

Case File Number: DA06011, PUD06010, PUD06010-PUDF05

November 28, 2018

Location:	Brooklyn Basin (formerly known as "Oak to 9th Avenue"); specifically, Parcel G
Assessor's Parcel Number(s):	APN 018 046500204
Proposal:	Final Development Permit (FDP) and Minor Variance for Parcel G, including 356 residential units and up to 42,600 sf ground-floor commercial space, and x parking spaces, in an 86-foot tall building.
Applicant:	Zarsion America Inc., Patrick VanNess.
Contact Person/ Phone Number:	Patrick Van Ness
Owner:	ZOHP
Case File Number:	PLN18325
Planning Permits Required:	FDP, compliance with CEQA, variance request for parking reduction
General Plan:	Planned Waterfront Development-1
Zoning:	Planned Waterfront Zoning District (PWD-4)/D-OTN-4
Environmental Determination:	Final EIR certified on January 20, 2009
Historic Status:	Non-Historic Property
City Council District:	2 – Abel Guillen
Finality of Decision:	NA
For Further Information:	Contact case planner Dara O'Byrne at 510-238-6983 or by e-mail at do'byrne@oaklandca.gov

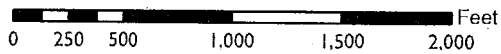
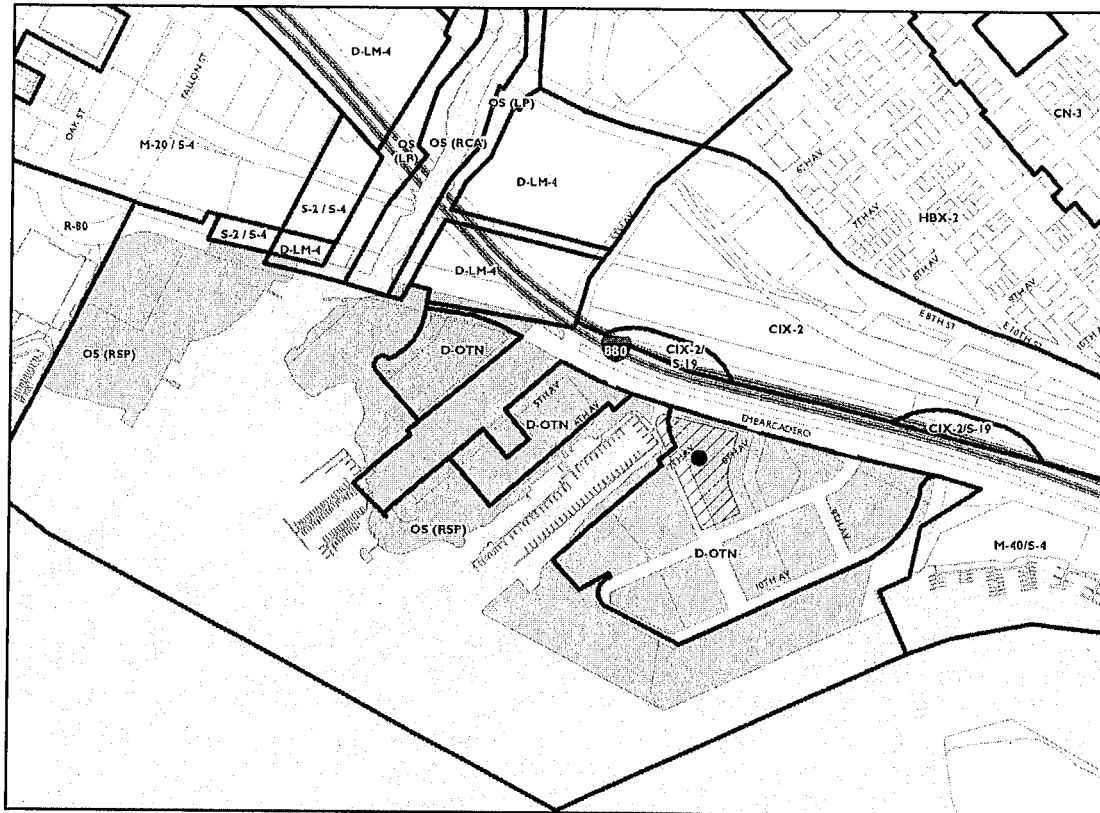
SUMMARY

The proposed project is a Final Development Permit (FDP) for construction of a mixed-use housing product on Parcel G of Brooklyn Basin. The proposed project includes 356 dwelling units and up to 42,600 square feet of ground floor commercial use, as well as accessory parking, in an 86-foot tall building encompassing an entire city block in the Brooklyn Basin Planned Unit Development along the Oakland Estuary waterfront south of the Lake Merritt Channel. The Planning Commission approved FDPs for development for Brooklyn Basin at the adjacent Parcels B and C.

PROJECT SITE AND SURROUNDING AREA

Brooklyn Basin encompasses a 64-acre site that adjoins the Oakland Estuary to the south, the Embarcadero and I-880 freeway to the north, 9th Avenue to the east, and Fallon Street to the west. The project includes 29.9 acres of City parks located along the Oakland Estuary edge of the Brooklyn Basin Site. Shoreline Park is the southeastern-most park in Brooklyn Basin and is located on the water side of 9th Avenue, generally where the 9th Avenue Terminal is currently located.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18325
Applicant: Zarsion America Inc., Patrick Van Ness
Address: Brooklyn Basin (formerly known as "Oak to 9th Avenue");
specifically, Parcel G
Zone: (PWD-4) / D-OTN-4

Parcel G is located in Phase 1 of the Brooklyn Basin PUD; specifically, on the northwest half of the block bounded by 8th Avenue to the south, Parcel T to the east, Embarcadero to the north, and Brooklyn Basin Way to the west. Parcel G is adjacent to Parcel F. Site G is located on Brooklyn Basin's primary commercial street, Brooklyn Basin Way, and across from Parcel C (for which construction permit applications have been submitted).

PROJECT BACKGROUND

Project History

The planned Brooklyn Basin Project consists of a mix of residential, retail and commercial, civic, and parks and open space uses preliminarily approved by the Planning Commission on March 15, 2006, and for which a Development Agreement was executed on July 18, 2006 by the City Council. Following a legal challenge, final entitlements were granted in 2009. The project sponsors plan to construct up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, a minimum of 3,950 parking spaces, 29.9 acres of parks and public open space, two renovated marinas (with a total of 170 boat slips), and an existing wetlands restoration area. The existing buildings on the site will be demolished with the exception of a portion of the 9th Avenue Terminal shed building and the Jack London Aquatic Center. The project does not include approximately six acres of privately-held property along and east of 5th Avenue that contains a mix of commercial and industrial uses, as well as a small community of work/live facilities.

As noted above, Parcel G is located within Phase 1 of the Brooklyn Basin PUD. At this time, the Phase 1 Final Map has been recorded, horizontal infrastructure improvements constructed, and Final Development Permits issued for Shoreline Park, Parcel B, Parcel C, and Parcel F. Most recently, the master developer has recorded the Phase 2 Final Map with the expectation to initiate development of Phase 2 parcels in the near future. Finally, it should be noted that the City of Oakland and the master developer, ZOHP, completed a parcel exchange to ease development of affordable housing on Brooklyn Basin Parcel A, so affordable housing will not be included on Parcel G.

Also of note, the Brooklyn Basin Master Developer (Master Developer) recently submitted an application to the City to amend the Development Agreement, the General Plan Designation and the underlying zoning district to allow for increased residential density at Brooklyn Basin, as well as to expand marina facilities in the Oakland Estuary at the planned parks. Citystaff is beginning environmental analysis of the application and will later consider the merits of the project. It should be noted that the Master Developer application does not impinge on rights to apply for and be granted FDPs at this time that comply with the existing entitlements.

Summary of Recent Brooklyn Basin Milestones 2018

Milestone	Requirement	Status
Phase 2 Infrastructure FDP	Brooklyn Basin PUD	Fall 2016
Parcel B Building Permits issued	Oakland Municipal Code, Title 15	Building Permit issued 2017; Under construction
Parcel F FDP approved	EIR MM H, Prior to issuance of site development building permits	FDP approved November 2017; Building Permit application submitted 2018
All Parks FDPs approved	Brooklyn Basin PUD	FDPs approved August 2017
DA amendment application submittal, September 2018	Planning Code Chapter 17.138	Currently under review
Parcel G FDP application submittal, August 2018	Brooklyn Basin PUD	Currently under review

PROJECT DESCRIPTION

The proposed Brooklyn Basin Parcel G project is an 86-foot tall building encompassing a city block. The project includes 356 residential units and 42,600 square feet of ground-floor commercial space. The project includes a mix of studio, one-, two-, and three-bedroom units. In addition, the project includes ample open space provided in private balconies, and two podium amenity spaces. The project also includes 182 public parking spaces and 323 residential parking spaces. Plans, elevations and illustratives are provided in Attachment A to this report.

GENERAL PLAN ANALYSIS

The Brooklyn Basin project site is located in the Planned Waterfront Development-4 (PWD-4) Estuary Policy Plan (EPP) land use designation (the Estuary Policy Plan is the General Plan for the area that includes Brooklyn Basin). The intent of the PWD-4 land use designation is to “provide for the transition of underutilized industrial land to public parks and open space, commercial/retail, multifamily residential, cultural and civic uses. Improve public access to the waterfront by providing additional public parks and open space areas and a waterfront trail.” In terms of desired character, future development should “create a new mixed-use residential, commercial/retail, recreational neighborhood in the areas south of the Embarcadero. New parks and open space areas will provide public access to the Estuary and will continue the series of waterfront parks and the San Francisco Bay Trail. Civic and cultural uses may be incorporated into the development. Two existing marinas will be renovated to enhance boating and marine-related uses in the area.” The maximum allowed intensity is 50 residential units per gross acre over the entire 64.2 planning area included in the PWD-4 land use classification, and approximately 200,000 square feet of commercial development. The master planned Brooklyn Basin PUD allows for development of up to 3,100 residential units. At this time, the total count for units considered under Final Development Permits is 693, well within the existing allowance.

The following is an analysis of how the proposed project meets applicable EPP objectives (staff analysis in indented, italicized text below each objective):

- Objective LU-1: Provide for a broad mixture of activities within the Estuary area.
 - *The proposal will deliver residential and commercial development that will intensify and support new uses in the Brooklyn Basin area and complement park and recreation uses along the Oakland Estuary waterfront.*
- Objective LU-2: Provide for public activities that are oriented to the water.
 - *The proposed project will include views of the waterfront, and will orient and frame pathways to and views of the waterfront for the public travelling along Brooklyn Basin Way. These strong visual and physical connections to the waterfront will enhance the experience of the waterfront for both residents and the public.*
- Objective LU-3: Expand opportunities and enhance the attractiveness of the Estuary as a place to live.
 - *The proposed project will include expansive views of the waterfront, and will orient and frame pathways to and views of the waterfront for the public travelling along Brooklyn Basin Way or the mews to the east of the project. These strong visual and physical connections to the waterfront will enhance the experience of the waterfront for both residents and the public.*
- Objective LU-4: Develop the Estuary area in a way that enhances Oakland's long-term economic development.
 - *The proposal will deliver residential and commercial development that will intensify and support new uses in the Brooklyn Basin area and complement park and recreation uses, as well as commercial uses, along the Oakland Estuary waterfront. In addition, the mixed-use residential and commercial project will contribute to the City's tax and employment base. The proposed grocery store will serve Oakland residents in the Estuary area.*
- Objective LU-5: Provide for the orderly transformation of land uses while acknowledging and respecting cultural and historical resources.
 - *The proposed mixed-use residential and commercial project would meet the goals for providing new uses on underutilized sites. The project is an important piece of the larger Brooklyn Basin project, which is transforming and improving the Oakland Estuary waterfront for public recreational and commercial use. As part of the Brooklyn Basin PUD, the master developer is retaining, restoring and occupying a portion of the historic 9th Avenue Terminal for historic interpretive, recreational, and commercial uses.*
- Objective LU-6: Create greater land use continuity between the Estuary waterfront and adjacent inland districts.
 - *The proposed project on Parcel G is part of the larger Brooklyn Basin PUD, which is designed specifically to connect the waterfront to the land side of Embarcadero, with landscaped streets and promenades, as well as improved pedestrian, bicycle and vehicular connectivity across Embarcadero and throughout the site.*

ZONING ANALYSIS

Parcel G is located within the Planned Waterfront Zoning District-4 (PWD-4 Zone). The intent of the PWD-4 Zone is to provide mid-rise and high-rise housing opportunities together with ground-floor retail and commercial uses. Future development is to be set back from the waterfront and address compatibility between residential and nonresidential uses, and reflect a variety of housing and business types. The following discussion outlines the purpose of the PWD-4 zone, with staff analysis provided below in indented, italicized text:

- Encourage the creation of a mixed-use district that integrates a combination of residential, commercial, public open space and civic uses.
 - *The proposed project is a mixed-use project with high-density residential and ground floor commercial uses.*
- Establish development standards that allow residential, commercial, public open space and civic activities to compatibly co-exist.
 - *The proposed project is subject to and generally meets the development and other standards under the PWD-4 Zone for density, height, setbacks, outdoor open space and parking, and is compatible with the site and surrounding area.*
- Provide a balance of private development and public open space with convenient access to public open space and the waterfront.
 - *The mixed-use residential and commercial proposal provides convenient access to waterfront open space along Brooklyn Basin Way and through the Pedestrian Mews.*
- Improve access to the waterfront and recreational opportunities along the waterfront including boat launches and marinas.
 - *The proposal is part of the Brooklyn Basin PUD which includes infrastructure improvements such as marinas and boat launch areas for public use along the Oakland Estuary.*
- Encourage quality and variety in building and landscape design as well as compatibility in use and form.
 - *The proposal is designed to be visually interesting and differentiated from the planned project for Parcel F in order to provide variety in the neighborhood. In addition, the project includes landscaping concepts intended to provide connectivity between the public and private realms.*

Zoning Considerations

- Residential density. 300 units were originally allocated for Parcel G. A 2017 reallocation allocated 288 units to Parcel G. The applicant is proposing moving 68 units from Parcel M to Parcel G to allow 356 units, representing a 24% increase, which is below the 33% threshold.
- Residential Parking. 356 residential parking spaces are required, 323 residential parking spaces are proposed. A minor variance will be required.
- Commercial Parking. 85 commercial parking spaces are required, 182 commercial parking spaces are proposed.

Oak to 9th Brooklyn Basin Design Guidelines

- Urban Design Principles:

- Create walkable and lively public streets, open spaces and pedestrian ways that provide strong visual and pedestrian linkages between the waterfront and inland areas.
 - *The Brooklyn Basin PUD will have approximately ten new public streets. For Parcel G, Brooklyn Basin Way provides a lively public street with pedestrian-oriented retail.*
- Introduce a mix of housing that supports a diverse population of residents and that promotes a nighttime environment along the waterfront.
 - *The proposed project adds a much-needed influx of residential units with a variety of unit types (including studio, one-, two-, and three-bedroom models). The Brooklyn Basin PUD includes 465 affordable residential units to be provided on other sites in the neighborhood, as well. By bringing residential development and including retail such as a market along Brooklyn Basin Way, the proposed project will encourage and support use of the waterfront at all hours of the day.*
- Maintain and enhance public views of the waterfront.
 - *The 86-foot tall building is located approximately 350 feet from the Estuary, and will not block or impede views of the waterfront. Brooklyn Basin Way is intended to frame views of the waterfront from within the neighborhood.*
- Configure and design buildings to spatially define and reinforce the public character of streets and open spaces.
 - *The proposed building is designed with a strong street wall and maximized ground floor active uses along Brooklyn Basin Way in order to frame and enrich the character of the adjacent rights-of-way.*
- Introduce ground level activities that enliven streets and public spaces.
 - *The proposed project is designed to maximize active ground floor uses along Brooklyn Basin Way and provide transparency and openness between the public and private realms at grade. In addition to retail uses fronting the public right-of-way, the project includes bike storage facilities, leasing office, and lobbies at grade, facing the public right-of-way to enliven the street frontage along Embarcadero. Some transparency combined with seating and landscaping are provided on 8th Ave.*
- Develop a dynamic composition of taller and shorter buildings that reinforce the spatial characteristics of the waterfront and open space system, and that dramatize this unique shoreline setting.
 - *The project is a mid-rise product designed to fit the Brooklyn Basin PUD. The building is substantially set back from the Estuary and allows for public experience and appreciation of the waterfront.*
- Allow for a diversity of architectural expressions within the strong public framework of streets and open spaces.
 - *The project is designed to fit within the desired scale of development of the site while being massed and articulated differently from the adjacent Parcel F and Parcel C projects. The intent of this approach is to provide a diversity of architectural expression within the neighborhood for visual complexity and interest.*

- Design Concepts:

- Podium Units: The mid-rise buildings of Brooklyn Basin will come in a full range of sizes and as such will serve a broad segment of the population including seniors, singles and young couples. Many of these units will enjoy direct views to the waterfront and/or internal courtyard open spaces with resident-serving amenities.
- Multiplicity of Architectural Expressions: Buildings within Brooklyn Basin are not restricted to any specific architectural style. Rather, a variety of architectural expressions are encouraged as a means of enhancing the diverse mixed-use, urban character of the community.
 - *The proposed Parcel G project has a contemporary design intended to complement the former working waterfront character and sail boats in the future marina, and to appear unique from the adjacent Parcel C and Parcel F projects.*

ZONING AND RELATED ISSUES

Design

Staff has worked with the applicant and architect to finesse the proposed design for the Parcel G site. Parcel G is essentially an entire city block, and the proposed project is a single building built out to the public right-of-way. The team has worked to calm the overall design of the building to create a cohesive design. Key aspects of the building include:

- **Building Orientation:** The Parcel G Project is designed as a single building, with parking located generally at the interior of the project and wrapped by active ground floor and upper-level residential uses. "Back-of-house" uses are ganged on Parcel T/7th Avenue, with commercial uses fronting Brooklyn Basin Way and partially wrapping 8th Avenue.
- **Building Appearance:** The project differentiates the corners of the building through massing, articulation, exterior treatments and extensive glazing. Staff worked with the applicant to build off the dramatic angles at the corners of the building on Embarcadero, while providing a cohesive design.
- **Neighborhood Serving Commercial.** The ground level retail proposed for Brooklyn Basin Way, including space for a market, will be attractive to both residents and visitors. The friendly pedestrian environment and the proximity to both Clinton Basin and Shoreline Park will make this a popular new activity center in Oakland.

Issues

In general, staff finds the project to be well-designed and much improved since the original submittal. Back-of-house uses are generally contained within the project and are minimized along the edges. That said, staff has a few remaining design concerns and asks the DRC to consider the following:

- **8th Ave Façade.** The vision for 8th Ave is an urban residential street with an urban village character with ground level activities that enliven streets and public spaces. The guidelines envision tree-lined sidewalks defined by ground level lobbies, townhouse and loft units. The proposed project includes the side of the market facing 8th Avenue, with some transparency/glazing at the corners and a combination of green walls, landscaping, and street furniture mid-block. Staff recommends additional treatments along 8th Ave to enliven the street, such as including increased transparency/glazing, the addition of tables and additional seating, providing seating on the street side of the sidewalk to create the feeling of a 'room', or potentially a water feature.
 - *Is the landscaping and street furniture provided on 8th Ave enough to enliven the street?*
- **Building Materials and Design Treatments.** While the overall building design has been calmed down to create a more cohesive design, there is still a variety of balcony designs and materials throughout the design. While these varied building materials and architectural treatments complies with the intent of the design guidelines to promote additional variation and articulation, it also creates a busier appearance to the building.
 - *Does the DRC think the varied building materials and balconies work for the overall cohesiveness of the building?*

- **Embarcadero Corners.** The color, pattern, and dramatic angles of the corners on Embarcadero create a distinctive corner for the building. The design of the corners has been refined by the applicant. Staff thinks the updated design works for the project.
 - *Does the DRC think the corners on Embarcadero create distinctive corners that work with the rest of the building?*

On-going, Non-design Related Issues

- **Parking.** The 2009 Brooklyn Basin approvals require a one-to-one on-site parking ratio for residential units. 356 residential parking spaces are required, but 323 residential parking spaces are proposed. A minor variance will be required to address not meeting the required standard; it should be noted that the City of Oakland has recently revised the Planning Code with regards to on-site parking requirements for multi-family residential development to generally require significantly less than one-to-one on-site parking, and the Parcel G project is consistent with this regulatory trend. The project includes adequate bike parking to comply with the current Planning Code requirements.
- **Signage.** Generally, the proposed signage complies with the Signage Master Plan for Brooklyn Basin and staff feels the proposed sign design is consistent with and supports the overall design of the building. There are two signs, however, that do not comply with the Signage Master Plan and will need to be considered. Staff has not determined if a variance will be needed or if the Signage Master Plan will need to be updated to accommodate these two signs. The two signs that do not comply are the:
 - A3 Residential Main Sign at Embarcadero St (A42)
 - B6 Major Tenant Retail Wall Sign (A45)
- **Driveways.** There is an outstanding issue related the distance between the proposed parking garage driveway entry and the loading driveway on Parcel T. Staff is working with the Department of Transportation (DOT) to address the issue.

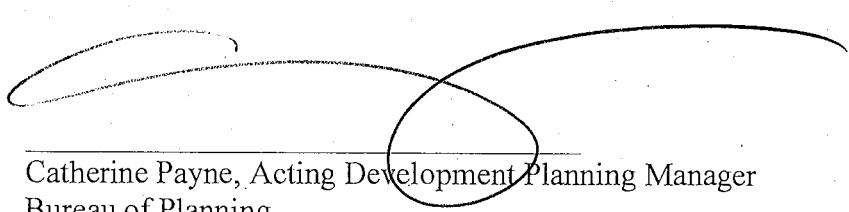
RECOMMENDATION

Staff recommends the DRC review and comment on the proposed Brooklyn Basin Parcel G FDP, with attention to the issues raised by staff in this report.

Prepared by:


Dara O'Byrne, Planner III

Reviewed by:



Catherine Payne, Acting Development Planning Manager
Bureau of Planning

Attachment:

- A. Proposed Plans, dated October 31, 2018



BROOKLYN

PARCEL G

BASIN

Final Development Plan for
the City of Oakland
Resubmittal 10-31-18



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SHEET INDEX

PROJECT TEAM

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**BROOKLYN BASIN
PARCEL G**
OAKLAND, CA



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FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087

INDEX & PROJECT TEAM

A2

PROJECT DATA

PROJECT ADDRESS:

845 Embarcadero - Parcel G
Oakland, California 94606

PROPOSED LAND USE:

Mixed Use (Commercial & Residential)

ASSESSOR PARCEL NUMBERS:

Parcel: 018-0465-002-30

BUILDING CODE:

2016 California Building Code (CBC)

TYPES OF CONSTRUCTION:

Type IIIA Sprinklered, NFPA-13 (Residential) Over
Type IA Sprinklered, NFPA-13 (Podium)

OCCUPANCY CLASSIFICATION:

R-2 Residential Units
M Retail / Commercial
S-2 Garage, Bike Storage
B Leasing, Amenity
A-2 Restaurant

LOT AREA:

Parcel: ± 2.7 AC

DESCRIPTION

The project is located at Brooklyn Basin Way and Embarcadero St. and consists of a mix use building with 356 units and approximately 42,600 SF of retail.

The Building is 8 stories tall. The lower three levels are TYPE IA construction and the upper five stories are TYPE IIIA construction. The first two levels of garage serve the retail and public and the third level serves the residential units.

PROPOSED PROJECT GROSS BUILDING AREA:

*SCHEMATIC TABULATIONS ONLY

GSF:

Retail/Food Service: 42,681 SF
Residential: 302,254 SF
Amenity: 10,882 SF
Circulation: 56,728 SF
Service: 14,181 SF

Total GSF: 426,726 SF

Non GSF:

Garage: 150,730 SF
Bike Parking: 2,590 SF
Retail Loading: 3,139 SF
Residential Loading: 1,172 SF

Total Non GSF 157,631 SF

Grand Total: 584,357 SF

UNIT MIX

Studio: 41
One Bedroom: 196
Two Bedroom: 109
Three Bedroom: 10
Total: 356

PARKING PROVIDED

Level 1 Retail/Public: 83
Level 2: Retail/Public: 99
Level 3: Residential: 323
Total: 505

USEABLE OPEN SPACE

Common Open Space:

Lower Courtyard: 5,750 SF
Upper Courtyard: 21,482 SF
Roof Deck 1: 2,322 SF
Roof Deck 2: 772 SF
Total: 30,326 SF

Private Open Space:

Stoops: 3,549 SF
Balconies: 9,626 SF
Total: 13,175 SF

Grand Total: 43,501 SF

DENSITY REQUIREMENTS:

As per the PWD-4 zoning regulations, the maximum number of residential units is 3,100 units. Unused densities may be transferred to another parcel. The number of dwelling units per parcel may increase or decrease provided that the number of dwelling units being transferred does not exceed more than 33% of the allocation of the development parcel receiving the transferred units.

Table A shows the current approved density distribution across 13 parcels.

Table B shows the proposed density distribution that transfers 68 units from Parcel M to Parcel G. This transfer is a 24% increase in allocation to the receiving parcel, which is below the 33% allocation cap.

TABLE A		Original DU/acre	
	Acreage	Original	Original
A	2.38	254	107
B	1.53	241	158
C	1.48	241	163
D	1.46	175	120
E	1.2	138	115
F	1.75	211	121
G	2.7	288	107
H	2.08	375	180
J	1.84	339	184
K	1.69	332	196
L	1.45	146	101
M	2.6	360	138
TOTAL	22.16	3100	

TABLE B		New DU/acre	
	Acreage	Current	New DU/acre
A	2.38	254	107
B	1.53	241	158
C	1.48	241	163
D	1.46	175	120
E	1.2	138	115
F	1.75	211	121
G	2.7	356	132
H	2.08	375	180
J	1.84	339	184
K	1.69	332	196
L	1.45	146	101
M	2.6	292	112
TOTAL	22.16	3100	




BROOKLYN BASIN | **ZOHP** | **EINWILLERKUEHL**

BROOKLYN BASIN

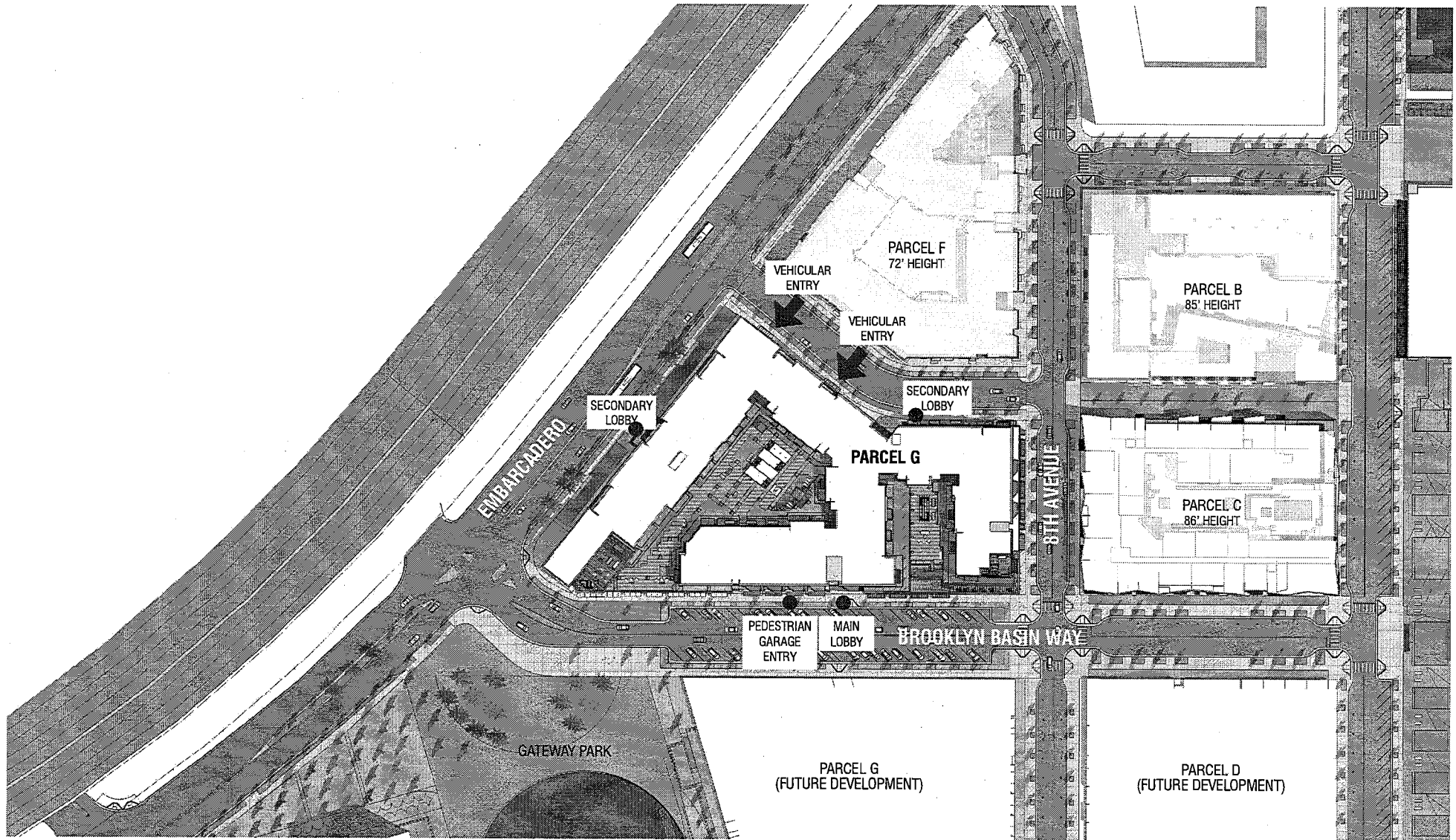
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MASTER PLAN

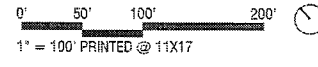


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ILLUSTRATIVE SITE PLAN

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AERIAL PERSPECTIVE
LOOKING SOUTH

A6



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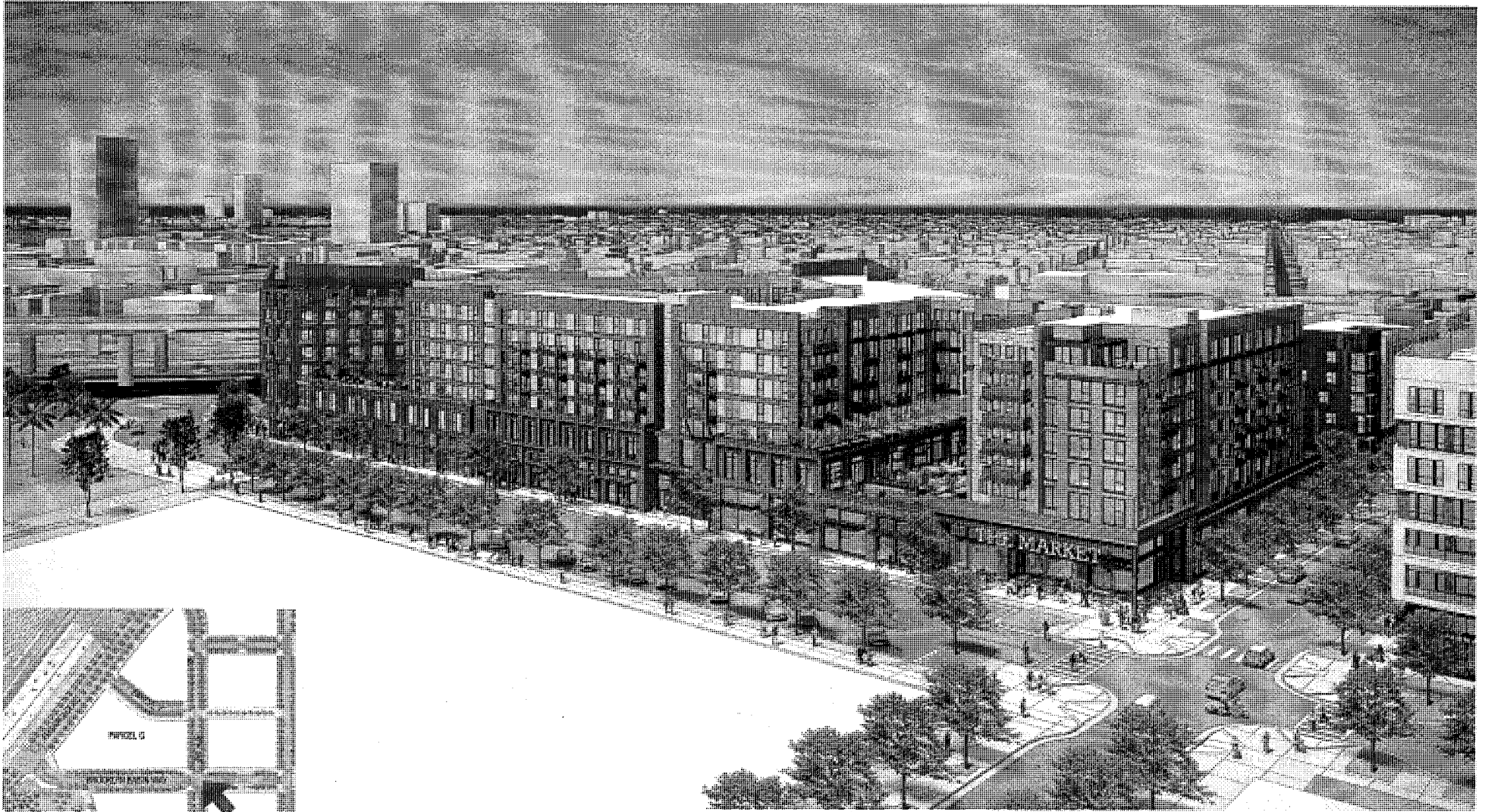


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AERIAL PERSPECTIVE
FROM EMBARCADERO AND BROOKLYN BASIN WAY





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AERIAL PERSPECTIVE
FROM BROOKLYN BASIN WAY AND 8TH AVE.



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PARCEL G
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AERIAL PERSPECTIVE
FROM 8TH AVE AND PARCEL T



BROOKLYN BASIN
PARCEL G
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DEVELOPMENT
GROUP**

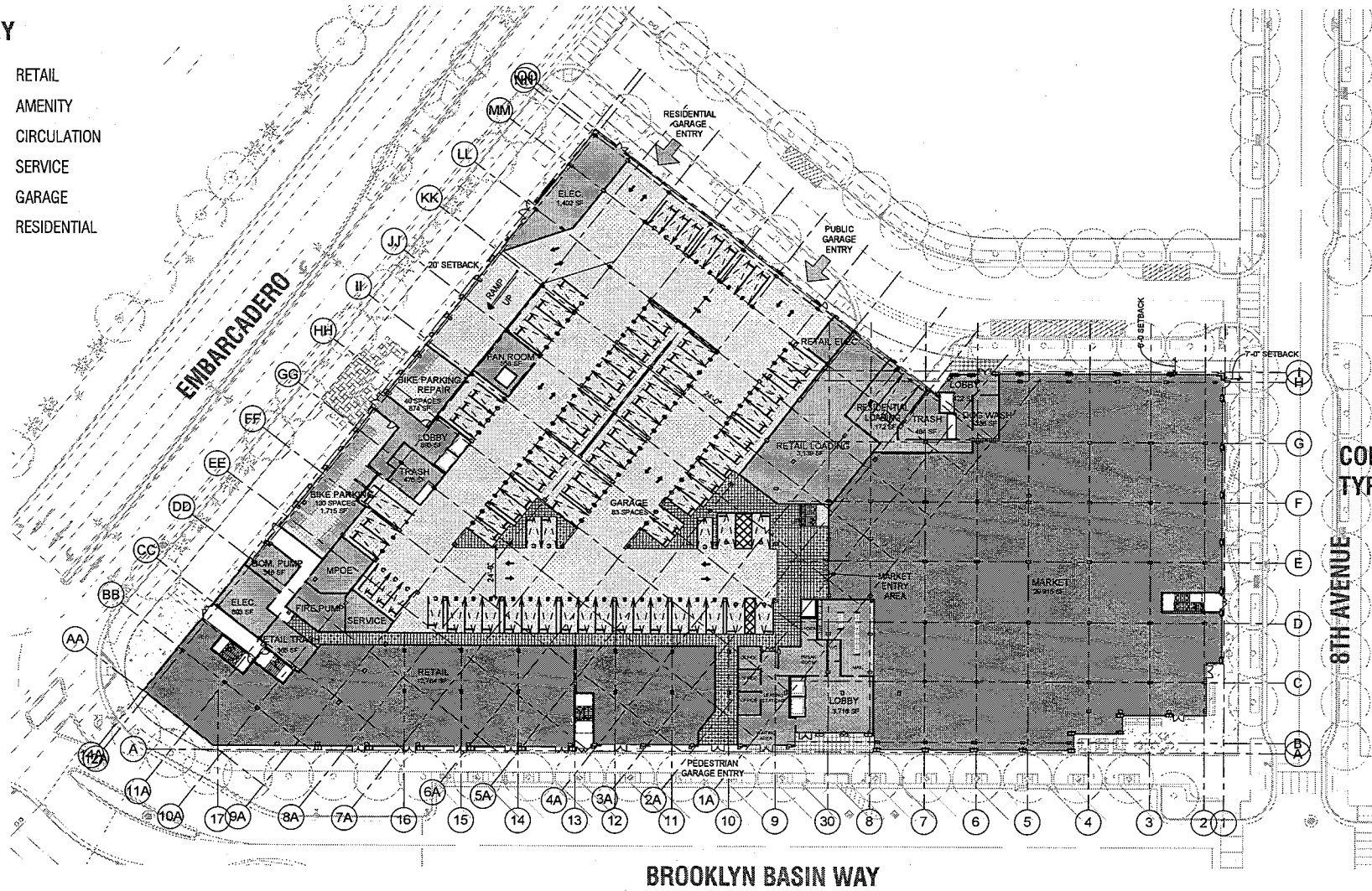
FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087

AERIAL PERSPECTIVE
FROM EMBARCADERO AND PARCEL T

A10

KEY

-  RETAIL
-  AMENITY
-  CIRCULATION
-  SERVICE
-  GARAGE
-  RESIDENTIAL



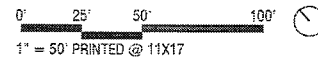
**CONSTRUCTION TYPE:
TYPE IA**

**BROOKLYN BASIN
PARCEL G**
OAKLAND, CA



**SIGNATURE
DEVELOPMENT
GROUP**







FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087

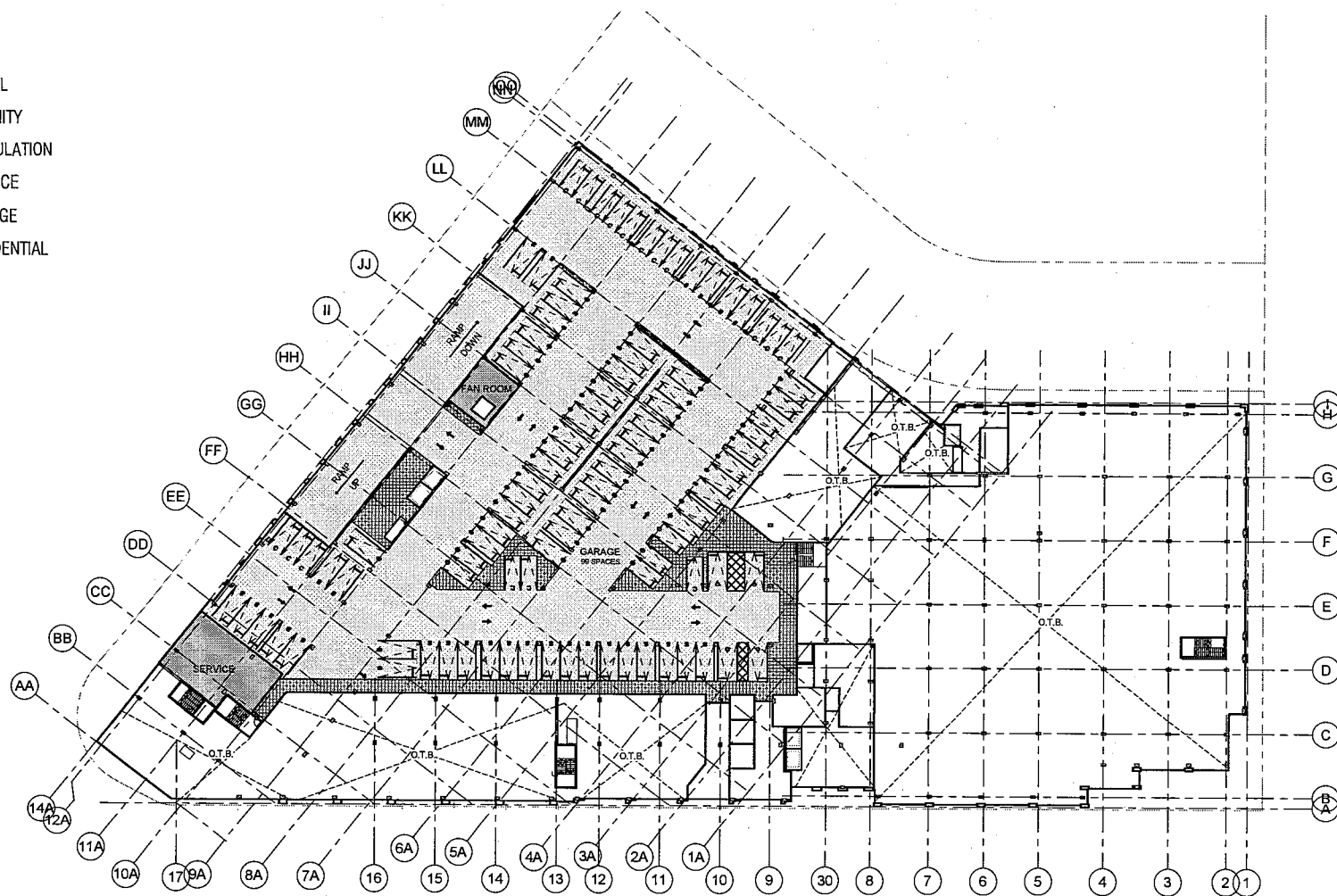


LEVEL 1

A11

KEY

-  RETAIL
-  AMENITY
-  CIRCULATION
-  SERVICE
-  GARAGE
-  RESIDENTIAL



**CONSTRUCTION TYPE:
TYPE IA**

8TH AVENUE

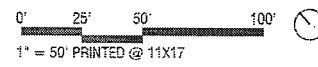
BROOKLYN BASIN WAY

**BROOKLYN BASIN
PARCEL G**
OAKLAND, CA



**SIGNATURE
DEVELOPMENT
GROUP**







FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087

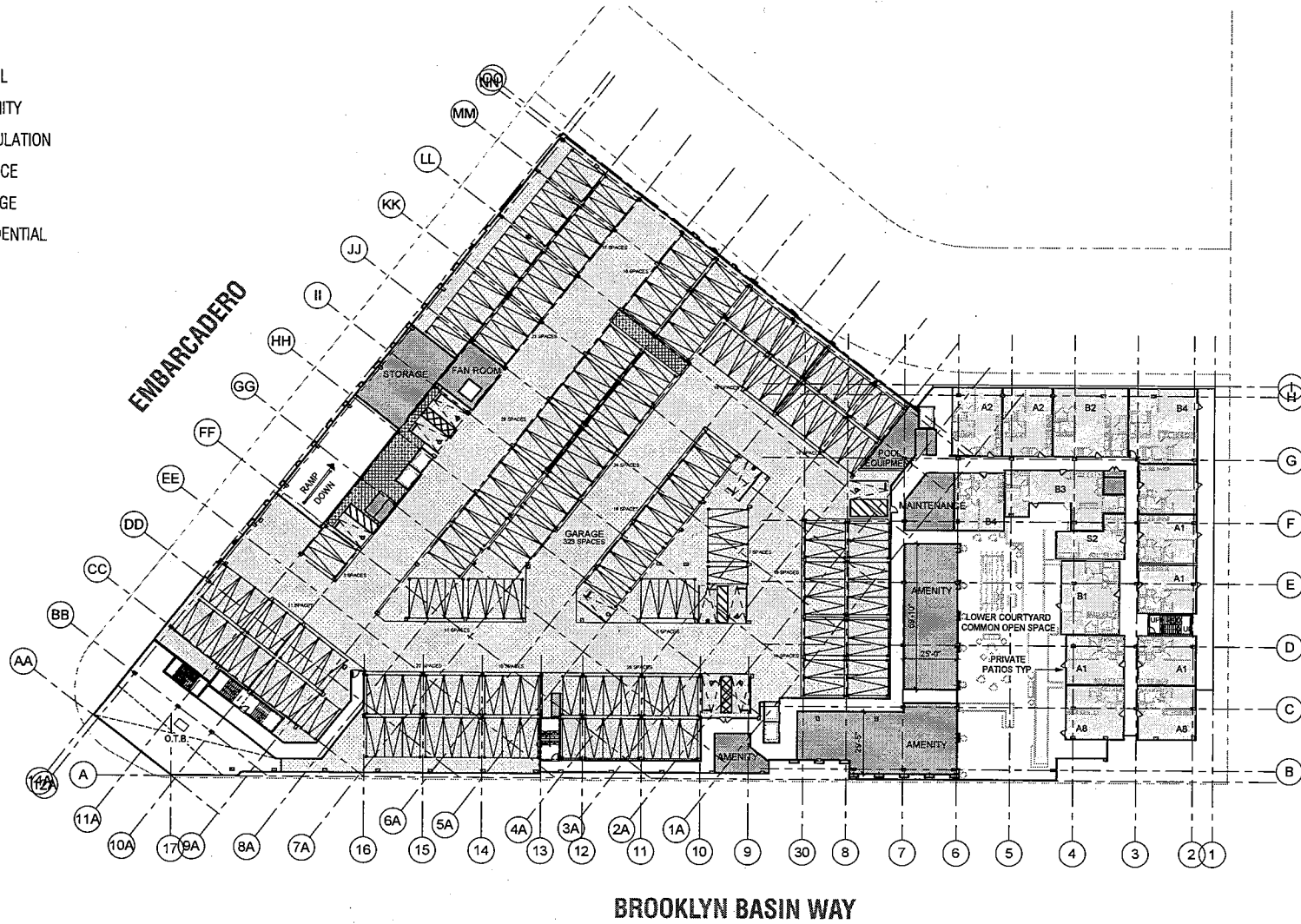


LEVEL 2

A12

KEY

-  RETAIL
-  AMENITY
-  CIRCULATION
-  SERVICE
-  GARAGE
-  RESIDENTIAL



**CONSTRUCTION TYPE:
TYPE IA**

8TH AVENUE

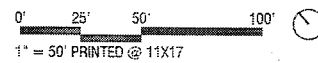
BROOKLYN BASIN WAY

**BROOKLYN BASIN
PARCEL G**
OAKLAND, CA



**SIGNATURE
DEVELOPMENT
GROUP**







FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087

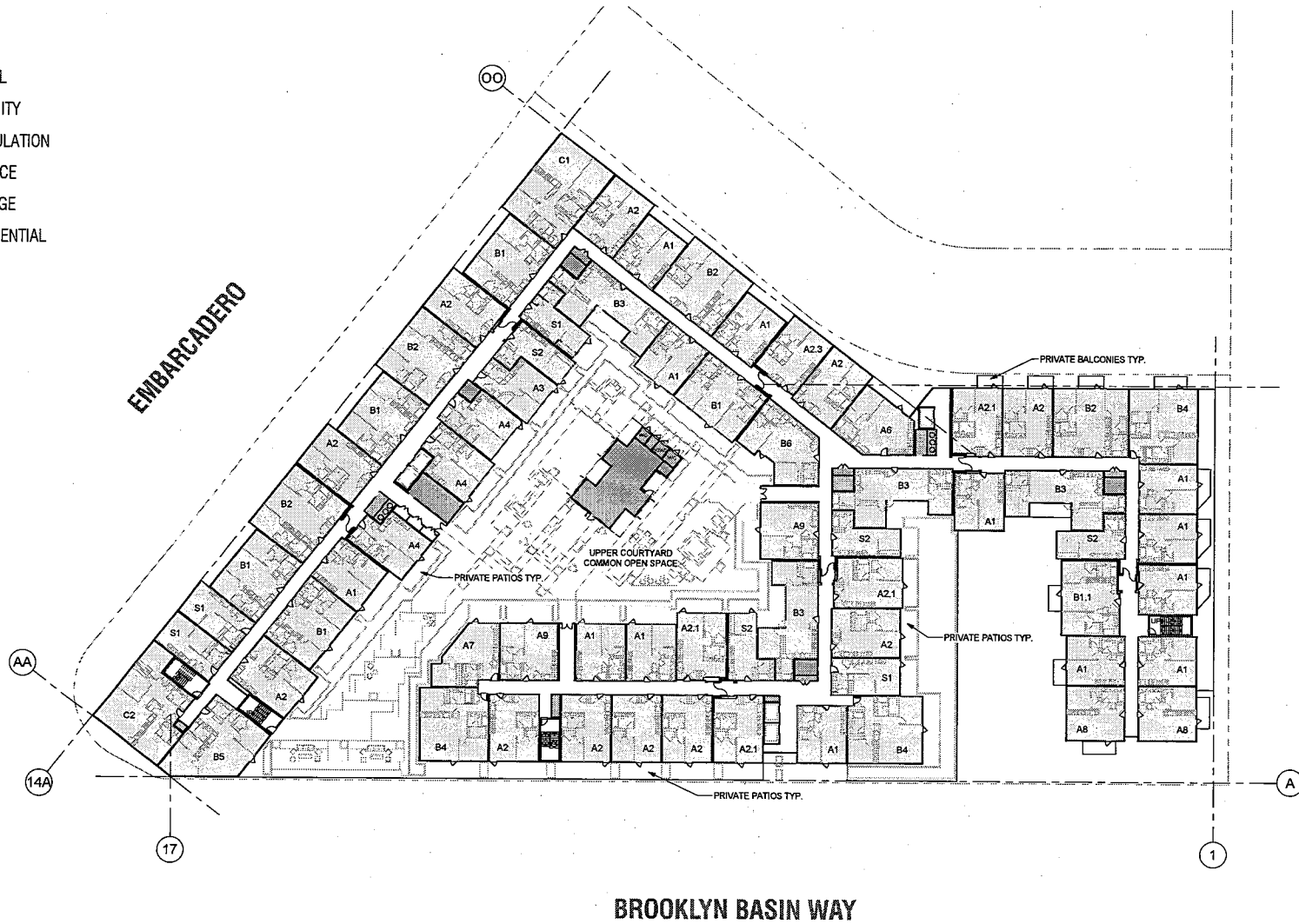


LEVEL 3

A13

KEY

-  RETAIL
-  AMENITY
-  CIRCULATION
-  SERVICE
-  GARAGE
-  RESIDENTIAL



**CONSTRUCTION TYPE:
TYPE IIIA**

8TH AVENUE

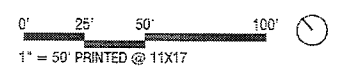
BROOKLYN BASIN WAY

**BROOKLYN BASIN
PARCEL G**
OAKLAND, CA

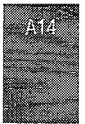


**SIGNATURE
DEVELOPMENT
GROUP**







FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087

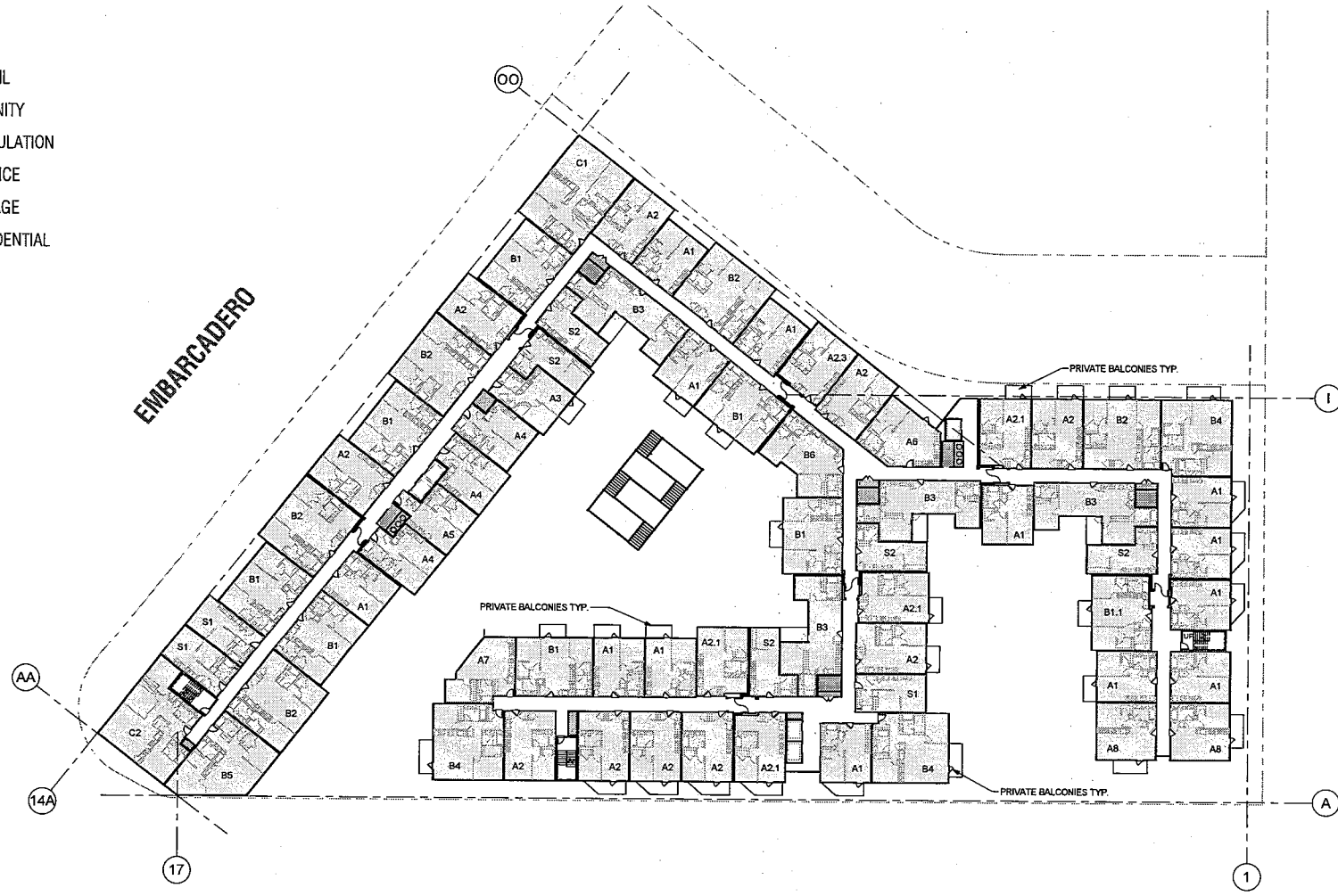


LEVEL 4



KEY

-  RETAIL
-  AMENITY
-  CIRCULATION
-  SERVICE
-  GARAGE
-  RESIDENTIAL



**CONSTRUCTION TYPE:
TYPE IIIA**

8TH AVENUE

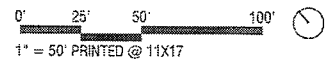
BROOKLYN BASIN WAY

**BROOKLYN BASIN
PARCEL G**
OAKLAND, CA

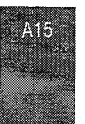


**SIGNATURE
DEVELOPMENT
GROUP**







FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087

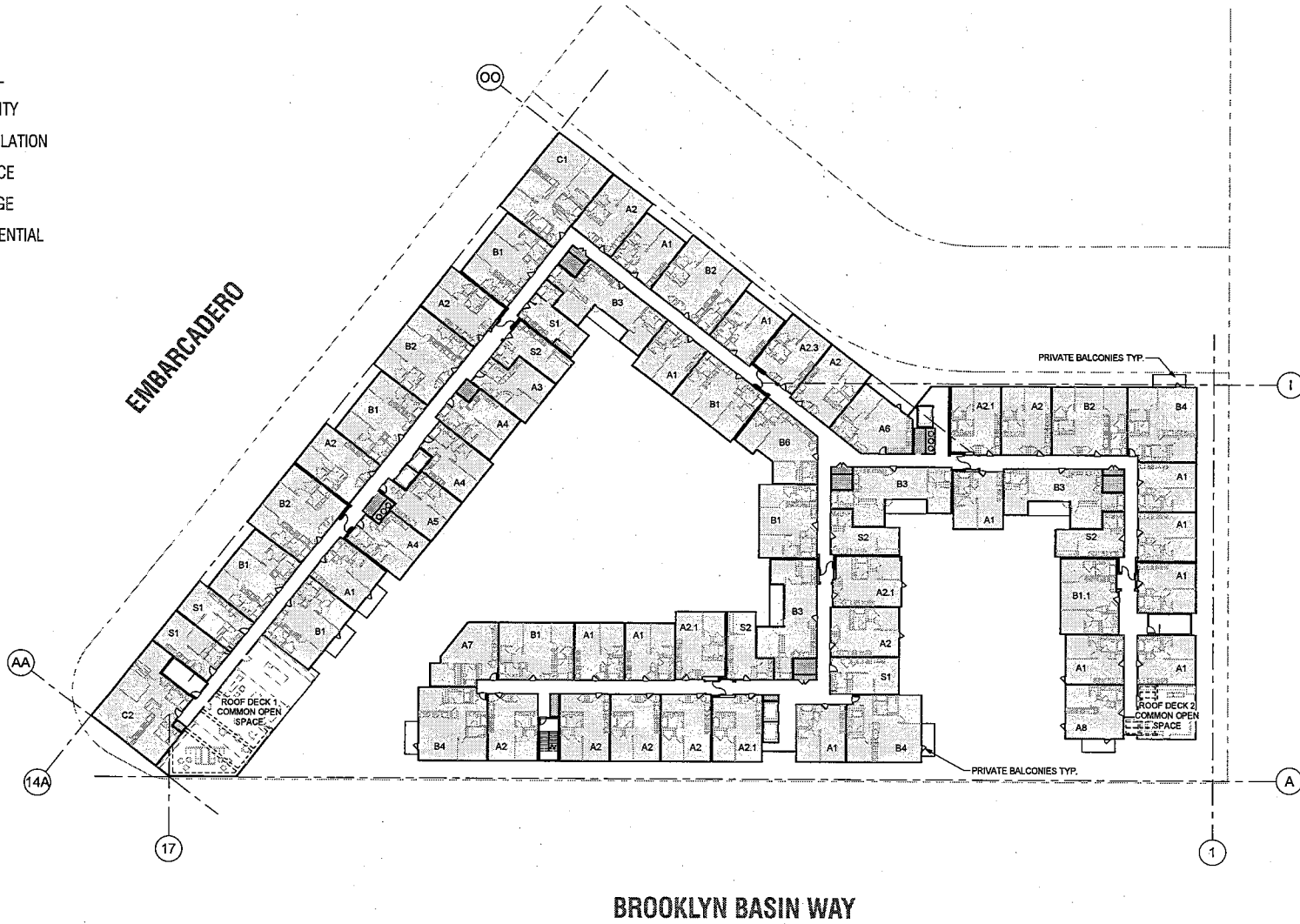


LEVEL 5-7



KEY

-  RETAIL
-  AMENITY
-  CIRCULATION
-  SERVICE
-  GARAGE
-  RESIDENTIAL



**CONSTRUCTION TYPE:
TYPE IIIA**

8TH AVENUE

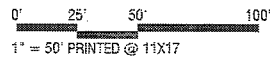
BROOKLYN BASIN WAY

**BROOKLYN BASIN
PARCEL G**
OAKLAND, CA



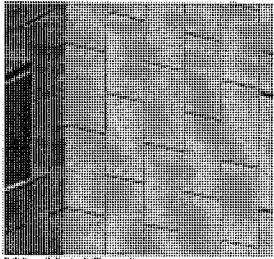
**SIGNATURE
DEVELOPMENT
GROUP**

FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-067

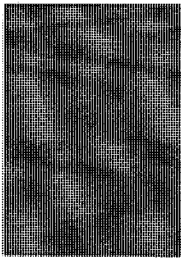


LEVEL 8

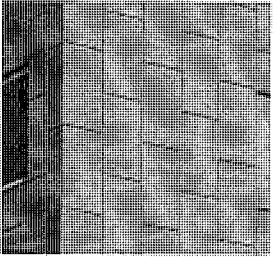




M1 - Metal Panel



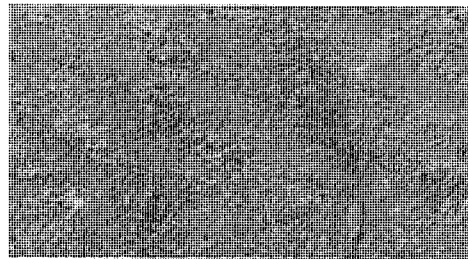
M2 - Metal Panel



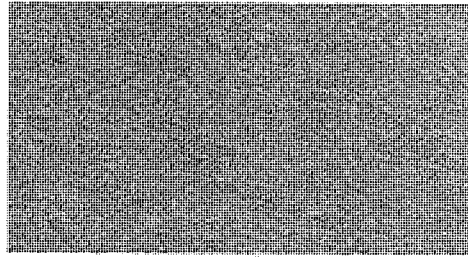
M3 - Metal Panel



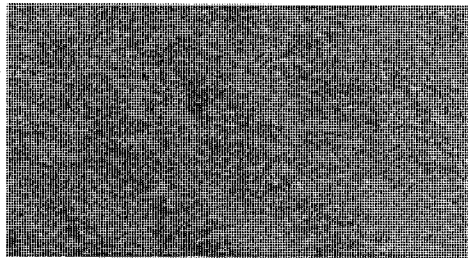
CW1 - Composite Wood



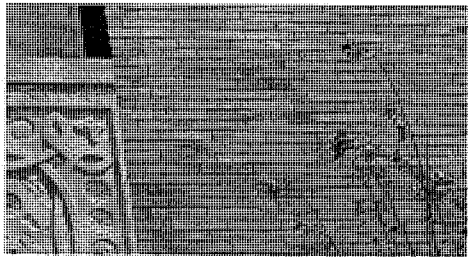
ST1 - Stone Tile



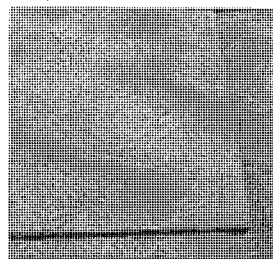
ST2 - Stone Tile



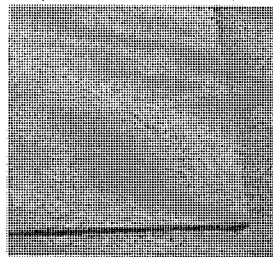
ST3 - Stone Tile



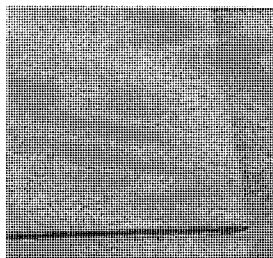
B1 - Brick-Medium Ironspot



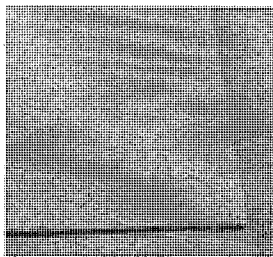
S1 - Stucco



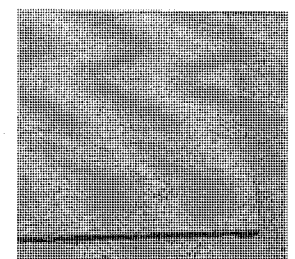
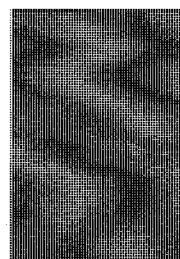
S2 - Stucco



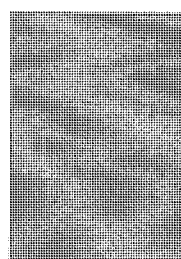
S3 - Stucco



S4 - Stucco



S5 - Stucco



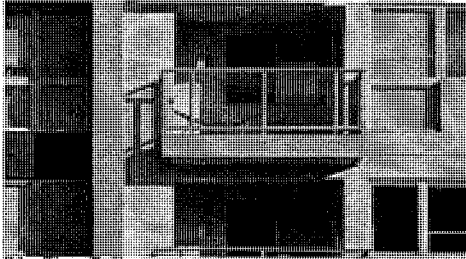
BROOKLYN BASIN
PARCEL G
OAKLAND, CA



SIGNATURE
DEVELOPMENT
GROUP

FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-097

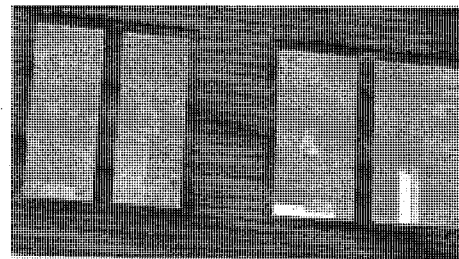
MATERIAL BOARD



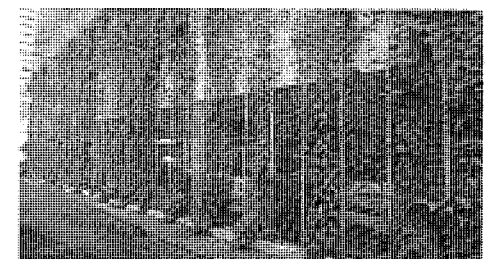
R1 - Glass Railing



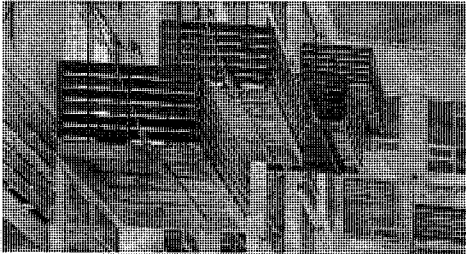
SF1 - Storefront



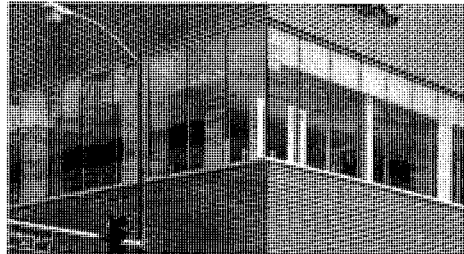
W1 - Color Vinyl Window



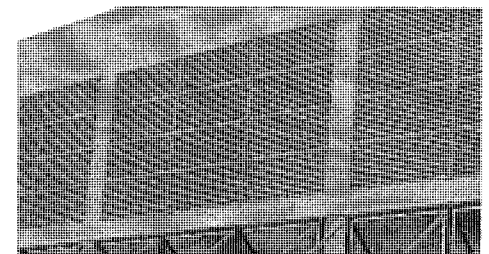
GS1 - Green Wall



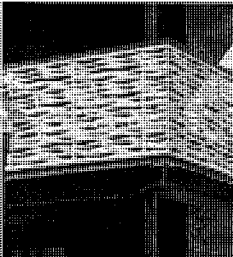
R2 - Wood Railing



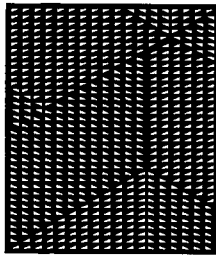
SF2 - Storefront



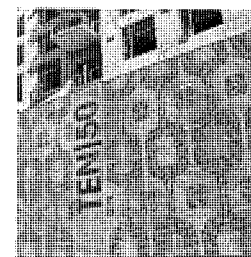
GS2 - Louvers



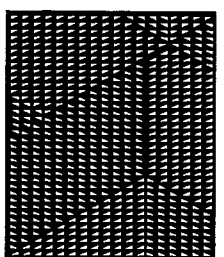
R3 - Perforated Metal Railing



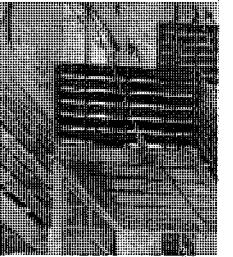
SF3 - Storefront



GS3 - Perforated Metal



Prototypical Pattern. Final scale and density to be determined



R4 - Glass/Wood Railing



BROOKLYN BASIN
PARCEL G
OAKLAND, CA



SIGNATURE
DEVELOPMENT
GROUP

FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087

MATERIAL BOARD

A18

MATCH LINE



BROOKLYN BASIN
PARCEL G
OAKLAND, CA



**SIGNATURE
DEVELOPMENT
GROUP**

FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087

0' 25' 50' 100'
1" = 50' PRINTED @ 11X17

ELEVATION
BROOKLYN BASIN WAY



DECORATIVE FEATURE - PARAPET
ELEV. +103'-4"

MATCH LINE



1. ELEVATION @ 1"=25'

W1 M2 M1 SF2 M3 SF1 R1 R3 ST2 M2 S4 W1 ST3

TOP OF STAIR
ELEV. +101'-8"
ROOF
ELEV. +91'-8"
LEVEL 8
ELEV. +80'-10"
LEVEL 7
ELEV. +71'-0"
LEVEL 6
ELEV. +61'-2"
LEVEL 5
ELEV. +51'-4"
LEVEL 4
ELEV. +41'-6"
LEVEL 3
ELEV. +27'-6"
LEVEL 2
ELEV. +17'-6"
LEVEL 1
ELEV. +7'-0"
GRADE PLANE
ELEV. +7'-0"



2. ELEVATION @ 1"=10'

M: Metal
CW: Composite Wood
ST: Stone Tile
S: Stucco
SF: Storefront
R: Railing
W: Window
GS: Garage Screen

CBC TYPE IIIA MAX HEIGHT: 85'
(MEASURED FROM GRADE PLANE = 7'-0")
CBC HEIGHT: 84'-8"

HIGHEST OCCUPIED FLOOR: 73'-4"
(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 7'-6")

MAX HEIGHT ZONING: 86'
MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 7'-2"
ZONING HEIGHT: 84'-6"

BROOKLYN BASIN
PARCEL G
OAKLAND, CA



SIGNATURE DEVELOPMENT GROUP

FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-067

0' 12.5' 25' 50'
1" = 25' PRINTED @ 11X17

ELEVATION
BROOKLYN BASIN WAY



MATCH LINE



2. ELEVATION @ 1"=10'

- M: Metal
- CW: Composite Wood
- ST: Stone Tile
- S: Stucco
- SF: Storefront
- R: Railing
- W: Window
- GS: Garage Screen

CBC TYPE IIIA MAX HEIGHT: 85'
 (MEASURED FROM GRADE PLANE = 7'-0")
 CBC HEIGHT: 84'-8"

HIGHEST OCCUPIED FLOOR: 73'-4"
 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 7'-6")

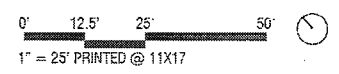
MAX HEIGHT ZONING: 86'
 MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 7'-2"
 ZONING HEIGHT: 84'-6"

BROOKLYN BASIN
PARCEL G
 OAKLAND, CA



SIGNATURE DEVELOPMENT GROUP

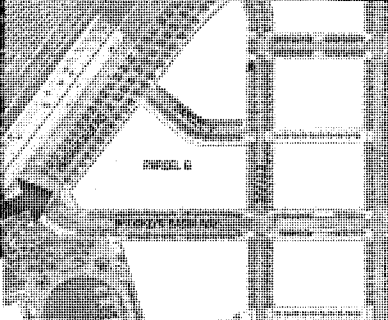
FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018
 TCA # 2017-087



ELEVATIONS
 BROOKLYN BASIN WAY



M: Metal
 CW: Composite Wood
 ST: Stone Tile
 S: Sluice
 SF: Stonefoot
 R: Railing
 W: Window
 CS: Garage Screen



BROOKLYN BASIN
PARCEL G
 OAKLAND, CA



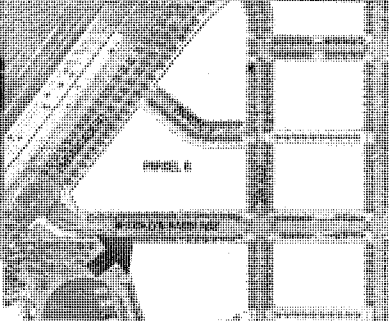
SIGNATURE
DEVELOPMENT
GROUP

FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018
 TCA # 2017-087

PERSPECTIVE
 FROM EMBARCADERO AND BROOKLYN BASIN WAY



- M: Metal
- CW: Composite Wood
- ST: Stone Tile
- S: Stucco
- SP: Stone/brick
- R: Railing
- W: Window
- GB: Garage Screen



BROOKLYN BASIN
PARCEL G
 OAKLAND, CA



**SIGNATURE
 DEVELOPMENT
 GROUP**

FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018
 TCA # 2017-087

PERSPECTIVE
 ALONG BROOKLYN BASIN WAY



M: Metal
 CW: Composite Wood
 ST: Stone Tile
 S: Stucco
 SF: Stonefront
 H: Hiding
 W: Window
 GB: Garage Screen

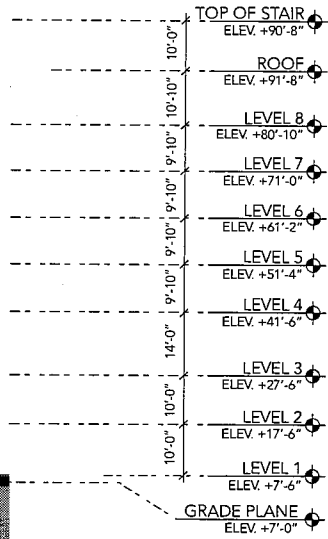
BROOKLYN BASIN
PARCEL G
 OAKLAND, CA



**SIGNATURE
 DEVELOPMENT
 GROUP**

FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018
 TCA # 2017-087

PERSPECTIVE
 ALONG BROOKLYN BASIN WAY



- M: Metal
- CW: Composite Wood
- ST: Stone Tile
- S: Stucco
- SF: Storefront
- R: Railing
- W: Window
- GS: Garage Screen

CBC TYPE IIIA MAX HEIGHT: 85'
 (MEASURED FROM GRADE PLANE = 7'-0")
 CBC HEIGHT: 84'-8"

HIGHEST OCCUPIED FLOOR: 73'-4"
 (MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 7'-6")

MAX HEIGHT ZONING: 86'
 MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 7'-2"
 ZONING HEIGHT: 84'-6"

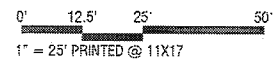
2. ELEVATION @ 1"=10'

BROOKLYN BASIN
PARCEL G
 OAKLAND, CA

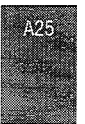


SIGNATURE DEVELOPMENT GROUP

FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018
 TGA # 2017-087



ELEVATIONS
 8TH AVENUE





- M: Metal
- CW: Composite Wood
- BT: Stone Tile
- S: Stucco
- SP: Stucco Panel
- R: Railing
- W: Window
- GS: Garage Screen

BROOKLYN BASIN
PARCEL G
 OAKLAND, CA



**SIGNATURE
 DEVELOPMENT
 GROUP**

FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018
 TCA # 2017-087

PERSPECTIVE
 FROM 8TH AVE. AND BROOKLYN BASIN WAY



BROOKLYN BASIN
PARCEL G
 OAKLAND, CA



**SIGNATURE
 DEVELOPMENT
 GROUP**

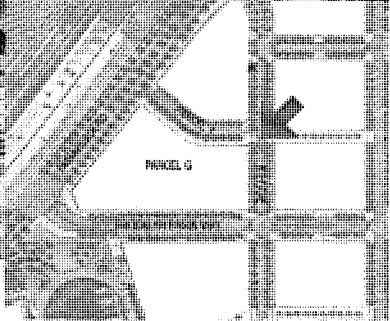
FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018
 TCA # 2017-087

PERSPECTIVE
 FROM 8TH AVE. AND PARCEL T





M: Metal
 CW: Composite Wood
 ST: Stone Tile
 S: Stucco
 SF: Scaffolding
 R: Railing
 W: Window
 GS: Garage Screen



BROOKLYN BASIN
PARCEL G
 OAKLAND, CA

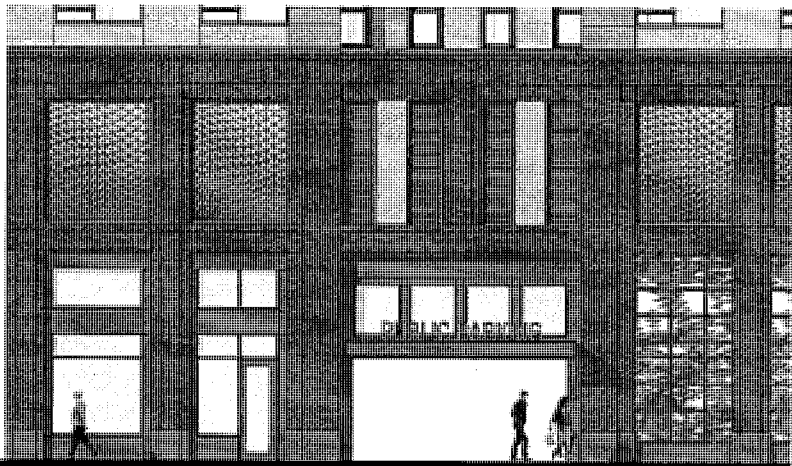


SIGNATURE
DEVELOPMENT
GROUP

FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018
 TCA # 2017-087

PERSPECTIVE
 FROM 8TH AVE. AND PARCEL T

DECORATIVE FEATURE - PARAPET
ELEV. +100'-4"



2. ELEVATION @ 1" = 10'

- M: Metal
- CW: Composite Wood
- ST: Stone Tile
- S: Stucco
- SF: Storefront
- R: Railing
- W: Window
- GS: Garage Screen

CBC TYPE IIIA MAX HEIGHT: 85'
(MEASURED FROM GRADE PLANE = 7'-0")
CBC HEIGHT: 84'-8"

HIGHEST OCCUPIED FLOOR: 73'-4"
(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 7'-6")

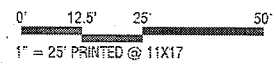
MAX HEIGHT ZONING: 86'
MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 7'-2"
ZONING HEIGHT: 84'-6"

BROOKLYN BASIN
PARCEL G
OAKLAND, CA



SIGNATURE DEVELOPMENT GROUP

FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087



ELEVATIONS
PARCEL T (7TH AVENUE)





M: Metal
 CM: Composite Wood
 ST: Stone Tile
 S: Stucco
 SF: Stucco
 R: Railing
 W: Window
 GS: Garage Screen

BROOKLYN BASIN
PARCEL G
 OAKLAND, CA

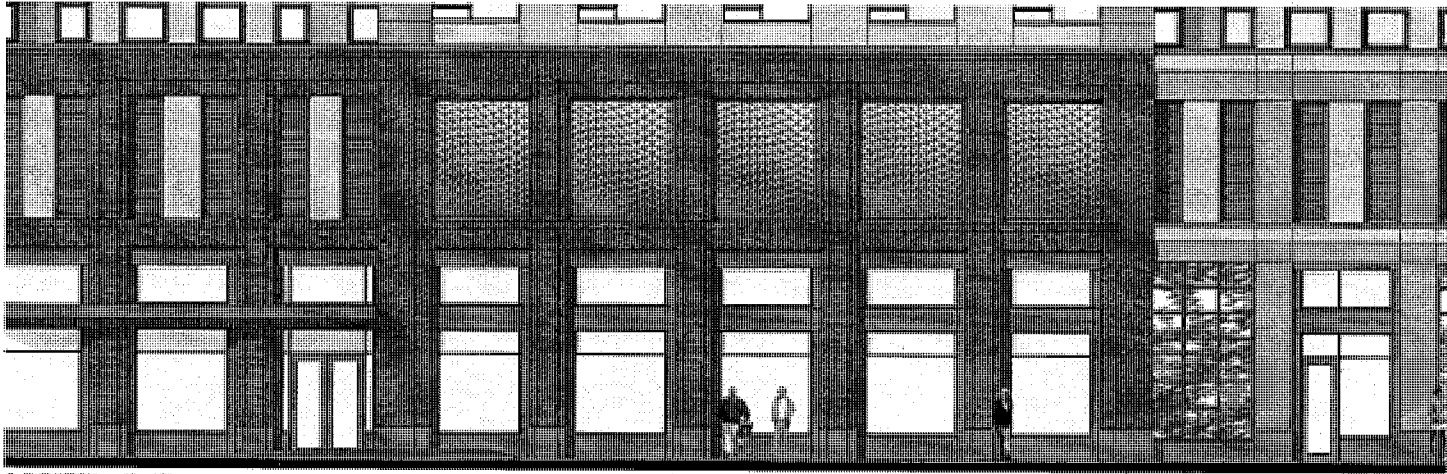
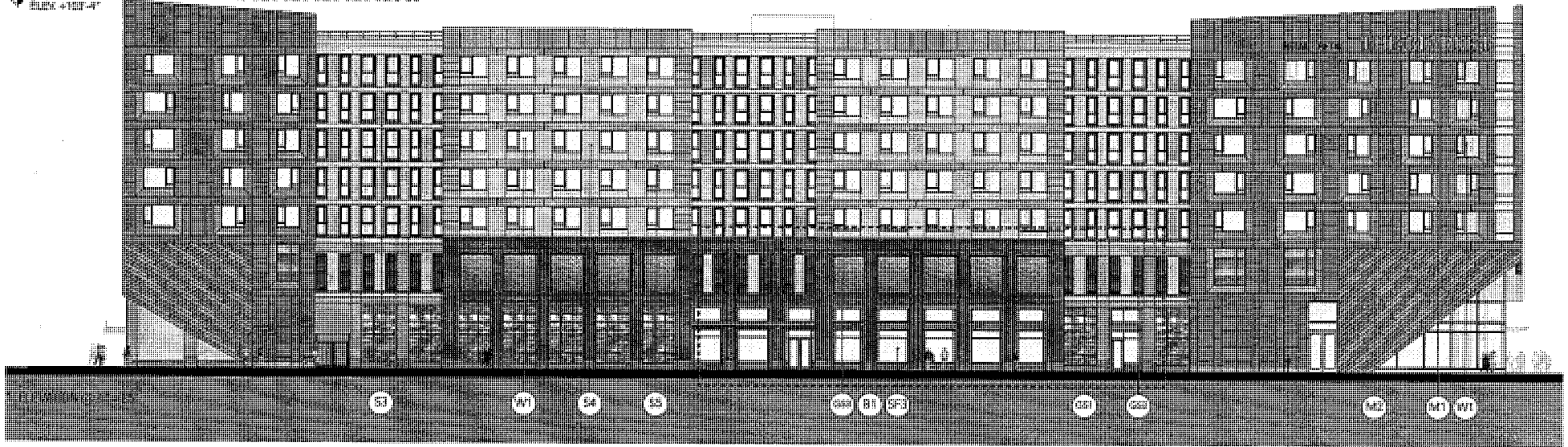


SIGNATURE
DEVELOPMENT
GROUP

FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018
 TCA # 2017-087

PERSPECTIVE
 FROM 8TH AVE. AND PARCEL T

DECORATIVE FEATURE - PARAPET
ELEV. +110'-4"



- M: Metal
- CW: Composite Wood
- ST: Stone Tile
- S: Stucco
- SF: Storefront
- R: Railing
- W: Window
- GS: Garage Screen

CBC TYPE IIIA MAX HEIGHT: 85'
(MEASURED FROM GRADE PLANE = 7'-0")
CBC HEIGHT: 84'-8"

HIGHEST OCCUPIED FLOOR: 73'-4"
(MEASURED FROM LOWEST POINT OF FIRE ACCESS = LOBBY = 7'-6")

MAX HEIGHT ZONING: 86'
MEASURED FROM PERPENDICULAR PLANE CONNECTING OPPOSITE POINTS OF FINISHED GRADE AT THE OUTSIDE PERIMETER OF THE FACILITY = 7'-2"
ZONING HEIGHT: 84'-6"

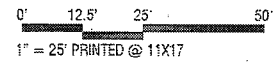
2. ELEVATION @ 1"=10'

BROOKLYN BASIN
PARCEL G
OAKLAND, CA



SIGNATURE DEVELOPMENT GROUP

FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087



ELEVATIONS
EMBARCADERO STREET





M. Metal
 CM Composite Wood
 ST. Stone/Tile
 S. Stucco
 SF. Scaffolding
 IL. Insulation
 W. Windows
 CS. Concrete Screen

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PERSPECTIVE
 FROM EMBARCADERO



M: Metal
 CW: Composite Wood
 ST: Stone Tile
 S: Stucco
 SF: Soffit
 R: Rain
 W: Window
 CS: Garage Screen

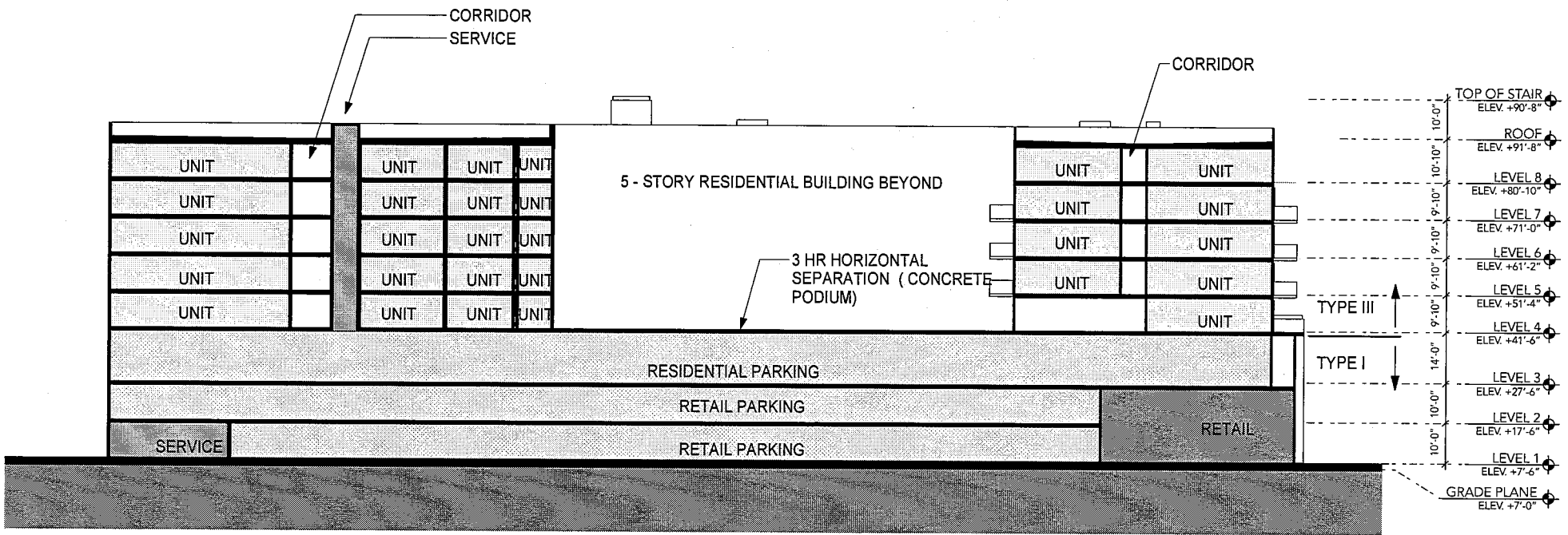
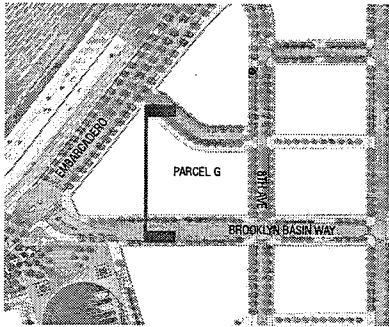
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 OAKLAND, CA



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PERSPECTIVE
 FROM FREEWAY



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0' 12.5' 25' 50'
1" = 25' PRINTED @ 11X17

SECTION AA

A34

VERTICAL EXPRESSION AT CORNER

DIFFERENTIATE ARCHITECTURE
EXPRESSION

5' STEPBACK

5' SETBACK



ELEVATION: BROOKLYN BASIN WAY

DIFFERENTIATE ARCHITECTURE
EXPRESSION

5' STEPBACK

DIFFERENTIATE ARCHITECTURE
EXPRESSION

5' STEPBACK

5' SETBACK

5' STEPBACK VERTICAL EXPRESSION
AT CORNER



ELEVATION: 8TH AVENUE



ELEVATION: PARCEL T

VERTICAL EXPRESSION 5' STEPBACK
AT CORNER

5' SETBACK

5' STEPBACK

VERTICAL EXPRESSION
AT CORNER



ELEVATION: EMBARCADERO STREET

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0' 25' 50' 100'
1" = 50' PRINTED @ 11X17

ELEVATION
PLANNING DIAGRAMS

A35

PUBLIC OPEN SPACES

UPPER COURTYARD = 21482.25 SF

LOWER COURTYARD = 5749.7 SF

ROOF DECK 1 = 2322.50 SF

ROOF DECK 2 = 772 SF

TOTAL = 30326.50 SF

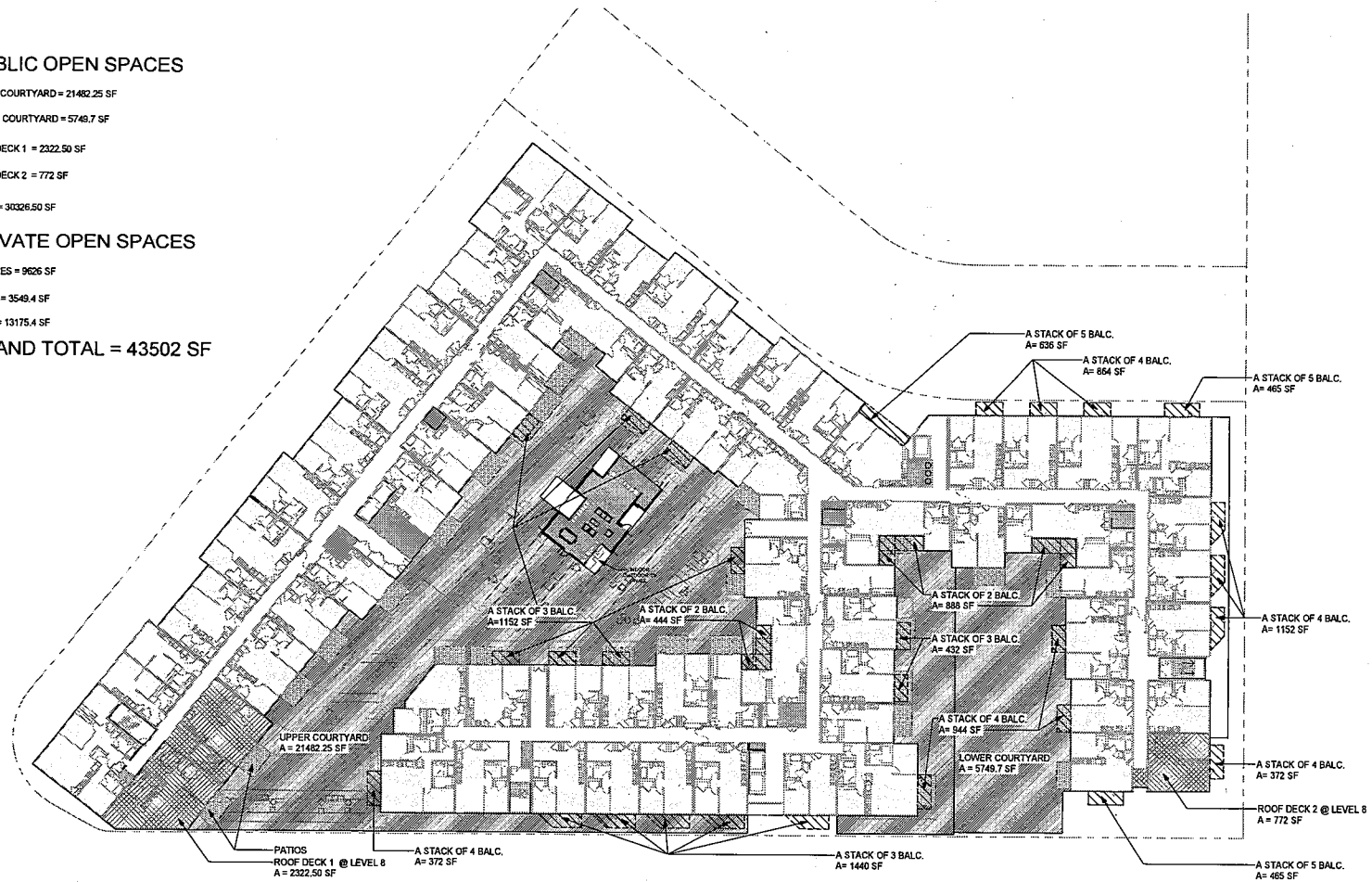
PRIVATE OPEN SPACES

BACONIES = 9626 SF

PATIOS = 3549.4 SF

TOTAL = 13175.4 SF

GRAND TOTAL = 43502 SF

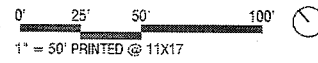


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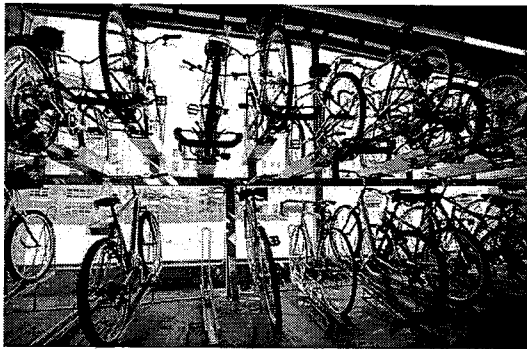
SIGNATURE
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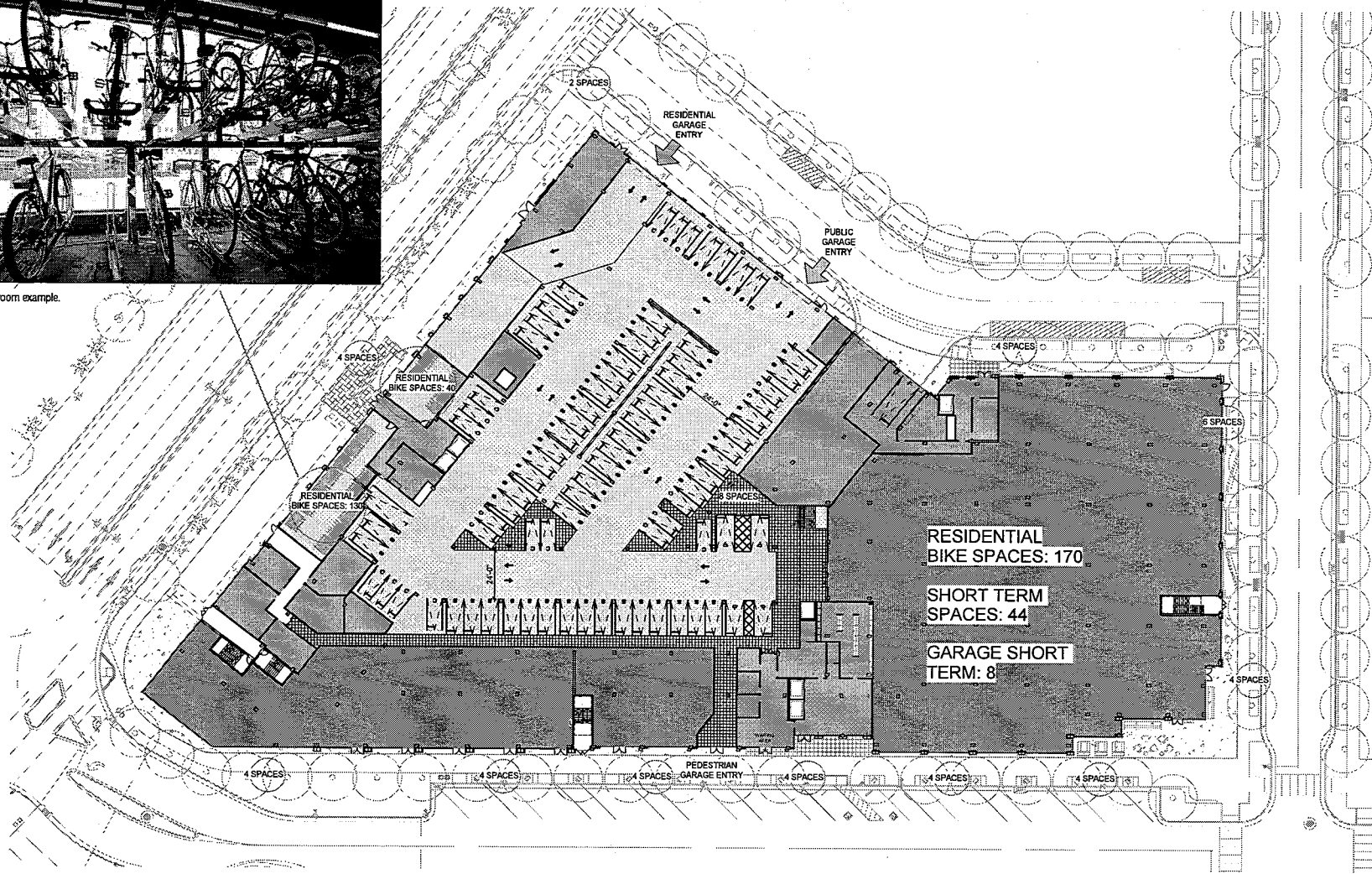


OPEN SPACE
 DIAGRAM

A36



Bike storage room example.

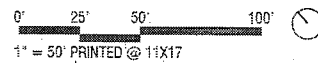


**BROOKLYN BASIN
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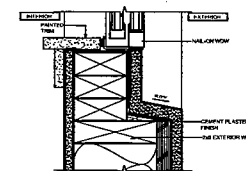
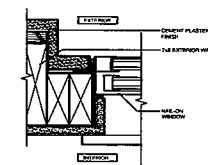
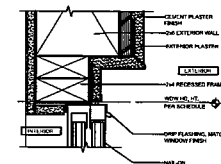
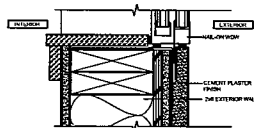
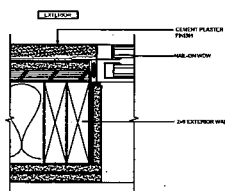
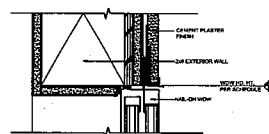
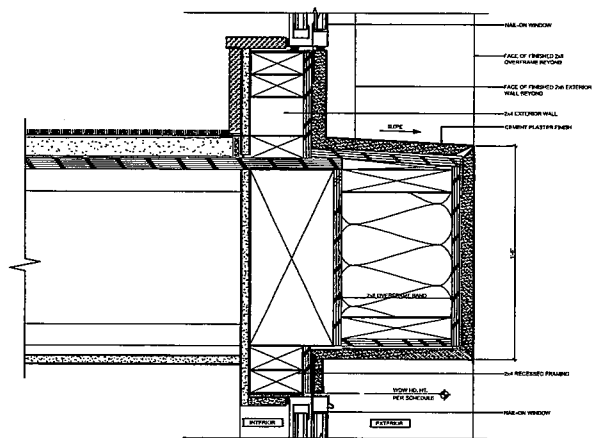


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BIKE PARKING
DIAGRAM



CEMENT PLASTER OVERFRAME BAND 2x6 - W/ FLUSH WINDOWS

2x6 - 2x4 RECESS W/ DEEP SILL

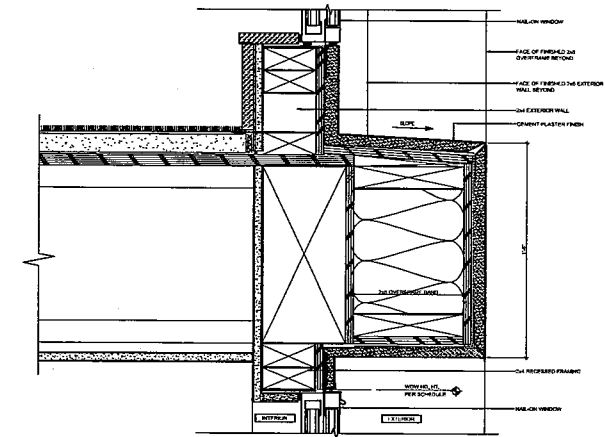
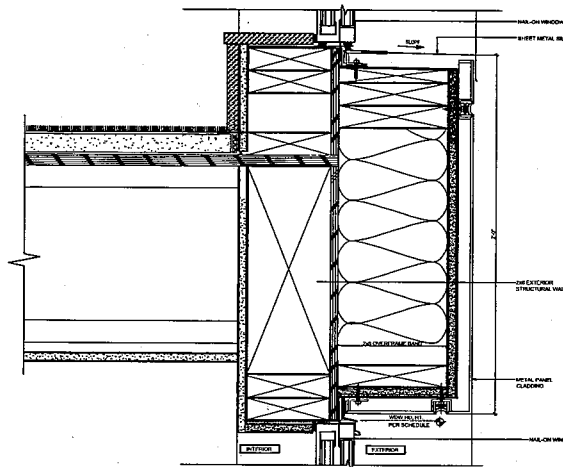
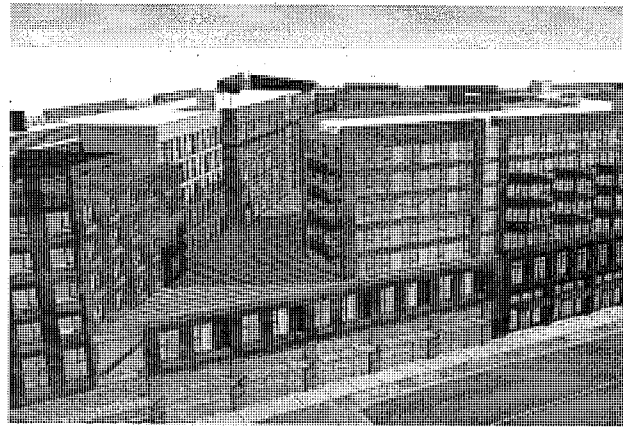
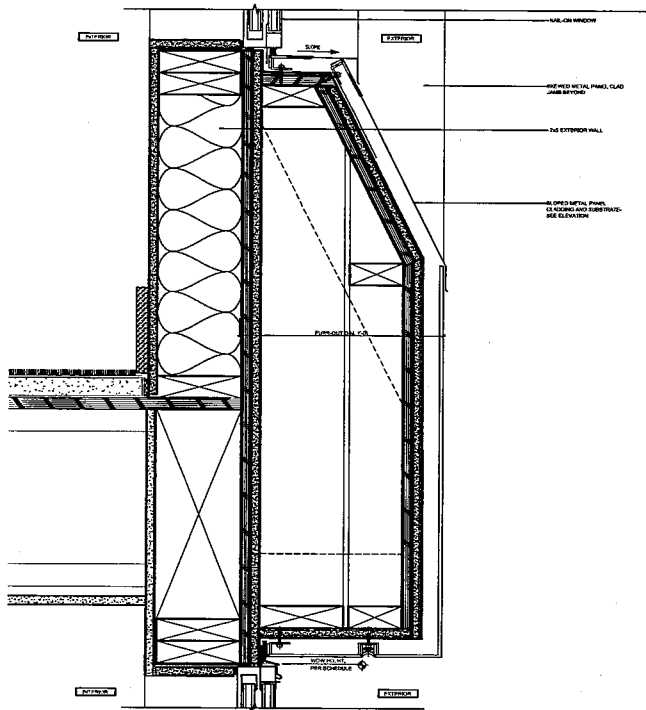
BROOKLYN BASIN
PARCEL G
OAKLAND, CA



SIGNATURE DEVELOPMENT GROUP

FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018
TCA # 2017-087

WINDOWS DETAIL



2x6 - DEEP OVERFRAME
METAL PANEL

METAL PANEL OVERFRAME BAND

CEMENT PLASTER OVERFRAME BAND

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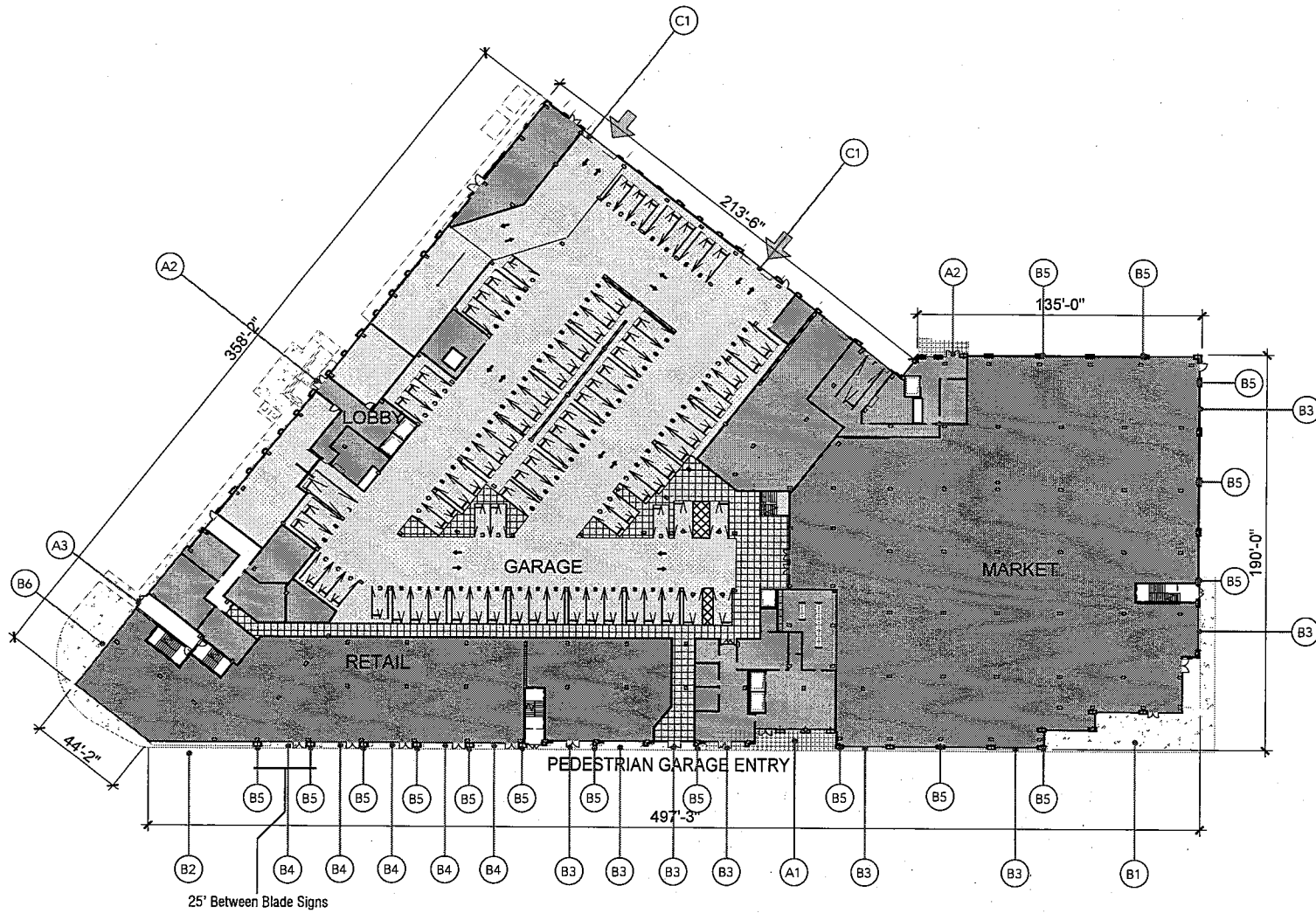


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DEVELOPMENT
GROUP**

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OCTOBER 31, 2018
TCA # 2017-087

WINDOWS DETAIL

A39



A - RESIDENTIAL SIGNAGE
 A1 - RESIDENTIAL ENTRY SIGN AT BROOKLYN BASIN WAY
 A2 - SECONDARY RESIDENTIAL ENTRY SIGN
 A3 - RESIDENTIAL MAIN SIGN AT EMBARCADERO STREET

B - RETAIL SIGNAGE
 B1 - MAJOR TENANT RETAIL SIGN
 B2 - SECOND MAJOR TENANT AWNING SIGN
 B3 - MIXED USE RETAIL AWNING SIGN
 B4 - MIXED USE RETAIL WALL MOUNTED SIGN
 B5 - MIXED USE RETAIL BLADE SIGN
 B6 - MAIN RETAIL SIGN

C = WAY FINDING SIGNAGE
 C1 - PARKING ENTRANCE AWNING SIGN

ALLOWED RETAIL SIGNAGE:
 SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (4314 SF)
 SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET.

BUILDING STREET FRONTAGE:
 $358'-2" + 44'-2" + 497'-3" + 190'-0" + 135'-0" + 213'-6" = 1438'-1"$

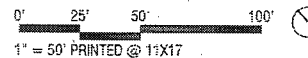
PROPOSED RETAIL SIGNAGE:
 1 X B1 = 176 SF
 1 X B2 = 72 SF
 8 X B3 = 160 SF
 5 X B4 = 150 SF
 16 X B5 = 120 SF
 1 X B6 = 240 SF
TOTAL = 918 SF

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SIGNAGE PLAN

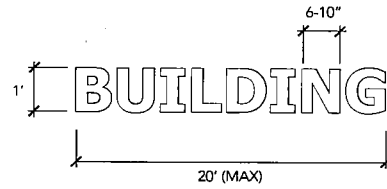
A40

A1 - RESIDENTIAL ENTRY SIGN AT BROOKLYN BASIN WAY

_AWNING MOUNTED SIGN
 _LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
 _THEY ARE 3" DEEP, 1" TALL AND AVERAGING 6-10" IN WIDTH FOR EACH LETTER.

_ALLOWED: 20 SF / 1'(HEIGHT)

_PROPOSED: 20 SF / 1'(HEIGHT)

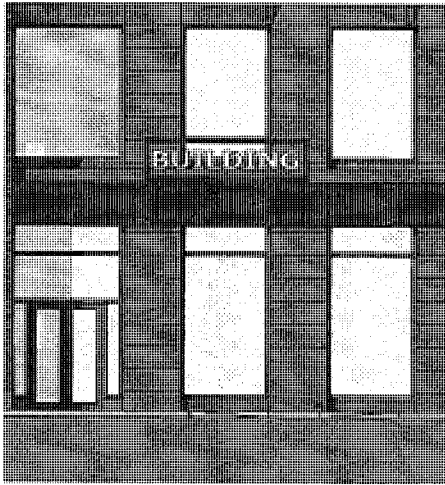
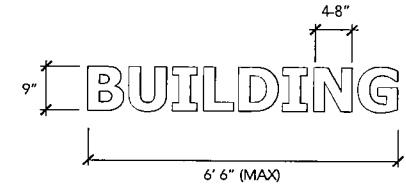


A2 - SECONDARY RESIDENTIAL ENTRY SIGN

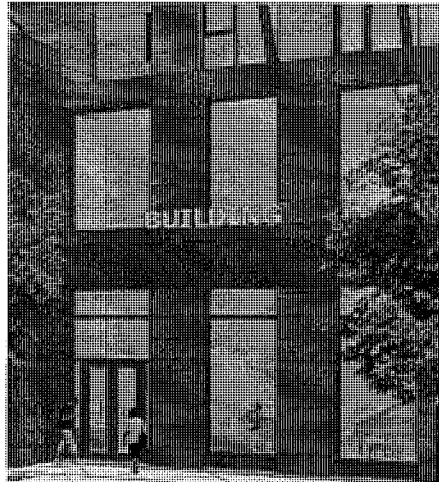
_AWNING MOUNTED SIGN
 _LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
 _THEY ARE 2" DEEP, 9" TALL AND AVERAGING 4-8" IN WIDTH FOR EACH LETTER.

_ALLOWED: 5 SF / 1'(HEIGHT)

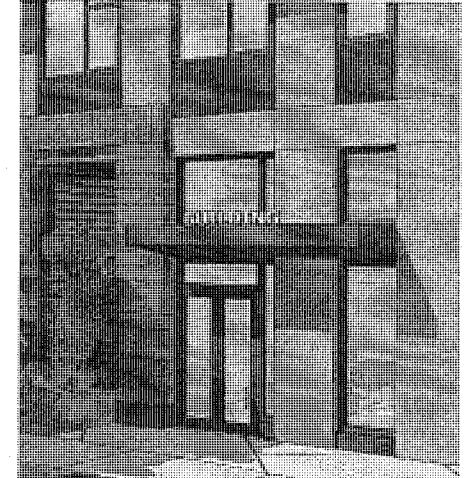
_PROPOSED: 5 SF / 9"(HEIGHT)



ELEVATION: BROOKLYN BASIN WAY



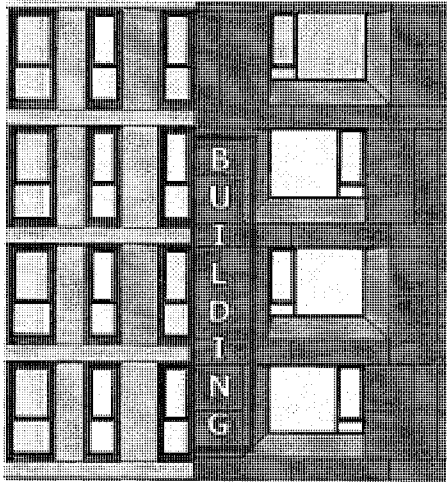
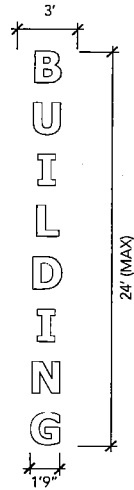
ELEVATION: 7TH AVENUE



A3 - RESIDENTIAL MAIN SIGN AT
EMBARCADERO STREET

- _ WALL MOUNTED SIGN
- _ LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
- _ THEY ARE 3" DEEP, 2" TALL AND AVERAGING 1'9" IN WIDTH FOR EACH LETTER. THE SIGN IS 3' WIDE.

_ PROPOSED: 72 SF



ELEVATION: EMBARCADERO STREET

BROOKLYN BASIN
PARCEL G
OAKLAND, CA



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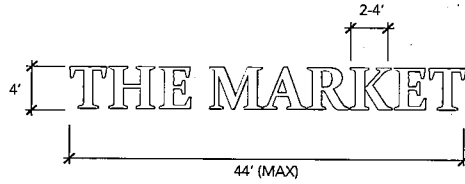
RESIDENTIAL SIGNAGE

B1 - MAJOR TENANT RETAIL SIGN

AWNING MOUNTED SIGN
 _LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
 _THEY ARE 4" DEEP, 4" TALL AND AVERAGING 2-4" IN WIDTH FOR EACH LETTER.

ALLOWED:
 SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (4314 SF)
 SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET. (2164 SF)

PROPOSED: 176 SF

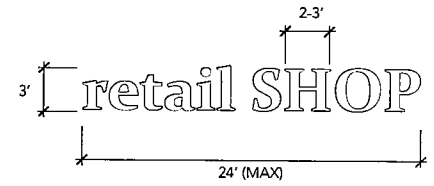


B2 - SECOND MAJOR TENANT AWNING SIGN

AWNING MOUNTED SIGN
 _LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
 _THEY ARE 3" DEEP, 3" TALL AND AVERAGING 2-3" IN WIDTH FOR EACH LETTER.

ALLOWED:
 SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (4314 SF)
 SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET. (2164 SF)

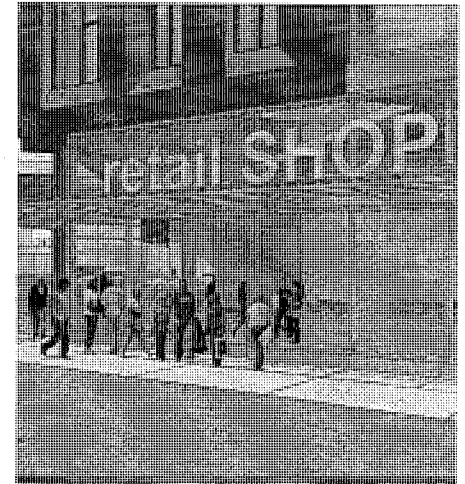
PROPOSED: 72 SF



ELEVATION: BROOKLYN BASIN WAY



ELEVATION: BROOKLYN BASIN WAY

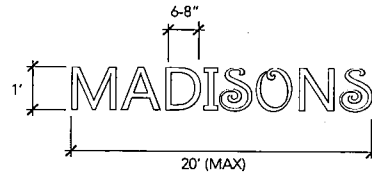


B3 - MIXED USE RETAIL AWNING SIGN

AWNING MOUNTED SIGN
 _LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
 _THEY ARE 2" DEEP, 1" TALL AND AVERAGING 6-8" IN WIDTH FOR EACH LETTER.

ALLOWED:
 SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (4314 SF)
 SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET. (2164 SF)

PROPOSED: 20 SF

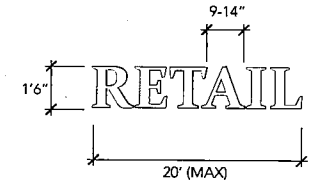


B4 - MIXED USE RETAIL WALL MOUNTED SIGN

WALL MOUNTED SIGN
 _LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
 _THEY ARE 2" DEEP, 1'6" TALL AND AVERAGING 4-8" IN WIDTH FOR EACH LETTER.

ALLOWED:
 SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (4314 SF)
 SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET. (2164 SF)

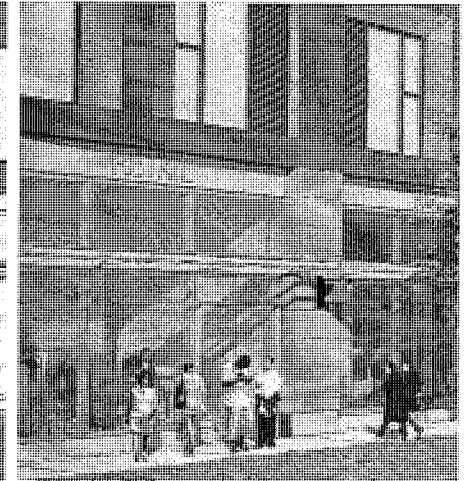
PROPOSED: 30 SF



ELEVATION: BROOKLYN BASIN WAY



ELEVATION: BROOKLYN BASIN WAY

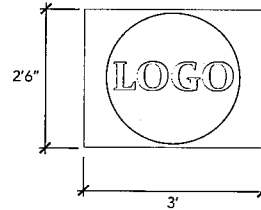


B5 - MIXED USE RETAIL BLADE SIGN

- _ WALL MOUNTED BLADE SIGN
- _ BLADE SIGN IS CONSTRUCTED IN ALUMINUM, AND FINISHED WITH A MATTE CLEAR COAT.
- _ MOUNTED 4" OFF A SMALL PLATE, WHICH IS BOLTED DIRECTLY TO WALL.

- _ ALLOWED:
- SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (4314 SF)
- SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET. (2164 SF)

_ PROPOSED: 7.5 SF

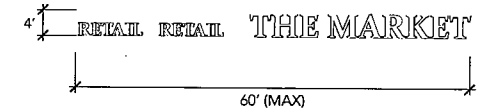


B6 - MAJOR TENANT RETAIL WALL SIGN

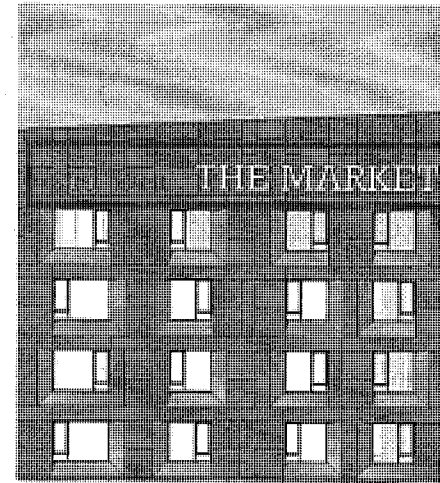
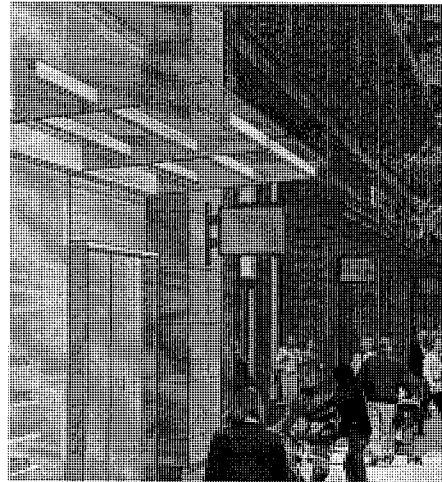
- _ WALL MOUNTED SIGN
- _ LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
- _ THEY ARE 4" DEEP, 4" TALL
- _ LETTERS ARE BACKLIT.

- _ ALLOWED:
- SHALL NOT EXCEED THREE SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE. (4314 SF)
- SHALL NOT EXCEED FOUR SQUARE FEET PER LINEAR FOOT OF STREET FRONTAGE PER STREET. (2164 SF)

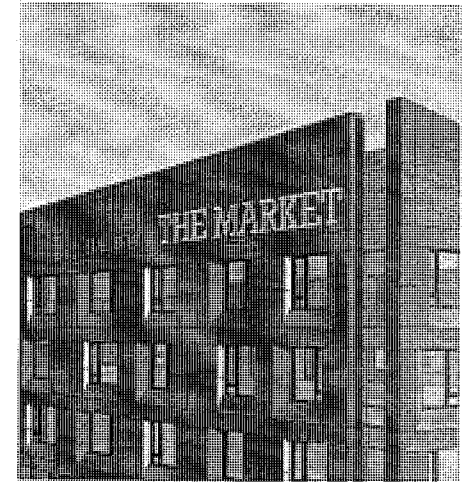
_ PROPOSED: 240 SF



ELEVATION: BROOKLYN BASIN WAY



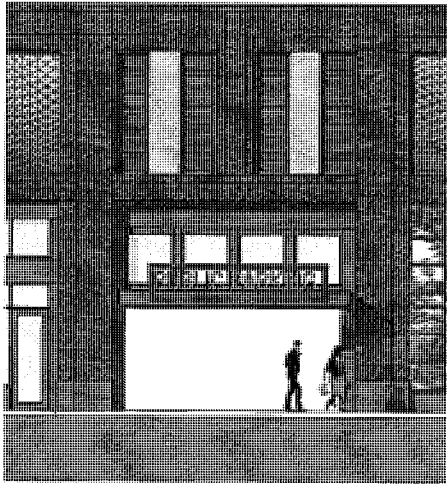
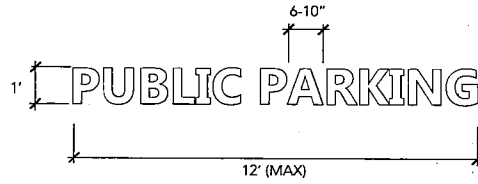
ELEVATION: EMBARCADERO STREET



C1 - PARKING ENTRANCE AWNING SIGN

- _AWNING MOUNTED SIGN
- _LETTERS ARE POWDER COATED IN COLOR AND CONSTRUCTED AS 3D ALUMINUM LETTER FORMS.
- _THEY ARE 2" DEEP, 9" TALL AND AVERAGING 4-8" IN WIDTH FOR EACH LETTER.

- _ALLOWED: 12 SF
- _PROPOSED: 12 SF



ELEVATION: 7TH AVENUE

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PARCEL G**
OAKLAND, CA

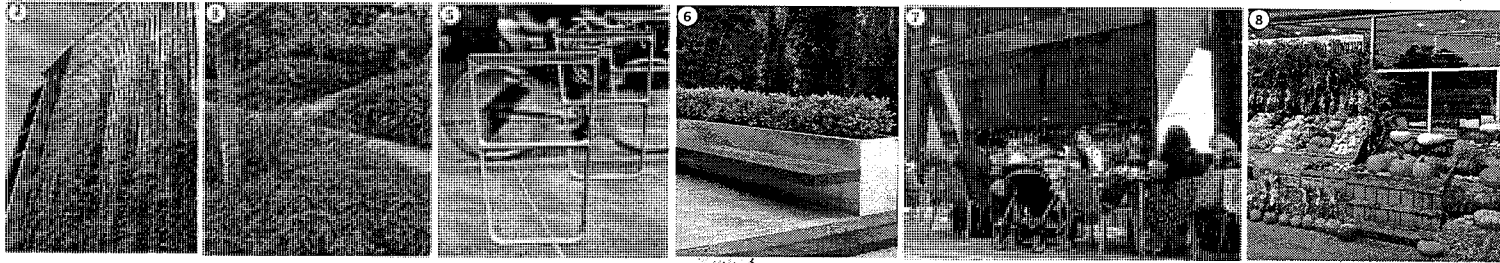


**SIGNATURE
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GROUP**

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OCTOBER 31, 2018
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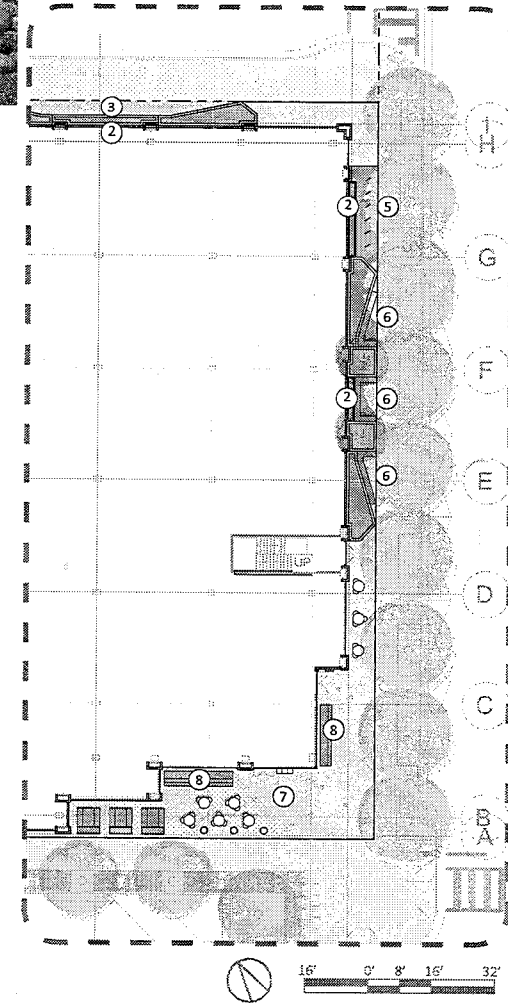
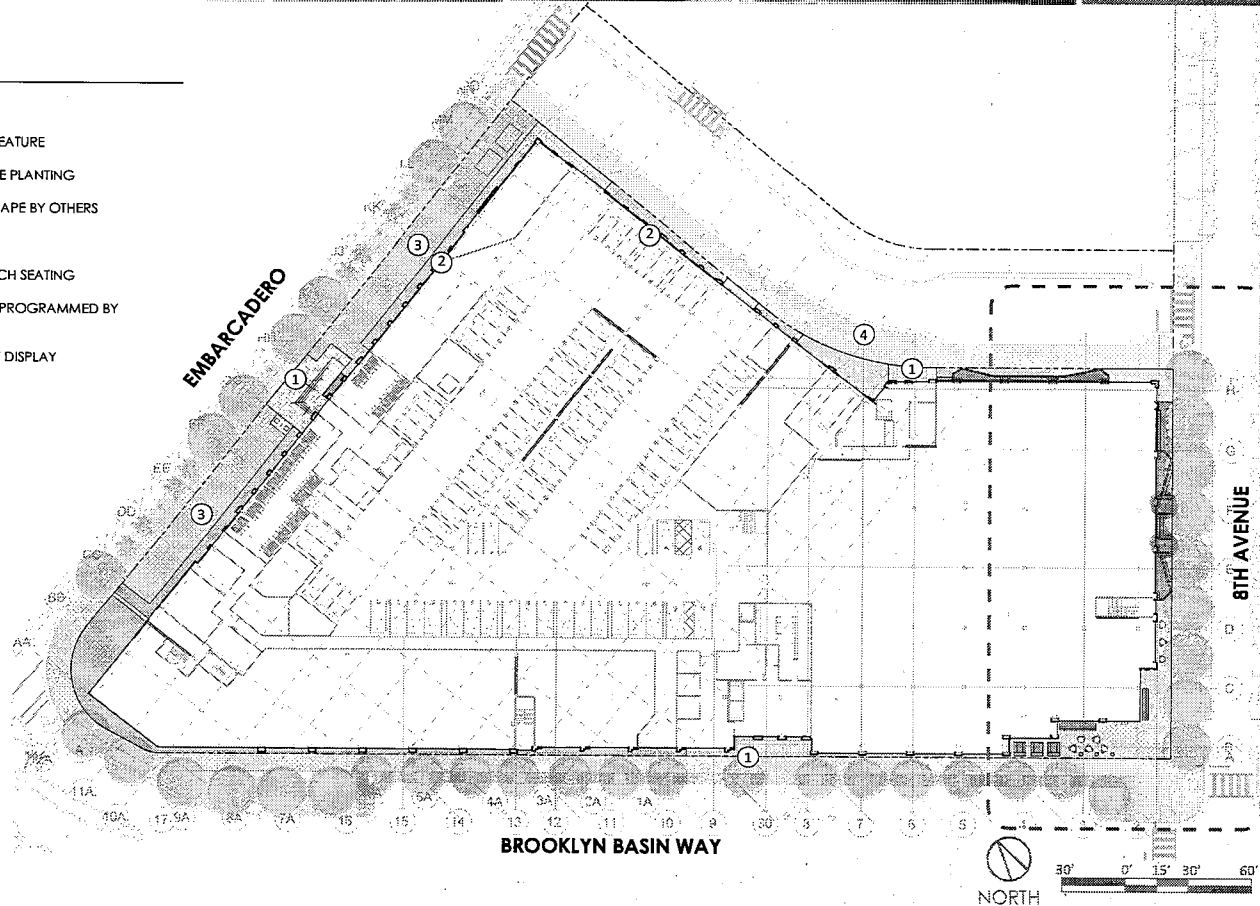
WAY FINDING SIGNAGE

A46



LEGEND

- ① ACCESS TO LOBBY
- ② VERTICAL GREEN FEATURE
- ③ BUFFER LANDSCAPE PLANTING
- ④ PARCEL T STREETScape BY OTHERS
- ⑤ BIKE PARKING
- ⑥ PLANTER WITH BENCH SEATING
- ⑦ PATIO AREA TO BE PROGRAMMED BY FUTURE TENANT
- ⑧ SEASONAL MARKET DISPLAY



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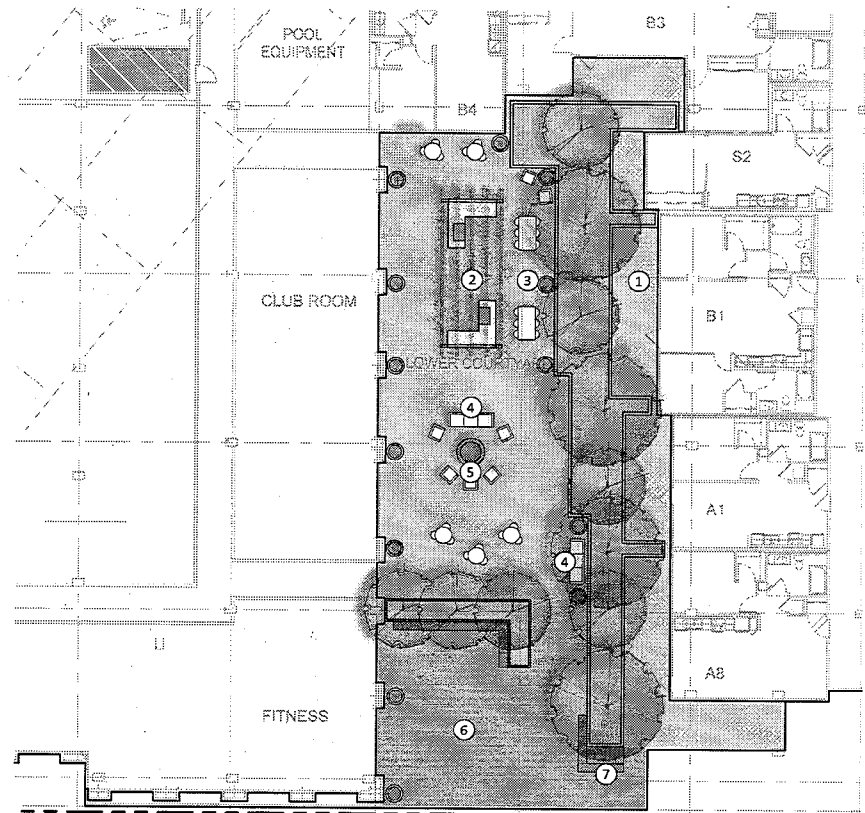
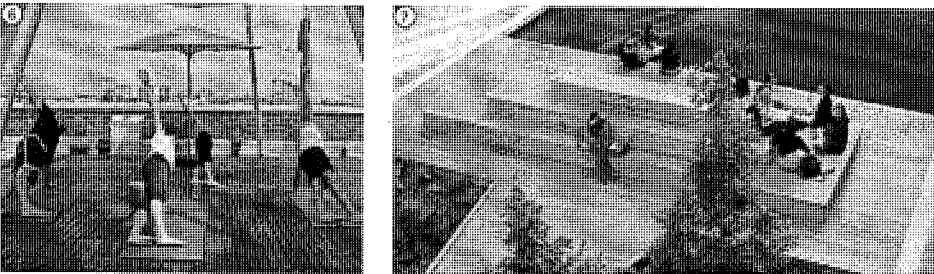
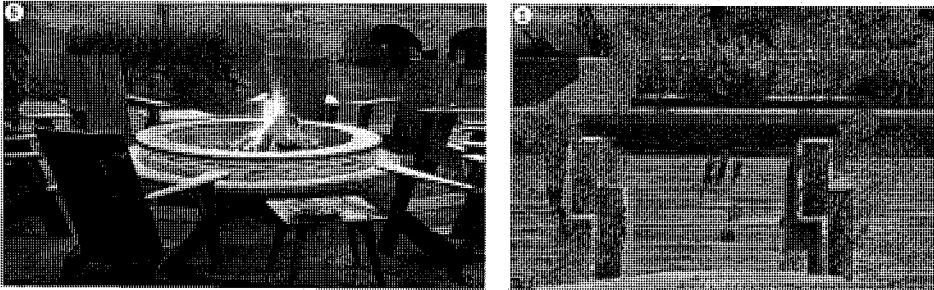
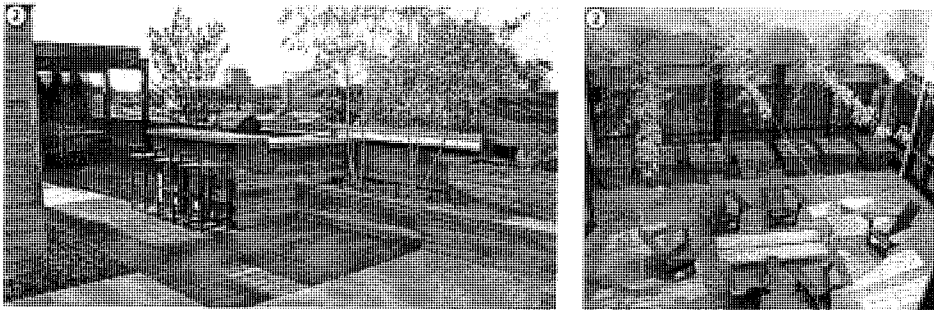


**SIGNATURE
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FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018

GROUND LEVEL LANDSCAPE PROGRAM





LEGEND

- ① PRIVATE PATIO, TYP
- ② OUTDOOR KITCHENS WITH OVERHEAD VINE CABLE SYSTEM
- ③ OUTDOOR DINING
- ④ LOUNGE FURNITURE
- ⑤ FIRE FEATURE
- ⑥ FITNESS DECK
- ⑦ STEPPED SEATING

BROOKLYN BASIN
PARCEL G
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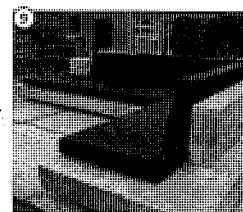
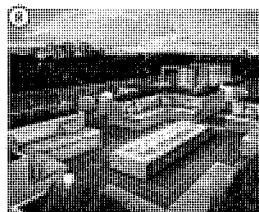
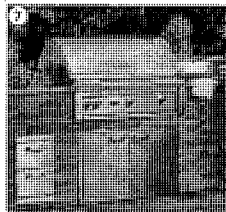
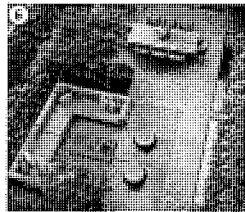
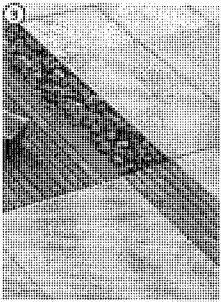
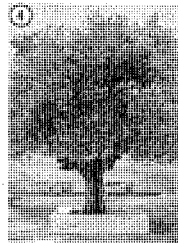
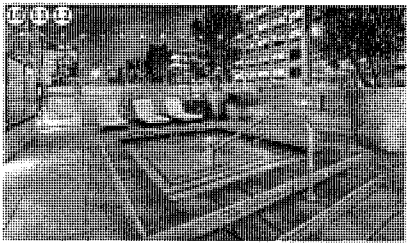


SIGNATURE
DEVELOPMENT
GROUP

FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018

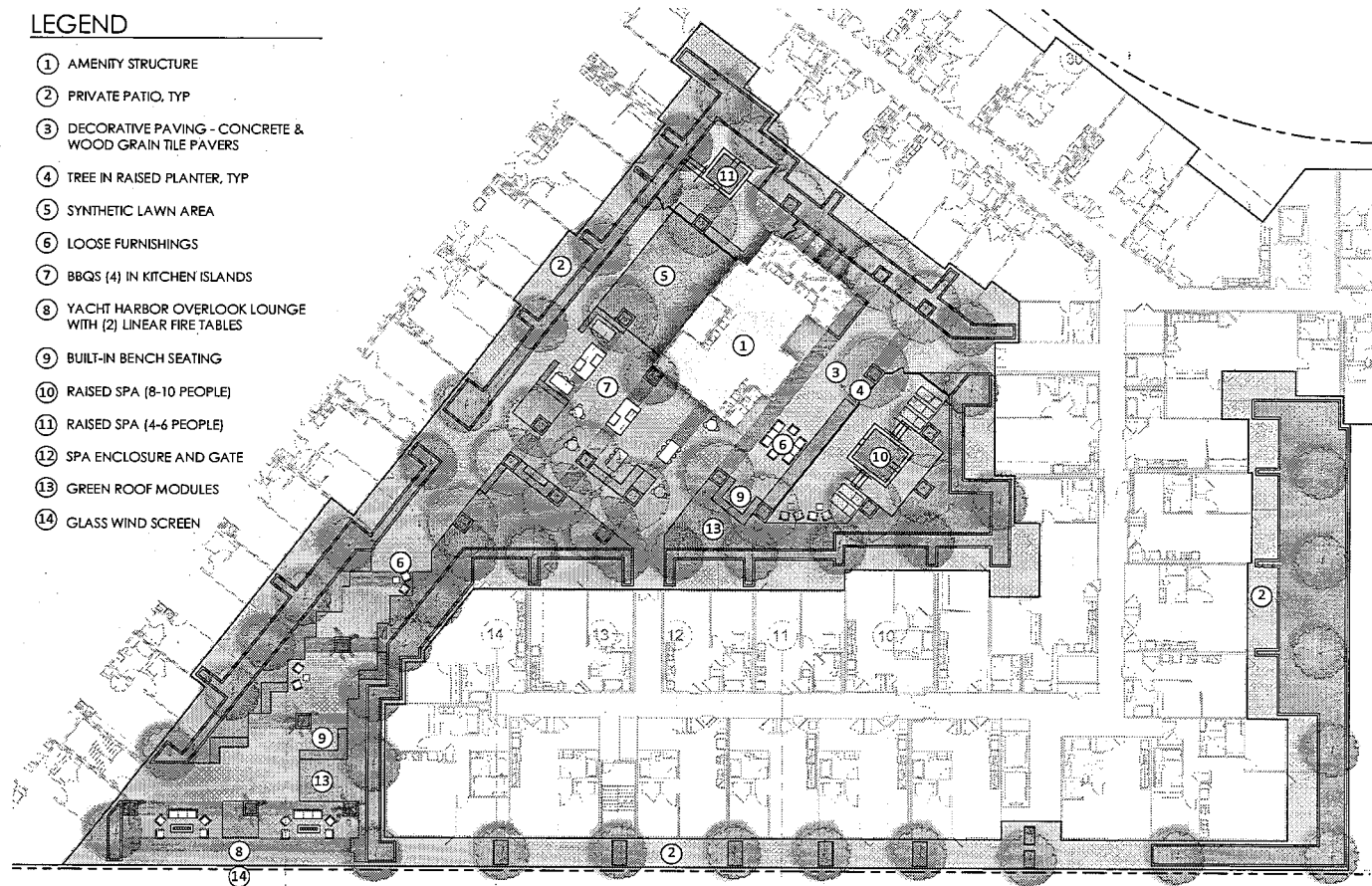
LEVEL 3 COURTYARD LANDSCAPE PROGRAM





LEGEND

- ① AMENITY STRUCTURE
- ② PRIVATE PATIO, TYP
- ③ DECORATIVE PAVING - CONCRETE & WOOD GRAIN TILE PAVERS
- ④ TREE IN RAISED PLANTER, TYP
- ⑤ SYNTHETIC LAWN AREA
- ⑥ LOOSE FURNISHINGS
- ⑦ BBQS (4) IN KITCHEN ISLANDS
- ⑧ YACHT HARBOR OVERLOOK LOUNGE WITH (2) LINEAR FIRE TABLES
- ⑨ BUILT-IN BENCH SEATING
- ⑩ RAISED SPA (8-10 PEOPLE)
- ⑪ RAISED SPA (4-6 PEOPLE)
- ⑫ SPA ENCLOSURE AND GATE
- ⑬ GREEN ROOF MODULES
- ⑭ GLASS WIND SCREEN



BROOKLYN BASIN
PARCEL G
 OAKLAND, CA



SIGNATURE
DEVELOPMENT
GROUP

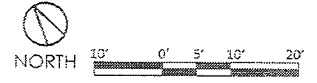
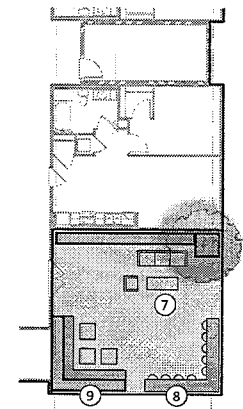
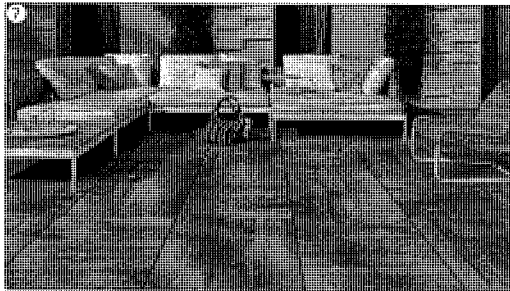
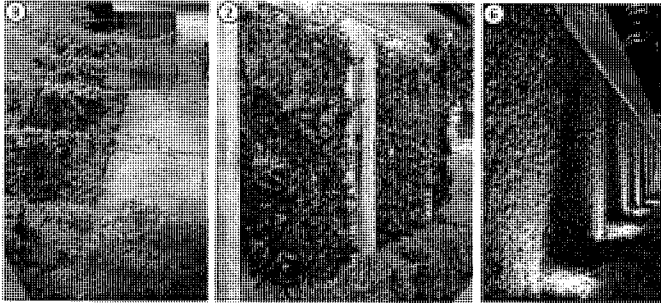
FINAL DEVELOPMENT PACKAGE
 OCTOBER 31, 2018

LEVEL 4 COURTYARD LANDSCAPE PROGRAM



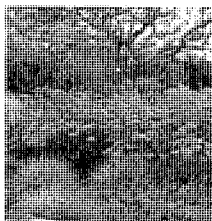
PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE
TREES		
ACER PALMATUM	JAPANESE MAPLE	24" BOX
ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	36" BOX
BRASHEA ARMATA	MEXICAN BLUE PALM	24" BOX
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX
LARGE SHRUBS		
CHONDRPETALUM	LARGE CAPE RUSH	5 GAL
ELEPHANTINUM		
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GAL
'CAROLINA MOONLIGHT'		
PITTOSPORUM TENUIFOLIUM	KOHUHU	15 GAL
PODOCARPUS M. MAKI	SHRUBBY YEW PINE	15 GAL
MEDIUM AND SMALL SHRUBS		
ACACIA COGNATA 'COUSIN ITI'	LITTLE RIVER WATTLE	5 GAL
AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL
ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL
CALAMAGROSIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL
ECHVEERIA IMBRICATA	BLUE ROSE ECHVEERIA	1 GAL
HELICTOTRICHON	BLUE OAT GRASS	5 GAL
SEMPERVIRENS		
LIMONIUM PEREZII	SEA LAVENDER	1 GAL
LOMANDRA LONGIFOLIA	DWARF MAT RUSH	1 GAL
'BREEZE'		
MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	1 GAL
PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL
GROUNDCOVERS		
ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL
ARCTOSTAPHYLOS EDMUNDSII	GROUNDCOVER MANZANITA	1 GAL
'EMERALD CARPET'		
CEANOTHUS GRISEUS	GROUNDCOVER CALIFORNIA LILAC	1 GAL
'DIAMOND HEIGHTS'		
SEDUM TILE MIX	SEDUM TILE	TBD
VINES		
HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL
PARTHENOCISSUS	VIRGINIA CREEPER	5 GAL
QUINQUEFOLIA		



LEGEND

- ① WET BAR
- ② KITCHEN GARDEN
- ③ OVERHEAD VINE CABLE SYSTEM
- ④ WALL-MOUNTED TV
- ⑤ YACHT HARBOR OVERLOOK LOUNGE WITH (2) ROUND FIRE PITS
- ⑥ GREEN WALL
- ⑦ FLEXIBLE LOUNGE FURNITURE
- ⑧ OVERLOOK SEATING
- ⑨ BUILT-IN LOUNGE SEATING



PLANTING AND CLIMATE APPROPRIATE PLANTS

BROOKLYN BASIN
PARCEL G
OAKLAND, CA



SIGNATURE DEVELOPMENT GROUP

FINAL DEVELOPMENT PACKAGE
OCTOBER 31, 2018

PLANT PALLETTE & LEVEL 8 ROOF DECK LANDSCAPE PROGRAM





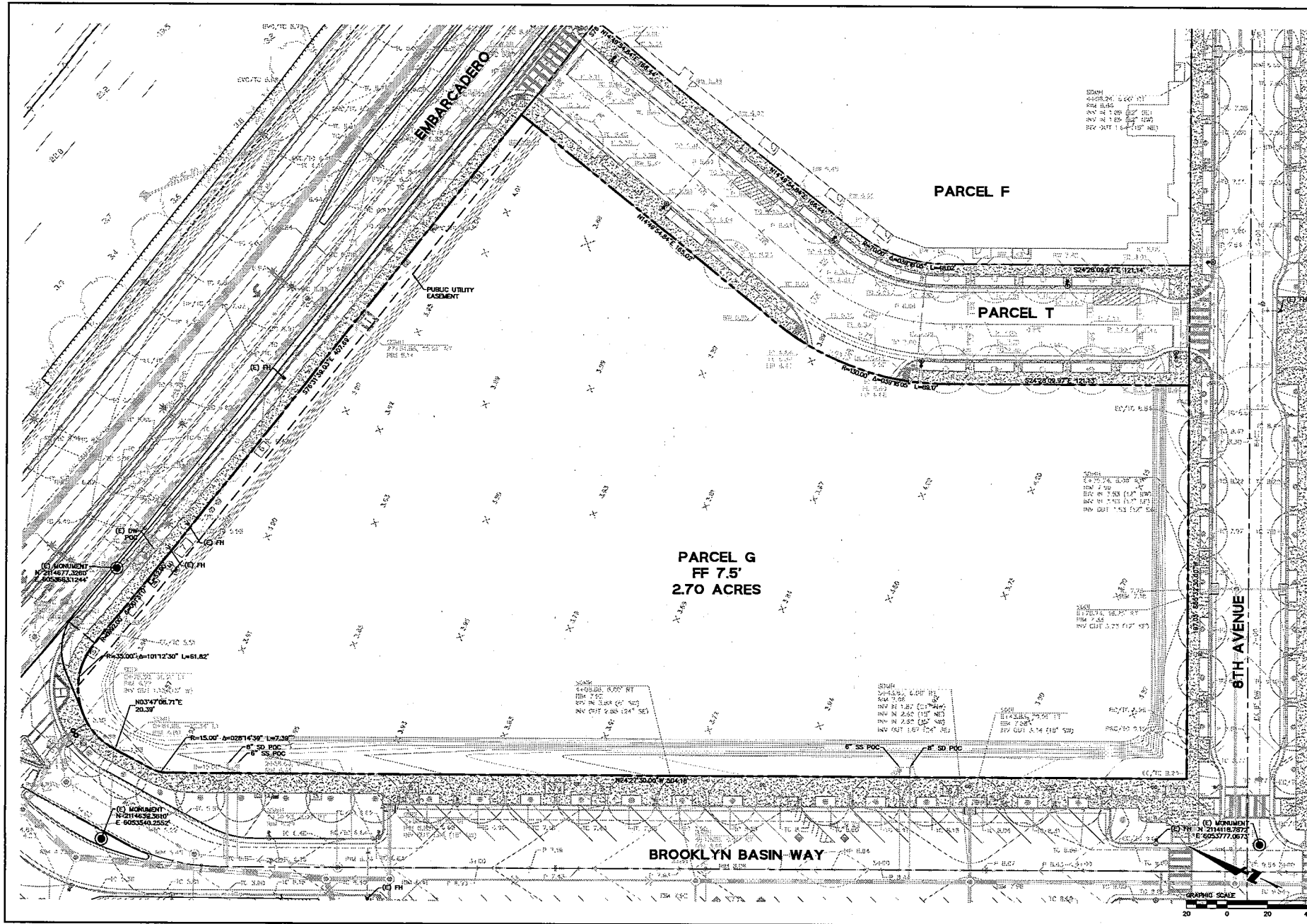
CALIFORNIA

BROOKLYN BASIN
PARCEL G
EXISTING CONDITIONS PLAN
ALAMEDA COUNTY

CITY OF OAKLAND

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Drawn	AAS		
Drawn	CCS		
Approved	AAS		
Job No.	2018072		

C1.01
1 of 2



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PLOT DATE: 10/30/18
PLOTTED BY: gmm



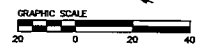
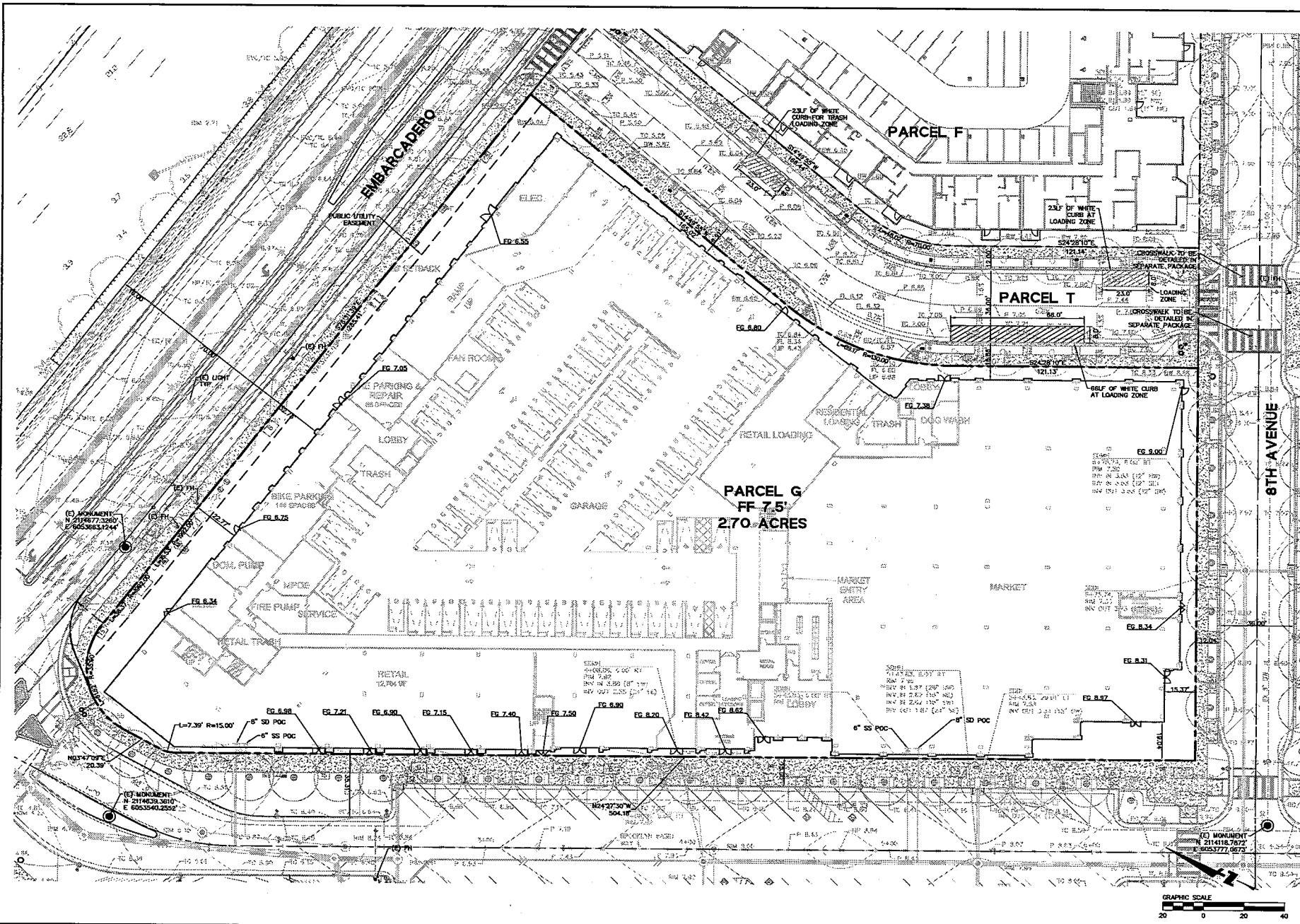
EMBARCADERO / PARKERS

BROOKLYN BASIN
PARCEL G
PROPOSED GRADING AND UTILITY PLAN
ALAMEDA COUNTY
CITY OF OAKLAND

Revisions	
NO. 1	DATE
NO. 2	DATE
NO. 3	DATE
NO. 4	DATE
NO. 5	DATE
NO. 6	DATE
NO. 7	DATE
NO. 8	DATE
NO. 9	DATE
NO. 10	DATE

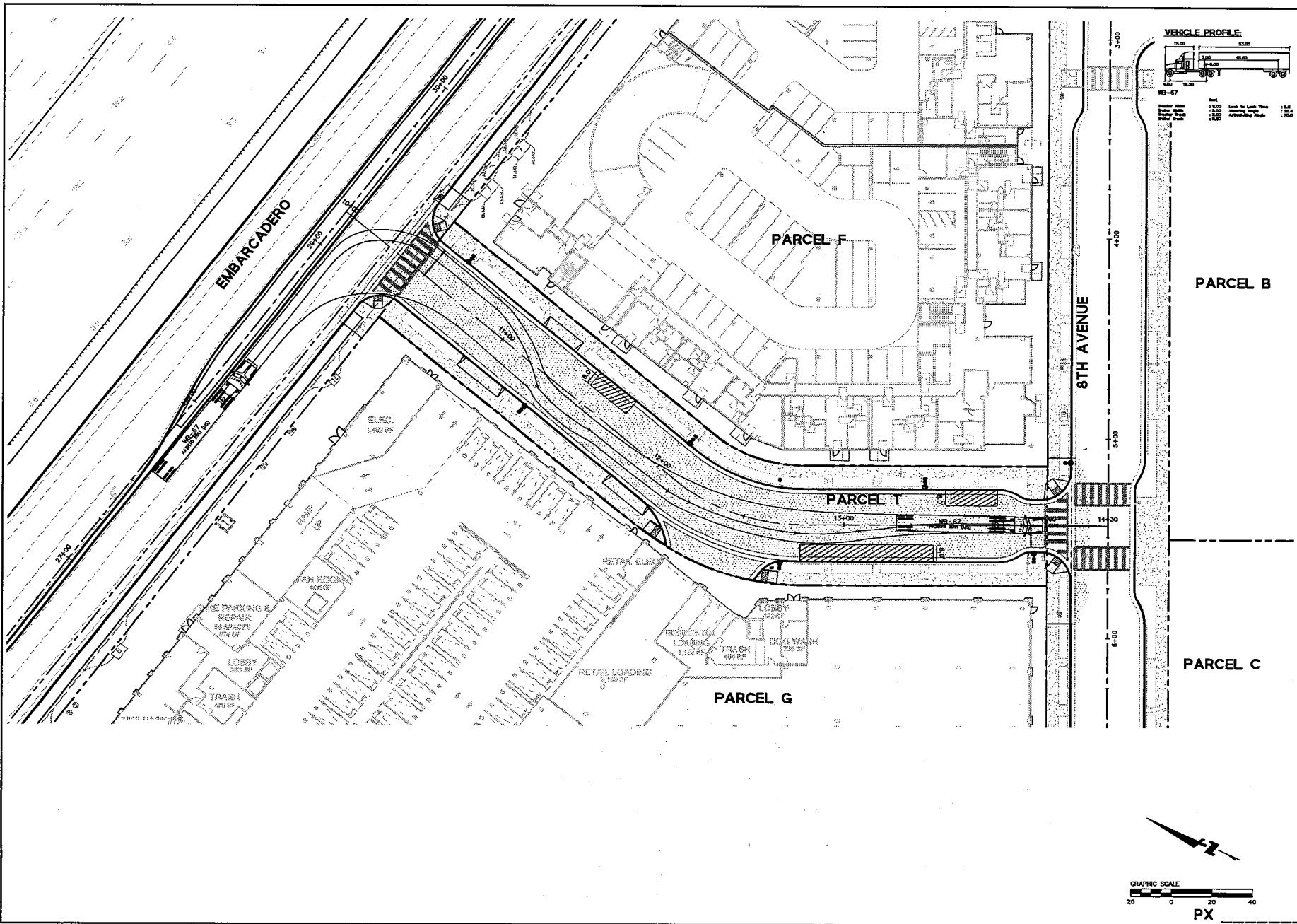
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Checked: CAS
Approved: AS
Job No: 20130175

Sheet Number:
C2.01
25 of 2



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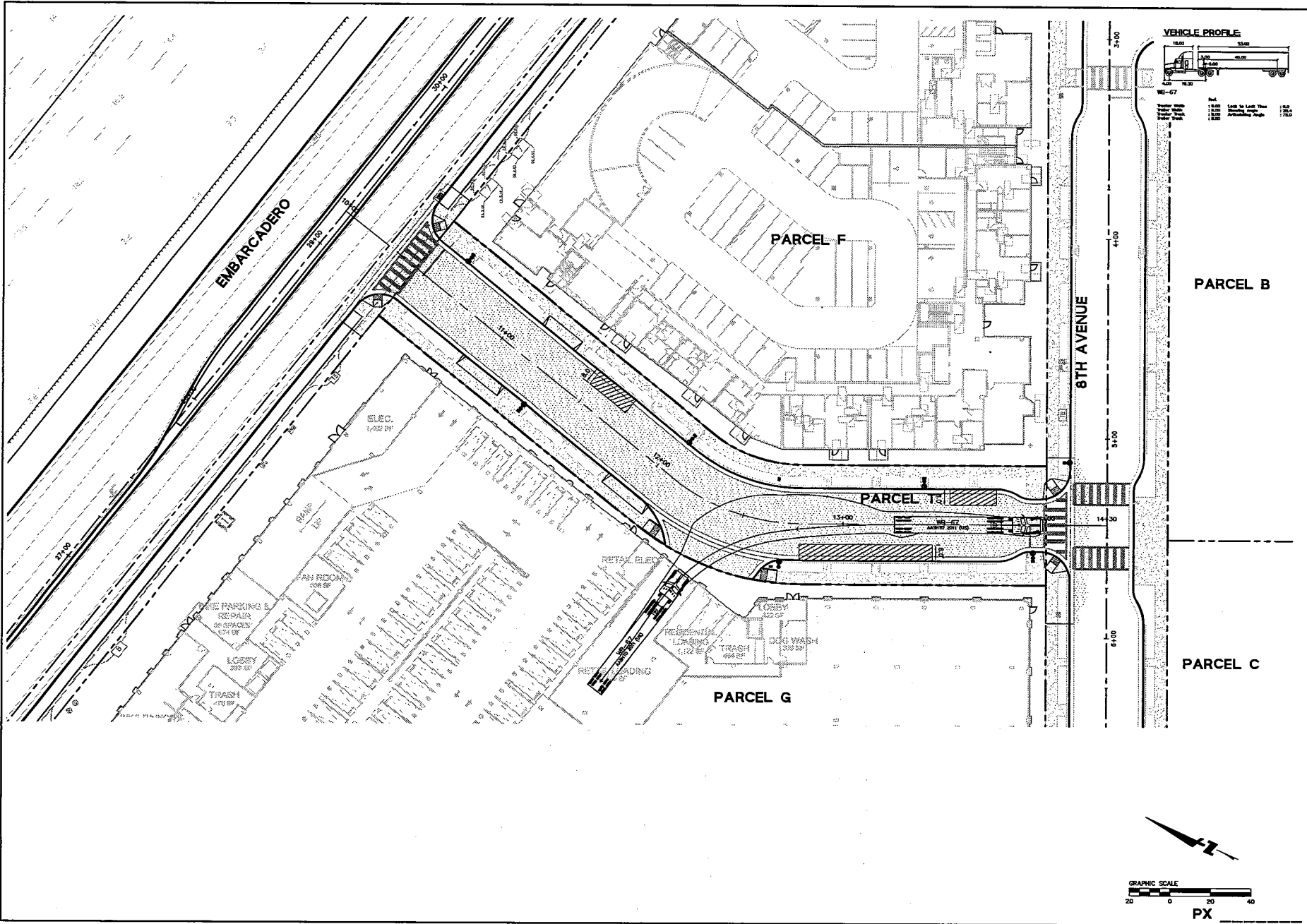
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 PLOTTED BY: tom



BROOKLYN BASIN
PARCEL T ON-SITE IMPROVEMENT PLANS
TRUCK TURN EXHIBIT-ENTRANCE
 CITY OF OAKLAND
 ALAMEDA COUNTY
 CALIFORNIA

Date	No.	Revisions
10/31/18	1	
11-2017		
Design	JAO	
Drawn	CSS	
Approved	ASJ	
Job No.	20130715	
Sheet Number		

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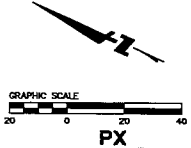
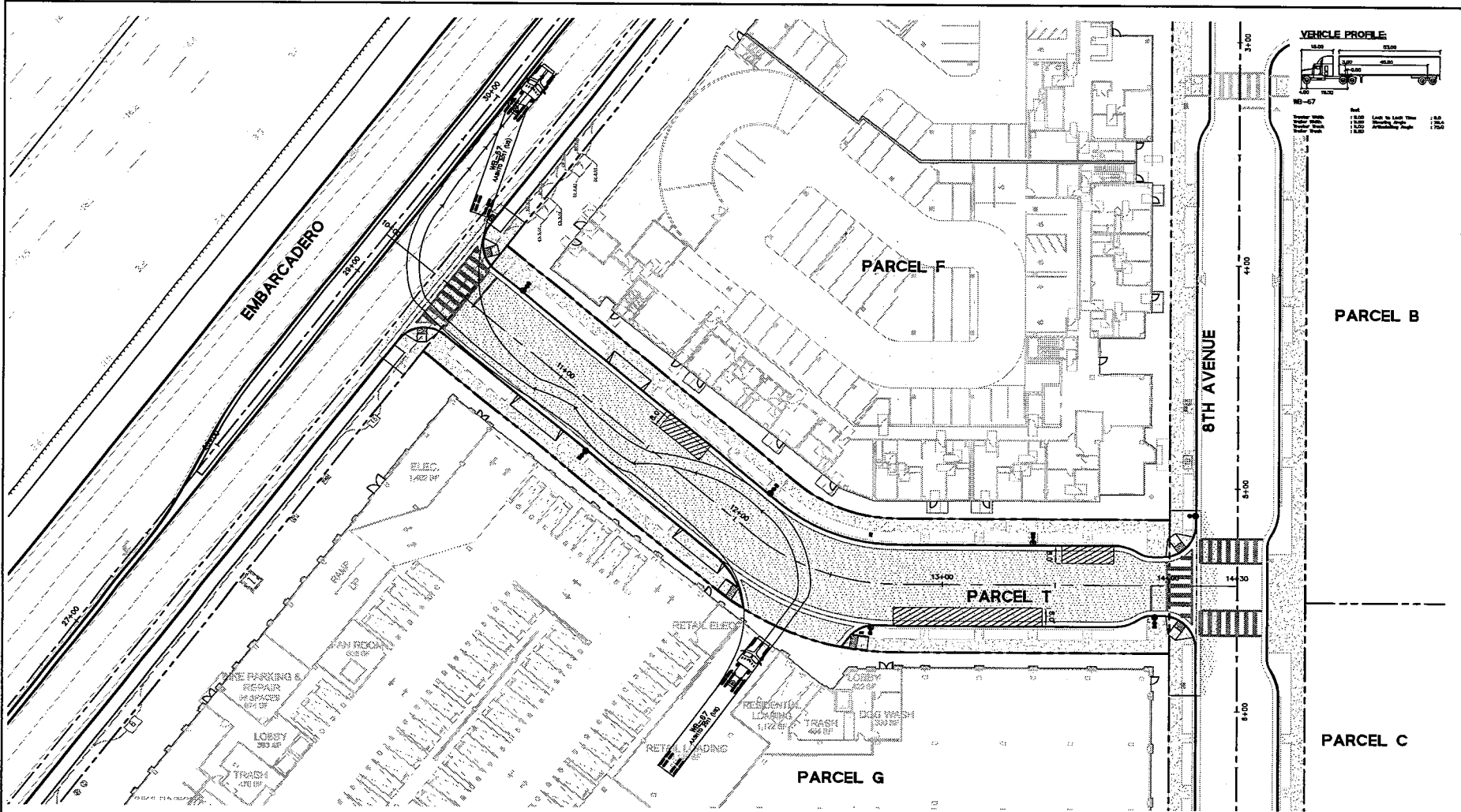
BKF 100
 ENGINEERS, SURVEYORS, PLANNERS
 100 WASHINGTON DR.,
 REDWOOD CITY, CA 94063
 (650) 754-1000
 www.bkf.com

BROOKLYN BASIN
PARCEL T ON-SITE IMPROVEMENT PLANS
TRUCK TURN EXHIBIT-REVERSE
 ALAMEDA COUNTY
 CITY OF OAKLAND
 CALIFORNIA

Revision			
Date	10/21/18	No.	
Scale	1"=20'		
Drawn	JAO		
Checked	CCS		
Approved	AXS		
Job No.	2018072		

EX-2
 of 2
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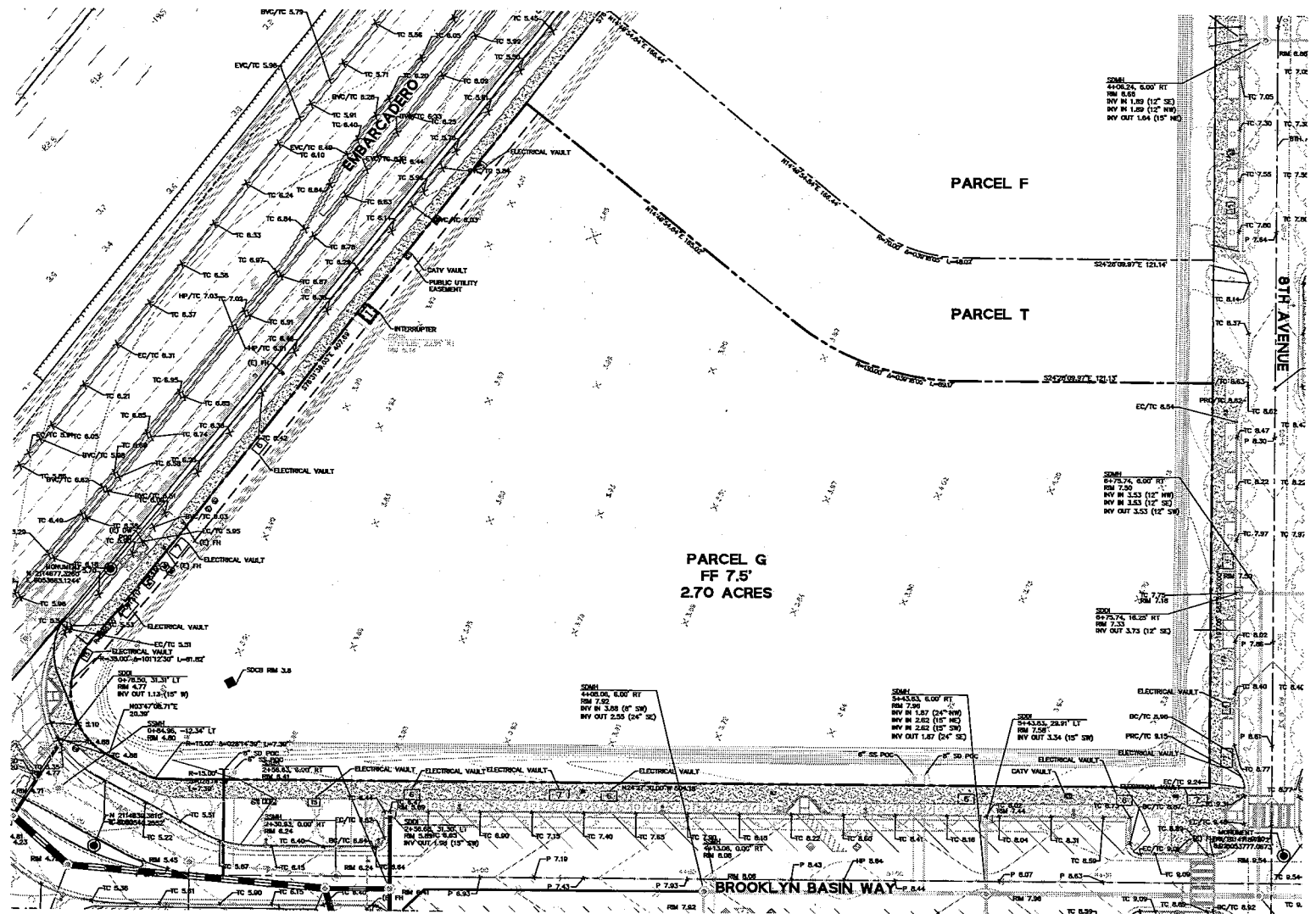
© BKF Engineers



BROOKLYN BASIN
 PARCEL T ON-SITE IMPROVEMENT PLANS
 TRUCK TURN EXHIBIT-EXIT
 ALAMEDA COUNTY
 CITY OF OAKLAND
 CALIFORNIA

Date	10/24/18	No.	
Scale	1"=20'	Drawn	JAD
Drawn	CS	Approved	JAS
Job No.	20130175		

EX-3
 of 18



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS 73° 07' 21" 44" E BETWEEN FOUND MONUMENTS "3897" AND "7037" AS SHOWN ON PAGE 2 OF A PLAN OF THAT UNRECORDED "RECORD OF SURVEY" MAP ENTITLED, "MONUMENT AND PLAIN LINES OF THE EMBARCADERO BETWEEN 5TH AVENUE AND 10TH AVENUE" DATED JULY 2001. SAID MAP IS BEING PREPARED BY THE PORT OF OAKLAND.

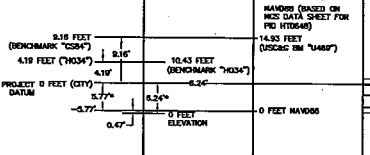
BENCHMARK

ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM AND BASED ON CITY OF OAKLAND BENCHMARK "7034" A FOUND U.S.C. & G.S. BENCH AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BETWEEN THE SUBSTANDARD LINES OF THE AND FREEMAN, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE. 4.4 FEET ABOVE GROUND. ELEVATION = 8194 FT., CITY OF OAKLAND DATUM.

BASIS OF SURVEY

BENCHMARK CITY OF OAKLAND DATUM CITY OF OAKLAND BENCHMARK "7034" FOUND BRASS DISK "3897" IN MONUMENT WELL STAMPED "SOUTHERN PACIFIC RAILROAD, BETWEEN THE SUBSTANDARD LINES OF THE AND FREEMAN, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE. 4.4 FEET ABOVE GROUND. ELEVATION USE: 8194 FT., CITY OF OAKLAND DATUM

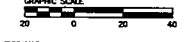
NOTE: BENCHMARK IS NOW DESTROYED. INFORMATION SHOWN IS BASED ON OBSERVATIONS AND DATA PROVIDED IN 2002. NOT CURRENT. BENCHMARK PORT DATUM ELEVATION PORT OF OAKLAND BENCHMARK "7034" FOUND BRASS DISK "3897" IN MONUMENT WELL STAMPED "SOUTHERN PACIFIC RAILROAD, BETWEEN THE SUBSTANDARD LINES OF THE AND FREEMAN, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE. 4.4 FEET ABOVE GROUND. ELEVATION USE: 10.43 FEET, PORT OF OAKLAND DATUM



1. TO CHANGE FROM CITY ELEVATION TO A PORT ELEVATION: SUBTRACT 8.24 FEET.
 2. TO CHANGE FROM PORT ELEVATION TO A CITY ELEVATION: ADD 8.24 FEET.
- BENCHMARK DIAGRAM (UPDATED 5/2017)

NOTES:

SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHIC SURVEY SHOWN IS BASED ON "AS-BUILT" TOPOGRAPHY PERFORMED BY ALSO GEODETIC CORP. FIELD SURVEYS AND SUPPLEMENTAL SURVEYS COMPLETED BY BKF ENGINEERS, DECEMBER, 2017, AND DESIGN DATA. TOPOGRAPHIC GRADES SHOWN AS "AS-BUILT" SURVEY INFORMATION.



THIS MAP CORRECTLY REPRESENTS A DEDICATED SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS' ACT AS REQUESTED BY MORTEN HOUSING CORP. (SEE RUS 2838)

I HEREBY FURTHER STATE THAT, TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYORS' ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.

I HEREBY CERTIFY THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DESTINATION TO THE GENERAL PUBLIC.

Alex Calder
ALEX CALDER, PLS

09/07/2018
DATE

DRAWING NAME: \\BKF\Projects\120175\CONDO\PARCEL G\120175 - Brooklyn Basin Survey Plan Parcel G.dwg
FILED DATE: 09-07-18
PLOT DATE: 09/07/18

Project	120175 - Brooklyn Basin Survey Plan Parcel G
Client	MORTEN HOUSING CORP.
Location	ALAMEDA, CA
Scale	AS SHOWN
Author	ALEX CALDER
Check	ALEX CALDER
Drawn	ALEX CALDER
Reviewed	ALEX CALDER
Approved	ALEX CALDER
Date	09/07/2018

C1.01
1 of 2



ENGINEERS/SURVEYORS/PLANNERS
CALIFORNIA

ON-SITE IMPROVEMENT PLANS
PLAN AND PROFILE-BROOKLYN BASIN WAY
ALAMEDA COUNTY

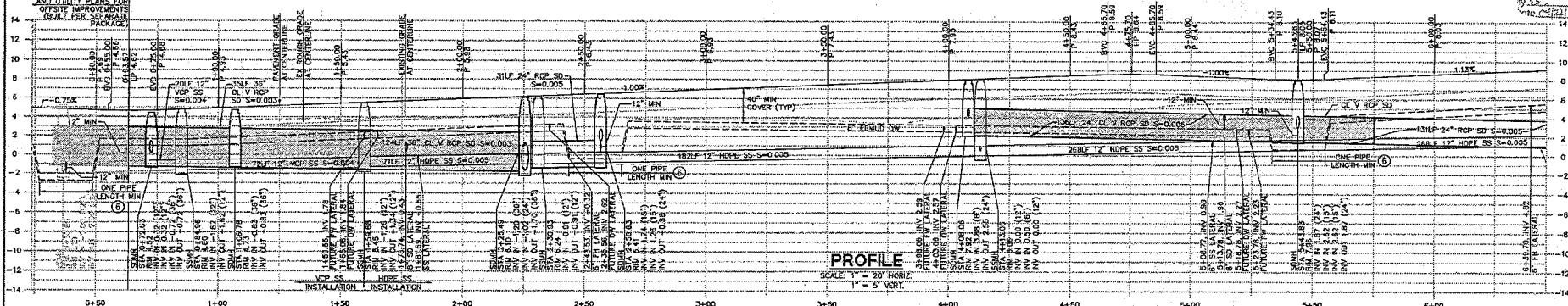
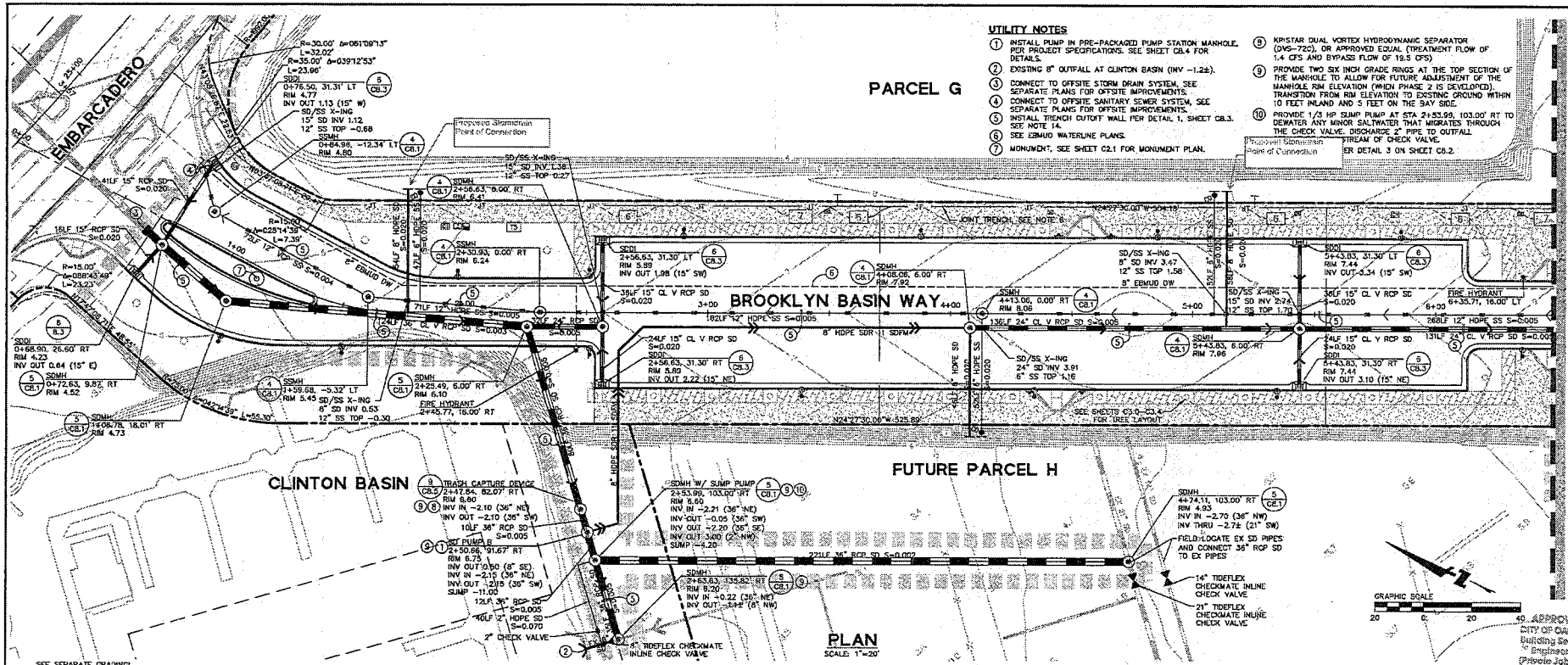
CITY OF OAKLAND
49. APPROVED
BUILDING DIVISION
ENGINEERING
(Private Job #)

DATE: 03/27/15
SCALE: 1"=20'
DRAWN: JMS
CHECKED: JMS
APPROVED: SN
JOB NO: 20130175

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
No. 64657
Exp. 06/30/15

C6.0
34 of 102

SEE SHEET C6.1 FOR CONTINUATION



- NOTES:**
- EXISTING UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN IN THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR DURING CONSTRUCTION.
 - GROUNDWATER TABLE VARIES BETWEEN 2' TO 8' BELOW GROUND SURFACE BASED ON THE "GEOLOGICAL REPORT BROOKLYN BASIN PHASE I INFRASTRUCTURE IMPROVEMENTS" PREPARED BY CH2M, DATED NOVEMBER 12, 2013. GROUNDWATER ELEVATIONS ARE CONSIDERED UNUTILIZED AND ACTUAL GROUNDWATER ELEVATIONS MAY VARY.
 - NOT ALL FITTINGS ARE SHOWN. CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL ALL NECESSARY FITTINGS TO COMPLETE WORK.
 - SEE SHEETS C3.0 THRU C3.4 FOR HORIZONTAL CONTROL INFORMATION.
 - CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR LANDSCAPE, IRRIGATION CONTROLS, AND STUB OUTS.
 - JOINT TRENCH SHOWN FOR REFERENCE ONLY. CONTRACTOR TO REFER TO JOINT TRENCH PLANS FOR JOINT TRENCH VAULTS AND CONDUITS AND APPROVED PCB2 ROUTING.
 - SEE SHEET C7.6 FOR UTILITY LATERAL SECTIONS.
 - ALL VALVES FOR FIRE HYDRANT LATERALS SHALL BE LOCATED 2' FROM MAIN LINE. SEE EBMUD STANDARDS FOR REQUIREMENTS.
 - ALL PIPE MATERIAL FOR WATER SYSTEM SHALL BE PVC C-900, UNLESS OTHERWISE NOTED. DESIGN PER EBMUD. SEE SEPARATE PLANS FOR DETAILS.
 - ALL PIPE MATERIAL FOR SANITARY SEWER SYSTEM SHALL BE HDPE SOR17 (FUSION WELDED), UNLESS OTHERWISE NOTED.
 - ALL STORM DRAIN INLETS SHALL BE MARKED WITH THE CITY OF OAKLAND STEEL STORM DRAIN MARKER "NO BUMPING, DRAINS TO BAY".
 - EBMUD WATER MAINS ARE SHOWN FOR COORDINATION PURPOSES ONLY. EBMUD TO PROVIDE WATER LINE DESIGN.
 - FUTURE DOMESTIC AND FIRE WATER LATERALS TO DEVELOPMENT PARCELS ARE SHOWN FOR REFERENCE ONLY. LATERALS SHALL BE INSTALLED AT TIME OF DEVELOPMENT FOR EACH PARCEL BY EBMUD.
 - TRENCH OUT OFF WALLS SHALL BE INSTALLED ON STORM DRAIN AND SANITARY SEWER LINES AS SHOWN. SEE DETAIL 1, SHEET C6.3.
 - PROVIDE 6" SOLID PVC STORM DRAIN STUBS TO PLANTER SUBDRAIN. LOCATION OF SUBDRAIN STUBS TO BE LOCATED IN THE FIELD.
 - SEE SHEET C6.1 FOR LEGEND AND ABBREVIATIONS.

- UTILITY NOTES**
- INSTALL PUMP IN PRE-PACKAGED PUMP STATION MANHOLE PER PROJECT SPECIFICATIONS. SEE SHEET C6.4 FOR DETAILS.
 - EXISTING 8" OUTFALL AT CLINTON BASIN (INV -1.24).
 - CONNECT TO OFFSITE STORM DRAIN SYSTEM. SEE SEPARATE PLANS FOR OFFSITE IMPROVEMENTS.
 - CONNECT TO OFFSITE SANITARY SEWER SYSTEM. SEE SEPARATE PLANS FOR OFFSITE IMPROVEMENTS.
 - INSTALL TRENCH OUTFALL WALL PER DETAIL 1, SHEET C6.3.
 - SEE NOTE 14.
 - SEE EBMUD WATERLINE PLANS.
 - MONUMENT. SEE SHEET C2.1 FOR MONUMENT PLAN.
 - KRISTAR DUAL VORTEX HYDRODYNAMIC SEPARATOR (DVS-720) OR APPROVED EQUAL (TREATMENT FLOW OF 1.4 CFS AND BYPASS FLOW OF 16.5 CFS).
 - PROVIDE TWO SIX INCH GRADE RINGS AT THE TOP SECTION OF THE MANHOLE TO ALLOW FOR FUTURE ADJUSTMENT OF THE MANHOLE RIM ELEVATION (WHEN PHASE 2 IS DEVELOPED). TRANSITION FROM RIM ELEVATION TO EXISTING GROUND WITHIN 10 FEET INLAND AND 5 FEET ON THE SAY SIDE.
 - PROVIDE 1/8" HD SUMP PUMP AT STA 2+33.50. 103.00' RT TO Dewater ANY MINOR SALINITY THAT MIGRATES THROUGH THE CHECK VALVE. DISCHARGE 2" PIPE TO OUTFALL TRENCH OF CHECK VALVE.
 - SEE DETAIL 3 ON SHEET C6.2.

PARCEL G

BROOKLYN BASIN WAY

FUTURE PARCEL H

PLAN
SCALE: 1"=20'

PROFILE
SCALE: 1"=20' HORIZ.
1"=5' VERT.



DRAWING NAME: S:\15\13012\DWG\CD\PLOTTED SHEETS\ON-SITE\PLAN & PROFILE.dwg
PLOT DATE: 04-13-15

CITY RE-SUBMITTAL 03/27/15