



CITY OF OAKLAND

Objective Design Standards & Project Streamlining Advisory Group Meeting #2

SEPTEMBER 2023



City of Oakland Objective Design Standards & Project Streamlining Advisory Group Meeting #2

September 7, 2023, 5-6:30pm, held on Zoom

Agenda:

- Meeting Objectives
- Project Process
 - Timeline
 - Equity Consideration
- Design Review Process
 - Changes in Design Review Process
 - Paired with Proposed Zoning Changes
- Proposed Objective Design Standards
 - Focus Groups Feedback
 - Structure, Outline, Categories and Checklists
 - Residential Building Type Key Standards
- Group Discussion
- Public Comments
- Next Steps

Participants:

Chris Buckley, Jim Heilbronner, Kevin Markarian, Kirk Peterson, Lihbin Shiao, and Michael Pyatok. Several members of the public (not listed) attended. Meeting held on Zoom.

DISCUSSION FORMAT

Process:

As part of the City of Oakland's Objective Design Standards Project, the team convened a second meeting with the Advisory Group. The ODS Advisory Group consists of affordable housing developers, architects, urban designers, historic preservation representatives, and community members. The wider community was invited to listen and participate in the meeting. After a brief overview about the objective design standards project and design review process, the team presented a selection of standards that received the most feedback and concerns during two previously held focus group meetings. After each section, participants shared their feedback, which was captured in real time on the presentation (see Appendix A). Discussion materials and platforms were available for participants to comment on in the days following the meeting. Zoom chat notes during the meeting are provided as Appendix B.

Topics of Discussion:

The second Advisory Group Meeting emphasized key issues and preliminary standards for residential multifamily building typologies including one to four unit, low-rise (up to three stories) residential projects, mid-rise (up to nine stories) residential projects, and high-rise residential building projects. These included context-related standards, building bulk and articulation and other building elements such as active frontage and materials.

The advisory group was presented with a select number of residential objective design standards for all building types and asked three main questions for each standard:

- 1) Will these result in development that is appropriate?
- 2) Are they too descriptive or too general?
- 3) Are we missing something?

DISCUSSION SUMMARY

- **Disability Considerations:** A participant raised concerns about disability-forward design standards, especially with entrance design and stoops. The significance of considering recent ADA requirements was discussed and recommended. Staff clarified that ADA requirements were considered in drafting of standards and that other resources, such as the Kelsey's Housing Design Standards for Accessibility and Inclusion are available to applicants.
- **Context for Large Buildings.** The importance and consequences of considering context beyond just 1-4 unit building types and historic buildings was discussed. A participant suggested exploring similar variables for larger projects and for the team to refer to existing guidelines that include standards of surfaces and details that large buildings can incorporate to be more coherent with their context.
- **Sustainable Design:** A few participants noted the importance of including design standards that are forward-looking and encourage sustainable designs. There were concerns around focus on sloped roof standards and a comment to encourage flat roofs as they may be appropriate and necessary for green spaces and solar panels as cities try to attain net zero energy in future years. Participants also voiced concerns about permitting all glass towers since they are generally not sustainable.
- **Equity Perspective.** Participants emphasized the importance of the balancing act between preserving neighborhood characteristics and allowing flexibility for historically underrepresented groups to shape their surroundings and make a meaningful impact. The discussion reflected diverse opinions and some tension regarding the approach to architectural design in Oakland. For instance, participants discussed the importance of design flexibility, particularly in West and East Oakland, where community histories and future aspirations vary. Questions were raised about the compatibility of design choices with ODS, leading to considerations about the long-term cultural impact and demographic changes in Oakland.
- **Applicant Responsibility.** One participant suggested that the design review process should require architects and applicants to put together a menu of design elements within the neighborhood context rather than handing off this 'menu' in the ODS, noting that such mandate will encourage applicants to open their eyes and examine what exists in the project's surroundings.
- **Building Bulk:** Participants shared varied opinions about ways to control for building bulk. A participant noted that the minimum length of building required for massing break may not be enough, while others noted that the standard may be counterproductive and make buildings look too busy,

intrusive and choppy. Furthermore, there was a suggestion to consider maximums in the number of massing breaks, not just minimums to avoid chaotic building design.

- **Corner Articulation.** The discussion around corner articulation touched on the necessity of bigger bulk of corners and whether all corners have to be “special” with different materials and/or windows. However, a participant raised a perspective, suggesting that corners, especially in residential units, should capitalize on their unique position. This viewpoint emphasized optimizing internal functionality and creating opportunities for those residing in these corner units. It underscores the idea of subtly enhancing the living experience for corner unit occupants, who have the privilege of enjoying extending vistas and unique spatial configurations.
- **Active Frontage:** Participants voiced concerns regarding the imposition of active frontages on small buildings and narrow lots as well as the potential danger of crime and security when a significant portion of the frontage consists of transparent materials.
- **Blank Wall Treatment.** A few participants noted that even blank walls can be beautiful design elements and that the requirement could be counter-effective and result in busy frontages. The importance of materials was highlighted as a way to design blank walls.
- **Materials.** Participants shared varied opinions about some of the required and prohibited building materials. Participants recommended considering addition of copper, rough-troweled stucco, polychrome tile, high quality pressed brick, different types of wood to permitted materials. One of the most discussed materials was vinyl, with several participants suggesting permitting vinyl because it is one of the most affordable types of materials. Yet, several others expressed concerns about vinyl’s negative environmental impact and noted that the list includes many other affordable options that applicants can use. Their preference was to remove vinyl from the list.

Context-related Standards



Entrance Context

An entrance to a building that is visible from a public street shall respond to its context by doing the following:

- **Porches.** If more than 70 percent of residential buildings in the Neighborhood Context Area have porches, the building shall provide a porch that is a minimum 5 feet wide and 5 feet deep.
- **Stoop Height.** If more than 70 percent of buildings in the Neighborhood Context Area have stoops, the building shall provide stoops that are no more than two feet higher or lower than the average stoop height in the Neighborhood Context Area.



Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

Are we missing something?

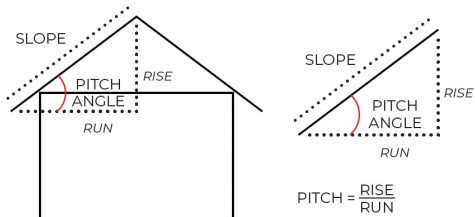
- Affordable housing gets funding from govt and must meet ADA requirements- ground floor units will have to be accessible, stoops won't work in this instance.
- Context-specific variables could be related to larger projects as well

Roof Slope

More than 50 percent of a new development's roof area shall exhibit the **same slope category** as:

- The historic building(s) in the Neighborhood Context Area.
- More than 50 percent of the street-fronting buildings in the Neighborhood Context Area.
- If a single slope cannot be identified, the building shall either provide a flat roof or pick any of the slope categories from the Neighborhood Context Area.

Slope Category	Roof Pitch (rise:run)
FLAT	≤ 1:12
LOW	≤ 1:12 and ≤ 4:12
MODERATE	> 4:12 and ≤ 7:12
STEEP	> 7:12



Neighborhood with strong roof context in Oakland

Source: Google Street View

Will these result in development that is appropriate?

- Consider that flat roofs may be appropriate/necessary for Solar Panels as we try to attain net zero energy in the next 7 years.

Are they too descriptive or too general?

- Comments

Are we missing something?

- How do you encourage pitched roofs, how does height limit work (top, slope?)
- Will there be enforcement? (inherent as part of design review process)
- Equity perspective- Need balance honoring neighborhood and context of neighborhoods that may not have had opportunity to influence context. Existing design may be something the community doesn't want to perpetuate.
- If people want to improve their communities, they shouldn't be stopped.

Window Proportions

A minimum of 50 percent of the street-facing windows shall match the proportions of more than 50 percent of street-facing windows of a historic building in the Neighborhood Context Area.



Neighborhood with strong historic characteristics

Source: City of Oakland

Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

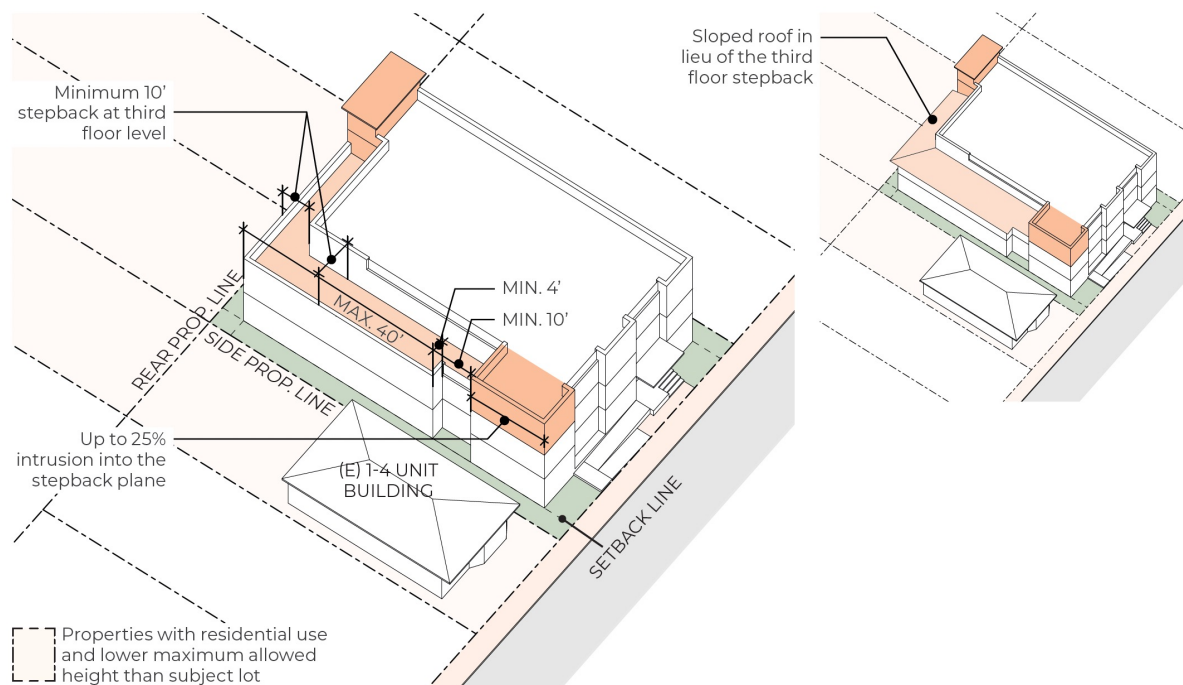
Are we missing something?

- Comments

Massing Stepbacks

Third floor massing shall step back a minimum of 10 feet from rear and side shared property lines if the adjacent property has a residential use with a lower maximum allowed height than the subject lot:

- Intrusion into the stepback plane shall be allowed for up to 25 percent of the building façade along the shared property line.
- A sloped roof may be provided in lieu of the third floor stepback.



Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- In diagrams, could be restrictive if trying to maximize for solar. Becomes greater problem for taller buildings. Lower and longer buildings, more important and possible, but taller, more limitations.

Are we missing something?

- Comments

Materials for Additions and Alterations

For street-fronting additions and alterations, materials shall be the same as that of the existing street-fronting building facade:

- If there are two or more existing buildings on the site, a combination of the materials used on the existing street-fronting building facades could be used for the additions and alterations
- Exception: This standard is not applicable if the entire street-facing facade is being renovated concurrently with the addition and/or alteration.



Source: Dannex Construction



Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

Are we missing something?

- Is it just materials? Would like to see context requirements for other components.

Building Bulk and Articulation



Building Bulk

Structures that are two stories shall subdivide building masses using at least one of the following. For buildings that are three stories and taller, at least two of the following shall be met:

- A minimum of **two volumes** that avoid one monolithic volume (by recessing or projecting front or side of building facades a minimum two feet)
- **Varied roof lines** at different heights (minimum four feet) from elevation
- Recessed or projecting **balconies** on the street-facing facade
- A recessed or projected **entry porch** that is at least 5 feet wide and one story tall
- An **entry stoop** that connects to the public street pedestrian path



Source: Urban YVR



Source: Realtor.com

Will these result in development that is appropriate?

- Will face issue of context- higher rise in lower rise neighborhoods. Will be important to be sensitive.

Are they too descriptive or too general?

- These require architect to put together menu of important context elements; forces them to examine context. Three or four may not be enough.

Are we missing something?

- Comments

Building Bulk

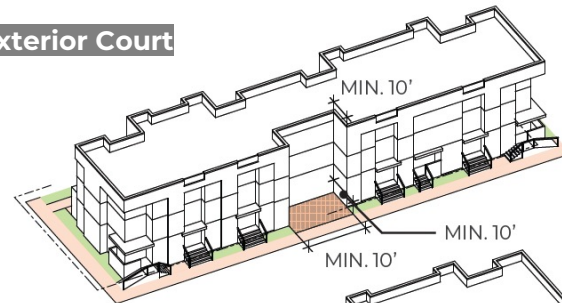
Massing Breaks. For building frontages and continuous streetwalls up to nine stories tall and greater than or equal to 150 feet but less than 300 feet in lengths, massing breaks shall be provided as at least one of the following:

- A **recess or projection** in the building massing that is at least 15 feet wide and 10 feet deep and extends the full height of the building, including a break in the roofline.
- An **exterior court at the street level** that is a minimum of 10 feet by 10 feet, is open to the sky, and visually open to the street on at least one side. This court could be a part of the setback required by the underlying zoning district. Fences are allowed if they comply with Zoning.
- A **portal** that is at least 12 feet wide and has a vertical clearance of 12 feet. Fences are allowed if they comply with Zoning.

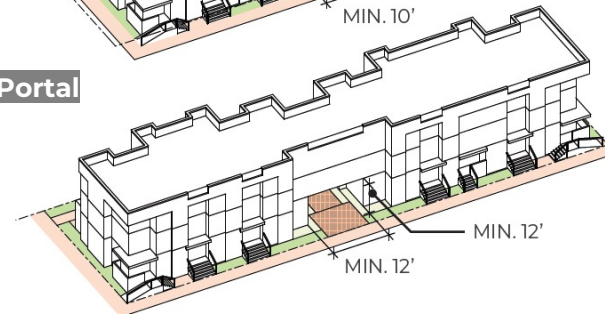
Recess and Projection in the building massing



Exterior Court



Portal



Will these result in development that is appropriate?

- You indicated buildings 100' long would need some articulation, e.g. a 15' portal, but it seems to me 100' should have more than one such articulation.
- Can be choppy
- The building on the left is chaotic and disturbing!

Are they too descriptive or too general?

- Quarry building on MLK- a mile long, highly repetitive, beautiful- would you choose subjective?
- Maybe put in some **maximums**, not just minimums+2

Are we missing something?

- Question reliance on articulation, can be counterproductive an busy- façade rhythm, materials, context.
- What if it were developed over time, would I do it this way? Want more authentic massing breaks. Daylight corridor, more meaningful break.

Articulation

Break up building mass and enhance visual interest of building frontages by using at least three of the following facade articulation methods:

- Bay windows that project out a minimum two feet
- Projecting or recessed balconies or Juliet balconies on the street-facing facade
- Recessed or projected entrance or porch at least 5 ft wide and one story tall
- Reoriented ridge lines, varying roof lines or roof dormers
- Roof cornices or eaves



Source: Realtor.com



Source: Realtor.com

Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

Are we missing something?

- Comments

Corner Articulation

Buildings located at the corner of street intersections of public open spaces shall provide at least one of the following for 20 to 30 percent and not less than 15 feet of each building façade measured from the corner of the property lines in both directions:

- **Window grouping or spacing that is different** from the rest of the building façade.
- Windows that are at least 30 percent **larger** than 75 percent of the windows on that building façade.
- **Different materials** at the building corner that extends up to the entire height of the building corner. The ground floor does not need to be the same material.

Corner Articulation Examples



Will these result in development that is appropriate?

- Examples aren't attractive. Miles of boulevards- tower usually indicates something, but not shown in these examples
- Corners are special- if mass just pokes out, it doesn't make sense/doesn't take advantage of position. Could be midblock. Think about opportunities

Are they too descriptive or too general?

- Comments

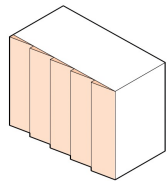
Are we missing something?

- Use better materials on corners, perhaps?
- Consider corner vs midblock, and unique advantages to corners.

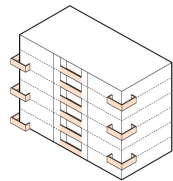
Tower Articulation

Towers of high-rise buildings shall be articulated using a combination of two or more of the following:

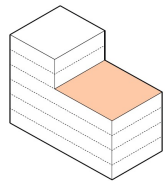
- Modulation or dimensional variation in the façade
- Curvature in the façade
- Rhythmic pattern of operable sunshades
- Rhythmic pattern of windows
- Rhythmic pattern of recessed or projecting balconies
- Rhythmic pattern of accent lines that project at least 12 inches from the building wall using moldings, sills, cornices, or canopies
- Material changes
- Horizontal staggers with incorporated balconies or roof decks and open space
- Plane changes of at least two feet



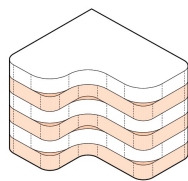
a. Modulation or dimensional variation in the façade.



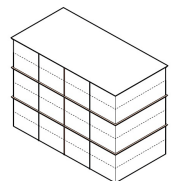
d. Rhythmic pattern of recessed or projecting balconies.



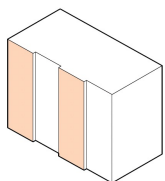
i. Horizontal staggers roof decks and open space.



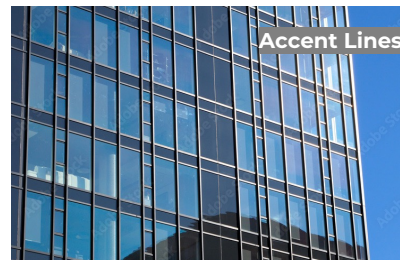
b. Curvature in the façade.



f. Rhythmic pattern of accent lines.



j. Plane changes of at least two feet.



Will these result in development that is appropriate?

- Comments

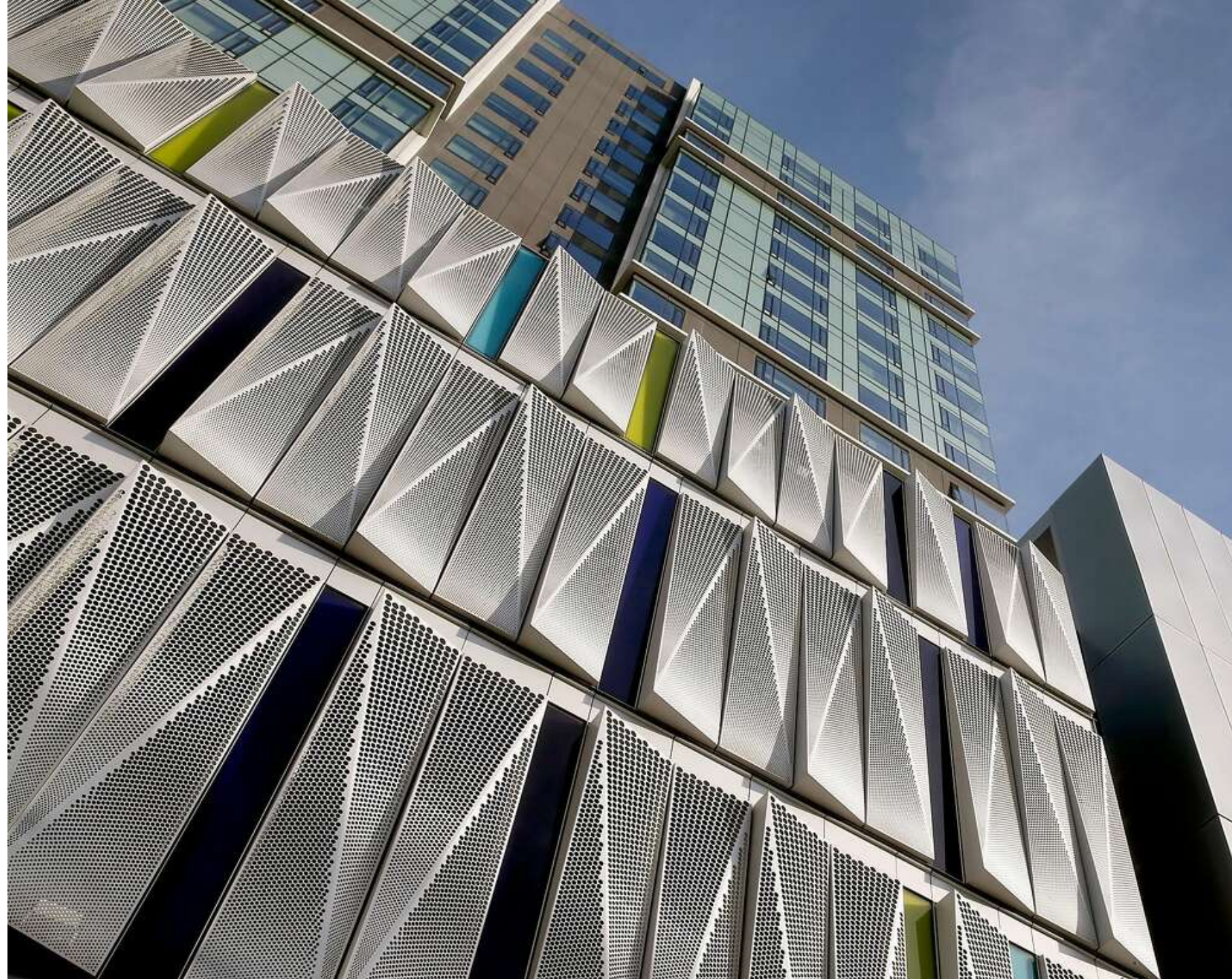
Are they too descriptive or too general?

- Comments

Are we missing something?

- Comments

Other Building Design Standards

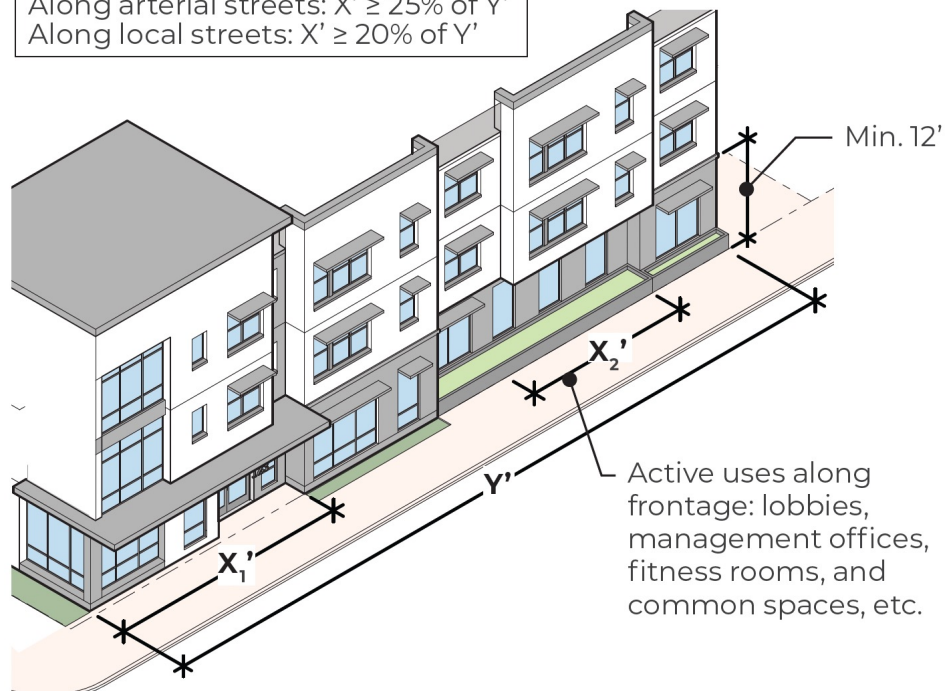


Active Frontage

When provided, residential active uses such as lobbies, management offices, fitness rooms and common spaces, shall be provided for a **minimum of 25 percent of the ground floor frontage**, fronting arterial and collector streets:

- If a development has frontage only along a local street, residential active uses shall be provided for a minimum of 20 percent of the street-fronting ground floor.
- Exception. This standard does not apply if any of these uses are provided as a standalone building.

Along arterial streets: $X' \geq 25\%$ of Y'
 Along local streets: $X' \geq 20\%$ of Y'



Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

Are we missing something?

- For supportive housing, difficult to meet this requirement if it is about activity- need to know who is coming and going. Would be transparent, but not in/out traffic

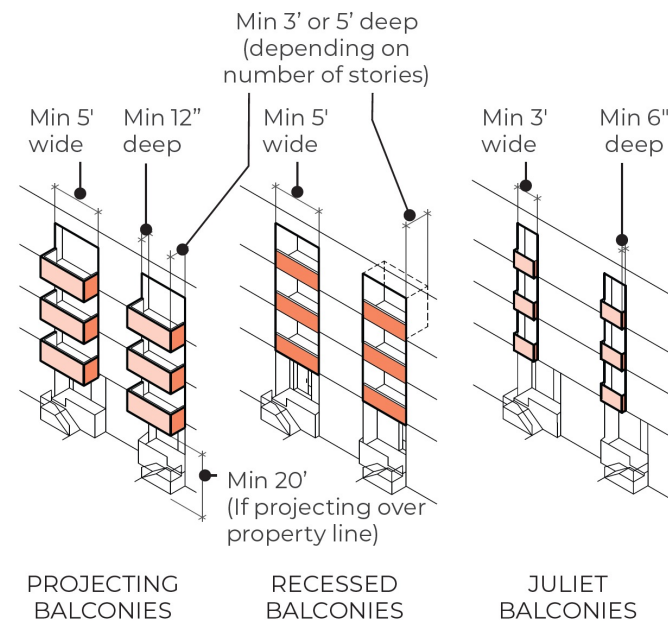
Balcony Dimensions

Balconies shall meet the following requirements:

- Occupied balconies shall be a minimum five feet wide and three feet deep for buildings up to 3 stories; five feet wide and five feet deep for buildings taller than 3 stories.
- To avoid a tacked-on look, occupied balconies shall be recessed into the building façade by a minimum of 12 inches.
- When balconies are provided at the building corner, at least one side of the balcony shall be a minimum of five feet wide.
- Façade elements and unoccupied spaces such as Juliet balconies shall be a minimum of three feet wide and six inches deep to provide articulation in the façade.



Corner Balconies



Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

Are we missing something?

- Comments

Blank Wall Treatment

All continuous blank walls fronting a public space and **greater than 30 feet in length** shall have at least one of the following design treatments :

- Architectural treatments such as projections, setbacks, indentations, lighting, awnings, etc.
- Material changes that are at least four feet wide and one story tall.
- Murals that are at least eight feet in any dimension and cover at least 75 percent of the blank wall area.
- Public art that complies with Zoning.
- Exhibitions, merchandising or public information display cases.
- A minimum of one-inch-deep reveals that have a maximum horizontal dimension of 15 feet to break up large surfaces.
- Planting that covers a minimum of four feet wide and one-story tall area.



Will these result in development that is appropriate?

- Flat walls can be beautiful too

Are they too descriptive or too general?

- Percentage on limitation of blank walls

Are we missing something?

- Comments

High Quality Materials

Street-facing ground floor elevations shall have high-quality materials and texture for at least 50 percent of the non-glass areas. High quality materials include the following:

- Stone
- Marble
- Granite
- Brick – real or thin veneer
- Ceramic tile
- Wood
- Terracotta
- Pre-cast concrete, glass-fiber reinforced concrete
- High-quality, cast-in-place concrete, including board-form concrete
- Cement plaster
- Stucco (light sand or smooth trowel finish)
- Cement fiber or similar synthetic siding resembling wood siding
- Steel – porcelain enamel panels, steel windows, steel exterior doors, steel rails and fences, painted, stainless or pre-weathered steel are acceptable when limited to a maximum of 50 percent of building treatment
- Aluminum – windows, panels, storefront, curtain walls, doors; aluminum shall be natural finish anodized, powder-coated or Kynar.

Will these result in development that is appropriate?

- Tall glass towers, especially curtain walls, are generally not sustainable design. Is this consideration this part of the equation?

Are they too descriptive or too general?

- Polychrome tile. Refine list for ground floor
- Pressed brick higher quality.
- Wood- rough, siding, mouldings, etc.?
- add copper?
- rough-troweled stucco?

Are we missing something?

- Does list refer only to ground floors? Previous comments thought of entire building. IF only GF, distinctions between residential and commercial.

Prohibited Materials

Unfinished or natural T1-11 siding, foam, and spray stucco are prohibited. Vinyl is prohibited in downtown.

Unfinished or Natural T1-11



Source: Total Woods

Foam Panels



Source: Tuschall

Spray Stucco



Source: DoltYourself

Will these result in development that is appropriate?

- There are many buildings with spray stucco
- Refers to vinyl siding that should be prohibited everywhere.

Are they too descriptive or too general?

- Comments

Are we missing something?

- Major environmental concerns about vinyl as material
- I am going to disagree with a proposal to eliminate vinyl siding citywide. It is among the most affordable types of siding. Eliminating affordable building materials encourages the construction of more expensive dwellings and makes affordable housing harder to build.

Public Comments and Questions

- Need to consider costs of building materials. People will be more likely to say “I should build luxury home to get value”
 - Affordable housing developers don’t typically use vinyl/environmentally-unfriendly siding. Some should just be off the table.
- Worried about architects imposing taste. Not a simple answer for objective design standards- how do you make it make sense? To balance: aesthetics, affordability, something (housing) being better than nothing, do ODS prevent some transitional and temporary housing solutions that we need to address homelessness?
 - Make sure you’re not perpetuating historic architecture that may have loaded meaning. Generations of African Americans have lived in West Oakland homes, with stories connected to buildings. “Arrogant modernists” and need to respect that community history.
 - Not the situation everywhere- East Oakland- different sensibility in terms of what people want to see, and how they want to change what is historically there, while preserving some aspects, or changing design aesthetic to be more Afrocentric and placekeeping. Them making that decision as opposed to top-down imposition. Balancing act as opposed to being one or the other.
 - Challenge- what does that really look like? Difficult process, as one aesthetic may not match every situation.
 - Ex: materials/color: project with significant community engagement determined they wanted bright red color, not in keeping with what’s in surrounding community, but Afrocentric. Would ODS prohibit that?
 - Bright color- could go through subjective process
 - Who will live in East Oakland in 30-40 years? Take long view (but also awareness of Black displacement- who gets to keep culture?)
 - East Oakland built later, so architecture is limited, needs injection of new vibrancy and culture- Black Cultural Zone.
 - Problem with making this ministerial process- difficult to have public input that represents multiple stakeholders. Needs to be public notification.
- Noise abatement- any requirement for developers to do what they can to insulate homes from street noise? If there are multiple units, how do you regulate noise across units?
- Objective decisions and standards- come from well-meaning individuals, this process is subjective, as influenced by emotion

APPENDIX B: ZOOM CHAT

17:07:52 From Participant 4* To Everyone:

I recommend that advisory group members and anyone else who is interested in the ODS familiarize themselves with Oakland's existing design review guidelines, which should be used as a starting point for the ODS. Here is a link: <https://www.oaklandca.gov/topics/planning-and-building-permit-fees#design-guidelines-163148>

Alameda's Standards would also be a good starting point and can be accessed here under "Design Guidelines": <https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division>

17:08:26 From Participant 2* To Everyone:

Good design can get through the process quickly.

17:09:10 From Alison Moore (Dyett & Bhatia) To Everyone:

<https://www.oaklandca.gov/topics/oakland-2045-general-plan-zoning-amendments>

17:12:36 From Participant 5 To Everyone:

Will these slide be available after the meeting?

17:12:49 From Ruslan Filipau, PBD To Everyone:

Replying to "Will these slide be ..."

yes

17:13:12 From Ruslan Filipau, PBD To Everyone:

Replying to "Will these slide be ..."

we will share this presentation on our website.

17:13:18 From Kelsey Hubbard, Oakland To Everyone:

Replying to "Will these slide be ..."

<https://www.oaklandca.gov/topics/objective-design-standards>

17:14:04 From Participant 2* To Everyone:

Are examples illustrated designs that would likely conform to ODS?

17:14:49 From Ruslan Filipau, PBD To Everyone:

Replying to "Are examples illustr..."

Participant, could you please clarify your question?

17:15:57 From Participant 1 To Everyone:

mindful of historic neighborhoods is very important to me and has been ignored in my neighborhood in West Oakland despite the specific plan

17:16:24 From Kelsey Hubbard, Oakland To Everyone:

Please feel free to share your comments in the chat!

17:16:32 From Ruslan Filipau, PBD To Everyone:

Replying to "mindful of historic ..."

thank you for your comment

17:17:50 From Participant 2* To Everyone:

Replying to "Are examples illustr..."

You showing pictures of various buildings. Presumably they are examples of things you all like. Is this so? Many are not in Oakland, and would not enhance the 'Oaklandness' of our city/ IMO

17:19:52 From Ruslan Filipau, PBD To Everyone:

Replying to "Are examples illustr..."

We aim to show only images relevant to Oakland. Apologies for including one image that is out of context.

17:21:41 From Participant 9 To Everyone:

Replying to "Are examples illustr..."

How will requirement to match existing façade apply to developments on currently empty lots?

17:23:17 From Participant 2* To Everyone:

The design approach in West Oakland, for an ADA compliant entrance would be 'how would an architect in the 19th century solve this problem?'

17:24:40 From Karen Murray|VMWP To Everyone:

Replying to "Are examples illustr..."

That particular standard is for additions to existing structures. New building standards look to context.

17:25:58 From Ruslan Filipau, PBD To Everyone:

Replying to "Are examples illustr..."

context-sensitive standards will be applicable to new infill developments

17:28:28 From Participant 5 To Everyone:

In reviewing your documents I do not see any provision for depth of eaves. Several new/renovated homes in North Oakland do not contain deep eaves that are the standard on the street. They end up being flat-fronted and not contextual to the neighborhood. Do the ODS guidelines address this?

17:30:21 From Participant 6* - PYATOK architecture + urban design To Everyone:

Standards should be reviewed by Planning Staff and applicants should not wait for public hearings if these are to be used for SB-35 projects. Also, consider that flat roofs may be appropriate/ necessary for Solar Panels as we try to attain net zero energy in the next 7 years.

17:33:26 From Ruslan Filipau, PBD To Everyone:

Thank you. We are striving for flexibility in these standards and allowing more affordable housing faster

17:34:19 From Participant 2* To Everyone:

Good pointer equity. But design style does not necessarily cost more, and most people don't realize that architects offer few alternatives. There is a lot of bad history of designers and planners improvements to neighborhoods.

17:35:36 From Participant 1 To Everyone:

with respect to equity, most of the new, out of context developments, are very expensive houses and condos. My community used to be all lower income folks, many BIPOC and they loved the designs the way they were.

17:39:01 From Participant 10 To Everyone:

I don't think we need to always emphasize the corners. Why?

17:41:50 From Participant 2* To Everyone:

Indeed. The design community wants people to like what they think people should like.

17:42:09 From Ruslan Filipau, PBD To Everyone:

Great comment and suggestion

17:43:50 From Participant 9 To Everyone:

You indicated buildings 100' long would need some articulation, e.g. a 15' portal, but it seems to me 100' should have more than one such articulation.

17:44:15 From Participant 9 To Everyone:

The example you showed seemed to have several\

17:47:10 From Participant 10 To Everyone:

The building on the left is chaotic and disturbing!

17:47:38 From Ruslan Filipau, PBD To Everyone:

How would you handle articulation differently? Which methods would you use and what makes a building “gorgeous”? How to strike a balance between just enough and “frenzy”?

17:47:57 From Participant 10 To Everyone:

The building at lower left on “building bulk” is a BAD example not a good one.

17:48:39 From Participant 10 To Everyone:

Not only that, but it must cost more?

17:49:31 From Ruslan Filipau, PBD To Everyone:

Putting maximums on the number of materials and variation in form and massing breaks is an interesting option.

17:49:38 From Participant 10 To Everyone:

Reacted to "Putting maximums on ..." with ❤️

17:49:50 From Participant 5 To Everyone:

Maximums in bulk and massing makes sense: limit number of different materials used, type of windows, etc.

17:49:54 From Participant 2* To Everyone:

Few buildings are highly original. Designers could look broadly at the models available. This includes things built before the 20th c.

17:50:31 From Participant 10 To Everyone:

I don't see any need for a tower on every corner. That makes it the boring norm.

17:52:02 From Participant 3 To Everyone:

I think the approach to ODS is incorrect. Rather than be

17:52:18 From Participant 11* To Everyone:

Some kind of logic to the articulation and change in materials whether function based or for aesthetic reasons.

17:52:39 From Ruslan Filipau, PBD To Everyone:

Replying to "I don't see any need..."

but some corners could be very important right?

17:53:01 From Participant 10 To Everyone:

Many buildings in Oakland and in every city have doors that face the street face, and don't do anything that special on corners. Some do, some don't. That is a good kind of variety.

17:54:46 From Ruslan Filipau, PBD To Everyone:

Replying to "Some kind of logic t..."

yes the challenge is how to require this objectively while allowing for flexibility!

17:55:27 From Participant 10 To Everyone:

Reacted to "Some kind of logic t..." with 👍

17:56:31 From Participant 10 To Everyone:

Is it a virtue to have "horizontal staggers"??

17:56:39 From Participant 3 To Everyone:

Rather than be specifically proscriptive (i.e. 30% of ...). the standards should be suggestive (i.e. The entry should be noticeable) There should be no such thing as "corner articulation.",

17:57:24 From Participant 10 To Everyone:

Those "active" uses on "active frontage slide" aren't that active, are they?

17:58:00 From Ruslan Filipau, PBD To Everyone:

Replying to "Rather than be speci..."

Thank you. However, "should be noticeable" is not an objective standard. It's a good guideline!

17:58:12 From Participant 2* To Everyone:

Tall glass towers, especially curtain walls, are generally not sustainable design. Is this consideration this part of then equation?

17:59:11 From Participant 10 To Everyone:

Marble and granite ARE stone, no?

17:59:29 From Ruslan Filipau, PBD To Everyone:

Reacted to "Marble and granite A..." with 👍

18:00:03 From Participant 10 To Everyone:

Vinyl should be prohibited overall, shouldn't it?

18:00:26 From Participant 9To Everyone:

Many of the rebuilds after the Oakland Hills fire used sprayed stucco, and they look cheap

18:01:00 From Participant 10 To Everyone:

Don't require active frontage on small buildings.

18:01:19 From Participant 10 To Everyone:

Do make nice entries, and leave it at that.

18:01:43 From Participant 15 To Everyone:

A lot of existing ground floors seem to have unused ground floor retail etc.... Would smaller spaces on the ground level make these spaces more affordable for small businesses to rent?

18:02:43 From Participant 1 To Everyone:

how about landscaping to make the frontage more interesting. since retail space is not getting filled but to make it pleasant for walkers, some greenery would be welcome.

18:03:21 From Participant 3 To Everyone:

Why not have the designer present a narrative on whether the building is intended to have an active frontage or why not ?/

18:03:47 From Participant 2* To Everyone:

What about recesses and plazas vis-a-vis security and crime?

18:03:48 From Participant 9 To Everyone:

I agree, active frontage does not necessarily mean retail

18:04:29 From Ruslan Filipau, PBD To Everyone:

I would like to encourage people who has not spoken before to raise their hand and share your thoughts

18:04:37 From Kelsey Hubbard, Oakland To Everyone:

Reacted to "I would like to enco..." with ❤️

18:05:23 From Participant 11* To Everyone:

Are there criteria on relationship between the frontage and the public space?

18:05:30 From Participant 10 To Everyone:

Realistic approach to graffiti would be advisable.

18:06:29 From Participant 3 To Everyone:

A blank wall can also be a design element. A Very busy frontage may necessitate a blank wall for balance of the design

18:06:40 From Ruslan Filipau, PBD To Everyone:

Replying to "Are there criteria o..."

between existing zoning and additional landscape and transition requirements in ODS we some criteria

18:07:09 From Participant 10 To Everyone:

Vinyl is ecologically unsound and should be prohibited altogether as cladding.

18:08:46 From Participant 9 To Everyone:

add copper?

18:09:17 From Ruslan Filipau, PBD To Everyone:

please suggest to us high-quality materials for different types of Ground Floor and materials to avoid or prohibit

18:10:20 From Participant 9 To Everyone:

rough-troweled stucco?

18:12:14 From Participant 12 To Everyone:

I am going to disagree with a proposal to eliminate vinyl siding citywide. It is among the most affordable types of siding. Eliminating affordable building materials encourages the construction of more expensive dwellings and makes affordable housing harder to build.

18:12:43 From Ruslan Filipau, PBD To Everyone:

Replying to "I am going to disagr..."

yes, we need to consider equity considerations here.

18:14:06 From Participant 9 To Everyone:

Replying to "I am going to disagr..."

There are many relatively inexpensive options on the list other than vinyl

18:14:09 From Ruslan Filipau, PBD To Everyone:

Replying to "I am going to disagr..."

thank you for bringing up this point

18:15:46 From Participant 11* To Everyone:

Replying to "I am going to disagr..."

Agree. It about making sure affordable materials remain on the list.

18:16:13 From Participant 10 To Everyone:

Replying to "I am going to disagr..."

can't see the image.

18:16:15 From Participant 3 To Everyone:

Cannot the ODS simply state that natural, durable, compatible high quality materials must be used on the Ground Floor ...

18:16:36 From Ruslan Filipau, PBD To Everyone:

Replying to "I am going to disagr..."

yes, perhaps we can list materials that are alternative to vinyl? The standards need to be helpful guide

18:17:04 From Ruslan Filipau, PBD To Everyone:

Replying to "I am going to disagr..."

I meant to say, alternative to vinyl and still affordable

18:17:08 From Participant 11* To Everyone:

Replying to "I am going to disagr..."

We could pull from the standards manuals from some of the affordable housing developers.

18:17:16 From Ruslan Filipau, PBD To Everyone:

Reacted to "We could pull from t..." with 👍

18:17:17 From Participant 10 To Everyone:

Reacted to "yes, perhaps we can ..." with 👍

18:17:51 From Ruslan Filipau, PBD To Everyone:

Replying to "Cannot the ODS simpl..."

we can, but we also need to define these materials to stay objective.

18:23:22 From Participant 10 To Everyone:

Defremery house, an old Victorian, became a historic site of Black Panther activity, as one example.

18:24:20 From Participant 3 To Everyone:

Have Oakland planners observed ODS in practice at another city or venue. What lessons were learned? Also, have there been comparisons of actual built examples of DS produced building and Subjective produced similar building???

18:27:31 From Ruslan Filipau, PBD To Everyone:

Replying to "Have Oakland planner..."

that's an excellent question, James. ODS is fairly recent. However, some SB35 and SB330 project that have recently been approved are approved using objective standards.

18:28:07 From Participant 11* To Everyone:

The long view is already evidence with the degree of black displacement. Place-keeping is about whose history and aesthetic gets to remain a part of the City.

18:32:39 From Stephanie Skelton (PSR City of Oakland) To Everyone:

Thank you everyone!

18:32:48 From Participant 6* - PYATOK architecture + urban design To Everyone:

Glad I could contribute a few points but I had to stay silent during my commute but agree with many points made. Thanks!

18:32:53 From Participant 13 To Everyone:

Reacted to "Glad I could contrib..." with 👍

18:32:59 From Participant 6* - PYATOK architecture + urban design To Everyone:

Reacted to "Glad I could contrib..." with 👍

18:33:00 From Participant 6* - PYATOK architecture + urban design To Everyone:

Removed a 👍 reaction from "Glad I could contrib..."

18:33:10 From Ruslan Filipau, PBD To Everyone:

Thank you everyone for your time and effort!

18:33:19 From Participant 2* To Everyone:

Almost all homes were built for profit. Much of East Oakland is vintage working class neighborhoods. They often have a string aesthetic identity. Craftsman and 'Mediterranean'. The most important pizzazz needed is more money.

