Palo Alto Public Safety Building

Site Evaluation

12/14/15

Prepared by:

RossDrulisCusenbery Architecture, Inc.
Watry Design, Inc.
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

Parking
- Police, Specialty, Staff, Visitors

45,454 sf
194 Spaces
Site Analysis

Site A
- 154 spaces
- Widen public realm
- Strong civic presence from southeast
- Opportunities
- Conventional arterial access
- Mature trees

Site B
- 161 spaces
- Close gap in fabric
- Mid-block alley
- Continous fabric screens building mass
- Opportunities
- Convenient arterial access
- New multi-story office building location

Constraints
- Narrow site
- Residential proximity
- Height reduction

Proximity to Caltrain
- Tall neighboring buildings as height precedent
Zoning Envelope

Lot Area: 56,400 SF
Max Coverage: 30%
Max Height: 50'
FAR: 1:1
PSB Option 1

3 Stories
+
2 Basement Levels
Option I
@ Grade: 10 Parking Spaces + 12 Visitor/Staff Spaces + Large Vehicle Spaces
Basement Level 1
63 Parking Spaces

Basement Level 2
85 Parking Spaces
PSB Option II

2 Stories
+
2 Basement Levels
Option II
@ Grade: 4 Loading Spaces, 5 Large Vehicle Spaces
Basement Level 1
74 Parking Spaces

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
OPTION A: FULL SITE, 100% ABOVE GRADE
460 SPACES
OPTION B: SITE SETBACKS, 2 LEVELS BELOW GRADE

463 SPACES
**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

<table>
<thead>
<tr>
<th>Option</th>
<th>Sufficient Site Area</th>
<th>Actual Height</th>
<th>Construction Cost (millions)</th>
<th>Preferred Scheme</th>
</tr>
</thead>
<tbody>
<tr>
<td>PSB I</td>
<td>yes</td>
<td>50' - 0&quot;**</td>
<td>$46.6</td>
<td>P.A.P.D.</td>
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<tr>
<td>PSB II</td>
<td>yes</td>
<td>35' - 0&quot;</td>
<td>$51.7</td>
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<tr>
<td>Parking A</td>
<td>yes</td>
<td>35' - 0&quot;</td>
<td>$9.9</td>
<td>TBD</td>
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<tr>
<td>Parking B</td>
<td>yes</td>
<td>35' - 0&quot;</td>
<td>$15.3</td>
<td>TBD</td>
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<tr>
<td>Parking C</td>
<td>yes</td>
<td>27' - 0&quot;</td>
<td>$14.3</td>
<td>TBD</td>
</tr>
</tbody>
</table>

* Does not include site development cost
** Preferred height based on P.A.P.D feedback
# Cost Estimates

<table>
<thead>
<tr>
<th>PSB Option</th>
<th>Construction Cost</th>
<th>Total Project Cost</th>
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</thead>
<tbody>
<tr>
<td>3-Story</td>
<td>$38-48 million</td>
<td>$54-75 million</td>
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<tr>
<td>2-Story</td>
<td>$42-51 million</td>
<td>$58-78 million</td>
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<tr>
<td></td>
<td></td>
<td>Budgeted Funding:</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Parking Structure Option</th>
<th>Construction Cost</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option A</td>
<td>$8.5-10 million</td>
<td>$13-15 million</td>
</tr>
<tr>
<td>Option B</td>
<td>$13-16 million</td>
<td>$20-23 million</td>
</tr>
<tr>
<td>Option C</td>
<td>$12-15 million</td>
<td>$18-22 million</td>
</tr>
<tr>
<td></td>
<td>Budgeted Funding:</td>
<td>$9.6 million</td>
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</tbody>
</table>

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
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FINAL SLIDE

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