

**November 20, 2008 – DRC Summary**

- 1. 1200 ASHBY AVENUE [at San Pablo] (DR#07-30000100): Continued Preliminary Design Review** of a new five-story mixed use building with 98 residential units, 7,770 square feet of commercial space and 114 parking spaces within a total building area of 112,365 square feet (including ground floor garage parking).

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations and specific direction for Final Design Review (6-yes, 0-no, 0-abstain):

**Recommendations:**

**Building Design / Details:**

- There is some concern with the amount of 'shelf' profiles in the wall details – it may look dirty over time from the rain. Coating on stucco is recommended.
- Recommend pulling window out toward exterior wall surface more or looking at collecting rain so that dirt doesn't wash down the façade.
- There is concern that pigeons may sit on the projections /awnings – how would this be resolved?
- Not all the ins and outs on the façade may be needed, but look carefully at elevations and details so 'fine-grained' articulation is still present.
- There are a lot of stucco areas. Consider ways to differentiate the various stucco surfaces. This will help to further reduce the scale and add more articulation.
- Continue to look for ways to enliven the courtyard area / walls – especially since amount of retail storefront in this area has been reduced.
- Continue to refine the cornice/parapet detail at the top of the building. Still doesn't appear to be the right way to end of the building against the sky.
- Provide more detailed design for garage doors at FDR.
- Residential lobby appears to be well designed.

**Building Materials and Colors:**

- Color of horizontal siding appears to be too light – consider richer color.
- Metal panel material needs to be matte finish. Check on reflectivity on product specifications.
- Stay away from 'yellow' tones in the final color palette. Warm colors are good. Watch accent colors that are too bold.

**Lighting:**

- Show sign lighting accurately at FDR.
- Be careful with exterior lighting on the south and east portions of the building so that there is no glare toward residential structures.
- Show specific building lighting proposed at FDR. Up lighting is strongly discouraged.

**Landscape Plan / Common Open Spaces:**

- There appear to be privacy issues with the podium open space that are still unresolved.

**Plant Palette:**

- Ligustrum gets large and may be too close to the driveways for sight line issue. It may also require too much maintenance.
- Lagerstromia in the planter in front of the courtyard may not be durable enough for foot traffic.

**Sidewalk Design:**

- Durable trashcans on sidewalk are recommended.

**ZAB Issues:**

- The two second-floor units adjacent to the courtyard appear to be long and narrow. It may be better to have bigger units there than the small open space looking down into the courtyard.

**October 16, 2008 – DRC Summary**

**1200 ASHBY AVENUE [at San Pablo] (DR#07-10000133): Continued Preliminary Design Review** of a new five-story mixed use building with 98 residential units, 11,900 square feet of commercial space and 135 parking spaces within a total building area of 168,811 square feet (including basement and ground floor garage parking).

**Landscape plans are focus of this review.**

Preliminary Design Review was continued with the following recommendations (4-Y, 0-N, 0-abstain):

**Planting in front of Courtyard:**

- Mass of planting located directly in front of courtyard appears to be a good direction, if transparent enough.
- Dense planting by the parking lane makes it harder for people to use the street.
- Trees located in front of courtyard are a nice element and will soften the low west sun.

**Sidewalk Design/Paving:**

- Sidewalk design appears to be too busy with too many paving patterns and colors.
- Pavers along the curb look nice, but consider a more permeable alternative.
- Simplify the number of paving patterns proposed.
- Bike racks as shown appear to be too regular and will get in the way of parking.

**Plant Palette:**

- Make sure that planting palette has colors that work well with the building colors and don't wash out in the sun.
- Select a better alternate for the Japanese Forest Grass proposed for the streetscape.
- There should be no Euphorbia on either the streetscape or in any of the public spaces.
- Chondropetalum gets too big for the sidewalk.

**General Issues:**

- All accessibility issues in the podium level should be resolved.
- All safety issues with planters adjacent to the roof deck edge should be resolved.
- Landscape section through the courtyards should be provided in the next submittal.

### **September 18, 2008 – DRC Summary**

**1200 ASHBY AVENUE [at San Pablo] (DR#07-30000100): Continued Preliminary Design Review** of a new five-story mixed use building with 98 residential units, 11,900 square feet of commercial space and 135 parking spaces within a total building area of 168,811 square feet (including basement and ground floor garage parking). **The design of the San Pablo/Ashby Corner and the east elevation is the focus of this review.**

Preliminary Design Review was continued with the following recommendations (7-Y, 0-N, 0-abstain):

#### **Building Design:**

- Changes presented appear to be in a good direction.
- Both corners of the building work well together.
- Make sure that the expansion joints shown on the east elevation make a strong statement to articulate the walls. Consider channels.

#### **Colors and Materials:**

- The light colors are better than previously proposed dark ones.
- Not all colors should be bold and bright, keep some subtle colors in the palette.
- If using unfinished wood, consider using redwood (that turns black) to insert Berkeley character in the project.
- Hardiboard with fake grain would not be appropriate for the building.
- Hardiboard is okay, and sustainable, but needs to be well detailed.

When choosing materials, keep in mind the quality, texture, and durability

### **August 21, 2008 – DRC Summary**

*Preliminary Design Review was continued with the following recommendations (6-Y, 0-N, 0-abstain):*

#### ***BUILDING FORM & MASSING, SITE PLAN & PARKING***

##### **Building Massing:**

- Overall massing appears appropriate. More floor area at the San Pablo - Ashby corner would be too much and throw the scale of the building and the immediate context off.

##### **Relationship to Surroundings / Neighborhood Pattern:**

- Enlarging 4th floor deck would help soften the impact on the adjacent neighborhood.

**Public Open Space / Landscape Concept:**

- Strongly recommend maintaining existing street trees on Carrison, even if it requires relocating the proposed driveway.
- There appears to be room for additional street trees on Carrison along with maintaining the existing ones. More streetscape on Carrison would help to soften the large building mass.
- Community plaza appears to be too small.
- Although the plaza isn't large enough for a 'community plaza', it doesn't need to be. With the right food service establishment and the right design, the space will serve the neighborhood well.
- Landscape plan should be developed to the same level as the building design.
- With designing the building, especially the community plaza and the San Pablo – Ashby corner, use landscape in the composition (form).

**Schematic Building Design:**

- San Pablo – Ashby corner still needs more development. Look at more glass, color, and more street trees in strategic locations to frame the corner.
- San Pablo - Ashby corner still needs significant development. Southwest corner is more successful.
- Design of the south elevation and the southwest corner is in a good direction. The rest of the building should follow.
- Look carefully at the drawings. Not sure that all detail, articulation and material step backs illustrated are possible. Provide accurate wall sections and details.
- Base needs more development. Building at the Northeast corner of Shattuck and Delaware has a good base rhythm condition.
- Provide key wall sections.

**BUILDING DESIGN**

**Relationship to Surroundings / Neighborhood Pattern:**

- Show how windows on this project relate to the adjacent residential structures to the east.

**Articulation:**

- Ground level needs careful attention and high quality detail and richness.
- East elevation needs more articulation. This could be a good art opportunity.

**Building Materials and Colors:**

- Concerned with the amount of materials shown and how they connect. Provide details.
- Swiss Pearl color proposed is too dark.
- Base should be tile, stone, or precast.
- Color palette needs more development.
- Some committee members feel the general color palette is good, but the stucco colors could be richer. With this though, detailing is even more critical where materials meet.

**Building Design / Details:**

- Stucco surfaces need to have a more permanent detail than a stucco screed line – this will not hold up.
- Garage door – look carefully at the design and lighting, as well as shielding headlights from nearby neighbors.

- Check railing design for child safety issues.
- Retail door located on Carrison appears awkward.
- Show all roof top equipment in roof plan and elevation. Plan for possible satellite equipment.
- Residential lobby needs to feel like a comfortable destination.
- Provide details of how the storefront meets the sidewalk.
- Recommend locating hose bibs at frequent intervals for sidewalk 'wash downs'.

**Interior Plan Issues:**

- Plans should give dimensions for bedrooms.

**LANDSCAPE, OPEN SPACE & CIRCULATION**

**Public/Common Open Space Areas:**

- Look at how railing in plaza overlook is treated/planted. Plants may spillover into the plaza space.
- Capture as much run-off water as possible for reuse on landscape.

**Sidewalk Areas:**

- Consider pavers in a planting strip on San Pablo. It is softer than concrete.

**ZAB ISSUES**

- Units appear small. Fewer units with more space would be better.

**January 17, 2008 – DRC Summary**

**1200 ASHBY AVENUE [at San Pablo] (DR#07-30000100):** Preview of a new five-story mixed use building totaling 173,352 square feet with 96 residential units, 12,600 square feet of commercial space and 132 parking spaces. ***For Advisory Comments.***

**Building Form & Massing, Site Plan & Parking**

**Setbacks:**

- There does not appear to be an adequate setback on Carrison for a good transition to the residential neighborhood to the east.

**Building Massing:**

- Scale of building should be broken up more.

**Relationship to Surroundings / Neighborhood Pattern:**

- Project appears to be too large for the site and the neighborhood. Density bonus information should be provided at PDR.
- Project appears to be too overwhelming for the neighborhood.
- Provide model of project in context with neighborhood.
- Look carefully at the various views of the project, especially traveling north on San Pablo.
- Design should reflect Berkeley.

- Project should step down more significantly to the residential structures to the east. Look at 2747 San Pablo for a good example.
- Height appears to be too much for the neighborhood.
- Stair tower element on Carrison is too overwhelming.
- There needs to be a sense of community designed into the architecture.

**Public Open Space / Landscape Concept:**

- This project doesn't provide enough amenities for the neighborhood. Consider public open space and more streetscape improvements.

**Roof Forms:**

- Shed roof on the stepped-down eastern portion does not appear to work with the rest of the building.

**Parking and Driveways:**

- Design should take vehicular noise and headlights from podium parking area into account.

**Schematic Building Design:**

- Retail space looks well designed.
- There is a lack of continuity between the upper floors and the ground floor design.

**Building Design**

**Articulation:**

- There's not enough variation on the street frontages.
- Elevations should have more articulation, plane changes, and setbacks. Building on southeast corner of Channing and Shattuck does this nicely.

**Window, Wall & Door Treatment:**

- There may be too many different window types proposed on Carrison.
- The east elevation lacks fenestration.

**Building Materials and Colors:**

- The material palette is too plain.

**Interior Plan Issues:**

- Some units looking into the courtyard have unacceptable window frontage, especially the corner units.
- Lobby needs a better sense of 'homecoming'. The lobby appears too constrained as designed.

**ZAB Issues:**

- There is concern with the possible overflow of traffic into the adjacent neighborhood.
- 5 modifications from the Zoning Ordinance appear excessive.
- There appears to be too many small units.