

First Mall plans unveiled

Public hearings set on two buildings

By MARK BERGSTROM
Sentinel staff writer

SANTA CRUZ — Plans for the first two replacement buildings on the earthquake-ravaged Pacific Avenue Mall will get their first public test at hearings next month.

Proposals for a new Logos bookstore building will be unveiled before the city Zoning Board on March 8 and for a new Hihn building on March 22.

Both proposals call for three-story buildings with retail and office space. The old buildings were both two stories.

The Logos and Hihn buildings were among 20 on the mall which were demolished because of damage caused by the 7.1-magnitude earthquake Oct. 17.

Logos owner John Livingston was the first building owner to submit rebuilding plans. Those plans call for the bookstore in the basement and street levels and offices on the second and third floors.

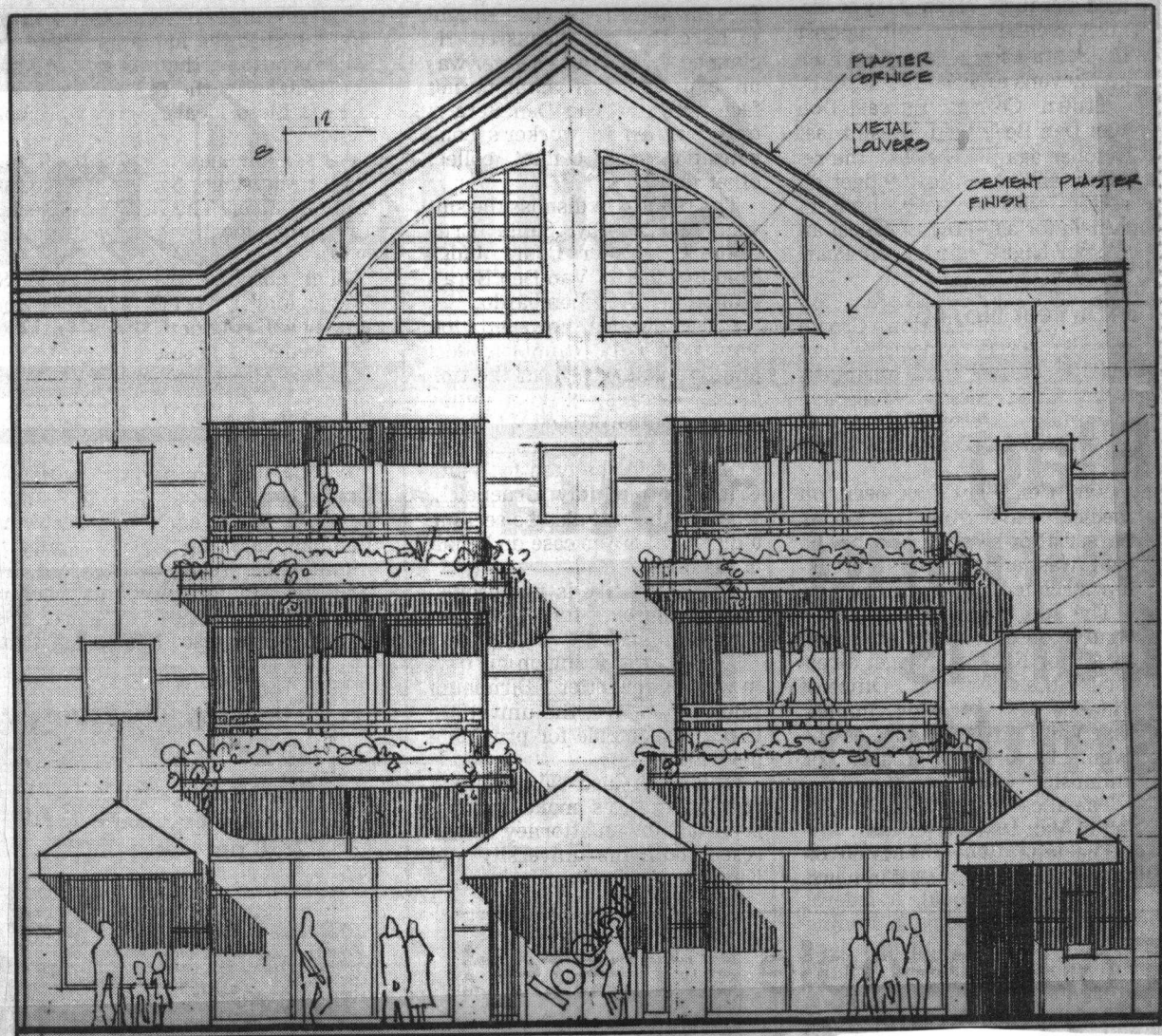
The modern-design, plaster-finish building would include a peak roof with balconies on the second and third floors. Canvas awnings are proposed for ground-level entrances. Railing would be made of pipe and the roof would be metal.

A unique feature would be an open atrium and light well extending up from the street level to the top floor. Architect is Michael Holden.

Livingston says he hopes to begin construction in late May or early June.

The Hihn building, at the corner of Pacific Avenue and Lincoln Street, previously housed Gergen's Hall-mark store, Sparkle and Royal Cleaners on street level and offices on the second story.

New plans call for retail space on the ground floor with office suites above.



A front view of what the new Logos bookstore would look like.

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Although a completely modern design, the building retains the footprint of the original structure and some of the architectural flavor.

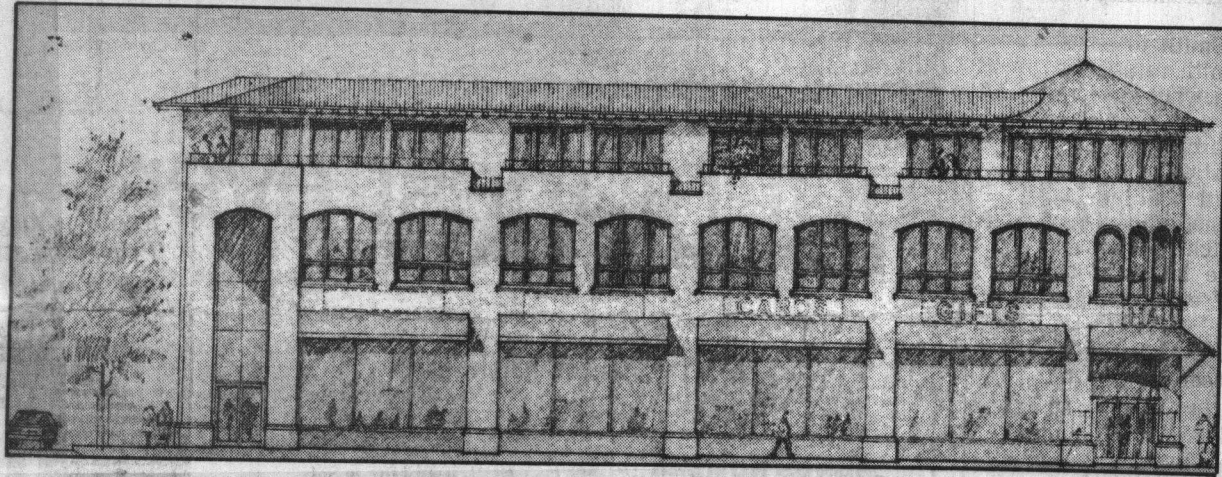
And even though the new building would include a third story, the overall height difference from the original building would be insignificant, according to Associate Planner Ken Thomas.

A unique feature of that proposal is an open-air

courtyard on the second floor. Architects are Thatcher and Thompson.

Owner Gloria Hihn Welsh said she is eager to begin rebuilding. "I'd like to begin right now," she said. But, she said, "I understand it could be quite a procedure."

Welsh said she has not signed any tenants, but has



A new Hihn Building as it would look from Lincoln Street.

"feelers out."

Residents will have an opportunity to comment on the plans at the Zoning Board hearings.

Members of the board will not approve or disapprove of either plan, but rather send them on to the City Council with recommendations.

The City Council retains authority on all construction. Residents will have a second opportunity to comment on the plans when they come before the council.

The first two hearings and the decisions the City Council ultimately makes about the rebuilding plans are expected to set the tone for the remainder of the now-vacant parcels on the mall.

Logos' owner Livingston said he believes he can win approval for his plan in time to begin construction this spring.

He said he thinks that public comment, which has come from all quarters since the earthquake, would better serve the community if it now centered on parking and traffic problems.

What the mall should look like, he said, is best left to the architects. "I think we'll get some good plans," he said.

But, Livingston said, he fears street problems and lack of parking will plague returning merchants unless those issues are addressed.