

## DRC SUMMARY – April 17, 2014

**1951 SHATTUCK AVENUE [at Berkeley Way] (DRCP2013-0009): Preview** to construct a new 120 foot tall, twelve story building with 78 residential units, 3,747 sq. ft. of ground floor retail and 6,194 sq. ft. of ground and second floor office space. 91 parking spaces and 20 bicycle stalls will be included in three levels of underground parking with garage and residential lobby entries located on Berkeley Way.

### Advisory Comments:

#### Setbacks/Massing

- Upper-level step backs are crucial in a building this large.
- This project doesn't communicate well with the adjacent project to the south – it's not respectful of existing buildings.
- Corners as shown do not help break down the scale of the larger building mass.
- South setback from the Acheson project is very successful.
- There is some support for the general massing as proposed; it doesn't need to have 'wedding cake' step backs.
- Setbacks make this an object building; the building could meet the property line on the lower floors and still step back above.
- This project is all vertical; look at breaking down its scale so that it would better fit into the block with the Acheson Project.
- Massing and design elements are too monolithic and should be further refined.
- It may work to have no step backs if the design, details, and materials are spectacular, otherwise it would be safe to incorporate upper level step backs into the design.

#### Overall Building Design

- Little pitched roofs at each corner don't appear to distinguish the top of the building.
- There don't appear to be strong horizontal lines in the design, like so much of Berkeley.
- Large building mass sitting on little columns appears weak.
- Balconies appear to be too dominant, at least on the upper floors.
- Angle on corner, as well as 'ins and outs' along Shattuck do not appear to be resolved.
- There is too much contrast with materials and colors; the design should be quieter.
- This design doesn't feel 'Downtown'; it's too suburban.
- Recommend looking for ground floor art opportunities early on in the design process.

#### Open Space

- Better define how the public open space is used. It's not clear that the ground floor open space is 'public' enough.
- Open space adjacent to the sidewalk may be more successful if it wraps around to Berkeley Way.
- Open space adjacent to Shattuck edge is good.
- Look carefully at exiting requirements for the open space on the south side – it may need gates and panic hardware.

**Interior/Use Issues**

- Consider extending retail space further back, instead of office, for larger spaces.
- Size and mix of units appear to be successful.
- Amount of parking proposed looks good, but there should be more bike parking.