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For Committee Discussion/  
Majority Recommendation  
DECEMBER 18, 2014

## 2211 HAROLD WAY

### CONTINUED PRELIMINARY DESIGN REVIEW

**Design Review (Use Permit #13-10000010/LM#13-40000002)** of 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.

#### I. Introduction

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

This project was before this Committee for Preliminary Design Review on November 20, 2014. A summary from that meeting has been attached for your reference. It is before the Design Review Committee (DRC) for Continued Preliminary Design Review. Given the size of this project, the applicant has asked to come back with some design alternatives for some of the key issues that they heard from the DRC this past review. The applicant will continue to work on a more comprehensive presentation for a future meeting.

#### II. Background

The LPC and DRC Subcommittees have been reviewing design development for this project since the design was reviewed with this Committee as a Preview on February 21, 2013. These Subcommittees met concurrently on May 15<sup>th</sup> and July 17<sup>th</sup>, 2014.

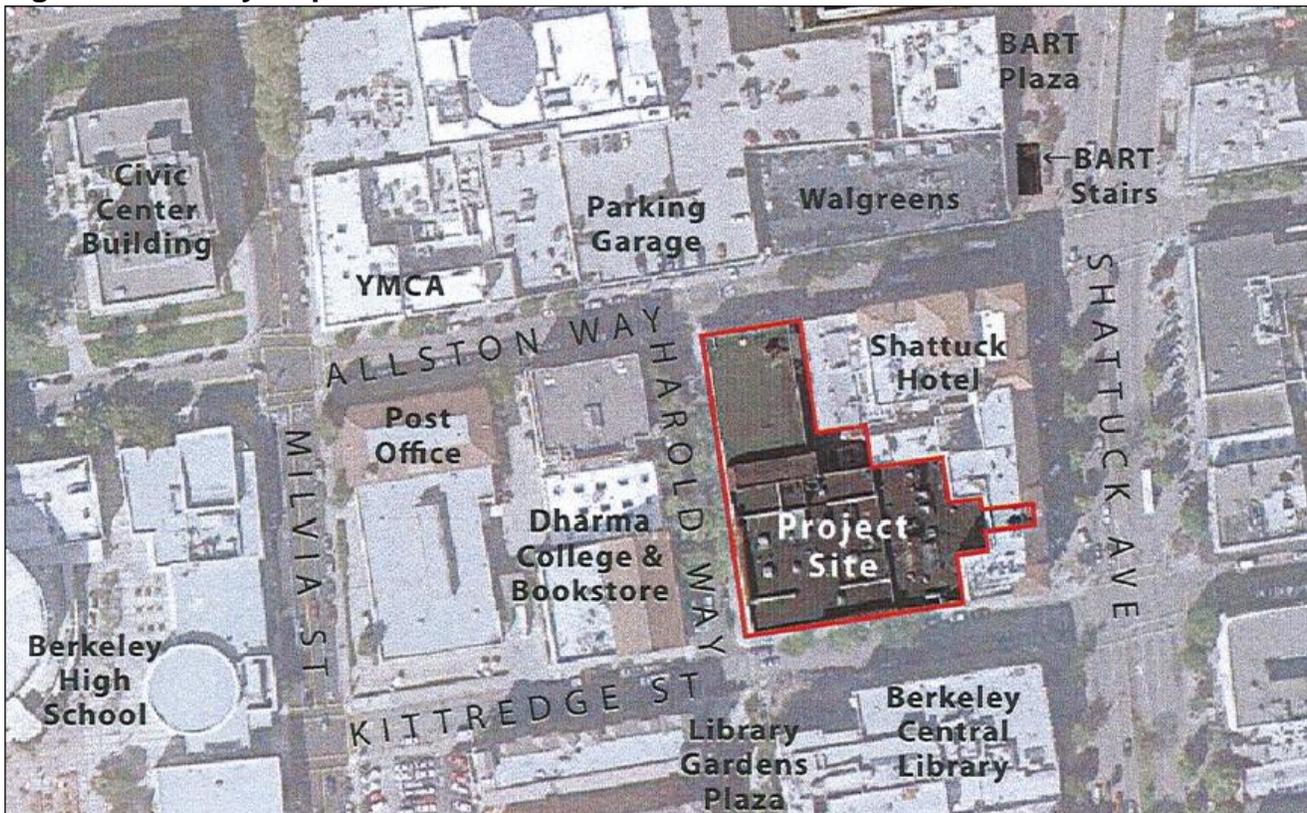
#### III. Project Setting

##### Neighborhood/Area Description:

The site sits on the western edge of the Shattuck Avenue Commercial Corridor identified in the Downtown Area Plan Historic Resources Reconnaissance Survey.

Along with the 1909/1912 five-story Landmark Hotel Shattuck on the site, the project interfaces with: the 1923 two-story, Spanish Colonial Landmark Armstrong College (2222 Harold Way) by Walter Ratcliff across Harold Way to the west; the Allston Garage across Allston Street to the north; and the 1930 four-story, Zig Zag Moderne Landmark Berkeley Library (2090 Kittredge Street) by James Plachek across Kittredge Street to the south. See the applicant's Draft Historical Context Statement for more information on the context. See the applicant's statement for more information on the site's proximity to many of Downtown Berkeley's amenities.

**Figure 1: Vicinity Map**



### **III. Project Description**

The proposed project is an 18-story, mixed-use development located in Downtown Berkeley, and would include 302 dwelling units, a six-theater cinema, about 10,500 square feet of ground-floor commercial space, and a 171-space underground parking garage. The project's primary street frontage would be along Harold Way, although it would also front on portions of Allston Way and Kittredge Street. The project is primarily 12 stories in height, with five-story portions within 15 feet of the street frontages, and an 18-story "tower" located at the southwest corner of the site, near Harold Way and Kittredge Street.

The project includes demolition of the existing on-site 1959 "Hink's Building",

located at the corner of Harold and Allston Ways, and the removal of a portion of the Shattuck Hotel building (primarily the 1926 Walter Ratcliff addition fronting on Harold Way and Kittredge Street, and the portion of the 1913 addition extending west of the hotel along Kittredge Street). Some alteration/excavation of the area beneath the retail stores along Shattuck Avenue would also occur in order to create additional space for new cinemas.

#### **IV. Zoning Permits Required**

- Structural Alteration Permit, under BMC Section 3.24.200 (Landmarks Preservation Ordinance)
- Use Permit to demolish a main building used for non-residential purposes, under BMC Section 23C.08.050.A
- Use Permit to construct a Mixed Use Development, under BMC Section 23E.68.030.A
- Administrative Use Permit to allow over 2,000 square feet of Full Service Restaurant space, under BMC Section 23E.68.030.A
- Use Permit to allow service of distilled spirits incidental to food service, under BMC Sections 23E.16.040.A and 23E.68.030.A
- Administrative Use Permit to allow service of beer and wine incidental to food service, under BMC Section 23E.68.030.A
- Administrative Use Permit to allow amplified live entertainment incidental to food service, under BMC Section 23E.68.030.A
- Use Permit to construct over 10,000 square feet of new floor area, under BMC Section 23E.68.050
- Use Permit to allow building height of over 120 feet but not more than 180 feet, under BMC Section 23E.68.070.B.2
- Administrative Use Permit to allow mechanical penthouse to exceed maximum building height, under BMC Section 23E.04.020.C

#### **V. Downtown Design Guidelines**

Downtown design guidelines were 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>

## **VI. Issues and Analysis**

### **A. Current Submittal / Design Alternatives:**

#### **Corner/Glazing Design Options**

- Option A: Tower corner has been simplified and the balconies at the corner have been reduced in size. The balconies have been removed from the shoulders’ except for the northwest corner of the north shoulder. This option terminates with a circular column in the plaza space below.
- Option B: Tower corner is further simplified from Option A with the elimination of the balconies at the corner. This option terminates in a rectilinear column in the plaza space below.

*Option B appears to be more successful in creating a simpler, more unified tower element. The rectilinear column appears to work with the existing lines of the building.*

#### **Plaza Design**

Plan layouts of the plaza located in the back of the submittal packet show where the main

entries have been relocated further toward the outside of the plaza, allowing the inside corner of the plaza to be used for restaurant and café seating. The area closer to the sidewalk will be used for public seating and circulation.

*Staff recommends that more detailed information on the proposed plaza design be presented at the meeting and include how the plaza interfaces with the public right-of-way.*

### **Retail Storefront Design**

This new submittal shows a lower transom in the ground floor storefront windows, and a more solid horizontal wall band above the whole ground floor commercial level. Individual signage locations are now shown on the wall. There are two options shown on the Allston Way ground floor elevation. One has piers in between each storefront window, continuing the window rhythm from above. The other has two larger storefront segments with one pier in between.

*Taller storefront transoms appear that they will be more successful in enlivening the ground floor visual activity. Additional pier or two is recommended for better continuity with Harold Way façade. Upper floor windows (floor 2-5) on the revised design appears to better relate to the historic window styles near by.*

### **Relationship to Surroundings/Neighborhood Pattern**

The first five floors of the project present a strong 'single-building' base. Although the existing landmark on the site does have a very solid wall along the street frontage, the buildings facing the project across Harold Way do present several distinct buildings and styles.

*Staff would like the Committee to discuss if several larger massing breaks in the building base along Harold Way and Kittredge would help break down the large scale of this project and better integrate the tower into the project as a whole.*

### **East Elevation**

This side of the building has been revised and adds more brick to the tower in an effort to have it read more clearly as a tower element from the eastern views. On the shoulders, the curtain wall glazing has been simplified and the balconies eliminated to also help simplify the design from these eastern views. The lighter band wrapping the top of the first five stories has been stopped just inside the Kittredge and Allston edges and not extended continuous along this east elevation as previously proposed.

*This submittal has revisions which simplify the glass curtain wall and add additional brick to the east elevation in order to better define the tower element from eastern views. Staff recommends that the applicant present an alternate design that expands the glass curtain wall on the shoulders facing east in an effort to lighten the visual impact of this building from Shattuck Avenue over the Shattuck Hotel.*

### **View and Massing Simulation**

Illustrations have been include in this submittal which estimate the portion of the building visible from views along the Campanile Way. Also included is how the project's massing might be rearranged if portions of floors 9-12 along Allston Way were relocated.

*Further design studies are needed with the relocated mass to adequately analyze the success of any massing changes.*

#### **B. Issues for Discussion:**

- Building massing / Step backs
- Relationship to Surroundings / Neighborhood Pattern
- Main Building Entries
- Façade Design / Glass Curtain Wall / Balconies
- Public Open Spaces / Plaza Design

### **VII. Recommendation**

Staff recommends the DRC discuss the above issues and give feedback to the applicant for further design development and refinement.

#### **Attachments:**

1. Project Plans, received December 8, 2014
2. Memo outlining Submittal Materials, received December 8, 2014
3. View and Massing Simulation Memo, received December 8, 2014
4. DRC Summary, November 20, 2014

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