

DRC SUMMARY – November 20, 2014

**2211 HAROLD WAY [between Allston and Kittredge] (UP#13-1000010): Preliminary Design Review** 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.

**Recommendations:**

**Massing/Views from East**

- *Committee would clearly like to see how much of the building affects the view from Campanile Way.*
- *Committee is mixed on the degree of importance of the view from Campanile Way, but all agree that more detailed drawings should be provided.*
- *Renderings should show what the building will look like with massing adjusted to accommodate the view issue.*

**Neighborhood Context**

- *Remember that this is a very historic site. There was some disappointment that there wasn't an effort to keep more of the industrial feel of the existing landmarked addition on the southwest corner.*
- *The DAP EIR has language for how Shattuck Avenue may one day be in a historic district.*

**Façade Design / Glazing / Materials**

- *Building needs to be great, and glass portions still need further development. They don't fit in with the rest of the building design. Building is schizophrenic - material choices should follow the massing.*
- *Base of building is handsome.*
- *Although the northeast view from Kittredge appears to be more resolved, other views and elevations still need further development. Mix of various types of glazing and windows appear jumbled; how glazing transitions to the brick is not yet resolved; there is too much going on.*
- *Analyze all views of the project. Look carefully at the elevations and follow the rules used for each material.*
- *East elevation needs more attention - it has to be great; north 'shoulder' is too jumbled.*
- *Design would be more successful if the building were all glass above the base, with a more refined design.*
- *Looks like the design is trying to be like the Shattuck Hotel but should be all modern.*
- *Some committee members mentioned that the upper-story brick was a benefit but there is still too much going on – simplify.*
- *Committee was mixed on balconies. While most acknowledged that they give the building a more residential look, there was some concern that they weren't a good use of space.*
- *Strongly recommend full brick on the corners, at least when close to view.*
- *Still need to see more building details for windows – depth is encouraged.*

**Tower / Corner Design**

- *Corner design still needs further development as well. Look at alternate designs for how the glass corner goes up the building.*
- *The project should be making a historic gesture for the future. The tower should be more transcendent. While some members are more partial to only*

*curtain wall glazing above the base, they also feel that some brick could work as well.*

**Plaza Design**

**Harold Way/ Kittredge Frontages**

**/ Streetscape Design**

- *Show more detail on the plaza. Show how this space is really public and how it will be used. Show furniture.*
- *Show what happens on other sides of the open plaza, across the street.*
- *Some felt that this corner is not a good location for a recessed plaza – it may not be well used.*
- *There is some concern about the pedestrian paving going across the street – this has not been popular in Berkeley in the past.*
- *Some of the spaces adjacent to the main public open space look jumbled.*
- *Look carefully at Harold Way. It should have a more pedestrian feel like Fourth Street or North Shattuck.*
- *Kittredge elevation should have more life.*
- *Space between buildings on Kittredge (hyphen) is going in the right direction but still needs more development to make it a lively wall.*
- *Recommend looking carefully at the mix of uses on the ground floor.*

**General Design Issues**

- *Bike storage appears to be inadequate.*
- *Theater plan doesn't appear to be worked out yet.*
- *Roof garden cistern is good.*
- *If the theaters don't go into the project, present what the alternate proposal would be.*