

TRACHTENBERG ARCHITECTS

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**2023 Shattuck Square Apartments
Applicant's Statement**

April 17, 2019

Dear Sir/Madam:

We propose to construct a new 7-story mixed-use building at 2023 Shattuck Square in Berkeley. The project, as generally described our "Revised Zoning Submittal" drawings dated April 17, 2019, consists of 48 residential apartments over a 1,250 square foot commercial space. The project seeks to utilize a State of California Density Bonus and to provide Below Market Rate units. Please refer to the attached *Statement Regarding the Use of the California Density Bonus*

Zoning

The 3,662 sq. ft. lot is within the C-DMU Core Zone.

Building Height

The project proposes a density bonus waiver to increase the height from 60' to 73'-5" in order to accommodate the density bonus units. See Sheet A0.3 and the Density Bonus Eligibility Statement for reference.

Setbacks/Yards

The project proposes a density bonus waiver to modify the rear yard and side yard setbacks above 21' in order to accommodate the density bonus units. See Sheet A0.3 and the Density Bonus Eligibility Statement for reference.

Portion of Building at Height of:	Front Lot Line		Interior Side Lot Line				Rear Lot Line	
	Required	Proposed	65' and less from lot frontage		Over 65' from lot frontage		Required	Proposed
Zero to 20 feet	0'	0'	0'	0'	0'	0'	0'	0'
21 feet to 75 feet	0'	0'	0'	0'	5'	0'	5'	0'

Open Space

As shown on Sheet A0.3 and described in the Density Bonus Eligibility Statement, the project proposes to utilize one of its two cost-reduction concessions to modify the open space requirement in order to eliminate the cost of an additional story of roof deck that would otherwise be needed to provide the required open space. (See the "Plain Density Bonus Project with No Cost-Reduction Concessions" on Sheet A0.3 for reference.)

Parking

As shown on Sheet A0.3 and described in the Density Bonus Eligibility Statement, the project proposes to utilize one of its two cost-reduction concessions to modify the parking requirement in order to eliminate the cost of underground parking that would otherwise be needed to provide the required parking. (See the "Plain Density Bonus Project with No Cost-Reduction Concessions" on Sheet A0.3 for reference. Note also, as is evident from the basement parking plans that, with the constrained site area, even with parking

machines, it would not be physically possible to locate parking above ground while leaving space for the required building elements such as the stairs, elevator, building entrances, meter and trash rooms.)

The project proposes to provide secure interior bicycle parking and sidewalk bicycle parking.

Project Benefits

The proposed project is sited, massed and articulated so as to continue the urban building fabric along Shattuck Avenue Corridor near University Avenue. The project is ideally located only 1 block away from UCB, and the Downtown Berkeley Bart Station and is steps away from several high commute AC Transit and Transbay bus lines.

The project will create needed housing, additional affordable house, and will contribute to the revitalization of this district. The project will benefit Downtown Berkeley by providing a high-quality infill development in keeping with the scale, texture and quality of the existing context.

Thank you for your consideration of this application.

Sincerely,



David Trachtenberg, AIA
TRACHTENBERG ARCHITECTS