

CITY OF PALO ALTO, CA
South of Forest Area
Coordinated Area Plan, Phase 1

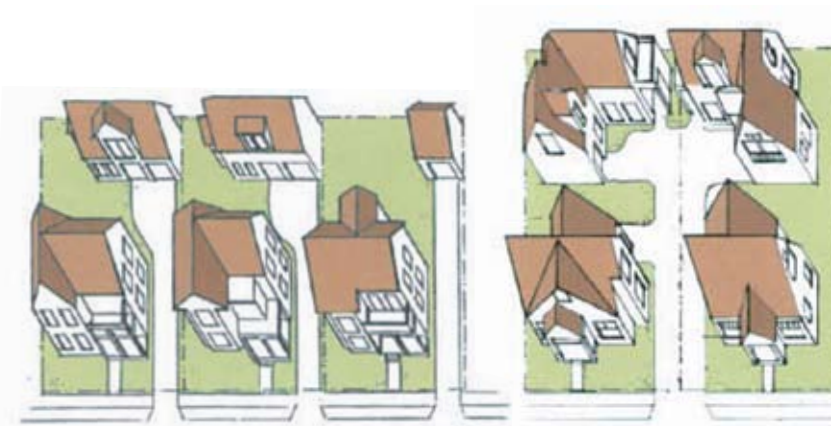
Project
 Specific Plan, Development
 Standards and Prototypes

Scale
 Ten Blocks Near
 Downtown Palo Alto

Date
 SOFA 1 Plan adopted 1999
 Construction 2000-2004

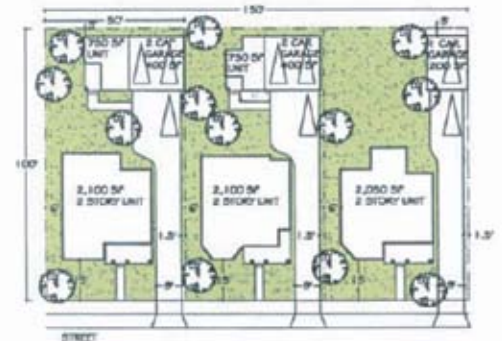
Client
 Lisa Grote
 Chief of Planning, City of Palo Alto

Role
 Principal, Kendall Planning + Design

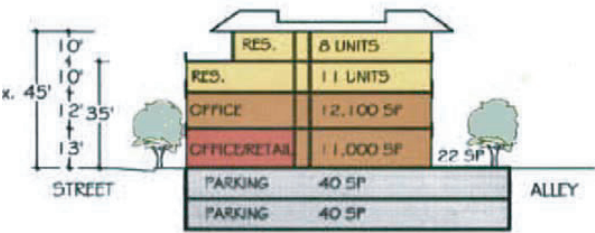
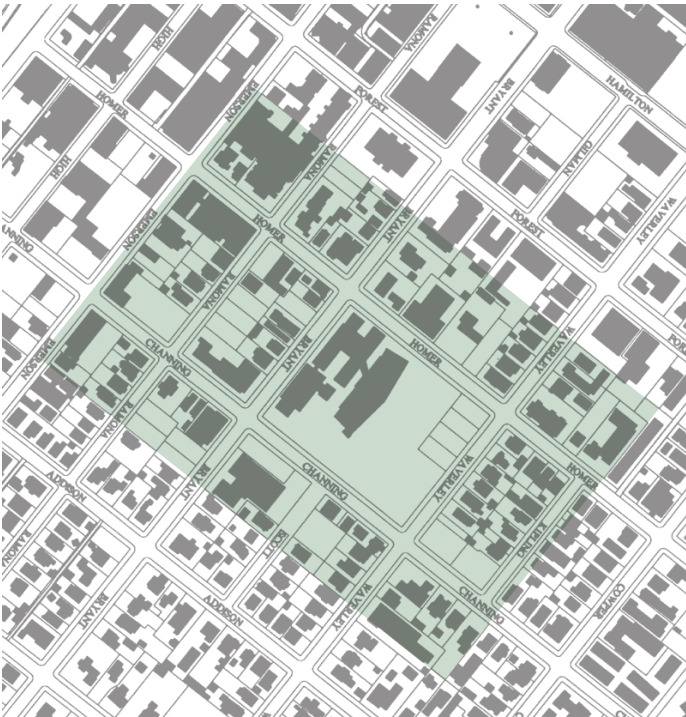


This Specific Plan for 50 acres just south of downtown Palo Alto focuses on redevelopment of about 10 acres of land vacated by Palo Alto Medical Foundation as well as mixed use infill development in an adjacent commercial industrial district. The Plan evolved over a year of intensive community participation, including public hearings, workshops and monthly meetings with a 15-member Working Group, which included area residents, business owners, property owners, and housing, open space, preservation, transportation and other planning advocates. The Medical Foundation, as the major landowner, participated in the Working Group and in negotiations with the City about plan details such as preservation of historic buildings, provision of affordable housing and a child care site.

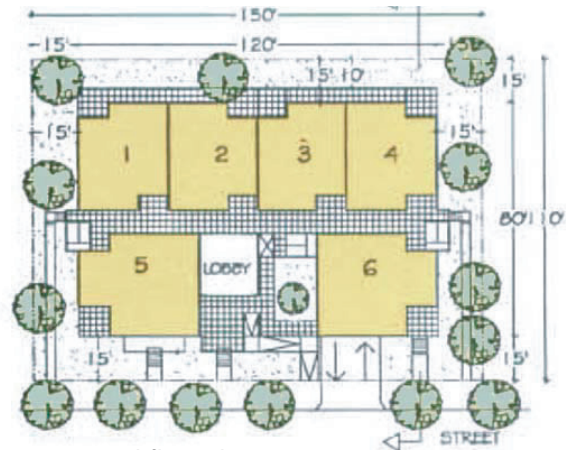
The Plan includes a new 2-acre neighborhood park, 40 acres of affordable family housing developed by a local non-profit, a child-care center serving the downtown area, and significant new housing at densities between 10 and 50 units per acre in this convenient area near transit and downtown services. Detached housing continues established patterns of small lots, rear cottages, and bungalow court housing, interspersed with relocated historic houses, creating a seamless transition to the surrounding historic neighborhood. The Development Standards and Design Guidelines ensure design compatibility between new buildings and the historic neighborhood. This is the first Coordinated Area Plan prepared under the City's newly adopted Comprehensive Plan.



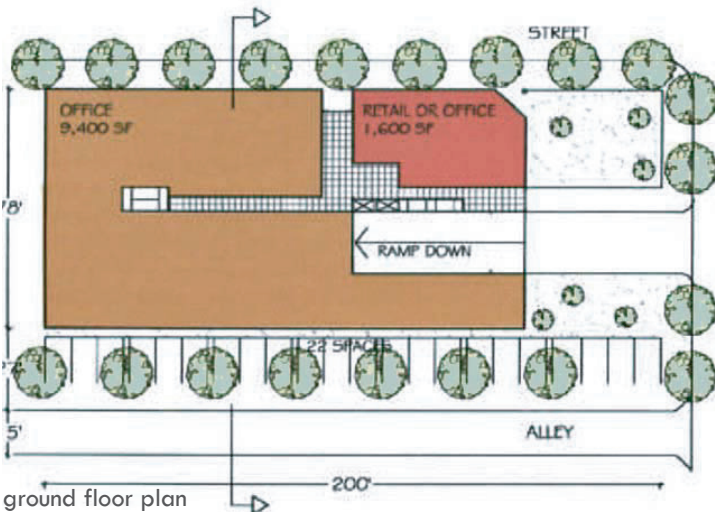
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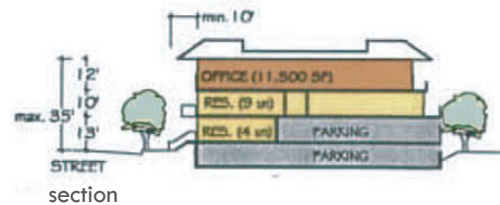


ground floor plan



ground floor plan

- MU-2a Prototype
- 2 floors Residential/2 floors Office/2 levels Underground Parking
- 200' x 105' Corner Lot on Alley
- FAR: 2.16
- Office/Retail: 23,100 sf (1.1 FAR)
- Residential: 19 units (40 units/ac), 1000 sf each
- Parking Ratio: 80 spaces (22 spaces surface)



section