

PROJECT DESCRIPTION NARRATIVE – 891 THIRD STREET
Hugh Futrell Corporation

June 5, 2021

Project Summary.

This application is for Design Review approval for an eighteen unit multifamily rental project located at 891 Third Street (assessor parcel 009-061-022), a .16 acre site. Unit sizes range from 358 square feet to 448 square feet. The building is three stories, wood-framed. Common area picnic space is provided.

This proposal is the second phase of the much larger midrise project known as 888 Fourth Street. The 891 Third Street parcel is being merged with the larger 888 Fourth Street project; merger application is under city review. The 888 Fourth Street project is under construction. Total unit count of the two phases is 108.

Prior application submissions or approvals on the 891 Third Street site include elevated parking garage, pool and pool facilities, integral to former versions of the larger 888 Fourth Street project, as well as an office building.

A Concept Design Review item was held before the Design Review Board on March 18, 2021. Minor changes were introduced into the design based on board member comments; see below.

Project Information.

Number of Units: Eighteen.

Unit Types: Studio and One-bedroom flats.

Construction Type: Wood frame.

Number of Stories: Three.

Building Height in Feet: 32'-4" to top of roof ridge.

Total building square footage: 9,450.

Density: 112.5 DU/acre.

Floor Area Ratio: 1.33. (9450 square feet divided by 7073 square feet site size.)

On-Site Parking: None. (Additional spaces to be provided in garage of 888 Fourth Street building.)

Lot Coverage: 44.5%.

Zoning: NMU.

General Plan: Downtown core; DTSAP.

Design/Project Concept.

The project is a stand-alone three story wood-framed structure intended to be in harmony with low rise construction along Third Street, while meeting city zoning and general plan goals for more intensive residential development in the downtown core.

The small unit types are intended to allow lower rents, and reach a market of service workers, students, single adults and couples.

Residents will have access to the common areas and amenities of the 888 Fourth Street project including podium level common space, rooftop terrace, workout and conferencing facilities, bicycle repair room, and ground floor relaxation lobby.

The rear picnic area under the canopy of existing oak trees provides natural common space for residents to enjoy, and is an unusual amenity for residents of downtown, higher density buildings.

The building is setback ten feet from the residential building to the east, and five feet from the commercial building to the west.

Response to Design Review Board comments.

The Board was broadly and specifically supportive of the proposal. In response to board member comments, the roof soffit has been simplified, additional exterior trim introduced to provide greater relief and shadowing, and further detailing of materials and landscaping has been introduced. A suggestion to move the small retention system away from the oak trees to the east was examined and found technically infeasible.

Zoning and General Plan Compliance.

The property is zoned NMU, and the proposal conforms as follows: (1) No maximum density; (2) FAR maximum at this location is 3.0; proposal is 1.33 (much lower than FAR maximum due to objective of streetscape harmony and open-space provision); (3) complies with required 5' setback from adjoining residential use (10' provided, maximum allowed); multifamily residential is a permitted use; (4) the Code does not require parking (Downtown Station Area Plan exclusion); and (5) complies with site design and building placement criteria (dimensional relief; roof form variety; architectural detail; consistent design articulation, all elevations; prominent entrances. Minimum 12' ground-level ceiling height and related transparency provisions inapplicable. The proposal does not meet the FAR minimum but due to site and other constraints staff has determined that this requirement (50% of maximum, as a minimum) does not apply to the proposal.

The site is located within the downtown cores and DTSAP; proposal meets these criteria.

Design Guidelines Compliance.

The proposal complies with Section 2 of the Design Guidelines (Downtown Station Area Plan guidelines). A highly articulated form, with balconies, well-developed fenestration, defined entries, careful building placement, respectful treatment of neighboring buildings, absence of blank walls, provision of defensible space, strong street orientation, variegated materials and down-lighting avoiding light pollution.

Construction Timing.

The project will commence construction in 2021, immediately upon permit approval following design review.