Memorandum

To: Anne Burns, Design Review Secretary
From: Mia Perkins, Rhoades Planning Group
Date: November 4, 2015
Re: 2120 Berkeley Way Plan Set Resubmittal

Dear Ms. Burns,

This letter and the attached materials are provided as a resubmittal of revised plans for the property located at 2120 Berkeley Way. The following is a summary of the design changes made to the attached plan set, in response to the comments received at the September 17, 2015 Design Review Committee meeting:

- The three story addition will be in metal and glass.
- The massing above the existing building was set back to allow for larger windows and more light in to the office spaces.
- A structural engineer (Steve Tipping) was engaged to consult on the new three story addition. In working with Tipping, the entire lateral system was revised from a perimeter-based scheme to a central core scheme. 30 inch thick and 18 inch thick core walls will carry the loads. Perimeter set-backs need to align with the core, which is reflected in the form of the addition which responds to both the DRC’s request for set-backs as well as to structural efficiency. Full set-backs on all sides of the new addition would add approximately $1M to construction costs and would reduce leasable space. It is simply infeasible.
- The decks were made larger for greater usability with only one access door to each deck.
- The privately owned public open space was redesigned to eliminate steps at the main entrance and a railing was added to create a sitting area. Full height sliding doors with a railing were added at the retail storefronts.
- Retail storefronts were recessed to maintain the feel of the former façade entry.
- Square windows on the existing building were maintained and two new openings were added at the existing wall at the north and east elevations.
- Concrete banding on the existing building will be maintained.

We look forward to the DRC’s positive consideration in November so the project can proceed. The Downtown needs more private (non- UC) office space and we are looking forward to hosting two locally owned and treasured businesses, Berkeley Vacuum Center and Blow Salon, both of which could be evicted at any time due to the pending L’Argent development.