

**Oakland City Planning Commission**  
**Design Review Committee**

**STAFF REPORT**

**Case File Number: PLN 18030**

**December 11, 2019**

<b>Location:</b>	6733 Foothill Blvd
<b>Assessor's Parcel Number(s):</b>	039-327-400505;039-327-100505;039-327-401608;039-327-401900;038-327-401700
<b>Proposal:</b>	The proposal is for new construction for a 620-student charter school with grades ranging from K-12, and 260 units of housing. The project would provide 160 parking stalls, 130 for the residential component and 30 for the school.
<b>Applicant:</b>	Chris Grant /TPC CS Holdings LLC
<b>Contact Person/ Phone Number:</b>	Chris Grant 208 577-2768
<b>Owner:</b>	TPC CS Holdings LLC
<b>Case File Number:</b>	PLN18030
<b>Planning Permits Required:</b>	Design Review Tentative Parcel Map to Merge Parcels
<b>General Plan:</b>	Community Commercial
<b>Zoning:</b>	CC-2
<b>Environmental Determination:</b>	To Be Determined
<b>Historic Status:</b>	N/A
<b>City Council District:</b>	6
<b>Finality of Decision:</b>	Planning Commission
<b>For Further Information:</b>	Contact Case Planner Rebecca Lind Planner III 510-238 -3472 <a href="mailto:rlind@oaklandnet.com">rlind@oaklandnet.com</a>

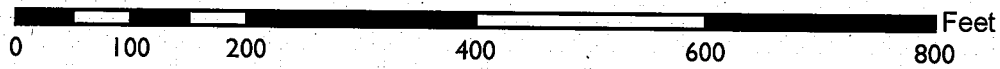
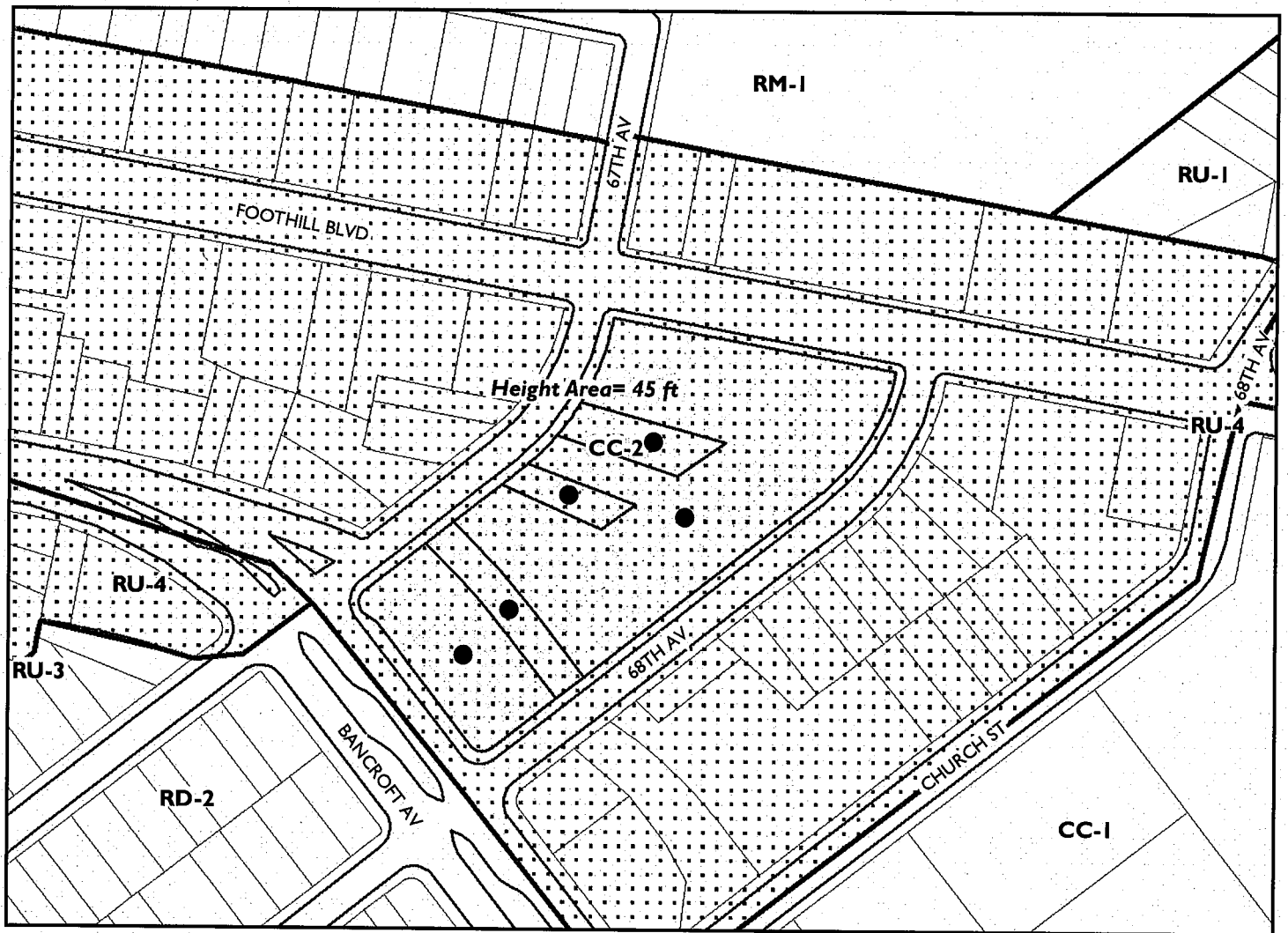
**SUMMARY**

The purpose of this report is to provide design review analysis of a re-designed proposal for a K-12<sup>th</sup> grade charter school and 260 units of housing on the site of a former Ace Hardware building and parking lot at 6733 Foothill Blvd. The Design Review Committee (DRC) previously reviewed an earlier design for the proposal in 2018; however, the applicant recently submitted a substantially revised proposal for consideration, as shown in Attachment A to this report.

**PROJECT SITE AND SURROUNDING AREA**

The proposed site is a 2.397-acre parcel with four frontages located between Foothill Blvd to the north, 67<sup>th</sup> Street to the west, Bancroft Avenue to the south and 68<sup>th</sup> Street to the east. Adjacent uses include commercial, multifamily residential and single-family residential structures.

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18030  
Applicant: Chris Grant/TPC CS Holdings, LLC  
Address: 6733 Foothill Blvd  
Zone: CC-2  
Height Area: 45 ft

## **PROJECT BACKGROUND**

The site was formerly developed with commercial retail activities (Ace Hardware and surface parking lot). The former buildings are demolished and the site is cleared of all structures and fenced. The parcel consists of numerous platted lots with 5 Assessor's Parcel Numbers. A tentative parcel map will be required to merge these lots into a single parcel for development.

### *Design Review Committee*

The DRC reviewed the project in November of 2018 and provided comments, which are attached in Attachment B. In summary, the DRC members asked the applicant to "have a more thorough community involvement process and get closure", to provide additional community benefits, and to address the following project elements:

- Building Design
- Site Planning
- 68<sup>th</sup> St. Sound Wall/Neighborhood Connection
- Parking and Traffic

### *Community Outreach*

The applicant responded to Design Review Committee request for additional public involvement by holding a series of public meetings on the project and submitted a summary of these meeting and comments received which is shown in Attachment D. The revised submittal responds, in part, to comments from the public, DRC and staff, resulting in changes to the site plan and building design, elimination of the proposed wall on 68<sup>th</sup> street and additional opportunities for street activity.

## **REVISED PROJECT DESCRIPTION**

The proposed project continues to be a mixed-use, residential and school facility. Current revisions are primarily to the intensity and layout of the uses. Key components of the project include the following:

- Revised Program:
  - Increased residential density by 55 dwelling units: Increased residential units to 260 from 205 with a current mix of:
    - 164 studios;
    - 63-1bedroom units; and
    - 33-2 bedroom units.
  - Increased ground floor activity: Relocated 3 residential units to the ground floor on 68<sup>th</sup> St. to increase ground floor activity.
  - Eliminated the school gymnasium.
  - Moved the school playground from 68<sup>th</sup> Street to 67<sup>th</sup> Street
- Reduced the size of the civic education component from 58,100 sf to a 44,300 sf.

- Increased school parking from 13 to 30 spaces.
- The ground floor will have 2,900 of retail on the Bancroft frontage, a 500-square foot residential lobby /offices serving building tenants ,130 parking spaces serving residential users and an increase in school parking from 13 to 30 spaces.

**GENERAL PLAN ANALYSIS**

The site is designated Community Commercial in the Land Use and Transportation Element. The classification is intended to *identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers.* The Community Commercial areas may include neighborhood center uses and larger-scale retail and commercial uses, such as auto-related businesses, business and personal services, health services and medical uses, educational facilities, and entertainment uses. Community Commercial areas can be complemented by the addition of urban residential development and compatible mixed-use development. The mixed-use school and housing proposal meets this intent by providing housing, retail and civic uses within the Foothill/Bancroft corridor.

**ZONING ANALYSIS**

The site is zoned Community Commercial-2 (CC-2). The intent of the CC-2 zone is to *“create and maintain and enhance areas with a wide range of commercial businesses with direct frontage and access along the City’s corridors and commercial areas”*. The outright permitted (base) residential density is one dwelling unit per 450 square feet of lot area. In this case, this would allow for up to 193 dwelling units on the subject site. The applicant also seeks an affordable housing bonus under state law, which is applied to the base density. The applicant requests a 35% density bonus which allows for an additional 67 dwelling units, for a total of 260 units.

The following table compares the proposed project with the CC-2 development standards:

**Zoning Analysis Summary Table**

Development Standard	Applicable Regulations		Compliance Analysis
	CC2	Proposed Project	
Land Use Activities	Permitted uses: <ul style="list-style-type: none"> <li>• 1. Permanent Residential;</li> <li>• 17.35.01 Community Education</li> </ul>	Proposed uses: <ul style="list-style-type: none"> <li>• Residential; 290,790 GSF</li> <li>• Education 44,300 GSF</li> <li>• Retail 2,900 GSF</li> </ul>	Uses outright permitted; Mixed use in single building does not comply
Facility	New ground floor Residential facilities not permitted within 20 feet of the principal street frontage. Enclosed Non-Residential Permitted	<ul style="list-style-type: none"> <li>• 3 residential units on ground floor</li> <li>• 257 residential on upper floors</li> <li>• Residential parking on ground floor within 30 feet of 68<sup>th</sup> and 67<sup>th</sup> streets.</li> </ul>	Does Not Comply; Variance required for ground floor residential within 20 feet of street frontage
Frontages	Property is considered to have 2 primary frontages Foothill and Bancroft. 67 <sup>th</sup> and 68 <sup>th</sup> St. are		Complies

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	secondary frontages.				
FAR	Maximum 2.5 for non- residential land use only		.45 Non-residential	Complies	
Residential Density	Base density 193 excluding 44,300 sq. ft. non-residential use		260 units: <ul style="list-style-type: none"> <li>• 193 base density;</li> <li>• 67 bonus density</li> </ul>	Complies (with density bonus)	
Minimum ground floor transparency 55%	693 sf on Foothill 747 sf on Bancroft		666 Sf provided 747 Sf provided	Does Not Comply	
Non-active spaces at ground level including parking	Not located within 30 feet of the principal street		None proposed on Foothill as school building not considered active space. Parking within 30 feet on Bancroft parking is 30 from property line	Does Not Comply	
Front Yard	Minimum zero Maximum 10'		2' proposed on Foothill 6' proposed on Bancroft	Complies	
Street Side Yard (2)	0		3' proposed on 67 <sup>th</sup> St 3' proposed on 68 <sup>th</sup> St	Complies	
Rear Yard	10 feet residential facilities 0 Nonresidential facilities		N/A no rear in this project	Complies	
Height	45'		78'	Does Not Comply	
Number of Stories	4		5	Does Not Comply	
Open Space	150 sq. ft. /unit group 39,000 sf required		14,500 sf proposed	Does Not Coy	
Parking	One-half (1/2) space per affordable housing unit within a Transit Accessible Area  1 space/classroom for school 26 classrooms		102 spaces proposed for 204 units 30 spaces required for the school	Complies	
Loading	1 space for up to 50,000k sf 1 space for residential  1 loading berth school		None proposed	Does Not Comply	
Bicycle parking Residential	Long Term 1/4 du 65 spaces	Short Term 1/20du 13 spaces	Long term 48 spaces	Short term 12 at street	Complies
Bicycle Parking School	1/10 employees 1/20 students  36 student required	Short term 1/20 student  31 student required	21 spaces provided		Does Not Comply
Recycling and Garbage	2 cu ft./unit 520 <b>cu ft. required</b> 2 cu ft./1000 sf nonresidential 47.c cu ft. required <u>Conversion to cubic yards</u> 19.25 cu yds. residential 1.7 cy yds. non-residential		41 cu yard compacted to 13.8 cu yards with seven 2 cubic yard bins proposed		Complies

## DESIGN ISSUES

### *Compliance with Commercial Corridor Design Guidelines*

Properties in the CC-2 zoning district are subject to the Commercial Corridor Design Guidelines (Guidelines). Foothill Blvd and Bancroft Ave are mapped as Secondary Corridors in the Guidelines.

The Guidelines identify eight guiding principles (Goals) to which each development project must conform. These guiding principles are presented in greater detail in Attachment C.

The changes proposed in the site plan, building placement, and neighborhood connectivity successfully address Goals 2, 5, 6, and 7 and 8 of the Guidelines. Examples of improved response to the design guidelines are summarized below.

#### **Goal 2. Provide elements that define the street and the place for pedestrians.**

- The relocated school entry adds additional visual interest and transparency on the street and increases street activity at the corner of Foothill and 68<sup>th</sup> St.
- A second residential entrance is added mid-block on 68<sup>th</sup> Ave. This change provides increased definition of the street by adding architectural elements and by visually connecting the building to the sidewalk.
- Street trees are provided on all frontages.
- Landscaping is enhanced at the street level along 68<sup>th</sup> St.
- The retail space is moved to the corner of Bancroft & 68<sup>th</sup> St. and large windows are added on both sides of the corner to increase the visibility of the retail from the pedestrian corridor.

#### **Goal 5. Design buildings that reinforce the urban character of the corridor and place types.**

- The school entry was moved to the corner of Foothill and 68<sup>th</sup> St. providing an entry plaza at the corner of Foothill and 68<sup>th</sup> St. This change helps establish a stronger sense of place along the Foothill corridor.
- Retail space is increased to 2900 sq. ft. and is relocated to the corner of Bancroft and 68<sup>th</sup> St. This change increases street activity and visual interest along the Bancroft corridor.

#### **Goal 6. Create transitions in height, massing, and scale.**

- The gymnasium was replaced with classrooms on 67<sup>th</sup> and Foothill and a design option for a multipurpose room over the parking podium is added. This change reduces the school footprint from 58,100 gross square feet to 44,300 gross square feet and creates an opportunity for reduced massing and greater height variation in the project. This change also creates transitions in massing and scale.
- The residential component of the building was expanded into a portion of the footprint previously used by the gymnasium, and the housing units over the school were

eliminated. This change allows a building of two stories (46 feet) on a portion of the project resulting in transitions in height, bulk and scale.

- A second mid-block residential entrance on 68<sup>th</sup> Ave was added. This change improves the urban character of the 68<sup>th</sup> St side of the building by modulating the building and adding visual interest along the street.

#### **Goal 7. Use sustainable design techniques**

- The residential portion of the building will be factory built, State certified and compliant with State green building standards. The school and occupied space below the podium will be built on-site and will be Oakland Green Building code compliant.

#### **Goal 8. Create a safe urban environment.**

- The redesign of the outdoor playground contributes to a safer urban environment. The playground was divided into 2 smaller yards and re-located to the corner of Foothill Blvd and 67<sup>th</sup> St. and to the roof over the garage. The new design reduces noise from the playground and eliminates the need for a sound wall along 68<sup>th</sup> and a solid barrier at the street edge on 68<sup>th</sup> St.
- The new residential entrance located mid-block on 68<sup>th</sup> St. and the 3 ground-floor units will connect residential activity to the sidewalk on 68<sup>th</sup> St. This change will improve the safety of the street by increasing the opportunity for pedestrian activity and adding “eyes on the street”.
- A 2<sup>nd</sup> level outdoor covered seating plaza is added above the retail on Bancroft. This amenity adds additional visual connection between the building and the street.
- The number of parking stalls designated for school use increased from 13 to 30 stalls, enough to accommodate school staff.
- Residential parking increased to 130 from 102 spaces and retains a minimum ratio of .5 space per dwelling unit.  
The school drop off / pick up queuing lane was increased by 200%, The drop off area is designed to accommodate double lane drop off if needed during operations.
- The vehicle exit for the garage that was previously located directly across from neighboring residents on 68<sup>th</sup> St was relocated farther up the block to eliminate conflicts with residential driveways.

While changes in the site plan respond to many prior comments, the revisions to the architecture of the residential component are limited primarily to changes in the color palate. Consequently Goals 1, 3, 4 which address design quality and a sense of place are still insufficiently addressed. Staff recommends that the building design be revised to better achieve the Corridor Design Guidelines Goals 1, 3 and 4, which address design quality and a sense of place:

#### **Goal 1. Build upon patterns of urban development that lend a special sense of place.**

*Enhance existing neighborhoods that have a well-defined and vibrant urban design context.*

Foothill is a prominent commercial boulevard and the entry to the neighborhood. The corner treatment does not yet provide a strong visual point of interest from Foothill Blvd. as needed to support a sense of place.

**Goal 3. Allow for a diversity of architectural expression to prevent monotony.**

*Respect the design vocabulary of historic and established neighborhoods while allowing for a variety of architectural styles.*

The residential building design, particularly the proposed rectangular building forms on all facades, window treatment and the design of the top of the building continue to be inconsistent with the older craftsman and adobe styles of the immediate neighborhood.

**Goal 4. Encourage high quality design and construction.**

Window treatments, landscaping and the design of the parking garage first floor wall vents do not yet reflect the kind of quality envisioned by the Guidelines.

*Design Issues*

1. Treatment of the prominent building corners at Foothill and 67<sup>th</sup>, and Foothill and 68<sup>th</sup> St. creating activity and interest along the corridor: The stairway leading to the multi-purpose room at the top of the stairs is a disruptive and unattractive element. Staff requests DRC comment on re-orienting the stairway and possibly moving the stairway into the building interior.

The 68<sup>th</sup> St corner is the main entry of the school: While the new site plan creates the opportunity for a corner treatment that creates a sense of place, the design of the entry is not prominent enough to meet the Guidelines discussed above. Staff requests guidance on improvements to this portion of the building that will contribute to the Goal of achieving a vibrant urban design.

2. Residential Building Façade Elements: Rectangular Forms, Window Finishing and Top.

- The building design includes rectangular elements on all sides of the residential component. These rectangular elements appear heavy and are still “busy”. They neither create interest and focus, nor visual integration. It is not clear whether they are necessary structural elements.
- The building windows would benefit from additional recess to create a shadow line and detail. Guidance under Guideline 6.2.1 specifically calls for adequate recess of exterior street facing windows.
- Cornices occur on some of the buildings. Are they still too “busy”?

3. Transparency on Foothill

The design does not meet the 55% transparency standard on Foothill Blvd. Window sizes on this side of the building will need to be increased.

4. Landscaping and Garage vents on 67<sup>th</sup> St

The building was shifted approximately 6 feet toward 67<sup>th</sup> street to accommodate residential entries on the opposite side of the building (68<sup>th</sup> Street). As a result, there is no longer enough space to provide sufficient landscaping at the base of the building along the



67<sup>th</sup> street frontage to effectively screen the parking garage. This is the side of the project which is still most problematic in terms of street activation and visual interest. The parking garage design continues to use a metal grated panel screen to comply with venting requirement of an open garage. As a result, the ground floor on 67<sup>th</sup> presents as a solid wall. At a minimum, additional landscaping is needed to soften the appearance of the building on this side. While street trees are required, additional planting at the base of the building is recommended. To create adequate planting space, the building will need to be shifted back 18 - 24 inches to form a planting strip.

Guidance under Goal 5 of the Corridor Design Guidelines offers techniques to achieve a cohesive composition including:

- Design a clear base, middle and top
- Define different planes and masses to create pleasing proportions on the façade, define masses using a consistent use of colors, materials, window, and other elements for the different volumes and planes of a building
- Use window and door size placement, orientation and pattern to create a visually pleasing design on a façade.

Staff requests direction on how these techniques may be more productively implemented.

## CONCLUSION

Staff requests the DRC to conduct design review of the proposal. Specifically, staff requests the DRC to: review and comment on:

- Treatment of the building corners and the stairway;
- Transparency standards on Foothill; and
- Landscaping and garage vents on 67<sup>th</sup> St.

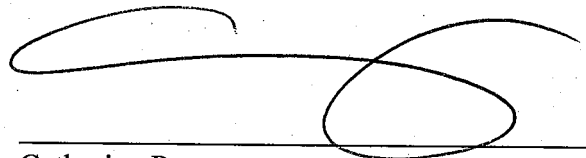
Prepared by:



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Rebecca Lind  
Planner III

Approved for forwarding to the  
Design Review Committee:



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Catherine Payne  
Acting Development Planning Manager

**Attachments:**

- A. Plans Set Nov 18, 2019
- B. Design Review Committee Comments 11/28/18
- C. Corridor Design Guideline Guiding Principles
- D. Summary of Public Involvement

## **Attachment B**

Compilation of Comments on 6733 Foothill Aspire/Affordable Housing APN 18030 from the Design Review Committee 11/28/18

The Committee made the following comments on the submittal.

### Building Design

- Reconsider the architectural style
- Revise the style so that it is less modern and reflects the context of the neighborhood
- Design is too “busy”
- Cornice design too “busy”
- Comply with Green Building Standards

### Site Planning

- More work on site planning is requested. This issue need to be resolved before taking next step.
- Ok with mixed use but not site planning
- Reevaluate site planning including
  - Location of activities
  - Placement of buildings
  - Consider Retail and Non-profit space
  - More green landscaping
  - Community connection

### Community Involvement

- Have a more thorough community involvement process and get closure

### 68<sup>th</sup> St. /Stoops/ Wall

- Sound wall not consistent with community integration
- Wall to be 50% transparent
- Consider visual connection to neighborhood for safety and community integration
- Consider more landscaping/Tree lined street
- Eliminate artificial stoops in favor of some other way of providing community connection

### Community Benefit

- Provide Community space that is more accessible to the community
- Identify aspects of the project that benefit the community
- Consider retail

### Address Parking and Traffic

- Consider parking stackers, one way traffic, neighborhood parking program

## **Attachment C. Corridor Design Guidelines Goals**

### **1. Build upon patterns of urban development that lend a special sense of place.**

- Enhance existing neighborhoods that have a well-defined and vibrant urban design context.
- Develop attractive urban neighborhoods in areas where they do not currently exist.

### **2. Provide elements that define the street and the place for pedestrians.**

- Locate buildings to spatially define the street.
- Construct high quality storefronts and ground floor residential space.
- Create a connection between the public right of way and ground floor activities.
- Reduce the negative visual impact of on-site parking.
- Enhance the pedestrian space by framing the sidewalk area with trees, awnings, and other features.

### **3. Allow for a diversity of architectural expression to prevent monotony.**

- Allow for street fronts with a variety of architectural expression that is appropriate in its context.
- Respect the design vocabulary of historic and established neighborhoods while allowing for a variety of architectural styles.

### **4. Encourage high quality design and construction.**

- Add visual interest and distinction to the community.
- Construct buildings with high quality materials and detailing that make a lasting contribution.
- Develop buildings with pleasing compositions and forms.

### **5. Design buildings that reinforce the urban character of the different corridor and place types.**

- Design buildings on primary corridors with a more urban character than those on secondary corridors.
- Develop storefronts that contribute to successful retail districts.
- Create high quality multi-family developments adjacent to commercial districts.

### **6. Create transitions in height, massing, and scale.**

- Achieve a compatible transition between areas with different scale buildings.

### **7. Use sustainable design techniques.**

- Treat on-site storm water.
- Use green building techniques.

### **8. Create a safe urban environment.**

- Employ design features that discourage crime, while not sacrificing design excellence.
  - A. - Include site design measures to improve safety for pedestrians



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- A2.2 NEIGHBORHOOD CONTEXT PHOTOS
- A2.3 TRANSPORTATION MAP
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- A5.3α ELEVATION TRANSPARENCY EXHIBIT
- A5.4 BUILDING SECTIONS
- A6.0 COLOR & MATERIAL BOARD
- A7.0 SHADOW STUDY SEPT 21, 12:00 NOON
- A7.1 SHADOW STUDY SEPT 21, 4:00 PM
  
- L1.0 LANDSCAPE MASTER PLAN
- L2.0 LANDSCAPE COURTYARD PLANS
- L3.0 LANDSCAPE PLAN- 68th/BANCROFT AVE
- L4.0 LANDSCAPE FURNITURE

**PROJECT TEAM**

**DEVELOPER:**  
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 EAGLE, ID 83616  
 (949) 599-6069

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ATTN: DAVID WAI HO

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 LANDSCAPE ARCHITECTURE  
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 (530) 892-8897

ATTN: THOMAS PHELPS

**PROJECT SUMMARY**

ADDRESS: 6733 FOOTHILL BLVD & 6710 BANCROFT AVE  
 CASE FILE: PLN 18030  
 ASSESSOR'S PARCEL NUMBERS: 039-327-400505; 039-327-100505;  
 039-327-401608; 039-327-401900; 039-327-401700  
 EXISTING ZONING IN THE GENERAL PLAN:  
 CC-2 ZONE, COMMUNITY COMMERCIAL  
 THE CORRIDOR DESIGN GUIDELINES APPLIES  
 GROSS SITE AREA: 2.397± ACRES  
 MULTI-FAMILY DWELLING UNITS: 260 DU FACTORY BUILT  
 DENSITY: 108.5 DU/AC  
 APARTMENT / AMENITIES SQ FT: 290,790 GSF  
 CONSTRUCTION TYPE: TYPE VA  
 OCCUPANCY GROUP: GROUP R2  
 PARKING GARAGE SQ FT: 69,720 GSF  
 CONSTRUCTION TYPE: TYPE IA  
 OCCUPANCY GROUP: GROUP S2  
 SCHOOL SQ FOOTAGE: 44,300 GSF  
 CONSTRUCTION TYPE: TYPE IA  
 OCCUPANCY GROUP: GROUP E  
 FLOOR AREA RATIO: 2.117 FAR  
 COMMERCIAL RETAIL SQ FT: 2,900 GSF

REVISION LOG

NO.	DESCRIPTION	DATE
1	1ST CITY PLANNING SUBMITTAL	01-16-2018
2	2ND CITY PLANNING SUBMITTAL	06-22-2018
3	3RD CITY PLANNING SUBMITTAL	08-16-2018
4	4TH CITY PLANNING SUBMITTAL	01-10-2019
5	5TH CITY PLANNING SUBMITTAL	08-26-2019
6	6TH CITY PLANNING SUBMITTAL	11-14-2019

**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
 430 E STATE STREET, STE 100, EAGLE, ID 83616

**TITLE PAGE / SHEET INDEX**

ARCHITECTS ORANGE  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

**A1.0**  
**PLN 18030**  
 2016-511 14 NOVEMBER 2019



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# PROJECT SUMMARY

4 STORY TYPE VA OVER 1 LEVEL PODIUM ON GRADE TYPE 1 PARKING GARAGE

SITE AREA (GROSS)	104,413 SQ FT	2,397 ACRES
DENSITY		108.5 DU/AC
TOTAL BLDG FOOTPRINT INCLUDING PKG GARAGE	92,190 SQ FT	
TOTAL FLOOR AREA EXCLUDING PKG GARAGE	221,070 SQ FT	
BUILDING HEIGHT	78 FT	
NUMBER OF DWELLING UNITS	260 UNITS	
NUMBER OF PARKING SPACES	160 SPACES	

## RESIDENTIAL UNIT SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	STREET	TOTAL	%
S1	34	37	38	38		147	
A1	10	16	17	18	3	64	
<b>1 BR TOTAL</b>	<b>44</b>	<b>53</b>	<b>55</b>	<b>56</b>	<b>3</b>	<b>211</b>	<b>81.2%</b>
B1	0	5	5	5		15	
B2	0	0	0	0		0	
B3	8	8	9	9		34	
<b>2BR TOTAL</b>	<b>8</b>	<b>13</b>	<b>14</b>	<b>14</b>	<b>6</b>	<b>49</b>	<b>18.8%</b>
C1	0	0	0	0		0	
<b>3BR TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
<b>TOTAL</b>	<b>52</b>	<b>66</b>	<b>69</b>	<b>70</b>	<b>9</b>	<b>260</b>	<b>100%</b>

## RESIDENTIAL NRSF SUMMARY

UNIT TYPES	AREA S.F.	PATIO S.F.	QTY	TOTAL S.F.	AVG. S.F.
S1	430		147	63,210	
A1	570		64	36,480	472
B1	720		15	10,800	
B2	745		0	0	
B3	730		34	24,820	727
C1	1,035		0	0	#DIV/0!
<b>TOTAL</b>			<b>260</b>	<b>135,310</b>	<b>520</b>

## F.A.R. CALCULATIONS

FLOOR	AREA S.F.
GRD: RES AMENITIES/SCHOOL	22,470
GRD: COMMERCIAL RETAIL	2,900
1-2: UNITS/AMENITIES/SCHOOL	68,400
2: UNITS/UTILITY	41,300
3: UNITS/UTILITY	43,000
4: UNITS/UTILITY	43,000
<b>TOTAL AREA</b>	<b>221,070</b>
<b>F.A.R.</b>	<b>2.117</b>

## BIKE PARKING

LONG TERM REQUIRED: 1 SPACE / 4 UNITS	65
LONG TERM PROVIDED	48
SHORT TERM REQUIRED: 1 SPACE / 20 UNITS	13
SHORT TERM PROVIDED AT STREET LEVEL	12
SCHOOL: 1 SP / 20 STUDENTS; LONG TERM	36
SHORT TERM PARKING- 67TH STREET	31
<b>TOTAL SCHOOL REQUIRED</b>	<b>67</b>
<b>TOTAL SCHOOL PROVIDED</b>	<b>21</b>

## PARKING SUMMARY

PARKING TYPE	ACCESSIBLE REQ.	STANDARD STALLS 8.6'X18'	COMPACT STALLS 8.6'X17'	TANDEM	ACCESSIBLE STALLS	ACCESSIBLE VAN STALLS 1 PER 6 STALLS	TOTAL STALLS
TCAC MOBILITY	CBC 11-B-208.2.3.1	5% OF STALLS PROVIDED	0		0	0	0
RESIDENT ASSIGNED	CBC 1109A.2-1	2% OF STALLS PROVIDED	126		3	1	130
SCHOOL / EMPLOYEE			14		3	1	18
GUEST	CBC 1109A.2	5% OF STALLS PROVIDED	10		2		12
<b>TOTALS</b>			<b>150</b>		<b>8</b>	<b>2</b>	<b>160</b>
							<b>0.62</b>

## TRASH SUMMARY

SOLID WASTE CALCULATIONS							
UNITS	CU.FT./ WEEK	TOTAL	CU. YD.	COMPA CTION RATIO	TOTAL COMPACTED	2 CU. YD. BINS REQ'D	# of PICKUPS PER WEEK
260	4.3	1118	41.4	3	13.8	7	1
RECYCLING CALCULATIONS							
UNITS	LBS/WK/ UNIT	TOTAL	CU. YD.	TOTAL UNCOMPACTED	3 CU. YD. BINS REQ'D	# of PICKUPS PER WEEK	
260	7	1820	45	40.4	13	2	

## OPEN SPACE SUMMARY

USABLE OPEN SPACE REQUIREMENT	SQ FT
150 SF / UNIT	39,000

**TOTAL REQUIRED 39,000**

## COMMON OPEN SPACE PROVIDED

GRD: RES LOBBY LOUNGES	1,400 SQ FT
GRD: OPEN SPACE	- SQ FT
1: RES AMENITIES	1,600 SQ FT
1: COURTYARD 1	5,000 SQ FT
1: COURTYARD 2	5,200 SQ FT
1: COMMUNITY DECK	1,300 SQ FT
<b>TOTAL PROVIDED</b>	<b>14,500 SQ FT</b>

## RESIDENTIAL PARKING SUMMARY

### PARKING REQUIRED

UNIT TYPE	RATIO	TOTAL
STUDIOS	0.5	74
1BR	0.5	32
2BR	0.5	25
<b>TOTAL REQUIRED</b>		<b>130</b>

### PARKING PROVIDED

STANDARD GARAGE STALLS	126
COMPACT GARAGE STALLS	0
ACCESSIBLE STALLS	4
<b>TOTAL</b>	<b>130</b>
<b>RESIDENT RATIO</b>	<b>0.50</b>

## SCHOOL PARKING SUMMARY

### PARKING PROVIDED

STANDARD STALLS	26
ACCESSIBLE STALLS	4
<b>TOTAL</b>	<b>30</b>

## PROJECT SITE



LOCATION MAP - NOT TO SCALE

# FOOTHILL BLVD MIXED USE OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC

430 E STATE STREET, STE 100, EAGLE, ID 83616

## PROJECT SUMMARY / LOCATION MAP

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

A2.0

PLN 18030

2016-511 14 NOVEMBER 2019



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**AERIAL VIEW LOOKING NORTH**



**AERIAL VIEW LOOKING EAST**



**AERIAL VIEW LOOKING SOUTH**



**AERIAL VIEW LOOKING WEST**

**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
430 E STATE STREET, STE 100, EAGLE, ID 83616

**NEIGHBORHOOD CONTEXT**

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

**A2.1**  
PLN 18030  
2016-511 1 NOVEMBER 2019



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**STREET VIEW LOOKING SOUTH ON 68TH AVE**



**STREET VIEW LOOKING SOUTH ON 68TH AVE**



**STREET VIEW LOOKING NORTHEAST ON 68TH AVE**

**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC

430 E STATE STREET, STE 100, EAGLE, ID 83616

**NEIGHBORHOOD CONTEXT PHOTOS**

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

**A2.2**

**PLN 18030**

2016-511 1 NOVEMBER 2019



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LOCATION MAP - NOT TO SCALE

**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
 430 E STATE STREET, STE 100, EAGLE, ID 83616

**TRANSPORTATION MAP**

ARCHITECTS ORANGE  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

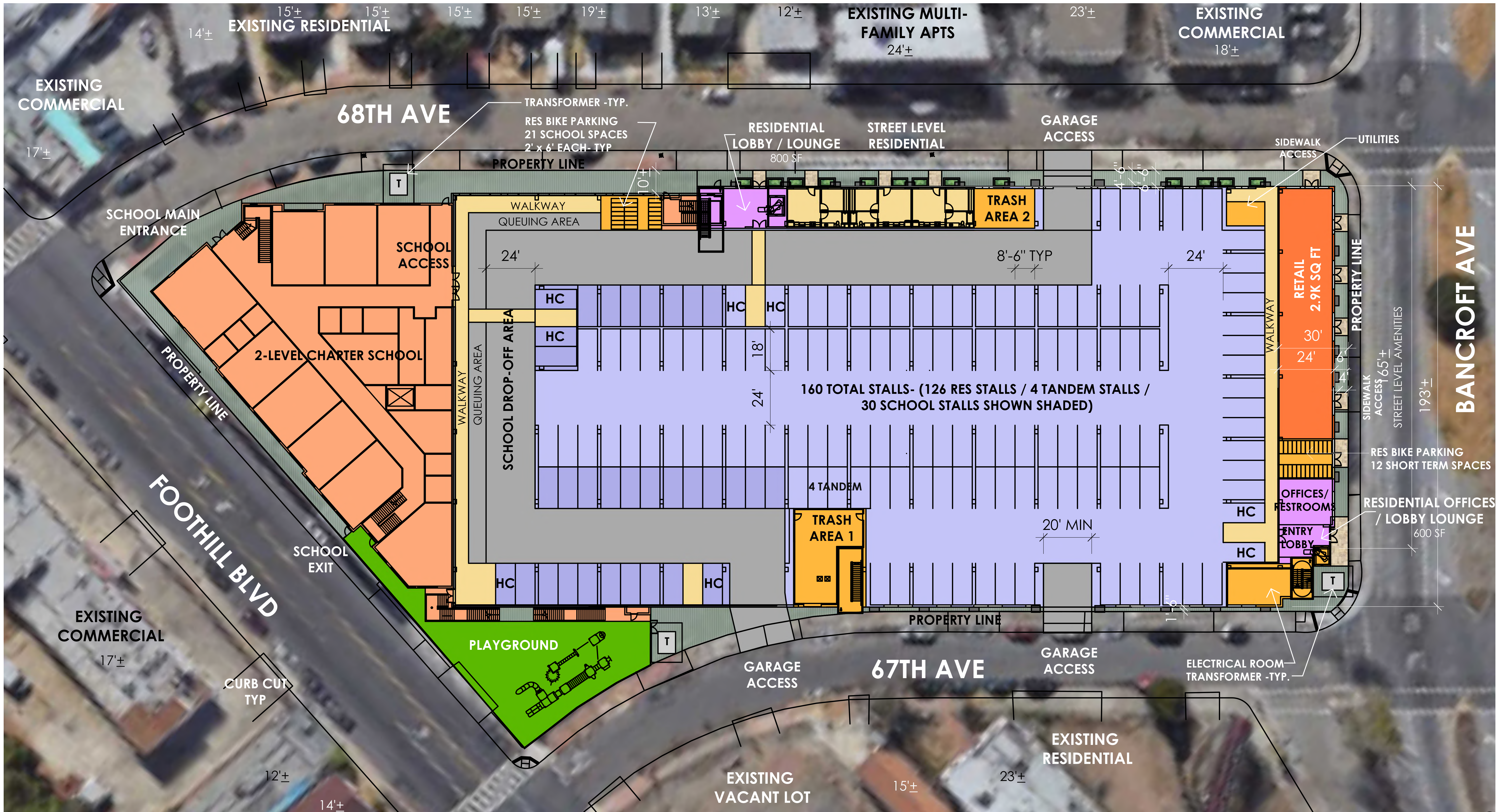
**A2.3**

PLN 18030

2016-511 1 NOVEMBER 2019



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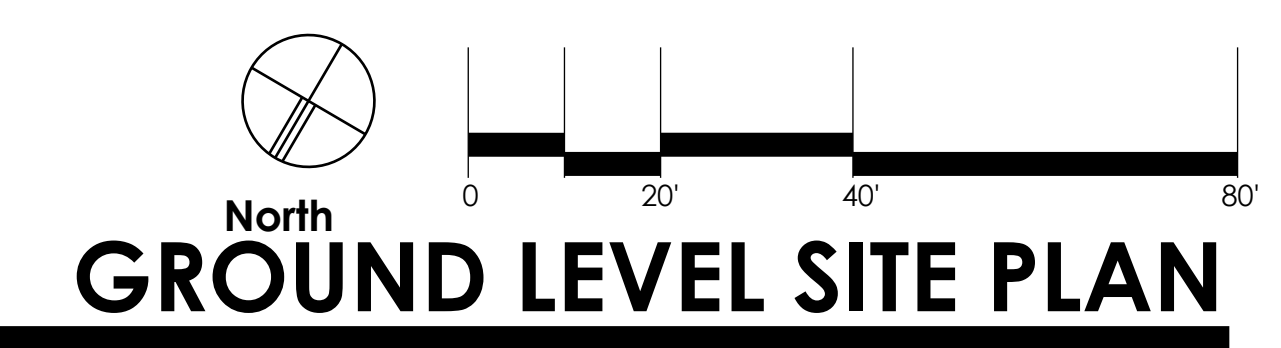
**LEVEL 1 SCHOOL / STREET LEVEL PARKING GARAGE**

NOTE: SEE SHEETS A4.3 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION;  
ADJACENT BUILDING HEIGHTS AND CURB CUTS ARE APPROXIMATE

**A3.0**  
PLN 18030  
2016-511 14 NOVEMBER 2019

**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

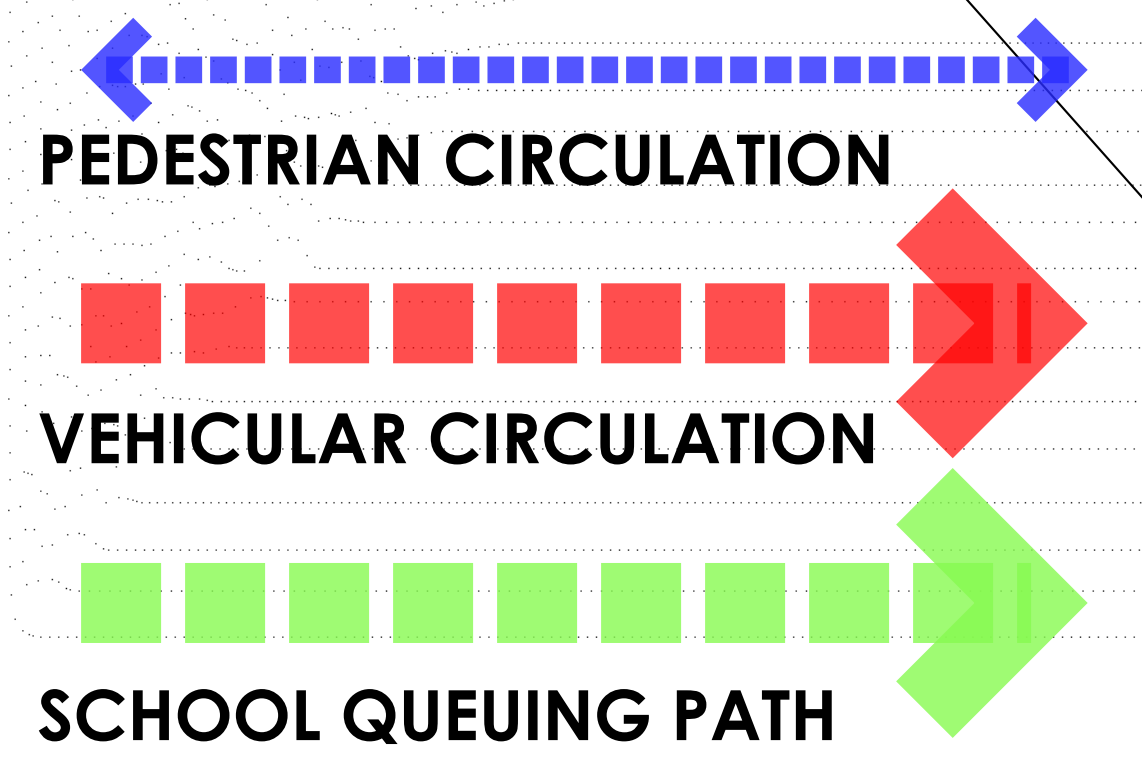
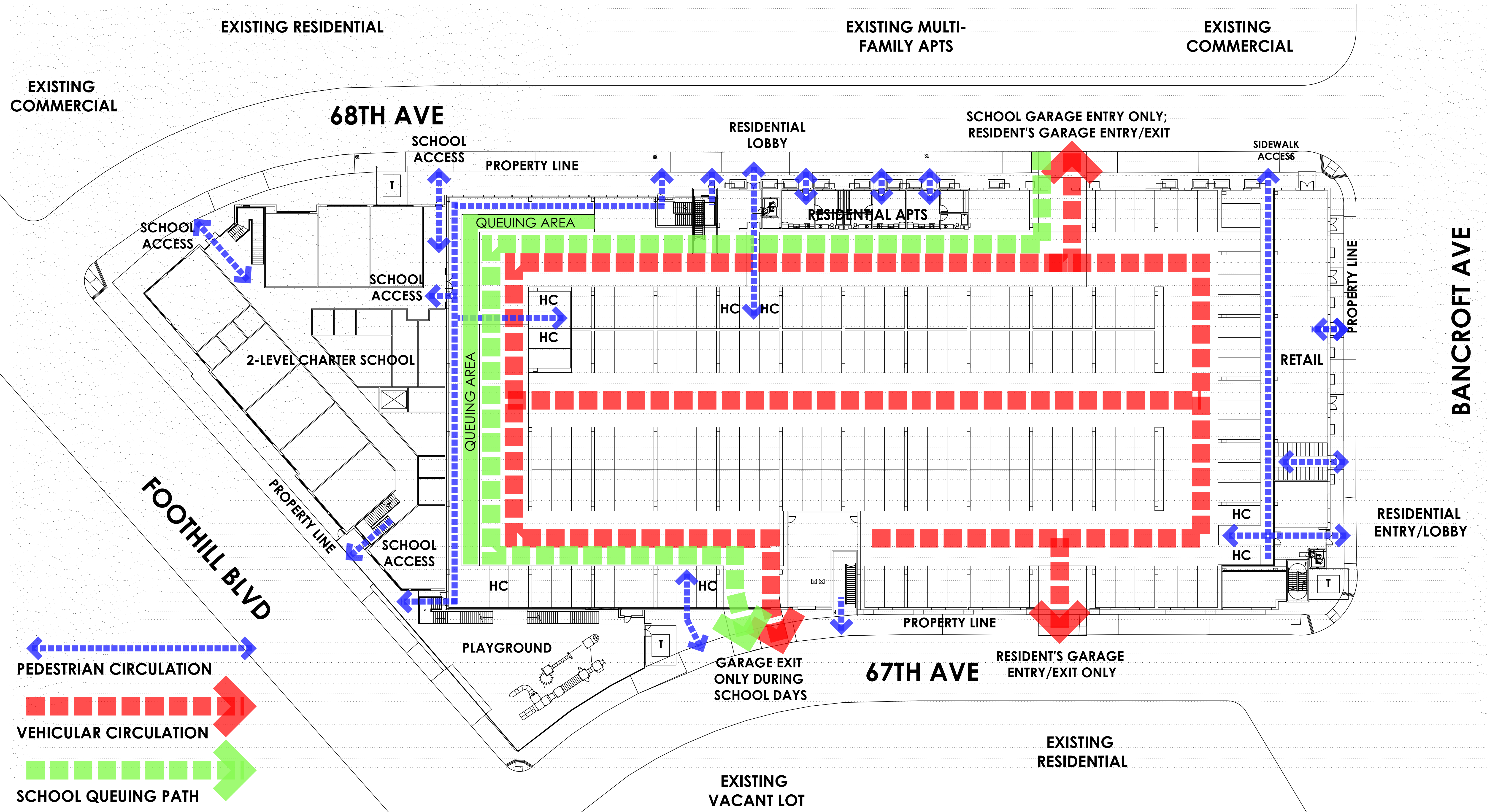
PACIFIC WEST COMMUNITIES, INC  
430 E STATE STREET, STE 100, EAGLE, ID 83616



**K2A ARCHITECTURE**  
555 DE HARO, SUITE 380,  
SAN FRANCISCO, CALIFORNIA 94107 (415) 487-6902

**ARCHITECTS ORANGE**  
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

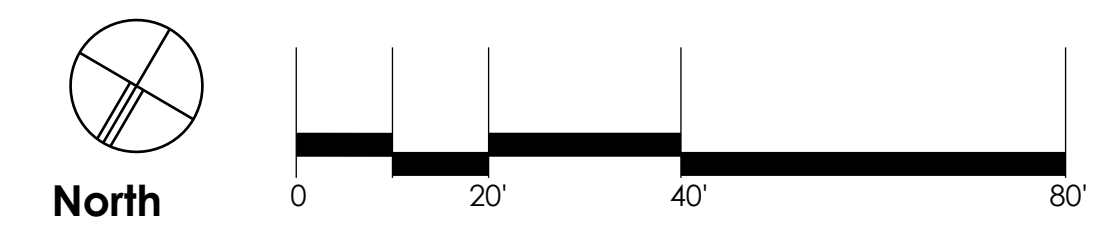




**LEVEL 1 SCHOOL / STREET LEVEL PARKING GARAGE**

NOTE: SEE SHEETS A4.3 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION

**A3.0a**  
 PLN 18030  
 2016-511 1 NOVEMBER 2019



**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
 430 E STATE STREET, STE 100, EAGLE, ID 83616

**CONCEPTUAL GROUND LEVEL CIRCULATION PLAN**

K2A ARCHITECTURE  
 555 DE HARO, SUITE 380,  
 SAN FRANCISCO, CALIFORNIA 94107 (415) 487-6902



ARCHITECTS ORANGE  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



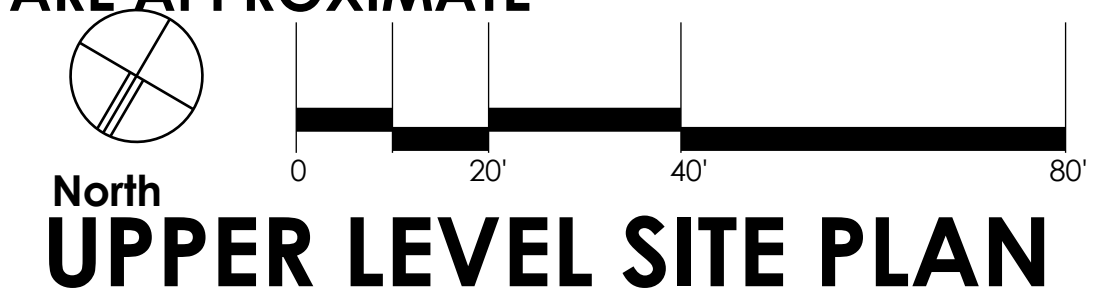
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**LEVEL 2 SCHOOL / LEVEL 1 RESIDENTIAL**

NOTE: SEE SHEETS A4.4 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION  
 "PP" DENOTES EXISTING POWER POLE LOCATIONS (4); VERIFY IN FIELD & WITH CIVIL PLANS;  
 ADJACENT BUILDING HEIGHTS AND CURB CUTS ARE APPROXIMATE

**A3.1**  
 PLN 18030  
 2016-511 14 NOVEMBER 2019



**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
 430 E STATE STREET, STE 100, EAGLE, ID 83616

K2A ARCHITECTURE  
 555 DE HARO, SUITE 380,  
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**LEVEL 2 SCHOOL / LEVEL 1 RESIDENTIAL**

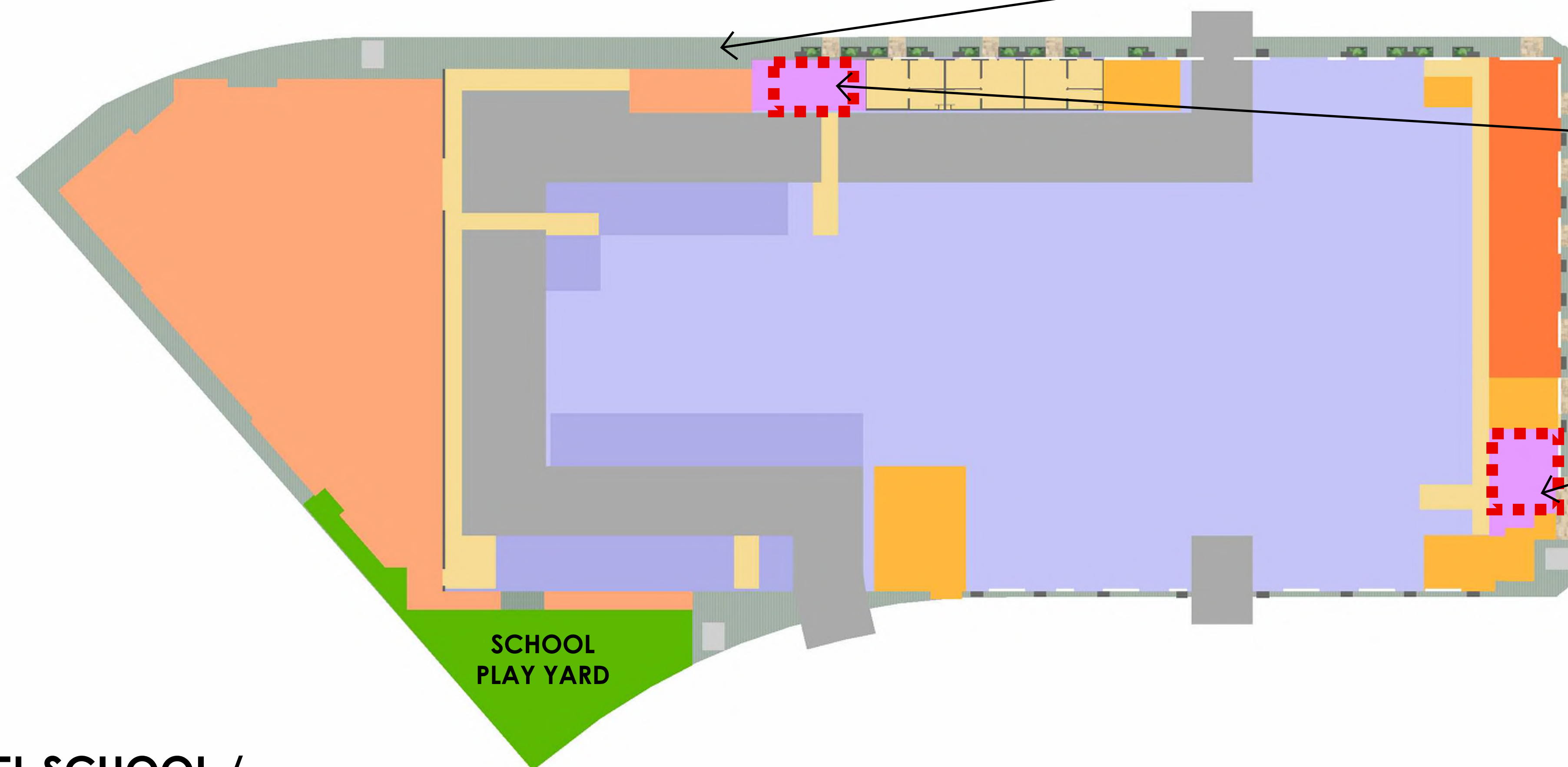
**LANDSCAPE COURTYARD**  
5,200 SF

**LANDSCAPE COURTYARD**  
5,000 SF

**COMMUNITY DECK**  
1,300 SF

**RECREATION / FITNESS AREA**  
1,600 SF

**STREET LANDSCAPING LESS THAN 15' WIDE**  
2,300 SF NOT COUNTED



**GROUND LEVEL SCHOOL /  
GROUND LEVEL RESIDENTIAL / GARAGE**

**RESIDENTIAL OFFICES /  
LOBBY LOUNGE**  
800 SF

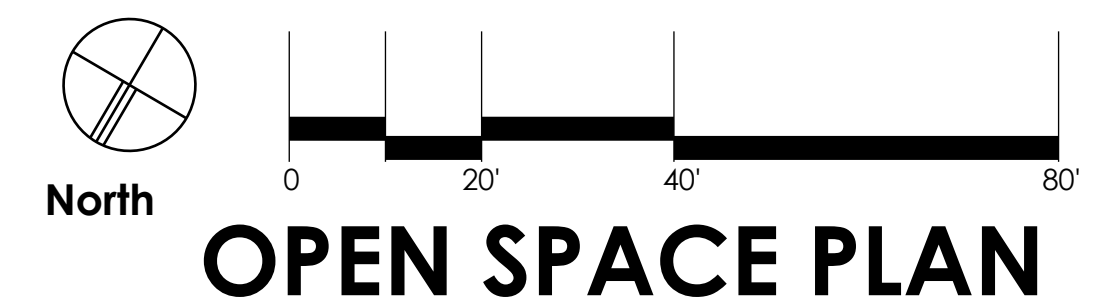
**RESIDENTIAL OFFICES /  
LOBBY LOUNGE**  
600 SF

**14,500 SF GRAND TOTAL OPEN SPACE**  
**150 SF / 260 UNITS = 39,000 SF REQUIRED**  
**24,500 SF DEFICIENT**

**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
430 E STATE STREET, STE 100, EAGLE, ID 83616

K2A ARCHITECTURE  
555 DE HARO, SUITE 380,  
SAN FRANCISCO, CALIFORNIA 94107 (415) 487-6902

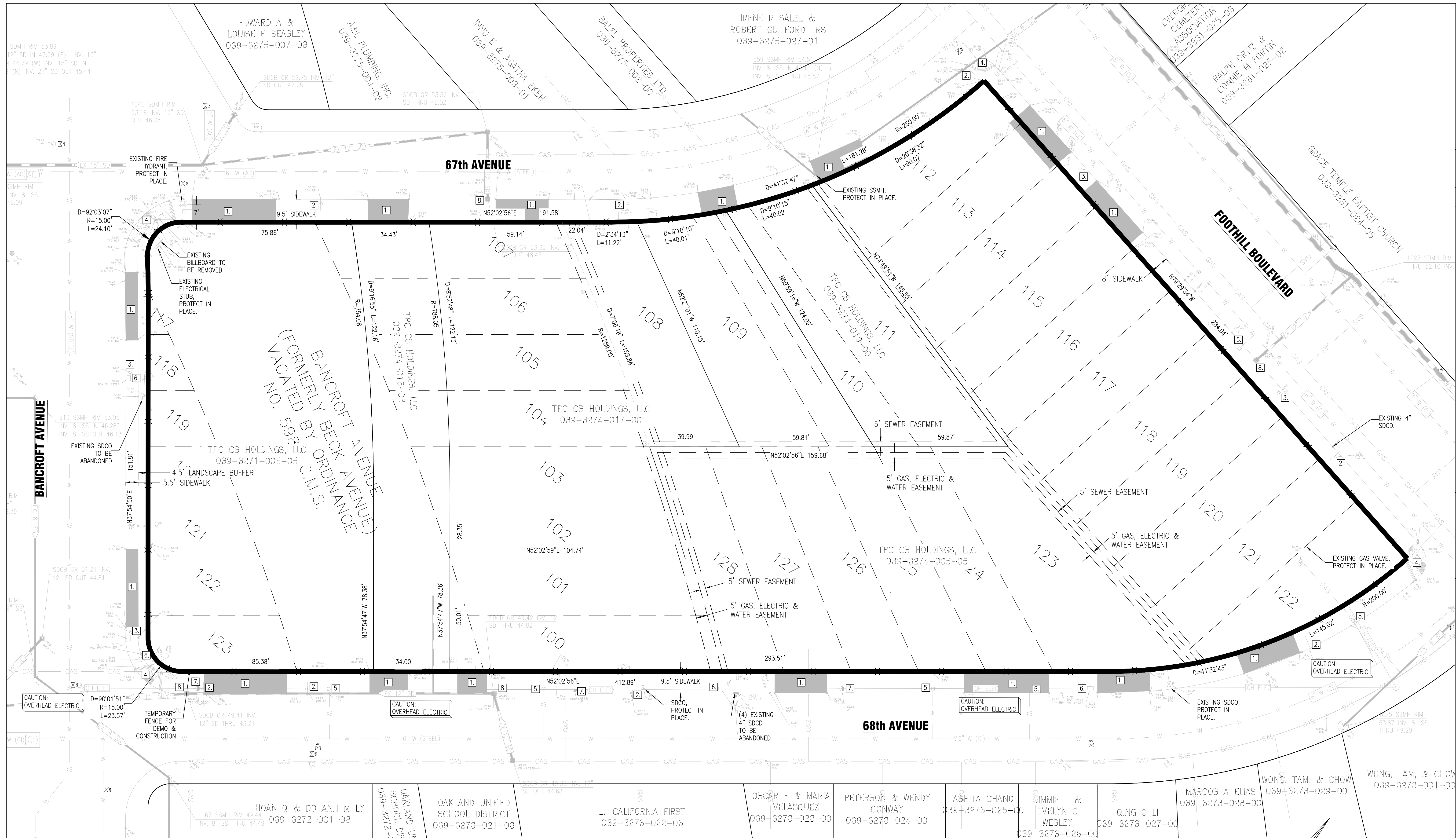


**OPEN SPACE PLAN**

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

**A3.2**  
**PLN 18030**  
2016-511 14 NOVEMBER 2019

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**SITE PLAN**  
SCALE: 1"=20'

**GENERAL NOTES:**

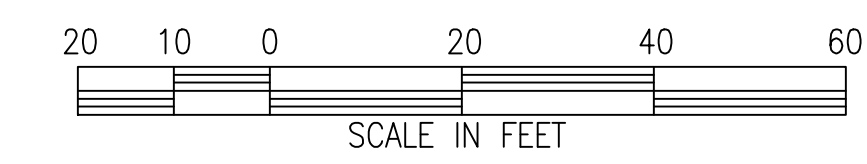
PARCEL AREA: 2.4 ACRES  
 EXISTING ZONING: CC-2 - COMMUNITY COMMERCIAL ZONE 2  
 PROPOSED ZONING: CC-2 - COMMUNITY COMMERCIAL ZONE 2  
 EXISTING USE: VACANT COMMERCIAL PROPERTY  
 SERVICES: WATER - EAST BAY MUNICIPAL UTILITY DISTRICT  
 SEWER - EAST BAY MUNICIPAL UTILITY DISTRICT  
 GAS & ELECTRIC - PACIFIC GAS & ELECTRIC CO.  
 TELEPHONE - A.T. & T.  
 CABLE - COMCAST  
 FLOODING: THIS AREA IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FIRM PANEL 06001C0095G, EFFECTIVE DATE 8/03/2009.  
 TOPOGRAPHY: TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES, INC. COMPLETED ON JUNE 15, 2016.  
 BOUNDARY & EASEMENTS: BOUNDARY AND EASEMENTS BASED ON RECORD DATA AND A PRELIMINARY TITLE REPORT PREPARED BY PLACER TITLE CO.; ORDER NO. P-14835 DATED MAY 5, 2016

**CONSTRUCTION NOTES:**

- 1. EXISTING DRIVEWAY TO BE REMOVED.
- 2. EXISTING SIGN, PROTECT IN PLACE.
- 3. EXISTING STREET LIGHT, PROTECT IN PLACE.
- 4. EXISTING CURB RAMP.
- 5. EXISTING WATER METER, PROTECT IN PLACE.
- 6. EXISTING UTILITY BOX, PROTECT IN PLACE.
- 7. EXISTING JOINT POLE, PROTECT IN PLACE.
- 8. EXISTING STORM DRAIN CATCH BASIN, PROTECT IN PLACE.

**LEGEND:**

- PROPERTY BOUNDARY
- LOT LINE/RIGHT OF WAY
- CURB
- EXISTING CONTOURS
- X --- TEMPORARY FENCE
- EXISTING UTILITY EASEMENTS
- █ EXISTING DRIVEWAY



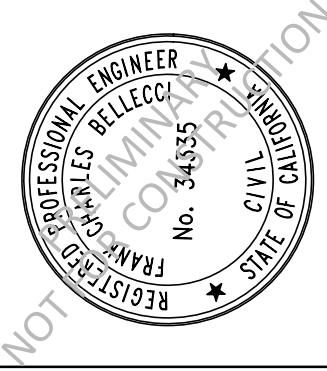
Call Two Working Days Before You Dig!

**PRELIMINARY**  
5TH SUBMITTAL - AUGUST 2019

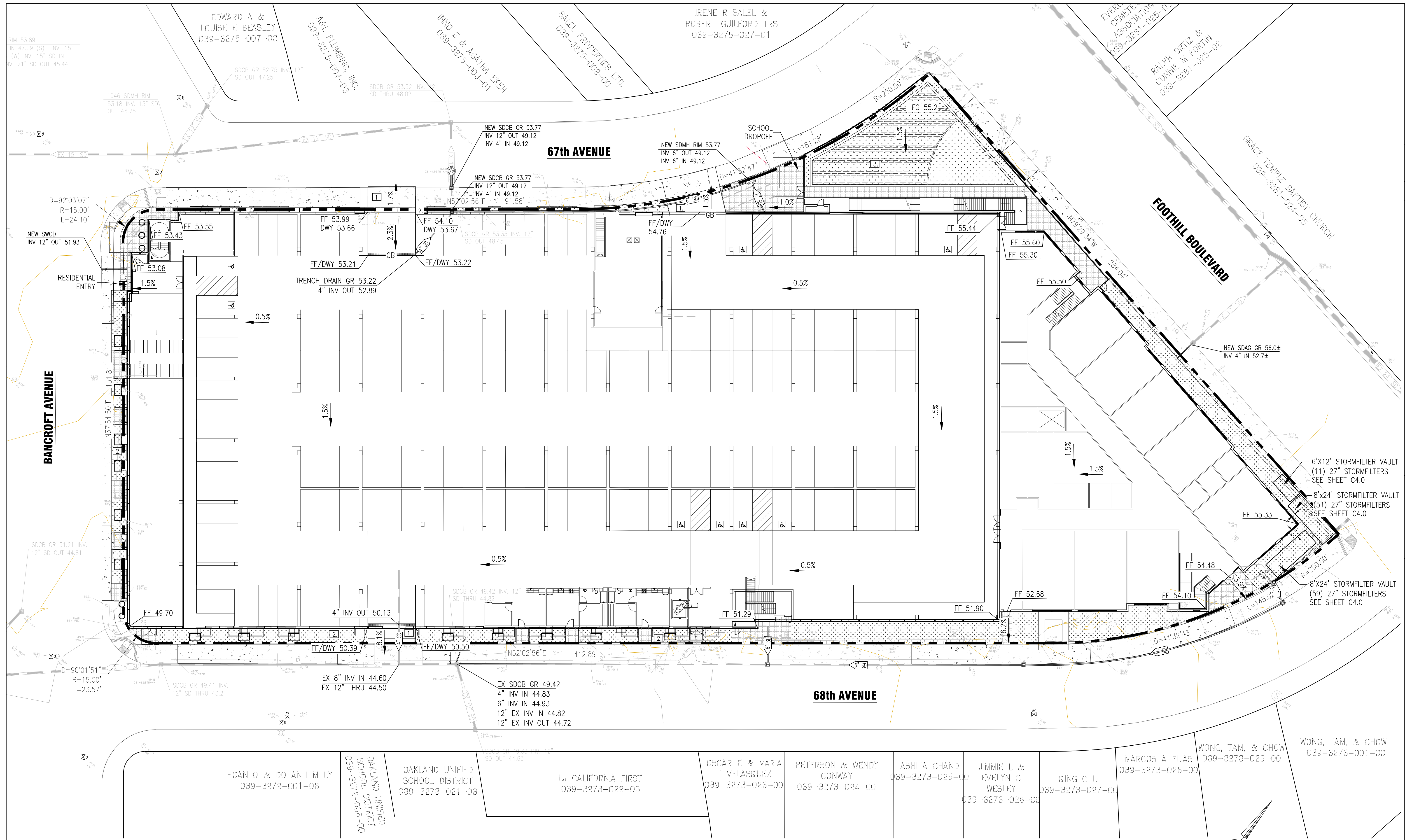


NO.	DATE	BY	REVISIONS

**Bellecci & Associates, inc.**  
 Civil Engineering • Land Surveying  
 2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
 Phone (925) 685-4569 Fax (925) 685-4838



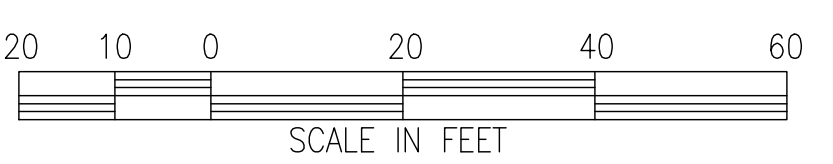
FOOTHILL BOULEVARD MIXED USE  
**EXISTING SITE SURVEY PLAN**  
 COUNTY OF ALAMEDA  
 CITY OF OAKLAND  
 SHEET C1.0 OF 4  
 JOB NO. 15171  
 CALIFORNIA



**SITE PLAN**  
SCALE: 1"=20'

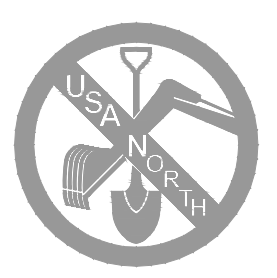
- CONSTRUCTION NOTES:**
1. CONSTRUCT NEW DRIVEWAY PER CITY STANDARD DRAWING S-R.
  2. CONSTRUCT TREE WELLS PER CITY STANDARDS AND LANDSCAPE SHEETS.
  3. CONSTRUCT PLAYGROUND PERVIOUS TURF PER DETAILS ON SHEETS C4.0 AND LANDSCAPE SHEETS.

- LEGEND:**
- PROPERTY BOUNDARY
  - LOT LINE/RIGHT OF WAY
  - RETAINING WALL
  - EXISTING CONTOURS
  - 4" PERFORATED STORM DRAIN PIPE
  - NEW OFF-SITE CONCRETE



Call Two Working Days Before You Dig!

**PRELIMINARY**  
5TH SUBMITTAL - AUGUST 2019



NO.	DATE	BY	REVISIONS

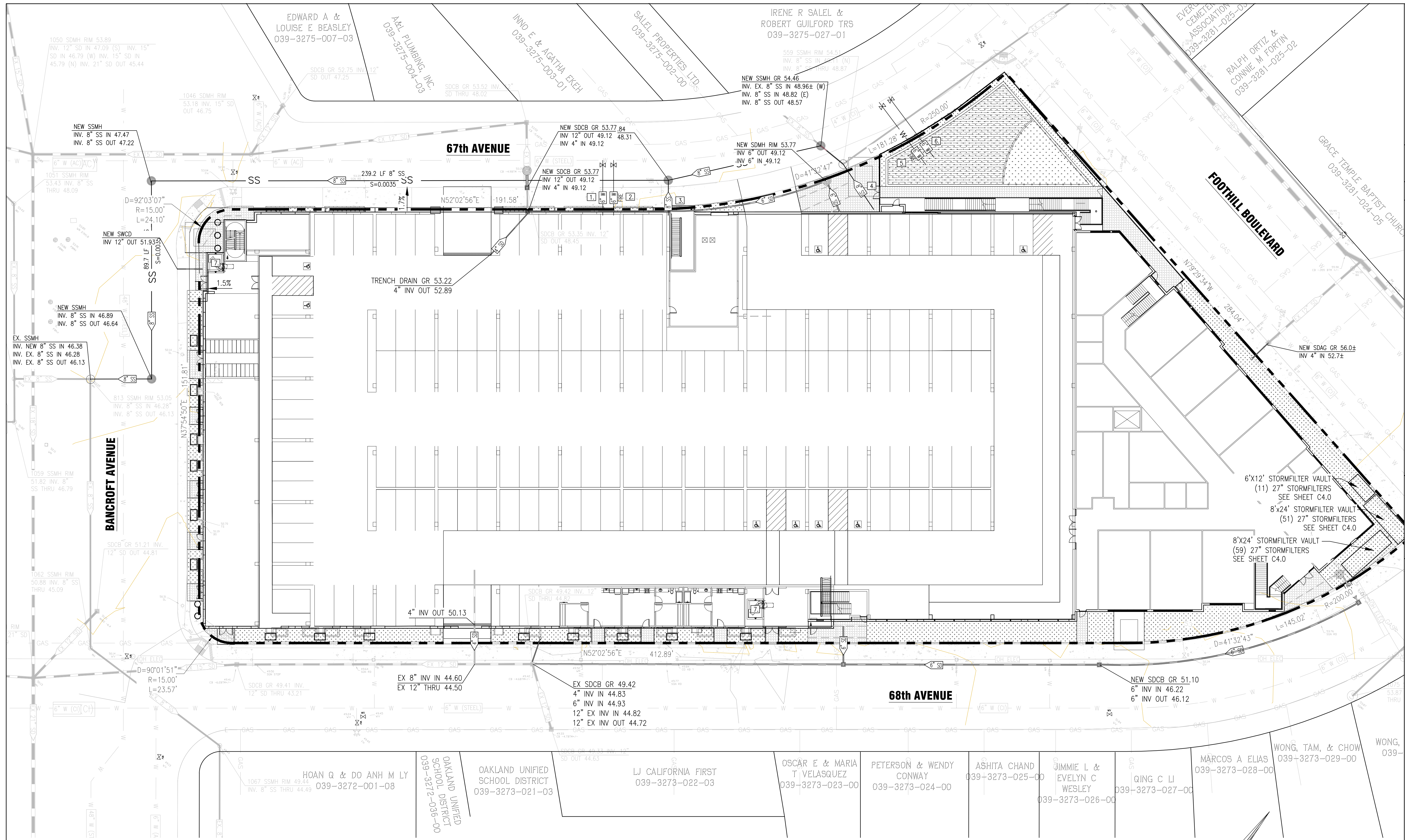
**Bellecci & Associates, inc.**  
Civil Engineering • Land Surveying  
2280 Diamond Boulevard, Suite 100 Concord, CA 94520  
Phone (925) 685-4569 Fax (925) 685-4838



FOOTHILL BOULEVARD MIXED USE  
CALIFORNIA

**PRELIMINARY GRADING PLAN**  
COUNTY OF ALAMEDA

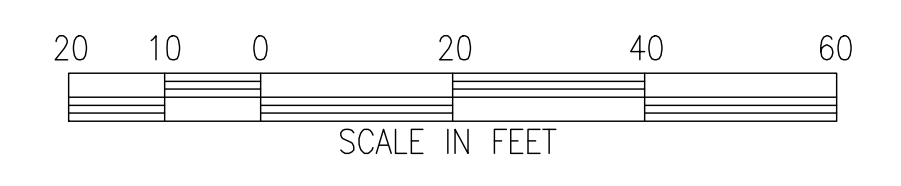
6733 FOOTHILL BOULEVARD  
CITY OF OAKLAND  
SHEET **C2.0** OF 4  
JOB NO. 15171



**SITE PLAN**  
SCALE: 1"=20'

- SERVICE LATERAL NOTES:**
- 1. DOMESTIC WATER SERVICE FOR RESIDENTIAL
  - 2. FIRE SERVICE FOR RESIDENTIAL
  - 3. SANITARY SERVICE FOR RESIDENTIAL
  - 4. SANITARY SERVICE FOR SCHOOL
  - 5. DOMESTIC WATER SERVICE FOR SCHOOL
  - 6. FIRE SERVICE FOR SCHOOL
  - 7. TRASH ENCLOSURE PLUMBED TO SANITARY SEWER

- LEGEND:**
- PROPERTY BOUNDARY
  - LOT LINE/RIGHT OF WAY
  - - - 4" PERFORATED STORM DRAIN PIPE
  - EXISTING CONTOURS



Call Two Working Days Before You Dig!

**PRELIMINARY**  
5TH SUBMITTAL - AUGUST 2019



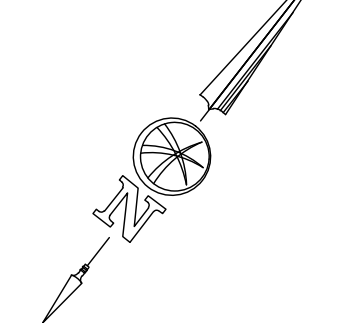
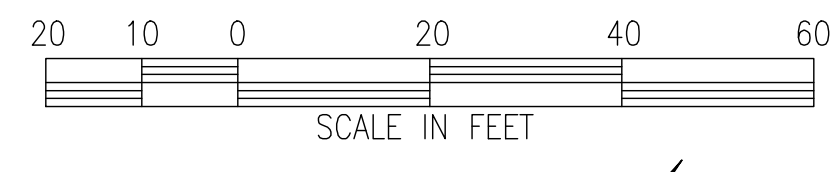
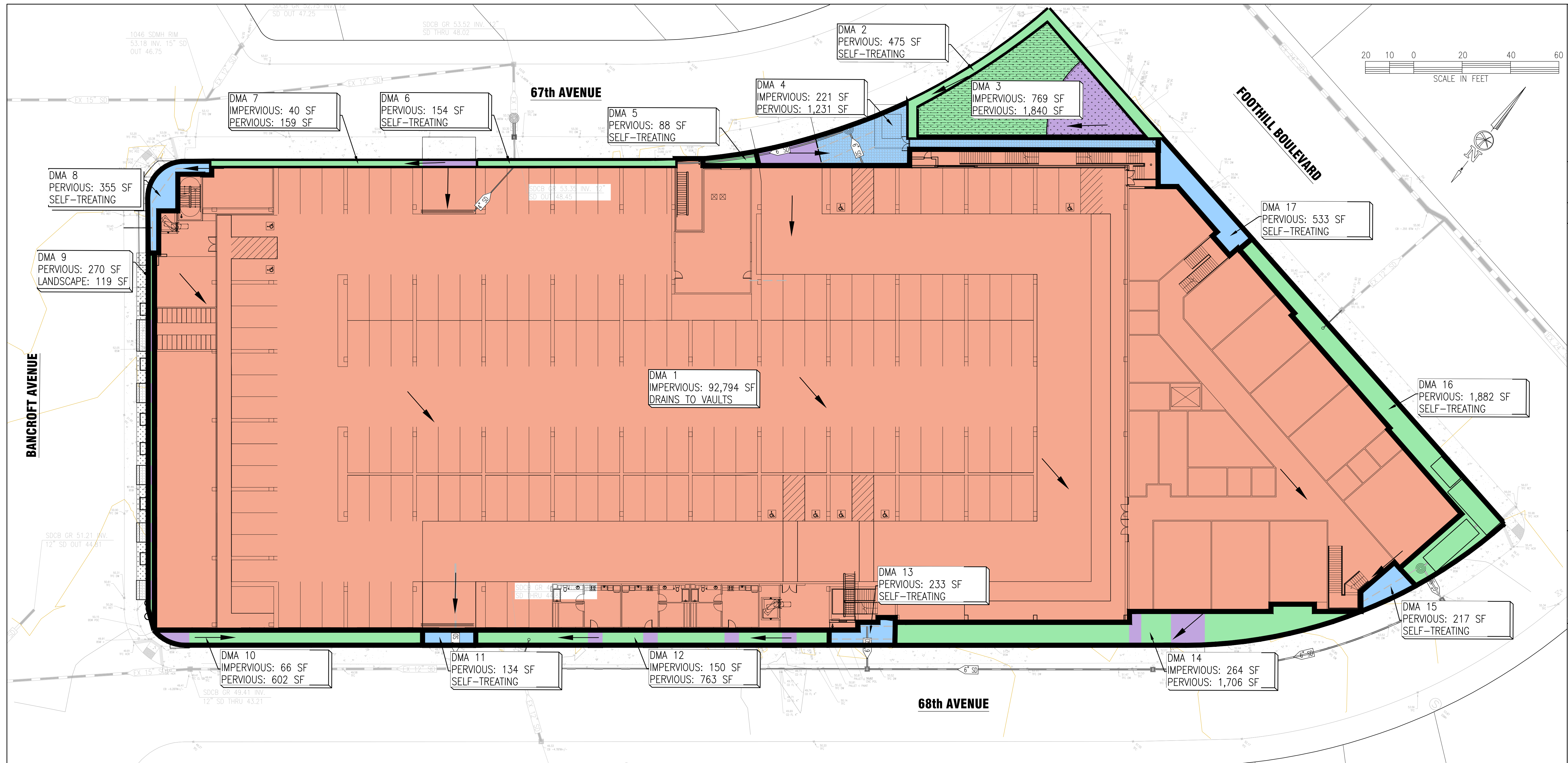
NO.	DATE	BY	REVISIONS

**Bellecci & Associates, inc.**  
Civil Engineering • Land Surveying  
2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
Phone (925) 685-4569 Fax (925) 685-4838



FOOTHILL BOULEVARD MIXED USE  
**PRELIMINARY UTILITY PLAN**  
CITY OF OAKLAND  
COUNTY OF ALAMEDA  
CALIFORNIA  
SHEET C3.0 OF 4  
JOB NO. 15171  
1-800-227-2600





**Bellecci & Associates, inc.**  
 Civil Engineering • Land Surveying  
 2290 Diamond Boulevard, Suite 100 Concord, CA 94520  
 Phone (925) 685-4569 Fax (925) 685-4838



FOOTHILL BOULEVARD MIXED USE  
 CALIFORNIA

6733 FOOTHILL BOULEVARD  
**STORMWATER CONTROL PLAN**  
 COUNTY OF ALAMEDA  
 CITY OF OAKLAND

SHEET **C4.0** OF 4  
 JOB NO. 15171

**STORM WATER CONTROL PLAN**

SCALE: 1"=20'

**SELF-RETAINING DMA CALCULATIONS**

DMA NAME	IMPERV. AREA (SF)	SURFACE TYPE	RUNOFF FACTOR	PRODUCT (AREA*RF) [A]	RECEIVING S-R DMA TYPE	RECEIVING S-R DMA AREA [B]	RATIO [A]/[B]
DMA 3	769	CONCRETE	1.0	769	TURF	1,840	0.42
DMA 4	221	CONCRETE	1.0	221	PERV. PAV.	1,231	0.18
DMA 7	40	CONCRETE	1.0	40	LANDSCAPE	159	0.25
DMA 9	119	CONCRETE	1.0	119	LANDSCAPE	270	0.44
DMA 10	66	CONCRETE	1.0	66	LANDSCAPE	602	0.11
DMA 12	150	CONCRETE	1.0	150	LANDSCAPE	763	0.20
DMA 14	264	CONCRETE	1.0	264	LANDSCAPE	1,706	0.15

**LEGEND**

- PROJECT BOUNDARY
- DRAINAGE MANAGEMENT AREA
- BUILDING/ROOF RUNOFF
- LANDSCAPE SELF-RETAINING/TREATING
- CONCRETE/ASPHALT CONCRETE
- PERVIOUS SURFACE/ SELF-RETAINING
- DIRECTION OF FLOW
- 4" PERFORATED PIPE

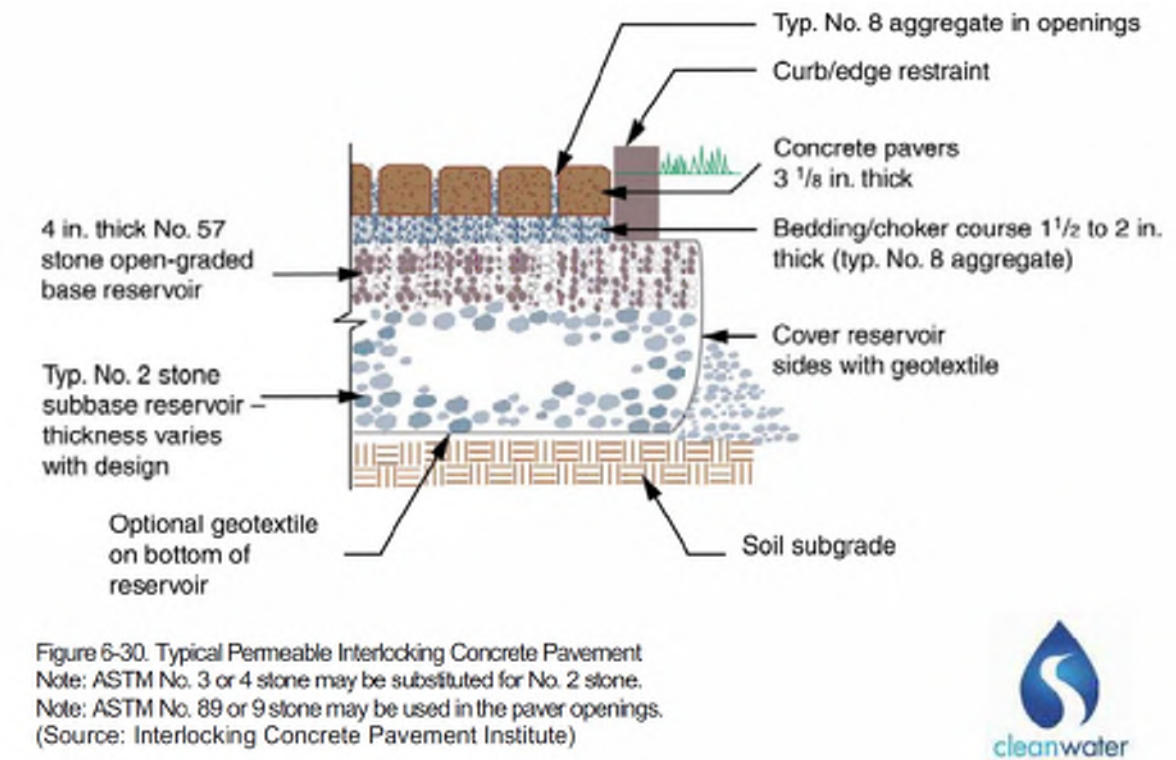
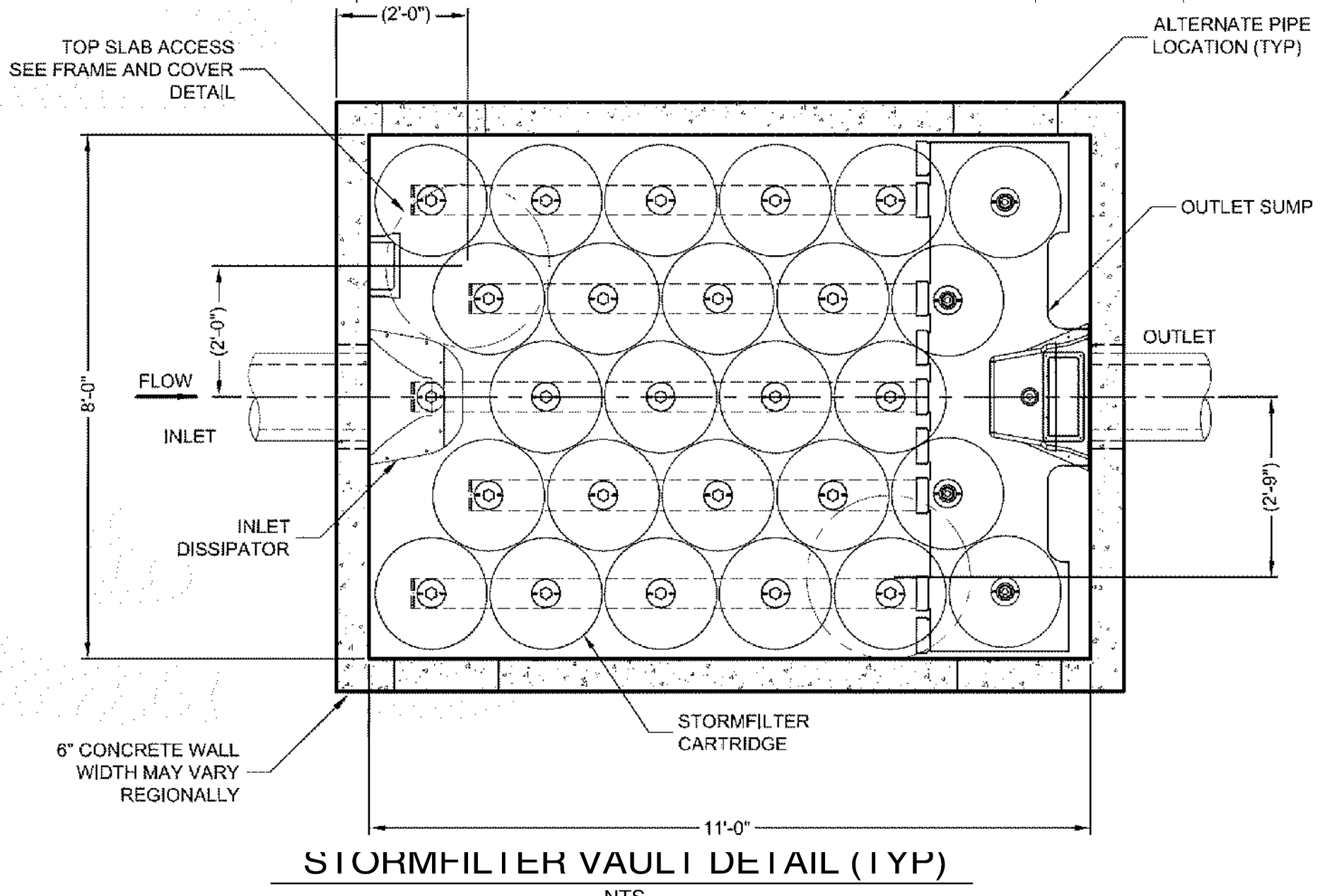


Figure 6-30. Typical Permeable Interlocking Concrete Pavement  
 Note: ASTM No. 3 or 4 stone may be substituted for No. 2 stone.  
 Note: ASTM No. 89 or 9 stone may be used in the paver openings.  
 (Source: Interlocking Concrete Pavement Institute)

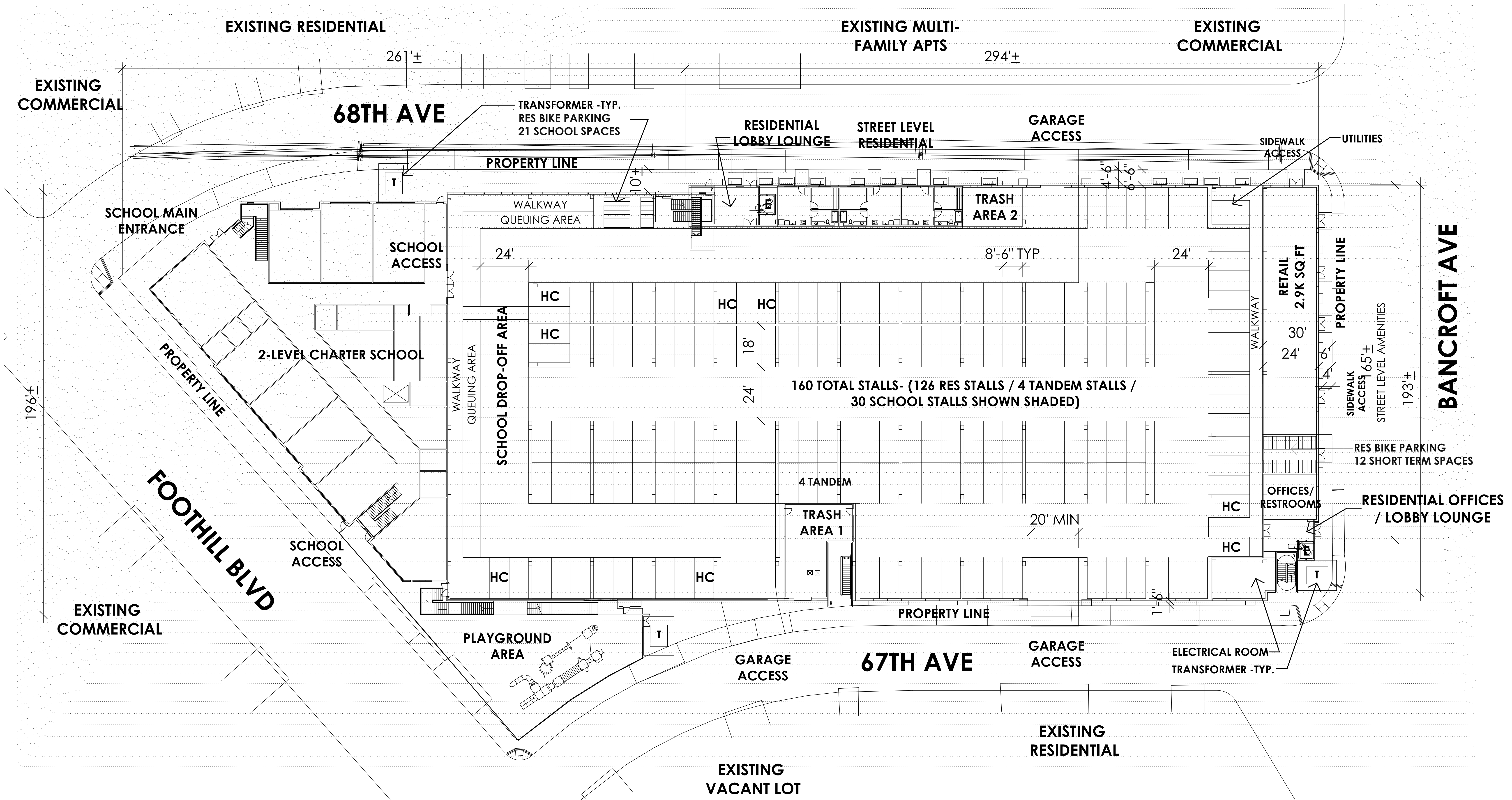


NOTE: FOR PERVIOUS SYNTHETIC TURF IN THE PLAY AREA, REFER TO SHEET LS FOR TYPICAL DETAILS.

**PRELIMINARY**  
 5TH SUBMITTAL - AUGUST 2019



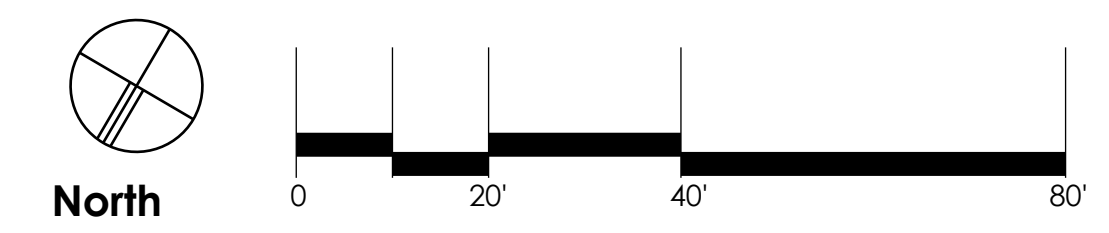
1-800-227-2600



**LEVEL 1 SCHOOL / STREET LEVEL PARKING GARAGE**

NOTE: SEE SHEETS A4.3 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION

**A4.0**  
 PLN 18030  
 2016-511 14 NOVEMBER 2019



**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
 430 E STATE STREET, STE 100, EAGLE, ID 83616

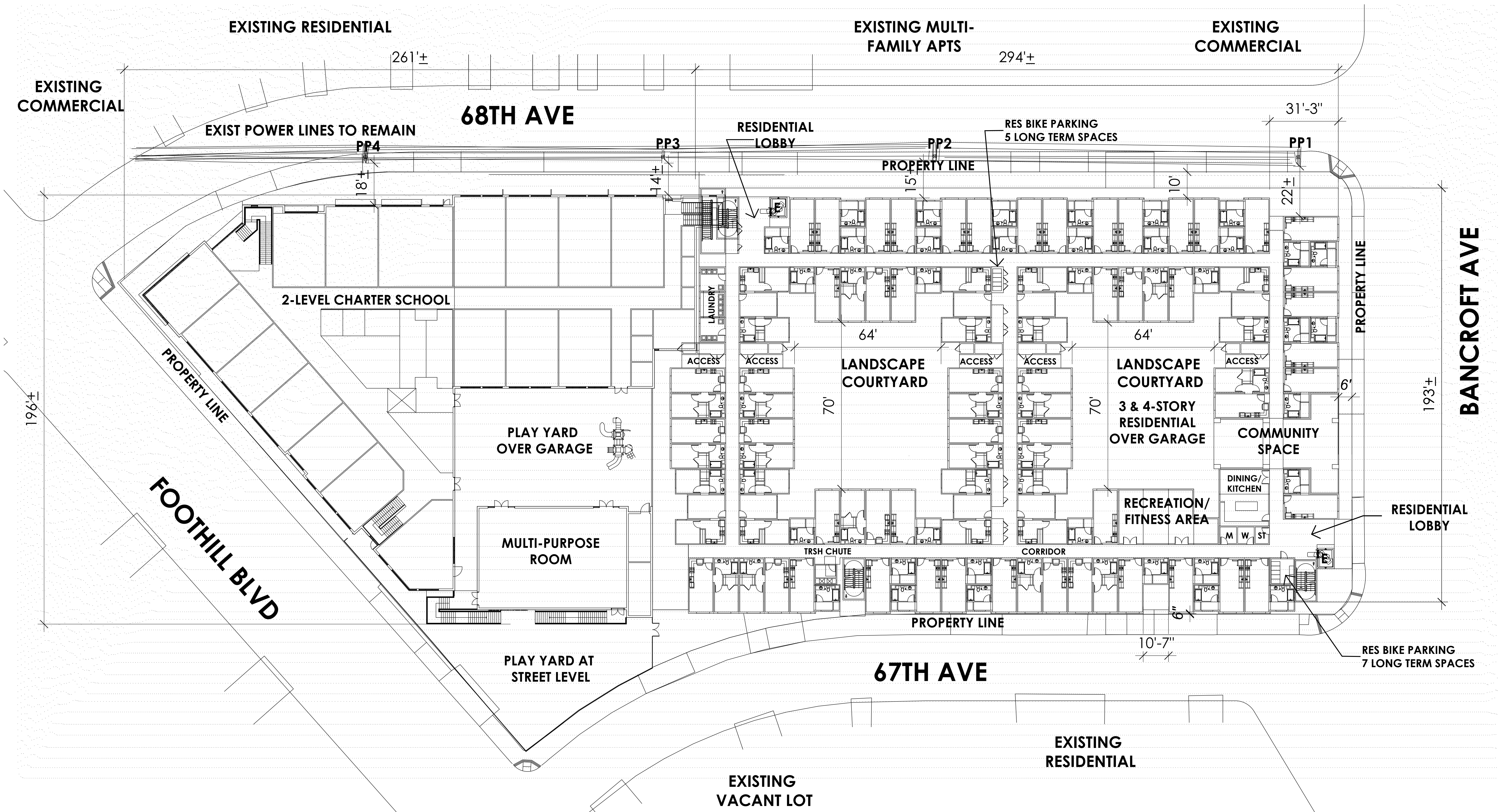
**CONCEPTUAL COMPOSITE PLAN 1**

K2A ARCHITECTURE  
 555 DE HARO, SUITE 380,  
 SAN FRANCISCO, CALIFORNIA 94107 (415) 487-6902

ARCHITECTS ORANGE  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



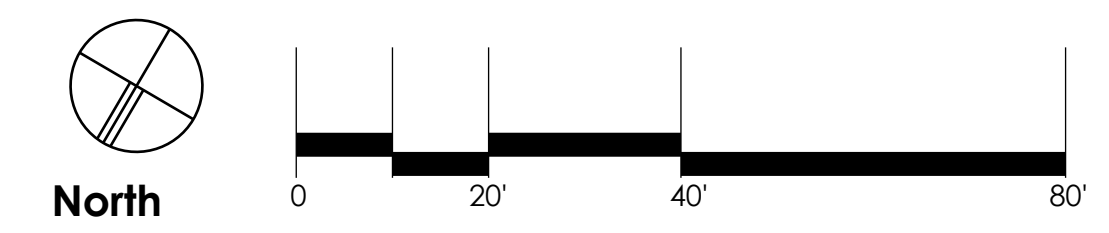
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**LEVEL 2 SCHOOL / LEVEL 1 RESIDENTIAL**

NOTE: SEE SHEETS A4.4 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION  
 "PP" DENOTES EXISTING POWER POLE LOCATIONS (4); VERIFY IN FIELD & WITH CIVIL PLANS

**A4.1**  
 PLN 18030  
 2016-511 14 NOVEMBER 2019



**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

**CONCEPTUAL COMPOSITE PLAN 2**

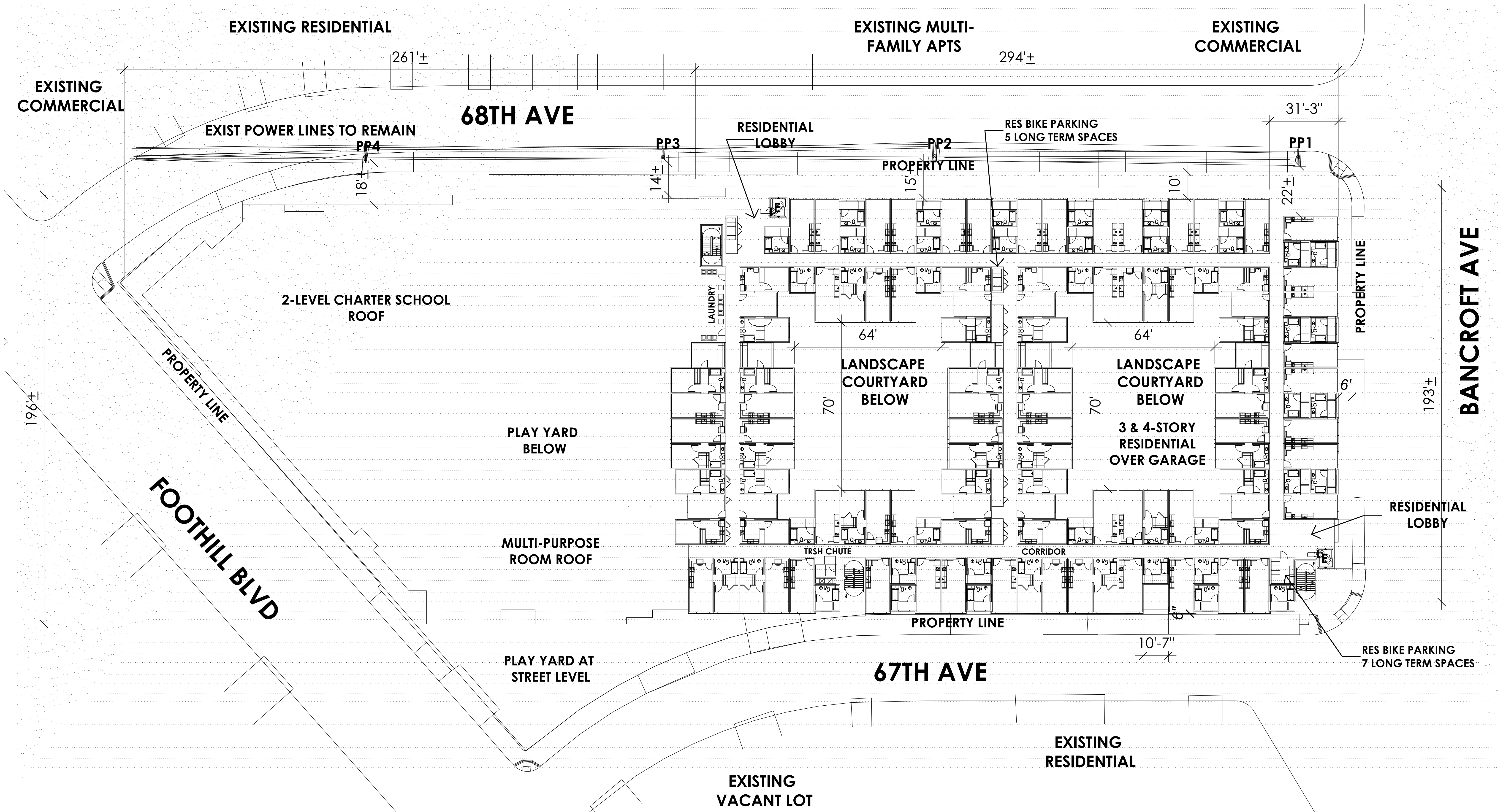
PACIFIC WEST COMMUNITIES, INC  
 430 E STATE STREET, STE 100, EAGLE, ID 83616

K2A ARCHITECTURE  
 555 DE HARO, SUITE 380,  
 SAN FRANCISCO, CALIFORNIA 94107 (415) 487-6902

ARCHITECTS ORANGE  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



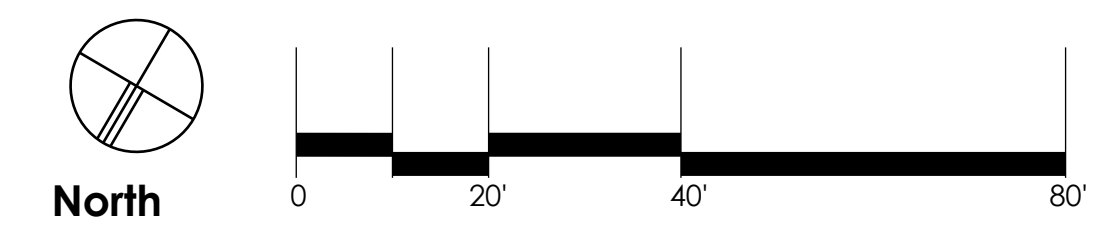
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**ROOF LEVEL SCHOOL / LEVEL 2-4 RESIDENTIAL**

**NOTE: SEE SHEETS A4.4 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION  
"PP" DENOTES EXISTING POWER POLE LOCATIONS (4); VERIFY IN FIELD & WITH CIVIL PLANS**

**A4.2**  
PLN 18030  
2016-511 14 NOVEMBER 2019



**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
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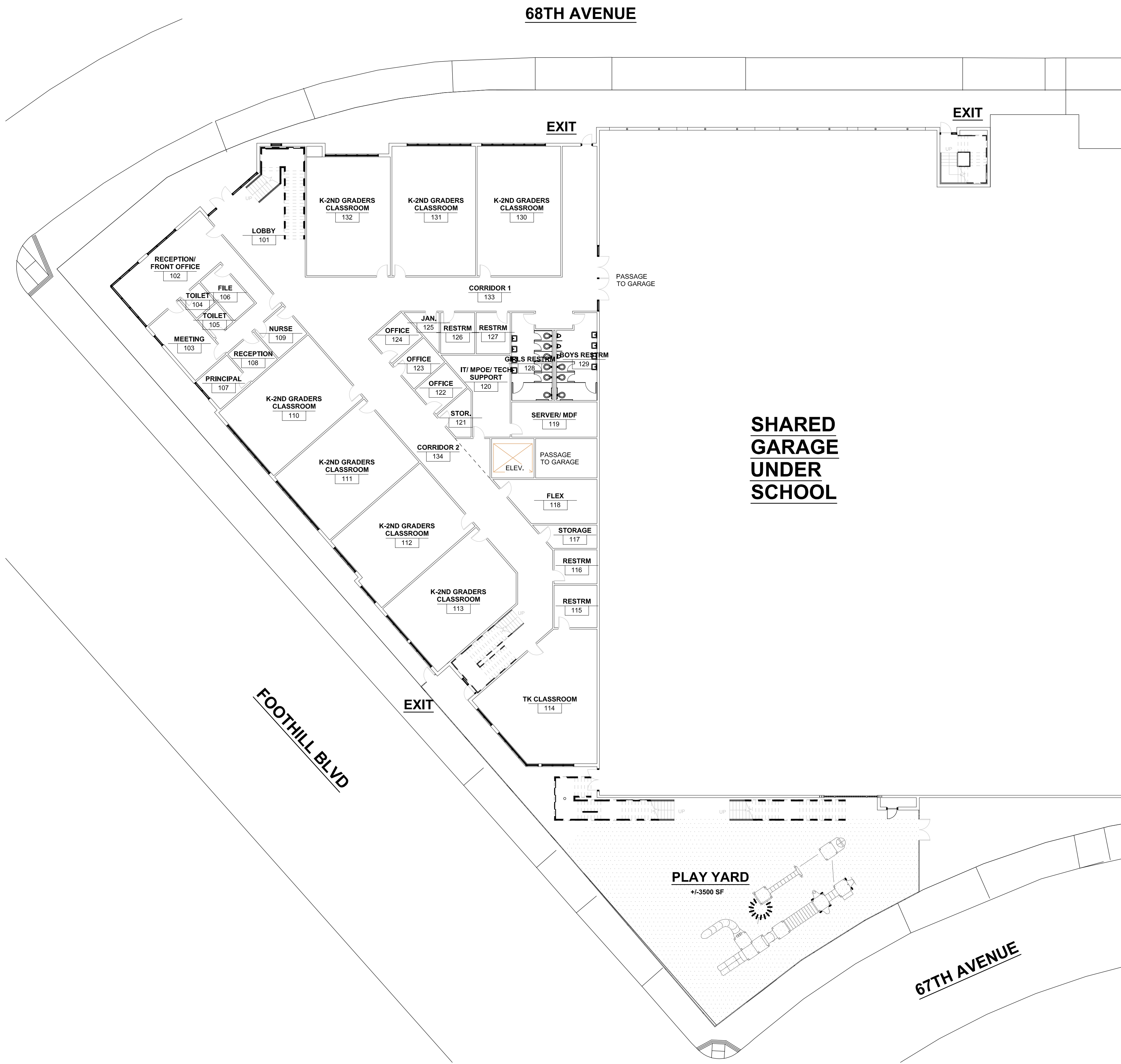
**CONCEPTUAL COMPOSITE PLANS 2-4**

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ROOM/AREA SCHEDULE						
Number	Name	Occupancy	AREA (GROSS)	OLF	OCCUPANTS	EXITS REQ'D
101	LOBBY		726 SF			
102	RECEPTION/ FRONT OFFICE	B	670 SF	100 SF	7	
103	MEETING	B	228 SF	100 SF	3	
104	TOILET		50 SF			
105	TOILET		50 SF			
106	FILE	S	111 SF	300 SF	1	
107	PRINCIPAL	B	117 SF	100 SF	2	
108	RECEPTION	B	98 SF	100 SF	1	
109	NURSE	B	109 SF	100 SF	2	
110	K-2ND GRADERS CLASSROOM	E	787 SF	20 SF	40	
111	K-2ND GRADERS CLASSROOM	E	787 SF	20 SF	40	
112	K-2ND GRADERS CLASSROOM	E	802 SF	20 SF	41	
113	K-2ND GRADERS CLASSROOM	E	805 SF	20 SF	41	
114	TK CLASSROOM	E	964 SF	20 SF	49	
115	RESTRM		144 SF			
116	RESTRM		116 SF			
117	STORAGE	S	100 SF	300 SF	1	
118	FLEX	E	297 SF	20 SF	15	
119	SERVER/ MDF	S	238 SF	300 SF	1	
120	IT/ MPOE/ TECH SUPPORT	S	289 SF	300 SF	1	
121	STOR.	S	82 SF	300 SF	1	
122	OFFICE	B	105 SF	100 SF	2	
123	OFFICE	B	105 SF	100 SF	2	
124	OFFICE	B	105 SF	100 SF	2	
125	JAN.	S	57 SF	300 SF	1	
126	RESTRM		111 SF			
127	RESTRM		111 SF			
128	GIRLS RESTRM		256 SF			
129	BOYS RESTRM		256 SF			
130	K-2ND GRADERS CLASSROOM	E	859 SF	20 SF	43	
131	K-2ND GRADERS CLASSROOM	E	859 SF	20 SF	43	
132	K-2ND GRADERS CLASSROOM	E	801 SF	20 SF	41	
133	CORRIDOR 1		939 SF			
134	CORRIDOR 2		1960 SF			
201	ART	E	877 SF	20 SF	44	
202	6-8ST GRADERS CLASSROOM	E	822 SF	20 SF	42	
203	6-8ST GRADERS CLASSROOM	E	822 SF	20 SF	42	
204	6-8ST GRADERS CLASSROOM	E	822 SF	20 SF	42	
205	6-8ST GRADERS CLASSROOM	E	802 SF	20 SF	41	
206	6-8ST GRADERS CLASSROOM	E	805 SF	20 SF	41	
207	LAB	E	990 SF	20 SF	50	
208	FLEX	E	166 SF	20 SF	9	
209	FLEX	E	297 SF	20 SF	15	
210	EV HALL		243 SF			
211	TEACHERS RM	B	584 SF	100 SF	6	
212	FLEX	E	184 SF	20 SF	10	
213	RESTRM		111 SF			
214	RESTRM		111 SF			
215	GIRLS RESTRM		349 SF			
216	BOYS RESTRM		340 SF			
217	3-5TH GRADERS CLASSROOM	E	823 SF	20 SF	42	
218	3-5TH GRADERS CLASSROOM	E	823 SF	20 SF	42	
219	3-5TH GRADERS CLASSROOM	E	823 SF	20 SF	42	
220	OFFICE	B	105 SF	100 SF	2	
221	OFFICE	B	111 SF	100 SF	2	
222	OFFICE	B	111 SF	100 SF	2	
223	BREAKOUT	E	333 SF	20 SF	17	
224	STOR.	S	96 SF	300 SF	1	
225	STOR.	S	107 SF	300 SF	1	
226	3-5TH GRADERS CLASSROOM	E	965 SF	20 SF	49	
227	3-5TH GRADERS CLASSROOM	E	965 SF	20 SF	49	
228	3-5TH GRADERS CLASSROOM	E	965 SF	20 SF	49	
229	3-5TH GRADERS CLASSROOM	E	963 SF	20 SF	49	
230	LEARNING CENTER	E	1223 SF	20 SF	62	
231	6-8ST GRADERS CLASSROOM	E	859 SF	20 SF	43	
232	6-8ST GRADERS CLASSROOM	E	801 SF	20 SF	41	
233	CORRIDOR 3		2313 SF			
234	CORRIDOR 4		2285 SF			
300	MULTI-PURPOSE ROOM	A	3048 SF	15 SF	204	
301	FOOD SERVICE	B	222 SF	100 SF	3	
302	STORAGE	S	245 SF	300 SF	1	

### SCHOOL NOTES

LEVEL 1 GROSS SQUARE FEET 15,400  
 LEVEL 2 GROSS SQUARE FEET 28,700  
 PLAY YARD GROSS SQUARE FEET 8,000

## FOOTHILL BLVD MIXED USE OAKLAND, CALIFORNIA

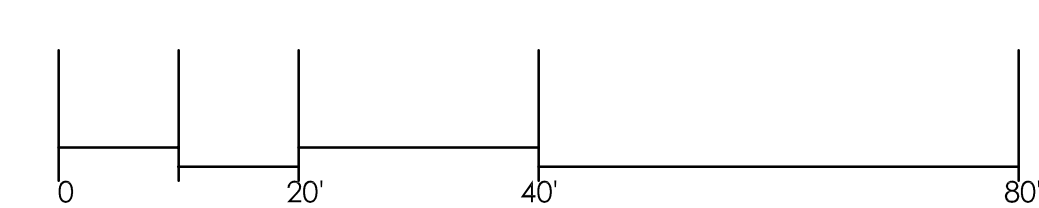
PACIFIC WEST COMMUNITIES, INC  
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## CHARTER SCHOOL 1ST LEVEL PLAN

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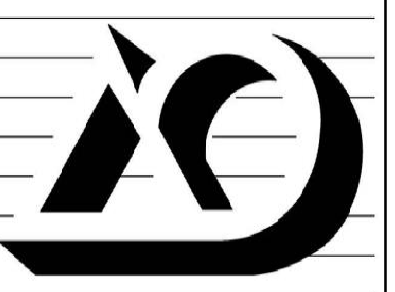


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# A4.3

2016-511 16 JAN 2018



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**SCHOOL NOTES**

LEVEL 1 GROSS SQUARE FEET 15,600  
 LEVEL 2 GROSS SQUARE FEET 28,700  
 PLAY YARD GROSS SQUARE FEET 8,000



ROOM/AREA SCHEDULE						
Number	Name	Occupancy	AREA (GROSS)	OLF	OCCUPANTS	EXITS REQ'D
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104	TOILET		50 SF			
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106	FILE	S	111 SF	300 SF	1	
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108	RECEPTION	B	98 SF	100 SF	1	
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115	RESTRM		144 SF			
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118	FLEX	E	297 SF	20 SF	15	
119	SERVER/ MDF	S	238 SF	300 SF	1	
120	IT/ MPOE/ TECH SUPPORT	S	289 SF	300 SF	1	
121	STOR.	S	82 SF	300 SF	1	
122	OFFICE	B	105 SF	100 SF	2	
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124	OFFICE	B	105 SF	100 SF	2	
125	JAN.	S	57 SF	300 SF	1	
126	RESTRM		111 SF			
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128	GIRLS RESTRM		256 SF			
129	BOYS RESTRM		256 SF			
130	K-2ND GRADERS CLASSROOM	E	859 SF	20 SF	43	
131	K-2ND GRADERS CLASSROOM	E	859 SF	20 SF	43	
132	K-2ND GRADERS CLASSROOM	E	801 SF	20 SF	41	
133	CORRIDOR 1		939 SF			
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207	LAB	E	990 SF	20 SF	50	
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215	GIRLS RESTRM		349 SF			
216	BOYS RESTRM		340 SF			
217	3-5TH GRADERS CLASSROOM	E	823 SF	20 SF	42	
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**CHARTER SCHOOL 2ND LEVEL PLAN**

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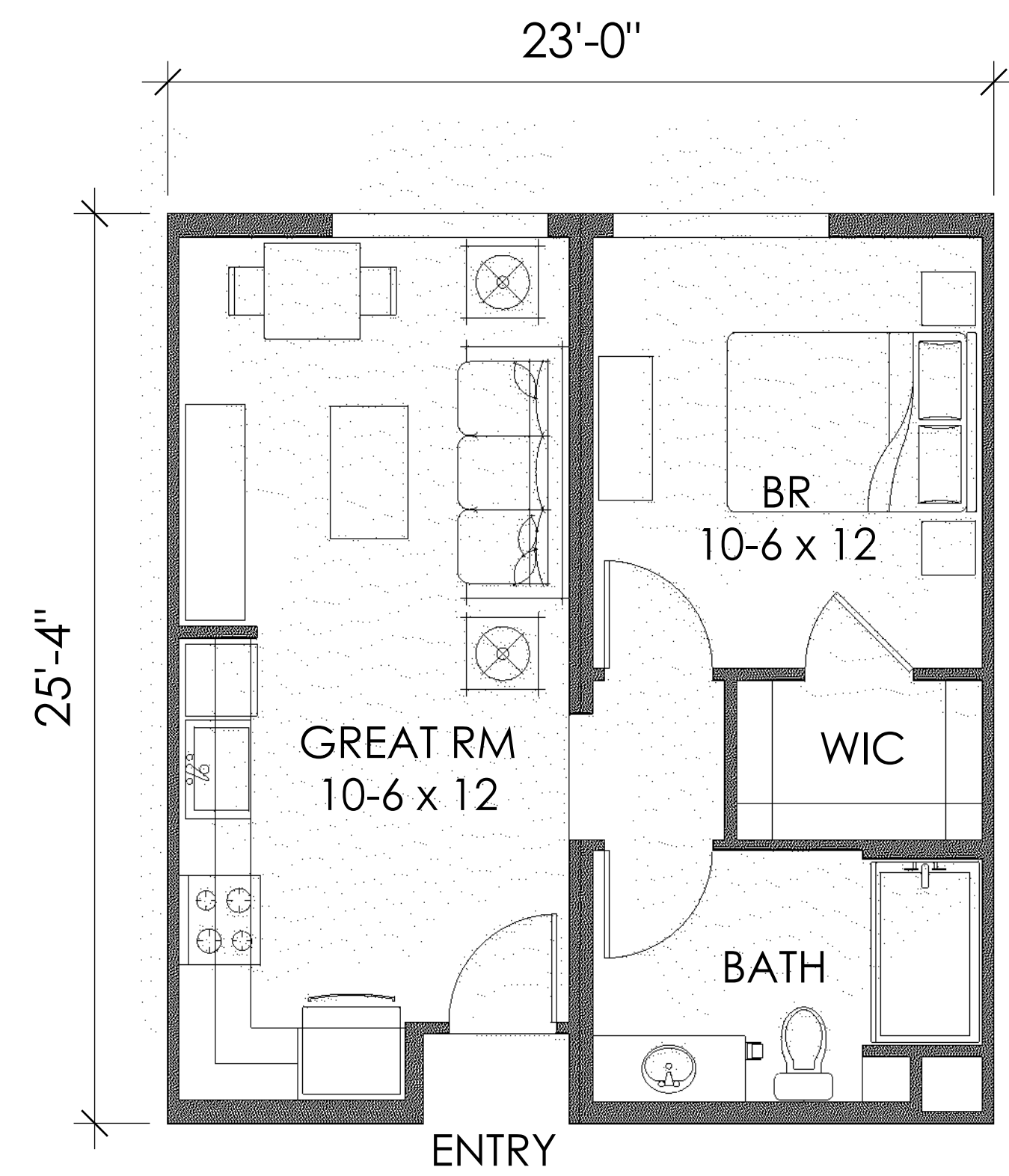
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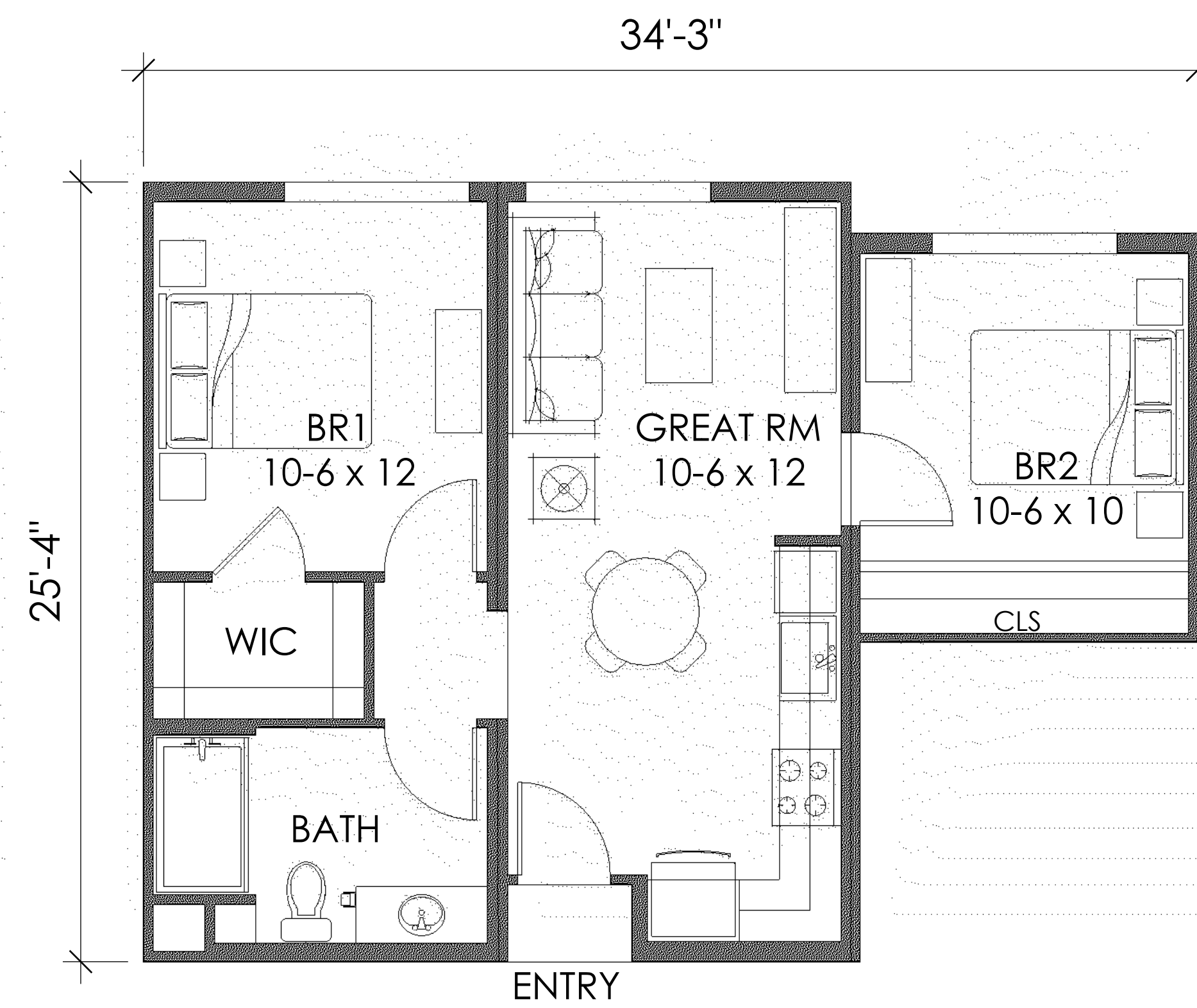
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2016-511 16 JAN 2018

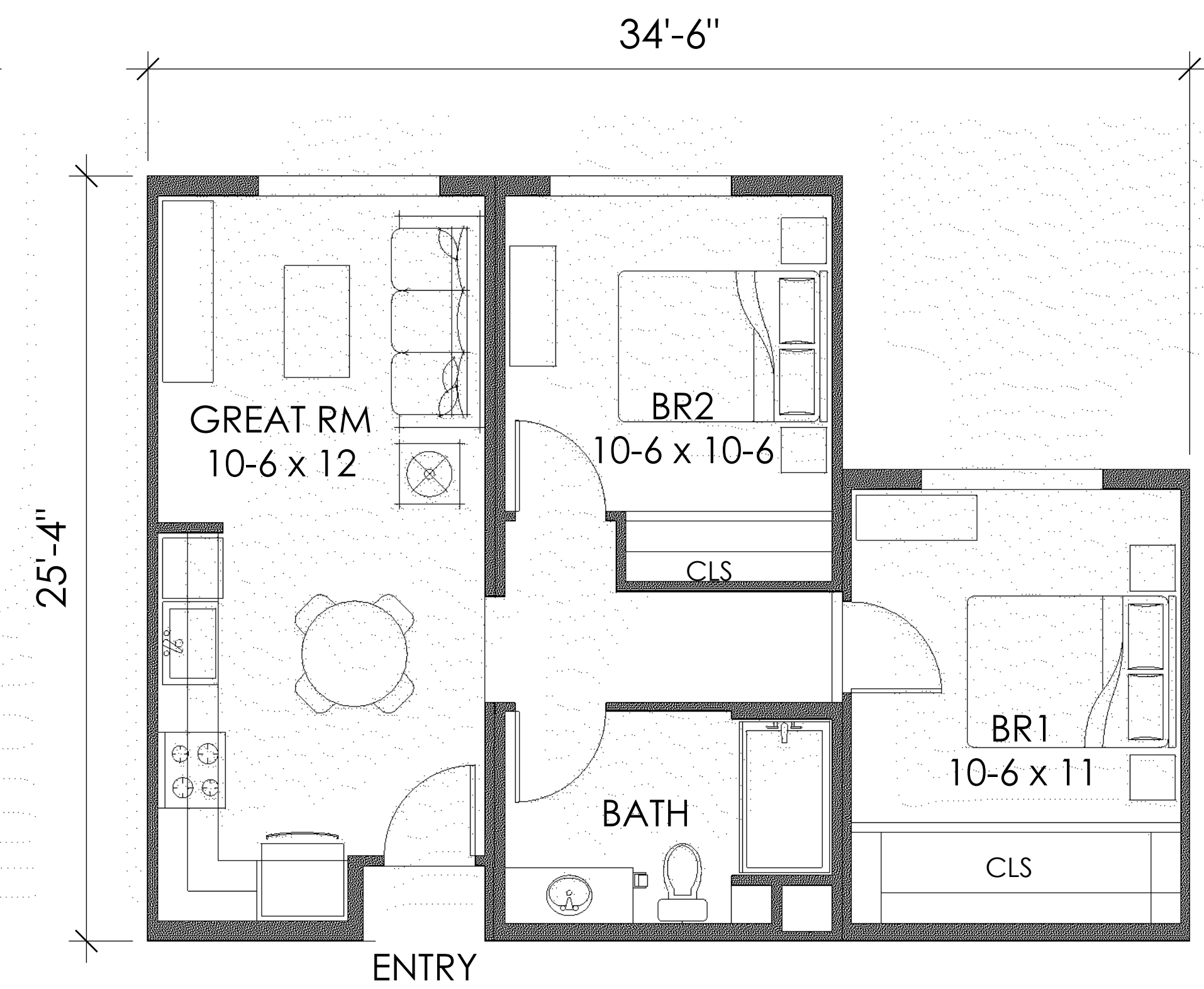
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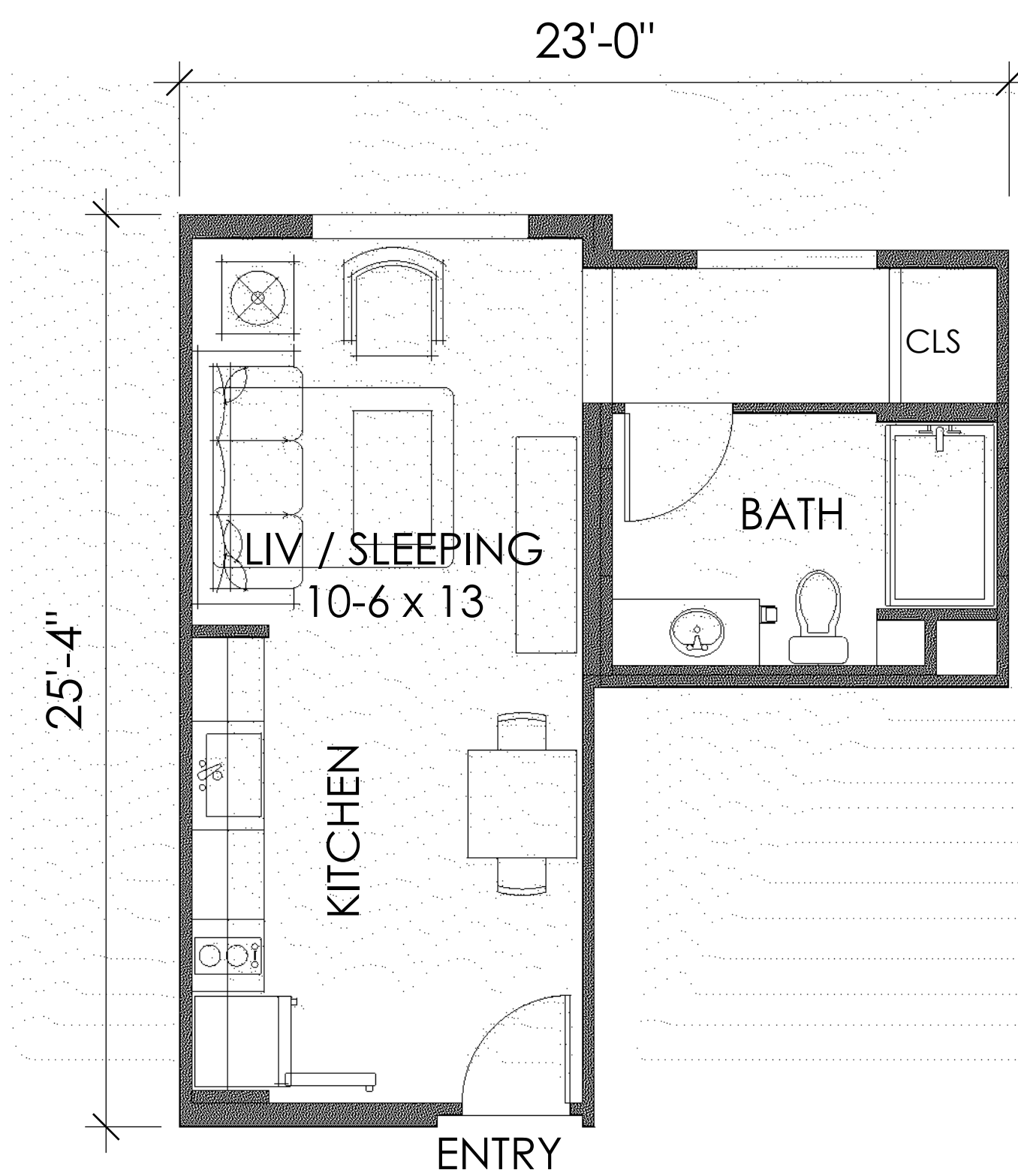
**PLAN A1- 1 BEDRM / 1 BATH**  
570 SF



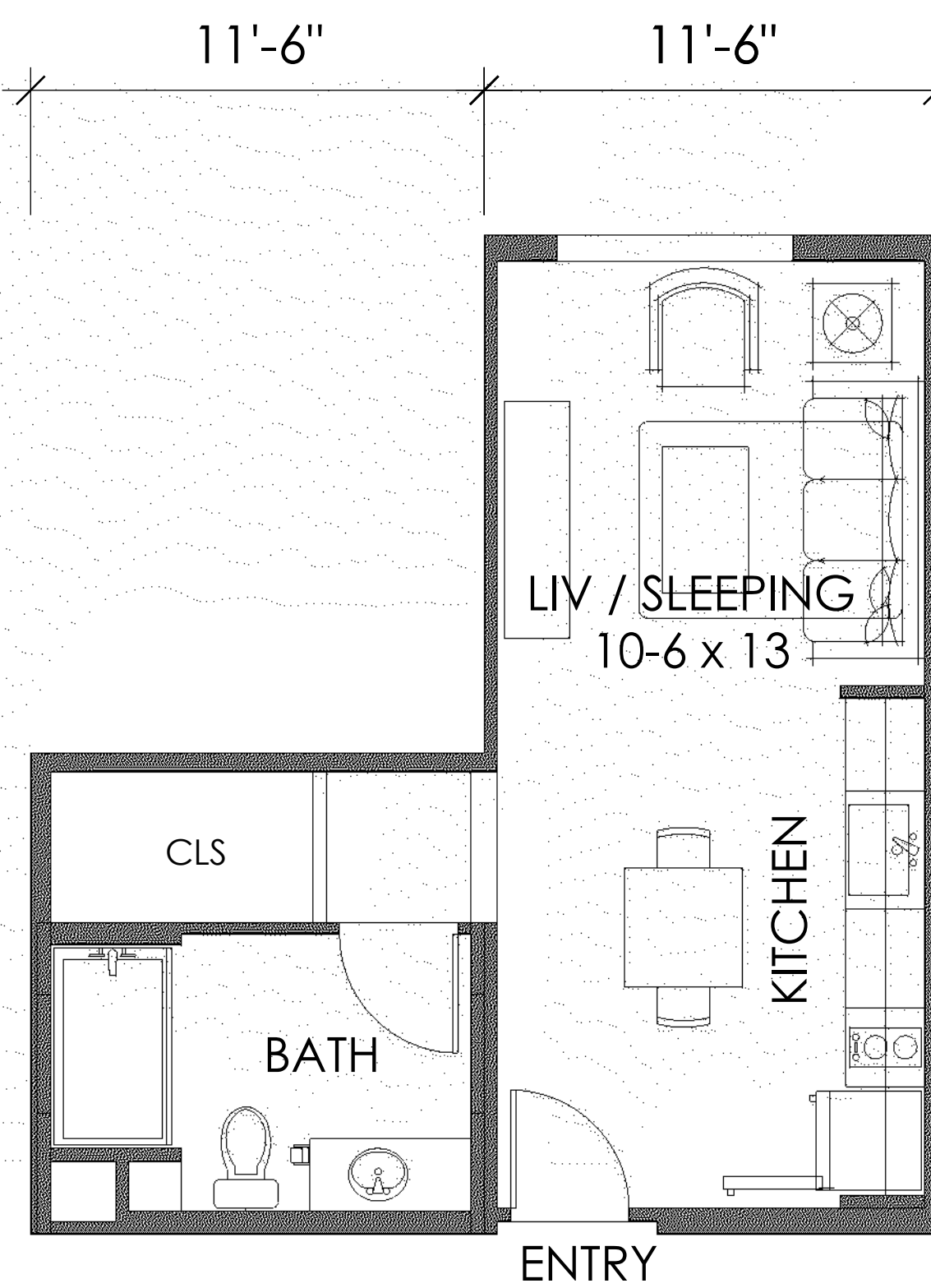
**PLAN B1- 2 BEDRM / 1 BATH**  
720 SF



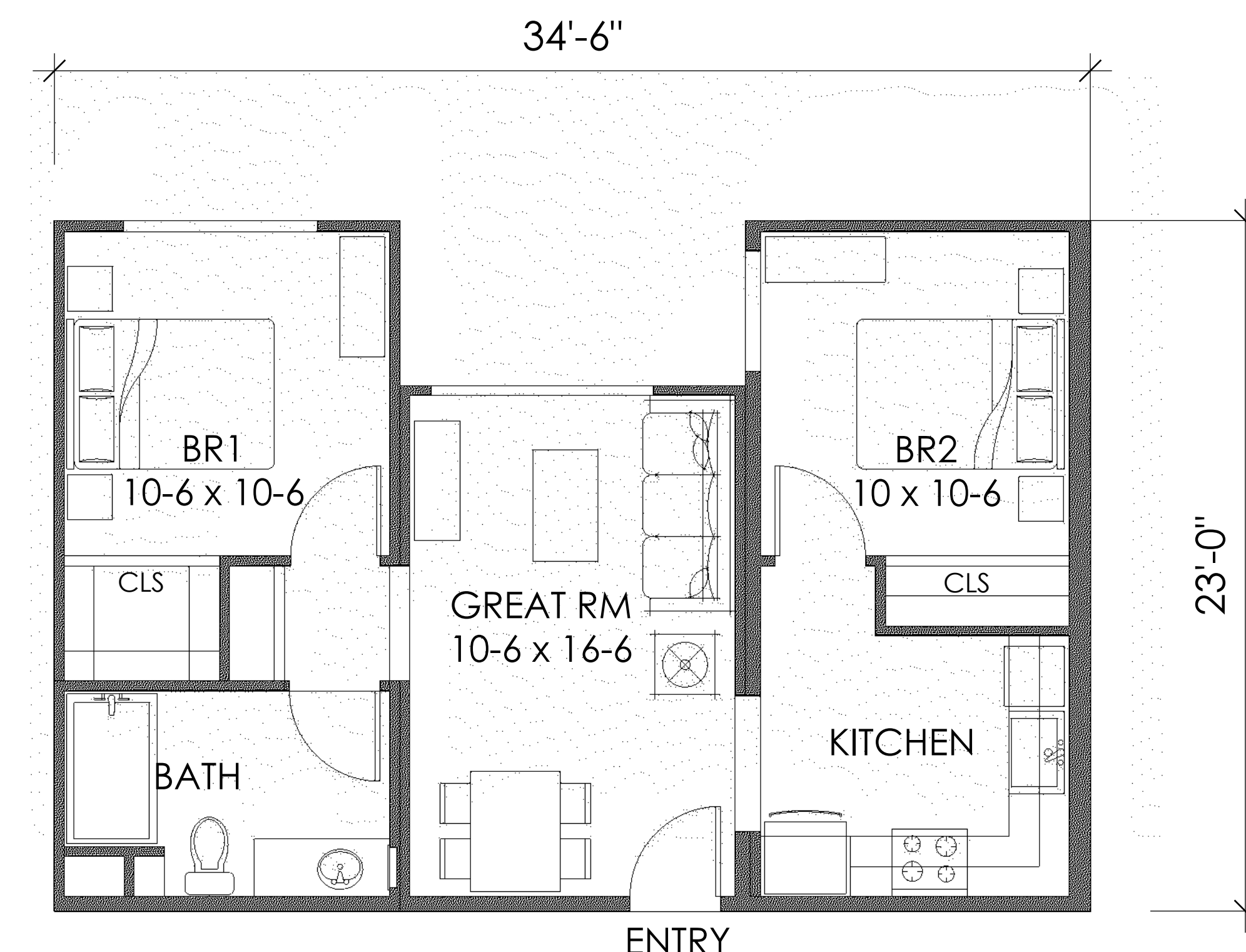
**PLAN B2- 2 BEDRM / 1 BATH**  
745 SF



**PLAN S2- STUDIO**  
430 SF



**PLAN S1- STUDIO**  
430 SF



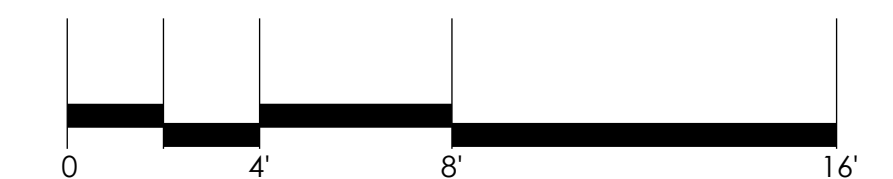
**PLAN B3- 2 BEDRM / 1 BATH**  
730 SF

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**FACTORY BUILT TYPICAL UNIT PLANS**

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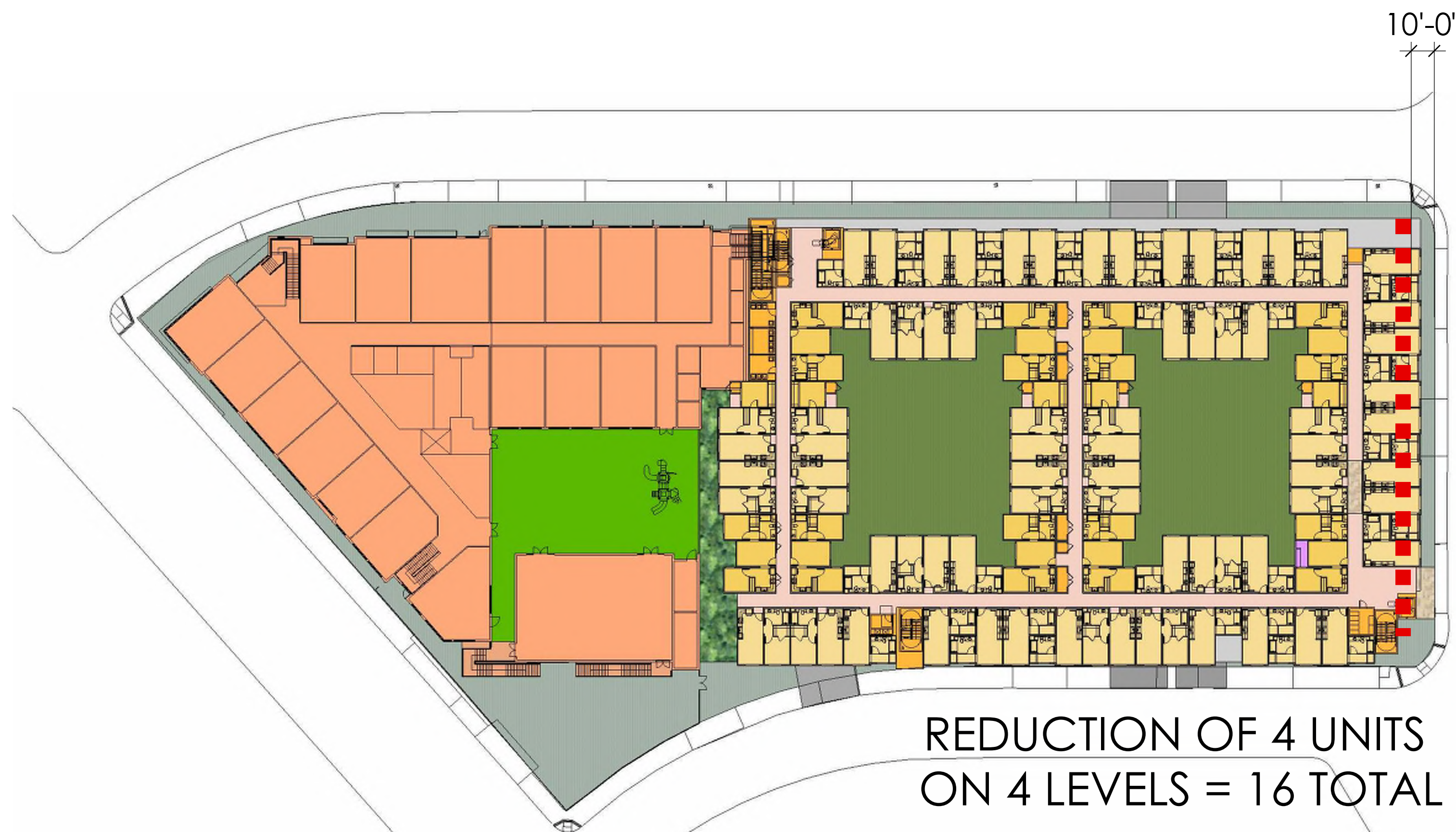
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**PLN 18030**  
2016-511 14 NOVEMBER 2019



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1) **MAXIMUM ALLOWABLE STORIES WAIVER**  
 2) **MAXIMUM ALLOWABLE HEIGHT WAIVER**  
 REDUCTION OF 65 UNITS  
 ON 2 LEVELS = 130 TOTAL



3) **RD-2 ZONING FOR HEIGHT & SETBACK WAIVER**



4) **MINIMUM GROUP USABLE OPEN SPACE WAIVER**



**NORTHWEST AERIAL VIEW**



**FOOTHILL BLVD / 67TH AVE GARAGE ENTRY**



**BANCROFT AVE / 67TH AVE STREET VIEW**



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PACIFIC WEST COMMUNITIES, INC  
430 E STATE STREET, STE 100, EAGLE, ID 83616

**PERSPECTIVE SKETCH VIEWS**

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**A5.0**  
PLN 18030  
2016-511 26 AUGUST 2019



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**BANCROFT AVE / 67TH AVE STREET VIEW**



**BANCROFT AVE RESIDENTIAL ENTRY / RETAIL**



**68TH AVE RESIDENTIAL ENTRY / STREET LEVEL APTS**



**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
430 E STATE STREET, STE 100, EAGLE, ID 83616

**PERSPECTIVE SKETCH VIEWS**

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144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

**A5.1**  
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2016-511 14 NOVEMBER 2019



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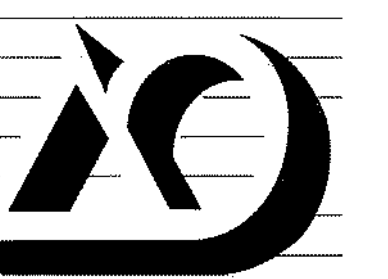
# FOOTHILL BLVD MIXED USE OAKLAND, CALIFORNIA

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430 E STATE STREET, STE 100, EAGLE, ID 83616

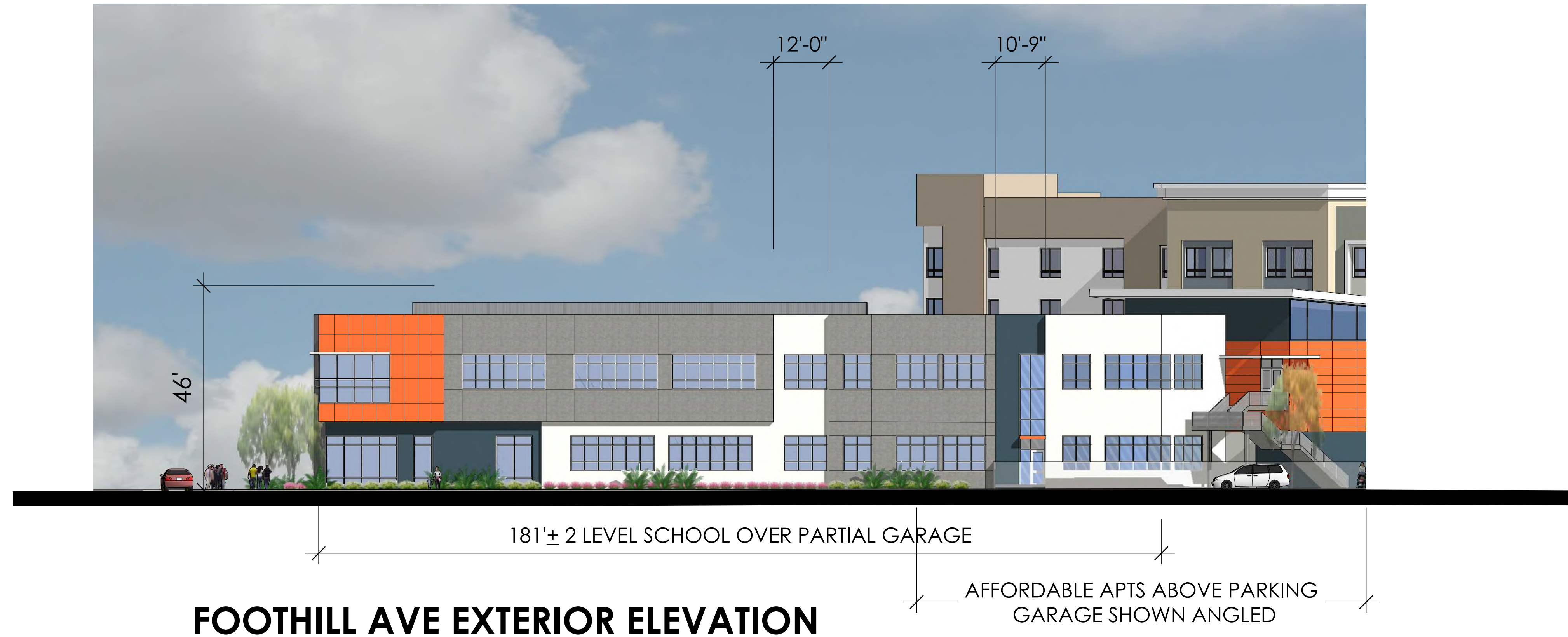
# NEIGHBORHOOD COLOR PALETTES

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

**A5.1c**  
PLN 18030  
2016-511 26 AUGUST 2019

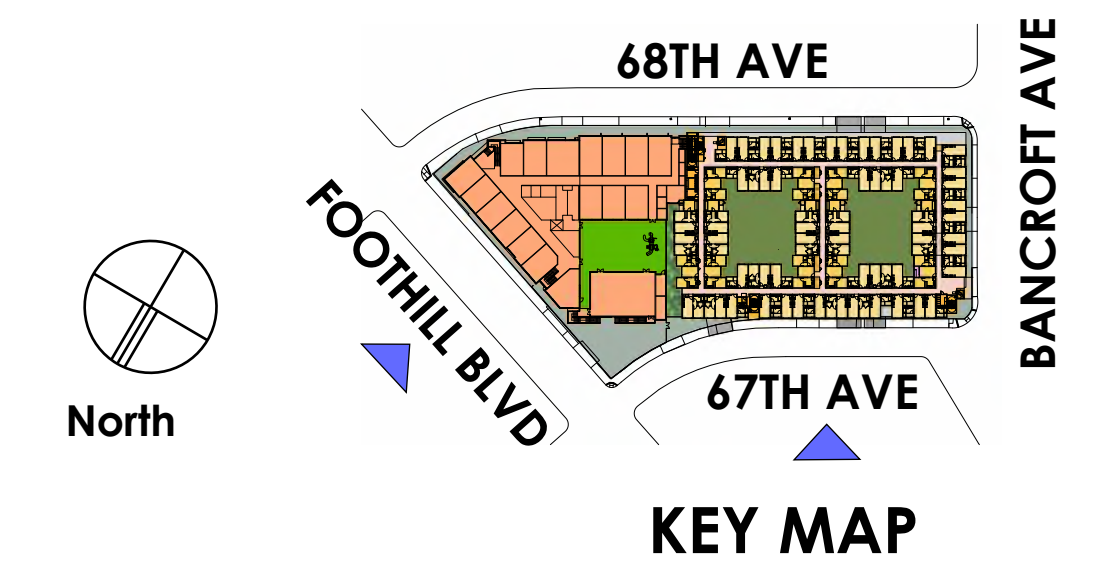


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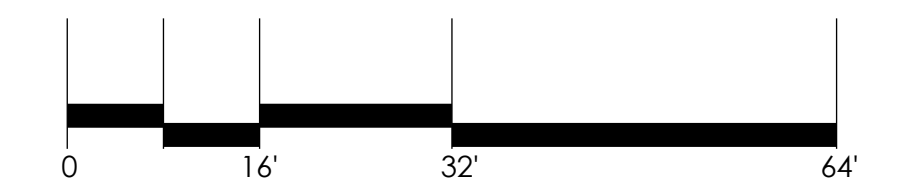


**FOOTHILL AVE EXTERIOR ELEVATION**

- MATERIALS LEGEND**
- 1 EXTERIOR CEMENT PLASTER
  - 2 HORIZONTAL AWNING
  - 3 VARIEGATED COMPOSITE WOOD
  - 4 SHADE STRUCTURE
  - 5 DECORATIVE BUILDING CORNICE
  - 6 BUILT UP WINDOW TRIM
  - 7 METAL SCREENING
  - 8 ALUMINUM GLAZING
  - 9 VINYL WINDOW FRAME
  - 10 SIGNAGE LOCATION



**67TH AVE EXTERIOR ELEVATION**



**A5.2**  
**PLN 18030**  
 2016-511 15 NOVEMBER 2019



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 430 E STATE STREET, STE 100, EAGLE, ID 83616

**CONCEPTUAL EXTERIOR ELEVATIONS**

K2A ARCHITECTURE  
 555 DE HARO, SUITE 380,  
 SAN FRANCISCO, CALIFORNIA 94107 (415) 487-6902

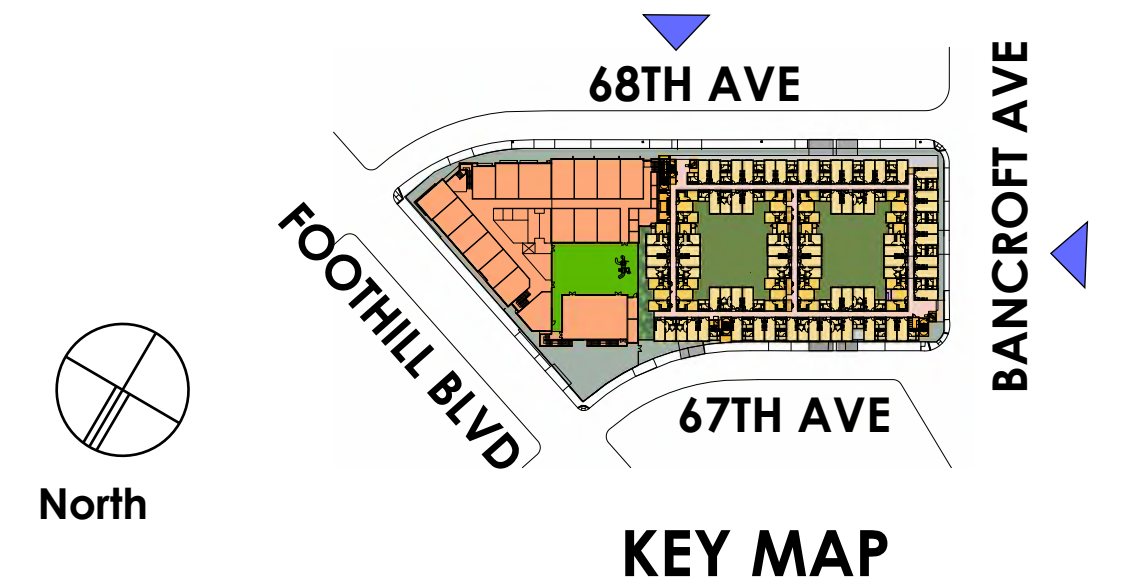


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 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



**BANCROFT AVE EXTERIOR ELEVATION**

- MATERIALS LEGEND**
- 1 EXTERIOR CEMENT PLASTER
  - 2 HORIZONTAL AWNING
  - 3 VARIEGATED COMPOSITE WOOD
  - 4 SHADE STRUCTURE
  - 5 DECORATIVE BUILDING CORNICE
  - 6 BUILT UP WINDOW TRIM
  - 7 METAL SCREENING
  - 8 ALUMINUM GLAZING
  - 9 VINYL WINDOW FRAME
  - 10 SIGNAGE LOCATION



**KEY MAP**



**68TH AVE EXTERIOR ELEVATION**

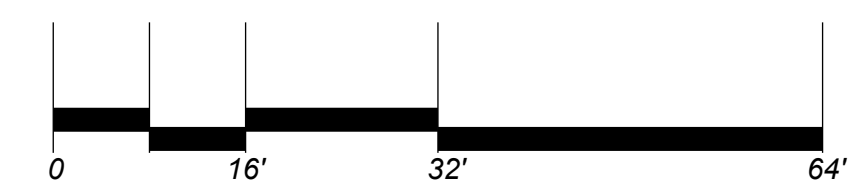
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**CONCEPTUAL EXTERIOR ELEVATIONS**

K2A ARCHITECTURE  
555 DE HARO, SUITE 380,  
SAN FRANCISCO, CALIFORNIA 94107 (415) 487-6902

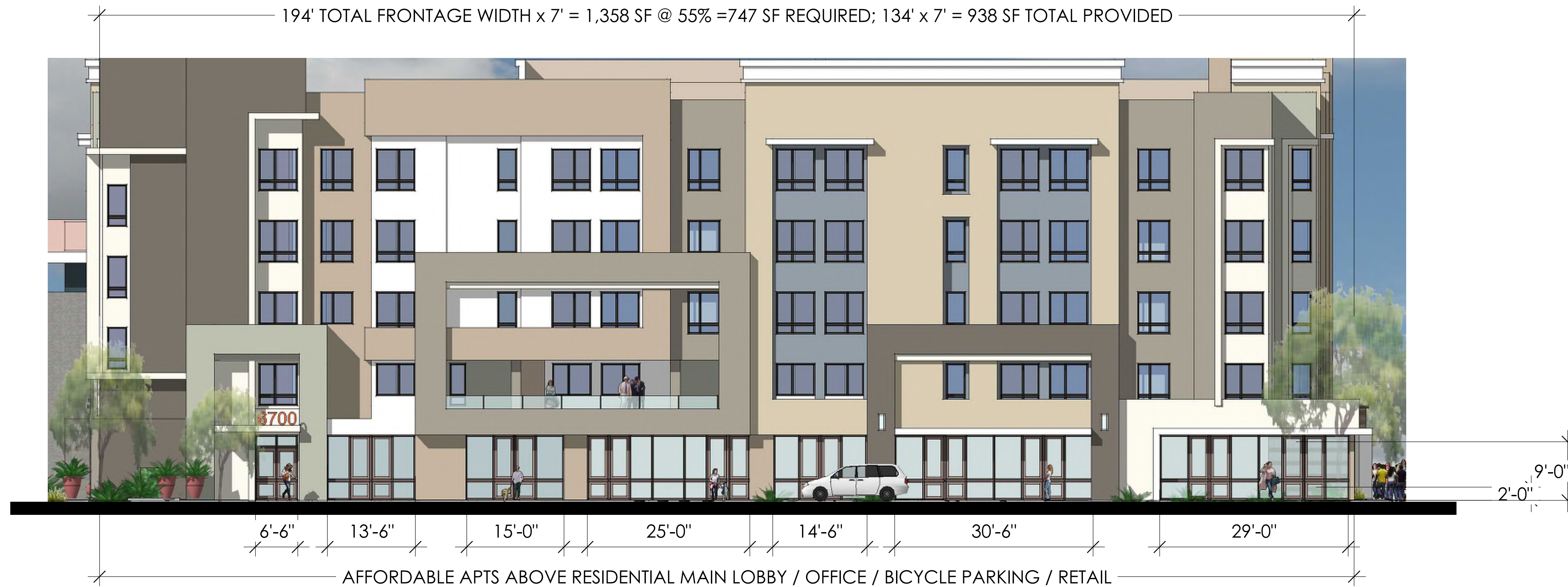
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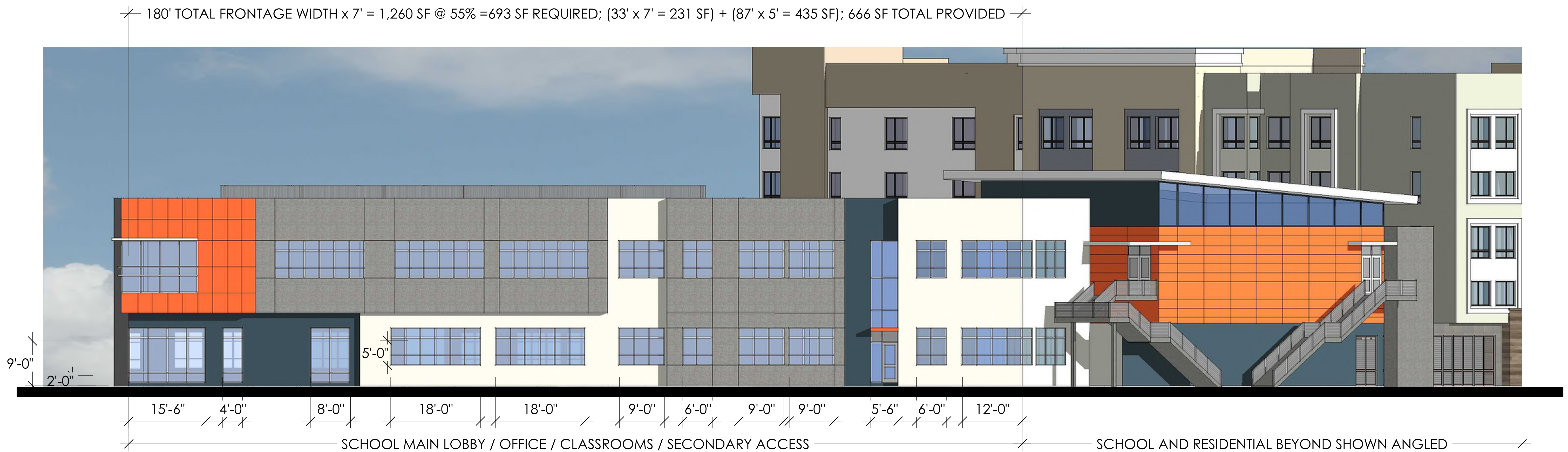
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PLN 18030  
2016-511 15 NOVEMBER 2019



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**BANCROFT AVE EXTERIOR ELEVATION**



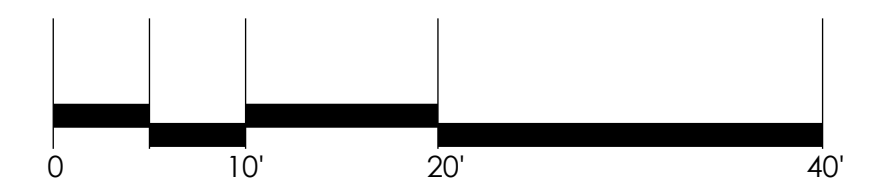
**FOOTHILL BLVD EXTERIOR ELEVATION**

**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

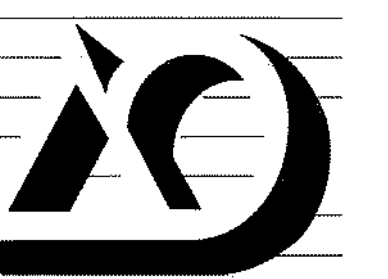
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430 E STATE STREET, STE 100, EAGLE, ID 83616

**EXTERIOR ELEVATIONS TRANSPARENCY EXHIBIT**

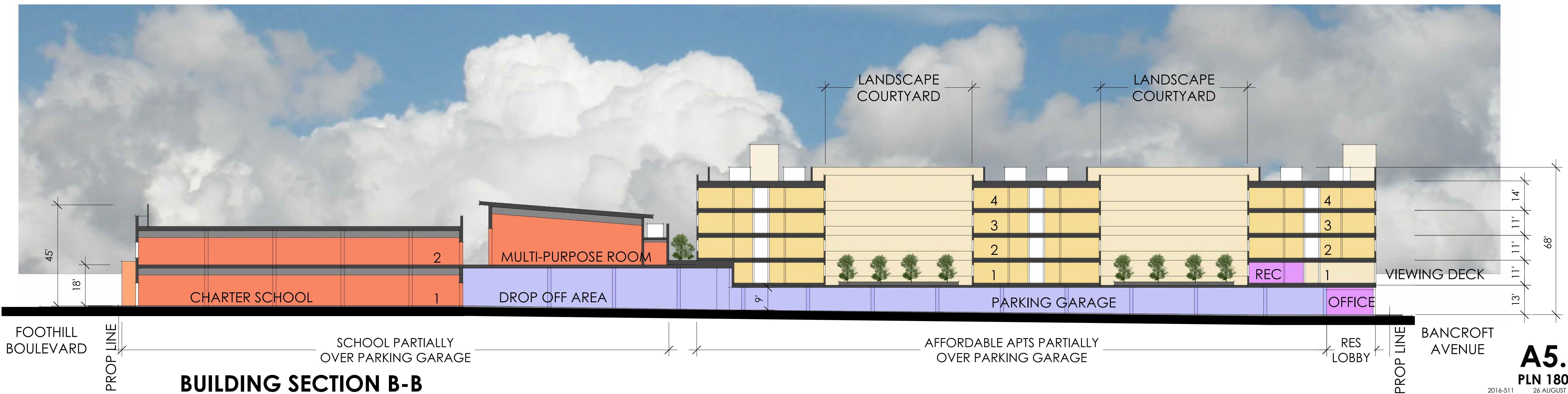
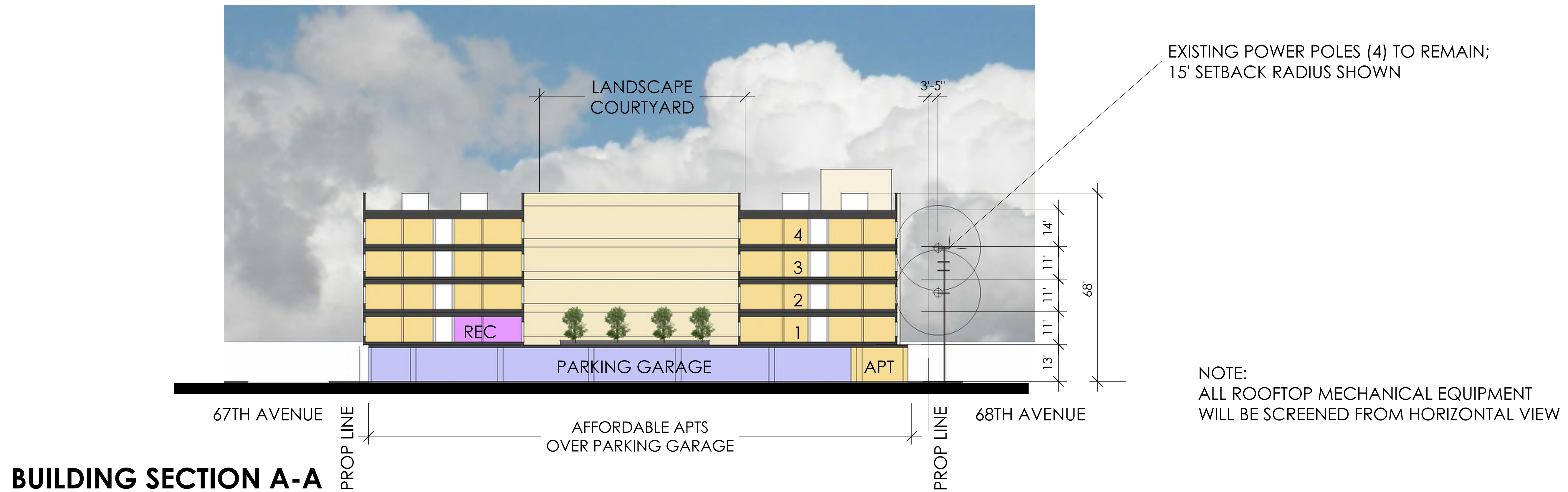
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**A5.3a**  
PLN 18030  
2016-511 26 AUGUST 2019



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**BUILDING SECTIONS**  
ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

**A5.4**  
PLN 18030  
26 AUGUST 2019

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**MATERIALS LEGEND**



- 1** EXTERIOR CEMENT PLASTER
  - 1A1** FIELD COLOR, FLAT, MEDIUM FINISH
  - 1A2** FIELD COLOR, FLAT, MEDIUM FINISH
  - 1A3** FIELD COLOR, FLAT, MEDIUM FINISH
  - 1A4** FIELD COLOR, FLAT, MEDIUM FINISH
  - 1A5** FIELD COLOR, FLAT, MEDIUM FINISH
  - 1A6** FIELD COLOR, FLAT, MEDIUM FINISH
  - 1A7** FIELD COLOR, FLAT, MEDIUM FINISH
  - 1B1** ACCENT COLOR, SATIN, SMOOTH FINISH
  - 1B2** ACCENT COLOR, SATIN, SMOOTH FINISH
  - 1B3** ACCENT COLOR, FLAT, SMOOTH FINISH
- 2** AWNINGS- HORIZ, VERTICAL, OR BOXED
- 3** VARIEGATED COMPOSITE WOOD FEATURE
- 4** METAL STAIRS
- 5** DECORATIVE BUILDING CORNICE
- 6** HARDIE WALL PANELS
- 7** METAL SCREENING
- 8** ALUMINUM GLAZING -SCHOOL / STOREFRONT
- 9** VINYL WINDOW FRAME -RESIDENTIAL
- 10** CONCRETE BLOCK- PAINTED



**FOOTHILL AVE & 67TH AVE EXTERIOR ELEVATION**

**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
 430 E STATE STREET, STE 100, EAGLE, ID 83616

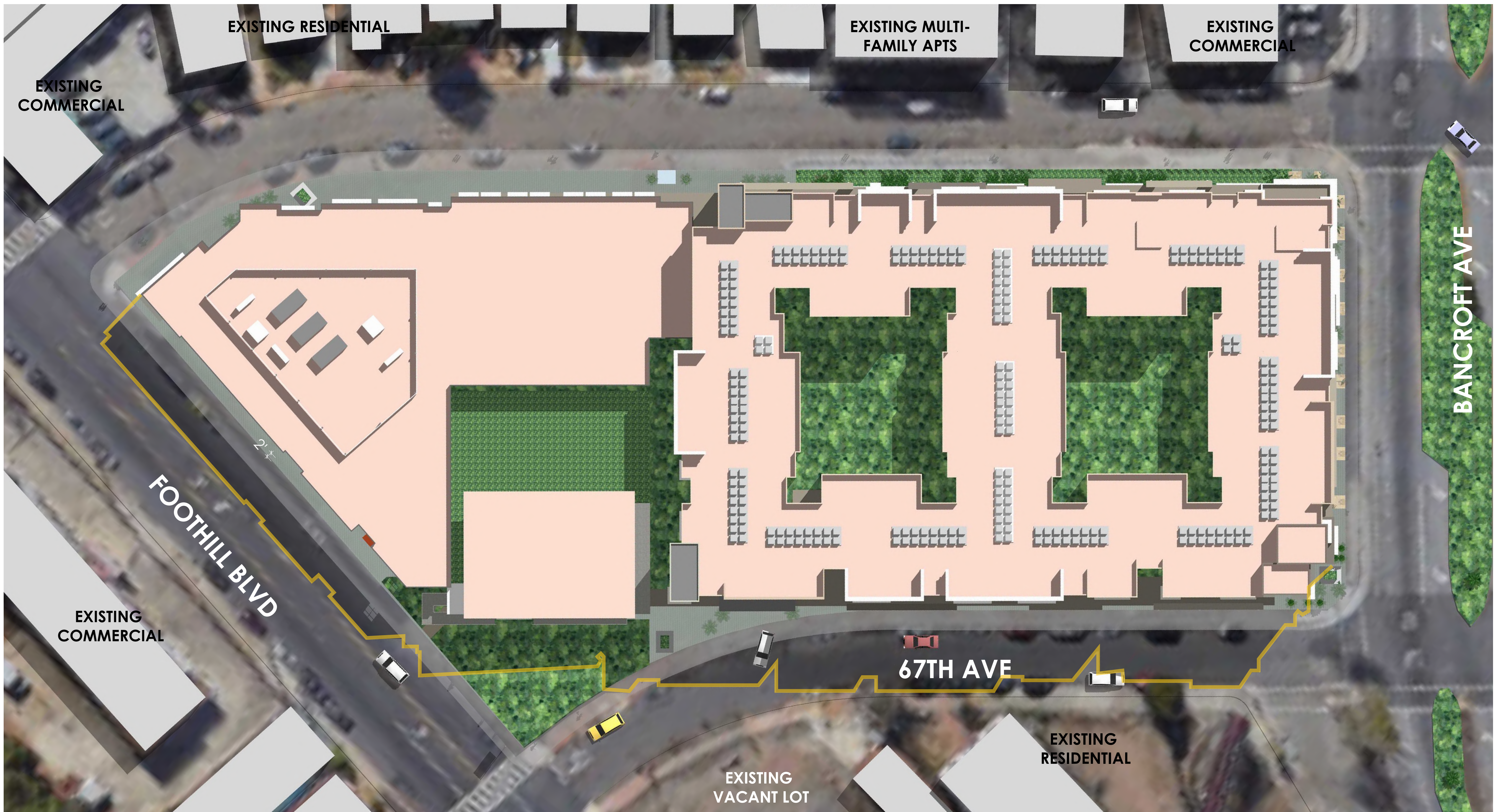
**CONCEPTUAL COLOR AND MATERIAL BOARD**

ARCHITECTS ORANGE  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

**A6.0**  
**PLN 18030**  
 2016-511 15 NOVEMBER 2019

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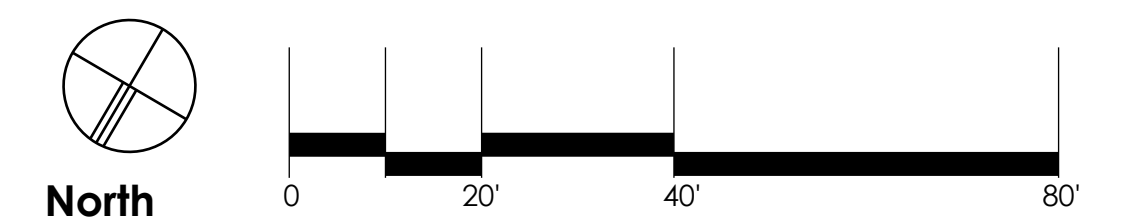




**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
 430 E STATE STREET, STE 100, EAGLE, ID 83616

**SHADOW STUDY SEPTEMBER 21, 12:00 NOON**

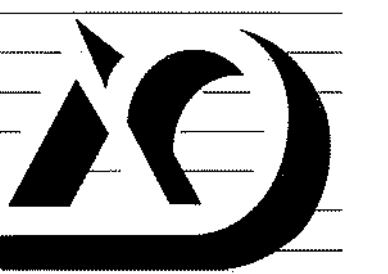


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**A7.0**

PLN 18030

2016-511 26 AUGUST 2019



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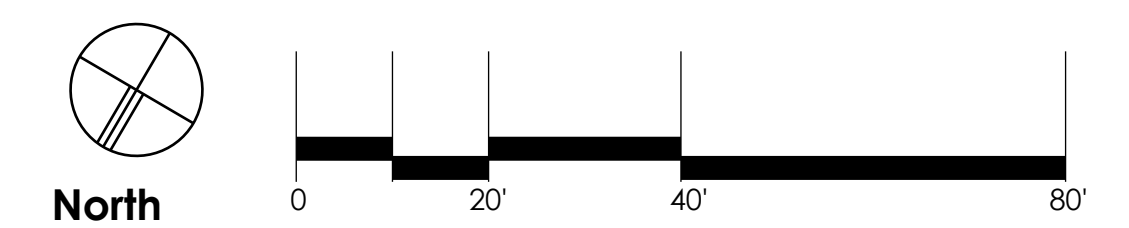


**FOOTHILL BLVD MIXED USE** OAKLAND, CALIFORNIA

PACIFIC WEST COMMUNITIES, INC  
 430 E STATE STREET, STE 100, EAGLE, ID 83616

**SHADOW STUDY SEPTEMBER 21, 4:00 PM**

ARCHITECTS ORANGE  
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860



**A7.1**

PLN 18030

2016-511 26 AUGUST 2019



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**GENERAL NOTES:**

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
- B. ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
  - (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
  - (1) PROJECT INFORMATION:
    - (A) DATE
    - (B) PROJECT APPLICANT
    - (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
    - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
    - (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER INSTALLED)
    - (F) WATER SUPPLY TYPE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
    - (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
    - (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
    - (I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

- (2) WATER EFFICIENT LANDSCAPE WORKSHEET:
  - (A) HYDRO ZONE INFORMATION TABLE
  - (B) WATER BUDGET CALCULATIONS
    - 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
    - 2. ESTIMATED TOTAL WATER USE (ETWU)
- (3) SOIL MANAGEMENT REPORT:
- (4) LANDSCAPE DESIGN PLAN:
- (5) IRRIGATION DESIGN PLAN: AND
- (6) GRADING DESIGN PLAN.

"THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF OAKLAND MUNICIPAL CODE AND STATE WATER CONSERVATION ORDINANCES."



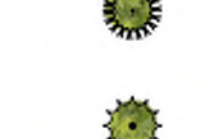

GENERAL NOTES

**PLAN NOTES:**

- A. KINDER PLAY FENCED AREA WITH SYNTHETIC PADDED PLAY SURFACE
- B. 6-12 PLAY AREA WITH SYNTHETIC PADDED PLAY SURFACE
- C. SYNTHETIC TURF PLAY AREA AND FALL ZONE AS DETERMINED BY PLAY STRUCTURE FALL ZONE FOOTPRINT.
- D. WALK WAYS WITH PERVIOUS PAVERS, TYP.
- E. 8' HIGH VINYL COATED BLACK CHAIN LINK FENCING & GATES (WHERE SHOWN)
- F. CITY OF OAKLAND 3 X 6' SMALL TREE WELL LOCATIONS WITH ADJACENT DECORATIVE CONCRETE ALONG FOOTHILL BLVD. & BANCROFT AVE.
- G. CITY OF OAKLAND 4 X 6' MED. TREE WELL LOCATIONS WITH ADJACENT DECORATIVE CONCRETE
- H. ENHANCED PAVING WITH PERVIOUS PAVERS
- I. 3X5' X 42" HIGH RAISED PLANTER LOCATION, TYP. REFER TO SHEET L3
- J. 36" X 42" HIGH CIRCULAR DECORATIVE PLANTER LOCATION, TYP.
- K. BIKE PARKING
- L. 4' HEIGHT BLACK VINYL COATED 1" CHAIN LINK FENCE & GATES (WHERE SHOWN)
- M. FLOW-THROUGH PLANTER WITH NATIVE PLANTINGS. CIVIL STORM WATER MANAGEMENT CALCULATIONS WILL DETERMINE FINAL EXTENT OF STORM WATER FACILITIES

PLAN NOTES

**PLANT SCHEDULE**

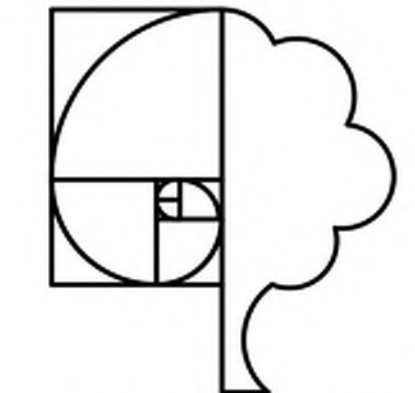
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER RUBRUM 'ARMSTRONG'	RED MAPLE	15 GAL	9
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE	15 GAL	23
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	
	DODONAEA V. 'PURPUREA'	PURPLE HOPSEED BUSH	15 GAL	
	PODOCARPUS GRACILIOR	FERN PINE	15 GAL	

PLANT SCHEDULE



OPEN SPACE DATA:  
 PLANTING AREA 5,991 SF  
 PERVIOUS PAVED AREAS 3,035 SF  
 TOTAL LANDSCAPE AREA 9,026 SF  
 LANDSCAPE AREA % 66.4 %

LANDSCAPE MASTER PLAN - ground level



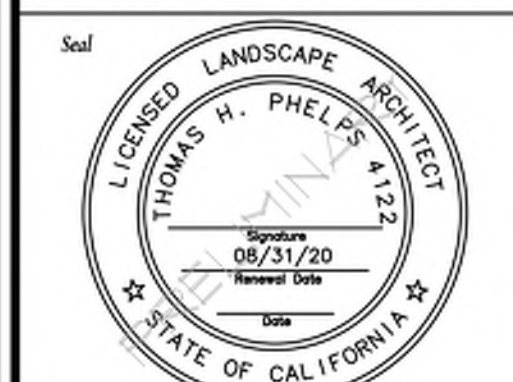
THOMAS H. PHELPS  
 LANDSCAPE ARCHITECTURE  
 THPLA, INC.

California Landscape Architect #4122  
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 Chico, CA 95927-8328  
 (530)892-8897 fax (530)892-9588  
 thphelps@sbcglobal.net

FOOTHILL BLVD. MIXED USE PROJECT  
 PACIFIC WEST COMMUNITIES, INC.  
 OAKLAND, CALIFORNIA

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Sheet Title  
 LANDSCAPE MASTER PLAN



No.	Date	Revision
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▲		

Project Mgr.: THP      Sheet No.:  
 Drawn By: THP      L1  
 Scale: 1"=20'  
 Date: AUG 2019  
 File Name: OFC\_D6 of 4 sheets

**PLAY YARD OVER GARAGE COURTYARD**

- A. PAVING COLOR 'A': 'DEX-O-TEX' DECORATIVE CONCRETE COLOR
- B. PLAY STRUCTURE
- C. SYNTHETIC TURF FALL ZONE AREA, TYP.
- D. FLOW-THROUGH PLANTER

OPEN SPACE DATA:  
 TOTAL AREA 6,513 SF  
 LANDSCAPE AREA 1,351 SF  
 LANDSCAPE AREA % 20.6%

**LANDSCAPE COURTYARD 'A' (PODIUM LEVEL) PLAN NOTES:**

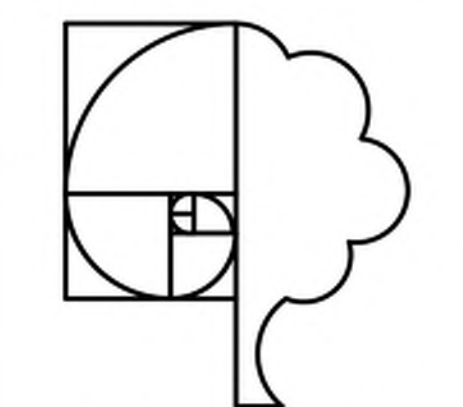
- E. PAVING COLOR 'A': 'DEX-O-TEX' DECORATIVE CONCRETE COLOR
- F. 24" HIGH CONCRETE MASONRY UNIT FLOW THROUGH PLANTER
- G. 18" HIGH CMU PLANTER WITH BENCH ALONG FACE OF PLANTER
- H. 'KEYSTONE' #FN3-32DRT TRASH RECEPTACLE
- I. 6-12' PLAY STRUCTURE WITH SYNTHETIC PADDED PLAY SURFACE

OPEN SPACE DATA:  
 TOTAL AREA 6,241 SF  
 FLOW-THROUGH PLANTINGS 1,556 SF  
 TOTAL LANDSCAPE AREA 2,188 SF  
 LANDSCAPE AREA % 35.0%

**LANDSCAPE COURTYARD 'B' (PODIUM LEVEL) PLAN NOTES:**

- J. PAVING COLOR 'A': 'DEX-O-TEX' DECORATIVE CONCRETE COLOR
- K. PAVING PATTERN 'B': 'DEX-O-TEX' DECORATIVE CONCRETE COLOR
- L. 'KEYSTONE' #FN6 TABLE 4 CHAIRS WITH UMBRELLA LOCATION, TYP.
- M. 'KEYSTONE' #FN3-32DRT TRASH RECEPTACLE
- N. BARBEQUE AND COUNTER
- O. STEEL SHADE STRUCTURE
- P. 24" HIGH CONCRETE MASONRY UNIT FLOW THROUGH PLANTER
- Q. 18" HIGH CMU PLANTER WITH BENCH ALONG FACE OF PLANTER

OPEN SPACE DATA:  
 TOTAL AREA 5,818 SF  
 FLOW THROUGH PLANTINGS 1,255 SF  
 LANDSCAPE AREA 1,904 SF  
 LANDSCAPE AREA % 32.4%



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 thphelps@sbcglobal.net

FOOTHILL BLVD. MIXED USE PROJECT  
 PACIFIC WEST COMMUNITIES, INC.  
 OAKLAND, CALIFORNIA

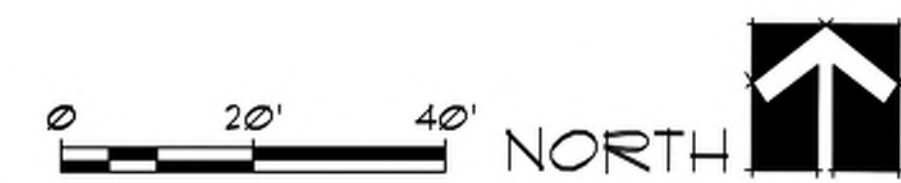
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Sheet Title  
 LANDSCAPE MASTER PLAN



No.	Date	Revision
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Project Mgr.: THP  
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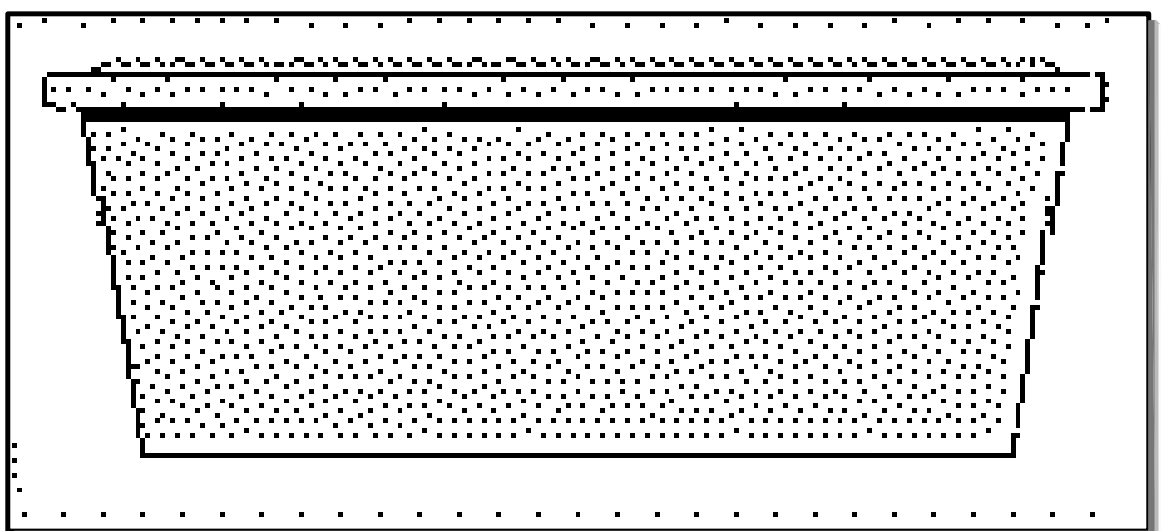
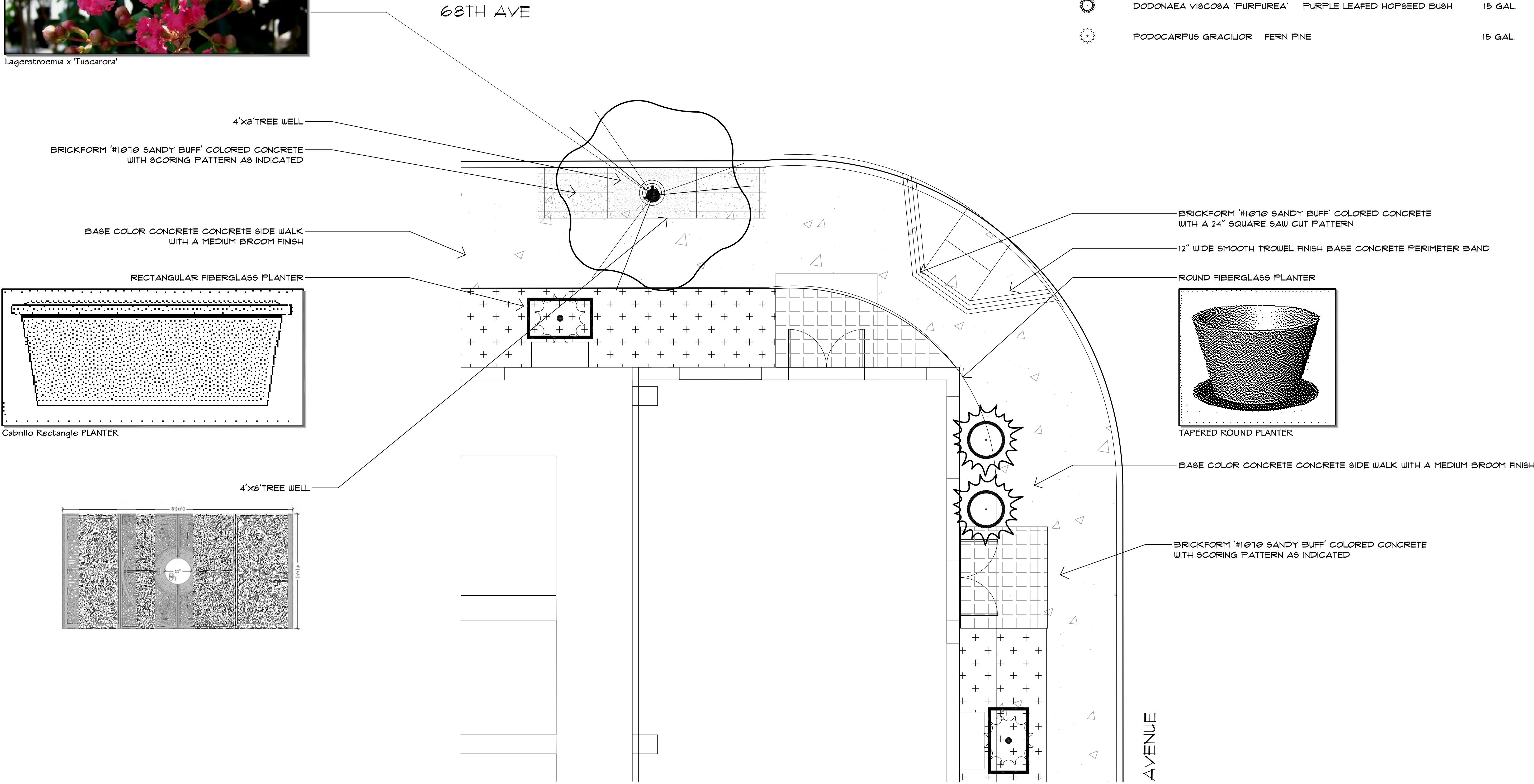




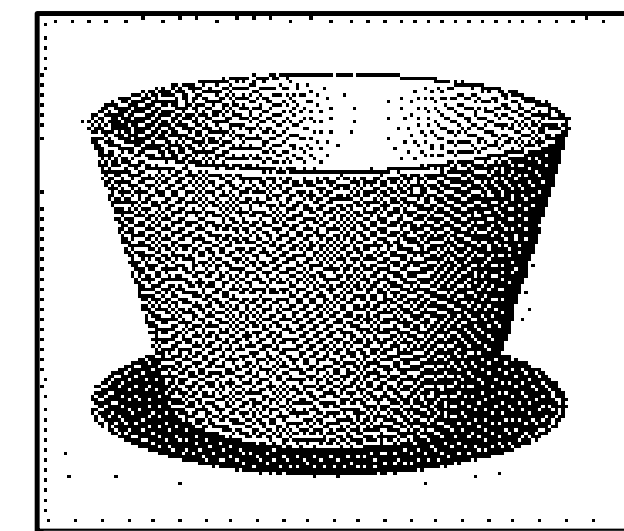
Lagerstroemia x 'Tuscarora'

PLANT SCHEDULE

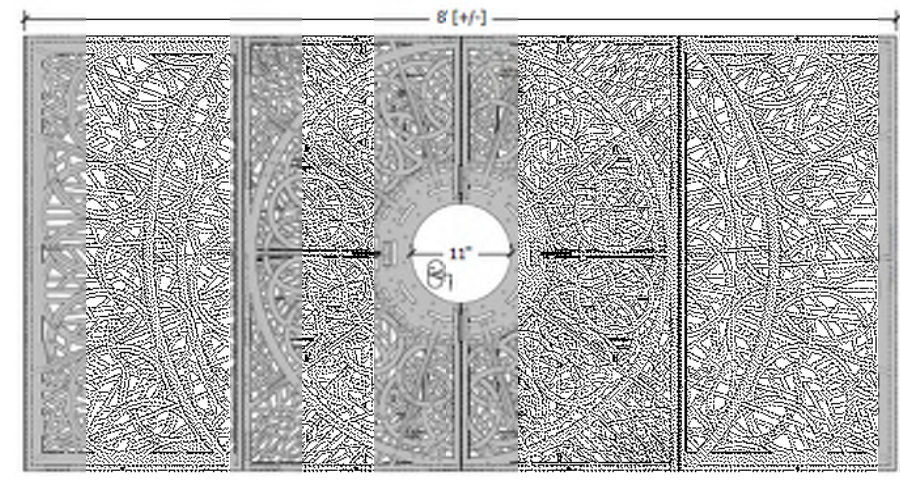
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	15 GAL	9
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE CORAL PINK	15 GAL	23
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	
	DODONAEA VISCOSEA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	
	PODOCARPUS GRACILIOR	FERN FINE	15 GAL	



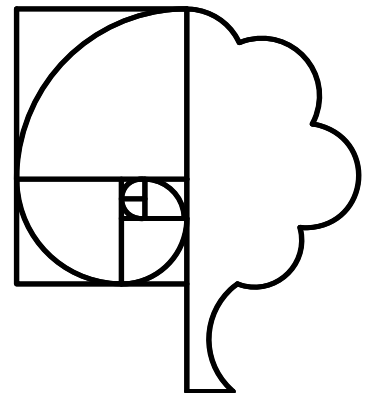
Gabrillo Rectangle PLANTER



TAPERED ROUND PLANTER



4'x8' TREE WELL

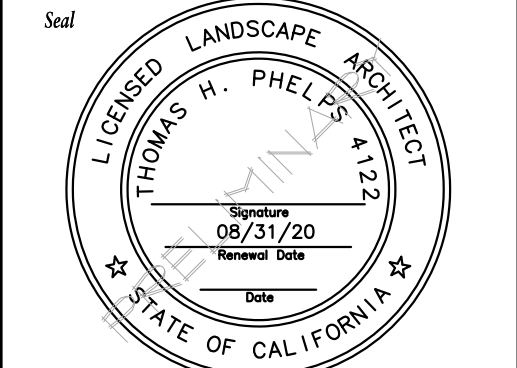


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PACIFIC WEST COMMUNITIES, INC.  
OAKLAND, CALIFORNIA

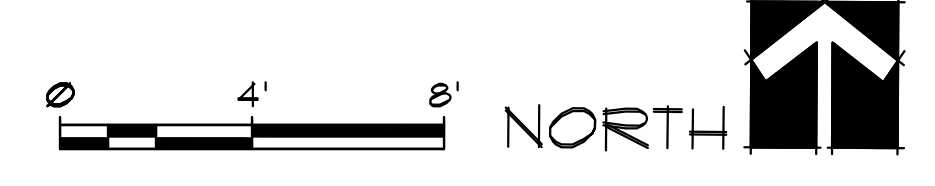
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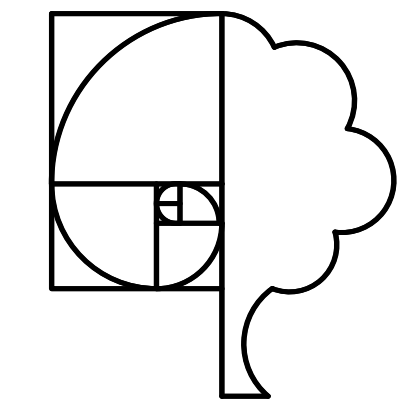
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LANDSCAPE MASTER PLAN



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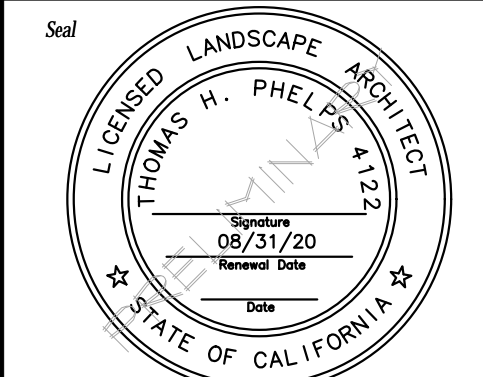
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Chandler Rectangular Planter

The Chandler Company manufactures several types of architectural features, including planters. Many featured planter styles are available in normal and low profile configurations. Available as a square, rectangular or round planter. See our website for color and finish options. The Chandler Company prides itself in their ability to deliver the product on time, enabling their customer to perform as promised. The Chandler Company warrants its products, when purchased new, to be free from defects in materials and workmanship under normal use and service for three years from the original date of purchase. Replacement or repair at the option of The Chandler Company of defective parts shall be the sole remedy of this warranty.



\*\*\*Note\*\*\*

The Chandler Model has a slight draft from top to bottom. Use the Contemporary Model if the planters are needed to be installed flush next to each other in an end-to-end installation. The Contemporary is designed to eliminate the reveal (gap) between planters.

Chandler Rectangle				Width	Height
48"	54"	60"	72"	12"	12"
48"	54"	60"	72"	12"	18"
48"	54"	60"	72"	12"	24"
48"	60"	72"		18"	18"
48"	60"	72"	84"		24"
48"	60"	72"		24"	18"
48"	60"	72"		24"	24"
48"	54"	60"	72"	84"	96"
48"	54"	60"	72"	84"	96"
54"	60"	72"	84"	108"	30"
54"	60"	72"	84"	30"	30"
60"	72"	84"	96"	36"	30"
60"	72"	84"	96"	36"	36"

THE CHANDLER COMPANY  
2621 South Birch Street,  
Santa Ana, California 92707

Contact: Bob Alvarado or Ric Woodhall

Phone: (714) 979-4212 Fax: (714) 979-4854  
E-mail: bob@thechandlercompany.com or woodhall@thechandlercompany.com  
Website: www.thechandlercompany.com



PENN TABLE SET

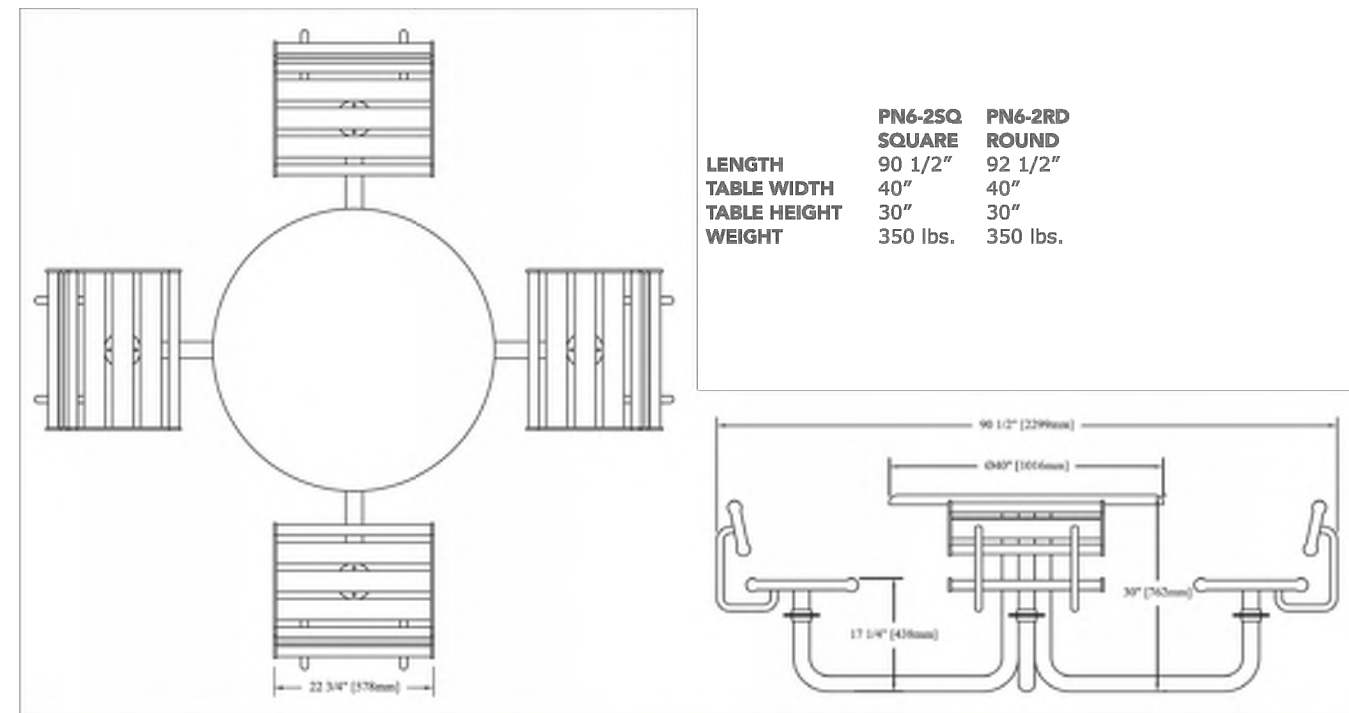
All Penn pieces are Exclusive By Design™. KEYSHIELD® METAL FINISH The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UV damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating

prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

SOME ASSEMBLY REQUIRED

The Penn table set is manufactured to provide ultimate stability and avoid damage during transit to the site. Minor assembly is required. Instructions are included with each shipment.

MATERIALS Fully-welded commercial-grade steel construction.



PROPRIETARY STATEMENT Keystone Ridge Designs, Inc.™ is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services,

we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.



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www.keystoneridgedesigns.com



Chandler Square Planter

The Chandler Company features many different types of special planters and containers. These include ash urns, trash receptacles, low profile planters, decorative planters, and waterproof planter liners. The Chandler Company prides itself in their ability to deliver the product on time, enabling their customer to perform as promised.



The Chandler Company warrants its products, when purchased new, to be free from defects in materials and workmanship under normal use and service for one year from the original date of purchase. Replacement or repair at the option of The Chandler Company of defective parts shall be the sole remedy of this warranty.

Chandler				Standard Width	Height
18"	24"	30"	36"	18"	18"
18"	24"	30"	36"	42"	48"
24"	30"	36"	42"	48"	60"
			42"	48"	60"
			42"	48"	72"
				42"	42"

THE CHANDLER COMPANY  
2621 South Birch Street,  
Santa Ana, California 92707

Contact: Bob Alvarado or Ric Woodhall

Phone: (714) 979-4212 Fax: (714) 979-4854  
E-mail: bob@thechandlercompany.com or woodhall@thechandlercompany.com  
Website: www.thechandlercompany.com



PENN BENCH WITH BACK

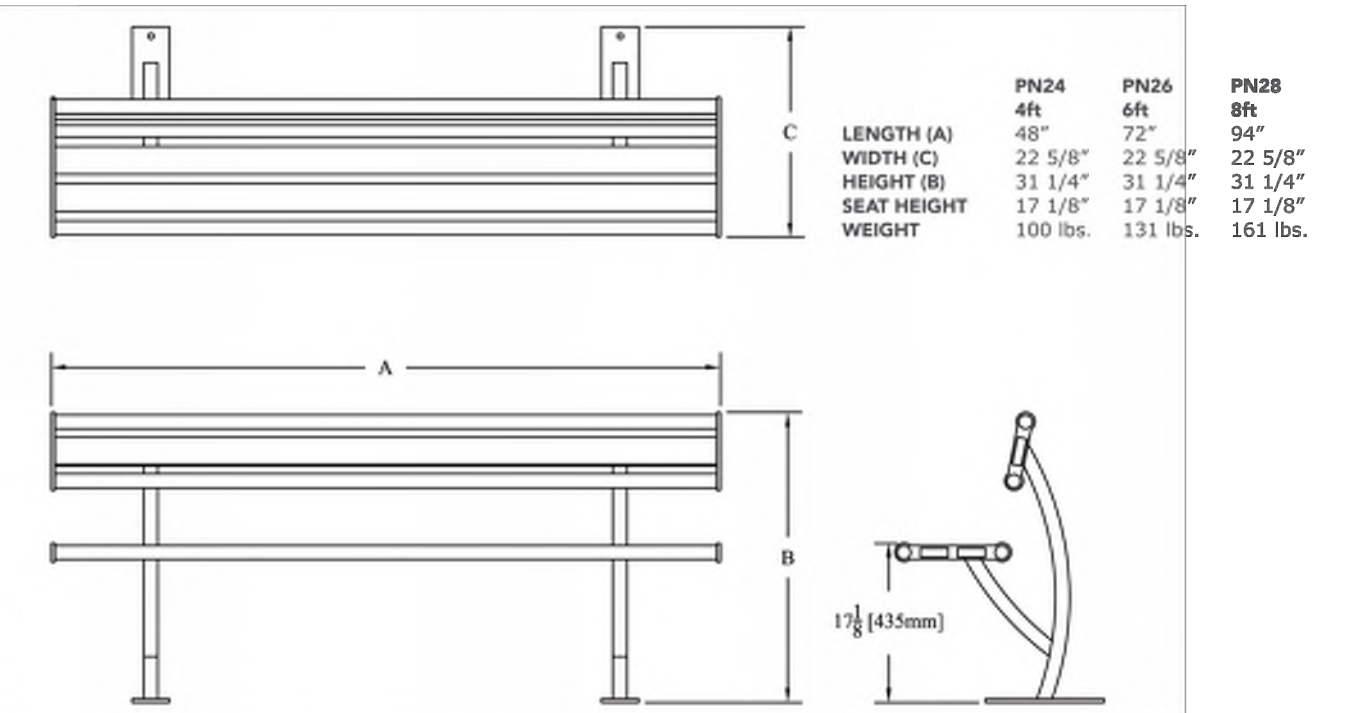
All Penn pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UV damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing

specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT The Penn bench with back is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS Commercial-grade materials, at least 25% recycled raw steel, 100% recyclable steel; completely welded for optimum strength and stability according to Keystone Ridge Designs, Inc. CAD drawing: 1/8" x 1-1/2" square tubing legs and 1-1/2" OD 11 gauge tubing frame with 1/8" x 1" x 3" rectangular tubing inset seat and back.

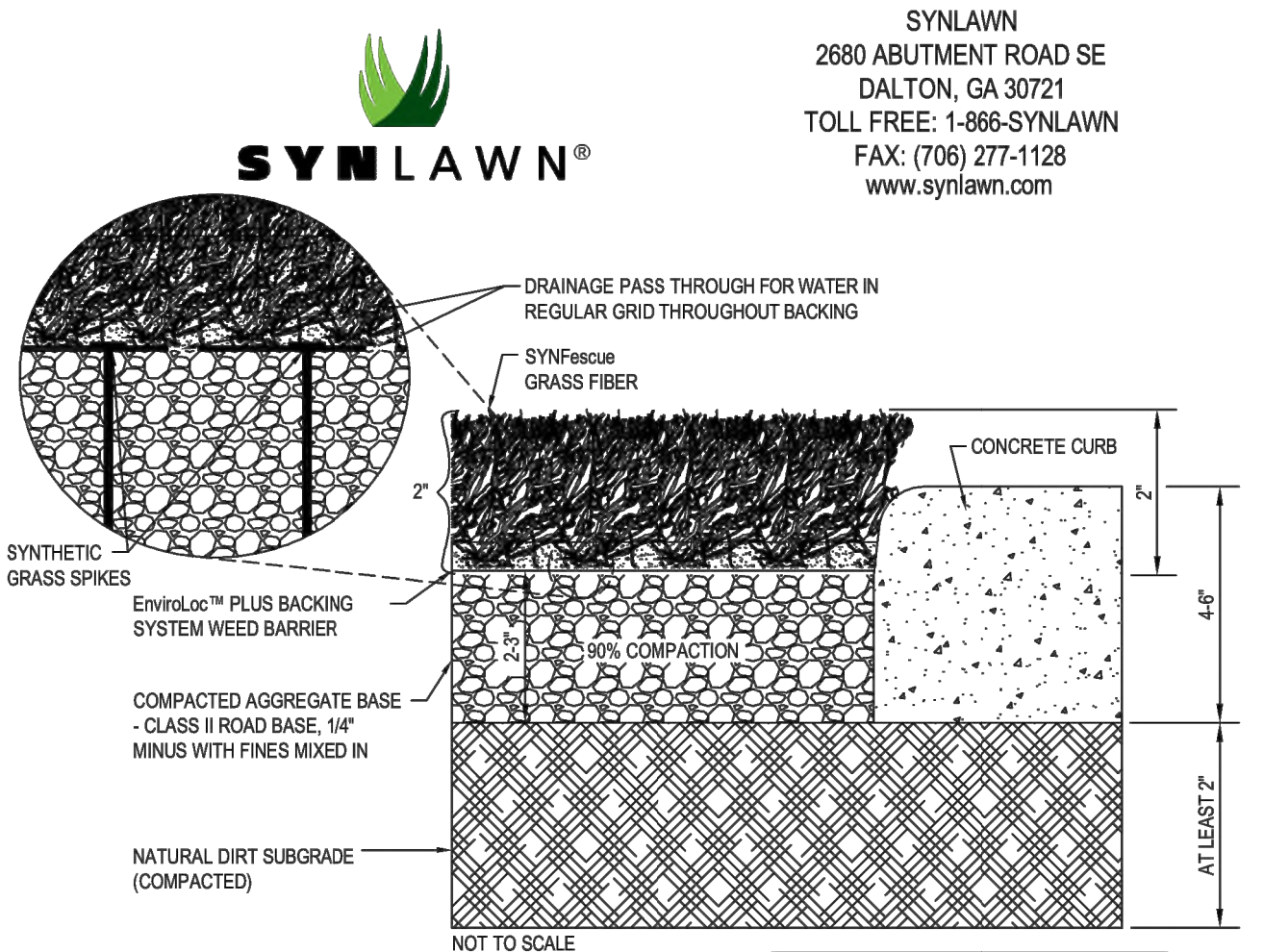


PROPRIETARY STATEMENT Keystone Ridge Designs, Inc.™ is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services,

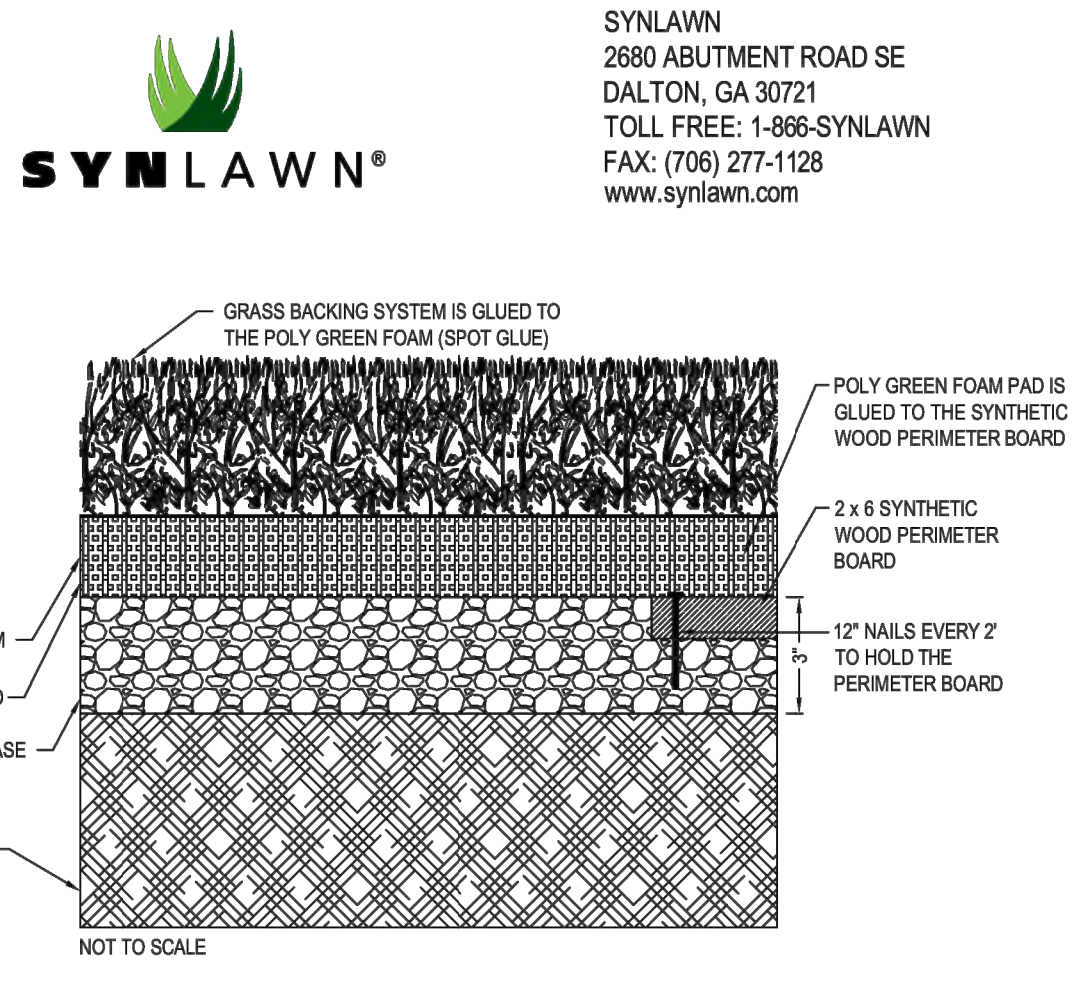
we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.



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FAX: (706) 277-1128  
www.synlawn.com

SPECIFICATIONS YARN TYPE: GRASS ZONE™: POLYETHYLENE HORSESHOE YARN TYPE: THATCH ZONE™: TEXTURIZED POLYPROPYLENE YARN COLOR: GRASS ZONE™: FIELD GREEN / LIME YARN COLOR: THATCH ZONE™: TURF / TAN PILE HEIGHT: GRASS ZONE™: 2" PILE HEIGHT: THATCH ZONE™: 1 3/4" +/- 15% YARN FACE WEIGHT: 78 OZ ROLL WIDTH: 15' WIDTH MAXIMUM DRAIN RATE: >30 INCHES PER HOUR

NOTES: 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS. 2. DO NOT SCALE DRAWINGS. 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 1437-202

HIGH-USE COMMERCIAL LANDSCAPE SYNESCUE 354 - INSTALLED OVER AGGREGATE BASE

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SPECIFICATIONS YARN TYPE: GRASS ZONE™: POLYETHYLENE WITH HEATBLOCK™ TECHNOLOGY YARN TYPE: THATCH ZONE™: POLYPROPYLENE YARN COLOR: GRASS ZONE™: FIELD GREEN / LIME & TURF GREEN YARN COLOR: THATCH ZONE™: 1 1/2" PILE HEIGHT: GRASS ZONE™: 1 3/4" +/- 15% YARN FACE WEIGHT: 80 OZ ROLL WIDTH: 15' WIDTH MAXIMUM DRAIN RATE: 30 GALLONS PER HOUR PER YARD

NOTES: 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS. 2. DO NOT SCALE DRAWINGS. 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 1437-319

SYNLAWN PLAY PREMIUM OVER 2 1/8\"/>

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## Attachment B

Compilation of Comments on 6733 Foothill Aspire/Affordable Housing APN 18030 from the Design Review Committee 11/28/18

The Committee made the following comments on the submittal.

### Building Design

- Reconsider the architectural style
- Revise the style so that it is less modern and reflects the context of the neighborhood
- Design is too “busy”
- Cornice design too “busy”
- Comply with Green Building Standards

### Site Planning

- More work on site planning is requested. This issue need to be resolved before taking next step.
- Ok with mixed use but not site planning
- Reevaluate site planning including
  - Location of activities
  - Placement of buildings
  - Consider Retail and Non-profit space
  - More green landscaping
  - Community connection

### Community Involvement

- Have a more thorough community involvement process and get closure

### 68<sup>th</sup> St. /Stoops/ Wall

- Sound wall not consistent with community integration
- Wall to be 50% transparent
- Consider visual connection to neighborhood for safety and community integration
- Consider more landscaping/Tree lined street
- Eliminate artificial stoops in favor of some other way of providing community connection

### Community Benefit

- Provide Community space that is more accessible to the community
- Identify aspects of the project that benefit the community
- Consider retail

### Address Parking and Traffic

- Consider parking stackers, one way traffic, neighborhood parking program

## **Attachment C. Corridor Design Guidelines Goals**

### **1. Build upon patterns of urban development that lend a special sense of place.**

- Enhance existing neighborhoods that have a well-defined and vibrant urban design context.
- Develop attractive urban neighborhoods in areas where they do not currently exist.

### **2. Provide elements that define the street and the place for pedestrians.**

- Locate buildings to spatially define the street.
- Construct high quality storefronts and ground floor residential space.
- Create a connection between the public right of way and ground floor activities.
- Reduce the negative visual impact of on-site parking.
- Enhance the pedestrian space by framing the sidewalk area with trees, awnings, and other features.

### **3. Allow for a diversity of architectural expression to prevent monotony.**

- Allow for street fronts with a variety of architectural expression that is appropriate in its context.
- Respect the design vocabulary of historic and established neighborhoods while allowing for a variety of architectural styles.

### **4. Encourage high quality design and construction.**

- Add visual interest and distinction to the community.
- Construct buildings with high quality materials and detailing that make a lasting contribution.
- Develop buildings with pleasing compositions and forms.

### **5. Design buildings that reinforce the urban character of the different corridor and place types.**

- Design buildings on primary corridors with a more urban character than those on secondary corridors.
- Develop storefronts that contribute to successful retail districts.
- Create high quality multi-family developments adjacent to commercial districts.

### **6. Create transitions in height, massing, and scale.**

- Achieve a compatible transition between areas with different scale buildings.

### **7. Use sustainable design techniques.**

- Treat on-site storm water.
- Use green building techniques.

### **8. Create a safe urban environment.**

- Employ design features that discourage crime, while not sacrificing design excellence.
  - A. - Include site design measures to improve safety for pedestrians





## Community Engagement Efforts – 6733 Foothill Blvd

### February 21st, 2018 – MEETING #1

The first community meeting was held February 21, 2018 at the Eastmont Police Substation. It was well attended, hosted by city council member Desley Brooks, and we received a lot of feedback from the community. We took that feedback and worked in conjunction with Oakland City Planning on several design iterations to incorporate as much as we could over the next 8 months.

### November 14th, 2018 – MEETING #2

The second community meeting was held November 14th, 2018 at a neighborhood residence. This was well attended and community leaders were able to have a more detailed one on one discussion with the developer. The newly elected city council member Loren Taylor was in attendance. Specific design elements were discussed, along with the feasibility and rationale for each design decision. Specifically the request to add retail to the project was made from a community group at this time.

### November 28th, 2018

The community provided feedback at DRC on November 28th, 2018.

### January 15th, 2019 – MEETING #3

A third community meeting was held January 15<sup>th</sup>, 2019 at the Melrose Branch Oakland Public Library. It was well attended by community members and leaders.

### February 2nd, 2019 – MEETING #4

A fourth community meeting was held at Aspire College Academy. This community meeting was held to address current or future Aspire families' questions and concerns surrounding the charter school portion of the new development. The broader neighborhood was also invited to attend again. Childcare and translation services were provided. City Council member Loren Taylor attended, as well as Jahmese Meyers of the Planning Commission.

### February 23rd, 2019 – MEETING #5

A fifth community meeting was held February 23rd, 2019 at Aspire College Academy for all community members interested. Childcare and translation services were provided. City Council member Loren Taylor attended, as well as Rebecca Lind from City Planning and a representative from the Oakland Transportation Dept.

### Dialogue with Community

In addition to these official community meetings, there have been numerous communications between the developer and various community leaders, neighbors, and city officials throughout the past 2 years.

### Electronic Survey

An electronic survey was circulated by email (in both English and Spanish) through the winter of 2019 for community input into the exterior colors, opinions on traffic & parking, and retail. In response, the developer modified the color scheme for the exterior and kept retail as part of the development.

### FAQ Reference Document

We found through the community outreach that we were answering many of the same questions multiple times. We felt it beneficial to community members to compile those frequently asked questions into one document, answer them to the best of our ability at that stage in the development, hopefully dispel some misconceptions, and include pictures and diagrams of the proposed development. This 15 page FAQ document was circulated electronically through email and hard copies were available at the last community meeting in February (Please note that the information contained in the FAQ applied to the design as of Jan 2019. Some design elements have changed since being circulated.) The FAQ answers why we did not modify the design for some of the community requests. We have attached this document for your reference.

### Summary of Design Changes Implemented

Important design modifications have been made subsequent to community and staff feedback. We have spent the recent months of 2019 to redesign the project to include those elements suggested. The current proposed design includes the following changes per community & staff feedback:

- Added ground floor units with direct street access to 68<sup>th</sup> Ave
- Addition of new entrance to housing on 68<sup>th</sup> Ave
- Increased parking for the school
- Substantially increased the school drop off & pick up queuing lane length
- Architecturally highlighted main entrances to the school and residential
- Moved playground location to 2<sup>nd</sup> floor
- Moved K-2 playground to corner of Foothill & 67th
- Removed the solid playground wall, added transparent fencing to increase connectivity to community
- Changed exterior color scheme to match surrounding neighborhood
- Added retail space along Bancroft
- Moved retail space to the corner of Bancroft and 68<sup>th</sup>

### Summary of requests that we did not incorporate into our design changes:

- A specific community group requested a complete change in architectural style to Spanish. However others in the community requested we keep the current architectural style. We decided to keep the style of the residential building consistent with the school.

- Some community members requested less windows on the ground floor because of the propensity for broken glass, especially along Foothill. We have adjusted what we can but kept the required transparency.
- Community members requested we remove the school from the development. We are allowed by-right to build a school at this location so have chosen to keep it in the development.
- Community requested we build a multi-level parking garage or below grade parking garage to increase the residential parking. This is cost prohibitive in keeping this an affordable housing project.

Other community engagement documents included are as follows:

- Meeting #1 Flyer
- Meeting #1 Agenda
- Meeting #1 Attendees
- Meeting #1 Feedback
- Meeting #2 Email correspondence
- Meeting #3 Presentation Boards
- Meeting #3 Flyer (postponed)
- Meeting #3 Handouts
- Meeting #3 Presentation
- Meeting #3 Flyer
- Meeting #4 Notes
- Meeting #5 Flyer
- Meeting #5 FAQ Handout
- Meeting #5 Agenda
- Meeting #5 Notes
- Meeting #5 Presentation
- Meeting #5 Photos of Butcher Paper Notes
- Electronic Survey
- Meeting #6 Notes

# Calling all Havenscourt Neighbors

Please join us...



WEDNESDAY

**FEB 21** 6PM-8PM

Eastmont Police Substation  
2651 73rd Avenue  
Oakland



You are invited to learn about the proposed development at the old Ace Hardware site. The development will include:

- Affordable Housing
- State of the art Charter School
- Landscaping
- Walking paths and bike racks for residents
- Community gathering spaces

This is your opportunity to learn about the development, provide comments, and get any questions you have answered.

***We need your voice to make this project the best possible.  
So come out and make yourself heard!***



COUNCILMEMBER  
*Desley Brooks*

COMMUNITY EVENT

Hosted by: Desley Brooks, Pacific West Companies and  
Aspire Public Schools

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project but I have some questions and concerns

No. I do not want this built in my area.

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612

Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)



**68<sup>th</sup> Avenue School/Housing Project  
Community Meeting Agenda  
February 21, 2018**

1. Welcome
2. General Intro of Chris Grant and TPC Holdings
3. Presentation of the Project — Chris Grant
4. City Approvals and Process — Rebecca Lind
5. Question and Answers
6. Thank You and Adjourn.

# 68th & Foothill Community Meeting attendance and feedback

Wednesday, February 21, 2018

Name	Email	Phone	Address	Support	Concerns	Main Issues:
Barnett, Ida	<a href="mailto:idasbarnett@gmail.com">idasbarnett@gmail.com</a>	510-332-6309	2762 67th Ave	Unsure	Parking; traffic	Too large 8
Barraza, Lorraine	<a href="mailto:lorraine.barraza@att.net">lorraine.barraza@att.net</a>	415-271-6969	2650 67th Ave	Unsure	Parking; traffic; loitering	More retail 4
Bass, Carla	<a href="mailto:wmnkboxer@gmail.com">wmnkboxer@gmail.com</a>	818-414-1698	2740 67th Ave	No	Too large; neighborhood unprepared	Traffic 4
Boyd, Nadine	<a href="mailto:npboyd81@gmail.com">npboyd81@gmail.com</a>	415-756-7477	2696 67th Ave	Unsure	Too large; more landscaping	Parking 3
Bryant, Juli	<a href="mailto:julibrvant@gmail.com">julibrvant@gmail.com</a>	510-853-2367	2762 67th Ave	Unsure	More retail; lower home values	Oppose school 3
Bureau, Nina	<a href="mailto:nmb05047@gmail.com">nmb05047@gmail.com</a>	831-262-2503	2741 68th Ave	No	Too large; crime will increase; lower home values	Unprepared area 2
Butler, Rachel	<a href="mailto:rachelbutlersbcglobal.net">rachelbutlersbcglobal.net</a>	510-325-4970	6657 Brann Street	No	More retail	More landscaping 2
Cecaci, Elisa	<a href="mailto:info@eastoaklandcollective.com">info@eastoaklandcollective.com</a>	510-219-6077	7142 Orral St	No	More retail; more landscaping	Crime 2
Chesmore, Jose	<a href="mailto:iosechesmore@gmail.com">iosechesmore@gmail.com</a>	415-283-7957	2633 64th Ave	Yes		Home value 2
Clay, Shirley	<a href="mailto:shirleyclay976@yahoo.com">shirleyclay976@yahoo.com</a>	510-632-7936	6516 Foothill Blvd #1	Yes		Want more info 2
Coil, Robert	<a href="mailto:coilrobert@yahoo.com">coilrobert@yahoo.com</a>	530-798-8532	6425 Foothill Blvd	Yes		
Conti, D.			6610 Bancroft	Yes		
Hoffman, Casey	<a href="mailto:casey.hoffman@aspirepublicschools.org">casey.hoffman@aspirepublicschools.org</a>	510-434-5542	1001 22nd Ave	Unsure	Parking	
Howard, Carolyn	<a href="mailto:howard.carolyn@sbcgloba.net">howard.carolyn@sbcgloba.net</a>	510-421-1079	2714 67th Ave	Yes		
Hudgins, Arthur	<a href="mailto:bjoh66@aol.com">bjoh66@aol.com</a>		2544 67th Ave	Unsure		
Johnson, Brenda	<a href="mailto:cjohnson51@hotmail.com">cjohnson51@hotmail.com</a>	510-639-7828	2344 66th Ave	Unsure	Too large; Opposes charter school	
Johnson, Clarence	<a href="mailto:ojohnson51@hotmail.com">ojohnson51@hotmail.com</a>	510-633-5773	2666 Havenscourt Blvd	Yes	Any dedicated units for seniors?	
Johnson, Laqueta	<a href="mailto:ojohnson51@hotmail.com">ojohnson51@hotmail.com</a>	510-633-5773	2619 77th Ave	Yes		
Johnson, Octoria	<a href="mailto:ojohnson51@hotmail.com">ojohnson51@hotmail.com</a>	510-978-9690	2645 67th Ave	Yes		
Lavete, Carson	<a href="mailto:mrsrcaison@sbcgloba.net">mrsrcaison@sbcgloba.net</a>	510-226-4864	2600 66th Ave	No	Too large; traffic	
Layne, Jacqueline	<a href="mailto:jlayne0307@gmail.com">jlayne0307@gmail.com</a>	408-623-0776	3428 68th Ave	Yes		
Lemons, Rutha	<a href="mailto:cdiane2006@gmail.com">cdiane2006@gmail.com</a>	510-633-1389	2429 77th Ave	Unsure	Opposes charter school	
Maddox, Diana	<a href="mailto:cdiane2006@gmail.com">cdiane2006@gmail.com</a>	510-387-0526	2400 66th Ave	Yes	Who qualifies	
McGlothell, Charles	<a href="mailto:susana@communitiesincollaboration">susana@communitiesincollaboration</a>	510-472-8253	2520 Church St #209	Yes		
Morales, Susana	<a href="mailto:anne.okahara@aspirepublicschools.org">anne.okahara@aspirepublicschools.org</a>	510-502-3026	7800 MacArthur Blvd	Yes		
Okahara, Anne	<a href="mailto:anne.okahara@aspirepublicschools.org">anne.okahara@aspirepublicschools.org</a>	510-390-6060	1001 2nd Ave	Yes		
Parker, Anthony	<a href="mailto:partmr@aol.com">partmr@aol.com</a>	510-688-4306	2544 67th Ave	No	Too large	
Partin, John	<a href="mailto:cpayne@oaklandnet.com">cpayne@oaklandnet.com</a>	510-238-6168	2758 68th Ave	No		
Payne, Catherine	<a href="mailto:cpayne@oaklandnet.com">cpayne@oaklandnet.com</a>	510-238-6168	250 FOG Suite 2114	No		
Persley, Darnice	<a href="mailto:persleydarnice49@gmail.com">persleydarnice49@gmail.com</a>	510-967-5783	2488 67th Ave	No	Neighborhood unprepared	
Prescott, Reavis	<a href="mailto:skibison@gmail.com">skibison@gmail.com</a>		2332 66th Ave	Unsure	More info	
Provost, Lorraine	<a href="mailto:lorraineprovost@sbcgloba.net">lorraineprovost@sbcgloba.net</a>	510-569-9351		No		
Richards, Araina	<a href="mailto:arichards@oaklandnet.com">arichards@oaklandnet.com</a>	510-238-7619	250 FOG Suite 2114	No	Too large; traffic; opposes charter school	
Semmas, Elais	<a href="mailto:elaissemmas@earthlink.com">elaissemmas@earthlink.com</a>	510-632-7956	2710 67th Ave	Unsure	More retail; too large	
Sidebotham, Nancy	<a href="mailto:nannystu@sonic.net">nannystu@sonic.net</a>	510-635-2678	6375 Hillmont Dr	Yes		
Waters, Shirley	<a href="mailto:henrydelton.williams@yahoo.com">henrydelton.williams@yahoo.com</a>	510-206-3664	6612 Brann St	Yes		
Williams, Henry	<a href="mailto:powpcy@gmail.com">powpcy@gmail.com</a>	510-910-3448	133 Sequoyah View Dr.	Yes		
Williams, Ivey	<a href="mailto:dmwilliams1@hotmail.com">dmwilliams1@hotmail.com</a>	510-542-9635	1621 80th Ave	Unsure		
Williams-Gray, Dawn	<a href="mailto:dmwilliams1@hotmail.com">dmwilliams1@hotmail.com</a>	650-518-1157	6205 Monadnock Way	Unsure		

March 1, 2018

Desley Brooks  
City Hall 1 Frank Ogawa Plaza  
Oakland, CA 94612

Councilmember Brooks:

Thank you for facilitating the meeting on Feb 21<sup>st</sup> about the proposed development at the old Ace Hardware site, at Foothill and 67<sup>th</sup>. I have some concerns about the project.

Residents who attended the meeting expressed that buying **food** in the neighborhood can be challenging. There are very few food options in the immediate area beyond fast food restaurants. The closest option for the proposed site is "Gazzali's," a half-mile away, and only open 7am until 8pm. All other "markets" are more than 1 mile away. For a development where the expectation is that most residents are walking, riding bicycles, or taking the bus, the distance away from food seems to become problematic. I have a car and drive to 35<sup>th</sup> and Skyline, or stop in other cities on my home from work to meet my family's food needs. I think most of my neighbors and I were hoping for a food option to be developed into the site. We were disappointed that there was no food option being added. It seems as though up to 450 people would move into a neighborhood to face the same problem of lack of food options that current residents face.

Residents who attended the meeting also expressed that **parking** in the neighborhood can be challenging. The proposed site would have 200 units, where 0.5 parking spaces per unit would be built on site. That comes to 100 parking spaces. We were told that 30 of those 100 spaces would be dedicated to teachers at the on-site school. That leaves 70 car spaces for 200 units. The expectation is that most residents will walk, bike, or ride the bus. I don't think this is a reasonable expectation. SFGate recently reported that only 3% of all commuters use BART, and only 5% of all commuters use the bus. ("Time to face reality: We need another bay bridge," By Roumen V. Mladjov, Updated 8:48 am, Friday, February 9, 2018) A reasonable expectation of car ownership is, minimum, 1 car per unit. This would mean 200 cars would be introduced into the neighborhood with only 70 spaces to accommodate those cars. Where will the other 130 cars park? Or is there a plan in place to exclude car owners from the resident application process?

Residents who attended the meeting also expressed concern that having a school in combination with the 450 residents on the one block will have great impacts on the **traffic** in the area. At various times during the day, traffic already backs up for blocks in both directions on Bancroft between 67<sup>th</sup> and 68<sup>th</sup>. 600 students coming and going from school will only add to the traffic congestion. The proposed school entrance on 67<sup>th</sup> and Foothill will also add to the challenge of getting around the neighborhood. 67<sup>th</sup> is a very narrow street and 2 way traffic is difficult. Traffic on

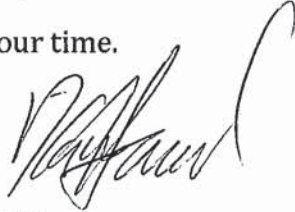
Foothill is very fast. At the time of the meeting, it seemed odd that there was no thought or plan for adding stop signs or traffic lights. Is there a plan for new stop signs, traffic lights, or changes in the speed limit?

Residents who attended the meeting also expressed concern about the facilities of **the school**. While a gym is great, the biggest concern is that the students don't have an outdoor space to play or run around in. The children of the residents will also need a space to play. It was clear that the developer was not interested in improving or creating park spaces in the neighborhood. Does the city have a plan for park improvements or upgrades?

Residents who attended the meeting also expressed concern about the sheer **size of the project** and number of new neighbors we would have. Does the site have to be maxed out? Is 200 the only number of units that will make this project work? It's possible to build a 200-unit project at the site, but is it necessary? In a very busy neighborhood, adding 1,050 people (450 residents and 600 students) will make the challenge of living here greater, with no apparent benefit for the people already here.

Thank you for your time.

David Howard



6684 Brann St  
Oakland, CA 94605  
david\_howard@hotmail.com



I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Max & Rachel Butler

Address: 6657 Brann St. Oakland, CA 94605

Phone: 510.325.4970 Email: rachelbutler@sbcglobal.net

Comments: We would like to see some local businesses put in that will benefit the existing community.

A grocery, drugstore, restaurant, etc. would be wonderful - or another hardware store. We miss Ace Hardware!

Thank you for hearing us on this matter. - Rachel  
If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Charles W. R. Mott

Address: 2520 Church St #209 - Oakland, CA 94605

Phone: 510) 472-8253 Email: \_\_\_\_\_

Comments: Re: affordable housing, "what does affordable housing mean to one that doesn't understand what affordable housing means?"

(30% of income?)

Thank you!

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: ARTHUR T. HYDGINS, ANTHONY PARKER (SON-IN-LAW)

Address: 2544 16TH AVENUE

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Comments: What ABOUT the huge VACANT Lots ON BANCROFT 73<sup>RD</sup> AVE, 77<sup>TH</sup> AVE AND 98<sup>TH</sup> AVE. What is the cities proposal with these Blight sights ALSO IN EAST OAKLAND. IT'S SAD THAT THESE SIGHTS ALSO HAVENOT BEEN Addressed FOR QUITE SOME TIME. I'm NOT SURE IF THIS IS YOUR AREA OR LARRY REIDS. "PLEASE ADDRESS"

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

Full Name: JOHN NICHAMU PIRIVIN  
 Address: 2755-68th Ave  
 Phone: 510 688 4306 Email: PARTINR+POL.COM  
 Comments: THIS PROJECT IS TOULANCE 200 UNITS, I UNDERSTAND 600 STUDENTS, BEING AFFORDABLE PLAZING'S GREAT BUT IT IS GOING TO BRING CUCAS TO THIS NEIGHBORHOOD, TRAFFIC PARKING IS GOING TO BE A DISASTER. IF THIS HAPPENS I MAY HAVE TO SELL + MOVE OUT. I HAVE BEEN HERE 45 YEARS

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
 Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

**I will not be able to attend the meeting, but I would like my voice to heard.**

- Yes! I think this project will be good for my neighborhood  
 I like the project, but I have some questions and concerns  
 No. I do not want this built in my area.

Full Name: NINA BUTEAU  
 Address: 2741 68th Avenue Oakland Ca 94608  
 Phone: 831-262-2503 Email: NMBOS04@Gmail.COM

Comments: A concentration of low income housing has a high probability of raising crime in my area. Why create a ghetto? Low income housing should be peppered throughout the community. Not concentrated in one spot. I spent thousands of dollars investing in my house and I see my neighbors do the same. Don't ruin it for us.

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
 Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

*Pacific West Companies and aspire Public School*

**I will not be able to attend the meeting, but I would like my voice to heard.**

- Yes! I think this project will be good for my neighborhood  
 I like the project, but I have some questions and concerns  
 No. I do not want this built in my area.

Full Name: CLARENCE L. JOHNSON  
 Address: 2666 Havenscourt Blvd.  
 Phone: (510) 639-7828 Email: cjohnson512@hotmail.com

Comments: A very good introductory/informational meeting; Great input from community; Questions - (1) of the 200 units how many are dedicated for seniors? (2) what is the difference between "restricted rents" vs. TAX credits? (3) How will the choice of local labor be determined? i.e. will it be a community benefit Agreement?

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
 Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

*\* Gazzali's Supermarket is an anchor tenant in Eastmont town center, why are there comment from neighbors re: lack of food?*

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: HENRY DELTON WILLIAMS

Address: 133 Sequoyah Blvd

Phone: 509 103448 Email: HENRY DELTON WILLIAMS @YAHOO.COM

Comments: Just what I want hear.

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Laqueta Johnson

Address: 2419 77th Ave. House

Phone: (510) 433-5773 Email: \_\_\_\_\_

Comments: I would like to live in the apartments  
I would like information about the meetings  
More information about this and more apartments

If you need more space, please write on the back, or attach a separate piece of paper

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Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: D. CONTI

Address: 1610 BANCROFT AVE, Oakland, CA. 94605

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Comments: like the Project.

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.  
 Yes! I think this project will be good for my neighborhood  
 I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Dannice Persley  
Address: 2488 67th ave  
Phone: 510 967-5783 Email: PersleyDannice49@gmail.com

Comments: No, there need to be some more important issues addressed before we bring more people in the neighborhood tends to much going on right no in Oakland & this is a like turning a blind eye to the major issues.

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooksoaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood  
 I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: J Layne  
Address: 581 Ave  
Phone: 408 623 0776 Email: \_\_\_\_\_

Comments: concerned about # of units & safety & traffic

If you need more space, please write on the back, or attach a separate piece of paper

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Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooksoaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood  
 I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Elois Simmons  
Address: 2710 67th Ave  
Phone: 510-632-7956 Email: elois.simmons@earthlink.com

Comments: Bancroft is too Busing for a school to much traffic and will be to much noise from 600 students.

If you need more space, please write on the back, or attach a separate piece of paper

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Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooksoaklandnet.com)

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Jose Chesmore

Address: 2633 64th Ave Oakland

Phone: (415) 283-7957 Email: josechesmore@gmail.com

Comments: \_\_\_\_\_

MORE TREES/RETAIL

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: CARLA R BASS

Address: 2740 67th AVE

Phone: (818) 414-1698 Email: wmnkboxer@gmail.com

Comments: \_\_\_\_\_

I Feel this project will not improve the local area with the numbers of units listed and with a 600 student school, the pressure on the community would be too great.

If you need more space, please write on the back, or attach a separate piece of paper

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Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Carolyn L. Howard

Address: 2714 - 67th Avenue

Phone: (510) 421-1079 Email: howard.carolyn@sbcglobal.net

Comments: Parking needs to be addressed so that neighbors are not negatively impacted.  
create a safe-blight free environment for

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Ida Barnett

Address: 2762 67th Ave (Corner of 67th & Bancroft)

Phone: (510) 332-6309 Email: idasbarnett@gmail.com

Comments: Traffic flow on 67th - already diff. to cross  
Safety of children?  
Parking is already a problem!  
We and new residents need organic grocery store  
is walking distance since we will all be impacted  
by more residents needing parking.

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Brenda Johnson

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: bjohnbb@aol.com

Comments: To coordinate with local expertise on this project, to eliminate the school at this site and reduce the number of units.

If you need more space, please write on the back, or attach a separate piece of paper

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Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: NADINE P. BOYD

Address: 2696 67th AVE, OAKLAND CA 94605

Phone: (415) 756-7477 Email: NPBOYD81@GMAIL.COM

Comments: BETTER HANDOUTS, PLANS & STATISTICS. PROJECT IS TOO DENSE (RESIDENTS & STUDENTS). INTERGRATION INTO THE COMMUNITY (JOBS & SKILLS FOR ADULTS & YOUTH). LANDSCAPING PLANS W/ OAKLAND ORGANIZATIONS.

If you need more space, please write on the back, or attach a separate piece of paper

Full Name: PRESCOTT REAVIS

Address: 2332 66TH AVE OAKLAND CA 94605

Phone: \_\_\_\_\_ Email: SKIBISON@gmail.com

Comments: THIS WAS THE WORST PROJECT PRESENTATION I HAVE EVER SEEN. THE LACK OF BASIC INFO MAKES IT SEEM AS THE DEVELOPER IS NOT SERIOUS. THEIR NEEDS TO A VERY ROBUST PROCESS OF INVOLVING THE COMMUNITY TO HELP SHAPE THE PROJECT FOR BENEFIT OF BOTH THE DEVELOPER & COMMUNITY

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Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

• Parkview • Walker

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood  I like the project, but I have some <sup>serious</sup> questions and concerns  No. I do not want this built in my area.

Full Name: Juli Bryant

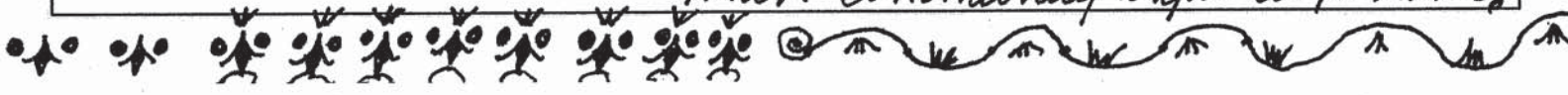
Address: 2762 67th Avenue

Phone: 510 953-2367 Email: julibryant@gmail.com

Comments: We need grocery/retail & green space in this neighborhood. I am not against the low income housing building but am concerned that the effect on the neighborhood be considered from all aspects preferably with community input. As much community input as possible!

If you need more space, please write on the back, or attach a separate piece of paper

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Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)



I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood  I like the project, but I have some questions and concerns  No. I do not want this built in my area.

Full Name: LORRAINE BARRAZA

Address: 2650 - 67th Ave

Phone: 415 271-6969 Email: LORRAINE.BARRAZA@ATT.NET

Comments: CONCERNS: PARKING TRAFFIC students will have to use the stairs in HAVELAND and at KANAWAY which is not full of

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Susana Morales

Address: 7800 MacArthur Blvd

Phone: 510-502-3926 Email: Susana@CommunitiesinCollaboration.com

Comments: \_\_\_\_\_

We would be happy to support w/ community engagement & facilitation.

If you need more space, please write on the back, or attach a separate piece of paper

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Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Albert & Alberta Gilbert

Address: 2422, 68th Ave Oakland CA 94605

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Comments: Build an apartment complex but that's all. No park where drugs can be sold and OR other things

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I <sup>WAS</sup> like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: NANCY Sidbotham

Address: 6375 Hillmont Dr 94605

Phone: 510 635 2678 Email: ~~NANCYSTRA~~ NANCYSTRA@SONIC.NET

Comments: Retail is vital Downsizing from 200 is crucial 600 students is overkill Community concerns are crucial and need to be addressed

If you need more space, please write on the back, or attach a separate piece of paper

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)



I will not be able to attend the meeting, but I would like my voice to heard.

Yes! I think this project will be good for my neighborhood

I like the project, but I have some questions and concerns

No. I do not want this built in my area.

Full Name: Diane Maddox

Address: 2400 66th Ave.

Phone: (510) 387-0526

Email: cdiane2006@gmail.com

Comments: I am in favor of development. Affordable is good. I am a public school teacher so I am not in favor of charter schools because I am in favor of organized construction workers and teachers.

Mail to: Councilmember Desley Brooks - 1 Frank Ogawa Plaza, Oakland, CA 94612  
Or Email Your Comments to: [dbrooks@oaklandnet.com](mailto:dbrooks@oaklandnet.com)

If you need more space, please write on the back, or attach a separate piece of paper

## Chris Grant

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**From:** Jose Chesmore <josechesmore@gmail.com>  
**Sent:** Friday, November 9, 2018 3:52 PM  
**To:** Chris Grant  
**Cc:** Carla Bass; Laverne Sawyer; Lind, Rebecca; Loren Taylor; Shanthi.Gonzales@ousd.k12.ca.us; brenda johnson; jay frost; Caleb Roope; Andrea Clark; Mindy Rex  
**Subject:** Ace Foothill Development: PLN18030/ACE

Hello Chris,

It was a pleasure speaking to you over the phone today.

I'm including Loren Taylor and Shanthi Gonzales solely so they can learn more about the project. I'm including Carla, Laverne, and Jayson as they are the community leaders in Havenscourt.

In summary, in the last NCPC meeting that Pacific West Communities attended, there were several issues that were raised by the community about this project, but none were fixed as illustrated in the latest drawings submitted to the City of Oakland. There were approximately 44-50 people that attended the meeting and over 98% of attendees disapprove of the proposed project. I want this project to go forward, hence I'm reaching out to you, but as of now, the proposed project doesn't reflect the values of the community. To avoid any disruptions of this development, and to avoid the project being appealed, I propose for a group of 6 to meet over tea and coffee, and discuss how we can make this development better before the November meeting.

The following were the issues that were raised by the community:

- 1) Add retail
- 2) Include thorough background checks to all tenants
- 3) More parking- currently there is no parking and the added units will cause an impact to the community.
- 4) Include capital improvements such as stop signs, traffic lights, crosswalks, etc..
- 6) Too tall- people are not happy with have a 4 story building in a residential area
- 7) Too many units
- 8) Community is oppose to a charter school moving without an impact report.
- 9) Community wants a bigger playground structure for the students
- 10) Include a full-time maintenance staff

Please let me know if you are free November 11th -14th to discuss the matter above.

Regards,

Jose Chesmore

## Chris Grant

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**From:** Jose Chesmore <josechesmore@gmail.com>  
**Sent:** Thursday, November 15, 2018 1:16 PM  
**To:** Chris Grant; Caleb Roope; Andrea Clark; Mindy Rex; LOREN@lorentaylor.org  
**Subject:** Follow-up: Thank you Chris!!

Hi Chris,

I want to thank you for coming yesterday- it really means a lot to me and the community. I hope you were able to make it on time for your flight :).

Thank you very much for taking pride on this development, and getting feedback from us- your patience and sincerity is really appreciated, seriously. Let's continue working with each other to make this development the best it can be for the community, but also without compromising project.

I am really glad that Gagan, the owner of "It's A Grind," a franchise that's a reputable coffee shop, allowed us to be at the coffee shop after hours- very nice guy. As emphasized by Gagan, a new lease of the medical center has been signed and potentially Popeye's and an eye doctor are coming to this development. The new Walgreen shopping center has been a success, and will continue to do so. I am quite confident that the most of the retail stores will be full within the year anniversary of this development, April 27, 2019. This development is proof of the dynamics and change that is happening in our community. The community is rapidly changing due to gentrification. More professionals are moving into the neighborhood, lets not forget the LGBTQ community as well - my husband and I are happy ecstatic about this . There is currently a cry for more retail, and honestly, I am quite confident, that a proposal with retail on the Bancroft side will be a success for your team and the community.

Allow me to assist your team to making sure we explore all possible avenues to successfully bring retail to Bancroft side of this development. As NCPC Chair, and a real estate mogul, I can help create a subcommittee that is comprise of well connected individuals to assist with finding a bank that can lend to fund the retail side, and help with the acquiring tenants because together, we can make this into a successful project that would benefit everyone.

"Alone we can do so little; together we can do so much" - Helen Keller

Regards,

Jose Chesmore

# Ace Hardware site Re-development Community Meeting



**Tuesday**

Jan 15 from 5PM – 7PM

**Melrose Branch  
Oakland Public Library**

4805 Foothill Boulevard



*This is your chance to learn more about the plans  
and provide your feedback for the affordable  
housing and new charter school being built in  
Havenscort.*

Hosted by:



# Ace Hardware site Re-development Community Meeting



**Saturday**

Feb 2 from 1-3pm



**Aspire College Academy**

8030 Atherton Street, Oakland

*This is your chance to learn more about the plans  
and provide your feedback for the affordable  
housing and new charter school being built in  
Havenscort.*

Hosted by:





The Pacific Companies  
430 E. State Street, Ste. 100  
Eagle, ID 83616

Take the survey online to provide your feedback!  
<https://www.surveymonkey.com/r/6733Foothill>

# Ace Hardware Site Redevelopment Community Meeting Minutes

## February 2, 2019

8030 Atherton Street, Oakland, CA

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### **How many students attend ACA & ATTA? Will this facility be bigger than combined enrollment of the 2 schools?**

Response: About 300 students at ACA - limited space. About the same 300 at ATTA . New facility will accommodate no more than 620 students. Plan is to vacate 2 existing facilities completely for 2021 school year.

### **Can you speak to what controls are in place so that if the plan changes after the building is built, the community can have input into changes? Is there built in process? With both school and housing. How can we ensure that what we're hearing now is locked in?**

Funding locks in affordable units for the housing. Affordable housing agreement with city has requirements about timelines. In first year will be 2 schools in the building, then up for charter renewal...

**Comment, Jahmese Myres, Planning Commission:** Project has already come to design review, will have to go to Planning Commission. Can conditionally approve project to require that changes come back to Planning Commission.

### **Is the playground going to be gated?**

Yes, not sure which material yet, hoping to add greenery and have a playground that is part of the neighborhood fabric. Still working with the city to have them approve a more open fence.

## **Is ACA and ATTA privately rented?**

ACA and ATTA are privately rented

## **Community concerns over traffic during drop off and pick up:**

Don't want to allow stacking of cars on streets during drop-off/pickup. Engineers did timings of actual drop off situations. 2 sides drop off and pick up prevent stacking with 620 students. Organized vehicle use from the start of design. Access using 67th, kids loaded off to playground then exit using 68th. Public entrance on frontage of foothill is the public venue entrance.

## **Community concerns over Parking on the project.**

Site zoning is Community Commercial 2. The parking allowed is as low as .5 per unit. The city has encouraged reductions of parking below 0.5 spaces per unit levels. Feedback from some community members was to reduce parking in order to have more retail. 2100 sq feet frontage on Bancroft used for retail function was previously designed to have parking. City does not support parking at front of the building along Bancroft at this time. City requested that parking not be provided within close proximity of Bancroft frontage.

Code required parking for the school is 13 spaces. Project meets this requirement.

## **Community concerns over traffic flow on 67<sup>th</sup> and 68<sup>th</sup>.**

Community needs to continue to communicate with Transportation about traffic flow on 67<sup>th</sup> and 68<sup>th</sup>. Preferred for one way on 67<sup>th</sup> and 68<sup>th</sup> is something the project is open to discuss.

## **How many crosswalks for school and where? Will there be crossing guards**

Crosswalk locations are still outstanding pending coordination with city transportation. School will implement a safety program that addresses student access to and from the site.



### **Can the school talk about how 13 parking spaces work?**

We need to continue the conversation as we work out a plan operationally. If we want another school, we have to make sacrifices as a staff. Partnership with Eastmont for parking could be a viable consideration. Use of public transportation and other means of commuting will be important.

### **Will there be Accessible parking onsite?**

Accessible parking spaces will be spread out consistent with code requirements for both school and housing. Accessible parking - accessible code drives the specific locations for disabled parking.

### **What about vehicles for support staff for school? People not housed at your site that come in?**

We will need to problem solve this with all the other challenges that face new school use.

### **Why isn't design consistent with look and feel of the neighborhood. Spanish tile roofs, Any visual changes?**

We collected information from about 100 buildings in area and had the architect study good design features in the area. Surrounding neighborhood is a mix of styles. Color palette based on that research and have provided 3 new options for the community to choose from. Façade elements have been softened and reduced in depth.

### **People didn't like the porches. Have you made those changes?**

The design element of stoops was required by Planning. Stoops or porches have been removed from the project.

**Concern: You said for maintenance of some of your properties, properties are maintained by volunteers. Not sustainable for this project?**

The community has been misled that the Rewards program for residents is used to maintain the property. The project has never represented this to be the case. Resident Rewards is not the same as ongoing operations and maintenance. All of our properties have regular maintenance staff and vendors. We would never rely on residents to perform these duties. Some properties have garden beds maintained by residents. Residents don't do regular landscaping maintenance but they might participate in the community garden that is on their property.

**What is the Rewards program?**

Tenants earn points for things they might do anyway, such as paying rent on time. They can trade points for gift cards. It is not intended in any way to ensure proper maintenance and upkeep for the development.

**What is the style the community would prefer? (question to whole meeting)**

**Community feedback on design:** We don't have any buildings with glass front. Glass at the street level won't be consistent with look and feel of neighborhood. All that will happen is the windows get broken by the community. The neighborhood needs more than just Spanish architecture.

**Is the blue area a roadway? (referencing a graphic of the drop off / pick up traffic flow through parking garage.**

The access from 67<sup>th</sup> will be like pulling into a parking garage. Access will be controlled to ensure safety for the school and residents.

**Request for a working group with the development, city and community to discuss traffic plans.**

City traffic study takes into consideration all corridors surrounding the site. The traffic engineers and city representatives have been invited to every community meeting. They have so far declined to attend or been prohibited from attending. We intend on continuing an active dialogue between the community and the traffic consultants and hope they attend our next meeting.

**Concern, Jose: It was brought up that people wanted a style design that fits community. The only thing that has changed is color scheme. Which is “no change” has been done. Bring bungalow design. Encompasses everything in community. This does not. Too modern to boxy.**

A school is different from a residential building. We are striving for as much glass, openness, and natural light as possible for students. Spanish architecture would result in closing off the windows and reducing natural light. This is not our ambition for this school.

Spanish architecture is suitable for a much smaller two story building. It is very hard to design a 5 story residential building and make it look like a two story bungalow. This approach doesn't work. This project is not a small residential building.

**Are you guys in planning phase, are you on track from budget perspective? Did you have process control that goes back to feedback. How much of this feedback going to make it into your formal plan? In reality, will it happen?**

We have been working with City for 18 months on design and gathered feedback from the community. This is the 3rd official community meeting, in addition to numerous individual meetings with community members and groups. We have incorporated everything we could while balancing the ambitions of the city, community groups, and neighbors. We're preparing a FAQ's document as well as a website, that will include concerns that were raised over the last 18 months from all community outreach meeting and how they were considered and incorporating into the project.

**You said you met minimum parking requirements. Give us the math, from a housing perspective, 7 in a unit? Does that make sense?**

204 units, 102 parking space, accessible parking, needs based, priority after that. Up to 7 people for 3 bedroom units. Most do not have 7 people. 2 bedroom units are allowed up to 5 residents.

**Comment:** I have a school by my house, the public schools are not better, that's affecting my area. If you're on the school board, you should check those schools. This site has a lot of homeless, it's dirty. It's gonna be safer here when this is built. Going to be better for our kids to have this school.

**Comment:** Grew up here. Traffic is a major issue. Agree about concern about glass, because of glass on Foothill is dangerous. We want our children to have something beautiful. This community has not always had Spanish styles. Every building doesn't have to have that style. The school should not be postponed because of this difference of opinion.

**Cassandra lifelong resident; grandchildren attend ATTA:** Drop and pickup schools at OUSD is also challenging. There is traffic problem at all of our schools. We need change. Tired of dilapidated building. (Applaud) We, don't know why everyone is rejecting this project. There is traffic everywhere. We need something new for our kids.

**June, architect from D6. have you considered stack parking, and increase retail?**

Yes, we have diligently looked into this option. CityLift has a product that is in use in Oakland. We have spent a significant amount of time. Stack parking is financially not feasible in this affordable housing project.

**Comment, June:** Maybe you do hybrid. With just some stack parking.

**Have you ever sold any of your properties?**

90+ percent we've kept. The company model for the last 20 years is to buy and hold. Owning beyond 55 years is our intention for this an all projects under development at this time.

**Comment, June:** In West Oakland we have CACs for projects. I recommend that. Thanks you mentioned creating a website. Create a 3D model. So people can see the mass in relation to surrounding area. CAC good way to put focused eyes on project.

**Rahema: Oakland resident. And rainbow ncp. When I saw drive through, it's going to be partially enclosed. Any studies of air quality and idling engines. Was there any thinking studying about cars driving through in semi-enclosed space**

Project design and the operational plan ensure that air quality standards are met. This includes vehicles dropping of students. The exterior of the garage maintains a minimum % of the perimeter open to maintain natural ventilation.

**Comment, Arlene:** (explained current system at RTA) 345 students dismissal in 10 minutes. Have a lot of staff out. Totally understand about air quality.

**Concern, Teacher in OUSD for 23 years:** We've had near misses at my school. A challenge for our students. Kids are darting out. I'm worried about kids getting hit. This is a huge concern. No reinforcement of how kids cross street.

**Comment, Parent:** My daughter and I were t-Boned crossing Bancroft. Definitely understand issues of traffic safety. I think it's safer what's laid out here with the drop off / pick up than other options.

**Comment:** I agree that there are traffic concerns in every school in Oakland.

**Comment:** Lived here all my life. No rejection of the project on my part. Thanks for opportunity to share.

**Comment, Carolyn:** I live on 67th street, street is very narrow. 2 cars cannot park down the street. I know this will happen, and we need to raise concerns.

**Shanathi, Comment:** new traffic light in front of Markham. Has helped a lot. **Question:** What is convo with AC Transit ? where are the stops?

(Stops and routes were identified on the screen.)

**Shanathi, Comment:** You guys need to talk to AC transit about moving stop to make it easier. Stop is one block away, but you have to cross a street.

**I don't think size of your space supports your project. If you're bringing in these people. Don't hear you saying what you'll do to hear our concerns and make changes.**

**What is happening with the wall on of 68th.**

We prefer not to have the solid wall. Open fence is the better option for the playground and the community. We are working with the city to gain support for an open fence on 68<sup>th</sup>.

**What about the environmental impact of the gas station that used to be there? Any studies on that land?**

There is an open investigating with Alameda County. Will be boring onsite within approximately next 2 months. Investigation findings will be published on the County website.

**We want to see the lot cleaned up.**

A local resident is hired to clean the site. I will address it.

**Comment:** Should get the area registered as a school zone on Foothill. Slows the traffic. Helped at Markham.

**Troy: born and raised in Oakland. Project will be a catalyst in determining future developing. Why can't you go 40 60 80 to 100. We're not going to get retail if perceived as low income area.**

We are evaluating the final AML rates and are open to targeting above 60%. These units move someone who is living in area, and now has affordable rent. This gives them more disposable income to spend locally. Purchasing power attracts retail.

**Comment, Carla:** I got notified about this meeting 5 days ago. Next time give notice 2 weeks in advance.

**Council member Taylor:** proposed Feb 23, 1-3, focused session, same location. **Everyone agreed to date/location.**

**Comment:** Don't hold the next community meeting without the City there!

**Comment, Jose:** Would like retail to have restaurants. You need to have a vent.

**Jose, Questions for Jahmese (Planning Commission) Question about clearance on parking. Can we reduce to 30% to have a bigger retail area.**

If we target 4000 sq feet retail that will triggered threshold for mechanical ventilation. You would lose units because of ventilation shafts. We would lose 20-30 units and are not willing to consider this as an option.

**Can you make the leasing office smaller?**

This space function is critical for operation of the housing. It cannot be reduced lower than proposed.

**What was the square footage of retail?**

2100 sq foot is the size of the space available for retail. This space is still open for consideration of parking, resident open space or retail.

### **What's the purpose of having retail when it could be used for someplace more important -- like parking?**

We have a design that has it as parking. I have a design that has it as open space for residents as well. These are both options we can support.

**Comment:** I understand concerns about parking and transportation. As a parent of students who will be affected. I ask people not to lose sight of what's important. Safety of children. We are aware of fiscal issues district is facing. As someone trying to be optimistic, there is so much that could be done.

**Comment, Jahmese (PC):** Wanted to reiterate importance of this meeting and community engagement. This is a project we would want to see, since it offers affordable housing. Sometimes we can misconstrue questions and feedback as negative, mentions of traffic and crashes as something to get ahead of. Don't want it to be perceived as critique. Community meetings don't mean we don't want a project. When Head Royce expanded their campus. There were things we were able to require. Paid employee traffic monitors. Not just all hands on deck, but requirements of paid traffic monitors. We can have city staff, like transportation planners, to come to meeting on 2/23. There's no reason why they can't come, and we can request it. Parking issues, once BRT running, there will be more traffic. Need to think of that as well. Traffic concerns will increase.

### **Jahmese: What is timing of process to come to planning commission?**

We do not currently have a date for Planning Commission. We are waiting on staff to finish CEQA and approve the project.

**Jahmese:** Recommend that myself, Shanthi, and Loren put our names on the board so you can contact us

**Loren:** want to applaud everyone in the room. Shows your investment in our community. How can we work together to address all the needs that our community and children face. Excited to move that forward. My proposal that we be focused on 3 specific topics: transportation/traffic, parking and retail  
Loren will ensure city representation join the next meeting.

### **ADJOURN OF MEETING**

**Next Meeting: Sat, Feb 23, 1-3pm at Aspire College Academy (ACA)**



Please Join Us...

# COMMUNITY MEETING

## OLD ACE HARDWARE SITE REDEVELOPMENT



**Saturday**

**Feb 23<sup>rd</sup> from 1-3pm**

**Aspire College Academy  
8030 Atherton St.  
Oakland, CA**

**Come join the conversation!**

**You can also provide your feedback for 6733 Foothill Blvd  
by taking this survey at: <https://www.surveymonkey.com/r/6733Foothill>**

# THE 6733 FOOTHILL PROJECT

## Ace Hardware Site Redevelopment



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## Project Overview

Redevelopment of the Ace Hardware site is proposed to include new construction of 204 affordable housing units and a K-8 school serving local Oakland families. Parking will be provided onsite via 115 stalls. The project is located 1/4th mile from the Eastmont Transit Center.



Old Ace Hardware (has since been demolished)

# Community Outreach History

## **1<sup>st</sup> Community Meeting - February 21<sup>st</sup>, 2018**

This meeting was held at the Eastmont Police Substation. It was well attended by over 50 residents, hosted by Councilmember Desley Brooks, and provided feedback from the community. We took that feedback and diligently worked in cooperation with Oakland City Planning on several design iterations over the next 8 months.

## **2<sup>nd</sup> Community Meeting (ad hoc) - November 14<sup>th</sup>, 2018**

This ad hoc meeting was held at a neighborhood coffee shop. It was a more focused meeting with community leaders who were able to have a more detailed one-on-one discussion with the developer. The newly elected city Councilmember Loren Taylor was in attendance. Specific design elements were discussed, along with the feasibility and rationale for each design decision made by the project.

## **1<sup>st</sup> Approval Review - November 28<sup>th</sup>, 2018**

The project was presented at DRC. The community feedback voiced at DRC led to design and function changes to the project.

## **3<sup>rd</sup> Community Meeting - January 15<sup>th</sup>, 2019**

This meeting was held at the Melrose Branch Oakland Public Library. It was well attended by community members and leaders. The developer was able to continue dialogue and present design changes resulting from previous community meetings and comments.

## **4<sup>th</sup> Community Meeting - February 2<sup>nd</sup>, 2019**

This meeting was held at Aspire College Academy. This community meeting was held to address current or future Aspire families' questions and concerns surrounding the charter school portion of the new development. The broader neighborhood was also invited to attend again. Childcare and translation services were provided. City Council member Loren Taylor attended, as well as Jahmese Meyers of the Planning Commission.

## **5<sup>th</sup> Community Meeting - February 23<sup>rd</sup>, 2019**

A fifth community meeting is scheduled for February 23<sup>rd</sup>, 2019, at Aspire College Academy from 1-3 pm for all community members interested.

In addition to these official community meetings, there have been continual communications between the developer and various community leaders, neighbors, and city officials throughout the past 18 months.

## FAQ's:

### Affordable Residential Housing: Architecture/Color/Design

#### Question: Can you add ground floor residences with stoops?

We agree with the general idea that this site would work for ground floor residential units. Much of the properties directly across from the site are ground floor apartments or single family residences. We had pursued stoops in a previous design at the request of City Planning. Without locating the residence on the ground floor the stoop really struggled to work. At DRC on Nov 28<sup>th</sup>, both planning commissioners and community members requested we remove the stoops. If ground floor units were part of this project the stoop design would be a clear choice on treating frontage for both 67th and 68th. In practice, the single limiting factor for every design element on the ground floor of this project is garage ventilation. Fire safety code requires that we either naturally ventilate the garage on the perimeter or mechanically ventilate the garage. If we enclose any more of the perimeter of the garage, for example by including units on the ground floor, it will require us to mechanically ventilate. Mechanical ventilation is accomplished by means of a series of vertical chases through the core of the building. These chases reduce units on 4 floors and offset any unit count gains for locating units on the ground floor in the garage while simultaneously increasing the cost of the project significantly. For these reasons both ground floor stoops and residences are not viable for this project.

#### Concern: The bold colors on the building are not a good fit for the community.

The original design incorporated bold colors as highlights on the exterior of the building. We recently canvassed the Havenscourt neighborhood to capture the personality and general sentiment of what color palette is favored by the community. These surrounding properties served as a base for developing three new color schemes for the housing facade. Each of these options will blend in very well with the existing neighborhood. We propose that these color options be considered by the community during the community meetings and that the final color selection presented at DRC should reflect the community input. We welcome your feedback on this matter. In the circulated survey you can voice your opinion for your favorite exterior color palette.

SURVEY links:

<https://www.surveymonkey.com/r/6733Foothill>

<https://www.surveymonkey.com/r/6733Foothill-spanish>

Below are the three new proposed exterior color palettes:



Question: Can you design more outdoor greenspace for the community?

The community would like our project to provide generous greenspace. During the November 28<sup>th</sup> DRC, Commissioner Manus suggested that an appropriate replacement of the stoop design is to provide more greenspace on 68th Avenue as a benefit to the community. We directed the landscape architect to improve the atmosphere of the frontage by expanding the use of plants, trees and native grasses. Street trees were added and runoff treatment areas are now included between each of the tree wells. The revised design now proposes to add 39 new trees to the community landscape. This is accomplished by locating the trees on the perimeter surrounding the site. The result of these improvements is a significant increase in the amount of green space on a very tight site.

Concern: The building is too high and it will shade my property.

We performed a shadow study that shows how the shadows are cast throughout the day. Below is a graphic showing the shadow study at 4:00 pm:



LEVEL 1 SCHOOL / STREET LEVEL PARKING GARAGE

### Question: Can you add street trees?

We recognize the benefit that trees provide to the community. Namely, a more pleasant experience for pedestrians, reduction of building energy demand/consumption, environmental benefits to flora/fauna. We will provide 39 new street trees around the perimeter of the project. We welcome any feedback at community meetings as to the preferred species of trees to be planted.

### Question: Will the design provide emergency vehicle access to the property?

The project will be designed to ensure proper access for emergency vehicles at all times to both the housing and school.

### Question: Can you change the architecture to Spanish style?

We have had some community members request use of Spanish architecture. Feedback from the broader community though is mixed. Some appreciate the modern look and want to keep it. Typical architecture of schools is more modern with an increase in transparency (windows) for students and staff. We wanted to match the design of the school with the residential portion of the building. Practically speaking, Spanish architecture is difficult with this large of a building. For these reasons we have chosen to keep the general architecture more modern.

## Affordable Residential Housing: Operations

### Question: What is affordable housing?

The simple answer is housing that doesn't cost more than thirty percent (30%) of your family income. We as a country have generally agreed that housing expenses shouldn't be more than 30% of what you earn, leaving 70% of your income for food, clothing, transportation and other necessities. If you spend more than 30% of your income on housing expenses, you are considered "overburdened". Rental housing is made affordable by many Federal and state programs. More than 80,000 apartment communities across the country are assisted with one form or another of government assistance. These apartment communities make renting an apartment affordable for millions of Americans.



**Question: Do we really need affordable housing in our neighborhood?**

Affordable housing is broadly understood to be extremely needed in this community. Cost of living escalation is driving our working families out of Oakland. The city of Oakland has set a goal for 14,765 units to be built. This project will provide much needed housing for working families in the Oakland community.

**Question: Who decides how many affordable units we need in Oakland?**

Oakland's Housing Element has identified the need for 14,765 units of affordable housing. The 204 affordable housing units at 6733 Foothill will deliver much needed progress toward achieving Oakland's goal.

**Question: What kind of people are renting the affordable housing? Could they be criminals?**

We run a credit and background check on all adult applicants and household members. They must pass this in order to qualify for housing. The criminal background screening looks at the category of a crime, type of conviction, and how long ago it was, then approves or denies based on our settings. We deny applicants with a criminal history in areas that would tend to make that person a bad neighbor – crimes against people, property, or society. The length of time that a person would be denied for a specific offense varies, from 2 years to 50 or more. This allows for the fact that people can make a mistake, and can turn their lives around.

Anyone who is qualified can rent. Generally, we see people who are already part of the community where the property is located moving into the property. These are often households that are currently living in spaces that are too small for their household, or they may be currently sharing living space with another household or extended family.

**Question: How is this property going to ensure safety?**

Beyond the screening we perform on residents, we have a comprehensive set of rules that both residents and guests must follow. Most of TPC's properties are equipped with a camera system and secure building entry system, which requires residents to use fobs to access the property, and for guests to call residents in order to enter the building. Security and/or camera monitoring may be contracted depending on the property needs. With property management on site during business hours, and at least one staff member living on the property, the management team will be highly alert to the residents' safety, and familiar with all residents who live at the property. Management will take immediate action if an unauthorized occupant is suspected of living in an apartment. We also try to build good relationships with area police. Regular inspections of the building and units

will be completed by staff, various agencies, lenders, etc. Violations of health and safety codes or rules observed during inspections are addressed.

**Question: How will we keep the children at the school safe with the blended housing and school building? How are you separating the two uses and ensuring safety?**

Practically, the two are in separate, unblended, facilities. The school and housing each have controlled entry and exiting points separate from one another. There is no interior connection point between the housing and school. Students will enter the school at the playground, directly from the parking garage drop-off/pickup zone, when traveling by automobile and at the main lobby entry on Foothill when traveling by foot. Housing tenants will enter and exit the building at a driveway on 67th when traveling by automobile and at the main lobby entry on Bancroft when traveling on foot. School and housing tenant circulation will remain physically separated throughout the site. The only possible exception to this might be in the parking lot during school pick-up/drop-off, which will be heavily monitored. The proximity of residences to this school is not so untypical of other urban schools. Rather than compromising safety, we feel it can enhance safety. You will have a greater community of residents concerned with the safety of their homes and children, both during school and after hours.

**Question: What is the selection process?**

At some point during construction an interest list opens and people interested in the housing can submit their contact information. This is usually completed by a combination of phone, email, and website form. Some properties use that list on a first-come, first-serve basis. Others have a lottery, where all the names on the list are assigned random numbers and re-ordered. Whichever method is used, once the leasing office opens, the staff starts contacting people at the top of the list and works their way down. We usually start by having people complete a short pre-application to confirm income eligibility and the size of unit that folks are interested in. After that the application process begins with the credit and background check, followed by income verification and rental history.

**Question: Do these type of large apartment complexes ever have “neighborhood watch” programs?**

Yes, we operate several properties with active neighborhood watch programs. We offer support for this in whatever ways we can.

# Traffic and Parking

Concern: There are too many parking spaces. We want to encourage residents to use public transit.

We also support the city in its goal to encourage public transit. We find that 0.5 space per unit is a good balance between the city's goals and the desire of residents to use personal transportation.

Concern: There is not enough parking to support the increase in housing density.

This project is located in a public transit corridor that includes a BART station and a transit center. Property management will clearly communicate with future residents about parking availability. Below is a map of the current public transportation routes:



Question: Could you build under-ground parking garage to provide more parking spaces?

We have been reviewing the viability of creative parking designs as they relate to affordable housing projects. Sinking the building into the grade presents significant cost challenges and also introduces mechanical ventilation requirements. A second option to lowering parking below grade is to use stackers. These are becoming much more common in mixed use projects like this one. While a very good option for reducing the

footprint of parking on a site, thereby optimizing the space for residential units, at over \$20k per space the cost reality is not sustainable if we are to keep these units as affordable. There is also inadequate clearance for a stacking system.

**Question: If under-ground parking cannot be built, can there be an above-ground parking structure instead?**

A two story parking garage will not be built because that would require us to reduce the number of residential units provided.

**Question: Traffic exiting the drop-off and pick-up is able to turn both directions. Is there a way to turn 67<sup>th</sup> and/or 68<sup>th</sup> into 1 way streets to make it safer for the local neighborhood and students?**

We are very open to this idea of turning 67th and 68th into one way streets, however that decision resides with the City of Oakland and their traffic department.

## **Public Charter School**

**Concern: Why are you building another charter school?**

The Foothill Aspire campus will be a consolidation of two existing Aspire campuses: Aspire Triumph and ACA. These facilities are old and require substantial maintenance. We face ongoing facility challenges related to heat, insufficient space for learning and play that impact conditions for our scholars and team to thrive. The Foothill campus is perfectly situated between the two current schools and will house the existing student body of both Aspire Triumph and ACA. These are students living in your neighborhood that deserve a quality facility for learning.

**Question: Could you build a more transparent fence along the school playground so that there is more connection to the neighborhood.**

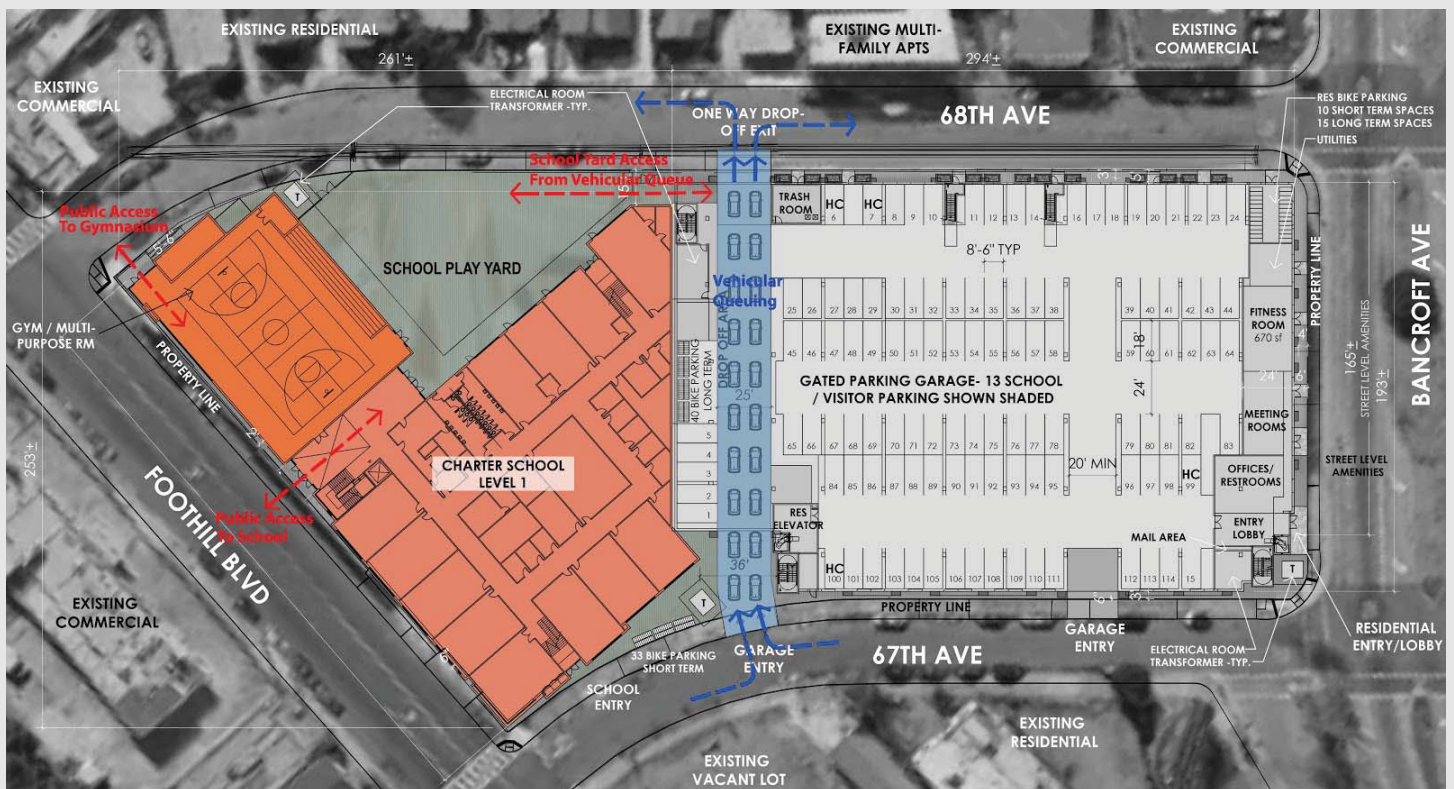
The project team would also like there to be a more transparent fence. Original submittal proposed our preferred design of a quality chain fence as is typically found in local schools throughout Oakland. The city is evaluating options for the fence to be either solid or more open. Regardless of the design, a fence is needed to secure the playground. This fence will run the entire length of the playground. Adding a large glazed section to the wall will likely invite graffiti and vandalism.

Question: Could you plant more greenery along the playground fence?

Greenery can and has been added to the latest iteration of the streetscape along the playground fence. Fronting the wall with vines, shrubs and other greenery as well as using solid elements with textured surfaces will soften the streetscape and deter graffiti.

Concern: Traffic during drop-off and pick-up for the school.

Our pick up and drop off (PUDO) activities are frequently communicated, highly thought out, and practiced to perfection, for the safety of our students and families. We recognize that the first few tries will be frustrating. With repetition, the PUDO activities become smooth and seamless. Our staff are organized and prepared to assist with maximizing the efficiency of this. The traffic engineer has run specific tests, including timing the PUDO at current schools, thus ensuring this new site is sufficient to meet our needs and the neighborhood's needs. At our current sites drop off and pick up typically lasts roughly 20 minutes with the use of signs, cones, and roughly 10% of our staff assisting with afternoon pick up support. Below is a graphic of the Pick-up / Drop-off route for the charter school:



**Question: Could you move the playground to the second floor and then put more parking at ground level?**

Moving the playground to the second floor would be costly. More important, the playground is used for all grades. California Building Code requires grades K-2 to have separate egress routes from older students when located above ground level. This, and the overall size of the playground, means that there would have to be multiple sets of separate (redundant) exit stairs, which would drastically reduce the usable size of the playground and potential parking area. Adding the second-floor playground would bury several classrooms deep inside the parking garage, giving them no natural light or ventilation. Adding light wells to bring light down into the classrooms would further reduce the size of the playground. Also, egress requirement from the buried classrooms would further reduce the maximum potential parking.

## **Retail**

**Question: Can retail be included in this affordable housing development?**

The project's primary objective is to provide affordable housing to Oakland residents. Some in the community have requested retail to be added to the project, while others have requested that open space for residents be prioritized over retail. We have diligently studied the design options for retail. Studies of retail appropriately took into consideration the limitations of maintaining the full function of the school and resident use of the housing on the property. We found that the only location where retail is feasible is on the Bancroft frontage. The 2100 sq. ft. space represents the maximum square footage that can be provided without a reduction in parking count or causing us to mechanically ventilate the garage. This design change replaces the residents' community space with retail. Patron access to the retail is provided by a series of doors on Bancroft. We wanted to provide a more fitting setting on the entire frontage of Bancroft to complement the more active use of retail space, thus we redesigned the landscape and building features along that same frontage.

**Question: Can retail be added along the entire frontage of Bancroft?**

We are limited to the proposed retail space along Bancroft in order to keep natural ventilation of the parking garage. Other essential housing functions located along Bancroft have to be maintained at their existing size. More importantly the garage ventilation restricts the amount of open façade on the perimeter of the garage. Increasing retail frontage is not achievable without mechanically ventilating the garage.

### Question: Can the gym be built above retail along Foothill?

Moving the gym to the second floor would be costly. General emergency exiting will become exceedingly difficult on this tight site. The gym is used for all grades. California Building Code requires grades K-2 to have separate egress routes from older students when located above ground level. This means that there would have to be multiple sets of separate (redundant) exit stairs for each group of students, which would drastically reduce the usable size of the gym and potential retail space. Also, the cost of acoustically separating the retail space from the gymnasium would come at a prohibitive cost.

## General

### Question: Is there a way to hold these meetings closer to our actual neighborhood and for a longer period of time?

We are very open to holding it within the neighborhood if a space is made available to us. We have requested access to Eastmont Town Center multiple times. They do not allow community meetings to be held there. We could hold it in the Eastmont library meeting room, but they are not open past 5 pm except on Monday nights when they close at 7 pm. We have also requested access to the Eastmont police station meeting room, but were denied. We have called several local churches but have had no response.

The Melrose branch was the closest meeting location willing to accommodate us for our January community meeting. Our community meeting on February 2<sup>nd</sup> will be held at the Aspire College Academy on 8030 Atherton Street and is within 1 mile of the re-development site on Foothill. This Aspire location will also allow a longer meeting time.

## Key Contacts

### **Loren Taylor**

Councilmember, District 6

City Council

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### **Jahmese Myres**

Chair

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### **Rebecca Lind**

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### **Shanthi Gonzales**

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### **Chris Grant**

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# Ace Hardware Site Redevelopment Community Meeting 02/23/19

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Aspire College Academy, 8030 Atherton Street, Oakland

## PARTICIPANTS

Loren Taylor, Oakland City Councilmember

Rebecca Lind, Oakland City Planning Department

Ahmed Ali Bob, Oakland Transportation Department

Chris Grant, Project Manager, The Pacific Companies

David Ho, Architect Orange

Tyson Schwarten, K2A Architects

## AGENDA

- **Welcome**

- Introduction of meeting participants
- Meeting Process Overview

- **Design changes implemented from community feedback**

- Stoops
- Colors
- Greenspace
- Street trees
- Building height
- Architectural style
- Playground fence
- Retail
- Drop off and pick up
- Parking

David Ho

David Ho

David Ho & Chris Grant

Chris Grant

David Ho

David Ho

Tyson Schwarten

David Ho & Chris Grant

Tyson Schwarten

David Ho

- **Community Discussion**

- Traffic/Transportation
- Parking
- Other

Ahmed Ali Bob

- **Sequence of next events**

- City Planning

Rebecca Lind

- **Concluding remarks**

Loren Taylor

**Saturday, February 23, 2019**  
**6733 Foothill Community Meeting #5**  
**8030 Atherton Street, Oakland (ACA campus)**  
**Meeting NOTES (discussion after presentation)**

**\*Items in bold represent questions or comments from the community. Items not in bold are responses. This document is not an exact transcript of the meeting, just notes taken.**

**What is the website that holds the information on the design updates?**

<http://www.tpchousing.com/workforce-housing/upcoming-projects>

**Why are we putting in retail when there is empty, abandoned retail surrounding the project? Eastmont shopping center is a blight on the community.**

The primary objective of this development is to provide affordable housing to Oakland residents and a new school to replace the current facilities at Triumph and ACA. Retail was only added into the design in Dec 2018 at the request of some community members.

**Please remove the glass from the buildings that face the main roads, it just attracts vandalism.**

We have included 55% transparency (windows) at the request by city staff overseeing this project.

**There needs to be adequate parking. The # of units needs to equal the # of parking stalls.**

Property management will oversee the assignment of parking stalls. We meet city requirements for parking. Please see our FAQ doc for further discussion on this topic.

**A winter solstice shadow study is recommended over the September one that was done.**

**Color schemes is not an issue, the massing of the building is too large, the entrances are not clearly defined, and there is too much use of one material on the façade, would like to see more variety.**

**I agree that there should not be retail. Too much empty retail already there. I recommend the space be used for the benefit of the community.**

**I would like to see how the building would look if raised to accommodate the height of parking stackers.**

**We need to incorporate scooter parking.**

**I want retail included in the project. I am against the charter school having so much space. Take some of the space allocated to the charter school and give it to the community.**

**Concern over the air quality in the garage.**

Air quality is studied as part of CEQA and will be published within the year.

**What are the community benefits from this project? What do we get out of it? Do we get use of the gym?**

We feel that the environmental cleanup of this site is a benefit to the neighborhood. The affordable housing will be available to local residents as well. The state of the art school is a benefit to the local children and families. In addition, the school is willing to open their doors to lease space for community use.

**OUSD Representative: Wants stoplights put in, crossing guards, and is concerned that 67<sup>th</sup> & 68<sup>th</sup> are too narrow for 2 way traffic.**

**I am against the addition of retail, too much empty retail already in neighborhood. Would prefer something that benefits the community: library, computer area, or gym.**

**Jose: Requested that retail be built for his own use, would like his restaurant to be put there. He feels retail is critical. He insisted we hire 9 part-time employees for traffic control from 7am till 9 pm and that the gym should be open all day to the community as well.**

**Does not understand our explanation of what affordable housing is. Would like to see 1 parking space per unit, it isn't realistic to assume public transportation for all these new residents. She wants us to remove the charter school from the development and replace that space with parking. Disseminating information out to the community is better done through local churches.**

**Pass out information at local schools. 67<sup>th</sup> & 68<sup>th</sup> are too narrow for this traffic. We're closing a school 10 blocks away and I'm against using district funds to build this charter school.**

**I would like retail in the project.**

**I would like an economic feasibility report on project.**

**There is disconnect with what local residents want (parking, limited glazing, no stoops, etc.) versus what the city guidelines are (limited parking, stoops, and lots of glazing). Would like to see money stay in east Oakland, retail be given to local shop owners, local developers. Would like the project to move forward ultimately, believes the kids deserve a new school especially after seeing the current conditions they attend school in now.**

**I support retail, there is not enough parking, too much traffic already. Asked about the environmental cleanup.**

Chris explained the environmental testing that occurs through development (CEQA) and the remediation and monitoring that goes on through operations of the building.

**There's traffic everywhere in this city. That should not hold up the school from being built. This project will make the neighborhood safer for our kids, will make the neighborhood nicer. I do not think you should include retail. Why not fix up the existing abandoned retail and use that?**

**Wants affordable housing, supports the project, supports a new facility for the children of the charter school. Supports parents rights to choose which school they send their child to. Worried about parking. Would like transportation department to consider making 67<sup>th</sup> and 68<sup>th</sup> one way streets. Likes the idea of windows along the school, it connects better with the neighborhood. People walking by can see the projects / artwork from the children.**

**Would like us to consider giving local residents preference for the affordable housing, preference for teachers, possibly set aside a certain amount of units for homeless.**

We are open to giving local residents within a certain distance preference during the selection process, if that is what the community wants we can look into that.

**Ahmed Ali Bob: Transportation Department Representative – Shared that he just became aware of this project.**

Although there has been a traffic study paid for & conducted by a traffic engineer, these are part of CEQA. The analysis of CEQA is not complete yet. City planning has not shared the reports from CEQA with the other departments, including transportation.

**Requested double the amount of parking.**

**Requested permit parking for streets and a 'no parking' during school hours.**

**Mad that the transportation department wasn't involved in this development.**

**Does NOT want permits for street parking in her own neighborhood. Would like stoplights to be installed.**

**Rebecca Lind: The CEQA draft does not become public until it is finalized. Should be sometime this year. Planning commission will decide on any off-site improvements. Project will go back to DRC after these community meetings.**

**Would like AC transit to move bus stops so that the kids don't have to cross the streets.**

**Is there a way to partner with the city for bringing more money to the table to afford more parking?**

Chris responded that is how we've built parking garages or used stackers on other developments. They were city funded. Oakland has not made that offer.

**I am against 0.5 parking. The building is too big, should be scaled back so that there is 1 parking stall per unit.**

**You should use stacked parking. The building is too big and it doesn't fit the neighborhood.**

**The entire project should start over on design. There is no community benefit from this project.**

**Rebecca Lind: explained the traffic study process as part of CEQA. Online you can look at the Corridor Design Guidelines used by planning to review projects.**

# Notes taken from the community feedback / 6733 Foothill, February 23<sup>rd</sup>, 2019 ACA

## Concerns

- Parking as priority to support families to attend the school during school hours.
- Design a space that is part of the community, not placed on the community. — Space used by the school + residents.
- Scooter parking
- Questions about proposed cost about parking @ \$20,000
- What would be price difference + design difference if raised 5ft?
- Not forward looking to give up space for residents for charter school. → Use more space for retail, community center + amenities for residents rather than investment for charter school
- What is vision for the community benefits?
- Narrow Streets in 67<sup>th</sup> + 68<sup>th</sup> st., will that remove street parking?
- Create building that represents the neighborhood. — Architectural modernism can be made to decrease possibility of impacting traffic?
- Timeline for information to community (ie. air quality)
- Community benefits for project → not hearing in the plan

## Parking

- 204 units - .5 spaces per unit
- Project meets city standards
- What is developer doing to support parking? Where will extra 100 spots come from? → impact on residents
- Recommend no parking 8am - 4pm + make permit parking
- Potentially limit staff parking on street
- What is the timeline for community engagement? → Public hearing at least 17 days before decision to be made
- Partner w/ the city to create underground parking?
- Scale back the number of units, due to household # of cars
  - at least 1 parking space per unit
  - parking lot
  - it has to fit the space of the lot size
- Parking + traffic are major concerns

## Traffic

- Bancroft to Havenscourt problem accessing property in that location. traffic control will need to assess the impact of new project. Dept. of Transportation
- Use funds for Bancroft project to support this current project → Question to DOT
- Stoplights on Bancroft < 67<sup>th</sup> + 68<sup>th</sup>
- Will people need to pay for parking in neighborhood?
  - How will that info be provided to community in a timely manner?
- Will there be a connection w/ AC Transit?
- \* Traffic studies need to happen ~ then, presented to the community
  - no community benefit if traffic + parking is not addressed
- Corridor Design Guidelines

## Comments

- Glass is concerning (safety) → want intent to make area walkable
- Retail may not be useful (lots of retail @ Eastmont) → Potentially use as community space for other residents
- Want shadow study from winter → want information for residents
- Air quality updates → depending on stoplights, crossing guards, one-way streets, one-way streets may take away resident parking
- Traffic updates - Stoplights, crossing guards, one-way streets, one-way streets → suggestion: have 3 parking spots at 3 locations →
- Color choices → 4 choices at this time
- Can there be rent to own options? Units for sale?
- Do outreach with churches
- What are the city's plans for other vacant lots in area?

# Notes taken from the community feedback / 6733 Foothill, February 23<sup>rd</sup>, 2019 ACA

## Concerns/Comments

- Library, computers embedded in the project plan → <sup>Retail</sup> not a benefit
- Hire part time employees for traffic control
- Gym access to the community → What can that look like on the weekends?
- What is the true meaning of affordable housing?
  - One bedroom = price (Be clear about pricing based on developer perspective)
  - Units for teachers, homeless students etc...
- Parking not aligned w/ the number of units for housing.
  - Suggestion: cut # of housing units down
  - Use language of the community, so pricing is clear
  - form partnerships w/ retail stores + community locations
  - What is meaning of "not viable" for stacked parking
- <sup>Getting</sup> information <sup>out</sup> ~~about~~ to the community suggestions:
  - local public schools
- March 27 Joint Meeting regarding the parking at 3200 62<sup>nd</sup> Ave at 6:30
- Overview of economic impact on community as the project begins to rise.
- Will the workers on the project be representative of the community?
- How are the decisions for the project aligning w/ community needs and concerns? How are guidelines being determined?

#1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Friday, January 04, 2019 11:30:04 AM  
**Last Modified:** Friday, January 04, 2019 11:38:38 AM  
**Time Spent:** 00:08:33  
**IP Address:** 184.105.79.20

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Page 1

**Q1** Please provide your contact information.

Name	<b>Suzanne Howard</b>
City/Town	<b>Berkeley</b>
ZIP/Postal Code	<b>94709</b>

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<b>Q2</b> Tell us about where you live.	<b>Reside outside of Oakland.</b>
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<b>Q3</b> Which category best describes you?	<b>Neither of the above.</b>
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<b>Q4</b> How long have you lived in Oakland?	<b>I do not live in the City of Oakland</b>
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<b>Q5</b> How affordable is housing in Oakland?	<b>Somewhat affordable</b>
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<b>Q6</b> There is a need for more affordable housing in Oakland.	<b>Strongly agree</b>
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<b>Q7</b> How affordable is housing in Havenscourt?	<b>Somewhat affordable</b>
---	----------------------------

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<b>Q8</b> There is a need for more affordable housing in Havenscourt.	<b>Agree</b>
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<b>Q9</b> How would you describe your support for affordable housing initiatives in the State of California?	<b>Approve</b>
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<b>Q10</b> How familiar are you with the Oakland Planning process?	<b>Familiar</b>
--	-----------------

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Ace Hardware Redevelopment - Community Survey

**Q11** The Ace Hardware site qualifies for up to 242 dwelling units. The proposed development provides 204 units. All of these will be classified as "affordable" units. Do you agree that these 204 affordable units will benefit your community?

**Strongly agree**

**Q12** The project proposes ground floor parking with 4 levels of residential above the parking. Which choice below best describes your approval of the project size and layout?

**Approve**

**Q13** There are 4 options for the color palette of the exterior design. Which version(s) do you prefer.

**No preference for exterior colors**

**Q14** How would you rank your transit use?

Walk  
BART/AC Transit/etc  
Uber, Lyft, or similar  
Personal Vehicle  
Ride share  
Bike/Scooter/etc

**Often**  
**Very often**  
**Occasionally**  
**Occasionally**  
**Never**  
**Never**

**Q15** How satisfied are you with the City's current traffic and parking regulations in Havenscourt?

**Neither satisfied nor dissatisfied**

**Q16** The redevelopment proposes 115 parking spaces. This amount is compliant with the City of Oakland parking requirements. Do you agree with this parking regulation in Havenscourt?

**Somewhat agree**

**Q17** In 2018, the City of Oakland published 4 Parking Management Tools. Which tools, if any, would you support implementing in the Havenscourt community?

**Time limits**

**Q18** I would be open to traffic pattern changes on Havenscourt streets.

**Neither agree nor disagree**

**Q19** I would be open to traffic flow changes in Havenscourt if it increased safety for children.

**Agree**

Ace Hardware Redevelopment - Community Survey

**Q20** Some community members have encouraged the development to include retail. Do you feel that this affordable housing project can benefit the Oakland community without including retail spaces?

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**Strongly disagree**

**Q21** Check all comments that apply.

**I do not support inclusion of retail if it reduces parking for the development.**

,

**I do not support inclusion of retail if it impacts parking for local residents.**

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**Q22** What do you view as important improvements to Havenscourt over the next 20 years?

**Increase in community safety,**

**More market rate housing,**

**More affordable housing,**

**Decrease in retail**

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## Chris Grant

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**From:** Chris Grant  
**Sent:** Monday, December 2, 2019 12:35 PM  
**To:** Lind, Rebecca  
**Cc:** CM - Loren Taylor (Oakland); David Ho; Tyson Schwarten (K2A); James Wilcox  
**Subject:** 6733 Foothill Community meeting #6  
**Attachments:** 19-1119 6733 Foothill Community Mtg #6 - Flyer Sign-in Comments.pdf

Hi Rebecca,

I wanted to report back on the community meeting held for our project on November 19<sup>th</sup>. We circulated flyers to residences within 500 yards of the project site. In addition the mailers were posted on the project site and at local businesses the week preceding the meeting. Some residents were helpful enough to also post the meeting information on Nextdoor.

Project team members in attendance were:

- David Ho, Architects Orange – modular housing architect
- Tyson Schwarten, K2A Architects – school architect
- James Wilcox, Strategic Growth Properties – school representative
- Chris Grant, The Pacific Companies – housing representative

The meeting started at 6pm. Between 20-30 community members participated in the meeting. Attendees were provided the attached handout and lite refreshments were available. Full size prints of the project were made available to review during the meeting. By 6:15pm the project team began fielded questions about the design revisions. Comment cards were provided and have been scanned in for your consideration.

Key feedback points:

- Positive
  - o Modifications to the parking layout and increased onsite queue for the school use were noted as positive design revisions.
  - o Changes to the school layout and reduction in massing along Foothill were also acknowledged as a welcome improvement.
  - o New Massing and color palette were well received.
  - o Changes to broad affordability levels were appreciated.
    - Now 50%-120% AMI compared to 50%-60% AMI previously.
- Negative
  - o Those few who remain in opposition to the project moving forward continue to focus on the school function.
- Forward looking recommendations
  - o There are a number of neighbors who recommend the city consider making 67<sup>th</sup> and/or 68<sup>th</sup> a one-way road.

Best regards,

**Chris Grant**

Special Projects Manager | 430 E. State Street, Ste. 100 | Eagle, ID 83616  
P 208.577.2768 | C 208.830.9438

[chrisg@tpchousing.com](mailto:chrisg@tpchousing.com) | [www.tpchousing.com](http://www.tpchousing.com)



November 19<sup>th</sup> 2019 Community Open House, Oakland CA  
6733 Foothill Blvd Affordable Housing and School Development

**BEFORE:** view of Bancroft and 68<sup>th</sup>



**AFTER:** Increased retail space & 2<sup>nd</sup> floor outdoor seating



**AFTER:** Added ground floor units and residential lobby



**Exhibit 1: The following changes improve neighborhood connectivity & appearance:**

- Addition of a residential entrance mid-block on 68<sup>th</sup> Ave. (Main residential entrance still at the corner of Bancroft & 67<sup>th</sup>)
- Added 3 ground-floor units along 68<sup>th</sup> Ave. that visually shield the garage.
- Increased street level landscaping along 68<sup>th</sup>.
- Increased the retail space to 2900 sq ft
- Moved the retail space to the corner of Bancroft & 68<sup>th</sup> Ave. Added large windows on both sides of the corner.
- Overall building mass reduced above school

**BEFORE:** Overall building mass



**AFTER:** Overall building mass reduced above school



## BEFORE: 2<sup>nd</sup> Floor site plan



LEVEL 2 SCHOOL / LEVEL 1 RESIDENTIAL

NOTE: SEE SHEETS A4.4 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION  
 TYP DENOTES EXISTING POWER POLE LOCATIONS (4). VERIFY IN FIELD & WITH CIVIL PLANS

## AFTER: 2<sup>nd</sup> Floor site plan, added residential outdoor plaza



LEVEL 2 SCHOOL / LEVEL 1 RESIDENTIAL

NOTE: SEE SHEETS A4.4 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION  
 TYP DENOTES EXISTING POWER POLE LOCATIONS (4). VERIFY IN FIELD & WITH CIVIL PLANS;  
 ADJACENT BUILDING HEIGHTS AND CURB CUTS ARE APPROXIMATE

## BEFORE: Diagram of garage & school queuing lane



LEVEL 1 SCHOOL / STREET LEVEL PARKING GARAGE

NOTE: SEE SHEETS A4.3 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION

## AFTER: Increased school queuing lane & parking



LEVEL 1 SCHOOL / STREET LEVEL PARKING GARAGE

NOTE: SEE SHEETS A4.3 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION;  
 ADJACENT BUILDING HEIGHTS AND CURB CUTS ARE APPROXIMATE

**Exhibit 2: The following changes improve the residential amenities and the availability of affordable housing in this neighborhood:**

- Added a 2<sup>nd</sup> floor outdoor covered seating plaza above the retail on Bancroft.
- Increased unit count to 260 units; with a mix of 164 studio, 63 1-bed, and 33 2-bed
- Previous AMI 50-60%, Current AMI 50% -120%

**Exhibit 3: The following changes improve traffic and parking:**

- Increased school parking stalls to 30 stalls, enough to accommodate staff.
- Increased the school drop off / pick up queuing lane by 200%, with the ability to double lane drop off if needed during operations.
- Moved garage entrance closer to the retail along 68<sup>th</sup>.

# SIGN-IN

6733 Foothill Blvd Development, Community Open House

November 19, 2019

Melrose Branch, Oakland Public Library

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