

Category	Sub-header	Guide line	Description	Which FDP? (Horizontal, Vertical, Both, or N/A)	Com plies ?	Staff Response
Building Design	General Guidelines for Blocks 1 & 2	Coordinated Design	The design of the high-rise Buildings (A and C) and the mid-rise Buildings (B and D) should be coordinated to create a cohesive frontage and to reinforce the overall sense of identity for each Block. This coordinated design should take the form of a similar vocabulary of forms, openings, materials and colors. This should include consideration of how buildings work together to achieve the Design Principles for Lake Merritt BART, contribute to the public realm and the overall quality of life. (LMSAP/DG-1: Public Perception)	Both	Yes	Project is for Building B and Landscaping of the Paseo. Design of massing and materials could be further refined to create pragmatic groundwork of later phased projects. Later projects include: High-rise and mid-rise buildings that must be coordinated to create a cohesive frontage. Building A, C, and D design still pending, refer to Building B elevations on A3.00-A3.05 of the Vertical FDP.
Building Design	General Guidelines for Blocks 1 & 2	Transition-in-Scale	Mid-rise Buildings (B and D) on each block should be designed to provide a visual transition between the scale and rhythm of the neighboring buildings and high-rise Buildings (A and C). (LMSAP/DG-17: Reinforce the Existing Rhythm)	Both	Yes	Project is for Building B and Landscaping of the Paseo. Design of massing and materials could be further refined to create pragmatic groundwork of later phased projects. Later projects include: High-rise and mid-rise buildings will be coordinated to create a cohesive frontage. Building A, C, and D design still pending, refer to Building B elevations on A3.00-A3.05 of the Vertical FDP. The height of Bldg-B (midrise) is designed to relate to the later phased podium base height of Bldg-A tower to assist in

						transition of massing scale.
Building Design	General Guidelines for Blocks 1 & 2	Service Areas at Ground Level	Service areas at the first level should be articulated with pedestrian-scaled facade articulation such as panels, contrasting textures, high-quality and interesting building materials, blind windows, doors, planting treatments, murals or other public art, and/or exterior detailing should create visual interest and diversity and to reinforce the pedestrian scale.	Vertical	Yes	<p>The Building B façade fronting the Paseo is articulated with various materials including textured brick, hardwood screens, and transparent storefront to allow for a visual connection between passersby and the residential building. Refer to elevations on A3.00, A3.03, and materials on A3.05 of the Vertical FDP.</p> <p>Bldg-B service area facing 8th Street is recessed from main façade to reduce visual impact and allow for potential public art to create visual interest at pedestrian ground level.</p>
Building Design	General Guidelines for Blocks 1 & 2	Family Friendly Housing	At residential units intended to accommodate families, especially in Building D as an affordable family building, the building design should include a variety of unit sizes to accommodate households of various sizes. Building design on both Block 1 and Block 2 should also incorporate other family friendly elements including outdoor play space designed to allow supervision and easy access. (LMSAP/DG-52: Family Friendly Housing)	Both	Yes	<p>Building D design pending. Block 1 incorporates family friendly elements along the public paseo. Refer to landscape plan on L4.01 of Horizontal FDP set.</p>
Building Design	General Guidelines for Blocks 1 & 2	Shared Outdoor Spaces	Shared outdoor spaces should include plantings, benches, lighting and other appropriate elements to create an inviting and useful space for the residents. Shared outdoor spaces should be designed to accommodate children where feasible by incorporating play	Horizontal	Yes	<p>Paseo design meets this design guidelines to include planting, lighting, and places for children. Outdoor spaces at buildings are optimized for sun exposure.</p>

			structures and play areas. Shared outdoor spaces such as the publicly accessible open space Paseo, the courtyard, the open space at the upper floor step backs and/or the rooftops, should be designed to have ample daylight and to be sheltered from the wind.			
Building Design	General Guidelines for Blocks 1 & 2	Residential Community Rooms	Where community rooms are provided, they should be located to promote active use by residents. Community rooms are encouraged to be located adjacent to shared outdoor spaces or public open areas to create strong connections between indoor and outdoor activities. (LMSAP/DG-57: Shared Spaces)	Vertical	Yes	Building B includes community room at ground level adjacent to public paseo to physically and visually connect residents to outside activity. Refer to A2.00 for L1 plan of the Vertical FDP.
Building Design	General Guidelines for Blocks 1 & 2	Exterior Color	The exterior color palette should be coordinated to provide a cohesive overall appearance and to reinforce the design intent. The color palette at adjacent buildings should be coordinated to achieve the desired balance of cohesion and variety. (LMSAP/DG-73: Color)	Vertical	Yes	Projects will coordinate overall exterior color pallet/appearance. Building A, C, and D pending. Refer to Building B elevations on A3.00-A3.05 of the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Standards	The Building A tower shall be setback from the base building a minimum of 20 feet.	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Standards	Parking uses located in the podium at Building A shall include 25% openings for natural ventilation.	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Standards	The corner of the podium at the Paseo and Oak Street shall be notched a minimum of 10 feet by 10 feet.	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Standards	A canopy shall be provided over entrances to the ground-floor commercial spaces. See Figure 13.	Vertical	Yes	Project provides canopy/awning at entrances to ground floor commercial. Refer to elevations on A3.00 and A3.03 of the Vertical FDP.

Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Guidelines	Architectural articulations and landmark features should be used to highlight and emphasize the building corners facing Oak Street, to visually define and animate the mid-block pedestrian thoroughfare entry and to facilitate pedestrian flow.	Vertical	Yes	Project provides canopy/awnings, storefront, various materials, and signing for articulation. Refer to elevations on A3.00 and A3.03 and preliminary signing on G0.18 of the Vertical FDP. SIGN PERMITS will be pursued under a separate application.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Guidelines	Active commercial uses should be provided at the ground floor of all four building corners along Oak Street with visual transparency to create an active and inviting public realm and to connect the street life to the Paseo. (LMSAP/DG-39: Storefronts, DG-32: Views of Indoor Spaces)	Vertical	Yes	Building B includes commercial kitchen at ground floor corners along Oak Street with storefront for transparency. Public Restroom is accessible via the Paseo. Refer to L1 plan on Sheets A2.00 and elevations on A3.00 and A3.03 of the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Guidelines	Open spaces and/or articulated roof shapes should be provided at step backs and the rooftop facing Oak Street to emphasize the gateway elements and to provide shared outdoor spaces overlooking the BART Plaza and Downtown.	Vertical	Yes	Building B includes an upper-level lounge and deck overlooking the BART plaza and downtown facing Oak Street. The upper-level lounge is articulated by a pitched gable roof. Refer to L7 plan on Sheets A2.06 and elevations on A3.00 and A3.03 of the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Guidelines	The design of the high-rise Building A and the mid-rise Building B should be coordinated to create a cohesive frontage and to reinforce the overall identity for the block. This coordinated design should take the form of a similar vocabulary of forms, openings and materials.	Vertical	Yes	High-rise and mid-rise buildings will be coordinated to create a cohesive frontage. Building A design still pending, refer to Building B elevations on Sheets A3.00-A3.0 on the Vertical FDP. Further refinement of materials would make future coordination more realistic.

Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Guidelines	Use of canopies, awnings or other projecting elements should provide shelter and shade at west facing active uses. At Building B, horizontal awnings above the ground floor should wrap around both corners of Oak Street and the Paseo and at Oak and 8th Street. (LMSAP/DG-35: Awnings)	Vertical	Yes	Building B provides canopies/awnings at both corners facing Oak Street. Refer to elevations on Sheets A3.00, A3.01 and A3.03 on the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Guidelines	The visual prominence of the west facade of the Building A tower suggests incorporating three-dimensional elements such as balconies, recesses and similar architectural features that create deep shadows and provide shading for interior uses. (LMSAP/DG-24: Distinguished Tower Design)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Frontage: Design Guidelines	Varying materials, texture and scale should be used to differentiate the building base from the tower above. (LMSAP/DG-18: Transitions in Building Height)	Vertical	Yes	The base at Building B includes textured brick, hardwood screens, and storefront windows to differentiate from the upper levels above which are comprised of composite wood panels, fiber cement panels and painted cement plaster. Refer to elevations and material keynotes on Sheets A3.00 and A3.01 and materials on A3.05 on the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Business Frontage Zone	Located in part above the BART tunnel, the design in this area must comply with the BART Facilities Standards.	Horizontal	Yes	BART Facilities Standards are complied with in areas above the BART-tunnel.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Business Frontage Zone	Furniture should include benches which orient in multiple directions and provide a variety of ways to sit including tiered, backed, non-backed, communal, etc.	Horizontal	Yes	Various seating arrangements around planters, moveable furniture, and near eating establishments provide a variety of ways to sit.

Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Business Frontage Zone	Furniture should also accommodate all needs of transit users and include bike lockers, bike racks, lighting, waste stations, and information kiosks/maps.	Horizontal	Yes	Bike lockers, bike racks, lighting, and wayfinding signage included to accommodate transit users.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Business Frontage Zone	The Paseo pavements shall extend to surround the skylight.	Horizontal	Yes	Paseo paving pattern extends around the skylight
Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Business Frontage Zone	The skylight should be visible and iconic and at night be lit for interest.	Horizontal	Yes	Skylight is a focal point of the paseo design.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Pedestrian Pathway Zone	Sidewalk concrete should be colored with the maximum amount of lamp black allowable by the City of Oakland standards. Concrete jointing should avoid a joint line at the center of the walk width if at all possible. Control joints should be tooled at 1/4 inch wide using a radius of 1/8 inch each side.	Horizontal	Yes	Concrete Color and Pattern to be complex, rich tones, and special install. See page L6.1 of Horizontal FDP Set with Civil for details.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Pedestrian Pathway Zone	Corners of sidewalks should be stamped with letters to show name of street.	Horizontal	Yes	Corners as designed can accommodate stamped street names.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Pedestrian Pathway Zone	Located in part above the BART tunnel, the furnishings in this area must comply with BART Facility Standards and should not block sightlines into the Paseo.	Horizontal	Yes	BART Facilities Standards are complied with in areas above the BART-tunnel. Sightlines are preserved across the paseo.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Pedestrian Pathway Zone	Furniture should include benches which orient towards both the Paseo and Oak Street.	Horizontal	Yes	Benches underneath the bus canopy orient towards Oak and benches around the skylight orient towards the paseo.
Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Pedestrian Pathway Zone	The expression of Oak Street as a “green street” encourages emphasizing public transit and where possible planting that does not conflict with the transit	Horizontal	Yes	Planting is limited on Oak Street given subterranean structures.

			program. (LMSAP/DG-128: Streets with Special Functions)			
Building Design	Street Frontage Guidelines for Block 1	Oak Street Block 1: Streetscape / Pedestrian Pathway Zone	Street furnishings should be provided in transit waiting areas and as needed to facilitate multi-modal transfers from bike or scooter or bus to BART. (LMSAP/DG-131: Furnishings)	Horizontal	Yes	Benches underneath the bus canopy orient towards Oak and are directly adjacent to scooter corals and bike lockers and bike parking.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street Frontage: Design Standards	Parking uses shall include a minimum of 25% openings for natural ventilation.	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street Frontage: Design Standards	A minimum six-foot deep canopy shall be provided on Building A at the corner of Fallon and the Paseo above the pedestrian level.	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street Frontage: Design Standards	Horizontal fins with a minimum depth of one foot shall be provided on alternating upper floors. See Figure 21.	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street Frontage: Design Guidelines	Emphasize the corner of 9th and Fallon Street as a prominent corner with architectural features and main residential entry. (LMSAP/DG-7: Corner Building Design, LMSAP/DG-30: Ground Floor Entries)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street Frontage: Design Guidelines	Emphasize the corners of Fallon Street and 8th and 9th Streets as gateways to the Paseo and main residential entrances as well as providing architectural details to define the corner and a vibrant pedestrian entry. (LMSAP/DG-7: Corner Building Design, DG-30: Ground Floor Entries)	Vertical	Yes	Building B emphasizes the corner of Fallon and 9th by providing a civic scale three-story height covered entrance space with hanging art and lighting and a public stairway leading into the Paseo. Refer to Sheets 1/A3.00, 1/A3.03 and rendered view on G0.06, all on the Vertical FDP.
Building Design	Street Frontage	Fallon Street Frontage:	Visual transparency should be used to create an active and inviting public realm and	Vertical	Yes	Building B includes transparent storefront on the ground floor

	Guidelines for Block 1	Design Guidelines	to connect the street life to the Paseo. (LMSAP/DG-32: Views of Indoor Spaces)			along 8th street and the paseo. Refer to elevations on A3.00 and A3.03.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street Frontage: Design Guidelines	Residential entries should be designed as prominent elements that reinforce and activate street frontage. (LMSAP/DG-30: Ground Floor Entries)	Vertical	Yes	Building B provides a three-story height covered space with hanging art and lighting at the main residential entry at 9th and Fallon. Refer to Sheets 1/A3.00 and 1/A3.03 on the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street Frontage: Design Guidelines	The narrow corner at Building B creates a dramatic frontage that should be enhanced with a recessed entry or other significant and welcoming element that provides a visual landmark for Block 1 and relates to the scale of the Laney Campus.	Vertical	Yes	Building B provides a recessed three-story height entry space along Fallon. The space includes hanging art and lighting and a public stairway leading into the Paseo resembling civic spaces surrounding, including Laney Campus. Refer to Sheets 1/A3.00 and 1/A3.03 on the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street: Streetscape / Business Frontage Zone	Small urban furniture elements including benches, container plants, and extension of the lobby to the outside should be encouraged.	Horizontal	Yes	Urban furniture elements are planned to be provided around the lobby entrances along Fallon St. The Building B ground floor community room will open up onto the Paseo - which will also provide this lobby "extension". Please see Sheet L4.01 on the Horizontal FDP for more detail.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street: Streetscape / Business Frontage Zone	Elegant vertical circulation with clear sightlines to the Paseo should be maintained at entry points mid-block in the business frontage zone.	Horizontal	Yes	Design of massing and materials could be further refined to create "elegant" vertical circulation and pragmatic groundwork of later phased projects. The design of the visual connection and circulation from

						Fallon Street into the Paseo is a priority.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street: Streetscape / Business Frontage Zone	Plantings that screen BART structures and utilities are desirable within the constraints of the BART Facilities Standards.	Horizontal	Yes	Ample planting is proposed around the existing BART vent and egress staircase at the east end of the paseo to obscure these structures from view within the limitations of BFS standards. Planting also proposed around headhouses.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street: Pedestrian Pathway Zone	Sidewalk should be colored with maximum amount of lamp black allowable by the City of Oakland standards. Concrete jointing should avoid a joint line at the center of the walk width if at all possible. Control joints should be tooled at 1/4 inch wide using a radius of 1/8 inch each side.	Horizontal	Yes	Concrete Color and Pattern to be complex, rich tones, and special install. See page L6.1 of Horizontal FDP Set with Civil for details.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street: Pedestrian Pathway Zone	Corners of sidewalks should be stamped with letters to show name of street or text connecting to cultural identity of site such as poetry or history.	Horizontal	Yes	Corners as designed can accommodate stamped street names.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street: Pedestrian Pathway Zone	Public seating that can be located at back of sidewalk or near lobbies is encouraged.	Horizontal	Yes	Promenade bench seating proposed at the entrance of Building B at the corner of Fallon and 8th as well as for Building A at the corner of Fallon & 9th.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street: Pedestrian Pathway Zone	New street trees and lush plantings should be provided along Fallon to connect the Paseo with the campuses of Laney College and the OMCA. (LMSAP/DG-110: Tree Planting and Preservation)	Horizontal	Yes	Four new street trees proposed along Fallon Street which create a green connection towards OMCA and Laney College.

Building Design	Street Frontage Guidelines for Block 1	Fallon Street: Landscape Furniture Zone	Tree wells should provide continuous depth of soil volume for tree health within structural constraints of curb and sidewalk. Tree wells should be designed to achieve healthy plant growth including the provision of adequate drainage and quality planting soil. Durable, non-woody, evergreen plants should be selected for areas likely to be impacted by human feet.	Horizontal	Yes	Tree wells designed for healthy tree growth range from 2 to 3 ft in depth.
Building Design	Street Frontage Guidelines for Block 1	Fallon Street: Landscape Furniture Zone	Furniture types include loop bike racks, backed and non-backed benches, and lights. All products should be selected to be durable for the heavy impacts of an urban site such as using thermally modified woods, powder coated or galvanized metals, and concrete.	Horizontal	Yes	Durable furniture, bike racks, benches selected. See Sheet L4.03 of the Horizontal FDP for furniture specs.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Design Standards	The Building A tower shall be setback from the base building a minimum of 10 feet along the 9th Street frontage. See Figure 29.	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Design Standards	Parking uses located in the Building A podium shall be wrapped in a porous screen with minimum 25% openings to allow for natural ventilation. Screening element to be integrated with overall building design, or consist of high-quality, contrasting material to create an architectural feature. (LMSAP/DG-98: Integral Design)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Design Guidelines	Set back the ground floor two to four feet from the public right-of-way to create a wider sidewalk with a minimum of eight-foot clearance. Upper levels of the building may extend over the ground floor set back to the public right-of-way, maintaining a 15-foot minimum height from the sidewalk. (LMSAP/DG-125: Sidewalk Elements)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.

Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Design Guidelines	Active ground floor uses should be provided at the building corners at Fallon Street and Oak Street. The minimum length of the active frontage from each corner should be not less than 30 feet. (LMSAP/DG-8: Primary Lot Frontage)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Design Guidelines	Transparent openings should be provided at active uses such that windows allow views of indoor space between two and nine feet above the sidewalk. (LMSAP/DG-32: Views of Indoor Space)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Design Guidelines	The access for parking and loading areas should be as narrow as functionally possible. (LMSAP/DG-92: Vehicular Access)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Design Guidelines	Set back garage and other service access doors from the public right-of-way two to four feet to reduce prominence. Access doors should be fabricated from high-quality and easily maintained materials, with glazing incorporated where possible. (LMSAP/DG-93: Site Design)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Design Guidelines	Non-active ground floor uses including service areas and parking facilities should be articulated with architectural elements such as a change in material and/or texture, screening elements, translucent windows and plantings (LMSAP/DG-93: Site Design)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Design Guidelines	At the 9th Street frontage, the tower should be set back 10 feet from the Building Base to reduce apparent scale and modulation of the podium facade. (LMSAP/DG-19: Step Back Above the Podium Height)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage	9th Street Frontage (Building	Step backs above the Building Base should be utilized as roof gardens and	N/A	N/A	This is for Building A. Details to be confirmed during

	Guidelines for Block 1	A): Design Guidelines	active outdoor space. (LMSAP/DG-27: Active Upper Stories)			Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Streetscape / Business Frontage Zone	Small urban furniture elements including benches, container plants, and signs provide interest and rhythm for pedestrians and should be encouraged.	Horizontal	Yes	Street trees provide a visual 3-block connection towards Chinatown. Bike parking provided along 9th street. Historical signage proposed at the corner of 9th and Oak provides historical context (See Sheet L9.1 of the Horizontal FDP). Banner poles along 8th and 9th provide a clear vocabulary along this pedestrian thoroughfare connecting the station to Chinatown.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Streetscape / Pedestrian Pathway Zone	An overhead steel cable for lighting elements should be provided at each light pole and at equal distances not to exceed 18'-0" between poles. Secured power should be provided at the corner-most light poles for the lighting elements.	Horizontal	Yes	See Sheet L9.1 for banner poles along 8th and 9th Street. See Sheet L5.1 for location of street pole lights. There are only two pole lights on 9th Street. See lantern cable infrastructure on Sheet L10.1 (Item #18) of the Horizontal FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Streetscape / Pedestrian Pathway Zone	Sidewalk should be colored with maximum amount of lamp black allowable by the City of Oakland standards. Concrete jointing should avoid a joint line at the center of the walk width if at all possible. Control joints should be tooled at 1/4 inch wide using a radius of 1/8 inch each side.	Horizontal	Yes	Concrete Color and Pattern to be complex, rich tones, and special install. See page L6.1 of Horizontal FDP Set with Civil for details.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Streetscape / Pedestrian Pathway Zone	Corners of sidewalks should be stamped with letters to show name of street and or text connecting to cultural identity of site such as poetry or history.	Horizontal	Yes	Corners as designed can accommodate stamped street names.

Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Streetscape / Pedestrian Pathway Zone	New street trees that could be carried west to Madison Park should be provided along 9th to connect to the campuses of Laney College and OMCA, strengthen its identity as a green street, and increase livability. (LMSAP/DG-110: Tree Planting and Preservation)	Horizontal	Yes	Eight new street trees (Quercus Suber 36") proposed along 9th Street create a green connection towards Madison Park and OMCA and Laney. See Sheet L7.3 & L7.4 for Planting Plan of the Horizontal FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Streetscape / Landscape Furniture Zone	Tree wells should provide continuous depth of soil volume for tree health within structural constraints of curb and sidewalk. Tree wells should be designed to achieve healthy plant growth including the provision of adequate drainage and quality planting soil. Durable, non-woody, evergreen plants should be selected for areas likely to be impacted by human feet.	Horizontal	Yes	Tree wells designed for healthy tree growth range from 2 to 3 ft in depth.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Streetscape / Landscape Furniture Zone	Between tree wells concrete unit pavers, stamped concrete, or cobblestones should be used to unify the three blocks of 8th and 9th at the curb edge. Stamp design could be created with an artist to be culturally relevant to Chinatown.	Horizontal	Yes	Decorative edge at 8th and 9th Street shown on Sheet L4.03 of the Horizontal FDP.
Building Design	Street Frontage Guidelines for Block 1	9th Street Frontage (Building A): Streetscape / Landscape Furniture Zone	Furniture types include loop bike racks, backed and non-backed benches, and lights. All products should be selected to be durable for the heavy impacts of an urban site such as using thermally modified woods, powder coated or galvanized metals, concrete, and other suitable materials. For 8th and 9th these selections should extend to three block open space and should be colorful or otherwise stand out to reinforce the frame of the open space on 8th and 9th Streets.	Horizontal	Yes	Durable furniture, bike racks, benches selected. See Sheet L4.03 of the Horizontal FDP for furniture specs.

<p>Building Design</p>	<p>Street Frontage Guidelines for Block 1</p>	<p>8th Street Frontage (Building B): Design Standards</p>	<p>8th Street is considered a Principal Street and serves as an important connector for auto, bicycle and pedestrian traffic. It is designated as a pedestrian-oriented spine, a priority lighting corridor, a commercial corridor and transit preferential street. The Oak Street corner is the priority location for active retail uses on Block 1 and provides an important gateway to the public open spaces at the BART Plaza and the Paseo. The Fallon Street corner is also highly prominent due to the narrow building footprint and also provides an important gateway to the Paseo. Necessary ground floor services are located on 8th Street frontage to avoid impacting the Fallon Street frontage and public spaces at the Paseo and BART entrance areas.</p>	<p>Both</p>	<p>Yes</p>	<p>8th Street: Bike land and transit loading emphasized on 8th Street to fulfill the City's objective of 8th being a priority lighting, transit, and commercial corridor. The commercial kitchen on 8th Street faces out towards 8th with large picture windows to emphasize retail activity.</p> <p>Oak St Corner: Retail is currently programmed at Building A and Building B facing Oak Street and the BART plaza.</p> <p>Fallon St Corner: Ground floor services are located far from the Fallon Street corner to promote traffic into the paseo and activation at both residential entrances to Building A and B which are accessed on opposite corners of Fallon.</p>
<p>Building Design</p>	<p>Street Frontage Guidelines for Block 1</p>	<p>8th Street Frontage (Building B): Design Guidelines</p>	<p>To allow for an eight-foot minimum clear width at sidewalk, the ground floor should be setback an average depth of two to four feet from the public right-of-way for the entire frontage length. Upper levels of the building may extend over the ground floor setback to the public right-of-way, maintaining a 15-foot-minimum height from the sidewalk. The ground floor setback may also provide room for planting treatments to reduce blank wall impacts where blank walls are unavoidable. See Figure 36. (LMSAP/DG-</p>	<p>Vertical</p>	<p>Yes</p>	<p>Yes, the ground floor of Building B is setback at least at an average depth of two to four feet from the public right-of-way for the entire frontage length. Potential locations for public art and planting along this frontage are starting to be identified - particularly to reduce the amount of blank wall near service rooms. See Sheet L10.3 on the Horizontal FDP (8th St. cross section at</p>

			29: Distinct Ground Floor, DG-38: Blank Wall Limitations)			Block 1), as well as Sheet A3.01 on the Vertical FDP (Building B 8th St. elevation) for more detail.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Design Guidelines	Use massing breaks and architectural elements to reduce the apparent building bulk along 8th Street. The massing breaks could correspond to the internal function of the building. (LMSAP/DG-16: Three-dimensional Articulation)	Vertical	Yes	The Building B elevation along 8th Street is articulated with recessed and projecting elements and various materials to break up the building mass. Refer to rendering on G0.06, elevations on A3.01 and A3.04, and materials on A3.05.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Design Guidelines	Building design should take advantage of the south facing frontage on 8th Street to create visually interesting patterns of lights and shadows. Provide regular rhythms of elements such as awnings, metal canopies, sunshades and bays, and/or recessed windows to create playful light and shadow patterns. Consider use of awnings, canopies, and other details over 'back of house' activities to create a more interesting facade. (LMSAP/DG-16: Three-dimensional Articulation)	Vertical	Yes	The Building B south elevation along 8th Street is articulated with recessed and projecting elements and perforated sunshades to provide rough, staccato rhythm and visually interesting lights and shadows - however rhythm would be improved by simplifying the pattern and materials. Refer to elevations on A3.01 and A3.04, and materials on A3.05, of the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Design Guidelines	Active ground floor commercial spaces should be provided at the Oak Street corner with a recommended minimum length on 8th Street of not less than 30 feet, utilizing large glazing and horizontal awnings that fully wrap the corner of this façade. The minimum height of the ground floor commercial space from the 8th Street sidewalk should be no less than 15 feet and no colonnades are allowed in front of the commercial	Vertical	Yes	Building B is designed to provide an active ground floor commercial space along the entire Oak Street elevation. The commercial kitchen is lined with storefront to allow for visibility into the active space. Refer to L1 Plan on A2.00 and elevations on A3.00 and A3.01 for heights, on the Vertical FDP.

			space. (LMSAP/DG-32: Views of Indoor Spaces, DG-7: Corner Building Design, DG-6: Avoid Colonnades)			
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Design Guidelines	Emphasize and highlight the building corner at Oak Street and 8th Street by architectural forms and features such as change in the height, roof form, different material, and recessed or projected architectural elements, to visually define and animate the intersection. (LMSAP/DG-7: Corner Building Design)	Vertical	Yes	The building corner at 8th and Oak Street are articulated with large storefront windows and awnings to allow pedestrians a look into the active space. Refer to elevations on A3.01, A3.04 and materials on A3.05, on the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Design Guidelines	Provide active ground floor uses at Fallon Street corner with a minimum length on 8th Street of not less than 30 feet. Active uses at this location should include residential lobby entrance or residential amenity spaces. (LMSAP/DG-32: Views of Indoor Spaces)	Vertical	Yes	The ground floor at Building B along Fallon and 8th Street consists of active common spaces including the residential lobby, lounge, and community room which total more than 30-ft of the 8th Street frontage. The spaces are lined with storefront to allow for visibility. Refer to L1 Plan on A2.00 and elevations on A3.00 and A3.01, on the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Design Guidelines	Provide windows on both sides of the community room and lobby to allow views from 8th Street frontage to the Paseo. This would activate the street frontage and also create visual connections between 8th Street and the Paseo. (LMSAP/DG-1: Public Perception, DG-32: Views of Indoor Spaces)	Vertical	Yes	Building B community room and lobby are lined with storefront on both 8th street and Paseo elevations to create a visual connection between the two. Refer to L1 Plan on A2.00 and elevations on A3.00 and A3.01, on the Vertical FDP.

<p>Building Design</p>	<p>Street Frontage Guidelines for Block 1</p>	<p>8th Street Frontage (Building B): Design Guidelines</p>	<p>Provide a minimum of 50% active ground floor frontage.</p>	<p>Vertical</p>	<p>Yes</p>	<p>The majority of Building B ground floor is active ground floor space along all 4 frontages. Refer to L1 plan on A2.00.</p> <p>Also refer to sheet G0.17, #9: L1 - Active Ground Floor Diagram, on the Vertical FDP.</p>
<p>Building Design</p>	<p>Street Frontage Guidelines for Block 1</p>	<p>8th Street Frontage (Building B): Design Guidelines</p>	<p>Provide a ground floor setback at the Fallon Street corner to enhance public access and views to the Paseo from 8th Street. Upper levels of the building may extend over the corner setback to the public right-of-way. The corner ground floor setback should be a minimum of two stories. (LMSAP/DG-29: Distinct Ground Floor, DG-26: Pedestrian Scale)</p>	<p>Vertical</p>	<p>Yes</p>	<p>The first three floors of the Building B corner at 8th Street and Fallon St are set back at an angle to provide public access and views to the paseo. Refer to L1 plan on A2.00, on the Vertical FDP</p>
<p>Building Design</p>	<p>Street Frontage Guidelines for Block 1</p>	<p>8th Street Frontage (Building B): Design Guidelines</p>	<p>Limit blank walls, service doors and other non-active elements to a maximum of 30% of the linear ground floor frontage on 8th Street. Consider use of windows, architectural details, landscaping, or art details at these non-active elements. (LMSAP/DG-38: Blank Walls)</p>	<p>Vertical</p>	<p>Yes</p>	<p>The majority of Building B ground floor frontage at 8th street is active and articulated by storefront and textured materials. Service spaces are limited to a small portion and will be masked by architectural features and potentially public art. Refer to elevation on A3.01 and A3.04, on the Vertical FDP.</p> <p>Per Design Guidelines for Lake Merritt BART Project, Section B4 - 8th St. Frontage (Bldg. B): A minimum of 50% active ground floor frontage is required."</p> <p>Please refer to Vertical FDP sheet G0.17, #9 Level 1 - Active Frontage Diagram. We</p>

						are providing 52% active frontage at ground floor and the service frontage is 27% of the linear ground floor frontage on 8th Street.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Design Guidelines	New street trees should be provided along 8th to reinforce its role as a green street and provide additional livability. (LMSAP/DG-110: Tree Planting and Preservation)	Horizontal	Yes	Trees/planting will be placed along the 8th Street sidewalk. Refer to landscape plan L4.01 and L7.1 in Horizontal FDP set.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Streetscape / Business Frontage Zone	The building wall of 8th Street is experienced head on by those arriving from the south and east and as such should be memorable.	Vertical	Yes	The Building B elevation along 8th street is articulated with recessed and projecting elements and various materials to create visual interest for those approaching from south and east. Refer to rendering on G0.06, elevations on A3.01 and A3.04, and materials on A3.05, of the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Streetscape / Business Frontage Zone	Small urban furniture elements including benches, container plants, and signs provide interest and rhythm for pedestrians and should be encouraged.	Horizontal	Yes	Street trees provide a visual 3-block connection towards Chinatown. Bike parking provided along 9th street. Historical signage proposed at the corner of 8th and Oak provides historical context (See Sheet L9.1 of the Horizontal FDP). Banner poles along 8th and 9th provide a clear vocabulary along this pedestrian thoroughfare connecting the station to Chinatown.

Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Streetscape / Pedestrian Pathway Zone	An overhead steel cable for lantern elements should be provided at each light pole and at equal distances not to exceed 18'-0" between poles. Secured power should be provided at the corner-most light poles for the lantern elements	Horizontal	Yes	On the Horizontal FDP, see Sheet L11.1 for banner poles along 8th and 9th Street. See Sheet L11.2 for location of street pole lights. There are only two pole lights on 9th Street. See lantern cable infrastructure on Sheet L11.2 (Item #18)
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Streetscape / Pedestrian Pathway Zone	Sidewalk should be colored with maximum amount of lamp black allowable by the City of Oakland standards. Concrete jointing should avoid a joint line at the center of the walk width if at all possible. Joints should be tooled at 1/4 inch wide using a radius of 1/8 inch each side.	Horizontal	Yes	Concrete Color and Pattern to be complex, rich tones, and special install. See page L6.1 of Horizontal FDP Set with Civil for details.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Streetscape / Pedestrian Pathway Zone	Corners of sidewalks should be stamped with letters to show name of street.	Horizontal	Yes	Corners as designed can accommodate stamped street names.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Streetscape / Pedestrian Pathway Zone	Extended space for pedestrians and transition from shuttles and cars to BART is provided outside the landscape furnishing zone	Horizontal	Yes	Additional loading for shuttles, passengers, paratransit, provided on 8th Street with additional sidewalk width to accommodate pedestrians.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Streetscape / Landscape Furniture Zone	Tree wells should provide continuous depth of soil volume for tree health within structural constraints of curb and sidewalk. Tree wells should be designed to achieve healthy plant growth including the provision of adequate drainage and quality planting soil. Durable, non-woody, evergreen plants should be selected for areas likely to be impacted by human feet.	Horizontal	Yes	Tree wells designed for healthy tree growth range from 2 to 3 ft in depth.

Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Streetscape / Landscape Furniture Zone	Between tree wells concrete unit pavers, stamped concrete, or cobblestones should be used to unify the three blocks of 8th and 9th at the curb edge. Stamp design could be created with an artist to be culturally relevant to Chinatown.	Horizontal	Yes	Decorative edge at 8th and 9th Street shown on Sheet L4.03. Seven new street trees (Quercus Suber 36") proposed along 8th Street create a green connection towards Madison Park and OMCA and Laney. See Sheet L7.1 for Planting Plan on the Horizontal FDP.
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Streetscape / Landscape Furniture Zone	Furniture types include loop bike racks, backed and non-backed benches that face two directions, and lights. All products should be selected to be durable for the heavy impacts of an urban site such as using thermally modified woods, powder coated or galvanized metals, concrete, and other suitable materials. For 8th and 9th these selections should extend to a three-block open space and should be colorful or otherwise stand out to reinforce the frame of the open space on 8th and 9th.	Horizontal	Yes	Durable furniture, bike racks, benches selected. See Sheet L4.03 for preliminary furniture ideas, further details are still needed.
Building Design	Street Frontage Guidelines for Block 1	Paseo Frontage (Building A & B): Design Standards	Building A tower shall be setback from the building base	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Paseo Frontage (Building A & B): Design Standards	Parking uses located in the Building A podium shall be wrapped in a porous screen with minimum 25% openings to allow for natural ventilation. Screening element to be integrated with overall building design, or consist of high-quality, contrasting material to create an architectural feature. (LMSAP/DG-98: Integral Design)	N/A	N/A	This is for Building A. Details to be confirmed during Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Paseo Frontage (Building A & B):	A canopy at least four feet in width shall be located above pedestrian level at the corner	N/A	N/A	This is for Building A. Details to be confirmed during

		Design Standards	of the Paseo and Oak Street. See Figure 13.			Building A Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Paseo Frontage (Building A & B): Design Guidelines	At the Paseo-fronting facades, visually interesting architectural features should be employed to encourage interactions with passersby and highlight focal points. (LMSAP/DG-26: Pedestrian Scale)	Vertical	Yes	The Building B façade fronting the Paseo is articulated with various materials including textured brick, hardwood screens, Juliet-balconies at upper-level residential units and transparent storefront to allow for a visual connection between passersby and the residential building. Refer to elevations on A3.00, A3.03, and materials on A3.05 of the Vertical FDP. Visual interest would be improved by refinement of materials and generation of material language that could be carried over to the later phased market rate units/ Building A -- See A3.05
Building Design	Street Frontage Guidelines for Block 1	Paseo Frontage (Building A & B): Design Guidelines	Active uses such as storefronts, dining and building entrances should be located at the ground floor frontage on both sides of the Paseo to create a destination and active public space. (LMSAP/DG-39: Storefronts)	Vertical	Yes	The Building B ground floor includes entries into the residential community room as well as entrance and signage for the commercial kitchen space. Refer to L1 plan on A2.00 and elevations on A3.00-A3.05 of the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Paseo Frontage (Building A & B): Design Guidelines	Use pedestrian-scale articulation such as overhangs, recesses, enhanced lighting, and increased transparency to create an active and inviting public scale. (LMSAP/DG-26: Pedestrian Scale, DG-78: Building Lighting)	Vertical	Yes	The Building B façade fronting the Paseo is articulated with various materials including textured brick, hardwood screens, transparent storefront, and awnings to create a pedestrian scale

						experience. Refer to elevations on A3.00, A3.03, and materials on A3.05 of the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Paseo Frontage (Building A & B): Design Guidelines	Ensure that awnings and canopies are in scale with the building and complement the overall design while providing protection from weather and sun. (LMSAP/DG-35: Awnings)	Vertical	Yes	The Building B awnings and canopies along the paseo are designed to provide protection from the elements and are sized to create an inviting pedestrian scale experience. Refer to elevation on A3.00 and A3.01 of the Vertical FDP.
Building Design	Street Frontage Guidelines for Block 1	Paseo Frontage (Building A & B): Design Guidelines	Where blank walls are unavoidable, their facades should be articulated with architectural elements such as a change in material and/or texture, screening elements, translucent windows, public art, and/or plantings. (LMSAP/DG-38: Blank Walls)	Vertical	Yes	Blank wall areas on the Building B ground floor have been reduced as much as possible. At these areas use of textured brick, hardwood screens, signage and public art will articulate these areas. Refer to elevations on A3.00, A3.03, and materials on A3.05.
Building Design	Street Frontage Guidelines for Block 1	Paseo Frontage (Building A & B): Design Guidelines	Activate the roofs of the adjacent podium building(s) on the Paseo with shared amenities and other tenant uses to increase vibrancy of the pedestrian experience.	Vertical	Yes	Building B will include a roof deck on the 7th Floor that overlooks the BART transit plaza on the Oak St. and 8th St. frontage, and beyond towards core commercial Chinatown. This will include a community room and laundry room with generous windows and doors that open up to a deck with ample seating and planting, for residents to enjoy. More details can be found on the Vertical FDP set sheet L1.0 - L2.0 and A2.03.

Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	To allow for a five-foot six-inch minimum clear width at sidewalk, set back the ground floor an average depth of two to four feet from the public right-of-way for the entire frontage length. The depth of this ground floor step back may vary. Upper levels of the building may extend over the ground floor set back to the public right-of-way. (LMSAP/DG-29: Distinct Ground Floor)	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	Architectural articulations and landmark features should be used to highlight and emphasize the building corners at Madison and Oak Street to define and animate the intersections. (LMSAP/DG-7: Corner Building Design)	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	Active ground floor uses with high transparency should be provided for the entire 8th Street frontage. Active uses may include building entries, residential amenities, childcare space or other community serving uses and retail. Office and administrative uses at the ground floor should not exceed 25% of the length of the frontage. (LMSAP/DG-32: Views of Indoor Spaces)	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	At the Oak Street corner, Building C should provide an active use that wraps the corner on to Oak Street with large windows and other architectural features that create a strong relationship to the BART entrances and to Block 1. A flexible retail use with possible connection to the office lobby should be explored. (LMSAP/DG-32: Views of Indoor Spaces, DG-42: Flexible Commercial Space)	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.

Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	A small plaza, building recess or other street level open space should be provided at or near the juncture of Building C and Building D. This mid-block break should be designed as a welcoming “front porch” to accommodate a primary entry or entries for one or both buildings. (LMSAP/DG-32: Views of Indoor Spaces, DG-48: Entry)	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	The Tower at Building C should be stepped back from the interior lot line at Building D to provide a mid-block massing break between Building C and Building D. This setback should be a minimum 10 feet for a minimum of 50% of tower perimeter, measured from the public right-of-way. It is recommended that this massing break be coordinated with the street level open space.	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	The design of the high-rise Building C and the mid-rise Building D should be coordinated to create a cohesive frontage and to reinforce the overall sense of identity for the block. This coordinated design may take the form of a similar vocabulary of forms, openings and materials.	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	At the 8th Street frontage, the tower should be stepped back up to 10 feet minimum from the building base to reduce the apparent scale of the tower.	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	The tower massing should employ articulation strategies such as massing breaks, tapering and sculpted corners and roofline to reduce apparent mass and create a distinctive profile on the skyline. (LMSAP/DG-22:	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.

			Slender Towers, DG-24: Distinguished Tower Design)			
Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	Open spaces should be provided at step backs and roof tops facing 8th Street to take advantage of views to BART Plaza, Lake Merritt and to downtown Oakland.	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	Blank walls, service doors and other non-active elements should be limited to a maximum of 15% of the linear ground floor frontage on 8th Street. (LMSAP/DG-38: Blank Walls)	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	8th Street Frontage (Building C & D): Design Guidelines	Where blank walls or service doors occur at the ground level, consider incorporating artwork to enhance the 8th Street as the primary frontage for Block 2.	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	8th Street: Streetscape / Business Frontage Zone	Small urban furniture elements including benches, container plants, and signs provide interest and rhythm for pedestrians and should be encouraged.	Horizontal	Yes	The Building B 8th street façade is articulated with building signage, refer to signage on G0.18. The sidewalk along 8th street is also lined with sidewalk planting, and a green space with a bench, refer to landscape plans on L4.1 and L7.1 in Horizontal FDP set. Sign Permit will be pursued under a separate permit.
Building Design	Street Frontage Guidelines for Block 2	8th Street: Streetscape / Pedestrian Pathway Zone	Sidewalk should be colored with maximum amount of lamp black allowable by the City of Oakland standards. Concrete jointing should avoid a joint line at the center of the walk width if at all possible. Joints should be tooled at 1/4 inch wide using a radius of 1/8 inch each side.	Horizontal	Yes	Concrete Color and Pattern to be complex, rich tones, and special install. See page L6.1 of Horizontal FDP Set with Civil for details.
Building Design	Street Frontage Guidelines for Block 2	8th Street: Streetscape / Pedestrian Pathway Zone	Corners of sidewalks should be stamped with letters to show name of street.	Horizontal	Yes	Corners as designed can accommodate stamped street names.

Building Design	Street Frontage Guidelines for Block 2	8th Street: Streetscape / Landscape Furniture Zone	Tree wells should provide continuous depth of soil volume for tree health within structural constraints of curb and sidewalk. Tree wells should be designed to achieve healthy plant growth including the provision of adequate drainage and quality planting soil. Durable, non-woody, evergreen plants should be selected for areas likely to be impacted by human feet.	Horizontal	Yes	Tree well and soil depth will be noted in detailed drawings and specifications at a later phase.
Building Design	Street Frontage Guidelines for Block 2	8th Street: Streetscape / Landscape Furniture Zone	Furniture types include loop bike racks, backed and non-backed benches that face two directions, and lights. All products should be selected to be durable for the heavy impacts of an urban site such as using thermally modified woods, powder coated or galvanized metals, concrete, and other suitable materials.	Horizontal	Yes	Furnishings noted in drawings on L4.03 and L5.1 in Horizontal FDP set as well as preliminary lighting on L11.1 of Horizontal FDP set.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage (Building C): Design Guidelines	Set back parts of the ground floor to allow for additional width at the sidewalk. The depth of the ground floor setback may vary but cannot exceed five feet. Where upper levels of the building extend over the ground floor setback, a generous 15-foot minimum clear height should be provided, and the setback be free of columns to increase visibility between the interior and the public way. (LMSAP/DG-6: Avoid Colonnades, DG-32: Views of Indoor Spaces, DG-128: Streets with Special Functions)	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage (Building C): Design Guidelines	Active ground floor uses should be provided along the entire Oak Street frontage. Active uses may include building entries, a maker space or retail use. Multiple entries are encouraged where feasible. Office and administrative uses at the ground floor should not	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.

			exceed 25% of the length of the frontage. (LMSAP/DG-30: Ground Floor Entrances)			
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage (Building C): Design Guidelines	Architectural articulations and landmark features should be used to highlight and emphasize the building corners at 8th Street and 7th Street, including sculpted corners, changes in material and other features. (LMSAP/DG-7: Corner Building Design)	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage (Building C): Design Guidelines	At the 8th Street corner, Building C should provide an active ground floor use that wraps the corner onto 8th Street with large windows and other architectural features to create a strong relationship to the BART Plaza and to Block 1. (LMSAP/DG-32: Views of Indoor Spaces, DG-42: Flexible Commercial Space)	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage (Building C): Design Guidelines	At the 7th Street corner, Building C should provide an active ground floor use that wraps the corner onto 7th Street with architectural features to create a welcoming gateway element and a transition in scale to adjacent residential uses. (LMSAP/DG-32: Views of Indoor Spaces, DG-42: Flexible Commercial Space)	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage (Building C): Design Guidelines	The tower at Building C should be stepped back from the building base a minimum of 10 feet to reduce the apparent scale of the tower. (LMSAP/DG-19: Step Back Above the Podium Height)	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage (Building C): Design Guidelines	Limit blank walls, service doors and other non-active elements to a maximum of 15% of the linear ground floor frontage on Oak Street. (LMSAP/DG-38: Blank Wall Limitation)	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.

Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage (Building C): Design Guidelines	Where blank walls or service doors are unavoidable at the ground level, consider incorporating artwork to reinforce Oak Street as a gateway to the Lake Merritt BART Project. (LMSAP/DG-38: Blank Wall Limitation)	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage (Building C): Design Guidelines	New street trees and lush planting should be provided along Oak to reinforce its role as a green street and provide additional livability. (LMSAP/DG-110: Tree Planting and Preservation)	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage (Building C): Design Guidelines	The Oak St. facade should be designed in response to existing buildings that form part of the 7th St/Harrison API by considering the use of step-backs, texture and/or scale at the base of the building.	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage: Streetscape / Business Frontage Zone	Setbacks at portions of the frontage of the ground floor provide space for the extension of the lobby program outside	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage: Streetscape / Business Frontage Zone	Small urban furniture elements including benches, container plants, and signs provide interest and rhythm for pedestrians and should be encouraged.	Horizontal	Yes	Promenade bench seating is provided on 8th Street at the corner of Oak Street in front of Building C. Uniform street trees provide a visual 3-block connection, rhythm towards Chinatown. Bike parking provided along 9th street.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage: Streetscape / Pedestrian Pathway Zone	Sidewalk should be colored with maximum amount of lamp black allowable by the City of Oakland standards. Concrete jointing should avoid a joint line at the center of the walk width if at all possible. Joints should be tooled at 1/4 inch wide using a radius of 1/8 inch each side.	Horizontal	Yes	Concrete Color and Pattern to be complex, rich tones, and special install. See page L6.1 of Horizontal FDP Set with Civil for details.

Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage: Streetscape / Pedestrian Pathway Zone	Corners of sidewalks should be stamped with letters to show name of street.	Horizontal	Yes	Corners as designed can accommodate stamped street names.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage: Streetscape / Landscape Furniture Zone	Tree wells should provide continuous depth of soil volume for tree health within structural constraints of curb and sidewalk. Tree wells should be designed to achieve healthy plant growth including the provision of adequate drainage and quality planting soil. Durable, non-woody, evergreen plants should be selected for areas likely to be impacted by human feet.	Horizontal	Yes	Tree wells designed for healthy tree growth range from 2 to 3 ft in depth.
Building Design	Street Frontage Guidelines for Block 2	Oak Street Frontage: Streetscape / Landscape Furniture Zone	Furniture types include loop bike racks, and non-backed benches that face two directions, and lights. All products should be selected to be durable for the heavy impacts of an urban site such as using thermally modified woods, powder coated or galvanized metals, concrete, and other suitable materials.	Horizontal	Yes	Durable furniture, bike racks, benches selected. See Sheet L4.03 and L5.1 of the Horizontal FDP for furniture specs.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Design Guidelines	To allow for additional width at sidewalk, the ground floor should be setback an average depth of two feet from the public right-of-way for the entire frontage length. The depth of the ground floor setback may vary but cannot exceed five feet. Upper levels of the building may extend over the ground level setback. See Figure 36.	Horizontal	Yes	Building B is set back an average of 2ft from the public right of way for the entire length.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Design Guidelines	Architectural articulation should be used to highlight the building corners and active ground floor uses at Oak Street and Madison Street.	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.

Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Design Guidelines	Active ground floor uses should be provided at the Oak and Madison Street corners with a minimum length on 7th Street of 30 feet. Active uses may include building entries, childcare classrooms, maker space or retail use. Entries to active space from 7th Street are encouraged where feasible.	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Design Guidelines	Parking access and service areas should be located mid-block. Curb cuts for parking access, loading and waste rooms should be consolidated where feasible. (LMSAP/DG-92: Vehicular Access)	Horizontal	Yes	Curb cut is on mid-block 8th street.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Design Guidelines	The design of parking entries and service areas at Building C and Building D should be coordinated to provide an integrated design and an attractive pedestrian frontage.	Horizontal	Yes	Uniform street frontage and widened sidewalks provides an attractive pedestrian realm.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Design Guidelines	Where the Building C tower is stepped back from the building base, occupied roof terraces should be provided to activate and improve the pedestrian experience. (LMSAP/DG-27: Active Upper-Stories)	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Design Guidelines	The tower at Building C should be stepped back from the interior lot line at Building D to provide a mid-block massing break between Building C and Building D. The setback should be at least 10 feet in width and at least 30 feet in depth, measured from the public right-of-way.	N/A	N/A	This is for Building C. Details to be confirmed during Building C Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Streetscape / Business Frontage Zone	Small urban furniture elements including benches, container plants, and signs provide interest and rhythm for pedestrians and should be encouraged.	Horizontal	Yes	Durable furniture, bike racks, benches selected. See Sheet L4.03 and L5.1 of the Horizontal FDP for furniture specs.

Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Streetscape / Pedestrian Pathway Zone	Sidewalk should be colored with maximum amount of lamp black allowable by the City of Oakland standards. Concrete jointing should avoid a joint line at the center of the walk width if at all possible. Joints should be tooled at 1/4 inch wide using a radius of 1/8 inch each side.	Horizontal	Yes	Concrete Color and Pattern to be complex, rich tones, and special install. See page L6.1 of Horizontal FDP Set with Civil for details.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Streetscape / Pedestrian Pathway Zone	Corners of sidewalks should be stamped with letters to show name of street.	Horizontal	Yes	Corners as designed can accommodate stamped street names.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Streetscape / Pedestrian Pathway Zone	New street trees and lush planting along 7th are encouraged to reinforce its role as a green street and provide additional livability. (LMSAP/DG-110: Tree Planting and Preservation)	Horizontal	Yes	Eight (8) new trees proposed along 7th street to create a green street and provide additional livability.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Streetscape / Landscape Furniture Zone	Tree wells should provide continuous depth of soil volume for tree health within structural constraints of curb and sidewalk. Tree wells should be designed to achieve healthy plant growth including the provision of adequate drainage and quality planting soil. Durable, non-woody, evergreen plants should be selected for areas likely to be impacted by human feet.	Horizontal	Yes	Tree wells designed for healthy tree growth range from 2 to 3 ft in depth.
Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Streetscape / Landscape Furniture Zone	Furniture types include loop bike racks, backed and non-backed benches, and lights. All products should be selected to be durable for the heavy impacts of an urban site such as using thermally modified woods, powder coated or galvanized metals, concrete, and other suitable materials.	Horizontal	Yes	Durable furniture, bike racks, benches selected. See Sheet L4.03 for furniture specs.
Building Design	Street Frontage	Madison Street Frontage	A six-foot deep and a 40-foot-long awning along 7th Street and a 10-foot long	N/A	N/A	This is for Building D. Details to be confirmed during

	Guidelines for Block 2	(Building D): Design Standards	along Madison Street shall be provided at the southwest corner of Building D.			Building D Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Design Standards	Upper-level horizontal awnings shall be included at the second and third floors of the 7th and Madison Street corners. These upper floor awnings shall be four-foot deep and 30-foot long along 7th Street from the 7th and Madison Street. Additional horizontal awnings above the third floor are not required but encouraged. See Figure 63.	N/A	N/A	This is for Building D. Details to be confirmed during Building D Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Design Guidelines	To allow for an eight-foot minimum clear width at sidewalk, the ground floor should be setback a maximum depth of five feet from the public right-of-way for the entire frontage length. The depth of the ground floor setback may vary. Upper levels of the building may extend over the ground level set back to the public right-of-way. Architectural and landscape features such as awnings and planting should be used to enhance the pedestrian experience and to reduce the impact of upper floor overhang. See Figure 30. (LMSAP/DG-29: Distinct Ground Floor)	Horizontal	Yes	Building D setback complies along Madison Street.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Design Guidelines	Entries, transparent windows and glazing should be provided at the 8th Street and 7th Street corners with a minimum length on Madison Street of 30 feet. (LMSAP/DG-32: Views of Indoor Spaces)	N/A	N/A	This is for Building D. Details to be confirmed during Building D Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Design Guidelines	Active uses are encouraged at the remainder of the frontage. These uses may include offices, community amenity and childcare care facilities. (LMSAP/DG-42: Flexible Commercial Space)	N/A	N/A	This is for Building D. Details to be confirmed during Building D Vertical FDP.

Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Design Guidelines	Architectural articulations should be used to highlight the building corners and to active ground floor uses at 7th Street and 8th Street. (LMSAP DG-26: Pedestrian Scale)	N/A	N/A	This is for Building D. Details to be confirmed during Building D Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Design Guidelines	A street level plaza or courtyard is encouraged to create a mid-block break at the street level. This space should be at least 30 feet in width and at least 20 feet in depth. This space may serve as a building entry, outdoor space for residents or outdoor space for a potential childcare space or other community serving use. A decorative fence may be provided to secure street level open space provided the fence is at least 75% transparent with a maximum eight-foot height. (LMSAP/DG-46: Street Wall Openings)	Horizontal	Yes	Building D courtyard is at least 30ft wide and 20ft deep.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Design Guidelines	If a mid-block residential courtyard is provided at Building D at the street level or at an upper level, an opening to Madison Street is encouraged to provide additional sunlight into the courtyard and to provide a massing break at the upper floors. This opening should be at least 20 feet in width. Bridging elements are acceptable within this opening provided, they are open-air and allow significant visual transparency into the courtyard. (LMSAP/DG-46: Street Wall Openings)	N/A	N/A	This is for Building D. Details to be confirmed during Building D Vertical FDP.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Streetscape / Business Frontage Zone	Small urban furniture elements including benches, container plants, and signs provide interest and rhythm for pedestrians and should be encouraged.	Horizontal	Yes	Promenade bench seating is provided along Madison Street at the mid-block courtyard.

Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Streetscape / Pedestrian Pathway Zone	Sidewalk should be colored with maximum amount of lamp black allowable by the City of Oakland standards. Concrete jointing should avoid a joint line at the center of the walk width if at all possible. Joints should be tooled at 1/4 inch wide using a radius of 1/8 inch each side.	Horizontal	Yes	Not typically specified at this level of detail in an FDP, but we can add this note to our materials plans.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Streetscape / Pedestrian Pathway Zone	Corners of sidewalks should be stamped with letters to show name of street.	Horizontal	Yes	Corners as designed can accommodate stamped street names. Details to be confirmed at later stage of design.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Streetscape / Pedestrian Pathway Zone	New street trees are encouraged along Madison to provide additional livability. (LMSAP/DG-110: Tree Planting and Preservation)	Horizontal	Yes	Five (5) new street trees are proposed along Madison St.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Streetscape / Landscape Furniture Zone	Tree wells should provide continuous depth of soil volume for tree health within structural constraints of curb and sidewalk. Tree wells should be designed to achieve healthy plant growth including the provision of adequate drainage and quality planting soil. Durable, non-woody, evergreen plants should be selected for areas likely to be impacted by human feet	Horizontal	Yes	Tree wells designed for healthy tree growth range from 2 to 3 ft in depth.
Building Design	Street Frontage Guidelines for Block 2	Madison Street Frontage (Building D): Streetscape / Landscape Furniture Zone	Furniture types include loop bike racks, backed and non-backed benches that face two directions, and lights. All products should be selected to be durable for the heavy impacts of an urban site such as using thermally modified woods, powder coated or galvanized metals, concrete, and other suitable materials.	Horizontal	Yes	Durable furniture, bike racks, benches selected. See Sheet L4.03 for furniture specs.

Open Space	Block 1	Open Space	The following recommendations are guidelines for the larger open spaces, not the sidewalk open space that is described above in the street frontages:	Horizontal	See Below	See Below
Open Space	Block 1	Open Space	In order to create a public realm that not only meets the needs of the community, but does so with the highest attention to health, safety, and environmental considerations the design should co-locate public or active ground floor programs and adjacent open space as an important partnership in the success of both. (LMSAP/DG-11: Crime Prevention through Environmental Design)	Horizontal	Yes	Paseo is flanked by active retail commercial uses as well as the residential lobbies for both Building A and Building B to promote active eyes on the public space.
Open Space	Block 1	Open Space	Maximize planting opportunities are encouraged to create identity, buffer, to create strong edges and to generally increase greening that can be experienced by users of the open space. It is recommended that planting selections meet WELO criteria and emphasize native and drought tolerant tough urban plants. Plants should also be selected for cultural resonance with Chinatown. (LMSAP/DG-84 through DG-87: Landscaping)	Horizontal	Yes	Planting palette creates a clear connection and distinct vocabulary along 8th and 9th street which create a direct three block connection to Chinatown. In the paseo, planting is proposed along the edges of the entire paseo to soften the connection between the built environment and the public gathering spaces. Minor revision of allowing openings in the planting on the north of the paseo, would allow additional access to later phased market-rate Building A.
Open Space	Block 1	Open Space	It is encouraged to maximize a variety of conditions that include, sunny, shady, partially sunny, partially shady in well-scaled and hospitable locations for	Horizontal	Yes	Awnings flanking the paseo will provide shade cover and changing lighting conditions throughout the day will provide

			seating. (LMSAP/DG-137: Sun Exposure)			varied sun exposure in the paseo.
Open Space	Block 1	Paseo	Concentrate outdoor dining at the west end of the Paseo to create a destination with multiple co-located options for dining.	Horizontal	Yes	Dining is concentrated at the west end of the paseo to capture maximum visibility for BART riders and transit riders in the Oak Street corridor.
Open Space	Block 1	Paseo	Create a layered program of use within the Paseo that is attractive at different times of day and attracts multigenerational users. (LMSAP/DG-142: Amenities and DG-146 through 148)	Horizontal	Yes	Varied gathering spaces for dining, passive gathering, and more quiet contemplative space is all programmed throughout the paseo. The west end is the more active commercial facing and transit interface, the middle is an area for passive recreation and play, and the eastern end is quieter and interfaces directly with the residential lobbies and amenity spaces in Building A and Building B.
Open Space	Block 1	Paseo	Utilize materials that are appropriate to the civic and public nature of this location and meet BART’s Facilities Standards. (LMSAP/DG-143: Surfaces)	Horizontal	Yes	High quality materials are proposed in the paseo that speak to the civic nature of this destination and transit thoroughfare. See Sheet L4.03 and L6.1 for materials.
Open Space	Block 1	Paseo	Paseo design shall accommodate BART maintenance truck accessibility for regular maintenance of BART infrastructure.”	Horizontal	Yes	A BART light weight maintenance vehicle can be accommodated through the planned paseo improvements and between moveable furniture.
Open Space	Block 1	Paseo: Planting	Planting in the Paseo must conform with BART Facilities Standards for work over existing BART tunnels. The planting must be hand watered and drainage must be directed off-site. Structural load criteria for the tunnel may limit soil volume and	Horizontal	Yes	Planting has been reviewed by BART and meets their standards for maintenance and soil volume.

			therefore the size or type of plants that could be planted here. The community process has resulted in a strong desire to maximize greening, so the design should try to achieve as much planting as possible within these above stated constraints.			
Open Space	Block 1	Paseo: Planting	Plant selected should be low water, durable in a heavily used urban realm, and provide evergreen lush planting year-round. Where possible with sun exposure, native plants, pollinator species, seasonal change, and culturally relevant plants should take priority in selections.	Horizontal	Yes	A variety of plant species provide greening throughout the year and various seasons. See Sheet L7.3, L7.4 for Planting Palette.
Open Space	Block 1	Paseo: Planting	Adequate soil volume and drainage should be provided for the long-term health of the plants.	Horizontal	Yes	Adequate soil volume proposed for plant species proposed.
Open Space	Block 1	Paseo: Furniture	Seating should be provided in a variety of types including movable, fixed, communal, tiered, face to face, lounging, and back-to-back.	Horizontal	Yes	Fixed bench seating around planters as well as moveable furniture proposed.
Open Space	Block 1	Paseo: Furniture	Locations of seating should consider microclimate including wind, sun, and shade.	Horizontal	Yes	Furniture located in a variety of locations throughout the paseo to maximize utility in a variety of microclimates and as daylight exposure changes throughout the day.
Open Space	Block 1	Paseo: Furniture	Furniture should be high quality, durable, and beautiful. Color palette and material for furniture elements should be composed with both Paseo materials and architectural facade materials.	Horizontal	Yes	Durable furniture, bike racks, benches selected. See Sheet L4.03 and L5.1for furniture specs.
Open Space	Block 1	Paseo: Furniture	Waste stations should provide for trash, recycling, and compost.	Horizontal	Yes	Trash locations to be detailed at later stage of design.
Open Space	Block 1	Paseo: Furniture	No ash urns should be provided.	Horizontal	Yes	No ash urns provided.

Open Space	Block 1	Paseo: Lighting	Site lighting should be designed to provide a consistent level of lighting for faces across the Project site and at transitions off the Project area.	Horizontal	Yes	See lighting Plan and Specs on Sheet L11.1--L11.6 of the Horizontal FDP. Ample lighting in the paseo provides for diverse but consistent lighting zones.
Open Space	Block 1	Paseo: Lighting	The Paseo identity during early evening gathering and dining should be strengthened with lighting that creates and celebrates the cultural identity of this site. Lanterns, color, and other lighting should be used to create a ceiling and sense of place.	Horizontal	Yes	A lighting cluster at the western end of the paseo creates a visual anchor above the paseo which will draw in pedestrians.
Open Space	Block 1	Paseo: Pavement	Pavement in the Paseo must conform with BART Facilities Standards for work over existing BART tunnels.	Horizontal	Yes	Paving complies with BFS standards.
Open Space	Block 1	Paseo: Pavement	Pavement must be easily cleaned and durable for the heavy uses that are anticipated at most urban transit locations.	Horizontal	Yes	Paving complies with BFS standards. See Sheet L4.03 of the Horizontal FDP for materials spec.
Open Space	Block 1	Paseo: Pavement	Cast-in-place concrete with Lithocrete finish or other durable materials may be used for strong graphic pattern.	Horizontal	Yes	Paving complies with BFS standards. See Sheet L4.03 of the Horizontal FDP for materials spec.
Open Space	Block 1	Paseo: Pavement	Trench grate will integrate with ground floor pattern.	Horizontal	Yes	See Horizontal FDP Sheet L4.03 for materials spec and trench grate. See Horizontal FDP Sheet L8.0 Grading Plan for location of trench conforming to paving pattern.
Open Space	Block 1	Roof Deck	In consideration of local ecology of Lake Merritt and the open water, roof deck plantings should provide ecosystem services in the form of a pollinator garden. (LMSAP/DG-84 through DG-87)	Vertical	Yes	Please refer to Vertical FDP Sheet L2.0 for planting design. Additional detail clarifying how the planting is selected for pollinator species will be added.

Open Space	Block 1	Roof Deck	Program and utilization of roof decks should provide activation and diverse opportunities by multigenerational users.	Vertical	Yes	Building B will include a roof deck on the 7th Floor that overlooks the BART transit plaza on the Oak St. frontage, and beyond towards core commercial Chinatown. This will include a community room and laundry room with generous windows and doors that open up to a deck with ample seating and planting, for residents to enjoy. More details can be found on the Vertical FDP set sheet L1.0 - L2.0 and A2.03.
Open Space	Block 2	Entry Plaza	Entry plaza pavement should use high quality materials and be differentiated from adjacent sidewalks. (LMSAG/DG-145: High Quality Materials)	Horizontal	Yes	See Horizontal FDP Sheet L4.03 for materials spec which differentiate entry plaza from adjacent sidewalks.
Open Space	Block 2	Entry Plaza	Visual connection to interiors of the building should be maintained for people arriving or departing from the building. (LMSAP/DG-11: Crime Prevention through Environmental Design)	Vertical	Yes	Stairs in Building B speak to stairs directly in the Paseo (entry at 8th & Fallon) as part of a wholistic entry experience into the Building and Paseo. Additionally, the glazing on both sides of the ground floor community room (mid-block at 8th St.) will provide an interrupted visual connection between 8th St. and the Paseo.
Open Space	Block 2	Residential Courtyard	Create a layered program of use within the courtyard that is attractive at different times of day and attracts multigenerational users. (LMSAP/DG-142: Amenities, DG-146 through DG-148)	Vertical	N/A	This is for Building D. Details to be confirmed during Building D Vertical FDP.
Open Space	Block 2	Residential Courtyard	Provide low-water and native planting that contributes to the local ecology.	Vertical	N/A	This is for Building D. Details to be confirmed during

			(LMSAP/DG-84 through DG-87)			Building D Vertical FDP.
Open Space	Block 2	Daycare Open Space	Children’s play environments must meet the required codes of play spaces, but should also connect children with the natural world through materials, planting selections, and art.	Horizontal	Yes	Building D daycare open space conforms.
Signage	Consistency	Consistency	Signage will be consistent with the guidelines set forth in the Lake Merritt Station Area Plan Design Guidelines (LMSAP/DG-79 through DG-83).	Both	Yes	<p>Sign Permit to be pursued under separate permit. For Vertical FDP, see sheet G0.18 for signage plan. For Horizontal FDP, see Sheet L9.1 for signage plan.</p> <p>DG-79 Illumination - Complies. DG-80 Visibility - Complies. Signs are placed for easy visibility for residents and transit riders. DG-81 Architectural Compatibility - Complies. Will fit context of the Neighborhood, Building, and applicable surrounding/background materials. DG-82 Consistency w/Area Character - Complies. Signage designed to promote a strong connection to Chinatown. DG-83 Legibility - Complies. Exact copy and typography to be confirmed at later stage of design.</p>

Signage	Integrated Design	Integrated Design	Signage should be designed to reinforce the overall design character of the Lake Merritt Project. Signs and mounting systems should be integrated into the exterior design and should be constructed of high-quality materials that complement the exterior material and color palette. (LMSAP/DG-79 through DG-82)	Both	<p>Sign Permit to be pursued under separate permit. For Vertical FDP, see sheet G0.18 for signage plan. For Horizontal FDP, see Sheet L9.1 for signage plan.</p> <p>DG-79 Illumination - Complies.</p> <p>DG-80 Visibility - Complies. Signs are placed for easy visibility for residents and transit riders.</p> <p>DG-81 Architectural Compatibility - Complies. Will fit context of the Neighborhood, Building, and applicable surrounding/background materials.</p> <p>DG-82 Consistency w/Area Character - Complies. Signage designed to promote a strong connection to Chinatown.</p> <p>DG-83 Legibility - Complies. Exact copy and typography to be confirmed at later stage of design.</p>
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Signage	Visibility and Illumination	Visibility and Illumination	Signage should be located and designed to be readily visible by pedestrians. Graphics should be designed to be highly legible and consistent with the exterior design intent. Illumination should be provided to ensure signage is visible in the evening hours. (LMSAP/DG-79: Illumination, DG-83: Legibility and Readability)	Both	Yes	<p>Sign Permit to be pursued under separate permit. For Vertical FDP, see sheet G0.18 for signage plan. For Horizontal FDP, see Sheet L9.1 for signage plan.</p> <p>DG-79 Illumination - Complies. DG-80 Visibility - Complies. Signs are placed for easy visibility for residents and transit riders. DG-81 Architectural Compatibility - Complies. Will fit context of the Neighborhood, Building, and applicable surrounding/background materials. DG-82 Consistency w/Area Character - Complies. Signage designed to promote a strong connection to Chinatown. DG-83 Legibility - Complies. Exact copy and typography to be confirmed at later stage of design.</p>
Lighting	Lighting	Lighting	Exterior site lighting will be consistent with most of the guidelines set forth in the Lake Merritt Station Area Plan Design Guidelines (LMSAP/DG-123: Lighting and Safety, DG-124: Pedestrian-Oriented Lighting, DG-150: Lighting) However, the additional of light as a goal without consideration of overall levels is not recommended. Lighting design proposed is consistent with best practices and generally focused on evenness of transitions rather than increased brightness.	Both	Yes	<p>For Vertical FDP, see Sheets LT2.00 - LT3.00. For Horizontal FDP, see Sheet L11.1 --- L11.6.</p> <p>DG-123 Lighting & Safety - Complies. Public spaces are well lit. DG-124 Pedestrian-Oriented Lighting - Complies. Continuous pedestrian lighting on all street frontages provided to increase safety. DG-150 Lighting -</p>

						Complies. Lighting maximized at transit connections and in public plazas.
Lighting	Lighting	Lighting	Provide adequate lighting to provide a safe environment for pedestrian safety while conforming to current best practices to mitigate light pollution.	Both	Yes	<p>Ample lighting will be provided on Building B to illuminate the adjacent sidewalk, walkways and Paseo. This includes major lighting features along the length of building - especially along 8th St. In addition to large areas of transparency on 8th St., blank wall and back-of-house entryways will be illuminated to create a continuous, well-lit pedestrian experience. Please see sheets LT2.00 - LT4.02 for more detail.</p> <p>The lighting plan for the entire TOD will result in well-lit plazas and pedestrian pathways. Lighting fixtures at numerous, context-sensitive scales, are provided along the length of the Paseo. This will create a pedestrian-friendly experience that creates a safe public space environment at night. All non-lantern lights will be dark skies compliant. For the TOD Horizontal FDP, please see sheets L11.1-11.5 for more detail.</p>

Lighting	Lighting	Lighting	The lighting plan will be designed to create well-lit plazas and pedestrian pathways through the site including surrounding sidewalks.	Both	<p>Ample lighting will be provided on Building B to illuminate the adjacent sidewalk, walkways and Paseo. This includes major lighting features at the corners of the building. The 8th & Oak corner will be illuminated around the ground floor commercial space of Building B, and will augment existing illumination at the existing BART headhouse. The double-height for Building B at the corner of 8th and Fallon will also have exceptional lighting features to create a well-lit entrance to the Paseo and residential lobby for Building B. Please see sheets LT2.00 - LT4.02 for more detail.</p> <p>The lighting plan for the entire TOD will result in well-lit plazas and pedestrian pathways. Lighting fixtures at numerous, context-sensitive scales, are provided along the length of the Paseo. This ranges from larger mounting poles and pedestrian poles to smaller fixtures such as light wands, up lights, etc. For the TOD Horizontal FDP, please see sheets L11.1-11.5 for more detail.</p>
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Sustainable Design	Site Design Measures	Site Design Measures	Orient units and/or provide architectural shading treatments to maximize winter solar exposure and minimize summer exposure.	Vertical	Yes	Building B is employing numerous design techniques to maximize winter solar exposure and minimize summer exposure. This includes having a large share of units that will be south-facing (along 8th St.), while also placing many units on the corners of the building, to be east and west-facing. For south-facing units, Building B will provide sunshades to minimize summer solar exposure. Large glazed openings will be provided on north-facing units to which provide more light and air to these units. See sheets A3.00 - A3.01 and A3.03 - A3.04 for more detail.
Sustainable Design	Site Design Measures	Site Design Measures	Provide on-site stormwater treatment as appropriate to the scale of the buildings and available open space. The stormwater design shall comply with the Municipal Regional Permit Order No. R2-0074 and the City of Oakland Storm Drainage Design Guidelines, which establish a 25% goal for peak flow reduction compared to existing conditions, to the extent possible.	Both	Yes	The stormwater design will comply with relevant local guidelines. There is limited space for detention measures onsite, as almost 90% of the site covered by permanent structure, including the BART tunnel. A 25% peak flow reduction will be accomplished in all areas except the Paseo. Please see sheet C7.1 for more detail for the Vertical FDP, and sheets C7.1 - C7.2 for the Horizontal FDP. Stormwater Supplemental Forms for both the Vertical and Horizontal FDPs

						were also submitted at Intake.
Sustainable Design	Site Design Measures	Site Design Measures	Provide on-site secure bicycle parking and secure bicycle parking for the most biked to station of the BART network, reducing the carbon footprint.	Both	Yes	<p>The TOD (for the Horizontal FDP) will provide ample secure bicycle parking. This includes 38 bike racks accommodating 76 bikes total (16 block 1, and in a later Phases, 22 Block 2) spots across the TOD on sidewalks and on the perimeter of the Paseo. On Block 1, there will also be 32 bike locker spaces (accommodating 32 bikes), directly adjacent to the BART Headhouse on 9th & Oak. Please see sheets L4.01-L4.02 for more detail.</p> <p>Building B (for the Vertical FDP) will provide 49 secure bicycle parking spaces within the building. Please see sheet A2.00 for more detail.</p>
Sustainable Design	Site Design Measures	Site Design Measures	Reduce parking capacity to a reasonable minimum.	Both	Yes	<p>The TOD will provide an overall low amount of parking across the project. The entire TOD (for the Horizontal FDP) limits the usage of curb space for parking, in order to promote active/shared uses. Building B (for Vertical FDP) will provide 0 parking spaces.</p> <p>For the Horizontal FDP - please refer to sheets L4.1 - L4.2 to see the curb space uses across the TOD.</p>

Sustainable Design	Site Design Measures	Site Design Measures	Consider designated parking for carpool vans or car share vehicles.	Both	Yes	Buildings A & Building C within the TOD that include off-street parking have at least one (1) dedicated parking space for car share vehicles.
Sustainable Design	Site Design Measures	Site Design Measures	Use native, drought-tolerant and shade tolerant landscaping to minimize irrigation required.	Both	Yes	<p>The landscaping for the TOD (for Horizontal FDP) and around/on Building B (for Vertical FDP) intends to utilize drought-tolerant and shade tolerant landscaping. This includes Tree Species such as the Brisbane Box, Paper box Tree, and Cork Oak. Because of the location over the BART tunnel on Block 1 in particular, the Developers do not plan to provide intensive irrigation.</p> <p>For the Horizontal FDP - please refer to sheets L7.1 - L7.4 to see the overall Planting Plan for the whole TOD.</p> <p>For the Vertical FDP - please refer to sheets L1.00 - L1.01 for detail on planting on the Roof Deck on Building B.</p>
Sustainable Design	Site Design Measures	Site Design Measures	Provide more vegetated spaces and street trees to reduce the heat island effect.	Both	Yes	<p>Ample vegetated spaces and streets trees are provided throughout the TOD (for Horizontal FDP) and around/on Building B (for Vertical FDP).</p> <p>For the Horizontal FDP - please refer to sheets L7.1 - L7.4 to see the overall</p>

						<p>Planting Plan for the whole TOD.</p> <p>For the Vertical FDP - please refer to sheets L1.00 - L1.01 for detail on planting on the Roof Deck on Building B.</p>
Sustainable Design	Building Design Measures	Building Design Measures	Use reflective roofing to minimize heat island effect.	Vertical	Yes	<p>Building B will plan to provide reflective roofing. The Building will utilize a cool roof design for the flat roof area to reduce heat island effect. Please see sheet A2.04. Specs to be confirmed during later design stages/Building Permit stage.</p>
Sustainable Design	Building Design Measures	Building Design Measures	Use water-conserving fixtures and irrigation systems.	Vertical	Yes	<p>Building B will include a multitude of water-conserving fixtures and systems. EBALDC uses Energy-STAR appliances and fixtures as a requirement for all residential units. An irrigation system that is compliant with State requirements and the City's Water Efficient Landscape Ordinance (WELo) will be provided on the roof deck garden, as well as any Building-adjacent planting. More details can be found on sheets L2.0. Specs to be confirmed during later design stages/Building Permit stage.</p>
Sustainable Design	Building Design Measures	Building Design Measures	Design building envelope, HVAC systems, lighting, and other systems to maximize energy efficiency. Consider fundamental commissioning of development systems.	Vertical	Yes	<p>Building B will be highly energy efficient, in order to meet the requirements of being GPR Gold certified. The building will provide an energy efficient VRF HVAC</p>

						system, for example. The building also includes large windows and doors to maximize natural light throughout the day.
Sustainable Design	Building Design Measures	Building Design Measures	Consider on-site electrical generation or purchase of off-site renewable energy.	Vertical	Yes	Building B will provide solar/PV arrays to offset some of the electrical demands of the building. Please see sheet A2.04.
Sustainable Design	Building Design Measures	Building Design Measures	Consider all-electrical building design and reduction of gas.	Vertical	Yes	Building B will be an All-Electric building, per City of Oakland New Construction Ordinance.
Sustainable Design	Building Design Measures	Building Design Measures	Provide adequate facilities to allow for recycling by residents.	Vertical	Yes	Building B will be providing ample, user-friendly methods for recycling. There will be a three-chute system, with chutes provided on each floor. Please see sheet A1.01 for more detail on the ground floor plan - trash room is labeled, and in gray.
Sustainable Design	Building Design Measures	Building Design Measures	Where possible, use recycled, salvaged, sustainably harvested, or locally produced materials.	Vertical	Yes	Building B will attempt to use recycled, salvaged, sustainably harvested, or locally produced materials, when feasible and cost efficient. Per GPR Checklist: Per our GPR checklist: (TBD) A3. Recycled Content Base Material F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content: (Yes) F1.1 Walls and Floors (Yes) F1.2 Ceilings As examples we will consider recycled-content ceramic tiles

						and recycled-content carpet.
Sustainable Design	Building Design Measures	Building Design Measures	Use low- or no-VOC materials in interior spaces.	Vertical	Yes	Building B will use low- or no-VOC materials in interior spaces. Specs to be confirmed during later design stages/Building Permit stage. Per GPR checklist: (Yes) K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)
Sustainable Design	Building Design Measures	Building Design Measures	The development should be designed and constructed in accordance with the recommendations of a recognized "Green" rating system such as GreenPoint, Enterprise Green Communities, and USGBC LEED rating.	Vertical	Yes	Building B will achieve GreenPoint Rated (GPR) "Gold". A copy of the current GPR scorecard for Building B was provided in the Basic Application.