

MEETING NOTES

INTRODUCTION

Emily Marthinsen (EM, AVC Physical and Environmental Planning):

Welcome

- This is second community meeting for this project
- The campus is trying to engage the community more and shape how to get input early in process
- The concepts master plan has tried to address many but not all of the comments based on written as well as verbal feedback from first community meeting
- One major factor from last meeting was Anna Head School buildings and the campus's responsibility for renovating them. The campus was able to fund a study to investigate the feasibility of renovating the Anna Head buildings.
- The study looked at renovating them for student housing with code and life safety upgrades and could fit 55 beds at \$311K per bed vs. the \$186K per bed in the new student housing construction on the Anna Head West parking lot.

Order of Meeting:

- Have presentation by design consultant and then talk about topics, historic, design, and construction

PRESENTATION OF CONCEPT PLAN BY DESIGN CONSULTANT

- Behnisch Architects, 35 Market Street, Venice, CA 90291
Kristi Paulson, Project Architect.

DISCUSSION

1. Pat Jenkins (PJ, UCB Childcare): What is distance from childcare center play yard fence to edge of proposed building?

Kristi: The building is about 54 ft. from edge of fence; architects are trying to maintain these setbacks

2. Roland Peterson (RP, Telegraph Business Improvement District): Is there a service alley on the west side of the project? He pointed out that there is a proposed project for some of the lots immediately to the west of the project and that service access would be nice.

Kristi: No, service driveway does not go all the way through from Haste to Channing. There is bike access from the Channing side.

Beth: We're concerned about safety of students. An access road would be right next to ground floor student apartments.

3. Is there access to building through courtyards?

Kristi: No. One would go through the building.

4. John English (JE) - would like to see project restore the original feeling of the Anna Head building and the "front yard" idea; expressed concern about parking shown on Channing Way near Bowditch. Is there any way to minimize the parking?

Beth: Design Review Committee talked about surface of parking lot to mitigate to serve as open space when cars are not present - "grasscrete".

5. JE: Should there be fewer trees and more open space for activities?

6. JE: What specifically would be along wall along Haste? How many entrances? Doorway along wall?

Kristi: No. There is one entrance currently planned into building on Haste Street. However, we are looking at opening landscape entry but this needs to be balanced with security concerns.

7. JE: You don't want to mimic historic; you want it to be a contemporary design but using Channing/Bowditch Building as an example, is this not contemporary enough?

EM: not totally a fair question

Dave Johnson (DJ, UCB Capital Projects): trying to make much greener building and looking at other options to impact significant sustainability

Chris Harvey (CH, UCB Residential & Student Services Programs): lecture by Stefan Behnisch working w/ Transsolar was so pure in designing from the inside out and building engineering; was very inspiring and exciting that we selected this team; is an asset to the community.

JE: Like to think that you can have building that is highly sustainable and green without being a 'cop-out'- also mentioned the idea of taking cues from Anna Head

8. JE: What about master plan for the whole block?

EM - we are doing a site plan for the proposed new structure and have made the first step in evaluating the existing buildings. Until the occupying units can fund the renovation or another entity comes up with the funds renovating them is unlikely. There is no disagreement that they suffer from deferred maintenance but they are not a part of this project, have no housing and are unfortunately the responsibility of the occupants in them. If we had an outside

partner coming to the table asking to support and fund the renovation of building through donations, grants, etc. we would be able to renovate them.

Kristi: the new project might generate awareness of the Anna Head school.

9. JE: having students on the block will help environment

10. RP: previously it sounded like faculty/staff housing was a part of the program; it seems that this is a greater need for faculty/staff; is this a part?
EM - this has never been part of the program for this site; we are cognizant of the demand but not evaluating it for this site; sorry if you understood differently; articulated it as freshman + upper division

11. Elizabeth Greene (EG, City of Berkeley Planner) - How do you intend to make the site secure?

Kristi- mainly with additional lighting

12. JE: What about the EIR? will there be a project focused EIR?

BP: there will be an initial checklist tiered off of the LRDP EIR
Archeology professor is conducting a field school on the Hinkle site and suspects that when the house was demolished the campus simply paved over the foundation, so they may uncover the basement.

JE: not doing an EIR can think of one significant impact- the HSR said that existing space layout of site should be preserved; this seems to need mitigation. Concerned about new housing intruding into historic Anna Head property.

BP: this was pointed out as impact by SHPO and will consider

13. RP: Is there a creek under the site?

Glenda Rubin (UCB Community Relations): Derby creek runs under the park

DJ: parking garage was dry site

Roland: Presbyterian church had more water than they anticipated

14. JE: will there be no setbacks from Haste?

Kristi: the project is challenged to save trees and meet program.

DJ: The project is also exploring the use of green walls.

15. GR: how are there eyes on People's Park?

Kristi: There are about 40 residents above in the units facing the Park.

16. JE: will driveway have gate to secure at night?

BP: yes

17. GR: timetable for moving the Wooley House / EIR (adjacent site)?
RP: the hitch is EIR
DJ: is the housing occupied?
RP: No completely dilapidated.
18. JE: student plaza along Channing Way; what will surface be?
Kristi: unsure at this point, but some type of stone paver
19. JE: recreation?
Kristi- there is unstructured space planned not basketball.
20. JE: do you have thoughts about naming the building, i.e. the Hinkel Residence Hall?
EM: the project team is not really involved with naming
BP: the project team is thinking about how to memorialize the history of the site with plaque etc.
EM: it is a fascinating site in history; may talk with you in terms of what form this might take
21. JE: Will the drawings be on the website?
EM: the main drawings will be available and the notes from the presentation; will take a few days to a week to post
22. PJ: it looks like childcare play area is gone in the bird's eye view drawing
EM - This is a good point and will try to make clear in drawing that is not happening; no need to cause anxiety here.
DJ - may be opportunities for more sun in play yard as we design.

EM - Summary of comments:

- Access into site from Haste Street
- Northeast corner of the site and parking is unresolved
- Continuing to encourage campus to take a look at Anna Head buildings.

Schedule:

Landmarks Preservation Commission - June 4
Planning Commission - July 8
Regents Budget Approval - July 15

Schematic Design is just underway. Construction is scheduled to start in summer 2010 with occupancy scheduled for August 2012

Attachments:

- 1) Conceptual massing scheme
- 2) Conceptual master plan
- 3) Archeological Field School letter to public, Christine Shaff, May 11, 2009.