

Kirk E. Peterson  
& Associates Architects  
5253 College Avenue  
Oakland, CA 94618

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APR 20 2012

**LAND USE PLANNING**

February 28, 2012

Zoning Submittal

**C. Applicant Statement**

The proposed project at the North East corner of Haste and Telegraph is a mixed use building. The structures that currently exist on the site will, in the case of 2433 Telegraph, be demolished and, in the case of the Woolley house at 2509 Haste be relocated. The project will help to revitalize a long-neglected section of Telegraph, providing more retail as well other amenities open to the public. Over the retail space will be much needed housing consisting of generous one and two bedroom units and possibly a few studios. The massing, height and density all comply with the spirit of the zoning ordinance in the C-T zone and the South Side Plan.

Along with the retail and housing aspects of the project, the owner and designers are also exploring other community friendly possibilities such as public open space and a place where local artists and artisans can congregate to trade and sell their wares in a gallery like setting.