

DESIGN REVIEW CHECKLIST: BUILDINGS - USQ D2.3 PRE-SUBMITTAL REVIEW

Date/Time:	Original meeting 8/20/2018 6:30 pm	Recommendation Due (45 days max)	October 4, 2018
Location:	Public Safety Building	Earliest Neighborhood Meeting (14 days min)	October 17, 2018
DRC Members in Attendance:	Sarah Radding, Jordan Smith, and Frank Valdes Deborah Fennick recused herself.		

Design review takes place prior the submittal of an application for development review. The purpose of design review is to provide guidance to the Applicant during the conceptual design phase of a development project and to assist in the selection of a preferred design for further design development.

6.7.5.D.4.c General Design Review Criteria - Buildings

Section	Design Guideline	N/A?	Vote	Recommended Design Modification or Additional Guidance
...ii.b.1.a	The prioritization of ground floor space for commercial uses rather than lobbies to upper story uses.	<input type="checkbox"/>	3 to 0 Yes	Though there seems to be adequate commercial space at ground level, the retail space and lobby space seem about the same in size. More detail is necessary as to how the lobby is programmed. A labeled floor plan will be required.
...ii.b.1.b	The continuity of the street wall and spatial definition of the public realm by the building facade in relationship to neighboring buildings.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...ii.b.1.c	The location, alignment, and massing techniques of high-rise elements to mitigate shadow impacts cast on nearby sites or on-site activities, reduce impacts on view corridors, and increase the actual or perceived separation distance between towers.	<input type="checkbox"/>	3 to 0 Yes	The current design complies with this requirement even though it is a fully extruded square with little or no massing manipulation.

...ii.b.1.d	The local microclimate including pedestrian level winds, weather protection, air quality, the reflection of sunlight, and the casting of shadows.	<input checked="" type="checkbox"/>	__ to __	Not enough information provided to make a determination at this time. This will be reviewed later in the process.
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6.7.10.H Architectural Design Guidelines

Section	Design Guideline	N/A?	Vote	Recommended Design Modification or Additional Guidance
...1.a.i	Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.	<input type="checkbox"/>	3 to 0 Yes	Overall the current design complies - the building façade is articulated through shifts and material changes, but it is not articulated with ' <i>architectural bays</i> ', which are not appropriate for a building of this style or scale.
...1.a.ii	Architectural bays should be derived, in general, from the building's structural bay spacing.	<input type="checkbox"/>	3 to 0 Yes	Bays do not seem to derive from the buildings structural system (although no structural plan was provided), but this requirement is not necessarily appropriate for a building of this style or scale.
...1.a.iii	Architectural bays should have pilasters, columns, or piers that extend either all the way to the ground or to the cornice and sign band of ground level storefronts.	<input type="checkbox"/>	3 to 0 Yes	This requirement is not necessarily appropriate for a building of this style or scale. NOTE: it is difficult to review the design of a high-rise building with the criteria as listed – the terminology does not apply.
...1.a.iv	Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.	<input type="checkbox"/>	3 to 0 Yes	This requirement is not necessarily appropriate for a building of this style or scale.

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...1.a.v	Building facades should be horizontally articulated with a clearly defined base, middle, and top. Visual differentiation between the base, middle, and top should be achieved using a cornice, band, or other architectural features(s) that visually indicates a horizontal line of expression and creates surface relief, depth, and shadow.	<input type="checkbox"/>	0 to 3 Not currently compliant	More development should be dedicated to the contemporary interpretation of the <i>base/middle/top</i> . The building clearly has a base but needs more definition at top - perhaps incorporating top floors and mechanical screening and/or penthouses.
...1.a.vi	In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a façade, excluding the cornice, band, or other architectural feature(s) used to differentiate the base, middle, and top of a building from one another.	<input type="checkbox"/>	3 to 0 Yes	This requirement would not be appropriate for a building of this style or scale. I believe it complies as currently designed.
...2.b.i	Changes in fenestration patterns should be used to help differentiate the base, middle, and top of buildings.	<input type="checkbox"/>	3 to 0 Yes	This requirement would not be appropriate for a building of this style or scale. It complies as currently designed.
...2.b.ii	Within the base, middle, and top of a building, Fenestration should align vertically within each architectural bay and horizontally across each story of a building.	<input type="checkbox"/>	3 to 0 Yes	This requirement would not be appropriate for a building of this style or scale. It complies as currently designed.
...2.b.iii	Upper stories should have a window to wall area proportion that is lower than that of the ground floor.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.b.iv	Windows should be punched into walls and glass should be inset from exterior wall surfaces.	<input type="checkbox"/>	3 to 0 Yes	This requirement would not be appropriate for a building of this style or scale. It complies as currently designed.

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...2.b.v	Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.b.vi	Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.c.i	The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.	<input type="checkbox"/>	3 to 0 Yes	Current building design seems to comply with this requirement. Quality of materials and detailing will be critical for review later in process. Show actual material samples as design develops.
...2.c.ii	Acceptable wall materials include architectural concrete or precast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.	<input type="checkbox"/>	3 to 0 Yes	Guideline met. More detail information is needed on the materiality of the building. Quality of materials and detailing will be critical for review later in process. Consider a more harmonious color palette instead of literally using the architectural color of the existing Union Square buildings – critical for providing articulation across the facade. Show actual material samples as design develops.
...2.c.iii	Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.

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...2.c.iv	Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should only be used for smaller scale apartment buildings.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.c.v	Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.c.vi	Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.c.vii	If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief. Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the façade of the building.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.c.viii	Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the façade of the building.	<input type="checkbox"/>	1 to 2 Not currently compliant	Guideline met. The parking garage façade needs more detailed design – see checklist for D2.2.

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...2.c.ix	Balconies should have either metal railing or glass guardrail systems.	<input checked="" type="checkbox"/>	__ to __	There are no balconies.
...2.d.i	The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.	<input type="checkbox"/>	3 to 0 Yes	Guideline met. The storefronts need more design detail shown.
...2.d.ii	Monotonous and repetitive storefront and sign designs and types should be avoided.	<input checked="" type="checkbox"/>	__ to __	Not enough information provided to make a determination at this time. This will be reviewed later in the process.
...2.d.iii	Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront bay on the side street.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.d.iv	A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.	<input type="checkbox"/>	0 to 3 Not currently compliant	Not enough information provided to make a determination at this time. This will be reviewed later in the process.
...2.d.v	Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.	<input type="checkbox"/>	2 to 1 Yes	The base storefront facades are plenty to introduce enough natural light to the interior space.
...2.d.vi	Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.	<input checked="" type="checkbox"/>	__ to __	Not enough information provided to make a determination at this time. This will be reviewed later in the process.
...2.d.vii	Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.	<input checked="" type="checkbox"/>	__ to __	Not enough information provided to make a determination at this time. This will be reviewed later in the process.

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...2.e.i	Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.e.ii	Each ground floor use should have an individual entrance with direct access onto a sidewalk.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.e.iii	Storefront doors should not obstruct pedestrians walking past or alongside a building.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.e.iv	Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses.	<input type="checkbox"/>	1 to 2 Not currently compliant	More programmatic detail is necessary for the ground floor lobby.
...2.e.v	Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed façade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.	<input checked="" type="checkbox"/>	__ to __	Not enough information provided to make a determination at this time. This will be reviewed later in the process.
...2.f.i	Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.	<input checked="" type="checkbox"/>	__ to __	More detail is necessary for building lighting - not enough information provided to make a determination at this time. This will be reviewed later in the process. The street section of the access alley requires redesign and should include streetlights for pedestrian and cyclist safety.

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...2.f.ii	Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.	<input checked="" type="checkbox"/>	— to —	Current building design seems to comply with this requirement as it relates to landscape. More detail is necessary for building lighting - not enough information provided to make a determination at this time. This will be reviewed later in the process.
...2.f.iii	The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.f.iv	Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve. The proportion of screening to the rest of the building should be taken into consideration.	<input type="checkbox"/>	3 to 0 Yes	Current building design seems to comply with this requirement. Full height façade screening of the mechanical and penthouses is good, but more detail is necessary. This will be reviewed later in the process.
...2.f.v	To every extent practicable, rooftop mechanical equipment should be centered in the roof area to limit its visibility from adjacent thoroughfares. Consideration should be given to the tradeoffs of individual or bundled stacks and requirements of uses internal to the building.	<input type="checkbox"/>	3 to 0 Yes	Current building design seems to comply with this requirement, but more detail is necessary. This will be reviewed later in the process.

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...2.f.vi	Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.	<input type="checkbox"/>	0 to 3 Not currently compliant	This kind of detail was not presented during design review. More detail is necessary. Is everything going to the roof? This will be reviewed later in the process.
...2.f.vii	Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.	<input type="checkbox"/>	3 to 0 Yes	Guideline met.
...2.f.viii	Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.	<input type="checkbox"/>	2 to 1 Yes	Guideline met for residential but not met for garage. As mentioned in the comments for D2.2, more design and detailing is required for all garage elevations – especially the facade that will be seen on first arrival from the train platform. The vertical fins are currently diagrammatic and the materiality will be critical to the success of the architecture as the design develops.
...2.g.i	Parking spaces of the top floor of any above ground parking structure should be fully enclosed within the structure or, if unroofed, substantially covered by solar panels. When parking is fully enclosed within a structure, a green roof or athletic field is encouraged on the roof.	<input type="checkbox"/>	0 to 3 Not currently compliant	This kind of detail was not presented during design review. As mentioned in the comments for D2.2, more design and detailing is required for all garage elevations. The evaluation of underground parking that is currently underway should be presented the next time the project comes before the DRC. The team should also actively investigate other options for use of the garage when the required spaces are no longer necessary for parking.

Attest, by the Design Review Committee



 Frank Valdes, Interim Chair