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C O M M I T T E E
P R E A P P L I C A T I O N I T E M

PRESENTATION FROM APPLICANT
MARCH 17, 2016

2190 SHATTUCK AVENUE

PRE APPLICATION ITEM

Design Review PLN2015-0057 to construct a new mixed use residential 18-story project to replace an existing 2-story retail office building. The building will contain 274 dwelling units, 12,000 square feet of ground-floor retail space, and an underground parking garage.

Pre-application Overview

This is a pre-application for a project to be located on the northwest corner of Shattuck Avenue and Allston Way. This parcel is located in the C-DMU Core, Commercial Downtown Mixed Use, zoning district. The applicant proposes a high-rise project with apartment units on floors 2-18, roof terraces, a 19,000 square foot underground parking garage, ground-floor retail space, and an Art Walk and Entry Plaza with adjacent Community Art Space on Allston Way. Environmental review would be considered under a future zoning application submittal.

The project will be one of three high-rise mixed-use buildings allowed in Berkeley's 2012 Downtown Area Plan (DAP). DAP policies and guidelines provide direction for this project: "To advance Downtown as a vibrant city center and encourage car-free options near transit, accommodate urban intensities by using building heights that are appropriate and feasible...All new buildings shall deliver significant public benefits, many of which should be in proportion to building height" (Policy LU-1.5). The complete DAP is available here: http://www.ci.berkeley.ca.us/uploadedFiles/Planning_and_Development/Level_3_-_DAP/FINAL_x-DAP%20document_120329.pdf.

Specific design guidelines for downtown high-rise projects can be found in the Downtown Berkeley Design Guidelines, especially in the section titled "Frontages, Setbacks, and Heights." The Downtown Berkeley Design Guidelines are available to read here: http://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_DAP/DBDesignGuidelines2012.pdf.

The initial submittal is attached and offers more information about the proposed program, the design direction, and broader development goals and benefits.

Attachments:

1. Project Plans, received December 21, 2015

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