

PROJECT DESCRIPTION – 660 UNIVERSITY AVE, PALO ALTO

The proposed project at 660 University Avenue is a mixed-use 4-story building with two levels of below-grade parking. Proposed uses include 9,115 square feet of office space on the ground floor, 73 residential units and parking. 3 parcels will be combined and two existing office buildings on the site will be demolished in order for this project to proceed. A large existing oak tree on the adjacent site will be preserved. The residential and office entrances are located on University Avenue and the vehicular entrance is located on Middlefield Road.

The project is designed to be a high-quality addition to Palo Alto. Features include changes in plane, the expression of varied heights in the building volumes, color variation, recessed windows and projecting balconies with glass railings. The projecting canopies and cornices above the first floor will provide a comfortable pedestrian experience at the street level. A rich landscape is proposed at the ground floor on all 4 sides of the project, including an outdoor deck set beneath the existing oak tree.

On page 1 of this submittal package (Project Information), detailed information is provided regarding Land Use, FAR, Unit Counts, Building Area, Density, Parking counts, Site Coverage, Open Space, Building Height and Setbacks.

The project sponsor is also including the housing affordability component for this project, and are planning to distribute the 20% inclusionary requirement across four income levels. Here would be the breakdown of the 15 affordable units (20% of total unit count):

	Income Level	Unit A	Unit B	Unit C	Unit D	Unit E	Total
Below Market Rate Units	Very – low income	1	2		1		4
	Low Income	1	2				3
	Moderate Income	1	2	1			4
Workforce Housing	Above Moderate Income	1	2			1	4
						Total	15 units