

1950 Addison Street
Berkeley, CA
Westwood BayRock Addison, LP, Owner
TCA Architects

Narrative Design Statement

1950 Addison occupies an infill site on a relatively quiet street linking downtown and the Arts District with Berkeley's Civic Center. It is a 7 story building by virtue of its provision of BMR units in conformance with the State Density Bonus Law.

The proposed design conforms to the Downtown Berkeley Design Guidelines by putting a modern face on a building with historically relevant features and proportions. The Addison Street façade has a substantial two story base that is clearly distinguished from the upper stories and it is capped by a distinct, shaped, metal cornice projection. The Addison façade is further broken by bay windows and balconies creating interplay of light and shadow. Structural bays create a pedestrian scale and rhythm consistent with the traditional buildings of downtown Berkeley. Vertical expression is provided by stacked panels of opaque spandrel glass between panes vision glass. The main entrance will have a recess and canopy within an enframed opening consistent with the Design Guidelines.

The highest floor has several large terraces which serve to break down the massing. Although there is no retail component the Addison street frontage is made active by resident amenities, including fitness room, lobby/lounge, and a multipurpose meeting/dining space, highly visible from the sidewalk and framed by storefront scaled openings. Additional resident amenities include bike storage, a landscaped courtyard, and an active roof deck. The courtyard includes a cylindrical cistern serving the dog wash with recycled stormwater.

On the Addison façade our primary materials include an aluminum skinned window wall and a high pressure laminate panelized rain screen system, both of which are very high quality materials seldom seen on multifamily projects. Throughout the building we maximize the size of windows and openings. The design conforms to all setback requirements with the exception of the rear property line where we abut a zero property line condition. Mechanized parking is hidden and fully enclosed.

The southwestern rear of the proposed structure, behind the Veterans Memorial Building, offers visibility from Civic Center Park and Martin Luther King Jr. Way. We propose to commission a significant art piece to cover and enliven what would otherwise be a blank facade. In addition, the garage door on Addison will be an art piece with the embedded text of a poem in the grille. Local artists will be selected based on the new Private % Percent Ordinance and Guidelines.