



Planning and Development
Department
Land Use Planning Division

DRAFT ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING February 17, 2022 7:00 PM

I. Roll Call:

Committee Members Present:

Lillian Mitchell, Chair (*Appointed by Zoning Adjustments Board*)

Charles Kahn, Vice-Chair (*Zoning Adjustments Board*)

Steve Finacom (*Landmarks Preservation Commission*)

Kimberly Gaffney (*Zoning Adjustments Board*)

Diana Pink (*Appointed by Zoning Adjustments Board*)

Janet Tam (*Appointed by Zoning Adjustments Board*)

Committee Members Absent:

Dana Blecher (*Civic Arts Commission*)*

*Cameron Woo (*Attended on behalf of Civic Arts Commission*)

Staff Present: Burns, Dougherty

II. PROJECTS

1. 747 (787) Bancroft Way [at Fourth] (DRCP2021-0012): Preview to demolish six existing buildings and construct a 162,375 square-foot, three-story building containing 133,028 square feet of research and development space and 29,347 square feet of light manufacturing space, and a surface parking lot containing 75 off-street parking spaces and five loading spaces.

Advisory Comments

Neighborhood Context

- *Recommend more character, more like Berkeley.*
- *Look at Phase I structures across Fourth Street that sit more solidly on the ground for inspiration.*
- *Some additional solid pieces could help break the scale down and fit better into the neighborhood.*
- *Phase I is so different; look at how this structure will work across the street from those structures.*
- *There is so much glazing and the repetition is monotonous. The frame is relentless; look at how you can bring more Berkeley scale and details into the design.*
- *Protect and respect the existing neighborhood.*
- *Consider relocating the parking garage (2213 Fourth) to the surface parking area adjacent to the railroad tracks.*

Building Design

- *Look at color, texture, and pattern opportunities; consider this at the entrance as well as other locations; design could be bolder.*
- *Design needs color, pattern, and texture; look at railings and panels as one way to add more interest and detail.*
- *Look at entrance canopy for inspiration and see if that can also work for corner balconies. Emphasize these features more.*
- *Ground floor feels low – look more closely at proportions.*
- *Expanse of glazing in the renderings make the structure feel ‘too big’.*
- *Repetition on the ground floor looks good, but is too relentless on upper floors.*
- *Consider a floating roof; and stepped back vertical members.*
- *Look at mullion pattern on the 2nd and 3rd floors, as these are too relentless now.*
- *A strong grid is good, but special moments should play off of that.*
- *Material palette is too standard.*
- *Strongly recommend bird-safe glazing measures.*
- *Show how the security gate(s) will work.*
- *Look carefully at potential glare, for both day and night settings.*

Landscape Plan

- *Look at how people will want to stay and sit in the benches with the proposed streetscape improvements.*
- *North plaza looks like a pass-thru, not a space.*
- *A community space amenity near the north plaza would also be a nice, like the space proposed in Phase I.*
- *Recommend using as many native trees and as many native and/or wildlife supporting plants as possible; be careful with grasses that need to be cut back in the winter.*
- *Fourth street landscape pockets are good, but larger ones would be even better.*
- *Trees in the surface parking area look very close together – check this carefully.*
- *Recommend more variety in both the parking lot and street tree species and spacing.*

Additional concerns to be handled at ZAB or with Final Design Review:

- *Do not use neonicotinoid pesticides.*
- *Do not use plastic plants in planters.*
- *Recommend all gender restroom.*

2. 2213 Fourth Street [between Allston and Bancroft] (DRCP2021-0005): Preview

to demolish three existing non-residential buildings and one existing duplex and construct a new 124,667 square-foot, five-story parking garage containing 415 off-street automobile parking spaces and one loading space to serve uses in the vicinity of the project site.

Advisory Comments

Neighborhood Context

- *Accurately show the scale of the nearby residential structures when this project returns.*
- *Structure is too large, and too tall.*

- *Provide a complete photomontage of both sides of Fifth Street.*
- *Mitigate impact on residential neighborhood; consider more artistic treatment; add more unique and interesting elements.*
- *Design looks too much like a parking garage (solid horizontal bands and columns); give more back to the neighborhood; consider more friendly elevation treatments.*
- *Recommend relocating this project adjacent to the railroad tracks and away from this Mixed-Use Residential neighborhood.*
- *Consider a Fifth Street pocket park in the Northwest corner of the site that could be accessed by the public.*

Building Design

- *Recommend pulling the solar panels away from the Fifth Street edge of the structure, as well as away from the Northwest notch in the massing.*
- *Recommend pulling the top floor back on the Fifth Street side.*
- *Use the spirit of the Center Street garage to find a more unique structure for this neighborhood.*
- *Show how headlights are seen, and how vehicle noise is heard, beyond the project boundaries when this project returns.*
- *Perforated screen, by itself, is not necessarily 'art' on its own.*
- *Recommend working with metal artists and/or have ivy grow over the whole structure.*
- *Look carefully at the design of the first-floor security fencing.*

Landscape Plan

- *Consider some landscape treatment on the top floor on Fifth Street to help soften the design.*
- *Recommend that plants in the Fifth Street planters grow at least on the ground floor façade area.*
- *Recommend more native plants.*
- *Consider the gate on the Fourth Street open space more carefully.*

ZAB Issues

- *Use Permit review should take other nearby projects into account with any traffic analysis.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 1/20/22 DRC Meeting
MOTION (Kahn, Mitchell) VOTE (6-0-0-1) Blecher - absent.
- Annual Election for Chair and Vice-Chair
 - A. Lillian Mitchell - Chair
Approved. MOTION (Kahn, Tam) VOTE (6-0-0-1) Blecher - absent.
 - B. Charles Kahn – Vice Chair
Approved. MOTION (Mitchell, Finacom) VOTE (6-0-0-1) Blecher - absent.

IV. ADJOURN

- *Meeting adjourned: 10:15 pm*

Members of the Public:

Present: 28

Speakers: 20