that would enable them to park for free for an hour or so. People dropping off kids for sports practices could use a pass too.

4) The new route of the jogging/bike trail:

a) In the "Preferred Plan," the jogging/biking trail goes all the way around the soccer field which could enable youths to be way out of sight of their parents. This would be a safety concern. Currently, the trails can be seen from most places in the park.

b) The new plan has the trail cutting through the interior of the redwood/bay/buckeye grove in the Bay Road corner of the park. This is a peaceful, undeveloped area. A church group brings chairs and meets there all day on many Sundays during good weather. Putting the trail through it would mean that the church group couldn't use that area and that there would be no undeveloped natural retreat area in the park.

c) Noise from leaf blowers cleaning the trails is already fairly loud. If the main trail is moved to just inside the fence, the trail will be longer and the noise near houses will be much louder and last longer. The dust blown into back yards will be a problem too.

5) Volleyball courts: 2 is not enough. There are currently 4 courts and they are frequently used. Also, the "Preferred Plan" has the new location of the courts too close to neighbors. Volleyball is noisy.

6) Fountains: Add water bottle refill stations to fountains.

7) Trash & recycling:

a) Zero waste. The park shouldn't have to deal with people's trash/recycling. They should take home what they bring. Use that money for park maintenance. Hidden Villa in Los Altos has no trash/recycling service. It can be done and would send an important 21st century message to the public. Perhaps have a refundable deposit to groups to be sure they don't leave anything. Have bilingual signs.

b) If not zero recycling, make the trash & recycling colors the same as Recology's. Have a green waste container. Make the trash containers the smallest ones instead of the huge dumpsters all around the park now. Or don't have any "trash" container at all - just green waste and recycling. Use pictures and bilingual signs to make it clear what goes where. This plan may be more difficult to enforce than zero waste.

8) Trees: A neighbor who is a landscaper says the tall trees around the curve of the ball field are Japanese privets that are nearing the end of their lifespan. If they were removed to make room for a multipurpose sports field, it would not be a big loss compared to removing native trees such as redwoods to accommodate the full-size soccer/lacrosse field in the location in December's "Preferred Plan."

9) Buffer zones: Please define "buffer zone." At the community meetings, neighbors were told they would be "buffered" from noise from the park, but "buffer zone" wasn't defined.

10) Online information: Please provide a larger diagram of the proposed plan that shows details such as many of the family/drop-in picnic tables which are not visible in the current "Preferred Plan." Are they are not included in the new plan?

11) The central adobe building: Retrofit, preserve, and use the central adobe building. I previously sent you names of a few structural engineers who specialize in retrofitting adobe structures. I can resend them if needed.

12) Solar energy: Run the park on its own solar energy. Perhaps solar panels could be placed on the roof of the adobe building and/or the roofs of the group pavilions.

13) Landscaping: Have only drought-resistant non-prickly, non-poisonous plants, especially native California plants. Label them.

14) Artificial turf: A few neighbors, some with children who would likely use the new sports fields, have voiced concerns about using artificial turf on the fields. Although it requires minimal maintenance, apparently it reflects a lot of heat which is hard on the players and can be slippery. They say it also off-gasses fumes which are likely toxic. Such fumes would affect not only the players who would be often breathing hard, but would waft into the rest of the park and neighborhoods. Lower maintenance cost can't justify possible long-term health hazards. Nettie Wjsman found out that a sports field in San Carlos (I think) has turf made from coconut hulls that doesn't have these problems, but is still easier to maintain than grass. Perhaps the coconut hull turf also allows the soil ecosystem beneath it to survive. Whatever type of turf or grass is planned needs to be justified to the users and neighbors.

15) Lighter fluid fumes: Ideally, charcoal lighter fluid or prepared charcoal would not be permitted because the fumes are toxic to breathe. The fumes are not limited to the users, but drift across the park and into the adjacent neighborhoods. (We smell it strongly in our yard coming from the park.) Charcoal lighting chimneys could be sold and/or rented (purchase price deposit required) at the park entrance. This method of lighting charcoal takes longer than lighter fluid, so people may not want to do it, or they may not be aware of the health issues of lighter fluid and want to use it. Like many similar environmental issues, it would require educating the public and perhaps phasing in the ban. Such a ban should be for all the county parks.