



Downtown Community Planning Council San Diego

CHAIRPERSON'S REPORT

PRE-DESIGN SUBCOMMITTEE MEETING OF THE DOWNTOWN COMMUNITY PLANNING COUNCIL

TUESDAY DECEMBER 4, 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: Ned Lachman, Nancy Wilson Ramon, Cindy Blair, Dan Wery, Pat Stark, Conor Brown & Claudia Escala. Non DCPC member Bob Link (EVRG) Gordon Summer (Cortez Hill Resident)
2. Public comments on non-agenda items. None
3. Report from Chairperson: No items to report
4. **Action item**
 - 13th & Broadway (north side of Broadway between 13th and 14th streets) – Centre City Development Permit/Rezone No. 2018-48 – Design Review, Rezone, and Associated Permits – East Village Neighborhood of the Downtown Community Plan Area ~ James Alexander

The proposed project is a 14- story, 150 foot tall residential tower comprised of 273 residential units, 3,200 SF of retail space, and 65 parking spaces.. 270 of the total residential units will be affordable and 133 of those will be permanent supportive units.

Per Civic San Diego the City of San Diego has an exclusive agreement with the developer. The site is part of successor's agency and was planned for the future East Village Fire Station. Applicant purchased adjacent site and will make a land swap with the City who will later come and build the Fire Station

Design Issues and Considerations

- Overall Massing – Does the proposed design sufficiently breakdown the building's massing to mitigate the requested increase in tower lot coverage and floor plate dimensions? Does the building incorporate a variety of modulations to develop distinguished architectural volumes per the Downtown Design Guidelines (DDG)?
- Street Level Articulation – Does the ground floor provide visual interest to the commercial spaces and adequately distinguish them from the residential lobby? Is the pedestrian experience enhanced through street level architectural articulations per the DDG.
- Main Street Activation – Does the Project adequately activate the pedestrian experience along 13th Street in a way that is consistent with the DCP vision for Main Streets?
- Blank walls – Could the north elevation be enhanced

Presentation by JDWA

The project is envisioned as a high density development providing affordable housing, very much needed in the area. The location is two blocks from East Village Green. SDG&E utilities are grouped on NW corner. At ground level there is a 5,000 lobby /leasing area plus 3,200 commercial space. The units are stacked for efficiency. The building is



modern in appearance with 2 masses at 5 stories and 9 stories that create distinct architectural volumes. Retail transparency is provided along Broadway and utilities are kept out of the way. The blank wall currently shown will eventually be mostly blocked by the future East Village Fire Station. The exterior color palette adds further architectural interest. They consist of vision glass window wall, limited spandrel glass, a black rust color composite metal panel to accentuate the building corners and a composite wood plank in select areas.

DCPC Member & Non Member Questions

Q. Grade level parking stall for commercial or project overall? **A.** 13 spaces on grade 7 to serve future fire station.
Q. Mechanical units? **A.** PTAC units typical of affordable housing units. Retail and common space will be served by a central system. **Q.** How do you deal with condensation at the PTAC unit? **A.** It will have a drain part of the unit and connected to the storm drain system **Q.** 133 permanent supportive housing (PSH)? **A.** Yes. **Q.** How will they integrate with the rest of the residents? How about the manager units? **A.** For the 133 PSH units the developer has submitted an application thru the San Diego Housing Commission. Services will be provided by Father Joe. **Q.** How will case workers interact with the rest of the units? **A.** Unsure **Q.** Why did developer pick site? **A.** Chelsea representative unsure of reason as he joined team at a later date. **Q.** Why do we have that many affordable housing units in EV? **A.** As far as Chelsea they are building all over SD. Per Civic San Diego the site was purchased previously by the redevelopment agency with the intent of having affordable housing at that location. **Q.** What are other area the City of San Diego currently owns for future affordable housing? **A.** Per Civic Park & Market and 7th & Market are designated affordable housing sites. Other remaining sites are 20,000SF at Popular Market on Park & Broadway, 13th & Market over where the Quaryard is located and another site located along Cedar Street in Little Italy. Chris Ward has pursued a commitment from other districts that each district will have 1,500 units. The proposed project located at Euclid in Encanto also includes affordable housing. **Q.** How will developer allocate parking spaces for the units? **A.** At a 0.2 ratio. **Q.** Concerned the 270 units will be fighting for spaces and will fight for street parking? Are rentals limited to people w/out cars? **A.** Not sure limitations can be imposed with renters based on whether they own a car or not. The project is close to the City College Transit Station. **Q.** Where will moving trucks and trash trucks access the building? **A.** The trash daily pick up from the trash room will be similar to other downtown projects. **Q.** Moving trucks? **A.** All units are furnished and project does not require a loading area. **Q.** Early slide showed two different units at the same AMI what is the difference? **A.** They are different sized units. Some are dwelling units and some are living units. **Q.** Retail use? **A.** Not sure at this time. **Q.** Any restaurant or possibility for cooking are grease vent and interceptors planned for? **A.** Still studying. Comment from Bob Link regarding trash trucks, in his experience they come in and pick up with smaller trucks and leave them out for more than a day currently not very organized. Needs to be better organized. **Q.** If we imagine not having cars, the project will be putting 400 pedestrians on the streets. Concerned about creating a condition like what occurs with Father Joe on 17th Street. Does not want that to be an issue does not see a space able to take that many people. Has any thought been given to that? **A.** Architect has observed Alpha Square and has not seen any complaints since ownership opened. That project has been active for 3 years. The project is proposing a unit mix of affordable housing units and PSH units. It should not be confused with a shelter. PSH is not a magnet. Per Civic SD PSH services do not treat walk in people only the residents in the building. Pat Stark commented that he does not see ground level leasing space as an active space for the building. The only activation is given by the retail which emphasizes the need to create a retail commercial space. **Q.** Tell me about tenants will they have jobs or look for jobs? **A.** PSH residents run the gamut. Some are capable of employment, some partial employment, some have disability income. Public transportation is common so parking is not an issue. **Q.** Will there be some larger units? **A.** Yes the project proposes some 2 bedrooms and could accommodate some families.

Public Comments

Gary Smith – President Downtown Residents Group - Neutral: Need to read on Civic's website their plan for low and moderate housing. The resources are there. Would like to refer group to mayor's statement a couple of weeks ago that future residential developments will have no parking requirement. It will be up to the developer. The object is to make us give up parking. City council went away with the Parking Advisory Board and went with a Mobility Board instead. In the western part of the City parking costs \$25.00/night, like New York and San Francisco. Does not make



sense to continue beating up on developers taking advantage of what the state and City are offering. In regards to the project, the SDHC has 42,000 people on their waiting list. The SDHC cannot control who gets into one of these units and they may not necessarily work downtown. Under the Fair Housing rules they cannot ask where people work in the application process. People paying \$2,500/month for residing in market rate downtown units will have to figure out where to park their cars. From a block away the project does not look like affordable housing and it fits within its context.

DCPC Member comments:

Dan Wery: It is an attractive building to look at. Likes the color scheme, pivot angles and good push and pull articulation. Most of the ground level has ground floor transparency. Concerned about lobby/leasing space and encourages applicant to show us more how they will be used. A little concerned about the black rust panels. Per architect it is more of a color with texture and more dynamic. No possible staining issues. Floor plates are generous and 9'-8" seems a good floor to floor height. Multipurpose rooms spread throughout for residents to have indoor/outdoor connectivity. Recommends extending curb bulb outs on 13th & 14th streets

Cindy Blair: Likes massing, the north elevation. Regarding street activation it seems pretty monotonous with a continuous glass façade. Does not see distinction along that facade. The lobby may tend to be a series of closed offices. Encourages more fine grain. Corners are really highlighted with a material extending top to bottom.

Pat Stark Concurs with comments made. On street level articulation he reaffirms the desire that commercial space needs to have all utilities needed for a future restaurant. Concerned with PTAC units on plaster walls with potential condensation.

Ned Lachman: Likes building but is interested on when will the final number of PSH be defined? Per Chelsea they have submitted to the SDHC and they typically between 3 to 6 months for approval.

Claudia Escala: Agrees with comments made by other members. The project feels market rate and is encouraged with units accommodating potential families.

Non DCPC Member comments:

Gordon Sumner: Mention of blank wall is it where fire station will go? A block away is City College. 10 years before the fire station is built he would like to see the wall with a mural created by City College students.

Meeting Adjourned at 6:12pm