Landmarks Preservation Advisory Board STAFF REPORT

Case File Number PLN20124 **January 10, 2022**

Location:	**1431 Franklin Street**
Assessor's Parcel Number:	008 062100807
Proposal:	Major Conditional Use Permit and Regular Design Review to construct a 27-story (425-foot tall) 419,480 square feet office tower with a parking garage above grade.
Applicant:	TC II 1431 Franklin, LLC
Phone Number:	Kyle Winkler, Tidewater Capital, (510) 290-9901
Case File Number:	PLN20124
Owner:	TC II 1431 Franklin, LLC
Planning Permits Required:	Major Conditional Use Permit for large scale development; Regular Design Review
General Plan:	Central Business District
Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone Height Area 7, no limit
Environmental Determination:	Determination Pending, Environmental analysis to be conducted prior to any discretionary action.
Historic Status:	Project site is located within an existing listed National Register historic resource, the Downtown Historic District Area of Primary Importance (API).
City Council District:	3
Status:	In review
Action to be Taken:	Receive public and Landmarks Preservation Advisory Board comments on the design.
For Further Information:	Contact case planner **Michele T. Morris** at **510-238-2235** or **mmorris2@oaklandca.gov**

SUMMARY

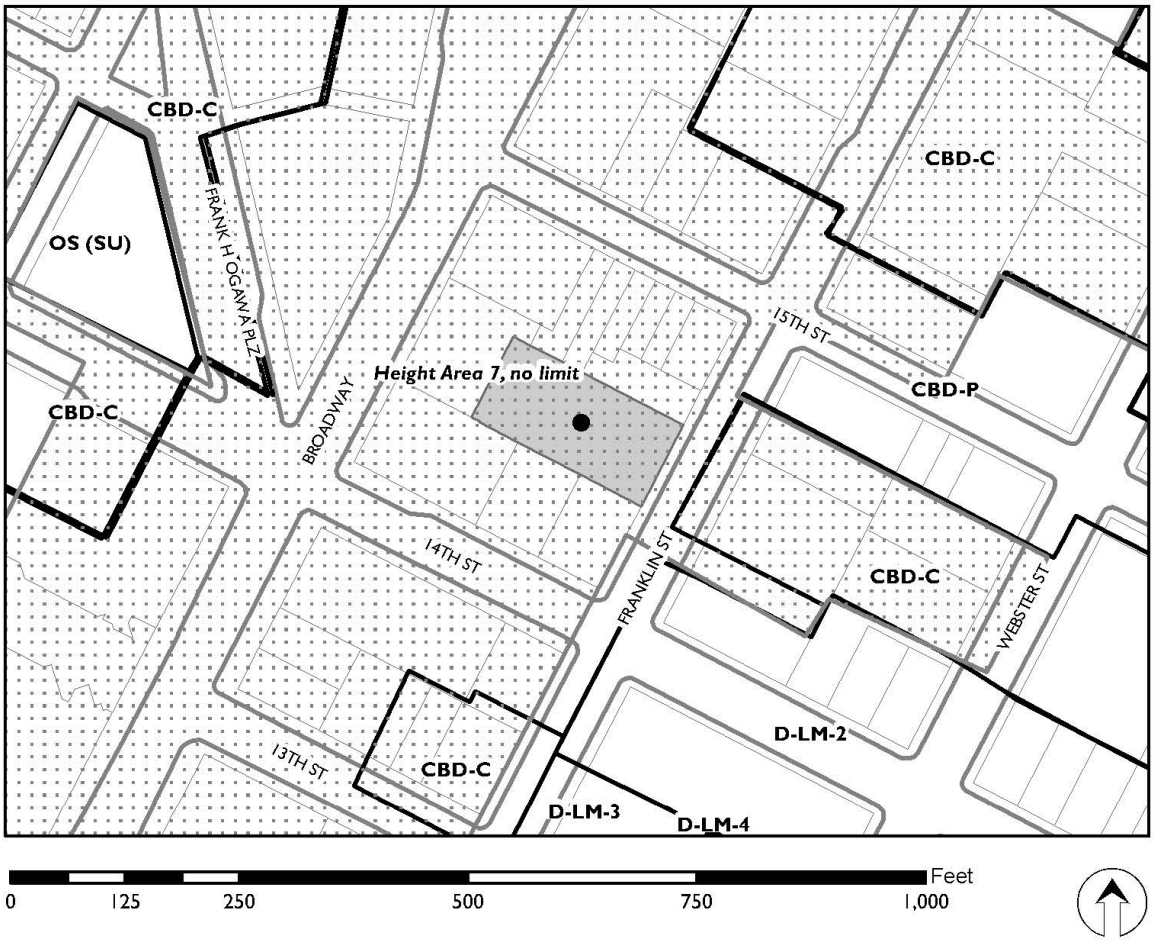
The purpose of this report is to seek input and comment regarding compliance with historic resource regulations from the Landmarks Preservation Advisory Board (LPAB) regarding a proposal for construction of a new 27-story office tower at 1431 Franklin Street. The proposed development would be approximately 425 feet tall and include an above grade parking garage.

The project is located at 1431 Franklin Street which is currently a surface parking lot in the Downtown Historic District, an Area of Primary Importance (API).

The development proposal would be required to meet the Regular Design Review Findings, Major Conditional Use Permit for large-scale developments that involve more than 200,000 square feet of new floor area due to the construction of new dwelling units, as well as additional Findings related to historic properties.

As the project involves a California Environmental Quality Act (CEQA) historic resource per Policy 3.8 of the General Plan's Historic Preservation Element, further historical analysis is needed to determine whether the project will have a significant effect either on the existing building or the API as a whole. However, the process of analysis requires a finalized design and is integral to the determination of an impact.

LANDMARKS PRESERVATION ADVISORY BOARD



Case File:	PLN20124
Applicant:	TC II 1431 Franklin, LLC
Address:	1431 Franklin Street
Zone:	CBD-P
Height Area:	7 , No limit

PROPERTY DESCRIPTION

The subject property consists of an approximately 20,974 square-foot lot on the northwest side of Franklin Street which currently contains a surface parking lot. The property is located at the center of the block between 14th and 15th Streets, and one block east of Broadway. The eastern property line fronts Franklin Street, and the remaining property lines are surrounded by existing buildings at 1411 and 1441 Franklin Street (a Potentially Designated Historic Property or PDHP), 420 and 436 14th Street, 421 15th Street, 425 15th Street (PDHP), and 1440 Broadway (Local Register) at the rear property line. Also, on the corner of this block is the Oakland Title Insurance Co. building, at 401 15th Street (a Local Landmark), and the Alameda County Title Insurance building at 1404 Franklin Street. The site is located within the Downtown Historic District, an Area of Primary Importance (API).

Background and Context

Historic Context

The project site is located in the Downtown Oakland Historic District API which includes approximately 11 city blocks. Tall buildings and lower height buildings can be found throughout the district and include varying sized office, retail, civic and institutional buildings. According to the National Register of Historic Places (U.S. Department of the Interior, National Park Service), the Downtown Oakland Historic District API developed with most of its tall office buildings east of Broadway. Also, most of the district's buildings were built with little or no front or side setbacks. Contributing buildings to the district showcase "general unity of design," including brick and masonry surfaces, neoclassical ornament, terra cotta or metal cornices, and Chicago-style window styling. Other common features include generous openings facing the street for commercial ground floors, four-story glass base, and spacious office lobbies.

Application

The applicant has two proposals for the 1431 Franklin site: one entitlement application for a residential project; and a separate entitlement application for a commercial project. The LPAB is currently reviewing the proposed commercial project. Staff will present the proposed residential project to the LPAB at a later date, based on direction from the Design Review Committee of the Planning Commission (see discussion below, under "Public Review to Date").

Public Review to Date

The proposed project, along with the proposed residential project, was scheduled for consideration by the Design Review Committee (DRC) at their meeting of December 8, 2021. However, the DRC moved to continue consideration of the commercial proposal to a date uncertain, and provided the following direction: The commercial proposal should only be considered by the DRC only after LPAB review and revisions to the design are submitted to the Bureau of Planning. It should be noted that the DRC did, in fact, review and comment on the residential project at their December meeting. Because those comments were specific to the residential project, which is not under consideration at this meeting, they are not included in this report.

PROJECT DESCRIPTION

The proposed project plans, elevations, and illustrations are provided in Attachment A to this report. In general, the proposed plans include a modern architectural styled, 27-story commercial development with a lobby entrance, abundant glazing at the ground floor and throughout the proposed building. The new commercial tower would be

425 feet tall and encompass 419,480 square feet in area. The proposed tower design would have three floors of parking and three floors of landscaped amenity spaces within the tower and one on the rooftop. The proposal includes 93 regular parking spaces (including six tandem parking spaces). The parking garage is set back about 20 feet from the front property line which allows for a high-ceiling lobby. The lobby would feature a commissioned wall mural. The exterior materials for this modern-styled building include sandstone masonry, double-paned clear glazing, powder-coated metal mullions on the tower all built right at the front property line. The amenity spaces will feature hedge-lined clear- glass railings, wood finished columns and dark metal mullions.

GENERAL PLAN ANALYSIS

Land Use and Transportation Element

The proposed project site is in the Central Business District General Plan land use designation. The intent of the Central Business District land use designation is "to encourage, support, and enhance the downtown area as a high-density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California." The Land Use Element further describes the desired character and uses of this designation to include a "mix of large-scale offices, commercial, urban (high-rise) residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses."

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

- Policy D6.1 - Developing Vacant Lots. Construction on vacant land or to replace surface parking lots should be encouraged throughout the downtown, where possible.
    - *The subject property currently contains a parking lot.*

- Objective D7: Facilitate and promote downtown Oakland's position as the primary office center for the region.
    - *The proposal is for a tower with 27 floors of commercial office space.*

- Objective D8: Build on the current office nodes near the 12th and 19th Street BART stations to establish these locations as the principal centers for office development in the city.
    - *The project is located within two blocks of the 12th Street BART station and three blocks from 19th Street BART station.*

ZONING ANALYSIS

The project is located within the Historic Downtown district in the CBD-P Central Business District Pedestrian Retail Commercial Zone. The following discussion outlines the purpose of the CBD-P regulations, with staff analysis provided below in indented, italicized text:

- Create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities.
    - *The project proposes the construction of a building tower for primarily administrative commercial uses that will contribute to vibrancy of the Historic Downtown district.*

Zoning Analysis

Criteria	CBD-P	Proposed	Analysis
Administrative Commercial	Permitted	Office/Administrative	Allowed
Minimum Lot Dimensions			
Lot Width mean	25 ft.	approx. 99.6 ft.	Complies
Frontage	25 ft.	100.18 ft.	Complies
Lot Area	4,000 sf	20,974 sf	Complies
Minimum/Maximum Setbacks			
Minimum Front Setback	0 ft.	0 ft.	Complies
Maximum front and street side for the first story (see Additional Regulation #3)	5 ft.	0 ft.	Complies
Maximum front and street side for the second and third stories or 35 ft., whatever is lower (See Additional Regulation #3)	5 ft.	0 ft.	Complies
Minimum interior side	0 ft.	0 ft.	Complies
Rear	0 ft.	0 ft.	Complies
Total Required Parking	No spaces required.	93 spaces: 87 regular and accessible parking spaces, and six tandem parking spaces.	Complies; Tandem parking will require an approved Conditional Use Permit.
Maximum Number of Parking Spaces	Maximum 1,866 spaces: Ground floor: One (1) space for each three hundred (300) square feet of floor area; Above Ground floor: One (1) space for each five hundred (500) square feet of floor area.		Complies
Maximum Height of Building Base	120 ft.	62.5 ft.	Complies
Maximum Height, Total	No height limit	425 ft.	Complies
Minimum Height, New principal buildings	45 ft.	425 ft.	Complies
Maximum Lot Coverage			
Building base (for each story)	100% of site area	100%	Complies
Average per story lot coverage above the building base	85% of site area of 10,000 sf., whichever is greater	85%	Complies
Tower Regulations			
Maximum average area of floor plates	No maximum	approx. 17,000 sf	Complies
Maximum tower elevation length	No maximum	380.5 ft.	Complies
Maximum diagonal length	No maximum	215.5 ft.	Unknown
Minimum distance between towers on the same lot	No minimum	Only one tower is proposed.	Complies

Design Review

The Design Review Compliance Matrix for the proposed project is provided as **Attachment B** to this report. Where the project is not in compliance with any guidelines, as noted in the compliance matrix, the lack of compliance is discussed in the *Zoning and Related Issues* section of this report.

Planning Permits Required

The construction of a building facility requires Regular Design Review pursuant to Planning Code Chapters 17.58.020 and 17.136, subject to several Design Review Criteria. Furthermore, pursuant to Section 17.136.055.C, the proposal is required to appear before the Landmarks Preservation Advisory Board for a recommendation prior to a decision being made upon the application involving any construction of a new principal building in an API.

KEY ISSUES

Staff is requesting the LPAB provide comments on the proposed development within the context of the listed design review criteria below in this section as well as the applicable LMSAP Design Guidelines which are discussed below, along with staff's initial assessment.

Staff has worked with the applicant to refine the proposed design for the building site. Staff reviewed the proposed project in accordance with the Design Review Regulations for CBD Zones, Regular Design Review, Special Regulations for Historic Properties in the Central Business District and the Lake Merritt Station Area District Zones, and Historic Preservation Element findings. The project meets the following key criteria:

Zoning Design Regulations Sec. 17.58.060 A	**Requirement**	**Compliance Analysis**
Minimum height of ground floor Nonresidential Facilities	15 ft.	Complies
Zoning Design Standards Sec. 17.58.060 B		
4. Parking and Loading Location	For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley.	Complies
6. Upper Story Windows	An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic	Complies

	effect of the building. Whenever possible, windows should be on all sides of a tower.	
Design Guidelines for Corridors and Commercial Areas		**Compliance Analysis**
#4.2.1 Provide a high proportion of glazed surfaces versus solid wall areas in all storefronts.		Complies
#5.3.1 Avoid large blank walls on the street facade of a building; provide visual interest when blank walls are unavoidable.		Complies

Issues

Design issues remain and the project plans require more detail in response to the design guidelines and findings listed above in the *Design* section. The applicant has responded to staff comments with explanations of the design approach and architectural style of the design, but there remains a lack of detail on the plans and resolution of non-compliance. Staff has identified the following outstanding design issues related to the project excerpted from **Attachment B** to this report. Staff would like LPAB to consider addressing the following issues:

Regulation/Finding	**Compliance Analysis**
Historic Preservation Element, Policy 3.5, Findings	
1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design;	Does not comply. The off-center rectangular window pattern of the building creates an imposing façade. The amenity space creates the differentiation between the base and the tower, but to little benign effect to reduce the simplistic, monolithic impact of the design. The design is not compatible with the existing API in terms of patterns of openings, quality of material, and intensity of detailing.
2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood	Does not comply. Staff believes that the proposed level of fenestration, proposed metal and glass façade, sandstone-colored masonry with extruded mortar joints do not meet the high quality of design or is compatible with the neighborhood character.
Sec. 17.136.055 B – Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones, 2. Findings	
a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;	Does not comply. The proposed design emphasizes a large amount of fenestration outlined in sandstone colored masonry and metal on the façades. The composition and patterns of openings and the lack of detailing are in direct opposition to the existing API.

Regulation/Finding	Compliance Analysis
c. The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.	Does not comply. The proposal provides visual interest, but lacks detailing and tends to undermine the visual interests of the API contributors.
d. The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results	Does not comply. The application still lacks a visual cohesiveness and level of architectural detail that relates well to the historic district. It stands alone in its proposed design and fails to relate to the design characteristics of the API.
Sec. 17.116.080, Off-street parking—Commercial Activities, A. Minimum Parking for Commercial Activities – Total Required Parking: None	Does not comply. The application proposes 93 parking spaces which exceeds the minimum parking requirement. The parking spaces are located at the front of the building, adjacent to Franklin Street, resulting in an inactivated vertical façade. The lack of activation resulting from the parking location does not support the goal of a thriving commercial corridor in the heart of Downtown Oakland.

ENVIRONMENTAL DETERMINATION

An analysis of the project's compliance with CEQA has not been completed at this time. However, a scope of work for environmental review has been submitted, and staff is in the process of finalizing the document.

KEY ISSUES

The design proposal requires more details on the plans such as arrangement, bulk, texture, materials, and appurtenances, especially in relation to other facilities in the vicinity. The proposed plans attempt to describe the applicant's architectural approach to the buildings design, but this information has not been communicated on the proposed plan elevations, floor plans, landscape plans and site plan. The overall design lacks refinement of massing, responsiveness to the historic context, and details regarding exterior materials and treatments on the plans. This results in a proposal that is massive and monolithic in form, without enough information to determine design integrity or viability. The proposal conveys an unrefined and stark exterior design lacking in complexity and contextual responsiveness and does not reflect the level and quality of visual interest of the API contributors, or otherwise enhance the visual interest of the API. Staff believes that the proposed design should be revised to clearly relate to the API in rhythm, ornamentation, projections, materials or colors, and level of detailing.

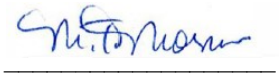
The proposed project includes parking occupying the building frontage facing Franklin Street. This inactivated frontage does not support a rich commercial corridor, as is desired for Franklin Street (and Downtown Oakland, generally). No parking spaces are required in the CBD-P zone for commercial activities. Section 17.116.240 D - Tandem Spaces and Berths, requires the following:

> In any zone, tandem parking may be permitted for Nonresidential Activities upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and upon determination that such proposal conforms to either or both of the following use permit criteria:
>
> 1. That a full-time parking attendant supervises the parking arrangements at all times when the activities served are in active operation;
> 2. That there is a total of ten (10) or fewer parking spaces on a lot, or within a separate parking area or areas on a lot, which spaces are provided solely for employees.

RECOMMENDATIONS:

1. Receive any testimony from the applicant and/or interested parties.
2. Provide direction and recommendations to staff and the applicant regarding the design of the proposed building, with specific regards to:
    a. Has the applicant provided adequately detailed information on the design to demonstrate a well-composed design with consideration to site, landscape, bulk, height, arrangement, textures, materials, colors and appurtenances?
    b. Is the proposed design compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing?
    c. Does the street-facing frontage include forms that reflect the widths and rhythm of the existing façades fronting Franklin Street?
    d. Would the proposal result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors? and
    e. Should parking be located along the building frontage along Franklin in the base of the building?

Prepared by:



Michele T. Morris
Planner III

Reviewed by:

Catherine Payne

Catherine Payne, Development Planning Manager
Bureau of Planning

ATTACHMENTS:
A. Proposed Plans, dated November 10, 2021
B. Design Review Conformance Matrix (PLN20124)

1431 FRANKLIN STREET

Office Entitlement - Response to Design Review Analysis
11/09/2021

TIDEWATER CAPITAL
564 Market Street, Suite 225
San Francisco, CA 94104

LARGE
architecture

PREFACE

The following document is to be read in association with the original document sent from the city of Oakland Planning department (included). In reviewing the comments from the city, we made a number of changes to the design that were intended to address the planning department's concerns that we wish to summarize below and detail in the pages that follow.

For example, we first took a closer look at the adjacent buildings to the site. Specifically, we focused on the horizontal datum lines of the windows and cornices to see if we could find a relationship that would give us some guidance. In doing so we noted that, similar to many other buildings of their vintage in the API district, most of the multi-story buildings surrounding our site were designed in the 'Classical' style that included a Piano Nobile.

In total there are 43 contributing buildings in this Historic District (along with 13 noncontributing buildings), one site and one object. The architectural styles represented include late 19th and 20th century Revival, Beaux Arts, late Gothic Revival, late 19th - early 20th century American Movements, Chicago, Commercial, Modern Movement, Moderne, Art Deco, and International style. Much like a European city, where thousands of years of styles are on display next to each other, the API is ultimately defined by the commonalities that patch together the various architectural styles on display.

When refining our design the proposed building, we tried to further reference some of the more historic commonalities that exists in the district. For example, the two buildings on either side of the proposed project have a Piano Nobile design and a cornice at the 55-foot level. While this three-part breakup is not at the exact same elevation level across both buildings making an exact continuation of their data lines through our façade impossible, we attempted to reference both buildings patterns in the definition of our building's base.

With the proposed design we also increased the window openings at the Piano Nobile level to reference some of the classical ideas of the adjacent buildings. Moving upward on façade of the proposed building to the zone commonly referred to as the attic level, we have introduced smaller more truncated proportions to the building. These proportions relate to both Classical architecture observed throughout the API, and the specific datum lines two adjacent buildings. The windows have been reduced in size and a cornice line has been introduced at the same height as those of the adjacent buildings. We also set the area above the attic zone back by ten feet and created a roof garden to reinforce the podium datum that is common in the historic district. At the base of the building, below the Piano Nobile zone, we opened up the façade to reference the adjacent buildings, but also to allow for pedestrians to feel a connection into the grand lobby of the building. The horizontal datums from the adjacent buildings also track across the proposed building's façade as much as possible, along with the pilasters of the adjacent buildings.

The lobby glass is full height and open to the exterior. We have also set the parking levels back 20 feet to give the lobby a taller, more open feel. This creates a much more open expression from the street and allows for natural light to easily penetrate the lobby, consistent with comments we had previously received from the Planning Department prior to its most recent comment letter. At night, the interior lobby lighting will glow outward giving a more inviting experience from the street. But also, the parking is set back away from the façade and is no longer visible from the street.

Obviously, this is a modern building so the use of literal historic columns, pilasters, and punched windows are not part of the modernist language. A faux historic building was not considered because of the lack integrity that such a building represents. But we feel the massing and the close attention given to the proportions of classical language of the historic district and particularly our immediate neighbors gives the proposed building a visual cohesiveness to the adjacent buildings without being false.

Lastly, we also introduced materials at the base of the proposed building that are more common in the historic district in order to create a historic texture at the pedestrian scale. For example, for the podium levels we redesigned the base to introduce brick to the façade. Brick is very common in the historic district, and for the proposed building the brick will give the design a more crafted quality. This will also give the proposed design a much more cohesive quality to the historic district.

RESPONSES TO DESIGN REVIEW ANALYSIS

ARCHITECT'S ANSWERS TO NON-COMPLIANT AND UNCLEAR LINE ITEMS

LINE 16

Regulation/Standard:
Ground floor commercial facade transparency

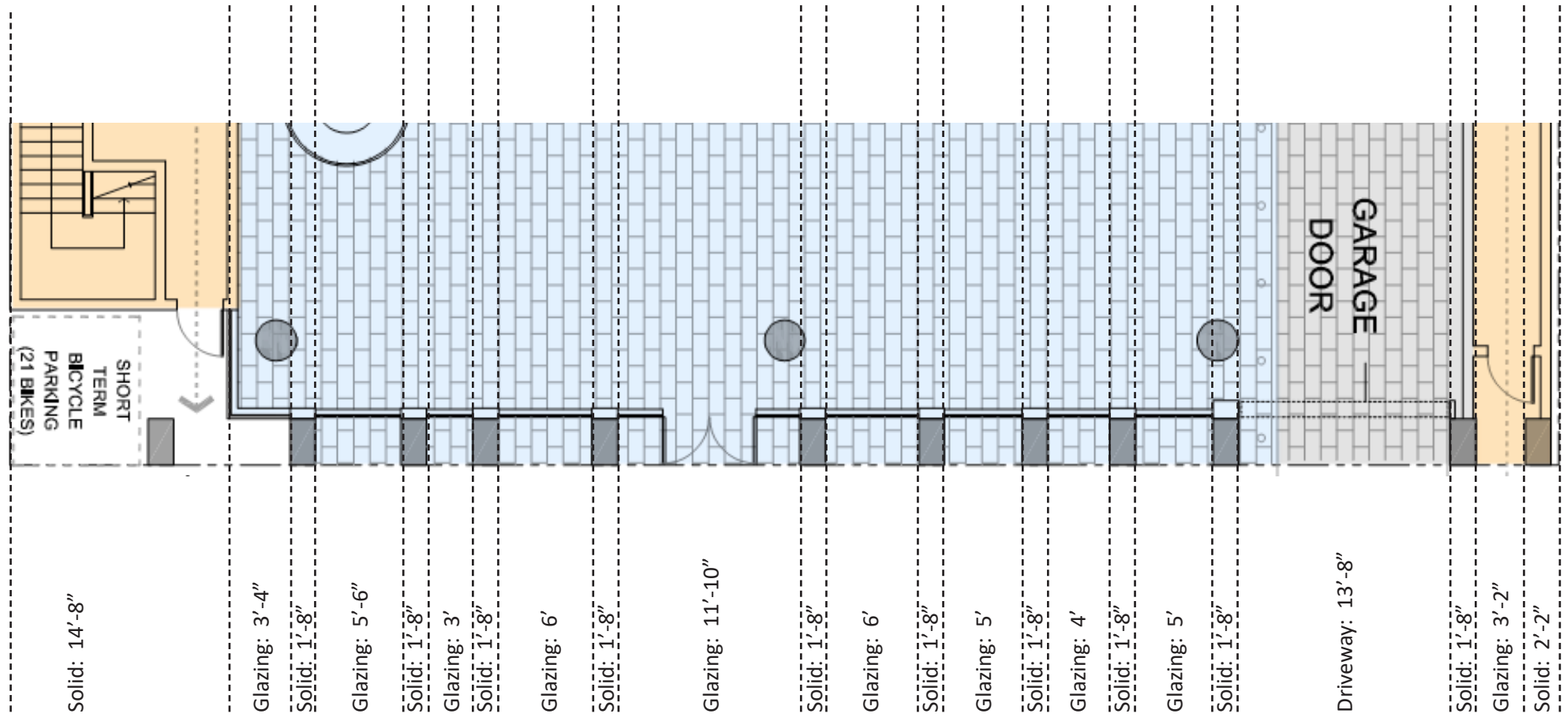
Requirement:
The façade at the ground floor is required to be minimally 65% transparent

Proposed project:
Unknown

Compliance Y/N:
Unclear

Discussion:
Without specific information, staff believes that the proposal meets this regulation.

Architect's comments:
The ground floor plan is shown below with the proposed elevation. The diagram illustrates the amount of transparency designed for the ground floor. At present the percentage is 66.5 percent. The minimum required transparency per the Oakland Chapter 17.58 - CBD Central Business District Zones Regulations is 65 percent.



→ **Total Solid = 33'-6" = 33.5%**

→ **Total Transparent = 66'-6" = 66.5%**

LINE 20

Regulation/Standard:
Entrance

Requirement:
Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.

Proposed project:
Unknown

Compliance Y/N:
No

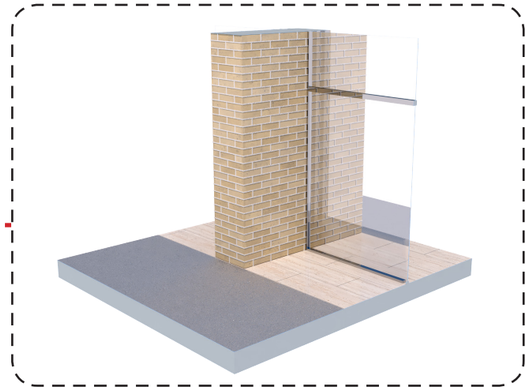
Discussion:
The at-grade building entrance contains a door but does not use projection or recessing of the entrance. There is no discernible change in material and no awning is proposed or other method used to achieve a prominent entrance.

Architect's comments:
The revised lobby entrance is recessed from the façade by three feet to give the visitor a protected zone against the elements. The façade on the building has been widened to announce the entrance of the building. Signage has been added above the door to clearly announce the entrance and the address of the building. The entrance has been located more central on the building to make the entrance even more obvious. A canopy has been added to the entrance to further announce the entrance.

Wider opening in columns denotes door location

Brushed stainless steel signage

White concrete finish GFRC canopy



Glass recessed 3' to provide protected zone

LINE 21

Regulation/Standard:
Ground floor treatment

Requirement:
All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories. This is achieved by designing a building base that is distinct from the rest of the building through the use of some combination of change of material, enhanced detailing, lighting fixtures, cornices, awnings, canopies, and/or other elements. For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.

Proposed project:
Unknown

Compliance Y/N:
No

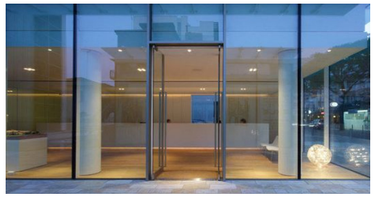
Discussion:
Provide information on the proposed materials, details of lighting, changes in material, recessing of the entrance, proposed sign placement, column/pillar spacing, and window arrangement and treatments for the ground floor, all of which enhance the visual experience for pedestrians and help distinguish the ground floor from the upper floors.

Architect's comments:
The ground floor is constructed of brick, window wall, glass and powder coated metal. Below is an elevation and section of the ground floor with material call outs along with images of similar examples. The ground floor is defined differently from the upper floors by it's use of materials and a strong setback and cornice line. The columns are brick to match the most used material in the historic district. The lobby glass is full height and open to the exterior. We have also set the parking levels back 20 feet to give the lobby a taller more open feel. This creates a much more open expression from the street and allows for natural light to easily penetrate the lobby. At night the interior lobby lighting will glow outward giving a more inviting experience from the street.

Building base elevation

Section through lobby


Cream colored textured floor finish


Storefront glazing


Sandstone colored masonry


Commissioned wall mural


Wood


Slatted wood finish columns

LINE 21 - CONTINUED

Podium elevation - day

Podium elevation - dusk

Podium elevation - night

LINE 24

Regulation/Standard:
Massing

Requirement:
The mass of newly constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.

Proposed project:
The proposed building is broken into four main pieces

Compliance Y/N:
No

Discussion:
The box massing is being combined with “gradient pattern” that is less dense at the ground floor, with wider glazed windows and wide columns. Above the base the window widths become smaller in an almost random pattern. This should give the simple box shape of the tower the illusion of a reduction in mass as it rises, despite the fragmenting of the tower. Staff is concerned with the design and level of fenestration proposed and this affect on the API.

Architect’s comments:
We are not entirely sure with what part of the design the staff is concerned with given no specific concerns were noted in detail. It is also difficult to relate the concern of the proposed design with the API given no specific concern was referenced. The description above of the proposed building is for the most part accurate, but it is not clear what part of the design the staff is concerned with. Is the proposed design disliked, or is the scale of the design unacceptable, or is the defined building pattern not liked?

Saying that, we did take a closer look at the adjacent buildings to the site. To be more specific, we looked at the horizontal datum lines of the windows and cornices to see if we could find a relationship that would give us some guidance. Obviously, each building in the historic district were built at different times and as with all historic buildings, they were rarely coordinated with their own neighbors. But throughout the API district most of the multi-story buildings were designed in the ‘Classical’ style that included a Piano Nobile.

The Piano Nobile is the second story containing major rooms, located above the rusticated ground floor containing the minor rooms and service rooms. The reasons for this was so the rooms above the ground floor would have better views and to avoid the dampness and odors of the street level. Larger windows than those on other floors are usually the most obvious feature of the Piano Nobile. Above this floor would often be an attic floor containing staff bedrooms.

Within the API districts of Oakland almost all the buildings are designed mimicking these classic ideas. But as noted above, many of these buildings were built hundreds of years apart, and even though they look similar, they are often of completely different styles and proportions. In addition, there are good examples of this classical motif, and bad examples. But what makes the historic district what it is, is in large part wide range of history on display. There are 43 contributing buildings in this Historic District (13 noncontributing buildings), one site and one object. The architectural styles represented are late 19th and 20th century Revival, Beaux Arts, late Gothic Revival, late 19th - early 20th century American Movements, Chicago, Commercial, Modern Movement, Moderne, Art Deco, and International. But what also makes the historic district come together is the consistent visual cohesiveness. With this in mind we tried to pull together some of the historic commonalities. Obviously a 43 story Highrise office is not a type of building that is easily referenced in the historic district but saying that we felt it was possible to at least start with the base and work our way upward. For example, both buildings on either side of the site follow the classical design referenced above and both buildings have a cornice line at 55 feet. From there we can easily see the Piano Nobile on either side, but the building to the left is probably not the best or most archetypal example of classical design. In particular it has an almost Chicago modern aesthetic overlaid on a classical breakup. But saying that, both buildings have a three-part breakup, albeit not at the same elevations. But the horizontal difference is minor enough that we can split the difference.

From there we adjusted the window openings to give the Piano Nobile slightly bigger openings. The difficulty there is that these levels are the parking levels which sets up a difficult problem. We want the windows to be open to the inside, but not have the vehicles visible to the exterior. The light needed to transfer into the building and out at night to give the building a sense of depth. The solution was to have a full height glass wall between the vertical columns of brick.

The proportion of the windows in the Piano Nobile zone have been widened for reasons noted above, but also given a rhythm that is more modulated than randomized. This gives the façade a direct relationship to the adjacent buildings. Moving upward, the zone more commonly referred to as the attic zone, in classical architecture, has a smaller more truncated proportion that relates both to Classical architecture, but also the adjacent buildings. The windows have been reduced in size and a cornice line has been introduced. We have also set the area above the attic zone back by ten feet and created a roof garden at that level to reinforce the podium datum that follows all along Franklin.

At the base of the building, below the Piano Nobile zone we tried to open up the façade as much as possible to mimic the adjacent buildings, but also to allow for the pedestrian to be able to look into what we are referring to as the indoor courtyard. The horizontal datums from the adjacent buildings are transferring across, but we are also mimicking the pilasters of the adjacent buildings in scale and mass.

Obviously, this is a modern building so the use of literal historic columns pilasters, punched windows are not part of the modernist language. A faux historic building was not considered because of the lack integrity that such a building represents. But we feel the massing and the close attention given to the proportions of classical language gives the proposed building a sense of historicalness, and most importantly, visual cohesiveness to the adjacent buildings without being false.

LINE 26

Regulation/Standard:
Building Terminus

Requirement:
The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view.

Proposed project:
Blank

Compliance Y/N:
No

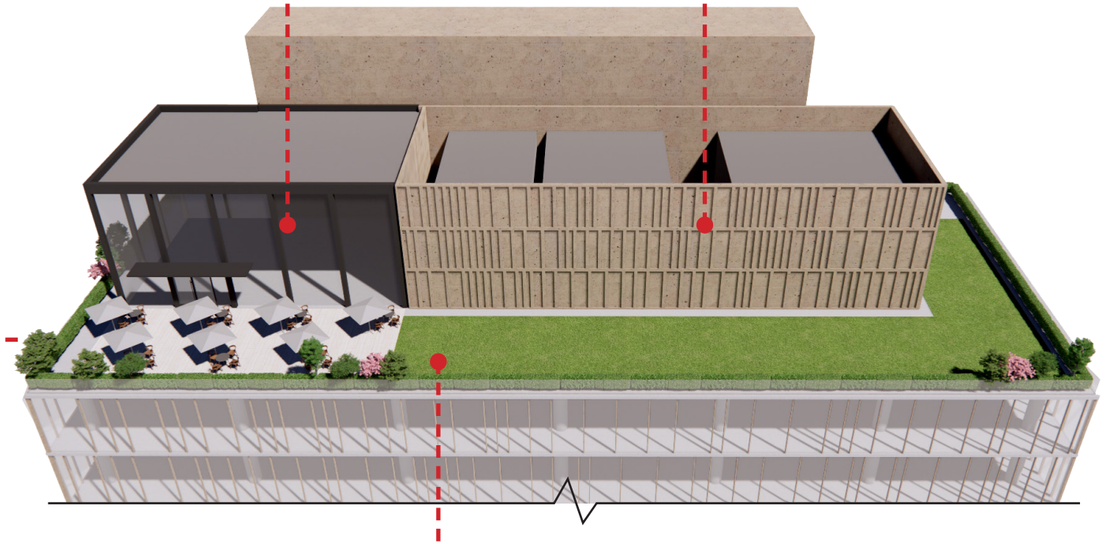
Discussion:
Although landscaping is proposed for the roof of the building, it is not yet clear whether mechanical equipment such as elevator tower or a/c equipment is being adequately screened or what mechanism would be used to screen such equipment.

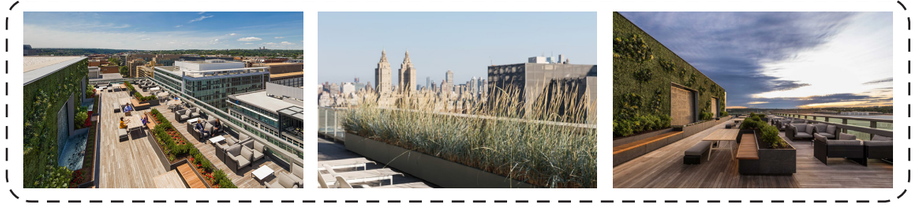
Architect's comments:
The roof top design steps back to soften the truncated top of the building. The roof is also an amenity space for the office employees. The intention is to create a space that can either be a common office canteen, or café, or even recreation room. With the change in office culture due to Covid 19, employers are looking to create more flexible and diverse spaces that allow employees to feel more relaxed and safer.

Newer office buildings are being designed with more open space, and smaller office plates. This creates more flexible spaces and a better work environment.

Finned amenity space .

Mechanical area concealed with concrete textured relief.





Outdoor amenities

LINE 42

Regulation/Standard:
Maximum diagonal length

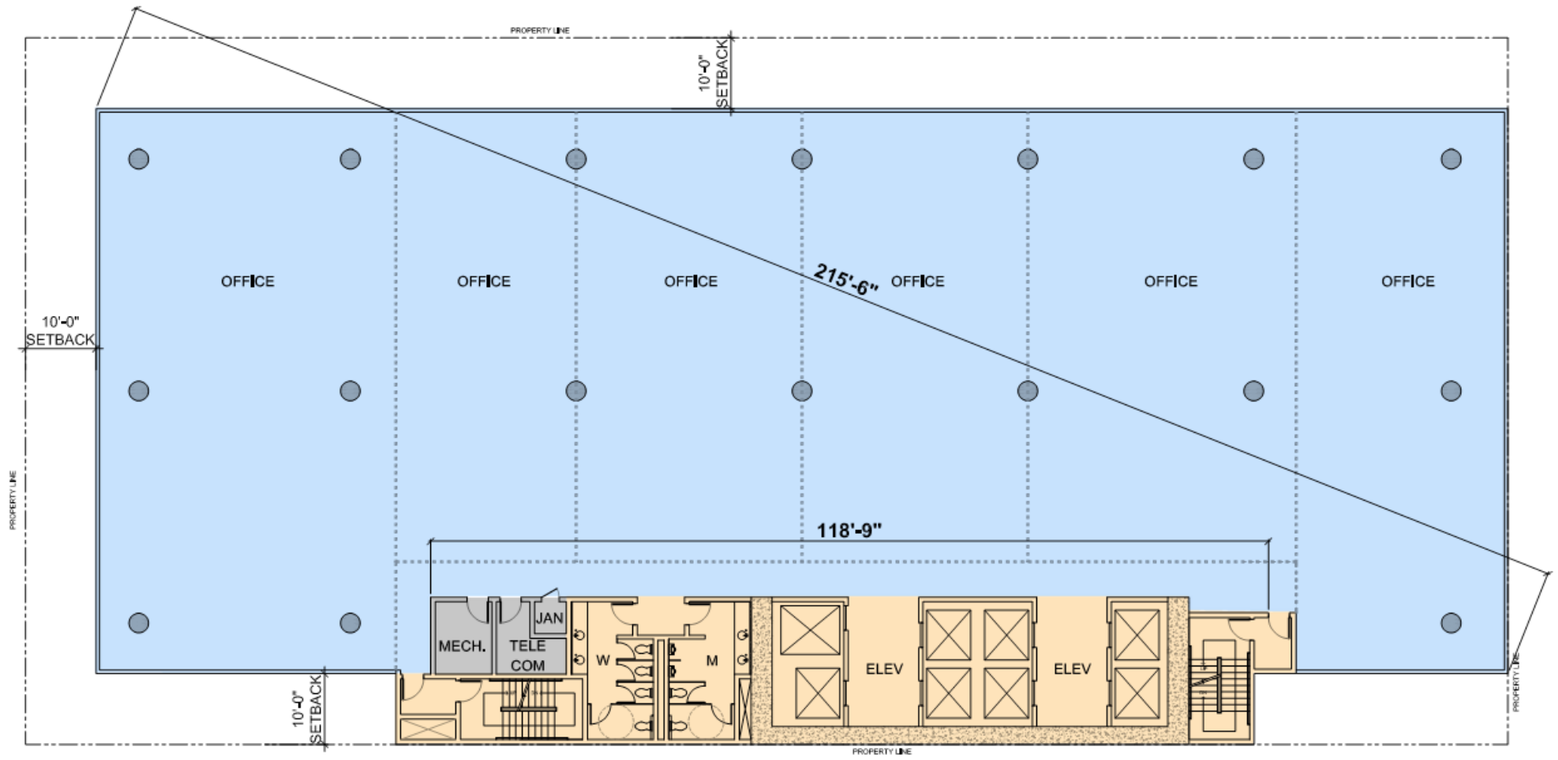
Requirement:
No maximum

Proposed project:
Unclear

Compliance Y/N:
Unknown

Discussion:
More information is needed.

Architect's comments:
Diagonal Length is 215'- 6"



LINE 56

Regulation/Standard:
Build upon patterns of urban development that lend a special sense of place. Enhance existing neighborhoods that have a well-defined and vibrant urban design context. Develop attractive urban neighborhoods in areas where they do not currently exist.

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
The proposed design lacks a prominent entrance and well-defined interface with the current neighborhood.

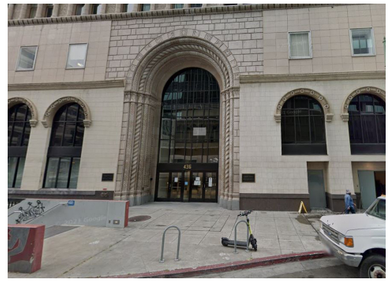
Architect's comments:
To maintain the street patterns of Franklin we elected to downplay the grand entrance façade and reinforce the quality of the street and neighborhood. The existing buildings along Franklin in the historic district do not have prominent or grand entrances. Rather Franklin is historically a low-key pedestrian experience with well-proportioned retail facades and entrances. The prominent entrances in the historic districts are located on Broadway or 14th street. This is because these streets historically were the busier streets and Franklin was the quieter back-door entrances to many of the bigger buildings.

The proposed project is intended to be a more pedestrian scaled street experience in the spirit of Franklin Street. The intention is to have the office entrance lower key thereby giving the retail and smaller shops along the street more dominance.

With that in mind, we revised the lobby entrance to give it a more recessed portion at the entrance. The pilasters on the façade of the building have been reduced in size and number to open up the visual connection to the lobby and further announce the entrance to the building. Signage has also been added above the door to clearly announce the entrance and the address of the building. Lastly a canopy has been added to the entrance to further announce the entrance.

Entrances on Franklin are clear, but scaled for pedestrians and retail tenants

Oversize, grand entrances are appropriate on major streets, such as 14th or Broadway, but would feel out of scale in the context of Franklin st



Entry opening 11'-10"

LINE 57

Regulation/Standard:
Provide elements that define the street and the place for pedestrians.
Locate buildings to spatially define the street. Construct high quality storefronts and ground floor residential space. Create a connection between the public right of way and ground floor activities. Reduce the negative visual impact of on-site parking. Enhance the pedestrian space by framing the sidewalk area with trees, awnings, and other features.

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
The lobby and entrance do not encourage interaction with the streetscape.

Architect's comments:
In one sense it would be easier to create a large glass wall like an Apple Store exposing the inner actions of the lobby out to the street. But given the location of the project adjacent to so many historic buildings, this didn't see to be a positive direction. In contrast if we had elected to recreate a historic building, the windows into the project would have been limited and very disconnected to the street as so many historic buildings are. Typically, historic office buildings from the late 19th century have strong almost fortified bases designed to represent a sense of strength and classicalism. Clearly there needed to be a delicate balance between fitting into the historic district and allowing for modern ideas of openness and transparency.

The ground floor has been designed as one large open lobby that covers the entire width of the site. Even the vehicular entrance has been disguised as part of the lobby with a glass door that lifts when needed. All of the back of house programs have been pushed to the back of the ground floor and the front has been dedicated to public areas. We then kept the brick pilasters coming to the ground to give the building a strong sense of stability. Between the pilasters is a transparent glass wall.

The design is 66.5% glass and 33.5% solid. The intention is to create as open and interactive lobby façade as possible without losing some of the more historic references needed to give the proposed project a cohesive connection to the API.

The extremely open glazing of Apple stores would clash with the historic context

Literal historic buildings with heavy bases are too closed off and do not allow for connection between the public right of way and ground floor activities.

The ground floor finds a middle ground, responsive to historic queues, yet active and open.

LINE 58

Regulation/Standard:
Allow for a diversity of architectural expression to prevent monotony.
- Allow for street fronts with a variety of architectural expression that is appropriate in its context.
- Respect the design vocabulary of historic and established neighborhoods while allowing for a variety of architectural styles."

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
The proposed design incorporates a high level of glazing and a unique amenity space design that does not seem to relate to the historic district. The green wall and pattern of opening seem scattered and are not compatible with the characteristics of the building styles in this API.

Architect's comments:
As previously noted, the design of the proposed building has a strong relationship to the adjacent buildings in terms of massing and, it's modern interpretation to the predominately classical horizontal layering that normally exists with historic buildings. The pattern of windows also mimics the window layout of the adjacent buildings in a modern way. In addition, the base of the proposed building will have a traditional brick base to pick up on the similar use of materials that are prevalent on the adjacent buildings in the Historic District. Also, we have located key cornice lines to match the adjacent buildings.

The balance between trying to encourage interaction with the streetscape (more transparency) and trying to relate to the more classically based historic district is a difficult one to obtain. But as noted in the Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area 'A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results.' With this proposed design we have tried to maintain a balance between keeping the building in the Modern genre and at the same time adhering to the cues of the district.


Financial Center Building


Lincoln University Building


1404 Franklin

Key alignments at cornice lines

LINE 59

Regulation/Standard:
Encourage high quality design and construction.
- Add visual interest and distinction to the community.
- Construct buildings with high quality materials and detailing that make a lasting contribution.
- Develop buildings with pleasing compositions and forms."

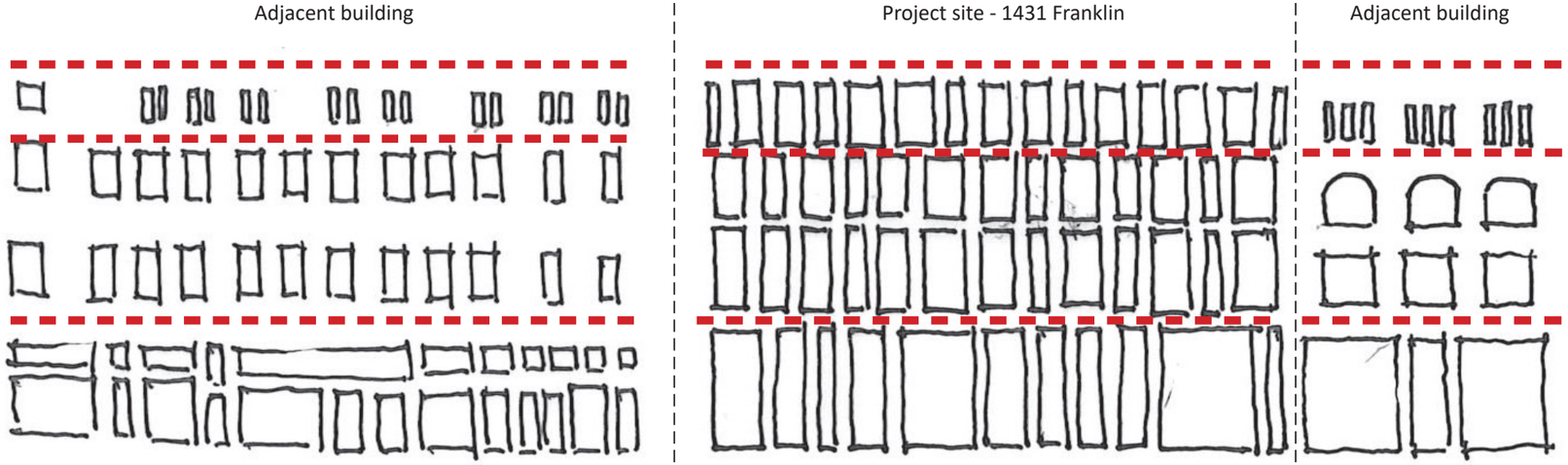
Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

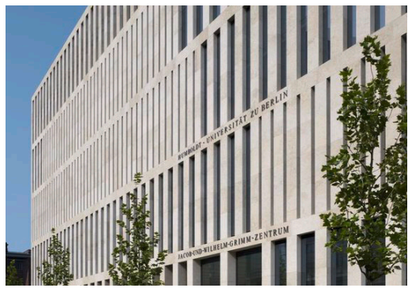
Discussion:
The proposal fails to relate to the district in rhythm, ornamentation, projections, materials or colors, and level of detailing. The fenestration, recesses, and spaces adjacent to the amenity levels, materials, and ornamentation are not clear as to composition, or purpose of form. More information on the proposed materials and detailing are required.

Architect's comments:
As previously noted, the design of the proposed building has a strong relationship to the adjacent buildings in terms of massing and, it's modern interpretation to the predominately classical horizontal layering that exists in the Historic district. The pattern of windows also mimics the window layout of the adjacent buildings. In addition, the base of the proposed building will have a traditional brick base to pick up on the materials that are prevalent on the buildings throughout the Historic District. In addition, we have located key cornice lines to match the adjacent buildings.



Design parti of building as it relates to neighboring buildings

Material palette of neighboring buildings



Proposed materials of new tower

LINE 59 - CONTINUED

But saying that, the design of this building is Modern, not historic. We believe the rhythm of the building is like the adjacent buildings given the similar vertical datum lines, and the similar left to right proportions. See diagrams below.

With respect to ornamentation, historic ornamentation is different than modern ornamentation. Historic ornamentation relates to classical ideas and classical motifs. The postmodern era, which is widely panned in today's architecture and planning discussions, represents a faux historicism that takes similar classical ornamentation and attempts to modernize and simplify. This is not the direction we chose. Instead, the modern design of this building is based on modern forms of ornamentation which are in the rich use of materials and colors. In this case we have incorporated a strong use of brick but in a modern simple manner. The bricks are bonded with what is called an extruded mortar joint to give the brick a more tactile feel that is rich with shadows and volume. The textured brick gives the building a sense of ornamentation. Other modern ornamental aspects to the design of the building include the screen at the third floor just behind the glass that are fluted wood panels to give the building a sense of color and warmth. Additional details include the paving, the lobby ceiling, the modern cornices that are made from precast architectural concrete, and the Bronze anodized aluminum glazing frames.

The use of projections on the building have also been interpreted in a modern vocabulary and intended to highlight the relationship between the adjacent buildings and the proposed building.

With respect to the level of detailing, a classical building will have much more pronounced detailing especially around window frames and even to the point of feeling Churrigueresque in style. But with a modern building, ornamentation, projections, ornate detailing are not part of the modern language per se; or as the planning notes, '…not a style of its own time.'

Ornamentation is taken to the extreme in the style of Churrigueresque

A pure interpretation of Modernism is to eliminate ornamentation and rely on the building's form to give interest

This building aims to operate within the realm of Modernism, but relates to the historic context through patterns, datums, and rich materials

LINE 60

Regulation/Standard:
Create transitions in height, massing, and scale.
- Achieve a compatible transition between areas with different scale buildings."

Requirement:
Blank

Proposed project:
Blank

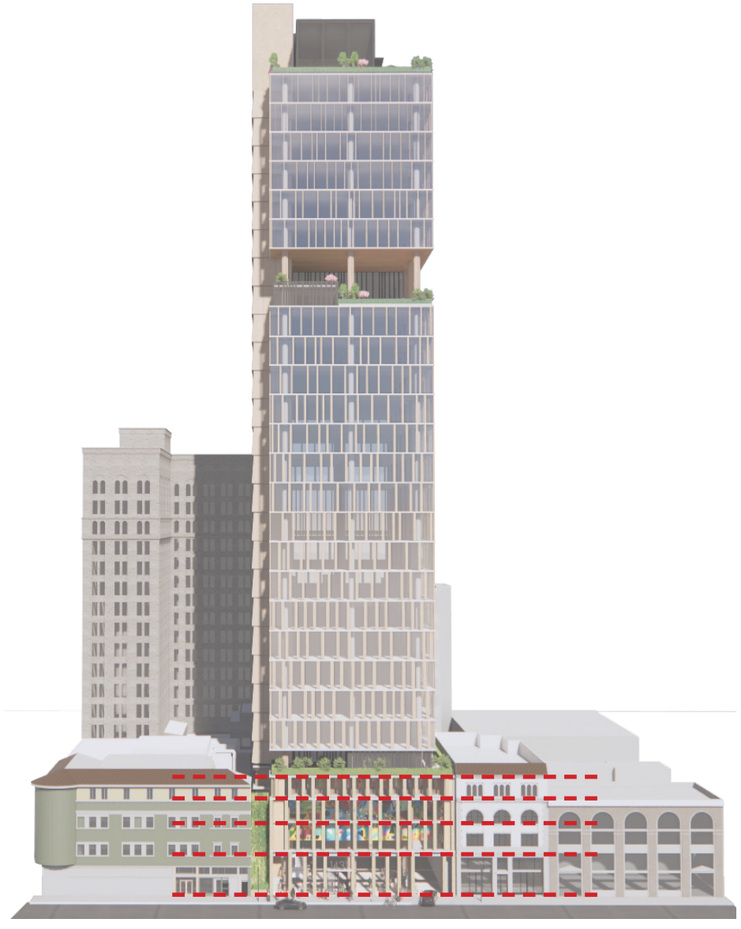
Compliance Y/N:
No

Discussion:
The design does not transition in terms of height and scale.

Architect's comments:
This guideline seems to be written with smaller projects. To transition from a 55-foot-high building on a very narrow mid-block site to a 42-storey high-rise building, is not feasible without greatly limiting the viability of the office building. But in the spirit of what is being asked, the proposed design does respect the existing buildings by setting back the floor immediately above the 55-foot-high street façade. In other words, by incorporating some of the massing of the adjacent buildings we can give both buildings a visual cohesiveness to reinforce the city fabric.

By articulating the lower podium massing in a more horizontal direction to match the existing height of the adjacent buildings (55 feet above the street), we can effectively give the street a cohesive datum line from 13th right through to 14th street. The floor above the datum line is set back 15 feet and programed as an amenity space. Above that, the next transition is 110 feet above the podium, which is roughly twice the height of the podium datum and is designed to match the historic 436 14th street building also adjacent and to the proposed project.

These are not true setbacks, but they do respect the diversity of heights from the buildings adjacent to the proposed project.



Sliced amenity level articulates a lower podium massing

LINE 61

Regulation/Standard:
Use sustainable design techniques.
- Treat on-site stormwater.
- Use green building techniques.

Requirement:
Blank

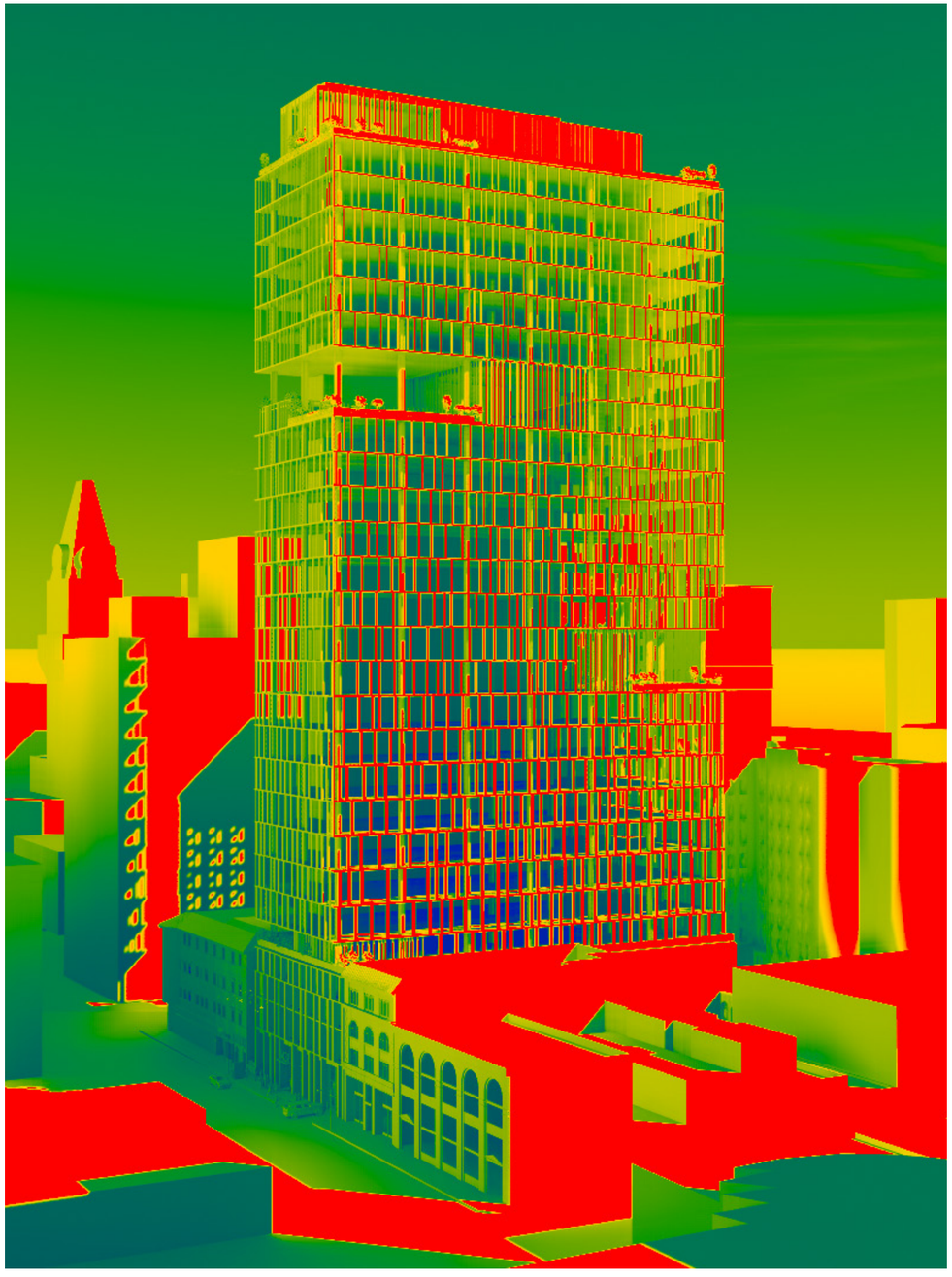
Proposed project:
Blank

Compliance Y/N:
No

Discussion:
This new proposed design does not provide information on sustainable design techniques, on-site stormwater, or green building techniques.

Architect's comments:
The sustainable design techniques, on-site stormwater, and green building techniques are all governed by California Building Code and California Green Building Standards. Typically, these are items dealt with when obtaining a building permit. We do not have the ability to alter or eliminate the requirements mandated by the state of California. For example, the California Green Building Standards code are more restrictive than a LEED Silver building, in fact the base restrictions are the most restrictive in the United States. The codes are based on a very elaborate formula considering solar heat gain, water efficiency, energy efficiency, materials and resources, indoor environmental quality, operations and maintenance, insulation, energy consumption on site stormwater to only name a few.

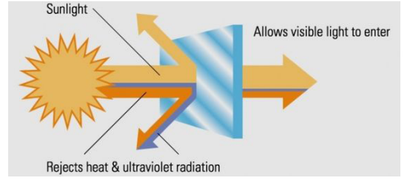
The design of the exterior of the building will have very little to do with the real-life sustainable design techniques, on-site stormwater, or green building techniques. These are all items dealt with in great detail by Mechanical consultants during the Construction Document Phase.



Project Address: _____ Date: _____

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or detail #)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Grading and paving/Surface drainage		
3	4.106.4-4.106.4.2.5	Electric vehicle		
		WATER EFFICIENCY & CONSERVATION		
4	4.303.1	Water conserving plumbing fixtures and fittings		
5	4.303.1.1	Water closets		
6	4.303.1.2	Urinals		
7	4.303.1.3	Showerheads		
8	4.303.1.3.2	Multiple showerheads serving one shower		
9	4.303.1.4	Faucets		
10	4.303.1.4.1	Residential lavatory faucets		
11	4.303.1.4.2	Lavatory faucets to common public use areas		
12	4.303.1.4.3	Metering faucets		
13	4.303.1.4.4	Kitchen faucets		
14	4.303.2	Standards for plumbing fixtures and fittings		
15	4.304.1	Outdoor potable water use in landscape areas		
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
16	4.406.1	Rodent proofing/Joints and openings		
17	4.408.1	Construction Waste Management- of at least 65 percent of nonhazardous construction and demolition waste		
18	4.408.2	Construction waste management plan		
19	4.408.3	Waste management plan		
20	4.408.4	Waste stream reduction alternative [LR]		
21	4.408.4.1	Waste stream reduction alternative		
22	4.408.5	Documentation		
23	4.410.1	Operation and maintenance manual		

CA Green Building Code New Residential page 1 of 1 rev. 2016



LINE 71

Regulation/Standard:
Size, place, and screen rooftop mechanical equipment, elevator penthouses, antennas, and other equipment away from the public view.

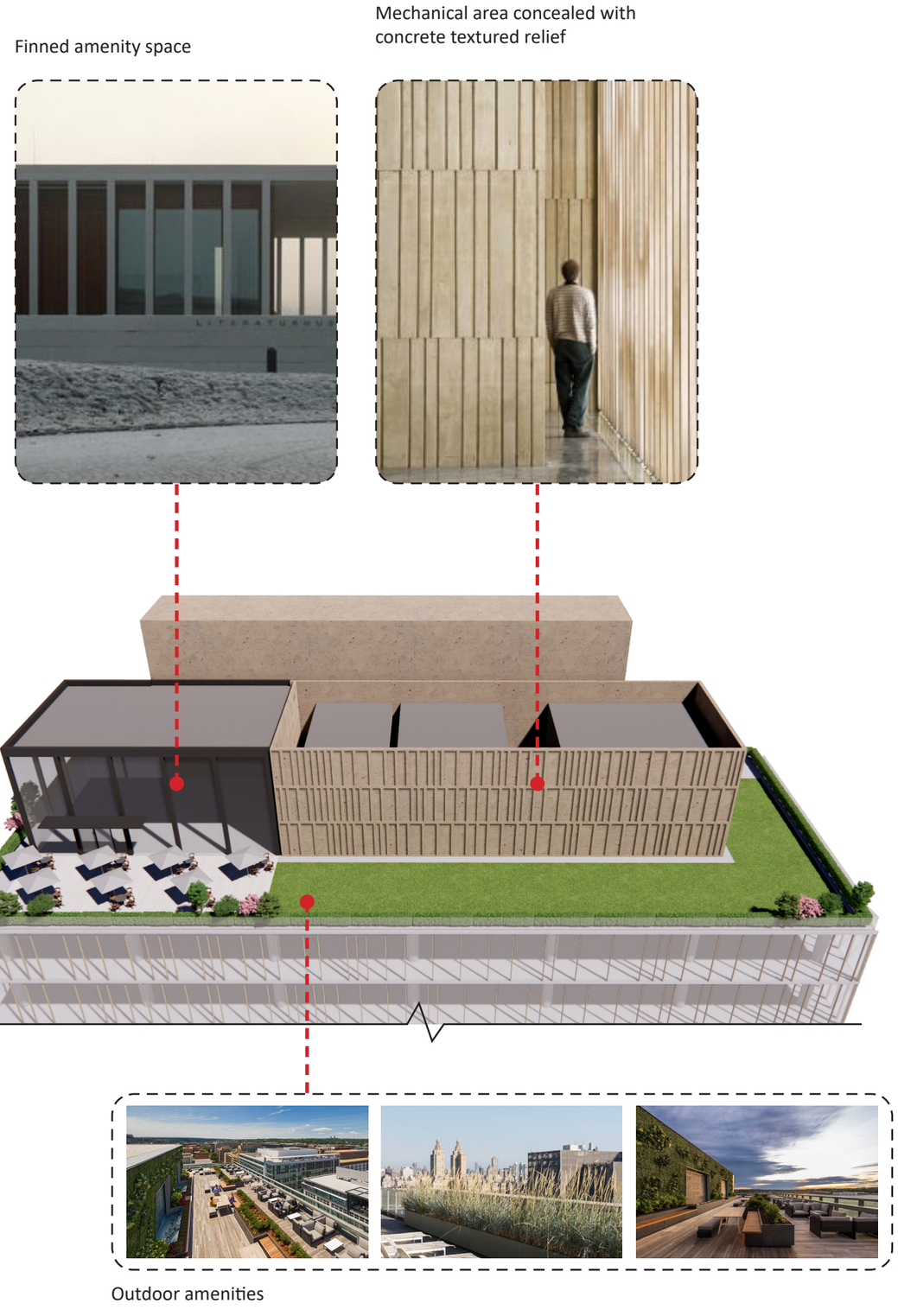
Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
More information about the roof top space is needed.

Architect's comments:
All rooftop mechanical equipment, elevator penthouses, antennas, and other equipment will be screened from view. See axonometric of the mechanical roof top and the proposed screen.



LINE 73

Regulation/Standard:
Provide the elements of a successful storefront.

Requirement:
Blank

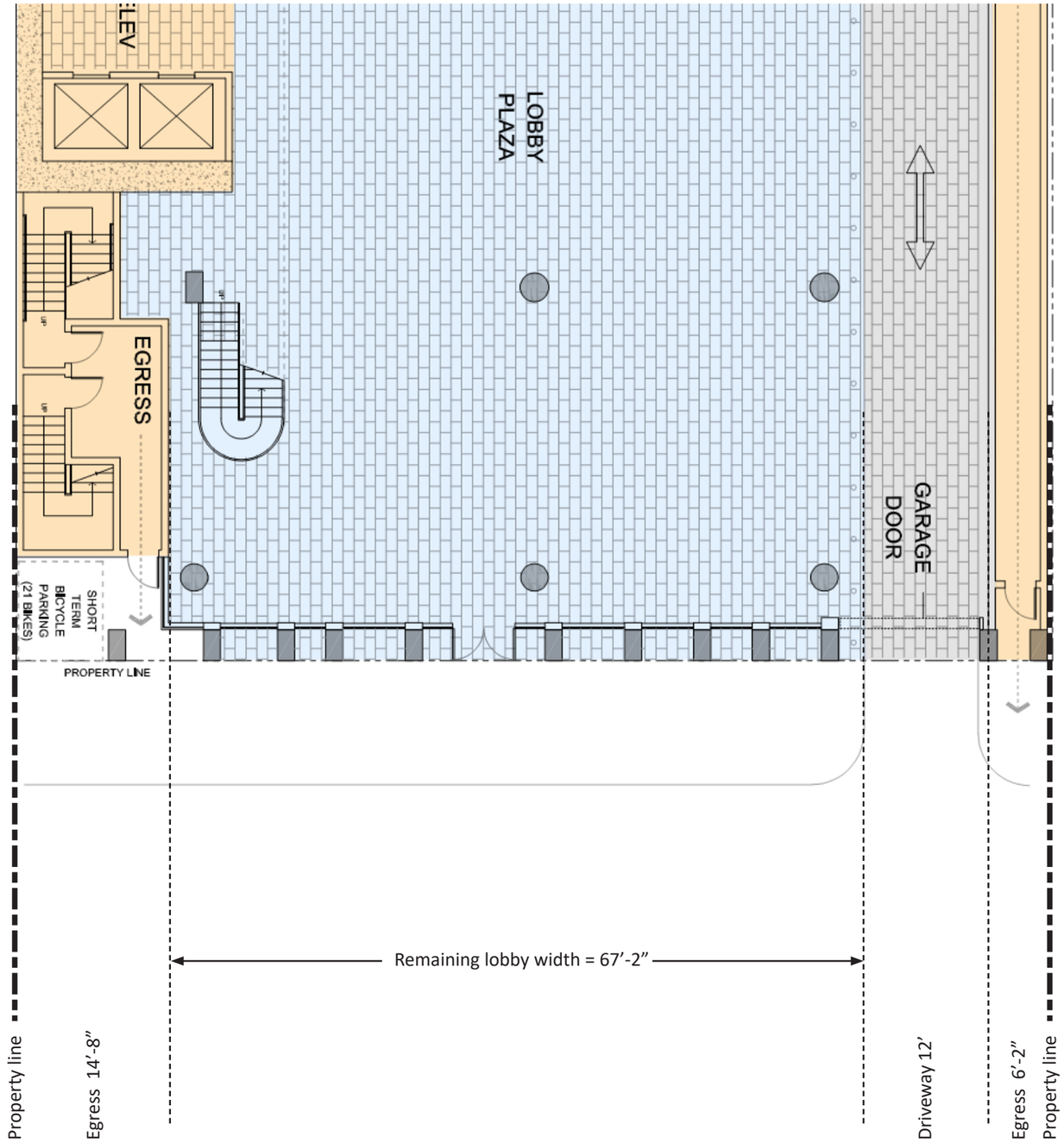
Proposed project:
Blank

Compliance Y/N:
No

Discussion:
More information about the ground floor storefront/glazing materials is needed.

Architect's comments:
The building is an office building not a retail store. It would be very difficult to insert a retail space into the limited width of the site. More specifically, the site is approximately 100 feet wide. Two egresses from the proposed building are required, an egress from the adjacent building is required, access to parking is required, which in turn leaves approximately 67 feet for a lobby. This is a narrow width for a lobby that is intended for a 42-storey office building, with an elevator core, BOH, Reception desk, seating etc. To then add a realistic retail space to that lobby would make it essentially unusable.

The proposed project is intended to be an efficient office building. This guideline seems to be more written for a small street retail project.



LINE 74

Regulation/Standard:
Consider operable storefront windows that open interior spaces to the sunlight and views of sidewalk activity.

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

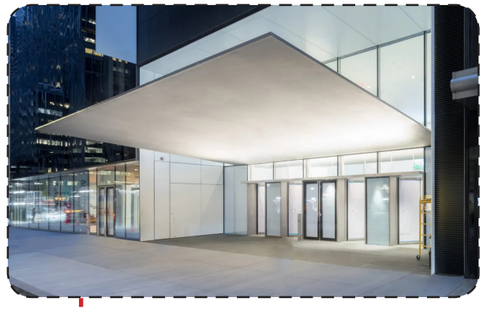
Discussion:
More information about the ground floor storefront/glazing materials is needed.

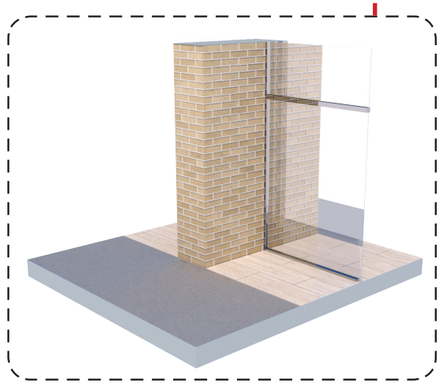
Architect's comments:
Note the above guideline, the project is not a retail store and there are no requirements for this to be a retail store. The request for more information on the storefront has been supplied, but it does not include operable storefront windows because we do not feel this is a guideline applicable to this project. In addition, the guideline is intended to be just that, a guideline, not a mandate; note the first word, 'Consider…'

The following is more information on the ground floor storefront/glazing materials and design.

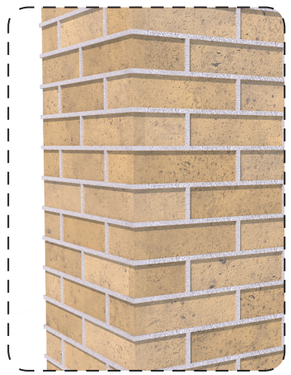
Brushed stainless steel signage

White concrete finish gfrc canopy





Sandstone colored masonry with extruded mortar joints



Glass entry doors

Driveway is concealed by a sliding glass door when not in use

Full pane of glass slides up as needed for vehicular entry

LINE 75

Regulation/Standard:
Provide ground floor architectural detailing that provides visual interest to pedestrians and distinguishes the ground floor from upper floors.

Requirement:
Blank

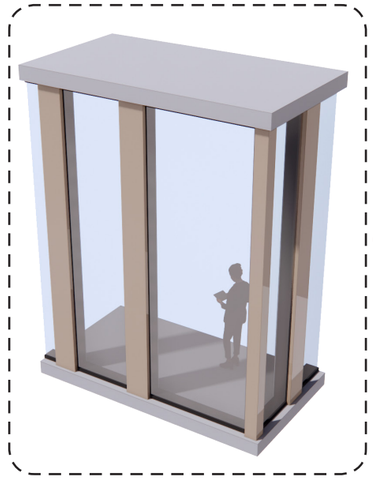
Proposed project:
Blank

Compliance Y/N:
No

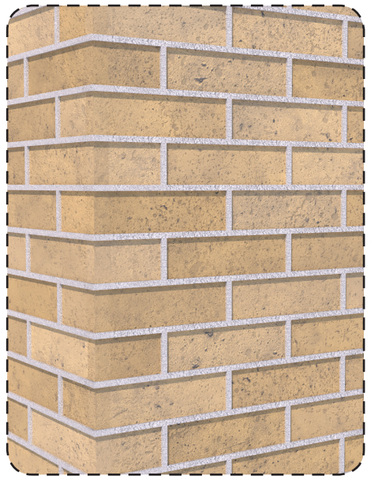
Discussion:
More information about the ground floor storefront/glazing materials is needed.

Architect's comments:
The guidelines given here are recommendations on how to design a building. In this case, we have articulated the ground floor differently from the upper floors both in scale, but also in materials. The ground floor is articulated differently from the second floor by means of creating a piano nobile. The brick material extends up the top of the podium level, and above that the material changes to a metal and predominately glass façade.

The brick base to the building along with the pilasters provide visual interest to pedestrians and distinguishes the ground floor from upper floors.



Tower material: metal and glass facade



Base material: sandstone colored masonry with extruded mortar joints

LINE 76

Regulation/Standard:
Coordinate horizontal ground floor features with other commercial facades to create a unified composition at the street wall.

Requirement:
Blank

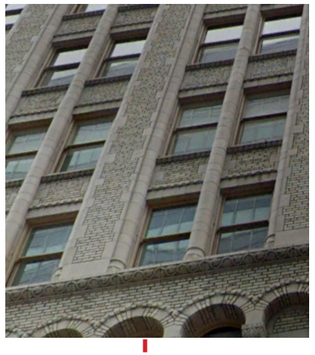
Proposed project:
Blank

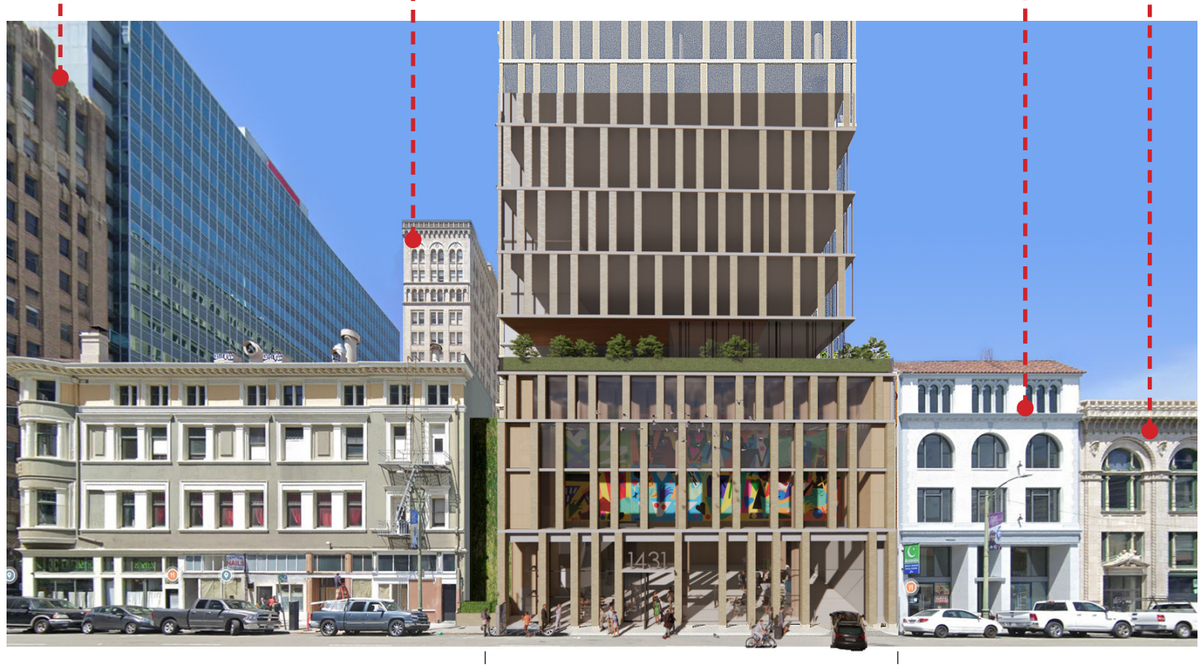
Compliance Y/N:
No

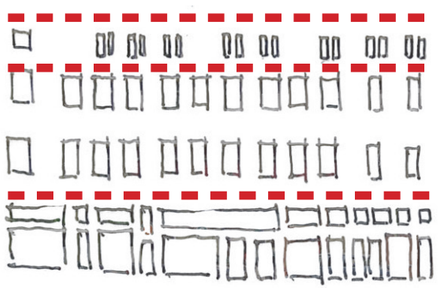
Discussion:
More information about the ground floor storefront/glazing materials is needed.

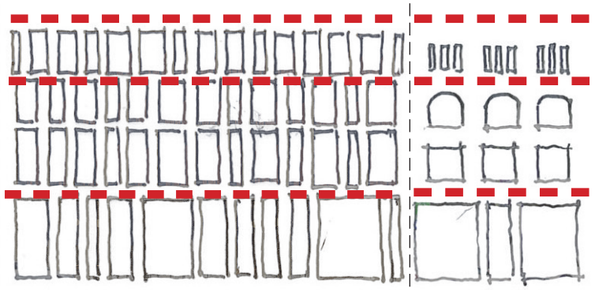
Architect's comments:
The adjacent building datums have been brought across at all levels to help create a cohesive street experience. The rhythm of storefronts has also been brought across to give a repeating cadence of pilaster and glazing. The use of brick materials has also been brought across to create a more cohesive feel to the street. The proposed project has coordinated all the horizontal ground floor features with other commercial facades to create a unified composition at the street wall. The pedestrian experience will be unified and cohesive from 14th street to 15th street and in reverse.

Several nearby projects use brick or masonry





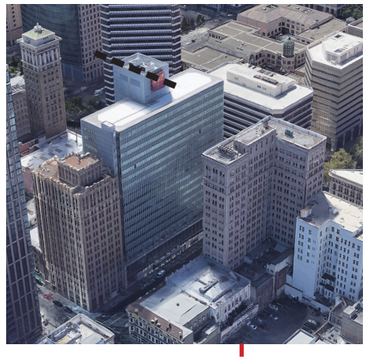




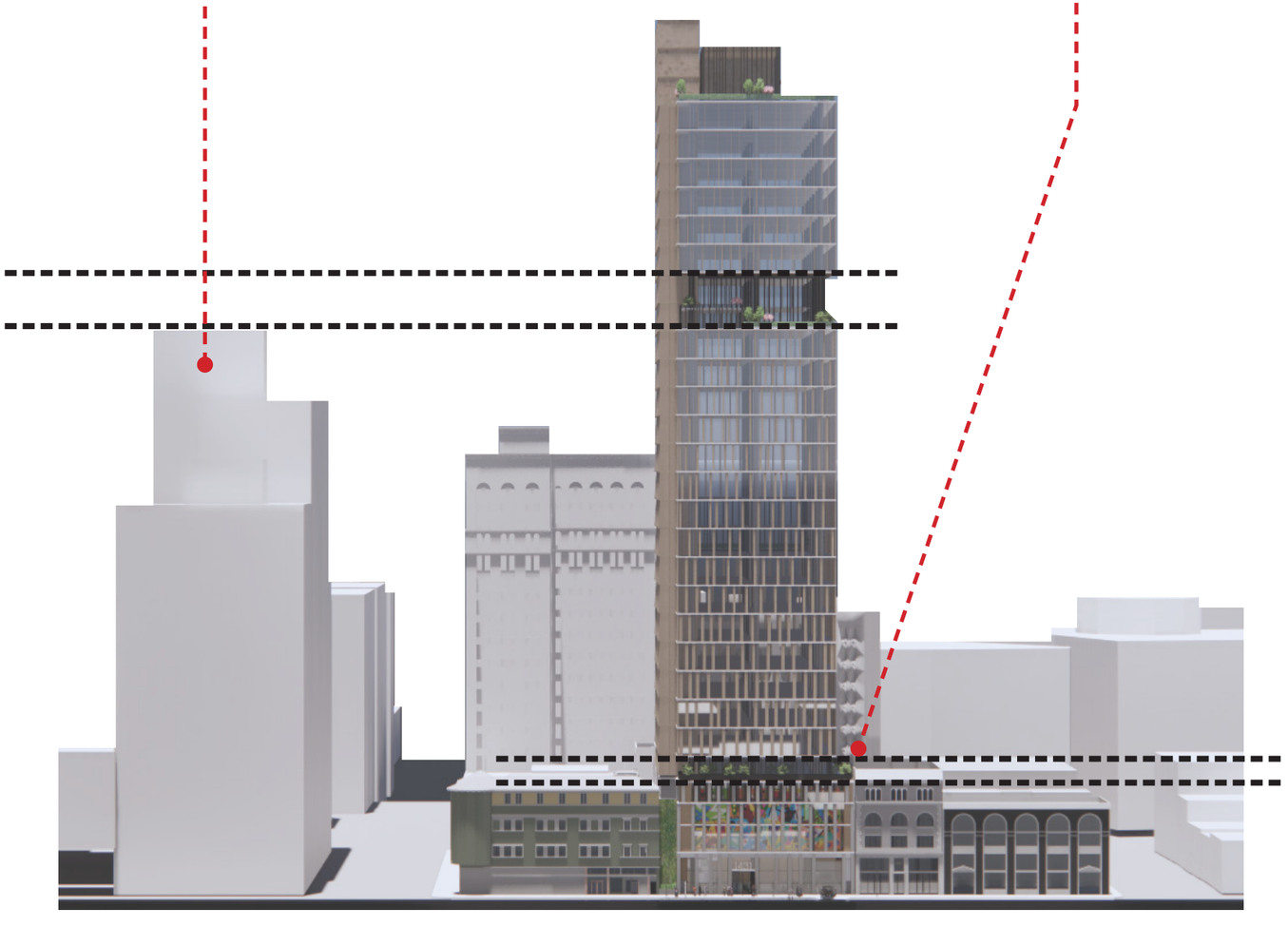
Horizontal datums are carried through project site from neighboring facades

Rhythm of fenestration blends the street wall

Wells Fargo tower



Relationship with adjacent building



LINE 78

Regulation/Standard:
Provide floor space dimensions and facilities that create an economically viable and flexible commercial space.

Requirement:
Blank

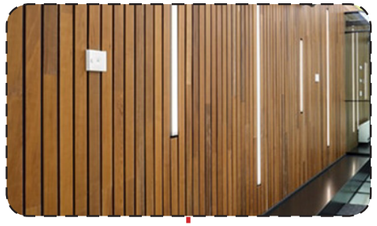
Proposed project:
Blank

Compliance Y/N:
No

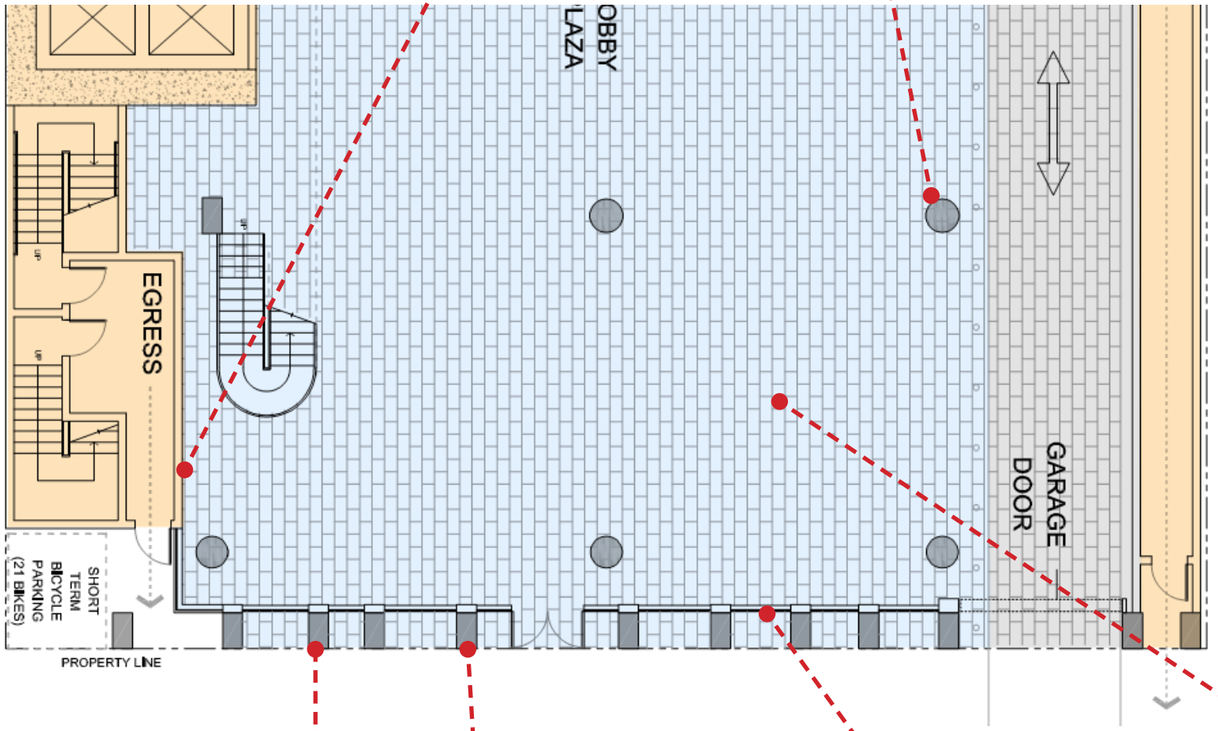
Discussion:
The plans provide general not specific dimensions for the lobby. More information on the columns/pillars, materials of design, proposed activity (if any) would be located at the ground level.

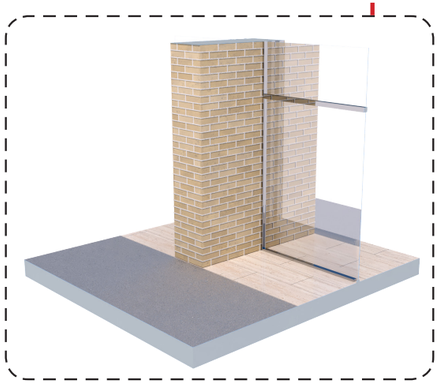
Architect's comments:
The proposed design is for an office building, not a commercial space. This does not seem to apply to our project. Below is a plan showing the specifics of the lobby and the finishes.

Wood wall finishes



Slatted wood finish columns





Sandstone colored masonry with extruded mortar joints

Pillars are 1'-8" wide by 3'-0" deep

Storefront Glazing

Cream colored textured floor finish

LINE 80

Regulation/Standard:
Establish prominent and frequent entrances on facades facing the corridor.

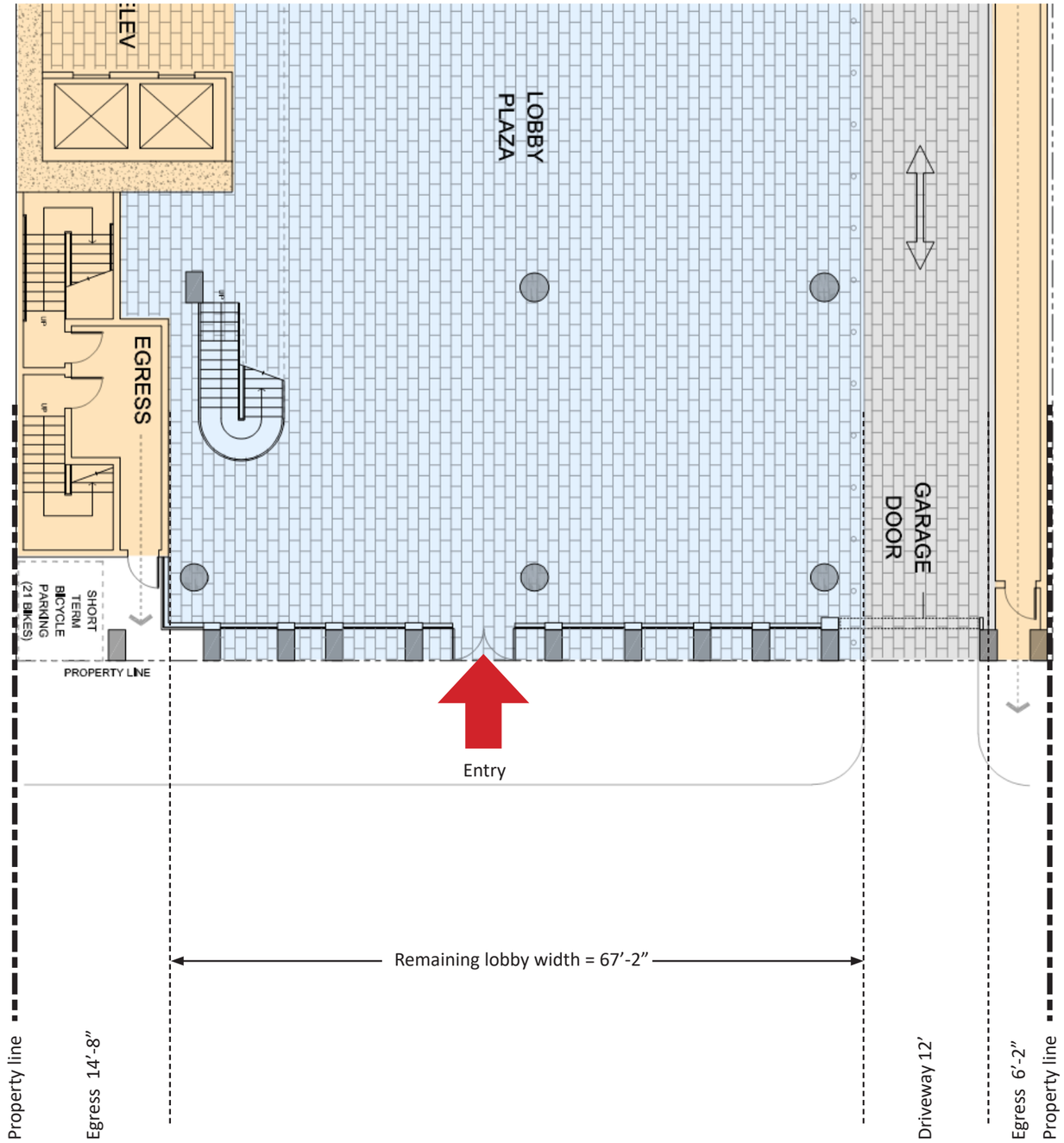
Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
Only one entrance has been proposed.

Architect's comments:
The proposed project is an office building, not a retail building and the office building is not located in the described transit corridor. The site is very narrow and to provide more than one entrance to the office would not be typical of an office building nor would it logical. We believe this guideline is intended a different type of project and for a different location in the city (transit corridor such as College Ave.) of Oakland and additionally it is not a mandate, but rather a guideline. For those reasons we are not including multiple entrances to the office lobby.



LINE 81

Regulation/Standard:
Install consistently spaced street trees, extend an existing positive street tree context, and install trees appropriate for the zoning district.

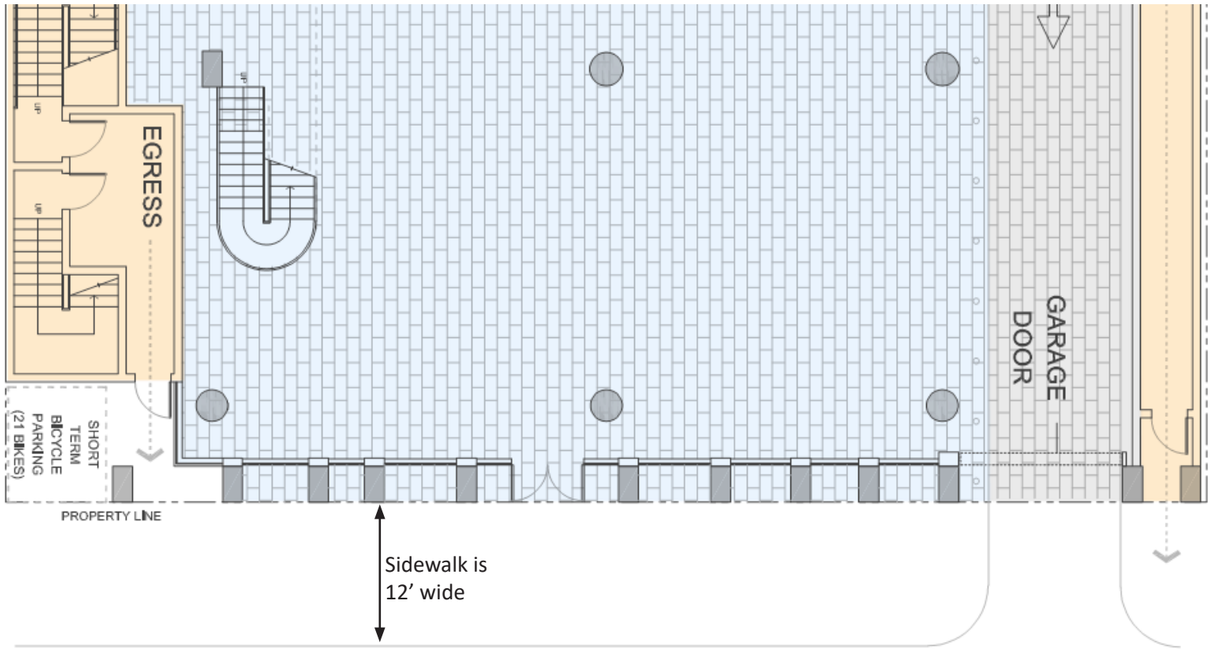
Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
More information is required.

Architect's comments:
Presently there are no trees on Franklin between 14th and 15th, and the city does not have a street tree plan for this area nor a city requirement for trees on Franklin. We also do not feel it would be a positive addition to the street given it is an historic district and street trees were never designed for the street. The sidewalk is narrow, and a large tree planter would greatly reduce the walkability of the street. To also install trees at the front of an already narrow office façade would create a more congested experience for those leaving the office, say at lunch, and those passing the proposed office building. For these reasons, we are not proposing any trees along Franklin.



Photographs of the project block show that no street trees are present on this site or even adjacent sites





LINE 82

Regulation/Standard:
Place features that create a transition between the sidewalk and the development.

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
No features have been proposed to transition between the sidewalk and the development.

Architect's comments:
This guideline does not seem to be applicable to our project and does not seem to be specific enough to make it clear what is being suggested. The sidewalk is 12 feet wide, and the building is required to be hard against the street property line. The space between the street property line and the front door is less than 3 feet. The door swing is outward and the minimum width of a door per ADA code is three feet. The remaining space for a 'feature' is less than an inch. For these reasons we do not feel this recommendation is applicable for our proposed project. Below are examples of what the guideline references for this section none of which we feel are applicable to the design of a 42-storey office building.

Examples of where the guidelines pertains.

LINE 83

Regulation/Standard:
"#5.1.1 Integrate the various components of a building to achieve a coherent composition and style."

Requirement:
Blank

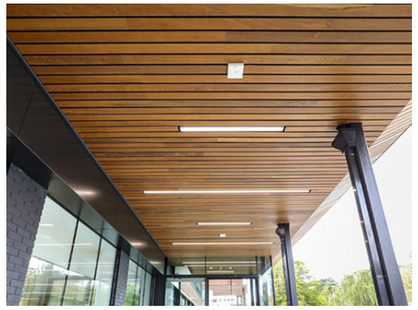
Proposed project:
Blank

Compliance Y/N:
No

Discussion:
More information is required on composition and materials of the outdoor and indoor amenities and the "'carved' amenity voids."

Architect's comments:
The amenity floors are expressed as subtractions from the overall massing of the building, which are placed at strategic locations to allow for views and a unified sense of composition over the faces of the tower. A variety of outdoor and indoor spaces on the amenity floors will be enhanced with landscape and materials that tie into the high quality experience of the building as a whole.

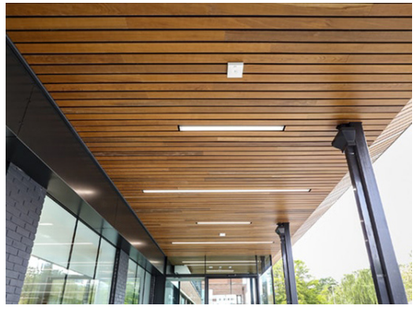
Upper void amenity space



Amenity material palettes & reference imagery

LINE 83 - CONTINUED

Lower void amenity space



Amenity material palettes & reference imagery

LINE 84

Regulation/Standard:
#5.1.2 Reduce the visual scale of a large building frontage.

Requirement:
Blank

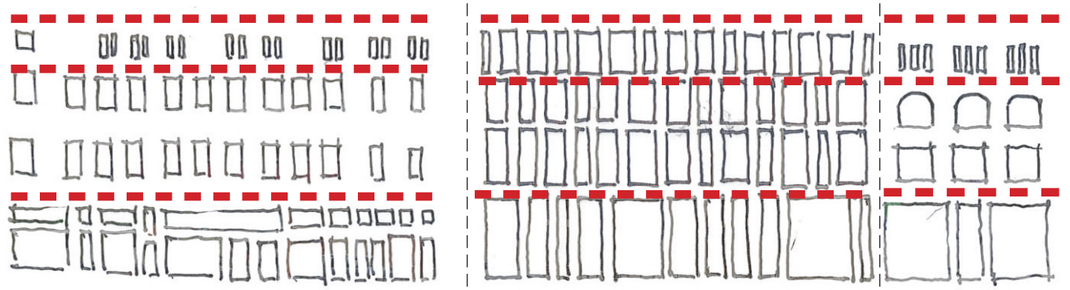
Proposed project:
Blank

Compliance Y/N:
No

Discussion:
More information about the ground floor storefront/glazing materials is needed.

Architect's comments:
This site is one of the narrowest building frontages in the entire area. This guideline is not a mandate, it is a suggestion. We have matched the same scale relationships of all the buildings adjacent to the proposed project. The datum lines and openings are all very similar in scale and size to the existing buildings. To break the building down into smaller buildings would not be in sync with the existing historic district nor would it be complimentary to the existing fabric of the city. We don't feel this is a recommendation that makes sense given the quality of the building and the design.

Several nearby projects use brick or masonry



Rhythm of fenestration blends the street wall

Horizontal datums are carried through project site from neighboring facades

LINE 85

Regulation/Standard:
Relate new buildings to the existing architecture in a neighborhood with a strong design vocabulary.

Requirement:
Blank

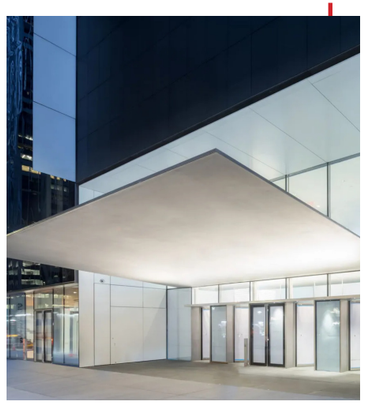
Proposed project:
Blank

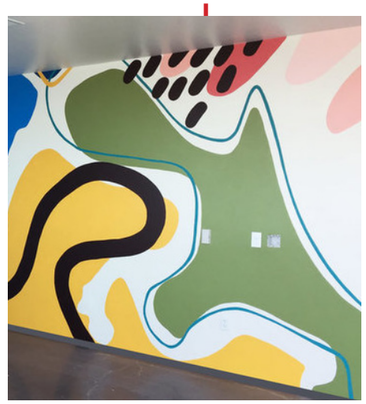
Compliance Y/N:
No

Discussion:
The height of the floor levels of the base relate to the horizontal details of the adjacent buildings, but box design of the building and the “gradient pattern” with wider glazed windows and wide columns at ground level is in contrast to buildings in the API. Staff is concerned with the challenge of maintaining high quality materials for the proposed fenestration and an adverse effect on the API.

Architect’s comments:
The proposed new development is consistent with several fundamental characteristics of the API, including siting and building footprint, overall massing, unbroken street-walls with no setbacks at the lower floors, rectangular forms, skeletal articulation, and clean termination. Also, it relates to a key, basic building feature of the API, which is the unified vertical direction and orientation of existing historic and newer buildings within and around the API. The proposed project also expresses a classical two-part vertical tower composition with a broad base and a tall, continuous tower, which would be consistent with the visual cohesiveness of the API. The proposed project would be differentiated from API contributors by its use of modern building materials, primarily glass and metal, and modern building features, such as varying patterns, but is of a high quality that would complement the API.
The revised design has adjusted the floor levels of the base to relate to the horizontal details of the adjacent buildings. The windows at the base have been widened to open up the lobby and to coordinate with the adjacent buildings and the API.


Sandstone colored masonry at base


GFRC overhang at entry


Recessed art mural through clear glazing to match street art found around site

LINE 87

Regulation/Standard:
Integrate architectural details to provide visual interest to the façade of a building.

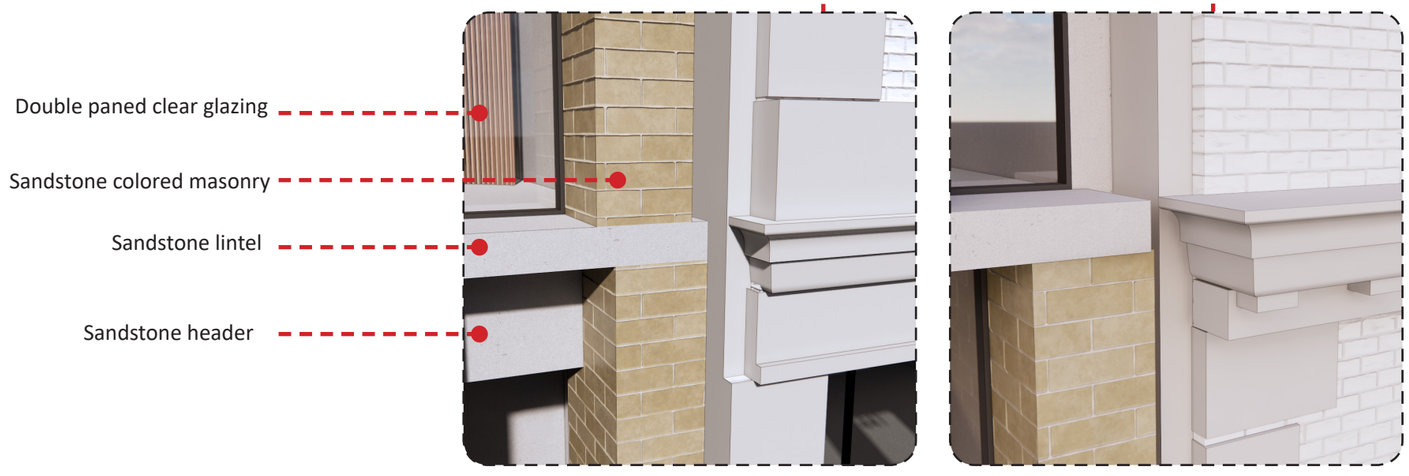
Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
More information on the proposed materials and detailing are required such as cornices, window surrounds or other window treatments, ornamental railing, molding, or other decorative elements.

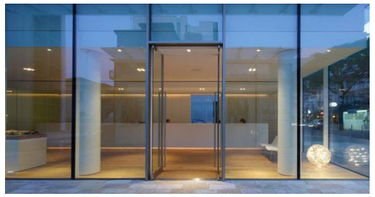
Architect's comments:
The following details help explain the building finishes and details. The revised design has added to the base façade a series of cornices and horizontal datum lines to better compliment the adjacent buildings. In the revised design there is a much stronger cohesiveness to all the buildings along Franklin Street.



Cornice detail at datums set by adjacent buildings

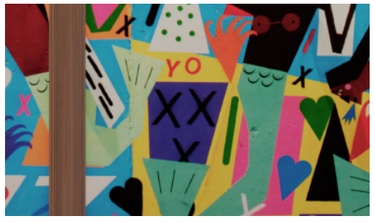
LINE 87 - CONTINUED

Cream colored textured floor finish

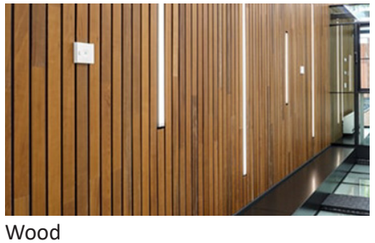


Storefront Glazing

Sandstone colored masonry



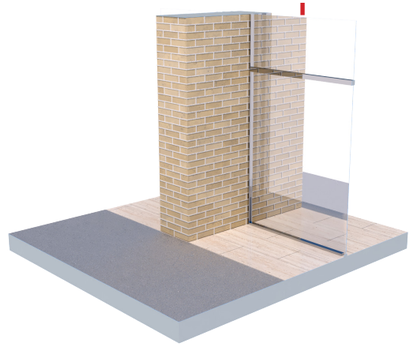
Commissioned wall mural



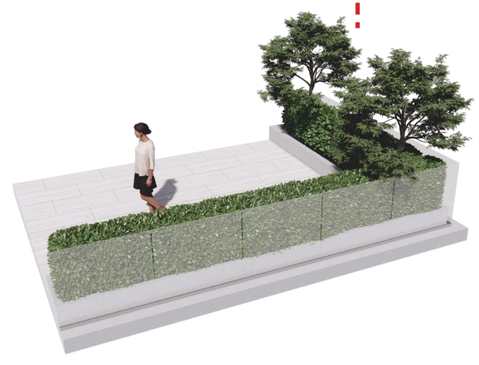
Wood

Slatted wood finish columns

Screen detail to hide parking on upper Level



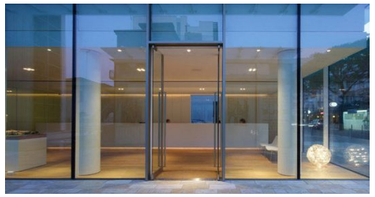
Entry detail of material palette transition



Hedge transition to tower split from podium

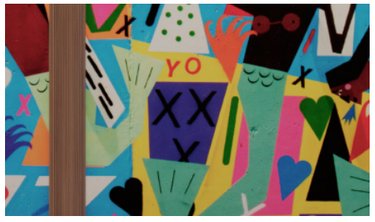
LINE 87 - CONTINUED

Cream colored textured floor finish



Storefront Glazing

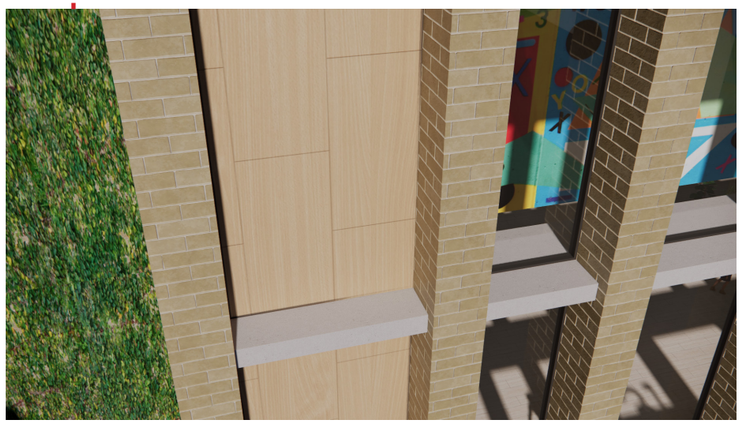
Sandstone colored masonry



Commissioned wall mural

Wood

Slatted wood finish columns



Wood panel infill to hide egress stair

Planter and green wall to hide egress of neighboring building

LINE 88

Regulation/Standard:
#5.4.2 Provide a roofline that integrates with the building's overall design concept.

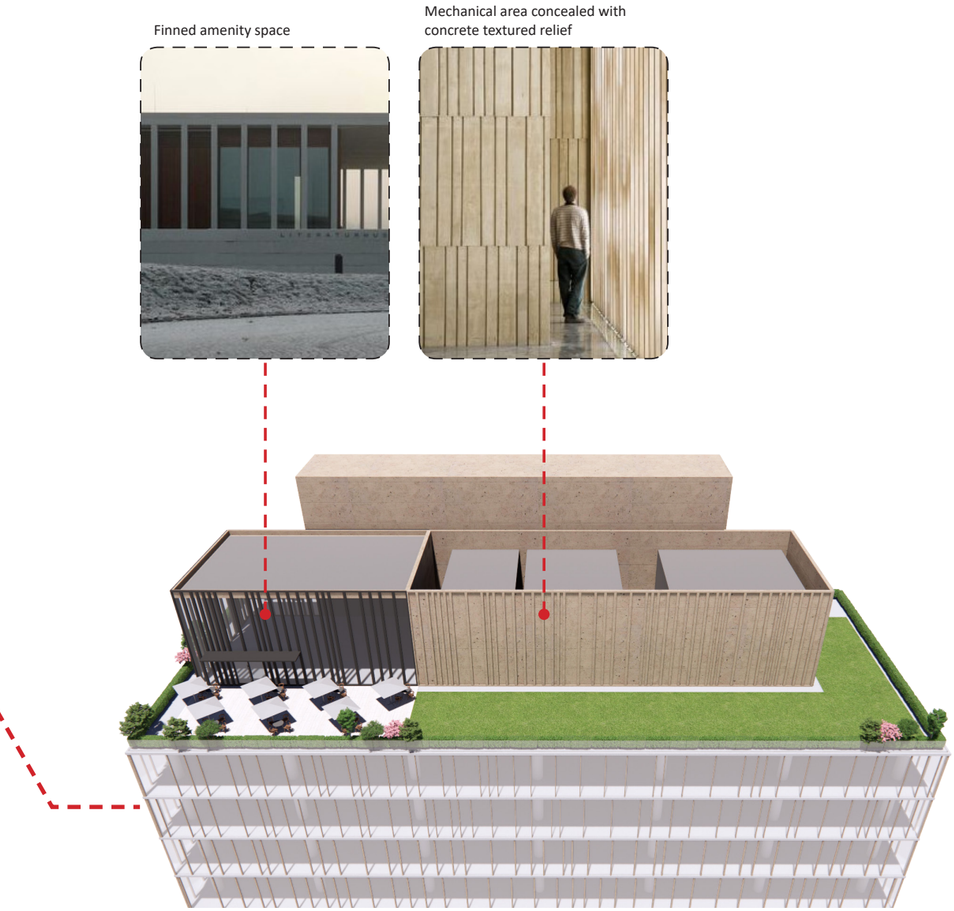
Requirement:
Blank

Proposed project:
Blank

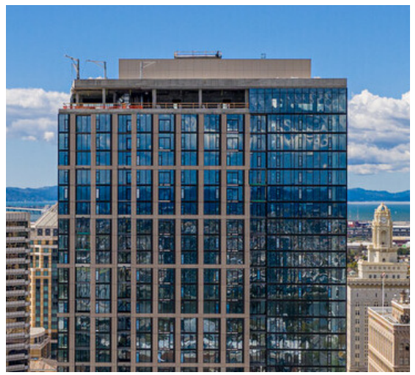
Compliance Y/N:
No

Discussion:
The proposed green space concept on the roof does not supply details on proposed materials, roof line decoration or design, or floor plan.

Architect's comments:
Section 5.4.2 continues to on to say, 'Rooflines should have shapes, materials, and colors that relate to the rest of the building, while still being differentiated to achieve an upper terminus.' Though I understand where this logic comes from, I would also note that in the Oakland guidelines they go on to say, 'In general, each applicable guideline should be met to approve a development proposal. However, this document is not intended to restrict innovation, imagination and variety in design.' Providing a roofline that differentiates to achieve an upper terminus really applies to a mid-century modern highrise but not necessarily to all buildings of today. Which is why our solution for the proposed project is based more in a non-classical building terminus. In other words, instead of the building having a cornice or capital like a classical column the design of many buildings today are pattern or volume oriented. In fact, some almost do the opposite, with the top fading away to less than what it was. Below are a couple examples of both directions. That is not to say a building with a cornice is the wrong direction, we are simply noting that the guideline stated here is a recommendation that should be viewed as one option.



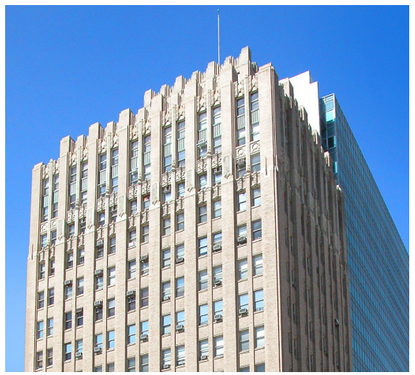
Modern building terminus around the site


385 14th St Oakland


1587 Franklin St Oakland

Buildings around the site with cornice termination


436 14th St Oakland


405 14th St, Oakland

LINE 91

Regulation/Standard:
#6.1.1 Install durable and attractive materials on the ground floor façade of buildings.

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

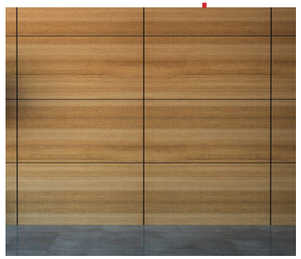
Discussion:
More information is required.

Architect's comments:
When designing and building a Type I Highrise the only materials allowed to be used because of fire concern are durable nonflammable finishes. This eliminates and plastics, or wood, or for lack of a better description, cheap materials. The base of the proposed project, and for that matter, the entire building is made from steal, concrete, glass, metal and at the podium level bricks. The glass is double glazed, argon gas filled coated glass with powder coated aluminum frames. The remaining materials are stone paving on the floor, along with metal panels located throughout the tower skin. All these materials are highly durable and beautiful. The following details help explain the finishes and details at the base of the building.

Commissioned wall mural

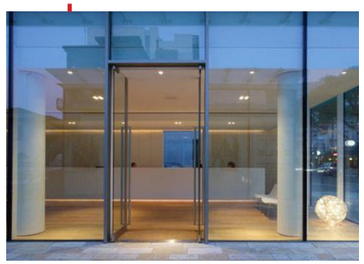

Wood


Slatted wood finish columns


Wood finish covers egress


Sandstone colored masonry


Cream colored textured floor finish


Storefront Glazing

LINE 92

Regulation/Standard:
#6.1.2 Recess exterior street-facing windows.

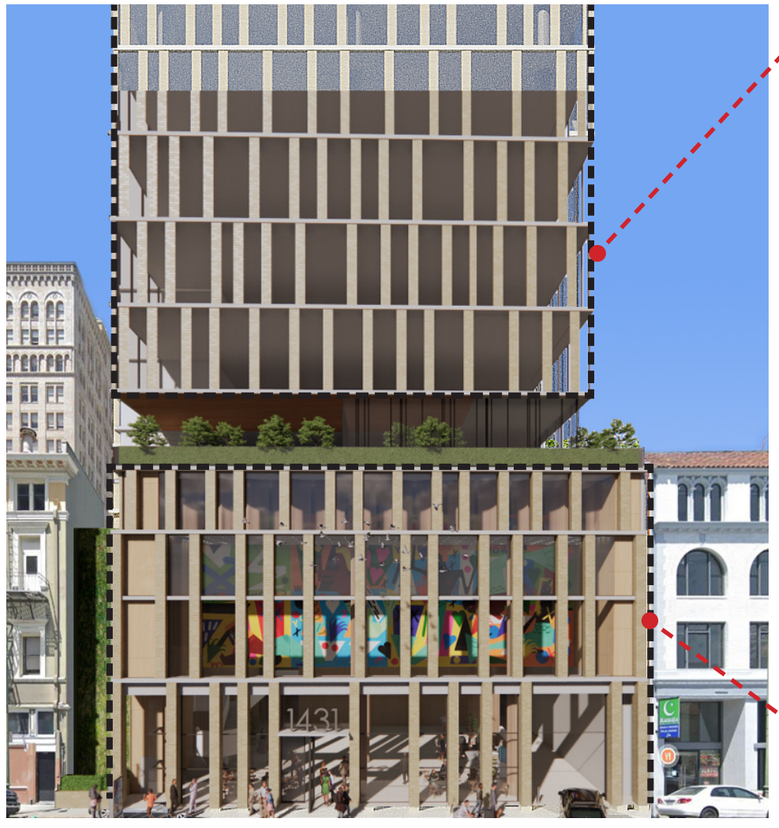
Requirement:
Blank

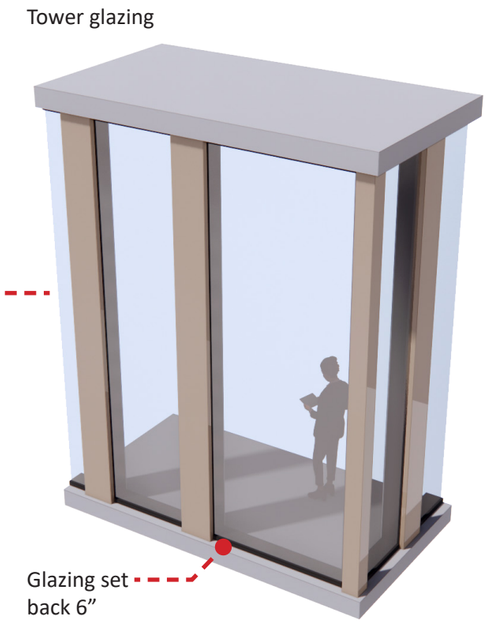
Proposed project:
Blank

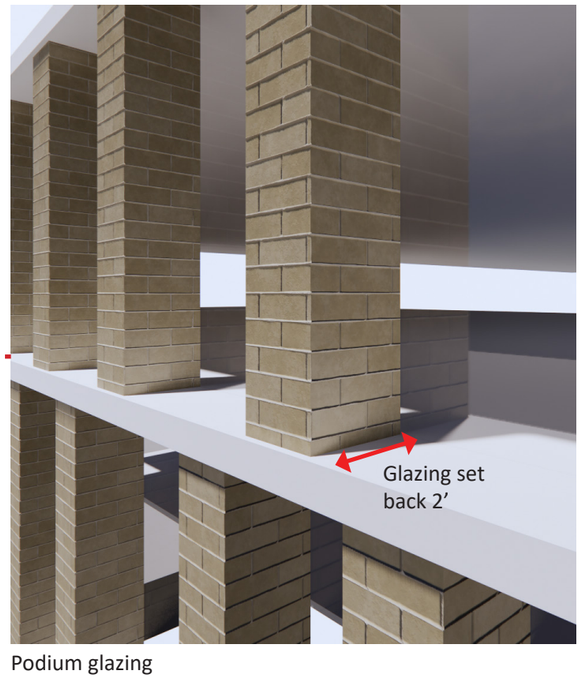
Compliance Y/N:
No

Discussion:
More information is required.

Architect's comments:
The design guideline 6.1.2 noted above continues on to say, 'Flush windows may be acceptable if they are clearly consistent with a design concept and contribute to the lines and composition of the building. At the base of the building, we have recessed the windows (frame) as much as 2 feet to create a more historic reading. The minimal inset at the base is approximately 6 inches again to help with the reading of the windows and the cohesiveness of the street. Above the podium we have flushed out the frame to help with the design concept. The following details show how the building windows are placed in the façade.







Podium glazing

LINE 93

Regulation/Standard:
Exterior materials on the upper levels of buildings should create a sense of permanence, provide an attractive visual quality, and be consistent with the design concept of the building.

Requirement:
Blank

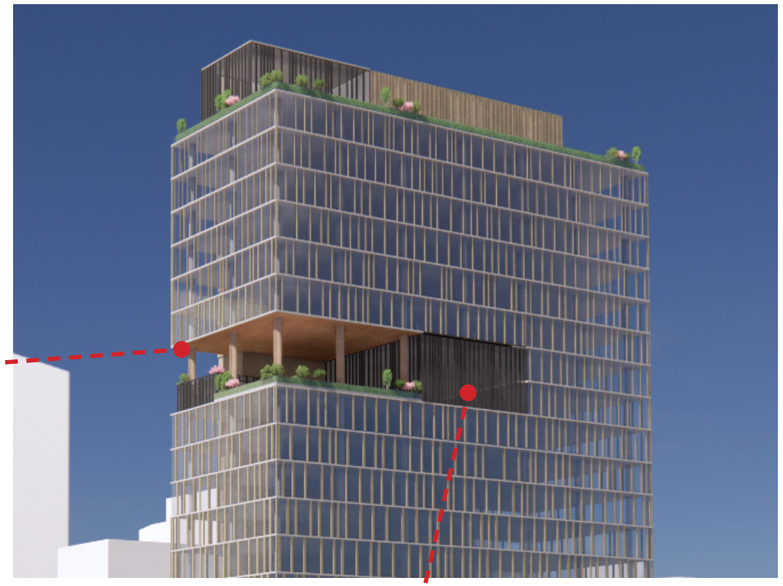
Proposed project:
Blank

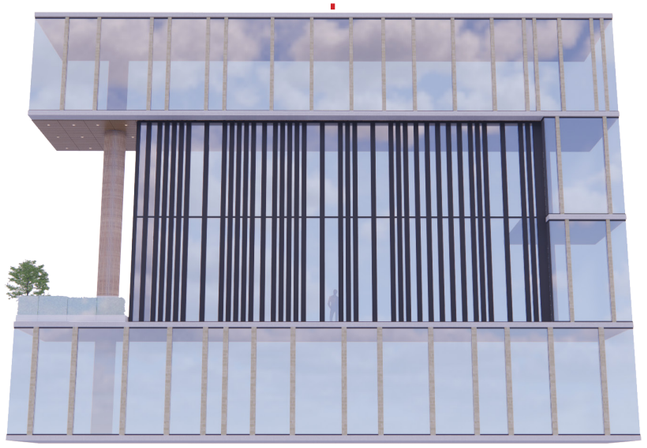
Compliance Y/N:
No

Discussion:
More information is required.

Architect's comments:
Section 6.3.1 seems to be written with Type III buildings in mind, not Highrise buildings of this size. But saying that, Section 6.3.1 also goes on to say, 'Recommended exterior treatments include decorative brick, wood or high-density wood composite, or cement panel siding that contain horizontal or vertical lines to provide visual interest.' We are proposing to use powder coated metal panels, glass curtain wall, and bricks (at the base). The following details help explain the finishes and details at the upper levels of the building.

Column treatment at lobby and amenity spaces

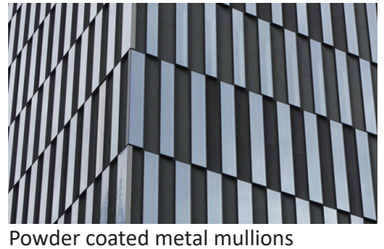




Column treatment at lobby and amenity spaces

Wood-like exterior soffit finish

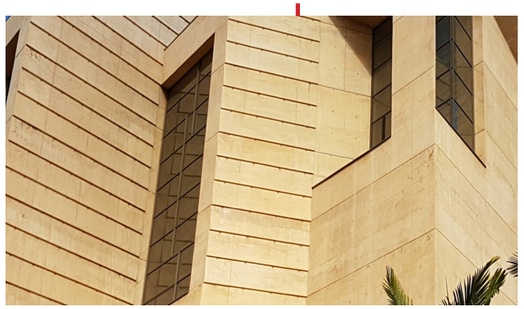
Slatted wood finish columns



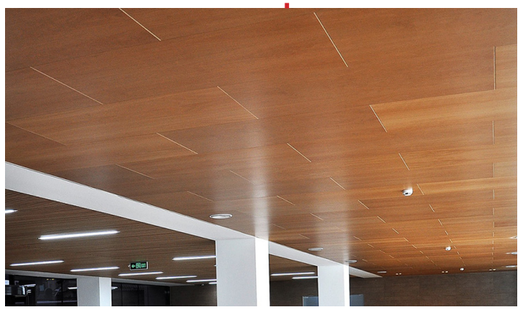
Powder coated metal mullions

Dark metal mullions at amenity spaces

Typical amenity space materials palette



Pleated concrete core



Wood-like exterior soffit finish

LINE 95

Regulation/Standard:
#9.1.1 Design developments to maximize the natural surveillance of the streetscape and open space.

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
More information about the ground floor is needed.

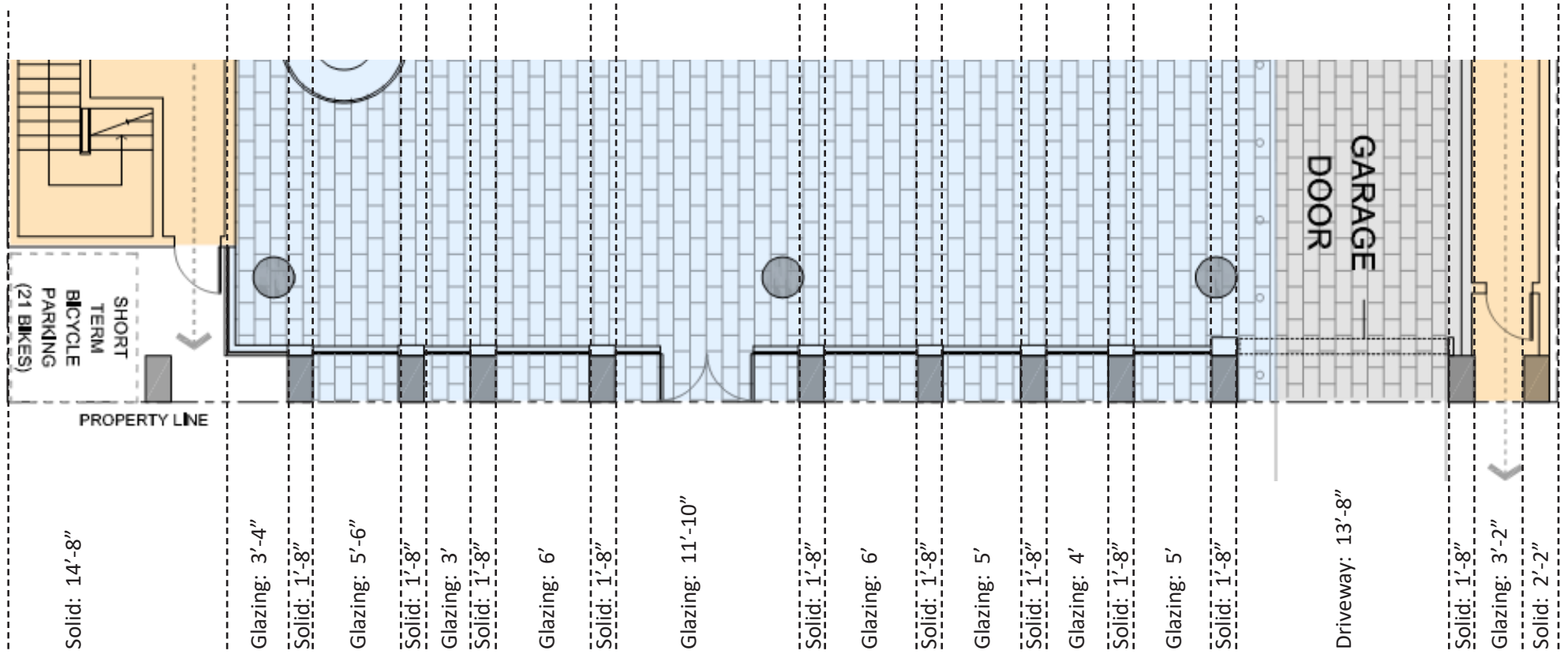
Architect's comments:
This is a guideline that does not seem to apply to this project. The building is sited hard against the street property line which will always give full visibility. The building is also a class A office which always has 24-hour security. Section 9.1.1 notes the following aspects:

Natural surveillance is achieved through the following methods: Provide "eyes on the street" through ample opportunities for people watching, such as:

- Outdoor and sidewalk seating;
- Large unobstructed ground floor windows;
- Common areas and kitchen windows that face open spaces or right of ways;
- Property management offices and cashier stations
- oriented towards the entrance of a building or a development;
- An ample number of windows on all sides of a building;
- Windows that provide views of parking areas and building entrances;
- Safe and appealing open space which is fronted by businesses or dwellings with active ground floors;
- Active rooms, such as living and dining rooms, oriented towards the front;
- Building facades with large transparent ground floor openings to view activity along the sidewalk;
- Bay windows that provide views to the sidewalk and street below;
- Provide lighting at all entrances, pathways, parking areas, and recessed areas;
- Place entrances within visibility of the street;
- Install lighting in a manner that ensures consistent levels of illumination. A consistent level of lighting prevents the presence of either pockets of deep shadow or glare-blindness. This type of lighting usually requires an increased number of pedestrian-scale light fixtures instead of fewer, tall light fixtures;
- Provide low and transparent fencing or hedges;
- Remove dark or enclosed areas that offer hiding places for criminals;
- Trim and site planting to discourage concealment; and
- Avoid solid balconies on the ground floor that can be accessed from the street or sidewalk.

None of these apply to our proposed project.

Building is built right up to the property line with large openings to provide transparency at street level



→ **Total Solid = 33'-6" = 33.5%**
→ **Total Transparent = 66'-6" = 66.5%**

LINE 96

Regulation/Standard:
Establish “territoriality” at a development. Territoriality is the principle of providing clear delineation between public, private, and semi-private areas, to make it easier for pedestrians to understand the function of an area and participate in an it’s appropriate use.

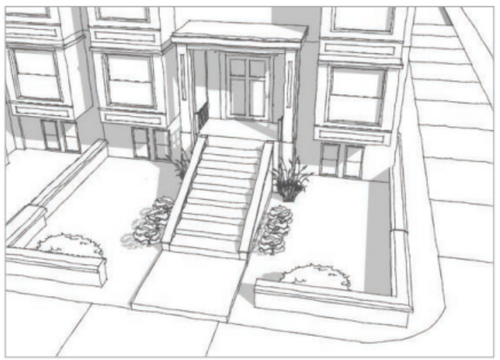
Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
Unclear

Discussion:
More information about the ground floor is needed.

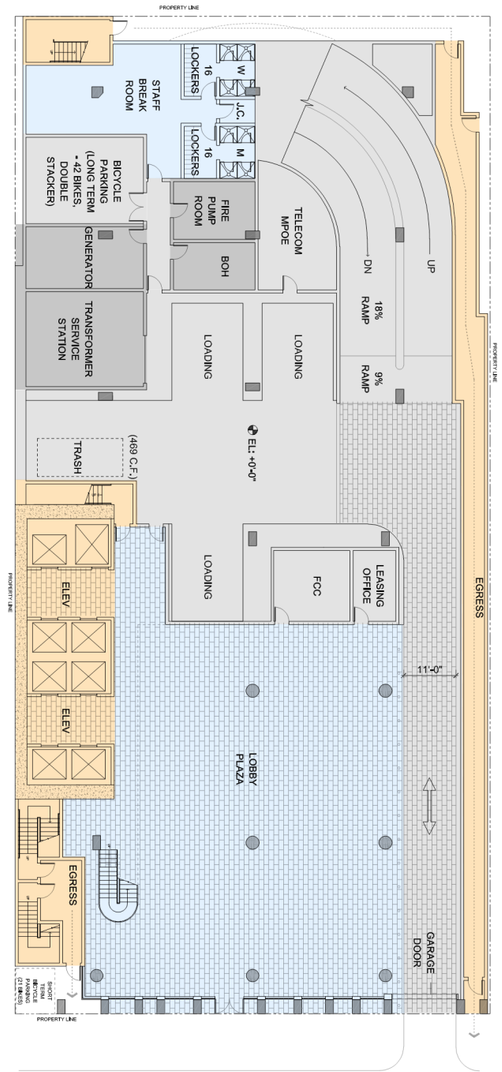
Architect’s comments:
This guideline also seems to not apply to our project. Section 9.2.1 continues on to say ‘Indicate the boundary line between the property and the public sidewalk or other public rights of way, through the use of design or landscape elements. Lawn areas, border gardens, small changes in elevation, low fences, or other well-maintained visual markers are examples.’
In addition this section references a diagram of a Victorian house and a front lawn with a low wall around it. This is clearly not an applicable guideline for our proposed project.
See floor plan and axonometric of front of building showing interior and exterior of public and private zones.



Guideline 9.2: A semi-private transition zone with a clear boundary line.

Building at entry

Building interior lobby



The area shown in blue is the public office lobby space, areas in grey are private zones

LINE 97

Regulation/Standard:
#9.3.1 Control access into a development

Requirement:
Blank

Proposed project:
Blank

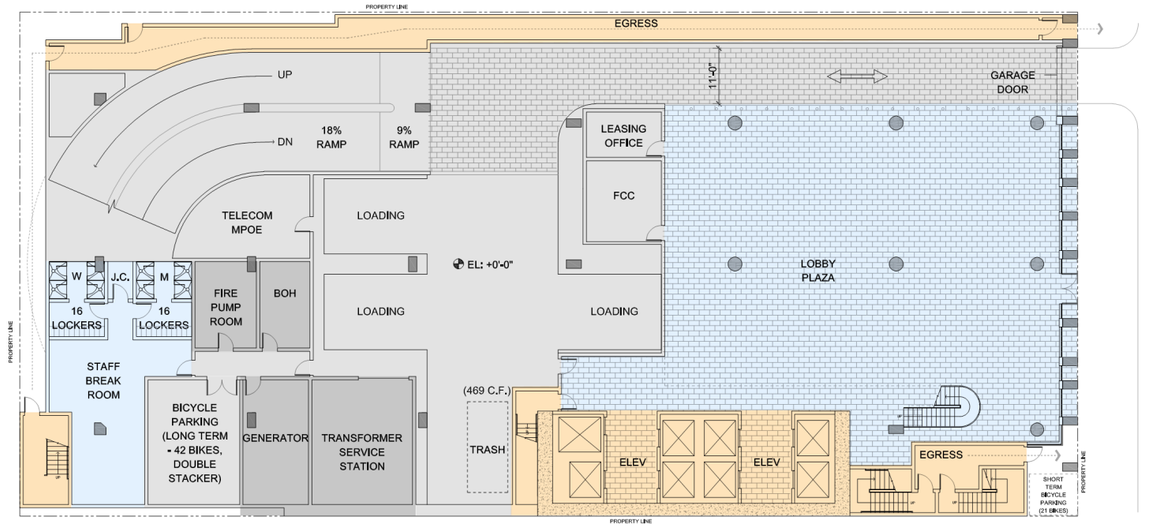
Compliance Y/N:
Unclear

Discussion:
More information about the ground floor is needed.

Architect's comments:
Section 9.3.1 says the following:

Access control decreases criminal accessibility into a residential or commercial development. Examples of access control; appropriate use of door and window locks; eye viewers in doors and/or windows; outside doors; alarm systems; and centralized entry intercom systems. Access control into businesses can include orienting cashier stations toward entrances. Directing the flow of residents and customers naturally to their destination reduces opportunities for crime or loitering. Access control does not imply unsightly barbed wire or concrete block walls, but rather, can be achieved with more subtle design elements.

This section does not seem to apply to our proposed project. It seems to be more applicable to a small residential project. Our project is a Class A Office building. These types of projects have 24/7 security in the form of HD security cameras, security systems and security guards all located at the reception desk at the from lobby. See floor plan below along with security photos of similar systems.



Examples of lobby reception security desk

LINE 98

Regulation/Standard:
#9.4.1 Promote activity at a development. For example, create an atmosphere conducive to pedestrian travel or developing well- designed frontages, and a connection between private and public space.

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
More information about the ground floor is needed.

Architect's comments:
This guideline does not seem to apply to our project. This section references smaller retail street projects that might be more commonly seen along College Ave. This project is a 42-story Highrise with large, glazed windows and security guards 24/7. The property lobby is always fully light and monitored. The concept of promoting activity at the front does not seem to be applicable in any way.

Lobby interior in the evening - well lit and transparent

Lobby view from sidewalk

View of mural

Lobby view with glass garage door open

LINE 101

Regulation/Standard:
1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
The design proposal requires more details such as arrangement, bulk, texture, materials, and appurtenances, especially in relation to other facilities in the vicinity, and within the tower.

Architect's comments:
Chapter 5 titled Historic Preservation and Discretionary permit approvals, notes in the first paragraph 'For additions or Alterations to Historic Properties or potential Designated Historic Properties requiring discretionary City permits, the City will make a finding:

(1) The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or

(2) The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or

(3) The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

We do not believe this regulation applies to our proposed project given there does not exist a building on the property nor has there ever been one. The site is presently a parking lot. This regulation applies to additions or modifications to existing historic buildings. This regulation is also a three-part regulation that should be read together with the other two qualifying regulations. If one of the three regulations qualify or any of the other regulations are not applicable, then all three are compliant. See the next two regulations.

Existing site conditions

LINE 102

Regulation/Standard:
The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
The design proposal requires more details such as arrangement, bulk, texture, materials, and appurtenances, especially in relation to other facilities in the vicinity, and within the tower.

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Existing site conditions

LINE 103

Regulation/Standard:
The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
The comprehensiveness of design is still unclear as to quality and compatibility with the API.

Architect's comments:
Chapter 5 titled Historic Preservation and Discretionary permit approvals, notes in the first paragraph 'For additions or Alterations to Historic Properties or potential Designated Historic Properties requiring discretionary City permits, the City will make a finding:

(1) The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or

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Existing site conditions

LINE 107

Regulation/Standard:
That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;

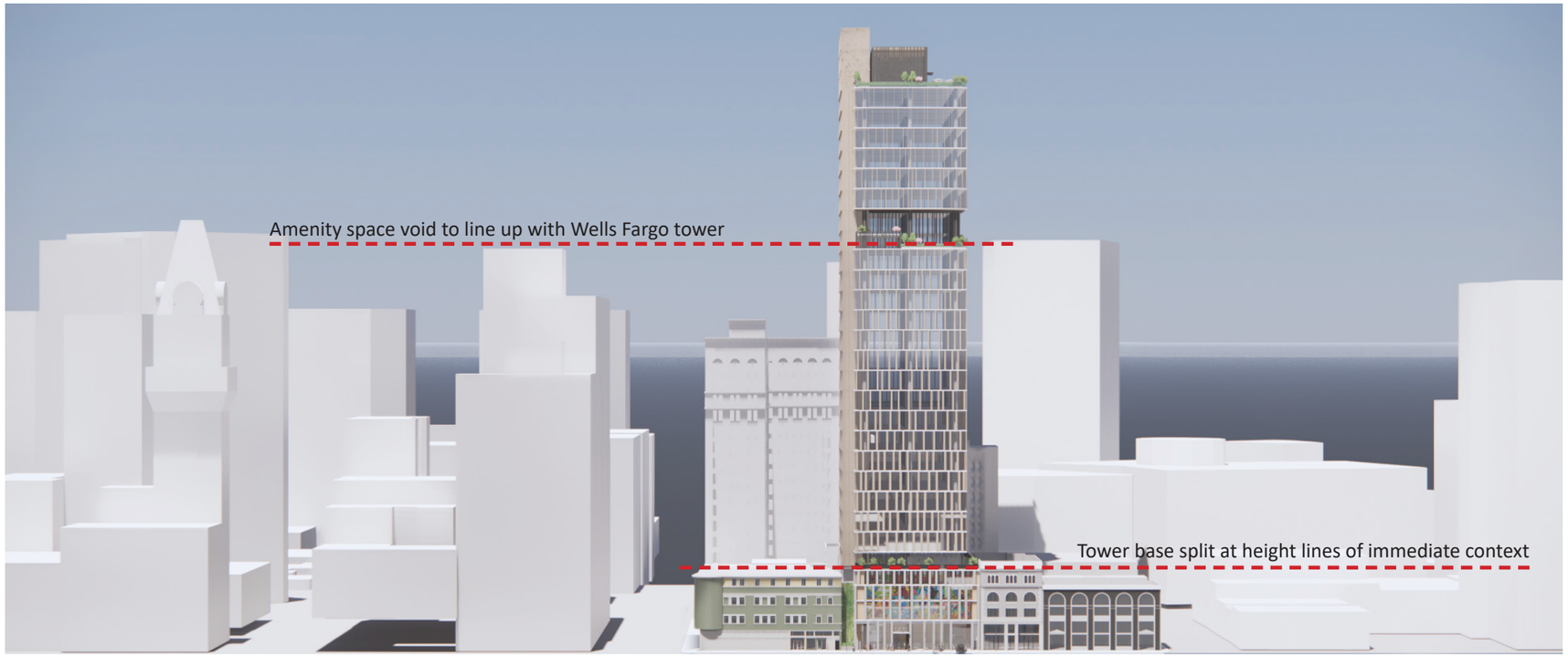
Requirement:
Blank

Proposed project:
Blank

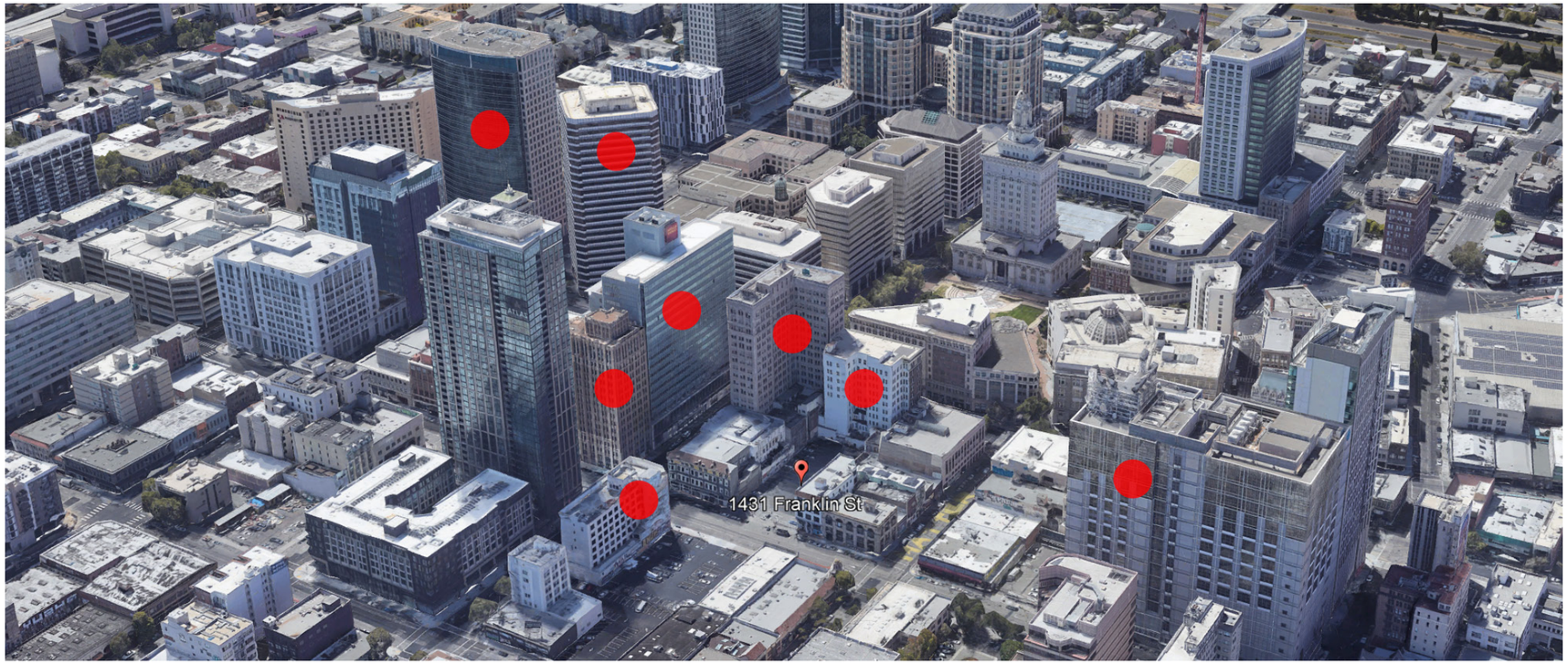
Compliance Y/N:
No

Discussion:
The proposed design does not meet this finding. The proposal does not provide information on the operating characteristics of the development (parking, security, way finding, etc.) which may adversely affect the livability of the abutting properties and surrounding neighborhood.

Architect's comments:
We feel the proposed project does comply to the requirements of the Conditional use Permit criteria. With respects to the location, the project is an office building and is in an area that is predominately offices. The size of the project is similar in height to the other adjacent towers, but slightly smaller in area. The design is modern, as are all the other towers adjacent and built in the past 50 years. The operating characteristics of the proposed project are either the same or very compatible to the abutting properties and surrounding neighborhood. The proposed project is sandwiched between 4 office towers all similar in scale, bulk, coverage, and density.
The area immediately surrounding the proposed project includes a large variety of tall and small buildings, some office, some residential, civic, retail and surface parking. Less than a block from the project is one of Oakland's tallest buildings that sits next to a surface parking lot and a 1-storey historic building. The area is diverse and includes everything from a university building, cafes, restaurants, civic buildings, to museums and parking garages. All within a two-block radius.



Office towers around site



LINE 108

Regulation/Standard:
That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
The proposed design still does not provide enough information on its design.

Architect's comments:
The heading for this section is titled 'An Asset for the Neighborhood'. The Conditional Use Permit requirement is asking if the proposed project going to be an asset to the neighborhood or is it going to be a negative liability. The first part of the question is asking, does the building function in a manner that is not going to be a negative to the immediate area. For example, if the building that was being proposed was a football stadium, the added traffic and inherent function of the building would be a negative on the area. In this case the proposed project is an office building located in a predominately office district. It's hard to understand how this could have a negative impact on the neighborhood. In the same vein with too few office developments in an area this can led to a negative influence on the viability of an office district.

With respect to vehicular traffic, which can also have a negative on an area, a typical office development of this size would have closer to 400 parking spaces. In this case the proposed project is looking to build less than a hundred and nearly half of these are to be dedicated to the adjacent neighbors. In addition, the existing site is a surface parking lot of approximately the same size. So, the only additional traffic to the area will be pedestrian traffic which will have a positive impact on the neighborhood. The second part of the question is asking if the proposed project will visually be attractive to the neighborhood. In other words, will it be a visual blight on the street. Again, going back to the stadium analogy, a stadium would clearly be a blight to the otherwise cohesiveness of the street experience. This has been the case in many cities throughout America where stadiums are located in the center of the city. In these cases, the stadium is out of scale and effectively swamps the streetscape. But as the regulation notes, '…location and setting warrant.' In other words, is the building attractive as it relates to the location. A stadium on a large green site can be beautiful. The same stadium located in central Paris would be an architectural eyesore.

In the case of the proposed project, it is located in amongst many other office towers all of similar height size and esthetic style.

Proposed design in context

LINE 110

Regulation/Standard:
That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
See Regular Design Review criteria below.

Architect's comments:
Section 17.136.050 of the Regular Design Review Procedure is divided into a variety of sub-sections, only one of which is directly applicable to our proposed project, section B. For Nonresidential Facilities and Signs.

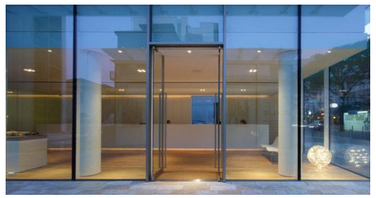
1.) That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

2.) That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

3.) That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

The next section 'Sec. 17.136.050 - Regular design review criteria, B. For Nonresidential Facilities and Signs' addresses each of the above items (1, 2 and 3).


Cream colored textured floor finish


Storefront glazing


Sandstone colored masonry

Commissioned wall mural


Wood


Slatted wood finish columns

LINE 111

Regulation/Standard:
That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
This matrix gives numerous standards and guidelines that have not yet been met.

Architect's comments:
This regulation/standard is repeated below. See LINE 126

400 14th St: Oakland Ink

1407 Franklin: Nail Salon

1441 Franklin: Delicious Curry House

401 15th St: Lincoln University

LINE 119

Regulation/Standard:
That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

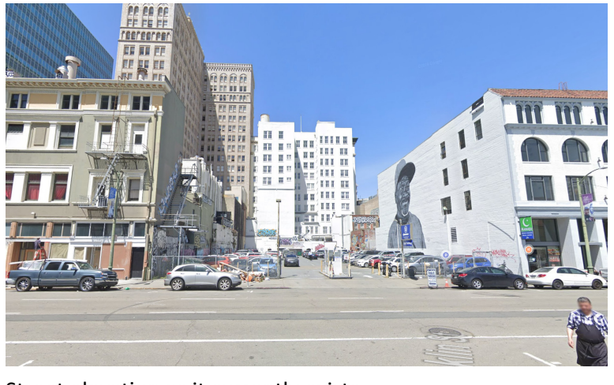
Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
The proposed design does not meet this finding. The proposal does not provide evidence of consideration given to texture, materials, colors, and appurtenances in relation to the surrounding vicinity.

Architect's comments:
The proposed project will fill in what is presently a mid-block surface parking lot. The existing buildings on either side of the proposed project create a street façade that is safe and consistent. The existing site creates a void in the street façade and the proposed project will bring back the street façade. This will give the street a completeness that is presently lacking.



Street elevation as it currently exists

The proposed design will maintain the existing datums of the historic buildings with the use of a Piano Nobile and a setback floor above the historic podium datum. The design is modern, but with the use of bricks for the street façade and podium, this will help blend the old with the new. The color of the brick will also blend the old with the new and give the building a warmer esthetic that is more sympathetic to the surrounding painted stucco and painted brick buildings.

The area immediately adjacent to the proposed project is filled with a large variety of different types of projects. To try and define an appurtenance that would best typify the area is probably not possible. Within a block radius of the proposed site a 400-foot-high tower without windows at the lower 5 floors, a modern tower recently completed with an all-black glass façade, a mid-century modern reflective glass Highrise building, a Greek revivalist building, a gothic revivalist building, Italianate Villa style building, a neo-Moorish style building, a Spanish colonial revivalist style building and pretty much any other imaginable esthetic built between 1850 and today.

The difficulty of creating a new building that has some of the physical appurtenances or characteristics of the district is that the area so diverse and rich in variety. The most important characteristics of this area that should be maintained at all costs is the ability to walk around the streets of the city and feel one can engage with each of the buildings. An empty parking lot, or building with no windows, or even a building with dark reflective glass at the street level are aspects that make a street undesirable to walk down. The historic district of Oakland is filled with street life and café's that bring life to the experience of walking the streets. The proposed design is open and inviting at the street level. There is art work that is familiar to the streets of the historic district in the form of large scale murals, the materials are similar to the better examples of the historic district, there is a quality to the detailing that will last for many years to come, but most importantly, the front façade is designed with large very transparent vision glass, not, black or reflective glass, and is open for people to see in and feel part of the lobby.

Proposed mural in lobby is visible from street

LINE 120

Regulation/Standard:
That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
The proposed design lacks enough detail to discern its compatibility with the character of the neighborhood.

Architect's comments:
Presently the site is a parking lot that gives the historic district the feel of a void, or a missing tooth. The proposed design will bring to the area thousands of new office employees to the area along with additional commerce for the existing cafés and stores. The addition of the new project even if fully utilized will reduce the number of vehicles driven to the site by as much as 30 percent. Most employees for the project will be arriving by public transport, this in turn will give the historic district a more active and vibrant feel.

Site as it exists

Site with proposed project

LINE 121

Regulation/Standard:
That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

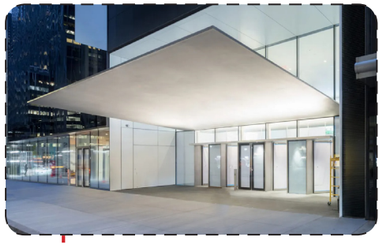
Discussion:
The proposed design lacks enough detail to discern its compatibility with the character of the neighborhood.

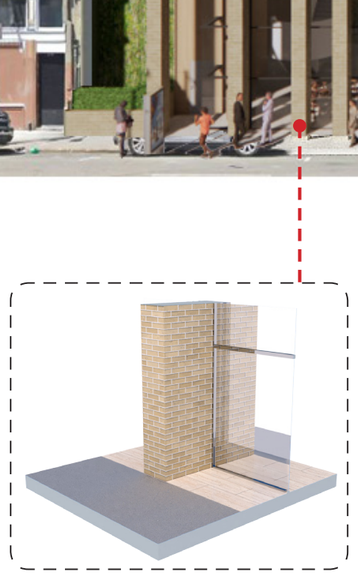
Architect's comments:
The Oakland General Plan is a policy document and establishes a citywide vision and consistent direction for future development. It reflects community priorities, values, and includes supporting goals, policies, and implementation measures to achieve the community's vision. Specific topics, also called "Elements," are covered in the Oakland general plan. These elements include Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, Environmental Justice, Historic Preservation, and Scenic Highways. Each of these General Plan elements are many pages long and include subsections upon subsections. In addition, applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council have been included in this non-compliant component.

It is difficult to impossible to understand which portion if any are not complying to the regulation especially when no specific reference has been included.

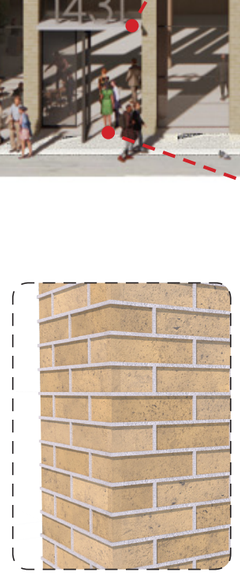
Brushed stainless steel signage

White concrete finish GFRC canopy





Sandstone colored masonry with extruded mortar joints



Glass entry doors

Tones and materials of the immediate context

LINE 124

Regulation/Standard:
Any additional yard area abutting the principal street is designed to accommodate publicly accessible plazas, sidewalk cafes, or restaurants;

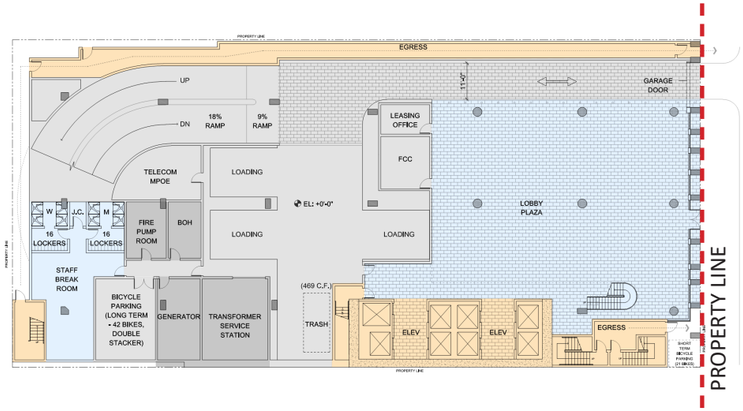
Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
No additional yard area has been provided in the proposed design.

Architect's comments:
The proposed project does not include any additional yard area abutting the street, therefore there is no need for a publicly accessible plazas, sidewalk cafes, or restaurant.



Ground level floor plan

Planting detail showing buffer between buildings

Proposed building is built up to property line allowing no room for additional yard area at sidewalk

Buildings along Franklin St. next to site which show no additional yard area

LINE 126

Regulation/Standard:
The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

Discussion:
More information about the ground floor design and materials are required.

Architect's comments:
This portion of Franklin Street on either side of the proposed project contains a variety of different uses, including a tattoo facility, a Jamaican juice bar, a nails/personal waxing parlor, an Indian restaurant, and the main campus building of Lincoln University which offers degrees in Business and the sciences and arts. Franklin street does not seem have any kind of important retail continuity especially given the existing site is a parking lot. The addition of this project will enhance the quality of the street and the experience. It will not limit nor impair any of the existing retailers or the university.

400 14th St: Oakland Ink

1407 Franklin: Nail Salon


1441 Franklin: Delicious Curry House

401 15th St: Lincoln University

LINE 129

Regulation/Standard:
Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

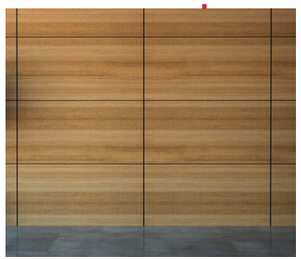
Discussion:
Staff is concerned with the quality and durability of the exterior materials. The design lacks specificity of the design, details of composition, patterns of openings, and quality of materials.

Architect's comments:
The proposed project is designed with the highest quality of finishes and materials available to highrise construction. The base of the building is designed with brick, steel, and glass in a manner that is intended to last hundreds of years. Great care has been taking in the siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing.


Commissioned wall mural

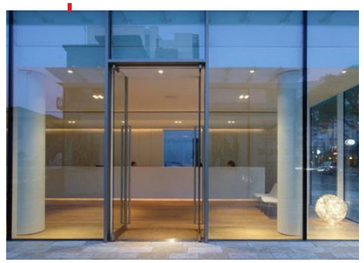

Wood

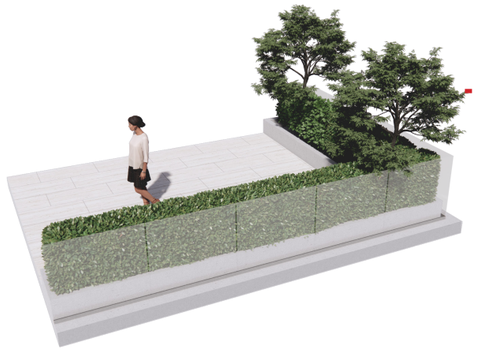

Slatted wood finish columns


Wood finish covers egress

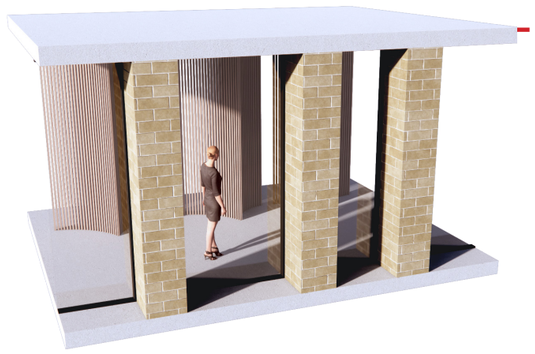

Sandstone colored masonry


Cream colored textured floor finish

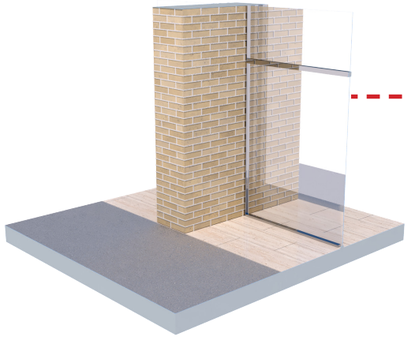

Storefront Glazing



Hedge transition to tower split from podium



Screen detail to hide parking on upper level



Entry detail of material palette transition

Double paned clear glazing

Sandstone colored masonry

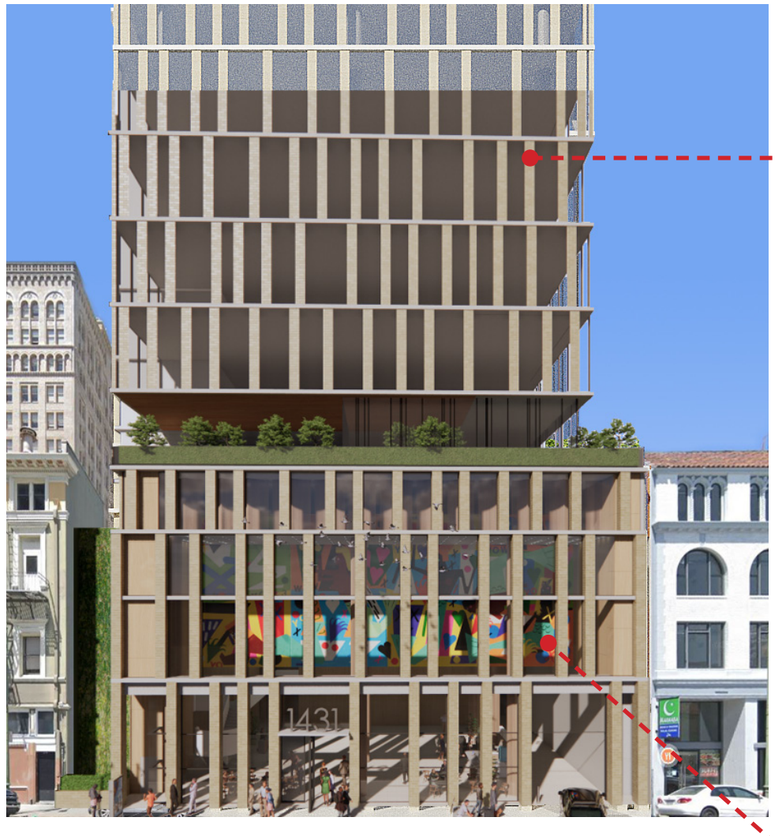
Sandstone lintel

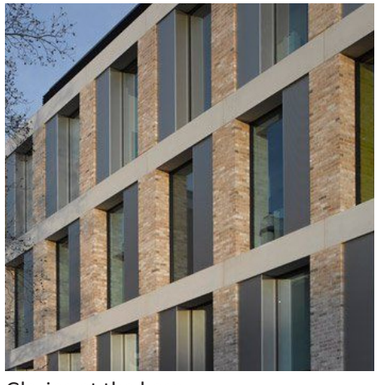
Sandstone header

Cornice detail at datums set by adjacent buildings

LINE 129 - CONTINUED

Glazing material palette

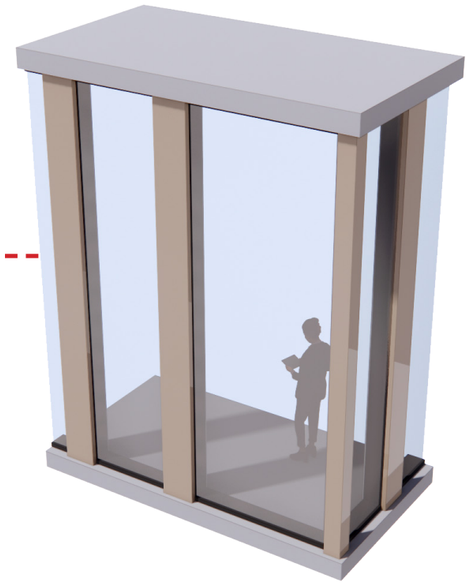




Glazing at the base

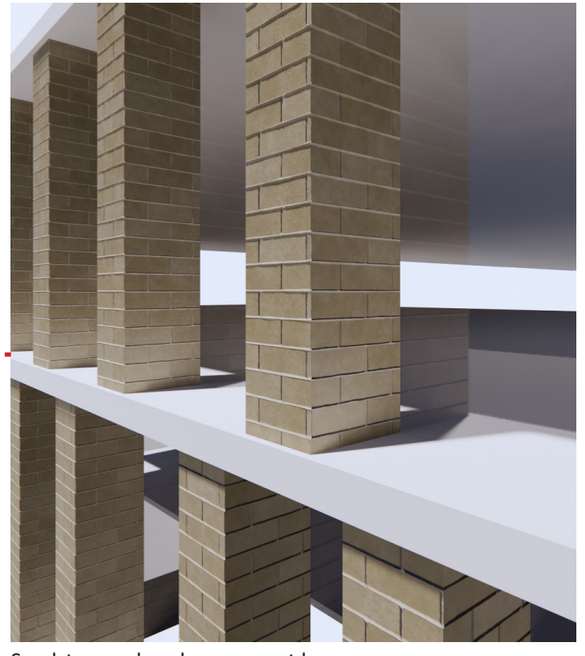
Glazing at the tower

Upper



Powder coated metal mullions

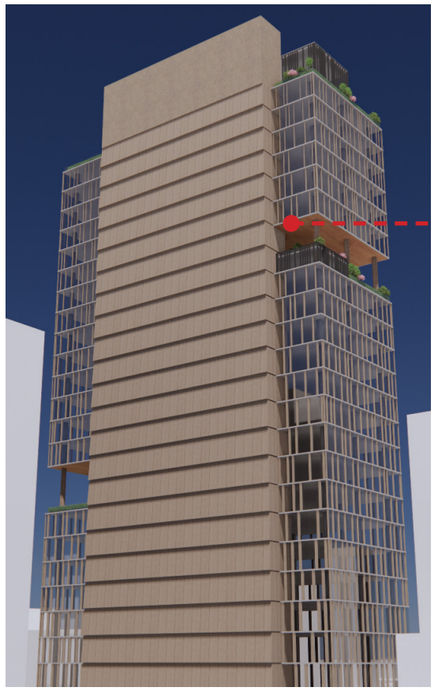
Lower



Sandstone colored masonry at base

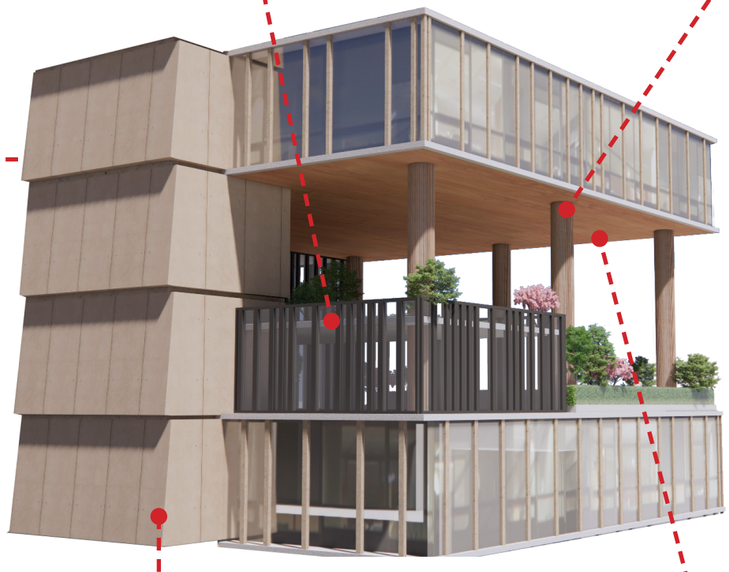
LINE 129 - CONTINUED

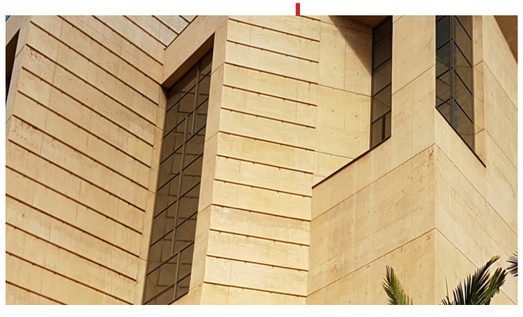
Typical amenity space materials palette



Dark metal mullions at amenity spaces

Slatted wood finish columns





Pleated concrete core

Wood-like exterior soffit finish

LINE 130

Regulation/Standard:
New street frontage has forms that reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street

Requirement:
Blank

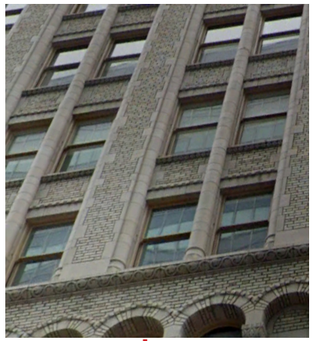
Proposed project:
Blank

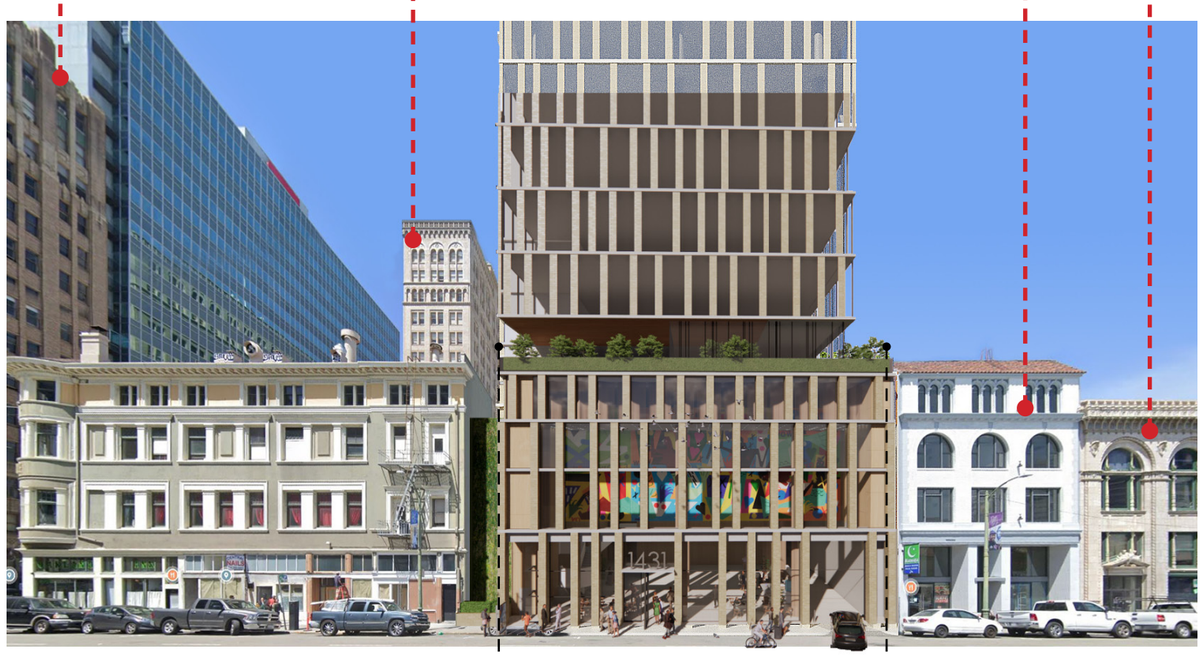
Compliance Y/N:
No

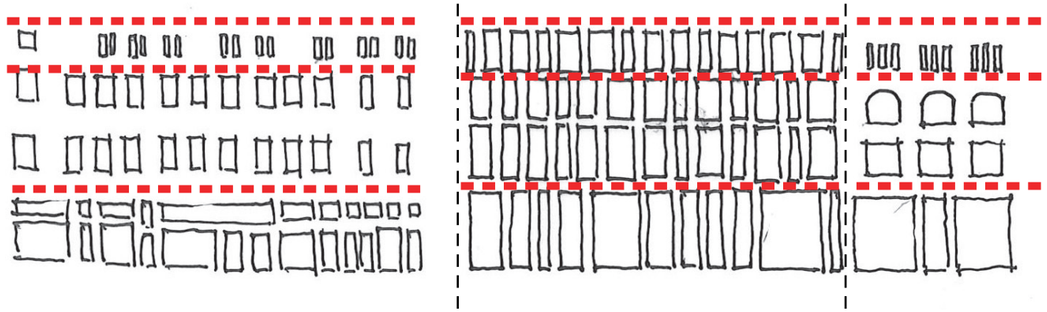
Discussion:
The proposed base of the tower does not conform to the API in rhythm, composition, or patterns of openings. More details must be provided on the ground floor lobby.

Architect's comments:
The base of the building has been redesigned to better reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street. As previously noted, the revised design of the proposed building has a strong relationship to the adjacent buildings in terms of massing and, it's modern interpretation to the predominately classical horizontal layer that exists in the Historic district. The pattern of windows also mimics the window layout of the adjacent buildings in a modern way. In addition, the base of the proposed building will have a traditional brick base to pick up on the similar use of materials that are prevalent on the adjacent buildings in the Historic District. In addition, we have located key cornice lines to match the adjacent buildings. But it is worth noting that the cornice lines of the two adjacent buildings are not at the same height or size. With this in mind, we elected to split the difference and make for a compromise geometry that is intended to be visually as cohesive as possible.

Several nearby projects use brick or masonry







Horizontal datums are carried through project site from neighboring facades

Rhythm of fenestration blends the street wall

LINE 131

Regulation/Standard:
The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.

Requirement:
Blank

Proposed project:
Blank

Compliance Y/N:
No

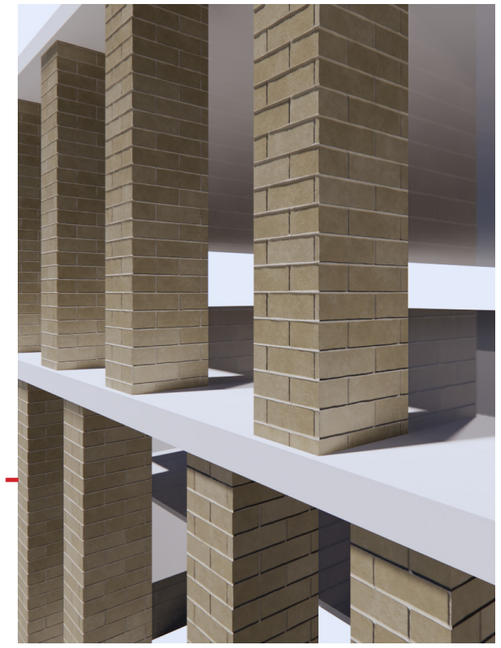
Discussion:
The proposal does not reflect the level and quality of visual interest of the API contributors or otherwise enhance the visual interest of the API. More details of composition, materials and projection are needed

Architect's comments:
The proposed design is not a historic replication of some of the older revivalist buildings in the area, nor is it a reinterpretation of some of the modern buildings. In general, the Historic district is most notable for its overall content. Across the road from the proposed project is not part of the historic district. The actual site itself is a parking lot and does not contribute to any historic district. The new proposal is like some of the modern Highrise buildings in the area, but instead of using only glass and metal at the base of the tower, the proposal uses finishes and materials in the style of the historic older buildings. The use of brick at the base of the building up to the 55-foot level is a deliberate design consideration to blend a modern building into the API. The proposed design has also brought across many of the proportions and rhythms of the historic buildings. The proposed project is not a literal interpretation of the historic buildings in the API, but unlike any of the other modern buildings in the entire downtown district of Oakland, the proposed design has been carefully crafted to keep many of the proportions and materials like the existing buildings. The datum lines have been brought across the façade unlike any other modern building in the area, and the use of brick at the base is unlike any other modern building in the area.

There has been great care taken in the deliberate combination of materials and proportions to create a very modern vernacular the is cohesive and complimentary to the adjacent buildings.

Project as it relates to the context as a whole

Project as it relates to the adjacent buildings



Bricks used at the base of the building

LINE 132

Regulation/Standard:
The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results

Requirement:
Blank

Proposed project:
Blank

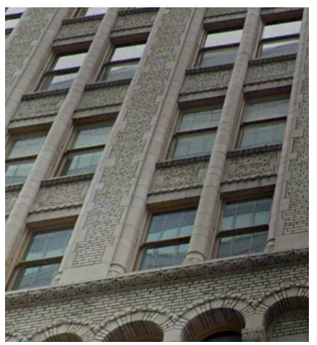
Compliance Y/N:
No

Discussion:
The proposal fails to clearly relate to the district in rhythm, ornamentation, projections, materials or colors, and level of detailing. The windows, recesses, and spaces adjacent to the amenity levels, materials, and ornamentation are not clear as to composition, or purpose of form

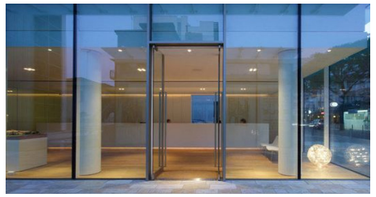
Architect's comments:
As noted above, 'A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time.' The proposal for 1431 Franklin Street is a modern building and therefore needs to be viewed in that way. An historic overlay can not be applied to a modern building without it contrasting with the statement '…while also conveying its own time.' But as also noted, 'New construction may do so by drawing upon some basic building features…' such as '…basic mass form, direction, or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. With the proposed design we have adhered to and reinforced the above comments. The proposed design has carefully incorporated across its façade many of the proportions and rhythms of the historic buildings. The proposed project is not a literal interpretation of the historic buildings in the API, but unlike any of the other modern buildings in the entire downtown district of Oakland, the proposed design has been carefully crafted to keep many of the proportions and materials of the existing buildings. The proposed design uses existing datum lines and existing materials and proportions all part of the district.

Material Palette for the tower

Material palette of the surrounding context



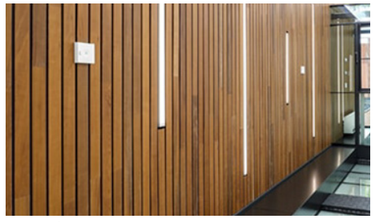
Cream colored textured floor finish



Storefront glazing

Sandstone colored masonry

Commissioned wall mural



Wood

Slatted wood finish columns

LINE 135

Regulation/Standard:
The project will not cause the API to lose its status as an API;

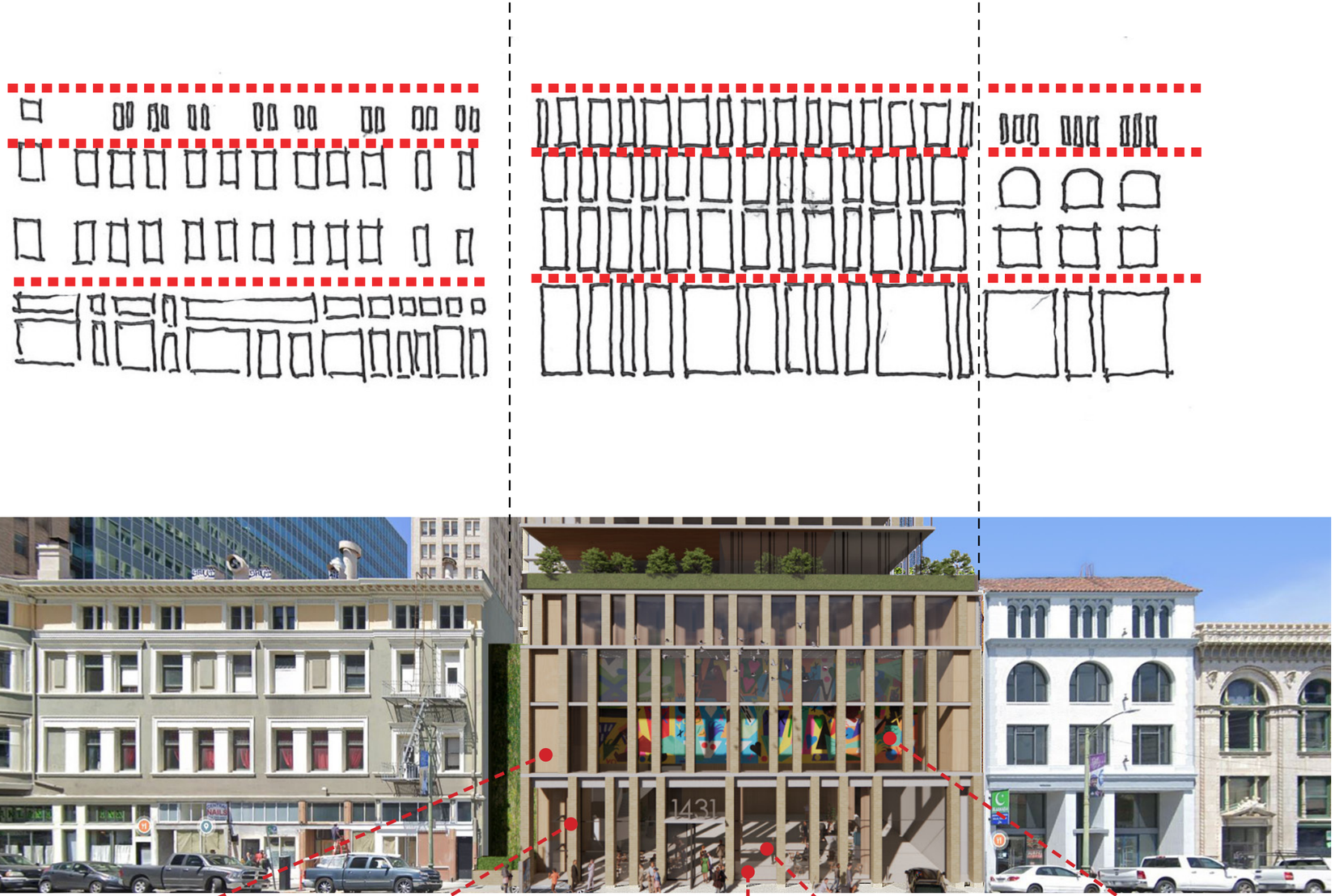
Requirement:
Blank

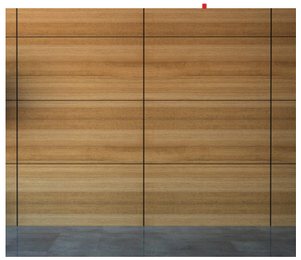
Proposed project:
Blank

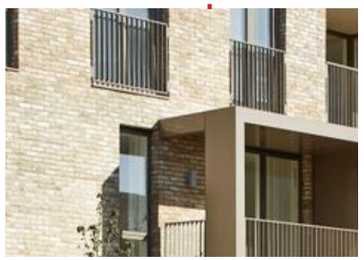
Compliance Y/N:
No

Discussion:
The proposal is not clear on how it tries to relate to the API district or how it will result in a building with visual quality, craftsmanship, high quality and durable materials that are at least equal to that of the API contributors

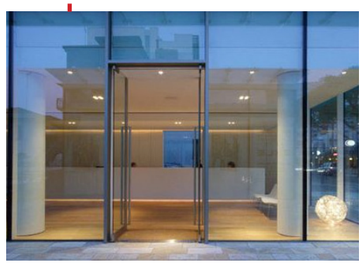
Architect's comments:
With the proposed design we have adhered to and reinforced the geometry, proportions and materials of the API. The proposed design has carefully incorporated across its façade many of the proportions and rhythms of the historic buildings. The proposed project is not a literal interpretation of the historic buildings in the API, but unlike any of the other modern buildings in the entire downtown district of Oakland, the proposed design has been carefully crafted to keep many of the proportions and materials of the existing buildings. The proposed design uses existing datum lines and existing materials and proportions all part of the district.




Wood finish covers egress


Sandstone colored masonry


Cream colored textured floor finish


Storefront Glazing

Commissioned wall mural

LINE 136

Regulation/Standard:
The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and

Requirement:
Blank

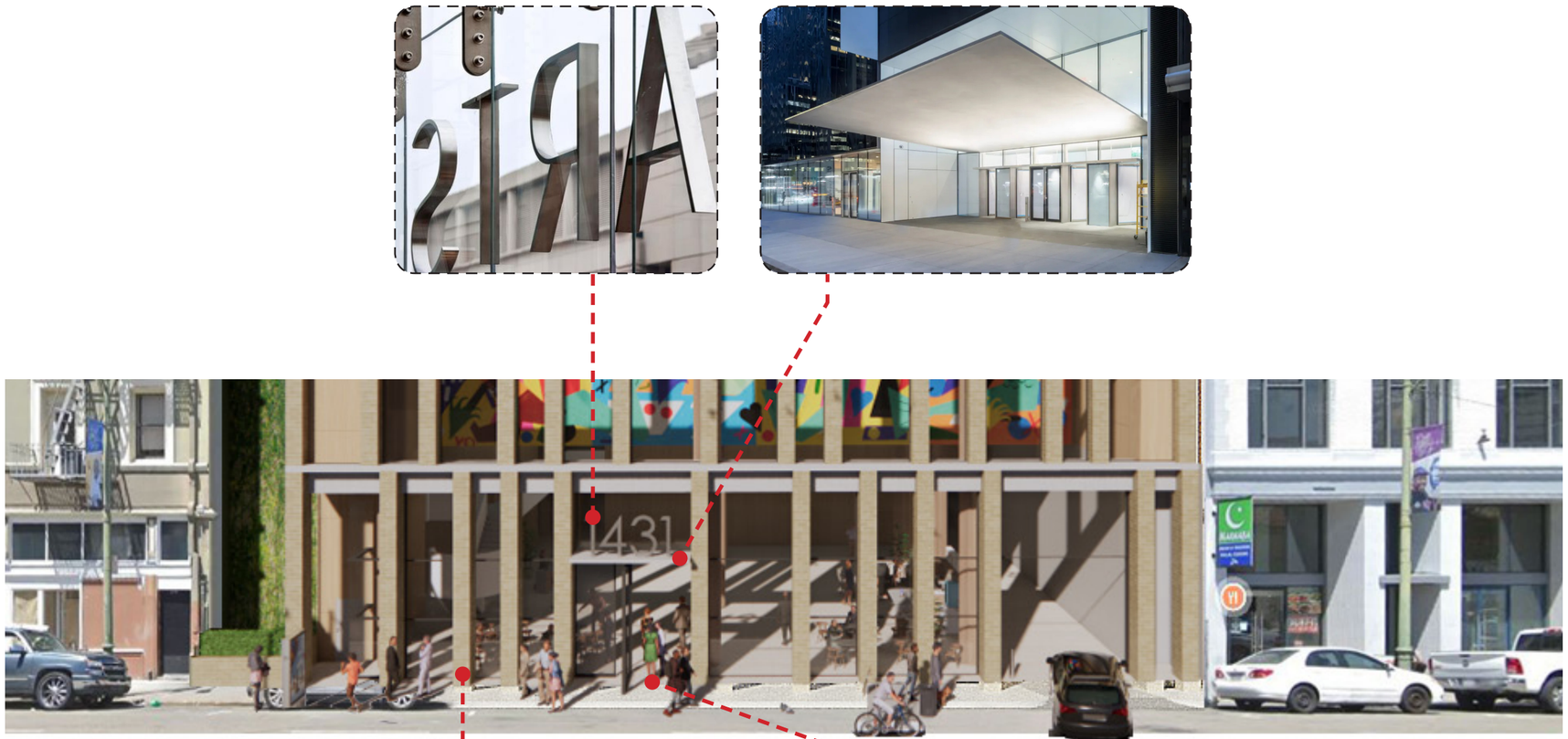
Proposed project:
Blank

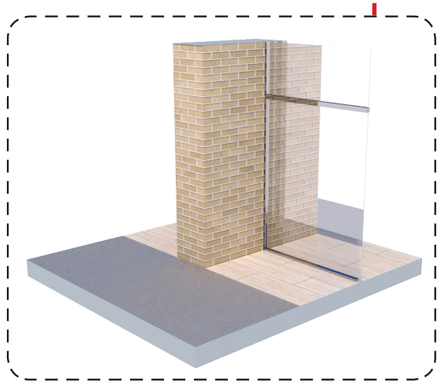
Compliance Y/N:
No

Discussion:
The proposal is not clear on how it tries to relate to the API district or how it will result in a building with visual quality, craftsmanship, high quality and durable materials that are at least equal to that of the API contributors

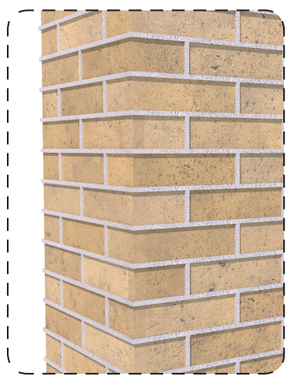
Architect's comments:
With the proposed design we have adhered to and reinforced the geometry, proportions, and materials of the API. The proposed design has carefully incorporated across its façade many of the proportions and rhythms of the historic buildings. The proposed project is not a literal interpretation of the historic buildings in the API, but unlike any of the other modern buildings in the entire downtown district of Oakland, the proposed design has been carefully crafted to keep many of the proportions and materials of the existing buildings. The proposed design uses existing datum lines and existing materials and proportions all part of the district.

The choice of materials finishes, and details are of the highest quality.





Sandstone colored masonry with extruded mortar joints.



Glass entry doors

LINE 137

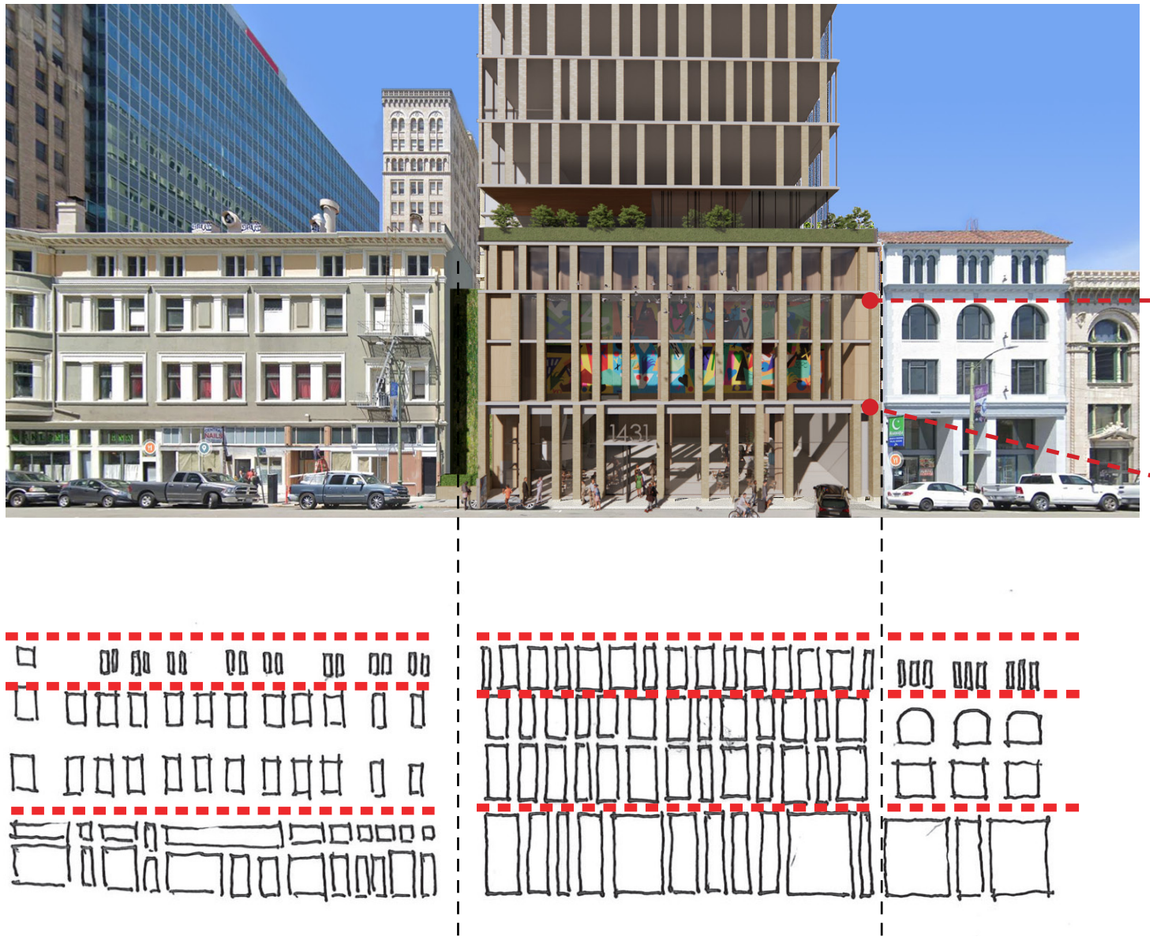
Regulation/Standard:
The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.

Requirement:
Blank

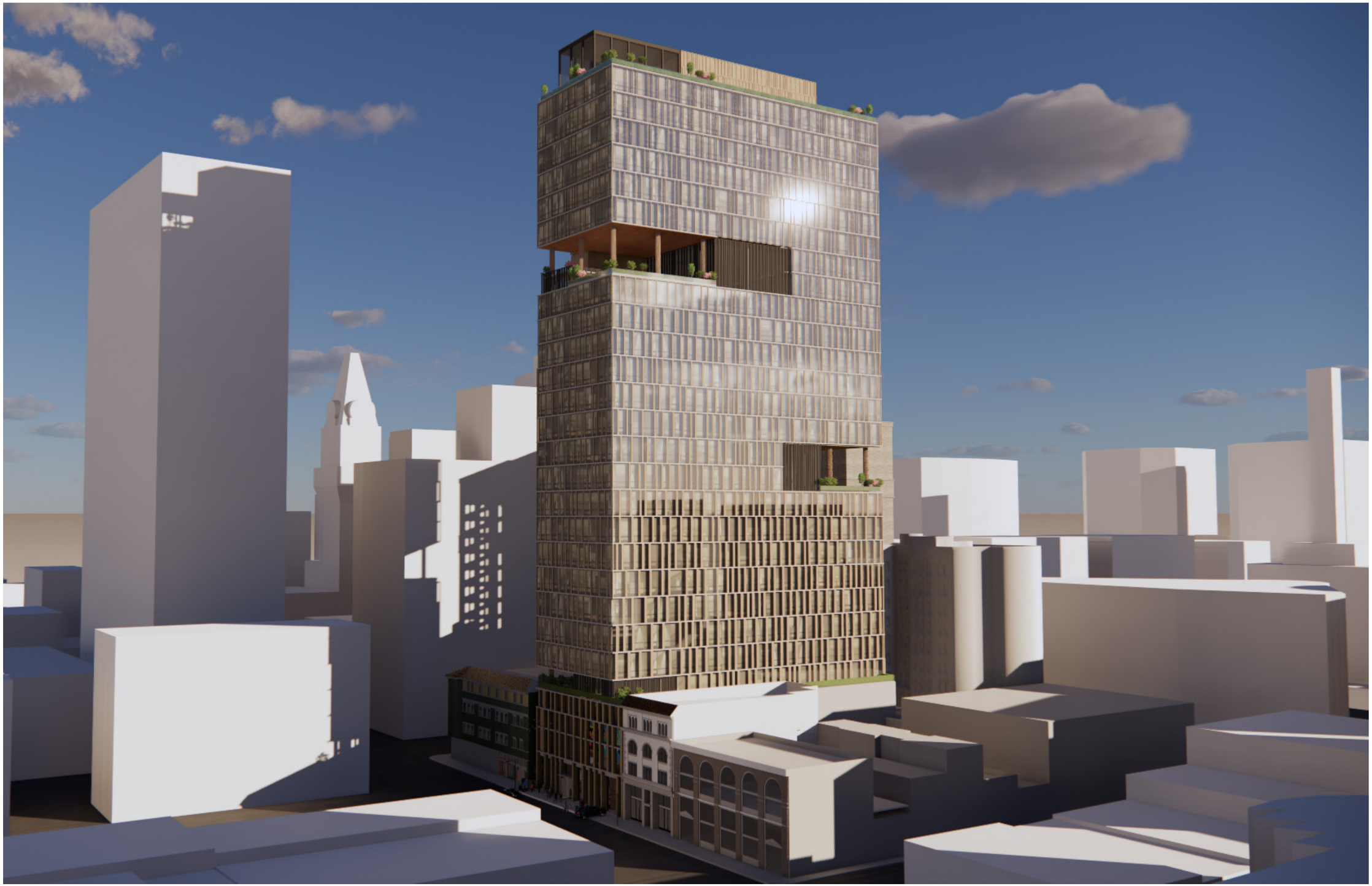
Compliance Y/N:
No

Discussion:
The proposal is not clear on how it tries to relate to the API district or how it will result in a building with visual quality, craftsmanship, high quality and durable materials that are at least equal to that of the API contributors

Architect's comments:
The base of the building has been redesigned to better reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street. As previously noted, the revised design of the proposed building has a strong relationship to the adjacent buildings in terms of massing and, it's modern interpretation to the predominately classical horizontal layer that exists in the Historic district. The pattern of windows also mimics the window layout of the adjacent buildings in a modern way. In addition, the base of the proposed building will have a traditional brick base to pick up on the similar use of materials that are prevalent on the adjacent buildings in the Historic District. In addition, we have located key cornice lines to match the adjacent buildings. But it is worth noting that the cornice lines of the two adjacent buildings are not at the same height or size. With this in mind, we elected to split the difference and make for a compromise geometry that is intended to be visually as cohesive as possible. Most importantly the building matches the character-defining height of the API at the base with the building setting back above at the very prominent cornice line.



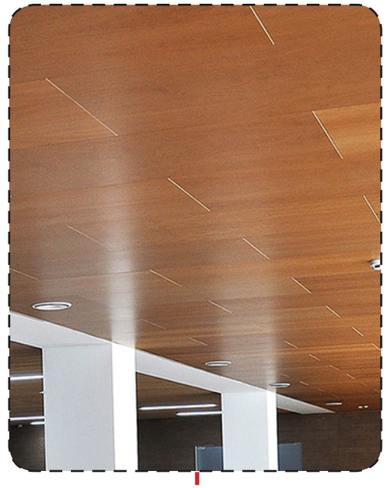
DESIGN SUMMARY

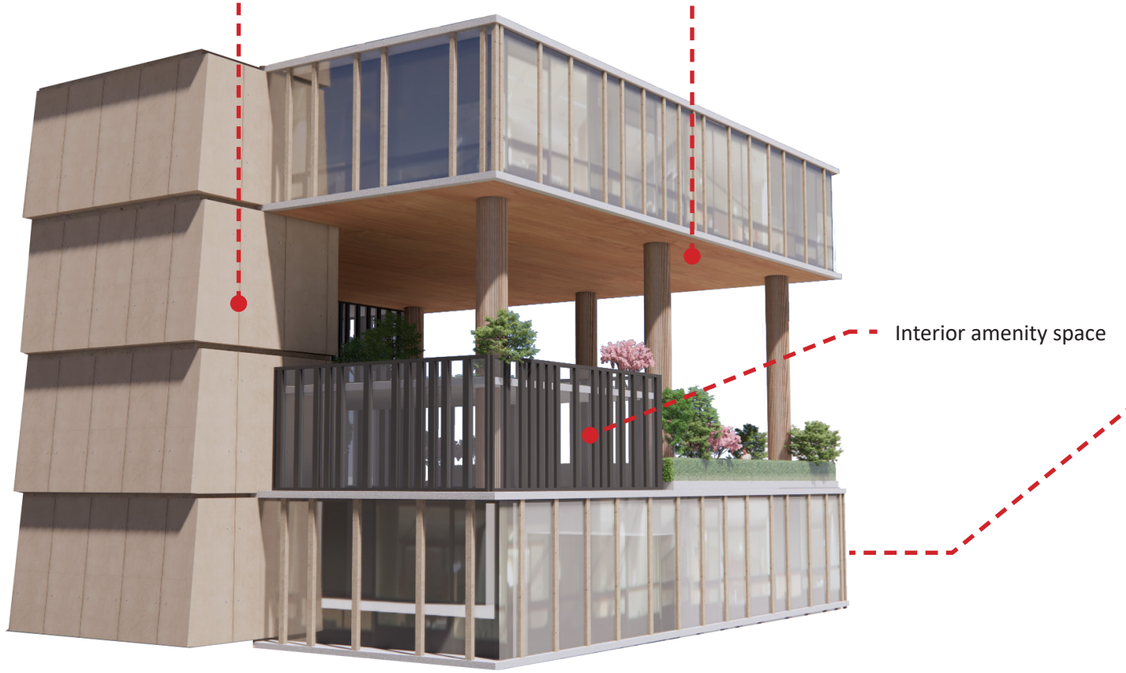


Tower perspective from North-East

Pleated concrete core

Wood-like exterior soffit finish



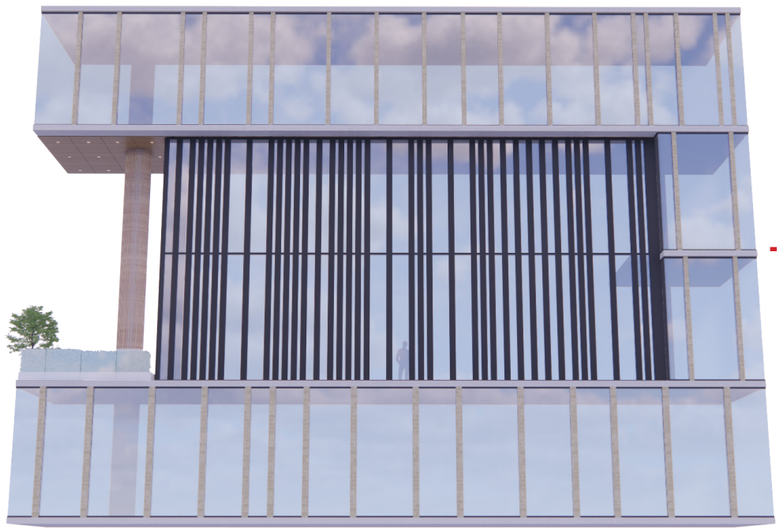


Interior amenity space

Materials and massing detail of core at amenity level

South facing facade

Detail at amenity deck column



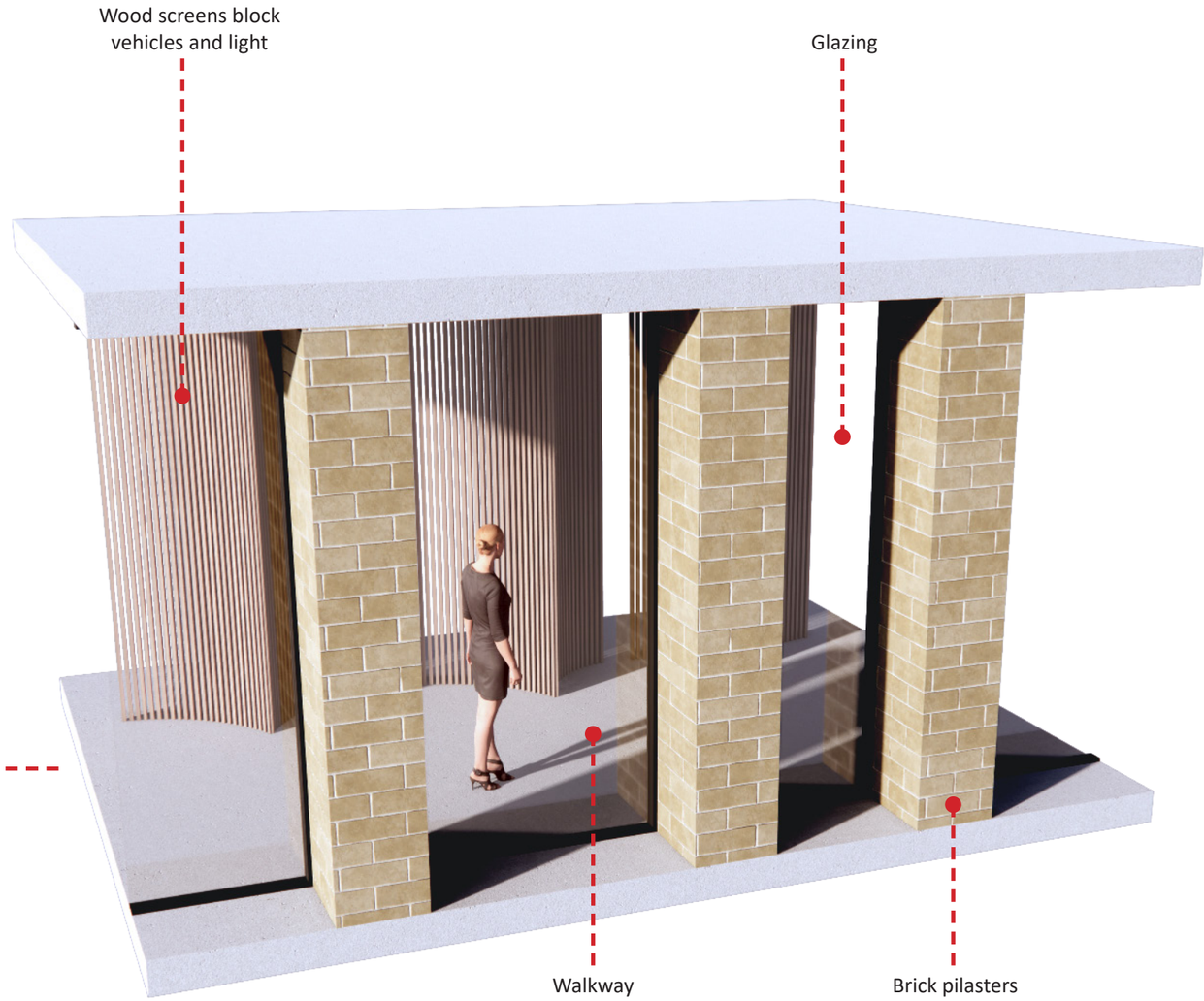
Change of curtain wall articulation at amenity levels

Interior view of lobby looking towards Franklin st.

Garage pulled back to conceal from street elevation and create grand lobby

Double height lobby welcomes connection to sidewalk

Section through lobby



Detail of walk way at upper garage level

Planter at building edge

Podium elevation - day

Podium elevation - dusk

Podium elevation - night

Tower perspective - day

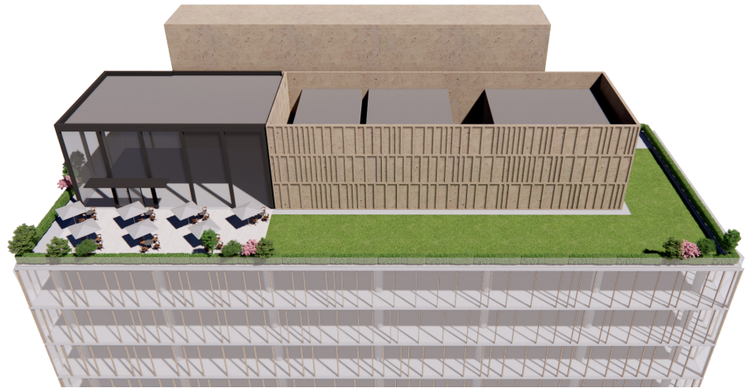
Tower perspective - dusk

Tower perspective - night

Street view

Lobby entry

Rooftop overview



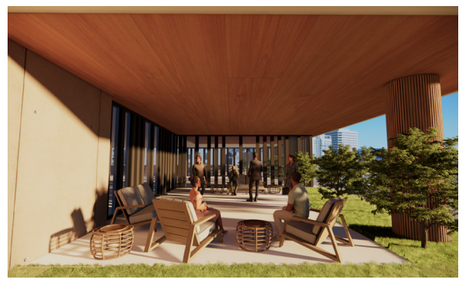
Rooftop amenity example photos

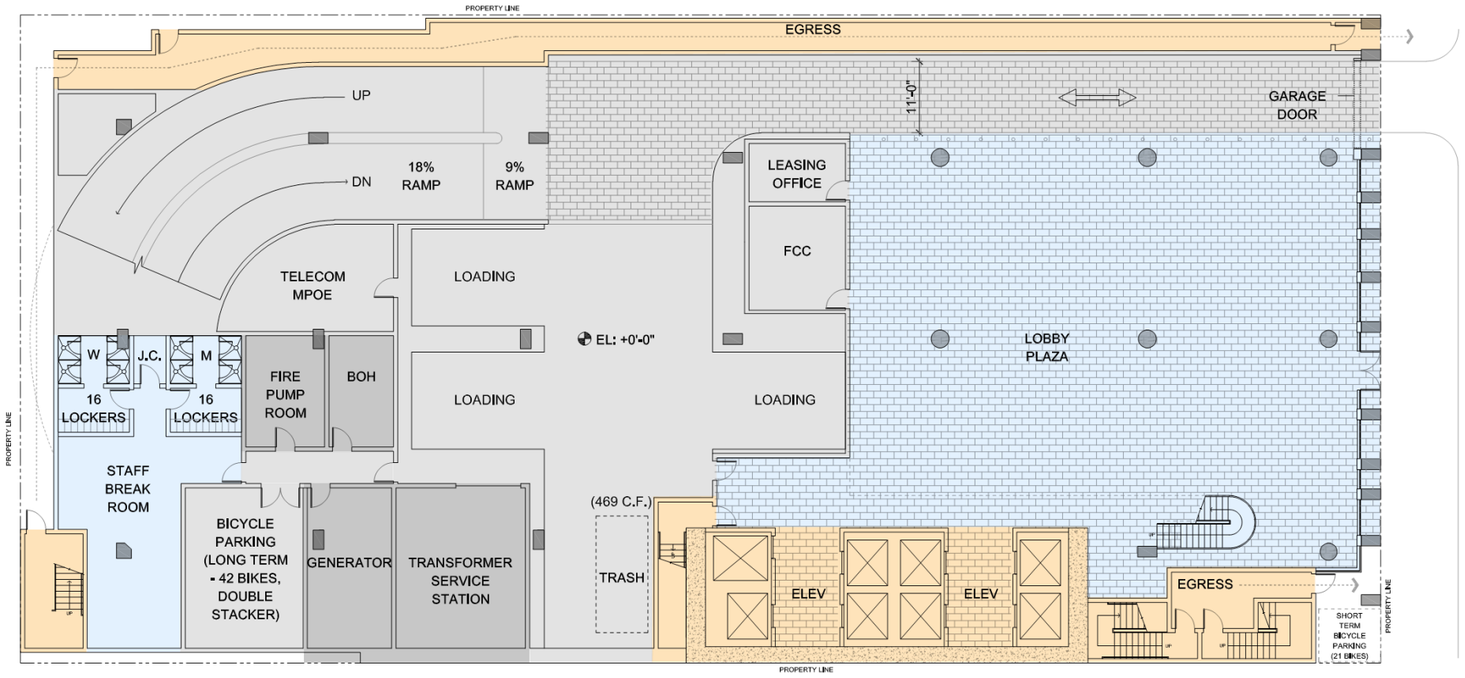
Rooftop renderings

Upper tower amenities renderings

Mid tower amenities

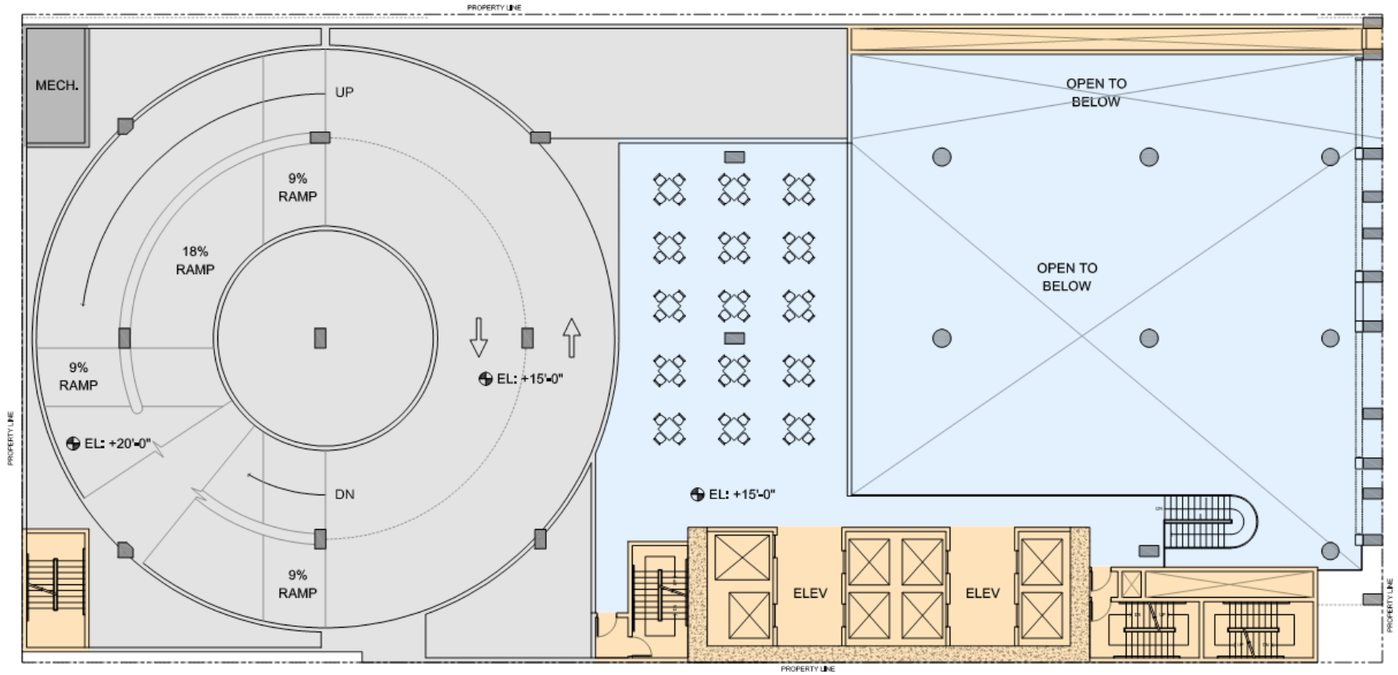
Lower tower amenities





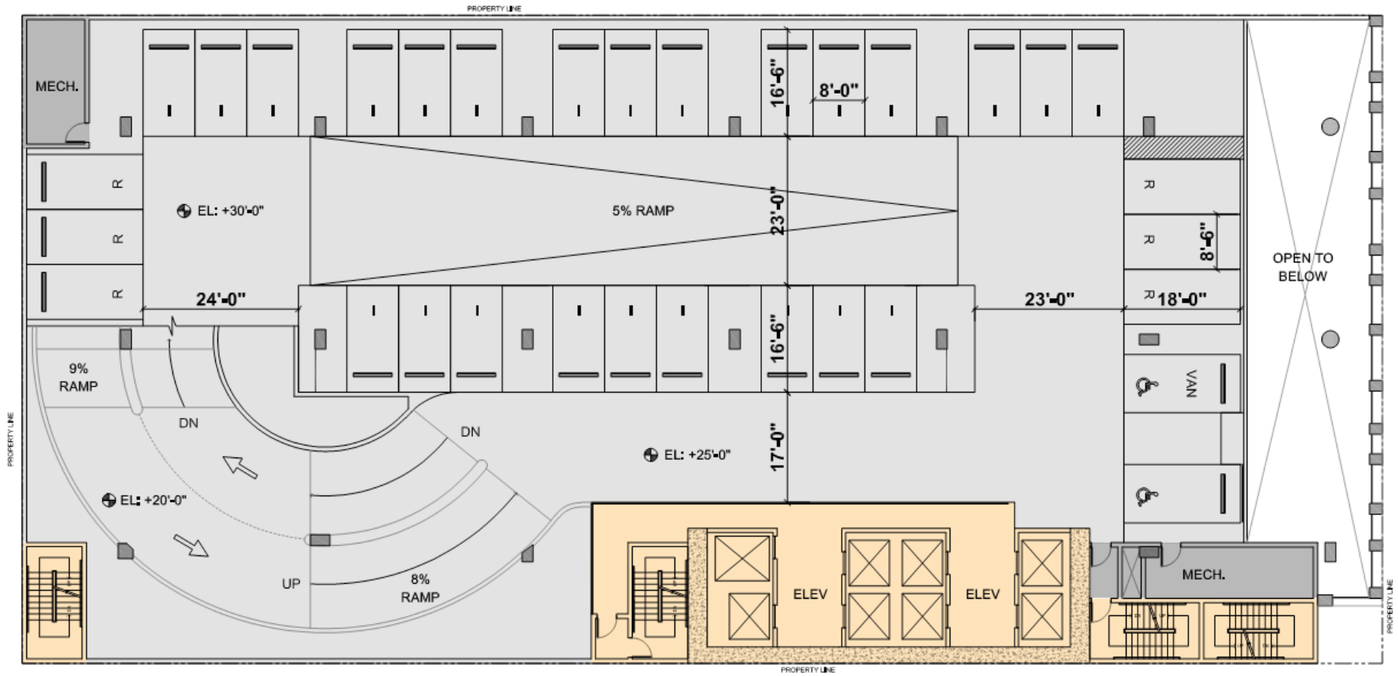
LEVEL 1

SCALE: x" = 1'-0" 0' 5' 15' 30'



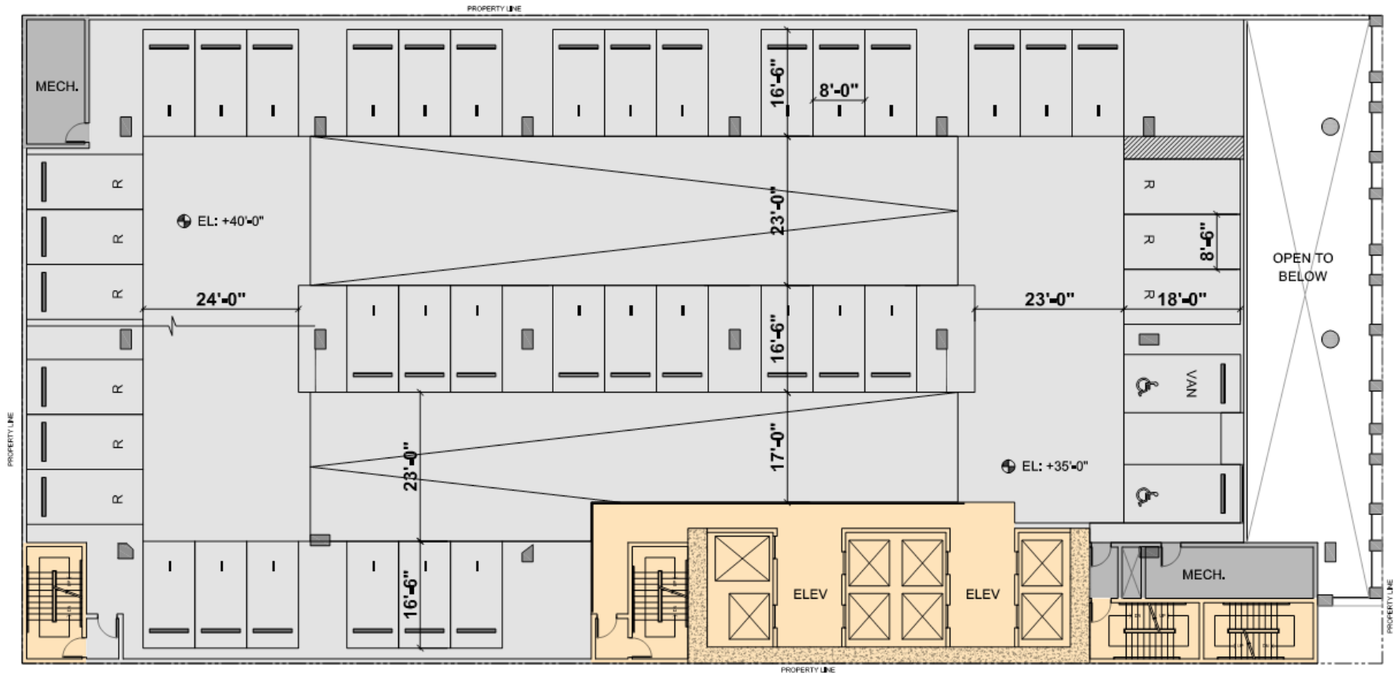
MEZZANINE

SCALE: x" = 1'-0" 0' 5' 15' 30'



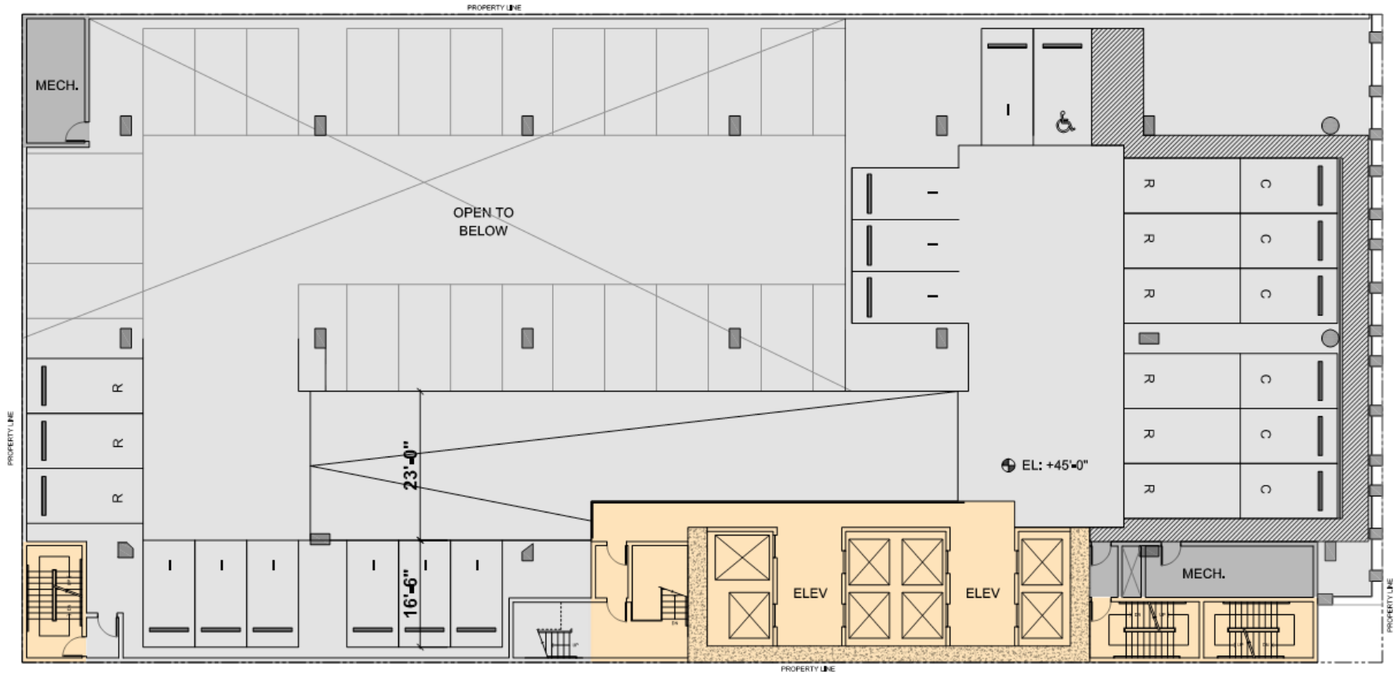
LEVEL 2 (PARKING)

SCALE: x" = 1'-0" 0' 5' 15' 30'



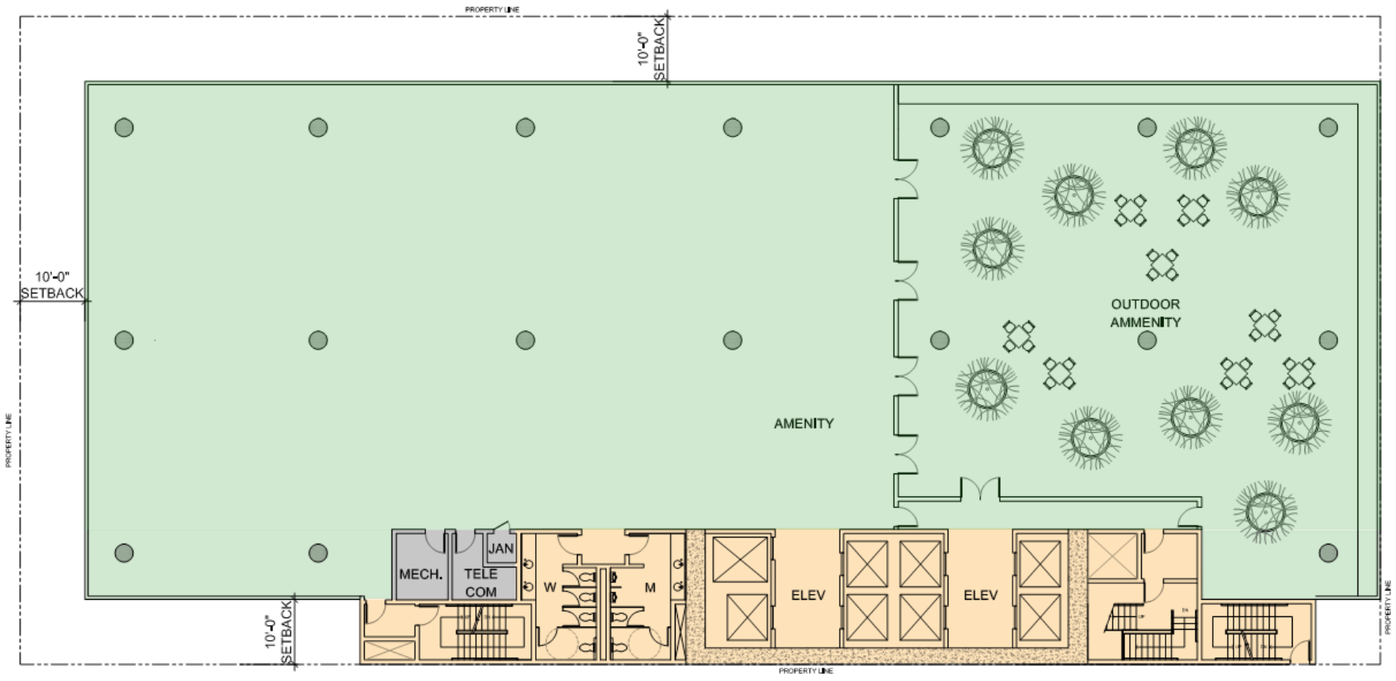
LEVEL 3 (PARKING)

SCALE: x" = 1'-0" 0' 5' 15' 30'



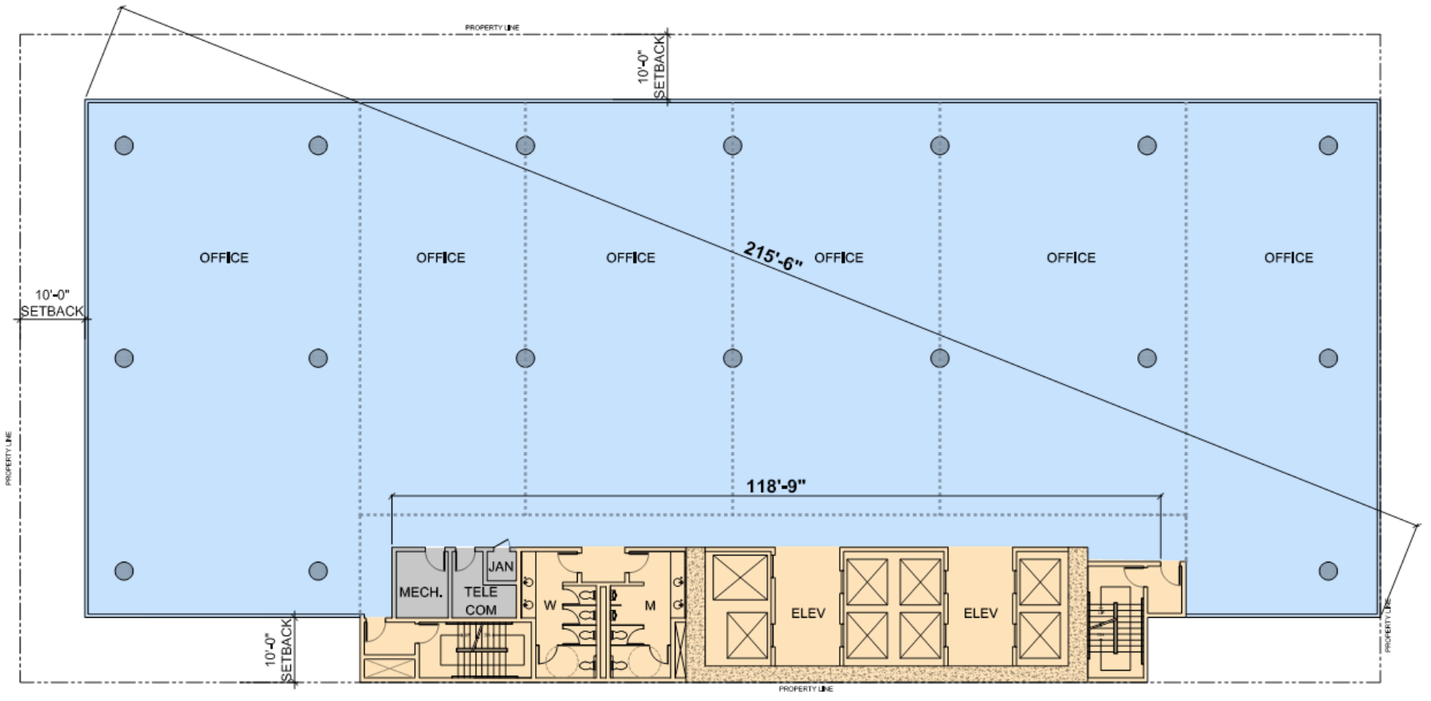
LEVEL 4 (PARKING)

SCALE: x" = 1'-0" 0' 5' 15' 30'



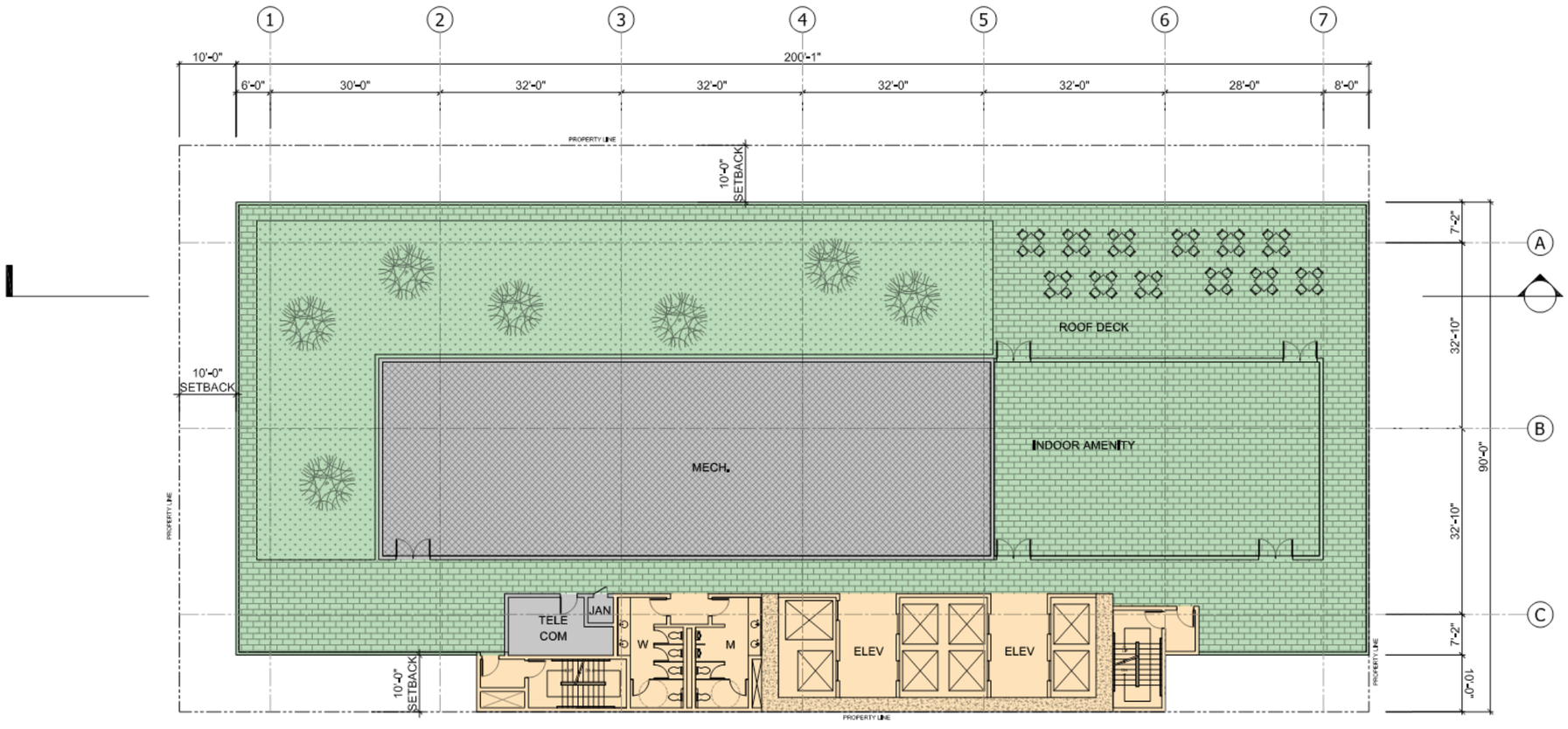
TYP. AMENITY LEVEL

SCALE: x" = 1'-0" 0' 5' 15' 30'



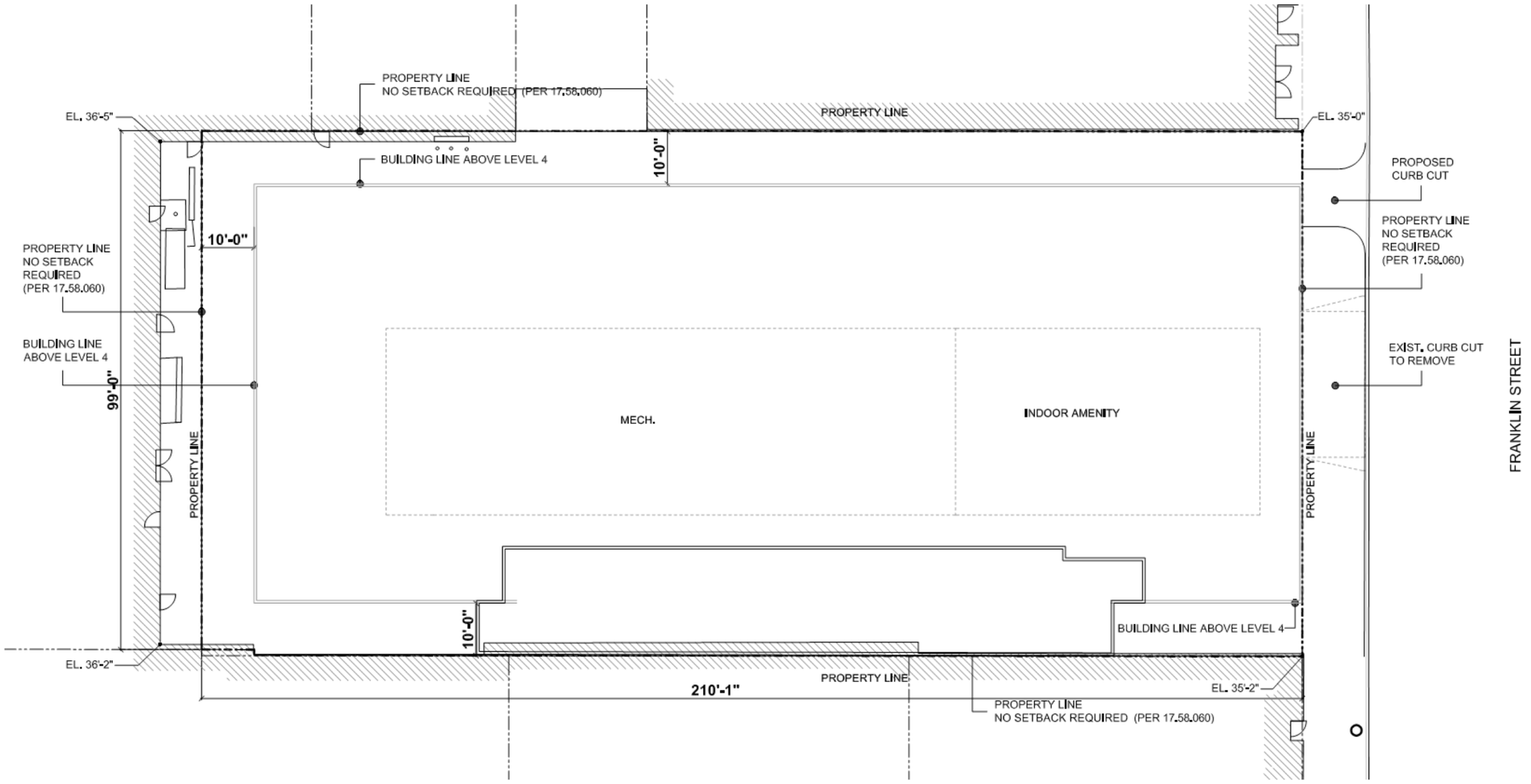
TYP. OFFICE LEVEL

SCALE: x" = 1'-0" 0' 5' 15' 30'



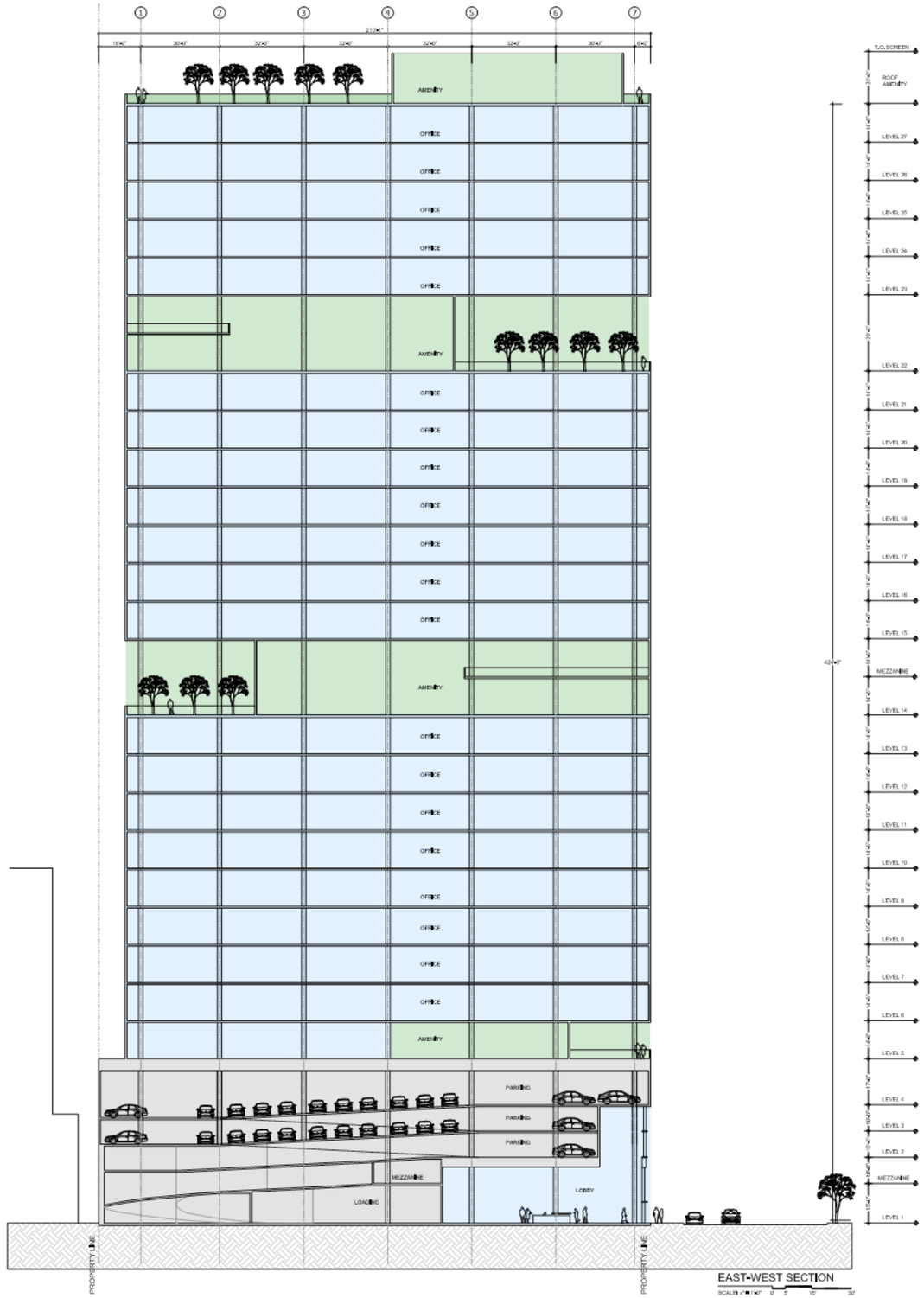
ROOF LEVEL

SCALE: x" = 1'-0" 0' 5' 15' 30'



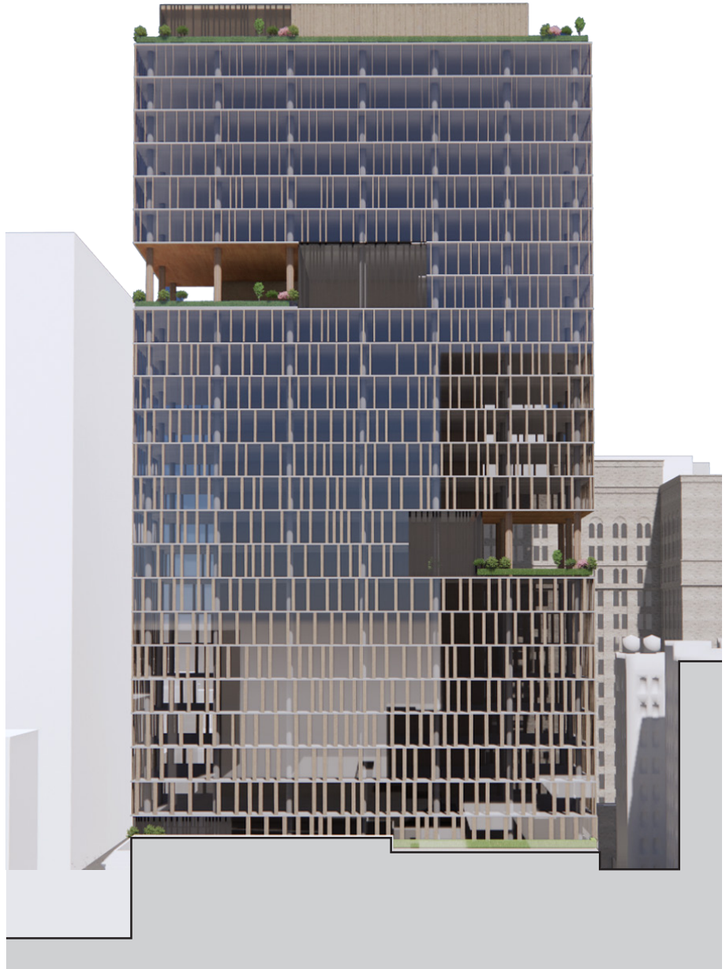
SITE PLAN

SCALE: x" = 1'-0" 0' 5' 15' 30'

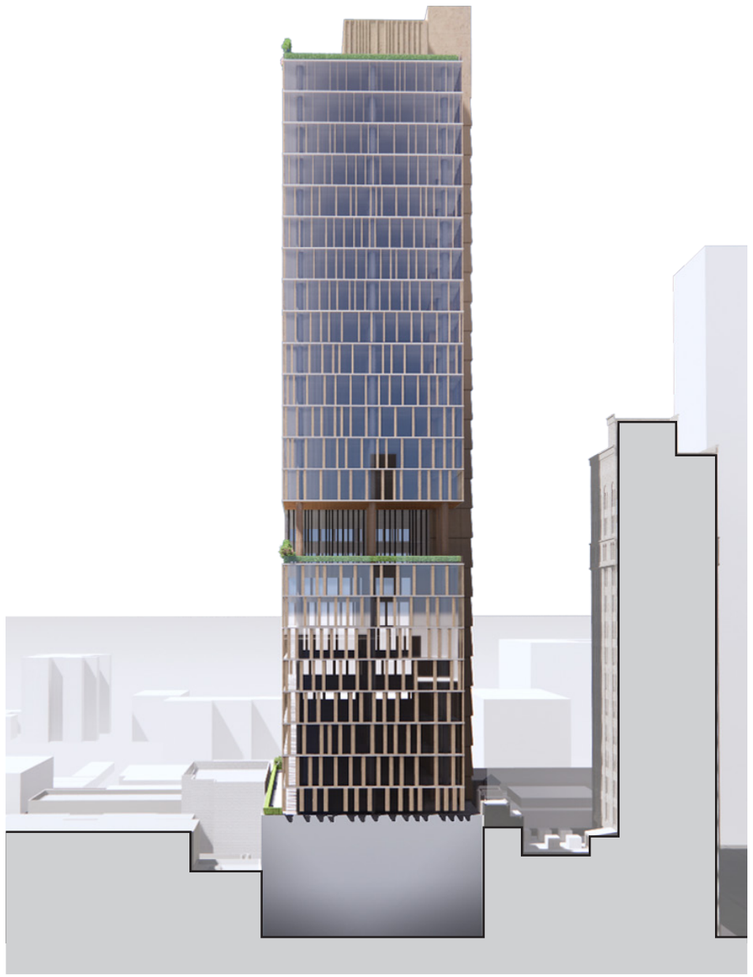


EAST-WEST SECTION

West elevation



North elevation



East elevation

South elevation

Design Review Conformance Matrix - 1431 Franklin St.
Commercial Proposal (PLN20124)

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
Zoning Regulations (OMC Title 17)				
	Chapter 17. 58 CBD-P Central Business District Pedestrian Retail Commercial Zone			
	Sec. 17.58.060 A. Zone Specific Standards, Table 17.58.03			
	Minimum Lot Dimensions			
	Lot Width mean	25 ft.	approx. 99.6 ft.	Complies
	Frontage	25 ft.	100.18 ft.	Complies
	Lot Area	4,000 sf	20,974 sf	Complies
	Minimum/Maximum Setbacks			
	Minimum Front Setback	0 ft.	0 ft.	Complies
	Maximum front and street side for the first story (see Additional Regulation #3 at https://library.municode.com/ca/oakland/codes/planning_code?nodeId=TIT17PL_CH17.58CBCEBUDIZORE_17.58.060PRDEST)	5 ft.	0 ft.	Complies
	Maximum front and street side for the second and third stories or 35 ft., whatever is lower (See Additional Regulation #3 at https://library.municode.com/ca/oakland/codes/planning_code?nodeId=TIT17PL_CH17.58CBCEBUDIZORE_17.58.060PRDEST)	5 ft.	0 ft.	Complies
	Minimum interior side	0 ft.	0 ft.	Complies
	Rear	0 ft.	0 ft.	Complies
	Design Regulations			
	Ground floor commercial facade transparency	65%	66.50%	Complies
	Minimum height of ground floor Nonresidential Facilities	15 ft.		Complies
	Minimum separation between the grade and ground floor living space	N/A		Not applicable
	Sec. 17.58.060 B. Design Standards Applying to All Zones			

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	1. Entrance.	Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.		Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	2. Ground Floor Treatment.	All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories. This is achieved by designing a building base that is distinct from the rest of the building through the use of some combination of change of material, enhanced detailing, lighting fixtures, cornices, awnings, canopies, and/or other elements. For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.		Does not comply
	3. Active Space Requirement.	For newly-constructed principal buildings, parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the ground floor of the principal building except for incidental entrances to such activities elsewhere in the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Subsection [B4].		Complies

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	4. Parking and Loading Location.	For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Open parking areas shall not be located between the sidewalk and a principal building.	87 regular and accessible parking spaces. Six tandem parking spaces.	Complies
	5. Massing.	The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.	The proposed building is broken into four main pieces.	Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	6. Upper Story Windows.	An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.	The building façade proposes a high level of glazing above the ground floor.	Complies
	7. Building Terminus.	The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view.		Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	8. Utility Storage.	For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.		Complies
	Sec. 17.58.060 C. Height, Bulk, and Intensity, Height Area 7, no limit Table 17.58.04 Height, Density, Bulk, and Tower Regulations			
	Maximum Density (Sq. Fr. Of Lot Area Required Per Unit)			
	Maximum Height of Building Base	120 ft.	62.5 ft.	Complies
	Maximum Height, Total	No height limit	425 ft.	
	Minimum Height, New principal buildings	45 ft.	425 ft.	Complies
	Maximum Lot Coverage			
	Building base (for each story)	100% of site area	100%	Complies
	Average per story lot coverage above the building base	85% of site area of 10,000 sf., whichever is greater	85%	Complies
	Tower Regulations			
	Maximum average area of floor plates	No maximum	approx. 17,000 sf	Complies
	Maximum tower elevation length	No maximum	380.5 ft.	Complies
	Maximum diagonal length	No maximum	215.5 ft.	Unknown
	Minimum distance between towers on the same lot	No minimum	Only one tower is proposed.	Complies
	Sec. 17.58.070 C. Usable open space standards, Table 17.58.05, Required Dimensions of Usable Open Space	This Section contains the usable open space standards and requirements for residential development in the CBD Zones. These requirements shall supersede those in Chapter 17.126.	Unclear	

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	Private open space	10 ft. for space on the ground floor, no dimensional requirement elsewhere.	Unclear	
	Public Ground-Floor Plaza open space	10 ft.	Unclear	
	Rooftop open space	15 ft.	Unclear	
	Courtyard open space	15 ft.	Unclear	
	17.116.080 - Off-street parking—Commercial Activities, A. Minimum Parking for Commercial Activities			
	Total Required Parking	No spaces required.	87 parking spaces. Six tandem spaces.	Exceeds the minimum.
	17.116.080 - Off-street parking—Commercial Activities, B. Maximum Parking for Commercial Activities			
	Maximum Number of Parking Spaces	Ground floor: One (1) space for each three hundred (300) square feet of floor area; Above Ground floor: One (1) space for each five hundred (500) square feet of floor area.	1,866	Complies
Design Guideline for Corridors and Commercial Areas				
	Guiding Principles			**Compliance Analysis**
	1. Build upon patterns of urban development that lend a special sense of place. - Enhance existing neighborhoods that have a well-defined and vibrant urban design context. - Develop attractive urban neighborhoods in areas where they do not currently exist.			Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	2. Provide elements that define the street and the place for pedestrians. - Locate buildings to spatially define the street. - Construct high quality storefronts and ground floor residential space. - Create a connection between the public right of way and ground floor activities. - Reduce the negative visual impact of on-site parking. - Enhance the pedestrian space by framing the sidewalk area with trees, awnings, and other features.			Does not comply
	3. Allow for a diversity of architectural expression to prevent monotony. - Allow for street fronts with a variety of architectural expression that is appropriate in its context. - Respect the design vocabulary of historic and established neighborhoods while allowing for a variety of architectural styles.			Does not comply
	4. Encourage high quality design and construction. - Add visual interest and distinction to the community. - Construct buildings with high quality materials and detailing that make a lasting contribution. - Develop buildings with pleasing compositions and forms.			Does not comply
	6. Create transitions in height, massing, and scale. - Achieve a compatible transition between areas with different scale buildings.			Does not comply
	7. Use sustainable design techniques. - Treat on-site stormwater. - Use green building techniques.			Does not comply
	Guidelines			**Compliance Analysis**
	#1.1.1 Commercial Building Placement - Spatially define the street front by locating storefronts near the property lines facing the corridor and adjacent to one another.			Complies
	#2.1.1 Integrate open space into the site plan.			Complies

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	# 2.1.2 Site common open space to be easily accessible to residents and/or the public.			NA
	# 2.1.3 Wherever feasible, orient group open space to have solar exposure and toward living units or commercial space.			NA
	# 3.1.1 Place parking areas and parking podiums behind active space or underground.			Complies
	# 3.1.2 Limit driveways, garage doors, and curb cuts on the corridor.			Complies
	# 3.3.1 Locate loading docks out of view from the corridor.			Complies
	# 3.3.2 Locate service elements such as utility boxes, transformers, conduits, trash enclosures, loading docks, and mechanical equipment screened and out of view from the corridor.			Complies
	# 3.3.2 [sic] Size, place, and screen rooftop mechanical equipment, elevator penthouses, antennas, and other equipment away from the public view.			Does not comply
	#4.2.1 Provide a high proportion of glazed surfaces versus solid wall areas in all storefronts.			Complies
	#4.2.2 Provide the elements of a successful storefront.			Does not comply
	#4.2.3 Consider operable storefront windows that open interior spaces to the sunlight and views of sidewalk activity.			Does not comply
	#4.2.4 Provide ground floor architectural detailing that provides visual interest to pedestrians and distinguishes the ground floor from upper floors.			Does not comply
	#4.2.5 Coordinate horizontal ground floor features with other commercial facades to create a unified composition at the street wall.			Does not comply
	#4.2.6 Do not set back the ground floor of commercial facades from upper stories			Complies
	#4.2.7 Provide floor space dimensions and facilities that create an economically viable and flexible commercial space.			Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	#4.3.1 Integrate garage doors into the building design and reduce their prominence on the street.			NA
	#4.3.2 Establish prominent and frequent entrances on facades facing the corridor.			Does not comply
	#4.4.1 Install consistently spaced street trees, extend an existing positive street tree context, and install trees appropriate for the zoning district.			Does not comply
	#4.4.2 Place features that create a transition between the sidewalk and the development.			Does not comply
	#5.1.1 Integrate the various components of a building to achieve a coherent composition and style.			Does not comply
	#5.1.2 Reduce the visual scale of a large building frontage.			Does not comply
	#5.2.1 Relate new buildings to the existing architecture in a neighborhood with a strong design vocabulary.			Does not comply
	#5.3.1 Avoid large blank walls on the street facade of a building; provide visual interest when blank walls are unavoidable.			Complies
	#5.3.2 Integrate architectural details to provide visual interest to the façade of a building.			Does not comply
	#5.4.2 Provide a roofline that integrates with the building's overall design concept.			Does not comply
	#5.4.3 Design parking structure facades as an integral part of the project it serves, consistent in style and materials with the rest of the project.			NA
	#5.4.4 Integrate balconies into the design of a building.			NA
	#6.1.1 Install durable and attractive materials on the ground floor façade of buildings.			Does not comply
	#6.1.2 Recess exterior street-facing windows.			Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	#6.3.1 Exterior materials on the upper levels of buildings should create a sense of permanence, provide an attractive visual quality, and be consistent with the design concept of the building.			Does not comply
	#6.4.1 Implement sustainable development methods.			Unclear
	#9.1.1 Design developments to maximize the natural surveillance of the streetscape and open space.			Does not comply
	#9.1.2 Establish "territoriality" at a development. Territoriality is the principle of providing clear delineation between public, private, and semi-private areas, to make it easier for pedestrians to understand the function of an area and participate in an it's appropriate use.			Unclear
	#9.3.1 Control access into a development			Unclear
	#9.4.1 Promote activity at a development. For example, create an atmosphere conducive to pedestrian travel or developing well- designed frontages, and a connection between private and public space.			Does not comply
	Historic Preservation Element, Policy 3.5, Findings:			
	1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or			Does not comply
	2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or			Does not comply
	3. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.			Does not comply
	Conditional Use Permit Criteria			
	Sec. 17.134.050			**Compliance Analysis**

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;			Does not comply
	B.That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant;			Does not comply
	C.That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;			Complies
	D.That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050;			Does not comply
	E.That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.			Does not comply
	Sec. 17.58.060. Table 17.58.03, Additional Regulation #3d:			

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	The maximum yard requirements above the ground floor may be waived upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, the proposal must also meet each of the following criteria:			
	i. It infeasible to both accommodate the use proposed for the space and meet the maximum yard requirement;			NA
	ii. The proposal will not weaken the street definition provided by buildings with reduced setbacks; and			NA
	iii. The proposal will not interrupt a continuity of 2nd and 3rd story facades on the street that have minimal front yard setbacks.			NA
	Regular Design Review			
	Sec. 17.136.050 - Regular design review criteria, B. For Nonresidential Facilities and Signs			
	1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;			Does not comply
	2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area			Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council			Does not comply
	Sec. 17.58.060. Table 17.58.03, Additional Regulation #3c:			
	In the CBD-P, CBD-C, and CBD-X Zones, these maximum yards apply to seventy-five percent (75%) of the street frontage on the principal street and fifty percent (50%) on other streets, if any. All percentages, however, may be reduced to fifty percent (50%) upon the granting of Regular design review (see Chapter 17.136 for the design review procedure). In addition to the criteria contained in Section 17.136.050, the proposal must also meet each of the following criteria:			
	i. Any additional yard area abutting the principal street is designed to accommodate publicly accessible plazas, sidewalk cafes, or restaurants;			Does not comply
	ii. The proposal will not impair a generally continuous wall of building facades;			Complies
	iii. The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and			Does not comply
	iv. The proposal will not interfere with the movement of people along an important pedestrian street.			Complies
	Sec. 17.136.055 B – Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones, 2. Findings			

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	a. Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;			Does not comply
	b. New street frontage has forms that reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street			Does not comply
	c. The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.			Does not comply
	d. The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results			Does not comply

	Regulation/Standard	Requirement	Proposed Project	Compliance Analysis
	e. Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and			NA
	g. For construction of new principal buildings:			
	i.The project will not cause the API to lose its status as an API;			Does not comply
	ii.The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and			Does not comply
	iii.The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.			Does not comply