



538 NINTH STREET SUITE 240 OAKLAND, CALIFORNIA 94607 T 510 625 9800 WWW.HKIT.COM A CALIFORNIA CORPORATION

Applicant's Statement

May 6, 2014

Design Overview:

Grayson Street Apartments will be the new construction of a four story building that will provide 23 one and two-bedroom apartments. The first floor will include a parking garage, a residential lobby and approximately 2,000 square feet of ground floor commercial space in a separate legal parcel. Apartments will be located on the upper floors. The second floor will include a manager's office, a resident services office, a laundry room and a community room opening onto a common outdoor patio area. The third and fourth floors will include a computer annex and a library.

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LAND USE PLANNING

Submittal Description:

This submittal is a revision to Use Permit #06-10000119. The revisions consist of a change in unit type, from market rate condominiums to affordable rental apartments, with 17 units set aside for Special Needs individuals. The total number of units remain the same at 23, but the number of 1 bedrooms decrease from 20 to 18, and the number of 2 bedrooms increase from 3 to 5. Unit sizes have been decreased across the board, for an overall decrease in unit area from 23,088 s.f. to 20,891 s.f. The building envelope consequently has been reduced, thereby increasing the open space area on the second floor, making the courtyard much more usable. A Community Room for the residents has been added that open onto this courtyard. Parking has also been reduced from 27 to 13 due to the new resident population type. The approved exterior design concept, siding materials, massing, window design and proportions have been substantially maintained, and improved upon where possible.

Explanation of Revisions:

Due to the change in ownership from a market rate developer to a non-profit housing developer, the programmatic changes were necessary.

PRINCIPALS
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Note to Plan Checkers:

Please note that only the revised sheets comparing originally approved verses proposed plans, elevations, building data, perspectives, and landscape design were submitted and drawings such as individual unit plans, existing streetscapes, shadow studies, and the boundary and topographic survey previously provided were not re-submitted.

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