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C O M M I T T E E
S T A F F R E P O R T

**For Committee Discussion/
Majority Recommendations**
NOVEMBER 19, 2009

2598-2600 SHATTUCK AVENUE

PRELIMINARY DESIGN REVIEW

Design Review #08-3000090 a mixed-use development comprised of 2 5-story buildings and one 3-story building, totaling 155 dwelling units, 31 affordable units, 23,354 sq. ft. of net ground floor commercial space and 180 parking spaces; one building to incorporate existing one-story Honda Dealership building at 2600 Shattuck; two buildings to be built on parking lot at 2598 Shattuck.

This project is returning to the DRC as a follow-up to last month's review on October 15, 2009. Last month, the applicant presented some conceptual plans for 2600 Shattuck, including:

1. Similar scheme as reviewed in August, but without the vertical battens and with a revised color palette.
2. A revised horizontal scheme that included a "top" and a lower parapet for the existing building.

Advisory comments given to the applicant at the October meeting are attached for your reference.

Conceptual drawings included in this submittal show buildings on both corners of the project. While the applicant is moving into the Preliminary Design Review phase of Committee review, they realize that the drawings they present are conceptual and require further development for more detailed review. They would like more discussion on the 2598 Shattuck proposal (northwest corner of Shattuck and Parker) and would like to present some design revisions to 2600 Shattuck (southwest corner of Shattuck and Parker) that they have developed in response to the Committee's advisory comments from last month's review.

Attachments:

1. Drawings, dated November 13, 2009
2. DRC Summary from October 15, 2009

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