



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

AMENDED

For Advisory Comments
MAY 16, 2019

2176 KITTREDGE STREET

PREVIEW

Design Review DRCP2019-0001 to construct a new 7-story mixed-use building including 426-165 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 is before the Design Review Committee (DRC) as a Preview.

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 ~~75~~ 85 feet in height with a gross floor area of approximately ~~205,630~~ 176,633 square feet. Uses would include ground floor retail storefronts and ~~160~~ 165 residential units with landscaped courtyards and a rooftop garden.

Figure 1: Vicinity Map

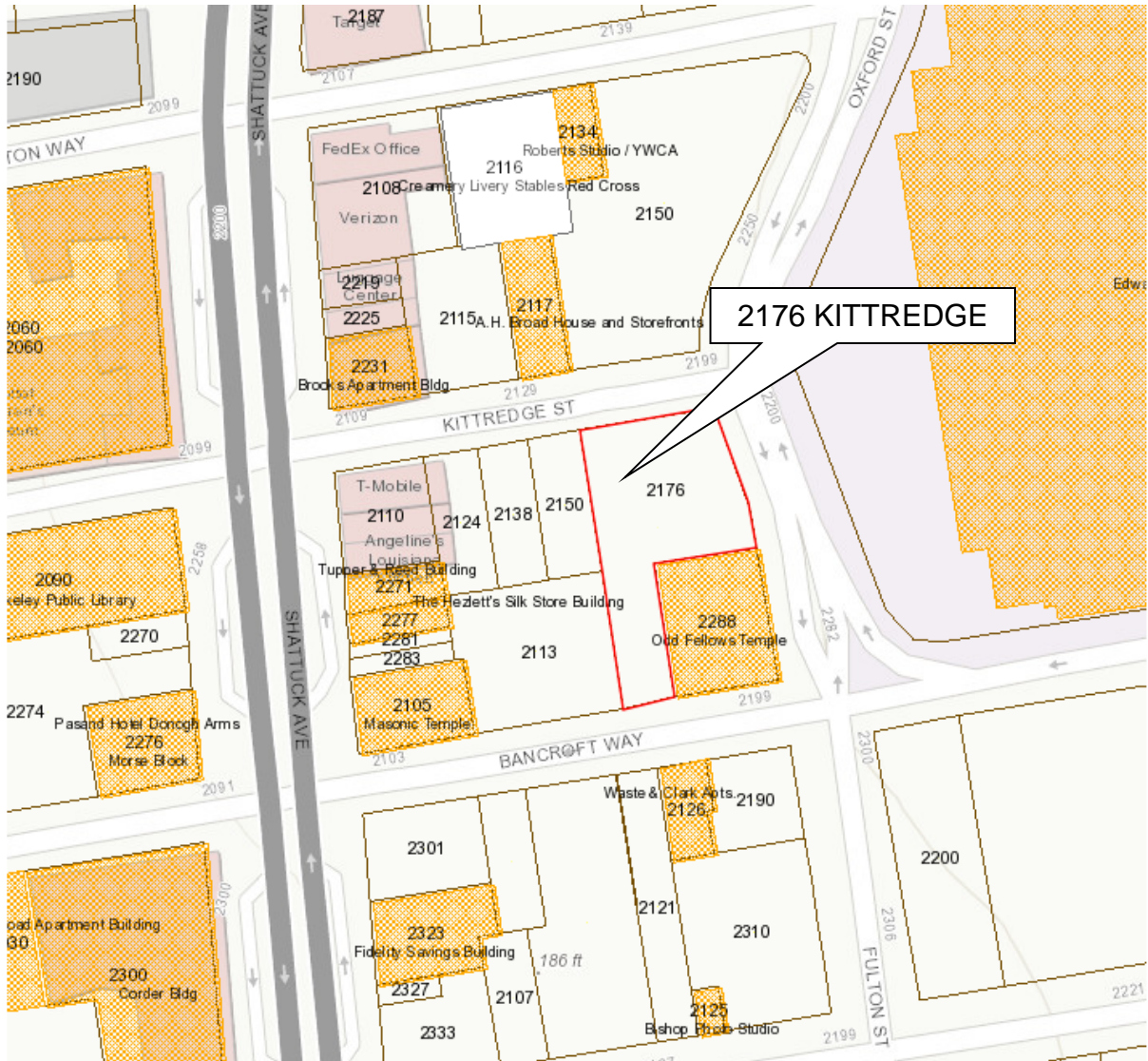


Table 1: Land Use Information

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	176,633	
Floor Area Ratio			N/A	5.42	
Dwelling Units	Total		0	165	
	Affordable		N/A	33	20% of total units @ moderate income
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	13,350	
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

Pending

IV. 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>

V. Issues and Analysis

A. Design Issues:

- **Neighborhood Context** – The project has three public serving frontages- Kittredge, Fulton, and Bancroft. The building bookends Longfellow Hall, a landmarked building, on Kittredge and on Bancroft. Other nearby landmarks include Edwards Stadium directly across from the project on Fulton, the Waste and Clark Apartments directly across on Bancroft, the A.H. Broad House and Storefronts directly across the street on Kittredge, The Brooks Apartment building on the corner of Kittredge and Shattuck, and the Masonic Temple on the corner of Bancroft and Shattuck.
- **Massing** – Seven-story mass is proposed on two parcels that sit on the corner of Kittredge and Fulton and extend to Bancroft mid-block between Fulton and Shattuck. Private balconies flanking the corner element on the Fulton elevation run from the 2nd to 7th floors. Building steps back from the west property line at the third level allowing for more windows and detail on that western elevation.
- **Open Space / Landscape** – The project provides useable open space at the podium level and at the roof deck, in addition to landscaping at the streetscape, planters at northwest corner of the third floor, and a green roof at the sixth floor. The project proposes to add 8 street trees while keeping some existing. The three landscaped courtyards at the podium level include fixed seating elements, sculptural trees, and raised planters. The roof deck provides varied lounge seating and gathering spaces, including a community garden with dining, lounge and other programmed areas. Planted trees and three green screens serve as wind blocks on the Northwest side.
- **Ground Floor Design** – Ground floor design includes retail space, residential lobby and leasing office, a mail room, and trash services. Ground floor retail storefronts are recessed between concrete columns. Precast storm water planters line the storefronts along Kittredge and Fulton.
- **Façade Design** – Portions of the building that flanks Longfellow Hall on Fulton and Bancroft act as a buffer between the old and the new structures. Design

approach on Bancroft varies from that on Fulton as it proposes stronger vertical lines. The corner element at Fulton and Kittredge is curved and clad in aluminum panels. It utilizes rhythm changes in the fenestration and vertical fin elements to add some richness and movement. Refer to the attached applicant's design intent statement for more detailed information.

- **Colors and Materials** – Material palette includes aluminum windows, aluminum storefront, perforated aluminum panels, aluminum fins, cementitious siding, and concrete.

B. Issues for Discussion:

- Neighborhood Context
- Massing
- Façade Design
- Ground Floor Design
- Landscape Plan/Open Space
- Building Materials

VI. Recommendation

Staff recommends that the Committee discuss the issues outlined above and provide advisory comments regarding the proposed massing of the building, its relationship with the Downtown mixed-use neighborhood, and any other design-related issues for the next review.

Attachments:

1. Project Plans, received May 6, 2019
2. Design Intent Statement, received May 6, 2019
3. Green Point Checklist, received May 6, 2019

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