

828 MLK Blvd.

Plan Comments/Notes

Prepared by: Brian Peterson, AIA, Urban Designer, TOCH

From 3-11-22 meeting with the applicant team, notes prepared 3-14-22

A design review meeting was held with the applicant team to discuss their current site plan (see attached Fig. 1). In advance, I had prepared a sketch (see attached Fig. 2) with some suggested modifications and design comments which served as a point of discussion for the meeting.

1. In order to enhance its street presence, consider rotating the office building to be parallel to the MLK street frontage. This can help break down the mass of the building complex. The building could be 3 stories along the street frontage, and step up to 4 toward the rear. The front of the building could have a more urban landscape, perhaps with a double row of trees. Applicant team was open to looking at this idea.
2. Consider placing any surface parking in a "parking court" between the office building and the parking structure. Additional surface parking could be provided as parallel parking along the entrance drive, which should be designed with an urban streetscape character. This would free up more of the front part of the site to utilize as green space.
3. Also discussed the possibility of utilizing the site's level changes to provide an upper level terrace space to connect the parking garage and the 2nd floor of the office building, which could be where the main lobby would be for the main public facilities in the building.
4. If there is to be a parking lot area in front of the building, it could be small, and designed to look and function as a plaza-like space for occasional events, such as food trucks.
5. The community green space was discussed: the space is envisioned to feature mostly passive use, with the possibility of having occasional events and small gatherings. One possible gathering space could be a small stepped amphitheater-type space, for which I prepared a sketch (Fig. 3). The stepped walls could potentially be constructed with some of the ornamental concrete "fins" salvaged from the existing police building. This salvage concept will need to be studied both in terms of feasibility and cost as the design of the project progresses. The amphitheater space is seen as not so much as a place for large gatherings or performances but for small informal events. The idea would be to make the community green space a series of connected places leading up from the Bolin Creek trail to the new municipal building.
6. Consider creating a courtyard on the south façade of the multifamily building, opening out to face the creek side natural corridor. The applicant noted that this idea was already being considered.
7. Slope down to creek/retaining walls: retaining walls could be done in various ways. One possibility suggested was to consider using a system of large blocks that look like stones with integral planters, similar to that utilized to the west, along the Bolin Creek trail and Tanyard Branch. In general the design of landscape, engineering features, and site details along the creek side of the property should be selected with a goal of integration and enhancing the character of the trail.
8. Exposed sides of parking garage: should be designed with architectural screening, to integrate with the architectural character of the other buildings.

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Site Concept Option

Prepared by: Brian Peterson, AIA

Urban Designer, T.O.C.H

03-14-22

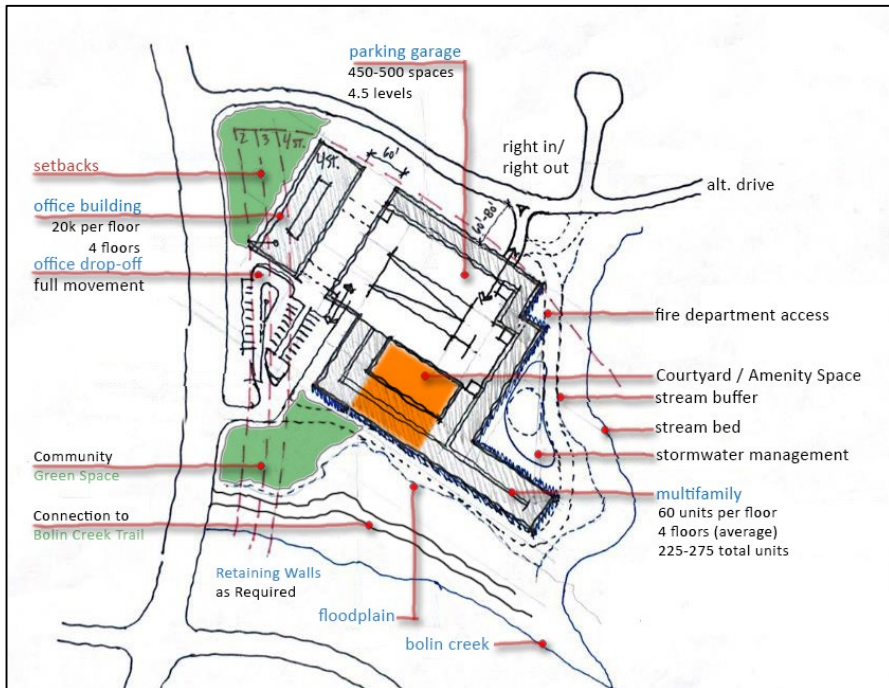


Fig. 1: Reviewed Site Plan Concept

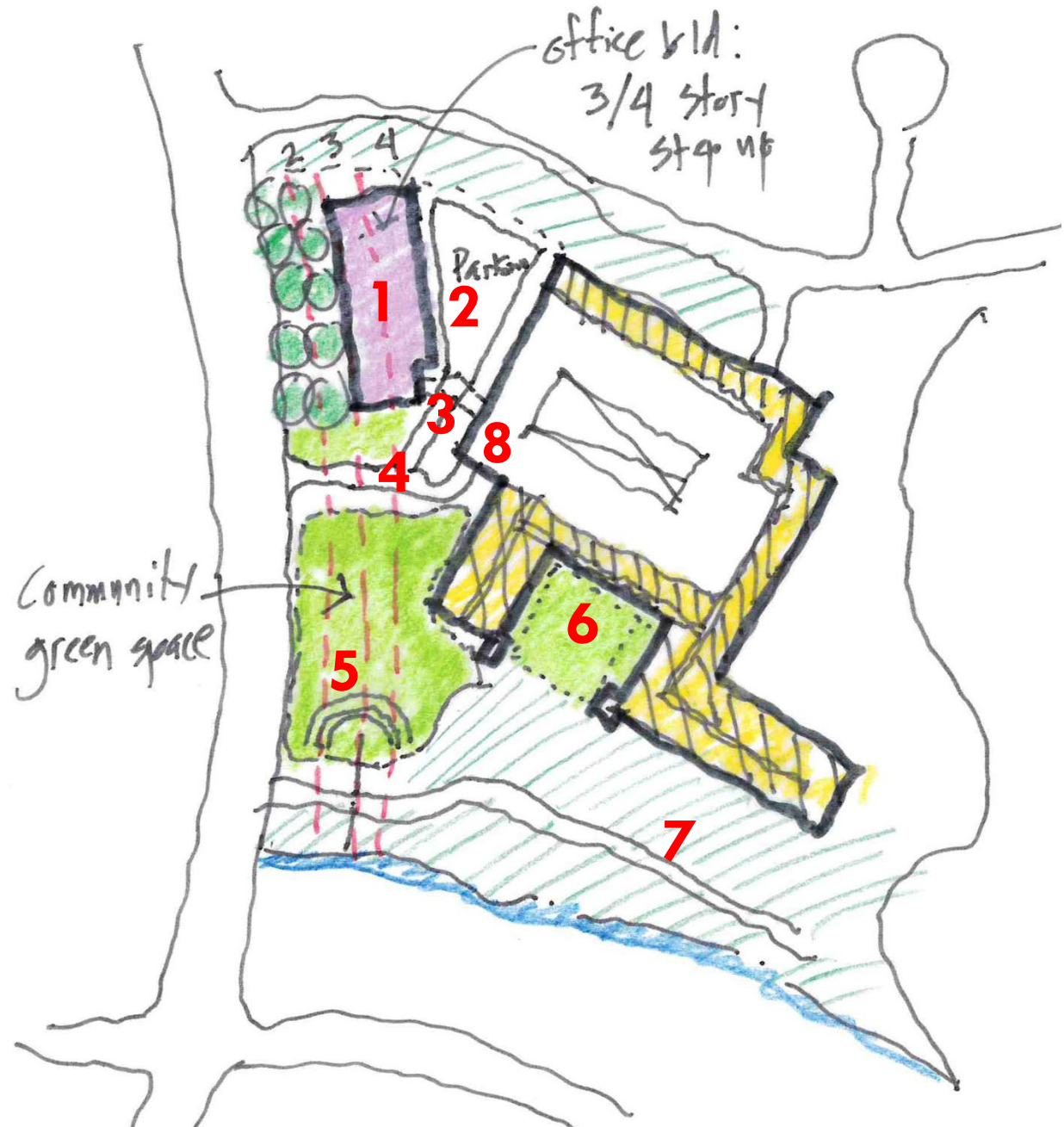
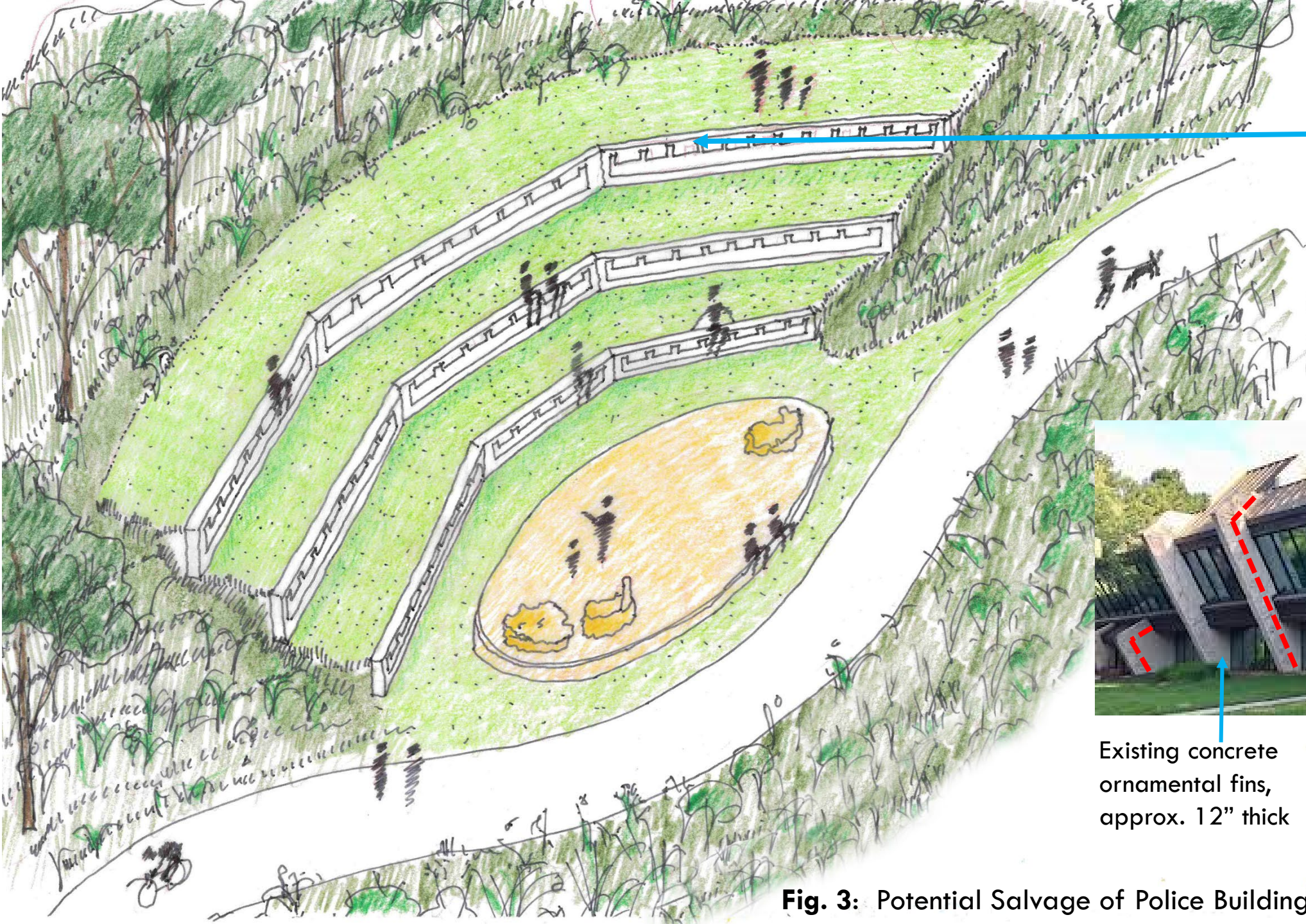
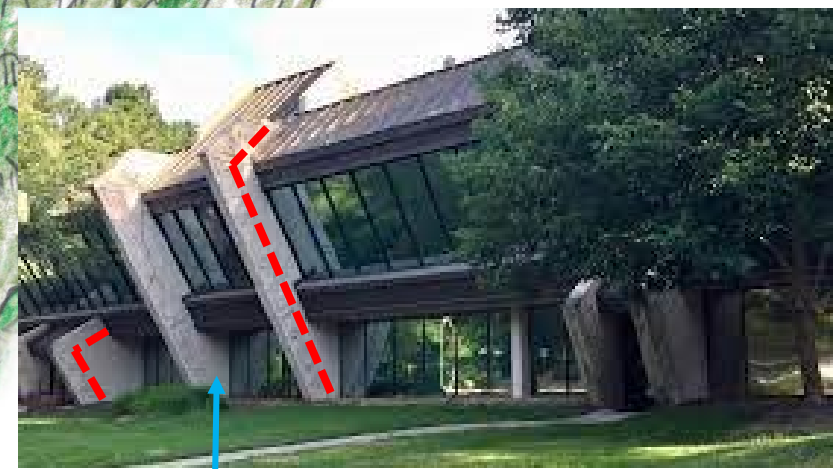


Fig. 2: B.P. Plan Comments



Potential Re-Use: utilize panels as retaining walls (or as facing on poured-in-place foundation walls) to create an outdoor amphitheater/gathering area. *Note: the feasibility and cost of this salvage will need to be studied as part of the design process*



Existing concrete ornamental fins, approx. 12" thick

Fig. 3: Potential Salvage of Police Building Concrete Ornamental Fins