



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 Committee Discussion/
Majority Recommendation**

APRIL 19, 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, March 2018, for Continued 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 here this month 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.

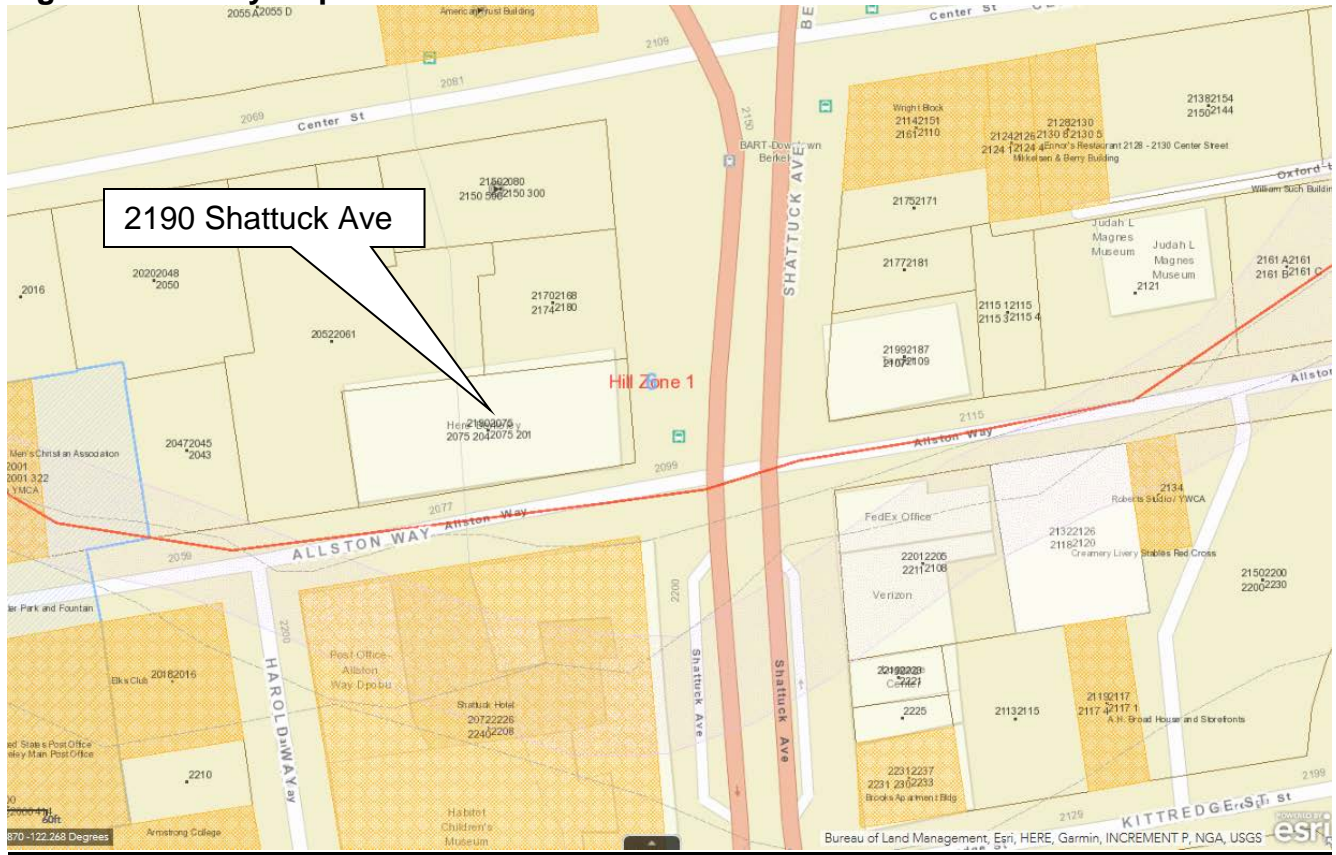
The completed project would include 274 residential units and 10,000 square feet of commercial space. The commercial storefronts would front on the Shattuck Avenue BART Plaza and wrap around to Allston Way on the south. A 677 square-foot community art space next to the residential lobby would be available 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.

The Landmark Preservation Commission held a Special Meeting on April 5, 2018 to discuss Campanile Way. The Commission did designate Campanile Way as a City Landmark. This designation applies to the UC campus central pathway and features within it, and it does not call for preservation of the west-facing view terminating at the Golden Gate. Instead, the views in all directions emanating from the base of Sather Tower (Campanile) were described in the designation resolution as "significant contributing elements" of Campanile Way. Refer to that Notice of Decision for the specific language and vote. It will be on the webpage linked below once it is ready for review.

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2301_Bancroft_-_Campanile_Way.aspx

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) ⁽¹⁾
	Stories	2	18	---
Building Setbacks (ft.) ⁽¹⁾	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	0 ⁽²⁾	5 (building height >75'-≤120')
		n/a	15	15 (building height >120')
	>65'	0	0	0 (building height ≤ 20')
		n/a	0 ⁽²⁾	5 (building height >20'-≤75')
		n/a	15	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

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. The applicant responded to these measures in their recent design modifications.

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 – March 15, 2018

Preliminary Design Review was continued with the following recommendations: MOTION (Edwards, Clarke) VOTE (6-0-0-1) Jenson - absent.

Main Summary Points:

- *Further develop residential entry so that it is more prominent and better integrated into the building design above.*
- *Provide more detail and articulation in the proposed brick.*
- *Provide accurate information illustrating how the building will look from the Campanile; consider several heights for a more complete context.*
- *Provide a rendering further south on Shattuck that shows the taller tower element in context.*

Additional Specific Recommendations:

Neighborhood Context / View

- *Consider more locations for art panels. They could help enliven Shattuck and Allston.*
- *Upper tower elements are too white. Look carefully at renderings further back in context for final color selections.*
- *Night view appears successful, and reflects a well-varied design.*
- *If no additional entrance on Allston is used until the future, recommend using future glazed areas for artwork now.*
- *Recommend adding the additional entrance on Allston now, rather than later.*
- *Recommend dropping the base where the ramp to the possible second tenant space on Allston is located.*

Building Design

- *Revisions to cornice design looks good, but there is concern that there is no rain protection included.*
- *Would recommend a more richly textured pattern on the brick with both color and texture; as shown, mortar looks too light.*
- *Design is more successful when metal screens at the corner are more subtle.*
- *Tile area at base could be something with more visual impact.*
- *Consider a tile color at the base, rather than grey. It would be more invigorating.*
- *Not sure that the bronze finish and tile at the base work well together.*
- *Make sure to have a good maintenance plan for all proposed materials, especially any exterior wood cladding.*
- *Would prefer that the project had more sustainable qualities. As designed, it appears to be just enough for requirements.*
- *One of the one bedroom units looks more like a studio. It should be noted as a studio or junior one bedroom.*

Open Space / Streetscape Design

- *Recommend taller street trees on Allston. Staff shall forward this on to 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 5th 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. Changes since the Previous Submittal:

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

Allston Way

- Residential entry has been further developed to better define this as the main entrance. Larger openings on levels 3 – 6, as well as careful detailing of the brick, canopy and lighting, are proposed for more prominence.
- Additional Art-Walk display panels have been added on Allston to create a more consistent pedestrian experience.
- Elevations showing both options, potential commercial entry on Allston as well no entry and additional art panels, are included in this submittal.

Building Design

- Additional details of brick coursing, angled wall features, and special building elements have been added to this submittal.
- Glass has been added to the canopies for rain-protection.
- Some alternate colors and materials have been proposed in response to the Committee's recommendations last month. More detailed color and material information will be presented at the meeting.

Neighborhood Context

- A new rendering from further south on Shattuck has been added to this submittal.

- A view from the steps of the Campanile has been provided on Sheet G-013. This specific view was provided by the third-party consultant in the approved EIR, but has been updated with the design modifications to date, including the “clipped-corner” and updated fenestration.

B. Issues for Discussion:

- Façade Design
- Articulation
- Materials

VII. Recommendation

Staff recommends that the DRC discuss the above issues and forward a favorable recommendation to ZAB with any conditions if necessary and specific direction for Final Design Review.

Attachments:

1. Project Plans, received April 12, 2018
2. Applicant Response to DRC Recommendations, received April 12, 2018

Staff Planner: Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410