

## **ATTACHMENT B:**

Proposed 98<sup>th</sup> and San Leandro PUD/PDP and Design Guidelines, dated October 30, 2020

# 98TH / SAN LEANDRO PRELIMINARY DEVELOPMENT PLAN



## TABLE OF CONTENTS

- A0.1 PROJECT INFORMATION
- A0.2 OPEN SPACE EXHIBIT
- A0.3 CODE ANALYSIS
- A0.4 BUILDING EXITING DIAGRAM
- A0.5 SITE LOCATION AND CONTEXT
- A0.6 ASSESSOR'S PARCEL MAP
- A0.7 SITE AERIAL / EXISTING CONDITIONS
- A0.8 SITE PHOTOGRAPHS
- A0.9 CONTEXT PHOTOGRAPHS
- A0.10 SURVEY EXISTING CONDITIONS
- C1.1 PROPOSED PARCEL PLAN
- C1.2 PROPOSED EASEMENT LAYOUT
- C2.0 PRELIMINARY GRADING PLAN
- A1.1 PROJECT PHASING PLAN
- A1.2 ILLUSTRATIVE SITE PLAN
- A1.3 VIEW LOOKING WEST
- A1.4 SITE VIEWS
- A2.1 SITE PLAN / FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A2.4 FOURTH FLOOR PLAN
- A2.5 FIFTH FLOOR PLAN
- A2.6 WORK/LIVE UNIT PLAN
- A3.1 SITE SECTIONS
- A3.2 SITE SECTIONS
- A4.1 SIGNAGE PLAN
- A4.2 SIGNAGE VIEWS
- L1.1 LANDSCAPE PLAN
- L1.2 SITE LIGHTING PLAN
- L1.3 BICYCLE PARKING PLAN
- L2.1 ENTRY PLAZA ENLARGEMENT
- L2.2 98TH AVENUE FRONTAGE ENLARGEMENT
- L2.3 WOONERF ENLARGEMENT
- L2.4 NOT USED
- L2.5 PARK ENLARGEMENT
- L3.1 STREET SECTIONS
- L3.2 STREET SECTIONS 2
- L3.3 PARK & WOONERF SECTIONS
- L4.1 LANDSCAPE NOTES & PLANT PALETTE
- L5.1 CONCEPTUAL SITE FURNISHINGS & MATERIALS
- L5.2 INSPIRATION - WORK / LIVE UNITS AT 98TH AVE
- L5.3 CONCEPTUAL RENDERINGS - WORK / LIVE UNITS AT 98TH AVE
- L5.4 INSPIRATION - WOONERF / SHARED STREET
- L6.1 TREE PRESERVATION AND REMOVAL PLAN

## PROJECT DIRECTORY

**OWNER**  
 FLEISCHMANN PROPERTY, LLC  
 155 GRAND AVENUE SUITE 950  
 OAKLAND, CA 94612  
**CLAIRE HAN**  
 510.452.2944  
 CLAIRE@MADISONPARK.COM

**ARCHITECT**  
 VAN METER WILLIAMS POLLACK  
 333 BRYANT STREET SUITE 300  
 SAN FRANCISCO, CA 94107  
**KAREN MURRAY**  
 415.974.5352 X207  
 KAREN@VMWP.COM

**SURVEY/CIVIL**  
 SANDIS, INC.  
 636 9TH STREET  
 OAKLAND, CA 94607  
**MIKE KUYKENDALL**  
 510.590.3415  
 MKUYKENDALL@SANDIS.NET

**LANDSCAPE ARCHITECT**  
 JETT LANDSCAPE ARCHITECTURE  
 2 THEATER SQUARE SUITE 218  
 ORINDA, CA 94563  
**BRUCE JETT**  
 925.254.5422  
 BRUCEJ@JETT.LAND

## 98TH AVENUE | PUD/PDP APPLICATION PACKAGE

OAKLAND, CA | 10/30/2020

Date	Revision	
12/11/2018	Planning Submission	(All Sets)
6/12/2019	Planning Resubmission	(PDP/VTM only)
8/26/2019	Planning Resubmission	(PDP only for DR)
1/23/2020	Planning Resubmission	(All Sets)
5/26/2020	Planning Resubmission	(All Sets)



AO.0



UNIT & PARKING SUMMARY BY PARCEL	TOTALS	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PARCEL G	PARCEL H	PARCEL J	PARCEL K
Parcel Size (sf)	368,831	70,109	51,932	35,481	39,086	57,468	51,968	30,116	17,580	10,792	4,299
Parcel Size (ac)	8.47	1.61	1.19	0.82	0.90	1.32	1.19	0.69	0.40	0.25	0.10
Building Footprint	225,189	47,807	39,771	20,087	30,114	38,016	33,025	16,368			
Work / Live units	9	9	0	0	0	0	0	0			
Live / Work units	7	7	0	0	0	0	0	0			
Apartments	270	90	86	34	60	0	0	0			
Townhouses	122	0	0	0	0	48	48	26			
<b>Total Units</b>	<b>408</b>	<b>106</b>	<b>86</b>	<b>34</b>	<b>60</b>	<b>48</b>	<b>48</b>	<b>26</b>			
Car Parking Spaces	517	106	77	36	54	96	96	52			
Parking Ratio (spaces/unit)		1.00	0.90	1.06	0.90	2.00	2.00	2.00			

PROJECT SUMMARY		
<b>Total Area Summary</b>		
	EXISTING	PROPOSED
Site Area	9.67 acres	8.47 acres
	420,907 sf	346,952 sf
Public Row Area	0.49 acres	1.69 acres
	21,647 sf	73,723 sf
<b>TOTAL</b>	<b>10.16 acres</b>	<b>10.16 acres</b>
	442,554 sf	420,675 sf
<b>DENSITY CALCS (excluding Parcel H &amp; K)</b>		
Site Area (excluding Parcel H & K in acres)	7.97	
Site Area (excluding Parcel H & K in sf)	346,952 sf	
Max FAR for HBX-1	1.75	
Max Allowable Floor Area (Site Area * Max FAR)	607,166 sf	
Less Work/Live + Commercial Area	-14,156 sf	
Residential Site Area	593,010 sf	
Residential Capacity	97.67%	
Max Allowable Density	1,000 sf	
*per HBX-1: 1 unit/1000 sf of site area		
<b>Max Allowable Units (Residential Site Area / 1000sf)</b>	<b>346 units</b>	
<b>Net Allowable Units (per Residential Capacity)</b>	<b>338 units</b>	
<b>Max Allowable Units (with 25% PUD Bonus)</b>	<b>423 units</b>	
	MAXIMUM	PROPOSED
Density (*not including W/L units)	423 apt. units	399 apt. units
Density Units/Acre	53.1 du/a	50.1 du/a
<b>FLOOR AREA RATIO</b>		
Overall FAR (*without bldg. parking)	1.72	
HBX-1= 1.75 + 25% PUD bonus		
Parcel A	2.00	
Parcel B	2.26	
Parcel C	1.36	
Parcel D	2.01	
Parcel E	1.63	
Parcel F	1.52	
Parcel G	1.27	
Height (*75' when adjacent to BART tracks within 125' of tracks)	35' / *75'	35' - 60'
<b>UNIT MIX</b>		
Townhouses	122 units	
Live / Work units	7 units	
Apartment units	270 units	
<b>TOTAL RESIDENTIAL UNITS</b>	<b>399 units</b>	
Work / Live units	9 units	
	<b>408 total units</b>	
<b>GROSS BUILDING AREAS</b>		
Live/Work Area	9,226 sf	
Apartment Area	361,281 sf	
Townhouse Area	210,638 sf	
<b>GROSS RESIDENTIAL AREA</b>	<b>581,146 sf</b>	
<b>WORK/LIVE AREA</b>	<b>11,688 sf</b>	
<b>COMMERCIAL AREA</b>	<b>2,468 sf</b>	
<b>TOTAL GROSS BUILDING AREA</b>	<b>595,302 sf</b>	
<b>COMMUNITY OPEN SPACES (NOT INCLUDED IN OPEN SPACE CALCS)</b>		
Plaza Area @ Parcel A	4,768 sf	
Paseos @ Parcel E & F	3,080 sf	
Open Space @ Parcel G	1,988 sf	
Woonerf Area @ Parcel H	17,580 sf	
Woonerf Area @ Parcel K	4,299 sf	
Park Area @ Parcel J	10,792 sf	
<b>COMMUNITY OPEN SPACE TOTAL</b>	<b>42,507 sf</b>	
<b>CAR PARKING</b>		
	REQUIRED	PROPOSED
Parcel A-D 0.9:1 (10% reduction for car-share)	257 spaces	273 spaces
Parcel E-G 1:1 for Townhouses	122 spaces	244 spaces
Standard Parking	215 spaces	
Stacked Parking	58 spaces	
Townhouse Parking	244 spaces	
Carshare spaces	4 spaces	
<b>TOTAL</b>	<b>517 spaces</b>	
Off street loading spaces (1 space for buildings > 50,000 sf)	3 spaces	4 spaces
<b>BIKE PARKING</b>		
	LONG TERM	SHORT TERM
Retail (1/12,000sf)	2 spaces	Retail (1/5000 sf) 2 spaces
W/L (1/4 units)	2 spaces	W/L (1/20 units) 6 spaces
Apts & L/W (1/4 units)	70 spaces	Apts (1/20 units) 14 spaces
Townhouses	-	TH (1/20 units) 6 spaces
<b>REQUIRED</b>	<b>74 spaces</b>	<b>REQUIRED 28 spaces</b>
<b>PROPOSED</b>	<b>130 spaces</b>	<b>PROPOSED 78 spaces</b>

# PROJECT DESCRIPTION

The master planned community at 98th Avenue & San Leandro Street will consist of 10 discrete development blocks, including a mix of commercial/retail uses, 270 apartment units, 7 live/work units, 9 work/live units, 122 townhomes, 2,468 sf ground floor retail and over 40,000 sf of community open space.

The proposed street design is based primarily on bringing the existing Blake Drive through the site to connect to Tubman Drive, and extending Garner and Tubman Drives into the site. In addition to providing necessary site circulation for cars, emergency and service vehicles, the centrally located woonerf enhances the pedestrian experience by providing an open area for social interaction.

Primary access to the project will be provided on 98th Avenue maintaining the existing alignment of Blake Drive with Medford Avenue across 98th Avenue. Secondary access is off of 92nd Ave through Ellington Way. The existing streets Blake Drive, Garner Drive, and Tubman Drive would be extended and incorporated into the new master planned community.

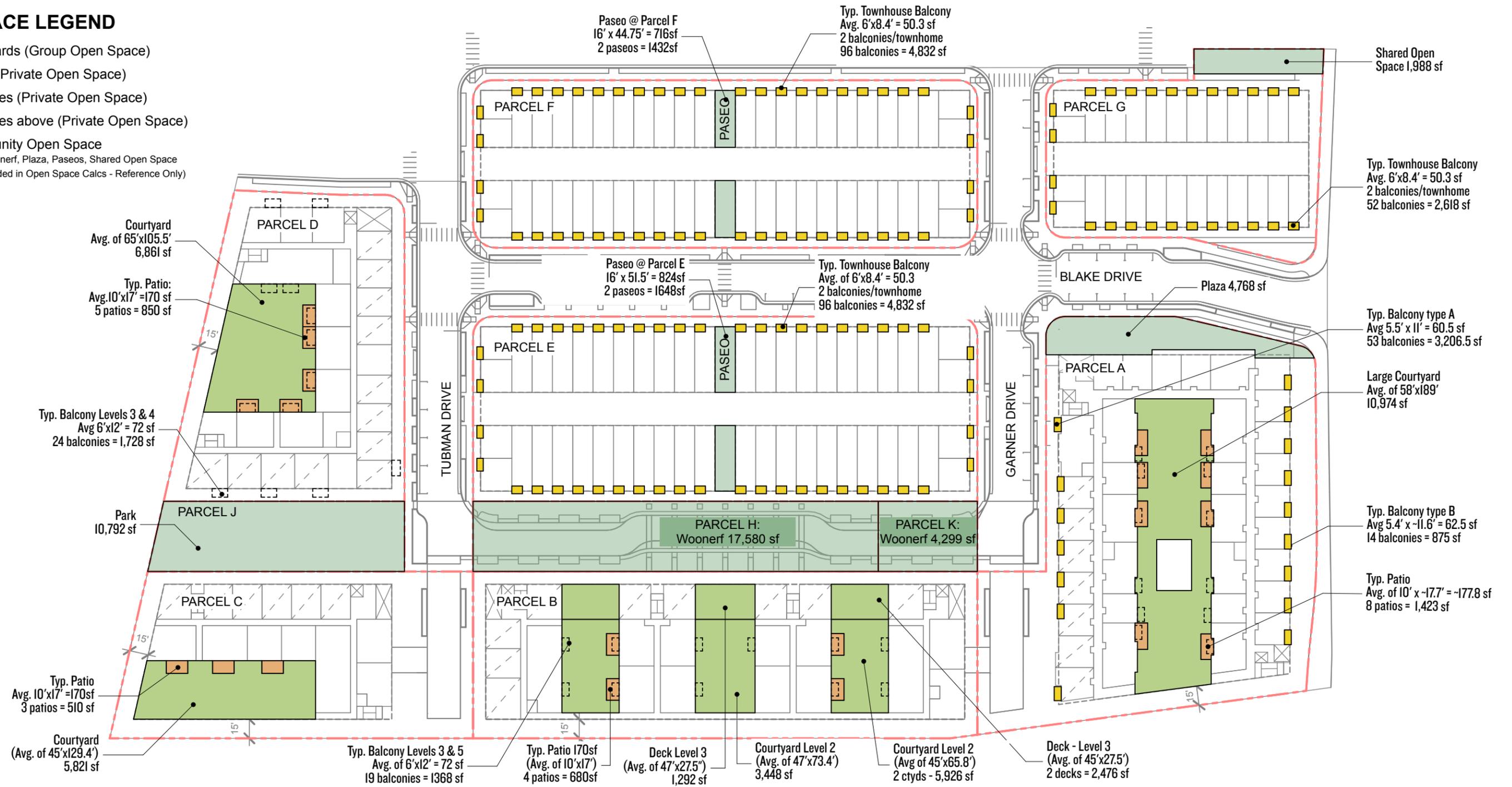
This document constitutes the Preliminary Development Plan for the Planned Unit Development of 98th & San Leandro Master Plan project. Additionally, Applicant is submitting the following related applications and documents to the City of Oakland:

- Vesting Tentative Tract Map
- 98th/San Leandro Design Guidelines
- Final Development Plan - Parcel A
- Final Development Plan - Master Street & Open Space Improvements

Individual Final Development Plans and final maps will be submitted by developers for each of the development parcels and related improvements.

# OPEN SPACE LEGEND

- Courtyards (Group Open Space)
- Patios (Private Open Space)
- Balconies (Private Open Space)
- Balconies above (Private Open Space)
- Community Open Space  
Park, Woonerf, Plaza, Paseos, Shared Open Space  
(Not included in Open Space Calcs - Reference Only)



Minimum Usable Open Space Requirements for HBX-1 (17.65.120)	PARCEL A 90 apts + 7 L/W + 9 W/L		PARCEL B 86 apts		PARCEL C 34 apts		PARCEL D 60 apts		PARCEL E 48 Townhomes		PARCEL F 48 Townhomes		PARCEL G 26 Townhomes		TOTAL OPEN SPACE	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Residential = 200 sf/unit	18,000		17,200		6,800		12,000		9,600		9,600		5,200		80,475	36,797
Live/Work = 200 sf/unit	1,400															
Work/Live = 75 sf/unit (17.65.150)	675															
<b>Group Open Space Provided (sf)</b>	20,075	<b>10,974</b>	17,200	<b>13,142</b>	6,800	<b>5,821</b>	12,000	<b>6,861</b>	9,600	<b>0</b>	9,600	<b>0</b>	5,200	<b>0</b>	80,475	<b>36,797</b>
Private Open Space Provided (sf)		5,504.50		2,048		510		2,578		4,832		4,832		2,618		
*1 sf private = 2 sf group (17.126.020)																
<b>Group Equivalent Private Open Space (sf)*</b>		<b>11,009</b>		<b>4,096</b>		<b>1,020</b>		<b>5,156</b>		<b>9,664</b>		<b>9,664</b>		<b>5,236</b>		<b>45,845</b>
<b>Total Open Space</b>	<b>20,075</b>	<b>21,983</b>	<b>17,200</b>	<b>17,238</b>	<b>6,800</b>	<b>6,841</b>	<b>12,000</b>	<b>12,017</b>	<b>9,600</b>	<b>9,664</b>	<b>9,600</b>	<b>9,664</b>	<b>5,200</b>	<b>5,236</b>	<b>80,475</b>	<b>82,642</b>

Open Space provided is based on preliminary concept plan.  
Actual Square Footage will vary slightly depending on ultimate design but not to fall below requirements.



## 98TH AVENUE | OPEN SPACE EXHIBIT

OAKLAND, CA | 10/30/2020



AO.2

**APPLICABLE CODES**

ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES (IF CONFLICTS OCCUR, THE MORE STRINGENT REGULATION GOV) REQUIREMENTS AS ESTABLISHED BY STATE AND LOCAL FIRE MARSHALS, AND THE RULES AND REGULATIONS OF THE UTILITY COMPANIES SERVING THIS PROJECT.

**2019 OAKLAND BUILDING CODE AMENDMENTS OF THE CALIFORNIA BUILDING STANDARDS CODE [CALIFORNIA CODE OF REGULATIONS - TITLE 24]**

OAKLAND BUILDING CODE AMENDMENTS	2019 EDITION
OAKLAND GREEN BUILDING STANDARDS CODE AMENDMENTS	2019 EDITION
OAKLAND FIRE CODE AMENDMENTS	2019 EDITION

**2019 EDITION OF THE CALIFORNIA BUILDING CONSTRUCTION CODE INCLUDES AMENDMENTS OF THE CA BUILDING STANDARDS CODE (T24)**

PART 2 - CALIFORNIA BUILDING CODE (CBC)	2019 EDITION
PART 3 - CALIFORNIA ELECTRICAL CODE	2019 EDITION
PART 4 - CALIFORNIA MECHANICAL CODE	2019 EDITION
PART 5 - CALIFORNIA PLUMBING CODE	2019 EDITION
PART 6 - CALIFORNIA ENERGY CODE	2019 EDITION
PART 7 - CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE	2019 EDITION
PART 9 - CALIFORNIA FIRE CODE	2019 EDITION
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen)	2019 EDITION

OAKLAND MUNICIPAL CODE	2019 EDITION
------------------------	--------------

**CONSTRUCTION CLASSIFICATION**

BUILDING OCCUPANCY TYPE FOR MULTIFAMILY BUILDINGS PARCELS A-D	CONSTRUCTION CLASSIFICATION	SPRINKLERING REQUIREMENTS
S-2, B * PARKING STRUCTURE, COMMERCIAL& WORK/LIVE [1 STORY ABOVE GRADE]	TYPE 1-A [ CBC TABLE 503 ]	BLDG SPRINKLERING PER NFPA-13 REQUIRED
R-2, B WORK/LIVE AND RESIDENTIAL APARTMENT BLDG [4 STORIES ABOVE PODIUM]	TYPE V-A [ CBC TABLE 503 ]	BLDG SPRINKLERING PER NFPA-13 REQUIRED

\* B OCCUPANCY AT PARCEL A ONLY

**FIRE SPRINKLER REQUIREMENTS**

APPROVED AUTOMATIC SPRINKLER SYSTEM REQUIRED THROUGHOUT PER NFPA 13 REQUIREMENTS.

A STANDPIPE SYSTEM WILL BE REQUIRED THROUGHOUT TO MEET 2019 EDITION OF NFPA14 AND CBC 905. STANDPIPE CALCULATIONS REQUIRED.

A MANUAL ALARM SYSTEM IS REQUIRED PER 2019 EDITION NFPA 72 AND CBC 907.2.9.

\* SPRINKLER SYSTEM NOTES ARE FOR REFERENCE ONLY. SPRINKLER SYSTEM SHALL BE DESIGN / BUILD AND DRAWINGS SHALL BE SUBMITTED BY SPRINKLER SUBCONTRACTOR UNDER SEPARATE PERMIT.

FIRE COMMAND CENTER IS REQUIRED IN ALL BUILDINGS OVER 3 STORIES PER OAKLAND MUNICIPAL CODE

**ALLOWABLE HEIGHT AND STORIES**

PARCELS A, B, C, D						
BUILDING / ZONE DESIGNATION	OCCUPANCY GROUP	CONSTRUCTION TYPE	ALLOWABLE HEIGHT [CBC Table 504.3] Sprinklered with area increase	ALLOWABLE STORIES [CBC Table 504.4] Sprinklered with area increase	PROVIDED STORIES	ACTUAL HEIGHT
FLOOR 1	S-1, B*, R-2	TYPE 1-A	UNLIMITED	UNLIMITED	1 STORY	60' TOTAL (PARCELS A & B) 45' TOTAL (PARCELS C & D)
FLOORS 2-5	R-2	TYPE V-A	60'	4 STORIES	4 OVER PODIUM (PARCELS A & B) 3 OVER PODIUM (PARCELS C & D)	

\* B OCCUPANCY AT PARCEL A ONLY

**ALLOWABLE AREA**

**PARCEL A**

OCCUPANCY GROUP	TYPE	ALLOWABLE AREA FACTOR	FRONTAGE INCREASE -	ALLOWABLE AREA	CONCEPTUAL BUILDING AREA
		[CBC Table 506.2] SM (Sprinklered)	ALLOW_AREA [CBC 506.3.3] If=(F/P-0.25)W/30	ALLOW_AREA [CBC 506.2.3] (At+(NSxIf))xSa=Aa	
S-1	I-A	UNLIMITED			
B	I-A	UNLIMITED			
R-2	I-A	UNLIMITED	(776.35/1136.6-.25)*30/30	(36000+(12,000*.43)*2	TYPE 1-A = 47,807 SF
R-2	V-A	36,000	0.43	82,393	TYPE V-A = 118,497 SF BUILDING SEPARATION REQUIRED

**PARCEL B**

OCCUPANCY GROUP	TYPE	ALLOWABLE AREA FACTOR	FRONTAGE INCREASE -	ALLOWABLE AREA	CONCEPTUAL BUILDING AREA
		[CBC Table 506.2] SM (Sprinklered)	ALLOW_AREA [CBC 506.3.3] If=(F/P-0.25)W/30	ALLOW_AREA [CBC 506.2.3] (At+(NSxIf))xSa=Aa	
S-1	I-A	UNLIMITED			
R-2	I-A	UNLIMITED	(467.66/1131.91-.25)*30/30	(36000+(12,000*.16)*2	TYPE 1-A = 40,011 SF
R-2	V-A	36,000	0.16	75,916	TYPE V-A = 103,368 SF BUILDING SEPARATION REQUIRED

**PARCEL C**

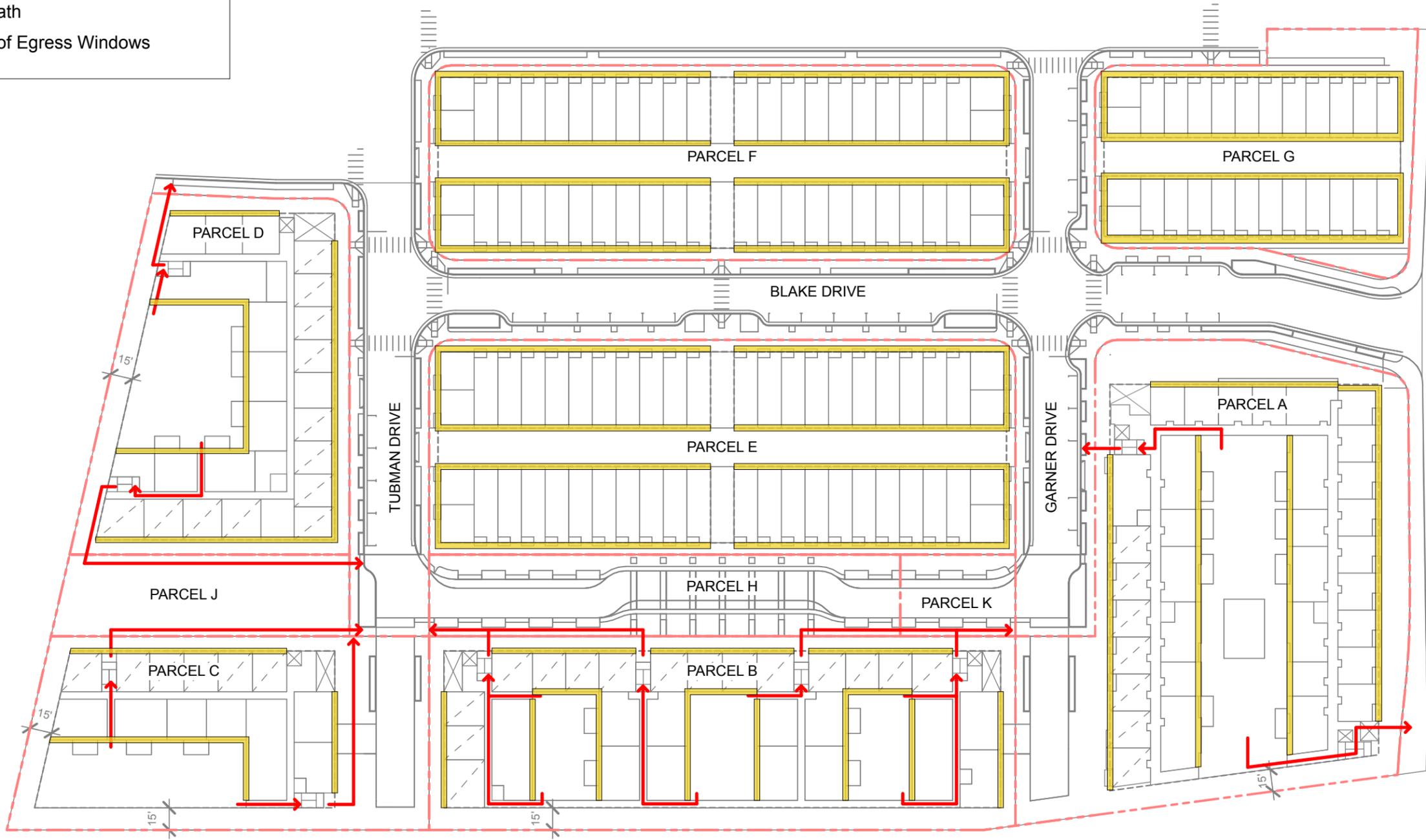
OCCUPANCY GROUP	TYPE	ALLOWABLE AREA FACTOR	FRONTAGE INCREASE -	ALLOWABLE AREA	CONCEPTUAL BUILDING AREA
		[CBC Table 506.2] SM (Sprinklered)	ALLOW_AREA [CBC 506.3.3] If=(F/P-0.25)W/30	ALLOW_AREA [CBC 506.2.3] (At+(NSxIf))xSa=Aa	
S-1	I-A	UNLIMITED			
R-2	1-A	UNLIMITED	(258.33/811.83-.25)*30/30	(36000+(12,000*.07)*2	TYPE 1-A = 20,087 SF
R-2	V-A	36,000	-0.16	68,217	TYPE V-A = 40,927 SF MEETS REQUIREMENTS

**PARCEL D**

OCCUPANCY GROUP	TYPE	ALLOWABLE AREA FACTOR	FRONTAGE INCREASE -	ALLOWABLE AREA	CONCEPTUAL BUILDING AREA
		[CBC Table 506.2] SM (Sprinklered)	ALLOW_AREA [CBC 506.3.3] If=(F/P-0.25)W/30	ALLOW_AREA [CBC 506.2.3] (At+(NSxIf))xSa=Aa	
S-1	I-A	UNLIMITED			
R-2	I-A	UNLIMITED	(493.97/720.15-.25)*30/30	(36000+(12,000*.44)*2	TYPE 1-A = 30,114 SF
R-2	V-A	36,000	0.44	82,460	TYPE V-A = 66,054 SF MEETS REQUIREMENTS

**LEGEND**

-  Egress Path
-  Location of Egress Windows



**98TH AVENUE | BUILDING EXITING DIAGRAM**

OAKLAND, CA | 10/30/2020



← ~1 MILE TO COLISEUM BART STATION

~1 MILE TO SAN LEANDRO BART STATION →



# 98TH AVENUE | SITE LOCATION AND CONTEXT

OAKLAND, CA | 10/30/2020

**SANDIS** **VAN METER**  
**JETT** **WILLIAMS**  
 Landscape Architecture + Design **POLLACK** **LLP**

**A0.5**





# 98TH AVENUE | SITE AERIAL / EXISTING CONDITIONS

OAKLAND, CA | 10/30/2020



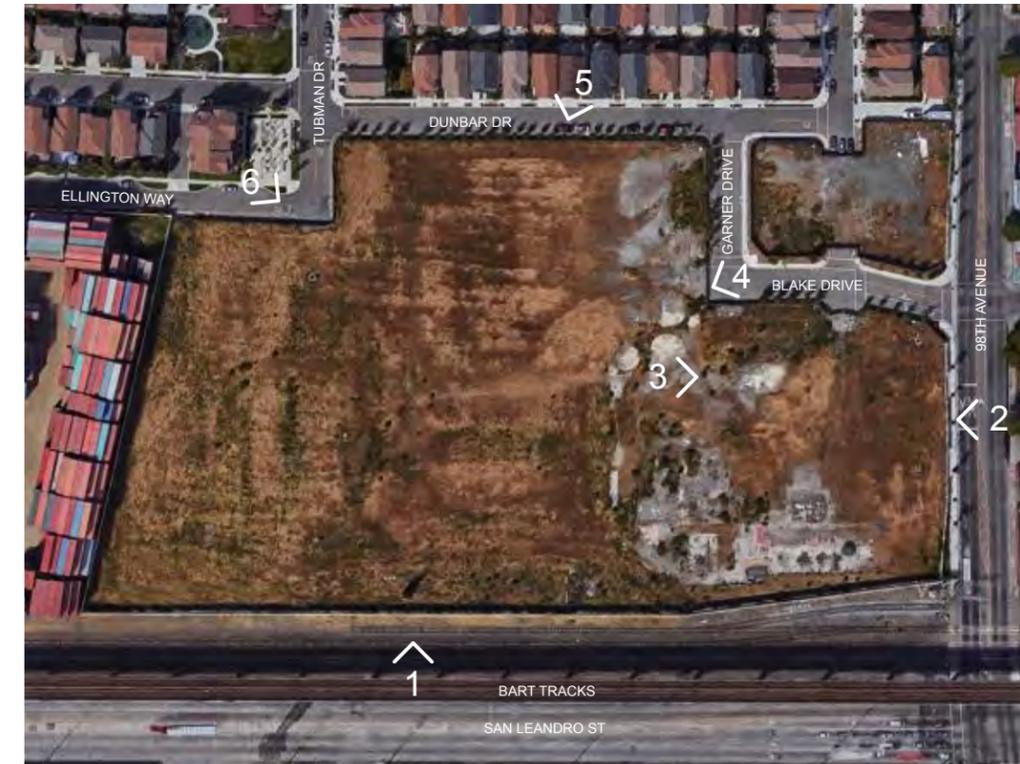
A0.7



1. SITE FROM SAN LEANDRO ST



2. SITE FROM 98TH AVENUE



KEY PLAN



3. SITE LOOKING TOWARDS 98TH AVENUE



4. SITE FROM DUNBAR DR AND GARNER DR



5. SITE FROM DUNBAR DR



6. SITE FROM ELLINGTON WAY

# 98TH AVENUE | SITE PHOTOGRAPHS

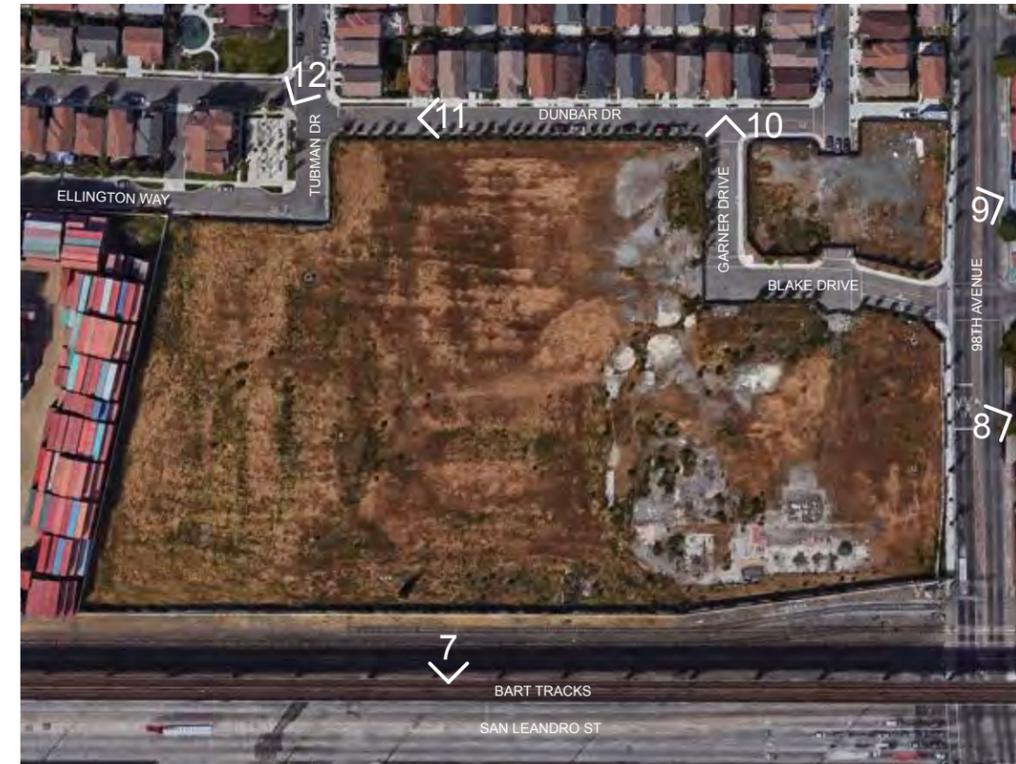
OAKLAND, CA | 10/30/2020



7. WAREHOUSES / SAN LEANDRO ST



8. SUNRISE SPECIALITY CO / 98TH AVENUE



KEY PLAN



9. WAREHOUSE / 98TH AVENUE



10. SINGLE FAMILY HOUSES / DUNBAR DR



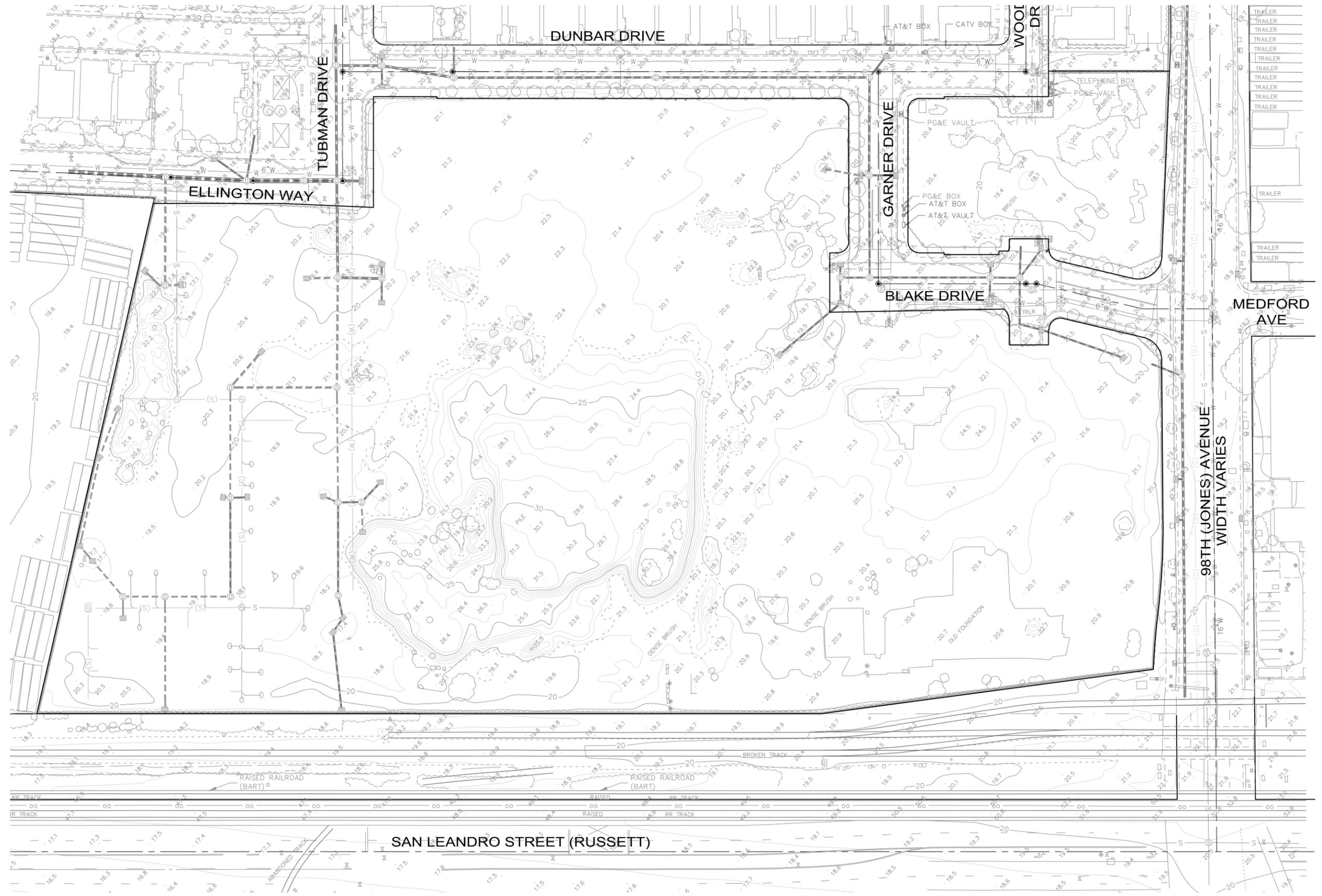
11. SINGLE FAMILY HOUSES / DUNBAR DR



12. PUBLIC PARK / TUBMAN DR

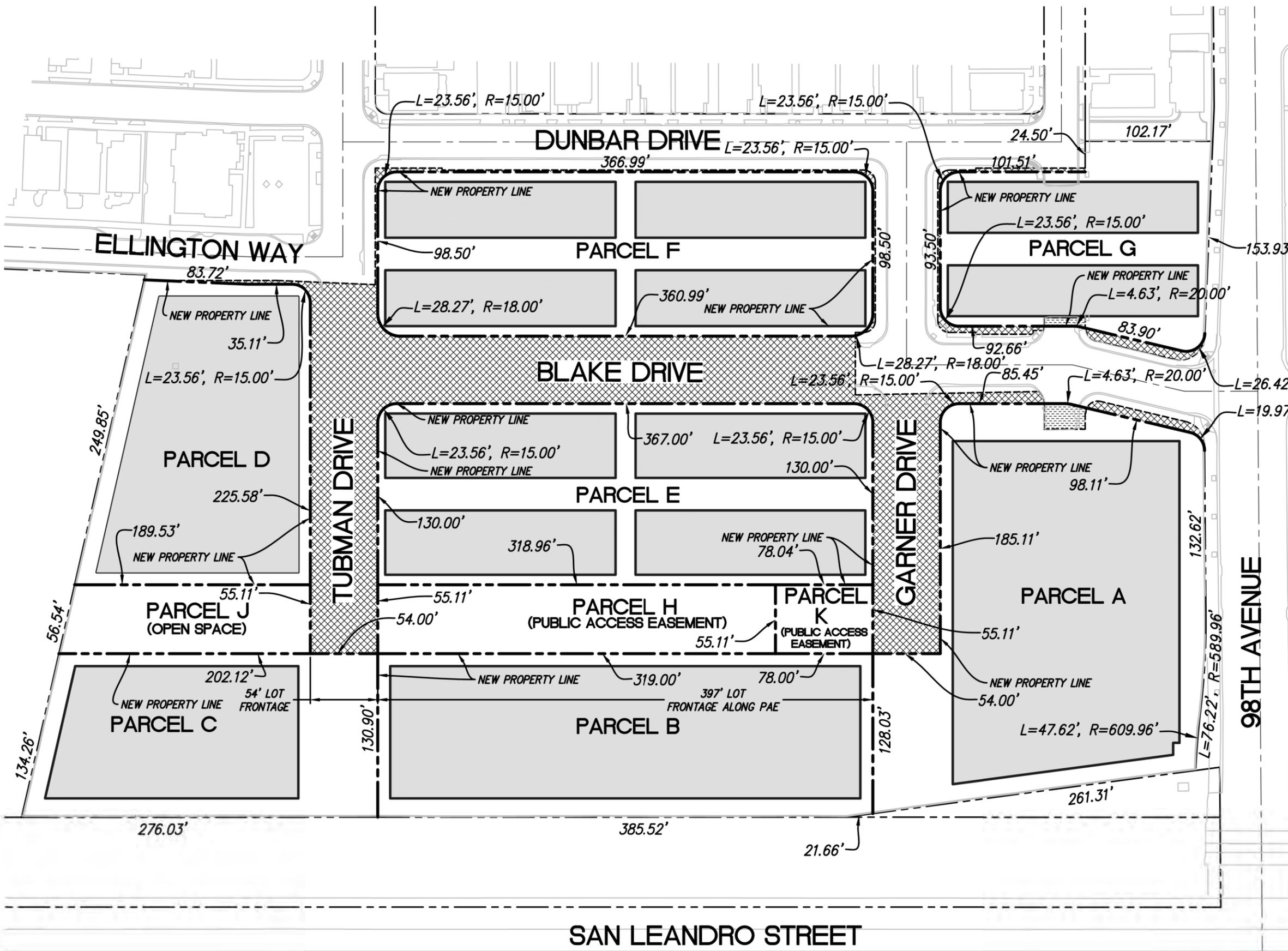
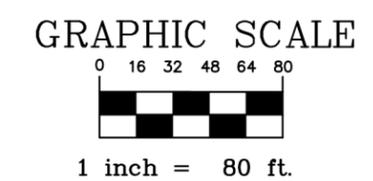
# 98TH AVENUE | CONTEXT PHOTOGRAPHS

OAKLAND, CA | 10/30/2020



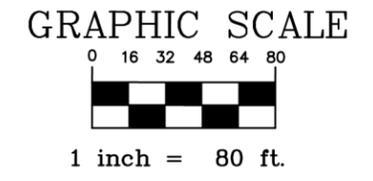
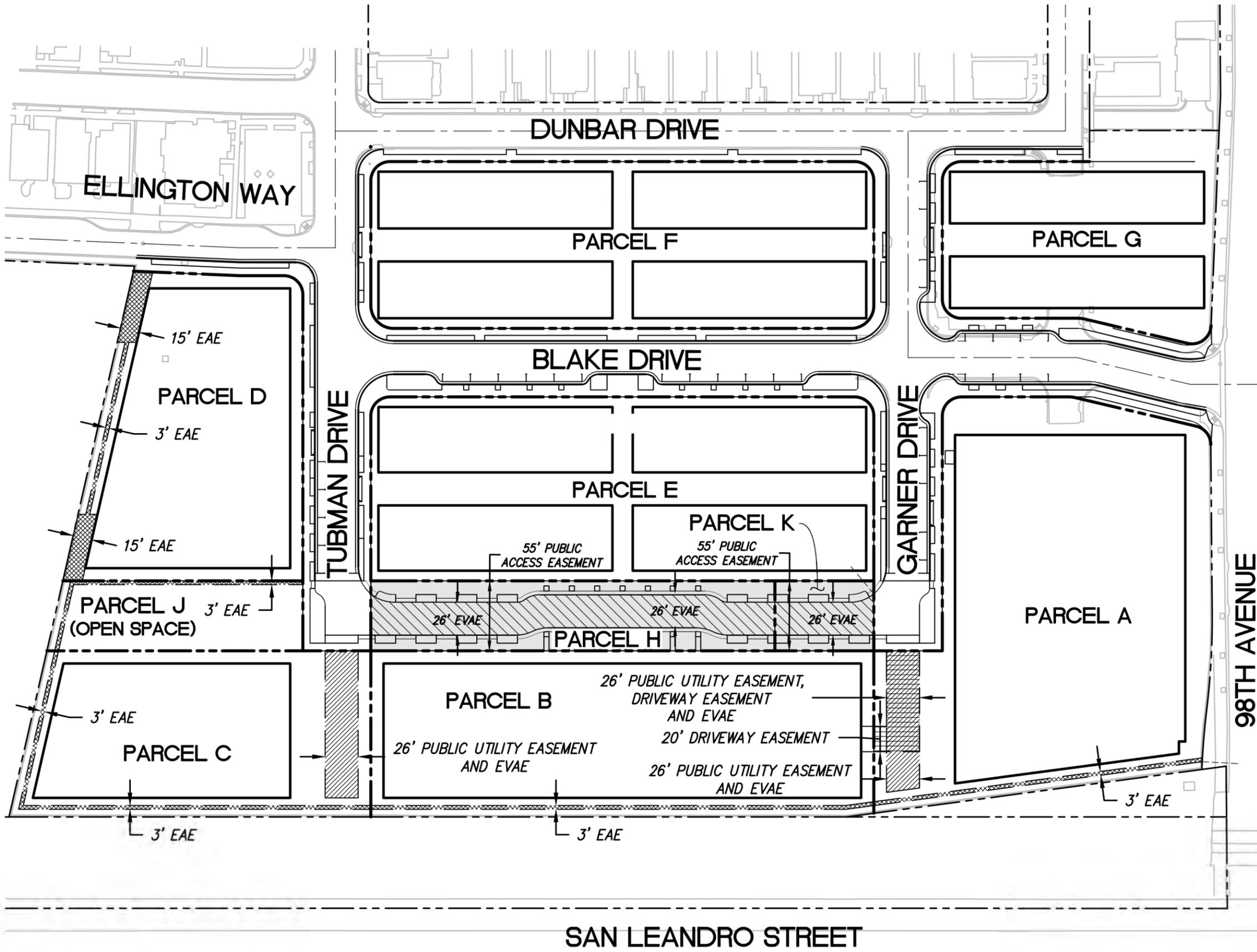
# 98TH AVENUE | SURVEY EXISTING CONDITIONS

OAKLAND, CA | 10/30/2020



### LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPERTY LINE TO BE REMOVED
	CENTER LINE OF RIGHT OF WAY
	PUBLIC RIGHT-OF-WAY TO BE DEDICATED
	PUBLIC RIGHT-OF-WAY TO BE VACATED
	PROPOSED BUILDING AREA



**LEGEND**

- EXISTING RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- CENTER LINE OF RIGHT OF WAY
- UTILITY AND EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- DRIVEWAY EASEMENT
- EMERGENCY ACCESS EASEMENT

**EASEMENT NOTE:**

FINAL LOCATION OF THE EAE IS TBD WITH FINAL MAP APPROVAL. EAE SHALL BE 3-FT WIDE MINIMUM EXCEPT AT BUILDING EGRESS WHERE 15-FT WIDE MINIMUM WILL BE PROVIDED.



**LEGEND**

- Phase 1
- Phase 2
- Phase 3
- Existing portions of Blake Dr & Garner Dr

**SCENARIO A**



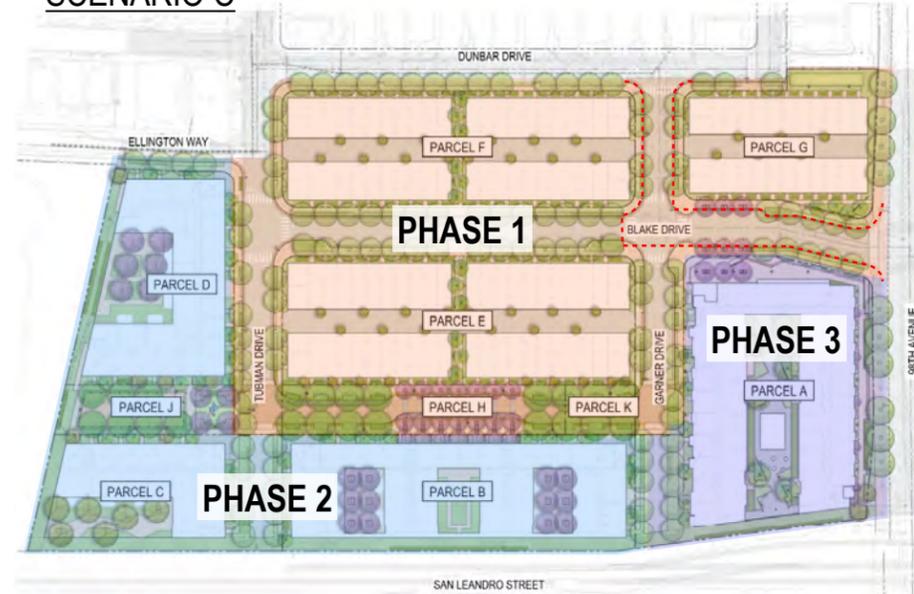
OPEN SPACE IMPROVEMENTS

PARCEL K TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 2.

PARCEL H, J & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 3.

**SCENARIO C**



OPEN SPACE IMPROVEMENTS

PARCEL H & K TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H, J & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 2.

**SCENARIO B**

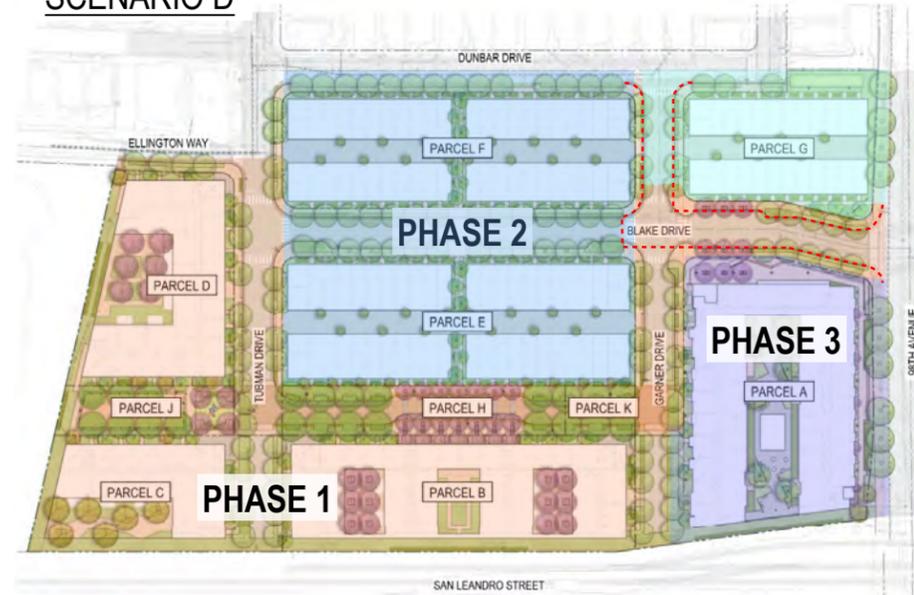


OPEN SPACE IMPROVEMENTS

PARCEL H & K TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H, J & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 3.

**SCENARIO D**



OPEN SPACE IMPROVEMENTS

PARCEL J TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 1.

PARCEL H & K TO BE TEMP ASPHALT PAVED FOR VEHICLE/FIRE/EV ACCESS AS PART OF PHASE 1.

PARCEL H & K TO BE CONSTRUCTED PER PLAN AS PART OF PHASE 2.



**98TH AVENUE | ILLUSTRATIVE PHASING SCENARIOS**

OAKLAND, CA | 10/30/2020



# 98TH AVENUE | ILLUSTRATIVE SITE PLAN

OAKLAND, CA | 10/30/2020



# 98TH AVENUE | VIEW LOOKING WEST

OAKLAND, CA | 10/30/2020



1. VIEW OF BUILDING A AND BLAKE DRIVE AT 98TH AVENUE



2. VIEW OF GARNER DRIVE LOOKING SOUTH



3. VIEW OF LINEAR PARK LOOKING NORTH-WEST



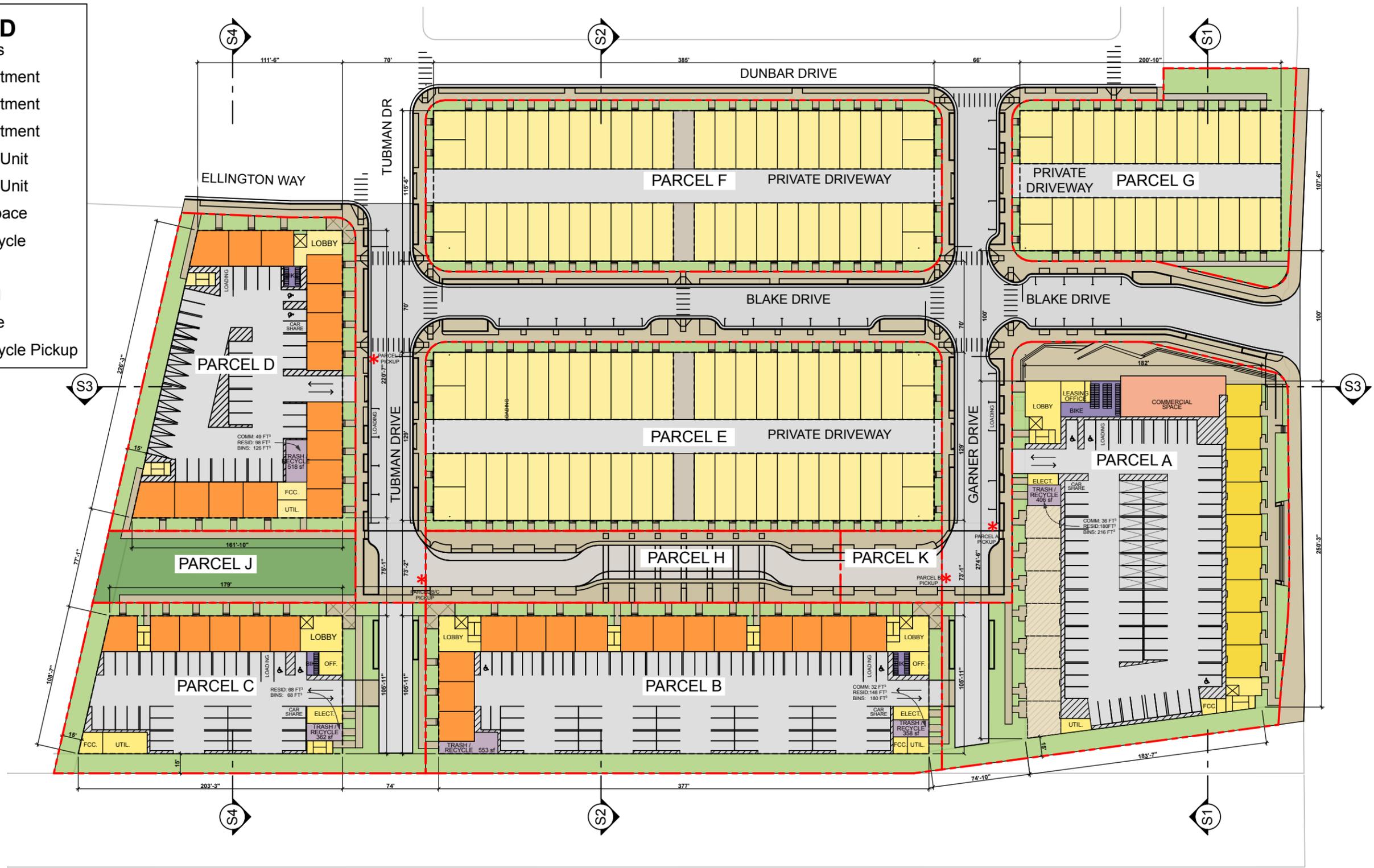
4. VIEW OF TUBMAN DRIVE LOOKING EAST

# 98TH AVENUE | SITE VIEWS

OAKLAND, CA | 10/30/2020

**LEGEND**

- Townhouses
- 1 BDR Apartment
- 2 BDR Apartment
- 3 BDR Apartment
- Work / Live Unit
- Live / Work Unit
- Common space
- Trash / Recycle
- Bike Room
- Commercial
- Open Space
- \* Trash / Recycle Pickup



# 98TH AVENUE | SITE PLAN / FIRST FLOOR PLAN

OAKLAND, CA | 10/30/2020

**SANDIS** **VAN METER**  
**JETT** **WILLIAMS**  
 Landscape Architecture + Design **POLLACK** **LLP**

**A2.1**

**LEGEND**

- Townhouses
- 1 BDR Apartment
- 2 BDR Apartment
- 3 BDR Apartment
- Work / Live Unit
- Live / Work Unit
- Common space
- Trash / Recycle
- Bike Room
- Commercial
- Open Space



# 98TH AVENUE | SECOND FLOOR PLAN

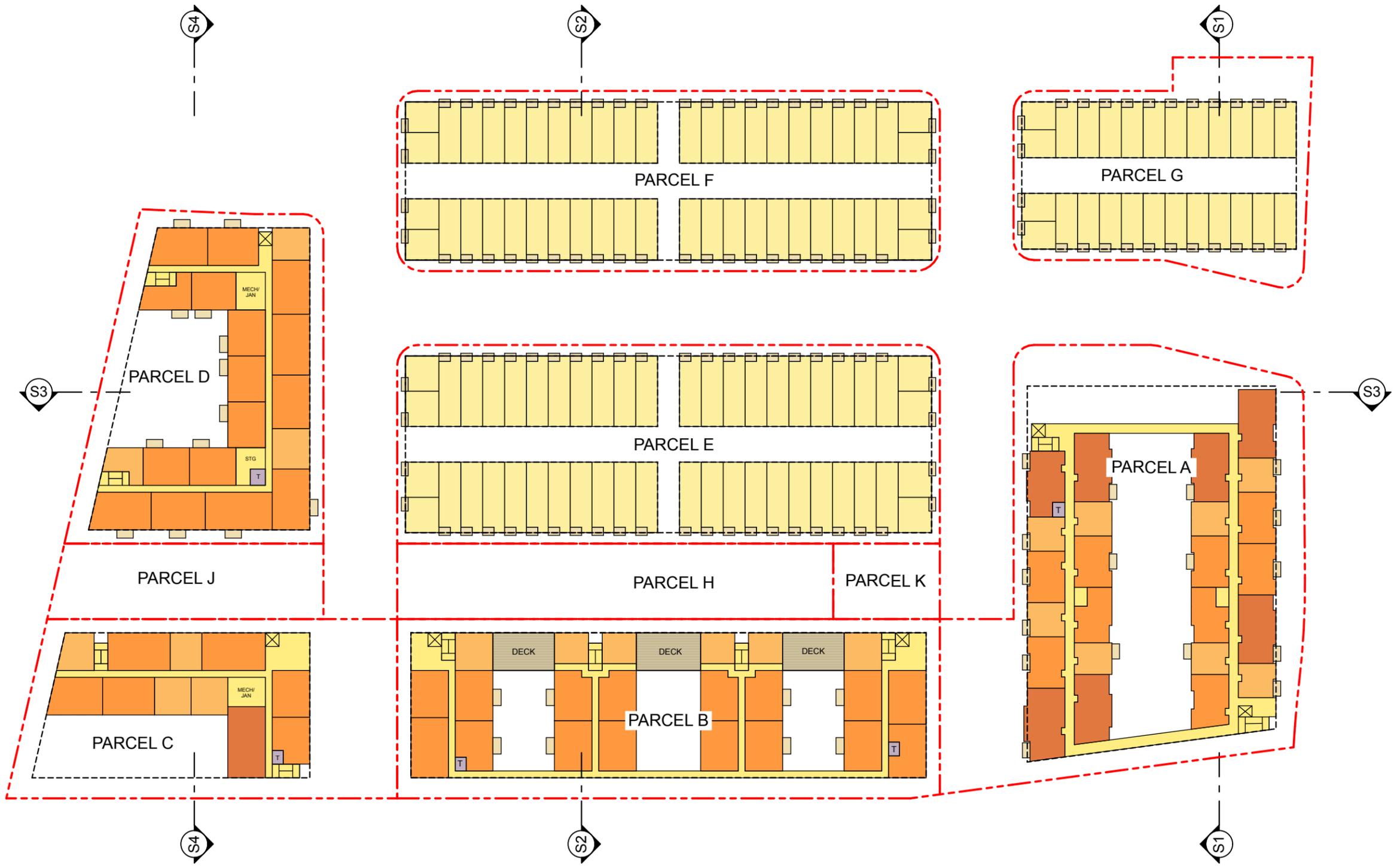
OAKLAND, CA | 10/30/2020

**SANDIS** **VAN METER**  
**JETT** **WILLIAMS**  
 Landscape Architecture + Design **POLLACK** LLP

**A2.2**

**LEGEND**

- Townhouses
- 1 BDR Apartment
- 2 BDR Apartment
- 3 BDR Apartment
- Work / Live Unit
- Live / Work Unit
- Common space
- Trash / Recycle
- Bike Room
- Commercial
- Open Space

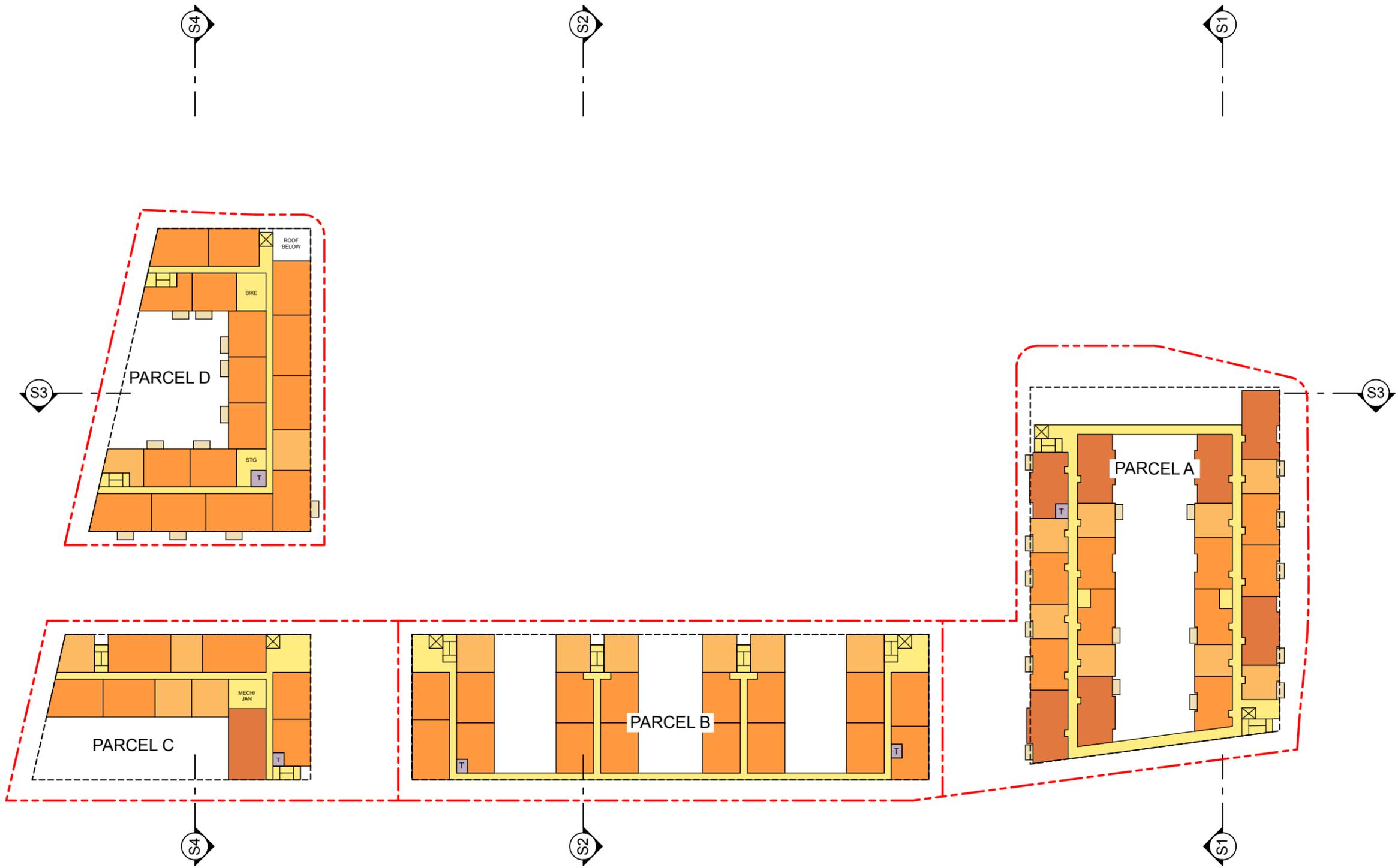


# 98TH AVENUE | THIRD FLOOR PLAN

OAKLAND, CA | 10/30/2020

**SANDIS** **VAN METER**  
**JETT** **WILLIAMS**  
 Landscape Architecture + Design **POLLACK** LLP

LEGEND	
	Townhouses
	1 BDR Apartment
	2 BDR Apartment
	3 BDR Apartment
	Work / Live Unit
	Live / Work Unit
	Common space
	Trash / Recycle
	Bike Room
	Commercial
	Open Space



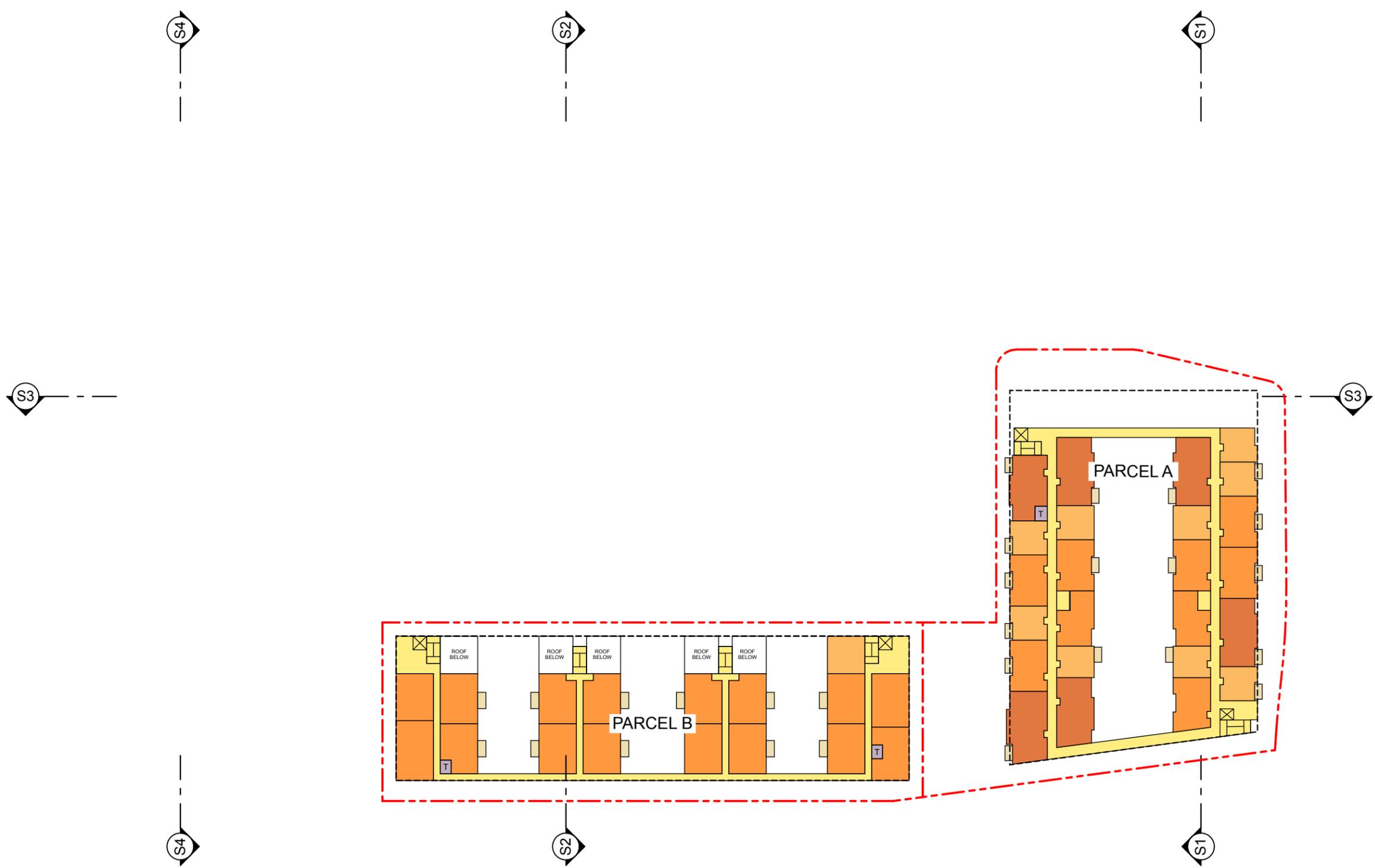
# 98TH AVENUE | FOURTH FLOOR PLAN

OAKLAND, CA | 10/30/2020

**SANDIS** VAN METER  
**JETT** WILLIAMS  
 Landscape Architecture + Design **POLLACK** LLP

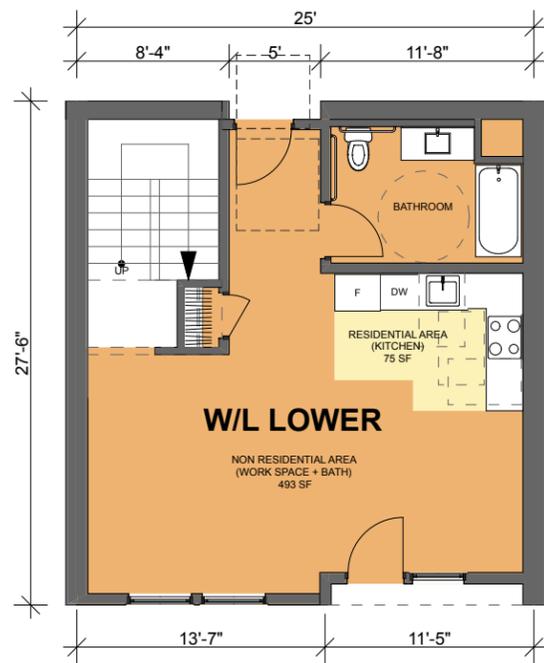
**A2.4**

LEGEND	
	Townhouses
	1 BDR Apartment
	2 BDR Apartment
	3 BDR Apartment
	Work / Live Unit
	Live / Work Unit
	Common space
	Trash / Recycle
	Bike Room
	Commercial
	Open Space



# 98TH AVENUE | FIFTH FLOOR PLAN

OAKLAND, CA | 10/30/2020



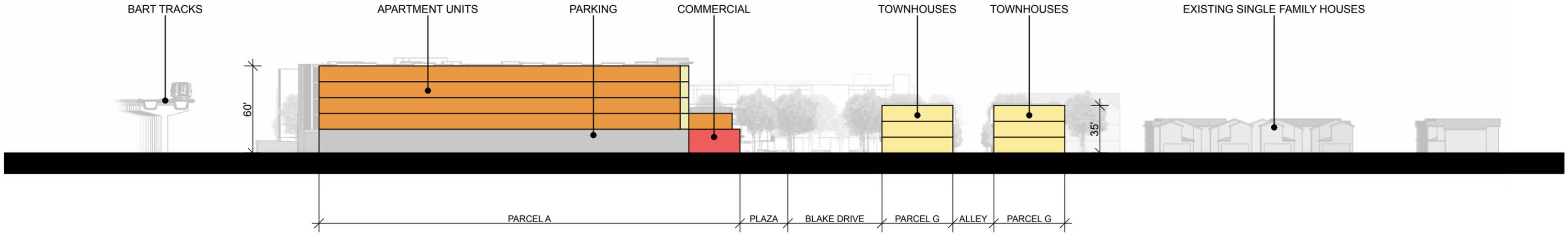
### 1 WORK/LIVE UNIT PLANS

SCALE: 1" = 10'

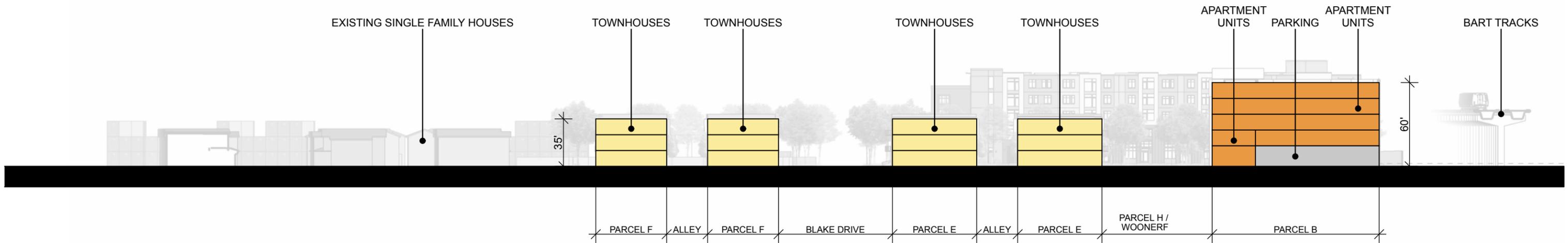
WORK LIVE AREA CALCULATIONS			
TYPE 3 (55% RESIDENTIAL)	ALLOWABLE	ACTUAL	
<b>TOTAL SQUARE FEET</b>	<b>1091</b>	<b>1080</b>	<b>100%</b>
<b>NON-RESID 45%</b>	<b>491</b>	<b>493</b>	<b>45.6%</b>
LEVEL 1	491	493	
<b>RESIDENTIAL 55%</b>	<b>600</b>	<b>587</b>	<b>54.4%</b>
KITCHEN	75	75	
LEVEL 2	530	512	

\*PER OAKLAND MUNICIPAL CODE 17.65.150 STAIR AREA EXCLUDED FROM WORK LIVE AREA CALCULATIONS

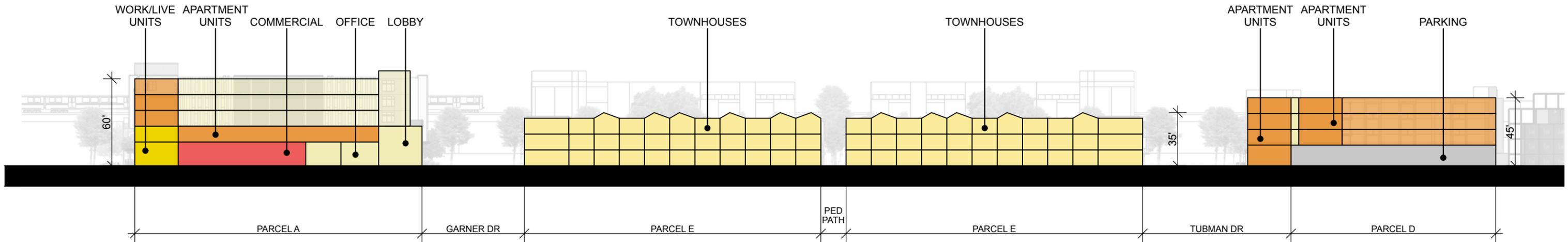
# SECTION 1



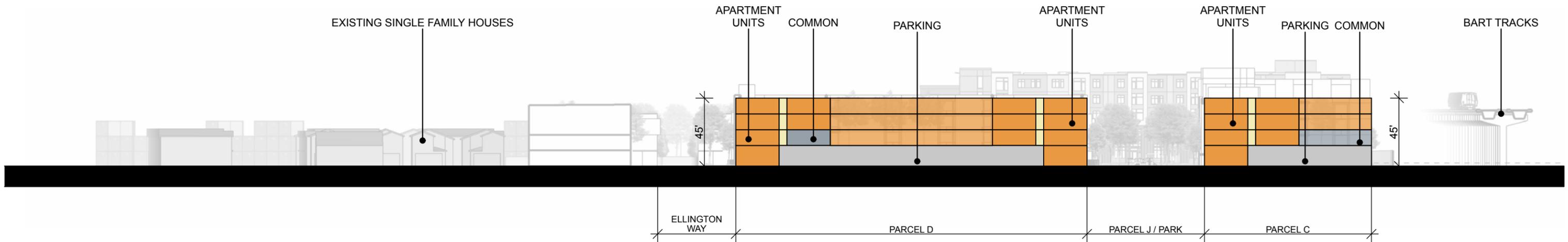
# SECTION 2



### SECTION 3



### SECTION 4



# 98TH AVENUE | SITE SECTIONS

OAKLAND, CA | 10/30/2020

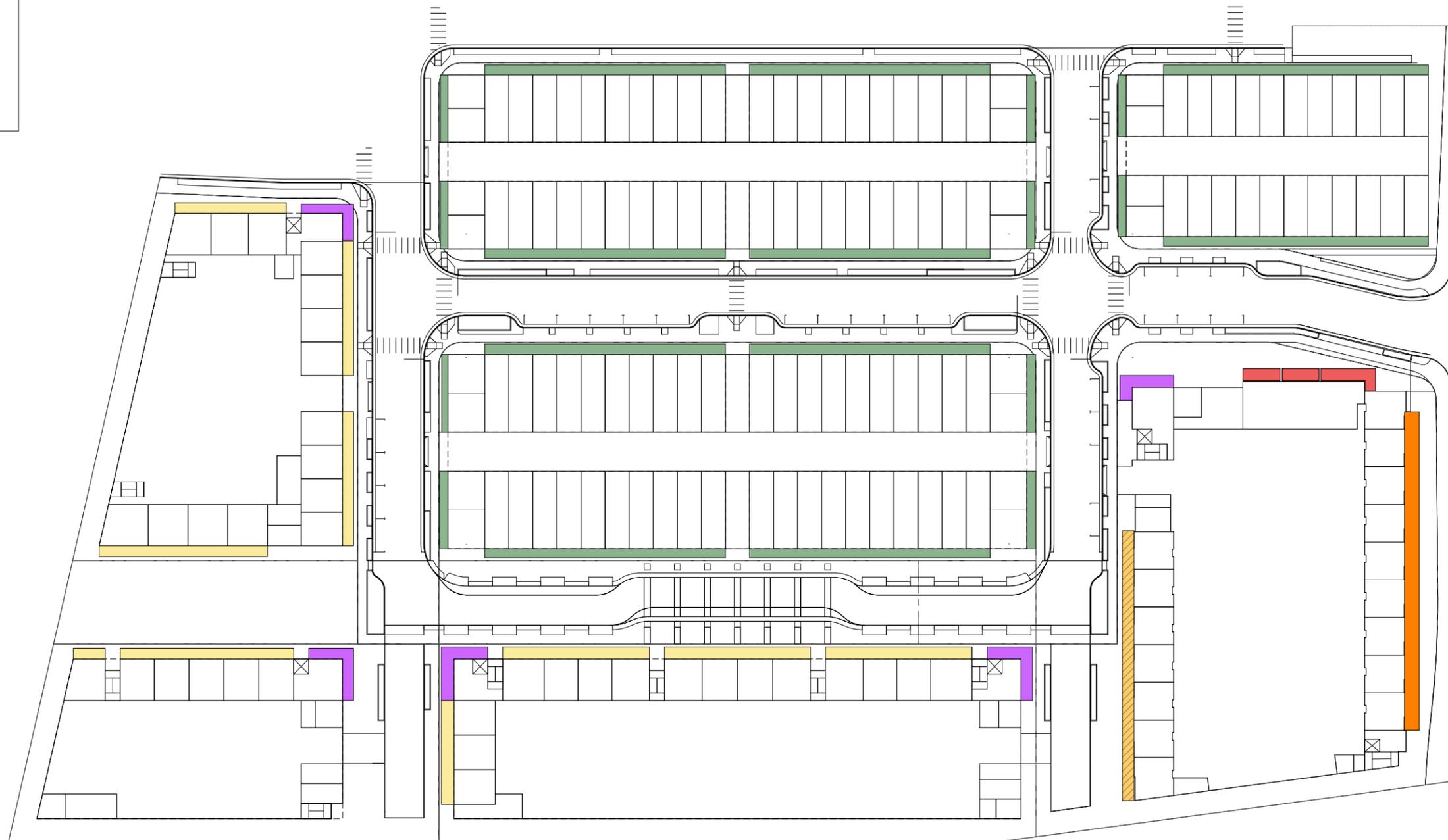

**SANDIS** **VAN METER**  

**WILLIAMS**  
**POLLACK** LLP

**A3.2**

# LEGEND

- Work/Live
- Retail Signage
- Lobby Entries
- Live/Work
- Apartments
- Townhouses



## 98TH AVENUE | SIGNAGE PLAN

OAKLAND, CA | 10/30/2020

**SANDIS** VAN METER  
**JETT** WILLIAMS  
Landscape Architecture + Design **POLLACK** LLP

A4.1



1) WORK/LIVE AWNING SIGNAGE AND NUMBERS



2) RETAIL SIGNAGE - HORIZONTAL DISPLAY AND NUMBERS



3) LOBBY SIGNAGE - LIGHTED NUMBERS & NAME



4) LIVE/WORK SIGNAGE AND NUMBERS



5) LOWER LEVEL APARTMENT NUMBERS



6) TOWNHOUSE ENTRY NUMBERS



### LEGEND

- ① ENTRY PLAZA, SEE ENLARGEMENT PLAN
  - ② 98TH AVENUE FRONTAGE, SEE ENLARGEMENT PLAN
  - ③ WOONERF, SEE ENLARGEMENT PLAN
  - ④ PARK, SEE ENLARGEMENT PLAN
  - ⑤ TYPICAL STREETSCAPE WITH SIDEWALK, STREET TREES, PLANTING, STREET LIGHTS, AND BIORETENTION TREATMENT, TYP. SEE STREET SECTIONS
  - ⑥ PEDESTRIAN PASEO, SEE SECTIONS
  - ⑦ (E) WALL ON PROPERTY LINE TO REMAIN
  - ⑧ GOOD NEIGHBOR FENCE
  - ⑨ (E) SIDEWALK TO REMAIN AT 98TH AVE
  - ⑩ (E) 98TH AVENUE STREET TREE TO REMAIN, TYP
  - ⑪ PLANTING AREA BETWEEN BUILDING AND (E) WALL. SELECTED VEGETATION TO NOT IMPEDE FIRE ACCESS.
  - ⑫ PRIVATE DRIVE / EVAE ACCESS
  - ⑬ BUFFER PLANTING
  - ⑭ 9' TALL SOLID FENCE WITH GATE AND LOCK BOX FOR FIRE ACCESS
- SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.

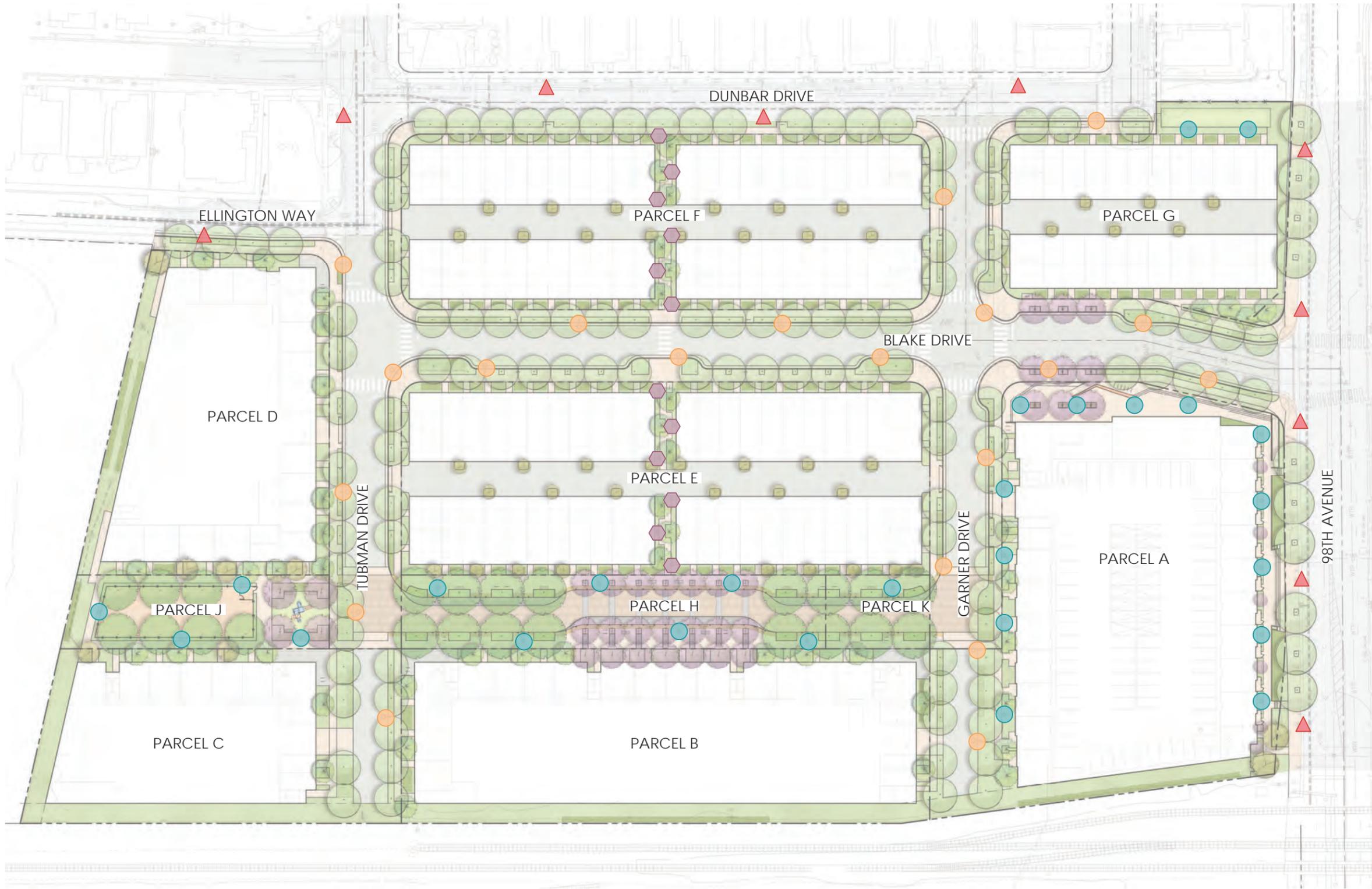
### LIGHTING LEGEND

- ☆ CITY OF OAKLAND STD STREET LIGHT
  - (E) CITY OF OAKLAND STD STREET LIGHT
  - ★ PEDESTRIAN-SCALE POLE LIGHT
  - ◇ BOLLARD LIGHT
- SEE SHEET L1.2 FOR LIGHTING PLAN & IMAGERY



# 98TH AVENUE | LANDSCAPE PLAN

OAKLAND, CA | 10/30/2020



### LIGHTING LEGEND

-  CITY OF OAKLAND STD STREET LIGHT
-  (E) CITY OF OAKLAND STD STREET LIGHT
-  PEDESTRIAN-SCALE POLE LIGHT
-  BOLLARD LIGHT

### LIGHT FIXTURE IMAGERY



CITY STANDARD STREET LIGHT



PEDESTRIAN-SCALE POLE LIGHT

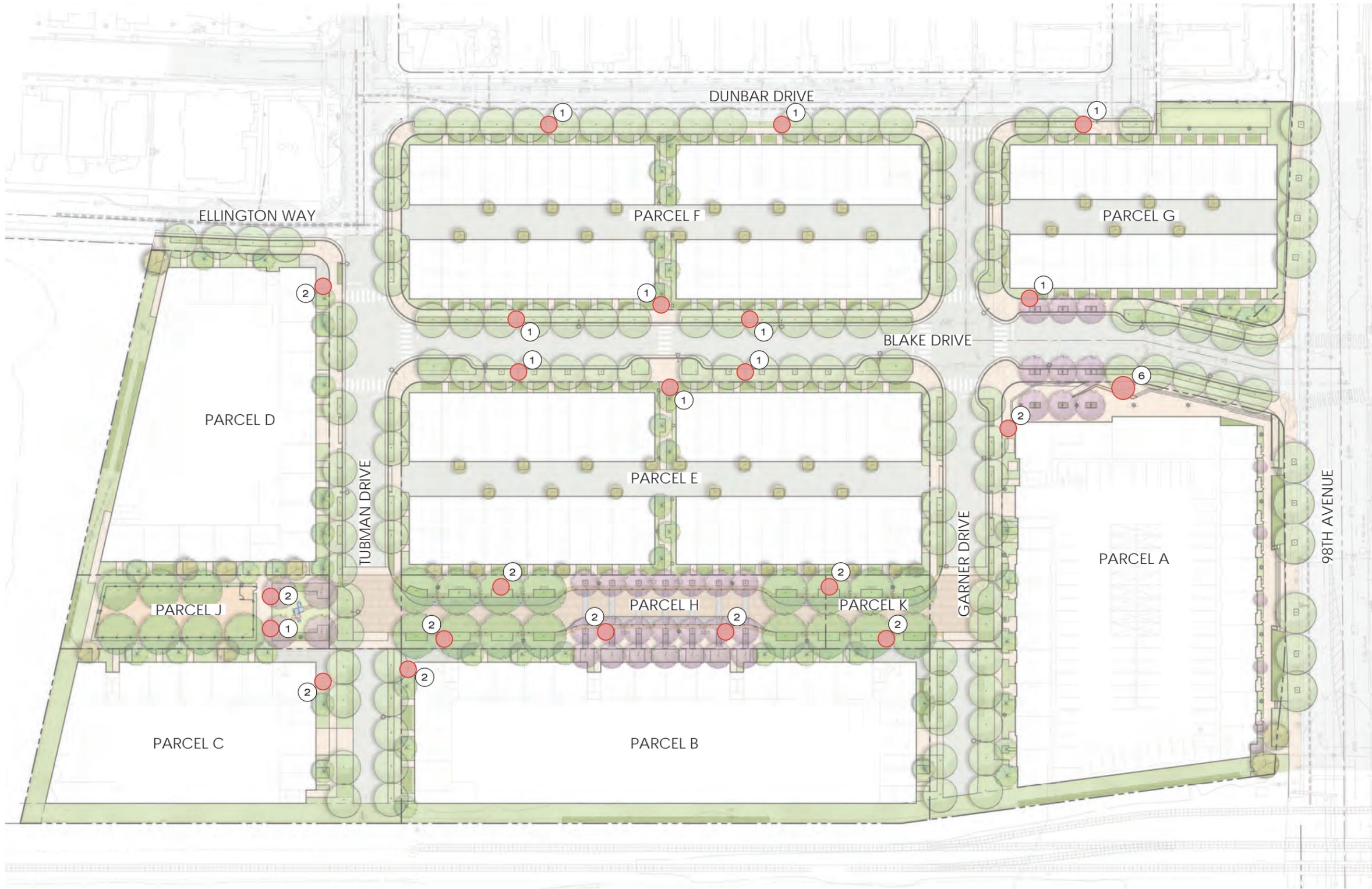


BOLLARD LIGHT



# 98TH AVENUE | SITE LIGHTING PLAN

OAKLAND, CA | 10/30/2020



### BIKE PARKING LEGEND

- LOCATION OF BIKE RACKS
- # NUMBER OF BIKE RACKS  
NOTE: EACH BIKE RACK PROVIDES PARKING FOR 2 BICYCLES.

**REQUIRED SHORT TERM PARKING:**  
28 BICYCLES (14 BIKE RACKS)

**PROVIDED SHORT TERM PARKING:**  
78 BICYCLES (39 BIKE RACKS)

BIKE RACK STYLE AND LAYOUT WILL COMPLY WITH CITY OF OAKLAND STANDARDS.

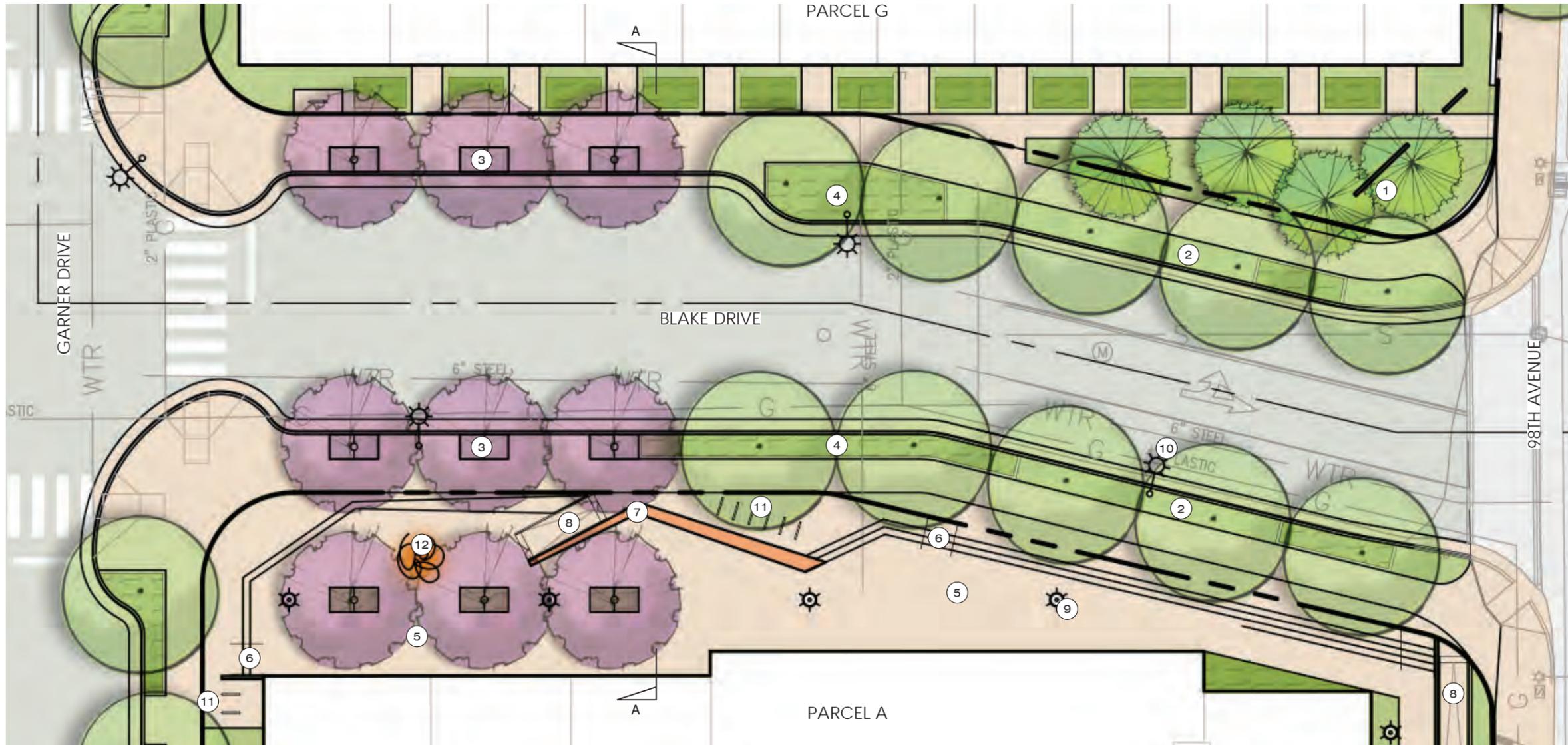


BIKE RACKS



# 98TH AVENUE | BICYCLE PARKING PLAN

OAKLAND, CA | 10/30/2020



**LEGEND**

- ① ACCENT ENTRY WALL
- ② STREET TREE AND CONTINUOUS PLANTER STRIP, TYP
- ③ ACCENT TREES IN TREE GRATES, TYP
- ④ BIORETENTION PLANTERS, TYP
- ⑤ FLEXIBLE PATIO AREA
- ⑥ STEPS AND HANDRAILS, TYP
- ⑦ CONCRETE ACCENT WALL
- ⑧ ACCESSIBLE RAMPS, TYP
- ⑨ PEDESTRIAN-SCALE LIGHT POLES, TYP
- ⑩ STREET LIGHT, TYP
- ⑪ BIKE RACKS, TYP.
- ⑫ INTERACTIVE FURNITURE

SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.



BIORETENTION PLANTING AT CURB



STEPPED PLAZA WITH ALLEE OF TREES INSPIRATION



INTERACTIVE FURNITURE



STEPPED PLAZA INSPIRATION



ACCENT WALL INSPIRATION

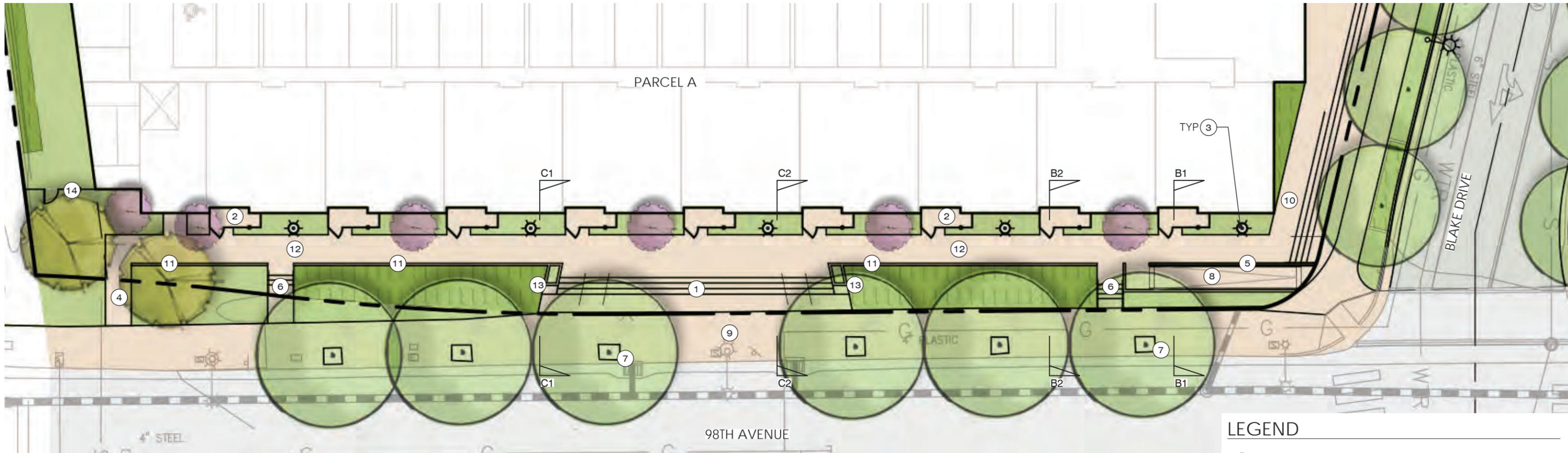


**98TH AVENUE | ENTRY PLAZA ENLARGEMENT**

OAKLAND, CA | 10/30/2020

**SANDIS** **VAN METER**  
**JETT** **WILLIAMS**  
 Landscape Architecture + Design **POLLACK** **LLP**

**L2.1**



**LEGEND**

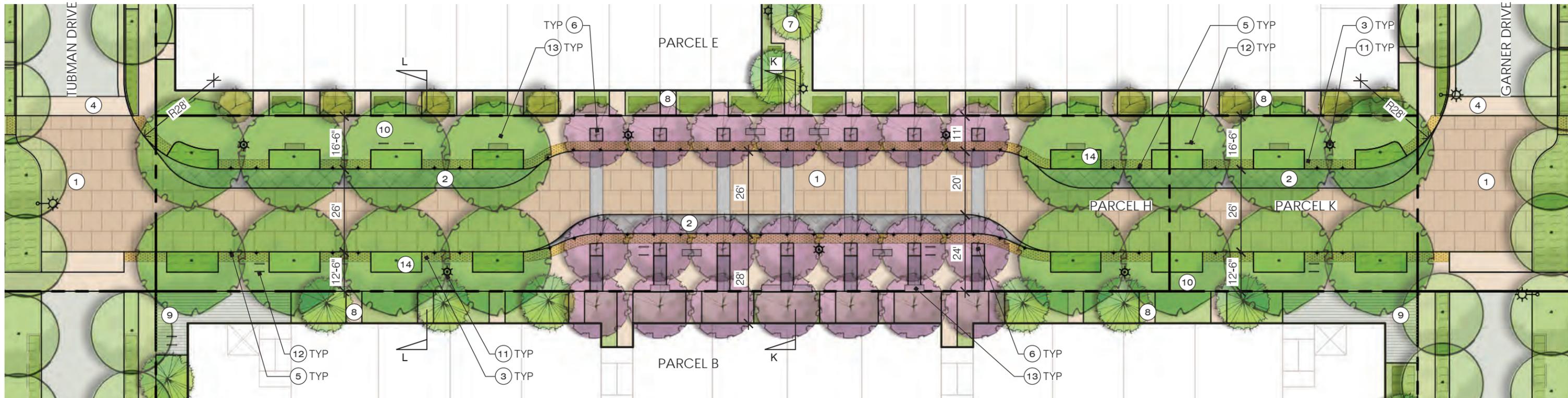
- ① CENTRAL STAIRCASE WITH HANDRAILS
- ② ENCLOSED WORK/LIVE UNIT PATIOS, TYP
- ③ PEDESTRIAN SCALE POLE LIGHT, TYP
- ④ SLOPED WALK
- ⑤ CONCRETE ACCENT WALL
- ⑥ STAIRS WITH HANDRAILS, TYP
- ⑦ (E) 98TH AVENUE STREET TREE TO REMAIN, TYP.
- ⑧ ACCESSIBLE RAMP
- ⑨ (E) SIDEWALK TO REMAIN
- ⑩ ACCESS TO COMMERCIAL ENTRY PLAZA
- ⑪ CURB ALONG WALKWAY, TYP
- ⑫ 6'-0" WIDE ELEVATED WALKWAY
- ⑬ SEATWALL WITH RAISED PLANTER, TYP
- ⑭ 9' TALL SOLID FENCE WITH GATE AND LOCK BOX FOR FIRE ACCESS

SEE SHEET L5.2 FOR INSPIRATION IMAGERY & SHEET L5.3 FOR CONCEPTUAL RENDERINGS OF THE FRONTAGE. SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.



**98TH AVENUE | 98TH AVENUE FRONTAGE ENLARGEMENT**

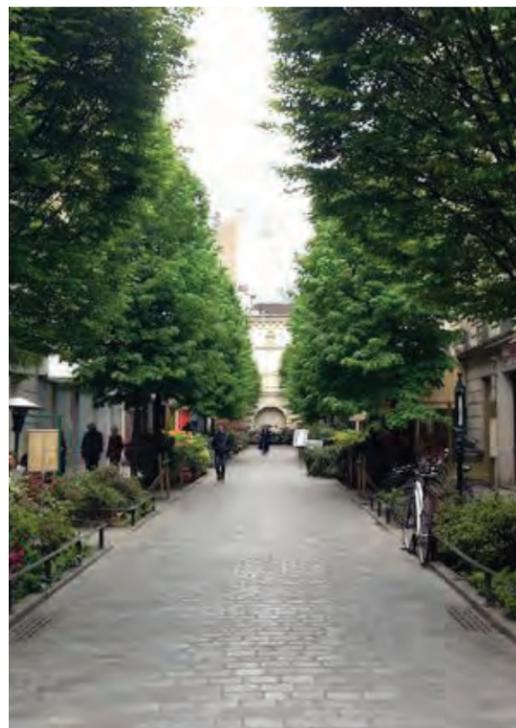
OAKLAND, CA | 10/30/2020



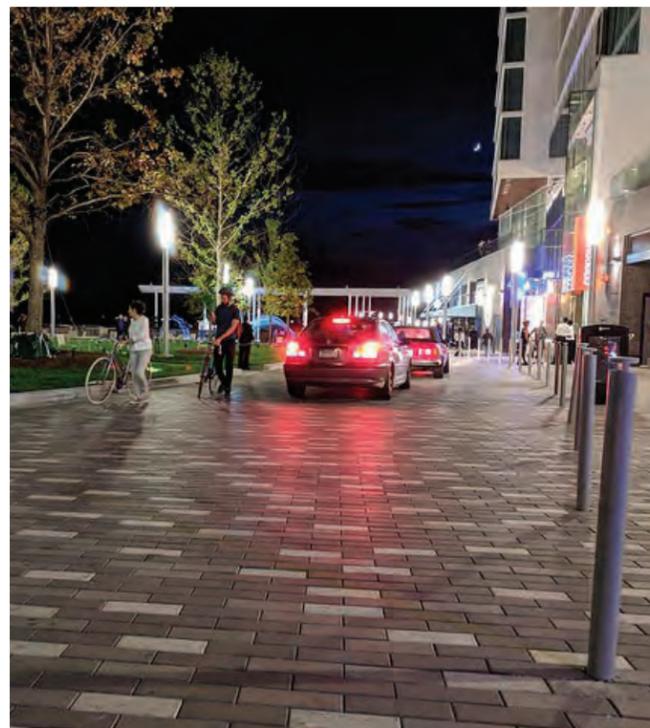
**LEGEND**

- ① STAMPED ASPHALT PAVING AT DRIVE AISLE, TYP
- ② CONCRETE PAVERS AT EVA ZONE, TYP
- ③ DETECTABLE WARNING TILES, TYP
- ④ SPEED TABLE AT WOONERF ENTRY, TYP OF 2
- ⑤ BOLLARDS, TYP
- ⑥ ACCENT TREES IN TREE GRATES, TYP
- ⑦ PASEO WITH BOLLARD LIGHTS
- ⑧ UNIT ENTRIES, TYP
- ⑨ LOBBY PLAZA WITH ACCENT PAVING, TYP
- ⑩ CONCRETE WALKWAY, TYP
- ⑪ PEDESTRIAN-SCALE LIGHT POLES, TYP
- ⑫ BIKE RACKS, TYP.
- ⑬ BENCH, TYP
- ⑭ LARGE SHADE TREES WITH BUFFER PLANTING, TYP

SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY AND SHEET L5.4 FOR WOONERF INSPIRATION IMAGERY.



WOONERF WITH ENHANCED PAVING AND BUFFER PLANTING



WOONERF WITH ENHANCED PAVING AND BOLLARDS



TREE-LINED WOONERF



STAMPED ASPHALT PAVING



CONCRETE PAVERS



DETECTABLE WARNING TILES



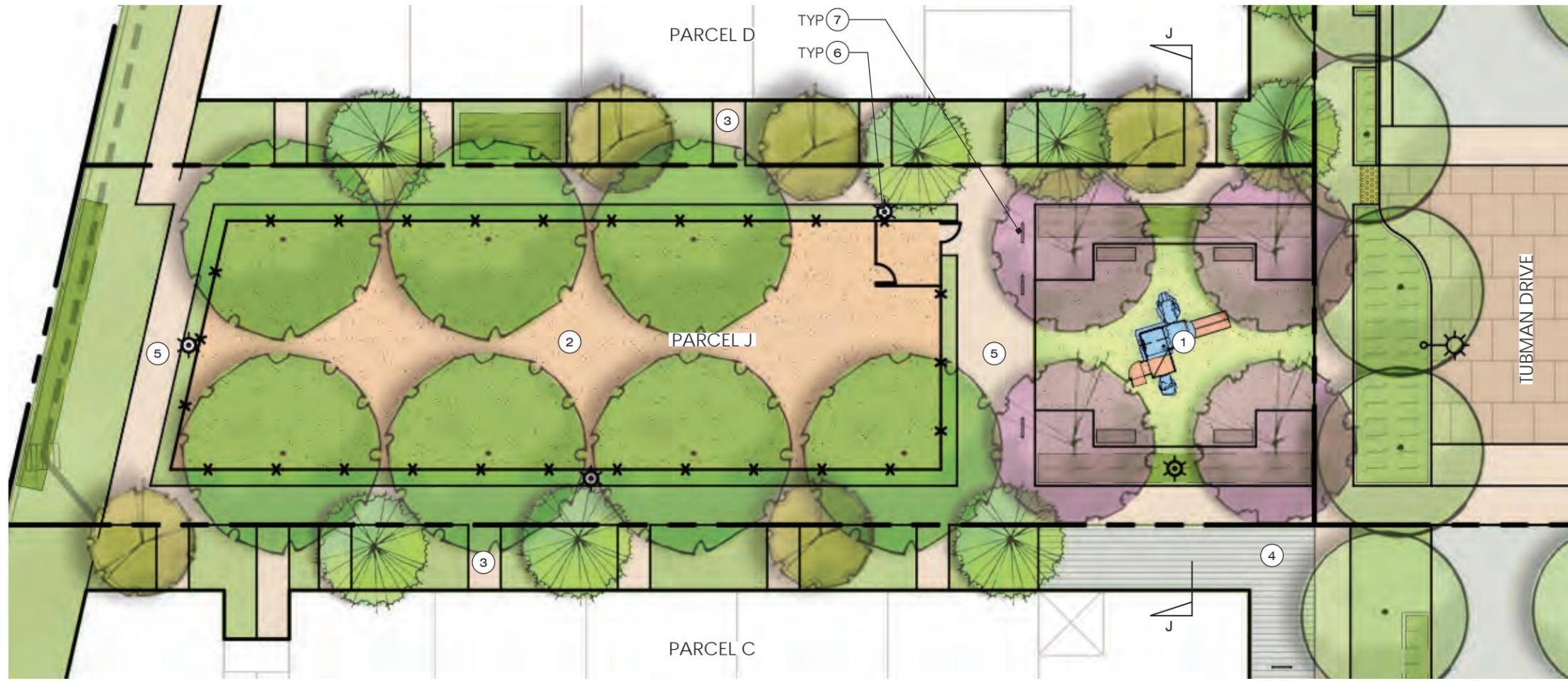
**98TH AVENUE | WOONERF ENLARGEMENT**

OAKLAND, CA | 10/30/2020

ACCESSIBILITY NOTE: DETECTABLE WARNING TILES WILL BE USED TO INDICATE THE BOUNDARY BETWEEN PEDESTRIAN AND VEHICULAR ROUTES WHERE THERE IS A FLUSH INSTEAD OF A CURBED CONNECTION.



**L2.3**



**LEGEND**

- ① PLAY AREA WITH BENCH SEATING. OPPORTUNITY FOR ARTISTIC PLAY STRUCTURE AND/OR INCORPORATION OF ART ELEMENTS.
  - ② ENCLOSED DOG RUN
  - ③ UNIT ENTRIES, TYP
  - ④ LOBBY PLAZA WITH ACCENT PAVING
  - ⑤ CONCRETE WALKWAY
  - ⑥ PEDESTRIAN-SCALE LIGHT POLES, TYP
  - ⑦ BIKE RACKS, TYP.
- SEE SHEET L5.1 FOR CONCEPTUAL SITE FURNISHINGS IMAGERY.



ENCLOSED DOG RUN



CONCEPTUAL VIEW FROM TUBMAN DRIVE



PLAY AREA INSPIRATION



Spinnradl by WowHaus



Garden Guardians by WowHaus



Mosaic Sphere by True Mosaic Studio



Animaze by Peter Veres



Tiled Fish Play Sculpture by Indar Mosaics



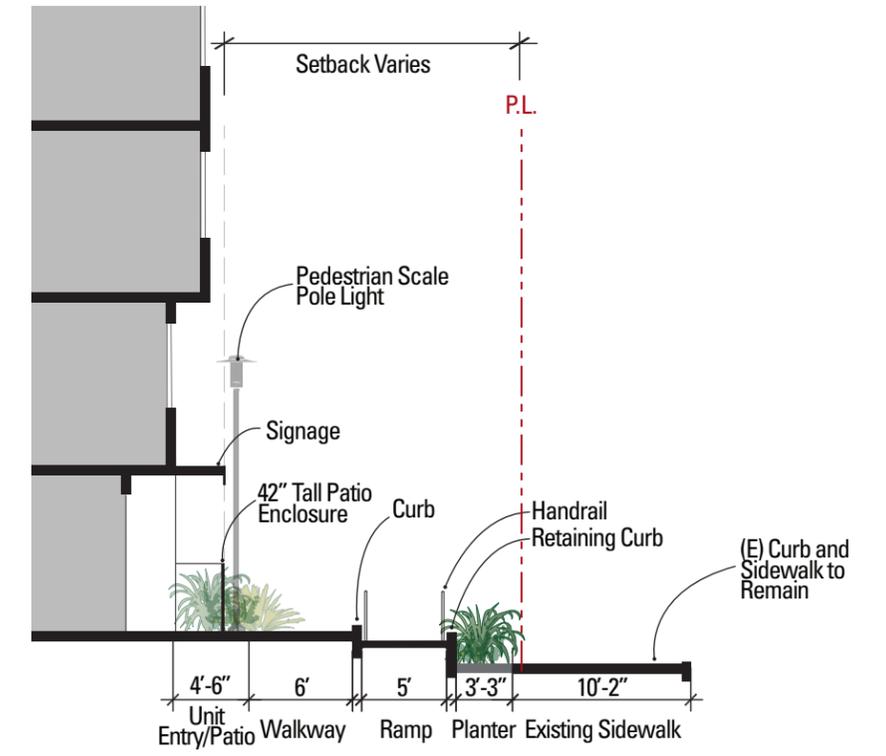
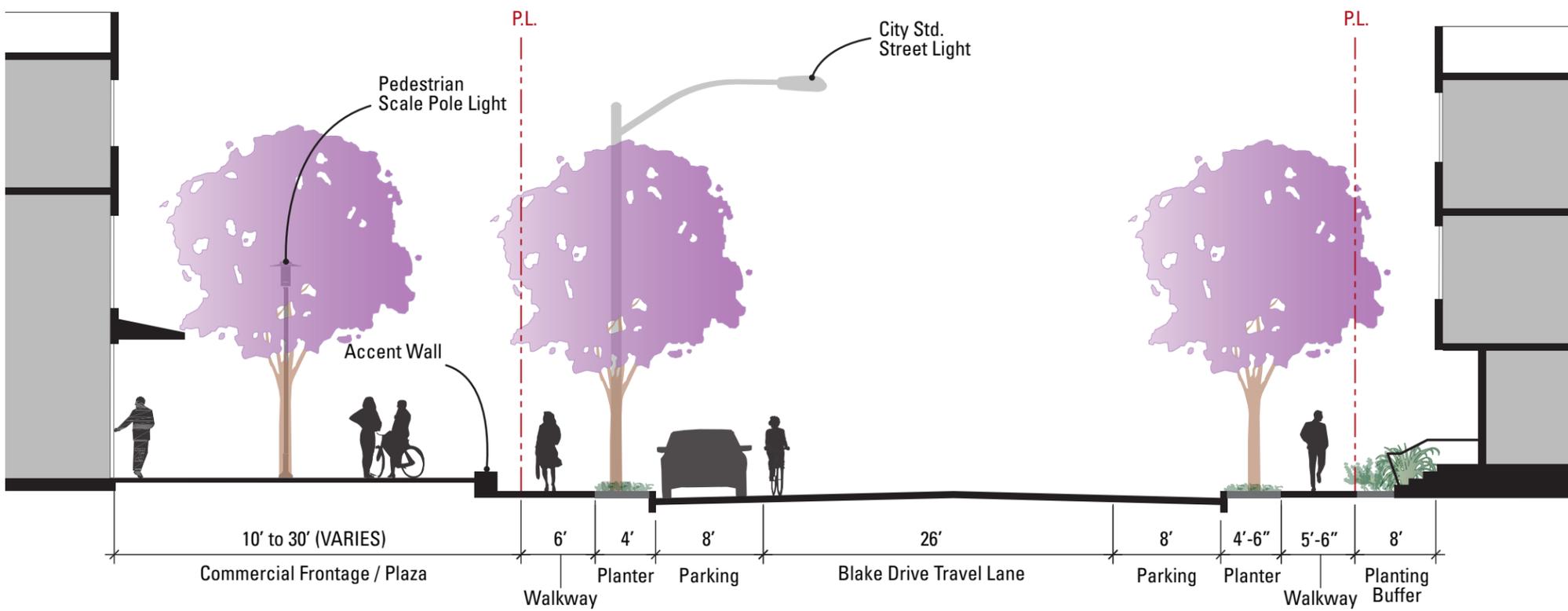
**98TH AVENUE | PARK ENLARGEMENT**

OAKLAND, CA | 10/30/2020

**SANDIS** **VAN METER**  
**WILLIAMS**  
**POLLACK** LLP

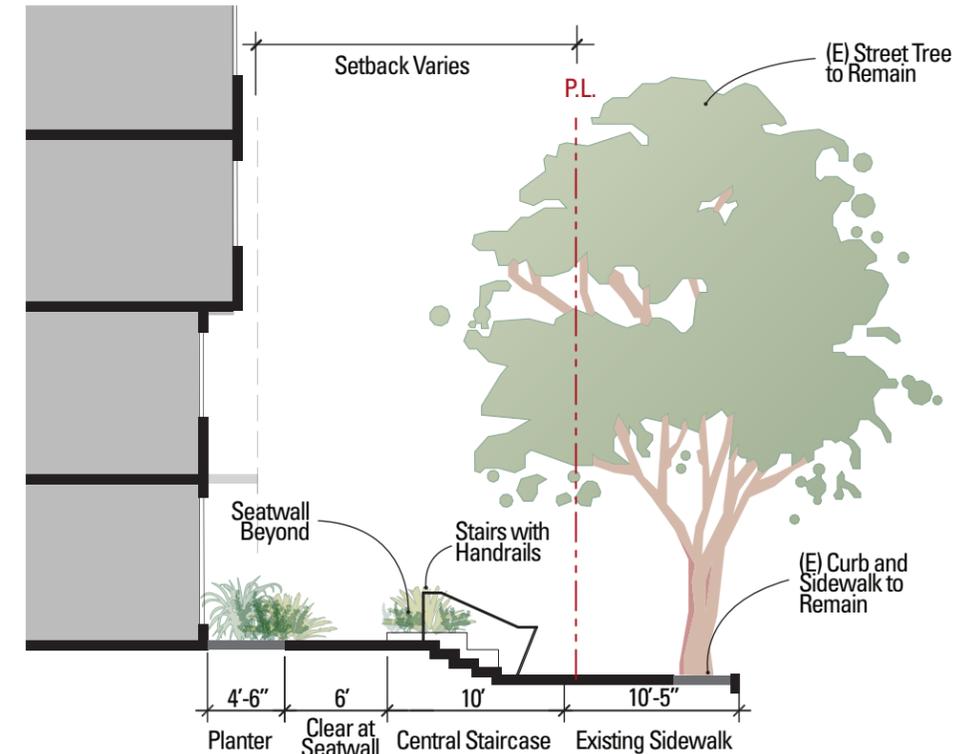
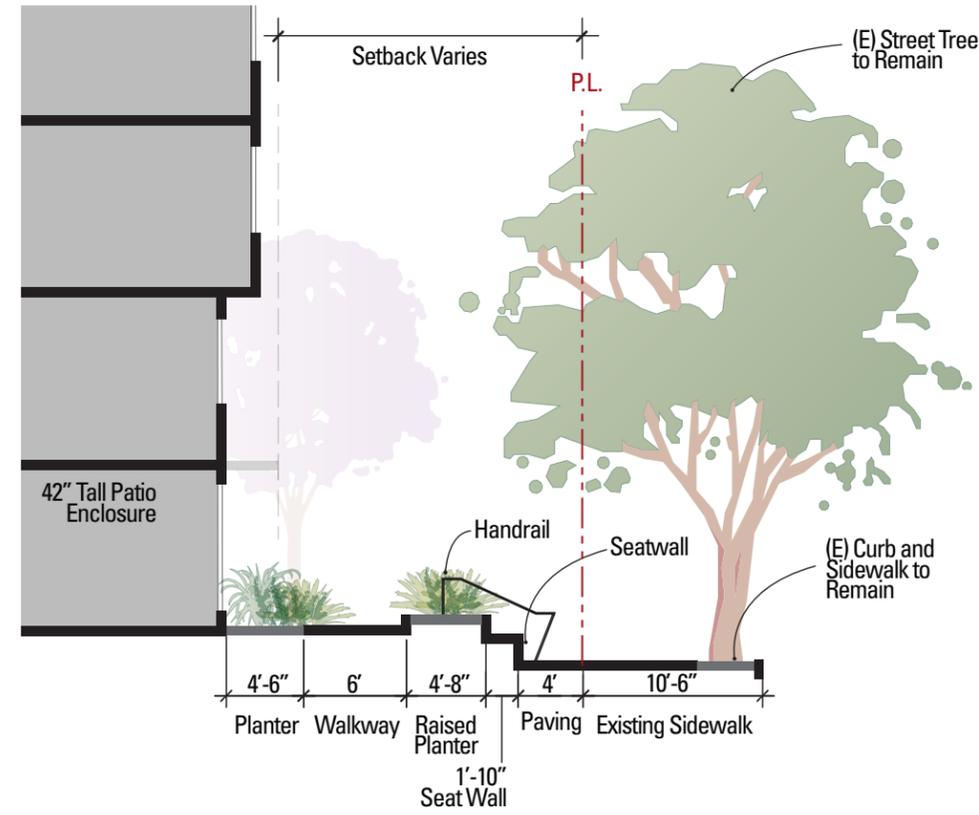
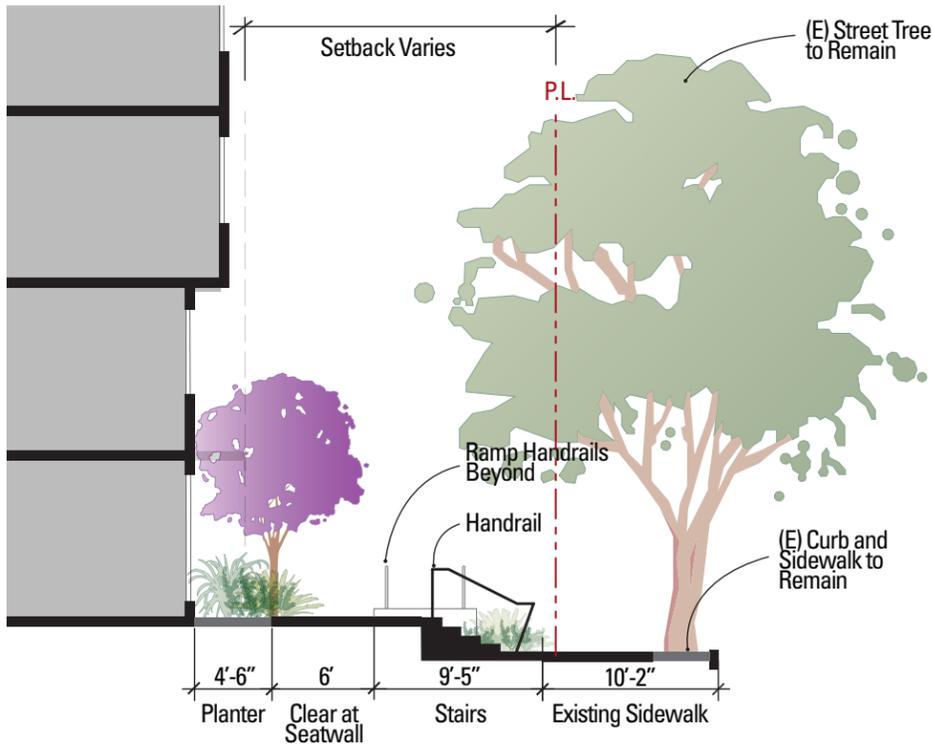
**JETT**  
 Landscape Architecture + Design

**L2.5**



**SECTION A-A. BLAKE DRIVE AT PLAZA**

**SECTION BI-BI. 98TH AVENUE FRONTAGE**



**SECTION B2-B2. 98TH AVENUE FRONTAGE**

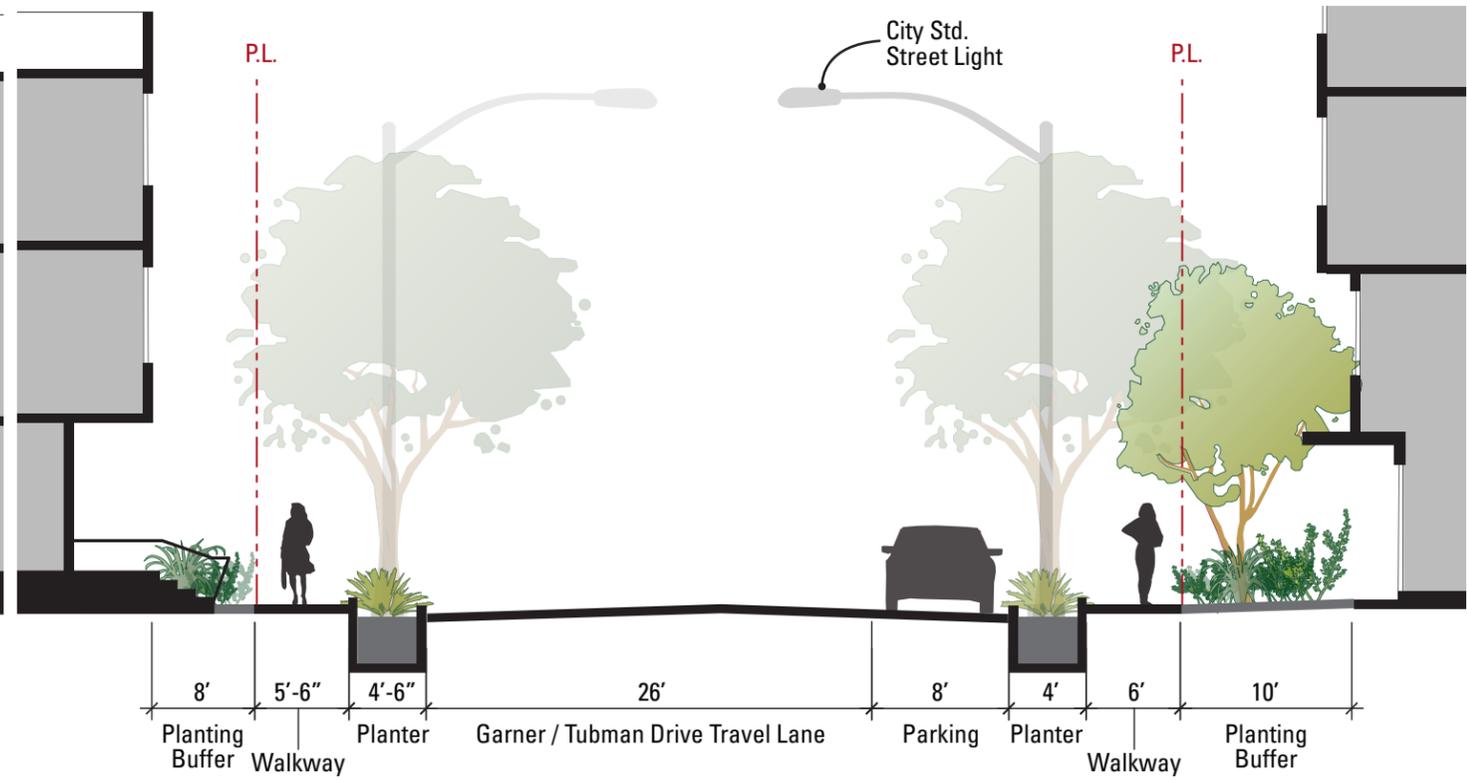
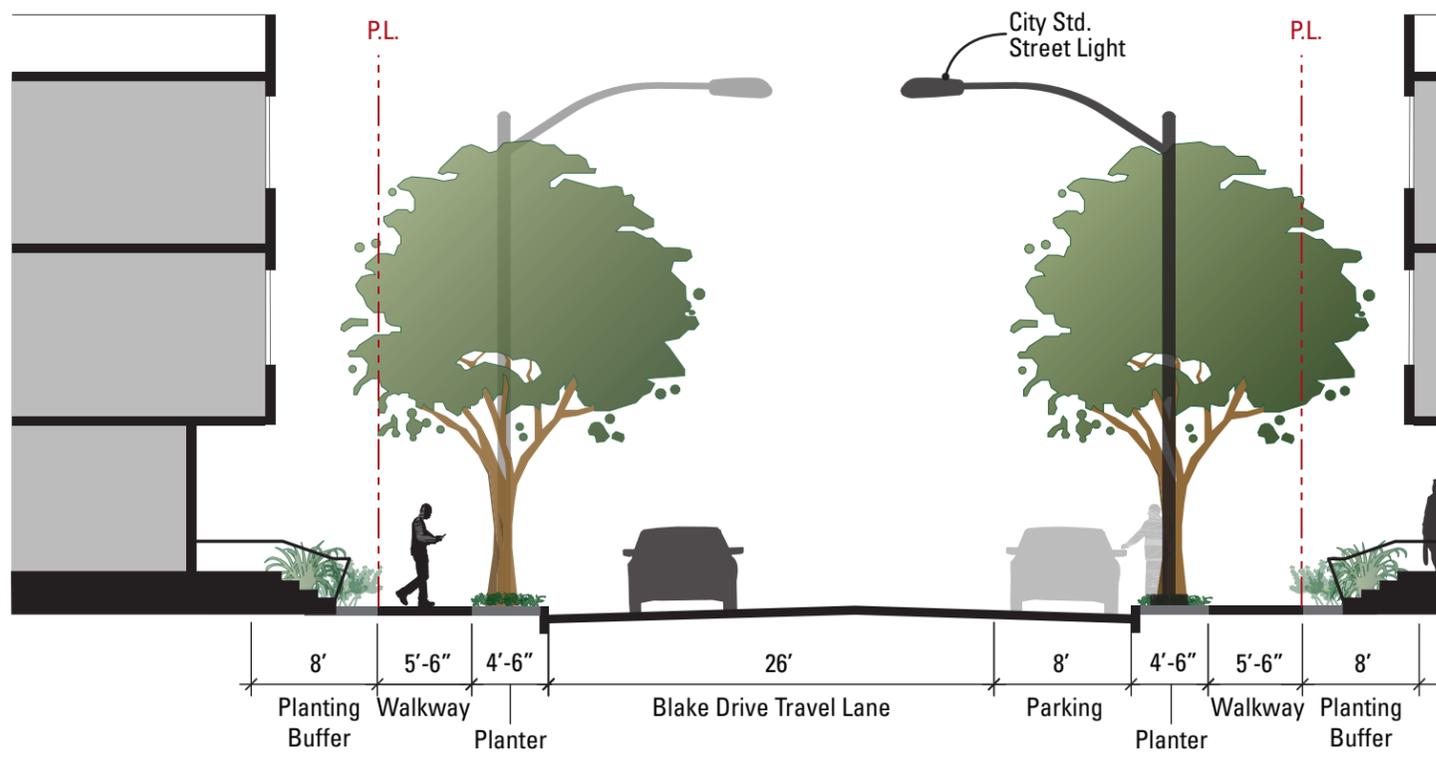
**SECTION CI-CI. 98TH AVENUE FRONTAGE**

**SECTION C2-C2. 98TH AVENUE FRONTAGE**

SCALE 3/32" = 1'-0"

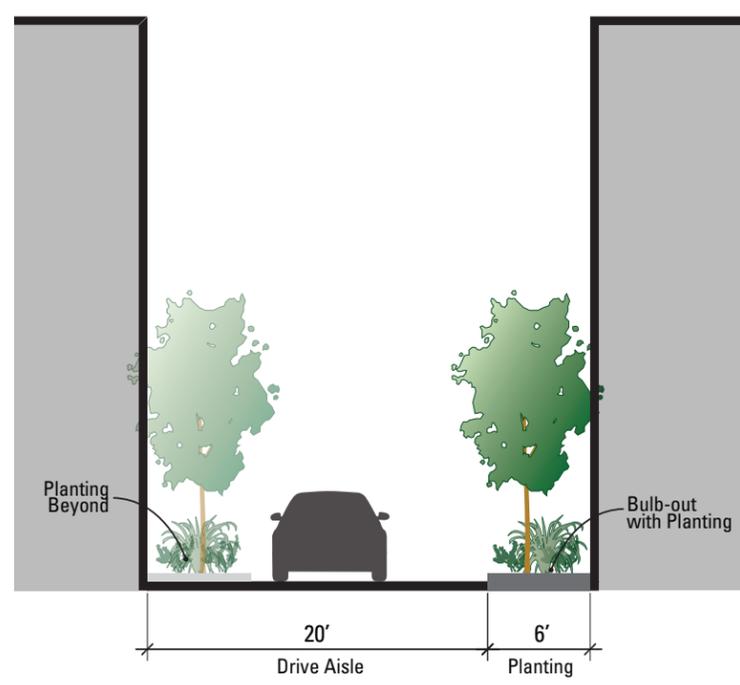
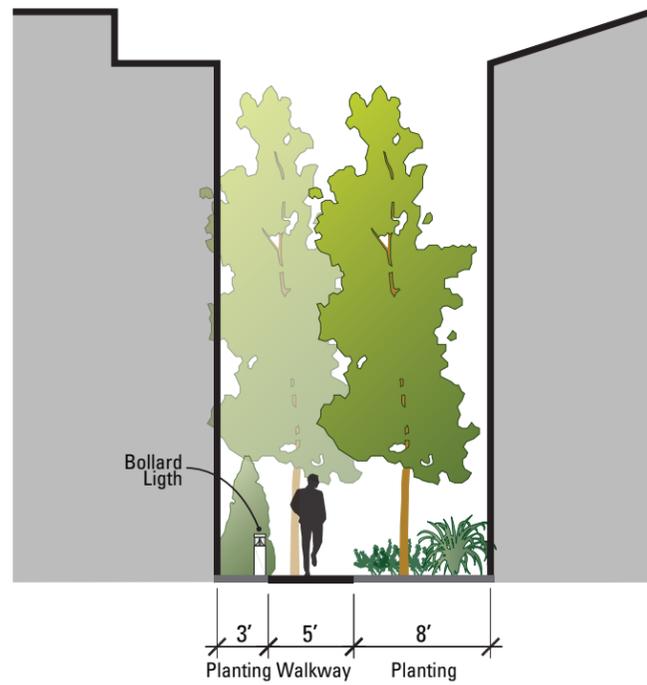
# 98TH AVENUE | STREET SECTIONS

OAKLAND, CA | 10/30/2020



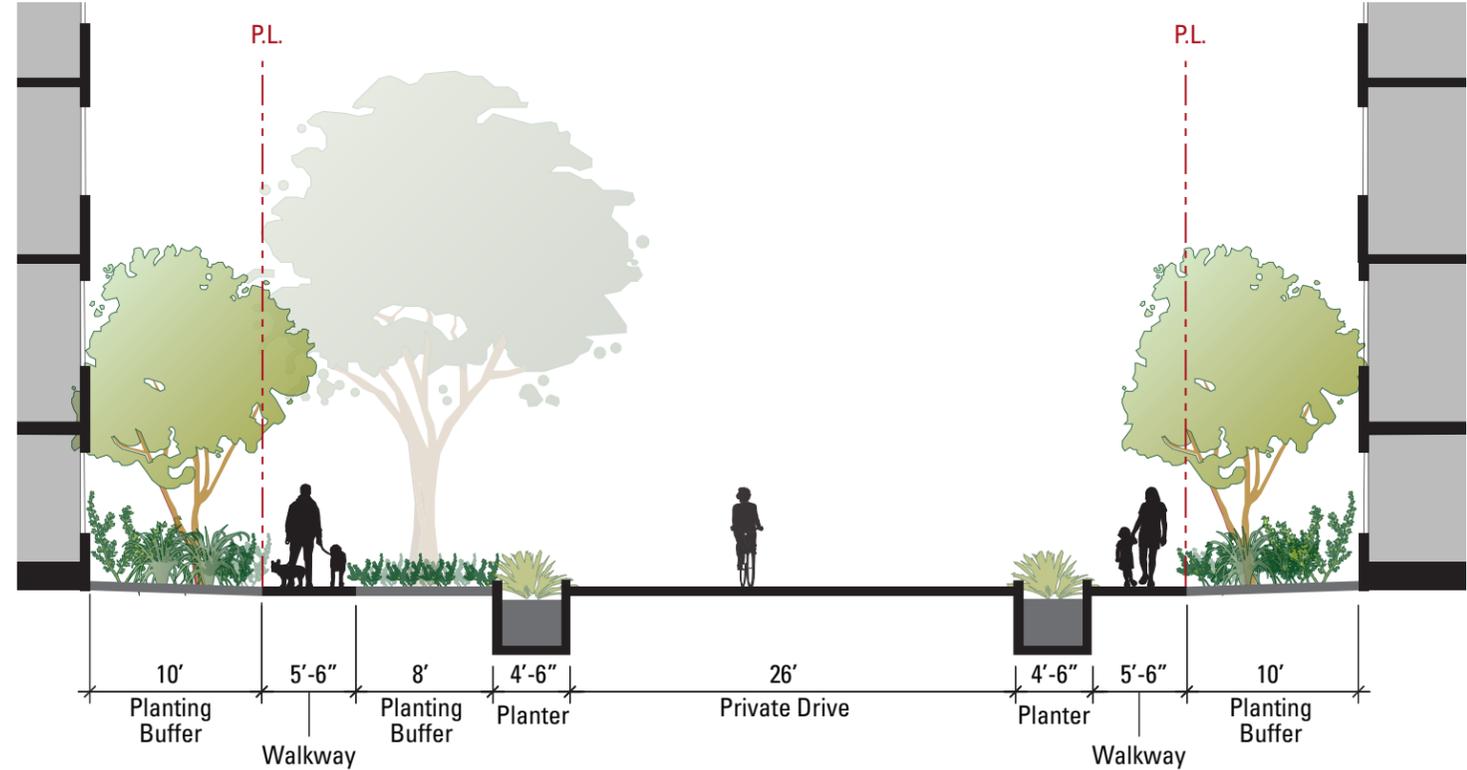
SECTION D-D. TYPICAL BLAKE DRIVE

SECTION F-F. TYPICAL GARNER DRIVE & TUBMAN DRIVE



SECTION E-E. TYPICAL PASEO

SECTION G-G. TYPICAL TOWNHOUSE ALLEY

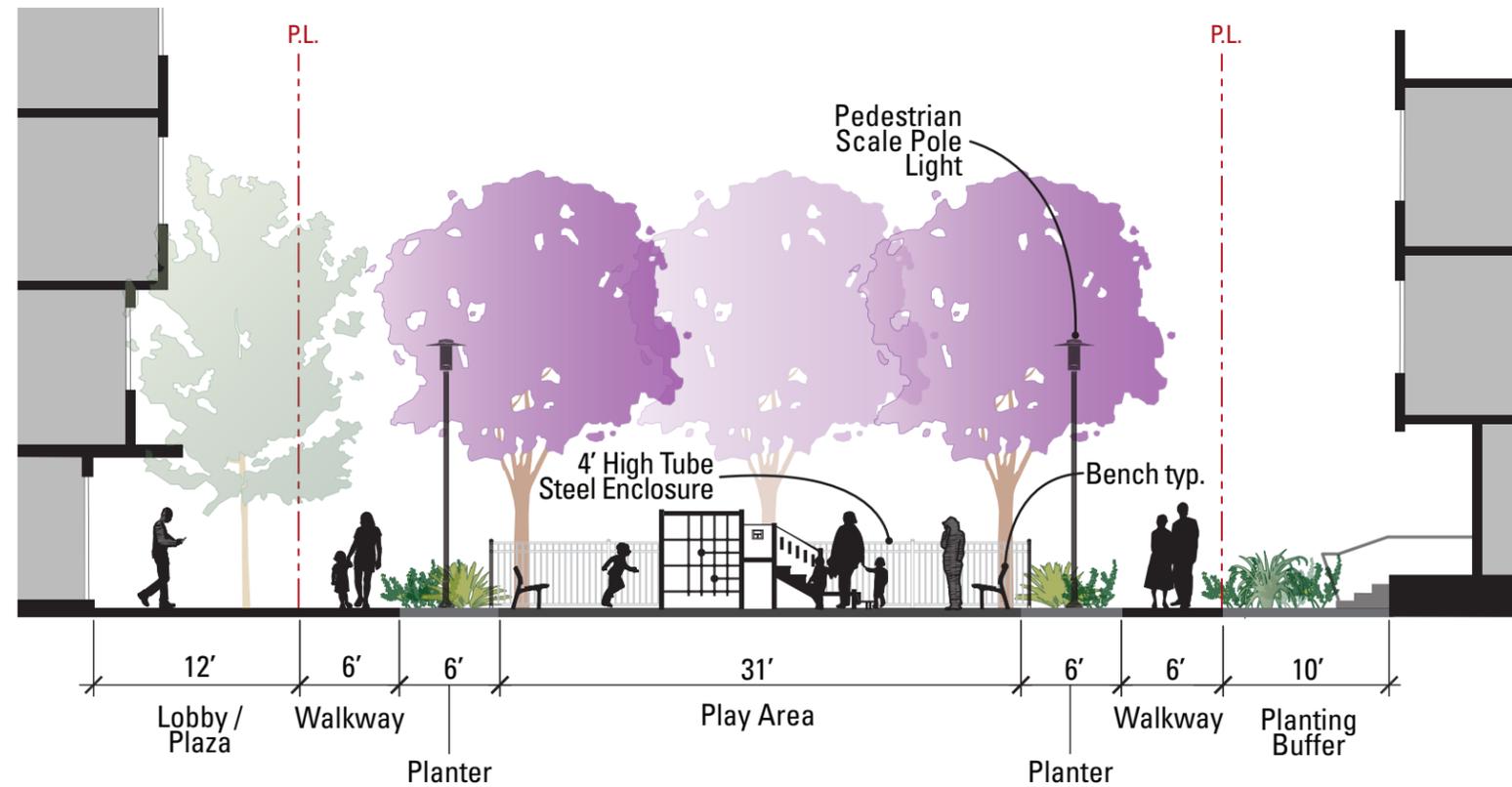


SECTION H-H. TYPICAL PRIVATE DRIVE

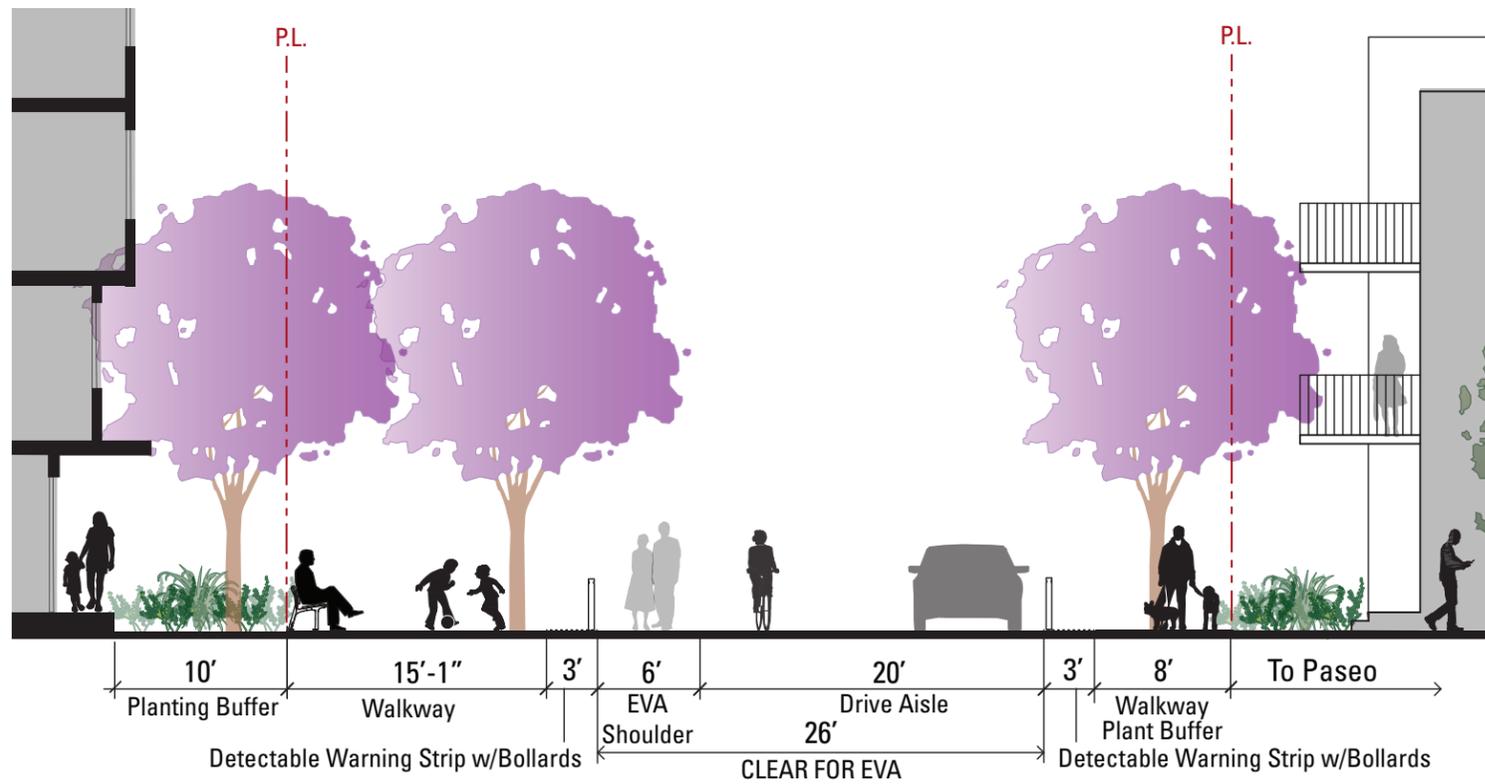
SCALE 3/32" = 1'-0"

# 98TH AVENUE | STREET SECTIONS

OAKLAND, CA | 10/30/2020

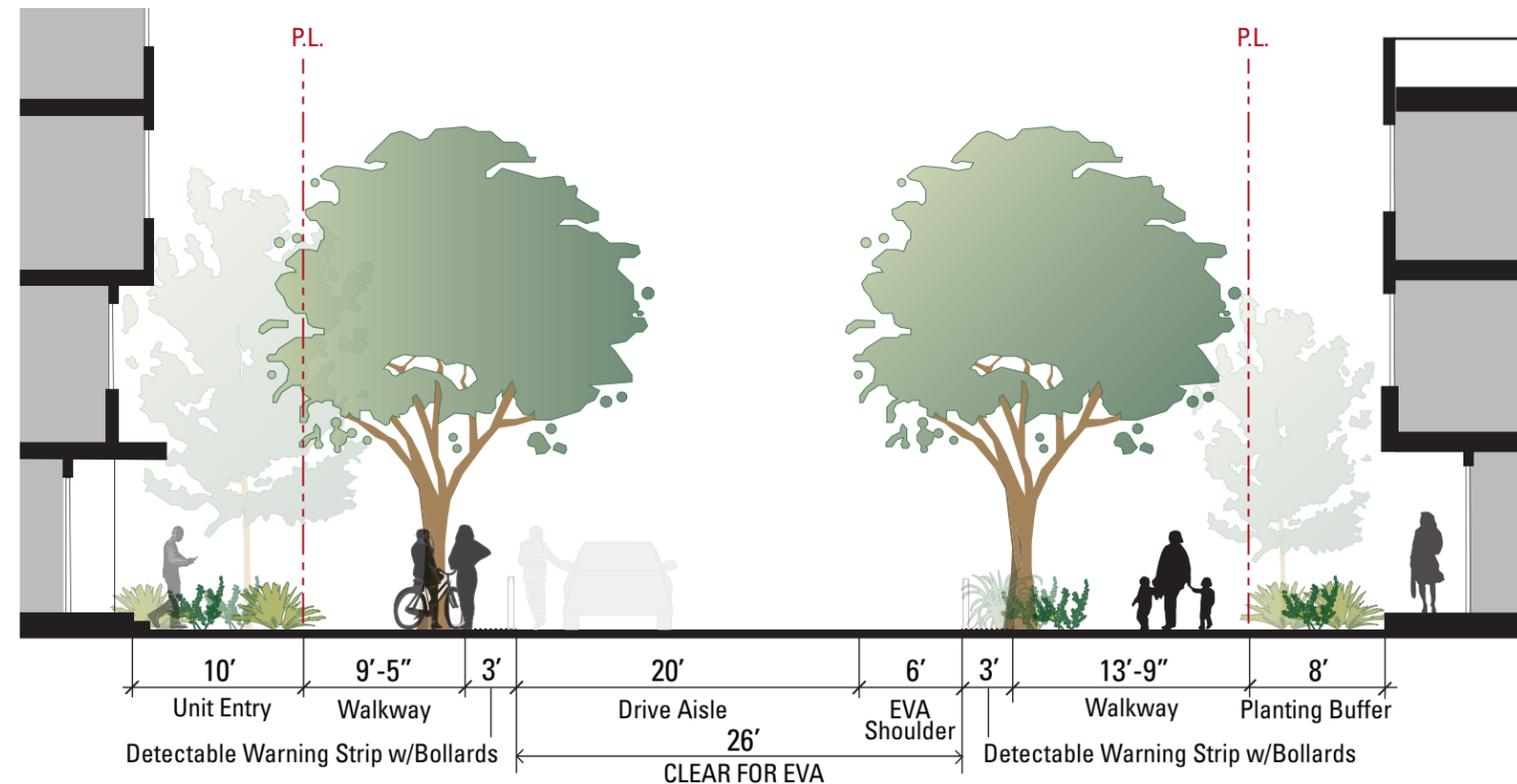


SECTION J-J. PARK



SECTION K-K. WOONERF

SCALE 3/32" = 1'-0"



SECTION L-L. WOONERF

# 98TH AVENUE | PARK / WOONERF SECTIONS

OAKLAND, CA | 10/30/2020

# PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE
<b>STREET TREES</b>			
ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	24" BOX	M
LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	L
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
QUERCUS PALUSTRIS	PIN OAK	24" BOX	M
<b>TREES</b>			
ACER PALMATUM	JAPANESE MAPLE	24" BOX	M
ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L
GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	M
LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	L
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	M
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	VL
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	24" BOX	M
<b>LARGE SHRUBS</b>			
CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	L
LOROPETALUM C. 'CAROLINA MOONLIGHT'	CHINESE FRINGE FLOWER	5 GAL	L
PITOSPORUM TENUIFOLIUM	KOHUHU	5 GAL	M
PODOCARPUS M. MAKI	SHRUBBY YEW PINE	5 GAL	M
WESTRINGIA 'BLUE GEM'	BLUE GEM WESTRINGIA	5 GAL	L
<b>MEDIUM AND SMALL SHRUBS</b>			
ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	L
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
ANIGOZANTHOS 'BUSH GOLD'	DWARF KANGAROO PAW	1 GAL	L
AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	L
ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	L
CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	L
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L
ECHEVERIA IMBRICATA	BLUE ROSE ECHEVERIA	1 GAL	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	M
HESPERALOE PARVIFOLIA 'BRAKELIGHT'	BRAKELIGHT YUCCA	1 GAL	L
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	L
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L
LOROPETALUM 'SUZANNE'	SUZANNE FRINGE FLOWER	5 GAL	L
MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	1 GAL	L
PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL	L
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L
PITOSPORUM TOBIRA	CRÈME DE MINT MOCK ORANGE	1 GAL	L
SALVIA 'HEATWAVE BLAST'	HEATWAVE BLAST SAGE	1 GAL	L
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	L
SARCOCOCCA RUSCIFOLIA	SWEETBOX	5 GAL	L
<b>GROUNDCOVERS</b>			
ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	L
ARCTOSTAPHYLOS E. 'EMERALD CARPET'	MANZANITA	1 GAL	L
CEANOTHUS GRISEUS 'DIAMOND HEIGHTS'	CALIFORNIA LILAC	1 GAL	L
ERIGERON GLAUCUS	FLEABANE	1 GAL	L
MYOPORUM PARVIFOLIA	MYOPORUM	1 GAL	L
SENECIO MANDRALISCAE	KLEINIA	1 GAL	L
<b>VINES</b>			
HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	5 GAL	M
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M
<b>STORMWATER</b>			
ACHILLEA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	L
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L
MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	1 GAL	L
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	1 GAL	L
SALVIA SONOMENSIS	CREeping SAGE	1 GAL	L

\*STREET TREES APPROPRIATE FOR BIORETENTION AREAS PER ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM APPENDIX B.

# PLANT IMAGERY



# IRRIGATION DESIGN INTENT

1. THESE PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), THE CITY OF OAKLAND, AND ALAMEDA COUNTY WATER DISTRICT
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP AND BUBBLER DISTRIBUTION, AND ROTORS WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

# PLANTING DESIGN INTENT

1. A MINIMUM OF (1) 15-GALLON TREE TO BE LOCATED EVERY 25' OF STREET FRONTAGE OR PORTION THEREOF. ON STREETS WITH SIDEWALKS WHERE THE DISTANCE FROM THE FACE OF THE CURB TO THE OUTER EDGE OF THE SIDEWALK IS AT LEAST 6'-6", THE TREES SHALL BE A STREET TREE TO THE SATISFACTION OF THE CITY'S TREE DIVISION.
2. ALL TREES WITHIN 5' OF PAVEMENT SHALL USE TREE ROOT BARRIERS.
3. THE PLANTING DESIGN SHALL UTILIZE A VARIETY OF MEDITERRANEAN-STYLE, NATIVE, AND DROUGHT-TOLERANT PLANT SPECIES TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLEMENT THE ARCHITECTURE AND SETTING.
4. PLANT SPECIES SHALL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER-USE AS LISTED IN THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) PLANT LIST, WUCOLS IV.
5. 80% OF PLANT MATERIAL TO BE NATIVE OR LOW WATER USE AND FOLLOW MWELO GUIDELINES.
6. TURF/LAWN SHALL NOT EXCEED 10% OF THE LANDSCAPE AREA. TURF SPECIES SHALL BE A FESCUE-BLEND TURF GRASS TO MINIMIZE WATER CONSUMPTION.
7. NO PLANT CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC WILL BE USED.
8. THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING.
9. PLANTS SHALL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.
10. TREE LOCATIONS SHALL BE DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE.
11. ALL PLANTING AREAS SHALL RECEIVE A 3-INCH LAYER OF MULCH.
12. TREES/UTILITY CLEARANCE GUIDELINES:
  - 5' CLEARANCE: UTILITY & LIGHT POLES (NO LIGHT)  
RESIDENTIAL DRIVEWAYS  
FIRE HYDRANTS  
WATER OR GAS METERS  
VALVE BOXES  
SEWER LINES
  - 10' CLEARANCE: COMMERCIAL DRIVEWAYS  
UNDERGROUND ELECTRICAL  
GAS  
SEWER MAINS  
WATER MAINS  
BASEMENTS
  - 20' CLEARANCE: LIGHT POLES WITH LIGHTS  
INTERSECTIONS (FROM SIDE STREET CURB FACE TO FIRST STREET TREE)



CITY STANDARD STREET LIGHT



PEDESTRIAN-SCALE POLE LIGHT



BOLLARD LIGHT



SEAT WALL



GOOD NEIGHBOR FENCE



TREE GRATE



RECEPTACLES



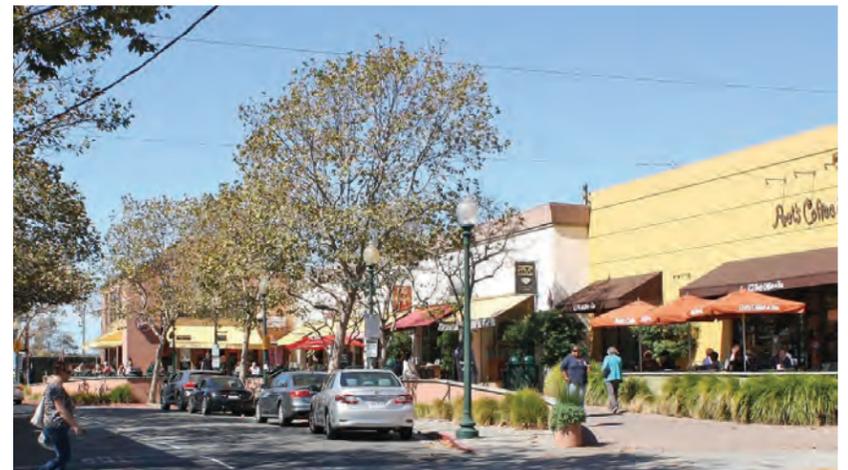
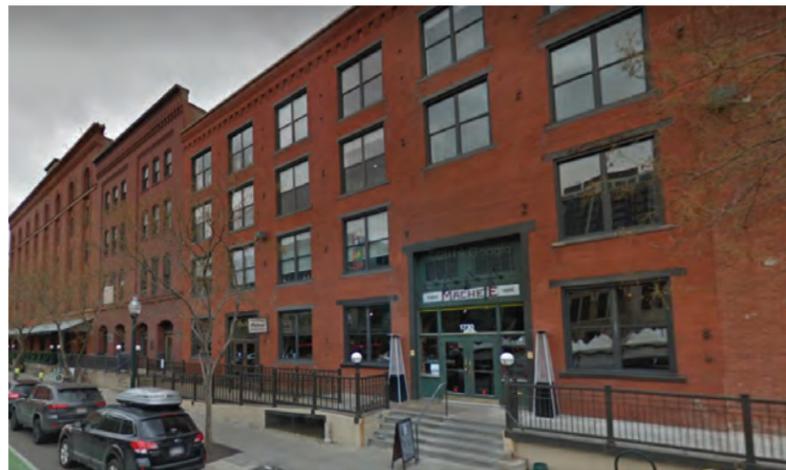
BIKE RACKS



BENCH

# 98TH AVENUE | CONCEPTUAL SITE FURNISHINGS AND MATERIALS

OAKLAND, CA | 10/30/2020



# 98TH AVENUE | INSPIRATION - WORK/LIVE UNITS FACING 98TH AVENUE

OAKLAND, CA | 10/30/2020

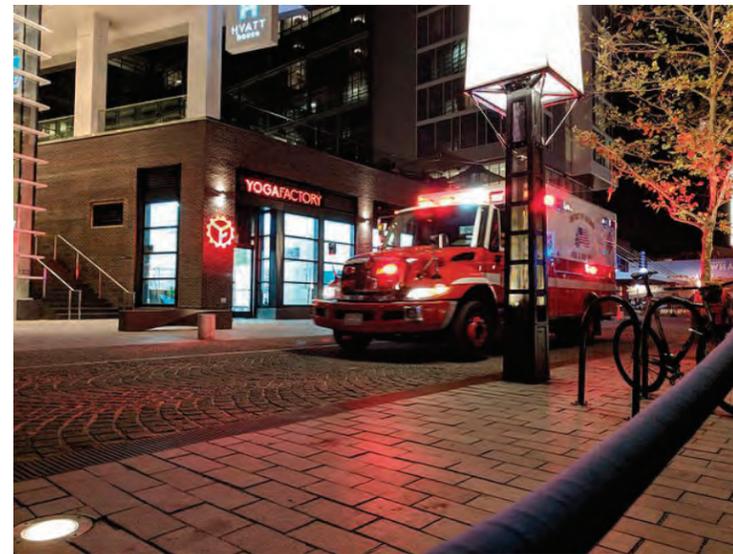
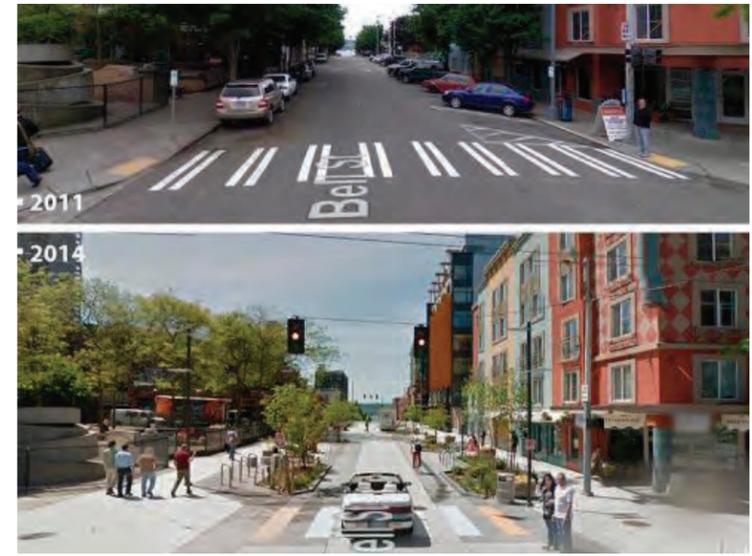
**SANDIS** **VAN METER**  
**WILLIAMS**  
**POLLACK** LLP  
Landscape Architecture + Design

L5.2



# 98TH AVENUE | CONCEPTUAL RENDERINGS - WORK/LIVE UNITS FACING 98TH AVENUE

OAKLAND, CA | 10/30/2020



# 98TH AVENUE | INSPIRATION - WOONERF/SHARED STREET

OAKLAND, CA | 10/30/2020

LEGEND

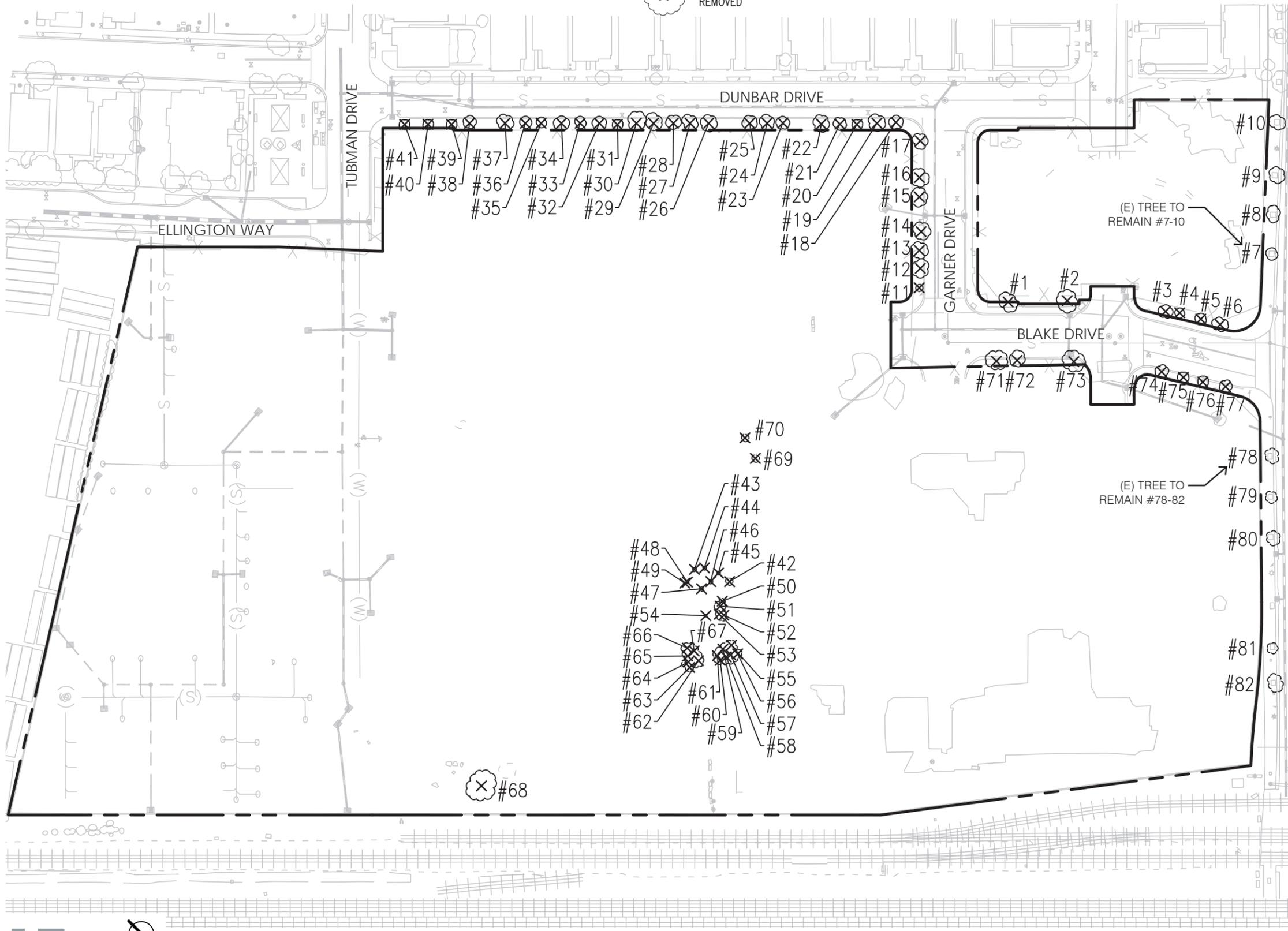


NOTES

1. DBH IS THE TRUNK DIAMETER MEASURED AT FOUR AND ONE-HALF FEET ABOVE THE GROUND PER CITY OF OAKLAND MUNICIPAL CODE 12.36.020.

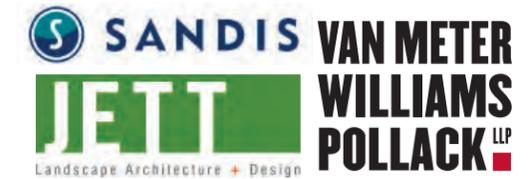
EXISTING TREE LIST

#	TYPE	DBH	STATUS	TO BE REMOVED
1	PYRUS	8"	HEALTHY	YES
2	PYRUS	8"	HEALTHY	YES
3	PYRUS	5"	HEALTHY	YES
4	PYRUS	3"	HEALTHY	YES
5	PYRUS	4"	HEALTHY	YES
6	PYRUS	5"	HEALTHY	YES
7	PYRUS	5"	HEALTHY	NO
8	PYRUS	6"	HEALTHY	NO
9	PYRUS	7"	HEALTHY	NO
10	PYRUS	6"	HEALTHY	NO
11	PYRUS	3"	HEALTHY	YES
12	PYRUS	6"	HEALTHY	YES
13	PYRUS	6"	HEALTHY	YES
14	PYRUS	7"	HEALTHY	YES
15	PYRUS	4"	HEALTHY	YES
16	PYRUS	7"	HEALTHY	YES
17	PYRUS	6"	HEALTHY	YES
18	PYRUS	5"	HEALTHY	YES
19	PYRUS	5"	HEALTHY	YES
20	FIE JOA SELLOWIANA	1"	HEALTHY	YES
21	PYRUS	4"	HEALTHY	YES
22	PYRUS	6"	HEALTHY	YES
23	FIE JOA SELLOWIANA	5"	HEALTHY	YES
24	PYRUS	4"	HEALTHY	YES
25	PYRUS	5"	HEALTHY	YES
26	PYRUS	6"	HEALTHY	YES
27	PYRUS	6"	HEALTHY	YES
28	PYRUS	4"	HEALTHY	YES
29	PYRUS	5"	HEALTHY	YES
30	PYRUS	4"	HEALTHY	YES
31	FIE JOA SELLOWIANA	5"	DEAD	YES
32	PYRUS	5"	HEALTHY	YES
33	PYRUS	4"	HEALTHY	YES
34	PYRUS	5"	HEALTHY	YES
35	PYRUS	3"	HEALTHY	YES
36	PYRUS	3"	HEALTHY	YES
37	PYRUS	5"	HEALTHY	YES
38	FIE JOA SELLOWIANA	5"	DEAD	YES
39	PYRUS	4"	HEALTHY	YES
40	PYRUS	5"	HEALTHY	YES
41	FIE JOA SELLOWIANA	5"	HEALTHY	YES
42	FIE JOA SELLOWIANA	5"	HEALTHY	YES
43	ACACIA	5"	HEALTHY	YES
44	ACACIA	1"	HEALTHY	YES
45	ACACIA	5"	HEALTHY	YES
46	ACACIA	5"	HEALTHY	YES
47	ACACIA	5"	HEALTHY	YES
48	ACACIA	1"	HEALTHY	YES
49	ACACIA	5"	HEALTHY	YES
50	ACACIA	1.5"	HEALTHY	YES
51	ACACIA	5"	HEALTHY	YES
52	ACACIA	1.5"	HEALTHY	YES
53	ACACIA	1"	HEALTHY	YES
54	ACACIA	4"	HEALTHY	YES
55	ACACIA	1.5"	HEALTHY	YES
56	ACACIA	1.5"	HEALTHY	YES
57	ACACIA	1"	HEALTHY	YES
58	ACACIA	1.5"	HEALTHY	YES
59	ACACIA	1"	HEALTHY	YES
60	ACACIA	1"	HEALTHY	YES
61	ACACIA	3.5", 3"	HEALTHY	YES
62	ACACIA	5"	HEALTHY	YES
63	ACACIA	5"	HEALTHY	YES
64	ACACIA	5"	HEALTHY	YES
65	ACACIA	5"	HEALTHY	YES
66	ACACIA	.25"	HEALTHY	YES
67	ACACIA	.25"	HEALTHY	YES
68	ACACIA	1", 1", 6", 6", 5", 6"	HEALTHY	YES
69	ACACIA	2", 2"	HEALTHY	YES
70	ACACIA	1"	HEALTHY	YES
71	PYRUS	9"	HEALTHY	YES
72	PYRUS	6"	HEALTHY	YES
73	PYRUS	7"	HEALTHY	YES
74	PYRUS	5"	HEALTHY	YES
75	PYRUS	4"	HEALTHY	YES
76	PYRUS	3"	HEALTHY	YES
77	PYRUS	5"	HEALTHY	YES
78	PYRUS	5"	HEALTHY	NO
79	PYRUS	4"	HEALTHY	NO
80	PYRUS	5"	HEALTHY	NO
81	PYRUS	(9) 1" STEMS	HEALTHY	NO
82	PYRUS	6"	HEALTHY	NO



98TH AVENUE | TREE PRESERVATION AND REMOVAL PLAN

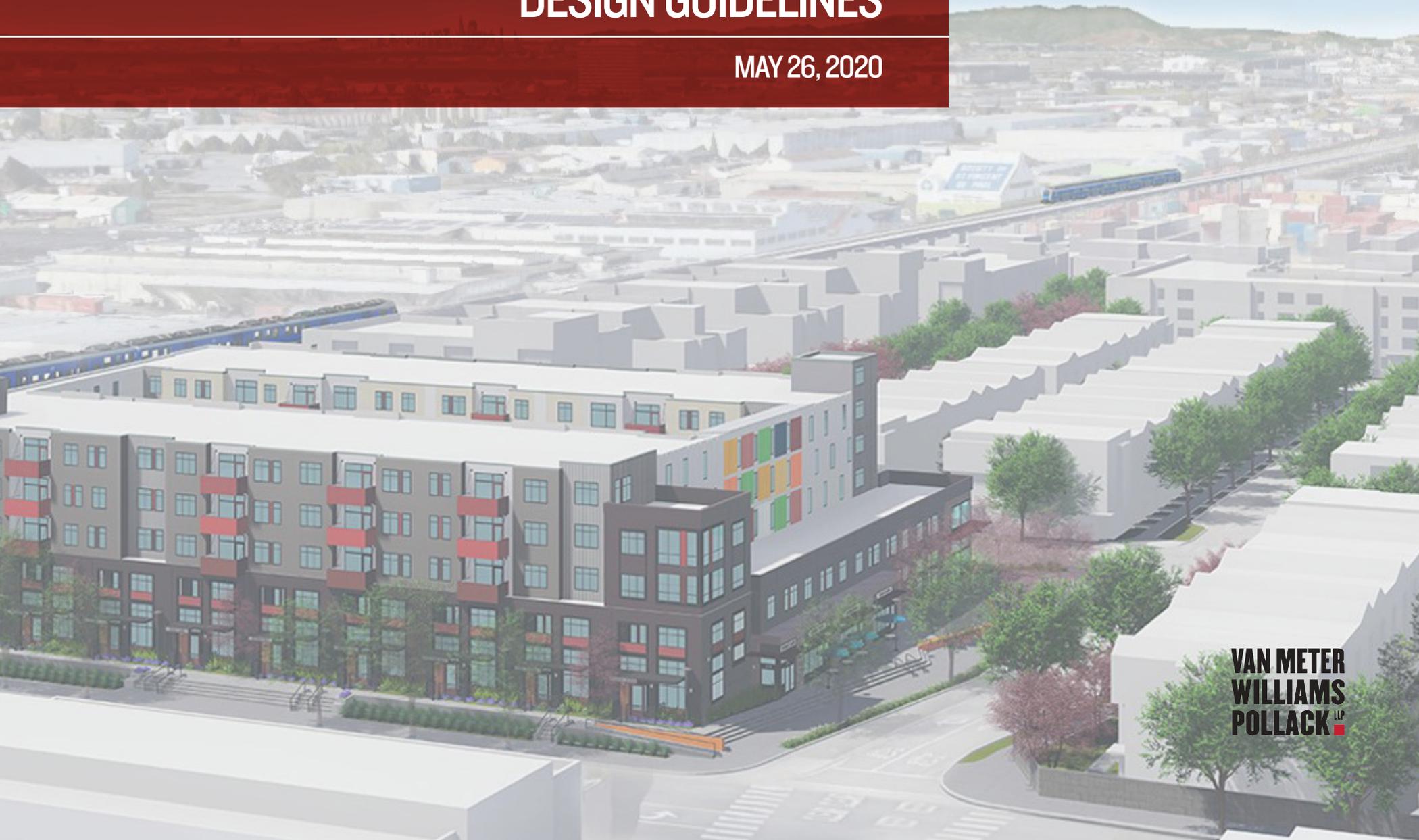
OAKLAND, CA | 10/30/2020



L6.1

# 98TH / SAN LEANDRO DESIGN GUIDELINES

MAY 26, 2020



**VAN METER  
WILLIAMS  
POLLACK** LLP



# TABLE OF CONTENTS

<b>INTRODUCTION</b> .....	<b>1</b>	<b>BUILDING DESIGN</b> .....	<b>21</b>
1.1 Vision .....	2	3.1 Overview .....	22
1.2 Guiding Principles & Concepts .....	3	3.2 Building Heights .....	22
1.3 Related Documents .....	5	3.3 Setbacks .....	23
<b>URBAN DESIGN FRAMEWORK</b> .....	<b>7</b>	3.4 Building Open Space .....	24
2.1 Street Design .....	8	3.5 Materials .....	25
A. 98th Avenue .....	10	3.6 Mixed-use & Apartment Buildings (Parcels A-D) .....	26
B. Blake Drive .....	11	A. Building Modulation .....	27
C. Garner & Tubman Drives .....	12	B. Ground Floor Activation .....	28
D. Woonerf .....	13	C. Public Building Entries .....	30
2.2 Community Open Space .....	14	D. Ground Floor Work/Live Entries .....	31
A. Open Space .....	15	E. Ground Floor Live/Work Entries .....	32
B. Plaza at Parcel A .....	16	F. Ground Floor Apartment Entries .....	33
2.3 Street Furniture .....	17	G. Building Signage .....	34
2.4 Plant Palette .....	18	H. Parking .....	35
2.5 Public Art .....	19	3.7 Townhomes (Parcels E-G) .....	36
		A. Townhome Massing and Building Articulation .....	36
		B. Townhome Entries .....	37
		C. Pedestrian Paseo .....	38
		D. Townhome Driveway and Garage Design .....	38



---

# 1.0

## INTRODUCTION

---

1.1 Vision .....	2
1.2 Guiding Principles & Concepts.....	3
1.3 Related Documents .....	5

## I.1 VISION

98th/San Leandro is located in a historically industrial zone in East Oakland (See Figure 1.1), with storage and manufacturing uses fronting the site on three sides. As is common in HBX zones, each of the frontages adjacent to 98th/San Leandro presents very different contexts. 98th Avenue is a five-lane arterial truck route connecting the Nimitz Freeway to International Blvd. The western edge of the site is layered with an active Union Pacific rail line, elevated BART tracks and the primarily industrial San Leandro Boulevard. Arcadia Park, a single-family home development, is directly adjacent to the east (See Figure 1.2). 98th/San Leandro will replace what is currently a blighted, vacant lot with a vibrant new mixed-use neighborhood that serves as a bridge between the surrounding industrial and residential uses.

This dense residential development will become home to a diverse mix of residents and help to improve the safety of the neighborhood by providing "eyes on the streets" and connect to the existing residential neighborhood across Dunbar Drive.

The design of 98th/San Leandro will take cues from the industrial past while emphasizing the new pedestrian oriented, residential neighborhood. Strong building forms will front 98th Avenue to establish a prominent street presence, while providing protection from the street's traffic, and emphasizing the gateway at Blake Drive. The street character, open space and pedestrian experience within the neighborhood will create an active, pedestrian oriented community that provides a mix of high-quality work/live, live/work, residential units and commercial space in the urban neighborhood of East Oakland.

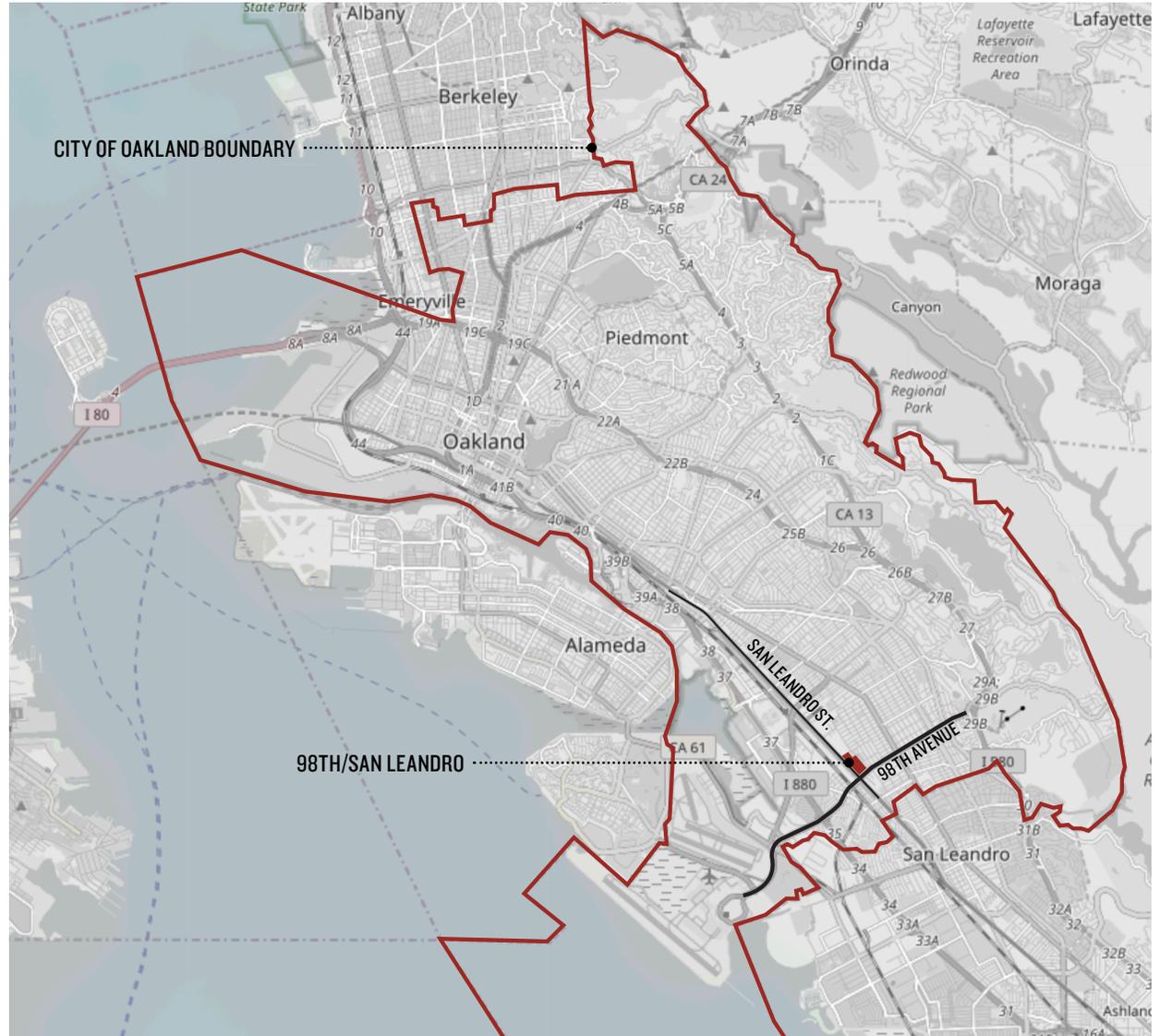


Figure 1.1 Site Location/City of Oakland Map

## 1.2 GUIDING PRINCIPLES & CONCEPTS

### HOUSING + BUSINESS MIX GENERAL PLAN

The 98th/San Leandro site is designated Housing and Business Mix per the Oakland General Plan – Land Use & Transportation Element:

*The Housing and Business Mix classification identifies areas of the city where a complex mix of residences and businesses has evolved due to converging historic development patterns... these areas may require additional attention to buffer the impacts of incompatible adjacencies, and the careful development and enforcement of performance standards to ensure compatible co-existence.*

### HBX ZONING

The site is located in the Housing and Business Mix (HBX-1) zoning district. The 98th/San Leandro site is zoned uniquely HBX-1 in an area consisting of residential uses to its east and industrial uses to its north, west and south. It will serve as a bridge between those two uses through a mix of uses. The purpose of the HBX Zoning designation is to:

1. Allow for mixed use districts that recognize both residential and business activities;
2. Establish development standards that allow residential and business activities to compatibly co-exist;
3. Provide a transition between industrial areas and residential neighborhoods;
4. Encourage development that respects environmental quality and historic patterns of development;
5. Foster a variety of small, entrepreneurial, and flexible home-based businesses.



Figure 1.2 Context and Vicinity Map

## HBX DESIGN GUIDELINES

As stated in the HBX Design Guidelines Manual, the convergence of different types of development over time has resulted in a context characterized by complex and inconsistent development patterns, making rigid and prescriptive zoning requirements ineffective as the sole regulatory tool to allow for well-designed developments. While the HBX Housing and Business Mix Commercial Zones Regulations (O.M.C.17.65) establish the regulatory framework to implement the General Plan's vision for Housing and Business Mix areas through its Design Objectives, the HBX Design Guidelines addresses massing, scale and site planning issues to provide for greater flexibility and site-specific design solutions.

The intent of this 98th/San Leandro Design Guidelines Manual is to:

### a. Promote and reinforce the Intent and Design Objectives of the HBX Design Guidelines described below:

#### HBX INTENT

- Guide and transition the neighborhood into a more intense development pattern than has traditionally existed in HBX neighborhoods;
- Allow freedom to create buildings of varied designs and styles;
- Develop attractive street-scapes and urban spaces;
- Allow the compatible coexistence of residential and nonresidential activities; and
- Promote innovative building designs that exist compatibly with traditional development patterns.

#### HBX DESIGN OBJECTIVES

1. Create a development pattern that encloses the street space by defining a street wall and street section while providing transitions from existing patterns and respecting the light and air of residential properties, if present.
2. Site parking to maintain an attractive street-scape and preserve on-street parking.
3. Integrate functional open space into the design of the site.
4. Use design techniques to scale buildings appropriate to their location.

5. Consider a variety of architectural styles.
6. Provide visual interest to street facing areas.
7. Provide visual emphasis to buildings at street corners.
8. Provide well designed landscaping and buffering for street fronting yards, parking areas, nonresidential activities, and parking podiums.

### b. Supplement the HBX Design Objectives and expand upon guidance to address more specific design issues found within the Preliminary Development Plan application for 98th / San Leandro by providing specific guidelines to implement the objectives on a parcel by parcel basis.

### c. Develop a foundation of design for future developers and establish the basis for evaluation of Final Development Plan applications.

Final Development Plans for all parcels within the 98th/ San Leandro PUD shall be substantially consistent with the Preliminary Development Plan and shall conform to the design criteria of the HBX Design Guidelines Manual ("Manual") and the 98th/San Leandro Design Guidelines (together referred to as "Guidelines"). Guidelines provide methods to fulfill an associated design objective; however, they are not intended to restrict innovation, imagination and variety in design. An alternative design will be considered if it achieves the desired objectives of the manual to the same extent as the associated Guidelines.

# 1.3 RELATED DOCUMENTS

This Design Guidelines document is to be read and applied in conjunction with the following:

- City of Oakland Municipal Code
- HBX Housing and Business Mix Commercial Zones Regulations (O.M.C.17.65) - *Updated 12/01/2008*  
Housing and Business Mix – 1 (HBX-1) Commercial Zone
- HBX Design Guidelines Manual - *10/31/2006*  
Regular Design Review criteria (Chapters 17.136.040 and 17.136.050)
- 98th/San Leandro Vesting Tentative Tract Map 8492
- 98th/San Leandro Preliminary Development Plan - (*PLN18523*)
- 98th/San Leandro Final Development Plan - Master Street & Open Space Improvements - (*PLN18523-PUDF02*)



98th/San Leandro Preliminary Development Plan



98th/San Leandro FDP - Master Street & Open Space Improvements



---

# 2.0

## URBAN DESIGN FRAMEWORK

---

<b>2.1 Street Design</b> .....	<b>8</b>
A. 98th Avenue .....	10
B. Blake Drive .....	11
C. Garner & Tubman Drives .....	12
D. Woonerf .....	13
<b>2.2 Community Open Space</b> .....	<b>14</b>
A. Open Space .....	15
B. Plaza at Parcel A .....	16
<b>2.3 Street Furniture</b> .....	<b>17</b>
<b>2.4 Plant Palette</b> .....	<b>18</b>
<b>2.5 Public Art</b> .....	<b>19</b>

## 2.1 STREET DESIGN

Due to the active Union Pacific Railroad railway along San Leandro Street and the neighboring property to its north, the 98th/San Leandro site can only be accessed on two sides. The street design is based primarily on extending the existing Blake Drive into the site and connecting to the existing Garner and Tubman Drives. In addition to providing necessary site circulation for cars, emergency and service vehicles, the centrally located Woonerf enhances the pedestrian experience by providing an open area for social interaction.

The streets at 98th/San Leandro will be designed to be safe and accommodating to all. The street design controls and guidelines are listed below with description and design intent described for each street. These streets are further described in the Preliminary Development Plan & Final Development Plan - Master Street & Open Space Improvements.

### GUIDELINES

- G 2.1-1 Provide streets at locations specified in Figure 2.1
- G 2.1-2 Design new public streets to support all modes of circulation: walking, bicycling, automotive, and anticipated parking needs.
- G 2.1-3 Provide corner bulb-outs to slow traffic where feasible. Plant bulb-outs with native and/or drought-tolerant plants or bioretention planters as necessary.
- G 2.1-4 Locate all utilities on new streets underground when feasible and as approved by the City of Oakland.
- G 2.1-5 Minimize negative impact of a utility equipment on the public realm and adjacent properties by locating the area out of view and by screening with attractive architectural features and landscaping.
- G 2.1-6 Locate all utilities such as transformers, utility meters, other site and building equipment within the building, at the rear of the property, or underground. When locating within the building or underground is not feasible, ensure these elements are away from public view, organized neatly in discreet areas, and screened with attractive landscaping, or enclosures.

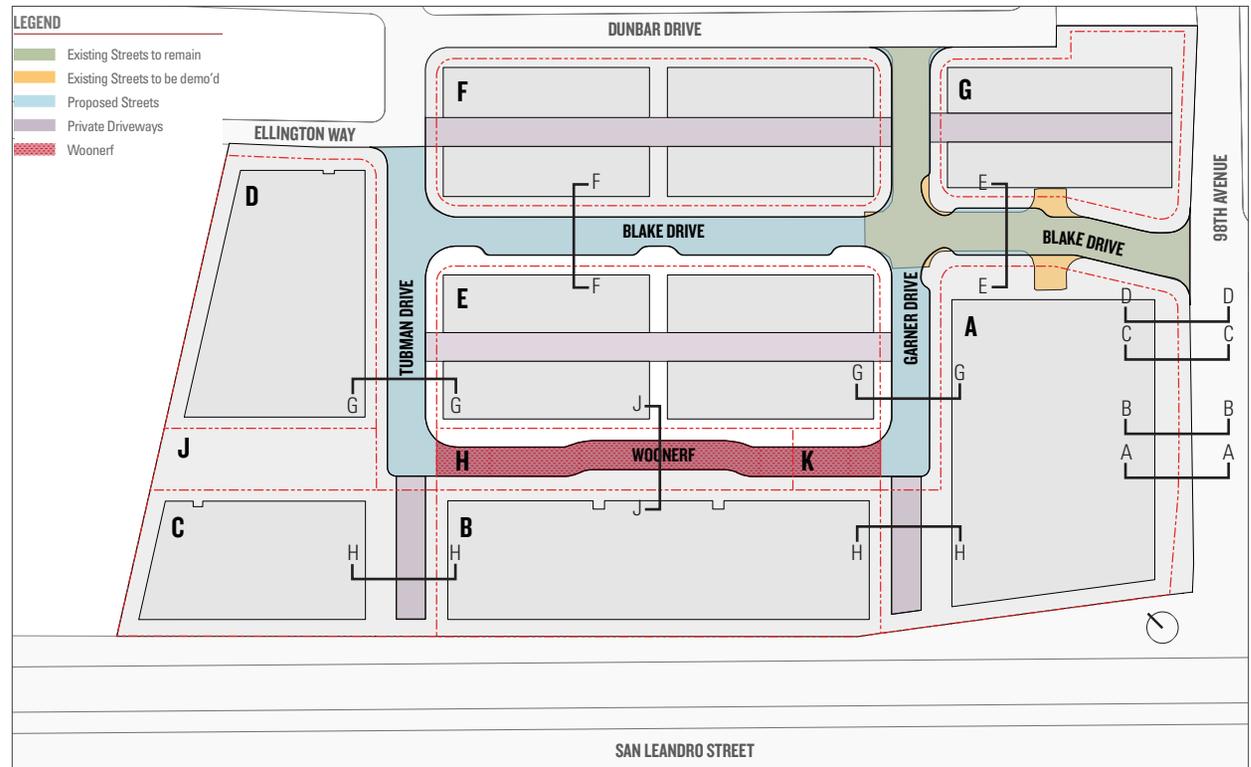


Figure 2.1 New and Existing Streets Diagram

STREET DESIGN



Tree-lined street



Woonerf/shared street between pedestrians, bikes and cars



Woonerf/shared street showing low planting and bollards



Utility decorative metal screening to shield utilities

# A. 98th Avenue

The mixed-use frontage at Parcel A on 98th Avenue serves as the public face of the new neighborhood and as such, must be designed to be accessible and welcoming. However, 98th Avenue is a five lane arterial truck route connecting the Nimitz Freeway to International Boulevard and particular care must be taken to protect pedestrian, residents and businesses located along the street frontage.

## GUIDELINES

- G 2.1.A-1** Provide a generous setback and sidewalk to create a landscaped buffer along the busy roadway while also serving as the main pedestrian access to the work/live units from the public sidewalk (See Figures 2.2 through 2.5).
- G 2.1.A-2** Remove existing concrete wall on 98th Ave between San Leandro and Blake Drive in order to open the ground floor work/live units directly to the street and activate the ground floor experience. Focus the public entry to the east on Blake Drive.
- G 2.1.A-3** Allow the existing wall to remain at Parcel G to enclose the side yards of the townhomes at 98th Avenue.



98th Avenue existing conditions

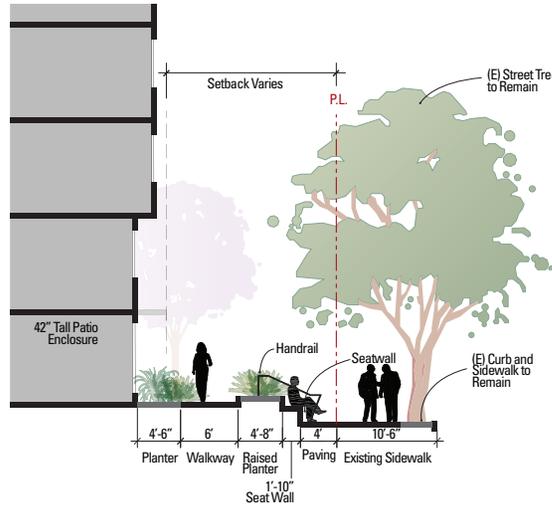


Figure 2.2 Section A. 98th Avenue at seatwall

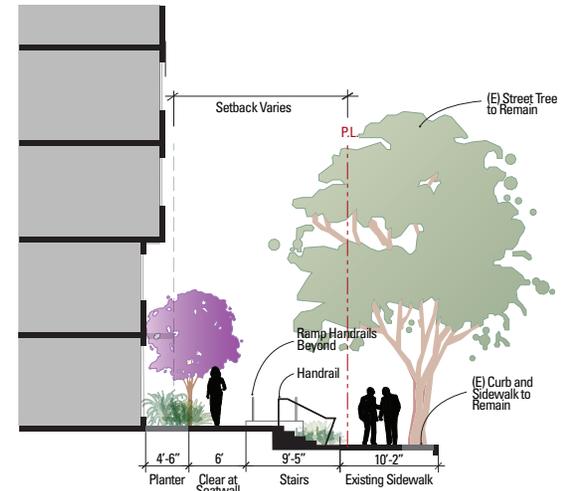


Figure 2.4 Section C. 98th Avenue at stair

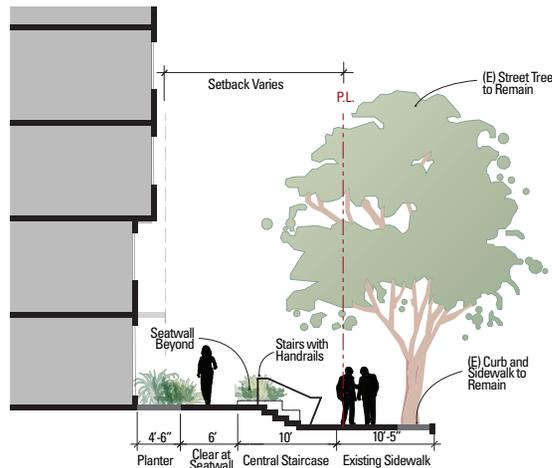


Figure 2.3 Section B. 98th Avenue at central staircase

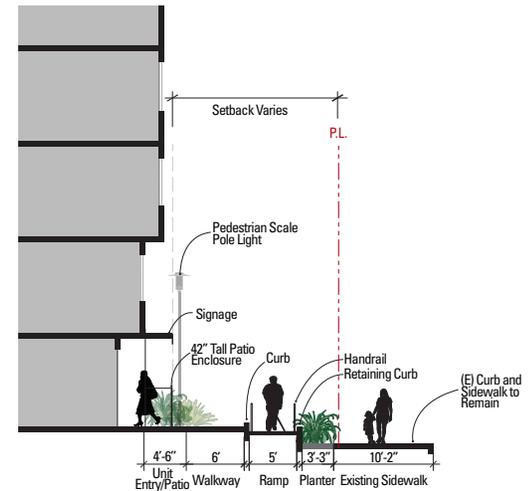


Figure 2.5 Section D. 98th Avenue at ramp

## B. Blake Drive

The block of Blake Drive between 98th Avenue and Garner Drive was built in 2009 as part of the adjacent Arcadia Park development. This right-of-way (ROW) will remain, with some adjustments to reflect the new neighborhood design. To the east, front entries to three story townhouses line the block. This residential character continues in the typical blocks of Blake Drive to the north with townhouses fronting the ROW on both sides.

### GUIDELINES

- G 2.1.B-1 Provide a generous plaza area fronting Blake Drive at Parcel A adjacent to the commercial space (See Figure 2.6).
- G 2.1.B-2 Provide an 8' landscaped setback at the townhouse blocks to give a sense of privacy to the townhouses while also allowing for direct access and visibility to front doors (See Figure 2.7).



Blake Drive existing conditions

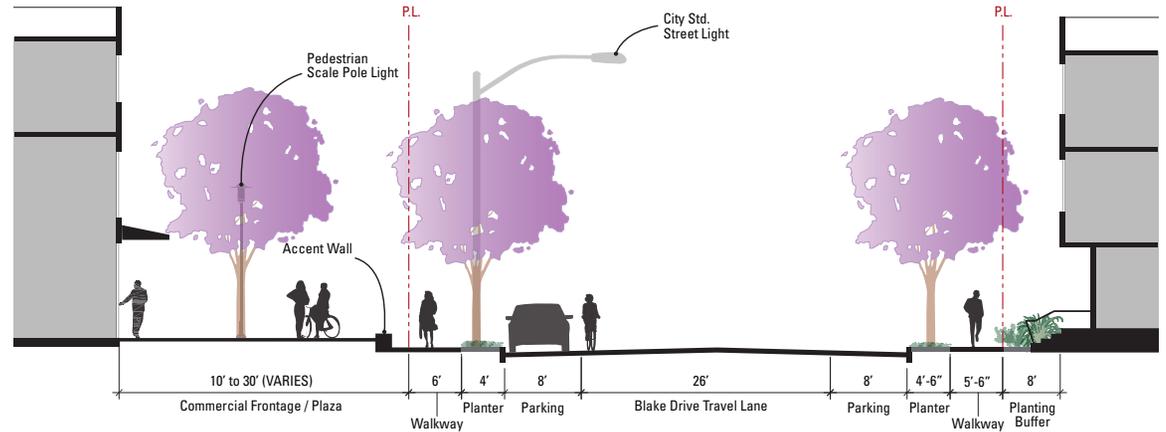


Figure 2.6 Section E. Blake Drive section at Parcel A plaza

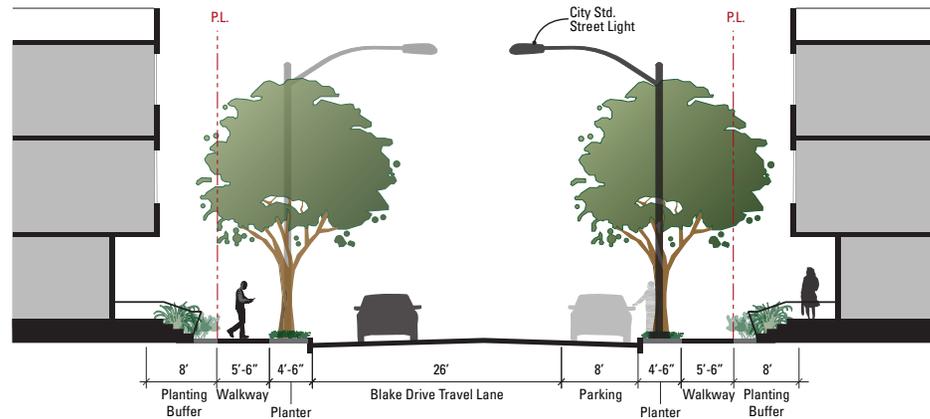


Figure 2.7 Section F. Blake Drive typical section

## C. Garner & Tubman Drives

The existing Garner and Tubman Drives will be extended from the adjacent Arcadia Park neighborhood with both ground floor residential units and townhouses on either side. Both Garner and Tubman Drives terminate after parcels H/K and J, becoming private drives that give access to car parking garages at Parcels B and C.

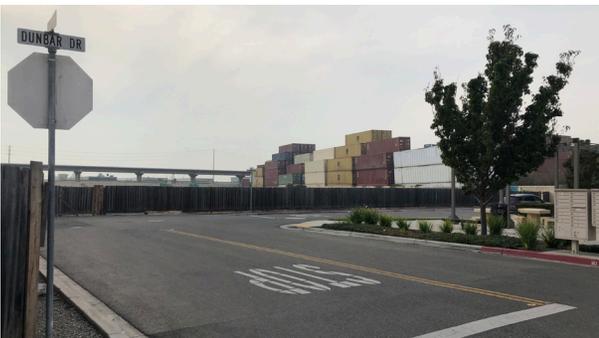
### GUIDELINES

- G 2.1.C-1 Locate street parking at Garner and Tubman Drives adjacent to groundfloor residential units (See Figure 2.8).
- G 2.1.C-2 Provide bioretention planters for public right-of-way (ROW) stormwater (See Figure 2.8 and Figure 2.9).

URBAN DESIGN FRAMEWORK



Garner Drive existing conditions looking towards existing single family houses



Tubman Drive existing conditions at Dunbar Drive intersection looking towards the site

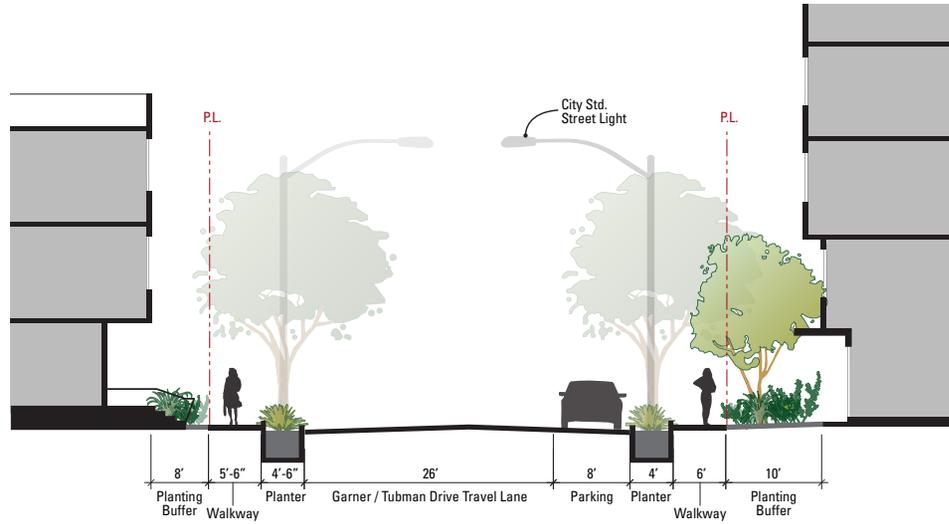


Figure 2.8 Section G. Garner Drive and Tubman Drive typical section

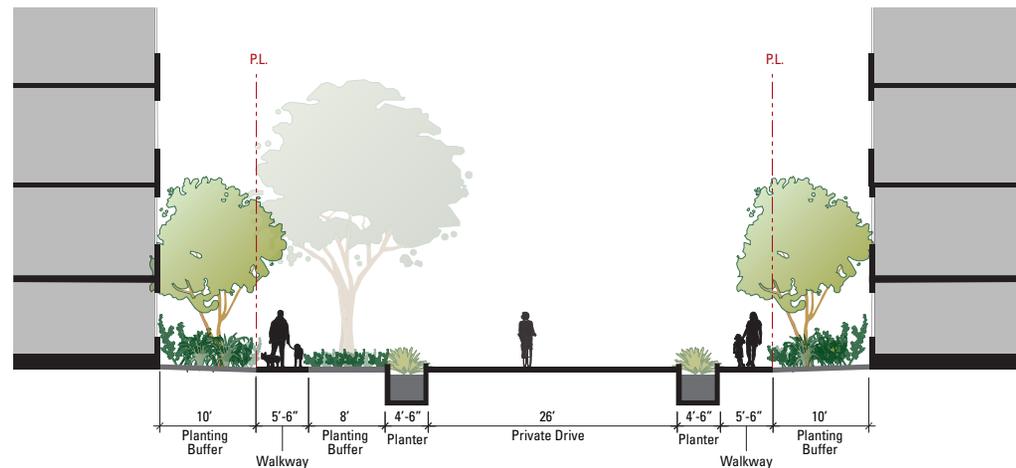


Figure 2.9 Section H. Garner Drive and Tubman private drive typical section

## D. Woonerf

A Woonerf is a shared street designed to make the street much more welcoming and appealing for all drivers, cyclists, pedestrians and runners. Instead of dividing a street with barriers like curbs, sidewalks and bike lanes, Woonerfs open up the street and allow for every multiple use simultaneously.

### GUIDELINES

- G 2.1.D -1 Design the Woonerf to encourage pedestrian activity and discourage cars. (See Figure 2.10).
- G 2.1.D -2 Provide overall site circulation for pedestrians, bicyclists, automobiles, emergency and service vehicles.
- G 2.1.D -3 Locate primary entries of townhomes and residential units along Parcel H/K to have direct access to the woonerf.
- G 2.1.D -4 Provide street with no curbs to deliberately blur the line between the car path and sidewalk, and articulate the entire Woonerf area as a shared open space.
- G 2.1.D -5 Provide a jog in the middle of the street to further temper automobile speeds and encourage motorists to exercise caution.
- G 2.1.D -6 Use variety of paving materials and colors (See Figure 2.11).
- G 2.1.D -7 Incorporate a variety of streetscape amenities such as public seating areas, lighting, planting, and other hardscapes to promote pedestrian comfort.
- G 2.1.D -8 Provide minimum width of 20' for vehicles and 26' for EVA.
- G 2.1.D -9 Incorporate stormwater management into design - slope Woonerf to drain to its side.
- G 2.1.D -10 Design Woonerf to serve as extension of the park in Parcel J.

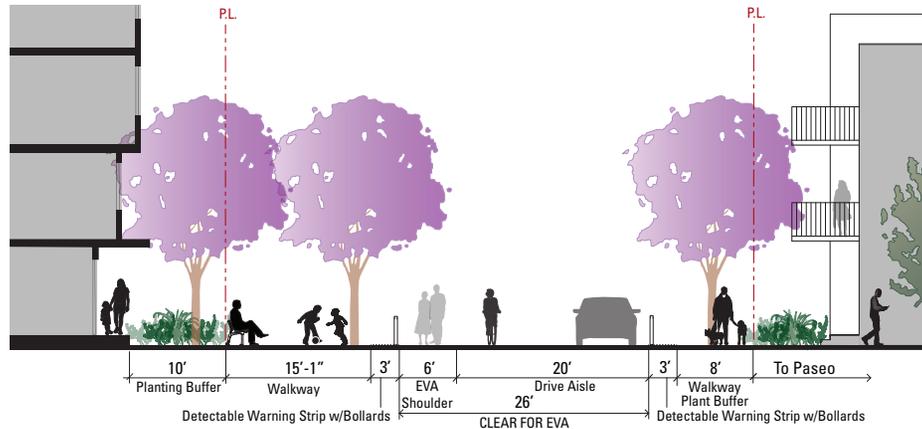


Figure 2.10 Section J. Woonerf section at Parcel H/K

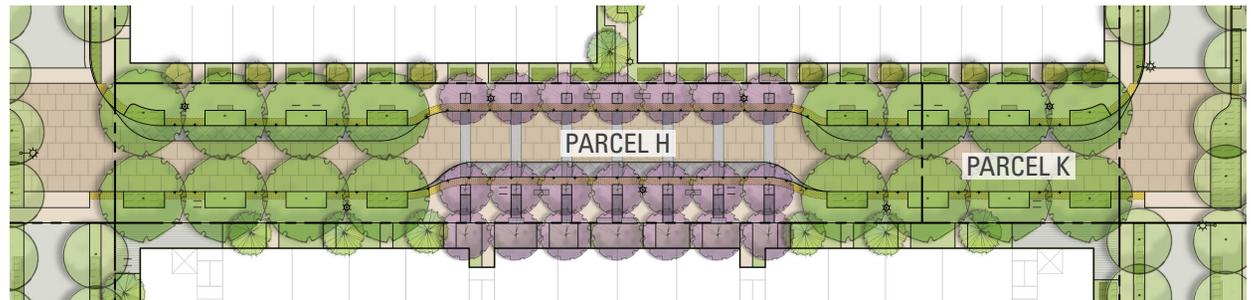


Figure 2.11 Woonerf plan enlargement



Woonerf with landscape and street furniture



Woonerf with enhanced paving and buffer planting



Woonerf with bollards

## 2.2 COMMUNITY OPEN SPACE

The 98th/San Leandro development provides open space for the neighborhood as shown in Figure 2.12. These open spaces are further described in the Preliminary Development Plan & Final Development Plan - Master Street & Open Space Improvements. As described in Section 2.1.D Woonerf at Parcel H and K, while technically considered a street, the Woonerf is intended to serve a dual function as community open space.

### GUIDELINES

#### Amenities/Design

- G 2.2-1 Provide at least one pedestrian paseo from Parcel H to Dunbar Dr. as shown in Figure 2.12. See Section 3.7.C for further information.
- G 2.2-2 Integrate light fixtures for all open spaces to enhance safety and security, as well as energy efficiency. See Section 2.3 Street Furniture.
- G 2.2-3 Incorporate public art when feasible to enliven open spaces.
- G 2.2-4 Design stairs and terraces fronting on the open spaces in a way that minimizes guardrails and walls that obstruct views.
- G 2.2-5 Design and/or select site furnishings to form a coherent palette of elements for the entire site.
- G 2.2-6 Design and select recreation equipment for a range of ages, to complement the design of the open space, and to integrate into the topography of the site.
- G 2.2-7 Provide bike parking at open spaces to encourage alternatives to auto-circulation. See Section 2.3 Street Furniture.
- G 2.2-8 Incorporate integrated pest management, and non-toxic fertilization techniques to manage open spaces whenever possible.

#### Water Usage

- G 2.2-9 Follow the Bay-Friendly Landscape Guidelines recommendations for planting of native species, low water use, and avoidance of invasive species.

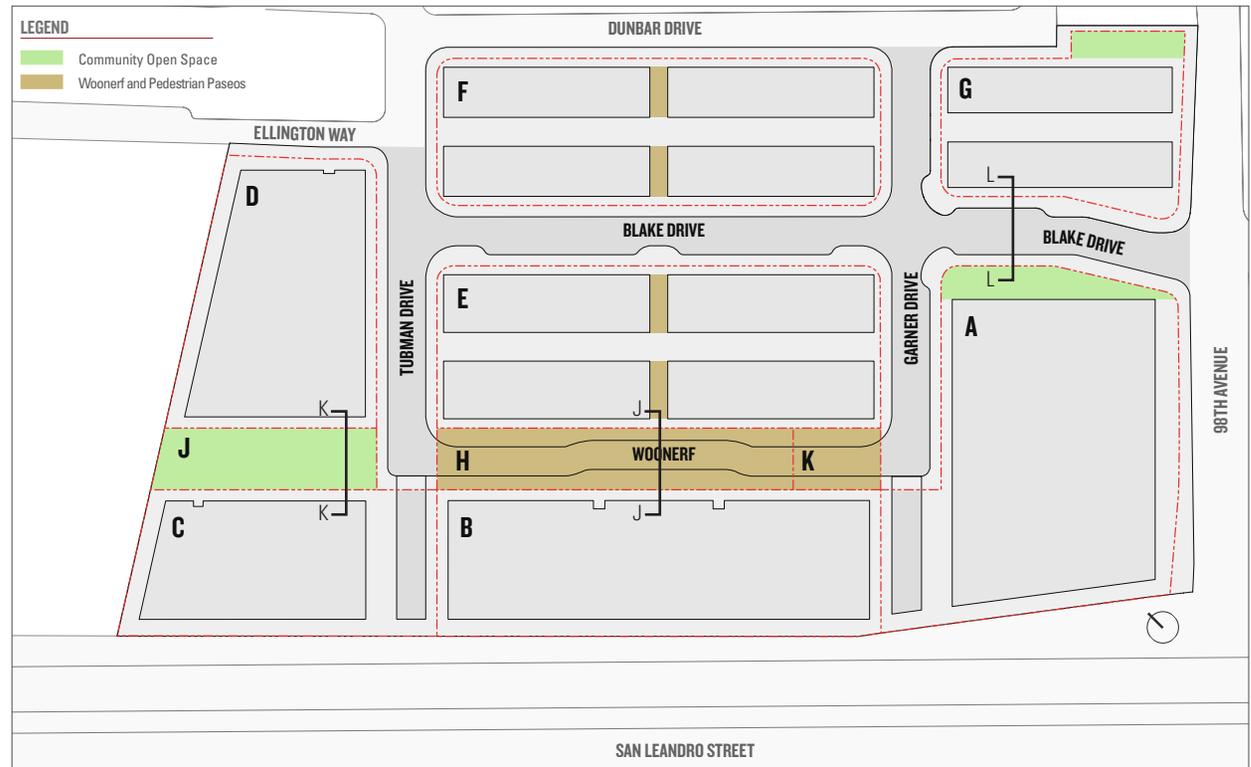


Figure 2.12 Open Space Diagram

- G 2.2-10 Reduce use of potable water for irrigation by installing smart (weather-based) irrigation controllers; by using drip, bubblers or low-flow sprinklers for all non-turf landscape areas; and by using recycled water if available.

#### Stormwater Management

- G 2.2-11 Incorporate sustainable stormwater management features to reduce rainfall runoff. These may include but are not limited to use of vegetated swales, vegetated infiltration basins, flow through and infiltration planters, pervious pavement, and other methods.



Community open space

# A. Open Space

Parcel J will provide an open space area that includes a play space with bench seating and an enclosed dog run area. The park is located between Parcels C and D and provides pedestrian access to the ground floor units of both multifamily buildings.

## GUIDELINES

- G 2.2.A-1 Provide entries facing the park for units fronting Parcel J (See Figure 2.13, Figure 2.14).
- G 2.2.A-2 Provide children’s play structure or consider interactive play sculpture (See Figure 2.14).
- G 2.2.A-3 Provide 4’ max fence for dog run.

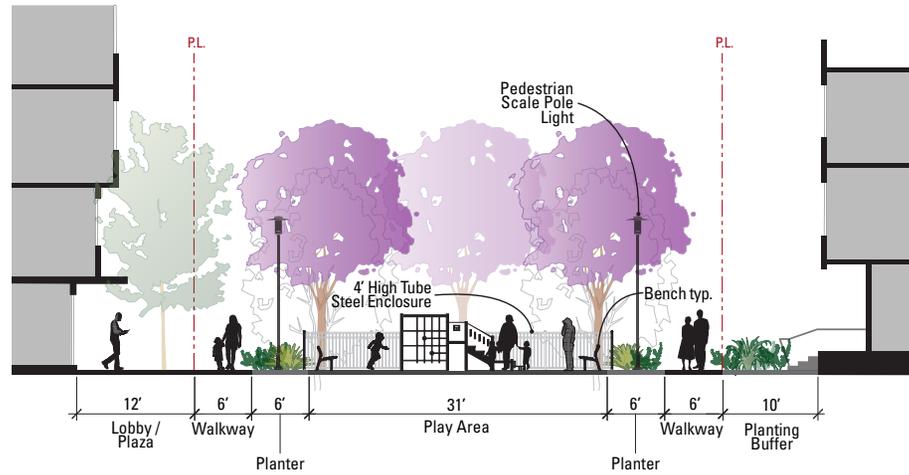


Figure 2.14 Section K. Park Section at Parcel J



Play structure

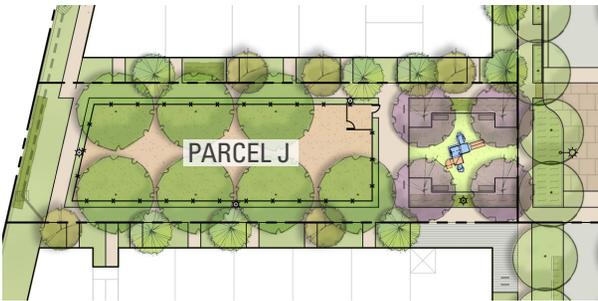


Figure 2.13 Park plan enlargement



Dog run area



Playground/kids play area with play structure



Playground/kids play area with interactive play structure

## B. Plaza at Parcel A

The plaza at Parcel A will function as the gateway to the 98th/San Leandro development creating an inviting environment that welcomes visitors and residents to the new neighborhood. It provides a gathering place for the commercial space and the work/live units located at Parcel A.

### GUIDELINES

- G 2.2.B-1 Design a flexible patio area with accent walls that work as seating and gathering spaces (See Figure 2.15).
- G 2.2.B-2 Provide bike parking to serve commercial spaces.
- G 2.2.B-3 Locate trees to create shaded areas for gathering (See Figure 2.16).

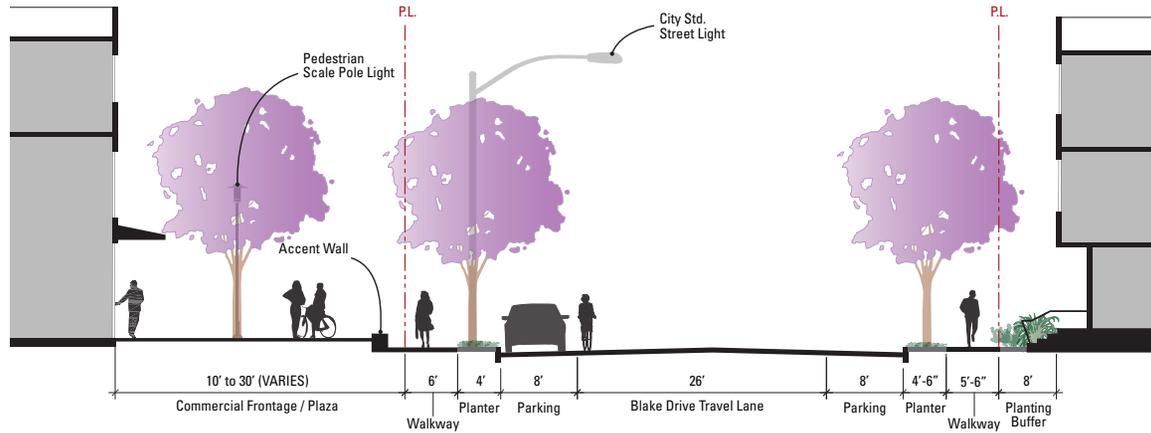
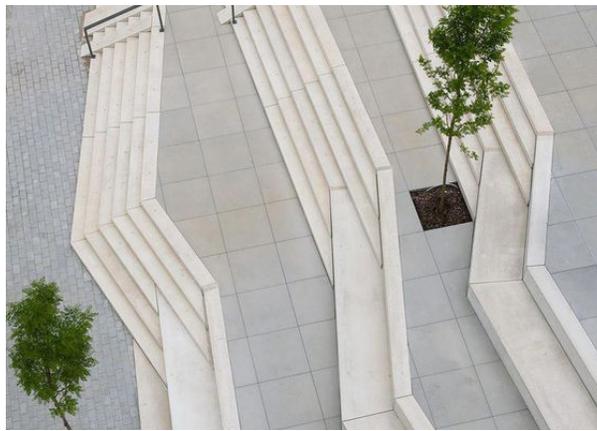


Figure 2.16 Section L. Blake Drive Section at Parcel A Plaza



Figure 2.15 Plaza Plan at Parcel A



Example of stepped plaza



Example of seating/accent wall

## 2.3 STREET FURNITURE

Street furnishings are intended to be amenities which support a wide variety of activities. Materials should be chosen for durability and comfort and be coordinated across the site to ensure continuity.

### GUIDELINES

- G 2.3-1 Utilize consistent sidewalk design (color, pattern, etc.), well-designed street furniture including seating, waste receptacles, and pedestrian-scaled street lights in new public streets.
- G 2.3-2 Select street furniture to be consistent with other open space design elements throughout site:  
 Tree Grate: Iron Age ADA Compliant 'Rain' Heel Proof. Finish: Baked On Oil Finish;  
 Trash Receptacle: Urban Renaissance, 36-gallon, side opening litter & recycling receptacle, integrated recycle bin, dome lid w/ Fan Grillwork Design. Finish/Color: Powdercoated Black;  
 Bike Rack: Madrax Square UX Bike Rack, embed mount, Finish/Color: Powdercoated Black;  
 Bench: Victor Stanley Eva Bench, Steel Slats, surface mount, Finish/Color: Powdercoated Black;  
 or products of comparable style, quality and durability.

- G 2.3-3 Use low voltage fixtures and LED lamps or comparable energy efficient bulbs per Public Works & City of Oakland Light Design Manual requirements for streetlights.
- G 2.3-4 Use a hierarchy of street lights to create ambient light, visual rhythm and highlight key pedestrian routes: Street Light: City of Oakland Standard Street Light Cobra Head Luminaire w/ 6' arm on City Standard Pole. Color: Boxwood Green; Pedestrian Scale Pole Light: Borden Lighting 922 LED Indirect Post Top. Color: Black; Bollard Light: Bega 99058 Shielded LED Bollard. Color: Black
- G 2.3-5 Coordinate metal finishes and colors with other site furnishings and building color palette.
- G 2.3-6 Consider vandal/graffiti resistant clear coat finish for street furniture.



City standard street light



Pedestrian scale pole light



Bollard light

URBAN DESIGN FRAMEWORK



Tree grate



Bike rack



Trash receptacles with recycle bin



Durable metal bench

# 2.4 PLANT PALETTE

Street planting should be chosen to be climate adapted, durable and encourage pedestrian activity on the site.

## GUIDELINES

- G 2.4-1 Plant street trees per the City of Oakland Public Works Tree Planting Guidelines, acknowledging that actual tree spacing will be influenced by street character, lighting, tree species, lines of sight, utilities, architecture and other issues.
- G 2.4-2 Choose tree species from the City of Oakland Master Street Tree List. Street trees located within stormwater treatment areas must be listed in the Alameda Countywide Clean Water Program Appendix B Plant List. Species include Acer negundo 'Sensation', Lagerstroemia 'Muskogee', Quercus agrifolia, and Quercus palustris.
- G 2.4-3 Use different planting styles consistent with FDP site improvements document to delineate residential versus commercial or retail uses. Keep commercial and retail planting areas lower profiles for clear visibility.
- G 2.4-4 Reduce or minimize water consumption by selecting native and drought-tolerant trees, sidewalk plantings and plant materials, when feasible.
- G 2.4-5 Keep spacing as specified in Code Section 17.65.30(3): one 15-gallon tree for every 25' of street frontage or portion thereof.

URBAN DESIGN FRAMEWORK

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE
<b>STREET TREES</b>			
*ALNUS RHOMBIFOLIA	WHITE ALDER	24" BOX	H
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	L
PLATANUS X ACERFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	M
*QUERCUS LOBATA	VALLEY OAK	24" BOX	L
ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	24" BOX	L
<b>TREES</b>			
ACER PALMATUM	JAPANESE MAPLE	24" BOX	M
ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L
GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	M
LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	L
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	M
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	VL
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	24" BOX	M
<b>LARGE SHRUBS</b>			
CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	L
LOROPETALUM C. 'CAROLINA MOONLIGHT'	CHINESE FRINGE FLOWER	5 GAL	L
PITOSPORUM TENUIFOLIUM	KOHUHU	5 GAL	M
PODOCARPUS M. MAKI	SHRUBBY YEW PINE	5 GAL	M
WESTRINGIA 'BLUE GEM'	BLUE GEM WESTRINGIA	5 GAL	L
<b>MEDIUM AND SMALL SHRUBS</b>			
ACACIA COGNATA 'COUSIN IIT'	LITTLE RIVER WATTLE	5 GAL	L
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
ANIGOZANTHOS 'BUSH GOLD'	DWARF KANGAROO PAW	1 GAL	L
AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	L
ASPIDISTRA ELATOR	CAST IRON PLANT	1 GAL	L
CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	L
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	L
ECHVEERIA IMBRICATA	BLUE ROSE ECHVEERIA	1 GAL	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	M
HESPERALOE PARVIFOLIA 'BRAKELIGHT'	BRAKELIGHT YUCCA	1 GAL	L
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	L
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L
LOROPETALUM 'SUZANNE'	SUZANNE FRINGE FLOWER	5 GAL	L
MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	1 GAL	L
PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	5 GAL	L
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L
PITOSPORUM TOBIRA	CREME DE MINT MOCK ORANGE	1 GAL	L
SALVIA 'HEATWAVE BLAST'	HEATWAVE BLAST SAGE	1 GAL	L
SALVIA LEUCANIHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	L
SARCOCOCCA RUSCIFOLIA	SWEETBOX	5 GAL	L
<b>GROUNDCOVERS</b>			
ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	L
ARCTOSTAPHYLOS E. 'EMERALD CARPET'	MANZANITA	1 GAL	L
CELANOTHUS GRISEUS 'DIAMOND HEIGHTS'	CALIFORNIA LILAC	1 GAL	L
ERIGERON GLAUCUS	FLEABANE	1 GAL	L
MYOPORUM PARVIFOLIA	MYOPORUM	1 GAL	L
SENECIO MANDRALISCAE	KLEINIA	1 GAL	L
<b>VINES</b>			
HARDENBERGIA VIOLA-CEA	PURPLE LILAC VINE	5 GAL	M
PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	5 GAL	M
<b>STORMWATER</b>			
ACHILLEA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	1 GAL	L
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	L
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L
MIMULUS CARDINALIS	SCARLET MONKEY FLOWER	1 GAL	L
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	1 GAL	L
SALVIA SONOMENSIS	CREEPING SAGE	1 GAL	L
*STREET TREES APPROPRIATE FOR BIORETENTION AREAS PER ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM APPENDIX B.			

Preliminary plant palette



Plant imagery

## 2.5 PUBLIC ART

Public art plays an important role in celebrating 98th/ San Leandro’s unique industrial history and creating the new vibrant neighborhood. It should also foster community identity, enhance public life, and reflect community priorities.

Art is integral to the architectural and landscape design. Public art is encouraged to complement required design elements such as canopies, signage, paving, steps, lighting and other structures. Suggested enhancements include but are not limited to:

- Sculptural site structures
- Special graphics, finishes, and materials
- Street furniture
- Street murals

The guidelines below supplement requirements under Oakland code and the public art for private development checklist for on-site art projects. Public art must be approved by the public art coordinator prior to issuance of building permits. If proposed in a public right-of-way, public art must meet additional requirements for public right-of-way projects.

### GUIDELINES

- G 2.5-1 Fosters interaction and engagement with pedestrians of all ages. Art that invites play, represents the environment, and creates opportunities for participation are all encouraged.
- G 2.5-2 Utilize vibrant colors and materials to reference the site’s industrial history and community identity.
- G 2.5-3 Design public art to include play structures – either explicitly for children, or sculptures that engage adults and children alike.
- G 2.5-4 Consider street murals as expressions of public art.
- G 2.5-5 Provide murals at large sound attenuation barrier facades facing the elevated BART tracks.



Public art play structure. “Animaze”, Peter Veres



Public art play structure. “Tiled Fish Play Sculpture”, Indar Mosaics



Los Trompos, Héctor Esrawe and Ignacio Cadena.



Street art mural, Joshua Mays



Street art mural at Philadelphia. “Rhythm & Hues Mural”, Brad Carney



# 3.0

## BUILDING DESIGN

3.1 Overview .....	22
3.2 Building Heights .....	22
3.3 Setbacks.....	23
3.4 Building Open Space .....	24
3.5 Materials .....	25
3.6 Mixed-use & Apartment Buildings (Parcels A-D).....	26
A. Building Modulation .....	27
B. Ground Floor Activation.....	28
C. Public Building Entries .....	30
D. Ground Floor Work/Live Entries .....	31
E. Ground Floor Live/Work Entries.....	32
F. Ground Floor Apartment Entries .....	33
G. Building Signage .....	34
H. Parking.....	35
3.7 Townhomes (Parcels E-G).....	36
A. Townhome Massing and Building Articulation .....	36
B. Townhome Entries .....	37
C. Pedestrian Paseo .....	38
D. Townhome Driveway and Garage Design .....	38

## 3.1 OVERVIEW

The architectural design of 98th/San Leandro should take cues from the industrial past while emphasizing the new pedestrian oriented, residential neighborhood. Strong building forms along 98th Avenue lead to a gateway at Blake Drive. This gateway defines the street character, open space and pedestrian experience for this new neighborhood. The tallest buildings are sited closer to BART and San Leandro/98th Ave to mitigate light and air impacts for the existing single family residential neighborhood and help shield the neighborhood from noise and visual impacts of the BART tracks. Focusing the height at the BART tracks allows for the lower townhomes to provide a transition from the larger multifamily buildings to the existing single family neighborhood to the east.

## 3.2 BUILDING HEIGHTS

The height controls indicated in Figure 3.1 are intended to provide a transition from the BART tracks and industrial scale surrounding the site to the residential scale to the east.

Oakland Municipal Code Section 17.65.100.B allows structures adjacent to the BART corridor to be taller, up to 75'. Heights in excess of the HBX-1 base height of 35' are established through the Planned Unit Development (PUD) process and BART exception (see Figure 3.1).

Height measurements shall follow the requirements of the Oakland Municipal Code 17.09.040.

### GUIDELINES

- G 3.2-1 Vary building heights and roof shapes between blocks to create visual interest and avoid the appearance of monolithic development.
- G 3.2-2 Where appropriate, step upper floors back from the façade to help break down the building's scale when adjacent to lower building heights.

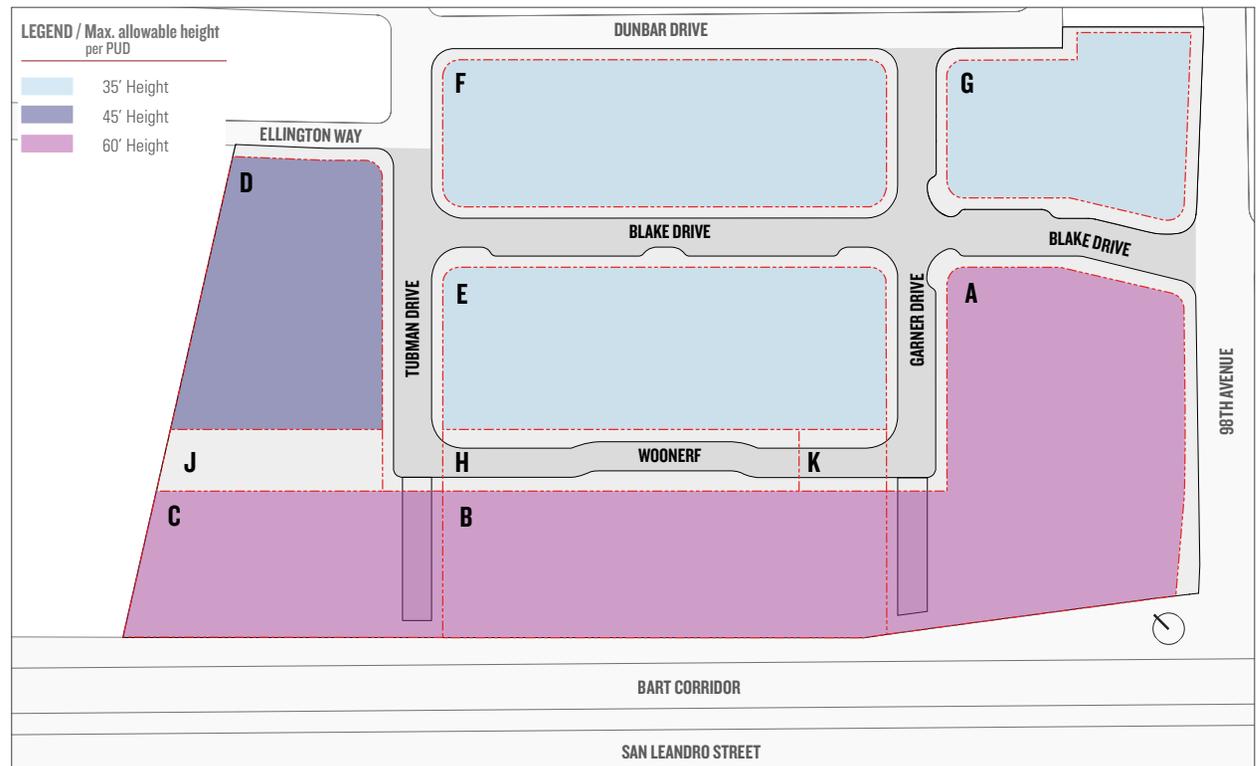


Figure 3.1 Building Height Diagram

## 3.3 SETBACKS

Ground floor setbacks will be provided at locations indicated in Figure 3.2 to enhance the pedestrian zone and provide added privacy between ground floor units and the public way. Setbacks are measured from face of finish at building to public right of way or to property line at open space. Setbacks may vary along irregular property line boundaries.

Multifamily parcel setbacks are wider than townhome parcel setbacks to reduce perceived massing from the street. Greater building setback creates more generous on site landscape and plazas. Parcels A-D will have a minimum 3' emergency access easement (EAE) located within the rear setback (width varies).

### GUIDELINES

- G 3.3-1 In setback areas designated as "Setback Varies" in Figure 3.2 Setback Diagram, provide the minimum setback indicated for the given parcel, and increase as the property line angles away from the building face.
- G 3.3-2 Design setbacks at the 98th Avenue frontage (Parcel A) to protect pedestrians, residents and businesses from the adjacent industrial uses and truck traffic. Setbacks may vary, but should be a minimum of 9'.
- G 3.3-3 Provide a minimum of 10' setback for multifamily buildings (Parcels B, C and D). Where setbacks vary in Figure 3.2, setbacks may be reduced to minimum noted.
- G 3.3-4 Provide a minimum of 15' setback from the property line along San Leandro Street and along adjacent industrial parcel. Parcel B setback may be reduced to 13' at the south-eastern corner.
- G 3.3-5 Provide a minimum of 8' setback from the property line to the building streetwall for townhome buildings (Parcels E, F and G). Parcel G setback may be reduced to 6' at the south-western corner.

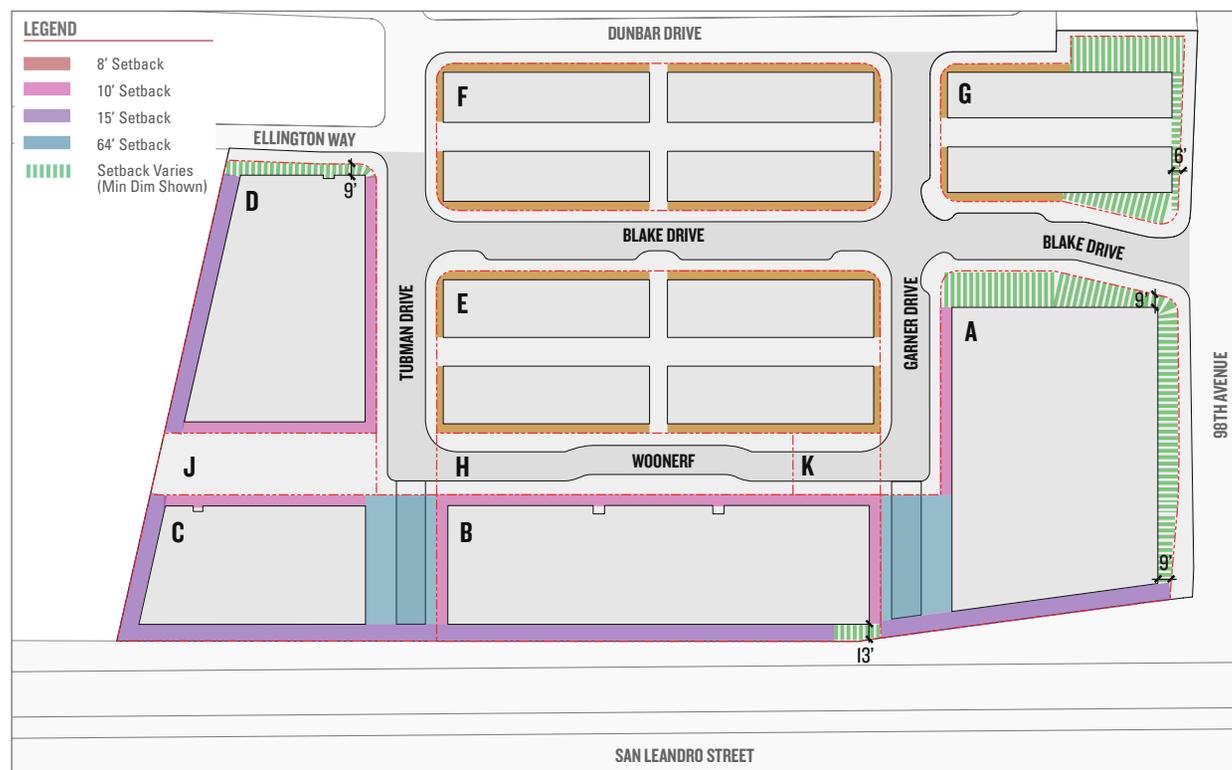


Figure 3.2 Setback Diagram

- G 3.3-6 Design setback areas as extensions of the building architecture. Setbacks may accommodate stoops, stairs to stoops, private front patios and related landscaping that enhances both the architecture and the pedestrian experience. Under Oakland Municipal Code Section 15.48.010, fences not higher than 3', retaining walls, walks or stairway leading to buildings are allowed in setbacks.
- G 3.3-7 Obstructions permitted within the required setbacks at the lowest story closest to street grade include: Stoops, steps and ramps, fences, balconies, and roofed porches.
- G 3.3-8 Include a minimum of 40% planted area at all landscaped front yard setbacks at the public Right of Way, the Woonerf in Parcel H/K, and the Park in Parcel J. Depth of planting should not be less than 3' at all setbacks.
- G 3.3-9 Enhance the privacy and security of the ground floor units while maintaining a line of sight between the front door and right of way by including planting in setbacks.

## 3.4 BUILDING OPEN SPACE

Open space requirements shall comply with HBX-1 (17.65.120) regulations, Oakland Municipal Code sections 17.126.030 and 17.126.030, as established in the 98th/San Leandro PDP.

Private and common spaces at each block are important neighborhood elements and should be well designed, well-lit and secure, with "eyes on the street".

### GUIDELINES

- G 3.4-1 Provide group usable open space through common gardens, building courtyards, or rooftop terrace spaces.
- G 3.4-2 Allow access to group usable open space for all residents of the building.
- G 3.4-3 Provide private open space in the form of patios, yards, terraces or balconies. Minimum dimensions shall comply with Oakland Municipal Code Section 17.126 Usable Open Space Standards.
- G 3.4-4 Clearly define private patios as differentiated from the common open space for units facing group usable open space.
- G 3.4-5 Design group usable open space as usable surface area, containing both landscaped and hardscaped areas. Landscaped green and/or garden space should comprise more than 30% of the outdoor area where possible.
- G 3.4-6 Limit projections into or over required private and/or building's group usable open space to balconies, bay windows, and decorative building facade features.
- G 3.4-7 Provide adequate soil depth for podium landscaping subject to guidance from a certified arborist or landscape architect to ensure successful planting.



Building courtyard



Podium open space with balconies



Residential entries with patios



Townhome balconies

## 3.5 MATERIALS

Materials and colors should be chosen to help to define and differentiate building elements. They should also complement the site's industrial history.

### GUIDELINES

- G 3.5-1 Take design cues for materials from the industrial history and neighbors. Brick and metal accents are encouraged.
- G 3.5-2 Provide high quality materials at the base of the building to ensure long-term durability. Graffiti coating is encouraged.
- G 3.5-3 Provide architectural interest at upper levels facing the BART and rail tracks up to 15' above grade. Blank facade is allowed only at the parking level facing the site wall. A mural or other public art is encouraged at BART facing facades.
- G 3.5-4 Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.



Colorful shipping containers from the site's industrial history can inspire design of future elements



Stucco and cement fiber board structure simple forms



Metal and wood accents can provide texture and richness against stucco walls



Visual interest at facade facing public plaza



Industrial look work/live units. Brick accents are encouraged

## 3.6 MIXED-USE & APARTMENT BUILDINGS (PARCELS A-D)



The buildings at Parcels A through D take material and massing cues from their industrial neighbors in an elegant contemporary way, defining the entry to the new community. Building modulation, active ground floor uses, building and unit entries and materials will help to create a vibrant, pedestrian scaled neighborhood.

Located at the intersection of Blake Drive and 98th Avenue, Parcel A's frontage along 98th Avenue is presented with specific challenges and should be designed to protect users from the heavy truck traffic and industrial uses across the street. The building is envisioned as a 5 story building with 2 level work/live & live/work units and commercial space fronting Blake Drive at the ground floor.

Parcels B and C are located at the heart of the new neighborhood fronting the Woonerf and linear park. Parcel B is envisioned as a 5 story building and Parcel C is envisioned as a 4 story building. Both buildings will have ground floor parking, wrapped by two-story ground floor apartment units accessed from the linear park and Woonerf.

Parcel D fronts Tubman Drive and the linear park. The Arcadia Park neighborhood and future townhomes sit across Tubman Drive. Parcel D is envisioned as a 4 story building with 2-level apartment units along the ground floor. The corner of the building at Tubman Drive and Ellington Way steps down to relate to the lower Arcadia Park building to the north.



Work/Live units line the ground floor of this multifamily building



Entry lobby at corner of multifamily building



Multifamily building with ground floor unit entries



Commercial spaces activate the ground floor of this mixed-use building

## A. Building Modulation

The intent of the building modulation and massing guidelines are to create a varied urban form and scale that relates to the neighborhood context. Guidelines are intended to mitigate the impact of multifamily buildings on the adjacent townhomes and single family neighborhood.

### GUIDELINES

- G 3.6.A -1 Provide a significant break at least 10' wide by 10' deep along building walls longer than 275'.
- G 3.6.A -2 Modulate and articulate all building facades by providing breaks in the roof plane and using projections, subtractions or shallow facade variations to break up large masses on long walls.
- G 3.6.A -3 Emphasize the key elements of the building including prominent corner locations, main entries, and shared amenities. Provide strong focal points at open space areas.
- G 3.6.A -4 Create rhythm in the facade through the use of vertical recesses, balconies, shading devices, window reveals, punched openings, screens, or similar techniques.
- G 3.6.A -5 Provide architectural breaks in vertical and/or horizontal planes of at least 2' at building facades over 50' in length.
- G 3.6.A -6 Use one and two story elements such as entry porches, awnings and bays to provide pedestrian scale to four and five story buildings.



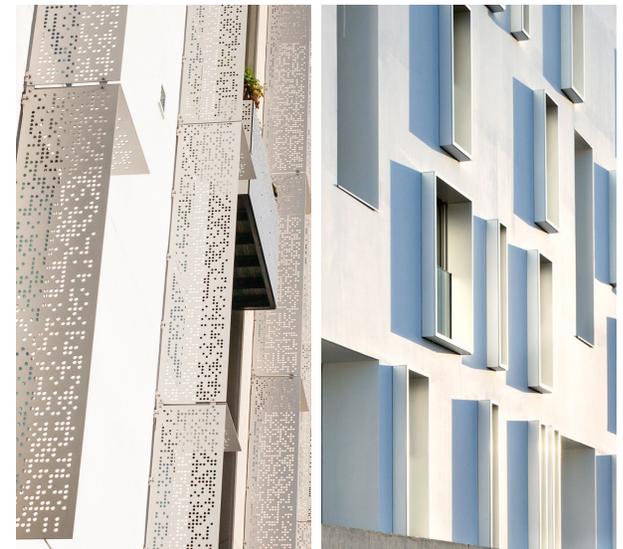
Building modulation through form



Building articulation through vertical bays and contrasting materials



Facade variations create a textured elevation



Window treatments and shading devices provide rhythm along walls

## B. Ground Floor Activation

Activate the ground floor and provide a sense of connection with the neighborhood and add “eyes to the street” by providing a mix of active ground floor uses. Mixed-use and apartment buildings that are adjacent to a public way should present a street facade that encourages residents to actively engage with that street through a variety of design elements such as differentiated architectural features and landscaping along the side of the building.

### GUIDELINES

- G 3.6.B -1** In addition to improving the visual quality of the streetscape, design elements should allow residents and businesses to see and be seen from the street, enhancing neighborhood interaction and improving safety.
- G 3.6.B -2** Residential buildings should have pedestrian access and visual orientation to the adjacent roadways and/or open space features.
- G 3.6.B -3** Orient the primary entrance of buildings to a primary street, plaza, or the woonerf.
- G 3.6.B -4** Organize and coordinate streetscape and landscape elements to support an attractive, functional, safe, and comfortable pedestrian environment.
- G 3.6.B -5** Create a strong visual and physical connection between the building and public streetscape through the use of high-quality materials and design elements.
- G 3.6.B -6** Emphasize front entrances with high quality architectural and landscape design and materials, including lighting of paths and entries.
- G 3.6.B -7** Encourage clearly differentiated residential or commercial street level uses.
- G 3.6.B -8** Use strong design elements in setbacks (e.g. sitting walls, raised patios, planters, paving changes, stoops, and porches) to indicate the transition from the public to private realm.
- G 3.6.B -9** Provide secured entries and lobbies directly accessible from the sidewalk, public open space, or public right of way.
- G 3.6.B -10** Relate the commercial use entries at Blake Drive to the adjacent plaza with potential to open up or ‘spill out’ with tables or movable furniture.
- G 3.6.B -11** Design a street wall with generous setbacks to transition building heights and create a comfortable pedestrian scale that unifies the street space. Consider material changes or other architectural features to visually lower perceived height of the buildings and breakdown the mass of the buildings to a pedestrian scale.



Commercial uses along street level spark activity



Multiple uses at the ground floor level provide eyes on the street

MIXED-USE & APARTMENT BUILDINGS



Ground floor work/live entries with terraces at 98th Avenue



Apartment stoops can provide a comfortable perch over the street.



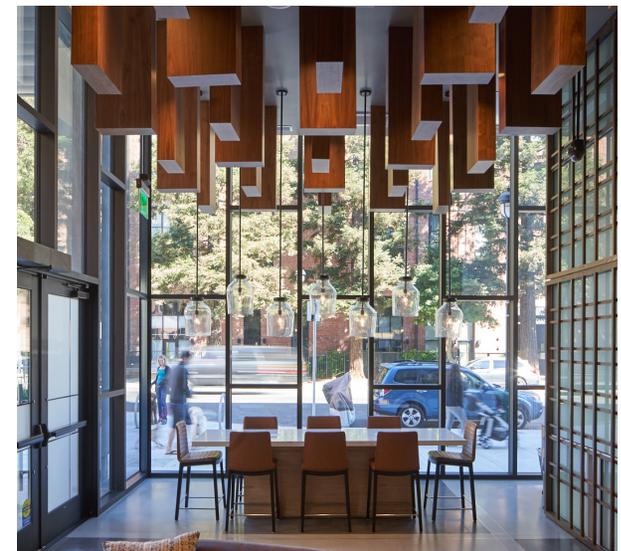
A corner entry invites residents into this apartment lobby entry



Ground floor townhome entries



Set back townhome entries are visible and connect to the street



Transparency and lighting activate this lobby inside and out.

## C. Public Building Entries

Well-designed entries connect the public and private realm and support vibrant, walkable neighborhoods by activating the street frontage. Public and common entries should provide an easily distinguishable architectural feature that is proportional to the uses it serves.

### GUIDELINES

- G 3.6.C-1 Provide a primary building entry for each building that is either located directly from a public street or within 25' from the street.
- G 3.6.C-2 Provide a clear and prominent path to the entry that is separate from any driveway.
- G 3.6.C-3 Provide direct visual connection between active commercial space and the public right of way.
- G 3.6.C-4 Design public entries, residential lobbies or commercial spaces, to be easily identifiable, distinguishable from individual unit entries and well lit. Include building-scaled elements as described in Section 3.4.A: Building Modulation.
- G 3.6.C-5 Articulate building entries proportionate in size to the number of units served. i.e. larger entries for lobbies to apartment buildings, smaller entries to private front doors.
- G 3.6.C-6 Use variation in building mass and height to pronounce a main entrance to the building.
- G 3.6.C-7 Corner buildings have at least two facades visibly exposed to the street and should be designed to respond to their more prominent locations.



Multifamily building entry



Commercial space entry



Main building entry corner



Prominent residential entry lobby

## D. Ground Floor Work/Live Entries

The ground floor work/live units along 98th Ave serve as the gateway into the predominantly residential community from the industrial uses in the surrounding area. The work/live frontage is highly visible to the public and define the edge and transition the pattern of industrial activities along this street into the residential uses in the rest of the Project.

### GUIDELINES

- G 3.6.D -1 Each ground floor HBX work/live unit shall have at least one (1) public entrance that is directly adjacent to non-residential floor area.
- G 3.6.D -2 Provide ground floor entries to work/live units along street frontage at regular intervals. Entries should be visible and directly accessible from the sidewalk, public open space, or public right of way.
- G 3.6.D -3 Work/live units along 98th Avenue should be elevated to protect residents and visitors from truck and auto traffic at the street level, while maintaining clear access and visibility.
- G 3.6.D -4 Design work/live unit entries to be easily identified as businesses and accessible from and oriented towards the street or public way.
- G 3.6.D -5 Provide transparent glazing for nonresidential activities facing the street, through use of large, storefront type windows.
- G 3.6.D -6 Design private entryways not less than 5' wide at the building face.
- G 3.6.D -7 Provide signage to identify work/live units and differentiate them from apartment units. See Section G - Building Signage for further information.
- G 3.6.D -8 Provide landscaping at ground floor unit entries within the established setbacks (Section 3.3)

- G 3.6.D -9 Recessed entries should be a minimum of 10' in height as measured from the sidewalk. (Figure 3.3).
- G 3.6.D -10 Limit wall or fence height to no more than 42".
- G 3.6.D -11 Provide distinguishable commercial style doorways with overhanging projections and doors with more glazing and transparency.

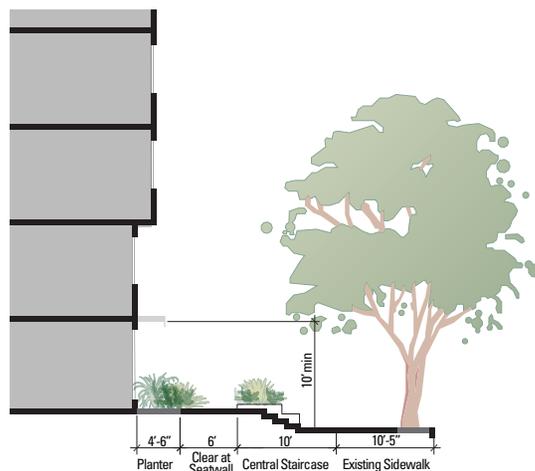
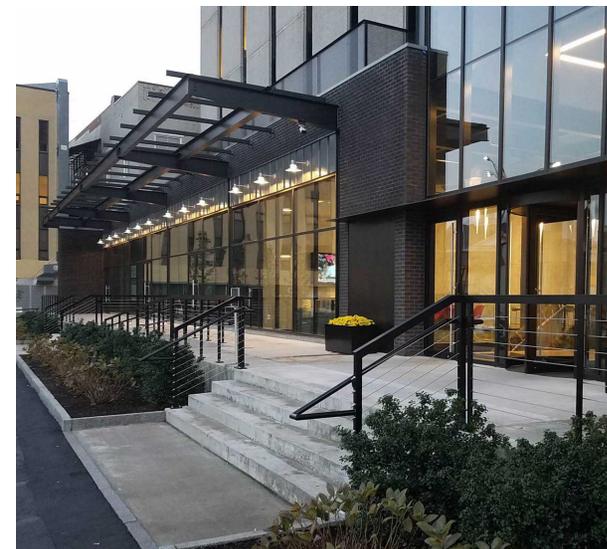


Figure 3.3 Work/live entry section at 98th Avenue



Central staircase and elevated walkway to enhance the commercial feeling of Work/Live units



Large windows and doors help define commercial Work/Live use

## E. Ground Floor Live/Work Entries

The ground floor live/work units in Parcel A are intended to help further transition the new community away from the industrial uses nearby, and provide connection between the work/live units to the apartments and townhomes in the rest of the 98th & San Leandro community. Live/work units are a hybrid of the work/live and residential units and intended to accommodate both commercial and residential uses equally. Therefore, the design intent should be implemented through a combination of characteristics of each unit type.

### GUIDELINES

- G 3.6.E-1 Provide ground floor entries to live/work units along street frontages at regular intervals. Entries should be visible and directly accessible from the sidewalk, public open space, or public right of way.
- G 3.6.E-2 Design live/work unit entries that can be easily identified as businesses and accessible from and oriented towards the street or public way.
- G 3.6.E-3 Locate live/work entries at street level with no steps or elevation change.
- G 3.6.E-4 Provide well designed ground floor live/work frontages that still provide privacy through the use of lighting, landscaping, stoops, porches, and front patios.
- G 3.6.E-5 Design private entryways not less than 5' wide at the building face. Design grouped entryways to be not less than 8' wide.
- G 3.6.E-6 Provide signage to easily identify live/work units that differentiate them from the ground floor work/live and apartment units. See Section G - Building Signage for further information.

- G 3.6.E-7 Provide physical “threshold” features such as landscaping, walls or fences not more than 42”, lighting, and/or transition in hardscape materials, to demarcate and bridge the boundary between public and private. Threshold features should filter but not block views to and from the street.
- G 3.6.E-8 Provide distinguishable commercial style frontages, while simultaneously maintaining privacy for the occupants with reduced amount of glazing and less transparency on the windows and doors



Live/work unit with higher window sills for privacy



Live/work unit entries at grade



Live/work unit entries with landscaping

## F. Ground Floor Apartment Entries

Ground floor apartment entries perform important roles in the overall design and character of the neighborhood. Apartment entries should be designed for security and privacy, while still contributing to an active landscape.

### GUIDELINES

- G 3.6.F-1** Provide a direct entry to ground floor units from the street. Entryways should occur frequently with entrances coupled or placed at regular intervals. Design individual private entryways to be not less than 5' wide at the building face.
- G 3.6.F-2** Provide well designed ground floor residential frontages that still provide privacy through the use of lighting, landscaping, stoops, porches, front patios, and a judicious use of low railing/fencing.
- G 3.6.F-3** Provide residential style doorways and windows with less glazing and transparency.
- G 3.6.F-4** Provide raised stoops with direct entries to the street when alternate entries allow for ADA accessibility into the units. Elevate residential entries along the street to create a comfortable separation between residents and passersby. (Figure 3.4)
  - Raised stoops should provide at least a 2.5' to 3' vertical separation between ground floor living space and the sidewalk grade to create a sense of privacy and buffer the residences from nearby traffic.
  - The bottom of the ground floor windows facing the street should be 4' to 6' above sidewalk grade when stoops are provided.
  - Stoops should be minimum depth of 5' measured from the face of building.
  - Stoops should not be used as a rear balcony.
- G 3.6.F-5** Buffer private outdoor spaces from the public sidewalk with low fences, planters and landscape

layering that define the private space yet encourage social interaction, particularly along the street-edge to facilitate usable stoops and patios.

- G 3.6.F-6** When alternate ADA accessible entries cannot be provided and/or existing grades do not allow for raised entries, define entries to individual units by layering the transition through setback design and landscape/hardscape materials.
  - Recess unit entry doors a minimum of 2' beyond the setback line with a minimum of 9' in height to the bottom of the soffit as measured from the sidewalk at accessible entries.
  - Provide physical "threshold" features such as landscape, lighting, railings/fencing and/or transition in hardscape materials, to demarcate and bridge the boundary between public and private. Threshold features should filter but not block views to and from the street and should help define individual units. Limit wall or fence height to no more than 42".
  - Locate windows, translucent glass and/or window treatments and layer the transition using landscape so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor space while still ensuring adequate natural light into units.

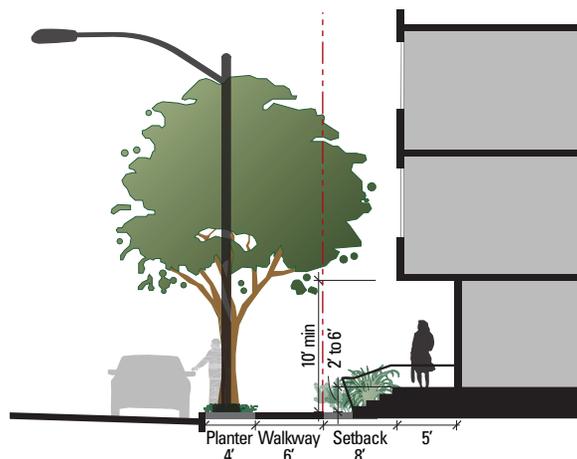
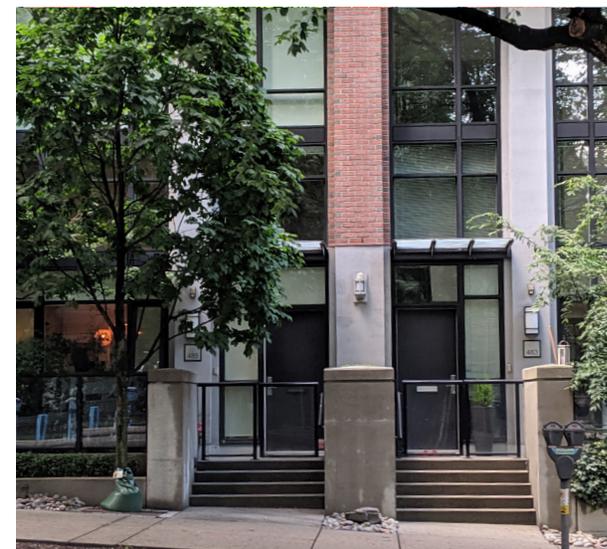


Figure 3.4 Ground floor unit entry with stoop diagram



Ground floor unit entry at street level



Ground floor unit entry with stoops

## G. Building Signage

Satisfactory signage meets functional demands and provides aesthetic character to buildings and spaces. Signage should be designed to provide effective way-finding, increase resident safety, and contribute to the sense of place. Streetscape signage shall comply with City of Oakland's signage restrictions. See Figure 3.5 for signage type locations.

### GUIDELINES

- G 3.6.G-1 If project signage is provided at residential building lobbies, limit signs to a total face area of 25 square feet per building.
- G 3.6.G-2 Design work/live and live/work unit signage to be visible from the street or public way. See Oakland Municipal Code Ch. 17.65 HBX regulations for additional standards.
- G 3.6.G-3 Prohibit box signs, programmable digital signs, reflective signs, kinetic and inflatable signs, waterfall awnings, billboard signs, and freestanding signs at residential buildings.
- G 3.6.G-4 Externally illuminate signage or include lighting integrated into sign design.
- G 3.6.G-5 Conceal the illumination source within the design of integrally illuminated signage to minimize glare.
- G 3.6.G-6 Conceal electrical elements including wires, conduit, junction boxes, transformers, ballasts, and panel boxes.
- G 3.6.G-7 Orient signage parallel to building face or extend no further than 12" from face of building.
- G 3.6.G-8 Incorporate similar forms, materials, and motifs as streetscape and site palette elements in signage design.
- G 3.6.G-9 Locate signage to avoid interrupting key sight lines and views of common areas and entrances.

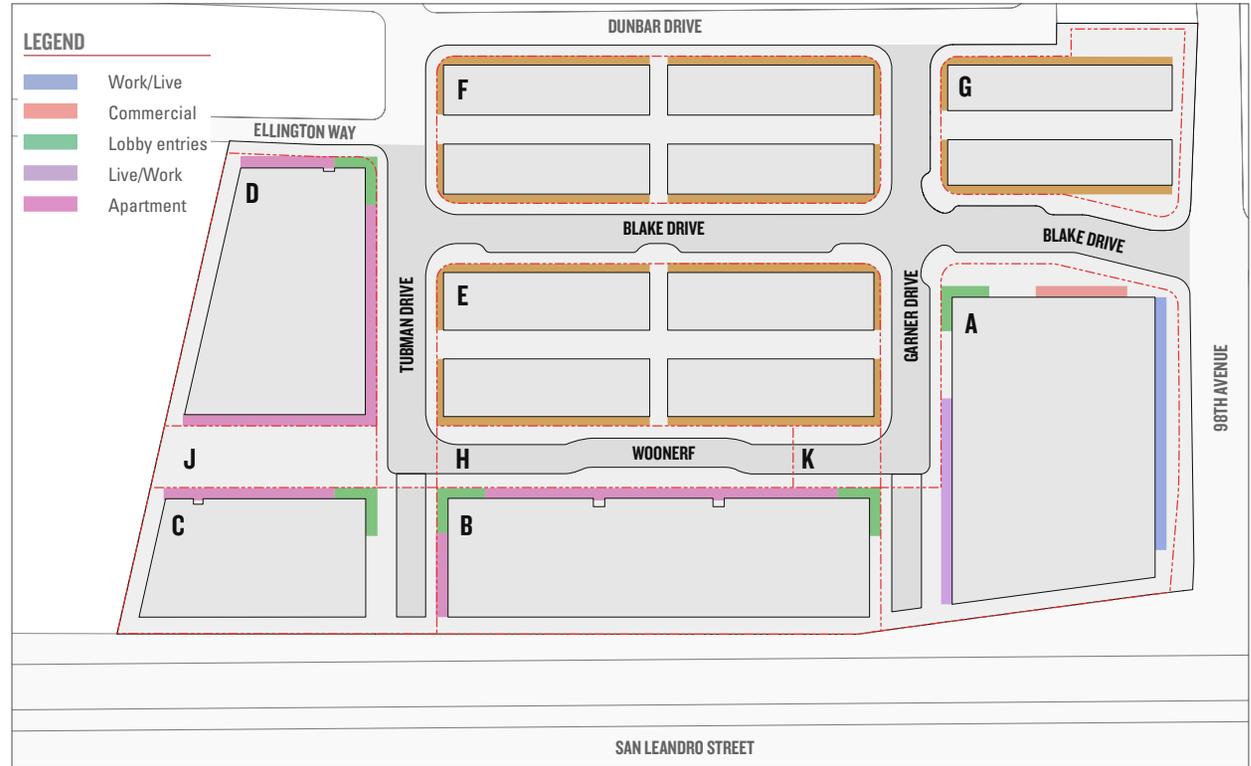


Figure 3.5 Building Signage Types



Commercial retail signage



Residential building signage



Residential unit numbers

## H. Parking

Garage and service entries must be designed to minimize their impact on building architecture and public open spaces. On-site accessory parking must be internal and not exposed to the street (See Figure 3.6).

### GUIDELINES

- G 3.6.H-1 'Wrap' at-grade garages fronting streets or open spaces with active uses at least 25' deep. Uses may be a residential lobby, residence, amenity space, work/live unit, or commercial space.
- G 3.6.H-2 Garage entrances are not allowed on 98th Avenue and Blake Drive.
- G 3.6.H-3 Design garage entrances to be not wider than 20'.
- G 3.6.H-4 If off-street loading is provided, integrate it into the auto entry with a combined width of no more than 20' and meet the requirements provided in the Oakland Municipal Code.
- G 3.6.H-5 Design garage entrances and curb cuts to support the safety and vibrancy of the streetscape for pedestrians, cyclists and scooters.
- G 3.6.H-6 Recess parking, loading and garage entries at a minimum of 2' from the building plane. Townhome buildings are exempt from this requirement, however, recessed entries are encouraged.
- G 3.6.H-7 On lots 50' wide or wider, place entries to shared garages at least 10' from lobbies where possible.
- G 3.6.H-8 Minimize curb cuts to allow maximum number of on-street parking spaces and to enhance pedestrian safety.
- G 3.6.H-9 Coordinate bike parking and curb cuts to minimize conflicts between bicycles, pedestrians, and drivers.
- G 3.6.H-10 Avoid locating garage entries directly across from building lobbies of adjacent properties.

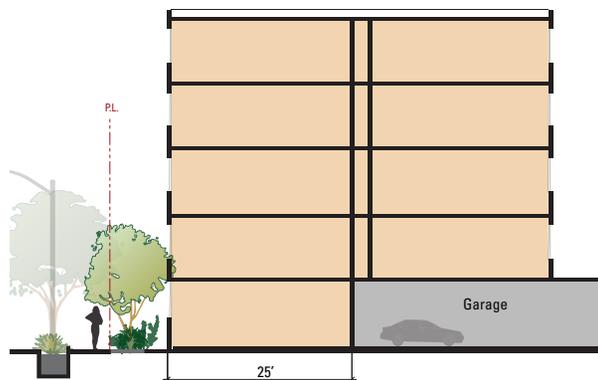


Figure 3.6 Garage with active uses lining the street



Multifamily building parking entry



Bike parking that minimizes conflicts with pedestrians

## 3.7 TOWNHOMES (PARCELS E-G)



Townhome buildings are defined as individual units, or interlocked townhome buildings without a podium garage. The townhomes at 98th/San Leandro provide an important transition between the mixed-use and apartment buildings and the single family neighborhood to the east.

Townhomes located in Parcels E, F, and G should be designed to create a sense of place for individual homes; provide functional and pedestrian friendly streetscapes; and transition from the existing homes in Arcadia Park to the taller multifamily buildings (See Figure 3.7).

Provide 200 square feet per unit of group usable open space per HBX-1 (OMC 17.65.120) requirements or equivalent 100 square feet per unit of private open space as allowed by OMC 17.126.020

### A. Townhome Massing and Building Articulation

#### GUIDELINES

- G 3.7.A-1 Provide vertical breaks at a spacing of 25' to 50' to reflect the residential scale. A vertical break may be a change in material, plane, roofline, or other design feature that defines the individuality of each townhome.
- G 3.7.A-2 Use bays and balconies in a vertical proportion and pattern to provide further building articulation (See Figure 3.7).
- G 3.7.A-3 Address adjacent streets and open space at corner units with windows or building entries.



Townhome building articulation

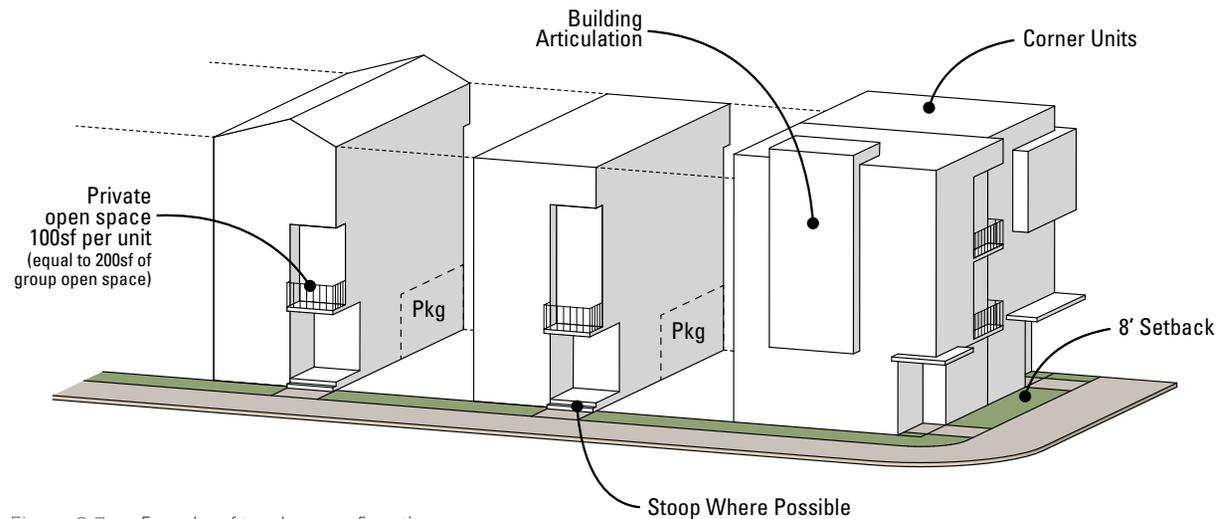


Figure 3.7 Examples of townhome configurations

## B. Townhome Entries

### GUIDELINES

- G 3.7.B -1** Provide well designed ground floor residential frontages that still provide privacy through the use of lighting, landscaping, stoops, porches, front patios, and a judicious use of low railing/fencing.
- G 3.7.B -2** Design individual private entryways to be not less than 5' wide at the building.
- G 3.7.B -3** Provide residential style doorways and windows with less glazing and transparency.
- G 3.7.B -4** Provide raised stoops with direct entries from the street in townhomes where grade and ADA accessibility allow. Residential entries along the street which are elevated create a comfortable separation between residents and passersby.
  - Raised stoops should provide at least a 2.5' to 3' vertical separation between ground floor living space and the sidewalk grade to create a sense of privacy and buffer the residences from nearby traffic.
  - Stoops shall not lead to a secondary entrance or be used as a rear balcony.
  - Design stoops to be perpendicular to the building, rather than parallel to avoid creating blank street walls along the street.
  - Either recessed or projecting stoops for buildings that are set back from the sidewalk can be appropriate.
  - Recessed entries should have a minimum of 10' in height as measured from the sidewalk.
  - Stoops should be minimum depth of 60" measured from the face of building.
  - Stoops and stairs should have a minimum width of 40".
  - The bottom of the ground floor windows facing the street should be 4' to 6' above sidewalk grade when stoops are provided.

- G 3.7.B -5** Buffer private outdoor spaces from the public sidewalk with low fences, planters and landscape layering that define the private space yet encourage social interaction, particularly along the street-edge to facilitate usable stoops and patios.
- G 3.7.B -6** When alternate ADA accessible entries cannot be provided and/or existing grades do not allow for raised entries, define entries to individual units by layering the transition through setback design and landscape/hardscape materials.
  - Recess unit entry doors a minimum of 2' beyond the setback line with a minimum of 8' in height to the bottom of the soffit as measured from the sidewalk at accessible entries.
  - Provide physical "threshold" features such as landscape, lighting, railings/fencing and/or transition in hardscape materials, to demarcate and bridge the boundary between public and private. Threshold features should filter but not block views to and from the street and should help define individual units. Limit wall or fence height to no more than 42".
  - Locate windows, translucent glass and/or window treatments and layer the transition using landscape so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor space while still ensuring adequate natural light into units.
- G 3.7.B -7** Provide a minimum of 10% of the townhomes meeting the requirements of CBC 1102A.3:
  - The primary entry shall be on an accessible route.
  - At least one powder room or bathroom shall be on the primary level.
  - All rooms or spaces located on the primary entry level shall be on accessible route.



Street-facing townhome entries with stoops



ADA accessible townhome entries

## C. Pedestrian Paseo

### GUIDELINES

- G 3.7.C-1 Include at least one 16' wide minimum mid-block paseo to provide a massing break at Parcels E and F and to allow for pedestrian circulation from Dunbar Drive to the Woonerf (See Figure 3.8).
- G 3.7.C-2 Paseos should be attractively landscaped and well lit to provide a comfortable pedestrian experience (See Figure 3.8).

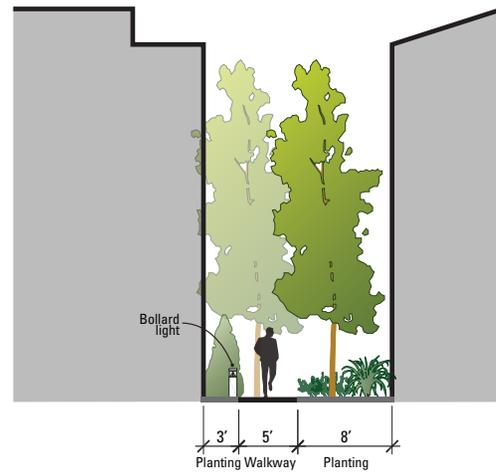


Figure 3.8 Typical pedestrian paseo section



Pedestrian paseo

## D. Townhome Driveway and Garage Design

### GUIDELINES

- G 3.7.D-1 Access townhome garages from driveways, away from the public realm and public view.
- G 3.7.D-2 Recess garage doors from the adjacent wall plane where possible.
- G 3.7.D-3 Include landscaping as well as pervious and decorative pavement at driveways to encourage pedestrian use (See Figure 3.9).
- G 3.7.D-4 Set driveway lighting occupancy controls to ensure a well-lit, safe place. This may be from buildings or poles but must be activated by sensor and centrally controlled.

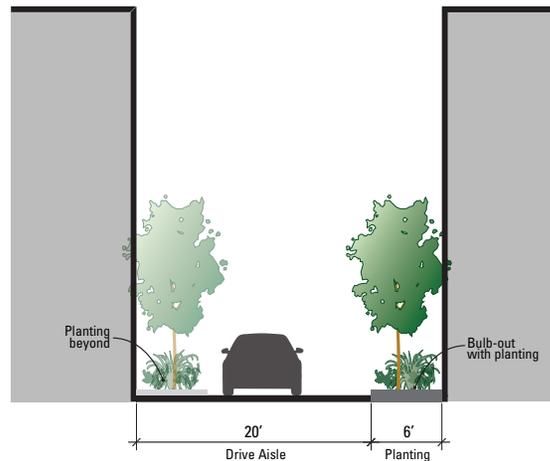


Figure 3.9 Typical driveway section



Townhome parking from landscaped alley