

The HUB

Applicant Statement – August 26, 2021

PROJECT OVERVIEW

The HUB is a new Downtown Berkeley sustainable mixed-use housing community with ground-floor retail and restaurants, in an elegant building that builds on the character and history of Berkeley's transit-oriented downtown. The project site is in an important location that links Downtown Berkeley and the BART Station with the UC Berkeley campus. With the most pedestrian foot traffic in the East Bay, this segment of Center Street is well-known for its food offerings, outdoor seating, tree canopy, and urban views up and down the three block long Center Street corridor. The project aims to build on this character by maintaining a vibrant and fine-grained retail and restaurant atmosphere, improving the public realm and streetscape, and creating much need housing, with a resident population to further support local businesses.



Corner Rendering of The Hub - Berkeley

Located at the corner of Center and Oxford Streets, the project creates 283 dwelling units for the student community in a premier transit-oriented location. Across the street from UC Berkeley campus, 1 block from the Downtown BART station and numerous bus lines, it provides future residents with the opportunity to enjoy easy access to everyday shopping, services, work, and school needs on foot, by bike, or on transit. Building on this exceptionally sustainable location, the building is proposed to be LEED Gold or equivalent.



Downtown Area Map

Key elements of the project include:

- 283 dwelling units in 17 stories
- 10,164 sq. ft. of ground floor retail/restaurant spaces (as few as three, as many as seven), including a publicly-accessible coffee bar in the lobby at the corner of Center and Oxford Streets
- 63 parking spaces, efficiently located in stackers with access off the existing alley

- 316 bike parking spaces, including a spacious bike room, in-room hooks, and on-street public bike corral
- Replacement of 17 rent-controlled units on-site, which would be affordable to Very Low Income households
- Preservation of the existing street trees (to the extent feasible with new utility connections)

Project Benefits

The project requests a height exception up to 180 feet, as allowed by the Downtown Area Plan. As a result, the project will provide substantial community benefits that will be determined in coordination with the City of Berkeley. At present, the project benefits include, but are not limited to:

- Green Building: The project anticipates to achieve LEED Gold or equivalent standards. The project includes efficient all-electric building systems, compliant on-site stormwater management, where none exists today, along with low-flow fixtures that reduce per capita water use.
- Streets and Open Space Impact Fees: The project would contribute to the Streets and Open Space Improvement Fund to expand pedestrian and open space infrastructure in the Downtown.
- Transportation Benefits: Capitalizing on its exceptional transit access, the project would provide unlimited local bus transit passes or equivalent to each unit and employee, unbundled parking, and on-site parking for carshare spaces. Over 300 bike parking spaces are proposed, along with a bike repair facility.
- Affordable Housing: Over \$10 million payment into the Affordable Housing Trust Fund. Replacement of 17 rent-controlled units on-site; these 17 units would be affordable to Very Low Income households.
- State Housing Targets: Progress toward meeting the City's housing targets in the Regional Housing Needs Assessment (RHNA), as required by State law.
- Project Labor Agreement: Agreement with all 28 member trades of the Alameda Building Trades Council.



Center St./Oxford Way Corner Detail

Architectural Form

The project creates an elegant piece of architecture that pays homage to its context through materiality and detail, while embracing the history and soul of cultural revolution and the concepts of community, progress, love and continual change. The design presents a duality that reflects a stoic and sophisticated

outside and a rebellious and vibrant inside. The project maintains and enhances the vibrancy of the retail experience on Center Street while the façade takes cues in materiality and scale from the existing historic building adjacent to the site.

The prominent corner tower takes on a more playful fenestration pattern while incorporating cementitious materials that reflect that of Spanish colonial tiles found on the existing building on the site and within the surrounding context. The project serves as a gateway to the campus and overlooks the beautiful campus of UC Berkeley, the surrounding Downtown, and gives views to the magnificent San Francisco Bay to the west.

The building pulls back at the southeast corner of the site to avoid the Strawberry Creek culvert (located off-site, to the southeast). This site planning also has the advantage of improving visibility of pedestrians on the sidewalk, and improving back of house access.

Landscape and Open Space

The top floor, level 17, includes an open roof deck, programmatically connected to a club lounge. Seating furnishings will be provided. Vegetation will be limited to weighted, freestanding planters in consideration of the elevation.

Level 12 includes a large amenity deck, approximately 10,200 SF of combined open and landscaped space. Amenities include outdoor grilling stations, dining and seating areas, firepits, and hot tubs.

Landscaping will include an open lawn for flexible programming, bio-infiltration planters, and mounded garden spaces stylized after several regional ecotypes. Planted areas will be irrigated, but will be planted with drought and sun-tolerant, hardy and native/adapted species to minimize water usage.

Level 2 includes two exterior green roof viewing gardens that add approximately 1,100 SF of planted area. These spaces will be limited to access by maintenance only and planted decoratively, primarily intended to be viewed from the units above. Moreover, the gardens provide light wells to the units, expanding privacy and light access for lower units. The gardens will be irrigated but they will be planted with drought tolerant, shade-tolerant, hardy and native/adapted species to minimize water usage.

Streetscape

The proposed streetscape design intends to maintain the existing character and vibrancy along both Oxford and Center Streets. The mature, existing Chinese Hackberries that line Center St. will be protected during construction



On-site Open Space by Floor



Proposed Center Street Detail

and remain along the sidewalk edge, to the extent feasible with utility upgrades. New site furnishings, such as additional bike parking and new freestanding planters, will be provided. Space along the northern façade will be reserved for sidewalk cafes and outdoor seating while still providing ample clear sidewalk width, similar to the existing streetscape arrangement. Along Oxford Street, the three existing Red Maples will be removed due to anticipated construction and underground utilities. These trees but will be replaced with four new street trees, in larger tree grates, with species to be coordinated in conjunction with the City and University. A new parklet will replace the existing one and shift closer to the corner to the anticipated building lobby and coffee shop.

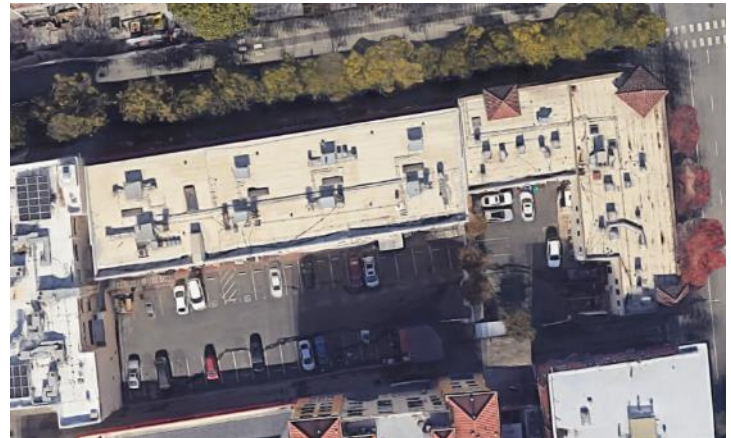
SITE CONTEXT

Property Information

APN: 057 203100101 and 057 203101300
Parcel Area: 35,573 sq. ft./0.82 acres
General Plan Designation: DT
Downtown Area Plan Designation: Core Area
Zoning District: C-DMU Core

Existing Conditions

The subject property includes two buildings. Storefront retail and restaurant uses are located along the ground-floor of both buildings and residential uses on the second level of the Center Street building.

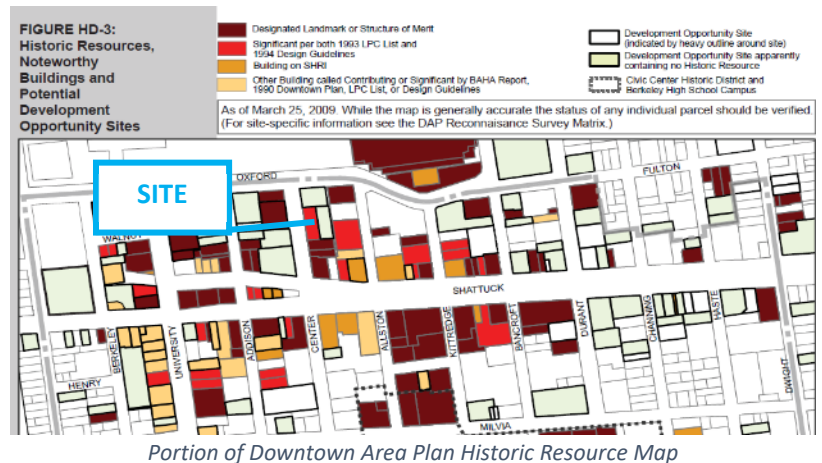


Aerial View of Properties



2132-2154 Center Street

Eligible Historic Resource: The Downtown Area Plan identifies the 2132-2154 Center Street building as a “Substantial” historic resource, as shown in the graphic at right. Built in 1904, the building is not a landmarked historic resource, but a 1978 survey conducted by the City found it eligible for the National Register. In 2015, a historic analysis identified the building as a Contributor to the Shattuck Avenue Downtown Historic District, but did not go further to pursue individual listing nor to pursue landmark status. The 2132-2154



Portion of Downtown Area Plan Historic Resource Map

Center Street building and the rear parking lot are identified as “development opportunity sites” in the Downtown Area Plan, as shown in the graphic above. There are several landmarked buildings in close vicinity to the project. The Downtown Area Plan lists the abutting buildings at 2171 Allston Way (“William Such” building) and at 2130 Center St. (“Ennor’s Restaurant” building) as landmarked historic

building height of 180 feet, one of several height exceptions allowed by the DAP in exchange for substantial community benefits.

Zoning Ordinance

The subject site is located in the C-DMU Core Zoning District. The C-DMU Core allows for buildings of extra height, up to 180'. The project includes the required ground-floor commercial uses and allowed residential lobbies permitted in the district. Table 2 identifies the permitted development standards and how these are met by the proposed project.

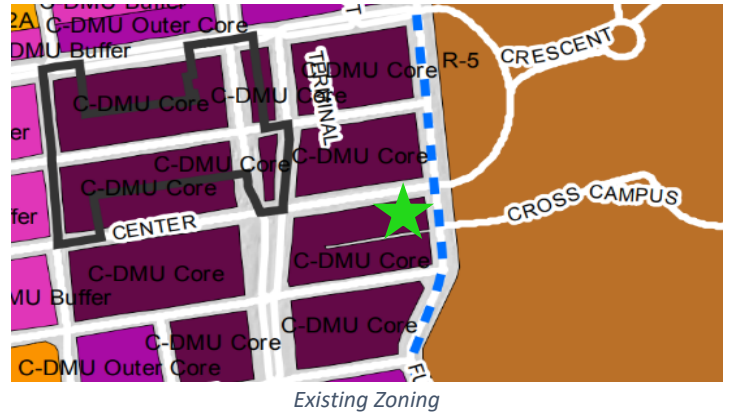


Table 1: Zoning Development Standards (C-DMU Core)

Standard (BMC Section 23E.68)		Proposed	Permitted/Required
Building Height	Maximum (ft.)	180'	180' exception
	Stories	17	None
Setbacks (Min.)	Front (Oxford St.)	0-75 feet: 0' 76-77 feet: 0' 77 feet +: 0-15'	0 to 75': 0' 76 feet +: 15' Or modification with Use Permit
	Street Side (Left/Center St.)	0'	None
	Interior Side (Right/Alley)	0-20 feet: 0' 21' to 75': 5'+ 76' to 120': 15'+ (except balconies) Over 120': 15'+ (except balconies)	0 to 20 feet: 0' 21' to 75': 0' w/in 65' of front PL, 5' after 76' to 120': 5' w/in 65' of front PL, 15' after Over 120': 15' Or modification with Use Permit
	Rear (interior/west)	0-20 feet: 0' 21 to 75': 5' 76 to 120': 15'+ (except balconies) Over 120: 15'+ (except balconies)	0-20 feet: 0' 21 to 75': 5' 76 to 120': 15' Over 120: 15' or less with Use Permit
	Tower Dimension	179'-4"	120' in width above 120' height, or more with Use Permit
Usable Open Space		14,469 sq. ft. private 11,394 sq. ft. common	80 sq. ft./unit (22,640 sq. ft.)
Parking and Loading	Automobile	63	Dwelling Units: None Commercial: 1.5/1,000 sq. ft. (16 spaces) Vehicle Sharing: 3 per 60+ spaces provided
	Loading	3 on-street	1/ first 10,000 sq. ft. of commercial + 1/each additional 40,000 sq. ft. of commercial space
	Bicycle	Long Term: 286 Short Term: 30	Commercial: 1/2,000 sq. ft. (6 spaces) Residential: 1 sp./3 bedrooms (255 Long Term), 1 sp./40 bedrooms (19 Short Term)

USE PERMIT REQUESTS

The project requires several use permits including:

- Use Permit, under BMC Section 23C.08.050.A, to demolish main buildings used for non-residential purposes;
- Use Permit, under BMC Section 23C.08.010, to demolish existing Dwelling Units;
- Use Permit, under BMC Section 23E.68.030.A, to construct a mixed-use development in the C-DMU Zoning District;
- Use Permit, under BMC Section 23E.68.050, to construct new floor area over 10,000 sq. ft.
- Use Permit, under BMC Section 23E.68.070.B to construct a building up to 180 feet in height
- Zoning Certificate, under BMC Section 23E.68.030.A, for Alcoholic Beverage Service of beer and wine incidental to seated food service, in each retail space.
- Use Permit, under BMC 23E.68.070.C to increase the widest dimension of the tower above 120 feet in building height from 120' to 179' 4".
- Use Permit, under BMC Section 23E.68.070.C to reduce setbacks:
 - front setback requirement for a portion of the building above 76 feet in height, from 15 feet to 0 feet.
 - rear and interior side yard setbacks to allow for 6-foot balconies, where architectural projection regulations limit balconies to project 5 feet into a setback.
- Administrative use permit, under BMC 23E.04.020, to allow rooftop equipment projections

Additionally, a Minor Encroachment Permit will be required to allow balconies to project into the public right-of-way on Center Street.

REQUIRED FINDINGS

23C.08.050 Demolitions of Buildings Used for Commercial Uses

D. A Use Permit or an AUP for demolition of a non-residential building or structure may be approved only if the Board or Zoning Officer finds that the demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City, and one of the following findings that the demolition:

- 1. Is required to allow a proposed new building or other proposed new Use;*

Response: The demolition is required in order to allow the proposed new project to be built. The demolition will not be materially to the needs and public interest of the neighborhood or City since the proposed project will replace the existing ground-floor retail commercial uses and replace the 17 rent controlled units with 17 dwelling units affordable to Very Low income households. Notably, two-thirds of the project site are identified as “development opportunity sites” in the Downtown Area Plan. Redevelopment of the remaining third, the eligible historic component, is necessary in order to develop the remainder of the site.

23C.08.010 Demolition or Elimination of Dwelling Units--General Requirement

B. The Board may approve a Use Permit for the elimination or demolition of dwelling units only if, in addition to any other findings required by this Ordinance, it finds that the elimination of the dwelling units would not be materially detrimental to the housing needs and public interest of the affected neighborhood and the City.

Response: The project would replace 17 dwelling units with 283 dwelling units, increasing the number of units on the site by 266. This increase will have a substantial beneficial impact in meeting Berkeley's continuing need for additional housing and the Regional Housing Needs Assessment target. Moreover, it will provide this housing in close proximity to regional transit, bicycle facilities, UC Berkeley campus, shops, and services, which reduces vehicle miles traveled, air quality and greenhouse gas emissions impacts. The existing 17 units, that are subject to the Rent Stabilization Ordinance, will be replaced by 17 dwelling unit affordable to Very Low Income households, thereby preserving housing affordability for these units. As a result, the project would not be materially detrimental to the housing needs and public interest of the affected neighborhood and the City.

23C.08.020 Elimination of Dwelling Units through Demolition

A. The Board may approve a Use Permit to demolish a building constructed prior to June 1980 on a property containing two or more dwelling units if it makes the findings required by the foregoing section, and either:

- 1. The building containing the units is hazardous or unusable and is infeasible to repair; or **[not applicable]***
- 2. The building containing the units will be moved to a different location within the City of Berkeley with no net loss of units and no change in the affordability levels of the units; or **[not applicable]***
- 3. The demolition is necessary to permit construction of special housing needs facilities such as, but not limited to, childcare centers and affordable housing developments that serve the greater good of the entire community; or **[not applicable]***
- 4. The demolition is necessary to permit construction approved pursuant to this Chapter of at least the same number of dwelling units. **[applicable]***

Response: The project would replace 17 dwelling units with 283 dwelling units, increasing the number of units on the site by 266. The units, which are subject to the Rent Stabilization Ordinance, will be replaced by 17 dwelling units which will be permanently affordable to Very Low Income households, thereby preserving housing affordability for these units.

The project sponsor communicated with each tenant in accordance with the Rent Stabilization Ordinance to appropriately terminate leases. Only one unit remains occupied. The ownership is working with the one remaining resident and the Rent Stabilization Board to terminate the final lease.

23B.32.090 Findings for C-DMU Downtown Mixed Use District

B. A proposed use or structure must:

- 1. Be compatible with the purposes of the District; and*
- 2. Be compatible with the surrounding uses and buildings.*

D. In order for any Use Permit to be granted under Section 23E.68.050 for new floor area, the Board must find that:

- 1. The addition or new building is compatible with the visual character and form of the District; and*
- 2. No designated landmark structure, structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition.*

Response: The proposed project is consistent with the purposes of the C-DMU District, because it is consistent with the goals and policies of the Downtown Area Plan. The proposal is not an addition, so D.2. does not apply. The project is a higher-density, mixed-use development in proximity to regional transit, shops and amenities. The 283 dwelling units will provide access to Downtown on foot, by bicycle and via transit, and promote transit as an efficient and attractive choice. It will contribute to Downtown as a thriving, diverse residential neighborhood with a mix of supportive uses. It will enhance public streets to benefit pedestrians, improve Downtown's livability, and foster an exceptional sense of place. The project will include over 10,000 square feet of replacement commercial space that will service the city and region, consistent with the Core Area of the C-DMU District.

The project design is compatible with the surrounding uses and buildings and is compatible with the visual character and form of Downtown. The project would maintain continuity with and respect for the surrounding urban environment. Datum lines, human-scaled openings, the use of thin brick and earth-toned colors and materials would complement downtown's traditional fabric. The building's wall treatments would complement those of the adjacent, historic buildings while providing asymmetry and curves that respond to the Berkeley Art Museum across the street. The street-level scale of neighboring buildings would be respected, as the project maintain datum lines across to the landmarked 2130 Center Street building ("Ennor's Restaurant") to the west. The building maintains the street wall and storefront systems at the pedestrian-level, matching the rhythm of businesses along the south side of Center Street. But, the building steps back at the 8th floor and again at the 12th and 17th floors to reduce apparent massing and potential for shadows. This results in a tower with a slim appearance when viewed from the sidewalk level. The project's proposed retail and multi-family residential uses also are already found in Downtown Berkeley.

23E.68. 090 Findings to Construct a Building up to 180 feet in Height

E. In order to approve a Use Permit for buildings over 75 feet in height under Section 23E.68.070.B, the Board must find that the project will provide significant community benefits, either directly or by providing funding for such benefits to the satisfaction of the City, beyond what would otherwise be required by the City. These may include, but are not limited to: affordable housing, supportive social services, green features, open space, transportation demand management features, job training, and/or employment opportunities. The applicable public benefit requirements of this Chapter shall be included as conditions of approval and the owner shall enter into a written agreement that shall be binding on all successors in interest.

Response: The project would provide significant community benefits that include, but are not limited to:

- *Green Building*: The project anticipates to achieve LEED Gold or equivalent standards, though building and resource efficiency. The project includes on-site stormwater management, where none exists today, along with low-flow fixtures that reduce per capita water use.
- *Public Improvements*: The project would contribute to the Streets and Open Space Improvement Fund to expand pedestrian and open space infrastructure in the Downtown.
- *Alternative Transportation*: Capitalizing on its exceptional transit access, the project would provide unlimited local bus transit passes or equivalent to each unit and employee, unbundled parking, and on-site parking for carshare spaces. Over 300 bike parking spaces are proposed, along with a bike repair facility. Due to the project's location within Downtown Berkeley, and the replacement of on-site commercial uses, most trips from the project site are expected to be walking trips.
- *Affordable Housing*: The project would contribute approximately \$10 million into the Affordable Housing Trust Fund. Additionally, the project would replace the 17 existing rent-controlled units with 17 units that would be affordable to Very Low Income households.
- *RHNA Target*: The project would help to reduce Berkeley and the region's housing crisis, by adding 283 units in a transit-oriented service-rich location. This would help the City make progress toward meeting the City's RHNA target.
- *Union Labor*: The project is committed to a Project Labor Agreement with all 28 member trades of the Alameda Building Trades Council, based on 5% of estimated construction costs, to ensure union labor on the project.

23E.68.090 Findings to Modify Setbacks and Tower Dimension

F. In order to approve a Use Permit for modification of the setback requirements of 23E.68.070.C, the Board must find that the modified setbacks will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

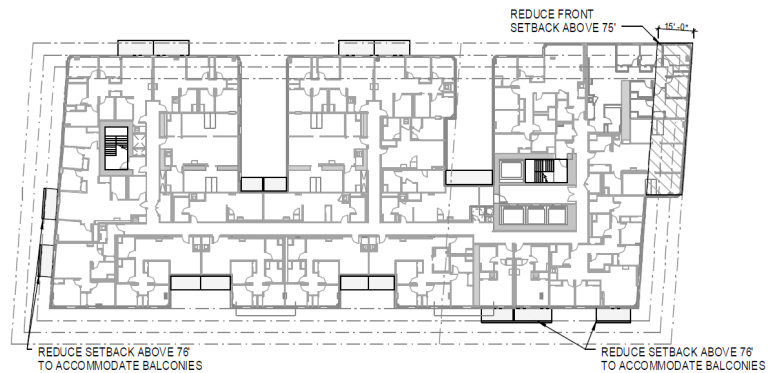
Response: The 17-story tower element of the building is located at the corner of Oxford and Center Street, which represents the most prominent location on the site and presents the fewest effects on neighboring properties. It is immediately adjacent to the UC Berkeley campus and along Center Street, the street with the highest foot traffic in the entire East Bay. The building holds the street wall on Center and Oxford Streets through the first 75 feet of the building to provide architectural consistency with the context of the street and greater Downtown. The building is compliant with all setbacks and other development standards up to 75 feet. The project requests three related setback reductions for the upper stories.

Above 75 feet, the building starts stepping back consistent with the C-DMU setback requirements. These setbacks reduce limitations on solar access on adjacent properties and potential for wind on the sidewalk. Above 76 feet, the project requests a reduction in the front setback on Center Street, from 15 feet to 0 feet, to allow the tower to hold the corner at the zero lot line through level 17, as shown in the image at right.



This front setback reduction would not have an effect on the solar access to neighboring built properties. However, it would have a modest effect on the lower portion of the Crescent open space on UC Berkeley campus. The project would add shaded areas to the open space during afternoon hours, particularly in the winter. Afternoon shadows in the fall and spring would primarily fall on the area around the vehicle roadway and the pedestrian path leading to the main campus. The project would not shade the plaza of the Crescent.

At levels 8 through 16, the project requests setback reductions on the rear (west/interior) and interior side (south/alley) to allow for balcony depths qualify as “usable open space.” The Zoning Ordinance allows architectural projections, such as balconies, to project 5 feet into a required setback, as long as the projections do not exceed 50% of the surface area of the building. The project proposes balconies that are 6 to 9 feet deep in order to accommodate open space amenities and meet the definition of “usable open space.”



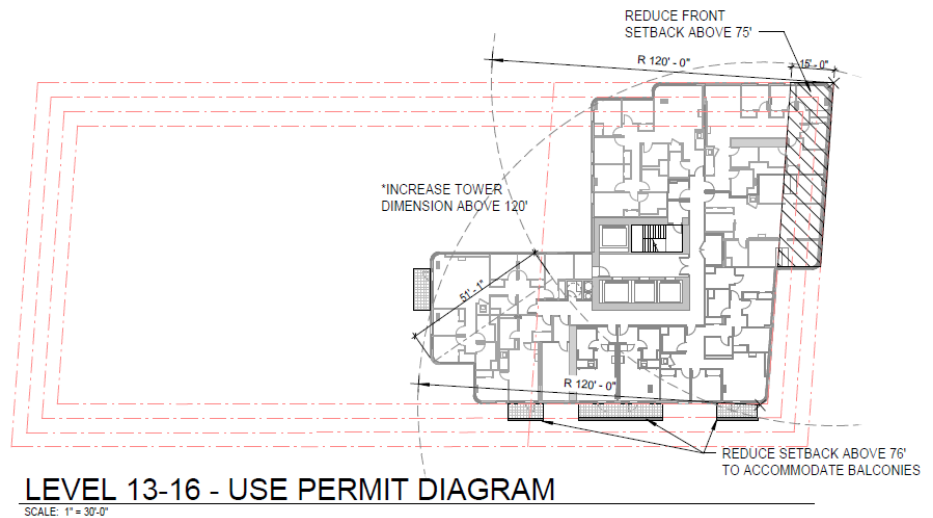
LEVEL 9-11 - USE PERMIT DIAGRAM

SCALE: 1" = 30'-0"

Since these requests are limited to the interior setbacks to the south and west, they would have a negligible effect on solar access and wind. The building to the west does not have window openings in the proposed location of the setback request. The northern windows on the building to the south have limited sun access under existing conditions; this condition would not change substantially with the proposed project. If the ZAB instead preferred that the project meet all setback requirements, the project could be revised to design the balconies to be 5-feet deep. However, the project would no longer meet the C-DMU open space requirement, since the balconies would not meet the minimum 6-foot dimension threshold.

The final setback finding required is to increase the tower dimension from 120 feet to 179'-4" at its widest point on level 12, and from 120 feet to 151'-1" at its widest point on levels 13 through 17. This additional area allows the building to maintain the unit layout, plumbing, and structural grid from the lower stories, while having a negligible effect on solar access and wind. The greatest width of the tower is tucked into the center of the site, where it is least visible from the ground-

level and least impactful from a solar and wind standpoint. At the street edge, the tower is limited to 65 feet wide at the zero lot line, on both the Oxford and Center Street facades. This reduces the apparent mass from the pedestrian-level and from viewpoints to the east which are higher in elevation.



23B.32.040 Findings for Issuance and Denial and Conditions

- A. *The Board may approve an application for a Use Permit, either as submitted or as modified, only upon finding that the establishment, maintenance or operation of the use, or the construction of a building, structure or addition thereto, under the circumstances of the particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.*
- B. *Prior to approving any Use Permit the Board must also make any other findings required by either the general or District regulations applicable to that particular Use Permit.*
- C. *The Board shall deny an application for a Use Permit if it determines that it is unable to make any of the required findings, in which case it shall state the reasons for that determination.*
- D. *The Board may attach such conditions to any Use Permit as it deems reasonable or necessary to achieve the purposes of this Ordinance, and which otherwise promote the municipal health, safety and welfare.*

Response: The project site is located within the Downtown Mixed Use District (C-DMU), Core Area, which the Downtown Area Plan envisioned to support this type of higher density mixed use development in proximity to regional transit, shops and amenities. The project will replace 17 units with 283 residential units and replace existing retail and restaurant space with a similar amount of floor area. The project is adjacent to the Downtown Berkeley BART Station and multiple AC Transit lines on Shattuck Avenue and Oxford Street. Surrounding land uses include a hotel, museum, retail commercial space, offices, restaurants, and the UC Berkeley campus. The project will add to surrounding commercial uses and add population to support these uses.

The project will contribute to Downtown as a thriving, livable, diverse residential neighborhood with a mix of supportive uses, and play a significant role in meeting Berkeley's continuing need for additional housing. In addition, the project is subject to the City's Affordable Housing Mitigation Fee (AHMF) Ordinance (BMC Section 22.20.065), which requires that the applicant contribute approximately \$10 million to the Affordable Housing Trust Fund. The existing 17 dwelling units at the subject property, which are subject to the Rent Stabilization Ordinance, will be replaced with 17 dwelling units affordable to Very Low Income households.

Pursuant to BMC Section 23E.68.070.D, the project will enhance public open spaces and streets to benefit pedestrians, improve Downtown's livability, and foster a sense of place. Street improvements will strengthen Center and Oxford Streets as a destination and enhance pedestrian experiences. This includes an expanded on-street bike corral, redesigned parklet on Oxford Street, retention of existing street trees on Center Street, and replacement of street trees on Oxford Street. The project will contribute to the Streets and Open Space Improvement Plan (SOSIP) Fund, which is dedicated to public enhancement in the Downtown. In addition, the building will provide approximately 25,800 square feet of private open space for residents, including rooftop decks and gardens, and private balconies.

The project is designed to achieve a LEED Gold or equivalent rating, as required under BMC Section 23E.68.085.A, and will be in compliance with Title 24 of California's Building Standards Code. The project's sustainability features include efficient building systems, stormwater planters and roof gardens to reduce the heat island effect and delay stormwater runoff; and Transportation Demand Management features including AC Transit passes for each residential household and commercial employee, three car share parking spaces, two electric vehicle charging stations, and over 300 secure bicycle parking spaces. In this way, the project supports the City's Climate Action Plan and General Plan Implementation Strategies regarding sustainability.

The 17-story project will result in new shading patterns, primarily onto the vehicular roadway and a portion of the associated open space on UC Berkeley's Crescent campus. The project would add shaded areas to the open space during afternoon hours, particularly in the winter. However, it will not be detrimental to the solar access of the surrounding buildings and general neighborhood. The tower is only 65-feet wide along the Center and Oxford Street facades, with the massing stepping back toward the center of the proposed building. This minimizes afternoon shadow impacts during all seasons.

ENVIRONMENTAL CONDITIONS

Historic Resources: As noted above, the 2132-2154 Center Street building has been identified as an eligible historic resource by the City in previous analyses, but it is not a landmarked building. The abutting buildings at 2171 Allston Way ("William Such" building) and at 2130 Center Street ("Ennor's Restaurant" building) are landmarked historic resources, as is the Berkeley Art Museum across the street at 2150 Addison Street.

Culverted Creek. Strawberry Creek is located in a culvert southeast (off-site) from the project site. Although it is located off-site, the project avoids the culvert area by pulling back the building at the southeast corner.

Project Team

Developer/Owner: Core Spaces/Core Berkeley Oxford LLC

Architect: DLR Group

Landscape Architect: Site Design Group

Planning Consultant: Rhoades Planning Group

Civil Engineering: Kimley-Horn

Structural Engineering: DCI Engineer

MEP: Tom Gilbertson