



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 09/06/17

DATE: August 15, 2017	File: AR 17-12
TO: Architectural Review and Historic Preservation Board	UP 17-14
FROM: David Young, Senior Planner, (879-6535, david.young@chicoca.gov) Community Development Department	
RE: Recommendation for Architectural Review 17-12 (Salvation Army) 567 E. 16 th Street; APNs 005-217-002, -003, 005, 005-251-002 and 005-251-021	

REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of the Salvation Army Community Center. With a Board recommendation, the proposal must go to the Planning Commission for final consideration of the use permit architectural design.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and forward a recommendation to the Planning Commission to approve the proposed project, subject to the conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-12 (Salvation Army), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to replace the existing Salvation Army Community Center at 567 E. 16th Street, between Laurel and Elm Streets. The replacement community center would be situated across five adjacent parcels (see **Attachment A, Location Map**). The site is designated Low Density Residential (LDR) on the General Plan Land Use Diagram and located in the R1 zoning district. Surrounding land uses are predominantly single family residential. A community center is an allowable land use within a R1 zoning district subject to Use Permit (UP) approval. In addition to the Architectural Review (AR) application, the applicant has submitted applications for a UP and a Certificate of Merger (Merger).

The existing Salvation Army community center and operations are located on APNs 005-217-002, -003, and -005. There is an existing City alley that transects these parcels which will be purchased by the Salvation Army and abandoned in accordance with City of Chico regulations and requirements. The existing alley location and alignment is depicted on **Attachment A – Location Map**. Two additional parcels, (APNs 005-251-002 and -005) are currently developed with single family residences.

The existing community center, residences, and outbuildings on all parcels would be removed to facilitate construction of the replacement community center. The Merger would combine the five parcels into one parcel to allow for the construction of the replacement community center. With a Board recommendation, both UP and AR applications will go before the Planning Commission for a final decision. The Map Advisory Committee will act on the merger application at a future date.

The new community center would replace the existing facility. The replacement community center is approximately 18,700 square feet and would include a multi-purpose room with a stage, a gymnasium, kitchen areas and various offices and class rooms (**See Attachment B – ARB2 Architectural Floor Plan**).

Vehicle, pedestrian, and bicycle access to the site would be provided via three separate driveways, one off of each adjacent street. The entrance to the existing community center is on Laurel Street. Pedestrian access to the site is provided via multiple existing sidewalks and pedestrian access points surrounding the site. A total of 66 vehicle parking spaces and 14 inverted, U-Shaped bicycle racks would be provided on-site. A parking reduction is requested in association with the UP application. Trash enclosures are located near the Elm Street entrance and screened with a six-foot concrete masonry unit (CMU) wall with painted access doors. Creeping vines are also proposed for additional screening and aesthetic treatment (see **Attachment C – ARB1 Site Plan**).

As indicated, there is an existing City alley traversing the project site. The proposed project includes developing the site on both sides of the alley and merging the alley and five separate parcels into one for project implementation. To ensure the public interest as well as public infrastructure is protected the Salvation Army will be required to record an easement dedication to the City that will retain these public benefits.

All existing utilities within the alley easement will be relocated at the cost of the applicant. All HVAC units and utility equipment boxes will be located on the roof and/or shielded and screened from public and off-site views by the use of parapets and other methods, (see **Attachment D – ARB5 and ARB6 Mechanical Screening Sections**), which illustrates the line of sight from key observation points from Laurel, E. 16th and Elm Streets.

A mixture of trees, shrubs, and vines are proposed around the new building, parking area, and the site's perimeter. Parking lot shade is estimated to reach approximately 54 percent at maturity, with elm, oak, and pistache trees providing most of the pavement shade (see **Attachment E - Preliminary Landscape Plan**). Other tree varieties include tupelo and fruitless ginkgo. Shrubs include McMinn manzanita, dietes, lily of the Nile, heavenly bamboo, Indian Hawthorn, tri-colored Society Garlic and dwarf creeping fig. A total of 96-inches of tree diameter subject to the replacement requirements set forth in the City's Tree Preservation Regulations (CMC 16.66) would be removed (see **Attachment F - The Tree Removal Plan**). Landscaping and a six-foot high CMU wall would also screen views of the trash enclosures. The creeping fig (climbing vines) would soften the CMU wall from surrounding views.

The proposed structure is a one story building with contemporary design utilizing a variety of colors, textures and material types (see **Attachment G - Elevations**). As indicated, the existing community center building, residences, fencing and lighting would be removed on all parcels. The replacement building is pedestrian oriented, with the roof line at entry areas lowered for a

more human scale. The building has a variety of heights ranging from lower roofs of 14-feet to 35-feet at the highest point at the roof of the gymnasium. The building is oriented such that the primary entrance faces E. 16th Street, which will also be accessible from Laurel and Elm Street. Bicycle parking is proposed near the primary entrance.

The proposed exterior materials include Longboard six-inch V-Groove aluminum siding panels in Dark Cherry, Nichiha Metallic Series Architectural Wall Panel (AWP), 18-inches wide x 5/8-inches thick ribbed fiber cement panel, in Gunsmoke, Nichiha Industrial Block Fiber Cement Panel, 18-inches wide x 5/8-inches thick, all weather insulated panels (AWIP), 4-inch metal panel in Royal Blue, AWIP Mesa, 4-inch insulated metal panel in Pearl Gray, and AWIP Flat Architectural, 4-inch and 5-inch AWIP roof panel in Regal White (see **Attachment H - Colors and Materials**).

All gutters and eave trim would be pre-finished aluminum and all downspouts and exterior drains would be finished to match adjacent panels. Windows will be a mixture of block, linear and parallelogram configurations (see Attachment G - Elevations). Window and door materials are Kawneer Permacoat Aluminum Storefront 4½-inch by 2-inch wide in Atlantic Gray and glazing is 1-inch insulated glass unit on optigray with clear interior. Wall mounted lighting is proposed on the CMU privacy wall on the southeastern boundary and on the building along Elm and W. 16th Street. Ground-mounted lighting is located at the entrance off of W. 16th Street which provides lighting for pedestrian pathways, walkways and entries. To ensure consistency with CMC requirements, all project lighting must be architecturally integrated with the character of all structures, energy-efficient, and shielded or recessed so that direct glare and illumination is confined within the boundaries of the site. The photometric analysis and exterior lighting includes Bollard, Area Luminaire, and Wall Luminaire (see **Attachment I – Photometric Analysis, Lighting Specifications**).

Project amenities include a play structure, bicycle parking, and decorative benches, trash and recycling receptacles (see **Attachment J – Parking Lot Shade Calculations and Amenities**).

The project will include two types of fencing. The playground area will be fenced with a six-foot, black, vinyl coated mesh chain link fence. A powder-coated black, tubular steel fence with automated gates will be constructed along E. 16th Street and Laurel Street and extending through the parking area and terminating near the trash enclosure. An eight-foot, grout-filled, split-faced CMU-privacy wall will be constructed along the site's southeastern boundary. This wall will include climbing vines per landscaping plans (see **Attachment K – Fence and Wall Details**).

DISCUSSION

Design Guidelines (DGs)

Building Design and Placement

The new building will be visible from several vantage points with lines of sight available from three different streets. All exterior elevations have been given equal attention to detail, and colors and materials are wrapped providing continuity in design. Consistent with DG 1.3.65, the project's façade treatments display continuity on all sides as seen from the street and

adjacent properties. The building has been designed with various roof pitches and structural pop-outs for consistency with DG 2.2.25 and DG 2.2.31 which seek to avoid continuous flat roofs with monotonous cornices or parapets and include variations in the depth of surfaces or changes in surface materials to add visual interest to walls. Additionally, the project incorporates various elements identified in DGs 1.2.22, 3.2.24, DG 6.2.32 which emphasize roof design as an integral component of the architecture in order to enhance overall aesthetics and provide interest through material textures that add shadowing or combinations of contrasting materials such as metal combined with masonry. Also, the project utilizes pitched roofs that add character and style to the community center building reinforcing its sense of place.

Lighting

The project includes a combination of pole-mounted, wall-mounted, recessed, and bollard fixtures lighting features for parking lot, entry, building perimeter, and security. Parking lot lighting would be pole mounted at a maximum height of 12 feet. Low-level bollard lighting will flank pedestrian walkways and pole lights and will illuminate the parking area without creating unnecessary glare (DG 4.1.44, 4.1.53, and 4.2.44). Recessed lighting in the soffits will be provided at all entrances, eaves, and porticos achieving consistency with DG 5.2.2.1. Additionally, the wall and building mounted lighting would be directed downward and away from adjacent properties and public rights-of-way to avoid spill over illumination achieving consistency with DG 1.3.57. As indicated on the photometric analysis, the lighting spill over to the adjacent property on the site's southeastern boundary would be minimal. The project is consistent with DG 1.5.14 as it incorporates safety and security lighting with appropriate intensities to minimize glare and night time illumination from the site.

Screening

The project incorporates various screening techniques achieving consistency with DG 3.1.35 which requires the screening and buffering of trash enclosures, storage areas, expansive paving, service yards and utility services from public view. Dwarf creeping fig will be planted on the trash enclosure and CMU privacy wall to screen walls to soften views and dissuade vandalism (DG 5.1.43). All mechanical/HVAC units located on the flat portions of the roof will be screened from public and off-site views by the use of parapets in accordance with DG 1.3.78.

Safety and Security

The project incorporates various design features consistent with General Plan policies related to safety and security. The project fosters a sense of security by incorporating visual lines of sight for surveillance from the street and neighboring structures and includes architectural or site design features to enhance safety and surveillance for consistency with DG 5.1.31 and DG 5.1.12. The exterior play area would be highly visible from multiple vantage points and enclosed with chain link fencing for safety. The project will include clearly defined and well lighted entrances for ease of access, safety and security (DG 1.5.11). Staff recommends a tubular metal, powder coated fence to allow line of sight from all adjacent streets and properties and for two-way views for law enforcement and patrons of the Salvation Army (See **Attachment L – Project Description/Design Guideline Consistency Analysis**).

Parking

A reduction in the number of off-street parking spaces is proposed pursuant to CMC section 19.70.050.A. The project includes 66 off-street parking spaces and the code typically requires 138 off-street spaces for the proposed indoor entertainment, assembly, classroom and office uses. A reduction in off-street parking may be approved by the review authority if the following findings are made; the area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access and the proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.

It is staff's understanding that a large number of patrons travel to and from the facility using transit, bicycles, vehicles, temporary pick up/drop off and on foot. In this case, staff supports the reduction of off-street parking based on the site's proximity to bicycle facilities, routes and pedestrian connectors. The proposed reduction would not overburden on-street parking as the programs and services offered by the Salvation Army use only portions of the building and occur at different times, seven days a week. It is important to note, that the demand for programs and services vary greatly and the proposed parking reduction is adequate to serve anticipated peak parking demands associated with the project.

Bicycle and Pedestrian Access

Staff supports the requested parking reduction as the project site is located within 3 blocks of transit stops and Class II, III and IV bicycle trails, paths and connectors. Pedestrian access is available from all three street frontages and pedestrian walkways and paths are extended around all sides of the building to facilitate efficient internal circulation. The project includes 14 inverted U-shaped bicycle racks located near the path of travel to the public way for ease of access and use. The project includes various design elements including the placement of the building close to streets to reinforce a pedestrian friendly environment as well as providing pedestrian gathering areas at the main entrance defined by landscaping, benches, and recessed lighting in soffits (see **Attachment J – Parking Shade Calculations, Play Structure, Bicycle Parking, Bench, Trash/Recycling Details**).

Fencing

The project would include a variety of perimeter fencing types for aesthetics and safety. Staff recommends a 6-foot tubular steel, powder-coated fence along the perimeter of the site along E. 16th Street, Laurel Street and continuing along southeastern boundary and terminating near the trash enclosure and walkway near the entrance on Elm Street.

A 6-foot coated chain link fence is proposed around the playground/outdoor play area and based on neighborhood input, the applicant is proposing a grout filled, split faced 8-foot CMU-privacy wall along the southeastern boundary of the site stepping down to 7-feet at the entrance of Elm Street. **(See Attachment K – Wall and Fencing Locations)** Staff recommends a condition of approval that all new fencing shall demonstrate compliance with Chico Municipal Code (CMC) 19.60.060 aside from the 8-foot CMU privacy wall which will be processed concurrently with the UP request.

RECOMMENDED DISCUSSION ITEMS

Fencing: Discuss the location and materials of all three different fencing types. Determine if appropriate and compatible with existing neighborhood. Additionally, determine if proposed fencing would provide adequate screening and security while maintaining compatibility with existing fencing in the area.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

According to Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

As indicated, the project is consistent with the General Plan Land Use designation and zoning district requirements which allow community center land uses within a R1 zoning district with the approval of a UP. There are no specific plans or neighborhood plans applicable to the site.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project is consistent with utility policies related to site design, architecture, exterior lighting, safety and security, screening, building placement, and landscaping. The design is pedestrian friendly, obscures views of parking areas and provides direct pedestrian and bicycle connections to the public way of travel.

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

The design, materials and colors of the replacement building reflect a modern and contemporary style with a variety of roof lines, architectural pop-outs, recessed soffit lighting, and building orientation to ensure compatibility with surrounding residential development. All mechanical equipment will be properly screened from public views by building parapets, landscape plantings and privacy walls.

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

The proposed structure is configured to provide ample separation from surrounding residential uses. The project proposes the replacement of the existing community center at the same location. The new community center is a larger facility than the existing center; however, it would be located further away from adjacent single-family residences than the existing structure. The height, mass and scale of the would not block views or be otherwise incompatible with existing land uses and patterns in the immediate vicinity and surrounding area.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

A variety of trees, shrubs and perennials are provided in the project and contain sufficient variation in colors, forms and texture to complement the development and provide visual relief. The proposed landscaping plan meets installation and shading requirements as set forth in CMC 19.68 Landscaping Standards.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-12 (Salvation Army).
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by City Planning staff prior to issuance of a certificate of occupancy.
3. The final landscape plans shall indicate creeping vines against trash enclosure stucco walls.
4. The fence proposed for site security shall be constructed of tubular steel and powder coated black and comply with CMC 19.60.060.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. Tubular steel fence shall include automatic/motorized gates with NOX switches for emergency access.
7. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15 gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless

otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.

- b. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
- c. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
- d. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

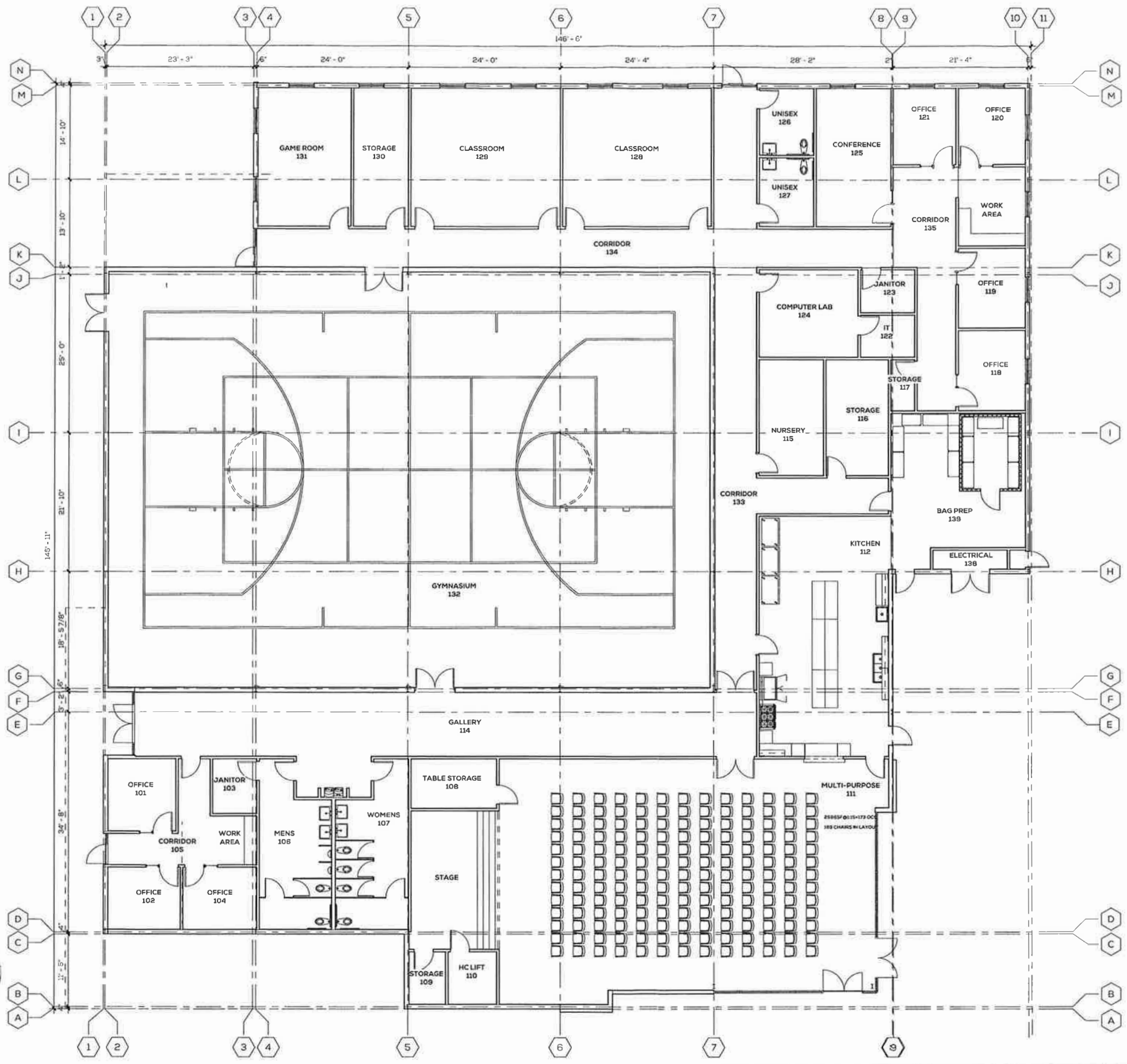
- A. Location Map
- B. Architectural Floor Plan – ARB1
- C. Architectural Site Plan – ARB2
- D. Mechanical Screening Sections – (2 sheets)
- E. Preliminary Landscaping Plan
- F. Tree Removal Plan
- G. Elevations (2 sheets)
- H. Colors and Materials
- I. Photometric Analysis – Lighting Specifications
- J. Parking Shade Calculations and Amenities
- K. Wall and Fencing Locations
- L. Project Description – Design Guideline Analysis

DISTRIBUTION

Salvation Army, P.O. Box 809, Chico CA 95926
Files: AR 17-08



AR 17-12, UP 17-14 and CM 17-02 (Salvation Army)
 567 E 16th Street
 APNs 005-217-(002, 003, 005)-000 and 005-(251-002, 021)-000



TRUE NORTH PROJECT NORTH

GG - FLOOR PLAN
SCALE 1/8" = 1'-0"



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SUITE 110
CHICO, CA 95928
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PROJECT
SALVATION ARMY

OWNER
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PROJECT ADDRESS
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CHICO, CA 95926**

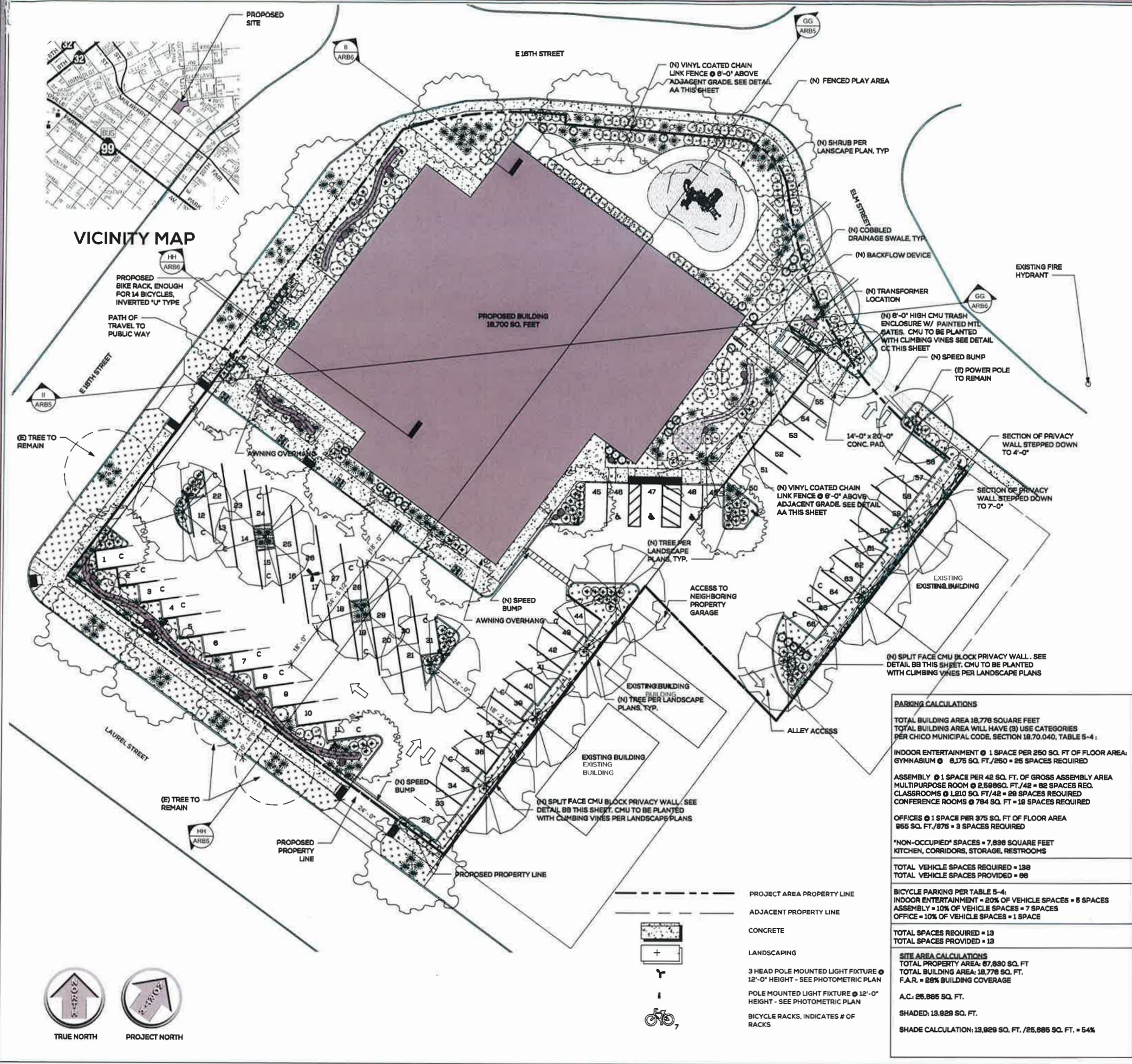
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005-217-002



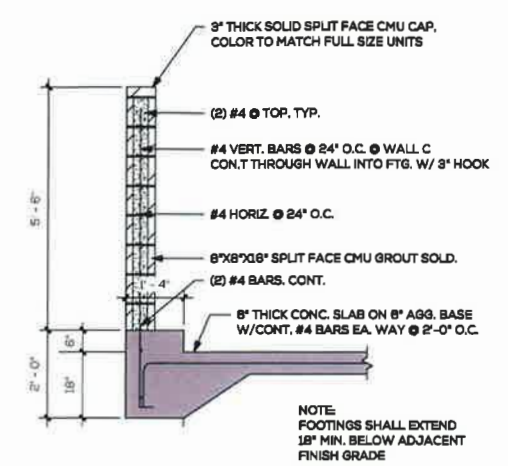
RGA PROJECT #	15-464
PLAN CHECK #	ARB
DRAWN	TV
CHECKED	MG
STATUS DATE	03.08.2017
REVISION DATE	

ARCHITECTURAL
FLOOR PLAN

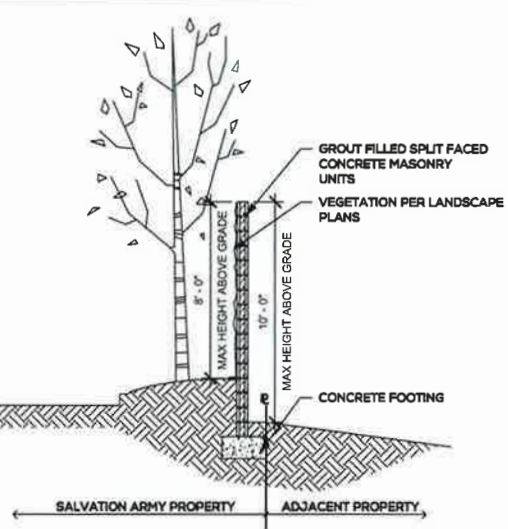
ARB2



3 - PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



AA - FENCE ELEVATION
SCALE: 1/2" = 1'-0"



CC - TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"

PARKING CALCULATIONS

TOTAL BUILDING AREA 18,776 SQUARE FEET
TOTAL BUILDING AREA WILL HAVE (3) USE CATEGORIES PER CHICO MUNICIPAL CODE, SECTION 18.70.040, TABLE 5-4:

INDOOR ENTERTAINMENT @ 1 SPACE PER 250 SQ. FT. OF FLOOR AREA:
GYMNASIUM @ 6,175 SQ. FT./250 = 25 SPACES REQUIRED

ASSEMBLY @ 1 SPACE PER 42 SQ. FT. OF GROSS ASSEMBLY AREA:
MULTIPURPOSE ROOM @ 2,598 SQ. FT./42 = 62 SPACES REQ.
CLASSROOMS @ 1,810 SQ. FT./42 = 29 SPACES REQUIRED
CONFERENCE ROOMS @ 784 SQ. FT. = 18 SPACES REQUIRED

OFFICES @ 1 SPACE PER 375 SQ. FT. OF FLOOR AREA:
955 SQ. FT./375 = 3 SPACES REQUIRED

NON-OCCUPIED SPACES = 7,898 SQUARE FEET
KITCHEN, CORRIDORS, STORAGE, RESTROOMS

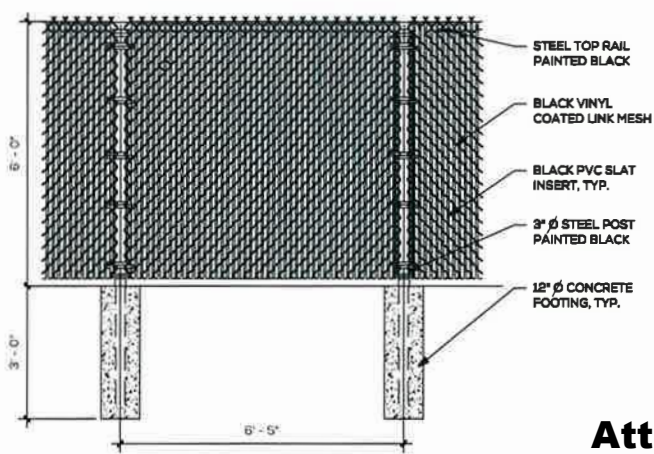
TOTAL VEHICLE SPACES REQUIRED = 138
TOTAL VEHICLE SPACES PROVIDED = 88

BICYCLE PARKING PER TABLE 5-4:
INDOOR ENTERTAINMENT = 20% OF VEHICLE SPACES = 5 SPACES
ASSEMBLY = 10% OF VEHICLE SPACES = 7 SPACES
OFFICE = 10% OF VEHICLE SPACES = 1 SPACE

TOTAL SPACES REQUIRED = 13
TOTAL SPACES PROVIDED = 13

SITE AREA CALCULATIONS
TOTAL PROPERTY AREA = 67,880 SQ. FT.
TOTAL BUILDING AREA: 18,776 SQ. FT.
F.A.R. = 28% BUILDING COVERAGE

A.C.: 25,885 SQ. FT.
SHADED: 13,929 SQ. FT.
SHADE CALCULATION: 13,929 SQ. FT. / 25,885 SQ. FT. = 54%



BB - FENCE SECTION
SCALE: 1/4" = 1'-0"

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CHICO, CA 95927**

ASSESSORS PARCEL NUMBER
005-217-002

RGACHICO PROJECT #	15-464
PLAN CHECK #	17-12
DRAWN	TV
CHECKED	MG
STATUS DATE	08.11.2017
REVISION DATE	

SITE PLAN
Attachment C
ARB1



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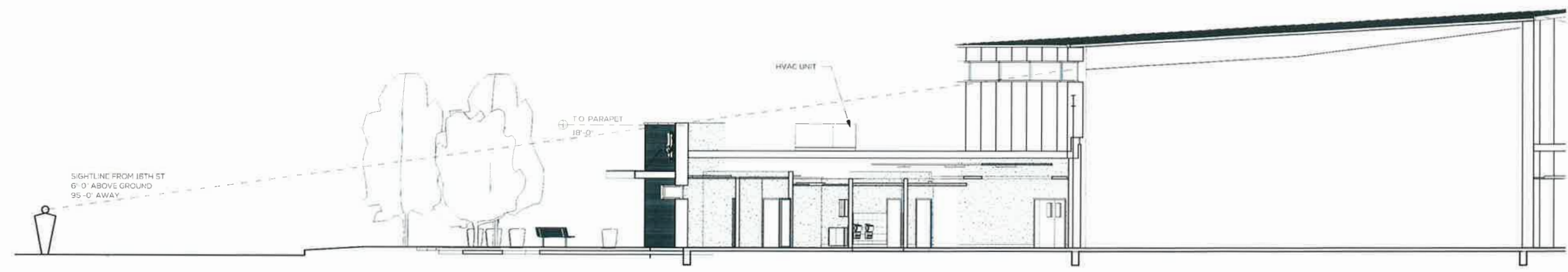
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CHICO, CA
95927**

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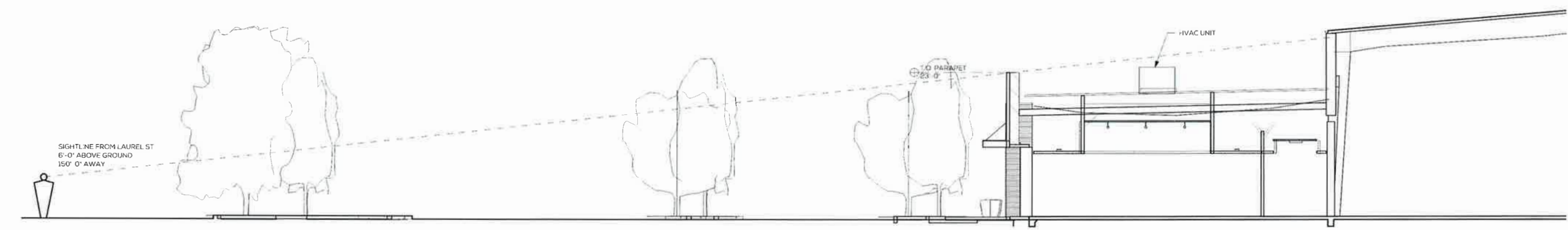


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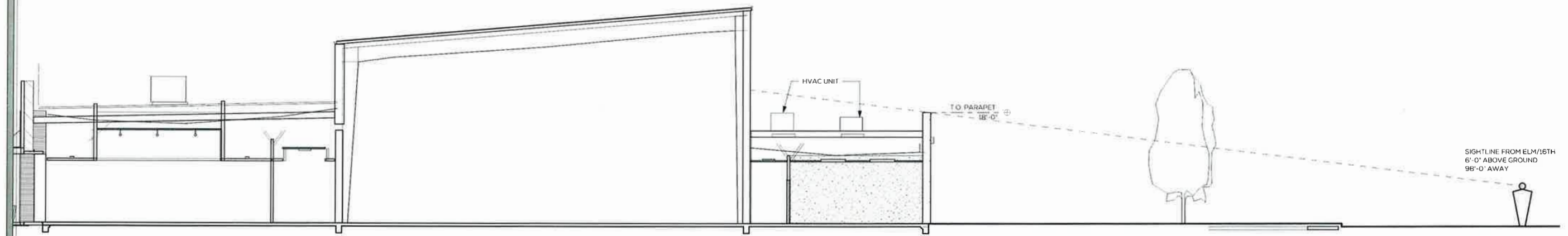
**MECHANICAL
SCREENING
SECTIONS
ARB5**



II - MECHANICAL SCREENING SECTION FROM 16TH STREET WEST
SCALE 1/8" = 1'-0"

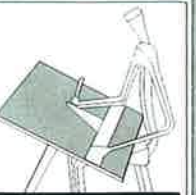


HH - MECHANICAL SCREENING SECTION FROM LAUREL ST.
SCALE 1/8" = 1'-0"



GG - MECHANICAL SCREENING SECTION FROM ELM/16TH
SCALE 1/8" = 1'-0"

Attachment D



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NUMBER
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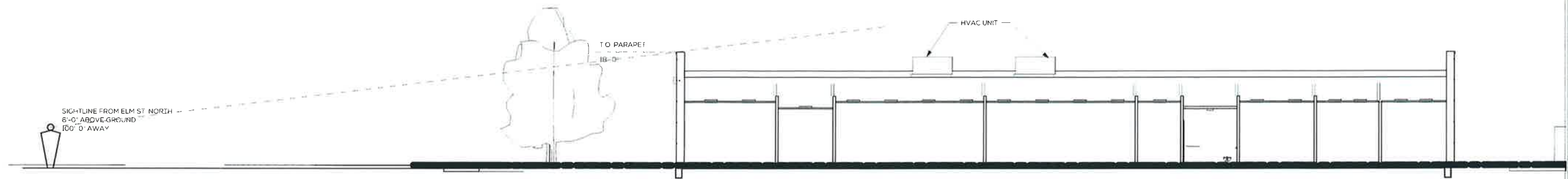


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PLAN CHECK #	17-12
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REVISION DATE	

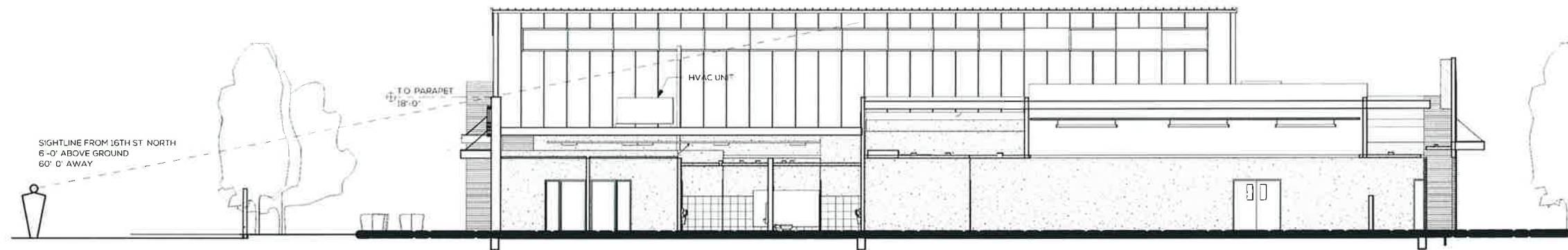
**MECHANICAL
SCREENING
SECTIONS**

ARB6

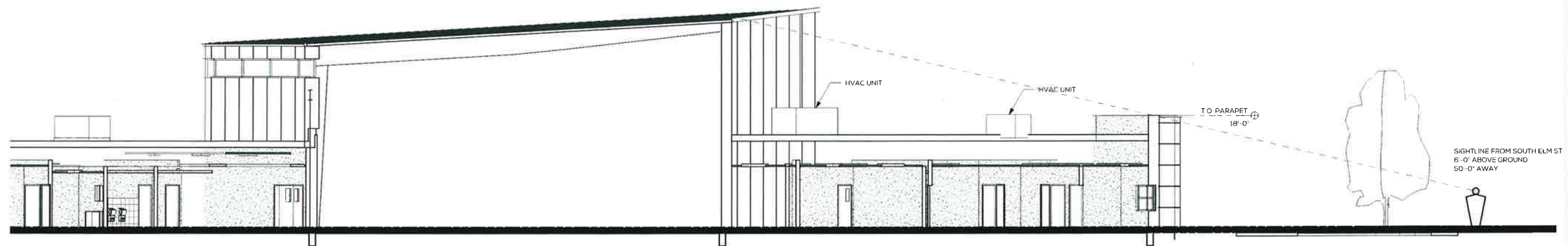
Attachment D



II - MECHANICAL SCREENING SECTION FROM ELM ST. NORTH
SCALE 1/8" = 1'-0"



HH - MECHANICAL SCREENING SECTION FROM 16TH STREET NORTH
SCALE 1/8" = 1'-0"



SIGHTLINE FROM SOUTH ELM ST
6'-0" ABOVE GROUND
50'-0" AWAY



TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	ULMUS PARVIFOLIA EVERGREEN ELM	40'	15 GAL
	NYSSA SYLVATICA TUPELO	30'	15 GAL
	PISTACHIA CHINENSIS 'KEITH DAVIES' SEEDLESS CHINESE PISTACHE	40'	15 GAL
	GINGKO BILOBA 'SARATOGA' FRUITLESS GINGKO	30'	15 GAL
	QUERCUS COCCINEA SCARLET OAK	40'	15 GAL

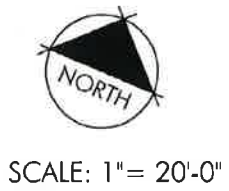
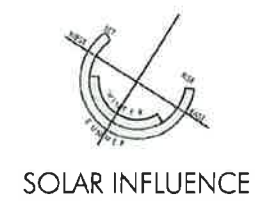
SHRUB LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
SHRUBS			
	ARCTOSTAPHYLOS 'HOWARD MCMINN' MCMINN MANZANITA	8'	5 GAL
	DIETES DIETES	4'	5 GAL
	ROSA NOATRUM CARPET ROSE	3'	1 GAL
	AGAPANTHUS AFRICANUS LILY OF THE NILE	3'	1 GAL
	NANDINA DOMESTICA HEAVENLY BAMBOO	4'	1 GAL
	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5'	5 GAL
	TULBAGHIA VIOLACEA 'TRICOLOR' TRI-COLOR SOCIETY GARLIC	2'	1 GAL
VINES			
	FICUS PUMILA MINIMA DWARF CREEPING FIG	-	1 GAL

SEE PAGES 1 AND 3 FOR ADDITIONAL INFORMATION

SALVATION ARMY (PAGE 2 OF 4)
PRELIMINARY LANDSCAPE PLAN

Prepared for:
RUSSELL, GALLAWAY ASSOCIATES, INC.
11 MEYERS STREET, SUITE 110
CHICO, CALIFORNIA 95928

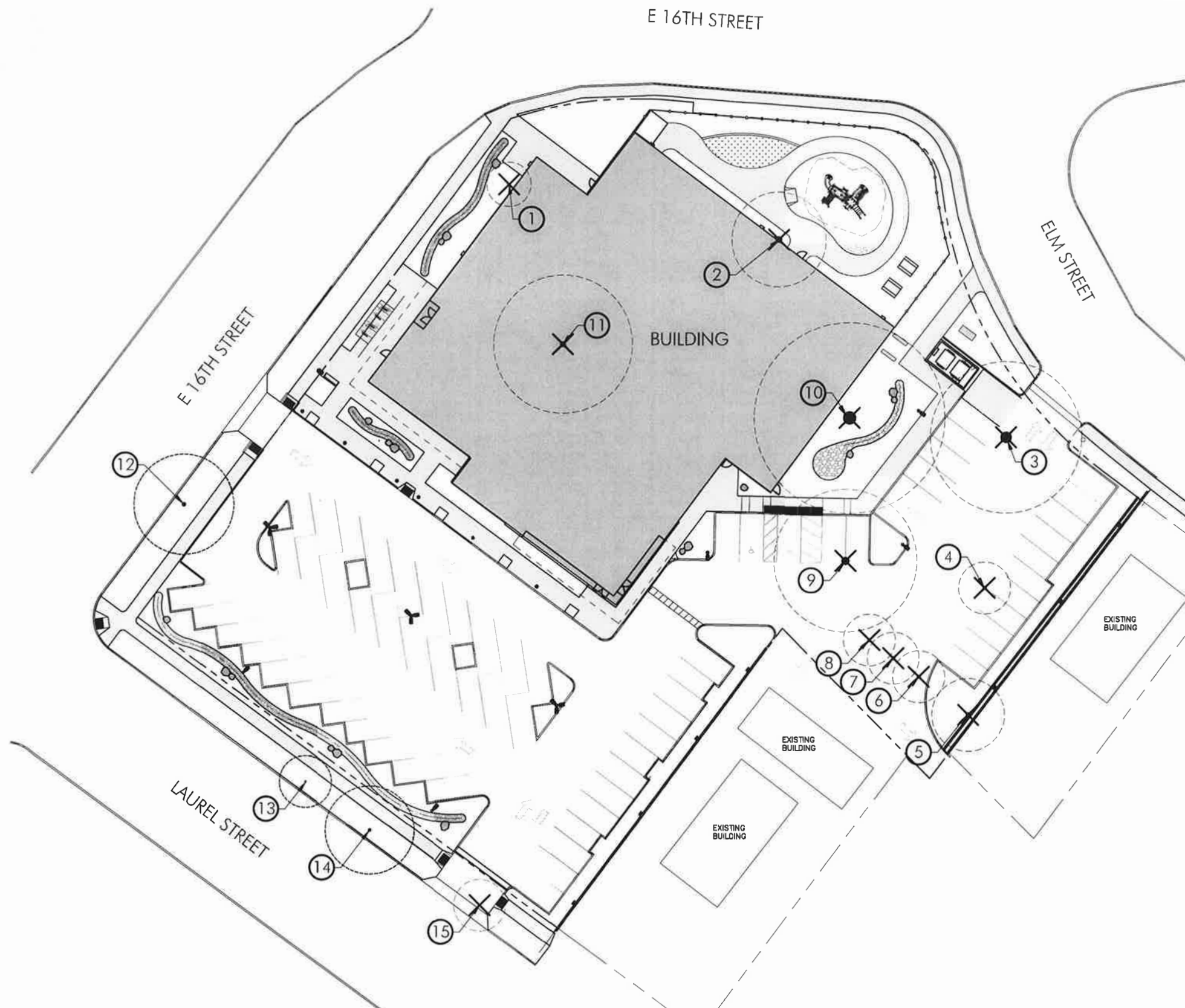


Prepared by:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
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PHONE: (530) 899-1130/ FAX: (530) 899-1920
www.BFLAdesign.com www.facebook.com/BFLAdesign

Attachment E

DATE: 7-31-17
PROJECT NUMBER: 1927
DRAWN: JBB

E 16TH STREET



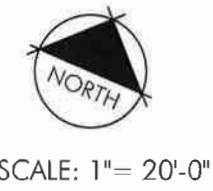
TREE SURVEY

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
1	PALM TREE	30"	REMOVE	YES	NA-
2	BLACK LOCUST	7", 7", 7", 8"	REMOVE	NA-	NON-QUALIFYING TREE- SPECIES
3	VALLEY OAK	24"	REMOVE	YES	NA-
4	CHINESE TALLOW	9"	REMOVE	NA-	NON-QUALIFYING TREE- SPECIES
5	CELTIS SINENSIS	10"	REMOVE	NA-	NON-QUALIFYING TREE- SPECIES
6	BLACK BIRCH	8"	REMOVE	NA-	NON-QUALIFYING- UNDER 18" DBH
7	BLACK BIRCH	6"	REMOVE	NA-	NON-QUALIFYING- UNDER 18" DBH
8	BLACK BIRCH	8"	REMOVE	NA-	NON-QUALIFYING- UNDER 18" DBH
9	VALLEY OAK	18"	REMOVE	YES	NA-
10	VALLEY OAK	24"	REMOVE	YES	NA-
11	ALBEZIA JULIBRISSEN	11"	REMOVE	NO	NON-QUALIFYING- UNDER 18" DBH
12	SILVER MAPLE	36"	RETAIN	NA-	NA-
13	RED OAK	7"	RETAIN	NA-	NA-
14	SILVER MAPLE	18"	RETAIN	NA-	NA-
15	RED OAK	8"	REMOVE	NO	NON-QUALIFYING- UNDER 18" DBH. THIS IS A CITY STREET TREE. 14 NEW CITY STREET TREES ARE BEING PROPOSED AS A PART OF THIS PROJECT.
TOTAL DBH OF QUALIFYING TREES TO BE REMOVED		96"			16 MITIGATION TREES ARE REQUIRED.

GRAYSCALE SHADING INDICATES TREES TO BE REMOVED THAT REQUIRE MITIGATION

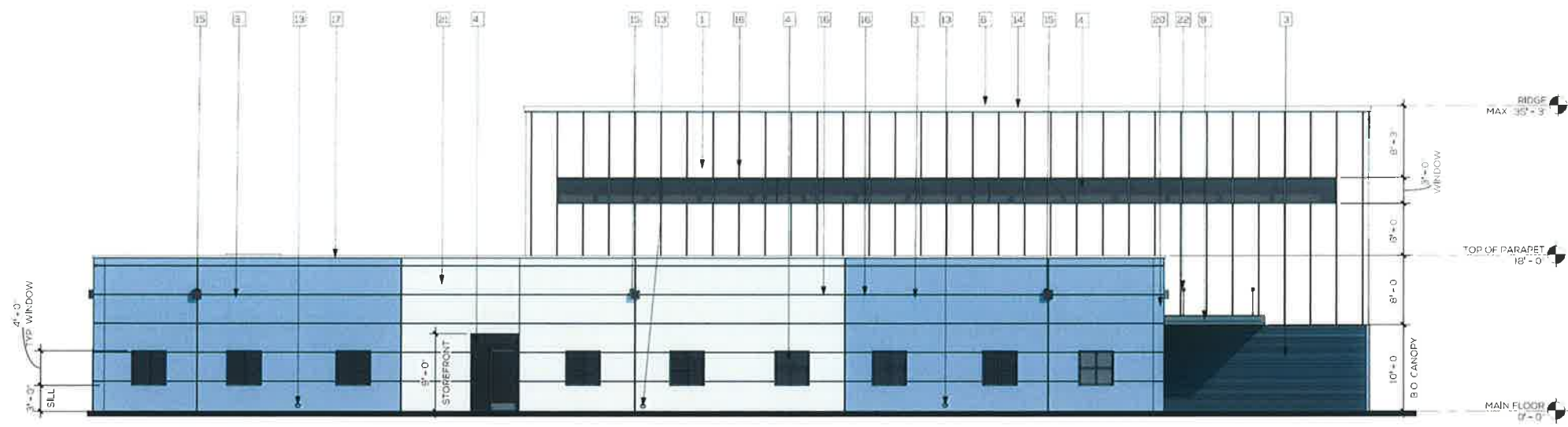
SALVATION ARMY (PAGE 4 OF 4) TREE REMOVAL PLAN

Prepared for:
RUSSELL, GALLAWAY ASSOCIATES, INC.
11 MEYERS STREET, SUITE 110
CHICO, CALIFORNIA 95928



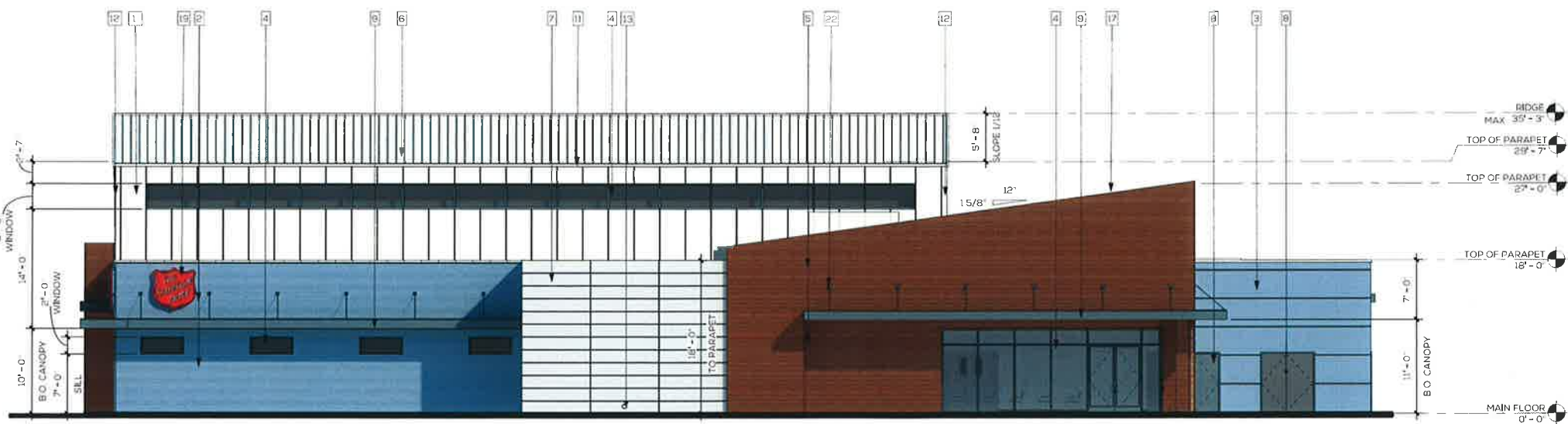
DATE: 7-31-17
PROJECT NUMBER: 1927
DRAWN: JBB

Prepared by: **Attachment F**
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
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NOTE:
SEE MATERIALS BOARD FOR MOST ACCURATE DEPICTION OF COLORS AND MATERIALS

II - ARB EAST ELEVATION
SCALE: NONE



NOTE:
SEE MATERIALS BOARD FOR MOST ACCURATE DEPICTION OF COLORS AND MATERIALS

GG - ARB WEST ELEVATION
SCALE: NONE

- 1 AWIP FL40 FLAT ARCHITECTURAL 4" INSULATED PANEL COLOR: REGAL WHITE
- 2 NICHIA FIBER CEMENT RIBBED PANEL IN GUNSMOKE PANEL SIZES 17 7/8" HIGH X 119 5/8" IN LENGTH
- 3 AWIP ST40 INSULATED 26 GA METAL PANEL IN ROYAL BLUE 40" PANEL WIDTHS LENGTHS VARY
- 4 ALUMINUM STOREFRONT KAWNEER ATLANTIC GRAY PERMACOAT w/ 1" INSULATED GLAZING GLAZING TO BE PPG SOLARBAN 70XL OPTIGRAY LOW E #2
- 5 LONGBOARD-6 V GROOVE ALUMINUM PANEL w/ DARK CHERRY WOOD GRAIN FINISH 24" PANEL LENGTHS TYP
- 6 AWIP ROOF PANELS- HR5 5" INSULATED 1/2" REGAL WHITE 40" PANEL WIDTHS TYP LENGTHS UP TO 50'
- 7 NICHIA FIBER CEMENT INDUSTRIAL BLOCK CONCRETE 17 1/2" HIGH X 7'-10" WIDE PANELS TYP
- 8 HOLLOW METAL DOOR w/ TIMELY FRAME PREFINISHED IN CHARCOAL
- 9 12" THICK METAL CLAD CANOPY MATTE BLACK 24 GA FLAT STOCK BY AEP SPAN
- 10 NOT USED
- 11 PREFINISHED ALUMINUM 6" BOX GUTTERS COLOR: REGAL WHITE
- 12 ALUMINUM DOWNSPOUT TO MATCH ADJACENT PANEL
- 13 ROOF DRAIN OUTLET
- 14 PREFINISHED ALUMINUM EAVE TRIM IN REGAL WHITE
- 15 WALL MOUNTED LED DOWN LIT LIGHT FIXTURE BY LITONIA IN DARK BRONZE MODEL NUMBER KAXW THIS IS A DARKSKY COMPLIANT FIXTURE
- 16 PANEL JOINT LINE
- 17 METAL PARAPET CAP FLASHING COLOR TO MATCH ADJACENT PANELS
- 18 WALL RECESS SEE FLOOR PLAN
- 19 SALVATION ARMY SIGNAGE UNDER SEPARATE ARHPB SIGNAGE APPLICATION
- 20 AWIP 26 GA METAL TRIM IN ROYAL BLUE
- 21 AWIP MESA DM40 INSULATED 26 GA METAL WALL PANEL IN PEARL GRAY 40" PANEL WIDTHS TYP LENGTHS VARY
- 22 PREFINISHED STEEL TIE ROD COLOR TO MATCH AEP SPAN MATTE BLACK

EXTERIOR ELEVATION GENERAL NOTES

ALL ROOF VENT STACKS AND ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF SURFACES

SEE FLOOR PLAN FOR HORIZONTAL BUILDING DIMENSIONS

CONTROL JOINT LAYOUT AS INDICATED ON THESE DRAWINGS JOINTS TO OCCUR IN LINE WITH ARCHITECTURAL ELEMENTS UNLESS INDICATED OTHERWISE WITH NOTE OR DIMENSION

AA - ARB KEYNOTES
SCALE: NONE



r · g · a
architecte + engineering

RUSSELL,
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PROJECT
**CHICO
SALVATION
ARMY**
OWNER
**SALVATION
ARMY**

PROJECT ADDRESS
**567 E. 16TH
ST.
CHICO, CA
95926**

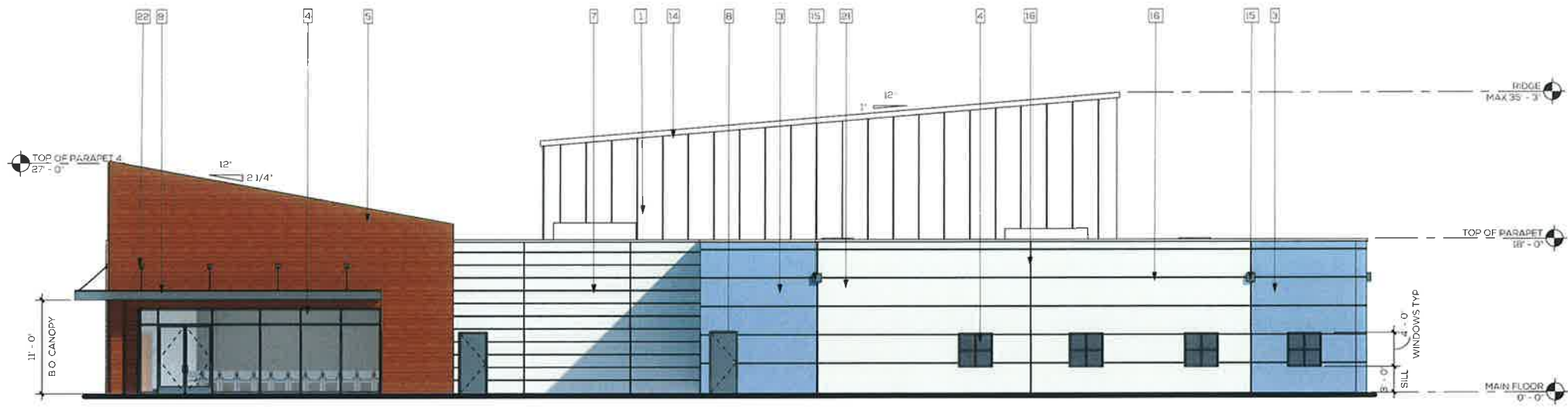
ASSESSORS PARCEL
NUMBER

005-217-002



RGA PROJECT #	15-464
PLAN CHECK #	ARHPB
DRAWN	TG
CHECKED	TV
STATUS DATE	08/11/2017

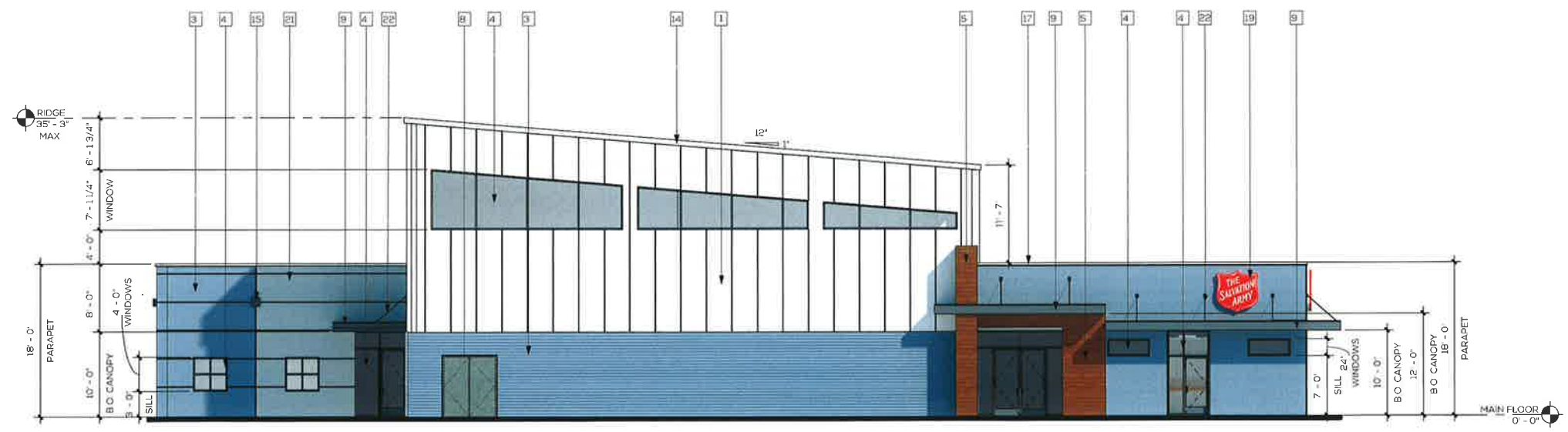
EXTERIOR
ELEVATIONS
Attachment G
ARB3



II - ARB SOUTH ELEVATION
SCALE: NONE

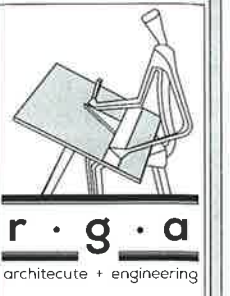
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 SEE FLOOR PLAN FOR HORIZONTAL BUILDING DIMENSIONS.
 CONTROL JOINT LAYOUT AS INDICATED ON THESE DRAWINGS JOINTS TO OCCUR IN LINE WITH ARCHITECTURAL ELEMENTS UNLESS INDICATED OTHERWISE WITH NOTE OR DIMENSION.



GG - ARB NORTH ELEVATION
SCALE: NONE

AA - ARB KEYNOTES
SCALE: NONE



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ASSESSORS PARCEL
NUMBER
005-217-002



RGa PROJECT #	15-464
PLAN CHECK #	ARHPB
DRAWN	TG
CHECKED	VG
STATUS DATE	08.11.2017

EXTERIOR
ELEVATIONS



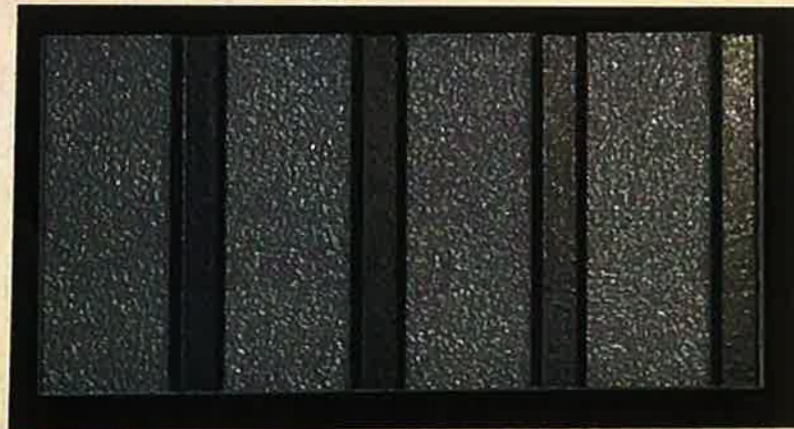
LONGBOARD 6" V-GROOVE
ALUMINUM SIDING PANEL.
COLOR: DARK CHERRY



AEP SPAN 24 GA. FLAT STOCK IN MATTE
BLACK



AWIP ST40 4" INSULATED METAL PANEL.
COLOR: ROYAL BLUE



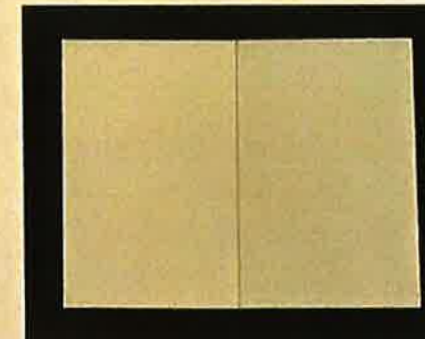
NICHIHA METALLIC SERIES
RIBBED FIBER CEMENT PANEL -
18" WIDE BY 5/8" THICK.
COLOR: GUNSMOKE



AWIP MESA DM40 4" INSULATED METAL PANEL.
COLOR: PEARL GRAY



NICHIHA INDUSTRIAL BLOCK
FIBER CEMENT PANEL - AWP
3030 - 18" WIDE BY 5/8" THICK.



AWIP FL40 FLAT ARCHITECTURAL 4" INSULATED
WALL PANEL.
AWIP HR SERIES 5" INSULATED ROOF PANEL.
COLOR: REGAL WHITE



KAWNEER PERMACOAT ALUMINUM
STOREFRONT.
PROFILE 4 1/2" DEEP X 2" WIDE.
COLOR: ATLANTIC GRAY

GLAZING-1" INSULATED GLASS UNIT:
EXTERIOR-PPG SOLARBAN 70XL ON
OPTIGRAY LOW E #2 WITH CLEAR
INTERIOR. OR EQUAL





**D-Series
Size 0
LED Area Luminaire**

Specifications
 EPA: 0.8 ft² (0.74 m²)
 Length: 26" (660 mm)
 Width: 13" (330 mm)
 Height: 7" (178 mm)
 Weight (max): 16 lbs (7.3 kg)

Introduction
 The modern styling of the D-Series is striking yet unobtrusive—making a bold, progressive statement even as it blends seamlessly with its environment.
 The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSKX LED 40C 1000 40K T3M MVOLT SPA DOBBD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSKX LED	Forward optics	530 mA	3000K	T3M Spot/short	120V	SPA
	40C 1000 (see spec)	700 mA	4000K	T3M Spot/short	240V	SPA
DSKX LED	Rotated optics	530 mA	3000K	T3M Spot/short	120V	SPA
	40C 1000 (see spec)	700 mA	4000K	T3M Spot/short	240V	SPA

Controls & Shields

Control options	Other options	Shipped installed	Finish
PER: Motion sensor (see spec)	BLD: Bi-level switched dimming 50%/50%	BLD: Bi-level switched dimming 50%/50%	DBD: Dark bronze
PER: Motion sensor (see spec)	BLD: Bi-level switched dimming 50%/50%	BLD: Bi-level switched dimming 50%/50%	DBD: Dark bronze
PER: Motion sensor (see spec)	BLD: Bi-level switched dimming 50%/50%	BLD: Bi-level switched dimming 50%/50%	DBD: Dark bronze

Accessories

MBR-U: Amber bulb for 200W
 MBR-U: Amber bulb for 200W

Notes

1. Only available in the 120V AC version.
2. Only available in the 120V, 240V version.
3. Only available with 400 AMBER version.
4. Not available with ELW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60Hz) with 3000K, 4000K, 5000K, or 5700K color temperature.
6. Not available with 3000K. Not available with 5700K. Not available with 5000K.
7. Single-line 120V requires 120, 277, or 347V voltage option. Double-line 120V requires 120 or 240V voltage option.
8. MBR-U not available with LBA option.



**D-Series
LED Bollard**

Specifications
 Diameter: 8" Round (203 mm)
 Height: 42" (1067 mm)
 Weight (max): 27 lbs (12.2 kg)

Introduction
 The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes.
 The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information EXAMPLE: DSKB LED 16C 700 40K SYM MVOLT DOBBD

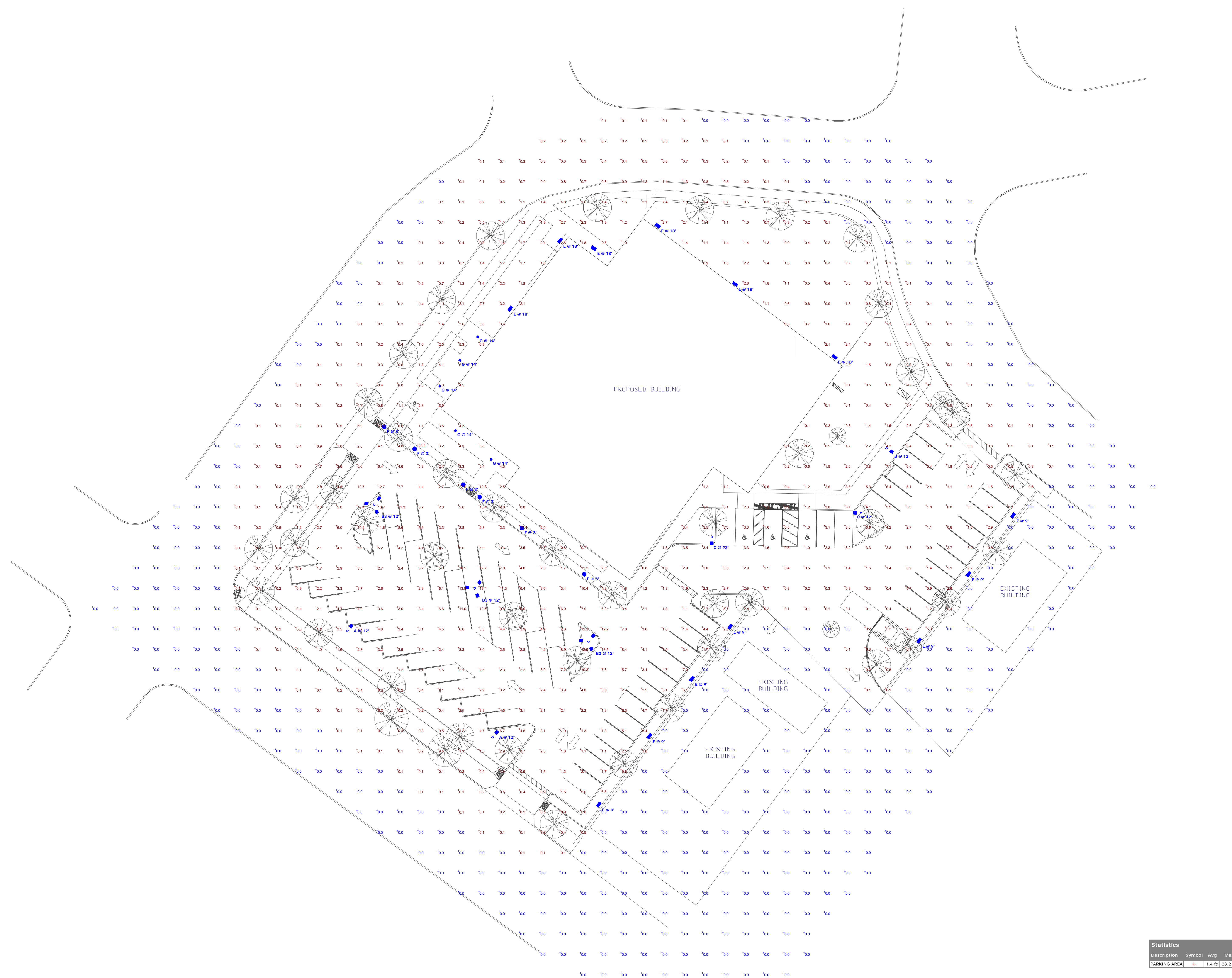
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Shipped installed	Shipped installed	Finish
DSKB LED	Asymmetric 12C 1000	530 mA	3000K	ASY Asymmetric cut/bottom spot	120V	PER	None	None	None	DBD: Dark bronze
	Symmetric 16C 1000	700 mA	4000K	SYM Symmetric spot	240V	DMG	None	None	None	DBD: Dark bronze

Accessories

MBR-U: Amber bulb for 200W

Notes

1. Only available in the 120V AC version.
2. Only available in the 120V, 240V version.
3. Only available with 400 AMBER version.
4. Not available with ELW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60Hz) with 3000K, 4000K, 5000K, or 5700K color temperature.
6. Not available with 3000K. Not available with 5700K. Not available with 5000K.
7. Single-line 120V requires 120, 277, or 347V voltage option. Double-line 120V requires 120 or 240V voltage option.
8. MBR-U not available with LBA option.



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREA	+	1.4 fc	23.2 fc	0.0 fc	N/A	N/A

Plan View
Scale = 1" = 20'

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	2	Lithonia Lighting	DSKX LED 40C 530 40K T3M MVOLT	DSKX LED with 40 LEDs @530 mA, 4000K, Type 3 Medium Optics	LED	1	DSKX_LED_40C_530_40K_T3M_MVOLT.ies	8641	0.92	68
□	B	1	Lithonia Lighting	DSKX LED 40C 530 40K T3M MVOLT	DSKX LED with 40 LEDs @530 mA, 4000K, Type 3 Medium Optics	LED	1	DSKX_LED_40C_530_40K_T3M_MVOLT.ies	8627	0.92	68
□	B3	3	Lithonia Lighting	DSKX LED 40C 530 40K T3M MVOLT	DSKX LED with 40 LEDs @530 mA, 4000K, Type 3 Medium Optics	LED	1	DSKX_LED_40C_530_40K_T3M_MVOLT.ies	8627	0.92	204
□	C	2	Lithonia Lighting	DSKX LED 40C 530 40K T3M MVOLT	DSKX LED with 40 LEDs @530 mA, 4000K, Type 3 Medium Optics	LED	1	DSKX_LED_40C_530_40K_T3M_MVOLT.ies	9197	0.92	68
□	E	13	Lithonia Lighting	KAXW LED P1 40K R4 MVOLT	KAXW LED PERFORMANCE PACKAGE 1, 4000K, TYPE 4, 120-277V	LED	1	KAXW_LED_P1_40K_R4_MVOLT.ies	3643	0.92	29
□	E2	0	Lithonia Lighting	KAXW LED P3 40K R4 MVOLT	KAXW LED PERFORMANCE PACKAGE 3, 4000K, TYPE 4, 120-277V	LED	1	KAXW_LED_P3_40K_R4_MVOLT.ies	9707	0.92	79
□	F	6	Lithonia Lighting	DSKB LED 16C 530 40K SYM	D-SERIES BOLLARD WITH 16 4000K LEDS OPERATED AT 530MA AND SYMMETRIC DISTRIBUTION	LED	1	DSKB_LED_16C_530_40K_SYM.ies	2397	0.92	28
□	G	5	Lithonia Lighting	VRC LED 1 50K	LED CANOPY/CEILING LUMINAIRE	LED	2	VRC_LED_1_50K.ies	1690	0.92	41

LANDSCAPE IRRIGATION

TOTAL LANDSCAPED AREA IS 17,207 SF AND IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM.

USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS, IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 339,609 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 361,161 GALLONS PER YEAR.

SOILS STATEMENT

THIS SITE IS LOCATED IN A REGION FREE OF TUSCAN FORMATIONS AND LAVA CAPS. SITE SOILS ARE OF SUPERIOR QUALITY. STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS BY AN ANALYTICAL SOILS TESTING LABORATORY.

MULCH

A UNIFORM 2" MINIMUM LAYER OF 3/8" DIAMETER CRUSHED ROCK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS EXCEPT WHERE OTHERWISE NOTED.

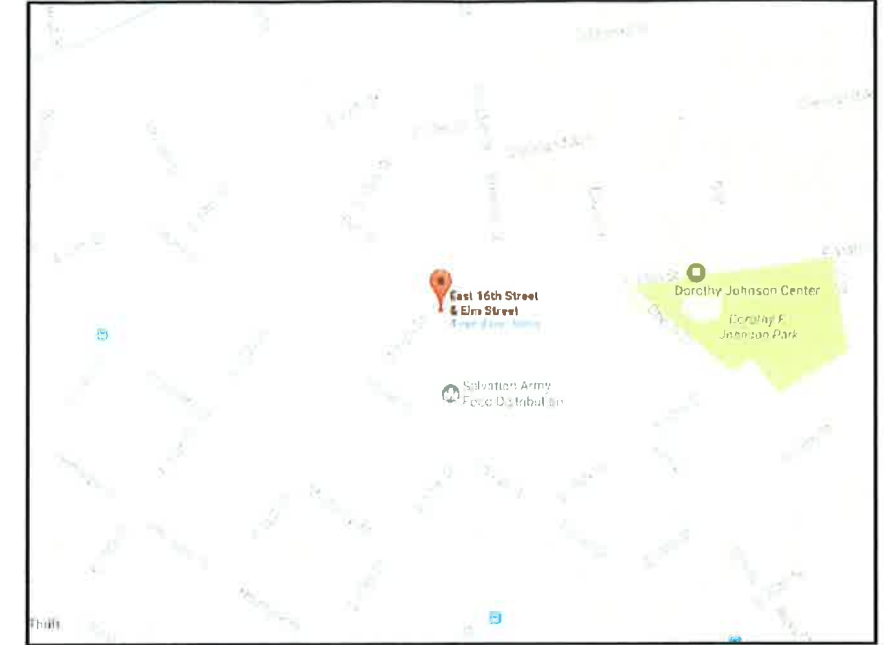
PLAY STRUCTURE



BICYCLE PARKING



VICINITY MAP



BENCH



PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	25,685 SF	
PARKING LOT LANDSCAPE	1,888 SF	7%

TRASH/ RECYCLING



SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT	
TOTAL PARKING AND BACK-UP AREA			25,685 SF		
SHADE AREA PROVIDED					
40' DIAMETER TREES					
F	FULL	1,256 SF	4	5,024 SF	19%
TQ	THREE QUARTER	942 SF	1	942 SF	3%
H	HALF	628 SF	5	3,140 SF	12%
Q	QUARTER	314 SF	3	942 SF	3%
30' DIAMETER TREES					
F	FULL	706 SF	0	0	0
TQ	THREE QUARTER	529 SF	2	1,048 SF	4%
H	HALF	353 SF	7	2,471 SF	9%
Q	QUARTER	176 SF	2	352 SF	1%
TOTAL SHADE AREA PROVIDED			13,929 SF	54%	

SALVATION ARMY (PAGE 3 OF 4) PRELIMINARY LANDSCAPE PLAN

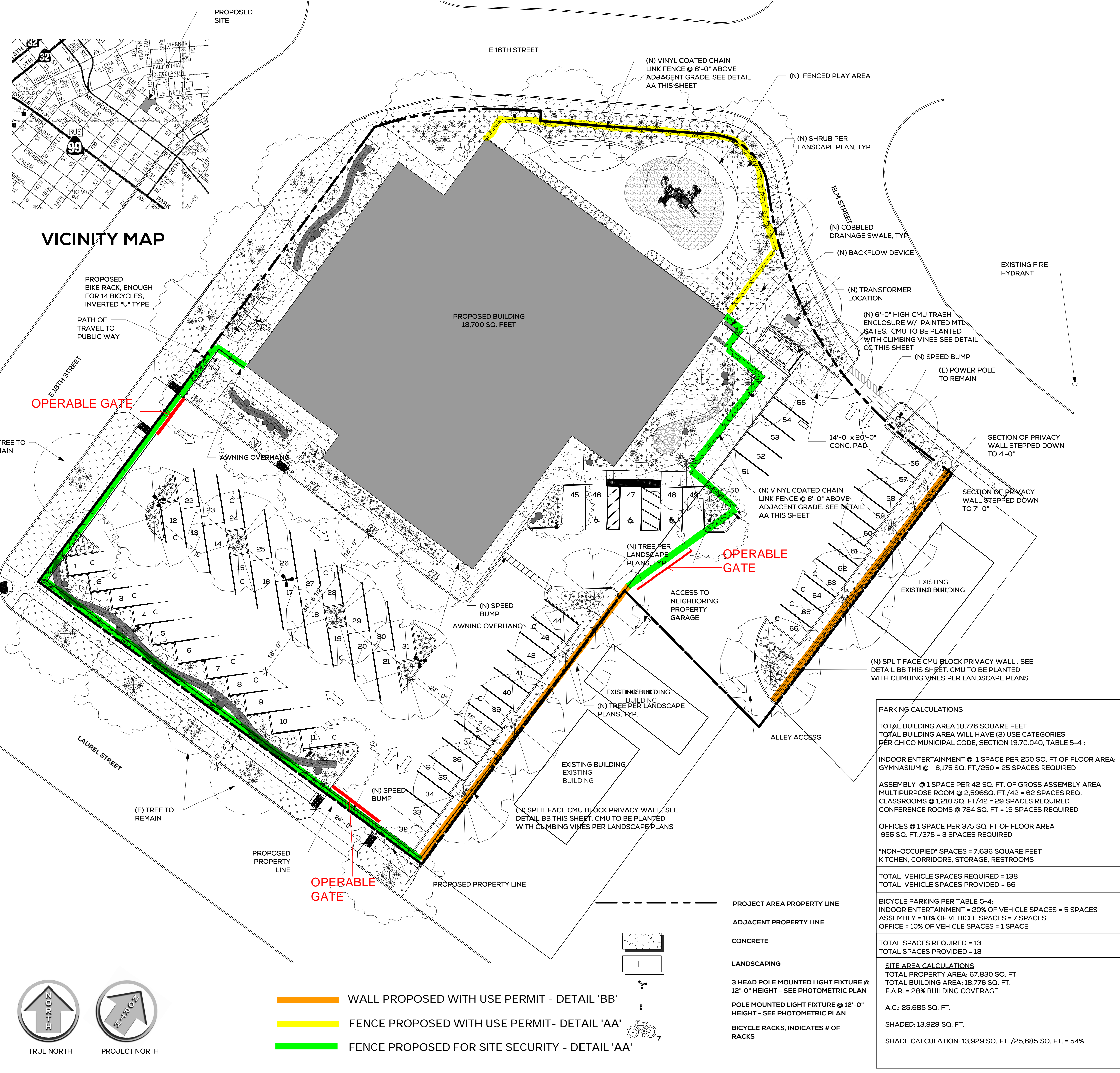
Prepared for:

RUSSELL, GALLAWAY ASSOCIATES, INC.
11 MEYERS STREET, SUITE 110
CHICO, CALIFORNIA 95928

DATE: 7-31-17
PROJECT NUMBER: 1927
DRAWN: JBB

Prepared by: **Attachment J**

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VICINITY MAP

PROPOSED BIKE RACK, ENOUGH FOR 14 BICYCLES, INVERTED 'U' TYPE
 PATH OF TRAVEL TO PUBLIC WAY

OPERABLE GATE

OPERABLE GATE

- WALL PROPOSED WITH USE PERMIT - DETAIL 'BB'
- FENCE PROPOSED WITH USE PERMIT - DETAIL 'AA'
- FENCE PROPOSED FOR SITE SECURITY - DETAIL 'AA'

PARKING CALCULATIONS

TOTAL BUILDING AREA 18,776 SQUARE FEET
 TOTAL BUILDING AREA WILL HAVE (3) USE CATEGORIES PER CHICO MUNICIPAL CODE, SECTION 19.70.040, TABLE 5-4:

INDOOR ENTERTAINMENT @ 1 SPACE PER 250 SQ. FT. OF FLOOR AREA:
 GYMNASIUM @ 6,175 SQ. FT./250 = 25 SPACES REQUIRED

ASSEMBLY @ 1 SPACE PER 42 SQ. FT. OF GROSS ASSEMBLY AREA
 MULTIPURPOSE ROOM @ 2,596 SQ. FT./42 = 62 SPACES REQ.
 CLASSROOMS @ 1,210 SQ. FT./42 = 29 SPACES REQUIRED
 CONFERENCE ROOMS @ 784 SQ. FT. = 19 SPACES REQUIRED

OFFICES @ 1 SPACE PER 375 SQ. FT. OF FLOOR AREA
 955 SQ. FT./375 = 3 SPACES REQUIRED

NON-OCCUPIED SPACES = 7,636 SQUARE FEET
 KITCHEN, CORRIDORS, STORAGE, RESTROOMS

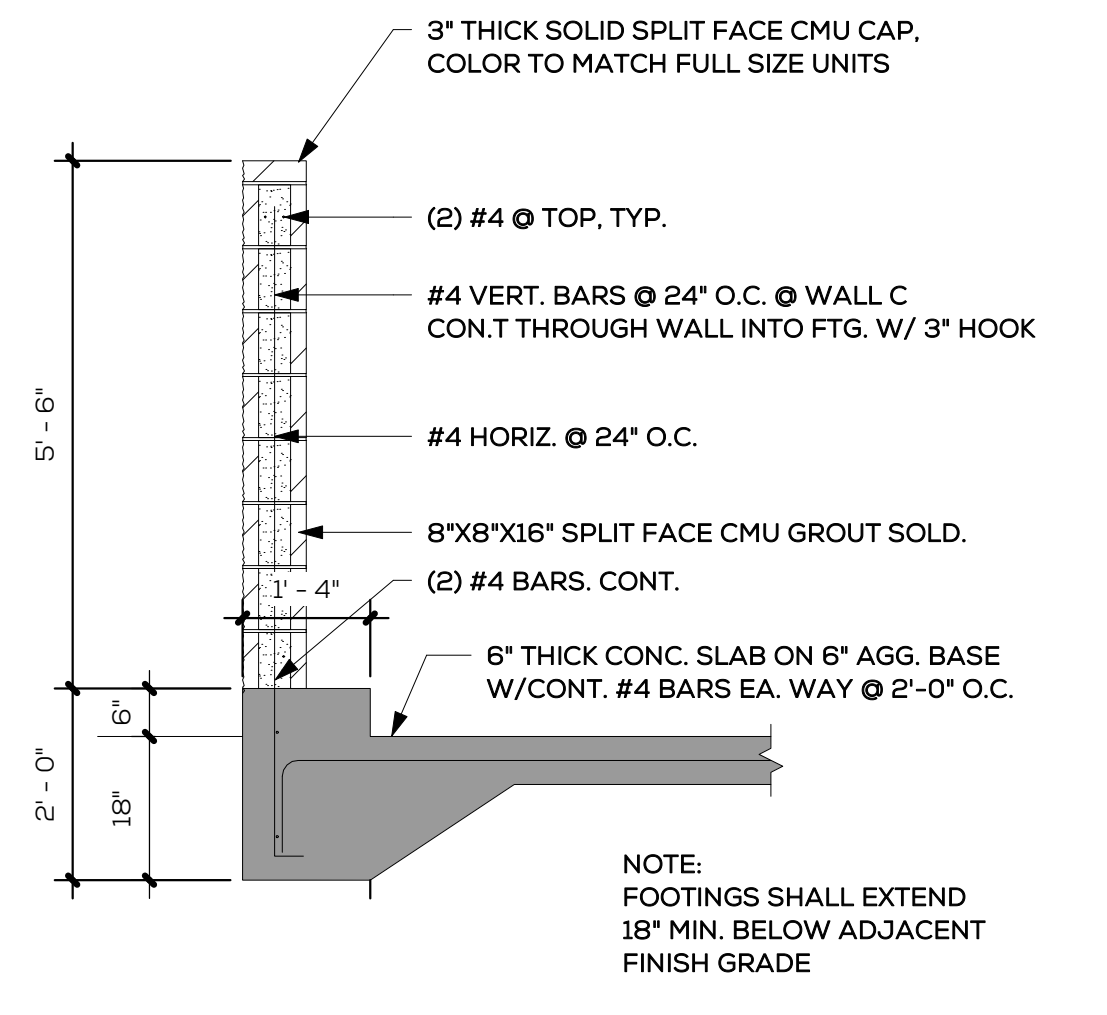
TOTAL VEHICLE SPACES REQUIRED = 138
 TOTAL VEHICLE SPACES PROVIDED = 66

BICYCLE PARKING PER TABLE 5-4:
 INDOR ENTERTAINMENT = 20% OF VEHICLE SPACES = 5 SPACES
 ASSEMBLY = 10% OF VEHICLE SPACES = 7 SPACES
 OFFICE = 10% OF VEHICLE SPACES = 1 SPACE

TOTAL SPACES REQUIRED = 13
 TOTAL SPACES PROVIDED = 13

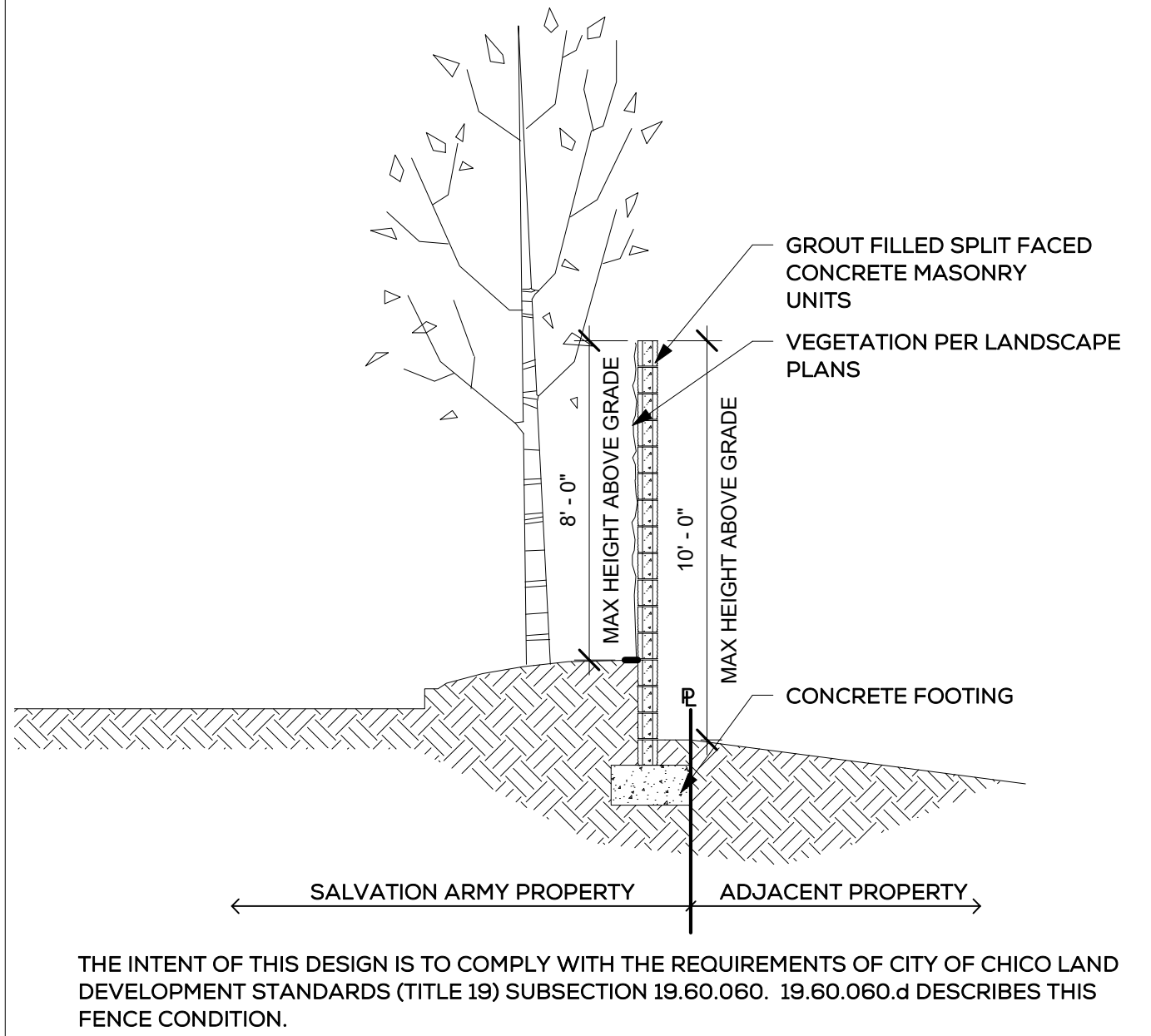
SITE AREA CALCULATIONS
 TOTAL PROPERTY AREA: 67,830 SQ. FT.
 TOTAL BUILDING AREA: 18,776 SQ. FT.
 F.A.R. = 28% BUILDING COVERAGE

A.C.: 25,685 SQ. FT.
 SHADED: 13,929 SQ. FT.
 SHADE CALCULATION: 13,929 SQ. FT./25,685 SQ. FT. = 54%



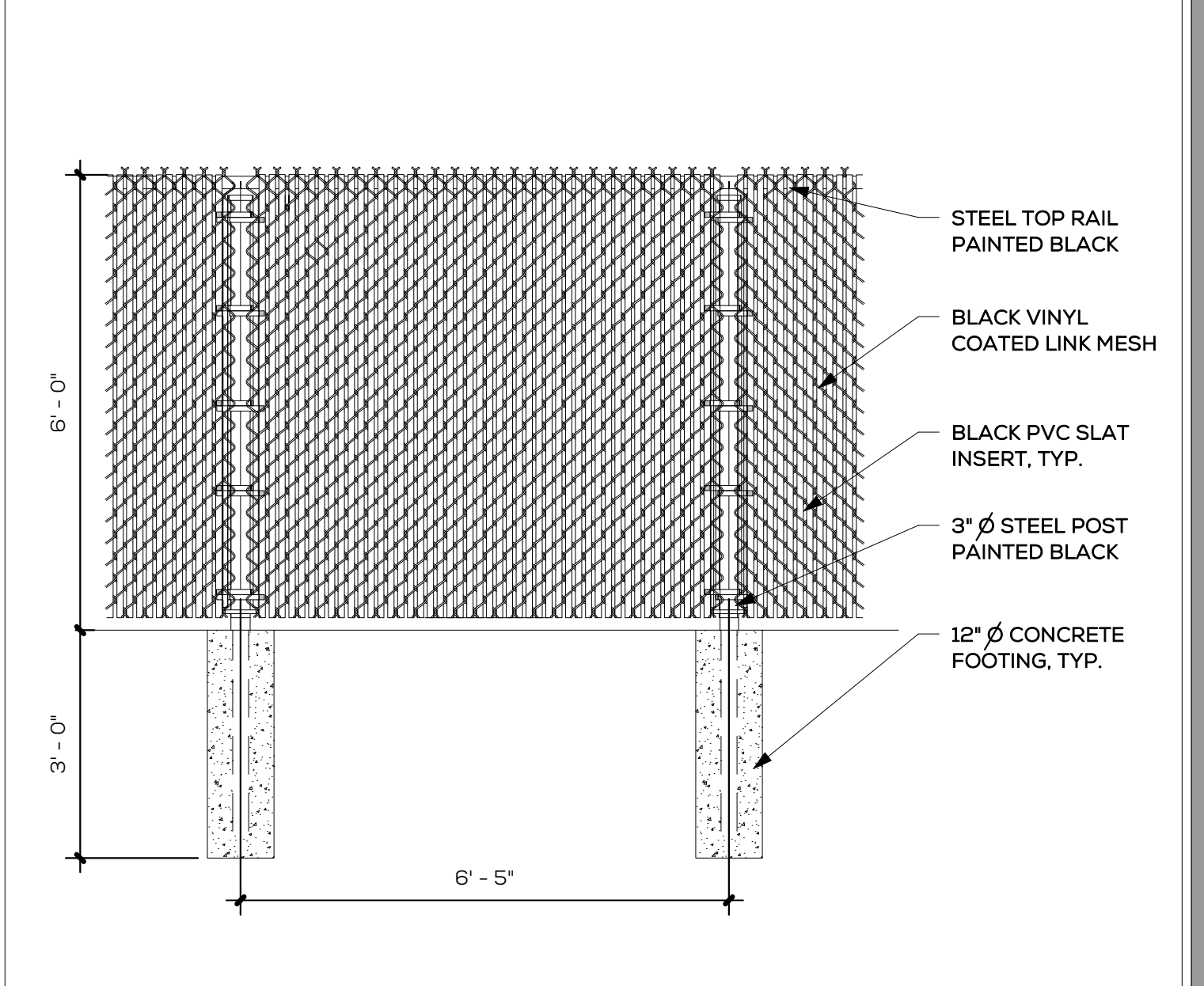
CC - TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"



BB - FENCE SECTION

SCALE: 1/4" = 1'-0"



AA - FENCE ELEVATION

SCALE: 1/2" = 1'-0"

r · g · a
 architecte + engineering

RUSSELL GALLOWAY ASSOCIATES inc.

115 MEYERS STREET
 SUITE 110
 CHICO, CA 95928
 530 342 0302

www.rgachico.com

PROJECT
CHICO COMMUNITY CENTER
 OWNER
SALVATION ARMY

PROJECT ADDRESS
**567 E 16TH STREET
 CHICO, CA 95927**

ASSESSORS PARCEL NUMBER
005-217-002

RGACHICO PROJECT #	15-484
PLAN CHECK #	17-12
DRAWN	TV
CHECKED	MG
STATUS DATE	08.11.2017
REVISION DATE	

SITE PLAN

Attachment K

ARB1

3 - PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



RECEIVED

MAR 08 2017

**CITY OF CHICO
PLANNING SERVICES**

March 8, 2017

City of Chico Planning Department
P.O. Box 3420
Chico, Ca. 95927

RE: Salvation Army Community Center
567 E. 16th Street
Chico CA 95926
APN:

Dear Planning Department,

It is with pleasure that I take this opportunity to provide you the following overview of the new Salvation Army Community Center to be constructed on five merged parcels at the corner of 16th Street and Laurel Avenue. Where appropriate, the following narrative references the City of Chico Design Guidelines.

Brief History

The property currently consists of five separate parcels that are in process of being merged. Parts of separate parcels are attempting to be acquired from the city via proposed sale. The main parcels (005-217-003 and 002) contain the current Salvation Army community center and parking lot which provides family support to the adjacent neighborhood as well as worship services on weekends. One parcel (005-217-005) is currently vacant. The two remaining parcels (005-251-021 and 002) contain single family homes that have recently been donated to the Salvation Army. The residences will be removed as part of the proposed project.

Building Program

The proposed new building will allow the Salvation Army to expand their current services and to serve the community in a greatly improved and updated facility. A gymnasium for youth athletics is being added along with classrooms for youth programs and outdoor play area. The Salvation Army will continue to provide social services and assistance in new offices and meals will continue to be

provided from a new commercial kitchen and food bags will be distributed as well. A new multipurpose room is being included to serve for both weekly chapel service and gathering area for shared meals and other community events.

Proposed Architectural Elements

The design and use of the building materials and colors were selected to assist in highlighting the building's position as a focal point of interest at the intersection of 16th and Laurel Streets. The building will feature a modern massing style and contemporary material consistent with other Salvation Army Centers. The gymnasium element will have height appropriate for indoor sports activities. The multipurpose room, which also serves as the chapel, will have a height to emphasize its role as a place of worship and façade elements to illuminate the main entry. The rest of the building will be of height consistent with adjacent neighborhood. The appearance will feature changes in materials to differentiate and soften some of the surfaces. Overall the building will be prominent without overwhelming its surroundings.

Applicable City of Chico Design Guidelines Objectives

DG 1.1.13–Reinforce a pedestrian-friendly environment regarding building placement and orientation.

The placement of the main entrance and sidewalk create an easy connection to the structure. Sidewalks will integrate with pedestrian plaza to facilitate entry and gathering points.

DG 1.1.15–Place buildings close to streets to reinforce a pedestrian friendly environment depending on the size and traffic capacity of the adjacent streets.

The new building is placed adjacent to 16th Street and E. 20th Street sidewalks to encourage pedestrian access from the surrounding neighborhood.

DG1.1.33–Define pedestrian gathering areas with architectural elements such as special surface features, seating, landscaping, art, water features, or lighting.

A plaza for gathering at the main entrance is defined by landscaping elements and benches for pedestrian seating.

DG1.2.22– Utilize rooflines and exposed roofs to add character and style to a building, reinforcing its sense of place.

The roof of the gymnasium is at a height appropriate to indoor activities but also gives a sense of place and identification from approaching traffic.

The parapet of the multipurpose room is of varying height to give a sense of importance to the place as a chapel and to highlight the entry point.

DG 1.3.13- Maintain and enhance a strong pedestrian scale and orientation.

The building is oriented toward the sidewalks along 16th and 20th streets to encourage foot traffic from surrounding neighborhood. Roof at main entry is lowered to be closer to pedestrian scale.

DG 1.3.65-Treat side facades so they are not left in an unfinished state as they are seen from the street and affect the view of the block as a whole.

As the building is visible from three adjacent streets all facades have been given attention in selection of colors and materials.

DG 1.3.78- Conceal roof mounted mechanical equipment from the street view.

HVAC units located on the flat portions of roof will be screened by a parapet from views from adjacent streets.

DG 1.5.13- Integrate a finished height of parking lot light fixtures that is below the expected canopy of shade trees.

Parking lot fixtures will have a maximum height of 12'-0". Adjacent trees will have mature height well in excess of light fixture height.

DG 1.5.15 – Architecturally integrate full cutoff fixtures for all parking and security lighting.

All site fixtures will have full cutoff shroud per attached cut sheets.

DG 1.7.11- Consider solar orientation early in the design process.

The location of the building with prominent facades to south and west and higher gymnasium roof sloped to the west will provide excellent opportunities for solar panel installation at a future date if desired.

DG 5.1.11- Incorporate and locate building entries as dominant elements which are obvious from the street and provide a clear and unobstructed pedestrian path.

The main entry off pedestrian plaza has a façade element to assist with wayfinding. The entry to chapel area is enhanced by raised façade element. Pedestrian paths are extended around all sides of the building.

DG 5.1.22- Widen sidewalks at building entries and incorporate them with entry plazas.

Sidewalk at main entry widens into plaza area for gathering and queing for entry.

DG 5.1.31- Include architectural or site design features to enhance safety and security.

Through the use of multiple entries and different use zones there will be the ability to maintain separation between different age groups and limiting of access to certain areas to qualified individuals. Exterior play area is located near children's facilities with clear lines of sight for monitoring and safety.

DG 5.1.43 – Select landscape plantings that grow well in Chico's climate without extensive irrigation.

Proposed Landscape design is drought tolerant and low maintenance and will require reduced irrigation once established.

DG 5.1.46- Utilize creeping vines or tall shrubs placed close to screen walls to soften views and dissuade vandalism.

Vines will be planted on trash enclosure walls and privacy walls. Walls will be 8'-0" CMU with a berm on Salvation Army side. CMU wall will be planted with Dwarf Creeping Fig.

DG 5.1.51 – Collaborate early in the design phase with utility companies and City to locate utility equipment in unobtrusive locations.

The new transformer for PG& E underground electrical will be on the southeast side of the building near Elm Street but behind landscaping. The Cal Water backflows will be on the south side as well hidden from view on 16th and 20th streets.

DG 5.2.11 – Design and locate building entries to create a sense of focus so people may easily find the entrance.

Main entry will be located off gathering plaza. Chapel entrance will be highlighted with façade design.

DG 5.2.21 – Clearly light entrances and eaves of porticos for ease of access, safety, and security.

Lights will be provided in soffits at all points of entry.



DG 5.2.23 – Limit illumination of buildings to do a downwash or to not spill above roofline.

All building lights will be full cutoff wall packs or recessed into soffits and will wash downward.

DG 5.2.24 – Prioritize downwash techniques, rather than uplighting, to avoid light pollution into night skies.

All site and building lights will be full cutoff fixtures.

Thank-you for your thoughtful consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tyree Vantrease', with a long horizontal flourish extending to the right.

Tyree Vantrease, Project Architect
Russell Gallaway Associates, Inc.



March 7, 2017

City of Chico Planning Department
P.O. Box 3420
Chico, Ca. 95927

RE: **Salvation Army Community Center Parking Summary**
567 E. 16th Street
Chico CA 95926
APN:

Dear Planning Department,

We are submitting applications for a Conditional Use Permit and Architectural Review Board concurrently for the new Salvation Army Community Center at 567 East 16th Street. The project will replace the outdated existing facility at the same location, but will offer more square footage for more programs on a larger site as five parcels are in process of being merged.

One area of possible concern for the City we would like to address is that of off-street vehicular parking. For the uses proposed in the new facility the Title 19 19.70.040, Table 5-4 would require 138 spaces for the combination of assembly and offices. We are proposing to provide 65 spaces as an alternate based on several factors that we feel are justifiable given the required use permit and valid for the project and its projected use.

First, we have had several discussions with owners of the properties adjacent to the proposed new facility and have understood that an overly large parking area would be a detriment to the neighborhood. We have attempted to address this concern by reducing the amount of paving and subsequent lighting that would be required. We are proposing full cutoff light fixtures as well as landscape buffers throughout the parking area.

Second, the Salvation Army has performed a parking use survey with a data on how many vehicles are currently being parked on their lot at three different times of day as well as how many persons are using the building at that same

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Attachment L



time. Vehicles and people were counted at 9:00am, 1:00pm, and 4:00pm during the 7 weekly days the building is used. Monday through Friday the Salvation Army provides social services and programs to neighborhood families with food distribution, case work, and activities such as Bible studies and youth activities. The Salvation Army Administrative offices are also open from 9:00am to 5:00pm on these days with approximately 7 employees on duty. Saturdays and Sundays the offices are closed, but the building is used for special events on Saturdays 9:00 am to 2:00 pm and Worship Service, Sunday School 9:00 am to 2:00 pm, and a Meal Ministry 4:30 pm to 6:30 pm on Sundays.

The survey data found that on average, there are 8 cars in the lot at 9:00am with the peak being 25 cars at the time of the Sunday service. An average of 12 cars are in the lot at 1:00pm with the peak being 43 at the Thursday food bag distribution time. 7 cars were in the lot at 4pm with the peak being 18 just before the time the Sunday Meal Ministry would begin. At those same times, there was a peak of 7 persons at 9am, a peak of 160 at 1pm for the Thursday food bag distribution, and 55 persons at the Sunday Meal Ministry. This suggests that not an insignificant number of users are coming to the facility by means other than automobile. We feel that by providing ample access to the site via pedestrian paths and by including bicycle parking we are more than able to adequately serve the site with the proposed number of 65 spaces.

Finally, the combination of the Salvation Army's desire to maintain their existing facility until the new center is completed along with the program needs and the property size available make providing the number of required spaces non-viable. We feel that we can adequately address concerns for design of the building and the site with the current number of spaces we are providing. The site will be pleasing to the City, will be comfortably landscaped with open spaces, and will be able to adequately serve the needs of users both on foot and in cars.

We hope that you will consider our proposal as a thoughtful alternative to compliance with the City of Chico Municipal Code.

Sincerely,

Tyree Vantrease, Project Architect
Russell Gallaway Associates, Inc.