

CLAYTON KORTE

THE BLOCK
SITE PHOTOS



CONGRESS AVE

LOOKING WEST

3RD STREET

308-310

312-314

316
WB SMITH
BUILDING
(LHL)

320
KOPPEL
BUILDING
(RTHL)

4TH STREET

COMBINED SITE
308-316

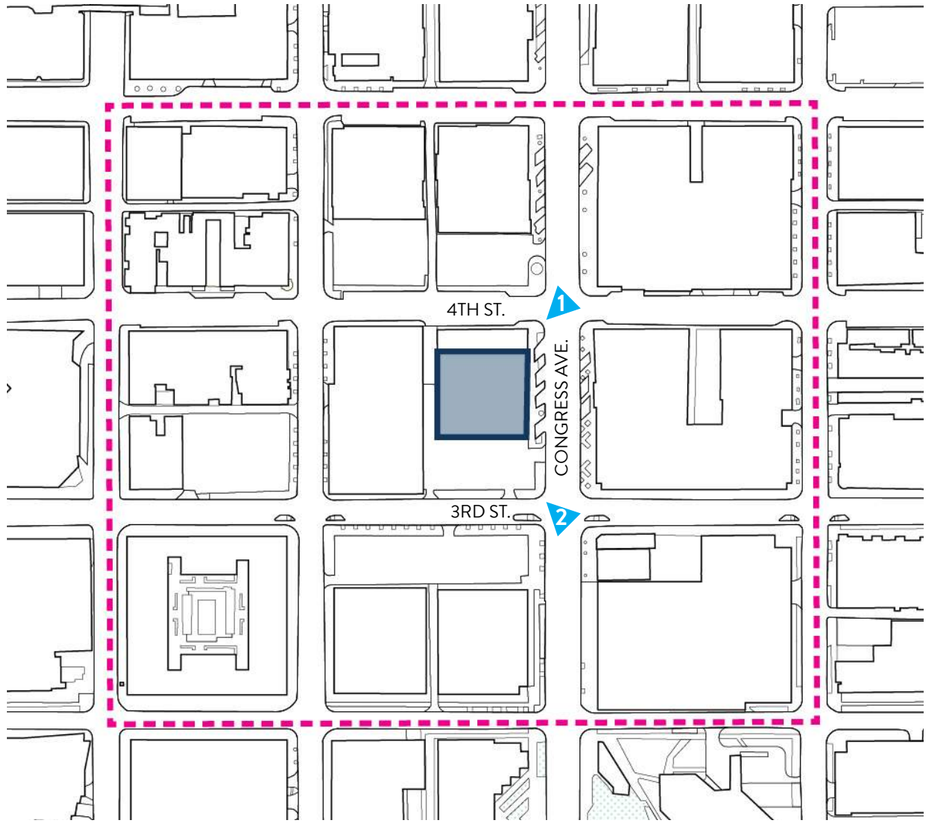
THE BLOCK
SITE PHOTOS



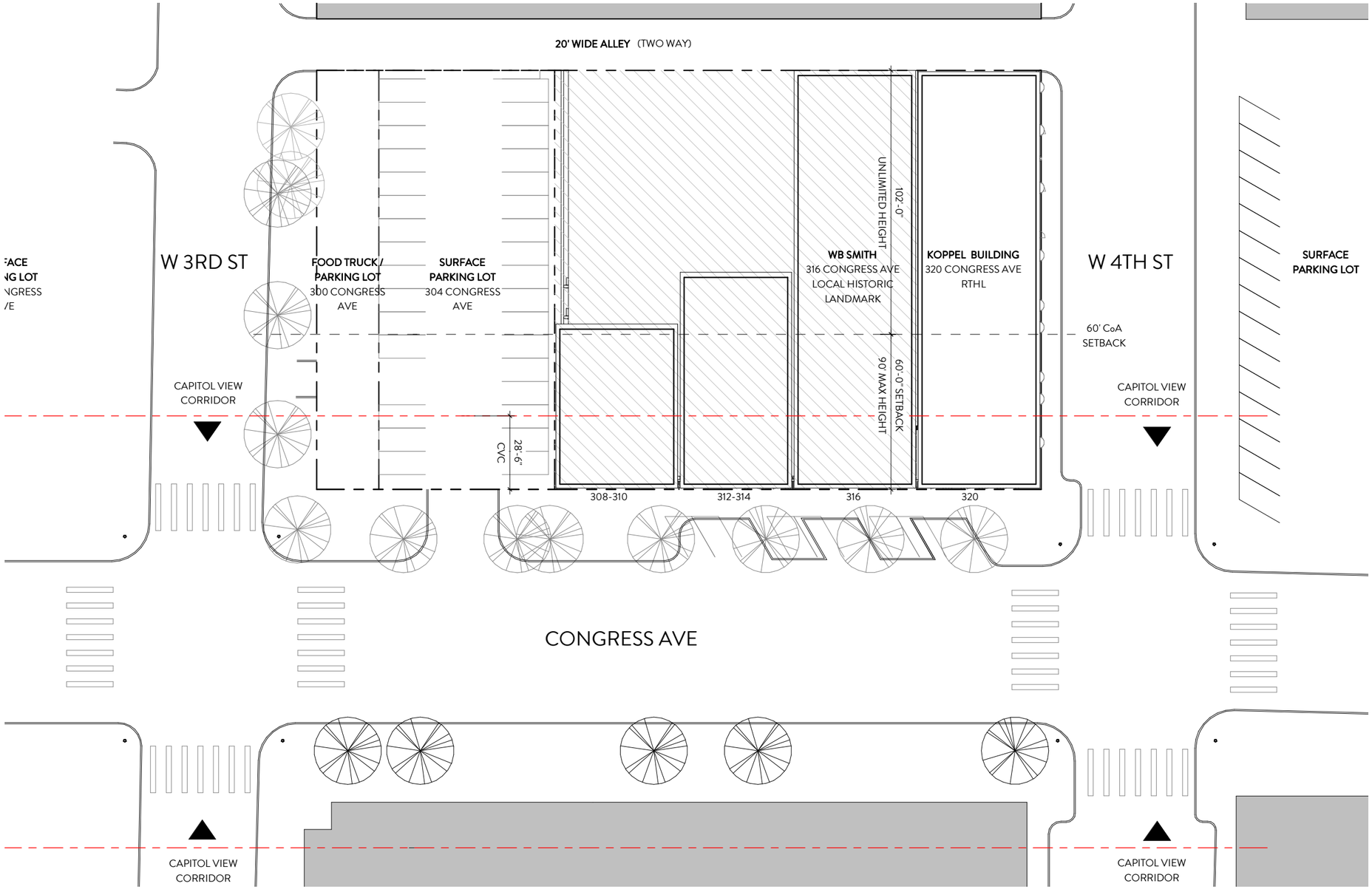
1
4TH & CONGRESS
FACING SOUTHWEST



2
3RD & CONGRESS
FACING NORTHWEST



THE SITE
EXISTING CONDITIONS & ENTITLEMENTS



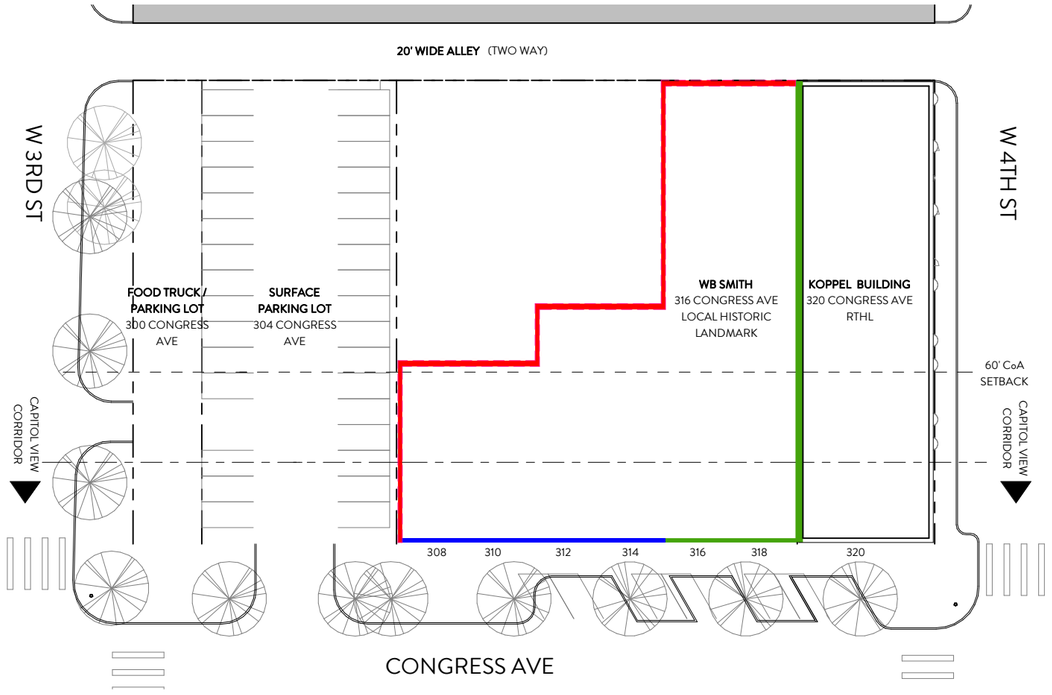
PROPERTY SUMMARY

308-310 CONGRESS AVE.
NAME: ALEX POPE
USE: RESTAURANT

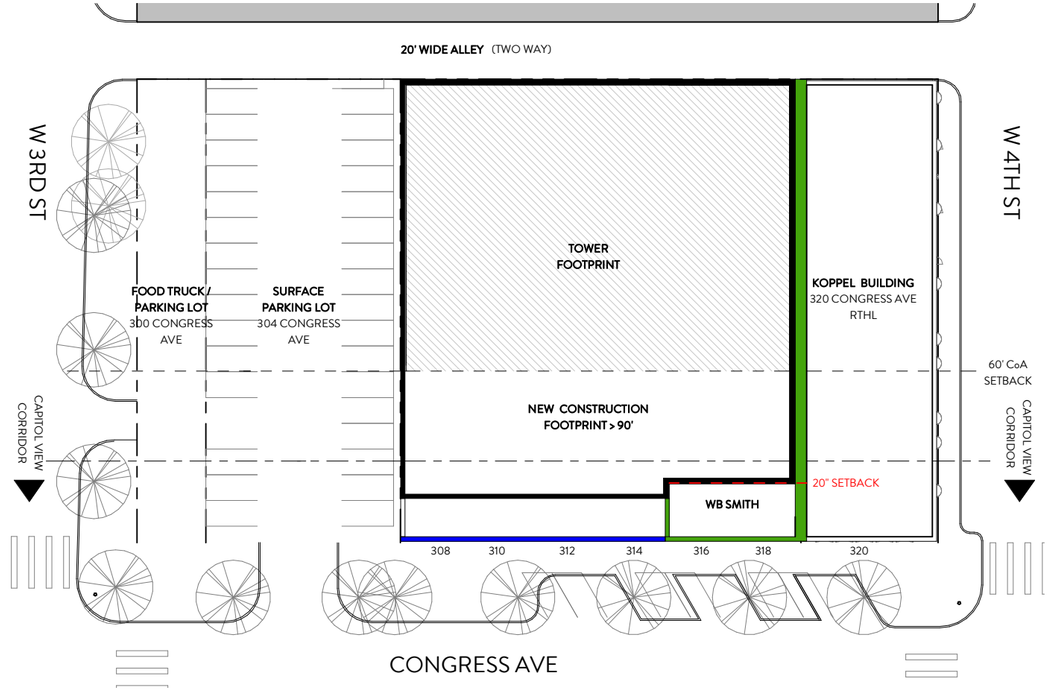
312-314 CONGRESS AVE.
NAME: N/A
USE: RESTAURANT

316 CONGRESS AVE.
NAME: WB SMITH BUILDING
USE: RETAIL - PATAGONIA

THE SITE
EXTERIOR WALL TREATMENT



PROPOSED REMOVAL PLAN



PROPOSED NEW CONSTRUCTION PLAN

PROPOSED TO BE REMOVED

PROPOSED TO BE PRESERVED

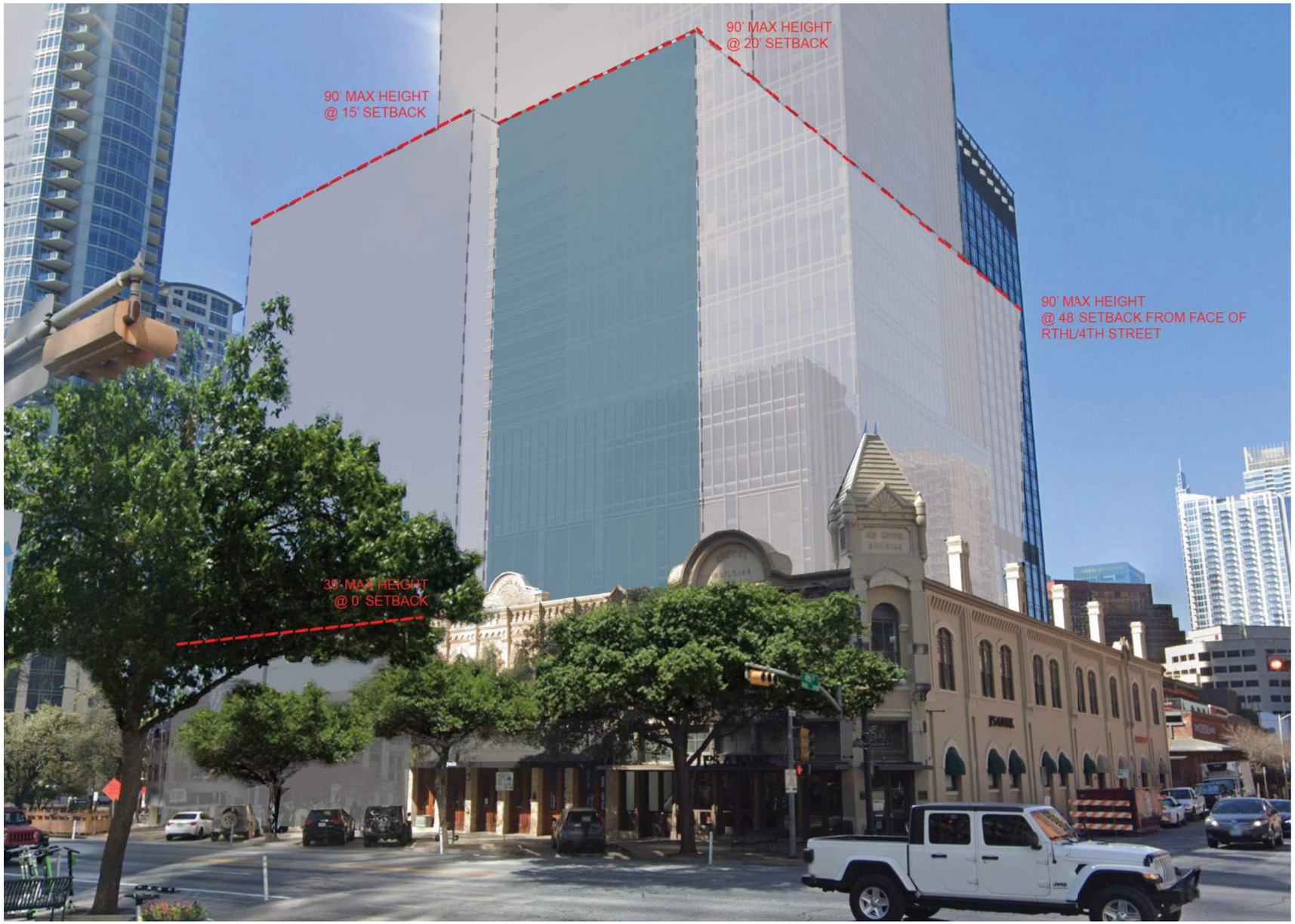
PROPOSED TO BE DECONSTRUCTED/ RECONSTRUCTED

PERSPECTIVES

LOOKING SOUTHWEST - EXISTING CONDITION



PERSPECTIVES
LOOKING SOUTHWEST



COMMERCIAL ADDITION

1.1 LOCATE ADDITIONS AT THE REAR AND SIDES OF HISTORIC BUILDINGS TO MINIMIZE VISUAL IMPACT.

1.2 SET BACK ADDITIONS FROM THE FRONT WALL AT A DISTANCE THAT PRESERVES THE PERCEIVED MASSING OF THE HISTORIC BUILDING, CONSIDERING THE PEDESTRIAN VIEW FROM THE OPPOSITE SIDE OF THE PRIMARY STREET.

A. ADDITIONS MUST BE SET BACK AT LEAST 20' FROM THE FRONT WALL OF THE HISTORIC BUILDING.

1.3 MINIMIZE THE LOSS OF HISTORIC FABRIC BY CONNECTING ADDITIONS TO THE EXISTING BUILDING THROUGH THE MOST NONINVASIVE LOCATION AND METHODS.

2.1 DESIGN THE ADDITION TO COMPLEMENT THE SCALE AND MASSING OF THE HISTORIC BUILDING.

2.2 DESIGN THE ADDITION TO APPEAR SUBORDINATE TO THE HISTORIC BUILDING.

2.3 MINIMIZE THE APPEARANCE OF THE ADDITION FROM THE PRIMARY STREET(S). THE HISTORIC BUILDING'S OVERALL SHAPE AS VIEWED FROM THE OPPOSITE SIDE OF THE PRIMARY STREET MUST APPEAR RELATIVELY UNALTERED.

2.4 ADDITIONS ARE SUBJECT TO A 20' SETBACK. THEY MAY BE CANTILEVERED 5' TOWARDS THE FRONT WALL, BUT MAY NOT EXTEND CLOSER THAN 15' BEHIND THE FRONT WALL. THE CANTILEVERED PORTION MUST BEGIN ABOVE THE HISTORIC BUILDING'S ROOF:

A. AT LEAST 2 TIMES THE HEIGHT OF THE HISTORIC BUILDING, FOR BUILDINGS THAT ARE ONE OR TWO STORIES HIGH.

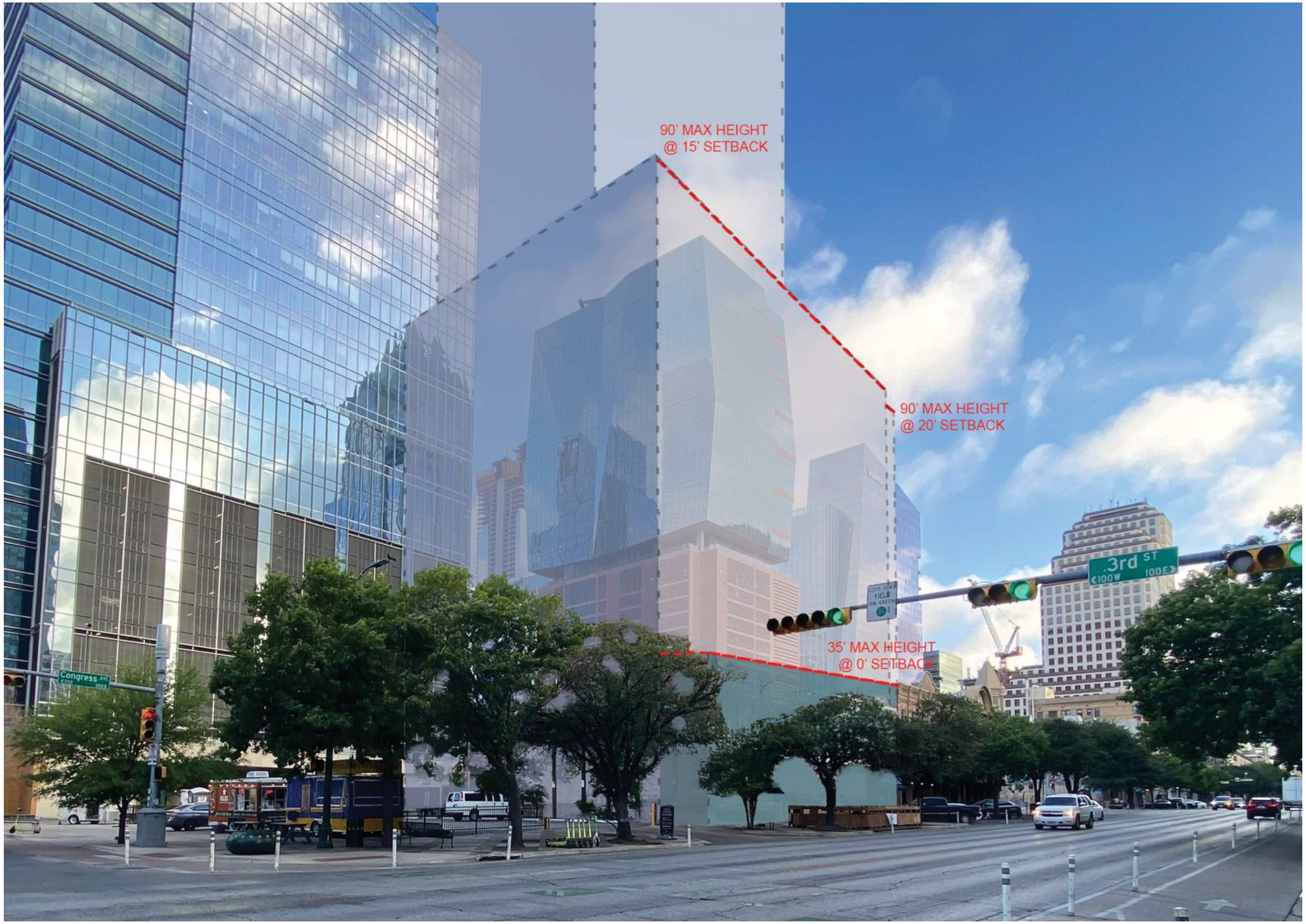
B. AT LEAST 1 TIME THE HEIGHT OF THE HISTORIC BUILDING, FOR BUILDINGS THAT ARE MORE THAN TWO STORIES HIGH.

2.5 MATCH FLOOR-TO-FLOOR HEIGHTS AS CLOSELY AS POSSIBLE WITH AN ADJACENT HISTORIC BUILDING, IF EXTANT.



PERSPECTIVES

LOOKING NORTHWEST



COMMERCIAL NEW CONSTRUCTION

1.1 SET BACK A NEW BUILDING FROM THE STREET:

A. IN LINE WITH AT LEAST ONE ADJACENT HISTORIC BUILDING; OR

B. THE MEDIAN SETBACK OF ALL HISTORIC BUILDINGS ON THE SAME BLOCKFACE.

1.2 LOCATE A NEW BUILDING TO MAINTAIN THE RHYTHM OF CONTRIBUTING BUILDINGS ON THE STREET.

1.3 ORIENT A NEW BUILDING TO BE CONSISTENT WITH THE PREDOMINANT ORIENTATION OF CONTRIBUTING BUILDINGS ON THE SAME BLOCK.

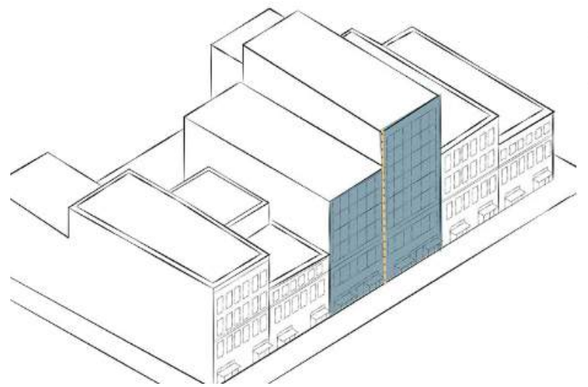
2.1 DESIGN THE MASSING OF NEW BUILDINGS TO REFLECT THE MASSING OF NEARBY HISTORIC BUILDINGS. SIMPLE MASSING IS TYPICALLY APPROPRIATE.

2.2 MATCH FLOOR-TO-FLOOR HEIGHTS AS CLOSELY AS POSSIBLE WITH AT LEAST ONE ADJACENT HISTORIC BUILDING, IF EXTANT.

2.3 VISUALLY DIVIDE WIDER BUILDINGS INTO VERTICAL BAYS THAT REFLECT TYPICAL WIDTHS OF HISTORIC BUILDINGS ON ADJACENT PROPERTIES OR THE SAME BLOCK.

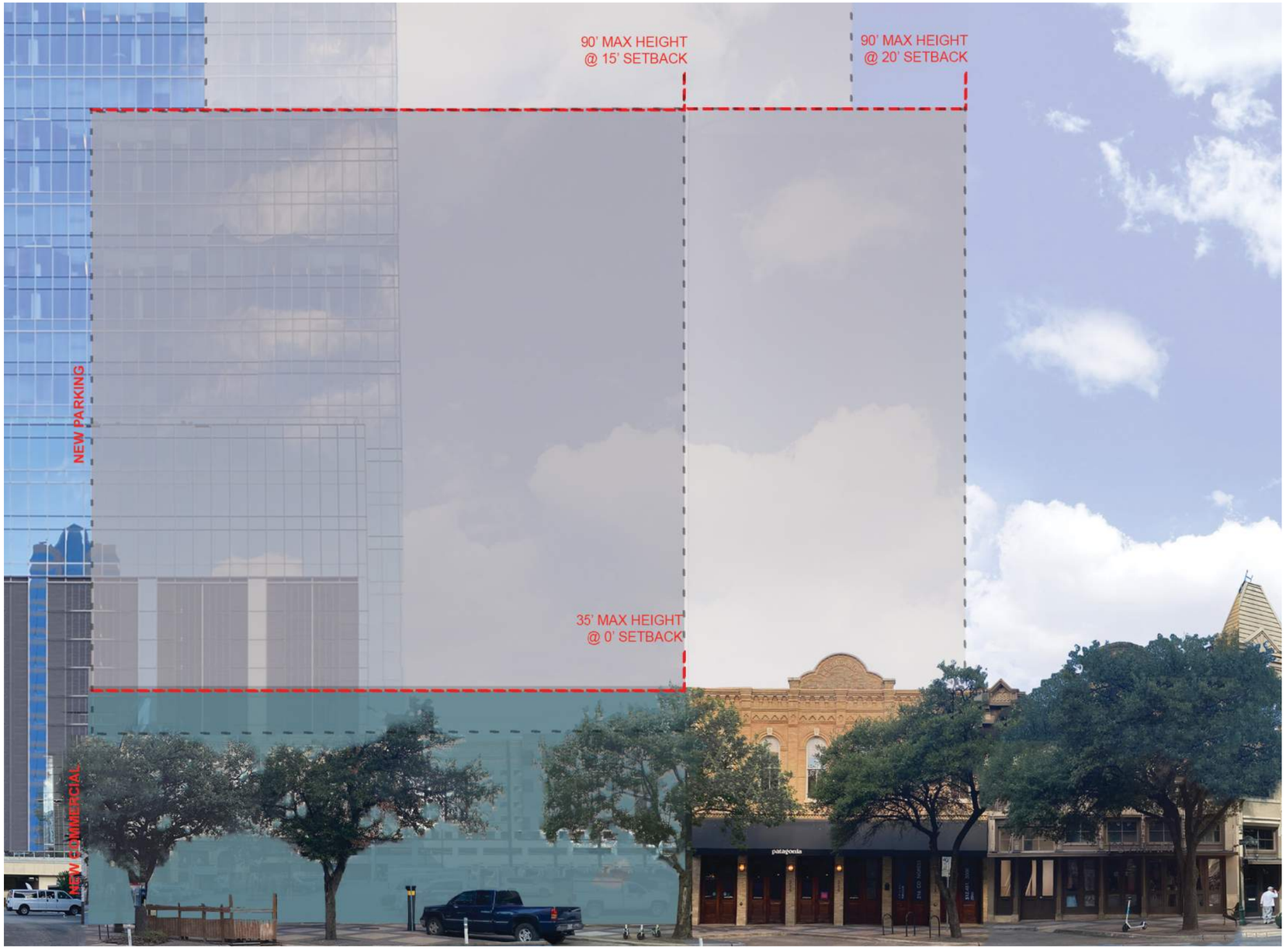
2.4 FOR WIDER AND TALLER BUILDINGS, MAKE THE LOWER FLOORS (THE BASE OF THE BUILDING) EQUAL TO THE HEIGHT OF THE ADJACENT HISTORIC BUILDING. USE VERTICAL AND HORIZONTAL ARTICULATION DESIGN TECHNIQUES SUCH AS SHIFTS IN WALL PLANES AND DIFFERENTIATING MATERIALS TO REDUCE A BUILDING'S APPARENT SCALE AND MASSING.

2.5 IN LOW-RISE COMMERCIAL DISTRICTS, USE STEP-DOWNS IN BUILDING HEIGHT, WALL-PLANE OFFSETS, AND OTHER VARIATIONS IN BUILDING MASSING TO PROVIDE A VISUAL TRANSITION WHEN THE HEIGHT OF NEW CONSTRUCTION EXCEEDS THAT OF ADJACENT CONTRIBUTING BUILDINGS BY MORE THAN ONE STORY.



STREET ELEVATION

LOOKING WEST



COMMERCIAL NEW CONSTRUCTION / PARKING GARAGE

MATERIAL STANDARDS

4.1 USE BUILDING MATERIALS THAT ARE COMPATIBLE WITH THE HISTORIC DISTRICT AND THE STYLE OF THE BUILDING.

4.2 USE MATERIALS TO VISUALLY DIVIDE LARGER BUILDINGS INTO MODULES THAT REFLECT TYPICAL WIDTHS OF HISTORIC BUILDINGS ON ADJACENT PROPERTIES OR THE SAME BLOCK.

4.3 GLASS ON THE FIRST FLOOR MUST BE TRANSPARENT.

STOREFRONT STANDARDS

5.1 PRIORITIZE THE PEDESTRIAN EXPERIENCE AT THE BASE OF COMMERCIAL BUILDINGS (LOWER FLOORS) THROUGH LARGE WINDOWS, PROMINENT ENTRANCES, AND PEDESTRIAN-SCALE DETAILING.

5.2 DESIGN STOREFRONTS TO BE A SIMILAR WIDTH TO STOREFRONTS ON NEARBY HISTORIC BUILDINGS.

PARKING STRUCTURE STANDARDS

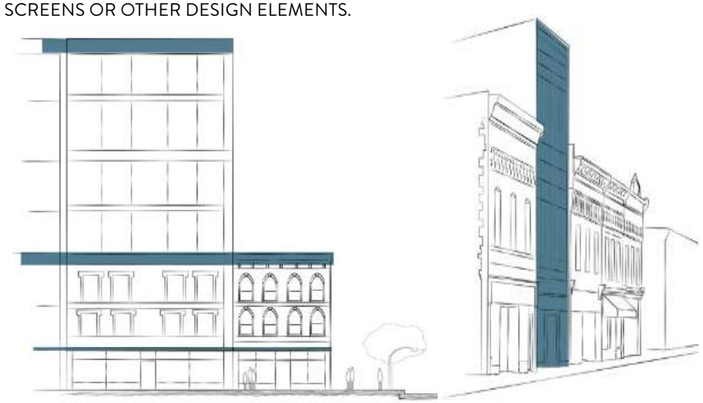
6.1 PRIORITIZE THE PEDESTRIAN EXPERIENCE AT THE STREET LEVEL.

A. IF POSSIBLE, DESIGN THE BUILDING TO INCLUDE GROUND-FLOOR STOREFRONTS FACING THE STREET.

B. IF STOREFRONTS ARE NOT POSSIBLE, PROVIDE VISUAL INTEREST THROUGH OTHER MEANS SUCH AS ARCHITECTURAL DETAILING, PUBLIC ART, AND/OR LANDSCAPING.

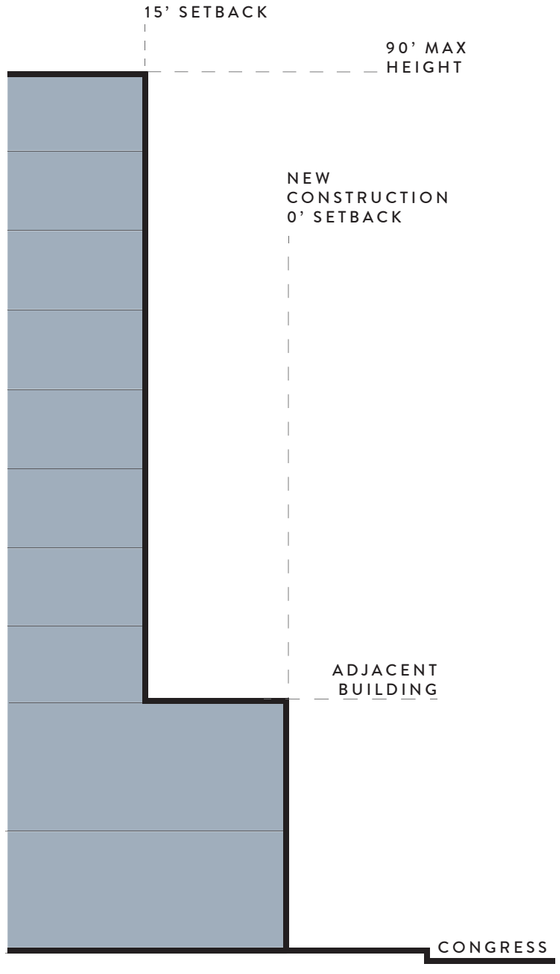
6.2 DESIGN THE PARKING STRUCTURE TO BE COMPATIBLE WITH THE MASSING AND SCALE OF NEARBY BUILDINGS, USING THE DESIGN STANDARDS IN THIS CHAPTER.

6.3 SCREEN THE UPPER STORIES USING ARCHITECTURAL SCREENS OR OTHER DESIGN ELEMENTS.

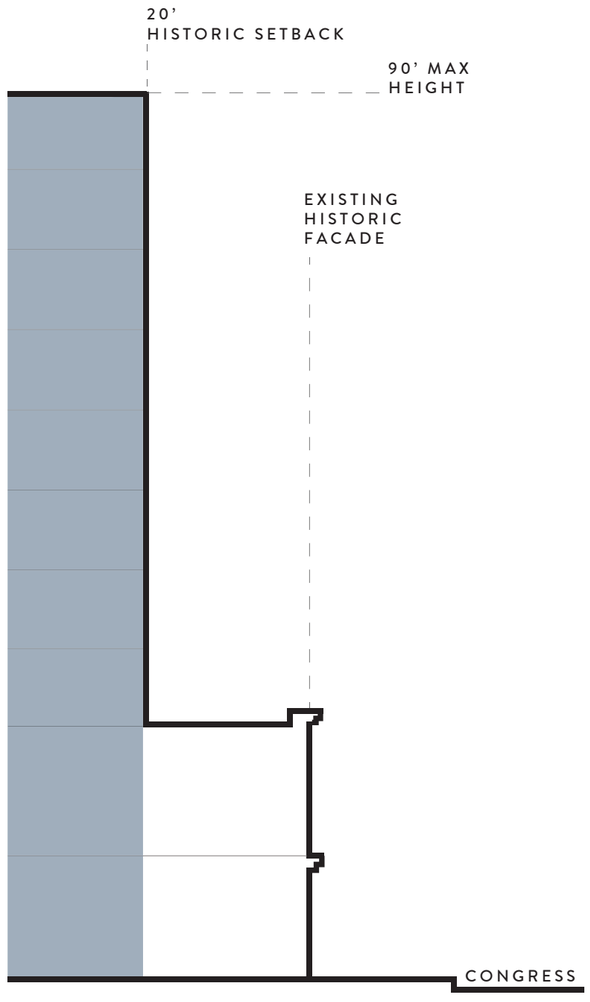


DESIGN ELEMENTS
SITE SECTIONS - LOOKING NORTH

NEW CONSTRUCTION

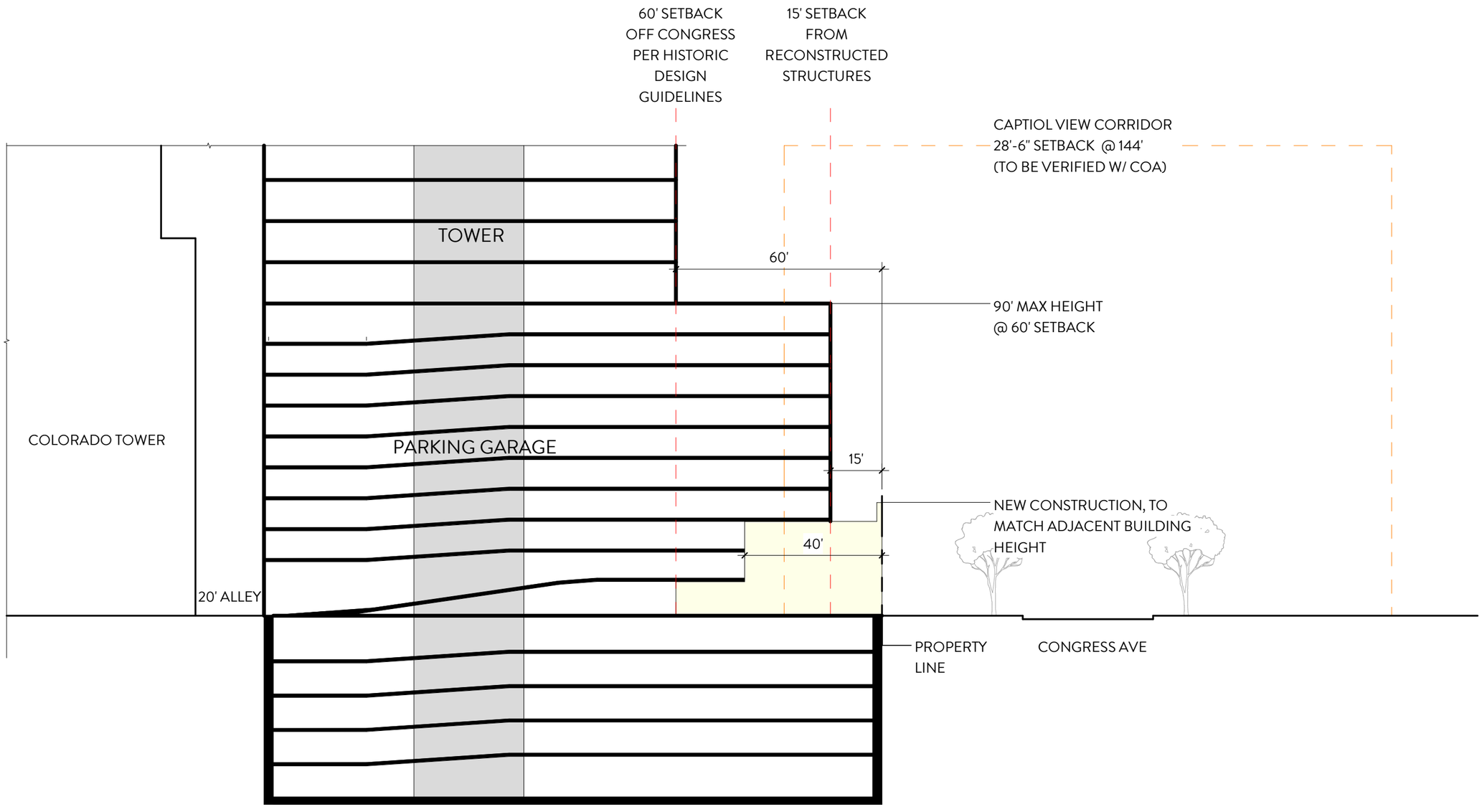


WB SMITH



DESIGN ELEMENTS

SITE SECTION - POPE



DESIGN ELEMENTS
GROUND FLOOR PLAN

PROJECT SUMMARY:

LOT SIZE:	22,040 SF
FAR:	25:1*
MAX. AREA:	551,000 SF
LEASE:	7,950 SF

GROUND FLOOR SUMMARY:

RETAIL/F&B:	7,200 SF
LOBBY:	2,900 SF
BOH:	3,600 SF

PARKING SUMMARY:

ABOVE GRADE:

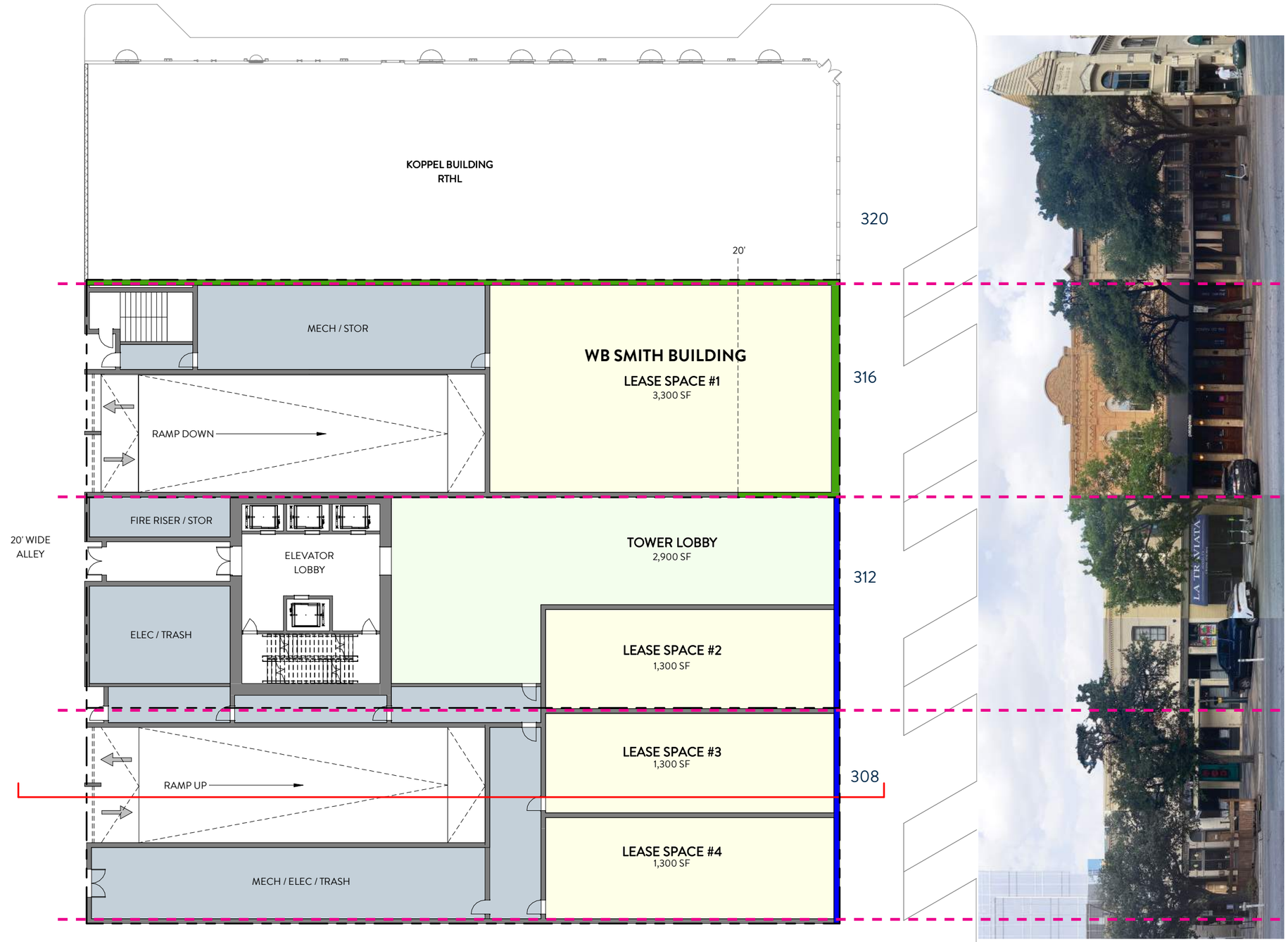
LEVEL 02-09:	PARKING

BELOW GRADE:

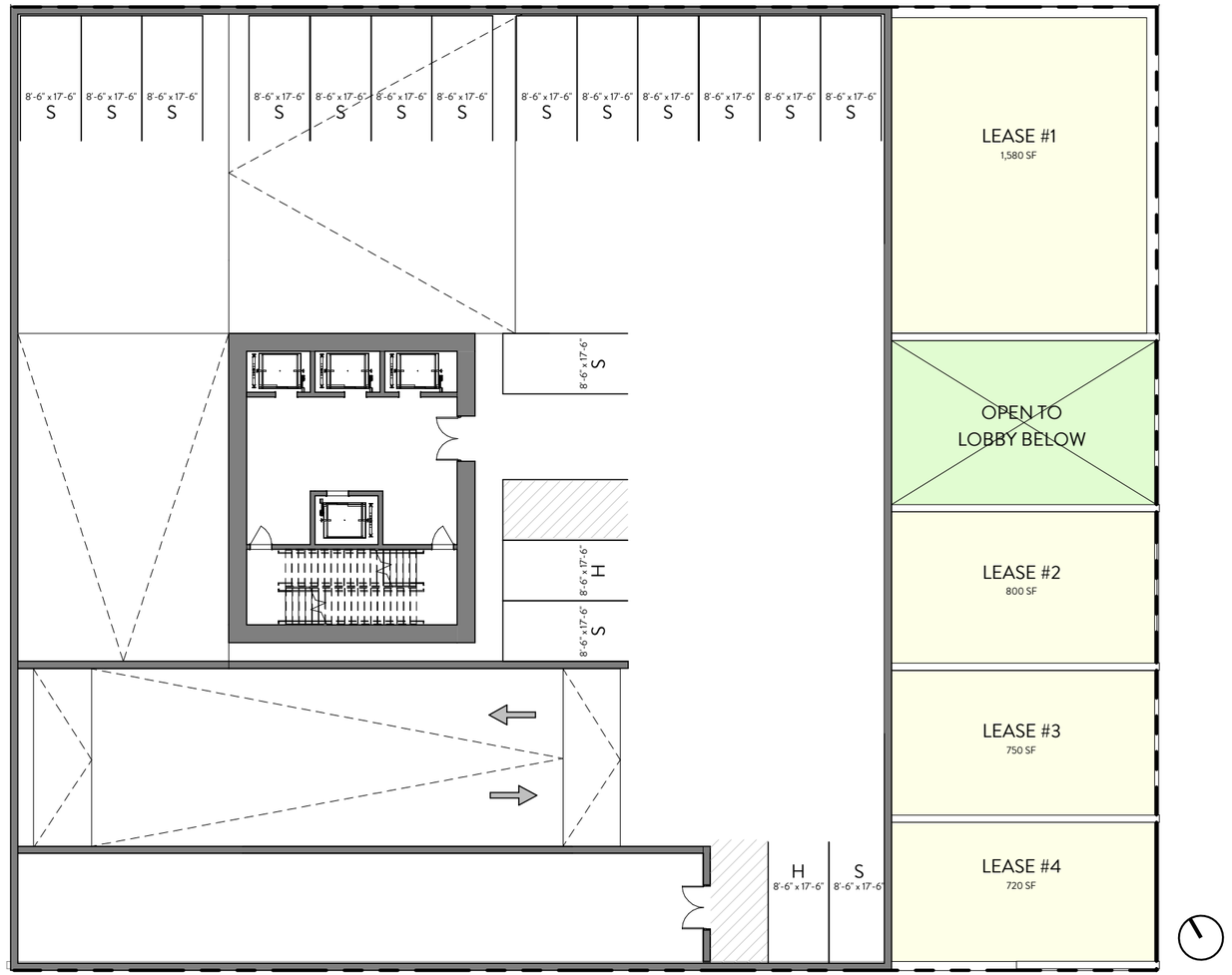
SUB 01-06:	PARKING

WALL TO BE PRESERVED

WALL TO BE DECONSTRUCTED / RECONSTRUCTED

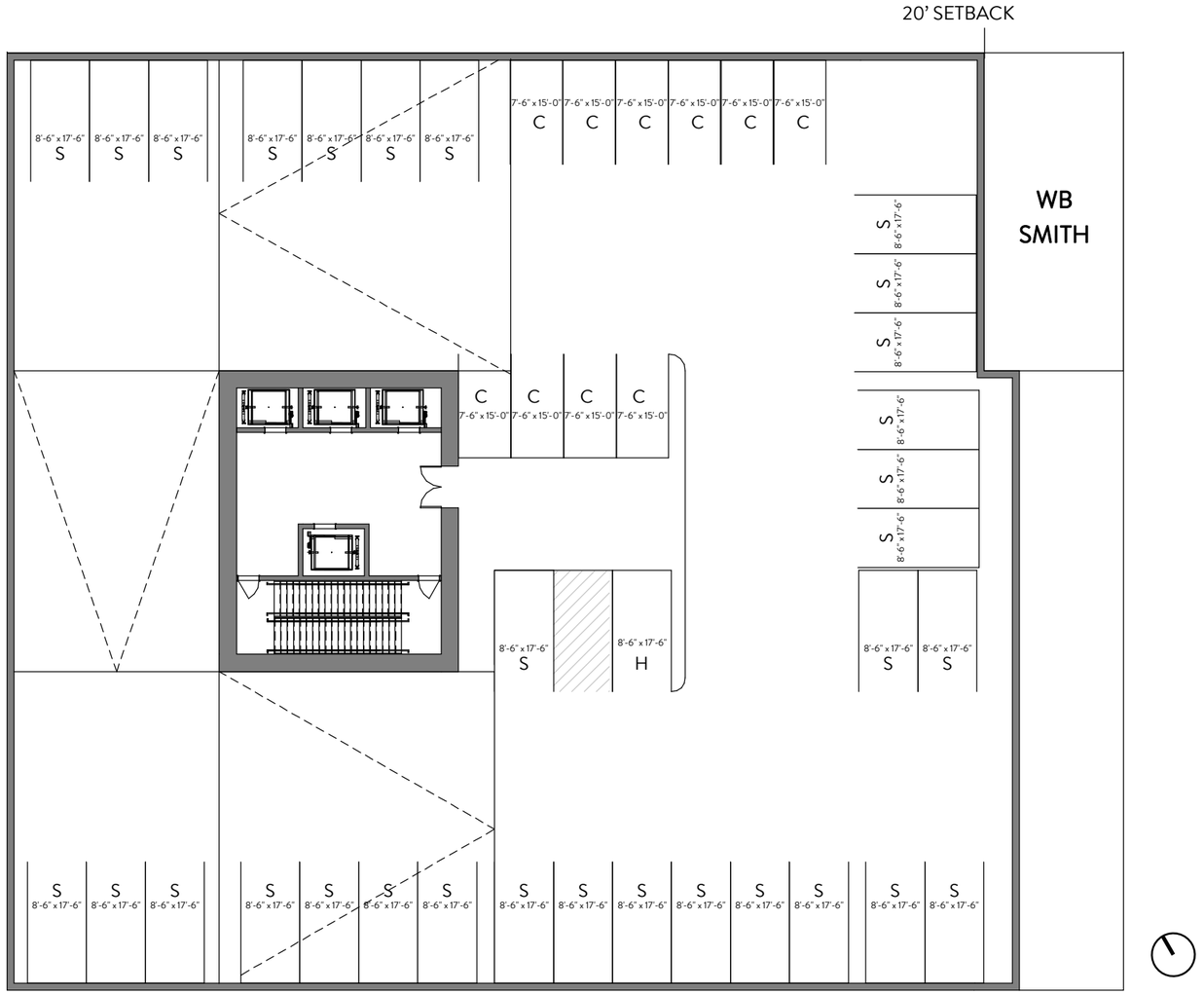


DESIGN ELEMENTS
SECOND FLOOR PLAN

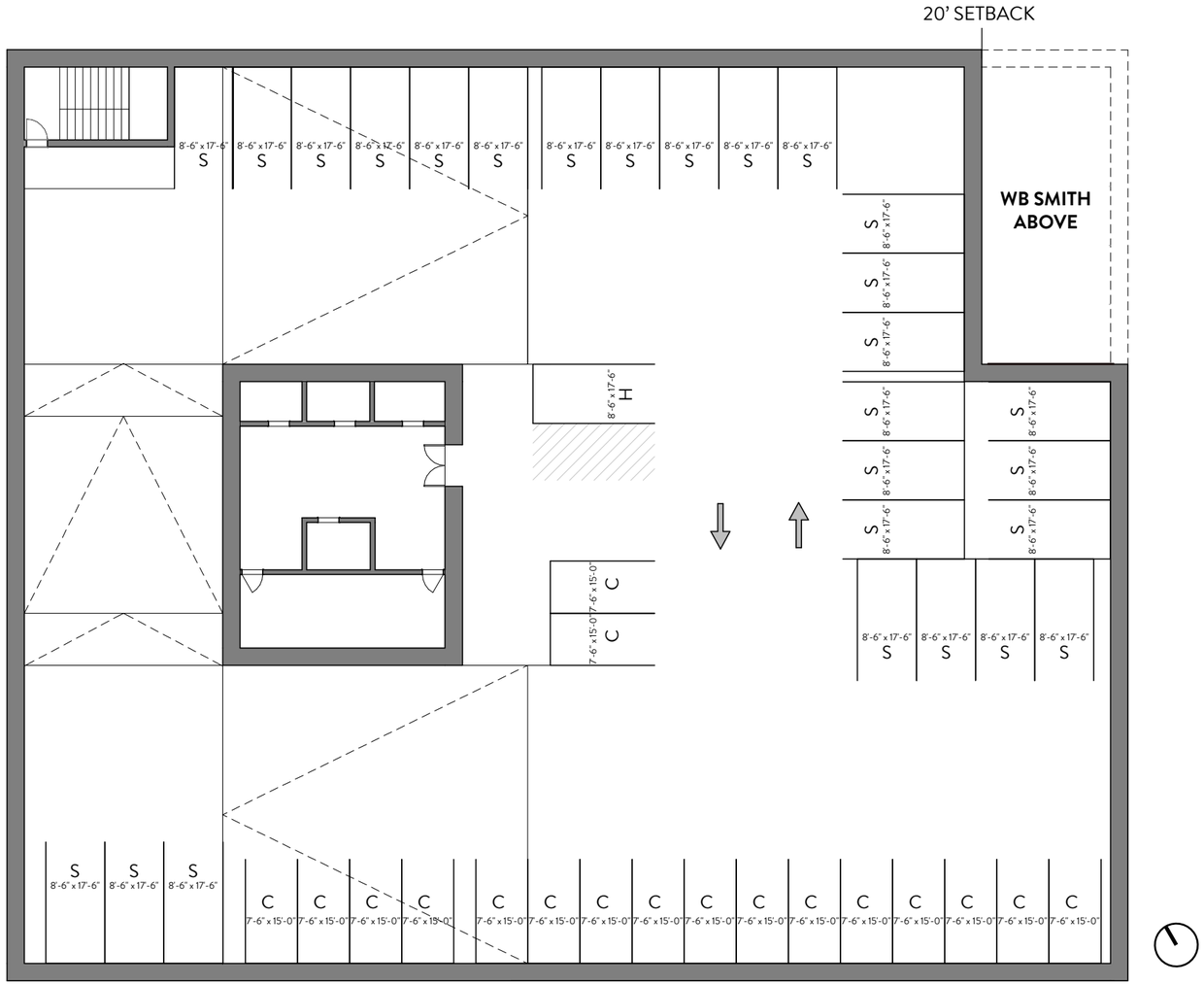


DESIGN ELEMENTS

ABOVE GRADE PARKING - TYPICAL FLOOR



DESIGN ELEMENTS
SUB-GRADE PARKING - TYPICAL FLOOR



DESIGN ELEMENTS
SUMMARY

REQUEST APPROVAL FOR DESIGN THAT INCLUDES:

RETAINING THE NORTH WALL OF THE WB SMITH BUILDING

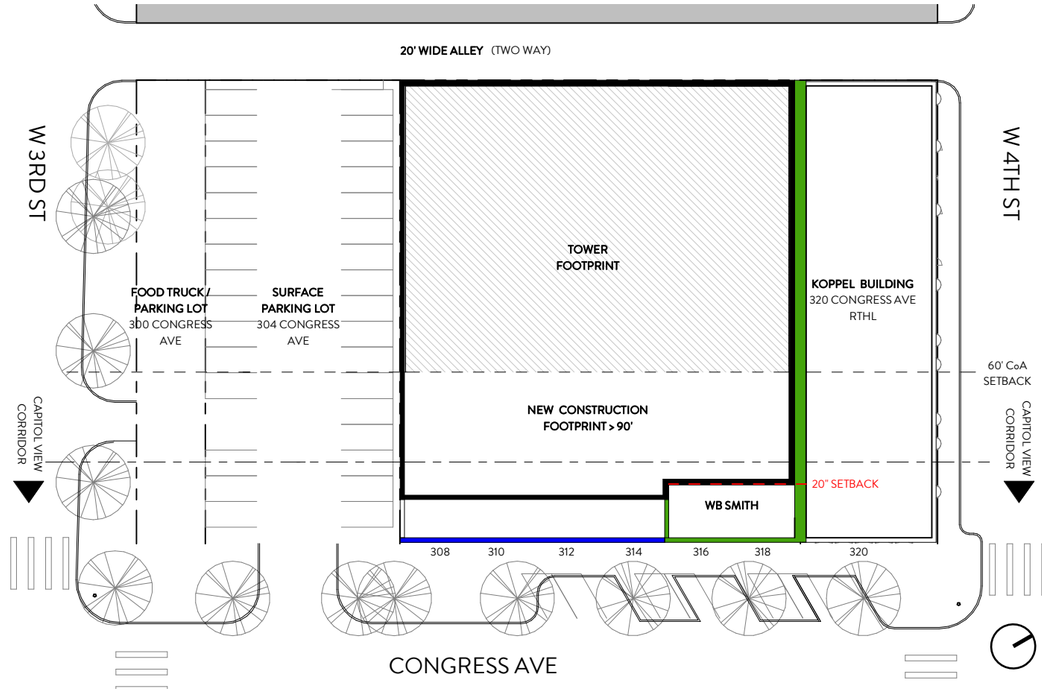
RETAINING THE FRONT 20’ OF THE SOUTH WALL OF THE WB SMITH BUILDING

RETAINING THE WB SMITH BUILDING FACADE

SETTING BACK ANY TOWER 20’ FROM THE WB SMITH BUILDING FACADE

RECONSTRUCTING THE FACADES OF 308 -314 CONGRESS; AND

SETTING BACK ANY TOWER 15’ FROM 308-314 CONGRESS.



PROPOSED TO BE PRESERVED

PROPOSED TO BE DECONSTRUCTED/ RECONSTRUCTED