

Landscape Statement:

The site landscape is conceived as a low water use composition of native and/or adaptive plantings incorporating streetscape, public and private amenity spaces and c-3 treatment areas into a cohesive layout of modulated panels of texture for scale and seasonal interest set against highlights of understory canopy, succulent accents and drifts of grasses at street level and rooftop levels.

Central to the siteplan is the incorporation of public amenity spaces into perimeter site landscape. A public seating area is provided at Tenth and Parker taking advantage of receded building façade to allow for additional accent tree canopy, and feature perennial/succulent planting beds with integrated seating and specialty paving. Similarly, along San Pablo Avenue, a public amenity area is provided in association with retail space and tenant entry/access to property. Specialty paving, additional accent tree canopy, and feature perennial/succulent planting beds with integrated seating and public art are incorporated.

Private entry plaza off of Tenth Street is defined by stairs, ADA ramp and specialty paving. Additionally, two rooftop terraces look out over low water use planting on the roof.

Streetscape along Tenth Street and Parker Streets incorporate Gingko trees within a low bed of sages alternating with cobble style pavers to provide streetside parking access and street furnishings zone (signage, lighting, etc.). Tenth Street landscape is punctuated with building pedestrian and vehicular entries providing additional accent tree canopy, entry planters, specialty pavers and proposed crosswalk connectivity.

Streetscape along San Pablo Ave. maintains current Sycamore street trees and introduces understory/accent trees at public pocket park.

Low site walls hold an elevated building pad along Tenth Street and Parker Street elevations and provide level planting areas to accommodate C-3 treatment planters. Wall planes shift relative to street edge to provide visual interest and view opportunities to/from public seating areas. Site walls are set back from the property line to allow for a continuous cobble band detail to frame the city sidewalk and provide vine pockets to allow site walls to be vegetated.

Tree canopy within the property consists of evergreen oaks in the parking lots, with understory flowering accent trees in areas visible from the street. Cars are screened using Mediterranean/adaptive medium height hedge plantings while adjacent properties/walls are buffered with taller hedges and/or hedgerow trees.