

DRC SUMMARY – April 16, 2015

2211 HAROLD WAY [between Allston and Kittredge] (UP#13-10000010 / LM#13-40000002): Continued Preliminary Design Review to allow construction of a proposed 18-story mixed-use development with 302 dwelling units, 10,535 square feet of ground floor commercial space, and a 171-space underground parking garage in Downtown Berkeley on the landmarked site of the Shattuck Hotel. The project includes demolition of the 1959 Hink's building, and removal of the 1926 addition and proportions of the 1913 addition to the Shattuck Hotel.

Design with balconies on the southwest corner, as well as curtain wall on the east elevation of the shoulders received support. Preliminary Design Review received a favorable recommendation to the LPC with the following conditions and recommendations: MOTION (Williams, Goring) VOTE (6-1-0-0) Hall – no.

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.*
- *Provide much more detail and interest to the Harold Way streetscape improvements.*
- *Provide more detail and interest at the garage entrance.*

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, raised crosswalks, and special paving, lighting and gateway features.*
- *Innovative streetscape design is encouraged that uses some substantially recessed storefront sections, parklets, and the elimination of curbs where possible with the use of bollards. These public improvements should be considered as part of the Community Benefit package specifically related to this*

- project. DRC encourages other City departments and agencies to get involved on this larger issue.*
- *Streetscape on Harold Way should help to weave together the diverse neighborhoods in and near the Downtown, including Berkeley High.*

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.*