

Location:	2201 Valley Street (See map on reverse)
Assessor's Parcel Numbers:	008-0658-009-01 & -010-00
Proposal:	Preliminary Design Review discussion for a proposed development that would include a new 450 tall office building including approximately 760,000 square feet of office.
Applicant:	Denise Pinkston / TMG Partners
Owners:	BA1 2201 Valley LLC & Mash Petroleum
Planning Permits Required:	Regular Design Review for new construction, Major Conditional Use Permit for development exceeding 200,000 square feet and 250 feet in height, and Minor Variances for loading berths (6 required; 3 proposed) and tower dimensional regulations.
General Plan:	Central Business District
Zoning:	CBD-P / Height Area 6
Environmental Determination:	Determination Pending
Historic Status:	Not a historic property
City Council District:	3
For further information:	Contact case planner Pete Vollmann at 510-238-6167 or by email: pvollmann@oaklandnet.com

SUMMARY

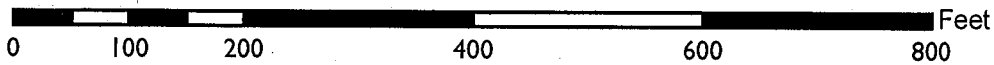
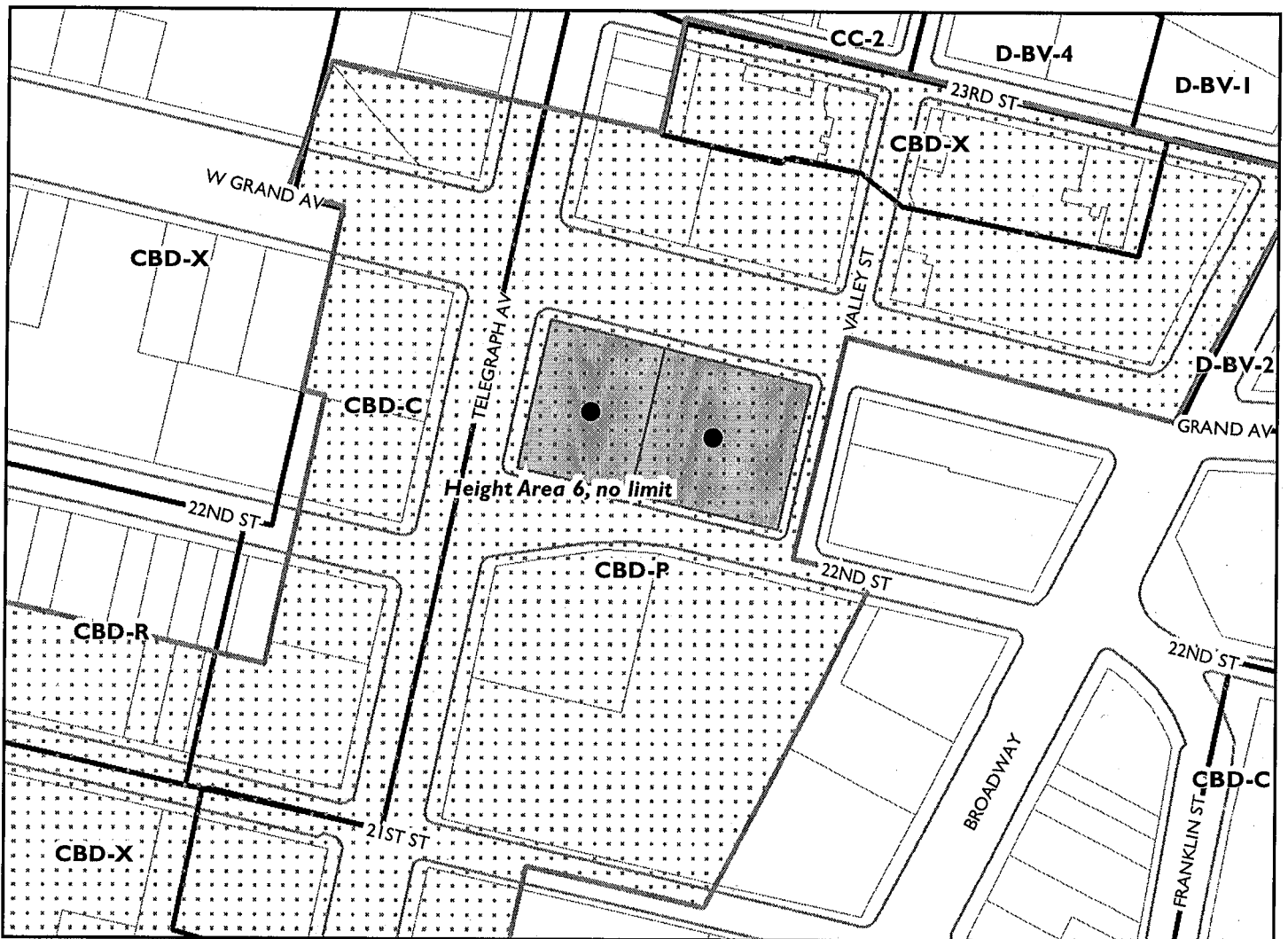
Denise Pinkston on behalf of TMG Partners has filed an application with the Bureau of Planning to develop a new downtown high-rise of up to 450 feet that would include approximately 760,000 square feet of office space above ground level retail.

The development application was just recently filed and the applicant has requested to appear before the Design Review Committee early in the process to get initial feedback as soon as possible. Staff requests that the Design Review Committee receive public testimony and provide comments on the proposed design.

PROPERTY DESCRIPTION

The project site consists of the entirety of a small City block of approximately 38,600 square feet located at the southeast corner of Telegraph and West Grand Avenues bounded by 22nd Street to the south and Valley Street to the east. The site presently consists of a surface parking lot and a gas station. The BART subway tunnels run beneath the project site, which creates structural constraints on the site due to the limitations on location that support systems may penetrate the ground. The site is surrounded by a mix of commercial, residential and civic uses and is directly

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18115
Applicant: Denise Pinkston
Address: 2201 Valley Street
Zone: CBD-P
Height Area: Height Area 6

north of the Eastline project Planned Unit Development at 2100 Telegraph that is also currently under review by the City.

PROJECT DESCRIPTION

The proposed project would remove the existing surface parking lot and gas station in order to construct a new office building of up to 450 feet in height including approximately 760,000 square feet of office floor area with ground floor retail activities and lobby space. The proposal would cover 100% of the site up to about 75 feet in a building base that would contain active retail space along the Telegraph Avenue frontage with some additional retail on West Grand. The lobby entrance would be focused at the corner of West Grand and Valley Street and wrap the remaining street level frontages. The loading berths would be located on 22nd Street adjacent to the main auto access entry/exit for the garage, with an additional exit point onto West Grand. The remaining portion of the base above the ground level up to the 75-foot point would contain three levels of parking containing 350 parking stalls, which is proposed to be partially screened from the exterior view. Above the 75-foot base the tower would include a few setbacks and recesses to articulate the massing of the tower in order to break down the visual bulk with major step backs occurring at 255 feet and 420 feet. The tower would be clad in a mix of curtain wall glazing systems with an oxidized metal trim system forming a skeletal frame of the building. This oxidized metal framing would be integrated in with the proposed public art element at the ground level lobby entrance. The proposal also includes an initial concept of a partial closure of Valley Street between West Grand and 22nd Street which could be closed for certain events and contain decorative paving and art installations to double as a plaza for events while being allowed to be opened for circulation as a public street. While the creation of active space on the street is a supportable concept, the extent of which is being proposed may not be acceptable for this location. The proposal will need to be further reviewed by the Department of Transportation, Public Works, and the Bureau of Fire Prevention to ensure that public services and transportation networks aren't compromised, as well as the Bureau of Planning for the programming of the space.

ZONING ANALYSIS

The subject property is located within the CBD-P, Central business District General Commercial Zone. The site is also located within the CBD Height Area 6, which does not set a maximum height limit. The CBD-P Zone is intended to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities.

Major Conditional Use Permit

Section 17.58.030 of the Oakland Planning Code requires that any large-scale development in excess of 200,000 square feet or 250 feet in height obtain a Conditional Use permit, which pursuant to Section 17.134.020 of the Planning Code is required to proceed to the Planning Commission as a Major Conditional Use permit for decision on the application.

Minor Variances

The applicant has requested variances to two Planning Code requirements as part of the development application. The first variance request is to reduce the off-street loading berths from the required six to three. The loading berths would be loaded on 22nd Street and if the entire six loading berths were provided the ground floor of the 22nd Street elevation would almost be entirely dedicated to vehicular uses with the auto entry, garbage truck access and loading berths.

The second variance request is to the CBD Height Area 6 tower bulk regulations. The applicant requests to waive the diagonal maximum of 235 feet to allow for the proposed design which would include a diagonal of approximately 293 feet at the lower portion of the tower at levels 5-16 and a diagonal of up to 293 feet at the upper level of the tower at floors 17-27. The other part of the tower bulk requirements being requested to be waived is the maximum average floor plate maximum of 25,000 square feet, with a proposed maximum of approximately 32,105 square feet. The applicant's justification for the waiver of the tower bulk requirements is that in order to achieve the floor area allowed on site they would need to construct a separate tower in the building which would require a second building core. A second tower and building core on the property would be prohibitive due to the BART tunnels running beneath the project site that include a surrounding zone of influence that limits the location of any structural supports for the building and would not allow for any required basement equipment rooms for the required core.

DESIGN REVIEW

Staff requests that the Design Review Committee review the proposed development project and provide comments and/or design recommendations to the applicant and staff prior to the proposal moving forward to the full Planning Commission.

In general, staff feels that the applicant has put together a very interesting design concept that uses oxidized metal trim, similar to corten steel, that will frame the shape and massing blocks of the building which will then be strongly contrasted by glass curtain walls. The oxidized metal concept would also tie in with the public art structure at the lobby entrance. The proposed massing of the tower, while larger than allowed by the Planning Code, is nicely broken down into smaller elements and steps back at varying points away from Telegraph Avenue frontage which give the building a less visually massive feeling for its size. In addition, the large sections of

glazing also include a number of recessed glazing panels that include a solar shade insert that provide more visual interest to the façade of the tower. Staff has the following comments on the proposed design for consideration by the Design Review Committee:

Garage Screening

The proposed project includes three full parking garage levels above the ground floor, which is proposed to be screened by a perforated metal cladding system along the Telegraph side of the building, and further screened by a glass curtain wall system along the Valley Street side of the project. While some natural ventilation may be necessary, it may be more appropriate to move the open perforated metal system for ventilation to the Valley and 22nd Street side of the project since Telegraph and West Grand are the major streets and visual points to the building. Alternatively there could be more of a mix of the glazing and perforated metal amongst the main facades to reduce the visual presence of the garage or possibly add some additional active floor area into the street fronting location at the corner of West Grand and Telegraph to remove the visual presence of vehicles altogether. It should also be noted that parking is not required by the Zoning, so if it is going to be provided it should be done so in the most attractive manner possible and not be detrimental to the overall design concept of the building.

Parking and Loading Location

The CBD Zoning regulations state that access to and from parking shall not be from a principal street when access from a secondary street is feasible. The proposal has the main auto entry/exit point on 22nd Street which is a secondary street, however there is a second garage exit onto West Grand Avenue which is one of the two principal streets fronting the site. It is staff's opinion that the second driveway exit on West Grand Avenue could be eliminated. The applicant would need to provide justification that the exiting queue backup would be extreme without such a second exit before staff could support a driveway at that location.

Building Terminus

The CBD Zoning states the following with regard to the Building Terminus of new construction projects:

"The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view".

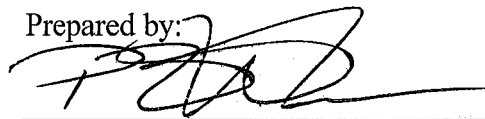
The proposed design definitely includes a stepped design at the building terminus as seen from the north and south of the building, but this element is lost when viewed from the west and east in particular when the building would be viewed from a distance. Staff would like feedback from

the Design Review Committee on the building terminus and whether the design should be refined or if it is supportable as designed. Staff feels that at a minimum the mechanical enclosure could be stepped back from the western façade and more information needs to be provided on the exterior finish of the penthouse.

RECOMMENDATION

Staff recommends that the Committee review the proposed project for appropriate site and building design considerations and provide direction to staff and the project applicant prior to full consideration by the City Planning Commission.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Approved:



CATHERINE PAYNE
Acting Development Planning Manager

Attachments:

- A. Project Plans

TMG PARTNERS

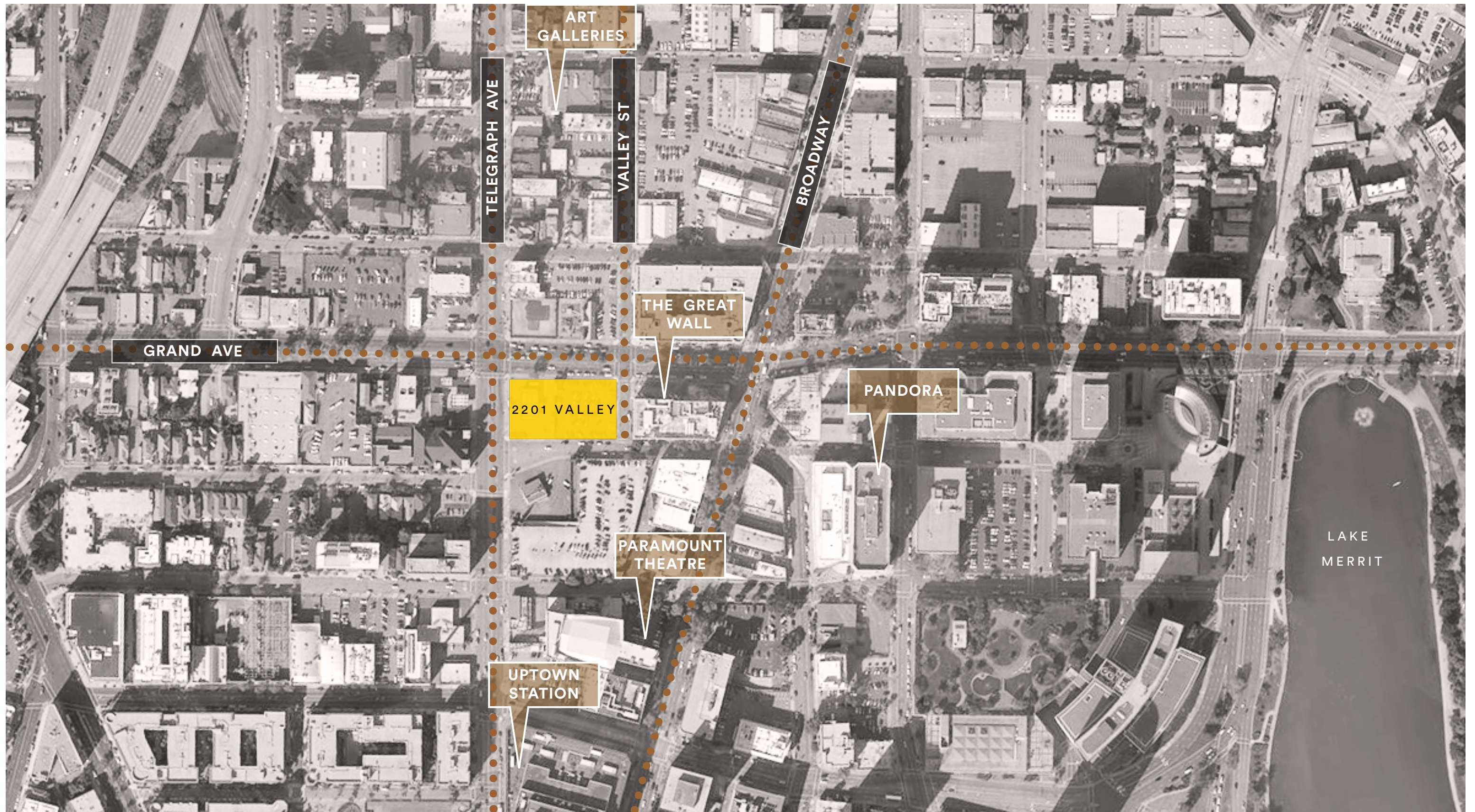
2201 Valley

Creative Office Building

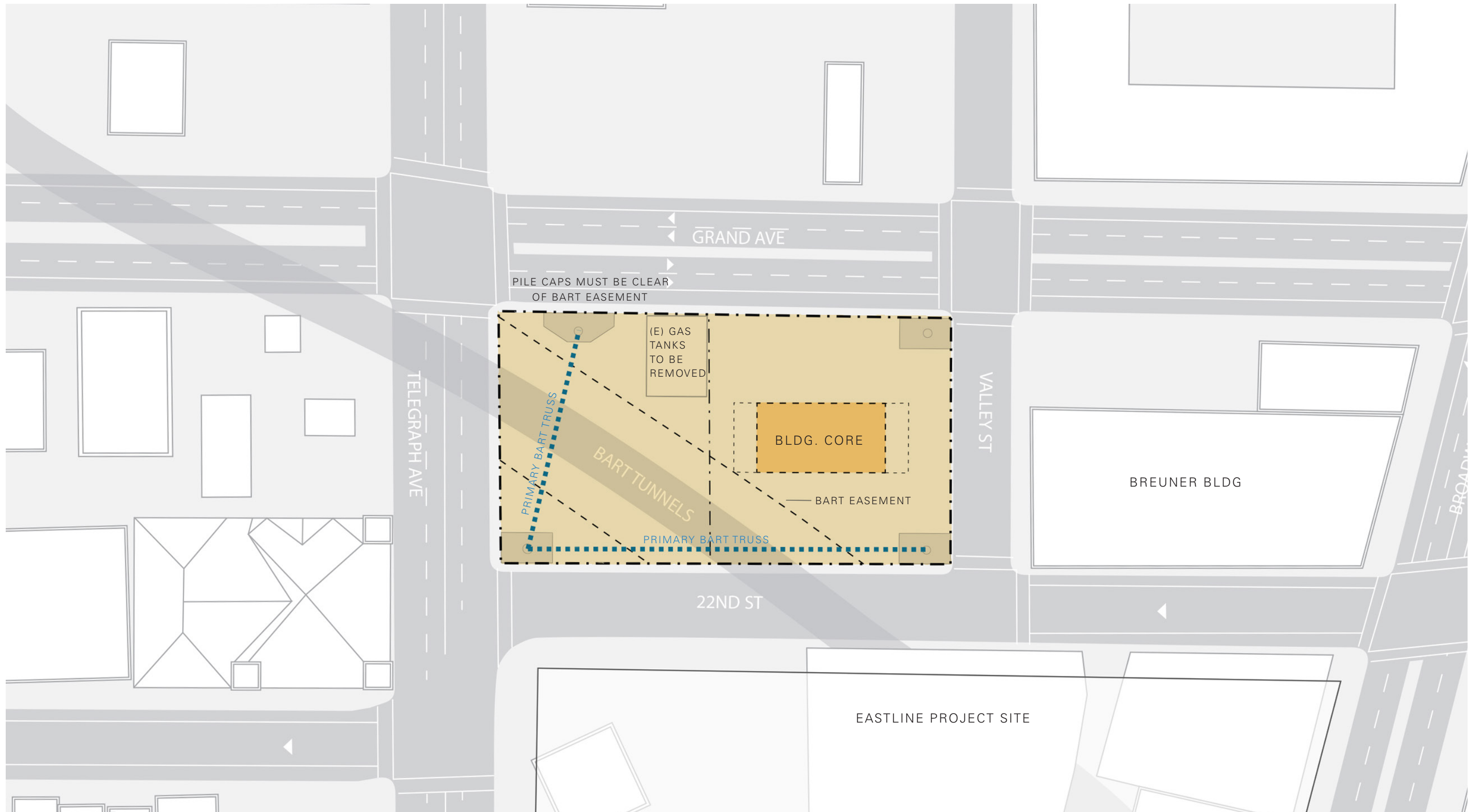
SOLOMON CORDWELL BUENZ

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NEIGHBORHOOD CONTEXT



2201 VALLEY

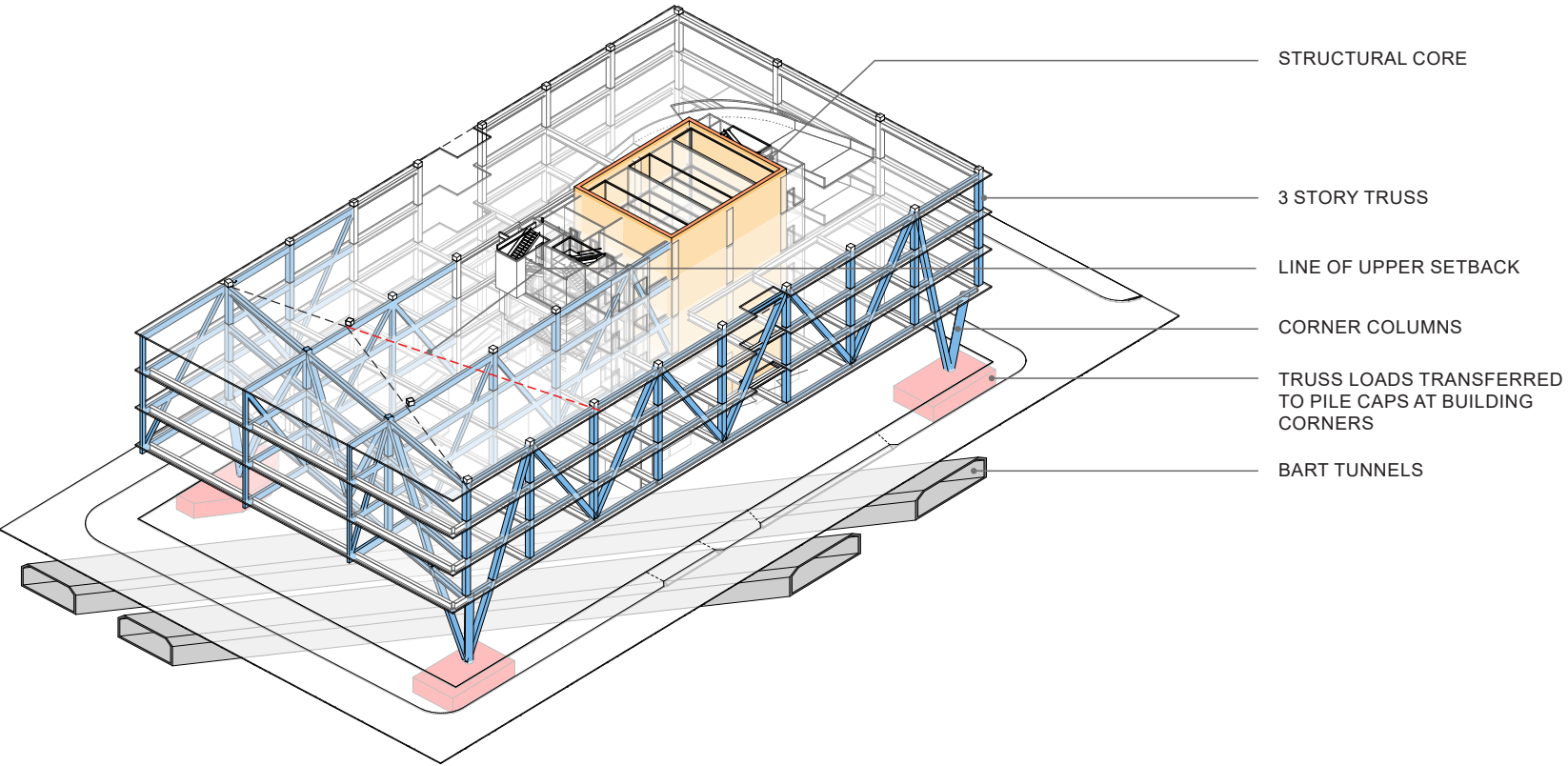
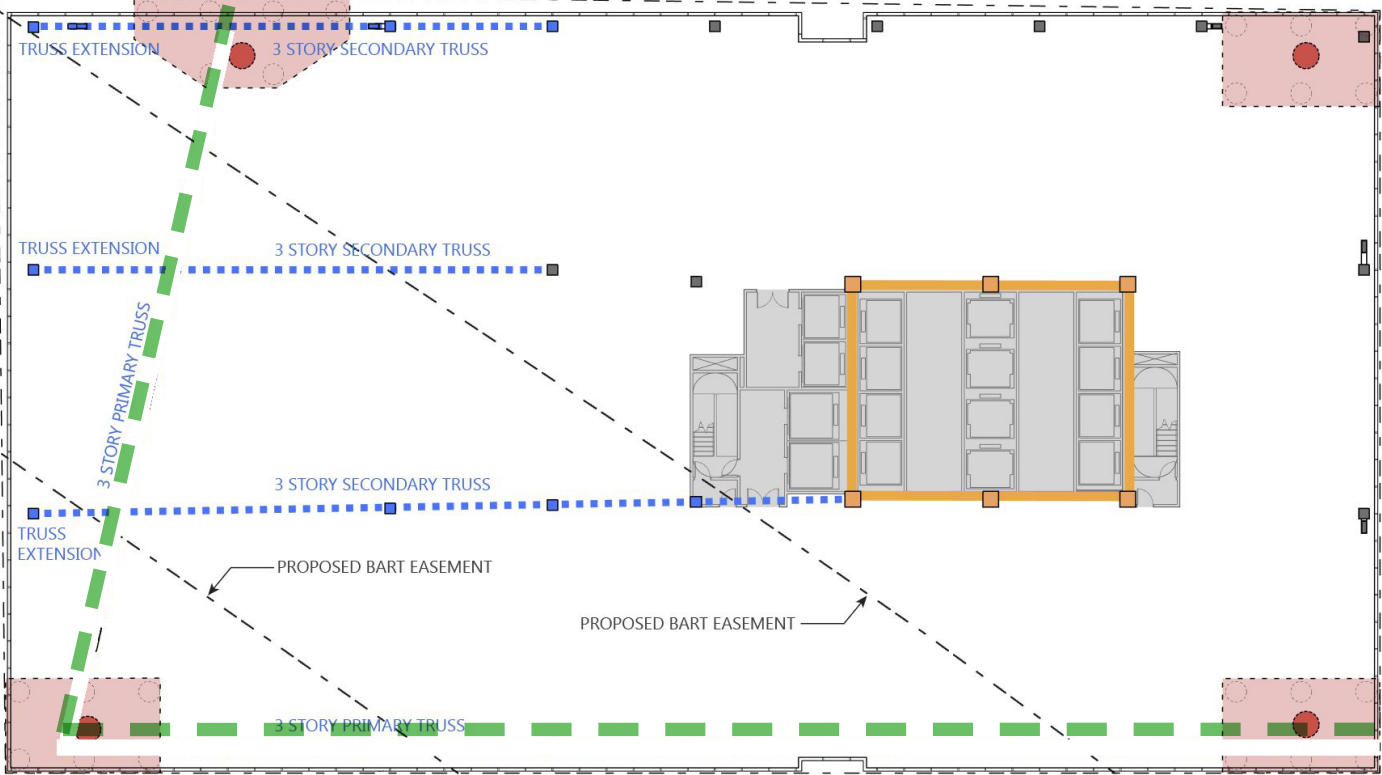
ADDITIONAL STRUCTURE REQUIRED TO SPAN BART TUNNELS

● Four oversized leaning columns with very large pile caps occupy the corners of the building and carry the loads imposed by trusses spanning BART.

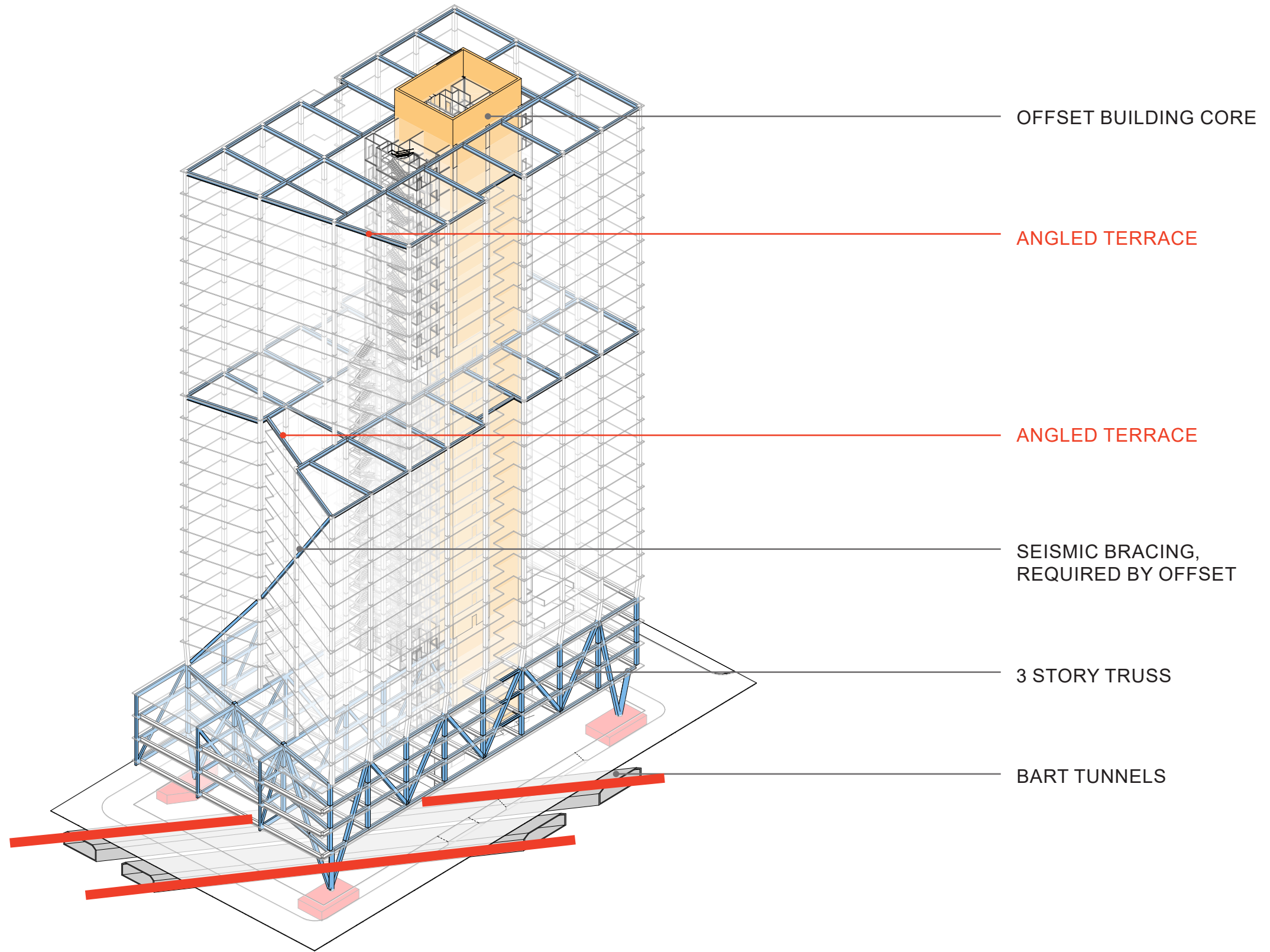
— — — — Two 3 story (45') tall primary trusses span from large structural columns in the NW, SW & SE corners of the site. These trusses transfer all loads for the perimeter columns that would otherwise land in the BART easement.

- - - - Three 3 story tall secondary trusses span from the building core to the western truss and transfer all columns landing inside the BART easement.

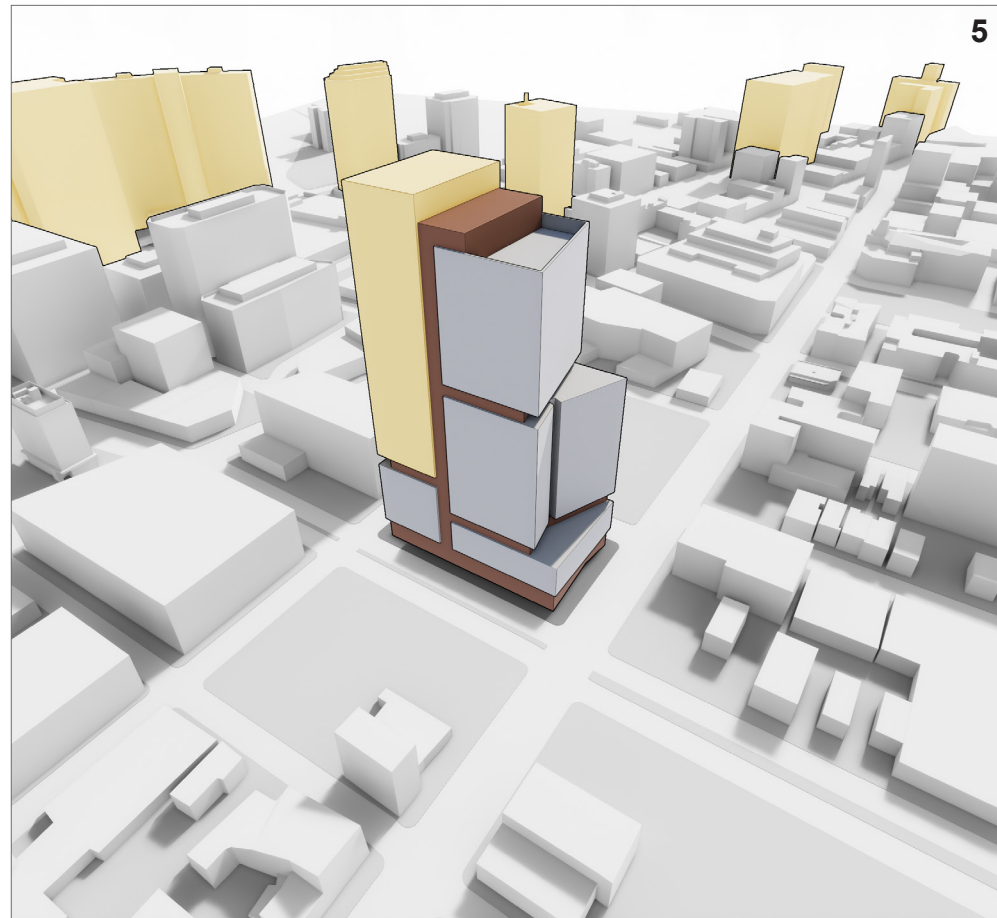
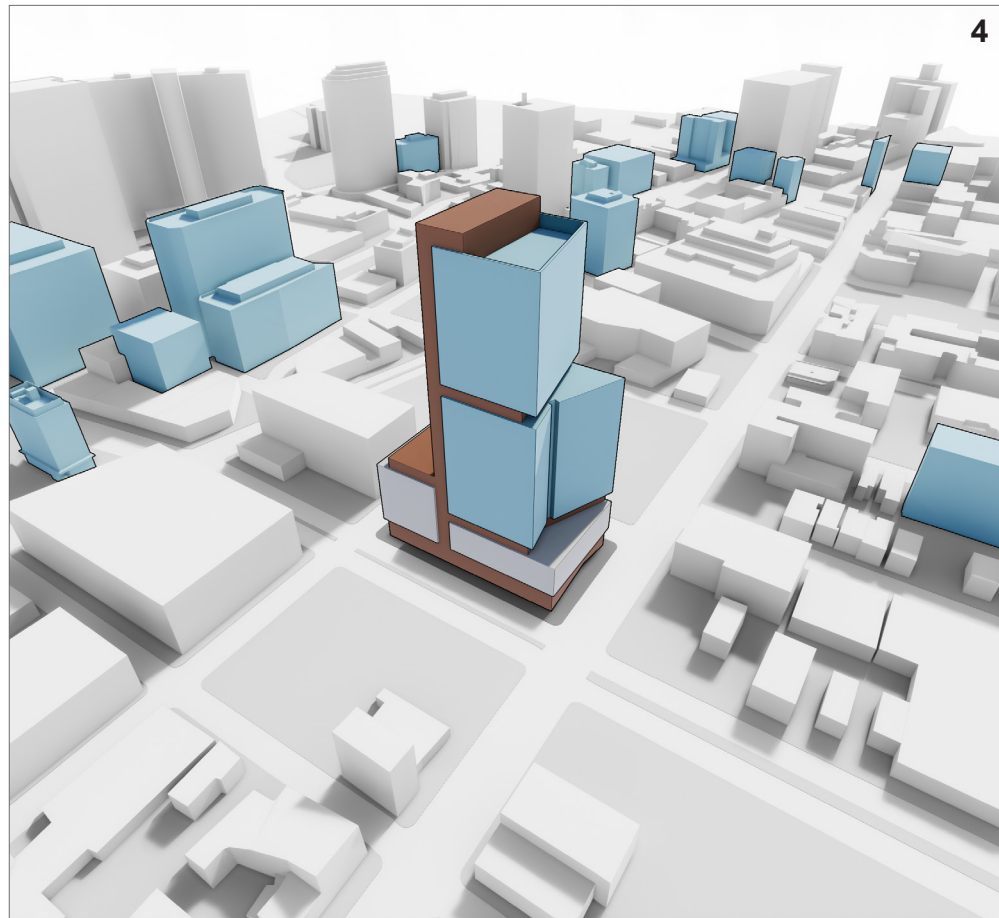
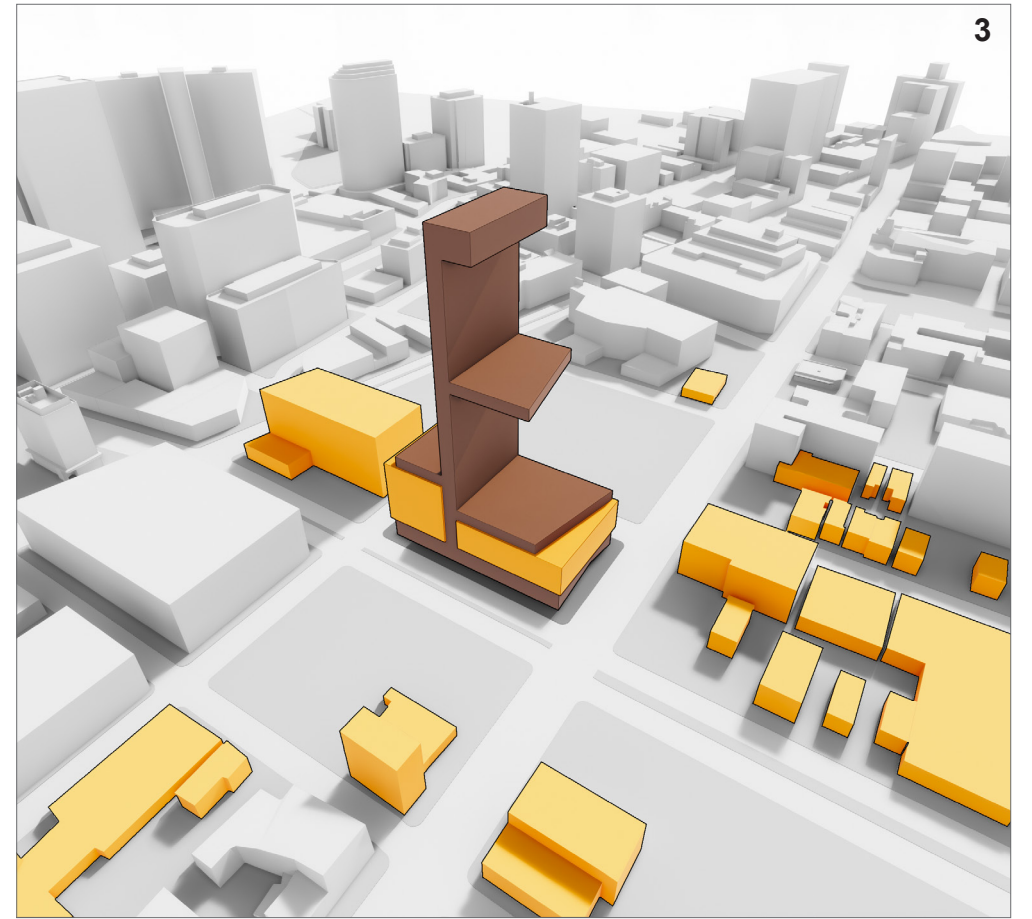
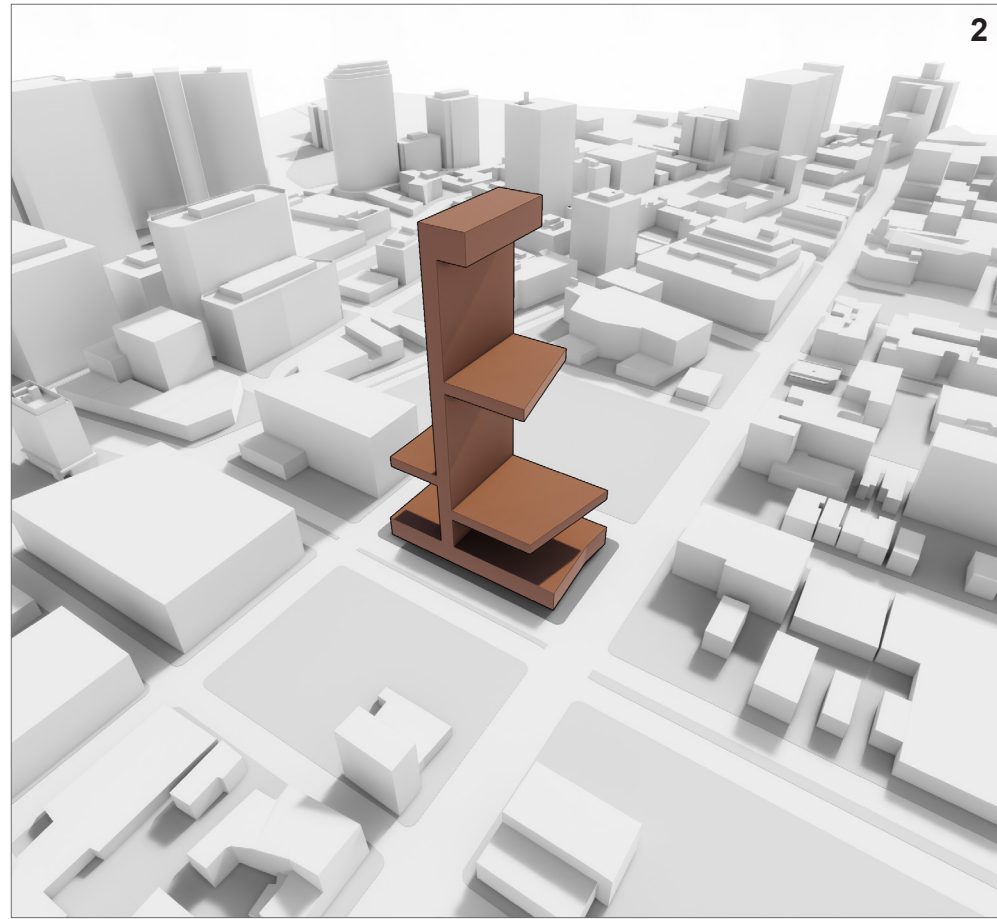
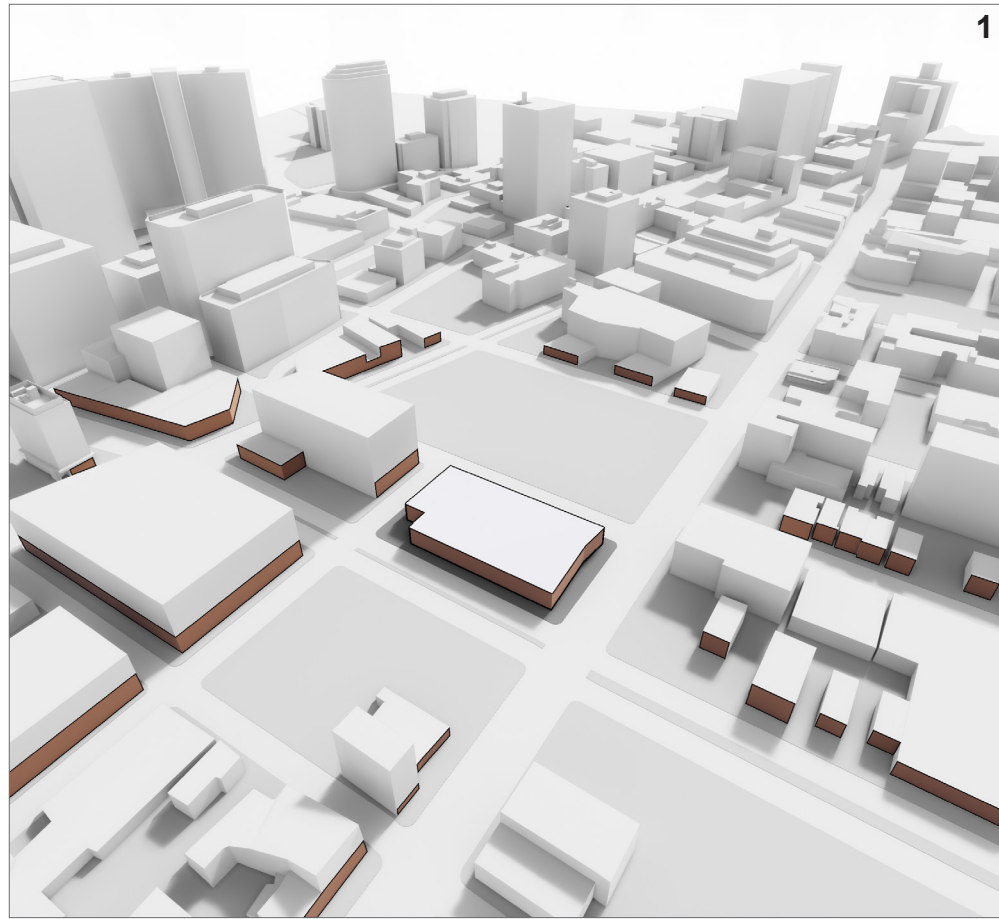
— Building core has to be located very eccentrically to the building floorplate to avoid bart, requiring additional diagonal bracing on the western facade.



STRUCTURAL BASE DIAGRAM



STRUCTURAL DIAGRAM





VERTICAL COMMUNITY
& URBAN CONNECTION

DOWNTOWN
OAKLAND

LAKE MERRIT

BERKELEY

SAN FRANCISCO

27 FLOORS

BUILDING HEIGHT : 420'
TOTAL FLOOR AREA : 756,860
TOTAL GROSS SF : 887,500

23 CREATIVE OFFICE FLOORS

15' FLOOR TO FLOOR

3 PARKING FLOORS

350 STALLS

GREEN TERRACES + ROOF

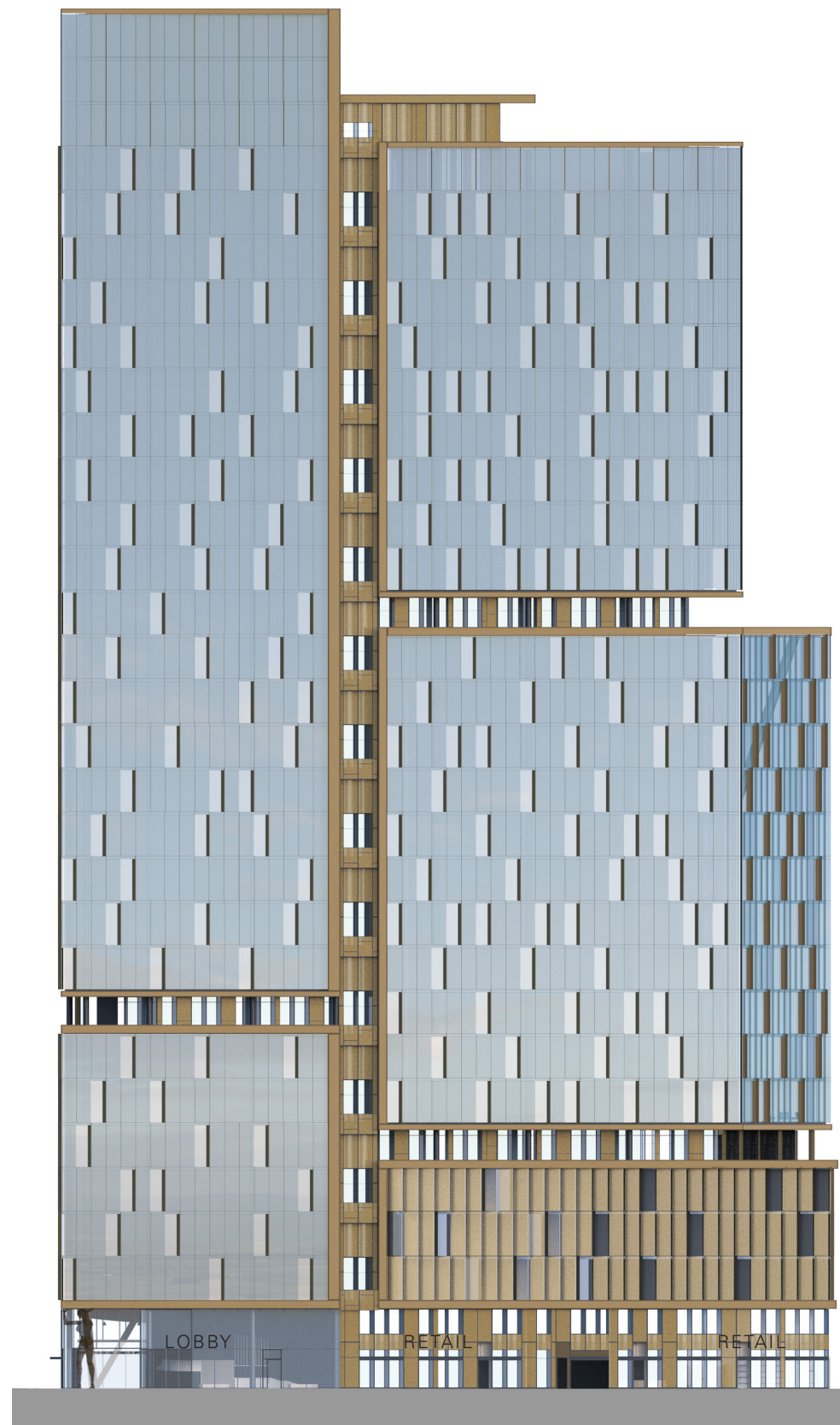
30' TALL GROUND FLOOR

LOBBY + COFFEE SHOP
FLEXIBLE ART & RETAIL SPACE
CAR & BIKE PARKING

VERTICAL COMMUNITY

VALLEY IS A 'SLOW STREET'

BUILDING SUMMARY



ELEVATION & SECTION



RED BRICK



CORTEN STEEL CONCEPT



CORTEN STEEL & GF PROPORTIONS ON 2201 VALLEY



GROUND FLOOR PROPORTIONS



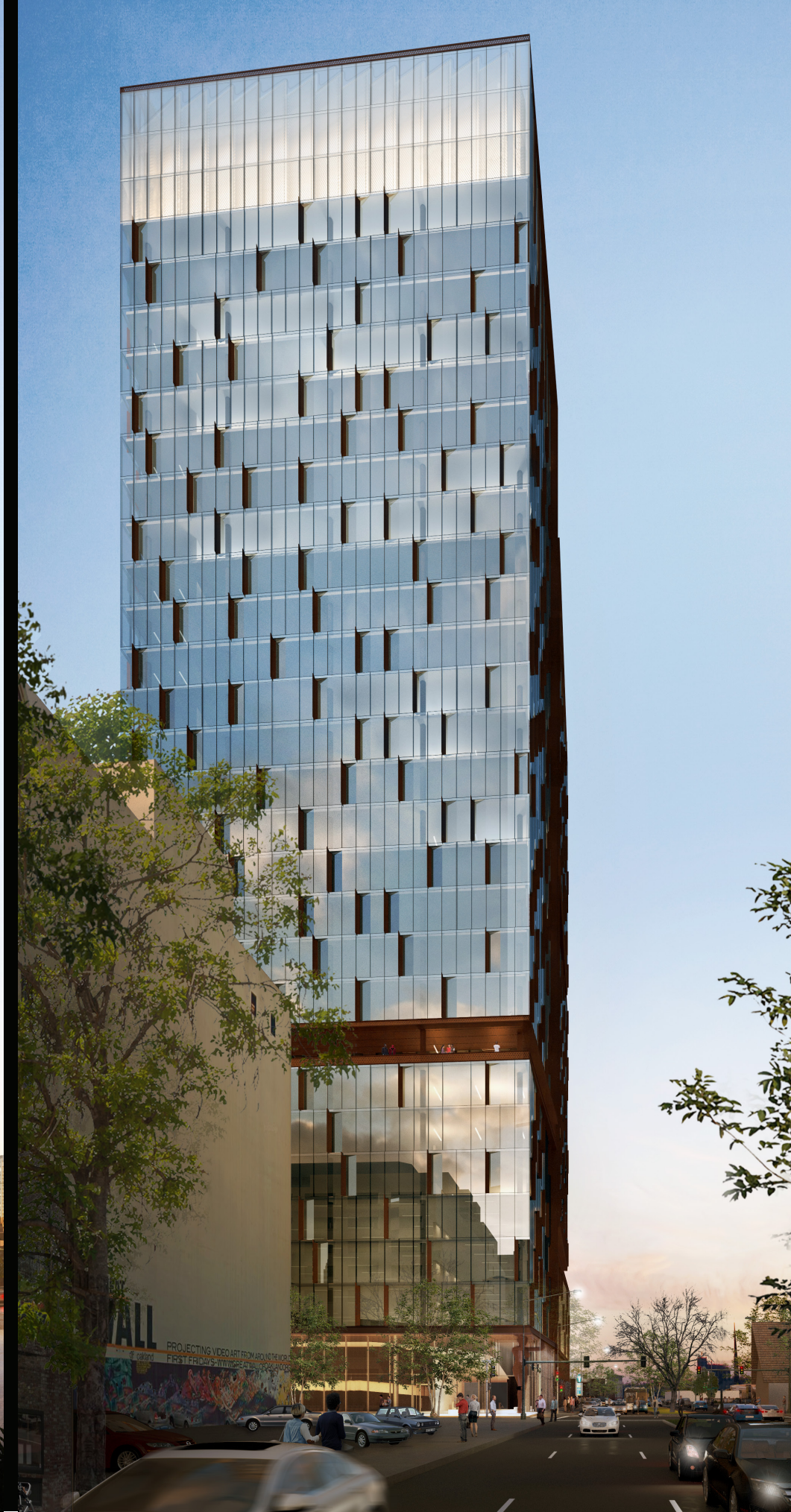
GROUND FLOOR PROPORTIONS

ARCHITECTURAL ROOTS & INFLUENCES

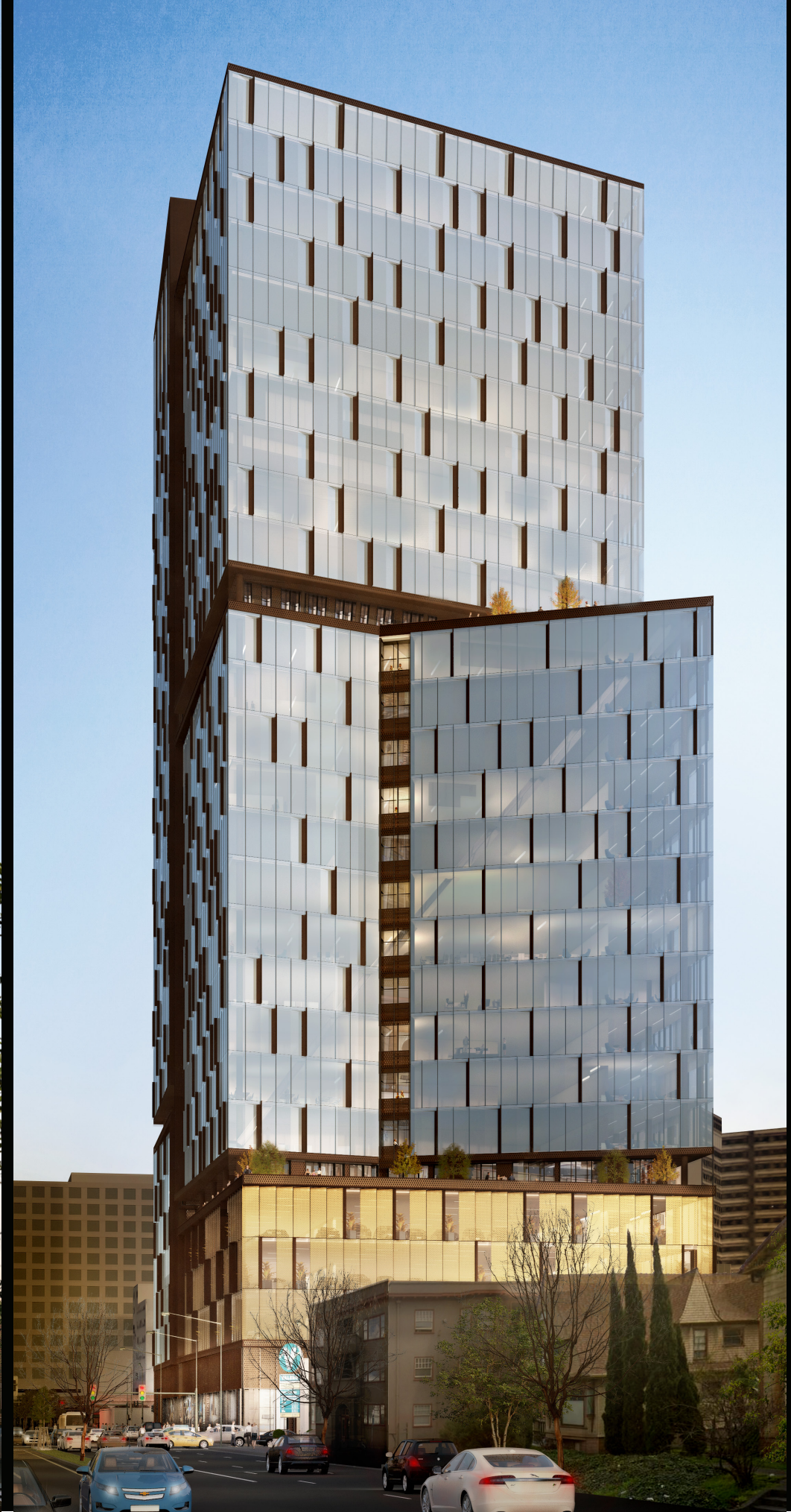
NORTH



EAST



WEST



GRAND AVENUE

LOBBY + RETAIL
30' CEILING HEIGHT

VALLEY SLOW ST

GARAGE
EXIT

FCC

RETAIL / GALLERY
1,200 SF

LOBBY

Valley St.



RAMP UP
10%

RAMP UP
20%

SECURITY DESK

PARKING LOT ENTRY

SPEED TABLE

AUTOMATIC BOLLARDS

SPECIALTY PAVING
W/ COLOR INLAYS

SEATING
AUTOMATIC BOLLARDS
SPEED TABLE

TELEGRAPH AVENUE

RETAIL / GALLERY
7,600 SF

PARKING
AT GRADE

LOADING

TRASH

MENS
LOCKERS

Bike Storage

COFFEE SHOP

WOMENS
LOCKERS

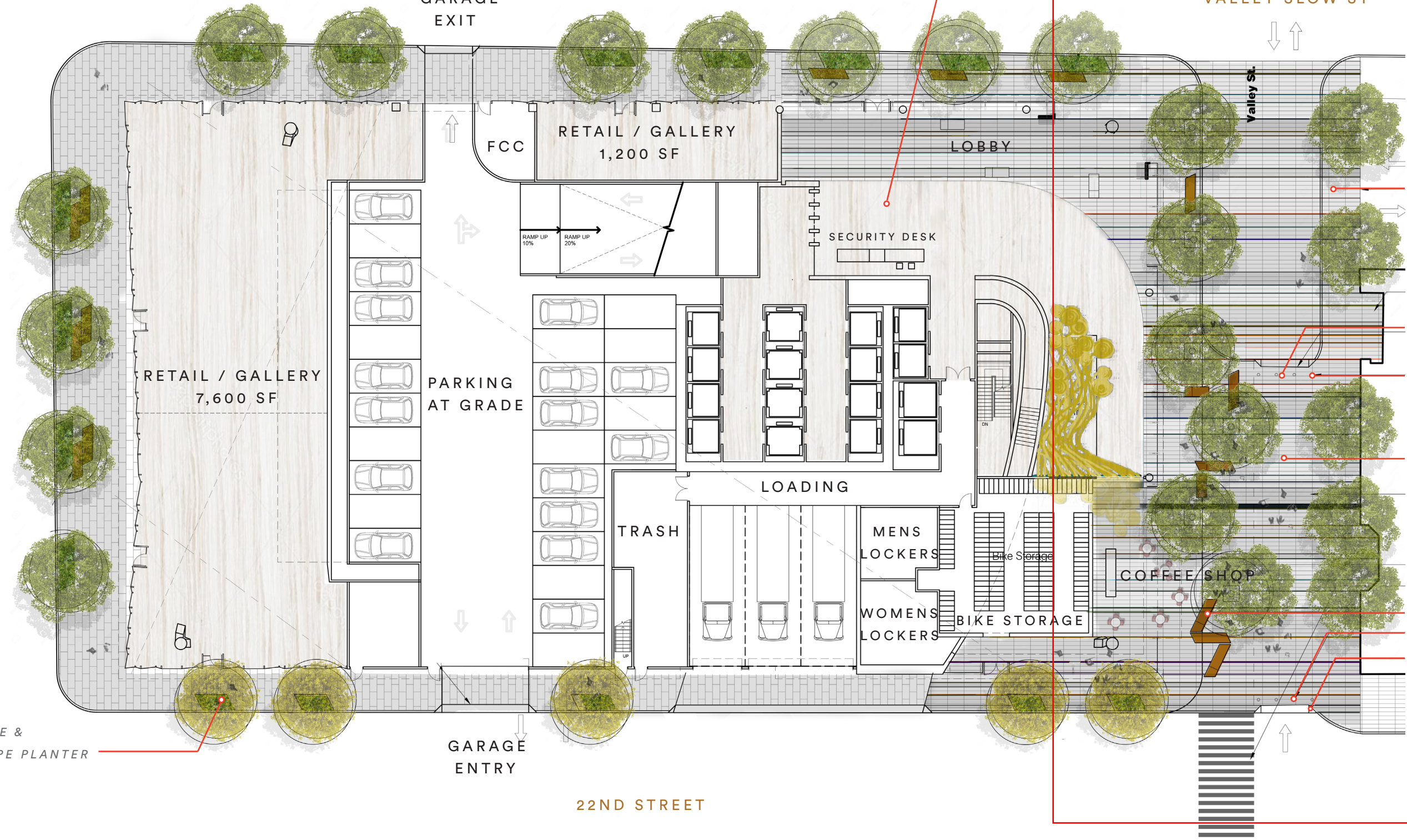
BIKE STORAGE

GARAGE
ENTRY

22ND STREET

STREET TREE &
STREETSCAPE PLANTER

GROUND FLOOR





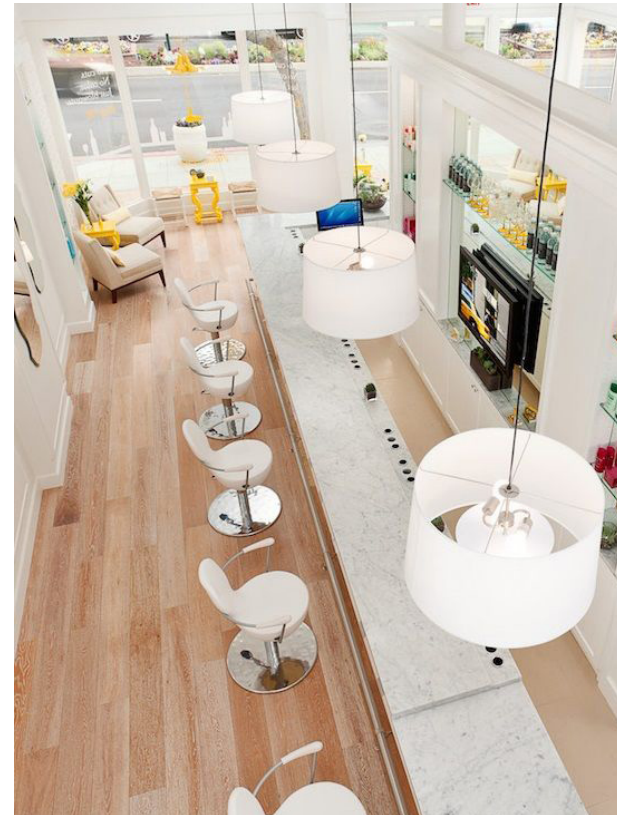
SIMILAR SLOW STREET REFERENCE



BARBER SHOP



CLOTHING RETAIL



HAIR SALON



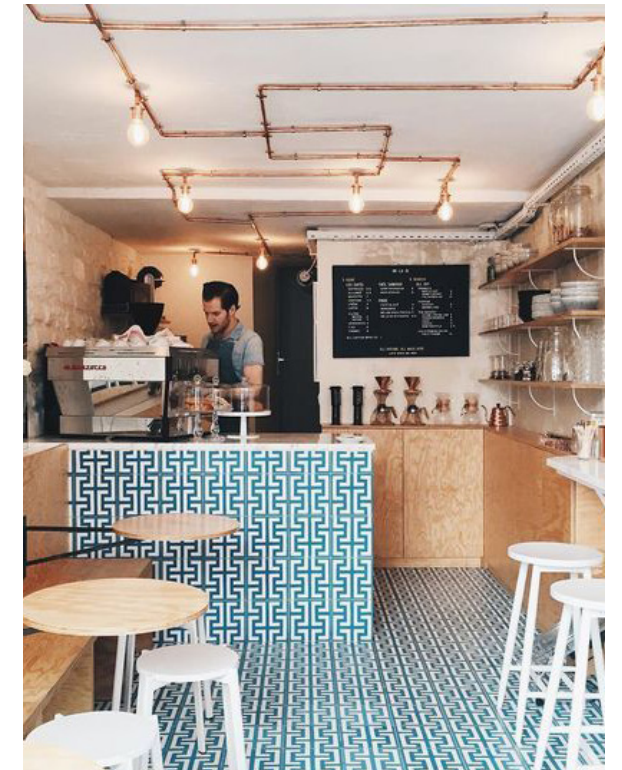
BAKERY



BAR



USE OF MEZZANINE



COFFEE

GROUND FLOOR RETAIL REFERENCES



CHANDRA CERRITO CONTEMPORARY



VESSEL GALLERY



JOHANSON PROJECTS



OAKOPOLIS GALLERY

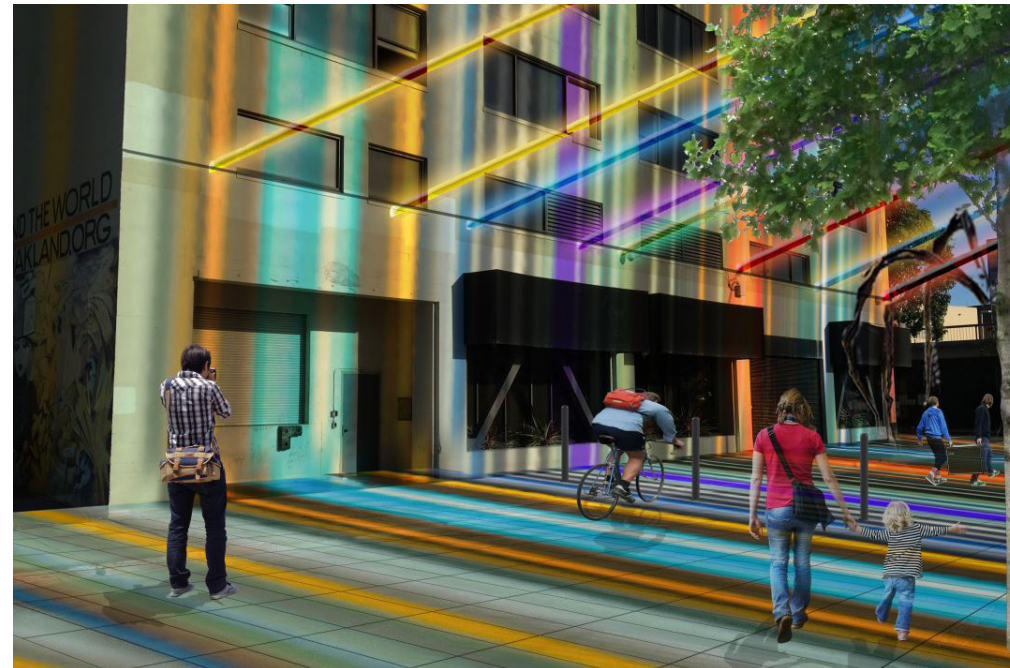
GROUND FLOOR ART GALLERY REFERENCES



OAKLAND COLORS



ART INSTALLATION REFERENCE



VALLEY ST NIGHT TIME



LOBBY ART INSTALLATION

GROUND FLOOR DESIGN INSPIRATION



LOBBY SCULPTURE



ELEVATION GRAND AVENUE



LOBBY

ART/MAKER RETAIL

P

ART / RETAIL

VALLEY SLOW ST

OPEN CORNER

EXPOSED RAMP

COUNTER LOBBY LIKE RAMP SHAPE

ART / MAKER RETAIL SPACE

SECOND EXIT PARKING

RETAIL SPACE

SIGNAGE



VALLEY SLOW STREET



SPECIAL PAVEMENT IN VALLEY ST



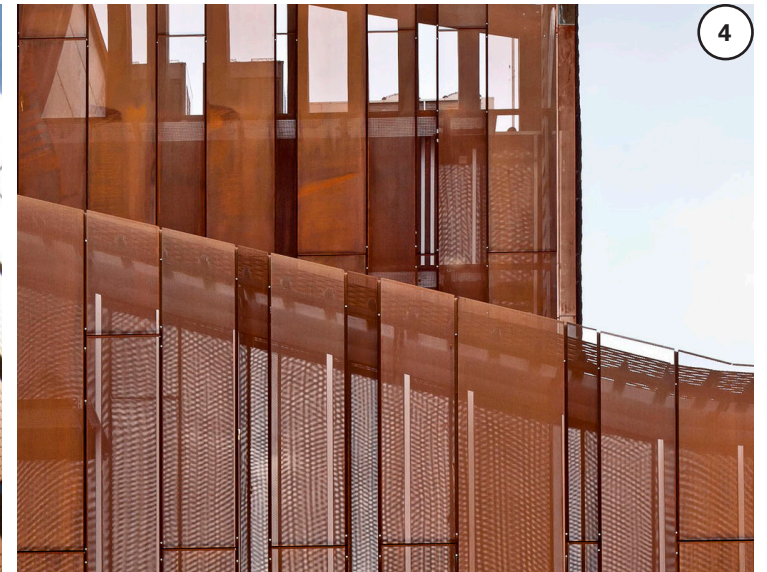
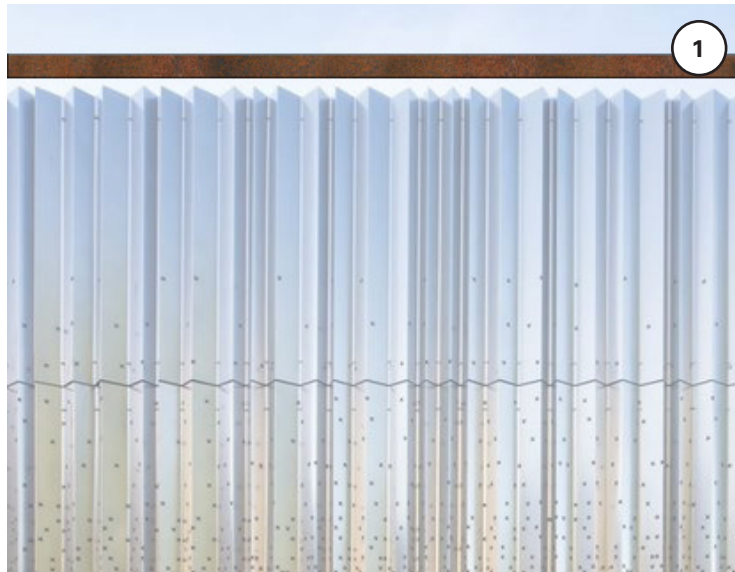
VALLEY ST & GRAND AVE



GRAND AVE & TELEGRAPH AVE



GROUND FLOOR PEDESTRIAN EXPERIENCE



- ① CLEAR GLASS WALL WITH PERFORATED METAL SCREEN BEYOND AT MECHANICAL PENTHOUSE
- ② ALUMINUM CURTAIN WALL WITH HIGH PERFORMANCE LOW-E GLAZING
- ③ ALUMINUM SOLAR SHADES
- ④ PERFORATED METAL GUARDRAILS

- ⑤ STEEL AND ALUMINUM STRUCTURAL GLAZING SYSTEM WITH CLEAR GLASS
- ⑥ ALUMINUM AND GLASS BI-FOLDING VERTICAL DOORS
- ⑦ METAL TRIM
- ⑧ PERFORATED METAL SCREEN WITH DARK ACCENT PANELS

MATERIALS