



D E S I G N
R E V I E W
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**
DECEMBER 17, 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 November 19, 2009. Last month, the applicant presented some conceptual drawings for both 2598 and 2600 Shattuck.

Advisory comments given to the applicant at the November meeting are attached for your reference. The applicant has also provided their notes of the meeting annotated with their responses.

Conceptual drawings included in this submittal show the buildings on both corners of the project. For this review, the project team would like to focus on:
Ground Level Orientation and Retail Fenestration for 2598 Shattuck;
Plaza and Residential Entry for 2600 Shattuck; and
Landscape Program, Paving and Groundwater Retention for the whole project.

Attachments:

1. Drawings, dated December 11, 2009
2. DRC Summary from November 19, 2009
3. Memo from Applicant, dated December 17, 2009

Staff Planner: Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410