



Downtown Community Planning Council San Diego

## CHAIRPERSON'S REPORT

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

MONDAY, JANUARY 22, 2018  
5:15 PM

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

1. Roll Call at 5:15pm. Members in Attendance: Jon Baker, Pat Stark, Dan Wery, Cindy Blair, Stacy Dion and Claudia Escala.
2. Public comments on non-agenda items. None
3. No Report from Chairperson
4. **Action items**
  - EV 9<sup>th</sup> & Island (923 Island Avenue) – Centre City Development Permit/Centre City Planned Development Permit/Neighborhood Use Permit No. 2017-30 – Preliminary Design Review – East Village Neighborhood of the Downtown Community Plan Area - James Alexander

This Project proposes a Hilton Hampton Inn hotel with 132 guest rooms with 13 levels and a height of 137'-7". The building has 55,000SF and encompasses two parcels totaling 6,900SF including the location of the historic Hyatt House on 9<sup>th</sup> Ave. Parking for 40 cars will be provided off site.

#### Design Issues and Considerations:

- Overall Massing – Is the Project's overall mass, scale and height compatible with existing and future development within the overall neighborhood context? Does the building incorporate a variety of modulations to develop distinct architectural volumes?
- Blank Walls – Are the blank walls appropriately treated to create an inviting visual experience and to integrate into the neighborhood. Does the project use sufficient architectural detailing, material texture, and ornamentation, or other treatments to enhance the blank walls?
- Building Materials – Does the project sufficiently utilize upgraded materials to create distinct architectural articulation in the context of the neighborhood as a whole and at the pedestrian level?
- Deviations – Do the Project's deviations result in a more desirable project than could otherwise be achieved if the project were required to rigorously adhere to the development regulations.

#### Presentation by Architect Delawie- Frank Ternasky

The Design Team in response to comments received by the Civic SD Design Review board presented how proposed building will fit within the existing context. Existing street parking is limited but will not be further reduced by proposed project. Loading area relocated to be adjacent to existing loading area for the Half Door Brewing Co. business. The tower floor plan and corresponding massing has been flipped to allow for more glazing at key locations. Amount of glazing is determined by proximity of walls to property lines. To allow for more glazing a guest room has been removed at every floor and an extra floor needs to be added to recover the lost guest rooms.. The historical Hyatt house acts more as a solid back drop and it is used for transferring FAR. The project overall with the proposed changes has increased its articulation at the various facades..

#### Members Questions



**Q.** Is the plan different than the one included in the package?. **A.** Yes **Q.** The Hyatt House how does it get used?. **A.** It is not part of this project it is used for a density transfer. **Q.** What is the operation at the roof top? **A.** NUP included with no live music **Q.** Parking all valet? **A.** Yes. **Q.** Trash pick up? **A.** Coordinated thru service elevator **Q.** T01 material shown on materials board where does it occur? **A.** In original Lobby at the east elevation. In the new plan it will probably go away. **Q.** Southeast corner not enough windows. Why? **A.** Setback issues are determining % of openings. Trying to balance setbacks with % of openings allowed by code. **Q.** Distance from diamond terrace to your façade? **A.** About 40' **Q.** Is there anything different on the ground level any retail? **A.** For the most part frontage is lobby. Possible addition of sliding doors and a café **Q.** Parking is there any for the public? **A.** None only for guests and it is all valet. **Q.** How does staff feel about loading adjacent to Half Door Brewing Co.? **A.** It is OK **Q.** What is the plan for parking if the property gets developed where they plan on parking? **A.** Have reserved the spaces in that development for when it gets built. **Q.** Are off site parking lot improvements part of this permit? **A.** Lot is already improved. **Q.** Is the proposed screen to going from ground level to the roof a laser cut screen or made out of steel or aluminum tubing? **A.** A laser cut screen would require structural backing so at this time leaning towards aluminum tubing

#### Public Comments

**Cindy Purcell** – Opposed Owner of unit at 903 Island Ave. Has anyone considered subdividing our lots? Everything proposed is going to be blocking our building. Those two lower buildings should be included in this project. The applicant should take into account that during game days there are serious problems with parking and streets are closed off.

#### Member comments

**Stacy Dion:** Thinks the proposed project has potential but the applicant should take into account traffic comments.

**Cindy Blair** Changes made are good improvements. Massing and scale is reasonable. Maintaining historic buildings will always be a concern and makes the site unbalanced. OK with proposed building materials.

**Dan Wery:** Likes direction. People will be disinclined to use the passageway that is a dead end. Will limit people going up. Will have to make it inviting. North side main entry needs more fine grain. OK with the massing but feels for the neighbors on the east side.

**Pat Stark:** Modifications help address blank walls. Always concerned with queuing for venues. Would like to see the specifics of how the roof will be used. Applicant has some practical challenges with back of house needs. Building next door presents an opportunity. Setback and floorplate deviations make sense.

**Jon Baker:** Hyatt House is the best bet for back of house uses. North elevation forms are nice and the strongest. Cautioned architect not to lose the strongest features in the new floor plan. Street level looks like it is still under development.

**Claudia Escala:** Architect has listened well to the comments made at Civic SD's Design Review Committee and looks like the proposed adjustments will result in a better project. At this time there are a lot of areas being reshuffled. Agrees with Jon that strong massing elements that work should still exist in the new scheme. Recommends that architect pay special attention to the detailing of exposed concrete wall like with the use of reveals and exposed tie holes. Detailing of the proposed screen is of extreme importance. Concerned with how the proposed loading area on Island may affect the current quiet pedestrian nature of Island Ave.

- **17<sup>th</sup> & G** (east side of 17<sup>th</sup> Street between F and G streets – Centre City Development Permit No. 2017-39 Preliminary Design Review – East Village Neighborhood of the Downtown Community Plan Area – Christian Svensk



**Design Issues and Considerations:**

- Does the overall design of the building contribute to its East Village context?
- Does the courtyard and fencing along 17<sup>th</sup> St. provide enough interest and enhance the pedestrian experience?
- Are the windows adequately sized throughout the project and are there enough?
- Is there adequate detailing on the north and east elevations (visible from the SR 94 off-ramp onto F Street? Consistent with other building facades?
- Is the white metal material appropriate given the project's location adjacent to the Interstate and exposure to dirt and soot which could exhibit streaking?

Presentation by Alex Gutierrez – Carrier Johnson + CULTURE

The area in East Village where the site is located still has a series of auto repair shops. Views towards bay as well as towards Balboa Park are great. The fault line creates an opportunity for a design to develop on a wedge shaped site. This wedge creates a real dynamic condition. Mindful of the visibility of the proposed building as one enters the SR 94 off G Street.. Ground level courtyard fence is setback allowing for landscaping in front of it. The transformer on grade has no fencing just landscaping around it. The podium level has a courtyard facing the east which is another usable space for residents. Noise mitigation is a concern in this courtyard as well as the perimeter wall facing the Interstate. Natural ventilation at all corridors.. Enhanced elevator vertical glass component with spectacular views as a resident moves up. Also another glazed element included along east façade. Balconies incorporated on the south, contribute to shading and provide views to the bay and downtown. They are envisioned having a perforated railing panel to create some privacy from high intensity traffic. On the west vertical sun shades are proposed for passive solar protection and create movement along this facade. The north face is very simple because the trash room and a staircase are located at that end. The corner of 17<sup>th</sup> & G. maximizes glazing and activity at corner. The glass is extended up to the manager's unit to create a stronger glazing presence at the primary corner. With regards to materiality the intent of the monochromatic white building is to allow the sun and time of day to animate the building with light and shadow. Vertical standing seam should help with accumulation of dirt and soot.

Member Questions:

**Q.** Metal wall panels. How are we doing the backing to prevent oil canting?. **A.** Will take close look at details to prevent oil canting. **Q.** Thru wall heat pumps drawn at each unit? **A.** Yes and trying to encapsulate them so they read as part of the window system. **Q.** Balcony panels will they create sufficient screening? **A.** Yes to give higher level of privacy to units. **Q.** Is this similar to Father Joes project on 16<sup>th</sup>, is it Permanent Supportive Housing? **A.** Yes the full 86 units and Father Joe will manage the services. **Q.** Balconies are a nice addition can you add some more on other areas to alleviate the comment about flatness? **A.** They are currently planned only for the larger units. Solar shields are used at the west elevation. **Q.** At the balconies is there any concern about items that will be stored on them? **A.** Will have to be monitored by the property manager. **Q.** Architecturally likes how shadows will hit the standing seam material but overall could the building get more light and air?. **A.** There is a constraint related to how units are small with a short frontage. The team is using the same module as the Cypress project. **Q.** Are there any balconies on Cypress? **A.** None only balconies at common areas. **Q.** Is furniture provided? **A.** Yes. **Q.** What improvements are scheduled for the area at the corner of 17<sup>th</sup> & G any bulbouts proposed on G street? **A.** No street improvements as Civic SD does not want to encourage pedestrians in the area. There are plans for a traffic signal

Member comments

Stacy Dion: Likes the project. Good design at corner. Interested in further development of the fence. Very creative. Loves the architecture. Rather see this building than tents on the street

Dan Wery: Encourages further use of corner. Likes the forms. Site constraints have made for an interesting building. From a livability stand point would encourage more light.. Look at detailing of courtyard on 17<sup>th</sup> . Likes example of Form 15 and would like it to feel more open. Concerned about what happens on the outside of that



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fence. Should make more use of driveway into parking area. Try to program that area. Northeast corner could get a slot window.

Jon Baker: Great job with geometry of building given all the constraints of the site. Standing seam is a good durable material. No problem with size of openings only concerned about clientele and use of balconies. Letter from EVA and EVRG nothing to do with design. Beautiful design better than what market can afford.

Pat Stark: Likes the architecture and geometry on this particular site. Condensate drains for PTAC units should drain toward the inside. Make sure balcony surface is very cleanable. Corridors will be exposed to tire soot too. Continue to work on the fence

Meeting Adjourned at 6:45PM