



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
MARCH 18, 2021

2023-2025 SHATTUCK AVENUE

Final DESIGN REVIEW

Design Review # DRCF2021-0003 to demolish the remaining structure on a vacant lot following a fire and construct a 24,178 square-foot, seven-story, 73'5" tall, mixed-use building with 48 dwellings (including 4 dwellings available to very low income households) and 1,250 square feet of ground floor commercial space. The project provides no vehicle parking; and it secures storage for 34 bicycles.

I. Introduction

This project is located in the Downtown Mixed Use (C-DMU) Core District between Addison and University on Shattuck Avenue. The proposed seven-story, 74'11" high building is located on a project site that is between two commercial buildings fronting on Shattuck Avenue.

It was last before the Design Review Committee (DRC) for Preliminary Design Review on May 21, 2020 where it received a favorable recommendation to ZAB with recommendations and direction for Final Design Review (FDR). A summary from that meeting is further below for your reference. The Use Permit was approved by ZAB on June 11, 2020.

The project is now before the DRC for Final Design Review (FDR). With FDR, the committee will review the details, landscape, and final color and material palette for the project, as well as the applicant's response to any recommendations given at the Preliminary Design Review.

II. Background

The project would demolish the remaining portions of the structure following the 2015 fire, to construct a new seven-story, 48 unit mixed-use residential building, with Shattuck Avenue providing access to residents and patrons and rear access to Terminal Place for trash pick-up. The building would have the following main components:

- 48 studio apartments;
- 4 dwelling units would be affordable to Very-Low Income households;
- 1,325 square feet of usable open space to be located on a roof deck;
- 1,250 square feet of commercial/retail area; and
- 34 bicycle parking spaces located on site.

III. Project Setting

- A. Neighborhood/Area Description:** The project site is located in downtown Berkeley, on Shattuck Avenue between University Avenue and Addison Street. East of the project site is Terminal Place, a small road used primarily for loading and access to parking, and beyond that there are commercial, mixed use and office buildings ranging from three- to seven-stories. The area consists of commercial and mixed-use residential buildings. The Downtown Berkeley BART station is within walking distance to the south. In addition, bus service is available via transit lines on Shattuck and University Avenues.

The project is located within the survey area and boundaries of the 2014 Shattuck Avenue Historic District Survey.

More information about the Shattuck Avenue Historic Context Statement and Survey Project can be found here:

[https://www.cityofberkeley.info/uploadedFiles/Planning_\(new_site_map_walk-through\)/Level_3_-_General/ShattuckContextFINAL%20r091515.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/ShattuckContextFINAL%20r091515.pdf)

Nearby City Landmarks on Shattuck are: The Roos Brothers Building and Shattuck Square Buildings, designed by Pflueger & Miller in 1926, are at 48, 64, and 82 Shattuck Square, and the Studio Building at 2037 Shattuck Avenue, which was designed by F.H. Dakin in 1905.

- A. Site Conditions:** The subject property has two street frontages, the main frontage on Shattuck Avenue and also another frontage along Terminal Place which would function as the rear of the building. Until fall 2015, the site contained the Mandarin Garden restaurant, but a fire and subsequent removal of the remains of the building now leave the site as vacant and unused (the exterior walls are shored in place and the site is fenced).

Figure 1: Vicinity Map

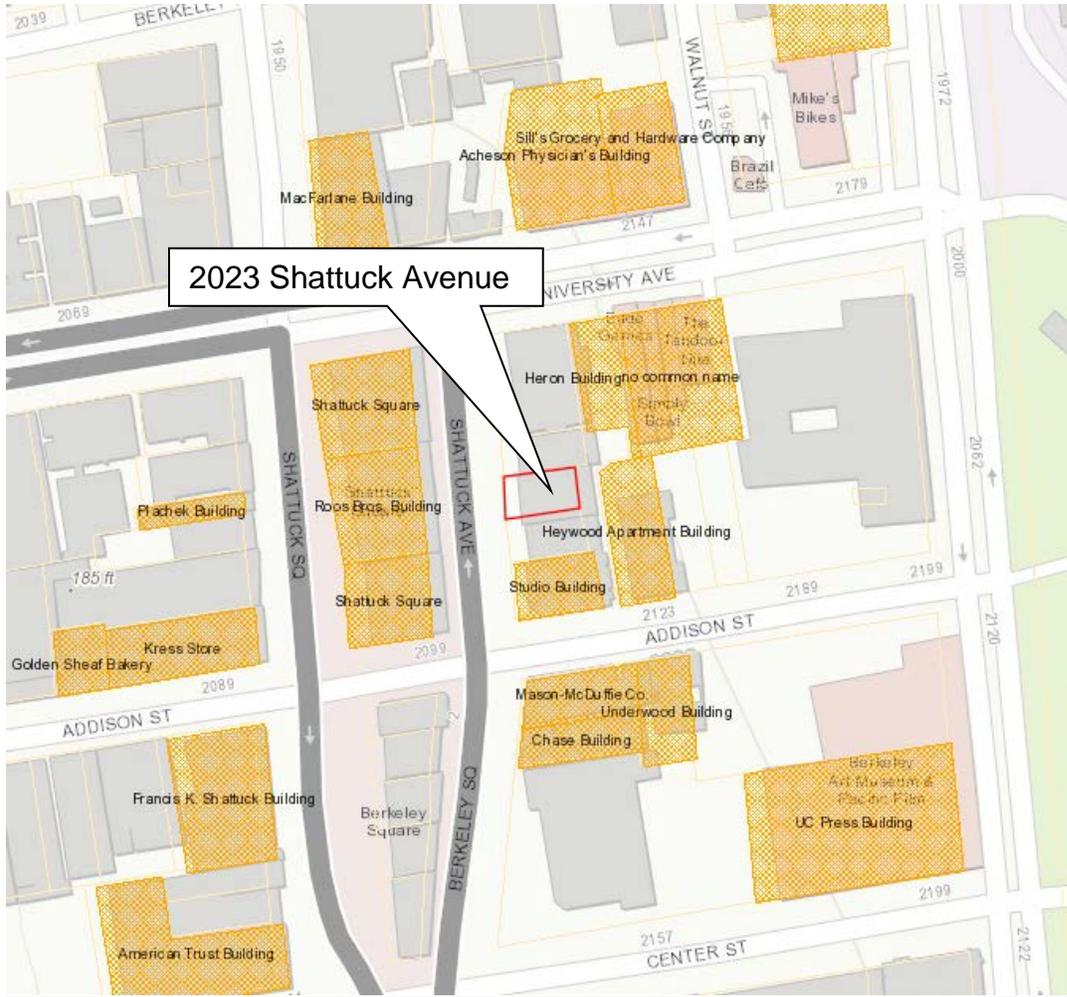


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant lot	C-DMU, Core Downtown Mixed Use	Downtown
Surrounding Properties	North	Commercial – restaurants, offices		
	South	Commercial – bank, mixed use		
	East	Terminal Place and Parking		

	West	Commercial – restaurant and offices		
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IV. DRC Summary – May 21, 2020

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Kahn, Mitchell) VOTE (6-0-0-0)

Conditions:

- *For FDR, provide final color and material palette;*
- *Elevations with all material and expansion joints noted;*
- *Awning detail at residential entry;*
- *Railing detail with further design refinements for a stronger statement;*
- *Exterior lighting;*
- *Roof deck details, including shading measures for western sun; provide 24" box tree; and*
- *Strategy for adapting the floor plan for future connection to back alley.*

Recommendations:

- *Consider more place-making in the lobby; provide seating.*
- *Look carefully at side elevations and consider extending material from front elevation or provide details for further articulation where possible.*
- *Green building measures should be increased if possible.*

V. Design Review Guidelines

Downtown Design Guidelines

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

General Building Facade Design

- *Reflect and reinforce the scale, massing, proportions, rhythm and attention to detailing established by Landmarks and Significant buildings.*
- *Incorporate elements which break up façade planes and create a visual play of light and shadow.*
- *Vertical divisions of ground and upper floors should be consistent.*
- *Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building.*
- *Use high quality detailing for new buildings and replacement elements.*
- *Window should comprise 25-50% of upper facades visible from public areas, and should reflect the rhythm, scale, proportions, and detailing of upper windows of Landmark and Significant buildings.*

Roof Forms

- Provide a termination to the top of the building in a way that complements and enhances the character of the building and the Downtown.

Materials

- Use high quality, durable materials which enhance the building and convey a sense of permanence.

Frontage, Setbacks, and Heights

- 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.
- Design recessed storefront entrances so they do not exceed 50% of the width of the storefront, nor ten feet in depth.
- Consider massing alternatives that would reduce shadow impacts on streets and relate new construction to the scale of nearby buildings.
- Place entrances to storefronts and other ground floor uses so that they are accessible directly from the public sidewalk, not internal lobbies.
- Design entrances of individual buildings to contribute positively to the street.
- Maintain and reinforce Downtown’s historic street wall at the property line. Upper floor setbacks are desirable above 60 feet, and should be used above 75 feet.

Heights

- Respect the height of neighboring buildings, and provide a sense of continuity and enclosure which avoids abrupt changes in height.

Open Spaces

- Provide new open space which are deliberately planned, designed, and located to be usable.
- Relate the size, volume, and design of open spaces to the scale of surrounding buildings and streets, and to the numbers of people and types of activities which are encouraged there.

Shattuck Side is 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. Consistency with Approved Use Permit Design

An 8½" x 11" copy of the approved Use Permit drawings is included as an attachment for your reference. This design submittal is consistent with the approved use permit design. There have been refinements in the side elevations while in the permitting process, but these are still within the overall building envelope of the approved use permit.

B. Current Submittal

- Plans.
- Elevations and building sections. Vertical windows have been deleted from the project, but renderings have been included that show how much of these windows would be visible from the public right-of-way.
- Building details, including awnings, windows, and railings.
- Landscape and irrigation plans.
- Lighting cut sheets.
- Colors and Materials. Please refer to the rendered elevations for more information on the proposed color and material palette. Color and material palette is located on the last page on the plan set.

VII. Recommendation

Staff recommends that the DRC discuss the above issues and approve Final Design Review with conditions and direction for Staff follow-up as necessary.

Attachments:

1. Project Plans, received March 4, 2021
2. Use Permit Drawings, approved June 11, 2020
3. Green Point Checklist, received March 9, 2021

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