March 15, 2013

City of Berkeley Design Review Committee
Attn: Anne Burns, Secretary
City of Berkeley Land Use Planning
2120 Milvia Street
Berkeley, California 94704

Re: 2701 Shattuck Avenue Design Review Committee Submission (DR#12-30000059)

Dear Committee Members,

On behalf of UrbanCore-Integral, LLC and our design team, I want to thank you for considering our project. After the December 13, 2012 preview, we had the opportunity to review the comments we received from you; and we have discussed those comments with Planning staff. The purpose of this letter is to provide a response to each comment as a part of our overall response in preparation for our second meeting on March 21, 2013. Our responses are as follows (the original Committee comments are underlined):

I. Neighborhood Context

- Concerned about the edges of the project and how it works with its context, especially the adjacent residential neighborhood. We have worked to address the neighborhood-facing portions of the Project through the use of plantings and vertical garden elements, which act very much like the taller redwoods and other trees in the area, thereby creating a tall green element and point of focus. Combined with the softer building materials and architectural articulation, we feel the Project responds very well to the residential environment found to the East. Additionally, we have pushed-back the podium from the property line and have articulated the upper residential levels along the East side of the Project.

- Rearrange the courtyard space so more of it can be seen looking into the development from the east. We have fully incorporated this design concept into the Project.

- This aesthetic is too brutal for this main street. We have broken-up the restaurant-level window frontage along Shattuck Avenue and have added vertical garden elements that extend to the ground along Shattuck Avenue, softening both the color and texture of the building. Additionally, we have articulated the residential levels above along the Shattuck Avenue frontage.
• Show how the south façade works with the approved project directly to the south. We have added the elevation of the approved project on the adjacent site to the South of our project. We feel the design of our building is complementary to the approved adjacent project.

• When designing the outdoor seating space, take headlights and bus stop into account, as well as paving. We have revised our landscape plan to more completely address the outdoor seating area along Shattuck Avenue. We are using architecture and landscaping to screen and separate the outdoor seating area from the sidewalk and street elements.

• Recommend that street trees be spaced closer together than shown. We have decreased the distance between the street trees along Shattuck Avenue.

II. Building Design

• Podium is too strong. Bring recesses down on the Shattuck elevation; rear façade should have more articulation. We have broken-up the podium along Shattuck Avenue. We have augmented the current architectural articulation along the neighborhood-facing portions of the Project through the use of plantings and vertical garden elements.

• Very large podium isn’t successful at bringing a residential scale closer to the sidewalk on the Shattuck side and creates a large wall facing the residential edge. Again, we have broken-up the podium along Shattuck Avenue and have added vertical garden elements that extend to the ground along Shattuck Avenue. Additionally, we have added landscaping to soften the transition to the neighborhood along Derby Street.

• The Committee was mixed on the benefit of a taller podium height. Some thought that the higher storefront glazing with an active use would energize the street level. We agree and further feel that the redesigned street elevation along Shattuck Avenue will act to energize the street.

• Building design and colors should have a more ‘Downtown feel’ as an important gateway. We feel the articulation of both the restaurant space and the above residential units along Shattuck Avenue, combined with the accentuated corner at Shattuck and Derby, creates the sense of importance and civic presence the site warrants.

• Corner statement should be stronger. An overall signage program could reinforce this as well. We agree and have designed the Project to have the flexibility to successfully incorporate numerous signage programs.
• Proportions in design are not working, including the rhythm and size of the large and small windows. We have redesigned the windows on all elevations.

• Show window details – confirm there is substantial depth. We have designed the windows to have depth.

• Refine the proportions and add more interest and movement to the design. We have redesigned the Project to break-up the podium (and the respective residential portions above) in a manner that responds to the surrounding environment. Our primary tool for this is the creation and implementation of our vertical garden elements and articulation of the residential units above the podium. The vertical elements add an innovative element to the Project, and will give the building a dynamic and creative dimension that is beautiful and forward-looking.

• Walkways used for access to units need covering. We have provided covered walkways in select portions of the Project. Our overall goal is to maximize open air to the sky.

• Windows on the east elevation at the garage could be an attractive nuisance. There are no windows into the garage.

• Consider the colors inside the restaurant space as well, since the façade is so transparent. Agreed. Our tenant improvement package will be crafted to address this issue specifically.

• Since units are small, they should be very efficient. Agreed.

III. Open Space/Landscape Plan

• Walkways allow for a better environment than interior corridors, but how are the walkways and the courtyard working? Look into more carefully. We have further revised our courtyard circulation and open space plan. We have simplified the circulation on the upper levels and have also created attractive areas for sitting and vertical elements as points of focus in the podium level courtyard to better optimize the usability and beauty of our open space. The end result is a courtyard and walkway combination that maximizes resident comfort and efficiency.

• Move gathering areas and circulation around for better use of space; recommend larger common open space. Please see our above response.

• There appears to be a lot of outside space not being used. Can units expand into some of this space? There may be an opportunity to make a bigger courtyard space if some
units push together. Our redesign works to maximize the usable open space available in
the courtyard, while respecting the unit design and privacy.

- **Open space in courtyard is too linear.** Our revised courtyard redesign addresses this
  concern.

- **Dimensions in the courtyard are too small for both circulation and for gathering.** Our
  revised courtyard redesign simplifies our circulation and maximizes usable open space.

- **There does not appear to be enough plants and too much paving in the courtyard.** Our
  revised courtyard redesign addresses this concern.

- **Strongly recommend a ‘Bay Friendly’ plant palette.** Our revised landscape plan
  addresses this concern.

- **Show how walkways work with views from below. If there are openings in the decking,
  be careful of shoe heels or small items dropping through.** There are no openings in the
  decking.

- **Consider vertical garden opportunities.** Our redesign significantly incorporates vertical
  garden elements throughout the Project.

We hope our responses address your comments and we look forward to speaking with you again on
March 21\textsuperscript{st}. As always please feel free to contact me directly with any questions. Thank you and take
care.

Sincerely,

Muhammad A. Nadhir
Director of Development
UrbanCore-Integral, LLC