



Downtown Community Planning Council San Diego

CHAIRPERSON'S REPORT

PRE-DESIGN SUBCOMMITTEE MEETING OF THE DOWNTOWN COMMUNITY PLANNING COUNCIL

TUESDAY FEBRUARY 12, 2018
5:15 PM

CIVIC SAN DIEGO
401 B STREET, SUITE 400
SAN DIEGO, CA

1. Roll Call at 5:15pm. DCPC Members in Attendance: Nancy Wilson Ramon, Cindy Blair, Dan Wery, Pat Stark & Claudia Escala. Non DCPC member Kathleen Hallahan (EVRG) Gordon Summer (Cortez Hill Resident) & LC Cline (Downtown Residents Group)
2. Public comments on non-agenda items. None
3. Report from Chairperson: DCPC Elections coming up March 4th, 2019 with candidates
4. **Action item**
 - 11th & Broadway (south side of B Street between 10th and 11th avenues) – Centre City Development Permit/Rezone No. 2018-40 – Preliminary Design Review - East Village Neighborhood of the Downtown Community Plan Area ~ William Chopyk

The proposed project is comprised of a 40 story, approximately 414-foot tall residential tower containing 415 dwelling units and 7,610 sq. ft. of commercial/retail space. Approximately 582 standard parking spaces would be provided in a parking structure 3 levels below grade and 6-levels above grade, with approximately 66 parking spaces for the proposed 1060 C Street project located on the southeast corner of the block.

Design Issues and Considerations

- Does the Project's overall massing and architectural design present a development compatible with existing development and with the overall neighborhood context?
- Does the use of the projecting floor slab design present an attractive element throughout the tower?
- Does the proposed design of the podium parking garage provide effective screening and integrate successfully with the street frontages and the tower above?
- Is the podium adequately setback from the adjacent residential building on 11th Street?
- Does the proposed art mural effectively address the blank wall condition on the south elevation? Should the treatment of the blank wall carry across to the western half of the blank wall?

Presentation by Callison RTKL

The Project begins to fill in the urban context of empty parking lots. The design parti explores 2 design ideas: bringing the tower down to the ground and giving the tower a unique form. One of the design team's goal is to create a series of residential units all taking advantage of views. The building slenderizes itself as it moves up. The design team was also interested in creating an improved streetscape in the neighborhood. The B street main entry at the corner provides high activity of retail. The retail component aspires to create complete streets of two sided activity. There is transparency along ground plane with rhythm and cadence. The entrance point for lobby is located at the corner with a strong vertical element that brings the viewers eye down and also breaks up the façade of the parking podium. The Project proposes two variations of skin at the podium level. The light white silver metal panel screening is



intended to make the building look part of an artistic expression. Behind the metal framework is a perforated metal panel 50% open. At night the proposed lighting would wash the façade to see its 3Dimensional character which will mitigate light pollution. Layering creates depth and activity on façade. The other expression is a glazed façade. The corner of 10th & B glass element also has potential as a piece of artwork. Removable aluminum back panel with graphic art on front surface works as a shadow box and contains an indirect lighting system that will create a glow. The above grade parking garage meets the opening percentages for natural ventilation.

The tower itself is proportioned in scale, broken into a one third to two thirds proportion. The East/West façade presents a horizontal banding articulation. The projections work as a shading device which will contribute to the Project's intent to achieve a LEED Silver certification. The art mural on the south wall is for view by pedestrians. Amenities in the Project exceed the amount of open space required. Above the podium is a park like space. Level 7 is fully amenitized. Facing 10th street the pool area offers a combination of large spaces and more intimate spaces. A co-work space is part of the amenities program for people working from home. Finally the building tapers to provide another level of amenity space and sky deck at level 37.

DCPC Member & Non Member Questions

Q. Is Jiffy lube part of site? Are mitigations required? **A.** Yes and applicant has provided a Phase 1 revealing no contamination but will have to follow further. **Q.** Are grade level parking stall for commercial or project overall? **A.** Project overall **Q.** Renderings show the garage at night not lit, please clarify. **A.** An exo skeleton element plus the 50% perforated panel will reveal silhouettes of light. Applicant will make sure ceiling garage lights would have a baffle. Civic SD staff clarified that per Civic the CCPDO requires a solid barrier 42" high so the perforated screen would not meet this requirement. **Q.** 50% open air is it the criteria for non-mechanically ventilated garages? **A.** Yes, the regulation is 2 opposite sides of the garage needs to be 50% open. **Q.** Is there a possibility to reduce the width of the regular driveway to 20'? **A.** Yes the applicant is looking at the possibility of reducing driveway currently 24' & 17 with 6' separation. **Q.** How do you envision the 5'-0" alley way finished? **A.** Something to be further developed with property owner. Goal is to prevent access. **Q.** 25' retail component have you targeted potential tenants? What works? **A.** Food & beverage type tenants. Potentially keeping a wall to open from lobby for residents to take advantage of retail on the site. The north part of B street at less than 20' can accommodate smaller more casual retail coffee shops. **Q.** Accommodations for food service grease interceptors and mechanical ventilation up to the roof and how do you get from BOH to trash? **A.** Smaller depth coffee shop like a starbucks does not need a grease interceptor. Retail on 11th is planned deeper to accommodate a full size kitchen. **Q.** Do all 4 elevators have access to roof top? **A.** Yes. **Q.** Is pet area too small? **A.** 300 SF **Q.** Artwall on south façade is blank wall is it intended to cover whole façade? **A.** Does not go all the way as the existing building covers quite a bit of it. The designer wanted a breakdown of scale not a full mural. **Q.** floor heights? 9'-0" and 10'-0" in some floors. **Q.** Is parking garage designed with leveled floors? **A.** Yes could be used suitably for creative office space. **Q.** Type of drainage on flat slab extensions? **A.** Slab allowed to taper from 8" to 6" and sheet flowing for drainage. **Q.** Balconies over ROW ? **A.** There are 2 balconies on the north over ROW. **Q.** Dog area drainage does it go to sewer or storm drain? **A.** Does not have the details. **Q.** On the south façade, when the rain hits it could the applicant pay some attention to it coming to a narrow area? **A.** Will plan to address. **Q.** Where are the leasing or management office areas? **A.** Not currently shown but will need to accommodate a small leasing area in the lobby. **Q.** How will window washing work with projecting balconies and expanded ledge areas? **A.** The design team has llooked at a system. Ins and outs are intricate. Shape at roof has perimeter to install davits. **Q.** How does mailroom at ground floor work for things like food deliveries. Is the Project accommodating that trend? **A.** Packages area is divided into 2 spaces. General mail and packaging room with direct access into loading area. **Q.** Car charging stations? **A.** Under City's climate action plan there is a min. requirement to meet. EV capable versus EV ready to adapt more spaces as demand increases. **Q.** Personal storage? **A.** Yes in the below grade parking levels, one per unit. **Q.** Bicycle storage at ground level is that enough? **A.** Minimum required is 83. Applicant is providing 84.

Public Comments

Gary Smith – President Downtown Residents Group - Neutral: Regarding good things, the building fits, the top is nice and meets design guidelines. The ground floor is fairly friendly except for the driveway. Things that still need further



development. Need to figure out access from retail to trash so street side is not used. The parking garage design does not force the sound or light to change direction before it leaves the garage. Lighting up building works on a commercial area not so much on a residential area. There may be a way to illuminate without causing glare. Stucco on blank wall does not work well unless maintained regularly. Cement as an alternate is not bad if it is made to look good. Urges the applicant to have some idea of the artwork to be able to try and get behind it. Bicycle storage directly accessible from the street is good. Some people have traded their bikes for scooters.

Non DCPC Member Comments:

Gordon Summer: Applauds the project for the design of the building and for the parking. Buildings are under parked.

LC Cline: Really enjoys going through the project. Its design is very thoughtful and the open space is great. It is a building people would want to live in.

Kathleen Hallahan: Thinks the tower is beautiful and appreciates the 3 bedrooms. Concerned about the garage lighting especially at night and does not believe the project needs so much pazzazz. Too much enthusiasm on the lighting. Also concerned with the 5' separation distance to the small adjacent building. There could be rooms on that side that may not be usable any more. At a later date may have to look at moving the historical building. It is an issue that should be recognized. Agrees with Gordon Summer that there is a shortage of parking. Appreciates the planning for a potential alternate use at the proposed above grade parking.

DCPC Member comments:

Pat Stark Likes the design and flat plate extensions. Likes the proposed architecture. Not concerned with deviations. Some concern with retail and how to accommodate variety of tenants. Recommends long term maintenance easement along the narrow space between the adjacent property.

Dan Wery: There is a real problem with so much parking podium and dead space. There has to be something that enhances the community space that balances not having eyes on the street. The façade treatment is attractive but should have a solid barrier to prevent light pollution. Does not believe it should be lit. Prefers no lighting. Has a problem with the proposed shallow retail. This part of the project is compromised. Seems lobby, amenity space and package room are also small for 450 units. The blank wall look at the north side of the 1050 B project is a good blank wall example. It is treated well with texture mimicking building floors and openings naturally and the shape makes sense expressing the structure of the building. For the south side recommends treating more uniformly. The driveway curb cut should be as narrow as possible. Regarding the extended slabs, we get a lot of urban soot. Those slabs create a lot of outside spaces that could be very dirty and hard to clean.

Cindy Blair: Great tower element and balcony expressions, but shares concern about the extended slabs. Treatment of blank wall should be more continuous. Narrow retail lends itself to neighborhood serving stores. On the way to a great project.

Claudia Escala: Appreciates the sophisticated design of the tower component and boldness of the proposed garage screening. Comfortable with the proposed deviations.

Meeting Adjourned at 6:12pm