

KAVA MASSIH ARCHITECTS



Housing Portfolio



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FIRM PROFILE

KAVA MASSIH ARCHITECTS was founded in 1996 by Principals Kava Massih and Jerry Mastora. The firm has since established itself as an innovator in combining cost effective purpose with vibrant, place-making design. We maintain relationships with commercial, non-profit, institutional and individual clients, completing energetic projects that range widely in both scale and type.

The firm organization is characterized by an open and collaborative spirit that extends to its clients and communities. Our long list of repeat clients is testament to our creativity, dedication and flexibility. We have earned a reputation as a firm capable of delivering innovative design while respecting time and budget. Our professional services include feasibility studies, programming, space planning, architecture, interior architecture, construction documentation and construction administration through occupancy.

Our office has consciously developed a diverse body of work as seen in our project portfolio. This project range benefits our clients, allowing us to transpose innovative solutions and problem-solving across project types. The firm's practice is broadened and strengthened by design concepts that maximize each project's potential.

Many of our projects go through a public design review process, requiring extensive city, committee and neighborhood interaction. We find ways to embrace that involvement, weaving it into our building designs which ultimately become a source of pride for the entire community. By listening and responding to concerns, we widen the circle of ownership using the project to help reinforce communities. The same can be said about involving our clients in the process of architecture.

We believe in a holistic approach to design which allows a balance between the current needs of our clients and a respect for the future needs of the planet. We understand that sustainable development is an integrated process involving all members of the project team and resulting in a high quality product with minimal impact on the environment and solid return on investment.

THE SHIPYARD AT HUNTERS POINT MARKET RATE HOUSING



The project developer, Lennar Urban, approached KMA to design a development of 159 residential units on two blocks in San Francisco's Hunters Point neighborhood. The overall Lennar development, on the site of the former Hunter's Point Naval Shipyards, includes upwards of 10,000 new units of housing.

The eleven buildings are a combination of townhouse style units and stacked flats. Units vary in size from 1-bedrooms to 3-bedrooms and range in size from 602 to 1404 sq ft. Each of the buildings has a different character to respond to both the client and City of San Francisco's goals of design diversity. The hilly site with 360 degree views of the Bay and San Francisco has provided both enormous design opportunities and challenges. Our team worked closely together to ensure the project goals were maintained and advanced at each stage of the process.

The design approach for both Blocks 53 and 54 has many varying components. Overall, the general design and layout of the blocks maximizes view corridors and access to natural light. The interior spaces of the units are designed to be efficient but comfortable in size while maximizing utility, providing for generous units while not overbuilding (conserving on resources during construction and when the units are occupied). The open spaces have been designed to maintain the view corridors while also maintaining security and some privacy for the homeowners. The view corridors and gaps between the buildings create opportunities for potential art locations as part of the fence and grillwork design.

Private secured parking is provided for each unit and all of the townhouse type units have two parking spaces. A total of 86 bicycle parking spaces are spread out on the project site. The majority of townhouse units have either backyards or a common open space as well as a private combination space that is adjacent to their driveway.

| | |
|-----------------------------------|--|
| Owner: | Lennar Urban |
| Contact: | Shawn Perkins shawn.perkins@lennar.com |
| Project Location: | Hunters Point Shipyard, San Francisco, CA |
| Construction Start: | January 2014 |
| Estimated Completion Date: | November 2015 est. |
| Size: | Block 53: 84,789 sq ft, Block 54: 65,066 Total Project area: 3.4 acres |
| Services Provided: | Full Architectural Services |
| Number of Units: | 159 units |
| Cost: | Undisclosed by owner |
| Key Personnel: | Kava Massih, J. Conner, Shawn Fritz, Mark Schlientz |
| Contractor: | James E. Roberts-Obayashi Keith Ulinger, keithu@jerocorp.com |



PARKSIDE MARKET RATE HOUSING



Parkside is a new 311,000 sq ft mixed-use development located at the prominent intersection of Powell and Hollis Streets in Emeryville. The 166 for-lease units in two buildings will consist of studios, 1-, 2-, and 3-bedrooms plus 14 live/work/flex spaces over ground-floor retail. Residents will have access to a number of amenities, including expansive views of the San Francisco and Oakland skylines, private courtyards, a resort-style pool with spa, business center and a 24-hour fitness center with pool views and free weights.

In keeping with the industrial neighborhood, the façade utilizes a material palette of stucco, metal siding, brick, and wood. One of the design challenges was to incorporate an existing brick building (originally a paper mill) into the façade of Building B. The previous all stucco addition above the brick building had been revised in response to comments to engage the brick building instead of stepping back from it. At these locations, the material is metal siding providing a varied façade with different planes that respect the existing brick.

| | |
|-------------------------------|---|
| Owner / Developer: | Equity Residential |
| Contact: | Peter Solar (415) 771-6647 |
| Project Location: | Hollis and Powell St., Emeryville, CA |
| Completion Date: | June 20, 2015 |
| Services provided: | Full Architectural Services |
| Square Footage: | 311,000 sq ft |
| Number of Units: | 166 units |
| Cost: | \$38 million |
| Involved Firm Members: | Kava Massih, J. Conner |
| General Contractor: | Build Group Inc. Daryl Bruce, 415-367-9399 |



THE AMBASSADOR AFFORDABLE FAMILY HOUSING



The Ambassador is located on the border of Emeryville and Oakland on the site of the former Ambassador Laundry building. Situated between the route 580 approach to the Bay Bridge and a local park, The Ambassador deftly weaves these site characteristics and the modern, multi-family residences into a new, compelling narrative. The development is comprised of over 80,000 sq ft of common spaces and 69 units of affordable housing in three separate buildings.

Building A—the largest of the three buildings, at 75,000 square feet and five stories—includes a generous second-floor landscaped courtyard for residents' use. It includes community rooms, and distinctive architectural elements in the lobbies and outdoor areas. The other two buildings, designed as townhouses, maintain the scale of the adjacent single-family homes while employing architectural elements that compliment the entire development. Within the three-building site, play areas and landscaping contribute to a sense of community and unite the separate structures with the existing neighborhood.

The Ambassador is in close proximity to shopping, services, entertainment, recreation and mass-transit options. Built with several Green building features, it exceeds Title 24 energy efficiency standards by 15 percent.

| | |
|---------------------------|--|
| Developer: | RCD, Lisa Motoyama, 510-848-4410 |
| Contact: | City of Emeryville, Redevelopment Agency Pat O'Keefe, 510.596.4300 |
| Project Location: | 1168 36th Street, Emeryville, CA |
| Completion Date: | November 2013 |
| Square Footage: | 112,800 sq ft |
| Services provided: | Full architectural services |
| Number of Units: | 69 1-, 2-, and 3- bedroom units, including 4 studio units |
| Cost: | \$19,500,000 |
| Key Personnel: | Kava Massih, J. Conner, Brent Adams |
| Contractor: | Seque Construction David Dunlop 925.931.1750 x29 |



ASHLAND PLACE

AFFORDABLE HOUSING

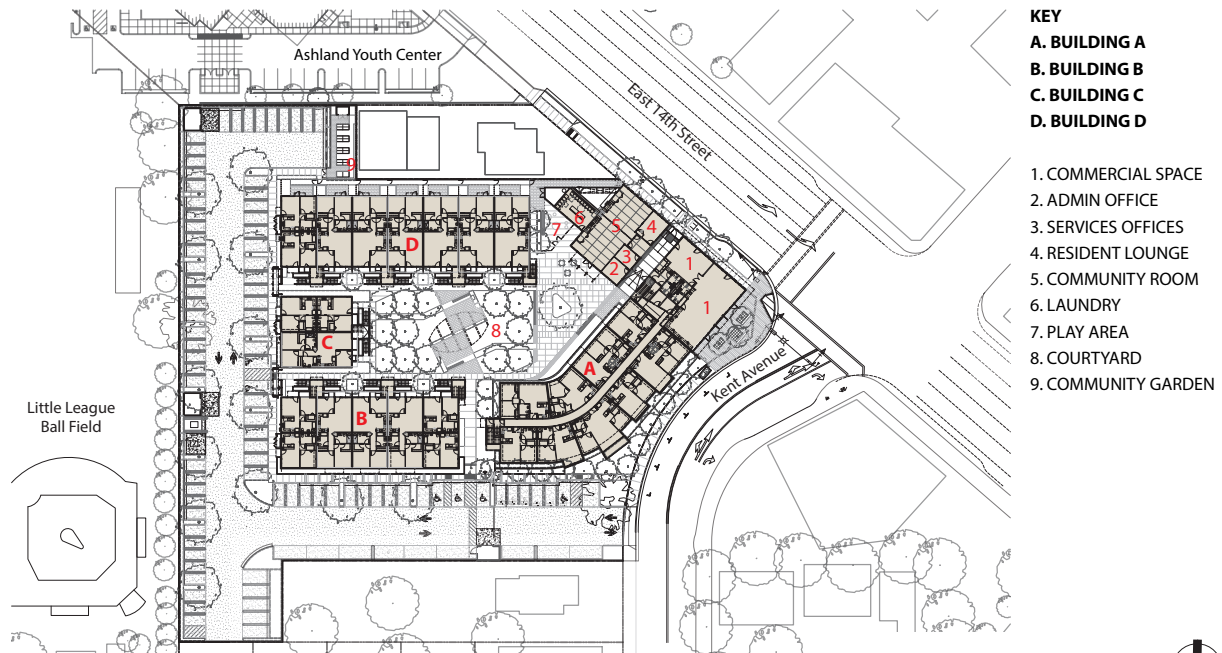


Ashland Place is a new 85 unit affordable housing project developed by Resources for Community Development (RCD) on a site in unincorporated Alameda County between San Leandro and Hayward. The project was funded in part through redevelopment funding via the County Development Agency, successor to the Redevelopment Agency. The project is an equal mix of 1, 2 and 3-bedroom flats with a few upper level two-story townhouse units. Fifteen of the 1-bedroom units will be set aside for youth who have recently been emancipated from the foster care system.

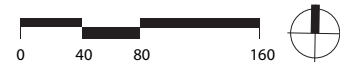
The project is comprised of four separate buildings, grouped around a central courtyard with covered patios and plentiful green space. Open stairs between units front onto the courtyard and access common walk paths. The parking was placed at the perimeter of the project to create this shared space at the heart of the project. The buildings step down from 4-stories along the more active E 14th street to 3-stories on the eastern portions that back up to the residential neighborhoods of the Ashland District.

In addition to a large community room, residents will have access to an expansive community garden located at the rear of the site. A children's play area is conveniently situated outside of the communal laundry where parents can keep an eye on their children. The project will be GreenPoint Rated.

| | |
|----------------------------|---|
| Owner: | RCD |
| Contact: | Jessica Sheldon 510.841.4410 |
| Project Location: | San Lorenzo, CA |
| Design phase: | May 2012 - February 2013 |
| Construction phase: | March 2014 - November 2015 |
| Completion Date: | November 2015 est. |
| Square Footage: | 95,400 sq ft |
| Services Provided: | Full Architectural Services |
| Number of Units: | 85 units |
| Cost Estimate: | \$24 million |
| Key Personnel: | Kava Massih, Mark Schlientz |
| Contractor: | Branagh Construction John Branagh 510.638.6455 |



- KEY**
- A. BUILDING A**
 - B. BUILDING B**
 - C. BUILDING C**
 - D. BUILDING D**
- 1. COMMERCIAL SPACE
 - 2. ADMIN OFFICE
 - 3. SERVICES OFFICES
 - 4. RESIDENT LOUNGE
 - 5. COMMUNITY ROOM
 - 6. LAUNDRY
 - 7. PLAY AREA
 - 8. COURTYARD
 - 9. COMMUNITY GARDEN



■ General Portfolio

Select Office Projects



EVOLVE SOFTWARE

The client relocated its San Francisco facility into 46,000 sq ft of new office space across the Bay Bridge in Emeryville. The new East Bay offices are housed in a 240,000 sq ft adaptive re-use project. The east bay tri-leveled section is approximately 43,000 sq ft; the west bay is approximately 14,000 sq ft. Both areas have southern exposure adding to the interiors' natural lighting.

Location: Emeryville, CA
Developer: Ellis Partners
Completion: Winter 2000

Awards + Publications: Merit Award for Architecture, Design Awards 2003, East Bay AIA; Best of the Bay-Inside, Merit Award; *SF Chronicle Magazine*, page 28, February 18, 2001; *Arch + Tech*, January/February 2003, "Integral Lighting - Office Design", page 16, Evolve Software; Merit Award for Evolve Software, AIA SF and *SF Examiner Magazine*, February 2001.



EMERYTECH PHASE I

The transformation of this 230,000 sq ft former industrial manufacturing building was a large, complex project with an extremely diverse program. We were given an existing industrial building and asked to remake it as a variety of office spaces, service and retail facilities. Additionally, a 624 stall parking garage was inserted into the shell of this building.

Location: Emeryville, CA
Developer: Ellis Partners
Completion: Winter 2000

Awards + Publications: Real Estate Deals of the Year, EmeryTech; San Francisco Business Times, Emeryville, CA; San Francisco Chronicle, March 21, 2000 "Emeryville On the Rise" Datebook B1, EmeryTech, Emeryville, CA



HOLLIS BUSINESS CENTER

In collaboration with a progressive owner and an experienced builder, we helped to transform a former furniture warehouse and storage yard into a dynamic commercial center. Situated on a 272,000 sq ft site, the Hollis Business Center is comprised of three buildings including a converted warehouse, a new ground-up 3-story office building and a new parking structure.

Location: Emeryville, CA
Developer: Simeon Properties
Completion: Fall 2000

Awards + Publications: *Western Metal in Architecture*, May/June 2001, page 8-9, Hollis Business Center, Emeryville, CA



KEY CURRICULUM PRESS

Key Curriculum Press, a publisher of educational software and books, was leasing a 2-story office building with an adjoining warehouse. To meet their need for additional office space the building owner, the 65th Street Development Company, decided to convert a portion of the warehouse into office use. The project involved the conversion of 13,000 sq ft of the single-story warehouse into 27,700 sq ft of new office space on three levels. The conversion was designed to accommodate Key Curriculum's requirements as well as providing space for additional tenants.

Location: Emeryville, CA
Developer: 65th Street Development Company
Completion: June 2000



DOWNTOWN BERKELEY INN

This unique motel with 30 rooms for patrons stands opposite from the Berkeley High School at the corner of Milvia Street and Bancroft Way. The plan touts three stories of wood-frame construction with on-site parking for guests and a living unit for the owner/manager. The building takes advantage of its corner lot by featuring deep set windows adding to the building's image of substance, and a roof that is capped with a sloped canopy that is initially vertical then winds to a horizontal position as it approaches the corner.

Location: Berkeley, CA
Developer: Sudha Patel
Completed: 2007



4TH STREET COMMERCIAL LOFTS

This West Berkeley project is located in the center of a mixed-use/light industrial block. An old burnt out building on Fourth Street was replaced with a new 24 ft tall, 13,000 sq ft building divided into 10 spaces for rent. Each unit is a bare shell containing a ground floor 'warehouse' space with a work sink and bathroom and a mezzanine 'office' space above.

Location: Berkeley, CA
Developer: Berkeley Properties
Completed: 2007



EPICURIUS GARDEN

Epicurious Garden is a 6,000 sq ft, unique take-out gourmet environment in a two-story building that formerly house a defunct electronics store. Its fresh approach to upscale dining includes eight food vendors, a tranquil garden, a culinary school on the second floor, and a roof top organic garden.

Location: Berkeley, CA
Developer: Elite Properties
Completed: 2006



T-REX RESTAURANT & BAR

The striking new restaurant serves as the anchor building for a retail shopping center, located in an urban area that was once purely industrial. The fluid, two-story restaurant and bar specializes in wood-fired barbecue. It features a variety of indoor and outdoor seating options for 175 customers, as well as an open kitchen, a private room for special events, a take out area, a bar, and lounge seating – all oriented around a spacious two-story open area, with abundant natural light.

Location: Berkeley, CA
Developer: Wood Properties
Completion: Summer 2005

Select Commercial Projects



WEST BERKELEY BOWL MARKETPLACE

Berkeley Bowl West is a one-of-a-kind, environmentally friendly and sustainable marketplace at the corner of 9th Street and Heinz Avenue in the mixed-use light industrial neighborhood of West Berkeley. The project, totaling 92,105 sq ft, included the construction of two buildings: a 38,000 sq ft grocery marketplace with retail, administrative offices, and associated storage space over an underground parking garage, and a prepared food service area with limited seating and a community room open and available for public use.

The design is physically compatible with the surrounding neighborhood characteristics through the use of materials, façade treatment, landscaping, size and placement of windows, and other external visible aspects of the building design.

Location: Berkeley, CA
Owner: Glenn and Diane Yasuda
Completion: June 2009

Awards + Publications: *AIA East Bay Design Awards 2013, Merit Award, East Bay Monthly, April, pages 7-9, Lauri Puchall, "Bowled Over Again," Berkeley Bowl West, Berkeley, CA; Award for Design Excellence, Berkeley Design Advocates, West Berkeley Bowl, Berkeley, CA; Grocery Headquarters, April, pages 31-38, Richard Turcsik, "Perfect Game," Berkeley Bowl West, Berkeley, CA; SF Gate, September 1, 2009, John King, "New Berkeley Bowl Dares to Stand Out" Berkeley Bowl West, Berkeley, CA; Architectural Record Online, "Berkeley Bowl West", Berkeley, CA*



ELEPHANT PHARMACY

This unique pharmacy project involved the extensive renovation of 15,700 sq ft commercial space located in Berkeley along a main corridor. The original building had been neglected for years and came to the new pharmacy tenant in a state of disrepair, with a poor relationship to the street and surrounding neighborhood. The renovation included removing a false façade and exposing the building's original 1940's roofline.

Location: Berkeley, CA
Developer: Elephant Pharmacy
Completion: 2003



THE DAKOTA

For this project we converted a vacant warehouse building into 21,000 sq ft of commercial retail space with off street parking. The new design maintains the L-shape of the original building as well as its industrial characteristics such as the bowed truss ceiling, concrete floors and skylights.

Location: Berkeley, CA
Developer: Wood Properties
Completion: Winter 2001



ARCHITECT

Since founding Kava Massih Architects in 1996, Kava has guided its steady growth, built its strong reputation, and garnered the respect of many repeat clients. Kava brings to all projects clear, innovative, and inspiring designs. His personal involvement in each phase results in consistent quality for all projects. He leads the firm's design initiatives for all projects.

In an article published in *Diablo Magazine*, Kava was described as a "visionary" who is "on the frontier of East Bay architecture...reshaping our world...Kava Massih's buildings stand out." Under his leadership, the firm has received numerous awards and jury invitations, including recognition as an "Emerging Talent Firm" by the California Council of the American Institute of Architects (AIA).

Kava's philosophy is to approach each project without preconceived ideas in order to find the best design solution for that project. His environmentalist views and dedication to public service are also reflected in the values of the firm. Through his service as a member of the Emeryville Planning Commission, he brings an in-depth understanding of how cities approach the planning and approval process.

Kava works extensively with project stakeholders, keeping them interested and involved, ensuring that their concerns are addressed, and integrating their vision for the project into the design. He is regarded as a master consensus builder, able to satisfy the needs of various constituencies. Through his ability to listen and communicate effectively with multiple stakeholders, he ensures that all participants are on board with a design.

EDUCATION | REGISTRATION

Bachelor of Architecture, University of Kentucky
Registered Architect, California, License No. C-24015
Registered Architect, New York, License No. 027953-1
Registered Architect, Oregon, License No. 5597
LEED Accredited Professional

PROFESSIONAL AFFILIATIONS | COMMUNITY SERVICE

Trustee, Fund for Elder's Independence
Berkeley Community Fund mentor
AIA California Council, Juror, 2014 Residential Design Awards
West Berkeley Foundation, West Berkeley Foundation Award, 2005
Bentley School, Commencement Speaker, 2004
Housing Conference 2003, The 24th Annual Conference, Symposium on Housing in California, Institute Presenter and Facilitator
American Society of Landscape Architects, Northern California Chapter, Juror, "Professional Design Awards 2003"
AIA Santa Clara Valley, Juror, "Visions of the Valley" 2002 Design Awards
AIA California Council and Monterey Design Conference 2001: "Emerging Talent" category, statewide competition award winner and conference presenter.
SFMOMA, Design & Architecture Accession Committee Member, present
Emeryville Planning Commission, Commissioner, 1994-1996
Emeryville Celebration of the Arts, Advisory Board, 1994
Emeryville Chamber of Commerce, Board of Directors 1994-1996
Affordable Housing Associates, Board of Directors, 1994-1996
The Columbus Community School Capital Campaign Committee, past member