



February 27, 2017

By Electronic Mail and Overnight Courier

City of Berkeley
Design Review Committee
Anne Burns, Secretary
Land Use Planning
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Re: **1050 Parker Street / 2621 Tenth Street Berkeley**

Dear Ms. Burns:

We are pleased to provide the revisions to our design for the above building for presentation to the Design Review Committee on March 16, 2017.

The principal changes to the design from that presented in January of this year are listed below. To facilitate review, we have responded on a point by point basis to the points raised at the January meeting using your notes as a template.

Overall building design and massing looks good, but there is concern that it isn't as readable from the street views as from the birds-eye views. Show building design in context, from the prominent street views.

Response: Street level views from multiple locations around the building are included in the latest package

Design should be just as dynamic from the street views as the bird's eye views.

Response See comments above. We believe that this goal has been achieved,

San Pablo entrance is the most successful. The other entrances should be more engaging.

Response: The latest design modifications to the Tenth Street lobby include pushing out the walls towards the street and changing the glass to be more transparent in order to differentiate this location and make it more of a statement at street level. The lobby is now more dramatic since it is a double level space. Additionally, a new entrance on the east side of the lower level of the building has been created to allow access to the lobby directly from the northern parking area.

The café elevation appears to be pasted-on. It should be more integrated into the overall building design – with both color and lines.

Response: The revised design now includes multiple metal panel colors and textures at the spandrel elevation around the building. The panel colors are the same as those used on the design of the café. This will create a integrated but “random” effect that is in keeping with the design of the façade of the café on San Pablo Avenue.

Although this appears to be a successful commercial building, it doesn't work yet on San Pablo. Building design should have a little more soul; look at some variety of glass, including colored glass.

Response: As noted above, multiple metal panel colors and textures have been added to the building including on the San Pablo Avenue side – this significantly reduces the “corporate” feel of the building while extending the multi-colored playful theme of the café façade. We have tried using different glass colors on other commercial buildings and it has not been successful. Users do not respond well to different hues of exterior lighting within a space.

Although this is an elegant design, it should be tweaked to add more variety and interest.

Response: Please see comments above.

Look carefully at the proposed glass color. The lobby should be better differentiated.

Response: Lobby glass is now a different color from the rest of the building in that it is more transparent in order to enhance visibility from the street level. There will be large art in the building which will be visible from street level. As noted above, other design changes to the lobby will further differentiate it from the rest of the building.

Design is too subtle; it should be livelier.

Response: Please see comments above regarding lobby design and the addition of a multi-colored and multi-textured metal panel band around the building. These changes significantly enhance the liveliness of the structure and reduce the corporate feel.

Both height and design of mechanical penthouse looks heavy. The mechanical screen should be lower if possible, or at least more consistent with the overall building design.

Response: Our mechanical engineers have confirmed that the overall height of the penthouse is needed to meet the HVAC equipment size requirements for the building. In order to reduce the visual impact from street level, the penthouse has been moved closer to the center of the building and its design has been modified so that the highest section is now stepped back from the perimeter walls, further reducing the visibility from street level.

The penthouse walls themselves now have a multi-textured finish that is either smooth or corrugated in order to reinforce the stepped back design.

Give enough room for an artist to create something; location and concept shouldn't be so prescribed.

Response: Noted. This will be addressed later in the process when the artists have been engaged.

Landscape / Open Space Design

Walkway through the site from San Pablo to Tenth is a great element.

Response: Thank you.

Plant palette looks too corporate.

Response: The corporate appearance of the landscaping is a consequence of the diagrammatic rendering and not the final design concept. Please see the attached Landscape Statement. The plantings will be of varied size, color and texture as is the hallmark of Wareham Development properties such as the adjacent building at 2600 Tenth Street.

Planters at Tenth and Parker are too massive and scale should be broken down.

Response: The planters have been reduced in height from five feet above sidewalk to approximately three feet above sidewalk. The geometry of the planters has been modified to reflect the geometry of the building by angling the planter walls and creating planting notches which provide additional interest at street level.

The fence along the interior property line should be open, or at least substantially screened with landscape.

Response: The interior property line fences will be substantially screened with landscape.

Recommend not continuing the river rock from across the street; there are more successful materials to relate to.

Response: The river rock on the planters and walls at street level has been replaced by board formed concrete. The horizontal lines on the board formed concrete will reinforce the horizontal geometry of the building.

In addition to the ten hard copies of the revised package, our architects will forward you the files electronically.

We look forward to presenting these modifications to the Design Review Committee at the March 16 meeting.

Please do not hesitate to contact me if you require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Barlow', with a stylized flourish at the end.

Chris Barlow
Wareham Development
on behalf of 2600 Tenth Street, LLC

cc: Gould Evans
Studio Five