



TO: PARKS AND RECREATION COMMISSION

FROM: REBECCA ATKINSON **DEPARTMENT:** PLANNING

DATE: July 21, 2015

SUBJECT: AVENIDAS, 450 BRYANT STREET, STUDY SESSION

Recommendation

Staff recommends that the Parks and Recreation Commission conduct a study session regarding the proposed Avenidas project at 450 Bryant Street in order to learn more about and provide preliminary feedback on the project interface with Cogswell Plaza/Cogswell Plaza Extension, which may be subject to a forthcoming Park Improvement Ordinance (PIO) process.

Background

Project History

Avenidas filed an application for Preliminary Architectural Review and Preliminary Historic Review of their proposed project at 450 Bryant Street in September 2014. The 1.40-acre subject property contains Cogswell Plaza, the Ramona/Lytton Parking Lot C, and the former City Fire and Police Station, which is designated as a Category 2 Historic Structure/Site in the Palo Alto Historical and Architectural Resources Report and Inventory (Historic Inventory). The Historic Resources Board (HRB) and the Architectural Review Board (ARB) held Study Sessions on the project on November 5 and November 6, 2015, respectively. As a result of the early feedback from staff, the HRB, and the ARB, Avenidas decided to pursue a different project design. Avenidas submitted a revised design in May 2015.

Project Description

The existing Avenidas lease line generally extends to the edge of the existing buildings on the subject property. Most, but not all, of the proposed project is shown to occur within the lease line. The current program/project description (**Attachment A**) and project plans (**Attachment B**), dated May 1, 2015 and May 27, 2015, respectively, show the following project components:

- Interior renovation of the existing two-story Police and Fire Station building (constructed 1927), the existing detached one-story garage building (constructed 1927), and the existing attached one-story addition (constructed 1950);
- Demolition of the existing one-story La Comida dining room addition (constructed 1977);
- Construction of a new three-story, 10,100 square foot addition; and
- Construction of site improvements at Cogswell Plaza/Cogswell Plaza Extension, as well as other improvements related to Americans with Disability Act (ADA) accessibility requirements.

The proposed project design would change how Avenidas operates and how the buildings themselves interface with their surroundings:

- Currently, the single story La Comida dining room addition has views to the adjacent Cogswell Plaza/Cogswell Plaza Extension. The project would demolish the current dining room in favor of a new dining room with ground floor access to a new outdoor seating area, as well as three- story full height windows facing the park (Sheet L1.0, L1.3, G.40, A2.2, and A5.1). The outdoor seating area would facilitate an opportunity for La Comida and Avenidas visitors to eat lunch and socialize outdoors.
- The primary Avenidas entrance is off of Bryant Street. The project would retain the Bryant Street entrance, but would create an entirely new and more prominent entrance off of Parking Lot C (Sheets G.40, A2.0, A4.2, and A4.3).
- The adjacent Paulsen Lane is relatively impermeable to pedestrians at the ground level. The project would create more opportunities for eyes on this alley through increased second and third story windows, as well as a less obstructed alley access gate.
- The project would likely include some small changes at the Bryant Street frontage to improve grade elevations and loading capacity.

Discussion

According to Palo Alto Municipal Code Chapter 22.08, proposed changes at Cogswell Plaza/Cogswell Plaza Extension have the potential to trigger a Park Improvement Ordinance (PIO) process as part of a forthcoming formal application. If the PIO process is triggered, the project would return to the Parks and Recreation Commission for review and recommendations to Council.

Staff believes the Preliminary Architectural Review and Historic Review process offers a good opportunity for early comments on the proposed project. Non-binding, preliminary PRC feedback is welcome. A discussion of any identified opportunities and constraints would be helpful, as well as any comments pertaining to project compatibility with the Park Improvement Ordinance process, the Parks, Trails, Open Space and Recreation Master Plan process, the Comprehensive Plan, and the Downtown Urban Design Guide. Staff is particularly interested in PRC feedback regarding the design of outdoor seating areas in Cogswell Plaza Extension, as well as feedback on the project's pedestrian interface at Parking Lot C, drop-off/loading areas, and tree planting areas.

Avenidas prepared an exhibit for PRC use in this brainstorming session (**Attachment C**).

Comprehensive Plan and the Parks, Trails, Open Space and Recreation Master Plan

The forthcoming formal application will require detailed analysis of the project relative to consistency with the City's Comprehensive Plan. Relevant Comprehensive Plan policies and programs include:

- Policy L-18 that encourages upgrading and revitalization in a manner that is compatible with the character of surrounding neighborhoods.
- Policy L-21 regarding provision of centrally located gathering spaces that create a sense of identity and contain public amenities such as benches, street trees, kiosks, restrooms and public art.
- Policy L-23 regarding maintaining and enhancing the University Avenue/Downtown area with quality design that recognizes the regional and historical importance of the area and reinforces its pedestrian character.
- Program L-19 regarding supporting implementation of the Downtown Urban Design Guide.
- Program L-20 regarding promoting of building reuse.
- Policy L-48 regarding promoting high quality, creative design and site planning that is compatible with surrounding development and public spaces.
- Program L-49 regarding the design of new development in a matter that maintains and supports existing area character.
- Policy L-49 regarding the design of buildings to revitalize streets and public spaces, enhance a sense of community and personal safety, provide an ordered variety of entries, porches, windows, bays and balconies along public ways, avoid blank or solid walls at street level, and including human-scale details and massing.
- Policy L-52, L-56, and L-57 regarding preservation and rehabilitation of historic buildings.
- Policy L-61 regarding the use of community facilities and parks as gathering spaces that provide services during daytime and evening hours.
- Policy C-22 regarding design of community facilities to have flexible functions to ensure adaptability to changing community needs.
- Policy C-26 to maintain and enhance existing park facilities.

The City is currently undertaking a long-range (25-year) Parks, Trails, Open Space and Recreation Master Plan process that will provide clear guidance regarding future renovations and capital improvement needs for parks, trails, open space and recreation facilities. While still in the preparation stage, any needs assessment or other information from this Master Plan process could be useful when reviewing the formal application for the proposed project.

Land Use and Zoning.

The subject property is 1.404 acres (61,160 square feet). The Comprehensive Plan land use designation for the subject property is split between Public Park (17%) fronting on Lytton Avenue and Regional/Community Commercial (83%) for the rest of the subject property (**Attachment D**). The subject property is in the Public Facilities (PF) zoning district, which is designed to accommodate governmental, public utility, educational, and community service or recreational facilities (Palo Alto Municipal Code Section 18.28.010(a)). The forthcoming formal

application process will confirm project consistency with the site development standards in the PF zoning district. The maximum floor area ratio in the PF zoning district is 1:1 (61,160 square feet) and the maximum site coverage is 30% (18,348 square feet).

Downtown Urban Design Guide

In support of creating a Civic Cross Axis District between City Hall and Cogswell Plaza, the Downtown Urban Design Guide identifies the creation of a north-south pedestrian way at the interface of the project with Parking Lot C (Pages 13, 27, 31, 34, and 37). Paulsen Lane is also identified as an east-west pedestrian way and as a “short cut alley” that should be comfortable for use by pedestrians on a regular basis, while maintaining service functions (Page 16 and 25). The buildings at 450 Bryant Street are highlighted as an important landmark in the Civic Cross Axis District (Page 33). Furthermore, the Mediterranean architectural style is mentioned as a positive and unifying element for the District, which future development should support but not necessarily mimic. The Downtown Urban Design Guide can be found on the City’s website at <http://www.cityofpaloalto.org/civicax/filebank/documents/6514>.

Architecture

The existing original Spanish Colonial Revival building at 450 Bryant Street was designed by prominent architect Birge Clark, and features a first-floor arcade, carved rafters exposed at the eaves, and clay barrel-tile roofing. From 1927 through 1970 the building housed the City’s police and fire departments, including the Police Court and City jail facilities. A 1950 addition on the north elevation provided for expanded fire department facilities. The 1977-1978 La Comida addition on the north and west elevation provided a kitchen and dining room. Both of these additions were designed for compatibility with the original 1927 construction and feature stucco cladding and red clay tile roofs.

Park Design

Cogswell Plaza/Cogswell Plaza Extension has grassy areas and shade trees, alongside benches and other amenities for visitors. It was extended to the current park configuration in the late 1970’s and renovated in 2012. Legal descriptions of the area encompassed by Cogswell Plaza/Cogswell Plaza Extension can be found in the Palo Alto Municipal Code (PAMC) in Section 22.08.060/Exhibit A-6 and Section 22.08.065/Exhibit A-6.1.

Parking

The Ramona/Lytton Parking Lot C currently has a total of 56 parking spaces, as outlined in the Table below.

Accessible spaces	4 ADA marked parking spaces(2 near street; 2 near building)
Avenidas	25 yellow marked parking spaces; allocated to Avenidas per their existing lease for certain times of day and open to the public at other times
Open to the Public	23 white marked parking spaces in the Coral Zone
Parking Lot C Total	56 parking spaces* *There are 4 additional existing parking locations along Paulsen Lane marked with private parking signage.

The Final Engineer's Report for University Avenue Area Off-Street Parking Assessment District March 2001 specified that Avenidas required 73 parking spaces for an existing 18,218 square feet of floor area. The Assessment District Report identified 29 parking spaces as provided on site for Avenidas (25 parking spaces in Lot C and 4 on Paulsen Lane) and the property is otherwise assessed for 44 parking spaces. The forthcoming formal application will confirm the amount of existing floor area and identify the additional vehicle and bicycle parking that will be required in association with any increase in floor area or any loss of existing parking spaces. The Assessment District Report can be found on the City's website at <http://www.cityofpaloalto.org/civicax/filebank/documents/39402>.

ADA Accessibility

The City is currently commencing upon an ADA Accessibility Transition Planning update process and will learn more about basic Ramona/Lytton Parking Lot C recommendations at that time. The forthcoming formal application process will identify what ADA pathways and parking spaces, if any, would be necessary as a result of the project.

Forthcoming Formal Application

The forthcoming formal Architectural Review, Historic Review, and Conditional Use Permit application process will identify construction staging locations, Avenidas operations during construction, all of the proposed land uses for the subject property, and will entail standard review of the project under the California Environmental Quality Act (CEQA). The Public Art ordinance is also applicable to the project.

The project will return to the HRB for Preliminary Review on July 23, 2015. The associated staff memo is located on the City's website at <http://www.cityofpaloalto.org/civicax/filebank/documents/48210>. The project will return to the ARB for a Study Session on July 30, 2015. When released, the associated staff memo will be available on the City's website at <http://www.cityofpaloalto.org/gov/boards/architectural.asp>.

Attachments

- Attachment A:** Avenidas Program/Project Description, dated May 1, 2015
- Attachment B:** Avenidas Preliminary ARB/HRB Project Plans, dated May 27, 2015
- Attachment C:** PRC Brainstorming Exhibit
- Attachment D:** Project Location Map/Parcel Report

FILE COPY



May 1, 2015

Received

MAY 27 2015

PROGRAM DESCRIPTION

Department of Planning
& Community Environment

Avenidas has been the City's provider of senior services, and the operator of its senior center, since 1976. In this role, Avenidas makes it possible for the City to meet its goal of "providing responsive, efficient, and cost-effective community services...to meet the needs of groups with special needs."¹ The City leases the former Police and Fire Station to Avenidas under a long-term lease and provides operating support in the form of an annual contract.

Avenidas' Bryant Street Center at 450 Bryant Street is a community center with activities and services for independent older adults and their family caregivers. At the Center, Avenidas offers a broad range of health and wellness services including acupuncture, massage, fitness classes, health screenings, and lectures; classes and workshops in computer learning, language, art, travel, wine appreciation, etc.; information and counseling services and geriatric care management for issues related to aging; and flexible transportation options for running errands, getting to and from appointments, and participating in social activities. Many of these services are provided directly by Avenidas while others are provided by organizations including Senior Adults Legal Assistance, AARP, Foothill Community College, Stanford Hospital and Palo Alto Medical Foundation. These activities and services are provided in multi-purpose spaces that are both large and small. In addition, lunch is served each weekday by La Comida de California (and independent not-for-profit which has a sublease) in a large dining room; the food is prepared in an adjacent kitchen.

The Center is open weekdays from 9 a.m. to 5 p.m. and occasionally later to accommodate a late class or early evening event. Avenidas makes the facility, or select rooms within the Center, available for rental to organizations. It does not rent spaces for private parties. Through this rental program, which is very modest, the facility is sometimes used on weekends and evenings. Once a month the realtors meet in the dining room early in the morning.

In fiscal 2014 (ending June 30, 2014), Avenidas served approximately 6,500 individuals, both at the Center and by phone. Some of these individuals, such as those who volunteer in local schools as part of Avenidas' Early Literacy Program, rarely come into the Center while others are regulars who come to lunch and/or participate in activities every day. The Center is generally busiest between the hours of 10 and 2, with the highest use over the 11:15-12:15 lunch hour when 100+ diners are in the dining room. It is very quiet in the late afternoon. Activity at the Center ebbs and flows with the quarterly calendar of classes; the Fall Quarter is the most active, the Summer Quarter the least active, and the Center is the most quiet in the interim days between quarters.

The Center is accessible and ADA compliant, but the small, old elevator, is not large enough for a gurney and must be replaced with a larger elevator.

Community Spaces

The Center features a large central lobby which is largely unprogrammed. It is a place for participants to informally meet, enjoy a cup of coffee, use the public computers and retrieve information on resources for seniors throughout the community. There is a Front Desk from which staff assists participants with everything from registering for a class to scheduling a ride home.

Multi-Purpose Rooms

¹ City of Palo Alto Comprehensive Plan, Community Services and Facilities, page C-1.

The larger multi-purpose rooms are used for classes such as French, History as Biography, Current Events, Genealogy, Life Stories, Mandarin, Movie History, Ukulele, Watercolor and Acrylic Painting. The rooms are generally set up conference style, as opposed to classroom style, to facilitate discussion and engagement. Last year Avenidas offered 29 classes of this sort, many of them in each of the four quarters.

These same larger multi-purpose rooms and the dining room (when not being used for lunch service) are used for lectures and workshops on a variety of issues of interest to seniors. Some of these are one-time-only events while others recur during the year. Examples of informational and training programs in this category are AARP Drivers Safety workshop, Clutter Busters Club, Emergency Preparedness Crime Prevention, Fair Housing & Tenant Rights, Improv Workshop and Gardening Club. The number of people attending these lectures and workshops range upwards to 100 and more.

Meetings of staff members and volunteers, including an active Board of Directors and various Advisory Councils, and various supports groups (for adult children, spouse caregivers and individuals with various chronic diseases) share the multi-purpose rooms with the classes, lectures and workshops.

These same rooms are used for tax preparation in the winter and one-on-one appointments with health insurance counselors and elder law attorneys.

Small Personal Service Rooms

Avenidas offers a number of personal services such as acupuncture, massage, reflexology, podiatry, nail care and Reiki. These services are by appointment and offered by practitioners in two small rooms. Health screenings (bone density, hearing and skin cancer as examples) are also conducted in these small rooms.

Basement

There are two computer labs in the basement.

Administrative Offices

The Center also houses about two-thirds of the organization's employees. Some, such as the transportation coordinator and social workers, meet regularly with clients and volunteers in their offices and, for the most part, run their programs from their offices. Other employees are administrative (finance and accounting, fund development, marketing and general management).

One space is both administrative and public: the Avenidas Village office. The Avenidas Village program (a membership program that provides high touch support to individuals who are aging in their own homes) requires both dedicated staff space and a small public space where Village members can gather and meet. It serves as its own Front Desk and lobby for those Village members to come to the building for services.

At present there are two small rooms with copiers and other office equipment that is shared by the employees, teachers and volunteers. There is no staff room.

Special Purposes Spaces

The current building has no special purpose spaces, with the exception of the kitchen.

The proposed addition will include a fitness room with appropriate flooring, mirrors and barres and will, by design, not accommodate multiple uses. This fitness room will be used for such classes as Matter of Balance, Tai Chi, Pilates, Low Impact Aerobics, Light Adaptive Yoga, Hatha Yoga and Exercises for Parkinson's. Last year, Avenidas offered 17 such classes.

PROPOSED PROJECT DESCRIPTION

Avenidas operates out of the existing historic building at 450 Bryant Street in downtown Palo Alto. The building was built in 1926 as the City of Palo Alto Police and Fire Station. The building was designed by

Palo Alto architect Birge Clarke. Avenidas modified and renovated the building in 1977-1978 when its occupancy of the building began. Over the past six years, Avenidas has been exploring how to continue to provide the highest level of services to the community and accommodate the growing demand at the existing location. The senior population is large and growing rapidly. The 55+ segment of Palo Alto's population grew 25% between 2000 and 2010 and today represents almost one-third of the total population of the city. As indicated in the City of Palo Alto's Comprehensive Plan, Avenidas (formerly the Senior Coordinating Council) is the sole provider of senior services on behalf of the City of Palo Alto. Consistent with the Comprehensive Plan goals for community services, Avenidas must evolve and adapt to the changing needs of the aging population.

Meeting these needs starts with our programs and extends into our physical infrastructure. The expansion and remodeling of our facilities is fundamental to our abilities to continue to provide the highest level of service to the Palo Alto community.

This expansion and remodeling also addresses Community Services goals of the City's Comprehensive Plan: "Goal C-4: "Attractive, Well-maintained Community Facilities That Serve Palo Alto Residents... Reinvest in aging facilities to improve their usefulness and appearance. Avoid deferred maintenance of City infrastructure. (Policy C-24)"²

The proposed existing building and addition is +/-22,700 square feet. The first level is the largest at +/- 11,100 square feet and includes the addition of an atrium lobby, main lobby, reception and classrooms and multi-purpose rooms.

The second floor is +/-7,500 square feet and includes multipurpose rooms, meeting rooms, classrooms and administrative areas.

A third floor in the new wing will be +/- 2,500 square feet and will include a fitness room and small meeting room.

The circa 1925 shed at the rear (the "Garden Room") will be renovated to house the staff and members of Avenidas Village.

The basement below the original building will become a theater/small auditorium.

Parking

Part of the project's challenge is the limited space available for development based on Avenidas' leasehold area and the adjacent park and parking lot. The proposed addition is to remain within the current leasehold boundary. With no land on which to build parking spaces, it is our plan to meet the project's parking requirement of 31 spaces by paying an in-lieu fee to the Downtown Parking Assessment District. It may, however, be possible for the City to obtain an exception to this parking requirement, under direction from the City's Comprehensive Plan which states:

Policy L-56: To reinforce the scale and character of University Avenue/Downtown, promote the preservation of significant historic buildings.

Older buildings may be at a disadvantage because of the expense and specialized skills needed to adapt them for contemporary use. This is particularly true where seismic strengthening is needed or where the site cannot accommodate current parking requirements. In some cases, the use for which the building was designed is not even allowed by current zoning. The following programs are intended to help overcome these obstacles and enable older buildings to be more competitive with new development.

*Allow parking exceptions for historic buildings to encourage rehabilitation. Require design review findings that the historic integrity of the building exterior will be maintained.*³

² City of Palo Alto Comprehensive Plan, Community Services and Facilities, page C-16.

³ City of Palo Alto Comprehensive Plan, 2007, Land Use and Community Design, pages L39-40

Historic Preservation

The City of Palo Alto's Downtown design guideline recommends that a sense of history be preserved and historic structures be emphasized. The architectural concept of the addition is to significantly maintain the architectural features of the existing historic building by adding an addition at the back of the building, replacing the 1976 dining room with a three story wing and a two story atrium. The design aesthetic of the new addition is modern with the building composed of aluminum, glass and stone elements. The scale and massing of the addition is such that it is in proportion to the existing historic building. The existing rear wall of the historic building will become a prominent feature of the proposed new wing. The existing building entry will remain along Bryant Street. No exterior building modifications are proposed to the other three sides of the existing building. Participants will enter into a main lobby/reception that will look out into the remaining courtyard. With the remodeling of the interior space, the circulation and way finding throughout the facility will be improved. No historic interior features remain after previous interior renovations.

The renovated building will have less office space than it presently does. Except for a few staff who interact directly and daily with participants and guests, staff will be consolidated into part of the second floor in open space configured with workstations, a few private offices and shared huddle rooms. We do not expect that more staff will be required as a result of the building expansion.

Interior renovations are being designed to make the space feel open and inviting. We want visitors to be able to walk through the building and see what is going on and be enticed to join in. Small spaces will be combined into larger spaces. We also want pedestrians walking by on the Bryant Street sidewalk to be able to look in and see what's going on. Foundation landscape will be replaced with low-scale plantings and there will be larger and more active multi-purpose rooms flanking the front entrance.

PROJECT IMPACT

We plan to phase construction to make it possible to continue to operate in the building during construction. The cost to rent alternative space, if we could even find it, would be prohibitive and it is unlikely that our participants would follow us to a temporary location if it were out of the downtown area with which they are familiar.

The first phase will be construction of the new wing at the rear and is expected to take one year. During that time, La Comida de California will need to relocate its lunch program and the rear entrances to the building will be closed. The Garden Room, now used as a small multi-purpose room, will be renovated and unavailable for programming. The second phase will likely be the second floor remodel, during which time some staff will be temporarily re-located to the basement but programming will continue on the first floor and in the new wing. The new dining room will re-open and La Comida de California will be able to resume lunch service. The renovated Garden Room will be available for Avenidas Village or, temporarily, for other programming.

During the third phase of the project, the first floor of the historic building will be renovated. The front entrance will be closed much of the time, a few dislocated staff will have temporary work areas in the new wing but programming will be largely unaffected with new space that is now available.

The project's general contractor estimates that the second and third phase remodels will take 6-9 months.

With the exception of La Comida de California, the building's only subtenant which will have to relocate entirely during part of the construction, all other service providers will be accommodated in one part of the building or another during construction. Once complete, the larger building will be able to accommodate additional service providers and/or expanded hours by existing ones.



HISTORIC REVIEW BOARD & ARCHITECTURAL REVIEW BOARD SUBMITTAL



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05.27.15 PROJECT NO. 129.021

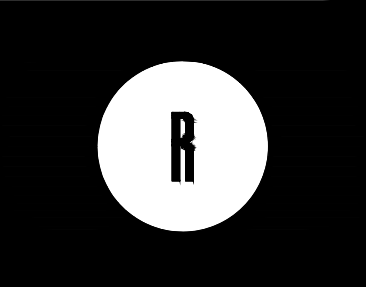
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HISTORIC REVIEW BOARD & ARCHITECTURAL REVIEW BOARD SUBMITTAL

AVENIDAS 450
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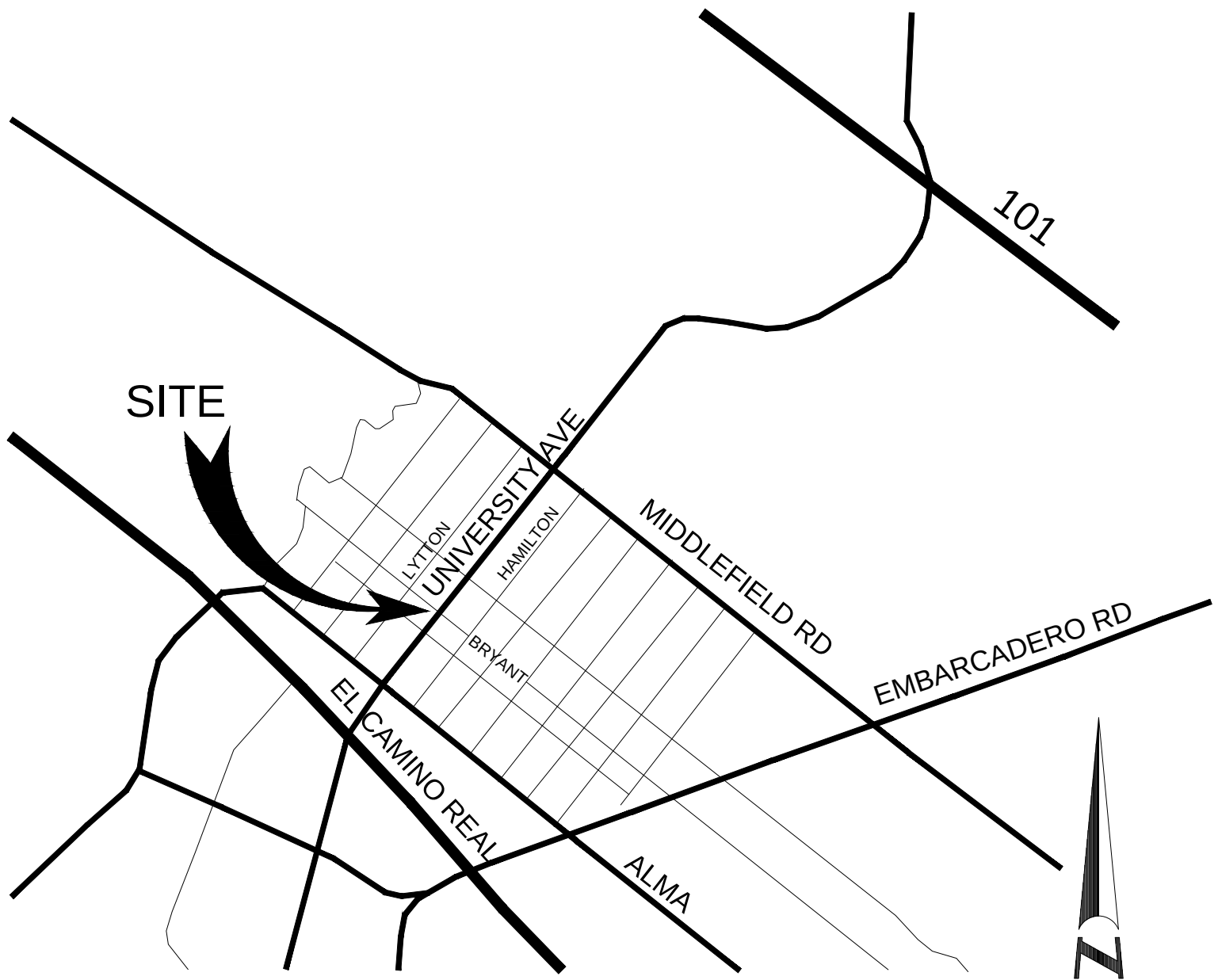
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SCOPE OF WORK

THE PROJECT CONSISTS OF AN ADDITION TO AND RENOVATION OF AN EXISTING +/- 16,000 SF HISTORIC BUILDING BUILT IN 1927 LOCATED AT 450 BRYANT STREET AND OCCUPIED IN A LONG TERM LEASE BY AVENIDAS.
IT WILL INCLUDE DEMOLITION OF AN EXISTING 2,600 SF ADDITION BUILT IN 1978 AND A CONSTRUCTION A NEW ADDITION OF APPROXIMATELY 10,100 SF WITH A COMPLETE TENANT IMPROVEMENT AS SHOWN ON THESE PLANS.

VICINITY MAP



SHEET INDEX

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- L1.3 DINING PATIO SKETCH

PROPOSED BUILDING CONCEPTS

THE HISTORIC BIRGE CLARK BUILDING:
A HISTORIC LEGACY TO BE HONORED

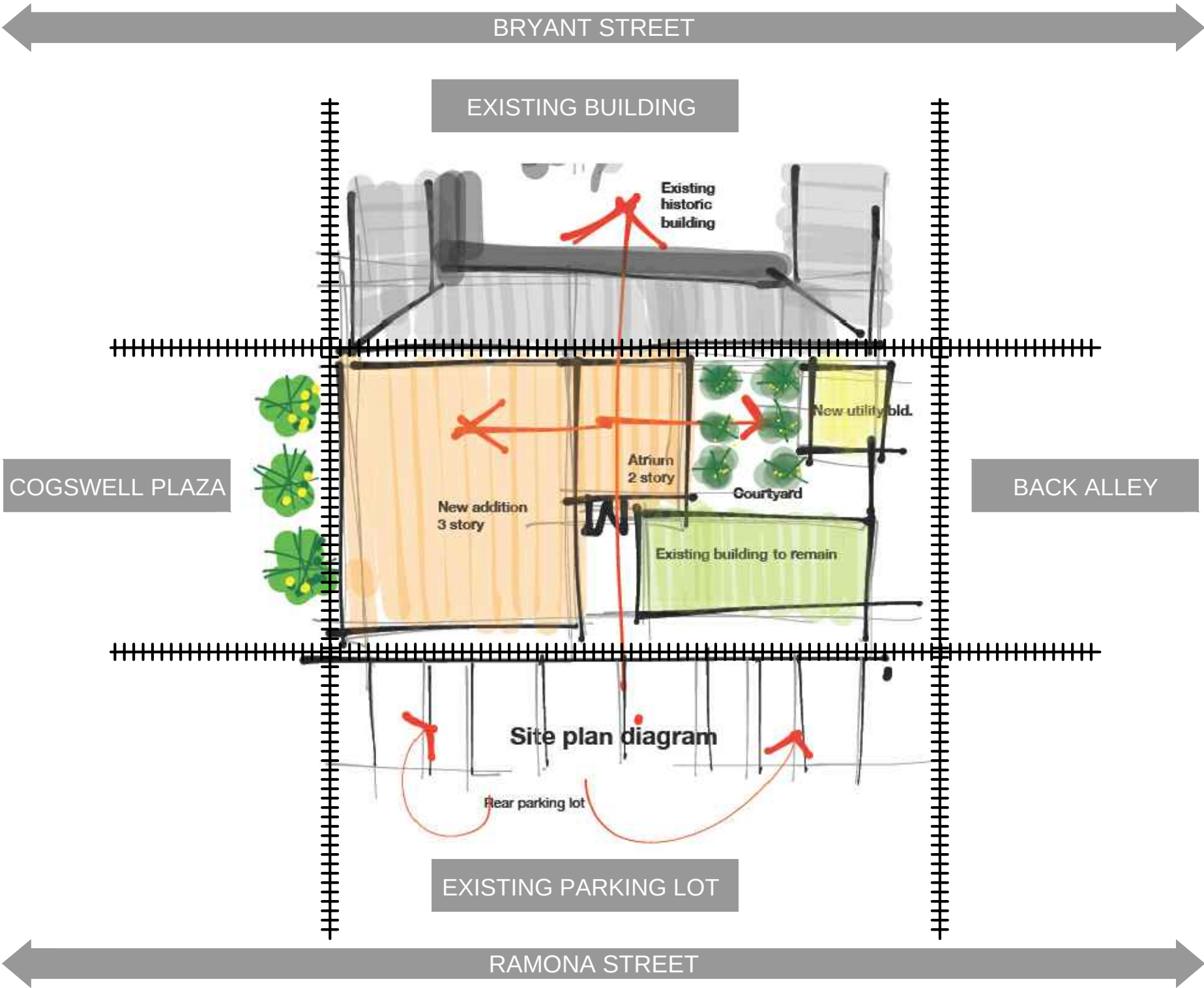
The building at 450 Bryant Street was designed by prominent architect Birge Clark, who was responsible for designing hundreds of buildings in Palo Alto and the surrounding area during the first half of the twentieth century. The main concept for the new addition will be to preserve the historic character of the existing construction.

- COMPATIBILITY
- The addition project would require minimal changes to the defining characteristics of the existing Birge Clark building and its site and environment.
 - The removal of historic materials or alteration of features and spaces that characterize the property will be avoided.
 - The new addition will not create a false sense of historic development. Even though the existing-proposed compatibility might be the main guideline, historic materials and features will not be copied.
 - The new addition will be differentiated from the old construction and it will be compatible with the massing, size, scale and architectural features.

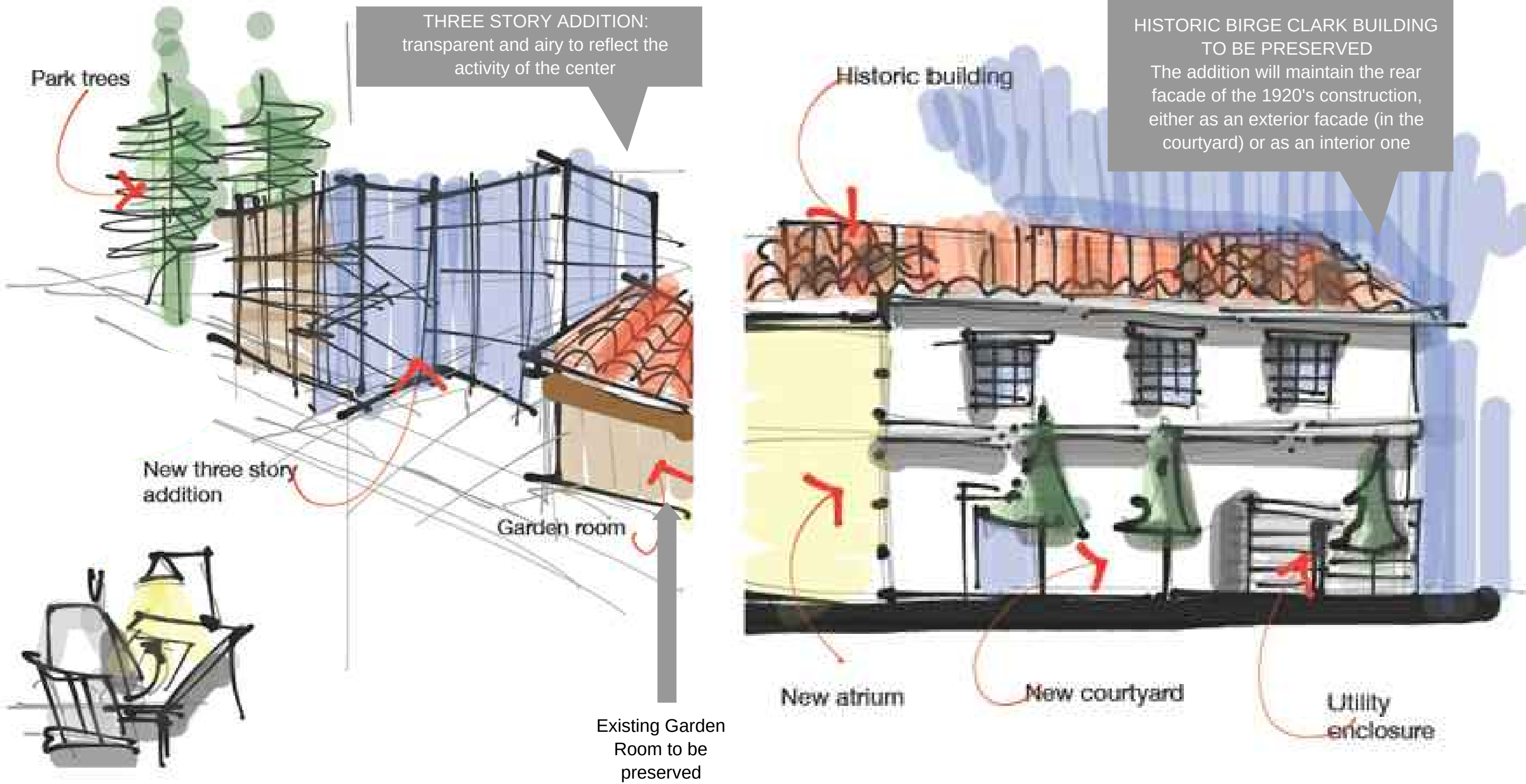
- To protect the essential form and integrity of the historic property and its environment >>
- >> The addition sits in the rear facade of the existing building. From Bryant Street, which represents the main side of the building the addition will be barely noticed.
 - >> The new construction requires the demolition of just one part of the existing 1970's addition.
 - >> The original 1920 Birge Clark building will be preserved. Its rear facade will be minimally altered and will be seen from the interior of the new construction.
 - >> The Shed addition will remain in order to maintain the original composition of the parcel.
 - >> All the heights of the new building will try to match the existing ones in the Birge Clark building.

SITE CONSTRAINTS

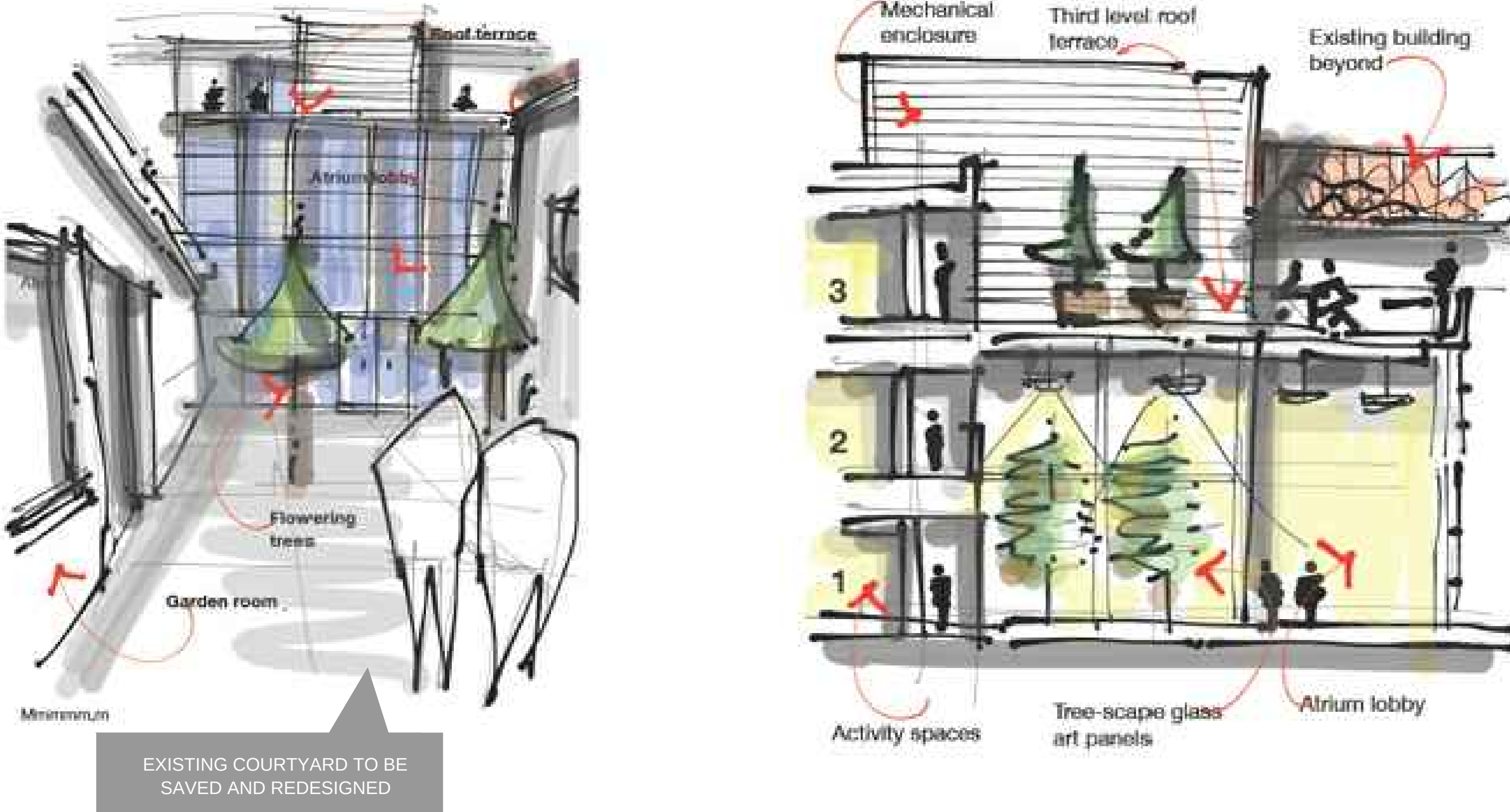
The new addition is located adjacent to the existing Birge Clark building and landlocked by three existing limits: the existing rear parking lot, the Cogswell Plaza in its West side and the back alley in its East side.



THREE STORY ADDITION ADJACENT TO THE COGSWELL PLAZA



THE NEW ADDITION ORIENTS TO THE PARK AND MAINTAINS THE EXISTING COURTYARD



AVENIDAS 450
BRYANT STREET

PALO ALTO

PALO ALTO, CALIFORNIA



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PROJECT CONCEPTS
AND GUIDELINES

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NEW ADDITION SPATIAL CONFIGURATION

PROPOSED PROJECT DESCRIPTION

Avenidas operates out of the existing historic building at 450 Bryant Street in downtown Palo Alto. The building was built in 1927 as the City of Palo Alto Police and Fire Station. The building was designed by Palo Alto architect Birge Clarke. Avenidas modified and renovated the building in 1977-1978 when its occupancy of the building began. Over the past six years, Avenidas has been exploring how to continue to provide the highest level of services to the community and accommodate the growing demand at the existing location. The senior population is large and growing rapidly. The 55+ segment of Palo Alto's population grew 25% between 2000 and 2010 and today represents almost one-third of the total population of the city. As indicated in the City of Palo Alto's Comprehensive Plan, Avenidas (formerly the Senior Coordinating Council) is the sole provider of senior services on behalf of the City of Palo Alto. Consistent with the Comprehensive Plan goals for community services, Avenidas must evolve and adapt to the changing needs of the aging population. Meeting these needs starts with our programs and extends into our physical infrastructure. The expansion and remodeling of our facilities is fundamental to our abilities to continue to provide the highest level of service to the Palo Alto community. This expansion and remodeling also addresses Community Services goals of the City's Comprehensive Plan: "Goal C-4: "Attractive, Well-maintained Community Facilities That Serve Palo Alto Residents... Reinvest in aging facilities to improve their usefulness and appearance. Avoid deferred maintenance of City infrastructure. (Policy C-24)" City of Palo Alto Comprehensive Plan, Community Services and Facilities, page C-16. The proposed existing building and addition is +/-22,700 square feet. The first level is the largest at +/-11,100 square feet and includes the addition of an atrium lobby, main lobby, reception and classrooms and multi-purpose rooms. The second floor is +/-7,500 square feet and includes multipurpose rooms, meeting rooms, classrooms and administrative areas. A third floor in the new wing will be +/- 2,500 square feet and will include a fitness room and small meeting room. The circa 1950 shed at the rear (the "Garden Room" or "Villages Offices") will be renovated to house the staff and members of Avenidas Village. The basement below the original building will become a theater/small auditorium.

PARKING

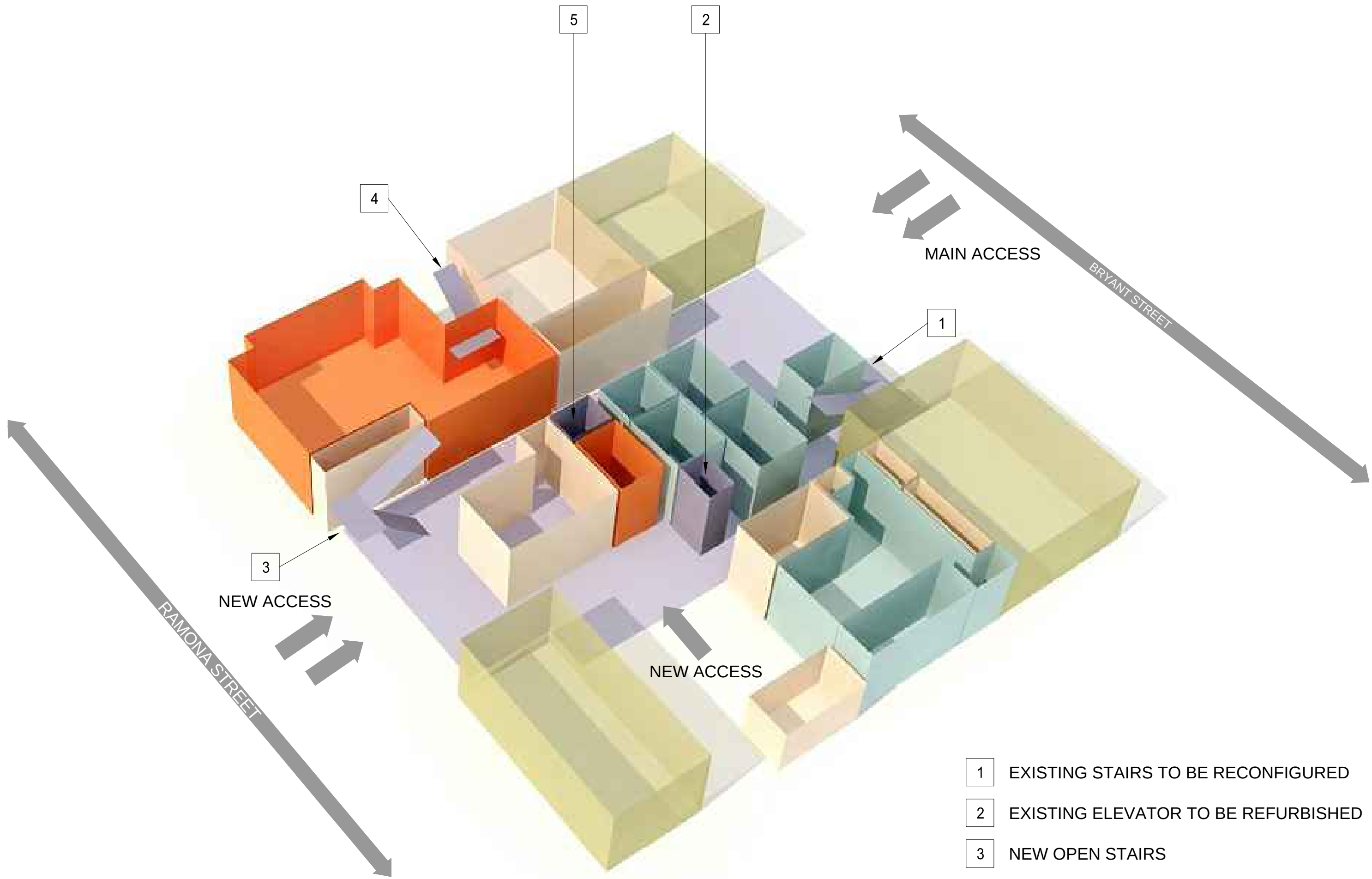
Part of the project's challenge is the limited space available for development based on Avenidas' leasehold area and the adjacent park and parking lot. The proposed addition is to remain within the current leasehold boundary. With no land on which to build parking spaces, it is our plan to meet the project's parking requirement of 31 spaces by paying an in-lieu fee to the Downtown Parking Assessment District. It may, however, be possible for the City to obtain an exception to this parking requirement, under direction from the City's Comprehensive Plan which states:

Policy L-56: To reinforce the scale and character of University Avenue/Downtown, promote the preservation of significant historic buildings. Older buildings may be at a disadvantage because of the expense and specialized skills needed to adapt them for contemporary use. This is particularly true where seismic strengthening is needed or where the site cannot accommodate current parking requirements. In some cases, the use for which the building was designed is not even allowed by current zoning. The following programs are intended to help overcome these obstacles and enable older buildings to be more competitive with new development.

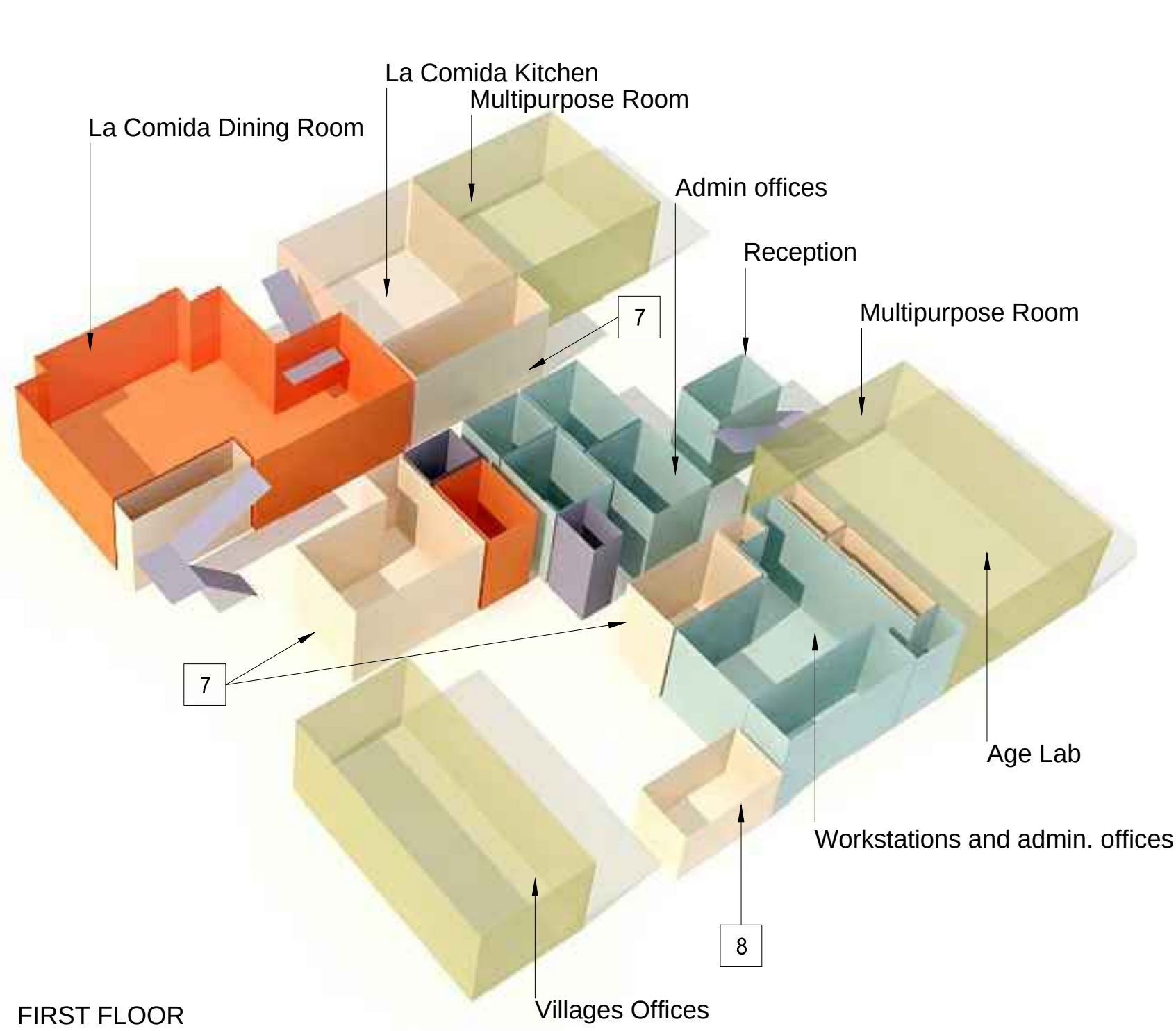
Allow parking exceptions for historic buildings to encourage rehabilitation. Require design review findings that the historic integrity of the building exterior will be maintained. City of Palo Alto Comprehensive Plan, 2007, Land Use and Community Design, pages L39-40

HISTORIC PRESERVATION

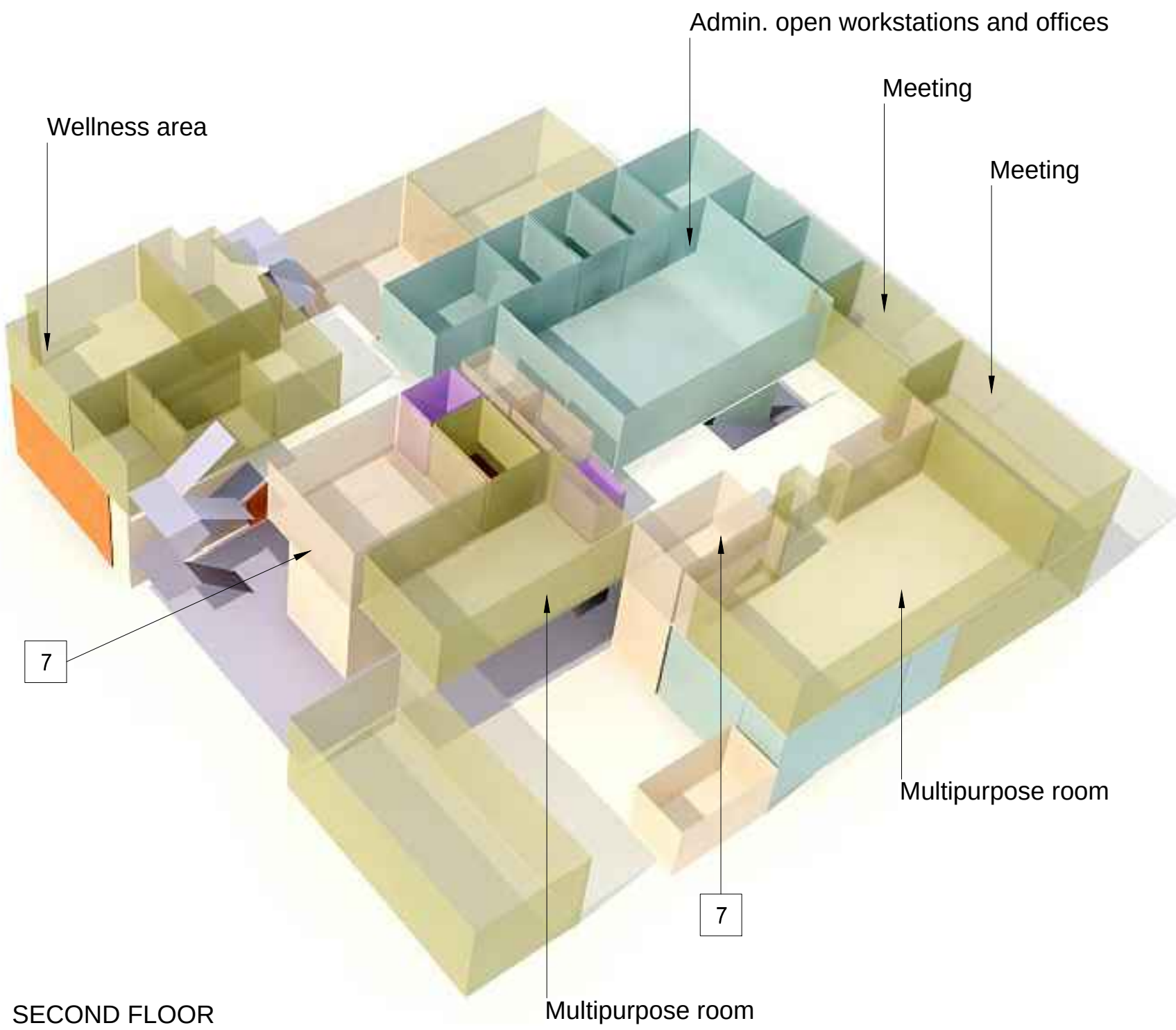
The City of Palo Alto's Downtown design guideline recommends that a sense of history be preserved and historic structures be emphasized. The architectural concept of the addition is to significantly maintain the architectural features of the existing historic building by adding an addition at the back of the building, replacing the 1978 dining room with a three story wing and a two story atrium. The design aesthetic of the new addition is modern with the building composed of aluminum, glass and stone elements. The scale and massing of the addition is such that it is in proportion to the existing historic building. The existing rear wall of the historic building will become a prominent feature of the proposed new wing. The main building entry will remain along Bryant Street. No exterior building modifications are proposed to the other three sides of the existing building. Participants will enter into a main lobby/reception that will look out into the remaining courtyard. With the remodeling of the interior space, the circulation and way finding throughout the facility will be improved. No historic interior features remain after previous interior renovations. The renovated building will have less office space than it presently does. Except for a few staff who interact directly and daily with participants and guests, staff will be consolidated into part of the second floor in open space configured with workstations, a few private offices and shared huddle rooms. We do not expect that more staff will be required as a result of the building expansion. Interior renovations are being designed to make the space feel open and inviting. We want visitors to be able to walk through the building and see what is going on and be enticed to join in. Small spaces will be combined into larger spaces. We also want pedestrians walking by on the Bryant Street sidewalk to be able to look in and see what's going on. Foundation landscape will be replaced with low-scale plantings and there will be larger and more active multi-purpose rooms flanking the front entrance.



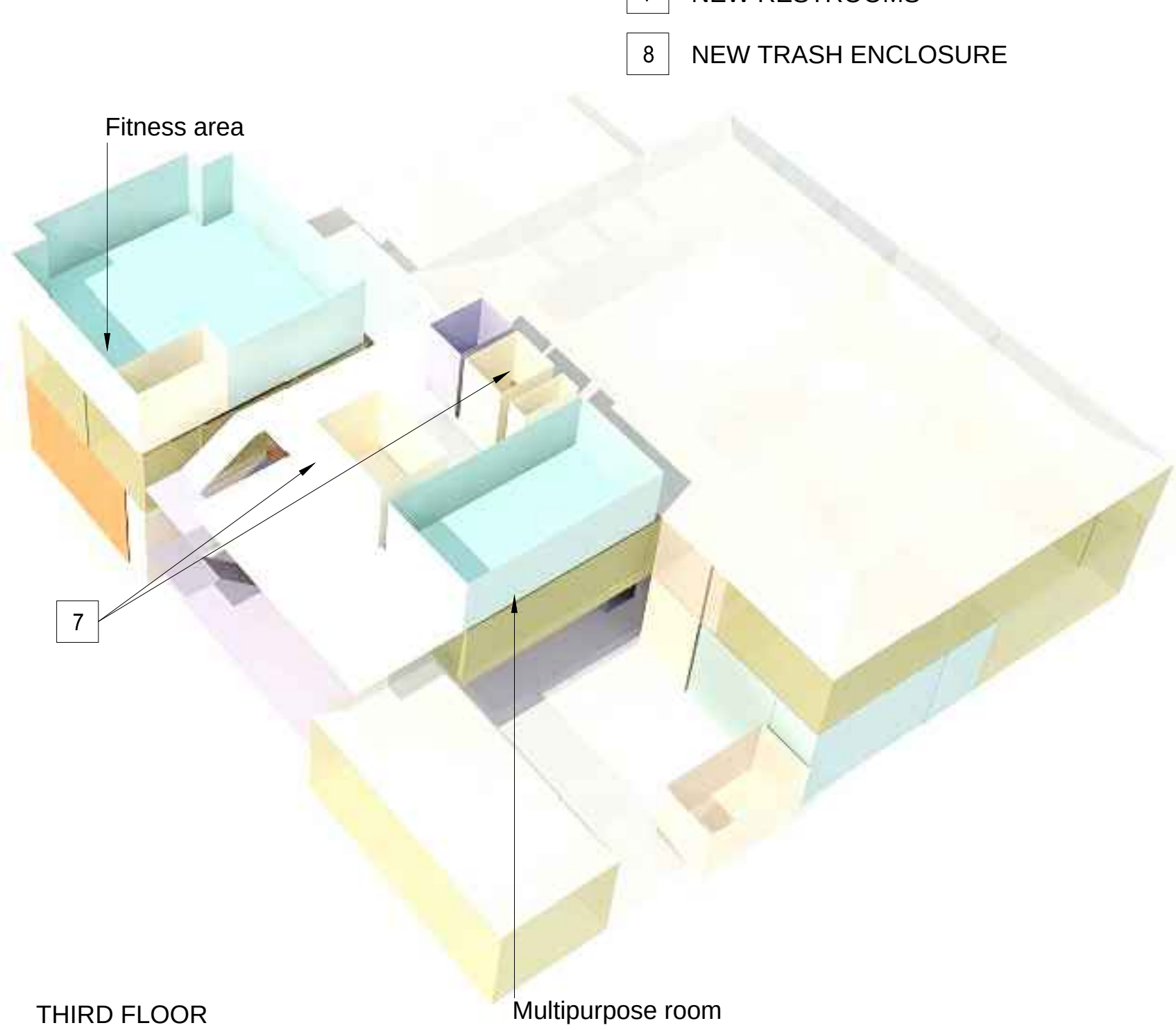
- 1 EXISTING STAIRS TO BE RECONFIGURED
- 2 EXISTING ELEVATOR TO BE REFURBISHED
- 3 NEW OPEN STAIRS
- 4 NEW ENCLOSED STAIRS
- 5 NEW ACCESSIBLE ELEVATOR
- 6 EXISTING RESTROOMS
- 7 NEW RESTROOMS
- 8 NEW TRASH ENCLOSURE



FIRST FLOOR



SECOND FLOOR

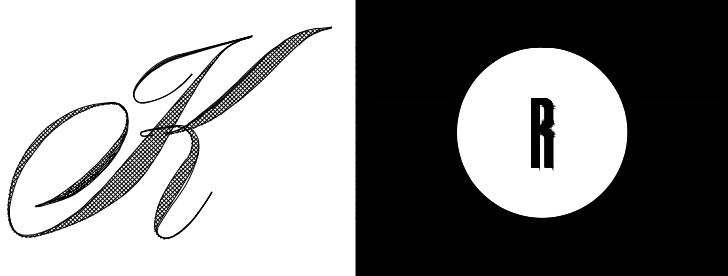


THIRD FLOOR

AVENIDAS 450
BRYANT STREET

PALO ALTO

PALO ALTO, CALIFORNIA



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View from the Cogswell Plaza



View from the Parking lot



La Comida Dining Room from Cogswell Plaza



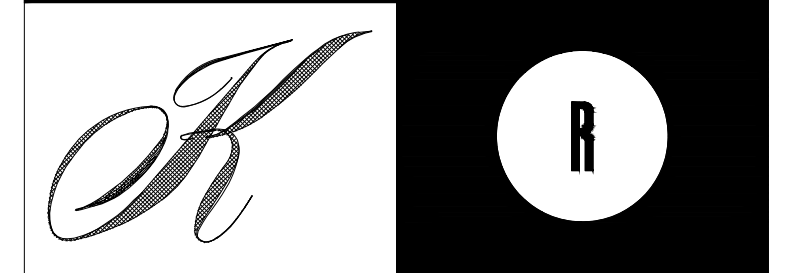
Rear entrance from Parking lot



AVENIDAS 450 BRYANT STREET

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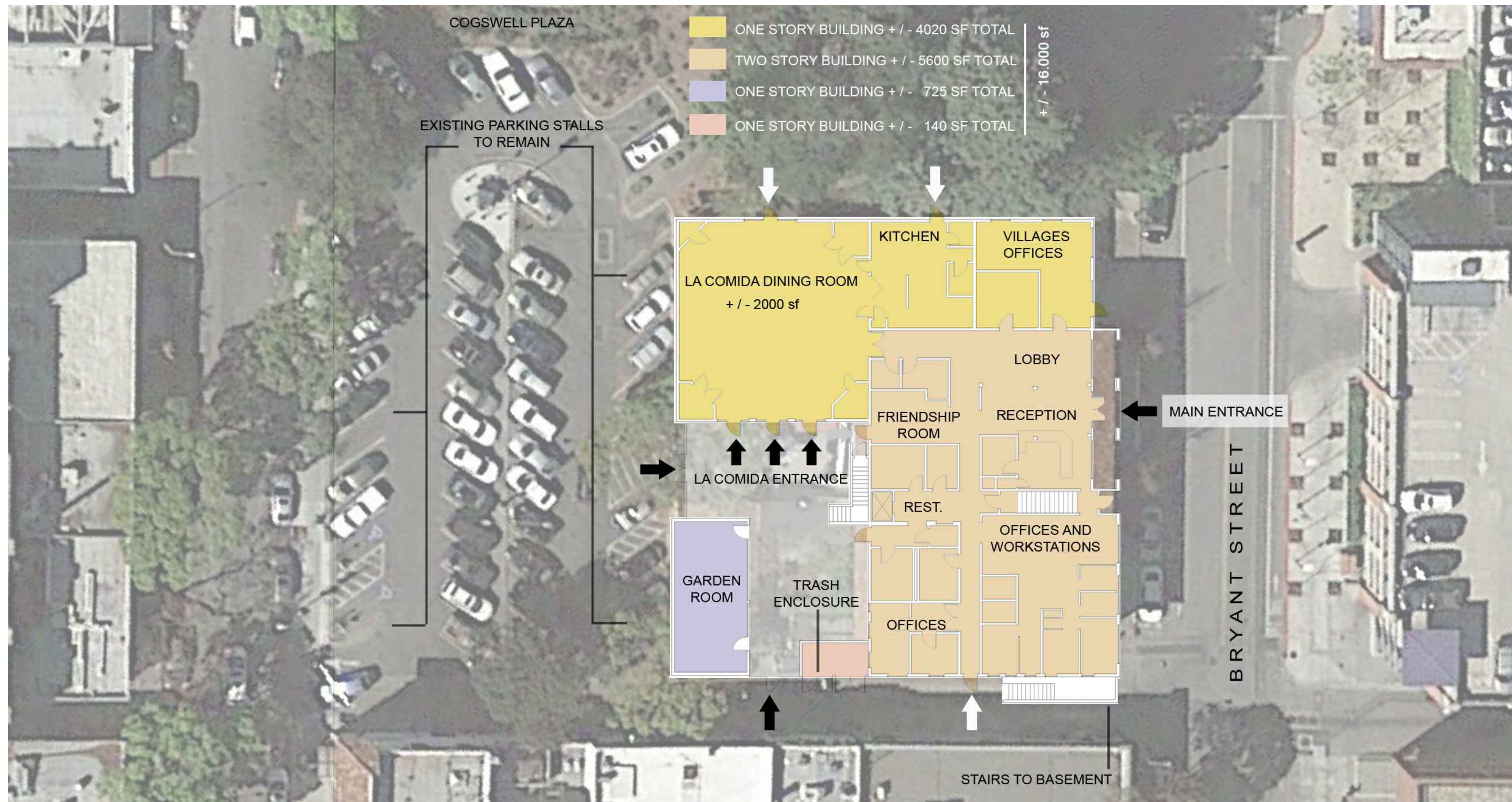
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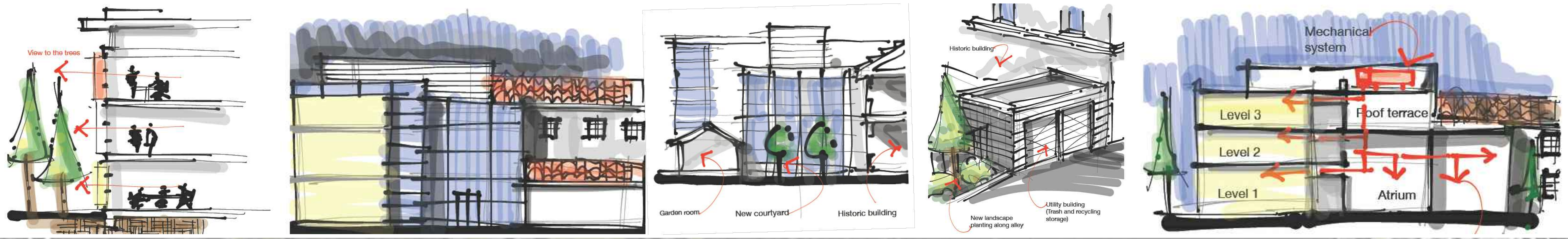
OVERALL EXISTING
PLAN

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OVERALL EXISTING PLAN

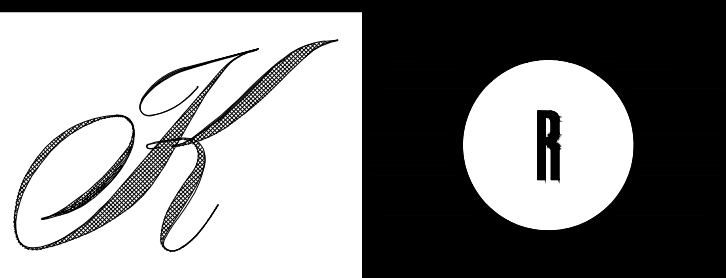
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OVERALL
PROPOSED PLAN

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BEFORE... (Existing view from Cogswell Plaza)



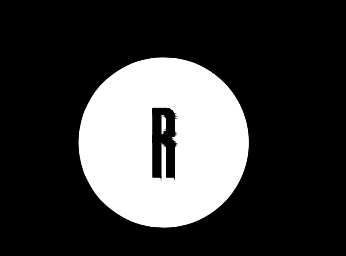
AFTER...Proposed view from Cogswell Plaza



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GENERAL VIEW



GENERAL VIEW OF THE BUILDING FROM THE PARKING LOT - 2



GENERAL VIEW OF THE DECK - 1

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PERSPECTIVES

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GENERAL VIEW OF THE BUILDING FROM THE PARKING LOT - 2



GENERAL VIEW OF THE REAR ELEVATION - 1

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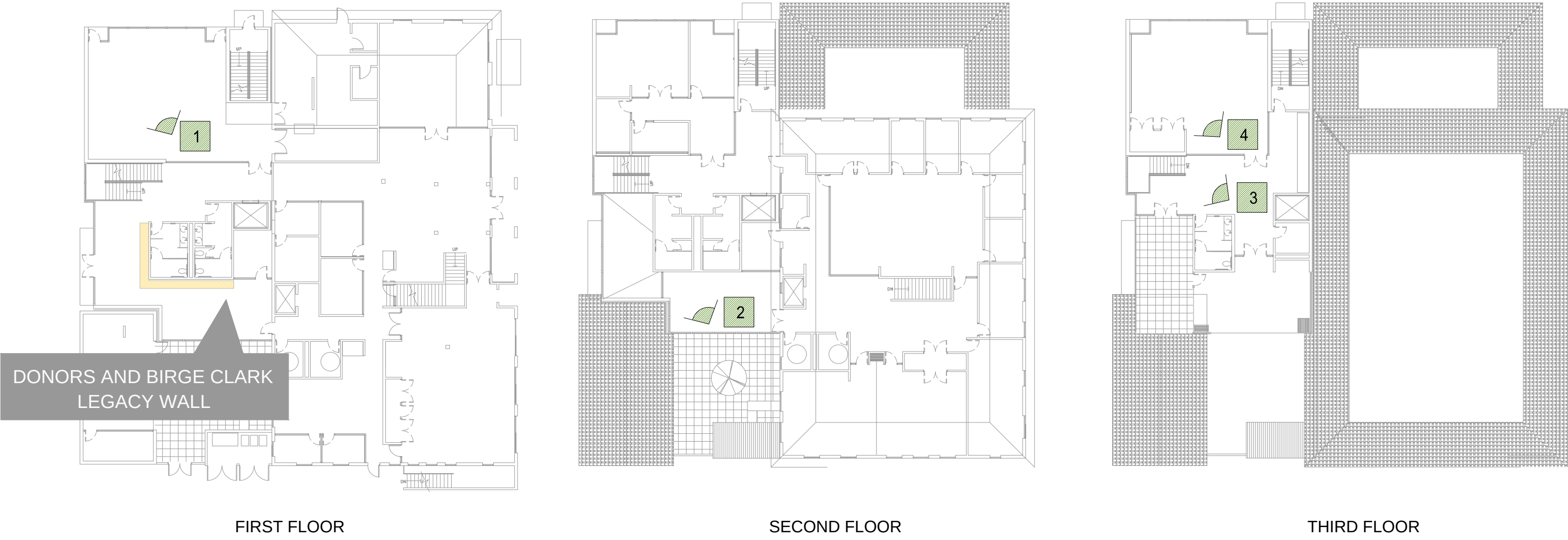
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BIRGE CLARK LEGACY AND DONORS WALL

A PLACE
FOR VISUAL
HISTORY

- Lobby artwork feature with donor names and Avenidas history
 - Abstract tree figure applied to glass panels
 - Donor names etched in glass
 - Visual history and Birge Clark legacy
- Palo Alto = tall tree, symbol of longevity and growth

The addition will house one architectural and symbolic key element: the core. It will work with a double function.

First of all, it will be the place for restrooms, mechanical shaft, and other servant spaces as well.

On the other hand, it will show in its two main walls the legacy of noted Architect Birge Clark and the big effort done by Avenidas' donors to make the project happen.



1 LA COMIDA DINING ROOM



2 MULTIPURPOSE ROOM



3 CORRIDOR AND INFORMAL MEETING AREAS



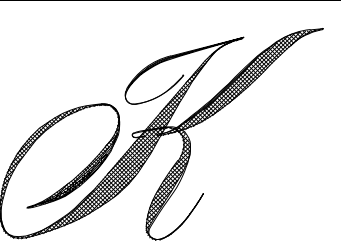
4 FITNESS ROOM



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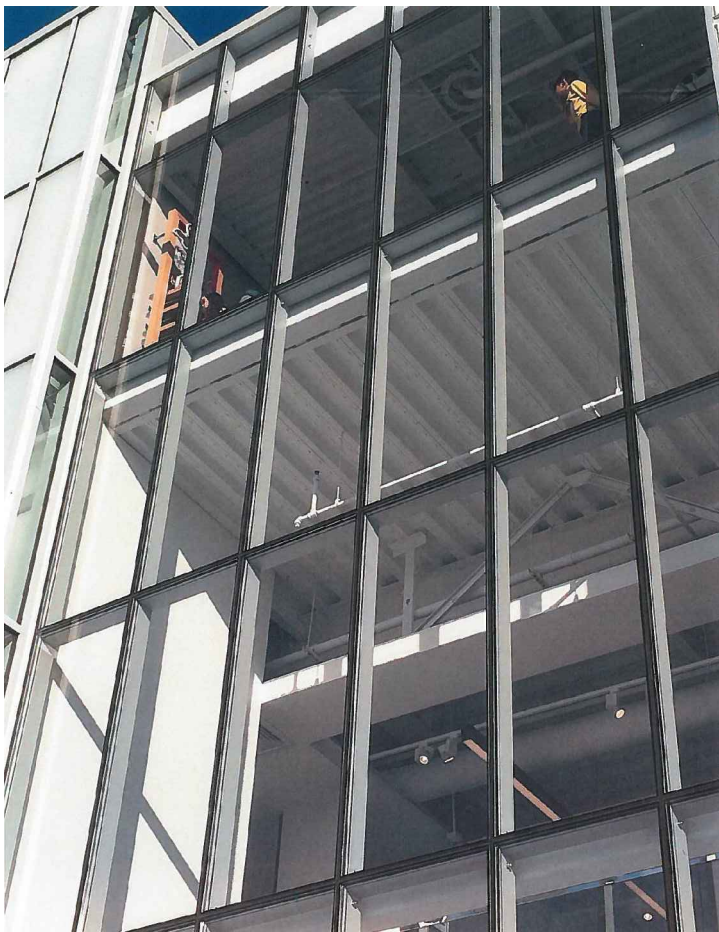
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INTERIOR PICTURES



SHEET KEYNOTES

- 1 SPANISH CLAY TILE ROOFING
- 2 STUCCO WALLS
- 3 MULTI-PANE STEEL CASEMENT WINDOW
- 4 HIGH- PERFORMANCE CLEAR GLASS
- 5 ALUMINUM FRAMES
- 6 STONE WALL
- 7 STEEL AND GLASS ENTRY CANOPY
- 8 CLIMBING PLANTS
- 9 MOTORIZED SHADE CONTROL SYSTEM TO PROVIDE WINDOW SHADING SOLUTIONS IN THE INTERIORS
- 10 ALUMINUM REVEALS



GLASS SYSTEM



2



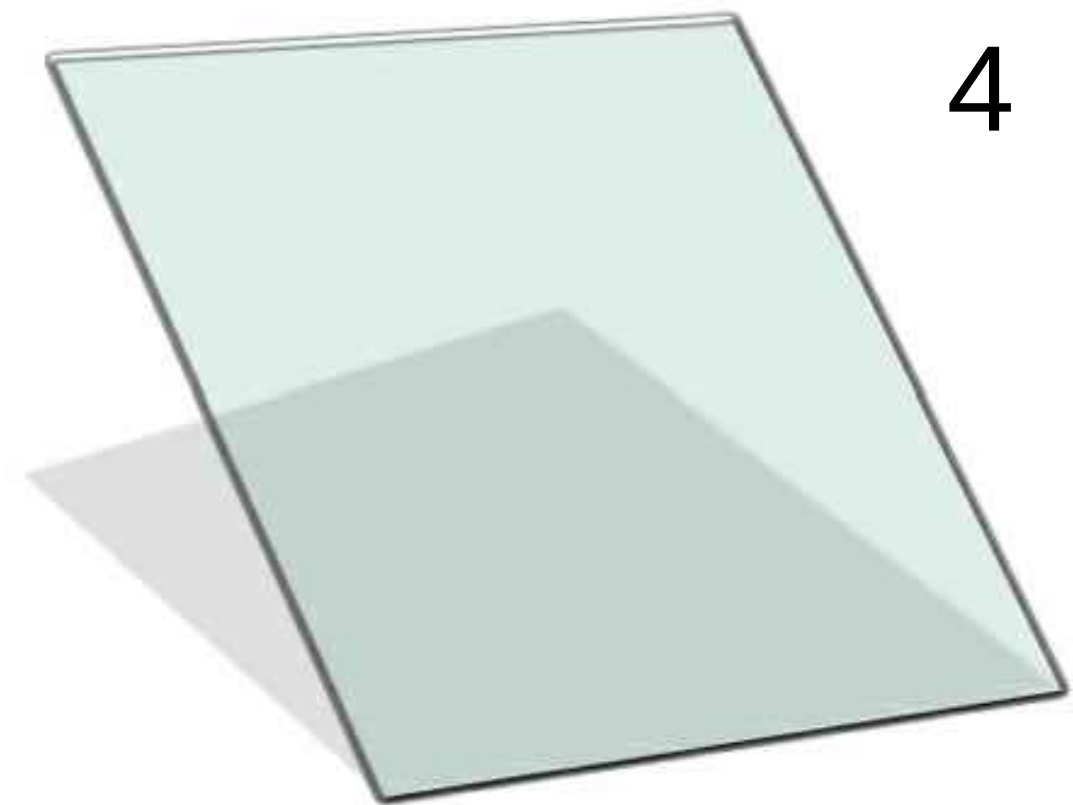
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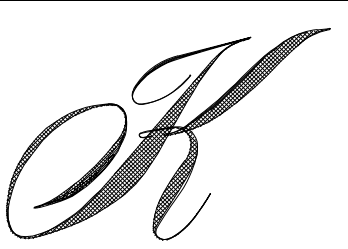


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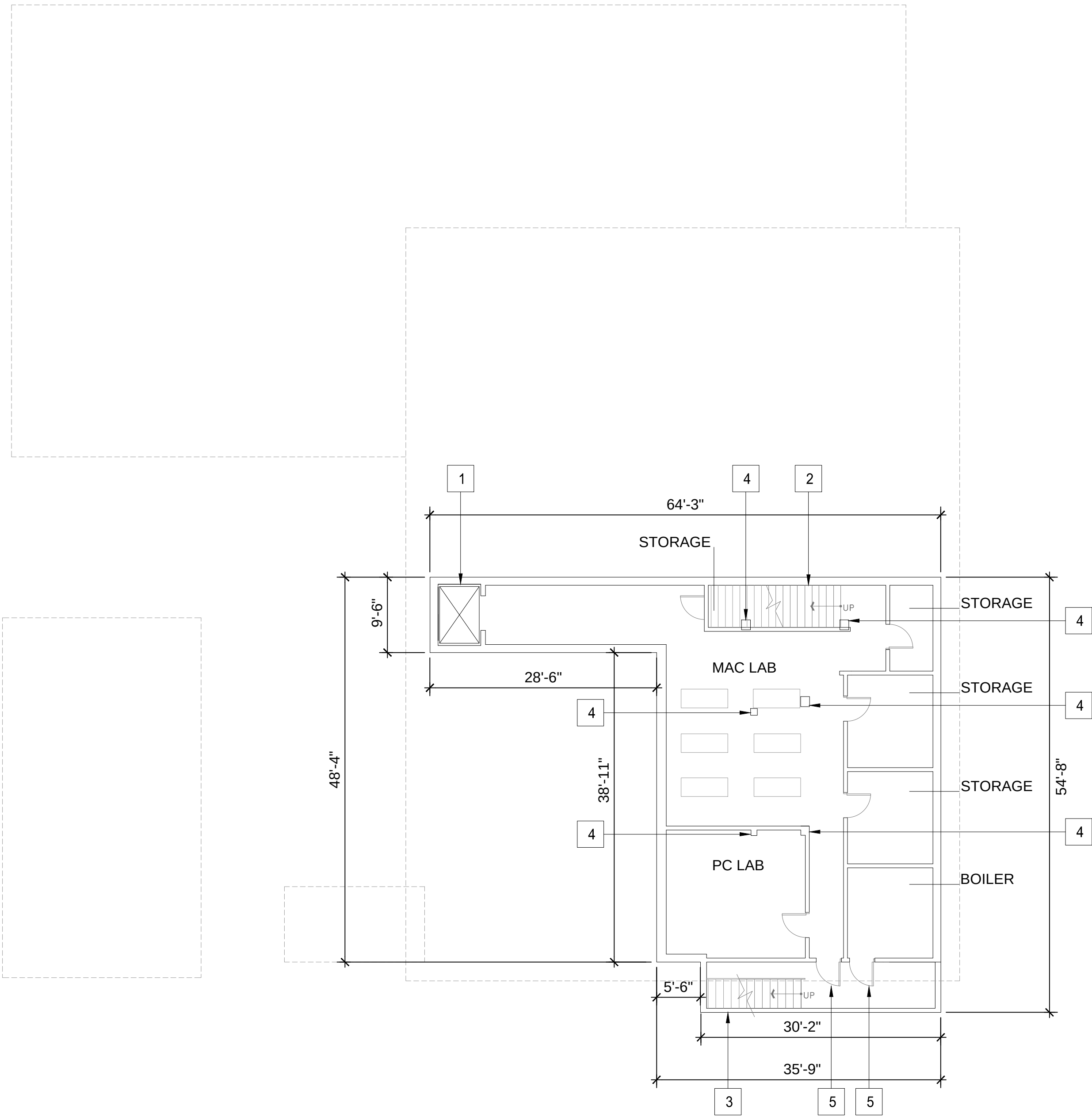
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MATERIAL BOARD



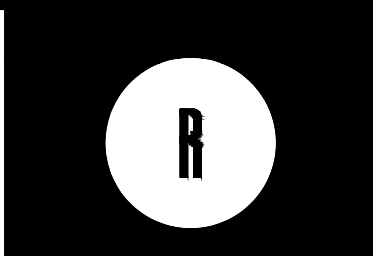
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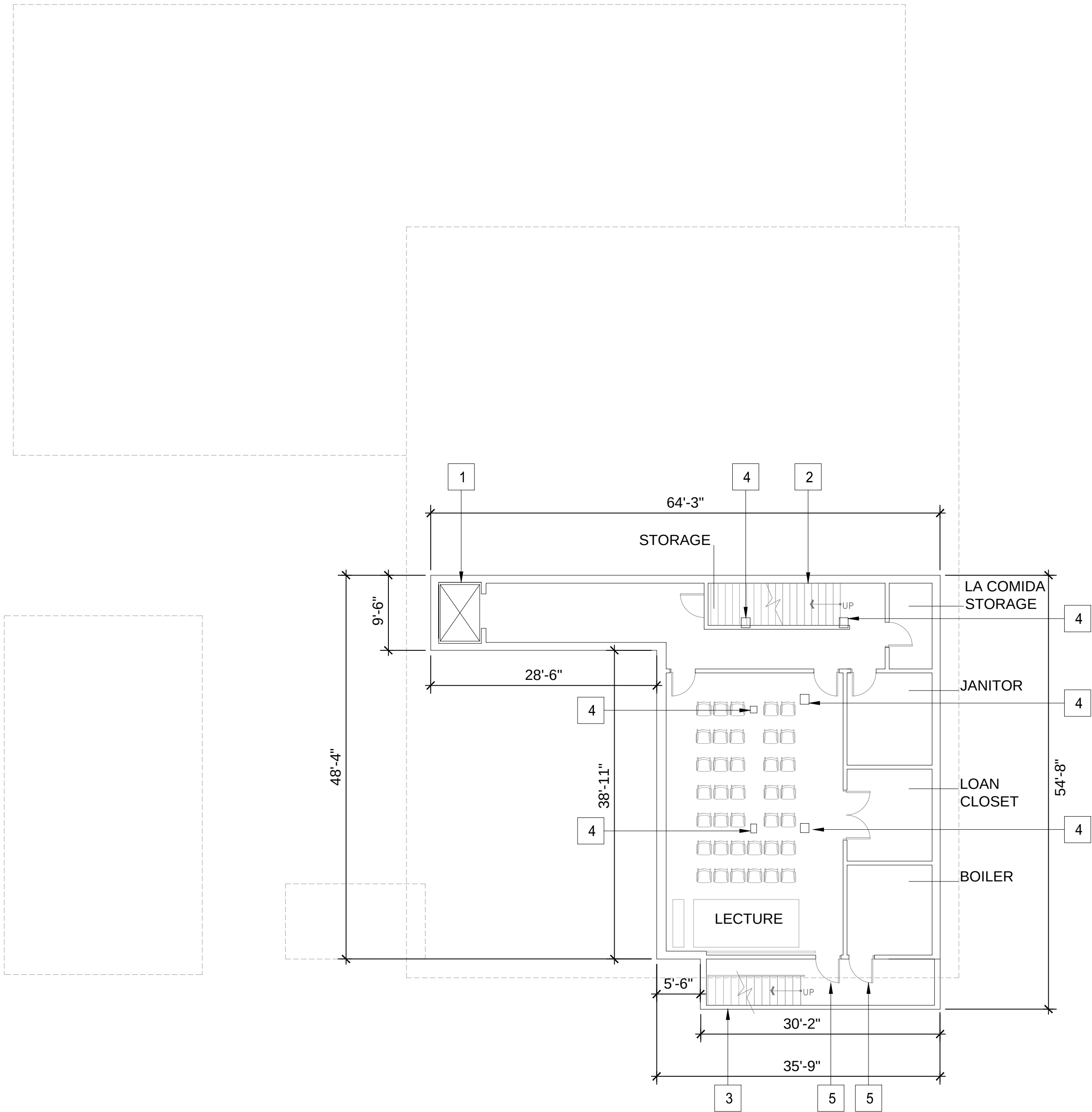
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EXISTING BASEMENT
FLOOR PLAN



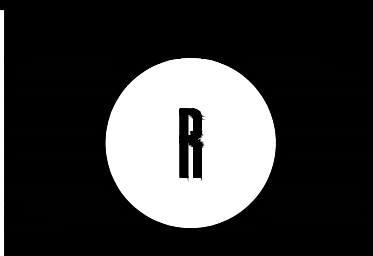
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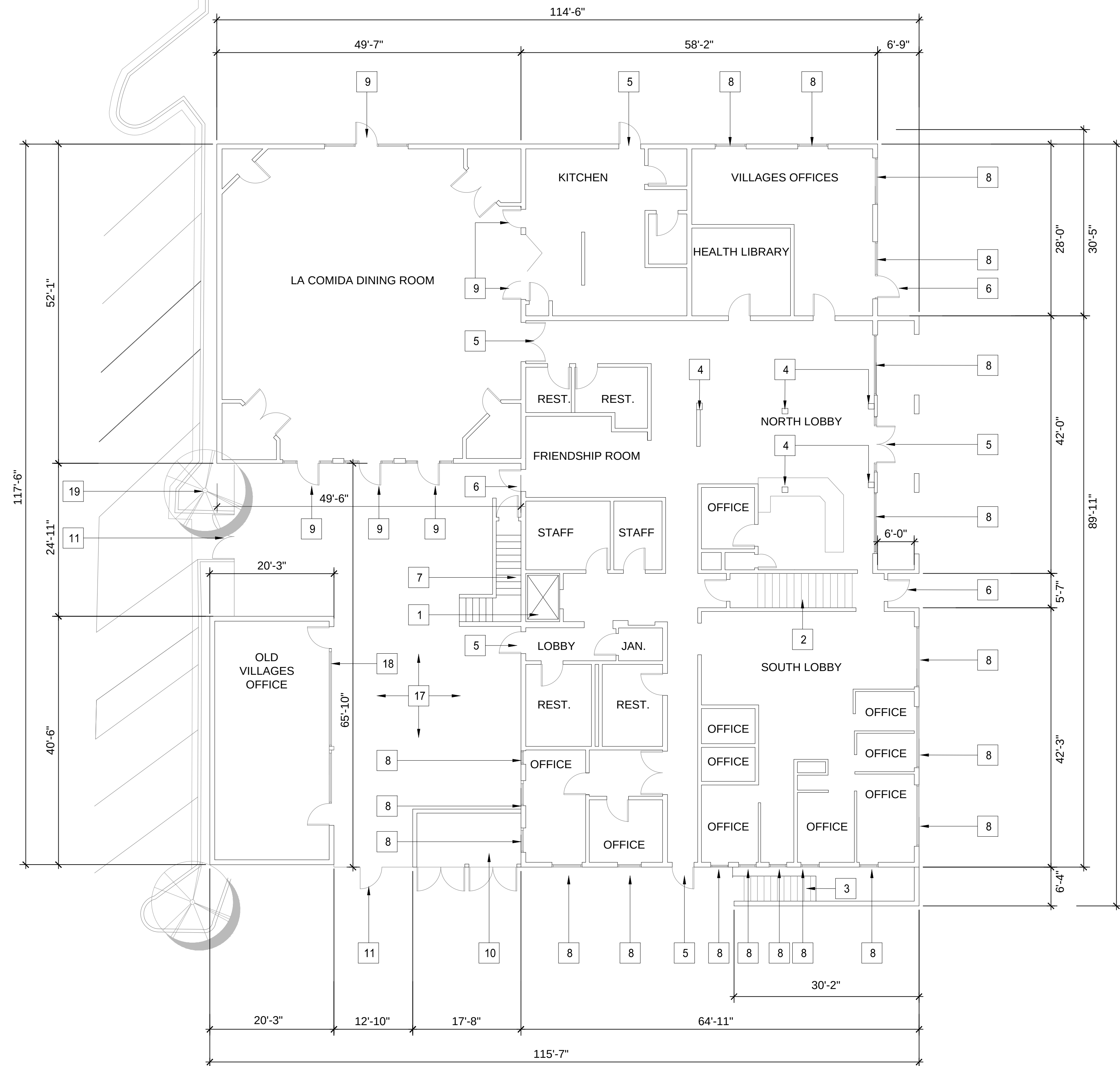
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PROPOSED BASEMENT
FLOOR PLAN



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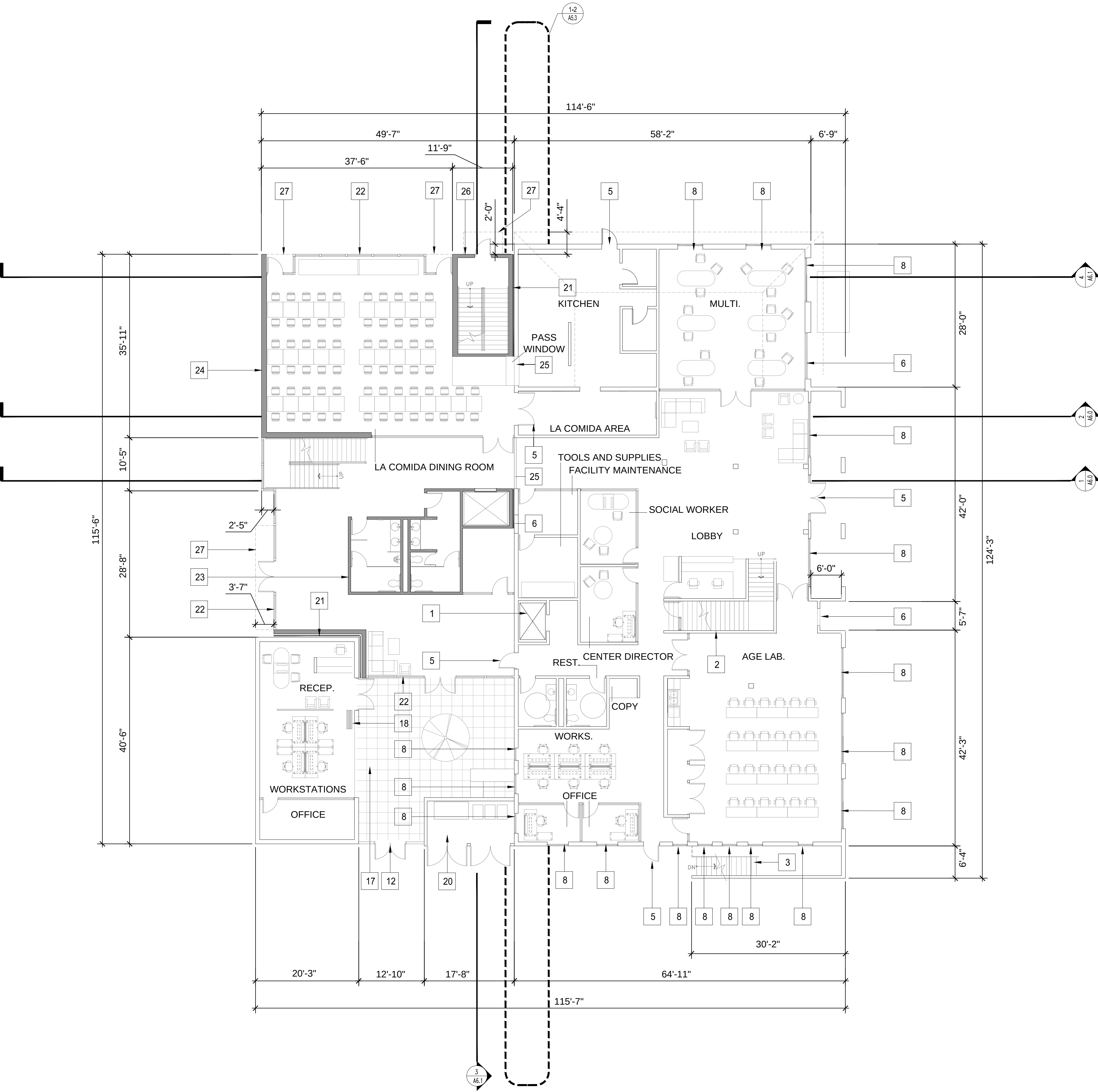
EXISTING
FIRST FLOOR
PLAN

EXISTING FIRST FLOOR

3/32"

1

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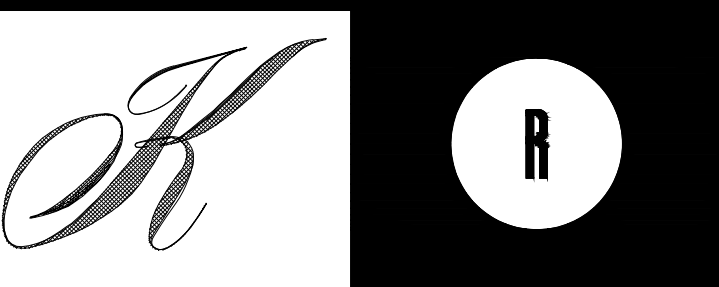
LEGEND

- NEW WALLS
- EXISTING WALLS

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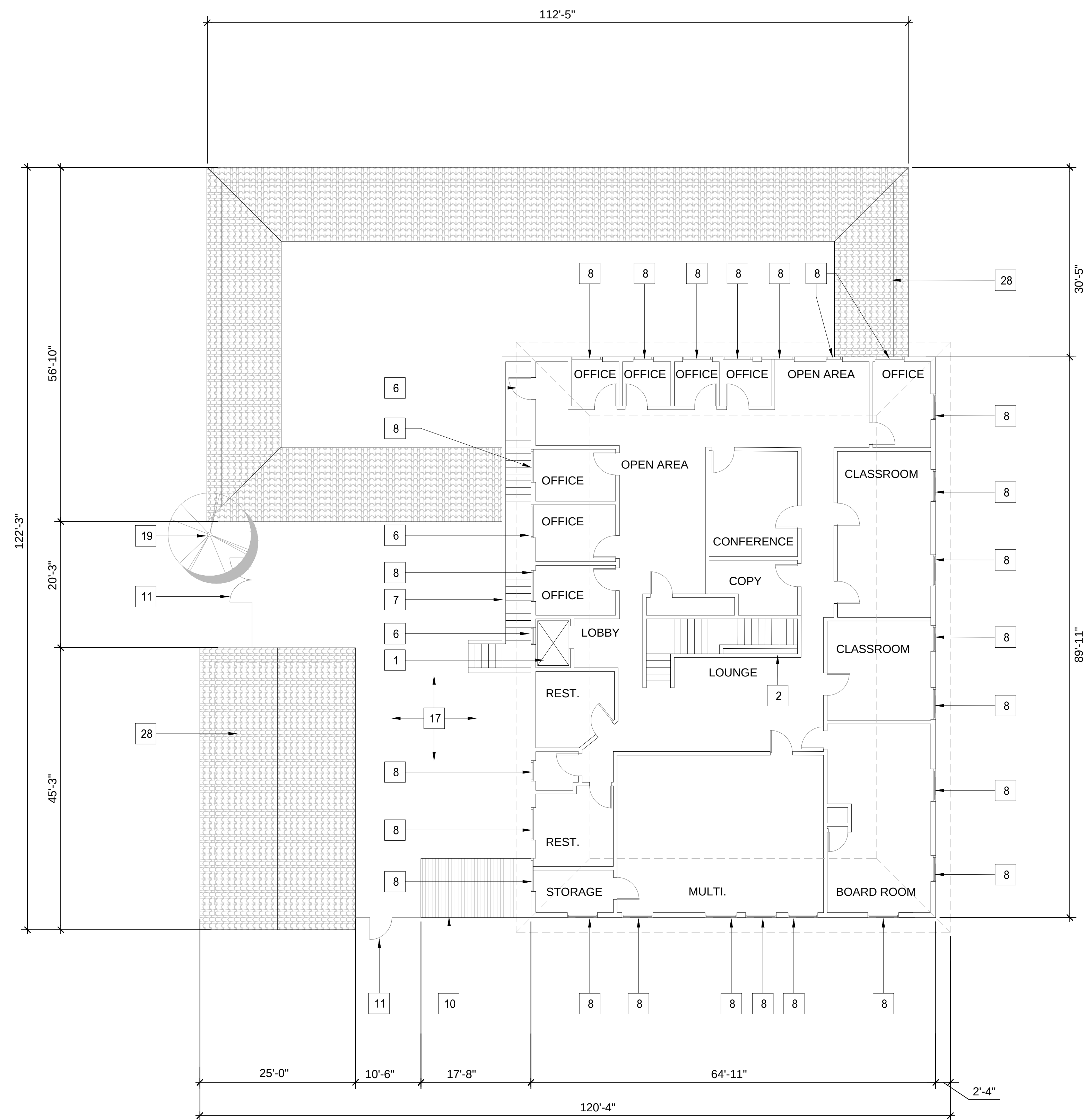
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PROPOSED
FIRST FLOOR
PLAN

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AVENIDAS 450
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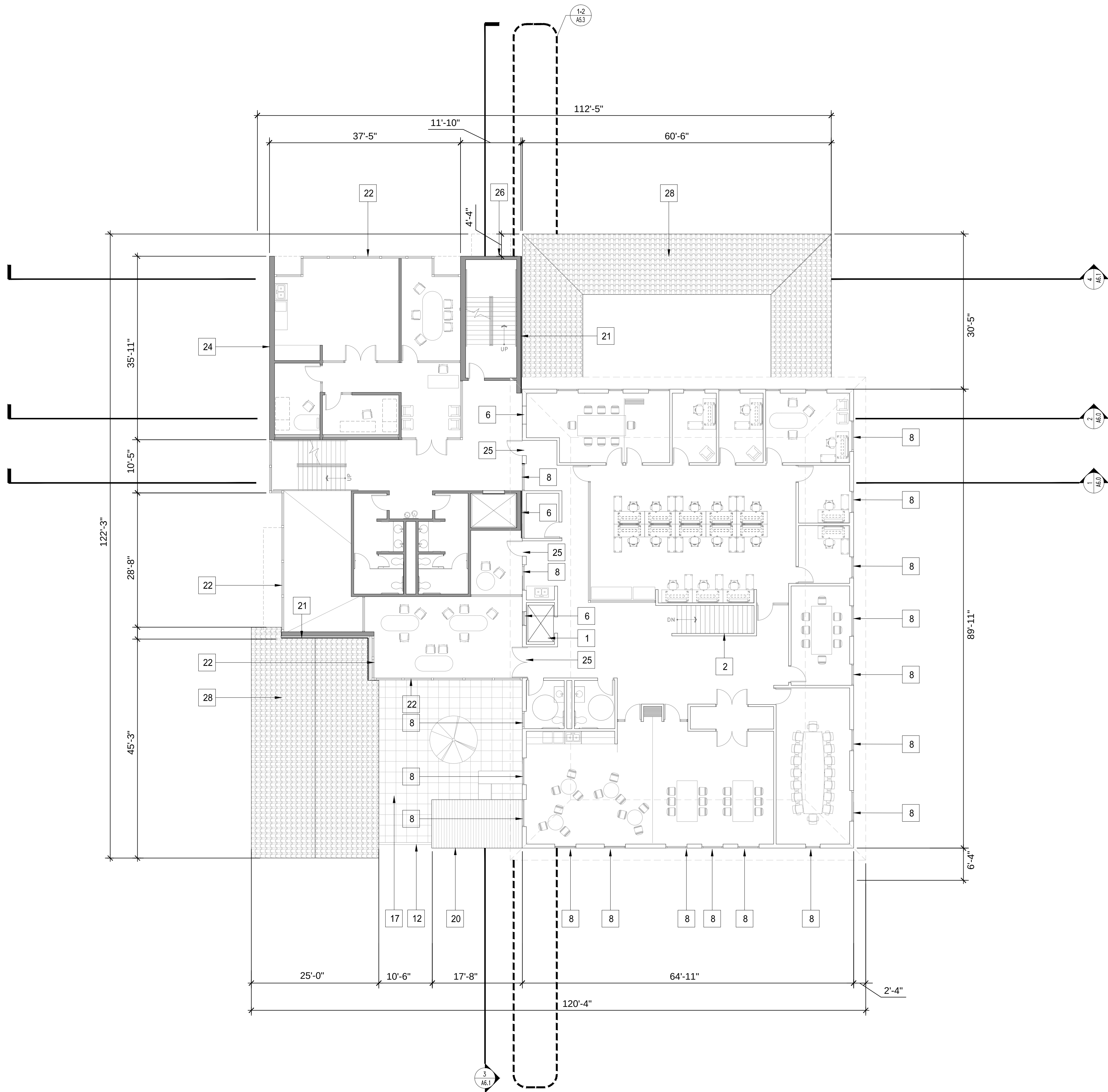
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EXISTING
SECOND
FLOOR PLAN



SHEET KEYNOTES

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- 16 NEW EXTERIOR DOOR / WINDOW
- 17 EXISTING COURTYARD TO BE REDESIGNED (SEE LANDSCAPE DRAWINGS)
- 18 NEW WINDOW SYSTEM AT EXISTING BUILDING
- 19 EXISTING TREE TO BE REMOVED
- 20 NEW TRASH ROOM
- 21 SEISMIC JOINT
- 22 NEW WINDOW SYSTEM
- 23 RESTROOMS AND SERVICES CORE
- 24 LIMESTONE WALL
- 25 NEW INTERIOR DOOR / WINDOW IN EXISTING WALL
- 26 PLASTER WALL
- 27 CANOPY
- 28 SPANISH CLAY TILES
- 29 DECK AREA

LEGEND

- NEW WALLS
- EXISTING WALLS

AVENIDAS 450
BRYANT STREET

PALO ALTO

PALO ALTO, CALIFORNIA



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CONSULTANT

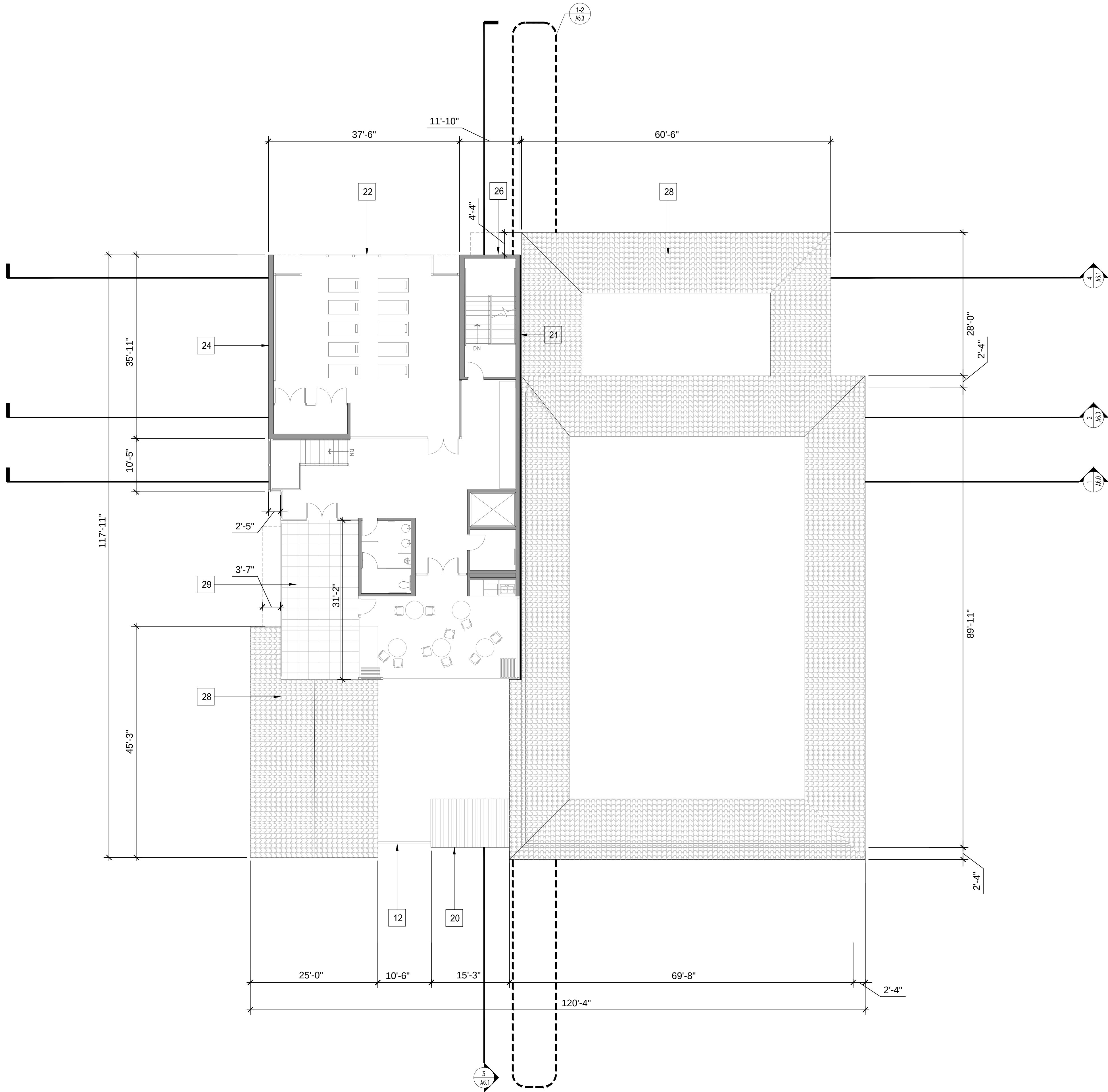
REVISION
05.27.15 PRELIMINARY SUBMITTAL

PROJECT NO. 129.021 DATE 05.27.15
DRAWN BY SCALE AS SHOWN
CHECKED BY

A4.5

PROPOSED
SECOND
FLOOR PLAN

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SHEET KEYNOTES

- 1 EXISTING ELEVATOR TO BASEMENT TO BE REFURBISHED
- 2 EXISTING STAIRS TO REMAIN
- 3 EXISTING EXTERIOR STAIRS TO REMAIN
- 4 EXISTING STRUCTURAL COLUMNS TO REMAIN
- 5 EXISTING DOOR TO REMAIN
- 6 EXISTING DOOR / WINDOW TO BE INFILLED
- 7 EXISTING STAIRS TO BE REMOVED
- 8 EXISTING WINDOWS TO REMAIN
- 9 EXISTING DOORS AND WINDOWS TO BE DEMOLISHED
- 10 EXISTING TRASH ROOM TO BE DEMOLISHED AND REBUILT
- 11 EXISTING GATES TO BE DEMOLISHED
- 12 NEW GATES
- 13 NEW ENCLOSED STAIRS
- 14 NEW STAIRS
- 15 NEW ELEVATOR
- 16 NEW EXTERIOR DOOR / WINDOW
- 17 EXISTING COURTYARD TO BE REDESIGNED (SEE LANDSCAPE DRAWINGS)
- 18 NEW WINDOW SYSTEM AT EXISTING BUILDING
- 19 EXISTING TREE TO BE REMOVED
- 20 NEW TRASH ROOM
- 21 SEISMIC JOINT
- 22 NEW WINDOW SYSTEM
- 23 RESTROOMS AND SERVICES CORE
- 24 LIMESTONE WALL
- 25 NEW INTERIOR DOOR / WINDOW IN EXISTING WALL
- 26 PLASTER WALL
- 27 CANOPY
- 28 SPANISH CLAY TILES
- 29 DECK AREA

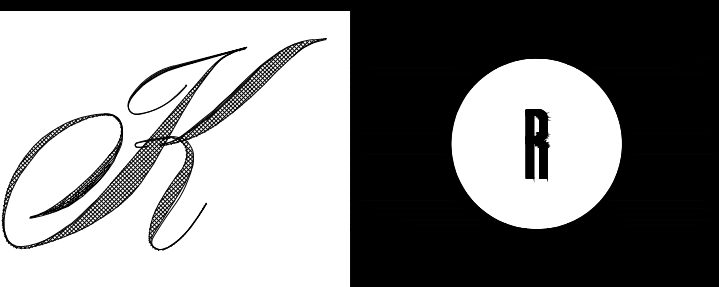
LEGEND

- NEW WALLS
EXISTING WALLS

AVENIDAS 450 BRYANT STREET

PALO ALTO

PALO ALTO, CALIFORNIA



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A4.6

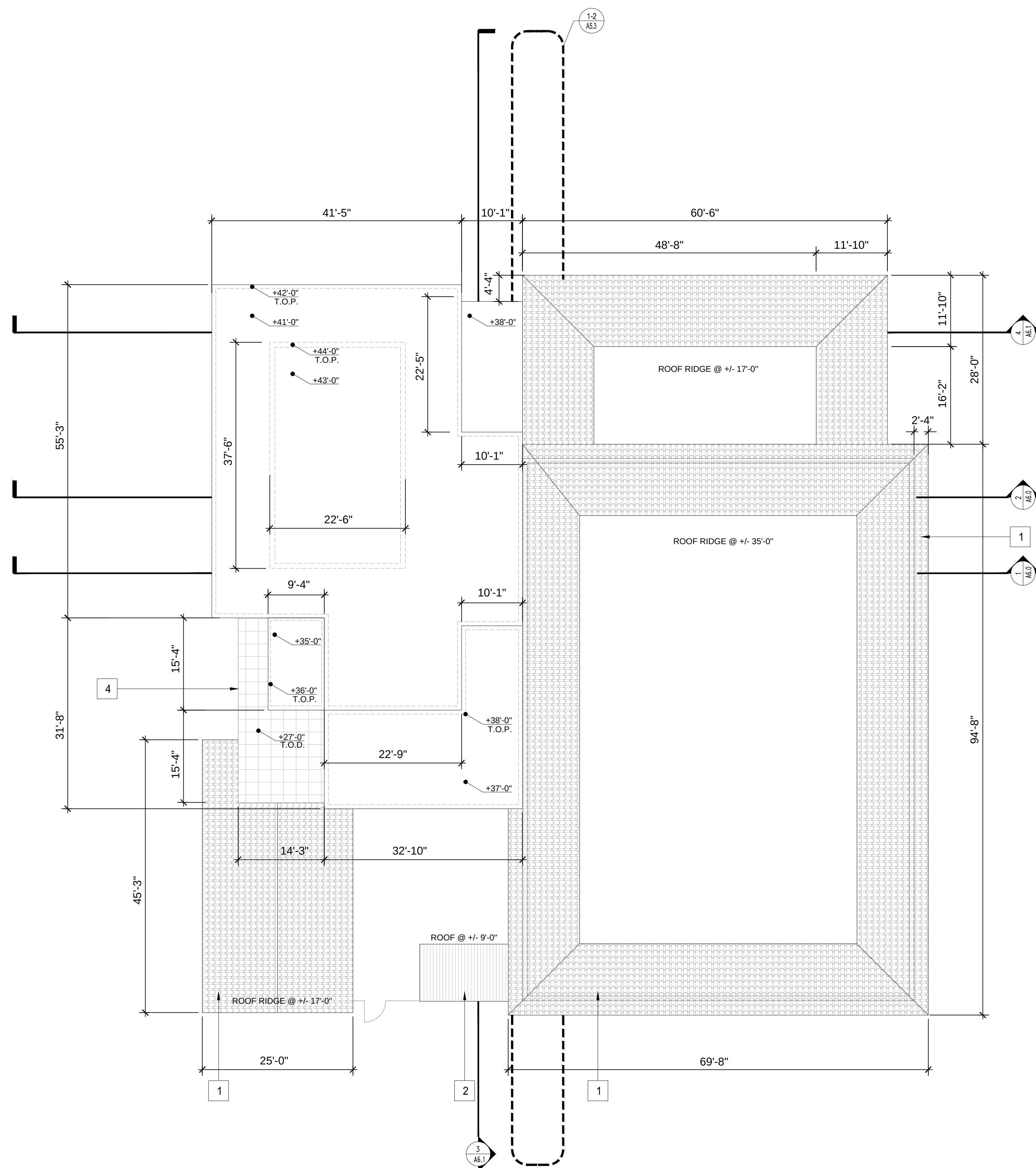
PROPOSED THIRD FLOOR PLAN

EXISTING SECOND FLOOR

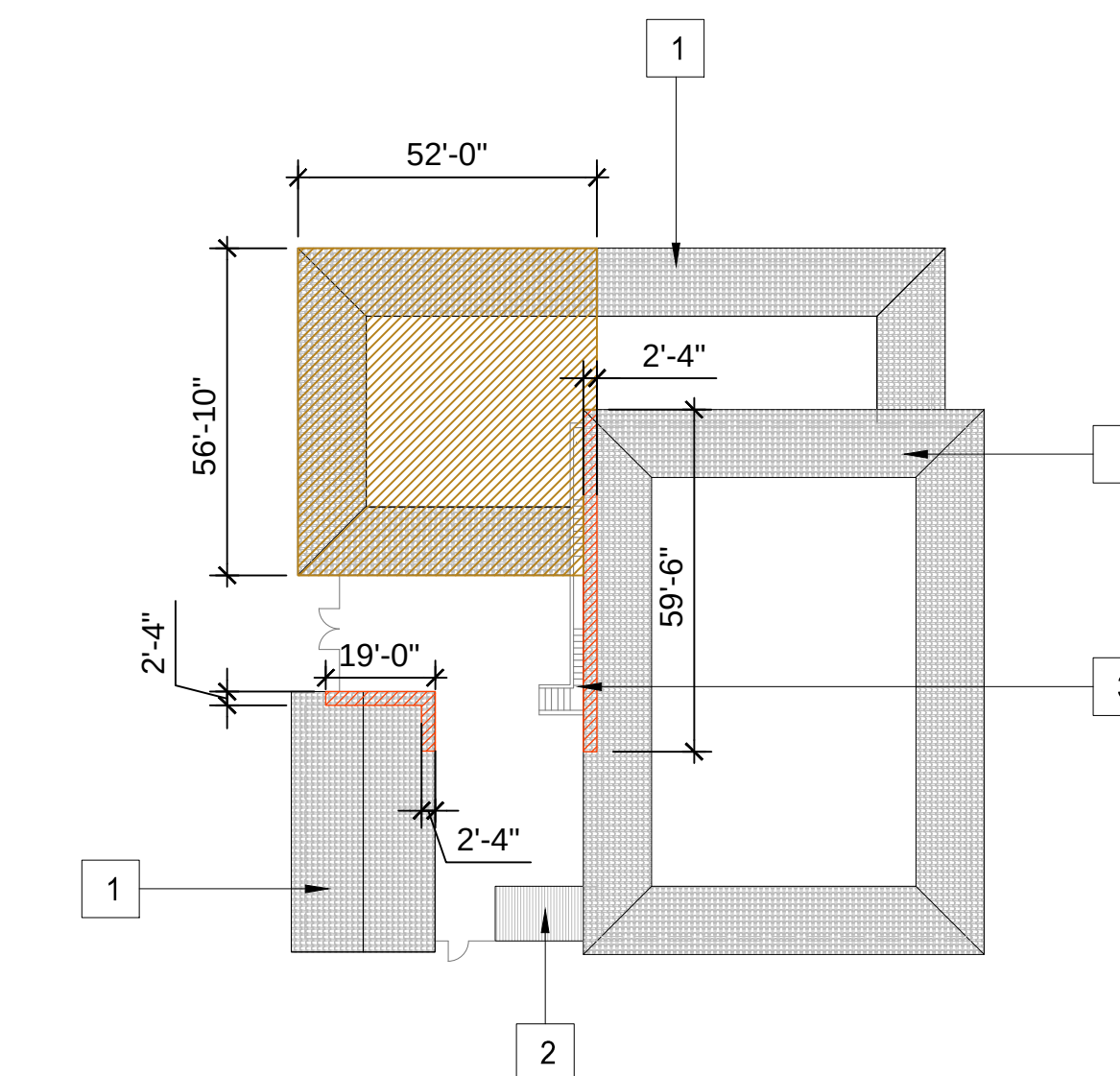
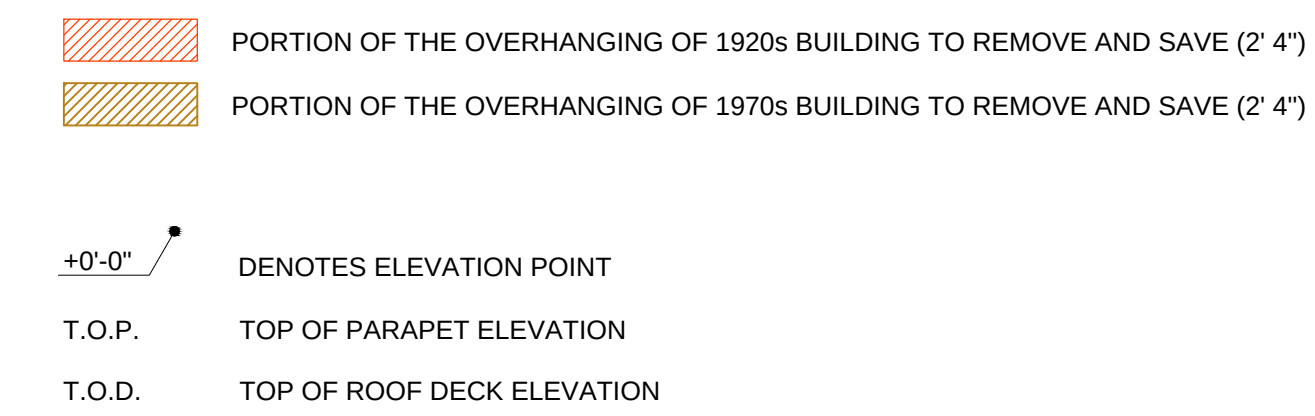
3/32"

1

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LEGEND



AVENIDAS 450
BRYANT STREET

PALO ALTO

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PROJECT NO.	129.021	DATE	05.27.15
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DRAWN BY	SCALE	AS SHOWN
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A4.7

EXISTING AND PROPOSED ROOF PLAN

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NORTHEAST ELEVATION (BRYANT STREET)



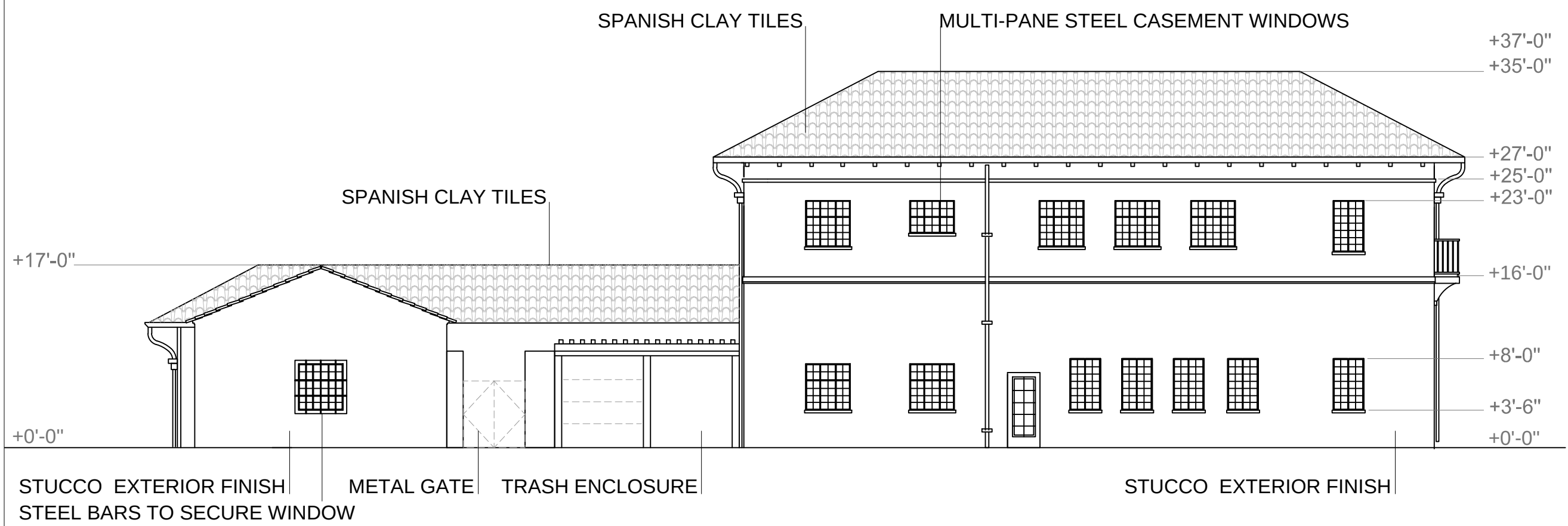
NORTHWEST ELEVATION (COGSWELL PLAZA)



SOUTHEAST ELEVATION (PARKING LOT)



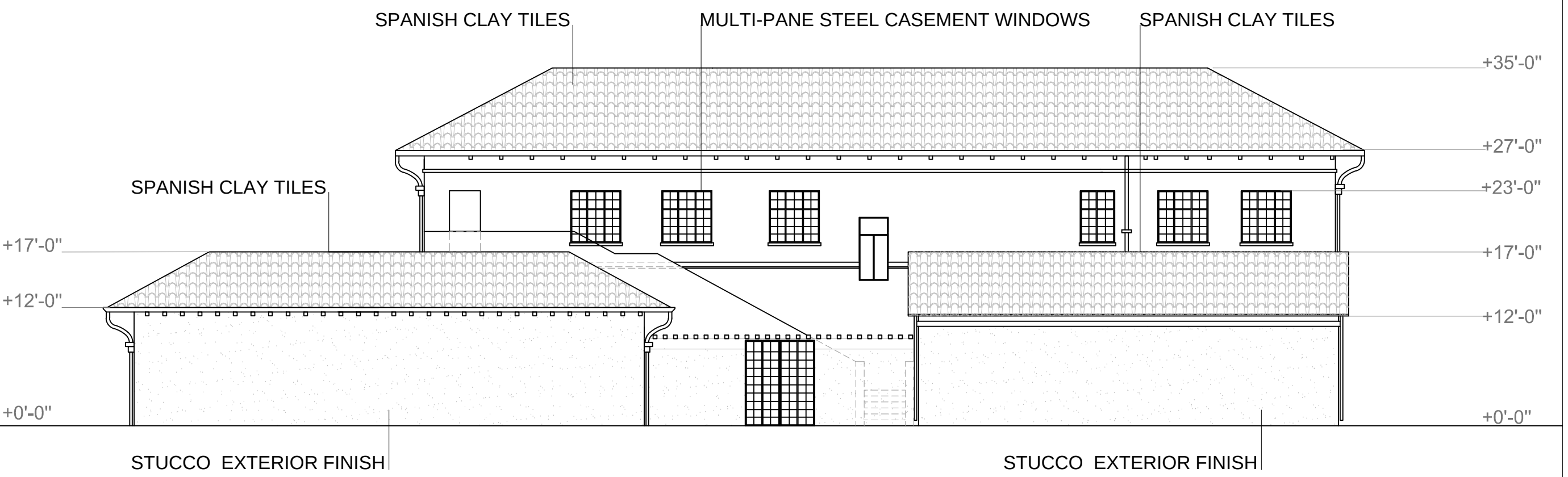
SOUTHWEST ELEVATION (BACK ALLEY)



SOUTHWEST ELEVATION

3/32"

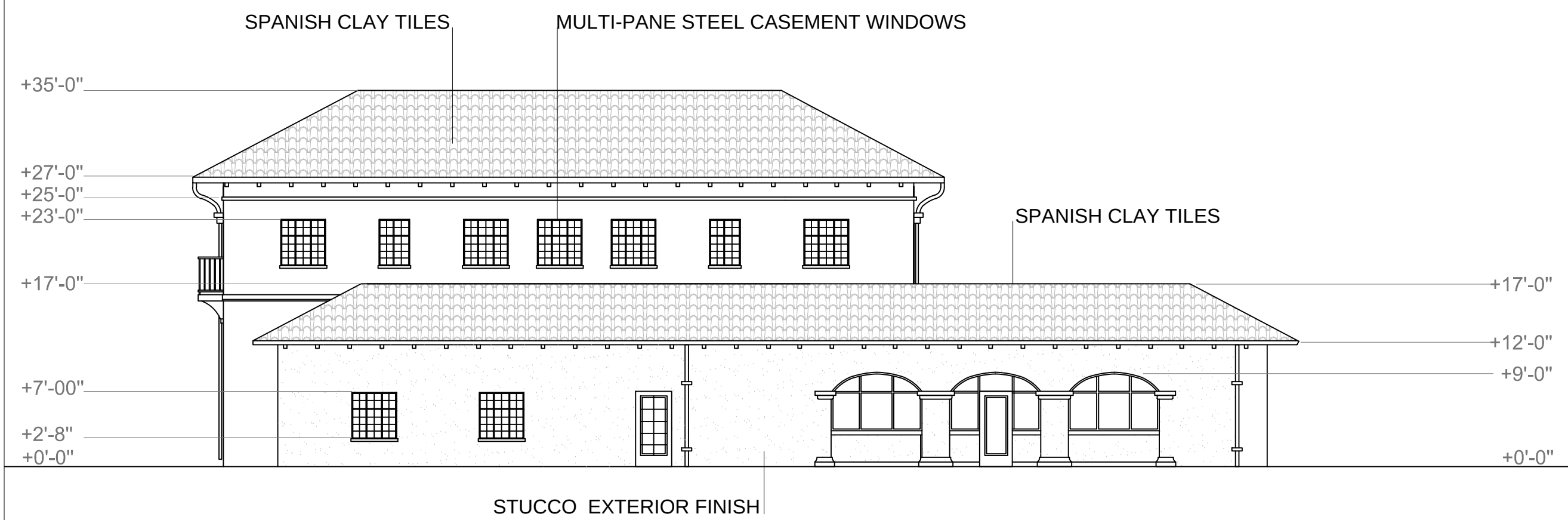
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SOUTHEAST ELEVATION

3/32"

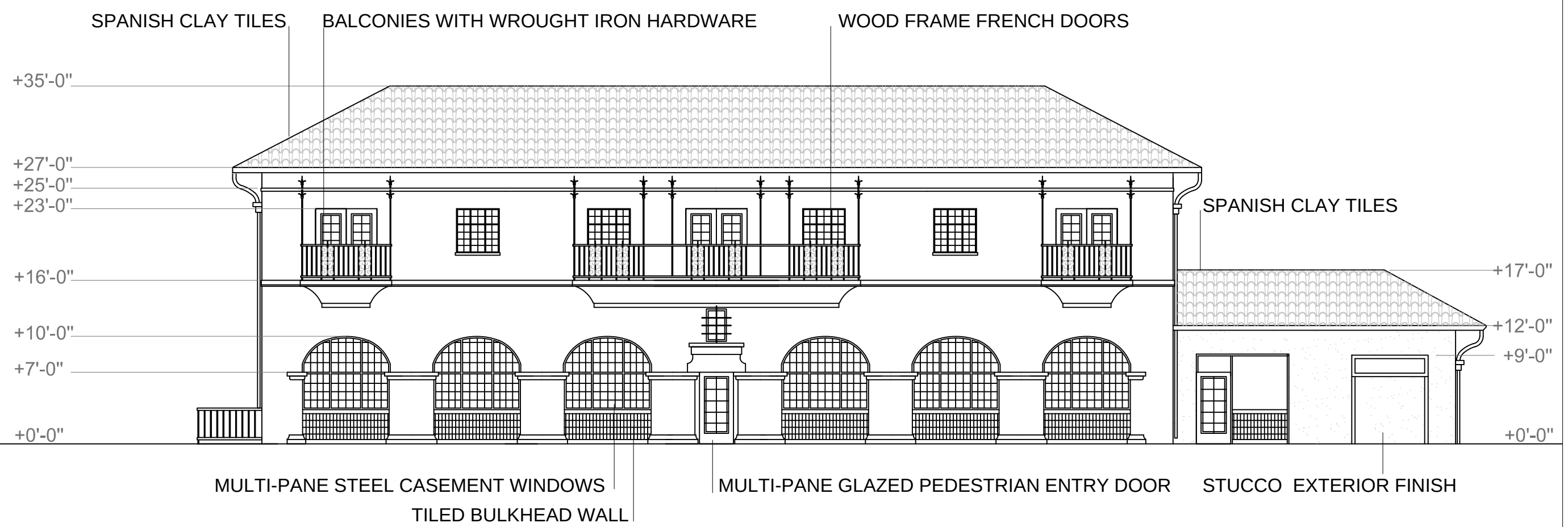
3



NORTHWEST ELEVATION

3/32"

2



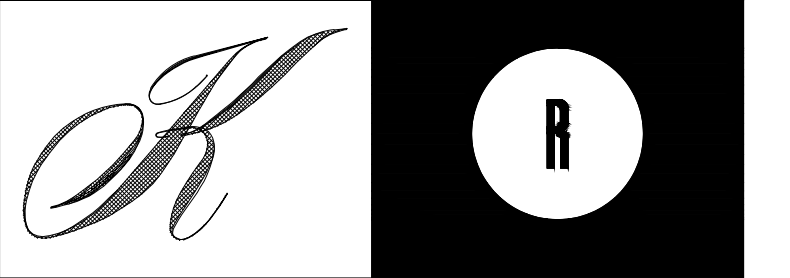
NORTHEAST ELEVATION

3/32"

1

AVENIDAS 450
BRYANT STREET
PALO ALTO

PALO ALTO, CALIFORNIA



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EXISTING
ELEVATIONS

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SHEET KEYNOTES

- 1

SPANISH CLAY TILE ROOFING
- 2

PLASTER WALL
- 3

HIGH PERFORMANCE CLEAR GLASS SYSTEM
- 4

ALUMINUM FRAMES
- 5

LIMESTONE WALL
- 6

ALUMINUM REVEALS
- 7

STEEL AND GLASS ENTRY CANOPY
- 8

NEW GATE
- 9

NEW TRASH ENCLOSURE



SOUTHWEST ELEVATION

4



SOUTHEAST ELEVATION

3



NORTHWEST ELEVATION

2



NORTHEAST ELEVATION

1

AVENIDAS 450
BRYANT STREET
PALO ALTO

PALO ALTO, CALIFORNIA



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PROJECT NO. 129.021 DATE 05.27.15
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A5.1

PROPOSED
ELEVATIONS

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SHEET KEYNOTES

- 1SPANISH CLAY TILE ROOFING
- 2PLASTER WALL
- 3HIGH PERFORMANCE CLEAR GLASS SYSTEM
- 4ALUMINUM FRAMES
- 5LIMESTONE WALL

- 6ALUMINUM REVEALS
- 7STEEL AND GLASS ENTRY CANOPY
- 8NEW GATE
- 9NEW TRASH ENCLOSURE

NOTE: ELEVATIONS SOUTHEAST AND NORTHWEST SHOW A DIFFERENT MATERIAL OPTION IN THE REAR WALL



SOUTHWEST ELEVATION

4



SOUTHEAST ELEVATION

3



NORTHWEST ELEVATION

2



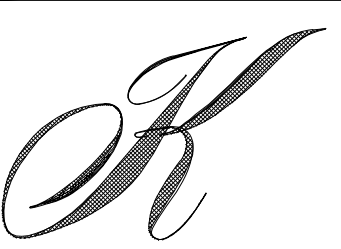
NORTHEAST ELEVATION

1

AVENIDAS 450
BRYANT STREET

PALO ALTO

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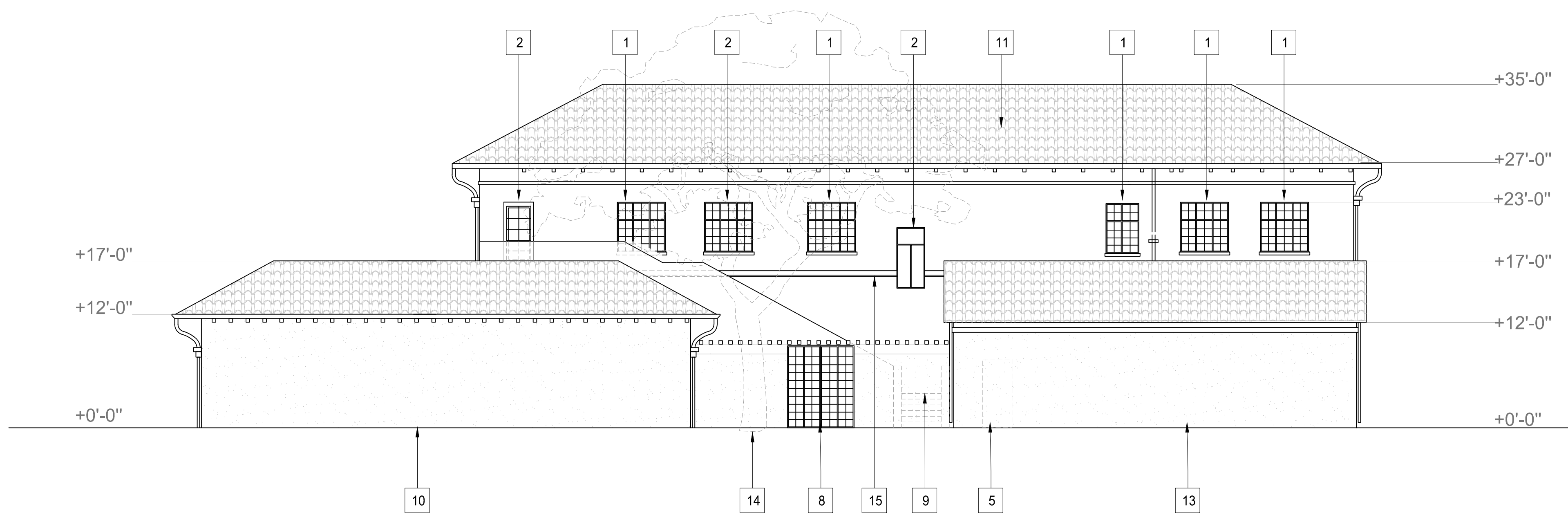
A5.1

PROPOSED
ELEVATIONS
(ALTERNATIVE)

SHEET KEYNOTES

- | | | | |
|---|--|----|---|
| 1 | EXISTING WINDOW TO REMAIN | 10 | EXISTING BUILDING TO BE REMOVED |
| 2 | EXISTING WINDOW / DOOR TO BE INFILLED AND REMAIN | 11 | EXISTING TILE ROOF TO REMAIN |
| 3 | EXISTING WINDOW TO BE REMOVED | 12 | EXISTING WOOD CANOPY TO BE REMOVED |
| 4 | NEW WINDOW / DOOR | 13 | EXISTING OLD VILLAGES OFFICE BUILDING TO REMAIN |
| 5 | EXISTING DOOR TO REMAIN | 14 | EXISTING TREE TO BE REMOVED |
| 6 | EXISTING DOOR TO BE MODIFIED AND REMAIN | 15 | EXISTING BUILDING MOLDINGS TO REMAIN |
| 7 | EXISTING DOOR TO BE REMOVED | | |
| 8 | EXISTING GATE TO BE REMOVED | | |
| 9 | EXISTING STAIRS TO SECOND FLOOR TO BE REMOVED | | |

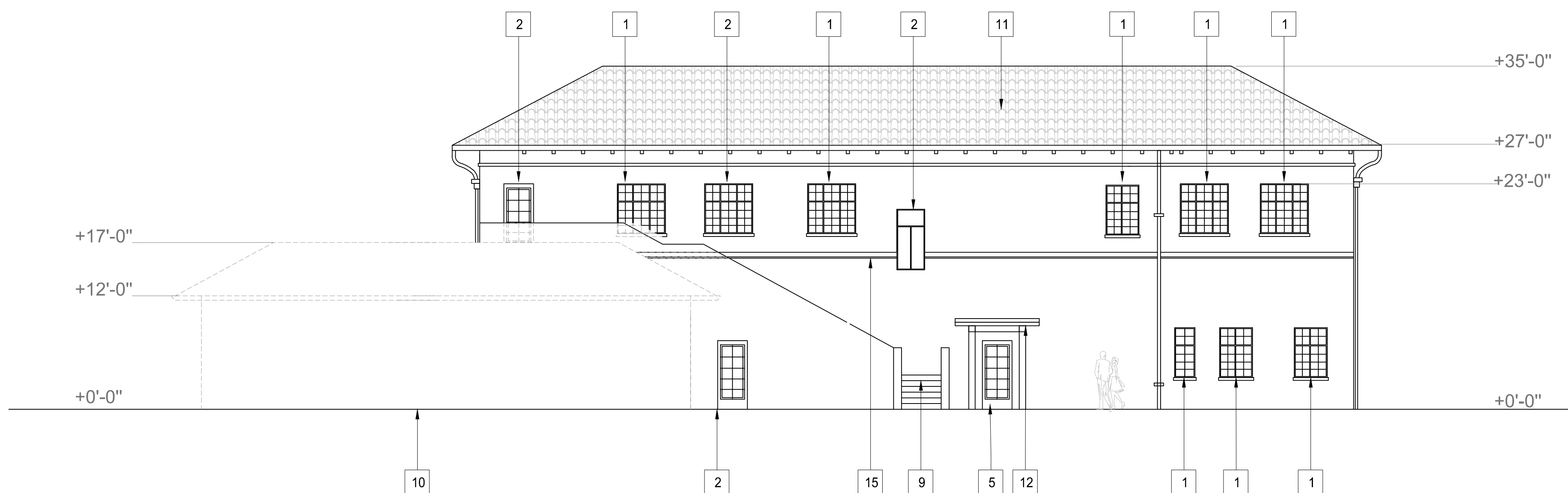
In order to retain the integrity of the existing building and maintain its historic character, the proposed addition will avoid the removal or alteration of important historic materials, features and spaces that characterize the property (Standard 2). With this main goal, the rear existing facade of the Birge Clark building will be preserved as much as possible. Part of the existing exterior elevation will turn into an interior one. As depicted in the graphic (left side of the sheet), when walking through the new addition, part of the historic facade will be seen from different positions and perspectives.



EXISTING REAR BIRGE CLARK BUILDING ELEVATION (FROM THE PARKING LOT)

1/8"

1



EXISTING REAR BIRGE CLARK BUILDING ELEVATION (FROM THE COURTYARD)

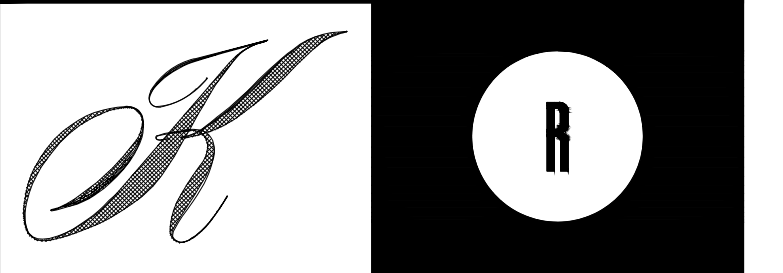
1/8"

1

AVENIDAS 450
BRYANT STREET

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REAR BIRGE CLARK
BUILDING
ALTERATIONS PLAN

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LEGEND

- EXISTING WALL TO BE VISIBLE
EXISTING WALL TO BE INFILLED

SHEET KEYNOTES

- 1

EXISTING WINDOW TO REMAIN
- 2

EXISTING WINDOW / DOOR TO BE INFILLED AND REMAIN
- 3

EXISTING WINDOW TO BE REMOVED
- 4

NEW WINDOW / DOOR
- 5

EXISTING DOOR TO REMAIN
- 6

EXISTING DOOR TO BE MODIFIED AND REMAIN
- 7

EXISTING DOOR TO BE REMOVED
- 8

EXISTING GATE TO BE REMOVED
- 9

EXISTING STAIRS TO SECOND FLOOR TO BE REMOVED
- 10

EXISTING BUILDING TO BE REMOVED
- 11

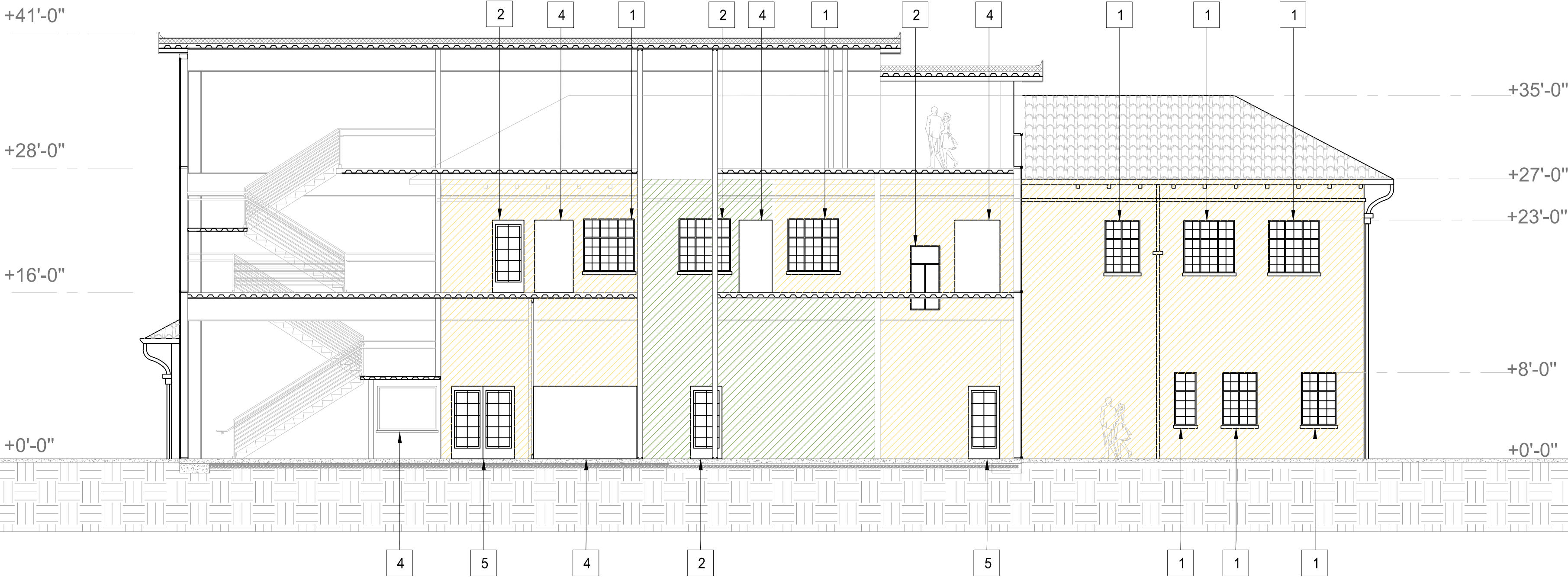
EXISTING TILE ROOF TO REMAIN
- 12

EXISTING WOOD CANOPY TO BE REMOVED
- 13

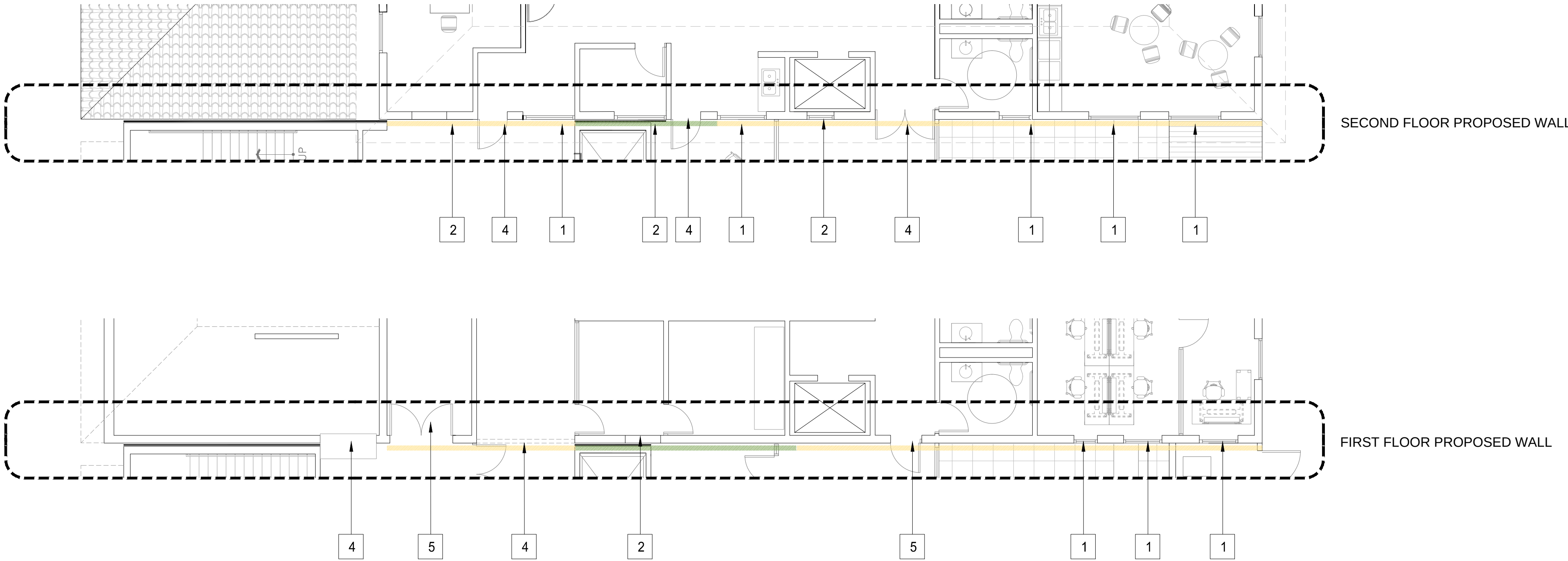
EXISTING GARDEN ROOM BUILDING TO REMAIN
- 14

EXISTING TREE TO BE REMOVED
- 15

EXISTING BUILDING MOLDINGS TO REMAIN



PROPOSED REAR BIRGE CLARK BUILDING ELEVATION 1/8" 2

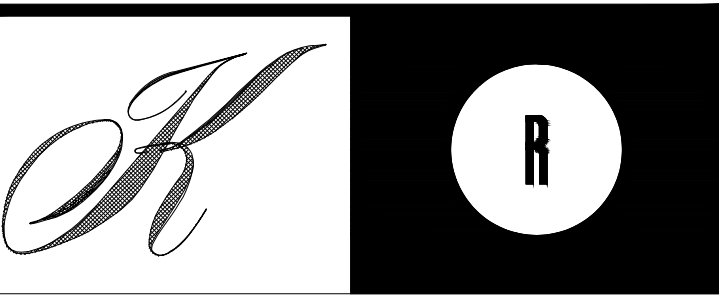


ALTERATIONS IN THE EXISTING BIRGE CLARK BUILDING 1/8" 1

AVENIDAS 450
BRYANT STREET

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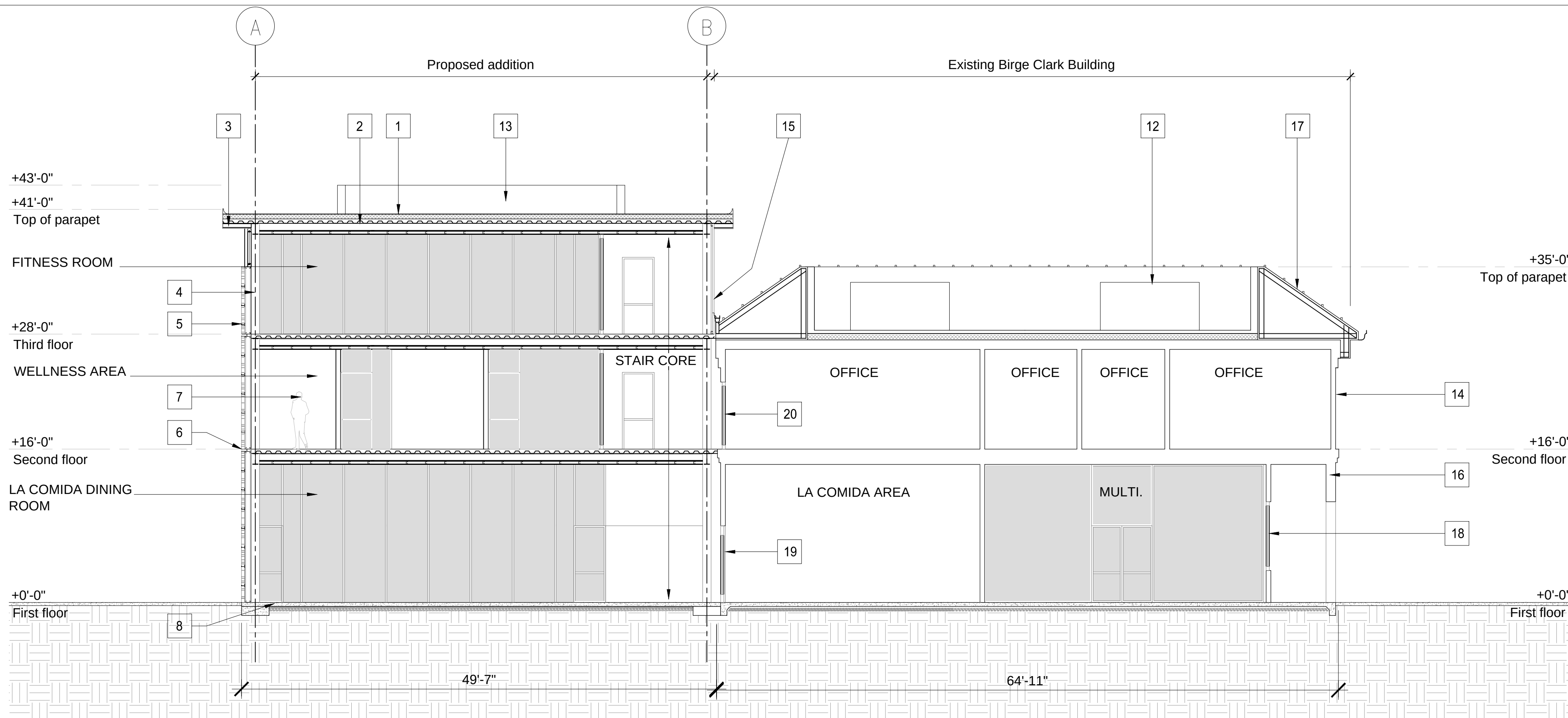
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PROJECT NO. 129.021 DATE 05.27.15
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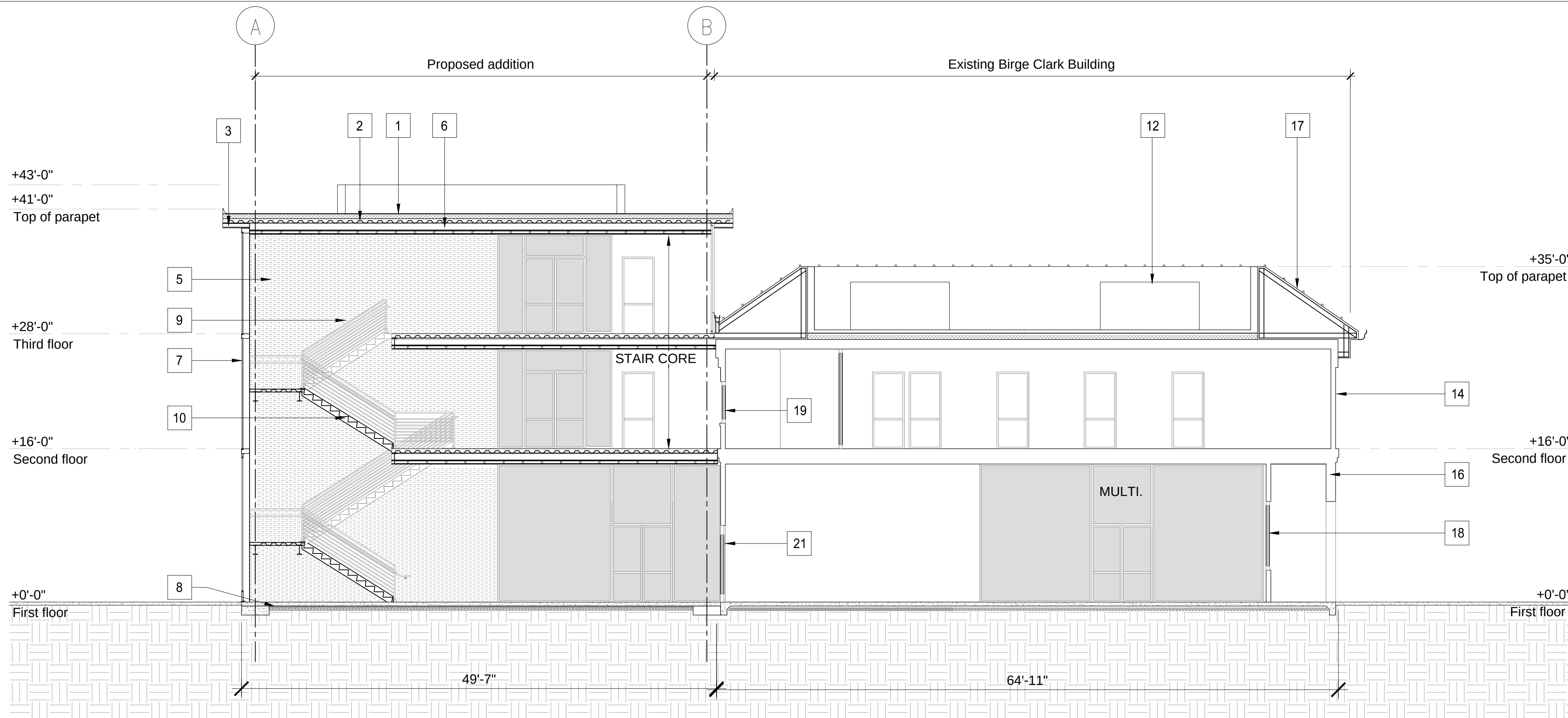
A5.3

REAR BIRGE CLARK
BUILDING
ALTERATIONS PLAN

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SECTION 3/8" 2



SECTION 3/8" 1

SHEET KEYNOTES

- 1 SINGLE PLY ROOFING SYSTEM OVER RIGID INSULATION BOARD AND EXTERIOR SHEATHING
- 2 METAL DECKING WITH CONCRETE FILL
- 3 STRUCTURAL BEAM
- 4 STRUCTURAL STEEL COLUMN
- 5 STONE WALL
- 6 ALUMINUM REVEAL
- 7 HIGH-PERFORMANCE CLEAR GLASS SYSTEM WITH ALUMINUM FRAMES
- 8 CONCRETE SLAB / FOUNDATION
- 9 CLEAR GLASS HANDRAIL SYSTEM WITH METAL BALAUSTERS
- 10 METAL STAIR SYSTEM
- 11 EXPANSION JOINT
- 12 EXISTING MECHANICAL WELL
- 13 NEW MECHANICAL WELL
- 14 EXISTING STUCCO WALL
- 15 PROPOSED STUCCO WALL
- 16 REINFORCED CONCRETE AND WOOD FRAMING STRUCTURE
- 17 SPANISH CLAY TILE ROOFING
- 18 EXISTING MULTI-PANE STEEL CASEMENT WINDOW
- 19 EXISTING WINDOW / DOOR TO REMAIN
- 20 EXISTING WINDOW / DOOR TO BE INFILLED
- 21 NEW WINDOW / DOOR IN EXISTING WALL
- 22 NEW TRASH ENCLOSURE
- 23 ELEVATOR SHAFT

GENERAL NOTES

1. NOT ALL NOTES APPLY

AVENIDAS 450
BRYANT STREET

PALO ALTO

PALO ALTO, CALIFORNIA



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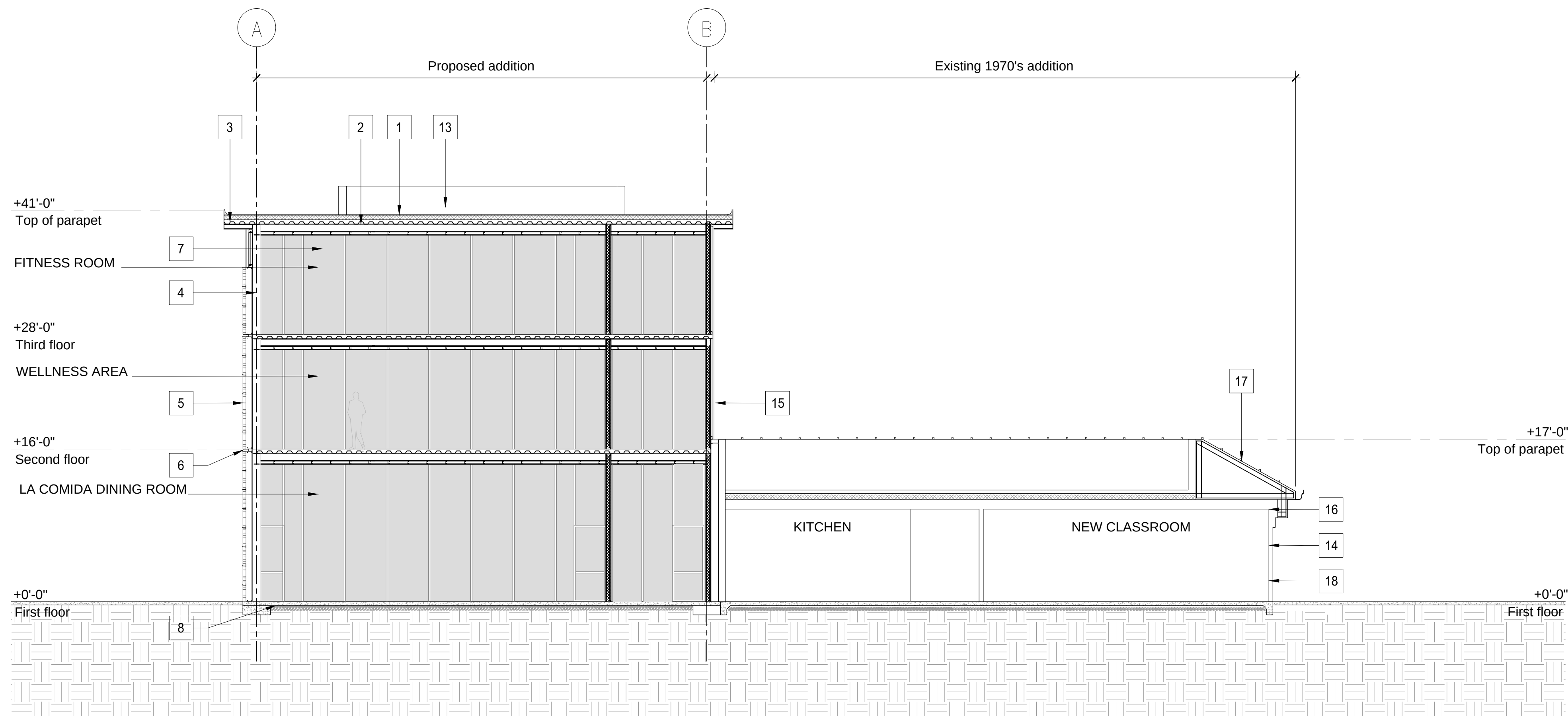
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PROJECT NO. 129.021 DATE 05.27.15
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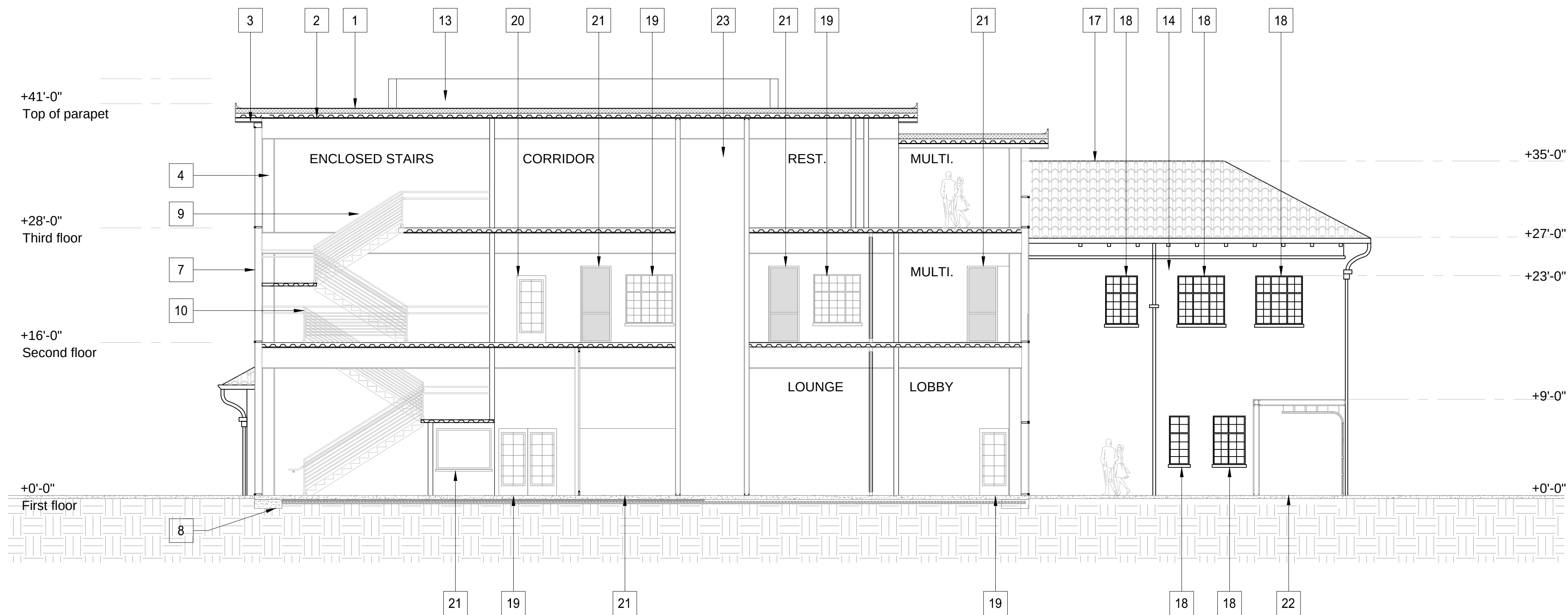
A6.0

BUILDING
SECTIONS

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SECTION 3/8" 4



SECTION 3/8" 3

SHEET KEYNOTES

- 1 SINGLE PLY ROOFING SYSTEM OVER RIGID INSULATION BOARD AND EXTERIOR SHEATHING
- 2 METAL DECKING WITH CONCRETE FILL
- 3 STRUCTURAL BEAM
- 4 STRUCTURAL STEEL COLUMN
- 5 STONE WALL
- 6 ALUMINUM REVEAL
- 7 HIGH-PERFORMANCE CLEAR GLASS SYSTEM WITH ALUMINUM FRAMES
- 8 CONCRETE SLAB / FOUNDATION
- 9 CLEAR GLASS HANDRAIL SYSTEM WITH METAL BALAUSTRERS
- 10 METAL STAIR SYSTEM
- 11 EXPANSION JOINT
- 12 EXISTING MECHANICAL WELL
- 13 NEW MECHANICAL WELL
- 14 EXISTING STUCCO WALL
- 15 PROPOSED STUCCO WALL
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- 20 EXISTING WINDOW / DOOR TO BE INFILLED
- 21 NEW WINDOW / DOOR IN EXISTING WALL
- 22 NEW TRASH ENCLOSURE
- 23 ELEVATOR SHAFT

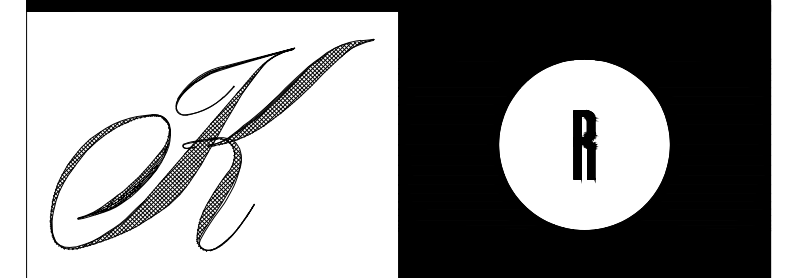
GENERAL NOTES

1. NOT ALL NOTES APPLY

AVENIDAS 450
BRYANT STREET

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PALO ALTO, CALIFORNIA



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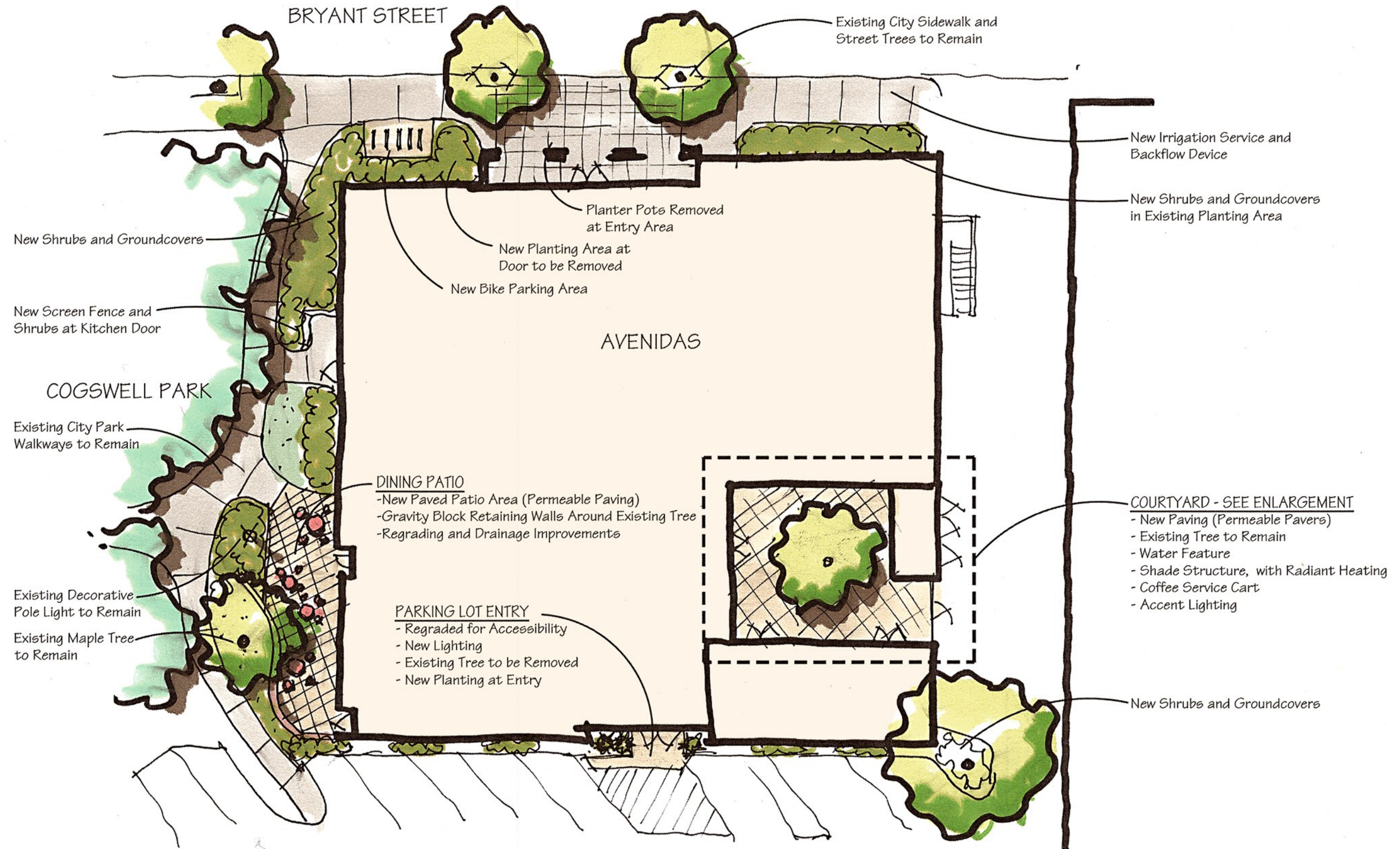
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A6.1

BUILDING
SECTIONS

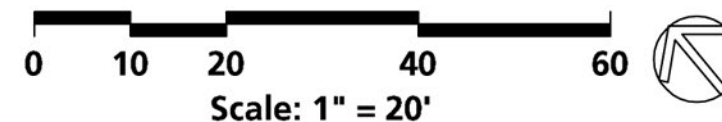


AVENIDAS

450 Bryant Street, Palo Alto

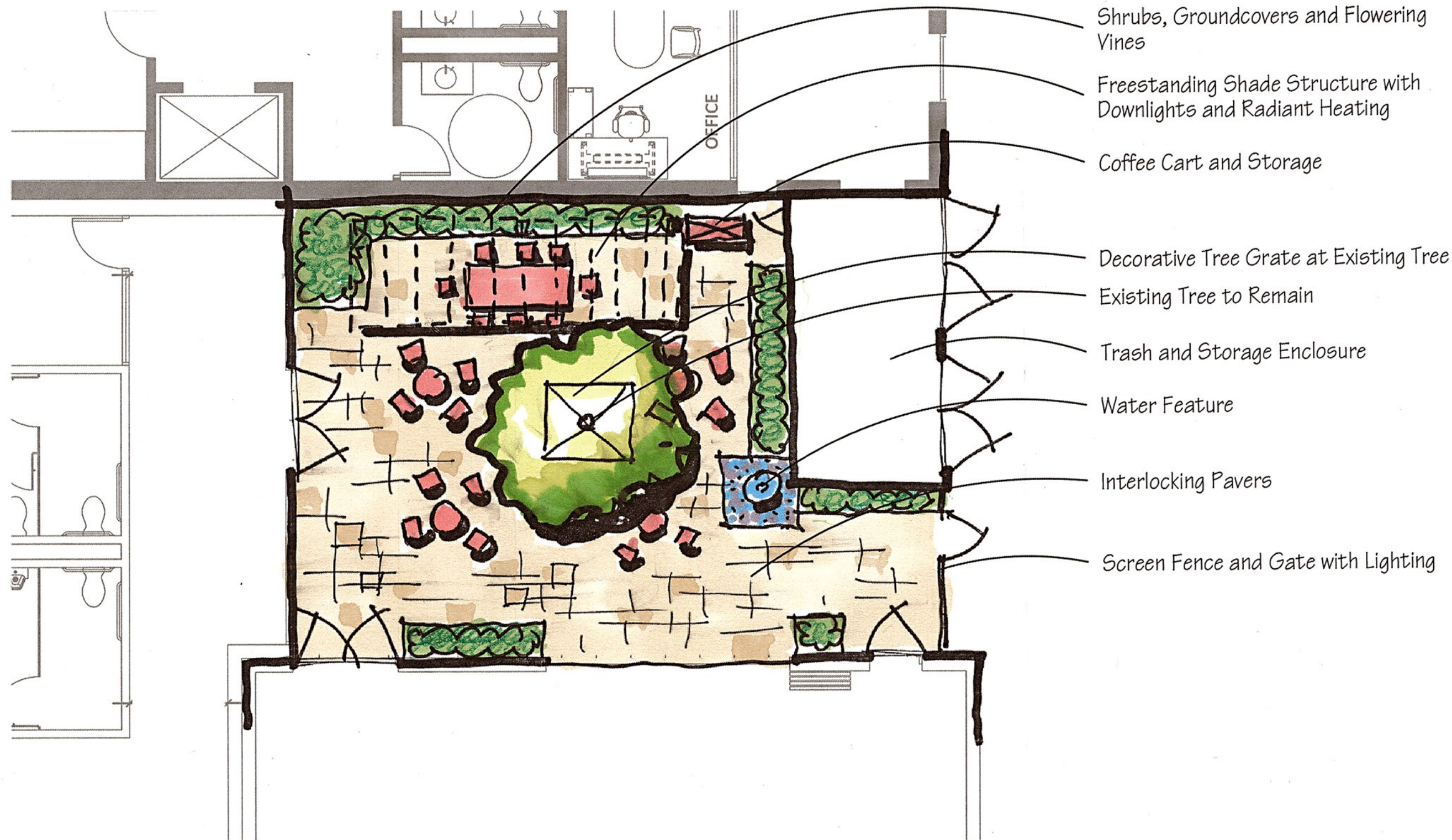
CONCEPTUAL LANDSCAPE PLAN

04.21.15



L1.0

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 San Francisco, CA 94111
 T 415 433 4672
 F 415 433 5003



AVENIDAS
450 Bryant Street, Palo Alto

CONCEPTUAL LANDSCAPE PLAN - COURTYARD

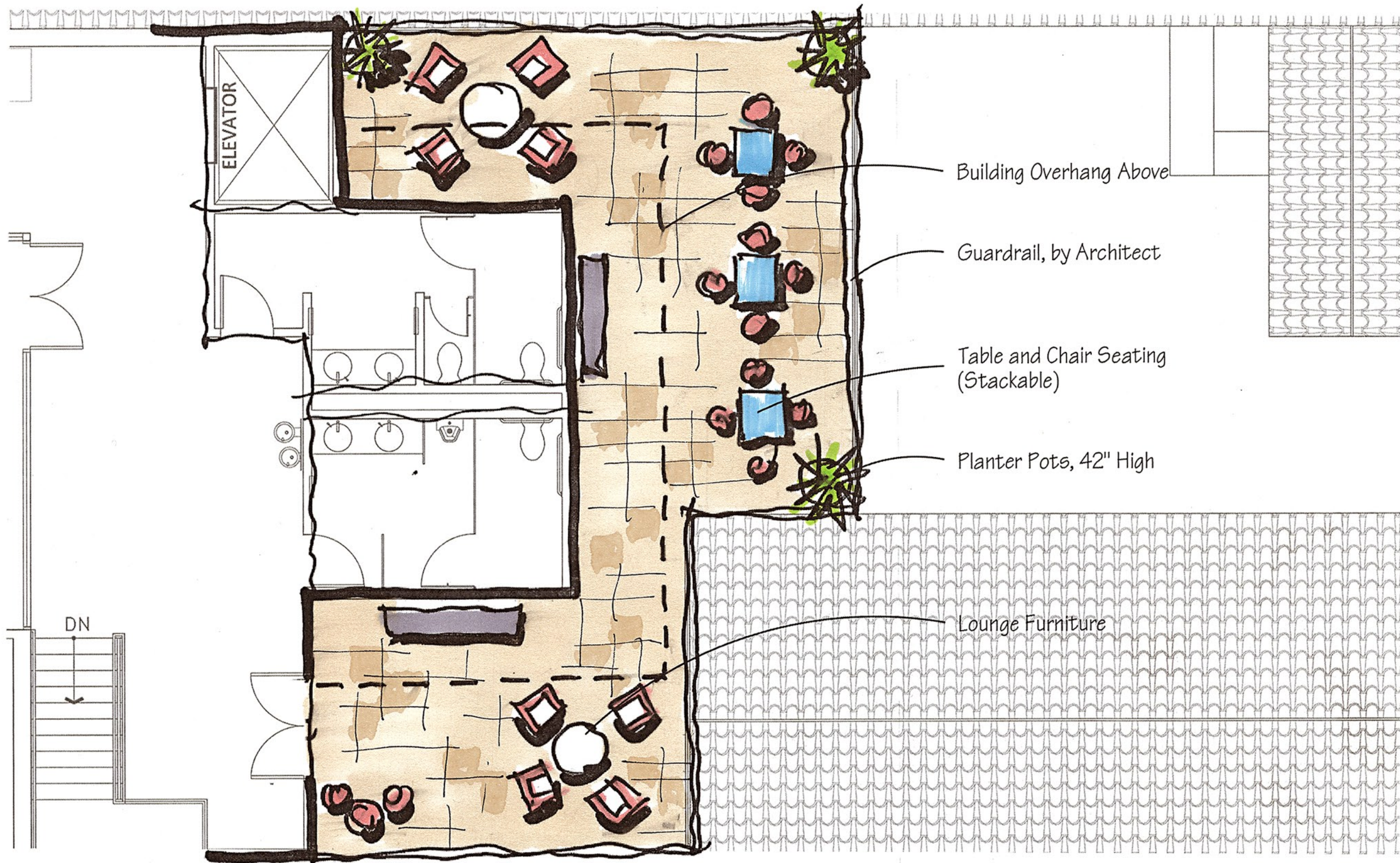
04.21.15

0 1 5 10 15
Scale: 3/16" = 1'-0"



L1.1

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AVENIDAS

450 Bryant Street, Palo Alto

CONCEPTUAL LANDSCAPE PLAN - 3rd FLOOR ROOF DECK

04.21.15

0 1 5 10 15

Scale: 3/16" = 1'-0"

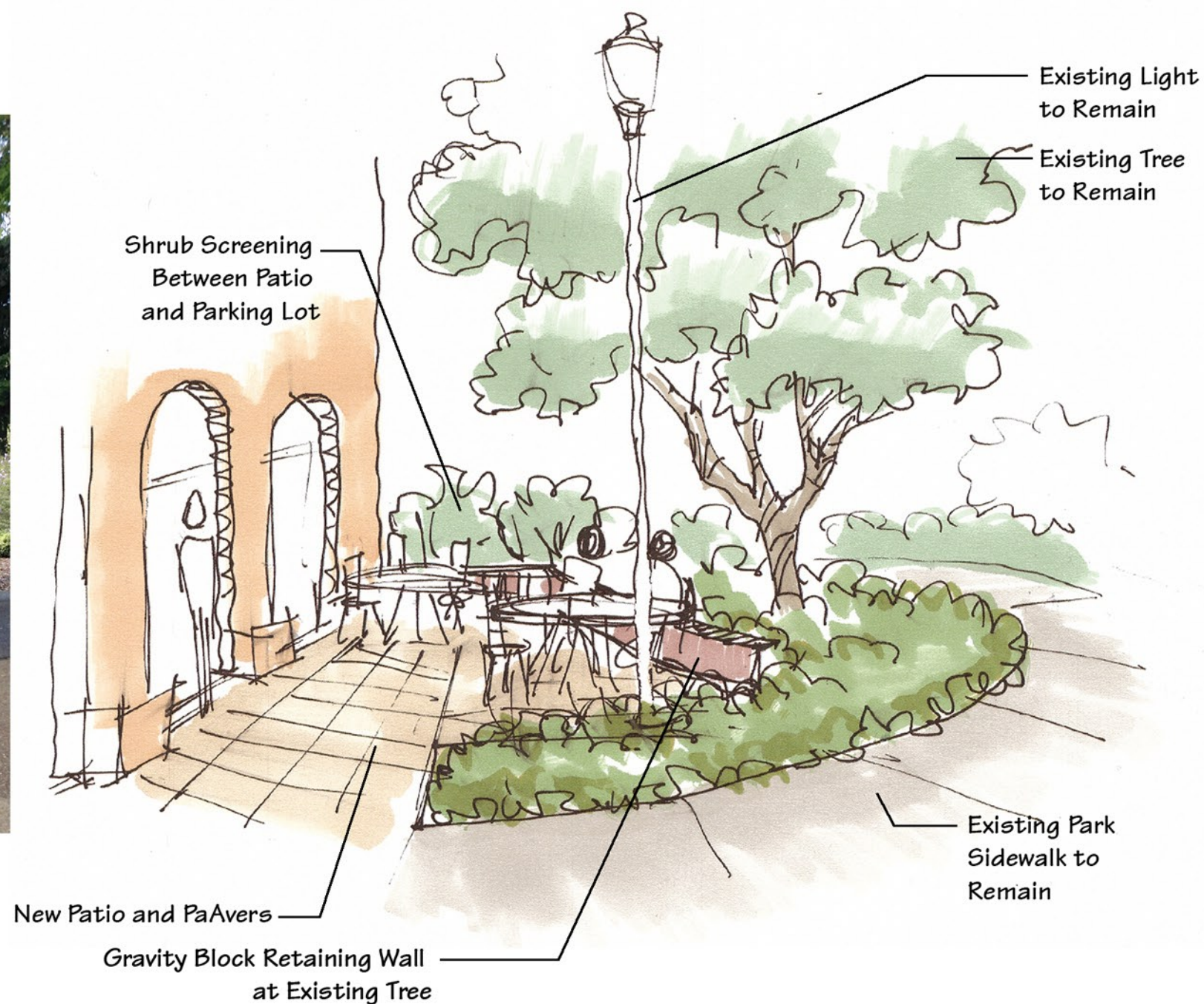


L1.2

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GUZZARDO
PARTNERSHIP INC.
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EXISTING CONDITION



AVENIDAS

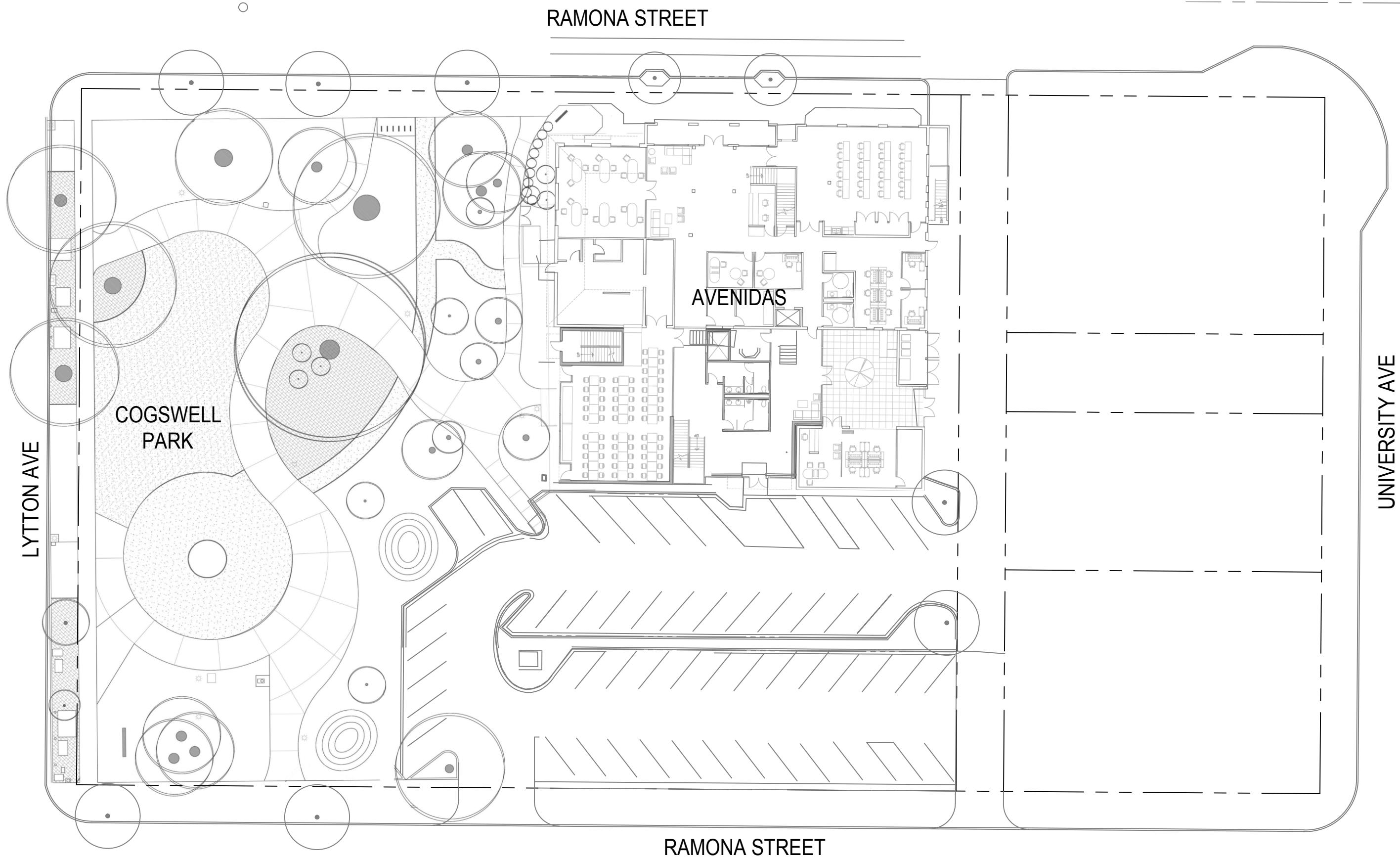
450 Bryant Street, Palo Alto

CONCEPTUAL PATIO SKETCH

04.21.15

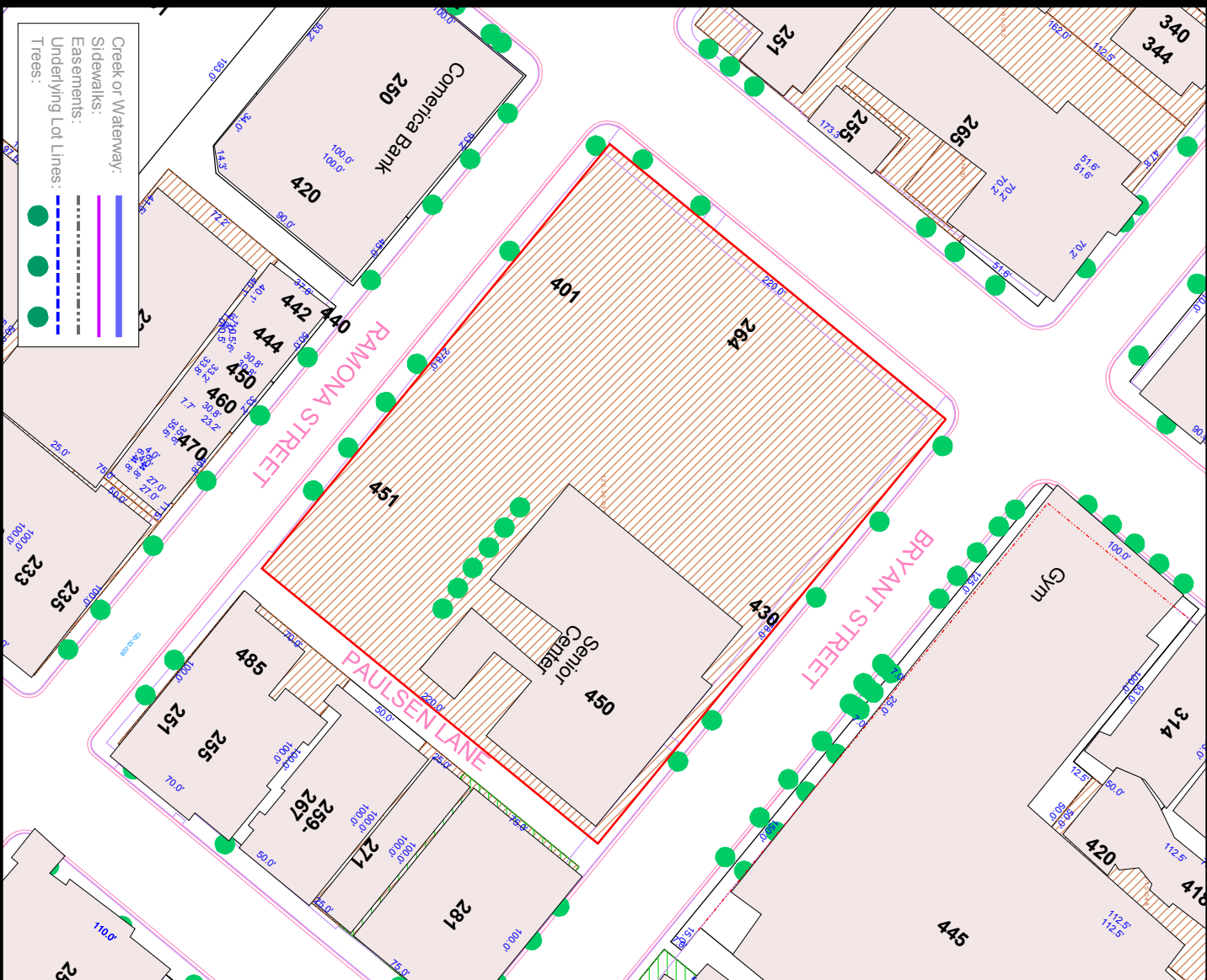
L1.3

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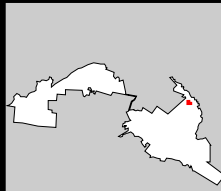


Parcel Report for APN: 120-26-095

Net Lot Size:	1.40 acres
Zone:	PF 100
Land Use Designation:	CC:P
Land Use Designation %:	83.17
Flood Zone:	X
LOMA:	no
Parking District:	University Ave
Airport Influence Area:	no
Historic Status:	Category 2 (Avenidas: Original Police and Fire Station)
Home/Emerson Corridor Frontage:	no
Easements:	no
Underlying Lot Lines:	no
Near Creek Feature:	no
Distance between sidewalk and pl: (as measured on map)	
Substandard:	Cannot assess for this zone.
Flag Lot:	no
Cottage:	Cannot assess for this zone.
Max Floor Area :	Cannot assess for this zone.
Max Lot Coverage :	Cannot assess for this zone.
Max Height to Ridge:	Cannot assess for this zone.
Special Setbacks:	none
Minimum Setbacks:	
Front:	Cannot assess for this zone.
Rear:	Cannot assess for this zone.
Interior Side(s):	Cannot assess for this zone.
Street Side:	Cannot assess for this zone.



450 Bryant St



The City of
Palo Alto



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