

Memorandum

To: City of Berkeley Design Review Committee
From: Rhoades Planning Group
Date: April 16, 2015
Re: Description of Design as Revised Per DRC Request, and Alternative Design per Staff Direction

The purpose of this memo is to describe in detail the primary design option for the project at 2211 Harold Way pursuant to direction from the Design Review Committee at its March, 2015 meeting.

City staff has also worked with the project team since the March DRC meeting with additional direction to meet the general intent of the DRC's comments with an alternative design.

Primary Design Option per DRC Direction

1. **Corner at Harold and Kittredge:** The design responds to the Committee's direction to pursue the design that includes residential balconies on the tower at Harold and Kittredge. In this option, the corner base extends to the ground with a slender metal base, with Nana wall glass systems to allow the wall system to open up to the street.
2. **Vertical and Horizontal Sun Shades as PV:** The design maintains the previously proposed vertical sun shade devices that are integrated into the west curtain wall system of the north shoulder, and horizontal sun shades into the south elevation of the south shoulder. These vertical and horizontal sun shades will contain photovoltaic devices to contribute to the project's overall sustainability performance.
3. **Massing and Differentiation Between the Tower and South Shoulder:** The Committee provided feedback that, while the alternative massing is preferred to eliminate concerns about urban design issues related to views of the bay from east of the project, it resulted in a lack of differentiation between the tower and the south shoulder. While we were not able to find a way to replace massing elsewhere in the building design, several design moves were made to help distinguish these pieces of the building as separate forms:
 - a. The brick on the tower was extended upwards by one level, so that the top of the tower includes one story with pre cast panels. This is an expression similar to the building's base, and avoids the material change on the tower occurring adjacent to the top of the south shoulder, allowing the tower form to extend more vertically above the south shoulder.
 - b. Photovoltaics were removed from the south shoulder to help distinguish it from the tower.
 - c. A deeper reveal between the shoulder and the tower, as well as a thickened look of the brick tower, helps to distinguish the forms of these two elements of the building, especially when viewed from Shattuck Avenue.
4. **Streetscape:** Based on comments from the committee requesting additional detail be utilized to enhance the sidewalk experience, a number of streetscape details have been added. The team is proposing textured and colored sidewalk paving on the sidewalk adjacent to the project on Allston and Harold Ways and Kittredge Street. Additionally, we are proposing a specialized, differently colored and textured paving pattern to differentiate the public open space at the

Harold/Kittredge corner. Additional bike racks, new potted landscaping, and new lighting will contribute to the special pedestrian feeling of the street.

5. **East Elevation:** This proposed design uses brick on the east elevation.
6. **Show how glass and brick come together at the corner:** The transition from glass to brick at the corner allows a small return to differentiate materials and accentuate the form of the corner. See Page 9.

Alternate Design per Staff Direction

Based on direction from staff, we have provided one alternate design to address two key concerns raised by staff:

1. **Corner at Harold and Kittredge:** After some concern was raised about the impact of the balconies on the corner at Harold and Kittredge on the pedestrian sidewalk experience, we provided this alternative, which allows a cleaner vertical form at the corner of Harold and Kittredge. In order to recapture this lost open space, balconies in this alternative were added to the east elevation: one bay of balconies on the north end of the east elevation on the north shoulder, and balconies wrapping the northeast corner of the south shoulder. This option uses balconies as a 'backyard' to provide a more residential look to the building, but preserves a strong clean corner.
2. **East Elevation:** Based on the level of concern about the south shoulder and tower appearing too similar in this revised massing option, the project team was directed that further consideration should be given to the use of glazing on the east shoulder. It can provide a simplified backdrop behind the Shattuck Hotel when viewed from Shattuck, while further differentiating the tower from the shoulder so that they appear as independent, lighter forms.