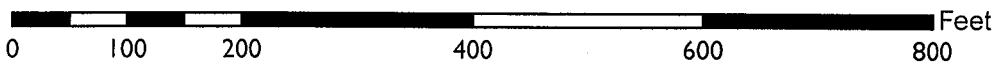
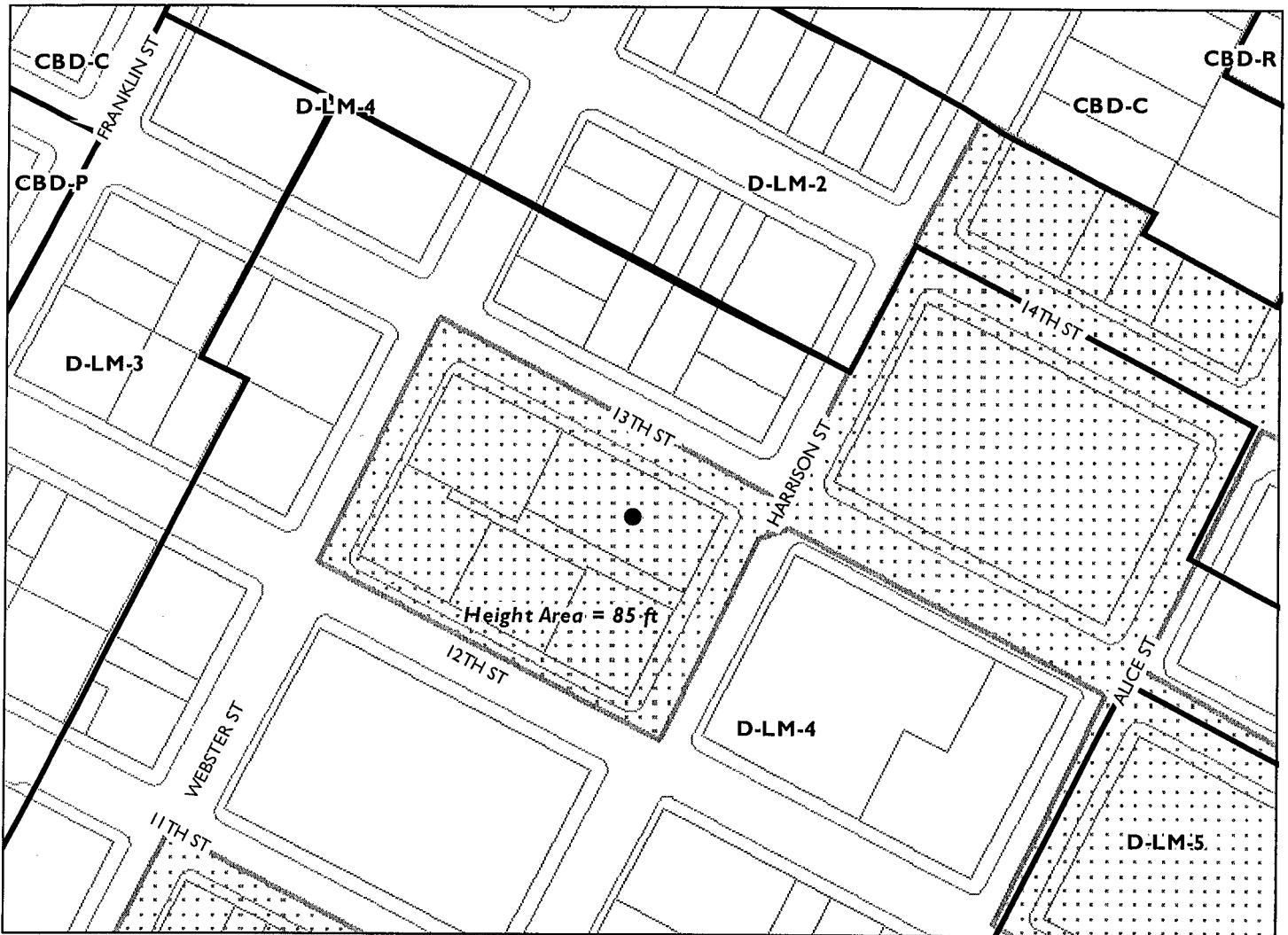


Location:	1261 Harrison Street (See map on reverse)
Assessors Parcel Number:	002-0063-002-00
Proposal:	The proposal on file was to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height that would include approximately 12,000 square feet of retail, 121,000 square feet of office, and 185 dwelling units. The proposal would include affordable housing units to take advantage of the affordable housing density bonus and concessions. The project was recommended for denial and the applicant requested the project be placed on hold in order to be redesigned. The applicant is redesigning the project so that it will retain the exterior building facades of the existing structure, eliminate the office component from the program, and reduce the overall height of the proposed tower. The applicant is bringing the revised concept back to the Landmarks Board for discussion as to whether the revised proposal would constitute a demolition of the building subject to the demolition findings and to get comments on the massing of the proposed tower that would be built within the foot print of the existing exterior building walls. The applicant is requesting this feedback prior to the full redesign of the project.
Applicant:	Ronnie Turner – (510)395-2766
Owner:	Pinnacle RED Group, Inc.
Planning Permits Required:	Regular Design Review for new construction potentially subject to the Category II Demolition Findings, Major Conditional Use Permits for a large project in the D-LM Zone in excess of 200,000 square feet and Height Exception to allow a greater height in the D-LM height zone.
General Plan:	Central Business District
Zoning:	D-LM-4 Height Area – 85'
Environmental Determination:	Pending
Historic Status:	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
City Council District:	2
Status:	Pending
Action to be Taken:	Review development project and make a recommendation for a determination as to whether the proposal would constitute a demolition of the historic building subject to the Demolition Findings and provide design feedback to staff.
For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov .

LANDMARKS PRESERVATION ADVISORY BOARD



Case File: PLN17438
Applicant: Ronnie Turner
Address: 1261 Harrison Street
Zone: D-LM-4
Height Area: 85 ft

SUMMARY

The proposed development application had previously included a mixed use high rise development that would have been approximately 440 feet tall at 36 stories and include a mix of ground floor retail, above ground level office and residential units within the upper levels of the tower. The prior proposal included the complete demolition of the existing building, which is a historic building and contributor to the King Building Group Area of Primary Importance (API).

The prior proposal appeared before the Landmarks Board in March of 2018, and a recommendation was made to the Planning Commission not to support the project. This recommendation was based upon the proposal not meeting the required Category II Demolition Findings and the compatibility of the proposal with the King Block API. The project proceeded to the full Planning Commission in March of 2018 in which the Commission provided a "straw vote" to direct staff to return with findings for denial of the project. In July of 2018 the item appeared before the Commission with findings for denial, however; the item was not heard as the applicant requested the item be pulled and postponed to a future date uncertain so they could redesign the project.

The applicant is currently in the process of redesigning the project, and based on prior concerns over the proposal they are taking the direction of retaining and incorporating the existing exterior façade of the building into the development. In addition, the applicant has reduced the scale of the proposed development to include a shorter tower. The project is still in the early redesign stage and the applicant wanted to appear before the Landmarks Board for design direction. The massing redesign had previously appeared before the Landmarks Board in March of this year, and they were advised to return with additional information on the retention of the existing building façade.

Consistent with a recent Code Bulletin by the Zoning Manager to clarify what constitutes an "existing building" under the Planning Code the proposal would retain more than two exterior walls. However, as set forth in the Code Bulletin, any property with an OCHS rating that would make it subject to the Demolition Findings as set forth in Planning Code Section 17.136.075, the proposal shall receive a recommendation for a determination from the Landmarks Board as to whether the proposal would constitute a demolition of the building necessitating the application of the Demolition Findings. Staff requests that the Landmarks Board review the proposal and provide a recommendation to staff as to whether the proposal would constitute a demolition necessitating the proposed project meet the Category II Demolition Findings.

The project is located within the Lake Merritt Station Area Plan (LMSAP) within a block that was designated as an area with an 85-foot height limit. The block was limited in height because it consists of the King Building Group API. However, the resulting LMSAP zoning regulations allow for waivers of height areas to allow a limited number of towers that would be allowed to exceed the base zone height to a higher level up to 275 feet upon the granting of a Major Conditional Use Permit. The prior proposal was looking to take advantage of one of the last remaining exceptions to go up to 275 feet (with additional height requested through the affordable housing development waivers). The current proposal will look to request an exception by the way of a Conditional Use Permit to receive one of the bonuses up to 175 feet in height, also with additional height provided through a development waiver for the inclusion of affordable housing. The D-LM Zoning allows for three height exceptions up to the 175-foot area within the 85-foot height area west of Lake Merritt. This request has not been formally submitted through the revised design yet, as the applicant is looking to obtain some level of support on

the development concept before proceeding with the full redesign. The current design concept is approximately 250 feet in height.

Staff also requests that the Landmarks Board review the proposed development for consistency with the required Design Review Findings related to development within an API.

PROPERTY DESCRIPTION

The subject property consists of an approximately 15,100 square foot site located at the southwest corner of Harrison and 13th Streets and is completely occupied by a one story commercial building. The property is one of five buildings on the city block that make up the King Building Group API or the "King Block". The subject building itself is listed as a City of Oakland Designated Historic Property and contains an Oakland Cultural Heritage Survey (OCHS) rating of C1+ meaning that it is a contributor to the API.

King Building Group, aka King Block

The five buildings and alley that comprise the King Building Group were developed between 1904 and 1922 by the Charles H. King family and constitute the principal surviving Oakland structures associated with the wheat and lumber baron Charles H. King and his locally prominent descendants. In addition, the group provides a good and somewhat unusual example of an early 20th century downtown development project that was carried out in phases. The buildings together fully occupy the block bounded by Webster, 12th, Harrison and 13th Streets. The buildings are visually related by zero setbacks, similar widths, pressed brick surfaces, black glazed tile store bases, skeletal articulation, Renaissance/ Baroque ornamentation and the lack of any vacant lots or intrusions. In its very mixed setting, the block is a strong unified presence. Horizontality dominates, as each building occupies long street frontages and rises only one to two stories, except for one four story focal building. The prominent use of arcades on three of the corner buildings is another unifying element. The alley entrances are masked within the facades of two of the buildings.

1261 Harrison, subject building

The OCHS records describe the subject building as an attached one-story brick masonry store building on a corner lot in an enframed semicircular arcade window-wall composition with ten bays along the 13th Street side and five bays along Harrison Street. The restrained ornamentation is Renaissance/ Baroque. Surfaces are glazed white pressed brick with glazed lightly polychromed white terra cotta details. The second bay from the end on Harrison Street projects slightly outward and the opening is rectangular instead of arched and forms the Harrison Street entry to the alley which passes through the middle of the block to Webster Street. The building's arches are compound with brick headers, deep reveals and console keystones. They are supported by brick piers with elaborated terra cotta Tuscan caps. Small rectangular decorated terra cotta panels are in the spandrels. Projecting brick courses along the top form a shallow denticulated cornice above a frieze and architrave. A parapet extends above the cornice. The original storefront doors have been replaced with aluminum, but most of the storefronts retain their glazed white-banded black tile back splash panels and multiple-light clerestories set within the arches. Some of the clerestories have been painted over. The building otherwise appears unaltered.

PROJECT DESCRIPTION

The proposed project would demolish the interior and one adjoining property line wall of the existing commercial building to construct a new residential tower of approximately 250 feet in height. The ground level of the building would contain retail activities, one of which is currently called out as a market that would have frontage onto 13th Street as well as into the midblock alley. The ground level would also include a residential lobby as well as an entry to an automated parking system along 13th Street. There would be one driveway each for incoming and outgoing traffic where cars would drive into a car lobby for people to get into and out of vehicles before and after the car is taken to one of the above grade levels where the vehicles are stored.

GENERAL PLAN ANALYSIS

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in the Central Business District (CBD) General Plan area. This land use classification is intended to encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, community facilities, and visitor uses. The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

Among the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project are the following:

- Policy D10.1 – Encouraging Housing – Housing in the downtown should be encouraged as a vital component of a 24-hour community.
- Policy D10.2 – Locating Housing – Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12th Street, 19th Street, City Center, and Lake Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.
- Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.
- Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

The proposed Project is consistent with the referenced policies and objectives and the general intent of the Central Business District land use designation by constructing a new high density mixed use building within close walking distance to the 12th Street and Lake Merritt BART stations.

Lake Merritt Station Area Plan

The Lake Merritt Station Area Plan (LMSAP) provides planning framework for future growth and development in the area surrounding the Lake Merritt BART Station. The Planning Area encompasses 315 acres in the heart of Oakland, a major urban center within the San Francisco Bay Area. Adjacent

neighborhoods and destinations include Downtown Oakland, Lake Merritt, the Jack London District, Old Oakland, and Uptown.

Among the Specific Plan goals and policies applicable to the proposed Project, are as follows:

- **LMSAP Policy LU-2 - High intensity development potential.** Support transit-oriented development and accommodate regional growth projections by promoting high intensity and high density development in the Planning Area.
- **LMSAP Policy LU-4 - Active ground floor uses.** Encourage active uses in new buildings on key streets in neighborhood hubs in order to transform key streets into activated pedestrian connections over time and expand the vibrancy and activity that already exists in some areas, as shown in Figure 4.2. These active ground floor uses should be located at the street edge, or at the edge of parks, plazas, or other public spaces. Activated neighborhood hubs include the 14th Street Corridor.
- **LMSAP Policy LU-19 – King Block Alley.** Encourage redevelopment of the King Block alley as an active use space that creates a unique destination.
- **LMSAP Policy OS-25 – King Block Alley.** Work with owners and adjoining properties of the King Block alley to develop a unique, active use for the space that highlights the historic nature of the space. The City can provide technical assistance and waive certain standards and permits in order to promote revitalization of this alley. Potential ideas include a café row, bocce ball courts or other games, and a sculpture garden.

The project site is located within the Upper Chinatown Area sub district of the LMSAP. This sub district contains six identified opportunity sites for future development, of which the project site is not one of. The site sits within the historic King Block, which is referenced specifically several times throughout the LMSAP. The vision for the King Block is for revitalization of the historic buildings and activation of the King Block Alley as a destination that is able to take advantage of the unique historic nature of the site (policies LU-19 & OS-25). The LMSAP also references limits on heights in historic districts in Chapter 4.2 stating that considerations for future building heights should take into account the surrounding historic building heights and character of historic districts, and specifically cites the King Block in Chapter 7.1 stating that the height limit in the King Block was limited to a maximum of 85 feet so to keep future development within the range of existing heights in the district.

The proposed development would be consistent with a number of broadly stated development related goals for housing. However, staff looks for guidance from the Landmarks Board with regard to specific goals identified within the LMSAP related to controls on location of development, limitation on building heights, and historic preservation.

ZONING ANALYSIS

The subject property is located within the D-LM-4 Zone. The site is also located within the D-LM Height Area 85. The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities. The Height Area 85 allows for a maximum residential density of one dwelling unit per 225 square feet of lot area and a maximum commercial FAR of 5.0.

Parking and Loading

The proposed development project is located within the D-LM Zoning and as such no off-street parking is required. However, the development would include off-street parking located within a fully automated garage with access off 13th Street.

The proposal would require one off-street loading berth, none are currently included in the proposal and the applicant would need to request and justify a variance to not provide any off-street loading.

Conditional Use Permit for Density/ Intensity

The D-LM Zones requires that any development that exceeds 200,000 square feet be required to obtain approval of a Major Conditional Use Permit.

The D-LM Zones also dictate allowed height and density based upon the height area in which the property is located. The subject property is located within a D-LM height area 85, in which for the 15,101-square foot site the maximum development allowed would be 67 dwelling units and 75,505 square feet of commercial floor area. The D-LM Zone allows for three exceptions west of the Lake Merritt Channel to jump to the D-LM height area 175 by the granting of a Major Conditional Use Permit, which for this site would allow the height to increase from a maximum of 85 feet to 175 feet. The D-LM Zone also requires a Conditional Use permit to allow for an increase in the base height from 45 feet to 85 feet, which the applicant would also be requesting as part of the application.

The proposed development site would allow the following density based upon the Height Areas that it is located within as compared to the allowances under the granting of the Major Conditional Use Permit to move the site into a 175-height area described in the table below:

Height Zone	Lot Area	Residential Density	Commercial FAR	Max Units/ Floor Area
85' Height Zone	15,101	1:225	5.0	67 dwellings / 75,505 sq.ft.
175' Height Zone w/ CUP	15,101	1:110	8.0	137 dwellings/ 120,808 sq.ft.

Density Bonus for Affordable Housing

The applicant will be requesting as part of their development proposal to include affordable units within the project in order to take advantage of a density bonus and concessions pursuant to governing State law. The applicant's prior submittal proposed to include 11% of the 137 conditionally permitted dwelling units at Very Low Income (less than 50% of Median Income) resulting in 15 affordable units. This allowed for a Density Bonus of 35% above the baseline number of 137 units resulting in a maximum density of 185 dwelling units on the site. Staff's understanding is that the applicant will be proceeding with the same request in the updated proposal along with a similar development waiver request to exceed the conditionally permitted height of 175 feet.

DESIGN REVIEW

The proposed development is required to undergo Design Review pursuant to Planning Code chapter 17.136 and is subject to several Design Review Criteria. Furthermore, pursuant to Section 17.136.055.C, the proposal is required to appear before the Landmarks Preservation Advisory Board for a recommendation prior to a decision being made upon the application. As such, this item is appearing before the Board for a recommendation/ design direction on the application. Staff is requesting the Board to provide comments on the proposed development within the context of the listed design review criteria below in this section.

To date, staff has not performed a thorough review of the actual physical design of the building exterior due to the need to receive direction from the Board and Planning Commission on fundamental issues related to the project. Staff requests that comments be focused on the site planning, building massing and overall development concept, including whether or not the work proposed would constitute a demolition of the historic building, all within the context of the proposal being located within the King Building Group API. The application at this point in time is still incomplete, and as such Staff has not provided detailed comments to the applicant on the exterior design or the entirety of the proposal. However, it is important for the applicant to get early feedback so they can determine if they can proceed with the full redesign of the project, and it is important for them to get initial feedback from the Landmarks Board as it relates to the Determination of Demolition subject to the Category II Demolition Findings, as Staff, The Landmarks Board, and Planning Commission have provided feedback that the previous proposal would not meet these findings. It is also important for the applicant to obtain feedback on consistency with the required Findings for the proposal being within the King Building Group API.

The proposal must meet the following three sets of Design Review criteria. Each specific criterion that is not applicable to the project is shown in ~~strikethrough~~:

SECTION 17.136.050. A – REGULAR DESIGN REVIEW CRITERIA (Residential Facilities)

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;
2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;
3. That the proposed design will be sensitive to the topography and landscape;
4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;
5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

SECTION 17.136.055.B.2 - HISTORIC PROPERTIES IN THE D-LM & CBD

- a) Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;
- b) New street frontage has forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;
- c) The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.
- d) The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results;
- ~~e) Where height is a character defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character defining height and their character defining height level are designated on the zoning maps; and~~
- ~~f) For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g, below.~~
- g) For construction of new principal buildings:
 - i. The project will not cause the API to lose its status as an API;
 - ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and

- ~~iii. — The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.~~

[If Determined to be Applicable]

SECTION 17.136.075.C – CATEGORY II DEMOLITION FINDINGS:

1. For the demolition of structures in the CIX-1A Zone; or contributors to an S-7 Zone, S-20 Zone, or API:
 - a. The applicant demonstrates that: i) the existing property has no reasonable use or cannot generate a reasonable economic return and that the development replacing it will provide such use or generates such return, or ii) the applicant demonstrates that the structure constitutes a hazard and is economically infeasible to rehabilitate on its present site. For this criterion, a hazard constitutes a threat to health and safety that is not immediate; and
 - b. It is economically, functionally, architecturally, or structurally infeasible to incorporate the historic structure, or existing structure in the CIX-1A Zone, into the proposed development.
- ~~2. — For the demolition of noncontributors to an S-7 Zone, S-20 Zone, or API: The existing structure is either: i) seriously deteriorated or a hazard; or ii) the existing design is undistinguished and does not warrant retention. For this finding, a hazard constitutes a threat to health and safety that is not immediate;~~
3. For the demolition of any structure in an S-7 Zone, S-20 Zone, or API:
 - a. The design quality of the replacement structure is equal/superior to that of the existing structure; and
 - b. The design of the replacement project is compatible with the character of the district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings:
 - i. The replacement project is compatible with the district in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;
 - ii. New street frontage includes forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;
 - iii. The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district;
 - iv. If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district;

- v. The replacement project is consistent with the visual cohesiveness of the district. For the purpose of this item, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When a combination of some of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results; and
- vi. The replacement project will not cause the district to lose its current historic status.

KEY ISSUES

While there are concerns about the project's ability to comply with the required Conditional Use Permit criteria to allow the height zone exception within the D-LM Zone, that issue is more within the purview of the Planning Commission and will be discussed more thoroughly in that venue. The main issues for LPAB review are compliance with the required Design Review Criteria and LMSAP Design Guidelines. However, the Design Review Findings do include General Plan consistency findings that would include consistency with the LMSAP, so discussion regarding that consistency with the discussion of the King Building Group in the Specific Plan is also appropriate. This General Plan consistency is relevant for consideration of the Design Review as well as any Conditional Use Permit request.

Design Consistency with the API Criteria

As required by the API Design Review criteria in the D-LM Zone projects are required to relate to the massing of other building within the API. Given scale and mass of the proposed tower at 250 feet in height there are concerns about the consistency given no other building in the King Building Group API exceeds 70 feet in height. While the King Building Group API is not one of the downtown APIs that is considered to have a height context limitation, that provision was set forth to further limit heights in those areas below the maximum height within the zone. The Landmarks Board should take into consideration the proposed retention of the existing façade and additions that create a stepped approach to see if this is sufficient for the proposal to fit into the character of the API.

LMSAP Design Guidelines

Another issue with the previous proposal was consistency with the LMSAP Design Guidelines that were developed as part of the specific plan process. The issue was that they had consistency issues with the Historic Resources section of the Design Guidelines. The two guidelines at issue were:

- **DG-67 – Adaptive Reuse.** Retain and integrate historic and architecturally significant structures into larger projects with adaptive reuse.
- **DG-68 – Preservation.** Avoid Removal of and rehabilitate historic resources.

Based upon the two above mentioned guidelines the previous proposal clearly did not comply since it called for complete demolition and removal of the existing building. The current design approach is

attempting to resolve this issue by retaining, restoring and incorporating the existing building into the project.

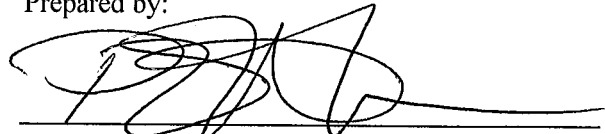
ENVIRONMENTAL DETERMINATION

Review of the project's compliance with CEQA has not been completed at this time. However, if the project does proceed, the development proposal would possibly require the preparation of an Environmental Impact Report given that the proposal could include impacts upon Historic Resources. Any future EIR that is prepared would appear before the LPAB for meetings for scoping, comments on the DEIR and any resulting Final EIR prior to certification.

RECOMMENDATIONS:


1. Receive any testimony from the applicant and/or interested parties.
2. Provide Staff with a recommendation on a Determination on whether the project as proposed would constitute a demolition necessitating compliance with the Category II Demolition Findings.
3. Provide design feedback to the applicant and staff on the redesign concept based upon the required Design Review Findings and Guidelines.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Reviewed by:



CATHERINE PAYNE
Acting Development Planning Manager
Bureau of Planning

ATTACHMENTS:

- A. Project Plans

Revised Design Concept

Residential High Rise
1261 Harrison Street, Oakland

May 24, 2019



01

SITE



1314 Franklin Street
634 units

Hotel
Oakland
Village

13th Street

1261 Harrison

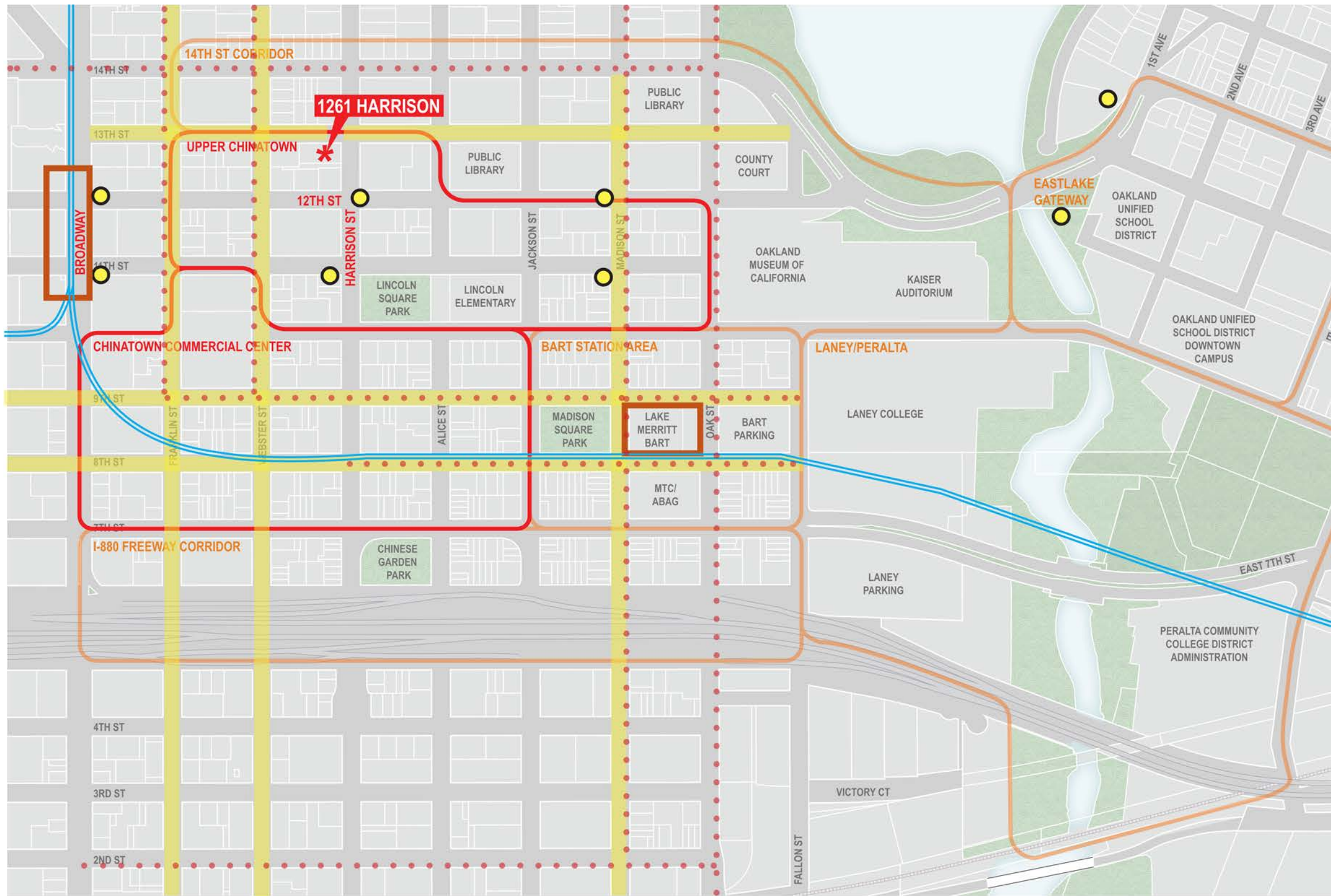
Webster Street

Harrison Street

Frank G. Mar
Community
Housing

King
Building

12th Street



- Bike Lane
- New Bus Rapid Transit Stops
- BART Station
- Pedestrian corridor
- BART Tracks

02

MASSING REVISION



Google Earth
Data Sourced from Google
©2018 Google
Imagery ©2018 Google

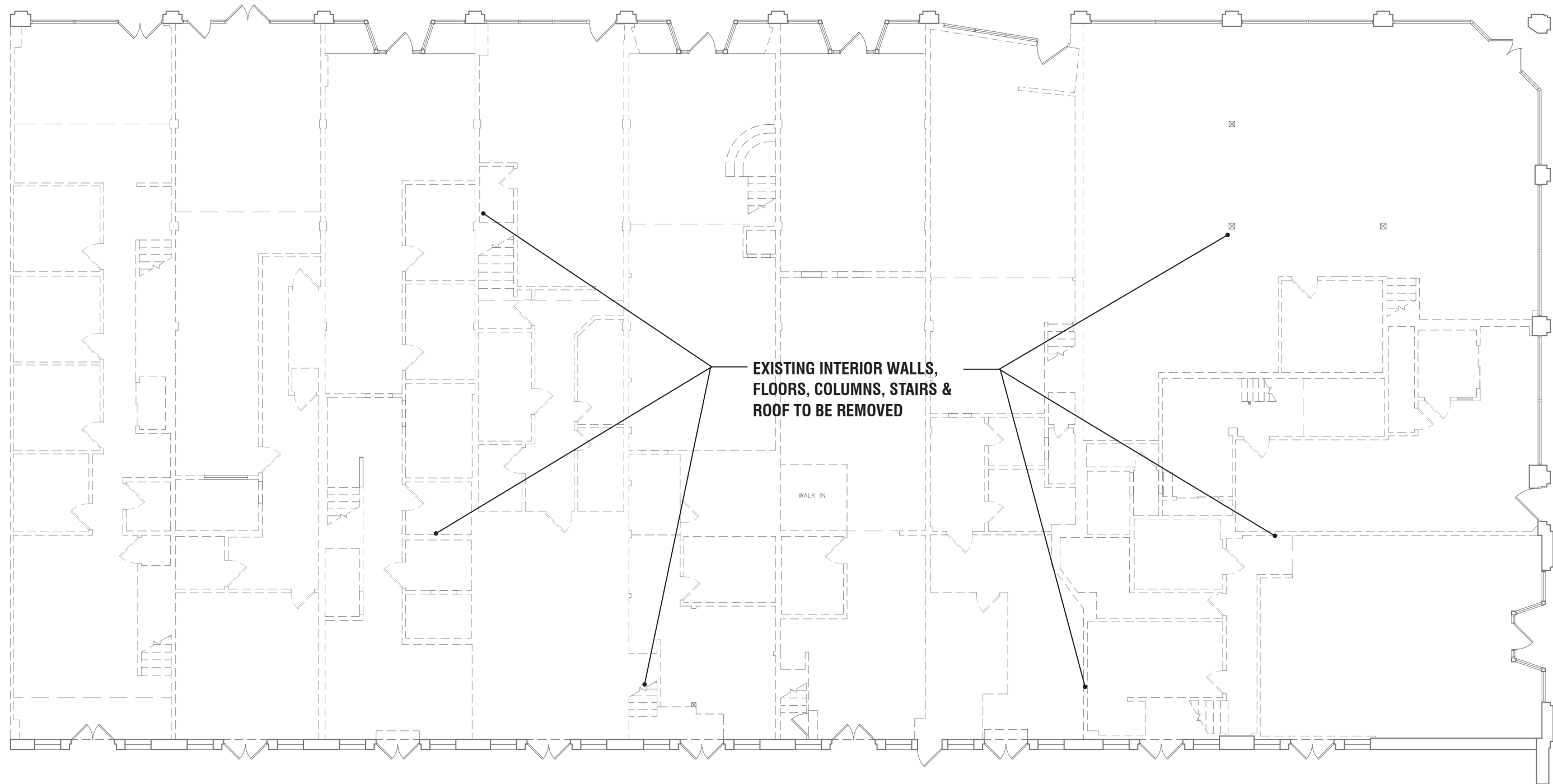


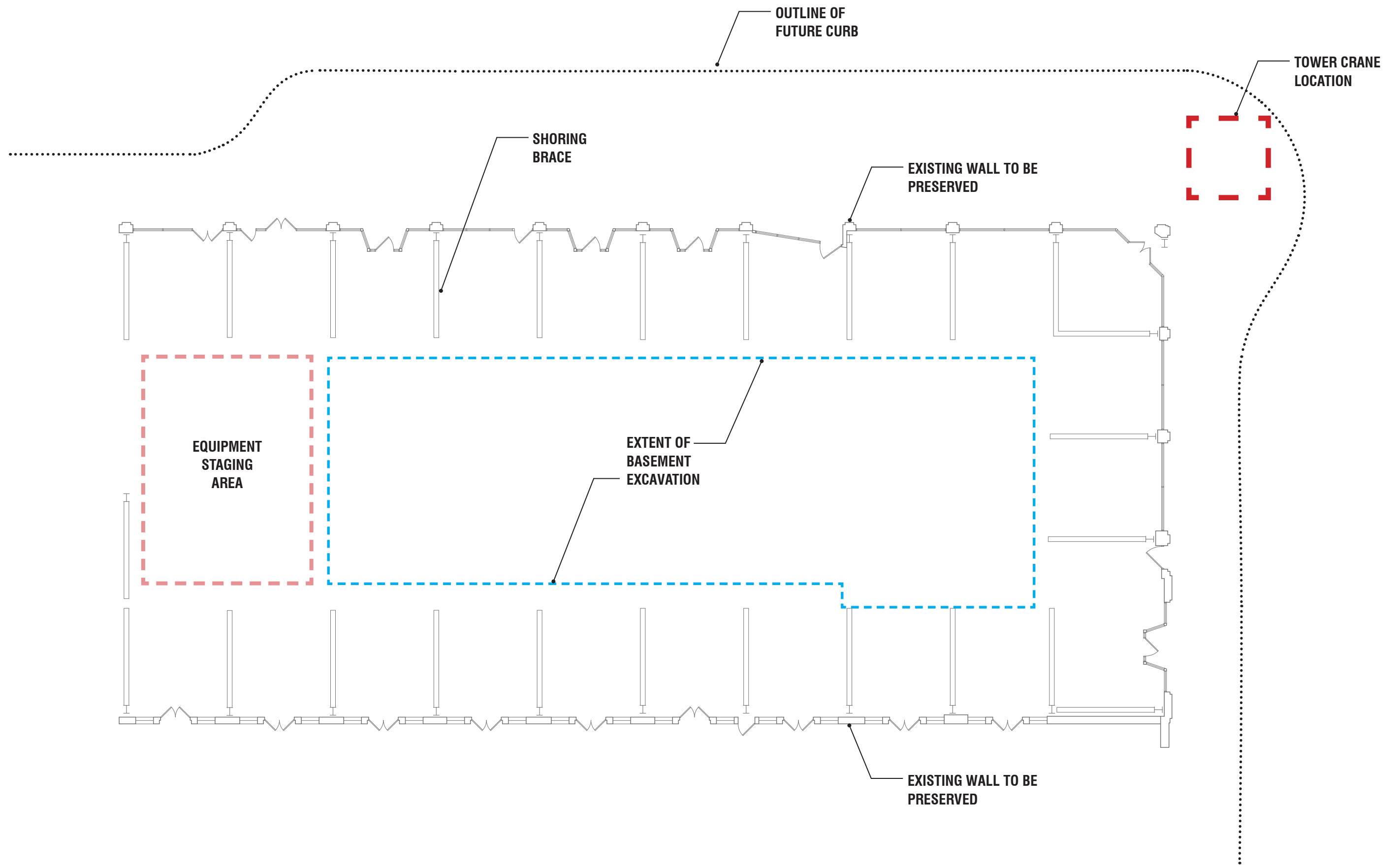
Google Earth
© 2018 Google
All rights reserved.

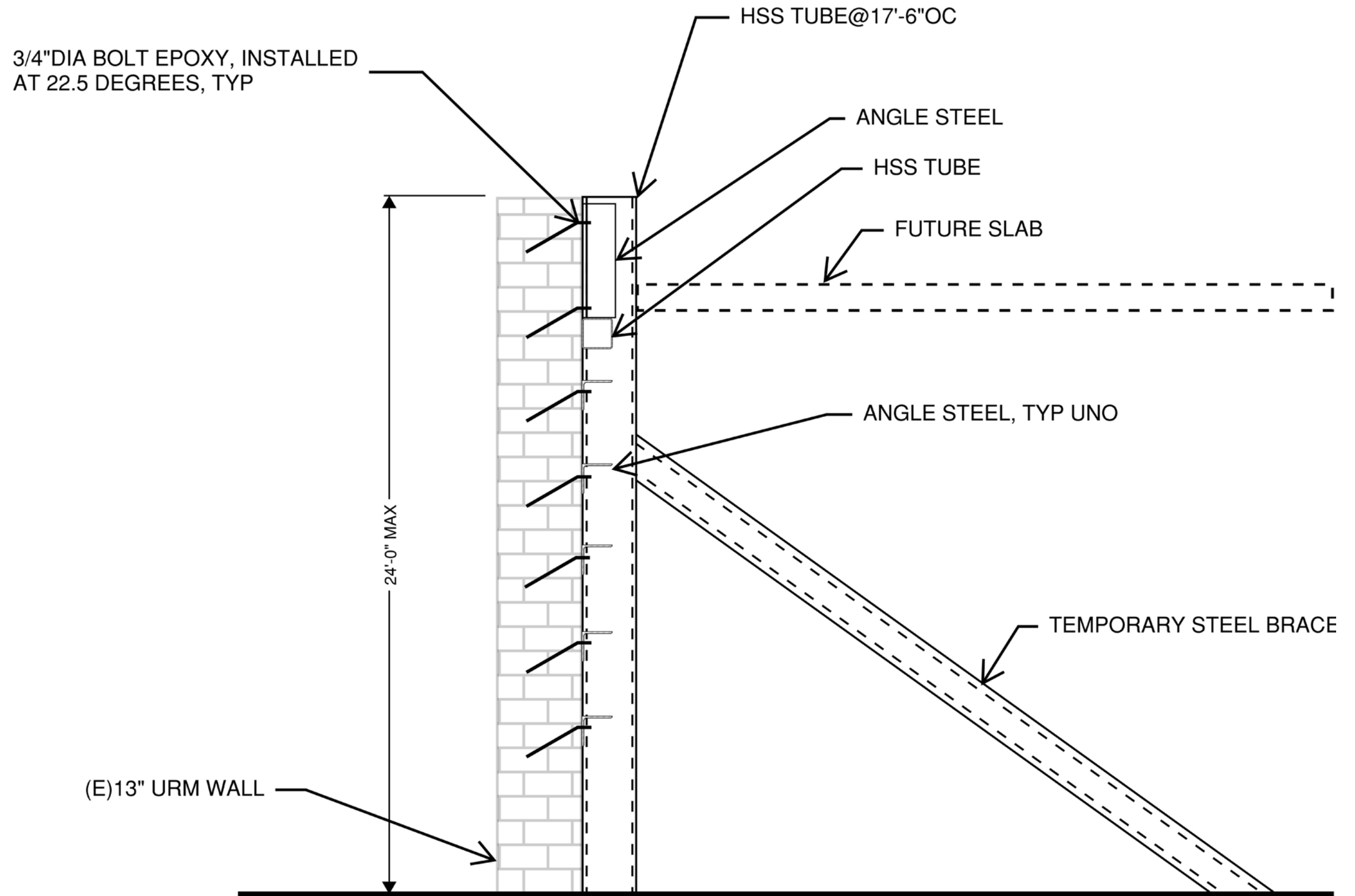
03

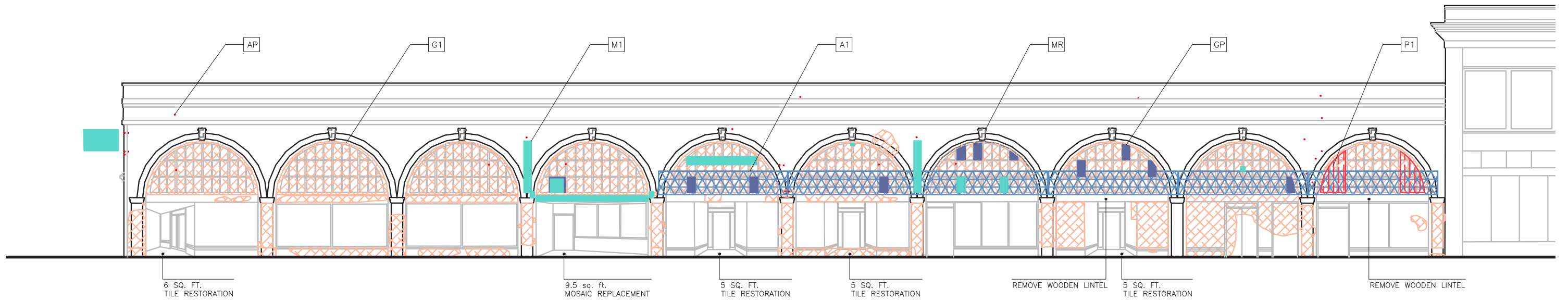
RESTORATION PLAN









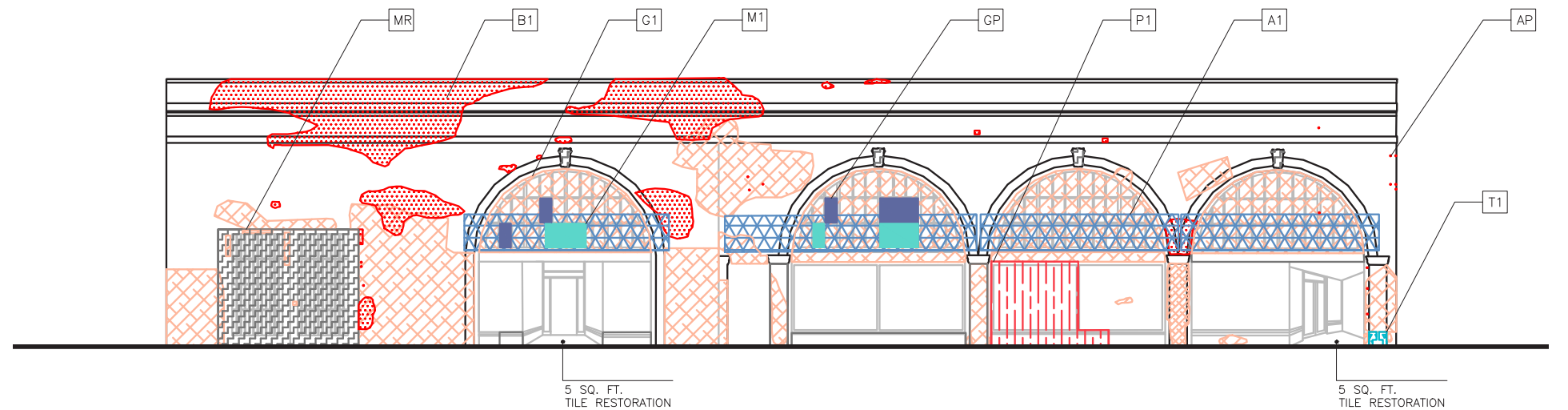


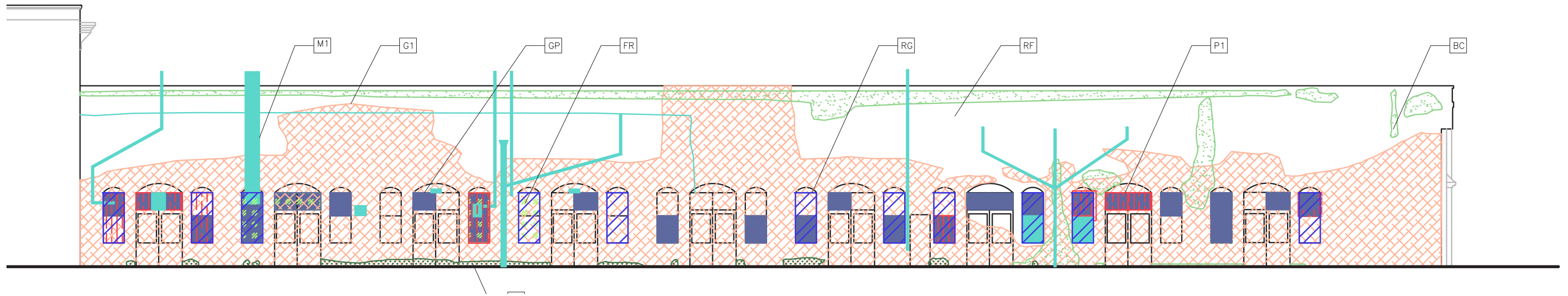
CONDITIONS NOTES.
QUANTITIES FOR THIS FACADE ONLY

- M1 REMOVE EMBEDDED FASTENERS. PATCH HOLES IN GLAZED BRICK (QTY: 28)
- A1 REMOVE AWNING (QTY: 6). PATCH HOLES IN GLAZED BRICK (QTY: 24)
- P1 REMOVE PLYWOOD (24 SQ. FT.)
- B1 REPLACE BRICKS
- G1 GRAFFITI/PAINT REMOVAL (1,135.2 SQ. FT.)
- T1 REPLACE TILE
- GP REPLACEMENT GLAZING PANES (QTY: 14)
- AP PATCH HOLES N GLAZED BRICK (QTY: 30)
- MR METAL RESTORATION: STRIP PAINT, CLEAN RUST, REFINISH (13.5 SQ. FT.)

CONDITIONS NOTES.
QUANTITIES FOR THIS FACADE ONLY

- M1 REMOVE EMBEDDED FASTENERS. PATCH HOLES IN WOOD (QTY: 12)
- A1 REMOVE AWNING (QTY: 4). PATCH HOLES IN GLAZED BRICK (QTY: 16)
- P1 REMOVE PLYWOOD (57.75 SQ. FT.)
- B1 REPLACE BRICKS (QTY: 690)
- G1 GRAFFITI/PAINT REMOVAL (666.7 SQ. FT.)
- T1 REPLACE TILE (QTY: 10)
- GP REPLACEMENT GLAZING PANES (QTY: 10)
- AP PATCH HOLES N GLAZED BRICK (QTY: 17)
- MR METAL RESTORATION: STRIP PAINT, CLEAN RUST, REFINISH (125.4 SQ. FT.)

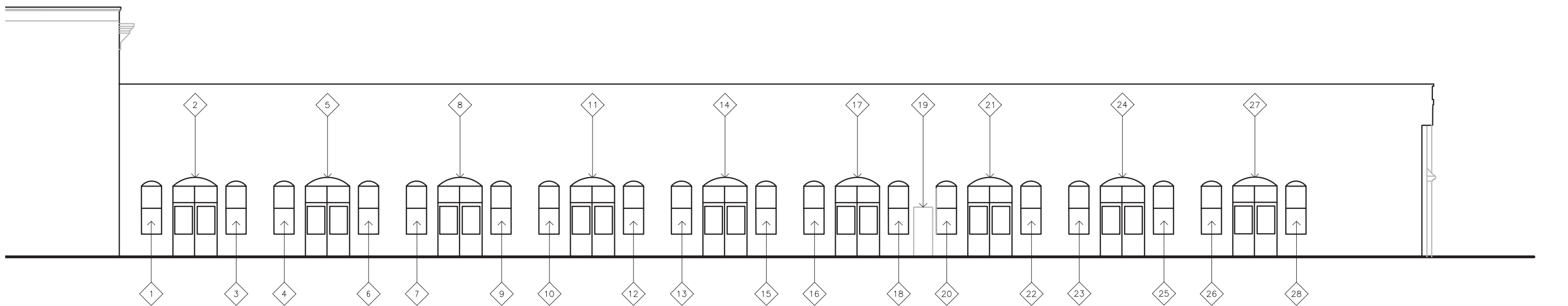
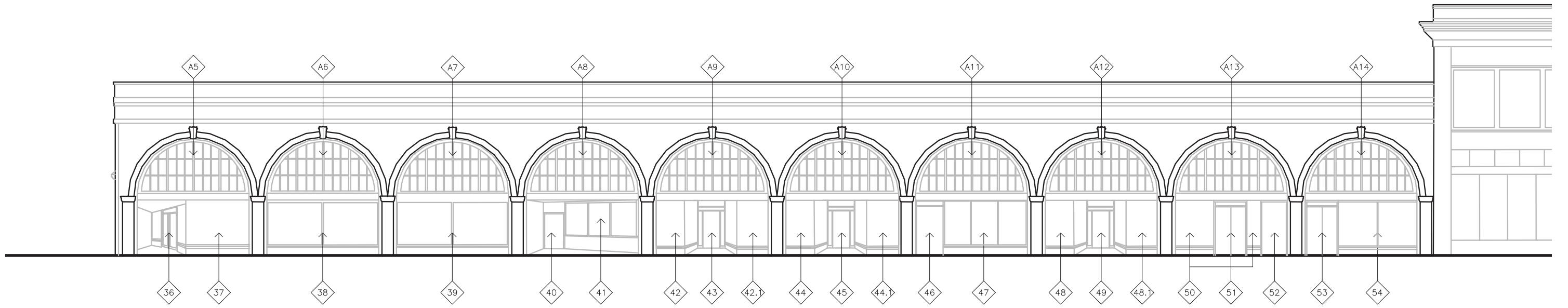
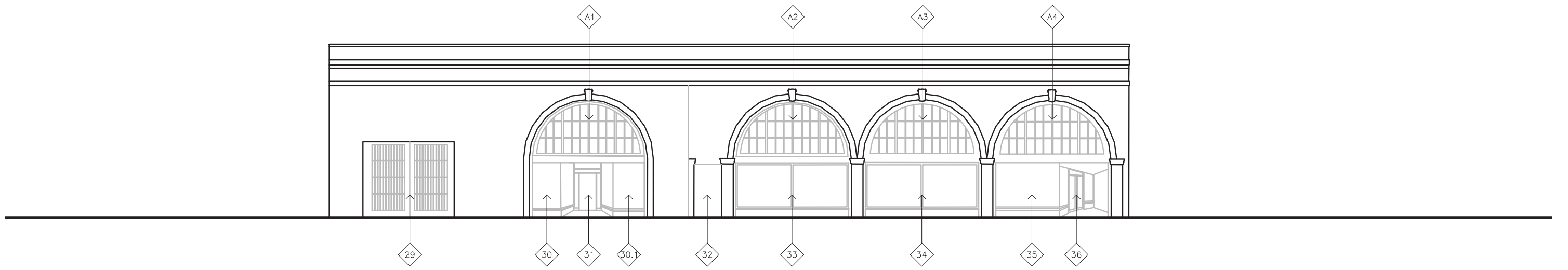




CONDITIONS NOTES.

QUANTITIES FOR THIS FACADE ONLY

- M1 REMOVE EMBEDDED FASTENERS. PATCH HOLES IN BRICK (QTY: 60)
- BC REMOVE BIO-COLONIZATION (254.3 SQ. FT.)
- P1 REMOVE PLYWOOD (98.9 SQ. FT.)
- RG REPLACE WINDOW GRILL/GRATE (QTY: 12)
- G1 GRAFFITI/PAINT REMOVAL AND REPAINT FACADE (2,473 SQ. FT.)
- FR REPLACE WINDOW FRAME (QTY: 4)
- GP REPLACEMENT GLAZING PANES (QTY: 31)
- VR VEGETATION REMOVAL (38.8 SQ. FT.)
- RF REPAINT FACADE (3,890.25 SQ. FT.)



ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
13th Street	49	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	50	W8	10'-6"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	51	D4	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	52	D5	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	53	D4	4'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass.
13th Street	54	W9	10'-4"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
Harrison Street	A1	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 2 window panes (center-left and left sashes). Restore wood frames (strip of old paint and repaint wood).
Harrison Street	A2	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachments. Patch any holes left after removing awning and mechanical attachment. Replace 1 window pane (left sashes) and 2/3 of center-right sash and glass. Restore wood frames (strip of old paint, fill, and repaint wood). Clean glass on interior and exterior.
Harrison Street	A3	W1	14'-9"	7'	Painted Wood & Glass	Remove awning. Patch any holes left after removing awning. Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior.
Harrison Street	A4	W1	14'-9"	7'	Painted Wood & Glass	Remove awning. Patch any holes left after removing awning. Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior. Patch hole after signage removal.
13th Street	A5	W1	14'-9"	7'	Painted Wood & Glass	Patch hole in mullion after signage removal. Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior.
13th Street	A6	W1	14'-9"	7'	Painted Wood & Glass	Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior.
13th Street	A7	W1	14'-9"	7'	Painted Wood & Glass	Patch hole in mullion after signage removal. Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior.
13th Street	A8	W1	14'-9"	7'	Painted Wood & Glass	Remove mechanical attachments and patch holes! Patch hole in mullion after signage removal. Restore wood frames and glass (strip of old paint and graffiti and repaint wood). Clean glass on interior and exterior. Replace 1/3 of left sash and glass.
13th Street	A9	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 2 window panes (left and right sashes). Restore wood frames (strip of old paint, patch, and repaint wood).
13th Street	A10	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 1 window panes (right sash). Restore wood frames (strip of old paint and graffiti, patch, and repaint wood). Patch hole in mullion after signage removal on the facade.

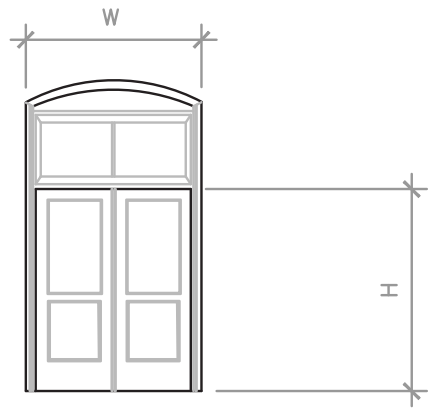
ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
13th Street	A11	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachments. Patch any holes left after removing awning and mechanical attachments. Replace 5 window panes (3 in center-left sash, 1 on center-right, and 1 on right sash). Restore wood frames (strip of old paint and graffiti, patch, and refinish). Patch hole in mullion after signage removal on the facade.
13th Street	A12	W1	14'-9"	7'	Painted Wood & Glass	Remove awning. Patch any holes left after removing awning. Replace 3 window panes (1 each on left, center-right, and right sashes). Restore wood frames (strip of old paint, patch, and repaint wood).
13th Street	A13	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and mechanical attachment. Patch any holes left after removing awning and mechanical attachment. Replace 1 window panes (right sash). Patch hole in mullion after signage removal on the facade. Restore wood frames (strip of old paint, patch, and repaint wood).
13th Street	A14	W1	14'-9"	7'	Painted Wood & Glass	Remove awning and plywood. Patch any holes left after removing awning and plywood. Restore wood frames (strip of old paint, patch, and repaint wood).

ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
Alley	1	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Remove plywood, replace window pane. Remove mechanical exhaust. Patch remaining holes and resotre wood and glass (paint stripped and repainted).
Alley	2	D5	5'-10"	10'-5"	Painted Wood Frame and Glass	Remove plywood over transom. Replaceme 2 panes of historic glass. Wooden window frame and door surround need to be restored (paint stripped, and repainted). Remove mechanical attachment (AC unit).
Alley	3	W2.1	3'-1"	6'-9"	Painted Wood Frame, Glass, and Painted Steel	Remove grate and replace with historically appropriate match. Remove plywood. Replace 1 pand of glass. Clean double-hung window frame of paint and repaint.
Alley	4	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron & Glass	Replace window frame, clean corrosion off of metal grill, replace 1 window pane, remove graffiti.
Alley	5	D1	5'-10"	10'-5"	Painted Wood Frame, Steel, & Glass	Door needs to be restored (replace upper panels). Remove grill/gates. Remove exterior lighting and patch holes. Replace transom window frame and glass. Restore door surround (strip paint, and repaint).
Alley	6	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron & Glass	Replace upper window pane, clean corrosion off of metal grill, remove plywood, remove graffiti. Wooden window frame needs to be restored (paint stripped, and repainted).
Alley	7	W2.1	3'-1"	10'-5"	Painted Wood Frame, Iron & Glass	Remove plastic tarp. Clean rust of off metal grill and refinish. Restore window frame (strip of paint, and repaint). Remove chicken wire.
Alley	8	D5	5'-10"	10'-5"	Painted Wood Frame, Steel, & Glass	Replace 1 pane of glass, wood transom and surround needs to be cleaned, stripped of old paint, and repainted. Remove security gate. Remove exterior lighting. Remove old paint from the door and repaint.
Alley	9	W2	3'-1"	6'-9"	Plywood and Steel	Remove plywood. Remove mechanical exhausts and any other mechanical attachments. Patch holes left after removal of mechanical equipment. Replace window frame.
Alley	10	W2.1	3'-1"	6'-9"	Painted Wood Frame, Steel, & Glass	Replace grill with historically appropriate match. Replace window frame with a historically appropriate match. Remove graffiti from 2 panes of glass.
Alley	11	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Replace aluminum door with a historically appropriate match, one window pane in the transom needs to be replaced, wood should be stripped of old paint/graffiti and repainted. Remove exterior lighting and patch holes.
Alley	12	W2.1	3'-1"	6'-9"	Painted Wood Frame, Steel, & Glass	Replace grill with historically appropriate match. Remove graffiti from 2 panes of glass. Clean wood of old paint/graffiti and repaint.
Alley	13	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron, & Glass	Replace lower window pane. Clean window and glass of old paint/graffiti. Refinish wood frame. Clean grill of corrosion and refinish.
Alley	14	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Aluminum door needs to be replaced with a historically appropriate match, wood should be cleaned of old paint/graffiti, stripped, and repainted. Door gate should be removed. Windows need to be cleaned of graffiti.
Alley	15	W2.1	3'-1"	6'-9"	Painted Wood, Iron, & Glass	Replace lower window pane. Clean window and glass of old paint/graffiti. Repaint wood frame. Clean grill of corrosion and refinish. Remove chicken wire.
Alley	16	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Replace missing window grill/grate. Replace lower sash window pane. Clean glass and wood of old paint/graffiti and repaint wood.
Alley	17	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Aluminum door needs to be replaced with a historically appropriate match, one window pane in the transom needs to be replaced, wood should be cleaned, stripped, and repainted. Door gate should be removed. Glass should be stripped of graffiti.

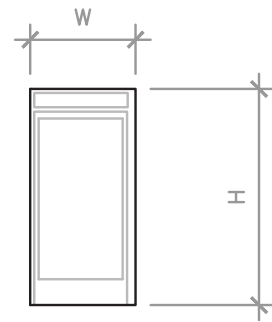
ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
Alley	17	D1	5'-10"	10'-5"	Aluminum, Painted Wood Frame, and Glass	Aluminum door needs to be replaced with a historically appropriate match, one window pane in the transom needs to be replaced, wood should be cleaned, stripped, and repainted. Door gate should be removed. Glass should be stripped of graffiti.
Alley	18	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Replace missing window grill/grate. Replace lower sash window pane. Clean glass and wood of old paint/graffiti and repaint wood.
Alley	19	D6	2'-6"	6'-6"	Aluminum and Painted Steel	Opening should be demolished and filled-in with a matching brick. Gate should be removed.
Alley	20	W2.1	3'-1"	6'-9"	Painted Steel, Painted Wood Frame, and Glass	Remove plywood. Replace lower sash window pane. Clean glass and wood of old paint/graffiti and repaint wood. Replace existing window grill with historically appropriate match.
Alley	21	D1	5'-10"	10'-5"	Painted Wood Frame, Aluminum and Painted Steel	Remove door gate. Replace window frame and 2 panes of glass. Clean wood surround of old paint and repaint. Replace door with a historically appropriate match.
Alley	22	W2	3'-1"	6'-9"	Painted Wood Frame & Glass	Remove mechanical attachment (AC) and fill any holes left behind. Remove plywood on the upper sash. Install historically appropriate window grill. Strip window frame of old paint/graffiti and repaint. Replace 2 panes of glass.
Alley	23	N/A	3'-1"	6'-9"	N/A	Remove mechanical attachment (AC) and fill any holes left behind. Remove plywood on the upper sash. Install historically appropriate window grill, frame, and glass.
Alley	24	D1	5'-10"	10'-5"	Painted Wood Frame	Remove plywood. Transom windows and needs to be replaced. Wood surround and transom needs to be stripped of all paint/graffiti and repainted.
Alley	25	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron & Glass	Remove plywood from the upper sash and replace pane of glass. Clean metal grate of corrosion, graffiti, and paint. Refinish metal grate. Strip wooden frame and glass of old coatings/graffiti and repaint wood.
Harrison Street	26	W2.1	3'-1"	6'-9"	Painted Wood Frame, Iron, & Glass	Replace upper and lower window panes. Clean metal grate of corrosion, graffiti, and paint. Refinish metal grate. Strip wooden frame and glass of old coatings/graffiti and repaint wood.
Harrison Street	27	D1	5'-10"	10'-5"	Painted Wood Frame and Glass	Replace door with historically appropriate mathc. Replac right window pane in the transom. Strip windows and wood of old coatings and repaint wood.
Harrison Street	28	W2.1	3'-1"	6'-9"	Painted Wood Frame, Painted Steel, and Glass	Remove AC unit and plywood (patch any remaining holes). Replace existing window grate with a historically appropriate match. Replace 1 window pane. Strip odl paint and coatings from the wood and glass and repaint wood.
Harrison Street	29	D3	12'	10'	Painted Bronze	Restoration of alley gate: clean metal of all old coatings and corrosion, stabilize metal, refinish.
Harrison Street	30	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
Harrison Street	30.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
Harrison Street	31	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.

ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
Harrison/13th Street	32	D4	3'-8"	7'	Aluminum Frame & Glass	Lightly clean aluminum door.
13th Street	33	W4	14'-9"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	34	W4	14'-9"	6'	Aluminum Frame & Glass	Remove plywood. Clean glass of graffiti. Clean aluminum and glass.
13th Street	35	W6	8'-6"	7'-3"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.

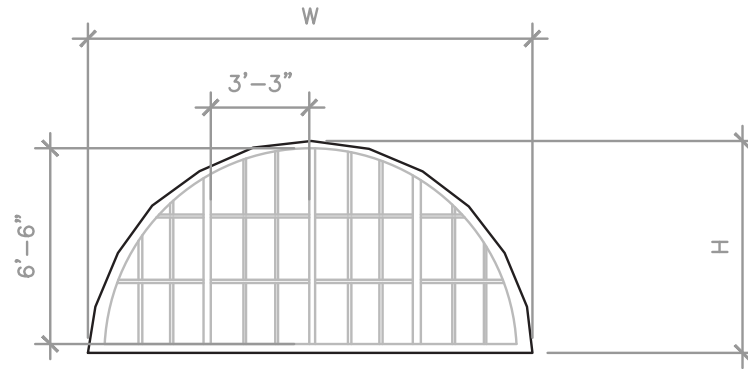
ELEVATION	OPENING NUMBER CORRESPONDING TO SURVEY SHEETS	TYPE	WIDTH	HEIGHT	MATERIAL	REMARKS
13th Street	36	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	37	W4	8'-6"	7'-3"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	38	W4	14'-9"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	39	W4	14'-9"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	40	D4	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	41	W3	10'	6'	Wood Frame & Glass	Replace Opening.
13th Street	42	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	42.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	43	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	44	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	44.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	45	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	46	D4	3'-6"	7'-2"	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	47	W7	9'-6"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean aluminum and glass.
13th Street	48	W5	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	48.1	W5.1	5'-11"	6'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.
13th Street	49	D2	4'	7'	Aluminum Frame & Glass	Remove business signage/stickers from glass. Clean graffiti off of glass and aluminum.



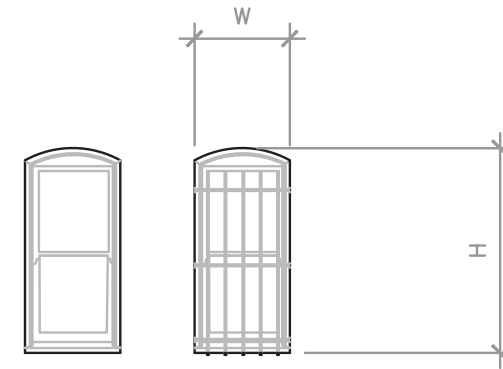
Type D1



Type D4

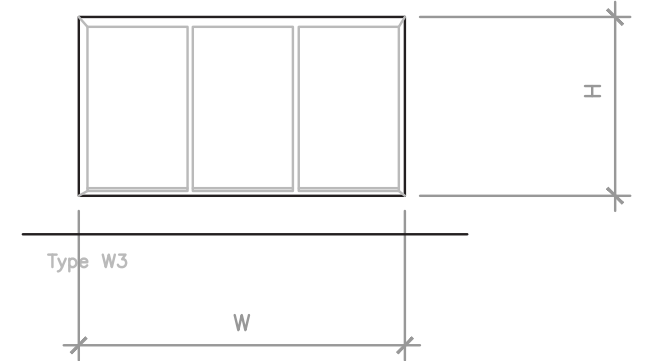


Type W1

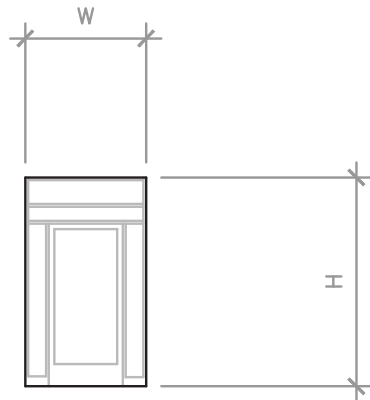


Type W2

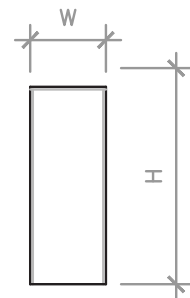
Type W2.1



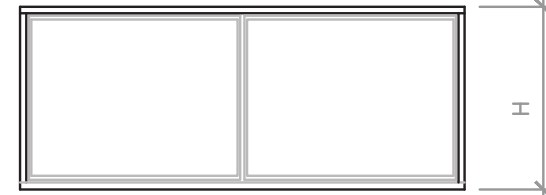
Type W3



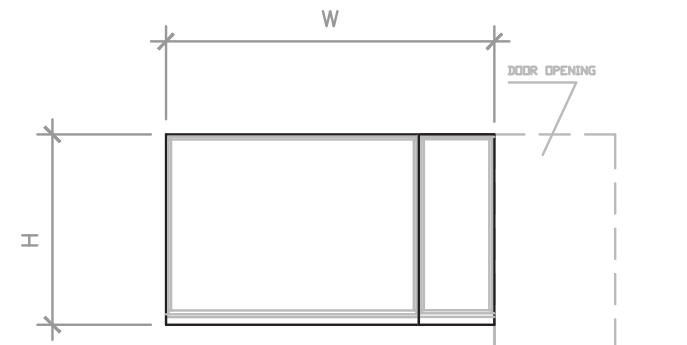
Type D2



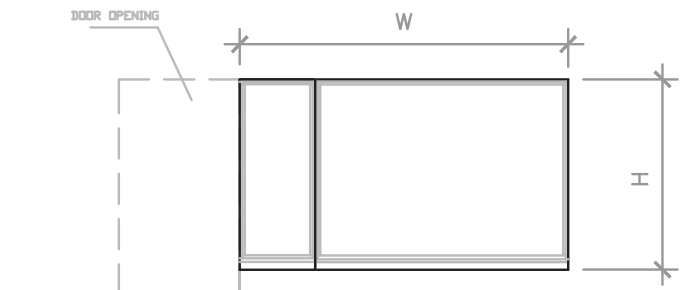
Type D6



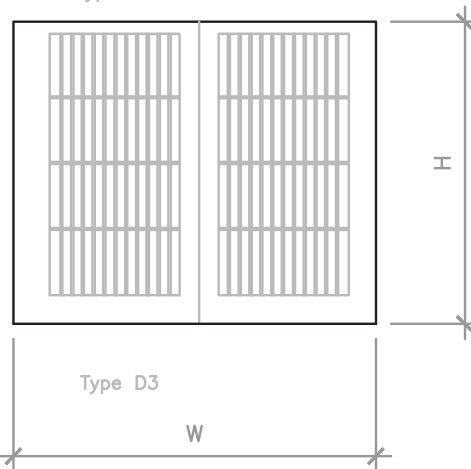
Type W4



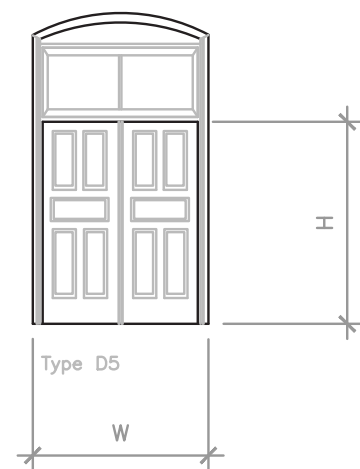
Type W6



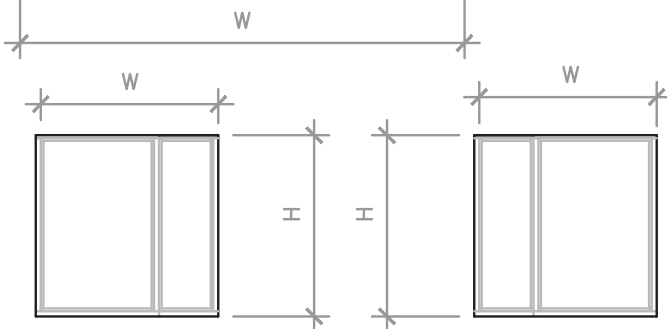
Type W6.1



Type D3

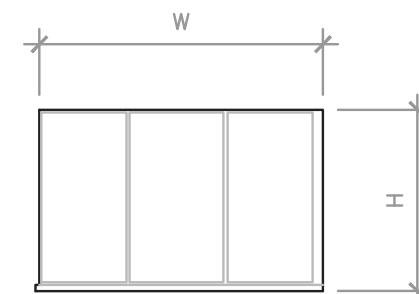


Type D5

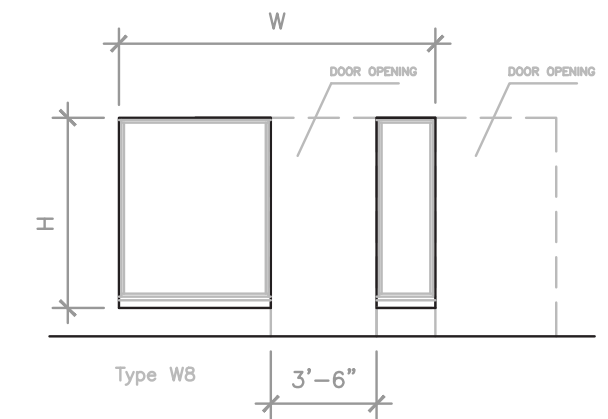


Type W5

Type W5.1



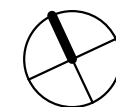
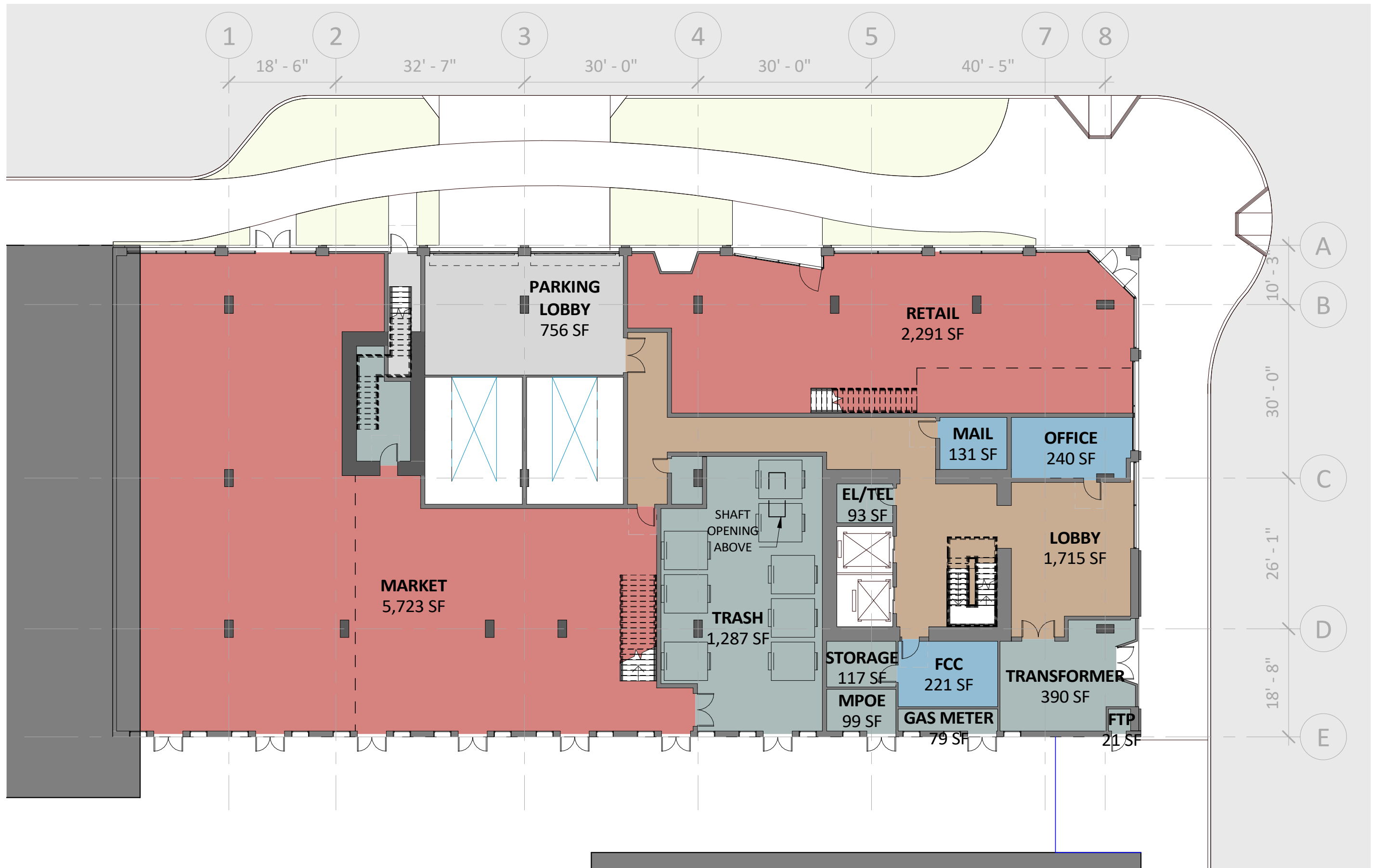
Type W7

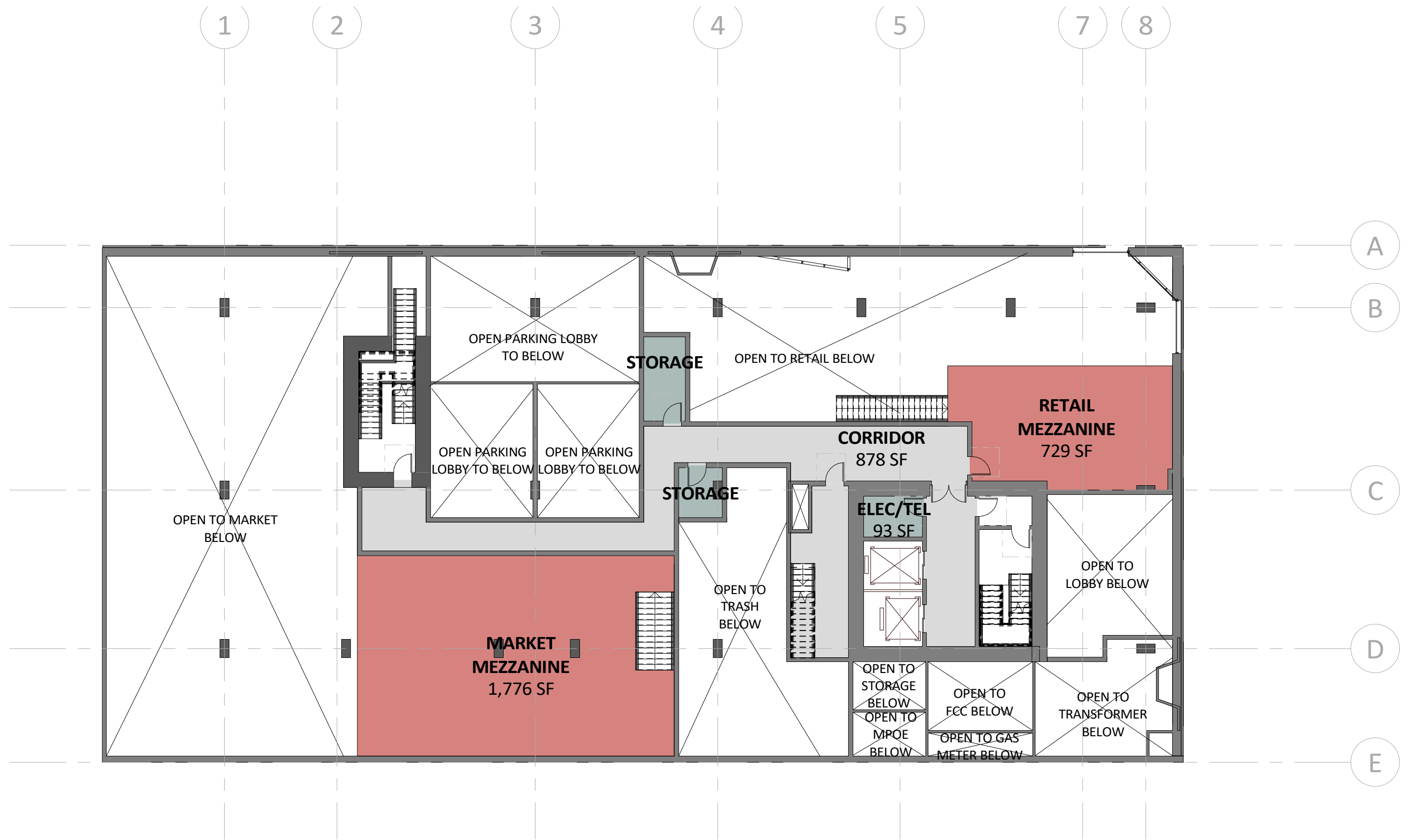


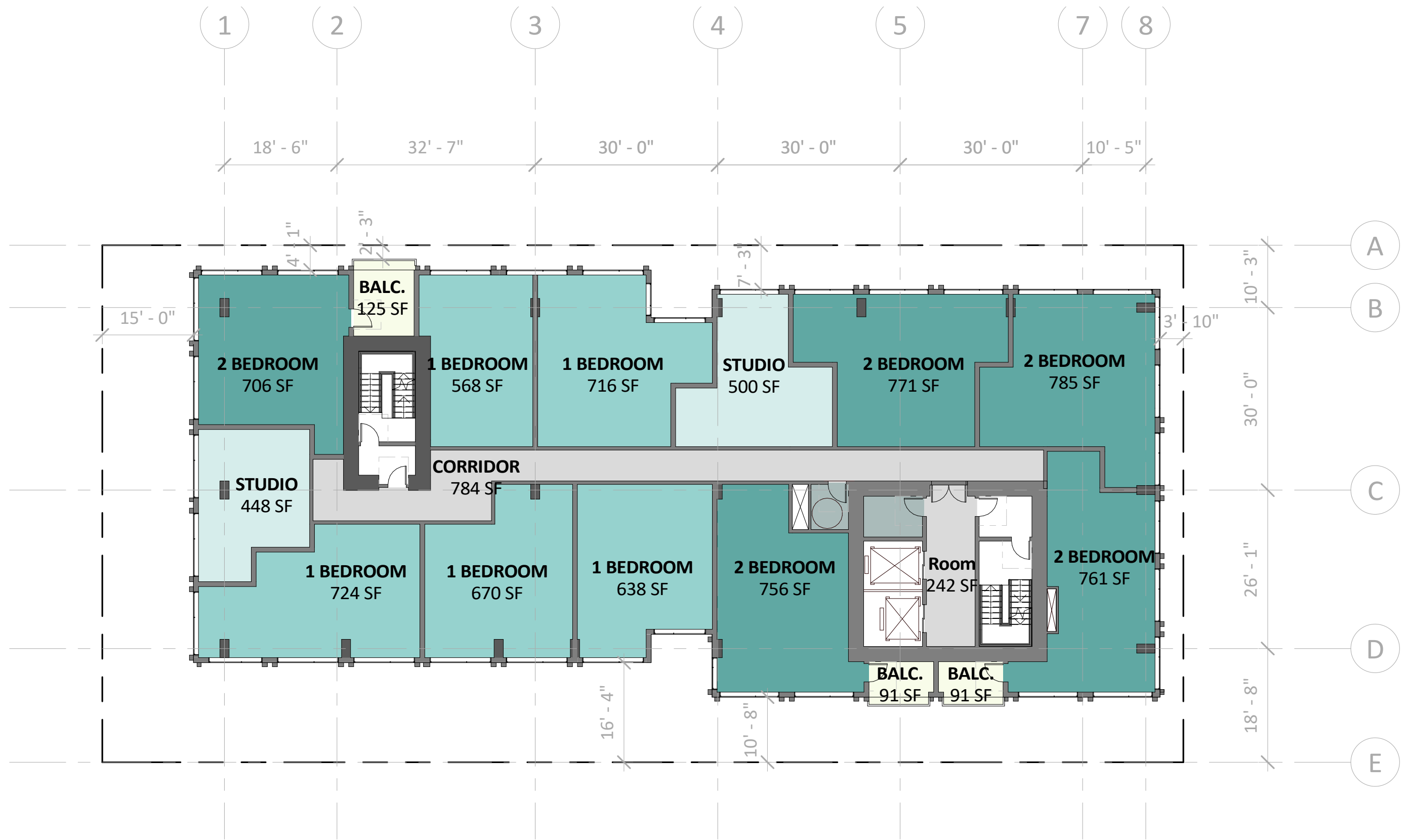
Type W8

04

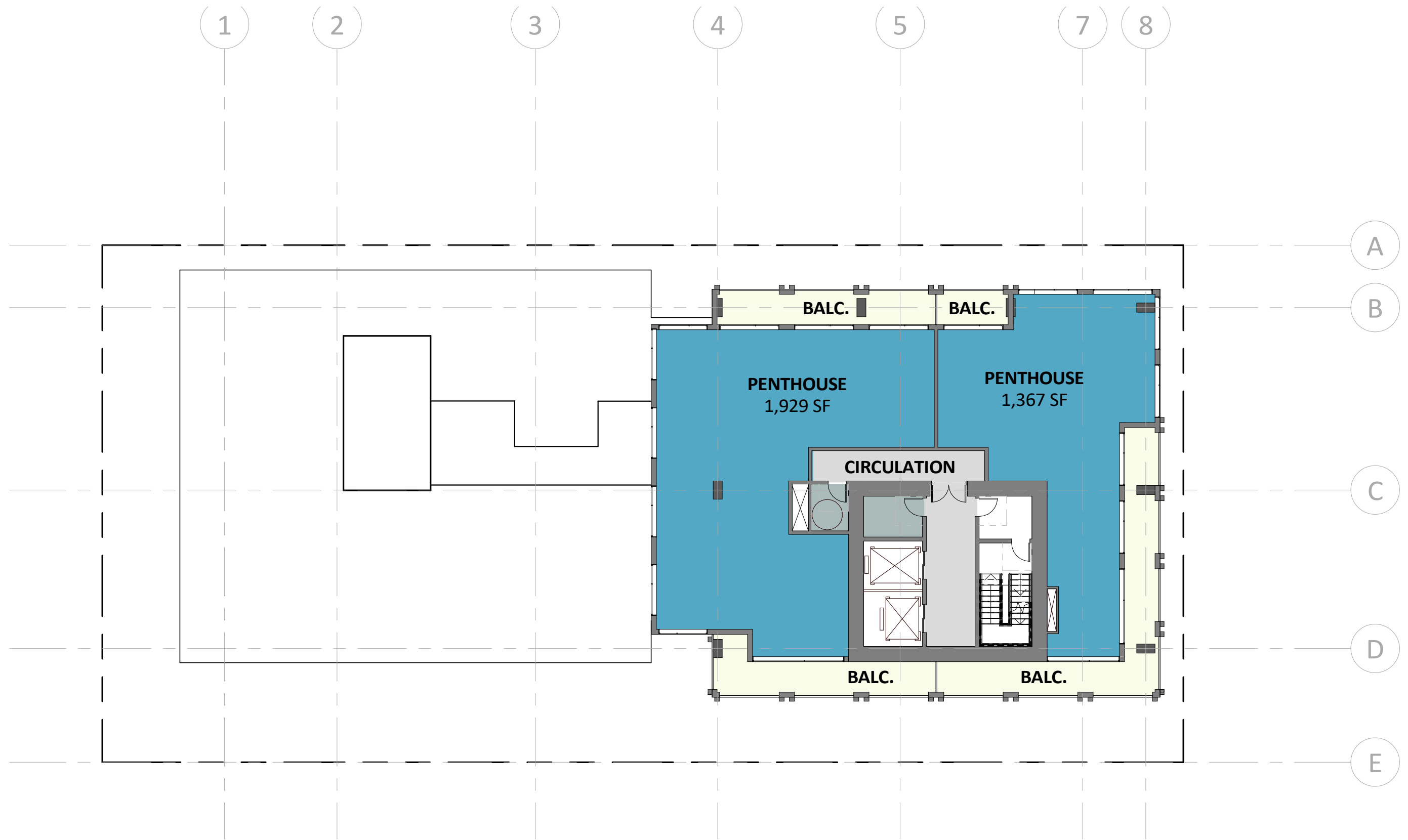
FLOOR PLANS









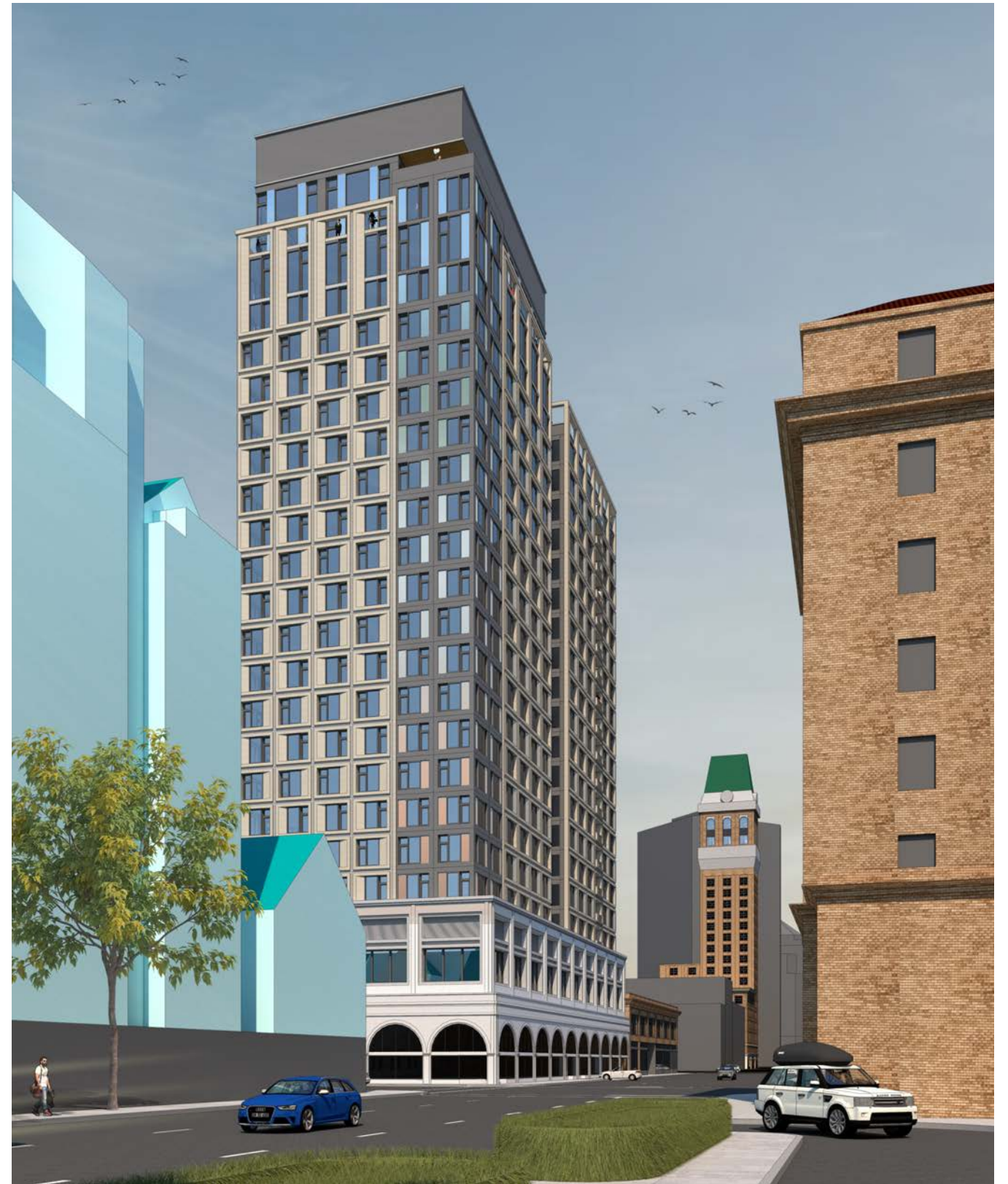


05

VIEWS



PERSPECTIVE FROM HARRISON



PERSPECTIVE FROM 13TH