



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 Committee Discussion/  
Majority Recommendation  
MARCH 19, 2015

## 2211 HAROLD WAY

### CONTINUED PRELIMINARY DESIGN REVIEW

**Design Review (Use Permit #13-10000010/LM#13-40000002)** of a proposed 18-story mixed-use development with 302 dwelling units, 10,535 square feet of ground-floor commercial space, and a 171-space underground parking garage in Downtown Berkeley on the landmarked site of the Shattuck Hotel. The project includes demolition of the 1959 Hink's building, and removal of the 1926 addition and portions of the 1913 addition to the Shattuck Hotel.

#### 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 last before this Committee in December 2014 for Continued Preliminary Design Review. A summary from the previous meeting has been attached for your reference. It is before the Design Review Committee (DRC) for Continued Preliminary Design Review recommendation to the Landmarks Preservation Commission (LPC).

As the body responsible for Design Review of landmarked properties, the Landmarks Preservation Commission (LPC) reviewed this project at their special meeting on February 26, 2015. At that meeting, it was noted that the applicants would need to clarify how the project meets the Secretary of the Interior's Standards for new construction. Some Commissioners felt the corner base was an improvement, but were not sure about the inverted shape of the pilasters. Others expressed concern with the height of both 'shoulders' and the impact of the now higher shoulder on the Shattuck Hotel. They also commented that many of the building details such as the horizontal and vertical fins, the multiple window mullions, the cornice line on the glazed shoulders, and the rooftop solar arrays

could be simplified. This would allow the building to be a quieter neighbor to the Shattuck Hotel.

## **II. Background**

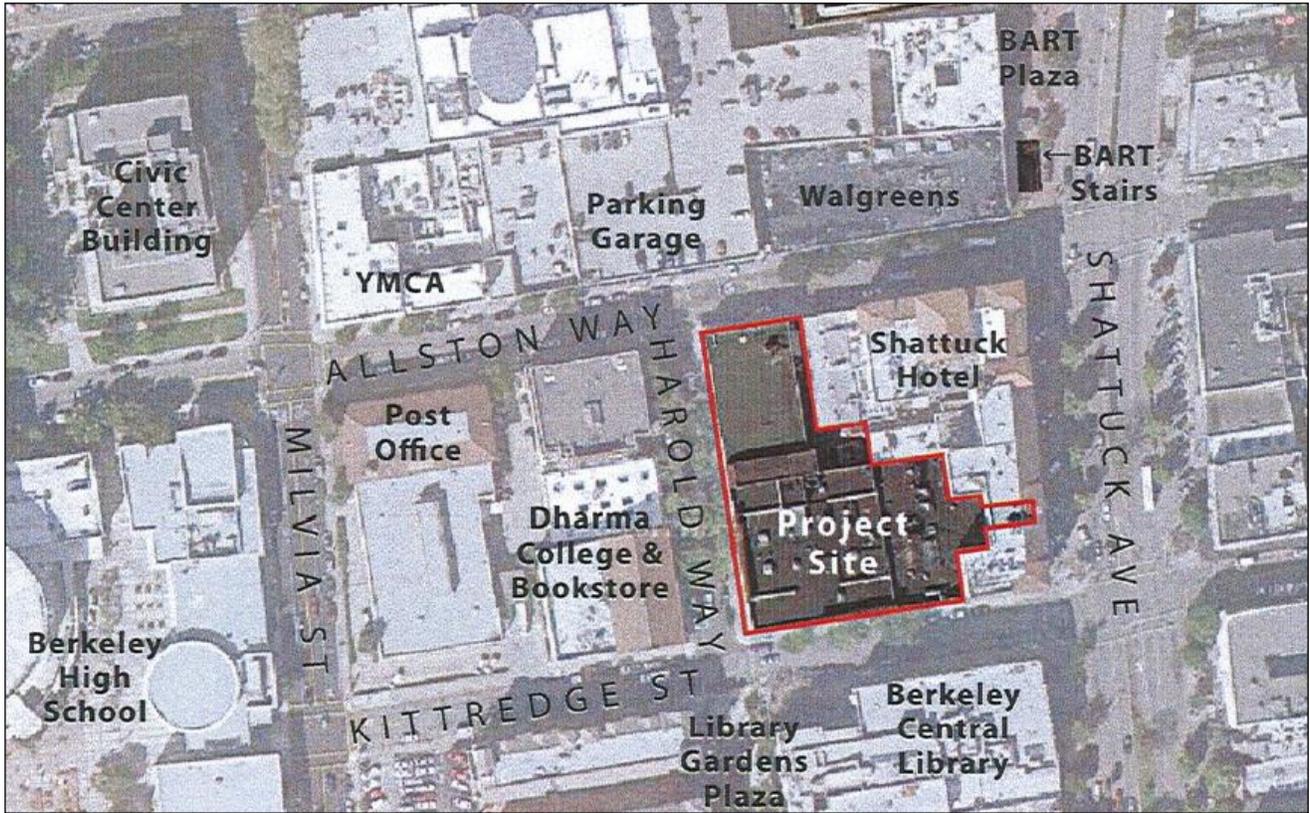
This project is located on the east side of Harold Way, between Allston Way and Kittredge Street on the western portion of the site of the COB Landmark Mission Revival style Shattuck Hotel, designed by architect Benjamin Geer McDougall in 1909 (with 1912 addition). This parcel is located in the C-DMU Downtown Mixed Use District, in the Core Area, the first application submitted for up to three buildings, over 120 feet but not more than 180 feet, allowed to be approved in the Core area.

## **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

(Summarized from the Applicant's Statement)

The proposed project would demolish the Hink's 1926 Spanish style addition and 1957 modern expansion, to allow construction of a new mixed-use building along Harold Way between Allston Way and Kittredge Street. The project applicant also proposes to seismically retrofit the shops below the Hotel Shattuck.

The new building would be separated from the Hotel by a large mid-block publicly-assessed courtyard, and include 302 residential units, above approximately 10,535 square feet of street-fronting retail space. The basic massing of the building would be an L-shaped volume twelve stories (120 feet) high, with an additional setback for stories seven through twelve aligning with the height of the hotel. A tower measuring less than 120 feet in diagonal rises an additional six stories above the main twelve-story volume to a height of 180 feet.

#### **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:

- **Zero-setback “build-to-line”** The project analyzed in the Draft EIR held the property line on all sides of the new construction except for the main corner entrance on the southwest corner of the site at Kittredge and Harold Way. This corner was proposed as public open space and did not follow the historic downtown pattern of a strong building corner. Revised options propose a strong corner at the main entrance.
- **Building Massing / Step backs** A design option reduces the northern shoulder by 23-feet and relocates units to the southern shoulder to address urban design concerns about western views. The applicant will be presenting with a model at the meeting.
- **Glazing** The main design principles guiding the glazing designs have been to achieve a high-quality, environmentally-sustainable, and functional design. The various design options work to introduce patterns to help break down the scale of the shoulders and integrate sun shades to address solar orientation.
- **Main Entrance** Main lobby entrance for the residential portion of the project appears to be located on Harold Way just north of the corner instead of directly from the corner plaza as previously proposed. The applicant will present more information about the main entry design and sequence at the meeting.
- **East Elevation** Design options wrap the glazing around to the east elevations of the shoulders to express the tower form and simplify materials as they related to the massing of the overall project.

**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 provide comment on the recent design revisions to the LPC and the applicant for further design development and refinement.

**Attachments:**

1. Project Plans, received February 11, 2015
2. Memo outlining Submittal Materials, received February 11, 2015
3. Memo outlining Community Benefits, received February 11, 2015
4. DRC Summary, December 18, 2014

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