

January 21, 2010 – DRC Summary Recommendations

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.

Preliminary Design Review was continued with the following recommendations: MOTION (McCulloch, Olson) VOTE (5-0-1-0) Blake – abstain.

Public Open Spaces/ Landscape Concept:

- *Coordinate with City Forester for the proposed street trees. Some of the species proposed appear to be small for primary street trees; perhaps they can be used for secondary tree plantings instead. Consider whether evergreen or deciduous. Consider a different tree to mark the speed table or other important areas.*
- *Consider bringing special paving and courtyard walls out onto the sidewalk area in front of 2600. Recommend more color in the courtyard.*

Schematic Building Design:

- *Current proposal is a great improvement, but still looks like ‘stucco boxes’, not ‘downtown’ buildings.*
- *Elevations for 2600 Shattuck appear well-developed and elegant.*
- *West elevation on 2600 has a handsome window pattern, but doesn’t have the same plane changes / balconies the other elevations have.*
- *Posts located between the base and the upper floors on 2600 look weak; like an afterthought.*
- *Rethink carrying the horizontal band across the courtyard on 2600 (minority).*
- *North building doesn’t look as developed as the south one. Provide more details and articulation for 2598 Shattuck, especially for the north elevation.*
- *Metal halo at the roofline looks too thin.*
- *Call out stair towers and other rooftop enclosures and equipment in both plan and elevations.*
- *Provide details for the walkways between the buildings on 2600 Shattuck.*

Window & Door Treatment:

- *More window detail and articulation is required on 2598 Shattuck. It doesn’t appear as well-developed as 2600 Shattuck.*
- *Protruding black metal fins at windows on 2598 appear unsuccessful.*
- *Aluminum finish on windows on 2600 may make the window recess look weak. Consider painting the aluminum.*

Building Materials and Colors:

- *Colors proposed are bolder than other downtown buildings.*
- *Colors are still “trendy”; color palette should be more timeless.*
- *Consider carrying more color all the way around the building.*
- *Light colored walls may leave dirt streaks on the building.*

- *Although not recommending a dark brown color, a darker shade for the upper floors than currently proposed would be better. Lighter colors will look dirty over time.*
- *Darker stucco color originally proposed on the upper floors was nice (minority).*
- *An orange accent color may be more successful for the stucco rather than yellow.*
- *Perforated metal railings look thin and may not wear well.*
- *There is some concern with the size of the holes in the perforated metal panels; fingers may get caught. Consider having larger or smaller holes and/or soften the edges of the holes in the perforated panels as much as possible.*
- *Think about the planter materials/finishes and long-term maintenance.*
- *Look carefully at the reflectivity of proposed materials, especially on the west elevation; they should be matte.*

Landscape/Plantings:

- *Provide more detailed planting plans.*
- *Succulent wall is a nice idea, but consider bringing a portion of that wall into the courtyard instead of having it all in one place.*