

DRC SUMMARY – DECEMBER 17, 2009

2598-2600 SHATTUCK AVENUE [at Parker] (DR#08-3000090): Continued 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. **Discussion will focus on ground-level design of retail, plaza, and residential entries, as well as the landscape program.**

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

Public Open Spaces/ Landscape Concept:

- *Look at the location of the main plaza. Consider moving the plaza to the corner, where it would become more a part of the public streetscape.*
- *Separating the residential stair from the public plaza is a good direction.*
- *Consider having elements for people to sit on that extend the usability of the project spaces out into the sidewalk area.*

Schematic Building Design:

- *Street level detail was addressed, but not the overall building details. Show all exterior details, especially of 2598 window fins.*
- *The walls look too thin, especially on the south building. Put depth into the wall and window details.*
- *Horizontal band across the plaza does make the plaza less visible. Consider another element on the elevation to distinguish the plaza location.*
- *Horizontal band as proposed still needs more development; consider carrying existing or new elements across the plaza location for continuity.*
- *The 75' stair towers seem too massive. Look at keeping at least the south stair the same height as the building, if not both.*
- *Be careful of the planters on the podiums/balconies. Make sure they will not create safety hazards such as "step-ups" for children to climb onto and over.*
- *Show all rooftop equipment; no surprises with mechanical equipment. Plan for cellular equipment early on, as well as noise and air conditioning issues.*

Window & Door Treatment:

- *Window details should be of high quality; they are character-defining elements of the building.*
- *Windows should be recessed to add more detail and depth to the elevation.*
- *Consider light window finish for residential units.*

Building Materials and Colors:

- *Be careful with perforated metal – it may not wear well, depending on the finish.*
- *Detail stucco carefully. The building should be a solid residential structure.*

- *Accent colors need more development; “trendy” colors are not appropriate.*
- *Building materials and details need more weight and depth.*

Landscape/Plantings:

- *Continue to refine the plant palette for low-maintenance species.*
- *Continue to develop how rainwater is handled for the entire site.*