



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING September 15, 2022 7:00 PM

I. Roll Call:

Committee Members Present:

Lillian Mitchell, Chair (*Appointed by Zoning Adjustments Board*)
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: None

Staff Present: Burns, Dougherty

II. PROJECTS

1. 747 (787) BANCROFT WAY [at Fourth] (DRCF2022-0005): Final Design Review to demolish six existing buildings and construct a 159,143 square-foot, three-story building containing 124,539 square feet of research and development space and 34,604 square feet of light manufacturing space, and a surface parking lot containing 76 off-street parking spaces and five loading spaces.

Final Design Review was approved with the following recommendations:
MOTION: (Woo, Kahn) VOTE (7-0-0-0).

Recommendations

- *Lighting - reduce or dim column accent fixtures 50% for a subtle effect.*
- *Recommend more variety in planting plan.*
- *Native plants will need a careful maintenance plan.*

2. 2213 FOURTH STREET [between Allston and Bancroft] (DRCF2022-0004): Final Design Review to demolish three existing non-residential buildings and one existing duplex and construct a new 128,143 square-foot, four and one-half story parking garage containing 412 off-street automobile parking spaces and one loading space to serve uses in the vicinity of the project site.

Final Design Review was approved with a condition to return to the DRC for final resolution of the colors and materials, as well as other conditions and recommendations: MOTION: (Mitchell, Kahn) VOTE (7-0-0-0).

Conditions

- *Return to the Committee with more specific details on all colors and materials proposed. Information on the metal panels on Fifth Street shall include the pattern, finish, color, and material joints. Material board, renderings, and elevations shall be consistent.*
- *Provide a more thorough study of the horizontal and vertical elements on the 5th street elevation in order to reduce the visual impact of the stair tower. Show at least one option where stair tower on Fifth is a grey concrete color and planters are also located at those floor levels.*
- *Include two street trees in front of the parcel on Fifth Street. This condition is subject to Public Works approval.*

Recommendations

- *Signage on Fourth Street should be lower and over vehicle entrance.*
- *Clarification needed on truck loading door finishes.*
- *Increase native plants in the project as much as possible.*
- *Strongly recommend more durable planters.*

3. 1752 SHATTUCK AVENUE [at Francisco] (DRCP2022-0001): Preliminary Design Review to construct a 7-story mixed use building with 68 residential apartments over 1,210 square foot commercial space, 6 commercial parking spaces, and 28 bicycle spaces.

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review (FDR): MOTION (Woo, Kahn) (6-1-0-0) Finacom - no.

Conditions

- Provide color and/or textural relief at the southwest corner, consistent with the Shattuck façade.
- Study a more substantial base, more definition at the top, and some window refinements, and bring options to FDR.
- Consider raising the awning higher as it appears low.
- Consider additional natives to the plant list.
- Consider adding an outdoor amenity space to the 6th floor at the southwest corner.
- At FDR, provide the vertical mullions in Parklex shown in elevations.

Recommendations

- Spandrel of bottom floor on Shattuck façade could be Parklex to help emphasize the base.
- Recommend deeper recessed windows in the stucco
- Recommend commercial space on street frontage in lieu of office.
- Several members did not support the reduction of open space or bike parking.

III. DISCUSSION ITEM

Bird Safe Regulations

- Concern about costs for homeowners – that these efforts could be counter to efforts to replace single paned windows for energy efficiency.
- Consider the stronger standards for new projects, but consider another standard – like window film and exterior screening – for smaller residential projects and retrofits.
- Consider phasing plan for smaller residential structures, but stronger standards for larger expanses of glass.
- Consider treatment of Landmarks, and require least intrusive resolution.
- Incorporate more data and specific statistics into the analysis.
- Phase I should be non-residential, multi-family, and mixed-use buildings.
- More information is needed from suppliers and manufacturers of bird safe glass.
- Consider whether incentives are needed for factories producing this glass; maybe a City-run program like what they did for solar.
- Existing residential homes could be required to upgrade to bird safe regulation at point of sale.
- Build an educational campaign about bird safe glass and stress the public benefit. Include landscape recommendations as well for a more wholistic approach.

IV. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 8/18/22 DRC Meeting with minor clarifications.
MOTION (Finacom, Kahn) VOTE (5-0-1-1) Tam – abstain, Pink – absent.

V. ADJOURN

- *Meeting adjourned: 12:00 am*

Members of the Public:

Present: 22

Speakers: 20

APPROVED: _____

Anne Burns

Design Review Committee Secretary

