

BE GOOD NIEGHBORS

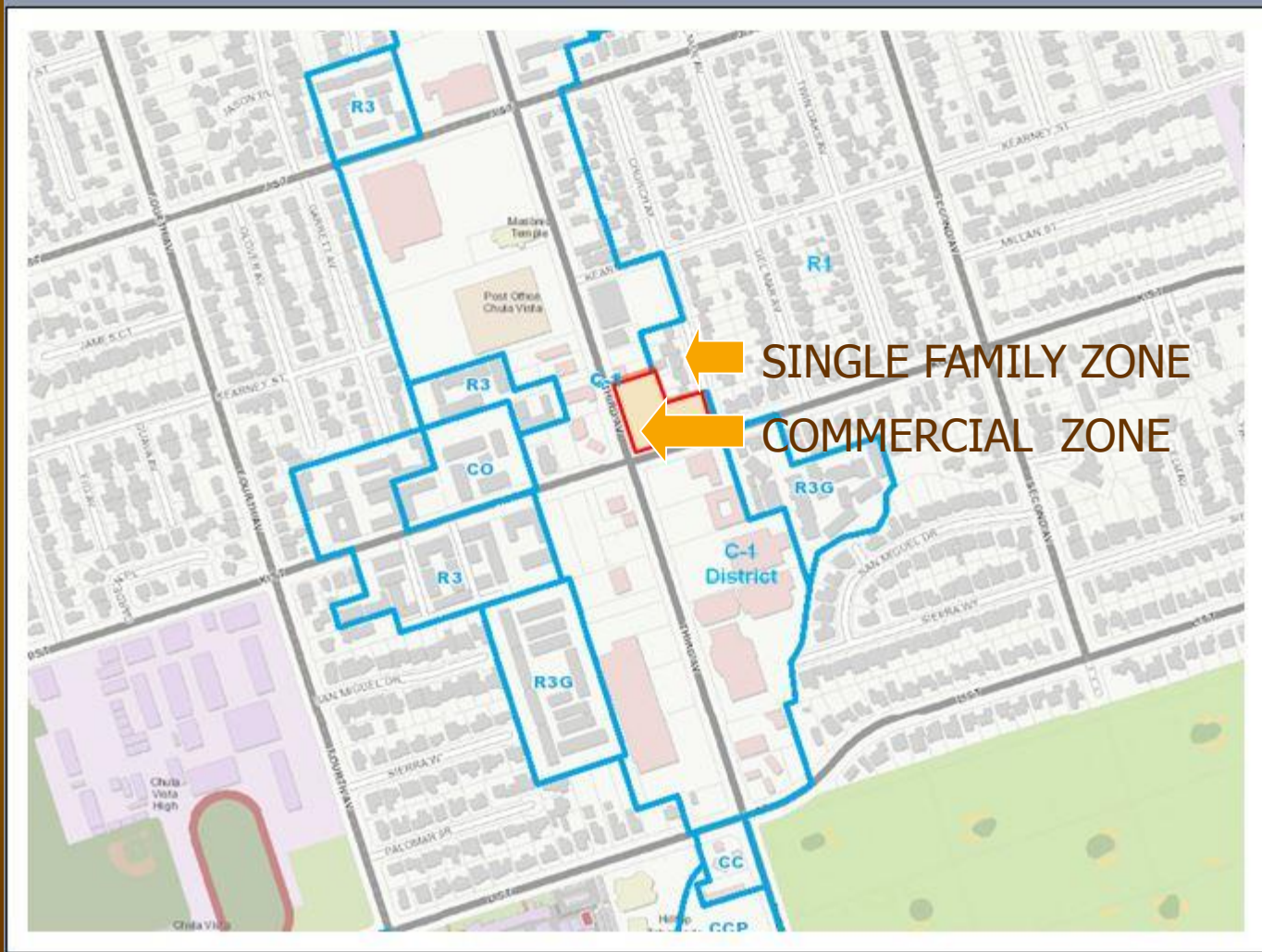


APPEAL PLANNING COMMISSION DECISION FOR PROJECT 15-006
VISTA DEL MAR HIGHRISE PROJECT

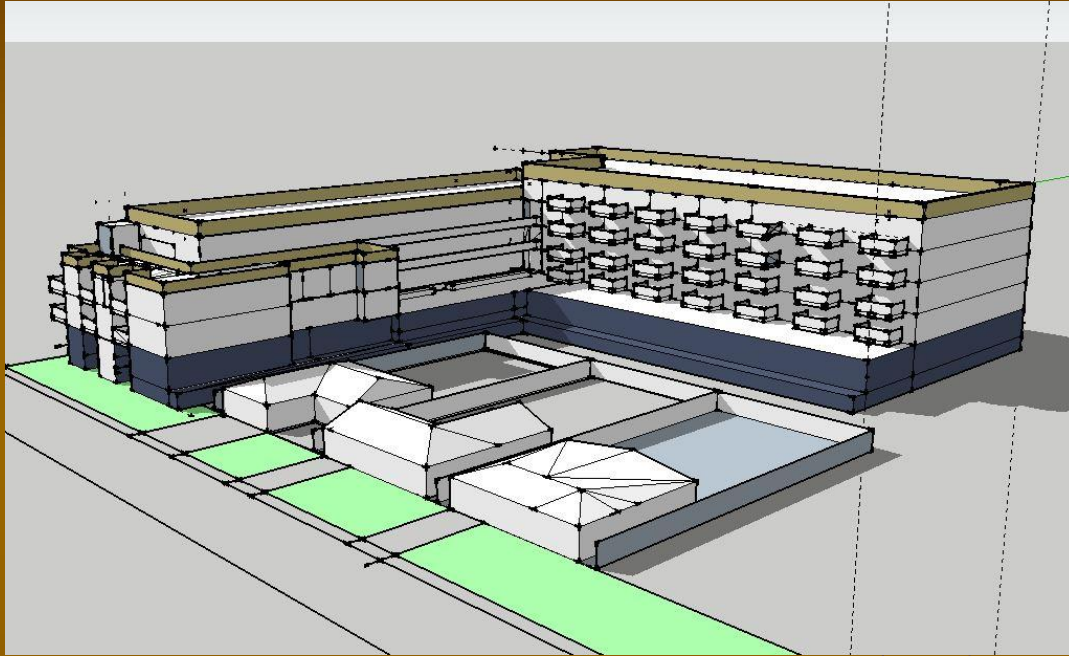
BY CORRIDOR COALITION



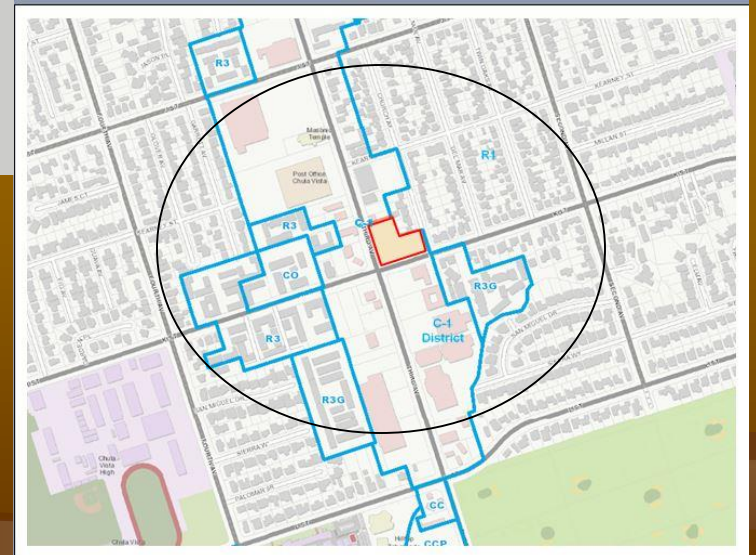
PROJECT LOCATION



BULK & SCALE STUDY



AREA OF STUDY

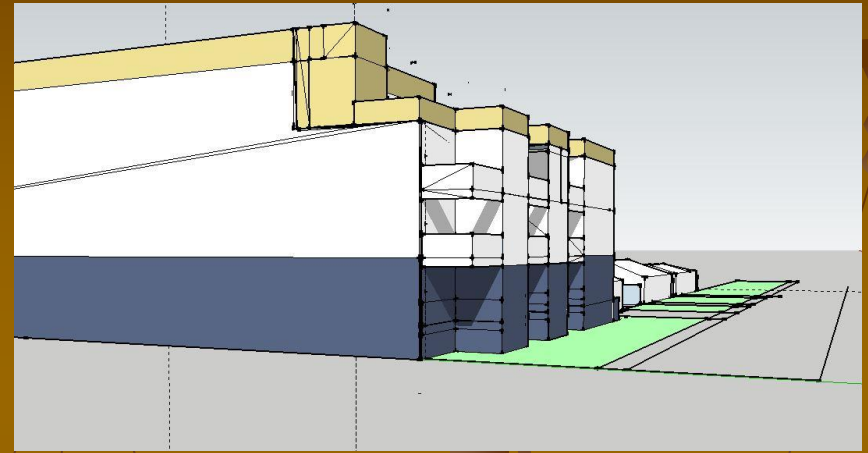


Entry into Church Street

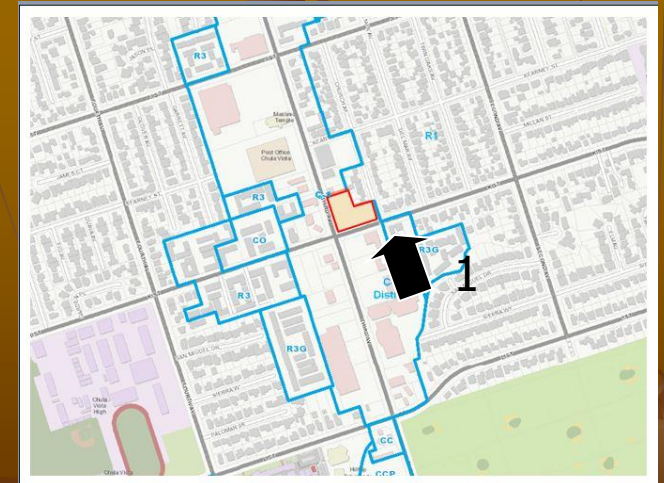
Existing Image



Proposed Image



- Church Street neighborhood is low scale well kept single family homes
- The addition of a 5 1/2 story building will create many issues.



Within Church Street

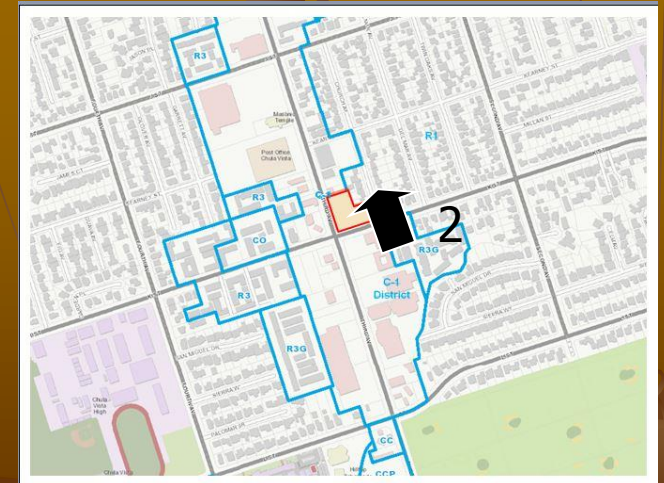
Existing Image



Proposed Image



- Church Street neighborhood is a quite and safe area.
- The scale of the neighborhood is single story homes

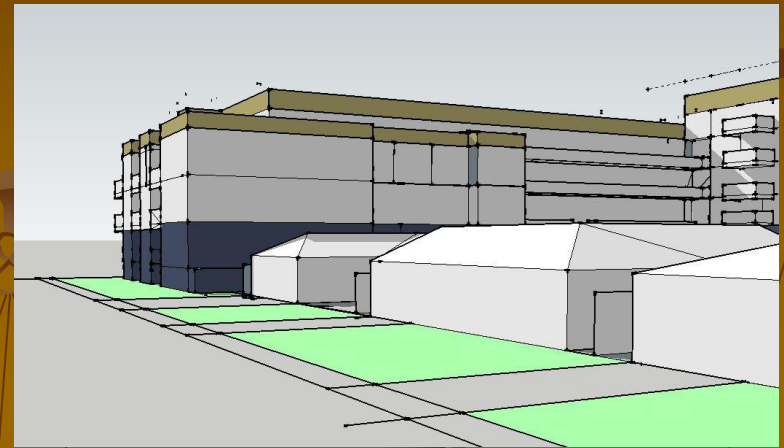


Skyline

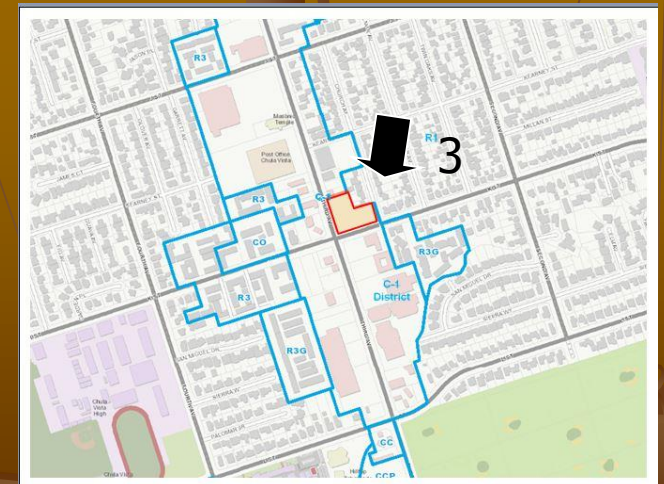
Existing Image



Proposed Image



- The skyline of the neighborhood will be effected.
- The transition is poor from single story to 5 1/2 story buildings



Property Line Transitions

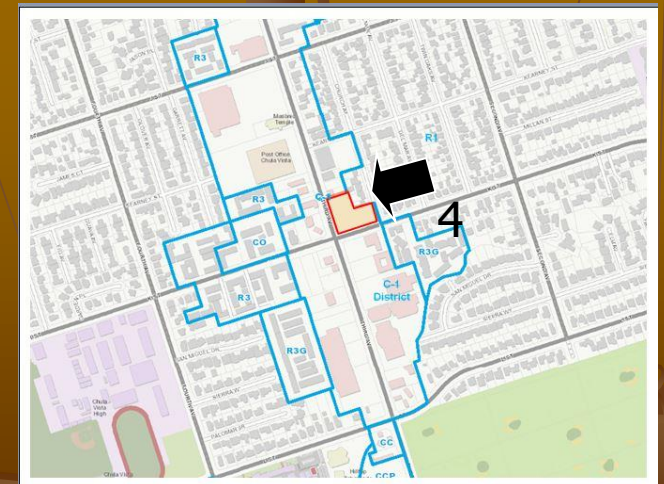
Existing Image



Proposed Image

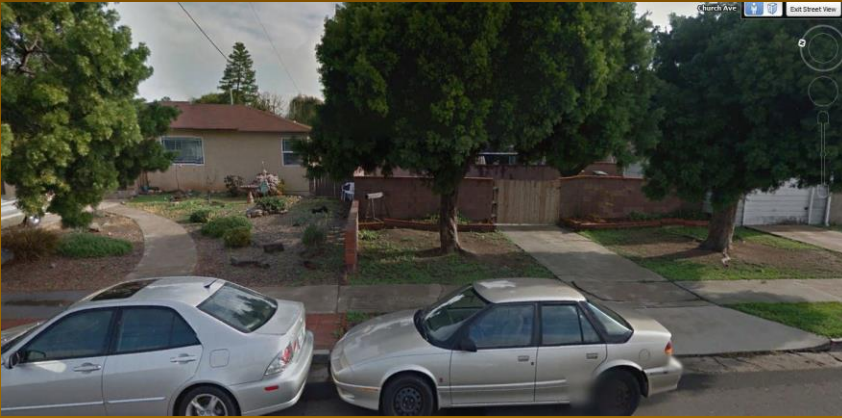


- The bulk & scale of the proposed building looms over the adjacent property.
- Shadows created by the new building will create solar power issues for some of the existing homes.

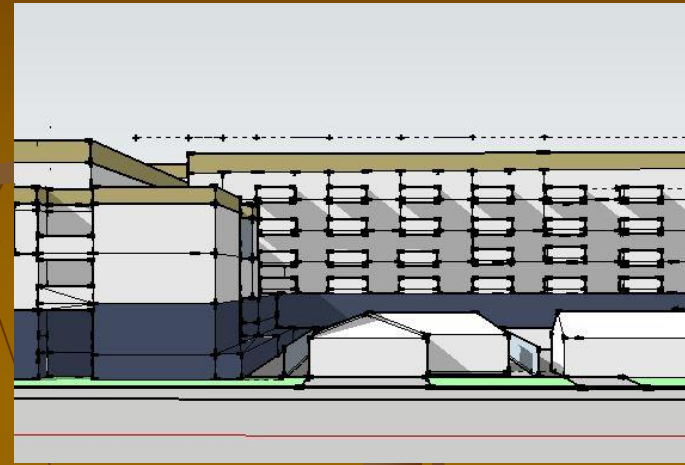


Views into rear yards

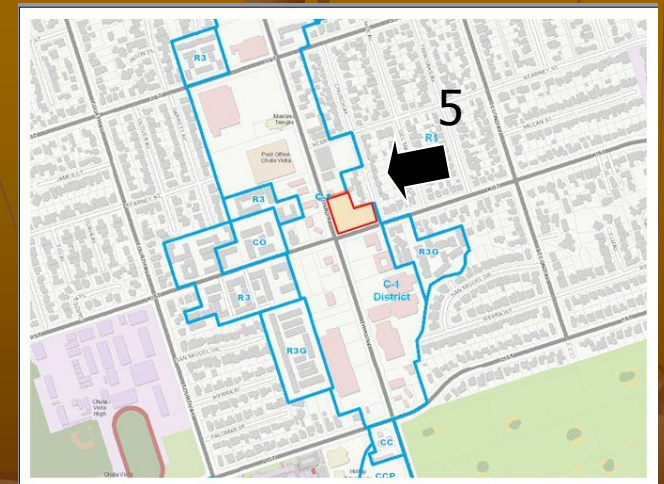
Existing Image



Proposed Image



- Across the Church street the views and bulk / scale will change.
- Property values may change

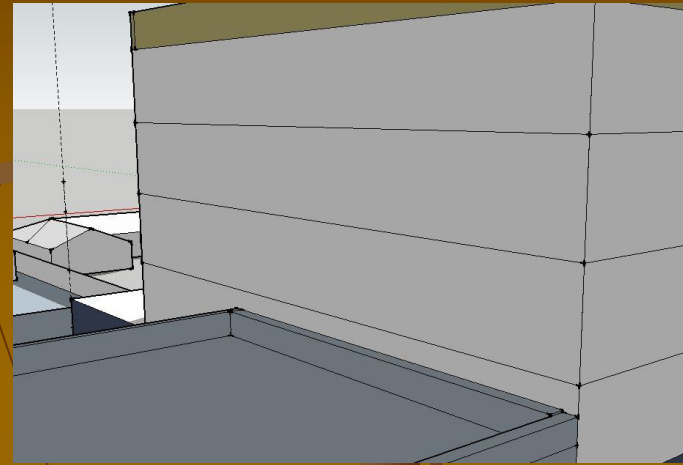


Views into rear yards

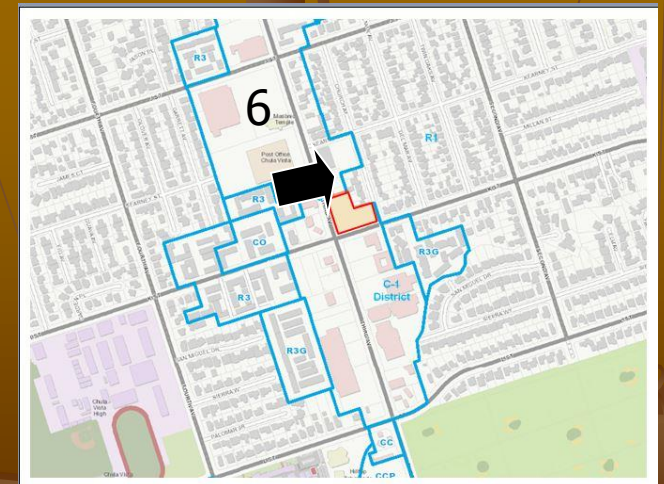
Existing Image



Proposed Image



- Views from the new building in to the existing rear yards will create privacy issues.
- Higher density creates more ambient noise.



Examples of Good Transitions

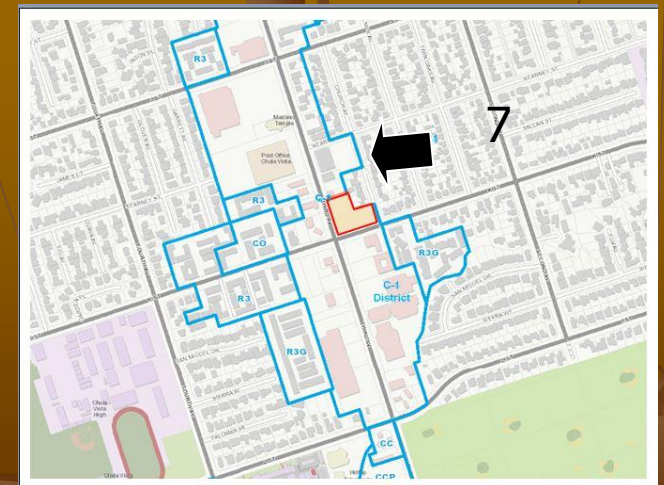
Existing Residential to Commercial



Existing Parking Garage



- The existing development on Church & Kearney Street provides a good example of bulk & scale transition from C-1 to R-1



Buffering Development

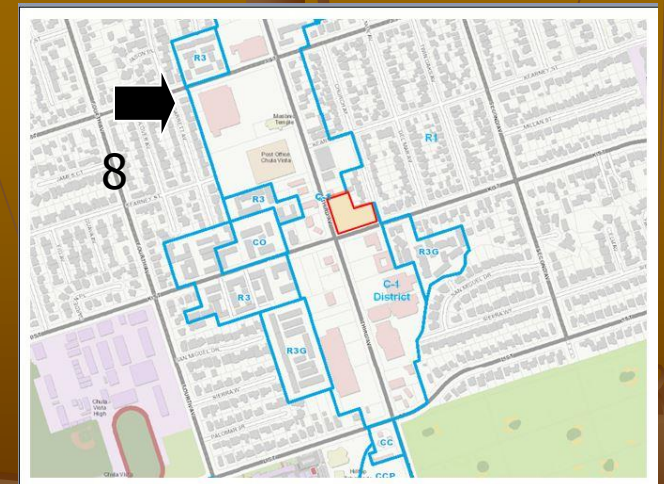
Existing Buffer Residential to Commercial



Existing Big Box Store



- Buffering the impact of the out of scale building with landscaping does not always help the bulk & scale. Distance provide a solution to lessen the bulk & scale.



Bulk & Scale

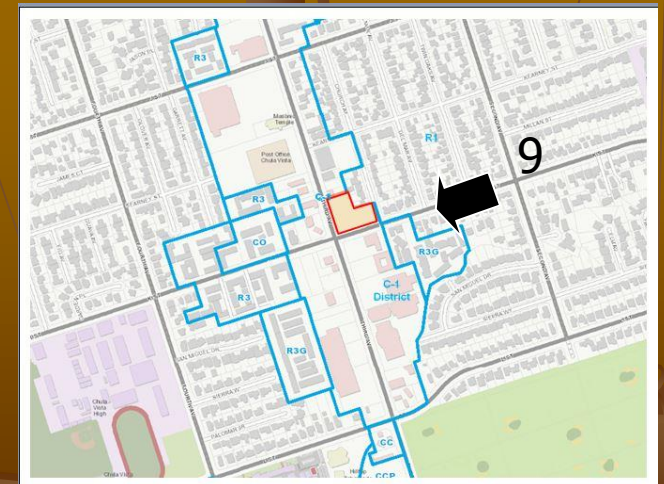
Existing Residential Neighborhood



Existing Impact on Neighborhood



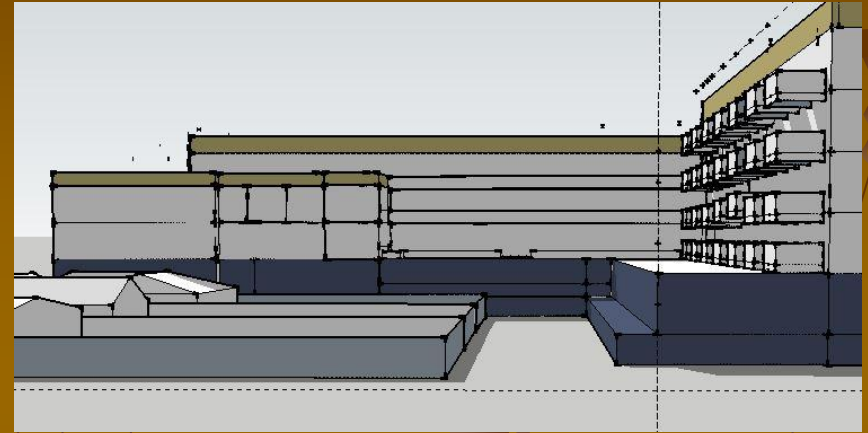
- Good transition from single story building to two story buildings.



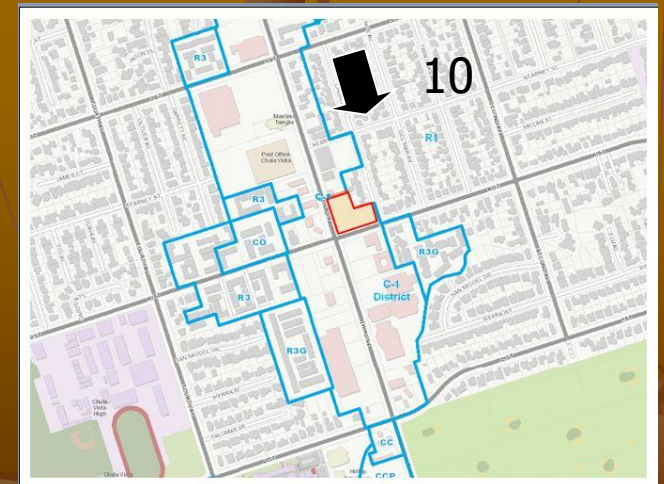
Bulk & Scale

Existing Office to Residential Transition

Proposed Impact on Neighborhood



- The transition from single story to multi story should be of concern.



Bulk & Scale

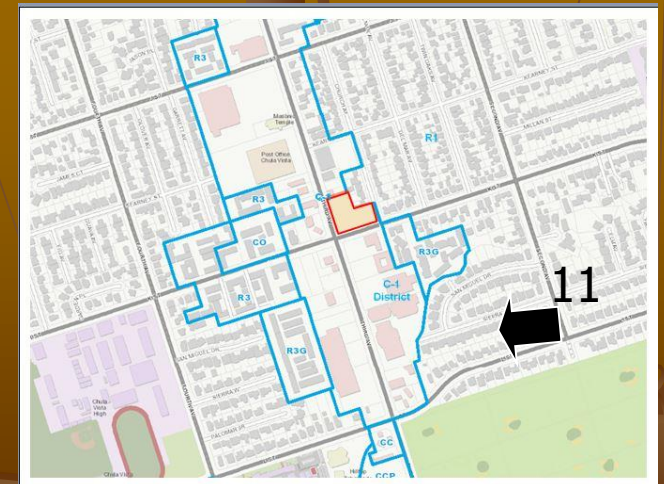
Existing Residential Neighborhood



Existing Impact on Neighborhood



- The transition from single story building should be two story buildings.



Bulk & Scale

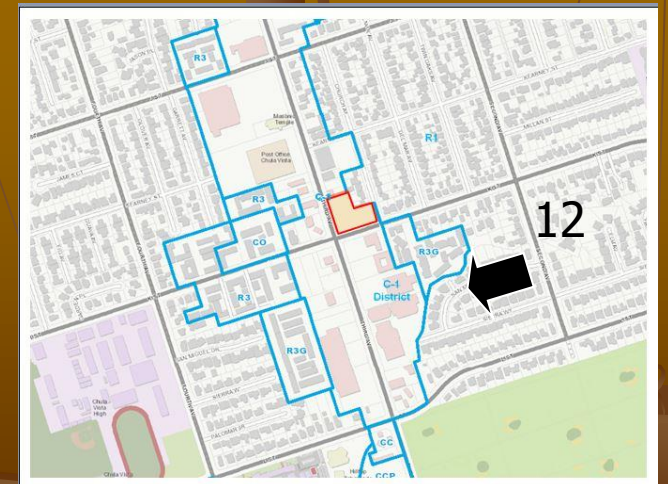
Existing Residential Neighborhood

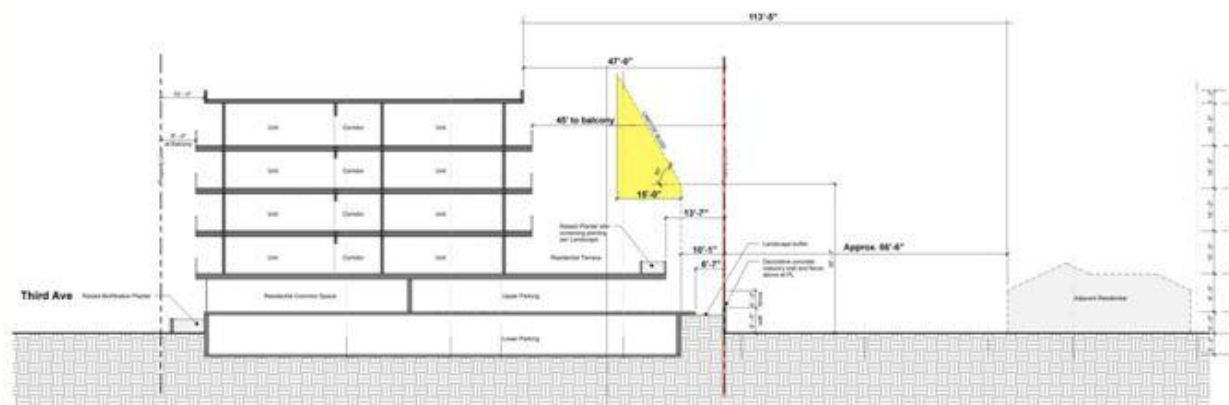


Existing Impact on Neighborhood



- The transition from residential to large commercial is concerning.





Building Cross Section – View from K Street