

CALIFORNIA THEATER SITE: 1122 FOURTH AVENUE:**DESIGN NARRATIVE**

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The design parti draws its inspiration from several sources, in particular: the variety of entertainment venues contained within the once celebrated California Theater in the early part of the 20th century; the volume, form and space of the existing 9-story office building along Fourth Avenue, the dynamics of the architectural, mixed-use program on a truncated site, and the project's position at 4th and C within the fabric of the city's urban core.

By recreating and using the 9-story building mass (40 ft. width, 100 ft. length and 102 ft. height) as a "scaling measure" for horizontal space and vertical form, the new 40-story residential tower will have a street level façade whose rhythm along C Street will be proportional to the street level apertures (space) of the adjoining 40 ft. C Street façade. Similarly, the residential tower will be proportioned in 90 ft. vertical-stacked increments (form) of the recreated east façade thereby providing contextual-scaling to the tower.

The exuberance of the new tower's composition is a direct reflection of the "performances" of a bygone era (e.g., theater, movies, plays, opera, concerts, etc.), on the one hand and on the other, the promise of the C Street Corridor (e.g., "stimulate the Public Realm") as a pedestrian oriented, mass-transit thoroughfare, bustling with richness, energy and vitality. Synthesizing the above attributes into an aesthetic language produces an elegant development which fully engages the public realm and offers a quality work of architecture to the city's skyline. This can be seen on the south elevation, for example, along C Street where the 200 ft. long retail program containing restaurants, bars, and boutique shops, which will serve as a magnet for downtown visitors, workers, and residents – virtually the entire retail façade, 20 to 26 feet in height, will be in clear glass with some tenants having indoor/outdoor venues. Above the C Street retail program will be a 150 ft. long by 50 ft. high perforated metal screen containing images of the California Theater (e.g., Public Art). Behind the screen are four levels of above ground parking. Moreover, screen will be trimmed at its top with a zig-zag light beam which will weave up the full height of the tower. The zig-zag light will visually connect the activities of the streetscape with those of the cityscape at the rooftop terrace. For the upper tower façade two glass colored tints will depict "stage curtain being drawn to present the performance".

Situated on 40th floor (404 ft.), the roof terrace will contain a small indoor Club Room Suite with a photovoltaic roof, an outdoor viewing area with a bosque of trees covered in festive twinkle lights, and simultaneously affording superb views to Balboa Park, the Pacific Ocean and Coronado Islands, and San Diego Bay.

The podium level/Amenities Level has been designed as an "interactive venue" featuring passive and active uses, from swimming and exercising to barbecuing and reading in a passive mini-park. In turn, these spaces view out onto the public streets and promote a sense of safety and security.

The character of each exterior façade is intended to respond to its immediate surroundings, while at the same time 1122 Fourth Avenue Tower will offer a modern aesthetic juxtaposed against the recreated Spanish Revival architecture of the 9-story office building. This can be seen in the tower's composition of a glass wall system and the use of five different color tones of glass set in a neutral color mullion Kynnar finish in order to vertically stripe the façade at the south east corner. Juxtaposed to the vertical glass stripes are four strongly articulated painted metal bands at the slab edge of the 10th, 19th, 27th and 37th floors. The overarching intent is to provide a "macro grid" (e.g. stripes, bands and mullions) across the façade and "set the stage" for the residents and residential units to be an integral part of a dynamic composition.

The materials for 1122 Fourth Avenue Tower will have its base-podium clad in porcelain ceramic tile (12"x24"), while the "old building" will be clad in natural stone (12"x24") or porcelain ceramics, and granite (2"x12") trimmed window openings at street level. For the tower, expressed structural columns will be clad in brush stainless steel while street level retail facades will use ultra clear glass and 6-inch mullions with a Silver Kynnar finish. The window wall system of the tower will contain three basic colored tones (blue, gray and green) of high performance glass in order to create a dynamic composition. 1122 Fourth Avenue Tower has been designed to achieve a LEED Silver. In addition to the PV roof, passive mini-park and Eco Roof, the project will use, to name a few, recycled materials, regional materials, as well as Best Management Practices for water efficient landscape design by using planting areas to filtered stormwater.

The project contains 282 residential units – inclusive of 22 affordable units – and 11,816 sq. ft. of retail. The project will provide 314 parking spaces in its three underground levels and four above ground levels.