# 2900
# BAY ROAD

**2022.02.14 (RESUBMITTAL CYCLE 3)**

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# THE PROJECT

A new three-story 136,706 sf R&D/office project with ground level parking.

# GOALS & OBJECTIVES

To create an enduring and sustainable workplace that balances the needs of commercial tenants while providing an asset for the local community. This umbrella goal guides the program, the urban design and landscape narratives, and the architectural design.

## SITE SELECTION

By combining several existing smaller parcels, large continuous lease areas may be provided for today's Research and Development Use.

## SITE ATTRIBUTES

Natural daylight on all sides

Stanford Campus and Open Space

Access to regional transit

Adequate on-site parking

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## ECONOMIC SUSTAINABILITY

The existing buildings are antiquated and the layout does not support modern programming and space needs.

The many small and under-parked structures create an environment that is inefficient and unusable.

There are challenges to either maintain or renovate the old buildings

- Fire and life safety
- Seismic safety
- Accessibility
- Energy efficiency

The structures are no longer relevant in today's world.

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## PROJECT VISION

This vision recognizes that the design of simple, impactful spaces will transform the urban scene for generations and attract high quality tenants who join the unique and evolving local community.

The massing of the building is set back from the street and an elevated amenity plaza is provided.

The plaza emphasizes views across to the park and provides the community with a generous outdoor urban space amenity.

Arrival to the plaza is from a wide monumental stair with integrated seating and landscaping.
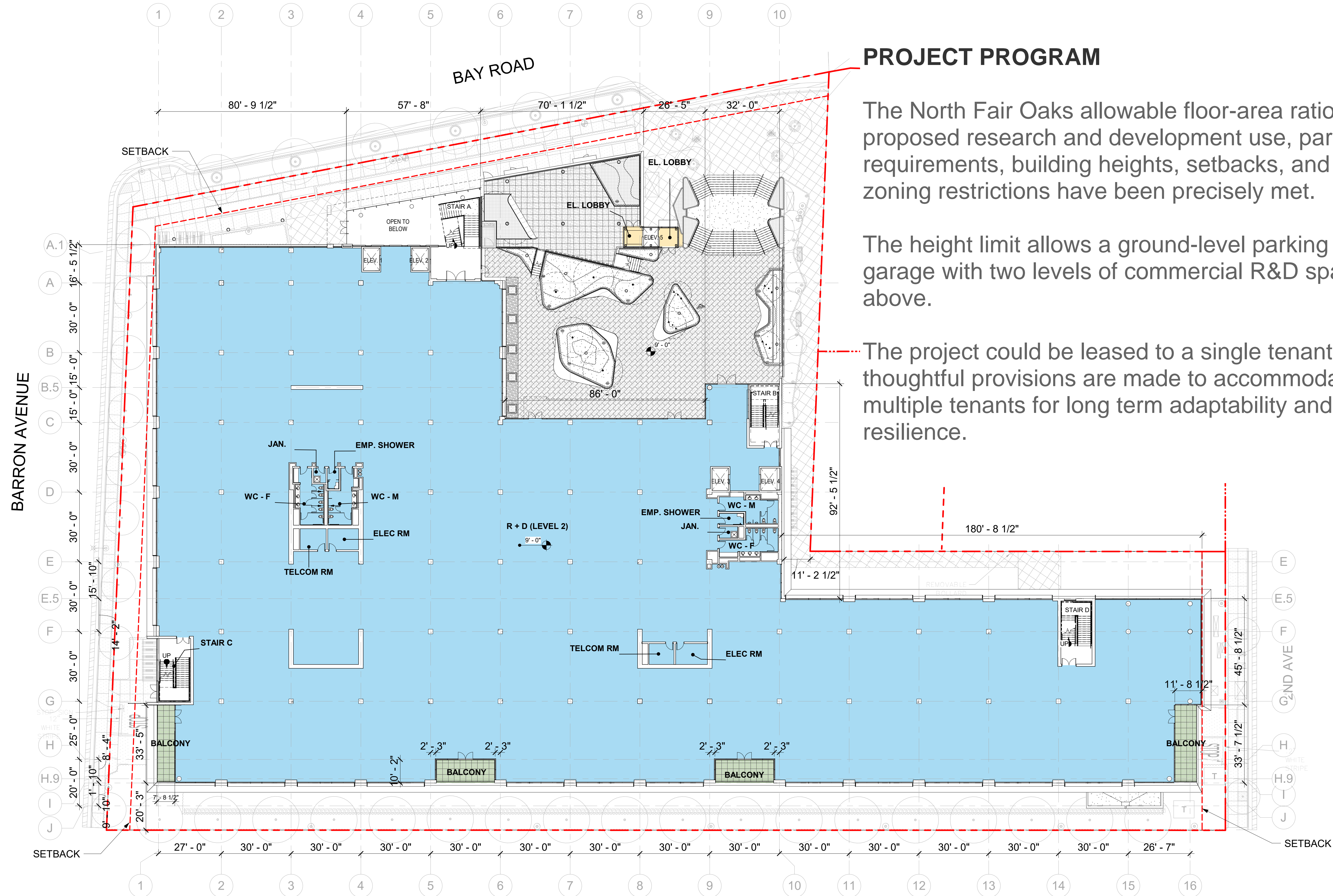
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**ARCHITECTURAL DESIGN**

Elegant light gray finishes trimmed with white metal trellis and roof overhang structures.

Continuous glazing for exterior views and selected to reduce heat gain and maximize natural lighting.

Perimeter green landscape screen to obscure parking at ground level.

Appropriately-scaled building elements at Bay Road to identify the interior uses and provide signature elements to distinguish the property.
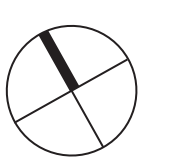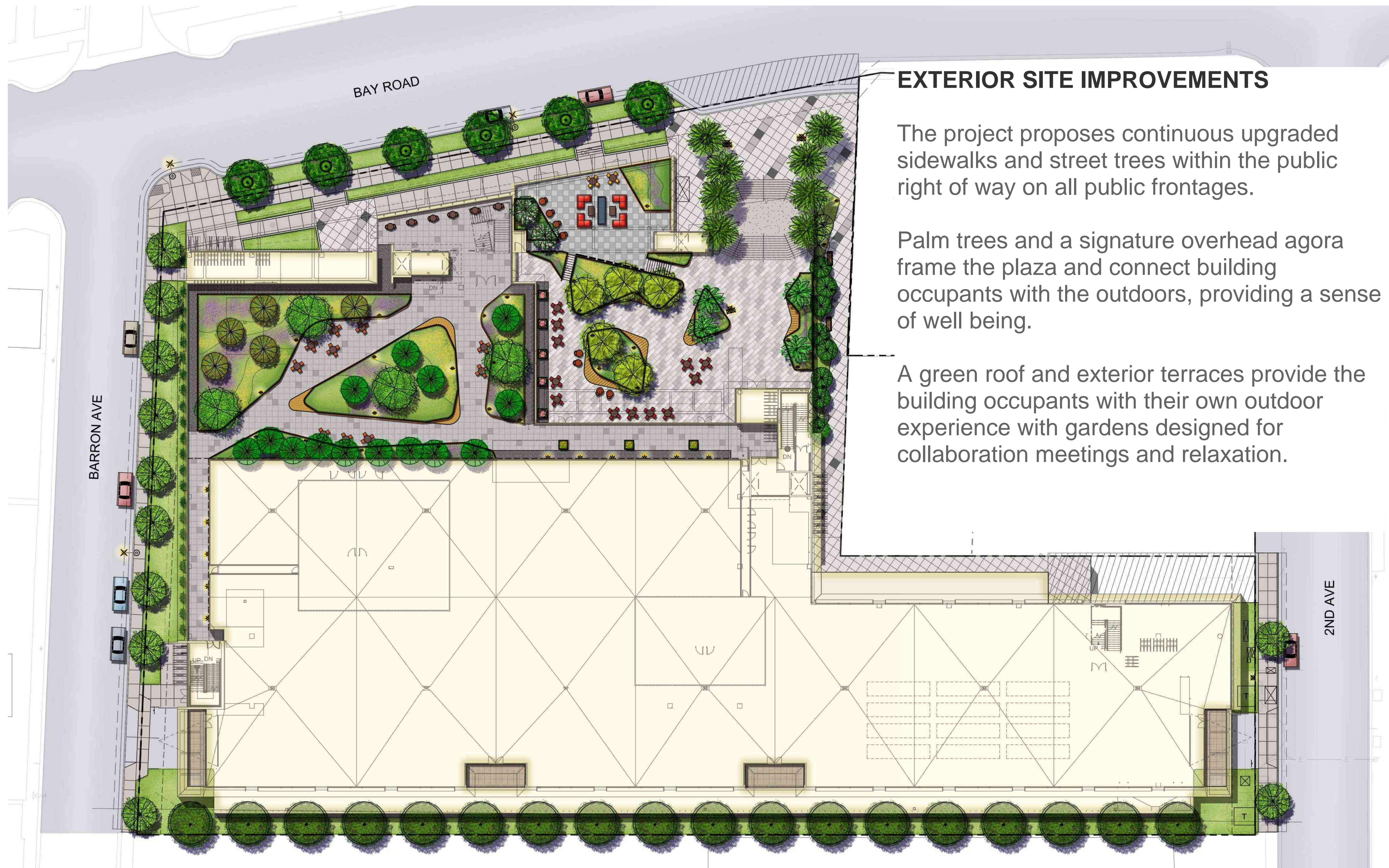
# PROJECT PROGRAM

The North Fair Oaks allowable floor-area ratio, proposed research and development use, parking requirements, building heights, setbacks, and other zoning restrictions have been precisely met.

The height limit allows a ground-level parking garage with two levels of commercial R&D spaces above.

The project could be leased to a single tenant, and thoughtful provisions are made to accommodate multiple tenants for long term adaptability and resilience.

BAY ROAD

BARRON AVENUE

SETBACK

EL. LOBBY
EL. LOBBY
EL. LOBBY
STAIR A
OPEN TO BELOW
ELEV.
ELEV. 2
ELEV. 1

STAIR B

JAN.
EMP. SHOWER
WC - F
WC - M
ELEC RM
TELCOM RM

R + D (LEVEL 2)

EMP. SHOWER
WC - M
JAN.
WC - F
ELEV. 3
ELEV. 4

STAIR D

STAIR C
UP

TELCOM RM
ELEC RM

BALCONY
BALCONY
BALCONY
BALCONY

SETBACK
SETBACK

80' - 9 1/2"   57' - 8"   70' - 1 1/2"   26' - 5"   32' - 0"
86' - 0"
92' - 5 1/2"
180' - 8 1/2"
11' - 2 1/2"
45' - 8 1/2"
33' - 7 1/2"
11' - 8 1/2"
9' - 0"
2' - 3"   2' - 3"   2' - 3"   2' - 3"
10' - 2"

27' - 0"   30' - 0"   30' - 0"   30' - 0"   30' - 0"   30' - 0"   30' - 0"   30' - 0"   30' - 0"   30' - 0"   30' - 0"   30' - 0"   30' - 0"   30' - 0"   26' - 7"

LEVEL 2

BAY ROAD

BARRON AVE

2ND AVE

## EXTERIOR SITE IMPROVEMENTS

The project proposes continuous upgraded sidewalks and street trees within the public right of way on all public frontages.

Palm trees and a signature overhead agora frame the plaza and connect building occupants with the outdoors, providing a sense of well being.

A green roof and exterior terraces provide the building occupants with their own outdoor experience with gardens designed for collaboration meetings and relaxation.

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**G2.02 PROPOSED OVERALL SITE PLAN (1" = 20')**

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The Guzzardo Partnership, Inc.
TGP
Landscape Architects | Land Planners

L 5.1  LANDSCAPE IMAGERY

VIEW OF PROJECT ALONG BAY ROAD FROM SECOND AVENUE

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**G1.04 VISUALIZATION**