
4.0 ALTERNATIVES

INTRODUCTION

The purpose of this chapter is to identify and describe the alternatives to the Mishka's Café Project (Proposed Project). Project alternatives are developed to reduce or eliminate the significant or potentially significant adverse environmental effects identified as a result of the Proposed Project, while still meeting most if not all of the basic project objectives. The Alternatives are described in this chapter, and analyzed at an equal level of analysis throughout Chapter 5 (Environmental Analysis).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS

An Environmental Impact Report (EIR) must evaluate a reasonable range of alternatives to the proposed project, or to the location of the proposed project, and evaluate the comparative merits of the alternatives. These alternatives must feasibly attain most of the basic objectives of the project but avoid or substantially lessen any of the significant effects of the project (CEQA Guidelines, section 15126.6). An EIR need not describe or evaluate the environmental effects of alternatives in the same level of detail as the proposed project, but must include enough information to allow meaningful evaluation, analysis, and comparison with the proposed project. However, the Davis City Council has requested that a wide range of project alternatives be considered in this EIR at an equal level of analysis.

CEQA provides the following guidelines for discussing alternatives to a proposed project:

The specific alternative of the 'no project' shall also be evaluated along with its impacts...If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines, section 15126.6 subd.(e)(2)).

The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the proposed objectives, or would be more costly (CEQA Guidelines, section 15126.6 subd.(b)).

If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed (CEQA Guidelines, section 15126.6 subd.(d)).

The range of alternatives required in an EIR is governed by a 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice... The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making... An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative (CEQA Guidelines, section 15126.6 subd.(f)).

The requirement that an EIR evaluate alternatives to the proposed project or alternatives that address the location of the proposed project is a broad one; the primary intent of the alternatives analysis is to disclose other ways that the objectives of the project could be attained while reducing the magnitude of, or avoiding, the environmental impacts of the proposed project. Alternatives that are included and evaluated in the EIR must be feasible alternatives. However, the Public Resources Code (PRC) and the CEQA Guidelines direct that the EIR need “set forth only those alternatives necessary to permit a reasoned choice.” CEQA Guidelines provide a definition for “a range of reasonable alternatives” and, thus, limit the number and type of alternatives evaluated in a given EIR. According to the CEQA Guidelines (Section 15126.6(b)):

The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project.

First, alternatives in an EIR must be feasible. In the context of CEQA, feasible is defined as “...capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.”

Further, the following factors may be taken into consideration in the assessment of the feasibility of alternatives: site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and the ability of the proponent to attain site control (Section 15126.6(f)(1)). Finally, an EIR is not required to analyze alternatives when the effects of the alternative “cannot be reasonably ascertained and whose implementation is remote and speculative (Section 15126.6(f)(3)).”

As noted above, this chapter provides a description of each alternative, and the environmental effects of each alternative are analyzed at an equal level with the Proposed Project throughout Chapter 5 (Environmental Analysis).

PROJECT OBJECTIVES

The selection of alternatives takes into account the project objectives provided in Chapter 3 (Project Description). The project objectives include:

- Create new retail/commercial development that complements existing entertainment uses in the Core Area.
- Increase the vitality on the block and surrounding area by adding a ground floor café/restaurant that will in turn help support the vitality of the Varsity Theater.
- Develop a project that is compatible with the adjacent historic resources.
- Create a project that is economically viable and generates direct and indirect fiscal benefit to the city.
- Remedy an unsafe public building for the protection of public health and safety.

SIGNIFICANT AND UNAVOIDABLE IMPACTS

As noted above, CEQA Guidelines §15126.6(a) specifies that an EIR shall describe alternatives that “...would avoid or substantially lessen any of the significant effects of the project.” The

significant and unavoidable environmental impacts of the Proposed Project, as identified and discussed in Chapter 5 (Environmental Analysis), are:

- Impact 5.1-3: Inconsistency with design guidelines and incompatibility of materials and design with the immediate context
- Impact 5.1-4: Impact on Landmark Trees and Trees of Significance
- Impact 5.2-2: Alteration, removal, or destruction of historic resources
- Impact 5.2-3: Loss or alteration of the historic setting of a National Register Property
- Impact 5.2-4: Cumulative loss of cultural resources

ALTERNATIVES CONSIDERED AND DISMISSED FROM FURTHER CONSIDERATION

CEQA Guidelines §15126.6(c) requires an EIR to identify and briefly discuss any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process. In identifying alternatives, primary consideration was given to alternatives that would reduce significant impacts while still meeting most of the project objectives. Those alternatives that would have impacts identical to or more severe than the Proposed Project, or that would not meet most of the project objectives, were rejected from further consideration.

The alternatives included in this chapter were derived after the establishment of significance thresholds for those issue areas with significant and unavoidable impacts: aesthetics and historic resources. Alternatives exceeding the significance thresholds for the aforementioned issue areas would not substantially lessen any significant environmental impacts identified in Chapter 5 (Environmental Analysis) of the EIR and were rejected from further analysis. Although any number of alternatives could be designed that could result in the reduction or elimination of significant environmental impacts, the No Project Alternative plus a total of five representative alternatives, each intended to reduce or eliminate one or more of the significant and unavoidable impacts identified for the Proposed Project, are evaluated in this Draft EIR.

The following alternatives were previously considered and rejected from further consideration, for the reasons discussed below:

- ***Alternative Location for Proposed Project***
CEQA requires that an alternative location for a proposed project be analyzed if one is available that could lessen potentially significant impacts of the proposed project. The objective of the Proposed Project is to remedy an unsafe public building for the protection of public health and safety, and redevelop an underutilized site in the Downtown Core consistent with the goals and objectives of the City to provide infill mixed-use development and commercial support for the adjacent Varsity Theater. Development of the Proposed Project at an alternative site within the Core would not resolve the health and safety issues of the condemned Tank House, and would not provide immediate commercial support for the ongoing operation of the Varsity Theater. Implementation of an off-site alternative to the Proposed Project would not meet the project objectives; and thus was rejected from further consideration.
- ***Off-Site Location for Tank House Away from Dresbach-Hunt-Boyer Property***
Moving the Tank House to an off-site location would remove the Tank House from its historic context. Placing it on a lot with another Victorian house would create a false

historic context. Either of these actions would result in a substantial adverse change to the significance of a historic resource. Although this alternative would resolve the health and safety issue, it would result in a significant and unavoidable historic impact and thus was rejected from further consideration.

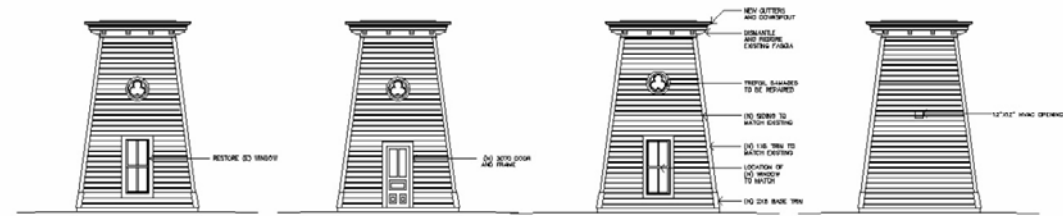
ALTERNATIVES CONSIDERED IN THIS EIR

This section describes the alternatives to the Proposed Project, and their relationship to the project objectives. Chapter 5 analyzes their impacts at an equal level with the Proposed Project.

Common Features - Tank House Rehabilitation

Whereas demolition of the Tank House has been identified as a significant impact of the Proposed Project, several alternatives discussed in the following sections assume the Tank House is disassembled/reassembled and rehabilitated within the Dresbach-Hunt-Boyer Mansion complex (**Figure 4.0-1** and **Figure 4.0-2**). As further discussed below, Alternatives 2 and 3 would relocate the Tank House to the west of the Dresbach-Hunt-Boyer Mansion (Mansion) facing Second Street, along the E Street side of the Mansion. Alternative 5 would relocate the Tank House to slightly north and west of its current location, with a structural addition. Alternative 6 would disassemble/reassemble and rehabilitate the Tank House in situ. As analyzed in the S2Architects Condition Assessment and Alternative Location Study (Appendix C), and further described in Chapter 5.2, Cultural Resources, the Tank House would be disassembled/reassembled and rehabilitated in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*. This would involve:

- Pouring a new foundation
- Replacing all studs with 22 foot studs with structural sheathing applied between the studs and siding to accommodate shear
- Replacing all siding and trim with 1x8 and 1x6 redwood boards to match the existing profile and species
- Restoring salvageable fascia, upper trim, and trefoils
- Matching and replacing the historic warped roof structure
- Restoring or matching windows
- Restoring the historic door frame and replacing the door with a new wood stile and rail door of the period
- Installing a new attic floor for structural strengthening and to provide a ceiling over a usable first floor, with wall and ceiling insulation and drywall only on the first floor
- Installing any necessary mechanical, plumbing, and electrical to avoid exterior penetrations

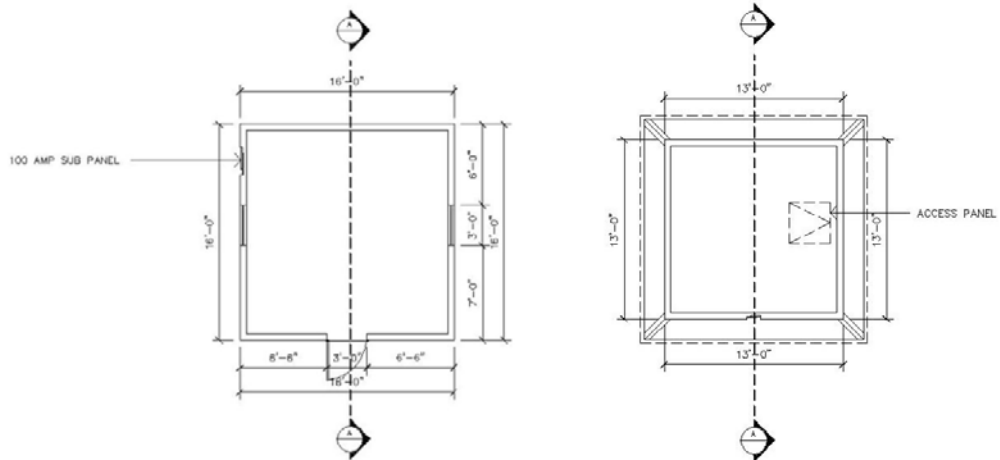


North

West

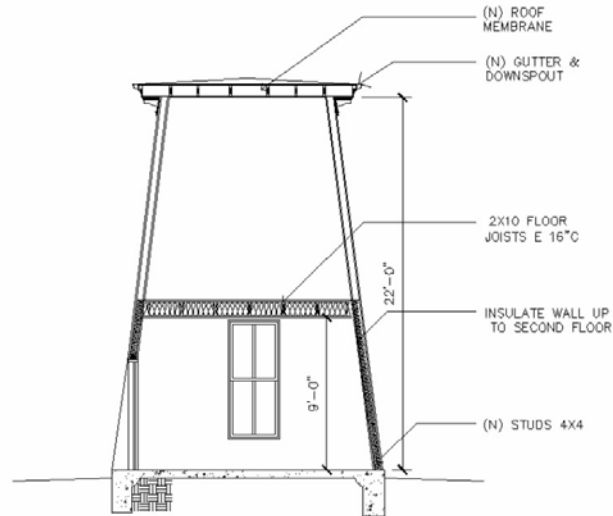
South

East



First Floor Plan

Second/Attic Floor Plan



Section

Source: S2 Architects, 2007

**FIGURE 4.0-1
TANK HOUSE ELEVATIONS AND SECTIONS**



Source: S2 Architects, 2007

FIGURE 4.0-2
TANK HOUSE REHABILITATION SIMULATION

Alternative 1 (A-1): No Project/No Development Alternative

The No Project/No Development Alternative assumes that the Proposed Project would not occur and there would be no new development of the site. This alternative assumes the Tank House would be left in its present location and in its existing condition. Minimal activities to secure the building and minimize further deterioration, such as sealing the structure in a plastic wrapping, and keeping it from listing any further, would be provided by the City. No entitlements would be required for this alternative, and no adjustments to the existing parcel lines would be made.

Relationship of the No Project/No Development Alternative to the Project Objectives

The No Project/No Development Alternative would not achieve any of the project objectives. The No Project/No Development Alternative would not develop a viable use on the site that contributes to the economic viability of the adjacent historic Varsity Theater and surrounding commercial development, nor would it remedy an unsafe public building for the protection of public health and safety. The Tank House would remain as a contributing structure to the Mansion, although methods required to stabilize the building – such as a “shrink wrap” seal recently used in Sacramento on a historic rail yard building – could have some adverse visual impact on adjacent historic structures. No change in the historic setting would occur, and no Landmark trees would be removed, consistent with city conservation policies.

Alternative 2 (A-2): Disassemble/Reassemble and Rehabilitate the Tank House and Construct New Three-Story Building

Alternative 2 would construct a three-story building and remove the orange trees and brick patio, identical to the Proposed Project, as shown in previous Chapter 3.0 Figures 3.0-4 and 3.0-6. Rather than demolishing the Tank House, Alternative 2 would disassemble/reassemble and rehabilitate the Tank House, as discussed above, on the west side of the Mansion near the corner of E and Second streets, behind the front bow window. The Tank House would be set back 3 feet from the west Mansion wall, and set back 16 inches from the front corner to feature the quoins on the Mansion corner, meanwhile keeping it as far as possible back from the window down the wall. The west façade of the Mansion has a large unfenestrated wall of approximately 18 feet; locating the Tank House adjacent to this blank wall would not block any salient architectural features, nor block views from the window. There is a substantial Myrtle growing at the base of the west wall. It currently obscures visibility of a large portion of the west façade and would need to be removed to accommodate the Tank House; no configurations for the Tank House on the west side of the Mansion can preserve the Myrtle (see Appendix C). Locating the Tank House any further back or any further west would obstruct the primary diagonal pedestrian access to Mansion Square and views from the Mansion window.

The Tank House could be reused either for public use such as a visitor/community information kiosk or as a small retail shop (i.e. flower or produce stand), or as a support use/function to the primary uses in the Mansion. Improved walkways and landscape areas around the Tank House would complement the Tank House use, provide public seating areas, and enhance the entrance to the Mansion Square complex to the south. **Figure 4.0-3** identifies the Site Plan for Alternative 2, showing the new location of the Tank House and the proposed new building footprint. **Figure 4.0-4** illustrates the Second Street elevation for this alternative. **Figure 4.0-5** provides photo simulations of the Tank House on the west side of the Mansion from Second Street and from the corner of Second and E streets.

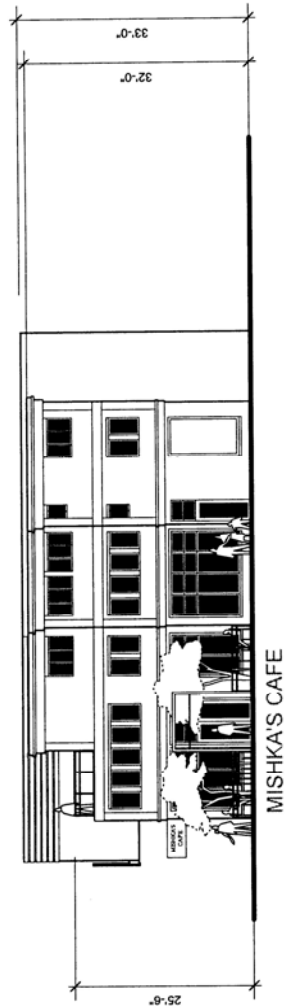


Source: Maria Ogrydziak Architecture, 2007

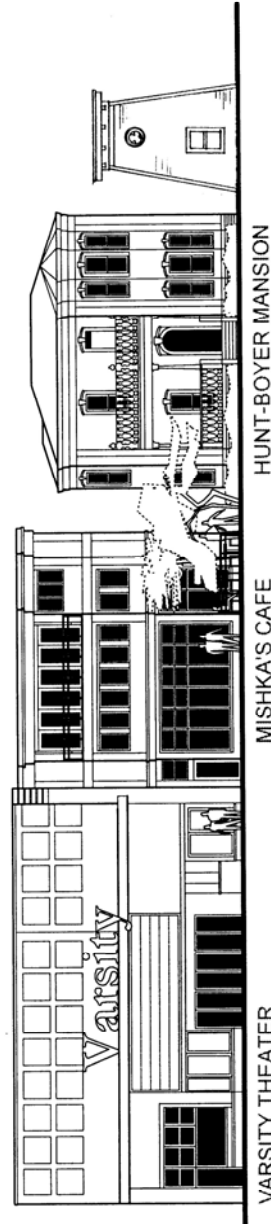
FIGURE 4.0-3
ALTERNATIVE 2 SITE PLAN

MARIA OGRYDZIAK
ARCHITECTURE
www.oarch.com

**MISHKA'S
CAFE
BUILDING**



WEST ELEVATION



NORTH ELEVATION

Source: Maria Ogrzyziak Architecture, 2007

**FIGURE 4.0-4
ALTERNATIVE 2 ELEVATIONS**



Source: S2 Architects, 2007

FIGURE 4.0-5
TANK HOUSE RELOCATION PHOTO SIMULATIONS

The parcel lines under Alternative 2 would be adjusted as described under the proposed project. The Tank House would be rehabilitated on the west side of the Mansion and would sit on the same parcel. Required entitlements would include a Certificate of Appropriateness (COA), Conditional Use Permit (CUP) for a 3rd Story, Certificate of Compliance, Demolition Permit, and Tier 3 Design Review.

Relationship of Alternative 2 to the Project Objectives

Alternative 2 would meet all project objectives in the same manner as the Proposed Project by creating new retail/commercial development that complements existing entertainment uses in the Core Area. The project would also increase the vitality on the block and surrounding area by adding a ground floor café/restaurant that will in turn help support the vitality of the Varsity Theater.

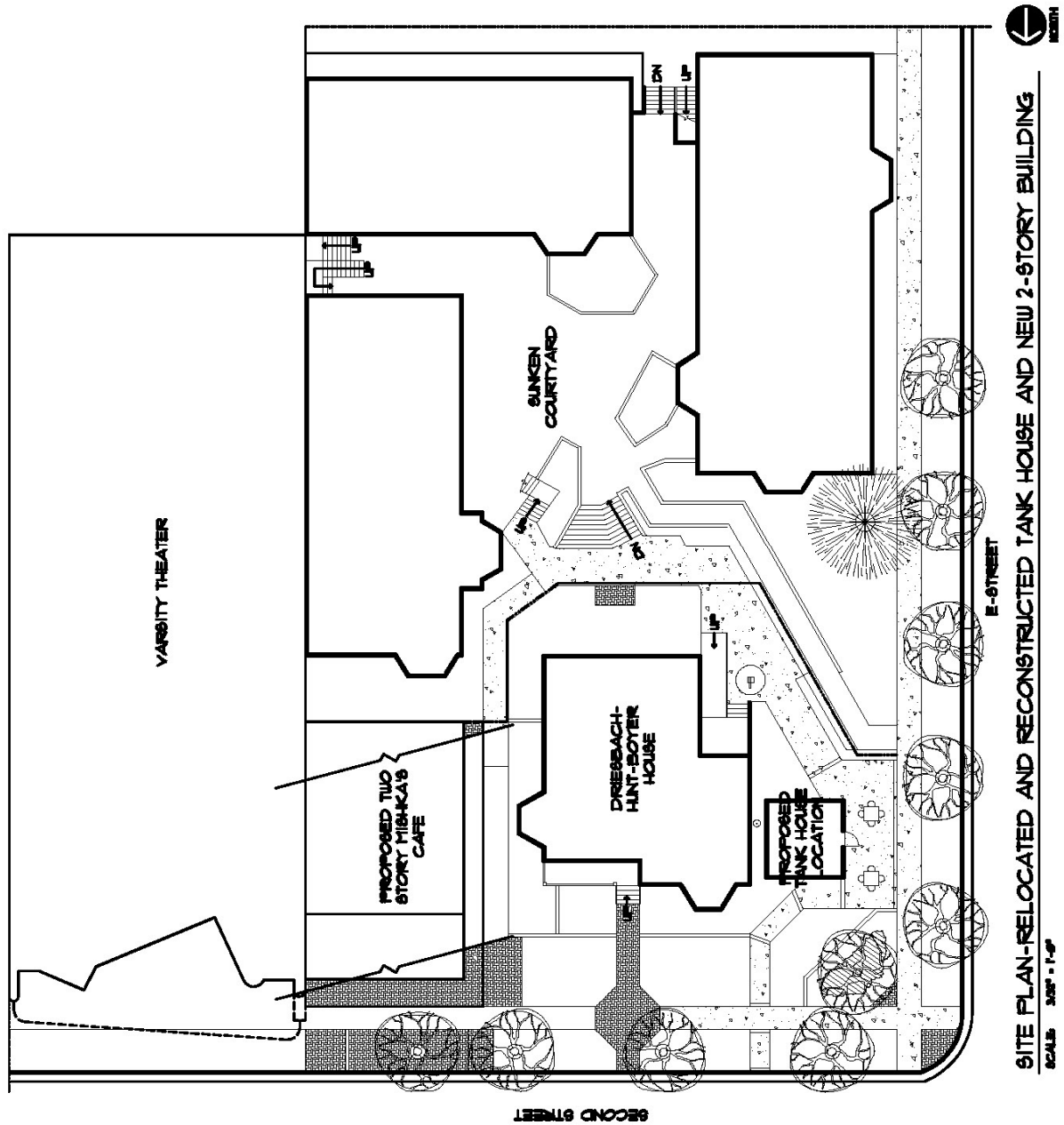
The development of this Alternative would likely yield a net direct and indirect financial benefit to the City/Redevelopment Agency, albeit to a lesser amount than the Proposed Project due to the additional cost of relocation/rehabilitating the Tank House. Furthermore, the Tank House in its relocated site could add additional vitality to the area either as a visitor information kiosk or as a small private retail shop. Alternative 2 would preserve the Tank House by rehabilitating it in a location appropriate in context to the Mansion and thereby remedy an unsafe public building for the protection of public health and safety. However, the height and mass of the new Alternative 2 building would not be compatible with the adjacent Mansion, a National Register property, or the Varsity Theater, a listed City Landmark (see discussion in Chapter 5.1, Land Use and Aesthetics and Chapter 5.2, Cultural and Historic Resources).

Alternative 3 (A-3): Disassemble/Reassemble and Rehabilitate the Tank House and Construct New Two-Story Building

Alternative 3 would construct a new approximately 2,920 square foot (sf) two-story building between the Varsity Theater and the Mansion, remove the orange trees and brick patio, and disassemble the Tank House and reassemble and rehabilitate it on the west side of the Mansion for adaptive reuse as a small public or retail use (**Figure 4.0-6**, Alternative 3 Site Plan). The disassembly/reassembly and rehabilitation would be as described above in Alternative 2.

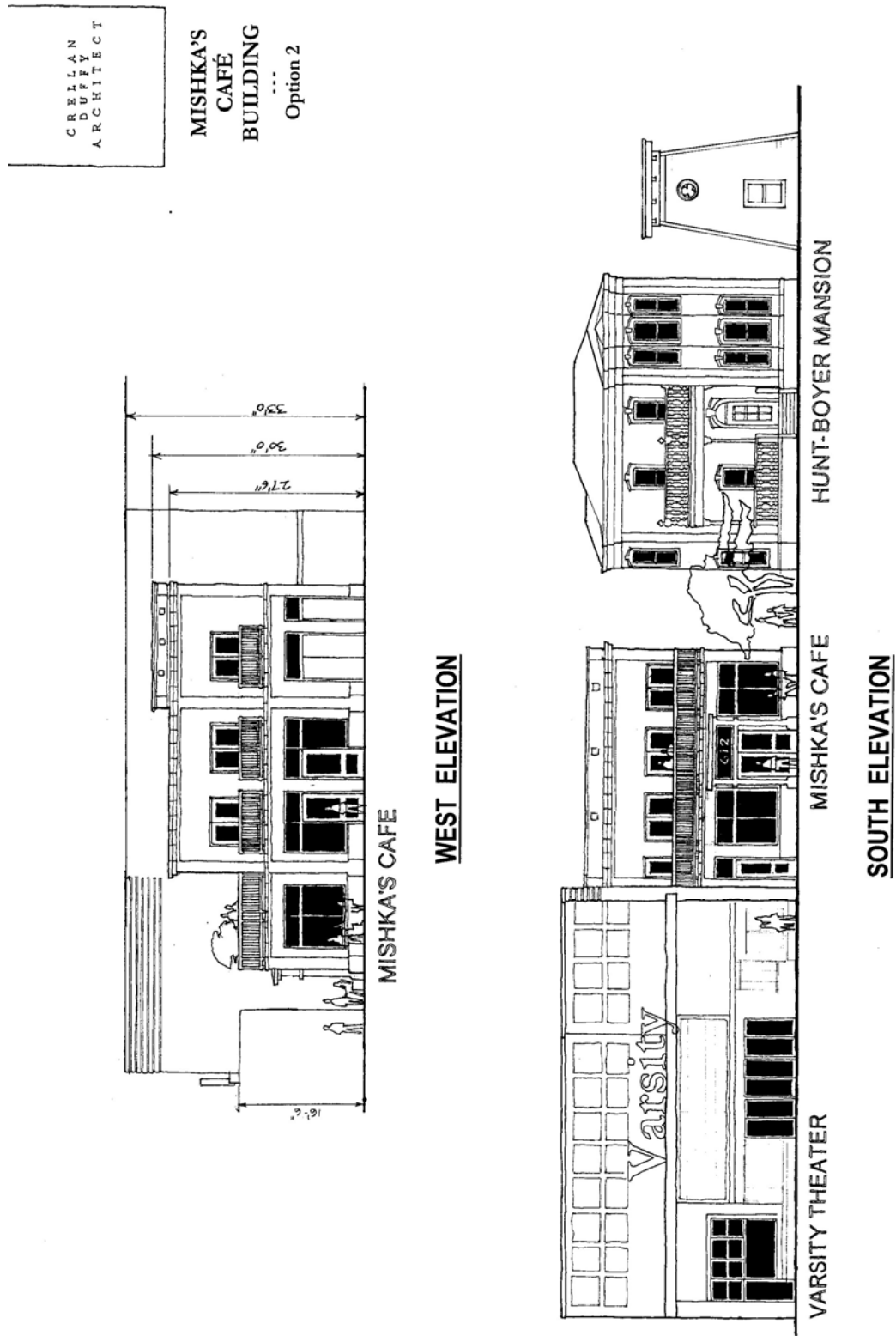
The new commercial building would include a 1,670 sf ground floor café and a 1,250 sf second floor office with a 420 sf rooftop deck. The second floor would be stepped back to maintain full visibility of the Varsity's neon marquee (**Figure 4.0-7**, Alternative 3 Elevations). The building elevation would be 16 feet 6 inches high at the front façade, 27 feet 6 inches to the top of the second story, and 30 feet to the top of the rear parapet. The ground floor would be set back from the front property line/sidewalk by 5 feet 6 inches to accommodate outdoor seating and maintain the visibility of the Varsity Theater's rounded stucco fin wall. The side-yard setback between the new structure and the Mansion would vary from 16 feet at its furthest point from the east façade wall to 11 feet at the closest point at the bow window (**Figure 4.0-8**, Alternatives 3 and 4 Floor Plans).

Patio seating would be provided along the front and side, with the existing brick pathway extending back to Mansion Square in the rear. The building would be constructed with exterior brick cavity walls over a slab on grade foundation. The doors would be all wood mahogany commercial doors with clear, dual pane tempered glass at a height of 7 to 8 feet.



Source: S2 Architects, 2007

FIGURE 4.0-6
ALTERNATIVE 3 SITE PLAN



Source: Maria Ogyrdziak Architecture, 2007

**FIGURE 4.0-7
ALTERNATIVE 3 ELEVATIONS**



**MISHKA'S
CAFÉ
BUILDING**

Option 2

MISHKA'S CAFÉ BUILDING
2 Stories (ground floor café with
second floor office space)

Building Area:
First Floor (Café) 1,670 SF
Second Floor (office) 1,250 SF
Total 2,920 SF

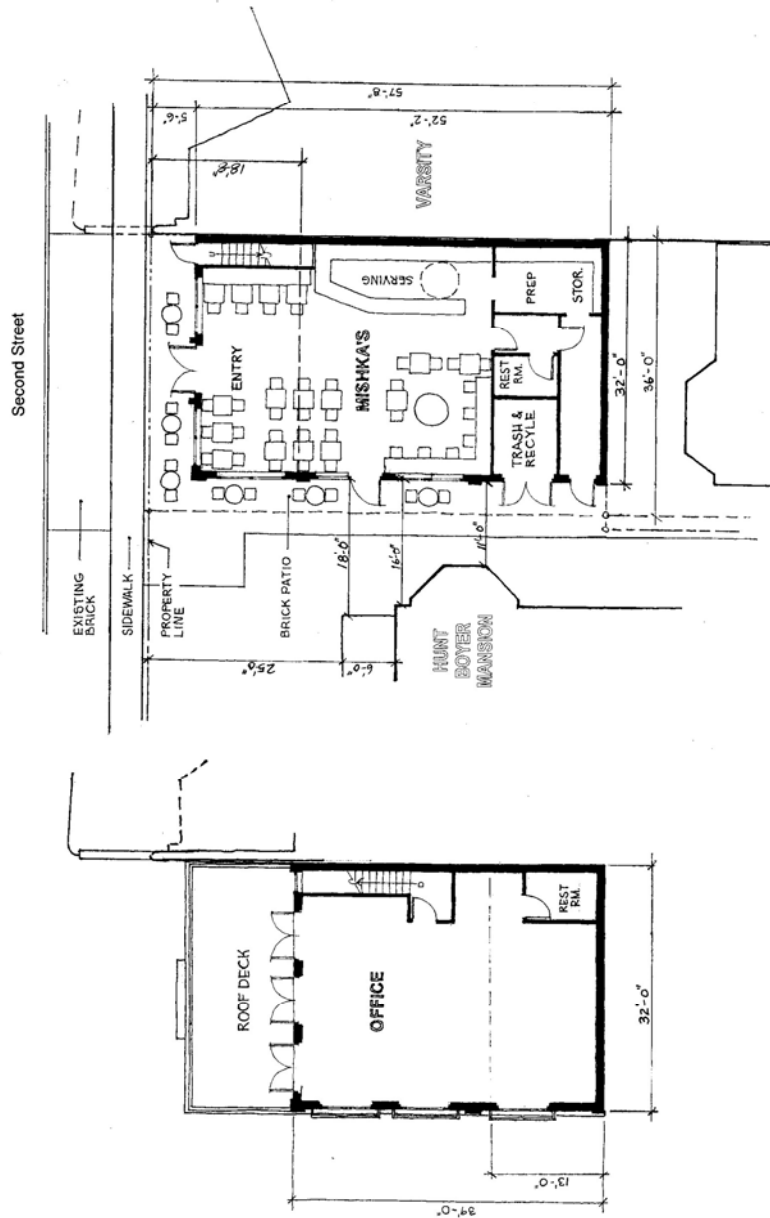
Hunt-Boyer Mansion 3,000 SF
Total Building Area (Mansion and
Mishka's Café = 5,920 SF)

Site Area:
Mishka's Café: 2,076 SF (0.05 acres)
Total Site Area (Mansion Complex):
8,712 SF (0.2 acres)

Mishka's Building Heights:
Front façade: 16'6"
Top of 2nd story 27'6"
Top of rear parapet 30'0"

Building Construction Materials:
Exterior Walls: brick cavity walls
Ground Floor: slab-on-grade
Windows: wood frame, metal clad

Exterior Features:
Existing brick path retained (widened)
Brick patio at entry of café
Outdoor seating (re-use site brick)



FIRST FLOOR PLAN

SECOND FLOOR PLAN

Source: Maria Ogrydziak Architecture, 2007

**FIGURE 4.0-8
ALTERNATIVES 3 AND 4 FLOOR PLANS**

The exterior walls would be faced with bricks in a Sierra Slate color with a running bond pattern, with tiles decorated with orange tree motifs. Dimensions of the visible portion of the brick face would be 2.5 inches x 8 inches; dimensions of the traditional brick would be 2.5 inches x 3.75 inches x 8 inches, with concave grout tinted to a lighter brown color than the brick brown. The windows would be aluminum-clad wood, bronze color, with a Columbus cladding profile. The original brick already present at the site would be reused for any patio areas.

The parcel lines under Alternative 3 would be adjusted as described under the proposed project. The Tank House would be rehabilitated on the west side of the Mansion and would sit on the same parcel. Required entitlements would include a COA, Certificate of Compliance (for lot line adjustment/split), Demolition Permit, and Tier 2 Design Review.

Relationship of Alternative 3 to the Project Objectives

Alternative 3 would meet all project objectives in a similar manner as the Proposed Project. It would add equally to the vitality on the block by creating a ground floor café/restaurant immediately adjacent to the Varsity Theater and would complement other existing entertainment uses in the Core Area. Furthermore, the Tank House in its relocated site could add additional vitality to the area either as a visitor information kiosk or as a small private retail shop. The development of this Alternative would likely yield a net direct and indirect financial benefit to the City/Redevelopment Agency, albeit to a lesser amount than the Proposed Project due to the reduced new development square footage and the additional cost of relocation/rehabilitating the Tank House. This Alternative would be compatible with the adjacent historic resources. By reducing the height and increasing the front setback, the two-story building avoids obstructing character-defining features of the Varsity Theater identified as an impact in the Proposed Project, and both decreases the mass and height next to the Mansion and increases setbacks from the Mansion's bay window. In addition, Alternative 3 would preserve the Tank House by rehabilitating it in a location appropriate in context to the Mansion, and thereby remedy an unsafe public building for the protection of public health and safety.

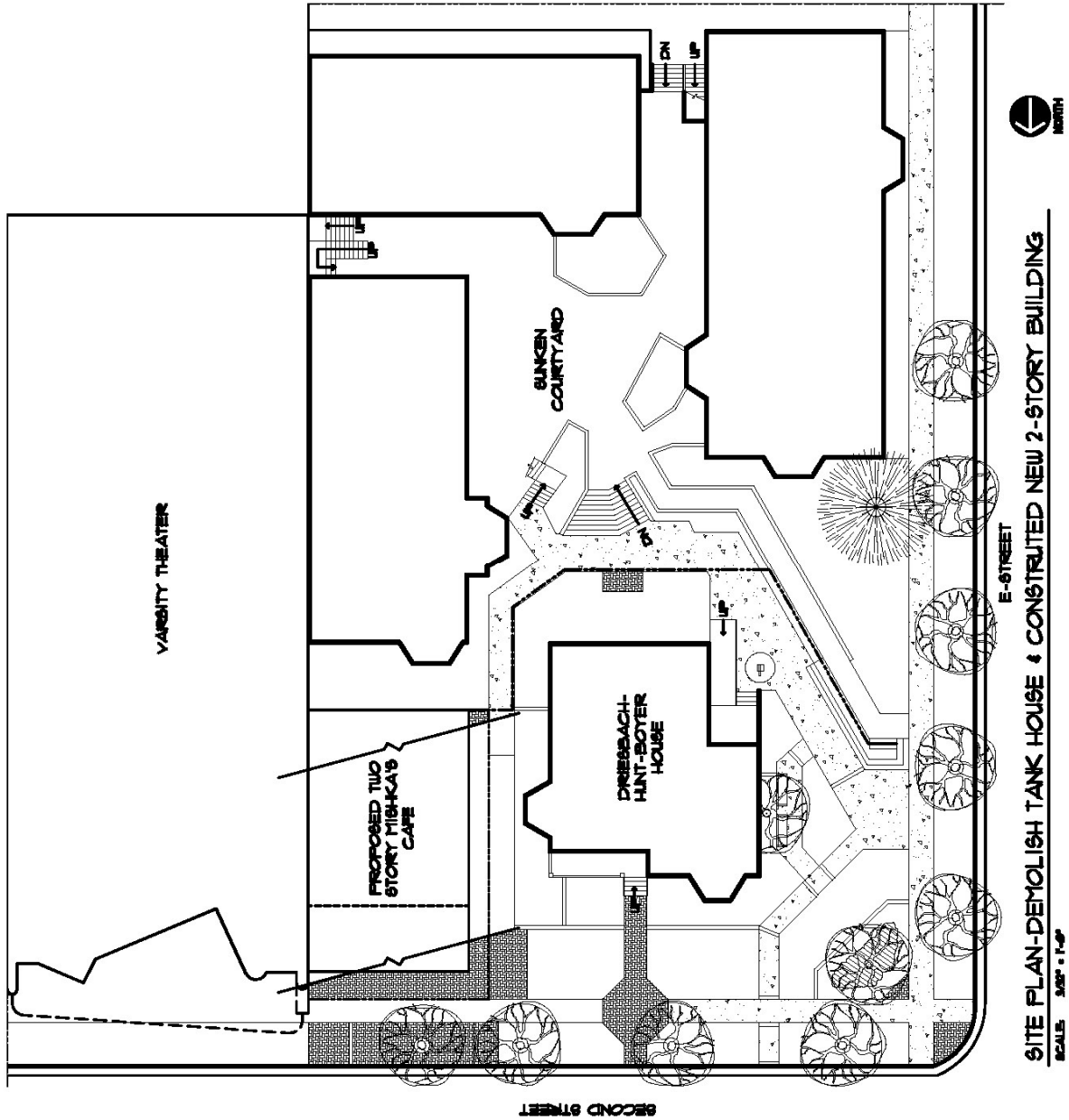
Alternative 4 (A-4): Demolish the Tank House and Construct New Two-Story Building

Alternative 4 would construct a new approximately 2,920 sf two-story building identical to that described in Alternative 3, above. However, Alternative 4 assumes demolition of the Tank House. The Alternative 4 site plan is illustrated in **Figure 4.0-9**.

The parcel lines under Alternative 4 would be adjusted as described under the proposed project. Required entitlements would include a COA, Certificate of Compliance (for lot line adjustment/split), Demolition Permit, and Design Review.

Relationship of Alternative 4 to the Project Objectives

Alternative 4 would meet all project objectives in a similar manner as the Proposed Project. It would add equally to the vitality on the block by creating a ground floor café/restaurant immediately adjacent to the Varsity Theater and would complement other existing entertainment uses in the Core Area. The development of this Alternative would likely yield a net direct and indirect financial benefit to the City/Redevelopment Agency, albeit to a lesser amount than the Proposed Project due to the reduced new development square footage.



Source: S2 Architects, 2007

FIGURE 4.0-9
ALTERNATIVE 4 SITE PLAN

Alternative 4 would be compatible with the adjacent historic resources, and by reducing the height and increasing the front setback, the two-story building avoids obstructing character-defining features of the Varsity Theater identified as an impact of the Proposed Project. Although the design is compatible with the adjacent Landmark buildings, Alternative 4 would demolish the Tank House and the orange trees on the site, which would adversely affect historic resources, but would meet the objective to remedy an unsafe public building for the protection of public health and safety.

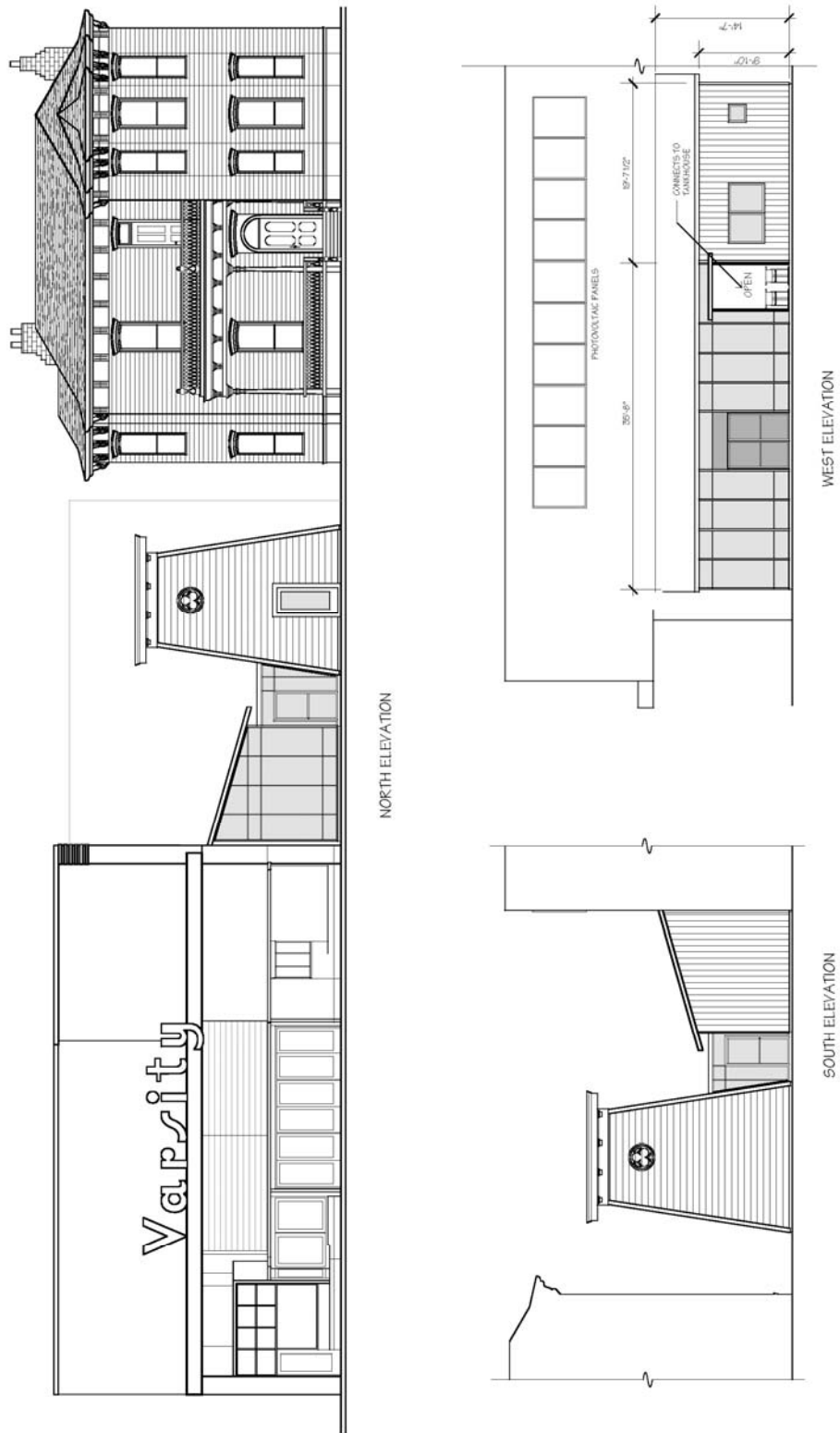
Alternative 5 (A-5): Disassemble/Reassemble and Rehabilitate the Tank House and Construct Greenhouse-Type Addition Alternative

Alternative 5 would construct a greenhouse-like Tank House addition along the west wall of the Varsity Theater, attached to the Tank House with an enclosed passage through a new opening on the east wall of the Tank House (**Figure 4.0-10** Alternative 5 Elevations). The Tank House would be disassembled/reassembled and rehabilitated as described above and in Appendix C, and this alternative would preserve five out of ten orange trees of the former orange grove. Alternative 5 would relocate the rehabilitated Tank House approximately 9 feet west and 4 feet north of its current location, abutting the existing brick walkway (**Figure 4.0-11**, Alternative 5 Site Plan), to provide room for the addition. A new door would be added to the north elevation, the window would be removed from the south elevation, and it is unclear what would face the Mansion's bow window based on the available elevations.

The Tank House would be used as an operational "kitchen" for a café with coffee making equipment, refrigeration, service sinks, work counters, a display case, etc, as well as two counters with stools and a small bar counter to serve short term patrons. The 739 sf, wood frame greenhouse/sunroom structure would be constructed along the Varsity Theatre's wall to provide additional seating, a unisex restroom, and a space for a water heater and storage (**Figure 4.0-12**, Alternative 5 Floor Plan). The structure would be set back from the Second Street sidewalk by 3 feet 10 inches to maintain the visibility of most of the Varsity Theater's rounded stucco fin wall.

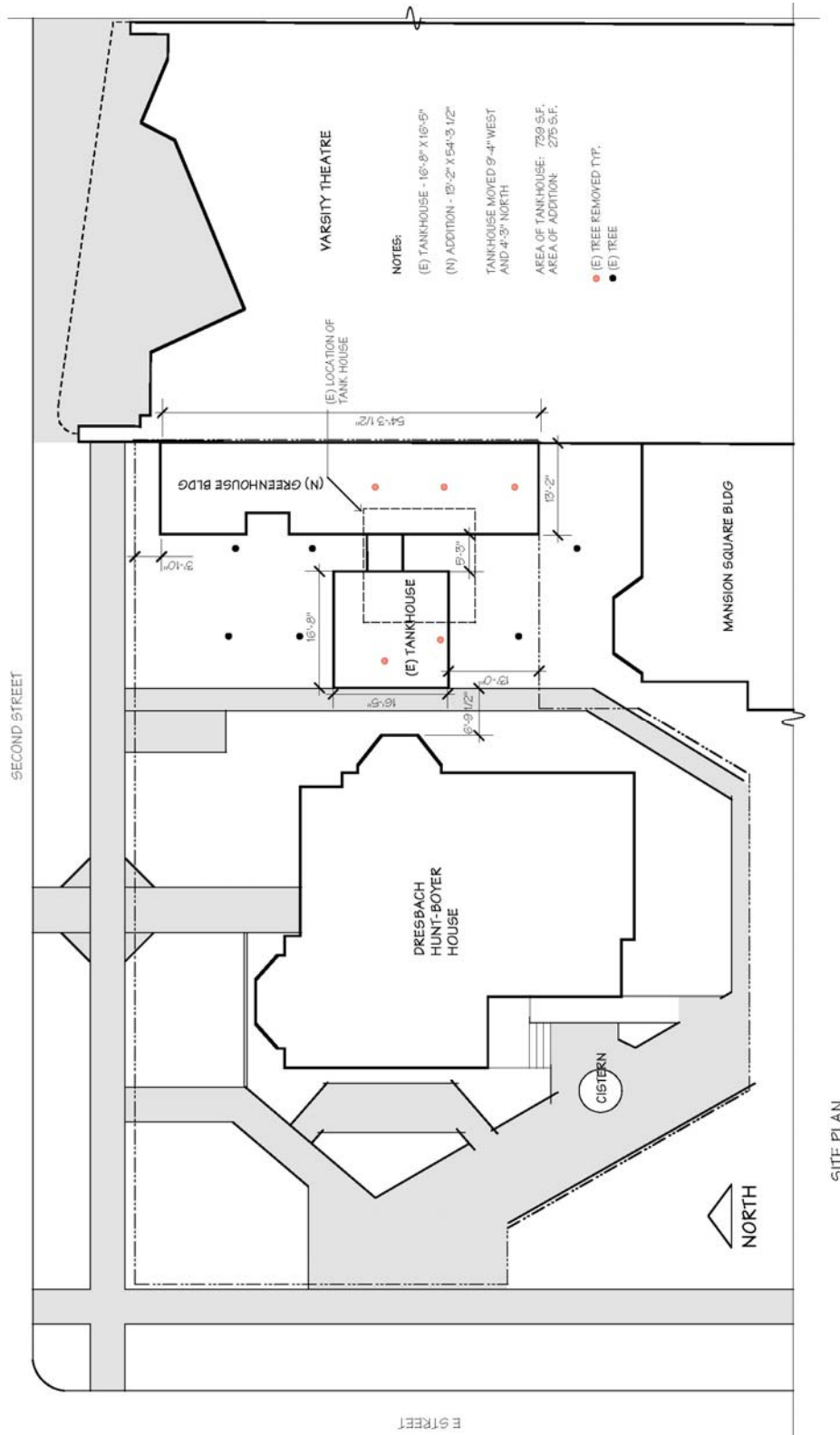
Indoor seating in the greenhouse addition would consist of café tables, banquettes, and chairs along the solid east Varsity Theatre wall and chairs along the west window wall next to the courtyard. Outdoor seating would be provided on the remaining brick patio including café tables, chairs, and with umbrellas. The patio would be enhanced with outdoor pole lighting, tree lights, and heating.

Heating for the new building and tank house would be a radiant floor system and cooling with a "mini-split" ductless air conditioning system with air handlers in the new building and in the Tank House. PV solar panels on the upper part of the theater concrete wall would be constructed to generate electricity to "replace" that used by the café. Multiple operable windows and skylights or vents in the sunroom would be provided for cross ventilation and an "open air" feel to the indoor area. It is intended by this alternative's sponsor that indoor decoration would ideally feature some of the history of the mansion complex and the original use of the tank house and cistern.



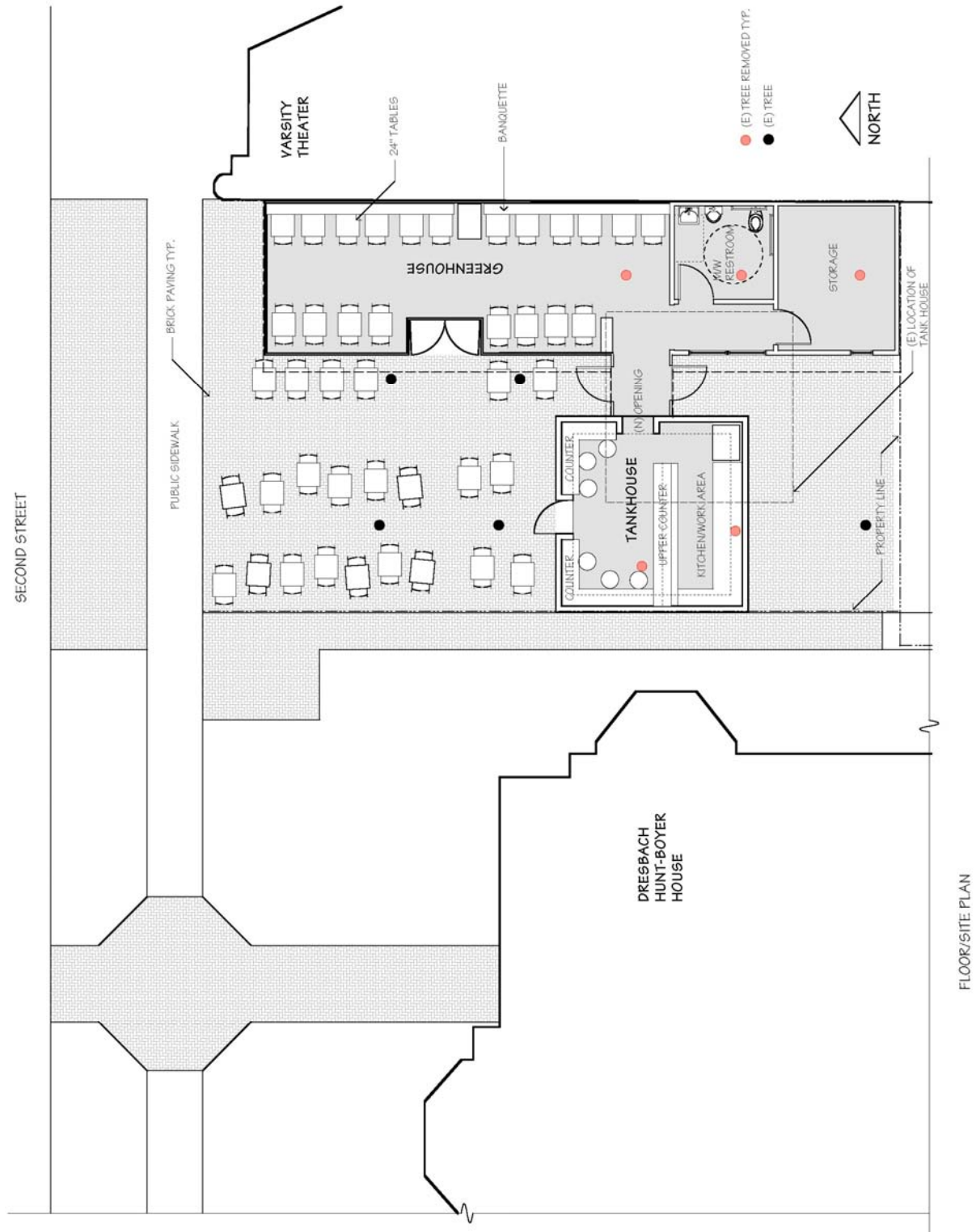
Source: Crellen Duffy, Architect, 2007

FIGURE 4.0-10
ALTERNATIVE 5 ELEVATIONS



Source: Crellen Duffy, Architect, 2007

FIGURE 4.0-11
ALTERNATIVE 5 SITE PLAN



Source : Berteaux Archtecturaal Collaborative, 2007

**FIGURE 4.0-12
ALTERNATIVE 5 FLOOR PLAN**

The parcel lines under Alternative 5 would be adjusted as described under the proposed project, with an approximately 2,088 square foot parcel for the rehabilitation of the Tank House with greenhouse-type addition and outdoor patio. The remaining approximately 6,746 square feet would comprise a single parcel incorporating the Mansion. The reconfigured parcels would help define the area of operation and use for the café. This parcel would be sold or leased depending on the direction of the City Council. Required entitlements would include a COA, Certificate of Compliance (for lot line adjustment/split), Demolition Permit, and Tier 2 Design Review.

Relationship of Alternative 5 to the Project Objectives

Alternative 5 would partially meet the project objectives by providing space for a new café/coffee shop, increase vitality on the block and complementing the Varsity Theatre and other entertainment uses in the Core area. The financial feasibility and prospective interest of a potential tenant interested in operating a café/coffee shop with this configuration is uncertain however. The cost of the greenhouse addition, as well as the rehabilitation of the Tank House, would be substantial and likely be born entirely by the City/Redevelopment Agency. The space would generate lease revenue and some sales/property tax; the revenue generated in comparison to the investment would be negligible and is not anticipated to yield a reasonable rate of return.

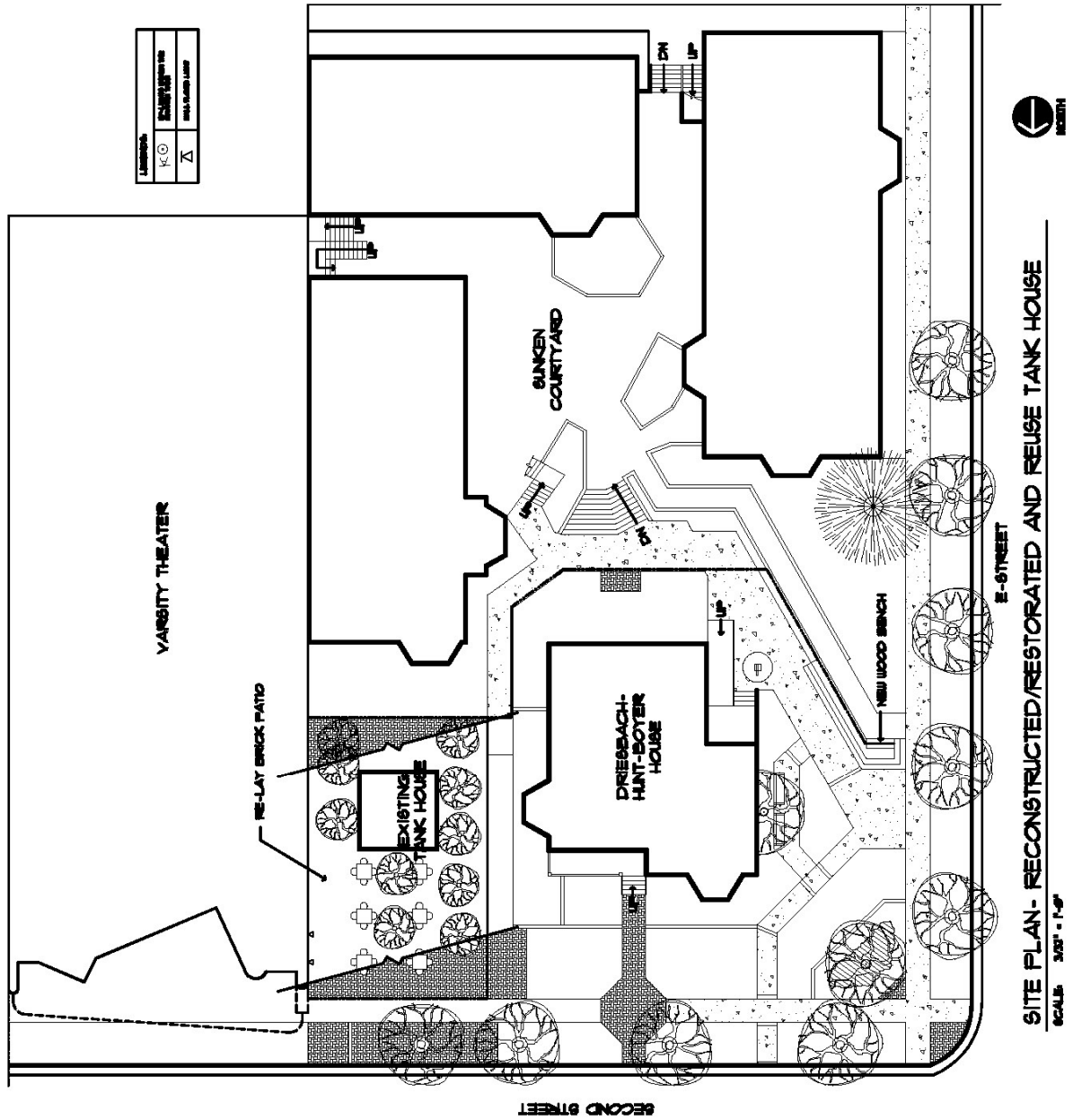
Alternative 5 would preserve the Tank House by relocating and rehabilitating it in a location appropriate in context to the Mansion, and would retain some of the existing open space and orange trees between the Varsity Theatre and Mansion. The rehabilitation of the Tank House would meet the objective of remedying an unsafe public building for the protection of public health and safety. However, it would add a substantial and visually prominent addition to what is a rather small historic structure, which would be inconsistent with the *Secretary's Standards*, and therefore would result in a significant adverse impact on the historic resource.

Alternative 6 (A-6): Disassemble/Reassemble and Rehabilitate In Situ Alternative

Alternative 6 would disassemble/reassemble and rehabilitate the Tank House in its present location for a public or commercial use. Reuse options under this Alternative could include a visitor/public information kiosk run by the City or other non-profit entity, similar to Alternatives 2 and 3. Other possibilities include creating a historic park, and/or trying to attract a private business to operate a small retail or café use out of the rehabilitated Tank House. Under either public or commercial reuse options for this Alternative, the brick patio and orange tree grove would be maintained and enhanced as a public outdoor seating space as identified on **Figure 4.0-13**.

The brick patio would be improved with like material as needed to address accessibility, safety, and aesthetic needs. Additional accent lighting would be integrated to make the space more inviting at night and better highlight the Tank House (i.e. tree lighting, up-lighting of the Tank House, pathway lighting between the Mansion and Tank House and down-lighting on the Varsity Theatre wall). Other amenities could include a small fountain and/or artwork to make the patio further inviting as an urban gathering place.

The parcel lines under Alternative 6 would be adjusted to merge the existing two parcels into a single parcel incorporating the Mansion, Tank House, orange grove patio and grounds. Leases/license use agreements would be used to define the area of use for any private uses on the property. Required entitlements would include a COA and Tier 1 Design Review.



Source: S2 Architects, 2007

FIGURE 4.0-13
ALTERNATIVE 6 SITE PLAN

Relationship of Alternative 6 to the Project Objectives

If reused for retail/commercial use, Alternative 6 could add to the vitality of the block, helping to support additional activity around the Varsity Theatre and complement entertainment uses in the Core Area. However, several prior businesses have tried to make this somewhat poorly visible space work as a viable commercial venture; in all instances, these businesses have ultimately failed primarily due to the lack of interior building space needed to support a business year-round. Furthermore, the city has made several attempts to attract business interest for this space but has not been successful.

Therefore, Alternative 6 would not meet the objective of economic viability, nor would it be anticipated to generate a direct or indirect fiscal benefit to the City. Under either reuse option of Alternative 6, the Tank House would be rehabilitated, thereby protecting the public health and safety due to the currently unsafe condition of the structure. The rehabilitated Tank House and patio would also be compatible with the adjacent historic resources.

COMPARISON OF ALTERNATIVES TO THE PROPOSED PROJECT

Each of the alternatives is analyzed at an equal level of analysis in Chapter 5. **Table 4.0-1** provides a summary comparison of the severity of impacts for each alternative by topic.

**TABLE 4.0-1
COMPARISON OF ALTERNATIVES TO THE MITIGATED PROPOSED PROJECT**

Significant Impacts	PP	A1	A2	A3	A4	A5	A6
Impact 5.1-1: Consistency with adopted plans and policies	No	No	No	Yes	No	Yes	No
Impact 5.1-2: Impacts on the Downtown Core Commercial Area visual context	LS	LS	LS	LS	LS	LS	LS
Impact 5.1-3: Inconsistency with design guidelines and incompatibility of materials and design with the immediate context	SU	LS	SU	LS	LS	RE	LS
Impact 5.1-4: Impact on Landmark Trees and Trees of Significance	SU	LS	SU	SU	SU	SU RE	LS
Impact 5.2-1: Loss or degradation of known or undiscovered prehistoric and historic resources	LS	LS	LS	LS	LS	LS	LS
Impact 5.2-2: Alteration, removal, or destruction of historic resources	SU	LS	LS	LS	SU	RE	LS
Impact 5.2-3: Loss or alteration of the historic setting of a National Register Property	SU	LS	SU	SU	SU	LS	LS
Impact 5.2-4: Cumulative loss of cultural resources	SU	LS	RE	RE	SU	RE	LS
Impact 5.2-5: Cumulative impact on preliminarily identified historic district	LS	LS	LS	LS	LS	LS	LS

Notes: SU= Significant and Unavoidable, LS= Less-than-significant, RE = Level of significance is reduced compared to the Proposed Project, but remains significant and unavoidable.

Source: Gail Ervin Consulting, 2007

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Alternative 6, Disassemble/Reassemble, and Rehabilitate the Tank House In-Situ, would be the environmentally superior alternative. This alternative would eliminate significant impacts on the Tank House, Landmark-eligible trees, and historic setting of the Mansion complex, and would address health and safety issues as well as visual impacts. There would be no significant environmental issues associated with this alternative, and it would meet some of the project objectives. It could somewhat increase the vitality on the block and surrounding area by providing for public use of the site, it would be a project that is compatible with the adjacent historic resources, and it would remedy an unsafe public building for the protection of public health and safety. Alternative 6 would meet adopted historic conservation goals and policies, but would meet few Downtown Core Commercial goals and policies, and would likely fail to meet the project objective of an economically viable project that generates direct and indirect net fiscal benefit to the city.