



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
May 19, 2016  
7:00 PM**

|             |   |
|-------------|---|
| GORING, J   | P |
| WILLIAMS, G | P |
| HALL, A     | A |
| HAUSER, S   | P |

|            |   |
|------------|---|
| PINK, D    | P |
| EDWARDS, B | A |
| ANNO, K    | A |

*Public Attendance:* 11  
*Public Speakers:* 4

*Staff in Attendance:*  
*Burns, Sundelson,*

**I. PROJECTS**

- 2107 DWIGHT WAY (MODDRCF2016-0001): Building Signage** (Final Design Review Modification) for an approved six-story mixed-use building currently under construction.

***Final Design Review Modification for signage was approved with the following changes and conditions:*** Motion (Goring, Williams) VOTE (4-0-0-3) Anno, Edwards, Hall – absent.

***Conditions:***

- Upper level wall sign facing west is not included in this approval. Applicant may work with Staff for a building blade or wall sign lower on the building near the ground floor awning.*
- Tenant signage program should have more flexibility in sign type and more variety in background colors.*

***Recommendations:***

- Sign up near the parapet on the west elevation is not appropriate, but wall sign on the south elevation is better since lower on the building.*
- Tenant signage should have more flexibility, in sign types as well as colors for more pedestrian interest.*

- 2598-2600 Shattuck Avenue (DRSA2016-0004): Building Signage** (Final Design Review Modification) for an approved mixed-use development with one five-story building and one three-story building.

***Final Design Review Modification for upper building signage was denied. Lower building signage for lobby and parking entrances was approved.*** Motion (Goring, Williams) VOTE (4-0-0-3) Anno, Edwards, Hall – absent.

**Recommendations:**

- *Wall signage up near the parapet is not appropriate. Look at design options which are lower.*
- *Look at alternatives which use the vertical wall spaces on Parker, and spaces that are more related to pedestrian activity.*

- 3. 2001 Fourth Street (DRCF2016-0002): Final Design Review** to demolish an existing 40,000 sq. ft. grocery store/office building and construct a 181,248 sq. ft., 5-story, 59-foot tall, mixed-use project with 152 residential units, 8,450 sq. ft. of retail space and 219 parking spaces.

**Final Design Review was approved with the following conditions:** Motion (Williams, Goring) VOTE (4-0-0-3) Anno, Edwards, Hall – absent.

**Conditions:**

- *Rooftop mechanical equipment should be screened if visible from the Public Right-of-way.*
- *Building signage facing west shall be lowered to the 3rd level. The applicant shall work with Staff to make sure that the finish is subtle and discrete and fits in with the adjacent building materials and colors.*

**Disclosure:** Diana Pink disclosed that the PGA firm did landscape drawings for this project, but that she did not work on the project herself. After a brief discussion, the whole Committee agreed that recusal was not necessary.

- 4. 2067 University Avenue (DRCP2015-0023): Preliminary Design Review** to demolish an existing one-story commercial building and allow construction of a new seven-story mixed-use building with 50 apartments and 15,000 square feet of ground-floor commercial space.

**Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review:** Motion (Williams, Goring) VOTE (4-0-0-3) Anno, Edwards, Hall – absent.

**Recommendations:**

- *Variation illustrated in rain screen wall cladding is a nice feature.*
- *Look carefully at roof decking material. Provide more information at Final Design Review.*
- *For open space, more of a variety in seating arrangements is recommended, some larger, some smaller.*
- *As a general comment, it would be good to amend the 40% landscape requirement to less when open space is on a roof deck.*
- *Ceiling heights could be higher.*

**II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes  
Minutes from 04/21/2016 DRC Meeting

*Approved MOTION (Pink, Hauser) VOTE (4-0-0-3) Anno, Edwards, Hall – Absent.*

- Designate Subcommittee for Review of New Candidates for Committee Position:  
*Edwards, Williams, and Hall designated for subcommittee, with Anno as alternate if needed.*