

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

I N F O R M A T I O N A L I T E M

PRESENTATION BY UC
MAY 15, 2025

Innovation Zone North Building

UNIVERSITY OF CALIFORNIA BERKELEY

Informational Item to review proposed University of California Berkeley's project for a second building as part of the "Berkeley Innovation Zone". The proposed project would include labs, offices, and other collaboration spaces and be a hub for research and start-ups in the areas of life and climate sciences and their related fields.

Project and Process Overview:

The Berkeley campus proposes to construct a second building as part of the "Berkeley Innovation Zone". The proposed project would include labs, offices, and other collaboration spaces and be a hub for research and start-ups in the areas of life and climate sciences and their related fields. 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 attached draft Collaborative Planning Framework Project Checklist and supporting graphics package 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, received April 7, 2025



Capital Strategies
Physical & Environmental Planning

City Environs Project Checklist

April 7, 2025

Jordan Klein
Director of Planning and Development
City of Berkeley
[via email]

Subject: Proposed Project, Berkeley Innovation Zone – North Building

Dear Jordan,

As we have discussed, the Berkeley campus proposes to construct a second building as part of the “Berkeley Innovation Zone”. The proposed project would include labs, offices, and other collaboration spaces and be a hub for research and start-ups in the areas of life and climate sciences and their related fields.

I am attaching a draft Project Checklist for your consideration, per the terms of our “Collaborative Planning Framework”. The Checklist includes information about the project, as well as context for how the campus anticipates responding to the local planning guidance, including the Downtown Area Plan.

I look forward to discussing this very important donor-developed project with you and your staff to help guide the project’s design and implementation.

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Hillis".

Wendy Hillis, AIA
Assistant Vice Chancellor and Campus Architect
UC Berkeley

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

Project Name:	Berkeley Innovation Zone - North Building
Project Location (Address):	University and Oxford
Anticipated Project Budget:	This will be a Donor Developed project.
UC Approvals (Past):	UC Regents - CEQA, May 2024
UC Approvals (Future):	UC Regents - Design/CEQA, Gift, July 2025
Current CPC Phase:	N/A
Anticipated Construction Period:	Spring 2026 - Winter 2028
Brief Project Description:	The building (approx. 168,000 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 research space for an institute, and graduate space for campus-affiliated entrepreneurs and their collaborators, to cultivate startup companies that provide solutions for life science related fields. The building will have seven above-ground floors, a non-occupied mechanical space and an occupied terrace at the roof, and a partial below-grade basement.
Anticipated Utility and Infrastructure Connections	<input checked="" type="checkbox"/> PG&E <input checked="" type="checkbox"/> City Wastewater/Sewer <input checked="" type="checkbox"/> City Stormwater <input type="checkbox"/> Campus Power
Does the project involve a listed historic resource?	<input checked="" type="checkbox"/> Yes - <i>The Berkeley Innovation Zone was presented to LPC regarding 2150-2138 University Avenue.</i> <input type="checkbox"/> No
Environmental Review Process	<input type="checkbox"/> General/Statutory Exemption <input type="checkbox"/> Categorical Exemption (Class(es) _____) <input type="checkbox"/> Other Environmental Doc: <input type="checkbox"/> Initial Study <input checked="" type="checkbox"/> EIR <input type="checkbox"/> Programmatic <input checked="" type="checkbox"/> Project-Specific - <i>Berkeley Innovation Zone EIR, Certified by the Regents May 2024</i> <input type="checkbox"/> Additional Project Analysis <input type="checkbox"/> Addendum _____ <input type="checkbox"/> Subsequent <input type="checkbox"/> 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		
	Planning Director / Campus Architect Discussion	March 2025	
	Meeting w/ Local Councilperson(s) and Planning Director	Former Mayor Arreguin - October 12, 2023 Former Councilperson Harrison - October 24, 2023	<i>UC Berkeley will be reaching out to Councilperson Tregub and Mayor Ishii prior to the May 15 4x6.</i>
	CPC Feasibility Approval	N/A	
Design	Project Roundtable Meeting	<input checked="" type="checkbox"/> Draft Checklist: Submitted April 7, 2025 <input checked="" type="checkbox"/> Meeting: Scheduled for April 30, 2025 <input type="checkbox"/> COB Response: _____	
	Project Description and Checklist submitted to the Planning Director	April 7, 2025	
	4x6 Review	Tentatively scheduled for May 15, 2025	<i>The master planning (high-level program, massing, and site plan) for the Berkeley Innovation Zone was previously presented to the 4x6 Committee prior to the May 2024 approvals.</i>
	City Commissions <ul style="list-style-type: none"> ○ Zoning Adjustments Board ○ Design Review Committee ○ Landmark Preservation Commission ○ Transportation & Infrastructure 	LPC – February 1, 2024 DRC – Requesting May 15, 2025 TIC – Requesting May 15, 2025	<i>The campus presented the Berkeley Innovation Zone to the LPC in Feb 2024 and identified the demolition of the two city landmarks on the site. The UC Regents approved the demolition in May 2024 as part of the site preparation project approval.</i>
	Other Public Meetings	N/A	
	CEQA-related Notifications	<input type="checkbox"/> Notice of Exemption <input checked="" type="checkbox"/> Notice of Preparation <input checked="" type="checkbox"/> Scoping Hearing <input checked="" type="checkbox"/> Comment Hearing <input checked="" type="checkbox"/> Notice of Determination <input type="checkbox"/> Other: _____	<i>Environmental Review for the proposed project was completed and certified as one component of the Berkeley Innovation Zone EIR, May 2024</i> Final EIR: https://berkeley.app.box.com/s/91edhligtp7zpbujy9522rst8hr711kx Final EIR Appendices: https://berkeley.app.box.com/s/o1zpkelynen33sqzt527854e4jtspm1s
	City's Written Comments to University	Anticipated Due by July 1, 2025	
	University's Response to City Comments	Anticipated Due by July 15, 2025	
	Project Design/CEQA approval(s)	July 15-17, 2025	

3 | City Local Plans and Zoning Standards Summary

Topic Area	City Plans	UC Response
City Zoning District: <u>R-SMU</u>	<p>Are the proposed uses allowable by City zoning and/or land use regulations?</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A 	<ul style="list-style-type: none"> • Within C-DMU, the zoning code allows "Laboratory: Commercial Physical or Biological" if an Administrative Use Permit (AUP) is granted by the city.
Local Development Standards	<ul style="list-style-type: none"> ✓ 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 <input type="checkbox"/> Other: Active ground floor uses encouraged (DAP LU-6.1). 	<ul style="list-style-type: none"> • <u>Height</u>: The proposed project would be approximately 120 feet tall, inclusive of a mechanical penthouse level that would also include some building common space. 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. • <u>Setbacks</u>: The building will be tight to the property line on University Avenue. The building will be set back from the property line on Oxford Street approximately 10' to 13'. • <u>Open Space</u>: The Berkeley Innovation Zone would include an approximately 10,000 sf courtyard between the Bakar ClimatEnginuity Hub and the North Building. • <u>Parking</u>: No parking is proposed. Campus-affiliates would use other campus parking or master-leased parking elsewhere. • <u>Other</u>: The building's entrance and lobby would be located at the University and Oxford corner and feature extensive glazing to provide visible transparency and active viewing. No ground floor retail would be provided.
Applicable land use plans:	<ul style="list-style-type: none"> ✓ General Plan ✓ Downtown Area Plan ✓ Streets and Open Space Plan <input type="checkbox"/> Southside Plan <input type="checkbox"/> University Ave Strategic Plan 	<ul style="list-style-type: none"> • The Project is generally consistent with the General Plan. • <u>Downtown Area Plan</u>: Project addresses DAP Policy LU-1.5 Office Space and Policy LU-6.3. (Encourage new office space to serve the growth needs of existing and

		<p>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.</p> <ul style="list-style-type: none"> • 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. • <u>SOSIP</u> and the City’s Bike Plan identify 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.
<p>Applicable transportation plans:</p>	<ul style="list-style-type: none"> ✓ Strategic Transportation Plan ✓ Pedestrian Plan ✓ Bicycle Plan 	<ul style="list-style-type: none"> • The proposed project would not impact future right-of-way improvements along Oxford Street. The University will coordinate its construction traffic management plan with the city. • The streetscape plan would include new sidewalk and street trees along University Avenue and Oxford Street.
<p>Applicable climate initiatives:</p>	<ul style="list-style-type: none"> ✓ Climate Action Plan ✓ Green Building Requirements <ul style="list-style-type: none"> ✓ Natural Gas Prohibition ✓ LEED Gold in C-DMU Zone ✓ Solar PV, Battery/Energy Storage ✓ Low Carbon Concrete ✓ Waste Diversion Regulations (<i>65% of construction waste</i>) <ul style="list-style-type: none"> ❑ Electric Vehicle Charging (<i>10% of parking with stations; 40% EV Capable</i>) ✓ Water Efficient Landscaping Requirements (<i>comply with State WELO, EBMUD Section 31,</i> 	<ul style="list-style-type: none"> • The Project will be generally consistent with the Climate Action Plan, including the following green building requirements: <ul style="list-style-type: none"> ○ <u>Natural Gas</u>: The Project will not use any natural gas. ○ <u>LEED</u>: The Project will comply with the UC Sustainable Practices Policy by achieving LEED Gold or higher. ○ <u>Solar PV</u>: The Project includes an 86kW system on the roof ○ <u>Low Carbon Concrete</u>: The campus complies with CALGreen as required by the UC system and will use low carbon concrete. ○ <u>Waste Diversion</u>: The Project will comply with waste

	<p><i>Bay-Friendly Basics Landscape Checklist</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Existing Building Electrification Plan (n/a) 	<p>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.</p> <ul style="list-style-type: none"> ○ <u>EV Charging</u>: No on-site parking will be provided; therefore, no EV charging will be available. ○ <u>Landscape</u>: 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.
<p>Applicable infrastructure and utility plans:</p>	<ul style="list-style-type: none"> ✓ Green Infrastructure Plan 	<p>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.</p>
<p>Other Applicable City Zoning Standards:</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Coastal Live Oak Ordinance <input type="checkbox"/> Creek Ordinance <input type="checkbox"/> Landmarks Preservation Ordinance <input type="checkbox"/> Demolition Ordinance 	<p>Notes:</p>

4 | Graphics Package and Design Elements

<p>Graphics Package:</p>	<ul style="list-style-type: none"> ✓ Location Map ✓ Site Plan ✓ Floor Plans ✓ Elevations/Sections <input type="checkbox"/> Summary of Project Features that support the UC Policy on Sustainable Practices and City Climate Action Plan ✓ Site Utility and Infrastructure ✓ Exterior design materials and/or renderings 	<p>Notes: See Attachment</p>
<p>Applicable Design Review Guidelines:</p>	<ul style="list-style-type: none"> ✓ Downtown Area Plan Design Guidelines <input type="checkbox"/> Southside Area Design Guidelines <input type="checkbox"/> University Avenue Design Guidelines <input type="checkbox"/> Citywide Design Guidelines <input type="checkbox"/> Parking and Driveway Design Guidelines 	<p>Notes:</p>

5 | Permit and Other Coordination Items:

Applicable Permits:	<ul style="list-style-type: none"> ✓ Engineering Permits ✓ Right of Way Permits ✓ Street and Sidewalk Use Permits ✓ Sewer and Storm Drain Permits ✓ Utility Permits <input type="checkbox"/> Encroachment Permits <input type="checkbox"/> Sewer Lateral Permit <input type="checkbox"/> Forestry Permit ✓ NPDES Permits (National Pollutant Discharge Elimination System) for stormwater runoff <input type="checkbox"/> CUPA Permits (Certified Unified Program Agency) for Hazardous Materials 	Notes:
Commercial Business Requirements:	<ul style="list-style-type: none"> <input type="checkbox"/> Business Licenses <input type="checkbox"/> Use Permits <input type="checkbox"/> Impact Fees associated with non-University uses 	
Other:	<ul style="list-style-type: none"> <input type="checkbox"/> 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.

UNIVERSITY OF CALIFORNIA, BERKELEY
BERKELEY INNOVATION ZONE - NORTH BUILDING

COLLABORATIVE PLANNING PROCESS GRAPHICS PACKAGE

Berkeley, California
March 18, 2025

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Existing Project Site
City Zoning Summary

Massing Concept
Concept Drawings
Street Level Views
Landscape Concept

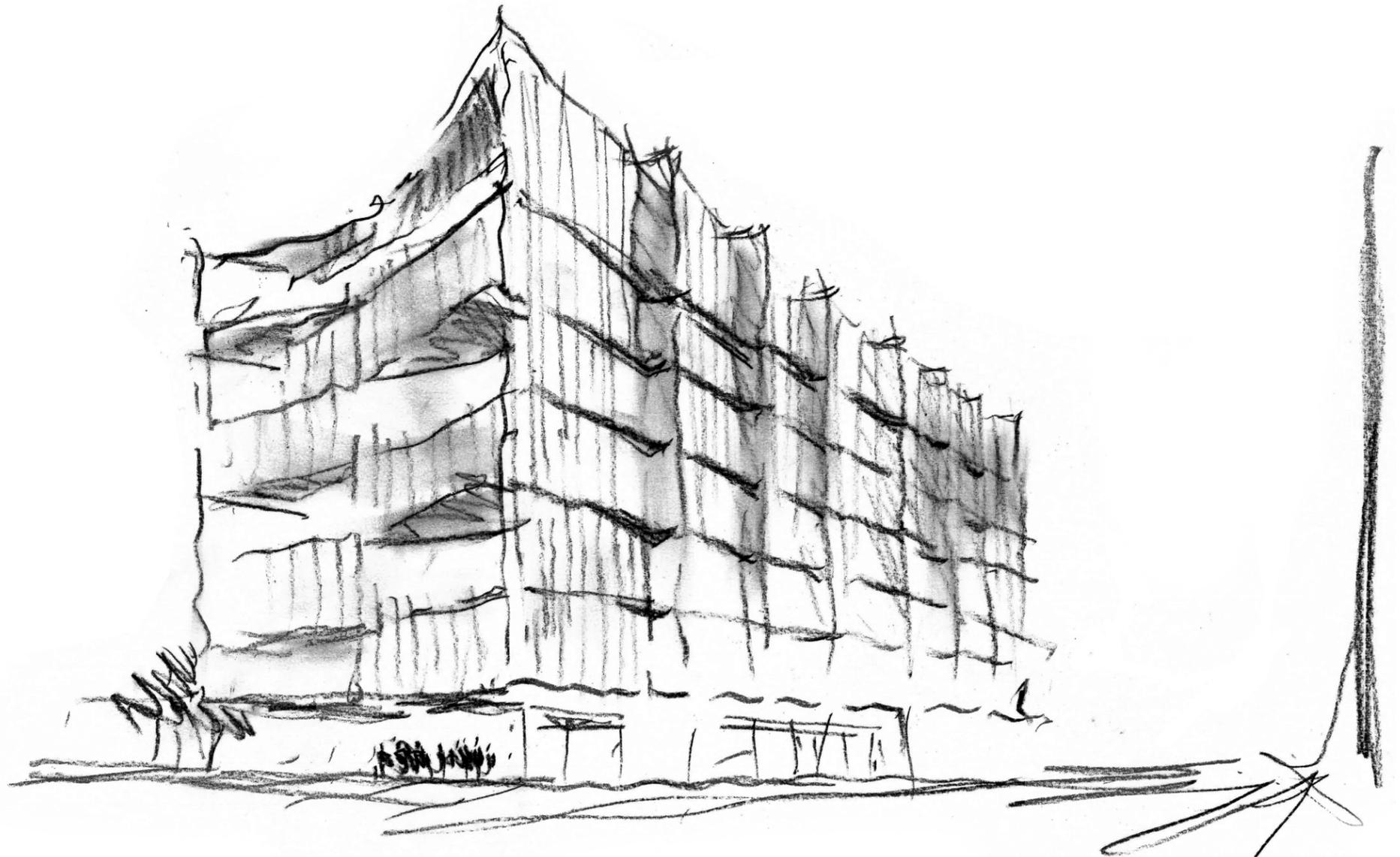


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EXISTING PROJECT SITE

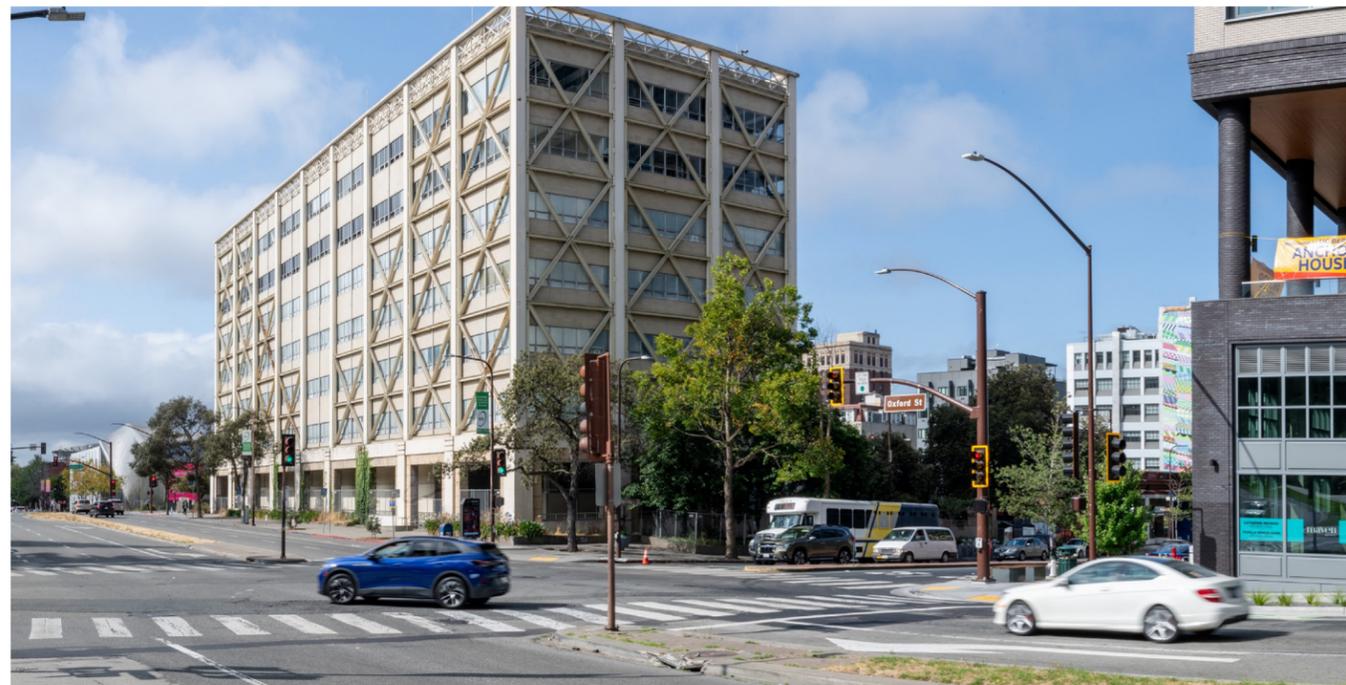
Berkeley Innovation Zone - North Building



View from campus looking west



View from Oxford Street looking north



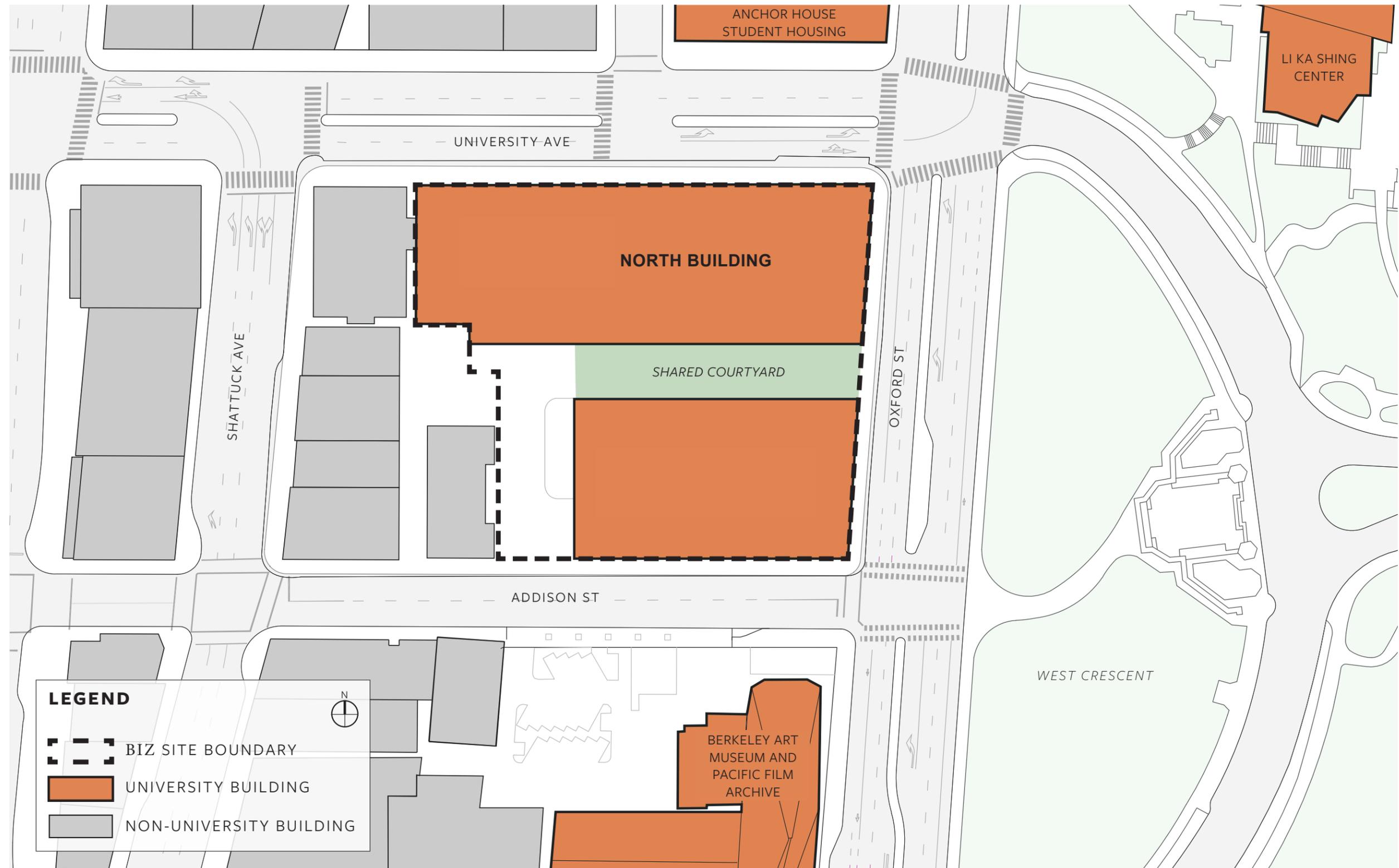
View from Oxford Street looking south



View from University Avenue looking east

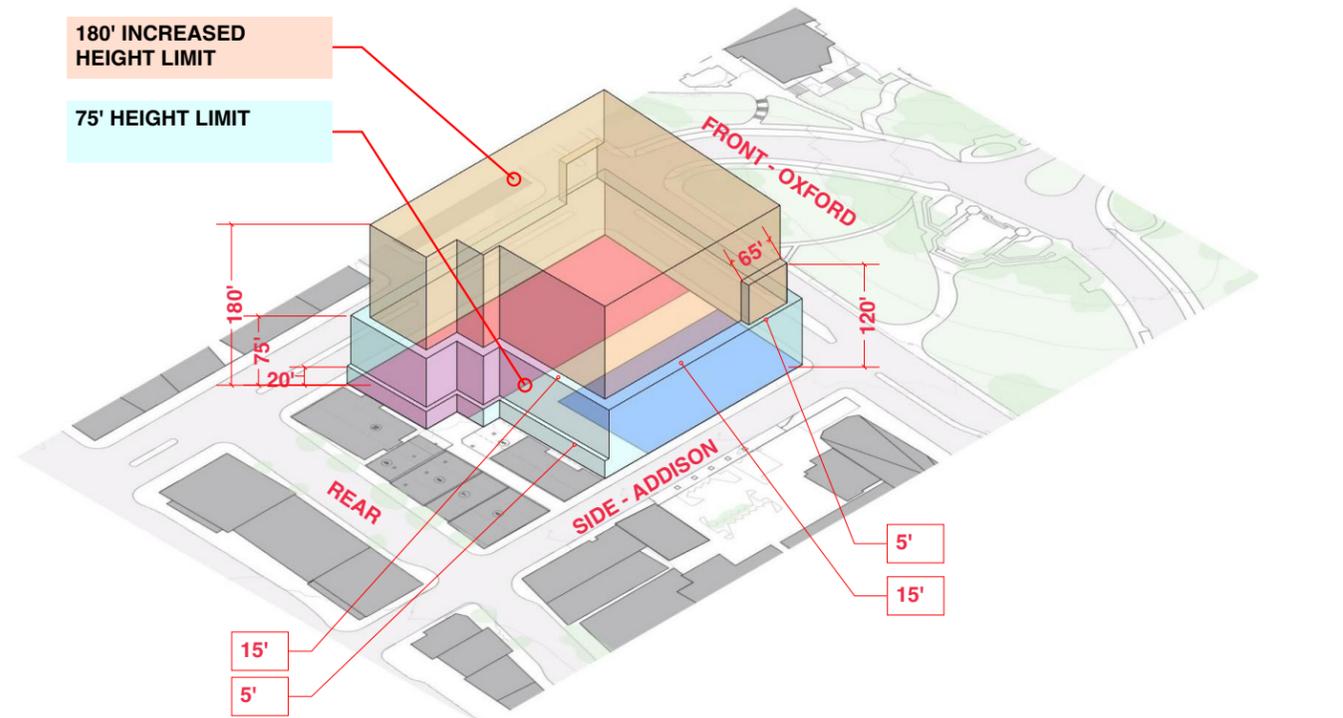
ZONING SUMMARY

Berkeley Innovation Zone - North Building

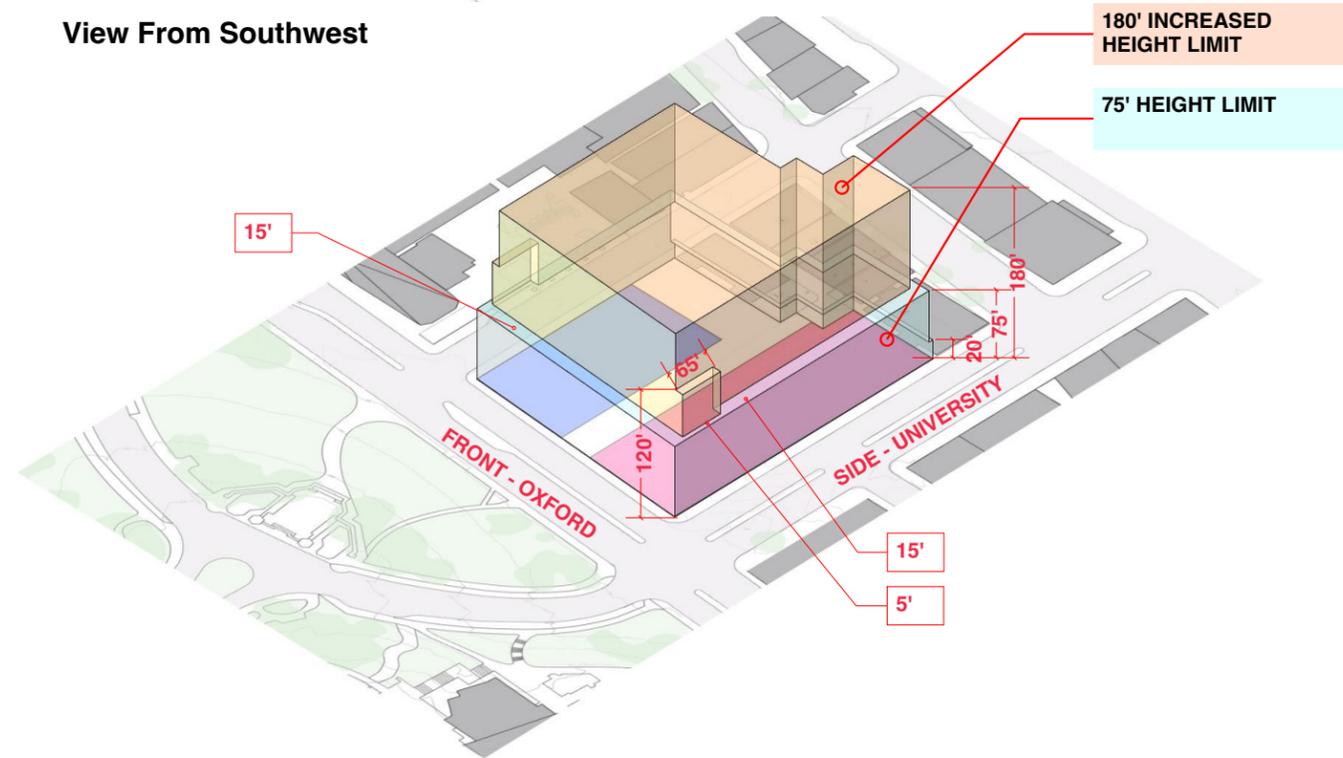


ZONING SUMMARY

Berkeley Innovation Zone - North Building



View From Southwest



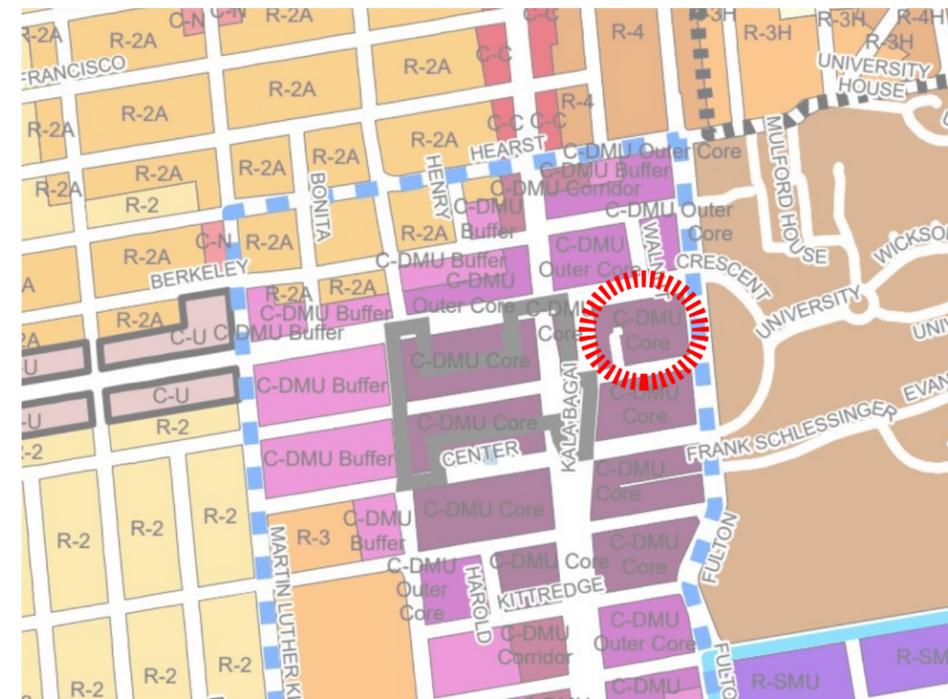
View From Northeast

2023 BERKELEY INNOVATION ZONE MASTER PLAN

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

ARCHITECTURAL INTENT

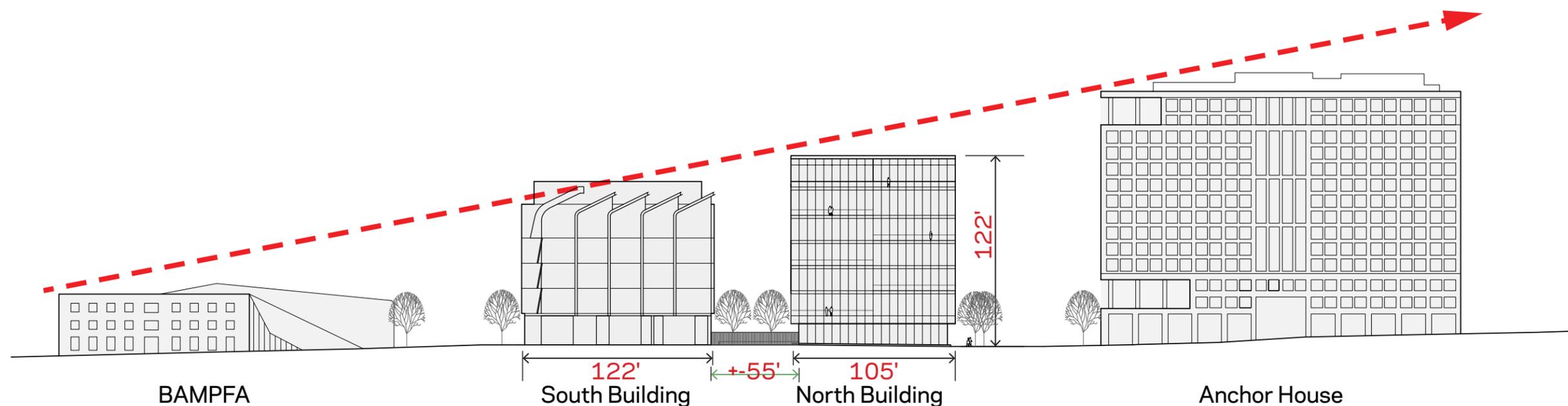
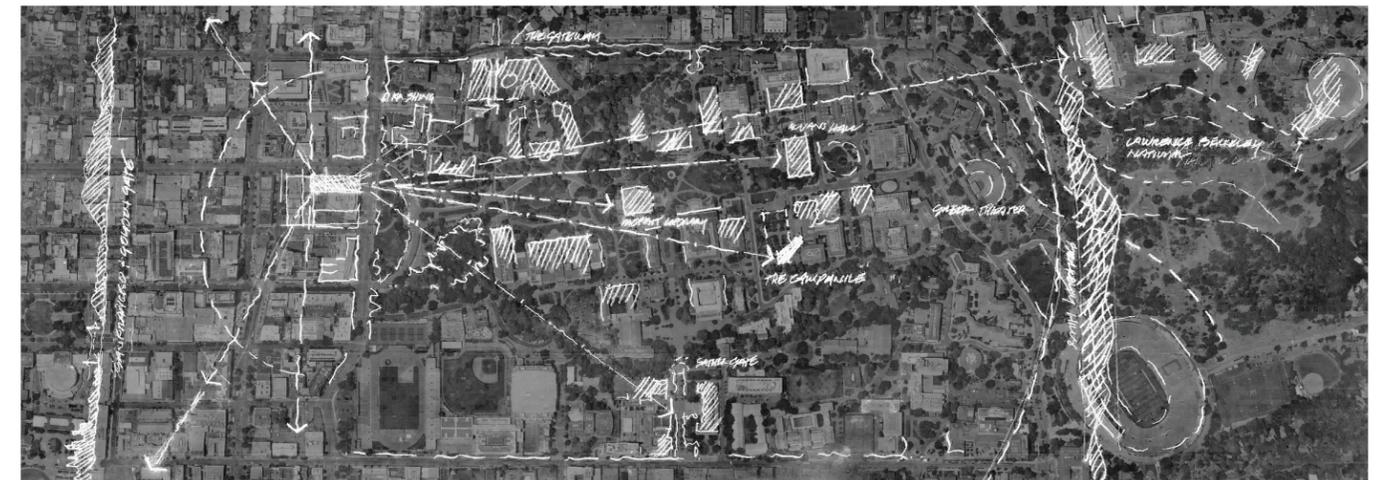
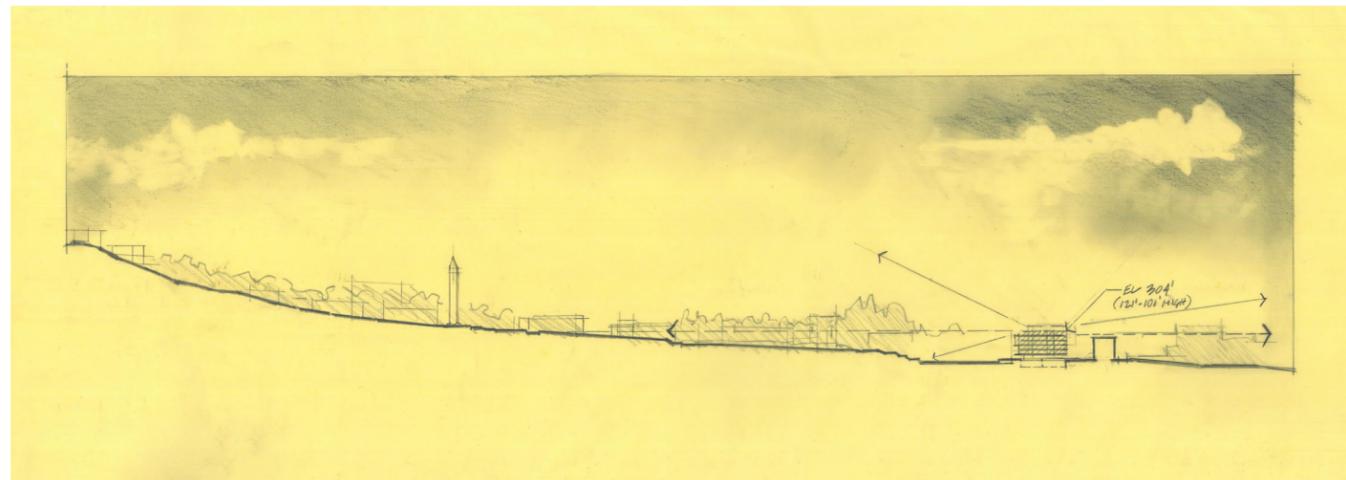
Berkeley Innovation Zone - North Building

Set at the key intersection of Oxford Street and University Avenue, Berkeley Innovation Zone - North Building forms a bridge between the Berkeley Campus and the emerging innovation district of downtown Berkeley. In response to an eclectic context, the new structure is scaled to mitigate between the fourteen-story Anchor House to the north and the three-story Berkeley Art Museum / Pacific Film Archive to the south. The massing and form of Berkeley Innovation Zone - North Building work in concert with the planned Berkeley Bakar ClimatEnginuity Hub (BCH) building that shares the site.

At grade the building opens to the street and the Bakar ClimatEnginuity Hub to the south. A new paved courtyard with shade trees sits between the two structures, creating a welcoming outdoor space for group events. The lobby connects the street and the courtyard, with a gallery of display screens featuring ongoing research and a feature microbiome lab visible from the main reception desk.

The balconies and the facade adjacent fold to capture the best views of the street, the campus and the surrounding context. The north and south facades are pleated to create bay windows with improved views of courtyard, campus, and the street. The top floor of the building, level seven, hosts a series of multipurpose spaces and a large garden terrace which can be used by all building occupants. These spaces can also become destinations for campus events.

The location of the building allows for panoramic views of the Berkeley campus, which are framed by the seventh-floor terrace. The rising slope of the campus puts key central landmarks such as the campanile in the center of the seventh-floor view.



TYPICAL FLOOR PLANS

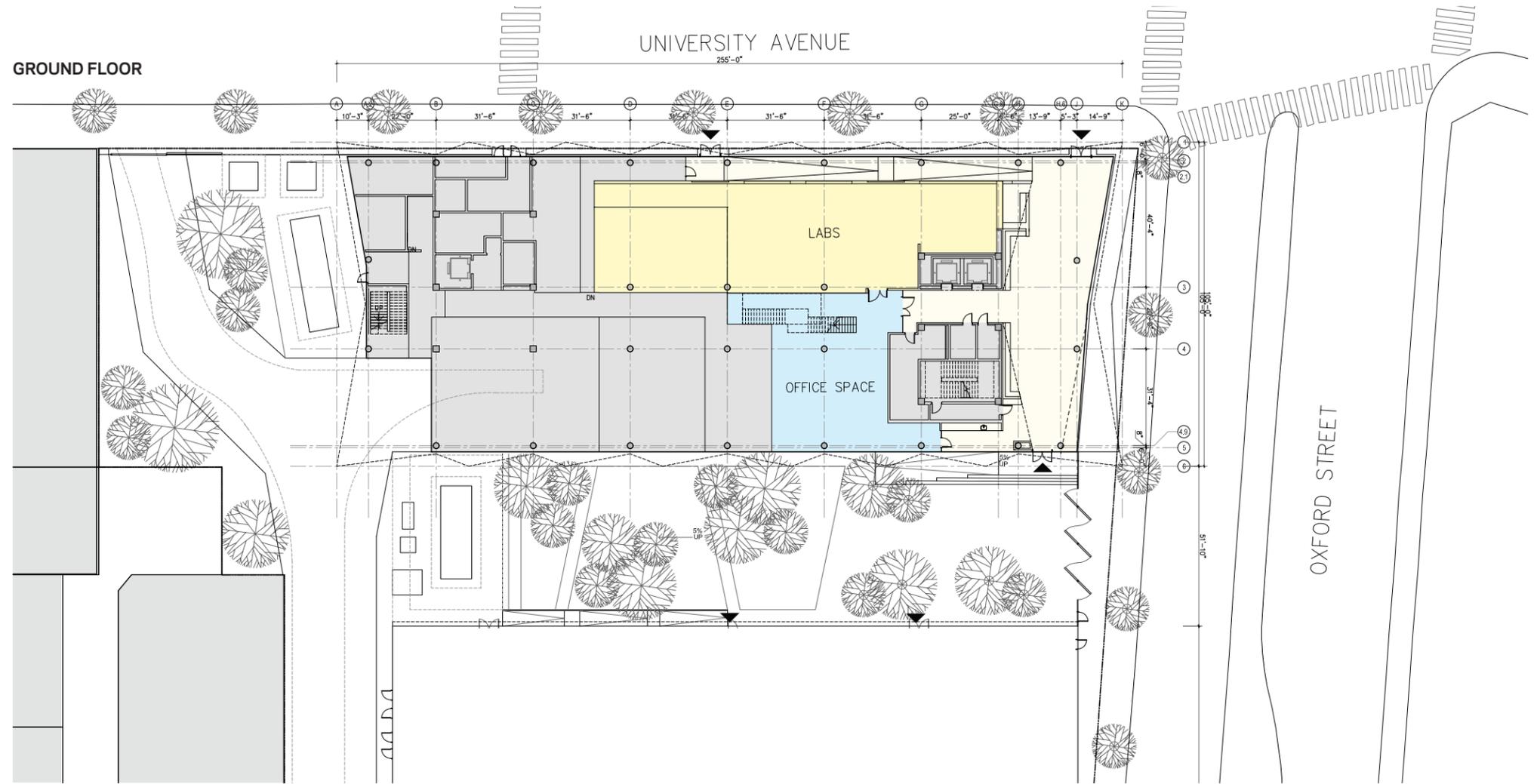
Berkeley Innovation Zone - North Building

The ground floor will support shared events that allow research teams to work together and host events that bring the work to the outside world. A flexible circulation / exhibition space at the urban interface visible to everyone who walks by.

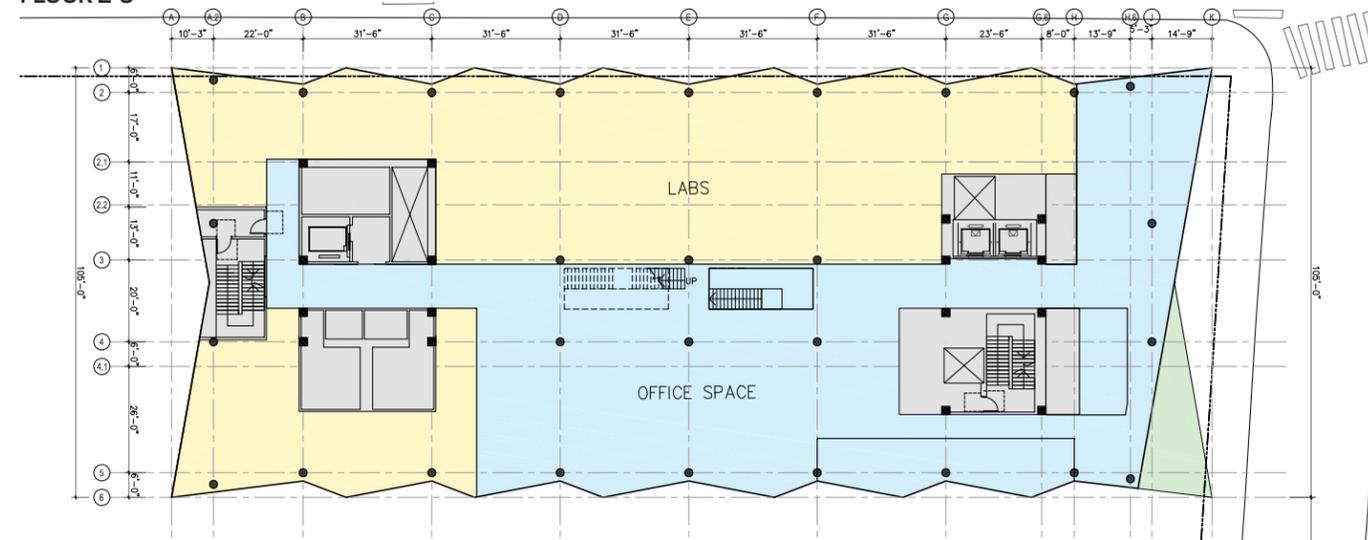
To maximize visibility between labs and office space, research floors are structured along a center circulation route with labs typically on the north and office to the south.

Each floor shares office write up space and wet lab space. Communal, collaboration spaces such as break rooms and conference rooms are set along the east facade, with panoramic views of the Berkeley campus. These spaces include exterior garden balconies, which cascade up the eastern facade.

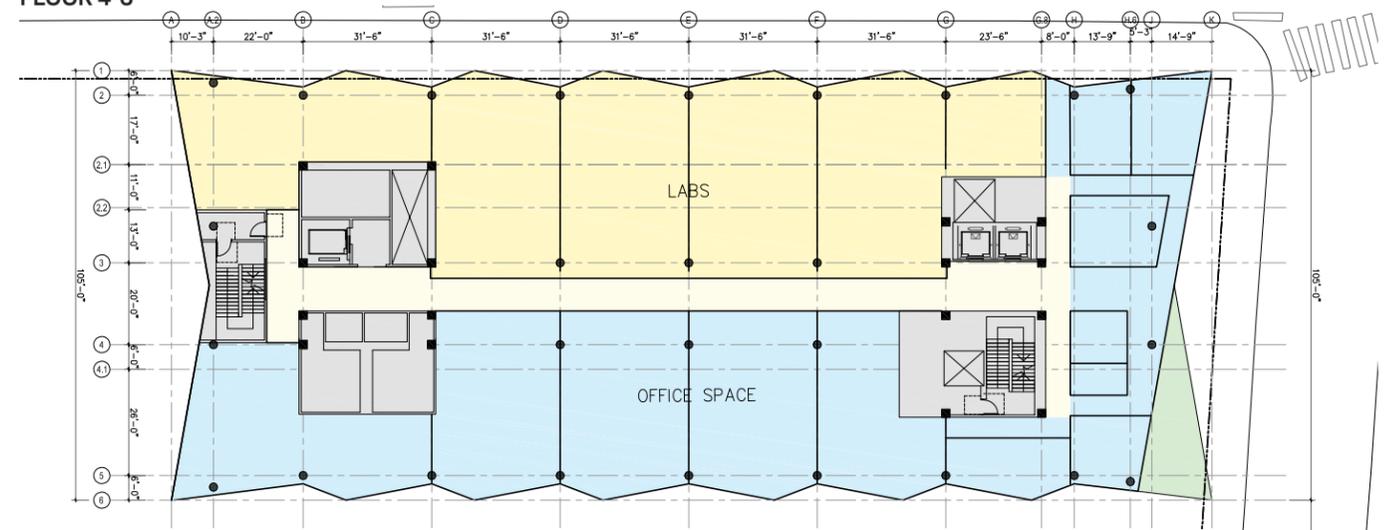
BUILDING ENTRANCE ▼



FLOOR 2-3

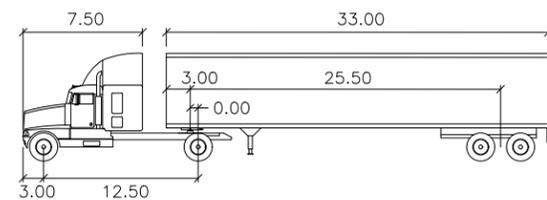
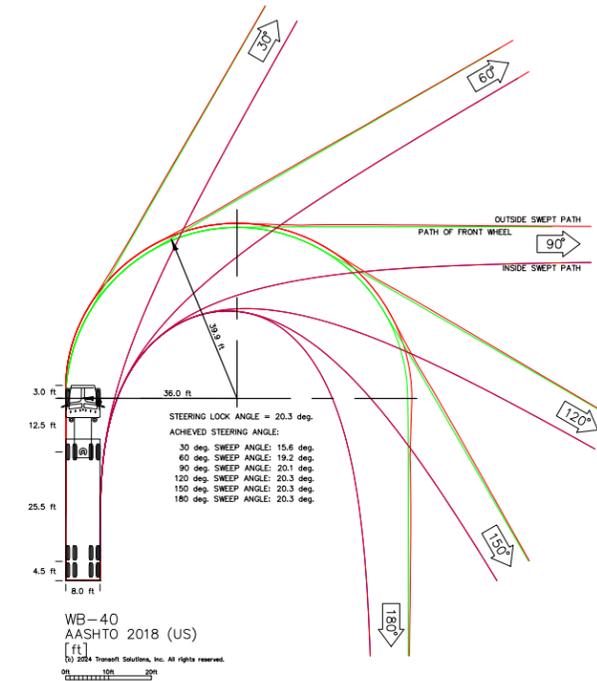
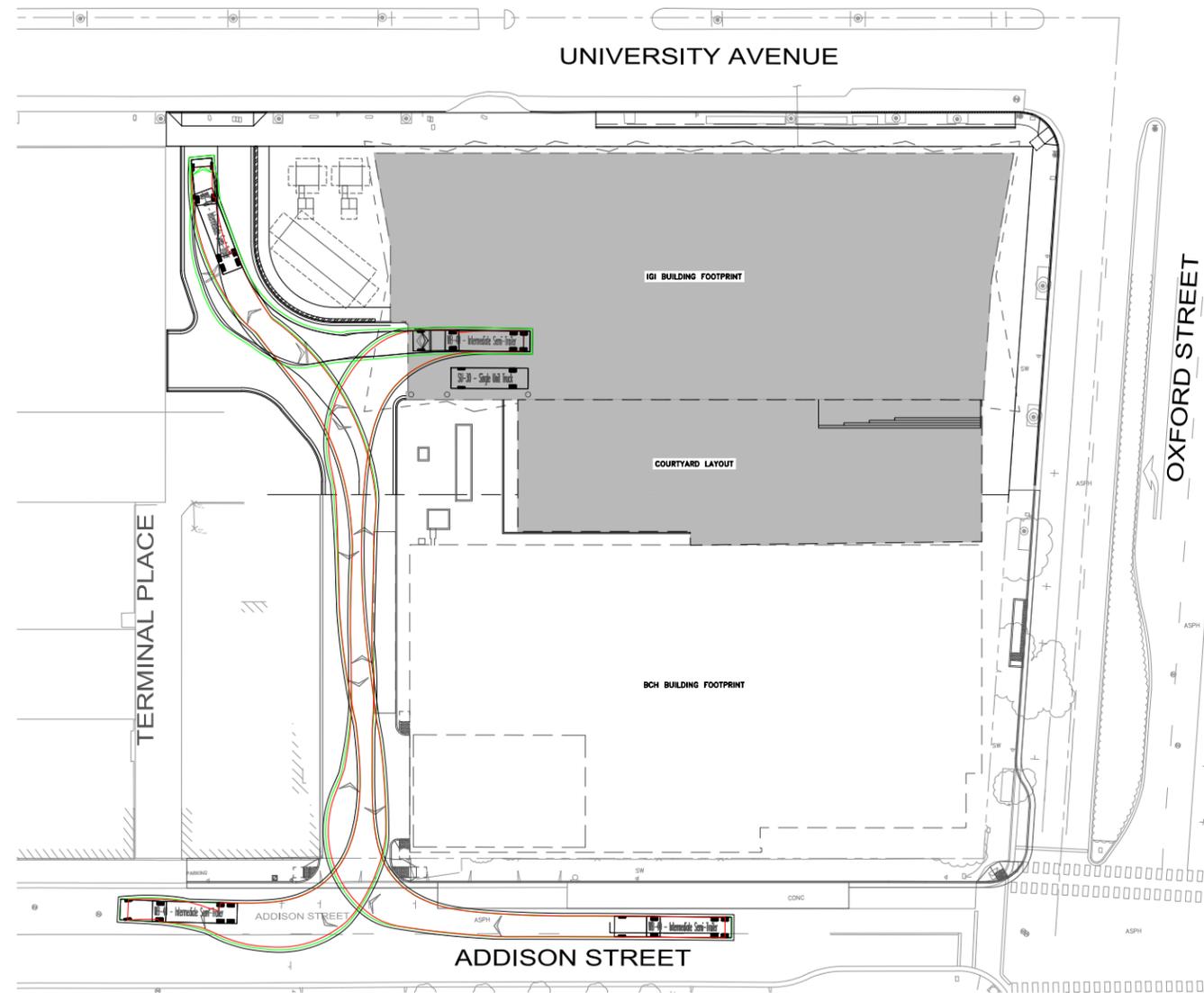


FLOOR 4-6



TRUCK TURNING DIAGRAM

Berkeley Innovation Zone - North Building



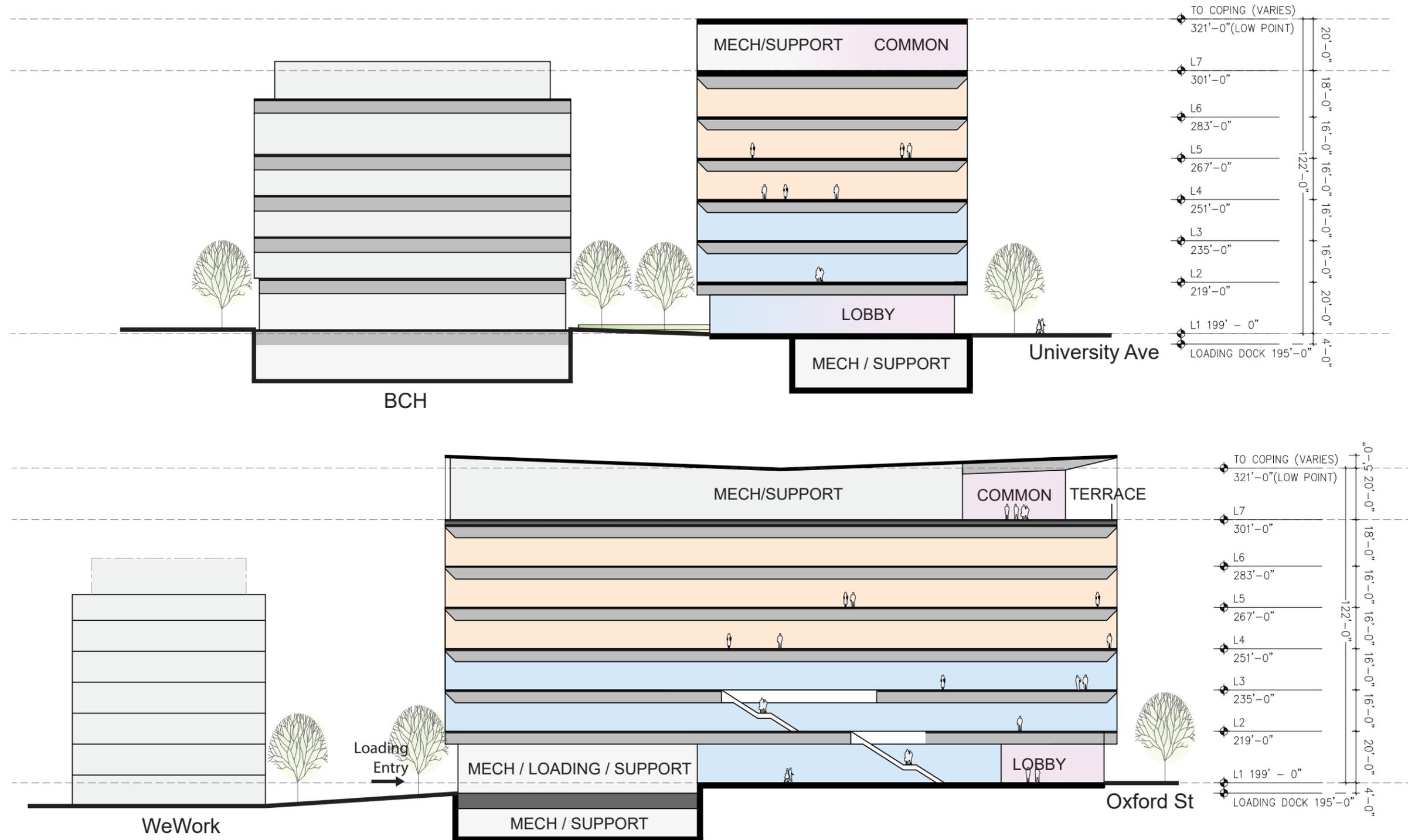
WB-40

feet	
Tractor Width	: 8.00
Trailer Width	: 8.00
Tractor Track	: 8.00
Trailer Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 20.3
Articulating Angle	: 70.0

TYPICAL BUILDING SECTIONS

Berkeley Innovation Zone - North Building

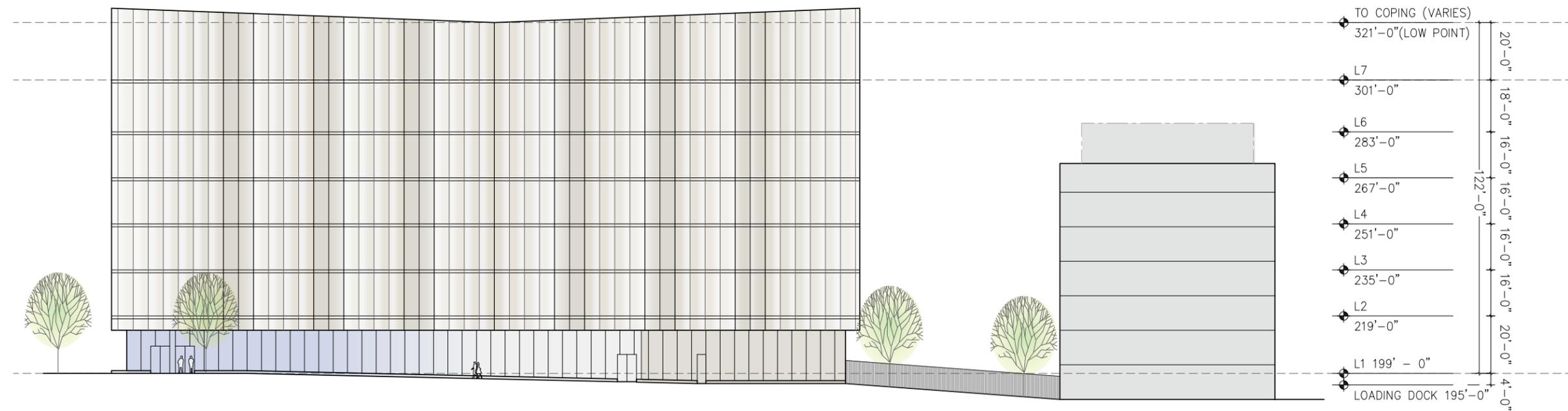
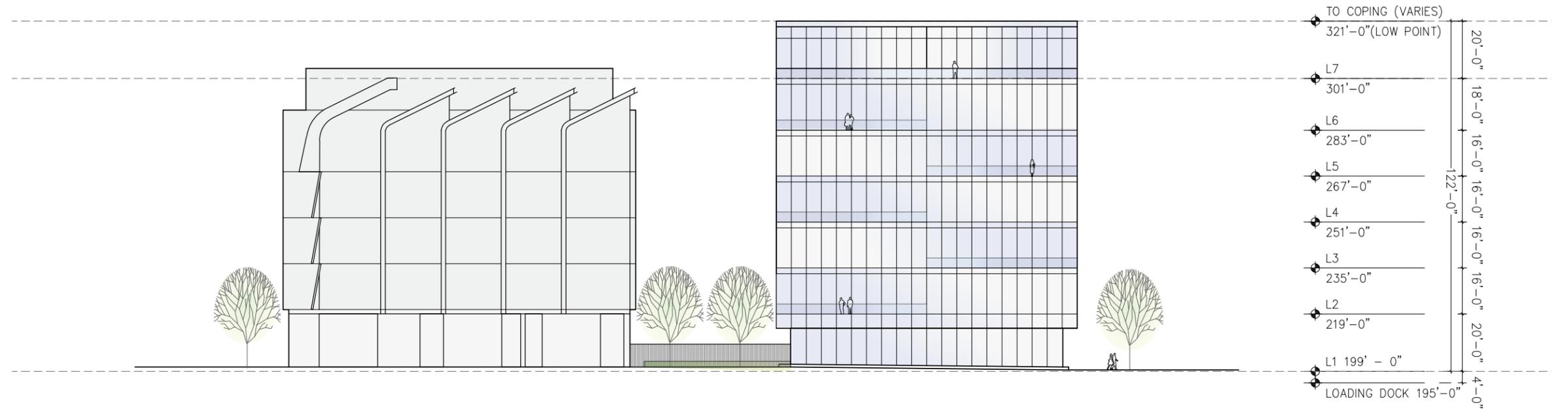
Above: N-S Section
 Below: E-W Section



TYPICAL BUILDING ELEVATIONS

Berkeley Innovation Zone - North Building

Above: Oxford Street Elevation
 Below: University Ave Elevation



VIEW FROM THE CRESCENT LAWN

Berkeley Innovation Zone - North Building



ARRIVAL ON UNIVERSITY AVE AND OXFORD ST

Berkeley Innovation Zone - North Building



ARRIVAL ON UNIVERSITY AVE AND OXFORD ST

Berkeley Innovation Zone - North Building



ARRIVING FROM OXFORD ST

Berkeley Innovation Zone - North Building



URBAN EXPERIENCE AT UNIVERSITY AVE

Berkeley Innovation Zone - North Building

View from University Ave Looking Southeast



ARRIVING FROM UNIVERSITY AVE

Berkeley Innovation Zone - North Building



From the Berkeley Municipal Code:

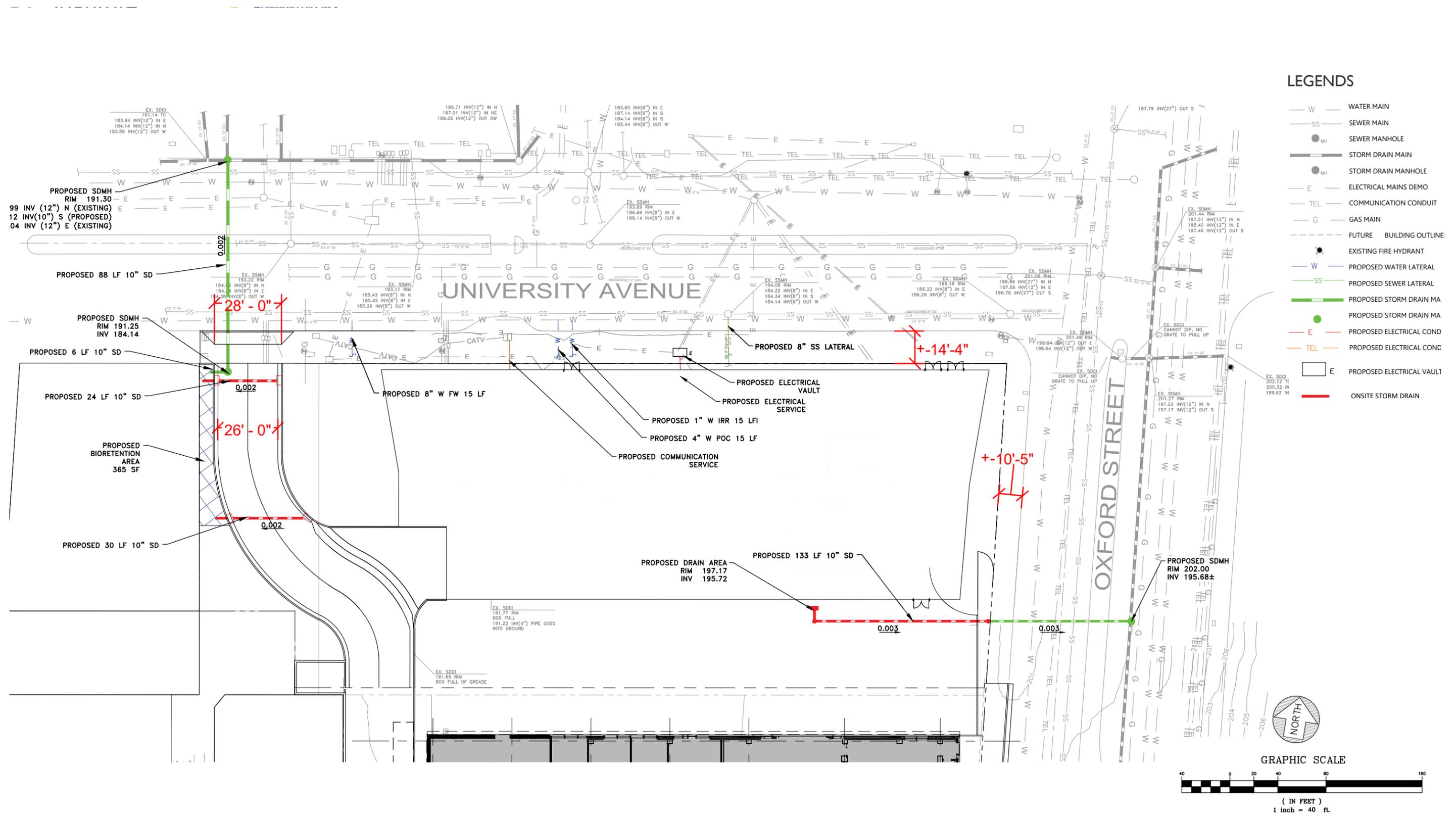
23.204.130 C-DMU Downtown Mixed-Use District E.3.d. v. Architectural features such as eaves, cornices, canopies, awnings, bay windows, uncovered porches, balconies, fire escapes, stairs and landings may project up to five feet into required setbacks of this section so long as the surface area of such projections does not exceed 50 percent of the surface area of the side of the building on which the projections are located.

The setback for this section is 0' along University Avenue. The bay window projections over the property line are limited to 24" and extend over the property line less than 50% over the length of the building.

If an encroachment permit is required for these bay windows, one can be provided with submission of the building permit.

COMPOSITE WET UTILITY PLAN

Berkeley Innovation Zone - North Building



LANDSCAPE CONCEPT

Berkeley Innovation Zone - North Building

1 Courtyard

Between the Berkeley Innovation Zone - north and south building, a courtyard will be provided that can be used by occupants of both buildings. The east end of the courtyard will be paved and planted with shade trees and furniture to support group events. The west end of the courtyard will be planted with trees, ground cover, and a shallow sloped berm that will conceal the service yard from the public view.

2 & 3 Street Trees

The street trees will be selected to continue the existing street trees adjacent to the site. Several tree species are currently in use near the site.

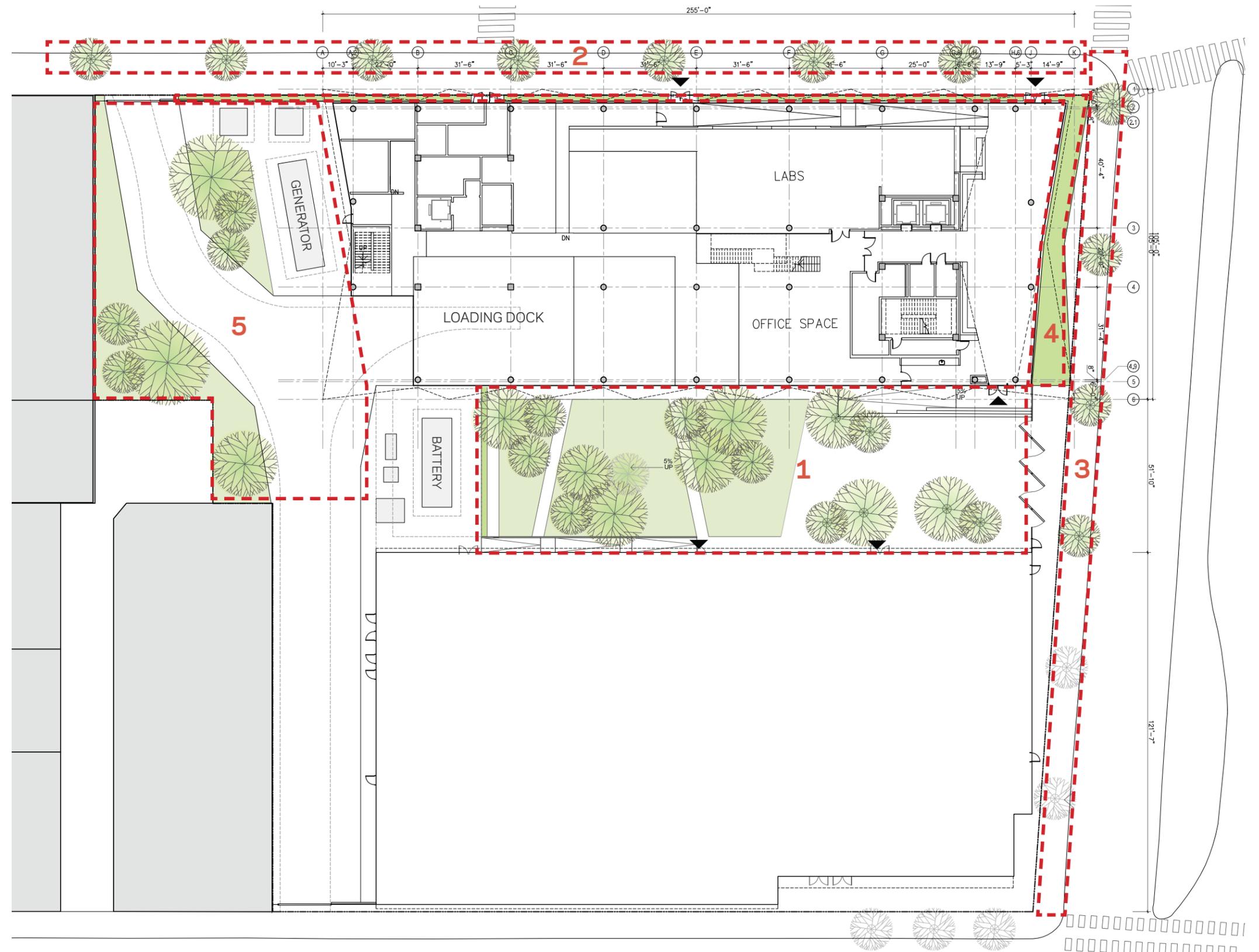
4 Perimeter Planters

Perimeter planters will be provided at the base of the building and at the edges of roof terraces. The planting in these locations will be succulents and native grasses. Planters at grade will be at least 2'-0" in height to match the BCH project adjacent.

5 Rain Gardens

The west side of the site will have storm water retention areas with the final scope as indicated by the civil engineer. Trees and ground cover in these locations will be selected that are appropriate with a rain garden application.

For all landscape areas, initial planting types have been selected and will be further reviewed with the team at the next design phase. Planting will be selected that has a proven track record in similar climate conditions and minimizes required maintenance.



LANDSCAPE CONCEPT

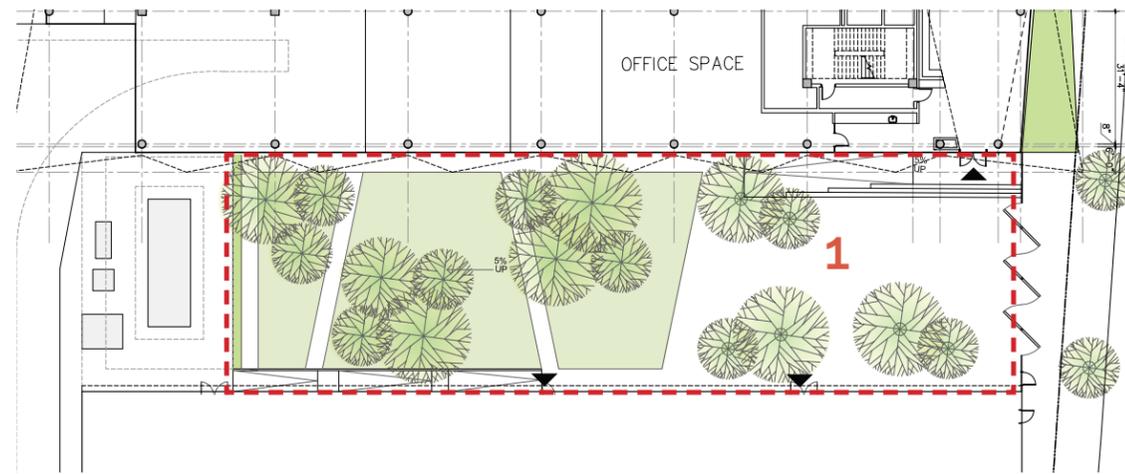
Berkeley Innovation Zone - North Building



Courtyard View



Courtyard View



Key Plan