

# PROJECT INTRODUCTION

## PROJECT OVERVIEW

2190 Shattuck Terrace Green Apartments is a new mixed-use residential high-rise project designed to be a vibrant addition to the future vision of Berkeley. It will encourage economic vitality while bringing numerous community benefits to the downtown. Located at the corner of Shattuck Avenue and Allston Way, the project reflects the culture and spirit of Berkeley's evolving downtown core.

Through careful massing and integrated green building design, the building responds to its environment on many levels. On a pedestrian scale the project will enhance the new revamped BART Plaza on Shattuck Avenue. It will also activate Allston Way by providing an Art Walk and Entry Plaza with adjacent Community Art Space.

As a residential high-rise with stepped massing the building will complete the street frontage on Shattuck Avenue forming an ensemble with the adjacent Hotel Shattuck and the Constitution Square building, as well as existing and proposed high-rise buildings in Berkeley's core area.

Fronting onto the southern edge of the BART Plaza, the design of the building will reinforce downtown as a sustainable transit community. The 211,590 sf foot project will replace an existing 2-story retail/commercial office building with an 18-story world class apartment building containing community-oriented retail, 274 living units of housing, and an underground parking garage.

## PROJECT SUMMARY

2190 Shattuck will have three principal uses:

- ▶ Residential (274 units on floors 2-18)
- ▶ Ground-floor Commercial/Retail
- ▶ Underground Garage

The Berkeley community's goals for the downtown provide a platform for reinvestment in the downtown. Those goals, coupled with the project's location presents an opportunity for an innovative contextual approach to design. To meet this challenge, the design team is comprised of accomplished architects, planners and engineers deeply familiar with Berkeley, the Bay Area, and local planning and design. The project's contemporary design and program will provide new vitality to the Downtown Area and its historic neighbors.

## CONTEXTUAL DESIGN

Shattuck Terrace Green Apartments is an environmentally sustainable project

FLOOR AREA (SQ FT)	
USE	GROSS
Dwelling Units (274)	201,590
Commercial / Retail / BOH	10,000
Total	211,590



Urban Greenscape Area Plan

## GREEN ON ALL LEVELS – ECOLOGICAL DESIGN

The Shattuck Terrace Green Apartments building will be designed to leverage state-of-the-art innovations in sustainable design and building practices. The project will be designed to be a source of pride for the Berkeley community concerned with sustainable buildings.

### TRANSIT-ORIENTED DEVELOPMENT

2190 Shattuck will be a noteworthy model of transit-oriented development (TOD). Employees and residents will be just steps away from BART, thirty AC Transit bus routes, and shuttle service to UC Berkeley and Lawrence Berkeley National Lab are near the project. Car use associated with the project is expected to be extremely low, thereby reducing traffic, air pollution and greenhouse gas emissions.

The project will also support alternatives to car usage (see "Ecological Sustainability"). It will include below-grade parking for over 103 parking spaces. Transportation demand will also be met by providing a transit pass to every employee and a car sharing pod on site.

## GREEN BUILDING PERFORMANCE - LEED

The project will meet LEED Gold performance standards and demonstrate best practices for sustainability. Design development will strive to:

- ▶ Reduce energy and water use
- ▶ Incorporate natural daylighting
- ▶ Utilize natural ventilation
- ▶ Generate energy with photovoltaics
- ▶ Recycle demolition materials
- ▶ Promote on-going recycling

UNIT COUNT AND RENTABLE AREA			
Name	Count	Area	Average Area
1BR	93	56,819 SF	611 SF
2BR	61	54,215 SF	
M	57	22,171 SF	389 SF
ST	63	34,929 SF	554 SF
Grand total: 274		168,134 SF	614 SF

