



ARB PRELIMINARY REVIEW

CITY OF PALO ALTO

PUBLIC SAFETY BUILDING

250 Sherman Ave.

CALIFORNIA AVE. PARKING GARAGE

350 Sherman Ave.

PROJECT DATA

Lot C6 - Proposed Public safety Building

Zoning designation: PF
Land use designation: Major Institutional Special Facility (MISP)
Maximum site coverage: 30%
Maximum FAR: 1:1
Maximum building height: 50'-0"; 35'-0" @ SW corner

Lot Area: 1.27 acres (55,164 sf)
Existing lot coverage: Zero, the lot is undeveloped
Proposed lot coverage: 29.20%
Existing floor area ratio (FAR): Zero the lot is undeveloped
Total floor area: 47,833 sf
Proposed floor area ratio (FAR): 0.74
Building foot print: 15,885 sf
Site area: 55,164 sf
Proposed building height: 49 feet
Existing onsite parking: 155 Spaces
Required new onsite parking: 162 Spaces
Proposed new onsite parking: 167 Spaces
Existing easements: None

Lot C7 - Proposed Parking Garage

Zoning designation: PF
Land use designation: Community Commercial (CC)
Maximum site coverage: 30%
Maximum FAR: 1:1
Maximum building height: 50'-0"; 35'-0" @ SE corner

Lot area: 0.96 acres (41,843 sf)
Existing lot coverage: Zero, the lot is undeveloped
Proposed lot coverage: 89.30%
Existing floor area ratio (FAR): Zero the lot is undeveloped
Total floor area: 149,500 sf
Proposed floor area ratio (FAR): 3.57
Building foot print: 37,075 sf
Site area: 41,843 sf
Proposed building height: 40'-7" (To top of railing)
Existing onsite parking: 143 spaces
Required new onsite parking: 636 Spaces
Proposed new onsite parking: 636 Spaces
Existing easements: None

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CONCEPT 01

BUILDING & NEIGHBORHOOD	
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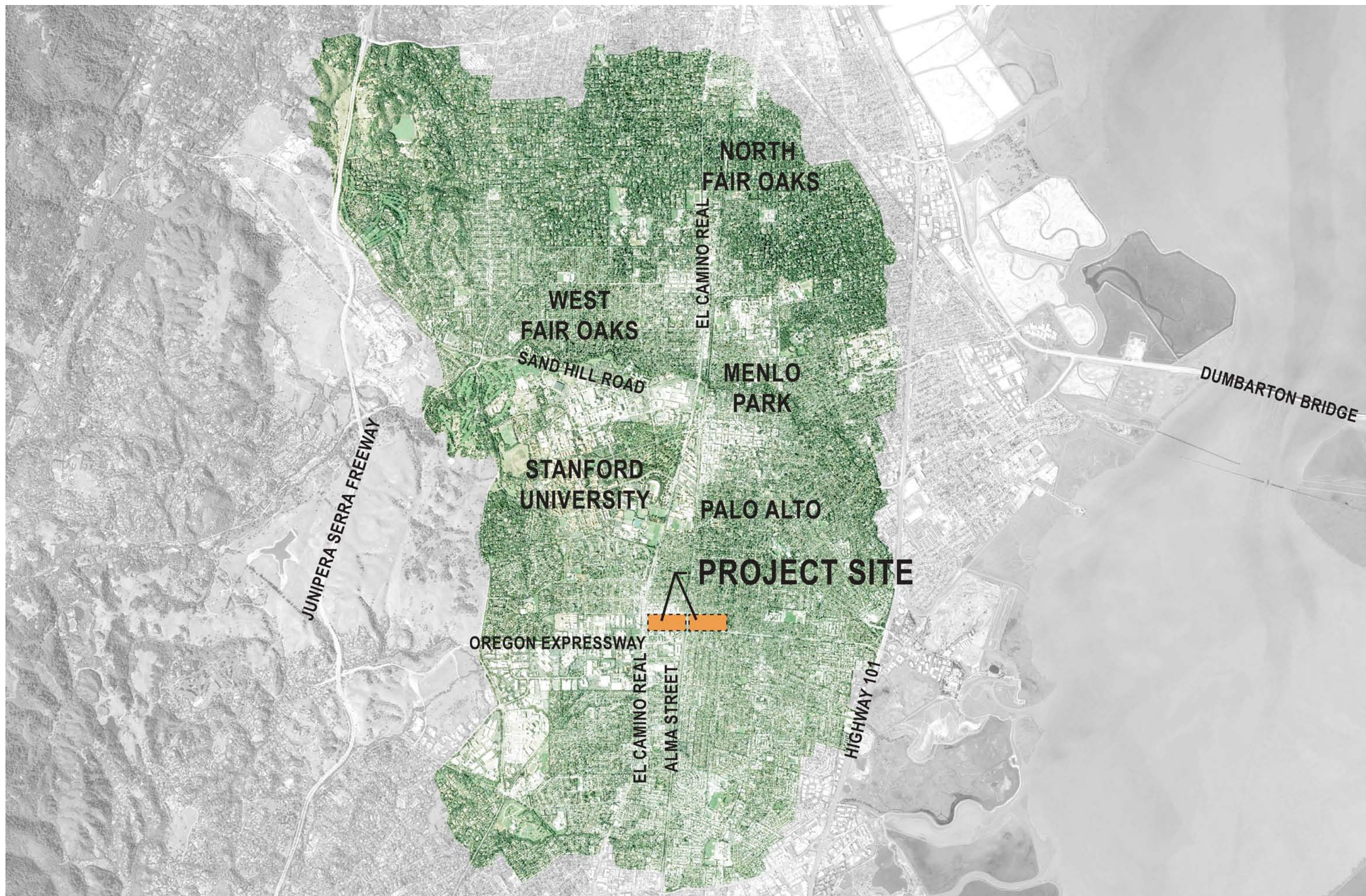
CONCEPT 02

BUILDING & NEIGHBORHOOD	
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CONCEPT 03

BUILDING & NEIGHBORHOOD	
CONTEXT ELEVATIONS	ARB 15
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COVER SHEET

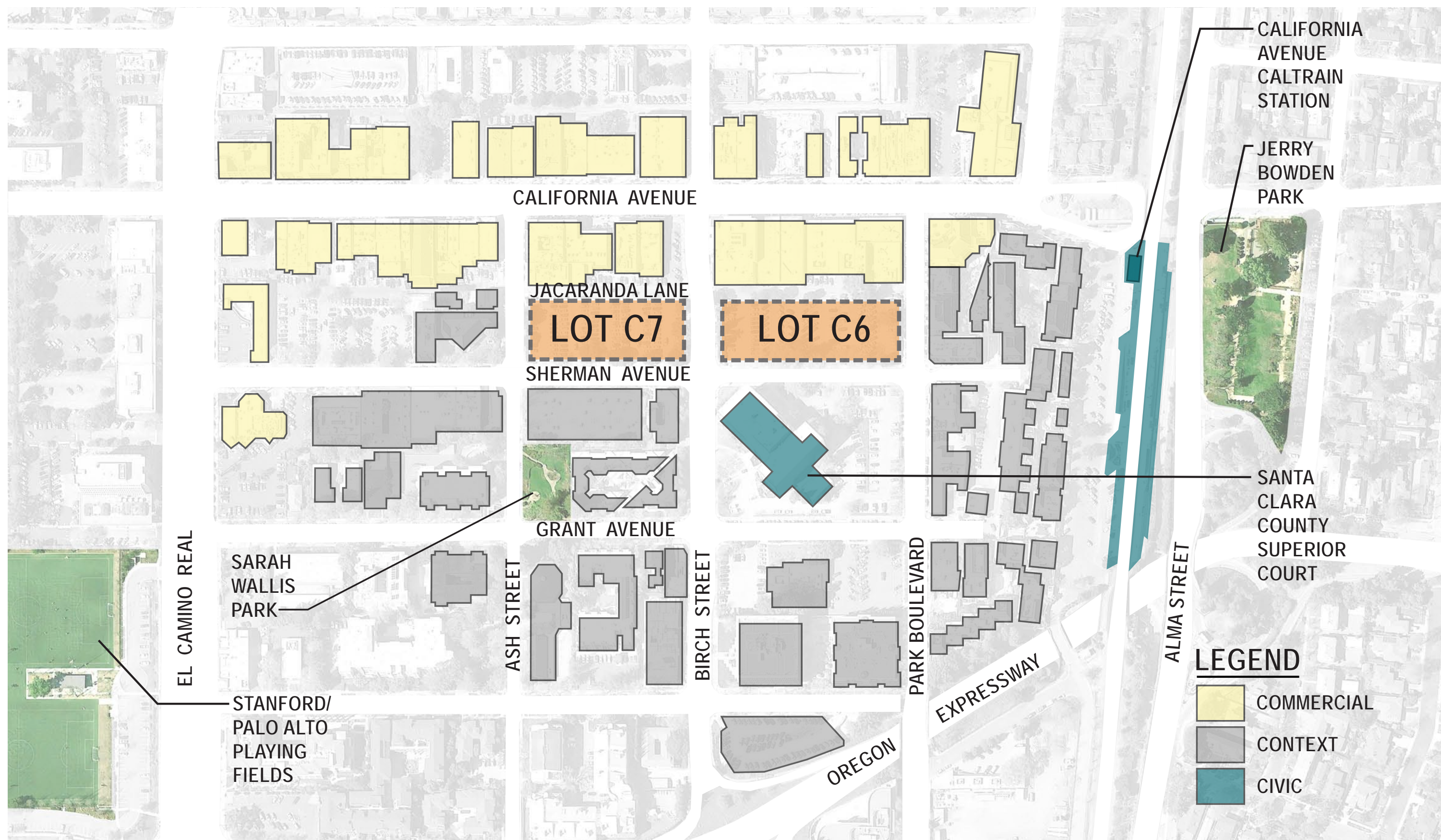


REGIONAL CONTEXT  NTS

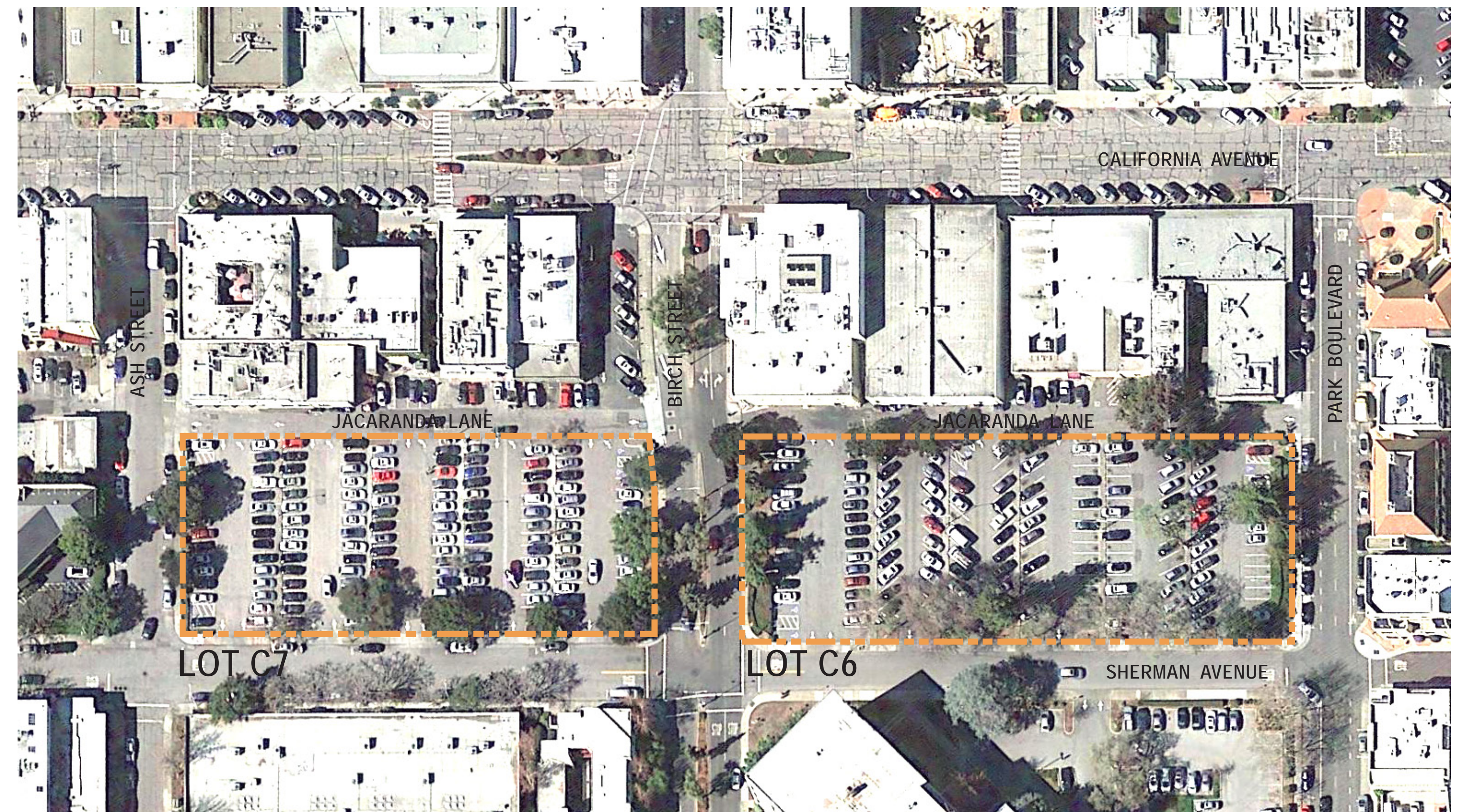
OVERVIEW

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vicinity maps



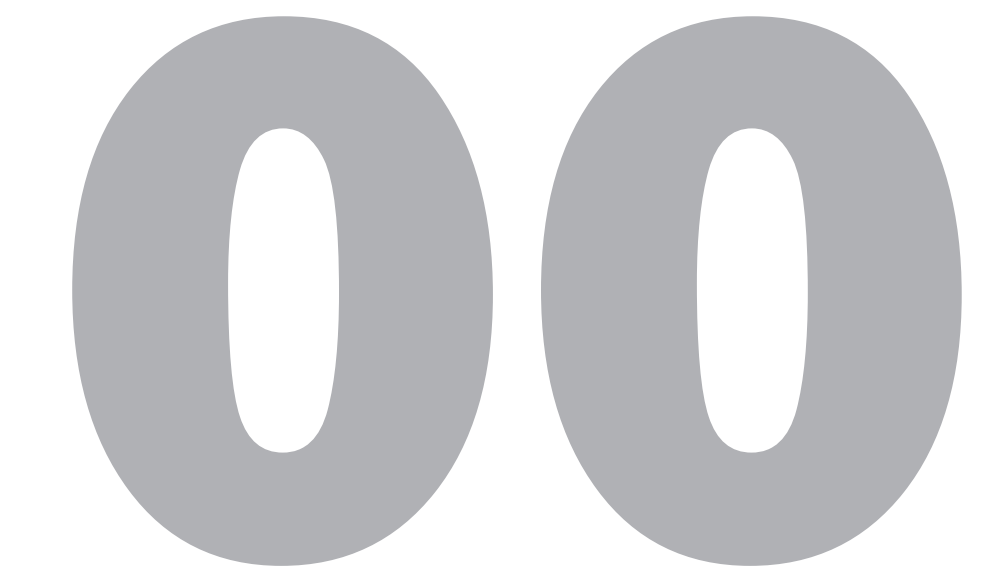
NEIGHBORHOOD CONTEXT  NTS



EXISTING SITE CONDITIONS  NTS

VICINITY MAPS

OVERVIEW



technical diagrammatic site plan

PROJECT DATA

Lot C6 - Proposed Public safety Building

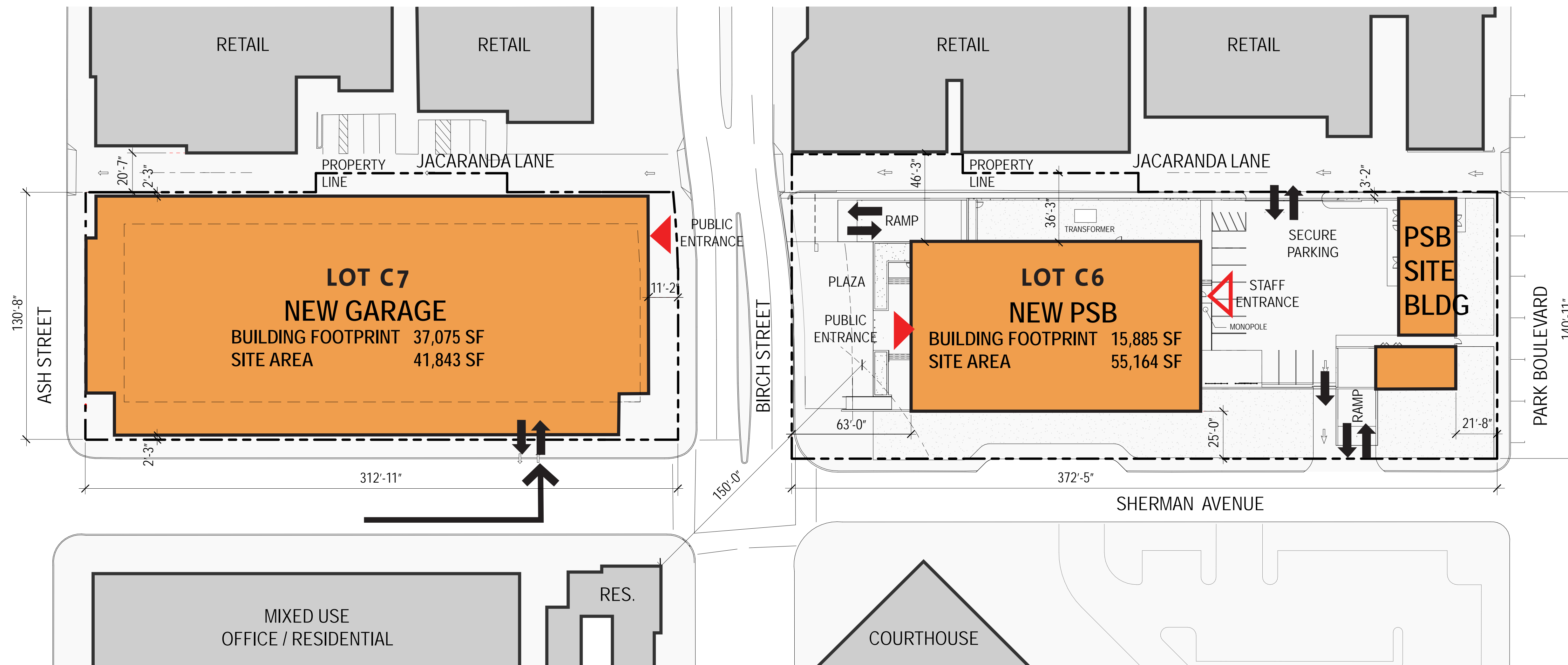
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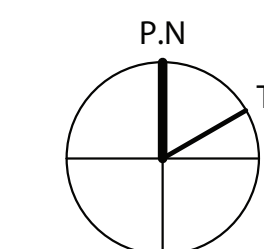
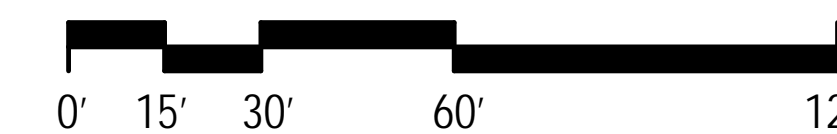
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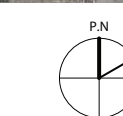
ALLOWABLE SETBACKS (ZONE PF, BASED ON R-40)

FRONT:	*0-25'
REAR:	16'
SIDE:	10'
STREET:	20'

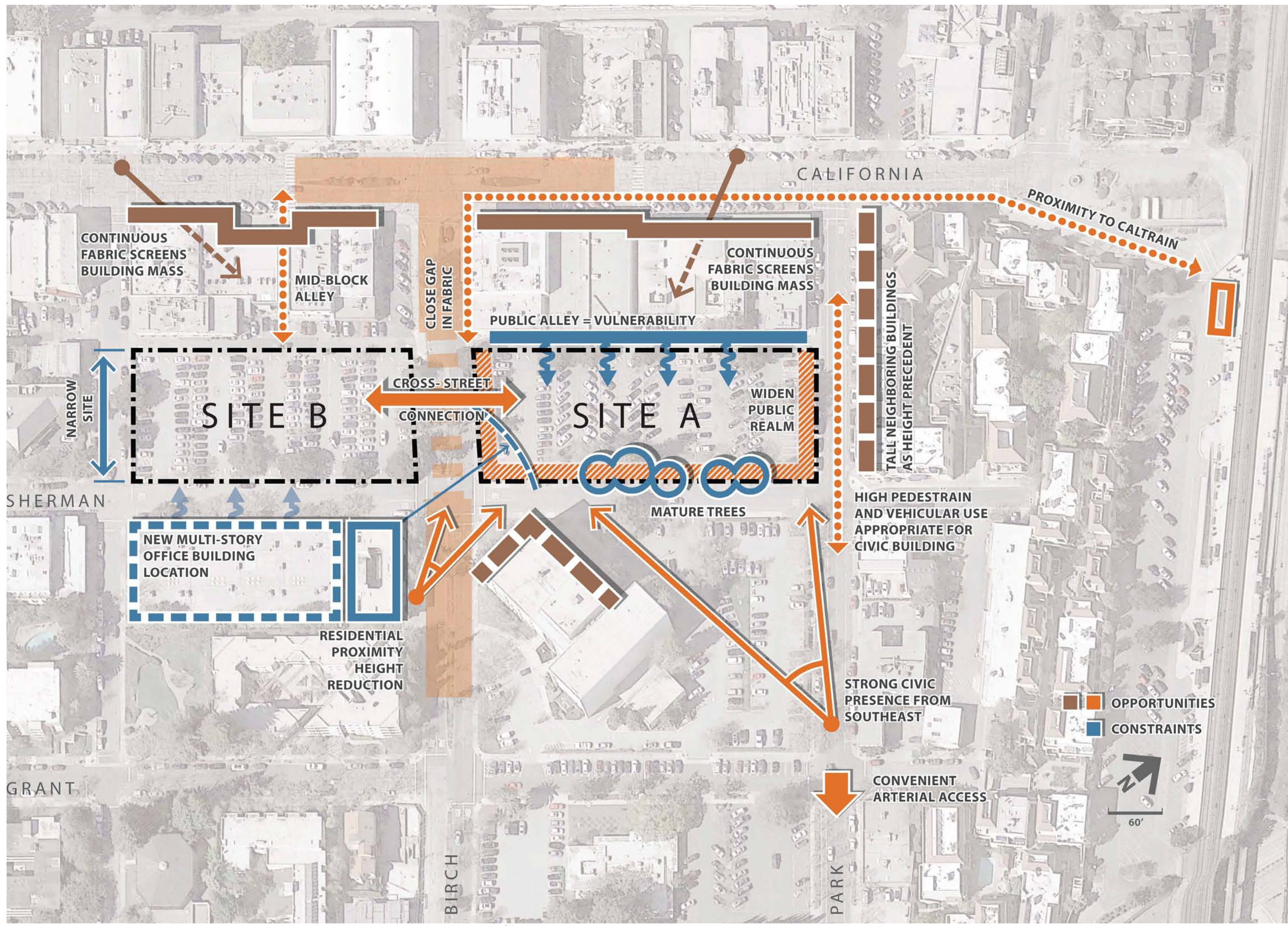
*BETWEEN 0' AND 25', DETERMINED BY ARCHITECTURAL REVIEW BOARD



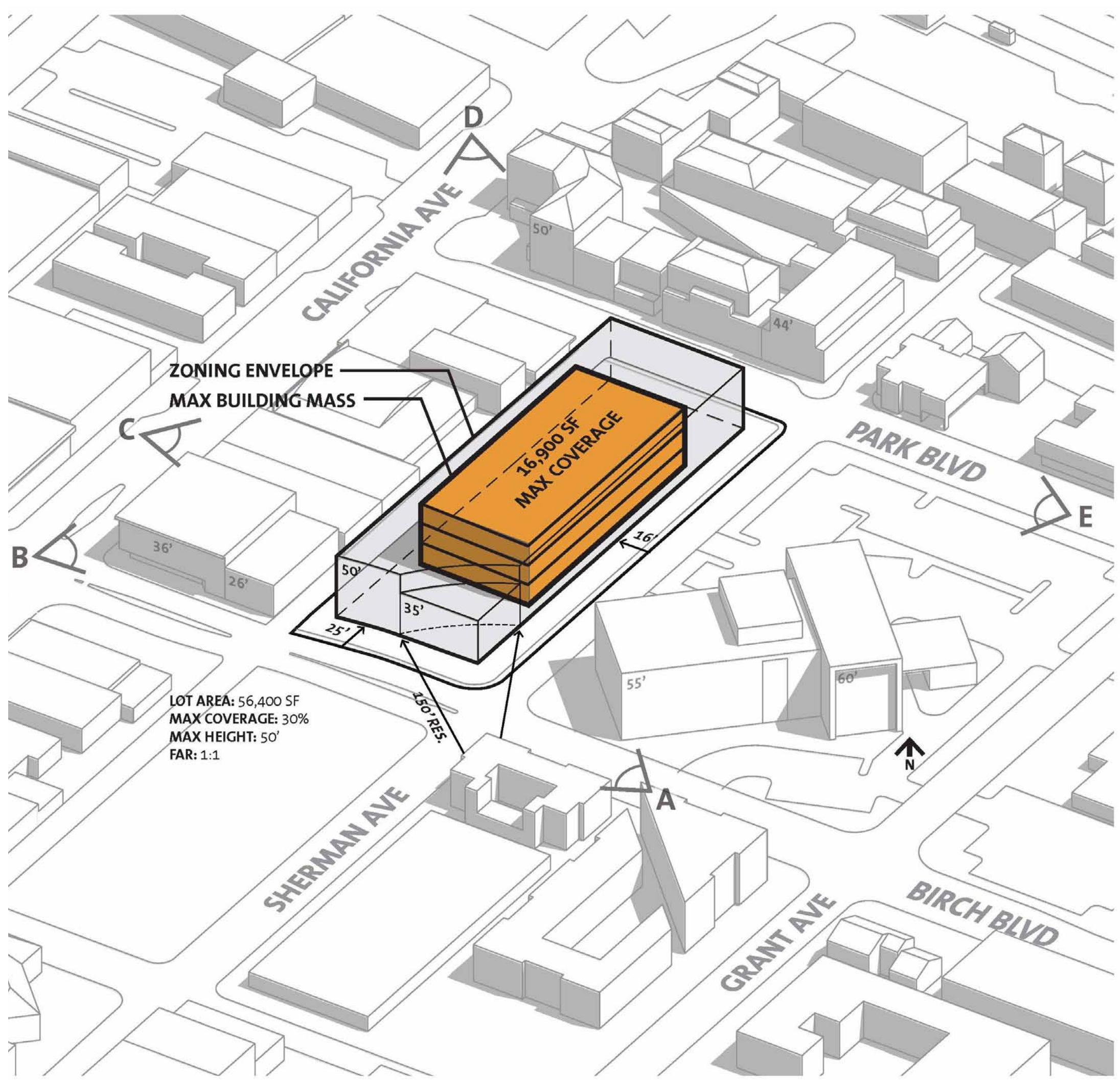
KEY PLAN



TECHNICAL DIAGRAMMATIC SITE PLAN



OPPORTUNITIES & CONSTRAINTS



LOT C6 ZONING ENVELOPE

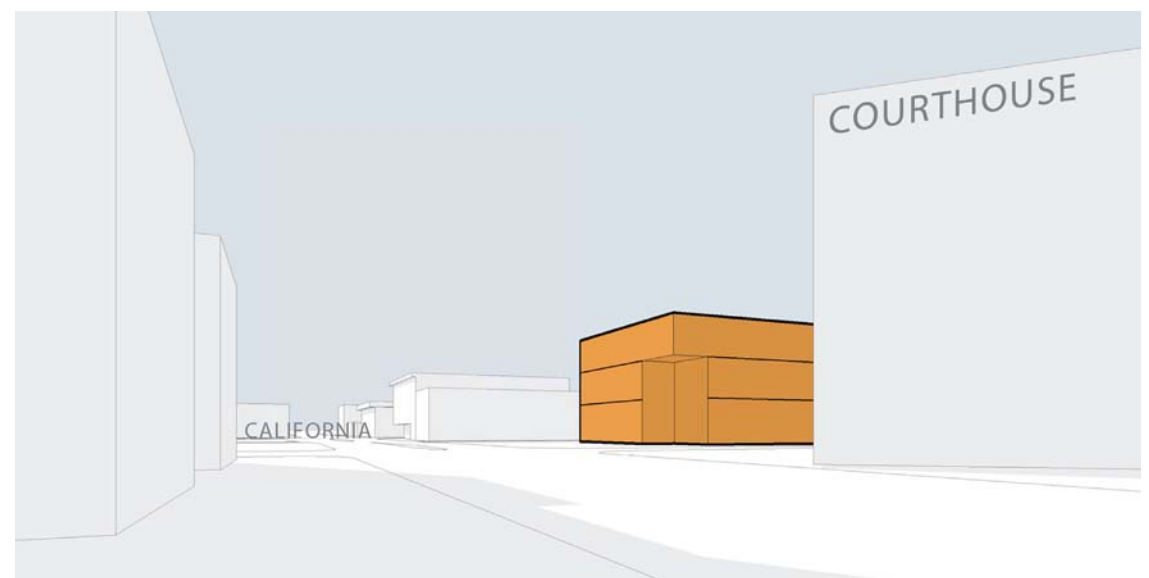
OVERVIEW

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urban context overview

LEGISLATIVE & ZONING MODIFICATIONS ARE BEING PURSUED FOR THE FOLLOWING ITEMS:
 LOT 6: NEW PUBLIC SAFETY BUILDING SITE
 NO REVISIONS ARE BEING PURSUED

LOT 7: NEW PARKING GARAGE SITE
 LOT COVERAGE
 SETBACKS
 FAR (FLOOR AREA RATIO)
 BUILDING HEIGHT



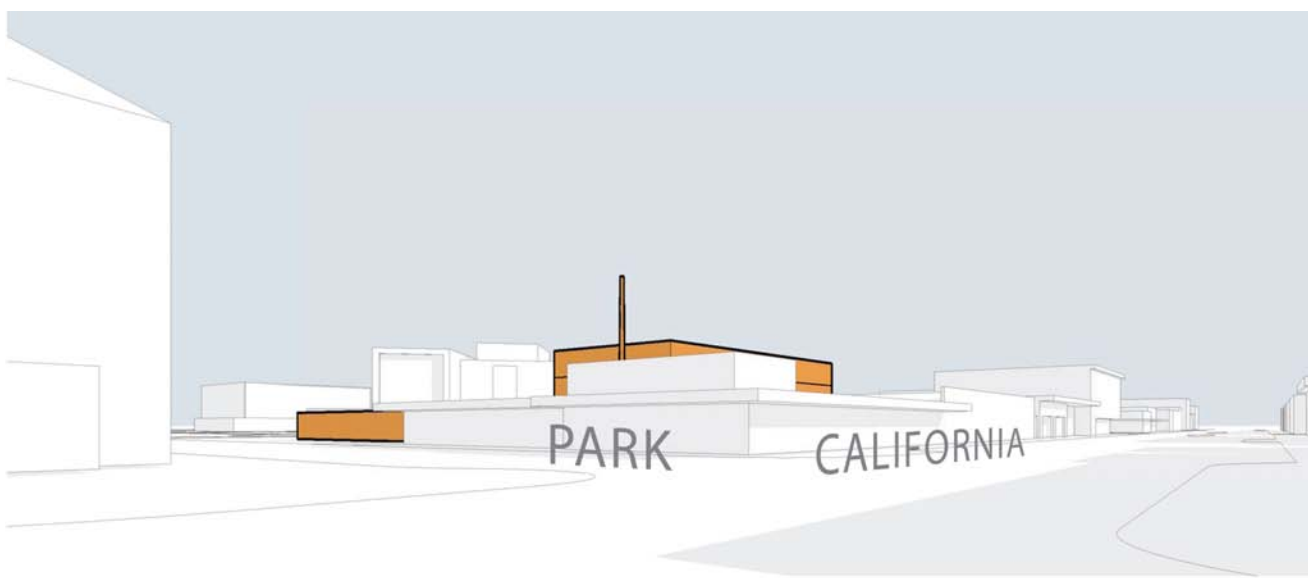
VIEW A



VIEW B



VIEW C



VIEW D

PROPOSED PSB MASSING IN CONTEXT

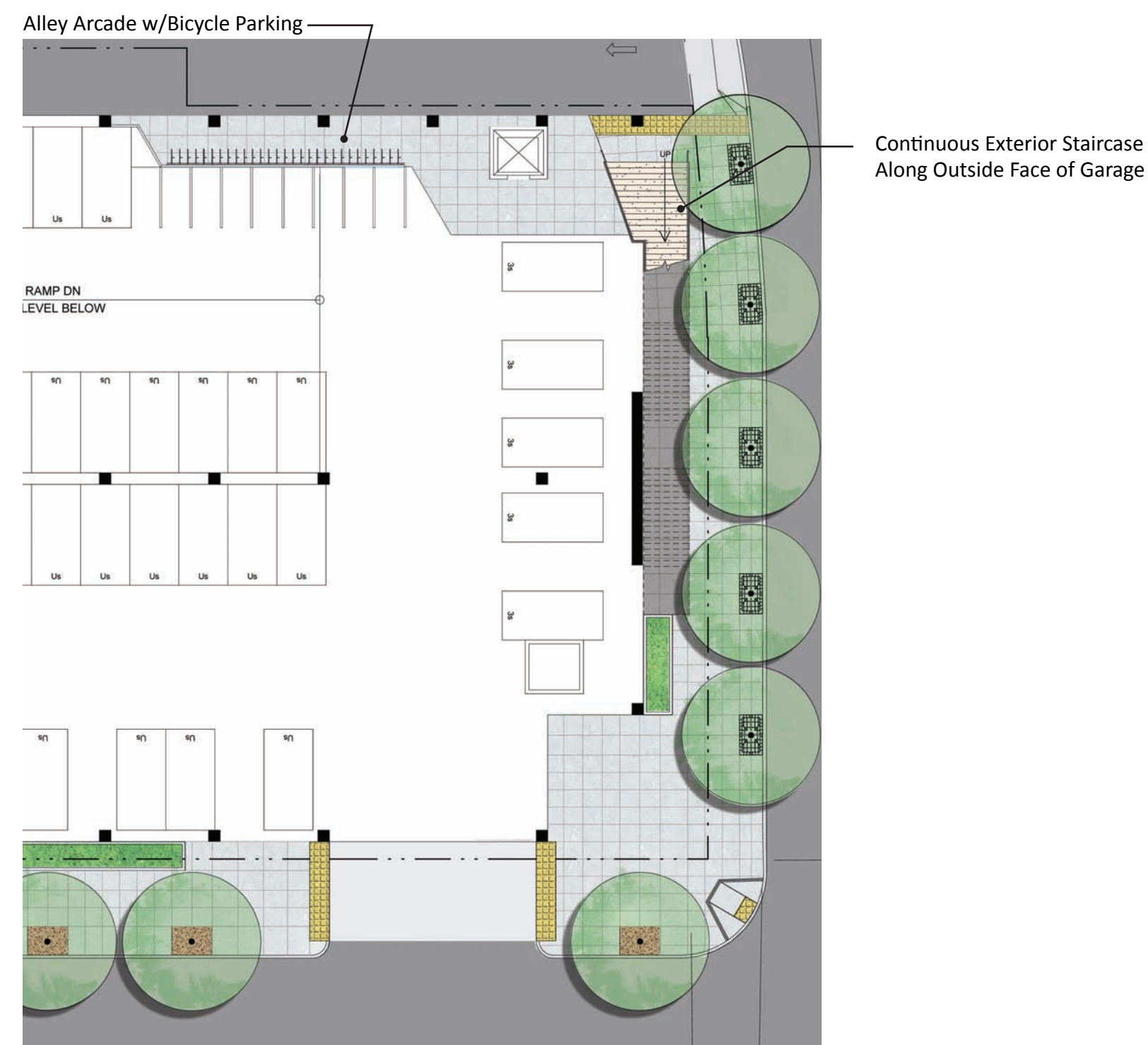


COMPARATIVE HEIGHTS

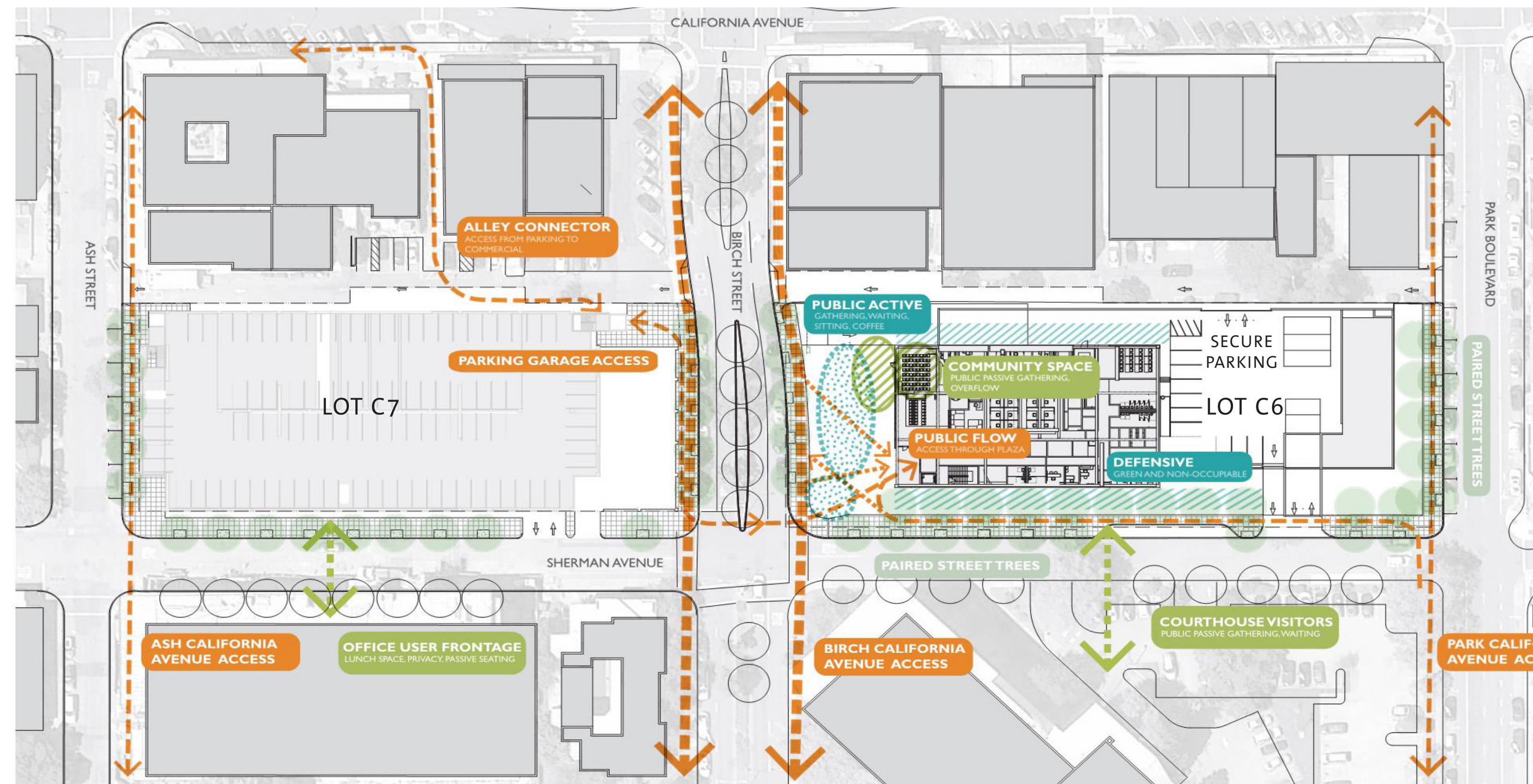


KEY PLAN

URBAN CONTEXT OVERVIEW



ALTERNATE OPTION



PEDESTRIAN CIRCULATION PLAN NTS

OVERVIEW

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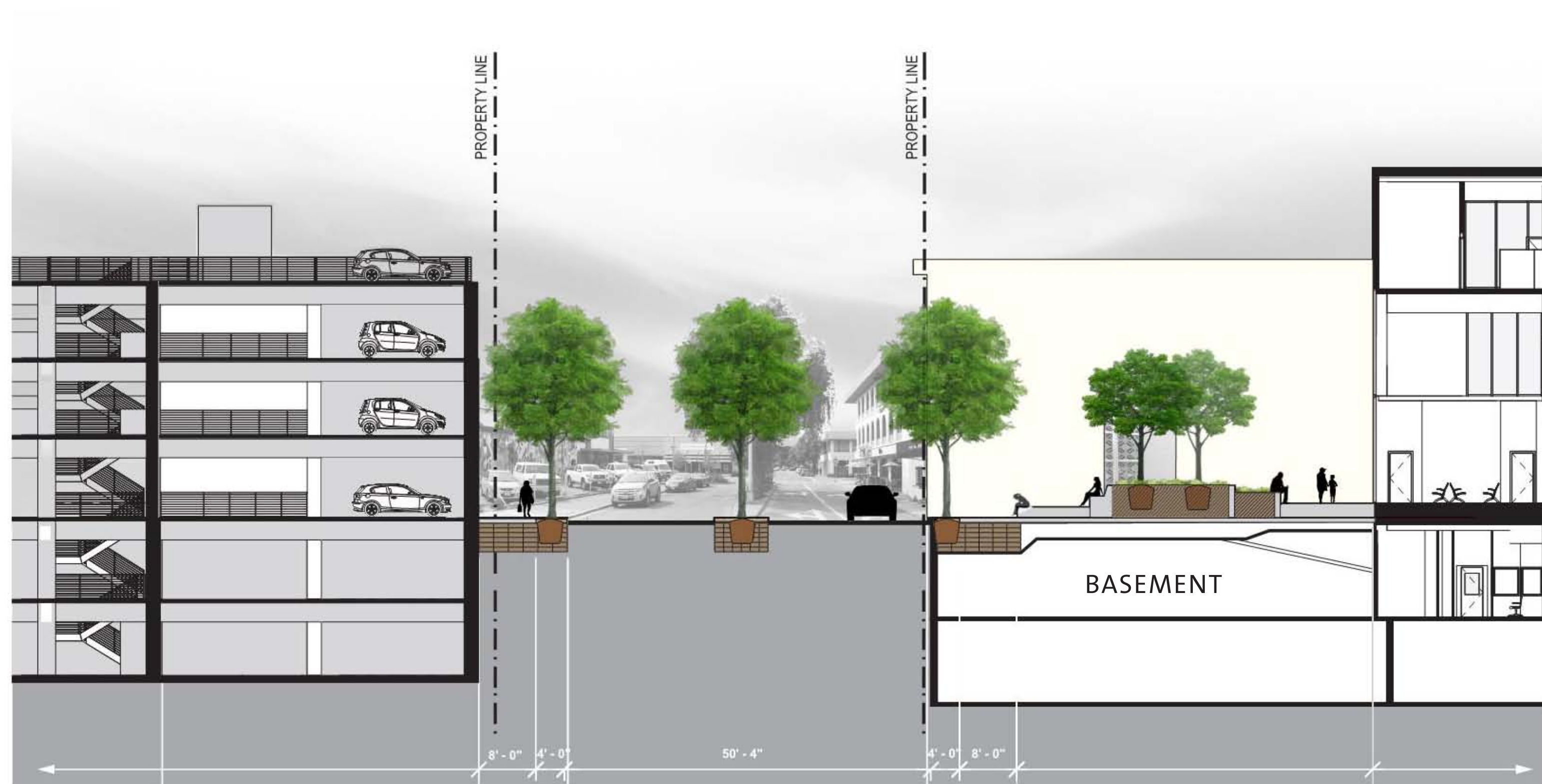
illustrative site plan



PRELIMINARY LANDSCAPING CONCEPT NTS

ILLUSTRATIVE SITE PLAN

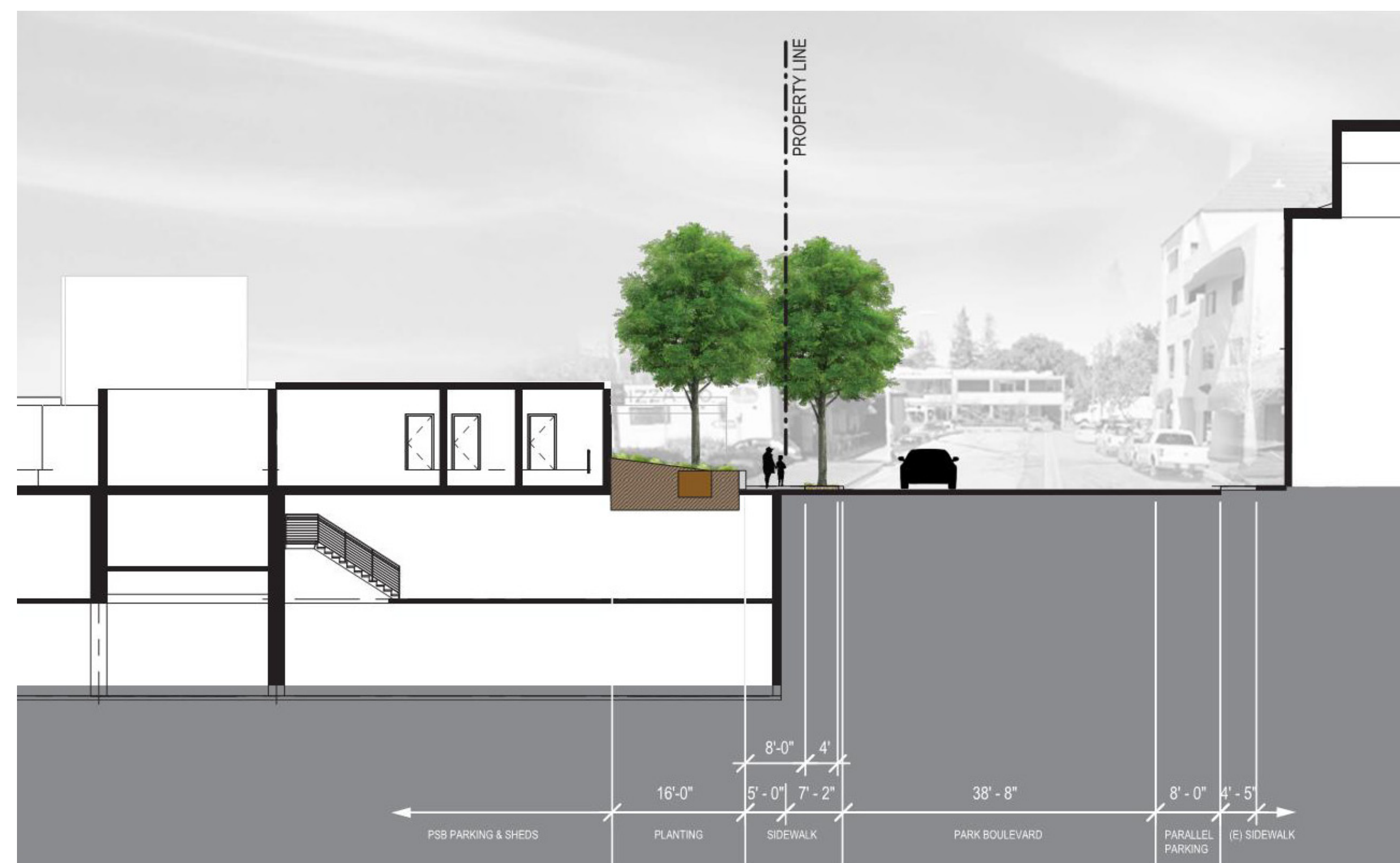
ARB 05



BIRCH STREET SECTION AT LOTS C7 & C6



SHERMAN AVE STREET SECTION AT LOT C6



PARK BOULEVARD STREET SECTION AT LOT C6

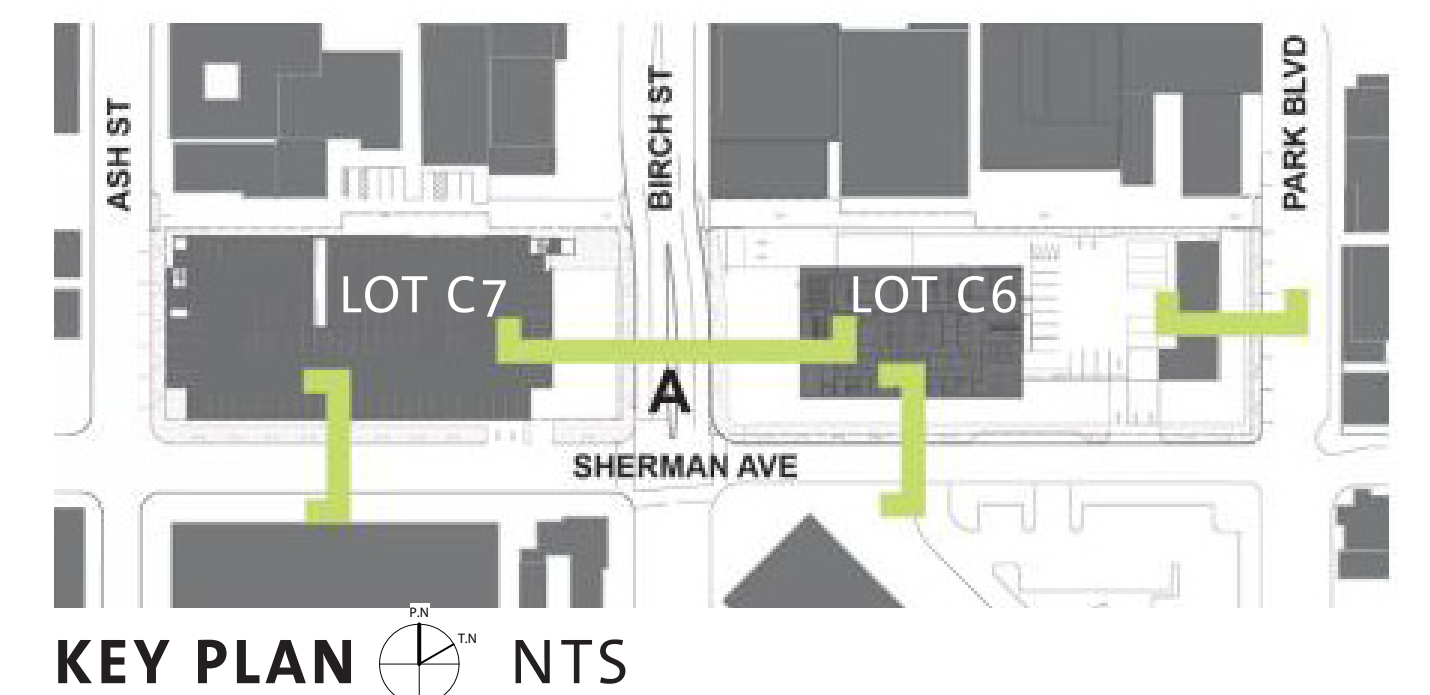


SHERMAN AVENUE STREET SECTION AT LOT C7

OVERVIEW

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street sections



KEY PLAN NTS

STREET SECTIONS



VIEW OF LOT C6 FROM THE INTERSECTION OF SHERMAN ST & PARK BLVD.



VIEW FROM LOT C6 - NORTH

OVERVIEW

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existing context photos



VIEW FROM LOT C6 - EAST



VIEW FROM LOT C6 - SOUTH



VIEW FROM LOT C6 - WEST



VIEW OF LOT C7 FROM THE INTERSECTION OF SHERMAN & BIRCH STREETS



VIEW FROM LOT C7 - NORTH

OVERVIEW

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existing context photos



VIEW FROM LOT C7 - EAST



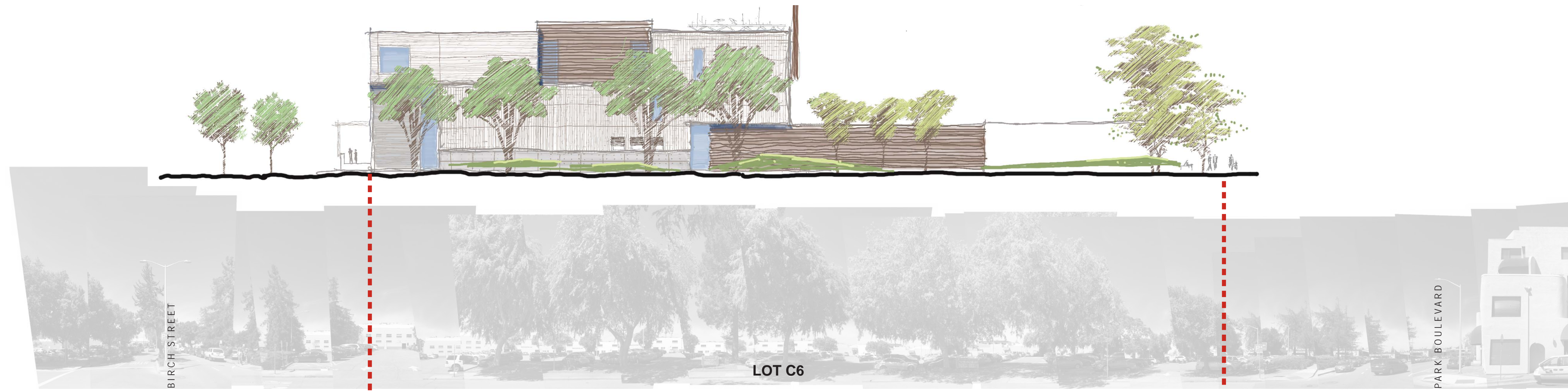
VIEW FROM LOT C7 - SOUTH



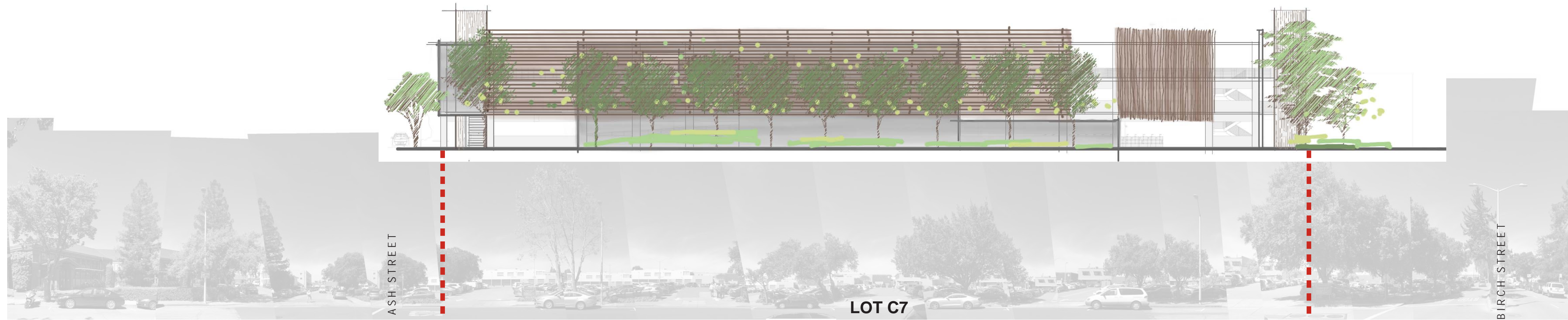
VIEW FROM LOT C7 - WEST



BIRCH STREET FRONTAGE AT PUBLIC SAFETY BUILDING



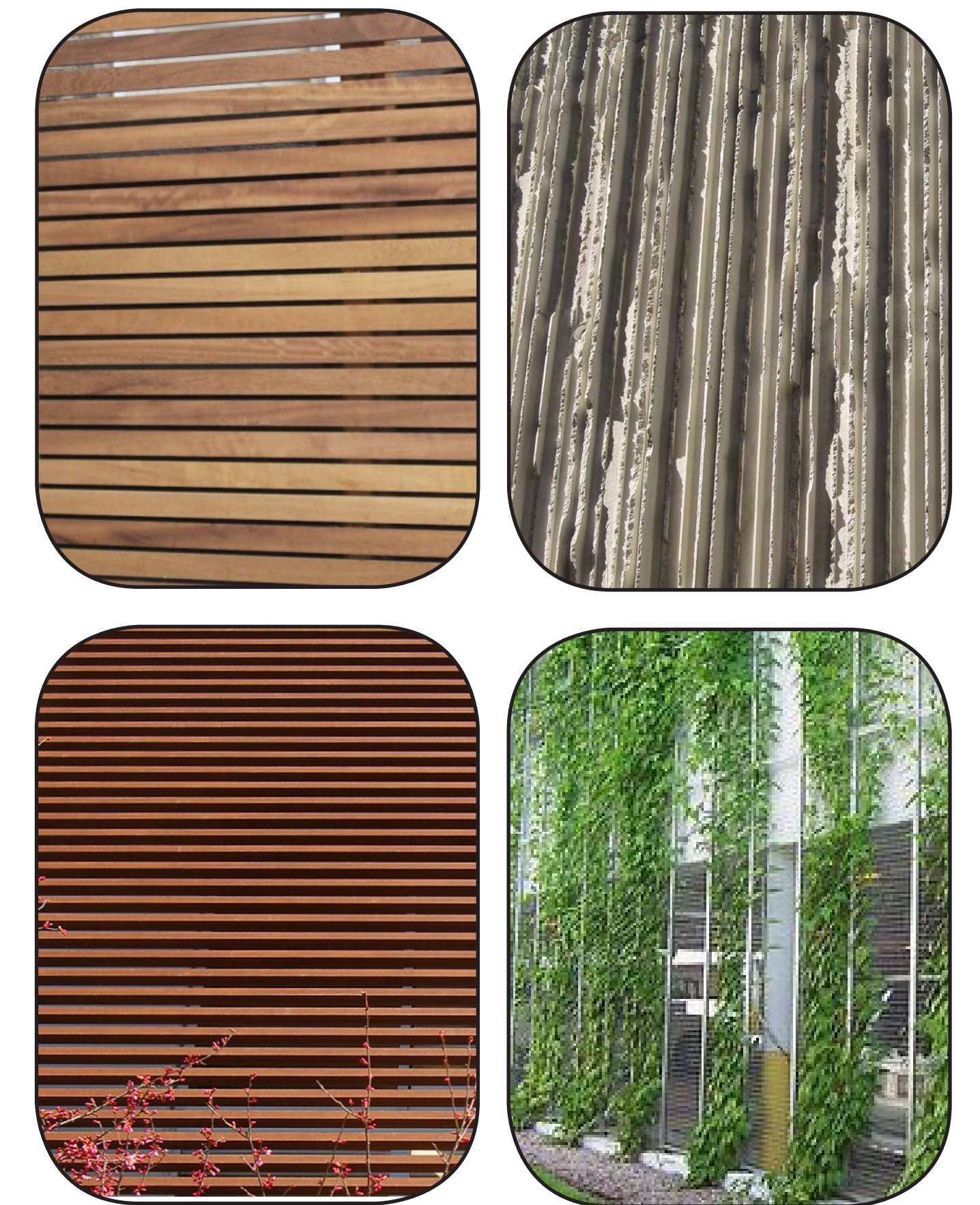
SHERMAN AVENUE FRONTAGE AT PUBLIC SAFETY BUILDING



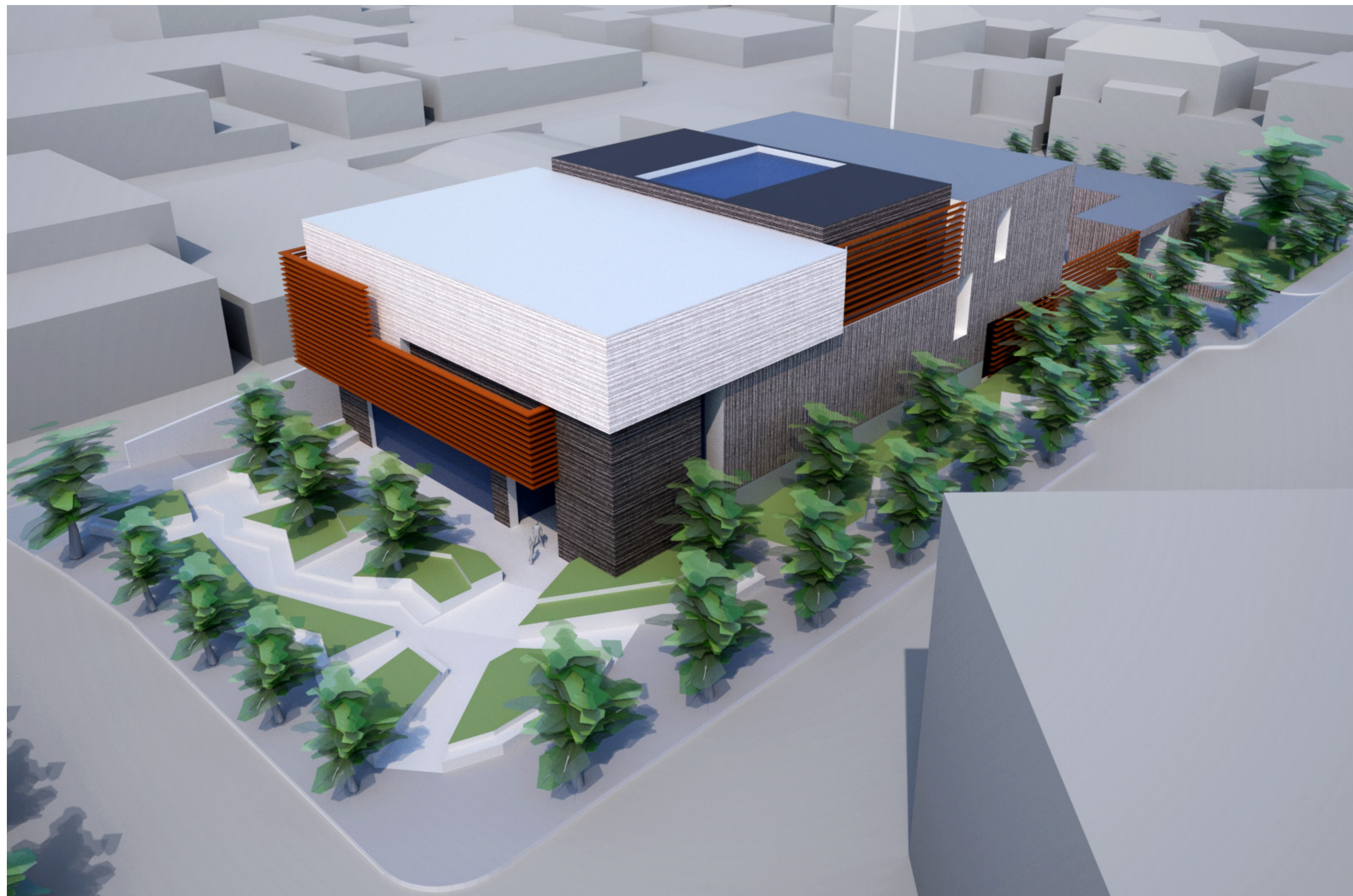
SHERMAN AVENUE FRONTAGE AT CALIFORNIA AVENUE GARAGE

CONCEPT 01 screening / greening

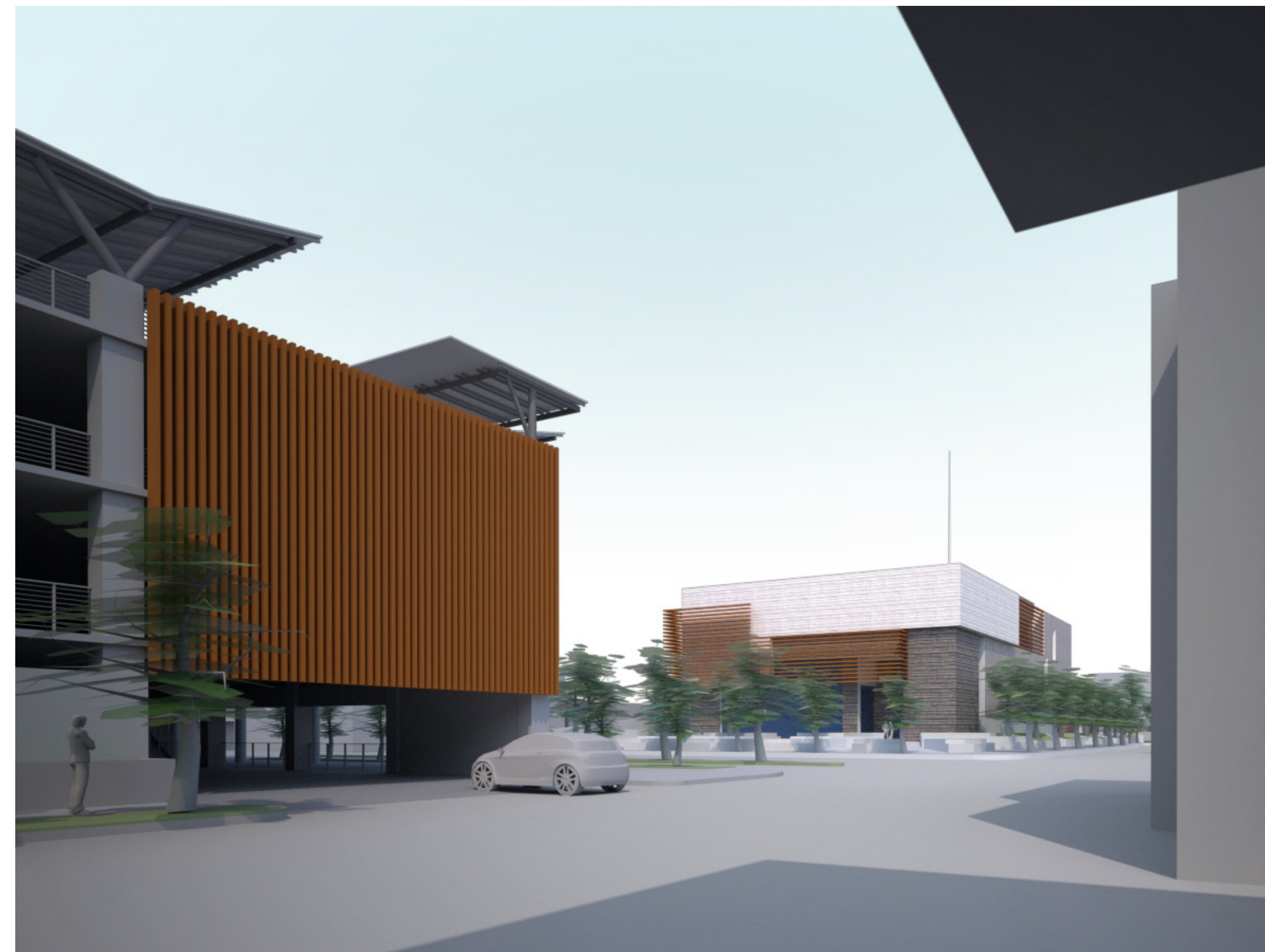
This scheme veils the buildings in a naturalized setting to reduce their visual presence and secure vulnerable openings. This screening is achieved through a conceptual "greening," with slatted wood-like screens, rough natural textures and immersive landscaping. The dense planting approach obscures views of parked cars and operational buildings. Slatted screens protect windows from the sun and from unwanted visibility. Rough stone-like wall textures evoke nature and blend buildings with the landscape. Material colors are earthy, warm and low contrast.



CONCEPT 01 BUILDING & NEIGHBORHOOD CONTEXT ELEVATIONS



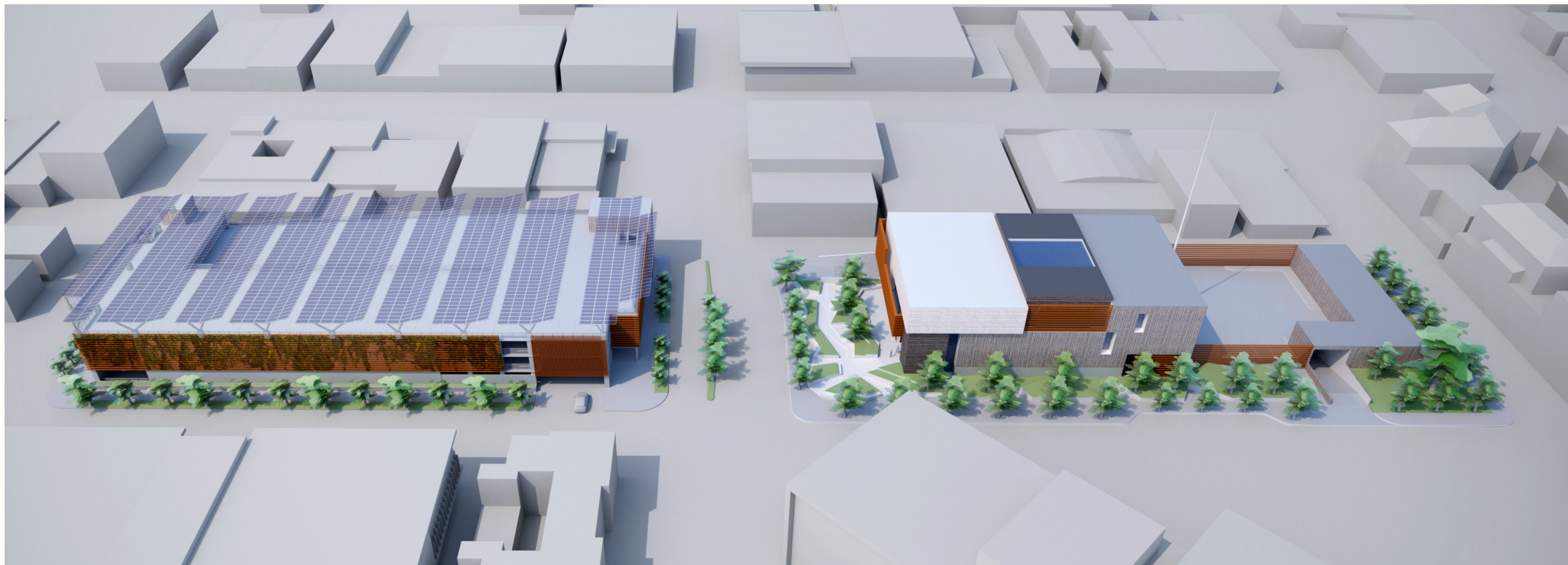
SITE MASSING VIEW 1 AT PUBLIC SAFETY BUILDING



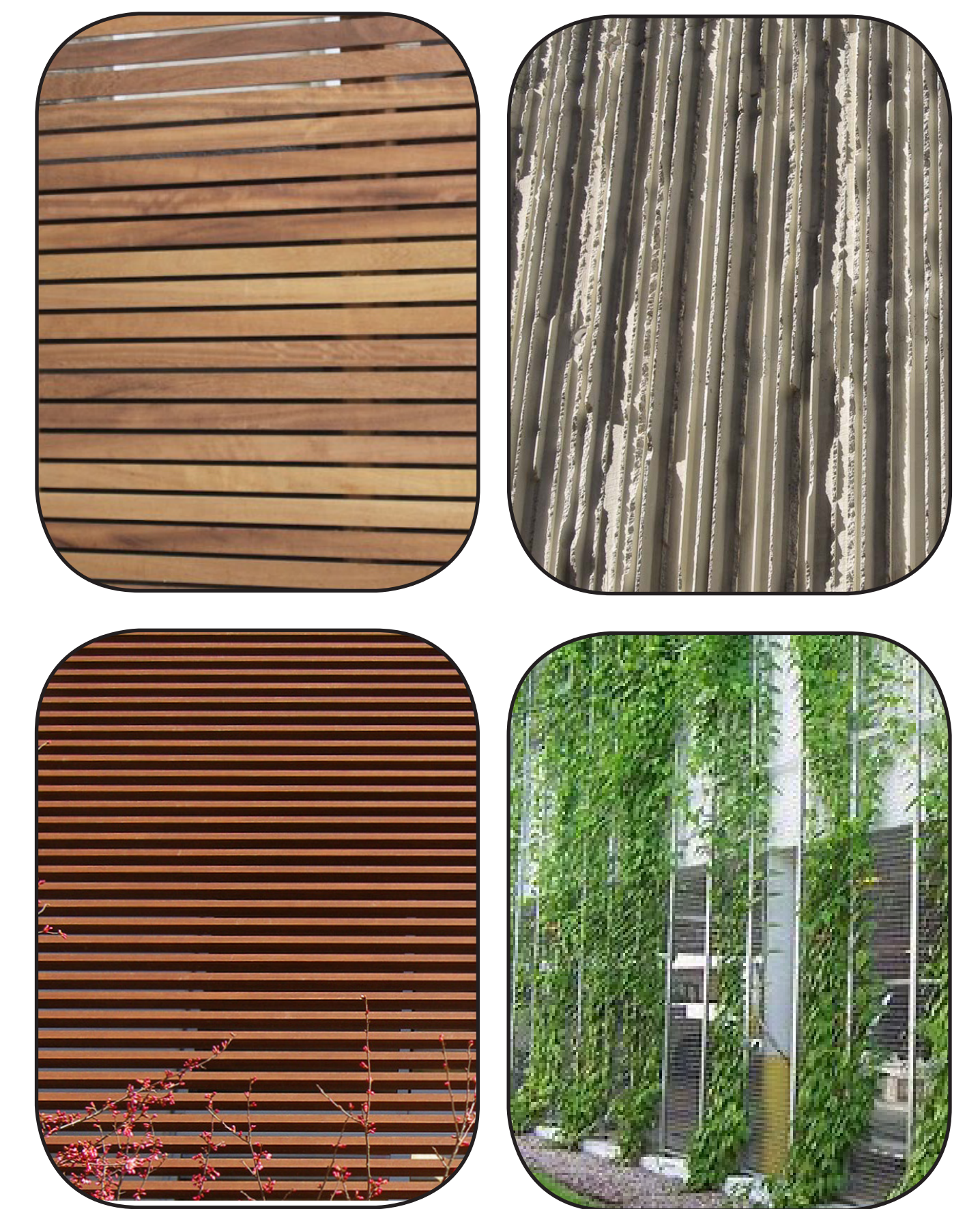
CONCEPT 01 screening / greening

Design components:

- wood slat window screens and site fencing
- rough stone-like exterior materials
- deep set windows
- asymmetrical building massing
- climbing vines as visual screening for the parking structure
- Dense tree planting screening public safety building
- A meandering, topographic site plan



SITE MASSING VIEW 2 AT THE CALIFORNIA AVENUE GARAGE AND THE PUBLIC SAFETY BUILDING



CONCEPT 01 ARCHITECTURAL CHARACTER & MASSING

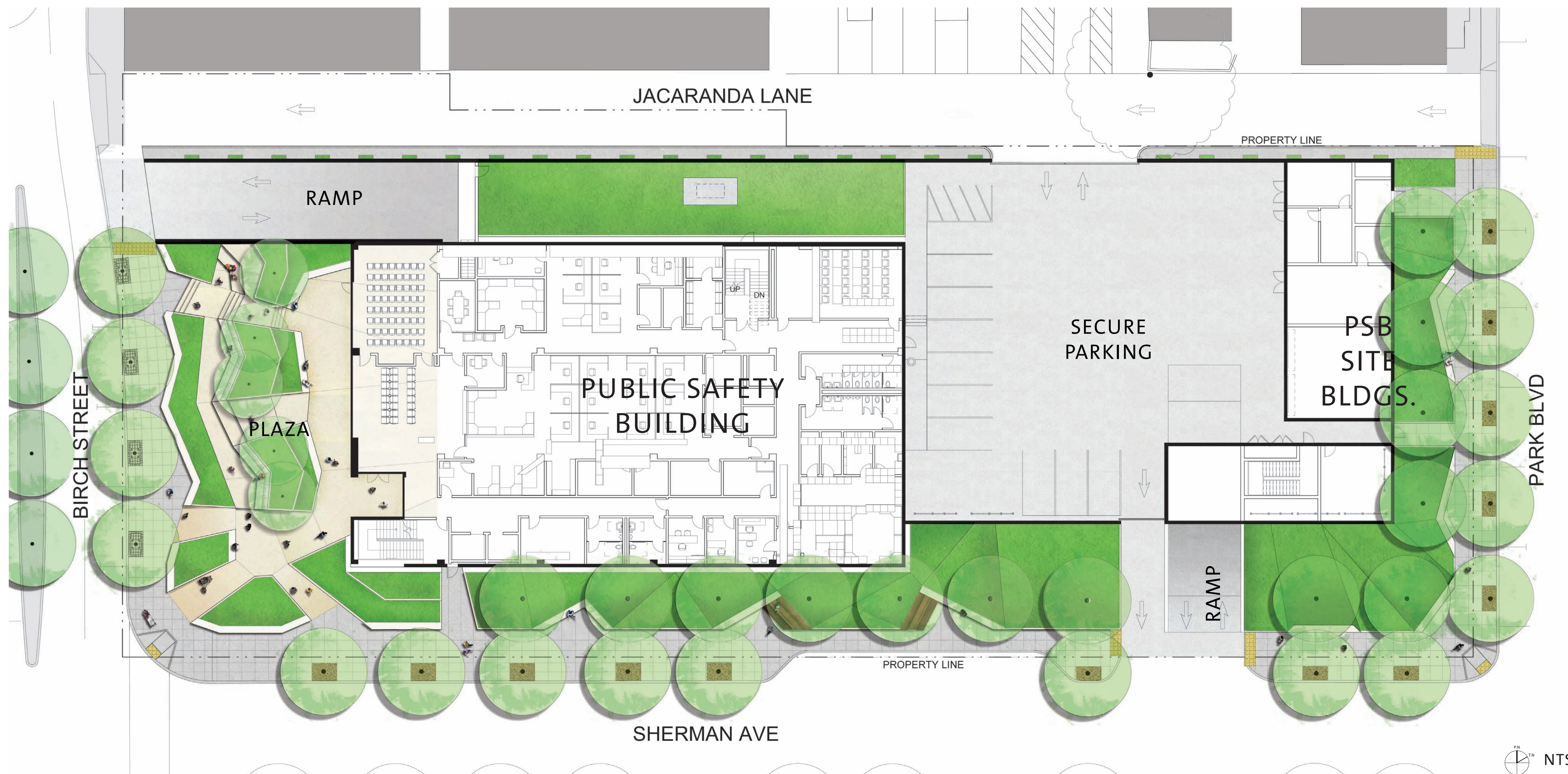
ARB 10

CONCEPT

01

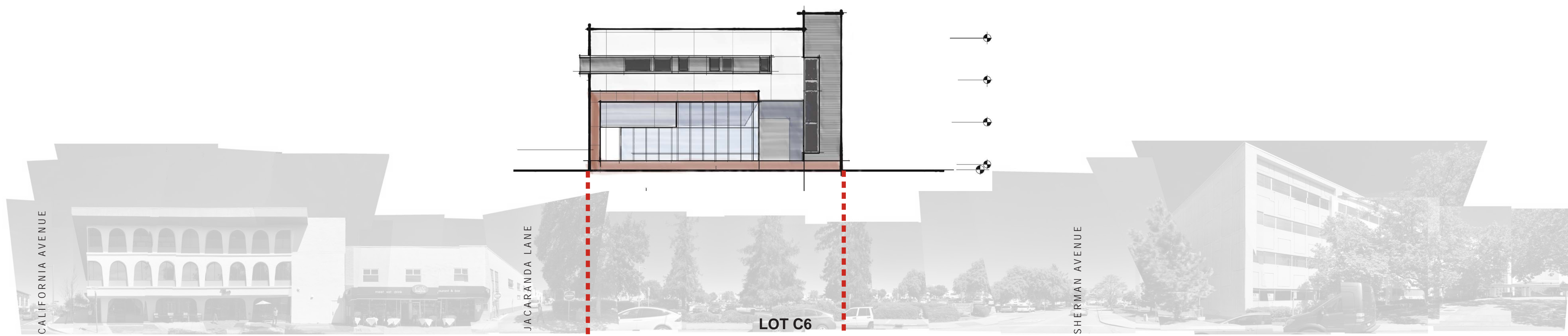
screening / greening

- Dynamic relationships between hardscape and softscape
- Large scale is modulated by breaking down stepped features
- Intimately scaled down spaces for public use
- "Berming" allows for trees within plaza
- Network of paths within more softscape

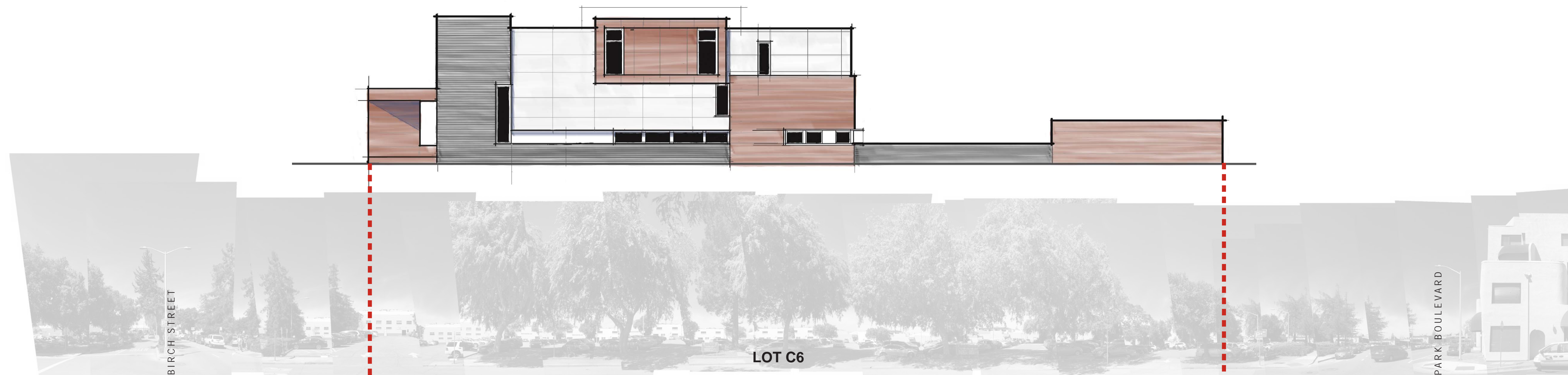


CONCEPT 01 SITE CHARACTERISTICS - PUBLIC SAFETY BUILDING

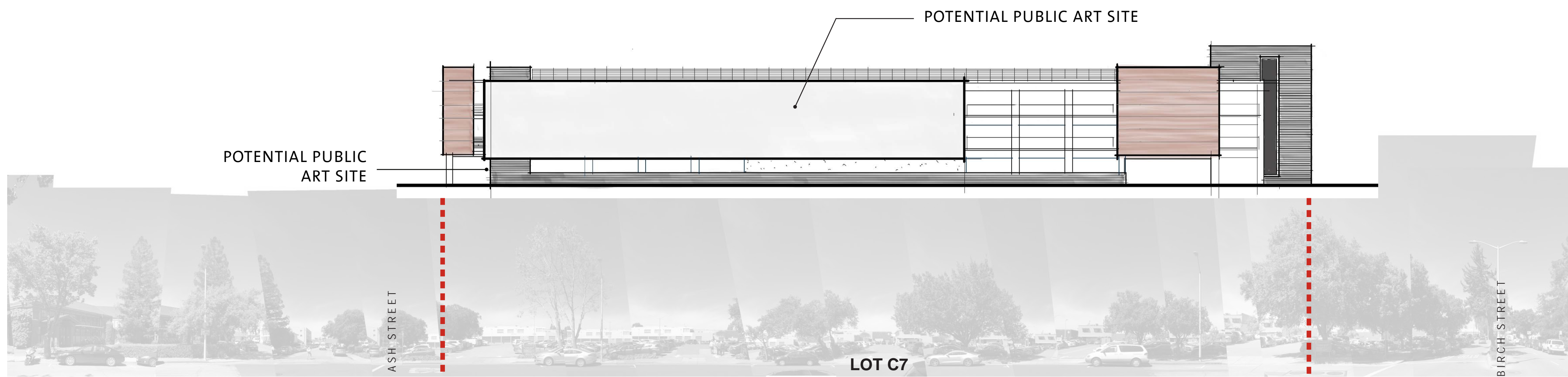
ARB 11



BIRCH STREET FRONTAGE AT PUBLIC SAFETY BUILDING



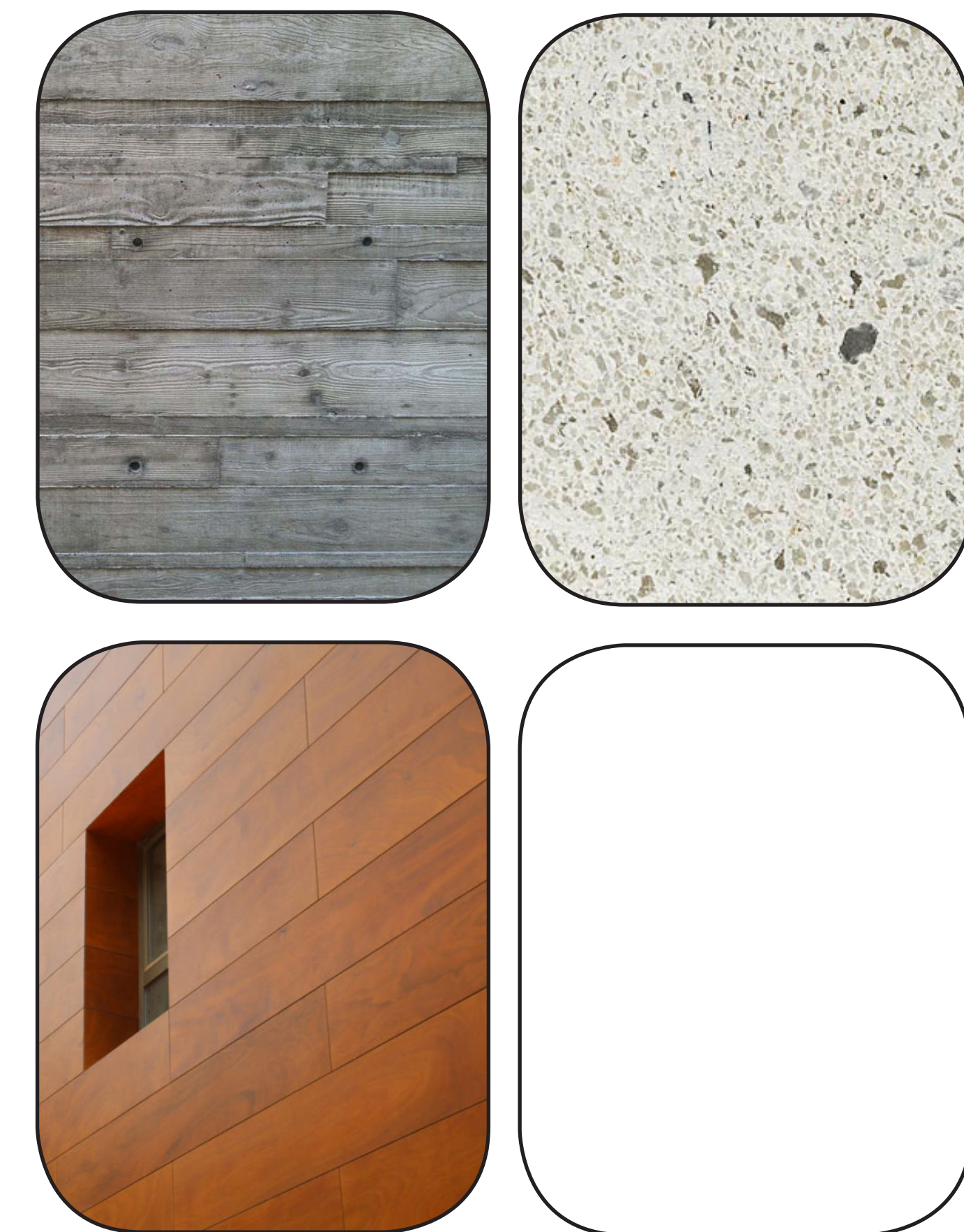
SHERMAN AVENUE FRONTAGE AT PUBLIC SAFETY BUILDING



SHERMAN AVENUE FRONTAGE AT CALIFORNIA AVENUE GARAGE

CONCEPT 02 dynamic massing

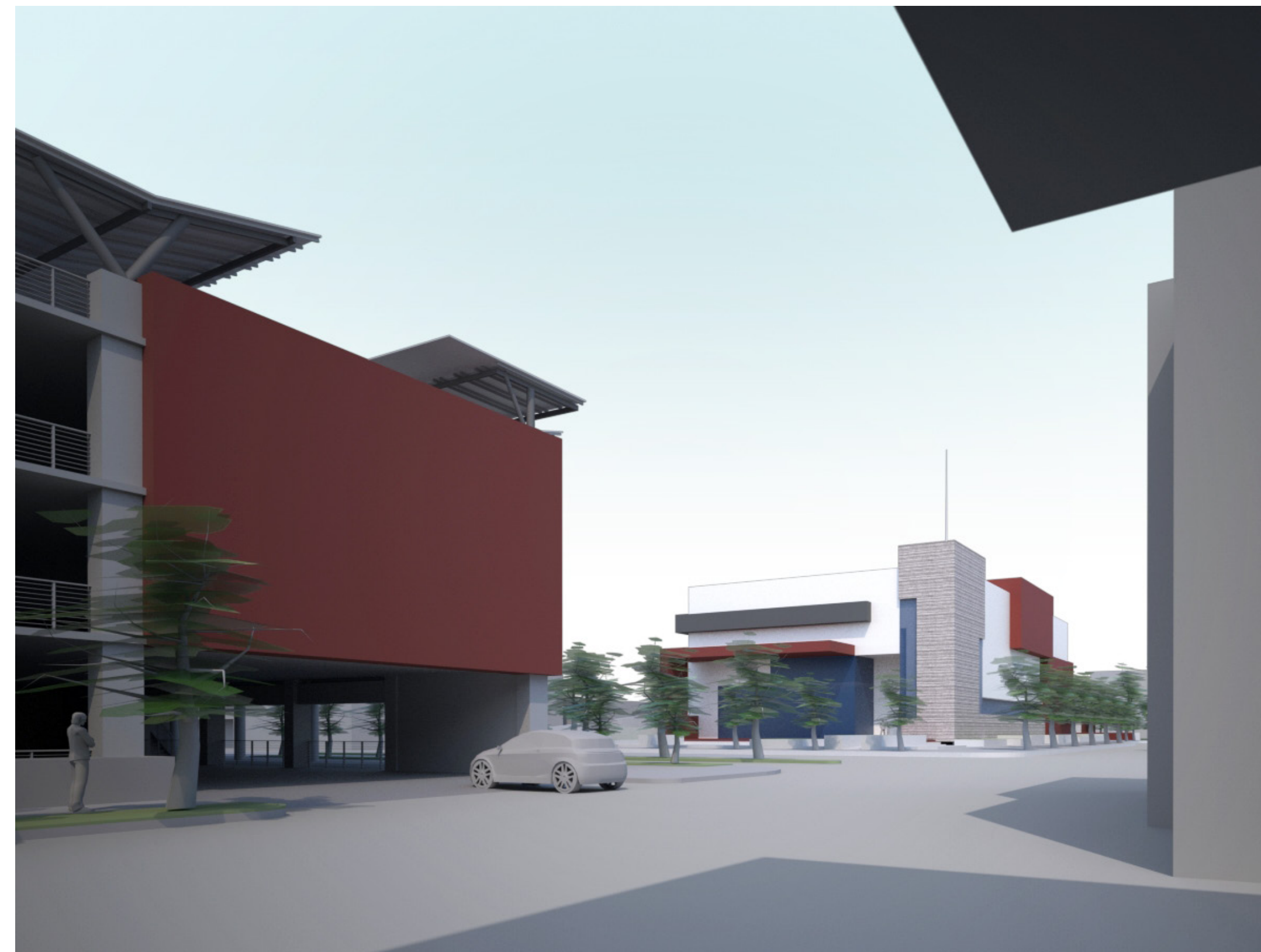
This scheme breaks down building massing by modulating the building volumes to make the two-block project appear smaller, more intimate and visually dramatic. A dynamic play of volumes, colors and masses creates a more approachable community presence. Individual program components are rendered as discrete building volumes within the overall project. Materials reference and update color schemes from traditional Palo Alto landmarks. Compositional interplay between the PSB and Garage offer continuity between the buildings. Site design reinforces the smaller compartmentalized approach, with small scale seating and planting areas.



CONCEPT 02 BUILDING & NEIGHBORHOOD CONTEXT ELEVATIONS



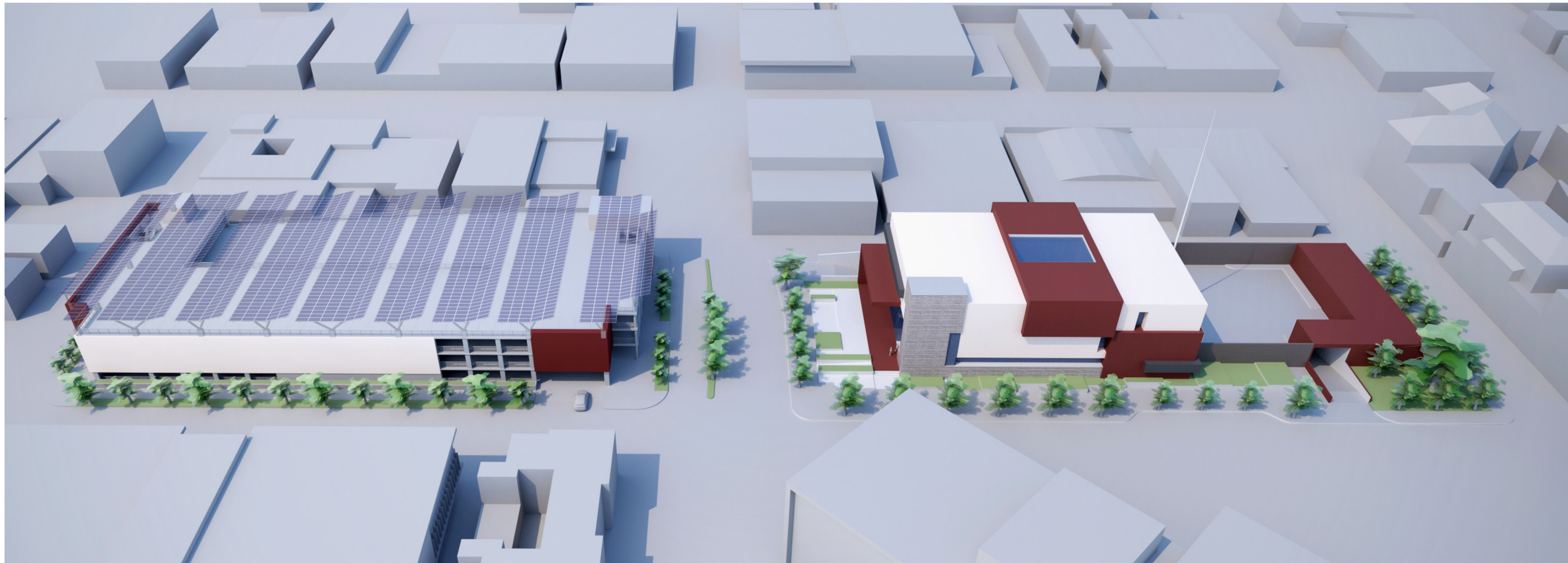
SITE MASSING VIEW 1 AT PUBLIC SAFETY BUILDING



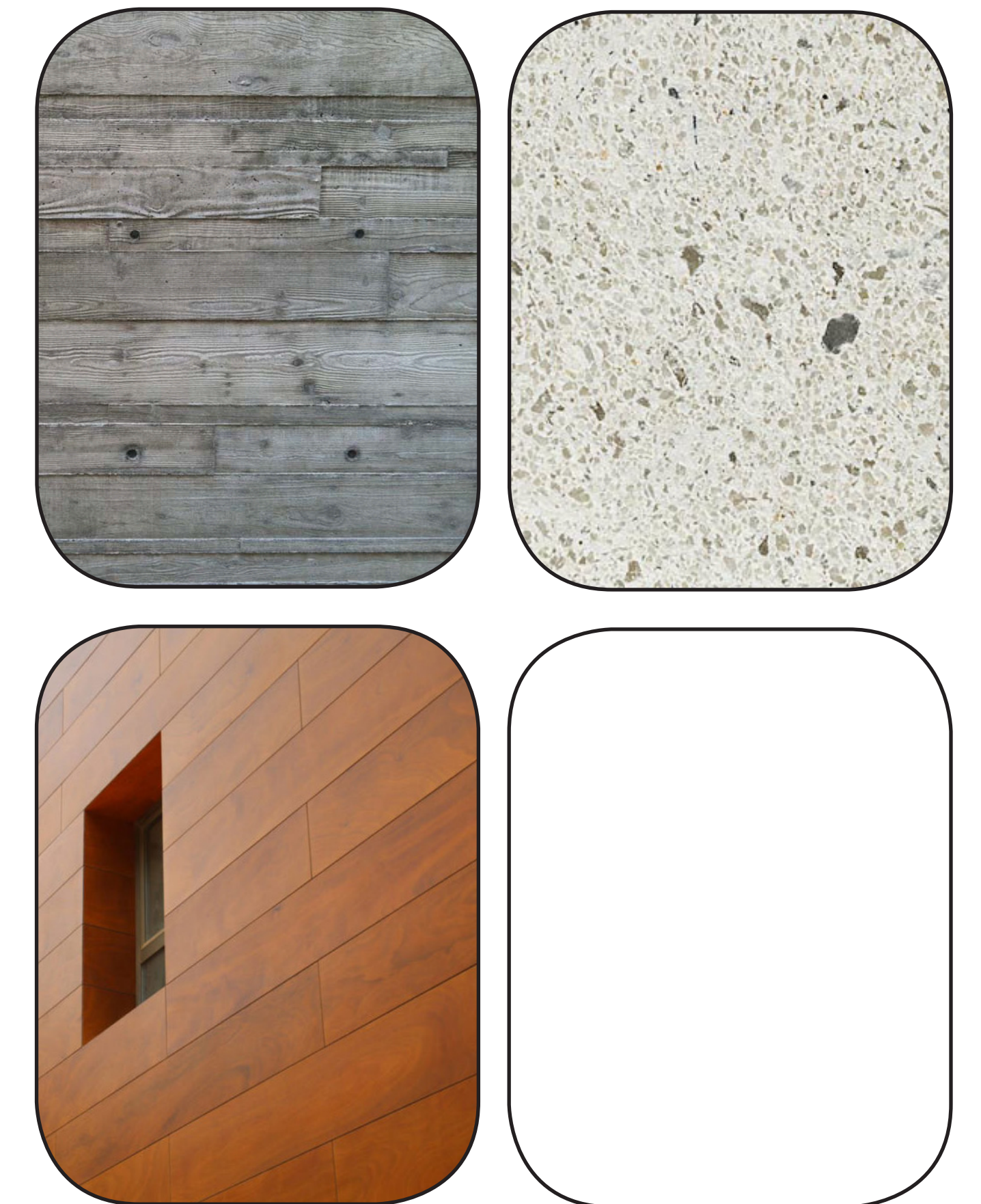
CONCEPT 02 dynamic massing

Design components:

- Material palette evoking traditional historic Palo Alto landmarks of light colored cement plaster, terra-cotta and copper patina
- Building volumes match the size and scale of adjacent commercial buildings
- Parking Garage and PSB share one compositional approach
- Mixture of materials includes composite wood panels, smooth and board-formed precast concrete



SITE MASSING VIEW 2 AT THE CALIFORNIA AVENUE GARAGE AND THE PUBLIC SAFETY BUILDING



CONCEPT 02 ARCHITECTURAL CHARACTER & MASSING

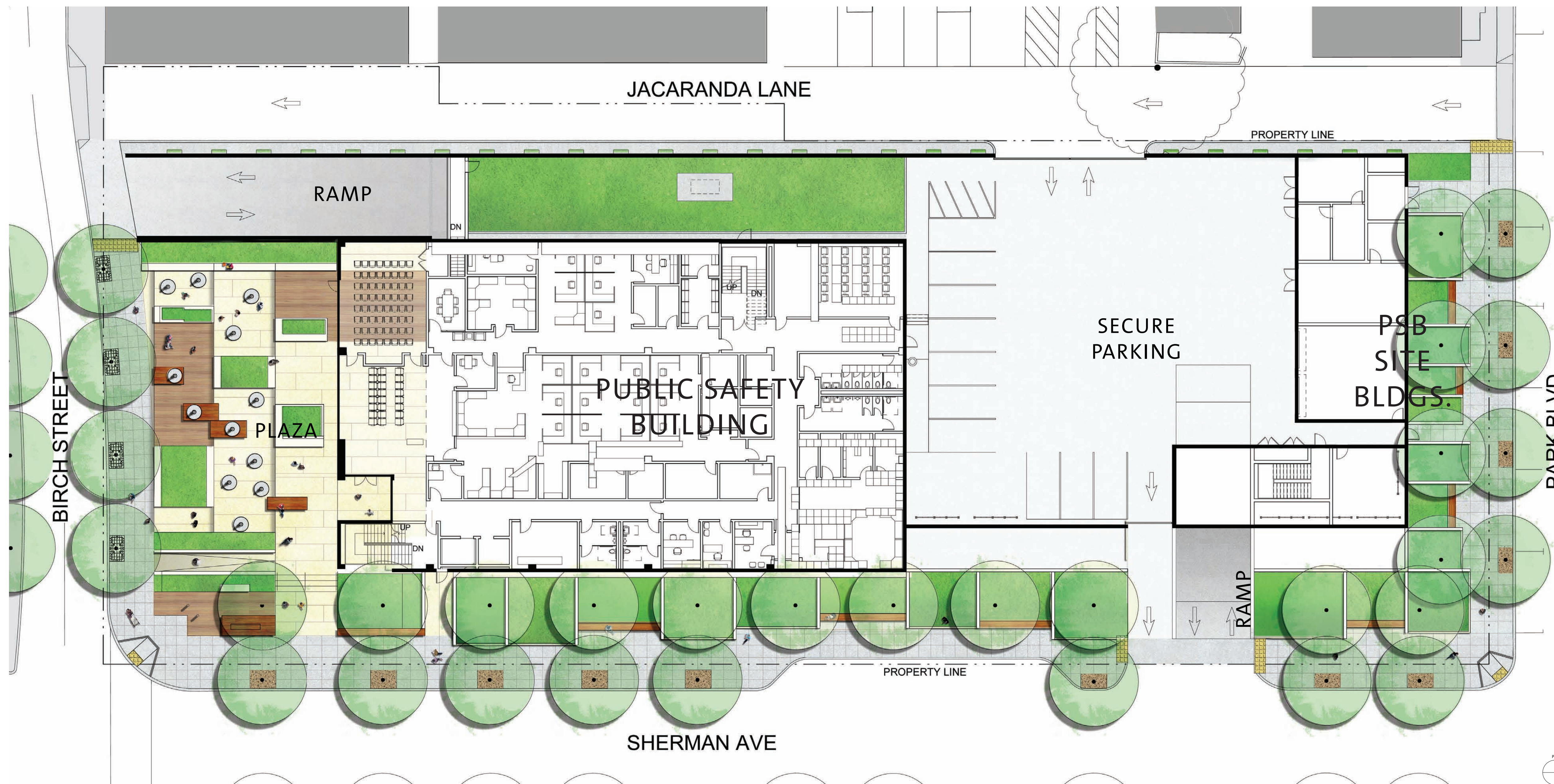
ARB 13

CONCEPT

02

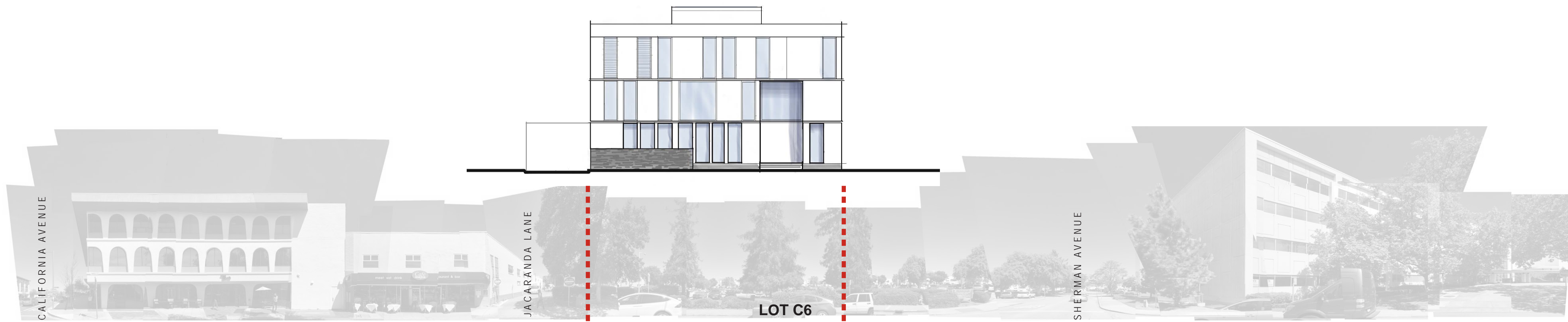
dynamic massing

- Blending of landscape organization with building facade- materially and geometrically
- Plaza steps in three tiers with smaller elements that are offset from each other
- Varied field of site elements
- Balance of hardscape and softscape
- Orthogonal, offset geometry

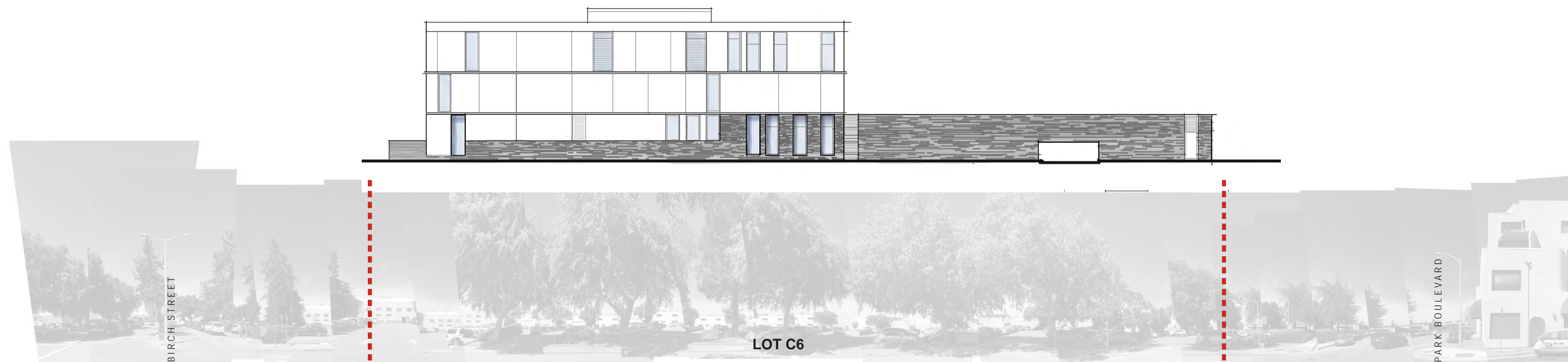


CONCEPT 02 SITE CHARACTERISTICS - PUBLIC SAFETY BUILDING

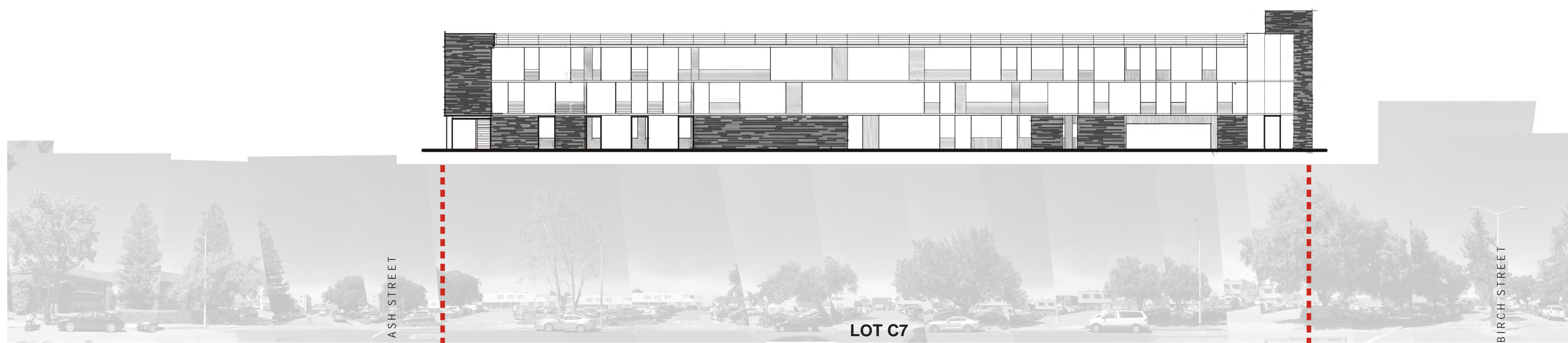
ARB 14



BIRCH STREET FRONTAGE AT PUBLIC SAFETY BUILDING



SHERMAN AVENUE FRONTAGE AT PUBLIC SAFETY BUILDING



SHERMAN AVENUE FRONTAGE AT CALIFORNIA AVENUE GARAGE

CONCEPT 03

simple civic

This scheme presents a dignified and semi-formal visual presence to create a confident, approachable and community-scaled civic image for Public Safety. An abstracted theme of rectangles is introduced. The building features a simple palette and understated detailing, with a variety of pattern that provides visual interest over the large scale of the two parcels. The base of the building is a warm, dark and earthy brick wall material providing texture and interest at street level. Lower-level windows are deep set to evoke a traditional colonnade. Upper level materials reference Sierra White Granite, the material of civic projects common in the Bay Area. Upper level windows suggest informally arranged columns. Horizontal delineations at each floor break the three-story buildings into a stack of one-story-scaled elements, addressing the scale of the retail district. The construction approach is modular, increasing the likelihood that this will be the most cost effective approach.



CONCEPT 03 BUILDING & NEIGHBORHOOD CONTEXT ELEVATION

ARB 15



SITE MASSING VIEW 1 AT PUBLIC SAFETY BUILDING



CONCEPT 03

simple civic

Design Components:

- Building base and site walls are a manganese ironspot brick veneer
- Smooth, light-colored precast panels cast to resemble Sierra White Granite
- Modular pre-cast panels for both PSB and Garage for cost-effectiveness
- Deep-set ground-floor windows
- Simple raised planting areas at site that develop and radiate the geometry of the building



SITE MASSING VIEW 2 AT THE CALIFORNIA AVENUE GARAGE AND THE PUBLIC SAFETY BUILDING



CONCEPT 03 ARCHITECTURAL CHARACTER & MASSING

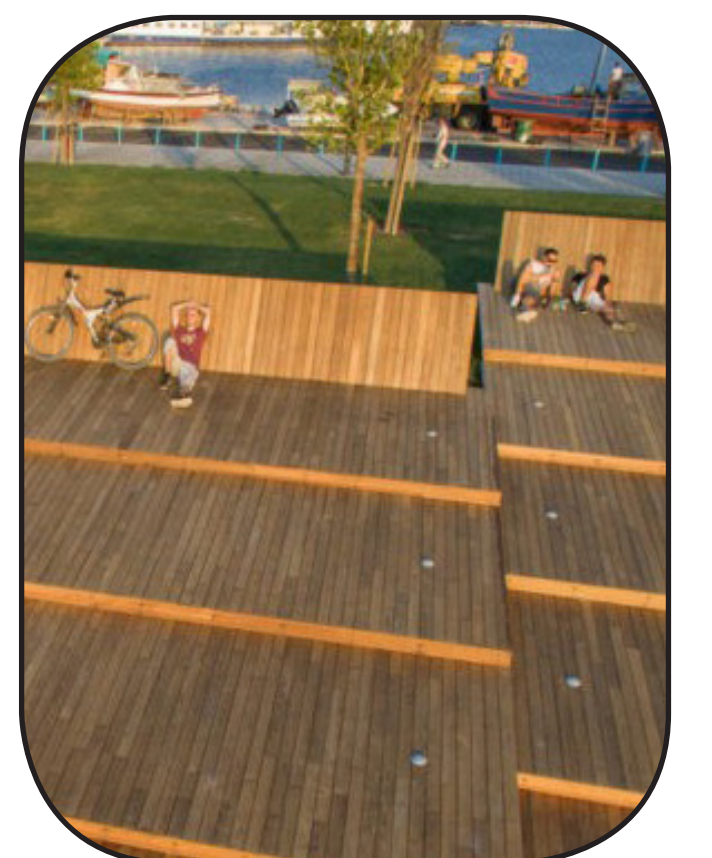
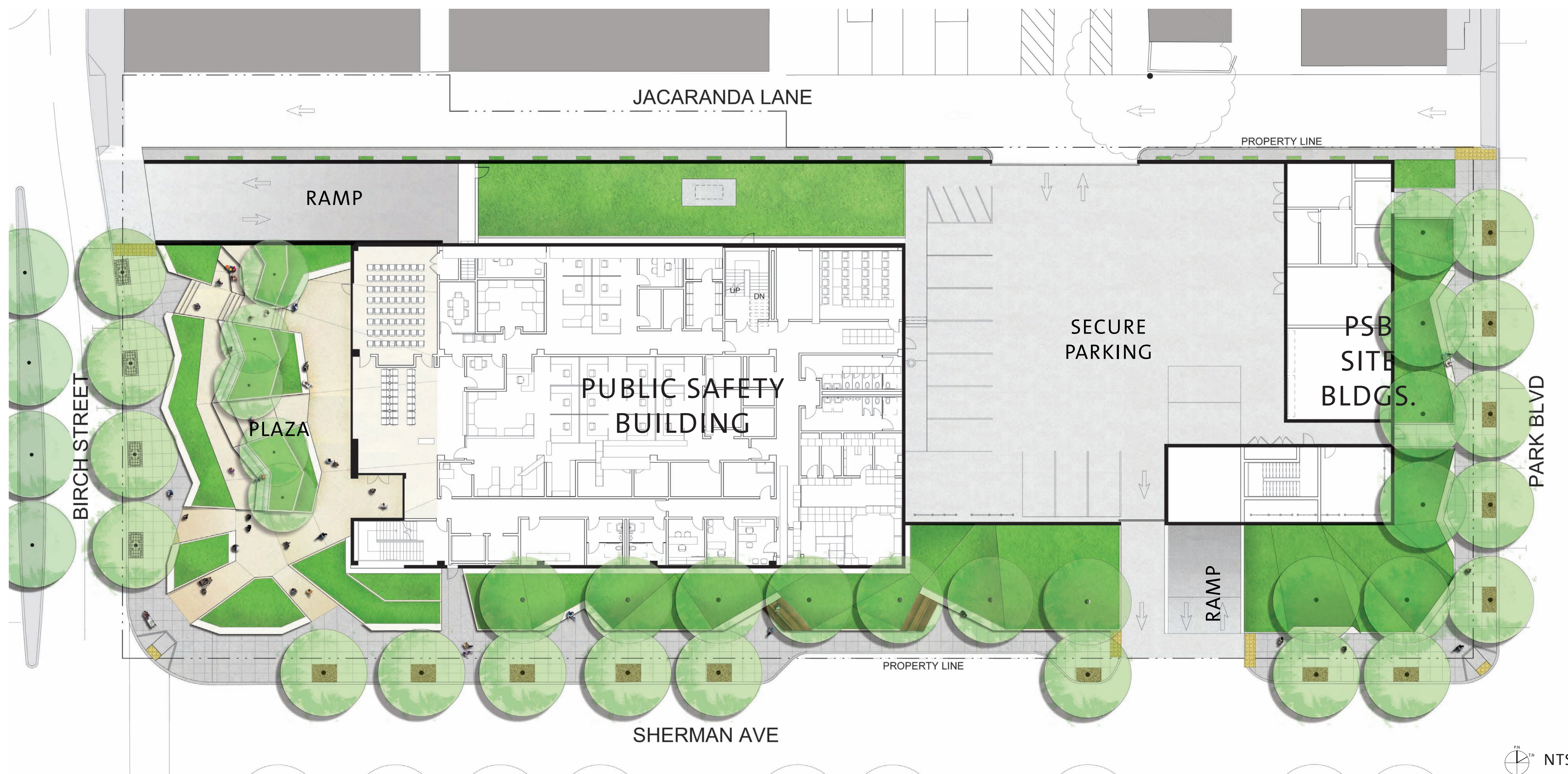
ARB 16

CONCEPT

03

simple civic

- LARGE OPEN SPACE THAT CELEBRATES THE BUILDING / PROGRAM
- ACTS AS A CENTRAL SPACES / PLAZA FOR IMMEDIATE AREA
- MINIMALIST LANGUAGE IMPLIES MONUMENTALITY / FORMALITY
- THREE EVEN TERRACE STEPS / PLAZA IS MORE HARDSCAPE / SOFTSCAPE IS MORE FIGURAL
- CIVIC SCALED; OVERSIZED FURNISHINGS / BARRIERS DISTRIBUTED THROUGHOUT PLAZA



CONCEPT 03 SITE CHARACTERISTICS - PUBLIC SAFETY BUILDING

ARB 17