



Item #7

DATE ISSUED: July 5, 2016

ATTENTION: Design Review Committee
Meeting of July 13, 2016

SUBJECT: Park & Market (block bounded by Park Boulevard, Eleventh Avenue, Market and G streets) – Preliminary Design Review – East Village Neighborhood of the Downtown Community Plan Area

STAFF CONTACT: Christian Svensk, Senior Planner

STAFF RECOMMENDATION: That the Design Review Committee (“Committee”) receives a presentation on the preliminary design proposal for the Park & Market project (“Project”) and provides direction to staff and the Project applicant on potential design issues.

This is a Process 5 application due to the public right-of-way (ROW) vacation request, which requires a public hearing before the City Council (“Council”) whose decision is final.

SUMMARY: Holland Partner Group (“Applicant”) is requesting approval for Design Review and Centre City Development Permit/Site Development Permit (CCDP/SDP/ROW Vacation) No. 2016-15 for the construction of a 34-story (approximately 360-foot tall) mixed-use development located on an approximately 54,600 square-foot (SF) site on the block bounded by Park Boulevard, Eleventh Avenue, Market and G streets in the East Village neighborhood of the Downtown Community Plan (DCP) area (“Downtown”). The Project is comprised of approximately 427 residential dwelling units (DU), 51,260 SF of office space, 22,641 of retail space and 478 automobile parking spaces. Twenty percent of the project’s total DU will be restricted for very low-income tenants.

FISCAL CONSIDERATIONS: Under the Downtown Public Facilities Financing Plan, the Project will pay Development Impact Fees (DIF) to fund its fair share of new park, fire station, and traffic circulation improvements in the DCP area. The DIF for this Project is estimated to be \$3,986,325.

ECONOMIC IMPACTS: It is estimated that the Project will generate approximately 514 construction jobs and 203 permanent jobs. As of December 31, 2015, approximately 79,930 construction jobs and 28,000 permanent jobs have been generated Downtown as a result of redevelopment activities.

DOWNTOWN COMMUNITY PLANNING COUNCIL: The Pre-Design Subcommittee of the Downtown Community Planning Council (DCPC) will review the Project at its meeting on July 12, 2016. Staff will provide an oral summary of the review at the Committee meeting.

OTHER RECOMMENDATIONS: None at this time.

DEVELOPMENT TEAM

ROLE	FIRM / CONTACT	OWNERSHIP
Applicant	Holland Partner Group / Brent Schertzer	See Attachment A (Privately Owned)
Property Owner	City of San Diego David Graham	City of San Diego
Architect	Carrier Johnson / Duane Hagewood	Michael Johnson, Gordon Carrier Carrier Johnson Employees (Minor Interest)

BACKGROUND

On December 5, 2013, Civic San Diego (“CivicSD”) issued a Request for Qualifications and Proposals (RFP/Q) for the Project site. The RFQ/P sought well-qualified development teams for the opportunity to enter into a public/private partnership with the City for the development of the Park & Market site, an asset of the Successor Housing Entity. The RFP included the following requirements for each proposal:

- Minimum of 200 DU;
- Minimum 15% of the total residential units restricted as affordable and available for low- and moderate-income households provided on-site;
- Minimum of 5% of DU three bedroom;
- Minimum of 50,000 SF of office area;
- Minimum of 10% Urban Open Space based on site area;
- Minimum of 300-foot high tower;
- Minimum of CalGreen Tier II or LEED Silver; and,
- Retain and maintain the existing Portland Loo public restroom or construct one male and one female restroom to be operational 24 hours a day, 365 days a year.

A selection committee selected the Applicant/Project as a result of the RFP/Q process in May 2015. Subsequently, the City Council approved the Exclusive Negotiation Agreement in October 2015 between the City as Housing Successor Agency and the Applicant that allows negotiations towards a Development and Disposition Agreement (DDA). The proposed permit requests are a separate decision process from the DDA process. The DDA containing the Project’s final details will be reviewed by the CivicSD Board and will ultimately require City Council approval.

DISCUSSION

Neighborhood Context

The East Village neighborhood will build out into an eclectic residential and mixed-use community with a diverse spectrum of users. Currently it consists of commercial, warehouse,

light industrial, educational, and residential uses. The resident population is projected to be 46,000 people. East Village Green, a four-acre park, will be located two blocks to the east of the proposed project, on the blocks bound by 13th, F, 15th and G streets.

Applicable DCP Goals

The character of East Village will be transformed under the DCP. The East Village is slated to have the highest residential intensities with accompanying retail, commercial and open space amenities. DCP goals and policies applicable to this project site include the following:

- 3.1-G-2 Provide for an overall balance of uses – employment, residential, cultural, government, and destination – as well as a full compendium of amenities and services.
- 3.5-G-2 Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them.
- 3.3-G-1 Provide a range of housing opportunities suitable for urban environments and accommodating a diverse population.
- 3.4-G-1 Continue to promote the production of affordable housing in all of downtown's neighborhoods and districts.
- 3.4-G-3 Increase the supply of rental housing affordable to low income persons.
- 6.5-G-2 Reinforce the evolving high-intensity Market Street corridor.

SITE DESCRIPTION

The Project is located on an approximately 54,600 SF site on the block bounded by Park Boulevard, Eleventh Avenue, Market and G streets. The total site area includes the additional area to be obtained from a public right-of-way vacation discussed later in the report. The site slopes down approximately four feet in either direction from the corner of Park Boulevard and G Street. The site is currently used as a surface parking lot, and "Quartyard," a public space consisting of temporarily installed shipping containers housing food and beverage uses, a stage for live performances and an off-leash dog area. Additionally, the vacant Remmen House, a designated local historic resource (circa 1907, HRB SR 426), is located on the northeast corner of the site. Surrounding land uses include:

- North – parking lot; low-rise and mid-rise residential, low-rise educational facilities
- East – mid-rise residential and low-rise commercial
- South – mid-rise residential
- West – low-rise commercial and mid-rise residential

The project site is in the Employment/Residential Mixed-Use (ER) land use district. This designation aims to create synergies between educational institutions and residential neighborhoods, and provide a transition between the Core district and residential neighborhoods. A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational, and medical facilities.

The Project site is subject to multiple overlay zones. The Public Park Sun Access Overlay for the aforementioned East Village Green Park restricts the maximum height limit of the tower on the site to between 300 and 400 feet per Figure M of the CCPDO. As proposed, the tower at its maximum height of 361'-8" feet will not violate this height limit.

The Commercial Street (CS) Overlay applies to Market Street and Park Boulevard. The CS Overlay requires active commercial uses along 60% of the Market Street frontage and 40% of the Park Boulevard frontage. The Limited Vehicle Access (LVA) Overlay applies to Market and G streets as well as Park Boulevard. The LVA Overlay prohibits curb cuts on these frontages unless driveway access is not feasible on adjacent streets due to lot size, lot configuration, or other significant factors. The Project's driveways are all located on Eleventh Avenue.

The Base Maximum Floor Area Ratio (FAR) is 6.0, with a maximum allowable FAR with Bonuses of 10.0. With affordable housing the maximum allowable is 12.1. The applicant is utilizing the following four Bonus Programs to increase the FAR to 10.3:

1. Affordable Housing: 20% of units to be affordable for additional 2.1 FAR (114,660 SF)
2. Urban Open Space: 10% of the site to be publically accessible open space for 0.5 FAR (27,300 SF)
3. Three Bedroom: minimum 10% of units to be three bedroom for 1.0 FAR (54,600 SF)
4. Green Building: Project to be LEED Silver, for 1.0 FAR (54,600 SF).

PROJECT DESCRIPTION

This Project proposes the construction of a 34-story residential tower, a four-story office building, and a one-story retail building (approximately 360 feet, 65 feet and 20 feet tall, respectively). The project contains 427 DUs (342 market-rate apartments and 85 affordable units); approximately 51,260 SF of office space; approximately 22,641 SF retail space and 478 code compliant automobile parking spaces in four subterranean levels. There is a total of 5,500 SF of public Urban Open Space. Other common spaces that provide limited public access are a 3,198 SF amphitheater and a 5,000 SF upper terrace overlooking the public plaza. For residents there is a total of 6,000 SF of private, common space. The following is a summary of the Project:

Site Area	54,600 SF								
Base Minimum FAR	3.5								
Base Maximum FAR	6.0								
Maximum FAR with Amenity Bonuses	10.0								
Maximum FAR with Affordable Housing Bonus	12.1								
Proposed FAR	10.3								
FAR Bonuses Proposed	<table> <tr> <td>Affordable Housing</td><td>2.1</td></tr> <tr> <td>Urban Open Space</td><td>0.5</td></tr> <tr> <td>Three Bedroom Units</td><td>1.0</td></tr> <tr> <td>Green Building/LEED</td><td>1.0</td></tr> </table>	Affordable Housing	2.1	Urban Open Space	0.5	Three Bedroom Units	1.0	Green Building/LEED	1.0
Affordable Housing	2.1								
Urban Open Space	0.5								
Three Bedroom Units	1.0								
Green Building/LEED	1.0								
Above Grade Gross Floor Area	562,256 SF								
Density	361 DU per acre								
Stories / Height	1-4-34 stories / 20-65-360 feet								

Amount of Commercial Space	22,641 SF
Amount of Office Space	51,260 SF
Housing Unit and Bedroom Count /Average Size	<u>#</u> <u>Range</u> <u>Average</u>
Total Number of Housing Units	427
Studios	102 536 - 587 SF 567 SF
1 Bedroom	153 676 - 1063 SF 760 SF
2 Bedroom	127 1107 - 2700 SF 1318 SF
3 Bedroom	45 1356-1378 SF 1364 SF
Number of Units to be Demolished	N/A
Number of Buildings over 45 Years Old	1 (Remmen House to be relocated on site)
Inclusionary Affordable Housing Compliance	85 DU on-site (20% of total DU restricted to <50% AMI)
Automobile Parking	
Market Residential (Required / Proposed)	257 (0.5 per BR ¹) / 412
Affordable Residential (Required / Proposed)	66 (0.5 per BR ¹) / 66
Retail (Required / Proposed)	0 (exempt < 30,000 net SF) / 0
Office (Required / Proposed)	<u>51 / 51</u>
Total	374 / 478 ²
Motorcycle Parking (Required / Proposed)	21 (1 per 20 DU) / 21
Bicycle Parking (Required / Proposed)	85 (1 per 5 DU) / 87
Common Indoor Space	
Required	500 SF
Proposed	3,979 SF
Common Outdoor Open Space	
Required	5,460 SF
Proposed	5,500 SF
Private Open Space (Balconies and Decks)	
Required	50% of DU (with 40 SF minimum)
Proposed	63% of DU
Pet Open Space	
Required	200 SF
Proposed	215 SF
Residential Storage	240 cubic feet per DU
Assessor's Parcel Nos.	535-134-07
Sustainability	LEED Silver

1. Required minimum parking ratio for projects utilizing the State Density Bonus Law, as amended by AB 744.

2. There are a total of 478 code compliant parking spaces with 135 tandem spaces for a total of 613 spaces.

PERMITS REQUIRED

- CCDP with Design Review approval by the CivicSD Board for construction of more than 50 DU, 100,000 SF of gross floor area, and 85 feet in height.

- SDP for the relocation of a designated historical resource; and,
- Street vacation of 10 feet along the Park Boulevard frontage.

Per SDMC Section 112.0103, when an Applicant applies for more than one permit for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision-maker. The decision-maker shall act on the consolidated application at the highest level of authority for that development, and the findings required for approval of each permit shall be considered individually. The decision-maker for this Project will be the City Council under a Process 5 review.

PRELIMINARY DESIGN REVIEW

The full-block project is comprised of four basic components of varying masses that are configured around a public open space (plaza): a 34-story residential tower along Eleventh Avenue; a four-story office building along Market Street; a one-story retail building along Park Boulevard; and, the historic Remmen House at the corner of Park Boulevard and G Street. The Remmen House is to be retained on site (temporarily relocated off-site to allow for the construction of the underground parking garage), but would be rotated to front onto Park Boulevard and moved slightly to the east in order to increase its separation from the residential tower. The overall building massing and orientation is focused on the central public plaza. Additionally, the siting and narrow east/west dimension of the tower along Eleventh Avenue accommodates the Park Sun Access height limit. Four levels of below-grade parking are accessed from a mid-block driveway along Eleventh Avenue. Two loading bays are located at the grade level, which are enclosed within the garage.

The following design analysis is based on each of the four buildings and the public open space.

Residential Tower

The Applicant has stated that the concept for the design of the tower is to present two simple, adjoined planes, one facing east into the East Village past Park Boulevard and one facing west towards the Downtown core. The concept behind plane's exterior is to respond to the different neighborhoods they overlook. As such, they utilize different materials and fenestration patterns. The main design issues with the tower involve the overall massing/shape, the architectural fenestration, and the relationship of the tower mass to the ground level.

The Centre City Planned District Ordinance (CCPDO) requires that the upper 20% of a tower shall achieve an articulated form and composition using architectural techniques as described in the Downtown Design Guidelines (DDG), which provide specific design criteria for towers (Attachment C). Generally, towers are encouraged to create a graceful transition to the sky and avoid a cut-off, flat-top appearance through the means of architectural techniques such as layering, material changes, fenestration pattern variation and/or physical setbacks. Actual reductions of floor areas and/or recessed balconies can assist this composition goal, but are not required. In addition, the DDG states that all tower facades should include a variety of fenestration and material patterns to create visual interest and avoid the appearance of a repeated

single floor extrusion. Building facades more than 100 feet in width should consider the use of plane offsets and material changes to create shadows and relief.

The 360-foot tall tower is approximately 165 feet long (north/south dimension) by 80-feet wide (east/west dimension), forming an almost perfectly rectangular shape. The roofline of the main tower mass is essentially flat, with the outdoor roof deck, indoor amenity space, and mechanical equipment enclosure situated on top. Given the 34 stories of the tower, these roof-top features do not constitute 20% of the tower nor make a significant contribution to articulating the top of the tower given the shape and mostly uniform fenestration of the tower facades.

Staff had requested more detailed information on the window wall systems proposed for the tower, which is provided on Sheet 42 of the drawings, including images of similar systems. The east tower facade is composed of dark gray metal panels and a light-green tinted glass while the west tower facade is composed of a silver metal panel with light-blue tinted glass. Both facades utilize a sophisticated window wall system that will be very attractive.

On the east facade, the repetitive grid system is interrupted by two rows of stacked projecting balconies in the center of the facade. The symmetrical balcony arrangement makes them appear affixed to the facade, rather than integrated into a substantial plane or fenestration change encouraged by the DDG. On the west facade, a series of extended balconies form an element along the southern half of the tower that represents a significant design element to break up its facade. In addition, the upper three floors change the fenestration through the use of recessed balconies and there is a notch at the southern end of the tower top that accommodates the roof deck. Both facades contain multi-story recessed glass facade elements at the southern end of the lower floors which contain common areas for the residents.

The other design issue with the towers is that each facade is a significant mass that rests on a single-story, 15-foot tall recessed base. This proportion appears awkward and the DDG encourages some elements of the towers to integrate with the base facades to avoid the appearance of towers isolated both from the street and their own bases.

The Committee has recently commented on “flat roof” or “cut-off” tops of proposed towers, and given the length of the east and west tower facades, staff expressed to the Applicant that the current design is inconsistent with the DDG in regards to the sections described above. Staff is currently working with the Applicant on these design issues. After discussions with the Applicant, further articulation to the facade has been introduced; however, changes have not been made to the overall massing of the tower. The Applicant is seeking initial design feedback from the Committee before the summer recess, therefore the Project is being brought forward as revised drawings and renderings were not able to be completed in time for distribution. However, the Applicant and architect will be presenting drawings at the meeting in response to staff comments to date.

The ground floor uses for the tower are an expansive lobby area primarily oriented onto G Street and three residential townhouses along Eleventh Avenue. The lobby has a substantial portion that faces the interior public plaza as well as a smaller portion that wraps onto Eleventh Avenue. South of the townhouses is a metal-paneled area containing utility rooms, which are adjacent to

an approximately 45-foot wide garage entry that leads to the underground parking garage and the two at-grade loading areas. Overall, given the Limited Vehicle Access Overlay on all the other streets that surround the site, this consolidated utility and driveway area along Eleventh Avenue is necessary; however, staff has requested that these areas be further evaluated to reduce the visual impact through the use of articulation and minimizing the height and width of the garage openings.

Office Building

The office building presents a completely uniform streetwall along Market Street with a well-proportioned and dramatic stretch of storefront glazing at street level that wraps both corners onto Eleventh Avenue and Park Boulevard. Market Street is a designated Commercial Street requiring 60% active use and the proposed design exceeds this standard. An off-set pattern of vertical rail columns softens the upper floors of the inherently horizontal nature of this 172-foot wide by 65-foot high building. Staff would suggest that the lack of a defined office lobby entrance should be addressed, as the DDG recommends that lobbies be demarcated as standout architectural features of buildings.

Retail Building

The 20-foot tall, single-story retail building along Park Boulevard appears as a seamless extension of the office building's ground floor and uses the same storefront glazing. This streetwall has been kept intentionally lower than the minimum 45-foot height typically required in order to integrate a roof-top open space area with the amphitheater and urban plaza that are central to the project as described below.

Remmen House

As mentioned, the proposed rotation of the Remmen House will change its orientation from G Street, a busy auto thoroughfare, onto the pedestrian-friendly Park Boulevard. The Remmen House is currently slated to be utilized as a restaurant with outdoor seating that will further activate this area.

Urban Open Space

Adjacent to the Remmen House, the project proposes a 5,500 SF at-grade Urban Open Space oriented along Park Boulevard, but which is also connected to G Street between the Remmen House and the residential tower. This public plaza will include enhanced paving, fixed and moveable seating, and landscaping. The at-grade plaza engages with a stepped amphitheater in the middle of the site that leads up to an open space area atop the retail building (as well as the private residential open space including the pool area). While the amphitheater and upper plaza are envisioned to be open to the public during specific time periods, they are not required public open space. The terraced amphitheater faces a patio/stage that abuts the interior elevation of the Remmen House. Also included are native landscaped areas, terraces, a movie screen, and seating areas which are detailed in the attached plans (Sheets 14 and 44) and Architectural Narrative (Attachment B). Overall, staff feels that the plaza's design concept is successfully achieved

through the creation of a visually interesting and varied, multi-level outdoor space of distinct but inter-connected sub-spaces.

Park Boulevard

Under the recently adopted Downtown San Diego Mobility Plan, Park Boulevard between E and K streets will be closed to vehicular traffic and the single southbound lane will be converted into a two-way cycle track (with a minor design deviation between Market Street and Island Avenue to the south of the Project). This will eliminate access to the existing angled parking spaces along this site. The Applicant has therefore designed a wider public sidewalk with a double row of trees that interconnects with the public plaza to create an attractive, unique public environment along this important street. In order to accommodate the proposed relocation of the Remman House, the Applicant is requesting a 10-foot street right-of-way vacation along this Park Boulevard frontage which staff supports as it accommodates the historic building, provides a logical transition of building frontages along this street between the blocks to the north and south, and maintains a widened sidewalk area along the frontage. Twenty-eight feet of ROW were dedicated along this street frontage when the Trolley and street improvements were constructed over 15 years ago, resulting in a substandard width block.

California State Density Bonus Law

By providing 20% of the total number of units at very-low-income [income less than 50% area median income (AMI)], this project qualifies for the California State Density Bonus Law provisions which at this level of affordability include a 35% density bonus, three incentives and a reduced parking ratio of .5 space per bedroom that applies to the entire project. The purpose of the Bonus Law is to incentivize developers to provide affordable housing and reduce the burden of providing costly parking in areas served by transit.

Per the SDMC Section 143.0740, the applicant is requesting the three incentives be used for the three deviations requested by the project. The section states that an incentive can mean a deviation to a development regulation. The Section further states that:

“Upon an applicant’s request, development that meets the applicable requirements of Sections 143.0720 and 143.0725 shall be entitled to incentives pursuant to Section 143.0740 unless the City makes the a written finding of denial based on substantial evidence, of any of the following:

(A) The incentive is not required in order to provide for affordable housing costs, as defined in California Health and Safety Code Sections 50052.5 and 50053;

(B) The incentive would have a specific adverse impact upon public health and safety as defined in Government Code section 65589.5, the physical environment, including environmentally sensitive lands, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low income and moderate income households;

(C) The incentive would be contrary to state or federal law. Requested incentives shall be analyzed in compliance with the California Environmental Quality Act as set forth in Chapter 12, Article 8, and no incentive shall be granted without such compliance;"

Furthermore the section states that:

(3) The decision process for a development requesting an incentive shall be the same decision process that would be required if the incentive were not part of the development proposal.

Thus, if the findings for applicable sections A-C above cannot be made, the incentives must be granted under State Law and the permit processed as if the deviations were not incurred. That said, the applicant is requesting the incentives for the following deviations:

1. CCPDO 156.0310(d)(1)(D) Minimum Streetwall Height of 45 feet. The Applicant is requesting a height of approximately 20 feet for a length of 103 feet along Park Boulevard for the retail building which accommodates additional open space closer to grade.
2. CCPDO 156.0313(l)(2) Vehicular Access curb cuts may not exceed 30 feet in width. The applicant is proposing a 45-foot curb cut in order to accommodate the turning radius of large trucks that will be delivering products to the mix of uses within the full-block project.
3. CCPDO 156.0310(e). Ground-Floor Height of 12 feet for residential uses. The height of the ground floor residential units along Eleventh Avenue is 10 feet.

DESIGN ISSUES AND CONSIDERATIONS

Staff is seeking direction from the Committee on the following design-related items:

- Is the overall design of the project an adequate and thoughtful response to its immediate environs of East Village?
- Does the tower provide a distinctive and attractive addition to the City's skyline?
- Does the tower's shape and architectural design meet the DDG?
- Does the upper tower design meet the intent of the DDG?
- Should the tower be better integrated with the ground floor and street frontages?
- Should the Eleventh Avenue frontage of driveways and utility rooms be further evaluated to create a better pedestrian experience?

- Should the office building lobby be better defined and enhanced?
- Does the open space design provide for a thoughtful and enhanced public experience?


ENVIRONMENTAL REVIEW


Development within the DCP is covered under the FEIR for the San Diego DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the Former Redevelopment Agency ("Former Agency") and City Council ("Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-0F510), August 3, 2010 (Former Agency Resolution R-04544) and certified by Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R-309115). The FEIR is a "Program EIR" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. An FEIR Consistency Evaluation ("Evaluation") will be prepared in accordance with suggested best practices outlined in CEQA Guidelines Section 15168. If the Evaluation concludes that the environmental impacts of the project were adequately addressed in the FEIR and that the project is within the scope of the development program described in the FEIR, no further environmental documentation will be required under CEQA.

CONCLUSION

Staff recommends that the Committee reviews and provides comments on the preliminary design for the Project, and provides direction to staff and the Applicant on the potential design issues discussed in this report.

Respectfully submitted,


Christian Svensk
Senior Planner



Brad Richter
Assistant Vice President, Planning

Concurred by:


Reese A. Jarrett
President

Attachments: A – Ownership Disclosure Statements
B – Architectural Narrative (provided by Applicant)
C – Downtown Design Guidelines
 Section 4.4.4
 Section 4.5.1
 Section 4.5.3
 Section 4.5.4
 Section 4.5.7

Basic Concept/Schematic Drawings dated June 03, 2016

	<h2>Ownership Disclosure Statement</h2>
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Approval Type: Check appropriate boxes for type of approval(s) requested:

- | | | |
|--|--|--|
| <input type="checkbox"/> Limited Use Approval | <input type="checkbox"/> Neighborhood Development Permit | <input checked="" type="checkbox"/> Centre City Development Permit |
| <input type="checkbox"/> Temporary Use Permit | <input checked="" type="checkbox"/> Planned Development Permit | <input type="checkbox"/> Gaslamp Quarter Development Permit |
| <input type="checkbox"/> Neighborhood Use Permit | <input checked="" type="checkbox"/> Site Development Permit | <input type="checkbox"/> Marina Development Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> Other: _____ |

Project Title: Park & Market

Project Address: Market Street, Park Boulevard, G Street, 11th Avenue - entire block

Assessor Parcel Number(s): 535-134-14

Part 1 – To be completed by property owner when property is held by individual(s)

By signing this Ownership Disclosure Statement, the property owner(s) acknowledges that an application for a permit, map, or other matter, as identified above, will be filed with Civic San Diego on the premises that is the subject of the application, with the intent to record an encumbrance against the property or properties. List below the owner(s) and tenant(s) (if applicable) of the above referenced property or properties; all subject properties must be included. The list must include the names and addresses of all persons who have an interest in the property or properties, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property or properties). Original signatures are required from at least one property owner for each subject property. Attach additional pages if needed. Note: The Applicant is responsible for notifying the Project Planner of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Planner at least thirty days prior to any public hearing on the subject property or properties. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached: ☐ Yes ☐ No

Name of Individual (type or print):

Assessor Parcel Number(s): _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____

E-mail: _____

Signature: _____

Date: _____

Name of Individual (type or print):

Assessor Parcel Number(s): _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____

E-mail: _____

Signature: _____

Date: _____

Project Title: Park & Market**Part 3 – To be completed by all other financially interested parties**

List below the names, titles, and addresses of all financially interested parties and state the type of financial interest (e.g., applicant, architect, lead design/engineering professional). Original signatures are required from at least one individual, corporate officer, and/or partner with a financial interest in the application for a permit, map, or other matter, as identified above. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Planner of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Planner at least thirty days prior to any public hearing on the subject property or properties. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached: ☒ Yes ☐ No

Name of Individual (type or print):

☐ Applicant ☐ Architect ☐ Other _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____

E-mail: _____

Signature: _____

Date: _____

Corporation/Partnership Name (type or print):

HPG Park & Market, LLC☐ Corporation ☒ LLC ☐ Partnership
☒ Applicant ☐ Architect ☐ Other _____

Street Address: _____

1111 Main Street, Suite 700City/State/Zip Code: Vancouver, WA 98660Thomas D. Warren

Name of Corporate Officer/Partner (type or print):

Authorized Signatory

Title: _____

206-465-4569

Phone Number: _____

E-mail: twarren@hollandpartnersgroup.com[Signature] JUNE 9, 2016

Signature: _____

Date: _____

Name of Individual (type or print):

☐ Applicant ☐ Architect ☐ Other _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____

E-mail: _____

Signature: _____

Date: _____

Corporation/Partnership Name (type or print):

CARRIER JOHNSON, INC.☐ Corporation ☐ LLC ☐ Partnership
☐ Applicant ☒ Architect ☐ Other _____

Street Address: _____

1301 THIRD AVE.

City/State/Zip Code: _____

SAN DIEGO, CA. 92101

Name of Corporate Officer/Partner (type or print):

VINCENT MUDD

Title: _____

MANAGING PRINCIPAL

Phone Number: _____

619-239-2353

E-mail: _____

vem@carrierjohnson.com

Signature: _____

Date: _____

Vincent Mudd 6/14/2016

Park & Market

Holland Partner Group (Clyde Holland Partners, LLC)

Clyde P. Holland, Jr.

HPG Park & Market, LLC

Holland Partner Group Management, Inc.

Clyde P. Holland, Jr.

Rena Holland

Dennis Allen

Mark Bates

Robert Coppess

Tony D'Alto

Jeffery J. Dickerson

Sam Giannini

Mike Grippi

Joel S. Kaplan

Tom Parsons

Reed Ruck

Judy Schneider

Thomas D. Warren

John Wayland

CARRIER JOHNSON
EMPLOYEE CENSUS
AS OF DECEMBER 31, 2014

Name
Aftahi, Niknaz
Aiken, James
Al Bezer, Nasri
Ameen, Farooq
Amott, Alena
Andrade, Aaron H
Angel-McDonald, Jackie
Asad, Lina
Avila, Nicole M.
Bartelt, Jennifer L.
Barry, Allison
Baum, Elizabeth A.
Baumberger, Elisabeth A.
Beck, John
Belsey, Kathryn
Berg, Marianne
Bertolizio-Redhead, Valentina
Bianco-McKay, Brigit
Bissonnette, Viveca
Blackerby, Karen L.
Blair, Cindy
Blankenship, Din
Brem, Ryan
Bretana, Anne
Brown, Dennis M.
Brown-Spidell, Yolanda
Buckley, Stacy A.
Burke, Megan M.
Burton, Toren
Butler, Elizabeth
Byers, Kristine M.
Calderon, Veronica
Cardosa, Jose
Carrier, Gordon R.
Carroll, Eric A.
Carroll, Holly
Chard, Katee
Cassidy Sabo, Jill
Causey, Jeffrey B.
Cheek, Sarah M.
Combrink, Mathew M.
Comianos, Maha B.
Cramer, Randall P.
Cordelle, Patrick
Cross, Tamela
Davis, Jennifer
Davis, Jerrud O.
DiPalo, Greg
Ditomaso, Deborah I.
Doman, Julie E.
Echols, Leatrice
Edell, Matthew
Engles, Melissa
Escala, Claudia
Farahpovr, Behnam
Ferretti, Danette M.
Fox, Michelle
Frewin, Indre
Fromson, Stuart
Gaines, Jeffrey T.
Gatley, Lauren
Gause, Gregory J.
George, Daphne
Georgescu, Daniela
Georgeson, Scott
Ginn, Dennis
Gomes, Ana
Gonzalez, David C.
Gooden, Dennise K.
Goodwill, Thomas
Goodwin, Ryan

Grant, Gavin
Gray, Katherine E.
Gresseth, John L.
Grove, Mathew L.
Grundy, Meghan P.
Gutierrez, Alejandro
Gutierrez, Abe
Haack, Jr. Jeffrey L.
Haines, Morgan S.
Hagewood, Duane
Hamilton, Matthew S
Hipolite, Gary T.
Hoffman, Michael J.
Holakiewicz, Edward M.
Holakiewicz, Brandon M.
Hultgren, Carey E.
Jetzer, Barbara L.
Johnson, Michael C.
Johnson, Toni M.
Jones, LeRoyal
Jones, Stephen L.
Jones, Sabrina L.
Jurgensen, Scott D.
Kabiljo Hawley, Rina
Kalla, Kenneth A.
Kataoka, David
Ke, David
Kearney, Paul H.
Kelly, Trent
Khoury, Sami
Kim, Sandee S
Kress, Kerrie
Krumdleck, Kevin L.
Kubikova, Magdalena
Kung-Kellerer, Allison M.
LaBarre, Michael
Landau, Jennifer C.
Landry, Frank A.
Lantz, Charlotte L.
Latimer, Bryron
Lawrence, Debra L.
Li, Ran
Lloyd, Corinne D.
Lopez, Alberto N.
Lopez, Maria
Loxsom, Mark D.
Lyons, Christina M.
Mahon, Patrick
Mannion, Christina
Marr, Kristin R.
Mariscal, Alejandro
Martinez, John
Marzolf, Jacob F.
McCollum, Thomas R.
McCormick, Tamara
McCulley, John R.
Meloncelli, Massimo
Mendez, Carlos
Michajlenko, Andrew A.
Mikusky, Patrick
Mitome, Kathleen
Mudd, Vincent
Nagabayashi, Kiyomi
Navarro, Victor
Nay, Mark R.
Noll, Kelly K.
Nova-Acosta, Ana
Ojacastro, William D.
Ogorzalek, David
Osgood, Gwen
Oyakawa, Daniel N.
Parrett, Lyndi M.
Pathare, Atul
Partida, Sergio E.
Peterson, Kyle
Phan, Man V.
Phipps, Kellie A.
Piazza, Vicky J.
Pipal, Phillip G.
Pletkovic, Michelle M.
Polk, Edward G.
Prinzivalli, Onofrio
Pulido, Gabrielan A.
Randlett, Brian W.
Rawlings, Jeanne P.
Reynolds, Lori A.
Rich, Jeremy L.
Richards, Austin
Riggin, Michael
Robinson, Daniel
Rocha, Anemarie H.
Rodak, Alexander R.
Roe, Christopher J.
Rooney, John C.
Rosania, Rebecca
Rowley, Shella
Santo, Noelle W.
Santos, Ernesto M.
Schrader, Steven T.
Schwartz, Zoher
Scott, Tracey
Seelenbacher, Robert P.
Seto, Kristopher S.
Shonkwiler, Gerald W.
Silva, Josefina
Smith, Daniel F.
Smith, Robert
Stanovich-Reed, Charlene B.
Stonehouse, Michael
Swengel, Jennifer A.
Touhey, Christopher
Treadwell, Barbara E.
Tullis, R. Brett
Van, Vinh T.
Varela, Ray
Vazquez, Viviana
Vines, Jessica
Von Kronburg, Joachim Paul
Walker, Monica V.
Ward, Michael A.
Wang, Jun
Whitman, Ann
Wolden, Frank A.
Yamamoto, Akiko H.
Yang, Julie
Yeung, Vinnie
Yohannes, Feben
Yuan, Benjamin C.
Zecchin, Suzanne
Zimmer, Dawn L.
Zirkle, Robert T.
Zubiate, Hermelinda
Bacon, Kristine
Beck, David
Brion, Lena
Cheng, Renee
Crandall, Paula
Driscoll, Robert
Gonzalez, Dina
Kenney, Sarah
Lipsey, Edward
Lyman, Lori
Nastopka, Katherine
Sandoval, Carlos
Seyler, Laura
Vargas Cruz, Francisco
Williams, Rhys
Woolsey Ericson, Kristine

Park and Market

Architectural Narrative

The Park and Market site is located within the center of the East Village community, along Park Boulevard, one of the most evolved streets in Downtown San Diego. Park Boulevard is treated as a ceremonial street, visually and physically linking the Balboa Park to the bay, and was used as the starting point for the architect's urban design approach. The program of this site plays an important role in neighborhood integration, proposing a mixed-use development with distinct high-quality assemblies of buildings and amenities that reflect the unique characters within the area. These characters are important in holding together the design of the buildings and the relationships with open spaces. Park Boulevard has been lined with pedestrian serving uses to activate the street, including the historic Remmen house at the 'G' street intersection. The storefront design is a composition of metal siding and aluminum storefront glazing, with large scale doors, allowing the tenants to open up to the existing widened sidewalk. The Remmen house is envisioned to be retrofitted for restaurant use with open seating areas within the plaza. The seating areas will be raised above the sidewalk, similar the raised foundation of the house. This accomplishes a distinct area for the guests with an overview of the pedestrian activities. The open storefront design, retrofit of the historic house, and public plaza help highlight Park Blvd. and create a significant mid-point on the Park to Bay link.

The open spaces on the site have been designed to not only have distinct individual roles, but are also interlaced together at multiply layers. Influenced by and encircling the existing Remmen house, the plaza has been placed on the corner of Park Blvd. and 'G' Street to celebrate the neighborhood and its moment in time of San Diego history. The corner plaza will serve as a gathering place for the public to use. The space will be activated by the surrounding residential and retail spaces and have enhanced hardscape, landscaping, seating areas, and lively lighting for evening events. The plaza transitions into a stepping amphitheater with the historic house as a backdrop to a framed screen, to be used for cultural and entertainment. This stepping area connects all the uses on site, including the residential pool deck, amenities, and the office space. The amphitheater will be poured in place concrete, forming a mix of steps and ramps for seating and circulation.

The 50,000 square foot office building has been placed on the south side of the site, aligning Market Street. The buildings facades are detailed to create a lower tower element with articulated curtainwall mullions. The patterning and varying depth of vertical fins provide visual interest and a dynamic façade element. The simple form of the building is composed of aluminum and glass, with a refined flush design. Above the office building is another layer of landscaped area, designed as an aesthetic element to surrounding buildings and a sustainable design feature.

The tower, located at corner of 11th Avenue and 'G' Street, takes on the responsibility of being a new icon within East Village. The buildings mass is made of two bars that gesture movement and separation at the top. The Bars are separated by offsetting plans that for balconies for the units. Above the bars break free of each other, one extends another 40 feet. This movement breaks down the massing of the building and a distinct skyline. This stepping allows the tower to fit within the sun access envelope requirement of the site. The East and West façade have been designed with extended balconies that add form to the buildings mass and address the sun exposure. The West façade is wrapped with continuous balconies that highlight the corner facing south. As the tower connects to the podium, the base is carved to form open space for the pool deck and outdoor amenities. This provides a portal connecting the open space to the street, and activating the street front. All the facades will be made of a floor to ceiling glazing system with metal trim that work together to create a multi-layered grid pattern with depth and fine detail. These forms and patterns craft a tower with elegance that adds to the city's skyline

Park & Market

Project Description:

The Park and Market site is located within the center of the East Village community, along Park Boulevard, one of the most evolved streets in Downtown San Diego. Park Boulevard is treated as a ceremonial street, visually and physically linking the Balboa Park to the bay, and was used as the starting point for the architect's urban design approach. The program of this site plays an important role in neighborhood integration, proposing a mixed-use development with distinct high-quality assemblies of buildings and amenities that reflect the unique characters within the area. These characters are important in holding together the design of the buildings and the relationships with open spaces. Park Boulevard has been lined with pedestrian serving uses to activate the street, including the historic Remmen house at the 'G' street intersection. The storefront design is a composition of metal siding and aluminum storefront glazing, with large scale doors, allowing the tenants to open up to the existing widened sidewalk. The Remmen house is envisioned to be retrofitted for restaurant use with open seating areas within the plaza. The seating areas will be raised above the sidewalk, similar the raised foundation of the house. This accomplishes a distinct area for the guests with an overview of the pedestrian activities. The open storefront design, retrofit of the historic house, and public plaza help highlight Park Blvd. and create a significant mid-point on the Park to Bay link.

Our Project includes the following components that total 1,166,300 square feet of development including the exterior rehabilitation of the historically designated Remmen House:

- Large size retail space located along Market Street between Park Blvd. and 11th, approximately 14,600 s.f.
- Commercial/Retail shops along Park Blvd. Approximately 3,000 s.f.
- Remmen House converted to retail use located along Park Blvd. and 'G' Street, 5,000 s.f.
- 4 story Office tower, 50,000 s.f.
- 34 story Residential tower, 480,000 s.f.
- 338 market rate apartments
- 85 affordable housing units
- 5,160 s.f. of Public Plaza (at the corner of 'G' Street & Park Blvd.)
- 3,000 s.f. amphitheater overlooking the Public Plaza
- 614 below-grade parking spaces

SAN DIEGO DOWNTOWN DESIGN GUIDELINES

4.4 Block Modulation and Building Massing

The modulation of a block and the massing of buildings significantly impact how the size of the building is perceived by a person at street level. By breaking up a large building into smaller masses, the building's apparent mass can be reduced, forming a more interesting block. Special attention should be paid to buildings that front onto the public realm, and to relationships between buildings.

4.4.1 Block Modulation

Guidelines

- **4.4.1.A** Full-block building developments should be broken up into distinct volumes that are in proportion to one another, while preserving the integrity of the building's design, and create transitions in bulk and scale. Repetitive elements or monolithic treatments that create a half- or full-block massing or appearance should be avoided.
- **4.4.1.B** In general, downtown blocks should be developed as multiple projects and/or buildings to enhance building variety and fine-grain character (special zones for large-footprint buildings are an exception). In the case of a full-block development, multiple architects could be involved to ensure variety of architectural expression.
- **4.4.1.C** To express variety, avoid monotony and distinguish different building volumes, building design should use a variety of color, material and texture.
- **4.4.1.D** Full-block, commercial high-rise development should not be held to the same above-stated policies but should consider the provision of at-grade public open spaces.
- **4.4.1.E** Tower form should be elegant and slender to allow for sunlight access and visibility of the sky from the street level.



Downtown blocks should be developed as multiple projects to enhance building variety and "fine grain" character. Above, San Diego, CA



To express variety, avoid monotony, and distinguish different building volumes, building design should employ a variety of color, material and texture. Above, Berkeley, CA.



Buildings should be elegant and slender in form to allow for sunlight access and visibility of the sky from the street level. Above, Vancouver, BC.

SAN DIEGO DOWNTOWN DESIGN GUIDELINES

4.5.3

Ground-Floor Residential Use

Guidelines

- **4.5.3.A** The ground floor of residential building facades should be articulated at regular increments to differentiate individual residential units from each other and from the overall massing of the building, to express a rhythm of individual units along the street.
- **4.5.3.B** Street walls containing ground floor residential units should be set back between 3 and 10 feet from any property line fronting a public street. Stoops and landscaping should be provided in this setback to provide a buffer between the sidewalk and the unit's living areas. At least 75 percent of ground floor units should have direct access from the street, and a maximum of two units may share a single stoop.
- **4.5.3.C** Ground-floor residential units should be raised between 18 to 42 inches above the adjacent sidewalk grade to provide an additional buffer.
- **4.5.3.D** A minimum of 25 percent of each street-facing ground-level residential unit between 3 and 12 feet above the sidewalk should possess clear, nonreflective windows. Windowsills should be no higher than 5 feet above the sidewalk level.
- **4.5.3.E** Fences and gates should be utilized within the setback area only if they demarcate private open space attached to a residential unit. Solid walls or fences should not exceed a height of 42 inches above grade. At-grade glass or railings (at least 80 percent open) may reach a height of 60 inches. Gates and railings located on stoops or raised patios should be transparent (clear glass or railings at least 80 percent open) and should not exceed 48 inches in height.
- **4.5.3.F** Each street-facing unit should be identified either on the door or the adjacent wall.



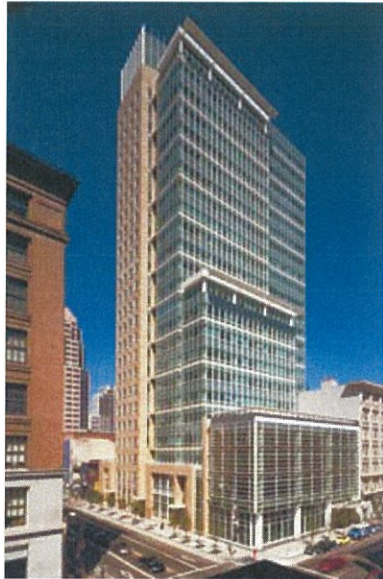
Ground-floor residential building facades should be articulated at regular intervals to differentiate individual residential units. Above, San Diego, CA



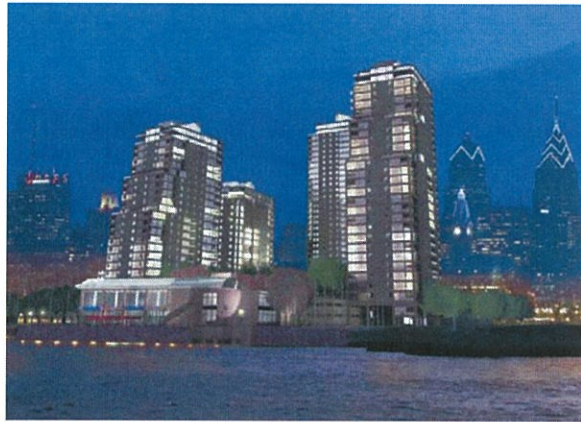
Front setback areas in residential projects should be landscaped. Above, San Diego, CA



Ground-level residential entrances should be visible and accessible from the sidewalk. Above, San Diego, CA



Buildings towers should employ a variation in massing and fenestration and material patterns to create visual interest. Above, San Francisco, CA



Multiple towers in one project should display variation in either form or elevation in order to prevent close similarity. Above, Philadelphia, PA



Building design should incorporate appropriate shading devices, balconies, projections and louvers.

4.5.4

Building Tower Design

Guidelines

- **4.5.4.A** All building façades of towers should include a variety of fenestration and material patterns to create visual interest and avoid the appearance of a repeated single floor extrusion. Building façades more than 100 feet in width should consider the use of plane offsets and material changes to create shadows and relief. Some elements of towers should integrate with, and extend into the building base façades to avoid the appearance of towers isolated both from the street and their own bases.
- **4.5.4.B** Designers should carefully study their tower orientation to maximize energy conservation. Although orienting the tower's longer edge along the east-west axis to maximize northern/southern exposure and minimize western exposure is typically preferred, the use of sun-shading devices should be studied on the western and southern facades where appropriate to reduce heat gain.
- **4.5.4.C** Regardless of height or plan variation, no two towers within a project should exhibit identical, or closely similar, form and/or elevations. No tower should be designed to be identical, or closely similar, to another tower located elsewhere in Centre City.
- **4.5.4.D** To create a graceful transition to the sky and avoid a cut off, flat-top appearance, the upper 20 percent of any tower (measured above the base or midzone) should achieve an articulated form and composition by means of architectural techniques such as layering, material changes, fenestration pattern variation and/or physical step-backs. Actual reductions of floor areas and/or recessed balconies can assist this composition goal, but are not required. Tower top designs should resolve mechanical penthouses and other technical requirements in an integrated, coherent manner consistent with the composition below them.



Larger building mass should be broken down into distinct architectural elements to promote visual interest. Above, Seattle, WA



Building facades should include a repeating pattern. Above, Chicago, IL.

4.5.7

Large Floor-Plate Buildings

Large-floor-plate, bulkier buildings are allowed in certain portions of downtown to encourage a greater range of tenants and create employment opportunities. These buildings may encompass a “midzone” between 85 and 185 feet to accommodate office uses which typically require larger single-floor footprints than allowed in tower floor plates. Many opportunities exist to improve their physical design and function, to enhance their architectural design, and enliven the pedestrian environment at street level.

Guidelines

- **4.5.7.A** Larger building mass should be broken down into distinct architectural elements to promote visual interest.
- **4.5.7.B** Façades should be articulated to reduce massive scale and uniform physical appearances.
- **4.5.7.C** Buildings should have variations in rooflines to enhance the variety of massing.
- **4.5.7.D** Where façades face smaller-scale buildings or narrow public streets, setbacks on upper floors are encouraged.
- **4.5.7.E** Windows, wall panels, pilasters and building bays should be based on a module derived from the building's structural bay spacing. Expression of the structural elements and bays of the building on the façade is encouraged.
- **4.5.7.F** Active programs should be placed along public streets and thoroughfares.
- **4.5.7.G** Upper-level courtyards and built-in balconies are encouraged to break up massing and enliven building façades.
- **4.5.7.H** Penthouses are encouraged to reduce the overall façade area of the building and articulate the roofline.
- **4.5.7.I** Street-level frontages adjacent to public streets or open spaces should be articulated with entrances, lobbies, storefront windows and displays to avoid blank ground-floor façades.
- **4.5.7.J** Building façades over 100 feet in length should include a repeating pattern of at least three of the following building elements: color change, texture change, material module change and expression of a structural bay.

4.5 Building Design

These urban design guidelines are established to create a distinct urban character for the downtown area, to ensure that new development is designed with a pedestrian orientation which will foster a vital and active street life while creating an overall positive architectural image for downtown. The design of different elements of a building is critical: tower designs create the skyline image of a city; the mid-portions of buildings provide visual interest to pedestrians and serve as attractive backgrounds for public open spaces; and the ground floor designs activate the street and enrich the pedestrian environment.



Consistent canopies add human scale to the streetscape. Above, Denver, CO.



The building lobby should be designed as a clearly demarcated architectural feature. Above, San Francisco, CA.



Stores should have direct access from the sidewalk and use piers or changes in plan for distinctiveness.. Above, Vancouver, BC.

4.5.1

Ground-Floor Retail/ Commercial Use

Guidelines

- **4.5.1.A** The building lobby in an office, hotel or other commercial building should be designed as a clearly defined and demarcated standout architectural feature of the building.
- **4.5.1.B** Entries to stores and ground-floor commercial uses should be visually distinct from the rest of the store façade, with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color and/or awnings. These entries should have direct at-grade access from the sidewalk.
- **4.5.1.C** All commercial uses located at the street level should provide a direct at-grade entrance from the public right-of-way, with door thresholds flush with the sidewalk level. An entrance should be provided for each tenant street frontage exceeding 50 feet. Where such frontages exceed 100 feet, one entrance should be provided for each 100 feet of frontage or portion thereof. Separate pedestrian entrances for individual tenants should be at least 25 feet apart. Pedestrian ramps within the public right-of-way should be prohibited, except where necessary for required disabled access to existing buildings when no alternative is available.