Memorandum

To: Immanuel Bereket, City of Berkeley Land Use & Planning Department
    Anne Burns, City of Berkeley Design Review Secretary
From: Rhoades Planning Group
Date: May 2, 2018
Re: 2120 Berkeley Way Use Permit Modifications

Dear Mr. Bereket and Ms. Burns,

This letter and the attached materials are provided for modifications to Application ZP2015-0153, the proposed project at 2120 Berkeley Way. The modifications improve the fire-life-safety elements of the project, create cleaner massing, and deliver a more handsome overall building.

Please see the original Use Permit Application for the original Applicant Statement and other forms listed on the Zoning Project Application Form.

The explanation for and details of the requested modifications are as follows:

In the original design of the building, the 3-story addition to the existing warehouse structure was set back from the property line and the edge of the existing building at portions of the new upper levels to provide wall area for windows that were not fire rated. The design also had deep recessed window boxes for the same reason. After discussions with the Fire Department, it was determined that the recessed boxes would not be allowed because of the potential to trap smoke and fire within the box. Furthermore, the designed narrow terraces and cut-aways for windows were not bringing interest or value to the project. In addition, the waterproofing and window washing systems for the decks were unusually complicated for a building of this size. The design of the addition has been updated to simplify the structural design, bring more light into the building through clear windows, and create more usable interior building area.

The new design at the front facade is largely unchanged from the design submitted for the original use permit application. An energy efficient, insulated metal panel facade wraps the front of the building along with a ribbon window wall. The lower panel of the window wall is obscure glass to provide some cover for wiring and privacy for tenants. Roof decks accent the front end of the east and west sides of the building at the 4th floor. Natural light being a primary feature of the building, overhead skylights have been replaced with new wall openings, as feedback from potential tenants anticipated harsh glare from overhead. The rear of the building features a patterned cement plaster panel system. The pattern echoes the banding on the existing concrete building, and ties into the vertical metal panel module. A new fire rated window technology has allowed the building to have clear, large paned windows along the
property line that match the non-rated storefront system and also meet energy requirements. All windows are recessed about 3" from the face of the exterior finish, at both the metal panel and the cement plaster.

Street improvements, including the undergrounding of power lines along Berkeley Way, a new street light, bike racks and two new street trees are also included in this Modification. Bike racks that were originally planned for the side yard of the building have been moved to the interior at a secure bike room. Public Art will be provided on the front of the building, following the process with the Civic Arts Commission.

Please feel free to contact us with any questions: 510-545-4341.

Sincerely,

Mark Rhoades, AICP
Rhoades Planning Group