



# Aquatic Park Metro Lofts

Aquatic Park MetroLofts is a new mixed-use development centered on a courtyard and motorcourt located at 2831 Seventh Street near Heinz and Grayson Streets in the West Berkeley Neighborhood. A new commercial building will line the Seventh Street frontage with a new residential building located in the rear of the property. The five commercial and four residential units will be developed as condominiums. This mix of uses is consistent with and supports the West Berkeley Plan by retaining office space and creating dwelling units at transit-supportive densities. The high quality of the new buildings and landscape will enhance an under-utilized property at a major entry and thoroughfare into Berkeley.

Beyond the front building is the courtyard. The central motor court and parking surfaces are concrete, Grasscrete, and unit pavers, more environmentally-friendly materials than asphalt, planted with suitable groundcovers. This permeable surface allows air and

**developer:**

*Woolmington-Smith  
Ventures, LLC*

**site area:**

*9450 sf*

**number of units:**

*5 Commercial  
4 Residential*

**project start:**

*November 2002*



Rendering of Aquatic Park Metro Lofts, Berkeley, CA



water exchange to the ground below. Trellises and heavy plantings create a lush oasis within the project. Wisteria species are planted on the trellises above the parking spaces and parking lifts. A shared garden area has a central seating area connected by a patio of permeable pavers. Trellises planted with shade tolerant species will act as buffers along the 30 feet tall neighboring property line walls.

The residential units front the courtyard. The units are two stories with mezzanine levels in between the stories offering three or four distinct levels within each unit. Roof gardens are accessed from the upper mezzanines. The interior finish of the units will be modern and minimalist. Kitchenettes and kitchens have hardwood cabinets, concrete or stone countertops, and stainless steel appliances. Each office and apartment is wired for high-speed Internet communication.

This new development is located in a district with a mix of industrial and commercial uses – the surrounding buildings house light industry warehouses, offices, residences, artist studios and loft spaces. This infill project is consistent with the fine grain texture of the district through its diversity of uses.

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