2120 BERKELEY WAY

CONTINUED PRELIMINARY DESIGN REVIEW

Design Review DRCP2015-0006 to renovate an existing three-story general office building and add three additional stories for a total of six, containing 41,385 sq. ft. office and ground floor retail space.

I. Introduction
This project is located on the south side of Berkeley Way between Shattuck Avenue and Walnut Street. This parcel is located in the C-DMU Downtown Mixed Use zoning district, in the Outer Core subarea.

It is before the Design Review Committee (DRC) for Continued Preliminary Design Review

II. Background
This project proposes a six story structure (75' height) with no off-street parking. Three stories are existing to be renovated, and three additional stories will be added. The main lobby entrance is located on Berkeley Way.

A historic evaluation of the existing building has been submitted as part of the Use Permit application and has been reviewed by our historic preservation staff. It was noted that the building does not appear to qualify under the City of Berkeley’s Landmarks Preservation Ordinance. The report is available on-line as part of the use permit file.

III. Project Setting
A. Neighborhood/Area Description:
This site is located in the C-DMU Downtown Mixed Use zoning district, and specifically in the Outer Core subarea. The site has an existing three story general office building and is in the neighborhood of many taller mixed use and institutional buildings as well as smaller scaled commercial and mixed use buildings.
Figure 1: Vicinity Map

Note: Double-hatched shading indicates landmarked properties.

Table 1: Land Use Information

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Use</th>
<th>Zoning District</th>
<th>General Plan Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>General Office</td>
<td>C-DMU Outer Core</td>
<td>Downtown</td>
</tr>
<tr>
<td>Surrounding Properties</td>
<td>North Commercial</td>
<td>C-DMU Core</td>
<td></td>
</tr>
<tr>
<td></td>
<td>South Commercial</td>
<td>C-DMU Outer Core</td>
<td></td>
</tr>
<tr>
<td></td>
<td>East Restaurant</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>West Mixed Commercial</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 2: Tabulation Form

<table>
<thead>
<tr>
<th>Standard BMC Sections 23D.68.070-080</th>
<th>Existing</th>
<th>Addition/ (Reduction)</th>
<th>Proposed Total</th>
<th>Permitted/ Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (sq. ft.)</td>
<td>8,800</td>
<td>0</td>
<td>8,800</td>
<td>N/A</td>
</tr>
<tr>
<td>Gross Floor Area (sq. ft.)</td>
<td>22,223</td>
<td>19,162</td>
<td>41,385</td>
<td>N/A</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>2.5</td>
<td>2.2</td>
<td>4.70</td>
<td>N/A</td>
</tr>
<tr>
<td>Dwelling</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Height</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average (ft.)</td>
<td>34'4&quot;</td>
<td>40'-8'</td>
<td>75'</td>
<td>60' (75' with UP)</td>
</tr>
<tr>
<td>Maximum (ft.)</td>
<td>34'4&quot;</td>
<td>40'-8'</td>
<td>75'</td>
<td>60' (75' with UP)</td>
</tr>
<tr>
<td>Stories</td>
<td>3</td>
<td>3</td>
<td>6</td>
<td>N/A</td>
</tr>
<tr>
<td>Front</td>
<td>0</td>
<td>0</td>
<td>No change</td>
<td>0 (building height &lt; 20')</td>
</tr>
<tr>
<td>Building Setbacks (ft.) (1)</td>
<td>0 (building height &gt;20' - &lt;75')</td>
<td>15 (building height &gt;75')</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------------</td>
<td>---------------------------------</td>
<td>--------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>0</td>
<td>No change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Left Side (east)</td>
<td>0</td>
<td>No change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Right Side (west)</td>
<td>0</td>
<td>7'-5&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>80%</td>
<td>80%</td>
<td>80%</td>
<td>N/A</td>
</tr>
<tr>
<td>Usable Open Space (sq. ft.)</td>
<td>0</td>
<td>408</td>
<td>408</td>
<td>408</td>
</tr>
<tr>
<td>Parking (2)</td>
<td>Automobile</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Vehicle Sharing</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Bicycle</td>
<td>0</td>
<td>28</td>
<td>28</td>
</tr>
</tbody>
</table>

(1) All setbacks may be modified by a Use Permit
(2) Parking may be reduced or waived through payment of an in-lieu fee by a Use Permit.

IV. Zoning Permits Required
The following Use Permits are being requested for this project:
- Use Permit, Public Hearing for construction of more than 10,000 square feet of new floor area, under BMC Section 23E.68.050;
- Use Permit to continue an existing nonconforming under BMC Section 23E.68.070;
- Use Permit to reduce rear and side yard setbacks to zero where five feet required, under BMC Section 23E.68.070;
- Use Permit to allow a maximum height greater than 50 feet up to a maximum of 60 fee, Under BMC Section 23E.68.070.A;
- Use Permit to reduce required vehicle parking spaces under BMC Section 23E.68.070;
- Use Permit to decrease the interior side lot line setback to less than the 5’ minimum for the portion of the building over 65’ from lot frontage and greater than 20’ in height;
- Use Permit to decrease the interior side lot line setback to less than the 15’ minimum for the portion of the building over 65’ from lot frontage and greater than 75’ in height;
- Administrative Use Permit to allow architectural projections (e.g. elevator enclosures) to exceed the height limit (23E.04.020.C);
V. Previous DRC Summary – September 17, 2015

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

Recommendations:

Massing
- Committee was mixed on whether the addition should be setback on all sides. Some thought that little or no setback from the front may work, as long as there is more setback on the other sides.
- Similar additions in San Francisco have more setback from the existing building.

Facade Design
- Would like to see more history on the existing building.
- Stucco is too close to concrete in texture. Upper walls should be setback.
- Doesn’t need to be a tri-part scheme, especially if setback more.
- Addition should be more interesting.
- Upper levels need more interest.
- New addition on top should be more different from the existing building design.
- Stucco on top of concrete is not successful.
- Existing building looks monotonous without banding.
- New addition should be new and exciting.
- Addition on top should be lighter.
- Building design should be as green as possible.

Windows
- Existing UC Press windows are a nice proportion.
- Look at better relating the new window proportions to the existing square ones.
- Additional ground floor glazing on Berkeley Way is good.
- Not convinced that recessing the window bays is worth the amount of glazing gained. (not majority recommendation)

Entrance Design
- Proposed entry takes away from the quality of the existing recessed entry. Ramp is not well resolved.
- Entry courtyard looks small and dark.

Landscape / Open Space Design
- Entry courtyard has too much circulation, but not much usable open space.
- Sky decks are too small, and don’t provide much usable space.
- Be careful that roof decks won’t be too shady.
- Look carefully how the bench on the sidewalk will it be used.

Interior Plan Issues
- Grand stair to the 2nd floor is a good feature.

VI. Design Review Guidelines

Following are several key guidelines in the Downtown Design Guidelines which relate closely to this project.
**Building Design**

- Maintain the typical rhythm of structural bays and enframed storefronts of 15-30 feet spacing at ground level, in order to enhance visual continuity with existing buildings and pedestrian scale.
- Include architectural features such as awnings, canopies, and recessed entries that can protect pedestrians from inclement weather. Design these features as integral parts of the building.
- Provide a termination to the top of the building in a way that complements and enhances the character of the building and the Downtown.
- Clearly distinguish storefront entrances from entrances to lobbies or upper floors through the use of architectural treatments and materials selection.
- Windows should comprise 25-50% of upper facades visible from public areas
- Clearly express ground floor entrances and include generous lobbies that can be seen from the street
- Use high quality, durable materials which convey a sense of permanence

**Facade**

- Incorporate elements which break up façade planes and create a visual play of light and shadow. Avoid long, uninterrupted horizontal surfaces. Consider the use of bay windows, balconies and architectural projections.
- Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building. Create an intimate scale for the pedestrian environment.
- Architecturally distinguish the top of the upper façade to provide a visual termination for the building.
- Articulate side and rear facades in a manner compatible with the design of the front façade. Avoid large blank wall surfaces on side and rear facades which are visible from public areas.

A complete set of the downtown design guidelines can be found online at:  
http://www.cityofberkeley.info/ContentDisplay.aspx?id=14260

**VII. Issues and Analysis**

**A. Changes since the last submittal:**

- **Setbacks / Step backs**  New addition has been stepped back on all sides of the site at strategic locations. The Berkeley Way side of the project proposes curtain wall closest to the existing wall plane in order to create a more urban street wall.

- **Massing**  While the proposed curtain wall system is setback on all sides of the project, except for the north street wall façade, there are portions of the new addition clad in metal panels that are more closely aligned with the existing building walls.

  *Staff would like the Committee to discuss whether more delineation should be added to the metal clad corner in the northeast corner of the building.*
• **Open Space**  Decks on the upper floors have been reconfigured and relocated to be more usable and to help add more articulation to the building massing. Roof deck has also been reconfigured and wraps around the stair and elevator core for a more efficient layout.

• **Fenestration**  Curtain wall system is proposed for the majority of the new addition with individual windows shown in the metal panel portions of the addition.

• **Building entrances**  Design for the recessed entry has been modified and access is now only from the ramp. The remainder of the recess has a railing and provides seating space. Ground floor commercial entries are located directly off of the recessed entrance to the lobby. The storefront windows flanking the recessed lobby entrance now slide open with railings in front to help give the depth of the existing recess which extends in front of both storefront windows in the existing building.

• **Building Materials and Colors**  Proposed materials for the addition are horizontal metal panel cladding and a curtain wall glazing system.

**B. Issues for Discussion:**
- Massing / Relationship to Existing Building
- Façade Design / Fenestration
- Main Building Entrance / Storefront Design
- Open Space Design
- Building Materials / Preliminary Color Palette

**VIII. Recommendation**
Staff recommends that the Committee discuss the above issues and forward a favorable recommendation on to ZAB with specific direction for Final Design Review on final building details and color palette.

**Attachments:**
1. Project Plans, received November 5, 2015
2. Applicant Statement, received November 5, 2015

**Staff Planner:** Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410