

# 425 Humboldt St. Apartments Concept Design Review

431 Humboldt St.

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January 21, 2021

Adam Ross  
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Planning and Economic Development

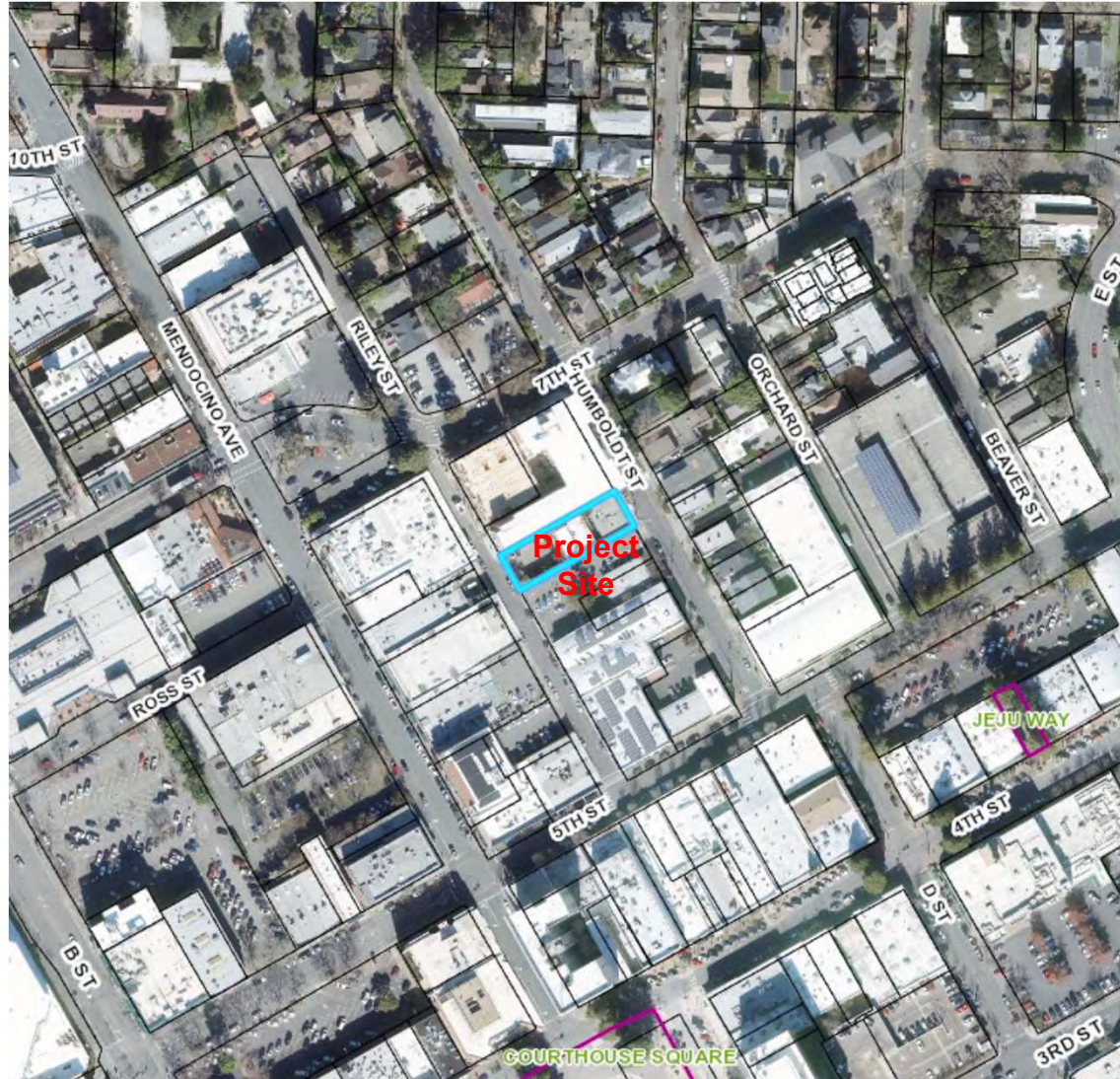
# Project Description



- 8-story mixed-use residential building
- 94 residential units
  - 12 Studio, 58 one-bedroom, 24 two-bedroom
  - Floors 1-2 mixed-Use, Floors 3-8 Residential
- ± 143,645 square foot
  - 4,230 Courtyard
  - 467 Roof Terrace
- ± 91 feet tall
- 71 parking Spaces



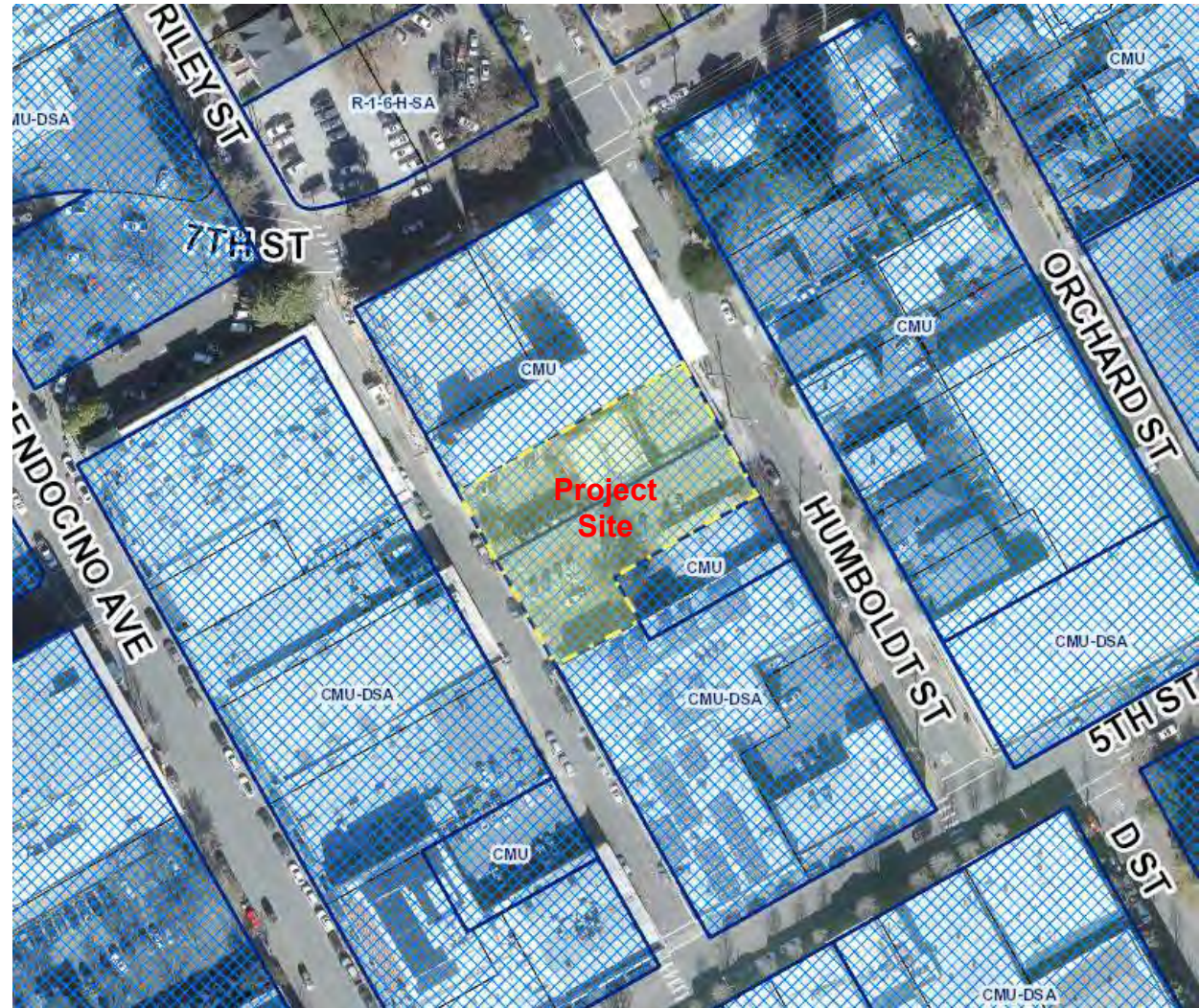
# Project Location 431 Humboldt St



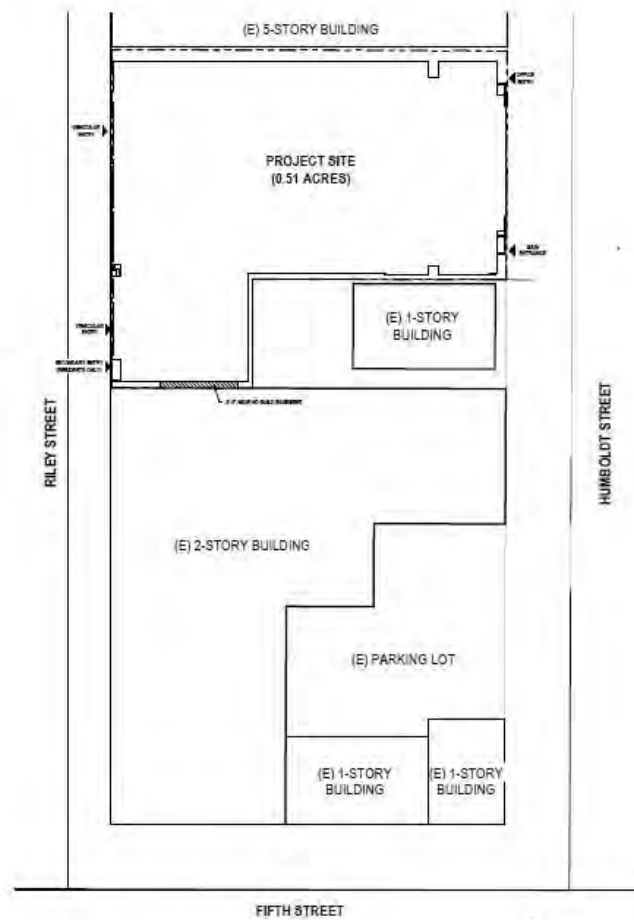


# General Plan & Zoning

- Core Mixed Use
- Floor Area Ratio (FAR)  
8



# Site Plan



# 1<sup>st</sup> Floor Plan





## 2<sup>nd</sup> Floor Plan



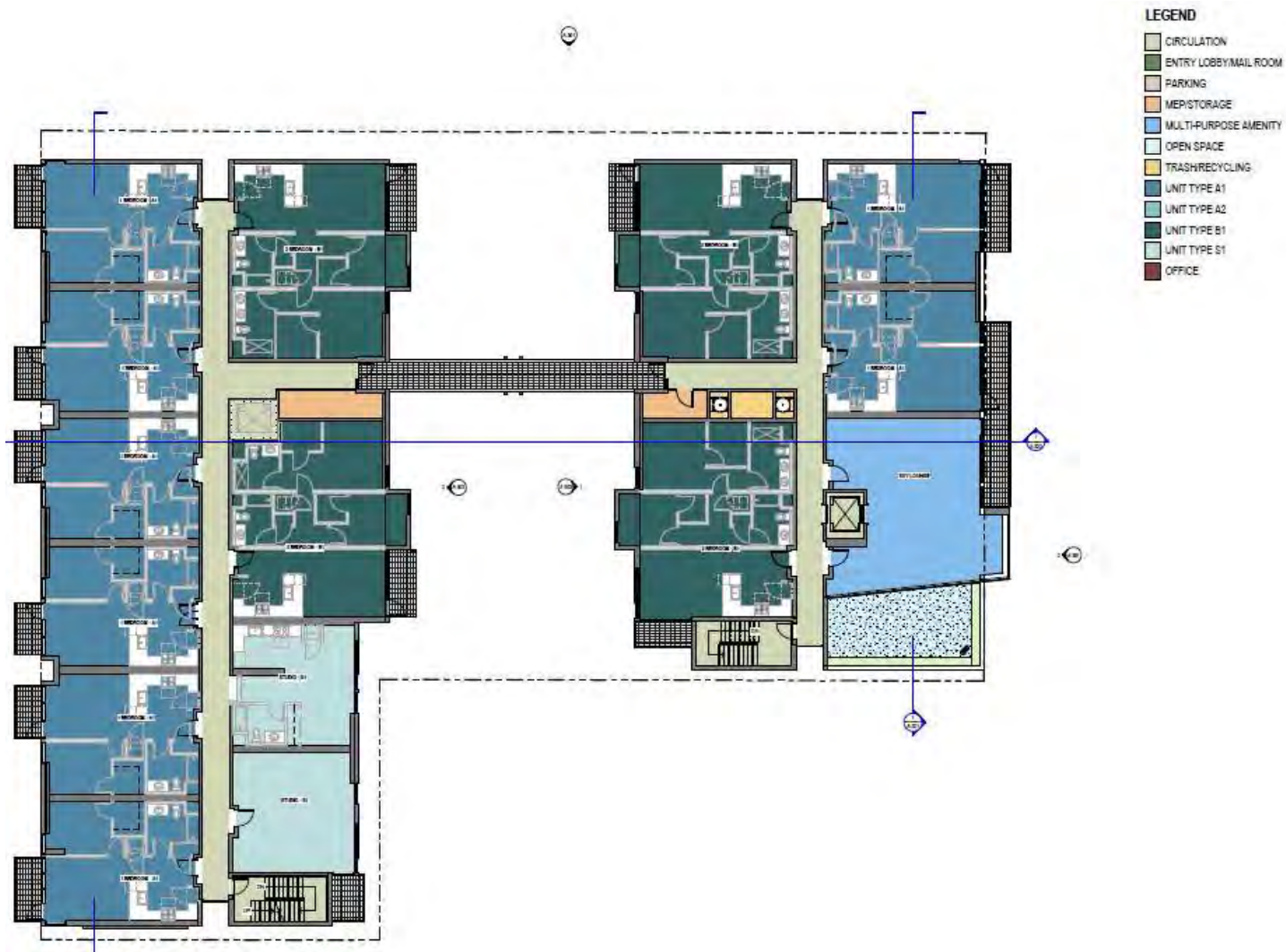




## 4<sup>th</sup> through 7<sup>th</sup> Floor Plan

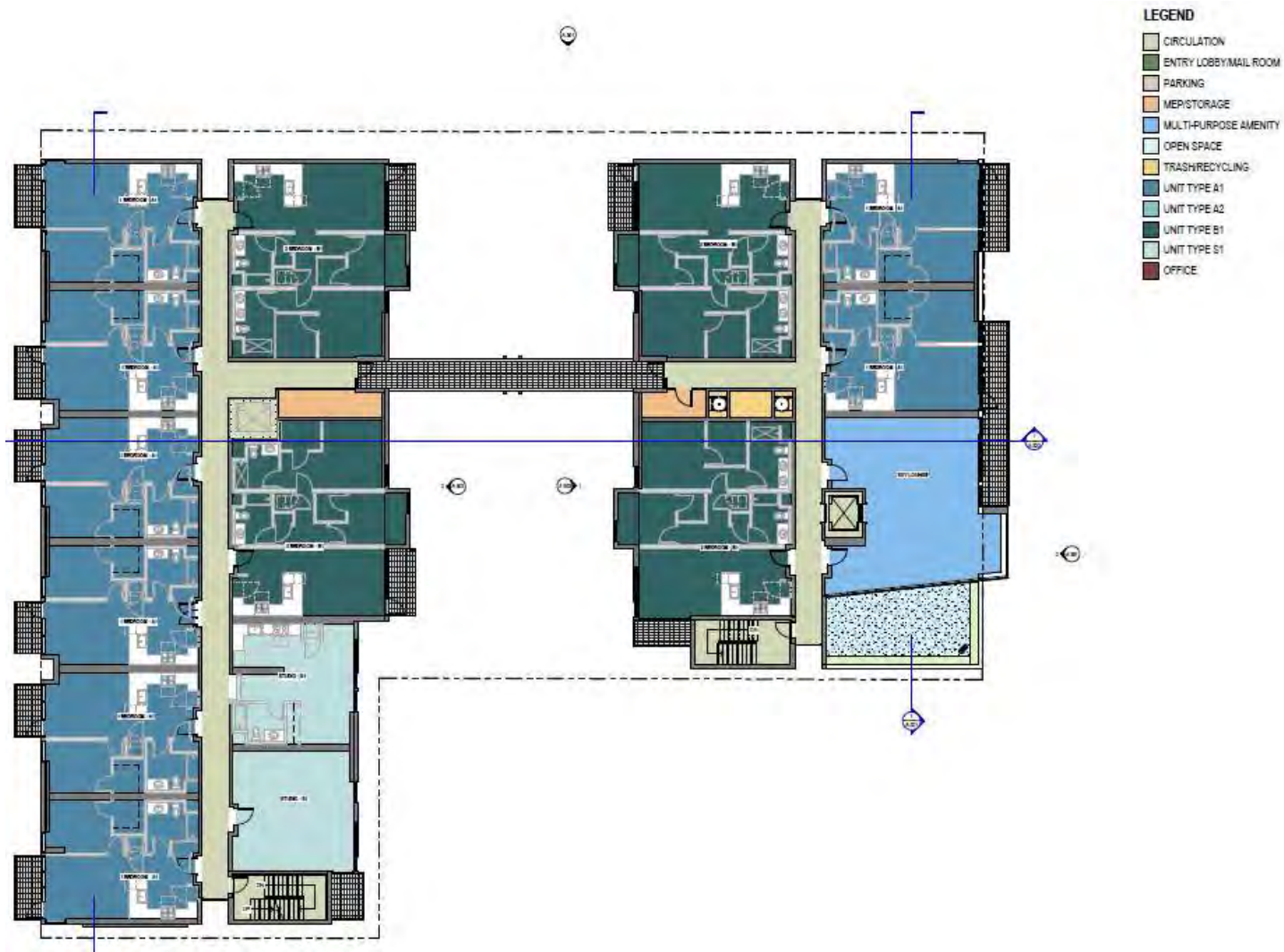


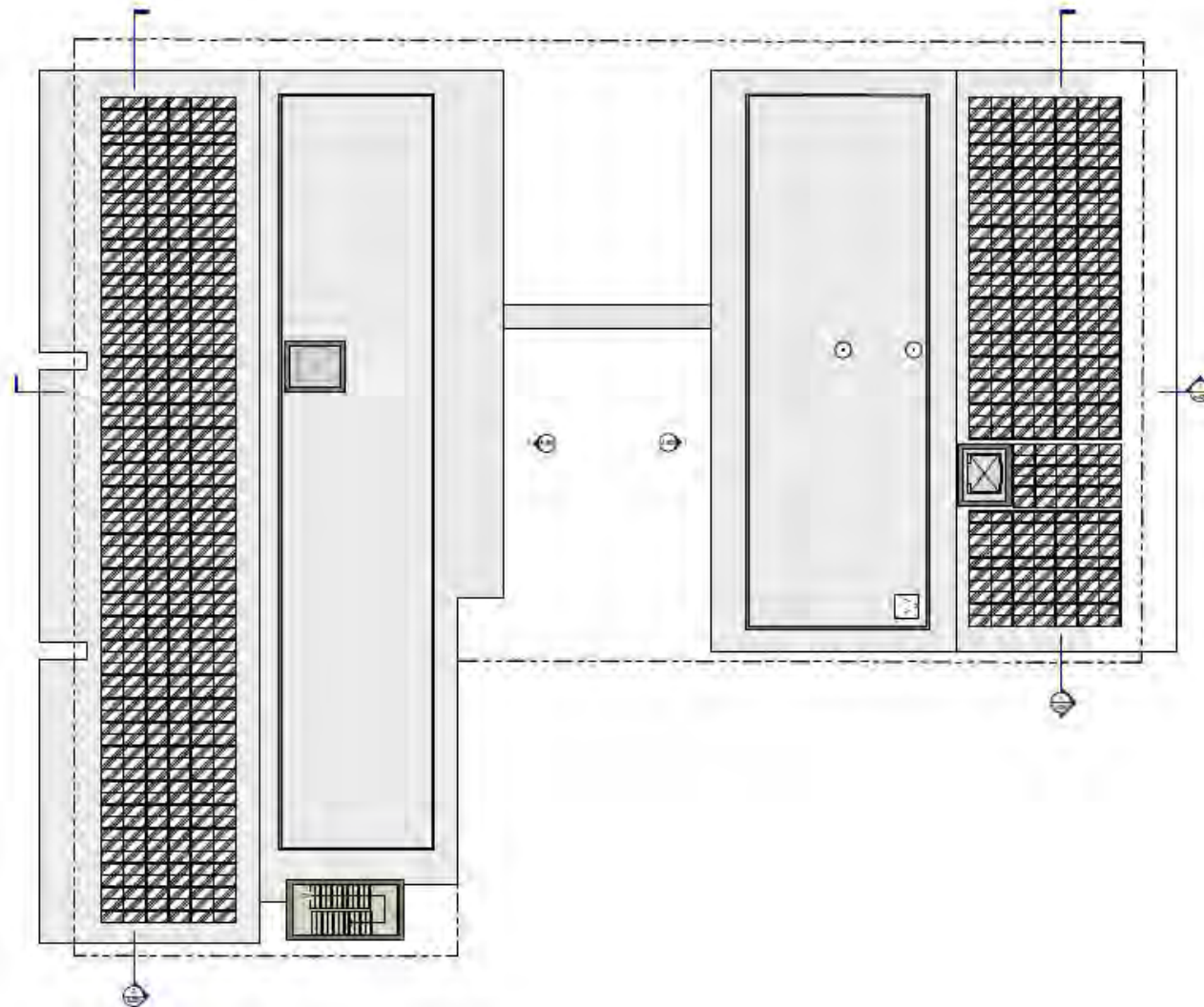
## 8<sup>th</sup> Floor Plan

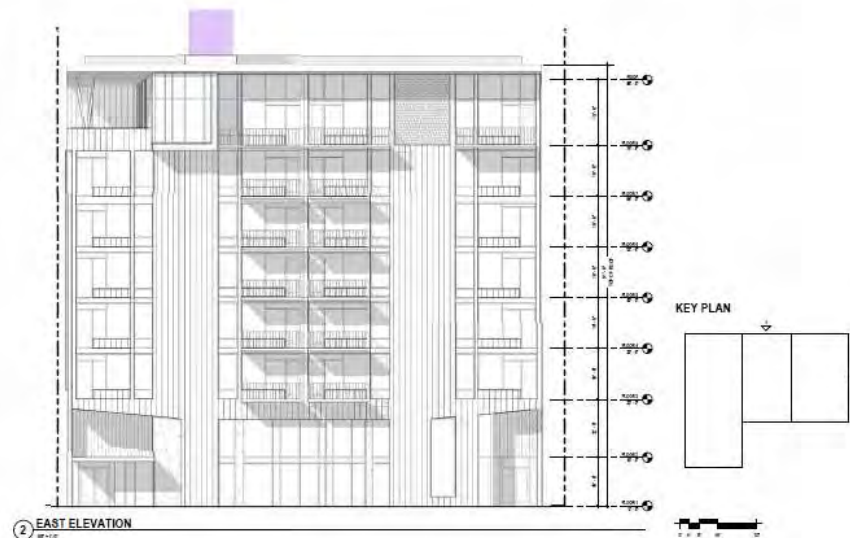
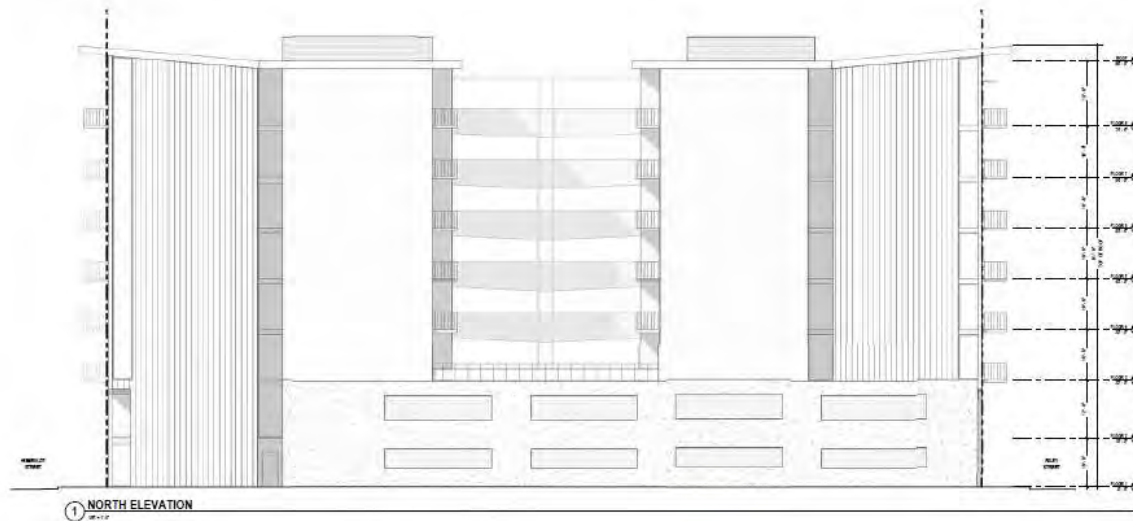




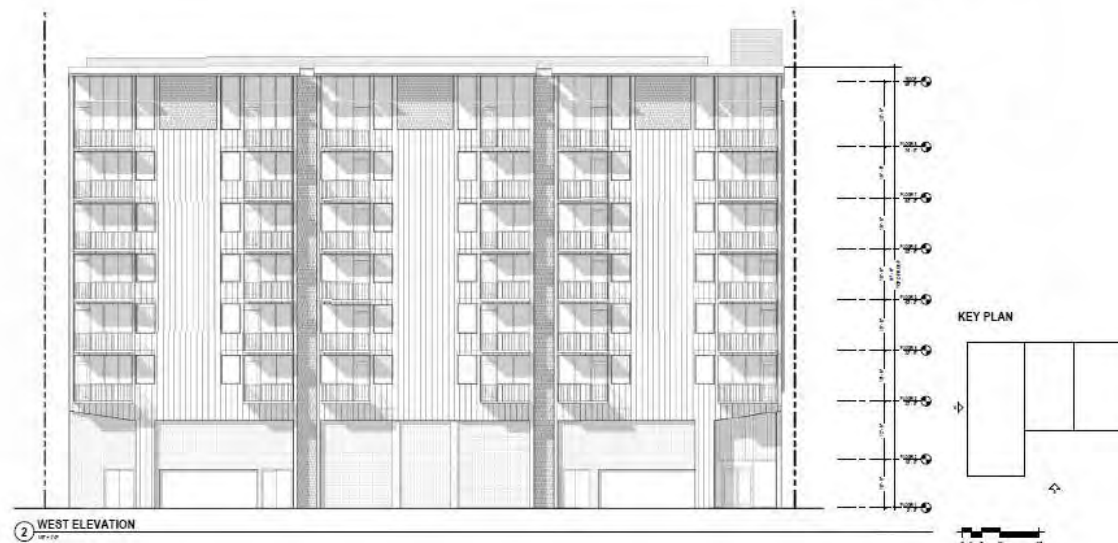
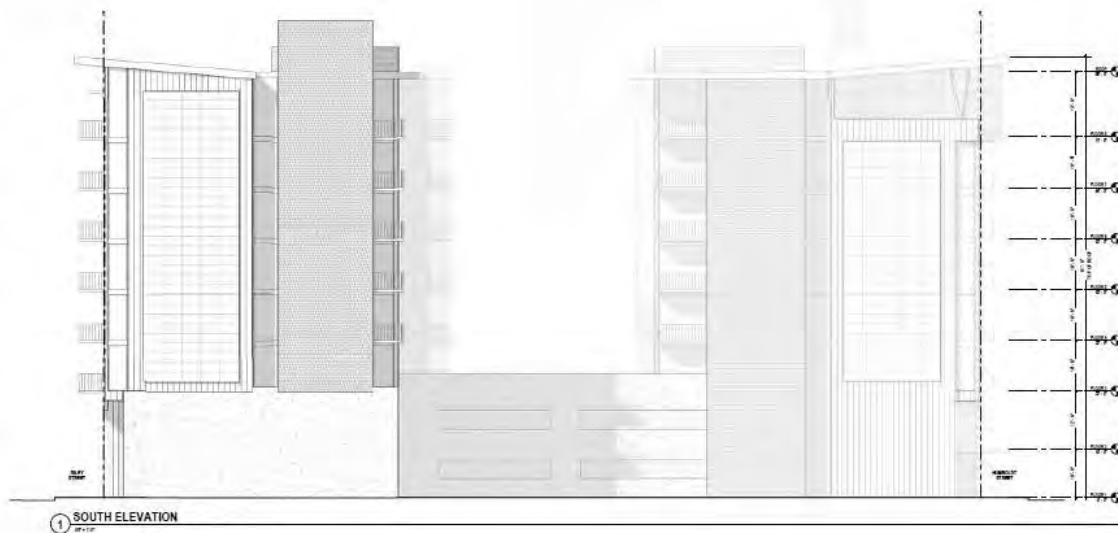
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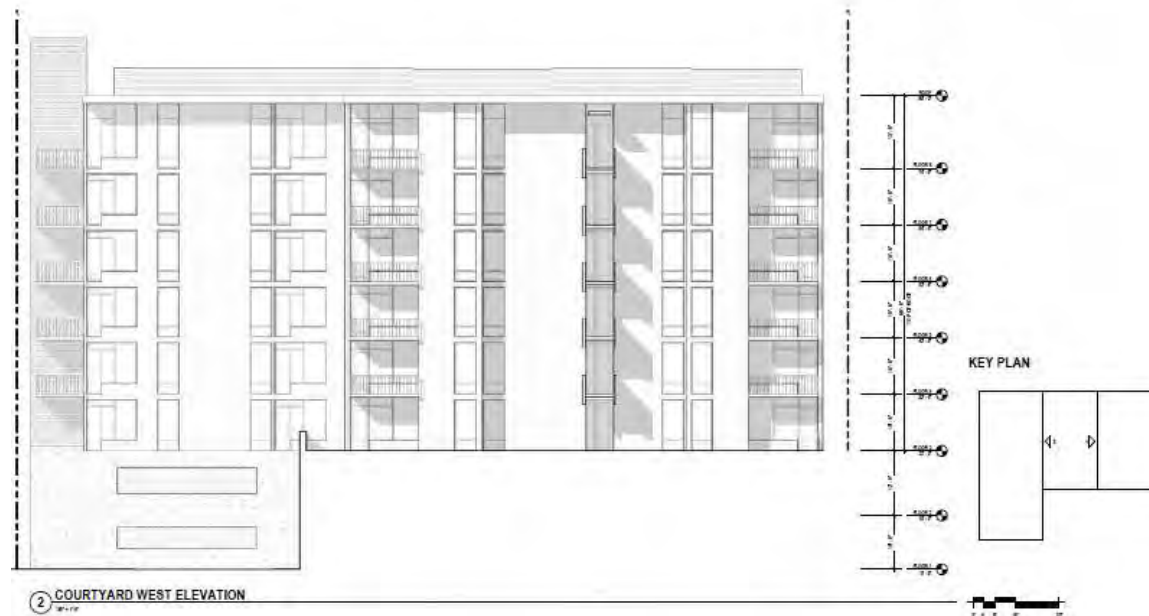
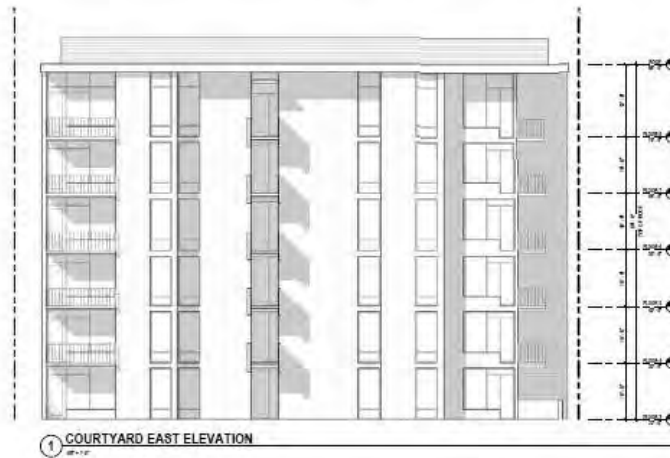


















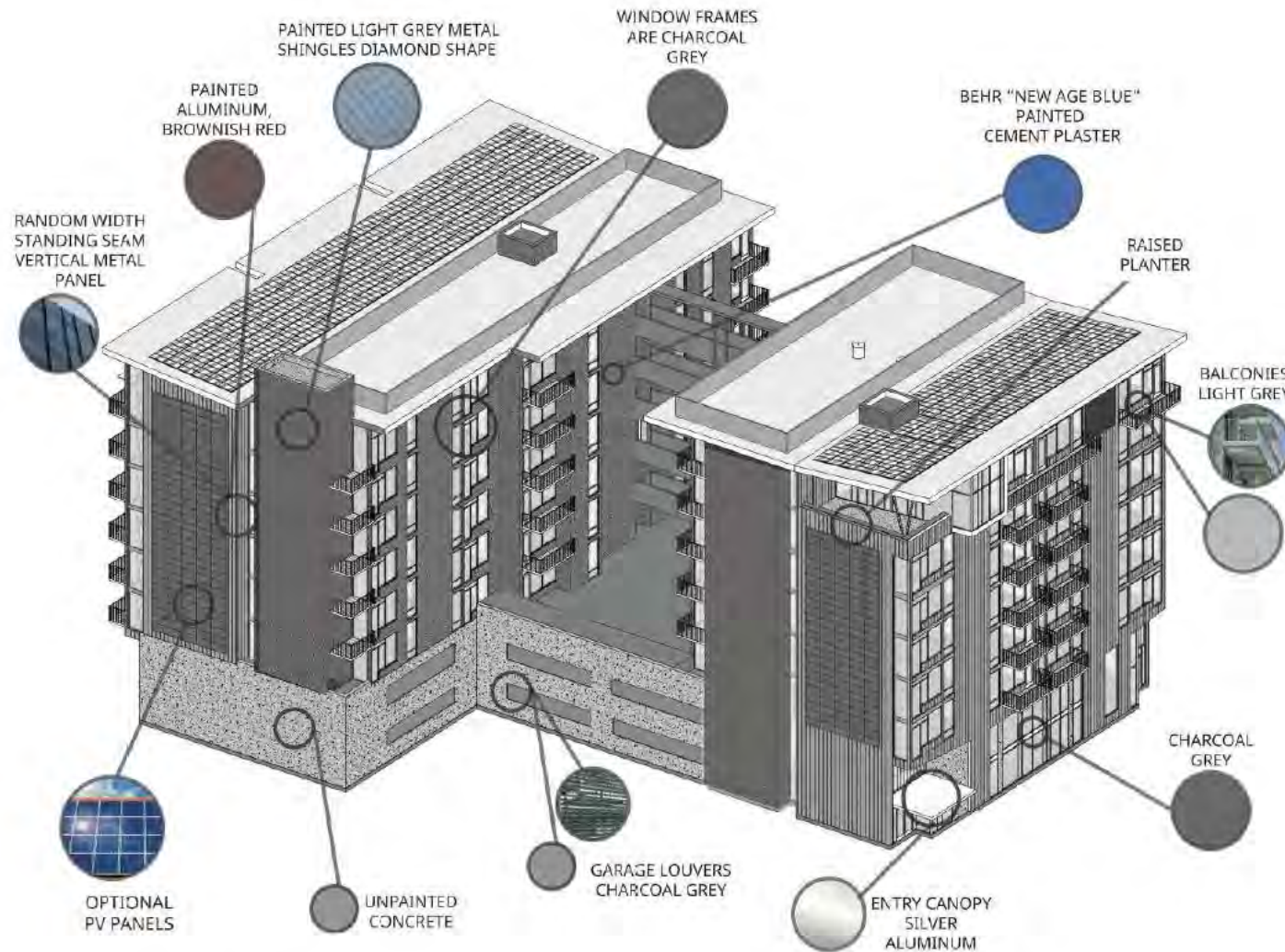
HUMBOLDT STREET (LOOKING SOUTHWEST)











### LEGEND



## PLANT LIST

Botanical Name	Common Name	Size	WUCOLS
<i>Clusia chinensis</i>	Chinese Redbud	24' box	Moderate
<i>Chionanthus retusus</i>	Chinese Fringe Tree	24' box	Moderate
<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle	24' box	Moderate
<i>Magnolia alba</i>	Star Magnolia	24' box	Moderate

## COURTYARD TREES

Botanical Name	Common Name	Size	WUCOLS
<i>Acet. palmatum</i> sp.	Japanese Maple species	24" box	Moderate
<i>Ornigo blaba</i> 'Princeton Sentry'	Mordenhihi tree	24" box	Low
<i>Laburnum x yvelense</i>	Golden Chain tree	24" box	Moderate

#### SITE AND COURTYARD PLANTINGS

[illegible]

### VINES/CASCADING

Botanical Name	Common Name	Size	WUCOLS
<i>Bignonia capreolata</i>	Cross Vine	5 gal	Moderate
<i>Cytisoma collieglades</i>	Lavender Trumpet Vine	5 gal	Moderate
<i>Rhamnus patrifolia</i>	Trailing Rosemary	1 gal	Low
<i>Sulcata cordata</i> White	White Bacopa	4"	Moderate

### IRRIGATION STATEMENT

A separate sub-meter backflow preventer per City Standards will be provided as part of the project before the irrigation point of connection. A master valve and flow sensor will be provided near the backflow preventer. The flow sensor will be used to monitor the flow rate and shut down the system in case of a catastrophic event (i.e., broken valve or line). All trees will receive up to 2" bubblers - one surface bubbler and one tootsonie bubbler in a vertical series extending up to 36" in height. The bubbler system shall be installed in a trench with a minimum depth of 18" and a surface inline drip system. All zones will be controlled by an automatic irrigation controller utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory that be required for irrigation scheduling. Irrigation scheduling shall be based on weather data and soil moisture data. Irrigation or other operation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather conditions.

courtyard planting character



courtyard planting character

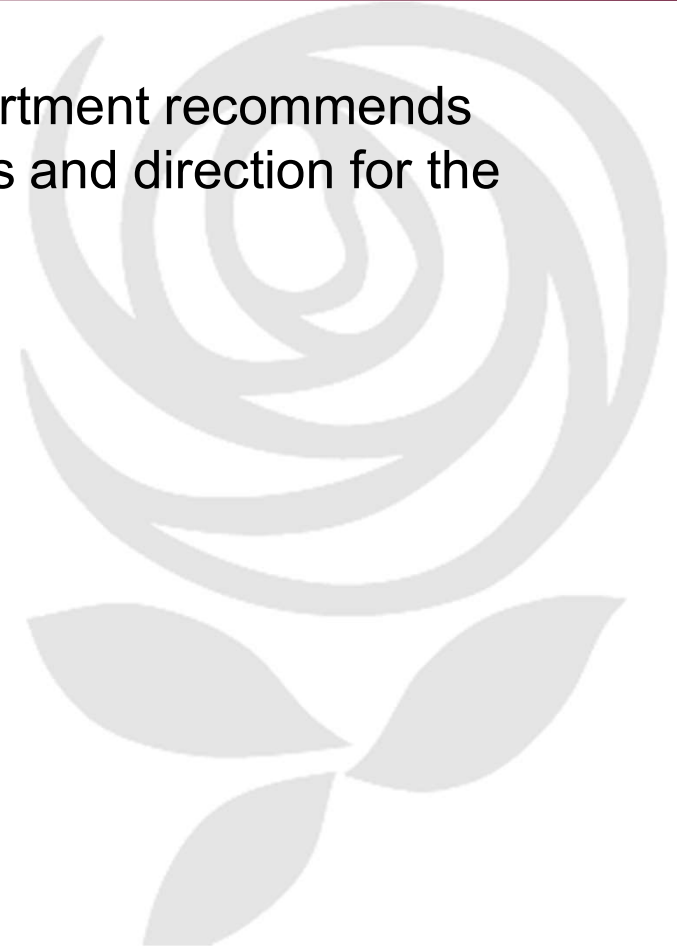
## Recommendation

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The Planning and Economic Development Department recommends that the Design Review Board provide comments and direction for the 425 Humboldt Apartments project.

### Questions

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# Recommendation

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## Questions

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