

**Case File Number: PUD06010, PUD06010-PUDF013**

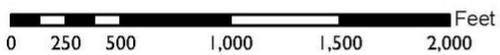
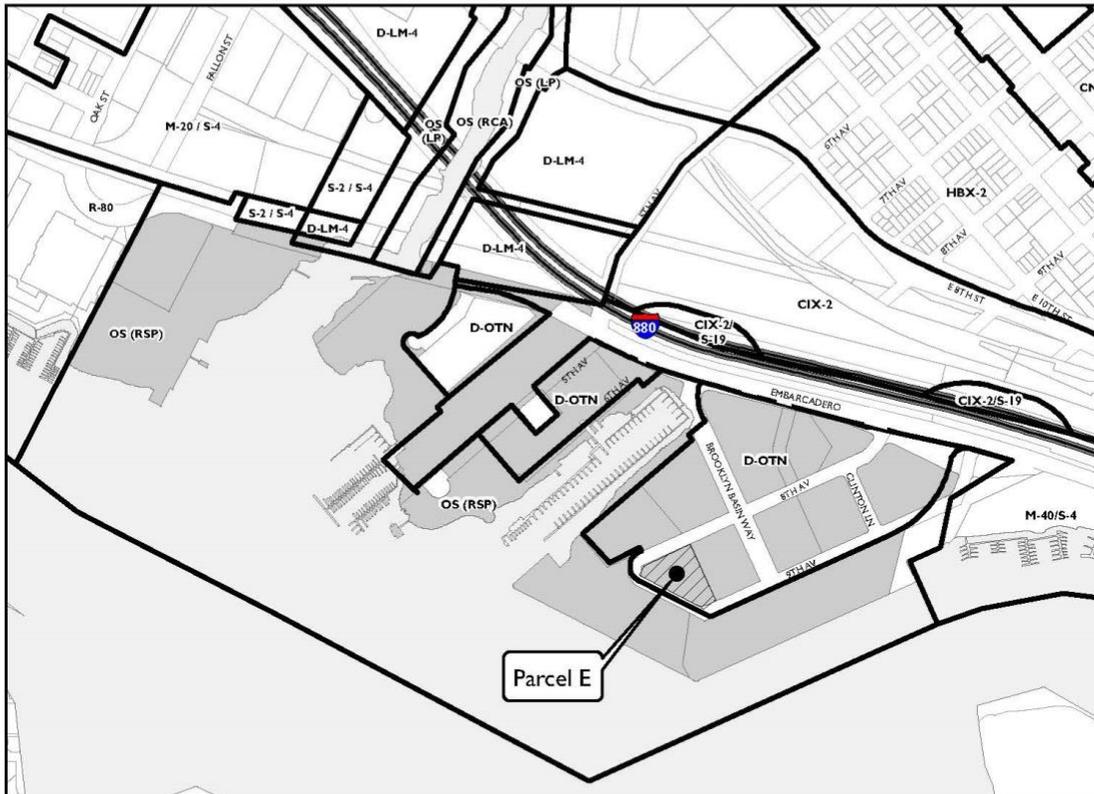
**JUNE 22, 2022**

<b>Location:</b>	<b>Brooklyn Basin (formerly known as “Oak to 9th Avenue”); specifically, Parcel E</b>
<b>Assessor’s Parcel Number(s):</b>	<b>APN 018 046501600</b>
<b>Proposal:</b>	UPDATED FROM PUBLIC NOTICE WITH MINOR CORRECTIONS: Final Development Permit (FDP) for Parcel E, including 191 Residential Care activity, consisting of 167 residential care units and 24 memory care rooming units, and 100 parking spaces, in a 7-story building.
<b>Applicant:</b>	Urban Architecture
<b>Contact Person/ Phone Number:</b>	Ashley Vajda, (206) 676-5646
<b>Owner:</b>	SRM Development
<b>Case File Number:</b>	PUD06010-PUDF013
<b>Planning Permits Required:</b>	FDP, Major CUP for Residential Care activity, and compliance with CEQA
<b>General Plan:</b>	Planned Waterfront Development-4
<b>Zoning:</b>	Planned Waterfront Zoning District (PWD-4)/D-OTN-4
<b>Environmental Determination:</b>	Final EIR certified on January 20, 2009
<b>Historic Status:</b>	Non-Historic Property
<b>City Council District:</b>	2 – Nikki Fortunato Bas
<b>Finality of Decision:</b>	Planning Commission, appealable to City Council
<b>For Further Information:</b>	Contact case planner Catherine Payne at (510)917-0577 or by email at cpayne@oaklandca.gov

**SUMMARY**

The proposed project is a Final Development Permit (FDP) for the construction of a residential care and memory care facility in Brooklyn Basin, Parcel E (Parcel E FDP). The proposed use is a residential care activity and would consist of 191 residential care units (including 24 memory care rooming units) in an 85-foot-tall building located in the Brooklyn Basin Planned Unit Development (PUD) along the Oakland Estuary waterfront south of the Lake Merritt Channel. The Planning Commission previously approved FDPs for the development of Brooklyn Basin Parcels A, B, C, D, F, G, H and J.

## CITY OF OAKLAND PLANNING COMMISSION



Case File: PUD06010-PUDF013  
Applicant: Urban Architecture  
Address: Brooklyn Basin (formerly known as “Oak to 9th Avenue”);  
Parcel E  
Zone: (PWD-4)/D-OTN

## PROJECT SITE AND SURROUNDING AREA

The Brooklyn Basin PUD encompasses an approximately 64-acre site that adjoins the Oakland Estuary to the south, Embarcadero and Interstate 880 freeway to the north, 9<sup>th</sup> Avenue to the east, and Fallon Street to the west. The PUD includes the development of 3,100 residential units, 200,000 square feet of commercial uses, new streets and infrastructure, and 29.9 acres of City parks located along the Oakland Estuary at the Lake Merritt Channel.

Parcel E is located in Phase 2 of the Brooklyn Basin PUD development; specifically, on the block bounded by 8<sup>th</sup> Avenue to the north, Brooklyn Basin Way to the east, 10<sup>th</sup> Avenue to the south, and the pedestrian mews to the east. Parcel E is located west of Parcel D and South of Parcel J.

## PROJECT BACKGROUND

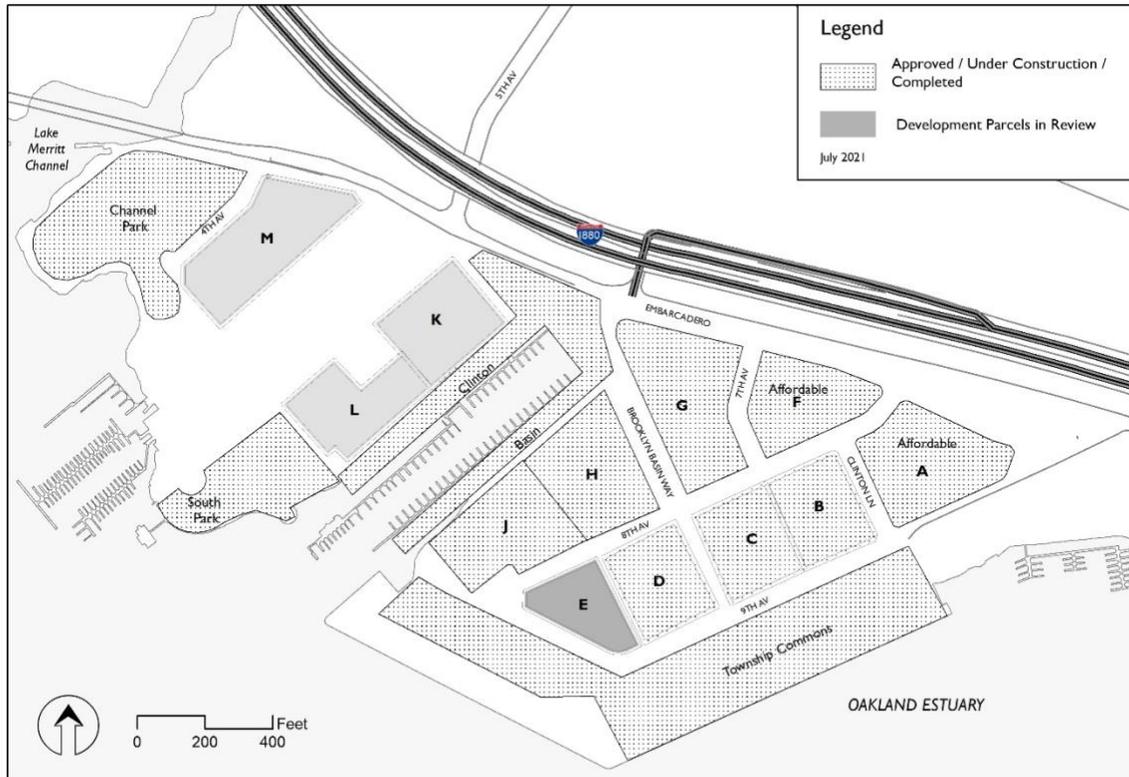
### *Project History*

The Brooklyn Basin PUD consists of a mix of residential, retail and commercial, civic, and parks and open space uses preliminarily approved by the Planning Commission on March 15, 2006, and for which a Development Agreement was executed on July 18, 2006 by the City Council. Following a legal challenge, final entitlements were granted in 2009. The project sponsors plan to construct up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, a minimum of 3,950 parking spaces, 29.9 acres of parks and public open space, two renovated marinas (with a total of 170 boat slips), and an existing wetlands restoration area. The existing buildings on the site have been demolished with the exception of a portion of the 9th Avenue Terminal shed building and the Jack London Aquatic Center. The project does not include approximately six acres of privately-held property along and east of 5th Avenue that contains a mix of commercial and industrial uses, as well as a small community of work/live facilities.

As noted above, Parcel E is located within Phase 2 of the Brooklyn Basin PUD. At this time, the Phase 1 and Phase 2 Final Maps have been recorded, horizontal infrastructure improvements constructed, and Final Development Permits issued for all parks, Parcel A, Parcel B, Parcel C, Parcel D, Parcel F, Parcel G, Parcel H, and Parcel J.

It should be noted that the Brooklyn Basin Master Developer (Master Developer) has submitted a separate application to the City to amend the Development Agreement, the General Plan Designation, and the underlying zoning district to allow for increased residential density at Brooklyn Basin. City staff is conducting environmental analysis of that application and will later consider the merits of the project. It should be noted that the Master Developer application does not impinge on rights to apply for and be granted FDPs at this time that comply with the existing entitlements.

The following provides a summary of the status of the Brooklyn Basin project:



**Brooklyn Basin Status**

### Summary of Recent Brooklyn Basin Milestones

Milestone	Requirement	Status
Land Use Entitlements (DA, PUD/PDP, GPA, Rezone, EIR)	Oakland Municipal Code	Initial (challenged) approval 7/18/2006; Final approval 1/2009
Phase 1 Soil remediation (grading/surcharge permits)	EIR MM H, Prior to issuance of site development building permits	Activities completed 2014
Affordable Housing Developer Selection	DA Exhibit L, Section 4: proposal to City within one year of acquisition of Sites F, T and G	MidPen selected by Master Developer and approved by City Housing Department in 2015
Phase 1 Final Map	TTM, DA	FM7621 Approved May 2015
Phase 1 Infrastructure FDP and construction permits	Zoning regulations	Approved 2015; Complete; Delivery expected with delivery of Phase 1 vertical development
Township Commons Park FDP	DA and PUD	Approved December 2015, BCDC confirmation May 2016
Phase 2 Infrastructure FDP	Brooklyn Basin PUD	Approved 2017; Under construction; Delivery expected with delivery of Phase 2 vertical development
Parcel B Building Permits issued	PUD, FM7621	Approved September 2016, Received TCO July 2019 and approximately 20% leased/occupied
Parcel C FDP approved	PUD, FM7621	FDP approved August 2017, Construction started April 2019
Phase 2 Final Map	PUD, TTM7621	Recorded June 2017
Parcel F FDP approved	Brooklyn Basin PUD	FDP approved November 2017; Construction started December 2019
All Parks FDPs approved	Brooklyn Basin PUD	FDPs approved August 2017
Parcel G FDP approved	Brooklyn Basin PUD	FDP approved March 2019
Parcel A FDP approved	Brooklyn Basin PUD	FDP approved June 2019, Building permits submitted November 2019
Parcel J FDP approved	Brooklyn Basin PUD	FDP approved December 2019, building permits submitted December 2019
Parcel H FDP approved	Brooklyn Basin PUD	FDP approved March 2020
Parcel D FDP approved	Brooklyn Basin PUD	Approved March 2021

Parcel E FDP	Brooklyn Basin PUD	Currently under review
DA amendment application submittal, September 2018	Planning Code Chapter 17.138	Brooklyn Basin Marina Expansion DSEIR published on June 11, 2021

## PROJECT DESCRIPTION

The proposed Brooklyn Basin Parcel E project is an 85-foot-tall building (seven stories) at the southwest corner of 9<sup>th</sup> Avenue. The project includes 167 residential care units and 24 memory care rooming units, and 100 parking spaces. Plans, elevations and illustrations are provided in Attachment A to this report.

Key aspects of the proposed project include:

- **Land Use:** The proposed land use activity is Residential Care, and includes assisted and memory care units.
- **Parking:** 100 parking spaces are provided on the first level of the proposed development. The proposed development would provide additional valet parking for residents, visitors, and employees.
- **Pedestrian Mews:** A 40-foot-wide public walking path provides a connection between 8<sup>th</sup> and 9<sup>th</sup> Avenue. The mews is a planned facility that is being designed so it can be built separately by Parcel D and Parcel E and still be functional if one is built before the other. The comprehensive design for paving and landscaping will ensure that once both Parcels are complete, the pedestrian mews would be a consistent design and provide a shared space accessible to the public.
- **Usable Open Space:** Group usable open space is in the form of a courtyard on the third and fourth level and private balconies are proposed for the residential care units.
- **Design Elements:** The proposed development is located on the corner of 8<sup>th</sup> and 9<sup>th</sup> Avenue where the upper level of building is inset to create an uninterrupted view of Township Commons Park for the proposed residential units. The building has a modern style with limited decorative ornamentation. The exterior wall materials are comprised of wood, stone veneer, and cement plaster. The ground level residential units include private entrances along 9<sup>th</sup> Avenue and the pedestrian mews; these design elements separate the proposed development from the public right-of-way.

## GENERAL PLAN ANALYSIS

The Brooklyn Basin project site is in the Planned Waterfront Development-4 (PWD-4) Estuary Policy Plan (EPP) land use designation (the Estuary Policy Plan is the General Plan for the area that includes Brooklyn Basin). The intent of the PWD-4 land use designation is to “provide for the transition of underutilized industrial land to public parks and open space, commercial/retail, multifamily residential, cultural and civic uses. Improve public access to the waterfront by providing additional public parks and open space areas and a waterfront trail.” In terms of

desired character, future development should “create a new mixed-use residential, commercial/retail, recreational neighborhood in the areas south of the Embarcadero. New parks and open space areas will provide public access to the Estuary and will continue the series of waterfront parks and the San Francisco Bay Trail. Civic and cultural uses may be incorporated into the development. Two existing marinas will be renovated to enhance boating and marine-related uses in the area.” The maximum allowed intensity is 50 residential units per gross acre over the entire 64.2 planning area included in the PWD-4 land use classification, and approximately 200,000 square feet of commercial development. The master planned Brooklyn Basin PUD allows for development of up to 3,100 residential units. At this time, the total count for dwelling units approved under Final Development Permits is 2,304 (Parcels A, B, C, D, F, G, H, J), and 191 (Parcel E) dwelling units are currently under review, within the existing allowance.

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

- Objective LU-1: Provide for a broad mixture of activities within the Estuary area.
  - *The proposed development would deliver a residential care facility that will intensify and support new uses in the Brooklyn Basin area and complement park and recreation uses along the Oakland Estuary waterfront.*
- Objective LU-2: Provide for public activities that are oriented to the water.
  - *The proposed project proposes the development of group usable open space on the third and fourth level of the building that provides views of the waterfront along 9<sup>th</sup> Avenue and Township Commons Park. In addition, the development is set back from the waterfront, allowing the views and experience of the waterfront to dominate the setting. These strong visual and physical connections to the waterfront will enhance the experience of the waterfront for both residents and the public.*
- Objective LU-3: Expand opportunities and enhance the attractiveness of the Estuary as a place to live.
  - *The proposed project will provide housing in a new neighborhood in a desirable location, supporting the socio-economic diversity of Oakland that makes it an attractive and desirable place to live.*
- Objective LU-4: Develop the Estuary area in a way that enhances Oakland’s long-term economic development.
  - *The proposal will deliver residential development that will intensify and support new uses in the Brooklyn Basin area and complement park and recreation uses, as well as commercial uses, along the Oakland Estuary waterfront.*
- Objective LU-5: Provide for the orderly transformation of land uses while acknowledging and respecting cultural and historical resources.
  - *The proposed residential project would meet the PWD-4 goals by providing new uses to underutilized sites. The project is an important piece of the larger Brooklyn*

*Basin project, which is transforming and improving the Oakland Estuary waterfront for public recreational, residential and commercial use. As part of the Brooklyn Basin PUD, the master developer is retaining, restoring, and occupying a portion of the historic 9<sup>th</sup> Avenue Terminal for historic interpretive, recreational, and commercial uses.*

- Objective LU-6: Create greater land use continuity between the Estuary waterfront and adjacent inland districts.
  - *The proposed project on Parcel E is part of the Brooklyn Basin PUD, which is designed specifically to connect the waterfront to the land side of Embarcadero, with landscaped streets and promenades, as well as improved pedestrian, bicycle, and vehicular connectivity across Embarcadero and throughout the site.*

## ZONING ANALYSIS

Parcel E is located within the Oak to Ninth District (D-OTN Zone). The intent of the D-OTN Zone is to provide mid-rise and high-rise housing opportunities together with ground-floor retail and commercial uses. Future development is to be set back from the waterfront and address compatibility between residential and nonresidential uses and reflect a variety of housing and business types. The Planned Waterfront District-4 (PWD-4) regulations also apply to projects within Brooklyn Basin. The following discussion outlines the purpose of the PWD-4 regulations and the D-OTN zone, with staff analysis provided below in indented, italicized text:

- Encourage the creation of a mixed-use district that integrates a combination of residential, commercial, public open space and civic uses.
  - *The proposed project is a residential care facility project that will diversify living opportunities in the neighborhood. The project incorporates a large, landscaped roof terrace allowing the residents to view Township Commons Park.*
- Establish development standards that allow residential, commercial, public open space and civic activities to compatibly co-exist.
  - *The proposed project is subject to and generally meets the development and other standards under the D-OTN Zone and the PWD-4 standards for density, height, setbacks, outdoor open space and parking, and is compatible with the site and surrounding area.*
- Provide a balance of private development and public open space with convenient access to public open space and the waterfront.
  - *The residential project is conveniently located at the corner of 8<sup>th</sup> and 9<sup>th</sup> Avenues and overlooks Township Commons Park. Several building entries have been strategically placed to face the proposed pedestrian mews and to have convenient access to Township Commons Park.*
- Improve access to the waterfront and recreational opportunities along the waterfront including boat launches and marinas.

- *The proposal is part of the Brooklyn Basin PUD which includes infrastructure improvements such as marinas and boat launch areas for public use along the Oakland Estuary.*
- Encourage quality and variety in building and landscape design as well as compatibility in use and form.
  - *The proposal is designed to be visually interesting and differentiated from the planned projects for Parcel C and Parcel D in order to provide variety in the neighborhood. The first two floors create an urban/residential street edge with large windows, and the upper levels are setback from the street to create a landscaped roof terrace and views of Shoreline Park. The proposed landscaping is intended to provide connectivity between the public and private realms.*

*Zoning Considerations*

- Residential density: 131 residential units were originally allocated to Parcel E according to the baseline PUD density allowance. Sixty additional units are being transferred from Parcel K to Parcel E, to achieve a total of 191 units. This unit swap is permitted subject to Design Review, as requested in this application for development review.
- Parking: 48 parking spaces are required. One hundred parking spaces (used by both the residents and the employees) and one (1) facility vehicle parking spaces are provided.

**Brooklyn Basin Parking Table**

Residential Parking Standard	75% reduction in parking	Required employee parking space	Required parking spaces	Provided parking spaces	Delta
Parking Space per residential unit (1 space/du)  191 parking spaces required	48 residential parking spaces required	One (1) space for every three (3) employees.  35 employees proposed = 12 parking spaces required	60	100	+60 spaces

## Brooklyn Basin Residential Density Allocation

Parcel	Baseline Density Allowance	Re-Allocation	Delta	Enabling Procedure
A	407	254	-153du/ -38%	Design Review, (approved 2017) swap with Parcel F
B	175	241	+66 du/38%	Design review (approved 2016)
C	175	241	+66 du/38%	Design review (approved 2017)
D	175	243	+68du/38%	By right, swap with Parcel M
E	131	191	+60du/31%	By right, swap with Parcel K
F	165	211	+46 du/28%	Design Review (approved 2017), swap with Parcel A
G	300	371*	+71 du/19%	By right, swap with Parcel K
H	375	380	+5 du/1%	By right, (under review), swap with Parcel M
J	339	378	+39 du/12%	By right, (under review), swap with Parcel M
K	322	231	-91 du/-28%	By right, swap with Parcel G
L	146	146	0/0	Original approval
M	390	213	-177 du/-41%	Design Review, Swap with Parcel D,H, J
<i>Total</i>	<i>3,100</i>	<i>3,100</i>		

\*Parcel G reallocation initiated after Planning Commission approval, which is allowed by Planning Code.

## Zoning Analysis

The proposed project includes 24 Memory Care units (18.8% of the project) and 167 Residential Care units (81.1% of the project). The project's compliance with the underlying regulatory framework is outlined below:

Criteria	Planned Waterfront Zoning District-4	Proposed	Analysis
<b>Land Use</b>			
Residential Care Facility	CUP	191 units: 24 memory care rooming units; and 167 residential care units	Conditional use permit is required;  Baseline Density Allowance = 131 and PUD reallocation density up to 191.
Building Height	86-100'	85' height proposed	Complies
Open Space - Residential	150 sf per unit Private usable open space 2x Total Required: 28,650 SF	8,388 sf Private = 16,776 sf	Complies

		Group Open Space = 12,759 SF Total = 29,535 sf	
Parking – residential care units	1 space/du = 191 spaces  75% reduction in parking is permitted for housing for persons who are physically disabled, or who are 60 years or older (Chapter 17.116.110).  48 parking spaces required	120 parking spaces proposed with the use of car stackers (3 or 4 levels high)	Complies
Parking – residential care employees	1 space for each 3 employees on site during the shift that has maximum staffing and one (1) space for each facility;  35 employees = 12 parking spaces.  1 space for each facility vehicle.	12 parking employee parking spaces within the car stacker system  1 space is allocated for facility vehicle	Complies
Loading	1 residential berth	1 residential berth and accessible loading area per Caltrans detail A90B	Complies
Recycling	2 cubic feet per residential unit	432 cubic feet recycling provided	Complies

Current Zoning Requirements (not applicable, but considered best practice)			
BIKE PARKING - Residential	Long term: 1/4 du = 40 spaces Short term: 1/20 du = 8 spaces	42 long term spaces provided  4 short term spaces provided	Not applicable, but the proposed design elements for long- and short-term bicycle parking comply.

*Oak to 9<sup>th</sup> Brooklyn Basin Design Guidelines*

- Urban Design Principles:

- Create walkable and lively public streets, open spaces and pedestrian ways that provide strong visual and pedestrian linkages between the waterfront and inland areas.
  - *The Brooklyn Basin PUD will have approximately ten new public streets. Parcel E is a triangular site that has access to three urban edges, e.g., the northern façade of the building faces 8<sup>th</sup> Avenue where mixed-use development is proposed, the eastern façade of the building abuts the pedestrian mews which connects to Township Commons Park, and the southern façade of the building faces 9<sup>th</sup> Avenue and Shoreline Park.*
- Introduce a mix of housing that supports a diverse population of residents and that promotes a nighttime environment along the waterfront.
  - *The proposed project adds diversity in the PUD housing types by providing independent, assisted, and memory care housing, with a total of 191 residential types (including studio, one-, two-, and memory care bedroom models).*
- Maintain and enhance public views of the waterfront.
  - *The 85-foot tall building provides direct views to Township Commons Park and the Estuary, and will not block or impede views of the waterfront.*
- Configure and design buildings to spatially define and reinforce the public character of streets and open spaces.
  - *The proposed building is designed with a strong street wall and maximized ground floor transparency and landscaping to frame and enrich the character of the adjacent rights-of-way.*
- Develop a dynamic composition of taller and shorter buildings that reinforce the spatial characteristics of the waterfront and open space system, and that dramatize this unique shoreline setting.
  - *The project is a mid-rise product designed to fit the Brooklyn Basin PUD. The building provides some height variation to reduce the risk of a monolithic presence.*
- Allow for a diversity of architectural expressions within the strong public framework of streets and open spaces.
  - *The project is designed to fit within the desired scale of development of the site while being massed and articulated differently from the nearby Phases 1 and 2 projects. The intent of this approach is to provide a diversity of architectural expression within the neighborhood for visual complexity and interest.*

## ZONING AND RELATED ISSUES

### *Design*

Staff has worked with the applicant and architect to refine the proposed design for Parcel E. Key aspects of the building include:

- **Building Orientation:** The Parcel E Project is on the corner of 8<sup>th</sup> and 9<sup>th</sup> Avenue oriented toward Township Commons Park and the Estuary and Brooklyn Basin Way. The façades facing 9<sup>th</sup> Ave and the pedestrian mews have ground floor residential units with private patios.
- **Ground Floor Residential:** Residential units are located on 9<sup>th</sup> Avenue and the pedestrian mews and provides private patios, landscaping, and appropriate separation between the public and private realm.
- **Pedestrian Mews:** The design for the pedestrian mews accommodates pedestrian connectivity between 8<sup>th</sup> and 9<sup>th</sup> Avenue, providing a connection to Township Commons Park.

### *Issues*

In general, staff finds the project improved since the original submittal. The applicant has responded to staff comments with improvements to the site plan and design of the building. The project has been redesigned to reduce the number of exterior materials (thereby reducing visual clutter), address corners, and

- **Blank wall on third floor level facing 8<sup>th</sup> Avenue:** There is a kitchen located on the third level of the building facing 8<sup>th</sup> Avenue. The exterior wall at this location includes no penetrations or transparency. Staff recommends an intentional, high-quality treatment to enliven the façade and provide visual interest from the street and building located on the opposite side of the street.
- **Blank wall at 9<sup>th</sup> Avenue curve:** The building corner at this location includes a dynamic angle that is prominent when viewed from Township Commons. While there may be adequate transparency at this location, the vertical blank wall should be treated to provide visual interest at this key location, and to respond to the unique setting across from the park and the Oakland Estuary. Staff recommends consideration of a rich and prominent material or treatment at this location.

### *On-going, Non-design Related Issues*

- **Pedestrian Mews:** The design of the pedestrian mews accommodates pedestrian connectivity between 8<sup>th</sup> and 9<sup>th</sup> Avenue and would provide a connection to Township Commons Park. The parcel line for Parcel D and Parcel E goes through the middle of the pedestrian mews. The mews is designed so each half can be built separately by Parcel D and Parcel E and still be functional if one is built before the other. The comprehensive design for paving and landscaping will ensure that, once both projects are complete, the pedestrian mews will have a unified design and provide a shared space accessible to the public.

- **Parking:** A 75% reduction in parking is permitted for housing for persons who are physically disabled, or who are 60 years or older (per Chapter 17.116.110) and would result in the reduction of required off-street parking spaces from 191 to 48. Additional site parking for employee parking spaces and one (1) facility vehicle spaces is required. An automatic car stacker (either 3 or 4 car high) is proposed, resulting in 100 parking spaces that would be utilized by both the residents and employees and one (1) facility vehicle are provided. A dedicated passenger and accessible loading zone is proposed on 8<sup>th</sup> Avenue.

## RECOMMENDATION

Staff recommends the DRC review and comment on the proposed Brooklyn Basin Parcel E FDP, with attention to the issues raised by staff in this report.

Prepared by:

*Catherine Payne*

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Catherine Payne, Development Planning Manager

Bureau of Planning

## Attachment:

- A. Proposed Parcel E Plans, dated February 25, 2022

# BROOKLYN BASIN - PARCEL E

Design Review Committee Submittal



April 27, 2022



# Index and Project Team

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# Goals and Vision

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## SUMMARY

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Brooklyn Basin is establishing a vibrant new mixed-use neighborhood on the Oakland Estuary and this project brings a diversity in housing type serving an increasing population of seniors in the region. This unique location puts seniors at close proximity to cultural, commercial, and recreational activities important to their quality of life. The building will offer independent, assisted and memory care housing allowing residents to age-in-place.

## DESIGN GOALS

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Brooklyn Basin has established urban design principles, concepts and guidelines to carryout their vision. It is our responsibility to see that this is carried out in the immediate context of the block we will occupy.

### •Create an appropriate site response to three distinct urban edges

The site is triangular with three very different urban edges.

The north side faces 8th Avenue and opposite to other mixed-use residential buildings. We locate the main entry and atrium toward this urban edge. Vehicular drop-off, reception, offices and other support spaces are located on this side of the building. Two stories of brick, storefront windows, and steel canopies reflect the commercial nature of the use.

The east side of the site fronts a unique, intimately scaled, pedestrian mews which connects to Shoreline Park. Residential flats with small patios are positioned to take advantage of this amenity giving all residents direct access. Some upper level units have decks facing the mews creating activity and “eyes on the street”.

The southwest portion of the site facing 9th Ave and Shoreline Park is the premier elevation with unobstructed views to the Oakland Estuary. Ground level units have small patios and front doors off of 9th giving the building an active/residential streetscape. A series of bays interrupt a two story brick framework giving the appearance of town or row houses.

### •Exploit the view

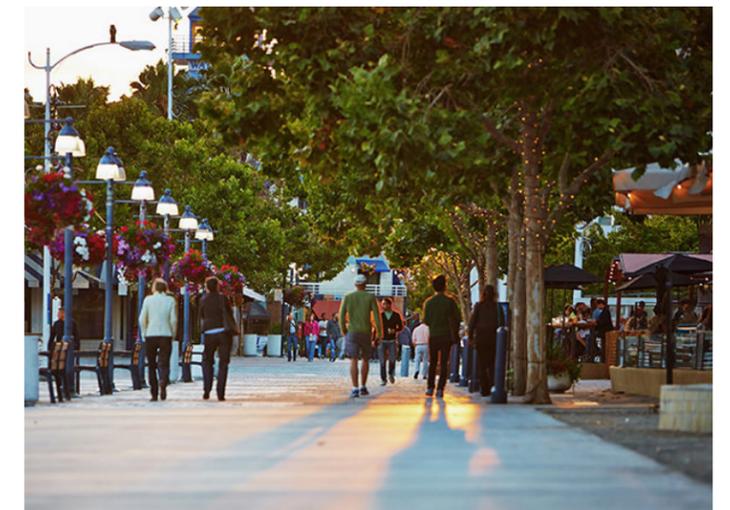
While the first two floors create a urban residential street edge, the upper level massing is pushed away from the view to increase premium view units and to create a large landscaped roof terrace allowing all residents some connection to the view. Resident common amenity space is located on level 3 so bistro, living, and dining all have spill out space to the terrace.

### •Connect to Shoreline Park

Shoreline Park is directly to the southwest of our project and is “a grand civic space oriented to the open water of Brooklyn Basin. The park is designed to accommodate large celebrations, concerts, water festivals, as well as day-to-day activities, such as informal play and passive recreation.” It is paramount that our building be connected both visually and physically to this park, so that our senior residents are frequent patrons of the park and all it has to offer. Several building entries are strategically positioned giving residents’ convenient access to the park. Crosswalks connect from the pedestrian mews, mid-block on 9th Ave, and on the corner of 8th and 9th Ave directly to the park. The third level roof terrace has sweeping views of the park.

### •Maintain a functional senior community

Senior housing has challenges unique to an aging population. Unlike typical multifamily housing the building contains a full commercial kitchen providing 3 meals a day, a sizeable staff, and many additional amenities for daily living. With such a prominent site we have internalized back-of-house so that the entire streetscape remains active and without blank facades. Deliveries, trash pick-up, and vehicular access is all reduced to one curb cut and discreetly placed to minimize disruption. Residential units and active amenity populates the exterior to enhance the streetscape and maximize resident connection to their greater community.



# Design Guidelines Analysis

Code Standard	Guidelines Description	Proposed	Status
Urban Design Principles pg. 3 (5)	Introduce a mix of housing that supports a diverse population of residents and that promotes a day and nighttime environment along the waterfront	<b>Residential Care: R2.1 Senior Assisted Living and Memory Care</b>	Compliant FDP pg. 2
Urban Design Principles pg. 3 (6,7,8)	Maintain and enhance public views to the waterfront. Configure and design buildings to spatially define and reinforce the public character of streets and open spaces. Introduce ground level activities that enliven streets and public spaces.	<b>The first two floors create an urban residential street edge, the upper level massing is pushed away from the view to increase premium view units and to create a large landscape roof terrace allowing all residents some connection to the view.</b>	Compliant FDP pg. 1
Urban Design Principles Public Streets and Pedestrian Ways pg.7,9	Ninth Avenue forms a strong public edge to Shoreline Park and a direct and welcoming entrance to the community from the Embarcadero.  Eight Avenue: the Street will have an urban village Character, with tree lined sidewalks defined by ground level lobbies townhouses and loft units  Pedestrian Mews: Complementing and extending the public street network, a series of more intimately scaled pedestrian streets will offer additional access through the community and waterfront	<b>The buildings premiere elevation facing 9th ave. has unobstructed views to the Oakland Estuary. Ground level units have small patios and front doors give the building an active/residential streetscape.</b>  <b>The main entry and atrium are located on 8th Ave. Vehicular drop-off, reception, offices and other support spaces are located on this side of the building. Two stories of brick, storefront windows, and steel canopies reflect the commercial nature of the use.</b>  <b>Intimately scaled residential facades with small patios are positioned to take advantage of the mews giving all residents direct access. Some upper level units have decks facing the mews creating street activity and allowing "eyes on the street".</b>	Compliant FDP pg. 7
Housing Opportunities pg. 11	Townhouse Style Units...activate sidewalks along the pedestrian mews and along the other internal streets of the community. Podium Units... will come in a full range of sizes and such will serve a broad segment of the population including seniors. Many of these units will enjoy direct views to the waterfront and/or internal courtyard open spaces with resident serving amenities.	<b>A series of bays interrupt a two story brick framework at ground level giving the appearance of town or row houses. Unit mix includes Studios, 1 and 2 bedrooms. The massing of the building allows for uninterrupted views at upper levels.</b>	Compliant FDP pg.7/17-23
Spatial Definition pg. 13	Buildings will generally be built to property lines of streets and parks. Building walls will become lively and delightful edges to streets and open spaces through the variation of building materials and planes, and the introduction of architectural elements like balconies, loggias, moldings, step backs, etc.	<b>Setbacks: 8th Ave: 0' 9th Ave: 5' Mews: 20' Wall Materials include brick, lap siding and fiber cement panels.</b>	Compliant
Design Intent: pg.15 (b,c)	Corner locations, visual termini, major entries and other visible building frontages should receive spatial emphasis and treatment A varied building silhouette is encouraged through significant changes in massing at rooflines	<b>Main entry is located at 8th Ave within the atrium space. Massing of the building is significantly pushed back on upper levels to create an uninterrupted view for units and a large courtyard on the podium level.</b>	Compliant FDP pg.7
Overall Building Height pg. 19	Predominant building height within the Brooklyn Basin community is 86 feet	<b>Building Height: 85 feet</b>	Compliant FDP pg. 25
Variation in Street Wall Building Volume and Plane pg. 19(1,2)	Building should introduce a differentiated architectural expression and/or step at least 5 feet above a height of 65 feet Significant changes in building massing should be provided above a height of 30 feet.	<b>Level 6 and 7 step back 5ft on mews and 8th Ave side. The upper levels 3-7 are pushed back creating an open space courtyard on level 3.</b>	Compliant FDP pg. 12

Parking Garage Facades pg. 21 (1,2,4)	Parking garage should be architecturally integrated with the façade of the occupied space served by the garage. Patterns of openings at garage facades should be similar in rhythm and scale to other opening within the building Awnings, canopies, sunscreens planters, ornamental railings and other elements should be utilized to provide visual richness.	<b>Residential units and lobby space wrap the parking to create an active streetscape. Openings at garage follow the brick bay pattern set throughout base of building. Elevation on 8th ave includes canopies along façade giving street frontage a commercial feel.</b>	Compliant FDP pg. 10, 31
Windows: pg.22 (4)	Curtain wall glazing should be primarily utilized on the upper portions of buildings where vertical expression is more desirable.	<b>Glazing is provided at courtyard level opening the views of the amenity space and at the atrium space on 8th Ave, creating a grand entrance feel to the building</b>	Compliant FDP pg.7,17-23
Building Orientation and Public Realm: Pg.28-31	Mixed use street: Frontage should include one or more of the following: Residential lobbies with articulated building entries that provide a welcoming gesture to the street. Individual entries with stoops connecting to the public sidewalk are encouraged. Street fronts should incorporate landscaping in the front yard setbacks including planting beds, hedges, planters, etc.  Mews Edges: Entries with stoops connection to the public sidewalk should be provided as a primary entrance to the residential unit at intervals no less than 50 feet. The mews should incorporate landscaping along the building fronts between entries including planting beds, hedges, planters, etc.  Waterfront/Park Edges: Second level terraces and balconies that overlook the open space and provide a sense of security are also enclosed. Articulated building entries should be provided wherever appropriate, at intervals of at least 200 feet or one per block face.	<b>Lobby is located within the 3 level atrium on 8th Ave. Level 6 and 7 setback 5' from street view. Ground level units have entry doors at street frontage. Mews Street is lined with trees as per master plan.</b>  <b>Units at ground level have entries at mews front. Some upper level units have decks facing the mews creating activity and "eyes on the street". Mews landscaping integrates balconies and entrance to design.</b>  <b>Ground level units have small patios and front doors off 9th giving the building an active/residential streetscape. Second level fats all have large windows and outdoor decks. A series of bays interrupt a two story brick framework giving the appearance of town or row houses.</b>	Compliant FDP pg. 5
Service Area pg. 33	The aggregate width of service doors should not exceed fifteen feet withing 60 feet of any frontages Doors exceeding 30 square feet in area should be recessed a minimum of six inches from the primary building plane	<b>Garage and Commercial loading entries are recessed and all service areas are wrapped by lobby and residential units</b>	Compliant FDP pg. 7
Waste Handling Areas pg.33	All waste handling areas should be either enclosed in the structure of the building or screened by a wall or fence consistent with the architectural character of the building...	<b>Trash room is located inside parking garage.</b>	Compliant FDP. Pg 7

# Project Information

## PROJECT DESCRIPTION

The project has a total of 191 units with a mix of studios, one bedroom, two bedroom and memory care units. There is a total of seven levels; levels 1 through 3 are type IA construction and levels 4 through 7 are type IB. This building includes a variety of amenity spaces for its residents, including a landscaped roof terrace on the third and fourth levels.

Site Address: 8th Ave, Oakland, CA. 94606  
 Site Area: 51,636 SF  
 Total Units: 191 Units

## ZONING AND DESIGN GUIDELINES SUMMARY

Zoning: PWD- 4 (D-OTN)

### Permitted Use and Density:

As per the PWD-4 zoning regulations, the maximum number of residential units allowed for the entire Brooklyn Basin development is 3,100 units. Unused parcel densities may be transferred to another parcel. The number of dwelling units per parcel may increase or decrease provided that the number of dwelling units being transferred does not exceed more than 33% of the allocation of the development parcel receiving the transferred units.

Table A shows the current approved density distribution across 13 parcels.

Table B shows density transfer to parcel E from parcel M

\*\*The project has 24 memory care units designated as Residential Care, these are included in density calculations.

Building Dimensions: Street Wall Setback:  
 Height: Max. Allowed: 86 FT Mews Required: 20'  
 Proposed: 81 FT Mews Provided: 20'-6"

Open Space:  
 Required: 150 SF per residential unit  
 191 units x 150 SF = 28,650 SF

Provided:  
 Group Usable Open Space (Courtyards): 13,110 SF  
 Private Open Space (Resident Balconies):  
 8,858 SF x 2 (SF credit) = 17,716 SF

Total Open Space: 30,826 SF

### Vehicle Parking:

Required:  
 Residential = 1 stall/ unit  
 191 Units (167 AL + 24 MC)  
 Reduction per. SMC.17.116.110.A.  
 Parking for senior housing can be reduced by up to 75%  
 191 x 75% Reduction = 48 Stalls  
 Employee = 1 stall per 3 employees  
 36 employees / 3 = 12 stalls required  
 Total Required: 60 stalls  
 Total Provided: 100 stalls

### Bicycle Parking:

Required:  
 Short Term (Visitors): 1 per 20 units (min. 2)  
 191/20 = 10 spaces  
 Long Term (Employees): Min. 2 spaces or 5% of required parking (whichever is greater).  
 5% of 36 = 2 spaces  
 Long Term (Residents): 1 per 10 units. Min 2.  
 191/10 = 20 spaces  
 Total required: 32 spaces

Provided:  
 22 secure bicycle stalls - Wall rack system (48" min. aisle width, 78" max. aisle width)  
 10 bicycle stalls (Exterior) at main entrance

### Trash/Recycling Storage Areas:

Required:  
 Trash: 4.3 Cu. Ft/Unit = 822 Cu. Ft = 31 Cu. Yard  
 Recycling: 2 Cu. Ft/Unit = 382 Cu. Ft = 15 Cu. Yds

Provided:  
 Trash: 32 Cubic Yards  
 Recycling: 16 Cubic Yards

## PROJECT DATA

### PROJECT GROSS FLOOR AREA: (in Square Feet)

Floor Level	parking	residential	leasable storage	common amenity	circulation	BOH/ MEP	TOTAL
L1	14,422	15,824		4,603	2,862	4,180	41,891
L2		16,210	1,556	9,605	6,967	2,117	36,455
L3		11,525		10,355	4,272	1,811	27,963
L4		20,352		3,045	4,163	316	27,876
L5		23,997			4,022	337	28,356
L6		21,581		180	4,115	424	26,300
L7		21,760			4,201	337	26,298
<b>TOTAL</b>	<b>14,422</b>	<b>131,249</b>	<b>1,556</b>	<b>27,788</b>	<b>30,602</b>	<b>9,522</b>	<b>215,139</b>

215,139

courtyards	Residential Balconies/ Patios*	# of Balconies/ Patios	Totals
	704	21	704
1,395	526	8	2,447
10,925	2,036	13	14,997
790	778	13	2,346
	1,518	23	3,036
	3,210	28	6,420
	790	10	1,580
<b>13,110</b>	<b>9,562</b>	<b>116</b>	<b>31,530</b>

\* Each square foot of Private Useable Open Space is conforming to the requirements in Section 17.126.040 shall be considered equivalent to two square feet

Total Open Space Required 28,650

\*\*Level 1 Patios do not count towards required open space calculations

### UNIT INFORMATION

#### Unit Distribution

	MC	Studios	1 br	1 br + den	2 br	TOTAL
L1		4	7	1	7	19
L2	24	5	6		1	36
L3		5	8		3	16
L4		4	18		5	27
L5		5	19	1	6	31
L6		5	21		5	31
L7		5	20	1	5	31
<b>TOTAL</b>	<b>24</b>	<b>33</b>	<b>99</b>	<b>3</b>	<b>32</b>	<b>191</b>

191

#### Unit Mix

Unit Type	# of Units	%
MC	24	
Studios	33	19.8%
1 br	99	59.3%
1 br + den	3	1.8%
2 br	32	19.2%
<b>Totals</b>	<b>191</b>	<b>100.00%</b>

#### Average Unit Size

Res	# of Units	Avg. GSF
131,249	191	687

#### Average Unit Size

Unit Type	Avg. GSF
MC	336
Studios	478
1 br/ 1 ba	696
1 br + den	1082
2 br/ 2 ba	1097

### PARKING INFORMATION - VALET SCHEME

Parking Level	Automated Parking System		
	PARKLIFT	SMALL PARKLIFT	ADA Stalls
L1	78	18	4
<b>TOTALS</b>	<b>78</b>	<b>18</b>	<b>4</b>
	total parking		100

## DENSITY ALLOCATION TABLES

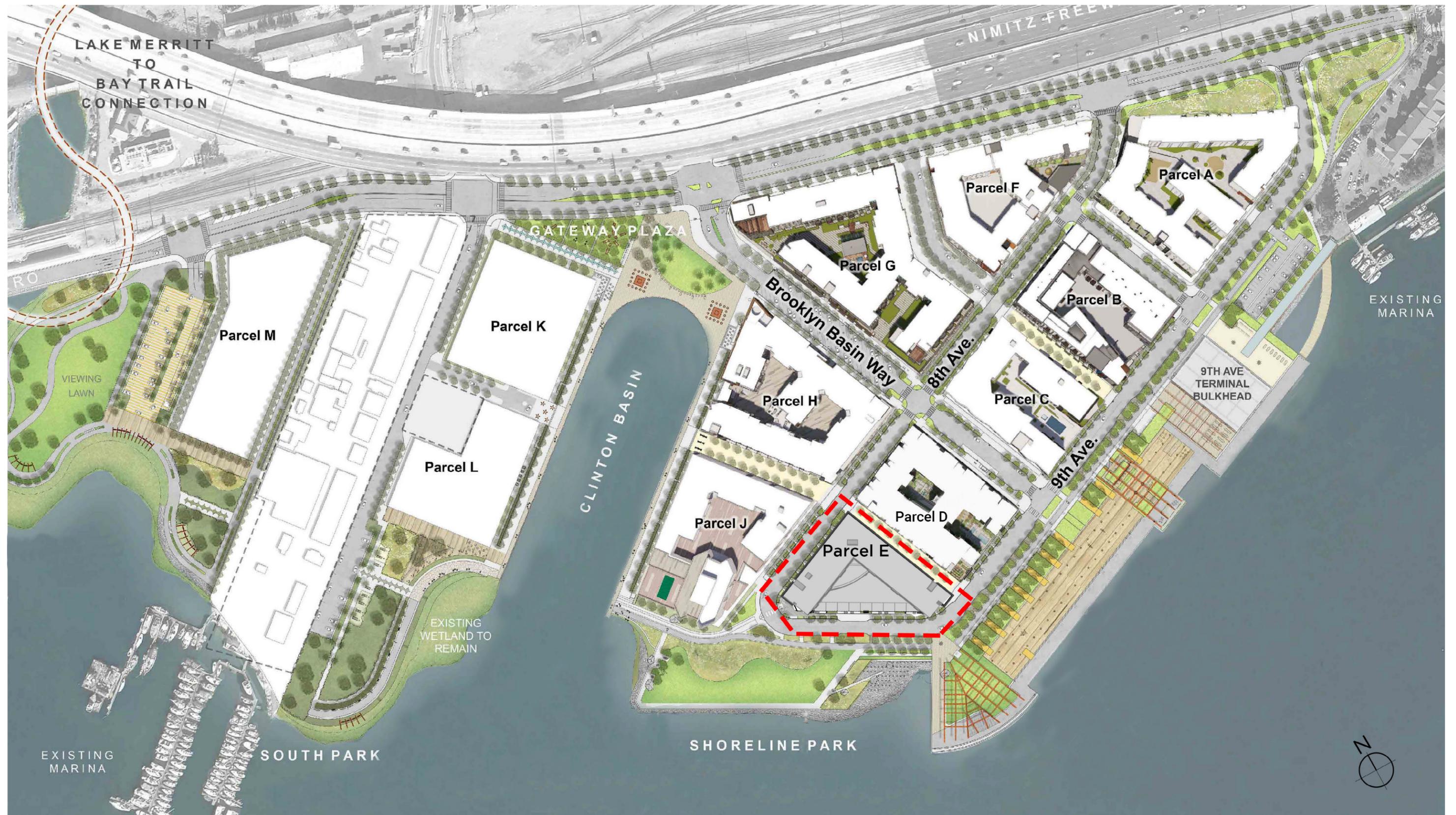
TABLE A	Acreage	2009	
		Allocation	Original DU/acre
A	2.38	407	171
B	1.53	175	114
C	1.48	175	118
D	1.46	175	120
E	1.2	131	109
F	1.75	165	94
G	2.7	300	111
H	2.08	375	180
J	1.84	339	184
K	1.69	322	191
L	1.45	146	101
M	2.6	390	150
<b>TOTAL</b>	<b>22.16</b>	<b>3100</b>	

TABLE B	Acreage	Current	% change	Current DU/acre
B	1.53	241	38%	158
C	1.48	241	38%	163
D	1.46	232	33%	159
E	1.2	191	46%	159
F	1.75	211	28%	121
G	2.7	371	24%	137
H	2.08	380	1%	183
J	1.84	378	12%	205
K	1.69	231	-28%	137
L	1.45	146	0%	101
M	2.6	224	-43%	86
<b>TOTAL</b>	<b>22.16</b>	<b>3100</b>		<b>140</b>

# Development Plan Checklist

	Project Items	Response
1	The location of all public infrastructure that provides water, sewage, and drainage facilities and other utility services	See Civil sheets C2.0 FDP(pages 43&44)
2	The location of all private infrastructure that provides gas, electric and other utility services.	See Civil sheets C2.0 FDP(pages 43&44)
3	The location of all shoreline improvements and remediation plans.	See Master Development Plans and Permits
4	Detailed building plans, elevations, sections and a description of all exterior building materials if a development project is included with the Final development plan. The application for the first building proposed in a phase must show the conceptual building massing, heights, and rooflines of future buildings	See FDP packet; Plans on pages 21-28; Sections on pages 29-30; Materials on page 32; Elevations on pages 33-38
5	Landscape plans, and buffering plans, if required, prepared by a landscape architect, if a development project is included with the Final Development Plan.	See FDP packet; pages 46-50
6	The character and location of signs.	See FDP packet; Page 41
7	Detailed improvement plans for all public and private streets, driveways, sidewalks, pedestrian and bikeways, and off-street parking and loading areas.	See Civil sheets C2.0 FDP (pages 43-44)
8	Detailed improvement plans for all parks and open space areas, including programmed activities and the Bay Trail;	See Master Development Plans and Permits
9	Detailed demolition plans for the appropriate phase;	Not Applicable, vacant site, no proposed demolition
10	Grading and soil remediation plans approved by the appropriate agency, other earth moving plans, if appropriate, including estimated quantities and the grading schedule for the appropriate phase;	See Master Development Plans and Permits; that had a geotech and soil remediation report done for the entire area as part of the Master development plan
11	The public facilities financing plan for the appropriate phase approved as part of the Preliminary Development Plan modified as necessary to reflect changed conditions or new information.	This particular project will be privately financed.
12	Plan references to all improvements for the appropriate phase required for the Vesting Tentative Tract Map 7621 approved on June 20, 2006 and as may be amended.	This project will not be phased; Please see FDP packet; (pages 21-28)

# Master Site Plan



# Site Context



A. Aerial View Looking North



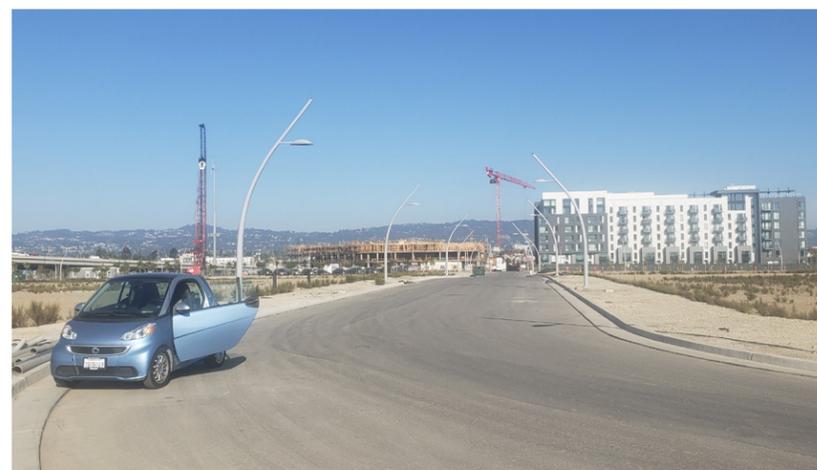
B. Aerial View Looking at Shoreline Park



C. Aerial View Looking Northwest



D. Aerial View Looking Southeast

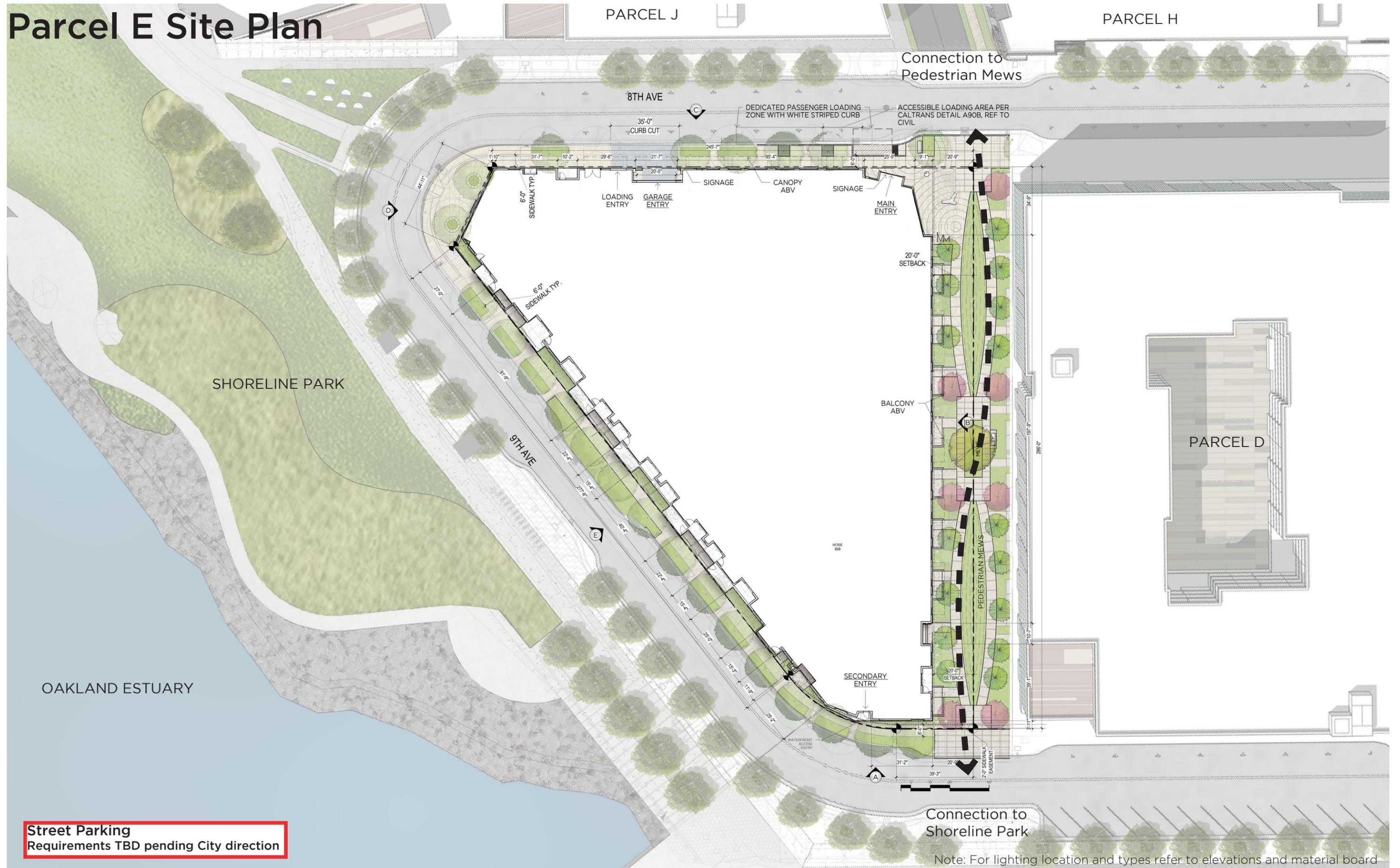


E. Street View Looking Northeast from 8th Ave



F. Street View Looking East from 9th Ave

# Parcel E Site Plan

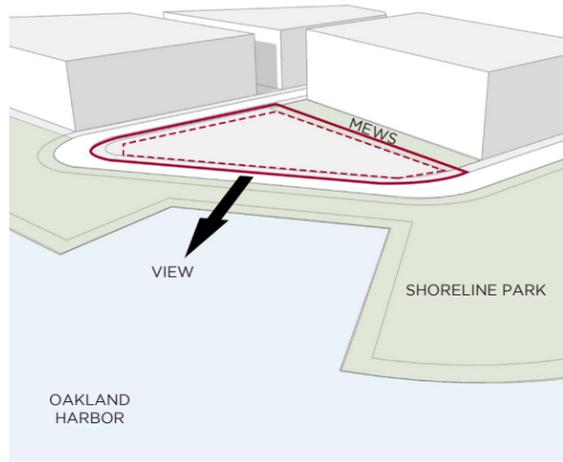


**Street Parking**  
Requirements TBD pending City direction

Connection to  
Shoreline Park

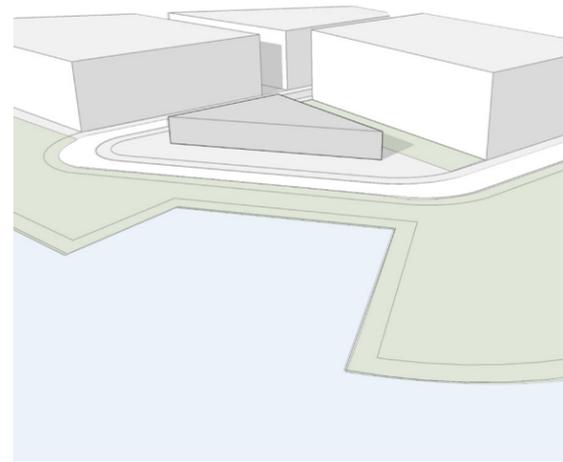
Note: For lighting location and types refer to elevations and material board

# Conceptual Massing Diagram



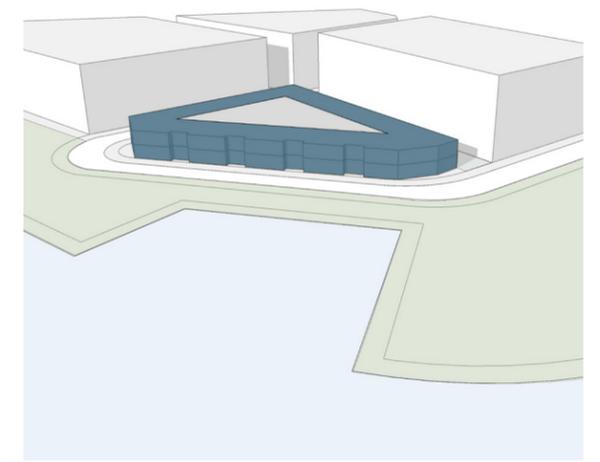
**SITE**

The site has a prominent location with unobstructed views of the Oakland Inner Harbor and green spaces on three sides



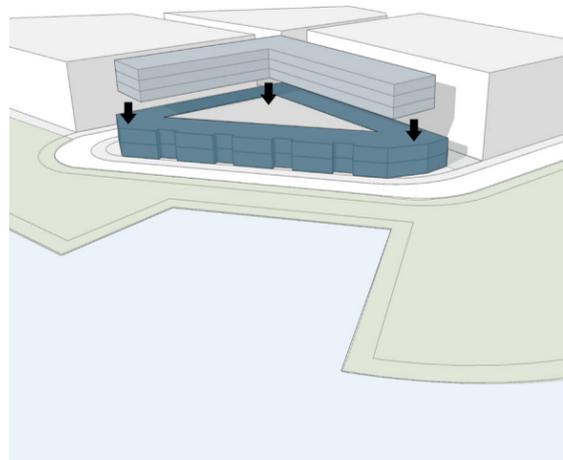
**PARKING**

Parking is made up of City Lift Parking stackers to minimize its central footprint



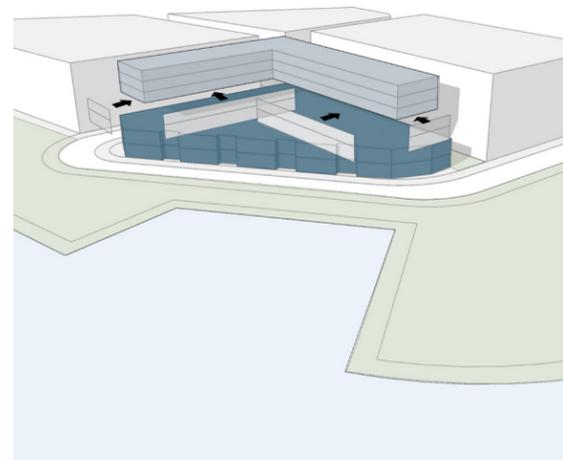
**WRAP**

Residential units and lobby space wrap the parking to create an active streetscape



**FLOAT**

Residential units occupy the top 3 floors and float over the base



**VOID**

Common amenity spaces are inserted at level 3 and 4 to maximize views and connect to landscaped roof terraces.



**MODULATE**

Vertical modulation is introduced to break down the overall massing

# Perspective View 1

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Aerial View from 9th Ave Looking North

# Perspective View 2

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Aerial View from 9th Ave Looking Southeast

# Perspective View 3

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Aerial View Looking South from 8th Ave

# Perspective View 4

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Aerial View from 9th Ave Looking West

# Perspective View 5

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Aerial View from 9th Ave Looking North

# Perspective View 6

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Street View Looking Southeast from the Corner of 8th and 9th Avenues

# Perspective View 7

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Street View Looking Southwest on 8th Ave

# Perspective View 8

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Street View from 9th Ave Looking Towards Mews

# Perspective View 9

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Street View Looking North on 9th Ave

# Perspective View 10

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Pedestrian View Looking Through Mews

# Perspective View 11

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Pedestrian View on 9th Ave

# Perspective View 12

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Pedestrian View on 8th Ave

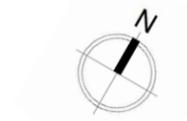


# 2nd Level Floor Plan



## Color Legend

- PARKING
- RESIDENTIAL
- STORAGE
- COMMON AMENITY
- CIRCULATION
- UTILITY
- OPEN SPACE



# 3rd Level Floor Plan

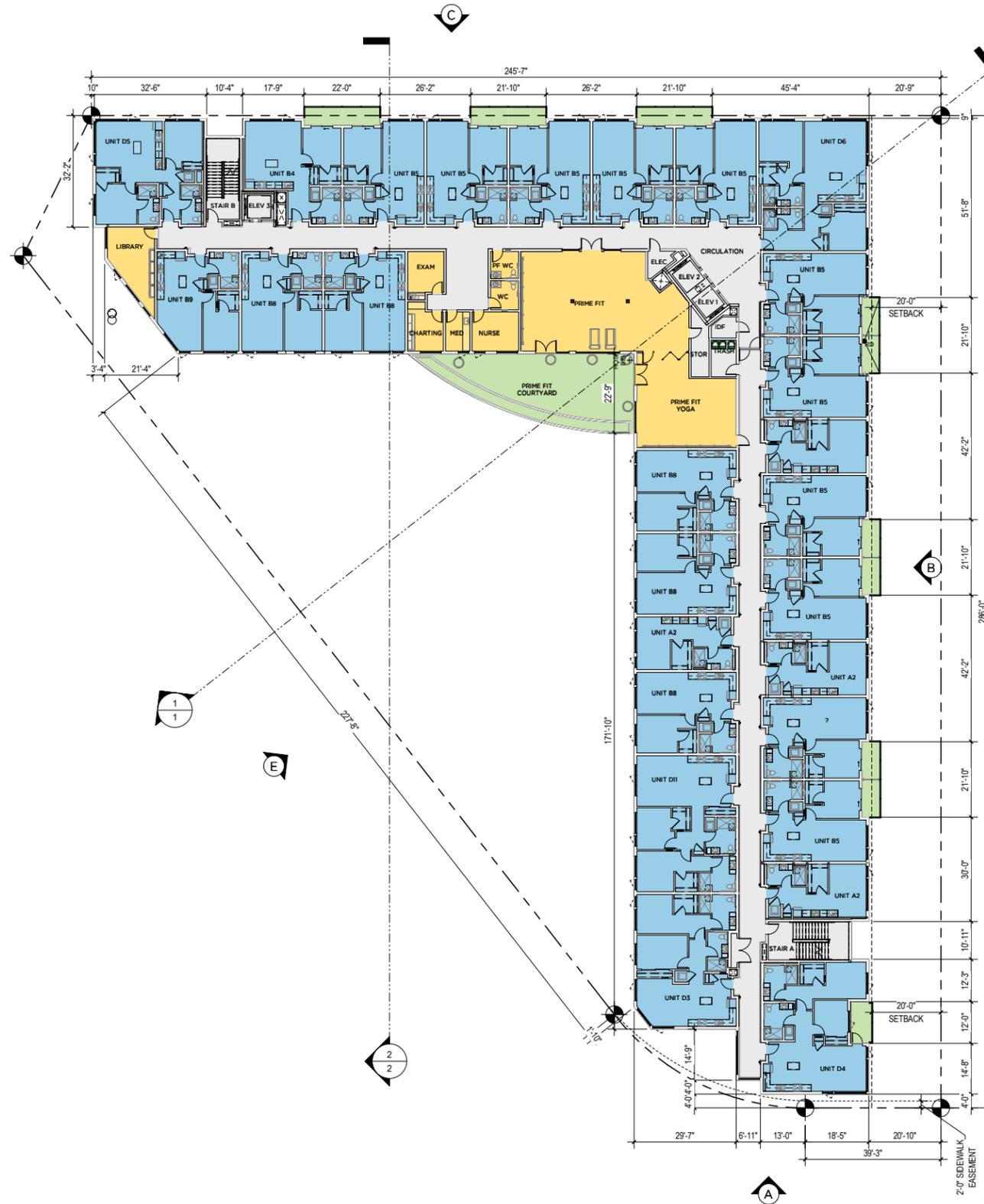


## Color Legend

- PARKING
- RESIDENTIAL
- STORAGE
- COMMON AMENITY
- CIRCULATION
- UTILITY
- OPEN SPACE



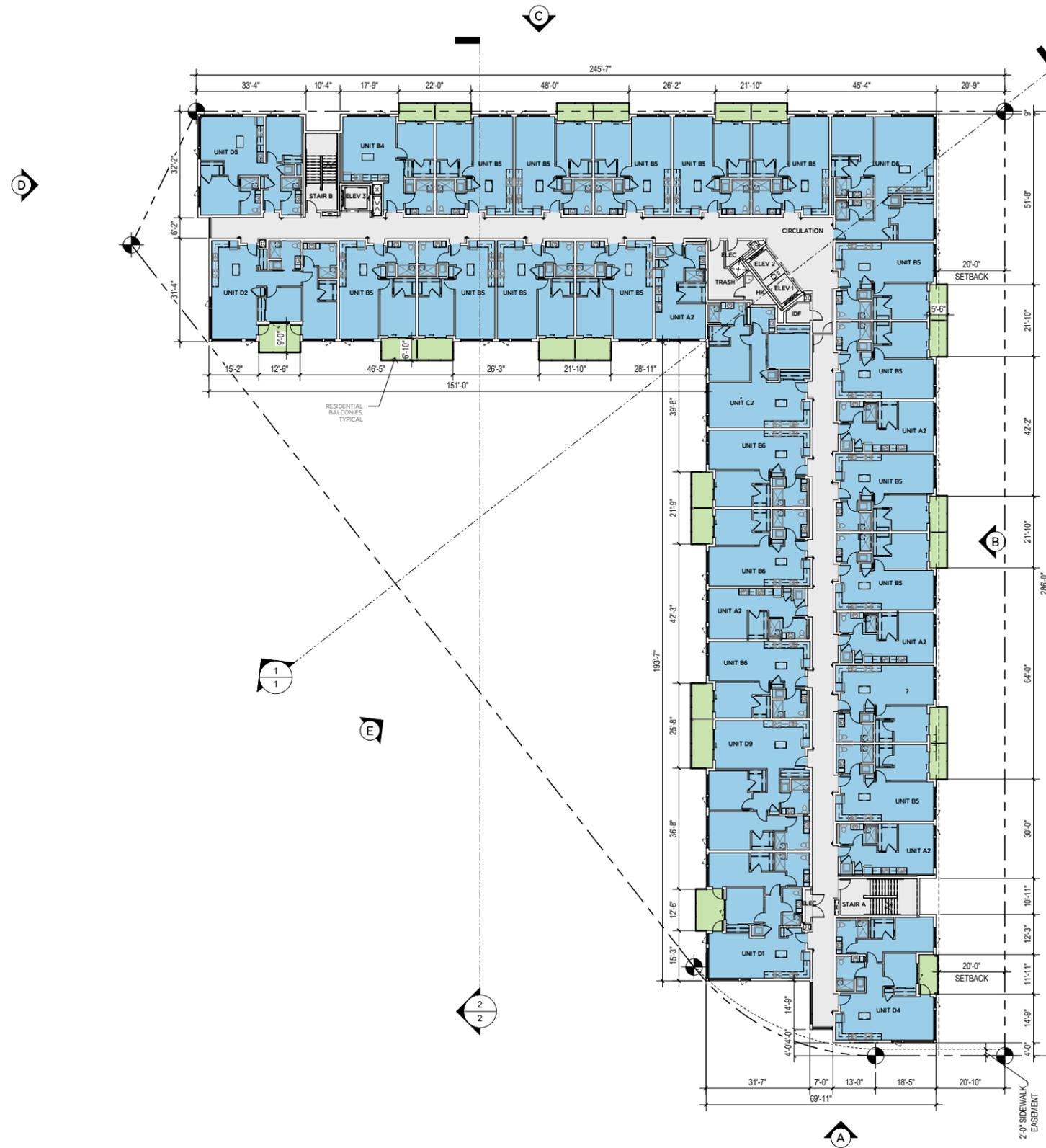
# 4th Level Floor Plan



## Color Legend

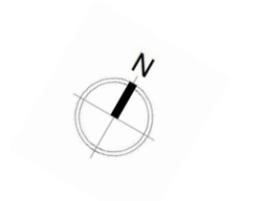
- PARKING
- RESIDENTIAL
- STORAGE
- COMMON AMENITY
- CIRCULATION
- UTILITY
- OPEN SPACE

# 5th Level Floor Plan



## Color Legend

- PARKING
- RESIDENTIAL
- STORAGE
- COMMON AMENITY
- CIRCULATION
- UTILITY
- OPEN SPACE

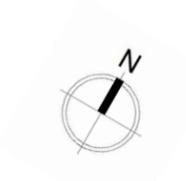


# 6th Level Floor Plan

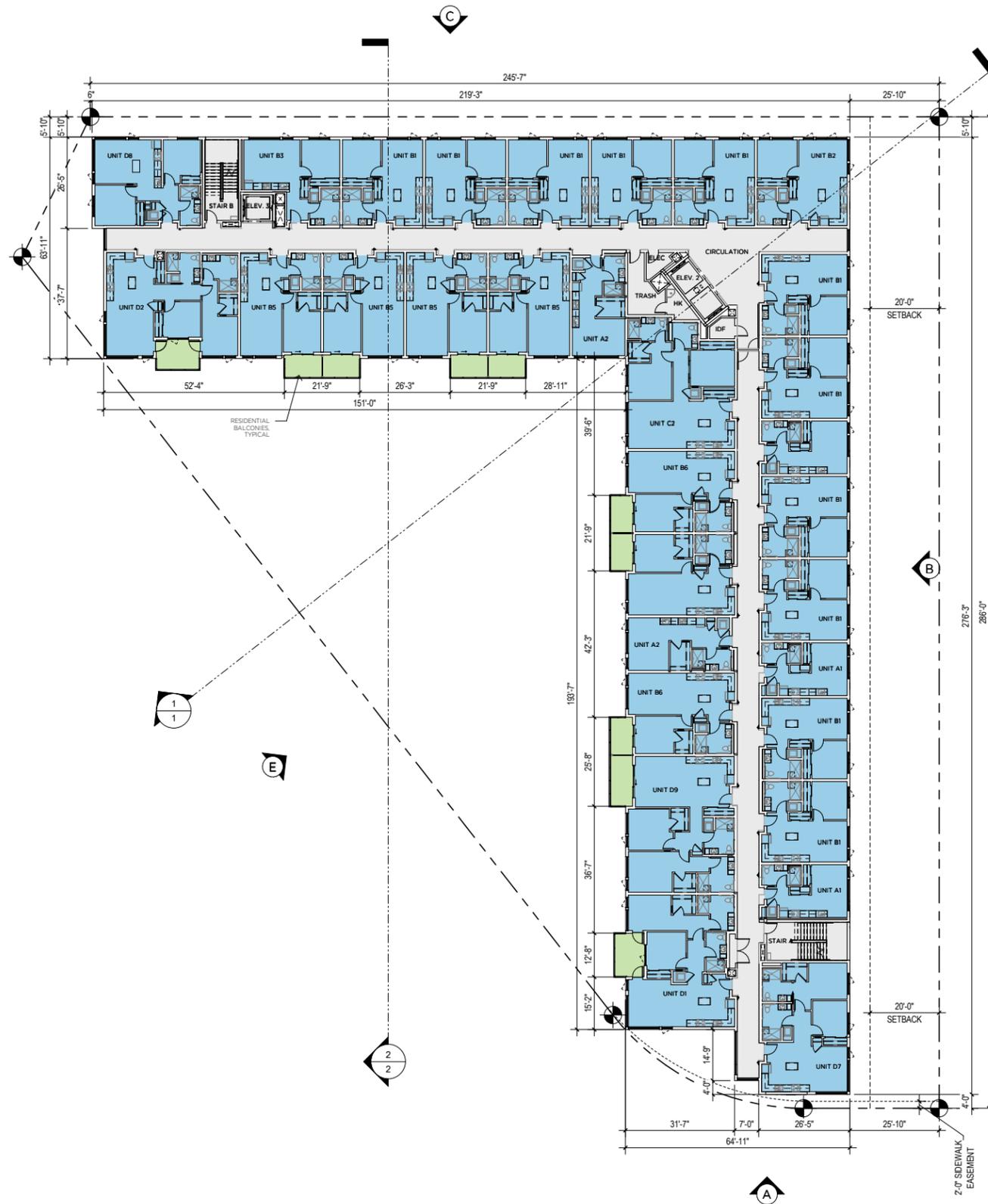


## Color Legend

- PARKING
- RESIDENTIAL
- STORAGE
- COMMON AMENITY
- CIRCULATION
- UTILITY
- OPEN SPACE

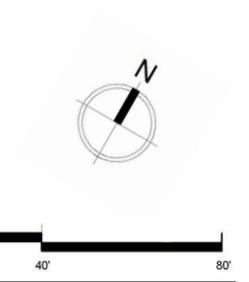


# 7th Level Floor Plan

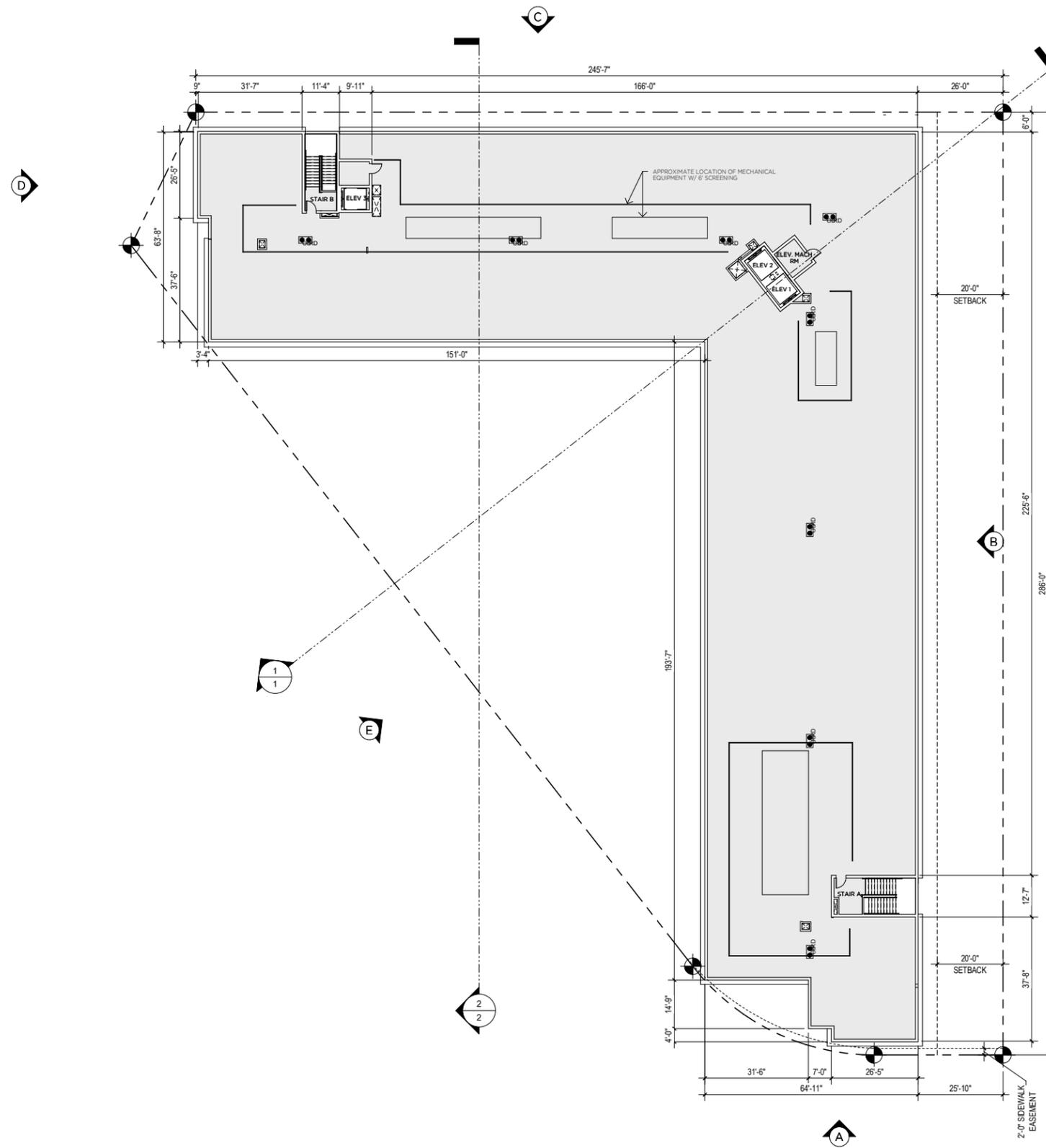


## Color Legend

- PARKING
- RESIDENTIAL
- STORAGE
- COMMON AMENITY
- CIRCULATION
- UTILITY
- OPEN SPACE



# Roof Plan

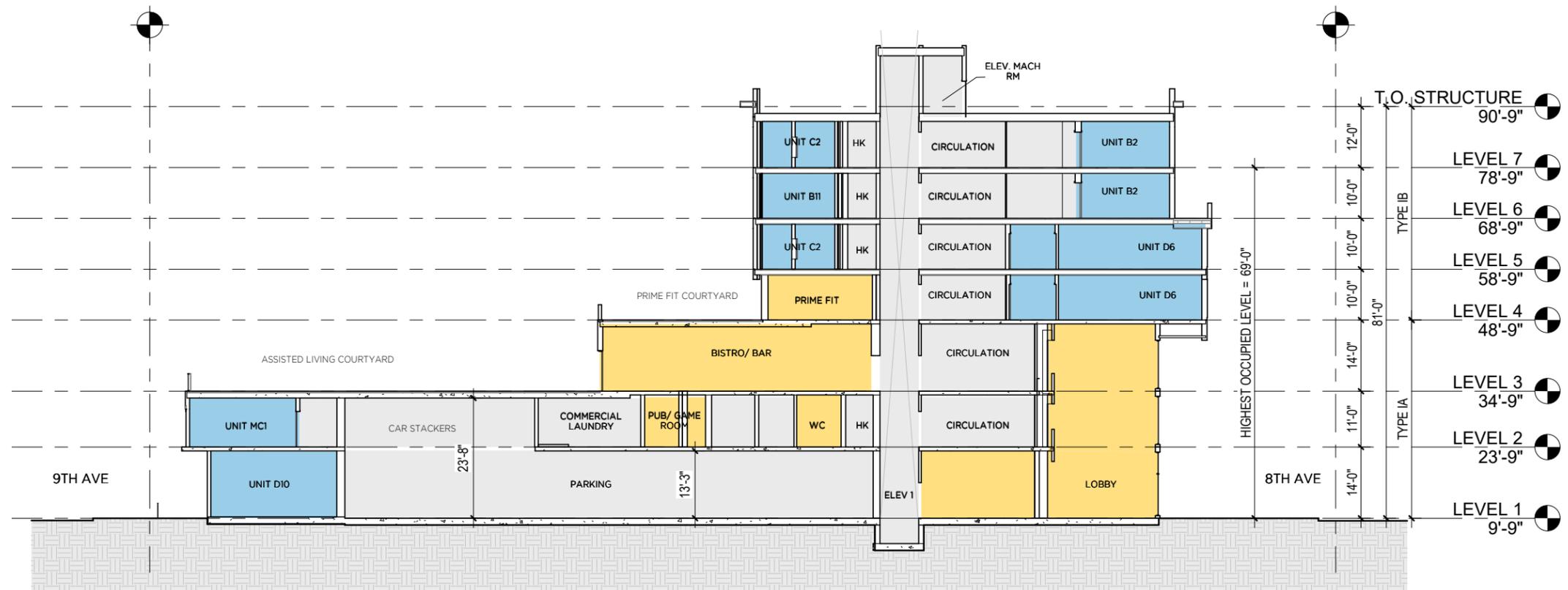


### Color Legend

- PARKING
- RESIDENTIAL
- STORAGE
- COMMON AMENITY
- CIRCULATION
- UTILITY
- OPEN SPACE



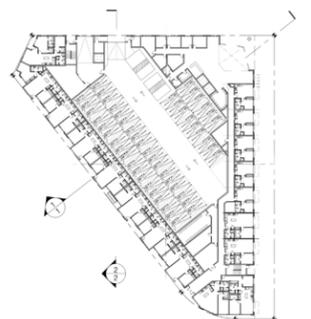
# Section 1



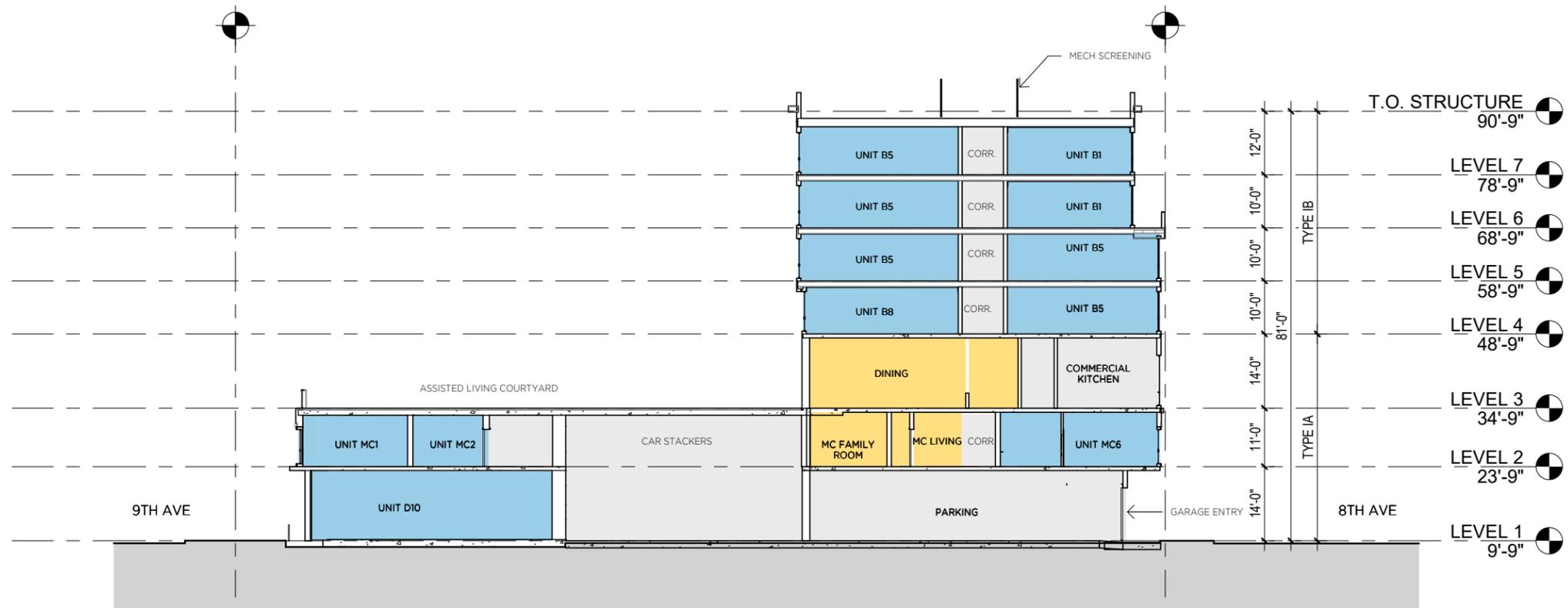
## Color Legend

- PARKING
- RESIDENTIAL
- STORAGE
- COMMON AMENITY
- CIRCULATION
- UTILITY
- OPEN SPACE

## Key Map



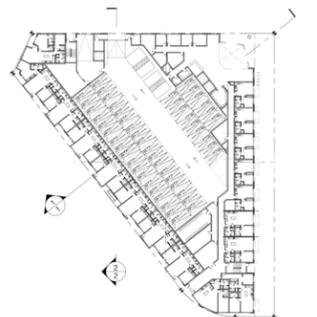
# Section 2



## Color Legend

- PARKING
- RESIDENTIAL
- STORAGE
- COMMON AMENITY
- CIRCULATION
- UTILITY
- OPEN SPACE

## Key Map



0' 10' 20' 40'

# Concept Images



**Textural Variation in Dark Siding**  
The proposed design utilizes a similar textural difference through the use of lap siding and flat fiber-cement panels



**Color Contrast**  
The colors and fiber cement siding in the proposed design are similar to the above project image



**Setbacks at Upper Levels**  
The massing in the proposed design utilizes the same upper level setback design as the above project image



**Brick Base w/Modulated Base**  
The massing and material use in the above image is similar to our pedestrian scaled design along the base of the building.



**Glass Rail System**  
This design is similar to the proposed balcony design using metal and glass railings



**Floating Upper Levels**  
The above project photo is a good representation of the building massing with the "floating" upper levels, the materials with wood and fiber-cement panel siding, and the use of large concrete columns at the base of the building

# Material Board



Knotwood Architectural Panel;  
Light Oak; or Approved Equal



Fiber Cement Cladding



Sherwin Williams Colors



Vinyl Windows



Concrete



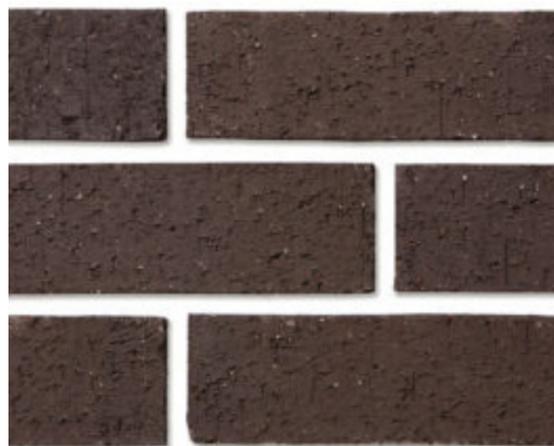
Storefront Windows



Glass Rail System



Metal Frame W/Wood Panel Railing



Brick  
Mutual Materials; Ebony-Mission



Lap Siding



Lighting Fixture (A)  
Eureka; Plaza Ceiling Suspended



Lighting Fixture (B) - Wall Sconce

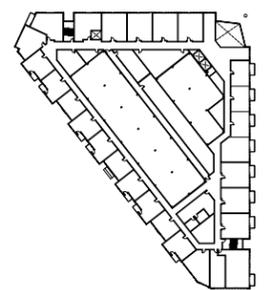
# Elevation A



## Material Legend

- |                              |  |   |
|------------------------------|--|---|
| 1 CONCRETE                   | 8 METAL DOWNSPOUT                        | 14 OVERHEAD SECTIONAL GARAGE DOOR W/ PERFORATED METAL PANEL |
| 2 BRICK                      | 9 STOREFRONT WINDOWS                     | 15 SECTIONAL OVERHEAD CANOPY                                |
| 3 LAP SIDING                 | 10 METAL OVERHEAD CANOPY                 | 16 BUILDING SIGN  |
| 4 FIBER CEMENT CLADDING      | 11 KNOTWOOD METAL SLATS SCREEN           | 17 6'-0" MECHANICAL SCREEN                                  |
| 5 VINYL WINDOWS              | 12 WOOD SLAT ON METAL FRAME DECK DIVIDER |   |
| 6 GLASS RAILING SYSTEM       | 13 LIGHTING FIXTURES                     |   |
| 7 BOLT ON METAL DECK W/GLASS |  |   |

## Key Map



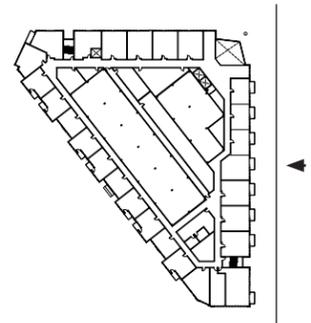
# Elevation B



## Material Legend

- |                              |  |   |
|------------------------------|--|---|
| 1 CONCRETE                   | 8 METAL DOWNSPOUT                        | 14 OVERHEAD SECTIONAL GARAGE DOOR W/ PERFORATED METAL PANEL |
| 2 BRICK                      | 9 STOREFRONT WINDOWS                     | 15 SECTIONAL OVERHEAD CANOPY                                |
| 3 LAP SIDING                 | 10 METAL OVERHEAD CANOPY                 | 16 BUILDING SIGN  |
| 4 FIBER CEMENT CLADDING      | 11 KNOTWOOD METAL SLATS SCREEN           | 17 6'-0" MECHANICAL SCREEN                                  |
| 5 VINYL WINDOWS              | 12 WOOD SLAT ON METAL FRAME DECK DIVIDER |   |
| 6 GLASS RAILING SYSTEM       | 13 LIGHTING FIXTURES                     |   |
| 7 BOLT ON METAL DECK W/GLASS |  |   |

## Key Map



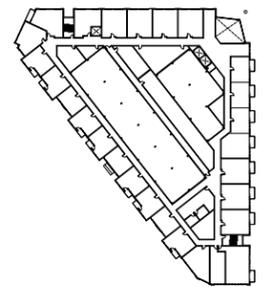
# Elevation C



## Material Legend

- |                              |  |   |
|------------------------------|--|---|
| 1 CONCRETE                   | 8 METAL DOWNSPOUT                        | 14 OVERHEAD SECTIONAL GARAGE DOOR W/ PERFORATED METAL PANEL |
| 2 BRICK                      | 9 STOREFRONT WINDOWS                     | 15 SECTIONAL OVERHEAD CANOPY                                |
| 3 LAP SIDING                 | 10 METAL OVERHEAD CANOPY                 | 16 BUILDING SIGN  |
| 4 FIBER CEMENT CLADDING      | 11 KNOTWOOD METAL SLATS SCREEN           | 17 6'-0" MECHANICAL SCREEN                                  |
| 5 VINYL WINDOWS              | 12 WOOD SLAT ON METAL FRAME DECK DIVIDER |   |
| 6 GLASS RAILING SYSTEM       | 13 LIGHTING FIXTURES                     |   |
| 7 BOLT ON METAL DECK W/GLASS |  |   |

## Key Map

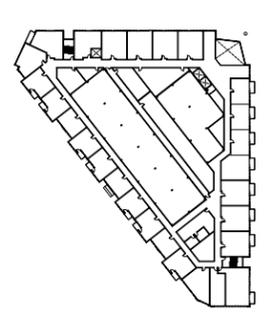


# Elevation D



## Material Legend

- |                              |  |   |
|------------------------------|--|---|
| 1 CONCRETE                   | 8 METAL DOWNSPOUT                        | 14 OVERHEAD SECTIONAL GARAGE DOOR W/ PERFORATED METAL PANEL |
| 2 BRICK                      | 9 STOREFRONT WINDOWS                     | 15 SECTIONAL OVERHEAD CANOPY                                |
| 3 LAP SIDING                 | 10 METAL OVERHEAD CANOPY                 | 16 BUILDING SIGN  |
| 4 FIBER CEMENT CLADDING      | 11 KNOTWOOD METAL SLATS SCREEN           | 17 6'-0" MECHANICAL SCREEN                                  |
| 5 VINYL WINDOWS              | 12 WOOD SLAT ON METAL FRAME DECK DIVIDER |   |
| 6 GLASS RAILING SYSTEM       | 13 LIGHTING FIXTURES                     |   |
| 7 BOLT ON METAL DECK W/GLASS |  |   |



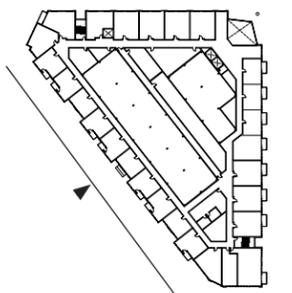
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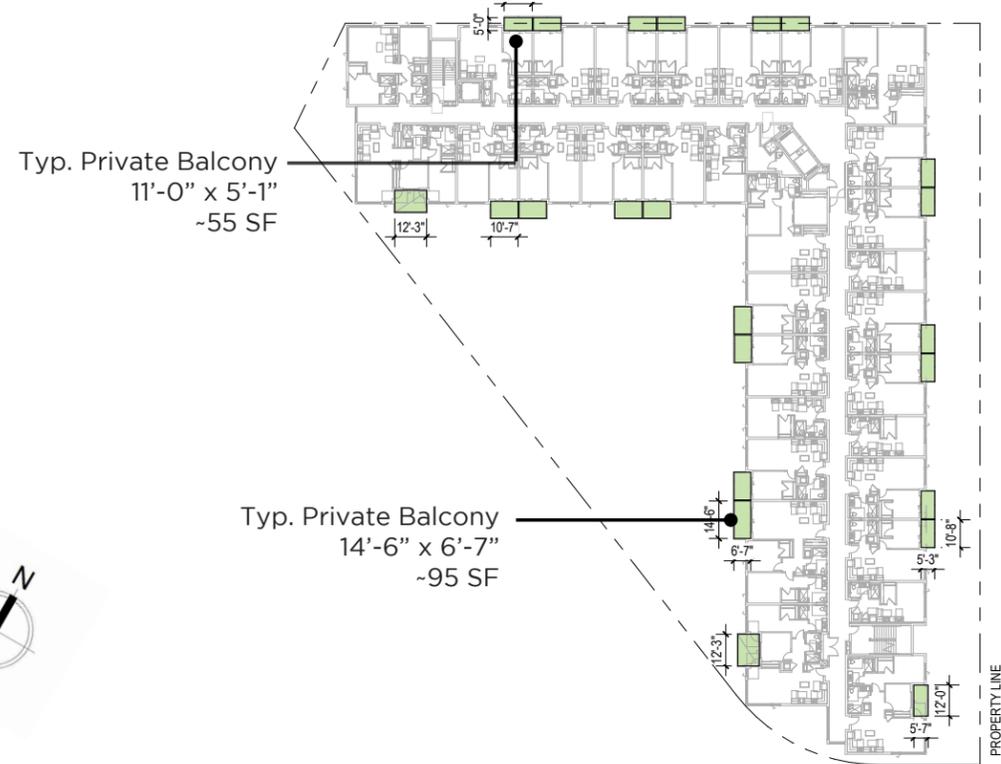
## Material Legend

- |                              |  |   |
|------------------------------|--|---|
| 1 CONCRETE                   | 8 METAL DOWNSPOUT                        | 14 OVERHEAD SECTIONAL GARAGE DOOR W/ PERFORATED METAL PANEL |
| 2 BRICK                      | 9 STOREFRONT WINDOWS                     | 15 SECTIONAL OVERHEAD CANOPY                                |
| 3 LAP SIDING                 | 10 METAL OVERHEAD CANOPY                 | 16 BUILDING SIGN  |
| 4 FIBER CEMENT CLADDING      | 11 KNOTWOOD METAL SLATS SCREEN           | 17 6'-0" MECHANICAL SCREEN                                  |
| 5 VINYL WINDOWS              | 12 WOOD SLAT ON METAL FRAME DECK DIVIDER |   |
| 6 GLASS RAILING SYSTEM       | 13 LIGHTING FIXTURES                     |   |
| 7 BOLT ON METAL DECK W/GLASS |  |   |

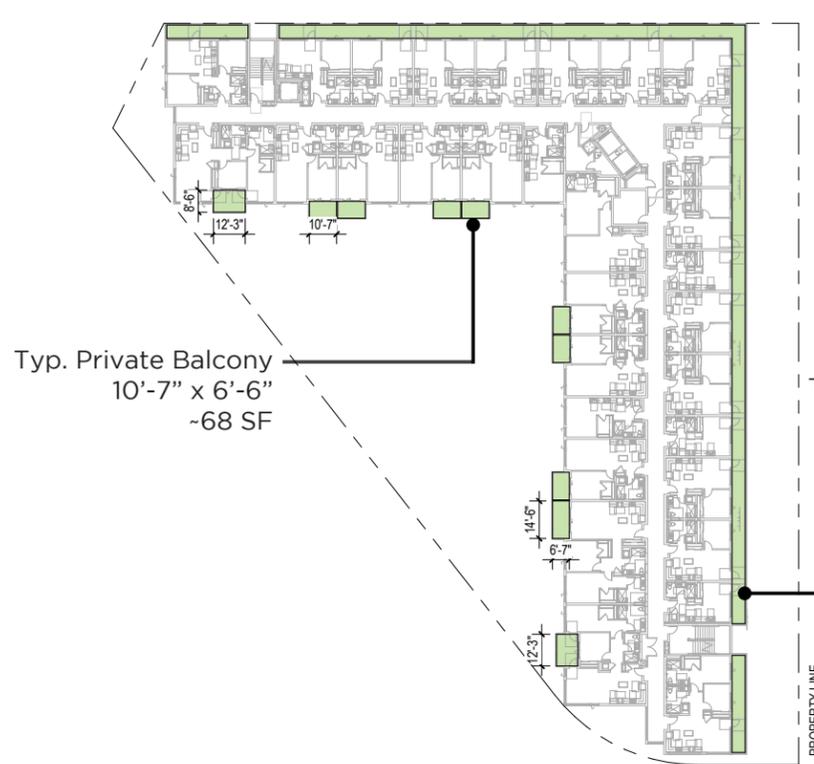
## Key Map



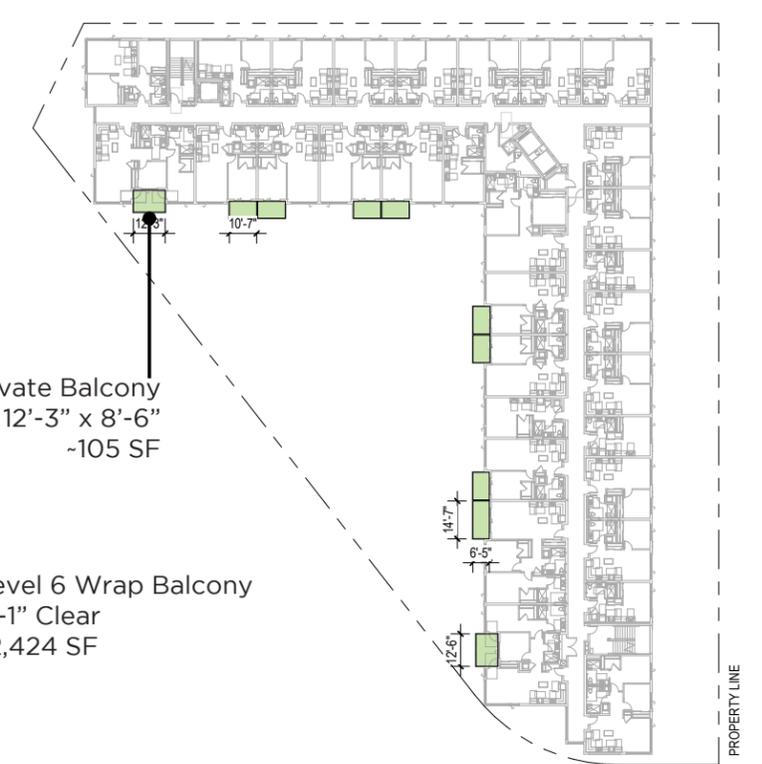
# Open Space Diagrams



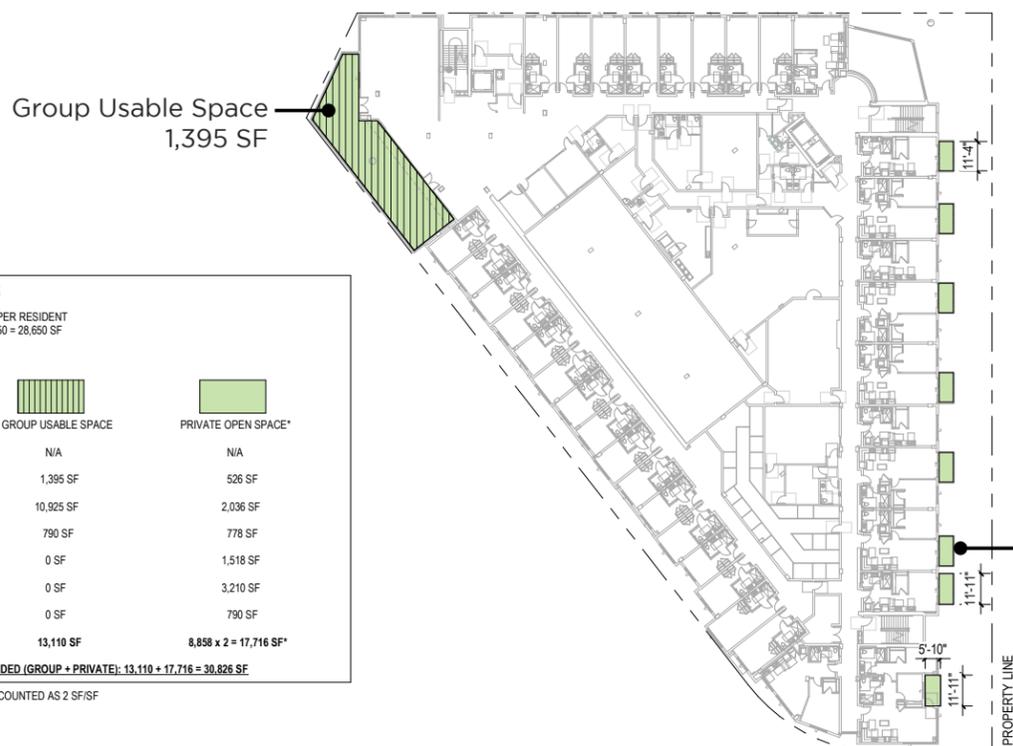
OPEN SPACE DIAGRAM - LEVEL 5



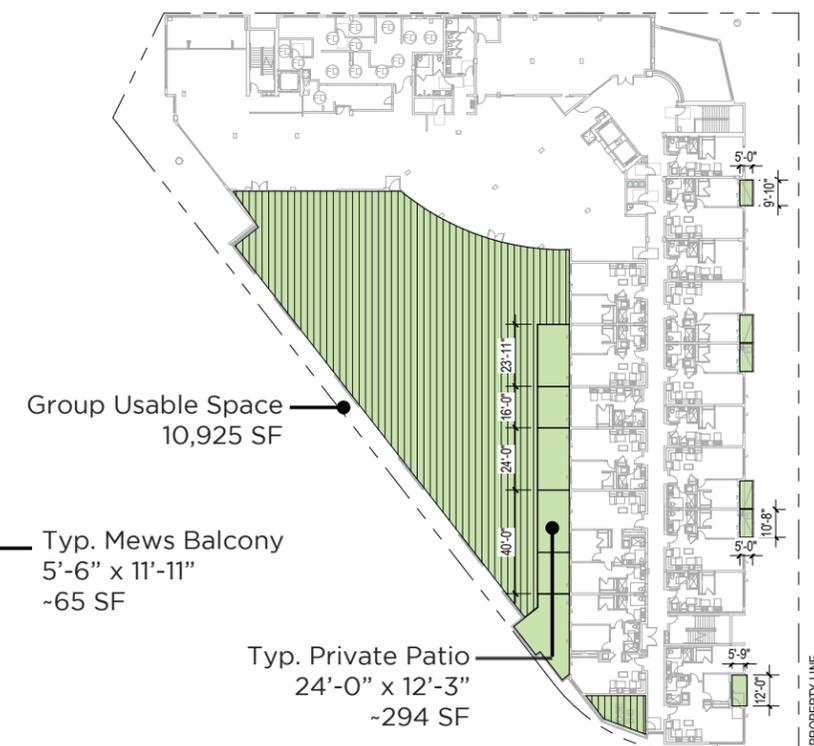
OPEN SPACE DIAGRAM - LEVEL 6



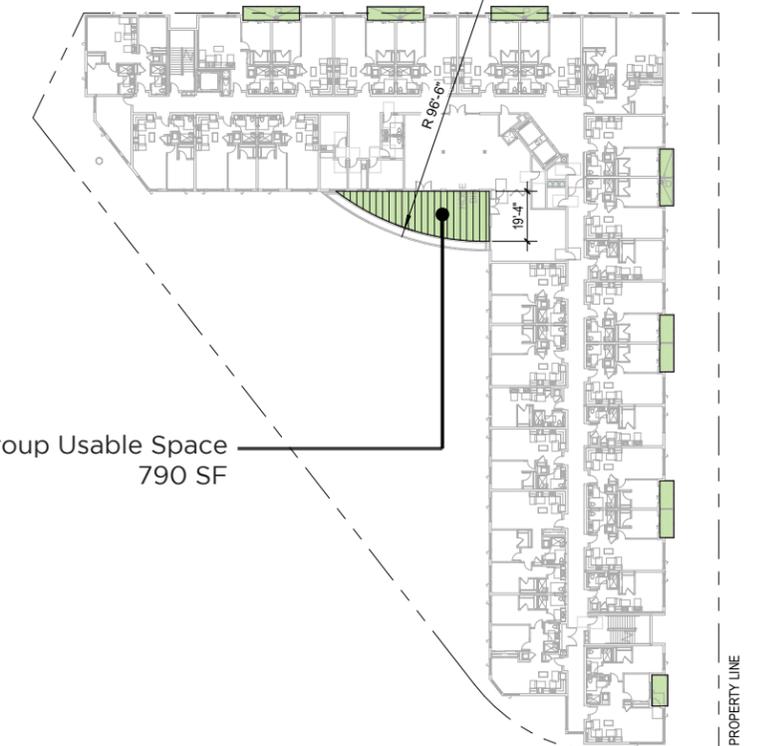
OPEN SPACE DIAGRAM - LEVEL 7



OPEN SPACE DIAGRAM - LEVEL 2



OPEN SPACE DIAGRAM - LEVEL 3



OPEN SPACE DIAGRAM - LEVEL 4

**OPEN SPACE COMPLIANCE**

TOTAL REQUIRED - 150 SF PER RESIDENT  
- 191 X 150 = 28,650 SF

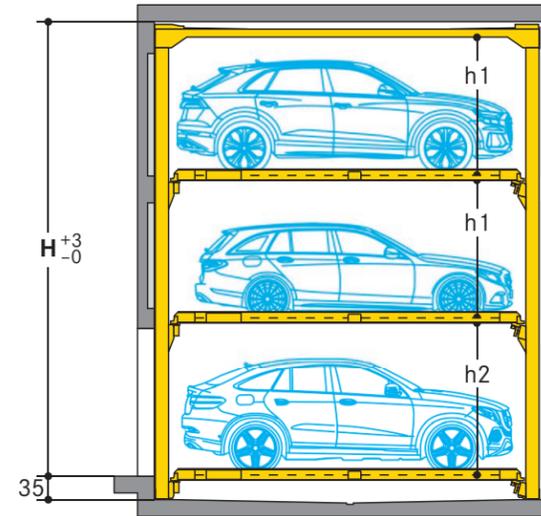
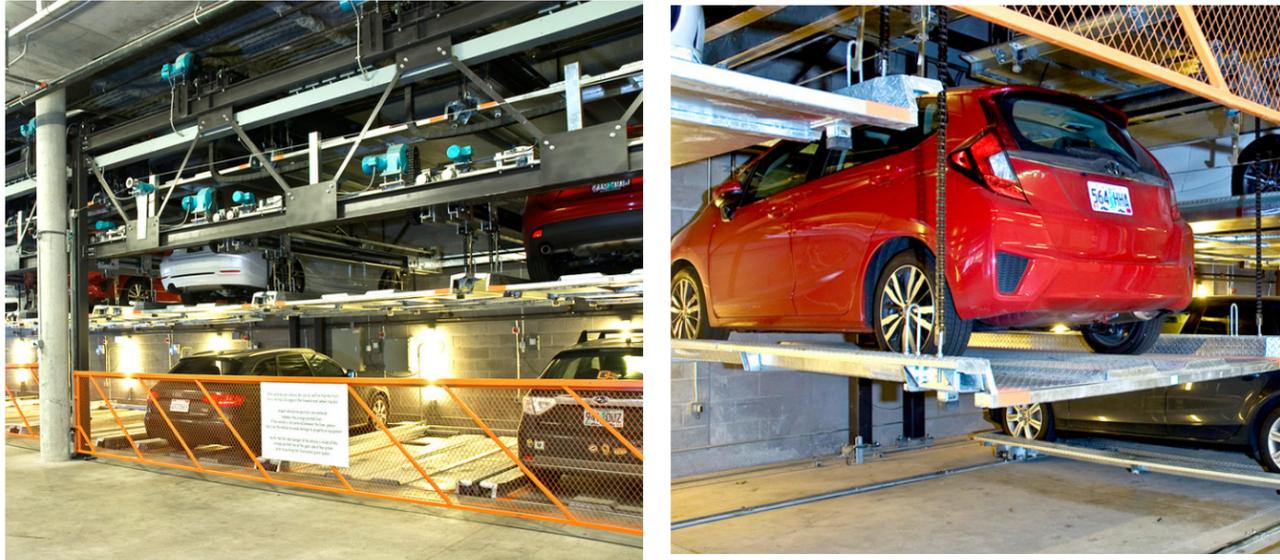
	GROUP USABLE SPACE	PRIVATE OPEN SPACE*
LEVEL 1	N/A	N/A
LEVEL 2	1,395 SF	526 SF
LEVEL 3	10,925 SF	2,036 SF
LEVEL 4	790 SF	778 SF
LEVEL 5	0 SF	1,518 SF
LEVEL 6	0 SF	3,210 SF
LEVEL 7	0 SF	790 SF
<b>TOTAL</b>	<b>13,110 SF</b>	<b>8,858 x 2 = 17,716 SF*</b>
<b>TOTAL OPEN SPACE PROVIDED (GROUP + PRIVATE): 13,110 + 17,716 = 30,826 SF</b>		

\* PRIVATE OPEN SPACE IS COUNTED AS 2 SF/SF

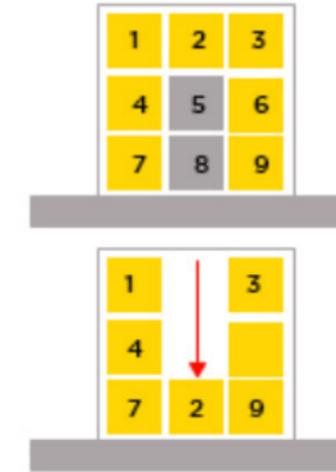
# Car Stacker Exhibit

## BASIS OF DESIGN: HARDING STEEL; PARKLIFT 421 (2 AND 3 UP)

City of Oakland Standard Parking Stall Dimensions  
8'-6" x 18'-0"



Same concept is applied to 2 up system



The vehicle on parking space 2 is requested. Parking spaces 5 and 8 are emptied

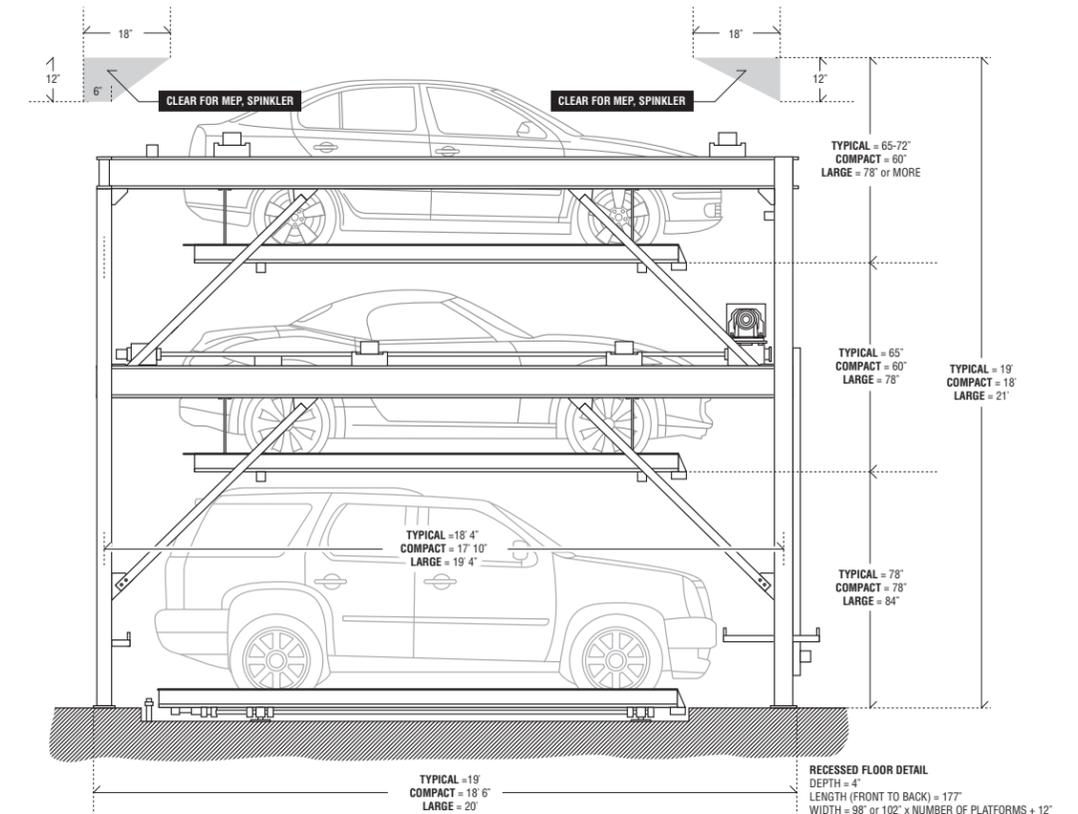
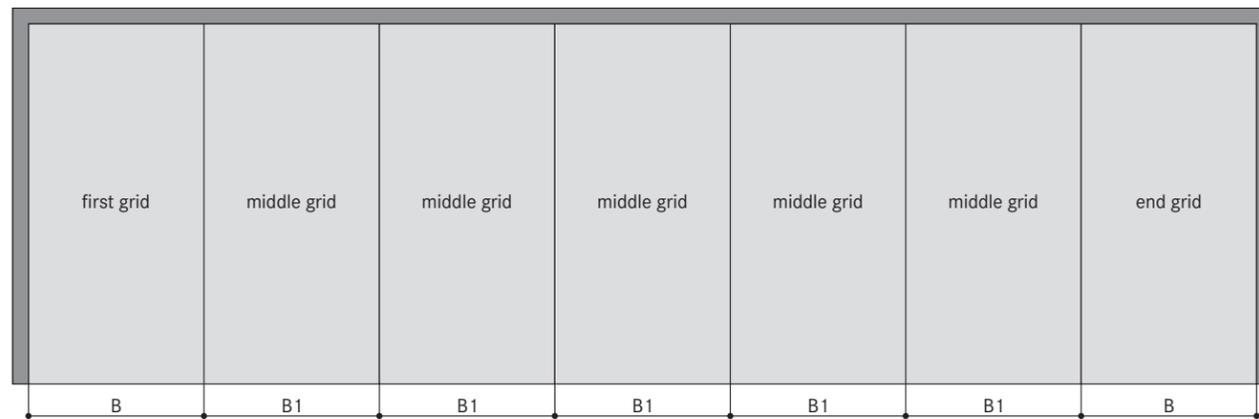
Parking space 2 is lowered to the entrance level, the vehicle is now ready to exit.

### CombiParker Parking Stall Compliance

Standard Stall Length = 19'-0"

CombiParker Standard Stall Width = B - 10'-0"  
B1 - 9'-6"

CombiParker Clear Platform Width = 8'-10"



# Trash and Recycling Exhibit

## Level 1 - Trash/ Recycling Room - 856 SF

### Space Requirements:

Trash: 4.3 Cubic Feet/Unit  
 4.3 x 191 units  
 = 822 Cubic Feet  
 = 31 Cubic Yards

Recycling: 2 Cubic Feet/Unit  
 2 x 191 units  
 = 382 Cubic Feet  
 = 15 Cubic Yards

### Space Provided:

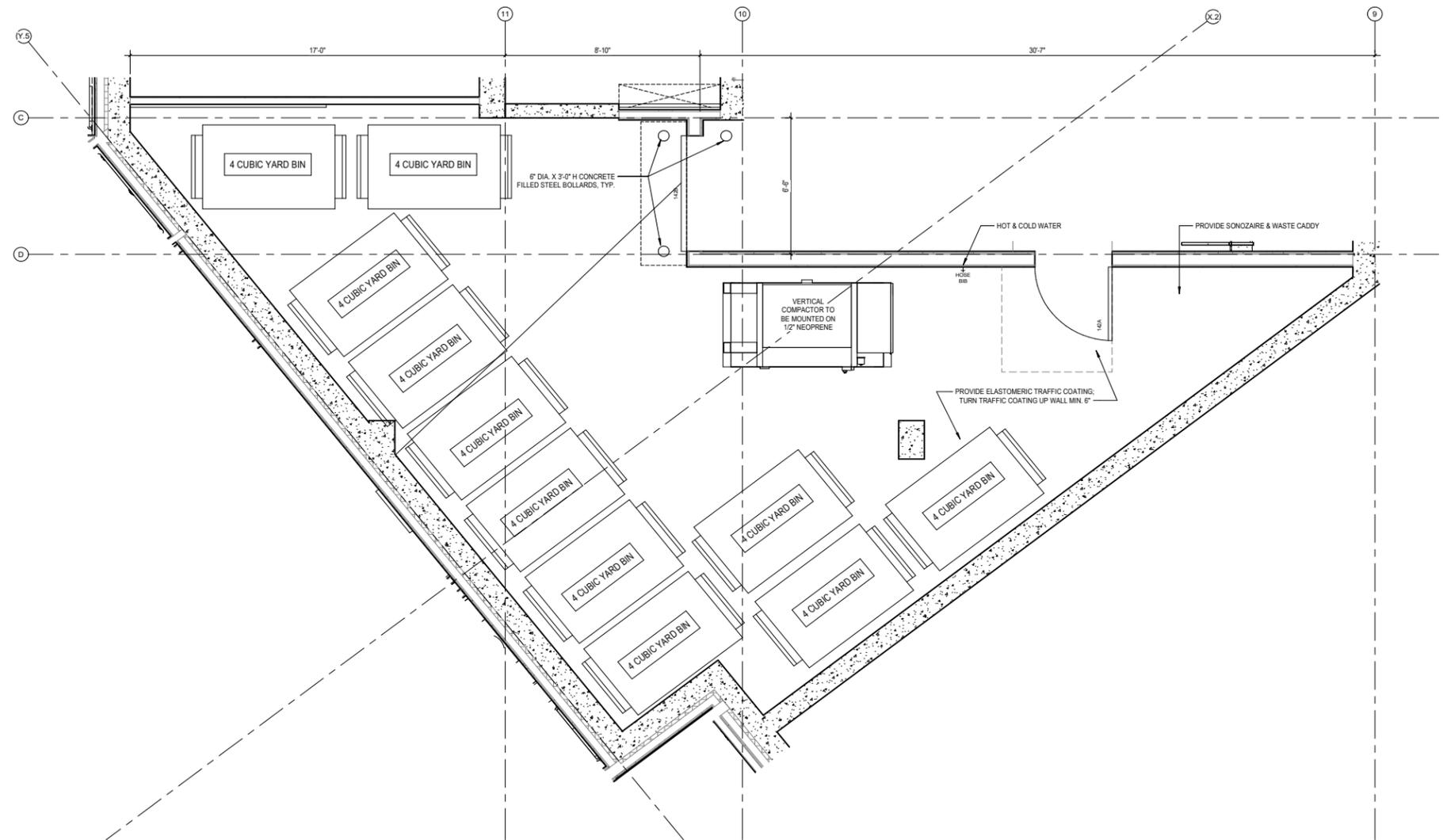
Trash: 8 x 4 Cubic Yard Bins  
 = 32 Cubic Yards

Recycling: 4 x 4 Cubic Yard Bins  
 = 16 Cubic Yards



\*Dimensions based on Oakland Waste Management Standard 4 Cubic Yard Bin

5'-10" W  
 5'-1" H  
 4'-2" D



### Key Map



# Signage Exhibit

## BUILDING ENTRANCE SIGNAGE

Location:  
Main Entry on 8th Ave.

Sign Details:  
Wall Mounted Sign  
Material: Aluminum  
Method of lighting: Spot light

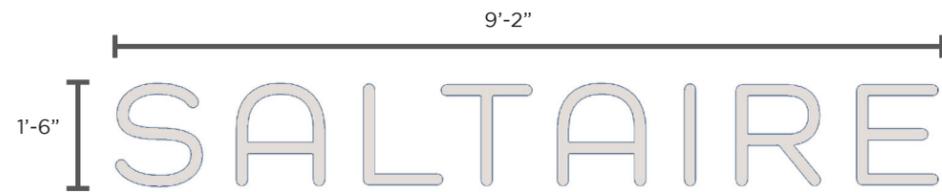
Proposed Sign Size:  
1'-6" tall X 9'-2" wide

## PARKING SIGNAGE

Location:  
Parking Garage Entry on 8th Ave.

Sign Details:  
Wall Mounted Sign  
Material: Aluminum  
Not Illuminated

Proposed Sign Size:  
0'-9" tall X 3'-5" wide



# Level 6 & 7 Color Options

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During our meeting with Commissioner Manus to discuss the overall design of the building, he suggested we present two color options for the Level 6 & 7 step back; one dark and one light. It is Urbal's preference to proceed with Option 1, the darker color scheme.

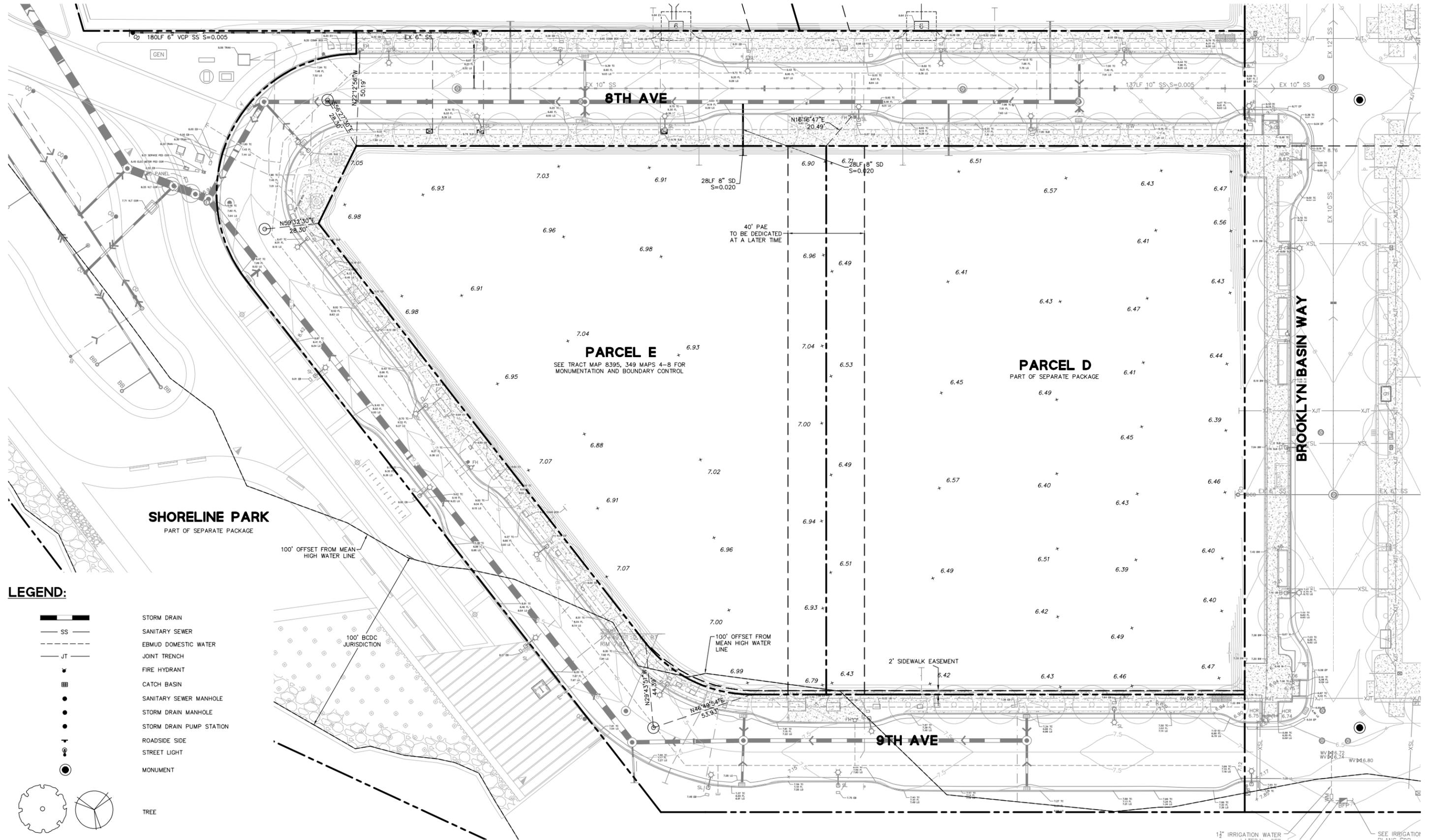


**Option 1: Dark**  
Color - Rockweed - SW 2735



**Option 2: Light**  
Color - Ellie Gray - SW 7560

# Civil - Existing Conditions and Survey



**SHORELINE PARK**  
PART OF SEPARATE PACKAGE

**PARCEL E**  
SEE TRACT MAP 8395, 349 MAPS 4-8 FOR  
MONUMENTATION AND BOUNDARY CONTROL

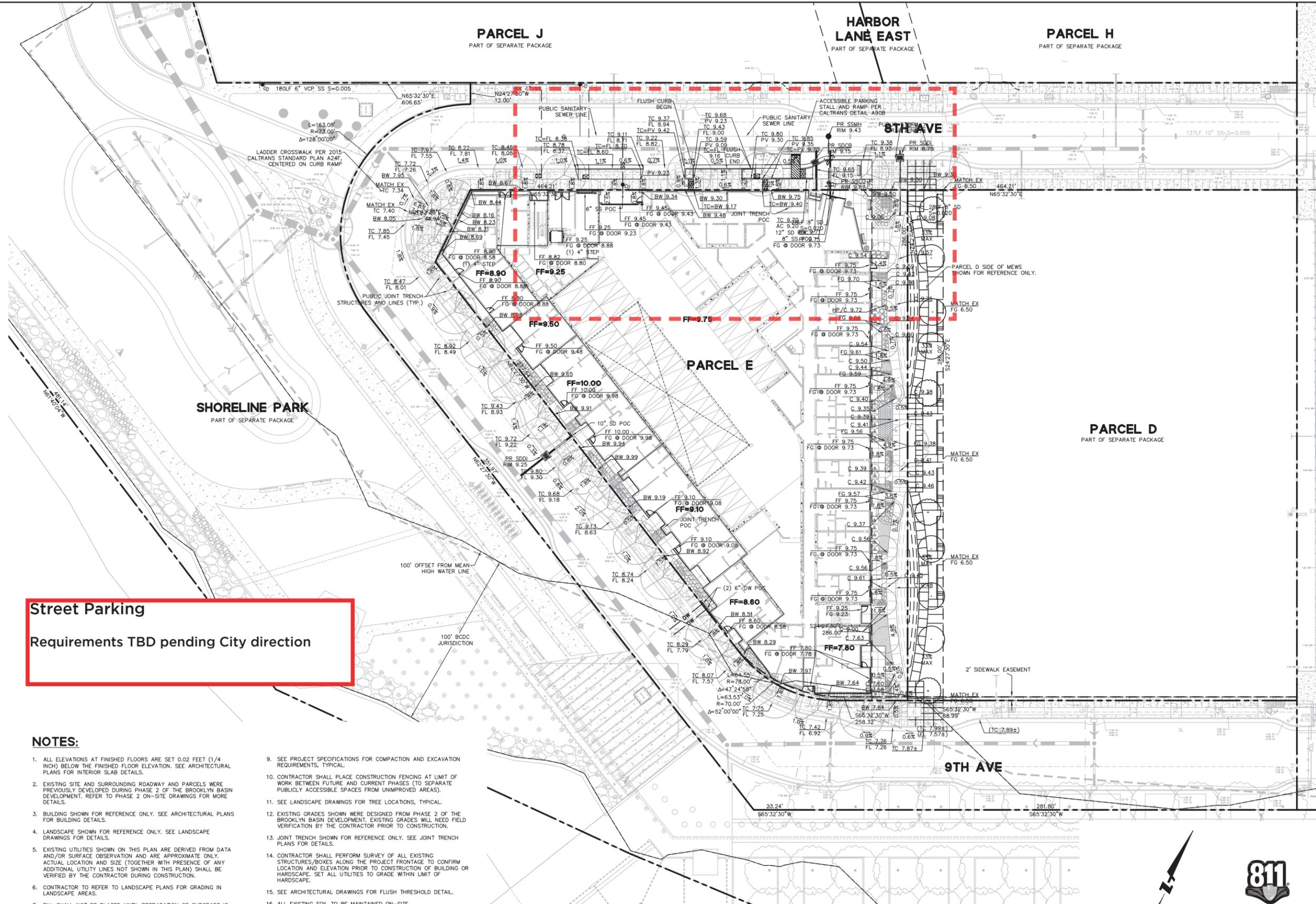
**PARCEL D**  
PART OF SEPARATE PACKAGE

**BROOKLYN BASIN WAY**

**LEGEND:**

- STORM DRAIN
- SANITARY SEWER
- EBMUD DOMESTIC WATER
- JOINT TRENCH
- FIRE HYDRANT
- CATCH BASIN
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN PUMP STATION
- ROADSIDE SIDE
- STREET LIGHT
- MONUMENT
- TREE

# Civil - Grading Plan



**Street Parking**  
Requirements TBD pending City direction

**NOTES:**

- ALL ELEVATIONS AT FINISHED FLOORS ARE SET 0.02 FEET (1/4 INCH) BELOW THE FINISHED FLOOR ELEVATION. SEE ARCHITECTURAL PLANS FOR INTERIOR SLAB DETAILS.
- EXISTING SITE AND SURROUNDING ROADWAY AND PARCELS WERE PREVIOUSLY DEVELOPED DURING PHASE 2 OF THE BROOKLYN BASIN DEVELOPMENT. REFER TO PHASE 2 ON-SITE DRAWINGS FOR MORE DETAILS.
- BUILDING SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS.
- LANDSCAPE SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- EXISTING UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE (TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN IN THIS PLAN) SHALL BE VERIFIED BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR GRADING IN LANDSCAPE AREAS.
- EXISTING SOIL SHALL NOT BE DEEPER LIMIT REGRADATION OF SUBGRADE IS
- SEE PROJECT SPECIFICATIONS FOR COMPACTION AND EXCAVATION REQUIREMENTS, TYPICAL.
- CONTRACTOR SHALL PLACE CONSTRUCTION FENCING AT LIMIT OF WORK BETWEEN FUTURE AND CURRENT PHASES (TO SEPARATE PUBLICLY ACCESSIBLE SPACES FROM UNIMPROVED AREAS).
- SEE LANDSCAPE DRAWINGS FOR TREE LOCATIONS, TYPICAL.
- EXISTING GRADES SHOWN WERE DESIGNED FROM PHASE 2 OF THE BROOKLYN BASIN DEVELOPMENT. EXISTING GRADES WILL NEED FIELD VERIFICATION BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- JOINT TRENCH SHOWN FOR REFERENCE ONLY. SEE JOINT TRENCH PLANS FOR DETAILS.
- CONTRACTOR SHALL PERFORM SURVEY OF ALL EXISTING STRUCTURES/BOXES ALONG THE PROJECT FRONTAGE TO CONFIRM LOCATION AND ELEVATION PRIOR TO CONSTRUCTION OF BUILDING OR HARDSCAPE. SET ALL UTILITIES TO GRADE WITHIN LIMIT OF HARDSCAPE.
- SEE ARCHITECTURAL DRAWINGS FOR FLUSH THRESHOLD DETAIL.
- ALL EXISTING SOIL TO BE MAINTAINED ON-SITE.



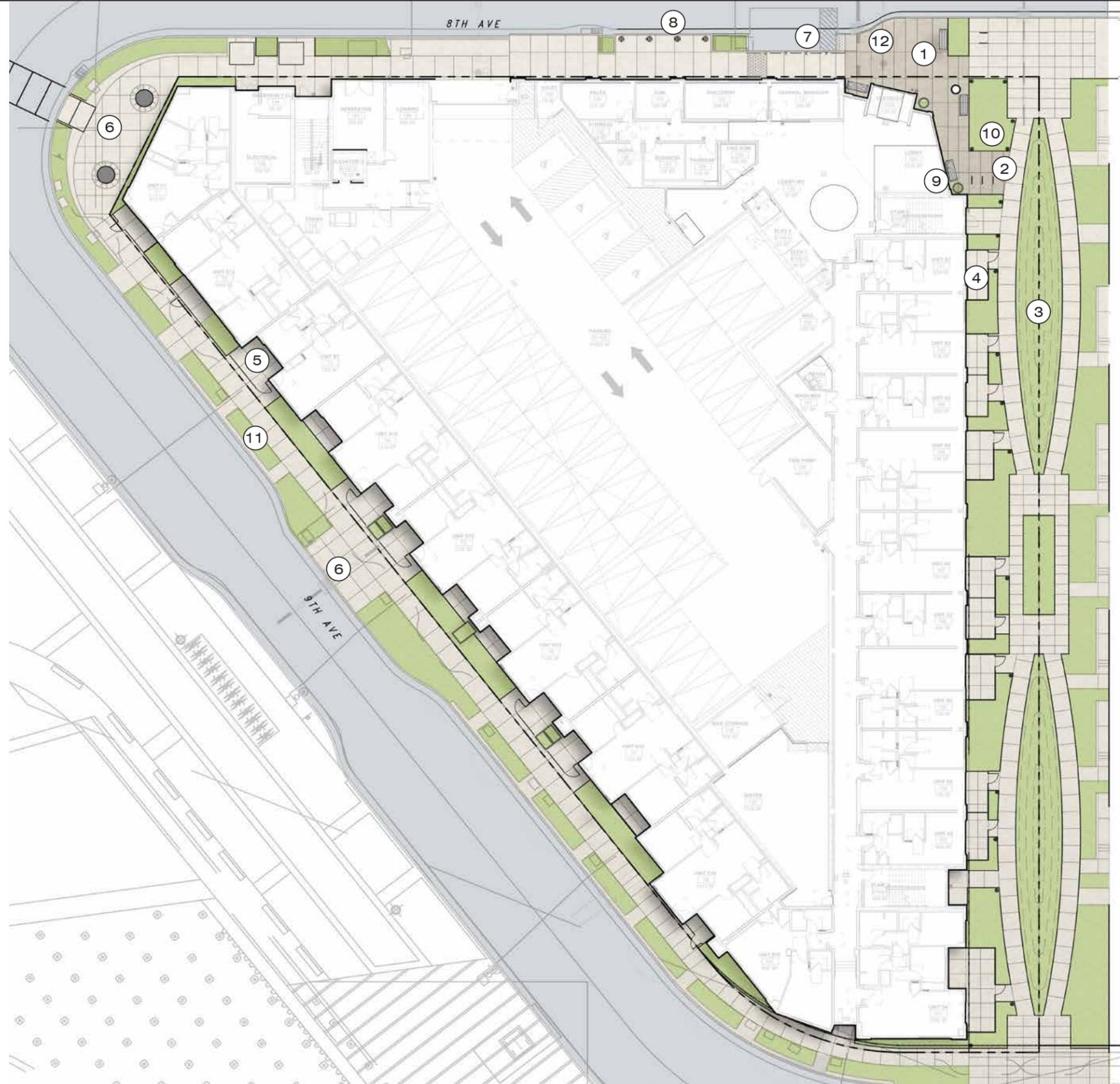


# Landscape Context



# Landscape - Ground Level

- ① ENHANCED PAVING & SEATING
- ② BIKE RACKS, TYP (10 STALLS TOTAL)
- ③ PEDESTRIAN PASEO
- ④ PATIO W/GATE AT MEWS, TYP
- ⑤ FENCED PATIO ON 9TH AVE, TYP
- ⑥ OFF-SITE IMPROVEMENTS, MODIFICATIONS TO BE COORDINATED
- ⑦ DROP-OFF CURB & ACCESS AISLE, SCD
- ⑧ BOLLARD, TYP
- ⑨ BENCH, TYP
- ⑩ PLANTER W/ANNUAL COLOR
- ⑪ STREET TREE AND PLANTER STRIP BY OTHERS, TYP
- ⑫ WARNING TILES, TYP



LANDSCAPE CONCEPT - GROUND LEVEL



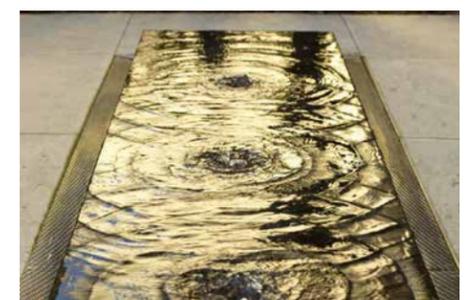
# Landscape Concept - Level 2

- ① BENCH
- ② PRECAST PLANTER, TYP
- ③ LOOSE FURNISHINGS PER INTERIORS



# Landscape Concept - Level 3

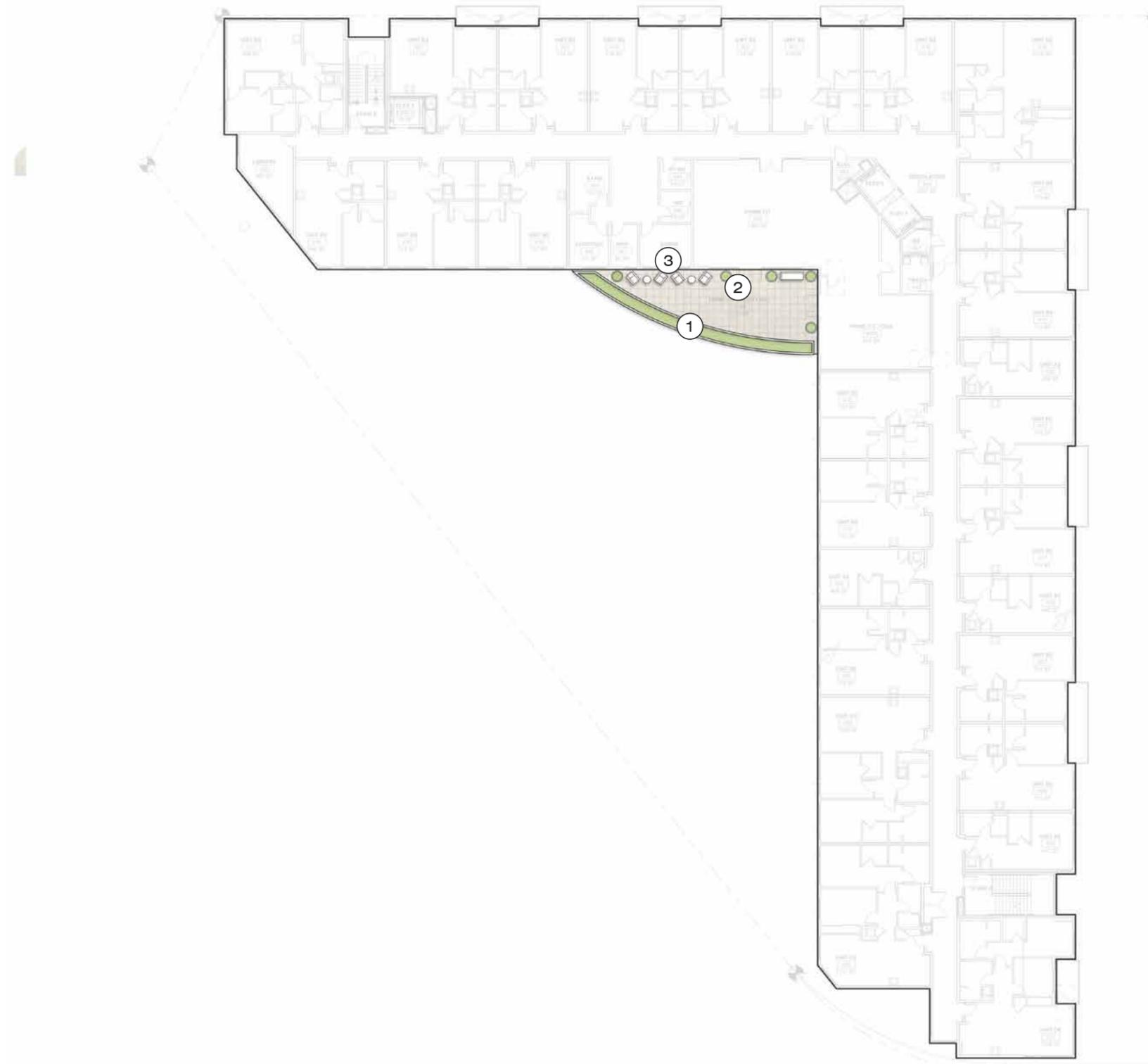
- ① LOOSE FURNISHINGS PER INTERIORS
- ② BISTRO HERB PLANTERS
- ③ RAISED PLANTER, TYP
- ④ PRIVATE PATIO W/GATE & SCREEN, TYP
- ⑤ OUTDOOR KITCHEN
- ⑥ PRECAST PLANTER, TYP
- ⑦ DOG LOUNGE
- ⑧ ARBOR WITH VINES
- ⑨ GREENROOF PLANTING
- ⑩ GAME AREA W/SYNTHETIC TURF FOR CROQUET, PUTTING
- ⑪ RAISED VEGETABLE PLANTERS, TYP
- ⑫ BOCCE COURT
- ⑬ STRING LIGHTING



## LANDSCAPE CONCEPT - LEVEL 3

# Landscape Concept - Level 4

- ① PARAPET PLANTER
- ② PRECAST PLANTER, TYP
- ③ LOOSE FURNISHINGS PER INTERIORS



LANDSCAPE CONCEPT - LEVEL 4

# Landscape - Preliminary Plant Palette



## TREES



## SHRUBS & GRASSES



## VINES & GROUNDCOVERS

## PRELIMINARY PLANTING PALETTE:

### TREES - 24" BOX SIZE PROPOSED

- ACER PALMATUM - JAPANESE MAPLE
- ARBUTUS UNEDO 'MARINA' - STRAWBERRY TREE
- CERCIS CANADENSIS - EASTERN REDBUD
- FAGUS SYLVATICA - FASTIDGIATE BEECH
- LOPHSTEMON CONFERTA - BRISBANE BOX
- MICHELIA CHAMPACA 'ALBA' - WHITE FRAGRANT CHAMPACA

### SHRUBS & GRASSES

- ANIGOZANTHOS 'BUSH GOLD' - YELLOW KANGAROO PAW
- ASPIDISTRA ELATIOR - CAST IRON PLANT
- CALAMAGROSTIS 'KARL FOESTER' - FEATHER REED GRASS
- DIETES 'ORANGE DROP' - ORANGE DROP FORTNIGHT LILY
- ECHEVERIA IMBRICATA - BLUE ROSE ECHEVERIA
- HELICHTOTICHON SEMPERVIRENS - BLUE OAT GRASS
- HEUCHERA MAXIMA - CORAL BELLS
- IRIS DOUGLASIANA - DOUGLAS IRIS
- LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' - ENGLISH LAVENDER
- LIMONIUM PEREZII - SEA LAVENDER
- MIMULUS 'JELLYBEAN GOLD' - JELLYBEAN GOLD MONKEYFLOWER
- MUHLENBERGIA RIGENS - DEER GRASS
- NANDINA DOMESTICA - HEAVENLY BAMBOO
- PHORMIUM 'RAINBOW MAIDEN' - RAINBOW MAIDEN FLAX
- PODOCARPUS M. MAKI - SHRUBBY YEW PINE
- POLYSTICHUM MUNITUM - SWORD FERN
- RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' - COFFEEBERRY
- RIBES SANGUINEUM GLUTINOSUM - PINK-FLOWERING CURRANT
- SEDUM RUPESTRE 'ANGELINA' - ANGELINA STONECROP

### VINES

- PARTHENOCISSUS QUINQUEFOLIA - VIRGINIA CREEPER

### GROUNDCOVERS

- ACHILLEA MILLEFOLIUM 'PAPRIKA' - YARROW
- ARCTOSTAPHYLOS EDMUNDSII 'EMERALD CARPET' - MANZANITA
- CEANOTHUS GRISEUS 'HORIZONTALIS' - CALIFORNIA LILAC
- LIRIOPE SPITICA - CREEPING LILY TURF

## GENERAL PLANTING AND IRRIGATION NOTES:

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
2. WELO CALCULATIONS WILL BE PROVIDED FOR BUILDING PERMIT PLANS.
2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.
3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE.
4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.
5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.
6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

## PRELIMINARY PLANT PALETTE

