



**Mechanics' Hall
114 North Alfred Street
Development Site Plan #2021-0001**

**Planning Commission
May 4, 2021**

Project Location

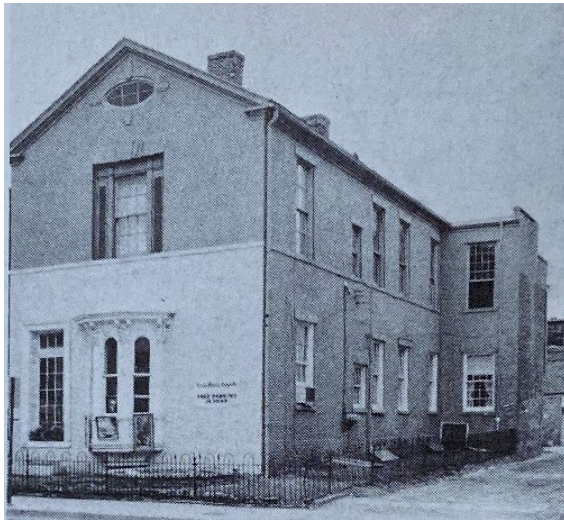


Mechanics' Hall – DSP#2021-001

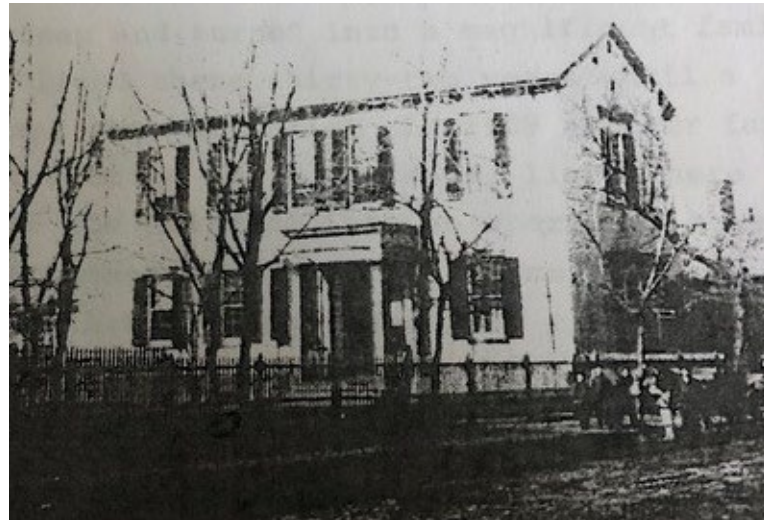
Background



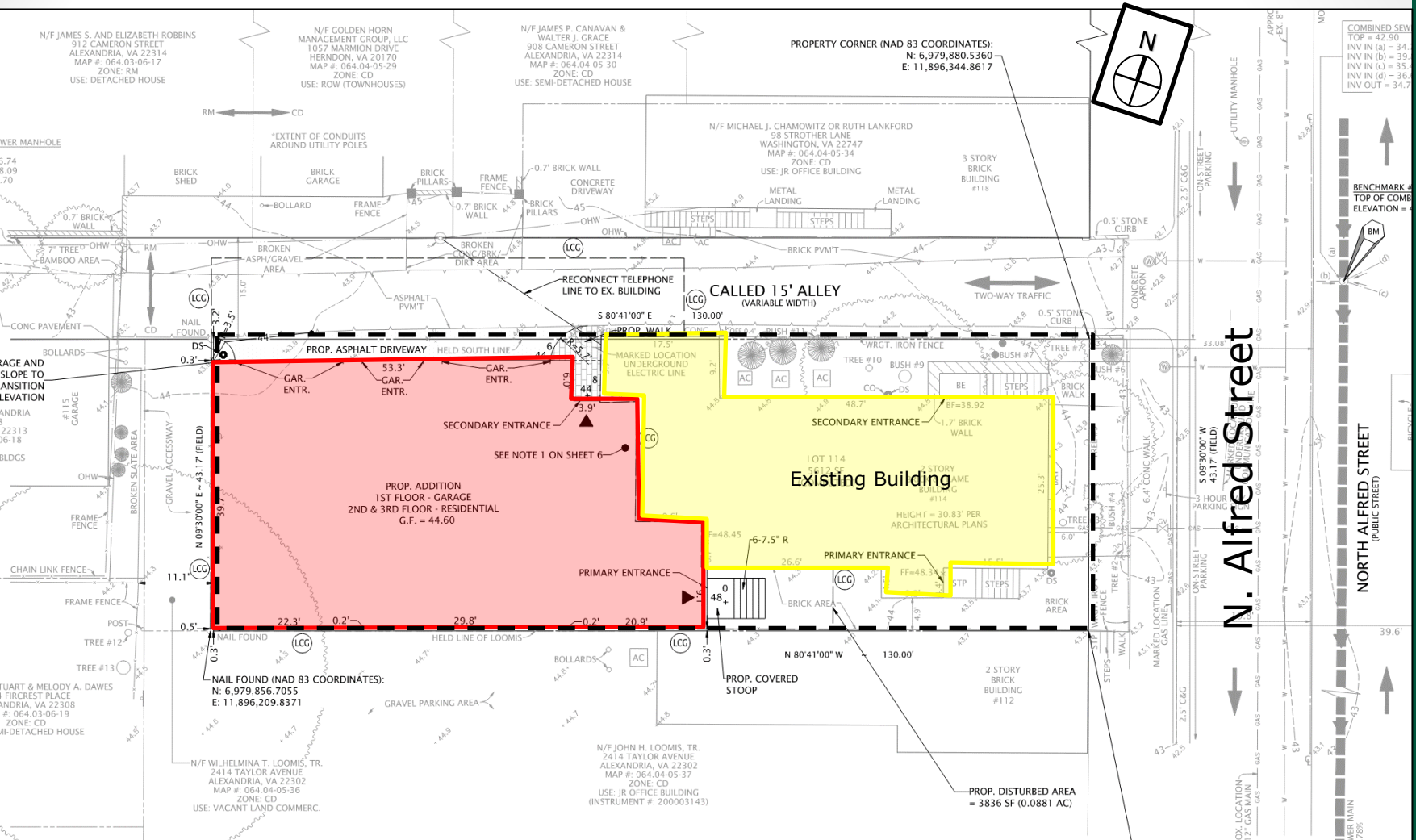
Google maps 2009 photo (east elevation)



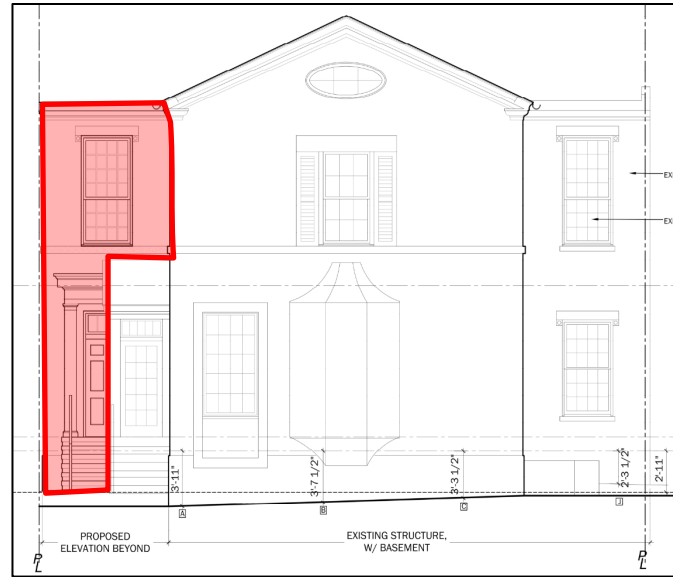
Circa 1976 (north/east elevation)



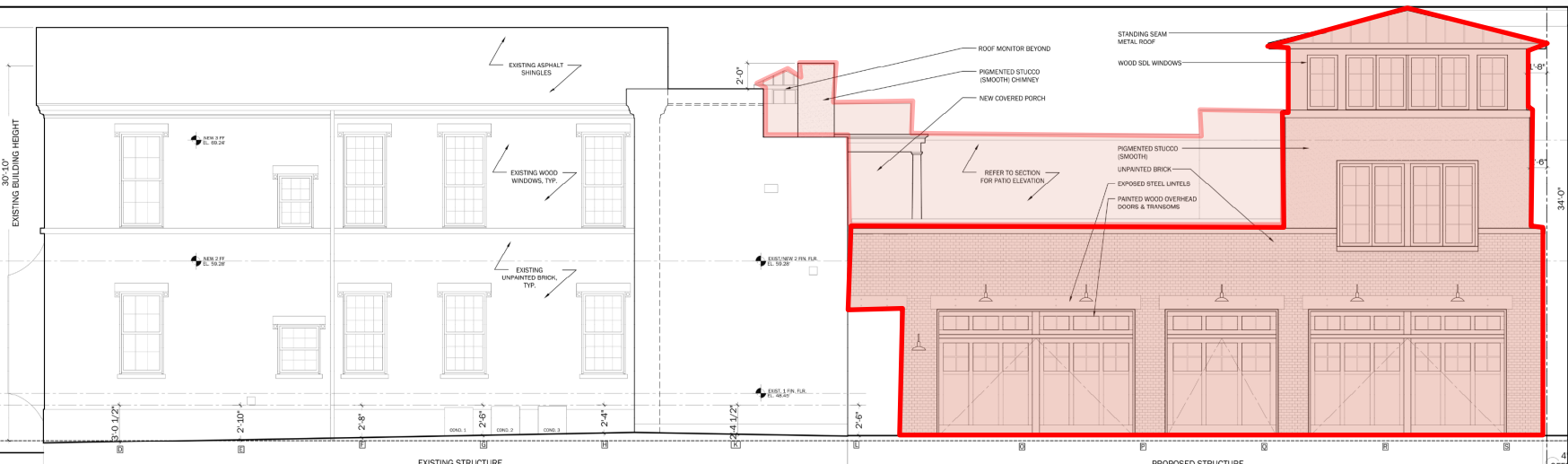
Circa 1880 (south/east elevation)



Elevations



N. Alfred Street Façade



Alley (north) Elevation

DSP and Modifications

- ❖ Development Site Plan for an addition
- ❖ Modification to the side yard requirement
- ❖ Modification to the street tree requirement



Benefits and Compliance with City Plans and Policies

- High-quality compatible design endorsed by the BAR
- Sustainable addition design consistent with the 2019 Green Building Policy
- Landscape Guidelines compliant
- Streetscape improvements
- Additional site plantings
- Elevated open space for residential tenant

Outreach



Community Outreach

Fall 2020 and Spring 2021

One-on-one meetings with surrounding neighbors

City Meetings

September 2, 2020

Board of Architectural Review (BAR) endorsed the project concept

Recommendation

Staff recommends **approval** subject to compliance with all applicable codes and the staff recommendations.





Bird's Eye Views



Figure 5: Birds eye view from N. Alfred Street looking west.



Figure 6: Birds eye view from Cameron Street looking south.