

CHAIRPERSON'S REPORT
PRE-DESIGN SUBCOMMITTEE MEETING
OF THE
DOWNTOWN COMMUNITY PLANNING COUNCIL

TUESDAY, OCTOBER 13, 2020
5:30 PM

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

1. Roll Call at 5:15pm, DCPC Committee Members in Attendance:
Jon Baker, Nancy Wilson-Ramon, Christine Takara, Dan Wery, Emmett Cahill, Rand Barbano (chairperson)
DCPC: Bill Orabone
City of San Diego: Brad Richter; James Alexander
Public: LC Cline, Gordon Summers
2. Report from Chairperson:
 - Nothing to add
3. Public comments on non-agenda items: None
4. Presentation or update: None

5. **Action items**

Broadway Suites (southeast corner of Eighth Avenue and Broadway) – East Village neighborhood of the Downtown Community Plan area

Attending: Chris Fassler, Sophia Del Mariff English, John Howard landscape architect, Lisa Leweck, Matthew Geaman, Peter Beven, Narendra Patel (property owner)

Presentations:

James Alexander, San Diego: The Applicant is requesting approval of Neighborhood Development Permit (NDP) No. 668014 to allow the construction of a 20-story, 205-foot tall mixed-use hotel development known as Broadway Suites, comprised of 317 guest rooms, one residential dwelling unit, and 75 subterranean valet parking spaces on the 15,061 square-foot (SF) site located at 801 Broadway at the southeast corner of Eighth Avenue and Broadway at the southeast corner of Eighth Avenue and Broadway.

James' potential design issues:

1. Greenway Improvements on Eighth Avenue – Greenways are intended to be approximately 30-foot widened sidewalk areas that contain enhanced pedestrian features, such as additional landscaping, a double row of trees, additional lighting, and other amenities and place making opportunities. Because of a major water line in the street, the Eighth Avenue Greenway south of B Street will only be 20 to 22 feet wide. What features would make this area an attractive Greenway?
2. Tower Setback Deviations – Development along Main Streets are required to setback their building 25 feet above 65 feet to provide more of a pedestrian scale to projects. Does the proposed tower setback reduction on Eighth Avenue impact this policy?
3. Tower Architecture – Review the overall architecture of the Project and how the street level is treated.
4. Treatment of Blank Walls – The CCPDO allows a tower setback reduction along interior property lines from 20 to 10 feet if adequate glazing is provided. The tower proposes further reductions which prevent larger amounts of glazing. Has the treatment to the stairwell at the

northeast corner of the building and other tower elements with less than 10- foot setbacks been successful?

The Project requires approval of an NDP for four deviations from the development regulations of the Centre City Planned District Ordinance (CCPDO).

1. Sec. 156.0310(d)(3)(D)(iii) Tower Setback from Public Streets: Reduce the minimum tower setback from the property line along a main street from 25 feet to 20 feet.
2. Sec. 156.0310(d)(3)(E) Tower setback from Interior Property Lines: Reduce the minimum tower setback from the interior property lines from 20 feet to 0 feet at certain points.
3. Sec. 156.0310(d)(3)(A) Tower Lot Coverage: increase the maximum tower lot coverage from 50% to 59%.
4. Sec. 156.0313(b)(2)(B) Off-Street Loading: Eliminate the requirement for an off-street loading bay.

Speaker: Chris Fassler RA, Senior Architect Designer JWDA

- 317 room hotel, 20 floors, diagonally across the streets from Bosa tower
- Site less than 15,000 sq ft so no parking required but there is some valet parking below ground
- Parking accessed through parking lift
- Landscaping on the sidewalks is less than 50%; partly because the existing waterline on 8th Ave. The developer has to move shrubbery in 3 feet, shrinking the effective sidewalk
- The hotel will have a restaurant on the street level accessible to the public
- The building along the street is 22 feet tall and then there are setbacks
- Setbacks are reduced from city requirements because otherwise the space for the rooms is not feasible
- Top floor has a residential penthouse unit
- Pool deck is accessible to hotel guests only
- The hotel will have outdoor seating on Broadway
- The building has a blank wall on part of the eastern elevation
- Lots of city utilities on 8th Ave that prevent the addition of more greenery

DCPC Members & Non-Member Questions

Q: Dan – Eastern setback, less than 20 feet? What is the purpose of that setback? What happens when the adjacent building gets built? Semi-blank wall, is there an option for providing more glass? 8th Ave greenway, where is the waterline and how long does it run? A: James: Design is to have 40 feet between towers. This affects the neighboring site as they would have to accommodate the reduced setback. The architect described the plantings on 8th Ave. Moving the waterline is both expensive and perhaps not feasible regardless due to what else is in the street.

Q: Rand – Is there parking on Broadway? A: No

Q: LC – Trash and recycling operations: where will they exit the building? How will the kitchen be vented? Is the property going to be dually branded? Why a residential unit? 10th floor shows a setback but the plans do not. A: Southeast corner is storage and trash (mislabeled). They will use the car lifts. They have not looked into venting yet. Prefer vertical but may have to go horizontally. Yes, it will be dual branded, limited service hotel? The developer wanted a place here in San Diego, therefore he has the residential unit. The setback has been removed.

Q: John Baker – Trash collection: how do supplies and garbage come in and go out? Where are the service delivery trucks parking? Is it feasible for the windows on 8th Ave, can they open up? A: They pull up in front of the building on 8th Ave and unload. No loading dock. Small vehicles use the car entrance. The windows will open on Broadway and perhaps on 8th.

Q: Bill – 8th is on the mobility plan. Does it preclude parking? A: It will be two lanes with parking on both sides.

Q: Dan – Can we do a bulb out on 8th Ave? Can the adjacent space have decorative pavers over the waterline area/parking? Wider sidewalk? A: Ideally the sidewalk would be wider and have a bulb out. The water department doesn't want anything above the waterline.

Public Comments:

LC – Is there going to be spandrel glass on the east elevation? Areas where the stairs are is metal panels, from ground to the top. I like the design of the building is very, very nice. My only criticism is that the west side, the plan does not show very much articulation, only about a foot and half.

DCPC Member Comments:

Nancy: We were sold a greenway on 8th Ave but what we are getting sidewalk. When we planned the greenway, disappointing. Is there a tradeoff for the parking spaces?

John: West wall of library is fixed and will not be moved. I am concerned by the flatness of the building. The contrast in the panels is going to make or break the building. Put landscaping over the top of the waterline? (Department doesn't want that.)

Christine: Excited to see a building in this area. Hope we could make the street better.

Bill: Slide A6-2: On 8th Ave side, the greenway ends halfway to the building.

Dan: The walkway is too narrow and we need to push back so that we can get a real greenway. The standard must be that the property owner has to replace the special pavers (or whatever) if the water department tears up the street.

Rand: Entrance to hotel and driveway do not continue the walkway theme.

Brad: The water department will not replace special pavers if they need to tear it up.

Meeting Adjourned at 6:50 pm