

Melissa Thurman

From: Jim Wing <jameswing@msn.com>
Sent: Sunday, April 20, 2025 11:28 AM
To: Public Comment
Subject: Council 04/22/2025 Study Session Plaza 1&2 Park with Parking

Los Altos Mayor Dailey and Distinguished Council Members

Subject: Council 4-22-2025 Study Session Downtown Park with Parking Presentation

Presentation Report shows a “pretty picture” park painted on a “blank palette”. Unfortunately, Plaza 1 and 2 have “dirty palettes” that need cleaning up designs before starting public outreach. It is important that public outreach comments are based on “blank palette” surface and have some data about actual size, parking loss, undergrounding utilities before surface of park can start construction. Also, a total cost estimate to achieve a “blank palette” surface in Plaza 1 and 2 surfaces.

As always, “devil is in the details”.

Following are items that will need to be done before start of surface park construction:

- Plaza 1 is the “heart” of PG&E electrical power distribution for almost all downtown triangle. Master very high voltage step down distribution underground transformer location is near Plaza 1 middle of west end and requires a surface access safety zone around it. Overhead PG&E lines / step-down transformers from very high transformer run east through Plaza 1 and 2. Branch lines in middle of Plaza 1 and 2 run south to Lyell / San Antonio. These overhead lines also have both AT&T and Comcast lines. All will require utilities / services undergrounding and re-routing to 16 the Main Street stores. My experience with recent Los Altos PG&E undergrounding is 3 to 5 years lead time for high voltage.
- Los Altos sewer line runs underground next to first row of trees, near backside of Main stores along Plaza 1 and 2. It will have to be moved closer to Main Street stores to make room for underground parking foundation.
- Both natural gas and water lines dissect both Plaza I and 2 and will need relocation.
- Both Plaza 1 and 2 have downhill slope of 5 feet that could cause loss of underground parking spaces due to extended underground parking ramps.
- In my opinion, Los Altos parking Plaza’s agreement 68 years ago with downtown property owners gave alley access to rear of their stores. County Fire Department has declared all downtown Plaza alleys emergency accessible routes. This means that alleys on north and south sides of Plaza 1 and 2 must remain. Plaza 1 is APN 167 40 039 and Plaza 2 is APN 167 40 072 for official site dimensions.

Thank you for your consideration! Jim Wing, 57-year resident Milverton Road Los Altos

P.S. It appears that potential developers interested in Plaza 7 and 8 are having trouble “penciling out” housing projects because of undergrounding and narrow lot width.

