



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 Majority Recommendations
AUGUST 15, 2019

2150-2176 KITTREDGE STREET PRELIMINARY DESIGN REVIEW

Design Review DRCP2019-0001 to construct a new 7-story mixed-use building including 165 residential units, ground level retail and underground parking. Project includes the demolition of an existing 8,575 sq. ft. non-residential building and an existing one-story gas station and car wash.

I. Introduction

The project site is located at the southwest corner of Kittredge Street and Fulton Street in downtown Berkeley and developed with an existing five-story office building and one-story gas station with convenience market and car wash facility. The project site has frontage on Kittredge Street, Fulton Street, and Bancroft Way and consists of two parcels in the C-DMU Core District as a part of the Downtown Area of the City of Berkeley.

Demolition referral with the Landmark Preservation Commission (LPC) is not required for this project as the existing buildings proposed for demolition were constructed less than 40 years ago.

This project was before the Design Review Committee (DRC) as a Preview in May where the Committee provided advisory comments on the massing and façade design, the open space design and the pedestrian level. Those comments are provided further below for reference. It is before the DRC this month for Preliminary Design Review.

II. Background

The proposed project would involve the demolition of the existing five-story office building (2150 Kittredge Street) and a gas station with a convenience market and a car wash (2176 Kittredge Street) at the project site and construct a new mixed-use building with a one-level underground parking garage. The proposed seven-story mixed-use building would be approximately 85 feet in height with a gross floor area of approximately 176,633 square feet. Uses would include ground floor retail storefronts and 165 residential units with landscaped courtyards and a rooftop garden.

Figure 1: Vicinity Map

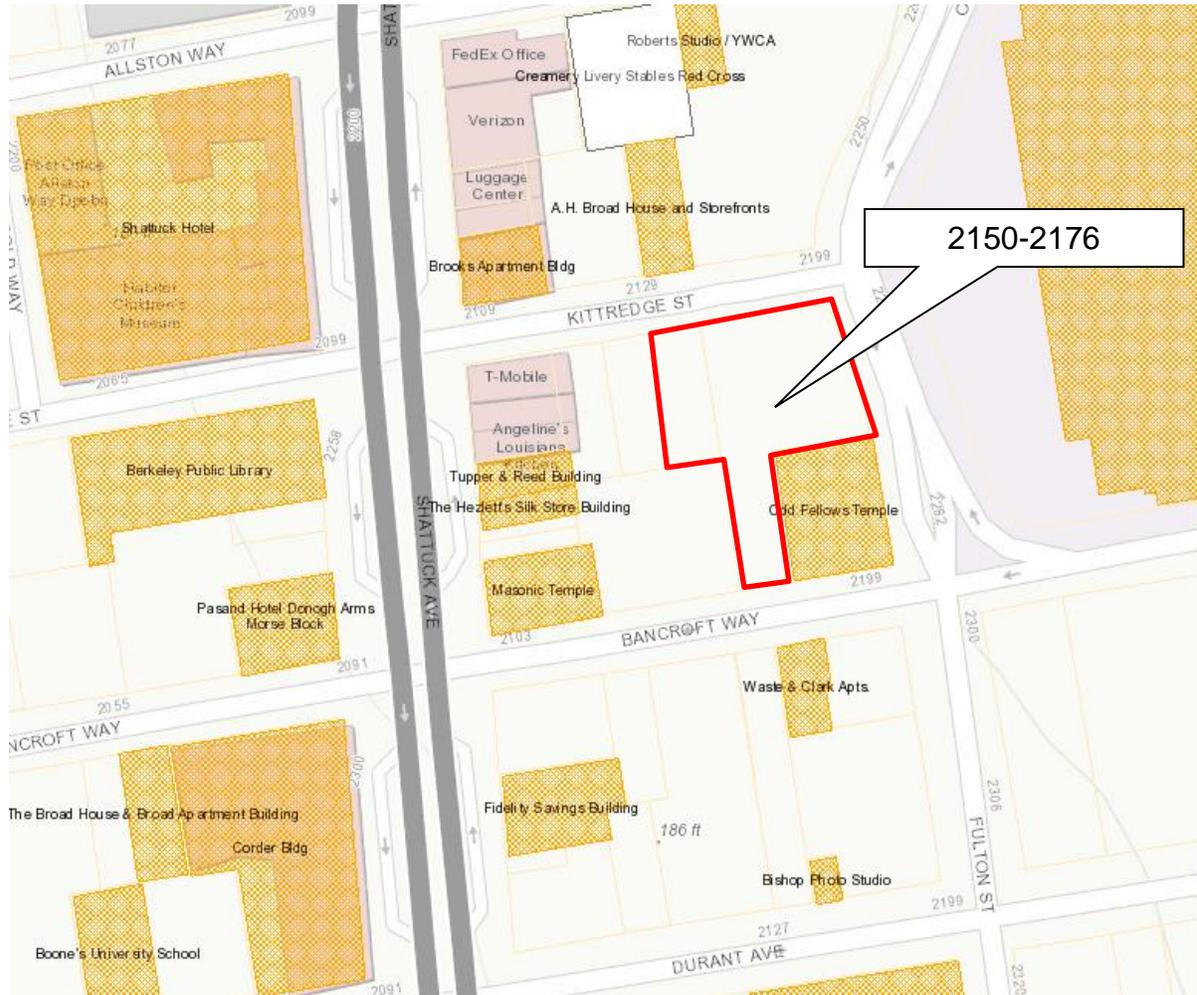


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		2150 – Office building 2176 – Car wash	C-DMU Outer Core	Outer Core
Surrounding Properties	North	Mixed	C-DMU Core	Core
	South	Retail	C-DMU Outer Core	Outer Core
	East	UC Berkeley – Longfellow Hall, Edwards Stadium		
	West	Residential, UC Berkeley – Banway Building	R-5	High Density Residential

Table 2: Development Standards

Standard BMC Sections 23(click and enter #).070-080			Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)			2176 Kittredge: 25,848 2150 Kittredge: 6,750	32,598	Not regulated
Gross Floor Area (sq. ft.)			2176 Kittredge: +/- 4,743 2150 Kittredge: +/- 25,565	176,957	
Floor Area Ratio			N/A	5.43	
Dwelling Units	Total		0	165	20% of total units @ moderate income
	Affordable		N/A	33	
Building Height	Maximum (ft.)		2176 Kittredge: 25'3" 2150 Kittredge – 70'0"	75'0" @ Roof, 85'0" with roof equipment rooms	60 or 75 w/ Use Permit
	Stories		2176 Kittredge: 1 2150 Kittredge: 4	7	Not regulated
Building Setbacks (ft.)	Front (N)	Where < 20 ft. in height	-	0	0 min. 5 max.
		Where > 20 ft. in height	-	0	0
	Rear (S)	Where < 20 ft. in height	-	0	0 min. 5 max.
		Where > 20 ft. in height	-	0	0
	Side (W)	Where < 65 ft. from street frontage	-	0	0 min.
		Where > 20ft. in height & > 65 ft. from street frontage	-	5	5 min.
	Side (E)	Where < 65 ft. from street frontage	-	0	0 min.
		Where > 20ft. in height & > 65 ft. from street frontage	-	0	5 min.
Lot Coverage (%)					
Usable Open Space (sq. ft.)			N/A	13,254	
Parking	Commercial (Auto)		5	0	1.5 spaces per 1K sq. ft. of commercial area
	Residential (Auto)		0	52	1 space per 3 dwelling units
	Bicycle		2	16	1 per 2K sq. ft. of commercial floor area

III. Project Description

A. Requested Use Permits

- Use Permit to demolish non-residential buildings as per BMC 23C.08.050.A;
- Use Permit to construct a mixed use building in C-DMU as per BMC 23E.68.030;
- Use Permit to construct > 30K sq. ft. floor area in C-DMU as per BMC 23E.68.050;
- Use Permit to reduce required off-street parking & pay in lieu fee in C-DMU as per BMC 23E.68.080;
- Use Permit to reduce multiple setbacks in C-DMU as per BMC 23E.68.070; and
- Administrative Use Permit to establish a restaurant with B+W service in C-DMU as per BMC 23E.68.040.

B. CEQA Determination

The project is being reviewed under Section 15183.3 of the California Environmental Quality Act (CEQA) Guidelines (“Streamlining for Infill Projects”).

IV. DRC Summary – May 16, 2019

Advisory Comments:

Neighborhood Context

- *Committee reiterated that project is adjacent to a landmark on two sides.*

Building Design

- *Corridor appears to be too long. Consider shifting the elevator further west. Look at more width and variation in the corridors.*
- *Interior units on Bancroft side may not have enough light.*
- *Path to bike storage should be more straightforward.*

Main Entrances

- *Look at a larger, more gracious lobby. Show how it’s special, not just another retail space.*
- *Fins over the entry are successful. Show entry bay in more detail.*
- *Both entrances should have a more gracious feel.*

Storefront / Façade Design

- *Further develop the pedestrian level overall.*
- *Second floor detail looks too thin.*
- *Color looks good on the metal, but there’s concern that the light stucco color will look dirty.*

Kittredge Corner

- *Consider more emphasis on the Kittredge corner. There was some concern that the fins on the corner may be too random.*
- *Trellis at the corner is a nice element, but define and develop further.*
- *On 2nd floor fins at the corner, consider more detail.*

Bancroft Facade

- *Although there was support that the Bancroft façade is different, look at a quieter, more traditional direction.*
- *On Bancroft façade, general direction is good, but look more carefully at the recessed plane. Consider more curtain wall.*
- *Consider more regular fins on the Bancroft façade.*
- *Color palette on Bancroft should be simplified. Consider one accent color rather than two.*

Open Space / Landscape Plan

- *Recommend shade and wind protection on the roof deck.*
- *Consider locating the BBQ area closer to the elevators for convenience.*
- *Green roof should have more variation in height and plant variety.*

V. Design Review Guidelines

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

All Buildings

- Maintain a continuous zero-setback “build-to line” at the ground floor at the edge of all Downtown streets where commercial and higher levels of activity is anticipated, as has been indicated in the map “Public Serving Street Frontages” (see Figure 43 in the Downtown Design Guidelines).
- Consider massing alternatives that would reduce shadow impacts on streets and relate new construction to the scale of nearby buildings, such as use of upper-story setbacks
- 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.
- Along Oxford Street, consider ways to link downtown to the University campus, such as with useable open space, public art and other features.
- Consider using continuous vertical features to unify upper and lower floors, while stepping back upper floors.

Facades

- Reflect and reinforce the scale, massing, proportions, rhythm and attention to detailing which are established by the facades of Landmark and Significant buildings.
- 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.
- Articulate side and rear facades in a manner compatible with the design of the front façade. Avoid large blank wall surfaces on side and rear facades which are visible from public areas. In these locations, display window, store entrances, and upper windows are encouraged. When this is not feasible, consider the use of ornament, murals, or landscaping along large blank walls.
- Clearly distinguish storefront entrances from entrances to lobbies or upper floors through the use of architectural treatments and materials selection.

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.

Corner sites

- Accentuate the corner as the focal point of the site. This may be accomplished by building to the maximum height, utilizing setbacks, providing definition at the street wall with landscaping or architectural elements, or providing open space or main entries at the corner.
- At Oxford Street intersections, utilize corner ground and upper floor setbacks to preserve views of the hills from Downtown.

Important Vistas

- Preserve important vistas within the downtown area. Important vistas include: University Avenue in both directions; streets with views of the hills to the east; the west termination of Center Street; the east and west termination of Kittredge Street; the east termination of Allston Way, the north and south termination of Harold Way, the portion of Shattuck Avenue which terminates at University Avenue, and the northwest and southeast corners where Milvia Street jogs at University Avenue.

All three 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 last submittal

While key changes are listed below, the applicant has included a response to the Committee's previous recommendations in Attachment 3.

- Bancroft façade has been redesigned with curtain wall infill and a more pronounced lobby entrance, as well as reorganized fins, narrower pilasters, and a quieter color palette that complements the landmarked building next door. A cap has been added at the roof level to create a visual termination to that facade.
- Main lobby and residential entry on Kittredge Street has been further developed for more prominence. See a plan on Sheet A4.1 and a partial elevation on Sheet A3.3.4.
- Façade at garage entry on Kittredge has been further developed for a more unique expression and a break from the facade design at the pedestrian entries.
- Fins and metal panels have been added over the residential entry on Fulton Street to tie in to the design at the curved corner element. See Sheet A3.3.1 for details.
- Additional trellises added on both the Fulton and Kittredge sides to create more articulation at the top of the building, and more shade elements in the open space. Trellis design at the corner recalls the treatment of fins used throughout the project.
- Pedestrian level has been further developed and perspective views can be found on Sheets A3.31- A3.3.7.
- Landscape plans have been further refined based on the Committee's feedback. A 3-D view of the roof deck is included and show elements to help break up the wind and give shade.

B. Issues for Discussion:

- Neighborhood Context
- Façade Design
- Ground Floor/Lobby Design
- Landscape Plan/Open Space

VII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and forward a favorable recommendation to ZAB with specific direction for Final Design Review.

Attachments:

1. Project Plans, received August 2, 2019
2. Historic Context Statement, received August 2, 2019
3. Response to DRC Summary, received August 2, 2019

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