

October 11, 2016

To: Emeryville City Council Members
Diane Martinez, Scott Donahue,
Jac Asher, Ruth Atkin, Nora Davis

From: Tim Curran
4250 Horton St.
Emeryville

Re: Sherwin Williams PUD PDP
Request for (2) Conditions of Approval

Location of Parcel B1 and Effect on
Sherwin Avenue Street Improvements

Location of Sherwin Avenue Loading Area

Parcel B1: Sherwin Avenue Public Right of Way Width

Parcel B1 is the proposed Stand Alone Affordable Apartment Building with a southern boundary on Sherwin Avenue and a northern boundary on the Park Open Space Parcel 3.

The proposed location of Parcel B1 shows a (5') setback from the southern property line along Sherwin Avenue.

The proposed location will constrain the Sherwin Avenue public right of way along the B1 frontage to a 55' width.

The southern boundary of Parcel B1 should be located to allow for a 60' public right of way along the Sherwin Avenue B1 frontage so that the Planning Commission will not be constrained by a 55' width while deliberating and deciding on street improvements in the FDP.

Street Trees and Street Parking

The location of Parcel B1 should allow Green Street sidewalks and north side Street Parking along the Sherwin Avenue B1 frontage.

To deny either Street Trees or Street Parking on any section of the public right of way would deny the immediate residents, in this case the Stand Alone Affordable Apartment residents, and all public users, important components of the City street facilities.

Street Trees

Street Trees in our urban environment are an important component for residential quality of life which should not be denied to the future tenants of the Stand Alone Affordable Apartment Building. The lack of street trees on both sides of the roadway would present the tenants living along the street frontage, as well as all public users, a harsh streetscape and street experience not in keeping with the City's Green Street Design Guidelines.

Street Parking

Providing Street Parking on the north side of Sherwin Avenue along the B1 frontage will provide existing residents and businesses, future B1 residents, Parcel A office workers, park users, and business patrons with needed public parking.

Providing two red curbs on Sherwin Avenue along the Stand Alone Affordable Apartment Building frontage would be an everlasting testimony to the City's oversight in planning for the tenants of that building. Tenants and their guests will benefit from Street Parking when it is available.

Condition of Approval: Location of Parcel B1

The PDP approval will establish the location of Parcel B1.

Unless the location of the southern edge of Parcel B1 accommodates a 60' wide Sherwin Avenue public right of way, sidewalk and roadway improvements will be constrained during the FDP discussions. The Planning Commission will be presented with the limitations of the roadway width imposed by the City Council's approval of the PDP and be forced to choose either Street Trees or Street Parking.

To insure that the Planning Commission, during their discussions and decisions in the FDP, can fully consider the public benefits for the ALL the users of the Sherwin Avenue public right of way, the City Council should require, as a Condition of Approval, that the location of Parcel B1 allow for a 60' public right of way along the Sherwin Avenue B1 frontage.

Sherwin Avenue Loading Area - Safety

A Loading Area is proposed between Parcel B1 and Parcel A, accessed from Sherwin Avenue.

The proposed Loading Area would create an unsafe condition on Sherwin Avenue. Delivery trucks, when leaving the proposed Loading Area, would back into Sherwin Avenue. Public safety would be diminished for cyclists, pedestrians, and motorists. Sherwin Avenue is a planned Class II/III Bicycle route.

Sherwin Avenue Loading Area - Noise

The proposed Loading Area location will add noise to the Stand Alone Affordable Apartment Building as well as the pedestrian walkway between Parcel B1 and Parcel A.

Pedestrians using the walkway would need to share the walkway at the intersection with Sherwin Avenue with the delivery trucks which would be entering and leaving the Loading Area .

Loading Area Alternate Location

The Loading Area used to serve Parcel B1 and Parcel A is best located in the Parcel B2 garage, accessed from the Hubbard Street extension.

The B2 garage location will create an efficient delivery truck route.

The B2 garage location will allow delivery trucks to avoid backing into a public right of way.

The B2 garage location will eliminate the noise proximity with the Stand Alone Affordable Apartment Building, the Office Building and pedestrian walkway.

Condition of Approval : Location for Sherwin Avenue Loading Area

The Sherwin Avenue Loading Area reduces public safety on the Sherwin Avenue public right of way and increases noise for the Parcel B2 Stand Alone Affordable Apartment Building, the Parcel A Office building and the pedestrian walkway.

The Sherwin Avenue Loading Area should be eliminated and replaced with a Loading Area in the Parcel B2 garage with access from the Hubbard St. extension.

Attachments

Site Section Drawings G and H

These (2) Site Section Drawings from the PUD application show Sherwin Avenue existing and proposed conditions.

Sherwin Avenue Study

This plan view graphic shows a 60' Sherwin Avenue public right of way with Street Trees and Street Parking.

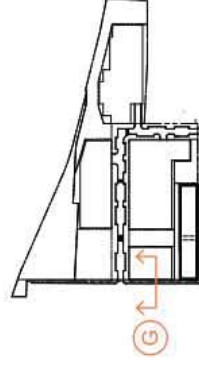
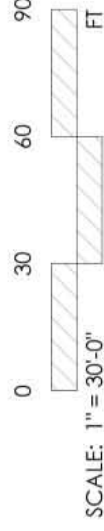
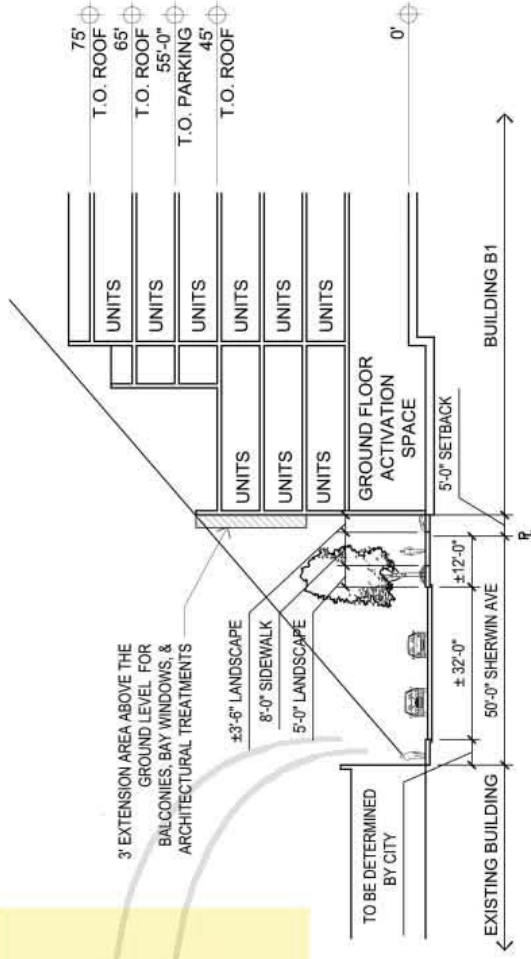
Design for the Poor

This graphic shows alterations to the PUD Site Development Plan which include:

- 60' Sherwin Avenue Public Right of Way
- Street Trees both sides of Sherwin Avenue
- Street Parking north side Sherwin Avenue along B1 frontage
- Reduction of Parcel B2 to maintain proposed Park Open Space Parcel 3 width
- Removal of Sherwin Avenue Loading Area
- Alternate Loading Area location

NOTICE:

- NO STREET TREES SOUTH SIDE
- SIDEWALK DRAWN APPROX. 6'

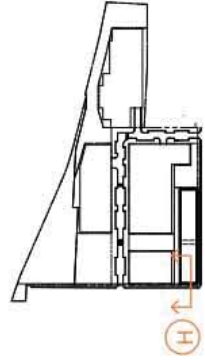
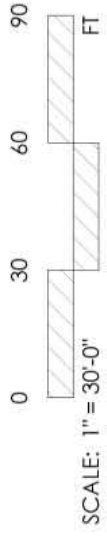
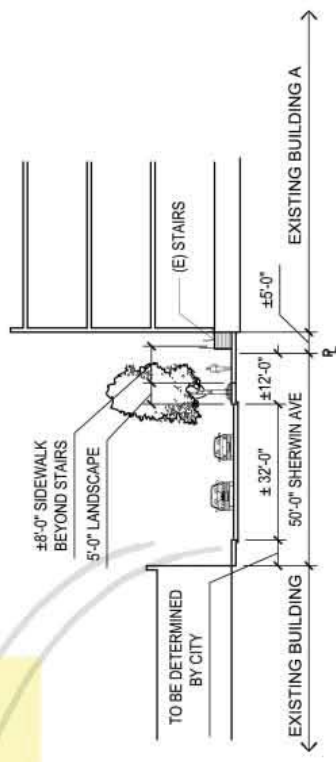


VICINITY MAP
NOT TO SCALE

SITE SECTION G

NOTICE:

- NO STREET TREES SOUTH SIDE
- SIDEWALK DRAWN APPROX. 6'



SITE SECTION H

DESIGN FOR THE POOR

DON'T SHORT CHANGE THE STAND ALONE AFFORDABLE APARTMENTS
 ALLOW FOR STREET TREES BOTH SIDES AND STREET PARKING ON NORTH SIDE OF SHERWIN AVE.

RELOCATE NOISY AND UNSAFE LOADING AREA TO PARCEL B2 GARAGE

PARCEL B1 MOVES NORTH TO ALLOW 60' RIGHT OF WAY

STREET PARKING NORTH SIDE (+-)10 spaces

STREET TREES BOTH SIDES

NO SHERWIN AVE. LOADING AREA

ALTERNATE LOADING AREA LOCATION

PARCEL B2 REDUCED TO MAINTAIN PARCEL 3 WIDTH



MAKE SHERWIN AVENUE THE BEST IT CAN BE.

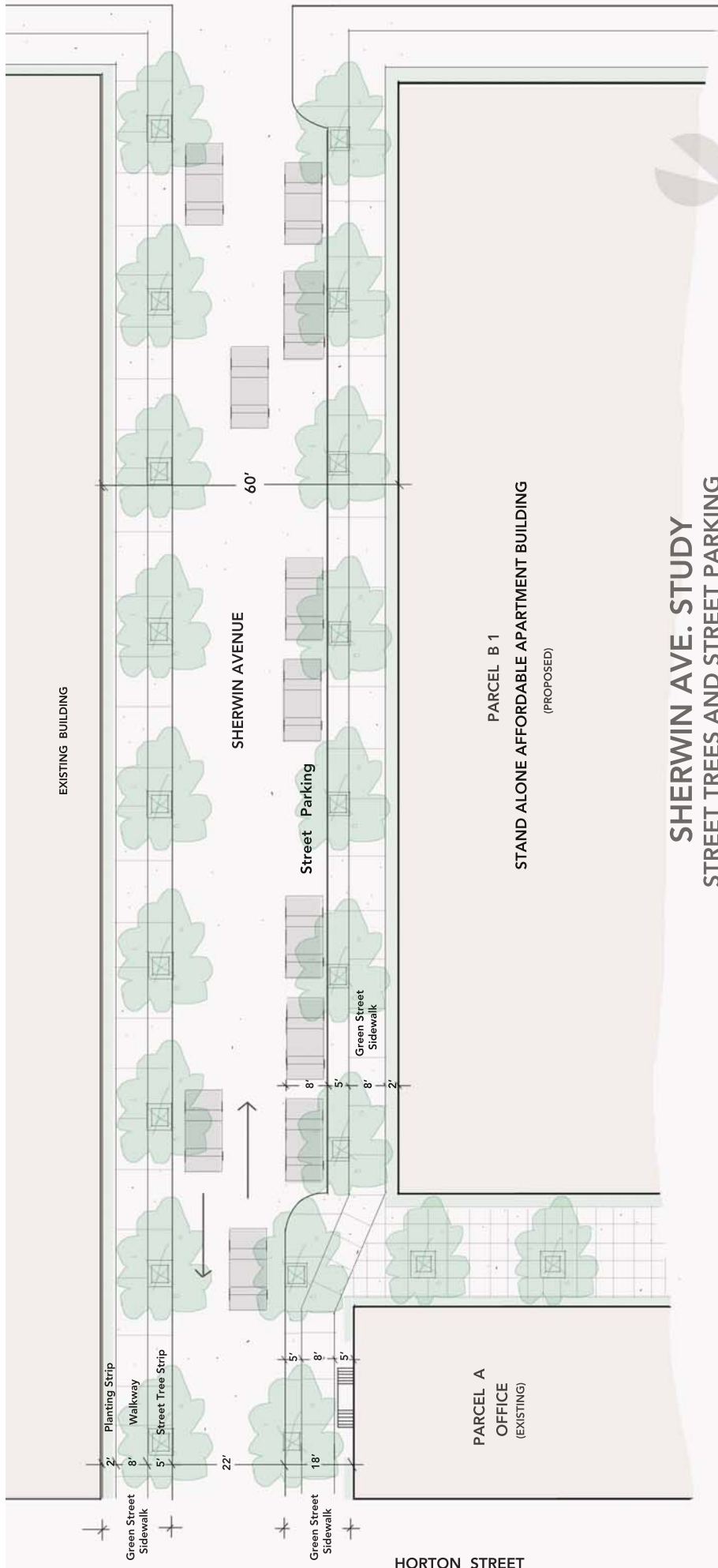
ALLOW FOR SHERWIN AVE. TO HAVE STREET TREES ON BOTH SIDES AND STREET PARKING ON THE NORTH SIDE:

- PARCEL B1 NEEDS TO BE MOVED NORTH
- PARCEL B2 NEEDS TO BE REDUCED TO MAINTAIN PARCEL 3 WIDTH

LOCATE A LOADING AREA WHERE DELIVERY TRUCKS DO NOT BACK INTO SHERWIN AVE WHEN LEAVING, AND WILL NOT ADD TRUCK NOISE TO STAND ALONE AFFORDABLE APARTMENTS AND PEDESTRIAN WALKWAY.

- LOADING AREA NEEDS TO BE MOVED INTO PARCEL B2 GARAGE.
- ALTERNATE LOCATION INCREASES WALKING DISTANCE FOR DELIVERIES TO PARCEL "A" OFFICES BY APPROX. 50'.
- ALTERNATE LOCATION CREATES EFFICIENT DELIVERY ROUTE.





NOT TO SCALE

SHERWIN AVE. STUDY STREET TREES AND STREET PARKING