

772006
Berkeley Design Advocates
awards

Berkeley Design Advocates **77**

STEERING COMMITTEE

ANTHONY BRUZZONE - PRESIDENT

JACK APPELYARD

JAY CLAIBORNE

JOHN DeCLERCQ

SADY HAYASHIDA

PHILIP HENRY

CAMILLE TSAO

JOHN WARE

AWARDS JURY

JOHN BLANKENSHIP

JAY CLAIBORNE

PHILIP HENRY

DAVID SNIPPEN

CAMILLE TSAO

PROGRAM DESIGN

RYAN CALL

CREDITS

PHOTOGRAPH COURTESY:

- 1 HAYASHIDA ARCHITECTS
- 2 EHDD ARCHITECTS
- 3 THE BAY ARCHITECTS
- 4 RONY ROLNIZKY ARCHITECT
- 5 DESIGN, COMMUNITY AND ENVIRONMENT
- 6 CONGREGATION BETH EL
- 7 TRACHTENBERG ARCHITECTS
- 8 BERKELEY REDEVELOPMENT AGENCY
- 9 CONGREGATION NETIVOT SHALOM
- 10 ENDRES WARE
- 11 GREENPADS LLC
- 12 MARCY WONG AND DONN LOGAN ARCHITECTS
- 13 AFFORDABLE HOUSING ASSOCIATES

2006 DESIGN AWARDS

Greetings:

Welcome to the 2006 Berkeley Design Advocates Awards. This is our seventh biennial awards program, which we started in 1993. And welcome to BDA.

For more than 15 years, Berkeley Design Advocates has worked to improve the built environment by supporting good planning and design in Berkeley. We do this through information sharing, collaboration and advocacy.

Tonight we recognize excellent design and sensitivity to community by honoring outstanding additions to the built environment in Berkeley. As architects, engineers and planners, we believe in building things – and these awards represent those icons that demonstrate change can be good.

Good design and outstanding craftsmanship serve not only the owners, but also the community and society at large. The wealth of cities increases when the public is blessed, surprised and inspired with an abundance of functionality, beauty and even awe in their homes, marketplaces and civic buildings. Tonight we spotlight those gems that have enriched Berkeley and its residents.

Thank you for your interest in Berkeley and in supporting the creativity and sensitivity of Berkeley's design community. We hope that you too will be inspired to create graceful structures that we can honor in future awards ceremonies.

A handwritten signature in black ink, appearing to read 'Anthony Bruzzone', with a long, sweeping horizontal line extending to the right.

Anthony Bruzzone, BDA President
BDA Steering Committee



PROJECT LOCATION MAP



1. JODO SHINSHU CENTER
2. UNIVERSITY OF CALIFORNIA RESIDENCE HALLS #1 & #2
3. TELEGRAPH BAYS
4. HILLSIDE VILLAGE
5. 1625 SHATTUCK
6. CONGREGATION BETH EL
7. ROSE STREET TOWNHOUSES
8. RAIL STOP AND TRANSIT PLAZA
9. CONGREGATION NETIVOT SHALOM
10. D.I.Y. HOUSE
11. 5TH AND ADDISON AVE. LIVE WORK LOFTS
12. HILLS FIRE STATION
13. SACRAMENTO SENIOR HOMES



SACRAMENTO SENIOR HOMES
2517 SACRAMENTO STREET

13

This long awaited and appropriate infill multi-unit housing development along a wide arterial street provides 40 bright and airy affordable apartments for seniors including those with a range of disabilities and health limitations. The project fills a critical need for safe, new living spaces in an urban setting with access to all of the services and amenities needed for its residents including onsite group meeting and activity spaces, an interior garden court, and small flower garden at the Blake Street frontage.

The building design is a contemporary craftsman style, with warm colors and a stepped back fourth floor level that brings the elevation in scale to the streetscape and neighborhood of one and two story residential buildings. The corner tower element, with small south facing balconies, and small retail spaces along the west elevation, creates a landmark terminus visible from a distance along Sacramento Street. Sustainable design features include photovoltaic panels for electricity used in the common spaces, highly efficient framing methods for conservation of building materials, and low VOC content finish materials

Project Team:

McCamant and Durrett Architects; Katie McCamant, Principal in Charge; Brad Gunkel, Project Architect.
Affordable Housing Associates, Developer; Kevin Zwick, Project Manager
Tipping Mar and Associates Structural Engineers; Steve Tipping, Principal in Charge
BBI Construction, General Contractor; Pat Heffernan, Project Superintendent



The Hills Fire Station – particularly with the application of the environmental and sustainability principles – works creatively with the City’s architectural heritage to create what is, in fact, a contemporary and 21st Century building of its time.

The design evokes the spirit of a long tradition of Western Park architecture with its representative timbering and modern interpretation of an extended pitched roof. It creates a strong gateway that greatly enhances the sense of entry into the park. The landscaping and street edge feature native plant material and a gravel gutter system that are consistent with the park setting.

Exterior materials include board formed concrete walls from the first floor to second level window sill. Above the second level window line, the materials change to Alaskan Yellow Cedar siding. All windows are aluminum frame. The roofing material is Galvalume.

12

The Hills Fire Station is the first City facility to be LEED Certified. The design of the building addresses both sustainability aspects of 1) quality of life for the building’s occupants and 2) support of ecosystems.

In the Hills Fire Station, the goal of improving the quality of human life is met in a myriad of ways – some of which are dramatically manifested in the architectural design, and some of which become apparent in ways that are not “visually” discernable. For example, 90% of the spaces are provided with direct daylight and views (LEED category). This sustainable achievement is energy efficient in that it reduces dependency on artificial lighting during the day and allows natural ventilation. The architectural plan of the station provides abundant windows for views, ventilation and lighting. The design also provides windows on more than one side of a space – often on two and sometimes three walls. Many upper level spaces are augmented by outdoor decks.

Other visual aspects of sustainability include the use of recycled glass counter-tops, drought tolerant native plants, exterior lighting that is low level and not sky polluting, and the use of a light colored metal roof to deflect solar heat gain.

Project Team:

Client: City of Berkeley Fire Department, Fire Department Liason: Captain John O’Reilly
City of Berkeley Public Works, Project Manager for Construction: Bill Gargan
Architect: Marcy Wong & Donn Logan Architects, Principal Architect: Marcy Wong
Project Architect: Tai-Ran Tseng
Contractor: Alten Construction, Site Superintendent: Chad Casper



This 37,000 square foot Art Deco style building was remodeled with two new floors that encompass mainly residential, research library and small conference areas for students and visiting scholars of Buddhist texts and education. The addition of the Jodo Shinshu Center has sensitively preserved and restored the existing landmarked Art Deco exterior and inserted a serene Japanese aesthetic featuring natural wood and light. A small atrium space at the center of the new second floor addition contains a Japanese rock garden with a glass skylight that provides the upper floors with natural light.

I

The new construction is steel structural supports and steel studs with stucco exterior finishes matching the color of the existing building. The restored and landscaped Durant Street elevation is enhanced with the addition of a Japanese mon gate which opens to a Japanese Garden. The completion of the Jodo Shinshu Center seamlessly blends a mix of traditional Japanese, Art Deco and contemporary architecture. Its addition to the City of Berkeley’s rich educational and cultural history will be of great service to the already diverse Berkeley community.

Project Team:

Client:
Buddhist Churches of America, San Francisco; Jim Usui, Chair of Facilities Committee;
Bernie Head, Construction Manager.
Architect:
Hayashida Architects; Sady Hayashida, Duong Nguyen, Project Manager; Tze-Yan Szeto, Design Project Manager;
Hideki Tanaka, Project Specialist Coordinator, with Tak Eshima Architect and Harry Okino, S.E.Ret.
Engineers:
The Structures Company, Structural Engineers; Belden Consulting Engineers, Electrical Engineering;
H&M Mechanical Group, Mechanical Engineers; New & New Engineering, Civil Engineers;
Alan Kropp & Associates, Geotechnical Engineers; Security By Design, Security Consulting;
GNU Group, Sign Consultants; DRDC Group, IT/Telecommunications Consultants.
Landscape Architects:
Randy DeValle, Landscape Architect;; Interform, Furnishings and Shigeru Namba, Japanese Landscaping.
Builder: DPR Construction, Inc. San Francisco

UNIVERSITY OF CALIFORNIA
RESIDENCE HALLS #1 and #2
INFILL STUDENT HOUSING



The architecture of this massive infill project is a bold departure from the 1960's modern highrise student housing towers. This infill successfully contrasts with the inward facing part of the old, with new buildings that orient to the street, activating the facades with entrance lobbies, patios and landscaping that invite visitors and residents into a new multi-level central courtyard. The building materials and palette of colors of the new structures enliven the streetscape, and complement the taller and more monolithic older buildings.

2

In place of the former dining pavilions in the center of each student housing complex, a new student support and activity facility is constructed underground, with stairways and glazed wall openings adjacent to landscaped gardens, allowing access and natural light to the lower level. The new landscaped central court was meticulously designed to overlay a maze of utility conduits, ducts and other essential mechanical equipment, and now provides much needed outdoor space for meetings, study areas, bicycle storage, and circulation.

The infill construction, providing 884 student beds in efficient three student apartment-like arrangements each with separate study and toilet facilities, was designed to achieve LEED Silver certification, and includes post-consumer recycled materials and high volume fly ash concrete. The new buildings are designed to exceed Title 24 energy standards by 20%. Rooms have operable windows for natural ventilation, and individually controlled heating radiators for greater efficiency.

Project Team:

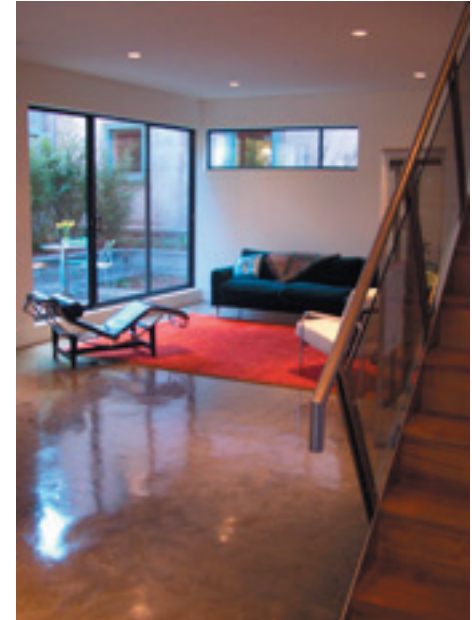
EHDD Architects:

Duncan Ballash, AIA – Principal-in-Charge; Rick Feldman, AIA – Project Manager; David Maglaty, AIA – Senior Designer (and a cast of many EHDD architectural staff)

GLS Landscape Architecture; Gary Strang, ASLA, Principal; Jason Rowe, L.A.; Phoebe Schenker, Architect; Francesco Santoro, Architect.

University of California Berkeley, Planning, Design and Construction

Thomas Lollini, Vice Chancellor; Ed Denton, Campus Architect; James Horner, Campus Landscape Architect; Dave Johnson,



This development of six high quality and thoughtfully designed live/work units, awarded for its sustainability by the Build it Green organization, brings new vitality to a transitional light industrial part of West Berkeley. Its massing at the street elevation, and use of wood and exterior lime plaster in a modern composition of textures and form reflects the scale, materials and rhythm of adjacent large industrial and commercial buildings.

II

Photovoltaic panels provide more than 85% of all electrical needs for each unit, and energy efficient radiant floor heating is delivered from a central, high efficiency boiler. Each unit is wired for security, fire and media systems. Sustainable and energy efficient features include daylighting and passive solar orientation, recycled content in structural insulated panels and wall insulation, FSC certified wood flooring, low VOC content paints and finish materials, and low-E double glazing.

The two- and three-level units are bright and open, with high ceilings, private garden spaces and terraces overlooking distant views of the Marin Headlands and the Berkeley hills. Ground floor work spaces are included in four of the larger units, and spacious terraces provided for the smaller units.

Project Team:

Owner/Developer: Greenpads, LLC; Liz Miranda

Architect: Rempel Architects, Tim Rempel

Structural Engineer: Kevin Donahue, S.E.

Builder: Kent Taylor Construction

5th and ADDISON LIVE/WORK
2209-11 FIFTH STREET



10

The first of two single family residences planned for this Limited Two Family Residential District site was carefully designed to be constructed by the owner who had no previous building experience. Working with limited assistance, the owner acted as his own general contractor through completion of this first phase in 2006. A second floor level to be built later has been anticipated in this construction. A light frame and corrugated metal "lid" roof is intended to be recycled in the second phase evolution of this building.

Passive solar design and energy efficiency methods were integral to the project, resulting in a calculated 75% component of annual heating needs provided by the sun. Daylighting design has reduced the need for electrical power for interior lighting, and high levels of building insulation beneath the floor slab, and in wall and roof framing cavities have further reduced energy consumption. Movable wood slat sun shades at the west elevation allow control of excess solar heat radiation. Natural, low VOC content, unprocessed construction materials were selected for longevity and graceful deterioration with age. The construction process was planned to minimize waste generated by the project. Landscaping and an open parking space provides for onsite percolation of rain water, to reduce runoff to the street.

Project Team:

Owner / Builder: David Joel Taylor.
Architect: Endres Ware; John Ware, Principal in Charge.
Design Team: John Ware, LEED AP; Paul Endres; Kartik Desai; Ian Young.



3

This four-story apartment building of 20 units has 2,000 square feet of ground floor retail space. There is a 2,000 square foot roof deck with a solar panel covered trellis.

The 50' tall project has step-down massing and setbacks along its side street, Carleton. The building also steps down as it approaches the neighboring R-2 District with its 2-story residences. The setbacks enable landscaping, a gracious entry for residents, and driveway access to the garage.

The scale of the Telegraph Avenue façade is broken up by dividing it with three bays topped by private decks. The residential entry at the northeast corner further reduces the building's scale and adds a little green to this most urban side of the building.

The building style was designed to be evocative of older Berkeley buildings without outright copying or false historicism.

Project Team:

Owners: Joe Kelly and Al Satake; K & S Co., Inc
Contractor: Kimes and Morris; Supervisor Stephen Flores
Architects: The Bay Architects; Jim Novosel, Andrea Chelotti, Erin DeLosier, Angela Tsui, Mandy AuYeung



4

Hillside Village was designed to feel like an urban village, by reducing the scale and impact of a large project. This was achieved by dividing the building into several smaller-scale structures.

These individual buildings are defined by different colors, materials and architectural treatments, with deeply recessed courts in between. The building elevations are softened by the use of flower boxes on many of its windows. The fifth floor is set back from the street and is almost invisible.

The gross floor area is approximately 53,964 square feet, with a floor area ratio of 2.82.

The project includes approximately 5,706 square feet of retail space along Shattuck Avenue. There are 65 residential units, consisting of a mixture of studio, one and two bedroom units. Approximately 25% of the residential units are low-income "inclusionary" units.

Hillside Village provides several common areas for the residents. These common areas are landscaped recreational decks on different levels, and a very large, landscaped court (20 ft wide by 120 ft long). This court is on the second floor, where it is accessible from a residents' lounge and laundry area.

The project provides all of the off-street parking as required by the zoning ordinance: 59 parking spaces and 26 off-street bicycle parking spaces.

Project Team:

Developer: Avi Nevo
Architect: Rony Rolnizky, Architect
Structural Engineer: Steve Dejessie
MP&E: Dan Yoshpy
Color Consultant: Julia Carpenter



9

An extensive renovation and alteration of a large retail space has resulted in a significant transformation of the original structure into a building that is confident and welcoming.

A layered and landscaped entrance sequence of low walls and trellis elements partially screens the view from the busy street, and provides courtyards adjacent to the Sanctuary and main Social Hall with a view of landscaped gardens, expanding the visual field from indoors to the outdoors. Large, new fenestration and detailed copper architectural accents at the roof edge, together with traditional landscape plantings of pomegranate and olive trees drawn from historical and religious texts, enrich the street elevation and arrival experience.

Project Team:

Client:
Congregation Netivot Shalom
Architects:
Site Work Group; Edward Anisman, Architect; Blair Prentice, ;
David Finn, Landscape Architects and Planners.
Contractor:
Herrero Contractors Inc.



8

This new design for the West Berkeley Rail Stop and Transit Plaza at the foot of University Avenue creates a landscaped civic space with abundant pedestrian level lighting and street trees, in place of a formerly unpleasant open area beneath a roadway overpass. The final brushstrokes are being placed on a Public Art installation to commemorate the historic Native American settlements and shellmound of the area, creating an inviting “outdoor room” envisioned by the community and frequent users of bus and rail transit here. The physical improvements have included widened sidewalks, street repaving, new plantings and site furniture, information kiosks, and a steel and glass canopy for shelter from the elements.

Project Team:

Community Design + Architecture; Phillip Erickson, AIA; Thomas Kronenmeyer, AIA.
Land Studio, Landscape Architecture
LCC, Inc. Civil Engineering
Silverman & Light, Electrical Engineers, Lighting Design.
Public Art Installation: John Wehrle, Muralist and Painter; Betsy Davids, Poet.
Client: Berkeley Redevelopment Agency, City of Berkeley.



5

This three story office block, built in 1962, has been given an emphatic updating from its original austere and anonymous façade, to a new, more environmentally conscious appearance and functionality.

The west elevation has been opened to the sidewalk level with warm shell storefront spaces that are ready to serve neighborhood commercial uses, extending the retail activities along Shattuck Avenue. The upper floor projecting bays with clerestory openings at the west elevation, and new fenestration at the south and east, bring natural light and ventilation deep into the floor plate. The pneumatically placed soil-cement front wall, “piazza style” stone pavers, hardwood trim and seating at the covered entryway convey a clear statement of connection with the environment and to human scale.

The project completed in 2006 is expected to result in significant energy savings resulting from the daylighting and mechanical equipment efficiency improvements.

Project Team:

Owner/Developer: 1625 Shattuck Investors, LLC
Architects: Arkin/Tilt Architects, Façade design and concept; Ibsen/Senty Architects, Project Architects and Interior Design.
Builder: TEAM Construction, Perry Brandt



6

On a gently sloping site of just over two acres this new composition comprised of discreet volumes is clad in a textured variety of materials and patterns under a village-like roof canopy that respects the scale and rhythm of the residential neighborhood. The design includes sustainable construction materials and methods, including geothermal technology and energy conserving equipment. The color palette recalls native oaks, grasses and yellow clay earth and rhyolite known well in this area, with reference to the work of the Bay Tradition architecture. The main sanctuary along the eastern frontage provides seating for large groups and opens to a stairway amphitheater facing west where social events of the congregation may take place. Extensive efforts in riparian landscape restoration of the open portion of the Codornices Creek corridor have been made, to emphasize its visual connection to the site and its history. Smaller gardens and play spaces are placed at the perimeter for children's activities, providing additional setback from the street and adjacent properties. Over time, the finished landscape design will be realized to soften the streetscape views and to complement the building forms.

Project Team:

Moore Ruble Yudell Architects and Planners, Architects of Record; Buzz Yudell, FAIA, Partner in Charge; Mario Violich, ASLA, Principal in Charge; Richard Destin, AIA, Project Architect. .
Alex Bergtraun, AIA, Studio Bergtraun, Associate Architects; Stuart Wright, Associate Architect.
BBI Construction, General Contractors; Joel Meltzer, Project Manager; Jack Scanlon, Superintendent; Cris Ciolfi, Assistant Project Manager.



7

As a Phoenix rising from the ashes, the almost total reconstruction and restoration of the badly deteriorated historic façade and signage of the landmarked Rose Grocery became the streetscape elevation for two elegant, modern townhouse units completed in 2005. Finished wood entry gates at each side of the restored façade, relocated seven feet westward to the center of the site, open to landscaped pathways and courtyards. This separation affords maximum privacy for each dwelling. Considerable care was given in the design of the building shape and roof heights to preserve views toward the Bay from neighboring residences.

The front unit includes access to a 500 s.f. studio space above a double car garage at the sidewalk frontage. Landscaped gardens and courtyard areas make a strong connection to the outdoors, and provide the modest 1500 s.f. dwellings with abundant natural light and ventilation. Ten foot high ceilings, large windows, and bright interior colors and finishes give the feel of a much larger space indoors. Simple building forms and exterior finishes, with carefully selected landscape materials and plantings provide a tranquil environment for the residents of this handsome infill development.

Project Team:

Developer: Roses Projects, LLC; David Trachtenberg, Laurie White.
Architect: Trachtenberg Architects; David Trachtenberg AIA; Alex Vondeling; Robert Nishimori; Monica Grau.
Landscape Architecture and Construction: Garden Architecture; Robert Trachtenberg.
Structural Engineer: Cobeen Associates; Kelly Cobeen.
Lighting Design: Alice Prussin.
Photography: Muffy Kibbey.
Builder: Kaufman Construction; Marty Kaufman.