

RhodesPlanningGroup

TO: Zoning Adjustments Board, City of Berkeley
VIA: Email

FROM: Gilbane Development via Rhodes Planning Group

DATE: January 25, 2024

SUBJECT: Good Neighbor Conditions for 2587 Telegraph Avenue

Thank you for your consideration of the infill housing development project proposed this evening at 2587 Telegraph Avenue. The project team has continued to work with neighbors during the process to address privacy concerns where possible. Several privacy-related moves were made previously and shared with the Design Review Committee, who encouraged the team to continue this effort. In a spirit of cooperation, the team now offers the following voluntary commitments to help address the privacy concerns of adjacent neighbors.

It is the project team's understanding that these representations will become conditions of project approval. We also anticipate that the addition of these good neighbor conditions does not constitute a reason (by itself) to pull the item from the Consent Calendar. The following design items are proposed as project representations and design modifications, which will be reviewed during the Final Design Review process:

- Adding balcony edge planters at all levels on the east side (prevents looking down into back yards).
- Include a 3' deep continuous planter on the east edge of the big east side deck to include a fast-growing hedge that could reach 8' in height.
- Provide window coverings for all east facing unit windows.
- Close the east side roof top deck by 8pm.
- Vary the east facade colors.

Thank you for your consideration. Rhodes Planning Group always strives to find ways to make infill development less impactful while insuring that as much housing can be built in the Berkeley community as possible. If there are questions, please do not hesitate to contact us at 510.545.4341.