

Parker Place – 2598 and 2600 Shattuck Avenue

DRC Meeting of February 18, 2010

DRC Comments from Meeting of January 21, 2010 + Project Team Responses

The DRC was provided the full project drawing packet at its regular meeting on January 21, 2010. That packet compiled all of the design iteration and design detail that have been prepared in response to the DRC's suggestions and comments over the previous seven months. The process has been generally collaborative and has improved the overall project.

It is our desire to garner the DRC's favorable recommendation at its February meeting. It is important to the project team to move forward for ZAB consideration. The project team anticipates that there will be opportunity to refine some of the project's details during Final Design Review, prior to issuance of building permit.

The following comments and responses are organized into the four general categories discussed at DRC, including:

- Landscape/Lighting Design
- Color Program
- Exterior Railings/Stucco
- 2600 Exterior
- 2598 Exterior

Landscape/Lighting Design

1. Street trees may be too small, work directly with City Forester on street tree selection and consider differentiated trees at spewed table (CM).

Response: The project team has attempted to contact the City Forester, Dan Gallagher, several times in the last month without success. Information about the project has been provided to the City Forester. There has been an exchange of messages but the City Forester has not yet provided comment on the detailed questions posed by the DRC and the project team. As a result, we request that the street tree question be a condition of Final Design Review. The following email was sent to the Project Planner, Aaron Sage, but does not provide the level of input we need at the moment:



Aaron -I looked at this; I apologize that I didn't get back to you on the decisions. No additional trees are needed in the Shattuck Avenue median. Ginkgos were planted about 10 years ago and are doing well. Their spacing is good. I do not recommend planting additional trees there.

The parking island is too narrow for any trees. On Parker Street, a 3 foot wide planting strip exists where trees could be planted. On Carleton Street, four 'Raywood' Ash were recently planted in tree wells. All of the existing trees in the sidewalk areas along Shattuck Avenue will need to be protected and preserved during construction.

Dan Gallagher

2. Provide planting detail, e.g. actual planter locations, types, specific materials (CM).
Response: The landscape details have been updated to reflect specific plant species and planter locations and types.
3. The addition of succulent walls is great, provide detail re: locations (CM).
Response: See drawings.
4. Provide a more detailed lighting plan (CM). Include functional v. decorative elements.
Response: See drawings. All lighting will incorporate the highest standard of energy efficiency.

5. Need to specify finish of proposed metal planters, painted v. oxidized (JG).

Response: The planters will be unfinished cor-ten steel. The oxidization process occurs quickly and will not be a factor.



Color Program

6. Drop the yellow (CO) and look at making the colors slightly more muted (as they appear on the drawings/slides) and not so bright (CO).
Response: The yellow tone has been eliminated and the balance of colors muted.

7. Is there a way to pick up more color throughout (GW)? Can it be brought around the sides (CO)?

Response: See drawings

8. Provide color in the plaza as shown on rendering (CM, Several)

Response: See drawing

9. Look at areas where light colored surfaces will get dirty, e.g. around scuppers, look at scupper locations (BA).

Response: The proposed scuppers are for overflow drainage only. They are not the main drainage device for the building. They will not generally convey water and thus will not be subject to staining.

Exterior Railings/Stucco

10. Like railings (JG), don't like railings (BA). Continued concern over galvanized metal, aluminum, or painted metal (Several). Avoid materials that will reflect sunlight (CO).

Response: The galvanized metal will turn a dull grey within months of installation so shine or glare will not be a long term issue. The railings will be galvanized after they are punched so that the punched edges will not oxidize.

11. Concern that holes are too small and will catch fingers (CM).

Response: The project drawings now specify 1" holes.

12. Provide a stucco sample that also shows painted reveals as proposed, seem too thin as shown (CO, BA, JG).

Response: Full dimension painted (not integral color) stucco and painted reveal details will be provided at the meeting.

2600 Exterior

13. The building is elegant overall (JG). The building has become clearer (CM).

14. Don't grey out roof top equipment on elevations pages (CO).

Response: See drawings

15. West wall of "bar" at 2600 needs some work (JG).

Response: See drawings. The west wall has been revised with and includes color and a massing break. In addition, balconies have been "ordered" and reduced in number and "French" balconies have been included.

16. Look at Façade Bridge yet again – consider removing (GW, CM).
Response: The DRC is presented with two renderings, one with the bridge and one without. The version that does not have the bridge incorporates clear glass “easels” that are fixed in place for security. The entrance to the plaza would be from the side arcades.
17. Label walkway materials, especially east end of bar (CO).
Response: See drawings
18. Label micro cottage roof materials, provide sample (CO).
Response: See drawings
19. Glad the fins are gone, but posts look too thin (BA). Make posts thinner if possible (JG).
Response: See drawings
20. Look at finish color of anodized windows; maybe reconsider aluminum jambs (JG).
Response: See drawings, after looking at alternatives the design team has chosen to keep the window color as proposed.
21. South elevation looks too thin (JG).
Response: See drawings, a new rendering has been provided.

2598 Exterior

22. Look at a different window product (same as 2600?) (Several).
Response: The windows have been revised. The project team is proposing to use the same window product as is used for 2600. The difference will be that the frames will be a bronze anodized color. By repeating those windows across the street some of the overall project architecture language is carried across the street.
23. Address the north elevation (Several).
Response: See drawings and renderings. The elevation has been modified and is more interesting from the perspective of the Downtown.

