

1425 Henry St. - Safeway Berkeley

Summary of response to DRC and Community concerns about the project.

CONCERNED PARTY	ISSUE	SAFEWAY RESPONSE
DRC	Consider a step back in the Shattuck elevation to get a better relationship between the massing and the landscape. Look at the experiential sequence when moving along Shattuck.	Building edge along Shattuck steps back incrementally to expand the sidewalk zone, creating spaces for planters and seating areas. Floor-to-ceiling windows allow indoor/outdoor transparency between public sidewalk and store interior.
DRC	Shattuck façade is out of scale with the existing small-scale retail context.	'Sawtooth' configuration allows the building façade to be broken every 30 feet, giving the appearance of several small retail buildings clustered together along Shattuck.
DRC	Consider pulling the plaza around so that it faces Shattuck.	Entry plaza reconfigured to provide an entrance for pedestrians and cyclists from Shattuck, in addition to the main customer entry facing north toward the the surface parking lot.
DRC	Lower building massing of southwest corner as much as possible – de-commercialize the extension to the southwest.	Setback increased to 20' from adjacent residential lot. Windows added to 2 <sup>nd</sup> floor. Eaves/overhangs added to roof line to appear more residential. Roof reconfigured to slope in same direction as adjacent house.
DRC/ NEIGHBORS	There is concern with the loss of setback on Henry. Look at alternatives which keep some planting strip.	Per City recommendation, Safeway will remove 30" of sidewalk on Henry street, to provide ample space for growing bay-friendly plants at the building edge.

DRC	Incorporate recommendations from the City's Bike and Pedestrian Planner that were included in the staff report.	<p>Pedestrian circulation has been improved via the re-configuration of the surface parking lot, with a minimum 4' wide accessible pathway leading from all access points on the perimeter of the site to the main store entries facing North. Pedestrians are further protected from vehicular traffic by the addition of speed tables connecting the main entry/exits to the surface parking lot.</p> <p>Bicycle parking is provided with access from both Henry St. and Shattuck. All spaces are designed to accommodate bicycles with cargo trailers.</p>
DRC/ NEIGHBORS	Consider the location of the hvac equipment carefully, as well as other possible noise impacts.	All mechanical units have been located as far away from Henry Street as is feasible, according to the ducting systems required. Additionally, all rooftop mechanical units will be screened from view by acoustical enclosures, which will be specified to comply with the Berkeley Noise Ordinance.
DRC	Consider enclosing the loading and trash areas.	Trash, recycling, and loading areas are enclosed within solid building walls, and will not be visible from any neighboring property. Acoustic properties of loading dock walls will be specified to comply with noise analysis provided by WAIA, and Berkeley Noise Ordinance.
DRC	Materials and design should be more Berkeley	Veneer ledgestone eliminated from the project. Board-form concrete replaced with an integral-color precast panel system.
DRC/ NEIGHBORS	Concrete wall appears to be too brutal for the Henry side of the site. Consider adding trellises and vines to soften it.	Living walls/green screen systems integrated into the building façade on Henry St. Multiple varieties of bay-friendly vine species specified for the retaining wall and trellis on Henry St.

NEIGHBORS	There are concerns about the loss of trees.	The approach to tree removal has changed to an evolutionary approach. The only trees planned for removal are those in poor health, or those whose health would be compromised by the expanded building footprint.
DRC	Get rid of the harsh surface parking feel of the existing lot. Add more tree coverage.	Sycamores (non-drip, non-littering cultivar) added to parking lot to provide shade over the parking field. This new tree layout integrates seamlessly with the new pedestrian network established on site.
DRC/ NEIGHBORS	Consider saving Monterey Pines at corner of Rose and Shattuck.	These trees and their roots will be preserved. The concrete planter surrounding them will be demolished, and the soil will be re-graded into a mound configuration, then planted with bay-friendly grasses and wildflower.
DRC	Consider a mix of plantings on Shattuck to bring vibrancy to the sidewalk space.	2 types of planters are provided along Shattuck. In the alcoves at the base of each floor-to-ceiling window, seasonal flowers will be planted. Running parallel to Shattuck, quartzite tile-surfaced planters will feature a variety of low-maintenance, bay-friendly plants.
NEIGHBORS	Consider adding walls to block headlights from shining across Henry St.	8" thick cast-in-place concrete walls added at the edge of the parking lot facing neighbors. Inset tile panels within the concrete create a pattern which ties back into the tile on the building façade.

DRC	Consider removing the garage entry from Henry Street.	Our traffic engineer (Fehr & Peers) has concluded that customers will continue to approach the site from Henry St regardless of the garage driveway. Also, without the driveway and considering that the surface lot would be at or near capacity, cars would be more likely to park on-street. Garage entry will only be open from 6am to 9pm.
NEIGHBORS	Trucks are a noise issue for neighbors, and their schedule is erratic.	Truck loading dock will be enclosed to provide noise attenuation. The dock enclosure has been designed such that standard 65' semi-trailers will be entirely out of view from neighbors while their loads are transferred to the store. The hours of delivery will be between 7am and 7pm.
NEIGHBORS	Noise created by 'power washing' of shopping carts is a nuisance.	This washing service will now be carried out within the loading dock, with the coiling door closed. The acoustically absorptive wall panels in the new loading dock enclosure will help diminish the noise from cart washing. Proper water, electrical and drainage systems will be provide within the loading dock to ensure proper and sanitary procedures.
NEIGHBORS	Graffiti on Henry St.	A combination of green screens and perimeter plants keep pedestrians away from the wall surfaces on Henry Street. The use of an integral-color concrete panel system helps break down the scale of the building walls, refining the architecture to a more residential scale on Henry Street. Thereby, the blank 'canvas' appearance that exists now is eliminated.

NEIGHBORS	Unsightly fence and security wire along Henry St	A new fence and gate will be built to enclose the 20' setback adjacent to the residential property on Henry St. Said fence will be set back 10' from the building edge, so that existing trees slated for preservation will become part of the pedestrian sidewalk experience.
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