Building type and scale should relate to adjacent or future contexts

Paths crossing large sites can enhance connectivity.

Sites greater than two acres should have at least three building types.

PALO ALTO CONTEXT-BASED DESIGN CODE
PALO ALTO, CA

Mixed-use and Pedestrian and Transit Oriented Overlay Zones

DESCRIPTION For Palo Alto's Zoning Ordinance Update, VMWP developed context-based design codes for the California Avenue Pedestrian and Transit-Oriented Overlay Zone and the Palo Alto Mixed-Use Overlay Zone. The Context-Based Design Code incorporates innovative zoning techniques and a "form-based", design-oriented approach through the development of building and site planning design prototypes. The Context-Based Design Guidelines for the PTOD Overlay District for California Avenue and the Mixed-Use Zoning Regulations provide developers and the city with key guidelines to ensure development meets the needs of Palo Alto.

VISION Create overlay zones that allow for increased density and mixed-use buildings that respond to and enhance existing neighborhood contexts.
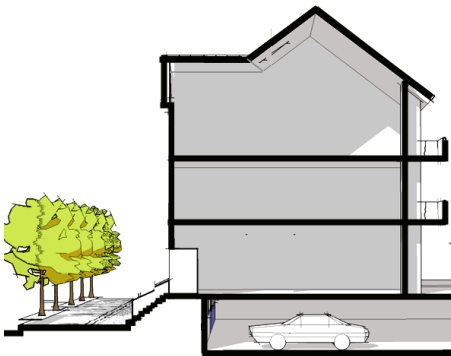
PROJECT REQUIREMENTS Update Palo Alto's zoning ordinance through overlay zones that allow for mixed-use buildings and increased density in an appropriate and responsible way that enhances neighborhood character and walkability.

VAN METER WILLIAMS POLLACK LLP

DESIGN FEATURES

- Innovative context-based design guidelines to mitigate increased density
- Pedestrian focused design guidelines
- Multi-acre design guidelines

GREEN FEATURES

- Emphasizes the importance of creating walkable, pedestrian-oriented neighborhoods
- Encourages green building design principles
- Encourages increasing density along transit corridors and in mixed-use neighborhoods

existing | future development
low density | medium density transition area | high density

CALTRAIN STATION

Strong pedestrian/bike connections to Cal. Ave. and Caltrain Station

Pedestrian scaled blocks

Semi-depressed parking can be used to raise residential uses to provide privacy and opportunities for stoops and porches.

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Wide sidewalks

Bike racks

Active ground floor uses enhance vitality of the street

Bulb-outs increase pedestrian safety