				Which		
				FDP?		
				(Horizontal,		
				Vertical,	Com	
	Sub-	Guide		Both, or	plies	
Category	header	line	Description	N/A)	?	Staff Response
			The design of the high-rise			Project is for Building
			Buildings (A and C) and the			B and Landscaping of
			mid-rise Buildings (B and D)			the Paseo. Design of
			should be coordinated to			massing and materials
			create a cohesive frontage			could be further
			and to reinforce the overall			refined to create
			sense of identity for each			pragmatic groundwork
			Block. This coordinated			of later phased
			design should take the form of a similar vocabulary of			projects. Later projects include: High-
			forms, openings, materials			rise and mid-rise
			and colors. This should			buildings that must be
			include consideration of how			coordinated to create a
			buildings work together to			cohesive frontage.
			achieve the Design Principles			Building A, C, and D
			for Lake Merritt BART,			design still pending,
	General		contribute to the public realm			refer to Building B
	Guidelines		and the overall quality of life.			elevations on A3.00-
Building	for Blocks	Coordinated	(LMSAP/DG-1: Public			A3.05 of the Vertical
Design	1 & 2	Design	Perception)	Both	Yes	FDP.
						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
			Mid-rise Buildings (B and D)			elevations on A3.00-
			on each block should be			A3.05 of the Vertical
			designed to provide a visual			FDP.
			transition between the scale			
			and rhythm of the			The height of Bldg-B
			neighboring buildings and			(midrise) is designed
	General		high-rise Buildings (A and			to relate to the later
Building	Guidelines for Blocks	Transition-	C). (LMSAP/DG-17: Reinforce the Existing			phased podium base
Building Design	1 & 2	in-Scale	Reinforce the Existing Rhythm)	Both	Yes	height of Bldg-A tower to assist in
Design	$1 \propto 2$	III-Scale	Kiiyuiiii)	DOUI	108	

## Case File Number PLN20108-PUDF01, PUDF02

						scale.
Building	General Guidelines for Blocks	Service Areas at Ground	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			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. 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
Design	1 & 2	Level	reinforce the pedestrian scale.	Vertical	Yes	level.
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	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.
			Shared outdoor spaces should include plantings, benches,			Paseo design meets
			lighting and other appropriate elements to create an inviting			this design guidelines to include planting,
			and useful space for the			lighting, and places for
	General		residents. Shared outdoor			children. Outdoor
	Guidelines	Shared	spaces should be designed to			spaces at buildings are
Building	for Blocks	Outdoor	accommodate children where	II	V	optimized for sun
Design	1 & 2	Spaces	feasible by incorporating play	Horizontal	Yes	exposure.

transition of massing

scale.

# Case File Number PLN20108-PUDF01, PUDF02

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	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 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. Project provides
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. This is for Building A
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	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	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.
			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.			

structures and play areas.

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.

		Oak Street	Furniture should also			Bike lockers, bike
		Block 1:	accommodate all needs of			racks, lighting, and
	Church					
	Street	Streetscape /	transit users and include bike			wayfinding signage
D '11'	Frontage	Business	lockers, bike racks, lighting,			included to
Building	Guidelines	Frontage	waste stations, and	<b>TT</b> 1 1	<b>X</b> 7	accommodate transit
Design	for Block 1	Zone	information kiosks/maps.	Horizontal	Yes	users.
		Oak Street				
		Block 1:				
	Street	Streetscape /				
	Frontage	Business	The Paseo pavements shall			Paseo paving pattern
Building	Guidelines	Frontage	extend to surround the			extends around the
Design	for Block 1	Zone	skylight.	Horizontal	Yes	skylight
		Oak Street				
		Block 1:				
	Street	Streetscape /				
	Frontage	Business	The skylight should be			Skylight is a focal
Building	Guidelines	Frontage	visible and iconic and at			point of the paseo
Design	for Block 1	Zone	night be lit for interest.	Horizontal	Yes	design.
Design			Sidewalk concrete should be	TOTZOIL	103	
			colored with the maximum			
			amount of lamp black			
			1			
			allowable by the City of			
		0.1.0	Oakland standards. Concrete			
		Oak Street	jointing should avoid a joint			Concrete Color and
		Block 1:	line at the center of the walk			Pattern to be complex,
	Street	Streetscape /	width if at all possible.			rich tones, and special
	Frontage	Pedestrian	Control joints should be			install. See page L6.1
Building	Guidelines	Pathway	tooled at 1/4 inch wide using			of Horizontal FDP Set
Design	for Block 1	Zone	a radius of 1/8 inch each side.	Horizontal	Yes	with Civil for details.
		Oak Street				
		Block 1:				
	Street	Streetscape /				
	Frontage	Pedestrian	Corners of sidewalks should			Corners as designed
Building	Guidelines	Pathway	be stamped with letters to			can accommodate
Design	for Block 1	Zone	show name of street.	Horizontal	Yes	stamped street names.
						BART Facilities
		Oak Street	Located in part above the			Standards are
		Block 1:	BART tunnel, the furnishings			complied with in areas
	Street	Streetscape /	in this area must comply with			above the BART-
	Frontage	Pedestrian	BART Facility Standards and			tunnel. Sightlines are
Building	Guidelines	Pathway	should not block sightlines			preserved across the
Design	for Block 1	Zone	into the Paseo.	Horizontal	Yes	paseo.
Design		Oak Street		TOTZOIL	103	Benches underneath
		Block 1:				the bus canopy orient
	Streat		Eumitum chould in also de			1.0
	Street	Streetscape /	Furniture should include			towards Oak and
D '1 ''	Frontage	Pedestrian	benches which orient towards			benches around the
Building	Guidelines	Pathway	both the Paseo and Oak	<b>TT</b>		skylight orient towards
Design	for Block 1	Zone	Street.	Horizontal	Yes	the paseo.
	1	Oak Street	The expression of Oak Street			
				1	1	1
		Block 1:	as a "green street"			
	Street	Streetscape /	encourages emphasizing			Planting is limited on
	Frontage					Oak Street given
Building		Streetscape /	encourages emphasizing			

#### Case File Number PLN20108-PUDF01, PUDF02

			program. (LMSAP/DG-128:			
			Streets with Special			
			Functions)			
			Street furnishings should be			
			provided in transit waiting			Benches underneath
		Oak Street	areas and as needed to			the bus canopy orient
		Block 1:	facilitate multi-modal			towards Oak and are
	Street	Streetscape /	transfers from bike or scooter			directly adjacent to
	Frontage	Pedestrian	or bus to BART.			scooter corals and bike
Building	Guidelines	Pathway	(LMSAP/DG-131:			lockers and bike
Design	for Block 1	Zone	Furnishings)	Horizontal	Yes	parking.
						This is for Building A.
	Street	Fallon Street				Details to be
	Frontage	Frontage:	Parking uses shall include a			confirmed during
Building	Guidelines	Design	minimum of 25% openings			Building A Vertical
Design	for Block 1	Standards	for natural ventilation.	N/A	N/A	FDP.
			A minimum six-foot deep			This is for Building A.
	Street	Fallon Street	canopy shall be provided on			Details to be
	Frontage	Frontage:	Building A at the corner of			confirmed during
Building	Guidelines	Design	Fallon and the Paseo above			Building A Vertical
Design	for Block 1	Standards	the pedestrian level.	N/A	N/A	FDP.
U			Horizontal fins with a			This is for Building A.
	Street	Fallon Street	minimum depth of one foot			Details to be
	Frontage	Frontage:	shall be provided on			confirmed during
Building	Guidelines	Design	alternating upper floors. See			Building A Vertical
Design	for Block 1	Standards	Figure 21.	N/A	N/A	FDP.
U			Emphasize the corner of 9th			
			and Fallon Street as a			
			prominent corner with			
			architectural features and			
			main residential entry.			This is for Building A.
	Street	Fallon Street	(LMSAP/DG-7: Corner			Details to be
	Frontage	Frontage:	Building Design,			confirmed during
Building	Guidelines	Design	LMSAP/DG-30: Ground			Building A Vertical
Design	for Block 1	Guidelines	Floor Entries)	N/A	N/A	FDP.

May 25, 2022

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

leading into the Paseo.

1/A3.00, 1/A3.03 and

public stairway

Refer to Sheets

rendered view on

G0.06, all on the

Building B includes

on the ground floor

transparent storefront

Vertical FDP.

Building

Building

Design

Design

Street

Street

Frontage

Frontage

Guidelines

for Block 1

Fallon Street

Frontage:

Guidelines

Fallon Street

Frontage:

Design

Emphasize the corners of

Streets as gateways to the Paseo and main residential

entrances as well as

providing architectural

and a vibrant pedestrian

entry. (LMSAP/DG-7:

details to define the corner

Corner Building Design, DG-

30: Ground Floor Entries)

Visual transparency should

be used to create an active

and inviting public realm and

Fallon Street and 8th and 9th

Vertical

Vertical

Yes

Yes

	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	Street Frontage Guidelines	Fallon Street Frontage: Design	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			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
Design	for Block 1	Guidelines	scale of the Laney Campus.	Vertical	Yes	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.

for Block 1

Design

Guidelines

#### Case File Number PLN20108-PUDF01, PUDF02

Building	Street Frontage Guidelines	Fallon Street: Landscape Furniture	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			Tree wells designed for healthy tree growth range from 2 to 3 ft in
Design	for Block 1	Zone	human feet.	Horizontal	Yes	depth.
Building	Street Frontage Guidelines	Fallon Street: Landscape Furniture	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,			Durable furniture, bike racks, benches selected. See Sheet L4.03 of the Horizontal FDP for
Design	for Block 1	Zone	and concrete.	Horizontal	Yes	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	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 EDP

125: Sidewalk Elements)

N/A

N/A

FDP.

Tree wells should provide

# Case File Number PLN20108-PUDF01, PUDF02

Page 11

		-			r	1
			Active ground floor uses			
			should be provided at the			
			building corners at Fallon			
			Street and Oak Street. The			
	~	9th Street	minimum length of the active			This is for Building A.
	Street	Frontage	frontage from each corner			Details to be
5.11	Frontage	(Building	should be not less than 30			confirmed during
Building	Guidelines	A): Design	feet. (LMSAP/DG-8:	27/1	37/1	Building A Vertical
Design	for Block 1	Guidelines	Primary Lot Frontage)	N/A	N/A	FDP.
			Transparent openings should			
			be provided at active uses			
			such that windows allow			
	~	9th Street	views of indoor space			This is for Building A.
	Street	Frontage	between two and nine feet			Details to be
5	Frontage	(Building	above the sidewalk.			confirmed during
Building	Guidelines	A): Design	(LMSAP/DG-32: Views of			Building A Vertical
Design	for Block 1	Guidelines	Indoor Space)	N/A	N/A	FDP.
		9th Street	The access for parking and			This is for Building A.
I	Street	Frontage	loading areas should be as			Details to be
	Frontage	(Building	narrow as functionally			confirmed during
Building	Guidelines	A): Design	possible. (LMSAP/DG-92:			Building A Vertical
Design	for Block 1	Guidelines	Vehicular Access)	N/A	N/A	FDP.
			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			
		9th Street	high-quality and easily			This is for Building A.
	Street	Frontage	maintained materials, with			Details to be
D '11'	Frontage	(Building	glazing incorporated where			confirmed during
Building	Guidelines	A): Design	possible. (LMSAP/DG-93:	<b>NT</b> / A	NT/ A	Building A Vertical
Design	for Block 1	Guidelines	Site Design)	N/A	N/A	FDP.
			Non-active ground floor uses			
			including service areas and			
			parking facilities should be			
			articulated with architectural			
		Out Change	elements such as a change in			This is for D 111 and A
	Streat	9th Street	material and/or texture,			This is for Building A. Details to be
	Street	Frontage	screening elements, translucent windows and			
D:14:	Frontage	(Building				confirmed during
Building	Guidelines	A): Design	plantings (LMSAP/DG-93:	N/A	N/A	Building A Vertical FDP.
Design	for Block 1	Guidelines	Site Design)	IN/A	IN/A	ГDP.
			At the 9th Street frontage, the tower should be set back 10			
		Oth Stratt	feet from the Building Base			This is for Duilding A
	Street	9th Street	to reduce apparent scale and			This is for Building A. Details to be
	Street	Frontage (Building	modulation of the podium			confirmed during
Duilding	Frontage	(Building	facade. (LMSAP/DG-19:			0
Building	Guidelines	A): Design Guidelines	Step Back Above the Podium	N/A	NI/A	Building A Vertical
Design	for Block 1	9th Street	Height) Step backs above the	N/A	N/A	FDP. This is for Building A
Building	Street	Frontage	Building Base should be			This is for Building A. Details to be
-	Frontage	(Building	utilized as roof gardens and	N/A	N/A	confirmed during
Design	riomage	Dunung	unized as root gardens and	1N/A	1N/A	commed 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.
			encountged.		103	See Sheet L9.1 for banner poles along 8th
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. Sidewalk should be colored	Horizontal	Yes	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	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.

r				r		
			New street trees that could be			Eight new street trees
			carried west to Madison Park			(Quercus Suber 36")
		9th Street	should be provided along 9th			proposed along 9th
		Frontage	to connect to the campuses of			Street create a green
		(Building	Laney College and OMCA,			connection towards
		A):	strengthen its identity as a			Madison Park and
	Street	Streetscape /	green street, and increase			OMCA and Laney.
	Frontage	Pedestrian	livability. (LMSAP/DG-110:			See Sheet L7.3 & L7.4
Building	Guidelines	Pathway	Tree Planting and			for Planting Plan of
Design	for Block 1	Zone	Preservation)	Horizontal	Yes	the Horizontal FDP.
Design	IOI DIOCK I	Lone	Tree wells should provide	TIOTIZOIItui	105	
			continuous depth of soil			
			volume for tree health within			
			structural constraints of curb			
			and sidewalk. Tree wells			
		Oth Streat	should be designed to			
		9th Street	achieve healthy plant growth			
		Frontage	including the provision of			
		(Building	adequate drainage and quality			
	<b>G</b>	A):	planting soil. Durable, non-			
	Street	Streetscape /	woody, evergreen plants			Tree wells designed
<b>D</b> 1111	Frontage	Landscape	should be selected for areas			for healthy tree growth
Building	Guidelines	Furniture	likely to be impacted by			range from 2 to 3 ft in
Design	for Block 1	Zone	human feet.	Horizontal	Yes	depth.
		0.1.0	Between tree wells concrete			
		9th Street	unit pavers, stamped			
		Frontage	concrete, or cobblestones			
		(Building	should be used to unify the			
	~	A):	three blocks of 8th and 9th at			
	Street	Streetscape /	the curb edge. Stamp design			Decorative edge at 8th
	Frontage	Landscape	could be created with an			and 9th Street shown
Building	Guidelines	Furniture	artist to be culturally relevant			on Sheet L4.03 of the
Design	for Block 1	Zone	to Chinatown.	Horizontal	Yes	Horizontal FDP.
			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			
		9th Street	materials. For 8th and 9th			
		Frontage	these selections should			
		(Building	extend to three block open			Durable furniture, bike
		A):	space and should be colorful			racks, benches
	Street	Streetscape /	or otherwise stand out to			selected. See Sheet
	Frontage	Landscape	reinforce the frame of the			L4.03 of the
Building	Guidelines	Furniture	open space on 8th and 9th			Horizontal FDP for
Dunung	Guidennes	1 anniture	open space on our and sur			110112011tul 1 D1 101

Attachment A. Zoning Regulations Matrix
Case File Number PLN20108-PUDF01, PUDF02

	1				1	· · · · · · · · · · · · · · · · · · ·
						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
			8th Street is considered a			commercial corridor.
			Principal Street and serves as			The commercial
			an important connector for			kitchen on 8th Street
			auto, bicycle and pedestrian			faces out towards 8th
			traffic. It is designated as a			with large picture
			pedestrian-oriented spine, a			windows to emphasize
			priority lighting corridor, a			retail activity.
			commercial corridor and			retail activity.
			transit preferential street. The			Oak St Corner: Retail
			Oak Street corner is the			is currently
			priority location for active			programmed at
			retail uses on Block 1 and			Building A and
						Building B facing Oak
			provides an important gateway to the public open			Street and the BART
			• • • •			
			spaces at the BART Plaza and the Paseo. The Fallon			plaza.
						Fallon St Corner:
			Street corner is also highly			Ground floor services
			prominent due to the narrow			
			building footprint and also			are located far from
			provides an important			the Fallon Street
			gateway to the Paseo.			corner to promote
			Necessary ground floor			traffic into the paseo
		0.1 0	services are located on 8th			and activation at both
	<b>G</b>	8th Street	Street frontage to avoid			residential entrances to
	Street	Frontage	impacting the Fallon Street			Building A and B
	Frontage	(Building	frontage and public spaces at			which are accessed on
Building	Guidelines	B): Design	the Paseo and BART	~ .		opposite corners of
Design	for Block 1	Standards	entrance areas.	Both	Yes	Fallon.
			To allow for an eight-foot			Yes, the ground floor
			minimum clear width at			of Building B is
			sidewalk, the ground floor			setback at least at an
			should be setback an average			average depth of two
			depth of two to four feet from			to four feet from the
			the public right-of-way for			public right-of-way for
			the entire frontage length.			the entire frontage
			Upper levels of the building			length. Potential
			may extend over the ground			locations for public art
			floor setback to the public			and planting along this
			right-of-way, maintaining a			frontage are starting to
			15-foot-minimum height			be identified -
			from the sidewalk. The			particularly to reduce
			ground floor setback may			the amount of blank
		8th Street	also provide room for			wall near service
	Street	Frontage	planting treatments to reduce			rooms. See Sheet
	Frontage	(Building	blank wall impacts where			L10.3 on the
Building	Guidelines	B): Design	blank walls are unavoidable.			Horizontal FDP (8th
Design	for Block 1	Guidelines	See Figure 36. (LMSAP/DG-	Vertical	Yes	St. cross section at

			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) Emphasize and highlight the			
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Design Guidelines	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.

May 25, 2022

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

			New street trees should be provided along 8th to			are providing 52% active frontage at ground floor and the service frontage is 27% of the linear ground floor frontage on 8th Street. Trees/planting will be
Building Design	Street Frontage Guidelines for Block 1	8th Street Frontage (Building B): Design Guidelines	reinforce its role as a green street and provide additional livability. (LMSAP/DG-110: Tree Planting and Preservation)	Horizontal	Yes	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	Street Frontage Guidelines	8th Street Frontage (Building B): Streetscape / Landscape Furniture	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			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
Design	for Block 1	Zone	to Chinatown.	Horizontal	Yes	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	of the Paseo and Oak Street.			Building A Vertical
		Standards	See Figure 13.			FDP.
						The Duilding D feedda
						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
			At the Paseo-fronting			refinement of
			facades, visually interesting			materials and
		Paseo	architectural features should			generation of material
	<b>G</b>	Frontage	be employed to encourage			language that could be
	Street	(Building A	interactions with passersby			carried over to the
Duilding	Frontage Guidelines	& B):	and highlight focal points. (LMSAP/DG-26: Pedestrian			later phased market
Building Design	for Block 1	Design Guidelines	Scale)	Vertical	Yes	rate units/ Building A See A3.05
Design	IOI DIOCK I	Guidennies	Scale)	Ventical	105	The Building B
						ground floor includes
						entries into the
			Active uses such as			residential community
			storefronts, dining and			room as well as
			building entrances should be			entrance and signage
		Paseo	located at the ground floor			for the commercial
		Frontage	frontage on both sides of the			kitchen space. Refer to
	Street	(Building A	Paseo to create a destination			L1 plan on A2.00 and
	Frontage	& B):	and active public space.			elevations on A3.00-
Building	Guidelines	Design	(LMSAP/DG-39:			A3.05 of the Vertical
Design	for Block 1	Guidelines	Storefronts)	Vertical	Yes	FDP.
			TT			The Building B façade
			Use pedestrian-scale			fronting the Paseo is
			articulation such as overhangs, recesses,			articulated with various materials
		Paseo	enhanced lighting, and			including textured
		Frontage	increased transparency to			brick, hardwood
	Street	(Building A	create an active and inviting			screens, transparent
	Frontage	& B):	public scale. (LMSAP/DG-			storefront, and
Building	Guidelines	Design	26: Pedestrian Scale, DG-78:			awnings to create a
Design	for Block 1	Guidelines	Building Lighting)	Vertical	Yes	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	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.
Design		Paseo Frontage	Activate the roofs of the adjacent podium building(s)	venical		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.
Building Design	Street Frontage Guidelines for Block 1	(Building A & B): Design Guidelines	on the Paseo with shared amenities and other tenant uses to increase vibrancy of the pedestrian experience.	Vertical	Yes	More details can be found on the Vertical FDP set sheet L1.0 - L2.0 and A2.03.

## Case File Number PLN20108-PUDF01, PUDF02

			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			
		8th Street	may vary. Upper levels of the			
		Frontage	building may extend over the			This is for Puilding C
	Cture et	U	ē :			This is for Building C & D. Details to be
	Street	(Building C	ground floor set back to the			
D '11'	Frontage	& D):	public right-of-way.			confirmed during
Building	Guidelines	Design	(LMSAP/DG-29: Distinct	<b>NT</b> / <b>A</b>		Building C & D
Design	for Block 2	Guidelines	Ground Floor)	N/A	N/A	Vertical FDPs.
			Architectural articulations			
			and landmark features should			
			be used to highlight and			
		8th Street	emphasize the building			
		Frontage	corners at Madison and Oak			This is for Building C
	Street	(Building C	Street to define and animate			& D. Details to be
	Frontage	& D):	the intersections.			confirmed during
Building	Guidelines	Design	(LMSAP/DG-7: Corner			Building C & D
Design	for Block 2	Guidelines	Building Design)	N/A	N/A	Vertical FDPs.
			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			
		8th Street	retail. Office and			
		Frontage	administrative uses at the			This is for Building C
	Street	(Building C	ground floor should not			& D. Details to be
	Frontage	(Dunung C & D):	exceed 25% of the length of			confirmed during
Building	Guidelines	Design	the frontage. (LMSAP/DG-			Building C & D
Design	for Block 2	Guidelines	32: Views of Indoor Spaces)	N/A	N/A	Vertical FDPs.
Design	IOI DIOCK 2	Guidennes	At the Oak Street corner,	IN/A	1N/A	venucai FDFS.
			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			
		0.1 0	Block 1. A flexible retail use			
		8th Street	with possible connection to			
	_	Frontage	the office lobby should be			This is for Building C
	Street	(Building C	explored. (LMSAP/DG-32:			& D. Details to be
	Frontage	& D):	Views of Indoor Spaces, DG-			confirmed during
Building	Guidelines	Design	42: Flexible Commercial			Building C & D
Design	for Block 2	Guidelines	Space)	N/A	N/A	Vertical FDPs.

To allow for a five-foot six-

Pa

#### Case File Number PLN20108-PUDF01, PUDF02

8th Street

Frontage

& D):

Design

Street

Building

Design

Frontage

Guidelines

for Block 2

(Building C

Guidelines

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 8th Street Frontage	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. At the 8th Street frontage, the tower should be stepped back	N/A	N/A	This is for Building C & D. Details to be confirmed during Building C & D Vertical FDPs. This is for Building C
Building Design	Street Frontage Guidelines for Block 2	(Building C & D): Design Guidelines	up to 10 feet minimum from the building base to reduce the apparent scale of the tower. The tower massing should	N/A	N/A	& D. Details to be confirmed during Building C & D Vertical FDPs.
		0.1 0	employ articulation strategies			

such as massing breaks,

and roofline to reduce

tapering and sculpted corners

apparent mass and create a

distinctive profile on the

skyline. (LMSAP/DG-22:

N/A

A small plaza, building

This is for Building C

& D. Details to be

confirmed during

Building C & D

Vertical FDPs.

N/A

# Case File Number PLN20108-PUDF01, PUDF02

Page 25

			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

Guidelines

for Block 2

C): Design

Guidelines

#### Case File Number PLN20108-PUDF01, PUDF02

			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			
		8th Street:	planting soil. Durable, non-			Tree well and soil
	Street	Streetscape /	woody, evergreen plants			depth will be noted in
	Frontage	Landscape	should be selected for areas			detailed drawings and
Building	Guidelines	Furniture	likely to be impacted by			specifications at a later
Design	for Block 2	Zone	human feet.	Horizontal	Yes	phase.
8-			Furniture types include loop			
			bike racks, backed and non-			
			backed benches that face two			
			directions, and lights. All			
			products should be selected			Furnishings noted in
			to be durable for the heavy			drawings on L4.03 and
		8th Street:	impacts of an urban site such			L5.1 in Horizontal
	Street	Streetscape /	as using thermally modified			FDP set as well as
	Frontage	Landscape	woods, powder coated or			preliminary lighting
Duilding	Guidelines	Furniture	-			on L11.1 of Horizontal
Building		Zone	galvanized metals, concrete,	Horizontal	Vac	FDP set.
Design	for Block 2	Zone	and other suitable materials.	Horizoiltai	Yes	FDP set.
			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			
		Oak Street	way. (LMSAP/DG-6: Avoid			This is for Building C.
	Street	Frontage	Colonnades, DG-32: Views			Details to be
	Frontage	(Building	of Indoor Spaces, DG-128:			confirmed during
Building	Guidelines	C): Design	Streets with Special			Building C Vertical
Design	for Block 2	Guidelines	Functions)	N/A	N/A	FDP.
			Active ground floor uses			
			should be provided along the			
			entire Oak Street frontage.			
			Active uses may include			
			building entries, a maker			
		Oak Street	space or retail use. Multiple			This is for Building C.
	Street	Frontage	entries are encouraged where			Details to be
	Frontage	(Building	feasible. Office and			confirmed during
Duilding	Cuidalinas	C). Design	administrative wass at the		1	Duilding C Vertical

administrative uses at the

ground floor should not

N/A

N/A

Tree wells should provide continuous depth of soil volume for tree health within

Building C Vertical

FDP.

Building

Building

Building

Design

Design

Design

#### Case File Number PLN20108-PUDF01, PUDF02

(Building

C): Design

Guidelines

Oak Street

Frontage

(Building

C): Design

Guidelines

Oak Street

C): Design

Guidelines

Frontage (Building

Frontage

Street

Street

Frontage

Guidelines

for Block 2

Frontage

Guidelines for Block 2

Guidelines

for Block 2

			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.
	Street	Oak Street Frontage	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.			This is for Building C. Details to be

(LMSAP/DG-32: Views of

Flexible Commercial Space)

N/A

N/A

N/A

N/A

N/A

N/A

Indoor Spaces, DG-42:

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)

Limit blank walls, service doors and other non-active

elements to a maximum of

floor frontage on Oak Street.

(LMSAP/DG-38: Blank Wall

15% of the linear ground

Limitation)

confirmed during

FDP.

FDP.

FDP.

Building C Vertical

This is for Building C.

Details to be

Details to be

confirmed during

Building C Vertical

confirmed during

Building C Vertical

This is for Building C.

# Case File Number PLN20108-PUDF01, PUDF02

May 25, 2022

			Where blank walls or service			
			doors are unavoidable at the			
			ground level, consider			
			incorporating artwork to			
		Oak Street	reinforce Oak Street as a			This is for Building C.
	Street	Frontage	gateway to the Lake Merritt			Details to be
	Frontage	(Building	BART Project.			confirmed during
Building	Guidelines	C): Design	(LMSAP/DG-38: Blank Wall			Building C Vertical
Design	for Block 2	Guidelines	Limitation)	N/A	N/A	FDP.
			New street trees and lush			
			planting should be provided			
		Oak Street	along Oak to reinforce its			This is for Building C.
	Street	Frontage	role as a green street and			Details to be
	Frontage	(Building	provide additional livability.			confirmed during
Building	Guidelines	C): Design	(LMSAP/DG-110: Tree			Building C Vertical
Design	for Block 2	Guidelines	Planting and Preservation)	N/A	N/A	FDP.
			The Oak St. facade should be			
			designed in response to			
		Oak Street	existing buildings that form part of the 7th St/Harrison			This is for Duilding C
	Street		-			This is for Building C. Details to be
	Frontage	Frontage (Puilding	API by considering the use of step-backs, texture and/or			confirmed during
Building	Guidelines	(Building C): Design	scale at the base of the			Building C Vertical
Design	for Block 2	Guidelines	building.	N/A	N/A	FDP.
Design	TOT DIOCK 2	Oak Street	bunding.	IN/A	1 <b>N</b> /A	
		Frontage:	Setbacks at portions of the			This is for Building C.
	Street	Streetscape /	frontage of the ground floor			Details to be
	Frontage	Business	provide space for the			confirmed during
Building	Guidelines	Frontage	extension of the lobby			Building C Vertical
Design	for Block 2	Zone	program outside	N/A	N/A	FDP.
0						Promenade bench
						seating is provided on
						8th Street at the corner
						of Oak Street in front
						of Building C.
						Uniform street trees
		Oak Street	Small urban furniture			provide a visual 3-
		Frontage:	elements including benches,			block connection,
	Street	Streetscape /	container plants, and signs			rhythm towards
	Frontage	Business	provide interest and rhythm			Chinatown. Bike
Building	Guidelines	Frontage	for pedestrians and should be			parking provided
Design	for Block 2	Zone	encouraged.	Horizontal	Yes	along 9th street.
			Sidewalk should be colored			
			with maximum amount of			
			lamp black allowable by the			
		Oals Stars at	City of Oakland standards.			Conorata Calar and
		Oak Street	Concrete jointing should			Concrete Color and
	Streat	Frontage:	avoid a joint line at the center			Pattern to be complex,
	Street	Streetscape / Pedestrian	of the walk width if at all possible. Joints should be			rich tones, and special install. See page L6.1
Building	Frontage Guidelines	Pedestrian Pathway	tooled at 1/4 inch wide using			of Horizontal FDP Set
Design	for Block 2	Zone	a radius of 1/8 inch each side.	Horizontal	Yes	with Civil for details.
Design	TOT DIOCK Z	Lone	a radius of 1/6 men each side.	international	103	with Civil 101 uctails.

# Case File Number PLN20108-PUDF01, PUDF02

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

#### Case File Number PLN20108-PUDF01, PUDF02

			Active ground floor uses			
			should be provided at the			
			Oak and Madison Street			
			corners with a minimum			
			length on 7th Street of 30			
		7th Street	feet. Active uses may include			
		Frontage	building entries, childcare			This is for Building C
	Street	(Building C	classrooms, maker space or			& D. Details to be
	Frontage	& D):	retail use. Entries to active			confirmed during
Building	Guidelines	Design	space from 7th Street are			Building C & D
Design	for Block 2	Guidelines	encouraged where feasible.	N/A	N/A	Vertical FDPs.
			Parking access and service			
			areas should be located mid-			
		7th Street	block. Curb cuts for parking			
		Frontage	access, loading and waste			
	Street	(Building C	rooms should be consolidated			
	Frontage	& D):	where feasible.			
Building	Guidelines	Design	(LMSAP/DG-92: Vehicular			Curb cut is on mid-
Design	for Block 2	Guidelines	Access)	Horizontal	Yes	block 8th street.
0		7th Street	The design of parking entries			
		Frontage	and service areas at Building			Uniform street
	Street	(Building C	C and Building D should be			frontage and widened
	Frontage	& D):	coordinated to provide an			sidewalks provides an
Building	Guidelines	Design	integrated design and an			attractive pedestrian
Design	for Block 2	Guidelines	attractive pedestrian frontage.	Horizontal	Yes	realm.
Design	TOT DIOCK 2	Guidelines	Where the Building C tower	Homzontar	103	
			is stepped back from the			
		7th Street	building base, occupied roof			
		Frontage	terraces should be provided			This is for Building C.
	Street	(Building C	to activate and improve the			Details to be
	Frontage	& D):	pedestrian experience.			confirmed during
Building	Guidelines	Design	(LMSAP/DG-27: Active			Building C Vertical
Design	for Block 2	Guidelines	Upper-Stories)	N/A	N/A	FDP.
Design	TOT DIOCK 2	Guidennes	The tower at Building C	IN/A	IN/A	TDF.
			should be stepped back from			
			the interior lot line at			
		7th Streat	Building D to provide a mid-			
		7th Street	block massing break between			This is for Duilding C
	Streat	Frontage	Building C and Building D.			This is for Building C.
	Street	(Building C	The setback should be at least			Details to be
D 11	Frontage	& D):	10 feet in width and at least			confirmed during
Building	Guidelines	Design	30 feet in depth, measured		NT/A	Building C Vertical
Design	for Block 2	Guidelines	from the public right-of-way.	N/A	N/A	FDP.
		7th Street				
1		Frontage				
		(Building C	Small urban furniture			Durable furniture, bike
		& D):	elements including benches,			racks, benches
	Street	Streetscape /	container plants, and signs			selected. See Sheet
	Frontage	Business	provide interest and rhythm			L4.03 and L5.1 of the
Building	Guidelines	Frontage	for pedestrians and should be	· ·		Horizontal FDP for
Design	for Block 2	Zone	encouraged.	Horizontal	Yes	furniture specs.

Active ground floor uses

# Case File Number PLN20108-PUDF01, PUDF02

Page 31

Building Design	Street Frontage Guidelines for Block 2	7th Street Frontage (Building C & D): Streetscape / Pedestrian Pathway Zone 7th Street Frontage (Building C & D): Streetscape /	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	Frontage Guidelines for Block 2	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 Building Design	Street Frontage Guidelines for Block 2 Street Frontage	7th Street Frontage (Building C & D): Streetscape / Landscape Furniture Zone Madison Street Frontage	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. A six-foot deep and a 40- foot-long awning along 7th Street and a 10-foot long	Horizontal N/A	Yes N/A	Durable furniture, bike racks, benches selected. See Sheet L4.03 for furniture specs. This is for Building D. Details to be confirmed during

#### Page 32

	Guidelines	(Building	along Madison Street shall be			Building D Vertical
	for Block 2	D): Design	provided at the southwest			FDP.
		Standards	corner of Building D.			
			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			
		Madison	7th Street from the 7th and			
		Street	Madison Street. Additional			This is for Building D.
	Street	Frontage	horizontal awnings above the			Details to be
	Frontage	(Building	third floor are not required			confirmed during
Building	Guidelines	D): Design	but encouraged. See Figure			Building D Vertical
Design	for Block 2	Standards	63.	N/A	N/A	FDP.
			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			
		Madison	be used to enhance the			
		Street	pedestrian experience and to			
	Street	Frontage	reduce the impact of upper			
	Frontage	(Building	floor overhang. See Figure			Building D setback
Building	Guidelines	D): Design	30. (LMSAP/DG-29: Distinct			complies along
Design	for Block 2	Guidelines	Ground Floor)	Horizontal	Yes	Madison Street.
			Entries, transparent windows			
			and glazing should be			
		Madison	provided at the 8th Street and			
	a.	Street	7th Street corners with a			This is for Building D.
	Street	Frontage	minimum length on Madison			Details to be
	Frontage	(Building	Street of 30 feet.			confirmed during
Building	Guidelines	D): Design	(LMSAP/DG-32: Views of			Building D Vertical
Design	for Block 2	Guidelines	Indoor Spaces)	N/A	N/A	FDP.
			Active uses are encouraged at			
		Madison	the remainder of the frontage.			
	a.	Street	These uses may include			This is for Building D.
	Street	Frontage	offices, community amenity			Details to be
D '11'	Frontage	(Building	and childcare care facilities.			confirmed during
Building	Guidelines	D): Design	(LMSAP/DG-42: Flexible			Building D Vertical
Design	for Block 2	Guidelines	Commercial Space)	N/A	N/A	FDP.

May 25, 2022

## Case File Number PLN20108-PUDF01, PUDF02

		1				
			Architectural articulations			
		Madison	should be used to highlight			
		Street	the building corners and to			This is for Building D.
	Street	Frontage	active ground floor uses at			Details to be
D '11'	Frontage	(Building	7th Street and 8th Street.			confirmed during
Building	Guidelines	D): Design	(LMSAP DG-26: Pedestrian		NT/A	Building D Vertical
Design	for Block 2	Guidelines	Scale)	N/A	N/A	FDP.
			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			
		Madison	level open space provided the			
		Street	fence is at least 75%			
	Street	Frontage	transparent with a maximum			
	Frontage	(Building	eight-foot height.			Building D courtyard
Building	Guidelines	D): Design	(LMSAP/DG-46: Street Wall			is at least 30ft wide
Design	for Block 2	Guidelines	Openings)	Horizontal	Yes	and 20ft deep.
			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.			
		Mathem	Bridging elements are			
		Madison	acceptable within this opening provided, they are			This is for Duilding D
1	Street	Street Frontage	open-air and allow significant			This is for Building D. Details to be
	Frontage	(Building	visual transparency into the			confirmed during
Building	Guidelines	(Building D): Design	courtyard. (LMSAP/DG-46:			Building D Vertical
Design	for Block 2	Guidelines	Street Wall Openings)	N/A	N/A	FDP.
2 congin	101 DIOCK 2	Madison		- 1/ 4 -	1,711	
1		Street				
		Frontage				
1		(Building	Small urban furniture			
		D):	elements including benches,			Promenade bench
	Street	Streetscape /	container plants, and signs			seating is provided
1	Frontage	Business	provide interest and rhythm			along Madison Street
Building	Guidelines	Frontage	for pedestrians and should be			at the mid-block
Design	for Block 2	Zone	encouraged.	Horizontal	Yes	courtyard.

May 25, 2022

Building

Design

I			Sidewalk should be colored			
		Madison	with maximum amount of			
		Street	lamp black allowable by the			
		Frontage	City of Oakland standards.			
		(Building	Concrete jointing should			
		D):	avoid a joint line at the center			Not typically specified
	Street	Streetscape /	of the walk width if at all			at this level of detail in
	Frontage	Pedestrian	possible. Joints should be			an FDP, but we can
	Guidelines	Pathway	tooled at 1/4 inch wide using			add this note to our
	for Block 2	Zone	a radius of 1/8 inch each side.	Horizontal	Yes	materials plans.
		Madison				
		Street				
		Frontage				
		(Building				Corners as designed
		D):				can accommodate
	Street	Streetscape /				stamped street names.
	Frontage	Pedestrian	Corners of sidewalks should			Details to be
	Guidelines	Pathway	be stamped with letters to			confirmed at later
I	C. D1. 1 0	7	1	TT	37	

Building Design	Street Frontage Guidelines for Block 2	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.
		Madison Street				
		Frontage				
		(Building	N			
	Street	D): Streetscape /	New street trees are encouraged along Madison to			
	Frontage	Pedestrian	provide additional livability.			Five (5) new street
Building	Guidelines	Pathway	(LMSAP/DG-110: Tree			trees are proposed
Design	for Block 2	Zone	Planting and Preservation)	Horizontal	Yes	along Madison St.
			Tree wells should provide			
			continuous depth of soil			
			volume for tree health within			
			structural constraints of curb			
			and sidewalk. Tree wells			
		Madison	should be designed to			
		Street	achieve healthy plant growth			
		Frontage (Building	including the provision of adequate drainage and quality			
		(Bunding D):	planting soil. Durable, non-			
	Street	Streetscape /	woody, evergreen plants			Tree wells designed
	Frontage	Landscape	should be selected for areas			for healthy tree growth
Building	Guidelines	Furniture	likely to be impacted by			range from 2 to 3 ft in
Design	for Block 2	Zone	human feet	Horizontal	Yes	depth.
			Furniture types include loop			
			bike racks, backed and non-			
		Madison	backed benches that face two			
		Street	directions, and lights. All			
		Frontage	products should be selected			
		(Building D):	to be durable for the heavy			Durable furniture, bike
	Street	D): Streetscape /	impacts of an urban site such as using thermally modified			racks, benches
	Frontage	Landscape	woods, powder coated or			selected. See Sheet
Building	Guidelines	Furniture	galvanized metals, concrete,			L4.03 for furniture
Design	for Block 2	Zone	and other suitable materials.	Horizontal	Yes	specs.

# Attachment A. Zoning Regulations Matrix Case File Number PLN20108-PUDF01, PUDF02

way	25, 2022
	Page 35

			The fellening			
			The following recommendations are			
			guidelines for the larger open		Saa	
Open			spaces, not the sidewalk open space that is described above		See Belo	
Space	Block 1	Open Space	in the street frontages:	Horizontal	W	See Below
Space	DIOCK I	Open Space	In order to create a public	Homzontai	w	See Delow
			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			Paseo is flanked by
			should co-locate public or			active retail
			active ground floor programs			commercial uses as
			and adjacent open space as an			well as the residential
			important partnership in the			lobbies for both
			success of both.			Building A and
			(LMSAP/DG-11: Crime			Building B to promote
Open			Prevention through			active eyes on the
Space	Block 1	Open Space	Environmental Design)	Horizontal	Yes	public space.
Bpace	DIOCK I	Open Space		Homzontar	103	Planting palette
						creates a clear
						connection and
						distinct vocabulary
						along 8th and 9th
						street which create a
						direct three block
						connection to
						Chinatown.
			Maximize planting			In the paseo, planting
			opportunities are encouraged			is proposed along the
			to create identity, buffer, to			edges of the entire
			create strong edges and to			paseo to soften the
			generally increase greening			connection between
			that can be experienced by			the built environment
			users of the open space. It is			and the public
			recommended that planting			gathering spaces.
			selections meet WELO			Minor revision of
			criteria and emphasize native			allowing openings in
			and drought tolerant tough			the planting on the
			urban plants. Plants should			north of the paseo,
			also be selected for cultural			would allow additional
			resonance with Chinatown.			access to later phased
Open			(LMSAP/DG-84 through			market-rate Building
Space	Block 1	Open Space	DG-87: Landscaping)	Horizontal	Yes	Α.
			It is encouraged to maximize			Awnings flanking the
			a variety of conditions that			paseo will provide
			include, sunny, shady,			shade cover and
			partially sunny, partially			changing lighting
Open			shady in well-scaled and			conditions throughout
Space	Block 1	Open Space	hospitable locations for	Horizontal	Yes	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.
Spuee		Tuseo	Tor uning.	TIOTEOHUI	105	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
			Create a layered program of use within the Paseo that is			play, and the eastern end is quieter and
			attractive at different times of day and attracts			interfaces directly with the residential lobbies
			multigenerational users.			and amenity spaces in
Open Space	Block 1	Paseo	(LMSAP/DG-142: Amenities and DG-146 through 148)	Horizontal	Yes	Building A and Building B.
						High quality materials are proposed in the
			Utilize materials that are appropriate to the civic and			paseo that speak to the civic nature of this
			public nature of this location			destination and transit
Open			and meet BART's Facilities Standards. (LMSAP/DG-143:			thoroughfare. See Sheet L4.03 and L6.1
Space	Block 1	Paseo	Surfaces)	Horizontal	Yes	for materials.
			Paseo design shall			A BART light weight maintenance vehicle
			accommodate BART			can be accommodated
			maintenance truck accessibility for regular			through the planned paseo improvements
Open Space	Block 1	Paseo	maintenance of BART infrastructure."	Horizontal	Yes	and between moveable furniture.
Space	DIOCK I	1 4500	Planting in the Paseo must	11011201141	105	iumuuo.
			conform with BART Facilities Standards for work			
			over existing BART tunnels.			Planting has been
			The planting must be hand watered and drainage must be			reviewed by BART and meets their
			directed off-site. Structural			standards for
Open Space	Block 1	Paseo: Planting	load criteria for the tunnel may limit soil volume and	Horizontal	Yes	maintenance and soil volume.
<u> </u>						

### Case File Number PLN20108-PUDF01, PUDF02

		1			1	1
			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.			
			Plant selected should be low			
			water, durable in a heavily			
			used urban realm, and			
			provide evergreen lush			
			planting year-round. Where			A variety of plant
			possible with sun exposure,			species provide
			native plants, pollinator			greening throughout
			species, seasonal change, and			the year and various
			culturally relevant plants			seasons. See Sheet
Open		Paseo:	should take priority in			L7.3, L7.4 for Planting
Space	Block 1	Planting	selections.	Horizontal	Yes	Palette.
Space	DIOCK I	Thanking	Adequate soil volume and	Homzontai	103	Talette.
			drainage should be provided			Adequate soil volume
Open		Paseo:	for the long-term health of			proposed for plant
Space	Block 1	Planting	the plants.	Horizontal	Yes	species proposed.
space	DIOCK I	Flanting	Seating should be provided in	Horizoiltai	168	species proposed.
						Finad hanch spating
			a variety of types including movable, fixed, communal,			Fixed bench seating
0		Danaa				around planters as well as moveable
Open	D1. 1 1	Paseo:	tiered, face to face, lounging,	II	V	
Space	Block 1	Furniture	and back-to-back.	Horizontal	Yes	furniture proposed.
						Furniture located in a
						variety of locations
						throughout the paseo
						to maximize utility in
						a variety of
			Locations of seating should			microclimates and as
			consider microclimate			daylight exposure
Open		Paseo:	including wind, sun, and			changes throughout
Space	Block 1	Furniture	shade.	Horizontal	Yes	the day.
			Furniture should be high			
			quality, durable, and			
			beautiful. Color palette and			
			material for furniture			Durable furniture, bike
			elements should be composed			racks, benches
			with both Paseo materials			selected. See Sheet
Open		Paseo:	and architectural facade			L4.03 and L5.1for
Space	Block 1	Furniture	materials.	Horizontal	Yes	furniture specs.
			Waste stations should			Trash locations to be
Open		Paseo:	provide for trash, recycling,			detailed at later stage
Space	Block 1	Furniture	and compost.	Horizontal	Yes	of design.
Open		Paseo:	No ash urns should be			
Space	Block 1	Furniture	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.
			Pavement in the Paseo must			
Open Space	Block 1	Paseo: Pavement	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		Paseo:	Trench grate will integrate			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
Space	Block 1	Pavement	with ground floor pattern. In consideration of local ecology of Lake Merritt and the open water, roof deck plantings should provide ecosystem services in the	Horizontal	Yes	pattern. Please refer to Vertical FDP Sheet L2.0 for planting design. Additional detail clarifying how the
Open Space	Block 1	Roof Deck	form of a pollinator garden. (LMSAP/DG-84 through DG-87)	Vertical	Yes	planting is selected for pollinator species will be added.

						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
			Program and utilization of			and planting, for residents to enjoy.
			roof decks should provide			More details can be
			activation and diverse			found on the Vertical
Open			opportunities by			FDP set sheet L1.0 -
Space	Block 1	Roof Deck	multigenerational users.	Vertical	Yes	L2.0 and A2.03.
Space	DIOCK I	KOOI DECK	Entry plaza pavement should	ventical	105	See Horizontal FDP
			use high quality materials			Sheet L4.03 for
			and be differentiated from			materials spec which
			adjacent sidewalks.			differentiate entry
Open			(LMSAG/DG-145: High			plaza from adjacent
Space	Block 2	Entry Plaza	Quality Materials)	Horizontal	Yes	sidewalks.
Bpace	DIOCK 2	Lifti y T laza		Homzontai	103	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
			Visual connection to interiors			of the ground floor
			of the building should be			community room
			maintained for people			(mid-block at 8th St.)
			arriving or departing from the			will provide an
			building. (LMSAP/DG-11:			interrupted visual
Open			Crime Prevention through			connection between
Space	Block 2	Entry Plaza	Environmental Design)	Vertical	Yes	8th St. and the Paseo.
			Create a layered program of			
			use within the courtyard that			
			is attractive at different times			
			of day and attracts			This is for Building D.
			multigenerational users.			Details to be
			(LMSAP/DG-142:			confirmed during
Open		Residential	Amenities, DG-146 through			Building D Vertical
Space	Block 2	Courtyard	DG-148)	Vertical	N/A	FDP.
			Provide low-water and native			This is for Building D.
Open		Residential	planting that contributes to			Details to be
Space	Block 2	Courtyard	the local ecology.	Vertical	N/A	confirmed during
~race		Courtyuru				- sharing

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	<b>Page</b> 40

			(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.
	Consistenc		Signage will be consistent with the guidelines set forth in the Lake Merritt Station Area Plan Design Guidelines (LMSAP/DG-79 through			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. 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/backgrou nd 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
Signage	у	Consistency	DG-83).	Both	Yes	stage of design.

						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.
						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/backgrou
			Signage should be designed			nd materials.
			to reinforce the overall			DG-82 Consistency
			design character of the Lake			w/Area Character -
			Merritt Project. Signs and			Complies. Signage
			mounting systems should be			designed to promote a
			integrated into the exterior			strong connection to
			design and should be			Chinatown.
			constructed of high-quality			DG-83 Legibility -
			materials that complement			Complies. Exact copy
			the exterior material and			and typography to be
	Integrated	Integrated	color palette. (LMSAP/DG-			confirmed at later
Signage	Design	Design	79 through DG-82)	Both	Yes	stage of design.

						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.
						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/backgrou
			Signage should be located			nd materials.
			and designed to be readily			DG-82 Consistency
			visible by pedestrians.			w/Area Character -
			Graphics should be designed			Complies. Signage
			to be highly legible and			designed to promote a
			consistent with the exterior			strong connection to
			design intent. Illumination should be provided to ensure			Chinatown. DG-83 Legibility -
	Visibility		signage is visible in the			Complies. Exact copy
	and	Visibility	evening hours. (LMSAP/DG-			and typography to be
	Illuminatio	and	79: Illumination, DG-83:			confirmed at later
Signage	n	Illumination	Legibility and Readability)	Both	Yes	stage of design.
			Exterior site lighting will be			For Vertical FDP, see
			consistent with most of the			Sheets LT2.00 -
			guidelines set forth in the Lake Merritt Station Area			LT3.00. For Horizontal FDP, see
			Plan Design Guidelines			Sheet L11.1 L11.6.
			(LMSAP/DG-123: Lighting			
			and Safety, DG-124:			DG-123 Lighting &
			Pedestrian-Oriented Lighting,			Safety - Complies.
			DG-150: Lighting) However,			Public spaces are well
			the additional of light as a			lit.
			goal without consideration of			DG-124 Pedestrian-
			overall levels is not recommended. Lighting			Oriented Lighting - Complies. Continuous
			design proposed is consistent			pedestrian lighting on
			with best practices and			all street frontages
			generally focused on			provided to increase
			evenness of transitions rather			safety.
Lighting	Lighting	Lighting	than increased brightness.	Both	Yes	DG-150 Lighting -

						Complies. Lighting maximized at transit connections and in public plazas.
						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.
			Provide adequate lighting to			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
			provide a safe environment for pedestrian safety while conforming to current best practices to mitigate light			compliant. For the TOD Horizontal FDP, please see sheets L11.1-11.5 for more
Lighting	Lighting	Lighting	pollution.	Both	Yes	detail.

						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
						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.
						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
			The lighting plan will be			wands, up lights, etc.
			designed to create well-lit			For the TOD
			plazas and pedestrian			Horizontal FDP,
			pathways through the site			please see sheets
			including surrounding			L11.1-11.5 for more
Lighting	Lighting	Lighting	sidewalks.	Both	Yes	detail.
Lighting	Lisning	Lighting	side mulko.	Dom	100	wettun.

Attachment A. Zoning Regulations Matrix Case File Number PLN20108-PUDF01, PUDF02

	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,

						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
			Orient units and/or provide architectural shading			provide more light and air to these units. See
			treatments to maximize			sheets A3.00 - A3.01
Sustainabl	Site Design	Site Design	winter solar exposure and			and A3.03 - A3.04 for
e Design	Measures	Measures	minimize summer exposure.	Vertical	Yes	more detail.
	wicasuics					
e Design		11104054105		ventieur	105	
e besign				Verticut	105	The stormwater design
e Bosign				Verticut	105	The stormwater design will comply with
e Design				Venteur	105	The stormwater design will comply with relevant local
e Design				Vertical	105	The stormwater design will comply with relevant local guidelines. There is
e Design				Verticut	105	The stormwater design will comply with relevant local guidelines. There is limited space for
- Design				Verticut		The stormwater design will comply with relevant local guidelines. There is limited space for detention measures
- Design				, enteur		The stormwater design will comply with relevant local guidelines. There is limited space for
e Design				, enteur		The stormwater design will comply with relevant local guidelines. There is limited space for detention measures onsite, as almost 90%
- Design				, enteur		The stormwater design will comply with relevant local guidelines. There is limited space for detention measures onsite, as almost 90% of the site
- Design			Provide on-site stormwater	, enteur		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
- Design				, enteur		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
- Design			Provide on-site stormwater	, enteur		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
			Provide on-site stormwater treatment as appropriate to the scale of the buildings and available open space. The	, enteur		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
			Provide on-site stormwater treatment as appropriate to the scale of the buildings and available open space. The stormwater design shall			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.
- Design			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			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
			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.			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
- Design			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			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
			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			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
			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			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.
			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			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
			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			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
Sustainabl e 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	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

Attachment A. Zoning Regulations Matrix Case File Number PLN20108-PUDF01, PUDF02

						were also submitted at Intake.
			Provide on-site secure bicycle parking and secure bicycle parking for the most			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. Building B (for the Vertical FDP) will provide 49 secure bicycle parking spaces within the building.
Sustainabl	Site Design	Site Design	biked to station of the BART network, reducing the carbon			Please see sheet A2.00 for more detail.
e Design	Measures	Measures	footprint.	Both	Yes	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.
Sustainabl e Design	Site Design Measures	Site Design Measures	Reduce parking capacity to a reasonable minimum.	Both	Yes	For the Horizontal FDP - please refer to sheets L4.1 - L4.2 to see the curb space uses across the TOD.

#### May 25, 2022

			1	1	r	
						Buildings A &
						Building C within the
						TOD that include off-
						street parking have at
			Consider designated parking			least one (1) dedicated
Sustainabl	Site Design	Site Design	for carpool vans or car share			parking space for car
e Design	Measures	Measures	vehicles.	Both	Yes	share vehicles.
						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.
						intensive inigation.
						For the Horizontal
						FDP - please refer to
						sheets L7.1 - L7.4 to
						see the overall
						Planting Plan for the
						whole TOD.
						whole TOD.
						For the Vertical FDP -
						please refer to sheets
			Use native, drought-tolerant			L1.00 - L1.01 for
			and shade tolerant			detail on planting on
Sustainabl	Site Design	Site Design	landscaping to minimize			the Roof Deck on
e Design	Measures	Measures	irrigation required.	Both	Yes	Building B.
C Design	1110050105	1/10/05/01/05	inigation required.	Both	103	Ample vegetated
						spaces and streets
						trees are provided
						throughout the TOD
						(for Horizontal FDP)
						and around/on
						Building B (for
						Vertical FDP).
						venucai rDP).
						For the Horizontal
			Provide more vegetated			FDP - please refer to
Sustainabl	Site Design	Site Design	spaces and street trees to			sheets L7.1 - L7.4 to
e Design	Measures	Measures	reduce the heat island effect.	Both	Yes	see the overall
e Design	measures	masures	reduce the near Island cheet.	Dom	103	see the overall

						1 · · · · · · · · · · · · · · · · ·
						Planting Plan for the
						whole TOD.
						For the Vertical FDP -
						please refer to sheets
						L1.00 - L1.01 for
						detail on planting on the Roof Deck on
						Building B.
						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
	Building	Building				later design
Sustainabl	Design	Design	Use reflective roofing to	<b>X</b> 7 / 1	37	stages/Building Permit
e Design	Measures	Measures	minimize heat island effect.	Vertical	Yes	stage. 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
	Building	Building	Use water-conserving			confirmed during later
Sustainabl	Design	Design	fixtures and irrigation		• •	design stages/Building
e Design	Measures	Measures	systems.	Vertical	Yes	Permit stage.
						Building B will be
			Design building anyalang			highly energy efficient, in order to
			Design building envelope, HVAC systems, lighting, and			meet the requirements
			other systems to maximize			of being GPR Gold
	Building	Building	energy efficiency. Consider			certified. The building
Sustainabl	Design	Design	fundamental commissioning			will provide an energy
e Design	Measures	Measures	of development systems.	Vertical	Yes	efficient VRF HVAC

					r	1	
							system, for example.
							The building also
							includes large
							windows and doors to
							maximize natural light
							throughout the day.
							Building B will
							provide solar/PV
							arrays to offset some
							of the electrical
		Building	Building	Consider on-site electrical			demands of the
Sustai	inabl	Design	Design	generation or purchase of off-			building. Please see
e Desi	sign	Measures	Measures	site renewable energy.	Vertical	Yes	sheet A2.04.
	0						Building B will be an
							All-Electric building,
		Building	Building	Consider all-electrical			per City of Oakland
Sustai	in ch1			building design and reduction			New Construction
		Design	Design	5 5	X7 / 1	37	
e Desi	sign	Measures	Measures	of gas.	Vertical	Yes	Ordinance.
							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
		Duilding	Duilding	Drovido adoguato facilitios to			
		Building	Building	Provide adequate facilities to			on the ground floor
Sustai		Design	Design	allow for recycling by	<b>TT</b> . <b>T</b>		plan - trash room is
e Desi	sign	Measures	Measures	residents.	Vertical	Yes	labeled, and in gray.
							Building B will
							attempt to use
							recycled, salvaged,
							sustainably harvested,
							or locally produced
							materials, when
							feasible and cost
							efficient.
							ernerent.
							Der CDD Cloud Part
							Per GPR Checklist:
							Per our GPR checklist:
							(TBD) A3. Recycled
							Content Base Material
							F1. Insulation with
							F1. Insulation with
							30% Post-Consumer
							30% Post-Consumer
							30% Post-Consumer or 60% Post-Industrial
							30% Post-Consumer or 60% Post-Industrial Recycled Content:
							30% Post-Consumer or 60% Post-Industrial Recycled Content: (Yes) F1.1 Walls and
							30% Post-Consumer or 60% Post-Industrial Recycled Content: (Yes) F1.1 Walls and Floors
							30% Post-Consumer or 60% Post-Industrial Recycled Content: (Yes) F1.1 Walls and
				Where possible, use recycled,			30% Post-Consumer or 60% Post-Industrial Recycled Content: (Yes) F1.1 Walls and Floors (Yes) F1.2 Ceilings
		Building	Building	salvaged, sustainably			30% Post-Consumer or 60% Post-Industrial Recycled Content: (Yes) F1.1 Walls and Floors (Yes) F1.2 Ceilings As examples we will
Sustai e Desi		Building Design Measures	Building Design Measures		Vertical	Yes	30% Post-Consumer or 60% Post-Industrial Recycled Content: (Yes) F1.1 Walls and Floors (Yes) F1.2 Ceilings

### Case File Number PLN20108-PUDF01, PUDF02

#### Page 50

						and recycled-content carpet.
Sustainabl	Building Design	Building Design	Use low- or no-VOC			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
e Design	Measures	Measures	materials in interior spaces.	Vertical	Yes	Paints (< 5 gpl)
	Building	Building	The development should be designed and constructed in accordance with the recommendations of a recognized "Green" rating system such as GreenPoint, Enterprise Green			Building B will achieve GreenPoint Rated (GPR) "Gold". A copy of the current GPR scorecard for Building B was
Sustainabl	Design	Design	Communities, and USGBC			provided in the Basic
e Design	Measures	Measures	LEED rating.	Vertical	Yes	Application.