



# MEMORANDUM

Date: April 10, 2014

TO: Planning Commission

FROM: Ken Johnson, <sup>KJS</sup> Senior Planner, via John Swiecki, Community Development Director

SUBJECT: **5000 & 7000 MARINA BLVD: Presentation of Preliminary Plans for Exterior Modifications**

Westport Capital Partners LLC has expressed interest in making modifications to the exterior of the two office buildings located along the north shore of Sierra Point, at 5000 and 7000 Marina Boulevard. These buildings have been vacant for over 2 years, since 2011. Westport Capital has requested this workshop to obtain feedback from the Planning Commission on their preliminary proposed modifications.

At this time, there is no design permit application before the Commission, but rather, Westport Capital is seeking the Commission's general impressions on these preliminary proposals.

As shown in their presentation materials (attached), the modifications to 5000 Marina Boulevard would be relatively minor, while the modifications to 7000 Marina Boulevard represent more substantial changes.

## BACKGROUND

Both Buildings are subject to the updated Sierra Point Site and Architectural Design Guidelines, dated 2001. Excerpts from the Design Guidelines, on the Architecture and Design Elements, are attached for reference.

**5000 Marina Boulevard:** 5000 Marina Boulevard is a 3 story, 63,000 sq ft office building that was constructed in 2002. The building includes a Kalwall-clad bay as a landmark element of the building, which faces the San Francisco Bay. Kalwall is a diffuse light-transmitting, structural composite material.

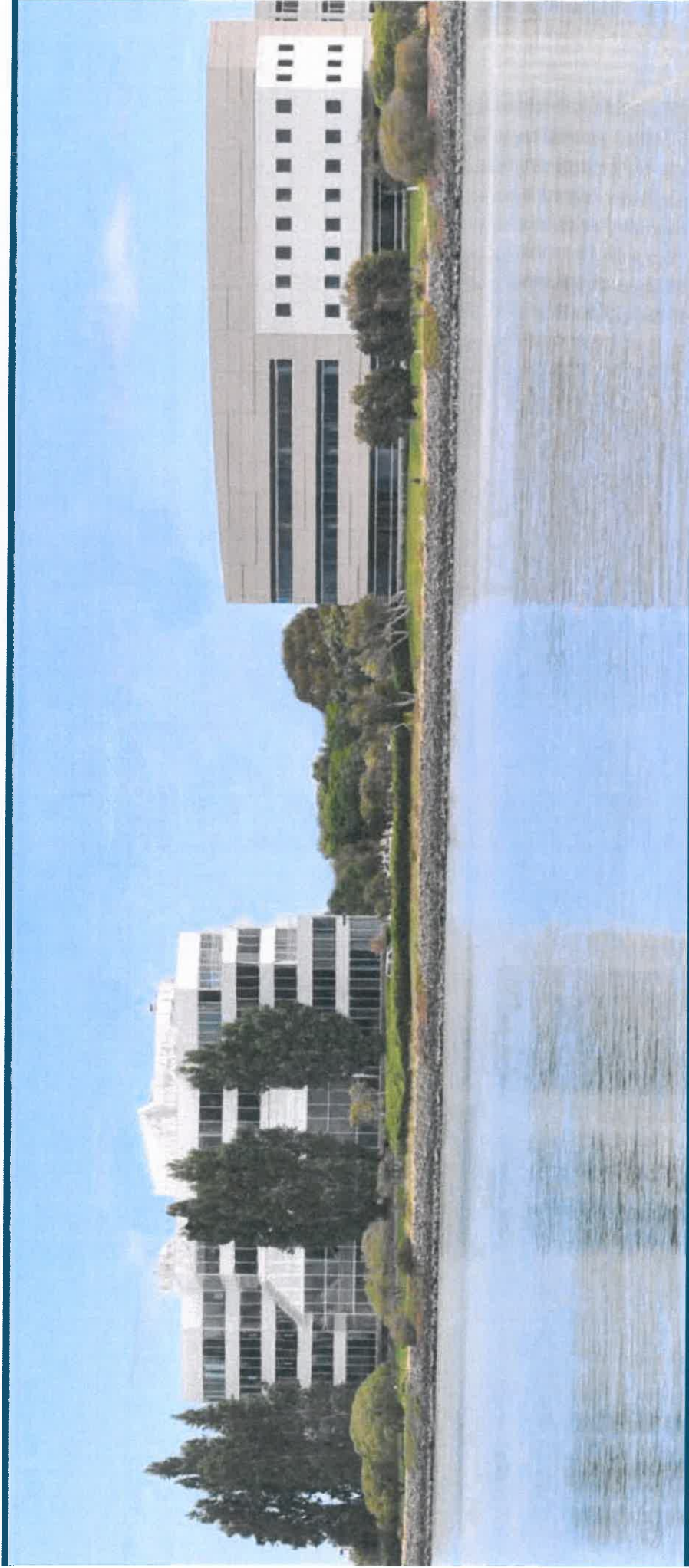
As indicated above, the proposed modifications to this building are relatively minor. The proposal would re-skin the bay with a new glass curtain wall to expand the views from the building interior. The entry sequence to the building would also be updated to address settlement of the surrounding soil, address accessibility requirements and provide for an updated appearance.

**7000 Marina Boulevard:** The 7000 Marina Boulevard building is a 5 story, 80,000 sq ft, office building and constructed was completed in 1986. At the time of its construction it was referred to as the Dakin Building and received some recognition for its unique design, which includes an expanse of glass on the north sides of the building, facing the Bay, and cantilevered window and metal panel systems on the south sides, facing Marina Boulevard.

Westport Capital has proposed to modernize the southern façades by replacing the cantilevered window systems with flat ribbon glass. This would be similar to the ribbon glass systems on other buildings within Sierra Point, with a flattened wall appearance. The existing cylindrical lobby would also be replaced with glass curtain walls and new decorative paneling. While this would modernize this building, it appears that the intent is to generally keep the iconic nature of the building intact. The proposed modifications are depicted in the attached presentation materials.

Attachments:

- Westport Capital – presentation materials
- Sierra Point Design Guidelines



# SIERRA POINT

5000 & 7000 MARINA BLVD.





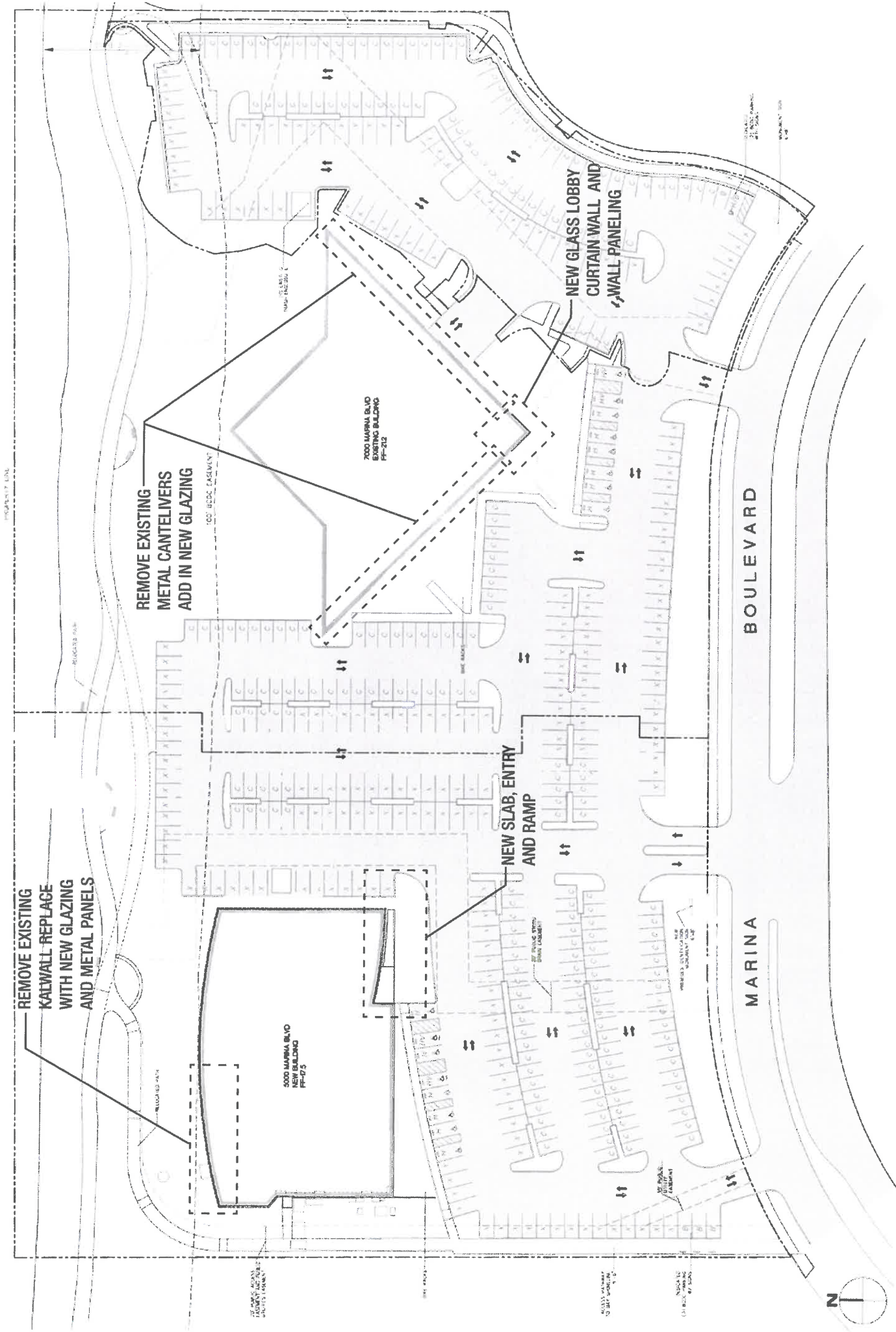
7000 Marina Blvd.

5000 Marina Blvd.

# AERIAL VIEW

Getty





REMOVE EXISTING  
KATWALL REPLACE  
WITH NEW GLAZING  
AND METAL PANELS

REMOVE EXISTING  
METAL CANTELIERS  
ADD IN NEW GLAZING

NEW GLASS LOBBY  
CURTAIN WALL AND  
WALL-PANELING

NEW SLAB, ENTRY  
AND RAMP

5000 MARINA BLVD  
NEW BUILDING  
PF-175

7000 MARINA BLVD  
EXISTING BUILDING  
PF-212

MARINA

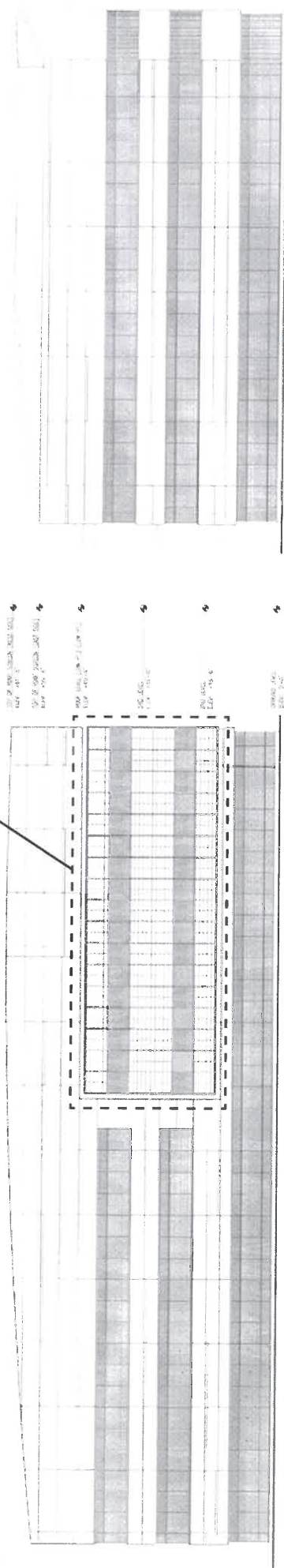
BOULEVARD



# SITE PLAN

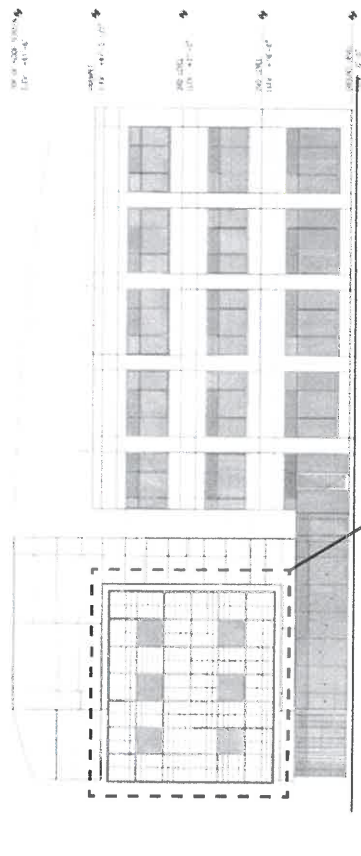
G.1.0.5

REMOVE EXISTING  
KALWALL REPLACE  
WITH NEW GLAZING  
AND METAL PANELS



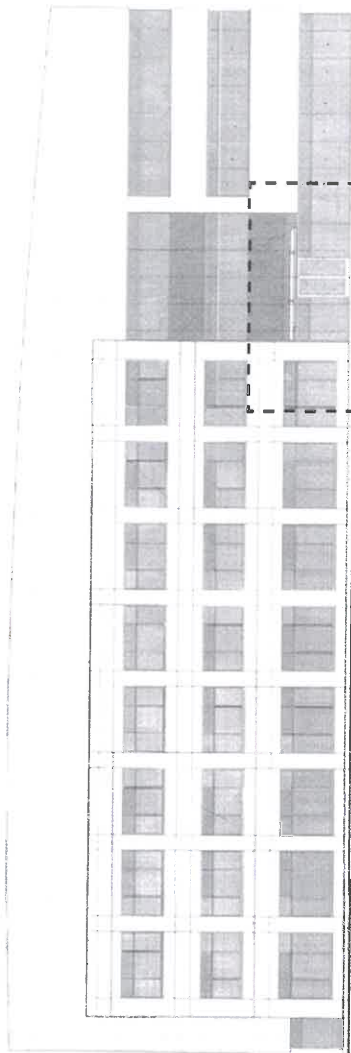
NORTH ELEVATION

EAST ELEVATION



WEST ELEVATION

REMOVE EXISTING  
KALWALL REPLACE  
WITH NEW GLAZING  
AND METAL PANELS



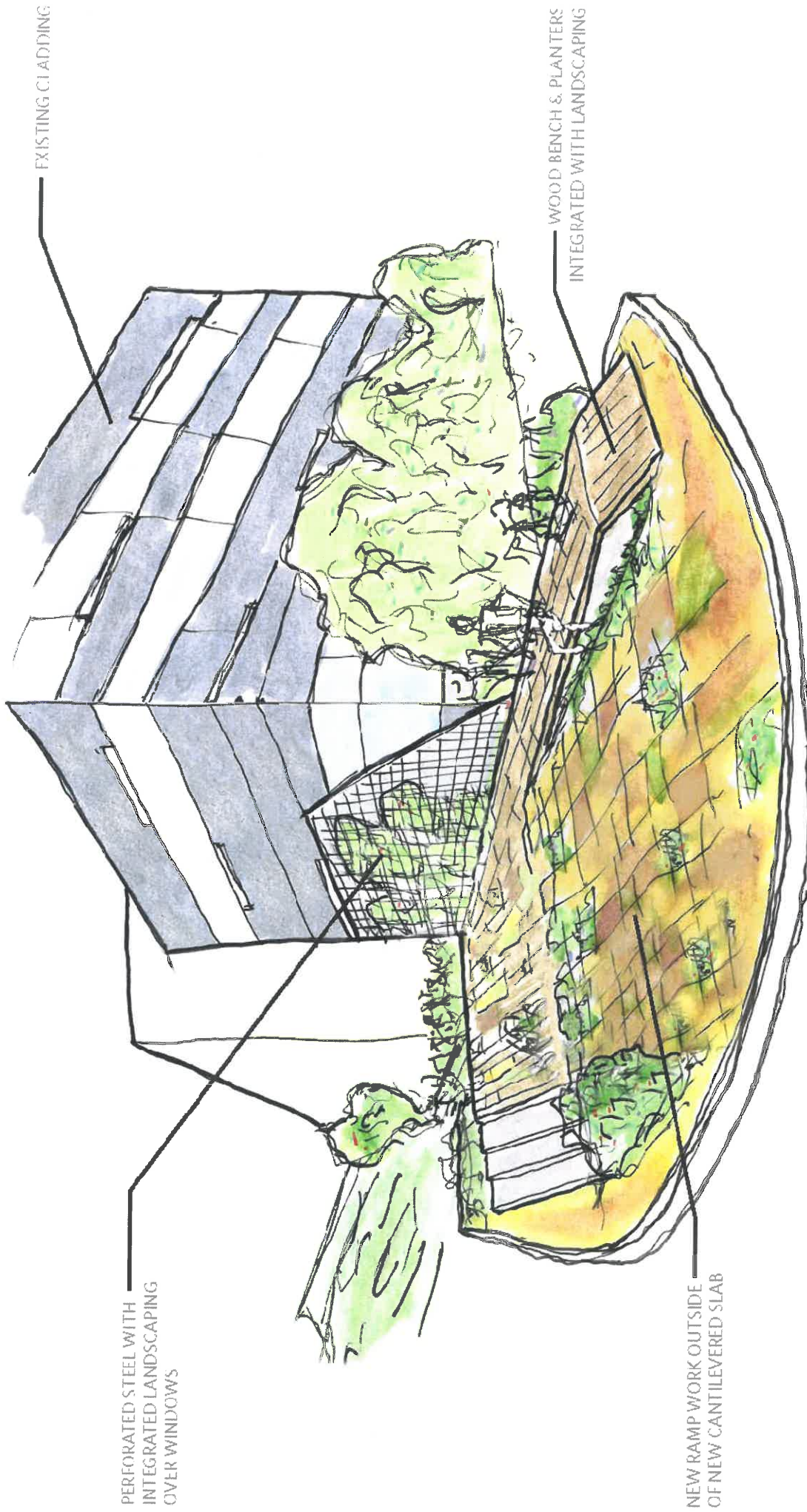
SOUTH ELEVATION

NEW SLAB, ENTRY  
AND RAMP

# 5000 MARINA ELEVATIONS

G.I.G.





EXISTING CLADDING

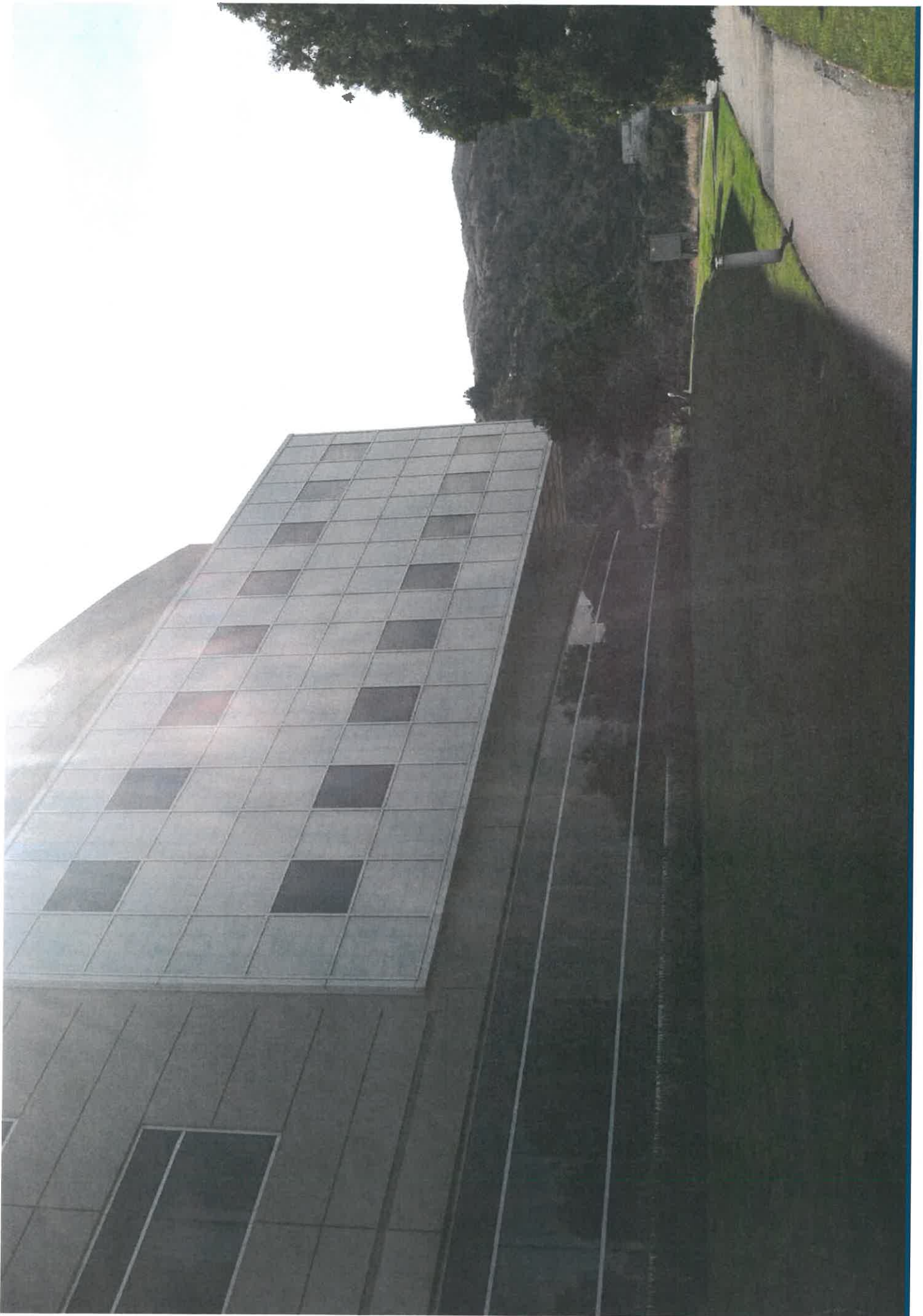
WOOD BENCH & PLANTERS  
INTEGRATED WITH LANDSCAPING

PERFORATED STEEL WITH  
INTEGRATED LANDSCAPING  
OVER WINDOWS

NEW RAMP WORK OUTSIDE  
OF NEW CANTILEVERED SLAB

# 5000 MARINA CONCEPTUAL SKETCH

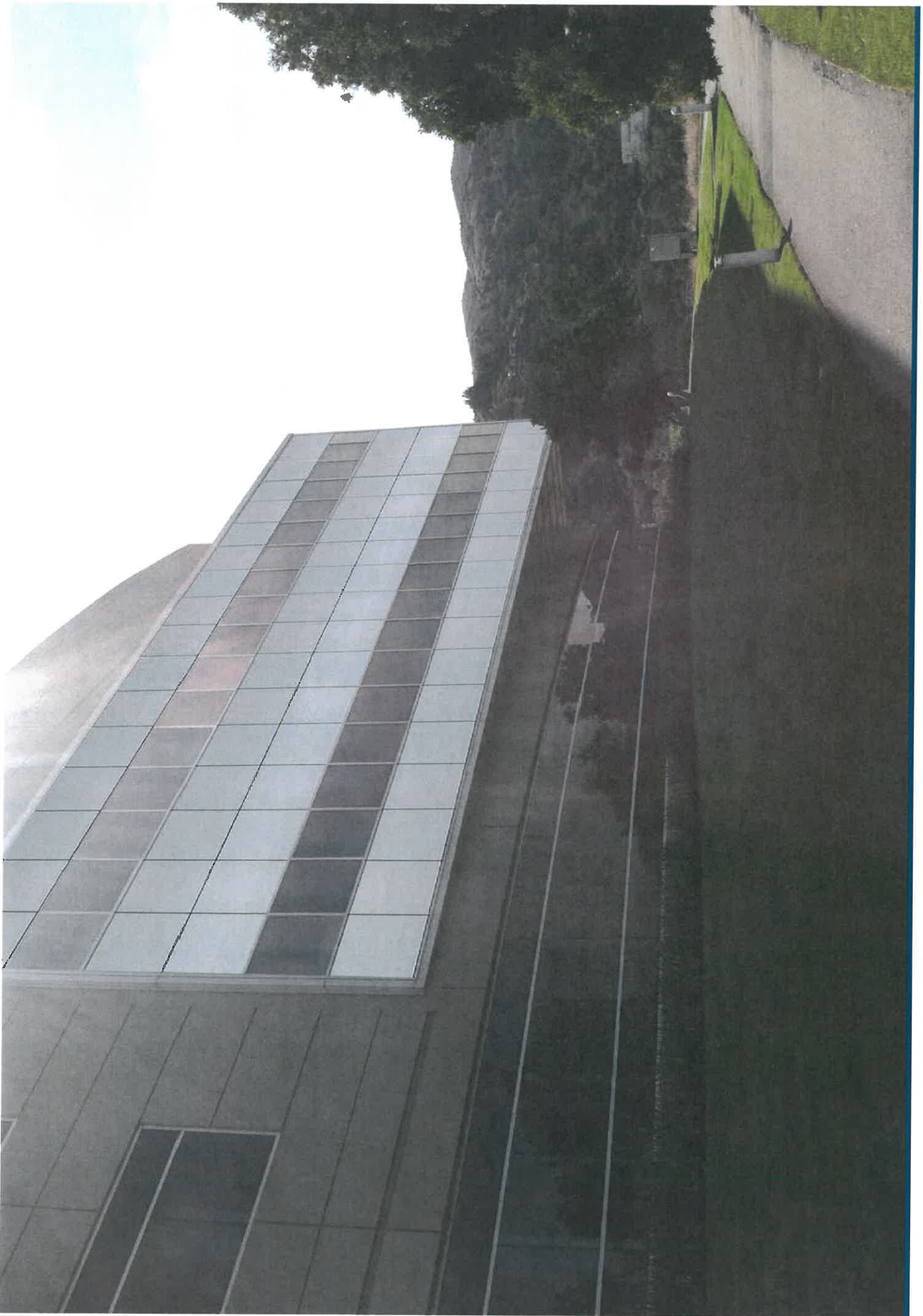
G. J. L. L.



5000 MARINA KALWALL EXISTING CONDITION

G.I.B.





# 5000 MARINA PROPOSED GLAZING AND METAL PANELS

G.I.P.

- \$ 100000
- \$ 200000
- \$ 300000
- \$ 400000
- \$ 500000
- \$ 600000
- \$ 700000
- \$ 800000
- \$ 900000
- \$ 1000000

REMOVE EXISTING  
METAL CANTELIERS  
ADD IN NEW GLAZING

NEW GLASS LOBBY  
CURTAIN WALL AND  
WALL PANELING

**SOUTHEAST ELAVATION**

- \$ 100000
- \$ 200000
- \$ 300000
- \$ 400000
- \$ 500000
- \$ 600000
- \$ 700000
- \$ 800000
- \$ 900000
- \$ 1000000

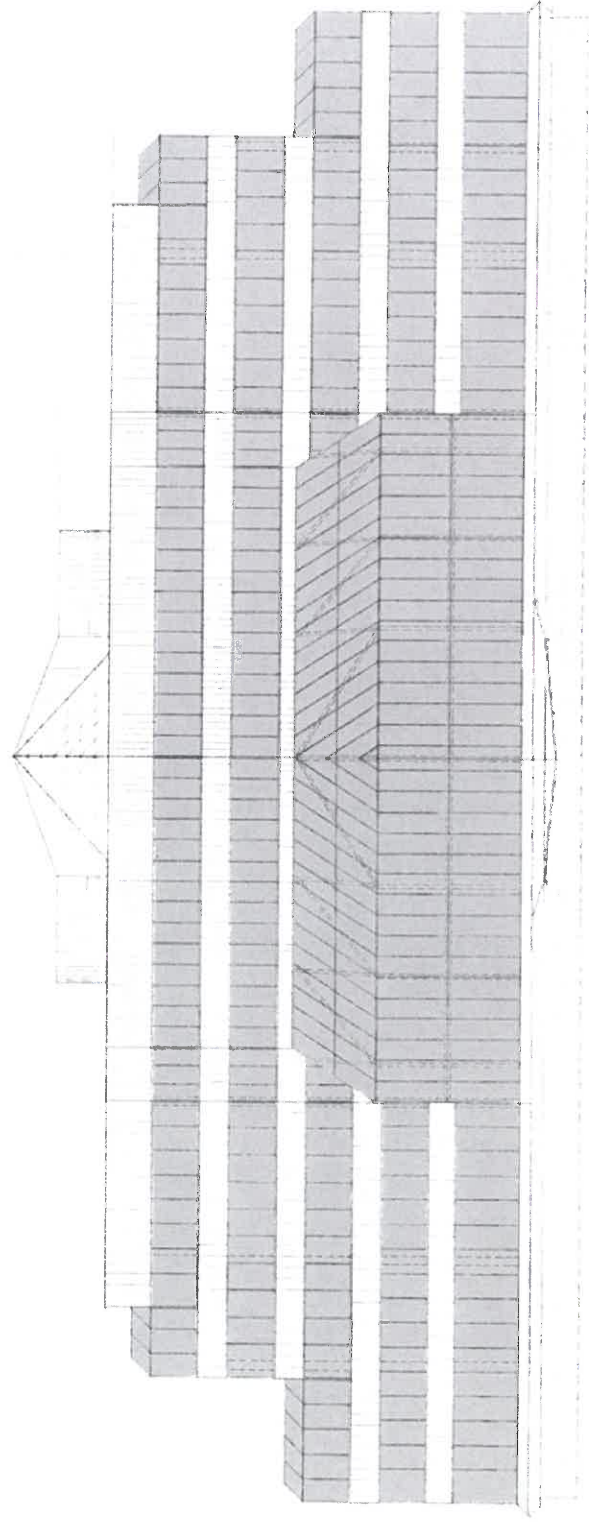
REMOVE EXISTING  
METAL CANTELIERS  
ADD IN NEW GLAZING

NEW GLASS LOBBY  
CURTAIN WALL AND  
WALL PANELING

**SOUTHWEST ELEVATION**



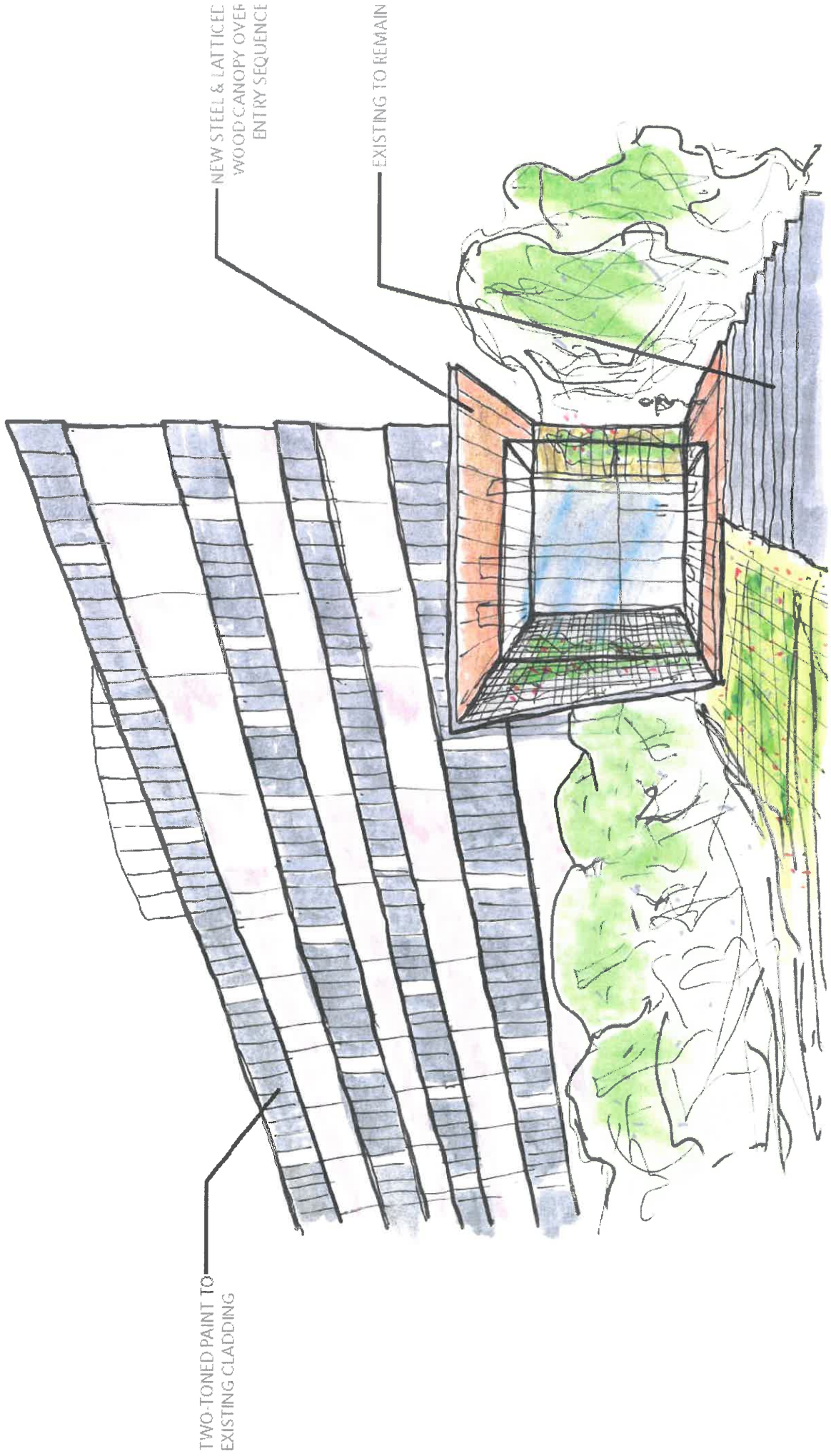
- 1000' 0" 1000' 0"
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- 1000' 0" 1000' 0"



**NORTH ELEVATION**

**7000 MARINA ELEVATION**

*G.I.I.I.*



TWO-TONED PAINT TO EXISTING CLADDING

NEW STEEL & LATTICED WOOD CANOPY OVER ENTRY SEQUENCE

EXISTING TO REMAIN

# 7000 MARINA CONCEPTUAL SKETCH

G.1.12





7000 MARINA EXISTING CONDITION

G.1.13.





# 7000 MARINA PROPOSED GLAZING AND METAL PANELS

G.1.1.14



Excerpt from:

Combined Site and  
Architectural Design  
Guidelines, Sierra Point,  
dated March 12, 2001.

See figure on following page.

## Architecture

The purpose of these architectural guidelines is to assist in the creation of an integrated development, which will have a strong identity. These general guidelines are meant to ensure design continuity, but not to restrict creativity. Departure from the guidelines should be made only after careful evaluation.

Sierra Point must be a development for both the public and private users; it must create the ambience of both an office park and a public/recreational area, and should be developed with careful planning through the use of an integrated conceptual plan.

## Overall Design Concerns

Sierra Point is planned as a harmonious, comfortable and inviting work environment. The landscaping, graphics and lighting will be unifying elements for the site and the appearance of the buildings and their architecture will make an overall contribution to the public's perception of Sierra Point.

The buildings will take on a variety of configurations but in all cases, each building will be compatible with others within the development. The architecture will reflect a balance of diversity in form and materials and uniformity in function, scale and style, with exceptions as appropriate for buildings designed for uses other than offices. The buildings within the development will be interrelated by the repeated use of several design features.

The architectural design should be creative with an approach that juxtaposes elements while creating a well composed design. The location of buildings as well as the building type and function should require different design concerns for each structure. This differential treatment must be purposeful, but within a certain range of choices. For example, proximity to the Bay requires particular sensitivity to the water's edge, while buildings near the entrance could be distinctive. Yet, continuity among all elements is also necessary, and will be provided

by repetition of certain design elements, style, use of materials, etc. The following criteria should be adhered to:

Differential Treatment in Different Areas:

Buildings should be clustered, yet the individual identity of each building maintained. Buildings closest to the Bay should provide public space and open plazas related to the shoreband.

Building setback lines which undulate towards and away from the Bay around the 100' shoreband, are more aesthetically pleasing than a continuous setback line. This undulation allows for a varying landscape treatment and a distribution of parking so that parking does not come between the buildings and the shoreband.

The design should provide for a mix of building heights, styles, and planning that conveys an inviting and attractive profile to passing traffic from both land and bay perspectives.

Mass and Scale

The maximum allowed heights of the buildings will vary from five to twelve stories and floor areas from fifteen thousand to thirty thousand square feet. To reduce the mass of each exterior elevation to human scale, several harmonious geometric features will be used. The mass of the buildings will be compressed, chamfered, notched, and sculptured to minimize the buildings' effect on existing views and to maximize views from the buildings.

Form

The style of architecture will be very contemporary with the design stressing grandeur of simple forms. These simple forms, articulated to reduce mass, will be a strong, unifying element of Sierra Point. These same forms should be further articulated by creating exterior balconies, terraces and many corner office spaces, which increase the tenants' contact with the Bay and the Brisbane Marina.

Balconies may step back from floor to floor to reduce the apparent height and mass of the building and to provide more light to the lower balcony surfaces.

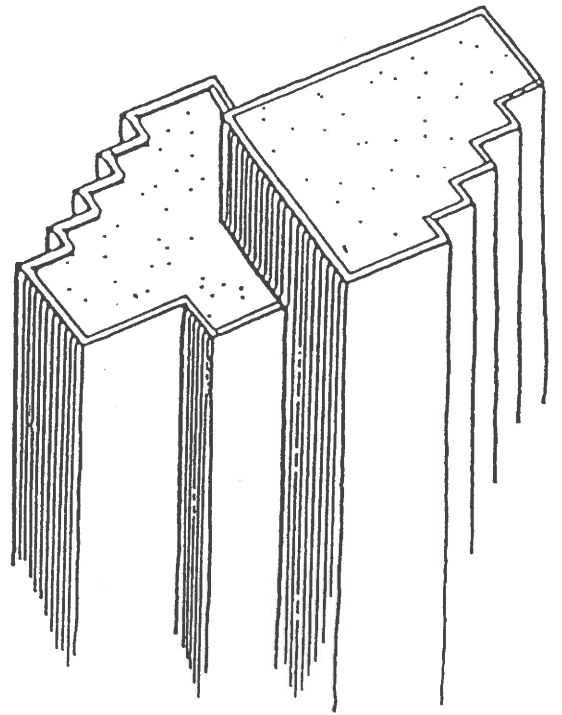
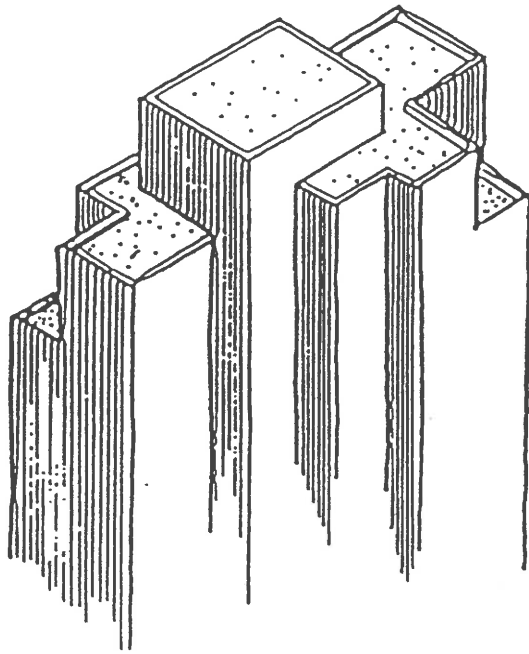
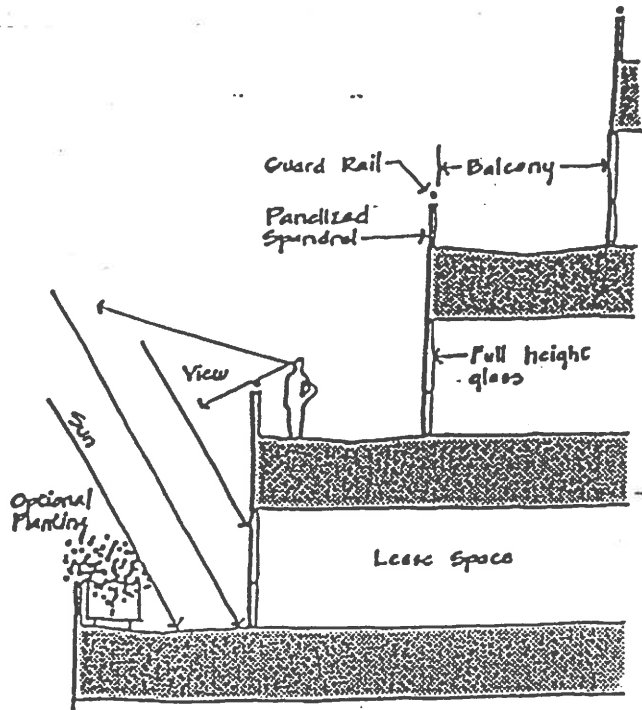


### Repetition of Elements – Continuity:

A rhythmic repetition of certain design elements is essential to maintain continuity and the dual office/recreational theme. This repetition will occur in design, landscaping, signing and lighting:

1. Open plazas near the buildings along the Bay should be contiguous to public open space. Design of plazas should provide a transitional zone at the building's edge thereby delineating private space from public space. Transitional elements include arcades, colonnades, steps, benches, or planting.
2. Brick, concrete pavers and wooden decks at the base of the buildings and within plaza areas should serve as an integrating feature throughout the site.
3. Balconies are recommended as a repetitive unifying element on a number of buildings.
4. The clustering and locating of masses should be planned in accordance with the designated view corridors and, in addition, to maintain a minimum distance of 80 feet between buildings located within 150 feet of the Bay's edge.
5. Buildings should be grouped to create substantial plaza areas and to provide opportunities for office users to enjoy the outdoors, as well as to provide places for people to congregate.
6. Groundplane and building mass should be integrated. Berms, mounds, foundation plantings or other screening methods should surround buildings and allow a vertical transition from building form to earth form.
7. A vertical transition should be created from higher buildings in the center of the site to lower heights adjacent to the shoreband.
8. The repetition of materials and colors will foster continuity. The colors will be determined by the type of materials.

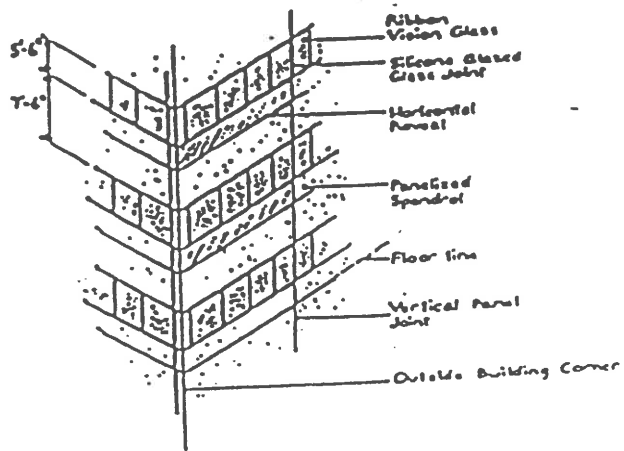
See figures on following page.



3/A

G.1.18.





31B

G.1.19.

9. Signing will be utilized to encourage dual use of plaza and parking areas as well as to guide the public to different routes to views, open space areas, plaza areas and to the Marina.

10. Service areas should be screened from walkways, parking areas, plazas, and views from buildings.



## Summary of Architectural Guidelines

1. The building architecture will reflect a carefully controlled balance of diversity with a repetition of design features and details, which will foster continuity.
2. The buildings will be articulated to reduce their mass and effect on existing views while maximizing views from the buildings.
3. Major unifying elements in the building design will be featured by simple, sculptured forms with chamfered and notched elevations and exterior balconies and terraces, where appropriate.
4. Continuous horizontal fenestration with tinted or low reflected energy efficient glass must be utilized to take advantage of the spectacular views from the office buildings.
5. The exterior panels forming the building skin will be made of precast concrete, brick, metal or tile veneer utilizing warm earth tones, neutral colors and some pastels. The use of shiny, highly metallic or reflective materials will be avoided.
6. Concrete entry bridges connecting the building entrance stairs with on-grade entry walks must be incorporated to span the landscaped areas.
7. All mechanical equipment and exposed ductwork, utility equipment and trash receptacles must be concealed and screened.

# Design Elements



## Design Elements

The unique character of Sierra Point and its associated design problems require special attention to details, many of which have been especially developed for this project.

### A. Materials

The materials utilized should promote a warm and inviting ambience and insure that Sierra Point will not be formidable to the public. The modern office and accompanying recreational motif can be fostered through the selection of certain materials. The transition to the lower-key scale of buildings near the Bay should also be emphasized by the choice of materials.

Traditional building materials will be used throughout the project. Each of the buildings would have a steel frame structure with a panelized curtain wall system for the exterior. With the steel frames, it is anticipated that office floor to floor heights of approximately thirteen feet will prevail. Therefore, the extent of glass areas will be constant from office building to office building. Continuous horizontal fenestration will be featured to take advantage of the spectacular views. Tinted or low reflectance, energy efficient glass will be utilized.

Alternating bands of glass and warm panels are appropriate for this site, and their use will unify the various office buildings. These exterior panels would be of precast concrete, brick, metal or tile veneer. Specific criteria to be considered with respect to materials are:

1. Buildings should use glass in combination with either brick, wood or concrete. Near the Bay, warmer materials such as brick or wood are preferable.
2. Grey lite 14 or solar-cool grey glass, which coordinates well with these materials, could be utilized.
3. The use of reflective glass should be considered within the context of the development. Its use should be limited and near the shoreband. Exterior glass should not create significant glare.

4. The use of materials must consider the park's adjacency to the Marina and should therefore be coordinated with that parcel. However, as most of the Marina structures will be very small, they will be of a different building type than that of Sierra Point.

5. Durable materials, which require minimum maintenance, are considered appropriate and the range of materials discussed fit this criterion.

#### B. Building Colors

The buildings will be interrelated by the common use of traditional building exterior colors. Although the various buildings may be encased with different skin materials, the colors and visual perception of all buildings will harmonize with each other.

Building colors will be drawn from a common palette of colors, which are complementary. Warm earth tones, neutral colors and some pastels will be utilized. The use of shiny, highly metallic or reflected materials would be minimized. Accent colors at balcony railings, metal soffits and aluminum windowalls would be judiciously used to further define the geometry of and add character to each individual building.

#### C. Building Entrances

Because of unique site soil conditions, all buildings will incorporate similar concrete entry bridges connecting the building entrance stairs with the on-grade interlocking concrete paved entry walks. Entrances, designed to maximize pedestrian flow towards the building, will feature attractive, spacious planters fully integrated into the overall building architecture.

Definition of the entries is important to the arrival sequence. Major building entrances will be articulated to create an inviting, exciting space, which will attract people without confusion.

#### D. Building Base

Office buildings may incorporate one level of subterranean parking. In such cases, the topmost portion (+30 inches) of the exterior face of the concrete garage will be exposed above grade. This exposed concrete garage wall will be visually interpreted as a base or pedestal from which the building rises. The repeated use of this base with horizontal reveals, creates light and shadow effects which will act as a unifying architectural element. A gradually sloping, landscape area will surround the building and act as a transition space between the parking area and the building face.

#### E. Equipment

The buildings and surrounding site improvements are highly visible from within the site and from U.S. 101 and Old Bayshore Highway. This visibility due to the openness of the project will require special treatment of mechanical equipment and service areas. Mechanical equipment, exposed ductwork and rooftop equipment, regardless of building height, must be concealed. Trash enclosures, utility meters and other service devices must be located away from building entrances. Utility equipment can be screened by the use of landscaping and trash receptacles enclosed by attractive masonry or wooden enclosures.

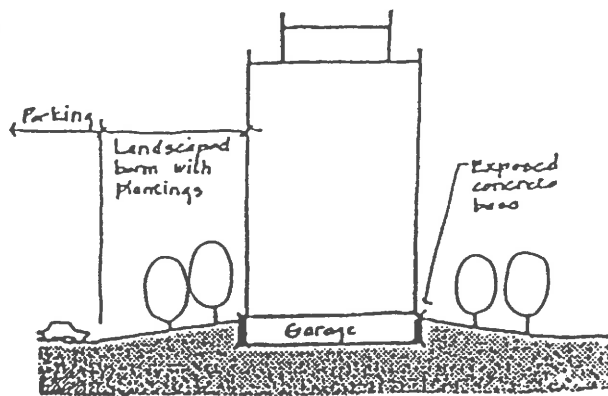
#### F. Lighting

Lighting should be chosen to fit the context of this development. Specific materials are encouraged, but variations can occur if necessary to insure compatibility with the design development. In addition, the selected fixtures, if maintained by Pacific Gas and Electric, must be acceptable to their maintenance division.

Color corrected high-pressure sodium lamps are recommended for the roads and parking lots. In the pedestrian areas, especially along the Bay edge, a metal halide lamp is recommended.

Lighting must be adequate for night-time activity, with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the property.





36A

G.1.26

April 2, 2014

## **Preliminary Project Descriptions:**

### **5000 Marina Blvd**

The proposed improvements to the building exterior will be focused on the building entry and the existing Kalwall system on the Northwest elevation. The Kalwall system on the Northwest elevation would be removed and replaced with a new glass curtain wall to offer additional views from the building interior. The existing flat work and path of travel leading to the lobby entrance has been significantly impacted by settlement. The existing flat work is comprised of brick pavers and site concrete which over the years has settled considerably due to the existing soil condition. We propose to remove the existing flat work and replace it with a structurally reinforced slab that would tie to the existing building slab, which would allow for an ADA compliant entry. The perimeter landscaping would be enhanced through the use of pottery to avoid any further erosion issues. The lobby storefront would also be replaced to accommodate the revised slab condition.

### **7000 Marina Blvd**

The proposed improvements to the building exterior will be primarily focused on the West and South elevations. The existing cantilevered glazing and metal paneling systems will be removed and replaced with ribbon glass along both elevations, and the existing metal paneling will be reconditioned and painted. The existing cylindrical lobby glazing will also be removed and a new glass curtain wall will be installed in its place, which will be squared off to mirror the existing building façade. The glazing will be recessed under the building as it currently is, and new decorative paneling will be added around the perimeter of the opening. We also propose that a decorative element be added to the West facing elevation to maintain an iconic element to the building façade.

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Email excerpt to: Ken Johnson