



TRANSMITTAL

January 20, 2022

Sharon Gong, Senior Planner
City of Berkeley
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704

RE: Application for Use Permit #ZP2021-0162 & DRCP2021-0006 for 2128-2136 Oxford Street / 2132-54 Center Street

Dear Ms. Gong,

Thank you for your assistance with our application for the above-referenced project. This letter and the following attached materials respond to your incomplete letters dated October 1, 2021. Based on this resubmital, we kindly request that you issue the RFP for the CEQA work to initiate that process.

1. Tabular response to Use Permit incomplete letter
2. Tabular response to Design Review incomplete letter
3. Revised Plan Set
4. Revised Applicant Statement
5. Community Benefits Overview
6. Revised Tabulation Form
7. Revised Geotechnical Report
8. LEED Checklist
9. EBMUD Water Efficiency Review
10. Property Deed
11. Community Meeting Flyer

The remainder of this letter provides narrative responses to the following design review comments:

- Provide a design narrative that goes into more detail about how this design fits into its Downtown neighborhood context.

The project takes cues from the Downtown context in both the façade design, building massing and building materials. The project provides a base, shaft (middle floors) and capital (parapet and upper most floors) per design guidelines and in relation to the predominant Classical Revival style architecture

throughout Downtown Berkeley. The streetwall references the aesthetic of the historic building on Center St. maintaining metal framed storefronts and punched windows above the ground floor retail. Beige masonry blends with the surrounding buildings but maintains a contemporary refined aesthetic. Special attention has been paid to breaking down the scale of the building and providing substantial attention to details and materials such as terracotta colored fiber cement panels, copper metal panels, stucco and masonry. The ground floor retail height has been maximized providing transparent glass storefronts with canopies for signage areas. Facades, storefront and entrances, materials, details, colors, and lighting have all been designed to reflect that of the context and to adhere to the Downtown Design Guidelines.

- In our Downtown design guidelines, both Center and Oxford Streets are included as a designated public-serving frontage. There are specific design parameters for the ground floors of these frontages. Provide analysis of how your design meets these guidelines.

Public Serving Frontage requirements per the Downtown Berkeley Design Guidelines:

1. Building maintains a continuous zero-setback “build-to line” at the ground floor. The only exception is a minor setback the bike room along Oxford St. at the alley. This allows for better sight lines coming out of the alley to provide a safer condition for pedestrians, bikers and drivers.
2. Landscape strips have been provided where the building meets the ground at residential function areas. Planters and trees are provided at the street curb as well.
3. The ground floor continues the rhythm of 15-30 foot spacing of structural bays and/or framed storefronts. This establishes visual continuity with existing buildings and creates pedestrian scale.
4. Recessed entrances are provided at the ground floor and do not exceed 50% of storefront nor 10’ in depth.
5. Massing for the project is set back at upper levels. Setbacks occur at 75’ and 120’. Massing setbacks are done with changes in material and aesthetic to avoid the “wedding cake effect”. The massing provides recesses in the upper floors to reduce the mass and shadow impacts to the north and south.
6. Shadow studies have been provided. No shadow or visual impacts have been identified for the development.
7. All public entrances and storefronts at ground floor are accessible directly from the public sidewalk.
8. Entrances are designed to enhance the pedestrian experience and to be inviting and promote interaction.
9. No new curb cuts into the property are being proposed.
10. The building maintains the streetwall at the property line at lower floors. Setbacks and recesses begin at level 4 and additional setbacks occur at 75’ and 120’.
11. On Oxford St, the project provides an enhanced parklet and a mural on the solid portions of the wall as a way to link downtown to campus.
12. A wind study analysis will be performed at a later date, prior to ZAB review.

13. The buildings orientation is predominately north and south facing to take advantage of sun angles. North façade will have nice diffuse light and the south will take advantage of the lower winter sun angles. The east and west facades are minimized and avoid harsh morning and evening sun angles.

Additional Ground-Floor Requirements in the Downtown Berkeley Design Guidelines:

1. At least one publicly-accessible street-level entrance is provided for every 40 feet along street facing property line.
2. Clear glass comprises at least 60% of the street facing façade where it is between 3 feet and 8 feet above the elevation of adjacent sidewalk.
3. The design of the ground floor space is visually open to the pedestrians to promote activity and connection from interior to exterior.

We look forward to working with you on this exciting project. Please let us know if you have any questions about our resubmittal.

Best Regards,

Jonathan Kubow
Senior Vice President of Development
Core Spaces