

**Case File Number: CMDV06-573-R01**

**October 24, 2018**

<b>Location:</b>	325 7 <sup>th</sup> Street
<b>Assessor's Parcel Numbers:</b>	001-0189-003-00; 001-0189-009-00; 001-0189-013-00; 001-0189-014-00;
<b>Proposal:</b>	To revise previously-approved mixed-use project involving 380 residential units and commercial space contained in two towers, by redesigning the towers and reducing the height of one of the towers.
<b>Owner:</b>	325 7 <sup>th</sup> Street, LLC
<b>Applicant:</b>	325 7 <sup>th</sup> Street, LLC. (510)763-2911
<b>Case Number:</b>	<b>CMDV06-573-R01</b>
<b>Planning Permits Required:</b>	Revision to previously-approved project involving a Major Conditional Use Permit, Design Review and updated Tentative Parcel Map;
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	D-LM 2 & D-LM 4 Lake Merritt Station Area District
<b>Environmental Determination:</b>	The revised project relies on the previously prepared 325 7 <sup>th</sup> Street EIR (ER07-0002) (2011 EIR) as well as City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998), Housing Element; Lake Merritt Station Area Plan EIR (ER11-001)(2011).
<b>Historic Status:</b>	Area of Primary Importance (API)
<b>Service Delivery District:</b>	Metro
<b>City Council District:</b>	2
<b>Status:</b>	Pending
<b>Action to be Taken:</b>	Provide design comments.
<b>For Further Information:</b>	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a>

**SUMMARY**

The Bureau of Planning seeks design review of a proposed revision to the project approved at 325 7<sup>th</sup> Street.

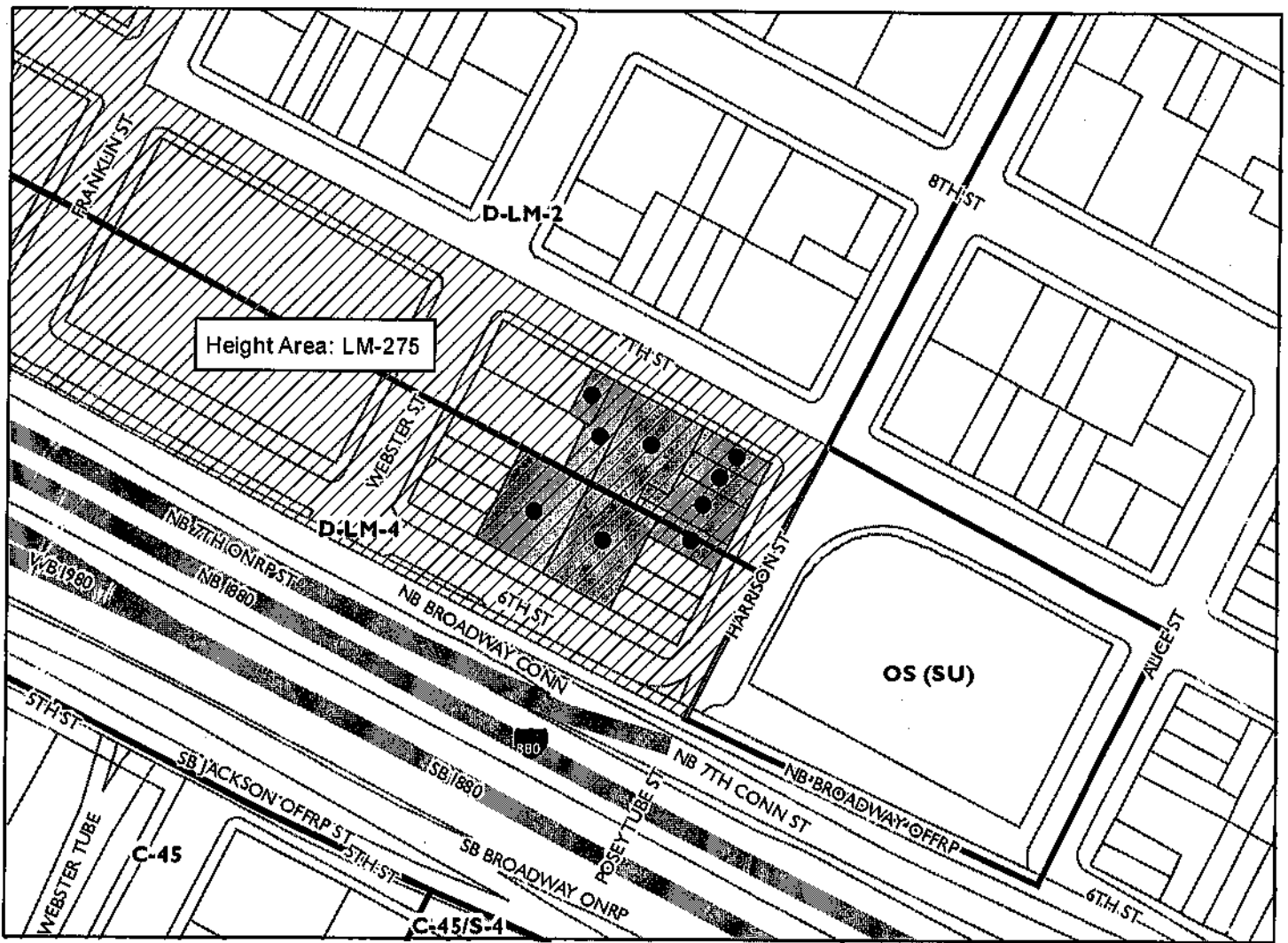
In 2011, the Oakland Planning Commission approved an application to construct 380 residential units over ground floor commercial space at the subject site. The approved project involved removal and relocation of existing structures, including a residential structure at 617-621 Harrison Street that had a rating of "C1+" on the Oakland Cultural Heritage Survey. Since the project approval in 2011, the structure at 617-621 Harrison Street, which was identified as a contributor to the 7<sup>th</sup> Street/Harrison Square Residential Historic District, has been lost to fire.

Between May 25, and September 25, 2018, the applicant has submitted a number of revisions of the previously-approved project that improve the building design and also include the following changes:

- Reduces the height of one of two towers from 207 feet to 125 feet
- Reduces off-street parking from 399 to 227
- Reduces commercial floor area from 9,110 to 8,195 square feet
- Increases useable open space from 28,305 to 31,180 square feet

(SEE MAP ON REVERSE SIDE)

# CITY OF OAKLAND PLANNING COMMISSION



0 100 200 400 600 800 Feet



Case File: CMDV06573 - R01  
Applicant: 325 7th Street, LLC  
Address: 325 7th Street  
Zone: D-LM 2 & D-LM 4  
Height Area: LM-275

On June 27, 2018, an earlier version of the proposed revisions was presented to the Design Review Committee (DRC) for their feedback. The DRC reviewed the proposed changes, made recommendations for further design enhancements, and directed that the project be brought back to the DRC for a final review. This version of the revision is in response to the DRC's comments.

The subject site is located at the corner of Harrison Street and 7<sup>th</sup> Street on the western edge of the 7th Street/Harrison Square Residential Historic District. Pursuant to Planning Code Sections 17.136.055C and 17.136.060, any new construction project located within either an API in the Central Business District or the S-7 Zone must be reviewed by the Landmarks Preservation Advisory Board (LPAB) prior to any action on the application by a decision-making body. As such, the applicant also presented the revised project to the LPAB on August 13, 2018 for their input and recommendations. The LPAB did not express any objection to the proposed project.

### **PROPERTY DESCRIPTION**

The subject 0.81-acre (35,500 square-foot) site encompasses approximately half the city block and is bounded by Harrison Street to the east, 7<sup>th</sup> Street to the north and 6<sup>th</sup> Street/880 Freeway elevated to the south. The site currently contains a collection of structures that would be demolished to construct the proposed project. The site is across the street from the Chinese Garden Park. The Oakland Downtown Salvation Army facility is one block to the west. The Lake Merritt BART Station is approximately four blocks to the east. The vicinity has a variety of civic, commercial, and residential uses.

### **PROJECT DESCRIPTION**

On June 20, 2011, the Planning Commission approved the original project, which involved the demolition of existing structures and construction of a mixed-use project involving 380 residential condominium units, 9,110 square feet of commercial space, and 399 off-street parking spaces. The design entailed two tall towers situated on a four-story podium (One tower was 275 feet tall and contained 27 stories; the other tower was 207 feet tall and contained 20 stories).

The revised project significantly scales back one of the towers and reduces its height from 207 feet down to 125 feet. The number of residential units remains the same at 380 units. Access to the parking garage remains via a two-way entrance/exit located on 6<sup>th</sup> street and a one-way exit on 7<sup>th</sup> Street. No vehicle access is proposed on Harrison Street.

The original project proposed glass fiber reinforced concrete (GFRC) panels as exterior materials. The revised project proposes a combination of board-formed concrete, fiber concrete boards, aluminum panel siding, copper anodized aluminum panel, perforated metal screens, glass, and other materials. The design incorporates various elements and detailing such as projecting and recessed planes, grouped fenestrations, rhythms of shapes and forms, varied rooflines, and material changes to achieve a visually attractive development that both reads as a unified whole and features distinctive elements.

## GENERAL PLAN ANALYSIS

The subject site is in the Central Business District land use classification according to the City of Oakland General Plan Land Use and Transportation Element (LUTE). According to the LUTE, the intent of the Central Business District is “to encourage, support, and enhance the downtown area as a high density mixed use urban center...and the desired character is to include ...offices, commercial, urban (high rise) residential....”

The site is also located within the Lake Merritt Station Area Plan (LMSAP), which identifies a portion of the subject site as a development “Opportunity Site”. The LMSAP identifies the site as part of the Pedestrian District – “An area of mixed-use, pedestrian oriented continuous storefront uses with a mix of retail, restaurants, businesses, cultural uses, and social services at the ground floor. Upper story spaces are available for a wide range of residential and commercial activities.”

The proposed project is consistent in all significant respects with the following General Plan objectives and policies:

- *Objective N3: Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future housing needs of the Oakland community.* The project will provide the Oakland community with 380 new dwelling units
- *Policy N3.1, Facilitating Housing Construction: Facilitating the construction of housing units should be considered a high priority for the City of Oakland.* The City of Oakland’s Bureau of Planning has streamlined its systems in order to facilitate the construction of new homes by assisting developers to navigate the permitting process smoothly and in a timely manner.
- *Policy N3.2, Encouraging Infill Development: In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.* The project is proposed for a site located in an urban area of Oakland. The new development will be an infill development that is consistent with the General Plan on a currently underutilized site.
- *Policy N6.2, Increased Home Ownership: Housing developments that increase home ownership opportunities for households of all incomes are desirable.* The project will provide property ownership opportunities for 380 combined new households and business owners. The developer intends to build these units as condominiums which will create multiple homeownership opportunities and make the units more affordable for purchasing as opposed to a 380-unit apartment complex with only one possible ownership entity.

## ZONING ANALYSIS

### Development Standards

The previous zoning of the Project site was C-40 Community Thoroughfare Commercial, and S-17 Downtown Residential Open Space Combining Zone. Since the project was approved, the site has been rezoned to D-LM-2 and D-LM-4 Lake Merritt Station Area District. Under these zones, the

subject site is subject to the D-LM-275 Height, Bulk, and Intensity Area Specific Standards, which allows a nonresidential FAR of 12.0 and residential density of one unit per 110 square feet of site area which would allow up to 322 residential units and up to 426,000 square feet of nonresidential floor area for the subject 35,500 square-foot site under current standards. However the proposed 380 units were approved under the previous C-40 zoning and included an Interim Major Conditional Use Permit for an FAR that exceeded zoning but consistent with the General Plan.

Whereas all the previous projects entitlements are intact, the revision can take advantage of aspects of the new zoning that are favorable and beneficial to the project. Therefore, since under the current zoning standards, zero off street parking is required, the project now proposes 227 parking spaces as opposed to the originally-approved 399 spaces.

The table below (Also see Attachment A) compares the previously approved project and the proposed revisions as per the applicable land use regulations and property development standards in the Oakland Planning Code:

**Table 1: Development Standards**

<b>Regulation</b>	<b>Entitled Design</b>	<b>Proposed Revision</b>
Max. height	Tower A: 275 ft. ; Tower B: 207 ft.	Tower A: 275 ft.; Tower B: 125 ft.
Min. setbacks	0 ft	0 ft
Min. useable open space	28,305 sq. ft.	31,180 sq. ft.
Reqd. bicycle parking	0	190 spaces
Off-street parking	399 spaces	227 spaces
Residential Floor Area	360,261 sq. ft.	348,419 sq. ft.
Commercial Floor Area	9,110 sq. ft.	8,195 sq. ft.

Historic Resource Evaluation

Based on the Oakland Historic Resource Inventory the 7<sup>th</sup> Street/Harrison Square Residential District consists of the properties along five blocks of 7<sup>th</sup> Street, including the cross streets, from Harrison to Fallon, extending in some places to 8<sup>th</sup> Street and 6<sup>th</sup> Street. It is almost entirely housing except for one City park. Individual block-fronts are varied, though matching pairs and triplets occur. The district is a surviving remnant of a much larger neighborhood that was developed in the decades just before and after 1900. It is bounded on the west and northwest by the Chinatown Commercial District and on the other three sides by relatively newer construction such as the BART and the Joseph P. Bort MetroCenter buildings to the north, Laney College buildings and parking lot to the east, and the I-880 Freeway to the south. Some other uses include a gas station, small parking lots, small industrial buildings, and a motel.

The LMSAP Design Guidelines state that “The architectural details of new buildings within or adjacent to the 7<sup>th</sup> Street/Harrison Square Residential Historic District API should relate to existing distinguishing features of the district. Most of the buildings in the 7<sup>th</sup> Street /Harrison Square Residential District are detached one- or two-story wood frame structures set back from the sidewalk line, including many Victorian and Colonial Revival cottages and houses. The district began as a residential area and continues largely so to this day. Except for the intrusions of some industrial buildings and apartment buildings, the district is unified in scale, apparent density, use, and relationship of buildings to lots.”

As mentioned, the previously-approved project involved the removal/relocation of a residential structure that was a contributor to the 7<sup>th</sup> Street/Harrison Square Residential Historic District. This structure has since burned down and no longer exists at the subject site.

## **KEY ISSUES AND IMPACTS**

Overall, the proposed site plan and design for the project are successful and consistent with the goal of creating an active, pedestrian-oriented retail development in Downtown Oakland. The key issues and impacts are discussed below.

### Site Plan and Building Design

The site plan presents a relatively dense development in a context of an urbanized and downtown neighborhood. The proposed revisions to the project are:

- Reduced the height of one of two towers from 207 feet to 125 feet
- Reduced off street parking from 399 to 227
- Reduced commercial floor area from 9,110 to 8,195 square feet
- Increased useable open space from 28,305 to 31,180 square feet

The proposed exterior materials for the revised design include a combination of board-formed concrete, fiber concrete boards, aluminum panel siding, copper anodized aluminum panel, perforated metal screens, glass, and other materials. The design incorporates various elements and detailing such as projecting and recessed planes, grouped fenestrations, rhythms of shapes and forms, varied rooflines, and material changes to achieve a visually attractive development that both read as a unified whole and feature distinctive elements.

Staff believes that the proposed revision successfully achieves an overall design that is appropriate for the site location adjacent to the I-80 freeway and within the Oakland downtown district and achieves a tower design that complements the Oakland skyline.

### New residents in Oakland downtown

The proposed new residential units and commercial space, which are located within a couple blocks of BART and AC Transit stops, are expected to increase transit use, and transit capacity exists to accommodate that increase. The additional residents will also support local businesses and promote more economic activity in the vicinity.

### Automobile Parking

The revised project provides 227 parking spaces as opposed to the originally-approved 399 spaces. Given that the new code now requires zero parking in the D-LM zone (downtown district), the proposed 227 spaces would be more than sufficient for the subject site, heavily served by transit. However, per section 17:116.106, two car-share spaces and transit passes shall be required to be provided by the project.

Public Art

Staff recommends enhancements to all the visible blank walls with articulations, patterns and treatments that will add visual interest and minimize perceived bulk. Other suggested approaches include a mural or other artworks on the highly visible blank wall(s) to comply with its Public Art requirement.

Useable Open Space

The D-LM-2 and D-LM-4 districts require 75 square feet of useable open space per dwelling unit and a total of 28,500 square feet for the entire development. The previously approved project provided 28,305 whereas the proposed revision provides 31,180 square feet.

Landscaping

The project incorporates various landscaping elements to soften and achieve an attractive street and courtyard ambience. It applies landscaped terraces with trees, shrubs, ground cover, as well as hardscape such as decorative pavers, planters and other features to enhance the visual quality, functionality, and experience of the open areas.

Historic Resource and LPAB Evaluation

The subject site is located within the 7<sup>th</sup> Street/Harrison Square Residential District API and, therefore prior to approval of the final design, the revised project needs go to the LPAB for review and recommendations for design enhancements to make it more compatible to the API.

**CONCLUSION**

Based on the analysis contained in this report, staff believes that the proposed revision to the previously approved-project provides a building scale that serves as an appropriate transition from the neighboring medium density structures to the higher intensity mixed-use and commercial structures in the Downtown District. The proposed lower tower at the corner of 7<sup>th</sup> and Harrison Streets, is an appropriate transition up to the taller tower next to the I-880 freeway and away from the API. The site location at the periphery of the API serves as a high visual marker of the API boarder, that signals as a transition point from the API to the higher intensity developments in the Central Business District and vice versa. The new structure contributes to the visual cohesiveness of the API by creating a height contrast that is clearly distinct from the smaller buildings within the API.

The design incorporates elements such as balconies, window patterns, high quality and durable materials, and articulations (recesses and projections) that are similar to other structures within both the Central Business District and API. The new building's exterior visual quality and detailing will be at least equal to that of the surroundings. The stylized "ying-yang" top of tower design has been refined to achieve successful terminus that also provides a rooftop outdoor space for the building. Overall, the revised site plan and tower re-designs for the project are successful and consistent with the goal of creating an active, pedestrian-oriented retail development in Downtown Oakland.

**RECOMMENDATIONS:**

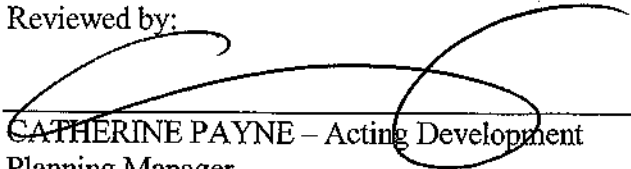
Thus, staff recommends that the Commission:

1. Comment on the design enhancements prior to final approval by staff.

Prepared by:

  
\_\_\_\_\_  
MAURICE BRENYAH-ADDOW - Planner IV

Reviewed by:

  
\_\_\_\_\_  
CATHERINE PAYNE – Acting Development  
Planning Manager

**ATTACHMENTS:**

- A. Proposed Revised Project Plans



# 325 SEVENTH STREET

## DEVELOPMENT SUBMITTAL FOR DRC HEARING

325 Seventh Street  
Oakland, California  
September 24, 2018



### PROJECT DESCRIPTION

Situated on a site that measures 35,500 SF, and extending from the corner of 7th and Harrison to 6th Street, the project is proposed to be rental apartments with ground level retail.

The housing component provides a total of 380 units. Due to the unique shape of the site, the units will be divided into 2 towers. The North Tower will be 12 stories high and the South Tower will be 26 stories high. The towers will be connected by common facilities located on podium level. The units will range from studios up to 3 bedroom types.

The housing will be supported by 60-70% parking in a one-story underground and ground level parking garage. The majority of the spaces will be mechanically organized and operated.

The commercial area on the street level will range from 6,777 SF to 8,195 SF, and will be concentrated at the corner of 7th and Harrison with a smaller tenant space along 7th Street.

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BUREAU OF PLANNING

VICINITY MAP - not to scale



## PROJECT DIRECTORY

<b>OWNER/DEVELOPER</b>	<b>GENERAL CONTRACTOR</b>	<b>ARCHITECT</b>
BALCO PROPERTIES LTD. LLC 1624 FRANKLIN STREET OAKLAND, CA 94612 TEL : 510.763.2911	SWENSON BUILDERS 777 NORTH 1ST STREET, 5TH FLOOR SAN JOSE, CA 95112 TEL : 408.287.0246	YHLA ARCHITECTS 1617 CLAY STREET OAKLAND, CA 94612 TEL : 510.836.6688
<b>LANDSCAPE CONSULTANT</b>	<b>LIGHTING DESIGNER</b>	
JETT LANDSCAPE ARCHITECTURE + DESIGN 2 ORINDA THEATRE SQUARE #218, ORINDA, CA 94563 TEL : 925.254.5422	LIGHTING DESIGN ALLIANCE 2830 TEMPLE AVENUE LONG BEACH, CA 90806 TEL : 562.989.3843	

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## PROJECT INFORMATION

### BUILDING CODE

SEISMIC ZONE :	4
CONSTRUCTION TYPE :	TYPE 1 TOWER AND TYPE 3A OVER TYPE 1 PODIUM
FIRE SPRINKLERS:	NFPA-13
OCCUPANCY GROUP :	R-2/M
BUILDING HEIGHT / NUMBER OF STORES:	275'-0"
USE :	MULTI-FAMILY RESIDENTIAL / COMMERCIAL
ZONING DESIGNATION:	-
CODE EDITION :	2016 CALIFORNIA BUILDING STANDARDS CODE

## PROJECT INFORMATION

### BUILDING AND SITE

BUILDING - GROSS FLOOR AREA	478,992 SF
BUILDING OUTLINE	35,500 SF
NET SITE AREA :	BUILDING SITE - +/-0.81 ACRES (35,500 SF)
FLOOR AREA RATIO :	GFA = 478,992 SF = 13.49
	NET SITE AREA = 35,500 SF
BUILDING COVERAGE :	BLDG. OUTLINE = 35,500 SF = 1
	NET SITE AREA = 35,500 SF
PROJECT HOUSING DENSITY :	NUMBER OF UNITS = 380 = 469 DU/AC
	SITE AREA = 0.81 ACRES

### BUILDING DEVELOPMENT CHART

	GROSS SF	PARKING/ AISLE/ DRIVEWAY	COMMERCIAL SF	RESIDENTIAL SF	GROUP OS SF	PRIVATE OS SF
BASEMENT	27,000	20,034	-	-	-	-
GROUND FLR.	35,063	15,954	6,777	-	-	-
2ND FLOOR	20,187	-	2,938	4,581	-	433
3RD FLOOR	26,476	-	-	14,984	9,310	699
4TH FLOOR	25,460	-	-	20,495	-	415
5TH FLOOR	25,460	-	-	20,495	-	657
6TH FLOOR	25,460	-	-	20,495	-	779
7TH FLOOR	25,460	-	-	20,495	-	170
8TH FLOOR	25,460	-	-	20,495	-	779
9TH FLOOR	25,460	-	-	20,495	-	170
10TH FLOOR	25,460	-	-	20,495	-	779
11TH FLOOR	25,567	-	-	20,555	-	319
12TH FLOOR	25,567	-	-	20,555	-	77
13TH FLOOR	12,636	-	-	10,306	-	510
14TH FLOOR	12,636	-	-	10,306	-	268
15TH FLOOR	12,636	-	-	10,306	-	510
16TH FLOOR	12,636	-	-	10,306	-	268
17TH FLOOR	12,636	-	-	10,306	-	510
18TH FLOOR	12,636	-	-	10,306	-	268
19TH FLOOR	12,636	-	-	10,306	-	510
20TH FLOOR	12,636	-	-	10,306	-	268
21ST FLOOR	12,636	-	-	10,306	-	510
22ND FLOOR	12,636	-	-	10,306	-	268
23RD FLOOR	12,636	-	-	10,306	-	510
24TH FLOOR	12,636	-	-	10,306	-	268
25TH FLOOR	12,636	-	-	10,306	-	510
26TH FLOOR	12,636	-	-	10,306	-	268
ROOF FLOOR	-	-	-	-	5,140	-
TOTAL	478,992	35,988	6,777-9,715	348,419	14,450	10,935

## PROJECT INFORMATION

### PARKING

	MECHANICAL PARKING SPACES	STANDARD PARKING SPACES	COMPACT PARKING SPACES	ACCESSIBLE PARKING SPACES	TOTAL
BASEMENT FLOOR	164	-	-	2	166
GROUND FLOOR	55	4	-	6	65
TOTAL PARKING SPACES	219	4	-	8	<b>231</b>
PARKING RATIO:	NUMBER OF PARKING		= 231		= 0.61 SPACE/UNIT
	NUMBER OF UNIT		= 380		

17 SPACES REMAIN FOR COMMERCIAL USE: PER 17,116,080, C-40 ZONE:  
6,454 SF GENERAL RETAIL = 1 SPACE/ 400 SF = 17 SPACES REQUIRED  
2,128 SF OFFICE USE = NO SPACES REQUIRED UNDER 3,000 SF

### OPEN SPACE

PER OMC 17.99.050 - 75 SF / UNIT AND 50 SF/ EFFICIENCY UNIT:  
[50 x 50SF] + [330 X 75SF] = **27,250 SF TOTAL REQUIRED**

\*MAY SUBSTITUTE 1 SF OF PRIVATE OPEN SPACE AS 2 SF OF GROUP OPEN SPACES PER 17.126.020

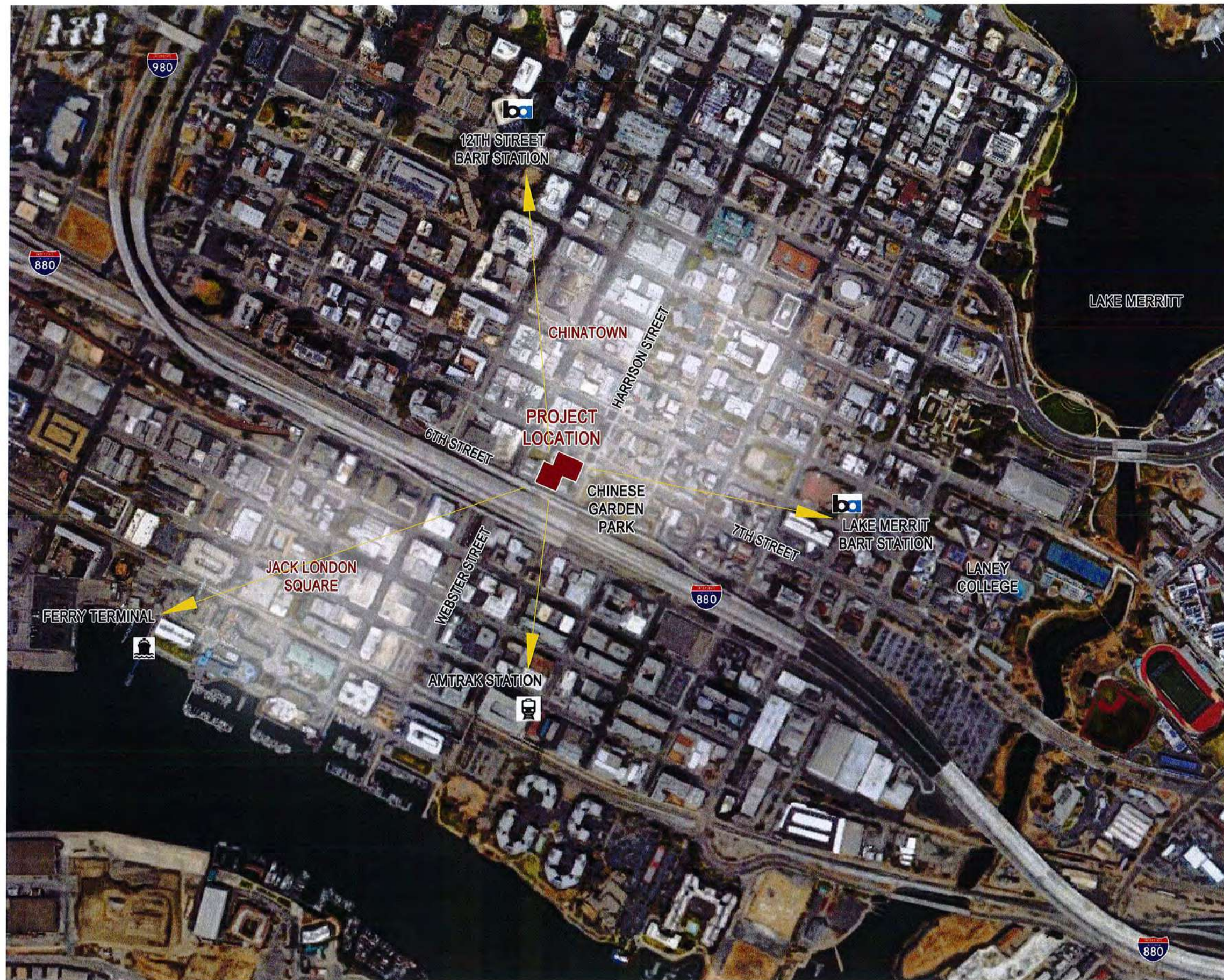
	GROUP OPEN SPACE	PRIVATE OPEN SPACE
	PROVIDED	PROVIDED
SHARED COURTYARDS	9,310	COURTYARD/BALCONIES 10,935 SF
		GROUP OS EQUIVALENT*
		21,870 SF
TOTAL PROVIDED	9,310 SF + 21,870 SF = 31,180 SF	> 27,250 SF REQUIRED

### RESIDENTIAL UNIT MIX

	EF STUDIO	STUDIO	JR 1 - BR	1 - BR	1+ - BR	2 - BR	2+ - BR	3 - BR
2ND FLOOR	-	-	1	1	1	1	-	1
3RD FLOOR	5	2	1	6	1	2	-	2
4TH -10TH FLRS(PER FLR/SUBTOTAL)	5 / 35	2 / 14	2 / 14	6 / 42	2 / 14	4 / 28	1 / 7	2 / 14
11TH-12TH FLRS (PER FLR/SUBTOTAL)	5 / 10	2 / 4	2 / 4	6 / 12	2 / 4	4 / 8	1 / 2	2 / 4
13TH - 26TH FLRS. (PER FLR/SUBTOTAL)	-	-	2 / 28	1 / 14	2 / 28	3 / 42	1 / 14	1 / 14
TOTAL	50	20	48	75	48	81	23	35

TOTAL NUMBER OF RESIDENTIAL UNITS = 380

AVG. UNIT SIZE = 917 SF





7TH STREET ELEVATIONS



WEBSTER STREET ELEVATIONS



6TH STREET ELEVATIONS



HARRISON STREET ELEVATIONS

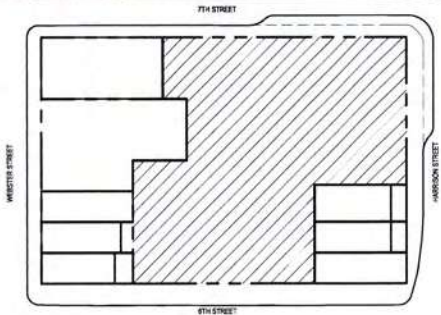


7TH AND HARRISON

7TH AND WEBSTER

6TH AND WEBSTER

6TH AND HARRISON



SITE MAP



7TH STREET - ACROSS FROM SITE



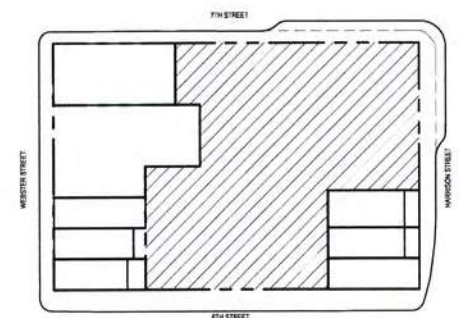
WEBSTER STREET - ACROSS FROM SITE



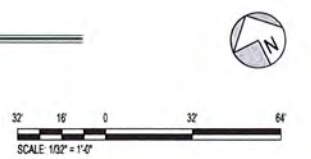
6TH STREET - ACROSS FROM SITE

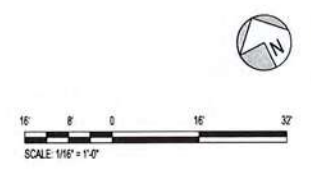
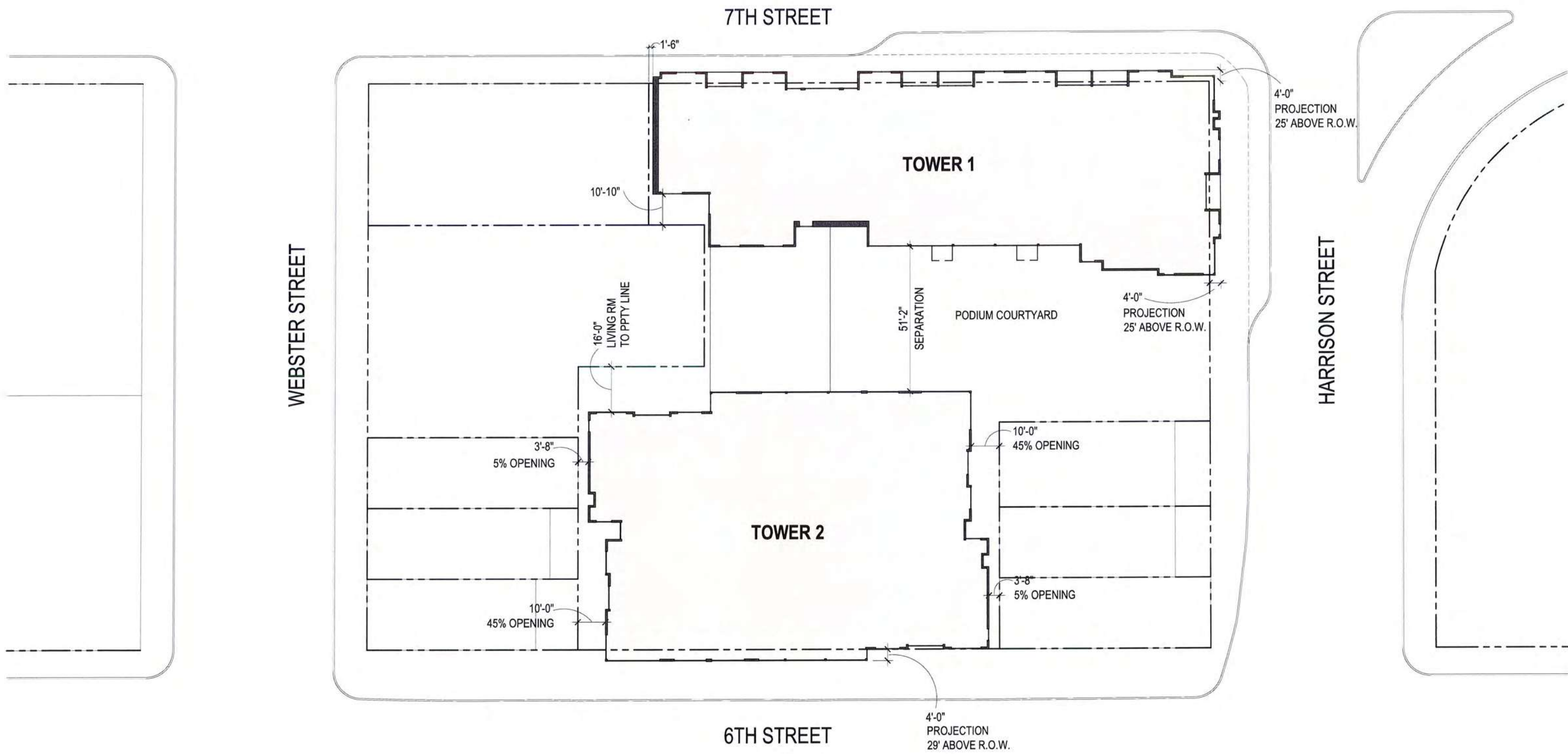


HARRISON STREET - ACROSS FROM SITE

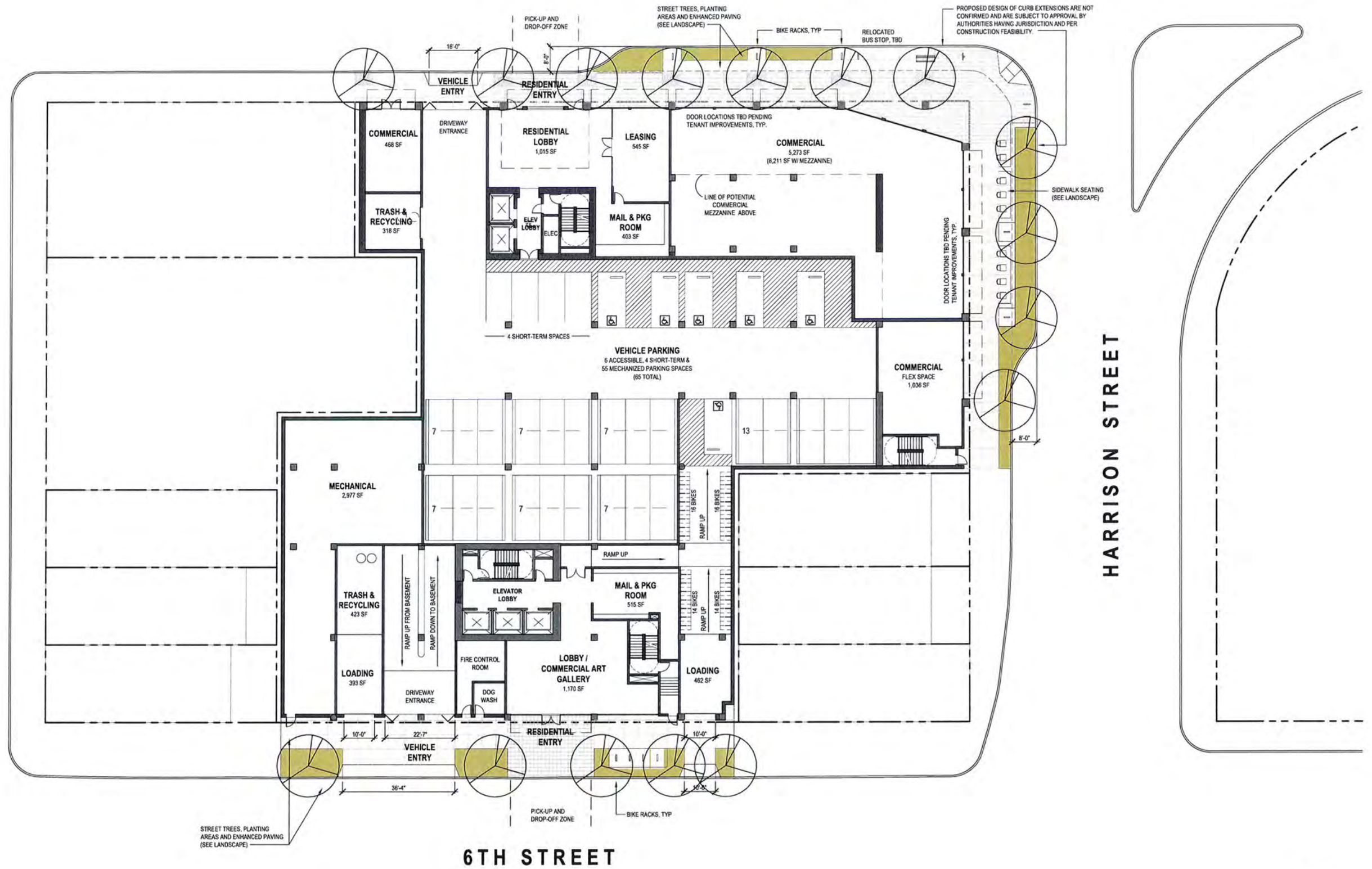


SITE MAP





7TH STREET

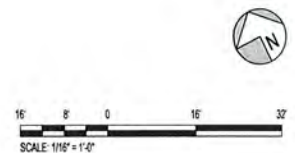


6TH STREET

WEBSTER STREET

HARRISON STREET

STREET TREES, PLANTING AREAS AND ENHANCED PAVING (SEE LANDSCAPE)



325 SEVENTH STREET  
OAKLAND, CALIFORNIA

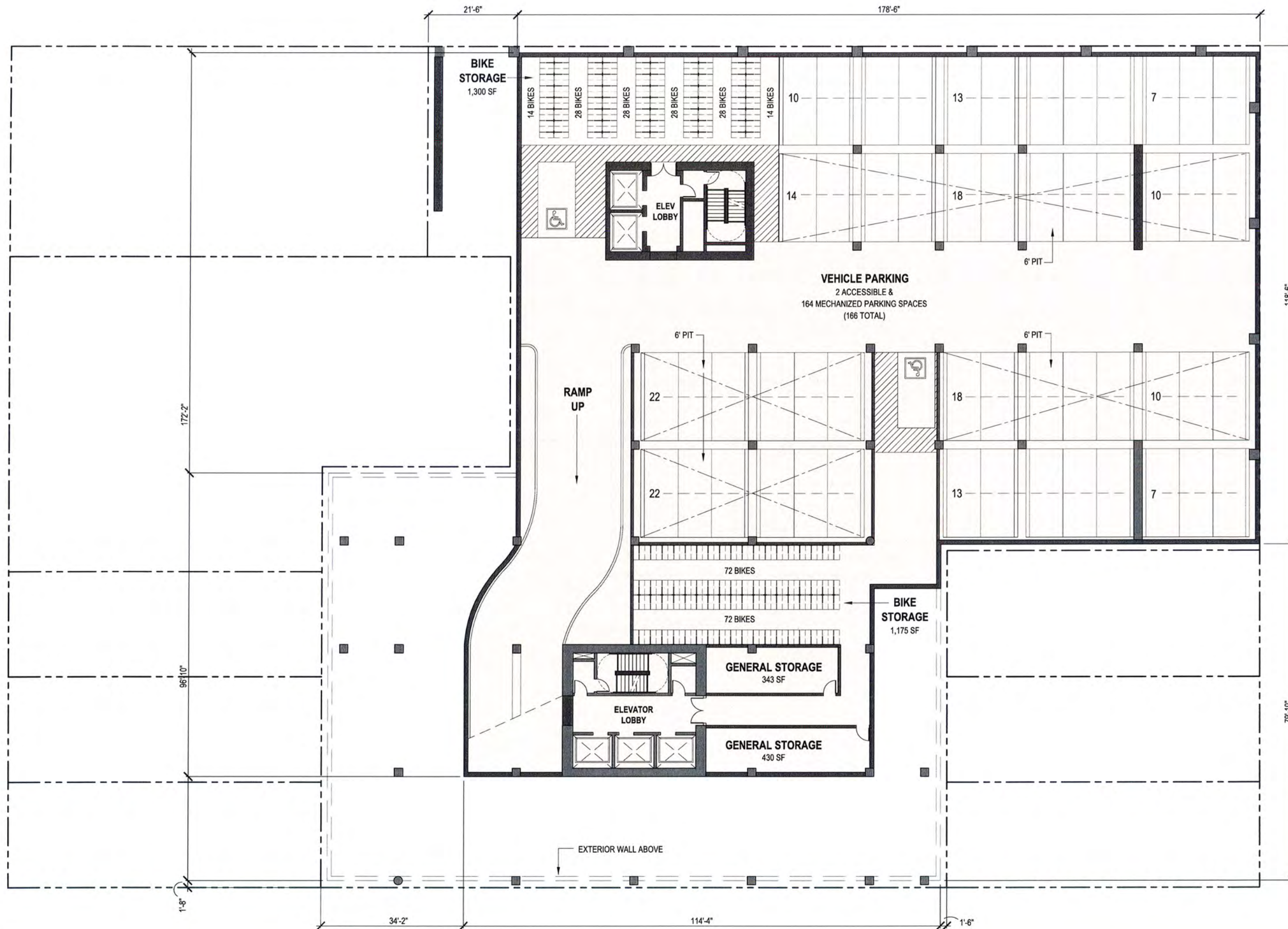
SITE PLAN



A-6

SEPTEMBER 24, 2018  
COPYRIGHT © 2018

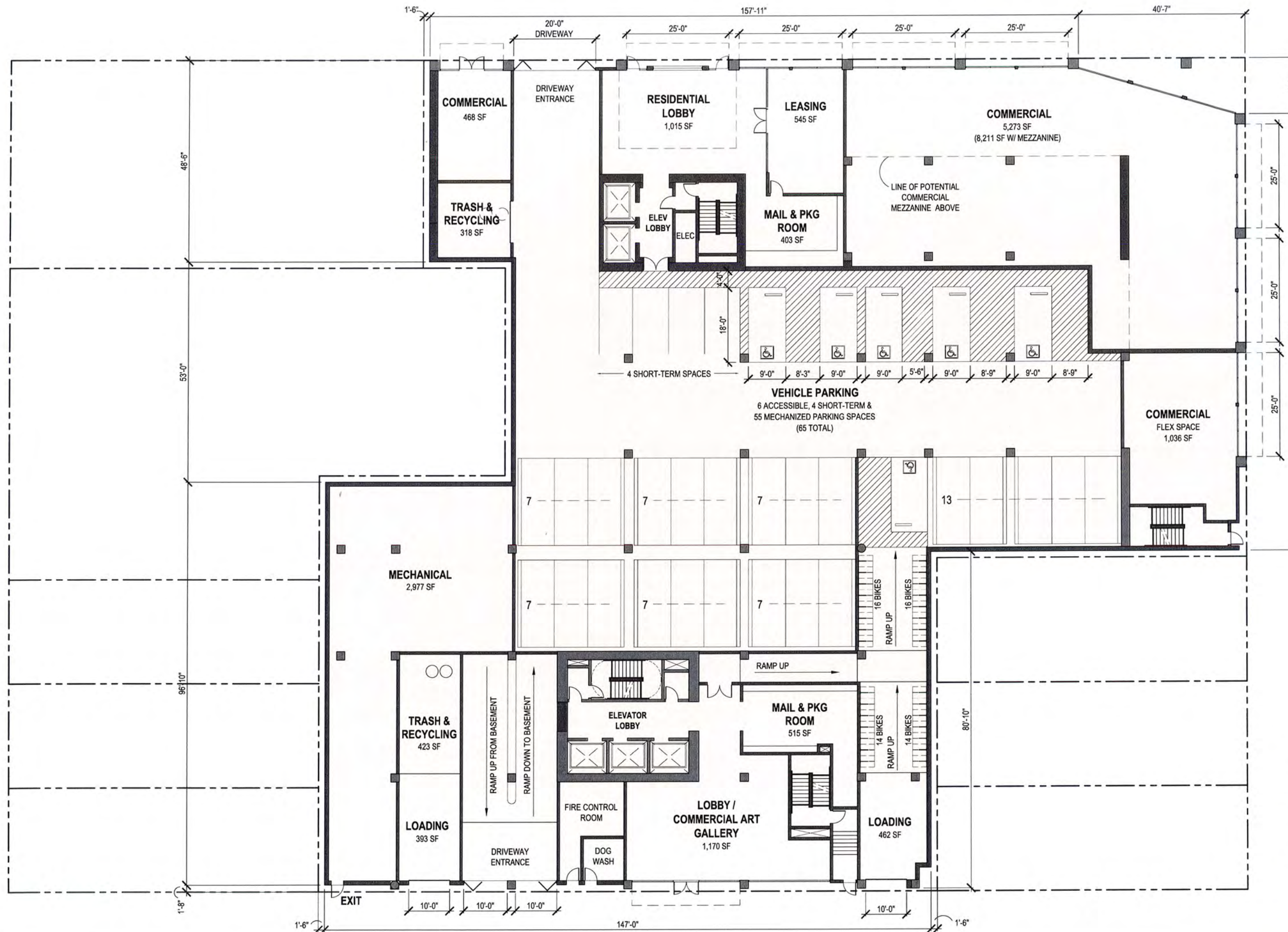




**FLOOR PROGRAM SUMMARY**

COMMERCIAL SF:	0
PARKING SPACES:	166
RESIDENTIAL UNITS:	0
RESIDENTIAL AREA:	0
GROUP OPEN SPACE:	0
PRIVATE OPEN SPACE:	0

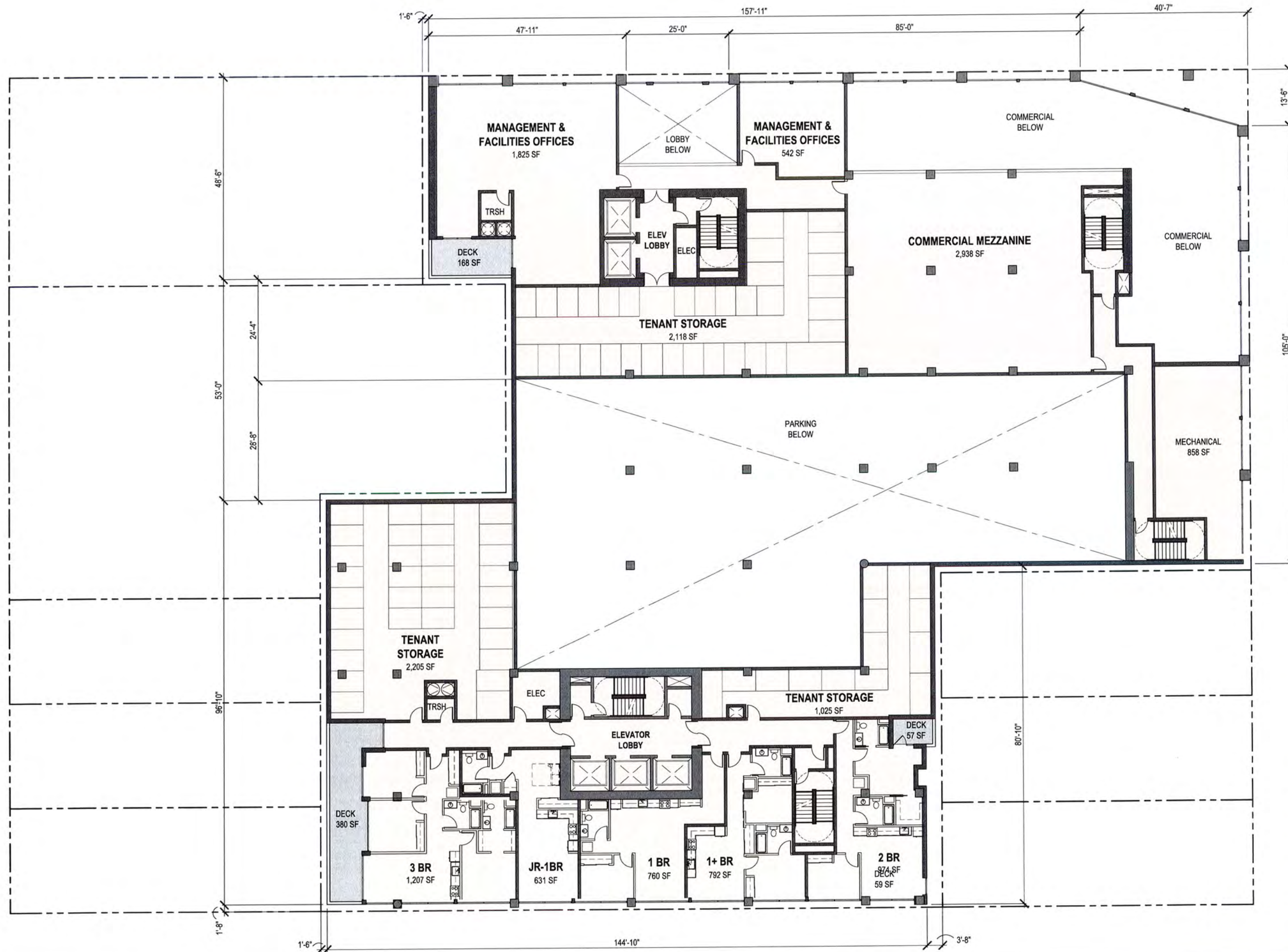




**FLOOR PROGRAM SUMMARY**

COMMERCIAL SF:	6,777 SF
PARKING SPACES:	65
RESIDENTIAL UNITS:	0
RESIDENTIAL AREA:	0
GROUP OPEN SPACE:	0
PRIVATE OPEN SPACE:	0

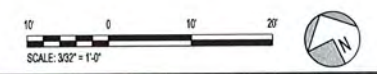


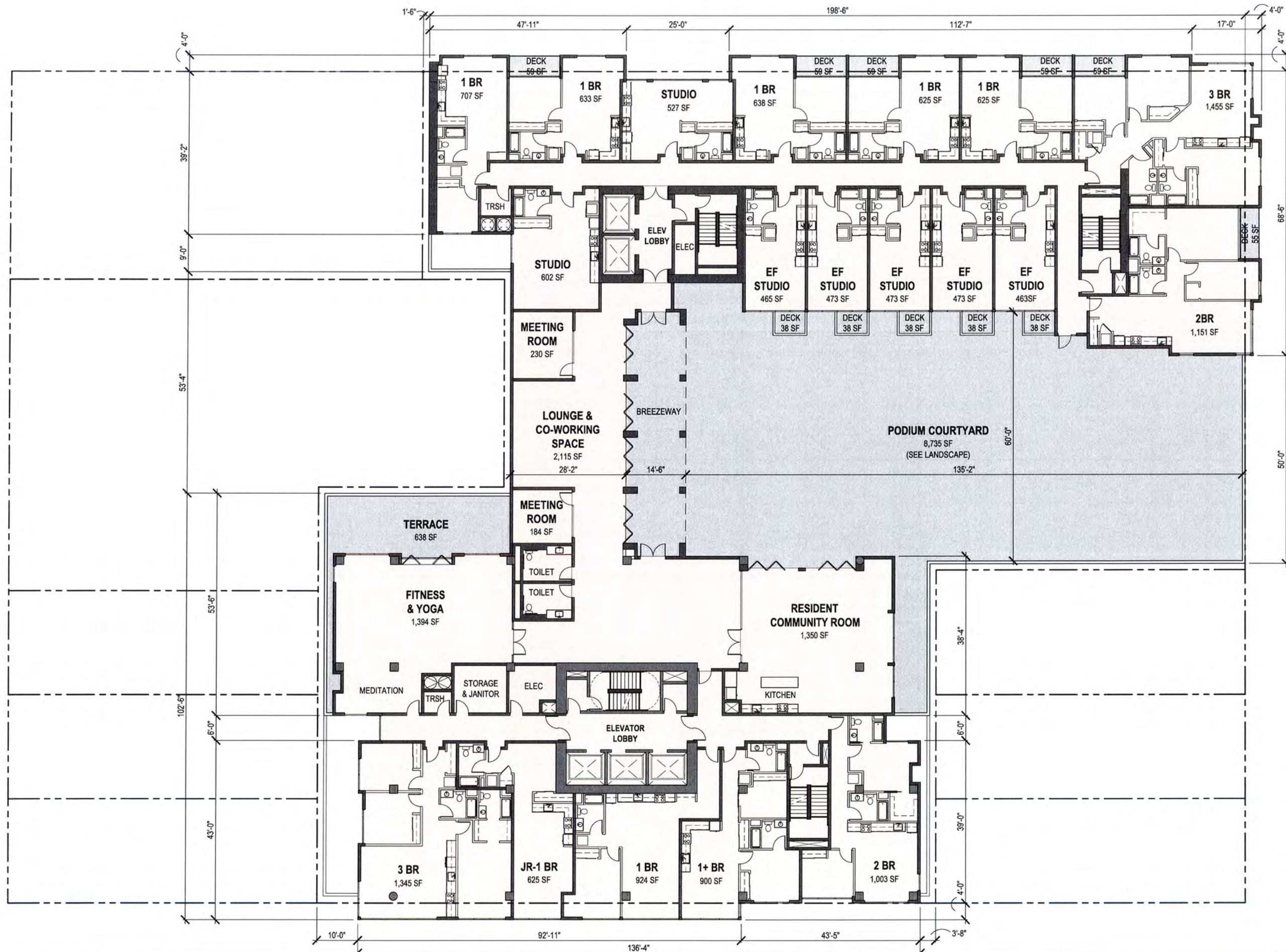


← TOWER 2  
5 UNITS

**FLOOR PROGRAM SUMMARY**

COMMERCIAL SF:	2,938 SF
PARKING SPACES:	0
RESIDENTIAL UNITS:	5
RESIDENTIAL AREA:	4,364 SF
GROUP OPEN SPACE:	0
PRIVATE OPEN SPACE:	437 SF





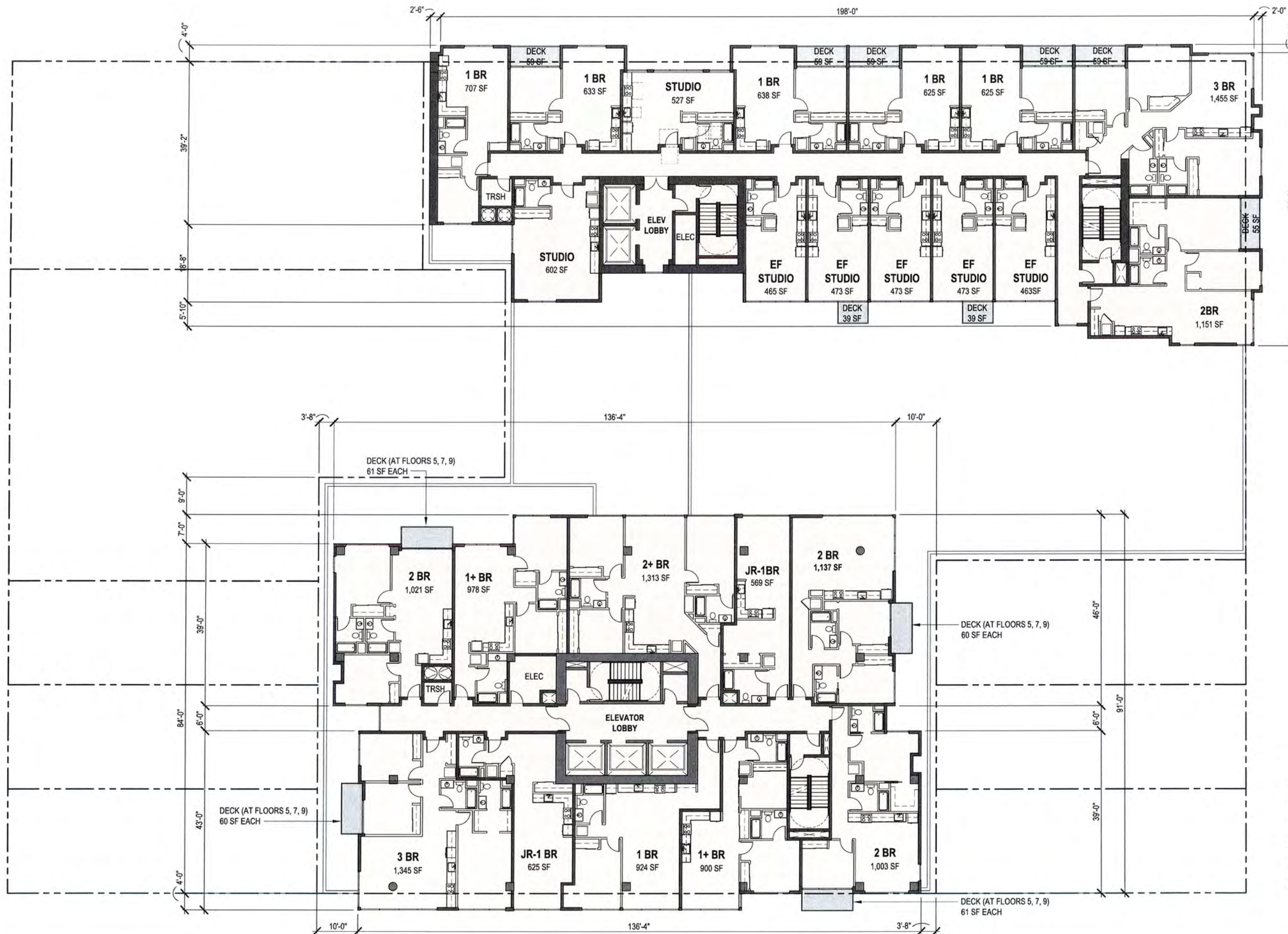
TOWER 1  
14 UNITS

TOWER 2  
5 UNITS

**FLOOR PROGRAM SUMMARY**

COMMERCIAL SF:	0
PARKING SPACES:	0
RESIDENTIAL UNITS:	18
RESIDENTIAL AREA:	14,270 SF
GROUP OPEN SPACE:	9,373 SF
PRIVATE OPEN SPACE:	540 SF





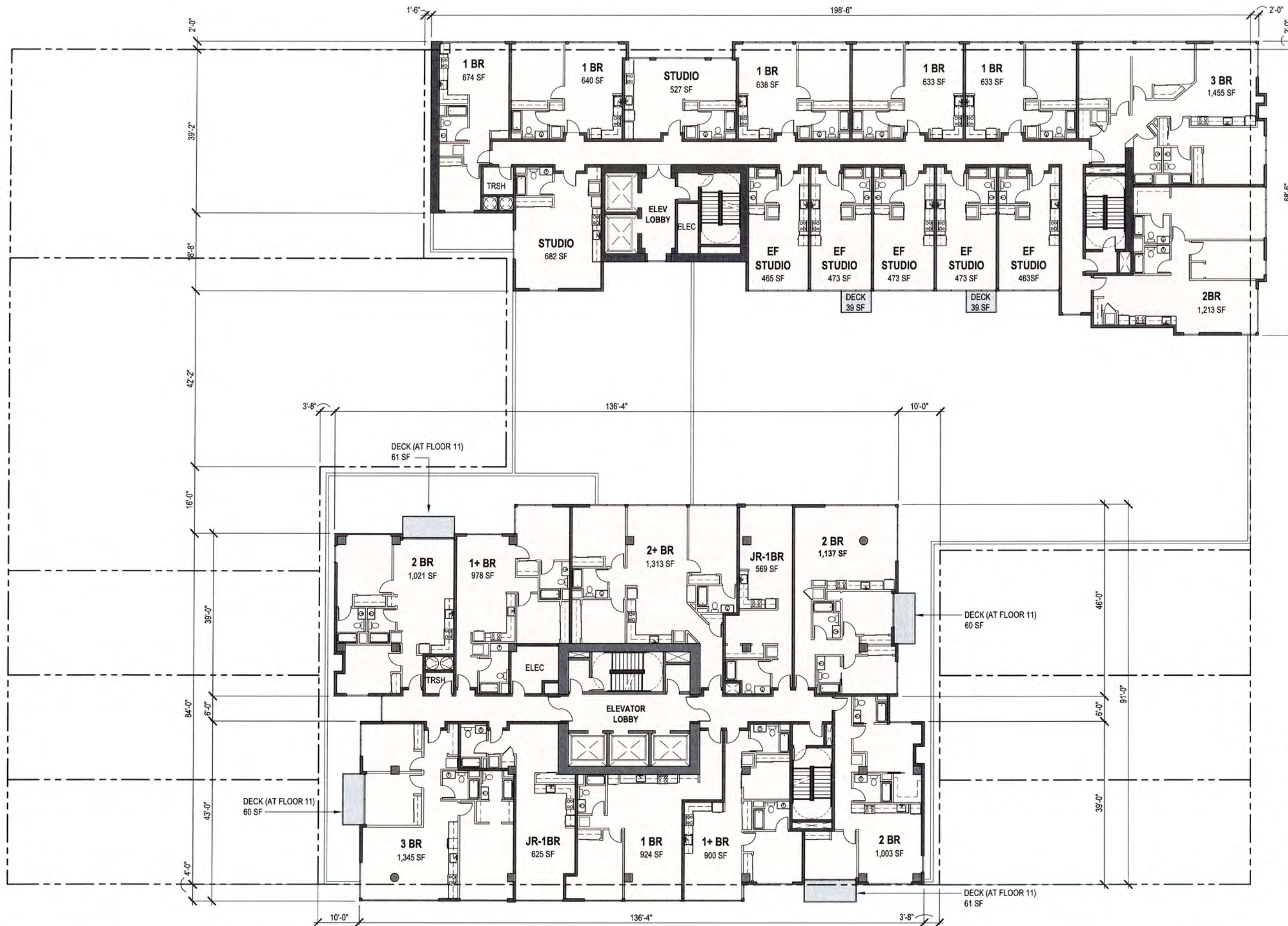
TOWER 1  
**98 UNITS**  
 14 X 7 FLOORS

TOWER 2  
**70 UNITS**  
 10 X 7 FLOORS

**FLOOR PROGRAM SUMMARY**

COMMERCIAL SF:	0
PARKING SPACES:	0
RESIDENTIAL UNITS:	168
RESIDENTIAL AREA:	136,633 SF
GROUP OPEN SPACE:	0
PRIVATE OPEN SPACE:	3,722 SF





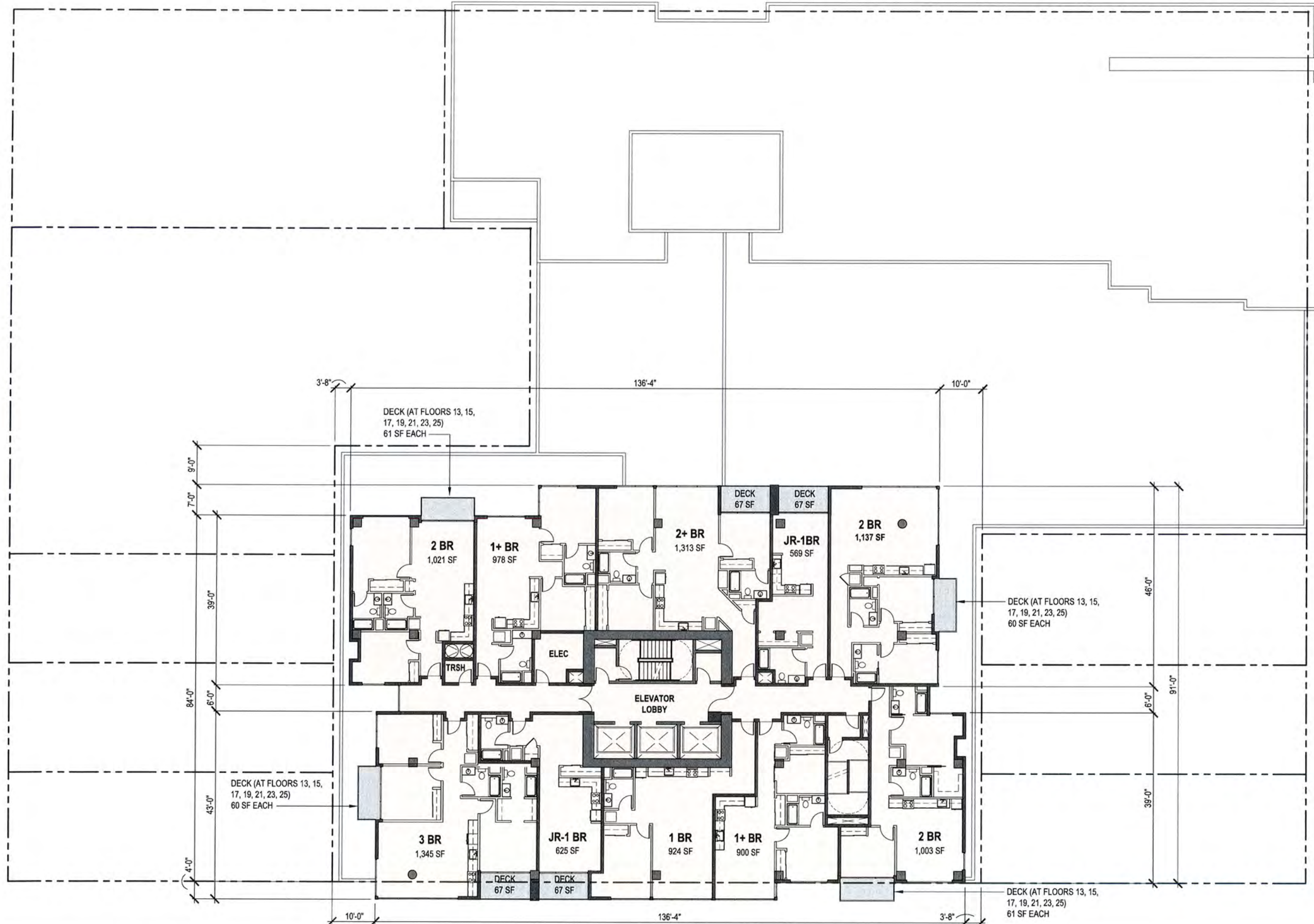
TOWER 1  
**28 UNITS**  
 14 X 2 FLOORS

TOWER 2  
**20 UNITS**  
 10 X 2 FLOORS

**FLOOR PROGRAM SUMMARY**

COMMERCIAL SF:	0
PARKING SPACES:	0
RESIDENTIAL UNITS:	48
RESIDENTIAL AREA:	39,152 SF
GROUP OPEN SPACE:	0
PRIVATE OPEN SPACE:	398 SF

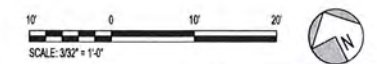


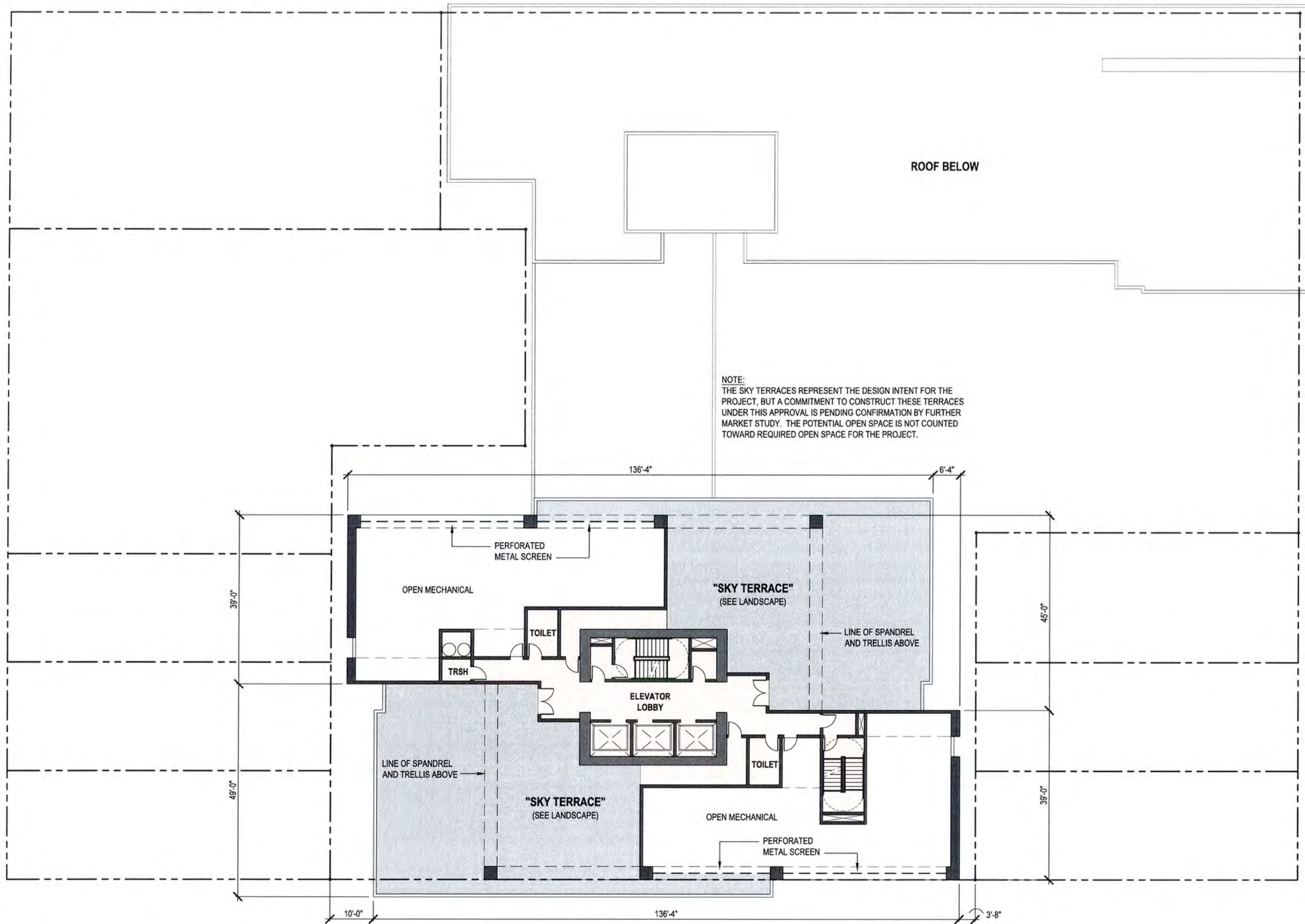


← TOWER 2  
**140 UNITS**  
 10 X 14 FLOORS

**FLOOR PROGRAM SUMMARY**

COMMERCIAL SF:	0
PARKING SPACES:	0
RESIDENTIAL UNITS:	140
RESIDENTIAL AREA:	137,410 SF
GROUP OPEN SPACE:	0
PRIVATE OPEN SPACE:	5,446 SF



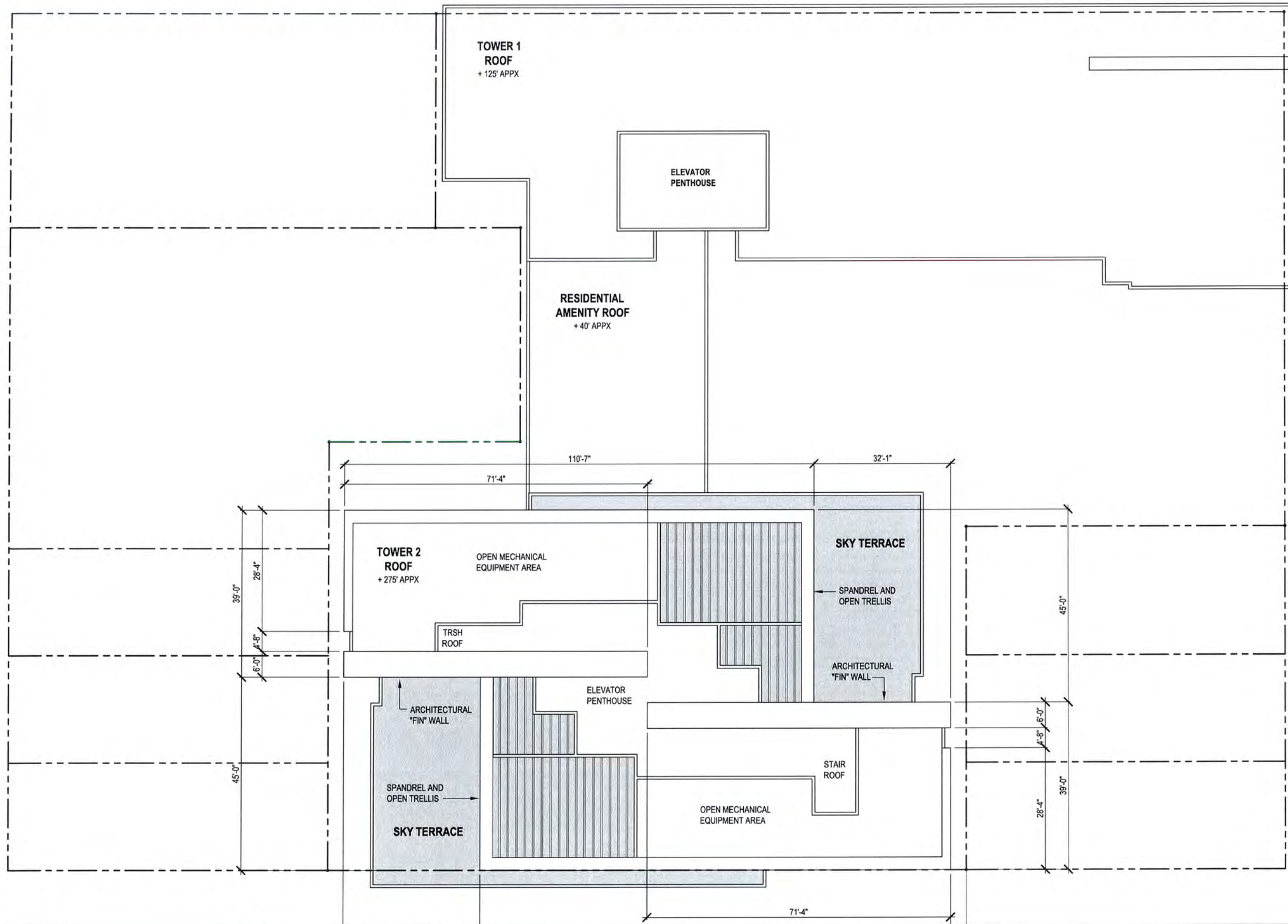


**FLOOR PROGRAM SUMMARY**

COMMERCIAL SF:	0
PARKING SPACES:	0
RESIDENTIAL UNITS:	0
RESIDENTIAL AREA:	0
GROUP OPEN SPACE:	5,206 SF
PRIVATE OPEN SPACE:	0



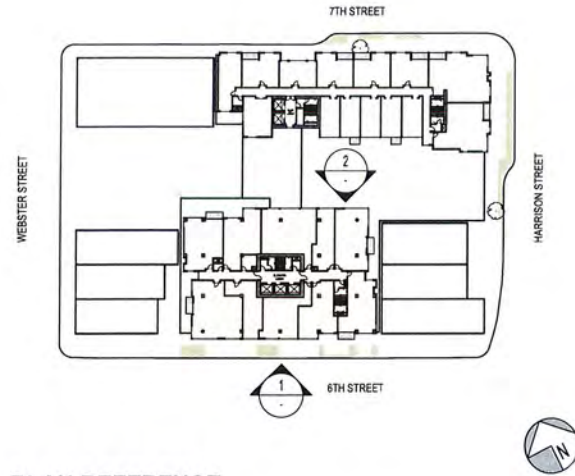




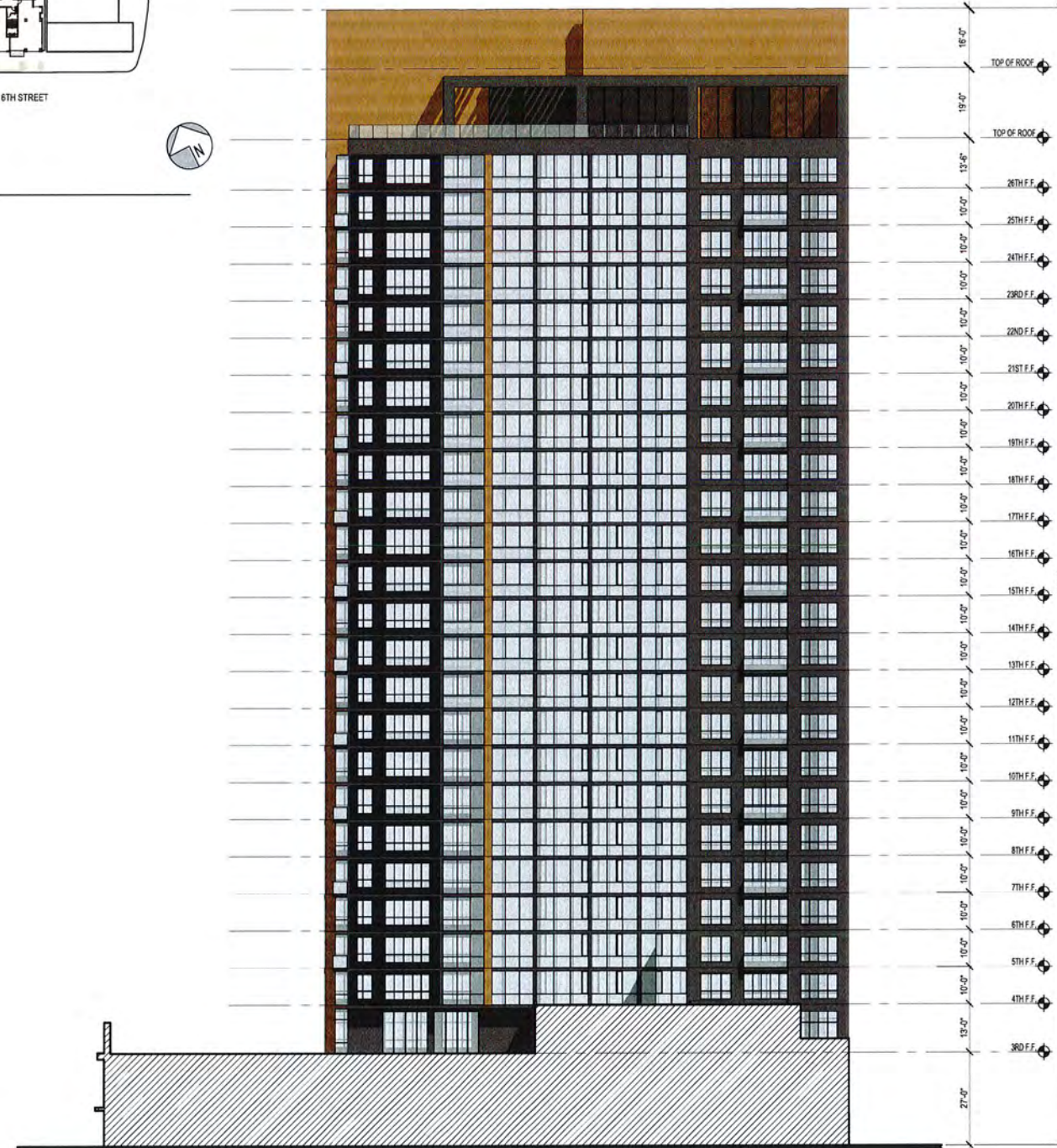
**FLOOR PROGRAM SUMMARY**

COMMERCIAL SF:	0
PARKING SPACES:	0
RESIDENTIAL UNITS:	0
RESIDENTIAL AREA:	0
GROUP OPEN SPACE:	0
PRIVATE OPEN SPACE:	0





PLAN REFERENCE

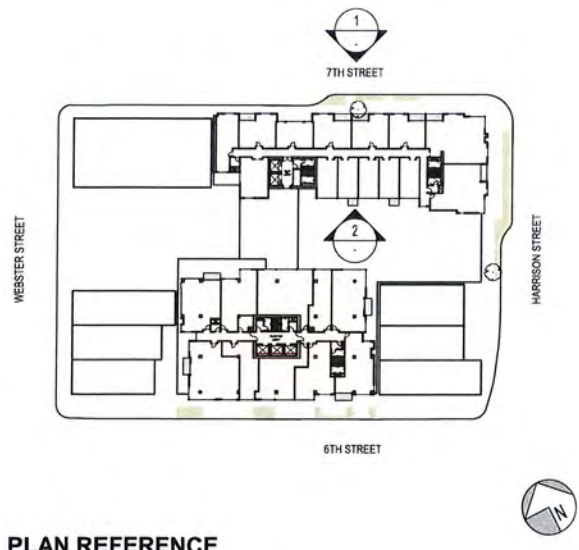


2 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"





PLAN REFERENCE

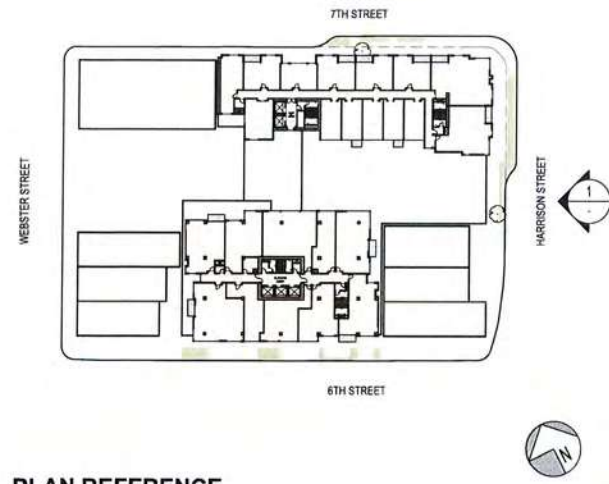


1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION FROM TERRACE  
SCALE: 1/16" = 1'-0"



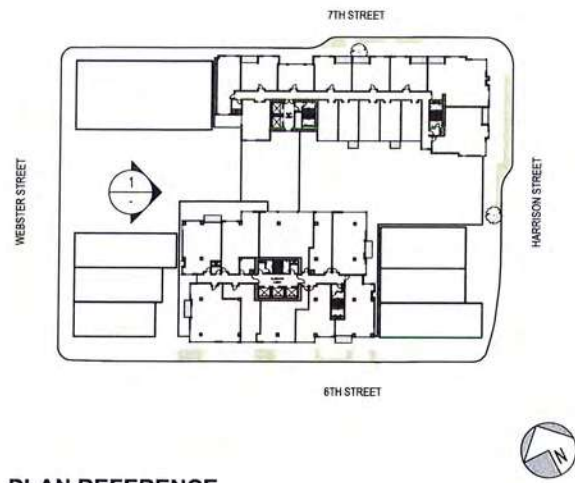


PLAN REFERENCE

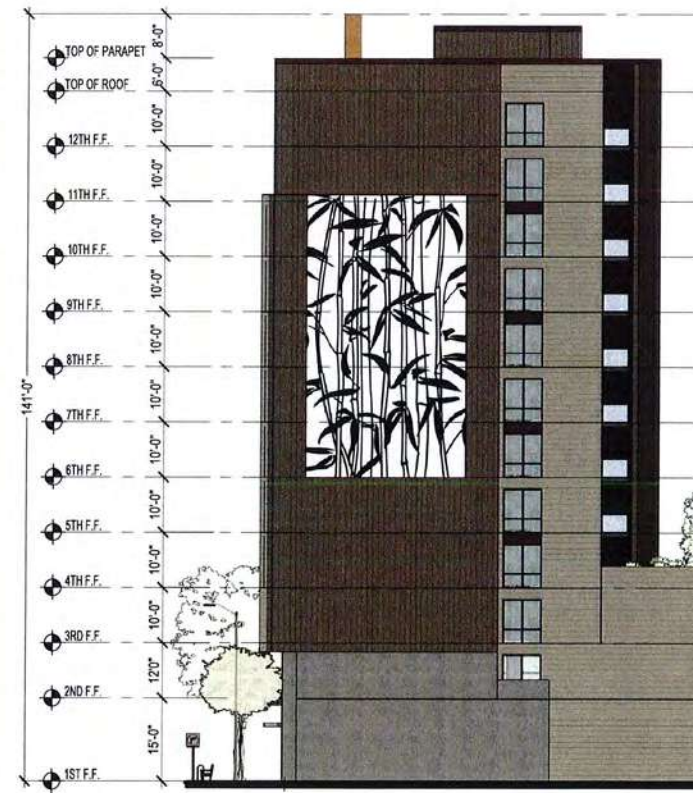


1 EAST ELEVATION  
SCALE: 1/16" = 1'-0"

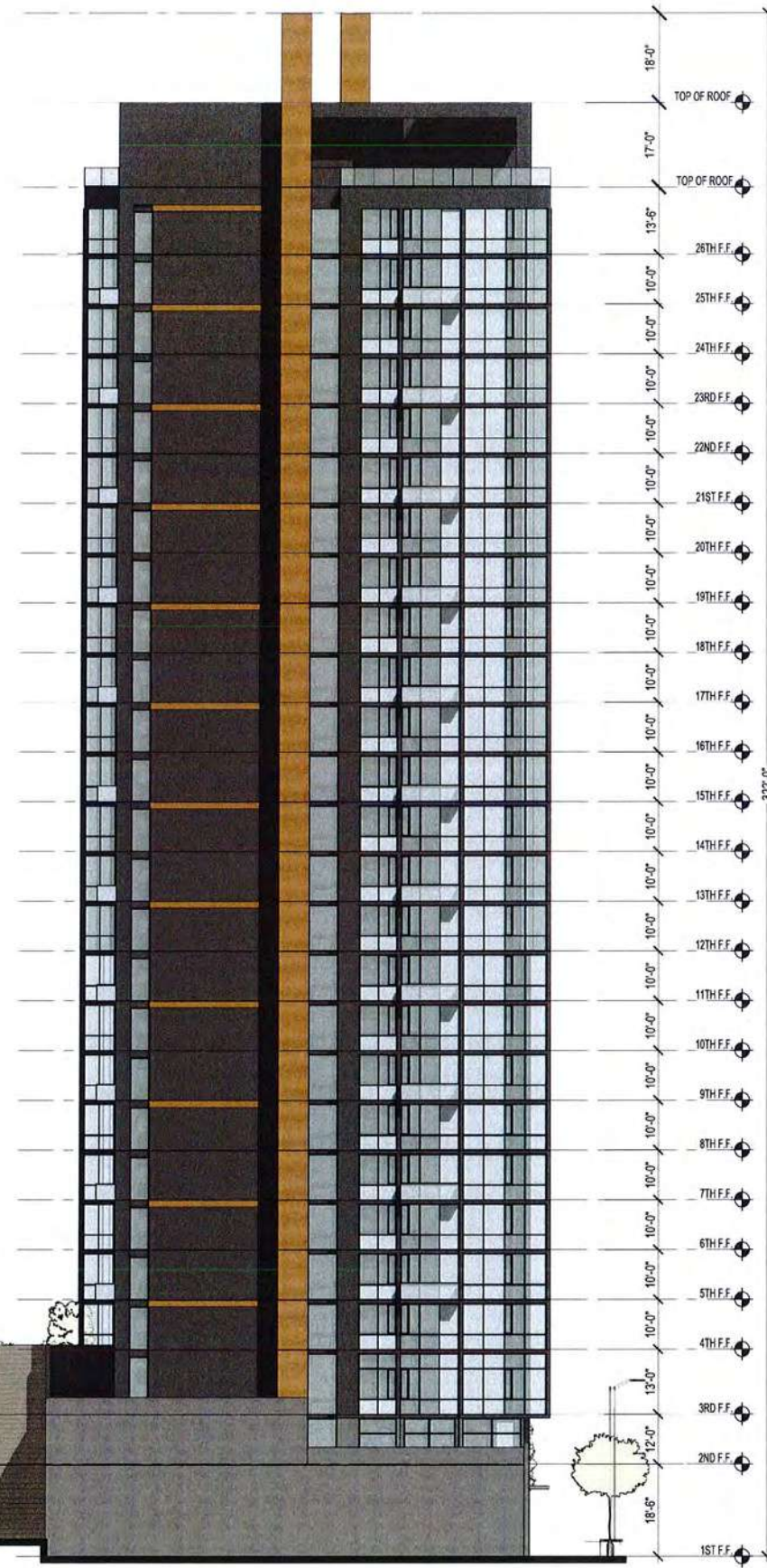


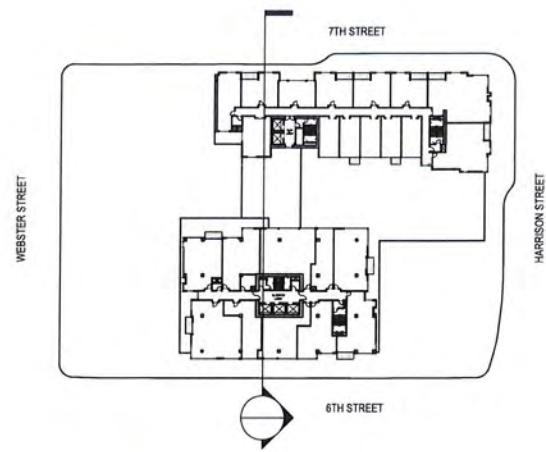


PLAN REFERENCE

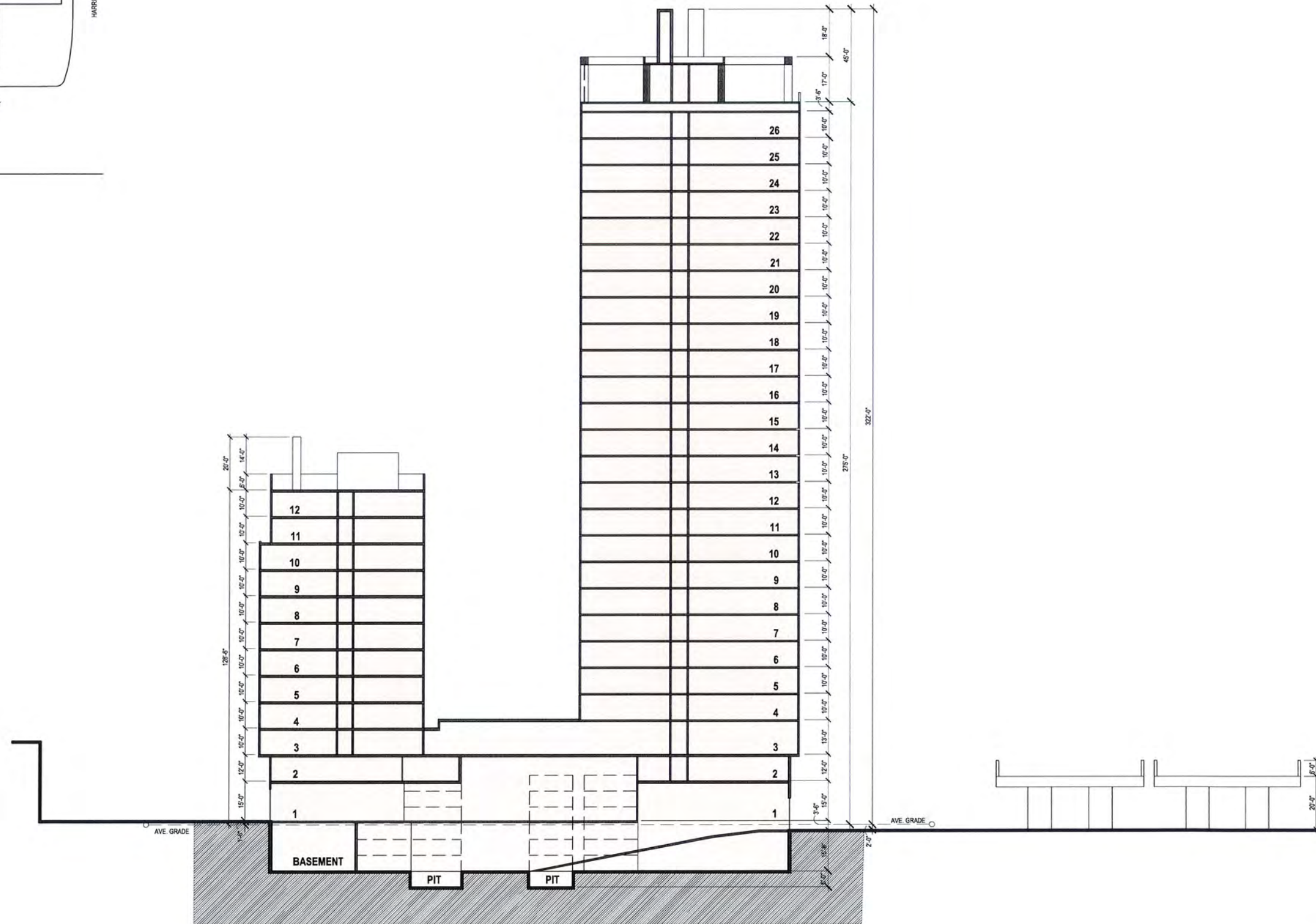


1 WEST ELEVATION  
SCALE: 1/16" = 1'-0"





**PLAN REFERENCE**





1 METAL PANEL SIDING AT LOW RISE AND HIGH RISE: DRI-DESIGN



1A MAIN BODY COLOR: PRISMATIC GREY OR SIMILAR



2 METAL PANEL ACCENT SIDING AT LOW RISE AND HIGH RISE: DRI-DESIGN



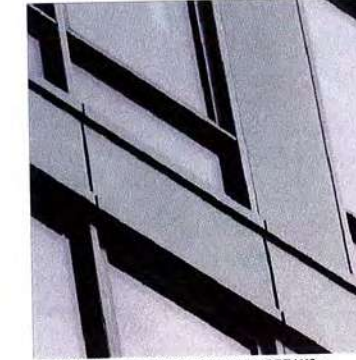
2A ACCENT COLOR OPTION A: COPPER ANODIZED



2B ACCENT COLOR OPTION B: MEDIUM BRONZE



3 WINDOW WALL SYSTEM: "QUEST" ANODIZED ALUMINUM WINDOW WALL CLEAR GLAZING SYSTEM



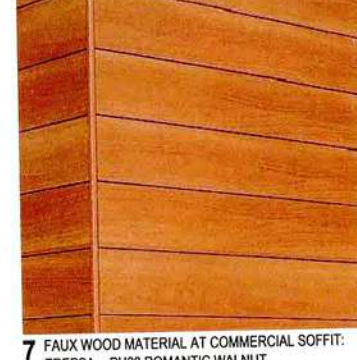
4 WINDOW WALL EXTRUSIONS AND BREAKS: DURANAR "GRAPHITE GRAY"



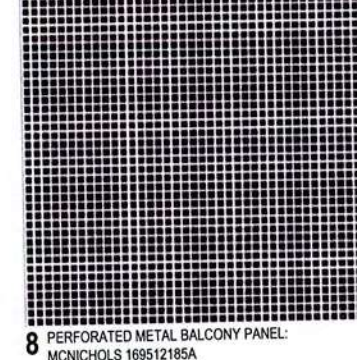
5 TILE SIDING AT GROUND LEVEL: NEOLITH - BETON SILK



6 CONCRETE SIDING ON LOW RISE TOWER: FIBER C, OKO SKIN - CHROME



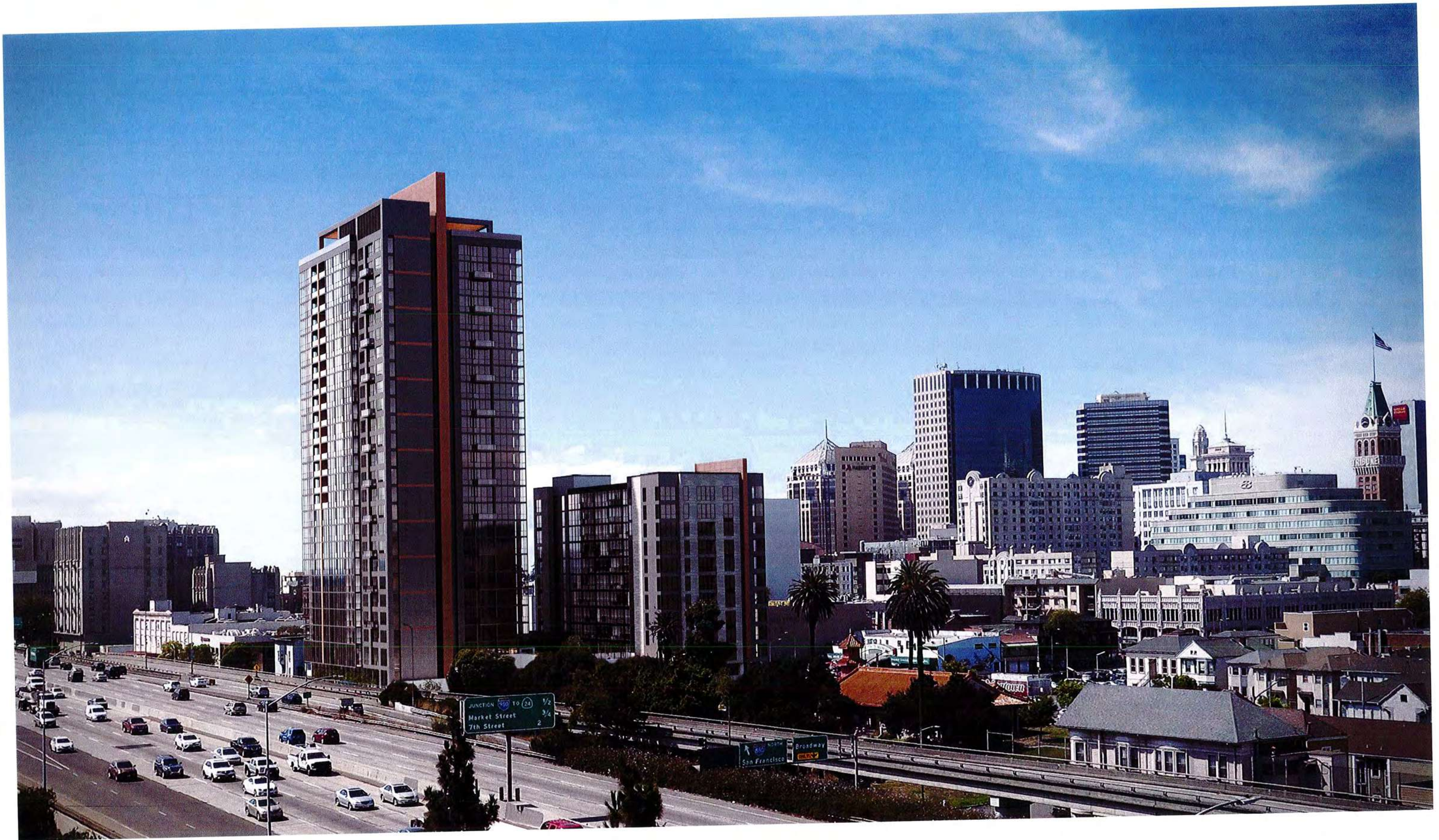
7 FAUX WOOD MATERIAL AT COMMERCIAL SOFFIT: TREPSA - PU08 ROMANTIC WALNUT



8 PERFORATED METAL BALCONY PANEL: MCNICHOLS 169512185A



9 METAL BALCONY RAILING: POWDER COATED, COOL ANTIQUE





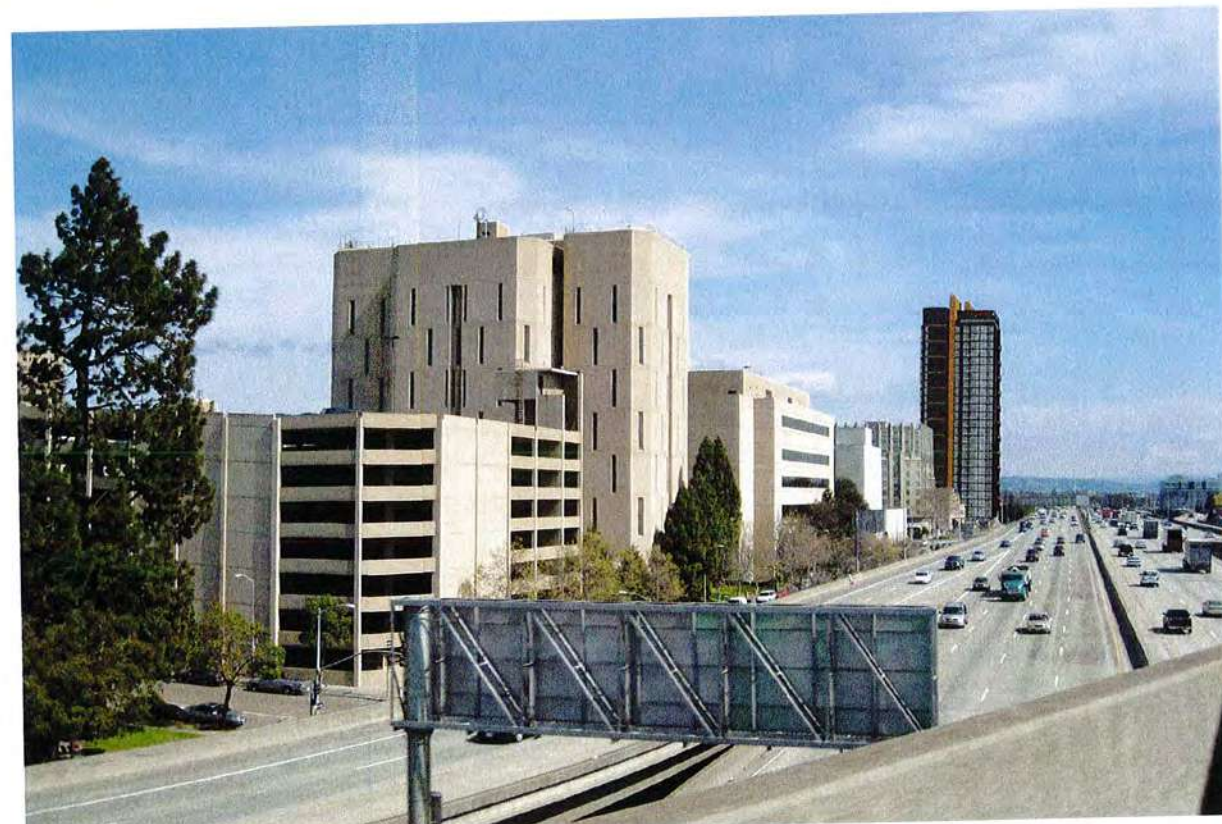




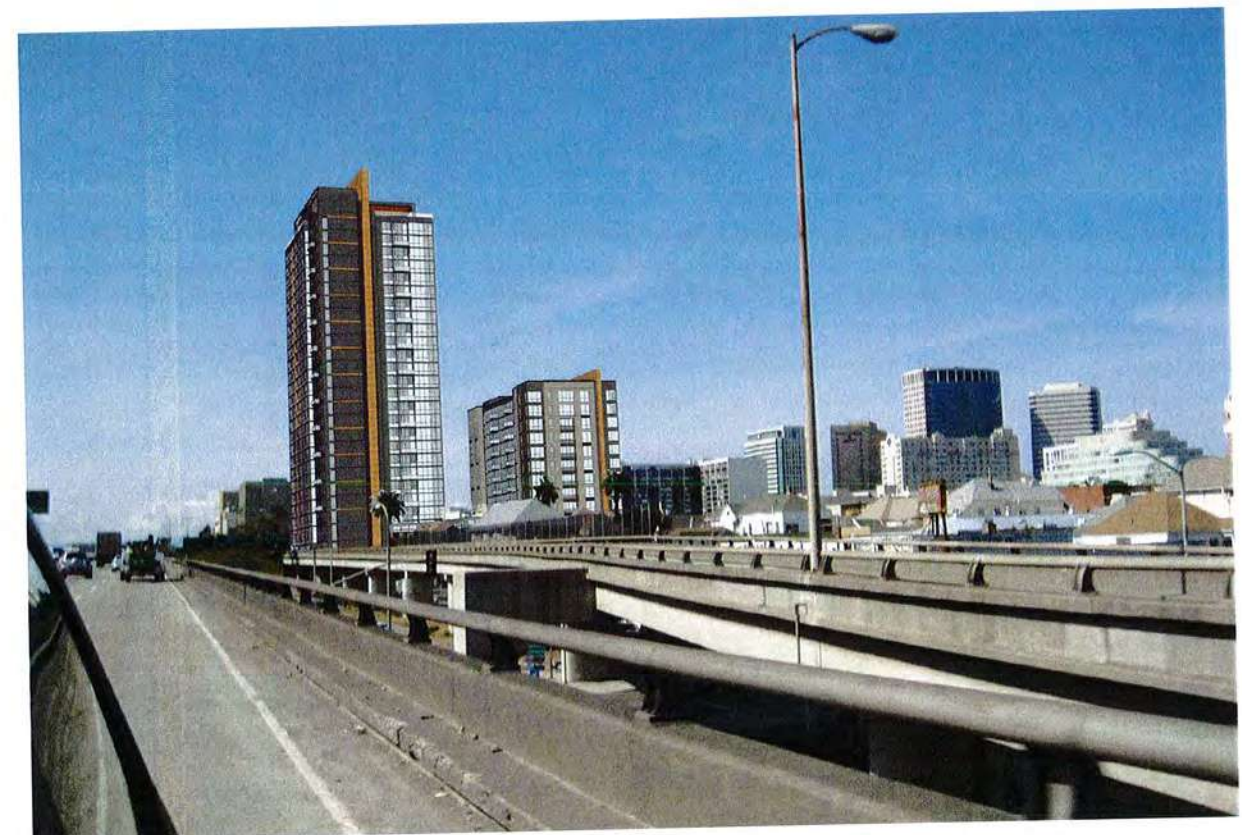
VIEW LOOKING NORTH ON 7TH STREET



VIEW LOOKING SOUTH ON 7TH STREET



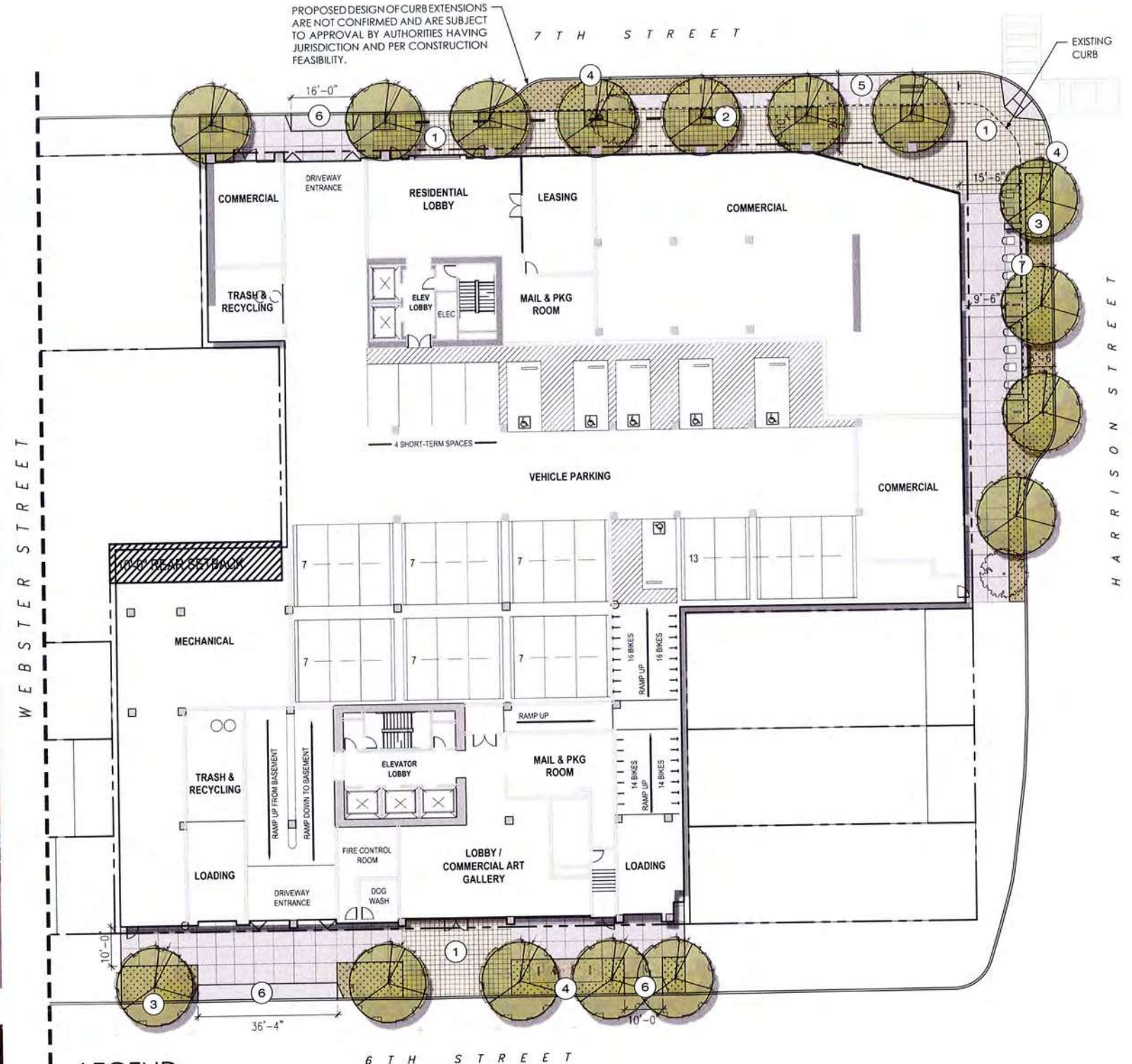
VIEW DRIVING SOUTH ON 880



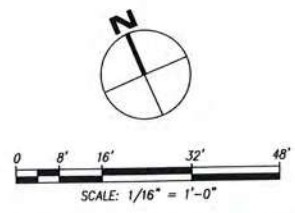
VIEW DRIVING NORTH ON 880



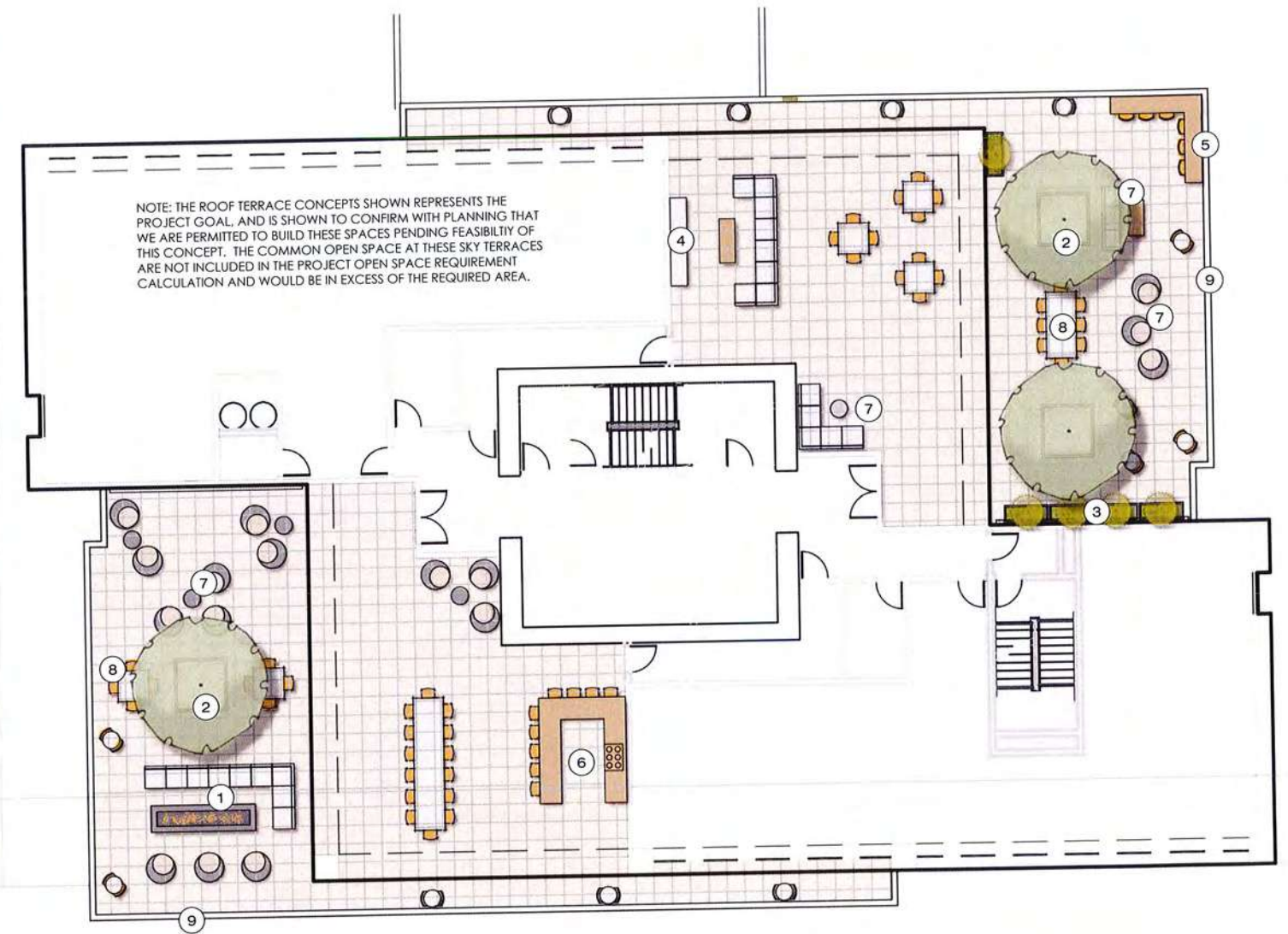




- LEGEND**
- ① ENHANCED CONCRETE PAVING AT ENTRY, TYP
  - ② STREET TREES AT 25' ON CENTER IN 4'X6' TREE GRATE
  - ③ STREET TREES IN PLANTING STRIP
  - ④ BIKE RACK, TYP (24 SPACES TOTAL)
  - ⑤ BUS BULB OUT
  - ⑥ DRIVEWAY APRON, TYP
  - ⑦ SEAT WALL



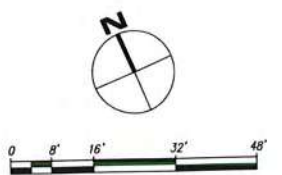




**LEGEND**

- ① FIRE PIT & LOUNGE SEATING
- ② SCULPTURAL TREE IN RAISED PLANTER
- ③ PRECAST PLANTERS WITH SHRUBS
- ④ FIREPLACE OR BIG SCREEN TV
- ⑤ PARAPET BAR & SEATING
- ⑥ DEMONSTRATION KITCHEN
- ⑦ LOUNGE SEATING
- ⑧ BAR HEIGHT ISLAND & SEATING
- ⑨ TALL GLASS WINDSCREEN W/ ADJUSTABLE LOUVERS

6 T H S T R E E T



# APPENDIX

## GENERAL VICINITY PLAN - not to scale

## DESIGN COMPARISON SUMMARY



## PROJECT INFORMATION

### PROGRAM COMPARISON

	ENTITLED DESIGN	REFINED DESIGN
DESIGN APPROACH	CONDO DEVELOPMENT WITH A PHASED CONSTRUCTION OF 2 TOWERS	RENTAL DEVELOPMENT WITH A SHORTER TOWER FACING 7TH STREET TO BE MORE COMPARABLE WITH THE SCALE OF THE EXISTING BUILDING IN CHINA TOWN AND A 275' TOWER FACING THE HIGHWAY TO TAKE MAXIMUM ADVANTAGE OF THE VIEWS
HEIGHT/MASSING	TOWER 1 @ 207' TOWER 2 @ 275' W/ ROOFTOP ELEMENTS	TOWER 1 @ 125' TOWER 2 @ 275' W/ ROOFTOP ELEMENT
UNIT MIX	STUDIO - 40 1 BR - 192 2 BR - 131 2 BR+ - 17	STUDIO - 70 1 BR - 171 2 BR - 104 3 BR - 35
EXTERIOR MATERIALS	GFRC / WINDOW WALLS	METAL PANELS / WINDOW WALLS

	ENTITLED DESIGN	REFINED DESIGN
GROSS BUILDING AREA	574,452 SF	514,980 SF
GROSS FLOOR AREA	481,695 SF	478,992 SF
FAR	16.2**	13.49
NUMBER OF UNITS	380 (40 EFFICIENCY UNITS)	380 (40 EFFICIENCY UNITS MIN.)
RESIDENTIAL SF	360,261 SF	348,419 SF
COMMERCIAL SF	9,110 SF	6,777-9,715 SF
PARKING	399 SPACES	231 SPACES
BIKE PARKING	-	190 SPACES (0.5 PER UNIT)
LOADING BERTH	2	2

PARKING REQUIRED:  
RESIDENTIAL: NONE REQUIRED  
COMMERCIAL: NONE REQUIRED

### OPEN SPACE

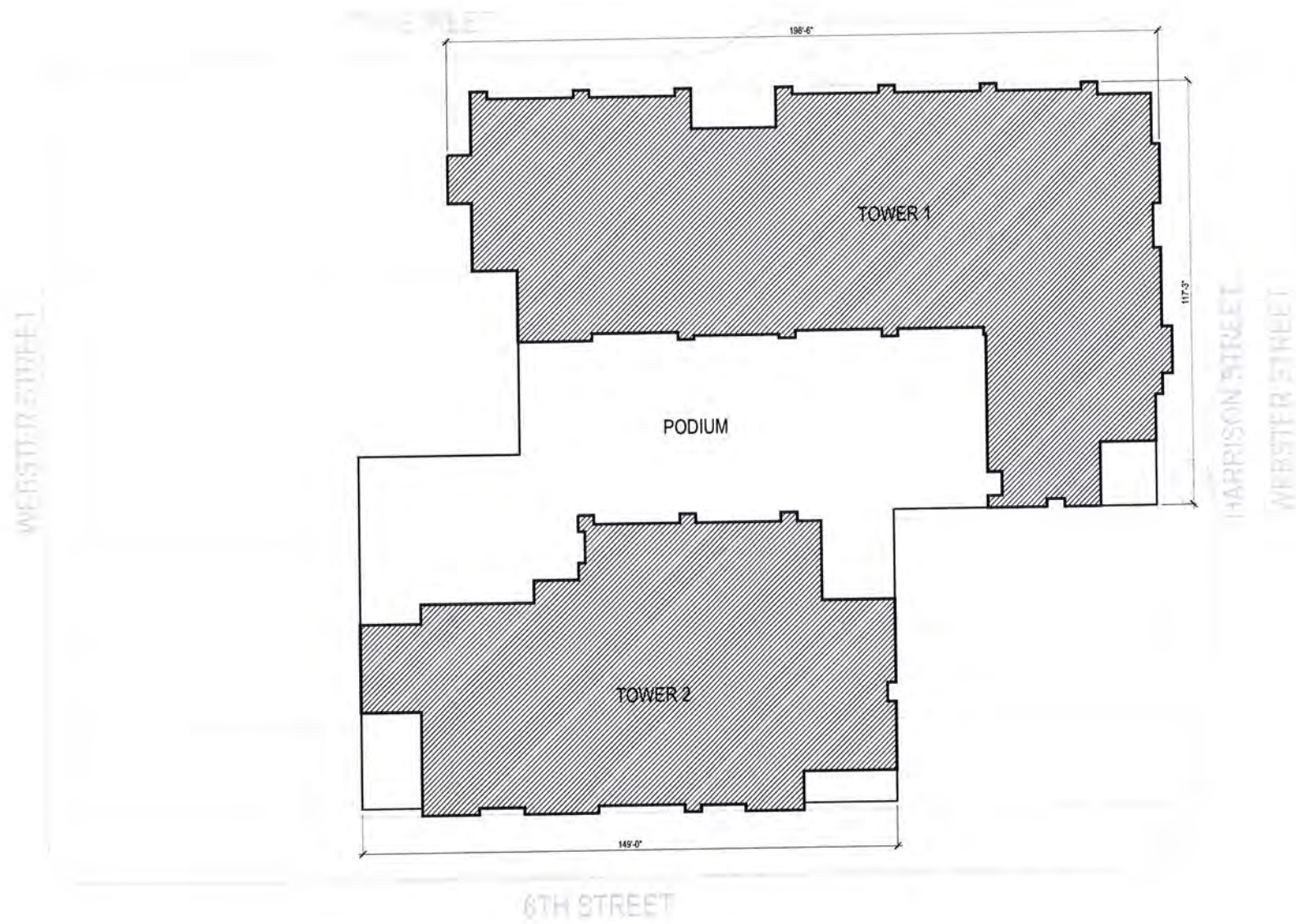
	ENTITLED DESIGN	REFINED DESIGN
GROUP OPEN SPACE (ROOF DECKS & PLAZA)	10,221 SF	9,310
PRIVATE OPEN SPACE (BALCONIES/PATIOS)	9,042 SF X 2 = 18,084*	10,935 SF X 2 = 21,870 SF*
TOTAL PROVIDED	28,305 SF	31,180 SF

PER OMC 17.99.050 - 75 SF / UNIT AND 50 SF/ EFFICIENCY UNIT:  
[40 x 50SF] + [340 X 75SF] = **27,250 SF TOTAL REQUIRED**

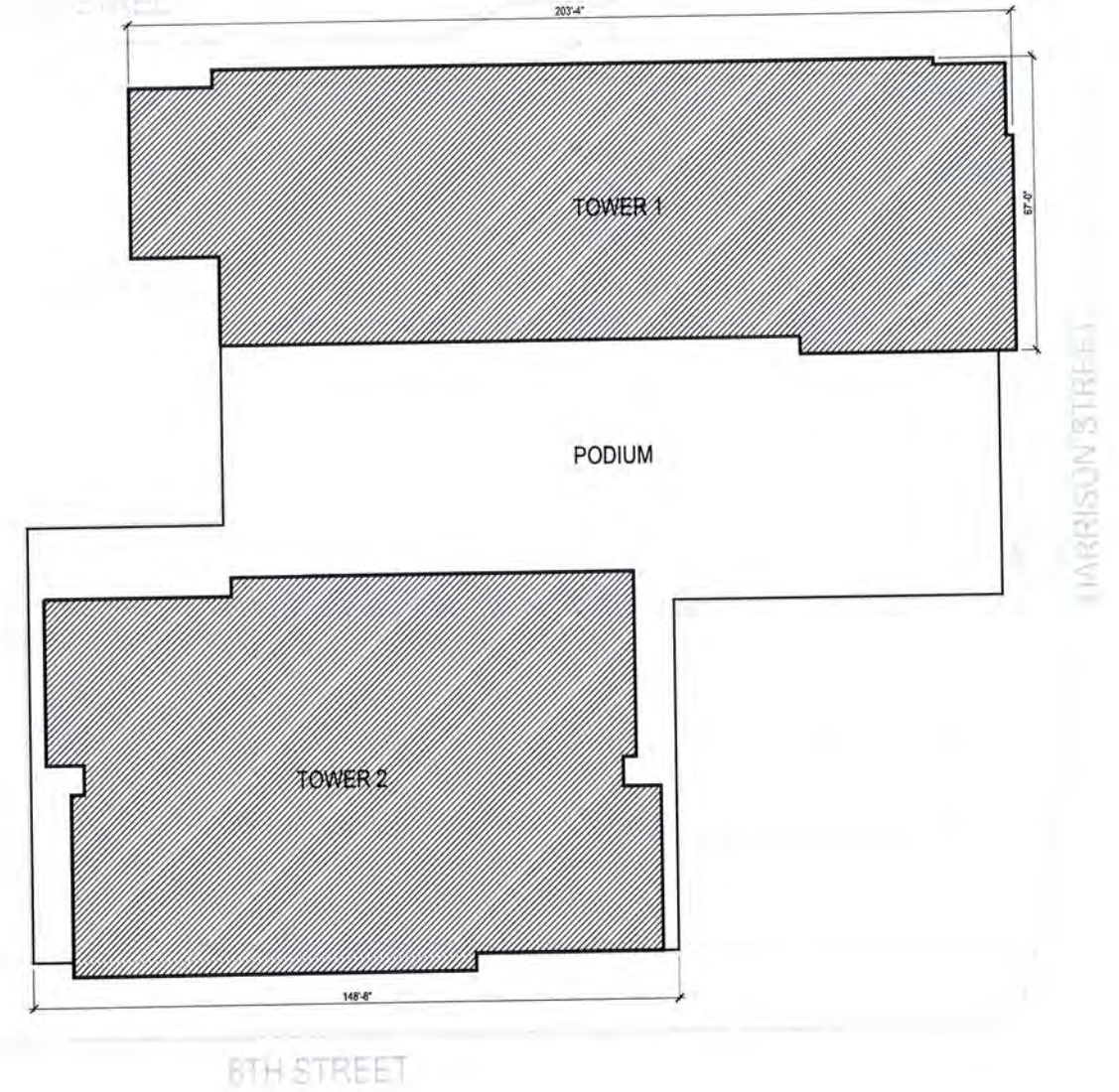
#### FOOTNOTES:

\*MAY SUBSTITUTE 1 SF OF PRIVATE OPEN SPACE AS 2 SF OF GROUP OPEN SPACES PER 17.126.020  
\*\*INCLUSIVE OF PARKING AREA. WHEN EXCLUDING PARKING AREA, FAR IS 13.6

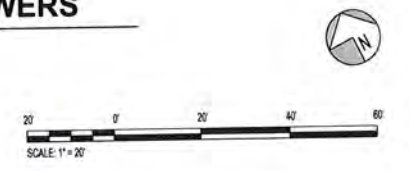


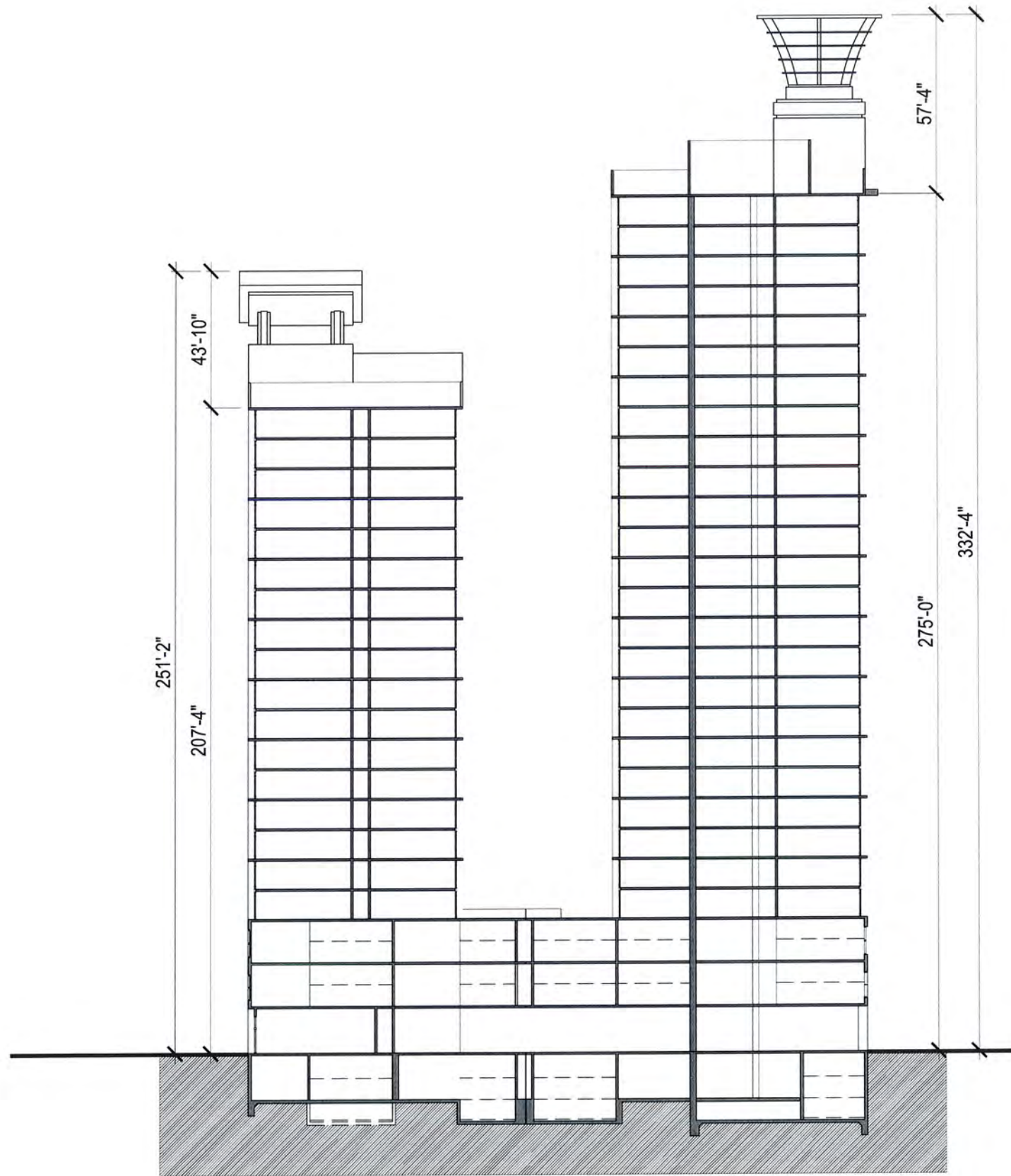


**ENTITLED DESIGN - TYPICAL FLOOR PLATE OF TOWERS**

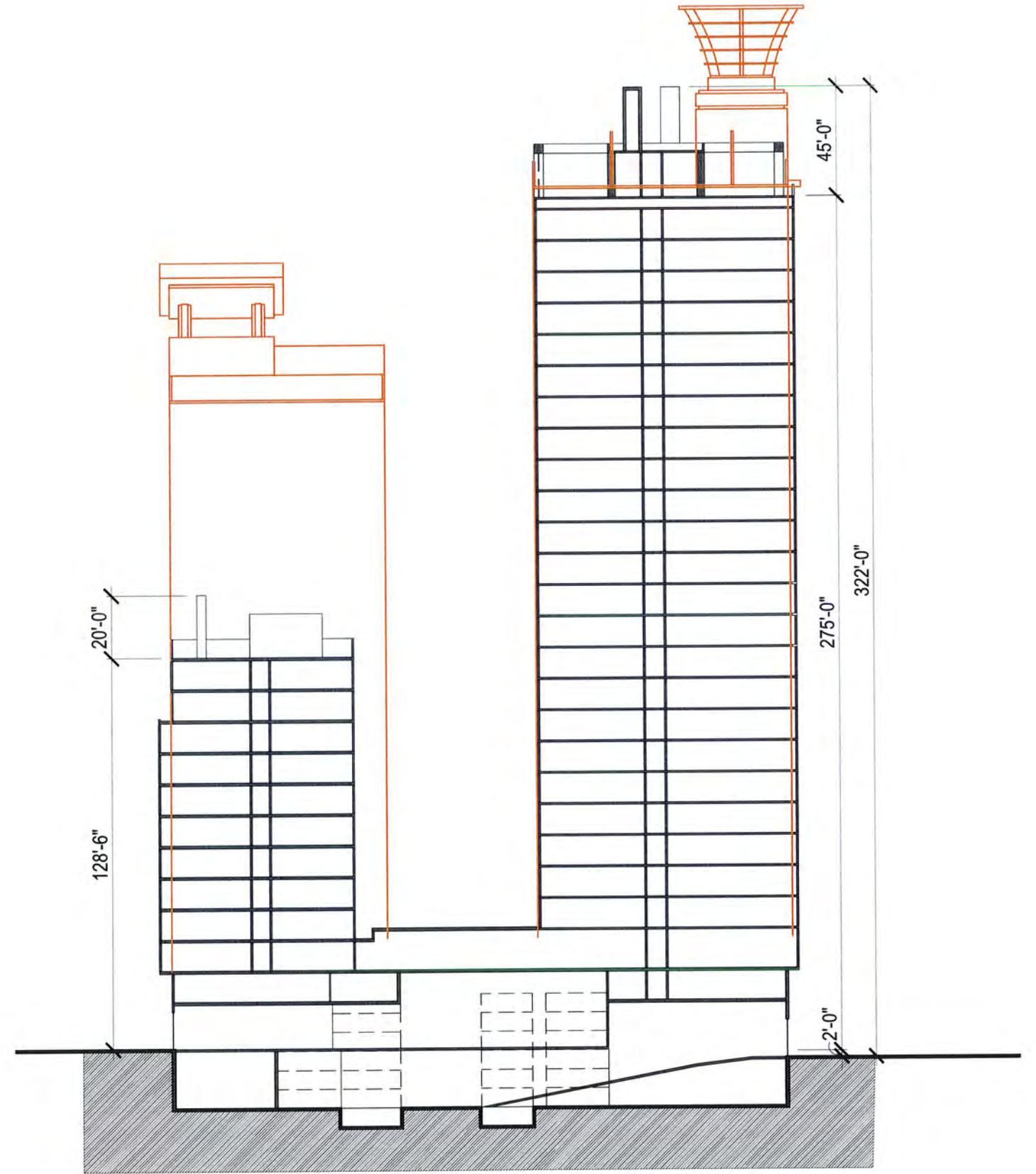


**REFINED DESIGN - TYPICAL FLOOR PLATE OF TOWERS**





ENTITLED DESIGN - SOUTHEAST FACING SECTION

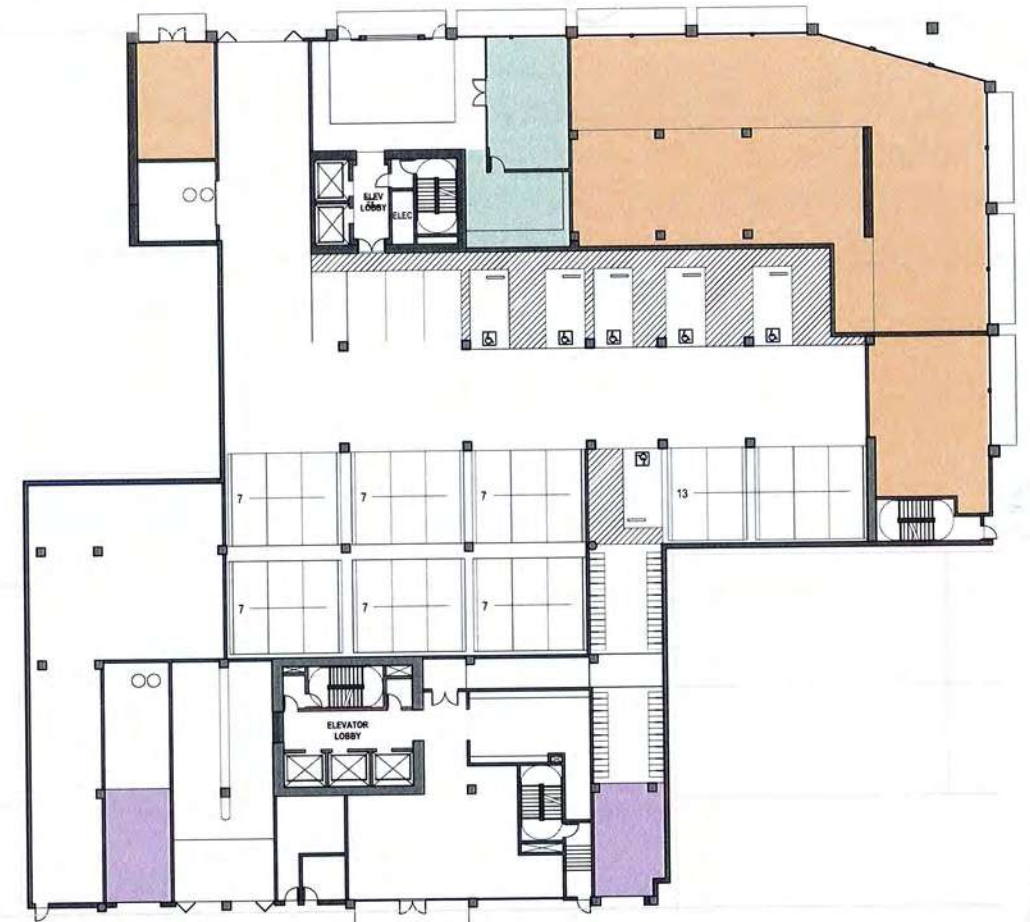


REFINED DESIGN - SOUTHEAST FACING SECTION





ENTITLED DESIGN - GROUND FLOOR PLAN



REFINED DESIGN - GROUND FLOOR PLAN

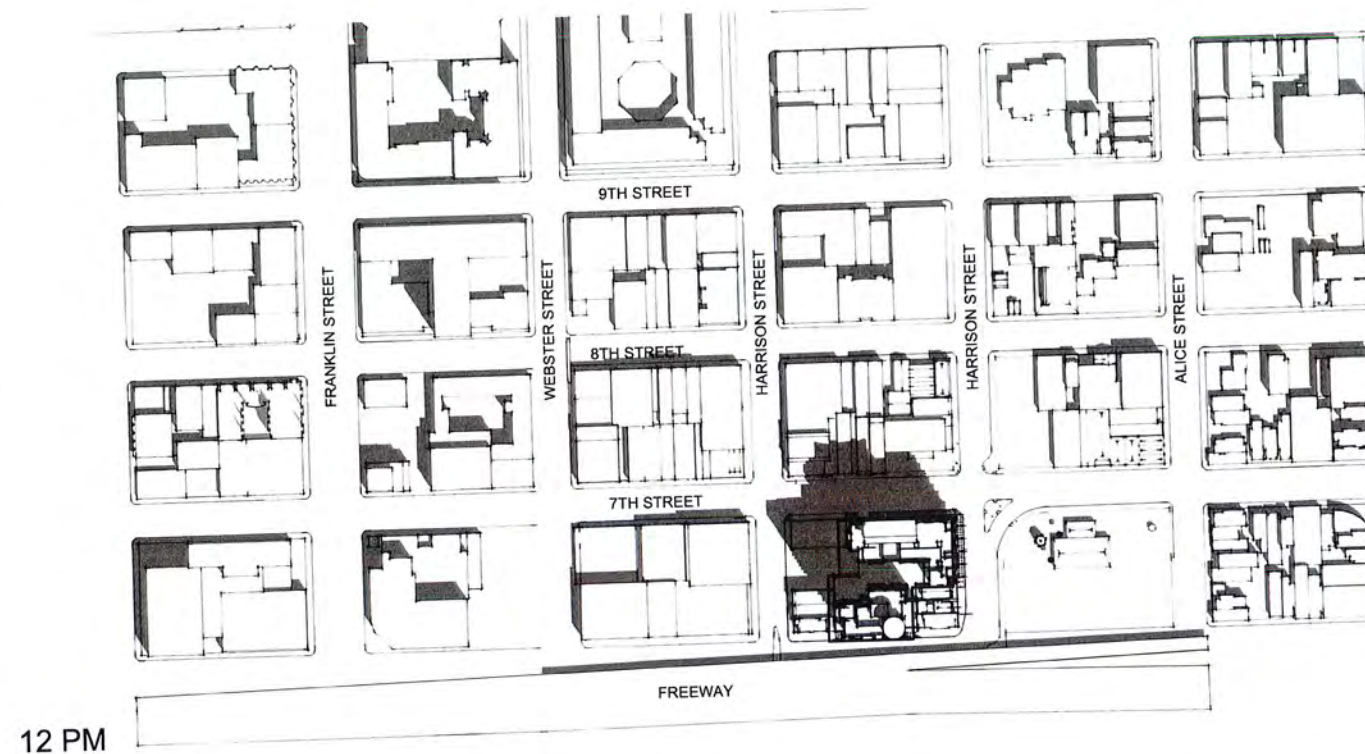


SPRING / FALL EQUINOX (MARCH 20 / SEPTEMBER 22)



9 AM

ENTITLED DESIGN



12 PM



9 AM

REFINED DESIGN



12 PM



SPRING / FALL EQUINOX (MARCH 20/ SEPTEMBER 22)



3 PM

ENTITLED DESIGN



5 PM



3 PM

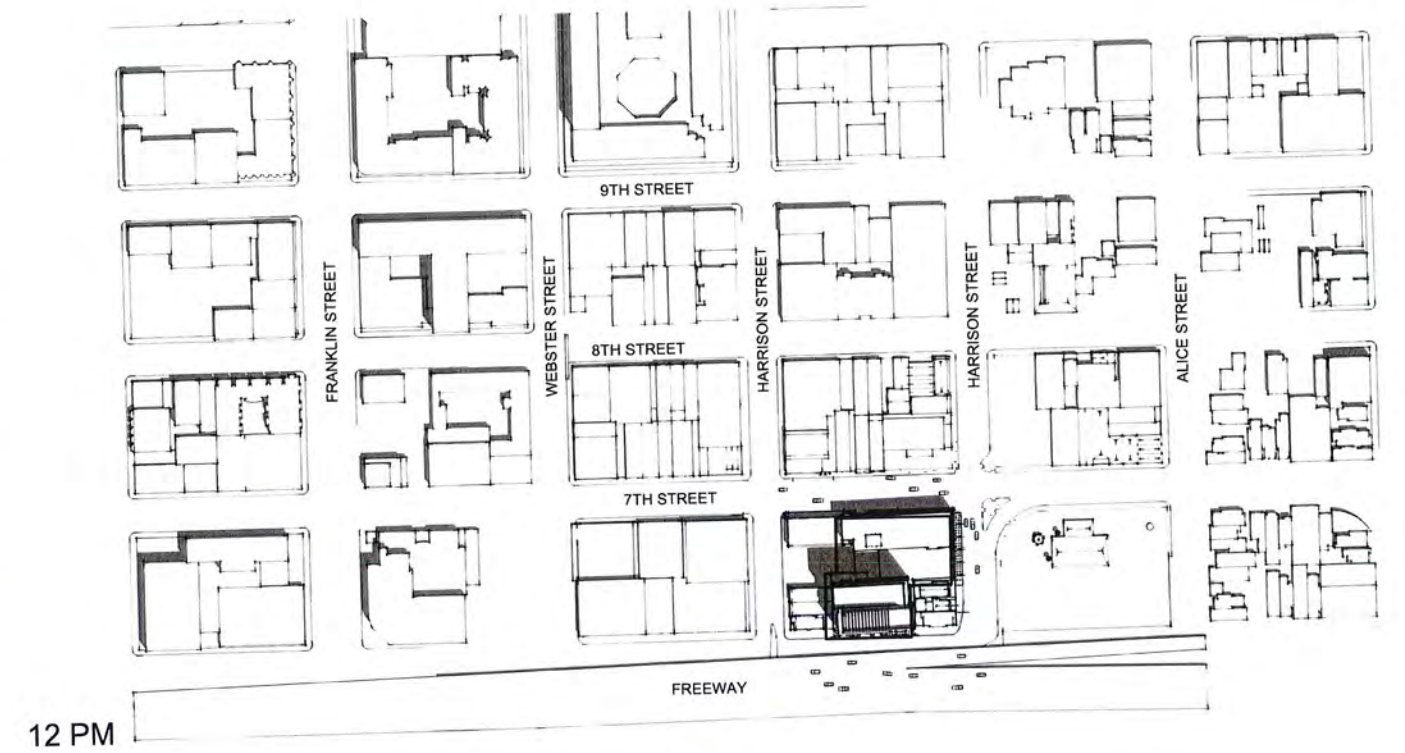
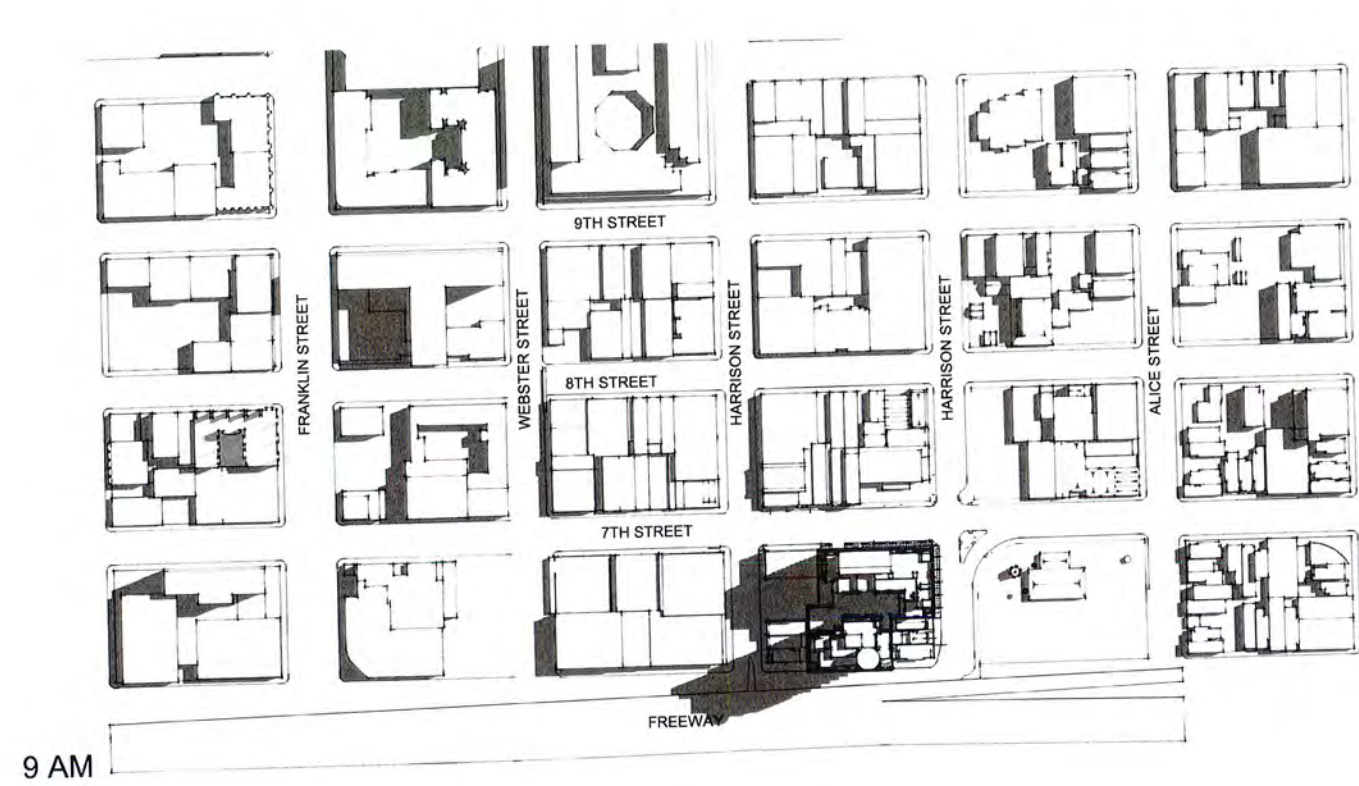
REFINED DESIGN



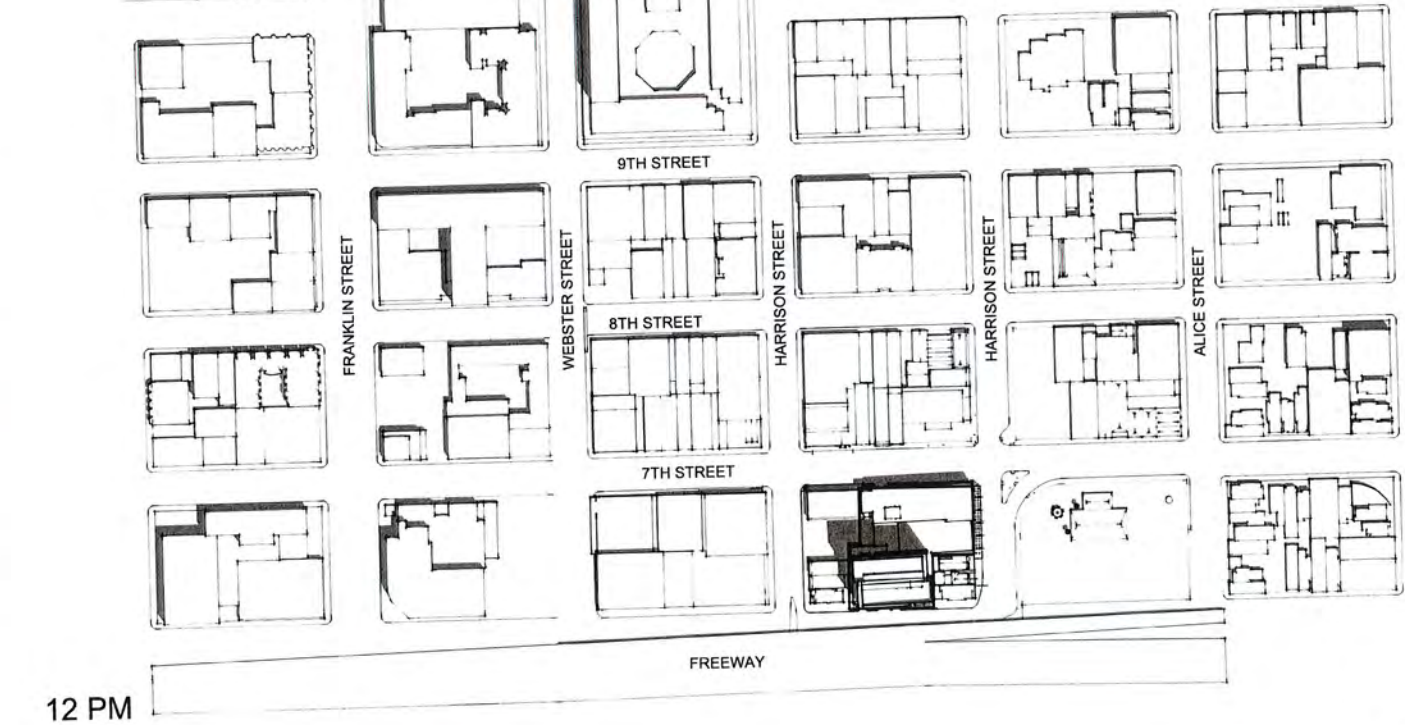
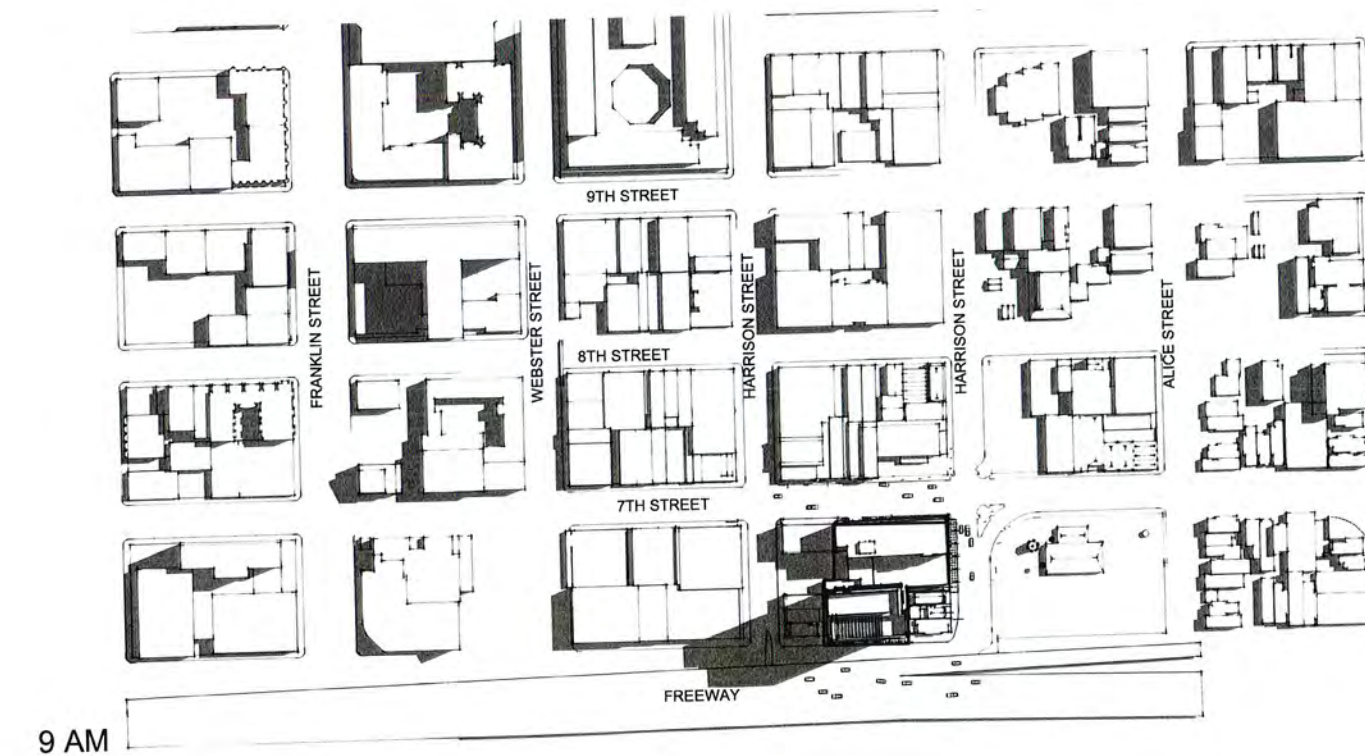
5 PM



SUMMER SOLSTICE (JUNE 20)



ENTITLED DESIGN



REFINED DESIGN

325 SEVENTH STREET  
OAKLAND, CALIFORNIA

SHADOW STUDY  
SUMMER SOLSTICE - 1



CMP-6  
SEPTEMBER 24, 2018  
COPYRIGHT © 2018

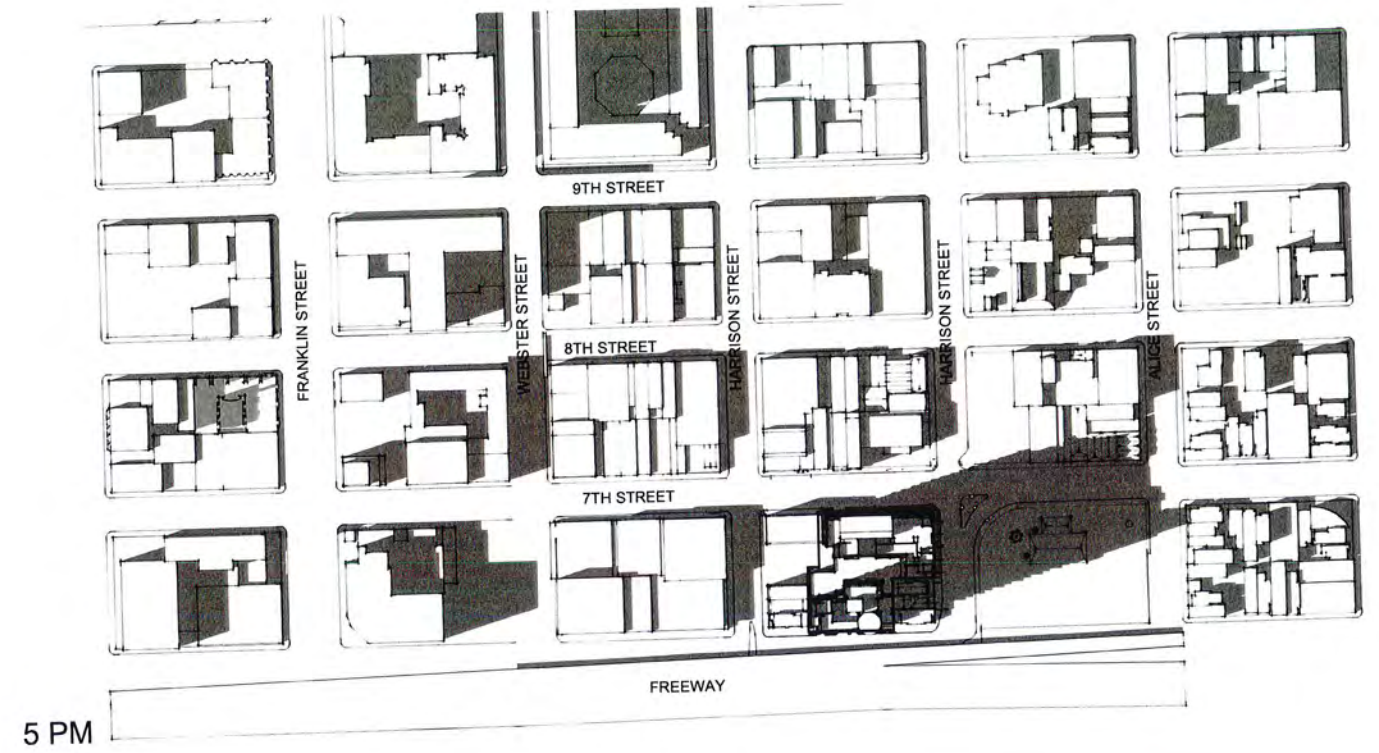


SUMMER SOLSTICE (JUNE 20)



3 PM

ENTITLED DESIGN

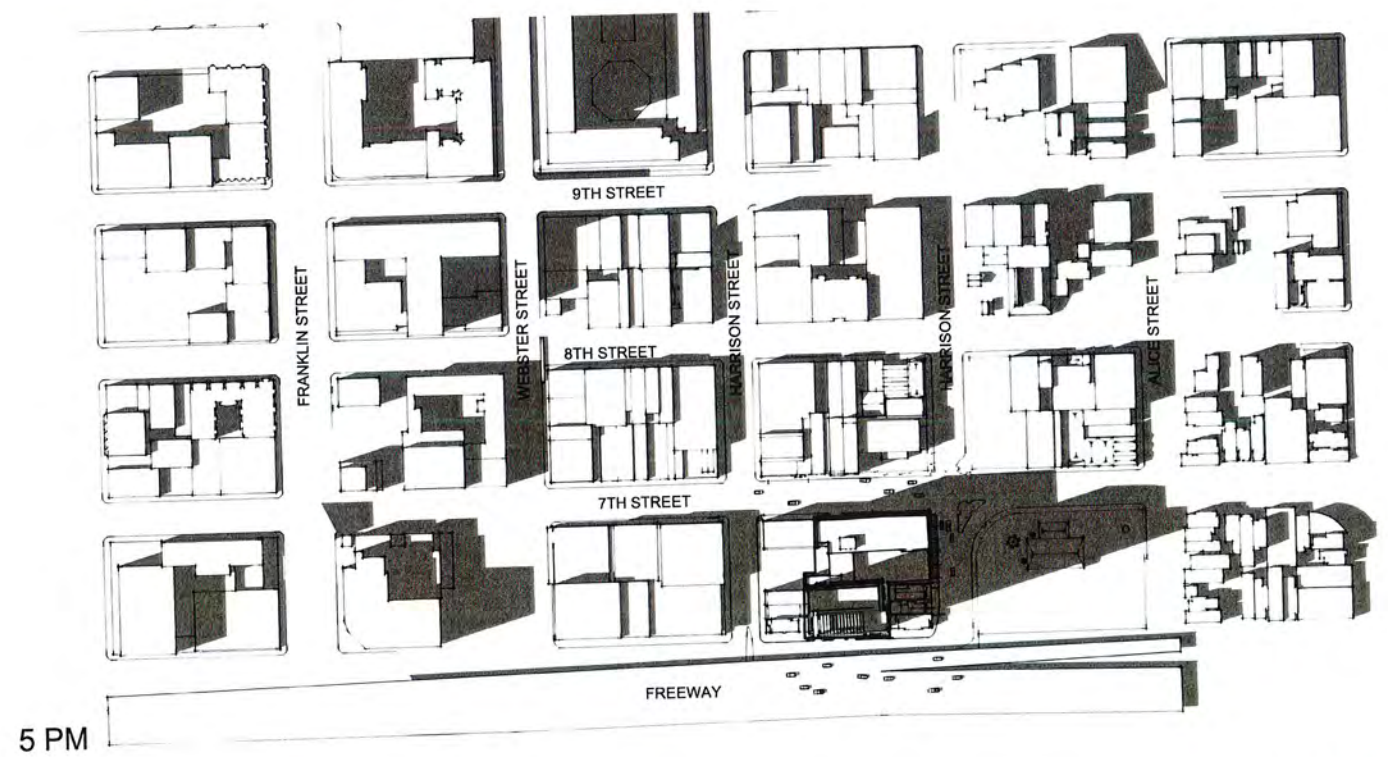


5 PM



3 PM

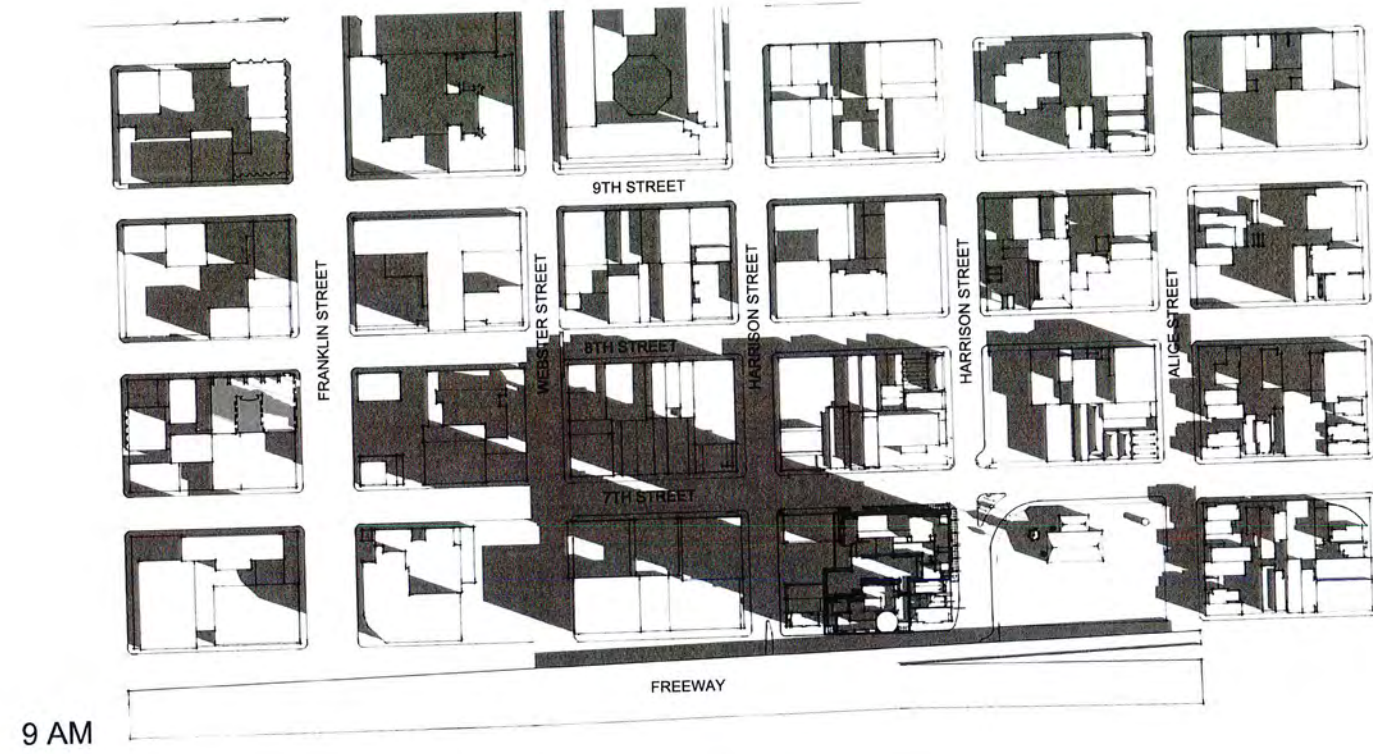
REFINED DESIGN



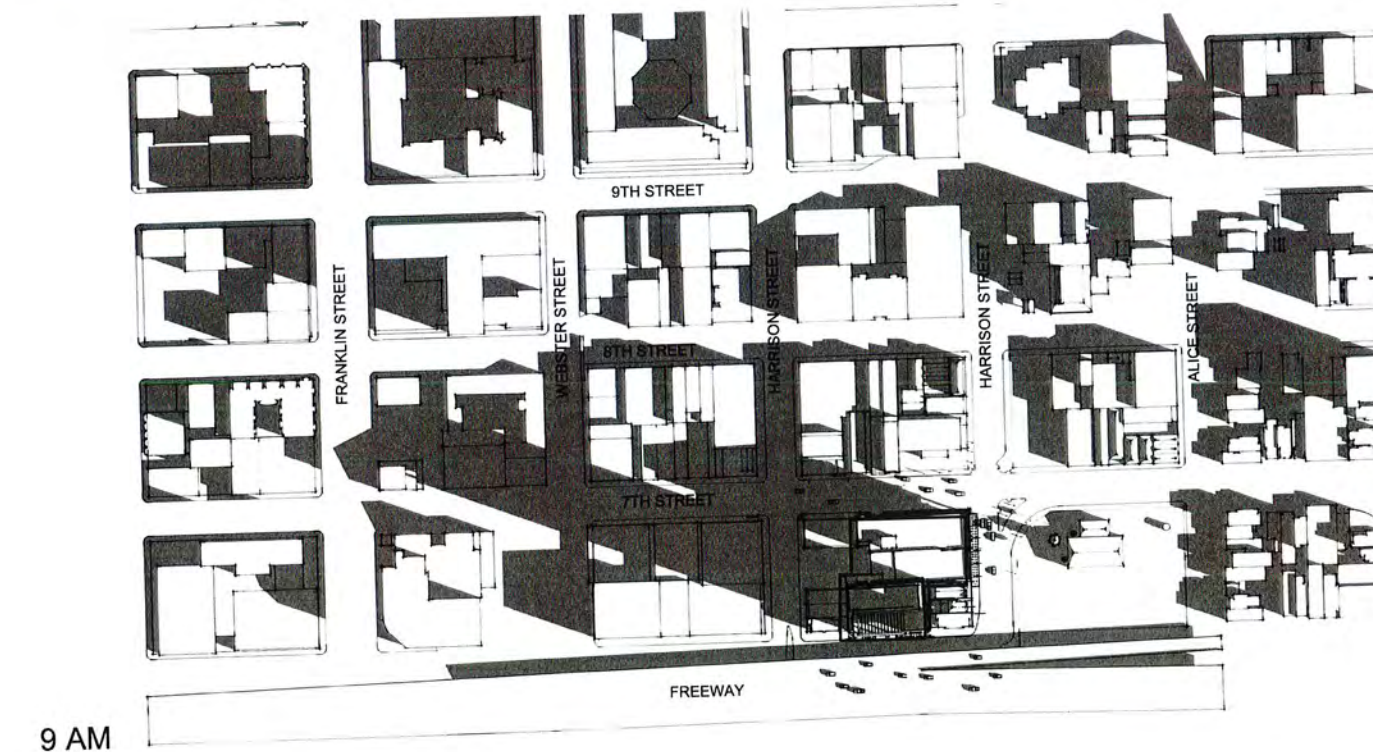
5 PM



WINTER SOLSTICE (DECEMBER 21)



ENTITLED DESIGN



REFINED DESIGN



325 SEVENTH STREET  
OAKLAND, CALIFORNIA

SHADOW STUDY  
WINTER SOLSTICE - 1

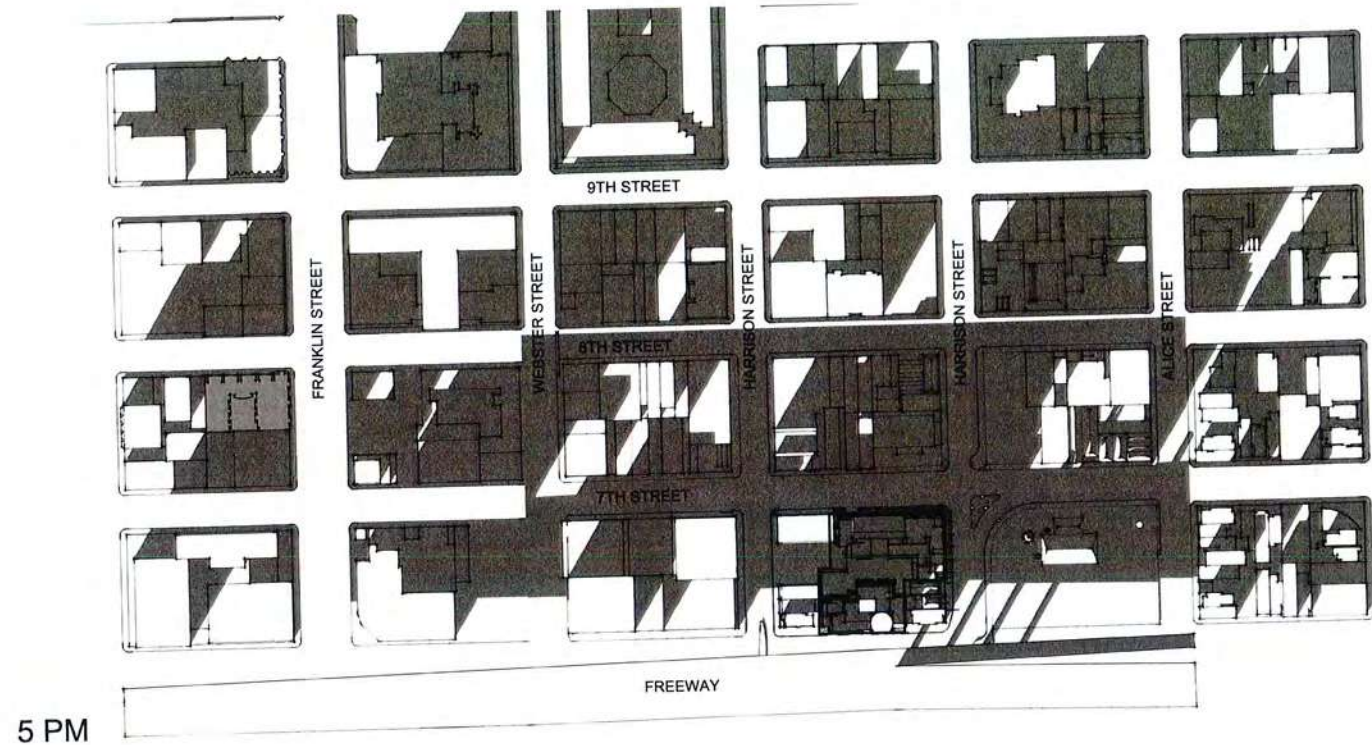


WINTER SOLSTICE (DECEMBER 21)

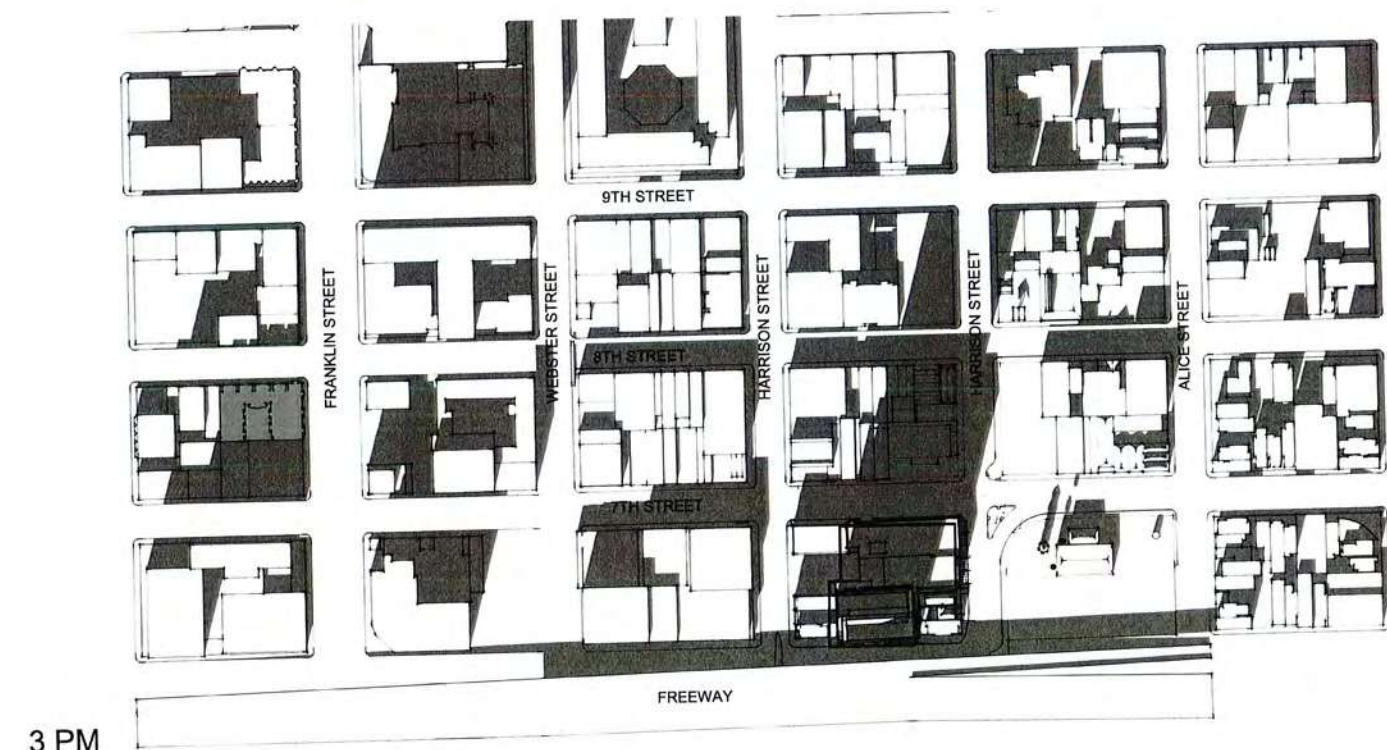


3 PM

ENTITLED DESIGN

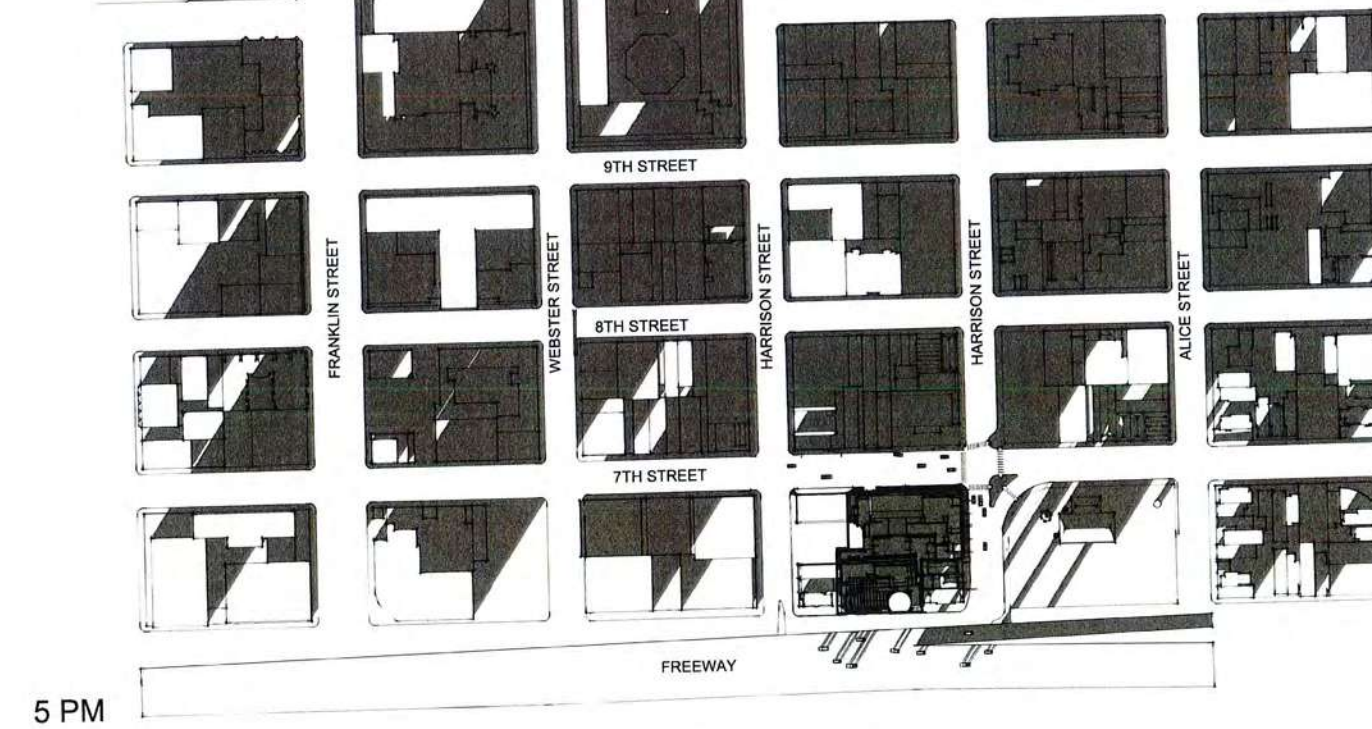


5 PM



3 PM

REFINED DESIGN



5 PM





ENTITLED DESIGN - AERIAL VIEW FROM THE SOUTH



REFINED DESIGN - AERIAL VIEW FROM THE SOUTH

**325 SEVENTH STREET**  
OAKLAND, CALIFORNIA

3D MODEL COMPARISON



ENTITLED DESIGN - AERIAL VIEW FROM THE NORTH



REFINED DESIGN - AERIAL VIEW FROM THE NORTH



**ENTITLED DESIGN - AERIAL VIEW FROM THE EAST**



**REFINED DESIGN - AERIAL VIEW FROM THE EAST**

**325 SEVENTH STREET**  
OAKLAND, CALIFORNIA

3D MODEL COMPARISON



ENTITLED DESIGN - AERIAL VIEW FROM THE WEST



REFINED DESIGN - AERIAL VIEW FROM THE WEST