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MKG & ArchiLOGIX Mixed Use Development at 528 B Street Concept DRB/CHB Comments, Questions and Responses:

A joint concept DRB/CHB public hearing was held on 10/2/2019. The tables below outline the respective boards comments from that meeting and the applicant team responses in how those comments were addressed. The 528 B Street mixed use development proposes demolishing the existing 1-story structure, that is non-contributing to the St. Rose Historic District, to make way for a 5-story, 36,650 sf mixed-use building.

Design Review Board Comment:	MKG & ALX Response:
1. Soften the building scale and the southwest corner. Add street trees to the southwestern corner and add features that are engaging at the street level. Also explore opportunities to widen the south side exterior corridor to activate the ground floor of the south side.	<p>The southwest corner of the building is softened and visually enhanced with a wire vine trellis system that wraps around the southwest corner of the façade to the south facing wall of the building. The building façade at B Street has incorporated raised planters and landscaping with rain gardens on either side of the street level front door to the first-floor office space.</p> <p>The public realm/sidewalks reinforce the walkable streetscape and identify the entry to the first-floor office space, along with a secured paseo exterior space for the residents that serves as a connection to the City parking garage and the entry to the private residential lobby. The open space on the south side between the building and the apartment building to the south is designed as an exit only corridor for the residential tenants, as this is where the stairwells empty to the ground level to allow exiting through security gates to the street or parking garage. For security reasons, no one other than the residents or office users will have access to this exterior space as it is not meant as a public space or pass-through.</p>

	<p>The plant palette in the paseo softens the wall surfaces of the building and the fence to the north that screens our neighbor's exterior open space. Similarly, the landscape palette at the street is low in height as a foreground to the office windows. The landscape material and green screen at the base of the concrete split-face block stairwell is taller and robust and anchors the southwest corner of the building.</p>
<p>2. Evaluate the Goals of the Paseo:</p> <p>a. The tree at the paseo appears to be growing over the property line.</p>	<p>The design of the street side paseo gate and fence at the property line is done in a way to preserve the health of the existing street tree at the southwestern corner of the adjacent building. The care and maintenance of this tree, as well as the courtyard tree to the north that hangs over the subject property is the responsibility of the adjacent property owner to the immediate north.</p>
<p>b. Review paseo goals to screen and soften noise and movement adjacent to the psychotherapy office building. Be mindful of safety and security, ensure good lighting (also at the east side of the Paseo building sidewalk leading to the parking garage). However, lighting should not negatively impact neighboring properties (especially property to the north).</p>	<p>Inside the paseo gate there are multiple columnar trees with lighted bollards, and along the north property line a new fence will be installed with landscaping growing up the fence to soften it. At the east end of the Paseo there are light poles at the public sidewalk between the parking garage and the building, and the gate at the northwest corner of the building between the public sidewalk and the private paseo. If necessary additional down lighting can be attached to the building exterior to provide for additional security coverage.</p>
<p>3. Consider more vibrant colors.</p>	<p>We spent considerable time looking at different color palettes and are comfortable with our submitted material and color choices.</p>
<p>4. Consider using a living wall or other visual break at south elevation for neighboring residential property.</p>	<p>The southern side of building is softened with 5 columnar trees planted in tree grates. Each of these trees have ground mounted up-lighting to provide safety and to create an interesting space along the corridor where residents can exit the building and pass to either the public sidewalk adjacent to the parking garage, or exit onto B Street.</p>
<p>5. Consider alternative material to split face block.</p>	<p>We considered alternative materials and are comfortable with our material and color choices for the base of the building.</p>
<p>6. Reconsider height for historic context.</p>	<p>This too was considered. The height proposed is allowed per the CD-5 zoning designation with approval from both the CHB & DRB. The proposed 5-story mixed use building is an appropriate scale and height consistent with the development objectives for the downtown core, and screens the adjacent 5-story City owned parking garage at 521 7th Street, as they are comparatively the same height.</p>

<p>7. Show how trash cans move through the Paseo to the street and are positioned to not block B Street vehicular and pedestrian traffic.</p>	<p>All bins will be stored in the designated trash room located on the first floor of the building. On-site property management will place the trash/recycling/waste rolling bins on the sidewalk adjacent to the curb Monday evenings in advance of the Tuesday morning trash pick-up. After all bins have been emptied, the bins will be placed back into the trash room. A clear accessible (ADA) path of travel will be maintained when bins are staged for pickup. See trash removal site plan and narrative description in trash removal plan on file with PRJ20-005.</p>
<p>8. Explore options to create a parking area for packages delivery, public safety access and parking room to move all tenants in/out of the building. Also consider a larger elevator.</p>	<p>Circulation at B Street was considered in the building design, but a combination of the existing single-lane traffic pattern that does not allow for parking on the east side of B Street, coupled with extremely narrow site frontage do not adequately allow for vehicle delivery space. That said and consistent with other urban infill locations in and around the City and much like deliveries are presently handled at the property, delivery service providers find parking spaces across the street from the subject property, or park on side streets near the property to make deliveries. Having occupied the current location for nearly 25 years, this has never presented itself to be even remotely a problem.</p> <p>With respect to tenant move in/move out, tenants will have direct access to the building from the garage by way of stair access directly across from the building at grade level. Furthermore, the owner and City will develop and enter into a Master Encroachment Permit that is intended to further facilitate move ins and package deliveries.</p> <p>The elevator cab is sized to meet the CBC and ADA design guidelines as well as the Fire Department's requirements for a cab sized to hold a gurney and will designed to carry a 3,500 lb. load suitable for furniture and appliances.</p>
<p>9. This project is a bridge between new elements downtown and the historic district.</p>	<p>The development is consistent with goals of the Entryway Street Type as described in the 2007 Downtown Station Area Specific Plan: <i>"to mediate between the small scale residential (St Rose Historic Preservation District) and the large scale development (encouraged in the Courthouse Square Sub-Area) and to create a pleasantly landscaped, walkable street, using window systems that engage the public and at the same time create a pleasant interior work environment"</i>.</p>
<p>10. Keep both the modern/clean industrial, and natural woven fencing forms.</p>	<p>The architectural references or cues within the St. Rose District come from a collection of contemporary or post-modern buildings. See the Contributing Elements to the St Rose Historic District graphic for design elements borrowed from the District.</p>

11. Show more visuals and perspectives in the next submittal - views of both north and south elevations as well as the building in relation to the existing City parking garage.	Additional views of the building have been prepared and included in the development package. See the building elevations for the north, south, east, and west, along with B-Street sections and the proposed building renderings at multiple vantage points and times of day.
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Cultural Heritage Board Comment:	MKG & ALX Response:
1. The building hangs over the sidewalk from the second story.	No, the building's 2 nd -5 th stories do not hang over the sidewalk. Also, developments in the Commercial zoning designation allow for cantilevered overhangs above the ground floor.
2. The building is stark with a lot of sharp angles.	The architecture of the building mirrors many of the architectural references or cues within the St. Rose District that come from a collection of contemporary or post-modern buildings that contribute to the historic district. Reference Contributing Elements to the St. Rose Historic District graphic.
3. The project fits into the context of the existing structures (building) footprints in the historic district, but (it) needs to reflect the 7 categories of the historic district:	The following responds to 1-height, 2-proportion, 3-rhythm, 4-setbacks, 5-materials & textures, 6-roof shapes, 7-architectural details & decorative features individually.
4. Height	A 5-story building is allowed by the CD-5-SA zoning designation, but the site location within the St. Rose Historic Preservation district meaning that joint review of the design by the Cultural Heritage Board and the Design Review Board is required.
a. Proportion (massing):	<p>The architectural style of the proposed building is contemporary, a thoughtful juxtaposition between the historic neighborhood and more contemporary buildings in the downtown core.</p> <p>The approach to the building and landscape architectural concepts are to convey the balance between the building's mass using concrete masonry block and the detail and location of a steel</p>

	<p>sash window system with exposed steel framing that reinforces a visual connection between interior and exterior human spaces.</p> <p>The base or first floor supports the lighter looking upper floors where the 2nd through 5th floor exterior materials are a panelized composite building material that is smooth in finish and is articulated using horizontal and vertical reveals. Combined with the type and location of windows, the appearance of the upper floors with balconies is light and open in its feel yet diverse in its massing.</p>
b. Rhythm (story lines and window organization/sizes & footprint patterns):	The form, massing, openings, and material treatment is a rhythmic composition often seen in historically significant structures and is consistent with the St. Rose Historic District. Explanation of how the building elevations are tied to significant structures in the district are explained on the St. Rose Historic District Contributing Elements graphic.
c. Setbacks (especially in relation to adjacent buildings):	The 2007 DSASP design guidelines for the Entryway Street Type encourage a step back of building facades after the 3 rd floor. In the case of 528 “B” Street, the step back is achieved at the corner balconies on either end of the street elevation. The design and placement of these balconies meets the step back goals while providing visual interest to the street elevation.
d. Materials and textures within the context:	Architectural details were taken from the St. Rose Historic District for the building design. See St. Rose Historic District Contributing Elements graphic identifying which details are used and where.
e. Roof shapes:	The St. Rose Preservation District has contributing structures that vary in architectural style and roof treatments. The proposed structure at 528 B Street has a flat roof with a parapet that is consistent with several properties including the adjacent apartment building at 523 B Street. See graphic for Contributing Structures to the St. Rose Historic Preservation District.
f. Architectural details and decorative features	Selected architectural details were taken from the St. Rose Historic District to inform the proposed design. See St. Rose Historic District Contributing Elements identifying the selected details.
g. Consider proportion- It appears the design proposed for 528 B Street is taller than the City-owned parking garage and the building next door.	The proposed 528 B Street building as permitted by the Commercial zoning designation is 55’ tall, which is only slightly taller than the existing 7 th Street Parking Garage at 47’- 5”. Furthermore, given the narrow 60’-site-width the building as designed attempts to visually shield the parking garage. See the “B” Street sections and North building elevation for visual relationship.

5. Address adjacent setbacks. 528 B St is located further towards the street than other adjacent buildings.	See response to setbacks item #3.d above. The CD-5-SA allows for multifamily, commercial, or mixed- use buildings to be designed with a zero-lot line setback from the property line. The contributing structures at 600 B St., 442 8 th St. and 576 B St. are also positioned at the back of sidewalk, a design element found throughout the district.
6. Consider window patterns, doors, and fenestration details on other (contributing) buildings.	See the graphic detailing Contributing Elements to the St. Rose Historic District and compare to the graphic of contributing structures to the Historic District.
7. This is a transitional area, and the design of the building seems out of place.	The Cultural Heritage Board policy states “while new infill development can be contemporary, it should not seek to mimic or exactly match existing buildings in the St. Rose District, as historic reproductions tend to confuse observers, now and especially in future years.” The proposal for 528 B Street represents thoughtful, integrated architecture that respects the existing historical neighborhood and furthers the goals of city-centered infill urban development in an area that is a confluence of multiple designs and varied uses.