

St Martin de Porres
 EDR2023-001
 Schematic Design Package (11/16/23- BRW Architects)

Alternative Exterior Design Standard (AED) under Sec. 24.03.007
 City Architect Review Worksheet

Considerations & Findings for Approval:

Design Challenges:	AED Proposal:	Offsetting Design Features:
<ol style="list-style-type: none"> 1) Porches: Extending less than 50% of the primary Elevation (Sec. 24.03.052 (7)) 2) Building Height: Exceeding heights allowed by applicable zoning. (Sec. 24.03.052 (8)) 	<p>Reinterpret extent of primary elevation width to be measured from outside edges of Entry Towers. OK.</p> <p>See numerous Offsetting Design Features which are found, as a whole, to meet or exceed the Standards. OK.</p>	<ol style="list-style-type: none"> 1) Building Massing & Articulation / Building Forms: Design is a highly articulated building form and massing scheme on all sides. Secs. 24.03.051 / 23.03.052 (1, 2) 2) Preference for Native Stone Masonry: Stone Building Entry Elements @ 40% of Primary Elevation. Stone Building Base Elements @ 100% perimeter. Stone details are deployed on all sides- Secs. 24.03.053 (c.2, 3) 3) Preference for Metal Roofs: Standing Seam Metal Roofs are deployed at most prominent and highly visible portions: dome, bell towers, pedestrian walkways. Secs. 24.03.053 (c.4) 4) Pedestrian Amenities: Entry Plaza & extensive Pedestrian Walkways help break-down building scale, enhance its welcoming qualities, create inviting pedestrian oriented spaces, and contribute to overall quality feel, civic qualities, and a sense of place. Sec. 24.03.052 (5)

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City Architect Recommendations and Proposed Conditions of Approval: (Sec. 24.03.007 (c))

- 1) Recommend "Approval in Concept" of the AED with all proposed design features as submitted.
- 2) Building Permit submittal shall be reviewed for overall consistency with the approved AED design prior to issuance Building Permits.
- 3) Pedestrian Amenities (Entry Plaza, Pedestrian Walkways) shall be substantially constructed concurrent with the proposed new church.