

D E S I G N R E V I E W C O M M I T T E E S T A F F R E P O R T

For Advisory Comments
AUGUST 20, 2015

2129 SHATTUCK AVENUE

Preview

Design Review DRCP2015-0010 to construct a new 16 story mixed-use high-rise hotel to replace the existing Bank of America building. The building will contain a hotel and new banking facilities, as well as office and retail/restaurant space.

I. Introduction

This project is located on the northeast corner of Shattuck Avenue and Center Street. This parcel is located in the C-DMU Core, Commercial Downtown Mixed Use, in the Core area. This project consists of a 16 story high-rise hotel at the corner of Shattuck Avenue and Center Street. The ground floor will have commercial space with new bank facilities and a restaurant, floors 3-16 will contain the hotel and conference rooms.

This project was last before the Design Review Committee (DRC) on June 18, 2015 for a Preview starting the Preliminary Design Review process. A summary from that meeting has been included further on in this report. The program for this project has changed since it was last before the DRC and now has hotel rooms on the upper levels as well. With the change in program, the Use Permit Planner is still reviewing the zoning analysis, and this project is still before the DRC for a Preview.

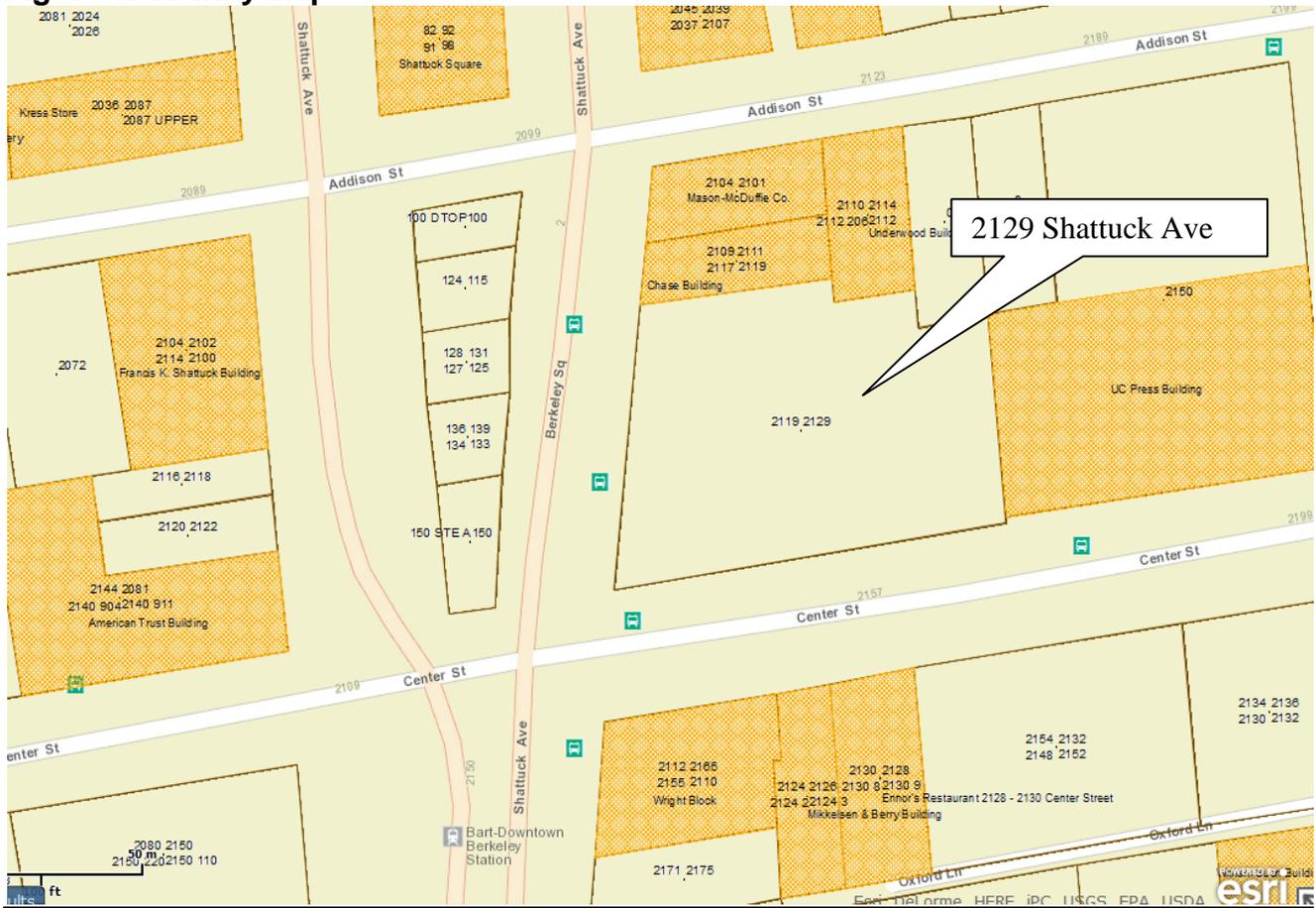
II. Background

The project occupies one of Berkeley's most visible and active locations in the Downtown at the corner of Shattuck Avenue and Center Street, across from the Downtown Berkeley BART and in the center of a transportation hub. There are many historic resources in the vicinity and part of this parcel is within a potential Shattuck Historic District. More information about the potential district and that process can be found on the City's website under the Landmark Preservation Commission page.

III. Project Setting

A. Neighborhood/Area Description:

Figure 1: Vicinity Map



Note: Double-hatched shading indicates landmarked properties.

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Bank of America	C-DMU, Core	Downtown
Surrounding Properties	North	Restaurant	C-DMU, Core	Downtown
	South	Commercial	C-DMU, Core	Downtown
	East	Berkeley Art Museum	C-DMU, Core	Downtown
	West	Restaurant/Office	C-DMU, Core	Downtown

IV. Zoning Information

Proposed uses, square footage, and parking information is located on the second sheet of the drawing set in this submittal. Planning is still reviewing this information.

V. Previous DRC Summary – June 18, 2015

Advisory Comments:

Massing

- *Tower and east wing should have more differentiation.*
- *Tower looks pasted-on.*
- *North elevation is still very massive and needs sculpting.*

Overall Building Design

- *Parking location on the façade above the ground floor is not appropriate – too much visual impact above.*
- *Elevator core appears to be massive and unarticulated.*
- *Shattuck and Center façades feel disparate.*
- *Parking screen on Center is not successful. Show how parking garage will be vented.*
- *There appears to be too many ideas, and they don't work together.*
- *Quality materials and details are critical in this location.*
- *Present a board with all materials proposed. Show how precast concrete will work.*
- *Color scheme appears to be dull.*
- *Layout of condos still odd, both in living rooms and bedrooms.*

Neighborhood Context

- *Elevations only have the decks and cars above the bank. There is not enough activity.*
- *Bright white accents do not fit into the context.*
- *Shattuck elevation looks pasted-on and Center elevation feels like a parking garage.*
- *Tables and chairs proposed at the corner is good, but not sure how the coffee kiosk works with the bank use.*
- *Show more clearly how loading dock gets used. Still recommend no driveways on Shattuck.*
- *Lower base should better reflect the texture and form of the surrounding context.*
- *Large dead space is created on Shattuck because loading dock is adjacent to driveway.*
- *Recommend loading dock being used off hours only.*

Abstained – *Pink abstained from comment.*

VI. Design Review Guidelines

Following are several key guidelines in the Downtown Design Guidelines which relate closely to this project.

All Buildings

- For new construction projects located on narrow east-to-west streets and over 75 feet in height, prepare an analysis of shade impacts on public open spaces and pedestrian sidewalks across the street.
- Maintain and reinforce Downtown's historic street wall at the property line. Upper floor step backs are desirable above 60 feet and should be used above 75 feet.

- For buildings over 85 feet in height, prepare an analysis of potential wind impacts. Protect sidewalk and public open space by deflecting downward wind drafts (“wind shear”) by using building setbacks, recesses, projections and other devices.
- Consider how the building’s form and orientation can take advantage of sun and shade to appropriately heat and cool the building.
- Consider using continuous vertical features to unify upper and lower floors, while stepping back upper floors.

A complete set of the downtown design guidelines can be found online at:

<http://www.cityofberkeley.info/ContentDisplay.aspx?id=14260>

VII. Issues and Analysis

A. Changes since Previous Submittal

- Upper story massing and fenestration design, as well as color and material selections, have been modified to better distinguish the tower element from the smaller shoulder element facing east.
- In an effort to show the various design directions pursued since this project was last before the DRC, the design team included alternative designs for both the Shattuck Avenue and Center Street elevations. The design team will present their preferred design with their reasoning. Refer to the attached applicant’s memo on design elements and refinements for more information.
- More detail and articulation has been added to the corner plaza design. A revised ground floor landscape plan has been included in this submittal for your review.

B. Issues for Discussion:

- Tower Massing
- Street Elevations
- Building Design
- Landscape / Open Space Concepts
- Preliminary Colors and Materials

VIII. Recommendation

Staff recommends the Committee discuss the issues above and give feedback to the applicant on how this building can best fit into its Downtown context.

Attachments:

1. (A) Project Plans Part 1, received August 12, 2015
(B) Project Plans Part 2, received August 12, 2015
2. Memorandum, received August 6, 2015

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