

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 9/8/22 ZAB - 742 Grayson (Item 4, Consent)
Attachments: 700 Grayson_Letter to ZAB_Response to DRC comments-sm.pdf

From: Jean Eisberg <jean@rhoadesplanninggroup.com>
Sent: Tuesday, September 6, 2022 1:20 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Cc: Evan Jacob <ejacob@brick-inc.com>; Chris Freise <cfreise@redcodevelopment.com>; Michael Rocque <mrocque@rinconconsultants.com>; Riemer, Allison <ARiemer@cityofberkeley.info>
Subject: 9/8/22 ZAB - 742 Grayson (Item 4, Consent)

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Dear ZAB Members & ZAB Secretary,

Attached, please find a letter from the project sponsor at 742 Grayson for the ZAB's consideration.

Thank you,
Jean

Jean Eisberg

Consultant

jean@rhoadesplanninggroup.com

(415) 516-4479



September 6, 2022

City of Berkeley
Zoning Adjustments Board
Land Use Planning Division
Attn: Samantha Updegrave, Zoning Adjustments Board (ZAB) Secretary
1947 Center Street, 2nd Floor, CA 94704
Sent via email: zab@cityofberkeley.info

Subject: 9/8/22 Agenda Item 4. 742 Grayson St.

Dear Board Members,

As the project sponsor for the 742 Grayson St. project, we would like to provide the ZAB and community members supplementary information about our project. Since the project is on the consent calendar agenda for the September 8, 2022 meeting, there may not be an opportunity for public or Board member comment, or our project team's presentation.

The Design Review Commission (DRC) unanimously (with one member absent) approved preliminary design review for the project on June 16, 2022. With this approval, the DRC made several recommendations and requests for ways to refine and improve the project. These items will be considered by the DRC during Final Design Review. For the benefit of community members and the ZAB, we have identified our proposed response to each of these comments on the following pages. Corresponding changes to the plans will be provided during the Final Design Review hearing with the DRC and are previewed here for your information.

Thank you for your consideration of our proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Freise".

Chris Freise

President, REDCO Development

cc: Allison Riemer, Associate Planner
Michael Rocque, Contract Planner

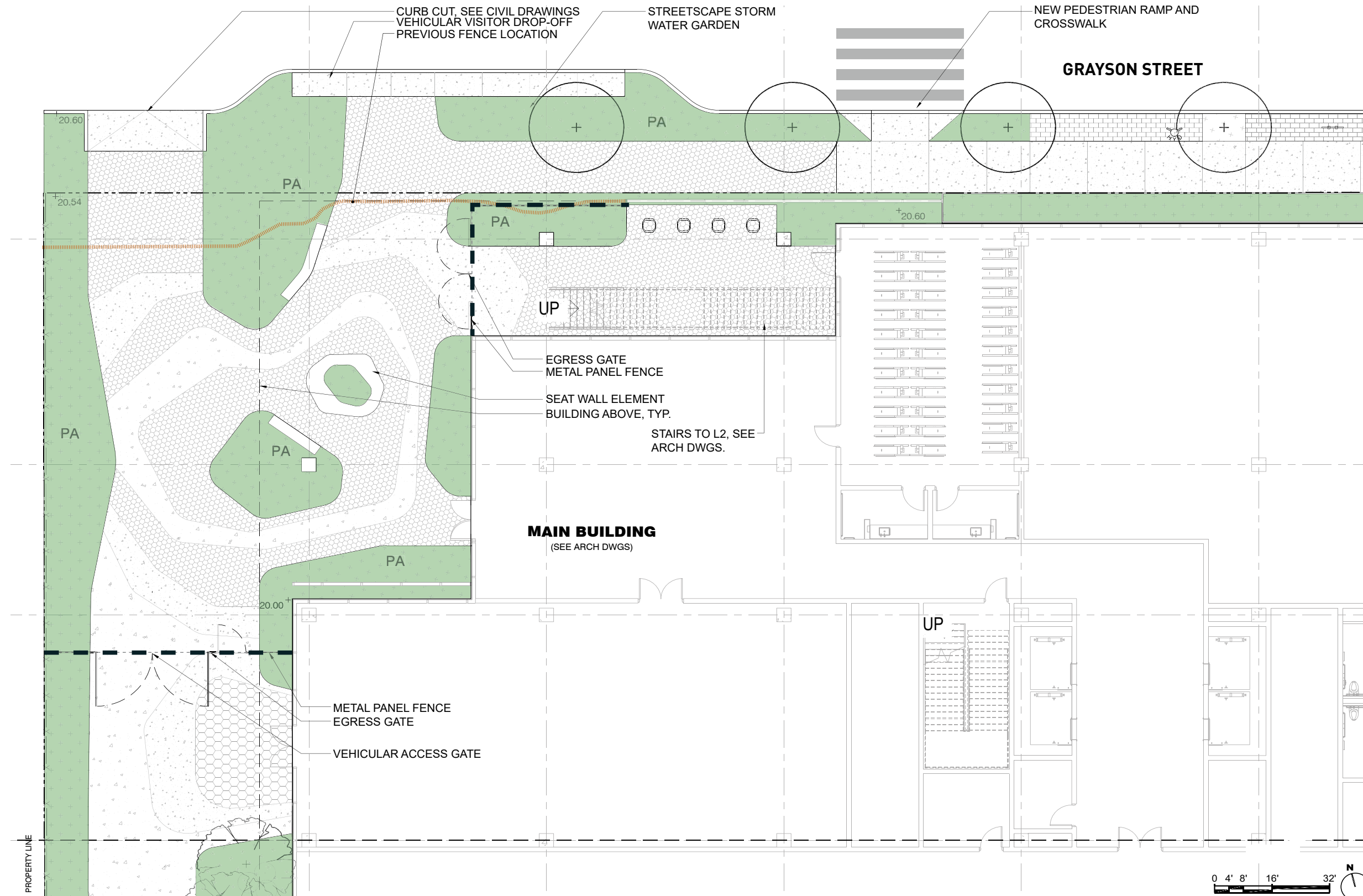


<i>DRC Comments (p. 12 of 9/8/22 ZAB Staff Report)</i>	<i>Project Sponsor's Proposed Response</i>
Requests for Final Design Review	
Provide more design details on Grayson Street that enrich the pedestrian experience.	Grayson Street streetscape will be enhanced by extending the entry court to the curb, providing a pleasant end to the sidewalk at the end of Grayson. Planting, views into active uses and additional street trees also contribute to an enjoyable street experience. See exhibit 1.
Provide options for both fence and mesh design at FDR [Final Design Review].	The fence location and design will be revised to make a direct connection between the entry plaza and the street. The fences will be moved away from the sidewalk, and details revised with a more engaging design that supports the landscape design concept and public interface. See exhibits 1 through 3.
Clearly show how solar equipment is integrated into the building design.	A solar array is now shown on the roof of the parking garage, covering parking stalls and the vehicular ramp, which also provides sunshading. See exhibit 4.
Recommend developing mesh screen to be more integrated with the façade design. Recommendations included pattern and volumetric studies, rather than just a utilitarian screen.	The mesh screen is an integral and critical aspect of the design, offering not only sunshading for the people inside but providing visual depth and interest from the exterior. The mesh screen will be semi-transparent and hemmed at all edges, supported by a finely detailed structural frame with catwalks. See exhibit 5.
Expand bird safe glass to all floors where the glazing is not covered by the mesh; details should clearly show bird safety, even with the mesh layer.	All glazing will feature bird-safe glass. See exhibit 5.



<i>DRC Comments (p. 12 of 9/8/22 ZAB Staff Report)</i>	<i>Project Sponsor's Proposed Response</i>
Recommend that the fence design be better integrated into the landscape.	The fence location and design will be improved to enhance visitor experience and to improve the connection between the entry plaza and the street. See exhibit 1.
Recommend 75% native and/or wild-life supporting plants in the plant palette.	The project team will revise the plant selection so that 80% of the plant species are native. During construction, we anticipate that 95-97% of plants installed will be native species. The majority of the non-native plants are located on the roof deck and underneath the building overhang, which are two challenging areas for successful, thriving planting due to limited soil volume at on-structure conditions and deep shade respectively. These species were chosen because they are well tested to thrive under challenging conditions and will be used to accent, not dominate, the majority native plantings. Non-native species were selected because they are drought tolerant, support biodiversity, thrive in poor soils, and are beneficial to pollinators.
Recommendations to ZAB / Public Works	
Recommend that the end of Grayson be addressed by Public Works and Traffic and included with any drop-off designs.	The project team will create a new passenger drop off area adjacent to the entry plaza. There is also a vehicular curb ramp at the end of Grayson to aid turn-around. The project team looks forward to working with Public Works and Traffic to improve the end of Grayson Street. See exhibit 1.
Recommend working with Public Works to include permeable pavers between the tree wells and adjacent to the curb. Be prepared to discuss at FDR [Final Design Review];	The design team will review the streetscape design with Public Works to include permeable pavers between the tree wells. See exhibit 1.
Recommend gender neutral bathroom be included on each floor.	The project team will revise the floor plans to show inclusive restrooms on each floor in addition to separate gender neutral restrooms. See exhibit 6.

partial site plan - entry



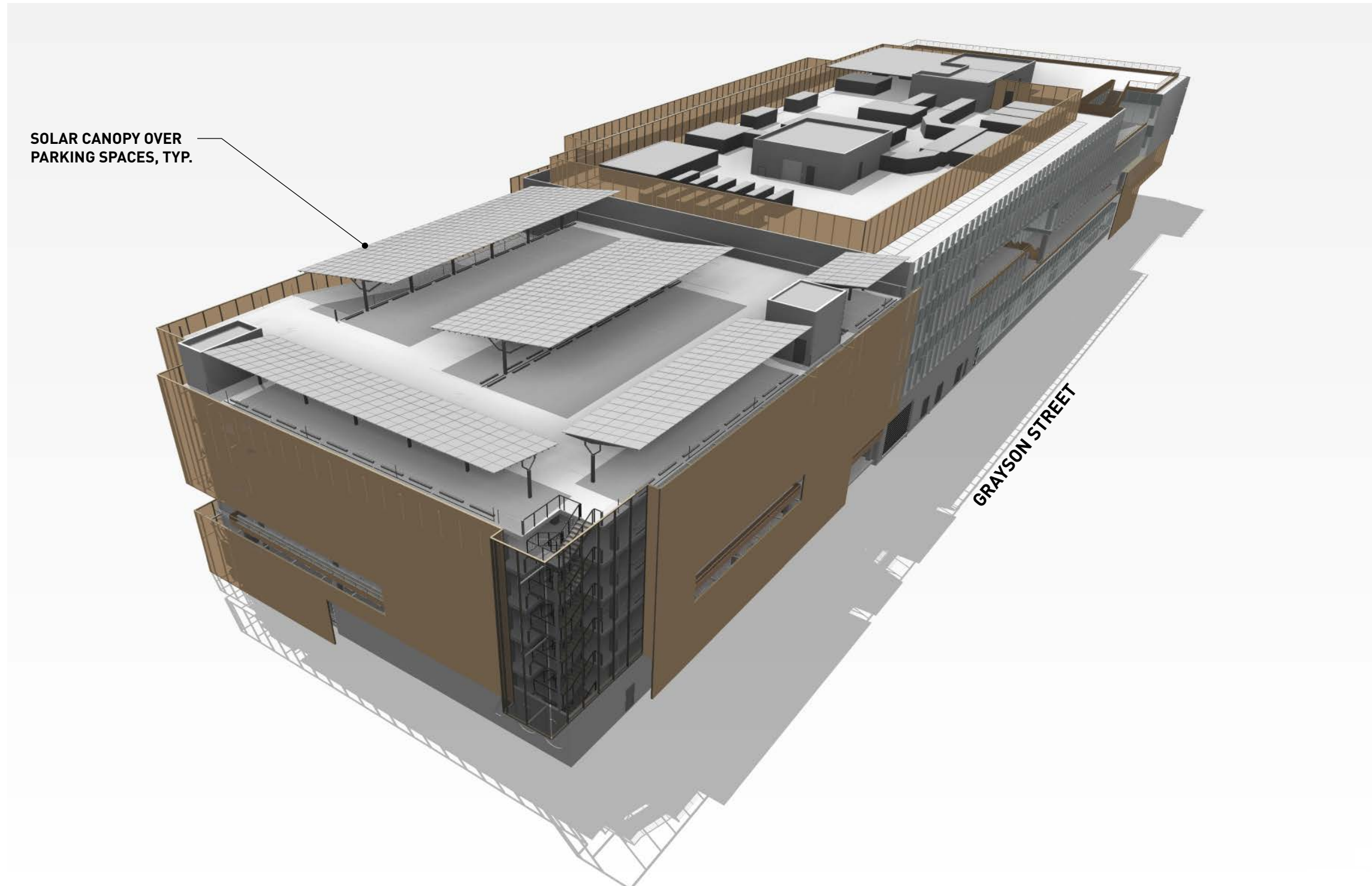
view looking southeast (previous fence location)



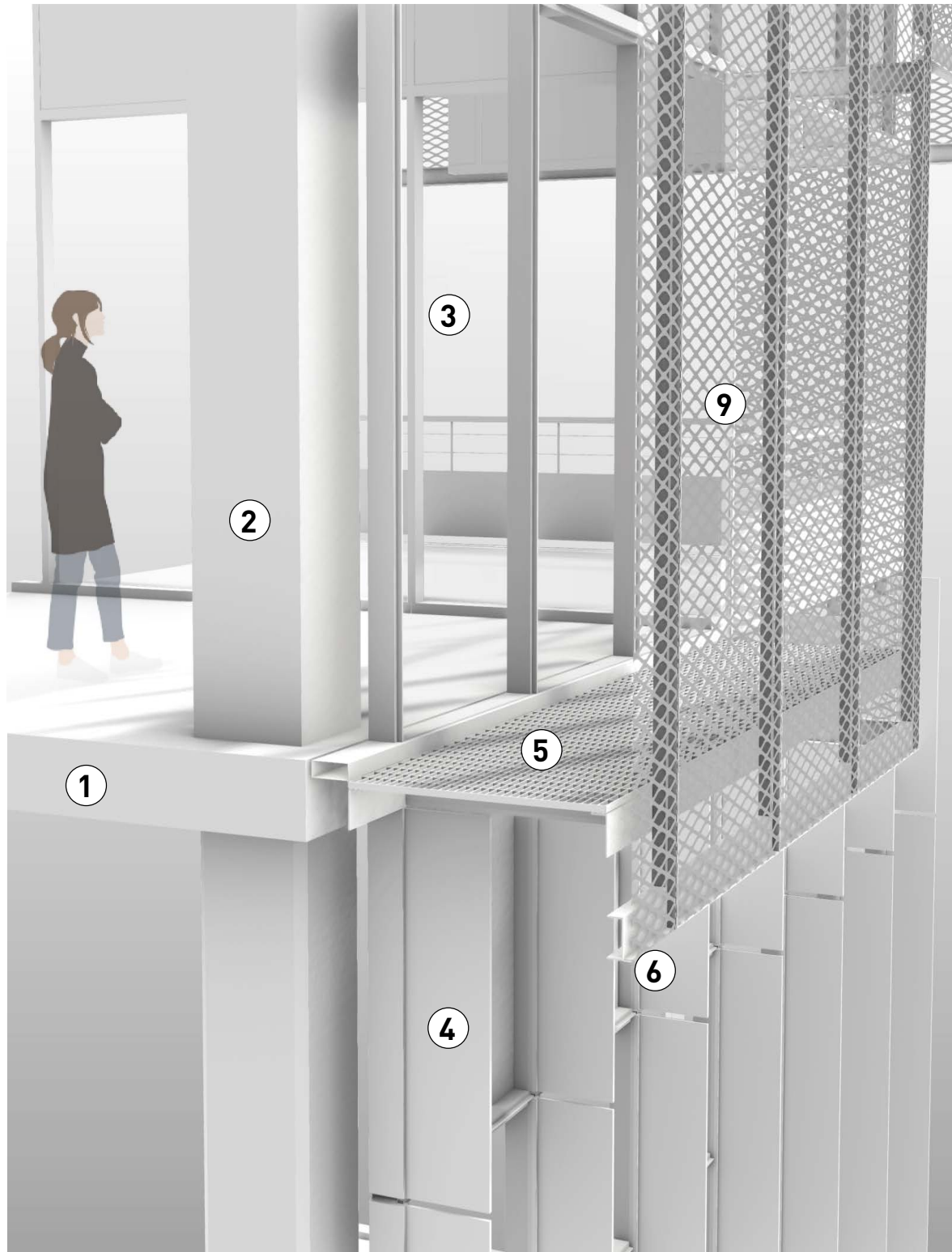
view looking southeast (updated fence location)



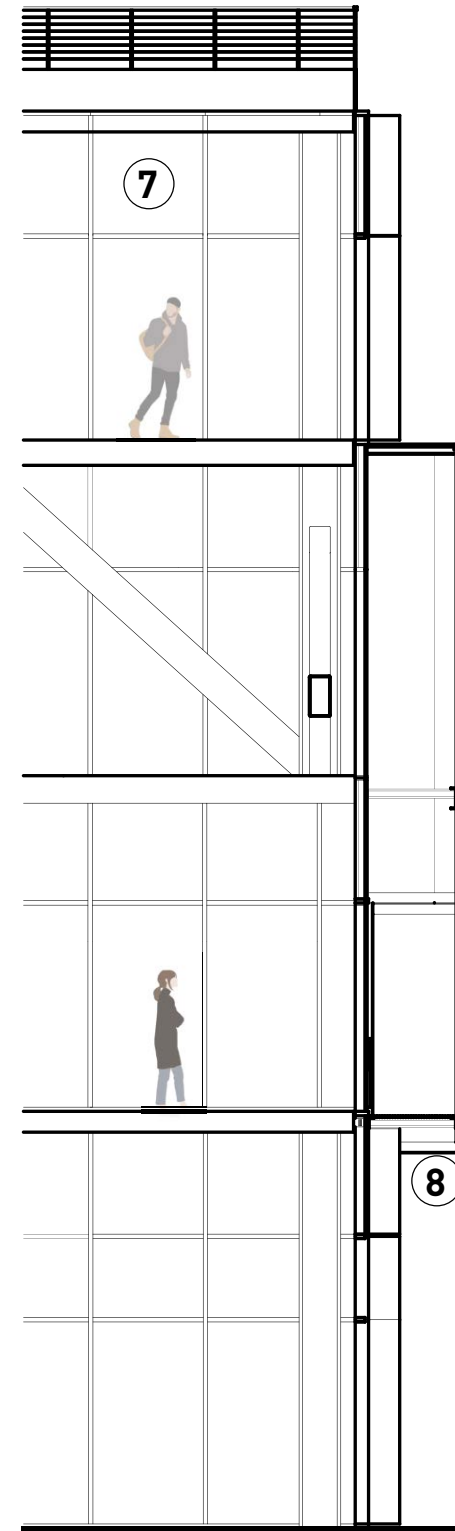
solar canopies @ parking garage



facade diagrams



expanded mesh facade w/ access deck

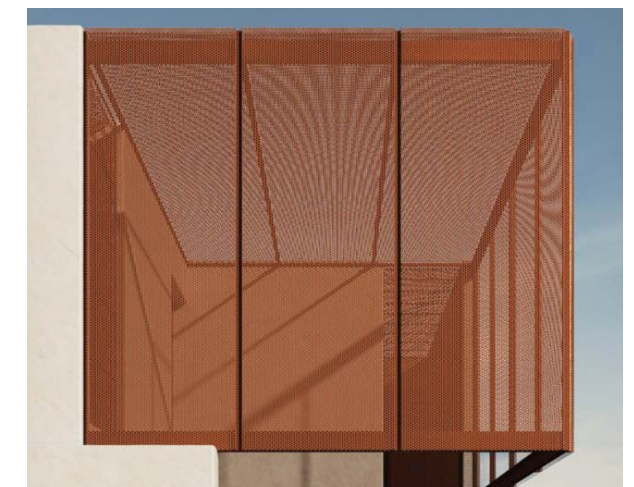
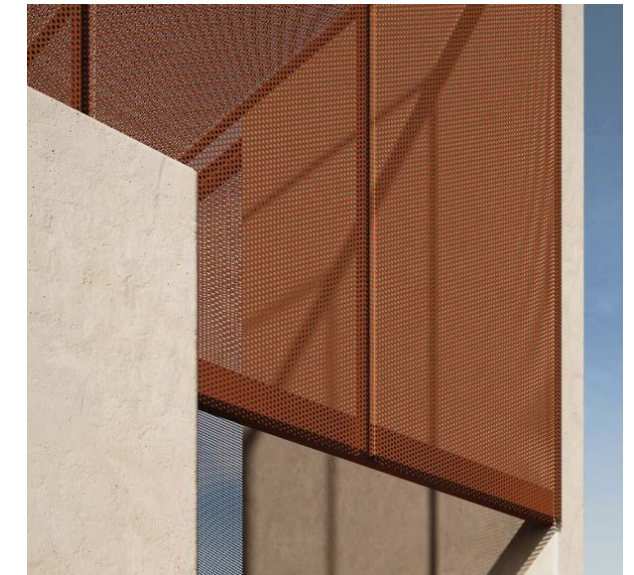


wall section

- ① concrete slab
- ② concrete column
- ③ curtain wall
- ④ vertical shade fin
- ⑤ bar grating access deck
- ⑥ steel channel
- ⑦ bird-friendly glazing
- ⑧ sunscreen support steel frame
- ⑨ expanded metal panel



bird-friendly glazing



screen precedent

enlarged plan - restrooms

