

MEMORANDUM

To: Matthew Weintraub

From: Alan Dreyfuss

Date: 6/8/17

Project: 1100 Broadway

Subject: Submittal of Revised Plans for Landmarks Advisory Board Meeting

Please see the attached revised plans for the new 18 story office tower proposed for the site adjacent to the Key System Building at 1100 Broadway. I have reviewed the new design, and noted some significant changes since the design was presented to the Design Review Committee. These changes respond to the comments that Ellis Partners received from you, from the Design Review Committee, and from Oakland Heritage Alliance. These comments specifically referenced the desire for strengthened verticality of the design and a reduction in the bulk of the projected cantilever section in relation to the Key System.

As you will note from the revised design, the verticality of the Broadway elevation has been strengthened by the alignment of the projecting bays at the upper and lower levels of the building. In addition, the building edge adjacent to the Key System Building has been strengthened by the alignment of the edge of the bay for the full height of the building at that interface. The alignment of the building edge at this location also significantly reduces the width of the cantilever as experienced from the Broadway elevation.

In addition, the new design has reduced the overall width of the cantilever facing Eleventh Street. Whereas the plan presented to the DRC had the cantilever aligning with the Broadway facade of the Key System Building, the new design has recessed the cantilever approximately ten feet from Broadway. These changes result in a significant reduction in the perceived scale and mass of the cantilever at the Key System Building.

The design has made some other changes worthy of note. Where the new building attaches to the Key System Building on Broadway, the design originally recessed the wall of the new building ten feet for one structural bay in order to protect the prominence of the Key System and retain its wrapped cornice. The new design has extended the recessed portion of the new building to two structural bays, increasing the prominence of the Key System Building. The new design also wraps the upper bay at the northwest corner over Twelfth Street and the southwest corner over Eleventh Street as well as further articulates the south façade. These revisions result in a more balanced design, and reduce the impact of the cantilever over the Key System Building. Taken together, I think the new design results in a more balanced, vertical design, and significantly reduces the impact on the Key System Building.

DRC SUBMITTAL



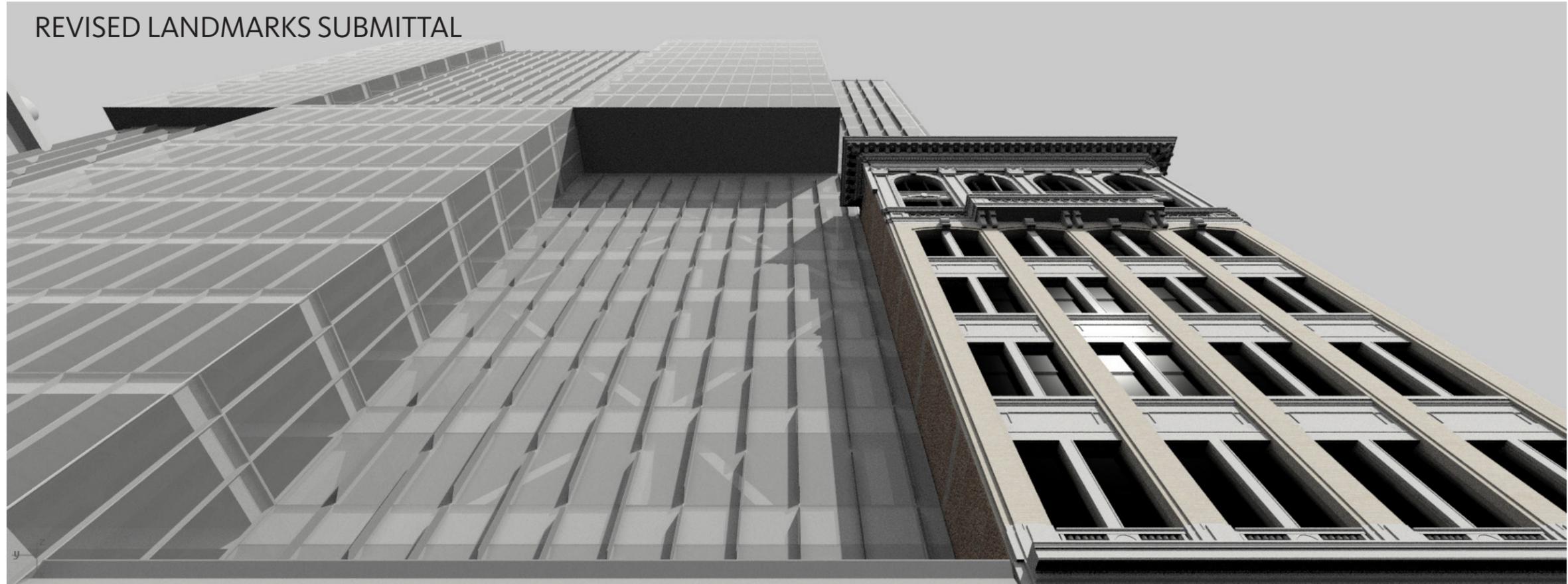
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