From: Sally Schifman
To: "Colleen Hoehn"
Cc: rob@hoehn.com
Subject: RE: 2600 Tenth Street LLC
Date: Friday, December 02, 2016 11:19:00 AM
Attachments: image001.png
image003.png

Hello Colleen – Thank you for reaching out regarding this project (1050 Parker St #ZP2016-0170). We are currently waiting for the Applicant to submit a response to our comment letter, so this was good timing for your comments. At this point, the Applicant is proposing a café space, or something similar, along San Pablo. A pocket park or green space is not proposed for this space at this time, though the space is intended to be accessible to the public. Ultimately, the City would like to see community serving commercial development along San Pablo Avenue. City Staff has requested additional information be submitted so that the use and design of the space can be fully reviewed prior to sending the project forward to the Zoning Adjustments Board (ZAB). This project will be heard at a public meeting and you would be welcome to attend that hearing and provide any comments to ZAB, if you wish to do so.

I recommend calling Chris Barlow with Wareham Development (Applicant representative). He can be reached at 415-457-4964. I will be forwarding your email to Chris so that he is prepared to discuss your concern with you.

Thank you,

Sally Schifman
Contract Planner with the City of Berkeley

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Environmental Scientists Planners Engineers

Please consider the environment before printing this email.

From: Colleen Hoehn [mailto:colleen@hoehn.com]
Sent: Wednesday, November 30, 2016 10:07 PM
To: Sally Schifman
Cc: rob@hoehn.com
Subject: 2600 Tenth Street LLC

Good evening, Sally.
Believe me, I had not intended read to the end of the 2600 10th Street development proposal. I was just doing research on Pocket Parks and was wondering why Berkeley doesn't pursue them.

I live at 10th and Grayson. We bought a home here just over three years ago. I'm seeing lots of signs up for developments in the neighborhood and would love more green space to accompany both large retail developments and housing density projects. I want to thank you

for requesting a portion of “active space” with this current project. I don’t assume it means green space or park space, and I suspect it’s too late to request something like a park (either on the lot or by offsetting it with a vacant/run-down lot in the area). Can you recommend someone I could talk to about future developments and your thoughts on if the Pocket Park idea would even be entertained? Below is just a cut/paste from the October 21, 2016 letter from you to the Wareham folks.

Thanks so much,
Colleen Hoehn

3. Please expand the first level floor plan to include details regarding the “active space” portion of the project, abutting San Pablo Avenue. The City believes that it is important to have an active pedestrian street presence along the San Pablo frontage. This site is just south of an active node at Dwight, and is adjacent to a nightlife destination on the corridor (the Missouri Lounge). Given the increasing amount of mixed use development on San Pablo, it is imperative that the City continue to promote the development of an active commercial district and a walkable neighborhood. Provide more detail on the plan sheets and include a discussion of the space in the Applicant Statement which reflects how the space complies with the purposes of the West Berkeley Commercial District and the West Berkeley Plan.
   a) What are the floor dimensions of the space?
   b) Will this area function as a retail, food service or other type of use?
   c) Is it attached or detached from the rest of the building?
   d) Is the square footage of this space reflected in the Gross Floor Area and parking ratio calculations?