

Memorandum

To: Loyal Nawfal, Associate Planner, City of Berkeley
Anne Burns, Design Review Secretary, City of Berkeley
From: Rhoades Planning Group
Date: January 30, 2018
Re: 3000 Shattuck Resubmittal

Dear Ms. Nawfal and Ms. Burns,

This letter and attached materials show the responses to the comments in your Monday January 8, 2018 email. Below are each item listed in your January 8th email with a corresponding response.

Anne Burns' Comments:

- Further develop the Shattuck elevation at the ground level in the parking and elevator 'niches' since the biggest change on a street elevation. Some of the space could be considered for bike parking, but should also be looked at with landscape, lighting and accent material(s) in mind as well.
Response: Please see attached Pages A1.1, A9.1 and L.1 showing the new Shattuck façade and street frontage. The stair tower was relocated and the wall at the ground floor was brought out towards the street to create space for more bicycle parking inside the building. More glazing was added at the ground floor to continue the window pattern down Shattuck Avenue. New street trees are also proposed along Shattuck Avenue to soften the façade and improve the pedestrian experience.
- The reduction in massing proposed is promising, but in order to really evaluate the changes to the south and west property lines, you'll need to add in proposed landscape. Although open parking in previous submittals, there were substantial trees located on the south property line. Is access required from the Shattuck pedestrian gate? Or is this only for maintenance?
Response: Please see Page L1.1, showing the proposed location and species of street trees along Shattuck Avenue. There are trees located along the southern property line to provide privacy to unit 105 as well as a landscaped strip bordering the 6ft tall fence at the property line. The Shattuck Avenue access gate will be used for maintenance and is required per fire and safety regulations.
- Also, for a substantial portion of the west property line, there was also a landscaped planting strip. It appears that access is now proposed from the ground floor units to the podium open space, but your design team should look at what green / softening improvements could happen on that western edge.
Response: Please see Page L1.1 showing a landscaped area in the access path on the west property line and the planting area and trees located on the southwest corner of the project providing privacy to unit 105.
- There should be planting areas in front of the windows where adjacent to common walkways / open space.

Response: Please see Pages L1.1 and L1.2 showing planting areas to provide privacy to ground floor units and units adjacent to the open spaces.

- Demonstrate the shadow increase on the residential structure to the west. It looks like the additional shadow may be on the eastern wall at the property line, and no impacts to existing windows, but please confirm / illustrate.

Response: Please see Pages A7.0-A7.2, Shadow Studies; there are no additional shadow impacts on the eastern wall (existing windows) of the adjacent property.

- Please have Abrams prepare a revised TIA once the plans and final parking breakdown is set.

Response: Please see attached memo which was submitted to Peter Chun, City of Berkeley Transportation Division to requesting his review and approval of the revised project in lieu of revising the project TIA.

- A buffer is required between the wall and parking space 5. I don't think the back up space for the accessible space and spaces 1 & 2 is adequate. Please see the Transportation handout https://www.cityofberkeley.info/uploadedFiles/Public_Works/Level_3_-_Transportation/Basic%20Parking%20Requirments0001.pdf and contact our Traffic Engineer Peter Chun at pchun@cityofberkeley.info or 510-981-6445 if you have any questions.

Response: Please see Page A1.1 showing a buffer between the wall and parking space 5. The back-up space between spaces 1 & 2 is per the above-referenced guidelines.

- Make sure the commercial square forage breakdowns are consistent throughout. Also, since the commercial area would likely all be used for a café, please provide a parking breakdown which reflects that. I believe our previous F&C's accounted for the waiver of parking that would be necessary for the space to be completely café.

Response: We would like to maintain the commercial and café SF breakdown as shown on Page A0.2, reserving 1700 SF for a potential café use and 1,926 SF for other commercial uses.

- Please ensure adequate access to the trash and bike room for the residents on the ground floor and include discussion in revised applicant statement.

Response: Please see Page A1.1 showing the access path for residents of the ground floor units into the trash and bike rooms. The access door is at the south end of the site (next to the planting area) and opens in to the garage, where there is a 5ft wide walkway that leads to the trash room and the bike room.

- Please discuss all changes in your revised applicant statement, also include examples or references of the co-housing concept and how it will function.

Response: All project revisions will be listed in the revised applicant statement, as will a description of the co-living concept.

- Please consider including plan sheets which show side by sides of what the ZAB saw last time around and the changes you made in response to the comments received. Consider showing the neighboring heights on sheets as well.

Response: Please see attached comparison sheets detailing the project revisions with "before" and "after" sheets. The adjacent building heights are shown on the elevation sheets.