

**SCOPE OF WORK: Major renovation with limited expansion of existing store as a satellite to the Rockridge Center megastore on 51<sup>st</sup> and Broadway. The following are key components:**

- 1. Individual and unique architectural design compatible with the best of contemporary Rockridge/College Ave. –No generic shopping mall design**
- 2. Limit project to existing parcel. (i.e., remove gas station parcel from project)**
- 3. Parking plan that supports the strong interdependency of our shopping neighborhood, and that incorporates an overall landscaping design.  
(The neighborhood appreciates and is happy with our local merchants)**
- 4. Sound and visual buffers for Contiguous Neighbors to mitigate noise, odor and pest impacts on neighbors.**
- 5. The redesign should not result in worsening of traffic on College Ave. in or causing traffic problems on nearby streets.**

**I EXTERIOR OF BUILDING/STORE**

- A. Improve design of existing solid wall fronting on College Ave.
- B. Reconfigure layout to accommodate a relocated receiving dock that is NOT adjacent to residences.
- C. Elimination of exterior vending machines.
- D. Elimination of recycling station (already done, thank you).
- E. Dark Sky compliant exterior building lighting.

**II INTERIOR OF STORE**

- A. Safeway may want to consider more double stack express check-out stands.
- B. Safeway may want to consider double stacking normal check-out stands.
- C. Baffled lighting as in the Cabrillo Safeway store to minimize 24-hour light glare on the adjacent neighborhood.
- D. Safeway performs best as a low price, non-gourmet alternative for this mixed income area.

**III PARKING & LANDSCAPING**

- A. Mitigate the visual impact of a sea of cars with extensive specimen trees and planting, thus creating a balancing texture to the parking.
- B. Manage vehicular access to parking areas so as to minimize impact on pedestrians, contiguous residences and existing traffic congestion.
- C. Match species and spacing of street trees to West side of College between 63<sup>rd</sup> and Alcatraz.
- D. Dark Sky compliant landscape and security lighting.

**IV CONTIGUOUS NEIGHBOR BUFFER**

- A. Site all entrances and exits AWAY from the contiguous homes.
- B. Redesigned and relocated or enclosed delivery dock that is visually and acoustically screened from the contiguous neighbors.
- C. Building design that minimizes loss of sunlight on the adjacent properties.
- D. Relocate the following away from adjoining residential property lines:
  - a. trash compactor and grease containment
  - b. HVAC
  - c. refrigeration
- E. Easily visible signage for all delivery trucks stipulating:
  - a. Enforced State of California 5 min. idling law.
  - b. Noise reduction standards for all deliveries.
  - c. QUIET ZONE AT ALL TIMES OF DAY AND NIGHT.
- F. Enforced monitoring of trucks for compliance to signage.
- G. Penalty/fines for non-compliance.

**V ONGOING REGULAR/DAILY/WEEKLY/MONTHLY MAINTENANCE OF EXTERIOR, INCLUDING LANDSCAPING**

- A. Provide neighborhood with maintenance schedule.
- B. Penalty/fines for non-compliance.