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 41,674 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</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Properties North</td>
<td>Commercial</td>
<td>C-DMU Core</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>Commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>Restaurant</td>
<td>C-DMU Outer Core</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>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>19,451</td>
<td>41,674</td>
<td>N/A</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>2.5</td>
<td>2.24</td>
<td>4.74</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>34'-4&quot;</td>
<td>40'-8'</td>
<td>75'</td>
<td>60' (75' with UP)</td>
</tr>
<tr>
<td></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.)</td>
<td>Rear</td>
<td>Left Side (east)</td>
<td>Right Side (west)</td>
<td>Lot Coverage</td>
</tr>
<tr>
<td>-------------------------</td>
<td>------</td>
<td>------------------</td>
<td>------------------</td>
<td>--------------</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>7'-5&quot;</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>7'-5&quot;</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0 (building height &lt; 20')</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0 (building height &gt;20' - &lt;75')</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0 (building height &gt;75')</td>
<td></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 feet, 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 – November 19, 2015

Recommendations:

Overall Building Design
- Simple addition on top is promising, but should be more integrated into the existing building lines.
- Contrast between the addition and the existing building is good. This appears to be a successful approach.
- Addition could be more playful.
- Stripes on the existing building are a nice element.
- Look carefully at the details on the new skylights proposed on the existing structure.
- Look carefully at the rooftop equipment and penthouse. This should be architecturally integrated into the design.
- Be careful sandblasting the existing board-formed concrete. It may not be a high enough quality to do that.

Facade Design
- Look at the addition as a ‘lantern’ at night to further refine the details and mullion locations.
- Adding more solid walls to the addition is not recommended, but more color may be good.

Windows
- Consider more spandrel or frit glass for proposed office use, or bottom up blinds. Look carefully at whether a horizontal line can be added at the desk level.
- Color of glass shouldn’t be so dark.
- Window design on addition should be further refined. Some mentioned that mullions appeared random or playful, and should be simplified. Others mentioned that playful would be good, just not arbitrary.
- New horizontal windows on the existing building are not successful.

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:** Below is a list of some key changes that the applicant has made to their design in response to DRC’s recommendation’s from last month. Refer to the attached applicant’s response statement for more detailed information.

- **Fenestration** Design of proposed curtain wall system has been modified and the building’s structural system as well as a more regular grid is now more clearly expressed on the exterior. A night rendering is included as well.
- **Façade Design** While a curtain wall system is still being proposed, horizontal metal façade elements have been introduced and help the addition better relate to adjacent and nearby buildings. Portions with fritted glass has been proposed for a more comfortable office space.
- **Building Materials and Colors** Proposed material palette has been lightened.

**B. Issues for Discussion:**

- Façade Design / Fenestration
- 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 December 9, 2015
2. Applicant Response Letter, received December 9, 2015

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