

DRC Summary – October 15, 2009

2598-2600 SHATTUCK AVENUE [at Parker] (DR#08-30000090): Preview Follow-up Discussion of a mixed-use development comprised of 2 5-story buildings and one 3-story building, totaling 157 dwelling units, 31 affordable units, 22,484 sq. ft. of net ground floor commercial space, and 158 parking spaces; one building to incorporate existing one-story retail building at 2600 Shattuck; second building to be built on parking lot at 2598 Shattuck.

Advisory comments follow:

BUILDING FORM & MASSING, SITE PLAN & PARKING

Building Massing:

- *Lower parapet at existing building is successful, but now there is no privacy between the units. Look at a screen wall. Recommend checking with the structural engineer early on in the design. It appears to be a heavy cantilever and may need additional support at the exterior wall.*
- *It is regrettable the cornice on the existing building is gone.*
- *Although the overall proportions have improved with eliminating the cornice, look at preserving the corners and other select areas of it.*

Public Open Spaces / Landscape Concept:

- *Look at greenery on the top edge of the existing building.*
- *Staff and applicant should look into whether the sidewalk and/or median could be widened for larger trees. While the architect thought this a great idea, he cautioned that the budget would not support moving storm drains or fire hydrants.*

Roof Forms:

- *Railing at the roof parapet appears to be a good direction, but looks too lightweight.*
- *Recommend looking at telecom and how it would be located on the roof in the future.*

Pedestrian Circulation:

- *There is a big stair leading to the back of the site. Who's going there? Do you want that many people there?*

Schematic Building Design:

- *Concerned with stairs open to the roof, since so many people will use them.*
- *There is concern with the balconies that too much 'stuff' will be visible.*

BUILDING DESIGN

Articulation :

- *Prefer design without vertical battens. They did not appear durable enough.*
- *Vertical battens were a promising direction (minority).*

Window & Door Treatment:

- *Vertically-oriented smaller windows appear to be appropriate.*

Building Entrances:

- *Lobby on the south side seems too small. Small corridor in from the street is not a gracious entry.*

Building Materials and Colors:

- *Dark brown on the initial design submittal was promising (minority).*