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BERKELEY, CALIFORNIA 94720-1380

July 5, 2018
FWD: Landmarks Preservation Commission

JUNE 21, 2018

TO: MS. ANNE BURNS, CITY OF BERKELEY DESIGN REVIEW COMMITTEE SECRETARY

FR: VINI BHARGAVA, PLANNING DIRECTOR, UC BERKELEY

RE: Upper Hearst Development for the Goldman School of Public Policy
Project team: Solomon Cordwell Buenz

Attached, please find a project description for the above referenced project; a graphics packet is also provided for your consideration at your June 21, 2018, Committee meeting.

Please contact Raphael Breines, Senior Planner, UC Berkeley, at 510-642-6796 or rbreines@berkeley.edu with questions.

Attachments: schematic design

Upper Hearst Development for the Goldman School of Public Policy

Background: This project is a public-private partnership located on a roughly one-acre sloping portion of a University-owned property on the northwest corner of Hearst and La Loma Avenues. The site is bordered on the north by Ridge Road and the Cloyne Court Student Cooperative; on the east by La Loma Avenue; on the south by Hearst Avenue; and on the west by the Goldman School of Public Policy (GSPP). The project site includes an existing parking structure, referred to on campus maps as Parking Structure H or the Upper Hearst Parking Structure. The southern portion of the roughly L-shaped site is the 52-foot-tall, four-story concrete Upper Hearst Parking Structure, built in 1970. The parking structure contains 325 parking stalls and recreational space on its roof. The northern portion of the site is an at-grade paved parking lot containing 21 parking stalls with concrete entrance ramps to the west and southeast that lead to the subterranean portions of the Upper Hearst Parking Structure.

Conceptual Proposal: The project comprises two separate buildings – a residential building over a parking structure and a new academic building – that will be built concurrently by a project developer. The development will be LEED Silver, targeting LEED Gold. The project chiefly responds to the need for teaching and collaborative research space for GSPP, while also answering the need for housing for campus affiliates; the project would also reconfigure the remaining parking structure and contribute to the campus fund for construction of replacement parking. The academic building would be the third building in an existing complex that includes the historic Beta Theta Pi house, located at 2607 Hearst Avenue; and the building located at 1893 Le Roy Avenue that was completed in 2002 by Architectural Resources Group.

Residential Component

The project would develop 132 residential units in a mixture of one- and two-bedroom apartments in a six-story building that would provide housing opportunities for faculty, visiting scholars, graduate students and post-doctoral students. The units would be located above the Upper Hearst Parking Structure, as well as on the adjacent surface parking lot at the corner of Ridge Road and La Loma Avenue. The top level of the parking structure would be removed and replaced with a new concrete podium deck that would cover the site from Hearst Avenue to Ridge Road along La Loma Avenue. The residential building would consist of wood frame construction, with a band of fiber cement board cladding and cement plaster at the recesses and interior courtyards. Large overhanging eaves would line Ridge Road and La Loma Avenue.

Walk-up units would be accessible from La Loma Avenue and a double-height glazed residential lobby would be located at the corner of Ridge Road and La Loma Avenue.

The residential roofline would be approximately 60 feet tall on the Ridge Road (north) side, up to 75 feet tall on the La Loma Avenue (east) side, and up to 82 feet tall on the Hearst Avenue (south) side. Vehicle access to the parking garage below the residential building would be accessible from La Loma Avenue and Hearst Avenue. Pedestrian and bicycle access to the housing portion of the site would be provided from Ridge Road and La Loma Avenue.

Academic Component

The academic component of the project includes constructing an approximately 32,000 gross square foot academic building for GSPP, redeveloping a portion of the footprint of the existing Upper Hearst Parking Structure at Hearst and La Loma Avenues. The proposed academic space would be in a new building located immediately to east of the existing GSPP building (2607 Hearst Avenue). To accommodate the new building, the western portion of the existing parking structure would be demolished, leaving up to 224 parking spaces remaining on-site. The new building would be four stories in height over one subterranean level and would consist of office, classroom and event space. The centerpiece of the design is a large atrium with a vaulted ceiling bordered on the exterior by a glass façade. It is anticipated that the event space would accommodate up to 450 visitors at maximum capacity.

The academic building would be a geometric form clad in zinc panels, textured to invoke the existing shingle roofs, projecting over the walkway to provide a protected entrance. Interior elevator access would be provided from the street level, in addition to exterior ramps and stairs connecting the sidewalk grade with the courtyard between the new academic building and the existing GSPP building. A large zinc panel projection would frame the building, with a pattern of opaque and transparent curtain wall cladding the west façade, and a terra cotta solar screen at the south façade. The south stair tower on Hearst Avenue would be clad in translucent channel glass. Pedestrian and bicycle access to the proposed academic space would be provided from Hearst Avenue through the main entrance.