

Brookwood Medical

Design Review



101 Brookwood and 884 & 1000 2nd Street

September 1, 2022

Susie Murray, Senior Planner
Planning and Economic Development

Medical Office Building

- 92,370 square feet
- Four stories

Parking Garage

- Six levels

Required Entitlements

- Design Review (DRB)
- Minor Conditional Use Permit (ZA, Scheduled 9/15)



101 Brookwood Avenue and 884 & 1000 2nd Street





- July 12, 2021 - Neighborhood Meeting
- July 13, 2021 - Pre-Application Meeting with staff
- July 15, 2021 - Concept Design Review
- December 16, 2021 - Waterways Advisory Committee
- October 20, 2021 - Project applications submitted

Suggestions

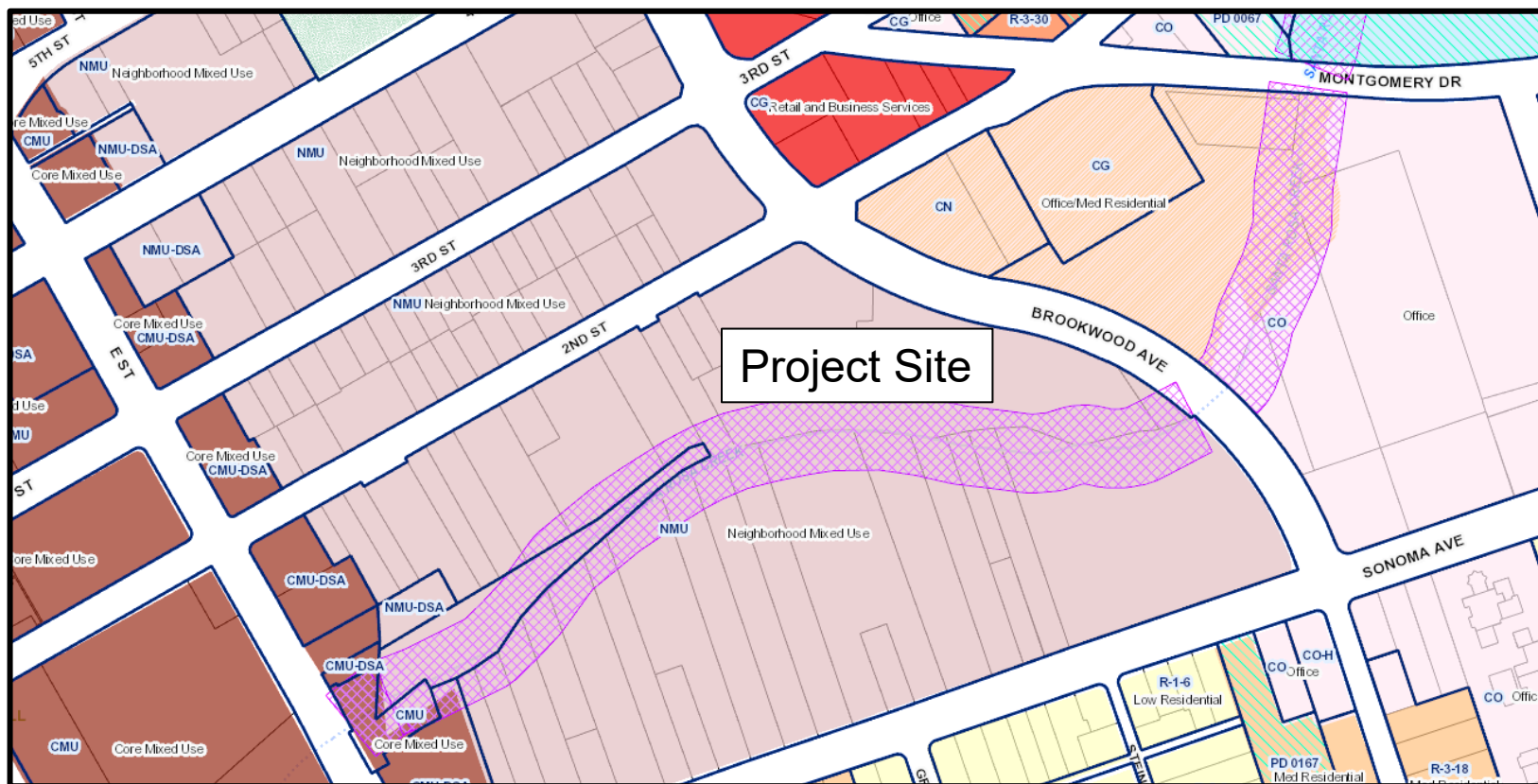
- Spruce up the front corner
- Not in favor of garage location
- Consider increasing the size
- Add access points on street-facing elevations

Compliments

- Mosaic pattern of windows
- Perforations in the garage structure
- Landscaping & creek path



General Plan: Neighborhood Mixed Use Zoning: NMU (Neighborhood Mixed Use)



General Plan Goals

- LUL-C Maintain downtown as the major regional office, financial, civic, and cultural center in the North Bay, and a vital mixed-use center.
- OSC-E Ensure local creeks and riparian corridors are preserved, enhanced, and restored as habitat for fish, birds, mammals and other wildlife.
- EV-C Promote new retail and higher density uses along the city's regional/arterial corridors.



Zoning Code – Development Standards

Parking:

- Exceeds minimum requirement
- Supported by analysis prepared by W-Trans



Lot Coverage: Within the allowable 100%

Floor Area Ratio (FAR): 2.75 (over mid-point 4.0)

Setbacks: Defer to the review authority

Building Design: Wall plane & roof form variety

Ground Level: Meets the minimum 12-foot height



At the corner of Brookwood Avenue & 2nd Street



Presented for Concept Design Review



Proposed Medical Building

- LU-3 The Downtown Station Area will be economically viable and resilient.
- MOB-6 A balanced supply of parking that supports both quality of life and business vitality.
- UDCS-1 A diverse range of public spaces at different scales and sizes throughout the Downtown Station Area to provide outdoor recreation and relaxation opportunities for residents, workers, and visitors.



- 2.4.3 Locate entrances and upper-story windows such that they look out onto and, at night, cast light onto, sidewalks and pedestrian paths.
- 2.4.11 Corner buildings should have distinct architectural features and defined building entrances on both street frontages or an architecturally distinct corner entrance.
- 2.4.19 Incorporate creative elements into buildings for both functional and aesthetic purposes, such as vertical gardens, which provide aesthetic interest while aiding in temperature control.

4.1 II 6 Select landscape materials and plants that are appropriate in scale and function to the locations in which they are placed.

4.2.E To design sites, including buildings and the parking lot, such that vehicles are not the dominant feature.



A few issues were raised, and resolved, during staff review of the project materials:

- The applicant agreed to extend the sidewalk along Brookwood Avenue from the project boundary to bridge crossing.
- Low Impact Development (LID) features were brought to current standards.
- A justification for the parking structure in an area with no minimum parking requirement was provided.



There are no unresolved issues.

Required Findings

The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans).

The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C).

The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments.

Required Findings

The architectural design of the proposed development is compatible with the character of the surrounding neighborhood.

The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained.

The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

A six-level parking structure should not be placed adjacent to Brookwood Avenue.

- The DSASP encourages vertical construction
- The DRB suggested an increased height for both buildings
- Challenging site to develop
- To achieve an above mid-point floor area ratio

Existing tenants may be displaced before their leases are up.

- This is between the lease holder and tenant

The project will eliminate derelict activities that have occurred on the undeveloped property for years.

- New development doesn't resolve this problem

Statutorily exempt from CEQA

- CEQA Guidelines Section 15182(a)(b) & Public Resources Code Section 21166.4
 - Floor area ratio greater than 0.75 on a commercial zoned site
 - Consistent with Plan Bay Area 2040
 - Within the Downtown Station Area Priority Development Area
 - Within a transit priority area
 - Consistent with the Downtown Station Area Specific Plan for which an Environmental Impact Report was certified

It is recommended by Planning and Economic Development Department that the Design Review Board, by resolution, grant Design Review for the Brookwood Medical project located at 101 Brookwood Avenue and 884 & 1000 2nd Street.

Susie Murray, Senior Planner
Planning and Economic Development
SMurray@srcity.org
(707) 543-4348

