

Oakland City Planning Commission
Design Review Committee

Case File Number: ER030004, DA13171, PUD13170-PUDF03-R01

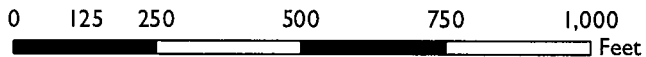
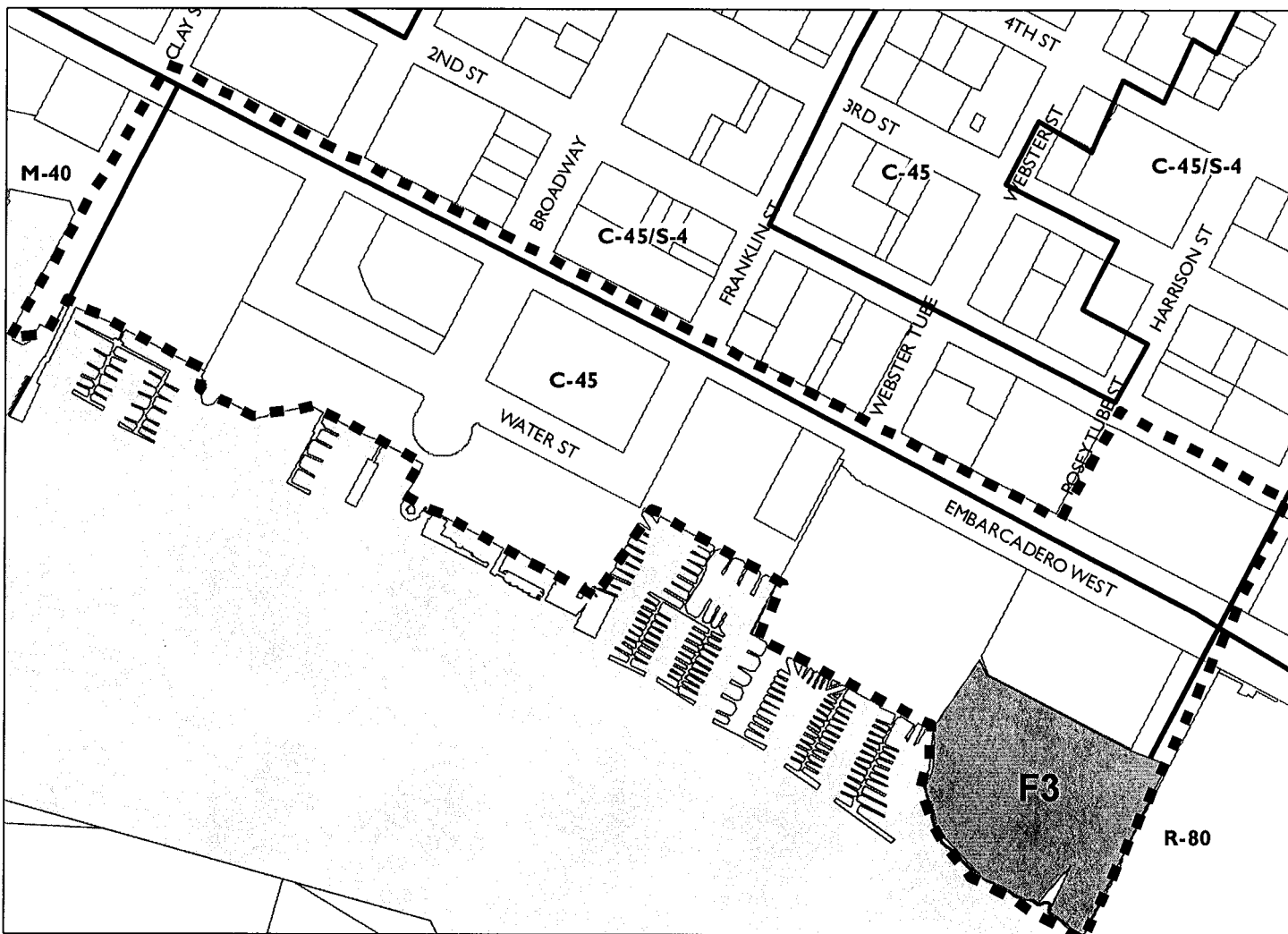
January 29, 2020

Location:	Jack London Square Development Project: Site F3 (south of Embarcadero, between Alice and Harrison Streets).
Assessor's Parcel Numbers:	018 042000402
Proposal:	Final Development Permits for Site F3.
Applicant:	CIM Group, Sean Buran: p: (323) 860-1811
Contact Person:	CIM Group, Sean Buran: p: (323) 860-1811
Owner:	CIM Group
Case File Number:	ER030004, DA13171, PUD13170-PUDF03-R01
Planning Permits Required:	Minor Revision to Final Development Permit for Site F3 of Jack London Square Planned Unit Development Project.
General Plan:	Waterfront Commercial Recreation-1.
Zoning:	C-45 Community Shopping Commercial Zone
Environmental Determination:	Final EIR certified on March 17, 2004 by the Planning Commission; Addendum #1 approved on September 23, 2014.
Historic Status:	None for affected sites.
Service Delivery District:	I – Downtown/West Oakland/Harbor
City Council District:	3 – Lynette Gibson McElhaney
Date Filed:	January 6, 2020
Status:	FDP approved March 21, 2018
Action to be Taken:	Provide design review and confirm minor revision for Site F3.
Staff Recommendation:	Take public testimony, close the public hearing and advise staff.
Finality of Decision:	NA
For Further Information:	Contact the case planner Catherine Payne at (510) 238-6168 or cpayne@oaklandnet.com

SUMMARY

CIM Group (the applicant) has submitted an application for a minor revision to the Final Development Permit (FDP) for Site F3 of the Jack London District Planned Unit Development (PUD). The City of Oakland originally approved the nine-site, multi-phased development project known as “Jack London Square” in 2004. A revision to the PUD (and an accompanying General Plan Amendment) was approved for the project in 2014. Three sites have been constructed, one site is under construction, and a building permit application has been submitted for an additional site. The approved project on Site F3 is for a 155-key hotel, consistent with the permitted uses in the adopted PUD. At this time, the applicant proposes changes to the appearance of the project, as well as minor site-planning changes, and a minor reduction to the land use intensity of the project. Because the proposed minor revision changes the appearance of the project, staff is informing the DRC and soliciting any design review comments prior to an administrative decision regarding the application.

CITY OF OAKLAND PLANNING COMMISSION



Case File: ER030004, DAI3171, PUDI3170-PUDF-03-R01
Applicant: CIM Group
Address: Jack London Square Development Project: Site F3
(South of Embarcadero, between Alice and Harrison Streets)
Zone: C-45

PROJECT SITE AND SURROUNDING AREA

The Jack London Square project site is a nine-site area located along the Oakland Estuary (at the southern terminus of Broadway) between Clay and Alice Streets. More specifically, Jack London Square project “Site F3” is located on the waterfront, south of Water Street (a pedestrian paseo) and between Alice and Harrison Streets. Surrounding land uses include entertainment, dining and destination retail uses and the Jack London Square Marina to the south. Site F3 is located immediately south of the currently under construction, mixed-use residential and ground floor commercial project on Site F2, and west of “The Landing” multi-family residential complex.

PROJECT BACKGROUND

Project History

The City of Oakland approved the nine-site, multi-phased development project known as “Jack London Square” in 2004. The project is located on sites located throughout the Jack London District of Oakland, south of Interstate 880, and owned by the Port of Oakland (with the exception of Sites D and F2, which are owned by CIM Group). The project was subject to an Environmental Impact Report, Preliminary and Final Development Permits (and appeal), Major Conditional Use Permit (and appeal), Major Variance, Rezone, Development Agreement (and appeal), with final approvals for the land use entitlements granted by the Oakland City Council on June 15, 2004. The PUD was revised in 2014 to allow residential development options on Sites D and F2.

The adopted project is a mixed-use development scheme that supports the retail, entertainment and dining uses in the project area, while providing needed complementary residential uses, as well. The project was subject to a high level of design scrutiny in both 2004 and 2014, with a concern for how buildings and land uses would relate to the waterfront, to the public spaces in Jack London Square (including the Bay Trail), and to nearby residential uses.

Since 2004, three sites have been completed: Sites “C”, “G” and “F1”. “Site C” is a commercial building that includes 16,000 square feet of above-ground floor office space and 16,000 square feet of vacant retail, dining and entertainment space on the ground floor. “Site G” includes 1,086 parking spaces (although the site was only required to have 743 spaces), 30,000 square feet of commercial space on the ground floor, and a pedestrian bridge connecting the building to Jack London Square over the railroad ROW along Embarcadero. “Site F1” is a six-story building with an approximately 33,000 square-foot footprint, and encompasses a total of 191,000 square feet; there is a restaurant located on the ground floor and mostly occupied office uses on the upper floors.

Currently, Site F2 is under construction, and the applicant has submitted a building permit application for the approved residential project planned for Site D.

The Site F3 FDP for a hotel was approved in March 2018, consistent with the PUD. The applicant is now seeking a minor revision to the Site F3 FDP, which is the subject of this report.

PROJECT DESCRIPTION

The proposed project is a revision to the Site F3 FDP for a hotel. The proposed revision includes the following:

- **Land Uses and Intensity:** The proposed revision does not include changes to the hotel and restaurant land uses approved under the Site F3 FDP. However, the revised design is for a somewhat smaller project, including reduction of the number of hotel keys by 11 from 155 to 144, and a general ten percent reduction in overall programming and size.
- **Site Planning:** The proposed revision separates the hotel from the restaurant, resulting in two buildings. The restaurant and event space would be located in a building on the corner of Water and Harrison Streets. The hotel would be located in a building on the east side of the site, along Alice Street. This change improves activity and transparency along the public pathways (particularly along Water and Harrison Streets) fronting the project.
- **Landscape Design:** The landscape design has been refined to satisfy Bay Conservation and Development Commission (BCDC) permit requirements. However, the concept is consistent with what was desired by Planning Commission, providing usable lawn area on the Estuary side of the project, and connectivity between the San Francisco Bay Trail and Jack London Square at the intersection of Water and Harrison Streets.
- **Architectural Design:** While the project massing and layout have not changed substantially, the architectural design of the project is different from the approved Site F3 FDP:
 - **Buildings:** Whereas the approved FDP is for a single, L-shaped building, the proposed revision breaks the project into two buildings with a generous outdoor, public gathering area located between the two buildings.
 - **Hotel:** The hotel continues to be contained within a 5-story building along Alice Street. The proposed design is less articulated and varied than the approved project. However, the proposal includes a more open, responsive treatment facing the Estuary, including projecting balconies and generous glazing.
 - **Restaurant:** The restaurant and event spaces are proposed in a separate, one-story building fronting Water and Harrison Street. The building has a shed-form with corrugated metal siding and a generous entrance area at the corner of Water and Harrison Streets. The design of the restaurant building reflects the historic industrial, warehouse character of Oakland's waterfront and provides variety of form and massing in the immediate area.

ISSUES

The proposed revision provides a greatly improved treatment of the western side of the project site: staff supports the relocated restaurant, warehouse vernacular massing and style of the western building, and expansive porch along Water Street. Staff also supports the separation of the hotel and restaurant buildings with an inviting, public gathering area. The public open space design is inspired, and enhances connectivity between the regional Bay Trail along the Estuary and the site-specific Jack London Square public promenade. These elements provide activation, as well as architectural and design variety to Jack London Square. However, the proposed revisions to the hotel building result in a bulkier, more massive building overall that requires further refinement, as follows:

- **Hotel North Elevation:** The north elevation, adjacent to Water Street (the primary pedestrian street through Jack London Square) is essentially a blank wall. The wall should include window penetrations above ground floor, consistent with the south end of the building, and should be articulated to provide a more attractive, activated, and appropriately scaled presence along Water Street and across from the F2 residential project that is currently under construction and has townhouse units facing Water Street. The ground floor façade should be similarly revised to include articulation and interesting, high quality materials to soften the wall, reduce the scale and provide a more inviting entrance to Jack London Square from Alice Street.
- **Hotel East and West Elevations:** The east and west elevations are minimally articulated and have a repetitive arrangement and pattern of openings and materials. Both elevations should be revised to be more visually complex, break the horizontal mass of the building, and provide an interesting top to the building. The ground floor of the east elevation should visually extend the lobby south to reduce the extensive back-of-house quality of the elevation.
- **Hotel South Elevation:** The south elevation facing the Estuary is well-resolved, with ample transparency, articulation, and connectivity between the balcony projections and the Estuary.
- **Hotel Building Top:** The top of the building should appear light and transparent, reducing the mass and providing visual interest, responding particularly to the unique views of the waterfront from the higher levels of the building.

RECOMMENDATION

Staff finds the proposed revision to the Site F3 FDP to improve upon the site planning, public open space design, and restaurant and event space building; however, the hotel building appears bulky and lacks visual interest. Staff recommends the DRC do the following:

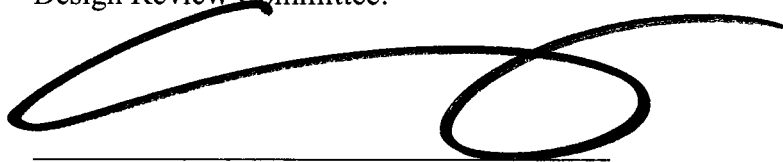
- Provide design comments regarding the proposed revision to the Site F3 FDP; and
- Regarding the hotel building, direct the applicant to work with staff to:
 - Redesign the north elevation to include windows, articulation, and refined and scaled treatment of the ground floor treatment;
 - Revise the west façade to provide more articulation, materials and variation of scale to reduce scale and mass of building and increase visual interest;
 - Revise the east façade similarly to the west façade, and maximize transparency and activation on the northern portion of the façade (adjacent to Water Street); and
 - Provide an interesting top to the building that responds to the location on the water and views from that elevation, and reduces the building mass.

Prepared by:



Catherine Payne
Acting Development Planning Manager

Approved for forwarding to the
Design Review Committee:



Catherine Payne
Acting Development Planning Manager
Bureau of Planning

Attachments:

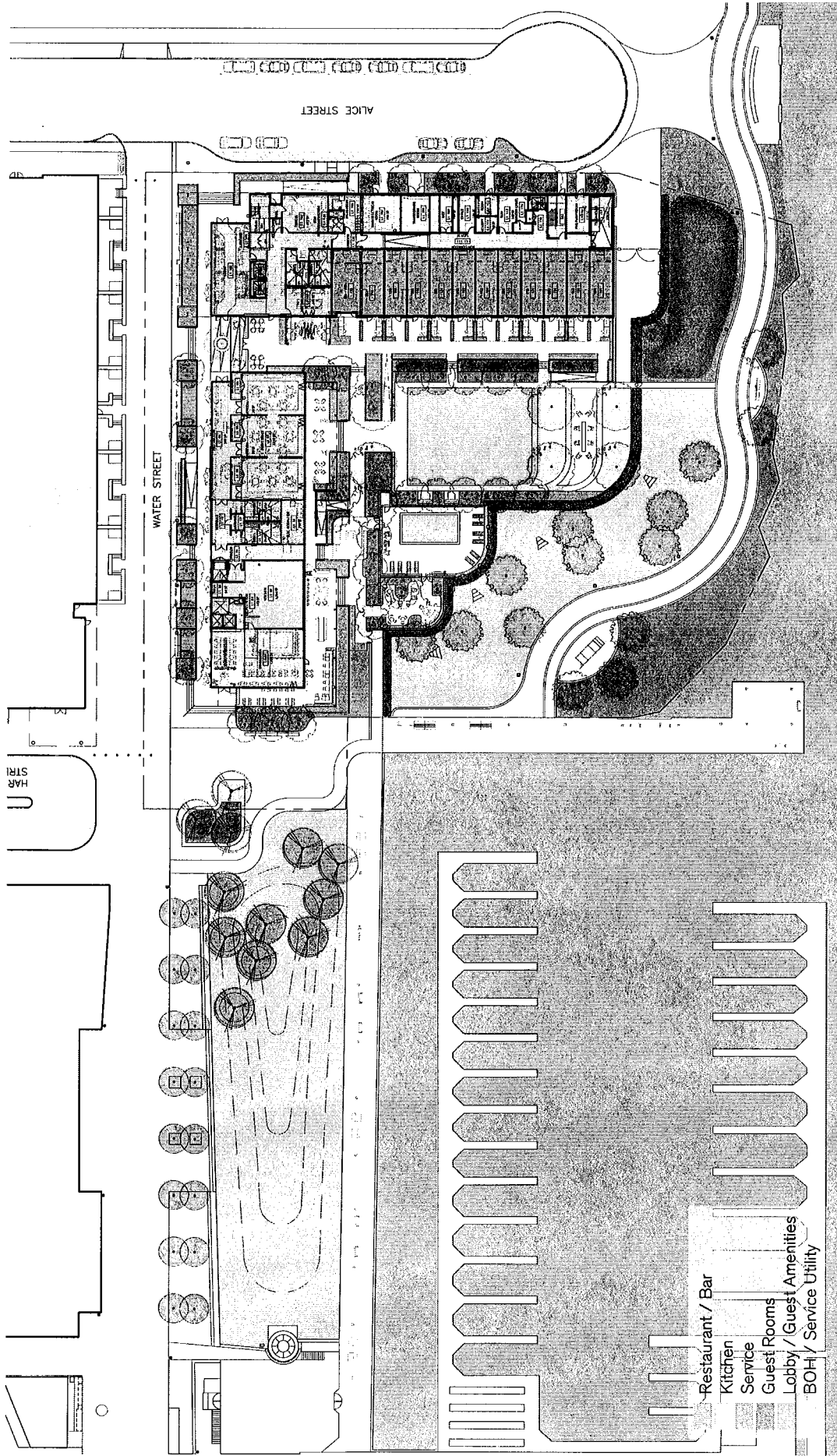
- A. Proposed Project Plans
- B. Approved Plans

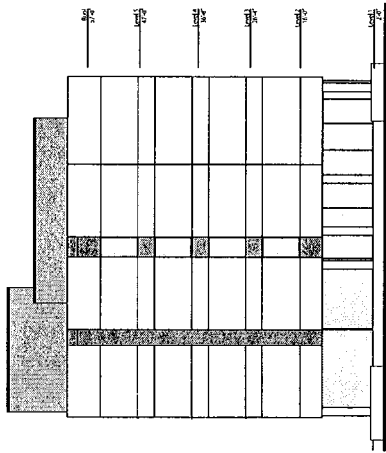
ATTACHMENT A: PROPOSED PLANS

Jack London Square Hotel

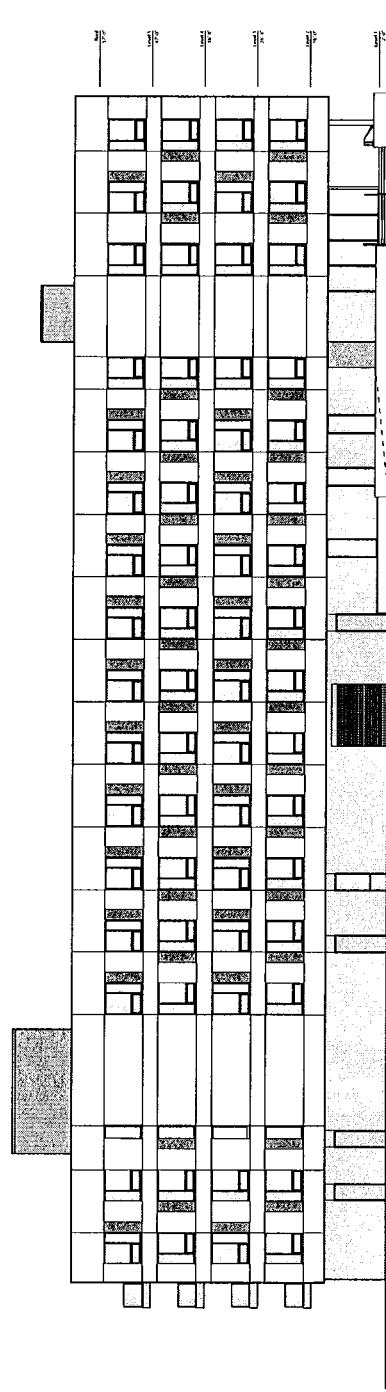
Oakland, California



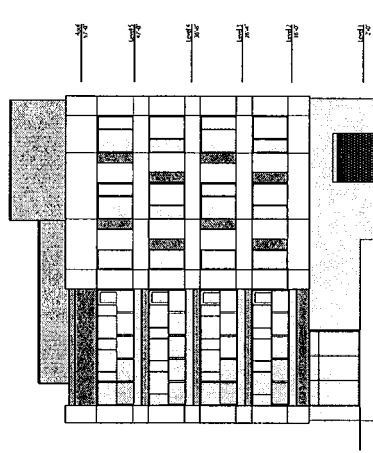




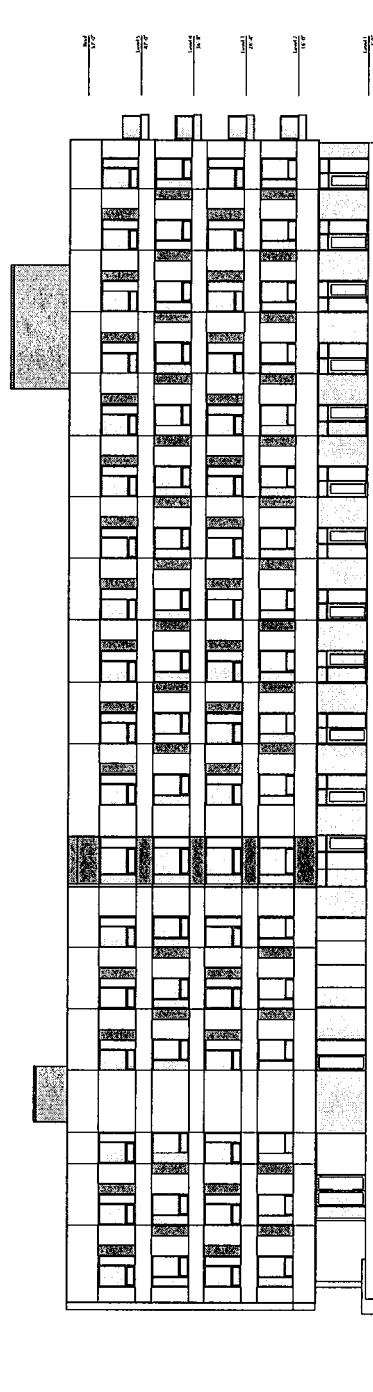
North Elevation



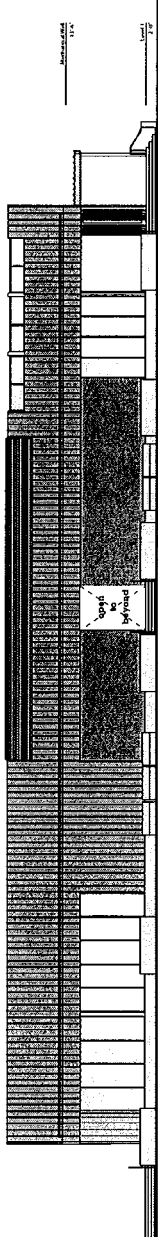
East Elevation



South Elevation



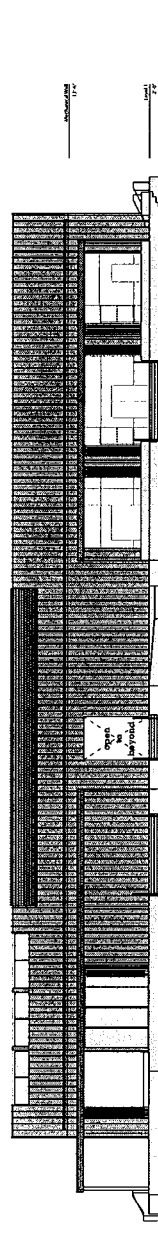
West Elevation



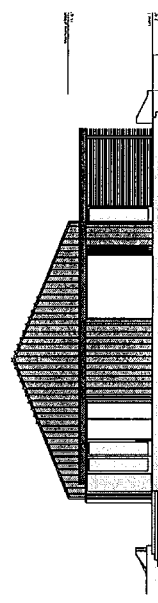
North Elevation



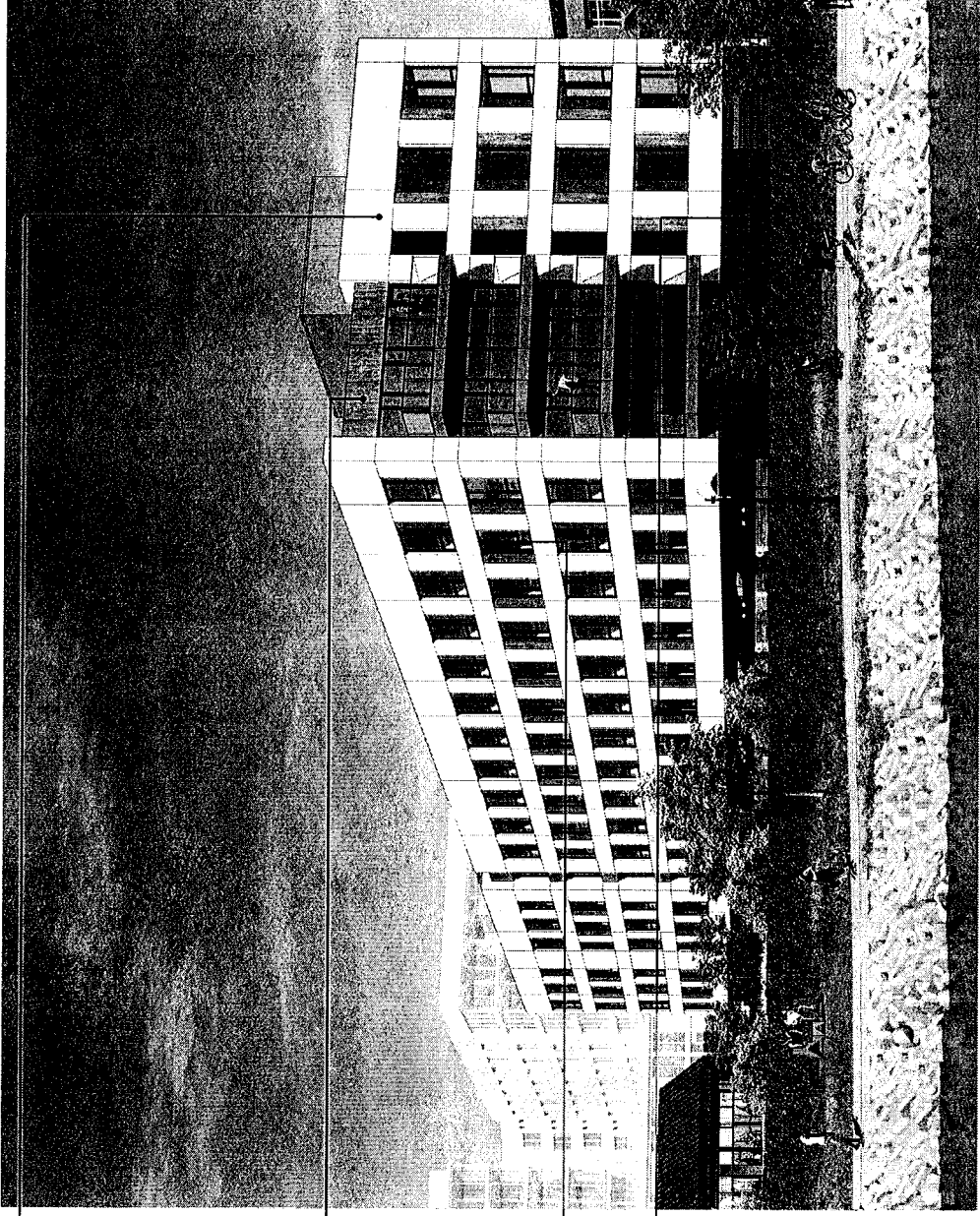
East Elevation



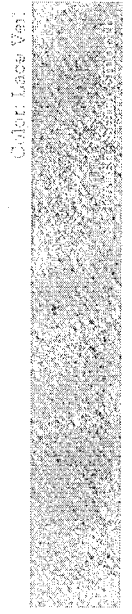
South Elevation



West Elevation



1

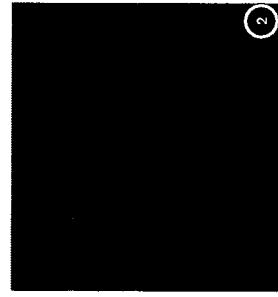


Plaster

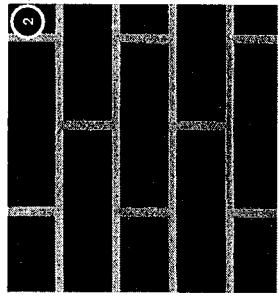
Color: Lace Van



Wood siding (color TED)

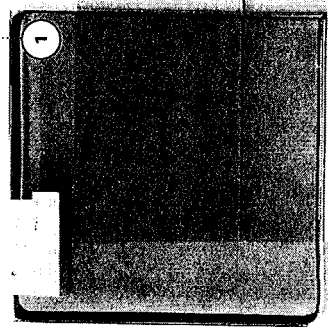
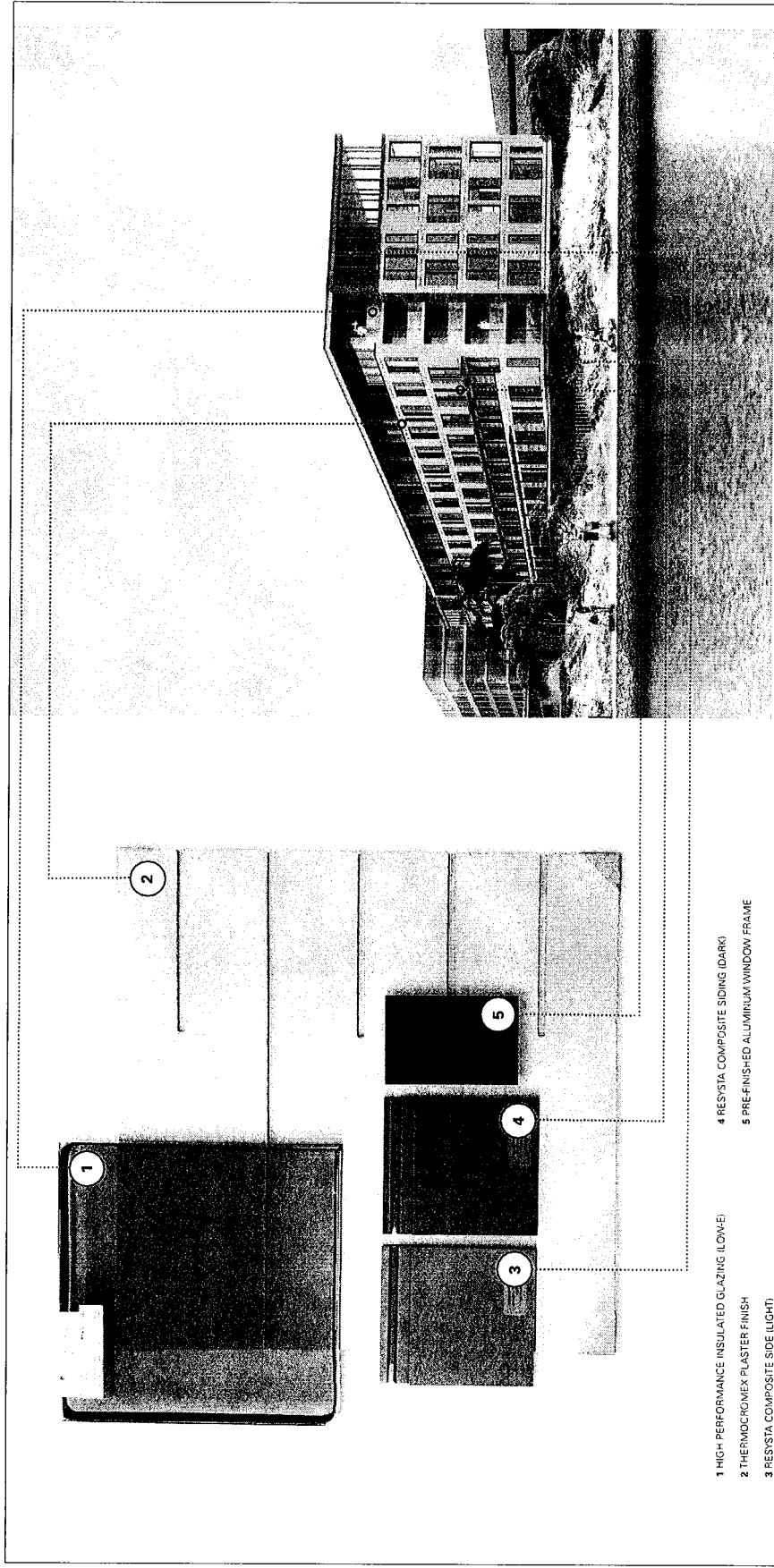


Aluminum Window Frames

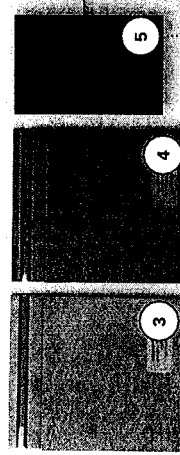


Endcort Thin Brick (Manganese Ironspot)

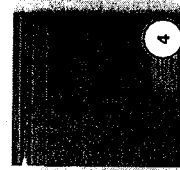
Previous Design 08.30.2017



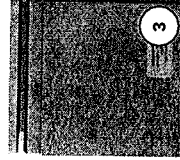
1



2



3



4



5

- 1 HIGH PERFORMANCE INSULATED GLAZING (LOW-E)
- 2 THERMOCROMEX PLASTER FINISH
- 3 RESYSTA COMPOSITE SIDE (LIGHT)
- 4 RESYSTA COMPOSITE SIDING (DARK)
- 5 PREFINISHED ALUMINUM WINDOW FRAME

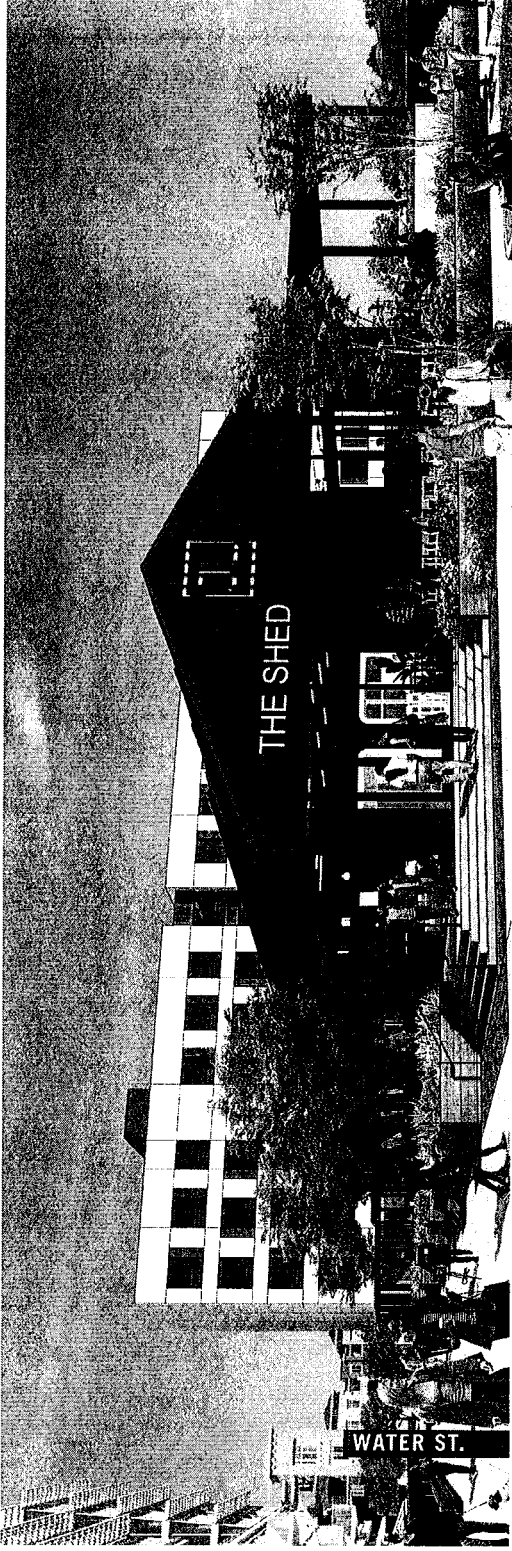


MATERIAL SELECTION
FINAL DEVELOPMENT PLAN
Jack London Square - Parcel F3
CIM Group

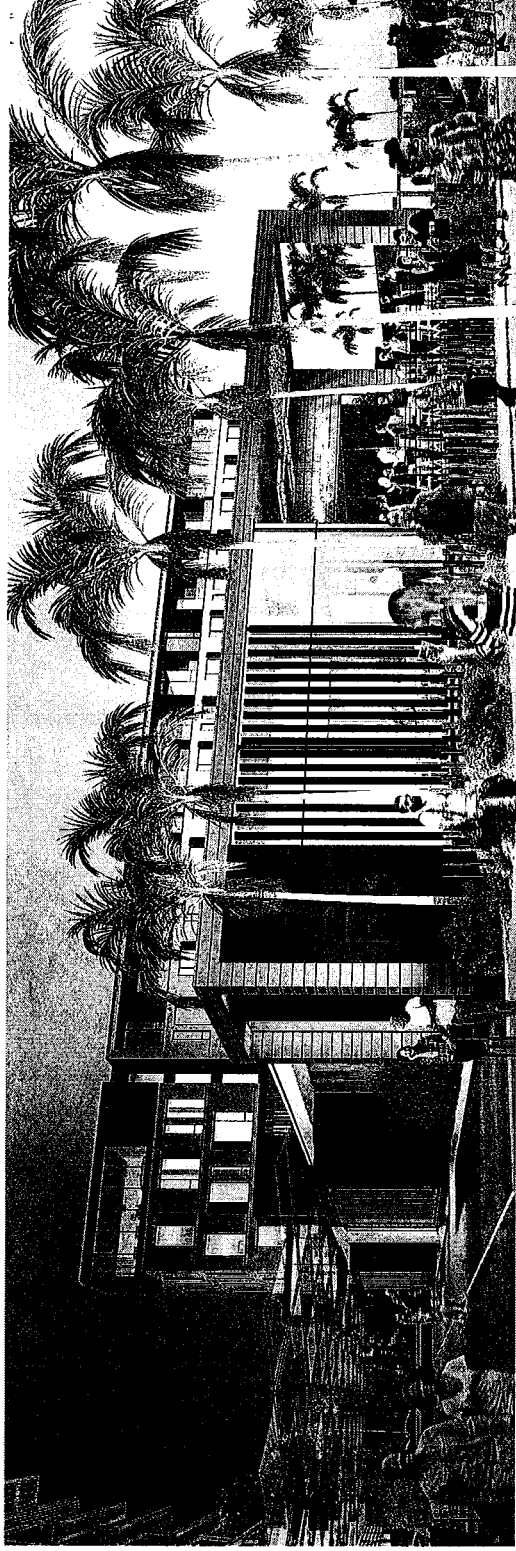
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F3 7037031

A3.4

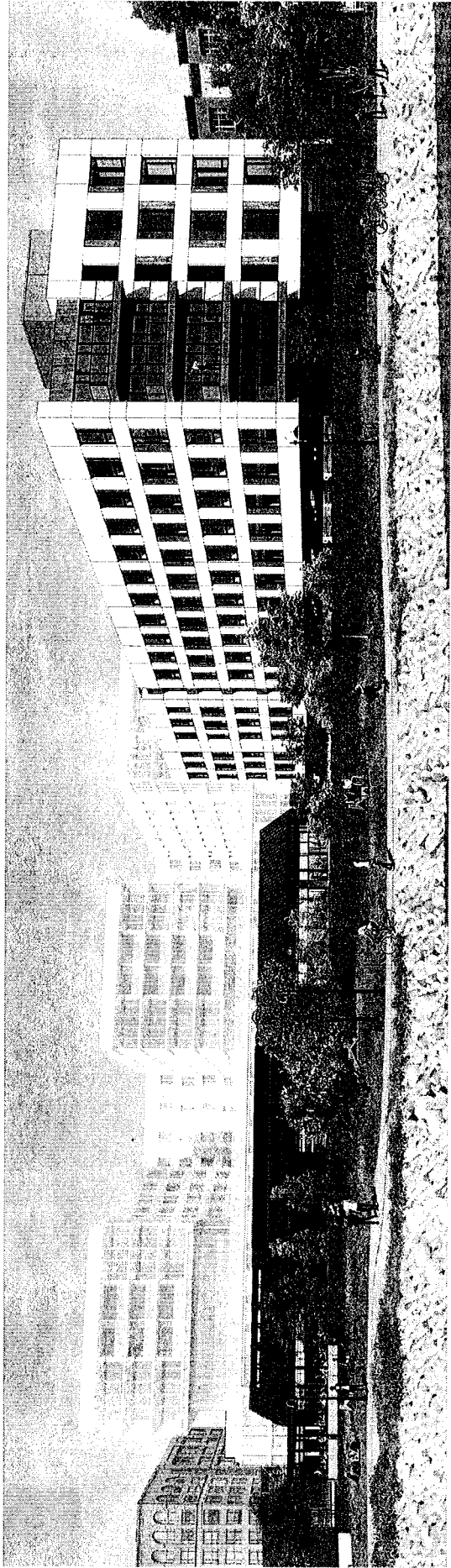




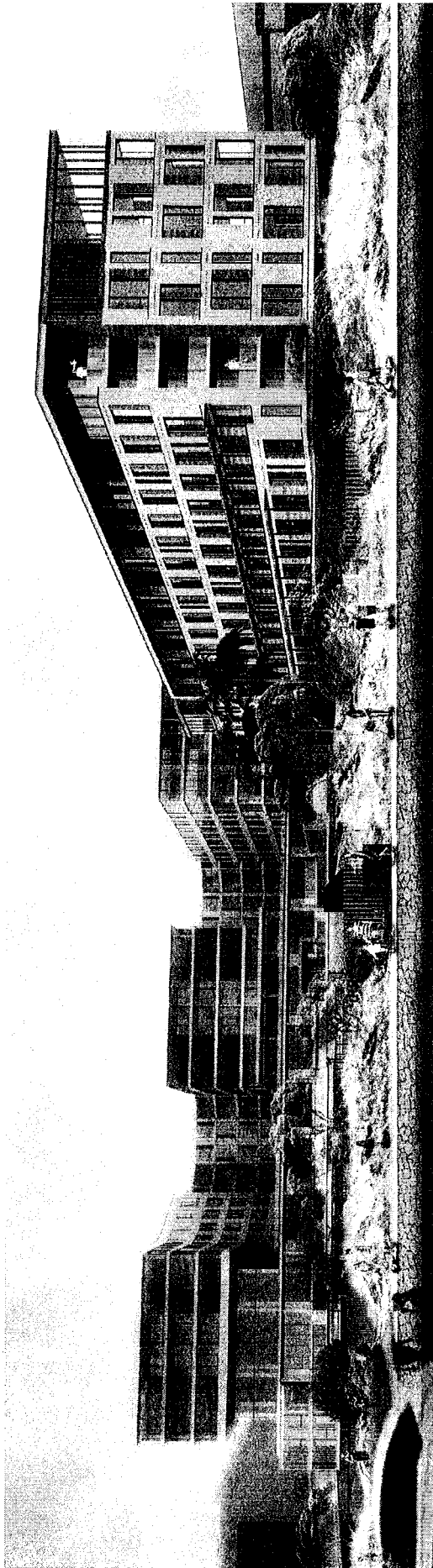
Water Street at Harrison Street - current design



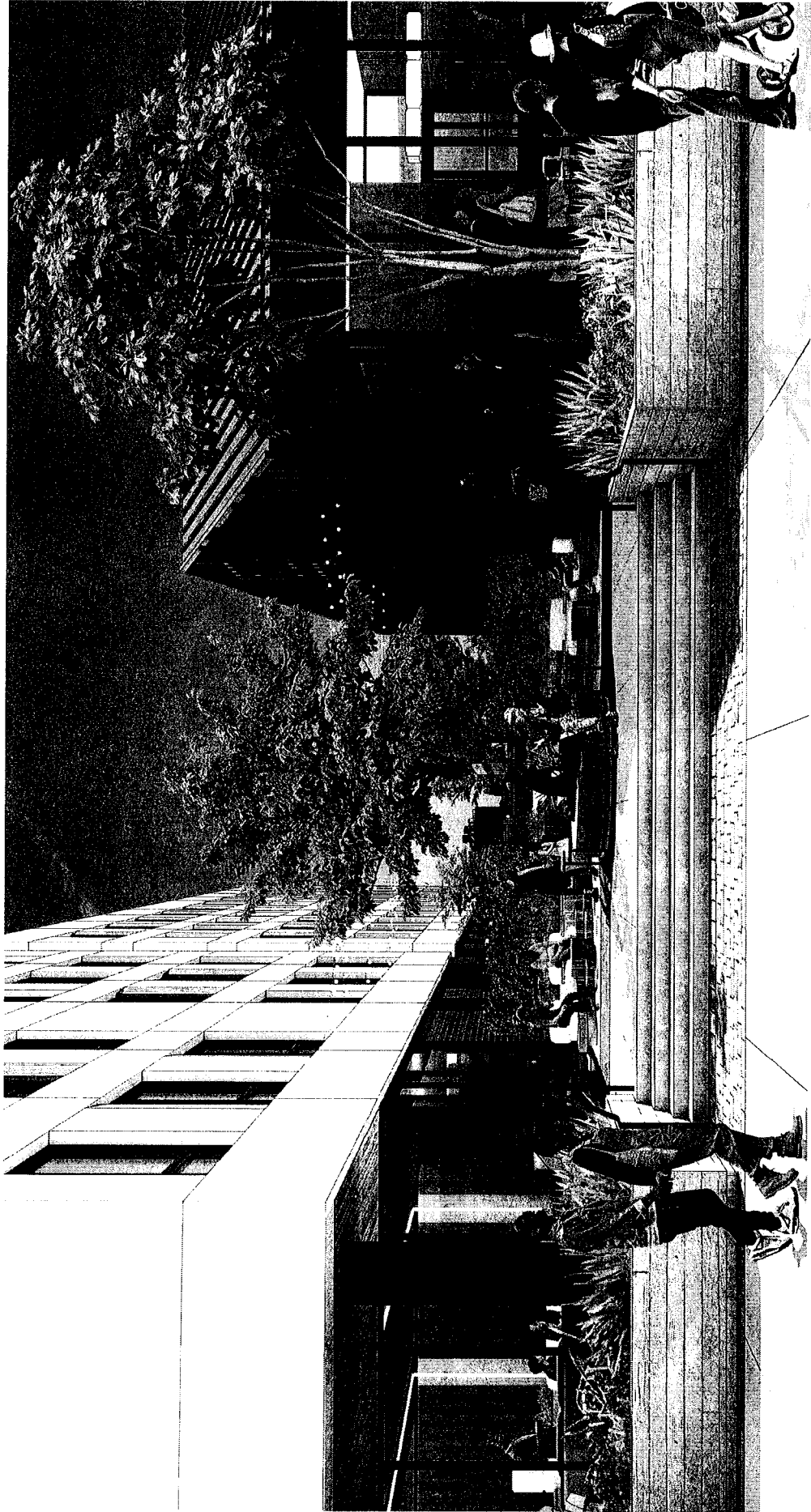
Development Package 08.30.2017



View from Harbor / Estuary

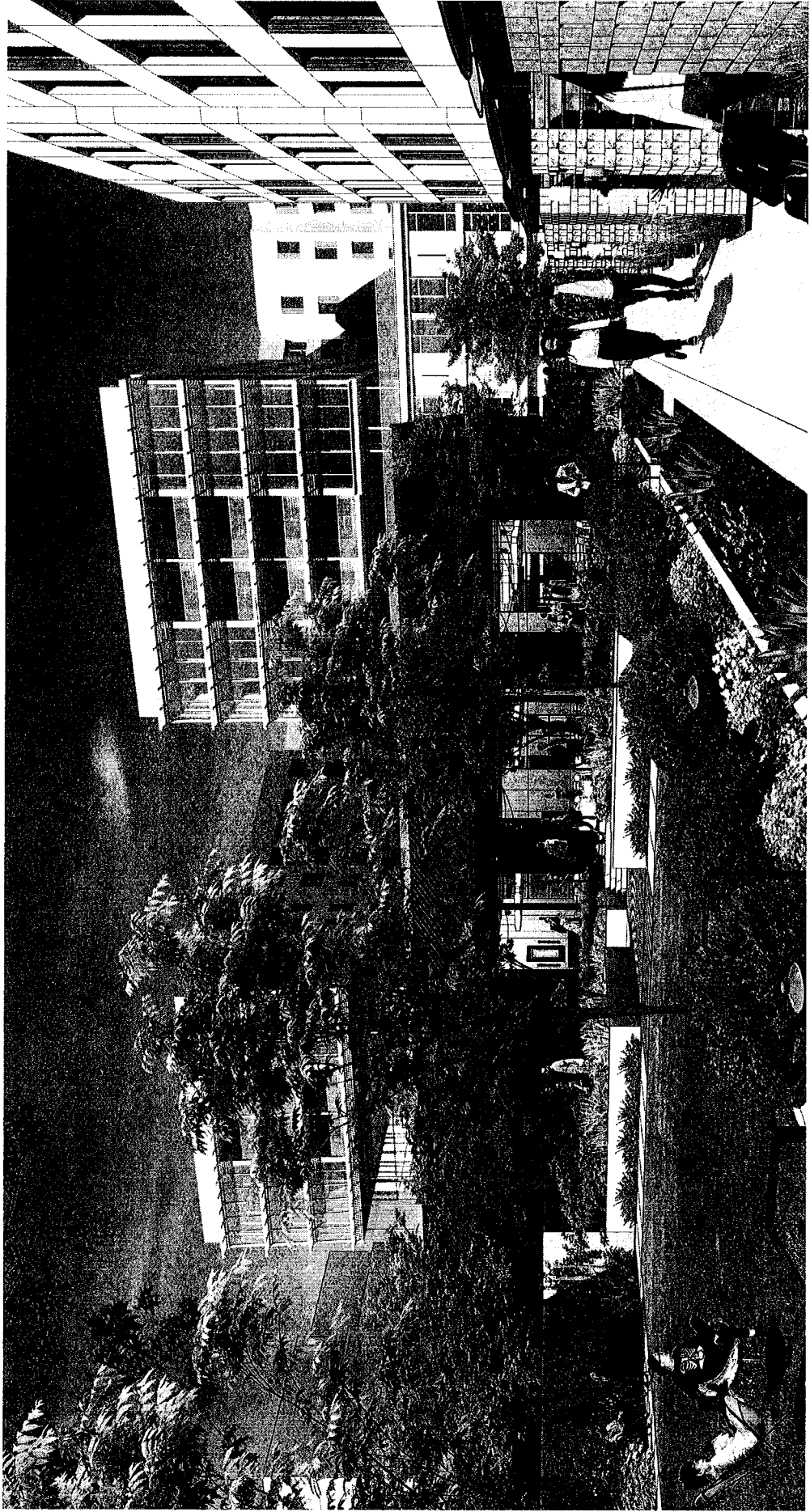


Development Package 08.30.2017



Entrance on Water Street

studionineleven

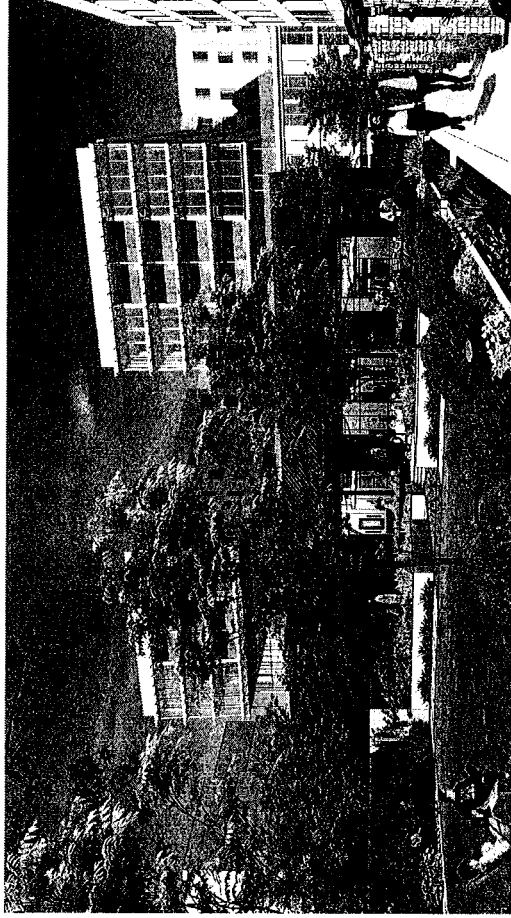


Courtyard Views

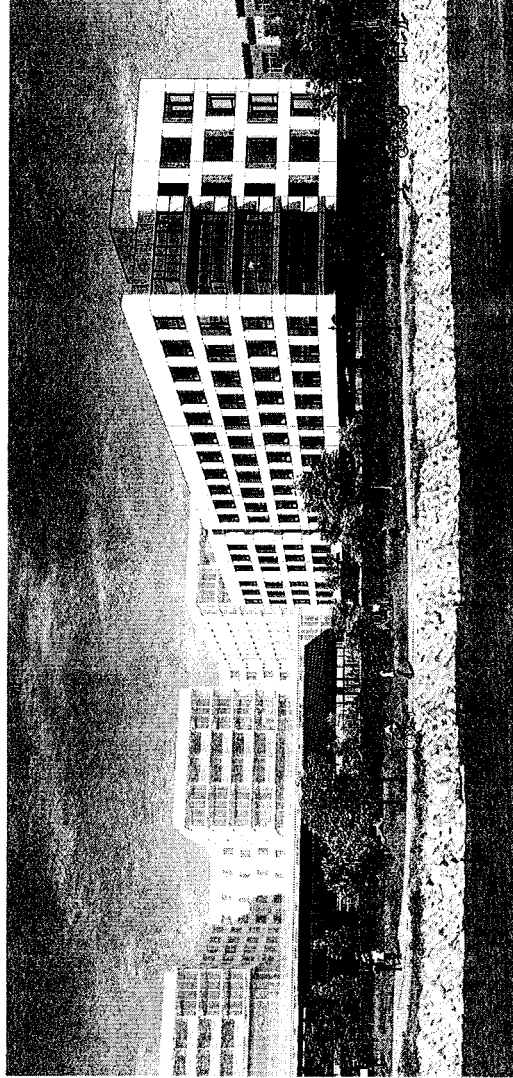
studionoleven



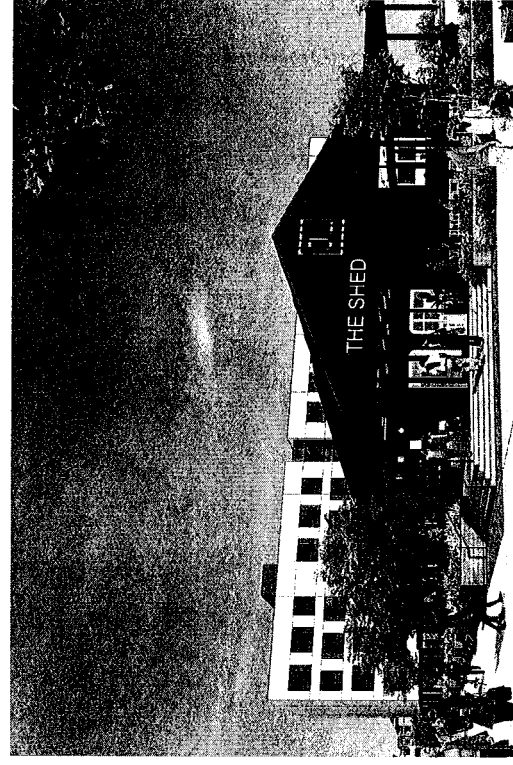
Entrance on Water Street



Courtyard garden



View from Harbor



Water Street at Harrison Street

Perspective Views

studieniveau 13

ATTACHMENT B: APPROVED PLANS



JACK LONDON SQUARE HOTEL

OAKLAND, CALIFORNIA

DEVELOPER

CIM CIM Group

4700 WILSHIRE BOULEVARD,
LOS ANGELES, CA 90010
T 323.860.4900

ARCHITECT

SCB SOLOMON CORDWELL BUENZ
ARCHITECTS

255 CALIFORNIA STREET
SAN FRANCISCO, CA 94111
T 415.216.2450

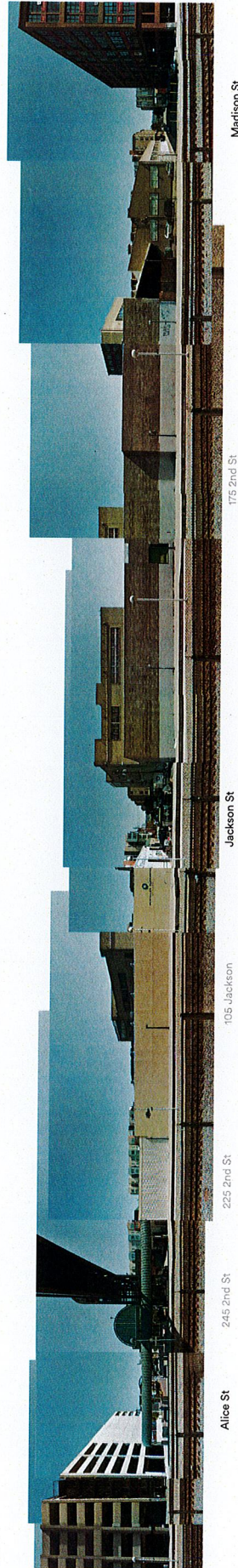


NEIGHBORING PROPERTY VIEWS
PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group



03 - 12 - 2018
F3_2017011

Embarcadero (Facing North)



Embarcadero (Facing South)



141 Embarcadero

Jackson St

101 Embarcadero

Alice St

PARCEL F2

Harrison St



55 Harrison

65 Webster

Franklin St

98 Broadway

Water St & SF Bay Trail (Facing North)

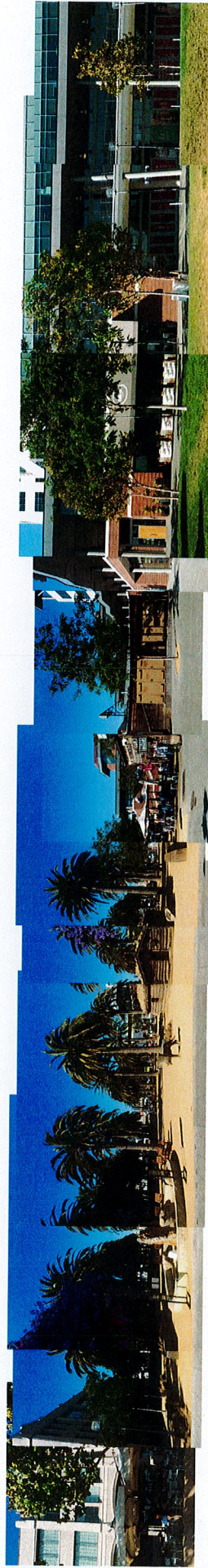


Broadway

98 Broadway

Franklin St

65 Webster



Webster St

55 Harrison



55 Harrison

Harrison St

Alice St

131 Embarcadero

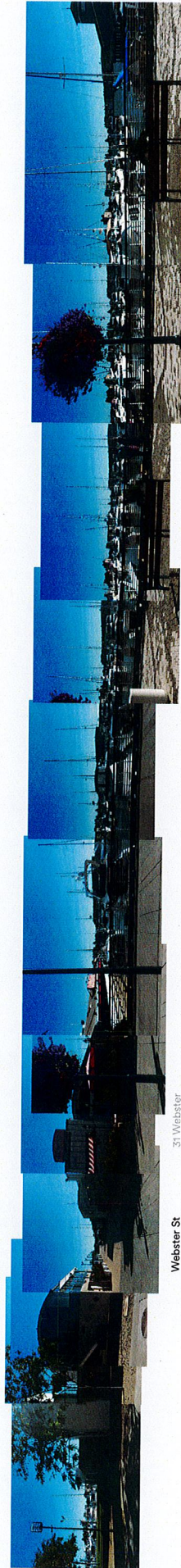
121 Embarcadero

Madison St

Water St & SF Bay Trail (Facing South)



PARCEL F3



Webster St
31 Webster



1 Franklin Franklin St

409 Water

Broadway

WATER ST FACING SOUTH
PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group



03 - 12 - 2018
F3 2017011

Harrison St (Facing West)



55 Harrison

Embarcadero

311 2nd St

2nd St

229 Harrison

3rd St



311 4th St

4th St

300 4th St

417 Harrison

425 Harrison

5th St

Alice St (Facing East)



5th St

428 Alice

4th St

247 4th St

245 3rd St

3rd St

220-200 Alice

2nd St



Embarcadero

101 Embarcadero

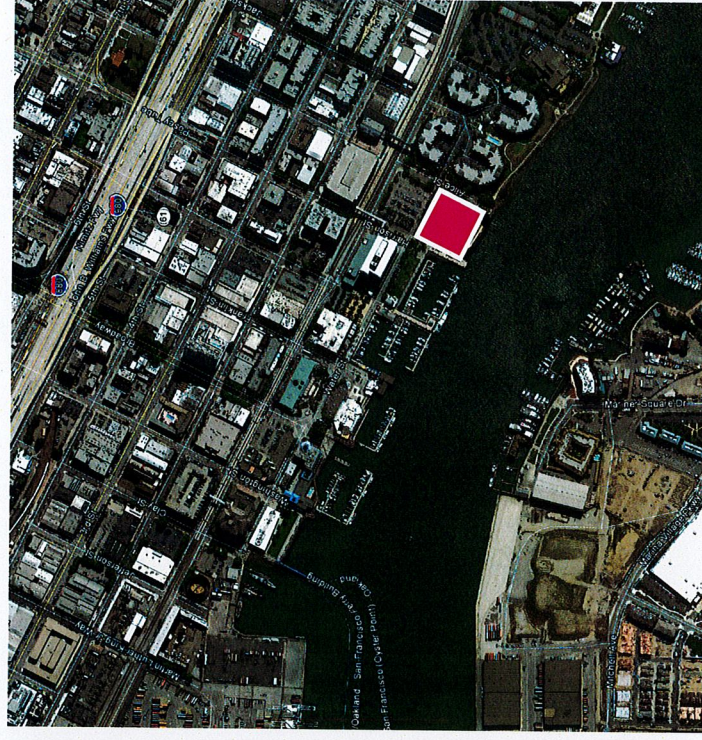
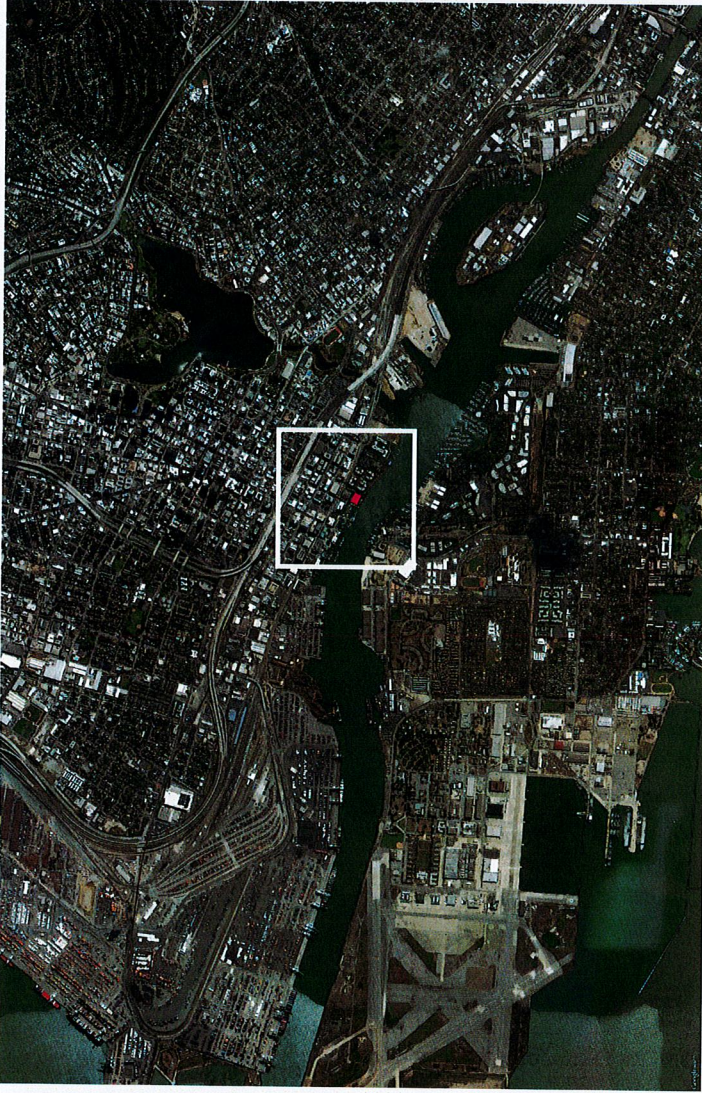
2-58 Alice

PARCEL F3

VIEWS - HARRISON ST & ALICE ST
 PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
 CIM Group



03 - 12 - 2018
 - F3 2017011



CONTEXT MAP
PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group



03 - 12 - 2018
F3 - 2017011

A1.1

Item	Notes	FDP - Proposed
Regulating Agency	City of Oakland	
Governing Regulations	Ordinance No. 12612	
Parcel Area	99,826 sf	
Zoning Classification	C-45; PUD	
General Plan Classification	MUD	
Land Use	Hotel; Conference Center; Retail	Mixed Use
Density (Unit Count)		155 rooms
FAR	7.00	
Building Height	175' (13 stories Max.)	67' 6 stories
Parking	One (1) space for each six hundred (600) square feet on the ground floor One (1) space for each one thousand (1,000) square feet of floor area not on the ground floor of a building	22 parking spaces on-site balance of code required parking to be provided per PUD on Site G (\$17,142,100.F)

ZONING ANALYSIS
 PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
 CIM Group



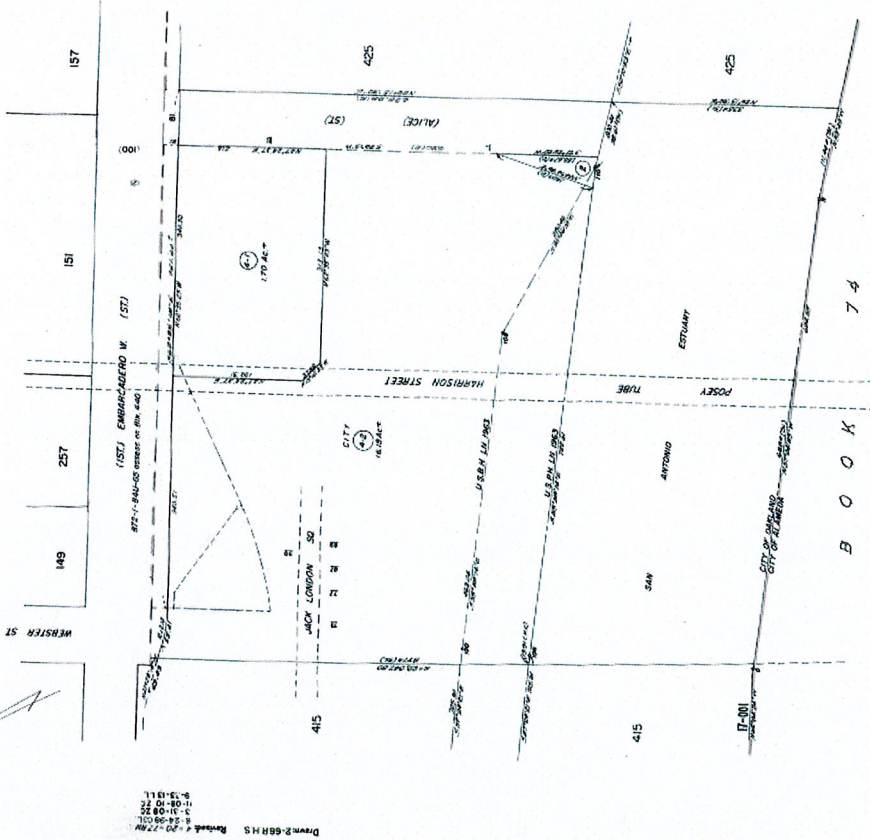
ASSESSOR'S MAP 18

Code Area Nos. (F-91)

OAKLAND AND VICINITY (BOARDMAN) (FPG 14)

420 Scale: 1" = 100'

B O O K 1

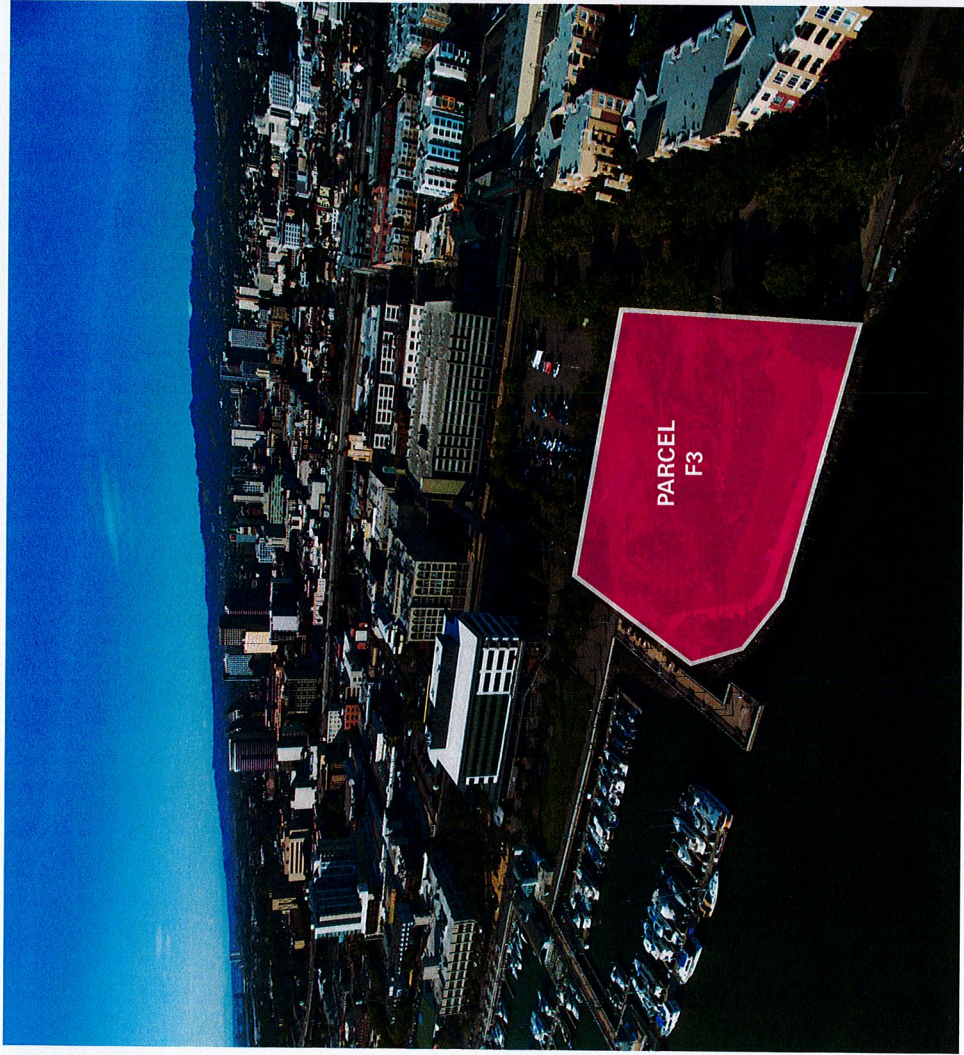


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 Checked: 7/2/15
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 1:08:02
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ASSESSOR MAP
 PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
 CIM Group



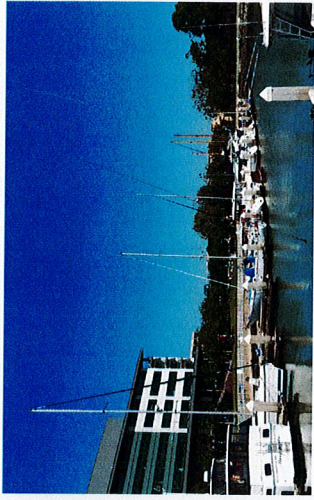
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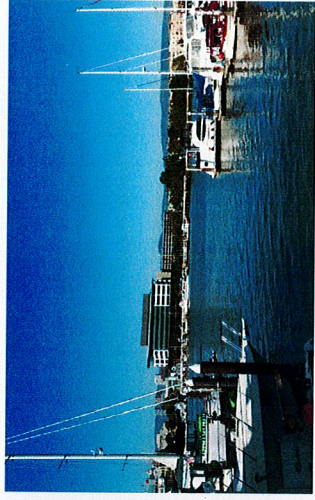
AERIAL VIEWS
PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group



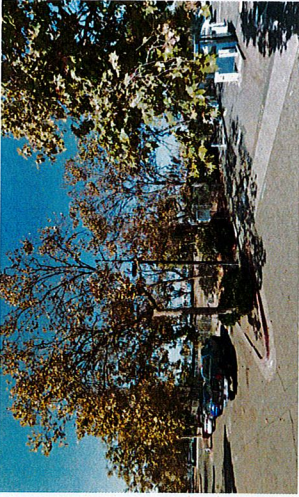
03 - 12 - 2018
F3 - 2017011



2: View of Parcel F3 from Waterfront



4: View of Parcel F3 from Alameda Island



1: View of Parcel F3 from Alice Street



3: View of Parcel F3 from Water Street and Harrison Street



5: View from SF Bay Trail of Parcel F3





LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Project Name: JLS Parcel F3
Date: 08.21.2017

Y	?	N		
			1	Integrative Process

20 Location and Transportation					16
16	Credit		1	LEED for Neighborhood Development Location	16
1	Credit		2	Sensitive Land Protection	2
5	Credit		5	Surrounding Density and Diverse Uses	5
3	Credit		5	Access to Quality Transit	5
1	Credit		1	Bicycle Facilities	1
1	Credit		1	Reduced Parking Footprint	1
1	Credit		1	Green Vehicles	1

5 Sustainable Sites					10
5	Prereq			Construction Activity Pollution Prevention	Required
1	Credit		1	Site Assessment	1
2	Credit		2	Site Development - Protect or Restore Habitat	2
1	Credit		1	Open Space	1
2	Credit		3	Rainwater Management	3
2	Credit		2	Heat Island Reduction	2
1	Credit		1	Light Pollution Reduction	1

3 Water Efficiency					11
4	Prereq			Outdoor Water Use Reduction	Required
Y	Prereq			Indoor Water Use Reduction	Required
2	Credit		2	Building-Level Water Metering	2
2	Credit		6	Indoor Water Use Reduction	6
2	Credit		2	Cooling Tower Water Use	2
1	Credit		1	Water Metering	1

7 Energy and Atmosphere					33
Y	Prereq			Fundamental Commissioning and Verification	Required
Y	Prereq			Minimum Energy Performance	Required
Y	Prereq			Building-Level Energy Metering	Required
6	Credit		6	Fundamental Refrigerant Management	6
1	Credit		18	Enhanced Commissioning	18
5	Credit		3	Optimize Energy Performance	3
12	Credit		1	Advanced Energy Metering	1
1	Credit		2	Demand Response	2
2	Credit		3	Renewable Energy Production	3
3	Credit		1	Enhanced Refrigerant Management	1
1	Credit		2	Green Power and Carbon Offsets	2

0	5	Innovation	
1	5	Innovation	
1		LEED Accredited Professional	

0	4	0	Regional Priority
1	4	1	Regional Priority: Specific Credit
1	1	1	Regional Priority: Specific Credit
1	1	1	Regional Priority: Specific Credit
1	1	1	Regional Priority: Specific Credit

40	25	57	TOTALS	Possible Points: 110
				Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

1	0	5	Innovation	
1	5	1	Innovation	
1		1	LEED Accredited Professional	

0	4	0	Regional Priority	
1	4	1	Regional Priority: Specific Credit	
1	1	1	Regional Priority: Specific Credit	
1	1	1	Regional Priority: Specific Credit	
1	1	1	Regional Priority: Specific Credit	

6	6	0	Innovation	
6	6	1	Innovation	
5		1	LEED Accredited Professional	

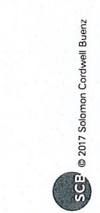
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1	1	1	Regional Priority: Specific Credit	
1	1	1	Regional Priority: Specific Credit	

6	6	0	Innovation	
6	6	1	Innovation	
5		1	LEED Accredited Professional	

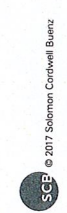
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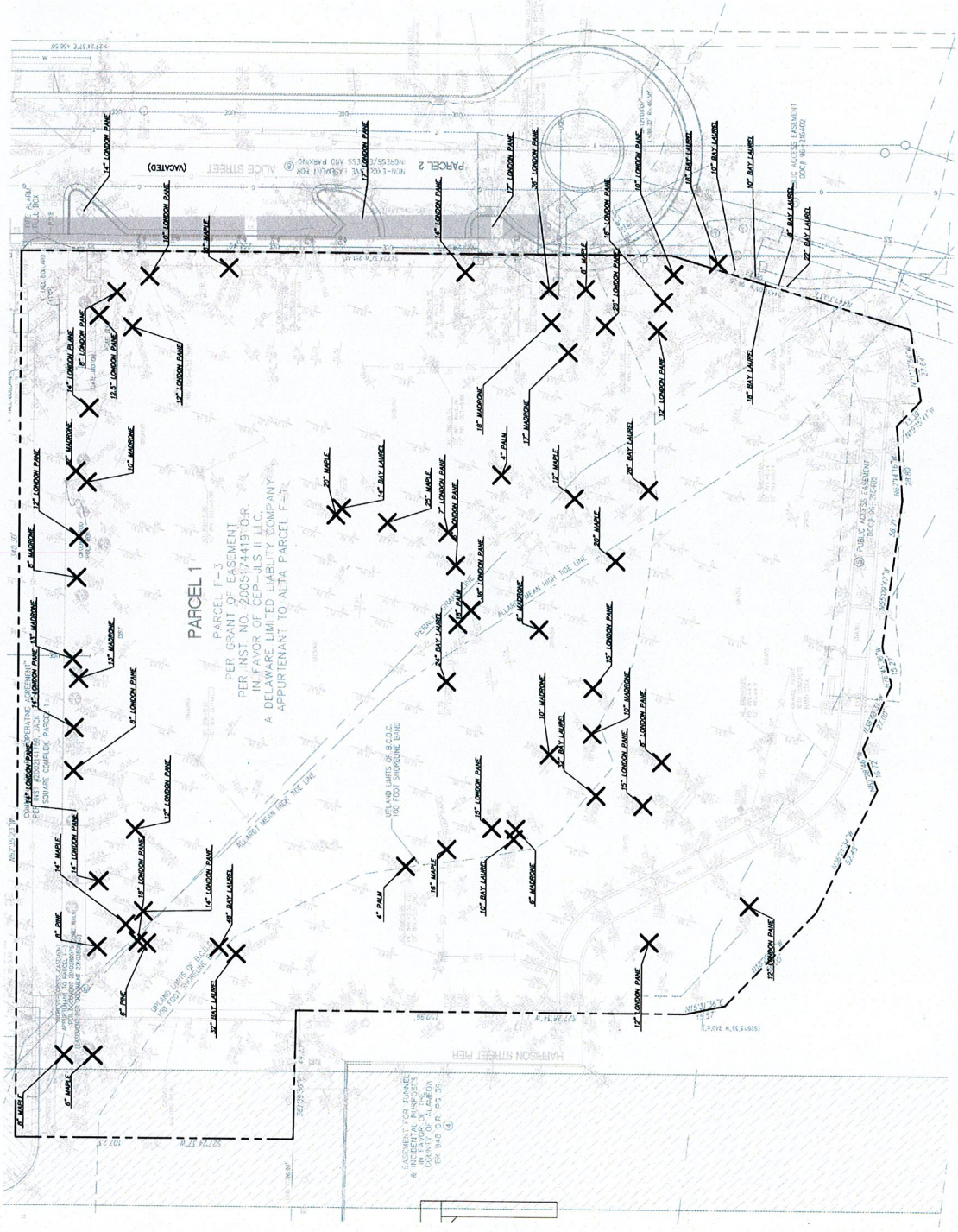
6	6	0	Innovation	
6	6	1	Innovation	
5		1	LEED Accredited Professional	

0	4	0	Regional Priority	
1	4	1	Regional Priority: Specific Credit	
1	1	1	Regional Priority: Specific Credit	
1	1	1	Regional Priority: Specific Credit	
1	1	1	Regional Priority: Specific Credit	



LEED SCORE CARD
PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group





SURVEY NOTE

SURVEY INFORMATION SURVIV INCLUDES POINTS FROM SURVEYS CONDUCTED AUGUST 2015 AND AUGUST 2017.

BENCHMARK

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE POINT OF OAKLAND MONUMENT No. 1015, AN ALUMINUM BOX STAMPED "POINT OF OAKLAND SURVEY CONTROL ON EMBARCADERO AT WEBSTER STREET. ELEVATION = 11.828 FEET (POINT OF OAKLAND DATUM)

LEGEND

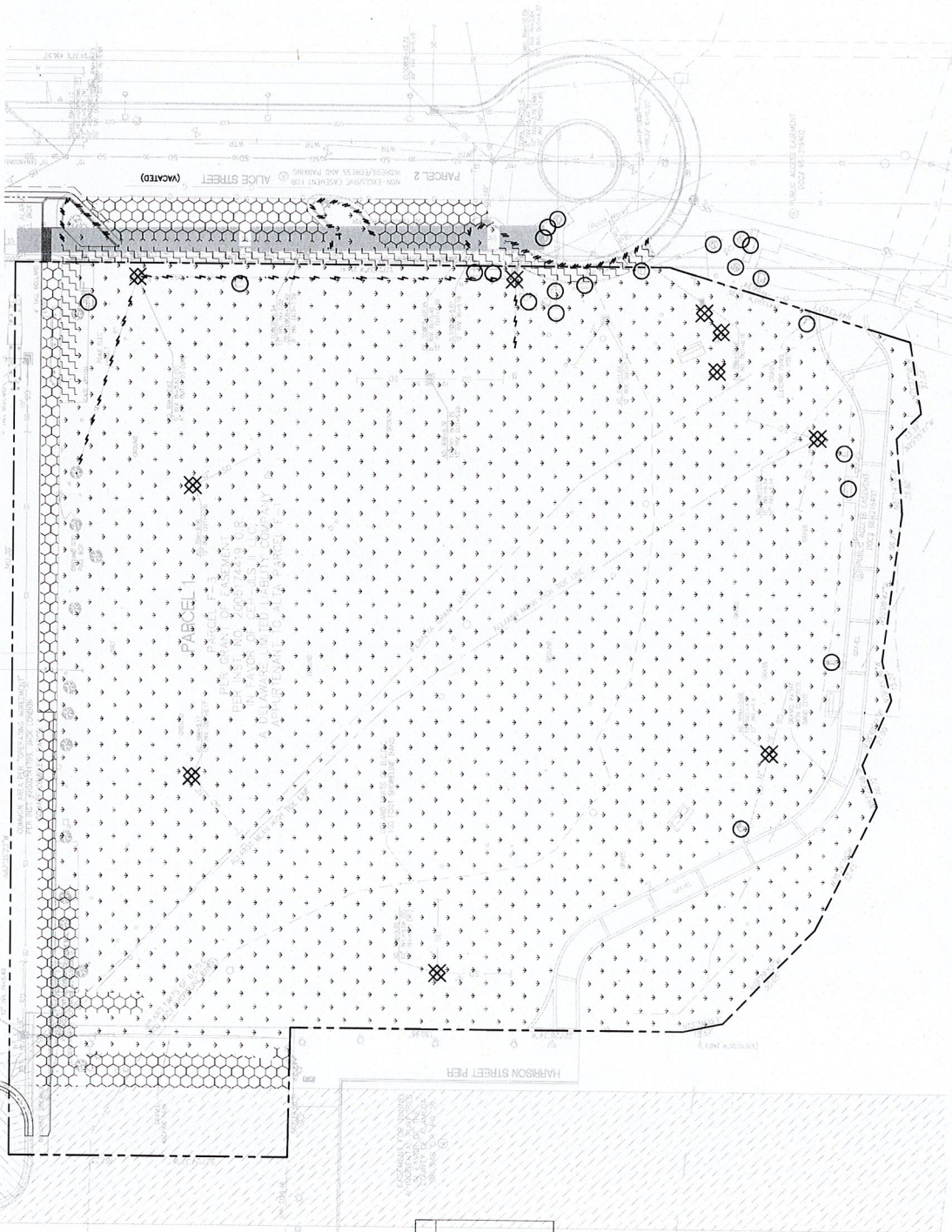


DEMOLISHED AND REMOVE EX. TREE

EXISTING TREE PLAN
 PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
 CIM Group



David M. Buertz



LEGEND

- SAWCUT
- ▨ DEMO AND REMOVE EX. ASPHALT PAVEMENT AND EX. BASE MATERIAL
- ▩ DEMO AND REMOVE EX. CONCRETE AND BASE MATERIAL
- CLEAR AND GRAB
- ▧ DEMO & REMOVE EX. CURB AND GUTTER
- DEMO AND REMOVE EX. UTILITY LINE
- ⊗ DEMO AND REMOVE EX. UTILITY STRUCTURE
- ⊗ DEMO AND REMOVE EX. TREE
- PROTECT EXISTING UTILITY TO REMAIN

0 20 40

DEMOLITION PLAN
PLANNING COMMISSION REVIEW
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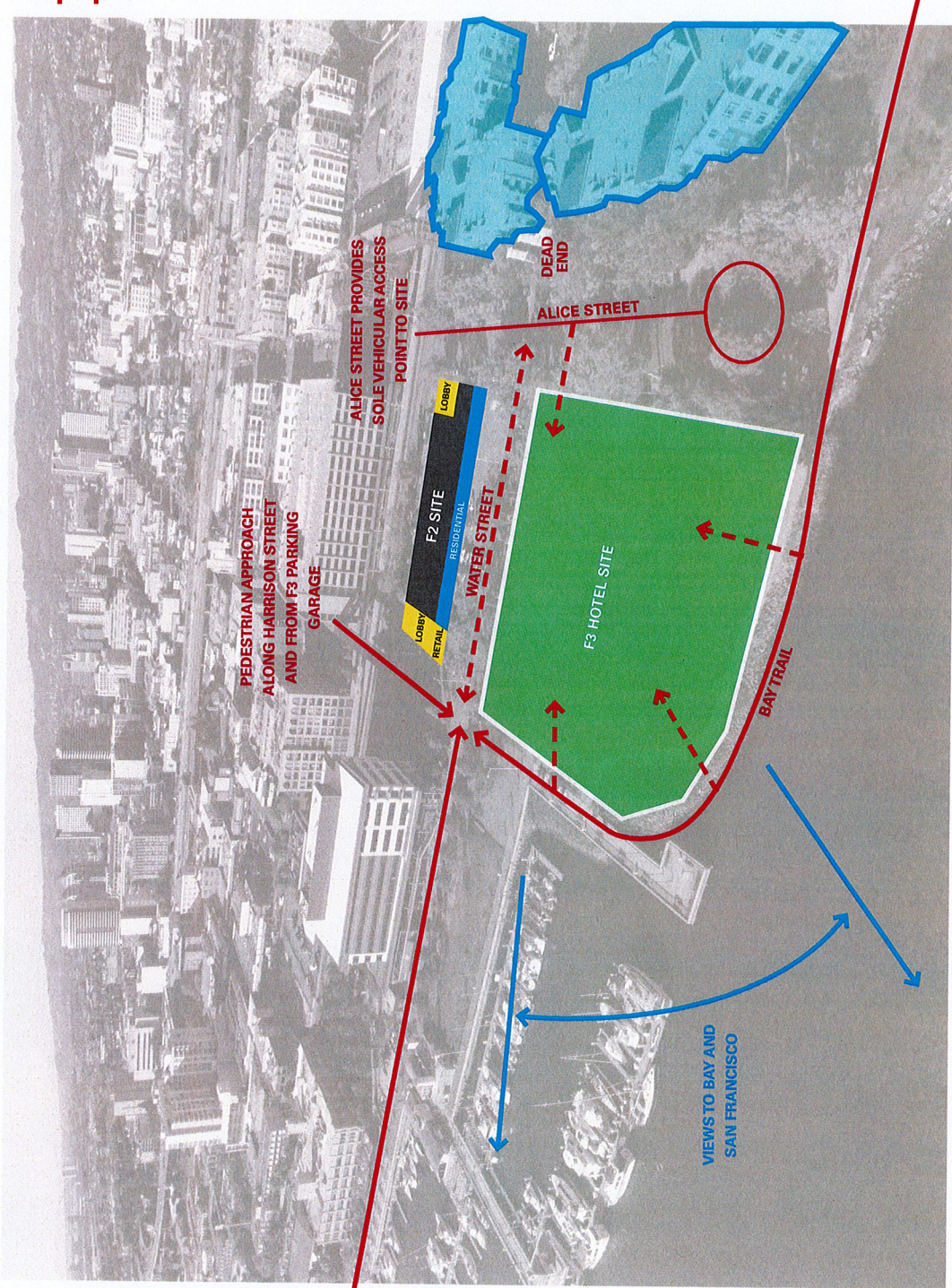


CIM

03 - 12 - 2018

F3 2017011

C1.0



→ PRIMARY ACCESS
 - - - → SECONDARY ACCESS

BAY TRAIL ACCESS

PEDESTRIAN APPROACH FROM JACK LONDON SQUARE ALONG WATER STREET

PEDESTRIAN APPROACH ALONG HARRISON STREET AND FROM F3 PARKING GARAGE

ALICE STREET PROVIDES SOLE VEHICULAR ACCESS POINT TO SITE

VIEWS TO BAY AND SAN FRANCISCO

FRONTAGES
 PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
 CIM Group

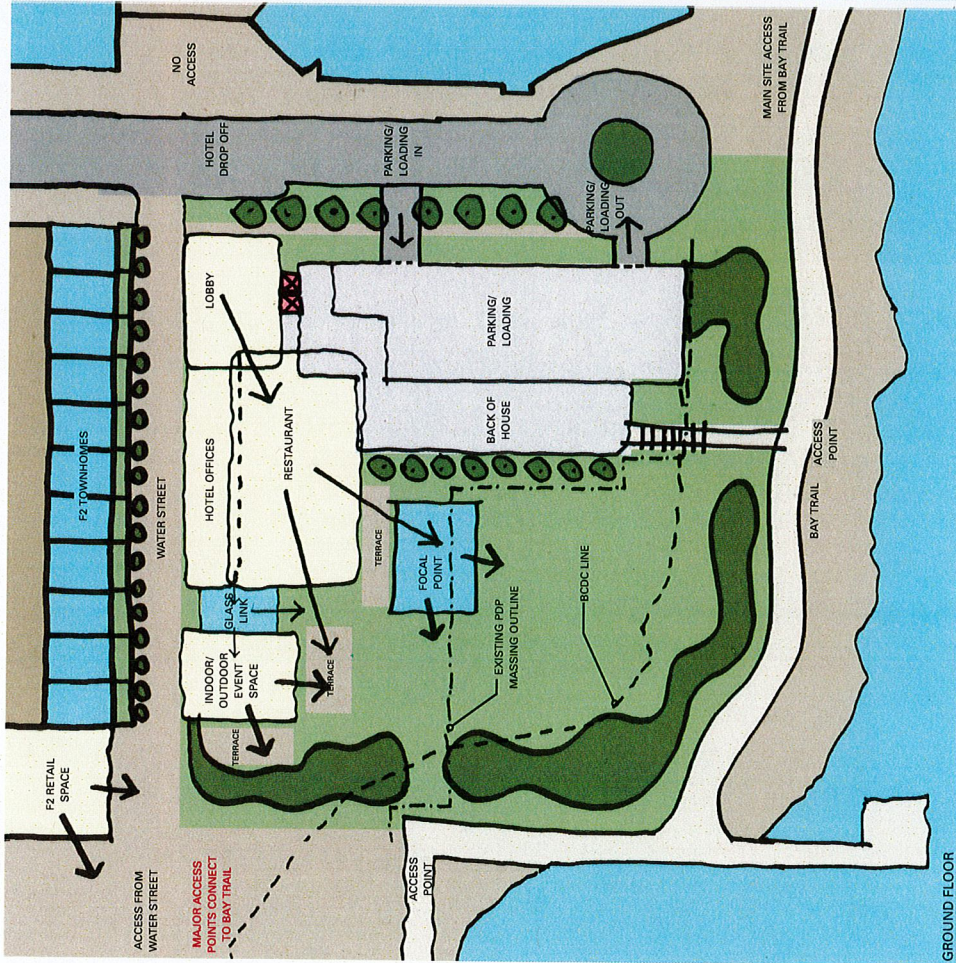


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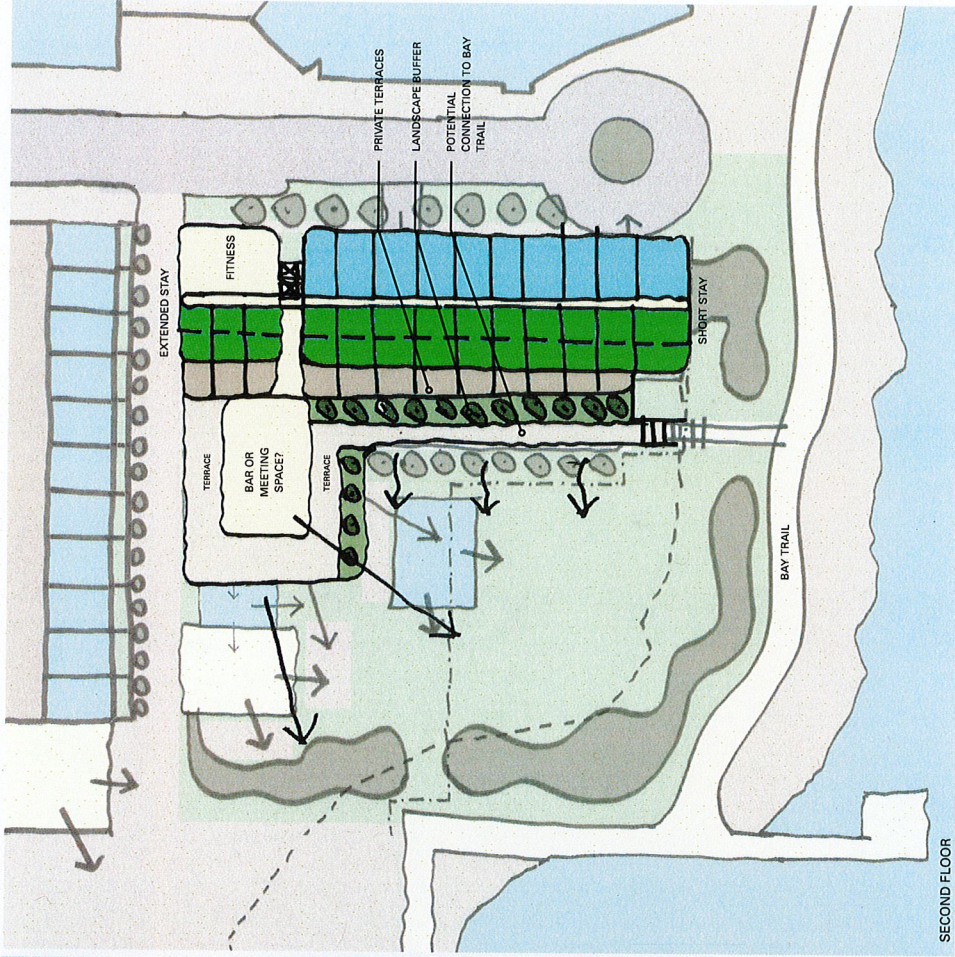
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A1.7

MAIN SITE ACCESS FROM HARRISON STREET/PARKING GARAGE



GROUND FLOOR



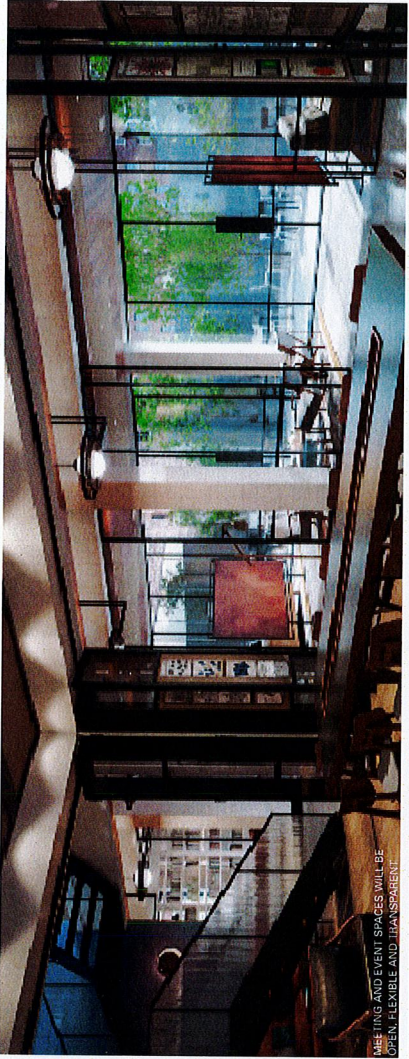
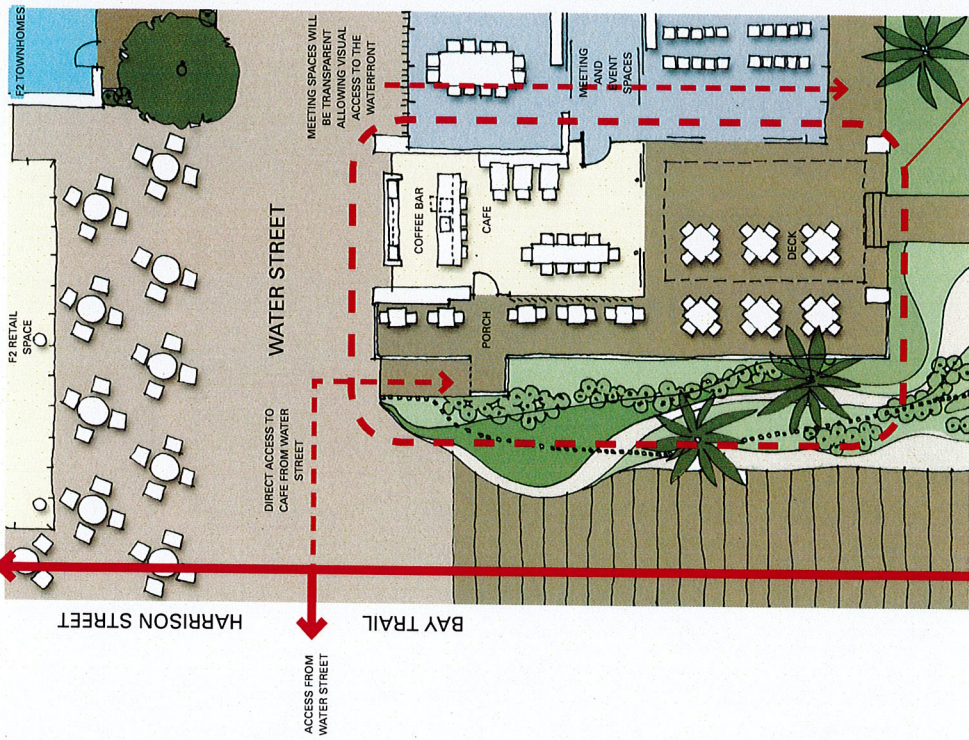
SECOND FLOOR

ARCHITECTURAL PLANNING CONCEPTS
PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group



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F3.2017011

MAIN SITE ACCESS FROM HARRISON STREET PARKING GARAGE



MEETING AND EVENT SPACES WILL BE OPEN, FLEXIBLE AND TRANSPARENT



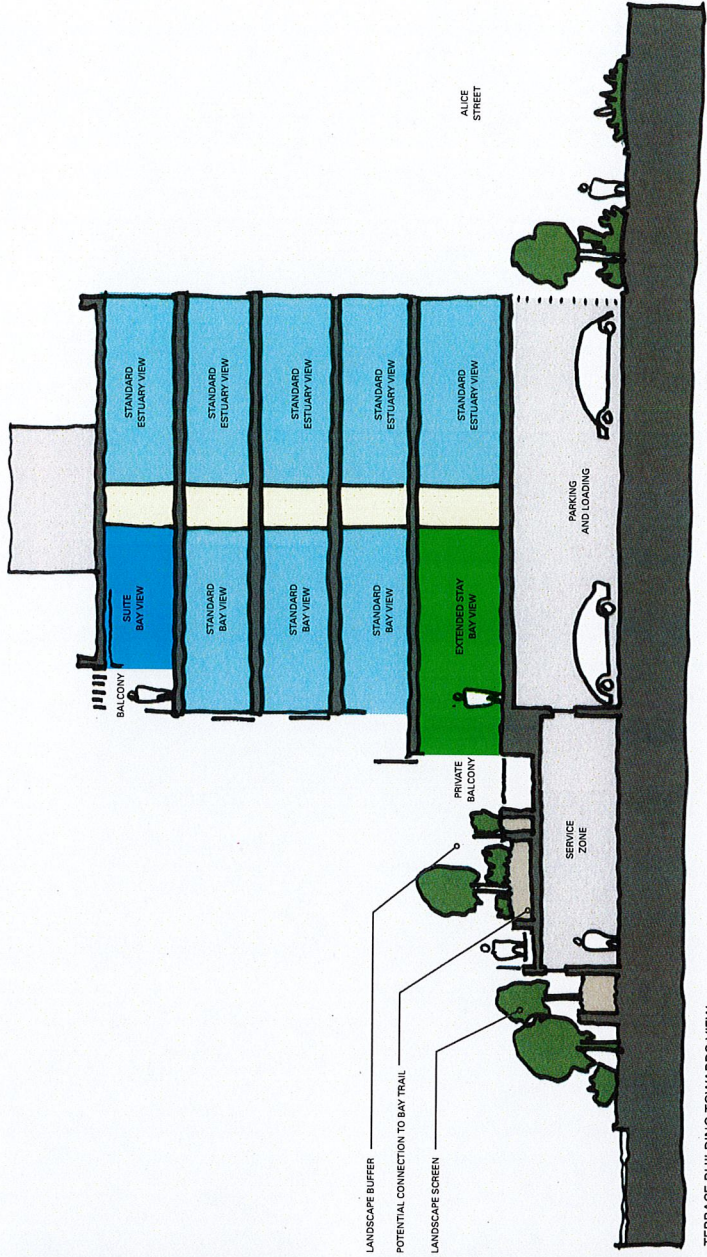
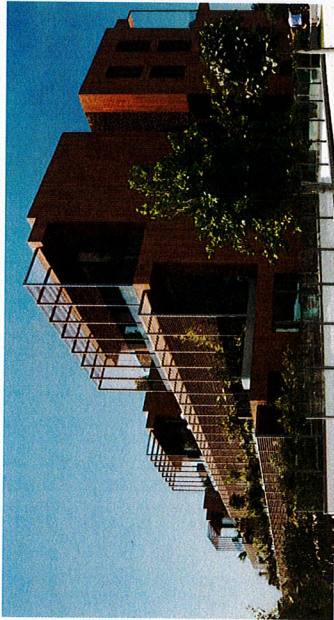
CASUAL LOUNGES AND MEETING SPACES

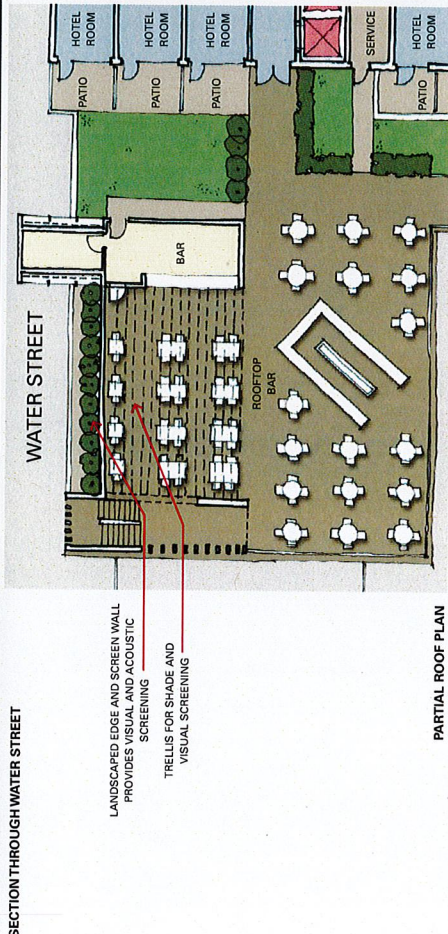
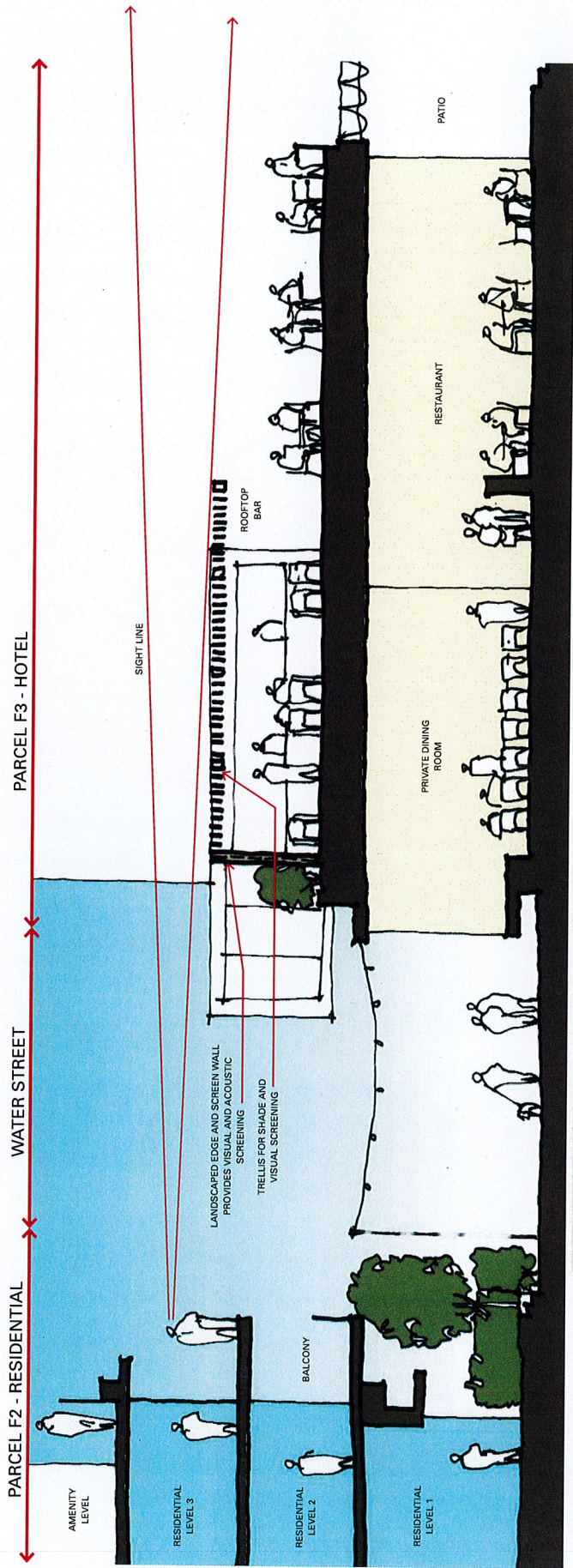
PUBLICLY ACCESSIBLE RETAIL CAFE THAT IS SECURED AND MONITORED AS PART OF THE HOTEL MEETING AND EVENT SPACES

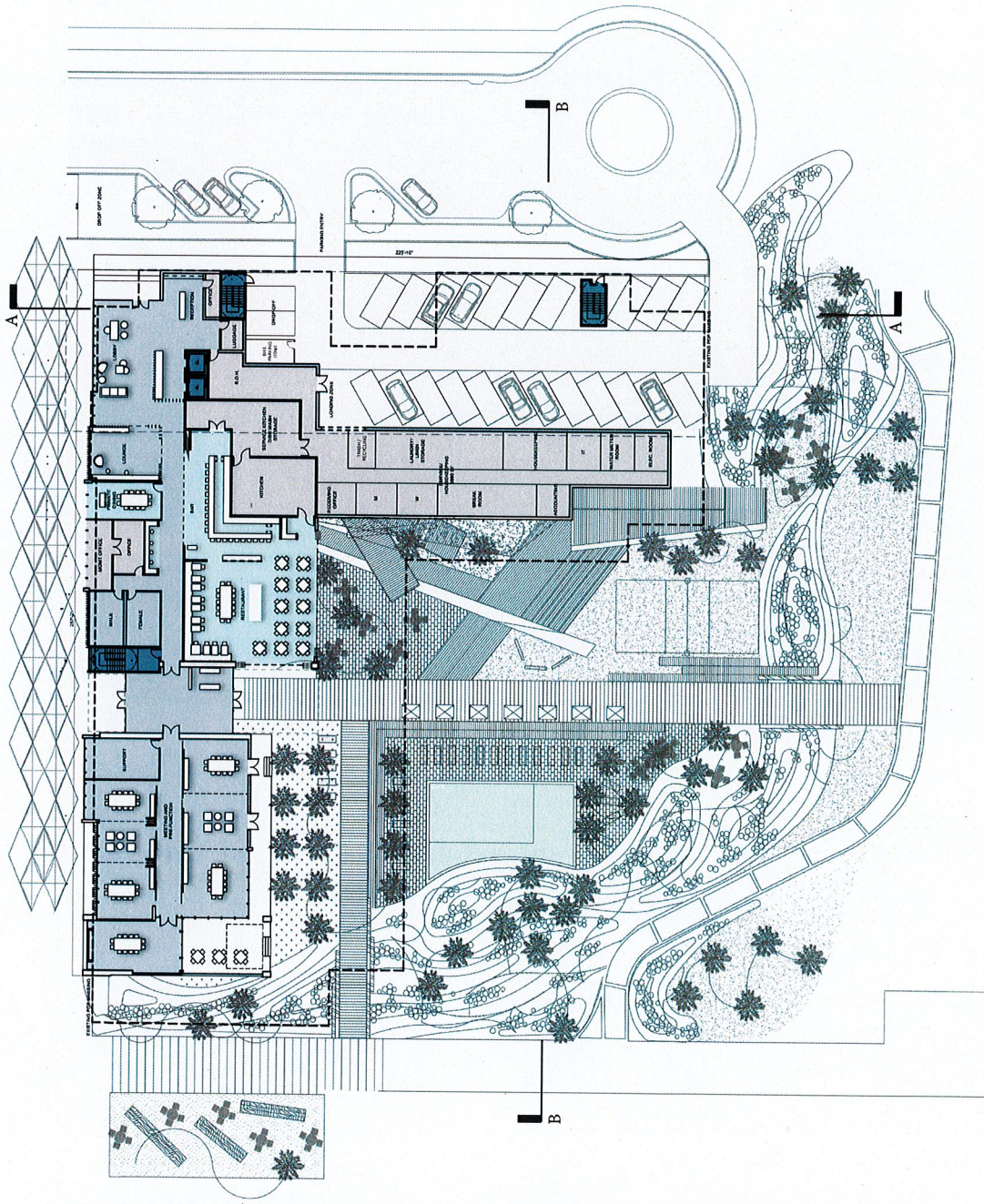
ACTIVE CORNER STUDY
 PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
 CIM Group



03 - 12 - 2018
 F3_2017011







HOTEL PROGRAM

Ground Floor	4,750 sf
Restaurant/ Bar/ Kitchen	3,700 sf
Meeting Rooms	6,000 sf
Back of House/ Offices/ Management/ Storage	3,350 sf
Lobby/ Lounge/ Reception	500 sf
Restrooms	
Second Floor	1,210 sf
Exercise Room	
Roof	3,000 sf
MEP	

NOTE: SEE L1.1 FOR UPDATED LANDSCAPE DESIGN RESPONDING TO DISCUSSION AND COORDINATION WITH BCDC

0 20' 40'

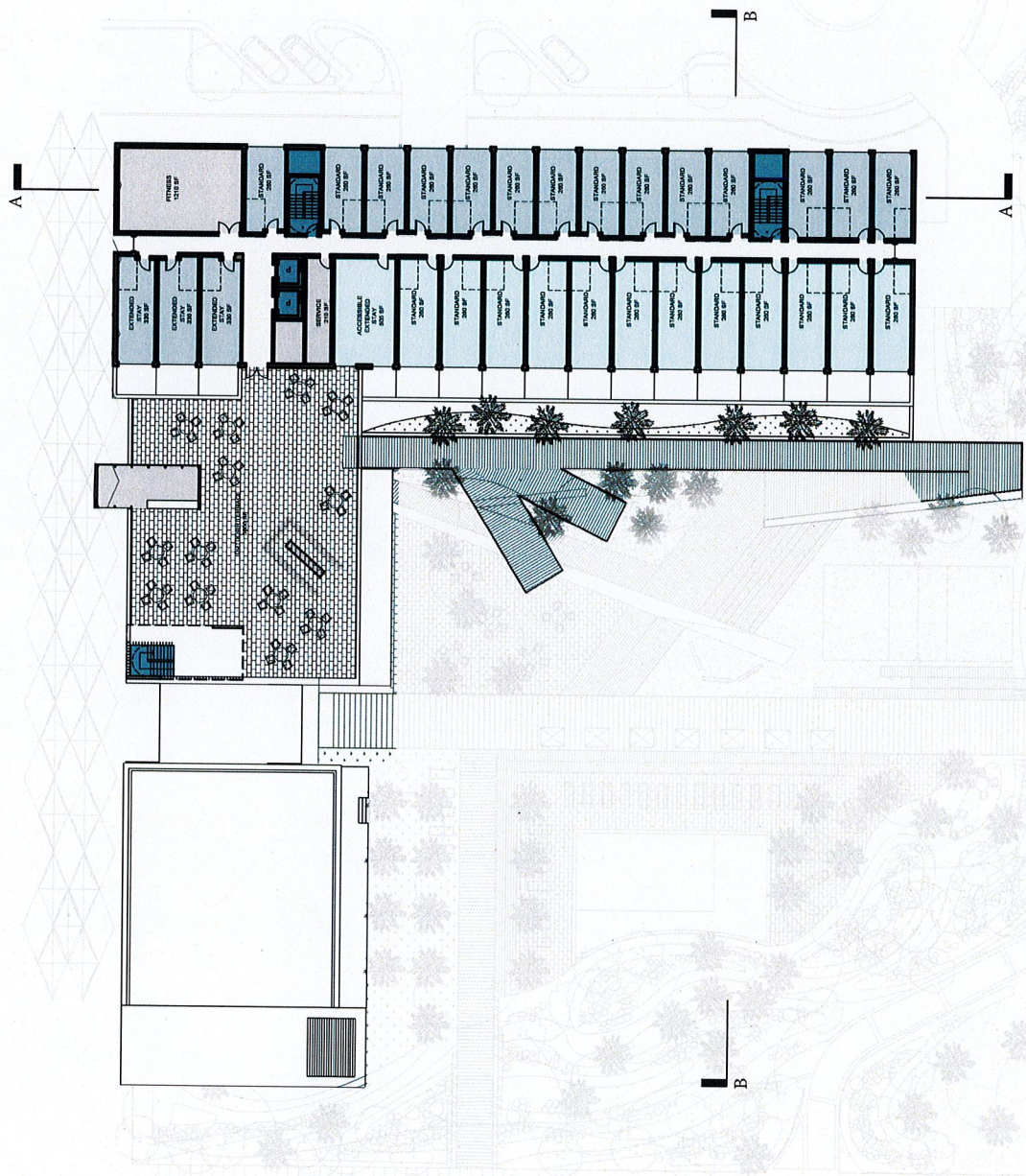
GROUND LEVEL PLAN
PLANNING COMMISSION REVIEW
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 CIM Group



03 . 12 . 2018
 F3. 2017011



SCB © 2017 Solomon Cordwell Buenz



NOTE: SEE L1.1 FOR UPDATED LANDSCAPE DESIGN RESPONDING TO DISCUSSION AND COORDINATION WITH BCDC

0 16' 32'

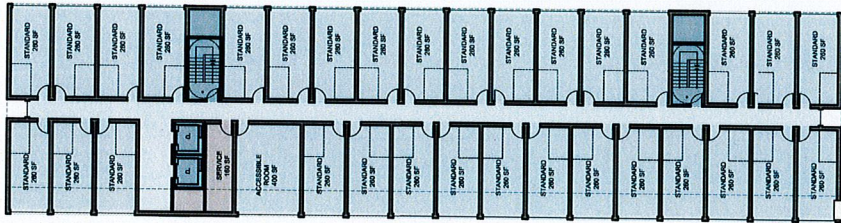
LEVEL 2 PLAN
 PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
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03.12.2018
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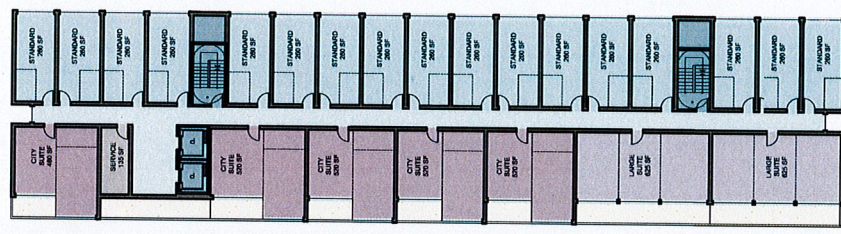
SCF © 2017 Salomon Cordwell Buenz



A2.2

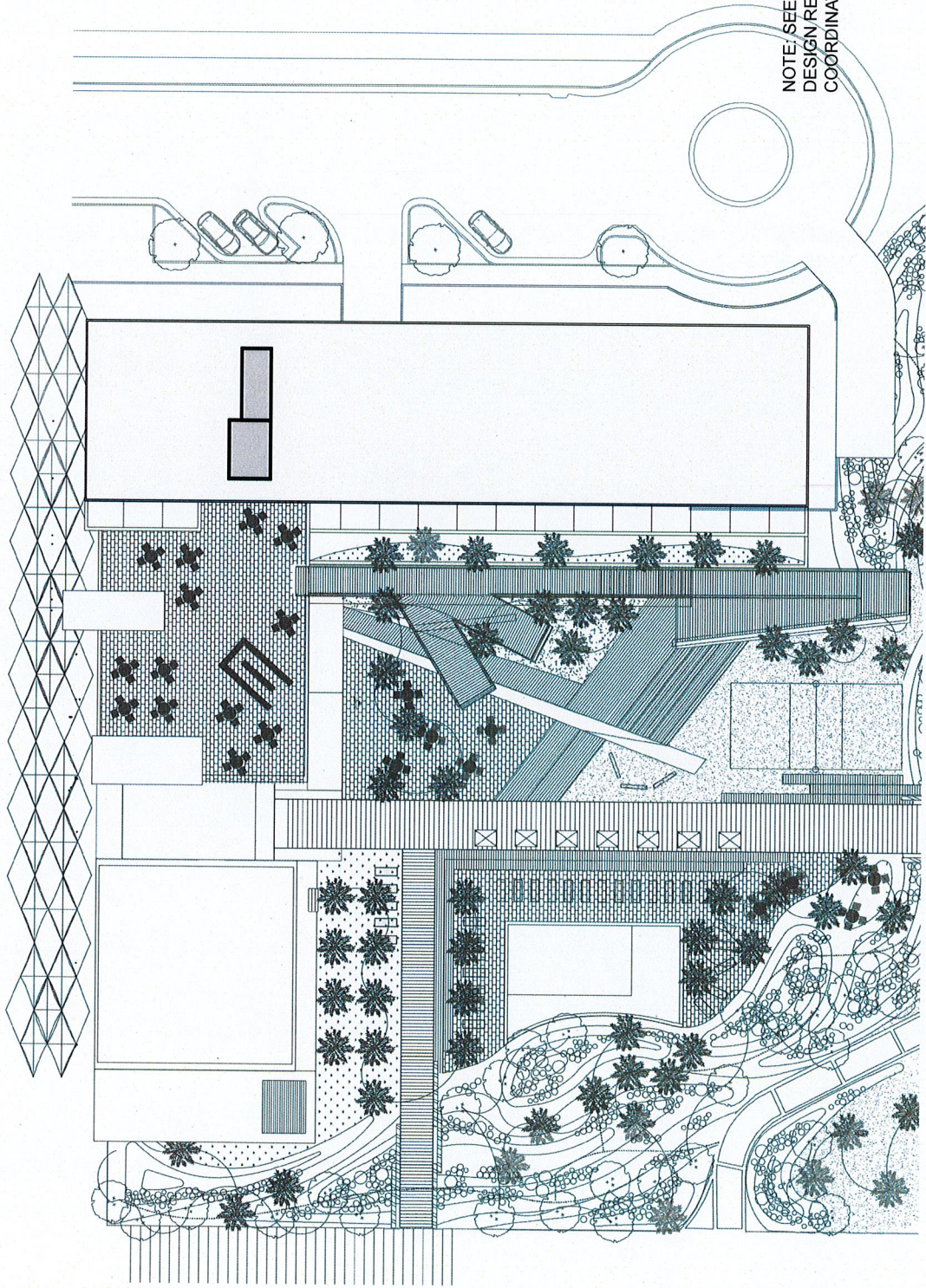


LEVEL 3-5



LEVEL 6





NOTE: SEE L1.1 FOR UPDATED LANDSCAPE DESIGN RESPONDING TO DISCUSSION AND COORDINATION WITH BCDC

0 16' 32'

ROOF PLAN
 PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
 CIM Group

CIM

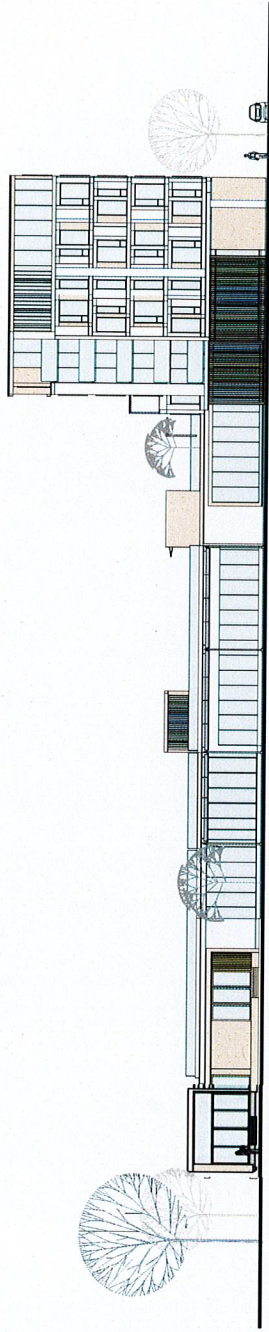
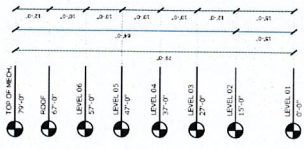
03 - 12 - 2018
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SCB © 2017 Solomon Cordwell Buenz

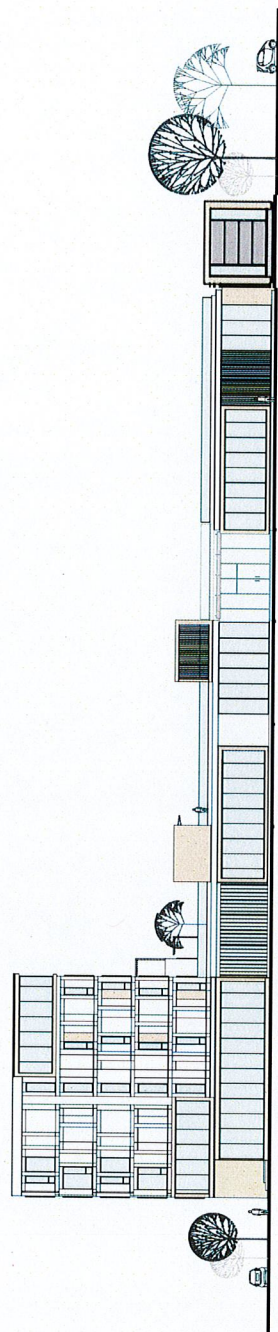
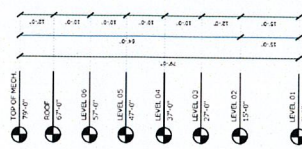
A2.4

fir. Elev.	f / f Fir.	rooms/ flr.	Standard 260 (sf)	Extended 330 (sf)	City Suite 460 (sf)	Large Suite 625 (sf)	NSF (sf)	GSF (sf)	Residential Parking spaces	GSF (sf)	Totals GSF (sf)
	12 Roof/ MEP							3,000			3,000
+67.00	10 06	24	17	0	5	2	7,970	11,425			11,425
+47.00	10 05	33	33	0	0	0	8,580	12,360			12,360
+37.00	10 04	33	33	0	0	0	8,580	12,360			12,360
+27.00	10 03	33	30	3	0	0	8,790	12,360			12,360
+15.00	12 02	32	15	17	0	0	9,510	14,860			14,860
+0.00	15 01							20,730	23	8,865	29,595
	Totals	155	128	20	5	2	43,430	87,095	23	8,865	95,960

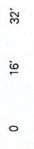


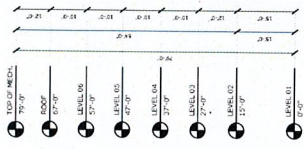


SOUTH ELEVATION



NORTH ELEVATION (WATER ST)

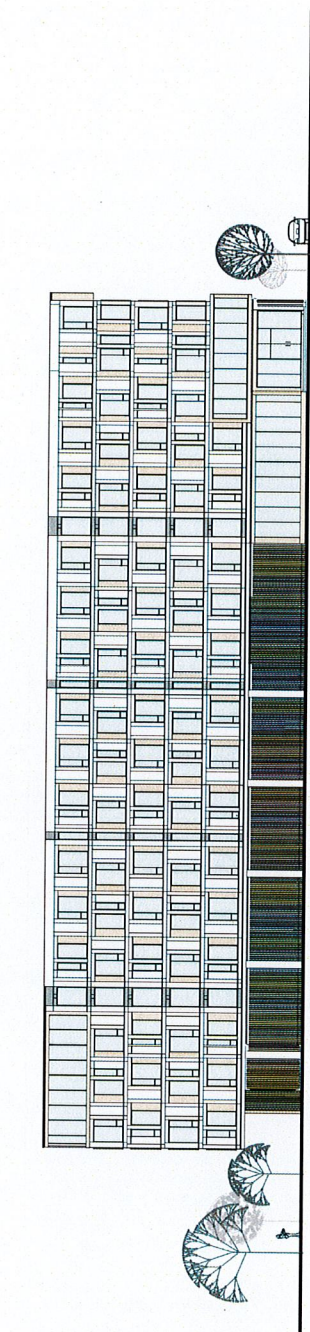
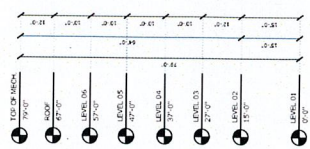




WEST ELEVATION

Room Count:

Level 02	32
Level 03	33
Level 04	33
Level 05	33
Level 06	24
Total	155

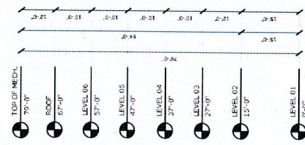


EAST ELEVATION (ALICE ST)

0 16' 32'

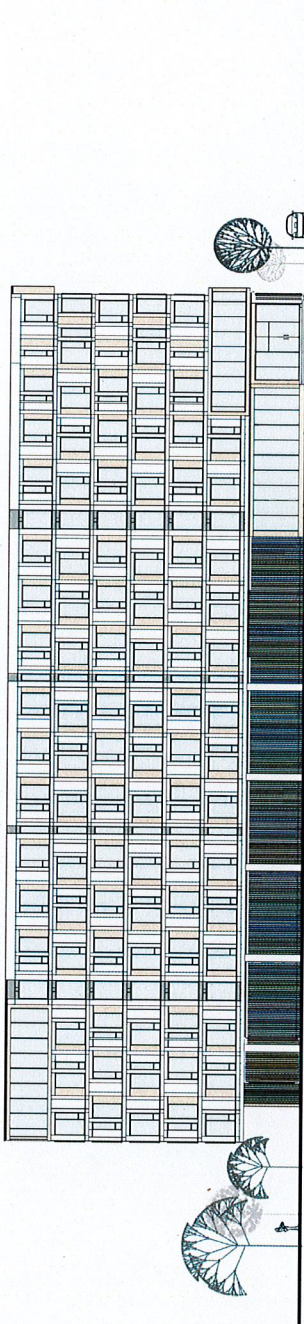
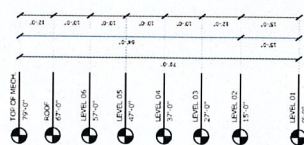
EAST & WEST ELEVATIONS - ALTERNATIVE 1 (6 STORIES)
 PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
 CIM Group





WEST ELEVATION

Room Count:	
Level 02	26
Level 03	27
Level 04	27
Level 05	27
Level 06	27
Level 07	21
Total	155



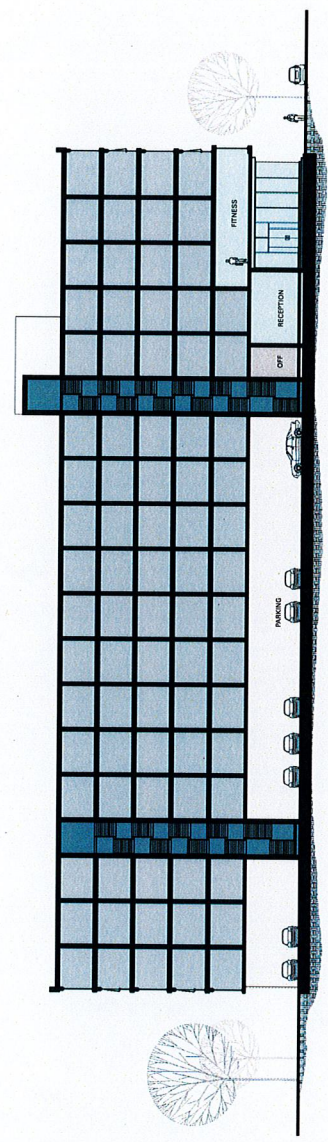
EAST ELEVATION (ALICE ST)

0 16' 32'

EAST & WEST ELEVATIONS - ALTERNATIVE II (7 STORIES)
 PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
 CIM Group

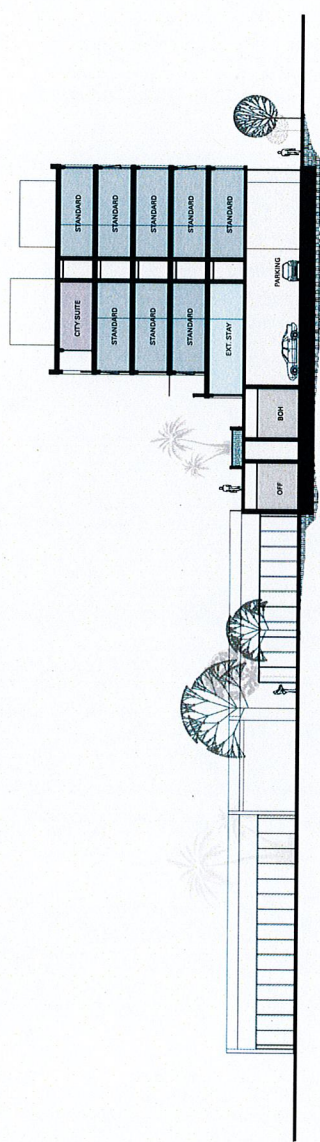
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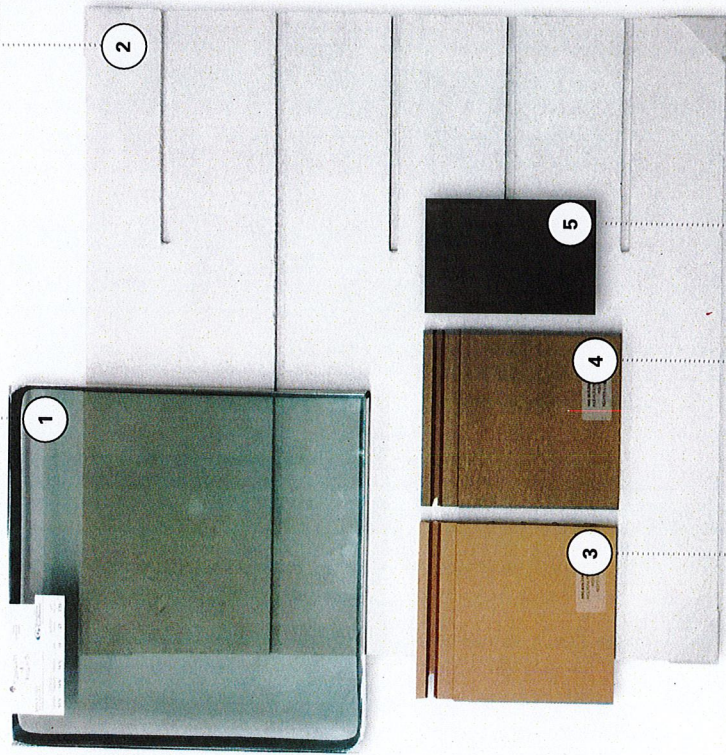
SECTION A-A

TOP OF MEDIA	79'-0"
ROOF	67'-0"
LEVEL 06	57'-0"
LEVEL 05	47'-0"
LEVEL 04	37'-0"
LEVEL 03	27'-0"
LEVEL 02	17'-0"
LEVEL 01	0'-0"



SECTION B-B

TOP OF MEDIA	79'-0"
ROOF	67'-0"
LEVEL 06	57'-0"
LEVEL 05	47'-0"
LEVEL 04	37'-0"
LEVEL 03	27'-0"
LEVEL 02	17'-0"
LEVEL 01	0'-0"



- 1 HIGH PERFORMANCE INSULATED GLAZING (LOW-E)
- 2 THERMOCROMEX PLASTER FINISH
- 3 RESYSTA COMPOSITE SIDE (LIGHT)
- 4 RESYSTA COMPOSITE SIDING (DARK)
- 5 PRE-FINISHED ALUMINIUM WINDOW FRAME

MATERIAL SELECTION
PLANNING COMMISSION REVIEW
 Jack London Square - Parcel F3
 CIM Group





VIEW FROM ESTUARY
PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group



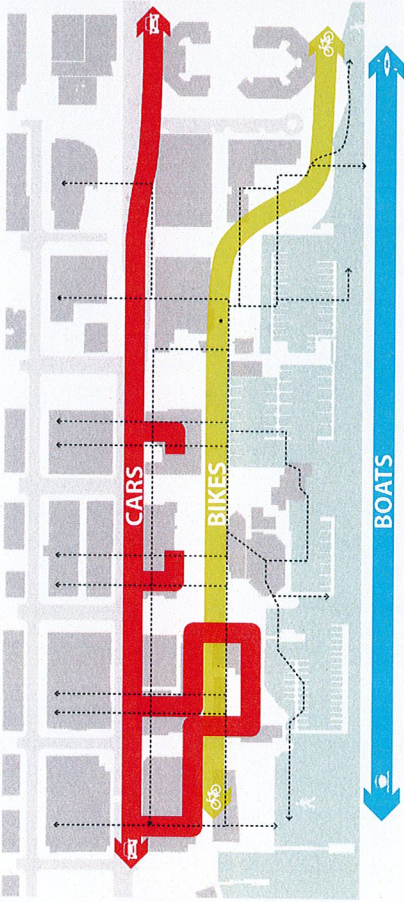
03 - 12 - 2018
F3 - 2017011



VIEW FROM CORNER OF WATER ST. AND HARRISON ST.
PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group



03 - 12 - 2018
F3 2017011



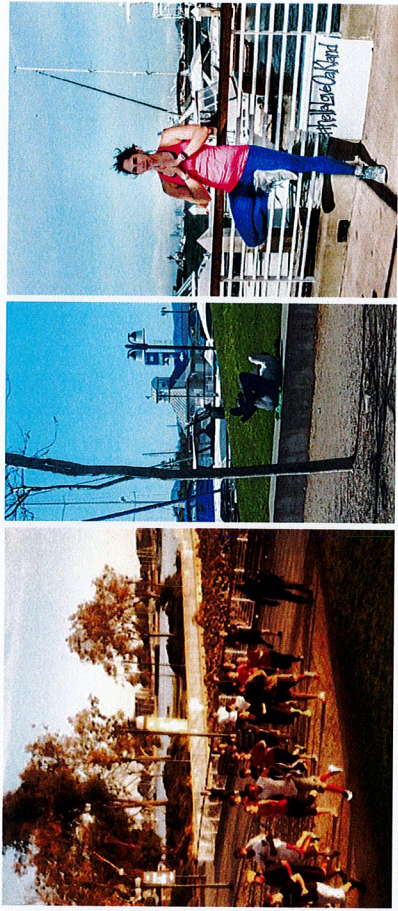
MOVEMENT

The Bay Trail runs at the water's edge, but the more natural flow for bicycles is Water Street. The growing use of bicycles for both commuting and recreation requires reconsidering how bicycles move and access Jack London Square.



PROGRAM

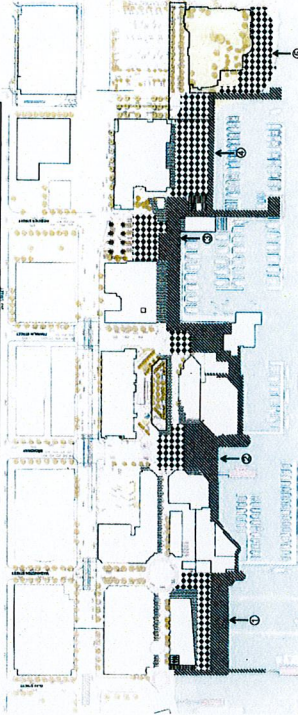
Water street is a central organizing space for Jack London Square functioning like a piazza with lots of restaurants and small shops at its edges. The two ends have different characters: one residential heading towards the end of Alice street and the other a road flanked by offices and hotel.



FITNESS

Jack London Square is used for outdoor workouts by many individuals and group exercise classes. There is a growing collection of work out studios inside the buildings.

New Public Open Spaces	
1. Green and Plaza of Waterfront	: 13,200 sf
2. Broadway Plaza	: 11,500 sf
3. Jack London Plaza	: 16,152 sf
4. East Green	: 41,900 sf
5. Estuary Green	: 27,000 sf



COMPLEX PERMIT ENVIRONMENT

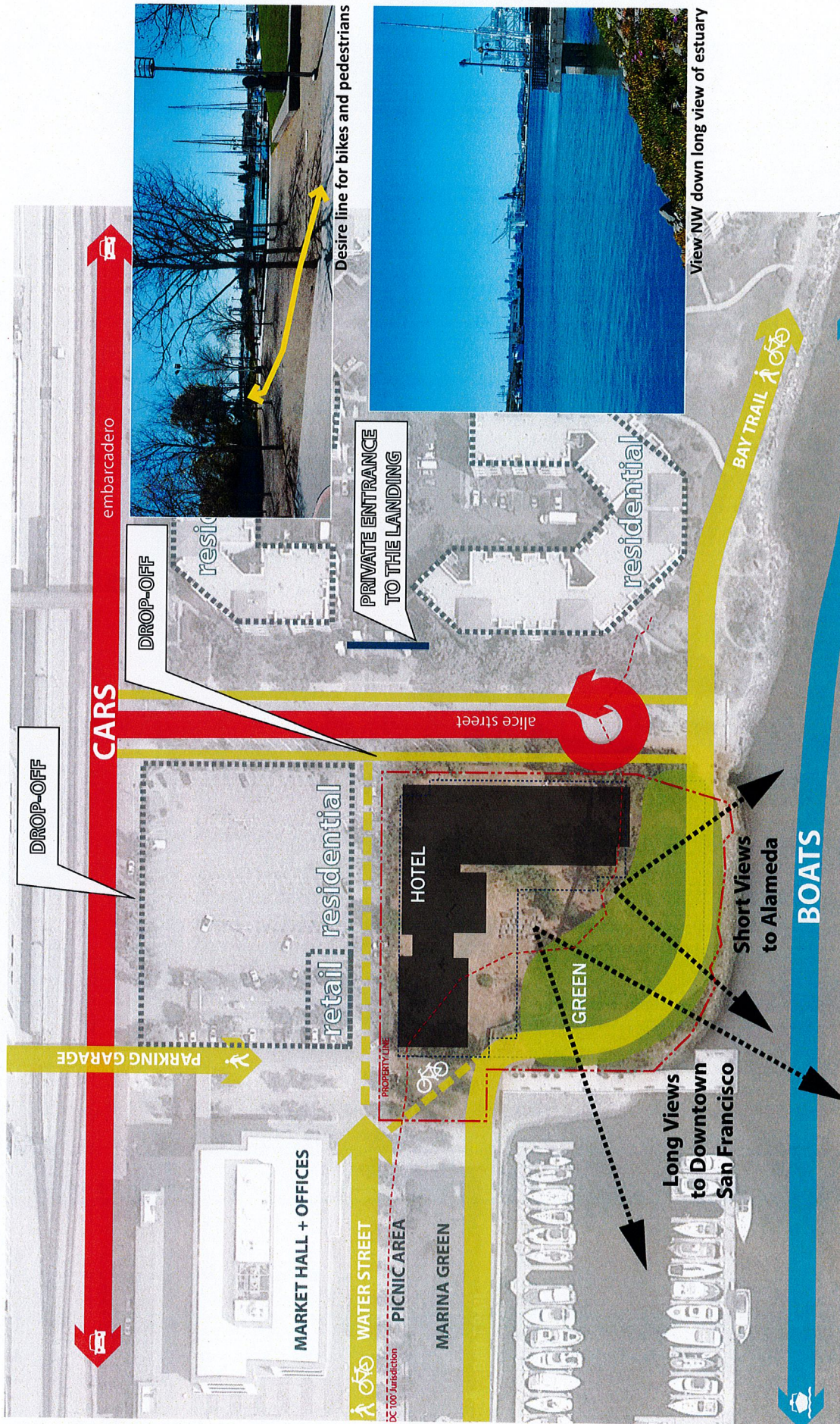
There are many layers of regulatory approval at Jack London from the City of Oakland, BCDC, and the Port. Dedicated public access to the waterfront is a significant commitment of the permits.

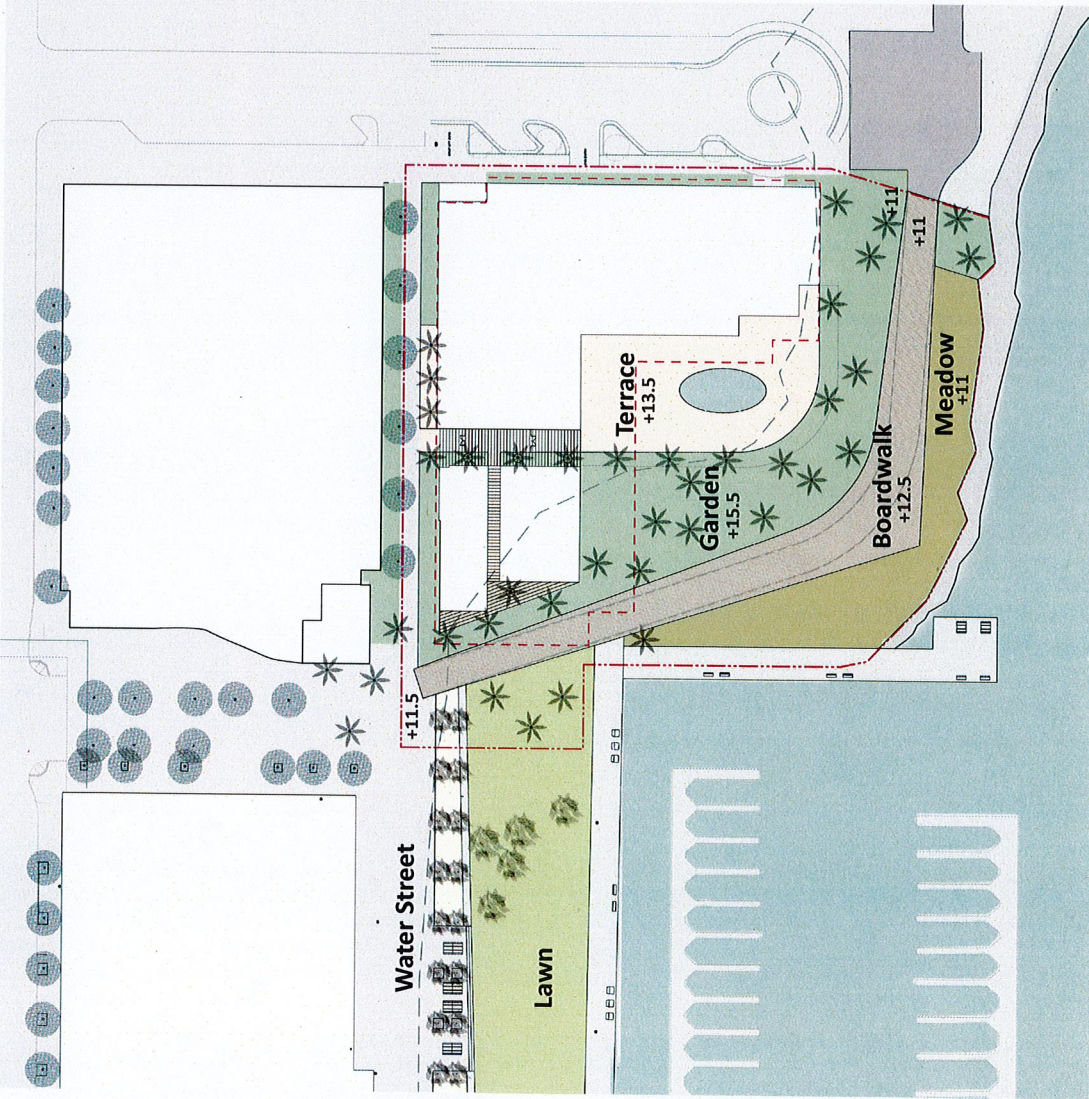


PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group

SITE CONTEXT

03.12.2018
F3.2017011





The proposed F3 site integrates 27,000 square feet of public open space and a new boutique hotel environment into a simple landscape organization which serves both. Program needs are separated into terraces with distinct characters that divide and connect elements. An iconic boardwalk element extends a clear invitation to water street visitors to link to the Bay Trail. The slightly elevated walk and grassland meadow suggest a more ecological environment and connect to the adjacent historic landscapes in this area. The boardwalk element is further refined with retaining walls, seating, and other furniture scale structures for fitness, play, and relaxation. A palm garden connects to the existing palms of Jack London Square and Estuary Park as well as providing a fantastic backdrop for the boutique hotel pool terrace. The pool terrace is an elegant blend of the pool, fire pits, spa elements, a lounge area connecting to the interior program of the hotel. Planting augments and softens the terrace and provides a setting for the entire hotel. Water street shifts to a garden alley character, allowing access for emergency vehicles, but heavily planted and brought down into a garden entry for the remaining Water Street promenade. The pool terrace landscape reappears on Water Street inviting the public in to restaurant and activating water street with a large stoop. At the corner of Harrison and Water Street planting has been maximized to soften the vast areas of pavement at Jack Lond Square and to begin the transformation from a plaza into a park environment at this important intersection. Like a lenticular, viewed from one direction the landscape appears to be a wonderful boutique hotel and viewed from another direction the landscape suggests a boardwalk through a sensitive ecology.

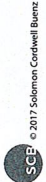
SITE PLAN

03.12.2018
F3.2017011

PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group



°EINWILLER&UEHL





Estuary

Meadow

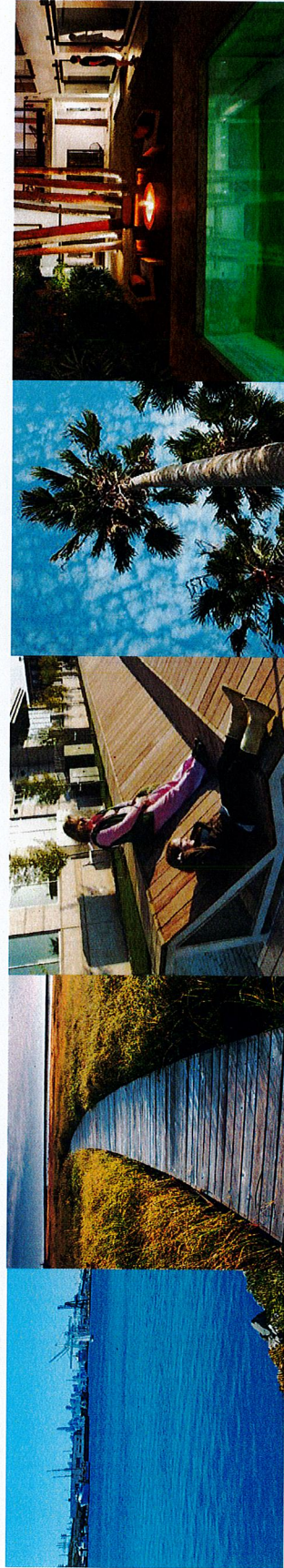
Boardwalk
Bay Trail

Palm Garden
Fence for pool located within
planting area

Pool
Outdoor Seating Beyond

Cabanas
Roof Top Bar Beyond

Hotel



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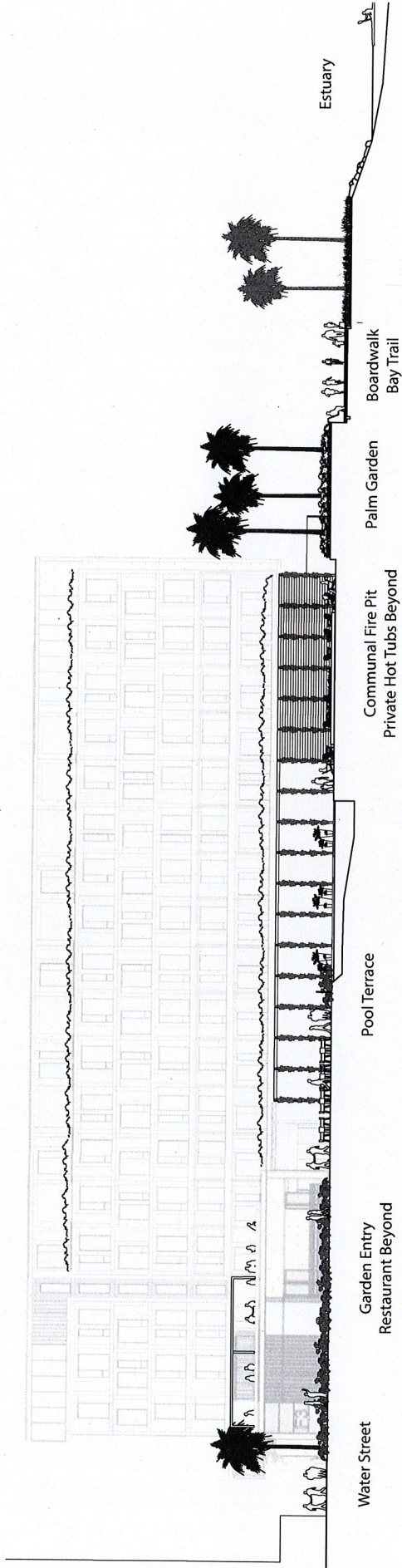
°EINWILLER&UEHL

CIM

PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group

SECTION:
HOTEL TO ESTUARY
03 - 12 - 2018
F3: 2017011

L4.0



SECTION:
WATER ST TO ESTUARY
03.12.2018
F3.2017B11

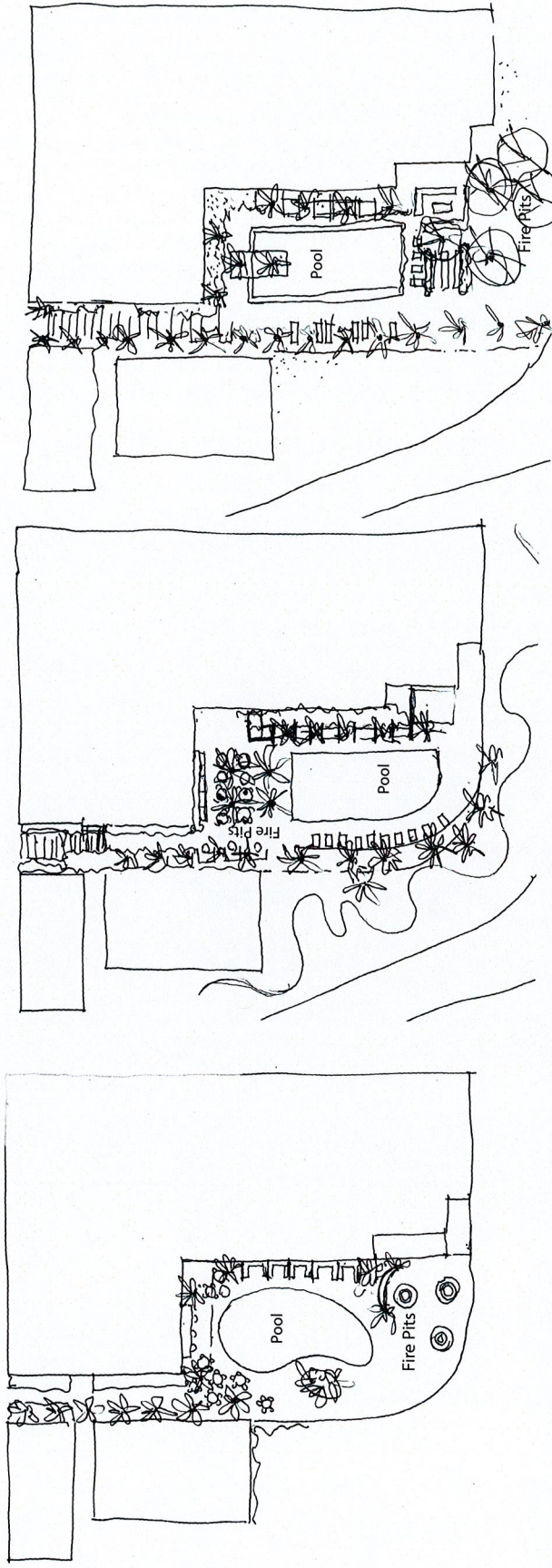
PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group

CIM

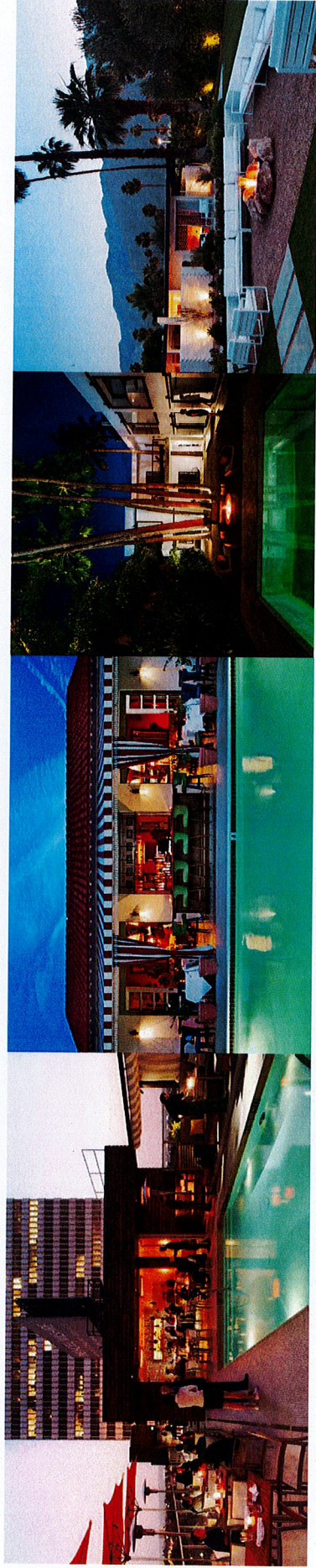
°EINWILLER&UEHL

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L5.0



The pool terrace will contain the pool, fire pits, outdoor dining, outdoor lounging, a bar, and potentially spa features such private hot tubs. The final layout will require significant study, but all elements will be located on the pool terrace deck and will be fenced for safety.



POOL TERRACE

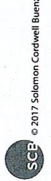
03 - 12 - 2018
F3: 2017011

PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group

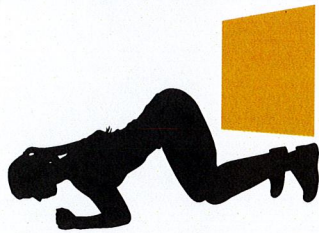


L6.0

°EINWILLER&UEHL



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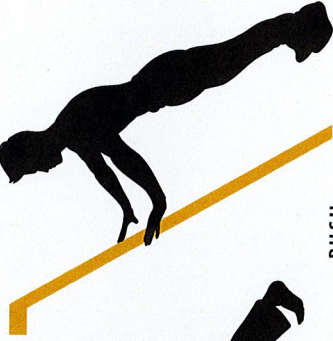
SQUAT



CORE



LUNGE



PUSH



STRETCH

The boardwalk design will integrate a sculptural section the includes conditions for working out as well as recreation.



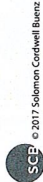
BOARDWALK

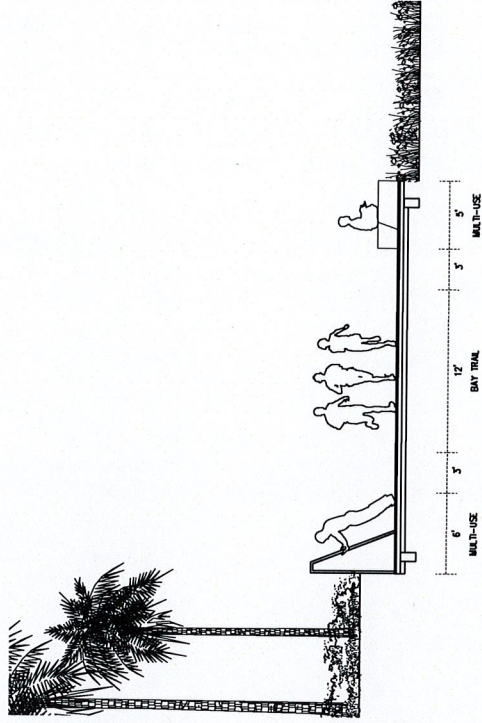
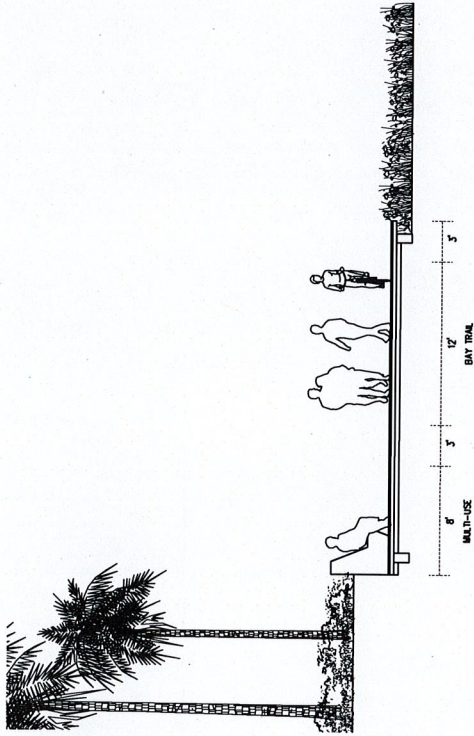
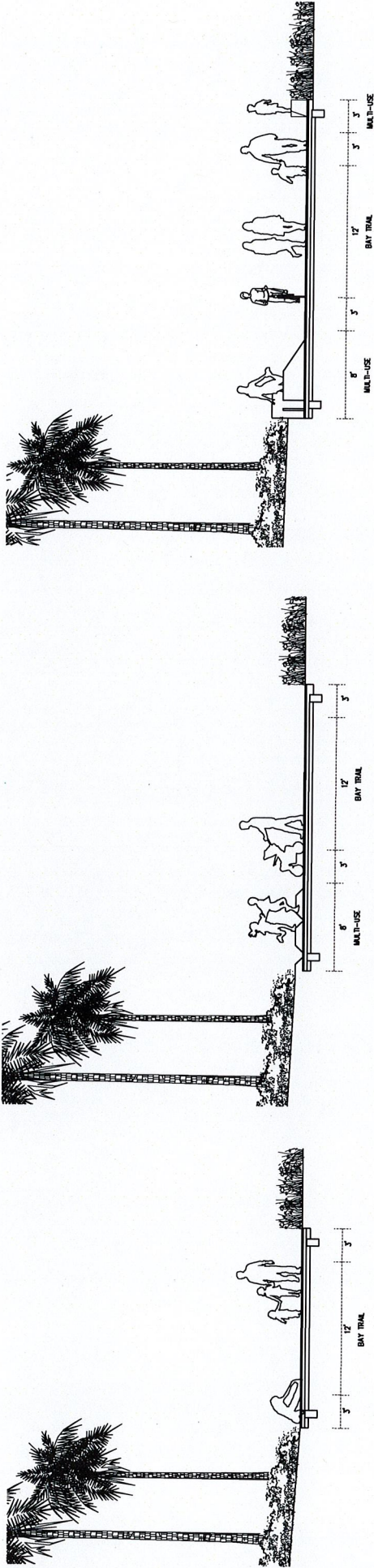
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F3: 2017011

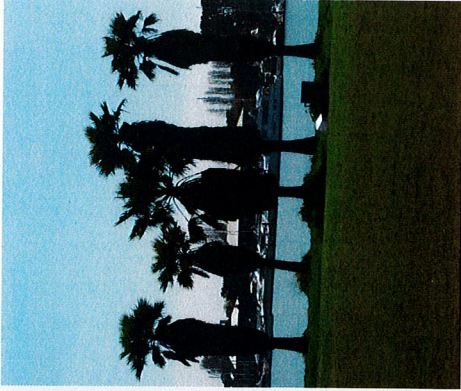
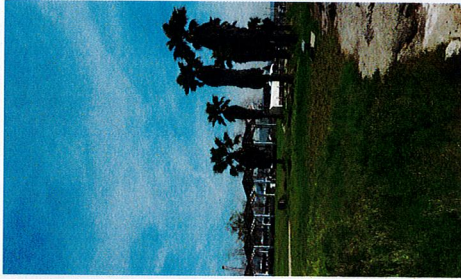
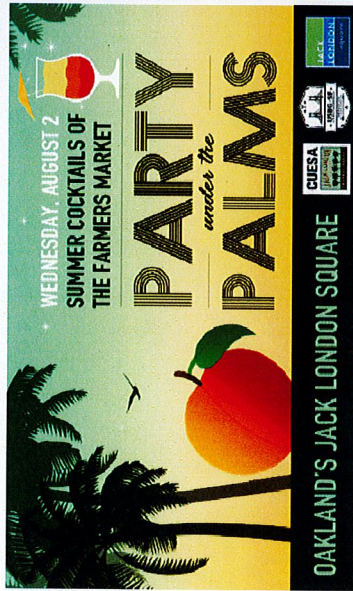
PLANNING COMMISSION REVIEW
Jack London Square - Parcel F3
CIM Group



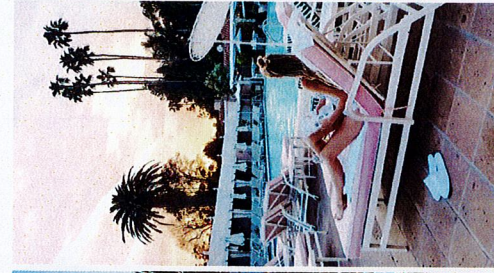
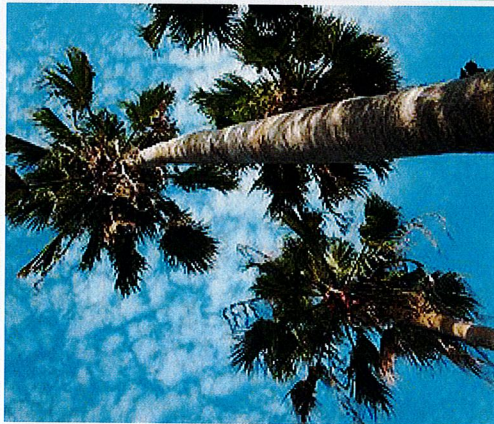
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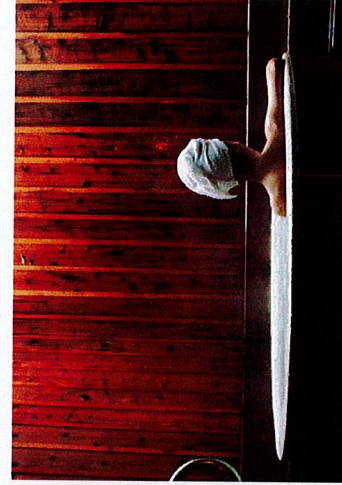
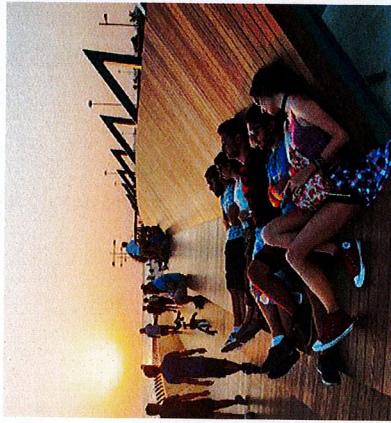


Palm Trees already form a significant identity at Jack London Square and along the Oakland Estuary. Formal palm bosques as well as natural groves at the edges of Estuary Park are existing planting features that scale the open space both from land and when viewed from water. An element of boutique hotel fantasy with palm trees surrounding the pool easily coexists with this existing vernacular.





The meadow plants will be native coastal grassland plants which can take tough public use. The ecological identity of the site will be foregrounded and potentially brought into the spa and wellness features at the hotel. Nods to the local history of estuary's use as an industrial site will be maintained in the detailing of cabanas, furniture, and other built elements.



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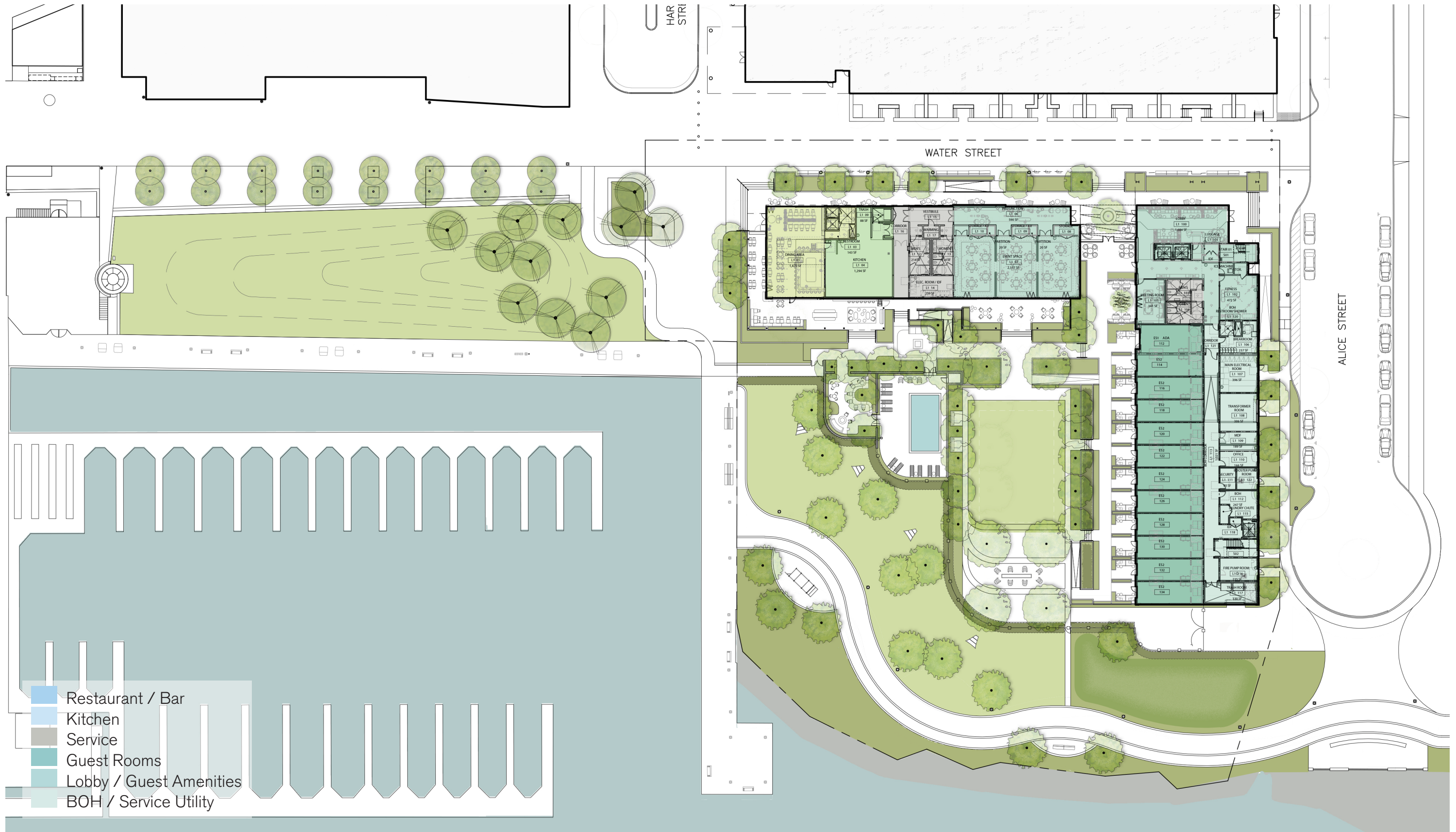
PLANTING:
ECOLOGY

03 - 12 - 2018
F3: 2017011

L10.0

Jack London Square Hotel Oakland, California





- Restaurant / Bar
- Kitchen
- Service
- Guest Rooms
- Lobby / Guest Amenities
- BOH / Service Utility

Section Title **Content Title**



North Elevation



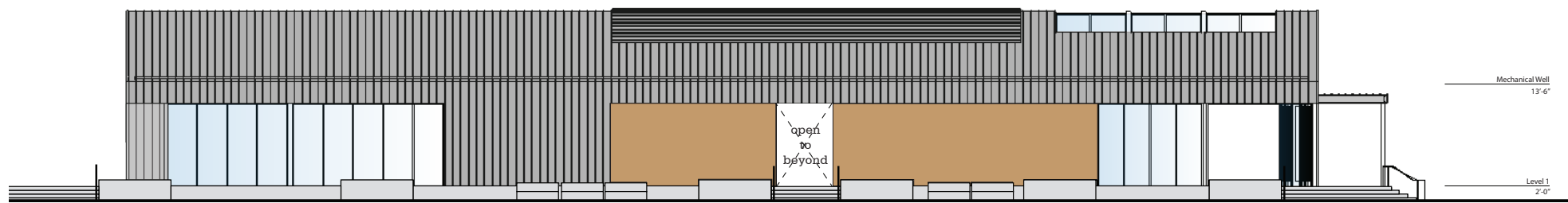
East Elevation



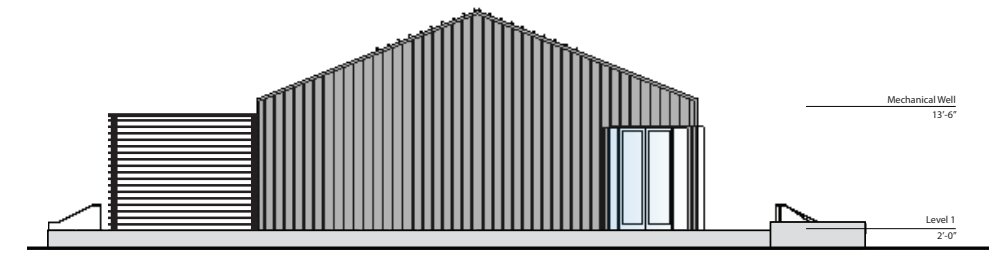
South Elevation



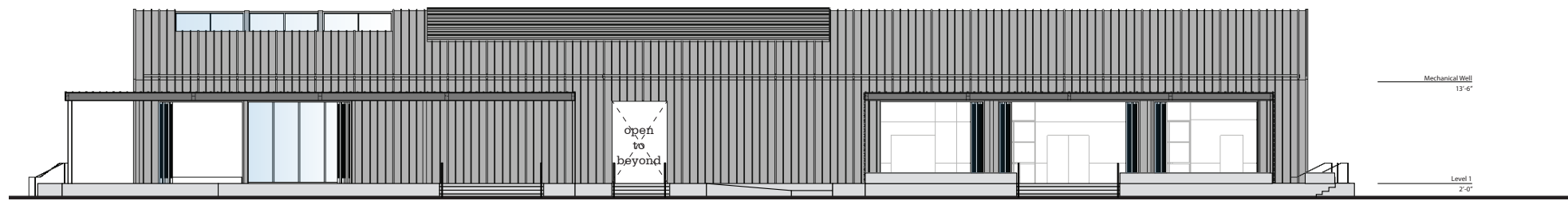
West Elevation



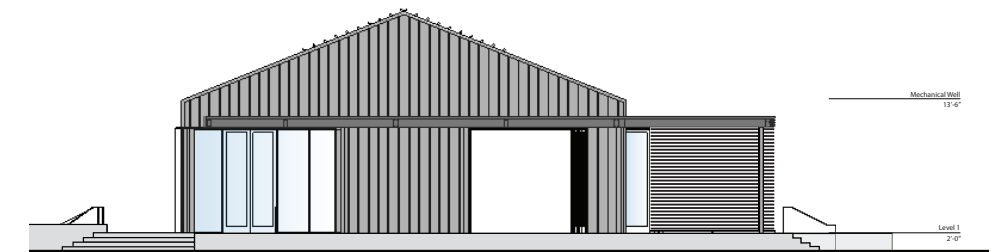
North Elevation



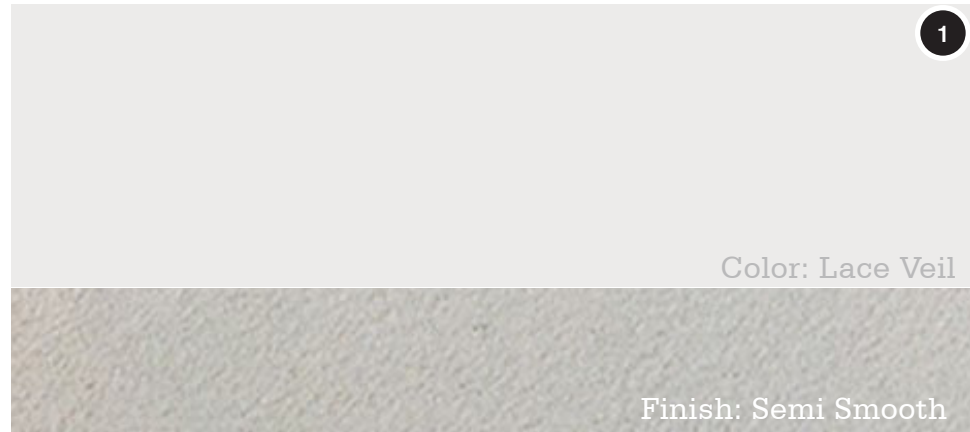
East Elevation



South Elevation



West Elevation

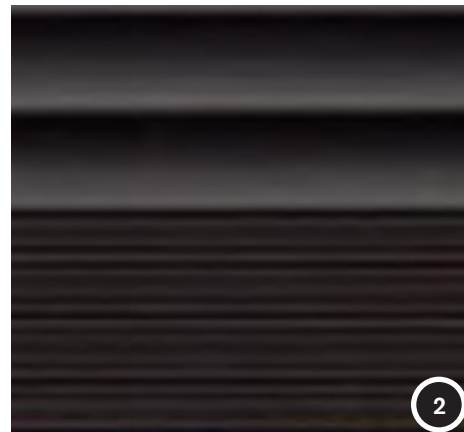


Color: Lace Veil

Finish: Semi Smooth

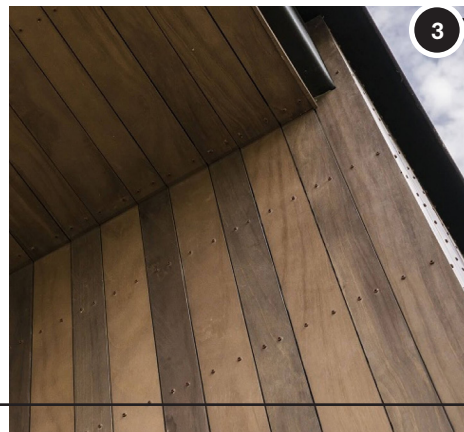
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Plaster



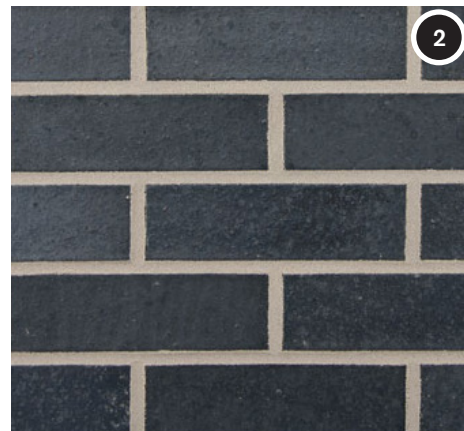
2

Aluminum Window Frames



3

Wood siding (color TBD)

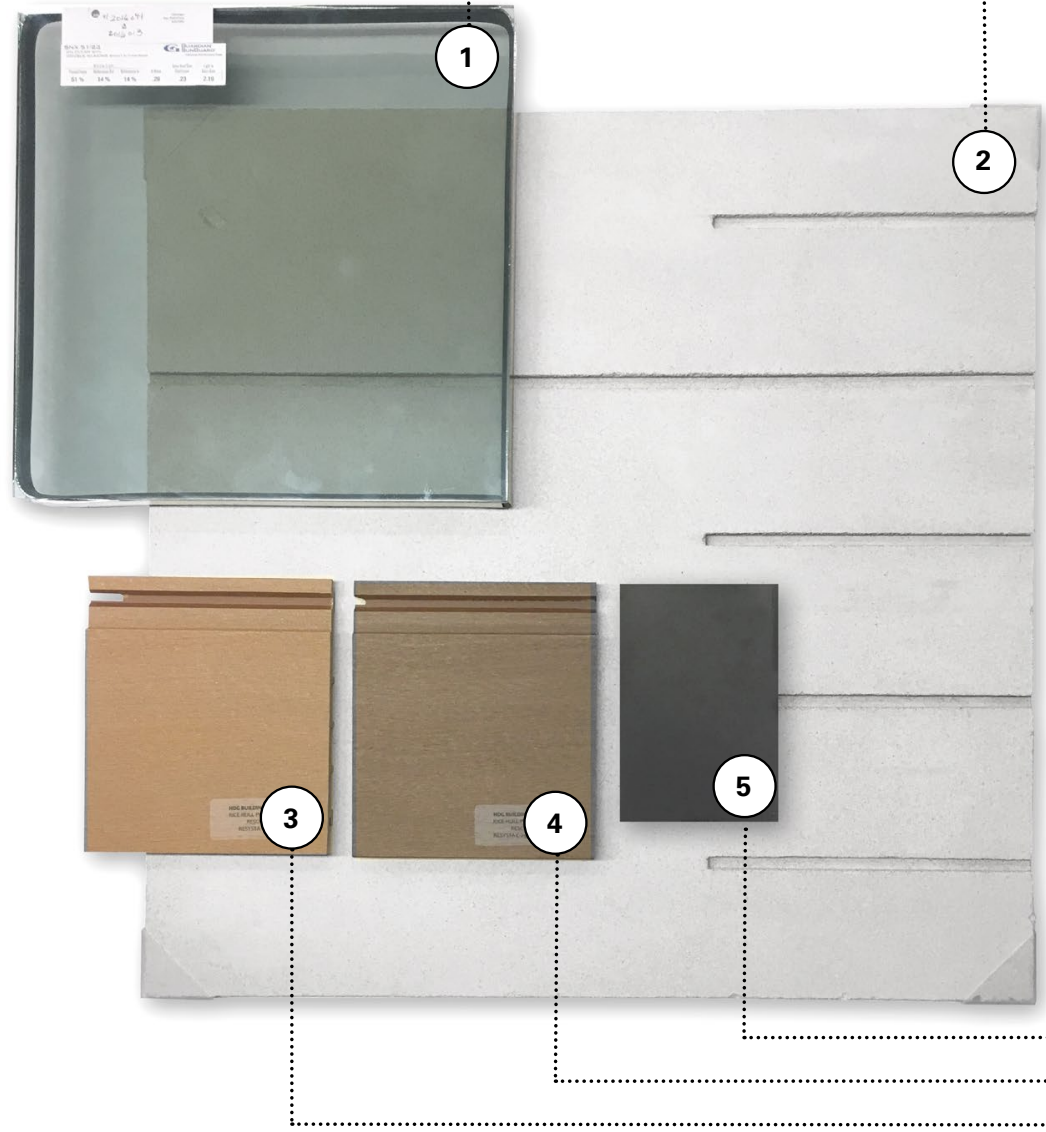


2

Endicott Thin Brick (Manganese Ironspot)



Previous Design 08.30.2017



- 1 HIGH PERFORMANCE INSULATED GLAZING (LOW-E)
- 2 THERMOCROMEX PLASTER FINISH
- 3 RESYSTA COMPOSITE SIDE (LIGHT)
- 4 RESYSTA COMPOSITE SIDING (DARK)
- 5 PRE-FINISHED ALUMINUM WINDOW FRAME

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CIM MATERIAL SELECTION
 FINAL DEVELOPMENT PLAN
 Jack London Square - Parcel F3
 CIM Group

08 - 30 - 2017
 F3: 2017011

A3.4



Water Street at Harrison Street - current design



Development Package 08.30.2017

Comparison **Water Street View**



View from Harbor / Estuary



Development Package 08.30.2017



Entrance on Water Street



Courtyard Views



Entrance on Water Street



Courtyard garden



View from Harbor



Water Street at Harrison Street

Perspective Views