FIGURE LU-1A (color): Land Use & Building Heights

See Table LU-1 for height restrictions.
IMPLEMENTING THE DOWNTOWN AREA PLAN

- Strengthen downtown as a visitor destination.
- Increase patron base for downtown shops and culture.
- Enhance streets and make inviting urban places.
- Increase continuous and active storefronts.
- Add office space for downtown businesses & UC spin-offs.
- Deliver LEED Gold performance.
- Locate high-rise development near BART
- Increase financial support for: affordable housing, day care, street improvements, and transit.
- General Fund (12% “hotel tax”)
Policy LU-1.1  Encourage hotels in the Core Area through incentives and height exceptions

The Downtown Area Plan stresses - “Twin Goals” of historic preservation, with appropriate growth

Secretary of Interior Standards stresses - design diversity and new buildings “of their time”
BASEMENT FLOOR PLAN

2129 SHATTUCK Mixed-Use Hotel

PARKING GARAGE
- 57 TOTAL PS
- 26 VALET PS

MECHANICAL

STAIR 1

STAIR 2

MECHANICAL
TYPICAL OFFICE FLOOR PLAN - (LEVELS 2-4)
2129 SHATTUCK Mixed-Use Hotel

TYPICAL HOTEL FLOOR PLAN - (LEVELS 11-16)
Base Bulk Requirement:
full site build out to 75’

Tower Bulk Requirement:
not to exceed 120’ in any horizontal dimension above 120’

Mid-Rise Bulk Requirement:
15’ setback from 75-120’

Base Bulk Requirement:
full site build out to 75’

Projections:
5’ allowed for less than 50% of a building side

Outside Bulk Guidelines
Mid-Rise Bulk Requirement:
15’ setback from 75-120’

Base Bulk Requirement:
full site build out to 75’

Projections:
5’ allowed for less than 50% of a building side
BASE BULK REQUIREMENT:
full site build out to 75’
View from The Crescent
Re-balance the Pedestrian Flow in Downtown Berkeley

2129 SHATTUCK Mixed-Use Hotel

IMPORTANCE OF SHATTUCK IMPROVEMENTS

(EXISTING) LIMITED PEDESTRIAN ACTIVITY

(PROPOSED) EXPAND PEDESTRIAN ACTIVITY

2129 SHATTUCK Mixed-Use Hotel

• April 2014
Existing Center Street Conditions
Proposed Center Street Improvements:
Expanded Sidewalk, Corner Plaza, Hotel Drop Off
Opportunities for Center Street Pedestrian Landscape Improvements: Part of a Larger Center Street Development Strategy
Bioswales and Green Streets
Create an Urban Place at Shattuck/Center Corner
Activate the Street with - Cafe Kiosk, Seating, Planting, Paving
Create a Building that is Responsive to the Context - Scale, Materials, Fenestration to Reinforce Shattuck Urban Fabric
Create Activated Center Street Frontage - Retail, Hotel, Office, Restaurant Entrances
Create Transition Scale Elements with Bay windows, Scaled Facade & Single Story Restaurant
Create a Building that provides a more appropriate Urban Scale through an Assemblage of Elements
Hotel Roof Terrace Reinforces an Activated Center Street
North Elevation Reflects Dual Tower Color Palette
Tower Form Anchors the Corner with a Strong Vertical Presence - Creating an Iconic & Playful Identity
Berkeley Place is Designed to be Responsive to Berkeley’s Urban Fabric and brings a new Dynamic to the Downtown
1. Building Envelope and Systems are designed to achieve:
   • 20% reduction in annual energy cost, as compared to California’s title 24
   • Optimal balance of wall area to window area, allowing good day-lighting with excellent exterior building insulation
   • High Performance window System
   • Ultra-efficient/LED indoor lighting with easy to access occupant controls

2. Energy Saving Mechanical Systems

3. Water-Low potable water use with high efficiency water fixtures
   • Potential for Vegetated roof and/or landscaping with efficient irrigation controller and distribution or no irrigation

4. Material - Focused on Indoor Air Quality responsive Non-toxic/recycled content materials
   • Special attention to low VOC materials supporting occupant well-being and productivity

5. Free Transit Pass for Employees
2129 SHATTUCK Mixed-Use Hotel

Pre-Submittal Review

Center Street Partners LLC

April 2014