



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
October 15, 2020
7:00 PM**

I. Roll Call:

Committee Members Present:

Charles Kahn, Chair (*Zoning Adjustments Board*)
Lillian Mitchell, Vice-Chair (*Appointed by Zoning Adjustments Board*)
Teresa Clarke (*Zoning Adjustments Board*)
Modesto Covarrubias (*Civic Arts Commission*)
Steve Finacom (*Landmarks Preservation Commission*)

Committee Members Absent:

Diana Pink (*Appointed by Zoning Adjustments Board*)

Staff Present: Burns, Karimzadegan

II. PROJECTS

- 1. 2352 SHATTUCK [at Durant] (#DRCF2020-0003): Continued Final Design Review** to demolish two existing commercial buildings; split the lot into two; and construct two, eight-story, mixed-use buildings with 204 units (including 14 Very Low Income units), 12,154 square feet of commercial space, 17,012 square feet of usable open space, and 90 ground-level parking spaces.

Final Design Review (FDR) for Phase I was approved with the following conditions and recommendations: MOTION (Kahn, Finacom) VOTE (5-0-0-1) Pink - absent.

Conditions:

- *Option 1 is selected for metal cladding at the corner.*
- *Strongly consider relocating vents off of main corner surface if consistent with current code requirements.*
- *Subcommittee designated to review final streetscape design at the Shattuck-Durant corner. Clarke and Pink will be Subcommittee members. Recommendations from that review will be forwarded on to Public Works.*

Recommendations:

- *Strongly encourage an alternate to the natural gas fire pits; consider a water feature or simple stone table instead.*
- *Recommend permeable pavers at curb line near street trees.*

- *Recommend an alternate tree selection at the corner with more color.*
- *There was support for no planters at the corner, similar to the Bart Plaza design.*
- *Subcommittee should also review any long-term maintenance issues, as other projects in the Downtown currently have dead plants in the sidewalk planters.*

Final Design Review (FDR) for Phase II was continued with the following recommendations: MOTION (Clarke, Kahn) VOTE (5-0-0-1) Pink - absent.

Recommendations:

- *Recommend more texture and detail along the street. Revisit streetscape images from Preliminary DR.*
- *Materials at the ground floor level should be able to stand up to potential abuse.*
- *Further develop the storefront windows and planters along the sidewalk. Consider more continuous planters.*
- *Provide more detail on the awning at the corner.*
- *Entry courtyard on Shattuck – if there is a security fence, it should be integrated into the design.*
- *Bike gate at the back of the entry courtyard – recommend a more vertical pattern and more whimsy. Recommend reference to the perforated metal already being used in the project.*
- *Proposed art wall should be reviewed by DRC in more detail, unless it is being reviewed by CAC.*
- *Windows on the top floor – recommend taller windows instead of transom.*
- *Railing design – confirm that the perforated metal design from Phase I is still what is proposed.*
- *Clearly show metal cladding pattern proposed in Phase II.*
- *Strongly encourage an alternate to the natural gas fire pits; consider a water feature or simple stone table instead.*

- 2. 2210 Harold Way [between Allston and Kittredge] (DRCP2020-0001): Continued Preliminary Design Review** to demolish an existing commercial building and to construct a seven-story, 75-foot tall mixed-use building with 652 square feet of commercial space on the ground floor, 38 dwellings with a total of 135 bedrooms, and secure storage for 48 bicycles on a 5,953 square-foot parcel.

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Clarke, Finacom)) VOTE (5-0-0-1) Pink - absent.

Provide at FDR:

- *Additional detail of the stairwell, including lighting plan, at the east façade;*
- *Additional detail of the mullions and columns on the ground floor of the east façade;*
- *Consider security and comfort measures at the units on the ground floor;*
- *Consider design changes to the middle bay on the west façade for more interest;*
- *Additional detail at the roof and cantilevered trellis; and*

- *Consider stucco and concrete finishes carefully, including any score lines.*

Recommendations:

- *There was a recommendation to consider green screen on ground floor columns.*
- *There was some concern that the street address numbers were too large – Committee will review this at FDR.*
- *There may be an opportunity to locate roof planters along the west edge so that some plants could spill over onto the west elevation for added interest.*

Ex Parte Communications: Kahn spoke with the project architect who had some clarifying questions from the previous DRC summary.

- 3. 1200 San Pablo [at Harrison] (#DRCP2019-0016): Preliminary Design Review** to demolish three existing commercial buildings and construct a six-story, mixed-use building with 104 units (including nine Very Low Income units), a 3,119-square-foot cafe, 4,343 square feet of usable open space, and 55 ground-level parking spaces.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): MOTION (Clarke, Kahn) VOTE (5-0-0-1) Pink - absent.

Conditions:

- *Provide an amenity space near the corridor that overlooks the podium open space.*
- *Color palette and bay design from previous approval is more successful. Incorporate those design elements in this project – DRC will review this at FDR.*
- *Details shown in renderings are important for the design; confirm these features in drawings at FDR.*
- *Provide a clearer drawing of the San Pablo elevation at FDR.*
- *Provide further design development of podium open space at FDR; Provide bench details.*

Recommendations:

- *Recommend large trees in entry courtyard.*
- *Consider a water feature in the podium courtyard space.*
- *Recommend a more careful review of the plant palette for the podium storm water area to encourage local natural habitats.*
- *Recommend green roof where possible.*
- *Consider a second door for commercial on Harrison.*
- *Recommend additional bike parking.*

III. DISCUSSION ITEMS

Design Guidelines for Downtown Street and Open Space Improvements (SOSIP)

- DRC reviewed Clarke's photos from her September site visit. They will individually continue to review Downtown streetscape conditions and issues and continue their discussion at a future meeting.

IV. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 9/17/20 DRC Meeting
MOTION (Covarrubias, Clarke) VOTE (5-0-0-1) Pink - Absent.

V. COMMISSION COMMENTS

- Finacom was concerned with the State limit of public meetings on affordable housing projects and how that may affect the design review process.

VI. ADJOURN

- *Meeting adjourned: 11:57 PM*

Members of the Public:

Present: 27

Speakers: 17