

## **Narrative — Use Permit Revision**

Adaptive Reuse Building 8 - 2350 Saratoga Street  
9/25/17



### **DESCRIPTION OF PROJECT REVISIONS**

Last year, the Planning Commission and HAB approved new construction on the existing roof of Building 8, adding a fourth floor community building of approximately 4,000 SF and an occupied roof deck of about 12,000 SF.

Further structural analysis, market research, and design explorations revealed that the rooftop had greater potential to contribute to the economic vitality and community life of the building by enclosing more of the rooftop deck.

The Design Team used 3D modeling and the installation of story poles to examine the views to and from the building. The design goals were to: 1) Capture the spectacular views available in West Alameda; 2) Preserve the structural and architectural integrity of the historic building; 3) Preserve the integrity of the surrounding neighborhood by making use of the existing parapet wall as a screening device, and keeping the mass of the fourth floor structure back from the perimeter of the building.

The Design Team has vetted the proposal with Alameda's Building and Fire Departments to confirm that the proposals realistically reflect building and fire code requirements.

The proposed uses are unchanged from the original approval. The Community Room and Common Deck will remain on the fourth floor, as originally proposed. Other approved uses, such as commercial spaces or work/live spaces will be included on the fourth floor in addition to floors two and three. Fourth floor tenant spaces include small amounts of private outdoor space. The project will still be limited to a total of 88 Work/Live units, as per the original approval.

Following is a descriptive analysis of our proposal:

#### **Setback From Parapet**

The Design Team set the fourth floor building mass back from the parapets to reduce visibility from the street. The existing historic building retains its visual primacy. The usable deck area surrounds the building, and there is another layer of green roof space and mechanical equipment at the perimeter of the building, hidden behind the parapet wall. The fourth floor building setback dimensions are:

North and South: 34'-0"

East: 39'-6"

West: 60'-0"

#### **Square Footage**

The design has about 40,000 SF of enclosed space. It also has about 15,500 SF of private and exit way deck in front of the fourth floor units, plus about 3,800 SF of common deck and 500 SF of beer garden deck for the ground floor brewery tenant.

**Form**

The low gable form is inspired by our neighboring building directly to the east, and other Alameda Point structures. The form fits in well with the surrounding buildings, and the ridge height does not exceed our existing building height.

**Materials**

The new structure will have metal cladding and metal doors and windows. The goal is for a warehouse-like, industrial but contemporary look. This will fit well with the neighborhood and avoid appearing faux-historic. Colors are primarily grey/dark silver and black. Colors of the existing building will remain close to what they are now.

The gable roof will be a single-ply membrane. The deck surfaces will be composite wood material. The deck will have built-in composite wood and movable planters, and the space between the deck and the existing parapet wall will have a modular green roof “tray” system. Outdoor spaces will be divided by planters and greenery to create friendly rooftop spaces from which to enjoy the panoramic views.