

DRC SUMMARY – December 18, 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.

Preliminary Design Review was continued with the following recommendations: MOTION (Goring, Anno) VOTE (6-0-0-1) Allen - absent.

Recommendations:

Massing/Views from East

- *The Committee was mixed on whether the building should step back for the view from Campanile Way as an urban design consideration, but agree that more massing studies should be shown to better understand the impact on design.*
- *Some would like to see a portion of building relocated from the Campanile View (2-3 floors/3-4 units back from Allston face).*
- *How much large tree growth remains on Campanile Way will have an impact on the amount of the project that will be visible.*
- *Strongly recommend that the project look elsewhere on site in order to step upper floors back on Allston Way side so that the development team can focus more on design and less on the degree of importance of the view.*

Neighborhood Context

- *Would still like to see more views and photosims around the whole project.*
- *Still would like to see a study model of the building massing in context.*

Façade Design / Glazing / Materials

- *Generally, design should be more stunning and bolder.*
- *East elevation still needs to be resolved; simplified; stunning.*
- *Some Committee members opposed to heavy tower and shoulders. Upper portion of building should be lighter.*
- *Glass color should be considered with overall color palette and building design.*
- *Metal sunshade at 5th story is not successful.*
- *Additional spandrels in design do not appear to be successful.*
- *Pilasters in storefronts should be closer together – more downtown and less 'mall'.*

Tower / Corner Design

- *The Committee was mixed on the issue of balconies. Some thought that they were a real residential amenity, while others thought the façade was more successful without them.*
- *Option B with closed in corner appears to be more successful and makes the plaza a more open space*
- *Option A with open balconies at the corner has a better amenity for units.*
- *Top of tower got heavier; not as elegant as previous submittal.*

Plaza Design

**Harold Way/ Kittredge Frontages
/ Streetscape Design**

- *The Committee was mixed on the benefit of the corner plaza space. Some thought that this would be a public benefit with further design refinement, while others felt that the plaza was too small to be useful.*
- *Would like a larger amount of open space directly connected with the restaurant uses.*
- *Column could be a good art opportunity. Recommend elements on the building that relate to the library.*
- *Recommend developing the 'hyphen' for a richer green wall.*
- *Maximize restaurant frontage in plaza space.*
- *Harold Way appears to be narrow for primary open space related to restaurant uses; recommend more recesses along the ground floor frontage, a mid-block parklet, and/or expanding the sidewalk by removing some parking. This would also allow for more bio-retention areas.*
- *Recommend doing more with streetscape at Allston and Harold Way corner as well.*

General Design Issues

- *Look carefully at the roof decks and how wind would be handled.*