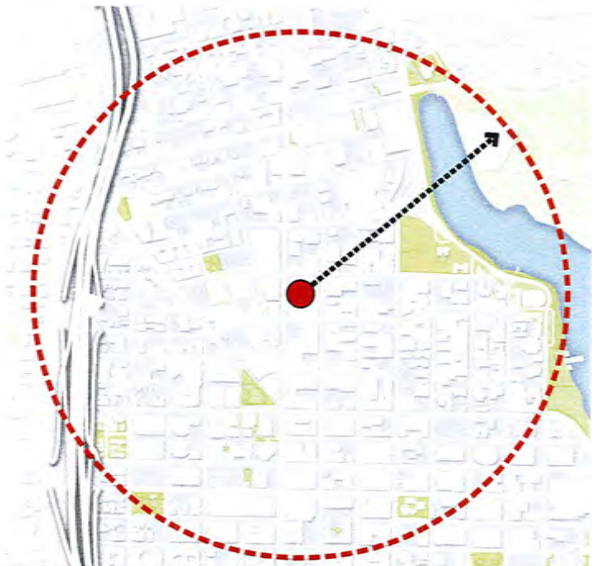
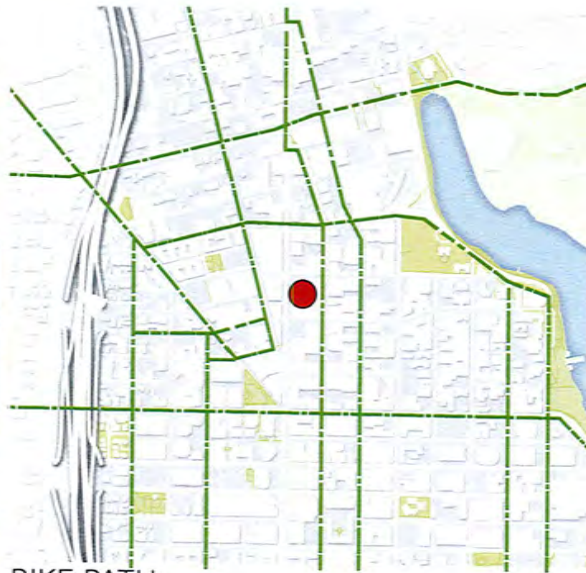


MOVEMENT



10 MIN WALKING RADIUS



BIKE PATH

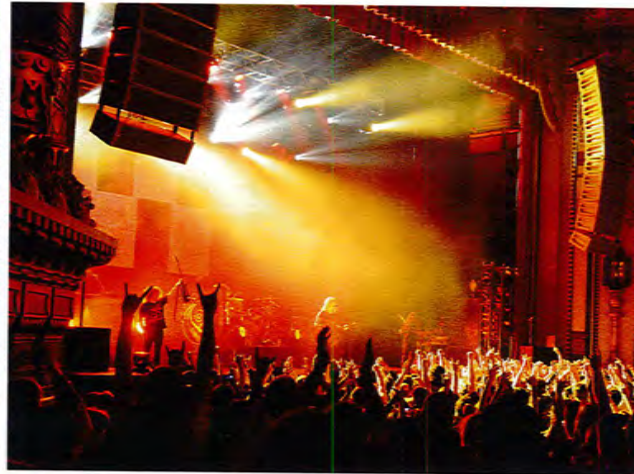


BART



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

SURROUNDING AMENITIES



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

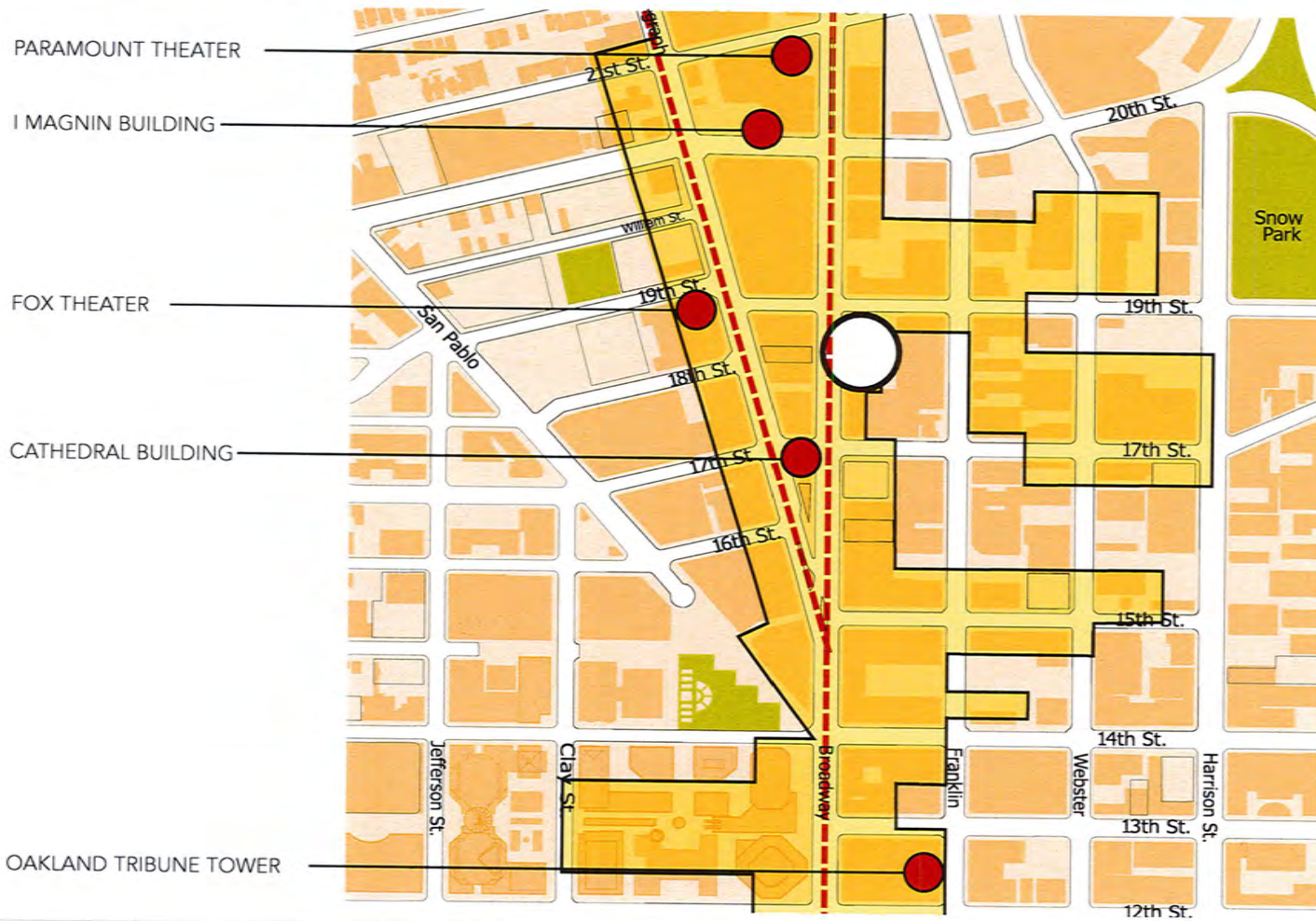
UPTOWN VIBE



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

UPTOWN LANDMARKS

CENTRAL BUSINESS DISTRICT - PEDESTRIAN RETAIL COMMERCIAL ZONE



UPTOWN LANDMARKS

PARAMOUNT THEATER



OAKLAND TRIBUNE TOWER



CATHEDRAL BUILDING



I MAGNIN BUILDING



FOX THEATER



FUTURE DEVELOPMENTS



1721 WEBSTER
Holland Partner Group
270'
Approved



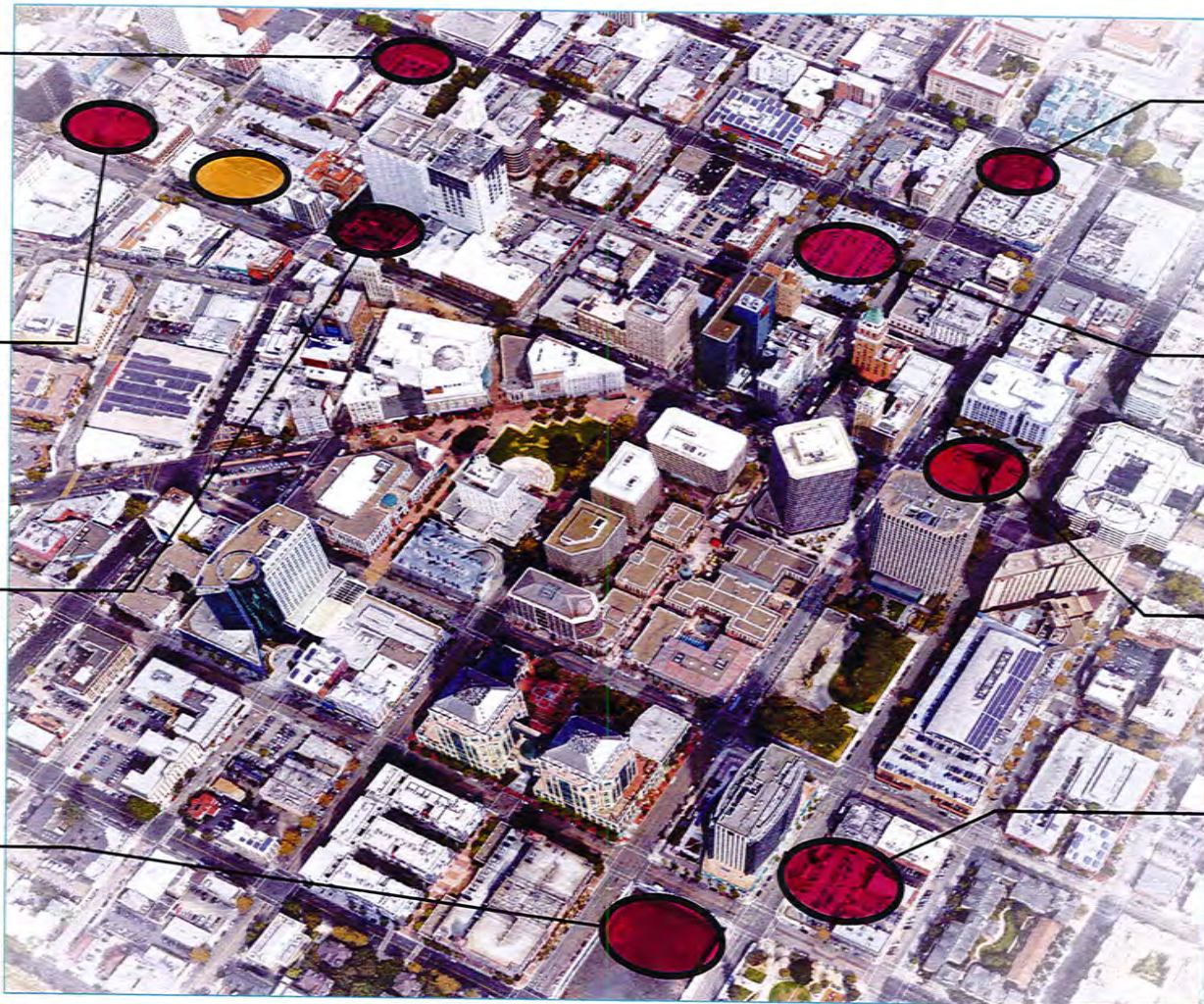
1900 BROADWAY
Brick LLP
339'
Approved



1640 BROADWAY
Lennar
380'
Under Construction



601 CITY CENTER
Shorenstein
24 story
Under Construction



1261 Harrison
Pinnacle Red Group
360'
Pending Approval



1314 FRANKLIN
Carmel Partners
401'
Approved



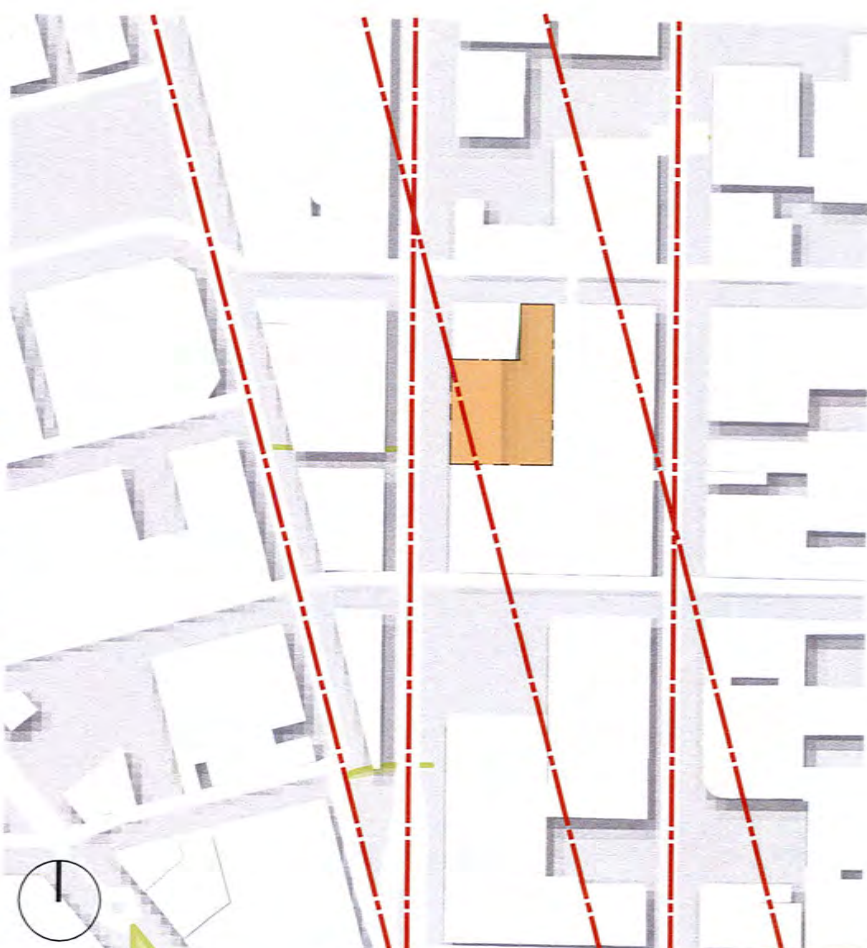
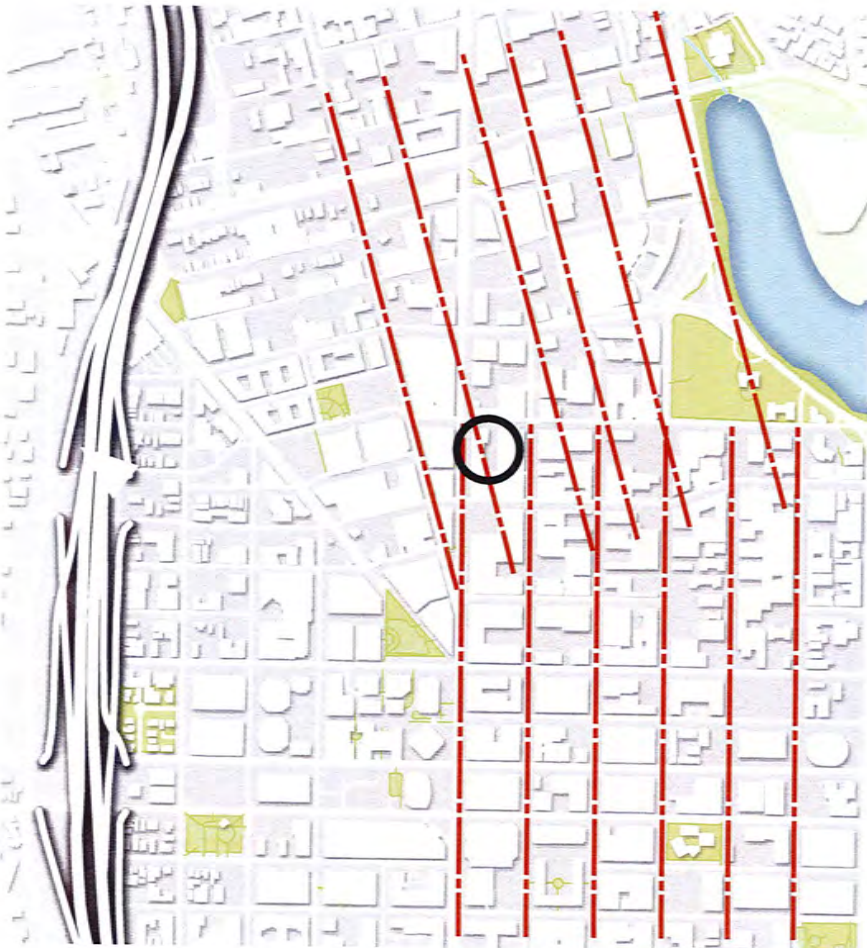
1100 BROADWAY
Ellis Partners
240'
Pending Approval



1100 CLAY
Strada Investment Group
181'
Building Permit Pending

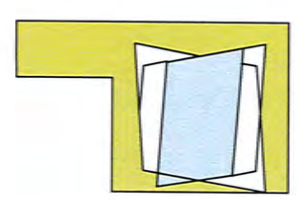
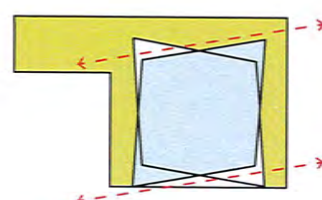
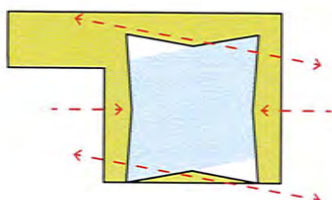
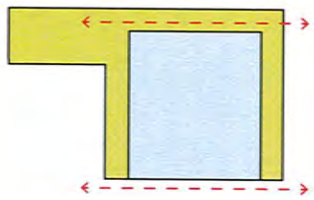
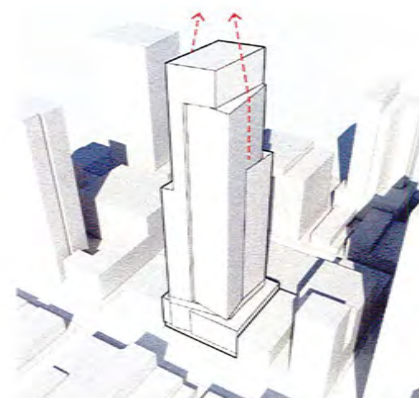
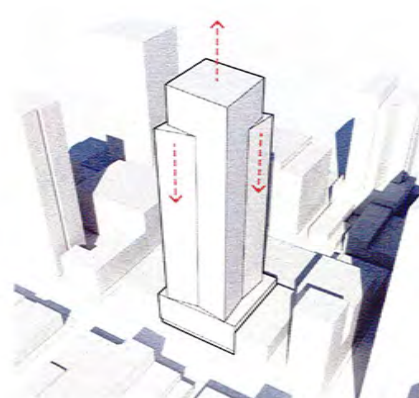
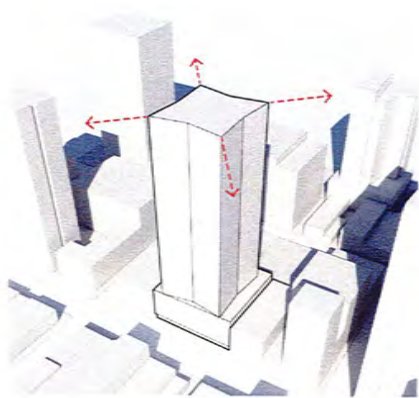
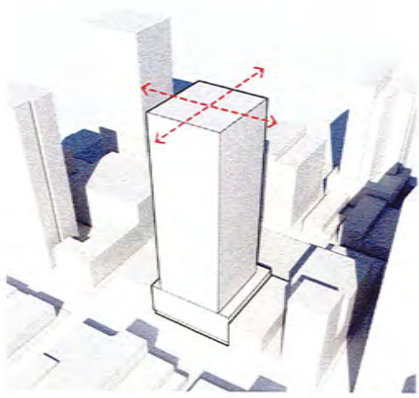
BUILDING MASSING

TOWER CONCEPT



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

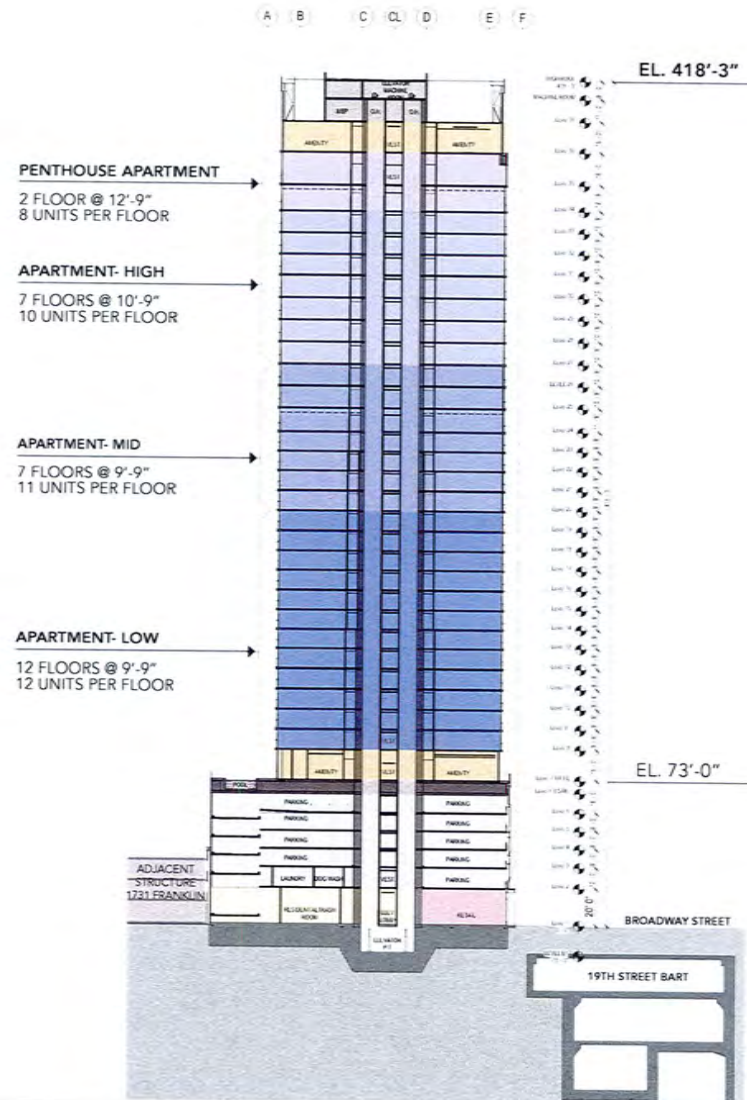
BUILDING MASSING TRANSFORMATION



BUILDING SECTION

EAST-WEST

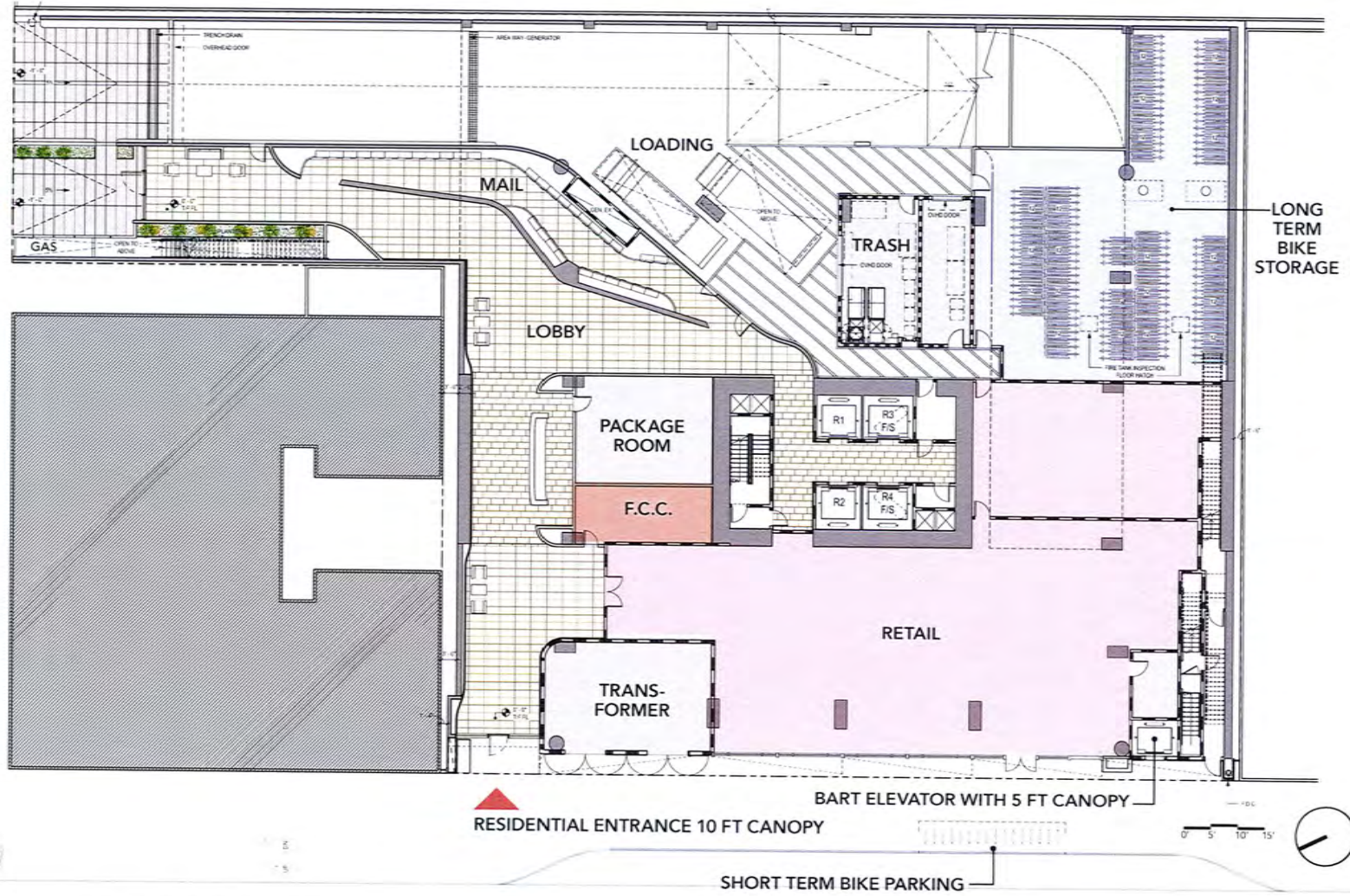
PROGRAM STACKING



GROUND FLOOR PLAN REVISED (02/05/2018)

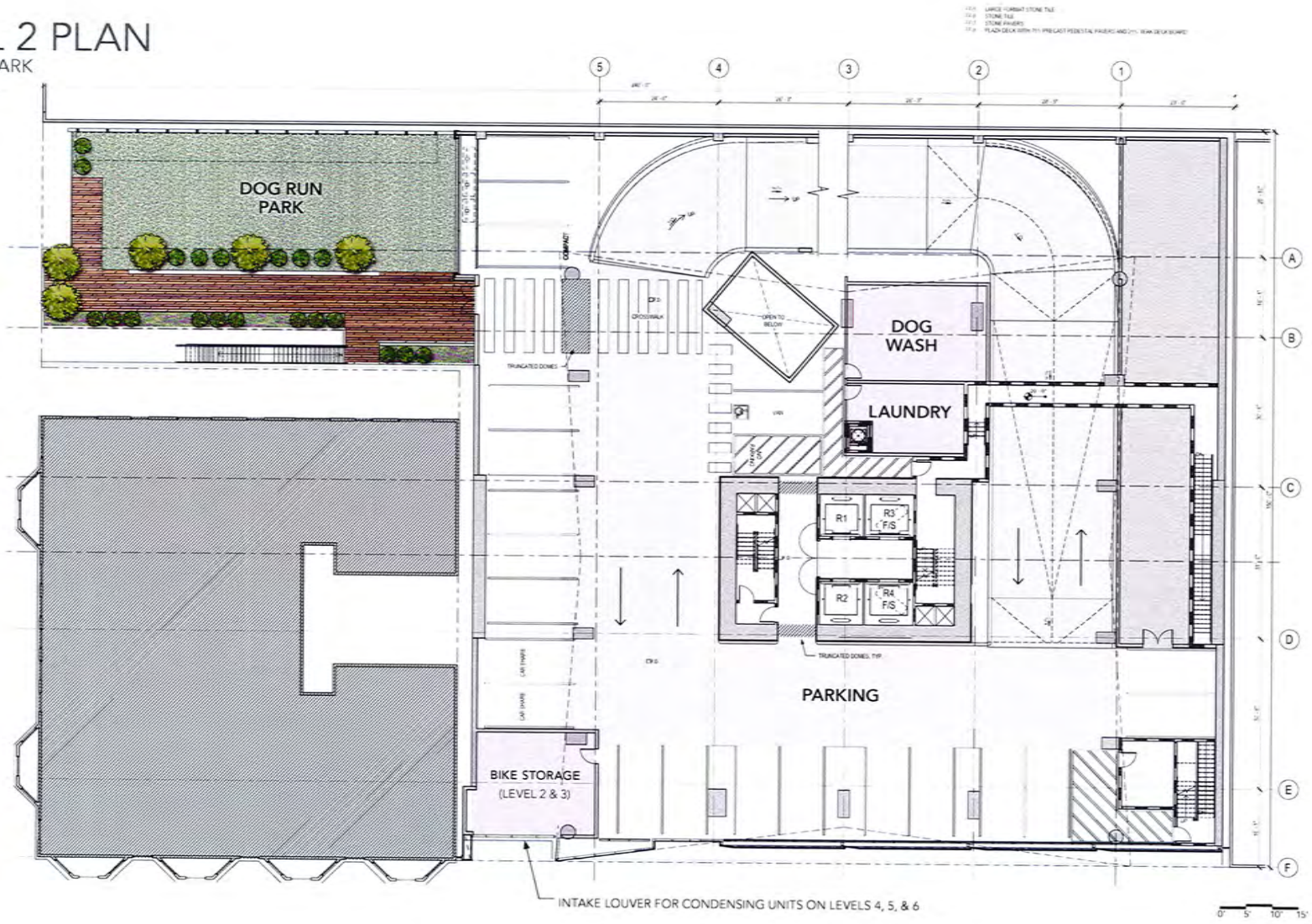
APARTMENT LOBBY
RETAIL
LOADING
BIKES

19TH ST.
RESIDENTIAL
ENTRANCE

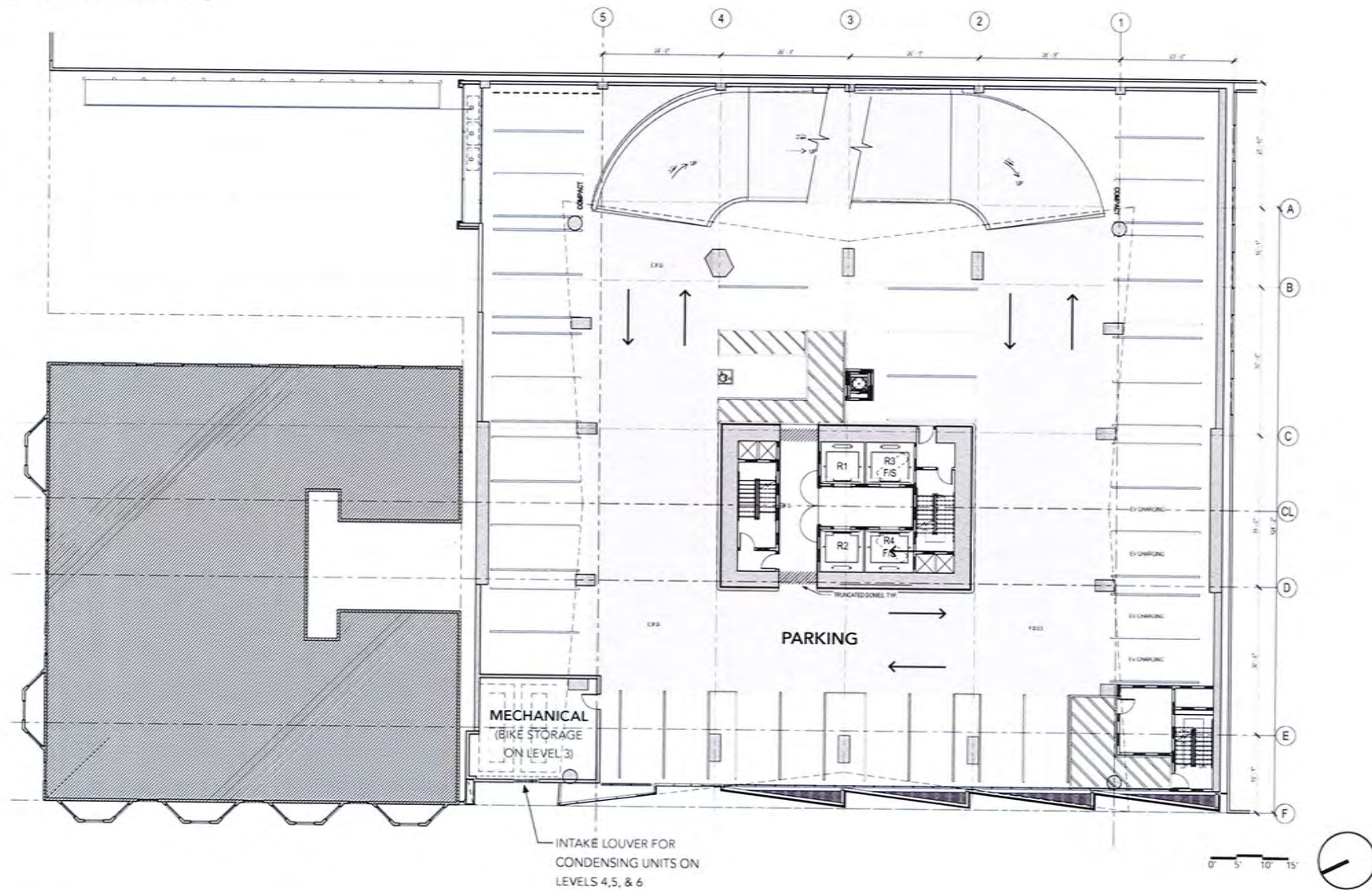


LEVEL 2 PLAN

DOG-RUN PARK
CAR SHARE



LEVEL 3-6 PLAN

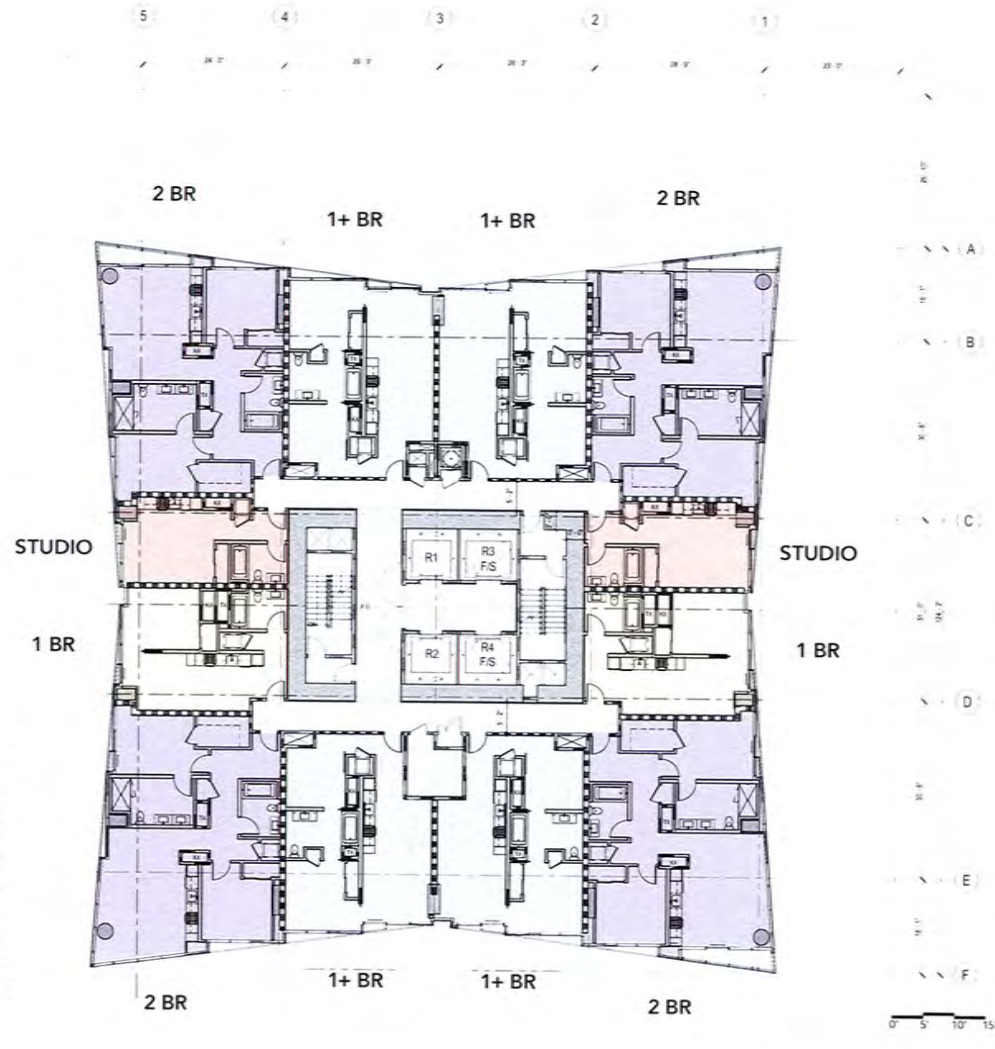


LEVEL 7 PLAN AMENITY

- FITNESS GYM
- PILATES / YOGA / FLEX
- LAP POOL
- LOUNGE AND TERRACE
- GARDENS
- CHILDREN'S ACTIVITY AND PLAY AREA



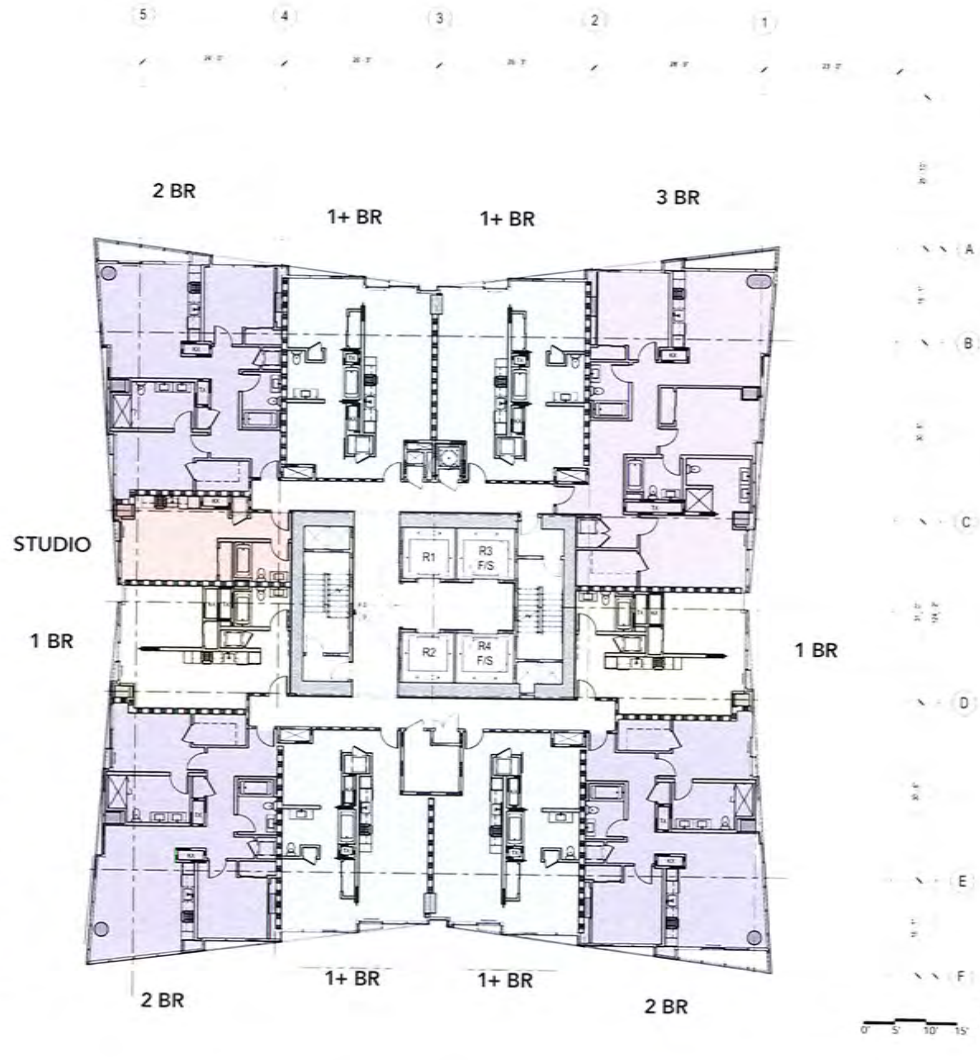
LEVEL 8-19 PLAN APARTMENT-LOW



LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	8-19	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1166	0	816
MID	20-26	COUNT	7	14	28	21	7	77
		AVG SIZE (SF)	415	602	795	1161	1667	904
HIGH	27-33	COUNT	0	14	28	21	7	70
		AVG SIZE (SF)	0	598	807	1234	1632	976
PENTHOUSE	34-35	COUNT	0	2	6	8	0	16
		AVG SIZE (SF)	0	743	801	1519	0	1153
TOTAL		COUNT	31	54	110	98	14	307
		AVG SIZE (SF)	408	600	794	1208	1650	892

LEVEL 20-26 PLAN APARTMENT-MID



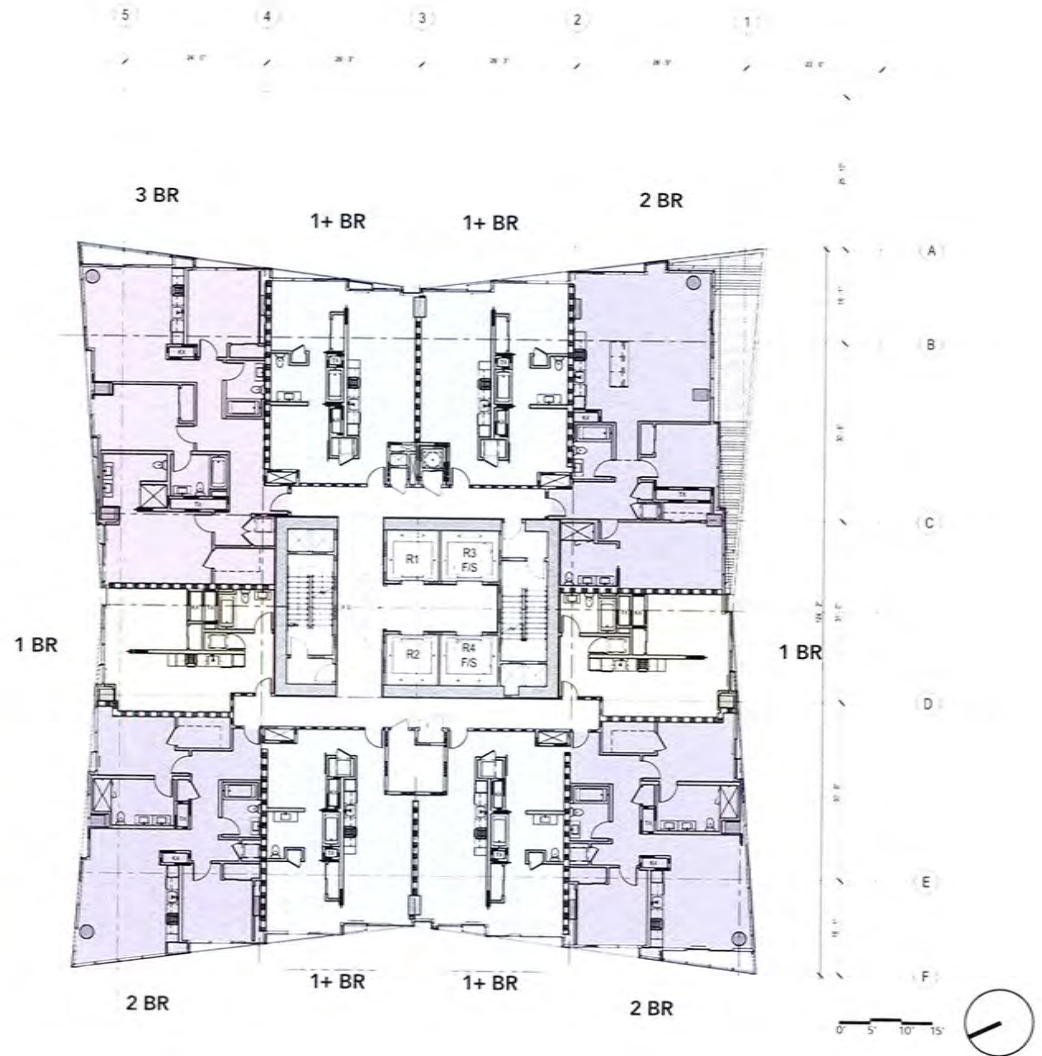
LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	9-20	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1154	0	812
MID	21-25	COUNT	5	10	20	15	5	55
		AVG SIZE (SF)	415	602	795	1161	1619	900
HIGH	26-35	COUNT	0	20	40	30	10	100
		AVG SIZE (SF)	0	598	807	1242	1632	978
PENTHOUSE	36	COUNT	0	1	3	4	0	8
		AVG SIZE (SF)	0	743	801	1515	0	1151
TOTAL		COUNT	29	55	111	97	15	307
		AVG SIZE (SF)	408	597	795	1197	1628	891

LEVEL 27-33 PLAN APARTMENT-HIGH

LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals
LOW	8-19	COUNT	24	48	48	0	144
		AVG SIZE (SF)	406	784	1166	0	816
MID	20-26	COUNT	7	28	21	7	77
		AVG SIZE (SF)	415	795	1161	1667	904
HIGH	27-33	COUNT	0	14	21	7	70
		AVG SIZE (SF)	0	598	1234	1632	976
PENTHOUSE	34-35	COUNT	0	2	6	8	16
		AVG SIZE (SF)	0	743	801	1519	1153
TOTAL		COUNT	31	54	98	14	307
		AVG SIZE (SF)	408	600	794	1650	892

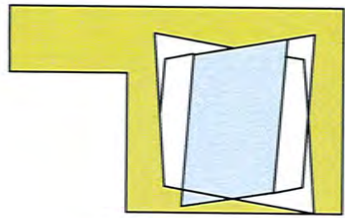
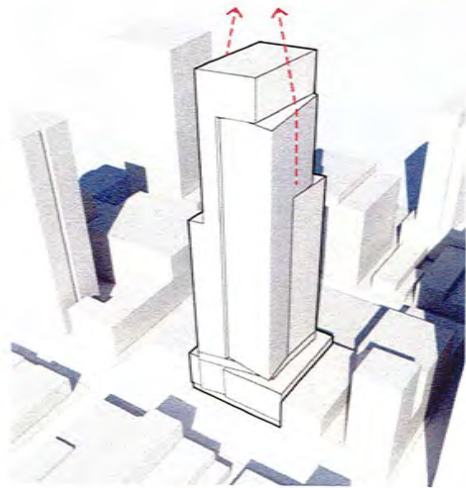


LEVEL 36 PLAN AMENITY

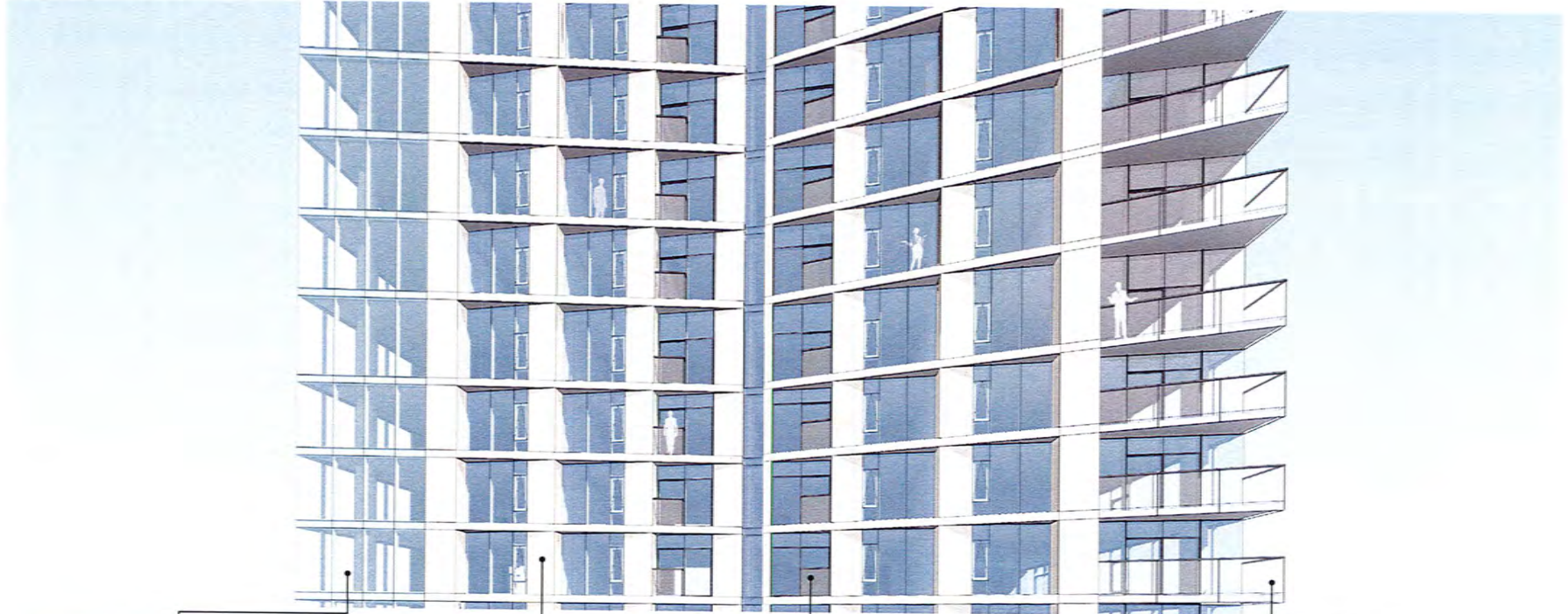
- RESIDENT'S LOUNGE
- DINING
- GAME ROOM
- LIBRARY
- SCREENING ROOM
- POOL TERRACE



FACADE CONCEPT



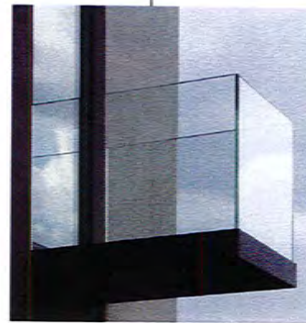
TOWER FACADE



UNITIZED WINDOW WALL



METAL PANEL

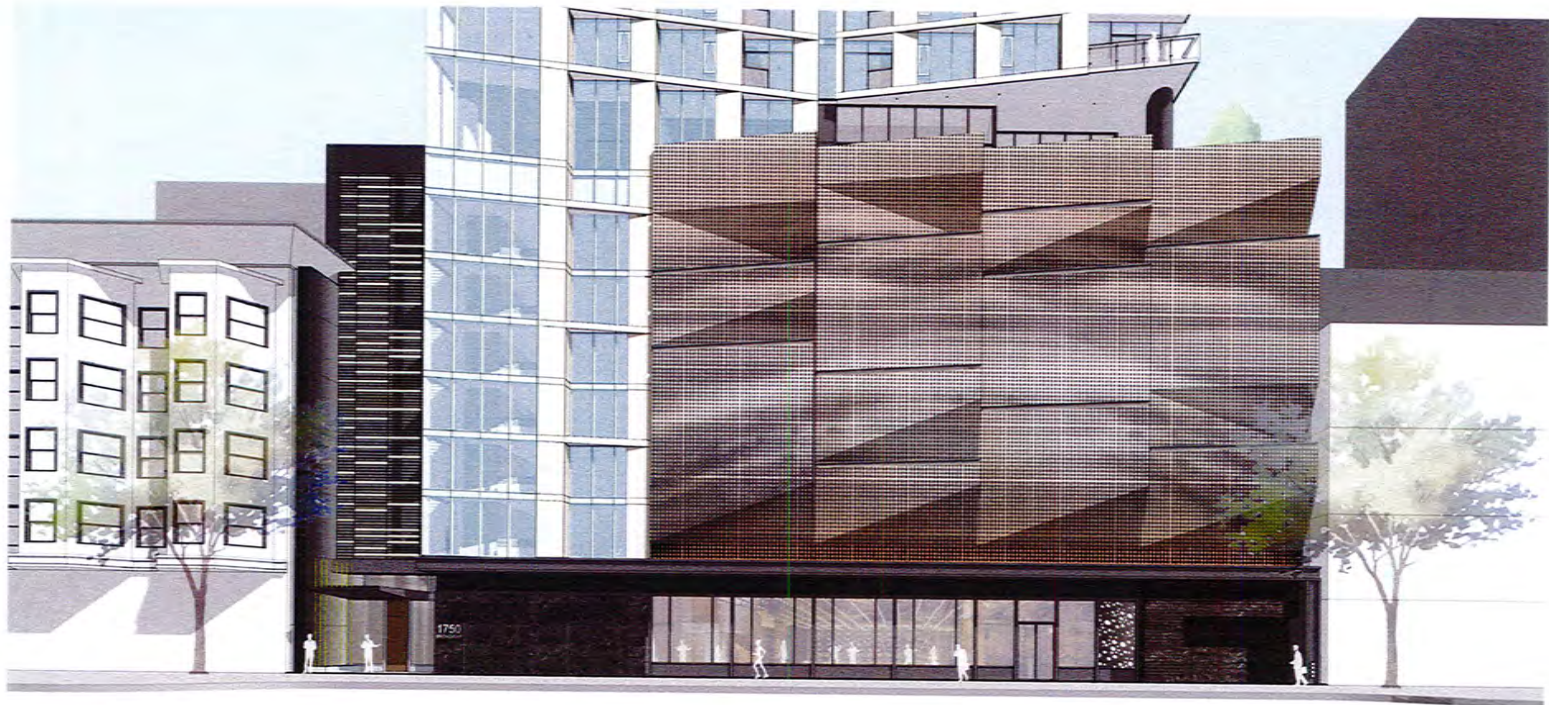


JULIET BALCONY



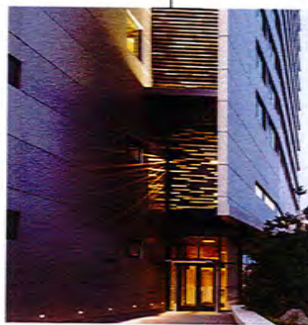
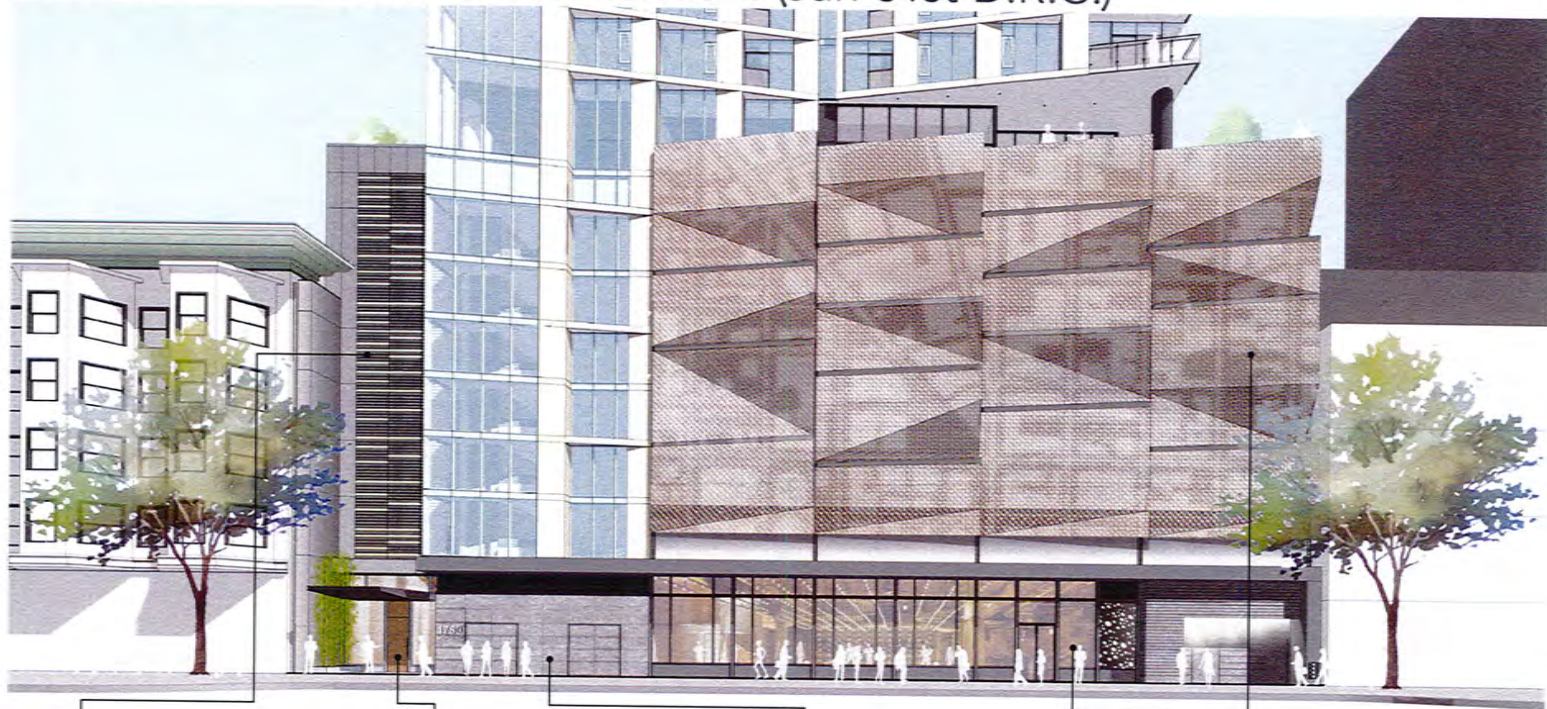
CORNER BALCONY

PODIUM FACADE - ORIGINAL DESIGN (Jan 5th for Staff Review)



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

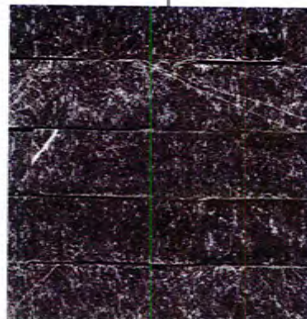
PODIUM FACADE - ORIGINAL DESIGN (Jan 31st D.R.C.)



ARCHITECTURAL LOUVER



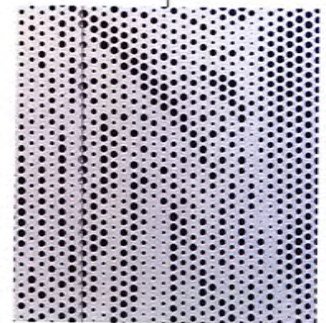
RESIDENCE LOBBY DOOR



TRANSFORMER ROOM CLADDING

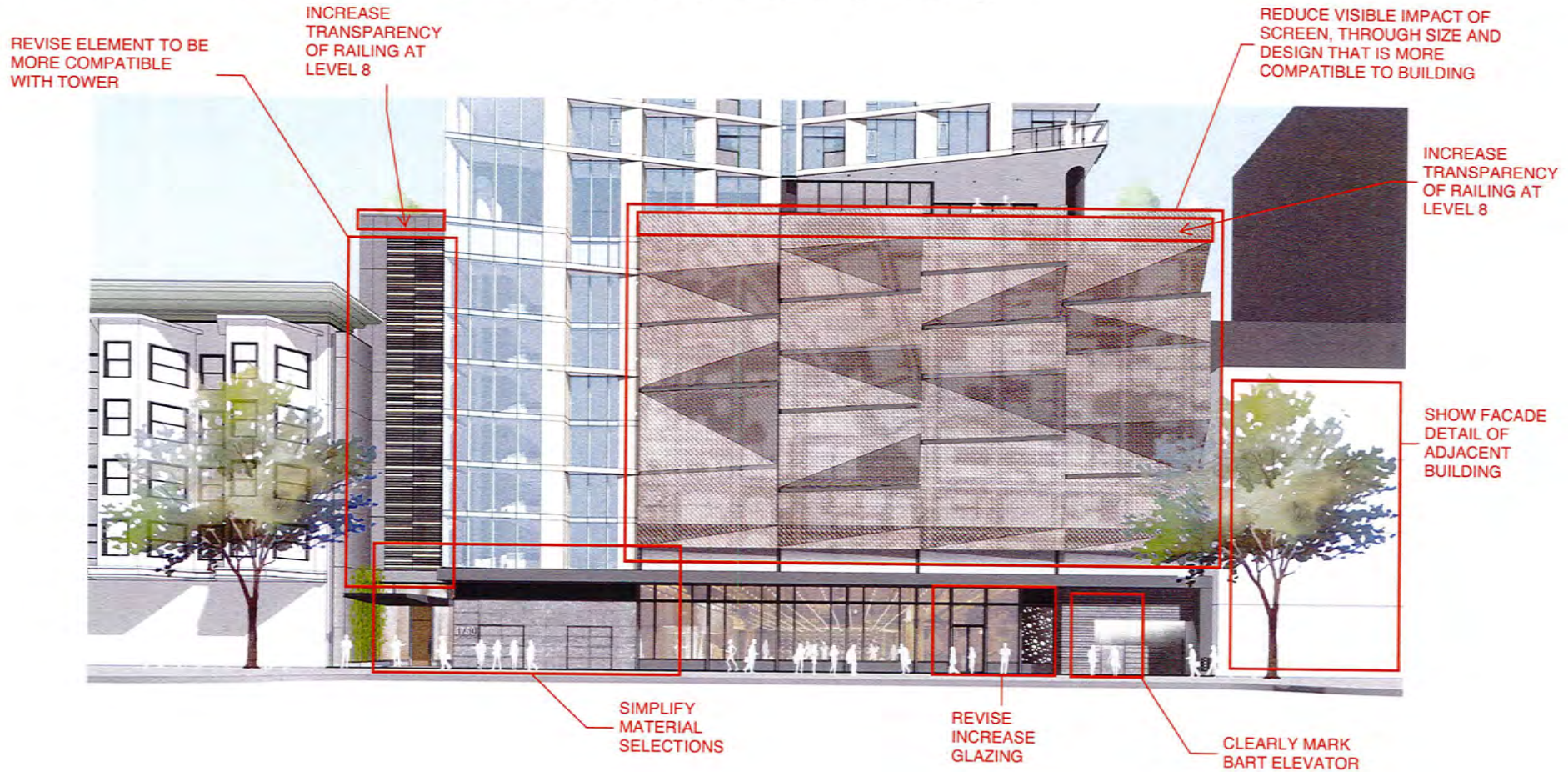


RETAIL FACADE

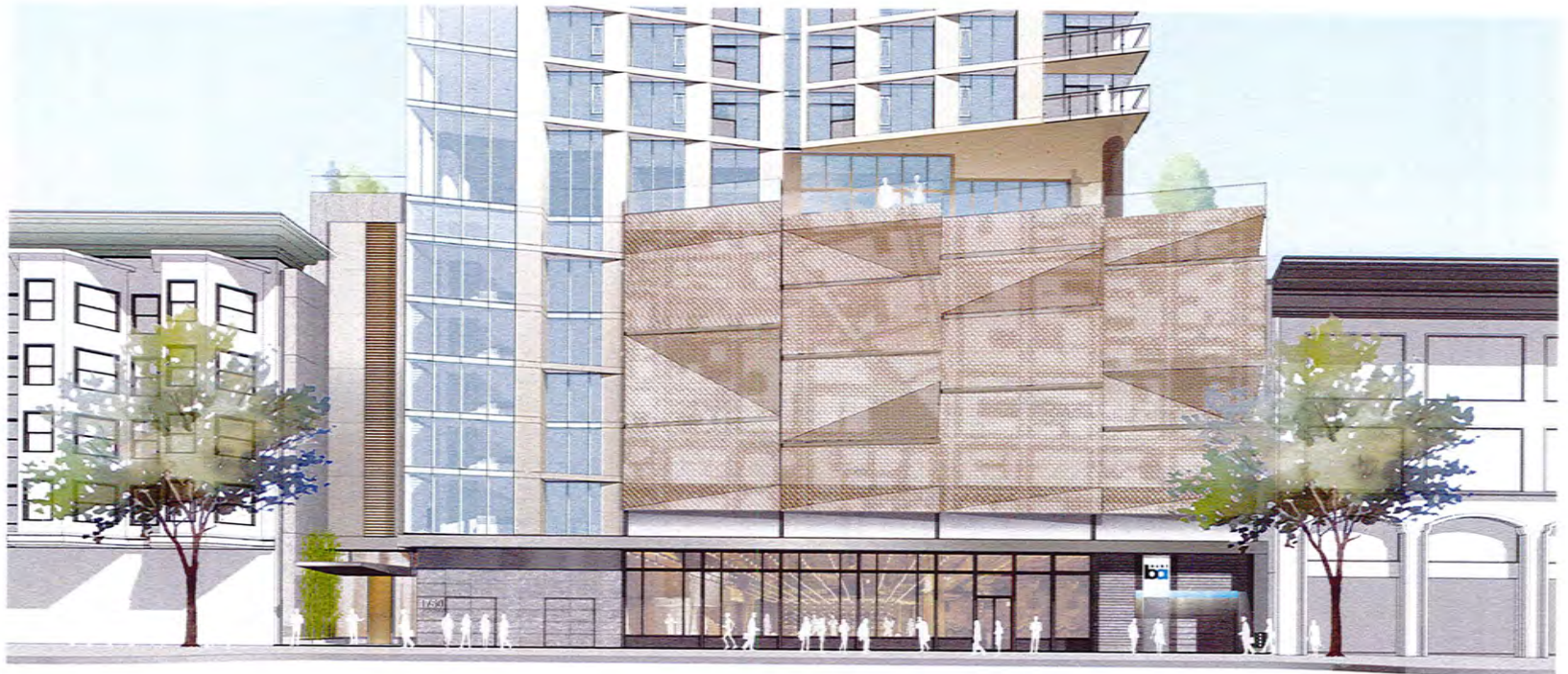


GARAGE SCREEN

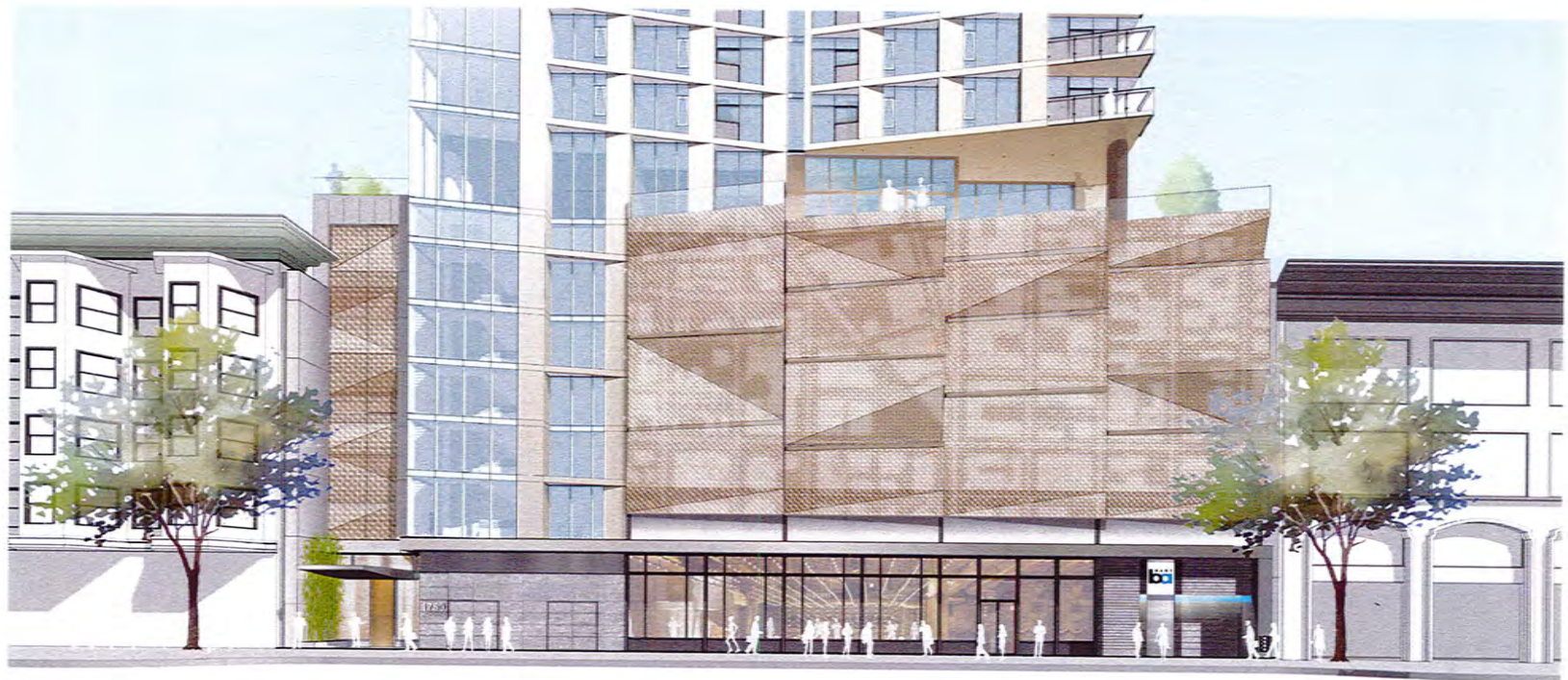
PODIUM FACADE - D.R.C. Revision Comments (01/31/2018)



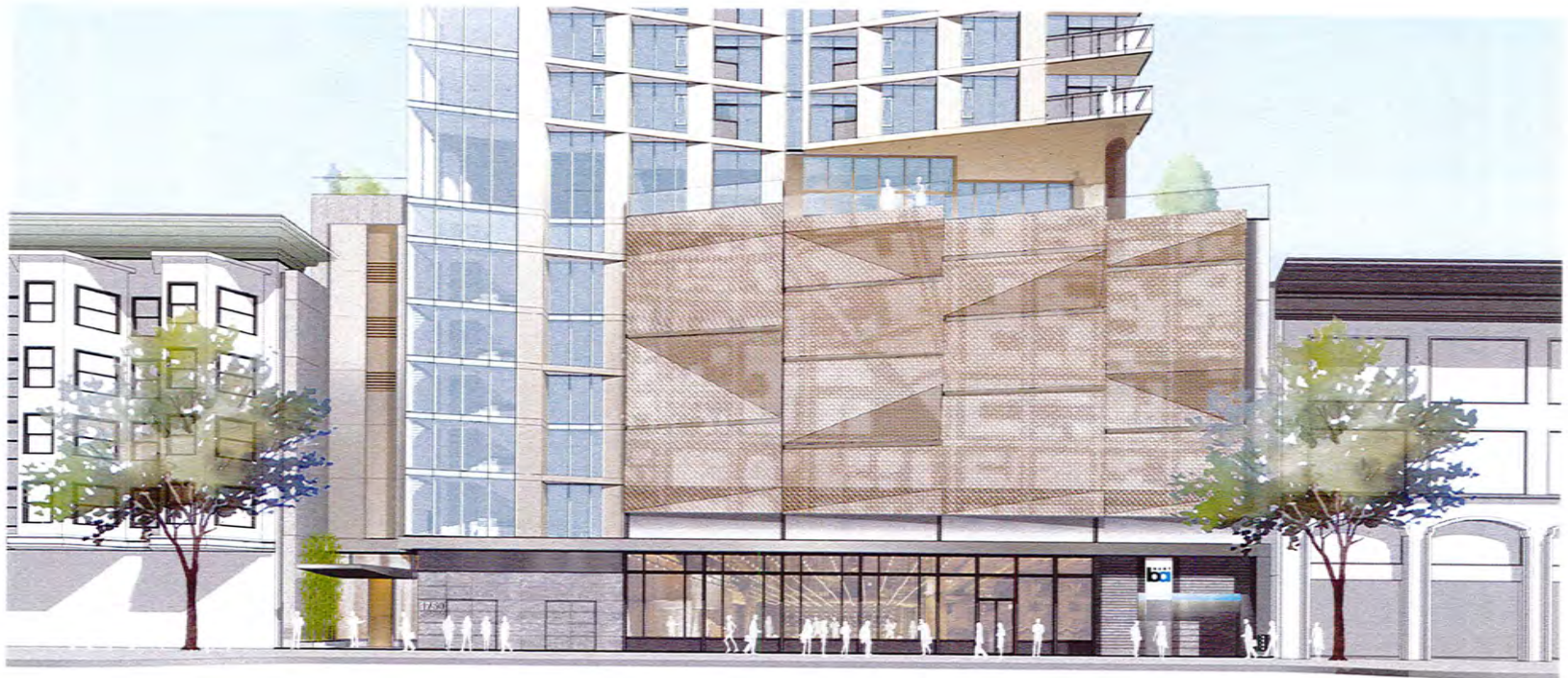
PODIUM FACADE - REVISED DESIGN (02/05/2018) - OPTION 1A*



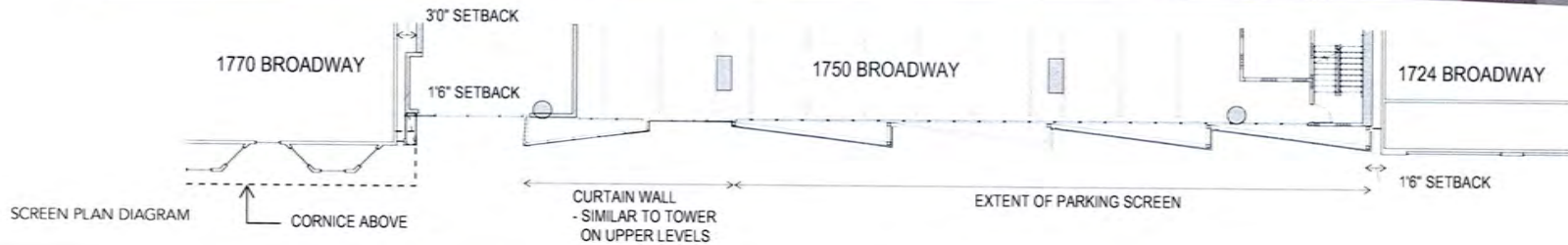
PODIUM FACADE - REVISED DESIGN (02/05/2018) - OPTION 1B



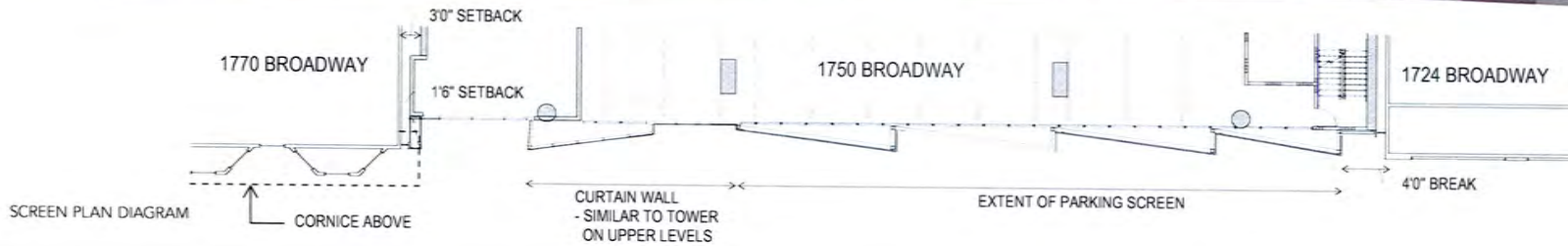
PODIUM FACADE - REVISED DESIGN (02/05/2018) - OPTION 1C



PODIUM FACADE - REVISED DESIGN (02/05/2018) - OPTION 2A

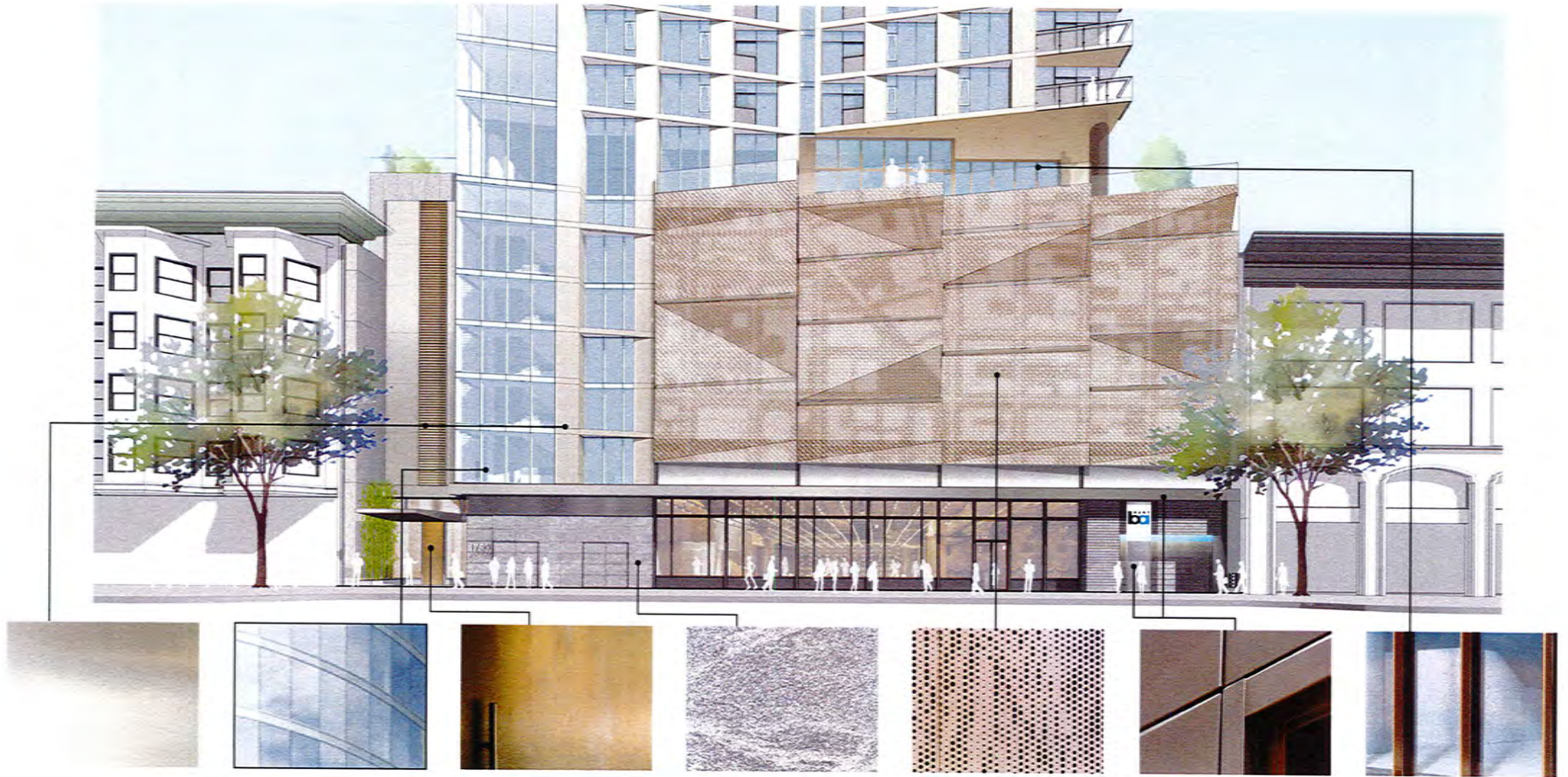


PODIUM FACADE - REVISED DESIGN (02/05/2018) - OPTION 2B



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

PODIUM FACADE - REVISED DESIGN (02/05/2018) - MATERIALS



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA