

CITY OF PALO ALTO, CA
South of Forest Area
Coordinated Area Plan, Phase 2



Project
 Specific Plan +
 Development Prototypes

Scale
 Ten blocks near
 Downtown Palo Alto

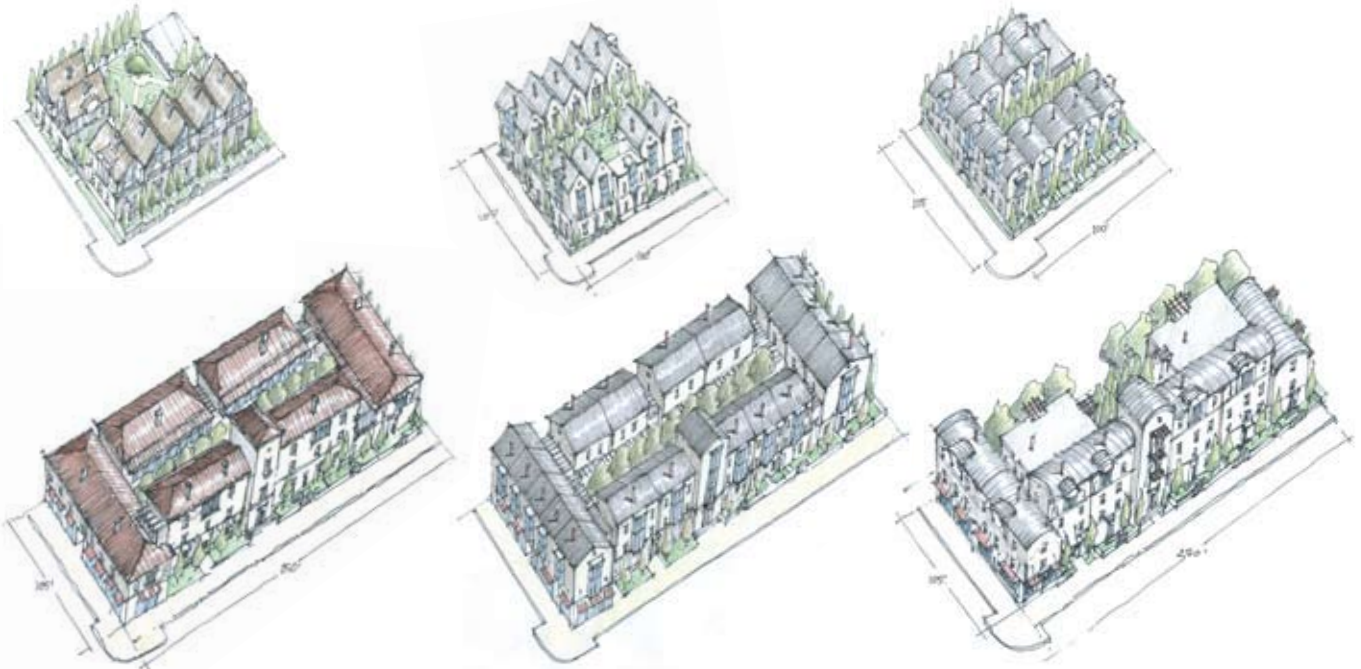
Date
 2003, Plan Approved

Client
 Lisa Grote, Chief of Planning
 City of Palo Alto

Role
 Principal-in-Charge
 FTB Urban Design

The City hired Alison Kendall, prime consultant for the original SOFA Coordinated Area Plan, to develop mixed use development standards for Phase 2. Unlike Phase 1, which contained several large parcels, the SOFA Phase 2 area consisted primarily of smaller parcels developed with a dense mixture of commercial and residential uses. City policy targeted the area for substantial new housing due to its proximity to the downtown and train station. However, the fine-grained pattern, historic buildings and adjacent residential areas required careful attention to the scale of new development.

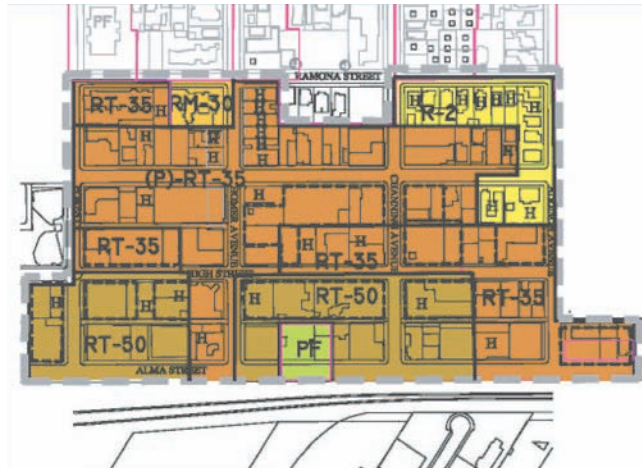
Working with citizens and City staff, FTB developed prototype designs, identifying key standards which addressed scale and affected housing density. Likely redevelopment sites were identified in consultation with economists and local developers. As the standards were refined by staff, Working Group and Planning Commission review, FTB designed prototypes for all likely sites to provide two possible scenarios, one resulting in significantly more housing units, and one with lower buildings and less redevelopment potential. Economic feasibility analysis of typical sites on small and larger parcels helped to identify the incentives needed to encourage redevelopment with mixed use and housing.



Prototype designs for both large and small parcels.

KENDALL PLANNING + DESIGN

CITY OF PALO ALTO, CA South of Forest Area Coordinated Area Plan, Phase 2



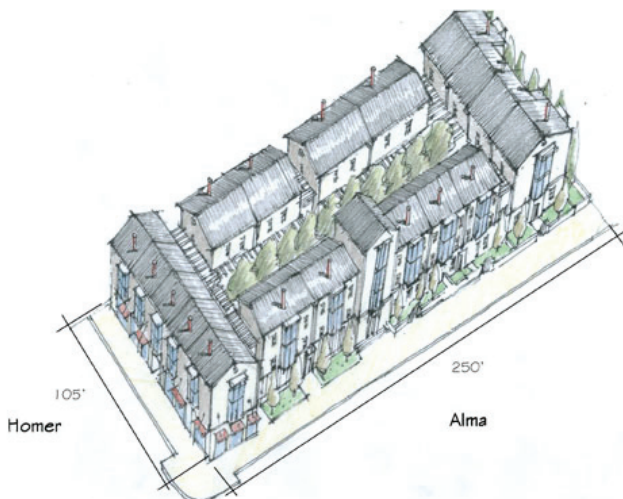
PERMITTED LAND USES

- RT-35** Residential Transition up to 35' in height at 1.15 Base FAR, 1.5 Max. FAR w/ 1 public benefit or TDR
- RT-50** Residential Transition up to 50' in height at 1.5 Base FAR, 2.0 Max. FAR w/TDR or 2 public benefits w/ P.C. (15' stepback above 35' along High St.)
- (P)-RT 35** Pedestrian Oriented Residential Transition up to 35' at 1.15 Base FAR, 1.5 Max. FAR w/ TDR or 1 public benefit (No Ground Floor Office on Homer or Emerson)
- PF** Public Facilities
- R-2** Low Density Residential District (7-14 units/acre)/existing
- RM-30** Medium Density Residential District (15-30 units/acre)/existing
- Sites with Redevelopment Potential (pending application or FAR<5)
- H** National and California Register Historic Survey List

**FREEHMAN
TURNER &
BOTTOMLEY**
PLANNING ARCHITECTS
1000 UNIVERSITY AVENUE
PALO ALTO, CA 94301

PLANNING COMMISSION DISCUSSION

**SOFA PHASE 2
Coordinated
Area Plan**



STAFF RECOMMENDED RESIDENTIAL PROTOTYPE on LARGE LOT			
Draft 7/31/02 1.5 FAR	DEVELOPMENT STANDARD	PROTOTYPE	COMMENTS
TOTAL F.A.R.	1.5 (can be all residential) Max 29,375 SF	1.5 105x250+26,250 SF Lot (includes 2100 SF public courtyard)	FAR not achievable with 18.83 parking requirements
NON-RESIDENTIAL	4 Non Residential Max 5000 SF Office Max 2500 SF Ground Floor Office, No GF office on Homer or Emerson	2500 SF Ground Floor Office 2700 SF Retail	Retail has adjacent alley parking to improve viability
RESIDENTIAL DENSITY	No Minimum 30 units/acre Maximum Max. 40 Units/acre for senior, affordable SRO 1500 sf max. unit size	21 units with low pkg reqt (36 units/acre) 1500 SF unit size	Minimum density assures at least 15 un/ac
HEIGHT	35 feet to mid-slope of peaked roof or top of mansard 50 feet on Alma except at Homer	3 stories total - townhouses over commercial at corner 2 1/2 to mid-slope	
LOW PARKING REQ	15 spaces/unit, no guest 1 SP/250 SF office 1 SP/250 SF, 1 st 1000 SF exempt retail	32 spaces for 21 units 8 spaces for 2500 SF office 7 spaces for 2700 SF retail 47 sp, 29 podium, 18 alley	Lower parking reqt reflects detri location and transit nearby, allows for parking at grade.
ALTERNATIVE: HIGH PARKING REQ: RESIDENTIAL OFFICE RETAIL	2 spaces/unit plus 30% for guest parking 1 SP/250 SF 1 SP/250 SF	49 spaces for 21 units 10 spaces for 2500 SF office 11 spaces for 2700 SF retail 70 sp 52 fully underground, 18 alley	Note:TDM/transit pass reduction available per 18.83

WORKING GROUP RESIDENTIAL PROTOTYPE on LARGE LOT			
Draft 7/31/02 1.15 FAR	DEVELOPMENT STANDARD	PROTOTYPE	COMMENTS
TOTAL F.A.R	1.15 Can be all residential	1.15 105x250+26,250 SF Lot 32,200 SF Maximum SF	FAR limits No. of Units
NON-RESIDENTIAL	4 Non Residential Max 5000 SF Office Max 2500 SF Ground Floor Office, No GF office on Homer or Emerson	2700 SF Retail along Homer 2500 SF Office along Alma	Due to high parking requirement, little incentive for retail development
RESIDENTIAL DENSITY	No Minimum 30 units/acre Maximum Max. 40 Units/acre for senior, affordable SRO 1500 sf max. unit size	18 units (25 units/acre) 1500 SF units with podium parking	Parking and FAR limits discourage housing density.
HEIGHT	35 feet to mid-slope of peaked roof or top of mansard 50 feet on Alma except at Homer	2 1/2 to mid-slope - 2 stories plus parking podium.	
HIGH PARKING REQ RESIDENTIAL OFFICE RETAIL	2 spaces/unit plus 30% for guest parking 1 SP/250 SF 1 SP/250 SF	35 spaces for 15 units 10 spaces for 2500 SF office 11 spaces for 2700 SF retail 56 sp, 38 podium, 18 alley	Parking is major constraint on density and retail or office space.
ALTERNATIVE: LOW PARKING REQ RESIDENTIAL OFFICE RETAIL	1.5 spaces/unit, no guest 1 SP/350 SF 1 SP/250 SF, 1 st 1000 SF exempt	23 spaces for 15 units 8 spaces for 2500 SF office 7 spaces for 2700 SF retail 38 sp, 20 podium, 18 alley	Parking requirement is half that required by 18.83, would allow more housing with higher FAR