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31 October 2014

Berkeley Planning Department
2120 Milvia St.
Berkeley, CA 94704

Re: Use Permit Application for New Work-Live Project - 2013 Second St., Berkeley

To Whom it May Concern;

Attached please find our Use Permit application documents for a new live/work project at 2013 Second Street in Berkeley. The project is located in the MU-LI district in West Berkeley, a short distance from Aquatic Park and University Avenue on the site of a former animal shelter. The existing animal shelter building to be demolished is more than 40 years old but has not been listed as an historical landmark or structure of merit.

The proposed project contains 19 live/work units of approximately 1,000sf each, 19 parking spaces (including 18 rotating stacker spaces), bicycle parking, 1 loading space and a lobby that will also function as a gallery for displaying work created by the residents. A large landscaped courtyard will provide shared work/live open space for the residents. The proposed construction is Type V-A and will consist of 4 floors. The net residential area totals approximately 26,500 SF and the project FAR is currently 1.99 (2.0 FAR is allowed). The applicant plans to pay the affordable housing mitigation fee.

The project has two types of units: single-story, open floor plan units and two-story townhouse units. The purpose of the two-story townhouse units is to preserve the maximum amount of courtyard area as a benefit for the tenants but also to provide daylight to the adjacent work/live units at 2019 2nd Street.

The "live" portion of the units consist of 1 bedroom, living room, kitchen and bathroom and the "work" portion consists of an open work space, conference room and additional common use bathroom. The area ratio is 60% work to 40% live area. 11 of the 19 units are 2-story townhouses with primary access on the lower level. In these units, the work areas are located on the primary entry level (ground and third floors) per the requirements of the CBC. The

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remaining 14 units are single-story and are located on levels three and four, accessed by both stairs and an elevator. All units will have large windows and high levels of natural daylight.

The units have been designed to provide separation between the live and work uses. In the two-story units, all work area is located on the lowest level and is provided a utility sink, commercial bathroom and conference room with large sliding door. The large, double-height space allows for flexibility by the tenant. The residential use areas (bedroom, bathroom, kitchen and living/dining) are located on the upper floor, accessed by a spiral stair. The single story units are laid out with the work areas nearest the entry door. A large, open work space with commercial bath and conference room/office with a sliding door provides flexibility for the tenants. Residential spaces are located beyond the work zone, with large sliding panels providing separation when desired.

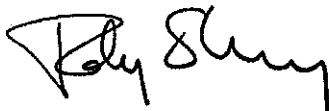
The building will be geared towards Arts & Crafts uses. All units will be provided with large windows and high ceilings for daylight maximization. Finishes within the units and building in general will be resilient: concrete floors, metal panels, timber, etc. Exterior work space in the courtyard will be provided as well, such as large open areas for welding, woodworking, etc.

The exterior of the building is intended to be simple in keeping with the surrounding fabric of the neighborhood. The exterior façade will be primarily cement board and large operable windows that evoke the image of a warehouse. On the west-facing Second Street façade, large metal frames will be affixed to the building with an infill of operable panels. The panels will offer protection from solar gains as well as a measure of privacy. The frames and screens are proposed to extend 12" beyond the property line at Second Street. Alternating sloped and flat roofs will add interest to the overall building form.

The remaining facades will be in keeping with the context of the neighborhood. Elements of the screen will be carried throughout the building and special attention will be paid to primary facades, including the courtyard and the North façade which will be highly visible from the nearby University Avenue overpass.

Thank you for your attention and please feel free to call me with any comments or questions.

Sincerely,



Toby S. Levy FAIA
Architect and Principal