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CITY OF MENLO PARK
PLANNING

PROJECT DESCRIPTION

TO:	City of Menlo Park Planning Department	DATE:	12.16.14
FROM:	Ben Schaefer, BAR Architects	PROJECT:	Alma Station, 1020 Alma Street
CC:		PROJECT#:	14035
RE:	Project Description to Accompany Development Application		

Purpose of Application:
The purpose of this letter is to present the proposed development project at 1020 Alma Street. The project contemplates replacing approximately 9,000 square feet of 1950's single story restaurant and retail space with a 25,156 SF Class-A office building.

New Building:
The new structure is 25,156 square feet housed in three levels above grade. Two underground levels of garage house 65% of the projects parking capacity with the remaining 35% parked at grade to the building's rear along Alma Lane. The development plans to retain the two large heritage oak trees through a maintenance program as they are both suffering from health issues. These trees are key focal points for the project and the building footprint is setback from the trees to create public and private courtyards underneath the canopies. The design contemplates significant landscape upgrades with the addition of 6 new trees and dozens of new plants.

Construction:
We anticipate the construction to be comprised of a concrete type I subterranean parking and three levels of type II structural steel frame with light gauge steel framing infill. This is typical of durable commercial construction for a building this size. The exterior materials are chosen from a natural palette that represent or at least echo color tones and textures of wood and stone. The project proposes board formed concrete as a planar accent material for the wing walls along Alma Lane and at the front entry. Much of the remaining façade areas are clad in Resysta, a sustainable rainscreen composite made from pressed rice and corn husks. This material has the appearance and texture of wood, but will not age and degrade like an organic material.

The design effectively combines modern architecture and natural materials in such a way as to appeal to both Menlo Park residents and the demand for housing local cutting edge companies.

Below is a summary of the site area and the current allowable FAR per the Menlo Park El Camino/Downtown Specific Plan:
APN: 061-412-450
Property Size: 28,752 SF / 0.6601 Acres
Allowable Base Office FAR: 1.35 / 2 = 0.675 x 28,752 = 19,408 SF
Allowable Bonus Office FAR: 1.75 / 2 = 0.875 x 28,752 = 25,158 SF
The project contemplates a new 3-story office building comprised of 25,156 SF which is an additional 5,748 SF more than what the base FAR allows (25,156 SF – 19,408 SF = 5,748 SF).

END OF DESCRIPTION

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