



D E S I G N R E V I E W C O M M I T T E E S T A F F R E P O R T

For Advisory Comments
NOVEMBER 16, 2017

600 ADDISON STREET PREVIEW

Design Review #DRCP 2017-0007 Preview for Master Use Permit to redevelop an industrial site of approximately 8.67 acres and to construct a research and development campus containing several multiple-story buildings totaling 475,000 square feet of gross floor area and including 830 on-site parking spaces.

I. Introduction

This project is located on the west side of Addison Street at the corner of Bolivar Drive. It is located in the Mixed Use-Light Industrial zoning district.

This came before the Zoning Adjustments Board (ZAB) on November 8, 2017 for a Project Preview and Draft EIR Scoping Session. Use Permit application materials, including the Initial Study and Notice of Preparation, can be found on the City's website at the following link:

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/600_Addison.aspx

At the DRC Meeting, Staff will be able to report any key summary points pertaining to design issues from that ZAB Meeting. This project is now before the Design Review Committee (DRC) for a Preview.

II. Background

The Project applicant is requesting approval of a Master Use Permit to allow redevelopment of the Project site with a total of up to 475,000 gross square feet of research and development and office uses with associated parking, circulation, utility, and landscaping improvements. Approximately 50 percent of the total research and development space would be occupied by office space with the remaining 50 percent occupied by laboratory space. In addition, the Project is requesting the removal of an estimated 8,000 to 19,000 square feet of protected

warehouse space. Two potential development schemes (referred to as Scheme 1 and Scheme 2) are currently proposed, with a varied number of buildings and parking and circulation improvements.

Scheme 1 would result in the development of seven individual buildings on the site. Six of the buildings would include three levels of office/laboratory space, for a total of approximately 469,932 gross square feet. Buildings would be located on the Addison Street and Bolivar Drive street frontages and oriented to internal driveways and pedestrian pathways. The seventh building would include a four-level approximately 55,789-square-foot parking garage located adjacent to the UPRR corridor, and would be accessible via Bancroft Way and Addison Street.

Scheme 2 would result in the development of five individual buildings on the site. Four of the buildings would include three levels of office/laboratory space, for a total of approximately 453,075 gross square feet as shown in Figure III-9 of Attachment 1, the Initial Study. Buildings would be located on the Addison Street and Bolivar Drive street frontages and oriented to internal driveways and pedestrian pathways. Multiple access and lobby entry points would create a campus-like environment. The fifth building would include a six-level approximately 34,544-sq. ft. parking structure adjacent to the UPRR corridor, between buildings A, B, and C, and would be accessible via Bancroft Way and Addison Street.

It is estimated that the proposed uses would generate approximately 1,894 new full time employees on the site. A total of 830 parking spaces and 240 bicycle parking spaces would be provided throughout the site in both Scheme 1 and 2.

The proposed Project intends to utilize the Master Use Permit process. The Master Use Permit may be used for a site which is entirely or partially contained in, among others, a MULI district, and which, at full occupancy, will be occupied by three (3) or more independently operating businesses. According to Berkeley Municipal Code (BMC) Section 23B.36, the purpose of a Master use Permit is to facilitate the implementation of area plans; facilitate the speedy reuse of large and multi-user sites which might otherwise prove difficult to reuse; facilitate the development and reuse of large, multi-user sites as integrated units, designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood, and the City as a whole; allow the review and analysis of impacts of multi-tenant projects in a coordinated, consolidated manner; and improve Berkeley's competitiveness in attracting and retaining businesses by allowing businesses to move onto a site quickly once overall development requirements have been established. The Project site is in the MU-LI district and, at full occupancy, could be occupied by three or more independently operating businesses.

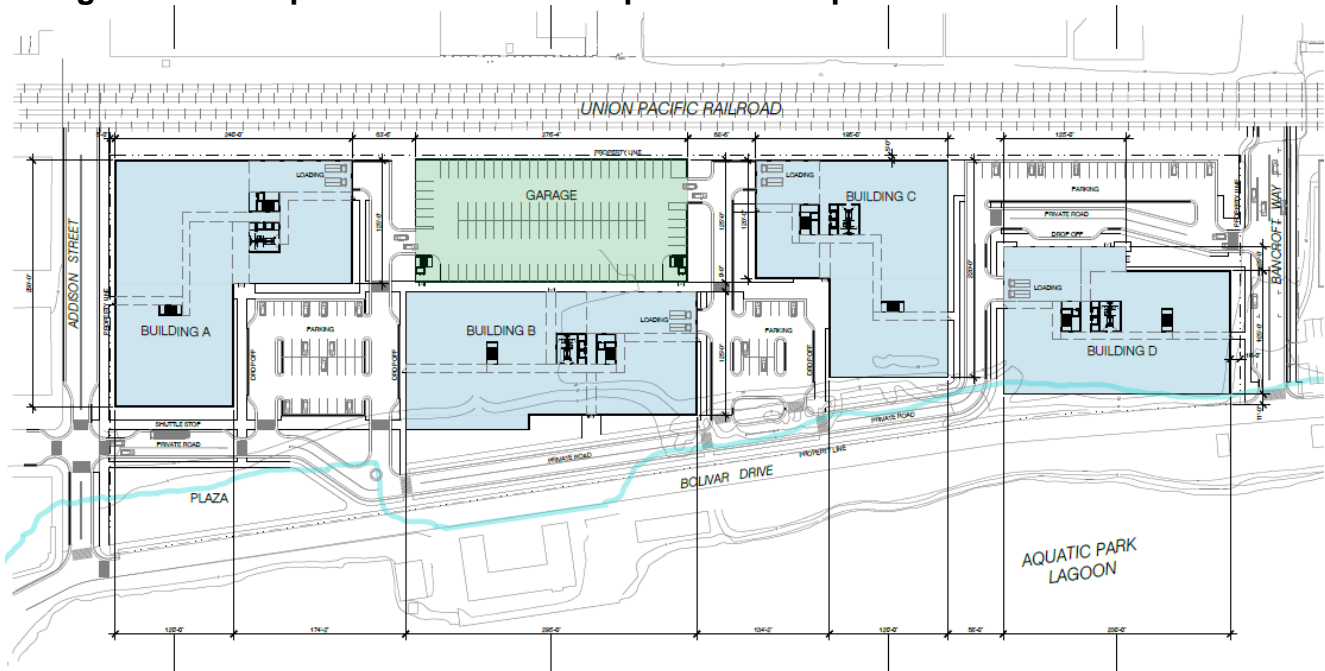
Architectural and design-level details have not been developed at this time. As part of the Master Use Permit, future development of the site would occur according to design standards set forth by the Project's proposed Development Standards and

Design Guidelines. The proposed Development Standards and Guidelines include standards and guidelines related to: site circulation, building architecture, landscaping, streetscapes, lighting, and signage.

Figure 1: Conceptual Site Plan for Proposed Development Scheme 1



Figure 2: Conceptual Site Plan for Proposed Development Scheme 2



III. Project Setting

A. Neighborhood/Area Description:

The approximately 8.67-acre Project site is bounded by Addison Street to the north, the Union Pacific Railroad (UPRR) tracks to the east, Bancroft Way to the south, and Bolivar Drive and Aquatic Park to the west. Regional vehicular access to the Project site is provided by Interstate 80 (I-80) and I-580, access to which is provided approximately one block north via the University Avenue overpass.

B. Site Conditions:

The generally rectangular Project site is comprised of a single parcel of land, with elevations that range between 5 and 25 feet above sea level. The topography of the site generally slopes upwards from west to east with gentle slopes occurring over most of the site and a more moderate slope at the southern portion of the site. The majority of the site is elevated between approximately 10 and 15 feet above Bolivar Drive. The site is developed with three buildings totaling approximately 55,000 square feet, an outdoor soil/mulch stockpiling and transfer facility, and associated surface parking, utility infrastructure, and landscaping.

Figure 3: Vicinity Map



Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Warehouse, light manufacturing, research and development, and soil storage	MU-LI	Manufacturing
Surrounding Properties	North	Commercial and mixed-use residential	C-W	Avenue Commercial
	South	Manufacturing and research and development	MU-LI	Manufacturing
	East	UPRR rail corridor and light industrial/ manufacturing/ warehouse	MU-LI	Manufacturing
	West	Aquatic Park	U	Open Space

Table 2: Development Standards

Standard		Existing	Proposed (Approx.)	Permitted/ Required
BMC Sections 23E.80.070-080 (MU-LI)				
Lot Area (sq. ft.)		366,932	No change	Not regulated
Gross Floor Area (sq. ft.)		53,000	475,000	
Floor Area Ratio		0.1	1.3	2
Building Height	Maximum (ft.)	30	45	45
	Stories	1	3-4	--
Building Setbacks (ft.)	North (Addison)	Varies, Refer to Site Plans for Approximate Setbacks		
	South (Bancroft)			
	East (UPRR)			
	West (Bolivar)			
Parking/ Loading	Automobile	130	830	2:1,000 square feet
	Bicycles	NA	240	1:2,000 square feet
	Loading	Multiple	8-12	1:10,000 initial square feet and 1:25,000 square feet for additional

IV. Project Description

A. Zoning Permits Required:

- Use Permit, per BMC Section 23C.08.050, to allow demolition of existing non-residential buildings
- Master Use Permit, per BMC Section 23B.36.050, to allow redevelopment of a site with more than one independently operating business
- Use Permit, per BMC Section 23E.80.030, to establish office uses in the MU-LI district
- Use Permit, per BMC Section 23E.80.030, to establish research and development uses in the MU-LI district
- Use Permit, per BMC Section 23E.80.045, to remove more than 25 percent of the existing warehouse space on the property in the MU-LI district
- Use Permit, per BMC Section 23E.04.020, to allow rooftop equipment projections

B. Master Use Permit Process

Master Use Permits (MUP) are regulated under BMC Section 23B.36 and provide for the establishment of uses and developments on large parcels located in non-residential zones. The regulations therein are applied jointly with the regulations of the specific zoning district in order to grant flexibility in the delineation of the tenancies (e.g.: area measured in sq. ft.) that house uses and business that occupy the site. The West Berkeley Plan (1993) describes a MUP as the regulatory middle ground between a Use Permit and a Development Agreement (page 56). According to the *Purposes of Master Use Permits* (BMC Section 23B.36.020), MUPs are intended to implement the speedy reuse of large, multi-user sites while allowing for the coordinated review of potential impacts.

C. CEQA Determination: An Environmental Impact Report (EIR) is being prepared.

V. Design Review Guidelines

The City's Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference.

- **Setbacks:** The street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.
- **Parking and Driveways:** Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances; whenever possible, parking should be behind buildings, underground, or in a central court.
- **Harmony with Surroundings:** The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.

- **Articulation:** Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.
- **Lighting:** Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.
- **Walls and Fences:** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or art work should be maximized if large expanses of wall must be left devoid of openings.
- **Landscape and Open Space:** Sidewalk areas should include landscaping that is coordinated with the neighborhood design.
- **Public Open Space Areas:** the inclusion of public open spaces is encouraged as a means of providing places for people to come together for community interaction and enlivening the pedestrian environment.
- **Pedestrian Paths:** Pedestrian paths and arcades interior to the block which joins different parts of buildings as well as different streets are encouraged.
- **Building Entrances:** Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork or changes in paving material to define the entry point.

The West Berkeley Plan is also applicable to this project. Below are several relevant goals from that plan:

- Physical Form Goal 5: Development on major sites of 1 acre or more should be both internally cohesive and sensitively designed on the site's publicly used edges.
- Open Space Goal 9: Provide an accessible, aesthetically-pleasing network of green spaces and corridors - that is functional for varied types of users--to visually and physically link parks, creeks, and shoreline to residential and commercial, and light industrial areas.

The West Berkeley Plan can be found on the City's website at the link below:

[https://www.cityofberkeley.info/Planning_and_Development/Redevelopment_Agency/West_Berkeley_Plan_\(The\).aspx](https://www.cityofberkeley.info/Planning_and_Development/Redevelopment_Agency/West_Berkeley_Plan_(The).aspx)

VI. Issues and Analysis

A. Design Review Issues:

Multiple development proposal schemes. The applicant presents two development schemes for the City's consideration. Both scenarios would meet the MU-LI zoning district provisions for development, but each may have its own specific merits and favorable aspects. Therefore, the DRC should comment on these schemes separately as well as comparatively in the preview discussion.

Design guidelines in lieu of building elevations. The applicant proposes to complete the Preliminary Design Review process with a set of project-specific design guidelines that would inform the architectural design of the proposed buildings during the Final Design Review process; see Attachments 3 and 4 of this report. This means the MUP entitlement would include the proposed site plans and building profiles only (as represented by the two proposed schemes), and would not include an approval of building elevations until Final Design Review for each specific structure.

B. Issues for Discussion:

- Context / Natural Setting
- Site Planning
- Design Guidelines
- Design Review Process

VII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and give the applicant advisory recommendations for further development of the site plans and design guidelines and how this development can best fit within its context.

Attachments:

1. Applicant Statement; received July 6, 2017
2. Project Plans; received April 11, 2017
3. Draft of Proposed Design Guidelines; received May 1, 2017
4. Revised Design Guideline Sections, Topics 1.6 and 3.7, received June 5, 2017
5. Correspondence

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