



Architectural Review Board Report

Architectural Review Board Meeting: October 1, 2018

Agenda Item: 9-A

To: Architectural Review Board
From: Gina Szilak, Associate Planner
CC: Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner

Subject: Preliminary review of a proposed Tier 1, seven-story mixed use building comprised of approximately 1,848 SF of ground floor retail and 56 deed restricted affordable senior residential dwelling units above one level of parking located within the Downtown Community Plan (DCP) and the TA (Transit Adjacent) District.

Address: 711 Colorado Boulevard
Applicant: KFA Architects

Recommended Action

It is recommended that the Architectural Review Board review the project design and provide feedback for the applicant team's consideration for incorporation in the project prior to staff's Administrative Approval determination (18ENT-0129).

Executive Summary

The proposal is a seven-story, mixed-use development with 12 parking stalls located one level below grade on a 75' x 75' site. The parcel is located along at the north side of Colorado Avenue adjacent to the 7th Court Alley and the Expo Line right of way. The ground floor level is dedicated to a commercial tenant, residential lobby, and vehicular parking and circulation and utilities. The project design expresses a clear concept with a three-dimensional design and use of varied materials to enhance the design concept.

Project / Site Information

The current site is vacant. This proposal is for a deed-restricted senior mixed-use project defined by conditions of two Development Agreements (DA's) specifically locating off-site affordable housing on this site. The project is located within the Downtown Community Plan Area, however, it is subject to those development conditions outlined in the DA's and not all design provisions of the specific plan. The Expo Light Rail runs along Colorado Avenue, i.e. in front of the parcel.

The following table provides a brief summary of the project data:

Zoning District / Design Guidelines:	TA (Transit Adjacent) Downtown Community Plan and Conditions per Development Agreement(s) for two other parcels
Parcel Area (SF):	7,480 sq. ft.
Parcel Dimensions:	75' x 75'
Existing On-Site Improvements (Year Built):	vacant site
Project height / area / FAR	84', 7-stories/ 29,919 SF / 16-foot ground floor height/ 4.0 FAR
Open Space	Project provides 20%, 10% of which must be at the ground floor. The design includes 1,499 SF common open space with an additional 1,495 of private open space for a total of 2,994 SF
Unit Mix / Affordable Housing	21 studio units 29 one-bedroom units (11 restricted to 30% AMI*) <u>6 two-bedroom units (all restricted to 30% AMI*)</u> average median income * 56 units TOTAL
Adjacent Zoning & Use:	North: LT, Lincoln Transition; Expo Line East: LT, Lincoln Transition- (former Denny's site under construction) South: TA, Transit Adjacent Zone and Expo Line, Santa Monica Big Blue Bus Transit Yard West: TA, Utility (Southern California Edison)

Analysis

Building Design/Architectural Concept

The proposed mixed-use development is a contemporary design using glass, light and dark stucco to highlight and separate various forms. The design concept is accentuated by a dark base (ground and 2nd floor level) with a support column. The 3rd -7th floors provide a subtle shift in plane and overlapping forms with a strong vertical element along the western elevation anchoring the building. The design concept is a sophisticated layer of forms. The proposed design concept has three parts: a base form, pulled forward "L" middle section and the top. The upper level massing is segmented by a series of recesses along three sides of the property with vertical stair and elevator platform along the western side property line. At the upper levels, the building design incorporates a push/pull rhythm with recessed facades breaking up the vertical massing with a carved out opening along the ocean-facing elevation above the 2nd floor. Materials include dark and light grey sand finished stucco with vinyl clear polymer balcony walls. The building's overlapping forms feature ground floor commercial tenant and two roof deck areas,

resulting in an activated corner at grade and at the upper levels.



711 Colorado Avenue

Development Review Conditions

The project is subject to Development Agreement conditions tied to the parcel development and Development Agreements of 1313 6th street and 1430 Lincoln Boulevard. Those conditions include:

- Unit size 375 square feet or greater;
- 100% deed-restricted senior housing;
- Exemption from DCP open space and courtyard requirements;
- Exemption for ground floor setback allowing 30% of the ground floor to project;
- Upper levels may cantilever over the building frontage line;
- Annual contribution of \$5,400 or 12 month of senior services through WISE (Wise and Healthy Aging);
- Resident transportation allowance;
- Resident Wi-Fi allowance;
- 1,200 active ground floor neighborhood use;
- 17 maximum parking stalls and a mandatory passenger/ vehicle loading space;
- Bicycle parking required 2-commercial bike stalls, and 19 residential bike stalls; and
- Compliance with the Americans with Disabilities Act (ADA).

Staff's recommendations

The applicant met with staff and received the following recommendations:

- Consider relocating the roof deck so potential ocean views are not obscured by the stair and elevator tower;
- Consider operable windows, or door side-lights for air flow;
- Consider the method and type of separation between the plaster panel finish along the exterior façade, i.e. a pattern of reglets;
- Consider punctuating the base, so it appears less heavy and weighted;
- Consider a different balcony material;
- Consider making the second level deck both common and private open space;

Site Design

The proposed building is located on Colorado Avenue adjacent to the Expo Light Rail and the east elevation fronts the 7th Court Alley. The ground floor is divided into three uses including a retail space, the primary residential entry and passenger/commercial vehicle loading zone accessed from 7th Court Alley. The 17-space garage is accessed from 7th Court Alley. The front building mass is off-set 3.5 feet from the front property line and 10 feet from the sidewalk. This setback creates a recessed ground level that may accommodate a future commercial outdoor use. The common areas are sited along the front elevation and include a community room on the 5th floor, a roof deck lounge and a recessed courtyard facing the west elevation. The recessed opening begins at the second floor level and extends to the upper floor of the building so light and air can be provided into the double corridor floor plans. The Board may wish to consider how the storefront design interacts with the pedestrian realm and how the common areas take advantage of possible Pacific Ocean views and breezes.

The rear elevation is proportionally scaled and with recesses, balconies pulled back from the side yard and a notched indentation spanning each floor adjacent to the interior corridor terminus. The proposed seven-story building will be flanked by a one-story (west) and a 5-story (east) buildings. The location and dimensional requirements of the loading zone have been specified in the DA conditions and approved for design by the City's Mobility Division.

Landscaping Design

The project is not subject to the preliminary review due to specifications of the Development Agreement, however the applicant has requested a preliminary review by the Board to provide comments for continued design development. Therefore, the landscape plans are conceptual in nature and only indicate the location of plantings, not the size, quantity or variety of plants. The Board may also wish to comment on the landscape design for the open courtyard on the east elevation, community room, and proposed roof deck and along three exposed balcony elevations. The Board may also wish to focus on the landscape design concept, placement and configuration of the planters, and resulting quality of the open spaces.

Proposed Materials

Materials include dark and light grey stand finished stucco with vinyl clear polymer balcony walls. The building's overlapping forms features ground floor commercial tenant and two roof deck areas, resulting in an activated corner at grade and at the upper levels.

DESIGN ELEMENTS	PROPOSED EXTERIOR MATERIAL, FINISH AND COLOR
Façade	Dark and light gray plaster with sand finish
Windows	White vinyl windows with clear glass
Refuse Screening	Trash and recycle room provided
Balcony Railings	Clear vinyl

Potential Impact on Historic Resources

The subject property is a vacant lot.

DISCUSSION

Staff suggests that the Board may wish to consider the following:

- Is the design appropriate in the context of the Downtown and Expo adjacency and unique project site?
- Is the architectural concept sufficiently expressed around the building?
- Is the overall configuration appropriate to the project site and surrounding context?
- Is the landscape design concept appropriate for the site and complementary to the building design?
- Is the mass and scale appropriate?
- What areas of the project require further design study?
- Do materials and details enhance the overall concept and represent a high quality project?

Attachments: Applicant's Submittal Material

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