



2023 15th BIENNIAL DESIGN AWARDS

Greetings:

On behalf of the members and the Steering Committee of Berkeley Design Advocates, welcome to the 15th biennial Design Awards.

We last celebrated design in Berkeley in June 2021, just days after California officially reopened. The celebration was sweet, as BDA hosted one of the first events since the pandemic. Nobody realized that day that there would be zigs and zags as society tried for normalcy, only to be baffled by a fleet-footed viral opponent.

That zigging and zagging led to delayed office reopenings, more deliveries, less retail and changes to what the market wanted in the built environment. Commercial stalled and housing soared. Our already tight housing supply – along with remote and hybrid work – led to some population reduction in the most competitive housing Bay Area housing markets and increases in other locations. More zigging and zagging.

The result? Fewer (almost no) commercial buildings coupled with many housing starts. The Legislature assisted by continuing to require local governments to streamline the development process and sometimes create administrative approvals of housing projects that historically took years to permit.

Tonight we can review that which policy, the market and biology have brought – four outstanding residential projects that provide badly needed housing to start addressing our supply imbalance and an important adaptive reuse. These projects – ranging across the city – contribute to our civic aesthetic and will be jewels enjoyed by residents for many years.

As design professionals, we have an optimistic, enthusiastic outlook and we want to make the city, the state and the nation a better place. We embrace both design excellence and social sensitivity in all aspects of our work and our public engagement.

As we look back on the last two years of Berkeley design, we are eager to look forward into new challenges and opportunities to make Berkeley a better place for our neighbors, our friends and our children.

Sincerely,

Anthony Bruzzone, BDA President
BDA Steering Committee

BDA STEERING COMMITTEE

Anthony Bruzzone - President
Jack Appleyard
Jay Claiborne
Jean Eisberg
Elisa Mikiten
Mark Rhoades
Michael Robbins
David Snippen

2023 AWARDS JURY

John King
Emily Marthinsen
Daniel Gregory
Anne M. Torney

Chair - Design Awards

Michael Robbins

PROGRAM DESIGN

Ryan Call



PROJECT LOCATION MAP

- 01 HOPE CENTER
2020 BERKELEY WAY
- 02 MOSAIC BOULDERS
2369 TELEGRAPH AVENUE
- 03 THE AQUATIC SHATTUCK
2640 SHATTUCK AVENUE
- 04 THE LAUREATE
2556 TELEGRAPH AVENUE
- 05 TOWNHOUSES
770 PAGE STREET



HOPE CENTER, 2020 BERKELEY WAY

Reminders of our collective failure to adequately house all of us, and the devastating impact on individual lives, are everywhere. The Berkeley Food and Housing Project Hope Center demonstrates in both its program and its design a way forward based on dignity, attention and care.

The building's tripartite, stepped massing successfully bridges downtown density and the residential fabric to the west. A striking solar-panel canopy celebrates renewable energy as part of the architecture. BFHP's supportive housing and services and a separate affordable family housing complex for BRIDGE are unified with a highly dynamic façade that demonstrates the power of straightforward materials thoughtfully composed.

On Berkeley Way, the entries to the family housing on the left and the HOPE Center on the right flank a garden and an inviting, sunlit dining room open to all in need of a meal. The gracious double-height Hope Center lobby serves the dining room as well as the shelter beds on the floors above. An active glassy stair animates the street. Responsive to occupants and city alike, this is architecture that elevates us all.

PROJECT TEAM:

OWNER: BRIDGE Housing

ARCHITECT: Leddy Maytum Stacy Architects

STRUCTURAL: Tipping Structural Engineers

PLANNING CONSULTANT: Rhoades Planning Group

LANDSCAPE ARCHITECT: Cliff Lowe & Associates

BUILDER / CONTRACTOR: Nibbi Brothers General Contractors





MOSAIC BOULDERS, 2369 TELEGRAPH AVENUE

Meet an architectural gem known as Mosaic Boulders. This ingenious remodel and seismic upgrade of a nondescript storefront showcases not just the building's beautiful interior structure — lofty skylit wood gable and elegant black steel trusses — but also its novel use as a place to practice mountaineering skills downtown and mid-block!

The sheer glass facade puts everything on stage: the big room is flanked by polygonal escarpments studded with adjustable handholds in primary colors that rise to the ceiling. One cliff face forms an abstract El Capitan-like overhang. Thick pads cover the floor below each wall. A low appointment desk and built-in shoe storage cabinet are at the left as you enter. A stair at the rear leads outside to a small deck for relaxation between free climbs. The simple, strong palette— dark concrete floor, maple-toned built-ins and cliff face, and colorful ledges — sets the scene to perfection.

What had been an ordinary building is now ready for its close-up. Like a diorama, the transformation invites passersby to witness bouldering in action and perhaps even participate. It tells a simple but compelling story about adventure and becomes, in Jane Jacobs' terms, a true gift to the street. Bravo!

PROJECT TEAM:

OWNER: Michael Heinste

ARCHITECT: Trachtenberg Architects

STRUCTURAL: Structus Engineering, Inc.

LIGHTING DESIGN: Left Hand Lighting Design

BUILDER / CONTRACTOR: Stevens Hemmingway Stevens General Contractors





THE AQUATIC SHATTUCK, 2640 SHATTUCK AVENUE

Too many of Berkeley's newer housing projects have an arbitrary look, with cladding materials and surface colors slapped on to try and make squat forms look like something other than what they are (an effort that rarely succeeds). This six-story addition that holds 78 apartments offers a welcome contrast, showing that mid-rise residential buildings can be done with understated sophistication.

The six-story structure meets Shattuck Avenue at Carleton Street with a methodical line of projecting bays clad in textured cream plaster and accentuated by dark metal that extends another few inches to frame each vertical stack of windows. The upwards motion is given an extra accent with thin reddish strips within the individual sets of windows. That color, in turn, relates to the building's upper floor.

Equally important, there's an inviting civility at ground level: the outward bays bring a pedestrian scale to the storefronts along Shattuck, which are angled slightly to emphasize their individuality and allow room for extra landscaping that gives the sidewalk a neighborly feel. Put everything together and this is thoughtful urban architecture that not only knows its place, but adds to it in the process.

PROJECT TEAM:

OWNER: Morgan Read, Kasey Stevens, Partners - R&S Investments, LLC

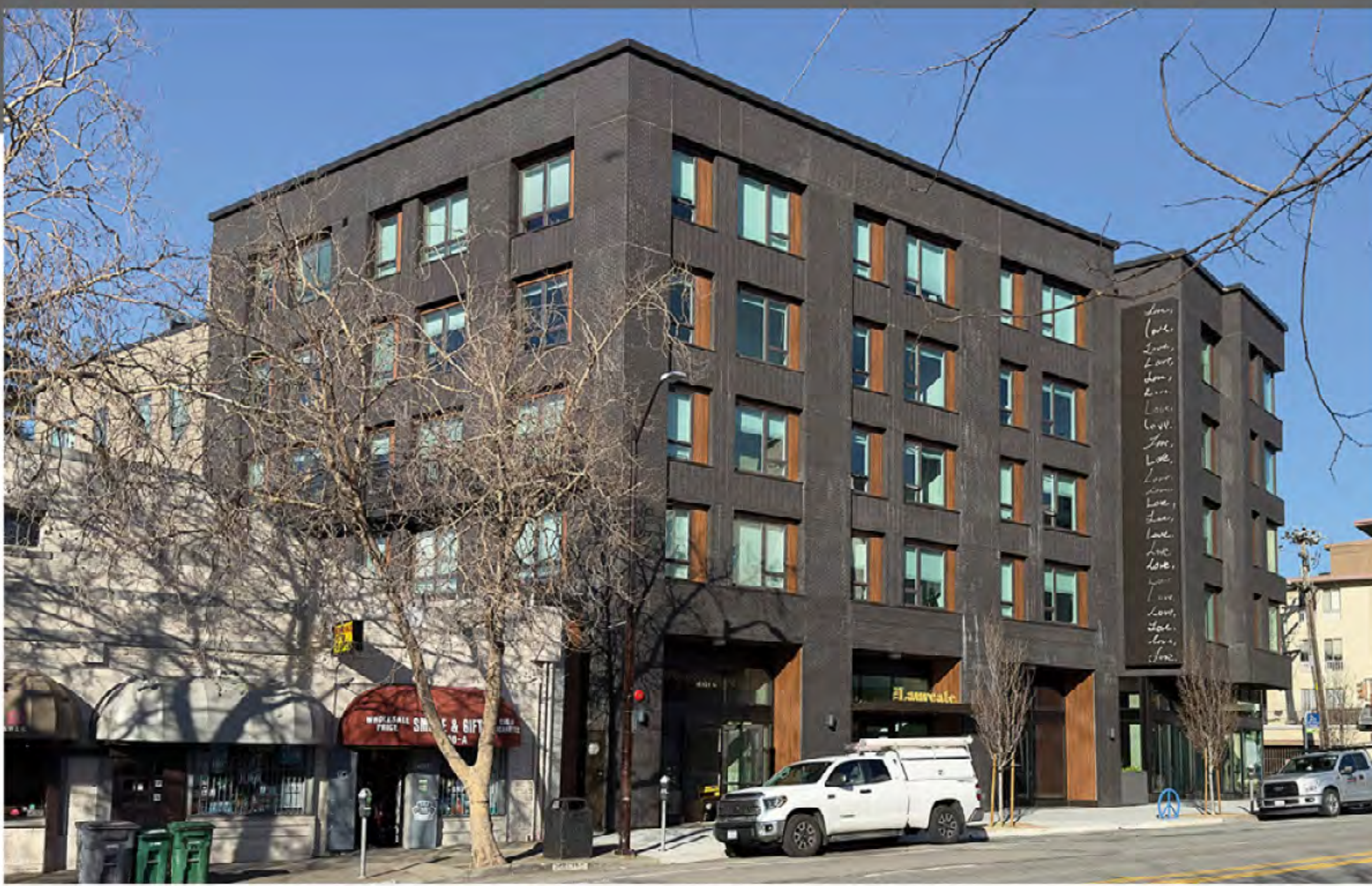
ARCHITECT: Trachtenberg Architecture

STRUCTURAL: VerTech Structural Engineers

LANDSCAPE ARCHITECT: Jett Landscape Architects

BUILDER / CONTRACTOR: West Builders, Inc





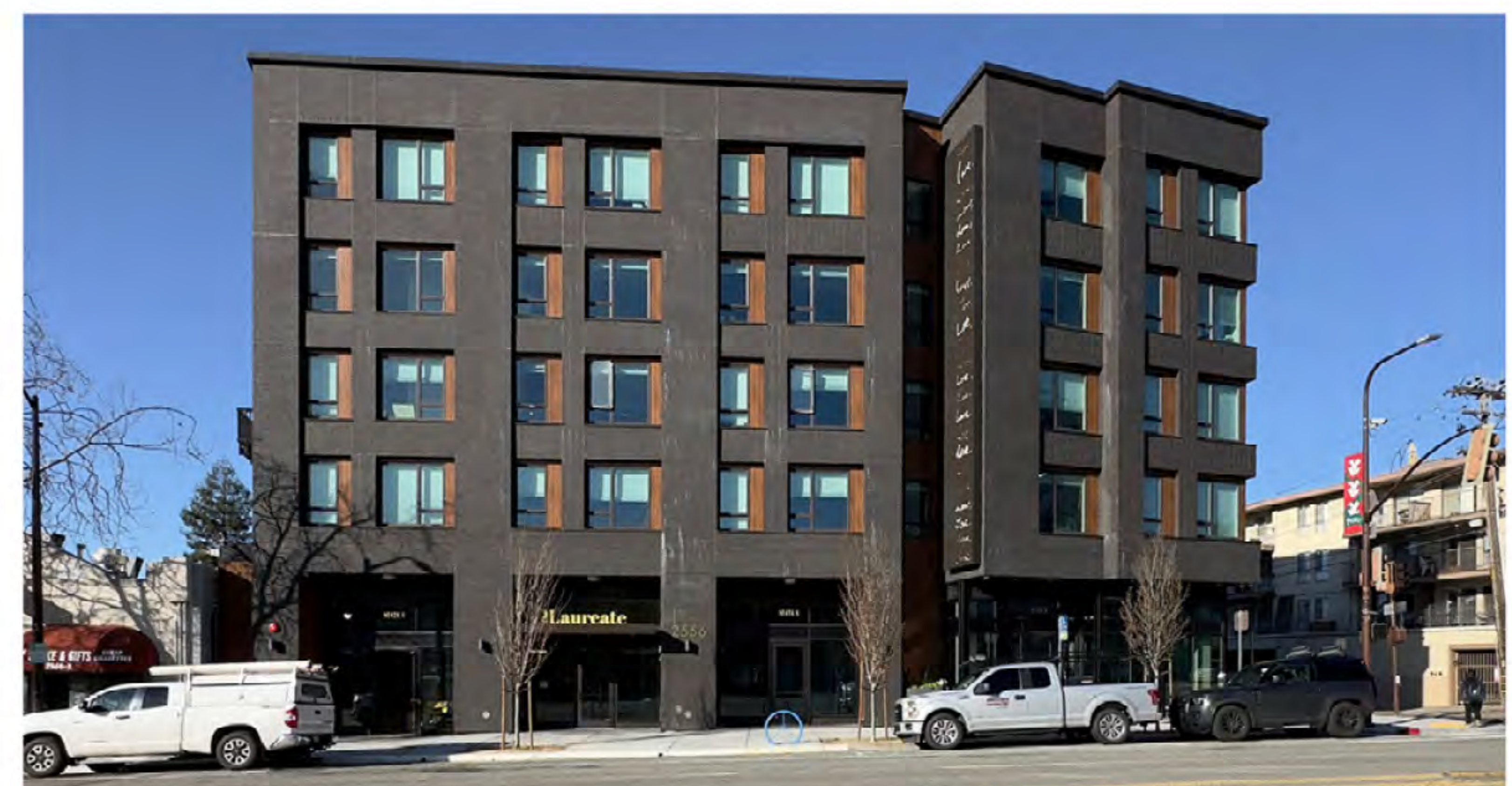
THE LAUREATE, 2556 TELEGRAPH AVENUE

In most parts of Berkeley, a five-story corner building clad in emphatic dark brick would seem aggressive or misplaced. Here, on a wide stretch of Telegraph Avenue lined by a hodgepodge of buildings in all styles and scales, it's a welcome anchor. The dark textured tone of the Laureate's facade is lightened by deep retail bays along Telegraph, as well as the wood-toned recessed window frames on the four levels of apartments above, while the corner at Blake Street is set off in a way that accents the verticality of the rectangular "prow." Nothing mimics the older buildings to the north, where Telegraph meets the campus, yet this would feel at home in that fabled stretch.

Craftsmanship of the brick skin could be better, welcome visual texture aside. There's also an awkward shift to fiber cement lap siding on the four-story west edge where the Laureate faces an older residential landscape. But the stepped-down woodsy cladding helps the large new building settle in behind its neighbors – and the intricate discipline of the design along Telegraph sets a good example for other architects and developers to follow as our commercial corridors fill in and grow up.

PROJECT TEAM:

OWNER: Anchor Valley Partners
 ARCHITECT: PYATOK Architecture
 CIVIL ENGINEER: Kister, Savio & Rei
 STRUCTURAL ENGINEER: KPFF Consulting Engineers
 MEP ENGINEER: EDesignC
 LANDSCAPE ARCHITECT: Jett Landscape Architecture
 BUILDER / CONTRACTOR: Midstate Construction Corporation





770 PAGE STREET TOWNHOUSES

These four townhouses show how, with careful planning and design, small project interventions can be an important part of addressing our shared housing crisis—and, at the same time, improve our urban neighborhoods. This infill project, on a single lot with an existing, but dilapidated, house, increased density to 1.2 FAR in an area with nearby shopping, recreation and commercial areas. The project incorporates many sustainable elements and systems underscoring its designer's commitment to future occupants of the townhouses—and to their wider community.

But, also important, these townhouses enhance the urban design of this particular street and block. Pedestrians who walk by and who look into the mews around which the townhouses are organized catch a glimpse of garden entries; and the slightly unexpected geometry of the buildings suggests balconies and living spaces. The scale of the buildings isn't overwhelming and the familiar form, while clearly residential, has just enough drama to feel playful and contemporary. Materials and palette, too, are noticeably interesting without being attention-grabbing. The slight setback from the sidewalk of the two front townhouses sets a subtle public/private boundary still allowing visual access to the almost-hidden interior mews. That passersby are not blocked from entering that mews contributes to the feeling that these townhouses are part of the community around them.

PROJECT TEAM:

OWNER: 770 Page Street LLC

ARCHITECT + LANDSCAPE DESIGN: Wadlund+ Design Studio

STRUCTURAL: Strandburg Engineering

MEP: Beyond Efficiency Inc.

Planning Consultant: Elise Mikiten Land Use Consulting

BUILDER / CONTRACTOR: Minden Group Builders

