



# FIRST PLACE VILLAGE

## LOS ALTOS, CA



PROJECT DATA SUMMARY

ADDRESS: 385-387-389 FIRST STREET  
LOS ALTOS, CA 94022

ZONING: CD/R3 COMMERCIAL DOWNTOWN  
/ MULTIPLE FAMILY DISTRICT

SITE AREA: 9,771 S.F. (.224 ACRES)

EXISTING BUILDING AREA: 3,163 SF

PROPOSED USE

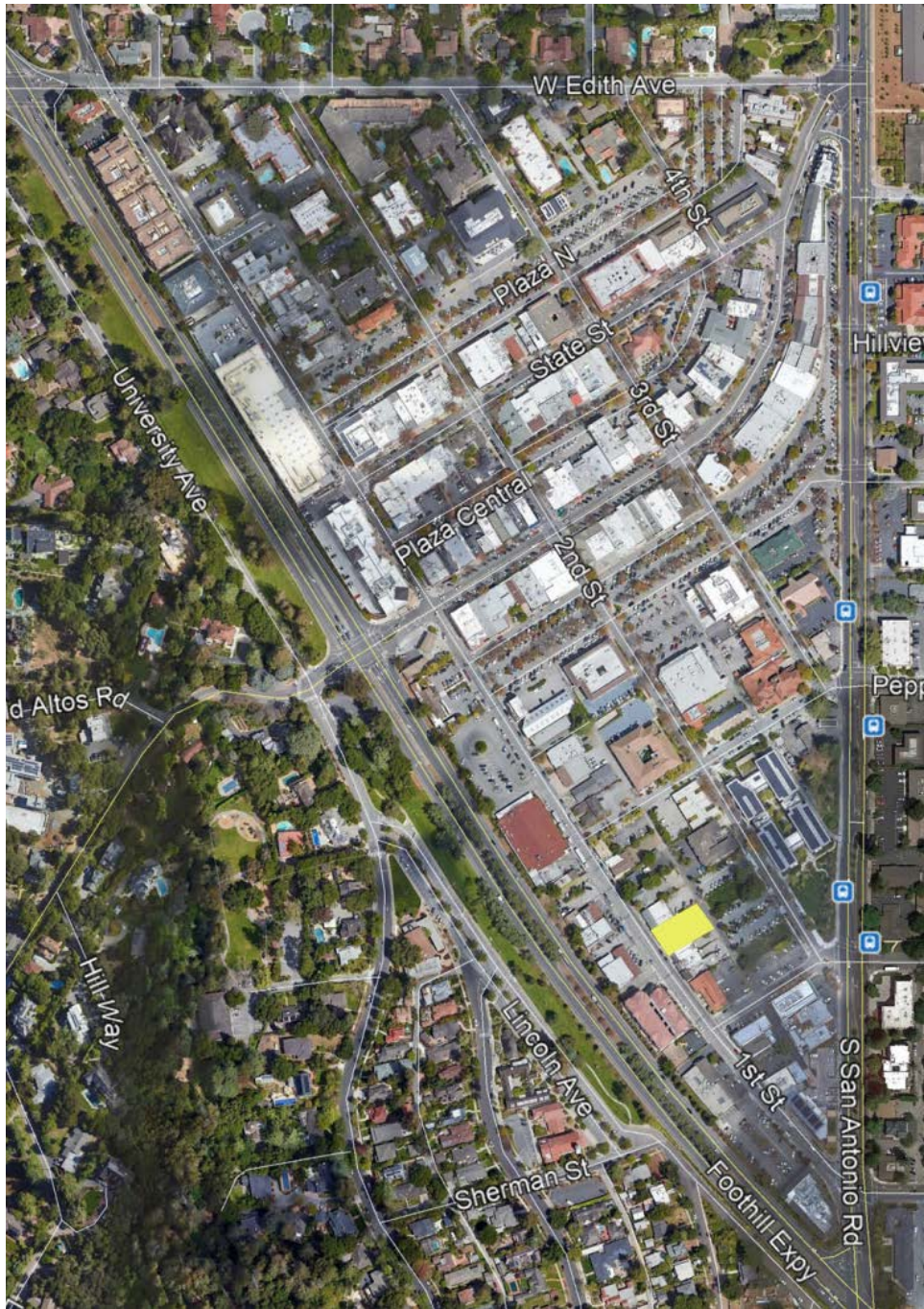
PROPOSED COMMERCIAL OFFICE: 2,099 SF  
PROPOSED RESIDENTIAL UNITS: 10 UNITS

UNIT SUMMARY

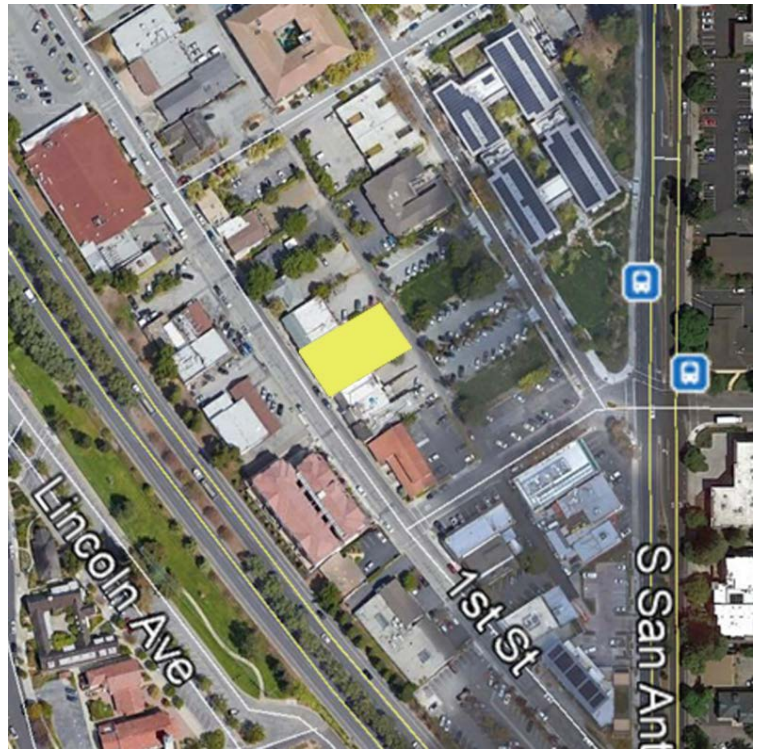
(8) 2 - BEDROOM UNITS  
(2) 3 - BEDROOM UNITS

PROJECT AREA SUMMARY

BASEMENT FLOOR:	5,706 SF
FIRST FLOOR:	5,777 SF
SECOND FLOOR:	7,347 SF
THIRD FLOOR:	7,043 SF
STAIR/ ELEV. TOWER	312 SF
<b>TOTAL:</b>	<b>26,185 SF</b>



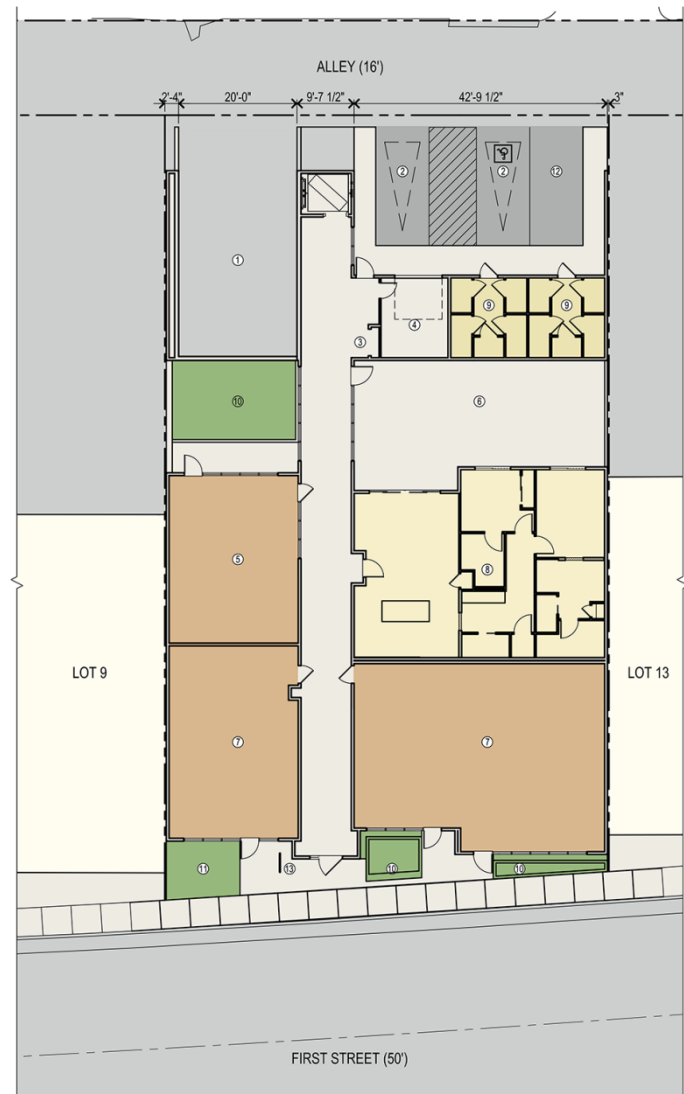
- 3 NARROW (25' WIDE) LOTS ON FIRST STREET
- BOUNDED ON FRONT BY FIRST STREET AND ALLEY AT THE REAR
- AREA OF FIRST STREET IN NEED OF UPDATING
- WALKING DISTANCE TO ALL SERVICES/ AMENITIES DOWNTOWN (WALKSCORE = 86 / BIKE SCORE = 92)
- MIXED-USE PROJECT ADDS 10 NEEDED HOUSING UNITS AND KEEPS 60% OF THE EXISTING OFFICE SPACE
- SURFACE PARKING AT REAR AND COVERED (D.D.G. 5.1.1)





**EXISTING SITE PLAN** 

- UNCOVERED SURFACE PARKING
- UNDER UTILIZED OFFICE SPACE
- MINIMAL FRONT SETBACK
- MINIMAL FRONT LANDSCAPE



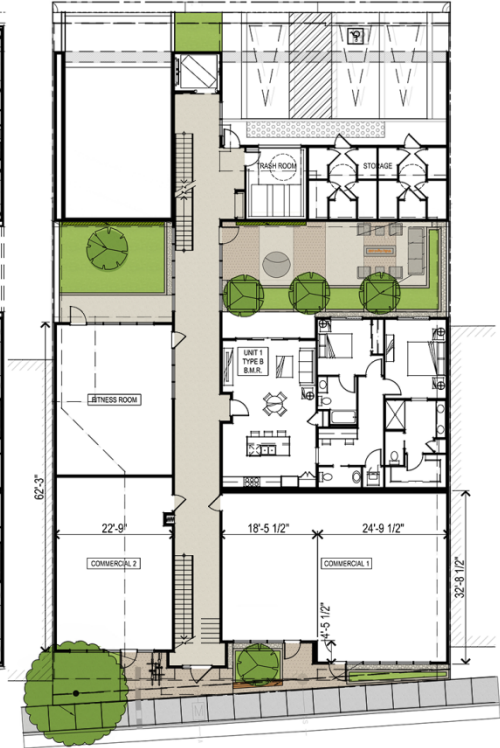
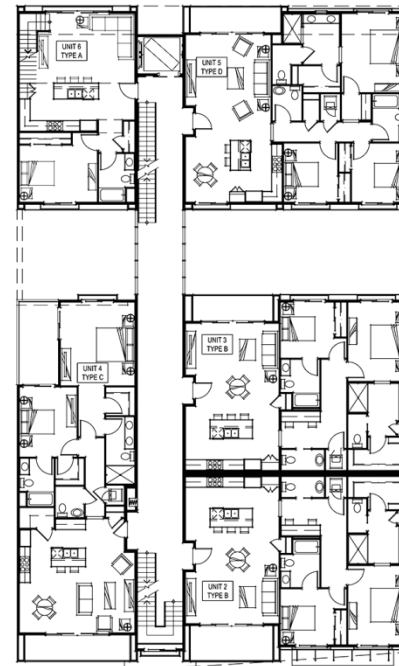
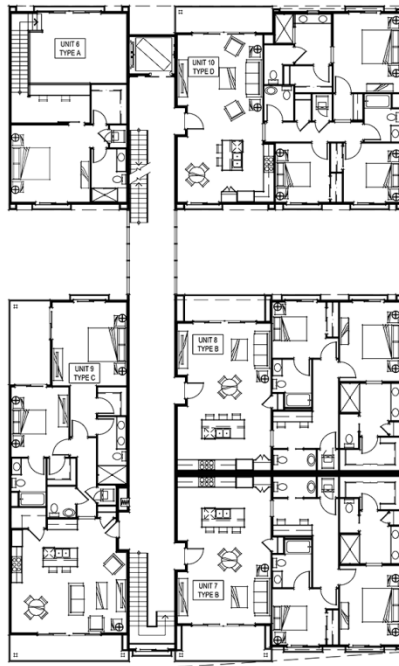
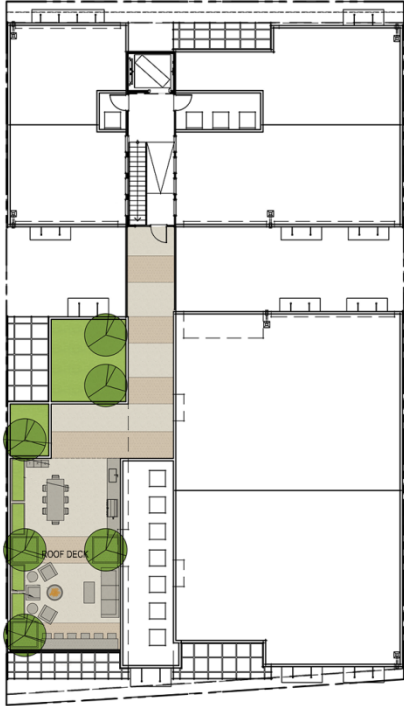
**PROPOSED SITE PLAN** 

- 2' ALLEY DEDICATION
- COVERED SURFACE AND BELOW GRADE PARKING
- MIXED-USE BUILDING
- LARGER FRONT YARD SETBACK (2' REQUIRED)
- LANDSCAPE FEATURES AT STREET
- INTERIOR COURTYARD
- DESIGNED TO USE FULL LOT WITH



# BUILDING FLOOR PLAN DESIGN CONCEPT

- COURTYARD DESIGN CONCEPT WAS CREATED TO MAINTAIN FULL STREET FRONTAGE AT FRONT AND REAR
- THIS CONCEPT AVOIDS A SERIES OF BUILDINGS ALONG THE STREET WITH 8' - 0' SEPARATIONS
- COURTYARD ALLOWS NEIGHBORING SITES TO DEVELOP IN A SIMILAR FASHION IF THEY CHOOSE
- CONCEPT ALLOWS FOR A VARIETY OF DESIGN STYLES



## ROOF PLAN

- FLAT ROOF STYLE PROVIDES FOR LESS HEIGHT
- ELEVATOR AND STAIR TOWER AT THE REAR TO REDUCE VISIBILITY
- 750 SF ROOF DECK FOR RESIDENTS USE

## THIRD FLOOR

- (4) 2 BEDROOM CONDOS
- BALCONIES FACING STREET, ALLEY, AND COURTYARD

## SECOND FLOOR

- (5) 2 BEDROOM CONDOS
- BALCONIES FACING STREET, ALLEY, AND COURTYARD

## FIRST FLOOR

- (2) COMMERCIAL SPACES
- (1) 2 BEDROOM CONDO
- COMMON-USE SPACE
- OPEN COURTYARD (LAMC 14.52.110F)
- PRIMARY ENTRIES TO STREET (D.D.G. 5.1.2/ LAMC 14.52.110C)
- EXCEEDS FRONT SETBACK REQUIREMENT
- UNIT STORAGE SPACES

## ELEVATION DESIGN CONCEPT

- WE CHOSE A CONTEMPORARY STYLE WHICH BLENDS WITH THE NEWER BUILDINGS IN THE AREA
- THIS STYLE ALLOWS A GREAT DEAL OF FLEXIBILITY IN MASSING, MATERIAL AND FEATURES
- THE DESIGN INCLUDES A HIGH QUALITY MIX OF MATERIALS (STONE, WOOD, STUCCO, AND METAL)
- THE BUILDING FORM KEEPS THE HEIGHT TO A MINIMUM AGAINST THE SKYLINE



WORKSHOP SUBMITTAL



PEER REVIEW SUBMITTAL



FIRST PC SUBMITTAL



SECOND PC SUBMITTAL



SECOND PC SUBMITTAL (ALTERNATE)

FRONT ELEVATION

## ELEVATION DESIGN CONCEPT

- WE CHOSE A CONTEMPORARY STYLE WHICH BLENDS WITH THE NEWER BUILDINGS IN THE AREA
- THIS STYLE ALLOWS A GREAT DEAL OF FLEXIBILITY IN MASSING, MATERIAL AND FEATURES
- THE DESIGN INCLUDES A HIGH QUALITY MIX OF MATERIALS (STONE, WOOD, STUCCO, AND METAL)
- THE BUILDING FORM KEEPS THE HEIGHT TO A MINIMUM AGAINST THE SKYLINE



- ALL BUILDING ENTRIES FACE THE STREET
- RESIDENTIAL ENTRY IS DEFINED BY SCALE AND MATERIALS
- VERTICAL WOOD ELEMENT DEFINES THE ENTRY AND BREAKS THE BUILDING MASSING
- THE STONE BUILDING BASE AND STOREFRONT WINDOWS DEFINE THE COMMERCIAL SPACES
- RECESSED ENTRIES AND METAL AWNINGS AND SIGNS PROVIDE HUMAN SCALE
- DEEPER SETBACKS WITH PLANTERS AND SEAT WALLS PROVIDE PEDESTRIAN FRIENDLY FEATURE
- UPPER FLOOR BALCONIES AND DOOR/ WINDOW STYLES DEFINE THE RESIDENTIAL USE AND BRING LIFE TO THE STREETS
- THIRD FLOOR MASSING IS DECREASED WITH METAL TREELIS IN LIEU OF COVERED BALCONY RECESS
- STAIR AND ELEVATOR TOWER ARE PUSHED TO THE REAR TO OBSCURE THEM FROM FIRST STREET VIEW
- INCLUDES A VARIED ROOF LINE

FRONT ELEVATION



WORKSHOP SUBMITTAL



PEER REVIEW SUBMITTAL



FIRST PC SUBMITTAL



SECOND PC SUBMITTAL



SECOND PC SUBMITTAL (ALTERNATE)





- LARGE WALL PANELS AT UPPER FLOORS BROKEN UP WITH WOOD INSETS
- STAIR TOWER AND ELEVATOR TOWER SPLIT APART TO REDUCE MASSING
- NO STAIR TOWER AT FRONT OF BUILDING

LEFT ELEVATION



WORKSHOP SUBMITTAL



PEER REVIEW SUBMITTAL



FIRST PC SUBMITTAL



SECOND PC SUBMITTAL



SECOND PC SUBMITTAL (ALTERNATE)

REAR ELEVATION



- THE REAR ELEVATION HAS ALL OF THE FEATURES AND ELEMENTS OF THE FRONT
- COVERED PARKING STALLS
- RAMP ACCESS TO SUB-GRADE PARKING
- ELEVATOR TOWER RECESSED AT UPPER LEVELS

REAR ELEVATION



WORKSHOP SUBMITTAL



PEER REVIEW SUBMITTAL



FIRST PC SUBMITTAL



SECOND PC SUBMITTAL



SECOND PC SUBMITTAL (ALTERNATE)



- CONSOLIDATED ROOF ACCESS TO REMOVE STAIR TOWER AT THE FRONT
- LARGE WALL PANELS AT UPPER FLOORS - BROKEN UP WITH WOOD INSETS
- STAIR TOWER AND ELEVATOR TOWER SPLIT APART TO REDUCE MASSING

RIGHT ELEVATION



VIEW FROM FIRST STREET & LYELL STREET



VIEW FROM FIRST STREET & WHITNEY STREET



VIEW FROM LYELL SECOND STREET STREET

- OLDER BUILDINGS HAVE A VARIETY OF SCALES
- SMALLER IN SCALE THAN NEWER BUILDINGS ON FIRST STREET
- VIEW FROM ALLEY IS OBSCURED BY LANDSCAPING
- BUILDING EDGE AND FAÇADE BROKEN DOWN TO PROVIDE BALANCE AND SCALE



- BASE BUILDING HEIGHT: 30'
  - BUILDING HEIGHT WITH 11' ON-MENU INCENTIVE: 41'
  - ALLOWED ELEVATOR PENTHOUSE OF 12': TOTAL AT ELEVATOR: 53'
- \*NO WAIVER REQUIRED WITH FULL 11' ON-MENU HEIGHT INCENTIVE  
\*IF THIS IS A WAIVER THE WOLLMER V. CITY OF BERKELEY, NO.A128121  
SAYS WAIVERS FOR AMENITIES MUST BE APPROVED



- BASE BUILDING HEIGHT: 30'
  - BUILDING HEIGHT WITH 11' ON-MENU INCENTIVE: 41'
  - ALLOWED ELEVATOR PENTHOUSE OF 12': TOTAL AT ELEVATOR: 53'
- \*NO WAIVER REQUIRED WITH FULL 11' ON-MENU HEIGHT INCENTIVE  
\*IF THIS IS A WAIVER THE WOLLMER V. CITY OF BERKELEY, NO.A128121  
SAYS WAIVERS FOR AMENITIES MUST BE APPROVED







THANK YOU

