Committee members:
- Marta Fry, Landscape Architect
- Michael Willis, FAIA
- Rod Henmi, AIA NOMA
- Andrew Chandler, AIA, Chair of City College Architecture Department

Project Reviewed: Design of Lot 5 building, Chinatown/North Beach

Background: The Committee recommended a design for the Lot 5 building to the Board after the May 29, 2008 Design Review Meeting. At the June 26th meeting of the Board, the Trustees asked that the design be reviewed one more time with City Planning to consider compatibility within the building’s context of Chinatown, North Beach and the Jackson Square historic District. Consequently the Trustees’ final approval was postponed until July 10.

College Staff and EHDD held a working session with Craig Nikitas of City Planning, Alice Carey, preservation architect and Nancy Shanahan, representing Friends of the Colombo Building. From that working session, a revised design was generated that the Committee reviewed in the JULY 8th meeting.

The Committee recognizes the Agreement between City College and the Friends of the Colombo Building that requires compatibility of the new building on Lot 5 and the historic fabric of the surrounding neighborhood. It further believes that the building needs to fit into the larger fabric of the city, reflects its context and responds to the complex and multivariate environs – both historic and contemporary in nature – that define the essence of an historic and evolving sector of the city.

EHDD presented the revised design to the Committee:

Washington Façade:

The Committee stated that the goals of this façade are:
- to be compatible with and to reinforce the existing historic context;
- to state to the public the important civic nature of the building with its theater; and
- to relate to the language of the building on Lots 9 & 10 in order to create a sense of campus and to reinforce the commitment of City College to the larger neighborhood.

The contemporary character of the façade design is compatible both with the large scale of the buildings on the south side of the street and its important role in
its expression of the public nature of the auditorium space on the interior. However, the Committee suggests that as the detailing develops,

- EHDD should consider deletion of the grillwork immediately above the canopy so that the entire first floor entry reads as an opening; a glass enclosed entry to the lobby and a stronger announcement of the auditorium.
- EHDD to should make the entry doors as wide or generous as possible within the constraints posed by the sidewalk elevation and slope.
- EHDD should give careful attention to the signage and the need of a marquis that identifies the auditorium.

**Café (Columbus Avenue) Façade**

Minor changes were generated from the July 1st working session with Planning and the Committee has no issue with those changes.

**East Façade (above the Colombo building)**

Changes to this façade were limited to modifications of the screen and louver design to relate more precisely to the Washington Street façade and enlarging the cornice. The Committee considered these changes improvements from the previous design since the building is now more in harmony with the Lot9/10 building while still providing an elegant backdrop to the Colombo Building and maintaining a maximum amount of daylight into the building.

**Conclusion:**

The Committee finds that the revised design, while less dramatic than the previous scheme, meets all three of the specified goals, its language states the public nature of the building and the design relates very well with the building on Lot9/10, making an elegantly cohesive solution.

The Committee unanimously recommends that the Board approve this design with the above suggested refinements. In light of the support of the Planning Department for this latest proposal and CCSF’s continuing commitment to respond to public input, we see this change of recommendation as critical to the process of constructing this new campus.