

Commercial Design Review Submission Cover Letter

PROJECT: **Dolores Street 2 S/E 7th Avenue**
"Carmelized" APN : 010-145-023 and -024

DATE: **July 31, 2019**

TO: **City of Carmel-by-the-Sea Planning and Building Department**
Attn: Mr. Marc Wiener, Director

FROM: **Adam Jeselnick Architect**

The proposed development, planned for the southern portion of the existing property at the southwest corner of 7th Avenue and Dolores Street is designed as a mixed use, infill project meant to fulfill the client's objective for a new private residence with additional housing for the City's downtown area.

The building is a modern, sustainable, technologically advanced design that employs simplicity of form and integrity of materials to fit within the existing context of Carmel's architectural tradition. The exposed concrete structure references other early significant concrete buildings in the town, and provides a contemporary transition from the mid-century Seventh & Dolores building to the various European revivalist style buildings on 7th Avenue. The facade employs varied setbacks and is composed of glazing with horizontal mullions, louvered copper screening, and formed-in-place concrete walls. The natural, resilient, and traditional materials include concrete, copper, and steel.

The project is being designed to target a LEED Platinum certification, and will include numerous cutting-edge building systems, including: rainwater harvesting and reuse, graywater reclamation, roof-mounted solar panels, ultra-efficient HVAC, and enhanced ventilation. This fully resilient building will be capable of providing off-grid, on-site energy by utilizing variable speed generators and Tesla PowerWalls for back-up.

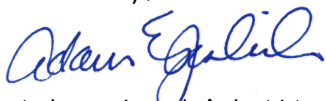
The residential component includes a total of six new residential units, three on the ground floor and three upstairs. The building has been designed with a circular interior courtyard to provide natural light to the dwelling area, and with walkways, decks, and planted areas to allow circulation and privacy.

The design is well-integrated with the surrounding urban context while providing light and access to the residences where available from open spaces created by neighboring buildings. The orientation and division of the window openings provides a subtle reference to Seventh & Dolores, and the pre-weathered copper elements were inspired by the copper roof of the same. The relationship between solid concrete walls and glass openings is well-balanced. The underground parking garage and ramp are well-screened from the sidewalk, with a hydraulic ramp and warning system to ensure pedestrian safety. Landscape elements are integrated with the project design including the circular courtyard which features a large tree and garden.

The project includes the adaptive re-use of the current private dining room of the restaurant, which was originally constructed in the 1970s as a community room for the bank. This building has been extensively studied by the City and numerous architectural historians, and has been deemed not historic. However, the building will be retained as a food store in this proposal, and structurally reinforced to meet modern building code standards. The intended preservation of this building will follow federal standards for rehabilitation and alterations. To accomplish the adaptive reuse of the building, a modest addition on the east side, designed in the style of the new residences, will provide functional space for retail display of specialty food items.

Both the residences and commercial building are served by an underground parking garage, accessed from Dolores Street, that covers the entire property and exceeds City requirements for on-site parking. Each residence is served by a private garage capable of storing up to 4 cars with lifts, for a capacity of 12-24 cars. An additional 10 parking spaces were planned to replace the existing parking demand for the restaurant. However it is our understanding through recent discussions with the current property owner that the restaurant parking will be handled through a separate application. The garage also provides space for enclosed trash storage and a mechanical room to accommodate the advanced building systems.

Sincerely,



Adam Jeselnick AIA