D/DRC Case

1011 Assembly Street, 1000 & 1016 Park Street

City Center Design Development District

TMS: 08916-09-08, 08916-09-09, & 08916-09-10

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
EVALUATION SHEET
Consent Agenda Case # 1

ADDRESS: **1011 Assembly Street 1000 Park Street, and 1016 Park Street**

APPLICANT: Park 7 – Paul Levine

TAX MAP REFERENCE: R08916-09-08, 08916-09-09, and R08916-09-10.

USE OF PROPERTY: Private Student Dormitory.

REVIEW DISTRICT: City Center Design/Development District (-DD)

NATURE OF REQUEST: Request for a Certificate of Design Approval for changes to an approved design.

PROJECT SUMMARY:

Background
This project came before the Commission and was approved on June 12, 2014 with a number of details to be deferred to staff. While staff is comfortable enough with the changes to put the case on the consent agenda, we also thought they were significant enough to warrant Commission approval rather than only staff level approval. Only the sections of the evaluation that are applicable to the changes are included.

STAFF COMMENTS:

5.3.5 Wall Articulation

- *Long, blank, unarticulated street wall facades should not be allowed. Facades should instead be divided into a series of structural bays (e.g., masonry piers which frame window and door elements). This subdivision of the wall plane establishes a rhythm similar to many existing older buildings found in City Center.*

  The north elevation in particular is mostly garage frontage. The drawings submitted in June had a drawing error; the current rendering is accurate. While the façade at the lower garage levels is not disguised or very articulated, it is facing the interior of the block and will be largely obscured from the Assembly Street view shed by the adjacent buildings, as shown in the perspective.

5.4.2 Street Orientation

The way that a structure is oriented to the street plays a big role in establishing the overall feeling of the street. As a general rule, buildings should be oriented so as to engage and maintain pedestrian interest. Following are specific directions on how this can be accomplished.

• *Buildings on corners should include storefront design features for at least 50 percent of the wall area on the side street elevation.*

While the building does maintain frontage and an entrance on Assembly Street, its primary presence is on the corner of Park and Pendleton. Both of these elevations have continuous storefront along the majority of the street-level facades.

5.7.2 Exterior Walls/Materials

Recommended Materials
Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within City Center. The number of different wall materials used on anyone building should, however, be kept to a minimum (ideally, two or less).

Building Walls: (include)

- *clear glass, glass block (storefront only)*
- *stucco/exterior plaster (smooth trawled)*
- *new or used face-brick*
- *cut stone, rusticated block (cast stone)*

Discouraged Materials: (include)
The following building materials are considered inappropriate in City Center and are discouraged.

- *imitation masonry of any kind*

The applicant is proposing to use brick masonry on the first level, as was previously designed. However the upper floors had previously been designed with a lighter-colored brick as the primary material and dark grey fiber-cement panels as a secondary, recessed material. The revised design includes the primary upper floor material as a light colored GFRC panel, with hard-coat stucco as the darker, recessed material. There is also a lighter stucco used as an accent on the recessed panels.

There are a number of (mostly modern) building materials that are not specifically addressed in the design guidelines. Glass Fiber Reinforced Concrete (GFRC) is one of these materials. Staff's interpretation of the proposed materials is that the GFRC falls into the cut stone, cast stone, rusticated block category. The initial discussion with the architect included whether to use GFRC that has a brick and mortar "print" in it, to look like the originally proposed masonry material. Staff recommended using the GFRC as a smooth-finished material that is not trying to look like something else (thereby putting it in the "imitation" category).

STAFF RECOMMENDATIONS:

Staff recommends the commission consider granting a Certificate of Design Approval for the proposed changes.

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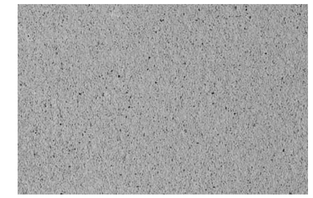
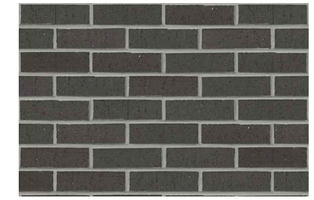
1. CONCRETE SLAB EDGE
2. ALUMINUM WINDOW
3. GFRC PANEL
4. BRICK MASONRY
5. METAL SCREEN AT GARAGE
6. STUCCO - DARK GRAY
7. METAL CANOPY
8. STOREFRONT WINDOW SYSTEM
9. METAL PANEL
10. CLEAR GLAZING IN WINDOW WALL SYSTEM
11. STUCCO - LIGHT GRAY



3 GFRC PANEL



4 BRICK MASONRY

6 STUCCO - DARK GRAY

7 METAL CANOPY

10 CLEAR GLAZING IN WINDOW WALL SYSTEM

9 METAL PANELS

10 STUCCO - LIGHT GRAY

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ELEVATION SOUTH

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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11. STUCCO - LIGHT GRAY

ELEVATION NORTH

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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ELEVATION EAST

ELEVATION WEST

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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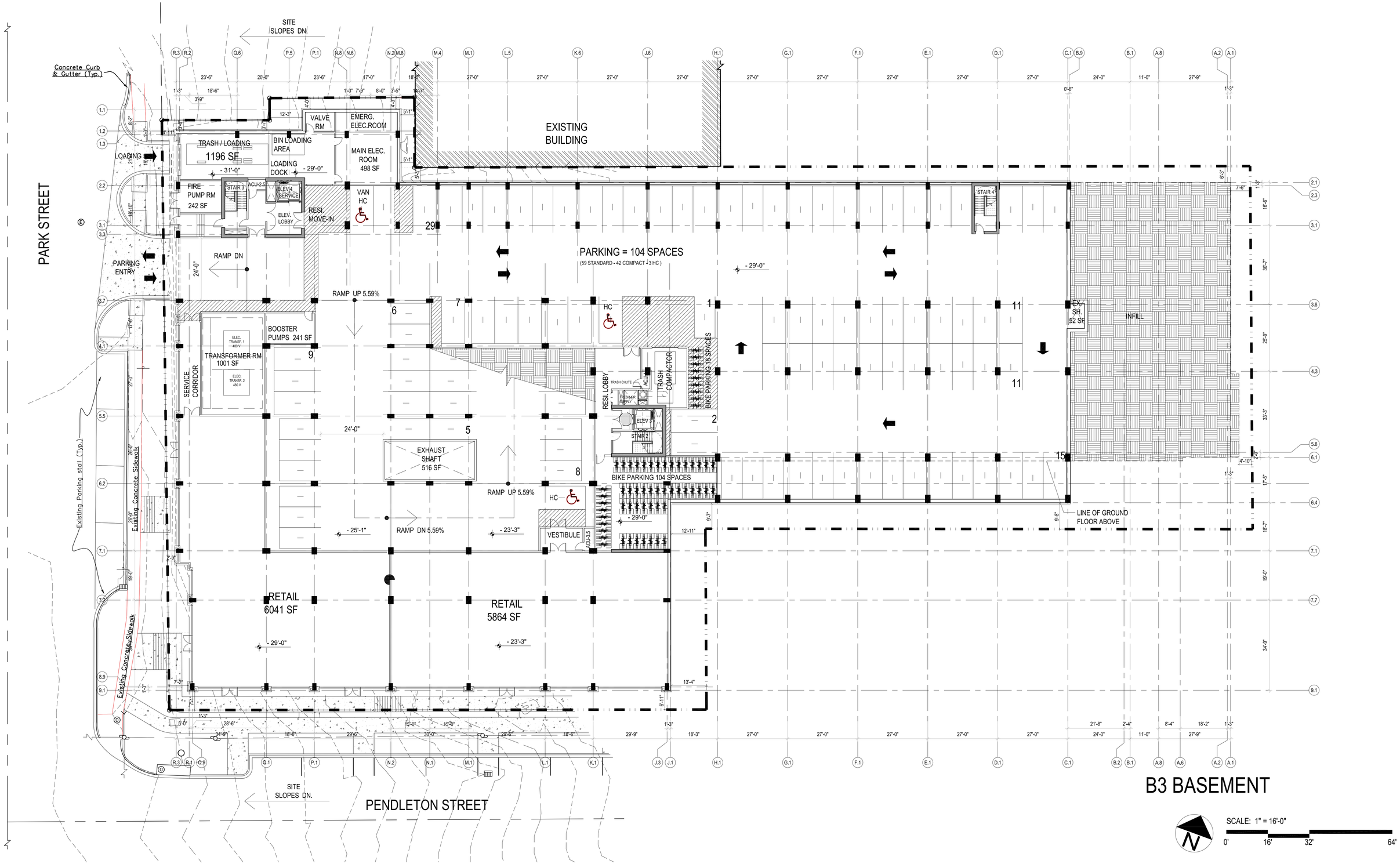

B3 BASEMENT

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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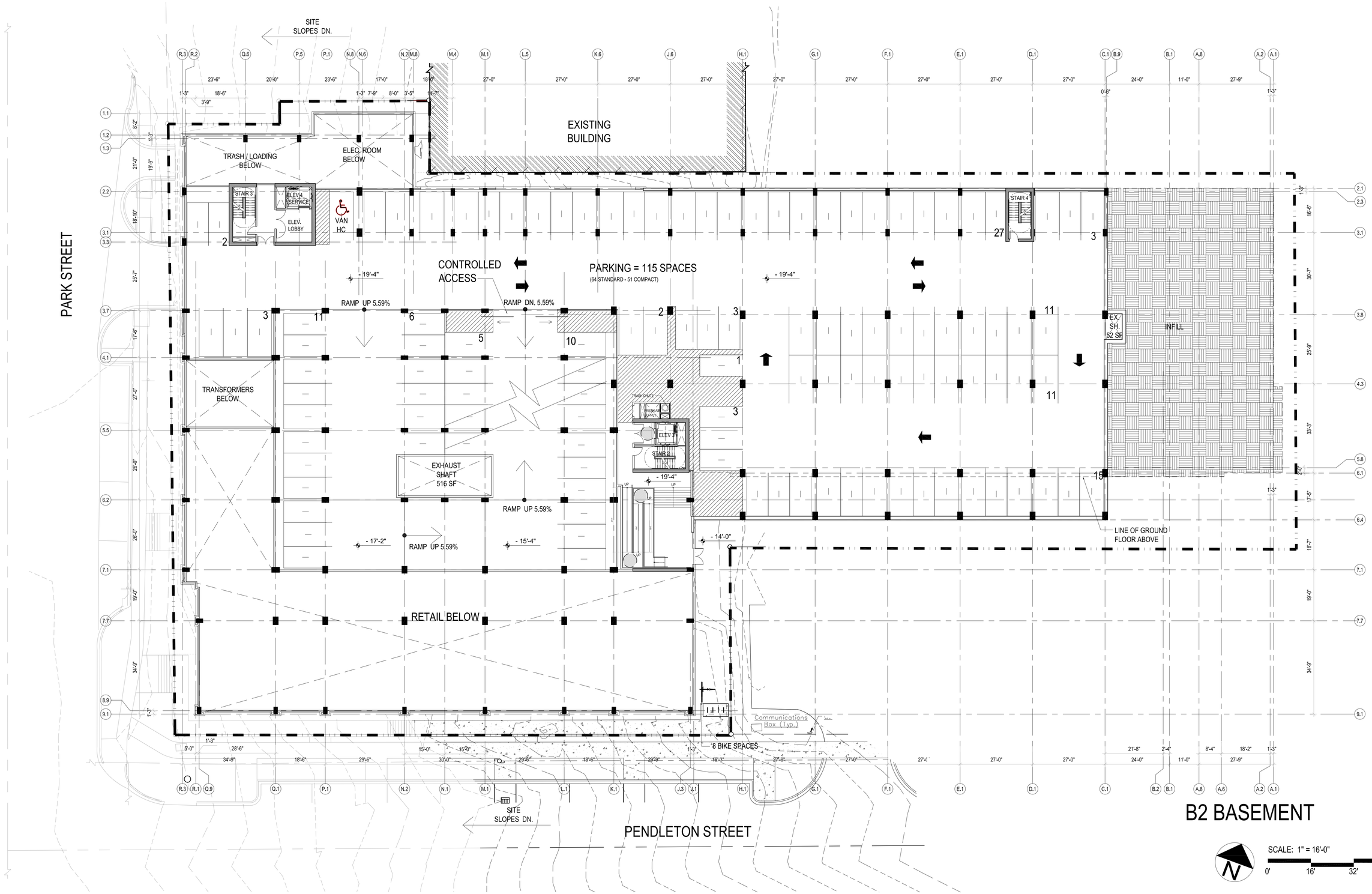

B2 BASEMENT

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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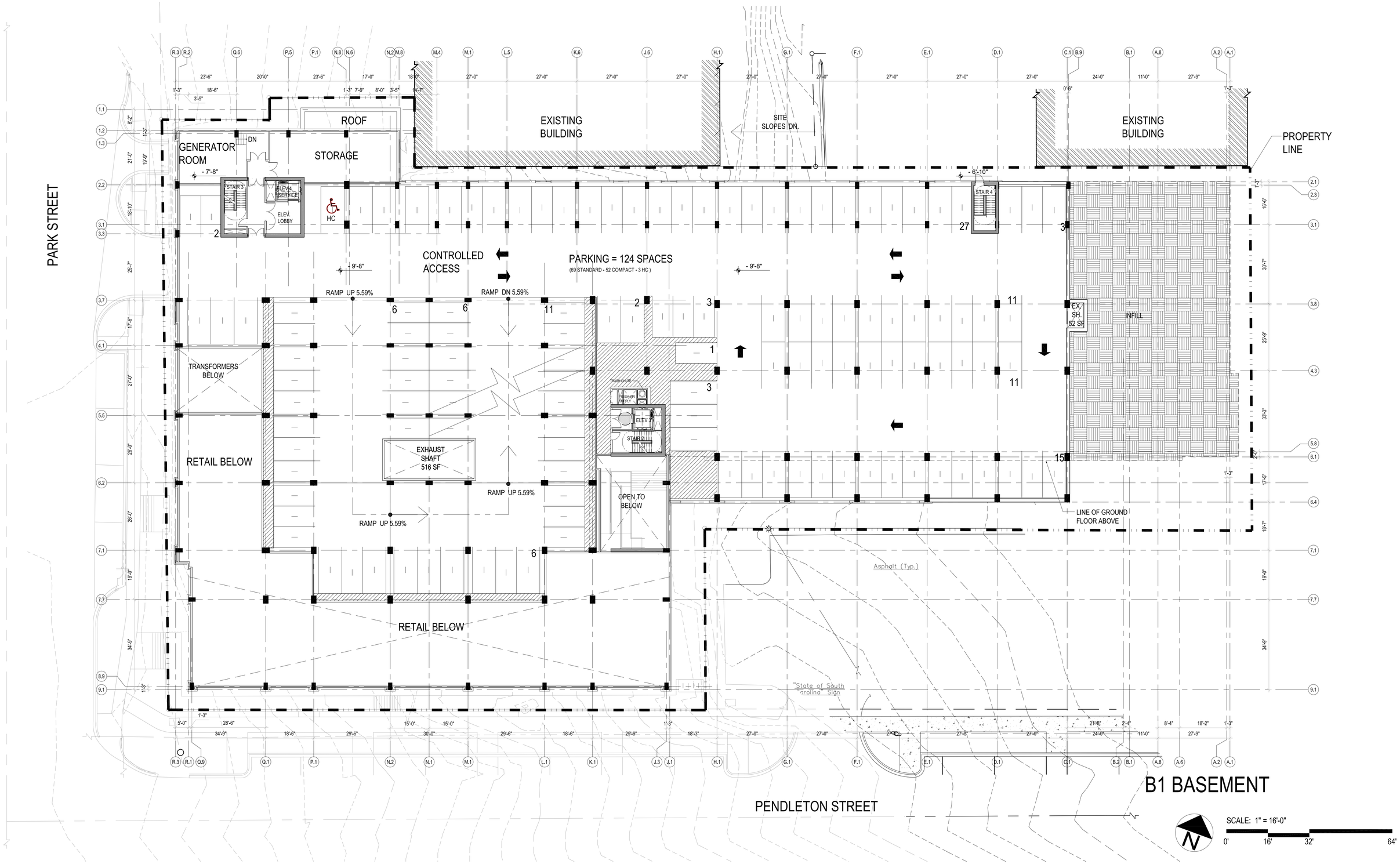

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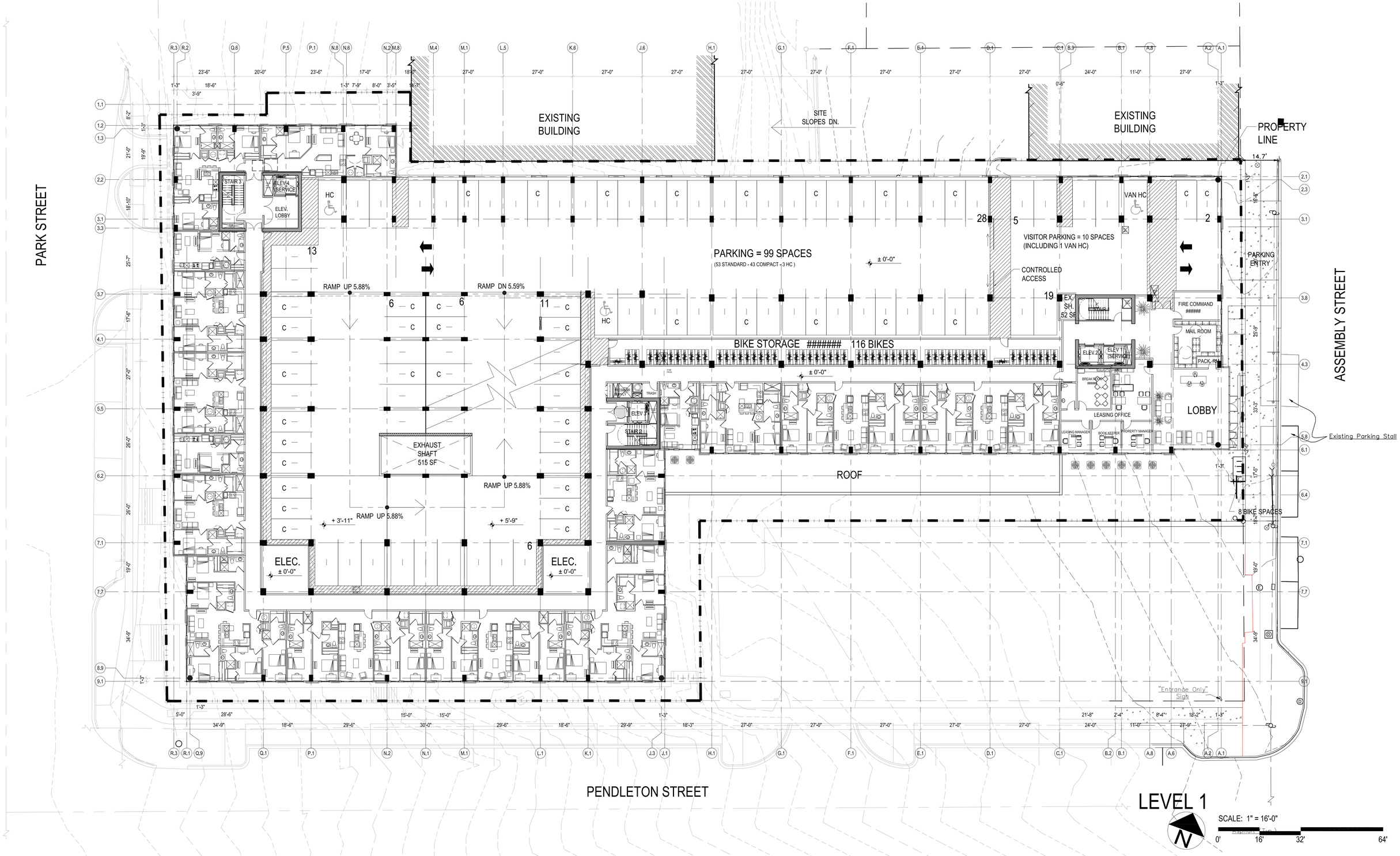

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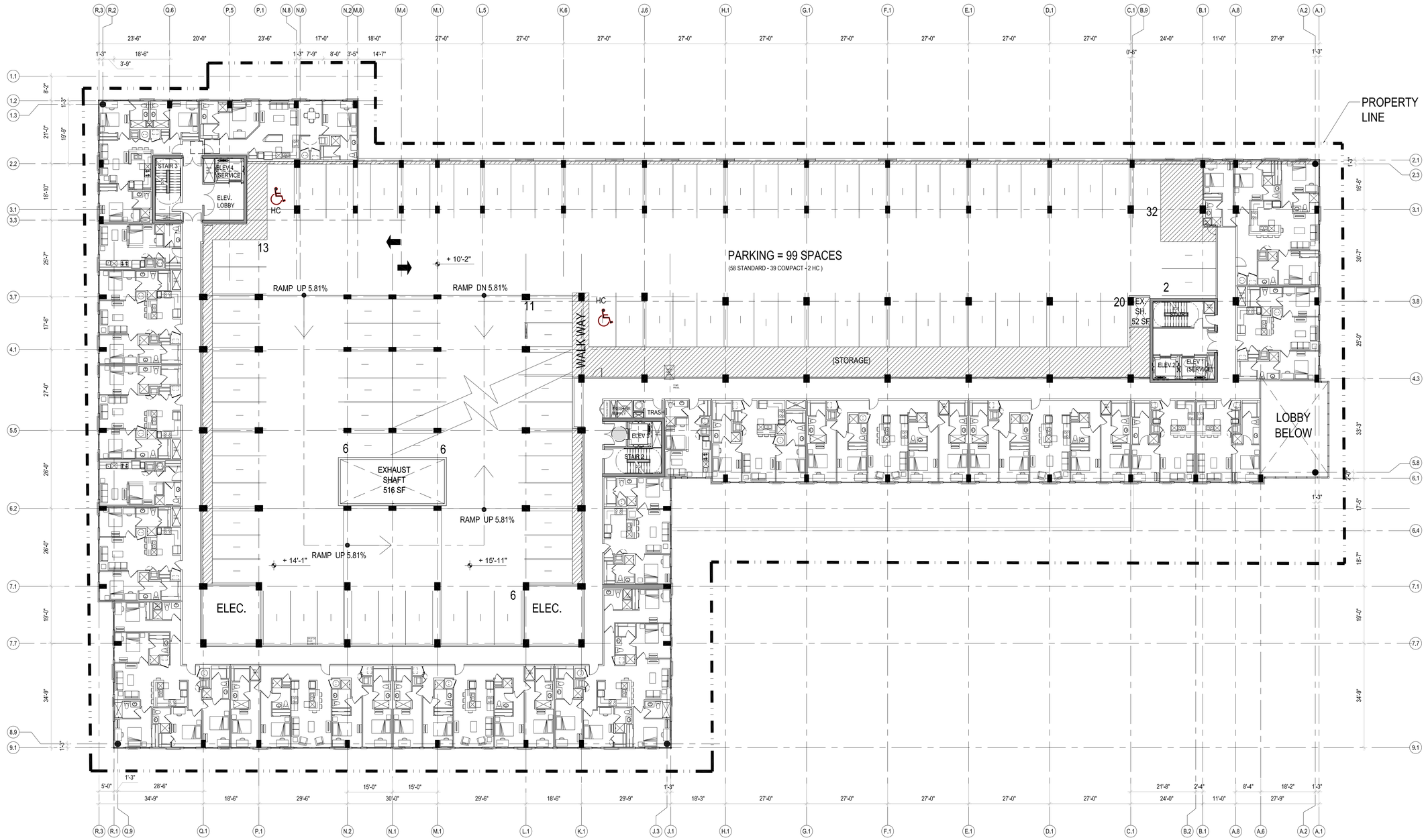

LEVEL 2

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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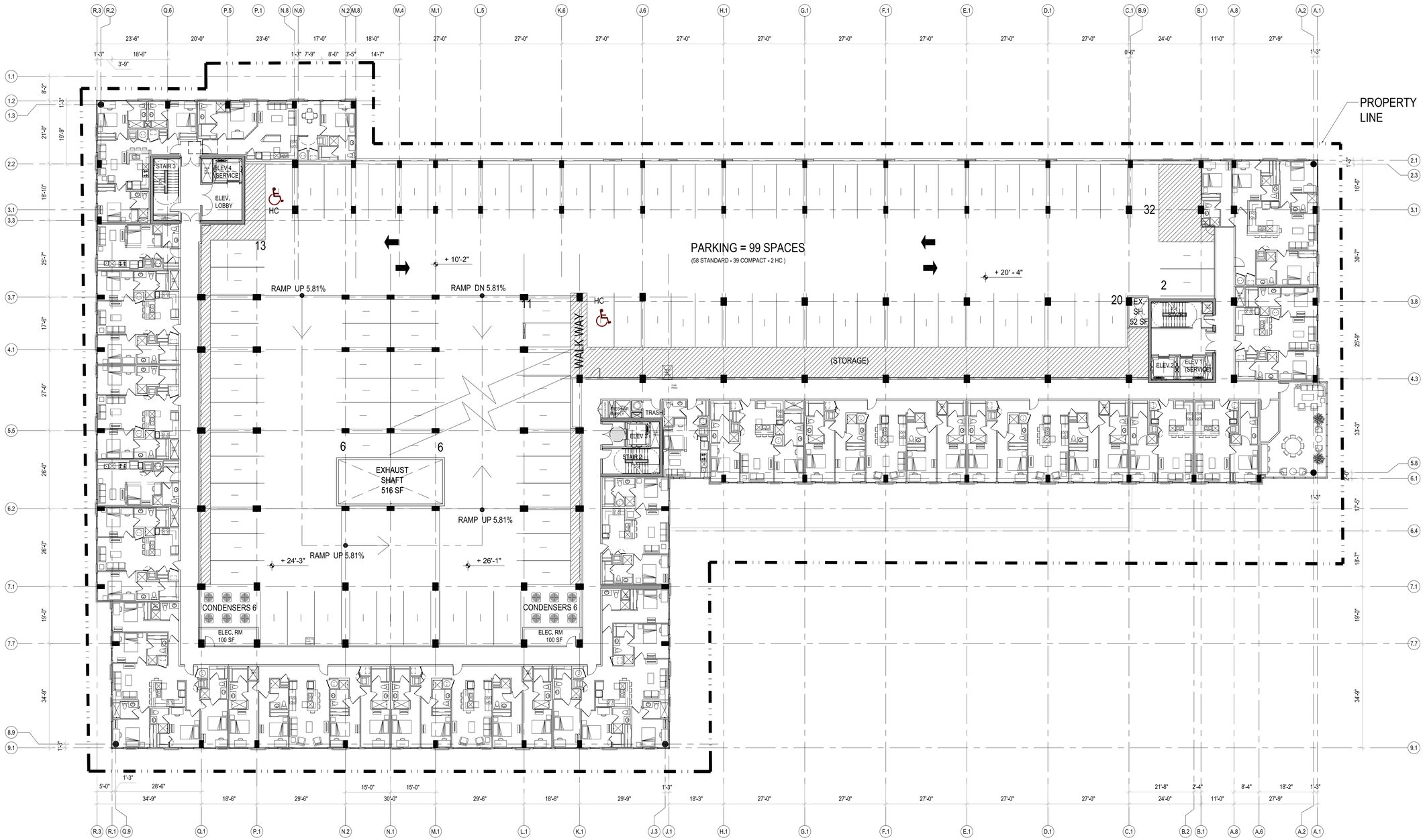

LEVEL 3

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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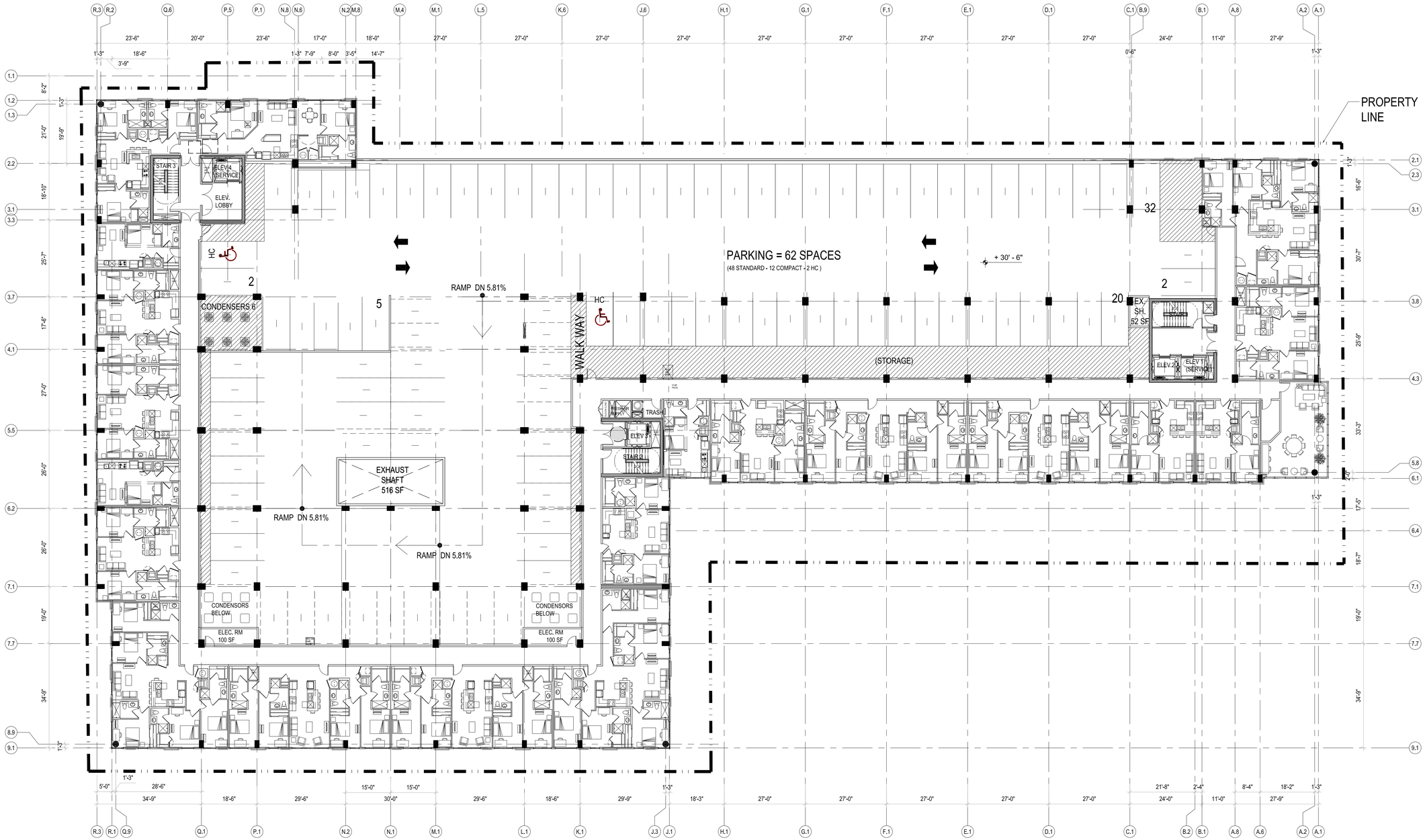

LEVEL 4

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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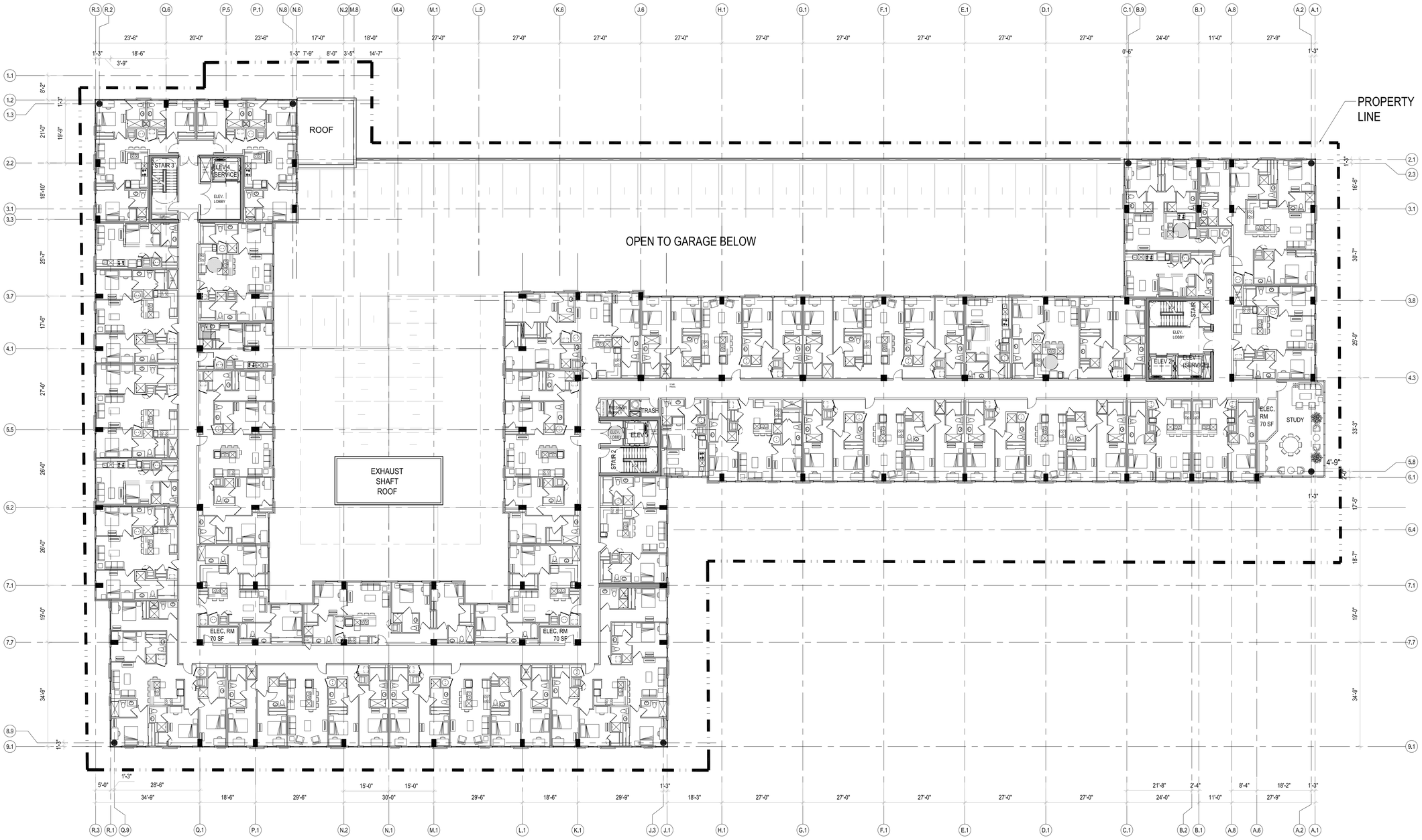

LEVEL 5

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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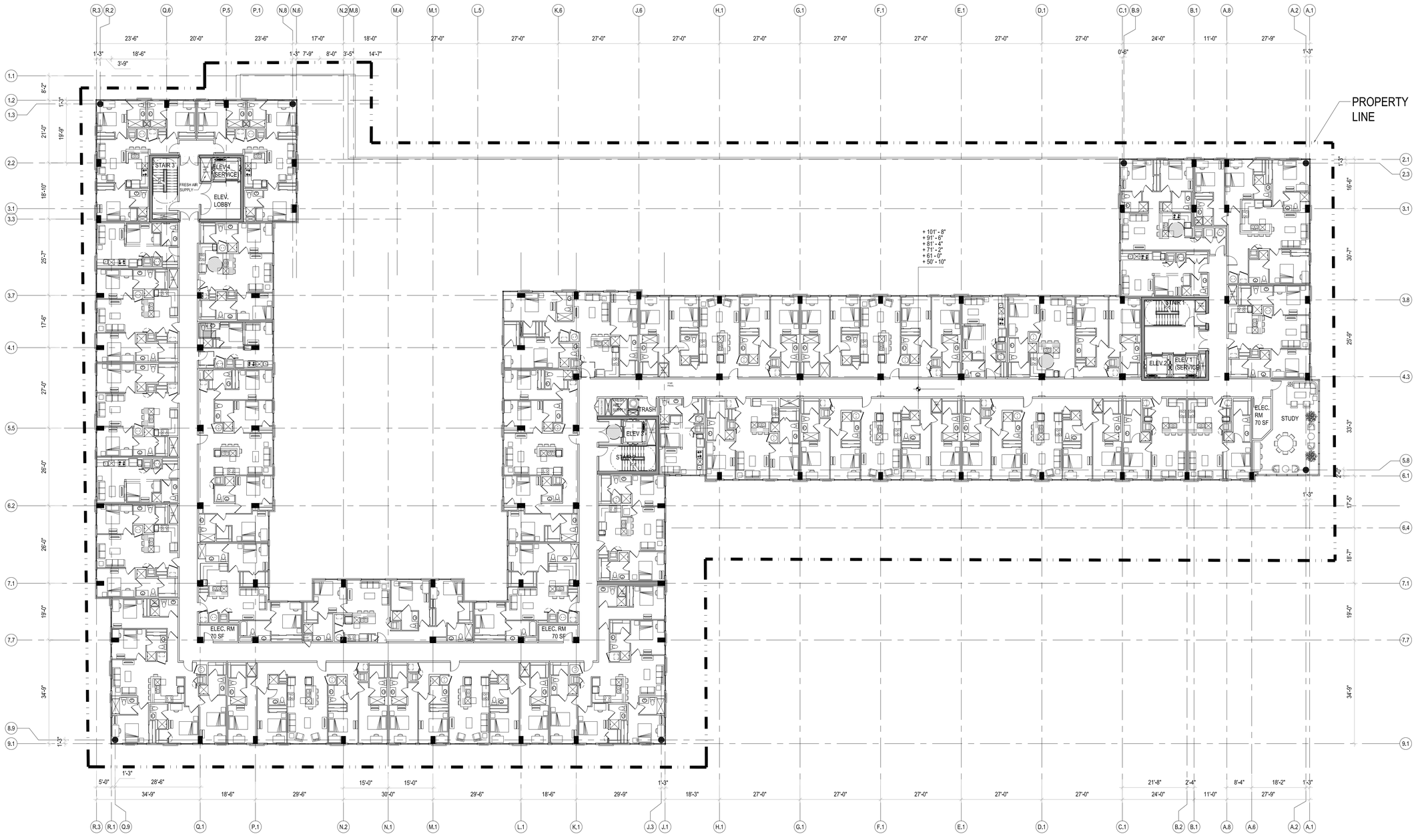

LEVEL 6-11

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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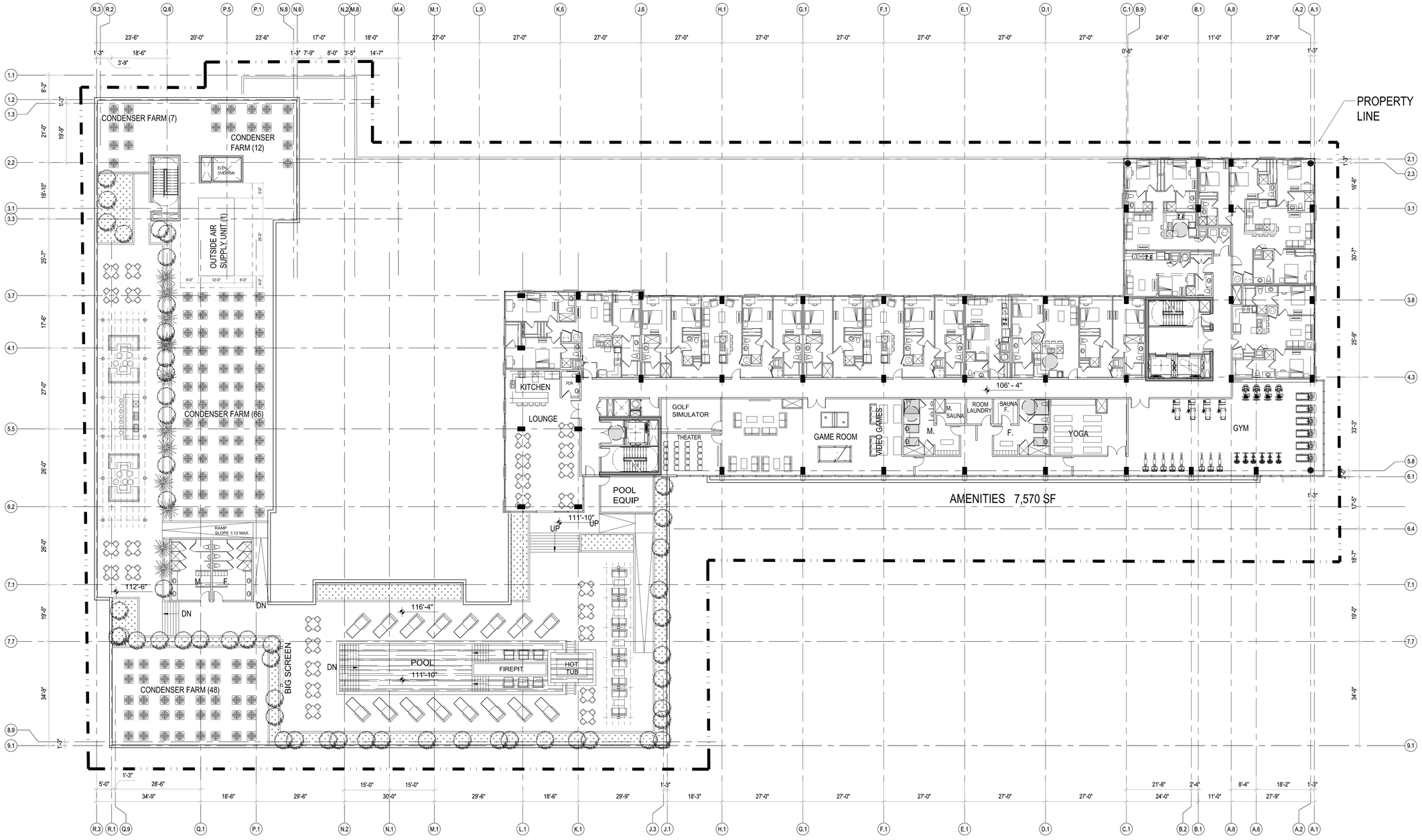

LEVEL 12

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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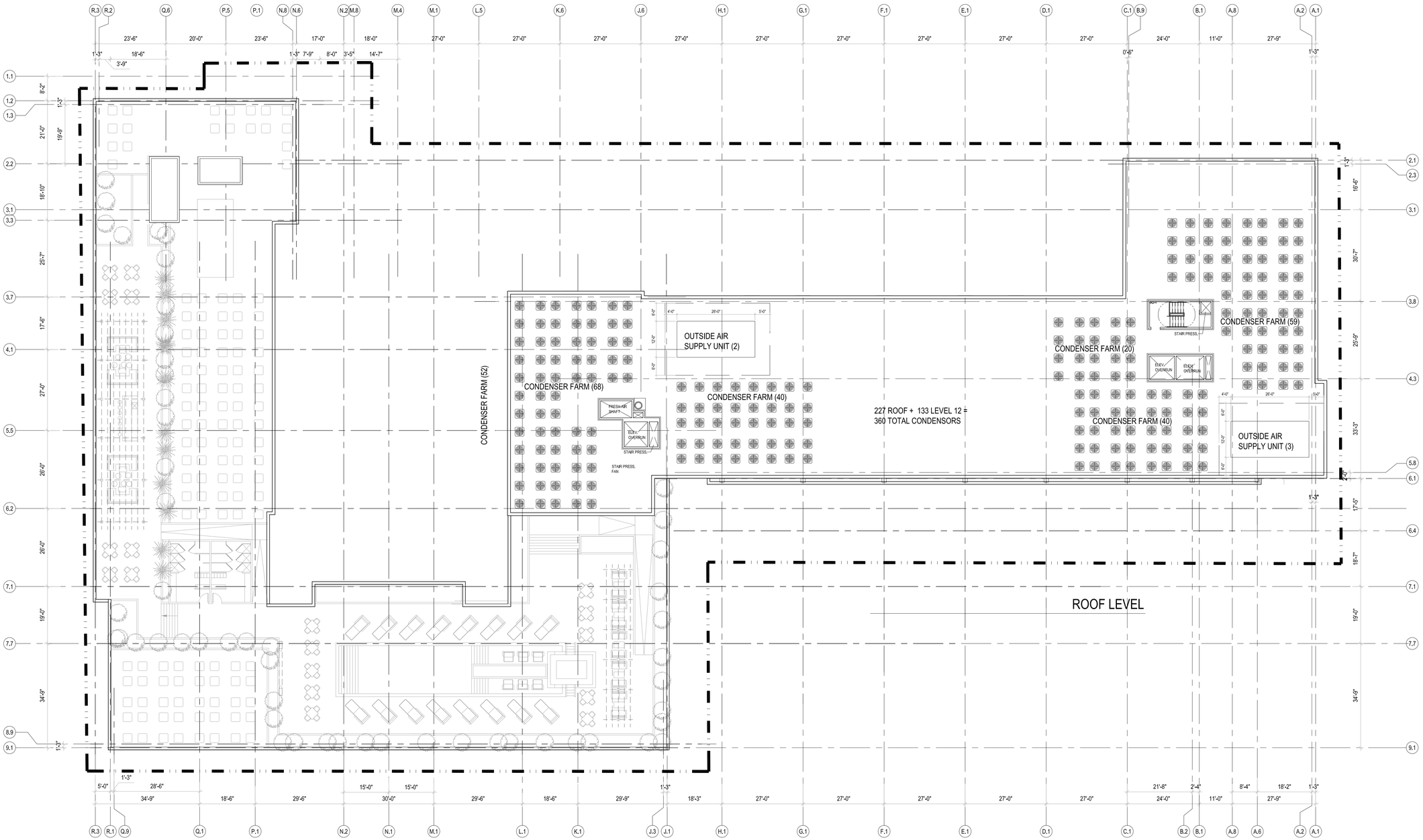

ROOF PLAN

SCALE: 1" = 16'-0"

0' 16' 32' 64'

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