

# Palo Alto Public Safety Building

Site Evaluation

12/14/15

*Prepared by :*

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# Overview

- May 2015 Study Session Direction
- Site Evaluation and Conceptual Site Layout Options
- Cost Estimates
- Recommended Action
- Next Steps

# May 2015 City Council Study Session

- Staff evaluated 22 sites
- All but three were eliminated due to size, complexity, and/or unavailability for purchase
- Three sites were reviewed with Council
  - California Avenue Parking Lots
  - Los Altos Treatment Plant site
  - West Bayshore Road PG&E Switching Station
- Council gave direction to assess the California Avenue Area Parking Lots C-6 and C-7

# Parking Considerations

- New California Avenue Parking Garage
  - \$9.6 million in Infrastructure Plan funding
  - Expected to provide about 160 additional spaces
  - Current schedule: construction in 2020
- If PSB is built on Lot C-6, new Parking Garage must be completed on Lot C-7 first and provide replacement and new parking
- All other California Avenue Parking Lots scheduled for repaving in next 18 months

# PSB Program Summary

## Public Safety Building

- Police Department
- Fire Administration
- Office of Emergency Services
- Emergency Operations Center
- 911 Communications

45,454 sf

## Parking

- Police, Specialty, Staff, Visitors

194 Spaces



310'  
**SITE B(C-7)**  
1.0 ACRE  
161 SPACES (E)

375'  
**SITE A(C-6)**  
1.2 ACRES  
154 SPACES (E)  
140'

CALIFORNIA

SHERMAN

GRANT

ASH

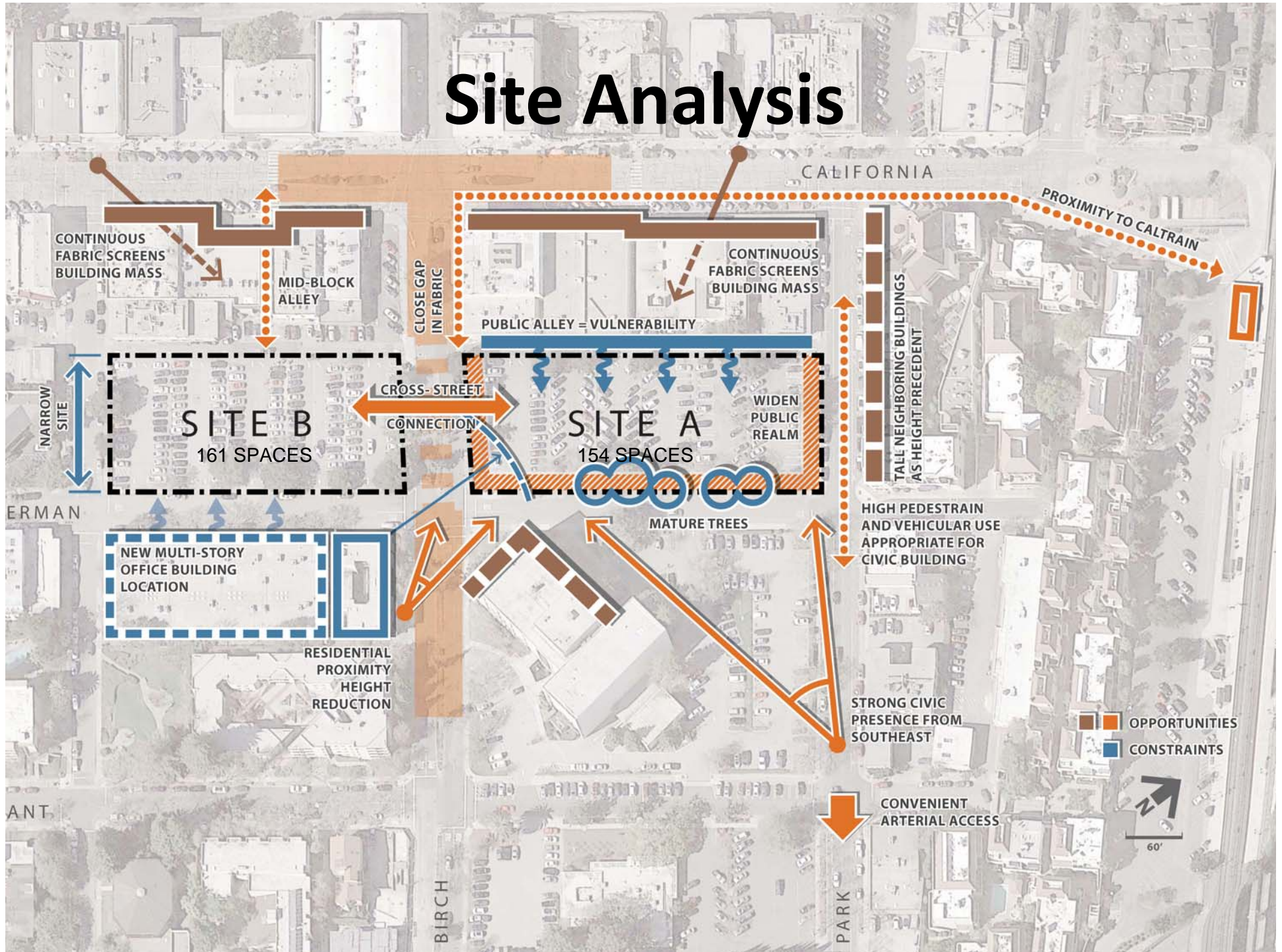
BIRCH

PARK

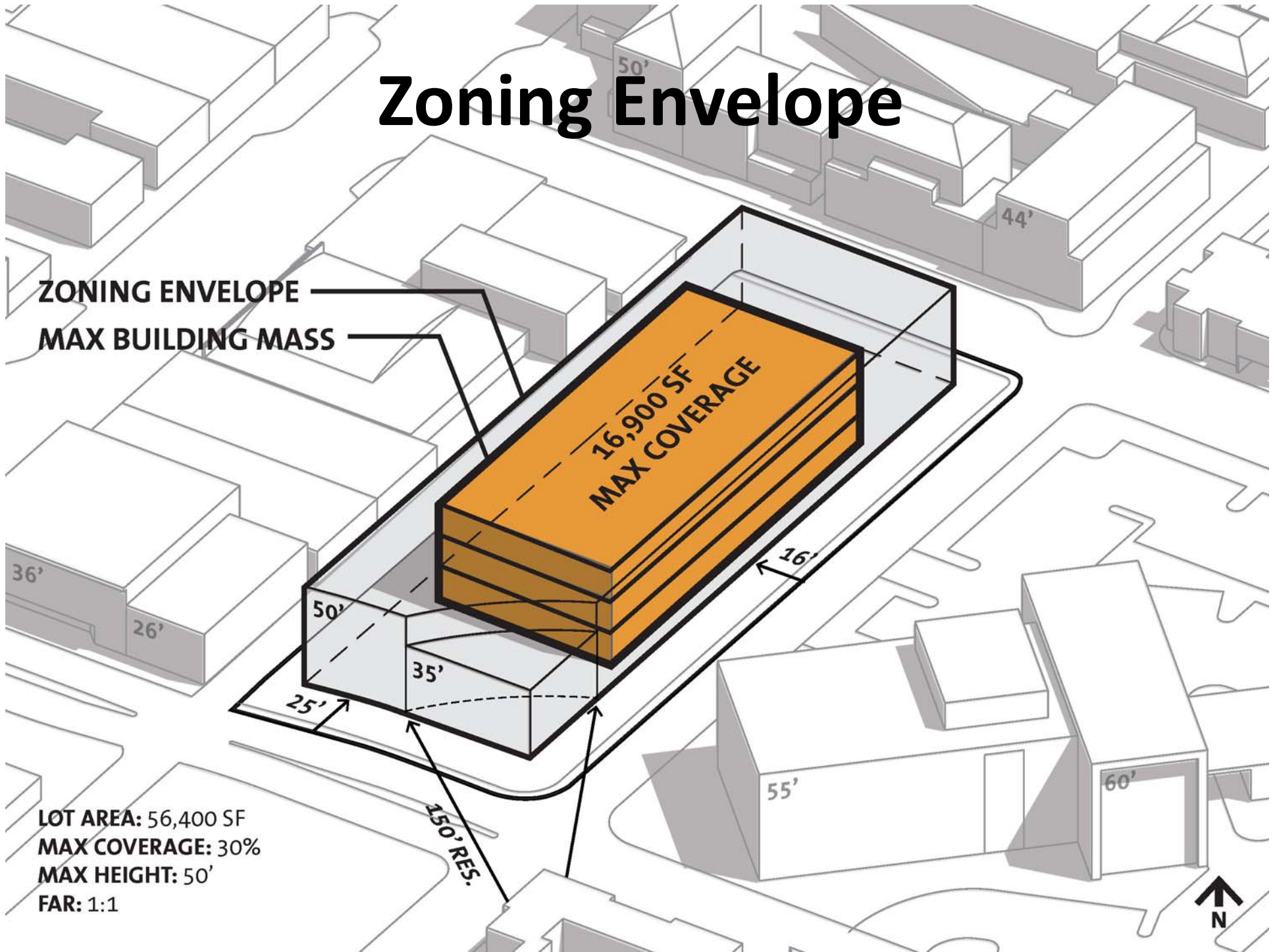
Courthouse



# Site Analysis



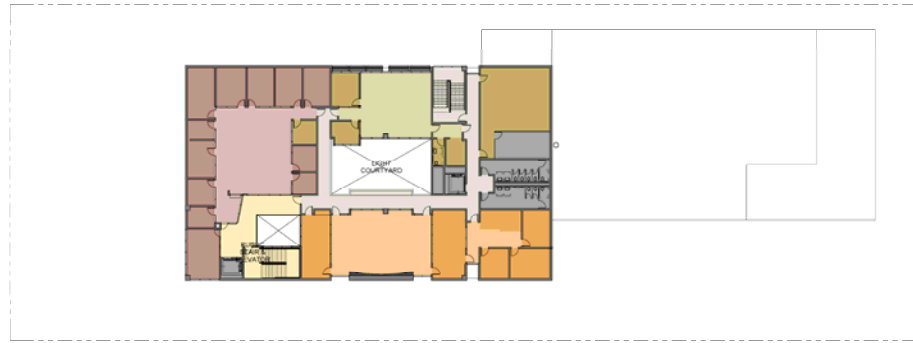
# Zoning Envelope



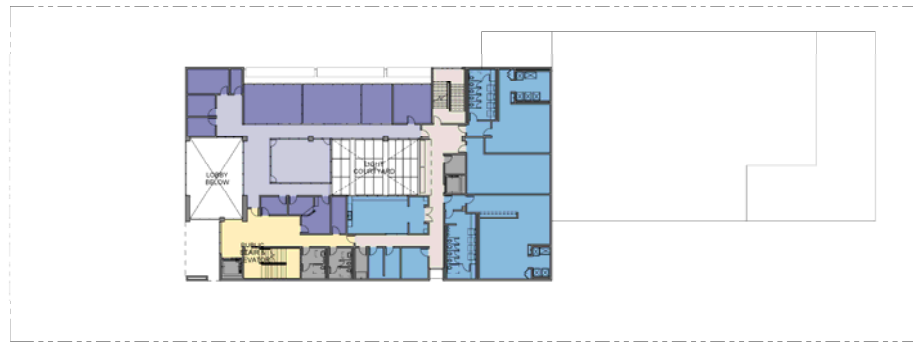


# PSB Option I

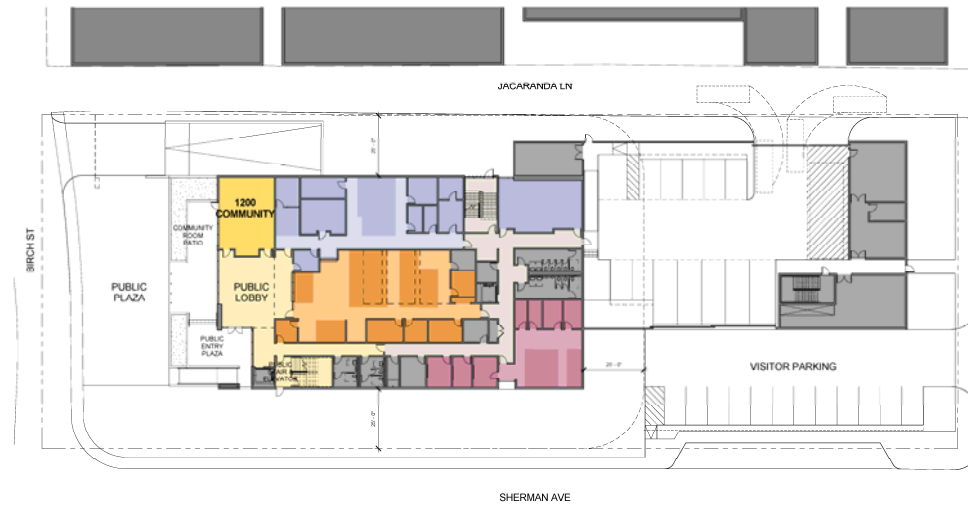
3 Stories  
+  
2 Basement Levels



**Level 3**



**Level 2**



**Level 1**

**Option 1**

**@ Grade: 10 Parking Spaces + 12 Visitor/Staff Spaces + Large Vehicle Spaces**



**Basement Level 1**  
*63 Parking Spaces*

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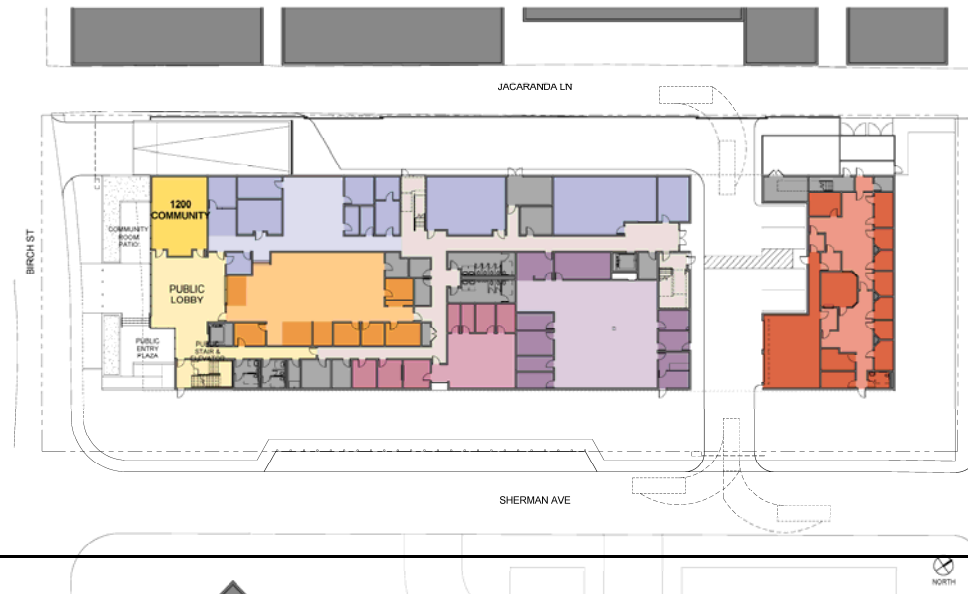
**Basement Level 2**  
*85 Parking Spaces*

# PSB Option II

2 Stories  
+  
2 Basement Levels

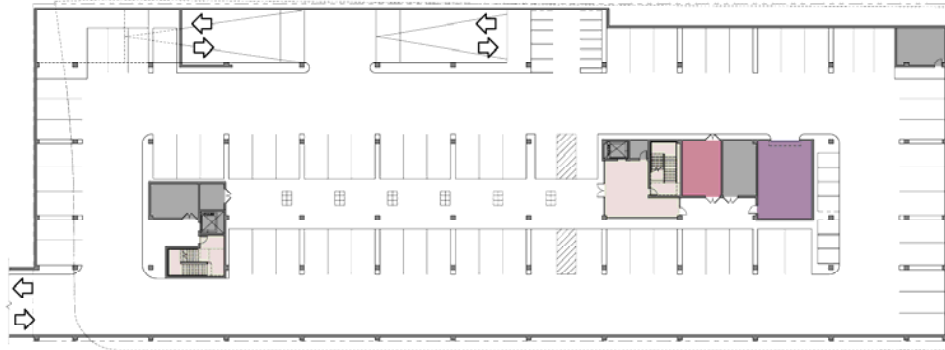


**Level 2**



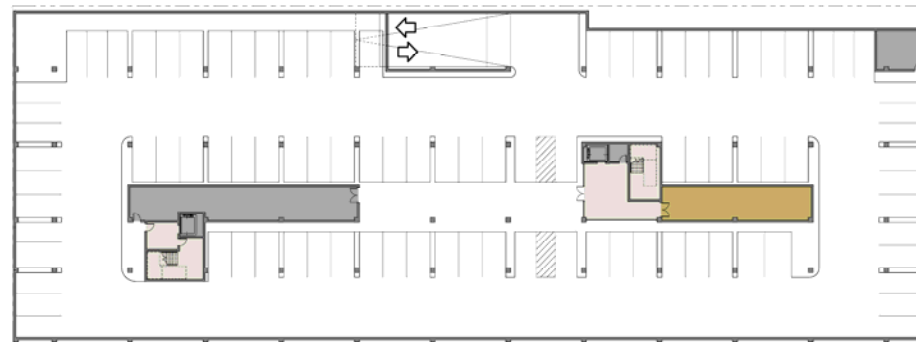
**Level 1**

**Option II**  
 @ Grade: 4 Loading Spaces, 5 Large Vehicle Spaces



**Basement Level 1**  
*74 Parking Spaces*

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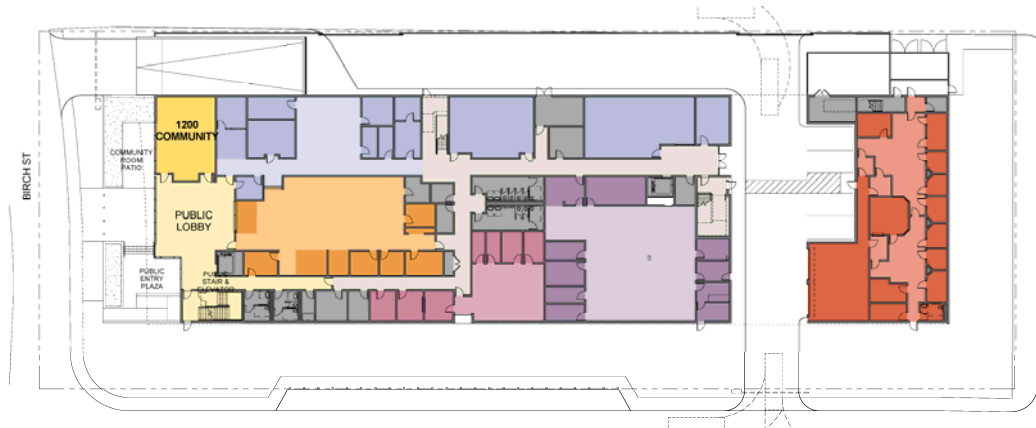


**Basement Level 2**  
*92 Parking Spaces*

# Site Coverage Comparisons



*Option I*



*Option II*

# Sightline Comparisons



*Option I*



*Option II*

*Views Along Birch*



# Sightline Comparisons



*Option I*



*Option II*

*Views Along California Ave*

# Sightline Comparisons



*Option I*



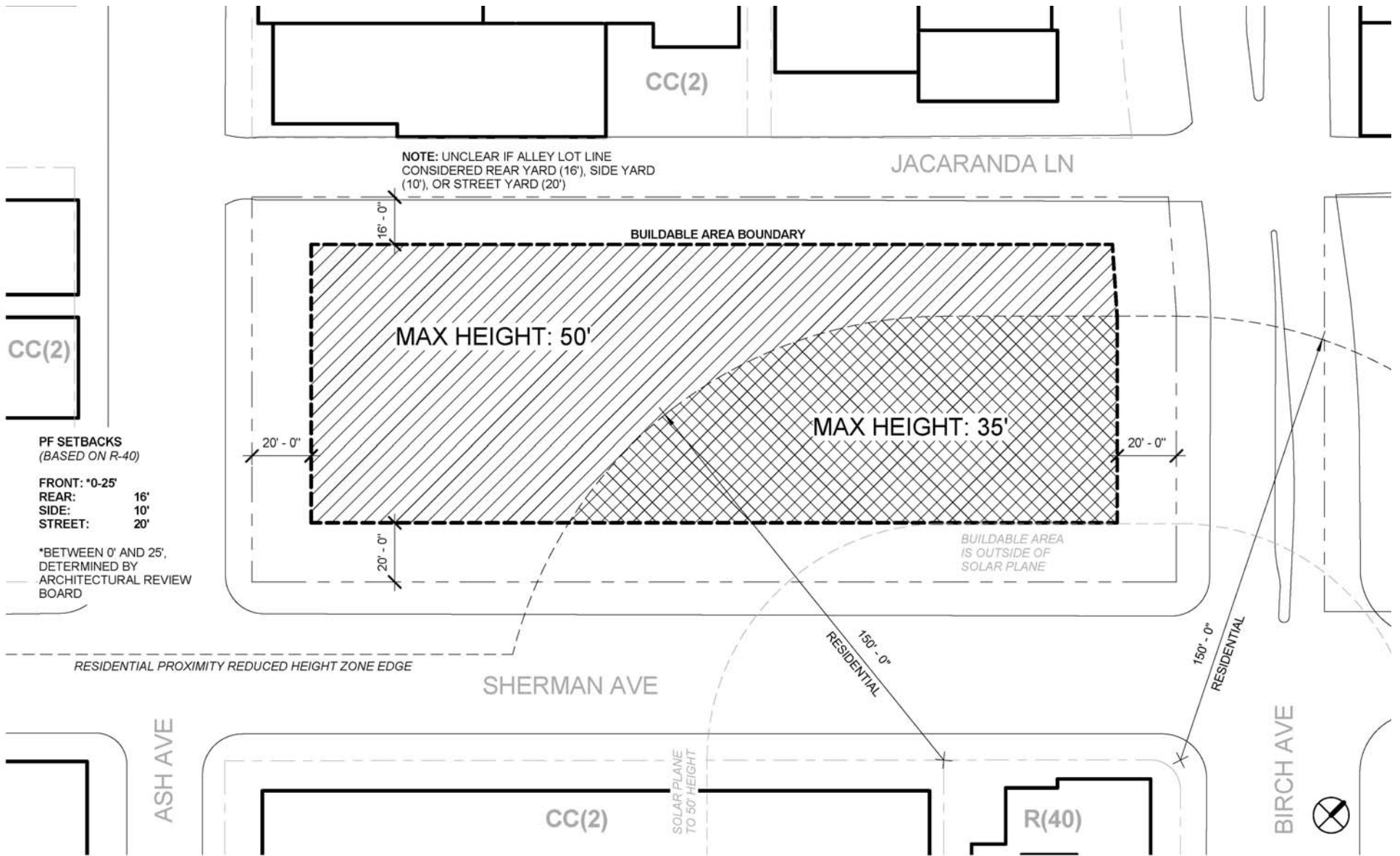
*Option II*

*Views Along Park*

# Lot C7 PARKING GARAGE

## Public Parking Summary

- Three parking structure options studied
- 100% replacement of existing parking
- 160 additional spaces
- 460 spaces total



## Current Zoning Setbacks & Limitations

# LOT C7: THREE GARAGE OPTIONS

## Option A

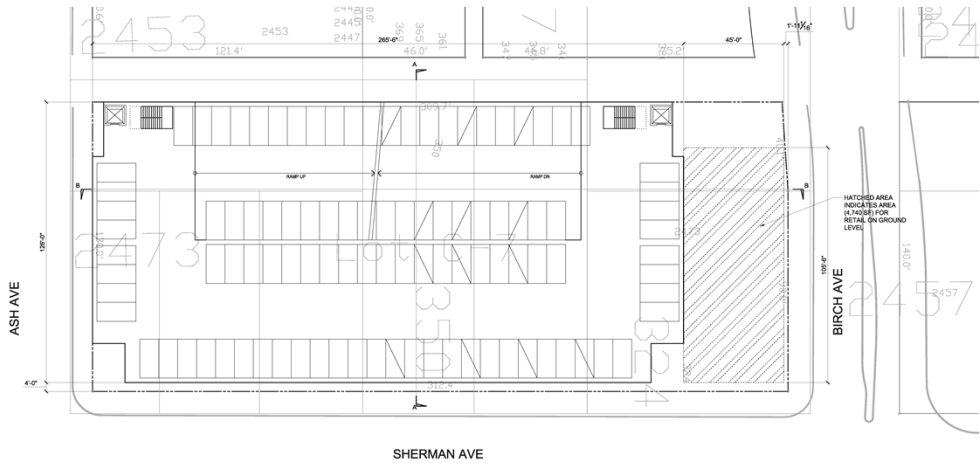
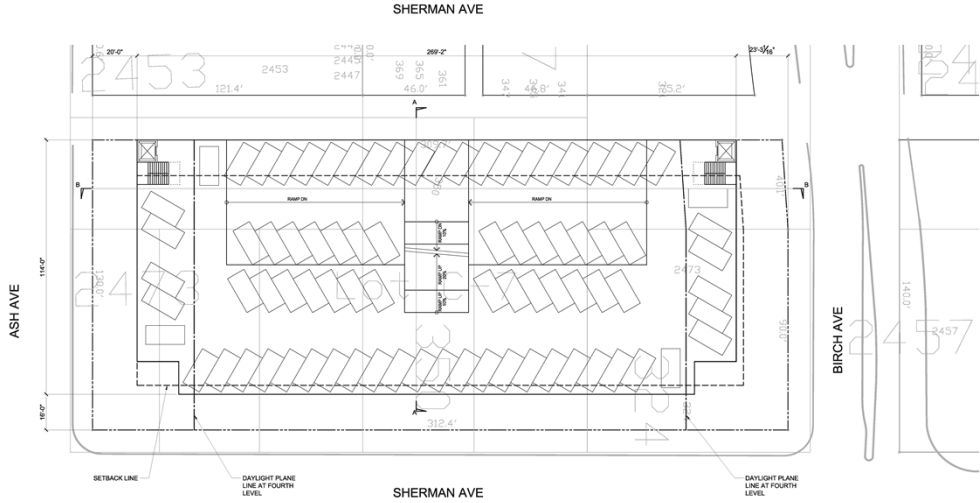
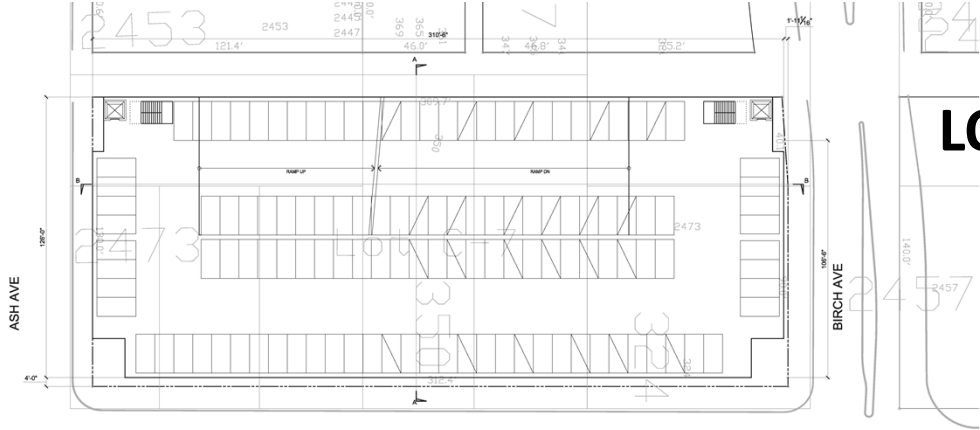
460 stalls, +/- 35'-0" tall, no setbacks, no basement

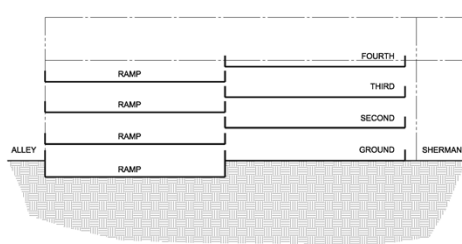
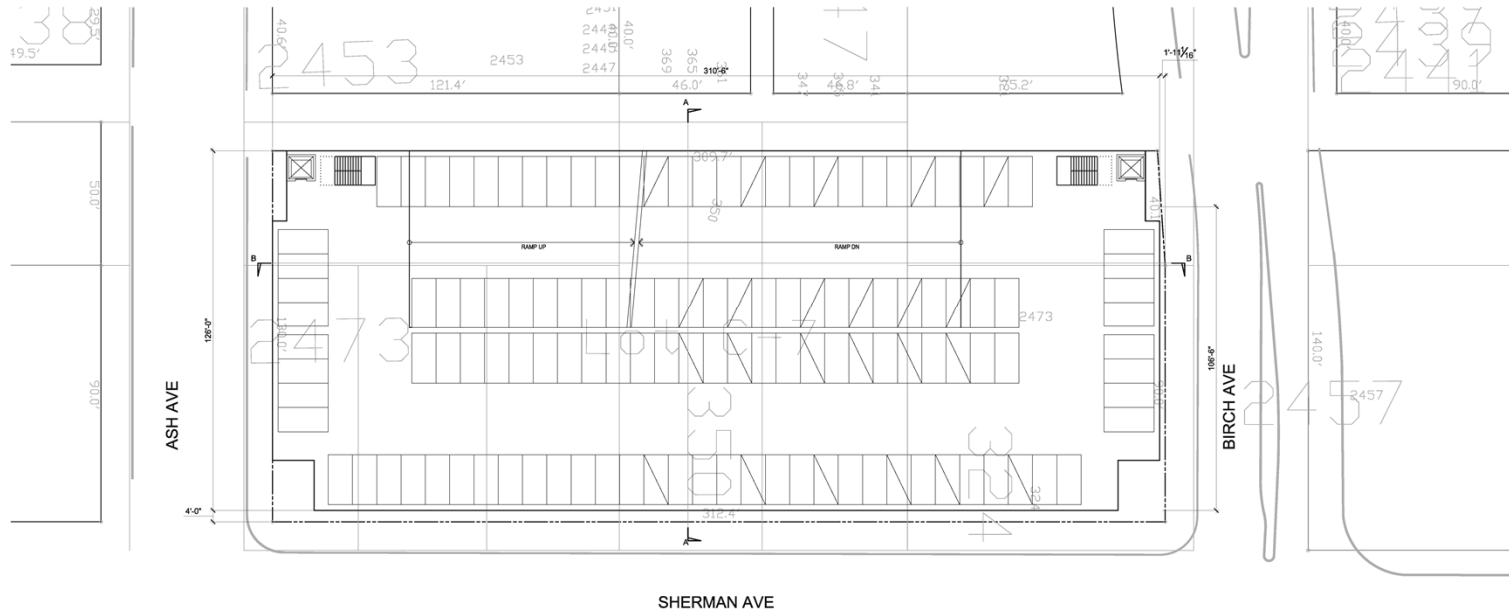
## Option B

463 stalls, +/- 35'-0" tall, largest setbacks, 2-levels below grade

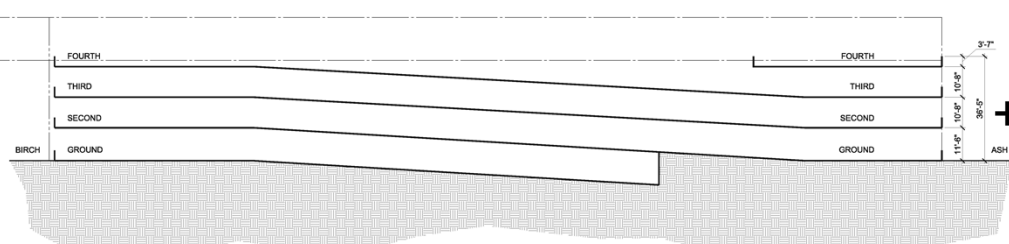
## Option C

460 stalls, +/- 27'-0" tall, retail space along Birch, 2-levels below grade





SECTION A-A  
1/16" = 1'-0"

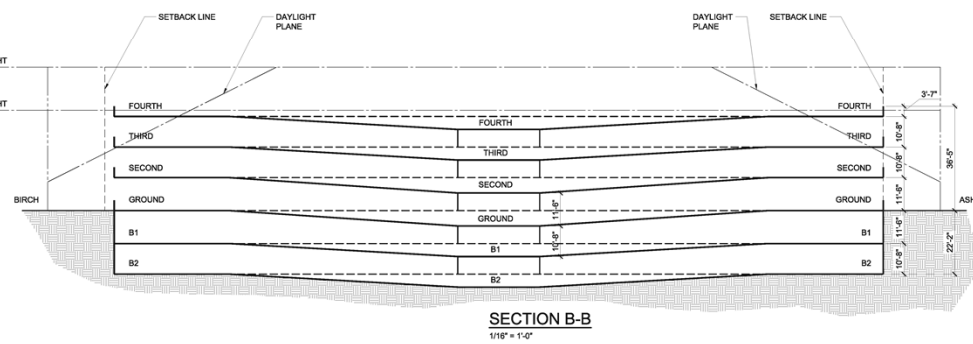
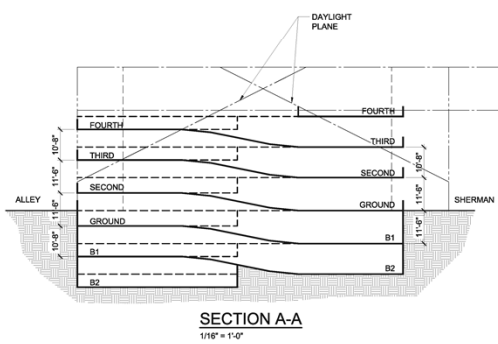
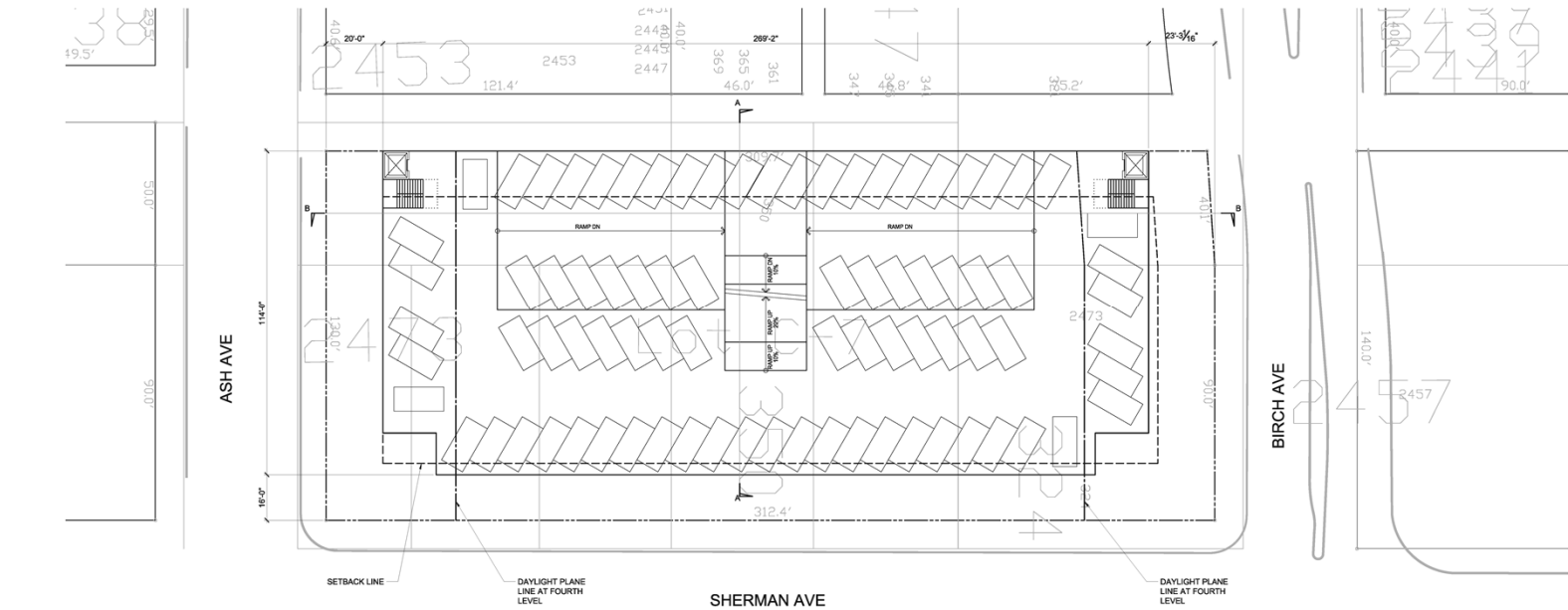


SECTION B-B  
1/16" = 1'-0"



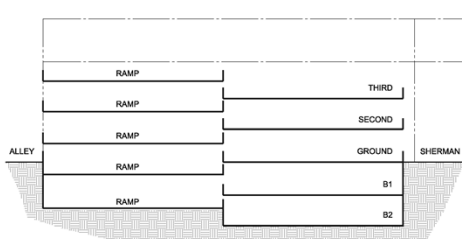
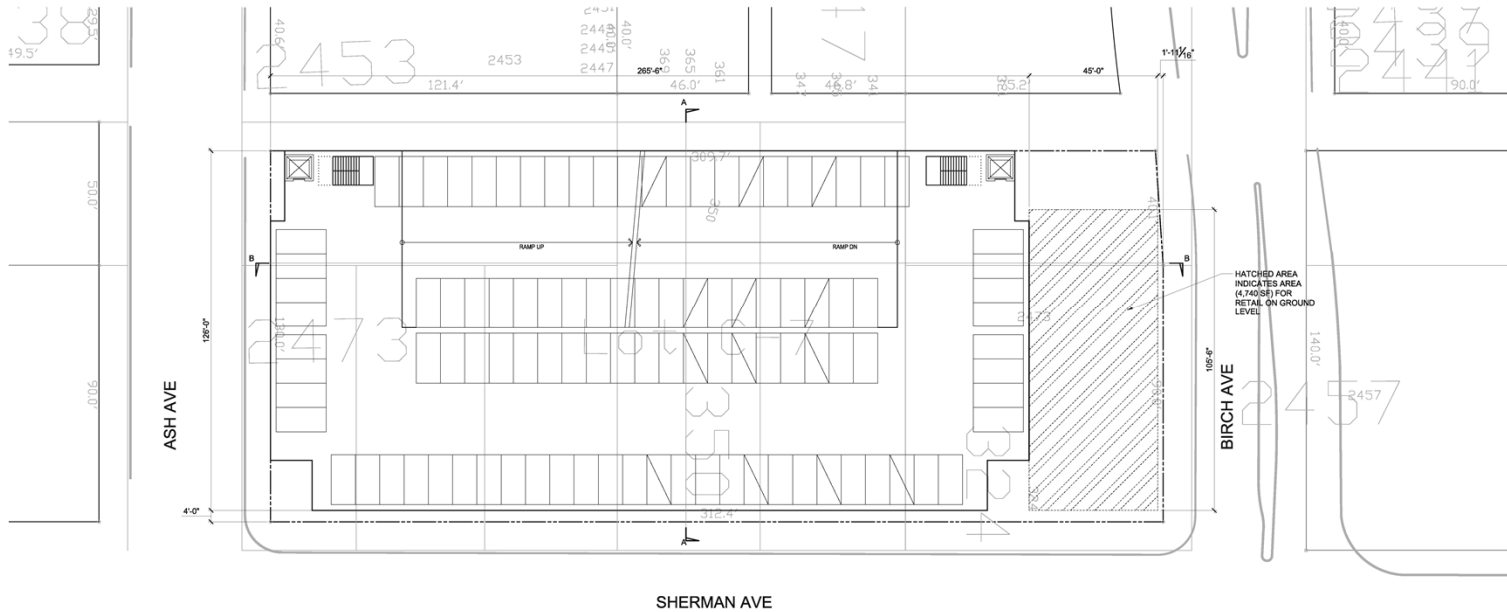
SUMMATION CHART					OPTION 3 09-21-15
LEVEL	UNISTALL (8'-6" x 17'-6")	ACCESSIBLE (9'-0" x 18'-0")	TOTAL	AREA (SF)	SF/STALL
FOURTH	109	0	109	34,600	320
THIRD	124	0	124	38,370	309
SECOND	124	0	124	38,370	309
GROUND	95	9	104	40,090	385
TOTAL	451	9	460	151,430	329

**OPTION A: FULL SITE, 100% ABOVE GRADE  
460 SPACES**

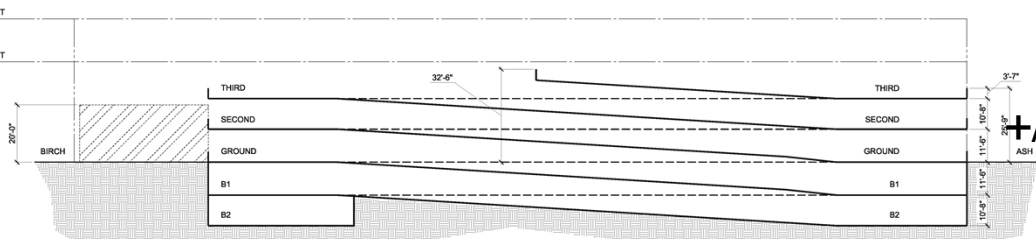


SUMMATION CHART			
			OPTION 2 08-24-15
LEVEL	UNINSTALL (8'-6" x 17'-6")	ACCESSIBLE (9'-0" x 18'-0")	TOTAL
FOURTH	82	0	82
THIRD	82	0	82
SECOND	82	0	82
GROUND	45	9	54
BASEMENT 1	79	0	79
BASEMENT 2	84	0	84
TOTAL	454	9	463

**OPTION B: SITE SETBACKS, 2 LEVELS BELOW GRADE**  
**463 SPACES**



SECTION A-A  
1/16" = 1'-0"



SECTION B-B  
1/16" = 1'-0"



SUMMATION CHART						OPTION 3a 09-22-15
LEVEL	UNISTALL (8'-6" x 17'-6")	ACCESSIBLE (9'-0" x 18'-0")	TOTAL	AREA (SF)	SF/STALL	
THIRD	104	0	104	34,100	328	
SECOND	102	0	102	32,700	321	
GROUND	68	9	77	37,450 *	486	*
BASEMENT 1	92	0	92	32,700	355	
BASEMENT 2	85	0	85	29,090	342	
TOTAL	451	9	460	166,040	361	

**OPTION C: RETAIL, 2 LEVELS BELOW GRADE  
460 SPACES**





## Sightline Comparisons

### **Option A**

*460 stalls, +/- 35'-0" tall, no setbacks, no basement*



### **Option B**

*463 stalls, +/- 35'-0" tall, largest setbacks, 2-levels below grade*



### **Option C**

*460 stalls, retail along Birch, +/- 27'-0" tall, 2-levels below grade*

# Options Summary

Option	Sufficient Site Area	Actual Height	Construction Cost (millions)	Preferred Scheme
PSB I	yes	50'-0"***	\$46.6	P.A.P.D.
PSB II	yes	35'-0"	\$51.7	
Parking A	yes	35'-0"	\$9.9	TBD
Parking B	yes	35'-0"	\$15.3	TBD
Parking C	yes	27'-0"	\$14.3	TBD

\* Does not include site development cost

\*\* Preferred height based on P.A.P.D feedback

# Cost Estimates

PSB Option	Construction Cost	Total Project Cost
3-Story	\$38-48 million	\$54-75 million
2-Story	\$42-51 million	\$58-78 million
Budgeted Funding:		\$57 million

Parking Structure Option	Construction Cost	Total Project Cost
Option A	\$8.5-10 million	\$13-15 million
Option B	\$13-16 million	\$20-23 million
Option C	\$12-15 million	\$18-22 million
Budgeted Funding:		\$9.6 million

Total project cost range = \$72-97 million

Total budgeted funding = \$67.6 million

# Community Outreach

- **Community Meeting on November 18**
  - Most supportive of siting PSB and garage on Lots C-6 and C-7
  - Business representatives interested in maximizing parking in new garage
  - Some residents expressed concern about adding parking and about traffic
- **California Avenue Business Association on November 19**
  - General interest in project, with emphasis on maximizing parking
  - Some concern regarding loss of surface parking

# Recommended Action

- Accept the Site Evaluation Study
- Proceed with design and environmental review of 3-story PSB option on Lot C-6
- Proceed with design and environmental review of a new garage on Lot C-7, including evaluation of providing additional parking beyond the 460 spaces studied

# Next Steps

- City Council approval of site selection (tonight)
- Design services procurement
- Design and CEQA Review Process
- Estimated construction start in 2018
  - Projects will likely be bundled in a single contract with phasing for the parking garage to be built first on Lot C-7

# Contact info:

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URL: [cityofpaloalto.org/publicsafetybldg](http://cityofpaloalto.org/publicsafetybldg)

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**FINAL SLIDE**

*Prepared by :*

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*Watry Design, Inc.*

