

August 7, 2015

THE BAY ARCHITECTS

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Below is TBA's response to the comments received from members of the DRC at their June 18, 2015 hearing as recorded by City staff:

DRC SUMMARY – June 18, 2015

1951 SHATTUCK AVENUE [at Berkeley Way] (DRCP2013-0009):

Preliminary Design Review to construct a new 120 foot tall, twelve story building with 92 residential units, 12,081 sq. ft. of ground and second floor office space. 88 parking spaces will be included in three levels of underground parking with garage and residential lobby entries located on Berkeley Way.

***Preliminary Design Review was continued with the following recommendations:
MOTION (Goring, Hall) VOTE (5-0-0-1) Anno - absent.***

Recommendations:

Overall Building Design

- *Although there is much improvement, elevations could be simpler and more elegant.
We agree and have simplified the building lines of the elevations. While maintaining the strong ground floor pedestrian scale, the terra cotta clad towers have been made more unified and elegant. We eliminated indenting the glass tops. Instead, we chamfered their corners and added sun shades for elegance and character at the building's top.*
- *The material palette is good, but the whole design is not elegant yet. Look more carefully at detailing.
The materials are still terra cotta but the detailing has been simplified. We have eliminated the awkward, projecting ledges at floor levels 10 and 12, and at the roof parapet. The terra cotta clad towers above the ground floor façade are now composed of alternating recessed and flush spandrel panels which gives them scale and character.*
- *This is a large, massive building, and another pass at detailing could help simply and lighten the building.
To lighten the building, we have increased the amount of glass at the building's top on all sides and chamfered what were previously straight glass towers at the corners. Patterning the towers with alternating colored spandrel panels also lightens the building's mass.*

- *There is some concern that solar panels will appear awkward.*
The panels have been pulled back from all facades so that they will not be visible from the street view unless one is blocks away. The panels are angled for the best solar collection.

Open Space

- *Public space is nice, but there is concern that it may be abused if it can't be secured after hours.*
We believe that the open public spaces along the building's street frontages will be adequately monitored to prevent their being abused. Along the Shattuck, the retailers will use and monitor their frontage space. Along Berkeley Way, the resident's HOA should care for the entry areas to their lobby and garage, and the bio-swales and landscaping.
- *Recommend that the alley be closed off at night.*
We are discussing with several public groups their use of the southeast ground floor space. The alley will then become an entry court to the rear area. We believe that proper building management practices will be adequate to protect this space. If there is a security problem after the space is occupancy, the alley can easily be closed off with a simple gate.
- *Take another look at the special paving pattern. It is between regular and random, and could go either way.*
Our landscape architect has revised the paving pattern. The differential paving is now more regular by aligning better with the building columns and pilasters.
- *Staff and the applicant should check with Public Works on special paving issues.*
In early conversations about the Berkeley Way bio-swales, we were assured by Public Works staff that they would support a different sidewalk paving pattern along the fronts of our building than the usual 2' square score lines prevalent in the Downtown.
- *There does not appear to be an accessible path to the hot tub on the roof.*
The landscape architects have revised their drawings and made the hot tub accessible.
- *Look carefully at the pet area to control odor and noise.*
We will look carefully at pet order control in construction drawings. We expect that in a project such as ours, the residents will self-police.
- *Parking may be better to have instead of a parklet.*
The City Council has approved the creation of 10 parklets in the next few years because of the amenity they provide in making our City's public spaces more comfortable. The proposed location is ideally suited to supplying seating for citizens in this area where there are currently none.