



PLANNING COMMISSION STUDY SESSION

222 E. 4th Ave., Pre-App
(PA-2020-025)

SEPTEMBER 14, 2021

PROJECT DESCRIPTION



- 5-story mixed use building
 - Retail and parking on the ground floor
 - Office on 2nd-4th floors
 - Residential on 5th floor
 - 2 levels of below-grade parking
- 153,047 sq. ft. (gross floor area)
- 72' proposed building height
- 3.1 FAR
- 239 parking spaces total



PROJECT SITE

- CBD/R zoning
- 4 parcels
- 49,478 sf (1.13 acre)
- Currently a grocery store (Draeger's)
- Surrounding Uses:
 - North: 1-story commercial across E. 4th Ave – CBD
 - East: 1- and 2-story commercial across S. B St – CBD/R
 - South: 7-story multi-family residential development across E. 5th Ave. – R6-D
 - West: 1-story commercial across Ellsworth Ave. – CBD/R



Project rendering as viewed from 5th Ave.



Project rendering as viewed from B St.

BUILDING DESIGN

- Contemporary design
- Rectilinear lines/flat wall planes
- Brick on levels 1-4
- Aluminum panels on level 5
- Wood, metal, and glass elements
- Metal and fabric awnings
- Living wall on 5th Avenue frontage

CODE AND POLICY REVIEW

	Proposed	Required
Building Height	72'	88' max.
Floor Area Ratio	3.1	3.0 max.
Floor Area	153,048 sf	148,434 sf max.
Parking	239 spaces	TBD – parking study
Bicycle Parking	15 short-term; 21 long-term	15 short-term; 21 long-term max.
BMR units	100%	15% min.
Loading Zone	Street: 10'x105'	On-Site: 10'x75'
Open Space (Public)	2,070 sf	1,477 sf min.
Common Usable Open Space (Residents)	1,515 sf	1,200 sf min.

DENSITY BONUS

10 below-market-rate units at the low-income level (80% AMI)

Applicant requesting 2 incentives:

1. Reduction in the minimum retail frontage requirements along S. Ellsworth Ave. and S. B St.
2. Eliminate on-site loading zone requirement (note: applicant requesting street loading zone)

Applicant requesting 4 waivers:

1. Exceed maximum bulk standards on the 4th floor
2. Reduction in minimum build-to-line requirement along S. Ellsworth Ave.
3. Reduction in sidewalk width dimensions along S. B St.
4. Reduction in street trees along S. B St.

NEIGHBORHOOD MEETING

- Neighborhood meeting on July 29, 2021, attended by approximately 27 community members
- 21 public comment letters to date
- Common issues raised:
 - Retain grocery store
 - Pedestrian and bicycle safety
 - Loading zone
 - Traffic
 - Noise
 - Building design, including green wall and softening horizontal appearance of building
 - Homeless

DISCUSSION TOPICS

1. Site Plan Design

- The configuration of the site, including the proposed street loading zone for the grocery store and separated bike lane along B Street

2. Building Design

- The architectural design, building materials, and compatibility with the Downtown Retail Core

Site Plan Design: Loading Zone/Bike Lane

- City's Bicycle Master Plan requires a Class IV separated bicycle lane along South B Street
- Applicant has proposed a loading zone on the street next to the separated bicycle lane
- Staff is also seeking the input on the location of a loading zone next to a separated bicycle lane in the South B Street right-of-way.





Building Design

- Downtown Design Guidelines
- Initial design reviewed by design consultant
- Staff is seeking input of the proposed design and whether the design is compatible within the Downtown Retail Core

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NEXT STEPS

1. Applicant revise plans based on Planning Commission and public comments
2. Applicant submit Formal Application
 - Environmental review (traffic study, parking study, noise report, etc.)
3. Planning Commission Public Hearing to make a decision about the project



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