

**February 18, 2010 – DRC Summary**

**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 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 retail building at 2600 Shattuck; second building to be built on parking lot at 2598 Shattuck.

***Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations and specific direction for Final Design Review: MOTION (Olson, Williams) VOTE (5-0-0-0).***

***Recommendations:***

***Streetscape Design:***

- *Work with Planning and Public Works to incorporate public right of way features proposed, especially rainwater, water retention, and infiltration systems.*
- *Committee recommends that the City should seriously consider planting more street trees in the Public Right-of-way. Applicant should work with the City to widen the median between parking and traffic lanes on Shattuck to accommodate trees.*
- *Street trees should create a grander avenue. Look at species that could extend from Adeline to University.*
- *Recommend street trees that are different than the existing ones on Shattuck. Long term, a combination may be better.*
- *Make a stronger proposal for street trees on Parker for the City to consider. Don't limit focus to the same street trees already on Parker.*
- *Recommend removing the acacia trees from the plant palette, since these could cause allergy problems.*

***Courtyard Design:***

- *Open plaza design with glass easels is a good option but consider safety issues carefully. Consider raising the easels in a planter.*
- *Consider more planting in the plaza entrance area, such as vines that grow around the glass easels. Having just the succulent wall on the edges seems too thin.*
- *Planter and water feature may make table and chair placement difficult. Think about the eventual use of the space and whether these are needed.*

***Building Design:***

- *Keep slender columns at the 2<sup>nd</sup> floor terraces. Wider columns would not be as successful.*
- *Consider having a roof covering for the walkways for the fifth floor units.*
- *Show proposed lighting on all elevations at FDR. Consider the impact of lighting on neighbors.*
- *Signage program will be reviewed at FDR. 24" letter height may be too large - city guidelines for letter heights are 16".*
- *Look carefully at way-finding, especially for residential entries. Provide more lobby details at Final Design Review (FDR). Think about how to make the spaces welcoming.*

***Building Materials and Colors:***

- *Clear anodized recessed windows are very handsome. Dark finish proposed on 2598 Shattuck may take away from the recessed appearance of the windows.*
- *Recommend heavier dash stucco for a more substantial appearance.*
- *Provide color swatches on proposed materials at FDR.*
- *Stronger colors are recommended. Colors are too muted without the bright yellow accent color previously proposed.*
- *Deeper yellow previously proposed was more successful. Continue to discuss at FDR.*
- *Bright white stucco color proposed does not look substantial.*
- *Warm orange color previously proposed on the west elevation is preferable to terracotta.*