

Applicant Statement

2621 Tenth Street / 1050 Parker Street

March 8, 2019

We are pleased to provide the revisions to our design and present alternates for the above building for Final Design Review presentation to Design Review Committee on March 21, 2019.

We have reviewed the Preliminary Design Review feedback provided on October 29, 2017.

- Upon further reflection, we modified our design by removing the horizontal brown panels in order to have a simpler expression of the building overall. This allows the building to fully communicate its geometry.
- With the revision to the color scheme of the band around the building, the café façade on San Pablo Avenue becomes more active, bolder and has more emphasis in relation to the rest of the building. We also looked at two alternative color palettes for the retail façade which will be discussed in greater detail during our presentation.
- We evaluated potential soffit opportunities for adding color; however, they were limited and not impactful.
- Fence details are provided on L5.5 and the trash enclosure details are on AS102. The transformer is unscreened in order to meet visibility requirements for pedestrians and drivers.
- There are three locations for monument/signage opportunities on San Pablo Avenue, Tenth Street, and Parker Street, as reflected on the renderings. The signage will be designed as part of the tenant improvements.

**LEED Core and Shell (CS) v2009 PRELIMINARY Project Checklist**

Wareham 2621 Tenth Street - Plan Check Submittal & potential MOB Tenant 60,670 sf  
1050 Parker Street, Berkeley, California 94710  
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Rev 9 11/01/18

**Plan Check Submittal LEED Status Summary:** The project, as currently designed, is targeting LEED Certification at the Gold Level. Our review of the design, coordination with the team, and goal setting during design development has resulted in a preliminary score of 60 LEED Points with 18 potential "Maybe" points. The scorecard below shows intended target credits.

Reviewed by Mark Klein LEED AP BD+C, USGBC Faculty.

Yes	?	No				
<b>25 1 2 Sustainable Sites 28 Points</b>						
Y			Prereq 1	Construction Activity Pollution Prevention	Required	
1			Credit 1	Site Selection	1	
5			Credit 2	Development Density & Community Connectivity	5	
		1	Credit 3	Brownfield Redevelopment	1	
6			Credit 4.1	Alternative Transportation, Public Transportation Access	6	
2			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	2	
3			Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	3	
2			Credit 4.4	Alternative Transportation, Parking Capacity	2	
		1	Credit 5.1	Site Development, Protect or Restore Habitat	1	
	1		Credit 5.2	Site Development, Maximize Open Space	1	
1			Credit 6.1	Stormwater Design, Quantity Control	1	
1			Credit 6.2	Stormwater Design, Quality Control	1	
1			Credit 7.1	Heat Island Effect, Non-Roof	1	
1			Credit 7.2	Heat Island Effect, Roof	1	
1			Credit 8	Light Pollution Reduction	1	
1			Credit 9	Tenant Design and Construction Guidelines	1	
<b>5 5 Water Efficiency 10 Points</b>						
Y			Prereq 1	Water Use Reduction, 20% Reduction	Required	
2		2	Credit 1	Water Efficient Landscaping	2 to 4	
		2	Credit 2	Innovative Wastewater Technologies	2	
3		1	Credit 3	Water Use Reduction 30, 35, 40%	2 to 4	
<b>10 14 13 Energy &amp; Atmosphere 37 Points</b>						
Y			Prereq 1	Fundamental Commissioning	Required	
Y			Prereq 2	Minimum Energy Performance	Required	
Y			Prereq 3	Fundamental Refrigerant Management	Required	
8	2	11	Credit 1	Optimize Energy Performance	3 to 21	
	4		Credit 2	On-Site Renewable Energy	1 to 4	
2			Credit 3	Enhanced Commissioning	2	
		2	Credit 4	Enhanced Refrigerant Management	2	
	3		Credit 5.1	Measurement & Verification-Base Building	3	
	3		Credit 5	Measurement & Verification-Tenant Submetering	3	
	2		Credit 6	Green Power	2	
<b>6 7 Materials &amp; Resources 13 Points</b>						
Y			Prereq 1	Storage & Collection of Recyclables	Required	
		5	Credit 1	Building Reuse	1 to 5	
2			Credit 2	Construction Waste Management	1 to 2	
		1	Credit 3	Materials Reuse	1	
1		1	Credit 4	Recycled Content	1 to 2	
2			Credit 5	Regional Materials	1 to 2	
1			Credit 6	Certified Wood	1	
<b>7 2 3 Indoor Environmental Quality 12 Points</b>						
Y			Prereq 1	Minimum IAQ Performance	Required	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	
	1		Credit 1	Outdoor Air Delivery Monitoring	1	
	1		Credit 2	Increased Ventilation	1	
1			Credit 3	Construction IAQ Management Plan, During Construction	1	
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1	
1			Credit 4.2	Low-Emitting Materials, Paints & Coatings	1	
1			Credit 4.3	Low-Emitting Materials, Flooring Systems	1	
1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1	
1			Credit 5	Indoor Chemical & Pollutant Source Control	1	
		1	Credit 6	Controllability of Systems, Thermal Comfort	1	
1			Credit 7	Thermal Comfort, Design	1	
		1	Credit 8.1	Daylight & Views, Daylight	1	
		1	Credit 8.2	Daylight & Views, Views	1	
<b>5 1 Innovation &amp; Design Process 6 Points</b>						
1			Credit 1.1	Innovation in Design: Exemplary Performance TBD	1	
1			Credit 1.2	Innovation in Design: Green Housekeeping	1	
	1		Credit 1.3	Innovation in Design: 2nd green power purchase 30%	1	
1			Credit 1.4	Innovation in Design: Exemplary Performance TBD	1	
1			Credit 1.5	Innovation in Design: Low mercury lighting	1	
1			Credit 2	LEED <sup>®</sup> Accredited Professional	1	
<b>2 2 Regional Priority 4 Points</b>						
1			Credit 1.1	Regional Priority: SS c4.1 Alt Transportation	1	
1			Credit 1.2	Regional Priority: SS c7.1 Non Roof Heat Island	1	
		1	Credit 1.3	Regional Priority: WE c3 40%+	1	
		1	Credit 1.4	Regional Priority: EQ c8.1 Daylighting	1	
<b>60 18 32 Project Totals (pre-certification estimates) 110 Points</b>						
Yes	?	No	Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80-110 points			