



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

**For Committee Discussion/  
Majority Recommendation**  
MARCH 15, 2018

## **2190 SHATTUCK AVENUE**

### **Continued Preliminary Design Review**

**Design Review DRCP2017-0010 to redevelop a 19,967 square-foot (0.46-acre) site at the northwest 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 Way.**

#### **I. Introduction**

This project is located on the northwest corner of Shattuck Avenue and Allston Way. This parcel is located in the C-DMU, Commercial-Downtown Mixed-Use, Core Area zoning district.

The demolition required for the project came before the Landmarks Preservation Commission (LPC) on November 3, 2016, where no action was taken. This project came before the Zoning Adjustments Board (ZAB) on January 25, 2018, where the Final EIR was certified.

This project was before the Design Review Committee (DRC) last month in February 2018 for Preliminary Design Review where it was continued with direction for further design refinement. A summary from that meeting is further below in this staff report for your reference. This project is returning to the DRC for Continued Preliminary Design Review.

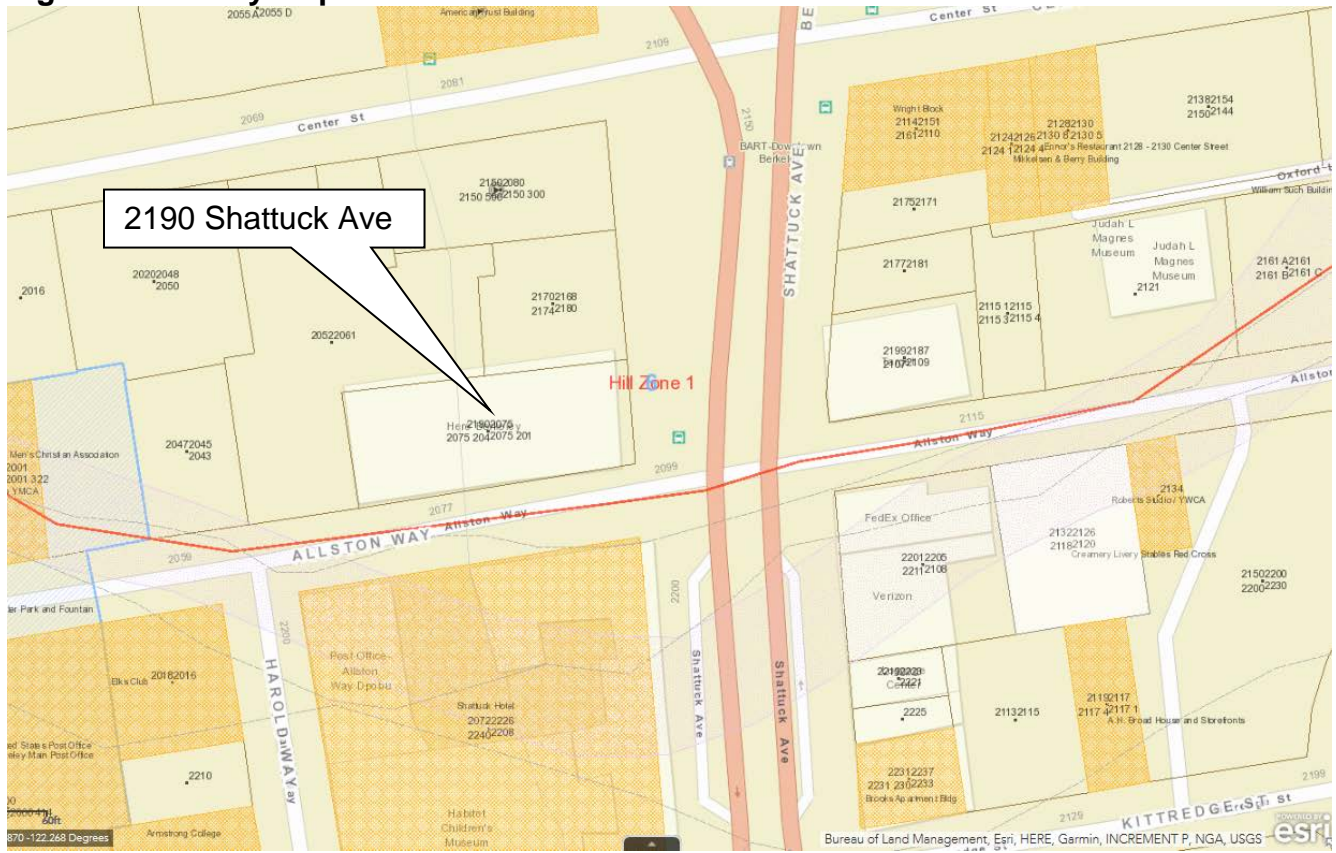
#### **II. Background**

The project is a proposed 211,590 square-foot residential and commercial mixed-use development in Downtown Berkeley. The project would involve demolition of an existing two-story commercial building that now covers the entire project site and construction of an 18-story building with retail commercial ground-floor uses, residential upper-floor uses, and a two-level subterranean parking garage. The existing building was reviewed at the Landmark Preservation Commission (LPC) in November 2016 as a demolition referral where no action was taken.

The completed project would include 274 residential units and 10,000 square feet of commercial space. The commercial storefronts would front on the Shattuck

Avenue BART Plaza and wrap around to Allston Way on the south. A 677 square-foot community art space next to the residential lobby would be available for community events. There are many historic resources in the vicinity and part of this parcel is within a potential Shattuck Historic District. More information about the potential district and that process can be found on the City’s website under the Landmark Preservation Commission page.

**Figure 1: Vicinity Map**



**Note:** Double-hatched shading indicates landmarked properties.

**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Retail/Commercial	C-DMU, Core	Downtown
Surrounding Properties	North	Restaurant/Office	C-DMU, Core	Downtown
	South	Hotel	C-DMU, Core	Downtown
	East	Retail	C-DMU, Core	Downtown
	West	Parking/Retail/Food Service	C-DMU, Core	Downtown

**Table 2: Development Standards**

Standard BMC Sections 23E.68.070-080		Existing	Proposed	Permitted/ Required
Lot Area (sq. ft.)		19,967	19,967	---
Gross Floor Area (sq. ft.)		38,700	211,590	---
Floor Area Ratio		1.94	10.6	---
Total Dwelling Units		0	274	---
Building Height	Maximum (ft.)	≈22	180	60 + 5 parapet 180 + 5 parapet (with Use Permit)
	Maximum Architectural Projection	unknown	14	(With Administrative Use Permit) <sup>(1)</sup>
	Stories	2	18	---
Building Setbacks (ft.) <sup>(1)</sup>	Front (Shattuck)	0	0	0 - 5 max. (building height ≤ 20')
		n/a	0	0 (building height >20'-≤75')
		n/a	15	15 (building height >75')
	Rear (west)	5	5	0 (building height ≤ 20')
		n/a	0	0 (building height >20'-≤75')
		n/a	16	15 (building height >75')
Street Side (Allston)	0	0	---	
Interior Side (distance from lot frontage)	0-65'	0	0	0 (building height ≤ 75')
		n/a n/a	0 <sup>(2)</sup> 15	5 (building height >75'-≤120') 15 (building height >120')
	>65'	0	0	0 (building height ≤ 20')
		n/a n/a	0 <sup>(2)</sup> 15	5 (building height >20'-≤75') 15 (building height >75')
Lot Coverage (%)		92	92	---
Usable Open Space (sq. ft.)	Residential	n/a	21,979	80 per unit 7,840 total
	Commercial (privately owned public open space)	0	224	1 per 50 sq.ft 200 total
Parking	Automobile	0	103	91 for DUs: 1:3 units 15 for commercial: 1.5:1K sqft
	Vehicle Sharing	0	5	4
	Bicycle	0	100	5 for commercial: 1:2K sqft

- (1) No such architectural element shall represent more than fifteen percent (15%) of the average floor area of all of the building's floors; and no tower or similar structure shall be used as habitable space or for any commercial purpose, other than that which may accommodate the mechanical needs of the building (BMC §23E.04.020.C)
- (2) All setbacks may be modified with a Use Permit (BMC §23E.68.070.C)

### III. Project Description

#### A. Requested Use Permits

This development proposal is subject to Use Permit approval by the Zoning Adjustments Board in accordance with multiple provisions of the Berkeley Municipal Code (BMC). At this time, staff has identified the following permit requirements:

- Use Permit to demolish a non-residential building (BMC 23C.08.050.A)
- Use Permit for a Mixed Use Development in the C-DMU Zoning District (BMC 23E.68.030)
- Use Permit to construct more than 10,000 square feet of floor area (BMC 23E.68.050)
- Use Permit to exceed a building height of 75 feet up to 180 feet (BMC 23E.68.070.B)
- Use Permit for portion of building exceeding 120 feet in height to be greater than 120 feet in width when measured at widest point on the diagonal in plan view (23D.68.070.C)
- Administrative Use Permit to allow architectural projections to exceed maximum building height (BMC 23E.04.020.C)

#### B. CEQA Determination

The project qualifies for streamlined review under CEQA Guidelines Section 15183.3, due to its mixed-use nature and proximity to a major transit stop, among other site- and project-specific factors. The purpose of Guidelines section 15183.3 is to allow lead agencies to limit the topics subject to CEQA review at the project level “where the effects of infill development have been addressed in a planning level decision or by uniformly applicable development policies.” The primary planning level decision is the adopted Downtown Area Plan, and the referenced environmental documentation is the 2009 Downtown Area Plan Final EIR.

The public review and comment period for the Draft EIR was from August 10, 2017 to September 25, 2017. The City held a hearing on the Draft EIR on January 25, 2018, as part of the regularly scheduled Zoning Adjustments Board hearing where it was certified. A link to the Draft EIR, as well as the Final EIR and Response to Comments (RTC) follows:

[https://www.cityofberkeley.info/Planning\\_and\\_Development/Zoning\\_Adjustment\\_Board/2190\\_Shattuck.aspx](https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2190_Shattuck.aspx)

A section in the Final EIR RTC document is on the Downtown Berkeley Design Guidelines/Design Compatibility (see page 13) and includes final wording on five Mitigation Measures that would bring the design into conformance. They include wall and roofline modifications and are listed below. Also see Attachment 3 for the applicant’s response to these measures.

***CR-1a Slanted Wall Modifications***

The project applicant shall modify the proposed design of the slanted walls composed of slotted aluminum panels at stories two through six along Shattuck Avenue and Allston Way to make them more compatible with the Shattuck Hotel and other contributors to the proposed Shattuck Avenue Downtown Historic District. Specifically, these slanted walls shall be replaced with a rectilinear wall system, i.e., one with predominant wall surfaces below the seventh-floor loggia being either parallel or perpendicular to the abutting property line.

***CR-1b Wall Rhythm Modifications***

The proportion and pattern of void to wall in the proposed wall treatments of the project shall be modified to more closely match that exhibited in the Shattuck Hotel. Potential ways to achieve this include, but are not necessarily limited to, replacing the window wall systems with punched curtain wall systems or breaking up the window wall systems with windowless bays.

***CR-1c Wall Cladding Material Modifications***

The project applicant shall modify the proposed design so as to incorporate wall cladding materials that are compatible with the Shattuck Hotel and other contributors to the proposed Shattuck Avenue Downtown Historic District. Such materials include brick, concrete, stucco, marble, granite, tile and terra cotta, and could be used in conjunction with the proposed glass fiber reinforced concrete (GFRC), glass panels, and metal screens.

***CR-1d Roofline Modifications***

The project applicant shall modify the proposed design so as to incorporate elements that more prominently accentuate the building's roofline by differentiating it from the walls below. Potential ways to achieve this include, but are not necessarily limited to, adding a cornice element or employing a change in material, color or finish at the uppermost portions of the wall façades.

***CR-1e Ground Floor Modifications***

The project applicant shall modify the proposed design of the storefront along Shattuck Avenue and the ground-floor wall along Allston Way in a manner that visually divides the uninterrupted expanse of glazing at the ground floor into distinct bays that are between 15 and 30 feet in width.

**IV. Previous DRC Summary – February 15, 2018**

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

***Recommendations:***

***Neighborhood Context / View***

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

- *Tower slimming in the southeast corner is appreciated.*
- *Would like to see a more unique element on the skyline.*
- *Provide renderings of this updated design from the Campanile.*
- *Renderings from the sidewalk on Shattuck should show the new Bart entrance and plaza, including new artwork and activity.*
- *Provide a rendering from Post Office Square looking east toward UC.*
- *Provide renderings with night view(s).*
- *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.*
- *Look at a more dynamic promenade on Allston, including video, light and audio, with caution as there will be people sleeping and living nearby.*
- *Would like to see another commercial entry on Allston to help break up that frontage more.*
- *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.*
- *Recommend adding a smaller shop on Allston.*

### **Building Design**

- *Recommend emphasizing more vertical proportions in the design. As presented it appears very horizontal.*
- *Roofline cornice at base and mid-levels appear to be more successful than the upper level one. Continue to refine design.*
- *Parapet/canopy design(s) need more development. Look at various alternates, including pulling back extension, and possibly a thicker profile.*
- *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.*
- *Recommend a more consistent window and bay treatment on the base levels.*
- *Window pattern could be more regular and still be interesting since there are plane changes (in & out).*
- *Alternate corner design in the presentation appears to have more detail and interest.*
- *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.*
- *There should be a stronger relationship between the base massing and what happens below.*
- *Recommend a more distinct massing break and better cues at the residential entry on Allston.*
- *Residential entrance is too modest.*
- *Color shift from base to mid and upper towers appears to be successful.*
- *Design changes are overwhelmingly bland.*
- *Recommend more variation where possible.*

- *Provide more detailed information and samples for the proposed brick and bond.*
- *Be careful with glazing - it should be transparent.*
- *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.*
- *Provide more detailed unit plans.*
- *Provide better documentation of energy-saving items, or at least a more readable list.*

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

- *Open spaces, with the exception of the dog run area, appear to be well designed and programmed.*
- *Dog run is adjacent to some units. Look carefully at the design and modify if needed for more privacy to units.*
- *Show how the landscape works with the open space design.*
- *Fire pits are not recommended.*
- *Liquid Amber street tree species are bad for sidewalks. Coordinate with the City Forester.*

## **V. Design Review Guidelines**

Following are several key guidelines in the Downtown Design Guidelines which relate closely to this project.

### *All Buildings*

- For new construction projects located on narrow east-to-west streets and over 75 feet in height, prepare an analysis of shade impacts on public open spaces and pedestrian sidewalks across the street.
- Maintain and reinforce Downtown's historic street wall at the property line. Upper floor step backs are desirable above 60 feet and should be used above 75 feet.
- For buildings over 85 feet in height, prepare an analysis of potential wind impacts. Protect sidewalk and public open space by deflecting downward wind drafts ("wind shear") by using building setbacks, recesses, projections and other devices.
- Consider how the building's form and orientation can take advantage of sun and shade to appropriately heat and cool the building.
- Consider using continuous vertical features to unify upper and lower floors, while stepping back upper floors.
- Respect the height of neighboring buildings, and provide a sense of continuity and enclosure which avoids abrupt changes in height.

### *Facades*

- Reflect and reinforce the scale, massing, proportions, rhythm and attention to detailing which are established by the facades of Landmark and Significant buildings.

- 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.
- Vertical divisions of ground and upper floors should be consistent. Generally maintain a cornice that projects horizontally between the ground floor (and its mezzanines) and upper stories.
- 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 upper façade from the top of the façade to provide a visual termination for the building. Generally maintain a cornice that projects horizontally at the top of the 5<sup>th</sup> floor, or near the top of the buildings that are less tall.
- 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. Curtain walls, if used, should be designed with rhythm, patterns and modulation to be visually interesting.

#### *Parking and Garage*

- Give first consideration to pedestrians during the site planning process.
- For on-site loading and on-site parking, mitigate impacts on the pedestrian to the extent possible.
- Locate and design loading areas to minimize their visibility from public spaces, use walls and landscaping to screen views of loading areas.
- Locate parking behind buildings, underground, or behind ground floor storefronts.

#### **Both street frontages for this project are designated as required public serving frontage (refer to figure 43 in the 2012 Downtown Guidelines)**

- At least one publicly-accessible street-level entrance to be provided for every 40 feet along a street facing frontage. Any remainder exceeding 30 feet shall also have a publicly-accessible street-level entrance. No two entrances shall be separated by more than 50 feet.
- Clear Glass shall comprise at least 60% of the street facing façade where it is between 3 feet and 8 feet above elevation of adjacent sidewalk
- The design of the ground floor shall be visually open to pedestrians such that the design should enable the main activities of the proposed use to be carried out towards the front of the space.

A complete set of the downtown design guidelines can be found online at:

<http://www.cityofberkeley.info/ContentDisplay.aspx?id=14260>



## VI. Issues and Analysis

### A. Design Issues:

Refer to the attached applicant's response to the Committee's February 2018 recommendations (Attachment 2). Key changes include:

#### Allston Way

- Residential entry has been revised to incorporate a large angled wall feature, more robust column/planter elements, and a more distinctive canopy to better define this as the main entrance.
- Art-Walk display has been modified to include the potential of digital displays in lieu of more traditional art displays.
- Studies showing potential of commercial entries on Allston will be presented at the meeting.
- Additional loading/drop-off information has been added to the site plan. See Sheet AS-101.

#### Building Design

- Profile on middle and upper-level cornice elements have been thickened and design has been refined. Wood soffits are proposed for a warm contrast to the exterior wall cladding below.
- Blank portion of north wall has been changed to brick on the lower portion to match the façade treatment on Shattuck. The mid-level portion of the wall has been further developed with some window changes and additional texture and joint patterns.
- Window pattern was modified on the base-level portion for a more regular pattern, but also more varied plane changes. Mid- and upper-level wall construction has been modified to increase the variety of openings.

#### Neighborhood Context

- Renderings in the packet have been updated to show improvements to the BART Plaza. New renderings from Post Office Square and the Campanile, as well as a night view, will be presented at the meeting.

### B. Issues for Discussion:

- Downtown Context
- Massing
- Façade Design
- Articulation
- Materials
- Landscape Plan / Open Space Design

## VII. Recommendation

Staff recommends that the Committee discuss the proposed changes since last reviewed, as well as the topics listed above, and give the applicant recommendations

on building design refinements so the project can best fit into this urban and historic Downtown context.

**Attachments:**

1. Project Plans, received March 8, 2018
2. Applicant Response to DRC Recommendations, received March 8, 2018

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