



D E S I G N
R E V I E W
C O M M I T T E E

S T A F F R E P O R T

For Advisory Comments

FEBRUARY 21, 2013

2211 HAROLD WAY

PREVIEW

Use Permit #13-1000010 of new high-rise residential development adjacent to the Landmark Shattuck Hotel. Project comprises 355 residential units, 12,000 +/- sq. ft. of retail space, and a publicly-accessible mid-block courtyard.

I. Introduction

This project is located on the east side of Harold Way, between Allston Way and Kittredge Street. This parcel is located in the C-DMU Commercial-Downtown Mixed Use district, in the Core Area.

It is before the Design Review Committee (DRC) for a Preview. It is also scheduled for Previews with the Zoning Adjustments Board (ZAB) on February 28, 2013, and with the Landmarks Preservation Commission (LPC) on March 7, 2013. DRC is requested to give advisory comments for consideration by both the ZAB and LPC.

The LPC will review a Structural Alteration Permit for the whole project as the new construction it on the same site as the landmarked structures.

II. Background

This project proposes to have 355 for-rent residential units totaling to approximately 300,000 sq ft. The ground floor is proposed to have approximately 12,000 sq ft. of retail space along Harold Way as well as Allston Way and Kittredge Street. A large mid-block courtyard, about 12,000 sq. ft. can be publicly-accessed from all four streets bounding the project site. Refer to the attached applicant's statement for more information.

III. Project Setting

A. Neighborhood/Area Description:

This site is located in the core area of the Commercial-Downtown Mixed Use (C-DMU) district. The project has Hotel Shattuck to the east, Dharma College and bookstore to the west, Allston Garage to the north, and Berkeley Library to the south of the project. See the applicant's statement for more information on the site's proximity to many of Downtown Berkeley's amenities.

Table 1: Land Use Information

| Location | | Existing Use | Zoning District | General Plan Designation |
|------------------------|-------|----------------------------|-----------------|--------------------------|
| Subject Property | | Commercial | C-DMU | Core Area |
| Surrounding Properties | North | Allston Garage | C-DMU | Core Area |
| | South | Berkeley Library | C-DMU | Corridor |
| | East | Hotel Shattuck | C-DMU | Core Area |
| | West | Dharma College & Bookstore | C-DMU | Outer Core |

IV. Downtown Area Guidelines

Downtown design guidelines have recently been revised and updated in conjunction with the Downtown Plan and Ordinance revisions. While recent revisions added new information on architectural styles, site planning, building massing and open space, much of the previous guidelines on facades, roof design, storefronts and entrances, and materials have been retained and continue to be pertinent information. Following are several key guidelines which relate closely to this project.

- Maintain a continuous zero-setback “build-to line” at the ground floor at the edge of all Downtown streets where commercial and higher levels of activity are anticipated.
- Consider massing alternatives that would reduce shadow impacts on streets and relate new construction to the scale of nearby buildings.
- Maintain and reinforce Downtown’s historic streetwall at the property line. Upper floor setbacks are desirable above 60 feet (usually the fifth floor for residential construction), and should be used above 75 feet.
- For buildings over 85 feet in height, prepare an analysis of potential wind impacts. Protect sidewalks and public open spaces by deflecting downward wind drafts (“wind shear”) by using building setbacks, recesses, projections, and other devices.
- Consider how the building’s form and orientation can take advantage of sun and shade to appropriately heat and cool the building.

All four street frontages for this project are designated as required public serving frontage (refer to figure 43 in the 2012 Downtown Guidelines)

- At least one publicly-accessible street-level entrance to be provided for every 40 feet along a street facing frontage. Any remainder exceeding 30 feet shall also

have a publicly-accessible street-level entrance. No two entrances shall be separated by more than 50 feet.

- Clear Glass shall comprise at least 60% of the street facing façade where it is between 3 feet and 8 feet above elevation of adjacent sidewalk
- The design of the ground floor shall be visually open to pedestrians such that the design should enable the main activities of the proposed use to be carried out towards the front of the space.

A complete set of the downtown guidelines can be found on-line at:

<http://www.cityofberkeley.info/ContentDisplay.aspx?id=14260>

V. Zoning Information

A color map illustrating the Downtown Area Plan Boundary and C-DMU Zoning Subareas are included in the applicant's statement for reference. Use Permits will be required for a mixed-use development in excess of 10,000 square feet of new gross floor area and for exceeding 75' in height. A Structural Alteration Permit will be required for exterior changes to the Shattuck Hotel as well as the proposed new development on the same site.

VI. Issues and Analysis

A. Design Review Issues:

Since this is an initial preview, comments should be focused on large-scale site planning, massing, and open space issues.

B. Issues for Discussion:

- Setbacks
- Sunlight & Views
- Building Massing
- Relationship to Surroundings / Neighborhood Pattern
- Public Open Spaces / Landscape Concept

VII. Recommendation

Staff recommends the Committee give the applicant advisory comments on the design of this development proposal and how it could best fit into its surroundings.

Attachments:

1. Project Plans, received February 13, 2013
2. Applicant Statement & Conceptual Project Application, received January 9, 2013

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