

DRC Summary – November 19, 2009

2598-2600 SHATTUCK AVENUE [at Parker] (DR#08-300000090): Preliminary Design Review 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. **Focus of discussion will be on overall design for 2598 Shattuck and update on recent design revisions to 2600 Shattuck.**

Preliminary Design Review was continued with the following recommendations: MOTION (Olson, Snippen) VOTE (6-0-0-1) Toma – absent.

General Design Issues:

Schematic Building Design:

- *Quality of the skin is crucial – both materials and details.*
- *Present materials and details. They need to be substantial and high quality.*
- *Buildings appear to be ‘cheap’. ‘Boxes’ don’t sit well on the street. Not an appropriate design for this important location so close to Downtown. These buildings need to have a better street presence.*
- *Different design in this location is appropriate.*
- *Appears that too much is going on overall. There should be an overall calmness, and special things happen within that.*

Pedestrian Circulation:

- *Show proposed speed table in more detail to illustrate safety and visibility amenities.*
- *Although not a DR issue, there is some question as to whether a traffic light needs to be at Parker for pedestrian safety.*

2598 Shattuck Design Issues:

Schematic Building Design:

- *Look at ways to further articulate the corner retail space – not just glass.*
- *Storefront design needs more flexibility, for future tenants and uses as well.*
- *Relocate service entry off of Parker if possible to better utilize the sidewalk for pedestrian uses.*
- *Space is tight between the west elevation of the macro cottages and the residential structure to the east. Develop a comfortable transition, with massing, fenestration, landscape design, and colors and materials.*

Building Entrances:

- *There still needs to be a stronger entry.*
- *Entrance path shouldn’t be too circuitous.*
- *There are safety concerns with a dark, narrow alley entry from Shattuck.*
- *Consider a strong entrance for the corner retail space.*

- *All other residential structures on Parker front onto the street. Look if similar gesture is possible for the macro cottages.*

Public Open Spaces / Landscape Concept:

- *Design between sidewalk and front yard where macro cottages set back should be integrated.*
- *Use storm water on site as much as possible.*

2600 Shattuck Design Issues:

Schematic Building Design:

- *Need carefully worked out details, especially for the main stair on Shattuck.*
- *Main stair could use more art – not so utilitarian.*
- *Consider whether main stair could be publicly-accessed, or universally-accessible.*
- *The existing building walls are just ‘cut’ to make the central courtyard. This looks weak.*
- *Open stairwells do not appear successful. If they remain open, they should be a special design and detailed carefully.*
- *Look carefully at views and privacy when determining the wall height at the rear of the building.*
- *Building massing could work, but be careful with the negative spaces shown, as well as where the existing building meets the new portions.*
- *Look carefully as to whether the existing walls can remain during construction.*
- *Look carefully at the corners and at the cantilevers as shown to confirm that this is possible.*
- *Look carefully at the trash room and how far residents will need to walk.*

Public Open Spaces / Landscape Concept:

- *Main entry courtyard would be great for table and chairs.*