

101 S. Marengo Ave.

Major Changes to Existing Building
Concept Design Review
July 14, 2020





Project Description & Location

Planning & Community Development Department

- Create window openings in windowless building for future office uses.





Project History

Planning & Community Development Department

- Preliminary Consultation January 22, 2019
- Information item/project update on April 23, 2019
- Second information item/project update on May 28, 2019
- Owner and designer both changed since that time; current proposal intended to be responsive to Design Commission's comments from previous reviews.



Site Photographs – S. Marengo Avenue & E. Green St. Elevations

Planning & Community Development Department

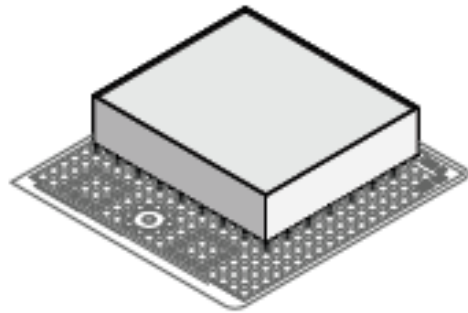


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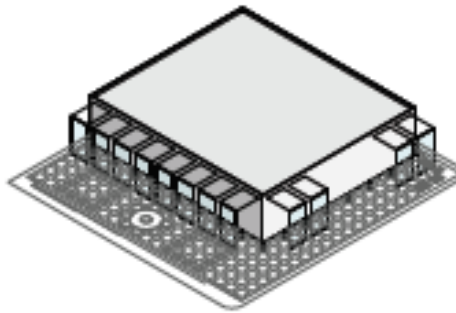
Primary Alterations Proposed

Planning & Community Development Department



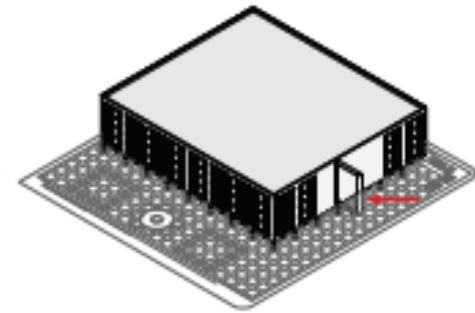
01

SOLID MASS
FLOATING ON COLUMNS



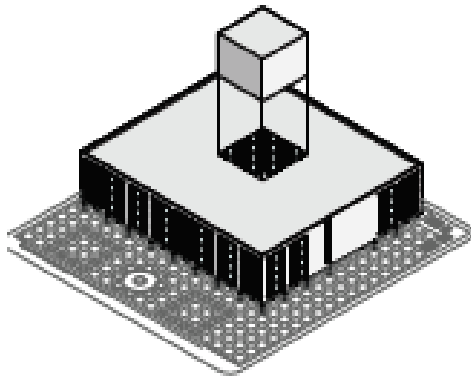
02

HANGING WINDOW
FRAMES ON SOLID MASS



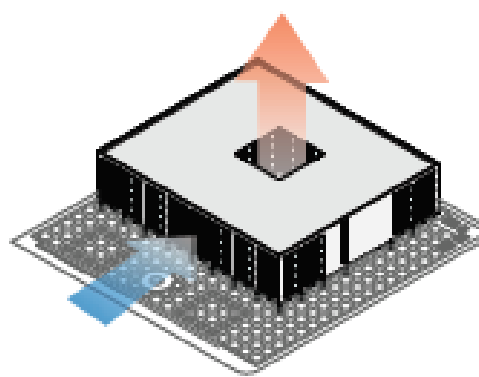
03

CARVED SLOT
FROM SOLID MASS



04

CARVED OUT
COURTYARD



05

OPERABLE WINDOWS/
BUILDING BREATHES

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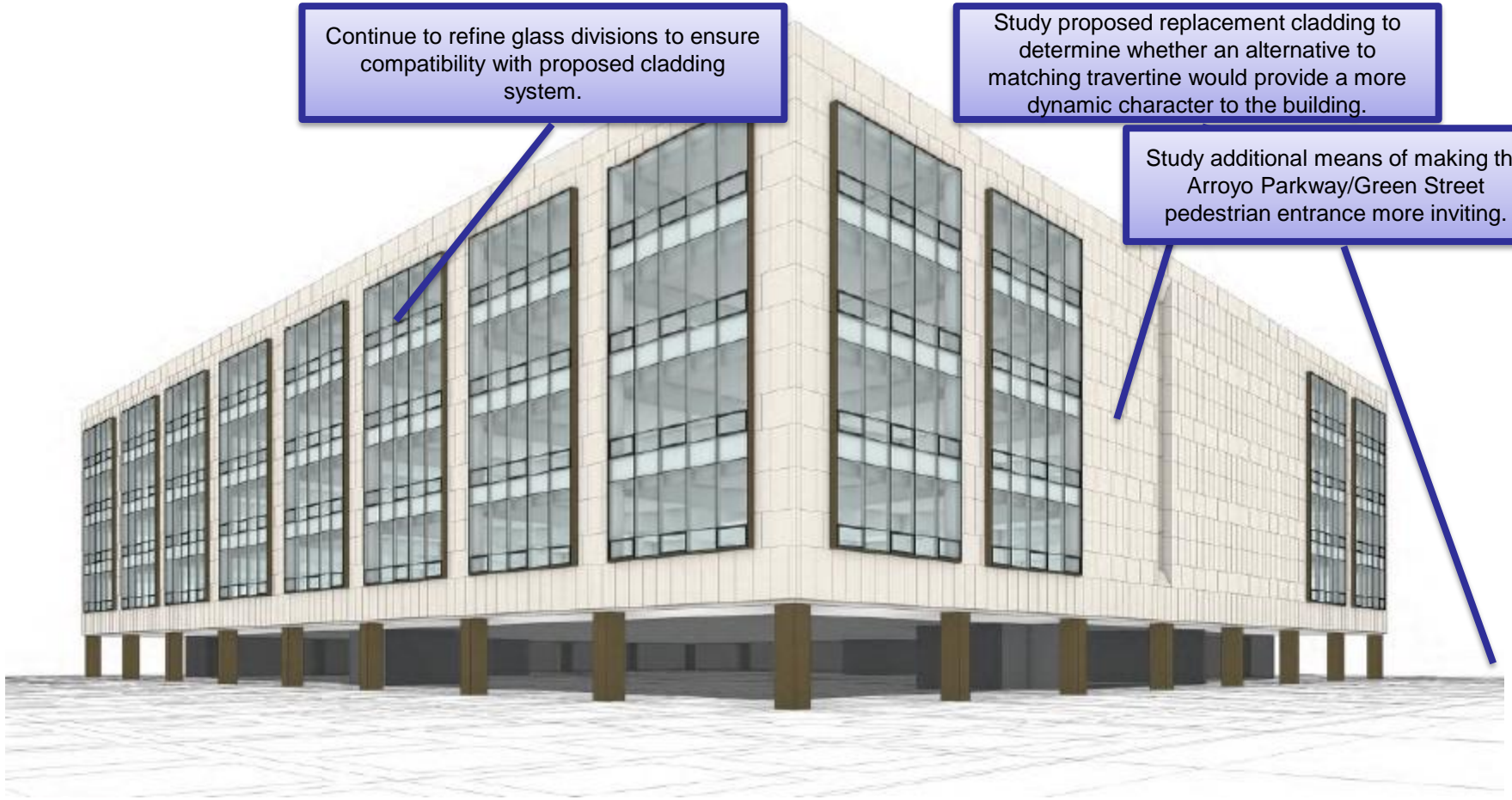
Street Rendering from Northeast

Planning & Community Development Department

Continue to refine glass divisions to ensure compatibility with proposed cladding system.

Study proposed replacement cladding to determine whether an alternative to matching travertine would provide a more dynamic character to the building.

Study additional means of making the Arroyo Parkway/Green Street pedestrian entrance more inviting.





Recommendation

Planning & Community Development Department

- Affirmatively make the findings as specified in the published staff report.
- Approve the application for Concept Design Review, subject to recommended conditions of approval.

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