

DRC SUMMARY – May 16, 2019

2176 KITTREDGE STREET [at Fulton and Bancroft] (DRCP2019-0001): Preview to construct a new 7-story mixed-use building including 165 residential units, ground level retail and underground parking. Project includes the demolition of an existing 8,575 sq. ft. non-residential building and an existing one-story gas station and car wash.

Advisory Comments:

Neighborhood Context

- Committee reiterated that project is adjacent to a landmark on two sides. *okay*

Building Design

- Corridor appears to be too long. Consider shifting the elevator further west. Look at more width and variation in the corridors. *We are proposing to address the stated issue by providing substantial variation in numerous strategic locations throughout the building's circulation route. Variation will be provided by special and different finishes, textures, size, height and lighting in those locations. We also would like to emphasize the fact that there are many windows placed along the corridors allowing for natural lighting to provide an invaluable connection to the time of day and sunlight moving in the sky throughout the day orienting the tenants as they get in and out of their homes.*
- Interior units on Bancroft side may not have enough light. *On average units get 35.7% of their walls in glass which is substantial. In addition, that elevation faces South which provides the strongest sunlight for most of the year and longest exposure of all directions during daytime.*
- Path to bike storage should be more straightforward. *We are considering alternative locations for bike storage but for now we've left it where it was previously shown.*

Main Entrances

- Look at a larger, more gracious lobby. Show how it's special, not just another retail space. *Many changes have been made to define, showcase and distinguish the lobby.*
- Fins over the entry are successful. Show entry bay in more detail. *See sheet A3.3.4*
- Both entrances should have a more gracious feel. *A new lobby has been added to the Bancroft side.*

Storefront / Façade Design

- Further develop the pedestrian level overall. *See numerous street level perspective at pedestrian eye level on sheets A3.3.1 to A3.3.7*
- Second floor detail looks too thin. *A closer view is provided to justify size of the members.*
- Color looks good on the metal, but there's concern that the light stucco color will look dirty. *The light colored material being proposed is Cement Board which is smooth and will not be as rough as stucco, roughness of stucco is what catches dirt and grit particles to make it look dirty and that condition does not exist in our proposed design.*

Kittredge Corner

- Consider more emphasis on the Kittredge corner. There was some concern that the fins on the corner may be too random. *Many other options were looked at and what is proposed seem to cast enough shadows and provide enough movement going passed the rounded corner to show the specialness of that location. More fins seem to overcrowd it and fewer were not enough. The randomness added playfulness, texture and movement. When the fins were drawn regularly they did not work as well.*
- Trellis at the corner is a nice element, but define and develop further. *We have added two more trellises on Fulton and Kittredge sides to emphasize a “top” or a terminus. The trellises will be built with aluminum shapes to match the panels and the fins on the rest of the elevations.*
- On 2nd floor fins at the corner, consider more detail. *We have provided more close ups of the members to further define the members being proposed.*

Bancroft Facade

- Although there was support that the Bancroft façade is different, look at a quieter, more traditional direction. *We are proposing one color instead of two and one that matches the other side of the building on Fulton and Kittredge.*
- On Bancroft façade, general direction is good, but look more carefully at the recessed plane. Consider more curtain wall. *Suggestion was followed.*
- Consider more regular fins on the Bancroft façade. *The spacing was changed and the two lower floors have narrower vertical “pilasters” that match the historic building; it’s a subtle move of course. We also have added a “cap” to the top of the pilasters where the building meets the sky to quiet the visual impact.*
- Color palette on Bancroft should be simplified. Consider one accent color rather than two. *Done.*

Open Space / Landscape Plan

- Recommend shade and wind protection on the roof deck.
- Consider locating the BBQ area closer to the elevators for convenience.
- Green roof should have more variation in height and plant variety.