

[EXTERNAL] 480 Mendocino -- Concept Design Review

Hugh Futrell <hf@hughfutrellcorp.com>

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To: Janusek, Mike <mjanusek@srcity.org>

Mr. Janusek:

Comments for the Board:

1. The ground level treatment on Mendocino and Riley appears to be inconsistent with the transparency requirements of Design Guidelines.
2. The glazing relationship between 480 and 420 Mendocino needs to be adjusted for livability – insets between the two projects should be consistent.
3. Note for clarity to applicant that the commercial uses – including retail, church and church-related – are all subject to art in-lieu and inclusionary housing fees.
4. The very large unglazed, unarticulated walls on the north elevation only work aesthetically if a building of similar height is constructed on the adjoining property and conceal these walls. This building, due to its height, would be the design focus of the downtown core, and because it is probable that nothing will be built on the adjoining property, or if built only many years in the future, this project treatment needs to be modified. I note that our 888 Fourth Street avoided the 480 approach for this very reason.

Thank you. Hugh

HUGH FUTRELL

CHIEF EXECUTIVE OFFICER

520 Third Street, Suite 390

Santa Rosa, CA 95401

o 707 568 3482 ext 111

HUGHFUTRELLCORP.COM

