

November 20, 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, 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.*