

## Applicant Responses in blue | 07.24.2017

**2190 Shattuck Avenue [at Allston] (PLN2015-0057): Pre-application Item** 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.

### **Advisory Comments:**

#### **Neighborhood Context / View**

- View is a huge issue. The effect is cumulative. Simulations and further study is critical.

View analysis is part of the EIR study that is currently being prepared under the City of Berkeley's direction.

- Concerned with a tall tower on this site.  
The project complies with the height and bulk requirements for this site per the voter-approved Downtown Area Plan (DAP). The project's stepped massing complies with the Downtown Berkeley Design Guidelines, and aims to make the building feel less imposing from the street than one would expect from a 180' tall building. The clear design distinction between the project's base and tower elements helps tie it in with the urban context of the Downtown. The lower levels of the base mediate between heights of adjacent buildings and the historic Hotel Shattuck across Allston Way, while the upper levels relate to the taller buildings such as Chase Bank, Wells Fargo, and other new buildings envisioned in the DAP.
- Look closely at the view and whether it is blocked. If it is blocked, tower needs to be a gem.  
View analysis is part of the EIR study that is currently being prepared under the City of Berkeley's direction. We are very much interested in designing a building that the Berkeley community can and will be proud of from every vantage point. We believe the design speaks well to this concern, and tells a compelling urban story that is in keeping with Berkeley's Downtown.
- View simulations should be larger and more legible than in recent projects.  
View analysis is part of the EIR study that is currently being prepared under the City of Berkeley's direction.
- Do view analysis early – don't wait until further on in the process  
View analysis is part of the EIR study that is currently being prepared under the City of Berkeley's direction.
- Pushing tower back from Shattuck appears to be a good decision.

Agreed. With the taller portion of the massing set back from Shattuck, the base is more prominent and relates well to the scale of existing adjacent buildings.

- One member thought the Shattuck Hotel appears to be impacted from this project.

The project is designed to be respectful of its neighbors. The taller volume steps back on both the Shattuck and Allston frontages so as not to overwhelm its context. The design of the base specifically relates to the scale and massing of adjacent buildings – including Hotel Shattuck across the street -- without trying to mimic or compete with the more historical building vocabulary. For example, the canopy over the 7<sup>th</sup> floor “loggia” picks-up the cornice line of Hotel Shattuck to cap the height of the base in a crisp modern way. Similarly, the angled bays of louvered shutters flowing down Allston impart a residential scale and rhythm while still maintaining the contemporary look and feel of a downtown building. Also noteworthy, the project’s residential entry court is positioned across the street from Hotel Shattuck’s main entry -- which helps create a more welcoming street frontage on both sides of Allston Way.

- Another member thought the base design appears to fit in scale with the Shattuck Hotel.

We agree.

- Tackle view issues before going too far into design phases.

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- There was one comment that less parking would be good so close to BART.

With 103 parking stalls provided in the underground garage for the project, the stall count is very close to the minimum required off-street (1:3 units) by zoning. Parking is accommodated in high-density mechanical stackers below grade, and therefore doesn’t have a design impact above grade.

### **Building Design**

- It’s good that each elevation changes based on the solar exposure.

We agree. The highly-performative exterior shading contributes greatly to the aesthetic of the building and helps with the building’s sustainability goals as well.

- One member thought the aesthetic looked like garden apartments in the suburbs.

The building design integrates significant green planting features on the roof terraces at levels 8, 13 and 19. The aggregation of these features create a distinctive garden terrace look and feel. After all the project is known as “Shattuck Terrace Green”... We believe the balance of shuttered balconies,

stepped massing, and urban landscape create a building image that is appropriate for the Downtown Core of Berkeley.

- This design should look like it is in a moderate-sized city.  
We believe that the building's modern design brings together a set of high-performance design elements in a careful and distinguished way that is sensitive to the mid-rise context of Berkeley's downtown. Features such as the louvered shutters, deep balconies, and lush planted roof terraces, express the building's individual as well as the collective uses in a way that is unique and serve to create a balanced and harmonious building design that integrates well in the mid-rise city context of Berkeley's downtown.
- There is concern with too much light pollution. Study carefully with this project.  
The building will be fitted out with interior roller shades and/or curtains throughout. All exterior lighting fixtures will be night-sky compliant – that are shielded, directional, and pointing downwards.
- Modern design aesthetic is good. Downtown shouldn't be fossilized.  
We agree.
- Shutters and shades on building add a good scale.  
We agree.
- Movable shutter concept may be problematic. Study more carefully.  
The sliding screens that are movable are reserved for select areas of the lower building mass. We have studied the operation of the shutters and can share those findings with interested parties. The shutters add an element of individual expression to the building that are an important part of the building's design story. The movable aspect of the shutters, where deployed, will not be problematic.
- Skeptical of the lower balconies on the second floor and how well they will be used.  
We are sensitive to this concern on the Shattuck Avenue side (so close to the BART Plaza), and are considering some options to reduce the exposure and increase privacy at the balconies on this side. However we believe that the second-floor balconies along the quieter (and higher above the street) Allston Way side could work well.

### **Open Space / Streetscape Design**

- Show more detail on Allston Way street improvements and how they relate to the ground floor amenities.  
See updated site plan AS 101 and Landscaping Plan Level 01 L-102 for additional information and a description of street improvements.

- Trees may not belong on the roof, or at least they should be well positioned away from the parapet edges.  
We agree. The trees on the mid-level terrace have been relocated roughly 10' from the roof edge. We are considering a small ornamental tree species with a relatively small canopy for these locations.