Galvan Building Apartments
1659, 1693 & 1695 Washington Avenue, San Leandro CA
APN# 75-6-6-1 & 75-6-5-1
PROJECT DESCRIPTION NARRATIVE:

PROJECT DETAIL:

Owner:	Mr. Gordon Galvan gordongalvan@comcast.net
Project Manager:	HB Consulting Inc. Mr. Harry Burrowes hburrowes@yahoo.com
Architect/Agent:	Collaborative Design Architects Inc. James Burns jrburns@cda-sf-architects.com
Project Site Size:	22,702 S.F. (7,500 S.F.& 15,202 S.F.)
Project Bldg. Area:	58,000 s.f. gross building area 43,830 s.f. net dwelling area 30,000 s.f. of parking area
General Plan:	Downtown Mixed Use (MUD)
Zoning:	DA-1 Downtown Area District

Design Chronology:

The project team consisting of the Owner, the Project Manager and the Architect has explored multiple alternatives to the proposed site. Alternatives explored prior to the development of the currently proposed project consisted of the following:

1. Initial Design was a 4-story, 38 dwelling unit building consisting of:
    a. 4 - 1 Bedroom Units
    b. 26 - 2 Bedroom Units
    c. 8 - 3 Bedroom Units
    d. 57 Parking Spaces (Partially Subterranean)
    e. All Units would have Patio/Balconies
    f. A center courtyard would be located on the first floor residential on the North-West side of the building

    While the project was within the current design parameters of the existing site zoning, the achievable rental income for the project would not support the project costs. Rents for the larger units would not be within the achievable rents for the area.

Galvan Building Apartments
1659, 1693 & 1695 Washington Avenue, San Leandro CA
APN# 75-6-6-1 & 75-6-5-1
PROJECT DESCRIPTION NARRATIVE:

2. The second design was a “Row House/Townhouse” concept consisting of:
    a. 14 - 3 Bedroom “Townhouse” style design.
    b. 2 - Car Garages for each dwelling unit.
    c. Access to the garages were off of Thornton Street
    d. Access to the dwelling units were off Washington Street with additional access to units facing the West off of a “pedestrian paseo” that was introduced along the West property line.

    While the project was considerably under the allowed density for the area, the project costs could not be supported by the income.

After going through the exercises for the first two design concepts, the team concluded that the only way to financially substantiate the project was by increasing the density and decreasing the size of the units. The “price point” for smaller one bedroom units allows a higher price per square foot rental rate while keeping the actual rents within a competitive “Price Point” of other rental units within the market area.

After discussing this approach with the City of San Leandro Staff, the following design was developed and is currently proposed:

The design parameters would keep the building envelop within the same size and massing as the initial 38 dwelling unit project: i.e. the project would be within the same “foot print” and within the same number of stories (4) above the parking levels. The Construction Types (Type 5A-wood frame over Type 1A – post tension concrete) would be the same as well as the Occupancy Types (R-2 – apartment houses over S-2-parking garages). The parking would be designed to accommodate 1.25 space per dwelling unit.

The proposed project has a total of 60 dwelling units, 57 one bedroom, 1 bath units and 3 two bedroom, 2 bath “walk-up” style units. Each unit has a full kitchen inclusive of refrigerator, dishwasher, range/oven, microwave-oven/vent, garbage disposal and stacked washer and dryer. Each unit has a balcony/patio except units located on the “Courtyard” (those units have patio areas designated on the courtyard).

The “Courtyard” has approximately 4,800 s.f.. The “Courtyard will have integrated planting areas incorporating both drought resistant plant material and “C-3” BMP treatment control. All of the remaining landscape areas will be used for additional “C-3” treatment incorporating the highest level of draught resistant design.

The project has 76 parking spaces (consisting of 62 full size spaces, 10 compact spaces and 4 accessible spaces). The parking will be accessed off of Thornton Street. The parking access will immediately slope down to accommodate the “walk-up” style 2 bedroom units facing Washington Street. Thus, the parking is partially day-lighted at

the parking entrance and along Washington Street and then wraps under the entrance to a full story subterranean parking for the balance of the parking garage.

The project will have 4 stories of habitable residential dwelling units above the parking area. Vertical circulation will occur at the center of the building with the main entrance off of Thornton Street. A second stairway is located at the North-East corner of the building egressing unto Washington Street. There will be a primary “Emergency Access” at that location as well, allowing direct fire access unto the courtyard.

The exterior materials will consists of multiple colors of stucco, stone and/or brick (as a base for the building) with infill of “hardiboard” horizontal infills for the balcony/patios. The balconies and various entries will be accented with detailed ornamental metal railings. Ornamental metal accent awnings are introduced as additional detail elements creating scale and movement along the fascade.

The massing of the building and the placement of the balconies has been a detail that has evolved through several alternatives of the current design. The intent of the placement is to lighten the mass of the balconies creating a more “open air” feel while both occupying the balcony as well lightening the mass of the overall fascade. The final design is a result of a collaboration between the design team and City Staff in an effort to introduce a clean contemporary style of building as one of the first new structures in this area of the downtown of San Leandro.