



Architectural Review Board Report

Architectural Review Board Meeting: August 17, 2020

Agenda Item: 8.2

To: Architectural Review Board
From: Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner
Subject: Preliminary review of a new Tier 2, three-story, 39,389 SF creative office building with 134 subterranean parking spaces. The project is located in the Industrial Conservation (IC) District and is associated with Development Review Permit 19ENT-0429 which requires a Preliminary Review.

Address: 1650 Euclid Street
Applicant: 1650 Euclid Street Owner, LLC

Recommended Action

It is recommended that the Architectural Review Board review the project design and provide preliminary comments to assist in the development of the project prior to review and approval of a Development Review Permit (DRP), applications by the Planning Commission.

Executive Summary

Proposed is a new 39,389 square-foot, three-story Creative Office building on an approximately 22,500 square-foot lot on three adjoining parcels mid-block between Olympic and Euclid on the west side of the street. The project is configured in two main linear building forms, one open (toward the court) and the other more solid, oriented east west, connected by a two-story glass "bridge" element across a linear court. A simple yet modern material palette is proposed, including extensive steel frame window wall and railing system and various textured stucco treatments. Primary pedestrian access will be from Euclid Street with a secondary vehicular access from the rear Euclid Court (alley).

Pursuant to the SMMC Section 9.40.020 (A)(1), any project that exceeds Tier 1 maximum limits requires a Development Review Permit (DRP). A preliminary design review by the Architectural Review Board is also required to provide design recommendations prior to the issuance of an approval. The project will return to the Board after the DRP application is approved for final design review.

Project / Site Information

The project site is located midblock on the west side of Euclid Street between Olympic Boulevard and Colorado Avenue, directly across from 1645 Euclid, as site that has received entitlements for a three-story office building with a vaulted roof structure.

This segment of Euclid is not a thru street, as an industrial/manufacturing building spans what would have been the Public Right-of-Way adjacent to Colorado Avenue and the Exposition light rail. The project site is currently used as a vehicle towing facility and is surrounded by a variety of commercial and light industrial uses along Euclid Street and surrounding neighborhood.

Analysis

Building Design/Architectural Concept

The project is configured in two main linear building forms, one glassy and the other more solid, oriented east west, connected by a two-story “bridge” element across a linear court. As part of the glassy linear form, a smaller “glass box” is highlighted facing Euclid. There is substantial open space in the linear court and around the glass box element with an active roof deck.

Site Planning and Landscape Design

As mentioned above, the building is broken up into two linear forms connected by a 2-story glass bridge element. There is significant amount of open space, in the linear court, adjacent to Euclid street in front of the glassy/southern building form, and a roof terrace. The landscape concept appears as linear areas of planting, such as along the Euclid frontage and against the southern property line, along the walls of the linear court, and along the building frontage at the alley, among others.

The use of linear bank planting expresses a clear concept that amplifies the building and site concept. Some plant choices, while artfully chosen may convey a somewhat unfriendly environment. For example, the choice of ‘Fence Post Cactus’ (*Pachycereus Marginatus*) along the Euclid frontage appears to create a visual wall that appears unfriendly. Additionally, the linear planting along the edges of the court may result in the court as primarily circulation space rather than a place of interaction. The Board may wish to discuss the plant types and configuration indicated in the concept plans, and if there are recommendations to further enhance the project and appearance from the street.

Mass and Scale

The surrounding context consists of older and refurbished buildings ranging from one- to two-story commercial, office and industrial buildings. As the building is broken into two main linear forms, with a glass box highlighted in the lighter form, the massing composition demonstrates a clear idea while paying homage to the light industrial history of the area. To that end, the proposed building, although taller, is more similar in mass and scale to the newer and proposed buildings in the area. The approach to create two linear building forms with a court in the center is an addition that will serve to enhance the area.

Design, Details and Materials

The proposed material palette includes modern finishes such as steel windows and railings throughout, as well as raked and scratch coat stucco that will serve to provide the project with interesting textural surfaces. The steel windows and railings seem important to the design gestalt, and as the project develops consideration should be given to the

detailing of the windows and storefront. The Board may wish to advise on details of the “glass box” and various roof conditions to ensure proper implementation of the modern design.

Potential Impact on Historic Resources

The subject property is not listed on the City’s Historic Resources Inventory. Demolition of the existing building on site was reviewed by the Landmarks Commission and the 75-day waiting period has ended.

DISCUSSION

The proposal appears to have a clear architectural concept with ample outdoor space, and materials and details that are reminiscent of the light industrial origins of the district. The Board may wish to consider the relationship to the street, recommendations for details and materials for the modern expression and if the landscape design could be further enhanced, particularly in the ground floor open space.

Staff suggests that the Board may wish to also consider the following with regards to design:

- Does the project have a clear architectural concept?
- Is the architectural concept sufficiently expressed around the building?
- Does the use of materials create an integrated approach that enhances the design concept?
- Do all the design elements work well together to enhance the project design?
- Does the landscape design enhance the relationship to the street?
- Does the courtyard and open space configuration at the street level contribute to a social/interactive space?
- Does the design of the ground floor promote connectivity and pedestrian activity?
- What recommendations for materials and details could further enhance the project design and implementation?

Attachments

- A. Applicant’s Submittal Material