



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

S U P P L E M E N T A L
M E M O

Discussion/ Majority Recommendation

JUNE 4, 2015

2211 HAROLD WAY

Continued Preliminary Design Review (UP #13-1000010/LMSAP#13-4000002) of proposed 18-story mixed-use development containing 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.

I. Background

The Project was last before this Commission in May, 2015 as the body responsible for Design Review recommendations for landmarked properties. A summary from that meeting has been included further on in this report. The Preliminary Design Review recommendation is for use by this Commission in its future decision on the Structural Alteration Permit for the project, and for the Zoning Adjustments Board (ZAB) in its future decision on the Use Permit for the project. This staff report supplements the Preliminary Design Review report from May, 2015.

The project is located on Harold Way between Allston Way and Kittredge Street. This parcel is located in the C-DMU, Commercial-Downtown Mixed-Use, Core Area zoning district. Plans for the project are available online at:

http://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2013-02-27_APP_PLANS%202211%20Harold.pdf

II. Preliminary Design Review Issues

The following are major issues raised by the Commission in the May 2015 LPC Preliminary Design Review of the project:

- A. Preliminary Design Review Submittal.** The proposed DRC/LPC design alternative presented to the Commission at the May meeting did not include sufficient detail in the

plan set or in materials descriptions for the Commission to make a recommendation. The attached plan set is now complete, and material samples will also be presented at the June meeting, for Commission consideration.

- B. Percentage of Windows in Upper Facades.** Commissioners commented that window should comprise 25-50% of upper facades visible from public areas, in conformance with the design guidelines for facades. The Commission may consider that this specific guideline addresses facades of approximately five stories, consistent with the base of this high-rise project. To address concerns regarding transparency for large expanses of curtain wall on the project, the Commission could condition that design refinement continue to incorporate frosted and opaque spandrel elements into the curtain wall design. This design refinement could also work to further articulate and breakdown the scale of the vertical corner element.
- C. Cornice at Base** Commissioners commented that the cornice on the base of the project is not strong enough. To address this concern, the Commission could condition that design refinement continue to incorporate a stronger cornice and reduce visual prominence of the photovoltaic trellis at this location.

III. May 5, 2015 Summary

General Comments

- Many Commissioners expressed frustration at the last minute changes in the design packet provided to the Commission
- Many also requested more information from the applicant, including plans, elevations, examples of materials, and details
- Several thought that the project was compatible with the Shattuck Hotel, while others thought that its scale was too different

Base

- Several Commissioners noted that they appreciated changes to the Harold Way and Kittredge Street facades of the base
- Some commented that a stronger cornice on the base would contrast better with the curtain wall and obscure views of the tower from the street
- One Commissioner thought the plate height of the base was too low, recommended casement pair windows, and noted that the sun shades would be unnecessary if windows in the base were recessed farther back

Curtain Wall

- Several Commissioners expressed concern about the quality of the curtain wall
- Some concurred with the DRC's recommendation to add spandrel sections, citing the Downtown Design Guidelines' stipulation that glass should cover 25-50% of upper floors

Other

- Several Commissioners expressed support for more substantial measures to reduce energy usage
- One expressed concern that the solar panels could look bad, and suggested that funding off-site solar energy could be more effective than including solar panels on the building itself
- One Commissioner asked that the applicant focus more on water usage
- Several stated that the public space provided at street level is very small, and asked for more information on the streetscape design

IV. Recommendation

LPC discuss the design issues and forward a favorable recommendation with findings and special conditions for Final Design Review as necessary.

Attachments:

1. Preliminary Design Review Plans, dated May 20, 2015
2. Project Memo, dated June 4, 2015

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