



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING June 16, 2022 7:00 PM

I. Roll Call:

Committee Members Present:

Charles Kahn, Vice-Chair (*Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Kimberly Gaffney (*Zoning Adjustments Board*)
Diana Pink (*Appointed by Zoning Adjustments Board*)
Janet Tam (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)

Committee Members Absent:

Lillian Mitchell, Chair (*Appointed by Zoning Adjustments Board*)

Staff Present: Burns, Dougherty

II. PROJECTS

1. 742 GRAYSON STREET (Between Seventh and Aquatic Park] (DRCP2021-0015): Preliminary Design Review 1) to demolish two existing industrial building and 2) construct a new four story 62' tall manufacturing and research and development facility with 35,352 square feet of ground floor manufacturing space and a seven-story parking garage with 325 parking spaces.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations. MOTION: (Kahn, Woo) VOTE (6-0-0-1) Mitchell - absent.

Conditions

- *Provide more design details on Grayson Street that enrich the pedestrian experience.*
- *Provide options for both fence and mesh design at FDR.*
- *Clearly show how solar equipment is integrated into the building design.*

Recommendations

- *Recommend developing mesh screen to be more integrated with the façade design. Recommendations included pattern and volumetric studies, rather than just a utilitarian screen.*
- *Expand bird safe glass to all floors where the glazing is not covered by the mesh; details should clearly show bird safety, even with the mesh layer.*
- *Recommend that the fence design be better integrated into the landscape.*
- *Recommend 75% native and/or wild-life supporting plants in the plant palette.*

ZAB / Public Works Recommendations

- *Recommend that the end of Grayson be addressed by Public Works and Traffic and included with any drop-off designs.*
- *Recommend working with Public Works to include permeable pavers between the tree wells and adjacent to the curb. Be prepared to discuss at FDR;*
- *Recommend gender neutral bathroom be included on each floor.*

2. 2439 DURANT AVENUE [Between Telegraph and Dana] (DRCP2021-0018):

Preliminary Design Review to demolish an existing two-story commercial building and construct a new seven-story mixed-use building with 7,799 square feet of commercial space, 22 residential units, a roof deck, and indoor bike parking space.

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR). MOTION: (Tam, Pink) VOTE (5-0-0-2) Mitchell – absent, Kahn – recused himself.

Conditions

- *Provide further study at FDR for:*
 - *final façade details and window types. Simplify façade organization;*
 - *residential entry, including how it meets the ground and is integrated into the residential mass above and the building design as a whole; and*
 - *final fin / frame design, including an alternate, quieter fin profile.*
- *At FDR, show the building with a 7-story mass to the west of the project site so that it is clear what will be visible features on this project in the long-term future.*
- *Provide an alternate color for the Kips feature (alternate to the white material) at FDR.*
- *Details to be provided at FDR, in addition to the standard range of exterior details:*
 - *Control joints;*
 - *Ground floor green screen, including soil depth;*
 - *Paving at the entry court;*
 - *Rooftop trellis;*
 - *Security gate design;*
 - *Back lit metal panels and water feature on the roof deck;*
 - *Information about bird safety; and*
 - *All railings, including on roof.*
- *Study view from the rooftop deck to the 7th floor balconies below.*
- *Provide material samples at FDR.*
- *Use botanical names in plant schedule.*

Recommendations

- *Façade refinement should better highlight the 2-story Kip space, and quiet down the residential structure on top.*
- *Consider art on the Durant street façade, such as a mural or sculptural railing element.*
- *Include commemorative signage at the commercial space outlining the history of Kips.*
- *Recommend more native plants.*
- *Recommend more variation in seating options on the roof deck; and more substantial planting at Durant edge of rooftop deck.*

ZAB / Public Works Recommendations

- *Recommend to Public Works that there be permeable pavers along the curb line with the street trees.*
- *Consider induction cooking in the restaurant.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 5/19/22 DRC Meeting with minor clarification
MOTION (Kahn, Finacom) VOTE (5-0-1-1) Pink – abstain, Mitchell - absent.
- Temporary Chair for 2439 Durant
 - B. Steve Finacom
MOTION (Tam, Kahn) VOTE (6-0-0-1) Mitchell - absent.

IV. ADJOURN

- *Meeting adjourned: 10:15 pm*

Members of the Public:

Present: 19

Speakers: 8

APPROVED: 
Anne Burns
Design Review Committee Secretary