



Planning and Development
Land Use Division
Design Review Committee

MEMORANDUM

March 20, 2014

To: Design Review Committee
From: Anne Burns, Associate Planner - Design Review
Subject: 2501 Haste Street (DR#13-30000017)

This project was last before the Design Review Committee (DRC) in June, 2013 as a Preview. The City is encouraging the applicant to move forward on developing this vacant site in such a prominent location on Telegraph Ave. Although we do not have revised drawings to date, this project is still scheduled on the February 27, 2014 Zoning Adjustments Board (ZAB) agenda to review and discuss further development and progress on the proposed design to date. If drawings become available by the DRC meeting on Thursday, March 20, 2014, Staff will bring copies to your review.

A summary from the June 2013 DRC meeting is included below for your reference - along with a link to the submittal.

DRC SUMMARY – June 20, 2013

2501 HASTE STREET [at Telegraph Ave.] (DR#13-30000017): Preview to construct a six-story, mixed-use building with 5 floors of residential units above 29,926 sq. ft. of commercial space. 16,524 sq. ft of open space is proposed in courtyard and roof decks.

Advisory Comments:

- *Design concept looks fun.*
- *Reduce number of floors by one – too large for the neighborhood.*
- *Some windows are buried in the ‘base’. Look carefully at the floor plans.*
- *Concerned that adjacent property to the north is only 5’ away from the property line.*
- *East façade is only 16’ between two buildings and is too flat and plain. Look at more articulation.*
- *Show how this building works with Telegraph.*
- *Pits gather trash.*
- *Plans and interiors should have more information and more detail.*
- *Put open space on the Telegraph side of the project and cover the rest with solar panels.*

Link to June 2013 DRC submittal