



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 Decision/
Majority Recommendations**
FEBRUARY 18, 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 January 21, 2010. Last month, the applicant presented some conceptual drawings for both 2598 and 2600 Shattuck.

Summary recommendations given to the applicant at the January meeting are attached for your reference (Attachment 3). The applicant has also provided their response to the notes they took at the meeting (Attachment 4). For reference, the applicant's response to previous reviews has been included as well (Attachment 6).

Plans, elevations, and detailed information for both buildings have been included in this submittal for your review. Additional information has been included in a revised Applicant's Statement (Attachment 5). Changes since the January DRC review include:

- More detailed landscape information has been provided. Initial information from the City Forester was provided recently in an e-mail. While he recommends the preservation and protection of the existing trees on Shattuck and Carleton, he understands there is an opportunity for new trees on Parker in the planting strip. The landscape plan proposes new street trees on Parker to match existing, but a different species is proposed on both sides of the speed table for emphasis at this important safety feature.
- Planters proposed at the existing building edge on 2600 are unfinished cor-ten steel.
- More color has been added to the courtyard walls and columns at 2600. An alternate design has been proposed which does not have the existing front fascia continue across the courtyard. Green walls are proposed where the fascia ends, as well as a transparent glass and steel fence across the front of the courtyard.
- Color and balcony design has been modified on the west elevation of 2600.

- Windows on 2598 have been redesigned and are more consistent with 2600. Proposed window finish on 2600 remains anodized aluminum, but is anodized bronze on 2598.
- North elevation of 2598 has been further developed. Window treatment, consistent with Shattuck, has been wrapped around the corner. Additional color added helps to break up the massing.
- Color and material sample of painted stucco and painted reveal design will be provided at the meeting.

The project is going to the Zoning Adjustments Board on February 25, 2010 for a preview discussion for its inclusionary (below market rate) housing proposal.

Attachments:

1. 2598 Shattuck Drawings, dated February 11, 2010
2. 2600 Shattuck Drawings, dated February 11, 2010
3. DRC Summary from January 21, 2010
4. Applicant's Response Letter, received February 10, 2010
5. Applicant Statement from January 18, 2010
6. Previous Applicant's Response Letters, received February 10, 2010

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