

## Navarre Oaks

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**From:** Judy July <judy@genericitype.com>  
**Sent:** Friday, October 28, 2016 3:56 PM  
**To:** Navarre Oaks  
**Subject:** Re: City council study session for Doyle Street Mews

Hi Navarre,

I'm glad you're still there and I like your new name!

I don't know if the City Council reads/hears some of the previous concerns and issues raised by the Planning Commission and neighbors. I assume so, however I will summarize those as well:

### PREVIOUS CONCERNS

- Privacy lost due to a three-story building overlooking our back yard (to the east)
- Sunlight loss due to building height
- Fencing material and height of fencing
- Security of our property (and neighbors) during construction
- Protection of existing trees and neighboring coastal redwoods

### DESIGN CHANGES & CONTINUING CONCERNS

- Sheet A000 states that: "Four of the residences will be three-bedrooms and two will be two-bedroom." However, the floor plans indicate all six units will be three-bedrooms. Which is correct?
- Was any consideration given for the idea proposed both by members of the Planning Commission and architect neighbor (to the north--Siegel & Strain Architects) to have the rear units be two-story? This would be respectful of the neighbors' residences to the east, provide visual design interest in the buildings, and be more in line contextually with the existing residences and buildings on the blocks surrounding. That would improve the impact of the shadow of the three-story building on our vegetable garden. It would also allow Siegel & Strain Architects the possibility of placing a photovoltaic array on the roof--something that the bulk of a rectangular three-story building would prevent.
- The drawings show the roofs sloping toward the center of the two lots. If the roofs slope the other way, it is possible Siegel & Strain could install solar panels on their roof.
- Taking a measure of the building heights on the blocks surrounding the project, the proposed Doyle Street Mews will tower over all of the existing residences and businesses. Except for office buildings on Hollis and the new multi-housing buildings on Powell, buildings are typically no more than two-stories.
- If three stories are allowed in the mixed use zone--creating a more "urban" environment--why not move the structures toward the street on the western side? This was also suggested by several members of the Planning Commission.

### PROPOSED SCHEDULE

- What is the proposed demolition timeframe?
- And the schedule for construction--proposed start date and proposed length of time?

thanks,  
Judy July & Norm Mayell

On Fri, Oct 28, 2016 at 2:33 PM, Navarre Oaks <[noaks@emeryville.org](mailto:noaks@emeryville.org)> wrote: