

## DRC SUMMARY – April 21, 2016

**2777 SHATTUCK AVENUE [between Ward and Stuart] (DRCP2015-0014):**  
**Continued Preliminary Design Review** to construct a 4,427 square foot addition to an existing building to serve a new full service auto dealership.

***Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review: Motion (Goring, Anno) VOTE (5-1-0-1) Hall – no, Hauser – absent.***

### **Conditions:**

- *Street edge along the Stuart Street parking area should be improved with a landscape strip and street trees if possible. Minimize curb cuts as much as possible.*
- *Substantial landscape should be added to both the Adeline and Shattuck sides of the triangle site.*
- *Demonstrate that sound and vibration from service bays will be isolated.*
- *Improve Green score. It appears to be low – consider solar panels.*

### **Recommendations:**

#### **Triangle Site / General Landscape**

- *Triangle lot should be more framed with landscape. Improvements on the triangle site and the Adeline right-of-way are encouraged.*
- *There should be landscape and/or a fence in front of the cars on the triangle site.*
- *Include plans for planting on the Adeline Right-of-way when presenting at ZAB.*
- *Some cultural attributes, such as art, would be appropriate on the triangle site.*
- *Consider a partial fence as well as landscape along Stuart to help screen the cars.*

#### **Building Design**

- *Compressors should be on isolators; noise limits should be reviewed at ZAB.*
- *Look at how the garage door design could better fit within the building façade – possibly some spandrel panels.*

#### **ZAB Issues**

- *Left turn from Shattuck into service bays still appears to be problematic.*
- *ZAB should carefully review the hours of operation, as well as loading/unloading hours.*