

**Statement to the Design Review Commission Regarding the Proposed Medical Building at  
758-766 South Fair Oaks  
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The revised designs that have been submitted for this project are unacceptable because they willfully ignore the direction that the Commission provided to the applicant in its comment letter dated November 19, 2020 which included:

- “Reconsider and further study the design ... which utilizes the adjacent alley as an access point for a sheltered passenger drop-off area.”
- a revised design should take its cue from “the other successful developments in the context, which have drop-off and parking located at the rear of the sites “
- “Consider flipping the concept of the site design and widening the alley for improved circulation”

The revised designs do not include an option that places the auto drop-off in the alley and instead continue to create disruptions to pedestrian flows along South Fair Oaks and Fillmore.

The architects must be required to come back with a design option that places the auto drop-off and the entrance to the parking garage in the alley. The presence of utility lines along the alley should not be accepted as an excuse for not pursuing this option because these lines can be undergrounded to permit widening of the alley and creation of well-designed arrangements for auto and pedestrian circulation.