










The Residences at Berkeley Plaza

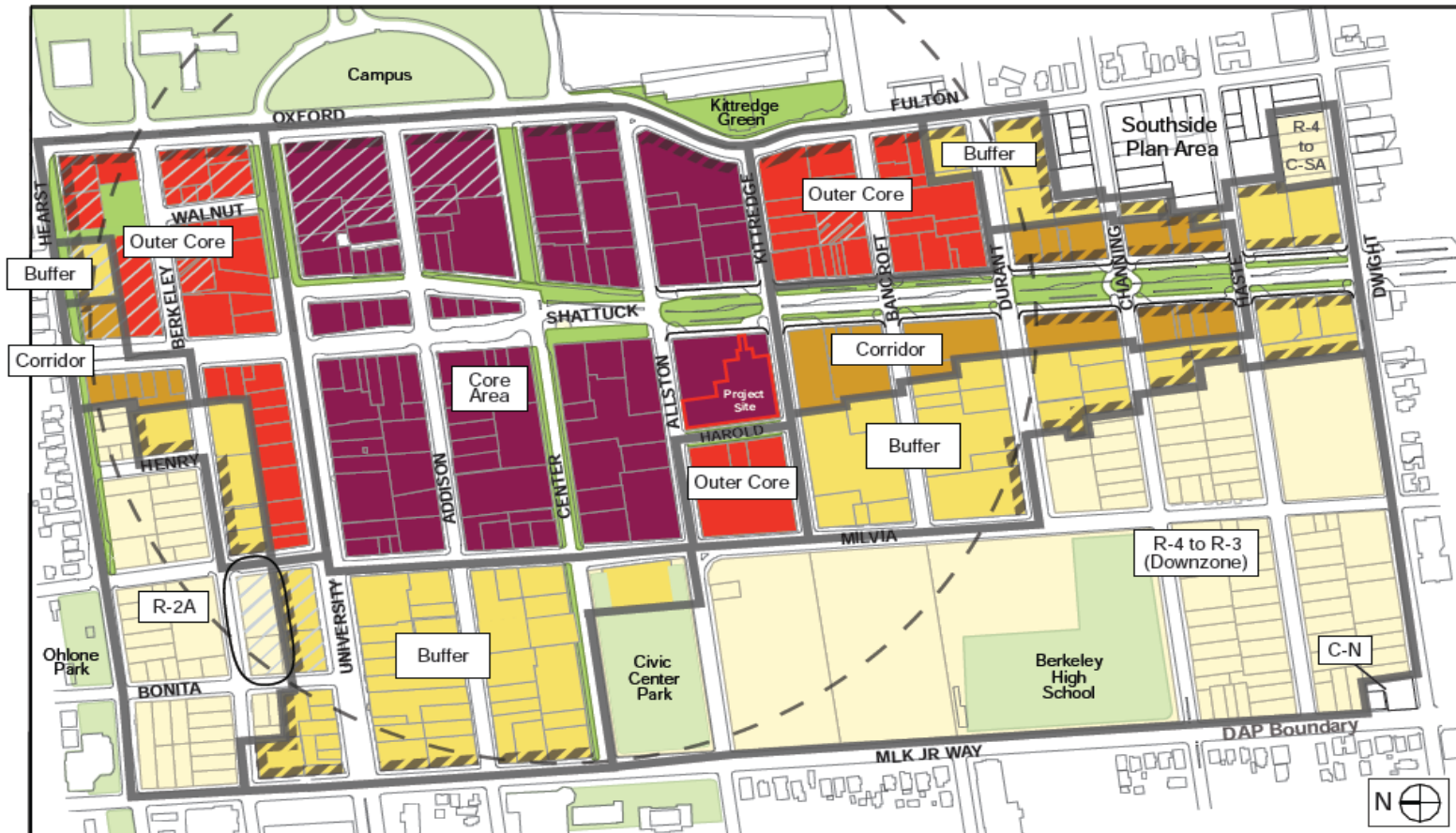
City of Berkeley
Zoning Adjustments Board
March 14, 2013



The Residences at Berkeley Plaza – Downtown Area Plan

Downtown Area Plan and C-DMU Zoning

- | | |
|---|--|
|  Core Area
(180- and 120-foot exception) |  R-4, R-3 & R-2A (residential zoning) |
|  Outer Core
(only 120-foot exception) |  Special Transitions / Stepbacks
(see Policy LU-7.2 & Table LU-1) |
|  Corridor
(no tall building exception) |  Commercial-Downtown Mixed Use (C-DMU) Zoning District and Subareas |
|  Buffer
(no tall building exception) |  1/4 mile from BART rotunda |
|  UC Properties
(height exceptions apply, see Table LU-1 footnotes) | |



The Residences at Berkeley Plaza – Downtown Context



The Residences at Berkeley Plaza – Project Amenities

- **@355 sustainable infill housing units**
- **Programmed roof top open spaces**
- **Sustainable Design** – materials, water usage and drainage, transit accessibility, renewable energy production, LEED Gold or equivalent design
- **On site parking** garage
- **AC transit passes** for every unit, extensive **bike facilities**
- **Generous common areas** for residents
- Proximity to **retail and arts uses**
- **Proximity to job centers**

The Residences at Berkeley Plaza – Public Amenities

- @700 or more new residents in the heart of Downtown
- **Public Plaza**
- **Potential for public and Hotel Shattuck Plaza parking**
- **32 units of Below Market Rate Housing**
- 150+ new **construction jobs** for 2+ years and 40+ new **permanent jobs**
- Significantly increased **property, retail, and business license taxes and fees**
- **SOSIP** sidewalk and streetscape design and amenities
- **Pedestrian activity nodes/connections** and an attractor for additional investment
- Potential **Hotel Shattuck Plaza amenities**

The Residences at Berkeley Plaza

AERIAL CONTEXT VIEWS



The Residences at Berkeley Plaza



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

The Residences at Berkeley Plaza

ELEVATIONS



The Residences at Berkeley Plaza

EAST & WEST ELEVATIONS



EAST ELEVATION



WEST ELEVATION

The Residences at Berkeley Plaza

NORTH & SOUTH ELEVATIONS



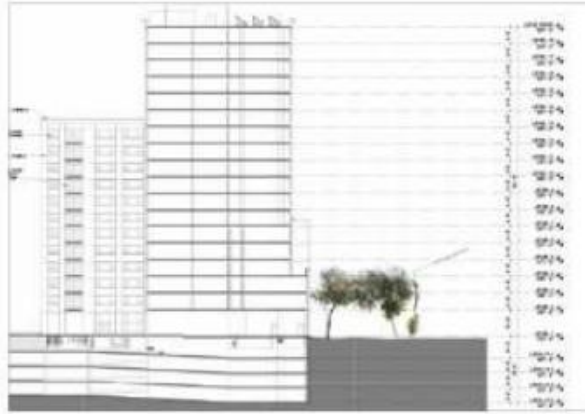
NORTH ELEVATION



SOUTH ELEVATION

The Residences at Berkeley Plaza

SECTIONS



The Residences at Berkeley Plaza

EAST - WEST SECTION & PERSPECTIVE VIEWS



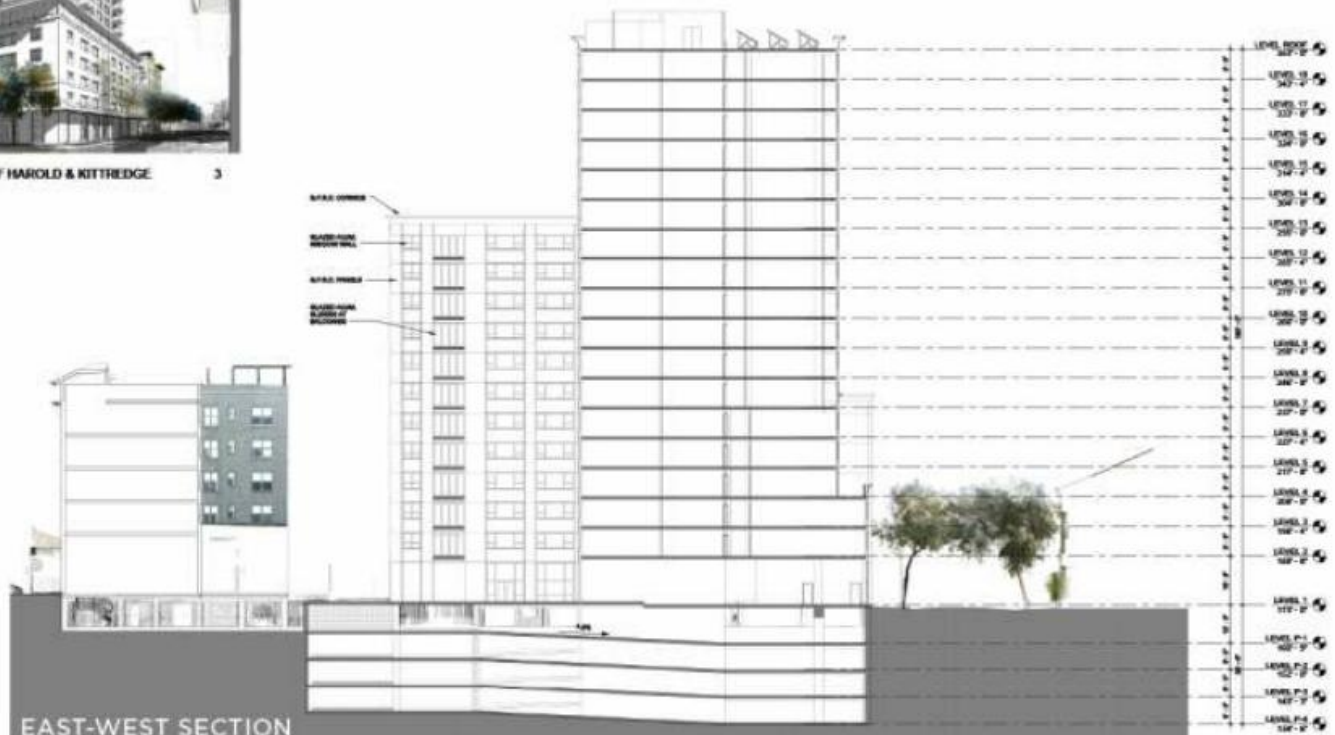
CORNER OF HAROLD & KITTREDGE

3



CORNER OF SHATTUCK & KITTREDGE

2



The Residences at Berkeley Plaza

EXISTING VIEWS & RENDERINGS



The Residences at Berkeley Plaza – Harold Way to South



CORNER OF ALLSTON & HAROLD



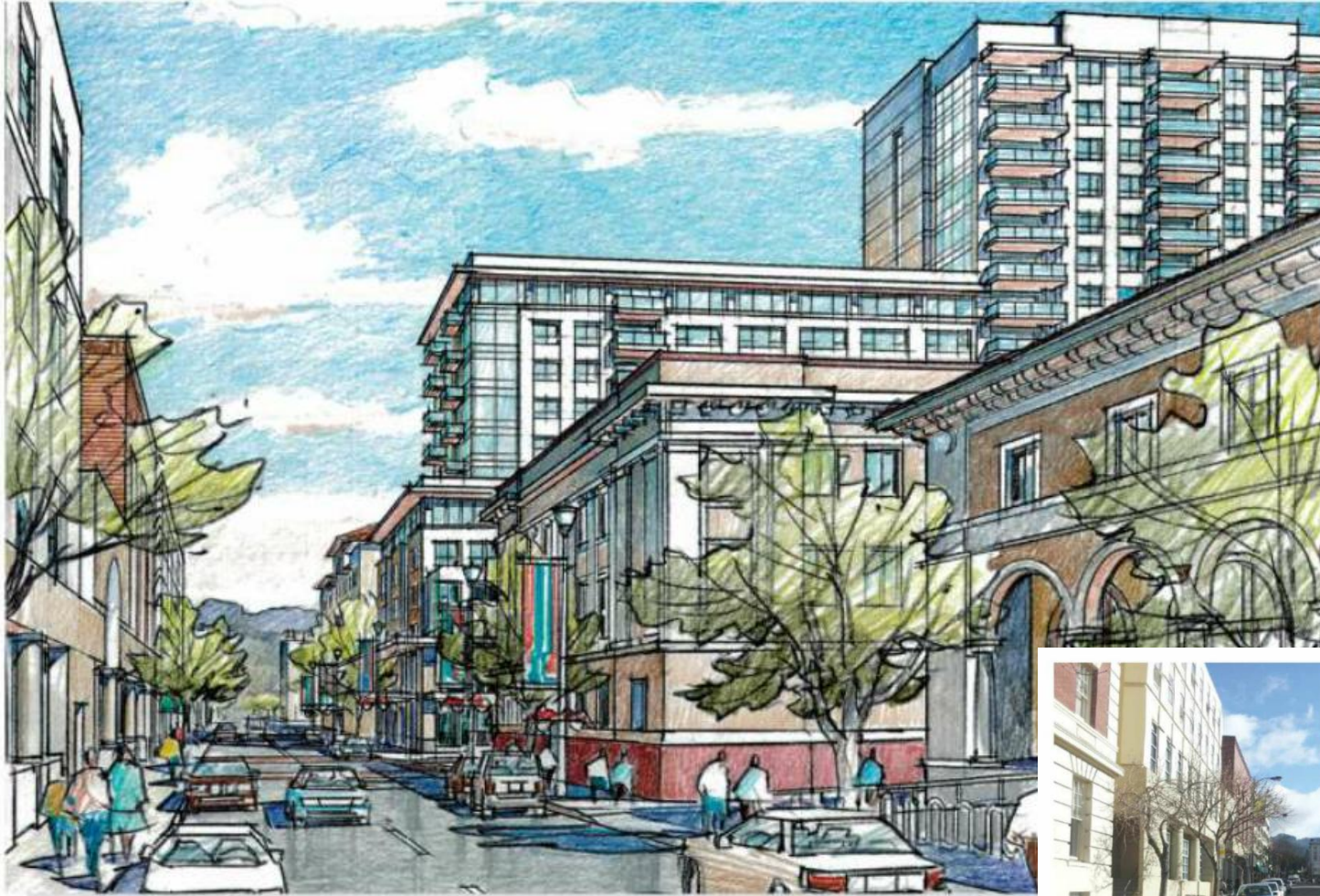
The Residences at Berkeley Plaza – Harold Way to North



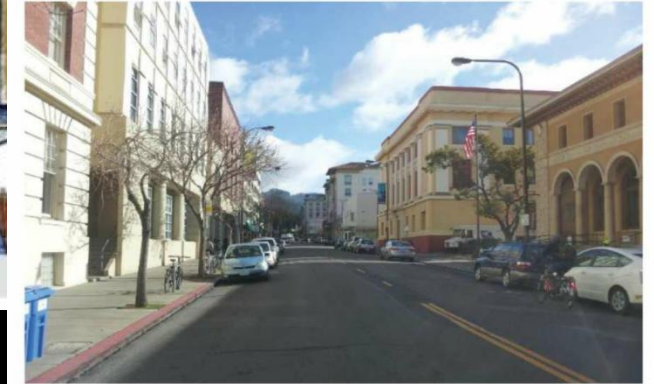
CORNER OF KITTREDGE & HAROLD



The Residences at Berkeley Plaza – Kittredge to East



VIEW UP ALLSTON FROM MILVIA



The Residences at Berkeley Plaza- View from Shattuck Ave.



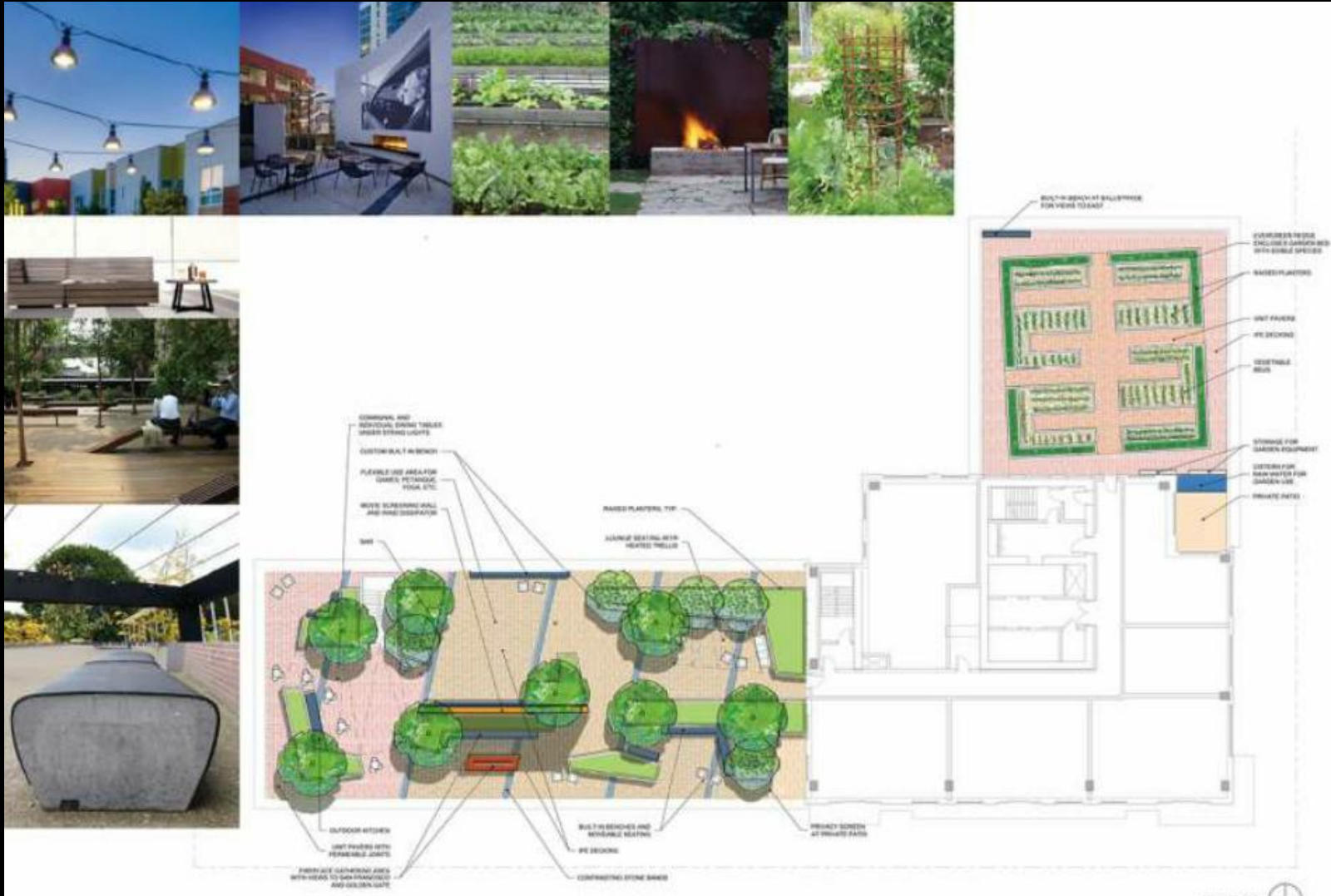
CORNER OF SHATTUCK & ALLSTON



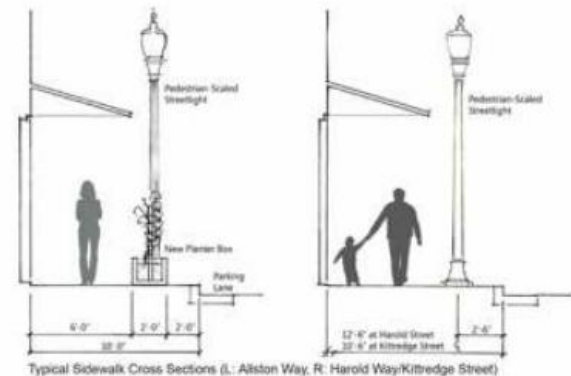
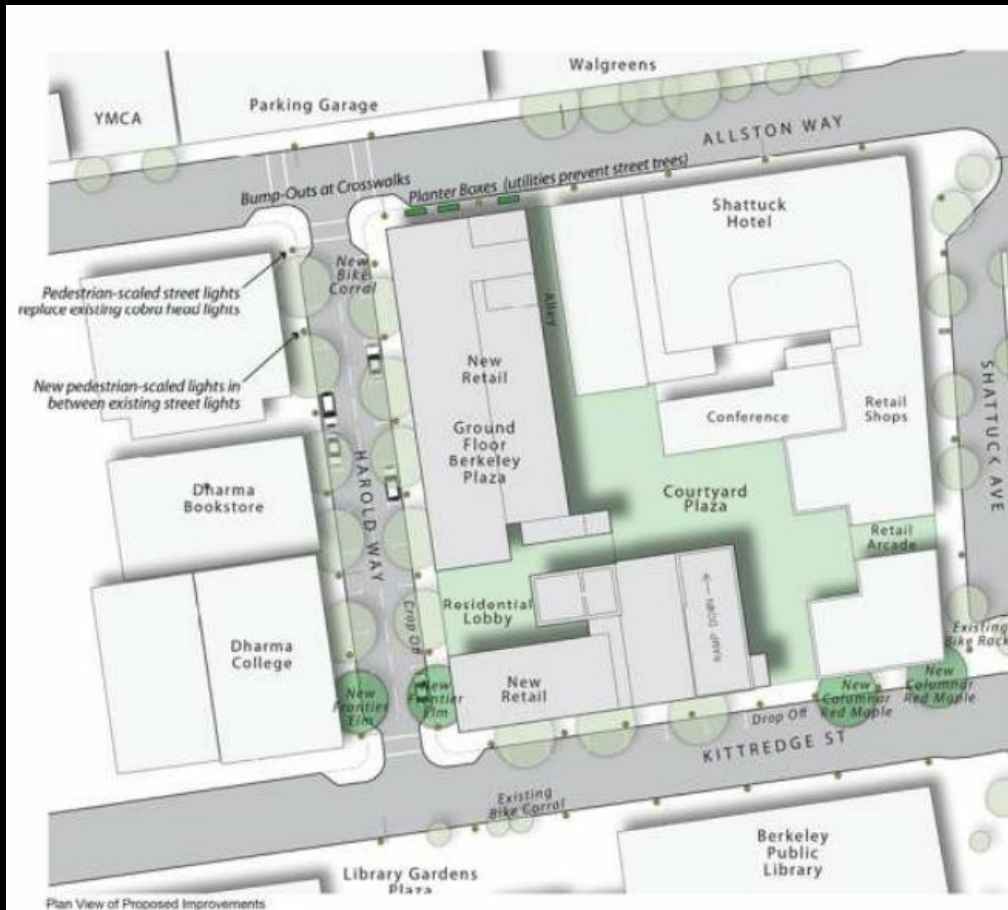
The Residences at Berkeley Plaza – Publicly Accessible Plaza



The Residences at Berkeley Plaza – Roof Top Open Spaces



The Residences at Berkeley Plaza - Streetscape



The Residences at Berkeley Plaza – Street Furniture



Street Lighting

Existing Cobrahead Lamps to Be Replaced

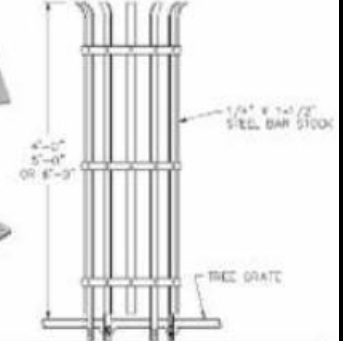
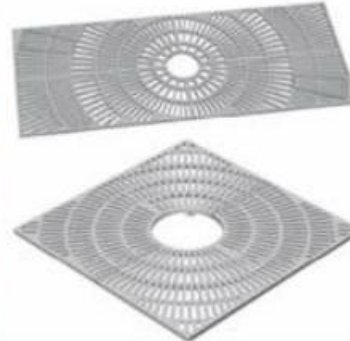


Proposed Pedestrian-Scaled Lamps to Match Lamps near Library on Kittredge Way



Street Trees

Kittredge Street Trees: Columnar Red Maple



Tree Grates & Tree Guards (Products Shown from Neenah Foundry)



Bicycle Facilities

Proposed Bike Corral (in Parking Lane) to Match Corral near Library on Kittredge Street



Street Furnishing

Proposed Street Furniture to Match to Other Furnishing in the Area



Proposed Planter Box on Alston Way
(Street Trees Not Possible Because of Utilities)

Note: Products shown are illustrative and subject to change.

The Residences at Berkeley Plaza – Green Features

GREEN FEATURES FOR SUSTAINABLE DEVELOPMENT

The project will include numerous green features that exceed requirements. Building, transportation and site features are expected to generate nearly one million fewer pounds of greenhouse gas each year, when compared with conventional development.

Green Building Features



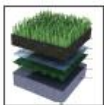
LEED Gold Building Performance*
(or equivalent whole building performance)



On-Site Energy Production**
(wind turbines and photovoltaic panels)



Energy Conservation**
(low emissivity glass, window shading & resident climate control)



Green Roofs**
(landscaping, gardening and rainwater capture)



Durable High-Quality Materials**
(glass fiber reinforced concrete panels & aluminum window systems)



On-Site Recycling Facilities**

Green Transportation Features



Free Transit Pass*
(for each household and employee)



Adjacent to Transit*
(BART plus over thirty bus lines)



Car Sharing Pods*
(for residents and others)



Unbundled Parking*
(parking spaces rented separately)

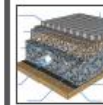


Electric Vehicle Hookups and Smaller Urban Car Parking**



Secure Bicycle Parking*

Green Site Features



Stormwater Retention*
(for water quality and to reduce downstream surge)



Urban Runoff Filtration*
(bioretention basins, flow-thru planters & permeable pavers)



Rainwater Reuse**
(cistern storage for irrigation and other uses)



Community Garden**
(rooftop use by residents)



Green Walls**
(for air quality and enjoyment)



Drought-Tolerant Plants* Recycled Materials**