CITY OF BERKELEY

DESIGN REVIEW COMMITTEE

INFORMATIONAL ITEM

PRESENTATION BY UC
AUGUST 29, 2024

Bakar ClimatEnginuity Hub

UNIVERSITY OF CALIFORNIA BERKELEY

Informational Item to review proposed University of California Berkeley's project for an innovative incubator hub for campus-affiliated entrepreneurs and their collaborators to cultivate start-up companies that provide solutions for energy and the environment.

Project and Process Overview: The Bakar ClimatEnginuity Hub (BCH), located on the southern portion of the "Berkeley Innovation Zone" development, was entitled by the UC Regents in May 2024. Refer to the attached Collaborative Planning Checklist Graphics Package for information on the specific project site as well as more detailed information on the proposed project design.

Development projects owned by the University but located off-campus are not subject to the City's zoning regulations, and they have not consistently been presented to the City's elected and appointed boards and commissions in the past. The new collaborative planning process ensures that the City and the University work together to provide engagement opportunities for the public. This collaboration also ensures coordination on projects that may affect the City's infrastructure, traffic patterns and other resources.

The new collaborative planning process has provided an opportunity for improved communication and expanded public engagement. These changes will provide benefits to the City, the University and the public, and will likely translate to improvements in project planning that benefit the City as a whole. The first UC capital project to which the framework is being applied is the University's Berkeley Innovation Zone project, located on Oxford Street between University Avenue and Addison Street.

Attached is a draft Collaborative Planning Framework Project Checklist and supporting graphics package to provide information about the project and how the campus anticipates responding to the local planning guidance.

Attachments:

1. General Project Information Checklist and Collaborative Planning Checklist Graphics Package, dated May 21, 2024

The purpose of this checklist is to convey campus project information to the City and to document plans, policies, and permits that may be applicable to university capital projects. The checklist is intended to track key project milestones, as well as comments discussed at the Roundtable. It is a working document that is updated through the collaborative planning process.

1 | General Project Information (Checklist Revision Date: May 21, 2024)

Project Name:	Bakar ClimatEnginuity Hub
Project Location (Address):	Berkeley Innovation Zone - Addison and Oxford
Anticipated Project Budget:	This will be a Donor Developed project
UC Approvals (Past):	UC Regents - Design/CEQA, Gift, May 2024
UC Approvals (Future):	N/A
Current CPC Phase:	Feasibility
Anticipated Construction Period:	Summer 2025 - Winter 2027. *Construction of BCH will begin after the campus completes demolition of University Hall.*
Brief Project Description:	The building (approx. 146,000 gsf) will include wet and dry laboratory space, laboratory support space, offices, meeting rooms, collaboration areas, and conference space, and support space. The building will provide incubator space for campus-affiliated entrepreneurs and their collaborators, to cultivate startup companies that provide solutions for energy and the environment. The building will have five above-ground floors, a non-occupied mechanical space at the roof, and a below-grade basement.
Anticipated Utility and Infrastructure Connections	✓ PG&E ✓ City Wastewater/Sewer ✓ City Stormwater ❑ Campus Power
Does the project involve a listed historic resource?	❑ Yes ✓ No
Anticipated Environmental Review Process	❑ General/Statutory Exemption ❑ Categorical Exemption (Class(es) _____) ❑ Other Environmental Doc: ❑ Initial Study ✓ EIR ❑ Programmatic ✓ Project-Specific - Berkeley Innovation Zone EIR ❑ Additional Project Analysis ❑ Addendum _____ ❑ Subsequent ❑ Supplement to EIR Other: _____

2 | Review Milestones

Phase	Milestones	Date Complete	Notes
Concept	CPC Concept Approval	March 2023	
	Planning Director / Campus Architect Discussion		
Feasibility	Campus Design Review	TBD	
	Planning Director / Campus Architect Discussion		
	Meeting w/ Local Councilperson(s) and Planning Director		*The Berkeley Innovation Zone was discussed with Mayor Arreguin (October 12, 2023) and Councilperson Harrison (October 24, 2023)*
	CPC Feasibility Approval	Anticipated August 2024	
Design	Project Roundtable Meeting	❑ Draft Checklist: _____ ❑ Meeting: _____ ❑ COB Response: _____	
	Project Description and Checklist submitted to the Planning Director	July 1, 2024	
	4x6 Review		
	City Commissions ○ Zoning Adjustments Board ○ Design Review Committee ○ Landmark Preservation Commission ○ Transportation & Infrastructure	DRC – Anticipated	*The University is not anticipating this project to be reviewed by ZAB, LPC, or the T&I Commission*
	Other Public Meetings		
	CEQA-related Notifications	❑ Notice of Exemption ✓ Notice of Preparation ✓ Scoping Hearing ✓ Comment Hearing ✓ Notice of Determination ❑ Other:_____	*Environmental Review for the proposed project was completed and certified as one component of the Berkeley Innovation Zone EIR.* Final EIR: https://berkeley.app.box.com/s/91edhligtp7zpbuiy9522rst8hr7l1kx Final EIR Appendices: https://berkeley.app.box.com/s/o1zpkelynen33sqzt527854e4jtspm1s Draft EIR: https://berkeley.app.box.com/s/necik4khweyhu288zbiis9jb8ckhamsc Draft EIR Appendices: https://berkeley.app.box.com/s/ezu5ihqbvautoopwrzrekum2m8415s1q
	City's Written Comments to University		
	University's Response to City Comments		
	Project Design/CEQA approval(s)	N/A	*The Bakar ClimatEnginuity Hub was entitled by the UC Regents as part of the Berkeley Innovation Zone Project. No subsequent approvals are anticipated.*

3 | City Local Plans and Zoning Standards Summary

Instructions: Check boxes to indicate whether a planning document is applicable to the proposed project. In the notes column, briefly describe how a projects aligns or would vary from each relevant plan.

Topic Area	City Plans	UC Response
City Zoning District: C-DMU	Are the proposed uses allowable by City zoning and/or land use regulations? ✓ Yes ❑ No ❑ N/A	• Within C-DMU, the city zoning code allows "Laboratory: Commercial Physical or Biological" with an Administrative Use Permit (AUP).
Local Development Standards	✓ Height: 50-60 feet, or 75 feet with use permit. The three buildings allowed to have an increased height limit to 120' and 180' (as specified in the Downtown Area Plan) have been allocated. ✓ Setbacks: 0-75' – no minimum; 76'-120' – 15' (front), 5' (side) ✓ Open Space: 1 sf of privately-owned public open space per 50 sf of commercial floor area ✓ Parking: 1.5 spaces per 1,000 sq ft ✓ Other: Active ground floor uses encouraged (DAP LU-6.1).	• Height: The proposed project would be approximately 92 feet tall with a 20-foot-tall mechanical penthouse. Increased height is required to meet the programmatic requirements for incubator space that support's the DAP's other goals for cultivating new employment and start-up business. • Setbacks: The building will be tight to the property line on Addison Street. The building setback will range from approximately 2' to 14' from the property line on Oxford Street. • Open Space: The Berkeley Innovation Zone would include an approximately 8,000 sf courtyard between the ClimatEnginuity Hub and the future north building. • Parking: No parking is proposed. Campus-affiliates would use other campus parking or leased parking elsewhere. • Other: The project's lobby, vertical circulation, and 'greenhouse' would be visible from the corner of Addison and Oxford Street. The building would also feature glazing to allow passersby to see into symposium and prototyping spaces, as well as a second floor exterior terrace.
Applicable land use plans:	✓ General Plan ✓ Downtown Area Plan ✓ Streets and Open Space Plan ❑ Southside Plan ❑ University Ave Strategic Plan	• The Project is generally consistent with the General Plan. • Downtown Area Plan: Project addresses DAP Policy LU-1.5 Office Space and Policy LU-6.3. (Encourage new

Topic Area	City Plans	UC Response
		office space to serve the growth needs of existing and start-up businesses, recruit private-sector spin-offs from the University, and provide jobs for Berkeley's workforce; Encourage University uses in Downtown that will enhance it as a center of employment and innovative businesses. • The Downtown Area Plan Policy LU-6.1 notes that the City would "Encourage the University to locate retailing activities along the Shattuck and University Avenue frontages that it controls." In lieu of street-level retail, the building would feature transparent glazing into the building's main lobby/reception and vertical circulation areas, symposium space, and prototyping space, as well as a second-floor exterior terrace. • SOSIP identifies Oxford Street as a major project. This project would not impact future proposed changes to the right of way and would implement sidewalk improvements along the project frontage. As part of a separate discussion associated with the LRDP Settlement Agreement, the campus would partner with the city in funding studies to plan improvements to Oxford Street.
Applicable transportation plans:	✓ Strategic Transportation Plan ✓ Pedestrian Plan ✓ Bicycle Plan	• Sidewalks: The building's setback would allow the sidewalk on Oxford Street to be widen by at least 2' (from 10' to 12') to up to 14' (from 10' to 24'). The project would replace the 9' sidewalk on Addison Street. • Transit: The project's base plan would preserve the existing bus stop on Addison Street with 160' of red curb. It would also like to explore shifting this stop west to allow for additional street trees and bulb out along the project frontage. • Parking: The project would request converting a section of parallel parking to passenger loading space on Oxford Street. • Service: Service access will be from a 34' service drive from Addison Street at the west end of the site.
Applicable climate initiatives:	✓ Climate Action Plan ✓ Green Building Requirements	• The Project will be generally consistent with the Climate Action Plan, including the following green building

Topic Area	City Plans	UC Response
	✓ Natural Gas Prohibition ✓ LEED Gold in C-DMU Zone ✓ Solar PV, Battery/Energy Storage ✓ Low Carbon Concrete ✓ Waste Diversion Regulations *(65% of construction waste)* ❑ Electric Vehicle Charging *(10% of parking with stations; 40% EV Capable)* ✓ Water Efficient Landscaping Requirements *(comply with State WELO, EBMUD Section 31, Bay-Friendly Basics Landscape Checklist)* ❑ Existing Building Electrification Plan *(n/a)*	requirements: ○ Natural Gas: The Project will not use any natural gas. ○ LEED: The Project will comply with the UC Sustainable Practices Policy by achieving LEED Gold or higher. ○ Solar PV: The Project will install PVs on the east third of the south façade and the sawtooth feature of the east rooftop. ○ Low Carbon Concrete: The campus complies with CALGreen as required by the UC system, and will use low carbon concrete. ○ Waste Diversion: The Project will comply with waste diversion requirements during construction, as noted in the UC Sustainable Practices Policy and LEED. LEED requires at least 50% construction waste diversion, and UC Berkeley capital projects typically divert 75% or more. ○ Landscape: The Project will include native and/or climate adaptive and drought-resistant plant materials. It will minimize water use in accordance with LEED and City requirements.
Applicable infrastructure and utility plans:	✓ Green Infrastructure Plan	Notes: The Project will address stormwater management through onsite detention and treatment that connects to City infrastructure. The Project will comply with the campus's policy of no net new stormwater runoff.
Other Applicable City Zoning Standards:	❑ Coastal Live Oak Ordinance ❑ Creek Ordinance ❑ Landmarks Preservation Ordinance ❑ Demolition Ordinance	Notes:

4 | Graphics Package and Design Elements

Instructions: The purpose of the graphics package is to covey key project information to city staff to help them understand the project. These documents align with materials that would be developed for future Regental project approval items. Provide a brief description for how the project responds to local development standards and design guidelines.

Graphics Package:	✓ Location Map ❑ Site Plan ✓ Floor Plans ✓ Elevations/Sections ✓ Site Utility and Infrastructure ✓ Summary of Project Features that support the UC Policy on Sustainable Practices and City Climate Action Plan ✓ Exterior design materials and/or renderings	Notes:
Applicable Design Review Guidelines:	✓ Downtown Area Plan Design Guidelines ❑ Southside Area Design Guidelines ❑ University Avenue Design Guidelines ❑ Citywide Design Guidelines ❑ Parking and Driveway Design Guidelines	Notes:

5 | Permit and Other Coordination Items:

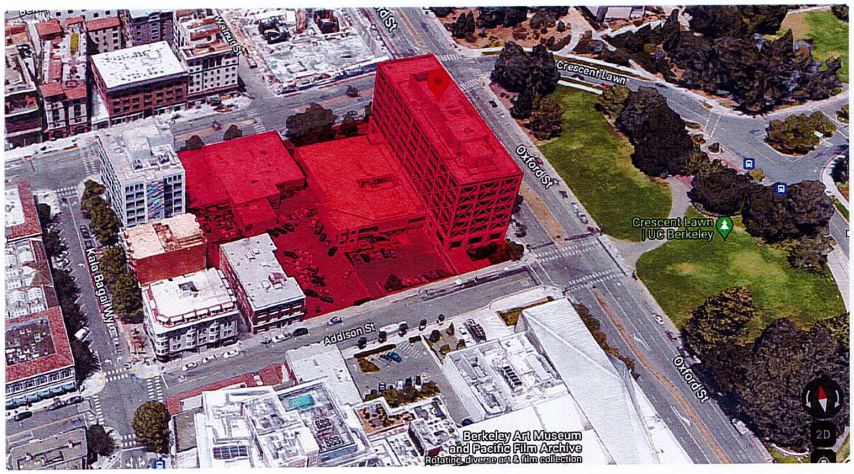
Instructions: Indicate anticipated permits that would be sought from the city during construction. Some of these items may be discussed and amended at the project roundtable meeting.

Applicable Permits:	✓ Engineering Permits ✓ Right of Way Permits ✓ Street and Sidewalk Use Permits ✓ Sewer and Storm Drain Permits ✓ Utility Permits ❑ Encroachment Permits ❑ Sewer Lateral Permit ❑ Forestry Permit ✓ NPDES Permits (National Pollutant Discharge Elimination System) for stormwater runoff ❑ CUPA Permits (Certified Unified Program Agency) for Hazardous Materials	Notes:
Commercial Business Requirements:	❑ Business Licenses ❑ Use Permits ❑ Impact Fees associated with non-University uses	
Other:	❑ Subdivision Act ✓ Address Assignment ✓ Coordination with Other Local Agencies (e.g., PG&E, EBMUD, Transit, etc)	Coordination with PG&E and EBMUD will be necessary for utility hook-ups. Coordination with AC Transit will required during construction, when the stop on Addison Street will be temporarily relocated.

Berkeley Innovation Zone: Bakar ClimatEnginuity Hub Project

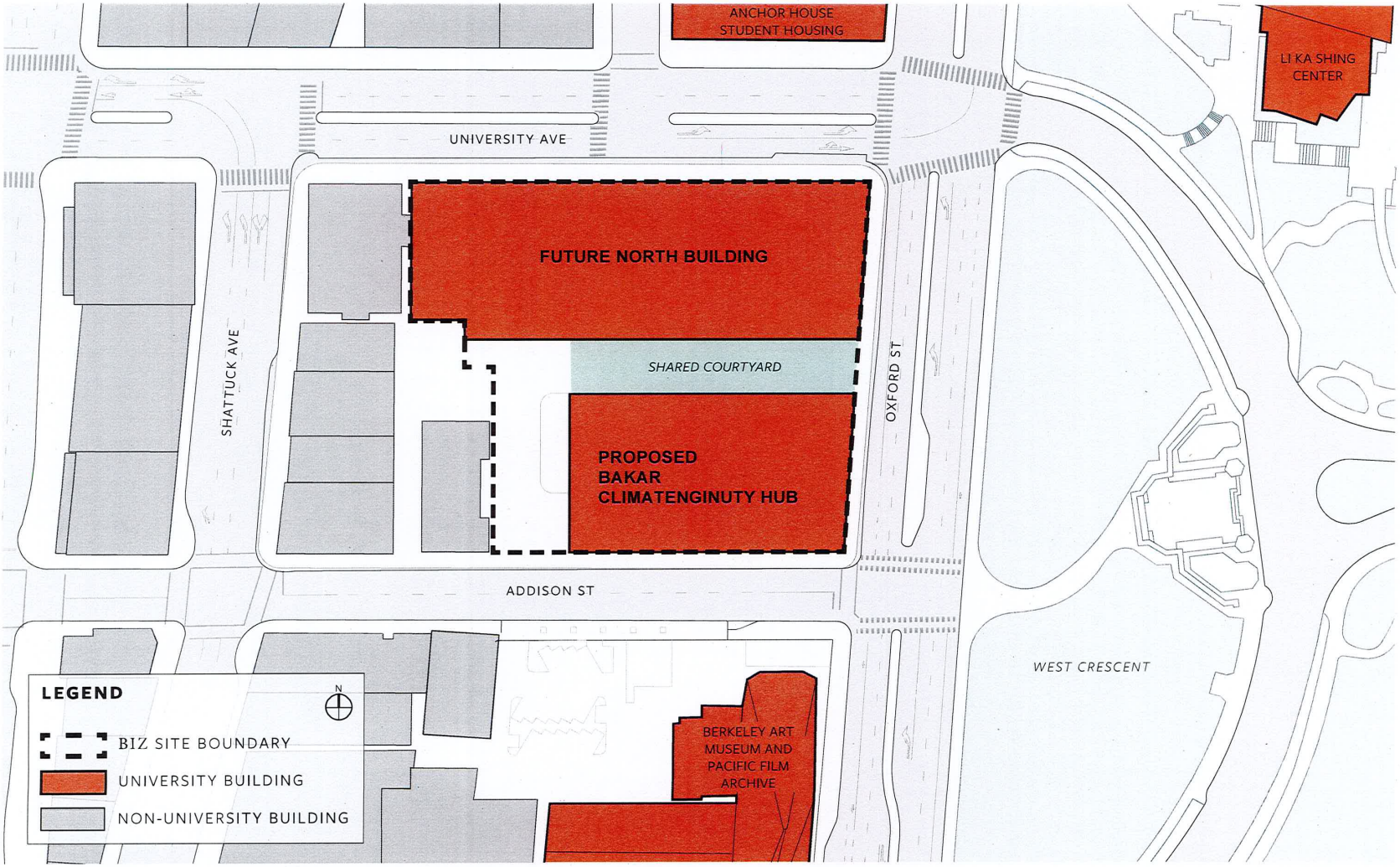
University of California, Berkeley

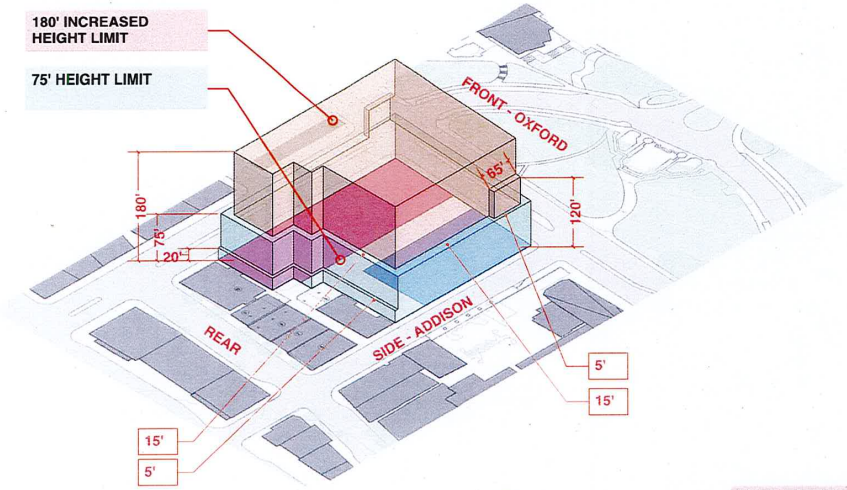
UC Berkeley - City of Berkeley Collaborative Planning Checklist Graphics Package
May 21, 2024



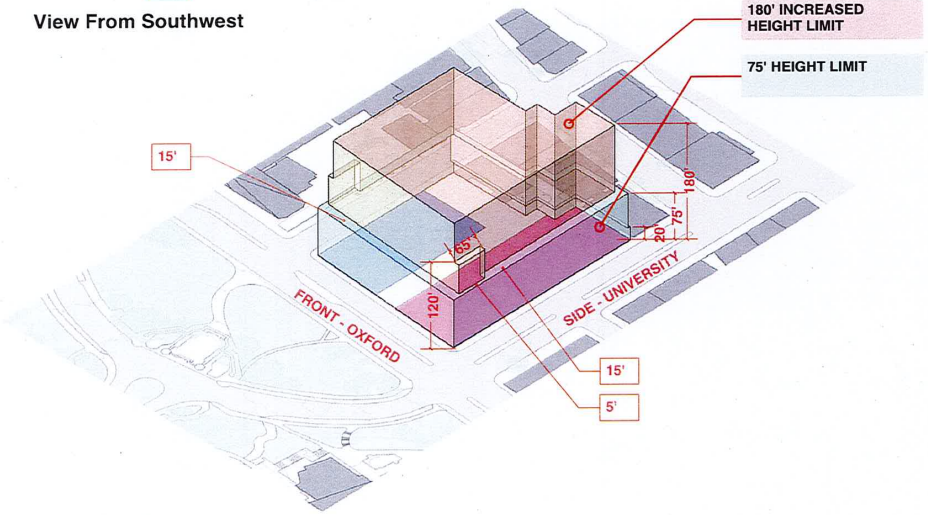
Existing Project Site

CITY ENVIRONS PROJECT CHECKLIST | GRAPHICS PACKAGE





View From Southwest



View From Northeast

While UC Berkeley is not required to conform to City of Berkeley Zoning, the University has agreed to consult with the City of Berkeley and discuss circumstances where a proposed project deviates from City Zoning requirements.

Zoning: C-DMU CORE | Height Limit: 75'

- 3 Buildings allowed to have Increased Height Limit of 180' within C-DMU Core area, which we understand to already have been allocated.

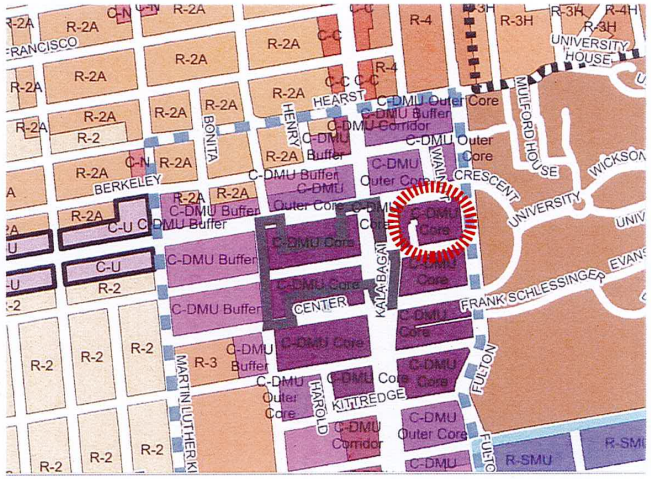
- For buildings over 120 feet in height, that portion of the building over 120 feet must be less than 120 feet in width.

- Instead of providing usable open space, may pay in-lieu fee as an alternative.

- Ground floor street frontage required to be transparent.

- Max building height measured along slope. (197' @ University, 201' @ Addison)

- Penthouses limited to 15% of average floor area.



City Zoning Map & Site


05.06.2024
Gensler

BERKELEY CLIMATENGINUITY HUB

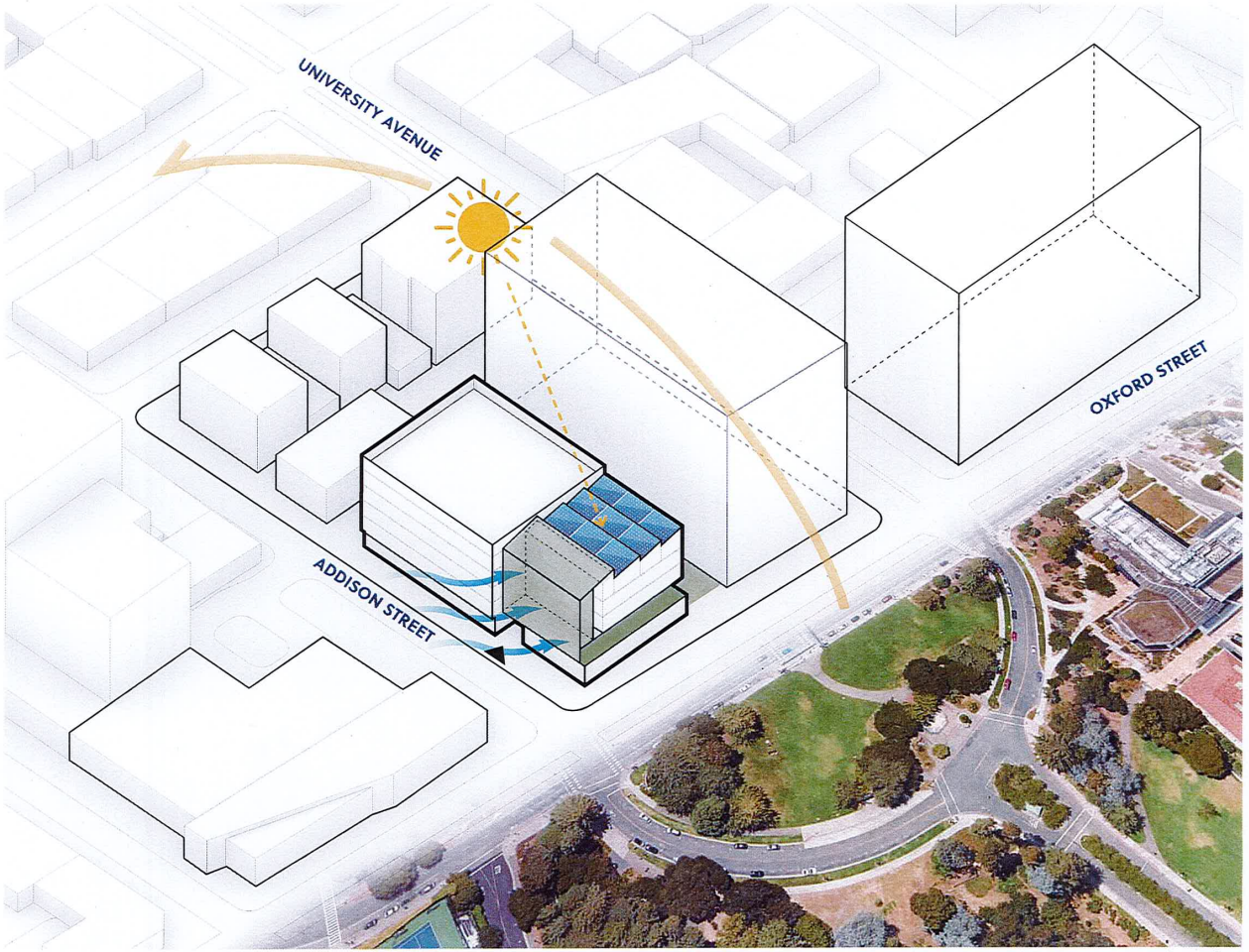
MASSING CONCEPT

BCH is located on Oxford Street, directly across the Horseshoe entrance to the UC Berkeley campus. Directly across Addison Street is the new Berkeley Art Museum and Pacific Film Archive. The entrance on Addison Street will certainly activate the street and help unlock potential at this intersection of town and campus.

The building form and organization is driven as much by sustainable design ideas as it is by the internal program. Every facade responds appropriately to sun and wind. Taking advantage of the long east-west site orientation, the building harvests southern light, and offers community connection along this edge. The sawtooth roof form is tuned for PV power generation, which requires a certain angle for peak performance.

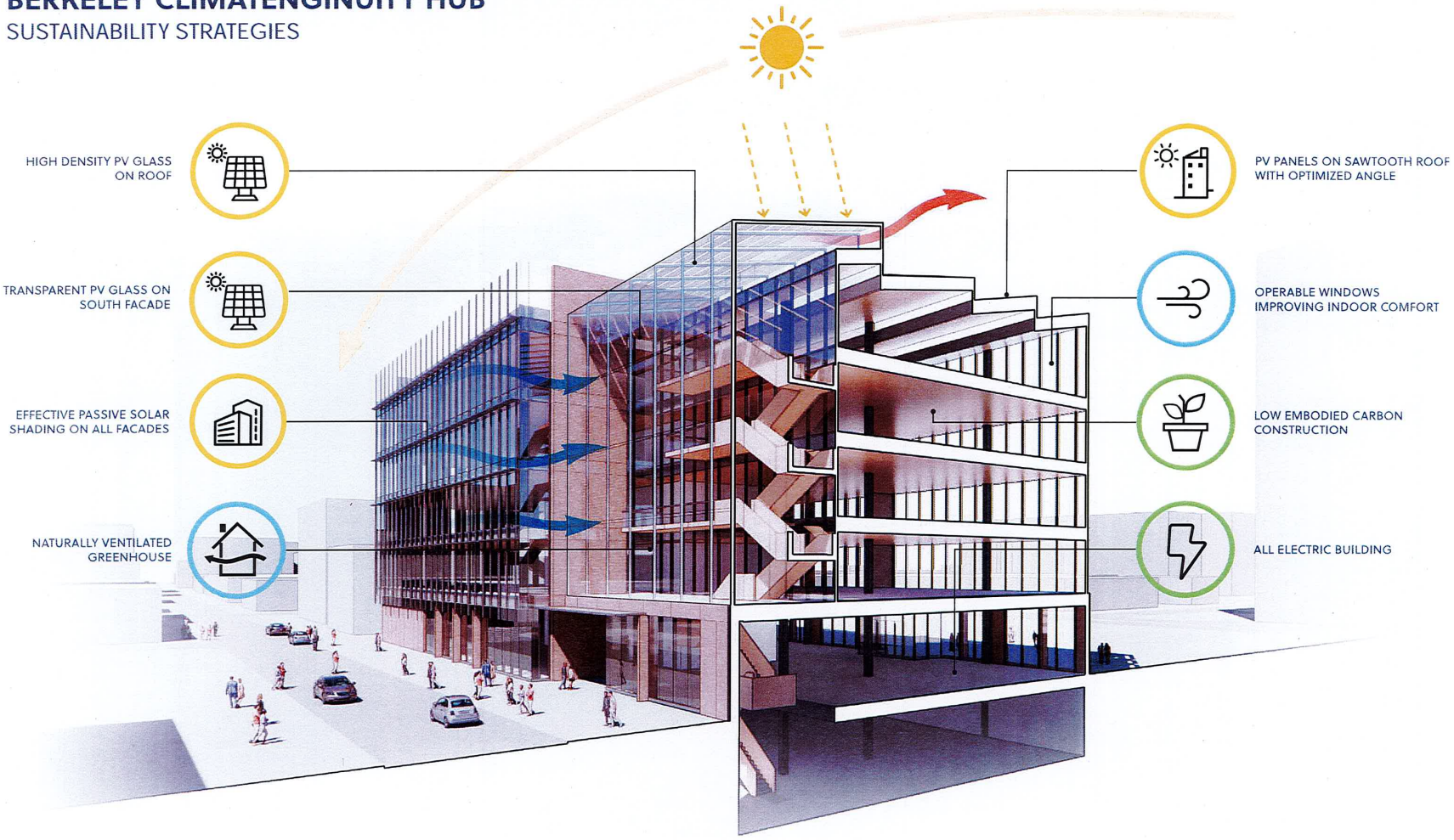
The focal point of the project is a multi-story space on south east that is passively ventilated to create a semi-enclosed indoor/outdoor experience. Tenants could come to the space for respite and creative thinking. The stair in the space is both practical and sculptural, with generous landings for people to pause and enjoy the space. On Level 2 there is an east roof terrace which allows the building community to have visibility to each other and encourages ad hoc and informal collaborations across disciplines.

The ground floor of the building would echo nearby historic architecture, with the brick façade providing a touch of warmth. The brick base houses event spaces including the Symposium, a generously sized Micro-kitchen, backed by a catering kitchen to support more formal events, a Bike Room with showers and associated lockers. Shared amenity spaces, tenant, and visitor circulation journey throughout the building, have been conceived to have a peek into the laboratory & office program, thereby showcasing the work activity of climate scientists, without direct access to private equipment. This journey is science on display.



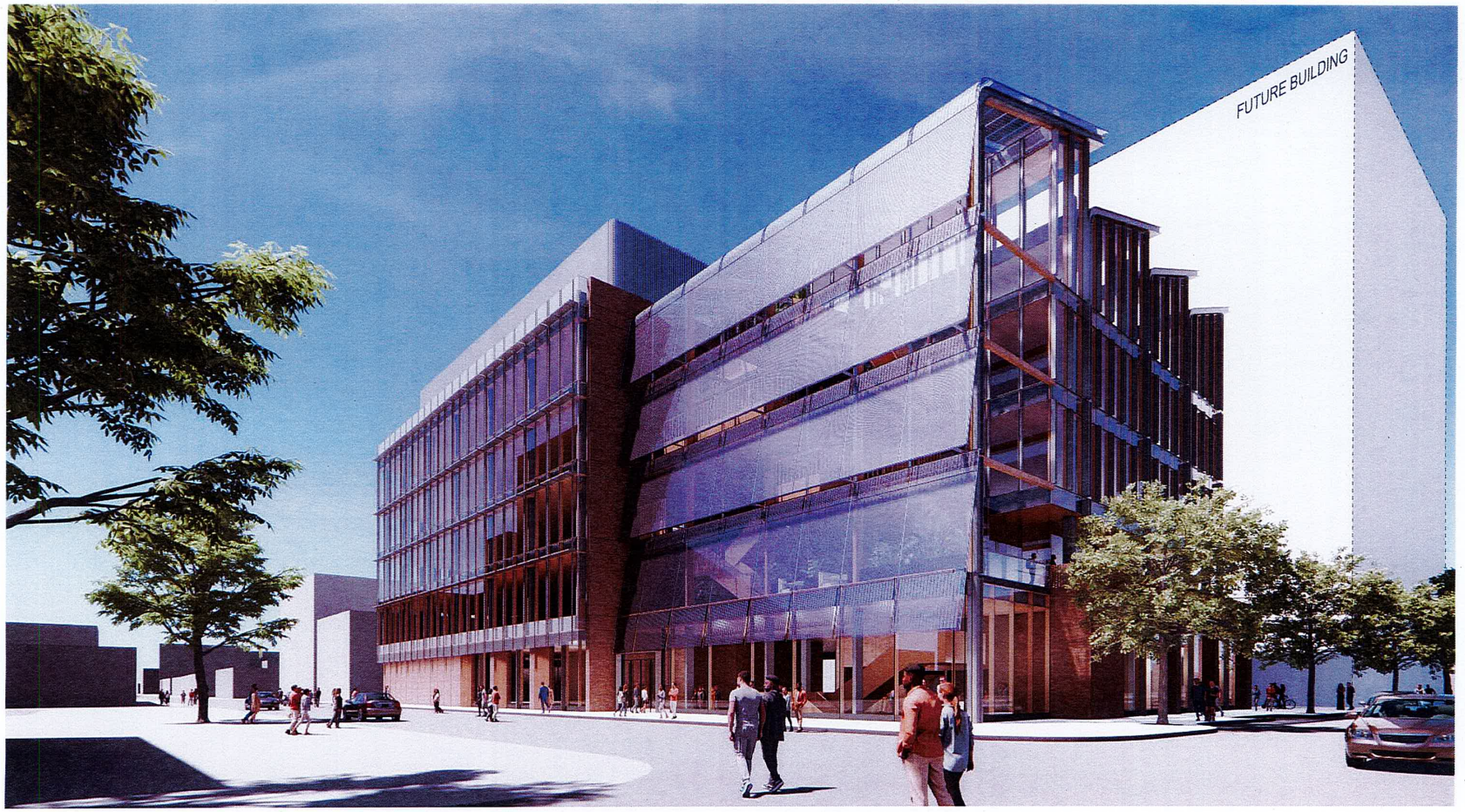
BERKELEY CLIMATENGINUITY HUB

SUSTAINABILITY STRATEGIES



BERKELEY CLIMATENGINUITY HUB

ARRIVAL ON ADDISON STREET



BERKELEY CLIMATENGINUITY HUB

ARRIVAL ON ADDISON STREET

BERKELEY CLIMATENGINUITY HUB

ARRIVING FROM OXFORD STREET

BERKELEY CLIMATENGINUITY HUB

ARRIVING FROM WEST ADDISON STREET

Landscape Design

OXFORD STREET

The BCH building will be set 2 feet minimum back from Oxford Street, allowing the sidewalk to be widened from 10 feet to 12 feet, with new street trees and a more comfortable pedestrian experience connecting the campus to the new courtyard entrance. A section of parallel parking will be converted to passenger loading. New zelkova trees are recommended to match the existing trees at BAMPFA's Oxford Street frontage.

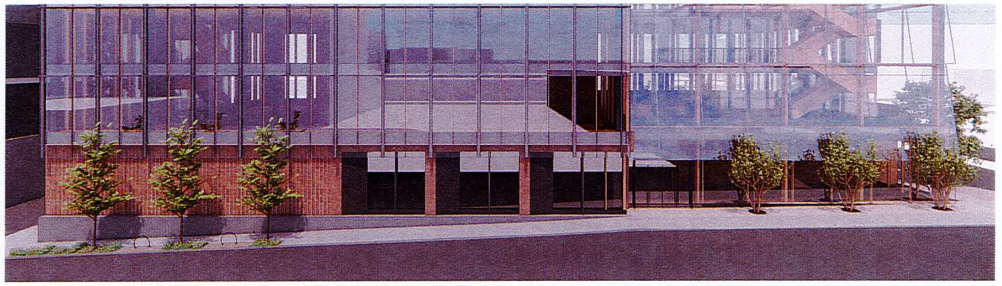
ADDISON STREET

The existing sidewalk is 9 feet wide with a 160-foot-long red curb for the AC Transit bus stop located at the west end of Addison. Per AC transit design guidelines, no street trees are allowed along the entire frontage of the bus stop. The Addison streetscape design base option is to preserve the existing bus stop at the original location. An alternate option is to move the bus stop to the west, closer to Kala Bagai Way, and clear the sidewalk in front of BCH for street tree planting, parallel parking, and a potential bulbout expansion. Further design of Addison Street and the entry plaza at the corner of Addison and Oxford Streets is on hold.

SERVICE DRIVE

The loading dock will be on Addison Street at the west side of the parcel, providing vehicle access to the transformer and generator. The entire 34-foot-wide service drive will be traffic-rated. The service drive will be primarily paved with asphalt and vehicular-rated concrete paving, marking the egress path along the face of the building. Existing retaining walls along the west and north sides of the service drive will remain.

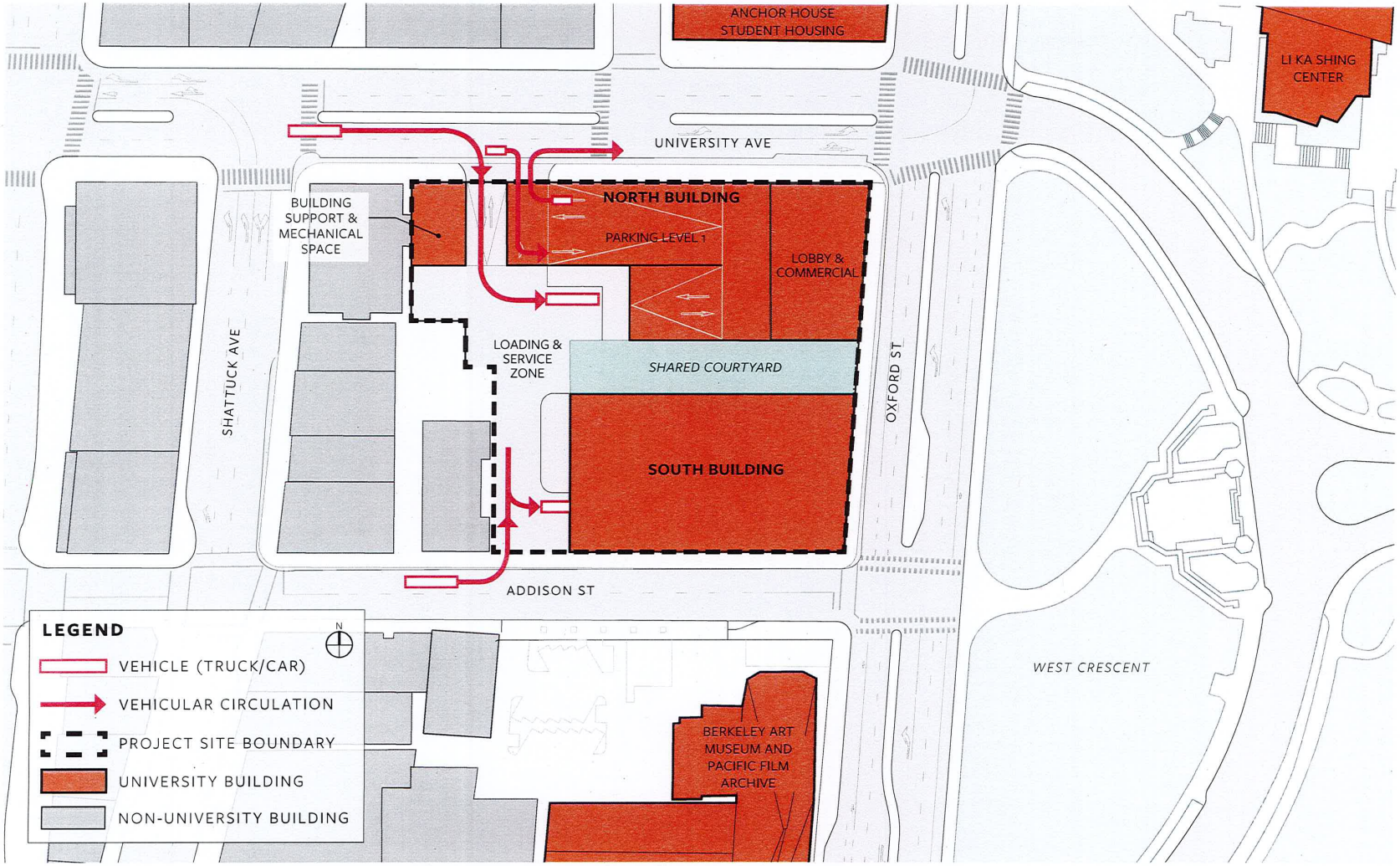
OXFORD STREET FRONTAGE



ADDISON STREET FRONTAGE

CITY ENVIRONS PROJECT CHECKLIST | GRAPHICS PACKAGE

VEHICULAR CIRCULATION PLAN



2023 BERKELEY INNOVATION ZONE MASTER PLAN

UNIVERSITY OF CALIFORNIA, BERKELEY

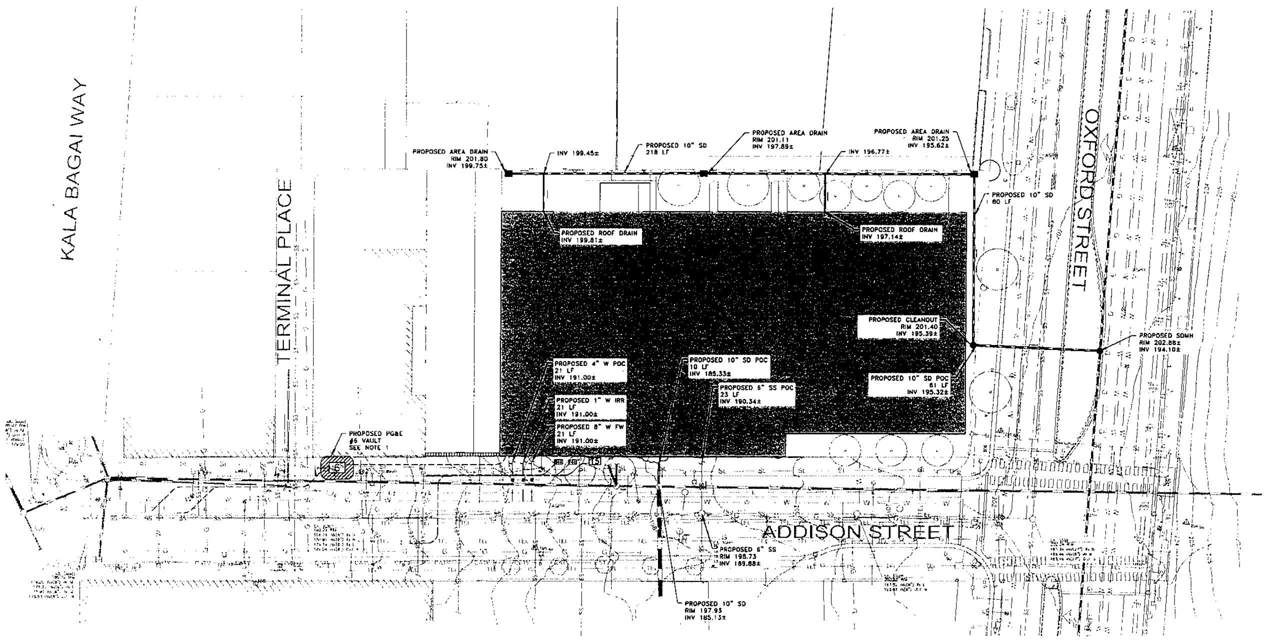
CIVIL UTILITY PLAN

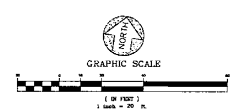
LEGEND

- PROPERTY LINE
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED ELECTRICAL VAULT
- PROPOSED CATV VAULT
- PROPOSED TELECOMMUNICATIONS VAULT

NOTES

1. FOR ELECTRICAL AND TELECOMMUNICATIONS CONDUITS, SEE JOINT TRENCH DRAWINGS





BCH

2056 Oxford Street
Berkeley, CA 94702

Gensler

220 Montgomery Street
Suite 200
San Francisco, CA 94104
USA

Tel +1 415.433.3700
Fax +1 415.836.4599

ARCHITECT
Gensler
220 Montgomery St
Suite 200
San Francisco, 94104

PROJECT MANAGEMENT
A Squared Project Solutions
3527 Mt Diablo Blvd
#330
Lafayette CA 94549

STRUCTURAL ENGINEER
Tipping
1906 Shattuck Avenue
Berkeley, CA 94704

MEP CONSULTANT
PAE
444 Spear Street Suite 213
San Francisco, CA 94704
Fax xxx xxx.xxxx

CIVIL ENGINEER
Freyer & Laureta
150 Executive Park Blvd
Suite 4200
San Francisco, CA 94134

CODE CONSULTANT
Holmes
235 Montgomery Street
Suite 1250
San Francisco, CA 94104

DAYLIGHTING
Loisos + Ubbelohde
1500 Ferry Point
Suite 201
Alameda , CA 94501

ACOUSTIC, VIBRATION
Shen, Milsom, Wilke
177 Post Street, Suite 900
San Francisco, CA 94108

AV/IT
Shen, Milsom, Wilke
177 Post Street, Suite 900
San Francisco, CA 94108

DOOR HARDWARE
Openings Consultants, Inc
34179 Golden Lantern St 304
Dana Point , CA 92629

FACADE ENGINEERING
Heintges
595 Market Street
Suite 2430
San Francisco, CA 94105

FOOD SERVICE
Ricca Design Studios
5613 DTC Parkway
Suite 100
Greenwood Village, CO 80111

LANDSCAPE
GLS
2677 Mission Street
San Francisco , CA 94110

LEED ADMINISTRATION
NOVO Sustainability
PO Box 195
Gorham, ME 04038

LIGHTING DESIGN
Pritchard Peck
389 Clementina Street
San Francisco, CA 94103

VERTICAL TRANSPORTATION
EWCG
102 E. Blithedale Avenue
Suite 1
Mill Valley, CA 94941

WIND ENGINEERING
RWDI
601 SW Second Ave
Suite 1140
Portland, OR 97204

WATERPROOFING
WJE
2000 Powell Street
Suite 1650
Emeryville, CA 94608

△ Date	Description
04.26.2024	50% Preliminary Schematic Design

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Berkeley ClimatEnginuity Hub

Project Number
01.3194.000

Description
COMPOSITE WET UTILITIES

Scale
1" = 20'

C3.00