

## DRC SUMMARY – February 15, 2018

**2190 SHATTUCK AVENUE [at Allston] (DRCP2017-0010): Preliminary Design Review** to redevelop a 19,967 square-foot (0.46-acre) site at the southwest corner of Shattuck Avenue and Allston Way with a proposed 18-story building with 274 residential units above approximately 10,000 square feet of ground floor retail space. Approximately 103 parking spaces would be provided in a two-level subterranean garage accessed from Allston.

**Preliminary Design Review was continued with the following recommendations:** MOTION (Edwards, Kahn) VOTE (7-0-0-0).

See below Applicant Team responses in blue.

### **Recommendations:**

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

- *This design has a more respectful and traditional relationship with Shattuck.*  
**Agree.**

- *Tower slimming in the southeast corner is appreciated.*

**Noted.**

- *Would like to see a more unique element on the skyline.*

**The profile of the middle and upper-level cornice elements have been thickened and enhanced. Wood clad soffits provide warm contrast to the wall articulation below, and help emphasize the unique angled profile against the sky.**

- *Provide renderings of this updated design from the Campanile.*

**Views from the Campanile are contained within the EIR. Modifications to these views -- vis-à-vis the “clipped corner design” -- will be presented in the DRC meeting on March 15, 2018.**

- *Renderings from the sidewalk on Shattuck should show the new Bart entrance and plaza, including new artwork and activity.*

**Updated renderings from the sidewalk show the latest designs from the new BART Plaza design.**

- *Provide a rendering from Post Office Square looking east toward UC.*

**A new rendering from Post Office Square will be presented to the DRC in the upcoming meeting on March 15, 2018.**

- *Provide renderings with night view(s).*

**A night rendering will be presented to the DRC in the upcoming meeting on March 15, 2018.**

- *Blank portion of north wall should be further developed. If the windows shifted to the east side of that façade, it would present a friendlier face to Shattuck. Texture should be further developed on the upper blank wall area. Consider wrapping the color around to the north on the lower levels.*

**The blank portion of the north wall at the base has been changed to brick to match the façade treatment on Shattuck and Allston. The mid-level portion of the north wall has been further developed – including shifting the windows easterly as recommended, and enhancing the joint-pattern and texture of the GFRC panels.**

- *Look at a more dynamic promenade on Allston, including video, light and audio, with caution as there will be people sleeping and living nearby.*

**The Art-Walk display vitrines have been reimagined to include the potential of a digital display. This option will be presented to the DRC on March 15, 2018.**

- *Would like to see another commercial entry on Allston to help break up that frontage more.*

The option of adding a commercial entry on Allston will be presented to the DRC on March 15, 2018.

- *Recommend more entrances and activity on Allston, even if for future development. Look carefully at more detail and articulation, including soffits, storefront design, and projections.*

The option of adding numerous commercial entries on Allston will be presented to the DRC on March 15, 2018. Additional details of soffits, storefront design, and projections will also be shown.

- *Recommend adding a smaller shop on Allston.*

The option of adding a commercial entry and smaller shop on Allston will be presented to the DRC on March 15, 2018.

### **Building Design**

- *Recommend emphasizing more vertical proportions in the design. As presented it appears very horizontal.*

The updated design contains enhanced features to emphasize vertical as well as horizontal proportions. Enhanced vertical features include two-level slots and openings at the base, as well as movable screens at the corner intersection. Additionally, the mid and upper-levels have vertical wall elements as well as “balcony ladders” that rise up to canopy features on the east and west elevations.

- *Roofline cornice at base and mid-levels appear to be more successful than the upper level one. Continue to refine design.*

The profile of the upper-level cornice has been thickened and lined with warm wood soffits. These elements enhance the stepped massing and wrap around the east and west facades to cap vertical features of the massing.

- *Parapet/canopy design(s) need more development. Look at various alternates, including pulling back extension, and possibly a thicker profile.*

The profile of the middle and upper-level cornice elements have been thickened and lined with warm wood soffits. The base-level canopies have been reimagined to be more trellis-like to distinguish them from the mid and upper-levels, and allow more light to filter through.

- *Committee would welcome a more playful expression on the mid and upper towers, but does appreciate the more regular, quieter expression on the base levels.*

The mid and upper-level wall construction has been modified to increase the variety of opening. Additionally, new features such as angled wall elements, ribbed panels and projecting fins create a material or textural connection to the base and lend a layer of playfulness to the skin. These features work well with the exterior shading features as well.

- *Recommend a more consistent window and bay treatment on the base levels.*

An alternating pattern of the two-level windows with flat and alternating wall elements create a consistent treatment.

- *Window pattern could be more regular and still be interesting since there are plane changes (in & out).*

Projecting window frames with alternating wall-to-window patterns alongside recessed balconies create depth, variation, and deep shadows.

- *Alternate corner design in the presentation appears to have more detail and interest.*

The alternate corner design – with the movable shutters -- has been added to the design

- *Window proportions appear to be more successful on the mid-level tower and possibly on the upper levels as well. Continue to refine the lower levels.*

**Window-to-wall proportions on the lower levels have been further developed. The details of these elements will be presented to the DRC on March 15, 2018.**

- *There should be a stronger relationship between the base massing and what happens below.*

**Projecting window frames with alternating wall-to-window patterns alongside the balconies create depth, variation, and depth in shadows.**

- *Recommend a more distinct massing break and better cues at the residential entry on Allston.*

**The residential entry has been revised to incorporate a large angled wall feature, more robust column/planter elements, and enhanced canopy to better define and celebrate the entry.**

- *Residential entrance is too modest.*

**The residential entry has been revised to incorporate a large angled wall feature, more robust column/planter elements, and enhanced canopy to better define and celebrate the entry.**

- *Color shift from base to mid and upper towers appears to be successful.*

**Agree**

- *Design changes are overwhelmingly bland.*

**The design approach is founded on using traditional materials (brick, tile) in a modern way. This approach has been further developed through the details to bring forth more richness, depth, and texture. We will present details of these changes to the DRC on March 15, 2018.**

- *Recommend more variation where possible.*

**Additional elements including projecting window frames, alternating flat and angled wall elements as well as recessed and projecting balconies have been added to the design to enhance variation, movement, and interest.**

- *Provide more detailed information and samples for the proposed brick and bond.*

**Details of the brick, brick bond and coursing will be presented to the DRC on March 15, 2018.**

- *Be careful with glazing - it should be transparent.*

**Glazing is transparent in conformance with the Downtown Berkeley Design Guidelines.**

- *Provide more information on what is happening at the curb, including the loading zone, driveway entrance, nearby bus stop, and how packages get to the mail room.*

**The proposed loading/drop-off zone required for the new building has been added to the Site Plan drawing.**

- *Provide more detailed unit plans.*

**Typical unit plans will be presented to the DRC on March 15, 2018.**

- *Provide better documentation of energy-saving items, or at least a more readable list.*

**The project is pursuing LEED Gold certification. The LEED Checklist has been provided as part of the Use Permit Application.**

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

- *Open spaces, with the exception of the dog run area, appear to be well designed and programmed.*

**Agree.**

- *Dog run is adjacent to some units. Look carefully at the design and modify if needed for more privacy to units.*

**The Dog Run has been modified to preserve more privacy to adjacent living units.**

- *Show how the landscape works with the open space design.*

**Updated landscape plans have been included in the revised submittal.**

- *Fire pits are not recommended.*

**Noted.**

- *Liquid Amber street tree species are bad for sidewalks. Coordinate with the City Forester.*

**Agree. The street tree species has been changed to conform to City Standard.**