Chair: Tom Modic
Committee Liaison: Councilmember Jac Asher
Ken Bukowski
Kevin Christopher
Brian Donahue
David Kritzberg
Svante Rödegård
Celeste Burrows
Betsy Cooley
Scott Donahue
Laura McCamy

PLEASE POST

AGENDA

Bicycle and Pedestrian Advisory Subcommittee

Regular Meeting of the Advisory Committee
Special Meeting of the Emeryville City Council
Old Town Hall – Garden Level Conference Room
Monday, December 2, 2013 at 5:30pm

All Advisory Committee meetings are noticed as Special City Council Meetings so that any or all of the City Council members may attend and participate in the Advisory Committee's deliberations. However, actions taken by Advisory Committees are not official actions of the City Council but must be ratified at a regular City Council meeting. All writings that are public records and relate to an agenda item below which are distributed to a majority of the Bicycle and Pedestrian Advisory subcommittee (BPAC) (including writings distributed to a majority of the BPAC less than 72 hours prior to the meeting noticed below) will be available at the Information Counter, 1333 Park Avenue, Emeryville, California during normal business hours (9am to 5pm, Monday through Friday, excluding legal holidays).

All documents are available in alternative formats, on request. In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid or service to participate in this program should contact the Public Works department at (510) 596-3728 or the City Clerk, Karen Hemphill, at (510) 596-4372, TTY Relay: 711, or at khemphill@ci.emeryville.ca.us as far in advance as possible, but no later than 72 hours before the scheduled event. The best effort to fulfill the request will be made.

I. Roll Call
II. Public Comment about items not on the Agenda (5 min.)
III. Approval of November 4, 2013 BPAC minutes (Group- 5 min.)
IV. Information Items
   A. Discussion of the Process for putting items on Advisory Body agendas (Greenhut- 10 min.)
   B. Avalon Bay project: Presentation; Comments for Dec. 12 (Desai- 30 min.) Attachment
   C. Review of Horton St. design with Alta- Brett Hondorp (Greenhut – 30 min)
   D. Bay Bridge Trail Signage Plan (Roberts - 5 min.)
   E. Recap – Items from recent Regional Organization, Transportation Committee, City Council and Planning Commission Meetings (Billing – 15 min.)
   F. Tracking Table Update (Greenhut – 5 min.) Copies provided
   G. Requested Agenda Items: review for next BPAC meeting (Greenhut – 5 min.)
      i. Add: Webinar NACTO Guide BPAC view and discuss (McCamy- 3 min.)
V. Staff Comments: Update on Bike Rack application (Laven- 5 min.)
VI. Committee Member Comments (5min.)
VII. Adjournment

FURTHER INFORMATION may be obtained by contacting Marcy Greenhut, Environmental Programs Technician at 510-596-3795.

DATED: Nov. 26, 2013
Post on: Nov. 29, 2013
Post until: Dec. 3, 2013

Karen Hemphill, City Clerk

Project Team

Developer:
Avalon Bay
Jeff White
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455 Market Street
San Franciso, CA 94501

Architect:
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Clay Fry
Clayf@mbharch.com
510.814.3437
2470 Mariner Square Loop
Alameda, CA 94501

Civil:

Landscape:

Sheet Index

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21	Color and Material

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Unit Information	Sq.Ft. Per Unit (Approx Average per type)	Building 1	Total Sq.Ft.	Unit Ratio
Unit Studio	770	24	18,480	9%
Unit_1	850	110	93,500	42%
Unit_2	1,230	95	116,850	37%
Unit_2 (Corner)	1,295	19	24,605	7%
Unit_3 (Corner)	1,525	12	18,300	4%
Total		260	271,735	100%
Units Per Typical Floor		43		
Average Unit Size			1,045	

Parking Information	Total
Total Parking (Stalls)	330
Commercial: Retail (Dog/Bike) Required Parking	5
Residential City Required Parking	388
Residential Client Requested Parking	325
City: Deficient Parking	63
Client: Surplus Parking	0
Gross Total Parking Area (Approx)	141,140
Parking Ratio (Parking Stalls to Units)	1.25

Gross Area Per Floor (Sq.Ft.)	Building 1	Garage Total	Total Area
Basement	2,065	26,150	28,215
First Floor	16,750	58,620	75,370
Second Floor	17,400	56,370	73,770
Third Floor	51,645	0	51,645
Fourth Floor	52,830	0	52,830
Fifth Floor	52,830	0	52,830
Sixth Floor	52,830	0	52,830
Seventh Floor	52,830	0	52,830
Eighth Floor	50,165	0	50,165
Total	349,345	141,140	490,485

Gross Area Information	Building 1	Area Ratio
Commercial: Retail (Dog/Bike)	3,010	1%
Amenity (Roof Garden)	2,480	N/A
Amenity (Fitness Area)	2,925	1%
Storage	4,440	1%
Trash	1,490	0%
Mechanical/Maintenance	10,475	3%
Leasing Office	2,745	1%
Mail Room	375	0%
Circulation/Lobby	50,853	15%
Unit Total	271,735	78%
Building Total (Without Garage)	349,345	100%
Floor Area Ratio	3.53 (Net Garage)	4.97

Site Information	Total Sq.Ft.	Area (Acre)
Site Area	98,775	2.27

Density	Units	Units per Acre
Max Density Required	227	100
Density Proposed	260	115

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View Looking Northeast

View Looking Southwest

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View South on Shellmound

Neighborhood Context | 4

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View North on Shellmound

Neighborhood Context | 5

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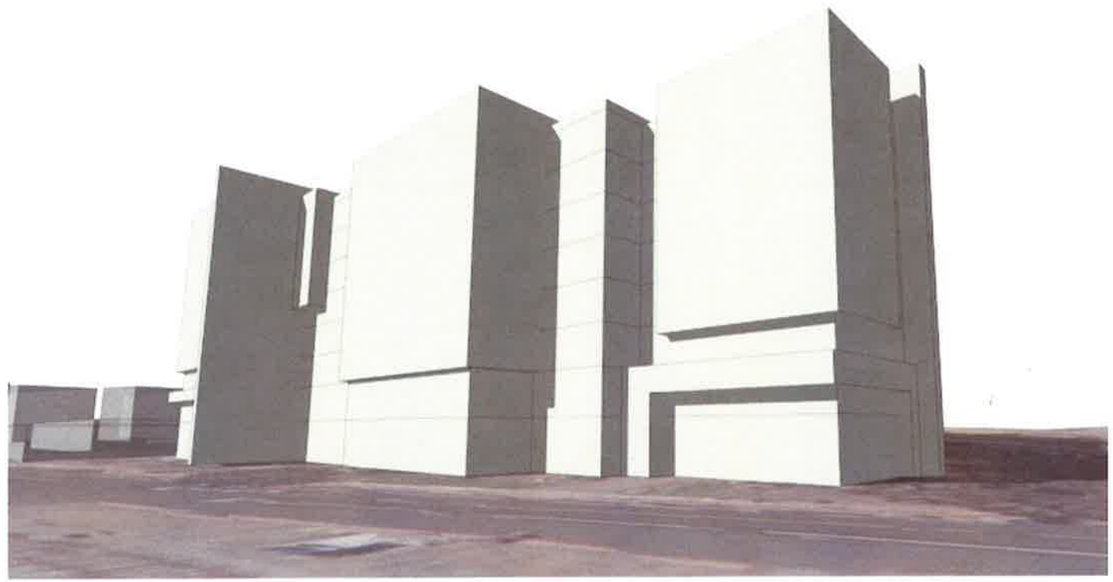
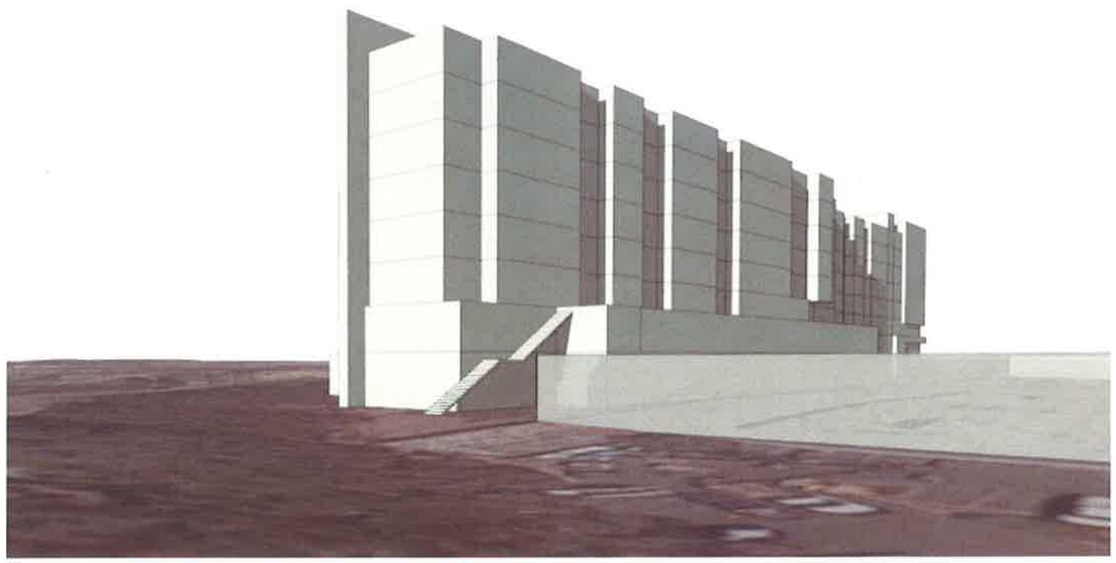
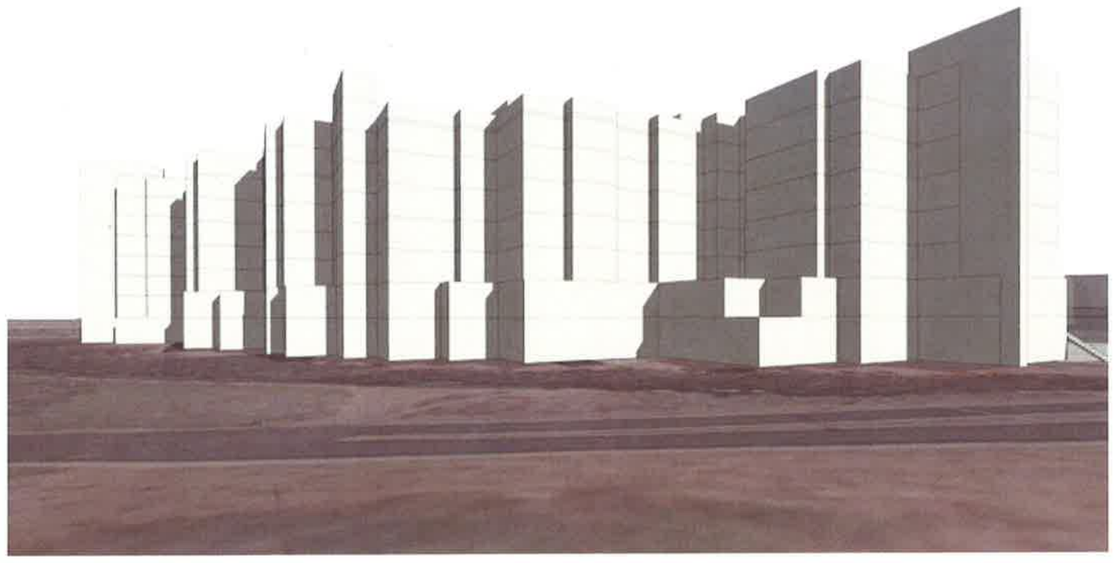
View North on Shellmound St



View South on Shellmound St



View North on I-580



View South on I-580

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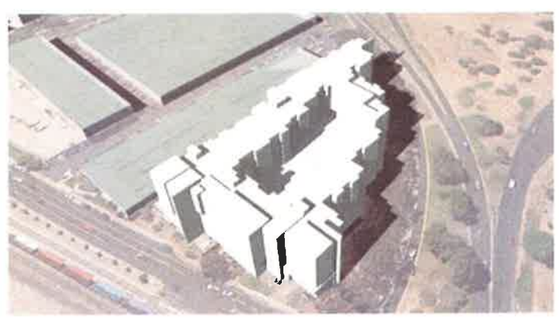
Plan

Southwest

Northeast

March 21

June 21



September 21

December 21

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Plan

Southwest

Northeast

March 21

June 21

September 21

December 21

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Plan

Southwest

Northeast

March 21

June 21

September 21

December 21

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Ashby Ave

I-580 Shellmound Exit

Shellmound St

Property Line

2hr Stair to Roof

Elevator

2hr Stair to Roof

Elevator

2hr Stair to Roof

Elevator

2hr Stair to Roof

Stair to Podium

Stair to Podium

- Circulation (2hr)
- Open Space
- Mail Room
- Leasing Office
- Unit Studio
- Unit_1
- Unit_2
- Unit_3
- Amenity (Storage)
- Amenity (Fitness)
- Commercial
- Garage
- Bicycle Parking
- Trash
- Maintenance/MEP

0 10 20 40 80'

SCALE: 1" = 40'-0"

N

Site Plan | 10

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Access Diagram | 11

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Ashby Ave

I-580 Shellmound Exit

Shellmound St

Outline of Building above

Section B

Section A

Maintenance Room

Elevator

2hr Stair to Roof

Property Line

61 Parking Stalls

Elevator

2hr Stair to Roof

Ramp Up

- Circulation (2hr)
- Open Space
- Mail Room
- Leasing Office
- Unit Studio
- Unit_1
- Unit_2
- Unit_3
- Amenity (Storage)
- Amenity (Fitness)
- Commercial
- Garage
- Bicycle Parking
- Trash
- Maintenance/MEP

0 10 20 40 80'

SCALE: 1" = 40'-0"

N

Basement Plan | 12

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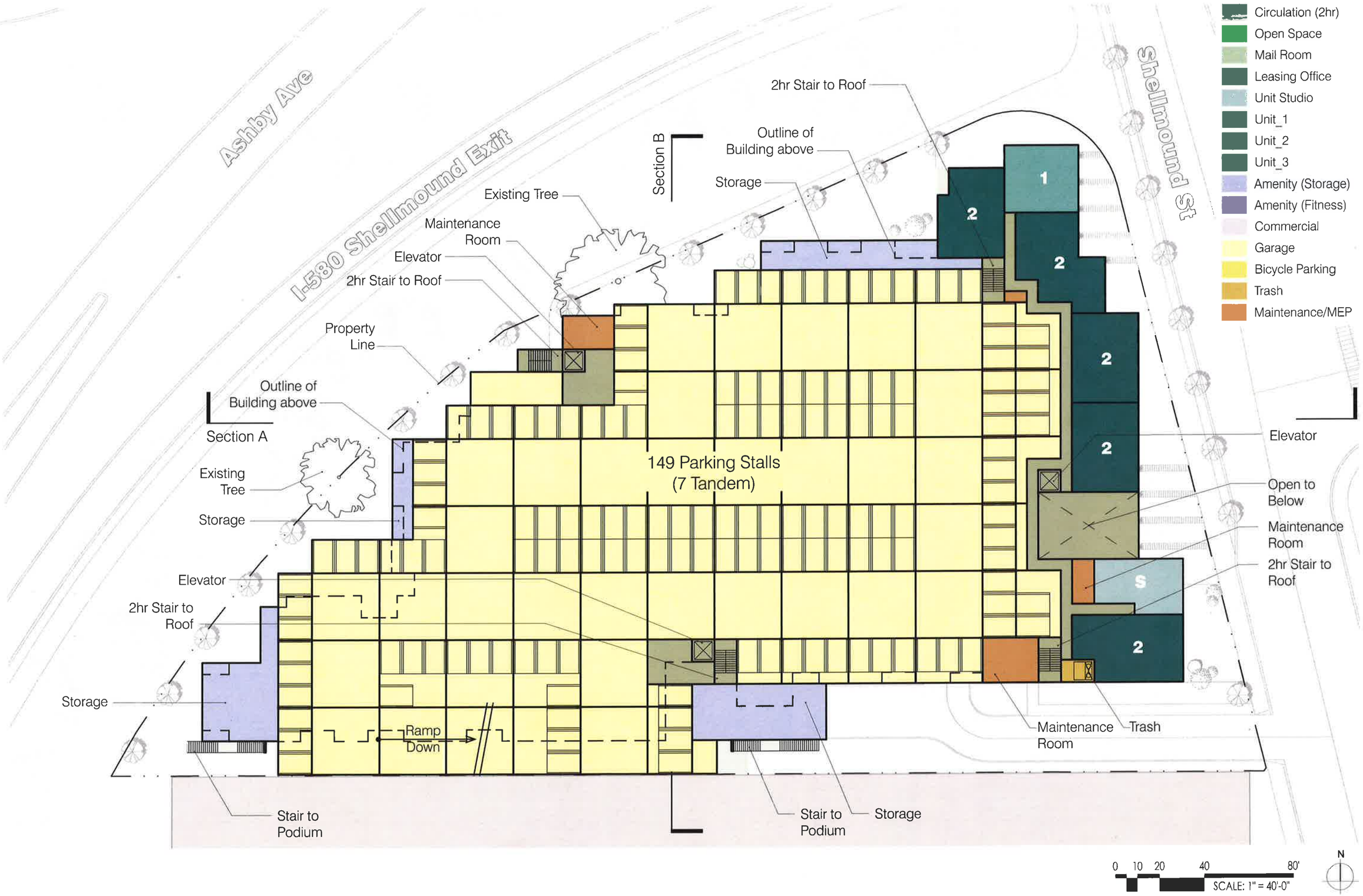

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Second Floor Plan | 14

Ashby Ave

I-580 Shellmound Exit

Shellmound St

Section A

Section B

Courtyard
13,380 sf

Maintenance Room

2hr Stair to Roof

Elevator

209'-8"

50'-0"

58'-10"

68'-0"

Trash

Podium Access

Circulation (2hr)
Open Space
Mail Room
Leasing Office
Unit Studio
Unit_1
Unit_2
Unit_3
Amenity (Storage)
Amenity (Fitness)
Commercial
Garage
Bicycle Parking
Trash
Maintenance/MEP

0 10 20 40 80'
SCALE: 1" = 40'-0"

N

Third Floor Plan | 15

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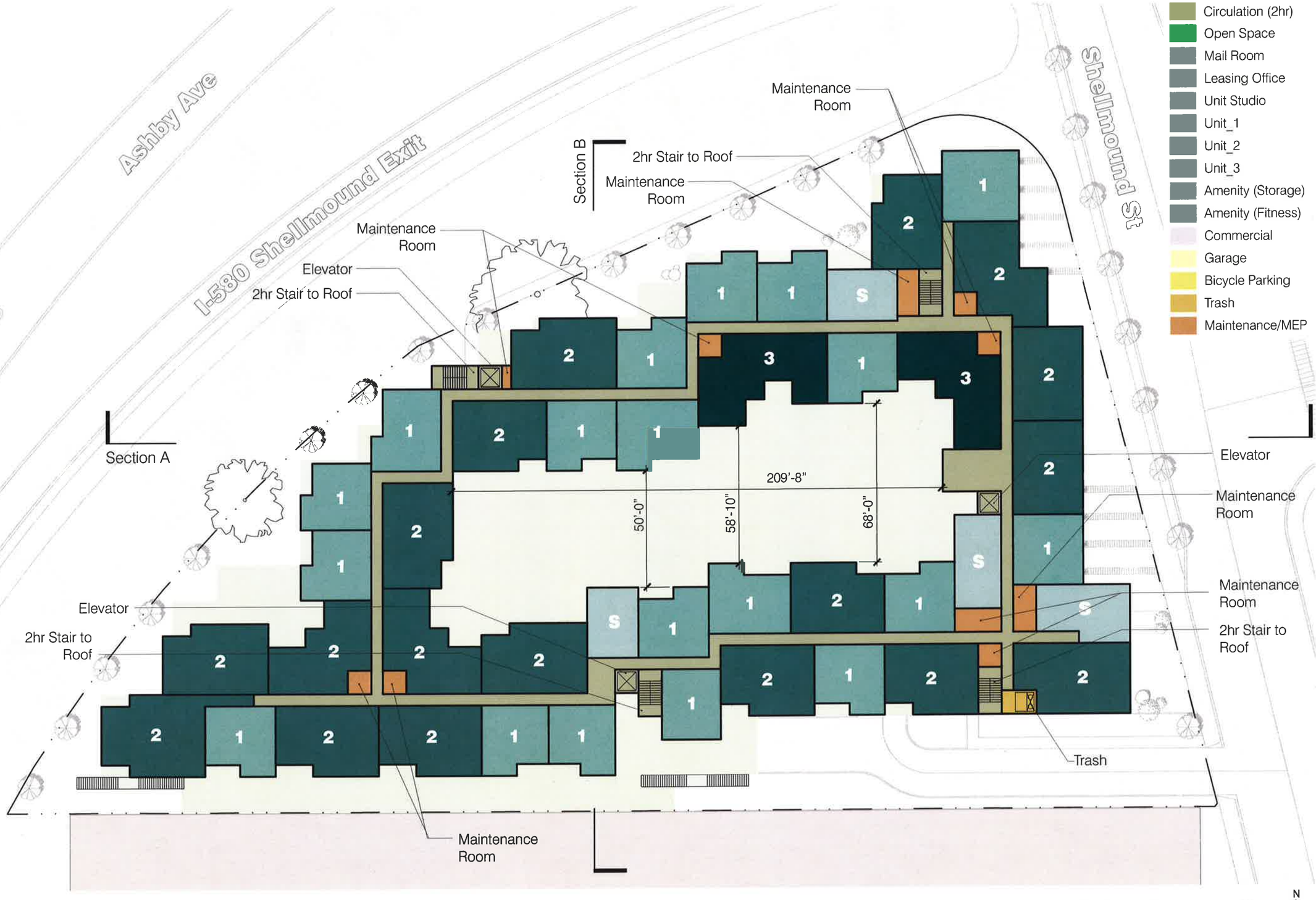

0 10 20 40 80'
SCALE: 1" = 40'-0"

Typical Floor (Fourth - Seventh) Plan | 16

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Eighth Floor Plan | 17

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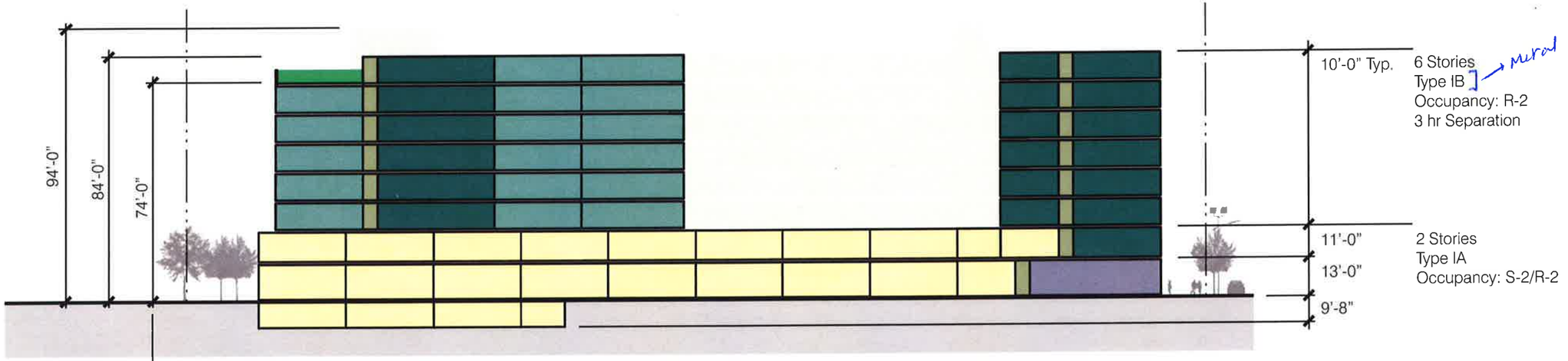
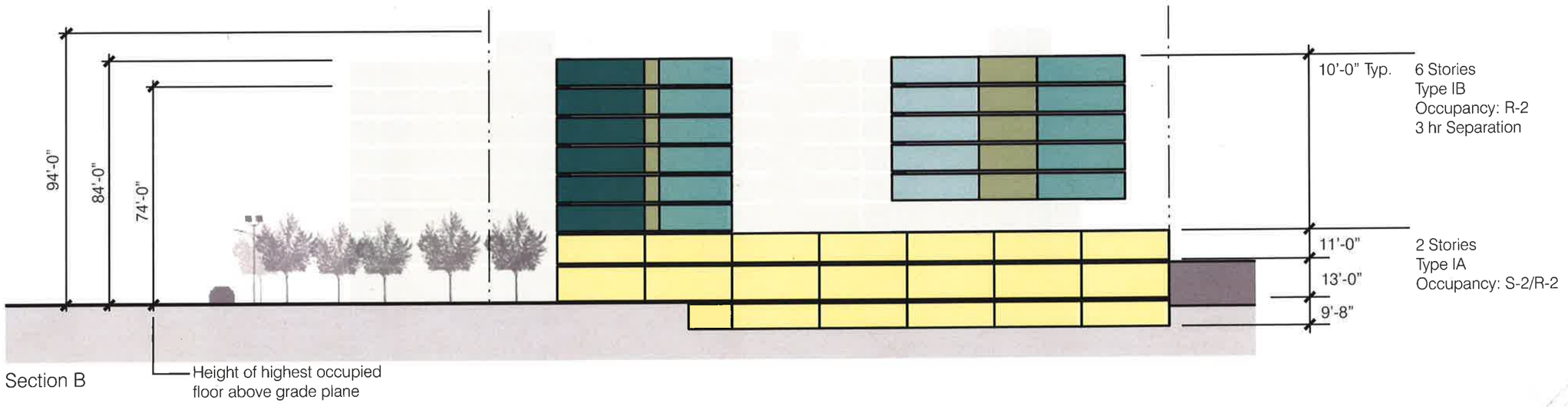
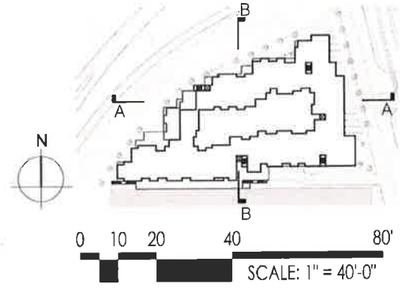


Section A



Section B



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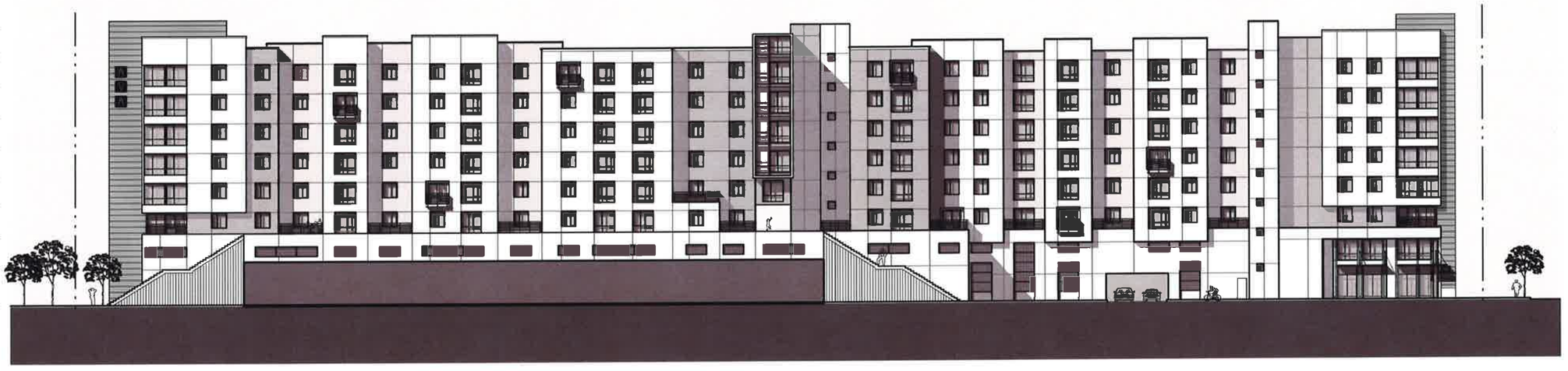
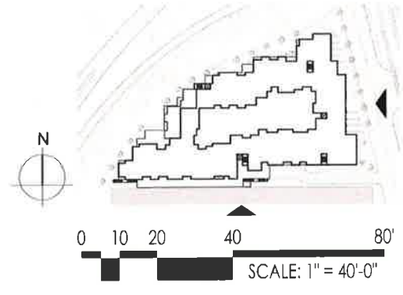
T.O. Stairs/Elevators +94'-0"
T.O. Roof +84'-0"
Eighth Floor +74'-0"
Seventh Floor +64'-0"
Sixth Floor +54'-0"
Fifth Floor +44'-0"
Fourth Floor +34'-0"
Third Floor +24'-0"
Second Floor +13'-0"
First Floor 0'-0"

East Elevation

T.O. Stairs/Elevators +94'-0"
T.O. Roof +84'-0"
Eighth Floor +74'-0"
Seventh Floor +64'-0"
Sixth Floor +54'-0"
Fifth Floor +44'-0"
Fourth Floor +34'-0"
Third Floor +24'-0"
Second Floor +13'-0"
First Floor 0'-0"



South Elevation



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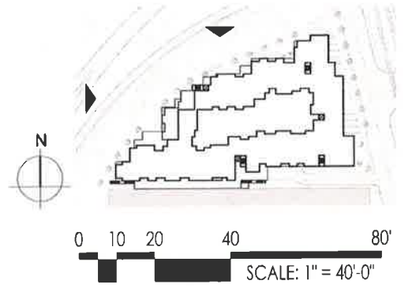
T.O. Stairs/Elevators
+94'-0"
T.O. Roof
+84'-0"
Eighth Floor
+74'-0"
Seventh Floor
+64'-0"
Sixth Floor
+54'-0"
Fifth Floor
+44'-0"
Fourth Floor
+34'-0"
Third Floor
+24'-0"
Second Floor
+13'-0"
First Floor
0'-0"

West Elevation

T.O. Stairs/Elevators
+94'-0"
T.O. Roof
+84'-0"
Eighth Floor
+74'-0"
Seventh Floor
+64'-0"
Sixth Floor
+54'-0"
Fifth Floor
+44'-0"
Fourth Floor
+34'-0"
Third Floor
+24'-0"
Second Floor
+13'-0"
First Floor
0'-0"

North Elevation



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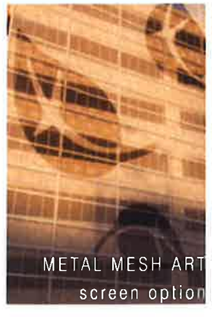

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