



Downtown Community Planning Council San Diego

## CHAIRPERSON'S REPORT

### PRE-DESIGN SUBCOMMITTEE MEETING OF THE DOWNTOWN COMMUNITY PLANNING COUNCIL

TUESDAY OCTOBER 9, 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, Jon Baker, Pat Stark, Cameron Atsumi & Claudia Escala. Also joined the meeting Gordon Summer (Community Member), Kathleen Hallahan (President East Village Residents Group) and Hillary Goldy (East Village Association)
2. Public comments on non-agenda items. None
3. Report from Chairperson: Meeting #2 of Ad-Hoc committee to review the 12<sup>th</sup> Land Development Code proposed update has been scheduled for Wednesday October 10th at 4:00PM at Civic San Diego
4. **Action item**
  - Block F Makers Quarter (block bounded by 15<sup>th</sup>, 16<sup>th</sup>, F and G streets) – Centre City Development Permit / Centre City Planned Development Permit / Neighborhood Use Permit No.2018-44 Preliminary Design Review – East Village Neighborhood of the Downtown Community Plan Area ~ William Chopyk, Civic San Diego

Claudia Escala recused herself and Nancy Wilson Ramon acted as chair for this agenda item.

The proposed project is a mixed-use residential development comprised of a 32-story residential tower containing 405 dwelling units, 48,475SF of office space, 19,665SF of commercial/retail space and 489 parking spaces.

#### Design Issues and Considerations

- Does the Project's overall mass, scale, height and tower dimensions constitute a development compatible with existing development and with the overall neighborhood context?
- Does the Project's architectural expression for both the tower and podium present a unique, desirable, contemporary architectural expression as well as meet the intent of the Downtown Design Guidelines (DDG).
- Does the proposed design of the podium parking garage provide effective and adequate screening and integrate successfully with the street frontages and the tower above?
- Can the 16<sup>th</sup> Street ground floor be redesigned to further minimize the utilitarian areas in the middle of the block?
- Is the landscaping adequate and should large specimen trees be planted in the urban open space area?
- Does the proposed café and seating area provide adequate site amenities for the public and effectively activate the urban open space area?
- Does the proposed art mural effectively address the blank wall condition on the west elevation?



#### Presentation by Applicant Bryan Foulger with Foulger Pratt

Foulger Pratt is a developer based out of Washington DC. It is a family owned and operated company with a long term approach to real estate and that has been in business for 50 years. Started in commercial office and retail and of their work has been in Washington DC. 16 years ago the company decided to diversify in product type. Got into multifamily and now 75% of the projects in the pipeline are multifamily. 2 years ago they decided to expand geographically. HP Investors got them interested in the Makers Quarter property. Foulger Pratt has already closed on the land. Their impression of the neighborhood is that it is emerging. The previous design targeted an older demographic. Foulger Pratt decreased the unit sizes to add more units and target a younger demographic. Given how well Block D has done the proposed project also introduces 50,000SF of office space.

#### Presentation by Architect Carrier Johnson – Ray Varela (Design Principal)

In the big picture the site is super important as one begins to strategize on how the building will sit on the site. The entry and exit to the freeway brings a lot of movement along the edges. Facing East Village Green is important to consider. There is no back to the site. It is 1.15 acres . Proposes approx. 10,000 SF of public/private open space. Retail at ground level occurs at 3 main corners. 2 entrances are programmed off the street and pocket park. The main entry faces the park. 4 levels of office, encapsulates part of the parking. The project is very visible from the 94 Martin Luther King freeway. In terms of the architecture the tower maximizes the footprint The massing is a composition of elements that interact well with each other. Office is fitting within the warehouse district. The mass of the tower creates a presence from the freeway. The rest of the tower is less solid with cascading interlocking balconies. The building under construction on the remaining portion of the block defines the other edge of the pocket park. The design approach consists in breaking down the mass into a series of components and breaking down the length of the tower façade. Vertically striated metal panels define a portion of the tower while the rest of the composition is more horizontal. When arriving from F Street the parking will be visible but primarily the 4 stories of office with the tower behind it. The upper 3 levels of the office has floor to ceiling glass facing north which will create great office space. The Cafe anchors the corner of the pocket park and creates a sense of entry. 6 levels of parking are above grade. The darker mass matches the height of the historic Snowflake Building. The parking façade has 12" wide fins made of aluminum rotated 45 degrees . There is no residential across the way. Further north of the Snowflake building is a low rise existing building. The broken down massing of the parking works well with the adjacent masses that will be there for a while. To prevent light from spilling parking garage lights will be mounted on the inside face of the columns and the ceiling lights will be shielded. In regards to the Public/Private Open Space the lobby cuts across the whole space to make a connection. This area is intended to be fully activated with the Café at the corner and the team envisions the type of retail that could spill onto the park.

#### DCPC Member & Non Member Questions

**Q.** What kind of HVAC system? **A.** VRF for office located on the roof. Residential will be PTAC directly vented to the exterior. **Q.** Is Office parking separated from residential parking? **A.** Office will be designated to the 2<sup>nd</sup> level as it is the only floor that lines up with an office floor plate. **Q.** How many spaces for residents and how many for office? **A.** Per Civic SD for residential it is one space per unit plus 1/30 for guests. The office portion is below the threshold so no parking is required. 419 total spaces are required and the applicant is proposing 489 which equals 70 above the requirement. **Q.** Can you walk through trash access from commercial spaces? **A.** One of the retail spaces can have direct access to the trash room. Another one can access it via the ramp. For the furthest one away it will need a smaller holding place. **Q.** On the fins in the parking that are angled who gets the bad view and who get the good view? **A.** The idea is to turn them north and orient them to see them when coming down 16<sup>th</sup> street. **Q.** With the use of PTAC units comes a concern with louver placement. What is the plan? **A.** Where there are balconies the louvers will be incorporated into the return wall of the balcony. On the studios with no balconies the louvers will be incorporated into the building skin system. **Q.** Are the metal panels standing seam? **A.** No they are flat panel. **Q.** Member concerned with oil canting. **A.** Architect shares concern and will specify proper thickness. **Q.** What type of vegetation will be used for the ecco roof?. **A.** Will come back and show the exact plan palette but plans on using drought tolerant plants. **Q.** Will the plants be real? **A.** Yes. **Q.** The area in which the project is



located used to be called the College District. There is a mural shown and also the M for MQ. The idea would be to take advantage of the proximity to City College and engage a couple students to make a mural on the fins. Could be a very dramatic presence. **A.** The design team has been speaking with a fabricator of fins I have indicated they can also put an image on the fins. **Q.** Is the property line right on the mural? **A.** Yes. **Q.** For the eating establishments across the park, the hope is for the café and restaurant both to stay open late and help with the security of the park. How about the venting for the kitchen. Is it at the roof? **A.** Will most likely be horizontally on F Street above the storefront **Q.** Could be problematic and unpleasant for the pedestrian experience. Even with the scrubber there will be issues. **Q.** The garage is it mechanically or naturally ventilated? **A.** Naturally. **Q.** Are there 3 driveway entrances? **A.** 2 entrances to garage one leading to above and the other one to below grade parking. The third driveway leads to loading. **Q.** Which units have balconies and which have none? **A.** About 65 to 75% have them. **Q.** What is the logic behind no affordable? **A.** The economic answer is never welcomed. Have tried to incorporate units that are quite a bit smaller than the previous reiteration. Under 500 SF. The average unit size is under 800SF. Don't have official affordable units but the rent checks have come down. **Q.** How do you plan to address the pet relief aspect on the pocket park? **A.** The project proposes a pet relief area on the 8<sup>th</sup> Level. Architect does not know how to control it at the ground level, **Q.** explain how people move in and out where do they park? **A.** In the loading dock area. **Q.** Does Civic have a position on affordable housing? **A.** Both staff and board strongly encourage applicants to include on site affordable housing in lieu of paying the fee.

#### Public Comments

Gary Smith (Downtown Residents Group) – Neutral– This is a very attractive building to replace the other one in a very prestigious place. Shares concern on circulation for retail space and trash. Same with the pet open space as part of the pocket park. Cautions the applicant against putting big trees as they will not get enough sunshine beginning but once established they do well. His biggest concern is the above grade parking. Has never seen a garage with non-reflective floors. Afraid of one big strip of light. Recommends a smaller angle for the fins rotation, In Type I construction having inclusionary housing is an issue. For one affordable unit downtown in Type I construction, 4 in another area. could be built

#### DCPC Member comments

Jon Baker Nicely designed building very handsome and thinks the separation of masses. No issues with items raised by Civic SD. Design development progress should bring in some refinement. Ground level circulation does not really work yet. Focus on it to find a solution. Mixing commercial and residential parking can be challenging for the user. Dedicated floors for parking may simplify operations. The mural always seems an answer to a blank wall. The six story blank wall right on property line is a challenge. Study the mural from both pedestrian standpoint and from a distance. Verticality of the fenestrations emphasizes the mass. The horizontal concept only works on the top. Likes the way it was referred to but does not see the horizontality yet. Concurs with Gary Smith regarding building affordable housing in other areas rather than downtown.

Pat Stark: Likes massing and overall look but is concerned regarding penetrations and the edge of deck detail. There are many opportunities for poor detailing. Massing, scale and goals are good and it works. Concerned about non encapsulated garage. Continue to study how not to impact the neighbors with a very open footprint. Streetwall height not concerned. Hope retail components on each side of utilitarian area becomes the focus. Agrees with Kathleen Hallahan on the venting for grease ducts should go above to the roof. The mural is all good. Landscape concepts are lovely and expects the team to come through on what the beautiful imagery is showing.

Cameron Atsumi: Nice project nicely done. Too massive for him personally as the first building coming into downtown. Usually a nice display of skyline but this one will be right in your face when one to San Diego. Likes the idea of collaborating with City College on a mural. Really likes how the architecture is broken down.

#### Non DCPC Members comments

Kathleen Hallahan: Thanks the team for a beautiful design. Would like to see more detail developed. Concerned about garage at night. Think the fluorescent lights would be unbearable. Mural is difficult to execute. It should not be limited to a picture frame but something much more fitting to the building and the area. With regards to the landscape area facing the park, besides the beauty of its landscape it needs to help put eyes on the park.. It should



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be a place where people would want to spend time rather than travel through. At the entries to the garages hoping the garage doors do not allow seeing into the fluorescent garage lights.

Meeting Adjourned at 6:33pm

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