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The following is a quick summation for DRC members of the project 1951-75 Shattuck Avenue Tall Building: UP 2013-0058 and DRC 2013-009

Context of Project:
Our project is a 120’ tall residential building, one of only 5 tall buildings over 75’ that will be allowed in the Downtown by the Downtown Area Plan (DAP); approved by the City Council, affirmed by the 2/3’s of the voters in the 2010 election and reaffirmed in the 2014 election. The site is located in the Outer Core of the DAP and contains a one story building with small retail shops.

Project will be surrounded by the proposed and approved 75’ to 95’ Acheson Commons Project to the south and a proposed 115’ tall UC building to the north across Berkeley Way.

Outline of Project and idea of Adult Living:
The clients will be pioneers in developing condominium residential units for “adult” living. The project contains 92, 1-2-3 bedroom residences that range from 650 to 1,638 square feet. We hope our project will attract those people who desire to live in spacious quarters and to live near the Downtown’s lively urban environment with its many food, entertainment, transportation and educational activities. It will have 88 stalls in underground parking and over 12,000 SF of commercial space at the ground and second floors. There will be retail along Shattuck and offices or retail along the south side. The residential lobby and parking garage entry are along Berkeley Way on the north side.

Design Ideas to Make a Worthy Addition to Berkeley’s Downtown and its Skyline:
First, we propose building setbacks that are above the zoning requirements. Along Shattuck, the building is set back 13’. By setting it back, and mitigating the presence of a tall building and create space for public activities; outdoor cafes, artwork, landscaping, bicycle parking, etc. The building’s south side is set back 19’ from the adjacent proposed Acheson Commons Project in order to provide better natural light for both projects' units that face each other. Along Shattuck, the open space faces west so it will receive good sunlight in the afternoon.

Second, the building’s large scale will be broken up with horizontal and vertical step backs to enliven its facades.

Third, as the site is not a rectangle but a parallelogram, we chose to align the building so that its exterior walls are perpendicular to Shattuck. This allows setbacks and open space along the south and north sides.

Fourth, we want to make this building look like it belongs in Berkeley. We’ve stayed away from the curtain wall, metal panel or glass box look of modern buildings. The walls will be of terra cotta or earth tone panels with warm, natural colors. Windows are generous and residential in appearance.

Significant Community Benefits requirement: The DAP requires all tall building proposals to provide “significant community benefits.” We propose to provide the following:
- The building footprint will cover only 25% of the property leaving on the sidewalk level over 3,000 SF of private open public space to be used for outdoor seating, landscaping, artwork and bike parking.
- The project will provide a percent for art. We will coordinate with the City's Civic Arts Commission to publicize, administer and have created public art around the building.
- The project proposes to contribute civic improvements in the public right of way. Along Berkeley Way, we have proposed landscaping and bio-swales for storm water in 10’ of the public right of way. Along Shattuck, we have proposed to create a "parklet" and bike parking in the public right of way.

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