

ATTACHMENT 1

RECOMMENDED FINDINGS / CONDITIONS

MAY 7, 2015

2211 Harold Way

Design Review (UP #13-10000010/LMSAP#13-40000002)

PROJECT DESCRIPTION

Construction of a proposed 18-story mixed-use development with: 302 dwelling units, 10,535 square feet of ground-floor commercial space, a six-theater cinema complex, and 171 underground parking spaces; located in Downtown Berkeley on the landmarked Shattuck Hotel site. The project includes removal of the 1926 and portions of the 1913 additions to the landmarked Shattuck Hotel.

CEQA

An Environmental Impact Report (EIR) has been prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to the California Environmental Quality Act. The Draft EIR was made available for public review on October 6, 2014. The public review and comment period on the Draft EIR ended on December 1, 2014. The LPC reviewed and commented on the Draft EIR on November 6, 2014.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Standard Number 2 The project allows for the preservation of the most significant component of the landmarked site: the Mission Revival style original hotel, together with all of its 1912 and most of its 1913 additions. The Hotel will still form a significant presence on Shattuck Avenue, retaining its distinctive form, stucco walls, decorative tile work, wall surface ornamentation, squared towers, hipped roof forms, arched or arcaded wall openings, varied roof heights, red clay tile roof cladding, and broad eave overhangs with exposed rafter tails; with the new building rising behind.

Standard Number 9 The proposed design option incorporates the following design elements to enhance the compatibility of new construction with existing historical resources: The project is kept visually and physically separate from the Shattuck Hotel. On Allston Way, the existing alley is retained and separates the project from the 1912 restaurant addition. On Kittredge Street, a two-story "hyphen" (corresponding to one of the movie theatre spaces) separates the Shattuck Hotel from the southern shoulder. On Allston Way, Harold Way, and Kittredge Street,

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floors six and higher are set back approximately 15 feet from the project base below. The height of the base is subordinate to the Shattuck Hotel, and is in keeping with the Elks Lodge across Harold Way and the Public Library across Kittredge Street. The use of traditional building materials such as brick enhances the compatibility of the base. The modulated tower with varying levels of height and scale are similar to the varying heights and eras of construction established in Downtown.

Design Measures

CR-2(a) The current project design option, further set back at the corner of Allston Way, sufficiently maintains the scale and feel of the historic building frontage while providing a base that is subordinate to the Shattuck Hotel.

[or condition CR-2(a) below]

CR-2(b) The “hyphen” as designed sufficiently maintains an active street frontage because it is limited in size and incorporates landscaping, consistent with Downtown Design Guidelines.

[or condition CR-2(b) below]

CR-2(c) The current project design option includes varied fenestration patterns and shading devices to break up the wall systems, which are articulated “in a manner compatible with the design of the front façade” consistent with Downtown Design Guidelines, and differentiated from a strong base that has many traditional elements including storefront glass proportions.

[or condition CR-2(c) below]

CR-2(d) The current project design option maintains the zero lot-line set back at the corner of Harold Way and Kittredge Street, characteristic of the nearby historical resources.

CR-3 The current project design option better addresses views from Campanile Way as an urban design issue.

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DESIGN GUIDELINES

Building Design: Facades

The current design option illustrates glass curtain wall on both the north and south shoulders, articulating all facades of the shoulders in a manner compatible with the design of the front façades.

The “hyphen” proposes to incorporate ornament, murals, or landscaping to avoid a large blank wall surface on the side façade while serving to separate the new construction from the Shattuck Hotel.

The five-story base is made of traditional materials and designed to give similar scale and expression to that of load-bearing walls and frames, and maintain the typical rhythm of structural bays and enframed storefronts at ground level, enhancing continuity with existing buildings and pedestrian scale.

The current project design option includes varied fenestration patterns and shading devices to break up curtain wall systems used on the shoulders, which are set back from the base.

Site Design: Frontages, Setbacks, & Heights

The project design includes setbacks above the fifth floor base to relate new construction to the scale of nearby buildings. The vertical curtain wall tower element has been redesigned to maintain and reinforce Downtown’s historic street wall at the property line.

The project design incorporates a vertical curtain wall tower element at the primary corner that ties the building together visually.

The project design provides at least one publicly-accessible street-level entrance for every 40 feet along its street facing frontages, with clear glass storefronts that are visually open to pedestrians.

Subareas Where Historic Resources are Concentrated

The project design incorporates features which illustrate particular concern for compatibility with its surroundings, including: physical separation from historic buildings; setbacks above the base; and variations in massing, rooflines and materials. The project’s location near historic buildings of similar heights, on narrow urban side streets, results in a contextual high-rise infill mixed-use project that is compatible with its surroundings while

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recognizing the need for continued growth and increased building densities in Downtown's mixed-use area.

The project design features, such as strong visual separations and design differentiations between the tower and shoulder elements provide varied massing and scale, which do not precisely replicate but reinforce patterns associated with historic development.

OPTIONAL DESIGN MEASURE CONDITIONS

1. **CR-2(a)** Incorporation of a horizontal belt course, projecting from the face of the building that corresponds to the cornice and parapet of the 1912 addition. By incorporating this belt, the proposed project, despite being considerably taller than the Shattuck Hotel, would better maintain the scale and feel of the historic building frontage along Allston Way.
2. **CR-2(b)** Incorporation of punctured openings or other architectural elements into the design of the two-story "hyphen" that separates the Shattuck Hotel from the 12- and 18-story portions of the project to the west. By incorporating these, the project would better maintain an active street frontage that is more in keeping with the ground floors of nearby historical resources.
3. **CR-2(c)** Modification of the proportion of void to wall in the wall systems on the shoulders of the proposed project; by replacing them with punched wall systems, or breaking them up with windowless bays; in order to make them more compatible with those exhibited in nearby historical resources.

DRC CONDITIONS

Detailing on balconies should be more developed, and high-quality. Underside of the decks should be finished, not construction grade concrete.

Glazing on the shoulders should also be high quality and well-detailed.

Balloons should be raised to mark the proposed building mass.

Provide night views of the building, especially showing the areas with substantial glazing.

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Provide much more detail and interest to the Harold Way streetscape improvements.

Provide more detail and interest at the garage entrance.

DRC RECOMMENDATIONS

Façade Design / Glazing / Materials

Spandrel sections are recommended in combination with glazing on the shoulders.

Crown could be removed from the north shoulder in order to make a more prominent top to the tower portion.

Glass should extend further up on the parapet of the shoulders instead of a solid piece and could even provide some shade for the roof decks.

Still need to review glazing details and final color carefully. Look at color, reflectivity, and night views.

Solar panels should be visually light but still function.

Develop window shade treatments along with curtain wall and glazing design.

Tower / Corner Design

Balconies are an asset to the project, but be careful that the design doesn't look too busy.

Balconies on the southeast corner of the building help to humanize the design.

Plaza Design

Harold Way/ Kittredge Frontages/ Streetscape Design

Harold Way improvements need to be more developed. Reintroduce flow-thru planters, mid-block planters, and special paving and lighting. These public improvements may need to be discussed separately from the building design.

Streetscape on Harold Way should help to weave together the diverse neighborhoods in and near the Downtown, including Berkeley High.

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General Design Issues

Make sure that the plants proposed will thrive. Roof decks are windy.

Make sure that all privacy issues are resolved with the balconies proposed.

Art opportunities should be presented as a humanizing force and integrated into the building design.

Sally Zarnowitz, AIA, LEED AP
Secretary, Landmarks Preservation Commission