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ARCHITECTS

04 December 2014

John Swiecki
Director, Community Development Department
City of Brisbane
50 Park Place
Brisbane, California 94005

RE: Architectural Review - 7000 Marina Blvd, Brisbane, CA

Dear John,

NicholsBooth Architects has been engaged by the City of Brisbane to evaluate the proposed design changes to the above-referenced building (by the Applicant) in consideration of the Appeal filed by Ray Miller et al. After careful consideration of the proposed design and the existing building's characteristics, we have composed a list below of our comments and proposed design changes.

Architecture may be defined as a building living beyond its inception to become middle-aged or downright old and survive without major renovation because the core characteristics are just too successful and appreciated that it does not make sense to change them. In the case of the 7000 Marina Blvd. Building, it is our opinion that some of the characteristics of the building are worth keeping and others are not.

1. Modifications to the Main Building entrance by squaring off the existing rounded configuration

   We see this as a major improvement to the site and building. In conjunction with the reconfiguration of the exterior landscape/hardscape, the proposed entry corresponds to the 5000 Marina Blvd. Building, creating a more campus like environment. The square shape has many positive features: increases overall square footage, provides more useable space and a greater visual connection with the adjacent building and surrounding area, opens up the entry lobby making it a more inviting and accessible entry sequence. It is our opinion these items will increase the marketability and prolong the useful life of the building. We do not see any negative effect with regards to function or impact on the architecture as the original intent is maintained and enhanced.

2. Installation of the new rectilinear rooftop mechanical screen covering the existing circular screen

   This proposed solution, in our opinion, does not create a strong aesthetic, visual or functional impact on the scale, form or proportion of the building. The location on the roof does not

allow this feature to be readily noticed other than from the freeway. Therefore, we do not recommend investing in this addition.

3. Replacement of the angled windows/sunscreen system along the southwesterly and southeasterly building faces with ribbon glass to match the remainder of the building

This 'awning' feature (as described by the original architect) is one of the character-defining elements of the structure, but character does not always stand the test of time. As we see it, many critically acclaimed buildings can be trendy and ultimately very unpopular and demolished over time. Nature, mountains and bays do not go out of fashion, but buildings often can relative to lights and views. Critics can applaud a building without any concern for the experience it provides for the occupants and its functionality.

It is true that the overhead sloping plane of the architecture may prevent overexposure to the sun, as awnings do, but the success of awnings is that they selectively filter sunlight and views without feeling overbearing and most typically are retractable, allowing the occupants the option of light and views. It is hard to gauge whether or not these large overhanging planes live up to the time tested appeal of an awning, especially from the point of view of the users, who would work away under these permanently angled planes that offer no option for a view upwards to the sky.

In today's more egalitarian corporate workplace, light and views are shared by all. Interior offices and conference/meeting areas are located internally against the building core with glazing facing the windows. We see this workplace layout as extremely pervasive throughout the general Bay area and beyond.

Originally designed for typical layouts of exterior offices and conference rooms, one can appreciate that a slightly reduced view and sun shading might actually work well for the single occupant use of an exterior room – though blocking the view from the interior occupants. To quote what appears to be one of the dissenting jurors of the 1987 CCAIA Merit Design Awards Program, Diamond, "But I have a more serious concern. Reading the plan, it appears that much of the internal population is without a view, despite all the glass."

Unwanted, unmaintained and leaking structures turn to blight after time and the historic vacancy in this fantastic location during an economic boom period does not bode well for its future. The current awning windows on two sides of the building have created water intrusion into the building, cleaning and maintenance issues and block views by 50%. The proposed modification will increase the views to the surrounding environment providing a greater connection to the campus, enhancing user experience, increasing building performance and therefore, the life of the building. To conclude, if we subscribe to the belief that form follows function, then we recommend changing this form to create the desired function.

4. Replacement of existing angled conference room pop-outs with full floor to ceiling glass-enclosed rectangular pop-outs

   It is our opinion that this feature would impact the building's image in a positive way. It is refreshing without reinventing by simply modifying existing elements. Externally, the square shape relates to the proposed squared off entry way and detracts from the overly angular features of the original building. The proportions and texture change of these 'pop-outs' add interest to the façade and repeat architectural language proposed for the 5000 Marina Blvd. Building. Internally, this new shape opens up the views allowing a more direct connection to the outside with the adjacent building and surrounding environment (the bay on one side and the San Bruno Mountain on the other). Currently, one cannot step up to or out to the existing glazing and this change creates an exciting new experience. It also creates small interior 'moments' for interaction and collaboration so inherent in today's modern office dynamic.

5. Installation of new overhead doors and wood/steel cantilevered deck at existing atrium

   On one hand, we consider this an extremely favorable addition/upgrade. In our experience, outdoor space is increasingly important to end users. This deck provides a direct connection to the outside environment, more useable square footage and makes the atrium area more a more dynamic gathering space, giving the atrium the status it deserves as one of the most important features of the building.

   On the other hand, this opening is proportionally on the small side and creates HVAC challenges and may allow building access for birds, etc.

6. Introduction of accent colors (back, grey, and yellow) to the existing all white building

   A change in color will have a high impact on how the building is perceived. We recommend retaining the current all white look of the building. We recommend testing for color additions after the full remodel is completed, including 5000 Marina Blvd. Building. Also, changing the color to black might be disruptive; dark paints tend to fade and need re-painting sooner and attract heat, therefore we do not recommend this action.

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Design Suggestions:

The following are a few suggestions for alternatives to the 'awning' building element if that is the City's direction. These options do not in any fashion take into consideration cost or potential buildability which could be deal-breakers.

A. Rework the angled windows and sunscreens (awnings) with both faces being glass, or the top surface being a more transparent (see-through) glazing. This will allow for a more direct visual connection with the outside and views while maintaining the awning look. (Image 1)

B. Replace the angled windows and sunscreens with straight ribbon windows and re-create the bow 'awning' detail at the top and bottom spandrel elements. (Image 2)

C. Replace the angled windows and sunscreens with straight ribbon windows and maintain the original structural tube steel – essentially leaving the awning skeleton in place. (Image 3)

D. Proceed with the renovation concept originally submitted by the Applicant.

In closing, we would like to point out that the real winning characteristic of the building as a whole is the interior Atrium with its views of the San Francisco Bay and asymmetrical skylight – this is actually the element mentioned as its chief strength, that and its light-weight structure on the sinking reclaimed site.

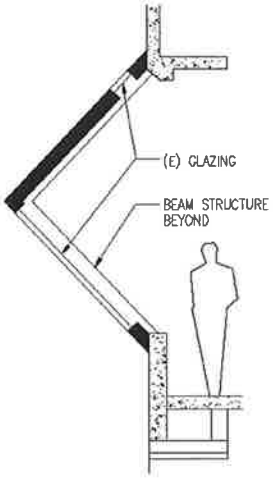
We believe that after reviewing the information revolving around the project renovation and the subsequent appeal that we have provided an unbiased opinion on the matters at hand.

Please do not hesitate to call with questions. Note reference material below that was used during our study. Thank you.

NicholsBooth Architects
Respectfully,

Gary Nichols, IIDA, CID LEED AP
CEO

Martha Breed, AIA, LEED AP BD+C
Architect



EXISTING CONDITION

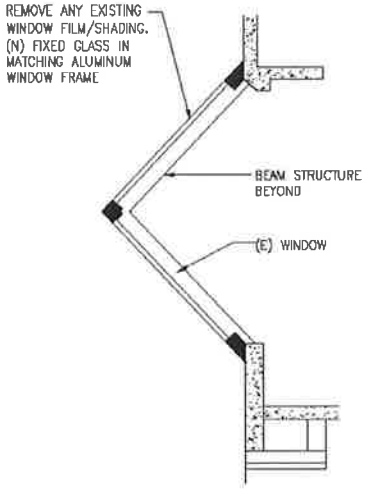


IMAGE 1

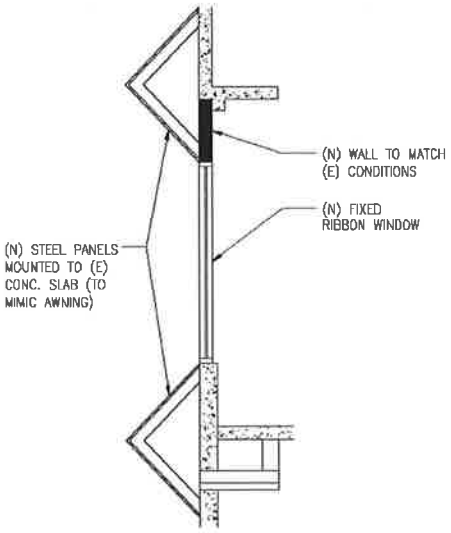


IMAGE 2

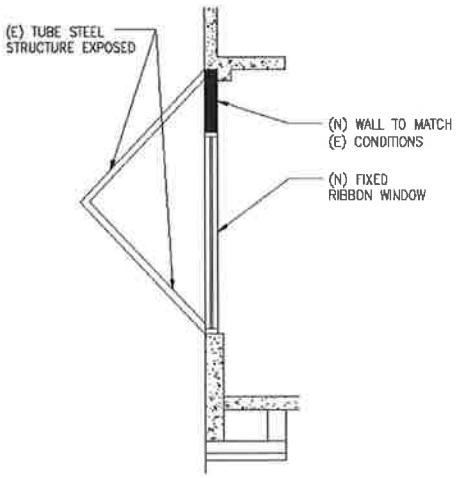


IMAGE 3

Reference materials and meetings used in our conclusion include:

- Copy of the Architecture California article about the Merit award given in the California Design Awards issued on July/August, 1987
- Copy of the AIA News article about the CCAIA Awards issued on May, 1987
- Copy of the San Francisco Examiner article "AIA honors Bay Area design excellence"
- Design permit application set of drawings issued on July 24th, 2014 by Design Blitz including landscaping, #11501
- Copy of the Appeal of Planning Commission Approval of Design Permit for renovations of existing building at 7000 marina Boulevard dated August 7th, 2014. Filed by Raymond C. Miller and Terry O'Connell on August 18th, 2014. Received on August 22nd, 2014
- Copy of Design Blitz's response about the Exterior Improvements to 7000 Marina Boulevard issued on August 14th 2014
- Interview with the Applicant on site
- Interview with Raymond Miller on site
- Multiple site visits
- Copy of e-mail received from Raymond Miller dated October 14th, 2014 referencing the Dakin Building
- E-mail received from John Swiecki dated October 23rd, 2014 referencing the Hitachi Building facility manager's comments/thoughts