December 21, 2015

Mr. Eric Angstadt
Director of Planning and Development
City of Berkeley
2120 Milvia Street
Berkeley, CA 94704

RE: 2190 Shattuck project submittal for mixed-use residential high-rise allocation

Dear Mr. Angstadt:

Mill Creek Residential (MCR), in conjunction with WRNS Studio Architects, and on behalf of the property owner, PR III Shattuck LLC, is pleased to present this initial submittal for Shattuck Terrace Green Apartments at 2190 Shattuck, a proposed mixed-use residential high-rise development in downtown Berkeley.

The purpose of this submittal is to provide the City an overview of the proposed development and to commence with formal requests for meetings with the various City governing bodies that will be reviewing the project in advance of a complete Zoning Project Application to be submitted later in 2016. PR III Shattuck LLC is seeking one of the allocated 180-foot, high-rise use permits as afforded by the Downtown Area Plan and Berkeley’s C-DMU zoning.

MCR boasts a strong local development and construction presence in the Bay Area, with a special emphasis on urban infill and mixed-use developments throughout the region. Additionally, we are pleased to be featuring a design team led by WRNS Studio, a highly experienced and well-respected architectural firm with significant urban mixed-use experience. Principals of both MCR and WRNS Studio have had recent development experience in downtown Berkeley. As a team, we have closely studied the development parameters and aims set forth in the Downtown Area Plan. Our overarching goal is to create an iconic, mixed-use building that will enliven and enrich downtown Berkeley.

We look forward to further sharing our vision of the project with the City. Included with this letter are five (5) hard copies of our initial submittal. Additionally, an electronic version of the submittal has been uploaded to the City’s designated FTP site.

Regards,

Don Peterson
Mill Creek Residential
Date: 12/15/2015 4:35:50 PM

Bill to:

Walgreens 180’ @ 2190 Shattuck Avenue
DAVE FIORE
1810 GATEWAY DR
Suite 240
SAN MATEO CA 94404-4001

Invoice #: 270392
Record #: PLN2015-0057
Address: 2190 SHATTUCK AVE

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</table>
OWNER’S AFFIDAVIT

I declare that the undersigned is the owner or authorized agent of the owner of the property that is
the subject of this Initial Submittal Application (“Application”) and that the owner hereby approves
referenced Application and grants authorization for such Application to be submitted to the City of
Berkeley on its behalf.

Respectfully submitted,

PR III SHATTUCK LLC

Dated: December 21, 2015

By: ______________________
Name: Charles Morris
Its: Vice President
Date: 12/21/15
## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROJECT INTRODUCTION</strong></td>
<td>1</td>
</tr>
<tr>
<td>Project Overview</td>
<td>1</td>
</tr>
<tr>
<td>Program Summary</td>
<td>1</td>
</tr>
<tr>
<td>Contextual Design</td>
<td>1</td>
</tr>
<tr>
<td><strong>CONTINUING BERKELEY’S VISION</strong></td>
<td>3</td>
</tr>
<tr>
<td>Integrating with Berkeley’s urban fabric</td>
<td>3</td>
</tr>
<tr>
<td>Massing and Context</td>
<td>3</td>
</tr>
<tr>
<td>Enhancing the new BART Plaza</td>
<td>5</td>
</tr>
<tr>
<td>Activating Allston Way</td>
<td>7</td>
</tr>
<tr>
<td>Allston Way Art Walk</td>
<td></td>
</tr>
<tr>
<td>Allston Plaza Community Art Space</td>
<td></td>
</tr>
<tr>
<td>A high-rise apartment building with a human scale</td>
<td>9</td>
</tr>
<tr>
<td>Stepped massing</td>
<td></td>
</tr>
<tr>
<td>Activated pedestrian scale</td>
<td></td>
</tr>
<tr>
<td>Individual &amp; Collective - Scales of habitation</td>
<td>5</td>
</tr>
<tr>
<td>Support for local businesses</td>
<td></td>
</tr>
<tr>
<td>Green on all levels - Ecological Design</td>
<td>11</td>
</tr>
<tr>
<td>Transit-Oriented Development</td>
<td></td>
</tr>
<tr>
<td>Green building performance - LEED</td>
<td></td>
</tr>
<tr>
<td>Roof terraces</td>
<td></td>
</tr>
<tr>
<td>Passive Solar Design</td>
<td></td>
</tr>
<tr>
<td>High Performance Glazing</td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING PARAMETER &amp; ENTITLEMENT</strong></td>
<td>13</td>
</tr>
<tr>
<td>A diverse community - Unit layouts and areas</td>
<td>13</td>
</tr>
<tr>
<td>Downtown Area Plan and zoning conformance</td>
<td>15</td>
</tr>
<tr>
<td>Entitlement process</td>
<td>15</td>
</tr>
<tr>
<td>Approval authority</td>
<td>15</td>
</tr>
<tr>
<td>CEQA</td>
<td>15</td>
</tr>
<tr>
<td>Presentations and initial review</td>
<td>15</td>
</tr>
<tr>
<td>Professional Team</td>
<td>15</td>
</tr>
<tr>
<td>Alta Survey</td>
<td>16</td>
</tr>
</tbody>
</table>
Project Introduction

**PROJECT OVERVIEW**

2190 Shattuck Terrace Green Apartments is a new mixed-use residential high-rise project designed to be a vibrant addition to the future vision of Berkeley. It will encourage economic vitality while bringing numerous community benefits to the downtown. Located at the corner of Shattuck Avenue and Allston Way, the project reflects the culture and spirit of Berkeley’s evolving downtown core.

Through careful massing and integrated green building design, the building responds to its environment on many levels. On a pedestrian scale the project will enhance the new revamped BART Plaza on Shattuck Avenue. It will also activate Allston Way by providing an Art Walk and Entry Plaza with adjacent Community Art Space.

As a residential high-rise with stepped massing the building will complete the street frontage on Shattuck Avenue forming an ensemble with the adjacent Hotel Shattuck and the Constitution Square building, as well as existing and proposed high-rise buildings in Berkeley’s core area.

Fronting onto the southern edge of the BART Plaza, the design of the building will reinforce downtown as a sustainable transit community. The 244,000 square foot project will replace an existing 2-story retail/commercial office building with an 18-story world class apartment building containing community-oriented retail, 274 living units of housing, and an underground parking garage.

**PROGRAM SUMMARY**

2190 Shattuck will have three principal uses:
- Residential (274 units on floors 2-18)
- Ground-floor Commercial/Retail
- Underground Garage

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<tr>
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</thead>
<tbody>
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<td>Commercial / Retail / BOH</td>
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The Berkeley community’s goals for the downtown provide a platform for reinvestment in the downtown. Those goals, coupled with the project’s location presents an opportunity for an innovative contextual approach to design. To meet this challenge, the design team is comprised of accomplished architects, planners and engineers deeply familiar with Berkeley, the Bay Area, and local planning and design. The project’s contemporary design and program will provide new vitality to the Downtown Area and its historic neighbors.

**CONTEXTUAL DESIGN**

Shattuck Terrace Green Apartments is an environmentally sustainable project consistent with the policy and zoning standards of Berkeley’s Downtown Area Plan (DAP).

**DOWNTOWN URBAN CORE**

The new development implements the goals articulated by the DAP, including increasing urban vitality, adding new housing, and enhancing street and open space amenities. The project’s transit-oriented location and green design features are critical to the overall plan and success of the project.

Some of the key benefits envisioned by the project are:
- Transit-oriented housing designed to bring consumers into downtown
- Targeted LEED Gold rating
- Enhancements to BART plaza
- Activation of surrounding streets with new residents, retail, and human-scaled architecture
- Transit passes for all households and employees
- Underground parking including spaces for electric vehicles, car share vehicles, and spaces for smaller urban size cars.
- Extensive on-site bicycle storage and repair shop
- Rooftop terraces and garden for residents
- Significant increase in property tax revenue and other revenues to the City

The project will replace the existing 1-story retail space fronting onto Shattuck Avenue. Walgreens will relocate during construction with the possibility of moving back.

Shattuck Terrace Green Apartments will strive to successfully reflect the varied nature of Berkeley’s vision which combines the evolving and innovative with the organic and grounded to enrich the built environment of Berkeley’s thriving core area.
Continuing Berkeley’s Vision

INTEGRATING WITH BERKELEY’S URBAN FABRIC

Berkeley’s downtown fabric is an ideal mix of pleasant pedestrian streetscapes, diverse housing types, and engaging cultural opportunities. The height of the fabric on Shattuck Avenue provides a scale of building that addresses the day to day activities of the pedestrian. These blocks are a consistent foundation for taller development in keeping with downtown feel and street life.

MASSING AND CONTEXT

The building’s mass will respect its neighbors. On Shattuck, the project’s lower levels will mediate between the height of the Constitution Square building building to the north and the height of the historic Hotel Shattuck across Allston Way to the south. The lower portion of the building will be differentiated into a mass containing bay windows at a height similar to the Constitution Square building. This mass will be capped by a loggia floor bringing the total height closer to that of Hotel Shattuck.

The high-rise sections of the building are situated toward the center of the block. The upper section of the building is narrow from east to west to minimize its profile as seen from downtown streets and UC Berkeley's campus. Environmental analysis will examine and help shape the project's effects on views and shadows.

The project will respect surrounding neighbors and historic resources, while having an authentic modern expression. It will replace a low commercial building with a “main street” facade filled with generous windows. The lower levels of massing are topped with an open loggia set back from the facade to express human habitation. Continuous street-wall, cornice lines and storefront elements will maintain the vibrant commercial rhythm found along Shattuck Avenue in downtown Berkeley.
Placing the tower portion of the massing to the east would affect the amount of daylight available to the frontage on the east side of Shattuck. A tower on Shattuck would exaggerate the urban character of the project, detracting from the smaller scale context.

Placing the tower to the West minimizes the shadow coverage on Shattuck. The lower portion of the massing can then relate to the lower fabric buildings that characterize the Shattuck corridor.
ENHANCING THE NEW BART PLAZA

The project occupies one of Berkeley's most visible and active locations in the heart of downtown at the corner of Shattuck Avenue and Allston Way – and immediately fronting onto the BART plaza. By setting the height of the lower mass of the building to the height of the adjacent Hotel Shattuck, the proposed structure will provide an important urban edge to the plaza.

The project proposes street improvements at the south edge of the site, creating an attraction that can help draw pedestrians towards the plaza along Shattuck and Allston Way. The project also proposes to coordinate with planned improvements to the BART Plaza on Shattuck that will include seating and other amenities for pedestrians. Improvements to Shattuck will help create a strong visual and pedestrian link between BART and new retail frontage.
ACTIVATING ALLSTON WAY

ALLSTON WAY ART WALK

The proposed improved Bart Plaza will directly link to an activated sidewalk featuring large art vitrines that are integrated in the storefront, enhanced stone paving at the art vitrines and along the curb, including benches, planted trees, and bike racks. The art vitrines will have multiple uses from displaying the works of local artists to community storefront window displaying current activities, architectural models, or relevant community information. The variety of functions and amenities will help to activate the area for a broad variety of members of the community.

ALLSTON PLAZA AND COMMUNITY ART SPACE

The Allston Art walk directly connects to the Allston Plaza at the bottom of the high-rise tower. The building massing is recessed to expose the vertical massing of the tower creating a plaza that marks the entry into the residential building and Community Art Space. The plaza features stone paving, trees, planters, and benches. This new entry feature provides a safe point of entry and egress for the housing tower and garage, and it will visually connect with the newly planned, publicly accessible mid-block Hotel Shattuck across Allston Street.

The building lobby is expanded to include a lounge that directly connects to a Community Art Space. This space could potentially be used by the community for events and will also provide a vibrant link between inhabitants of the building and the community. A large window in this space will provide a visual connection to the outside plaza showcasing the events to the exterior.
A HIGH-RISE APARTMENT BUILDING WITH A HUMAN SCALE

The massing of the building is calibrated to multiple scales of collective and individual use. Shattuck Terrace Green Apartments is sensitive to the scale of the existing fabric and the urban issues of a larger scale development. Impressions of retail streetscape, individual housing units, and collective uses are expressed depending on which side of the building is approached. The human scale is represented in the sense of belonging to a dwelling-unit sized portion articulated on the south and east facades. Upon approaching the western residential entry, the human scale is activated by the small plaza engaging the street life. People who live in this building will have a direct sense of the community their building represents and how it fits into the community at large.

STEPPED MASSING

The lower levels are scaled and articulated to relate to adjacent buildings, while the taller levels of the building’s massing steps back from Shattuck Avenue with the tallest section set all the way back to the western edge of the property. This allows the building to relate to the lower pedestrian scale on the Shattuck corridor. Sight lines from Shattuck will barely reveal the tower at the back of the lot. Further, the mid-rise portion of the massing, white visible, steps back in a different facade expression, giving the impression of a separate building within the lower massing. This portion will appear differentiated and held back from the street, breaking down a potentially monotonous street wall on Shattuck.

ACTIVATED PEDESTRIAN SCALE

The project will coordinate with planned improvements to the BART Plaza on Shattuck that will include seating and other amenities for pedestrians. The paving around the building is broken down into smaller hardscapes and plantings in keeping with a human scale experience. Similarly, the street level frontage is broken down to express smaller scale points of interest. Improvements to Shattuck will help create a strong visual and pedestrian link between BART and new retail frontage. To allow pedestrian activity to remain unencumbered by cars, the project’s parking garage entry for residents is located away from the pedestrian focus at the corner of Shattuck and Allston. This area is also designed to provide a different pedestrian experience from the frontage on Shattuck. The residential entry in this zone faces a small plaza that is tucked away from major street life activity. Not only will residents be offered a more private entry, passersby will be able to interact with a more digestible pocket of public space, adding further interest and activity along Allston Way.

INDIVIDUAL & COLLECTIVE SCALES OF HABITATION

Shattuck Terrace Green Apartments contain specific design features that give a sense of how the individual dwelling unit fits into the form of the building. While the larger massing expression is meant to be concise and urban, the south facade breaks down at a smaller scale. Daily habits and the individual’s desire to modify their interior environment drive adjustments to the facade. Sun and visual exposure to the exterior are mediated by moveable shutters, offering a range of coverage based on the needs of the inhabitant. The movement of these shutters over the course of the day and the seasons give an outlet to a personal impetus to affect the surrounding environment. The south facade is indeterminate, relying on individual input. The space of the balcony and the dwelling unit behind the shutters become a richly layered and tunable environment. Each unit is expressed on the building’s elevation, individual but part of a whole, cradled within a collective expression.
SUPPORT FOR LOCAL BUSINESSES

2190 Shattuck’s new residential address will make downtown Berkeley a more vibrant urban center. Foot traffic from the apartment building will spill out onto surrounding streets, and make them more active and inviting. Each day, hundreds of residents will patronize downtown shops, restaurants, and theaters, and broaden downtown’s appeal. The project’s architecture will be iconic and support downtown’s emergence as a great place to live, work and play.

In addition to the apartment units, the project includes approximately 12,000 square feet of retail space fronting onto the Shattuck Avenue BART Plaza and wrapping around to Allston Way across the street from the Hotel Shattuck. When the building is completed, the concept is that the current ground floor retail tenant, Walgreens, will move back to the corner of Shattuck and Allston to continue to serve as a convenient community shopping outlet for residents of the neighborhood. The new space is an exciting opportunity for Walgreens to continue its branding upgrade as manifested in their major urban flagship stores. This upgrade reflects the retailer’s transformation from a traditional drugstore into a retail health and daily living destination.

2190 Shattuck will confer economic benefits to the local economy. Residents will support surrounding businesses and cultural destinations.
GREEN ON ALL LEVELS – ECOLOGICAL DESIGN

The Shattuck Terrace Green Apartments building will be designed to leverage state-of-the-art innovations in sustainable design and building practices. The project will be designed to be a source of pride for the Berkeley community concerned with sustainable buildings.

TRANSIT-ORIENTED DEVELOPMENT

2190 Shattuck will be a noteworthy model of transit-oriented development (TOD). Employees and residents will be just steps away from BART, thirty AC Transit bus routes, and shuttle service to UC Berkeley and Lawrence Berkeley National Laboratory. Car use associated with the project is expected to be extremely low, thereby reducing traffic, air pollution and greenhouse gas emissions.

The project will also support alternatives to car usage (see “Ecological Sustainability”). It will include below-grade parking for over 80 parking spaces. Transportation demand will also be met by providing a transit pass to every employee and a car sharing pod on site.

GREEN BUILDING PERFORMANCE - LEED

The project will meet LEED Gold performance standards and demonstrate best practices for sustainability. Design development will strive to:

- Reduce energy and water use
- Incorporate natural daylighting
- Utilize natural ventilation
- Generate energy with photovoltaics
- Recycle demolition materials
- Promote on-going recycling

ROOF TERRACES

Roof Terraces will provide amenities for the inhabitants on various levels. The large green roof areas on the terraces will reduce the heat island effect and will be used to delay storm water run-off. Additionally, the apartment building is seeking to adorn itself with places for lush plantings at roof decks and balconies. Accessible roof decks will be carefully planned, richly landscaped to attract and foster a robust community life among residents.

Urban gardens and landscaping will complement the terrace areas. Ways to gather and store rainwater onsite to be reused for irrigation will be explored.

PASSIVE SOLAR DESIGN

The south and west facade of the building provide each a tailored approach to deal with solar heat gains. On the south facade large balcony areas together with movable shutters will address solar heat gains and also provide a pleasant exterior environment for the inhabitants.

On the west facade vertical glass fins will reduce solar heat gains and glare.

HIGH PERFORMANCE GLAZING

Low emissivity glass will conserve energy and reduce glare to minimize the need for building cooling and lead to a softer appearance from street level.
Building Parameters & Entitlements

A DIVERSE COMMUNITY – UNIT LAYSOUTS AND AREAS

The project will bring a diverse portfolio of new housing types to the downtown. The apartments will be designed to serve a range of tenants including young couples, students and professors from UC Berkeley, as well as professionals who might otherwise seek similar types of housing in San Francisco. There will also be types of living units that appeal to empty nesters who desire the richness and convenience of Berkeley’s prime downtown location and resources.

The Shattuck Terrace Green Apartments are organized around a double loaded corridor with the larger 2-bedroom units at the corners, to take advantage of views and an increased exposure to light and air. The length of each floor is filled with a mix of 1-bedroom and 2-bedroom units with studio apartments and micro units. The high-rise portion of the building contains 1-bedroom units with 2-bedroom units on the southern corners. The smaller units in the building cater to the student, young professional, and budget-minded demographic present in Berkeley. The collective housing aspect of this project will continue Berkeley’s commitment to a variety of urban living situations. The placement and even mix of units throughout the building makes a variety of unit characteristics available to different family sizes and living situations. Every unit type is present on the south facade where the greatest amount of sun exposure will be available. The high-rise portion will have gracious views of the Berkeley hills and the bay, available to both one and two bedroom occupants. Balconies are evenly distributed throughout the building amongst all unit types and the larger terraces will be accessible to all occupants.
DAP AND ZONING CONFORMANCE

2190 Shattuck will play a major role in implementing Berkeley’s Downtown Area Plan (DAP). The project proposal conforms to the DAP and the project is a critical component at the heart of the downtown area. The Core Area includes parcels within a block of BART and the convergence of over thirty local bus routes. In recognition of this exceptional regional access, the DAP allows “buildings of exceptional height” in the Core Area, including three high-rise mixed-use buildings with a height up to 180 feet - the same height as the tallest existing buildings: the historic Wells Fargo building and the Chase building. The project will be within the 180 foot height and setback limits allowed by the Downtown Area Plan and Commercial Downtown Mixed Use (C-DMU) zoning. The project as presently designed features buildings “setbacks” that are within what is allowed by zoning. Additionally, the project’s massing falls within the C-DMU Zoning with restrictions for upper floors (120 feet above grade) of the project.

ENTITLEMENT PROCESS

This “initial submittal” is required of downtown high-rise projects to initiate the entitlement process. The project will be reviewed, and environmental analysis will be conducted throughout 2016. The building owner is seeking all necessary permits for construction of the 2190 Shattuck project. A number of discretionary permits will be required pursuant to the C-DMU zoning requirements. Berkeley Municipal Code Zoning Ordinance Section 23E.68.030 sets out the permitted uses in the district.

In addition, a Use Permit (following a Public Hearing) must be obtained for construction of any project exceeding a gross area of 10,000 square feet (Section 23E.68.050) and for buildings exceeding 75 feet in height (Section 23E.68.070).

APPROVAL AUTHORITY

As noted above, entitlements for the project will require a public hearing before the Zoning Adjustments Board (ZAB) for project approval. ZAB will likely refer the project for comment to the Design Review Committee (DRC), and may also refer the project to the Landmarks Preservation Commission (LPC) to consider the project’s relationship to historic resources in the vicinity.

CEQA

The proposed project is subject to the requirements of the California Environmental Quality Act. The applicant understands that a project specific EIR will be required, which shall be informed by and fall under the program level EIR that was certified by the City Council for the Downtown Area Plan. The project team will work with City staff and the community to develop a thorough understanding of issues to be addressed.

The applicant expects that scoping of issues will commence shortly after a Zoning Project Application has been submitted. The applicant requests that the City select an EIR consultant prior to or as close to the Zoning Project Application date as possible.

PRESENTATIONS AND INITIAL REVIEW

The applicant requests that meetings be scheduled before the ZAB, DRC, LPC and Planning Commission as soon as possible. The meetings will identify issues to be addressed, and early meetings will provide the project team with an opportunity to address issues prior to submitting the Zoning Project Application.

PROFESSIONAL TEAM

The project will be advanced by a talented and experienced team of professionals. Team members represent diverse and complementary disciplines. Designers on the team are recognized leaders in context-sensitive design, transit-oriented development and environmental sustainability.

- MILL CREEK RESIDENTIAL: Development Team
- WRNS Studio: Architect and Design Team Leader
- SWA: Landscape Architecture
- Tipping Associates: Structural Engineering
- BKF: Civil Engineering & Land Surveying
- Interface Engineering: Mechanical, Electrical & Plumbing

Shattuck Terrace Green Apartments | 15