GATEWAY INDUSTRIAL DISTRICT DESIGN STANDARDS

INTRODUCTION

A. APPLICABILITY

These Design Standards apply to all projects in the Gateway Industrial District (D-GI) Zone, including new construction and alterations.

B. INTENT

The intent of the Design Standards is to:

- Ensure high quality design through the use of quality building materials, pleasing building composition and form, and visual interest;
- Create a functional environment consistent with the industrial nature of the D-GI Zone;
- Enhance the view of the district as seen from the street and nearby freeways;
- Reduce the potential for criminal activity through the use of Crime Prevention Through Environmental Design (CPTED) principles;
- Utilize landscaping to soften the urban industrial character of the district, enhance the architecture of the site, and provide appropriate visual screening and environmental benefits; and
- Create a district with a visual identity that incorporates characteristics of Oakland industrial architecture in a contemporary way, and reflects current industrial design and construction methods.

C. EXCEPTIONS

Exceptions to the Design Standards may be granted by the Director of City Planning in accordance with the Regular Design Review procedure contained in Section 17.136.040(C) if the project complies with the Regular Design Review approval criteria contained in Section 17.136.050 and with the following additional criteria:

1. The proposed design is consistent with the intent of the Design Standards; and
2. One of the following is applicable:
    a. Strict compliance with the Design Standards would preclude a superior design solution; or
    b. There are unique circumstances related to the project and/or site and an effective design solution is proposed.

D. AMENDMENTS

Minor non-substantive amendments to the Design Standards, and minor substantive clarifications and refinements that are consistent with the overall intent of the Design Standards, may be approved administratively by the Director of City Planning.

Major substantive amendments to the Design Standards require review and approval by the City Planning Commission.

DESIGN STANDARDS

OAKLAND INDUSTRIAL CONTEXT

The City of Oakland has a rich legacy of high quality industrial architecture. There are certain characteristics present in Oakland industrial architecture that impart design quality, for example:

- Building forms tend to be articulated into shapes with multiple surfaces;
- Large warehouses typically have a visually differentiated office area;
- Industrial materials, such as metal, masonry, concrete, and glass, predominate; and
- Industrial steel sash windows are common.

Below are photographs of existing buildings that represent these characteristics of Oakland industrial architecture.[1]

Example of historic building with articulated shape

Example of historic warehouse building with visually differentiated office area

Example of industrial materials – masonry, concrete and glass

Example of industrial steel sash windows

[1] Note that the purpose of the photographs is to provide visual examples of architectural concepts; not to recommend that new development in the D-GI Zone should match the architectural style of these buildings.

Existing Oakland industrial architecture provides a vocabulary that can be reinterpreted in a contemporary way so that new buildings in the D-GI Zone have an Oakland industrial character. Like most of the historic industrial buildings in Oakland, new development in the D-GI Zone will consist of utilitarian buildings and land uses representative of the period in which they are developed. The design standards below incorporate, where appropriate, concepts from Oakland industrial architecture and present those concepts in a way that provides the flexibility necessary to have a successful contemporary and utilitarian industrial district.

1. SITE DESIGN

1.1. Surfacing: All driveway, parking, and loading areas shall have a durable, dustless, all-weather surface. Examples of allowable surfaces include, but are not limited to, concrete, asphalt, and individual pavers. Examples of prohibited surfaces include, but are not limited to, gravel and turf. This standard does not apply to temporary surfaces or emergency access routes.

Example of pedestrian pathway (crosswalk and sidewalk) to main building entry

1.2. Pedestrian Pathway: A clearly identifiable pedestrian pathway to the main building entry with a minimum width of 5 feet is required from the street and from parking areas. Examples of techniques to provide identity to the pathway include, but are not limited to, using sidewalks, striping or contrasting materials, textures, or colors.

Example of trash enclosure with roof shape related to roof shape of primary building

1.3. Fence/Wall Height: The maximum allowed height of any fence, freestanding wall, dense hedge, or similar barrier is 10 feet.

1.4. Fence/Wall Transparency: The area above 42 inches on any fence, freestanding wall, dense hedge, or similar barrier shall have a minimum transparency of 70 percent. This standard does not apply to the screening of utility equipment, trash collection areas, and other similar enclosed utility areas.

Example of allowable fencing

1.5. Screening of Utility Equipment and Trash Collection Areas: Utility equipment, trash collection areas, and other similar areas shall be enclosed by a solid fence, wall, or similar barrier no taller than 2 feet above the object(s) being screened and not exceeding 15 feet in height. Trash enclosures shall be covered and contain solid doors and interior concrete curbs, shall be sized to fit both trash and recycling containers that will be necessary to serve the users of the

site, and should be designed to be compatible with the industrial character of the site with similar form, materials, and color as the primary building(s) on the site. Enclosed trash compactors adjacent to truck docks are permitted with no screening required.

Example of allowable fencing

1.6. Secured Areas: Areas of the site not visible from the street shall be secured with a fence, wall, or similar barrier during non-business hours.

1.7. Perimeter Security Fencing Materials and Color: All perimeter security fencing shall be made of durable materials. Examples of allowable perimeter security fencing materials include, but are not limited to, solid steel, iron, and aluminum. Examples of prohibited materials on perimeter security fencing include, but are not limited to, wood, chain-link, plastic, vinyl, and wire. All perimeter security fencing shall be black in color. These standards do not apply to the screening of utility equipment, trash collection areas, and other similar enclosed utility areas, or to interior site fencing used for delineating storage, equipment, parking, loading, or other similar areas.

Barbed wire and razor wire are prohibited

1.8. Barbed Wire and Razor Wire: The use of barbed wire and razor wire on fences, walls, and buildings is prohibited.

1.9. Secured Entries: Vehicle entry gates, checkpoints, kiosks, and other similar secured entry points shall be set back from the street at least 20 feet, except that secured entries on sites accessed by trucks shall be set back at least 50 feet, to allow adequate queuing space.

Example of secured entry kiosk

1.10. Vehicle Maneuvering: Adequate on-site vehicle maneuvering space shall be provided so that all vehicles, including cars and trucks, may exit the site driving forward.

Example of identifiable main entry

2. BUILDING DESIGN

2.1. Exterior Building Wall Materials: Allowable exterior building wall materials are concrete, stucco, masonry, fiber cement (and other similar composites), glass, metal, and solid wood. Plywood, plastic, vinyl, and fiberglass are not allowed, except as accent materials.

2.2. Main Building Entry: The main building pedestrian entry shall be clearly identifiable from the street. Examples of architectural techniques to provide identity to the main building entry include, but are not limited to, contrasting textures, distinctive colors and materials, projections/recesses, and fenestration.

Example of distinguishable front office area

2.3. Front Office Space and Loading Docks/Storage Areas: In buildings with two or more use areas, such as office and warehouse/storage areas, these areas shall be clearly visually distinguishable. It is recommended that front office space be articulated into vertical bays appropriate to the design of the building (e.g., 20 to 30 feet wide).

Example of building wall articulation

2.4. Building Wall Articulations: Building walls over 100 feet in length shall contain a system of articulating architectural elements creating visually distinct sub-volumes through the incorporation of changes in two or more architectural elements, such as changes in surface planes (projections/recesses), roofline, colors, materials, textures, and/or fenestration.

Example of building wall articulation

2.5. Street-Facing Truck Docks and Truck Doors: Truck docks and truck doors facing the street shall be set back from the public right-of-way at least 50 feet, and shall incorporate architectural detailing. Examples of architectural detailing include, but are not limited to, projections, recesses, changes in building textures and colors, and awnings. This standard applies to truck docks and truck doors in buildings and structures; it does not apply to the doors of trucks.

Example of truck docks with awnings

2.6. Secured Entry Buildings: Kiosks at secured entries should be designed to be compatible with the industrial character of the site with similar form, materials, and color, as the primary building(s) on the site.

2.7. Window Articulation: Windows shall incorporate articulating details. An example of window articulation is regular, repetitive grid patterns of lights in the window system.

Example of window articulation

2.8. Window Recess: Windows shall be recessed from the exterior surface of the wall.

2.9. Roof Penetrations/Equipment: Locate building equipment within the building envelope if feasible in order to avoid excessive protrusions on the roof. Roof penetrations (e.g. vents, condensers) should be diverted to other interior locations where feasible. If located on the roof, they shall be an orderly roof design element such as grouped into repetitive roof-top pods. Skylights are encouraged.

Example of roof penetrations (vents and skylights) arranged in an organized, repetitive design

2.10. Solar Panels: If solar panels are proposed, they should be incorporated into the overall project design.

Example of skylights

2.11. Visibility in Certain Activities: The following standards apply to buildings associated with Convenience Markets, Automobile and Other Light Vehicle Gas Station and Servicing Activities, and Truck and Other Heavy Vehicle Service, Repair, and Refueling Activities in order to increase visibility:

- Windows shall be incorporated to provide clear visibility from inside the building to the site and the street. Window area shall constitute at least 60 percent of each exterior building wall.
- Window signs shall cover no more than 10 percent of the window area.
- Cash registers shall be positioned to allow cashiers to see the building entry.
- Interior shelving and displays shall be no higher than five feet and shall be designed to allow cashiers to see down aisles.
- Interior lighting shall be adequately shielded to a point below the light bulb and reflector to prevent visibility of the bulb from the exterior of the building.

Example of rooftop solar panels

3. LANDSCAPING AND LIGHTING

3.1. Tree and Plant List: Trees and plants shall be selected from the approved Tree and Plant List (see **Attachment A**) unless alternative species are approved by the Director of City Planning. The tree and plant list includes a variety of trees and plants that will provide year-round interest, tolerate wind, and adapt to the soil conditions of

the site. All plants are climate-adapted and intended to be in harmony with the shoreline plants that already thrive in the area.

3.2. Canopy Trees – Car Parking Areas: Canopy trees are required in car parking areas. Tree plantings shall be designed to provide at least 40 percent canopy coverage of parking lot surface areas in 15 years. This standard applies to car parking spaces, driveways, and maneuvering aisles. See **Attachment B** for guidance on calculating canopy coverage. This canopy coverage standard does not apply to truck areas, including parking, storage, loading, or maneuvering areas. Landscaped areas containing trees shall measure no less than 5 feet in any direction. *[Note: Staff is continuing to research the appropriate canopy coverage percentage. The percentage requirement may be adjusted depending on the outcome of that research.]*

Example of canopy trees in parking area

3.3. Canopy Trees – Truck Areas: Canopy trees are required on the perimeter of truck areas, including parking, storage, loading, and maneuvering areas. Tree spacing shall not exceed the canopy spread at full growth.

Example of screening trees

3.4. Landscape Buffer – Parking, Loading, and Storage Areas: A landscape strip at least 5 feet wide is required between off-street car and truck parking, loading, and storage areas and adjacent streets. Landscaping (except trees) shall not exceed 42 inches in height.

3.5. Landscape Buffer – Buildings: A landscape strip at least 5 feet wide is required along the foundation of at least 50 percent of the length of building walls visible from the street, except where building entries, truck docks, truck doors and storage areas are located.

Example of screening trees

3.6. Screening Trees on Sites Adjacent to Freeways: Landscape areas located adjacent to a freeway shall contain trees for visual screening. The species shall be selected based on criteria of fast growth and appropriate significant height for buffering the site. Trees should equal or exceed the height of on-site buildings at full growth. Tree spacing shall not exceed the canopy spread of the trees at full growth.

3.7. Lighting – Minimum Illumination: The following minimum illumination is required during business and non-business hours:

- Commercial Activities: 3 foot-candles
- Industrial Activities – Car Parking Areas: 1 foot-candle
- Industrial Activities – Other Areas: 0.5 foot-candle
- All activities: Minimum-to-maximum uniformity ratio shall not exceed 4:1

Example of freestanding light fixture in parking area

3.8. Lighting Design: All lighting shall be architecturally integrated into the site and reflect and reinforce the industrial character of the D-GI Zone. Lighting for circulation, security, and building/sign identification should be non-obtrusive, except for light fixtures, which are themselves features to the industrial character of the area. Lighting fixture height should be appropriate to the type of lighting use area.

3.9. Lighting – Shielding: Lighting fixtures shall be "full cut-off" to provide adequate shielding to a point below the light bulb and reflector in order to prevent glare onto adjacent properties and minimize contribution to sky glow.

Example of light fixture with shielding

4. SIGNS

4.1. Signs: All signage shall comply with a Master Sign Program for D-GI Zone as approved by the Director of City Planning. The Master Sign Program shall be consistent with the intent of the Design Standards.

5. OTHER STANDARDS

5.1. All projects shall comply with all other applicable requirements, codes, and policies, including, but not limited to, the following:

- Chapter 17.102 – General Regulations
- Chapter 17.104 – Sign Limitations
- Chapter 17.108 – General Height, Yard, and Court Regulations
- Chapter 17.110 – Buffering Regulations
- Chapter 17.116 – Parking Requirements
- Chapter 17.117 – Bicycle Parking Requirements
- Chapter 17.118 – Recycling Space Requirements
- Chapter 17.120 – Performance Standards
- Chapter 17.124 – Landscaping and Screening Standards
- Chapter 17.128 – Telecommunications Regulations

- Chapter 18.02 – Green Building Requirements
- National Pollutant Discharge Elimination System (NPDES) C.3 Stormwater Requirements
- Oakland Building Code
- Oakland Fire Code
- Applicable Standard Conditions of Approval and Mitigation Measures

ATTACHMENT A: TREE AND PLANT LIST

TALL SCREENING TREES TO BUFFER VIEW FROM FREEWAYS		
Botanic name	***Common name***	***Native or Climate adapted***
Acer microphyllum	Big leaf maple	Bay native, BCDC list
Acer rubrum	Red alder	Bay native, BCDC list
Casuarina equisetifolia	Beach she-oak	Climate adapted
Celtis australis	European hackberry	Climate adapted
X chitalpa tashkentensis 'pink dawn'	Pink dawn Chitalpa	Climate adapted
Cupressus macrocarpa	Monterrey Cypress	Climate adapted
Geijera parviflora	Australian willow	Climate adapted
Metrosideros excelsus	New Zealand Christmas Tree	Climate adapted
Nyssa sylvatica `Red Rage'	Tupelo tree	Climate adapted
Pinus eldarica	Elderica pine	Climate adapted
Pinus pinea	Italian stone pine	Climate adapted
Pinus torreyana	Torrey pine	Climate adapted
Populus fremontii `Nevada'	Fremont poplar (sterile hybrid)	Bay native

CANOPY AND SHADE TREES FOR PARKING AREAS AND SITE PERIMETER		
Botanic name	***Common name***	***Native or Climate adapted***
Acer rubrum	Red alder	Bay native, BCDC list
Casuarina equisetifolia	Beach she-oak	Climate adapted
Celtis occidentalis 'Prairie Sentinel'	Hackberry	Climate adpated
X chitalpa tashkentensis 'Pink Dawn'	Pink dawn Chitalpa	Climate adapted
Cupressus macrocarpa	Monterrey Cypress	Climate adapted
Geijera parviflora	Australian willow	Climate adapted
Laurus noblis `Saratoga'	Saratoga bay	Climate adapted
Nyssa sylvatica `Red Rage'	Tupelo tree	Climate adapted
Pinus eldarica	Elderica pine	Climate adapted
Pinus pinea	Italian stone pine	Climate adapted
Pinus torreyana	Torrey pine	Climate adapted
Populus fremontii `Nevada'	Fremont poplar (sterile hybrid)	Bay native
Umbellularia californica	Californian laurel	Bay native, BCDC list
Quercus robur 'fastigata'	English she-oak	Climate adpated

TALL SHRUBS AND SMALL TREES FOR SCREENING EDGES		
Botanic name	***Common name***	***Native or Climate adapted***
Arbutus marina	Arbutus	California native
Arctostaphylos densiflora 'harmony'	'Harmony' manzanita	California native

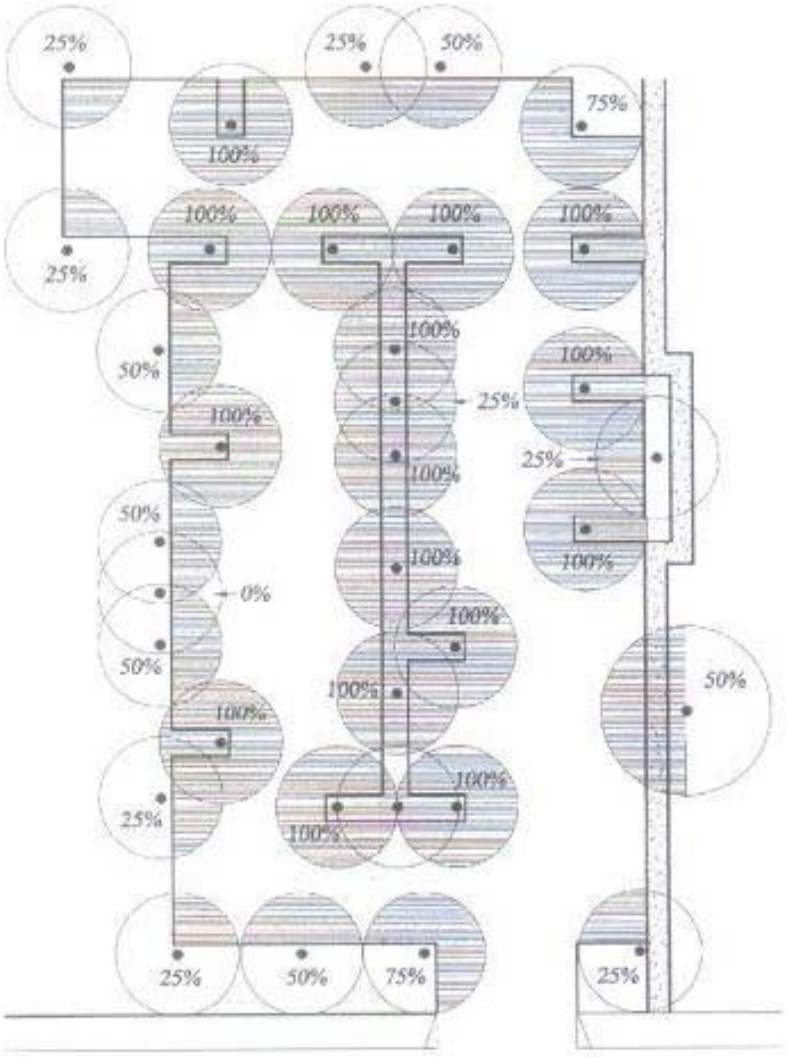
Cercis occidentalis	Western redbud	California native, BCDC list
Corylus Coronuta var. californica	Western hazelnut	Bay native, BCDC list
Dodennaea viscosa var. purpurea	Purple Hopseed bush	Climate adapted, BCDC list
Dodennaea viscosa var. purpurea	Flannel bush	California native, BCDC list
Garrya elliptica 'James Roof'	Coast silk tassle	Bay native
Hakea suaveolens	Sweet Hakea	Climate adapted, BCDC list
Hetermoles arbutifolia	Toyon	Bay native, BCDC list
Lavatera maritima	Tree Mallow	Climate adapted
Lavatera maritima	California wax myrtle	Bay native, BCDC list
Rhamnus californica 'eve case	Coffeberry	Bay native, BCDC list
Sambucus mexicana	Blue Elderberry	Bay native, BCDC list

LOWER SHRUBS & GROUNDCOVERS		
Botanical name	***Common name***	***Native or Climate adapted***
Anigozanthos	Kangaroo paw	Climate adapted
Arctostaphylos uva-ursi `Green Supreme'	Arctostaphylos	California native, BCDC list
Arctostaphylos "Pacific Mist"	Arctostaphylos	California native, BCDC list
Artemisia californica	California sagebrush	Bay native, BCDC list
Baccharis pilularis ssp. Pilularis	Dwarf coyote brush	Bay native, BCDC list
Calamagrostis x acutiflora	Feather reed grass	Climate adapted
Carex testacea	Orange sedge	Climate adapted
Carex divulsa	Berkeley sedge	Climate adapted
Carex glauca	Blue sedge	Climate adapted
Ceanothus thyrsiflorus var. Repens	Ceanothus	Bay native, BCDC list
Cistus salviifolius	Rockrose	Climate adapted
Chonropetalum elephantinium	Large cape rush	Climate adapted
Deschampia caespitosa	Tufted hair grass	Climate adapted
Elymus glaucus	Blue wild rye	Bay native, BCDC list
Epilobium californicum	California fuchsia	Bay native, BCDC list
Erigeron glaucus	Seaside daisy	California native, BCDC list
Festuca californica	California festuca	Bay native, BCDC list
Iris douglasiana	Douglas iris	Bay native
Muhlenbergia rigens	Deer grass	California native, BCDC list
Phormium varieties	New Zealand flax	Climate adapted
Polystichum munitum	Western sword fern	Climate adapted
Salvia microphylla grahamii `Bezerkeley'	Bezerkeley salvia	Climate adapted
Vaccinium ovatum	Evergreen huckleberry	Climate adapted
No mow sod		
Koeleria macrantha Nassella pulchra Nassella cernua Festuca rubra	June grass Purple needlegrass Nodding needlegrass Molate fescue	California native

Hydroseed mix		
1. Seed mix at 70 lbs./acre: Festuca rubra molate blue; Festuca idahoensis 'mt. Tam'; Festuca occidentalis 'mokelumne'. 2. 100% wood fiber at 2,000 lbs./acre 3. M binder tackifier at 120 lbs./acre 4. 16-6-8 commercial fertilizer at 500 lbs./acre	Molate blue fescue Native blue bunch fescue Western fescue	California native

PLANTS FOR STORMWATER BIOTREATMENT AREAS		
Botanic name	***Common name***	***Native or Climate adapted***
TREES		
Acer microphyllum	Big leaf maple	Bay native, BCDC list
Acer rubrum	Red alder	Bay native, BCDC list
Nyssa sylvatica `Red Rage'	Tupelo tree	Climate adapted
Populus fremontii `Nevada'	Fremont poplar (sterile hybrid)	Bay native, BCDC list
Washngtonia robusta	Mexican fan palm	Climate adapted
SHRUBS & GROUNDCOVERS		
Carex divulsa	Berkeley sedge	Climate adapted
Carex glauca	Blue sedge	Climate adapted
Iris douglasiana	Douglas iris	Bay native
Deschampia caespitosa	Tufted hair grass	Climate adapted
Phormium varieties	New Zealand flax	Climate adapted
Chonropetalum elephantinium	Large cape rush	Climate adapted
Vaccinium ovatum	Evergreen huckleberry	Climate adapted
HYDROSEED MIXTURE OR SOD		
Festuca rubra Hordeum brachyantherum brachyantherum Hordeum californicum Nassella pulchra	Molate fescue Meadow barley California barley Purple needle grass	Climate adapted

ATTACHMENT B: TREE CANOPY COVERAGE CALCULATION DIAGRAM



PARKING LOT

Source: City of Sacramento