

Jacob, Melinda

Subject: FW: public comment: 3031 Telegraph proposal

From: Wil Crary <wilcrary@gmail.com>

Sent: Tuesday, February 14, 2023 4:55 PM

To: Burns, Anne M <ABurns@cityofberkeley.info>

Subject: public comment: 3031 Telegraph proposal

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Hello,

I'm writing as a resident of the Elmwood neighborhood (2428 Dowling Pl, Apt B) in regards to the proposed construction at 3031 Telegraph. I'm excited by the idea of more neighbors and commercial space, and I'd like to raise a few points for consideration as the process progresses.

1. In an already over-parked neighborhood where Alta Bates' visitors and healthcare workers already contribute to a competitive parking situation, I'm concerned that 29 parking spots won't be enough to accommodate the 110 units.
2. I'm hopeful that the commercial space will be reserved for restaurants, cafes, and retail that draw people to the neighborhood to participate and connect rather than more medical and dental offices. I think this will be good for the neighbors as well as the existing medical and dental offices.
3. I'm hopeful the developers of the apartment complex will pay for landscaping and potential even tree-filled median on Telegraph to support neighborhood beautification.

Thank you for your time and consideration,

Wil Crary

Jacob, Melinda

Subject: FW: 3031 telegraph - public comment

-----Original Message-----

From: Sarah McNeil <mcneil.sarah@gmail.com>

Sent: Tuesday, February 14, 2023 11:11 AM

To: Burns, Anne M <ABurns@cityofberkeley.info>

Subject: 3031 telegraph - public comment

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For this new building structure, I was hoping the city of Berkeley would consider:

- more parking options (required basement parking) - since currently the building plan is for 19 parking spaces in this already parking limited area.
- install a blinking crosswalk for pedestrians at Dowling and Telegraph
- include green scape landscaping / a tree-planted median
- the ground floor retail space be zoned/earmarked for cafes/restaurants/stores rather than medical offices

Many thanks!

Sarah

Sent from my phone

Jacob, Melinda

To: Laura Gottlieb; Burns, Anne M
Subject: RE: comments for 2/16 committee meeting

From: Laura Gottlieb <lauragot@gmail.com>
Sent: Tuesday, February 14, 2023 10:10 AM
To: Burns, Anne M <ABurns@cityofberkeley.info>
Subject: comments for 2/16 committee meeting

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1. I am writing to submit comments about the proposed building project at 3031 Telegraph Avenue, which I hope can be considered during the 2/16/23 Design Review Committee meeting.

3031 TELEGRAPH AVENUE [atWebster](MODDRCP2022-0003) Preliminary Design Review Modification to demolish an existing commercial building and construct a six-story, 100,992 square-foot mixed-use building with 127 units (including 9 Very Low-Income units), including 1,921 square feet of commercial space, 7,622 square feet of usable open space, as well as 64 bicycle parking spaces and 19 vehicular parking spaces at the ground level. **Committee Decision.**

I have lived on the neighborhood block of the proposed project for 13 years and will be directly impacted by the proposed new building. I applaud the plan to increase urban density/housing availability in the neighborhood. In parallel, I hope that the city can use this as an opportunity to require street/neighborhood improvements to increase pedestrian safety and not worsen parking shortages in the area.

1. The intersection at Dowling and Telegraph has a crosswalk but no blinking lights. It makes crossing at that intersection very dangerous. Given the increased pedestrian traffic likely as a result of the new building, it would make sense to **increase safety at the Dowling Place/Telegraph Ave intersection.**
2. Similarly, other improvements could help to ensure the project increases bike and pedestrian activities--and should be a requirement of all new projects in this largely residential area. Ideally, the project should increase **green landscaping** (potentially a tree-lined median on Telegraph) and require that the **first floor be reserved for cafes/restaurants rather than medical offices.**
3. Finally, the area is already impacted by a **major parking deficit**, particularly severe during the day because of hospital and supermarket traffic. **19 vehicle spaces is clearly insufficient for 127 units of housing.** The street parking shortage will worsen dramatically. I hope the City can require more parking be included in the building plan itself as the minimum proposed is inadequate for this neighborhood.

Thank you for reviewing the project's impact on our neighborhood--

Laura Gottlieb

2426 Dowling Place, Berkeley, CA 94705

Jacob, Melinda

Subject: FW: Comments re: 3031 Telegraph Avenue

From: Orli Cotel <orli.cotel@gmail.com>
Sent: Monday, February 13, 2023 10:49 PM
To: Burns, Anne M <ABurns@cityofberkeley.info>
Cc: Ben Finkel <finkel@gmail.com>
Subject: Comments re: 3031 Telegraph Avenue

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My family lives at 2424 Dowling Place, around the corner from the proposed construction project at 3031 Telegraph avenue. We are very supportive of new high-density housing along the Telegraph corridor and welcome this new project to the community. We hope that the influx of new residents and businesses will help to add more pedestrian foot traffic and vibrancy to the neighborhood.

There are a few concerns/ideas that we would like to see addressed in the planning process:

- 1) We are glad to see the plans for retail along the ground floor of this project. We would like the planners to ensure that this retail space is earmarked for restaurants, cafes, retail stores and other high-traffic businesses that would add vibrancy to the neighborhood, rather than more doctors' offices or medical facilities.
- 2) The developers should be required to provide funding to create a median on Telegraph for trees/landscaping dividing the two directions of traffic on Telegraph, adding visual appeal and increased tree presence in the neighborhood. For example, see greenscape medians installed in San Francisco on [Guerrero street](#), adding to aesthetic appeal.
- 3) The city of Berkeley should install a blinking crosswalk signal to cross Telegraph at Dowling Place (where the Hashtag Poki restaurant is) to ensure pedestrian safety and accommodate the increase in foot traffic from this development and from the additional proposed housing units at 3030 Telegraph. The intersection at Telegraph and Dowling Place is currently very unsafe for pedestrians, especially at nighttime. It is our understanding that there was recently a pedestrian injury from someone trying to cross the street in the crosswalk at this location because there is very low visibility and cars do not see the crosswalk.

Thank you for the opportunity to provide input.

Orli Cotel and Benjamin Finkel
2424 Dowling Place
Berkeley, CA 94705