



# OAK KNOLL PLANNED UNIT DEVELOPMENT PERMIT APPLICATION AND PRELIMINARY DEVELOPMENT PLAN

*May 2016 Update*

Submitted by: Oak Knoll Venture Acquisitions, LLC



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## PREFACE

This document constitutes the Planned Unit Development Application for the Oak Knoll Mixed Use Community Plan. It includes:

- Discussion of General Plan Compliance and proposed Oak Knoll Zoning District
- Preliminary Development Plan
- Design Guidelines

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## OAK KNOLL DESIGN GUIDELINES

Separate companion document

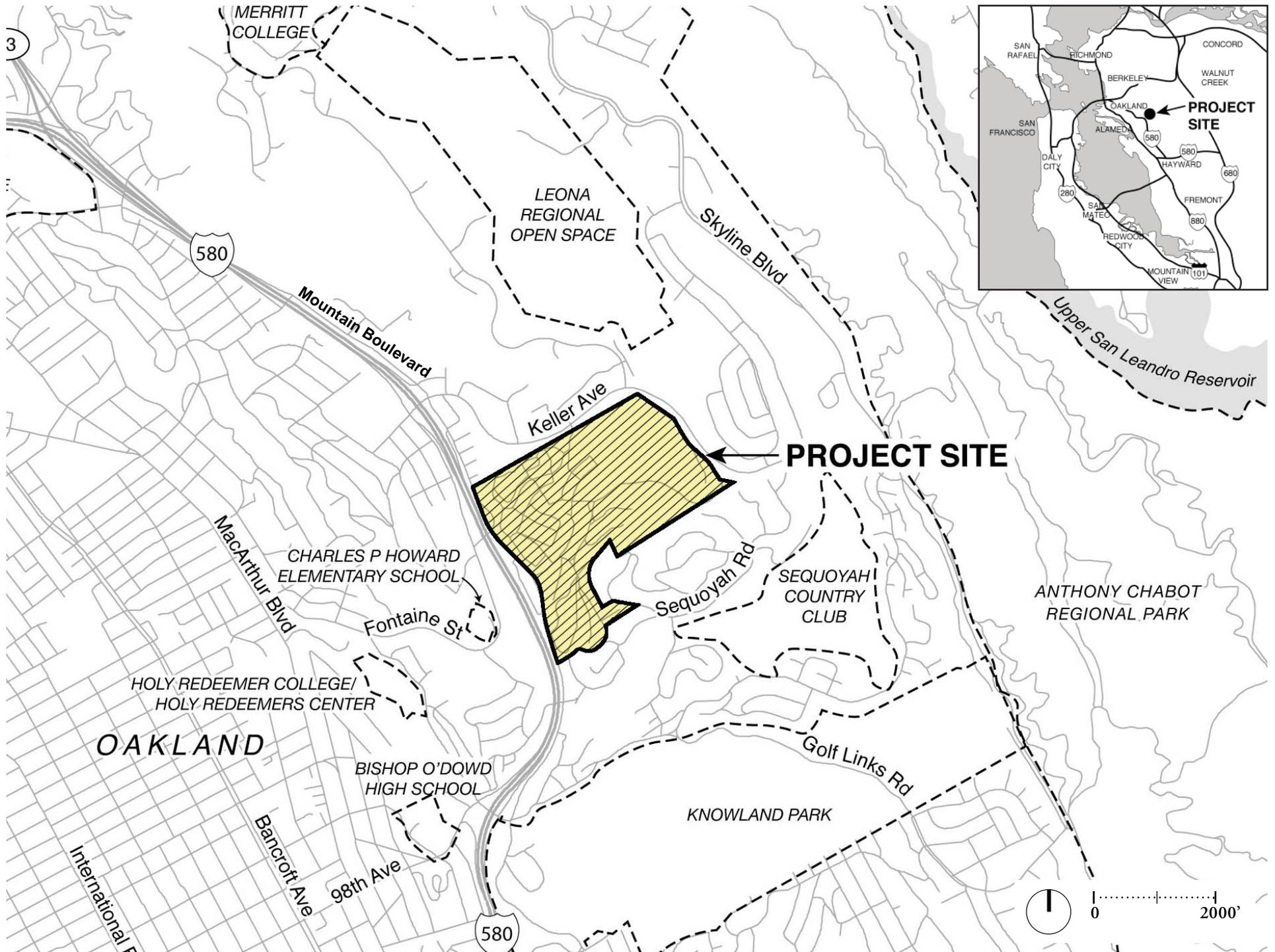


Figure 1 - Project Location and Access

# 1.0 INTRODUCTION

This document constitutes the application for the Planned Unit Development Permit (“PUD”) for the redevelopment and reuse of the Oak Knoll Naval Medical Center. This document includes the supplemental submittal requirements including a Preliminary Development Plan (“PDP”) required by the Oakland Planning Code (“OPC”) Section 17.140.020. Included as part of this document are the following:

- Discussion of General Plan Compliance
- Discussion of Proposed Oak Knoll Zoning District
- Oak Knoll Design Guidelines

The applicant, Oak Knoll Venture Acquisitions, LLC (OKVA), is submitting additional applications to the City of Oakland related to the Oak Knoll PUD application including:

- Application for New Oak Knoll Zoning District
- Tree Removal and Preservation Permit Application
- Creek Protection Permit Application
- Vesting Tentative Tract Map Application
- Development Agreement Application

According to OPC 17.140.020 the PUD application is to be accompanied by the following:

- PDP showing the character of the entire development (see Section 4.0)
- Land use area tabulations and residential densities (see Table 2)
- Staged development plan/phasing (see Section 4.0)
- Schedule for submission of Final Development Plans (see Section 4.0)

Future development at Oak Knoll will be required to be consistent with the PDP. Design Guidelines have been prepared to accompany the PDP to provide planning, architectural, and landscape design guidance for the overall character and intent of development at Oak Knoll. Design Guidelines are

intended to be the roadmap for future designers and builders to follow when submitting Final Development Plans (FDPs) to the City.

## PROJECT LOCATION AND ACCESS

The Oak Knoll Project site is located in the South Hills area of the City of Oakland, California (see Figure 1). The site is located approximately 9 miles southeast of downtown Oakland and 12 miles from the Oakland-San Francisco Bay Bridge. Interstate-580 (I-580) is the nearest regional highway and varies from approximately 100 feet to 600 feet away from the Project site’s curved western boundary (Mountain Boulevard) that parallels the Highway. Highway access to the site is via the Keller Avenue off-ramp and Mountain Boulevard on-and off-ramps to I-580. Access to State Route 13 (SR-13) is located approximately 2 miles north of the site. The Oakland International Airport is located approximately 5.5 miles west of the site.

The Project site is currently accessible via Mountain Boulevard only. Other potential access points from the east-west segment of Keller Avenue and from Sequoyah Road/Barcelona Street to the south do not currently permit access.

## PROJECT CONTEXT AND SETTING

The Project site is located in a largely residential setting in the southeast Oakland hills east of I-580 (See Figure 1). The Project site is bounded by Mountain Boulevard and Interstate 580 (I-580) to the west, Keller Avenue to the north and east, and Sequoyah Road and local neighborhood streets to the south. West of Mountain Boulevard is I-580 and a multi-family residential complex of 2 to 3 stories. To the north and east are upland hillside housing composed of both multi-family and single family homes up to two stories. Bordering the site in the northwest corner is Sequoia Community Church which occupies a relatively modern 3-story structure. Near the northeast corner of the site lies a small commercial center, Ridgemont Plaza, which borders the site. Access to Leona Regional Open Space lies approximately 1,000 feet north of Ridgemont Plaza. Neighborhoods to the south are larger lot single family one and two story homes in a wooded setting. An aerial photograph of the Project site and the surrounding vicinity is shown in Figure 2.

Existing site character is described in Section 4.0.

## PROJECT SUMMARY

The Oak Knoll Project site consists of approximately 165 acres of the 183 acre former Oak Knoll Naval Medical Center Oakland (Navy) property, approximately 15 acres of an adjacent property (known as the “Hardenstine parcel”), and approximately 8 acres of City-owned property for a site with a total size of approximately 188 acres. This project is a modification of the previous Oak Knoll Mixed Use Community Plan Project analyzed in a 2006 Initial Study and 2007 Draft SEIR prepared and published by the City but not approved. As currently proposed and described in this document, the Project is an integrated community plan of 935 residential units of varying types, 72,000 square feet of neighborhood commercial development, a 14,000 square foot community center/accessory commercial use building, approximately 83 acres of open space, parks and trails including the restoration of Rifle Range creek, and commensurate roads, infrastructure, and landscaping (See Table 1). The project is described more fully in Section 4.0 Preliminary Development Plan.

<b>Land Use/Etc.</b>	<b>Proposed Project</b>
Residential	935 dwelling units
Commercial	72,000 sf (square feet)
Open Space	85.2 acres
Club Knoll Relocation/Restoration	14,000 sf Civic/Commercial
Total Site Acreage	187.9
Creek Crossings (auto/pedestrian)	1/1
Trails	3.5 miles
Creek Restoration	17.6 acres



Source: 2015 Google

Figure 2 - Existing Conditions

## PROJECT OWNERSHIP

The Project site consists of the following Alameda County assessor parcel numbers (See Figure 3), with ownership indicated in parentheses:

- 043A-4675-003-21 (OKVA)
- 043A-4675-047-01 (Hardenstine Property)
- 048-6865-002-03 (City of Oakland; portion by OKVA)
- 048-6870-001 (City of Oakland; portion by OKVA)
- 048-6870-002 (City of Oakland; portion by OKVA)

Two parcels are surrounded by the Oak Knoll project site. These include:

- 043A467500319 (Seneca Family of Agencies)
- 043A467500316 (Sea West Coast Guard Federal Credit Union)

These two parcels are not part of the project.

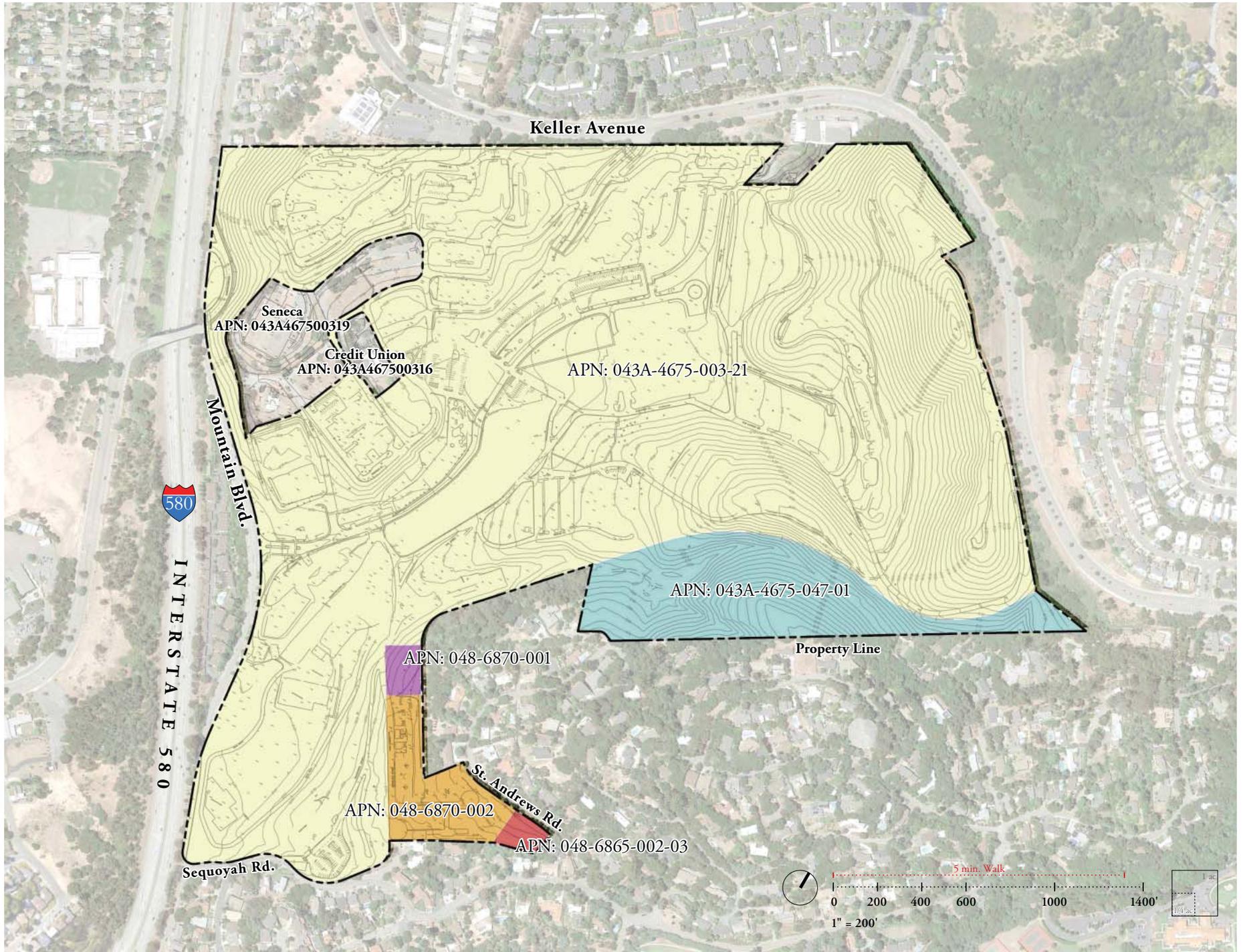


Figure 3 - Ownership

## 2.0 PROCESS AND REQUIRED APPROVALS FOR PUD PERMIT

### PUD PERMIT CRITERIA

The Project meets the permit criteria for a PUD as defined in Section 17.140.080 of the OPC in addition to PUD development regulations included in Chapter 17.142. Below the permit criteria are listed followed by an explanation of the project's consistency with the criteria.

**Criteria A:** That the location, design, size, and uses are consistent with the Oakland General Plan (OGP) and with any other applicable plan, development control map, design guidelines, or ordinance adopted by the City Council or Planning Commission;

**Response:** The OGP designates the property for Hillside Residential, Community Commercial, and Urban Park and Open Space. The project is consistent with the OGP as further discussed in Section 3.0 of this report. The project will follow all applicable City of Oakland ordinances. A new zoning district is proposed for the project site which is discussed in Section 3.0.

**Criteria B:** That the location, design, and size are such that the development can be well integrated with its surroundings, and, in the case of a departure in character from surrounding uses, that the location and design will adequately reduce the impact of the development;

**Response:** The project design, character, and intensity of development will integrate well into the project surroundings. Residential uses are of the same density of adjacent existing development and new commercial development will be located adjacent to Mountain Boulevard which is appropriate as a commercial frontage. Additionally, extensive open space will buffer the new community from surrounding uses.

**Criteria C:** That the location, design, size, and uses are such that traffic

generated by the development can be accommodated safely and without congestion on major streets and will avoid traversing other local streets;

**Response:** The project's traffic will be accommodated safely and will avoid other local streets. Existing congestion around Mountain Boulevard/Golf Links Road will be lessened with project mitigation measures.

**Criteria D:** That the location, design, size, and uses are such that the residents or establishments to be accommodated will be adequately served by existing or proposed facilities and services;

**Response:** The residents and commercial tenants of the proposed Oak Knoll development will be adequately served by proposed facilities and services including; complete streets with pedestrian and bike facilities; open space and parks with extensive hiking trails and park facilities; a new community center in the relocated and rehabilitated Club Knoll building; new grocery and convenience retail establishments located in a Village Center connected by streets and sidewalks; and substantial new project infrastructure.

**Criteria E:** That the location, design, size, and uses will result in an attractive, healthful, efficient, and stable environment for living, shopping, or working, the beneficial effects of which environment could not otherwise be achieved under the zoning regulations;

**Response:** Current zoning regulations for the project site are primarily RH-4 and RH-3. This zoning designation is appropriate for larger lot single family home development. This zoning is not compatible with an integrated development with increased residential density and new commercial uses envisioned by and supported by the OGP. The new zoning district will allow the mix of uses envisioned by the OGP and also allow the permanent protection of extensive open space. This issue is discussed further in Section 3.0.

**Criteria F:** That the development will be well integrated into its setting, will not require excessive earth moving or destroy desirable natural features, will not be visually obtrusive and will harmonize with surrounding areas and facilities, will not substantially harm major views for surrounding residents, and will provide sufficient buffering in the form of spatial separation, vegetation, topographic features, or other devices.

**Response:** The project will not require excessive earthmoving or destroy desirable natural features. The development footprint will avoid significant topographic features including “oak knoll”, the high point on the site. Additionally, significant areas of the site will be protected and not disturbed including the wooded 16-acre Hardenstine property. Rifle Range Creek will be restored. Corrective (remedial) grading will be required for most developed areas which consist of unconsolidated (poorly compacted) soils which will need to be excavated and re-compacted. To meet the City of Oakland’s street design standards grading will be required to support safe street design in some upland residential areas. Graded areas will be contoured and planted so that in time they appear natural and well vegetated.

## PUD PERMIT REGULATIONS

Section 17.142.020 of the OPC includes regulations that govern PUDs. The purposes of these regulations are to encourage the comprehensive planning of larger tracts of land to provide flexibility in the application of certain regulations in a manner consistent with the general purposes of the zoning regulations and to promote a “harmonious variety of uses, the economy of shared services and facilities, compatibility with surrounding areas, and the creation of attractive, healthful, efficient, and stable environments for living, shopping, or working.” This PUD permit has been prepared to be consistent with these regulations.

## 3.0 GENERAL PLAN AND ZONING

The proposed PUD is consistent with the Oakland General Plan.

### PRIOR 2006 GENERAL PLAN CONFORMITY DETERMINATION

In May of 2006, the City of Oakland reviewed the Oak Knoll Mixed Use Community Plan (i.e., the 2006 Oak Knoll Plan) as was then proposed, and determined that the 2006 Oak Knoll Plan was in substantial conformance with the Oakland General Plan.

#### Uses and Facility Types

The uses and facility types of the 2006 Oak Knoll Plan was found to conform to the LUTE land use plan and diagram. The 2006 Oak Knoll Plan proposed a land use development program that did not change or introduce new or different land use designations for the property other than those shown on the LUTE Land Use Diagram. Boundaries of those land use designations were adjusted in part to reflect site conditions and environmental resources. The LUTE Land Use Diagram is intended to be general and broadly applied to areas without parcel-by-parcel specificity and illustrate the goals and policies of the General Plan. Existing site conditions were found to be in close correspondence with the boundaries proposed under the 2006 Oak Knoll Plan and the 2006 Oak Knoll Plan was found generally consistent with the adopted LUTE Land Use Diagram.

#### Density of Development

The density/intensity of the 2006 Oak Knoll Plan was found to be within the maximum limits set forth in the General Plan. The overall density of proposed residential development under the 2006 Oak Knoll Plan was found to be equal to or less than the density that would be realized under the LUTE land use designations.

- The LUTE Land Use Diagram designates approximately 91 acres of the Oak Knoll property as Hillside Residential, which has a maximum allowable density of 5 units per gross acre, enabling development of approximately 455 residential units. The 2006 Oak Knoll Plan proposed 416 residential units on properties designated Hillside Residential at a gross density of 4.57 dwelling units per acre, below the maximum gross density permitted under the General Plan.
- The LUTE Land Use Diagram also designates approximately 36.4 acres of the Oak Knoll property as Community Commercial, which has a maximum allowable density of as much as 125 units per gross acre, or a calculated density of approximately 167 units per net acre (using an average net-to-gross ratio of 75%). The 2006 Oak Knoll Plan proposed 544 residential units on properties designated Community Commercial at a net density of only 19.9 dwelling units per acre, well below the maximum residential density limits under the Community Commercial General Plan land use designation.

The total of 960 units as was proposed under the 2006 Oak Knoll Plan was found to be within the maximum density limits set forth in the General Plan.

#### General Plan Conformity Guidelines

The 2006 Oak Knoll Plan was found consistent with key General Plan policies cited in City-adopted guidelines, which were used at that time for determining General Plan conformity. The Oakland General Plan is comprised of numerous elements, including but not limited to, the Land Use and Transportation Element (LUTE), the Open Space Conservation and Recreation Element (OSCAR), the Housing Element, Safety Element and the Historic Preservation Element. Both the City's General Plan and case law interpreting general plan requirements recognize that the General Plan is a collection of competing goals and policies, which must be read together as a whole, and not in isolation. In reviewing a project for conformity with the General Plan, the City is required to balance these competing goals and policies. Case law has determined that a project "need not be in perfect conformity with each and every policy" and that "no project could completely satisfy every policy stated in the General Plan, and state law does not impose

such a requirement” (Sequoyah Hills Homeowners Association vs. City of Oakland - 1993).

After reviewing and weighing all pertinent goals and policies of the Oakland General Plan, the City issued a written determination concluding that the 2006 Oak Knoll Plan was in substantial compliance with the General Plan. <sup>(i)</sup>

### 2016 Project Conformity with the General Plan Land Use Diagram

The current 2016 development plan for Oak Knoll differs slightly from the 2006 Oak Knoll Plan, but remains in substantial conformance with the prior 2006 Plan, thereby also meeting the same criteria for General Plan consistency.

- The current Oak Knoll Project does not change or introduce new or different land uses other than those shown on the LUTE Land Use Diagram. The current 2016 Oak Knoll project continues to include residential, commercial and open space/resource conservation land uses and facility types, of a similar nature as was previously found to conform to the General Plan LUTE Land Use Diagram.
- The density of the current 2016 Oak Knoll Project is within the maximum limits set forth in the General Plan. The total residential development proposed under the current 2016 Oak Knoll Project is 935 residential units, less than the 960 units that were previously proposed in the 2006 Oak Knoll Plan and that were found to be within the maximum limits set forth in the General Plan.

Given the Project’s substantial compliance with the existing General Plan, including the LUTE Land Use Diagram, no General Plan amendments are proposed or necessary for the Project.

(i) City of Oakland, 2007

## PROPOSED ZONING DISTRICT

### Existing Zoning

The City of Oakland’s currently effective Zoning Map zones the majority of the 188 acre Project site as Hillside Residential-4 (RH-4). The City owned parcel within the project boundary along with the Hardenstine parcel is zoned RH-3. The intent of the RH-4 Zone is to “create, maintain and enhance areas for single-family dwellings on lots of 6,500 to 8,000 square feet. For subdivisions of 5 or more lots, the minimum lot size is 8,000 square feet. Hillside Residential-3 (RH-3) is generally intended for area with single-family dwellings on lots of at least 12,000 square feet.”

The Project proposes rezoning the Project site to better match the broad mix of land use types allowed under the General Plan Land Use Diagram, to accurately reflect the Oak Knoll PDP’s proposed Land Use Plan, and to codify the specific development standards for new development under the Oak Knoll PUD permit.

### New D-OK District Sub-Zones

The proposed rezoning would create site-specific D-OK Oak Knoll District Zone with a series of sub-zones. The intent of the regulations associated with the new Oak Knoll District Sub-zones are to:

- create, maintain, and enhance residential areas characterized by single family homes and townhouses at a mix of densities,
- allow different types and character of development where appropriate on the site,
- provide for appropriately scaled retail and commercial uses in a village center setting,
- allow neighborhood and community-serving assembly uses in the relocated and rehabilitated Club Knoll building, and
- identify areas best suited for conservation or restoration and permanently protect these areas as open space.

The provisions of the new D-OK zoning district are similar to the City's existing RH-4, RM-4, CN-4, and OS zoning districts but with development standards that better accommodate the mix of development proposed by the Project. For example, the new D-OK zoning district will enable the Project to include a variety of residential development types. In addition, one or more of the D-OK sub-zones would allow commercial uses such as the neighborhood retail envisioned in the Village Center and any accessory commercial uses in the relocated and rehabilitated Club Knoll building. And at least one of the D-OK sub-zones would result in generally smaller lots with smaller setbacks, and enable zero-lot line development. The proposed zoning district sub-zones are shown in Figure 4.

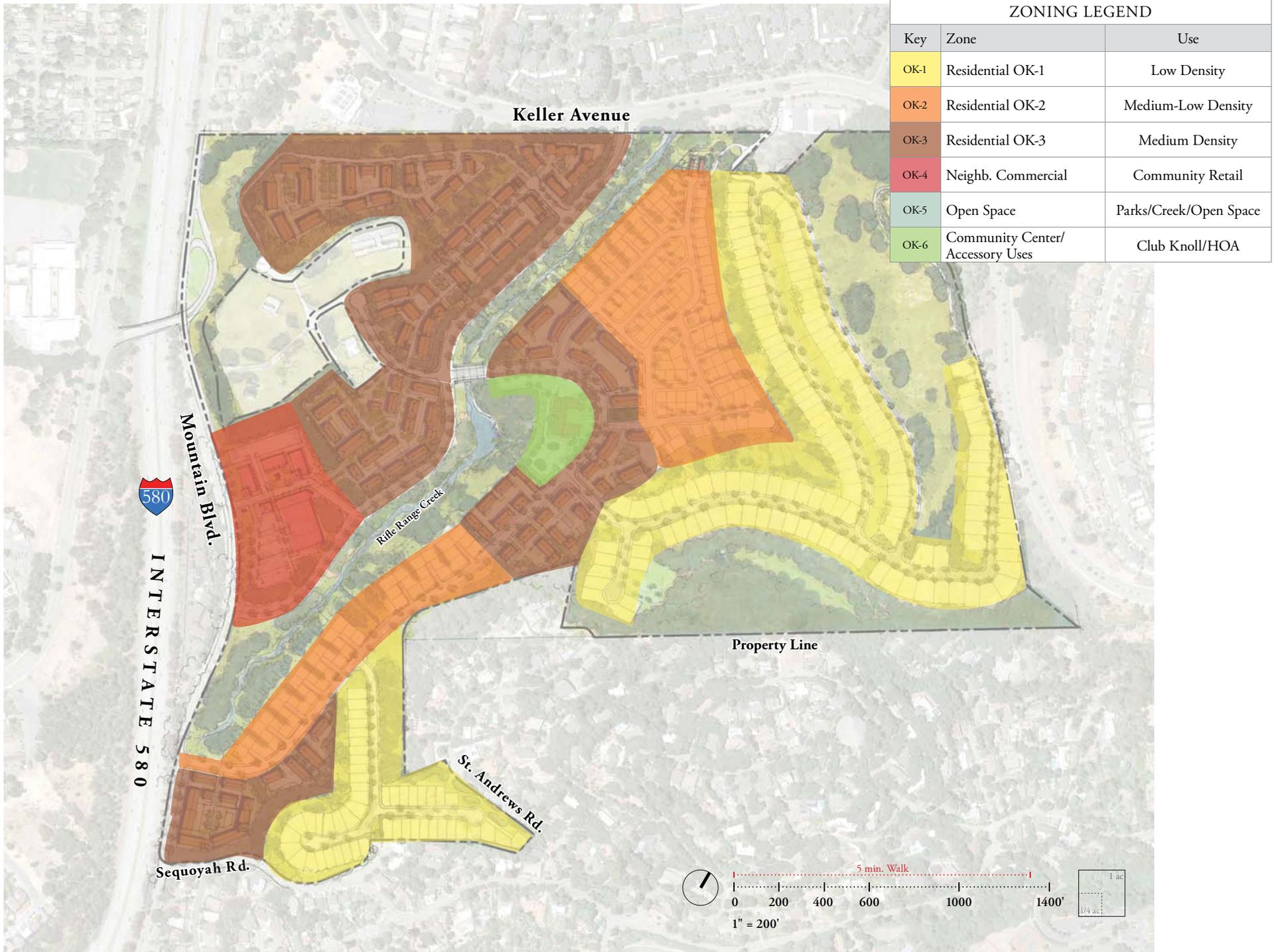


Figure 4 - Proposed Oak Knoll Zoning District

## 4.0 PRELIMINARY DEVELOPMENT PLAN

### EXISTING SITE CHARACTER

The 187.9 acre Oak Knoll site has varied terrain and features including remnants of past Navy activity. Rifle Range Creek, a tributary of Arroyo Viejo Creek, flows from north to south through the central portion of the property, and is one of the most prominent natural features of the Project site. Through the north-central portion of the site, the Creek runs through an approximately 900-foot-long pipe beneath roadway and other paved areas. Two secondary drainages, Powerhouse Creek and Hospital Creek, join Rifle Range Creek in the east portion of the site.

Much of the Project site consists of hilly terrain with oak, eucalyptus, Monterey pine, and riparian and annual grassland habitats. Three ridge and hillside areas distinguish the site: 1) a broad ridge situated between Mountain Boulevard and Rifle Range Creek (which includes a prominent knoll at the northwest corner of the site); 2) a narrow ridge situated near the southern property line (which includes a second prominent knoll); and 3) a prominent ridge near the Project site's eastern property line.

In general, topography on the Project site is downsloping toward the west, from the Eastern Ridge. Elevations onsite range from a low of approximately 222 feet where Rifle Range Creek discharges from the site at Mountain Boulevard, to a high of about 665 feet on the Eastern Ridge. Most of the topography on the site has been altered by previous grading and slopes as steep as 1:1 (horizontal:vertical) have been created.

Although most of the Navy facilities on the site have been demolished and removed some features remain including:

- Club Knoll clubhouse
- Parking lots, pathways, and a pedestrian bridge over Rifle Range Creek
- Dormant underground utilities and piping

- Facilities associated with the Seneca and Navy Credit Union parcel which are not included in the project area.

The existing site character is depicted in photographs shown in Figure 5.

### PROJECT VISION

The community at Oak Knoll is planned as a walkable collection of neighborhoods anchored by a community retail village, neighborhood parks, a relocated and rehabilitated Club Knoll building, and natural accessible open space. The primary landscape features around which the land plan is shaped is the restored branch of Rifle Range Creek and the surrounding upland areas to the north, south and east of the Creek. Neighborhoods are woven together through an extensive system of trails and carefully designed streetscapes and "Complete Streets." (See Circulation and Complete Streets).

### COMMUNITY MASTER PLAN

The overall community plan is organized to preserve major open space features such as the Oak Knoll on the eastern edge of the site and open spaces areas that flank the southeastern and northwestern corners of the site. An illustrative rendition of the master plan is shown in Figure 6. The project site is moderately sloped in the southern and western portions. These areas are most suitable for the Village commercial center adjacent to the project entry along Mountain Boulevard. Higher density townhomes and small lot single family development are located within walking distance to the Village commercial center, restored Creek trails and open space and the Project's community center/clubhouse. See proposed project renderings at the end of Section 4.0

The existing Club Knoll building will be relocated to the center of the site and act as a focal point for the community. The building will be rehabilitated for community, HOA, and community commercial uses.

Per the City of Oakland's Public Art Ordinance the project will also include a public art component. This is discussed later in this Section.



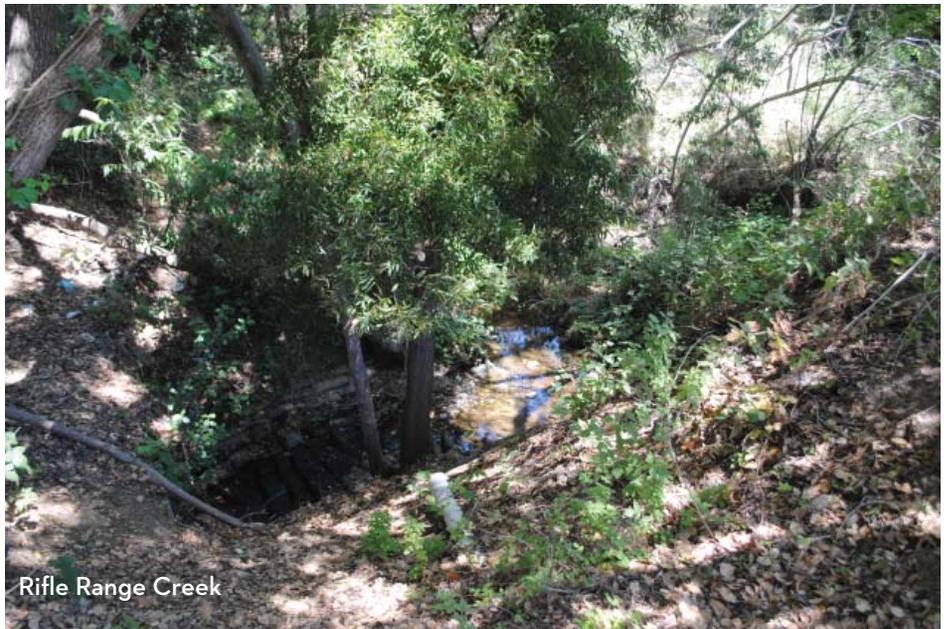
Looking West From Site Over Interstate 580



Existing Paved Areas



Oak Knoll Looking West



Rifle Range Creek

Figure 5 - Existing Site Photos



Figure 6 - Illustrative Master Plan

## PROJECT LAND USE AND PROGRAM

The project program includes 935 residential units and 72,000 square feet of commercial uses. An additional 10,000 square feet of community related commercial and 4,000 of community/HOA space may occupy the relocated Club Knoll building. Table 2 contains the Land Use and Density tabulations for the proposed project. Figure 8 shows the distribution of land uses on the site and proposed residential densities.

Land uses are organized such that the village commercial area and community center area (Club Knoll) are centrally located in the lower areas of the site. Both areas are accessible to Mountain Boulevard and Keller Avenue via collector streets. Adjacent to the Village Center and Community Center are medium density townhome developments and small lot single family neighborhoods to the east. Lower density single family residential areas occupy the upland areas of the site to the east and south. Protected open space, trails, and parks are woven throughout the site and are discussed later in this section.

Using a factor of 2.77 people per household based on Alameda County's average persons per household (U.S. Census, 2010), the site would have an approximate build-out population of 2,590 persons.

### Village Commercial Areas

The Village Center commercial area represents the focal point of the Oak Knoll community and provides retail, services, parks, and space for community events (see Figure 7). It is connected to both transit, trails, and bike trails. The retail program may include a grocer, convenience retail, small office medical, restaurant(s), bank, and office uses. The Village Center will provide adequate parking for commercial and public use. 72,000 square feet of gross leasable space is planned for the Village Center.



Figure 7 - Illustrative Rendering of Village Center

**TABLE 2**  
**LAND USE AND DENSITY**

Land Use	Density	Gross Area (Acres)	Net Area (Acres)	Units	Net Density <sup>(1)</sup> (du/ac)	Floor Area (SF) (approx.)
<b>RESIDENTIAL</b>						
<b>Typical Single Family Detached Lots</b> 42' x 90', 45' x 100', 55' x 90', 60' x 100'	Low	32.9	22.9	188	8.2	500,000
<b>Small Lot Single Family Detached</b> 40' x 50', 50' x 60'	Medium-Low	17.4	13.5	175	13.0	400,000
<b>Townhomes</b> 20'/25' Wide	Medium	34.0	34.0	572	16.8	1,130,000
	<b>subtotal</b>	<b>84.3</b>	<b>70.4</b>	<b>935</b>	<b>13.3</b>	<b>2,030,000</b>
<b>COMMERCIAL</b>						
<b>Village Center</b>			<b>6.6</b>			<b>72,000</b>
<b>OPEN SPACE</b>						
<b>Parks/Community Center</b>			<b>5.6</b>			<b>14,000</b>
<b>Undisturbed Open Space</b>			43.5			
<b>Revegetated Slope Banks</b>			18.5			
<b>Restored Creek Corridor</b>			<b>17.6</b>			
	<b>subtotal</b>		<b>85.2</b>			<b>14,000</b>
<b>STREETS</b>						
<b>Collector Streets</b>			10.7			
<b>Neighborhood Streets</b>			14.3			
<b>Future Street Dedication</b>			0.8			
	<b>subtotal</b>		<b>25.7</b>			
<b>SITE TOTAL</b>			<b>187.9</b>			<b>2,116,000</b>

Note (1) Net density is defined in Section 17.142.030 of the OPC as "land area within the development, excluding publicly dedicated streets, freeways, alleys and paths... land which is specifically devoted to non-residential facilities." Open space, parks and commercial areas are also excluded.

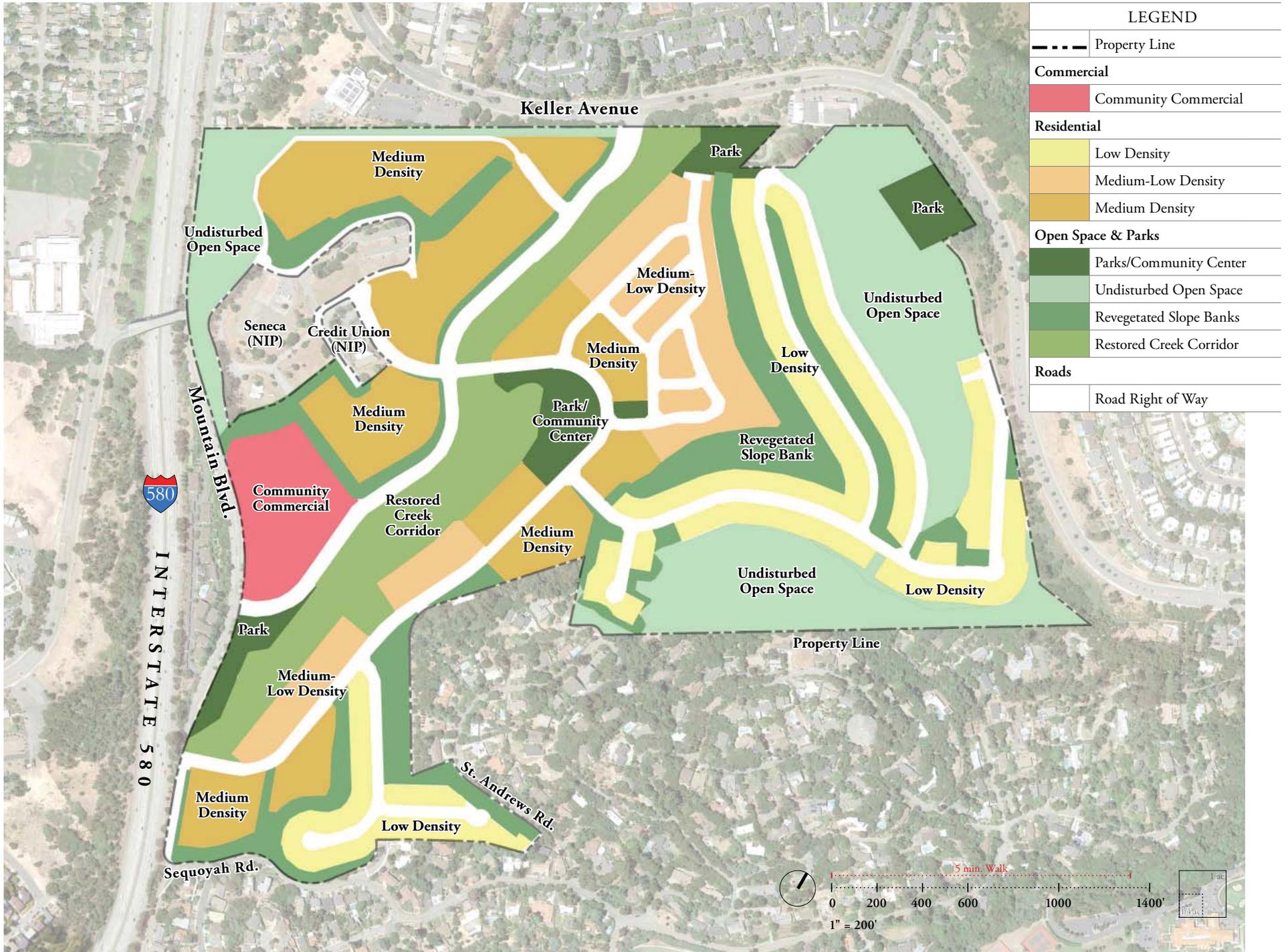


Figure 8 - Proposed Land Use

### Relocation and Rehabilitation of Club Knoll

The Project proposes to relocate and rehabilitate the key historical portions of Club Knoll, a locally-designated historic resource constructed in 1924 as a clubhouse to the Oak Knoll Golf and Country Club and then used as an Officer's Club when the site was used as naval hospital. Club Knoll is located in the southwestern part of the Project site near Sequoyah Road (the site's southern boundary) and is currently in disrepair, having been vacant for many years. See Figure 9 for the existing location of Club Knoll and proposed relocation site. Also shown is a concept site plan and aerial illustrations of the future rehabilitated building.

The proposed Project would relocate and restore the key historic portions of Club Knoll in a central and publicly prominent portion of the site and reuse it as a community center with accessory commercial uses. Figure 11 shows the existing location of Club Knoll and the new proposed location. Also shown is a conceptual site of the relocated and rehabilitated building and illustrative renderings of the proposed Club Knoll building. The portions of the building to be relocated include the main hall, dining hall, lobby/mezzanine areas, building wings, courtyard and cupola. The components of the building proposed for demolition include the basement, and the additional third wing used for administrative/office purposes. The garage, which is not considered to be a historic resource, would also be demolished.

The Club Knoll building may provide space for community use, HOA offices and activities, and accessory commercial uses. Commercial uses may include a health club/fitness center, cafe or coffee/juice bar. The large rooms provided in the rehabilitated Club Knoll building may provide space for programmable activities which may include:

- Resident activities such as meetings, programmed events, and social activities
- Space available on rental basis for both residents and non-residents for events such as weddings and Bar Mitzvahs.

Outdoor activities and uses at the community center may include:

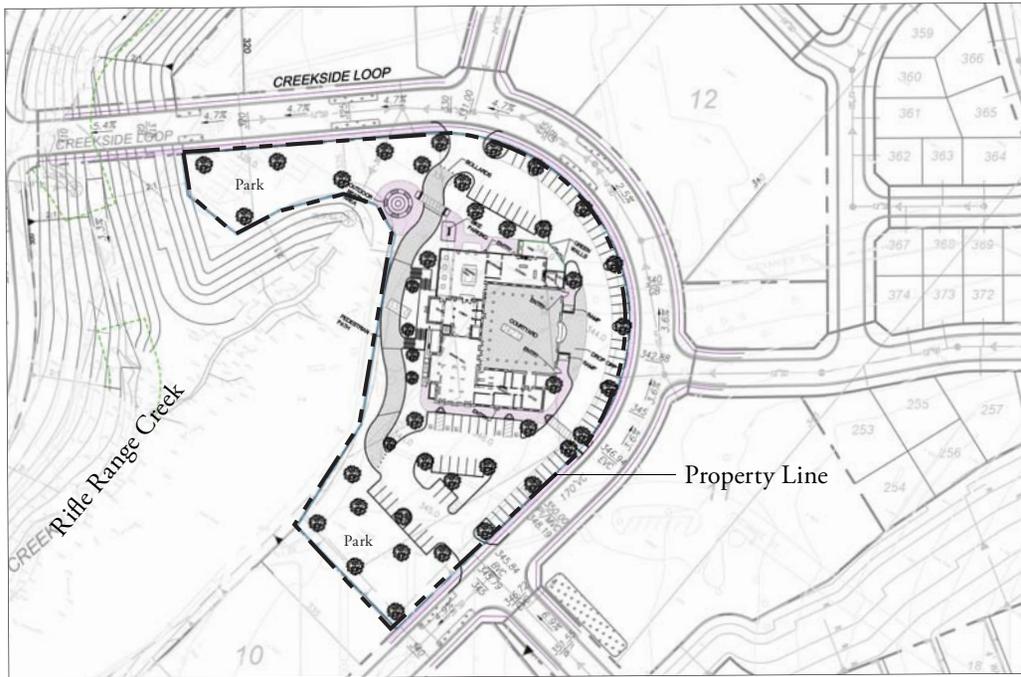
- Events and dining in a picnic/patio space
- Bocce courts and/or tot lot
- Picnic and small playfield areas
- Potential public art location
- Stormwater management



Aerial View 1:  
Relocated Building  
View from Southeast



Aerial View 2:  
Relocated Building  
View from North



Concept  
Site Plan



Location of Existing Building  
and Relocation Site (NTS)

Figure 9 - Club Knoll Relocation and Rehabilitation

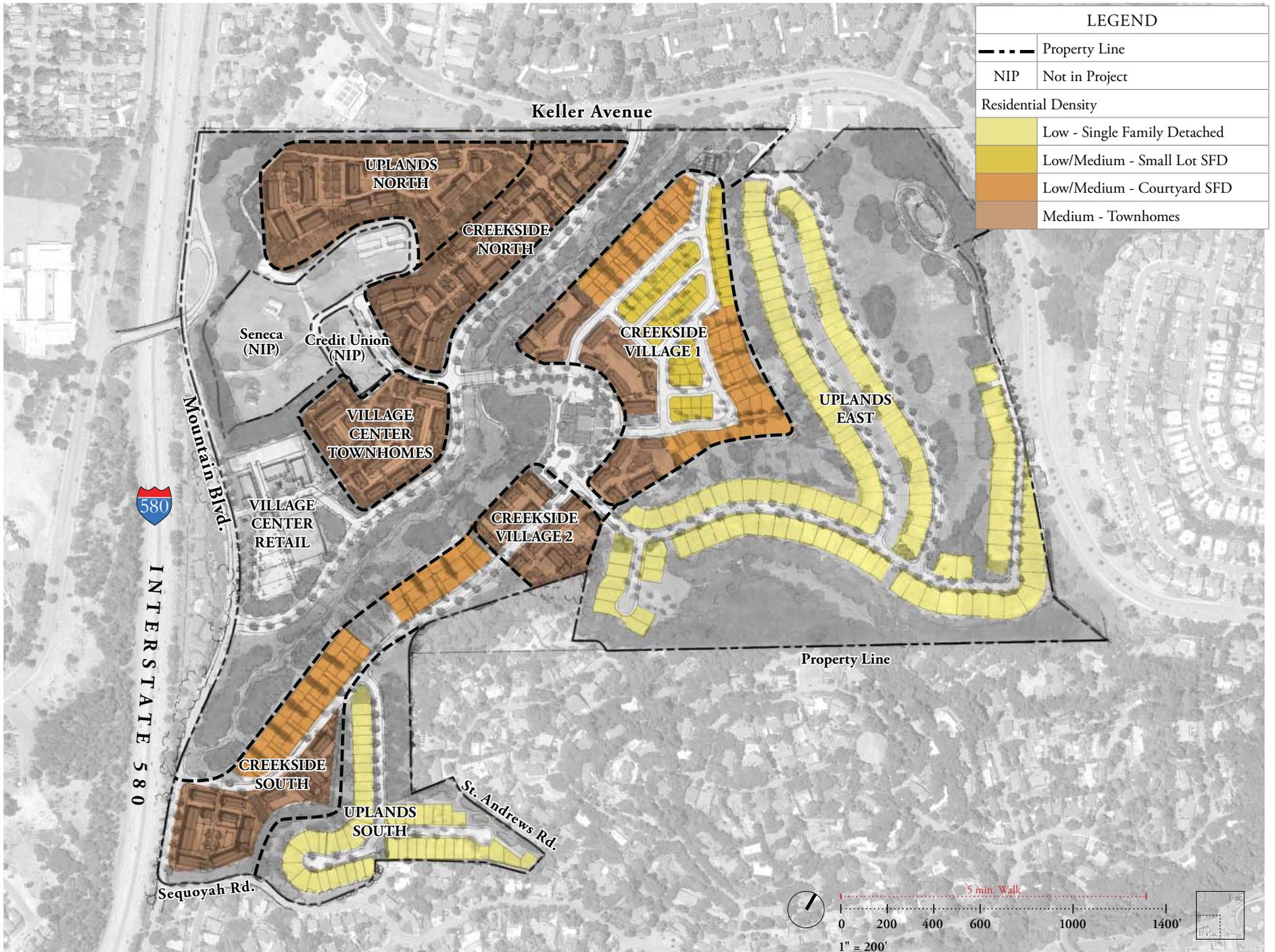


Figure 10 - Residential Neighborhoods

## RESIDENTIAL NEIGHBORHOODS

To provide a diverse range of housing and residential opportunities for new residents there are three general housing types proposed at Oak Knoll; townhome, small lot single family detached (SFD) homes, and more conventional SFD homes. The three housing types are briefly described below. See Design Guidelines for additional information on building type, arrangement, massing, character and other features. For Development Standards that apply to these housing types, the Oak Knoll District Zoning should be consulted.

**Townhomes** may be two or three stories and not exceed 35 feet in height. Townhomes should be organized in attached buildings of no more than 10 units. Townhome units will range from 1600 to 2200 square feet and each have garage space for two vehicles accessible from an alley or internal street. The front of the townhome units may face an internal street, paseo, or edge of parcel condition which may include open space or neighborhood street. Each townhome neighborhood has shared group open space and guest parking. Townhome neighborhoods are within the D-OK-3 Sub-zone of the Oak Knoll (OK) Zoning District (see Figure 4).

**Small Lot Single Family Detached Homes** are organized into coherent small scaled neighborhoods similar to those found in the lowland areas of Oakland and Berkeley. Lot sizes range between 2000 and 3500 square feet. These small homes are 2 or 3 stories and do not exceed 30 feet in height. Floorplans range from 1800 to 2200 square feet and each unit has garage space for two vehicles accessible from the neighborhood street or a courtyard drive. The courtyard homes are arranged in clusters of 4 or 6 homes which share a “driveway” which is not a public street. Small lot neighborhoods are within the D-OK-2 Sub-zone of the OK Zoning District (see Figure 4).

**Single Family Detached Homes** are found in the eastern uplands of the project site. Lot sizes range from 3750 to over 6000 square feet. These homes do not exceed 2 stories or 25 feet in height. Floorplans range from 2400 to 3500 square feet and each unit has garage space for two vehicles accessible from the neighborhood street. SFD neighborhoods are within the D-OK-1 Sub-zone of the OK Zoning District (see Figure 4).

These housing types are organized into distinct neighborhoods each representing a different character, response to topographic conditions, density, and mixture of housing types. The location of distinct neighborhoods and their associated densities are shown in Figure 10. Artist’s renderings showing the character of neighborhood areas are shown in Figure 11 and Figure 12.

### Creekside Village Neighborhoods

The Creekside Village neighborhoods lie south of the restored Rifle Range Creek corridor on flatter areas of the site. The Community Center/Club Knoll building lies at the center of these neighborhoods and provides nearby park and community facilities. A vehicular bridge and pedestrian bridge connect these neighborhoods to the Village Center retail area and multi-use path along Creekside Parkway. Creekside Village neighborhoods have narrower street widths and smaller block patterns that reinforce the smaller lots and townhome character. A neighborhood park that includes active and passive uses lies just north of the Creekside 1 neighborhood. Creekside Village neighborhoods include:

- Creekside Village 1 (Townhomes and Small Lot SFD)
- Creekside Village 2 (Townhomes)
- Creekside South (Townhomes)

### Townhome Neighborhoods North of the Creek

These townhome neighborhoods all lie northwest of Rifle Range Creek. The townhomes are organized into coherent neighborhoods of 90 to 120 units on stepped terraces leading away from the creek. The graded terraces are remnants of building pads occupied by Navy buildings. Terraces will be separated by vegetation including mitigation oak trees. These neighborhoods include:

- Upland North
- Creekside North
- Village Center Townhomes



Figure 11 - Illustrative Renderings Depicting Small Lot Neighborhood Character



Figure 12 - Illustrative Rendering Depicting Upland Neighborhood

### Uplands Single Family Detached Neighborhoods

On the uplands east of Rifle Range Creek lie SFD neighborhood. These neighborhoods support larger lots and homes often with dramatic views to the southwest and northwest. Upland areas closer to the high point of the site near Oak Knoll have several hillside sloped lots which will conform to ODC and to City guidelines which address hillside homes. As shown in Figure 10 Upland Single Family neighborhoods include:

- Uplands East
- Uplands South

### OPEN SPACE, PARKS, AND TRAILS

A major defining feature of the Oak Knoll Plan is the extensive open space network. Approximately 85 acres of permanent open space is planned within the community. Open space areas include more sensitive areas of the site such as the Rifle Range Creek corridor, visible high points, and the wooded Hardenstine property. Also included are areas for active and passive parks, wildlife habitat, and visual buffers providing separation between neighborhoods. Trails and complete streets provide connections between open space and neighborhoods. Smaller neighborhood parks are provided in the public realm and group open space is planned within in-tract townhome parcels. The open space and park areas are separated in four categories and the acreages are summarized in Table 3. Figure 13 shows the extent of open space, park areas and hiking trails proposed for the site.

Type	Acreage
Parks/Community Center	5.6
Undisturbed Open Space	43.5
Revegetated Slope Banks	18.5
Restored Creek Corridor	17.6
<b>Total</b>	<b>85.2</b>

The parks and open space types are summarized in the next sections. Hiking trails are addressed more fully in the Project Circulation section. For more information on the overall site landscape concept within open space and park areas and landscape treatments within neighborhoods and private lots see the Design Guidelines.

### Parks and Community Center Area (5.6 acres)

Active parks include publicly accessible neighborhood parks, the community center/clubhouse area, and private parks within the Townhome neighborhoods Village Center. Public park locations are shown in Figure 14 and 15 with concept diagrams showing potential uses and activities within the parks. Potential park uses and activities are summarized below:

#### Publically Accessible Neighborhood Parks

##### Creekside Park

- Picnic and seating areas
- Informal natural amphitheater
- Trail connections along Creek
- Potential public art location

##### North Creekside Park

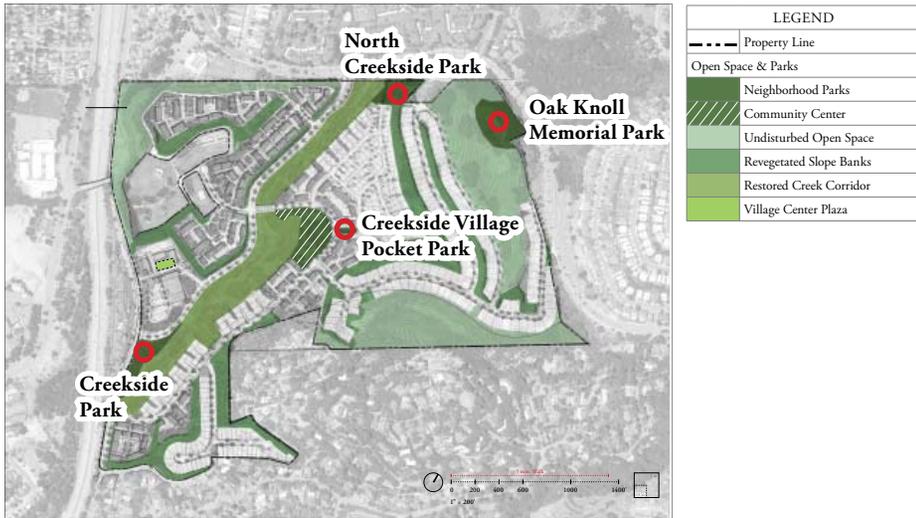
- Informal play field
- Picnic and seating areas
- Tot lot
- Dog play area
- Trailhead connections

##### Creekside Village Pocket Park

- Shaded seating areas



Figure 13 - Open Space, Parks, and Trails



Neighborhood Park Locations



See Park Legend on Page 27

North Creekside Park



Creekside Village Pocket Park

Figure 14- Neighborhood Park Concepts



PARK LEGEND	
#	Use/Activity
1	Informal Playfield
2	Picnic Area
3	Tot Lot
4	Seating Area
5	Paseo
6	Trail
7	Stormwater Control
8	Potential Public Art Location



0 200 400'  
 1" = 200' at full size (8.5 x 11")

Figure 15 - Creekside Park Concept

#### Oak Knoll Memorial Park

- Seating, view and picnic area
- Potential public art location
- Trailhead connections

#### Club Knoll Community Center

- Seating and picnic areas
- Tot Lot
- Bocce Court
- Potential public art locations
- Trailhead connection
- Fitness Lawn/Informal Play Area
- Stormwater management

#### Private Open Space in Townhouse Neighborhoods

Townhome neighborhoods will provide recreation and open space areas for the use of townhome residents. Open space requirements per ODC require 170 square feet of group open space per unit or 70 square feet of private open space such as a porch or balcony (maximum of 50% of required group open space). Recreation areas and uses will be identified in the FDP submittals of townhome areas. Recreation and open space areas within townhome neighborhoods is not included in Table 3. Recreational activities and uses may include:

- Seating and picnic area
- Children plays area
- Paseos providing landscape areas for internal walkways
- Green space buffering adjacent development
- Recreation facilities such as a clubhouse or swimming pool
- Balconies, patios, or decks (private open space)
- Stormwater Water Management

#### Public Open Space In the Village Center

Additional park and open space area will be provided within the Village Center. The Village Center will include spaces such as the village plaza which will include shade trees, both hardscape and softscape, benches, and other improvements. Figure 16 provides an illustrative rendering of the proposed Village Center plaza. Village Center park area is not included in Table 3.

Uses and activities may include:



Figure 16 - Illustrative Rendering of Village Center Plaza

- Plaza which will serve public gathering and programmed events such as farmer’s market, art fairs, etc.
- Informal seating and gathering in both Plaza and retail street
- Hardscape and softscape areas
- Shade and ornamental planting
- Potential public art location(s)
- Stormwater management

### Undisturbed Open Space (43.5 acres)

The largely undisturbed areas of the site include the “Oak Knoll” area, the Hardenstine Parcel, and areas on the northwest and southeast borders of the site. Some parts of these open space areas are suitable for tree mitigation as described in the Tree Preservation and Removal Permit Application. Consult the Design Guidelines for more information on the tree mitigation planting. Publicly accessible activities and uses within this area may include:

- Passive Recreation
- Hiking Trails
- Stormwater Management
- Wildlife habitat

### Revegetated Slopes (18.5 acres)

Graded slopes between neighborhoods address grade changes, enhance views and provide neighborhood separation and opportunities for significant new vegetation. All of the revegetated slopes will receive landscape treatment including significant tree mitigation planting. These areas will not be publicly accessible and uses include:

- Visual buffer
- Wildlife habitat
- Stormwater management

### Restored Creek Corridor (17.6 acres)

A major defining open space feature on the site is the riparian area associated with Rifle Range Creek. Currently, the northern portion of this creek lies

within a pipe under abandoned parking areas and roads. The southern portion includes open creekbed and riparian vegetation. This area of the creek is deeply eroded with an incised creekbed and unstable banks. Figure 17 shows the existing extend of the creek and the extent of the planned creek restoration area.

The creek will be daylighted, remedially graded, and restored for its length to include new creek bottom lands, riparian oak woodlands, other native species and public trail access. A shared use trail runs parallel to the corridor on the north east side within the Creekside Parkway right-of-way (ROW). At the center of the restoration area beyond the eastern “top of bank” lies the community center/clubhouse. Shown in Figures 18 and 19 are proposed sections through the restored creek at three locations. The Creek Protection Permit Application should be consulted for detailed information on the proposed Creek restoration. Publicly accessible activities and uses in the restored creek area may include:

- Passive recreation
- Hiking trails
- Wildlife habitat
- Stormwater treatment
- Possible public art locations along trails.

### Private Open Space in Single Family Neighborhoods

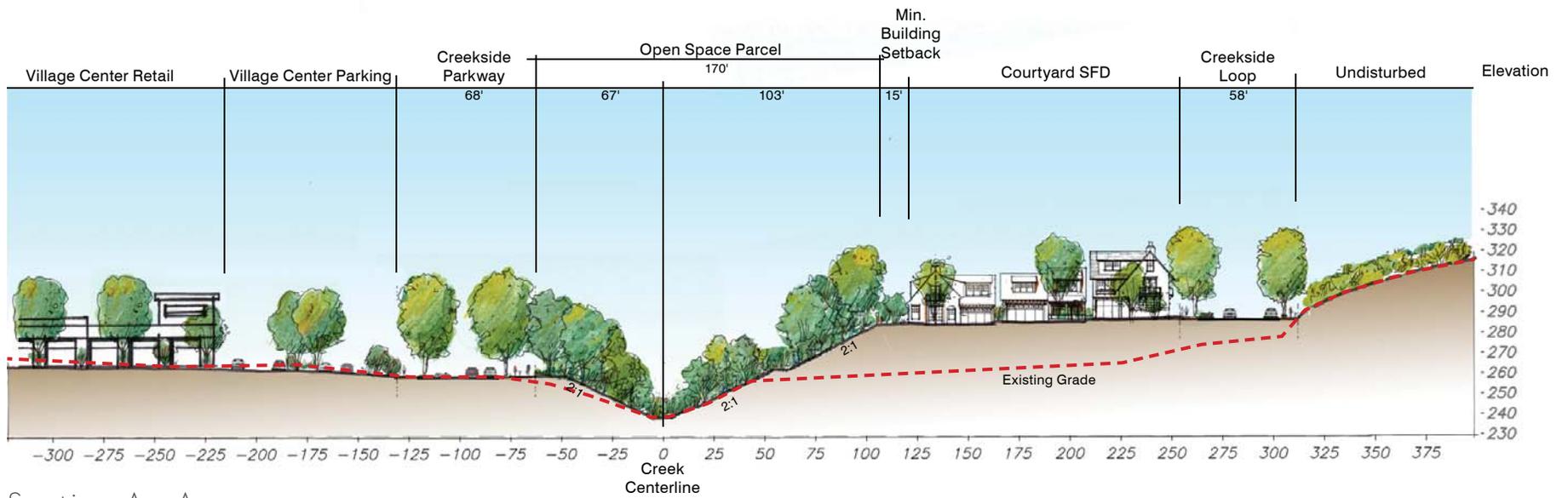
Open space is required within private residential lots either as private or group open space (see Application, Section 17.126). These areas are not included in the public open space acreage summaries given in Table 3. Private open space is planned to be associated with each residential unit satisfying the requirement providing both private and semi-private outdoor areas for each homeowner.

See proposed Oak Knoll District Zoning and Design Guidelines for more information on open space within private parcels.



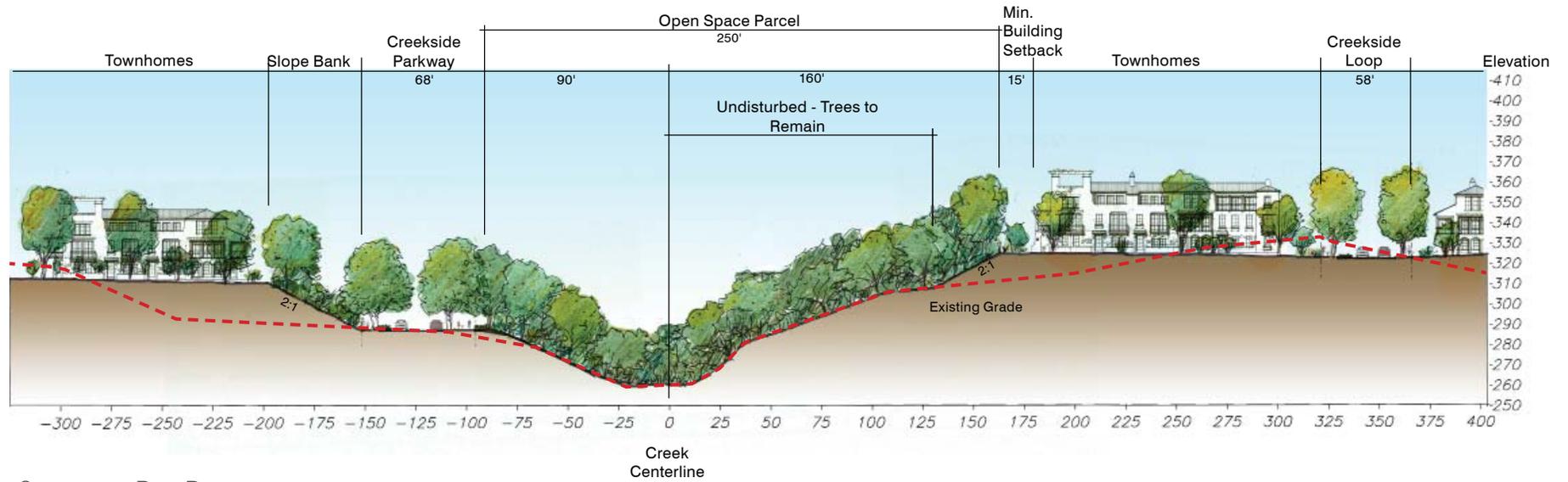
Figure 17 - Existing Rifle Range Creek Corridor and Proposed Restoration Area

# Section Key

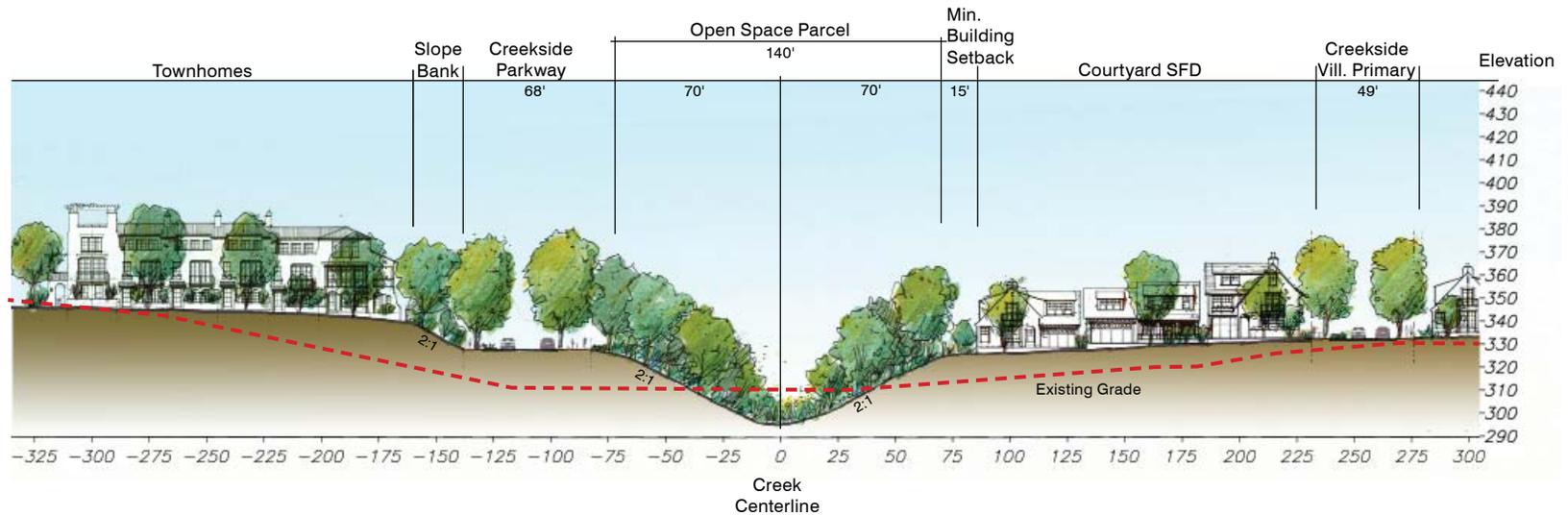


Section A - A

Figure 18 - Creek Section A



Section B - B



Section C - C

## CIRCULATION AND COMPLETE STREETS

Complete Streets are integral component of the Project. Complete Streets provide safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete streets are designed, implemented and operated to also provide health benefits and improve economic and environmental outcomes within communities. Complete streets make it easier to access transit, bicycle to work or shopping, walk with children to parks and schools, and allow motorists to move safely and conveniently to their destination. A complete street also combines trees and landscape for shade, to modulate reflection, create wildlife habitat, and to treat stormwater. Complete streets are also beautiful streets.

### Complete Street Design

Complete streets integrate standard elements and additional components that are designed on a case-by-case basis depending on local conditions. Local conditions may include the land use the street serves, level of motorist traffic, pedestrian and bike usage, slope and curvature of streets corridors, existing vegetation, and stormwater conditions.

Standard elements include:

- Standard lane and sidewalk widths
- Accessible features including curb ramps and markings at crosswalks
- Street trees
- Pedestrian and bike accommodations
- Stormwater control (where feasible)

Additional components may include:

- Street parking accommodations appropriate to the location and demand
- Pedestrian signalization
- Corner curb extensions and bulb-outs
- Traffic calming devices such as a chicane

- Accommodations for transit
- Sidewalk planters/tree grates
- Special paving or materials
- Site furnishings, lighting, and signage
- Special connections to trails, parks, or other uses

### Streetscape Context at Oak Knoll

Oak Knoll streets will be situated in a suburban setting in rolling to hilly terrain. The streets will serve a variety of users and land uses including neighborhoods of varying residential density, commercial and community hubs, and park and open space areas. Collector streets will serve vehicular traffic commuting on and off-site (there will be limited jobs and no schools at Oak Knoll), pedestrians and bikes accessing transit connections, and people moving between neighborhoods to shopping and parks. Neighborhood streets will serve the neighborhoods proper with little through-vehicular traffic. Additionally, smaller neighborhood streets will serve vehicular traffic and provide a “front yard” for people and children to walk and play in a shaded safe area.

### Complete Street Strategies at Oak Knoll

Strategies implemented in the Project street designs include:

- Emergency and fire access should be paramount in street design and connectivity
- Vehicular lane widths should be narrow to control traffic speeds, conserve land, and free up space for other uses within the street corridor
- All streets should have pedestrian accommodations that connect to the internal open space and trails system and to off-site trails and transit connections
- The commercial village primary street should be urban in character, provide direct access to shops and plazas, accommodate short term parking, and be amenitized to be comfortable and inviting to pedestrians
- A major Class I bikeway should connect the main site gateways at

Mountain Boulevard and Keller Avenue

- Street trees should be a major component of all streetscapes
- Street ROW stormwater should be detained within the ROW in landscaped infiltration basins. Where longitudinal slopes are too steep to allow for treatment in the ROW, centralized neighborhood basins should be utilized.

### Typical Lane Widths

Proposed collector streets in Oak Knoll will employ a travel lane width of 11' consistent with the Urban Street Design Guide, National Association of City Transportation Officials, NY, NY, 2013. The 11' lane width provides adequate width for anticipated vehicular design speeds and provides traffic calming to encourage safety for pedestrian and bicyclists. Minor streets such as neighborhood streets and alleys may have a 10' travel lane width with no street parking.

### Stormwater Detention

Stormwater falling within the street ROW will be detained locally in infiltration basins integrated into the street profile **where possible**. Infiltration basins are located at intervals in “bulb-outs” along the travel lanes within the street parking lanes. Stormwater from street pavements and sidewalks will flow into the infiltration basins and infiltrate into the soil. The bulb-outs also act as traffic calming devices and add greenscape to the street corridor. **Additional information on the location and design of infiltration basins is presented in the Design Guidelines. Where segmented infiltration basins are not possible in the streets due to street grade or narrow lots requiring curb cuts and area for on-street parking, more localized infiltration basins will be utilized.**

**Additional information on street alignments, intersections, street horizontal and vertical grading, and stormwater details are contained in the Vesting Tentative Map Application.**

## PROPOSED PROJECT CIRCULATION

The Oak Knoll site will be served by a multi-modal circulation system using the Complete Street network. In addition, there will be walking and bike trails independent of the Complete Street network integrated into open space areas and connected to the street network. The proposed project circulation is shown in Figure 20.

### PROJECT COMPLETE STREETS

Project circulation is based on two types of streets:

- Collectors providing site access and connectivity to Project neighborhood and community amenities, and
- Local neighborhood streets connecting residential areas internally and externally.

All project sidewalks and parkways (tree planters) are five to six foot in width. All public streets include street trees on both sides of the street. Figure 18 should be referenced for the proposed street circulation network. Public street types are discussed below with typical sections shown in Figures 21, 22, and 23:

#### Public Collector Street (Figure 21)

**A: Creekside Parkway** is the major project thoroughfare that connects the project gateways, Mountain Boulevard to Keller Avenue. It also connects to the Village commercial center and internal project and neighborhood streets. This street will have a dedicated shared trail for bikes (Class I) and pedestrians that runs parallel to the preserved Creek Corridor. There is on-street parking integrated between the bioretention basins on both sides of the street. There will not be no residential driveway cuts on Creekside Parkway.

#### Local Neighborhood Streets (Figures 21, 22, and 23)

**B: Creekside Loop** is a local street that runs roughly parallel to Creekside

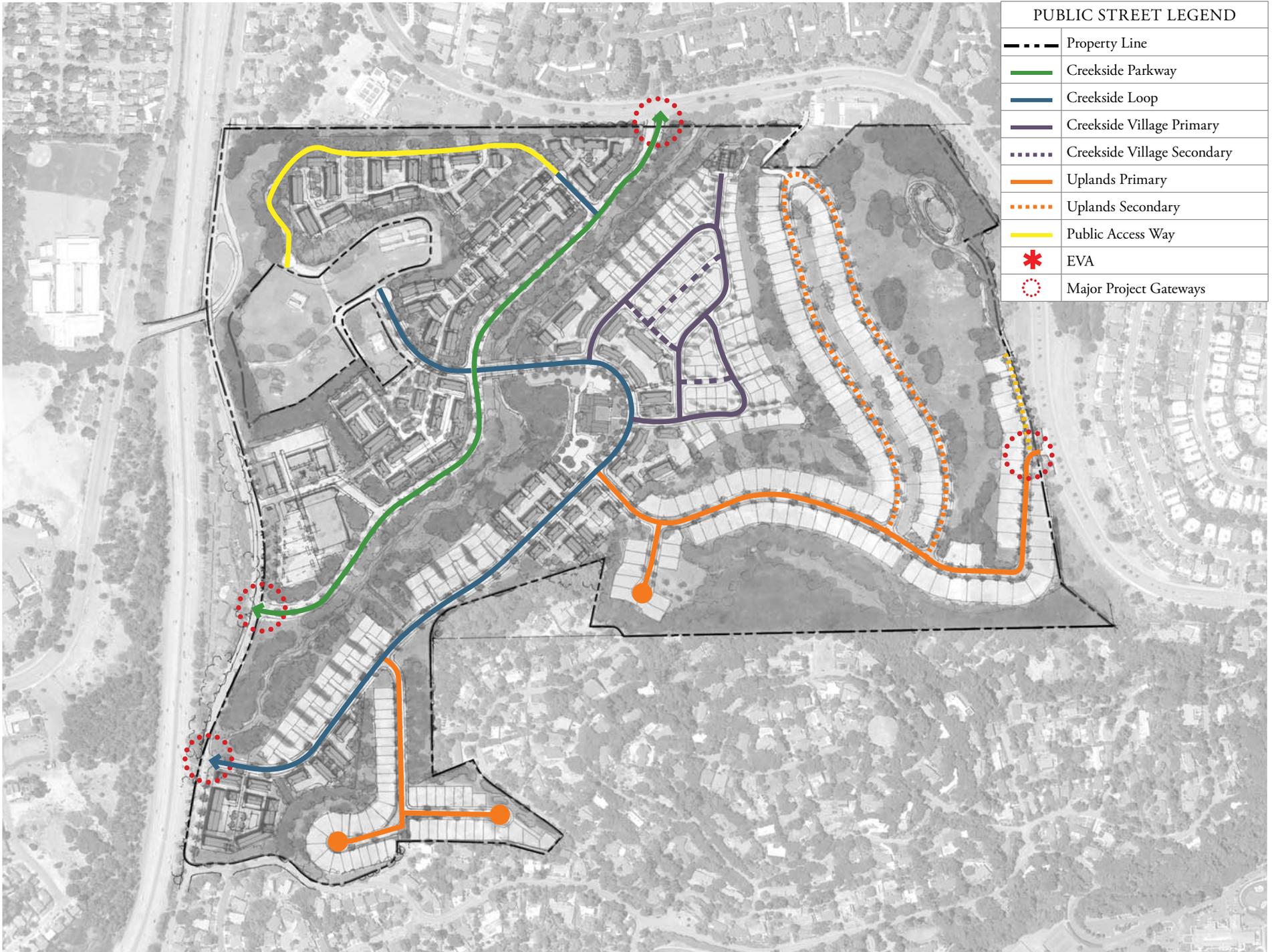
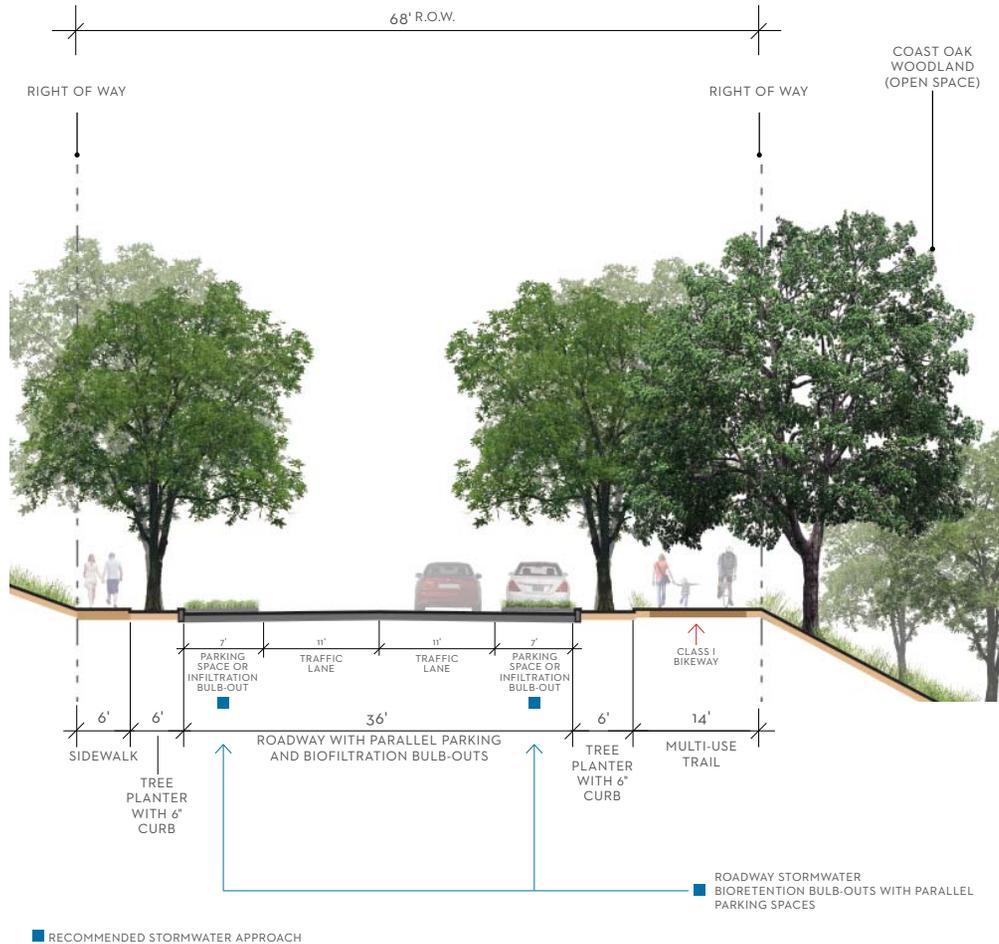


Figure 20 - Project Circulation

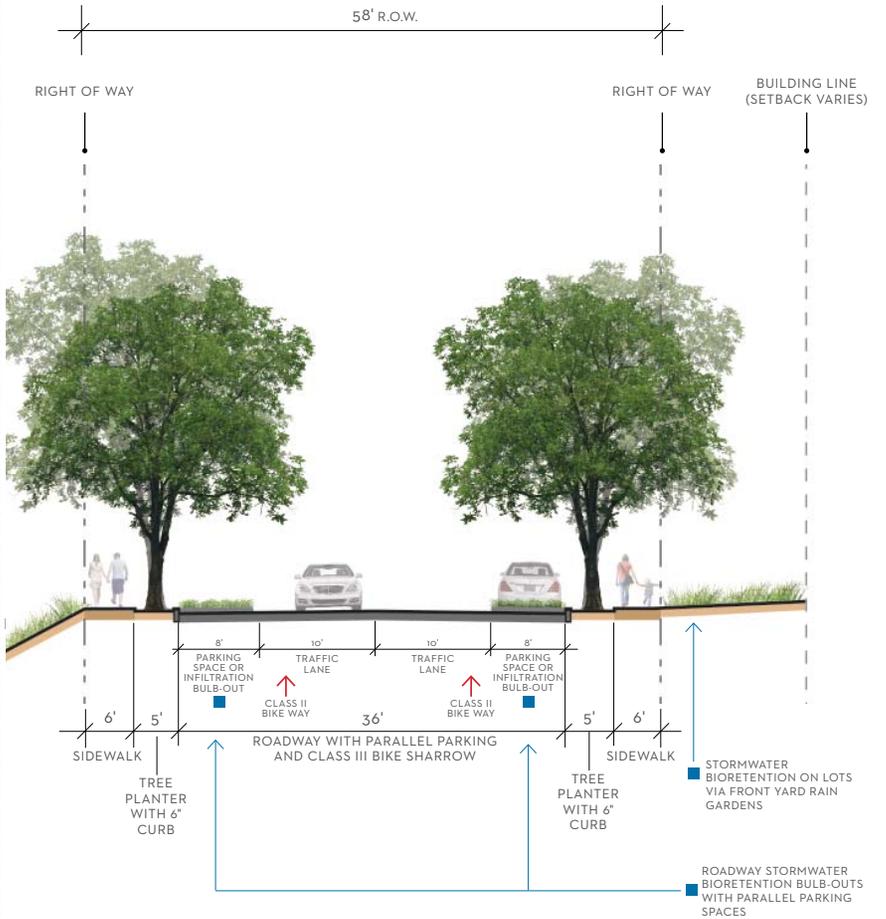
**A: CREEKSIDE PARKWAY**

COLLECTOR



**B: CREEKSIDE LOOP**

LOCAL STREET

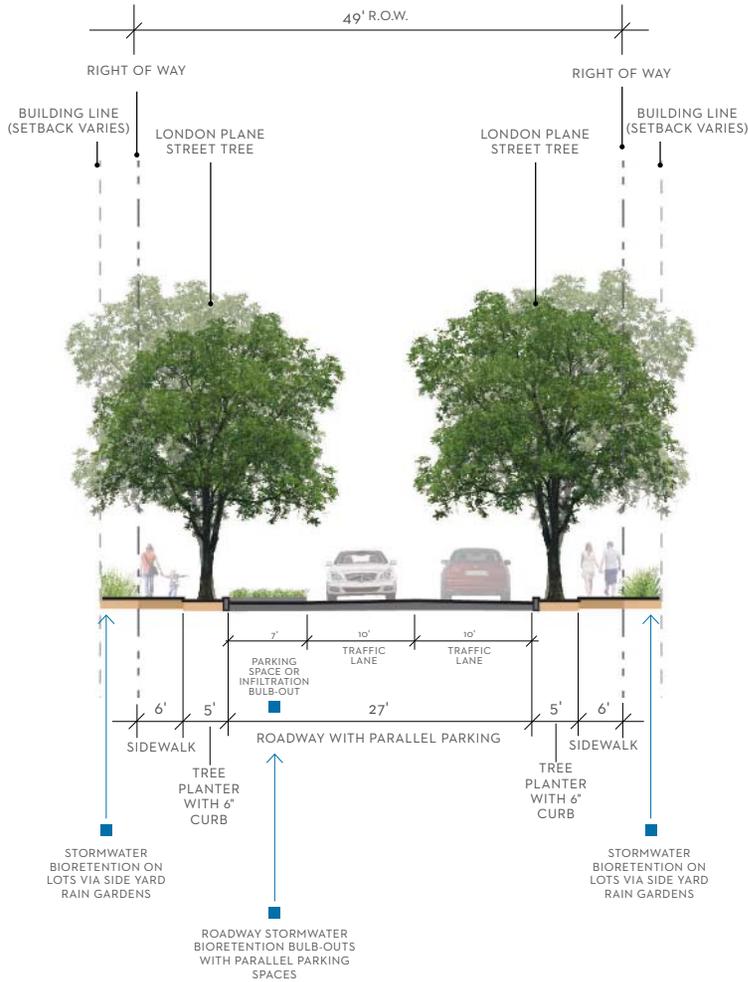


SECTIONS ARE NOT TO SCALE

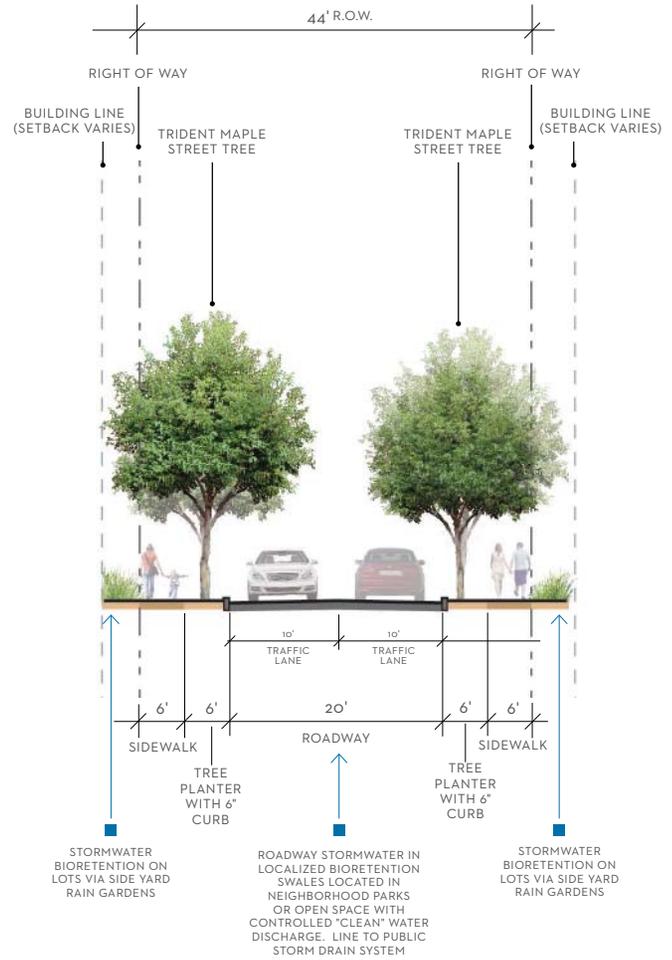
Figure 21 - Public Streets

C: CREEKSID VILLAGES

C1: CREEKSID VILLAGE PRIMARY



C2: CREEKSID VILLAGE SECONDARY

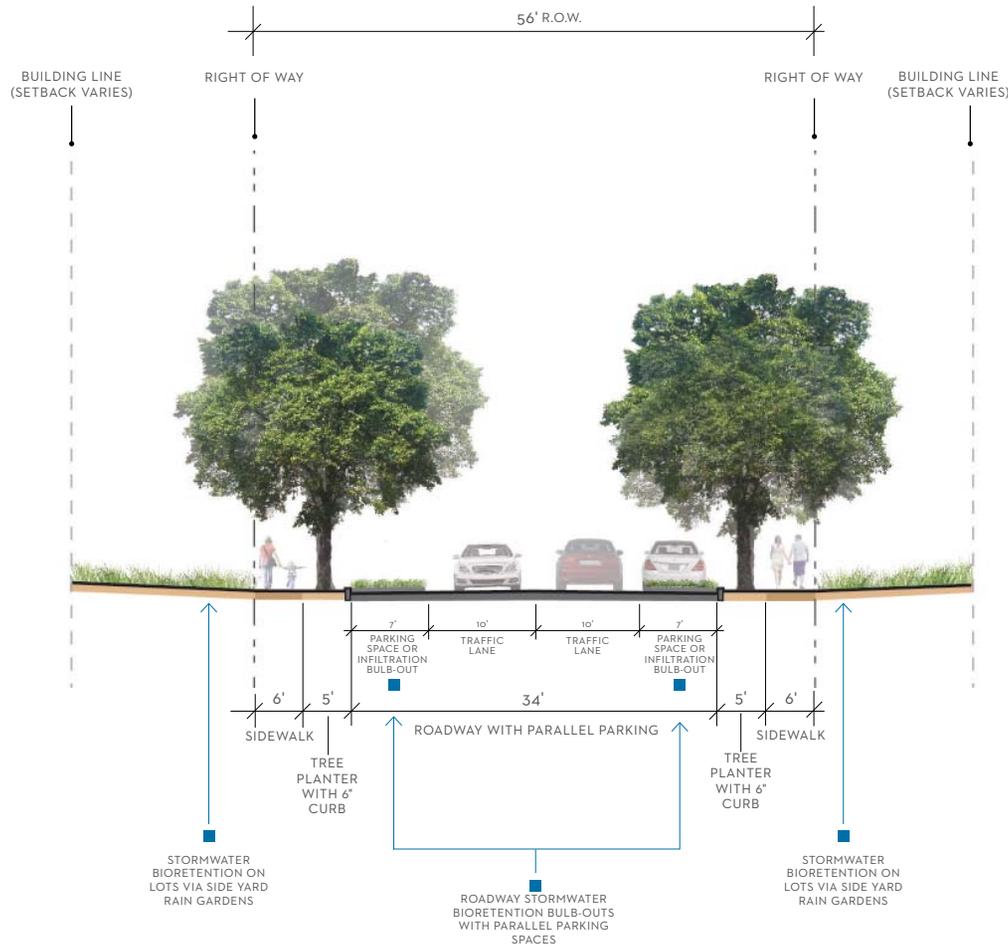


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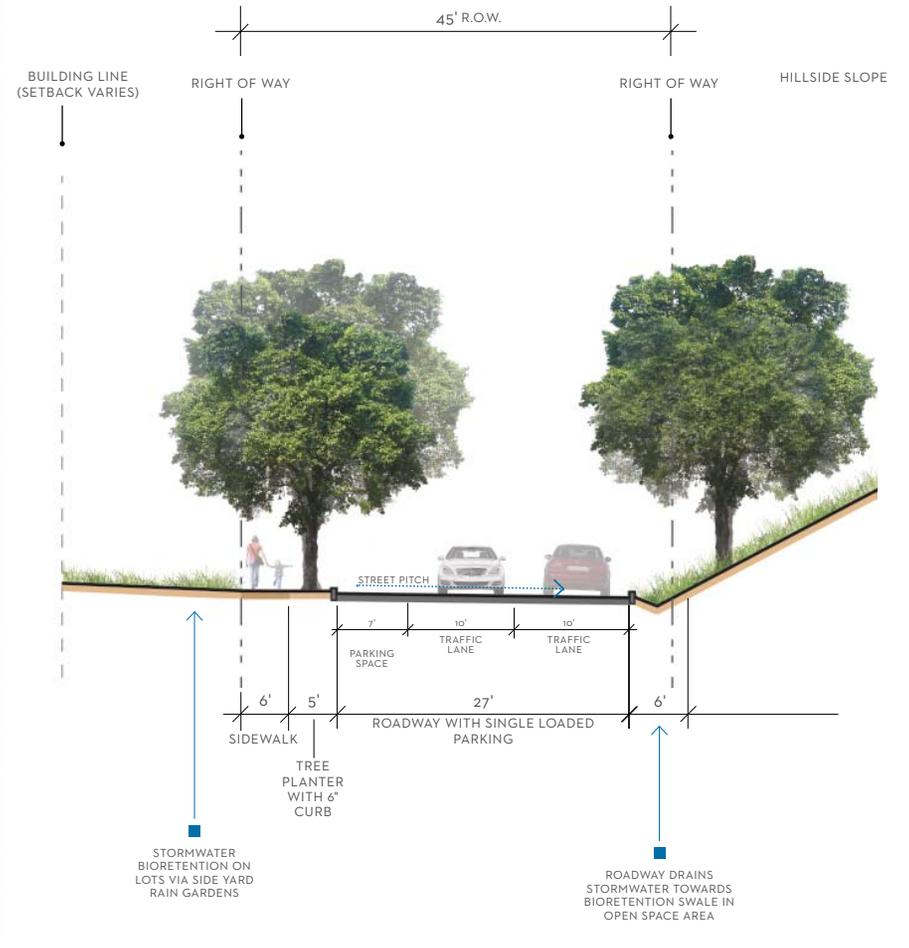
Figure 22 - Local Neighborhood Streets

**D: UPLANDS**

**D1: UPLAND PRIMARY**



**D2: UPLAND SECONDARY**



SECTIONS ARE NOT TO SCALE

Figure 23- Local Neighborhood Streets

Parkway on the eastern side of the creek corridor. This street provides a second project entrance from Mountain Boulevard and connects to all neighborhoods east of the Creek and the community center/clubhouse. There is on-street parking integrated between bioretention basins on both sides of the street. There will be no driveway cuts on Creekside Parkway (private drive courts will connect to Creekside Loop).

**C1: Creekside Village Primary** is a local street serving the small lot single family homes and courtyard homes neighborhoods east of the creek. There is on-street parking integrated within the bioretention basins on one side of the street. As Class III bikeway is planned for this street.

**C2: Creekside Village Secondary** is a smaller local street serving the small lot single family homes east of the creek. There is no on-street parking on this street.

**D1: Uplands Primary** This local street serves the eastern areas of the site and includes bioretention basins and on-street parking on both sides of the street. In areas that are too steep for bioretention basins localized retention basins are reserved within the ROW but outside of street pavements and sidewalk area.

**D2: Uplands Secondary** This local street serves the single loaded single family lots in upland areas of the site and includes on-street parking on one side of the street, adjacent to the home lots. The street roadbed is “super-elevated” towards the inboard, upland area of the site where stormwater from the ROW follows into a bio-retention swale that runs parallel to the street.

**E: Access Way** This local street connects the Townhome Neighborhoods north of the Creek and also provides secondary access to the Seneca property.

### Private Neighborhood Streets

Additional “private streets” provide access within smaller neighborhood clusters and townhome areas. These include driveways, alleys and drive courts. These private streets are described in the Landscape Design Guidelines.

## PEDESTRIAN, BIKE, AND TRANSIT CIRCULATION

### On-Site Pedestrian and Bike Circulation

A significant feature of the site is a system of walking trails and bike paths connecting neighborhoods and open space areas within the site and also existing and future trails/bike paths that lie outside the site. Figure 24 shows proposed on-site trails and bike paths and connections to off-site trails, bike paths, and transit connections. Proposed trails on-site include:

- Hiking trails through open space areas and parks
- Hiking trails through the restored creek corridor
- Shared-use trail paralleling the creek corridor along Creekside Parkway
- Neighborhood paths that use a combination of sidewalks and paths through local parks and open space areas.

Proposed on-site bike paths serve neighborhoods, connections to the Village Center, and connections to off-site trails, bike paths, and transit connections. Proposed bike paths on-site include:

- Class I bike path occupying the shared multi-use path along Creekside Parkway
- Class III bike path integrated within Creekside Loop
- Low traffic volume neighborhood streets, which have been traffic-calmed with Complete Street strategies, do not require formal bike path designations.

### Off-Site Pedestrian, Bike, and Transit Circulation/Connections

The Oak Knoll site will be served by existing and proposed off-site multi-modal transportation options including vehicular, pedestrian, bike, and transit. Critical to developing a multi-modal transportation concept are connections to off-site transportation facilities that exist today and those that are proposed in the future. Off-site connections, both existing and planned, are shown in Figure 23.

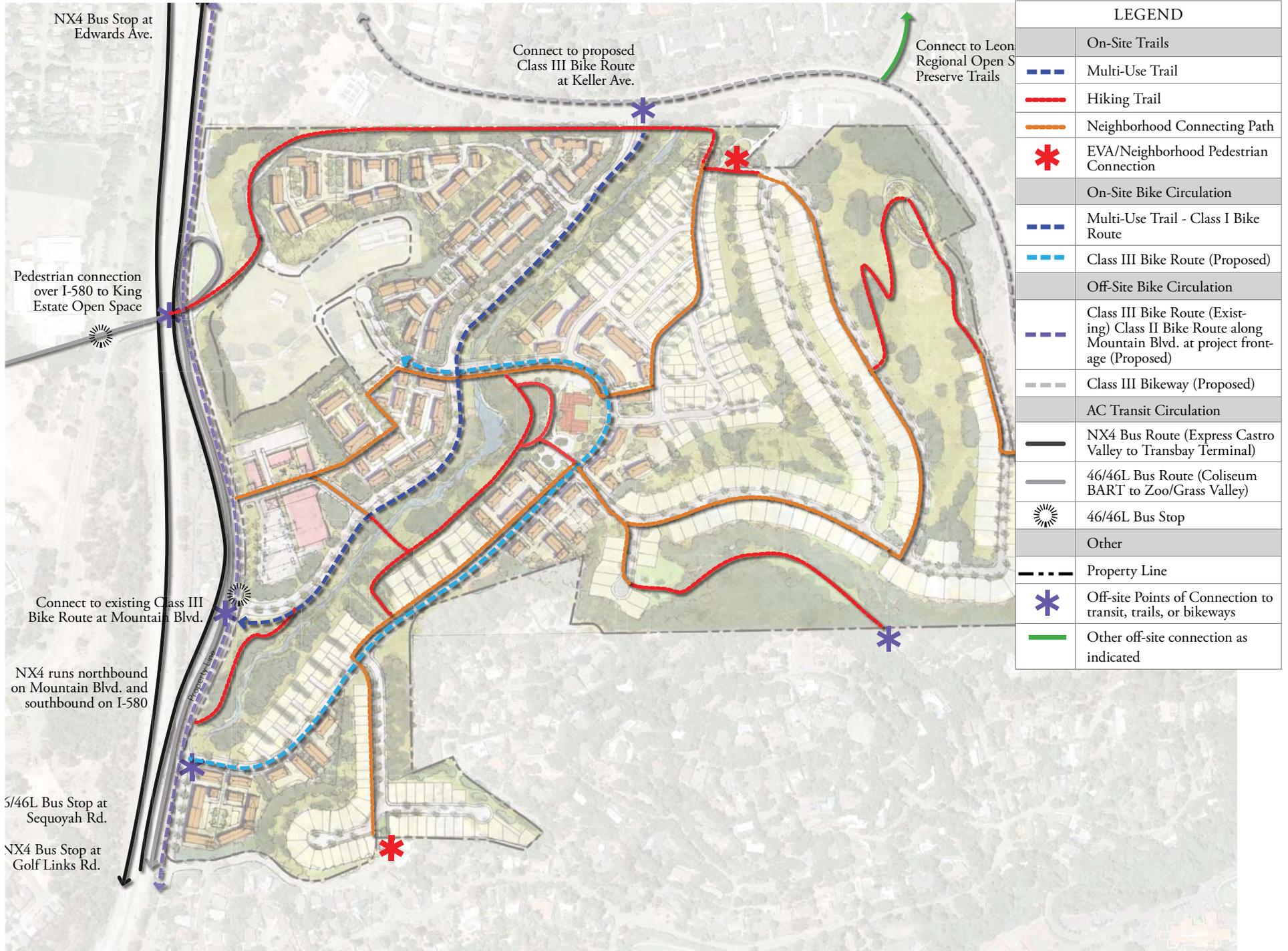


Figure 24 - Transit, Bike and Pedestrian Trails/Connections

Existing and proposed off-site trail and pedestrian connections include:

- Cross-walk at Creekside Parkway and Keller Avenue to connect the on-site shared-use trail and the Leona Canyon Regional Open Space trails. This connection requires walkers to use the sidewalk on the north side of Keller Avenue and cyclists to use the Keller roadway. A future Class III bikeway is planned for Keller Avenue.
- Trail/walking connections across and along Mountain Boulevard ultimately connecting to Knowland Park in the southern direction
- The connection of the northern on-site walking trail along the projects northern boundary with the vehicular bridge crossing both Mountain Boulevard and I-580 and connecting with Fontaine Street. This gives pedestrians a safe and clear connection to neighborhoods west of the site with Oak Knoll and Keller Avenue.
- Off-site pedestrian connections utilizing the planned project EVA at Barcelona Street
- An easterly connection from the Upland portion of the project with Keller Avenue east of Oak Knoll.

Off-site bike ways include a connection to the existing Class III bike way along Mountain Boulevard. Off-site project improvements include creating a Class II bike way along Mountain Blvd. for the length of the project frontage.

Existing Alameda County (AC) transit serves the project site. Two local AC Transit bus lines run on Mountain Boulevard directly in front of the site. The 46 and 46L run east west from the Oakland Zoo to the Coliseum BART station. There is a bus stop at the project’s current entry and it would be anticipated that this stop would continue at the new project entry at Creekside Parkway. There is no direct transit connection from the site to downtown Oakland.

An express bus (NX4) that originates in Castro Valley connects to the Transbay Terminal in San Francisco. An NX4 stops lies about a 10 minute walk north of the site along Mountain Boulevard.

## PARKING

The anticipated parking program for the site is summarized in Table 4. The parking meets off-street parking and loading requirements stated in Section 17.116 of the Oakland Planning Code.

<b>Parking Type</b>	<b>Spaces</b>
On-Street	500
Off-Street Commercial/Community Center	360
Off-Street Residential (includes townhome guest parking)	2,850
Off-Street Trailhead	10
<b>Total (approximate)</b>	<b>3,720</b>

## SITE GRADING AND UTILITIES

### Site Grading

Corrective (remedial) grading will be required prior to any new development to accommodate past naval activities and facilities which often lie on poor soils. Corrective grading is required for most developed areas which consist of unconsolidated (poorly compacted) soils which will need to be excavated and re-compacted. The majority of Rifle Range Creek will need to be over-excavated, reconstructed with the installation of new keyways to create slope stability. To meet the City of Oakland’s street design standards grading will be required to support safe street design in some upland residential areas.

Graded areas will be contoured and planted primarily with native oak trees so that in time they appear natural and well vegetated. The Vesting Tentative Map Application (VTM) should be consulted for information on proposed site grading.

The site may be graded in phases, largely coinciding with the project construction phases presented in the next section. Phase 1 may include a “borrow” area from Phase 2 to provide additional fill material to create a balance of cut and fill in Phase 1. Over all three phases the project is anticipated to balance cut and fill.

### Utilities

Proposed project infrastructure and utilities are addressed in the VTM. Stormwater management within the public ROW was discussed earlier as part of the Complete Street strategy. All stormwater generated within private lots (SFD lots, townhome parcels, and Village Center) will be handled within the lot/parcel through the use of infiltration basins.

## PUBLIC ARTS PROGRAM

The City ordinance requiring public art will apply to the Oak Knoll project. Funds for public art are derived based on building development costs declared on building permit applications and may be exercised in two ways. The developer can acquire and install publicly accessible works of art on the development site, or the developer can make an in-lieu contribution to the City of Oakland Public Art Project Account for the acquisition and placement of public art throughout the city.

OKVA plans to engage artists during the design phase of development. OKVA and project designers will work in a collaborative manner to ensure that the artist-provided engineering and/or design essentials are embedded in the development construction documents. Furthermore, in an effort to

maximize the art budget, OKVA will be seeking site contractor bids that include any public art infrastructure requirements.

Following approval of the PDP, a project art master plan will be developed and submitted to the City of Oakland’s public art advisory committee.

## PROJECT ARCHITECTURE AND LANDSCAPE

The character of the Oak Knoll community, as defined by building architecture and landscape, is presented in the Design Guidelines which are a companion document to this PDP.

## FDP SUBMITTALS SCHEDULE

A Final Development Plan (FDP) will be submitted by the Master Developer in conjunction with this PDP to describe the project land development and amenities associated the master community development. These improvements allow the necessary infrastructure and access for home builder parcels. Improvements in this Master Developer FDP package include:

### Master Developer Project Improvements FDP

- Streets, street lighting and streetscape plantings for Creekside Parkway, Creekside Loop, and local street extensions
- Site grading, retaining walls, including side yard retaining walls
- Master utilities including sewer, water, storm drainage and franchise utilities
- Rifle Range Creek Restoration
- Public parks, open space planting, and trails
- Monumentation and signs
- Slope erosion control/planting
- Club Knoll relocation and rehabilitation

### Home Builder and Town Center FDPs

Individual FDPs will be submitted by home builders for each of the townhome and single family detached neighborhoods. Additionally, an FDP will be submitted by the developer of the the Village Center retail area. The submittal of home builder FDPs are anticipated to follow the sequence of master site development. However, the submittal of home builder FDPs are subject to market conditions so the timing and rate of submittals may vary.

It is anticipated that the home builders will be submitting their FDP in conjunction with building permit submissions. More than one FDP may be submitted for individual residential neighborhoods. It is possible that multiple FDPs will be submitted by homebuilders including a subsequent phase of development that may also be underway at the same time.

## PROJECT DEVELOPMENT PHASING

Refer to Figure 25 for the anticipated construction phasing. The phasing plan accommodates earthwork balance activities, logical extensions of streets and utility services, circulation and access considerations, project open space amenities, and the anticipated market timing of the home builder activity.

Within the project phases the master developer and home builder activities are anticipated to include the following. Neighborhood areas identified below can be found in Figure 10.

Phase 1 is anticipated to include the following:

- Phase 1 site grading and utilities including soil material borrow area located in Phase 2
- Master Developer Project Improvements listed on page 42 to provide streets, access and infrastructure to Phase 1 amenities and neighborhoods.
- Rifle Range Creek restoration
- Club Knoll relocation and rehabilitation
- Village Center retail
- Parks, open space and trails within Phase 1 areas
- Townhome parcels including Creekside South, Creekside Village 1, Creekside Village
- Single Family Detached neighborhoods including Creekside South and Uplands South parcels

Phase 2 is anticipated to include the following:

- Phase 2 site grading and utilities
- Neighborhood streets serving Creekside and Upland neighborhoods
- Neighborhood park north of Creekside Village 1 neighborhood
- Single Family Detached neighborhoods including Creekside Village 1 small lot homes and Upland East homes
- Parks, open space and trails within Phase 2 areas including Club Knoll Memorial Park

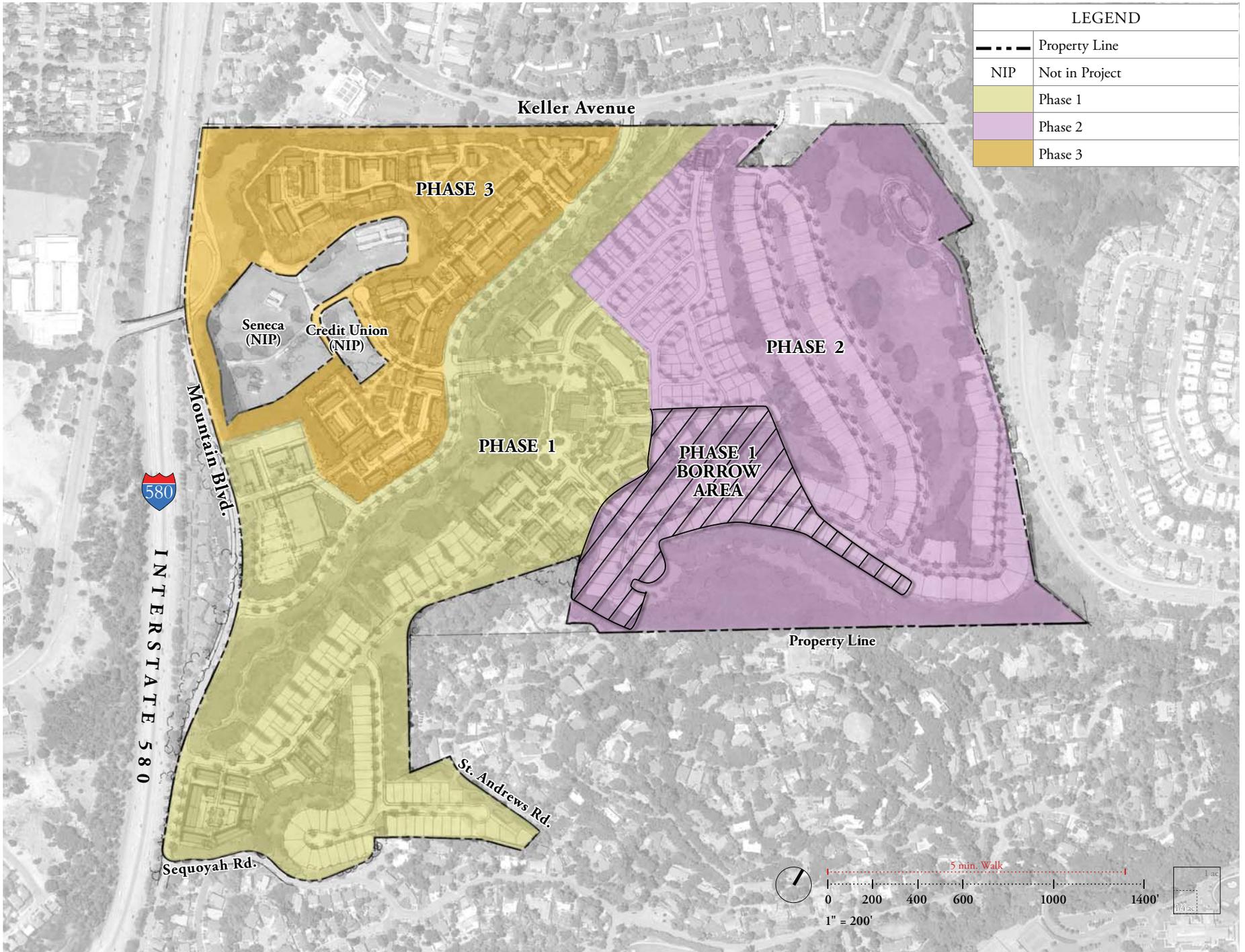


Figure 25 - Project Phasing

Phase 3 is anticipated to include the following:

- Phase 3 site grading and utilities
- Neighborhood streets and access way serving Village Center, Creekside North and Uplands North neighborhoods
- Townhome parcels including Village Center, Creekside North and Uplands North
- Parks, open space and trails within Phase 3

Phasing may be adjusted due to market conditions or other factors that may cause variations in both the sequencing and timing of development. FDPs will be required for all project development.



Artist's Concept of View West from Oak Knoll