

OVERVIEW of PROJECT ENHANCEMENTS

- Safeway Building
 - Shattuck (East) façade
 - Exterior walls
 - offset walls gives appearance of several small buildings
 - Variety of materials gives texture and scale at sidewalk
 - Floor-to-ceiling windows visually connect sidewalk to store interior
 - Outdoor seating areas
 - Space for moveable tables/chairs
 - Fixed benches
 - additional entry added for access from Shattuck
 - Henry (West) façade
 - Variety of materials and massing helps break down scale of building
 - Integral Living walls/green screens (attractive and graffiti-deterrent)
 - Architectural features integrate with surrounding residential structures
 - Sloped roof at SW corner
 - Trellis/eaves @ edge of roof lines provide depth and shadows
 - wood-grain texture on GFRP panel walls
 - wood composite panels
 - windows @ 2nd floor
 - Parking Lot (North) façade
 - Improved lighting and weather-protected overhangs at building entries
 - New entry features help integrate into the Henry and Shattuck façades
 - Vaulted roof line from existing store is preserved
- Parking Garage
 - On-site ramp improves customer access to garage without impacting traffic on Henry
 - New stair and elevator vestibule connects to main entry lobby
 - Natural light brought into garage through skylight in main lobby
 - Plumbing and ventilation equipment removed from ceiling area
 - Improved safety measures
 - Windows from new employee wing/offices looking into garage area
 - New paint and light fixtures
 - New striping and signage for cars and cyclists
 - New glass vestibule @ existing elevator
- Site Access (Pedestrian and Bicycle)
 - Reconfigured parking lot
 - 4'-0" accessible pathways throughout
 - Separated pedestrian and vehicular traffic
 - New speed tables @ main entries

- Improved access from Henry St
 - Bicycle parking @ garage level
 - Ample room away from vehicle drive aisles
 - Can accommodate cargo trailer bikes
 - New stair/trellis added to connect sidewalk to store entry via accessible pedestrian pathway
- Improved access from Shattuck
 - Plaza @ NE corner of building connects sidewalk to store entry
 - Bicycle parking near store entry on Shattuck
 - Safely away from vehicular traffic
 - Can accommodate cargo trailer bikes
- Landscape
 - Site features
 - New shade trees in parking lot
 - Preserving 27 trees (including Monterey Pines @ Rose and Shattuck)
 - Bay-friendly species throughout for drought tolerance and low maintenance
 - Landscape/seating area marking underground spring and incorporating historic plaque
 - Henry St side
 - 20' landscaped setback between Safeway and property @ 1451 Henry
 - Preserve mature trees where possible
 - Infill with CA native trees
 - New fence @ setback between Safeway and 1451 Henry
 - Fence pulled back 10' from building edge, to provide softer edge @ public right-of-way
 - New 30" planting strip in public right-of-way on Henry
 - New walls @ parking lot edge to block headlights from shining across Henry Street
 - Variety of fragrant vine species on Henry
 - Green screen
 - Trellis @ new stair
 - Retaining wall @ parking ramp
 - Shattuck side
 - 2 types of Planters on Shattuck
 - Tile planters (flowering/fragrant bay-friendly perennials)
 - Alcove planters @ seating areas (seasonal plants)
 - Add 1 new ginkgo tree to infill existing gap in line of street trees
 - Plaza feature @ main entry connects to Shattuck sidewalk
 - Stormwater
 - Vegetated swales
 - Biofiltration areas

- Flow-through planters
- Safeway Operations
 - Loading dock enclosed in acoustically-absorbent walls
 - All Mechanical/HVAC equipment located as far away from Henry St. as is feasible
 - All Mechanical/HVAC equipment to be screened from view by acoustically absorbent roof screens
 - Recycling collection center on Shattuck eliminated
 - Trash and recycling areas enclosed within the new building footprint
 - Cart washing to take place inside loading dock
 - Expanded store features:
 - Organic produce
 - Eat-in Café
 - Deli
 - Bakery
 - Coffee Kiosk
- Green Project Features
 - Alternate Transportation Access
 - No added parking
 - Energy-efficient equipment and fixtures throughout store
 - Increased landscaping/tree canopy in parking lot
 - Bioretention/swales help reduce stormwater impact
 - Drought-tolerant landscape; minimal irrigation required
 - Increased natural ventilation and daylight