

Steve Rigor

From: Burns, Anne M <ABurns@cityofberkeley.info>
Sent: Friday, April 23, 2021 8:18 PM
To: Steve Rigor
Cc: Gong, Sharon
Subject: RE: 2801 Adeline / 2900 - 2920 Shattuck DRCP2020-0010 Design Review

Hello, Steve: We were able to go through your March 25th resubmittal and want to thank you for your detailed response to the additional information that we requested in my November 2020 email through Sharon. Most of the items that are listed below have been satisfied, but there are still a few items that we need resolved before we continue our review:

- Your Item 9 response to our request for landscape plans was see Sheets A2.70 and A3.70: We do not find these sheets – they appear to still be missing. Please provide landscape plans, including a preliminary plant palette, for our review.
- Your Item 10 response to our request for detailed building wall sections: The sections you provide are too small and diagrammatic. They are good for looking at the overall design and massing, but not the various plane changes on the exterior walls. Please contact me if you have additional questions, and also refer to various projects that have come before the Design Review Committee on the City's Boards and Commissions webpage.
- Your Item 12 response to our note that we will be referring to the Adeline Corridor Plan: We are reminding you that we will continue to note this and work with the Use Permit Planner and all the available Adeline Corridor Plan Documents to prepare for when this will come to the Design Review Committee.
- Your Item 13 response to our request for more information about proposed colors and materials: We do see the color and material sheets included. We recommend that you also add images into your project information, or at least your presentation to the DRC, that can help to show where the proposed materials have been used successfully.
- Your Item 14 response to our request for a 50% tree canopy coverage at the new surface parking area on 2900-2920 Shattuck: As we mentioned above on Item 9, landscape plans appear to be missing. Please provide these, with any proposed landscape in the parking area, for our review.
- New Item: We notice large roof surfaces and recommend that you consider green roof systems wherever possible.

Thank you again for your thoughtful and detailed response. If you have any questions on the list above, please let me know and we can go over these in more detail. I will coordinate with Sharon, your Use Permit Planner, to review any resubmittals on this project. Thank you. – Anne Burns, Design Review Planner (510) 981-7415

From: Burns, Anne M
Sent: Friday, November 20, 2020 2:50 PM
To: Gong, Sharon <SGong@cityofberkeley.info>
Subject: 2801 Adeline / 2900 - 2920 Shattuck DRCP2020-0010 Design Review

Hello, Sharon: We were able to go through the design review applications for the addresses listed above and do still have some additional information that we will need in order to continue our review:

For both project sites:

- All main lobbies - show more detailed design, and how this design is place-making for the residents, and how the lobby is viewed from the street and passing pedestrians. Consider how the main entries are integrated into the design, and how they are viewed from farther away as well.
- Clearly note all proposed encroachments and include in renderings. Note the distance out from the property line, as well as how high above the sidewalk these encroachments start. Check in with Public Works early to get recommendations on the proposed encroachments, as well the process.
- Show proposed project from all corners, and include adjacent and nearby structures (across this street where possible). Renderings should be in context so that nearby and adjacent structures have as much existing detail as the proposed project.
- All building signage in the elevations and renderings should conform to our Sign Ordinance - BMC Title 20. No signage should be illustrated above 40' or the third story, whichever is lower.
- We strongly recommend a massing study model that includes adjacent road width and structures that are located across those roads. Provide more detailed color and material information, both for review and for presentation to the DRC.
- Provide streetscape elevations for all sides of the project that are facing a public right-of-way. These street elevations should include the street widths and buildings across the street.
- Provide a design concept statement for both projects.
- Provide detailed landscape plans, include seating and programming information for the proposed common open space. Show that 40% of the required open space is landscaped area.
- Landscape materials should include proposed streetscape, including street trees, that are being proposed in the public right-of-way.
- Provide detailed wall sections illustrating the general quality, as well as depth, in the building design. Include proposed window information, including section details.
- Clearly note any proposed lighting elements.
- When these projects comes before the DRC, we will refer to our city-wide design guidelines, which I'm including as an attachment. They are also included in our Design Review packets for Buildings. In our DRC Staff Report, we will also refer to the Adeline Corridor Plan and any design direction, development standards that affect the building design, or design guidelines that are current or upcoming soon. Please include this in your design statement as much as possible.

For 2801 Adeline project site:

- Provide more information on the light-colored wall cladding shown on the south elevation on Sheet A2.23. and (for both projects).

For 2900-2920 Shattuck project site:

- For the surface parking area at the west edge of the site, our city-wide guidelines ask for a 50% tree-canopy coverage (at maturity) over any new surface parking areas.

Please note that any resubmittals should be directed to both Zoning and Design Review both for the most expeditious review time. Thank you. - Anne