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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
APRIL 16, 2015

2211 HAROLD WAY

CONTINUED PRELIMINARY DESIGN REVIEW

Design Review (Use Permit #13-1000010/LM#13-4000002) 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.

Plans for the project design as presented in the October 3, 2014 Draft EIR (Project) are available online at:

http://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2013-02-27_APP_PLANS%202211%20Harold.pdf

Design options for the Project were last before this Committee in March, 2015 for Continued Preliminary Design Review. A summary from that meeting has been included further on in this report. 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 design options at their special meeting on February 26, 2015. At that meeting, it was noted that the applicants would need to clarify how the project or the design options meet 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

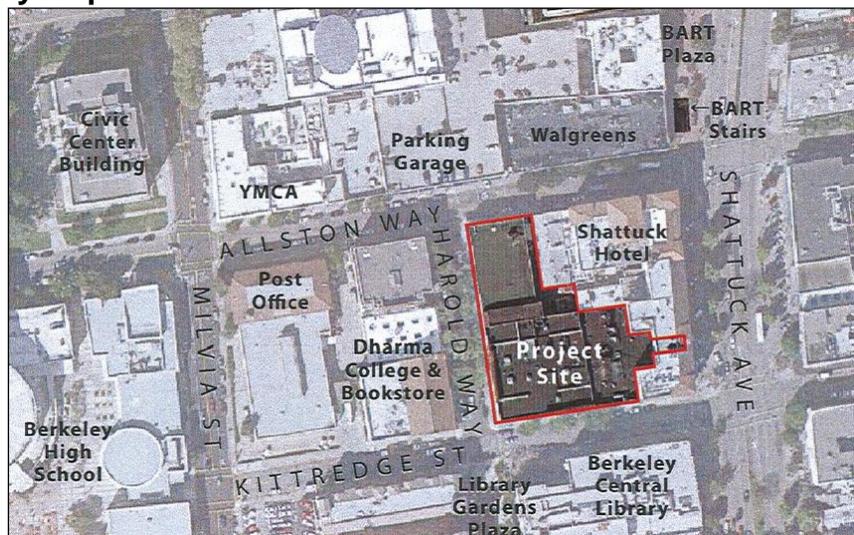
This project is located on the east side of Harold Way, between Allston Way and Kittredge Street on the western portion of the site of the COB Landmark Mission Revival style Shattuck Hotel, designed by architect Benjamin Geer McDougall in 1909 (with 1912 addition). This parcel is located in the C-DMU 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 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 also proposes to seismically retrofit the shops below the Hotel Shattuck.

The new building would include 302 residential units, above approximately 21,641 square feet of cinema and 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) and LPC Design Review under BMC Section 23E.12.020.A
- 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. Summary from March 19, 2015 DRC Meeting

***Preliminary Design Review was continued with the following recommendations:
MOTION (Burton, McCulloch) VOTE (5-0-0-2) Goring, Anno – absent.***

Recommendations:

Massing/Views from East

- *Reduce the visual impact of the south shoulder. Look at relocating some of the units elsewhere.*
- *Photovoltaics look too prominent and make the building look much taller.*
- *Story balloons are a good idea to show the location of the proposed mass.*

Neighborhood Context

- *Show how the building will look at night. How is night light glare handled?*

Façade Design / Glazing / Materials

- *Committee showed support for the architect's preferred options - brick on the east elevation.*
- *Consider where vertical fins for photovoltaics may be used.*
- *Louvered photovoltaic fins are good, but not needed on the east elevation.*
- *Corner glazing is flush with the brick. Detail carefully for more distinction between the two materials.*
- *Look carefully at the massing and materials and how they meet.*
- *Look how sunshades are attached. They should be well-integrated into the design.*
- *Garage entry across from the library needs more development.*

Tower / Corner Design

- *Committee showed support for the architect's preferred options - balconies on the southwest corner on Kittredge. and brick on the east elevation.*

Plaza Design

Harold Way/ Kittredge Frontages

/ Streetscape Design

- *Corner is an improvement over previous design.*
- *Harold Way should have unique streetscape improvements. Sidewalk will be destroyed anyway, so plan on something nice.*

General Design Issues

- *Look carefully at the depth of the retail spaces – it should be viable.*
- *LEED Gold standards are a minimum – project should be Platinum.*
- *Be careful – bedrooms located at the corners may not be the best choice.*

VI. 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>

VII. Issues and Analysis

A. Current Submittal:

- **Corner at Harold and Kittredge** Proposed design options respond to the Committee's direction last month and illustrate residential balconies from floors 3 thru 18. Staff has concerns with the visual impact of these balconies extending over the plaza below and requested that the design team also illustrate an alternate design with a more developed operable glazing wall in lieu of the residential balconies on this corner so that the Committee could more fully discuss this design issue.
- **East Elevation** Proposed design illustrates brick as the predominant exterior wall material on the east elevation in response to the Committee's discussion from last month. Although this may appear to be a building material that more

closely aligns with the historic Shattuck Hotel and the Downtown in general, it creates a massive wall which is less distinct from that of the brick tower when viewed from Shattuck Avenue. Staff has requested that the design team illustrate glass curtain wall on both the north and south shoulders so that the Committee could more fully discuss this design issue. Balconies were added in the alternate design at the end of the drawing set in lieu of the balconies on the corner looking down Kittredge.

- **Material Transitions/Building Details** The design team further developed these details so that the shoulders and the glazed corner are better delineated. This also helps to have the corner brick portion of the project read more clearly as a tower element. Photovoltaics used as a top to the south shoulder were removed to better differentiate the project's massing and allow the panels on top of the corner element to read on their own.
- **Glazing** Vertical sun shades have been further integrated into the west curtain wall of the north shoulder and horizontal sun shades have been shown on the south shoulder. The sun shades were removed from the east elevation in an effort to simplify this façade and use the sun shades in other areas of the building which would better contribute to the project's overall sustainability performance.
- **Main Entrance** In response to the Committee's recommendations this past month, streetscape improvements on Harold Way were added back into this design submittal.

B. Issues for Discussion:

- Façade Design / Glass Curtain Wall / Balconies
- Photovoltaic Designs
- Public Open Spaces / Plaza Design

VIII. Recommendation

Staff recommends the DRC discuss the issues above and forward a favorable recommendation to the LPC with specific direction for Final Design Review for a glazed corner design with more depth and operability and the east elevation with curtain wall glazing on both shoulders.

Attachments:

1. Project Plans, received April 2, 2015
2. Project Memo, received April 2, 2015
3. Received Petitions

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