



D E S I G N
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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**
JANUARY 21, 2010

2598-2600 SHATTUCK AVENUE

CONTINUED 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 December 17, 2009. Last month, the applicant presented some conceptual drawings for both 2598 and 2600 Shattuck.

Advisory comments given to the applicant at the December meeting are attached for your reference. The applicant has also provided their response to the notes they took at the meeting.

Plans, elevations, and detailed information for both buildings have been included in this submittal for your review. New information for both buildings is included directly below. Information specific to either the 2598 or 2600 Shattuck building follows further below.

- Exterior wall sections, section perspectives, and building details;
- Lighting design direction and specific fixtures proposed;
- Preliminary building signage programs;
- Landscape plans with plazas and sidewalk areas enlarged for clarity.
- Roof railing design refined;
- Rooftop equipment has been outlined in plans and elevations;
- Perforated metal railing and balcony designs further developed; and
- Color palette and building material details further refined.

2598 Shattuck – North Parker Place

- Fence and gate design for Mews has been further refined.
- Window detail with metal fin has been included.

2600 Shattuck – South Parker Place

- Elevation design has been further refined. More articulation and detail is shown on the stucco walls. Window details are included.
- Columns have been placed at the 2nd level balcony space in line with the upper exterior walls in lieu of fins previously proposed.
- Perforated metal balconies have been added to the west wall of the main buildings.

Attachments:

1. 2598 Shattuck Drawings, dated January 14, 2010
2. 2600 Shattuck Drawings, dated January 14, 2010
3. DRC Summary from December 17, 2009
4. Applicant's Response Letter from January 15, 2010

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