5 - HISTORIC PRESERVATION & URBAN DESIGN
Historic Preservation &
Urban Design

5. HISTORIC PRESERVATION AND URBAN DESIGN

STRATEGIC STATEMENT

Berkeley has one of the few examples in California of a substantially intact pre-World War II downtown of its size. Sections of Downtown remain much as they were in the 1920s and 1930s. Our Downtown has an exemplary and vital heritage of historic buildings in a wide variety of architectural styles and scales. The scale, massing, and visual character of many historic buildings remain. Downtown buildings also relate to streets in traditional ways, with commercial ground floors fronting directly onto the public sidewalk and thereby maintaining continuous intimate pedestrian scale, in contrast to deep setbacks found in suburban settings.

While Downtown's historic assets are significant, Downtown is an incomplete and unfinished cityscape. It has many underused and non-descriptive properties, and it needs many public improvements. New development can bring many benefits, including new residents, affordable housing, environmental sustainability, and a renewed sense of vitality.

HISTORIC PRESERVATION AND NEW DEVELOPMENT

Policies of the Downtown Area Plan seek to harmonize and balance the twin goals of preserving and enhancing historic resources, and encouraging new and complementary development. It is fundamental to this Plan that, with appropriate design guidelines and regulations, both goals can be achieved and complement each other. The character of new development must be considered through the lens of good urban design and consideration for Downtown's historic settings. Context – geographic and cultural – presents critical design considerations that help lead to projects that fit the place. In addition, through continued care and investment, historic buildings and good urban design will continue to contribute continuity and character to Downtown's changing yet principled cityscape.

Preservation planning and the continued utilization of historic resources are critical in the following ways:

- Preservation helps retain a community’s distinct character and sense of place, and creates a tie with the past that establishes community and builds roots. The tangible presence of historic buildings and places speaks of other times and people and enables us to chart paths to the present and future.

- Berkeley can capitalize on Downtown's potential for cultural tourism by celebrating its historic character through civic improvements and ongoing programs and activities.

- Conserving existing buildings can be part of a "green" strategy, as preservation and rehabilitation use fewer natural resources and less "embodied" energy than new construction, and keep demolition waste out of landfills.

Facing Page: Downtown features taller buildings, including the Wells Fargo Building built in 1925 (at left), and may include new buildings of similar height or somewhat greater height in the case of hotels (at right). Images courtesy BAHA (left) and Cambridge Seven Associates (right).
Studies show that historic preservation is good for the economy and for property values.

Older buildings tend to offer distinctive retail spaces with special facade character, taller ceiling heights, and deeper retail space.

Older buildings provide much of Berkeley’s most affordable and most family-friendly housing.

Appropriate new development and urban design policies also offer critical benefits:

- New construction can fill the gaps within our historic Downtown, heal the scars posed by unsightly properties, and strengthen and help energize the cityscape.

- New construction, and the renovation and adaptive reuse of existing buildings, can provide needed new housing.

- New construction, renovation, and adaptive reuse can embody and exemplify new ideas such as energy-saving designs or innovative construction techniques.

- New construction, renovation, and adaptive reuse give needed scope for the exercise of design talents and creativity.

Figure HD-1: Berkeley Station looking southwest in 1910. Image courtesy of BAHA.
New construction, renovation, and reuse can help revitalize Downtown’s economy by bringing people who will support local shops and cultural uses.

Street and open space improvements can enhance Downtown, by complementing the best aspects of its present character and by offering public places for our enjoyment.

Through fees and taxes that it generates, new development can support public street and open space improvements and help to finance affordable housing.

DOWNTOWN’S HISTORICAL EVOLUTION

In the mid-19th century Francis Kittredge Shattuck and George Blake acquired large landholdings, flanking today’s Shattuck Avenue, that would include most of the 2011 Downtown plan area. Downtown’s early development was stimulated especially by the opening of a railroad branch line in 1876 to stations that were located at Dwight Way and at what is now known as Berkeley Square. Shattuck Avenue’s unusual width accommodated the train tracks in addition to horses, carriages, and pedestrians. The City of Berkeley was incorporated in 1878, by which time most of Downtown’s street pattern had been established.

Revised March 25, 2009. While the map is generally accurate, corrections will be made and the status of any individual parcel should be verified. For site-specific information see the DAP Reconnaissance Survey Matrix.
In the 20th century’s first three decades, dramatic growth and rebuilding were stimulated by electric rail service, which linked Berkeley to Oakland and (by ferryboats) San Francisco; by resettlement of San Franciscans to the East Bay after the 1906 earthquake and fire; and by growth of the University. There was much less development during the Great Depression, although some of Downtown’s finest historic buildings such as the Public Library and the Kress building date from the 1930s.

Downtown Berkeley escaped the wholesale redevelopment that scarred many California cities during the 1960s and 1970s. Some demolition and new construction did occur along Shattuck during the BART construction era, from about 1966 to 1973, when two early-1900s large structures at Shattuck and Center were torn down and replaced by the present high-rise Great Western building and suburban-style Bank of America building. But recent development has occurred mainly on side streets east and west of Shattuck, or on Shattuck’s lower portion south of Durant. The scale, massing, and visual character of most of Shattuck’s own frontages – and many other parts of the plan area – remain much as they were in the 1920s or 1930s. Downtown’s character is largely due to the fact that so many of its buildings were constructed between 1900 and 1941 and so many of them have basically retained their historic appearance. They also relate to the street in traditional urban ways in keeping with the character of their time.

PRESERVATION CONTROLS AND DESIGN GUIDELINES

Partially in response to the demolition of some important historic buildings in Downtown, the City adopted the Landmarks Preservation Ordinance (LPO) in 1974. This ordinance authorizes the Landmarks Preservation Commission (LPC) to designate properties as Landmarks, Structures of Merit, or Historic Districts and gives it regulatory power over the properties it designates. Many properties within the expanded Downtown plan area have been designated as Landmarks or Structures of Merit.

Nine properties (all of them also City-designated Landmarks) have gone through the separate process to be individually listed on the National Register of Historic Places.

The City has under the LPO designated the Civic Center Historic District, which is also listed on the National Register. The high school’s campus constitutes the Berkeley High School Historic District, which is on the National Register but has not been designated as a district under the LPO.

In 1994 the Planning Commission adopted “Downtown Berkeley Design Guidelines.” This document has continued to provide valuable guidance on diverse aspects of both alterations and new construction.

SURVEYS AND LISTS

Several surveys of historic resources have been conducted for Downtown.

In 1977–1979 the Berkeley Architectural Heritage Association (BAHA) in conjunction with the City, with grants from the State Office of Historic Preservation and the San Francisco Foundation, did a well-regarded, representative but not exhaustive survey and documentation of historic resources in Berkeley. It gathered significant information on many Downtown buildings.

In 1987 BAHA assembled available information on Downtown historic resources into a report entitled “Historic Survey of Downtown.” The report...
included maps, one of which showed properties it classified as:

- "City Landmarks" (and in some cases also "National Register"),
- "Included on State Inventory [but not landmarked]," or
- "Contributing."

"Contributing" properties were defined in BAHA's 1987 report as "Properties [that] could be considered contributing to the existing fabric of downtown by virtue of age, scale, height, massing, materials."

The 1990 Downtown Plan referenced BAHA's "Historic Survey of Downtown" report, and included a map with three resource categories:

- "Landmark Building – City and/or National Register,"
- "Significant Structure (BAHA)," or
- "Contributing Structure (BAHA)."

In 1993 the Landmarks Preservation Commission adopted a list entitled "Historically Significant Buildings in the Downtown" that "have been either officially designated City of Berkeley Landmarks or appear to be eligible for designation, based on preliminary research...because of their cultural, architectural or historic contribution to the city, state or nation."


In 2006, Architectural Resources Group (ARG) was selected by the City to evaluate and advise regarding historic resources in the expanded Downtown Area. ARG produced a set of "Context Statements," organized by historic themes such as "Transportation," "Commercial Architecture," "Residential Development," and "Health and Medicine." ARG also conducted a "Reconnaissance Survey" involving roughly 500 structures within the Downtown Area, as well as about 100 located just outside its boundaries. ARG provided a preliminary evaluation of the integrity of potential historic resources.

SUMMARY MAP

Figure HD-3, "Historic Resources, Noteworthy Buildings and Potential Development Opportunity Sites," provides a partial summary of the overall situation as of March 2009. It indicates the following classes of individual properties:

- "Designated Landmark or Structure of Merit." This includes the properties so designated by March 2009.
- "Significant per BOTH 1993 LPC List and 1994 Design Guidelines." These are properties (other than those that have been designated as Landmarks or Structures of Merit) that were included in the 1993 LPC list of significant buildings as well as in the 1994 Design Guidelines’ list of significant buildings.
- "Building on the SHRI." This consists of buildings (other than those in the map’s above two categories) that were recorded by the State Historic Resources Inventory of 1977–1979.
- "Other Building Called Contributing or Significant by BAHA Report, 1990"
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Downtown Plan, LPC List, and/or Design Guidelines.” Many of these are buildings were identified as “contributing” by the 1990 Downtown Plan.

− “Development Opportunity Site Apparently Containing No Historic Resource.” The mapping of these sites is tentative and illustrative. Nearly all of them involve one-story buildings, parking lots or other open uses, or vacant land. A few properties with two-or-more-story buildings are shown in special cases, including some buildings that are very near the BART station or that have serious seismic problems.

Figure HD-3 also depicts the boundaries of the Civic Center Historic District and the Berkeley High School Historic District.

In the future, additional properties will be designated or documented as historic. On the other hand, some of the properties that were noted as “contributing” or “significant” only by the 1987 BAHA report and/or 1990 Downtown Plan may – upon further analysis – be deemed to be not historic.

SUBAREAS AND CONTEXTUAL DESIGN

The cityscape of Downtown contains numerous and diverse subareas. Some of them have a strong visual identity, and these involve noticeable concentrations of historic buildings. Downtown’s most important historic subarea generally includes the buildings along Shattuck Avenue from about University to Durant, as well as some buildings on side streets. Despite some unfortunate remodelings, this “main street” has retained its basic visual character. Another particularly important historic subarea is the Civic Center.

Some other parts of Downtown contain fewer historic buildings and lack a strong visual identity. Substantial demolition and rebuilding has occurred since 1950 along many side streets, where parking lots and other underutilized sites interrupt the urban fabric.

A balanced urban design strategy should include both preservation and infill, and should:

− conserve the character of subareas that have a strong historic identity, while recognizing that sensitive infill development and, in appropriate cases, additions to designated Landmarks can occur; and

− channel much of Downtown’s new development into sections now lacking a strong visual identity.

The answer to “What should a new building look like?” will vary from place to place.

Two different urban design approaches are needed: one for subareas that have a strong historic character, and one for Downtown development outside those subareas.

In subareas where historic resources are concentrated, designers should pay special attention to a project’s context, including the character of adjacent properties and the subarea as a whole. The Downtown Design Guidelines should be strengthened to better protect and reinforce the overall character of these subareas. In addition, the Landmarks Preservation Commission should evaluate subareas, including residential ones, to determine whether any additional subareas should be designated as Historic Districts. Recent years’ additions to the Berkeley Main Library and the Francis K. Shattuck Building (at 2100 Shattuck) illustrate how sensitive design
and development can both respect and enhance a historic subarea.

For subareas without historic character, historic evaluations, design review, and landmarking should be used to protect individual historic buildings and the general Downtown cityscape, while allowing for a lively variety of good architecture.

In all commercial and mixed-use subareas, the Downtown Design Guidelines should be amended and applied to attract demographic diversity, encourage economically viable retail space, provide on-site open space, mitigate impacts from parking garages, promote public safety, and promote resource-efficiency and sustainable practices (see Goal HD-4). And development should reinforce the character of Downtown's commercial and mixed-use streets by bringing buildings up to the sidewalk, maintaining continuous storefronts, continuing dominant rhythms for structural bays or bay windows, and continuing dominant cornice lines. While contextual design can be perceived as limiting, solutions can be highly creative.

**URBAN DESIGN THROUGH BUILDING STANDARDS AND PUBLIC IMPROVEMENTS**

DAP urban design objectives should inform zoning regulations, not the least of which address dress building heights, setbacks, and street-level uses. New “character-based” provisions should spell out desirable and measurable urban relationships, such as the ways that buildings should face streets and make them more active, safe, and attractive.

Improvements to Downtown’s public realm of streets and open spaces are also vital. Public improvements should be appropriate to Downtown’s historic settings and enhance Downtown as a place to live, work, shop, learn, or play (see “Streetscapes and Open Space” chapter).

**GOALS, POLICIES & ACTIONS**

**GOAL HD-1: CONSERVE DOWNTOWN’S HISTORIC RESOURCES AND UNIQUE CHARACTER AND SENSE OF PLACE.**

Policy HD-1.1: Historic Buildings & Sites. Preserve historic buildings and sites of Downtown, and provide where appropriate for their adaptive reuse and/or intensification.²

a) Retain Landmarks and Structures of Merit in Downtown. Designate, where appropriate, additional properties as Landmarks or Structures of Merit.
b) When evaluating potential modifications, adaptive reuse or intensification of designated or sufficiently documented historic resources, in addition to applying the Landmarks Preservation Ordinance, the proposed work must also be evaluated for conformance with the Secretary of the Interiors Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Where applicable, the Secretary of the Interiors Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes,” must also be applied. At a minimum, historic facades should be maintained and/or rehabilitated and the scale and character of additions must be compatible with the historic building.

c) For the most common practices and alterations, compile reference materials that describe appropriate maintenance and façade improvements for common practices and alterations, and where additional information can be obtained. Develop materials using community participation. Make these materials available to property owners, contractors, and architects.

d) Allow flexibility in parking and other standards, such as exemption from on-site open space requirements, when such buildings are substantially and appropriately preserved or restored as part of a development project. Review and, if necessary, revise standards that may discourage historic rehabilitation and adaptive reuse. Identify potential sources of financing, tax relief (such as through the Mills Act), grants, and a full range of other incentives and resources for historic preservation, such as those relating to accessibility and seismic upgrading. Provide this information to owners of historic resources (see Policies ES-4.1, LU-2.1 and LU-4.3).

2 Additional analysis will be needed to determine with certainty the merit of resources that were noted as “Contributing” (and in some cases noted as “Significant”) in the 1990 Plan but that have not been designated as Landmarks or Structures of Merit, or documented as historic resources. Ongoing efforts and analysis may elevate some of these to be designated Landmarks or Structures of Merit. Other undesignated properties that were noted as “Contributing” or “Significant” in the 1990 Plan may be deemed to be not historic after evaluation required under CEQA and vetting through local procedures.

Figure HD-4: Adaptive Reuse & Intensification. The bottom three stories of the Francis K. Shattuck Building were built in 1901 and were renovated in 2000 at the same time as when a new fourth story was added. Staff photo
Policy HD-1.2: Evaluation of Potential Resources. Encourage historic resource surveys evaluating properties that may qualify as a Landmark or Structure of Merit – especially on underutilized parcels that are potential sites for future development.

a) Complete a historic resources survey for Downtown with information on significant building and site attributes, such as: building age, dates of alterations and/or additions, architect and/or builder, architectural integrity, building height. Also cite historic registrations and/or designations, and classifications from prior surveys and previously adopted plans.

b) Update this survey as construction or demolition occurs. Use the historic resources survey as an additional tool for evaluating resources that may qualify as a Landmark or Structure of Merit, especially those called out as historic or potentially historic in previous plans and surveys. Update this survey as construction or demolition occurs.

c) Figure HD-5: Historic Context & Green Features. The Fine Arts Building furthers a tradition of Art Deco buildings Downtown, and incorporates in a sympathetic way green features for energy efficiency, such as light shelves that bounce daylight deeply into interior spaces. Staff photos

Policy HD-1.3: Repairs & Alterations. When substantial repairs or alterations are proposed for buildings over 40 years old, the City will encourage the restoration and repair of any lost or damaged historic features when feasible and appropriate.

a) Allow flexibility in parking, open space, and other standards (see Policies ES-4.1, LU-2.1 and LU-4.3).

b) Evaluate and, if needed, strengthen recommendations relating to substantial alterations contained within the Downtown Design Guidelines.

c) Encourage property owners, developers, and other stakeholders to use archives and other resources to guide the design of appropriate restorations and repairs. Support the maintenance of and encourage public access to archives with information on older Downtown buildings.

Policy HD-1.4: Public Awareness. Enhance community awareness of Downtown’s unique history and architectural heritage.

a) Use public communications to promote Downtown’s history and architectural heritage. Refer users of the City’s web pages to materials of interest at the City’s libraries.

b) Refine Downtown’s “Historic Context Statements” (prepared in 2007) for the use and enjoyment of a general audience. Make it available at a nominal price. In this publication, use the historic resources database and add maps to describe Downtown’s historic contexts.

c) Work with the Berkeley Architectural Heritage Association (BAHA) to update and ex-
Encourage distribution of this brochure by the Downtown Berkeley Association, the Berkeley Convention and Visitors Bureau, UC Berkeley, and other organizations.

Promote the use of plaques, signage, murals, and other ways to increase citizen awareness of Downtown's history.

Encourage invited artists to install art in Downtown to refer to Downtown's historic features and events.

Policy HD-1.5: Residential Character. Conserve the scale of residential-only neighborhoods within the Downtown Area, and reduce development pressures that lead to the loss of older buildings that contribute to the overall character of these neighborhoods (see policies under Goal LU-4).

Policy HD-2.1: Special Subareas. Identify areas with special character that might be highlighted with streetscape improvements and other public and private design features.

Policy HD-2.2: Historic Subareas. Protect and reinforce the character of discrete subareas where historic resources are concentrated, while also recognizing that sensitive change may occur within such subareas. Make sure that within sub-areas where historic resources are concentrated, building alterations, new construction and public improvements are designed with particular concern for compatibility with their surroundings.

The Landmarks Preservation Commission may designate one or more historic subareas as Historic Districts to protect historic resources and promote compatible new development – while acknowledging the importance of creativity, and continued growth and increased building densities in Downtown's mixed-use areas.

Newly designated Historic District should be accompanied by development design guidelines to describe how new development can complement the District's historic character.

Encourage the analysis of known and potential historic resources as a part of considering Historic District designation(s) by the Landmarks Preservation Commission.

Consider creating a "Shattuck Avenue Historic District" that would generally include buildings along Shattuck Avenue, between University Avenue and Durant Avenue.

Use criteria pertaining to historic district designations in Berkeley’s Landmark Preservation Ordinance (LPO) and applicable guidelines in the National Register Bulletin “How to Apply the National Register Criteria for Evaluation.”

Evaluate and, if needed, strengthen the existing Downtown Design Guidelines to encour-
age designs that are contextual to subareas where historic resources are concentrated (see “Figure HD-3, Historic Resources, Noteworthy Buildings, and Potential Development Opportunity Sites). Use available survey findings to inform this process.

GOAL HD-3: PROVIDE CONTINUITY AND HARMONY BETWEEN THE OLD AND THE NEW IN THE BUILT ENVIRONMENT.

Policy HD-3.1: Contextual Design. To promote continuity between old and new, new construction and building alterations should meet streets and public spaces in contextual ways that line streets with building streetwalls and support a pedestrian-oriented public realm.

a) Review and, if needed, strengthen the Downtown Design Guidelines to further encourage continuity and harmony between old and new construction. Promote ways to complement Downtown’s historic context through: materials, cadence/modulation, color, fenestration & entry patterns, cornice lines, massing, roof form, building “build-to lines,” and other appropriate architectural devices.

b) Consider new and/or revised Zoning standards and Design Guidelines that will help support and maintain Downtown’s traditional main-street character. Specifically, modify the Zoning provisions and Design Guidelines to better address continuity and relationships between buildings (see Policy HD-4.1).

c) Amend the Downtown Design Guidelines to address how taller buildings can be made compatible with Downtown’s context and historic resources (see policies under Goal LU-4).

Policy HD-3.2: Continued Variety. Recognizing building height, massing and scale, allow for continued variety that respects Downtown’s context.

a) The review of development proposals, and resulting refinements, should consider Downtown’s traditional context and respect Downtown’s historic resources while also considering DAP policies relating to building height and envelope (see Land Use chapter).

GOAL HD-4: IMPROVE THE VISUAL AND ENVIRONMENTAL QUALITY OF DOWNTOWN, WITH AN EMPHASIS ON PEDESTRIAN ENVIRONMENTS THAT ARE ACTIVE, SAFE AND VISUALLY ENGAGING. ENCOURAGE APPROPRIATE NEW DEVELOPMENT DOWNTOWN.

Policy HD-4.1: Pedestrian-Oriented Design. Improve the pedestrian experience and the aesthetic quality of Downtown’s environments through appropriate design. New construction and building alterations should promote pleasing public open spaces and streets with frequent street-level entrances and beautiful facades. In commercial areas, buildings should encourage activity along the street and generally maintain the urban tradition of no street-level setbacks.

a) Continue to apply the Downtown Design Guidelines to new development and building alterations, and strengthen them to:

− include contextual provisions specific to where historic resources are concentrated;

− help attract a variety of people to live Downtown through the design of appropriate multi-family housing;
− encourage economically viable and physically adequate retail spaces (see Policies ED-1.3 and ED-1.6);

− better guide the design of on-site open space, including publicly accessible courtyards, plazas, and midblock walkways, and the inclusion of ecological site features (see Policy OS-3.1);

− address the design and adequacy of open space for residents;

− mitigate potential impacts of parking garages on streets and publicly accessible open spaces;

− provide adequate lighting and safety features in garages, in bus shelters and at bicycle parking;

− promote resource-efficient design and emerging sustainability practices (see Environmental Sustainability chapter); and

− encourage on-site greenery and ecologically beneficial features (see policies under Goals ES-5 and OS-2).

b) Consider new and/or revised development standards that will help promote active, interesting and pleasing pedestrian environments. Specifically, modify the zoning code to better address issues of continuity, compatibility, sustainability, and the special existing qualities of Downtown, such as: frequent building entrances, street-level transparency/windows, on-site open space, etc.

Emphasize measurable standards that are easy to understand and apply. Zoning pro-

visions should be developed with extensive input from the public.

c) Evaluate and improve public signage to reduce visual clutter and help visitors navigate Downtown (see Policy ED-1.12).

d) Encourage outdoor dining, street fairs, and other beneficial yet limited use of public space by private concerns (see policies under Goal ED-1).

e) Establish new and enhance existing convenience facilities including publicly accessible restrooms and drinking fountains (see Policy OS-4.3).


Design and position new buildings to avoid significant adverse solar-, visual- or wind-related impacts on important public open spaces. Also provide for adequate natural light in residential units through appropriate building form (see Policies ES-3.3 and LU-4.2, and Table LU-1).

a) Strengthen standards and guidelines to better address potential solar access and wind impacts.

b) For buildings exceeding 75 feet, use solar, visual and wind simulations to evaluate and refine design alternatives.

Policy HD-4.3: Urban Open Spaces. Create, enhance and maintain streets, plazas, midblock open spaces, and other urban open spaces to enhance the pedestrian environment and increase the number of people who will use Downtown. The design of streets and open spaces should complement the character of Downtown as a whole and the character of nearby archi-
Policy HD-4.4: Design Creativity & Excellence. Continue Berkeley’s tradition of architectural excellence. Support design creativity during the development approval process and in the resulting construction. All new construction and building alterations should be of the highest quality and promote sustainability (see policies under Goal ES-4).

GOAL HD-5: ENHANCE AND IMPROVE THE PHYSICAL CONNECTION BETWEEN DOWNTOWN AND THE UNIVERSITY OF CALIFORNIA.

Policy HD-5.1: Appropriate Buildings. Encourage the University to use the Downtown Design Guidelines and Downtown Area Plan to guide the character and scale of its future development. Strongly encourage the University to design buildings that are appropriate to Downtown and make streets that abut University property pedestrian-friendly, in a manner required of any Downtown developer. Along street frontages of University buildings Downtown, the ground floor should be pedestrian-friendly and have windows and entrances, and avoid blank walls. Encourage active street-level uses. Provide retail or other active public-serving uses along Shattuck Avenue and University Avenue (see Policy LU-6).

4779 a) Encourage the University to use the Downtown Design Guidelines and Downtown Area Plan to guide the character and scale of its future development.

4780 b) Encourage the University to make development at the east end of University Avenue (between Walnut and Oxford) a priority to bring more retail and pedestrian activity, and for the creation of an important “Gateway” for persons arriving to the Campus or Downtown.

4781 c) Active pedestrian-friendly ground floor uses should be maintained on all three sides of the proposed new Berkeley Art Museum and Pacific Film Archive (BAM/PFA). The proposed primary entry of the museum should be located on Center Street, with a secondary entry provided from Oxford or the corner of Oxford and Addison. Consider modulated edges and pockets of open space. Loading docks should be carefully designed to contribute positively to the pedestrian environment.

Policy HD-5.2: Public Improvements. Encourage the University to enhance streets and public open spaces in Downtown (see Streets and Open Space chapter). Urge the University to make substantial and fair contributions for street improvements adjacent to their properties, and engage the University on how to fund other Downtown improvements.
4818 a) Urge the University to make substantial and 4819 fair contributions for street improvements 4820 adjacent to their properties.

4821 b) Work in partnership with the University to 4822 implement the Streets & Open Space Im- 4823 provements Plan (see Policy OS-1.1), espe- 4824 cially in locations of mutual interest. Engage 4825 the University on how to fund improvements 4826 benefiting all of Downtown.

4827 c) Encourage University efforts to enhance 4828 open spaces along the Oxford-Fulton edge 4829 of the main campus, including “the Cres- 4830 cent” and the new open space referred to 4831 as “Kittredge Glade” in UC Berkeley’s 2020 4832 Long Range Development Plan.

4833 d) Celebrate the seam between the park-like 4834 campus and the urban Downtown. Partner 4835 with the University on the design and imple- 4836 mentation of Oxford-Fulton as a green bou- 4837 levard, through both street improvements 4838 and active building fronts.

4839 e) Encourage the University to help extend the Ohlone 4840 Greenway along its Hearst Avenue frontage.

4841 f) Maintain public access along Walnut Street 4842 passage between Hearst and Berkeley Way.

4843 g) Encourage midblock pedestrian connec- 4844 tions between University Avenue and Center 4845 Street, as part of UC development.

4846 Policy HD-5.3: Historic Buildings. Encourage 4847 the University to respect historically important 4848 buildings, and strive to integrate them within its 4849 development.

4850 a) When proposed UC development includes 4851 or adjoins historically important buildings,