

2211 Harold Way
UP#13-1000010

DRC Summary- November 4, 2014

2211 HAROLD WAY [between Allston and Kittredge] (UP#13-1000010; LM#13-4000002): Review and Comment on Draft EIR for a proposed 18-story mixed-use development in Downtown Berkeley, including demolition of the 1959 Hink's building, and removal of the 1926 addition and portions of the 1913 addition to the Shattuck Hotel City Landmark building.

Advisory Comments on DEIR(no vote taken)

Impact CR-1 (Landmark Demolition):

- *Documentation of and requirements for salvaging portions of landmark proposed for demolition is not adequate.*
- *Fund amount required should be more specific.*

Impact CR-2 (Compatibility):

- *Mitigation Measures don't appear to adequately address upper story massing and exterior wall finishes and how they affect the adjacent landmark.*
- *Alternatives have too much detail and should allow for massing that is less obtrusive, and more background to the adjacent landmark.*
- *View corridor analysis should include envelope with standard height limit allowed.*
- *More usable public open space should be added as a possible mitigation measure (to separate the landmark from the project and reduce visual impacts at the street and of the overall mass).*
- *Wall space on Kittredge elevation between the Shattuck Hotel and new building (hyphen) does not need windows. Vegetation and theater information is appropriate.*
- *Recessed entry plaza at corner is appropriate.*
- *Adding a horizontal band on Allston elevation would be appropriate.*
- *Upper story glazing is not resolved, and is not adequately addressed in the alternatives or mitigations.*

Impact CR-3 (View from Campanile Way)

- *Campanile Way View is very important– not all agreed on this.*
- *Analysis should show that the view corridor has a width and not only the central axis point.*

Alternatives:

- *Would have liked to see more alternatives shown at the subcommittee meetings.*
- *There was some support for keeping the existing landmark at the southwest corner.*
- *Preservation Alternative has more open space that relates to the street and ground floor restaurants. This could help mitigate visual impact.*
- *Brick on proposed design and on design alternatives appears to be too dark.*
- *Building height appears to be too much for adjacent landmark. (minority)*

General Design Issues for Preliminary Design Review:

- *Project does not appear to meet many of the guidelines. Not all were in agreement on this point. There was a comment that the project met the guidelines creatively.*
- *Applicant should present how they meet, or don't meet, the design guidelines at the next DRC Meeting.*
- *Open space should help reduce visual impact.*
- *Provide more open space and a more active street front.*
- *New design should be modern, but honor the older architecture.*
- *There was some support for keeping the existing landmark at the southwest corner.*
- *Project should have more open space that relates to the street and ground floor restaurants. This could help mitigate visual impact.*
- *Brick on proposed design and on design alternatives appears to be too dark.*
- *Building height appears to be too much for adjacent landmark. (minority)*
- *Media wall should be further developed.*

DRC SUMMARY – February 21, 2013

2211 HAROLD WAY [between Allston and Kittredge] (UP#13-1000010): Preview 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.

Advisory Comments:

- *First six floors look nice and have well-defined windows, but above that are not successful.*
- *Design should say something more than just function.*
- *Courtyard is critical to design well.*
- *Courtyard design should allow sunlight into the space: trees should be deciduous; avoid opaque structures taller than 4-5' that cast shadows.*
- *Be careful that the courtyard isn't so public that it doesn't work well.*
- *Renderings should be credible.*
- *Not sure of the market that this project is going for, but these units appear small. Still looks like they are all for students.*
- *Every bedroom should have fresh air and natural light.*
- *Kitchen and living space should not be separated on two bedroom units as shown.*