

Location:	1750 Broadway
Assessor's Parcel Numbers:	008 062301300
Proposal:	To construct a 37-story high-rise consisting of 307 residential units with 5,000 square foot of ground-floor retail space including a five-level parking garage above grade to be accessed from 19 th Street.
Applicant:	Rubicon Point Partners / Chris Relf
Phone Number:	(415) 500-6410
Owner:	1750 Broadway LLC
Case File Number:	ZP170064
Planning Permits Required:	Major Conditional Use Permit for buildings over 200,000 square feet in the CBD-P and CBD-C Zone; and Regular Design Review for new construction.
General Plan:	Central Business District
Zoning:	CBD-P / Central Business District Pedestrian; and CBD-C / Central Business District Commercial
Environmental Determination:	Environmental analysis under review
Property Historic Status:	Non-Historic Property
Service Delivery District:	Uptown
City Council District:	3
Date Filed:	07/19/17 / Revised Design Plans, Dated 02/09/18
Action to be Taken:	Conduct design review, make recommendations to applicant
For Further Information:	Contact Case Planner: Mike Rivera at (510) 238-6417, or by email at mrivera@oaklandnet.com ,

BACKGROUND SUMMARY

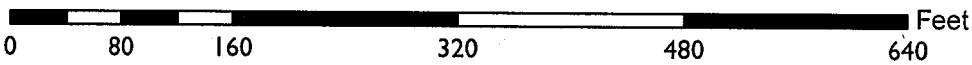
At its January 31, 2018 Design Review Committee (DRC) meeting, the DRC considered the proposal and provided comments to the applicant to incorporate on a revised design plan. The DRC also received oral and written comments from the public regarding design incompatibility of the garage façade, casting shadows and relocation of AC Transit and BART office employees from the property. The Committee also received staff's report that described the proposal, zoning regulations, general plan policies, design criteria and design key issues to further improve the overall project design. See original staff report, dated January 31, 2018 in **Attachment C**. The Committee's consensus was that the proposal needed further development and additional refinements to improve the building base and tower. The Committee recommended the project applicant revise the project as follow:

- 1) Scale the garage façade to create transition and consistency with the building and street;
- 2) Develop the ground floor to create visual continuity and transparency along the street frontage;
- 3) Simplify the exterior material treatments to relate to the building and context of the area;
- 4) Consider recessing the BART elevator entry, but keep it visible to public view;
- 5) Show the adjacent building to the south and include historic photos of the project site; and
- 6) Include views of the project and downtown skyline from the Bay Bridge; and
- 7) Demonstrate communication with the affected tenant of the existing facility.

PROJECT REVISIONS

Based on revised design plans submitted by the applicant on February 9, 2018 the project responds to the comments from the Design Review Committee. The following outlines the applicant's responses:

CITY OF OAKLAND PLANNING COMMISSION



Case File: ZPI70064
Applicant: Chris Relf
Address: 1750 Broadway
Zone: CBD-P, CBD-C
Height Area: Height Area 7, No Limit

1. Scale the garage façade to create transition and consistency with the building and street-
The revised plans show five design options illustrating the building façade along Broadway. The applicant's preferred design is Option 1B on page 28. This option shows the height of the garage was lowered from six to five levels. Also, the top portion of the garage screen was replaced with a glass railing for the terrace on level 7. The project includes white opaque clerestory windows above the retail space. Staff believes that these changes provide relief from the garage screen, thus improving the transition between the podium and the ground-floor and provides a better design consistency.
2. Develop the ground-floor on Broadway to create visual continuity and transparency;
The revised plans show a taller height where the ground-floor area was increased from 18 feet to 20 feet, thus increasing the overall size of the storefront glazing and creating a more inviting experience to the retail space. Staff believes that the revision is an improvement because the storefront provides additional transparency of continuity with the facade of the tower.
3. Simplify the exterior material treatments to relate to the design and character of the area-
The revised plans provide a much lighter color tone on the façade of the utility room (transformer) and BART Station elevator entry. The proposed material and color treatment seem to relate with the design finishes of the building on Broadway. Staff believes the revisions are an improvement, but recommends the submittal of actual building material samples including elevation, section details and a logo sign for the BART entry. The BART station logo can be internally-lit and installed perpendicular to the building, so that is visible to the public along Broadway.
4. Consider recessing the BART elevator entry, but keep it visible to public view-
BART station currently has its elevator in a small lobby facing north and is set back approximately three feet from the street. The revised plans show the entry of the elevator facing west to the street with a canopy. Based on plans it is premature to say if BART would agree to the proposed changes as there is an access easement within the subject property. The applicant has also indicated that these issues are under discussion and will provide updates on this matter. Because the proposed BART entry elevator will be close to the street and have a new sign, staff believes that the public will be able to see it from the street.
5. Show the adjacent building to the right and include historic photos of the project site-
The revised plans include the neighboring property at 1724 Broadway, located to the right side and south of the project development. The plans show an elevation rendering and historic photos of the adjacent buildings including a photo of the subject project. See pages 28 & 35.
6. Include views of the project and downtown skyline from the Bay Bridge-
The revised plans do not include this information at this time. The applicant has indicated to staff that the requested photographs are being developed and will be distributed to the Design Review Committee at the February 28th meeting.
7. Demonstrate communication with the affected tenant of the existing facility-
The Design Review Committee asked the project applicant to start a dialogue with its tenants, AC and BART who have an office lease within the existing building and discuss potential office relocation of their facilities. The applicant has indicated that these conversations are underway and will provide specific updates at the next public meeting.

RECOMMENDATION

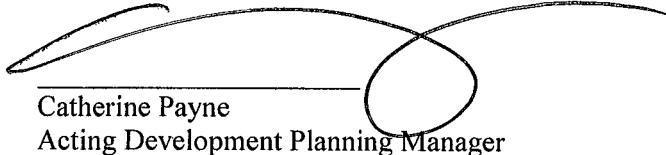
Staff finds that the revised plans respond to the comments made by the Design Review Committee on January 31, 2018. Staff recommends the Committee consider the revised design plans and provide further recommendation to the applicant prior to forwarding the proposal for consideration by the Planning Commission at a future date.

Prepared by:



Mike Rivera
Development Planning/Major Projects
Bureau of Planning

Approved for forwarding to the
Design Review Committee:


Catherine Payne
Acting Development Planning Manager

ATTACHMENTS

- A. Applicant's letter with responses, dated February 15, 2018
- B. Revised Design Plans, dated February 9, 2018
- C. Original Staff Report, dated January 31, 2018

RUBICON POINT

PARTNERS

55 2nd Street, Suite 1900
San Francisco, CA 94105
(415) 500-6400 Main
(877) 702-2738 Fax

February 15, 2018

Mike Rivera
Major Planning, Bureau of Planning
250 Frank H. Ogawa, Suite 2114
City of Oakland
Oakland, CA 94612
Phone: (510) 238-6417 Fax: (510) 238-4730

Re: 1750 Broadway (Case File Number: ZP170064) – Response to Comments from January 31, 2018,
Design Review Committee Meeting

Dear Mike,

As requested, attached to this letter are updated exhibits showing revisions to the plans for 1750 Broadway in response to comments raised by the Design Review Committee (DRC) members as well as in response to staff's recommendations set forth on page 7 of the January 31, 2018, DRC staff report. A narrative description of the changes incorporated into the project, and a brief discussion of our outreach and other efforts to address concerns raised by our neighbor at 1770 Broadway and our tenant is also included below. These efforts are continuing, and we will have additional information to share at the next DRC hearing and at the Planning Commission hearing on the project.

SUMMARY OF DESIGN CHANGES

The January 31, 2018, staff report included nine (9) recommendations for the project. A discussion of each recommendation and our response is included below and is depicted in the attached exhibits or project revisions. Our responses also address comments made by DRC members at the January 31, 2018 hearing, which essentially mirrored staff's comments.

- *Develop further the façade wall (garage screen) in front of the six-level parking garage facing Broadway to create a better composition and scale that is compatible to the building tower and that includes interesting design details. Also, limit the verticality of the garage screen to the top of the 7 level. The terrace on the 8 level should use instead a clear glass railing for transparency.*

In response to this comment, and similar comments, made by the DRC members, the garage screen has been further refined. Updated screen images showing the mapping concept are attached and provide further context to the garage screen design. The terrace on level 8 (now 7) has also been revised to include a clear glass railing and clerestory glass has been added above the canopy on the 2nd floor to provide a transition between the garage floor and screen. In response to comments regarding the overall size of the screen and that it was too "imposing" to the street, a level of parking has been reduced from the project and the ground floor height has increased from 18 feet to 20 feet creating a grand and inviting

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ground floor along Broadway. The elimination of a floor of parking has also reduced the height of the Terrace by seven (7) feet or from 80 feet to 73 feet thereby reducing the overall size of the screen.

Attached to this response are four (4) options regarding the screen massing and garage louvers. The four (4) options reflect a refinement in design and respond to the comments received. The team's preferred option is option 1B as shown on page 29.

- *The north, south and east garage walls need further massing relief as these are close to residential unit windows and section of blank garage walls would be seen from 19th Street.*

To address concerns regarding the blank garage walls, the project is proposed to commission a mural to be located along these frontages to provide interest and relief. In addition, the building has been setback three (3) feet from the property line to allow additional light and air at property line windows. Images of the proposed mural are shown on page 34 of attached exhibit, but we will work with our neighbors to create a design and feel that addresses their concerns and creates the visual relief requested. Page 40 also shows the elevation view from 19th Street with the garage louvers and garage wall architectural treatment to depict the future streetscape from this corridor.

- *Develop further the base to create a stronger composition that defines the ground-floor retail area and the building tower while maintaining a compatible transition. Include additional design features to make the residential entry more prominent and visually inviting from the street.*

In response to this comment, we have incorporated several changes into the design. Those design changes are shown on pages 25-33 of the attached exhibit. The changes proposed not only create a stronger composition and more clearly define the retail area and separate it from the tower but make a prominent and visually inviting residential entry. We have included a few options for the DRC to consider – subtle distinctions any of which create the desired effect.

- *Consider adding some residential units on level 2 above the retail area and facing Broadway.*

Unfortunately, it is not possible to add residential units on level 2 above the retail area facing Broadway. The configuration of the garage limits the functionality of the garage floor plates as a drive aisle is required between the elevator core and the façade along Broadway and there is no way to create a fire rated access corridor without eliminating vehicle access to the floor above. While we cannot add residential units on level 2, clerestory windows have been added to provide additional relief from the screen and create the appearance of residential or non-garage uses.

- *Relocate the transformer room to the rear of the building and at least 30 feet from the street line on Broadway.*

Unfortunately, it is not possible to relocate the transformer. On January 4, 2018, we provided information to the City regarding a relocation options for the transformer. Because of the size of the service required for the building, the minimum width of the transformer, including fire rated walls is 33 feet. This was confirmed by PG&E and the electrical engineer. Because the width must directly front a public way and

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because vehicular access is not permitted or preferred along Broadway and must occur along 19th, the transfer can only be located along Broadway as required by utility provider standards.

- *Develop and provide exterior details for any required improvements to the existing BART station elevator located within the property.*

BART currently has an easement to locate the existing station elevator within 1750 Broadway. Under the terms of the easement, which contemplated a higher and better use for the project site, the elevator can be removed upon redevelopment of the property. We are currently in discussions with BART regarding the elevator and based on those discussions it is unclear whether the elevator will remain within the project site and be incorporated into the project. Because of this uncertainty, we had only preliminarily studied locating the BART elevator in the project. Space has been allocated for the elevator and based on DRC and staff comments, additional time and effort has been spent further refining how the BART elevator would be integrated into the project and, more specifically, the project frontage. Attached to this letter are designs showing the façade along Broadway with the BART elevator. Any BART elevator incorporated into the project would be updated and installed and developed consistent with applicable BART elevator specifications and the existing elevator infrastructure would be eliminated and replaced.

- *Distance the proposed short-term bicycle parking area from the north entry/exit BART station.*

We have revised the location of the short-term bicycle parking as shown in the updated site plan on page 15. We are in discussions with BART to confirm the required clearance from the station entry/exits and will comply to that requirement.

- *Replace the street trees in front of the subject property on Broadway and consider planting new street trees on 19th Street, in front of the neighboring property at 1770 Broadway.*

The project will comply with the City's standard conditions of approval and will replace and plant new street trees along the project frontages. The project also will install new street trees in front of the neighboring property at 1770 Broadway.

- *Provide details for the entry court, garage driveway/door, balcony, windows, exterior lighting, landscaping/street trees and all improvements in the public right-of-way.*

Attached to this letter are more detailed descriptions of the exterior improvements as well as the improvements in the public right-of-way. Color and material boards are being prepared and will be submitted prior to the DRC hearing for review.

SUMMARY OF RESPONSES TO NEIGHBORHOOD COMMENTS

At the DRC hearing on January 31, 2018, several members of the public spoke regarding the project at 1750 Broadway. The following is a summary of our actions in response to their comments. Some of the comments raised by the members of the public were also echoed by the DRC members.

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As noted during the hearing, 1750 Broadway was purchased by Rubicon Partners out of receivership after the prior owner's assets were seized by investors. Prior to the seizing of assets, the prior owner executed a lease with Transdev, a non-profit organization supported by both BART and AC Transit. We recognize and acknowledge the important role that Transdev plays in the community and to BART and AC Transit. We are committed to working with them to find a new home that makes sense both financially and logistically. Our discussions and negotiations with Transdev regarding their lease and next steps are in the preliminary stages, but we know it is critical to find them a new home. Transdev has a legal lease to occupy space in 1750 Broadway and finding them a suitable new home is a requirement of the project because, simply put, the project cannot move forward unless Transdev finds an acceptable new location. We did not mention Transdev's tenancy as part of our presentation before the DRC because, to be candid, we did not think it related to the design of the proposed building. We had always intended to work with Transdev to find a suitable new location, but given the concerns of BART and AC Transit, and of DRC members, we are accelerating those discussions and hope to have a resolution soon.

Finally, we received the letter from Joseph Hornof, our neighbor at 1770 Broadway, the day of the DRC hearing. Following the DRC hearing we reached out to Mr. Hornof to discuss his concerns in more detail. We discussed with him, as we mentioned during the DRC hearing, that the project will be incorporating a mural along the garage walls and will be setting back the building from the property line by three (3) feet. We are discussing the concerns regarding light with Mr. Hornof's landlord as well as with Mr. Hornof and his fellow tenants and are also discussing their concerns regarding demolition and construction. The project will be required to comply with the City's standard conditions of approval regarding demolition and construction and we believe compliance with these measures should help mitigate Mr. Hornof's concerns. We also will provide Mr. Hornof with notice of key construction milestones and commit to provide him with the contact information for the construction manager to ensure that any concerns he may have regarding demolition or construction are responded to in a timely fashion.

* * * * *

Attached to this letter are exhibits showing the changes that have been made since the January 31, 2018, DRC hearing. If you have any questions or need any additional information, please let me know.

Sincerely,

Chris Relf
Construction Management Director
Rubicon Point Partners

ATTACHMENTS

- A. Updated Design Review packet dated 2/5/18.
- B. Response to Preliminary Comments dated 1/5/18, including accompanying exhibits.



1750 BROADWAY

OAKLAND, CALIFORNIA
DESIGN REVIEW - REVISION 2
FEBRUARY 08 2018

— REVISED PLAN —

Attachment B

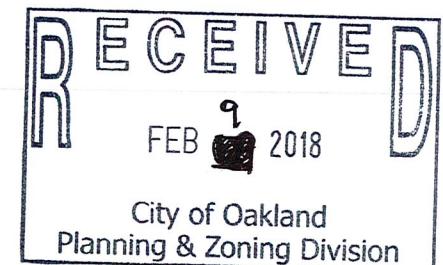
PROJECT INFORMATION

Development Team : Rubicon Point Partners
Architectural Team : Handel Architects

Location : 1750 Broadway
Project Type: Mix-use Residential Apartments / Retail
Site: 27,600 SF
Number of units: 307
Residential: 341,880 GSF (273,270 NSF)
Number of parking stalls: 173
Garage: 114,240 GSF
Mechanical: 19,980 GSF
Retail: 5,000 GSF

Project Total: approximately 499,676 SF

DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

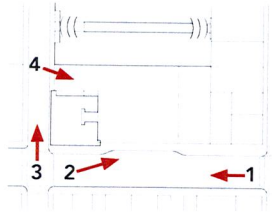


SITE



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

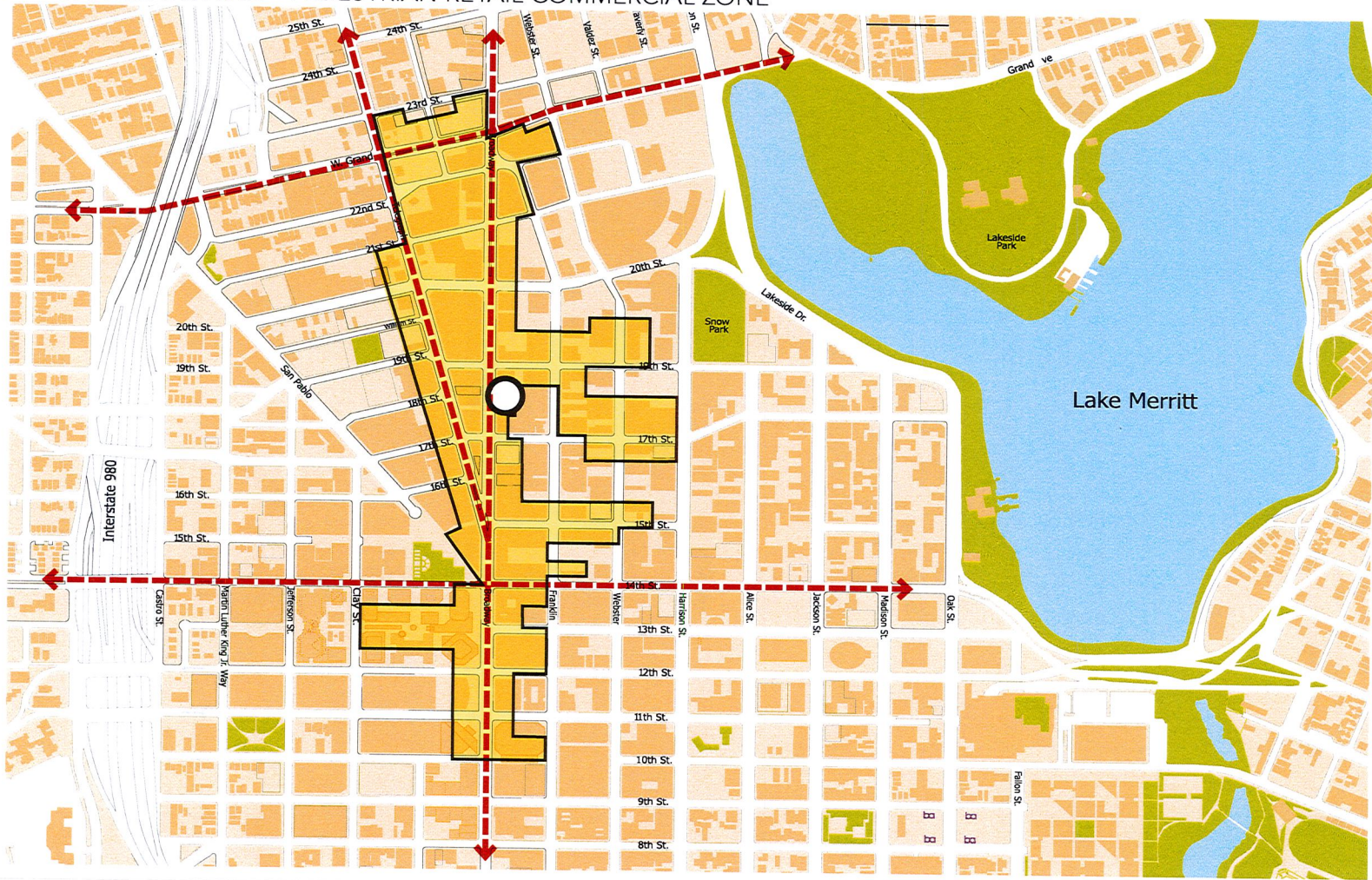
SITE PHOTOS



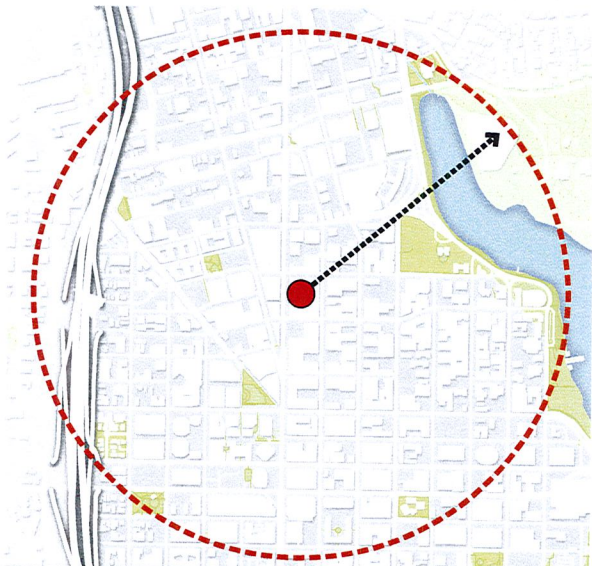
DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

UPTOWN HUB

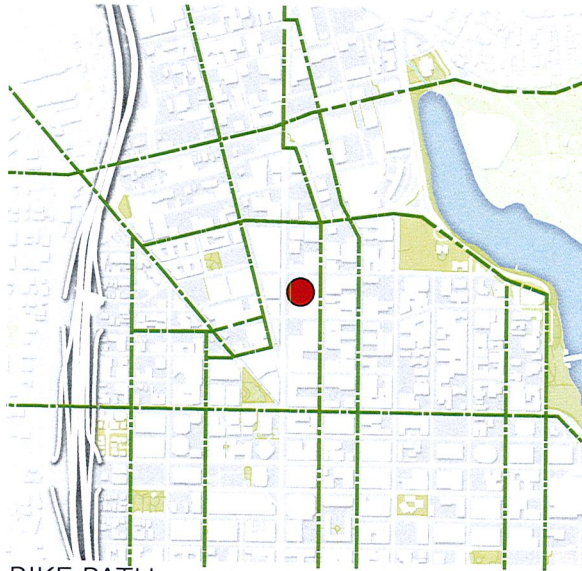
CENTRAL BUSINESS DISTRICT - PEDESTRIAN RETAIL COMMERCIAL ZONE



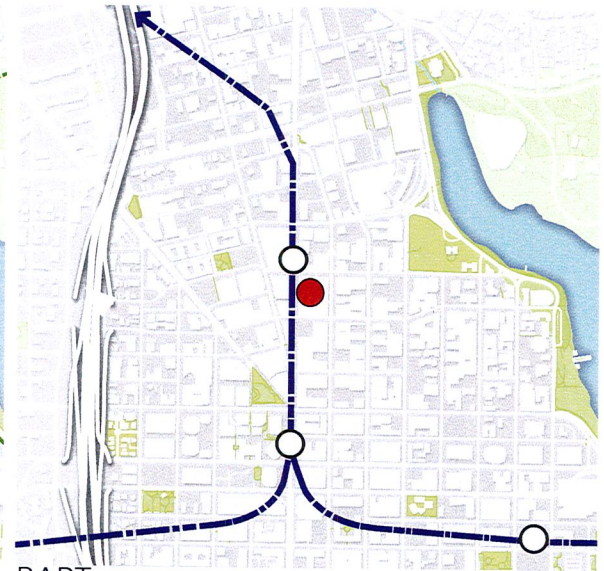
MOVEMENT



10 MIN WALKING RADIUS



BIKE PATH

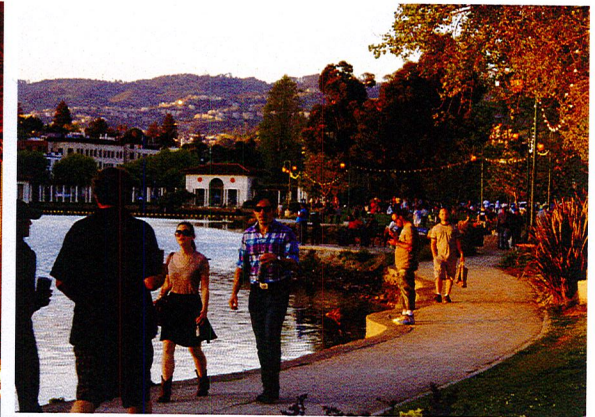


BART



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

SURROUNDING AMENITIES



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

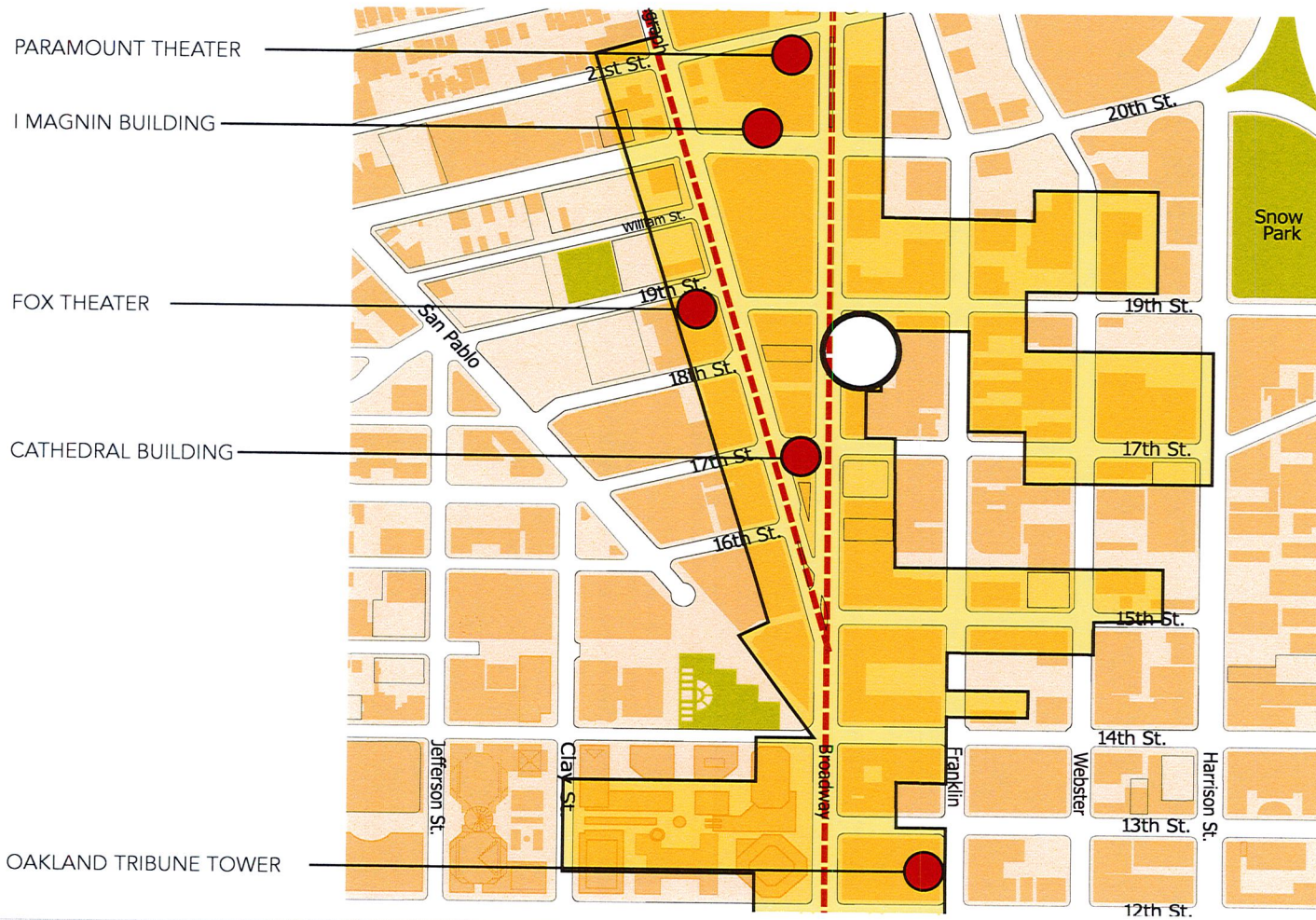
UPTOWN VIBE



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

UPTOWN LANDMARKS

CENTRAL BUSINESS DISTRICT - PEDESTRIAN RETAIL COMMERCIAL ZONE

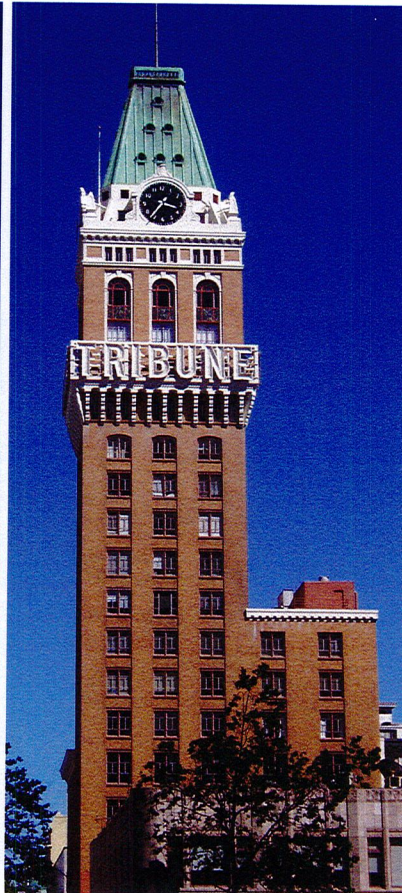


UPTOWN LANDMARKS

PARAMOUNT THEATER



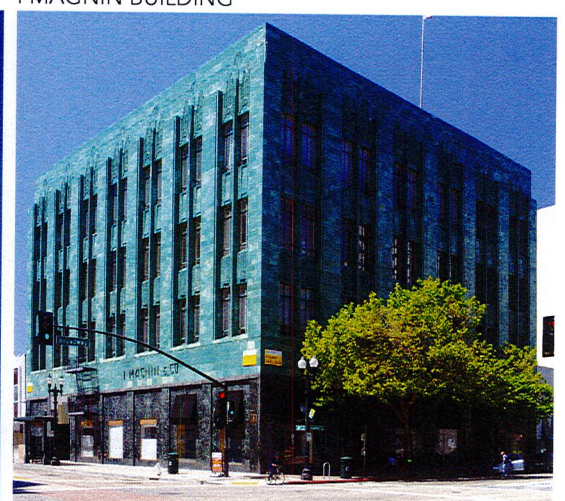
OAKLAND TRIBUNE TOWER



CATHEDRAL BUILDING



I MAGNIN BUILDING



FOX THEATER



FUTURE DEVELOPMENTS



1721 WEBSTER
Holland Partner Group
270'
Approved



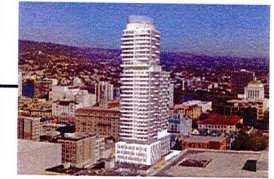
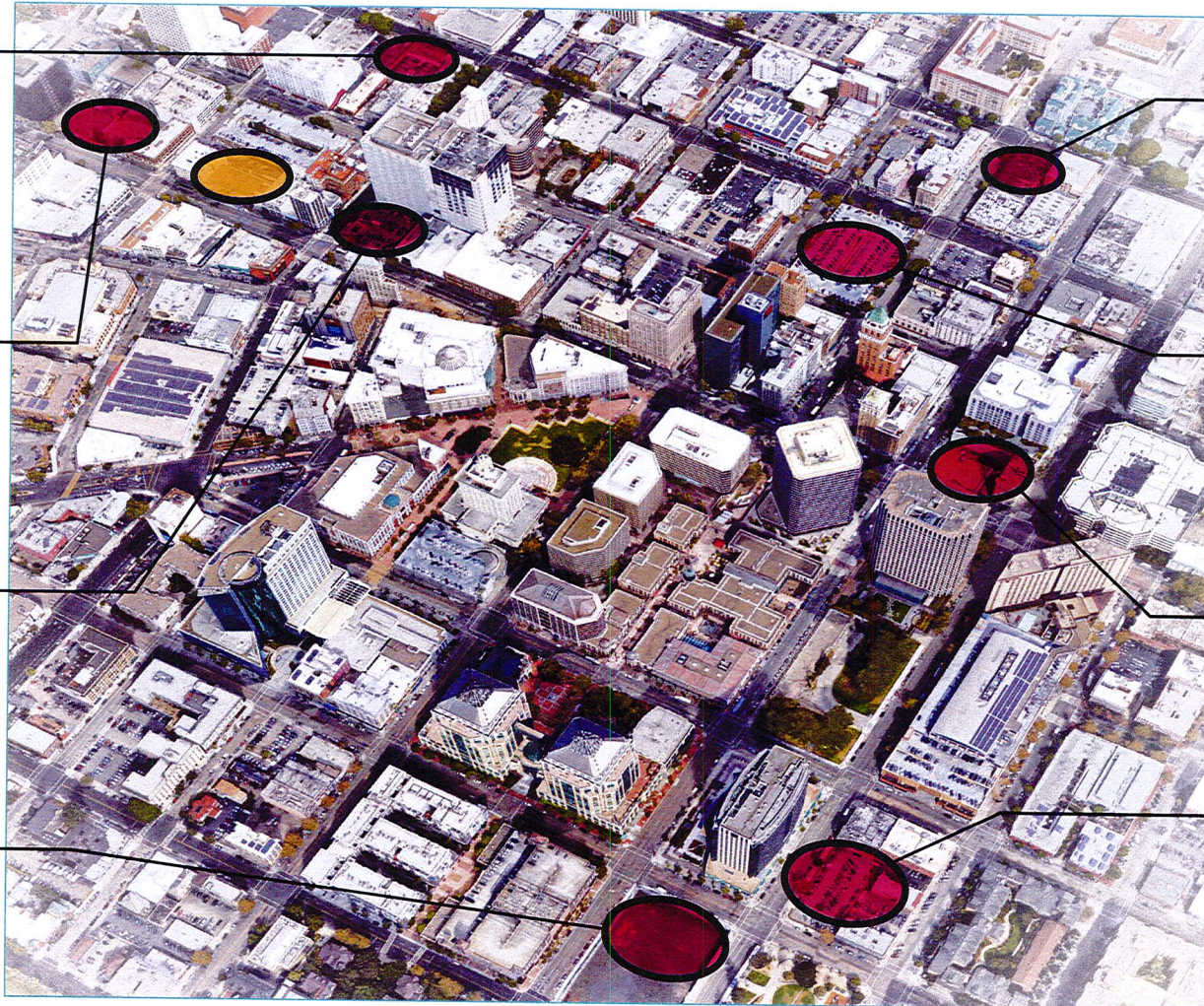
1900 BROADWAY
Brick LLP
339'
Approved



1640 BROADWAY
Lennar
380'
Under Construction



601 CITY CENTER
Shorenstein
24 story
Under Construction



1261 Harrison
Pinnacle Red Group
360'
Pending Approval



1314 FRANKLIN
Carmel Partners
401'
Approved



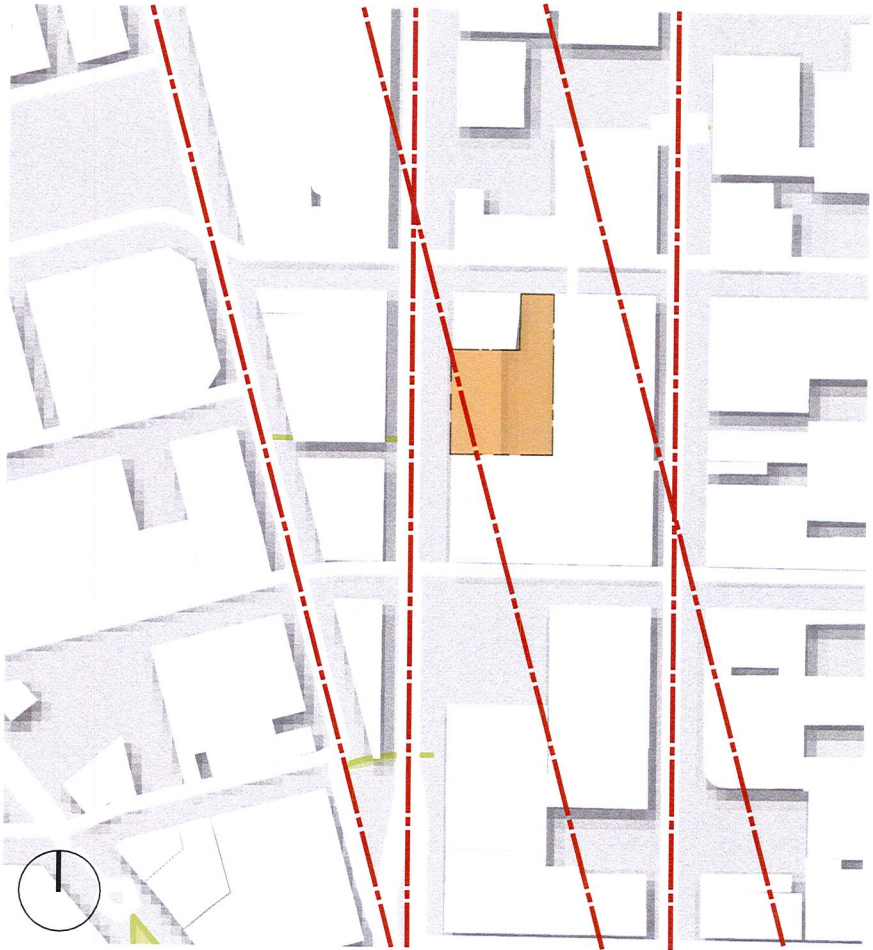
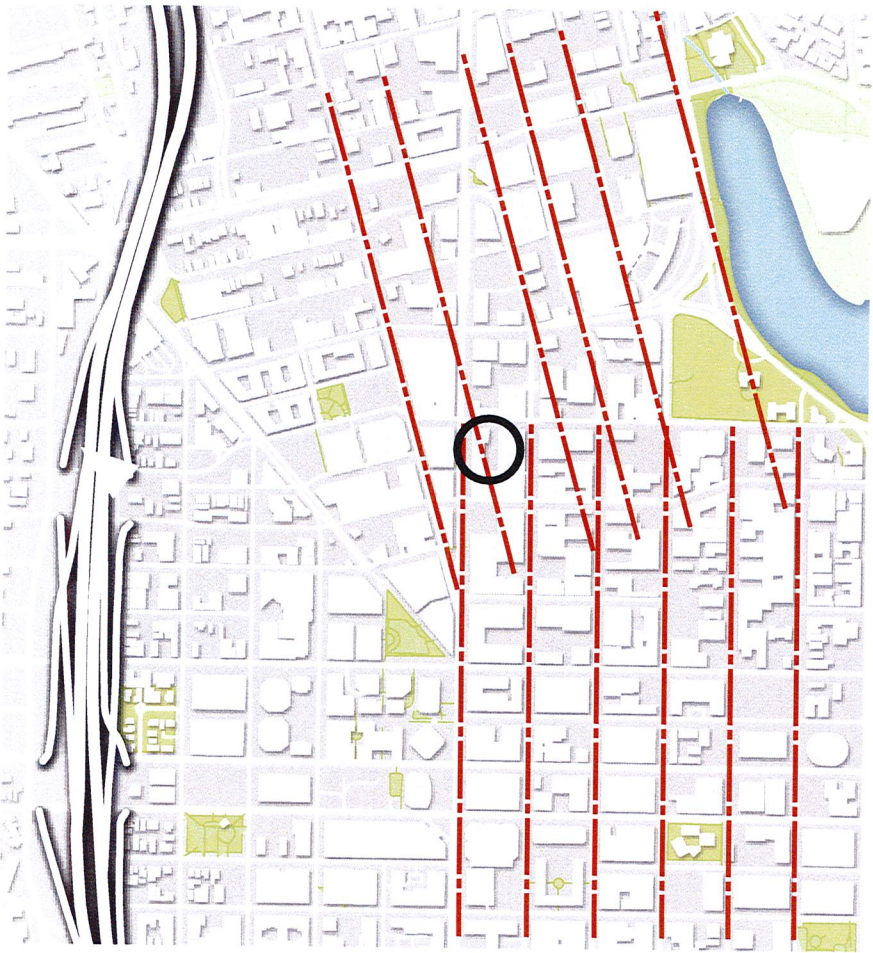
1100 BROADWAY
Ellis Partners
240'
Pending Approval



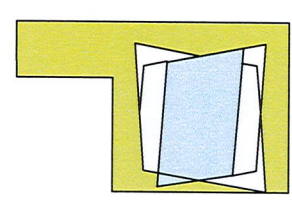
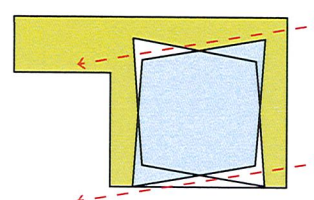
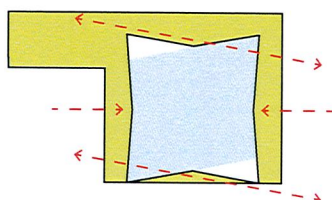
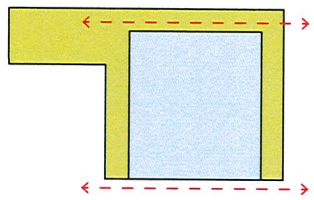
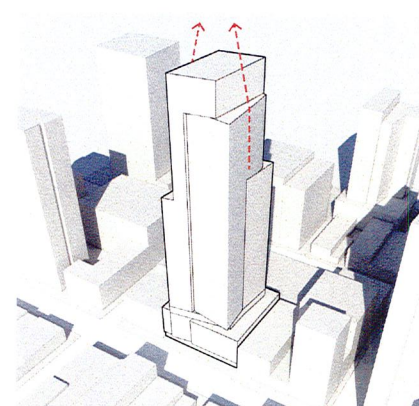
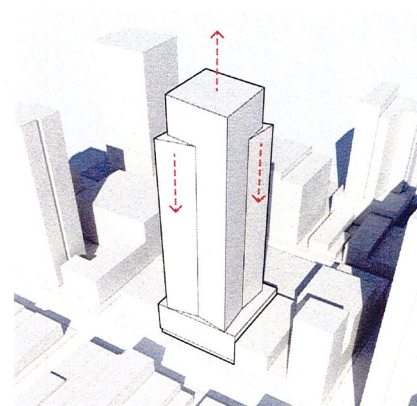
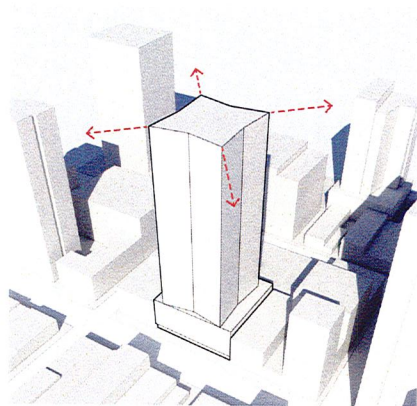
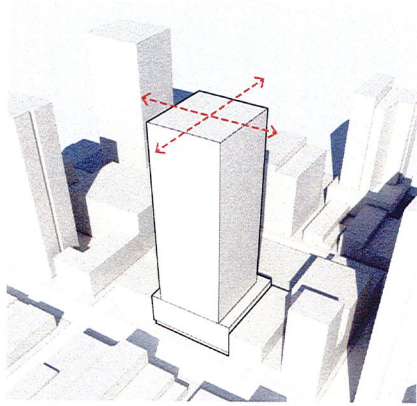
1100 CLAY
Strada Investment Group
181'
Building Permit Pending

BUILDING MASSING

TOWER CONCEPT



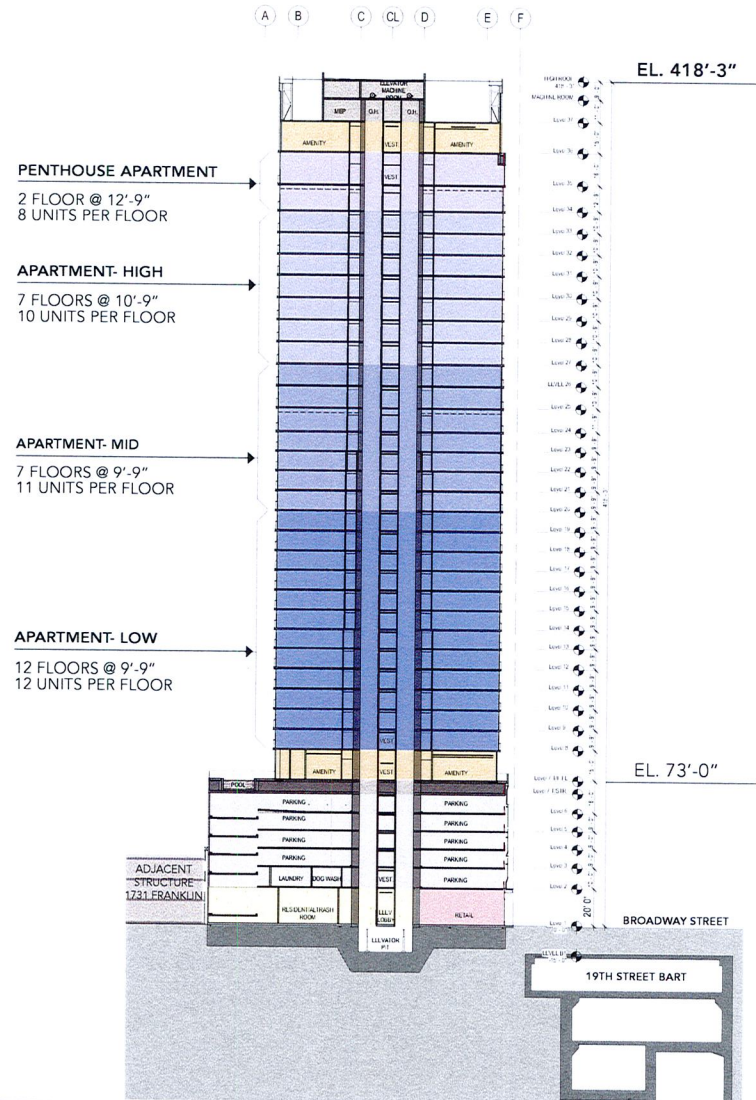
BUILDING MASSING TRANSFORMATION



BUILDING SECTION

EAST-WEST

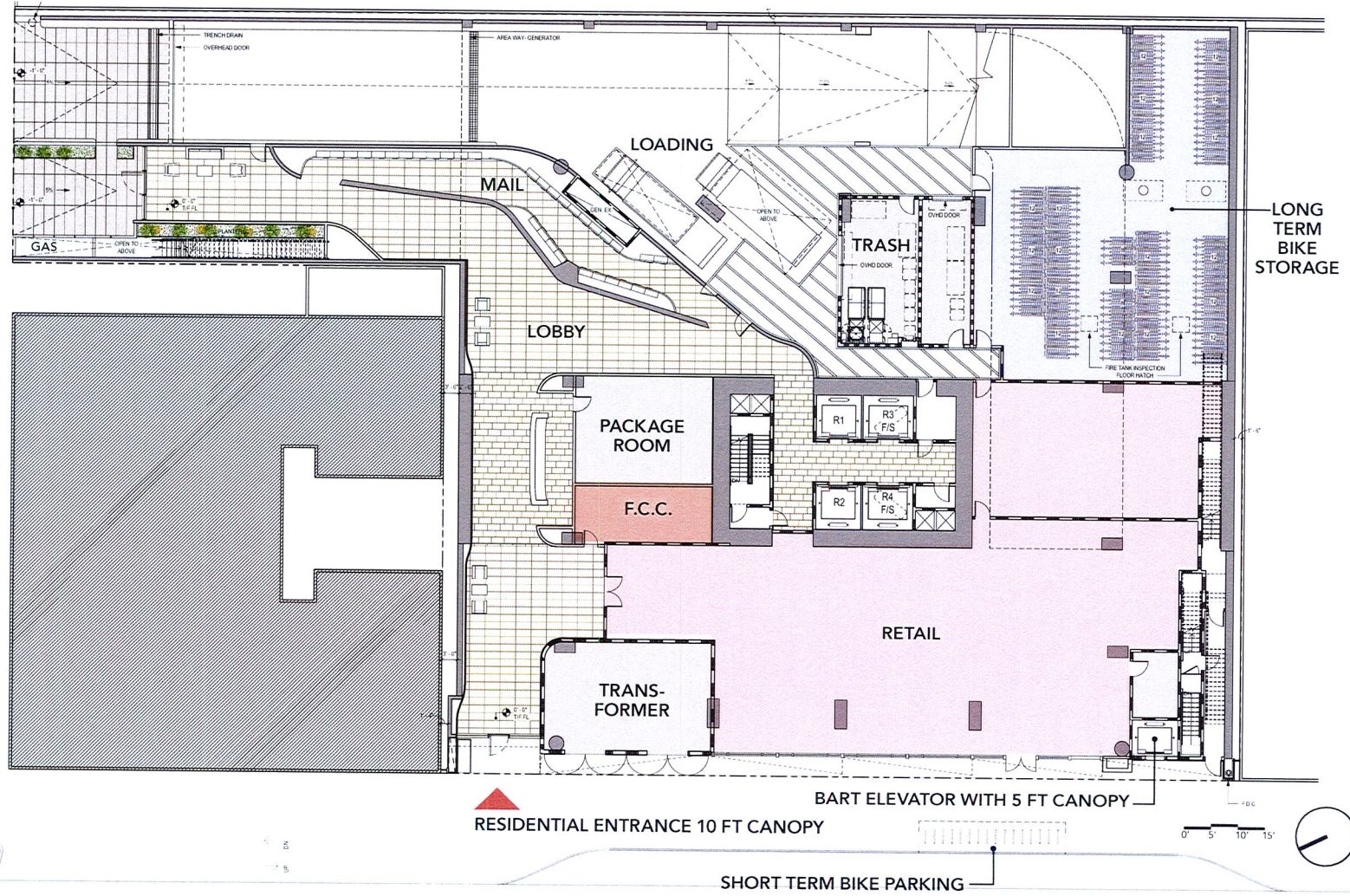
PROGRAM STACKING



GROUND FLOOR PLAN REVISED (02/05/2018)

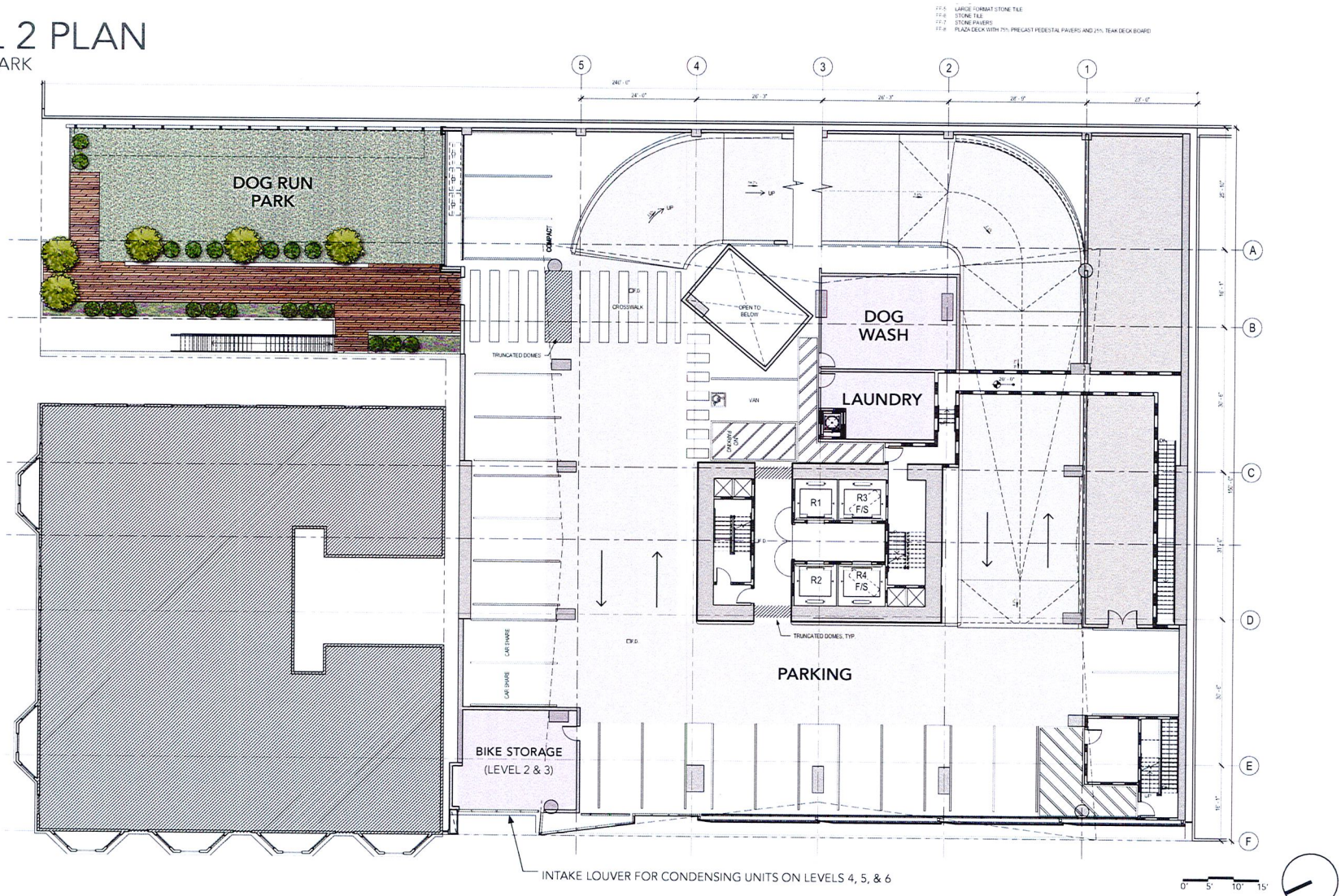
APARTMENT LOBBY
 RETAIL
 LOADING
 BIKES

19TH ST.
 RESIDENTIAL
 ENTRANCE

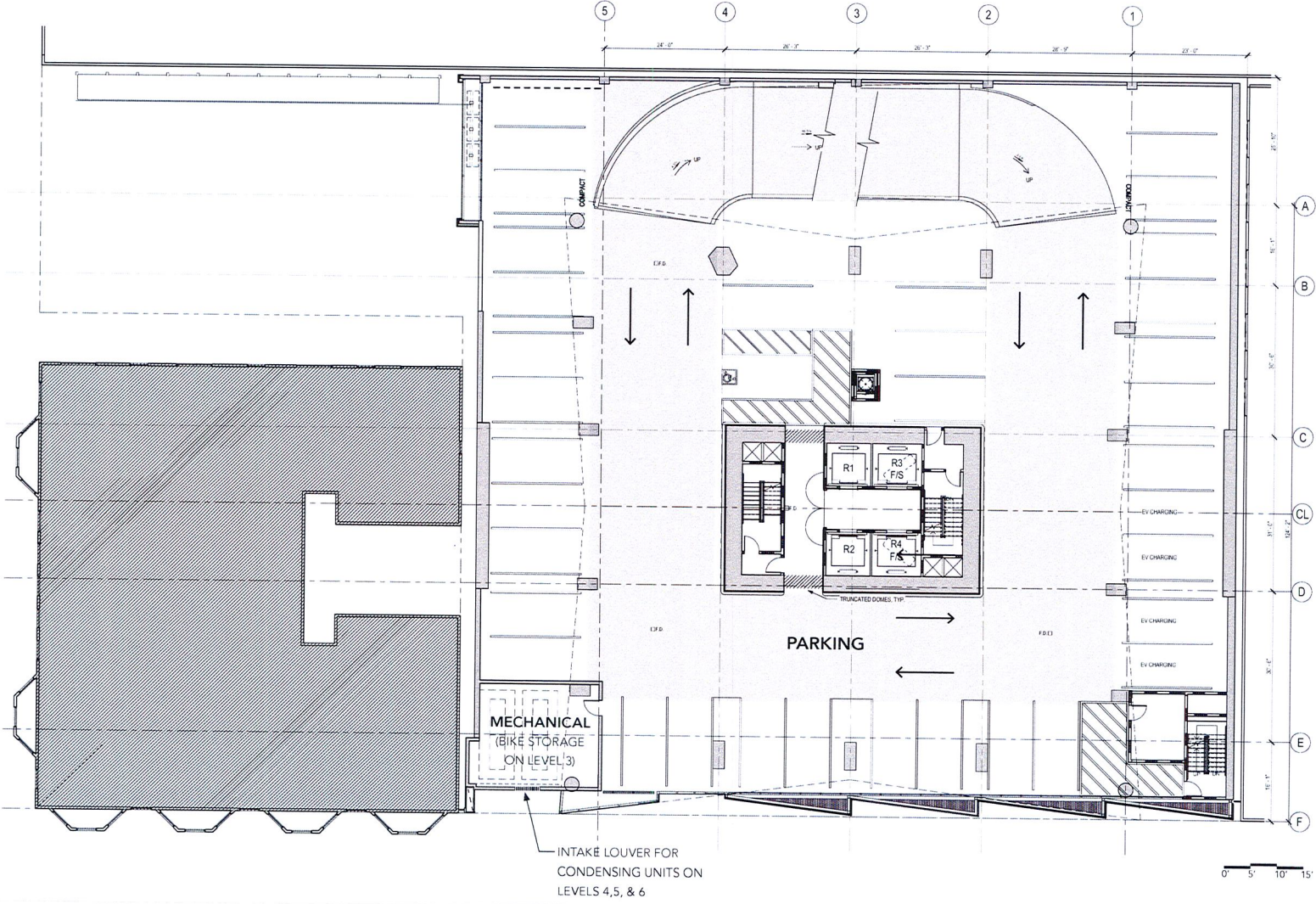


LEVEL 2 PLAN

DOG-RUN PARK
CAR SHARE

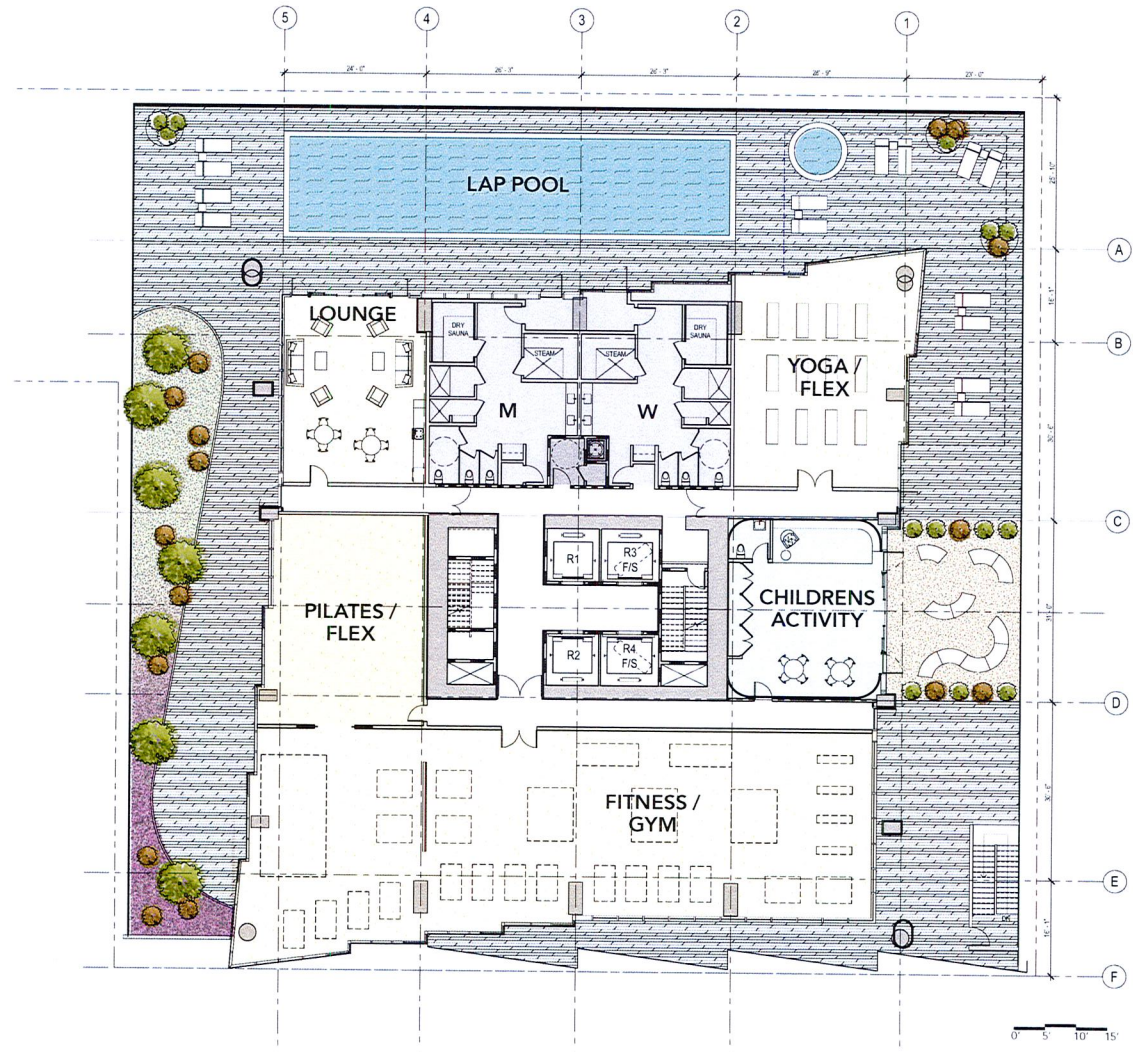


LEVEL 3-6 PLAN

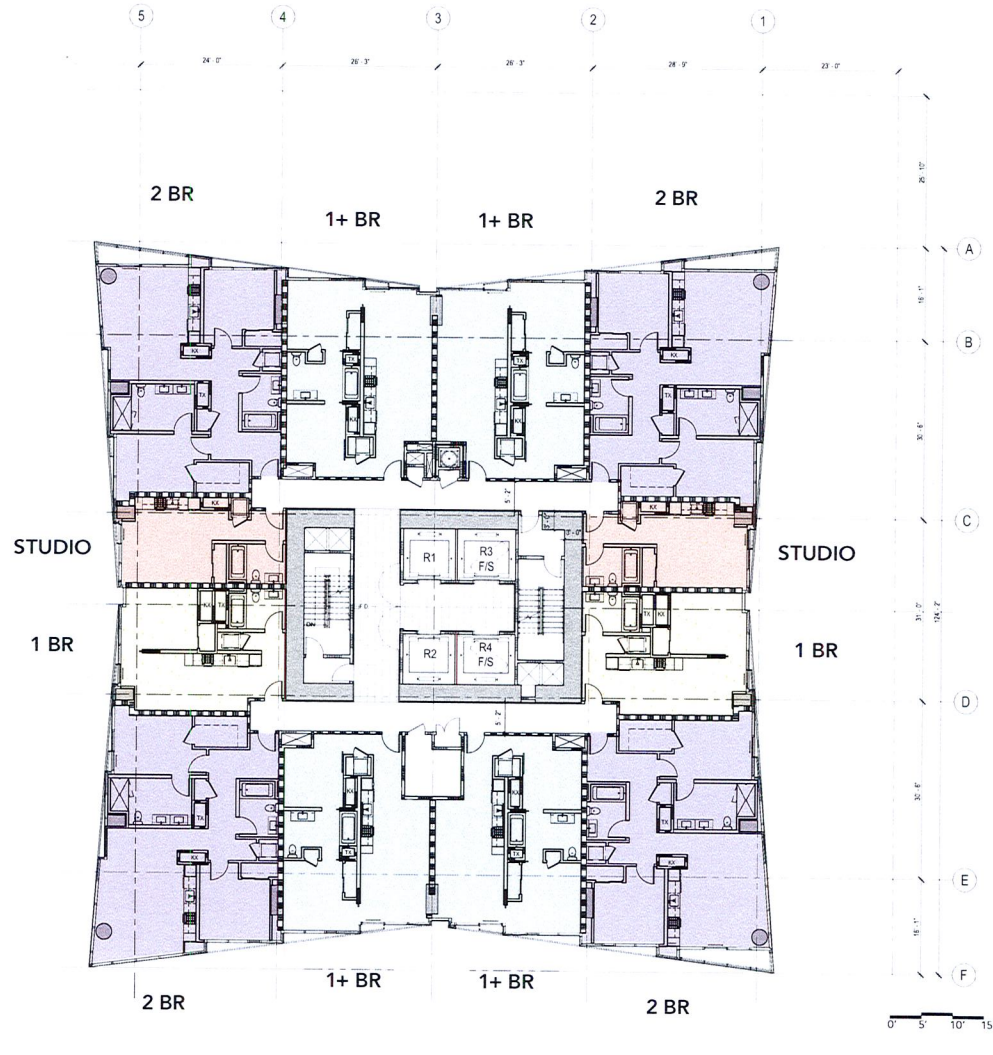


LEVEL 7 PLAN AMENITY

- FITNESS GYM
- PILATES / YOGA / FLEX
- LAP POOL
- LOUNGE AND TERRACE
- GARDENS
- CHILDREN'S ACTIVITY AND PLAY AREA



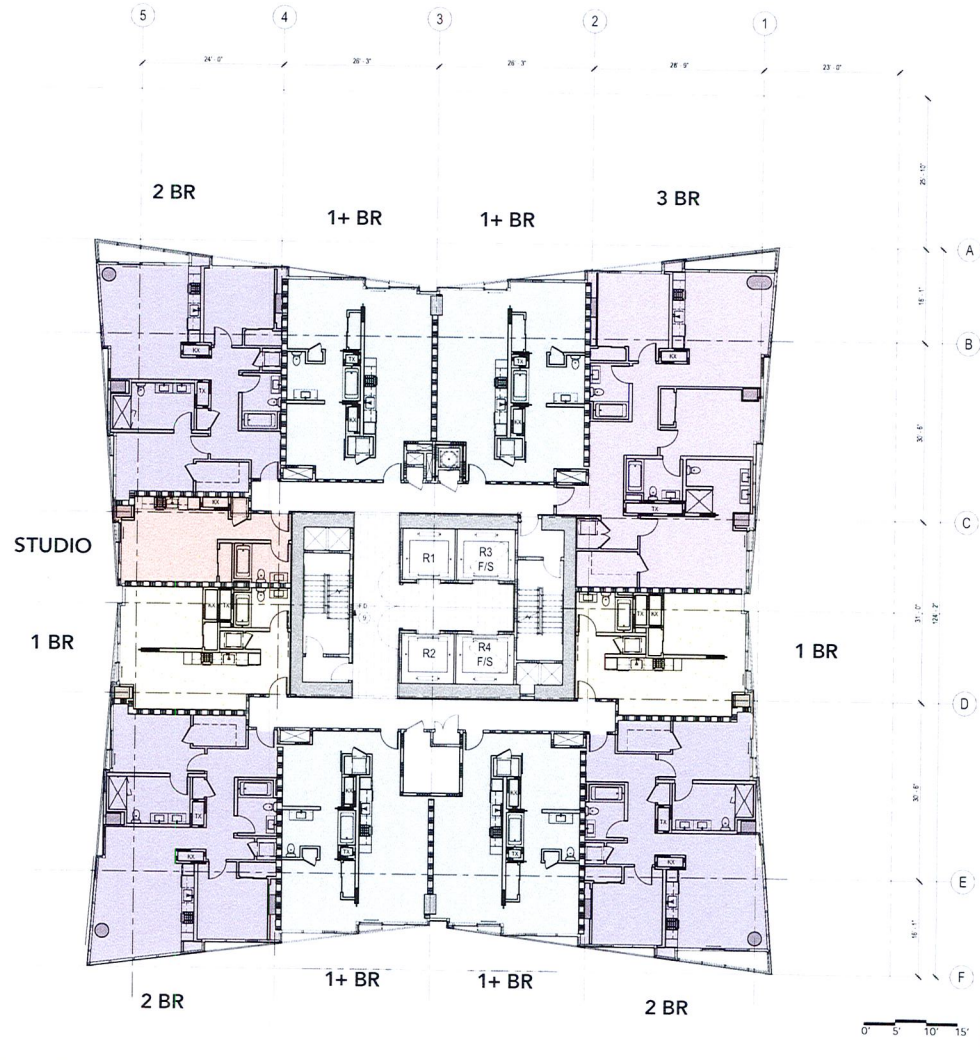
LEVEL 8-19 PLAN APARTMENT-LOW



LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	8-19	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1166	0	816
MID	20-26	COUNT	7	14	28	21	7	77
		AVG SIZE (SF)	415	602	795	1161	1667	904
HIGH	27-33	COUNT	0	14	28	21	7	70
		AVG SIZE (SF)	0	598	807	1234	1632	976
PENTHOUSE	34-35	COUNT	0	2	6	8	0	16
		AVG SIZE (SF)	0	743	801	1519	0	1153
TOTAL		COUNT	31	54	110	98	14	307
		AVG SIZE (SF)	408	600	794	1208	1650	892

LEVEL 20-26 PLAN APARTMENT-MID



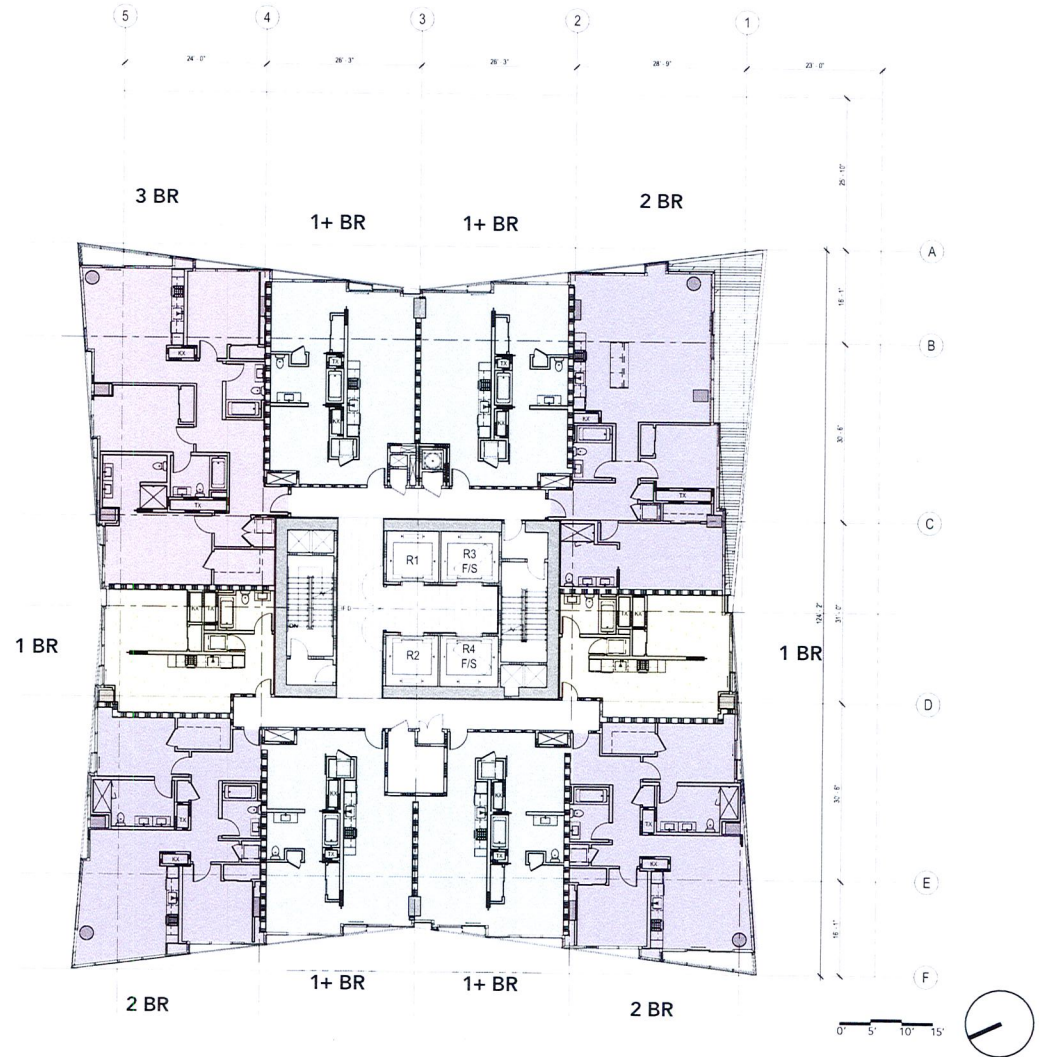
LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	9-20	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1154	0	812
MID	21-25	COUNT	5	10	20	15	5	55
		AVG SIZE (SF)	415	602	795	1161	1619	900
HIGH	26-35	COUNT	0	20	40	30	10	100
		AVG SIZE (SF)	0	598	807	1242	1632	978
PENTHOUSE	36	COUNT	0	1	3	4	0	8
		AVG SIZE (SF)	0	743	801	1515	0	1151
TOTAL		COUNT	29	55	111	97	15	307
		AVG SIZE (SF)	408	597	795	1197	1628	891

LEVEL 27-33 PLAN APARTMENT-HIGH

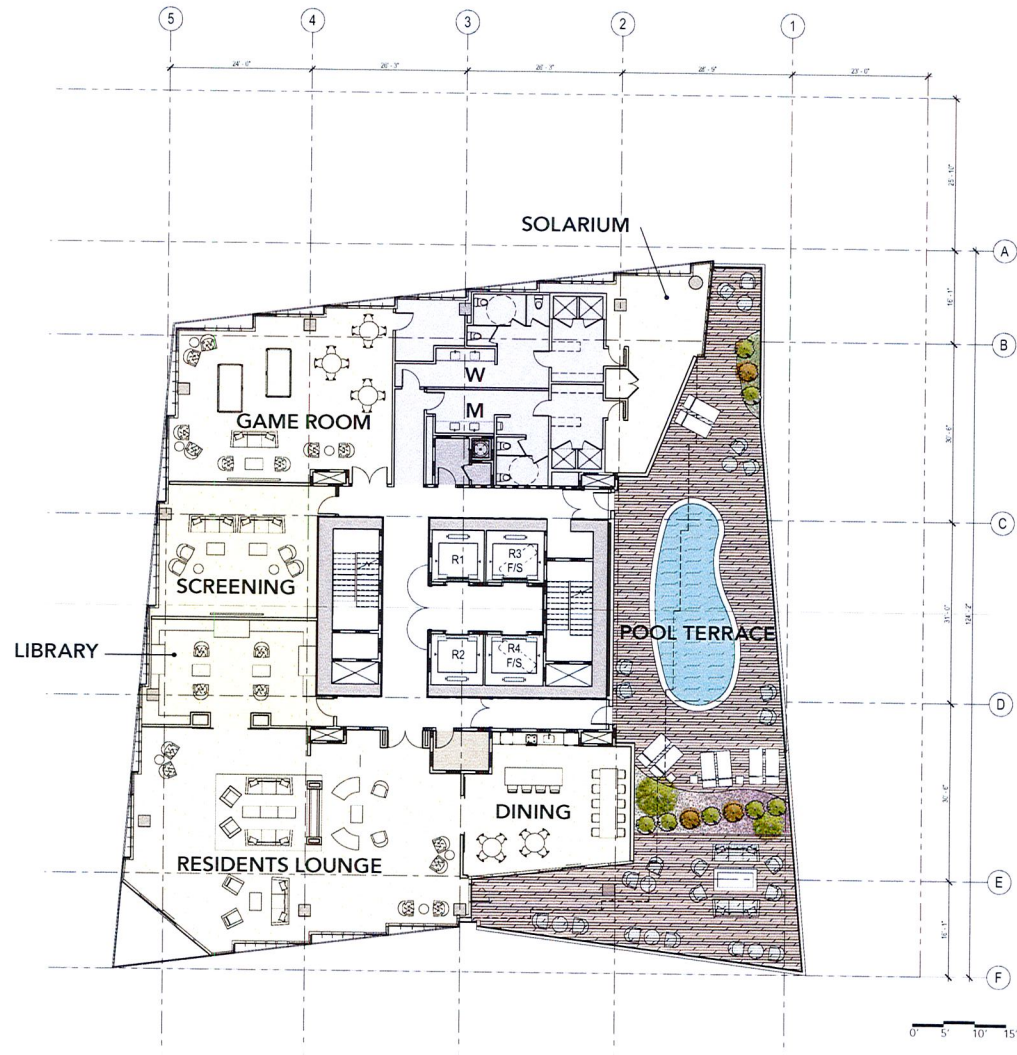
LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	8-19	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1166	0	816
MID	20-26	COUNT	7	14	28	21	7	77
		AVG SIZE (SF)	415	602	795	1161	1667	904
HIGH	27-33	COUNT	0	14	28	21	7	70
		AVG SIZE (SF)	0	598	807	1234	1632	976
PENTHOUSE	34-35	COUNT	0	2	6	8	0	16
		AVG SIZE (SF)	0	743	801	1519	0	1153
TOTAL		COUNT	31	54	110	98	14	307
		AVG SIZE (SF)	408	600	794	1208	1650	892

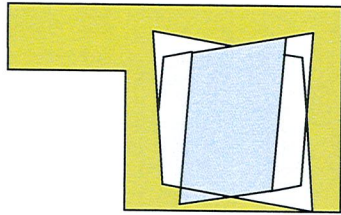
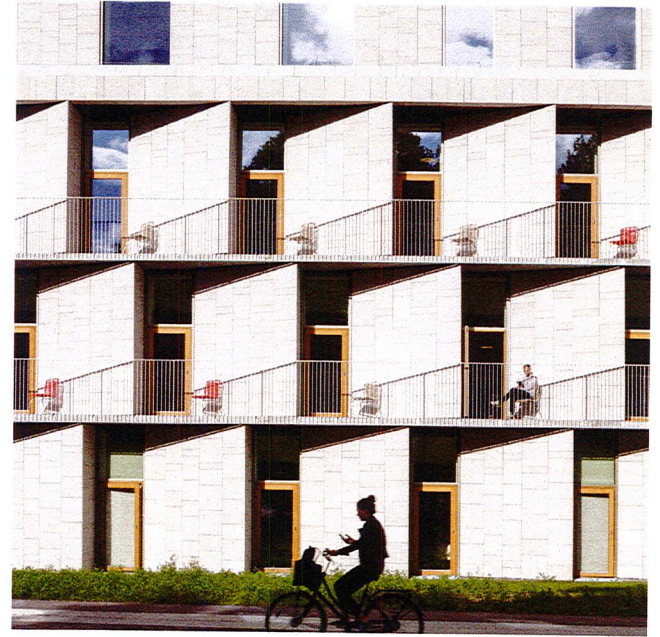
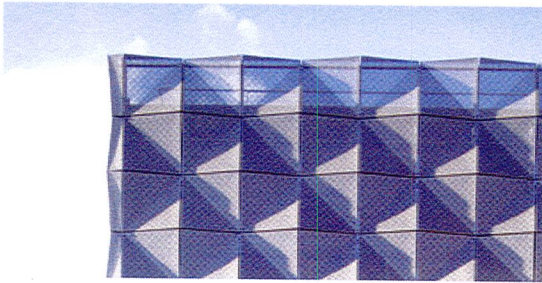
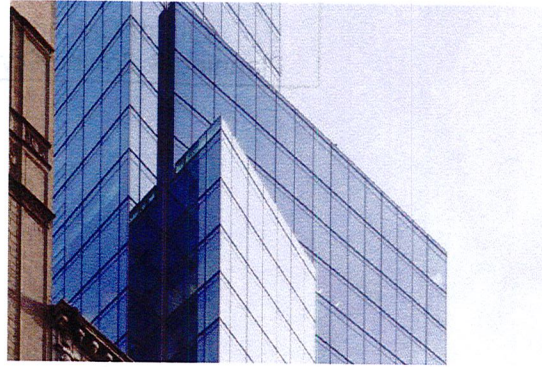
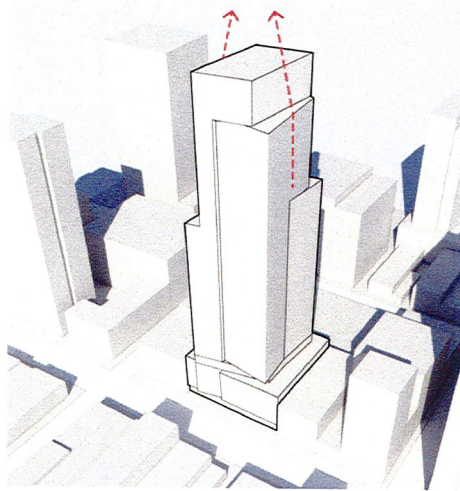


LEVEL 36 PLAN AMENITY

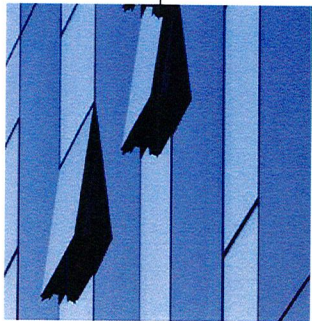
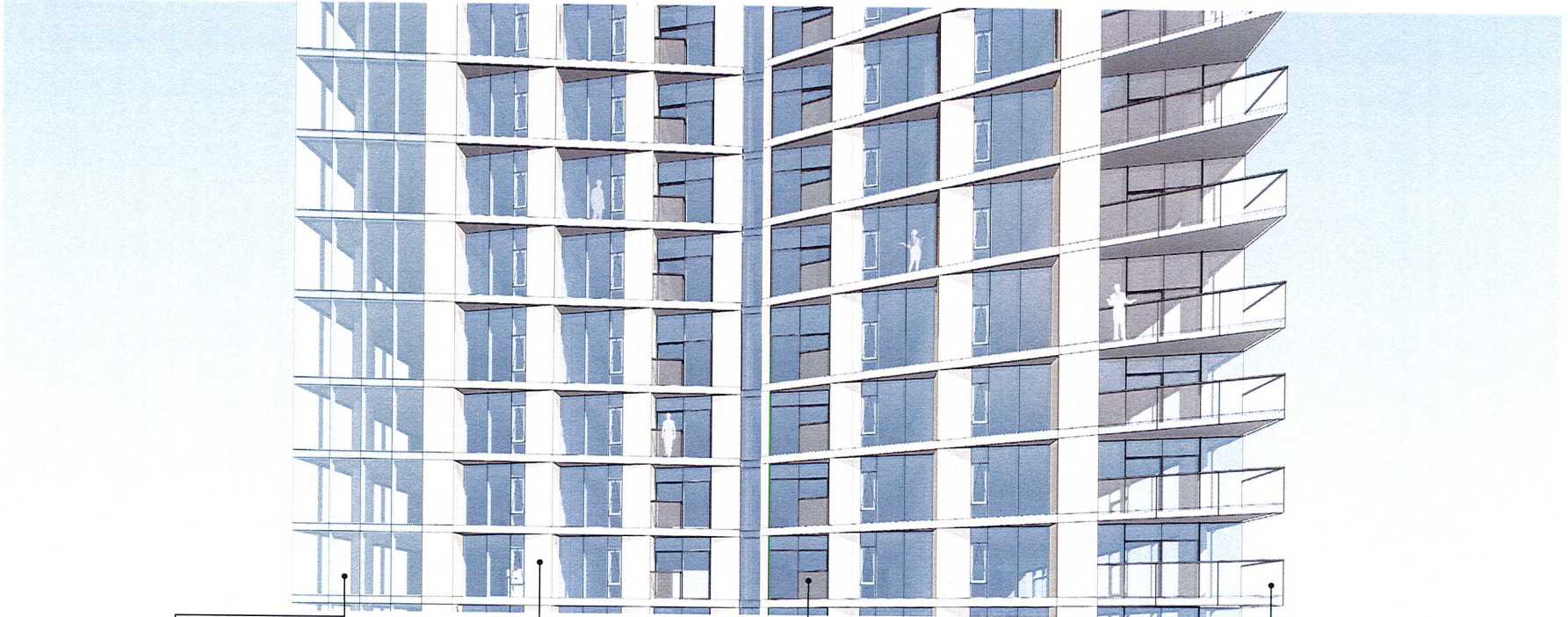
- RESIDENT'S LOUNGE
- DINING
- GAME ROOM
- LIBRARY
- SCREENING ROOM
- POOL TERRACE



FACADE CONCEPT



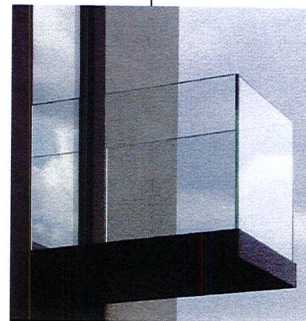
TOWER FACADE



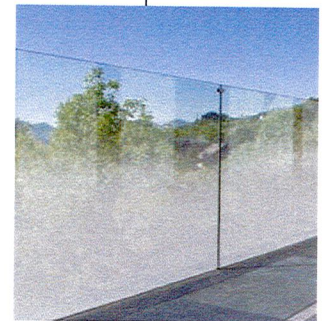
UNITIZED WINDOW WALL



METAL PANEL

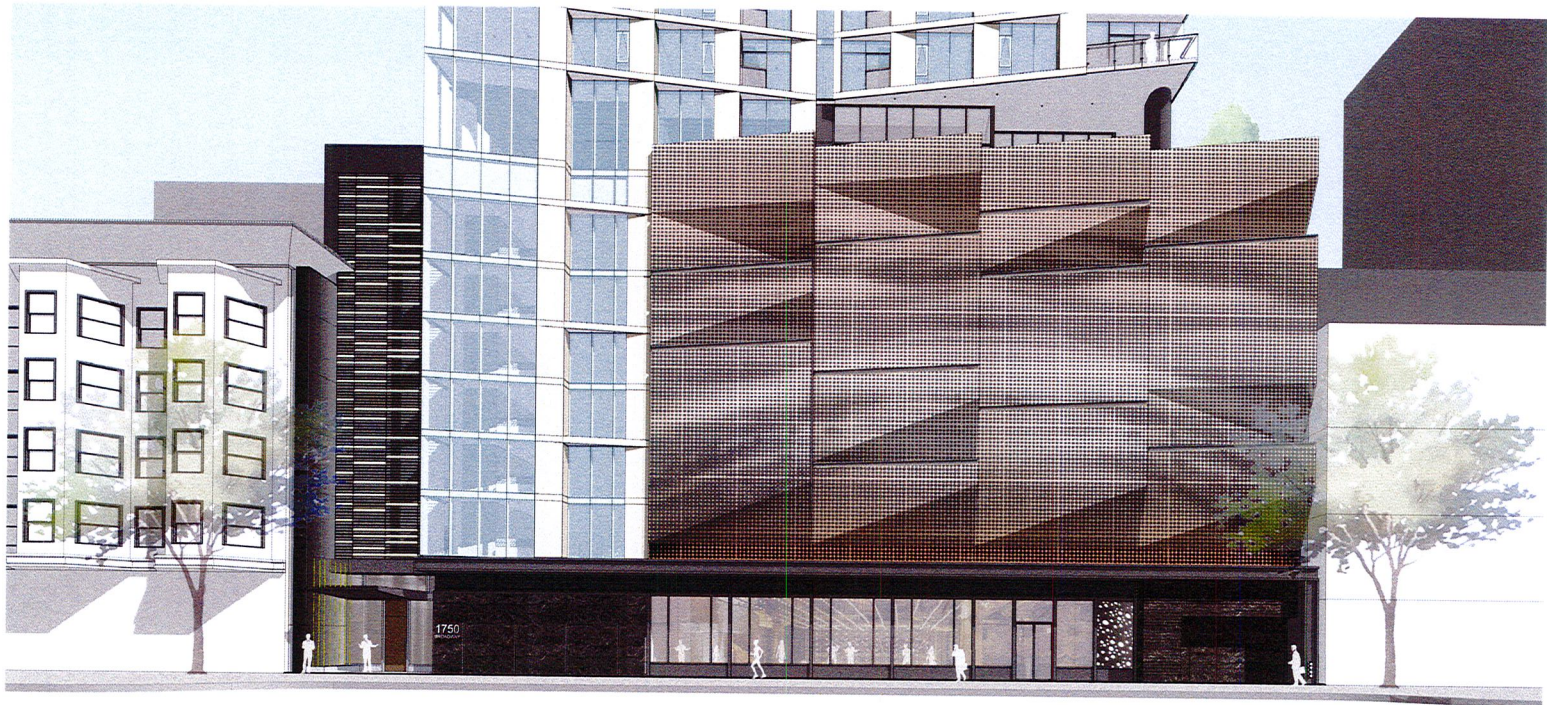


JULIET BALCONY

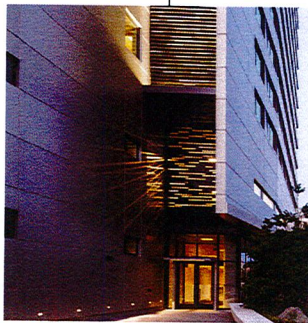
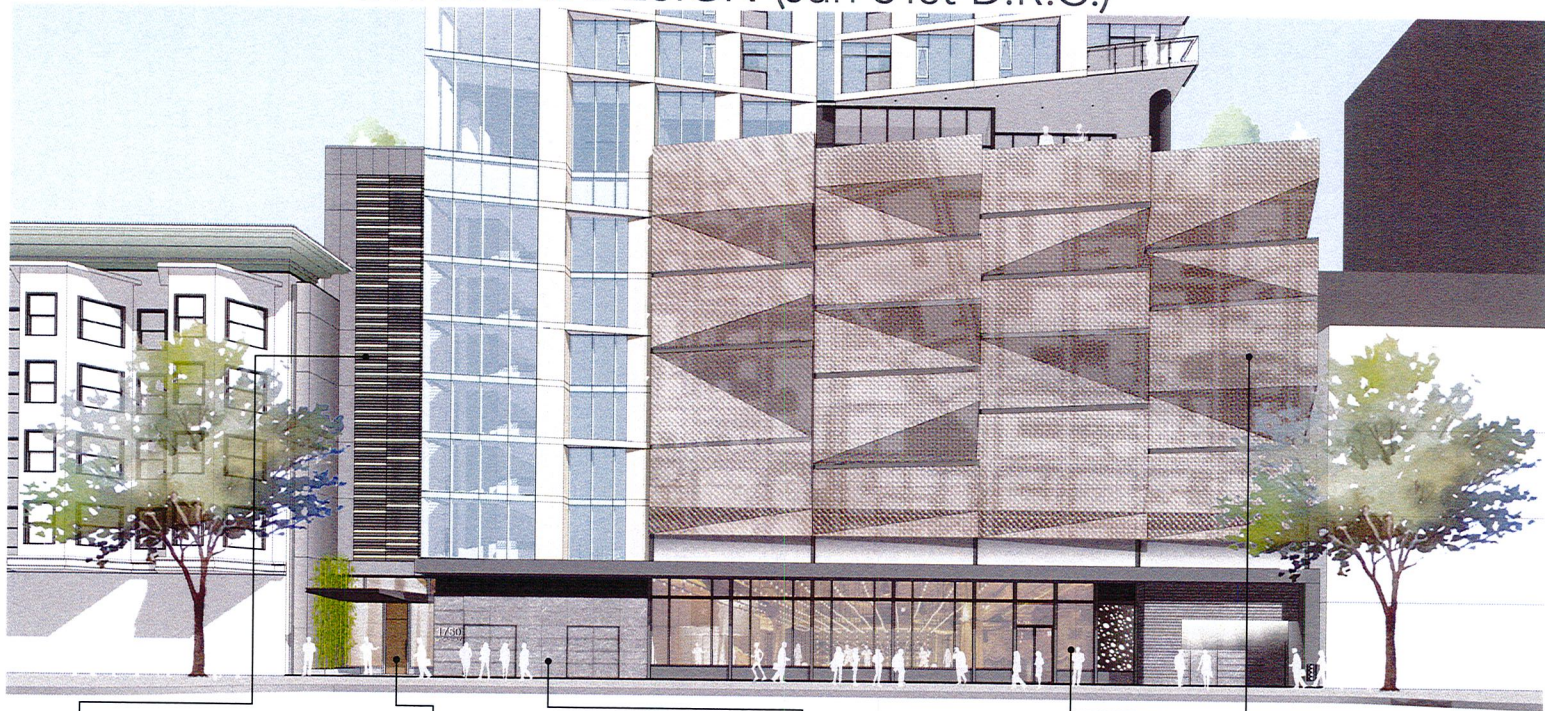


CORNER BALCONY

PODIUM FACADE - ORIGINAL DESIGN (Jan 5th for Staff Review)



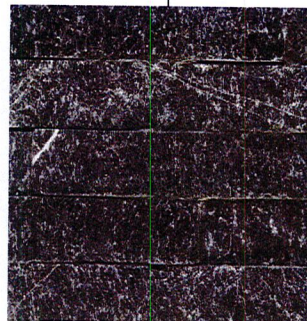
PODIUM FACADE - ORIGINAL DESIGN (Jan 31st D.R.C.)



ARCHITECTURAL LOUVER



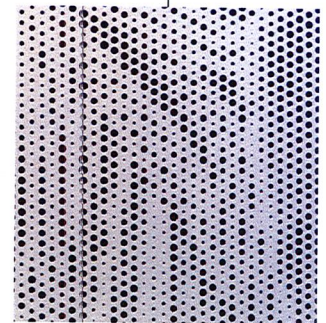
RESIDENCE LOBBY DOOR



TRANSFORMER ROOM CLADDING

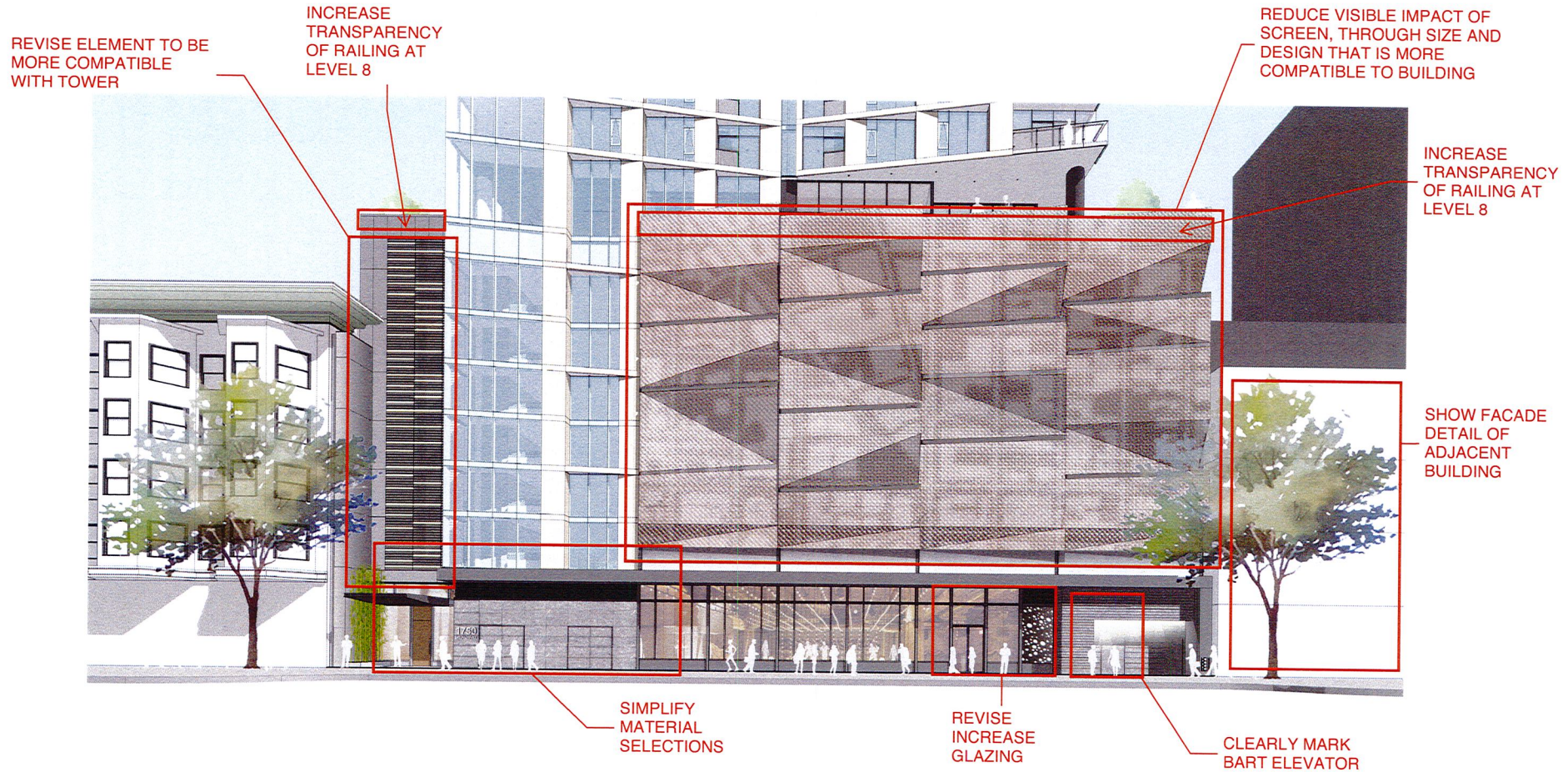


RETAIL FACADE

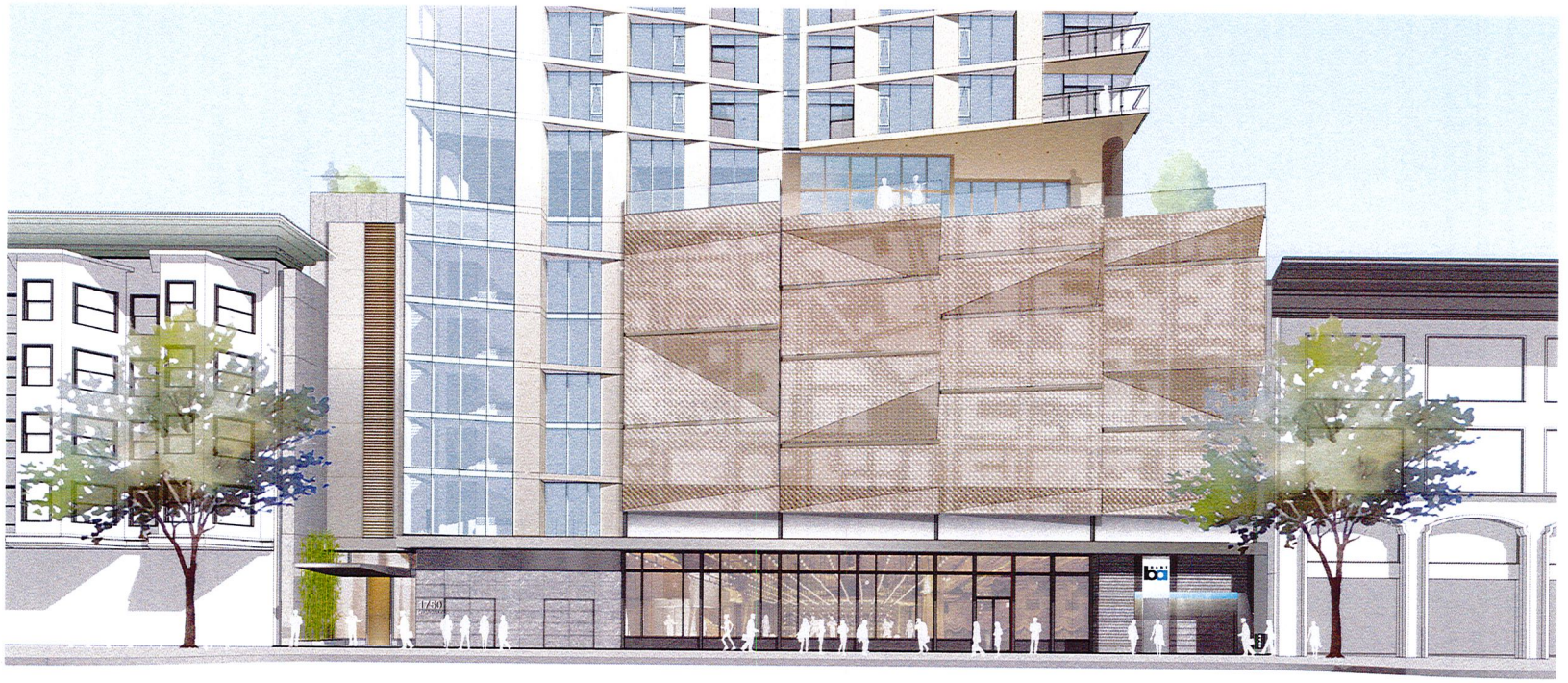


GARAGE SCREEN

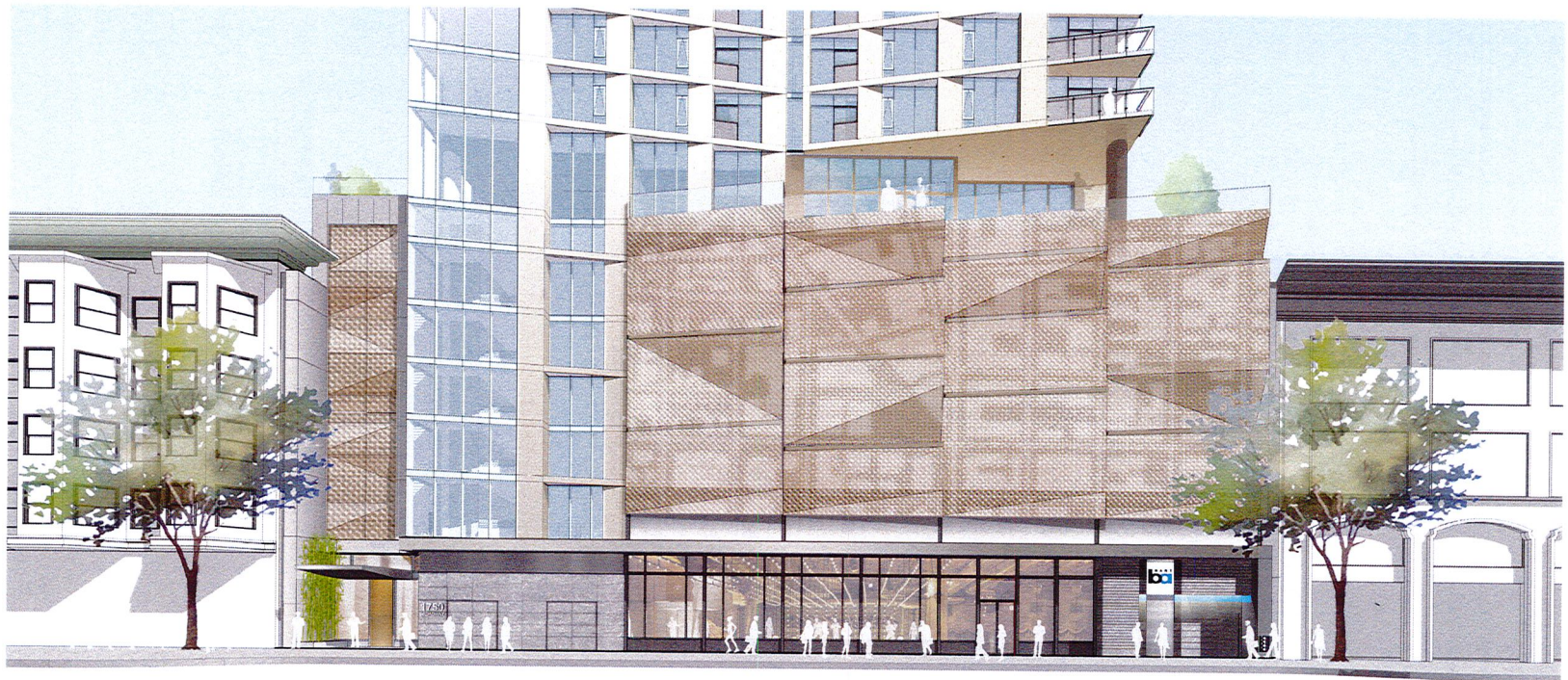
PODIUM FACADE - D.R.C. Revision Comments (01/31/2018)



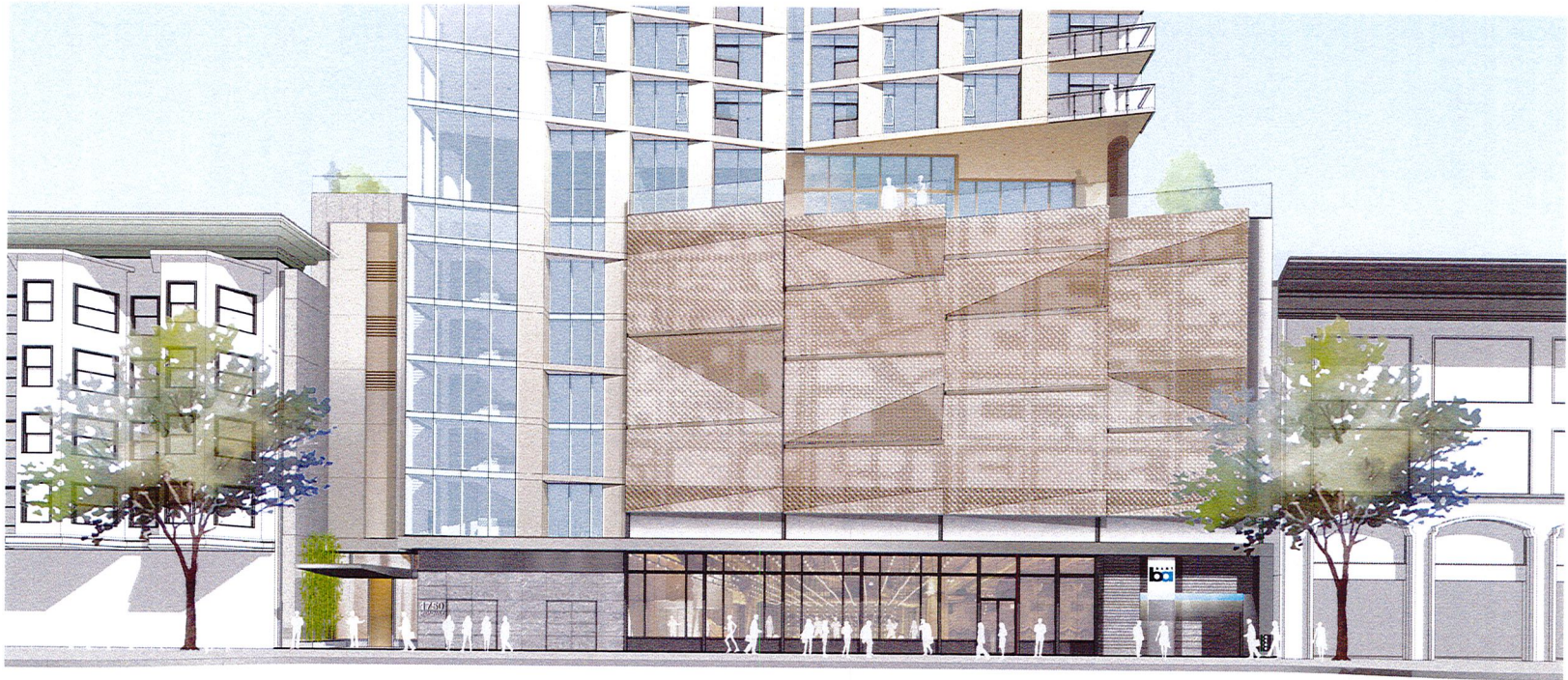
PODIUM FACADE - REVISED DESIGN (02/05/2018) - OPTION 1A*



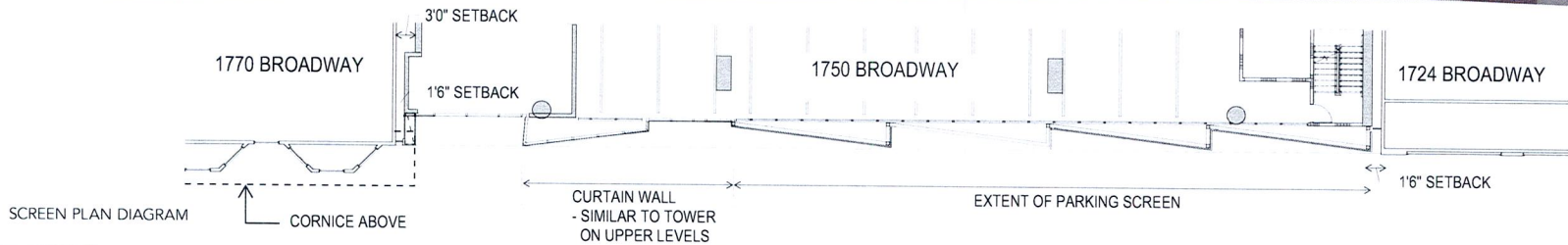
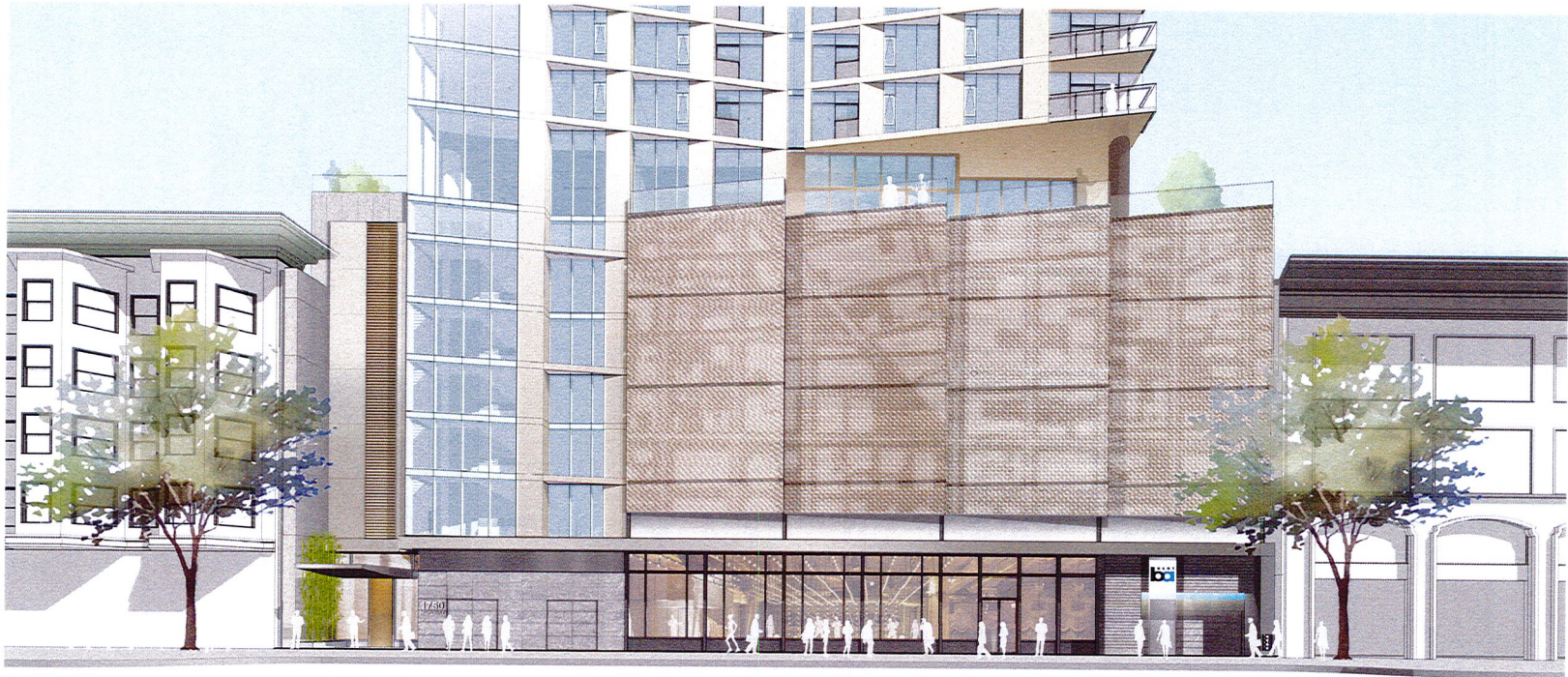
PODIUM FACADE - REVISED DESIGN (02/05/2018) - OPTION 1B



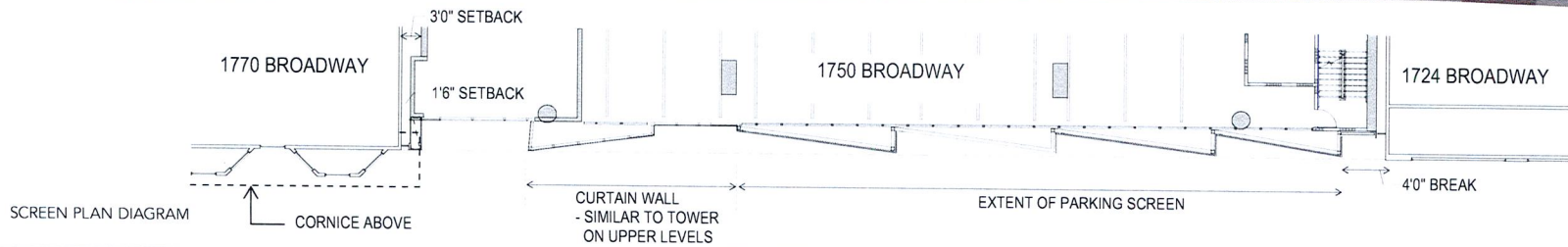
PODIUM FACADE - REVISED DESIGN (02/05/2018) - OPTION 1C



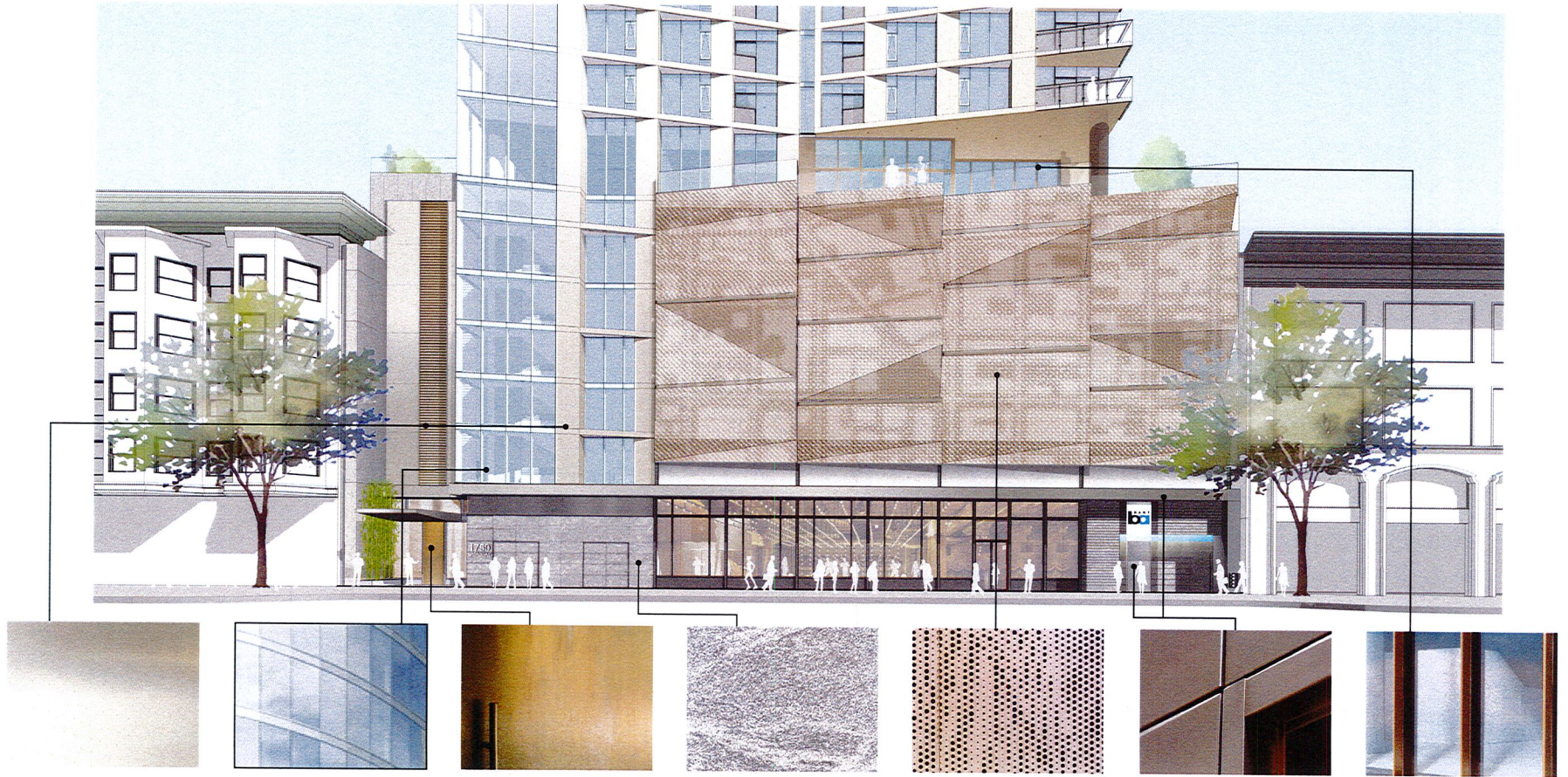
PODIUM FACADE - REVISED DESIGN (02/05/2018) - OPTION 2A



PODIUM FACADE - REVISED DESIGN (02/05/2018) - OPTION 2B



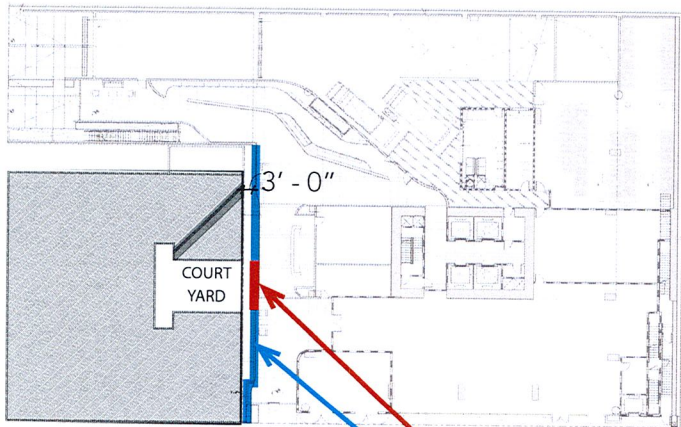
PODIUM FACADE - REVISED DESIGN (02/05/2018) - MATERIALS



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

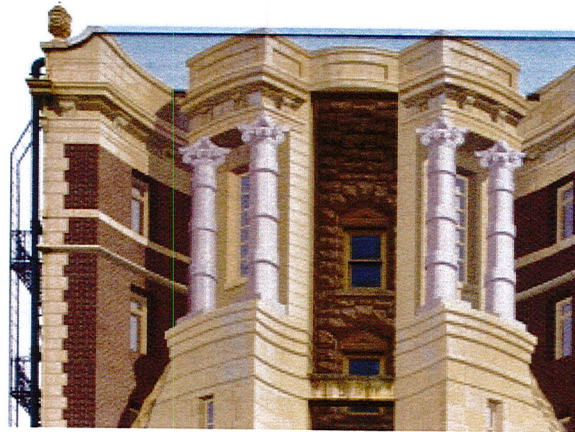
RESIDENTIAL NEIGHBOR

ADJACENT COURTYARD



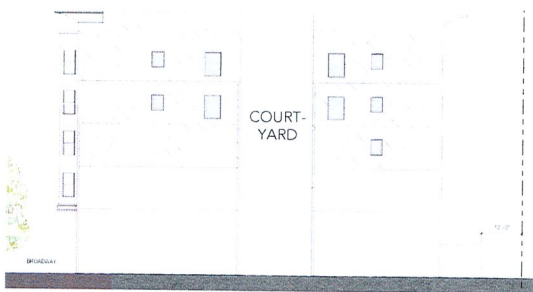
1770 BROADWAY PLAN

IMAGES BELOW ARE EXAMPLES ONLY OF TROMPE L'OEIL MURALS: PROPOSAL TO BE DEVELOPED THROUGH PUBLIC ART OUTREACH

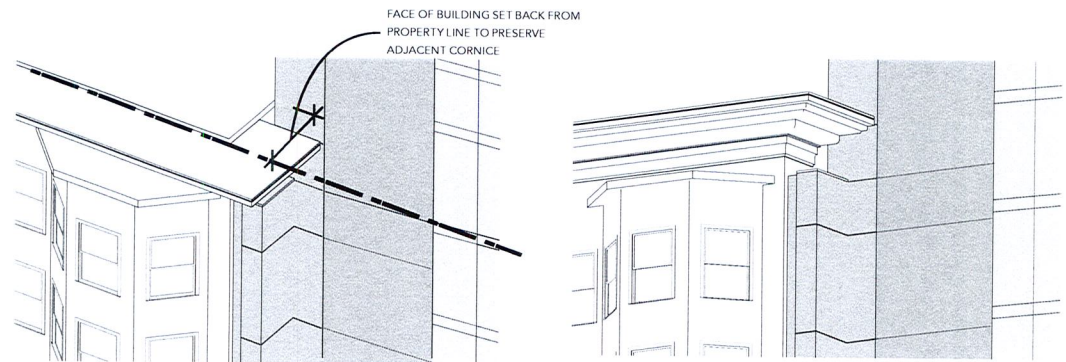


POTENTIAL TROMPE L'OEIL MURAL TO VISUALLY COMPLETE THE COURTYARD
PODIUM WALL TO BE SET BACK 3FT FROM PROPERTY LINE FOR AIR AND LIGHT

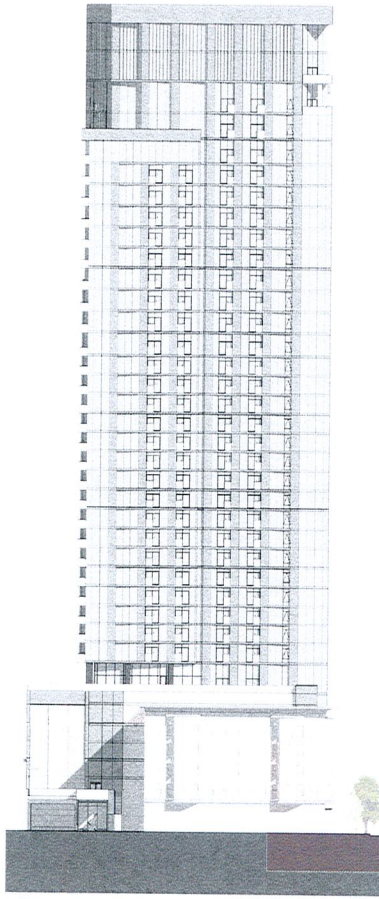
ADJACENT ELEVATION



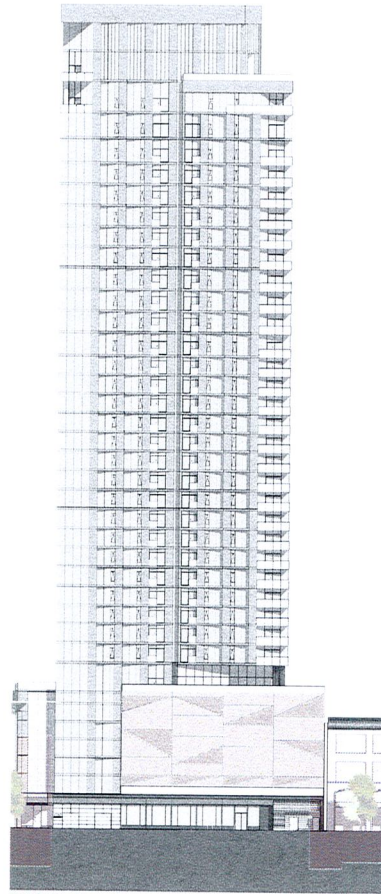
1770 LOT LINE ELEVATION



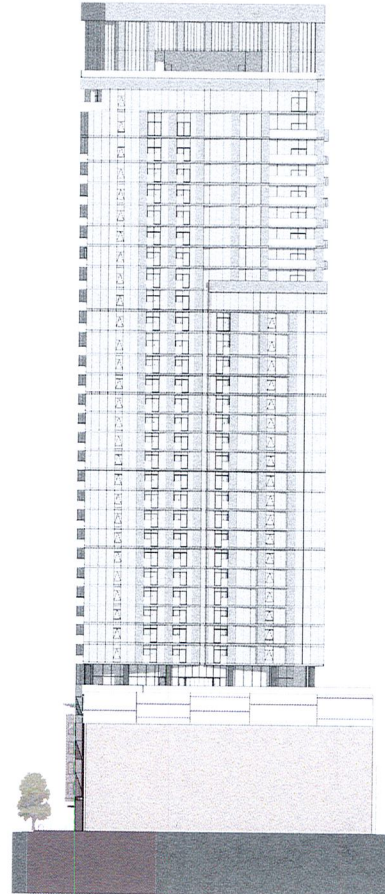
TOWER ELEVATIONS



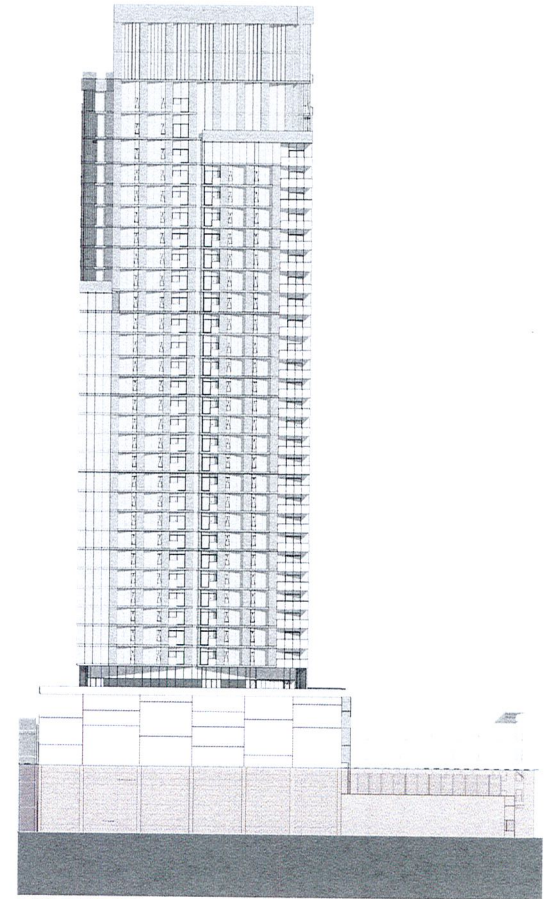
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

HISTORICAL CONTEXT

The original Fox-Orpheum Theater at 1730 Broadway



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

ADDITIONAL CONTEXT

Facades along Broadway between 17th and 19th Streets



1749 BROADWAY



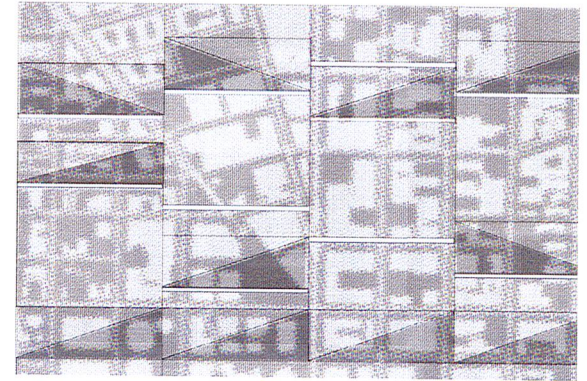
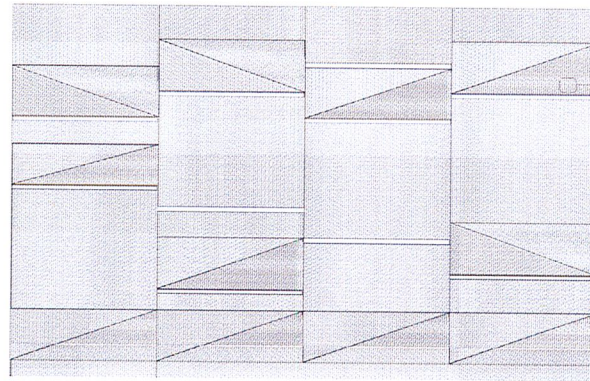
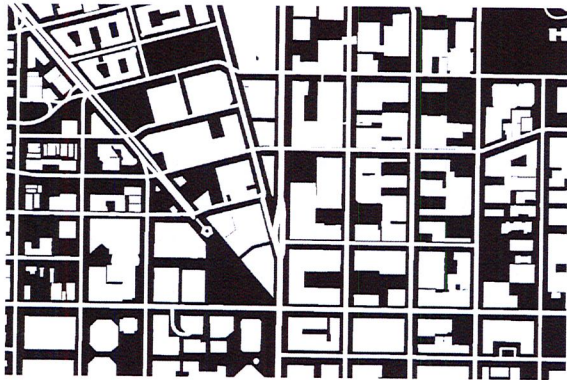
1721 BROADWAY



1739 BROADWAY

PERFORATED METAL SCREENS

ALLOW FOR VENTILATION - LIGHT - ANIMATION
CONCEPT OF MAPPING



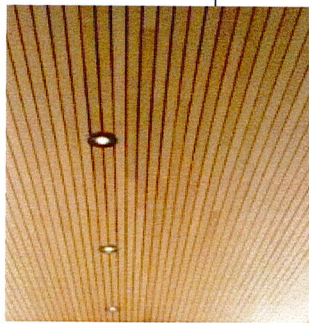
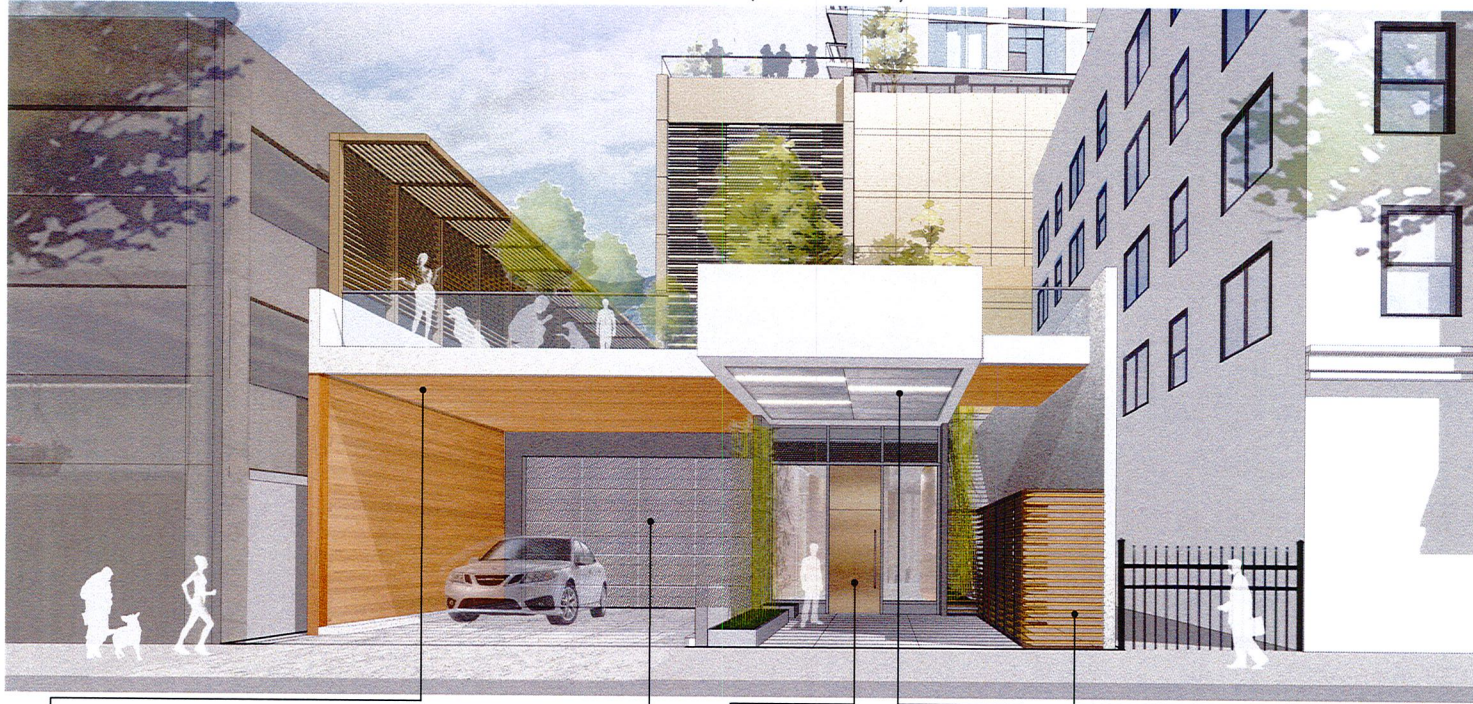
DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

BROADWAY VIEW - PODIUM - REVISED (02/05/2018)

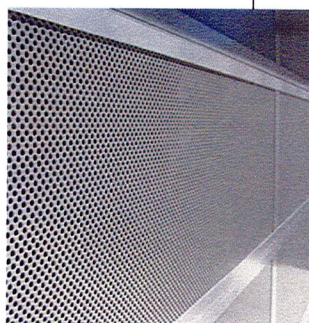


DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

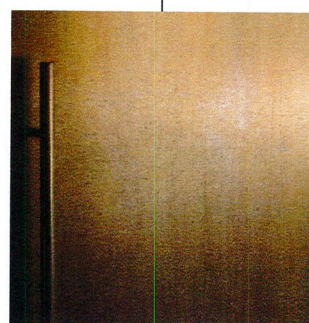
19TH STREET VIEW - MATERIALS REVISED (02/05/2018)



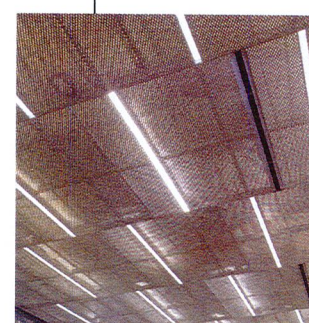
WOOD SOFFIT



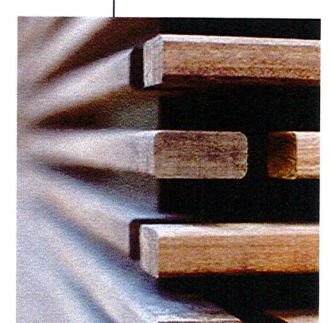
PERFORATED METAL DOOR



METAL LOBBY DOOR

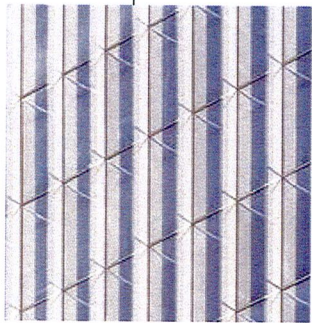
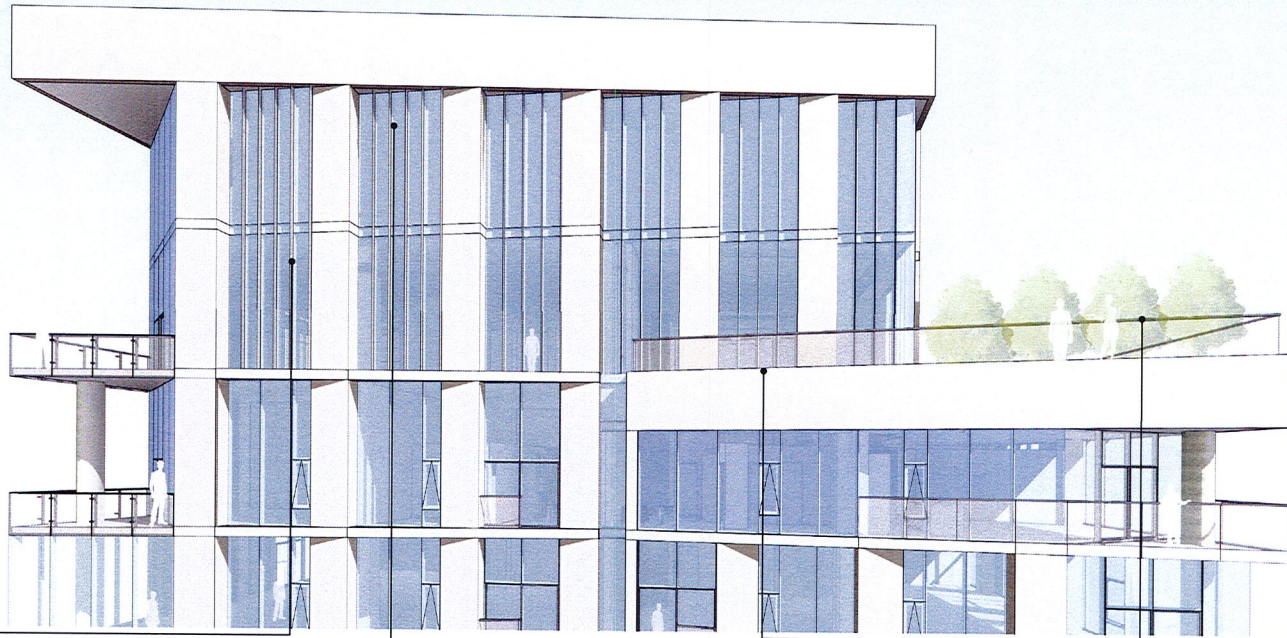


METAL SOFFIT WITH LIGHTS



GAS METER ROOM SCREEN

CROWN FACADE



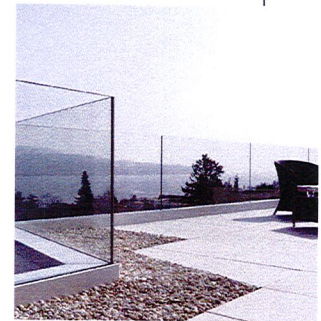
TEXTURED FACADE



CROWN



ROOF DECK



ROOF DECK GLASS RAILING

CROWN FACADE - REVISED (02/05/2018)



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

AERIAL VIEW - REVISED (02/05/2018)



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

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BROADWAY VIEW- REVISED (02/05/2018)



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

Design Review Committee

Case File Number: ZP170064

January 31, 2018

Location:	1750 Broadway
Assessor's Parcel Numbers:	008 062301300
Proposal:	To construct a 37-story high-rise consisting of 307 residential units with 5,000 square foot of ground-floor retail space including a six-level parking garage above grade to be accessed from 19 th Street.
Applicant:	Rubicon Point Partners / Chris Relf
Phone Number:	(415) 500-6410
Owner:	1750 Broadway LLC
Case File Number:	ZP170064
Planning Permits Required:	Major Conditional Use Permit for buildings over 200,000 square feet in the CBD-P and CBD-C Zone; and Regular Design Review for new construction.
General Plan:	Central Business District
Zoning:	CBD-P / Central Business District Pedestrian; and CBD-C / Central Business District Commercial
Environmental Determination:	Environmental analysis under review
Property Historic Status:	Non-Historic Property
Service Delivery District:	Uptown
City Council District:	3
Date Filed:	07/19/17
Action to be Taken:	Conduct design review, make recommendations to applicant
For Further Information:	Contact Case Planner: Mike Rivera at (510) 238-6417, or by email at mriviera@oaklandnet.com ,

SUMMARY

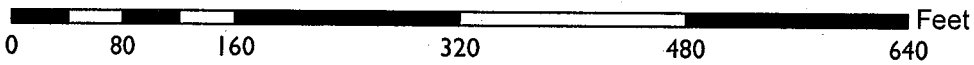
The applicant proposes to construct an approximately 423 foot high, 38-story residential high-rise with ground-level retail /commercial space and a six-level parking garage above. The property is located east of Broadway, between 17th and 19 Streets in the Uptown District. The main access to the residential tower and retail space will be from Broadway. A secondary access to the residential lobby and garage will be from 19th Street. The property contains a three-story commercial building that will be removed. This project is being presented to the Design Review Committee for comments and direction to the applicant.

A final determination for this application will be made by the decision-making body, the Planning Commission at a future public meeting. Staff is providing preliminary comments based on plans submitted and is looking for further comments from the Design Review Committee for the applicant to incorporate on new revised plans. The proposal requires at least two Planning permits, a Major Conditional Use Permit for new development over 200,000 square foot in area, and Regular Design Review for new construction.

PROJECT SITE AND SURROUNDINGS

The site consist of a 27,600 square feet parcel that has two frontages, the main frontage on Broadway and the second one on 19th Street. The property contains a three-story commercial building that operates as an office with a rear parking lot that will be replaced by the new mixed-use development. The proposed development abuts to the north a five-story commercial and residential building, to the east a three-story parking garage and south a three-story commercial buildings. The immediate

CITY OF OAKLAND PLANNING COMMISSION



Case File: ZP170064
Applicant: Chris Relf
Address: 1750 Broadway
Zone: CBD-P, CBD-C
Height Area: Height Area 7, No Limit

properties across Broadway and 19th Street are a mix of commercial and residential facilities that contain two and five-story buildings. Other facilities in the surrounding area are schools, offices, restaurant/bars and entertainment venues. The property is in the Uptown district, the streets are a mix of four-lane (Broadway) and two-lane (19th St.) roads, and is adjacent to the 19th Street BART Stations, AC transit bus lines, and the free "B" shuttle bus.

PROJECT DESCRIPTION

The development proposal is to construct a 37-story building with ground-floor containing a retail space, lobby lounge, mail room, bicycle parking storage, rear residential loading docks and a front transformer utility room. The existing BART service elevator for the 19th Station and located on the southwest of the property will remain. The underground one-level basement contains additional utility rooms and tenant storage. The six-story parking garage (levels 2-7) whose access is from 19th Street provides 210 parking spaces for the project residents and includes a laundry service, dog run park/ dog wash room and additional bicycle parking storage (level 2). The building provides an amenity floor area (level 8) that contains fitness/gym, showers, solarium, children's play area, lounge/terrace and an outdoor lap pool (east side). The 307 residential units (levels 9-36) include a mix of studios, one-bedroom and three-bedroom units. The project also contains a second residents' amenity floor area (level 37) that includes lounge/dining, game room, library, screening room, bathrooms/showers and an outdoor terrace and pool (south side). Over the rooftop of the building, the project includes additional mechanical and elevator machine room. All of the residential units and amenities will be accessed by four elevator bays and two separate stairways, located in the center of the tower.

GENERAL PLAN ANALYSIS

The project proposal is located in the Central Business District Classification. The intent of the Central Business District is to encourage, support, and enhance areas as a high density mixed-use urban center of regional importance and a hub for business, communications, office, government, high technology, retail, entertainment and transportation.

The desired character and uses include a mix of large-scale offices, commercial, urban high-rise residential, cultural, educational, arts, services, community facilities and visitor uses. The Central Business District also sets the goals and vision to enhance the identity of Downtown and its distinctive districts by setting policies that are related to specific project developments. The following are the General Plan Policies applicable to the proposal and the project development should be consistent when a future determination is made by the decision making-body, the Planning Commission at a future meeting:

Policy D1.1: Enhance the visual quality of downtown by preserving and improving existing housing stock and encouraging new, high quality design. New housing development in downtown will provide urban dwellers with expanded options for living in a revitalized inner city, near major transportation lines, employment centers.

Policy D2.1: Downtown development should be visually interesting, harmonize with its surrounding, respect and enhance important views in and of the downtown, respect the character and pedestrian orientation of the downtown, and contribute to an attractive skyline.

Policy D5.1: Encouraging twenty-four hour activities and amenities that encourage pedestrian traffic during the work week as well as evenings and weekends should be promoted.

Policy D9.1: Concentrating commercial development in the corridor around Broadway that encourage a pedestrian-friendly environment.

Policy D10.1: Housing in the downtown should be encouraged as a vital component of a 24-hour community presence.

Policy D10.2: Housing location in downtown should be encouraged in identifiable districts, within walking distance of the 12th Street, 19th Street, City Center and the Lake Merritt BART stations to encourage transit use and in other locations where compatible with surrounding uses.

Policy D10.3: Downtown residential areas should generally be within the urban density residential and Central Business District. The height and bulk should reflect existing and desired district character, the overall city skyline.

Policy D10.5: Housing in the downtown should be safe and attractive of high quality design and respect the downtown distinctive neighborhoods and its history.

ZONING ANALYSIS

The project site is located in the Central Business District Pedestrian, CBD-P (about ¼ of the property) and Commercial, CBD-C (towards the rear and about ¼ of the property) Zones. The purpose of the CBD-P zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses, and for upper stories to be available for a wide range of office and residential uses. The purpose of the CBD-C is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities as determined by the designated zone.

The proposal is located in the core of the City's Downtown (Uptown District) where high density and intensity uses are essential and vital to the success of the existing commercial area and contribute to the support of local and regional transportation infrastructure and communication networks.

The project proposal is a permitted use because the residential units are located on upper levels and the retail space is located on the ground-floor. As proposed, the project requires at least two Planning permits, a Major Conditional Use Permit for new buildings containing a floor area over 200,000 square feet and Regular Design Review for new building construction. The table below provides a summary of the development standards applicable for the proposal:

Development Standards	Requirements	Proposed	Comments
Minimum Lot Area	4,000/7,500-sf	27,600-sf	Meets Plan
Minimum Lot Width Mean	25/50-ft	156/50-ft	Meets Plan
Minimum Frontage	25/50-ft	156/50-ft	Meets Plan
Minimum Front Setback	0-ft	3-ft	Meets Plan
Maximum Front / Front Street Side Setbacks for the First Story	5-ft	3/5-ft	Meets Plan
Maximum Front & Street Side Setbacks for the Second and Third Stories or 35 ft. whatever is lower	5-ft	3/35-ft (side yard)	CUP needed
Minimum Interior Side	0-ft	1.5/3-ft	Meets Plan
Minimum Rear	0-ft	1-ft	Meets Plan

Development Standards	Requirements	Proposed	Comments
Maximum Residential Density	307 units	307 units	Meets Plan
Maximum Floor Area Ratio	20.0	13.0	Meets Plan
Maximum Building Height	No Height Limit	423-ft	Meets Plan
Minimum Residential Parking Spaces	No Spaces Required	210	Meets Plan
Maximum Residential Parking Spaces	384 spaces	210 spaces	Meets Plan
Minimum Retail Parking Spaces	No Spaces Required	0 parking spaces	Meets Plan
Minimum Residential Loading Berths	2 Spaces	2 Spaces	Meets Plan

In addition to the required zoning development standards that need to be met for this application, the proposal is subject to the general criteria for Design Review where the applicable Findings would need to be made prior to a final decision by the Planning Commission at a future meeting. Staff has listed the Findings for Regular Design Review Criteria as follow:

REGULAR DESIGN REVIEW CRITERIA

Regular design review approval may be granted only if the proposal conforms to all of the following general design review criteria, as well as to any and all other applicable design review criteria:

A. For Residential Facilities.

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.
2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics.
3. That the proposed design will be sensitive to the topography and landscape.
4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill.
5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

B. For Nonresidential Facilities.

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060.
2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.

3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

Furthermore, staff has listed the Design Standards for new projects in the Central Business District:

DESIGN STANDARDS APPLYING TO ALL ZONES

1. **ENTRANCE.** Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.
2. **GROUND-FLOOR TREATMENT.** All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories. This is achieved by designing a building base that is distinct from the rest of the building through the use of some combination of change of material, enhanced detailing, lighting fixtures, cornices, awnings, canopies, and/or other elements. For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.
3. **ACTIVE SPACE REQUIREMENT.** For newly-constructed principal buildings, parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the ground floor of the principal building except for incidental entrances to such activities elsewhere in the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Subsection (B4).
4. **PARKING AND LOADING LOCATION.** For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Open parking areas shall not be located between the sidewalk and a principal building.
5. **MASSING.** The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.
6. **UPPER STORY WINDOWS.** An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.
7. **BULDING TERMINUS.** The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that

soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view.

8. **UTILITY STORAGE.** For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.

KEY ISSUES

Building Design-

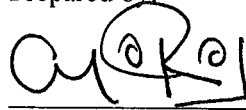
The proposed building footprint covers the entire parcel area, however, the building tower covers approximately 85 percent on the parcel area. The building mass of the 37-story tower is broken-up with inward angled facades, recessed wall planes, courtyard terraces and angular glass balconies to provide an interesting visual façade and help define the urban corridor. The building also provides different window size pattern with tall glazing windows on the building northwest corner and on the top of the tower. Some other windows are semi-recessed from the building façade and some contain small viewing balconies. The tower includes vertical and horizontal metal panel siding materials, angled metal screens for the garage façade, colored vent louvers, glazing storefront and dark cladding for the transformer room facing Broadway. The project manages mass and scale that results with a compatible design to create a distinctive building that would add a visual interest to the character of the area and to the skyline of the City. However, staff believes that the proposal needs further design development to evaluate the project based on City's design standards and findings and recommends the following:

- Develop further the façade wall (garage screen) in front of the six-level parking garage facing Broadway to create a better composition and scale that is compatible to the building tower and that includes interesting design details. Also, limit the verticality of the garage screen to the top of the 7 level. The terrace on the 8 level should use instead a clear glass railing for transparency.
- The north, south and east garage walls need further massing relief as these are close to residential unit windows and sections of the blank garage walls would be seen from 19th Street.
- Develop further the base to create a stronger composition that defines the ground-floor retail area and the building tower while maintaining a compatible transition. Include additional design features to make the residential entry more prominent and visually inviting from the street.
- Consider adding some residential units on level 2 above the retail area and facing Broadway.
- Relocate the transformer room to the rear of the building and at least 30 feet from the street line on Broadway.
- Develop and provide exterior details for any required improvements to the existing BART Station elevator located within the property.
- Distance the proposed short-term bicycle parking area from the north entry/exit BART station.
- Replace the street trees in front of the subject property on Broadway and consider planting new street trees on 19th Street, in front of the neighboring property at 1770 Broadway.
- Provide details for the entry court, garage driveway/door, balcony, windows, exterior lighting, landscaping/street trees and all improvements in the public right-of-way

RECOMMENDATION

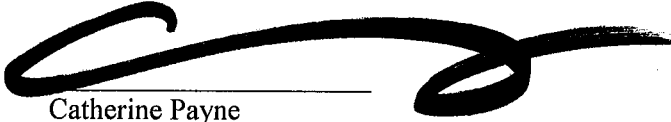
Staff recommends that the Design Review Committee consider the proposed design plans, staff comments and provide further comments and direction to the applicant before the proposal is considered by the Planning Commission on a future public meeting.

Prepared by:



Mike Rivera
Planner II, Development Planning
Bureau of Planning

Approved for forwarding to the
Design Review Committee:



Catherine Payne
Acting Development Planning Manager

ATTACHMENTS

- A. Proposed Design Plans, dated January 6, 2018

RECEIVED
JAN 6 2018
City of Oakland
Planning & Zoning Division

ATTACHMENT A
- ORIGINAL PLAN -

1750 BROADWAY

OAKLAND, CALIFORNIA
DESIGN REVIEW
JANUARY 6, 2018



PROJECT INFORMATION

Development Team :	Rubicon Point Partners
Architectural Team :	Handel Architects / Debbas Architects
Location :	1750 Broadway
Project Type:	Mix-use Residential Apartments / Retail
Site:	27,600 SF
Number of units:	307
Residential:	341,880 GSF (273,270 NSF)
Number of parking stalls:	210
Garage:	132,600 GSF
Mechanical:	19,980 GSF
Retail:	5,000 GSF
Project Total:	approximately 538,750 SF

CONTEXT

SITE



SITE



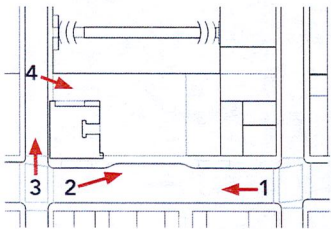
DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

SITE



DESIGN REVIEW 1750 BROADWAY, OAKLAND, CA

SITE PHOTOS



SITE SURVEY

ZONING INFORMATION

Listed below are Setback, Height, and Floor Space Area Restrictions as disclosed by applicable Zoning or Building Codes unless "None" is stated below. The source of this information is CITY OF OAKLAND, 510-238-3641.

Zoning Designation: CBD - CENTRAL BUSINESS DISTRICT
 Building Height: N/A
 Minimum Lot Area: N/A
 Building Setbacks: N/A
 Parking Requirements: N/A

FLOOD ZONE

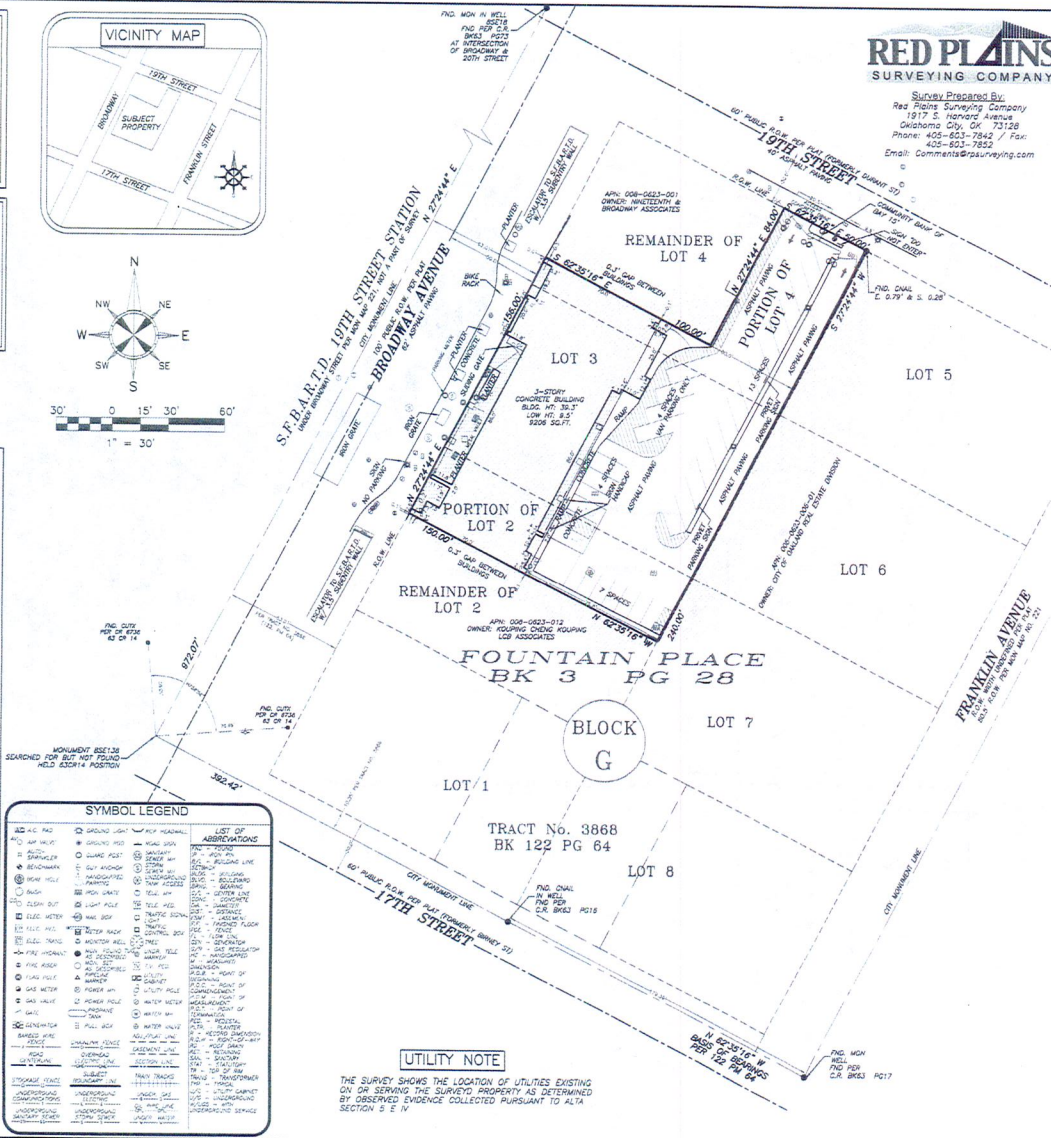
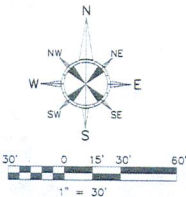
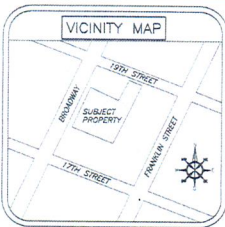
A field survey was not conducted to determine the flood zone areas. Any flood zone lines distinguishing between flood areas are graphically plotted from FEMA Flood Insurance Rate Maps (FIRM). A flood elevation certificate may be needed to determine or verify the location of the flood areas. The subject property's community does participate in the program. It is determined that the subject property resides in the following Flood Zone "X" as determined by or shown by FEMA Community Panel No. 0802100870 dated 08/03/2009 and is not in a Special Flood Hazard Zone. The Flood Insurance Rate Program was contacted on 7/14/2016 by telephone or email (www.fema.gov).

STATEMENT OF ENCROACHMENTS

No visible encroachments or observed evidence of encroachments onto or over subject property's boundary line as of date of survey.

MISCELLANEOUS NOTES

- (N1) Property has direct access to 19th Street which is a public right-of-way.
 - (N2) The address of 1740 was observed by the surveyor posted on property as of date of survey.
 - (N3) The basis of bearings of this survey is based on the CITY MONUMENT LINE ALONG 17TH STREET, shown as N 62°25'16" W, per TRACT NO. 3668, 122 PG 64.
 - (N4) The table below describes the type and number of parking stalls entirely within the property boundary. Stalls that are partially within the boundary are listed under the heading "Partial". Partial stalls are not counted in the total.
- | PARKING | | | | |
|---------|-------------|-----|---------|-------|
| REGULAR | HANDICAPPED | VAN | PARTIAL | TOTAL |
| 24 | 02 | 04 | 00 | 30 |
- (N5) There was no observable evidence of earth moving work, building construction or building additions within recent months.
 - (N6) There were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or evidence of recent street or sidewalk construction repairs.
 - (N7) There was no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.
 - (N8) The subject property is located at the intersection of Broadway and 19th Street.
 - (N9) No evidence of potential wetlands was observed on the subject property at the time the survey was conducted nor have we received any documentation of any wetlands being located on the subject property.
 - (N10) This survey map correctly represents the facts at the time of the survey.
 - (N11) There are no discrepancies between the boundary lines of the property as shown on this survey map and as described in the legal description presented in the title commitment.
 - (N12) The boundary lines of the property are contiguous with the boundary lines of all adjoining streets, highways, right-of-ways and easements, public or private, as described in their most recent respective legal descriptions of record.
 - (N13) The subject property (APN# 008-0623-013; Owner: CALLSODICK II) Contains 27800 sq. ft. or 0.6336 acres, more or less.



RED PLAINS SURVEYING COMPANY
 Survey Division By:
 Red Plains Surveying Company
 1817 E. Harvard Avenue
 Oakland, CA 94612
 Phone: 408-603-7842 / Fax:
 408-603-7852
 Email: Comments@redplains.com

TITLE LEGAL DESCRIPTION

Real property in the City of Oakland, County of Alameda, State of California, described as follows:
 LOT 3 AND PORTIONS OF LOTS 2 AND 4, BLOCK G, MAP OF FOUNTAIN PLACE, FILED FEBRUARY 20, 1968, MAP BOOK 3, PAGE 28, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EASTERN LINE OF BROADWAY, DISTANT THEREON SOUTHERLY 84 FEET FROM THE INTERSECTION THEREOF WITH THE SOUTHERN LINE OF 19TH STREET, FORMERLY DURANT STREET, THENCE SOUTHERLY, ALONG SAID LINE OF BROADWAY, 156 FEET; THENCE AT RIGHT ANGLES EASTERLY 150 FEET; THENCE AT RIGHT ANGLES NORTHERLY 240 FEET TO THE SOUTHERN LINE OF 19TH STREET; THENCE WESTERLY, ALONG SAID LINE OF 19TH STREET, 50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 84 FEET; THENCE AT RIGHT ANGLES WESTERLY 100 FEET TO THE POINT OF BEGINNING.

The above described parcel is the same and described in Stewart Title Guaranty Company Title Commitment No. 01180-212998, bearing an effective date of 3/11/2016.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 2. The fact that said land is included within a project area of the City of Oakland Redevelopment Agency (the Central District Urban Renewal Plan), and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the redevelopment plan) as disclosed by a document recorded December 17, 1974, in Book 3835, Page 484, as instrument No. 74-158559 of Official Records. Said Plan was adopted by Ordinance No. 7567 C.M.S. on June 12, 1969, as amended by Ordinance No. 8025 C.M.S., 8091 C.M.S., 8288 C.M.S. and by Ordinance No. 8816 C.M.S., as disclosed by the above cited document.
- An Amended Redevelopment Plan for the Central District of Oakland, recorded December 17, 1974, in Book 3835, Page 488 as instrument No. 74-158560 of Official Records.
- An Amended Redevelopment Plan for the Central District of Oakland, recorded December 31, 1978 in Book 4214, Page 290 as instrument No. 75-193098 of Official Records.
- Said Plan was amended by Ordinance No. 9252 C.M.S., recorded December 31, 1975 in Book 4214, Page 341 as instrument No. 75-193099 of Official Records.
- Revised Statement of Institution of Redevelopment for the Central District Redevelopment Project, recorded December 3, 2007 as instrument No. 200742559 of Official Records.
- Said Plan was amended by Ordinance No. 13110 C.M.S., recorded May 9, 2012 as instrument No. 2012149811 of Official Records.
- Said Plan was amended by Ordinance No. 13109 C.M.S., recorded May 9, 2012 as instrument No. 2012149812 of Official Records. PROPERTY IS SUBJECT TO TERMS CONTAINED THEREIN.

ALTA/NSPS LAND TITLE SURVEY

FOR
 1740 BROADWAY
 PARTNER PROJECT NUMBER (NOT PROVIDED)
 PROPERTY ADDRESS: 1740 BROADWAY, OAKLAND, CA
 ALTA SURVEY BASED AND RELIED ON Stewart Title Guaranty Company Title Commitment No. 01180-212998, bearing an effective date of 3/11/2016.

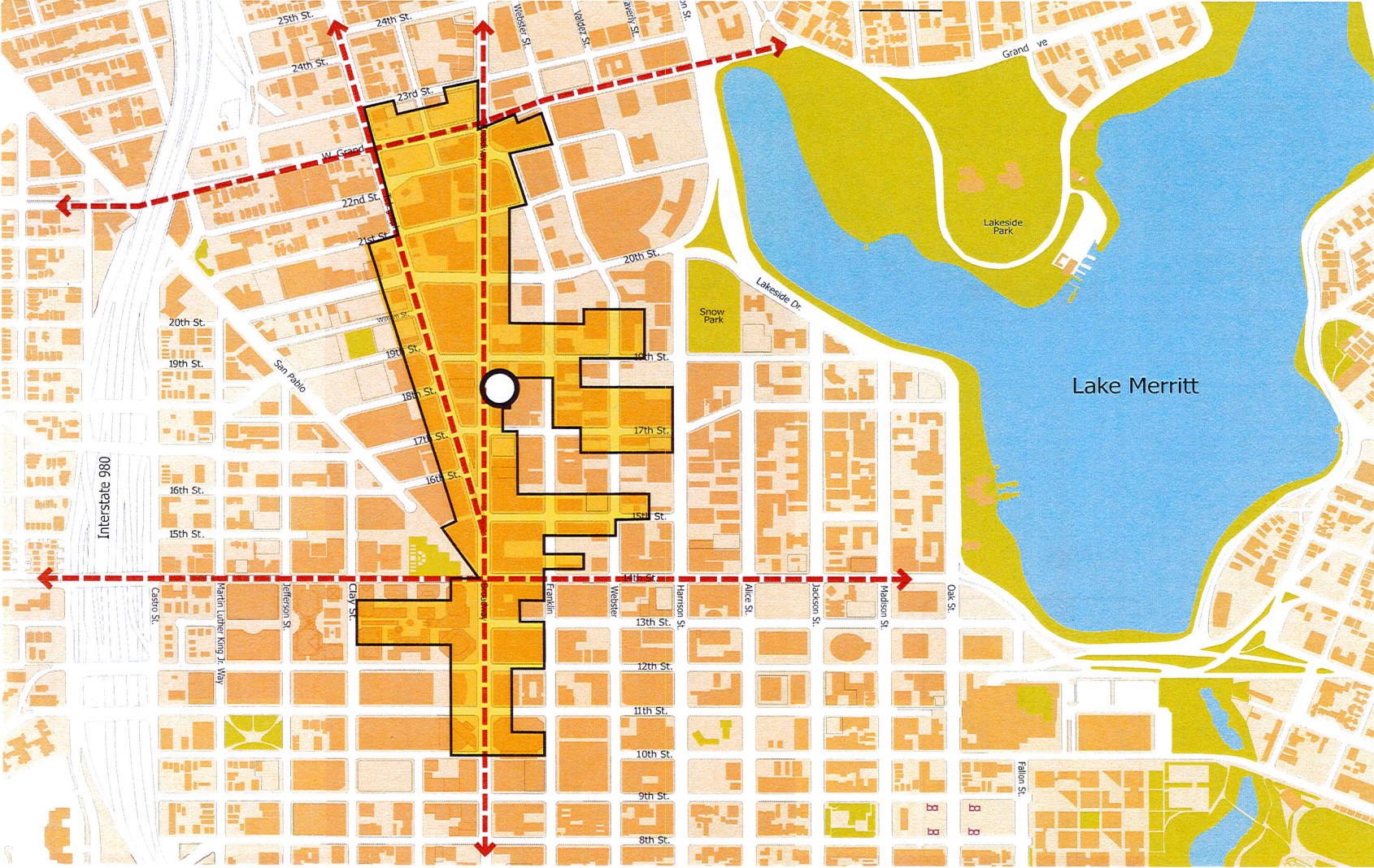
CERTIFICATION

To: STEWART TITLE GUARANTY COMPANY AND STEWART TITLE OF CALIFORNIA, INC.
 This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 7, 7D, 7E, 8, 9, 13, 14, 16-17, & 20 of Table A thereof. The Network was completed on 7/16/2016.
 Date of Plot or Map: 8/7/2016
 JAMES M. POWERS, PLS., RPLS., CRES.
 PLS. NO. 6541
 IN THE STATE OF CALIFORNIA
 DATE OF SURVEY: 7/16/2016
 DATE OF LAST REVISION: 8/11/2016

PARTNER Engineering and Science, Inc.
 1761 EAST GARRY AVENUE
 SANTA ANA, CA 92705
 T 714-763-4656
 sshore@partneresi.com
 http://www.partneresi.com

UPTOWN HUB

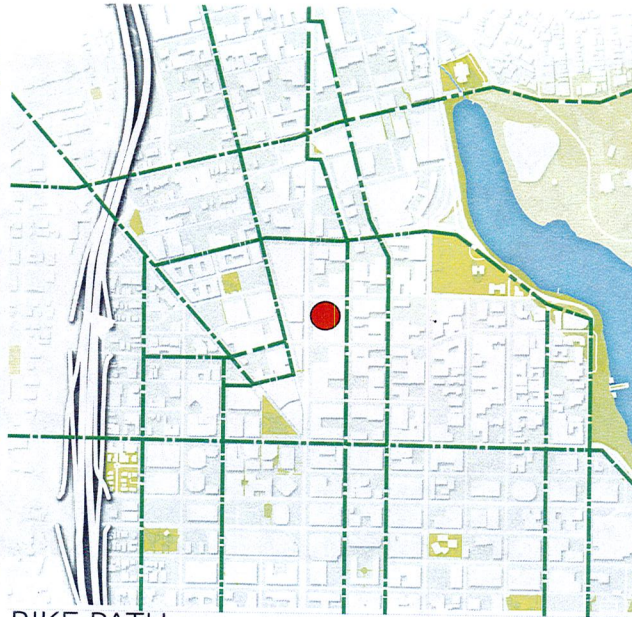
CENTRAL BUSINESS DISTRICT - PEDESTRIAN RETAIL COMMERCIAL ZONE



MOVEMENT



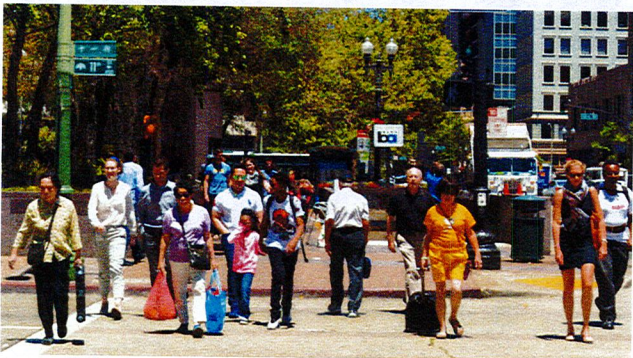
10 MIN WALKING RADIUS



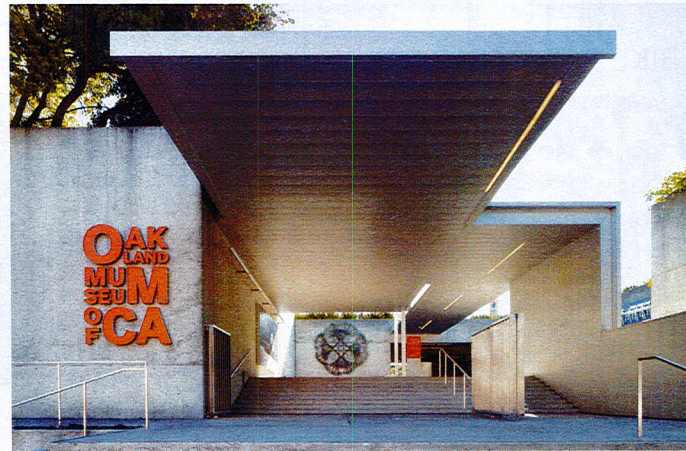
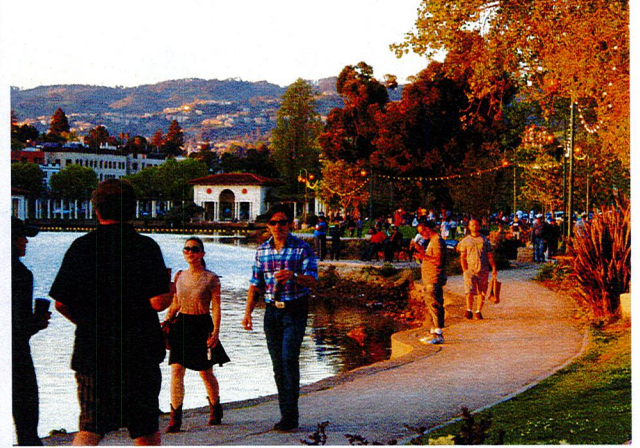
BIKE PATH



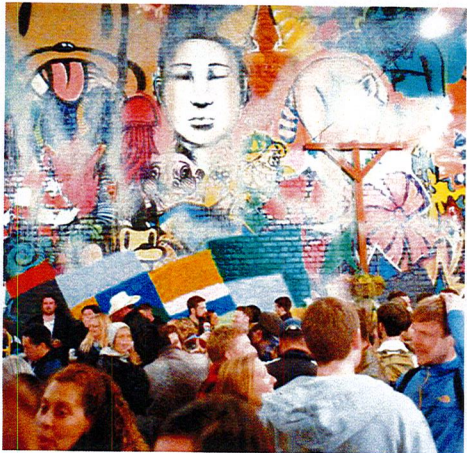
BART



SURROUNDING AMENITIES

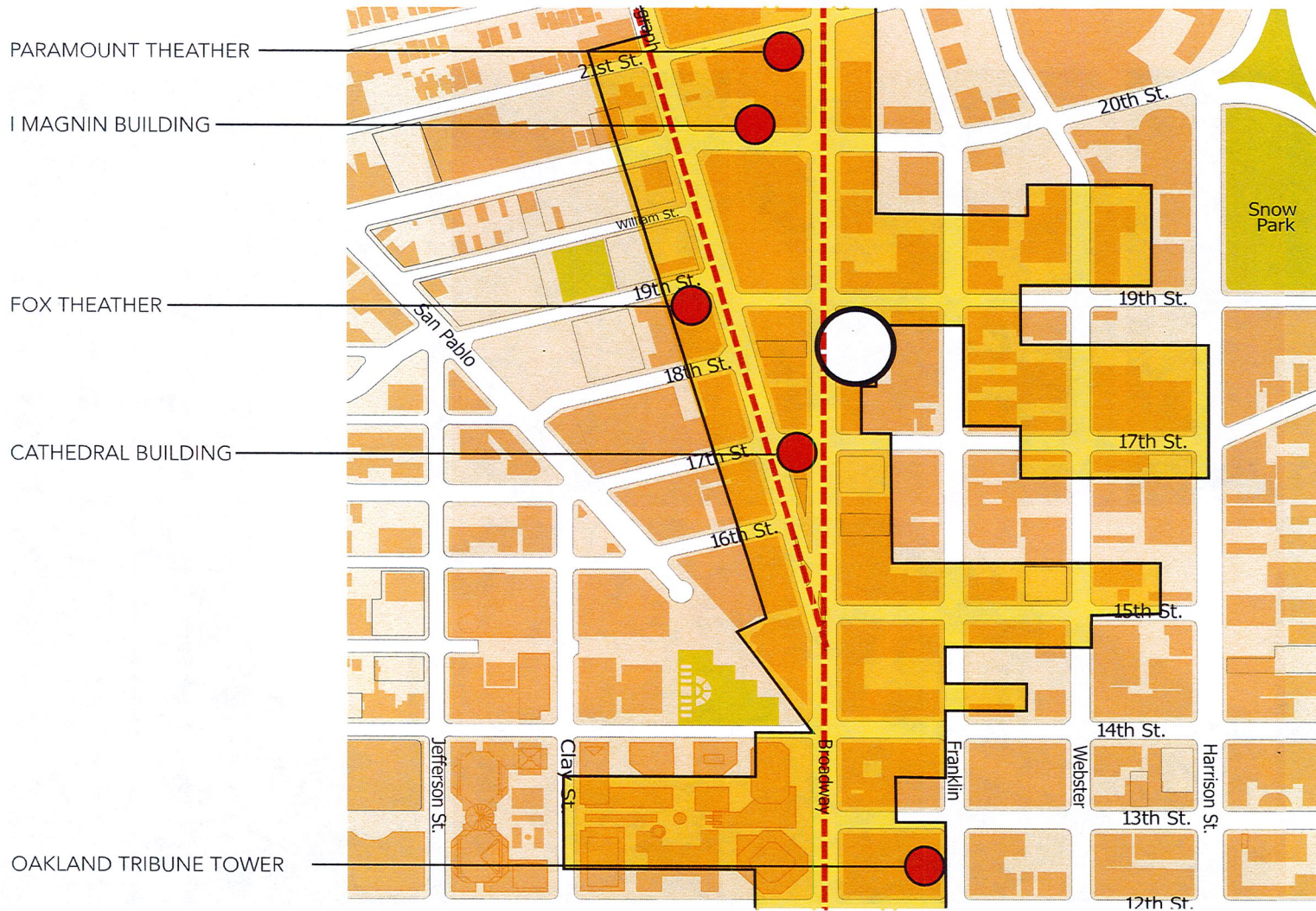


UPTOWN VIBE



UPTOWN LANDMARKS

CENTRAL BUSINESS DISTRICT - PEDESTRIAN RETAIL COMMERCIAL ZONE



UPTOWN LANDMARKS

PARAMOUNT THEATER



OAKLAND TRIBUNE TOWER



CATHEDRAL BUILDING



I MAGNIN BUILDING



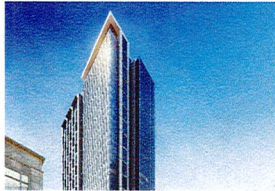
FOX THEATER



FUTURE DEVELOPMENTS



1721 WEBSTER
Holland Partner Group
270'
Approved



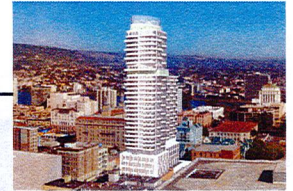
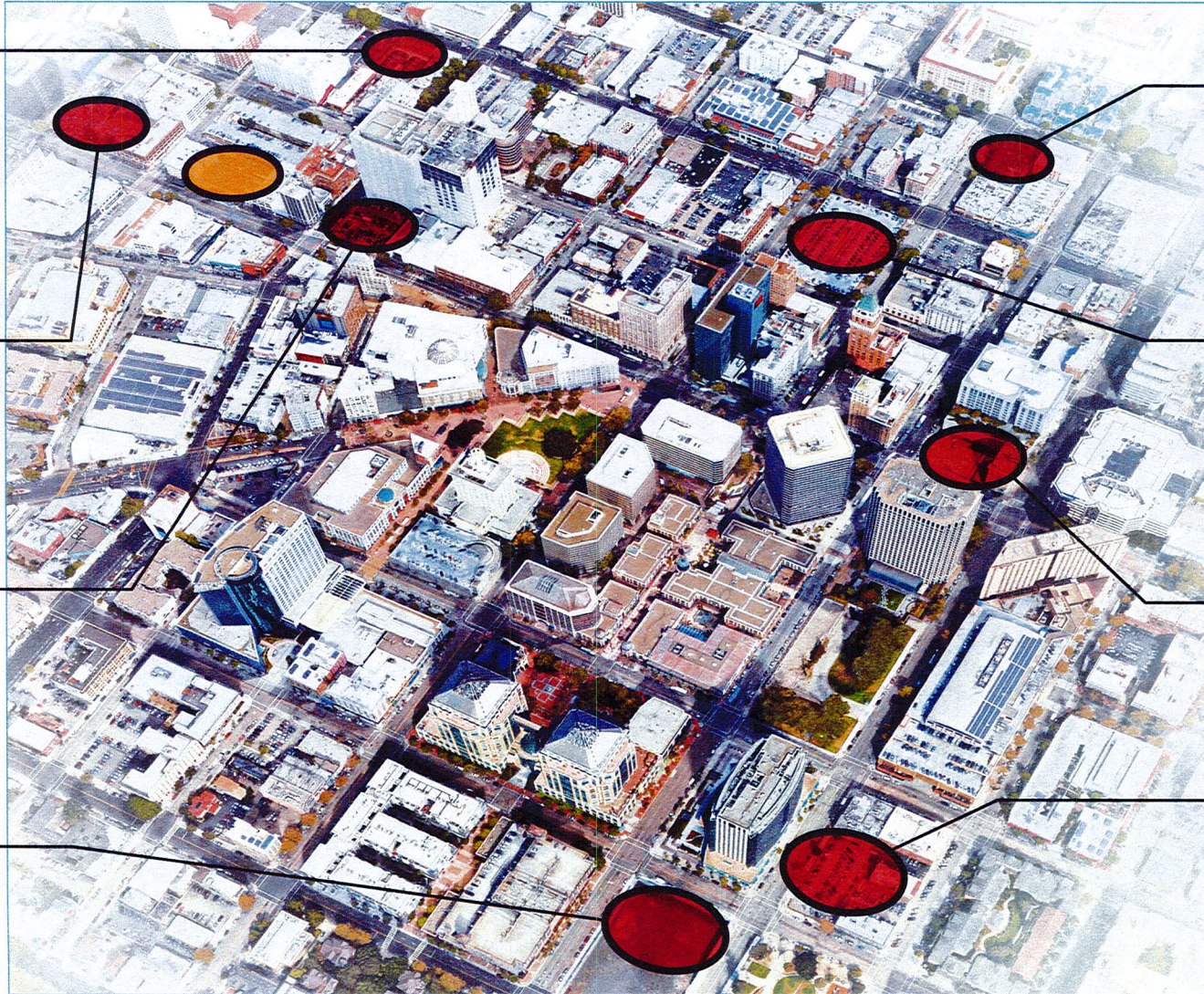
1900 BROADWAY
Brick LLP
339'
Approved



1640 BROADWAY
Lennar
380'
Under Construction



601 CITY CENTER
Shorenstein
24 story
Under Construction



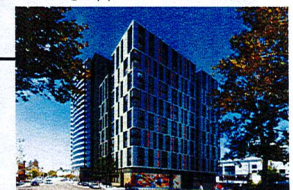
1261 Harrison
Pinnacle Red Group
360'
Pending Approval



1314 FRANKLIN
Carmel Partners
401'
Approved



1100 BROADWAY
Ellis Partners
240'
Pending Approval



1100 CLAY
Strada Investment Group
181'
Building Permit Pending

FUTURE DEVELOPMENTS



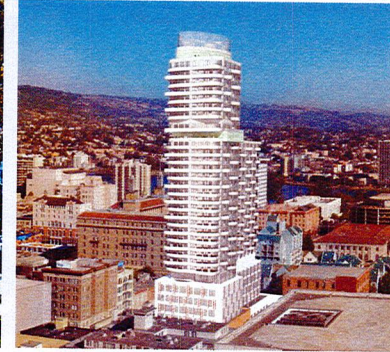
1314 FRANKLIN
 HEIGHT: 401'
 RES UNITS: 634
 GSF: 910,500
 PARKING: 600 STALLS



1100 BROADWAY
 HEIGHT: 240'
 RES UNITS: N/A
 GSF: 366,551
 PARKING: 0 STALLS



1100 CLAY
 HEIGHT: 181'
 RES UNITS: 288
 GSF: 212,640
 PARKING: 180 STALLS



1261 HARRISON
 HEIGHT: 360'
 RES UNITS: 300
 GSF: N/A
 PARKING: N/A



1721 WEBSTER
 HEIGHT: 270'
 RES UNITS: 250
 GSF: 365,463
 PARKING: 250 STALLS



1900 BROADWAY
 HEIGHT: 339'
 RES UNITS: 345
 GSF: 428,398
 PARKING: 333 STALLS



1640 BROADWAY
 HEIGHT: 380'
 RES UNITS: 254
 GSF: 477,468
 PARKING: 254 STALLS

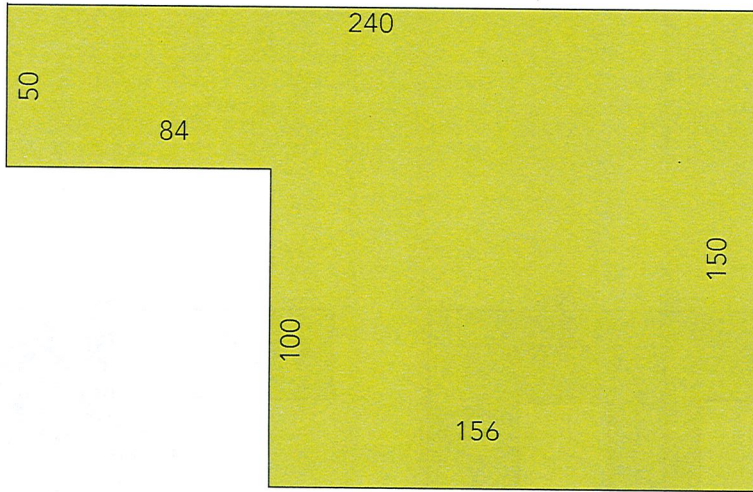


601 CITY CENTER
 HEIGHT: 24 STORY
 RES UNITS: N/A
 GSF: 600,000
 PARKING: N/A

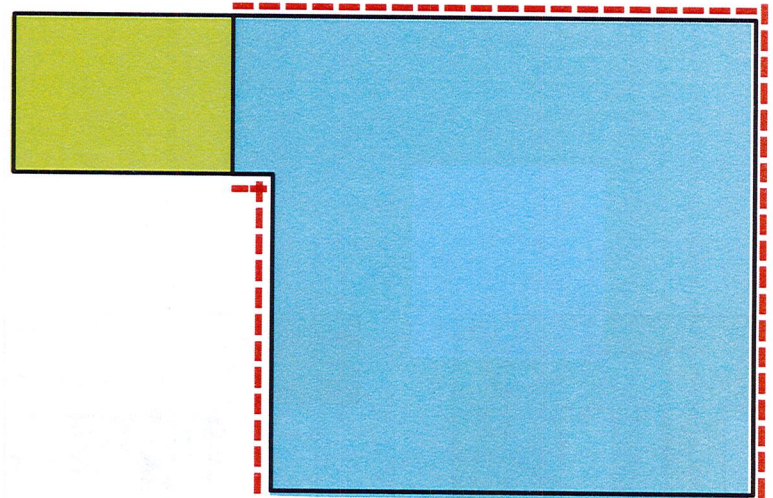
BUILDING MASSING

BUILDING MASSING

MAXIMUM TOWER FOOTPRINT



SITE AREA
27,600SF

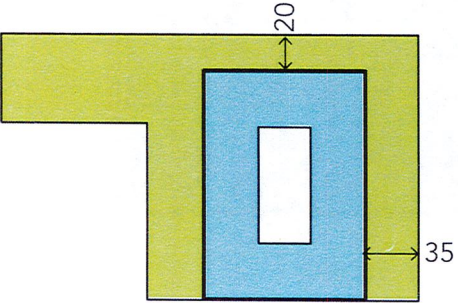


MAXIMUM (85% SITE)
23,460 SF

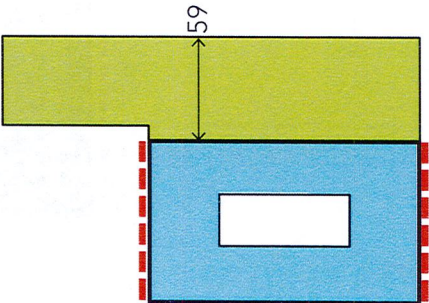


BUILDING MASSING

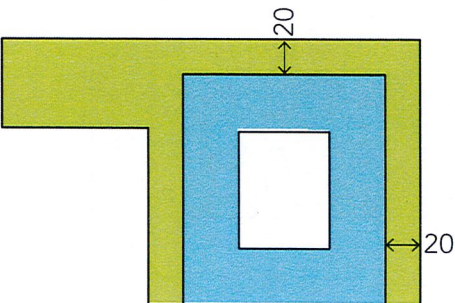
TOWER FOOTPRINT TYPOLOGY



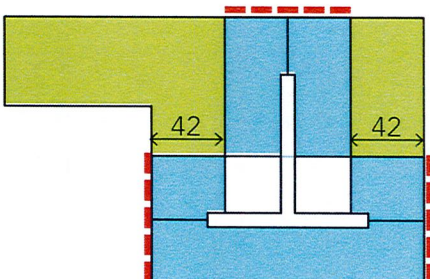
SLAB TOWER



SLAB TOWER
AVOID SOLID PARTY WALLS



POINT TOWER

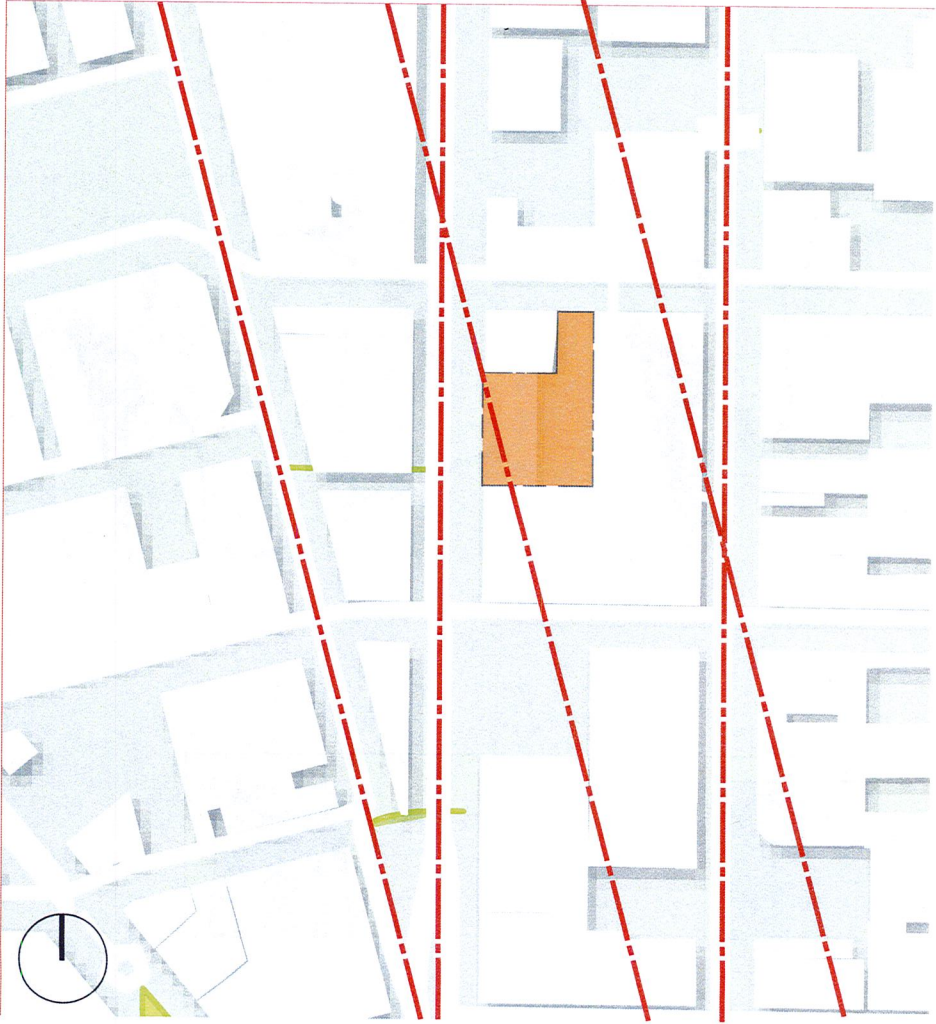
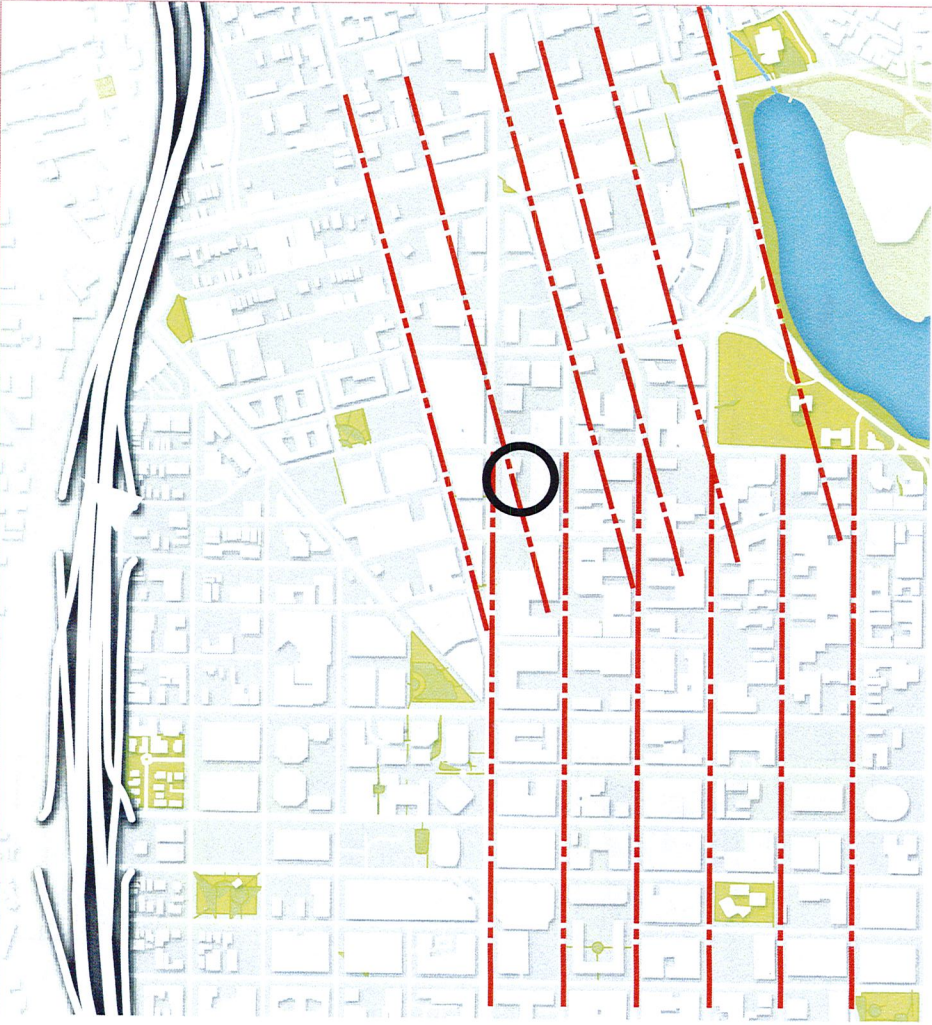


"T" TOWER
AVOID SOLID PARTY WALLS

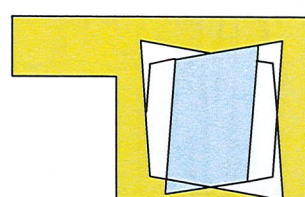
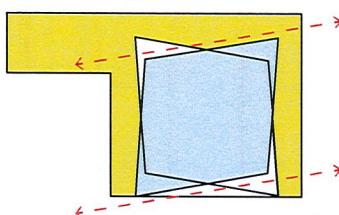
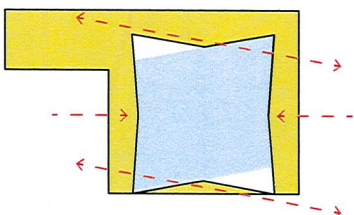
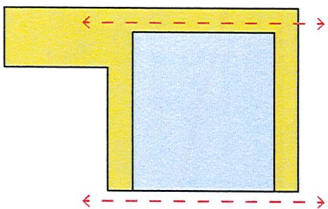
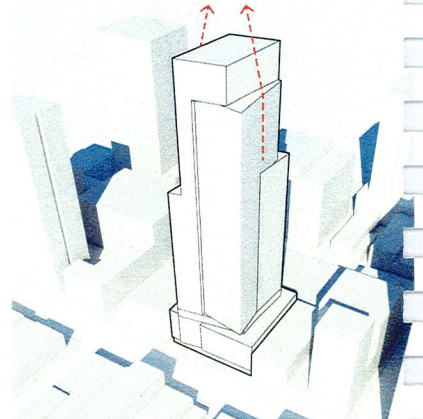
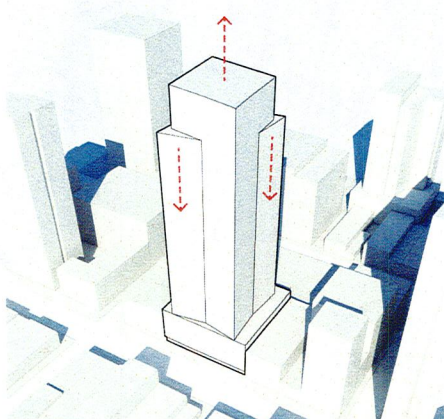
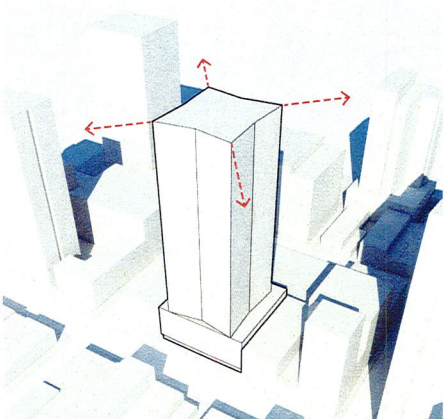
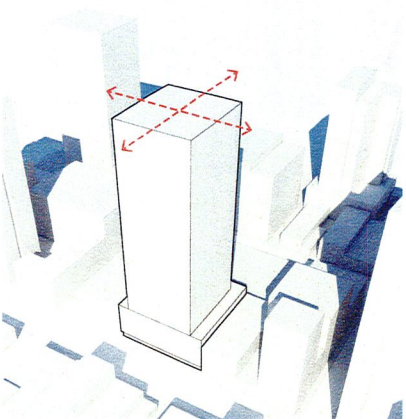


BUILDING MASSING

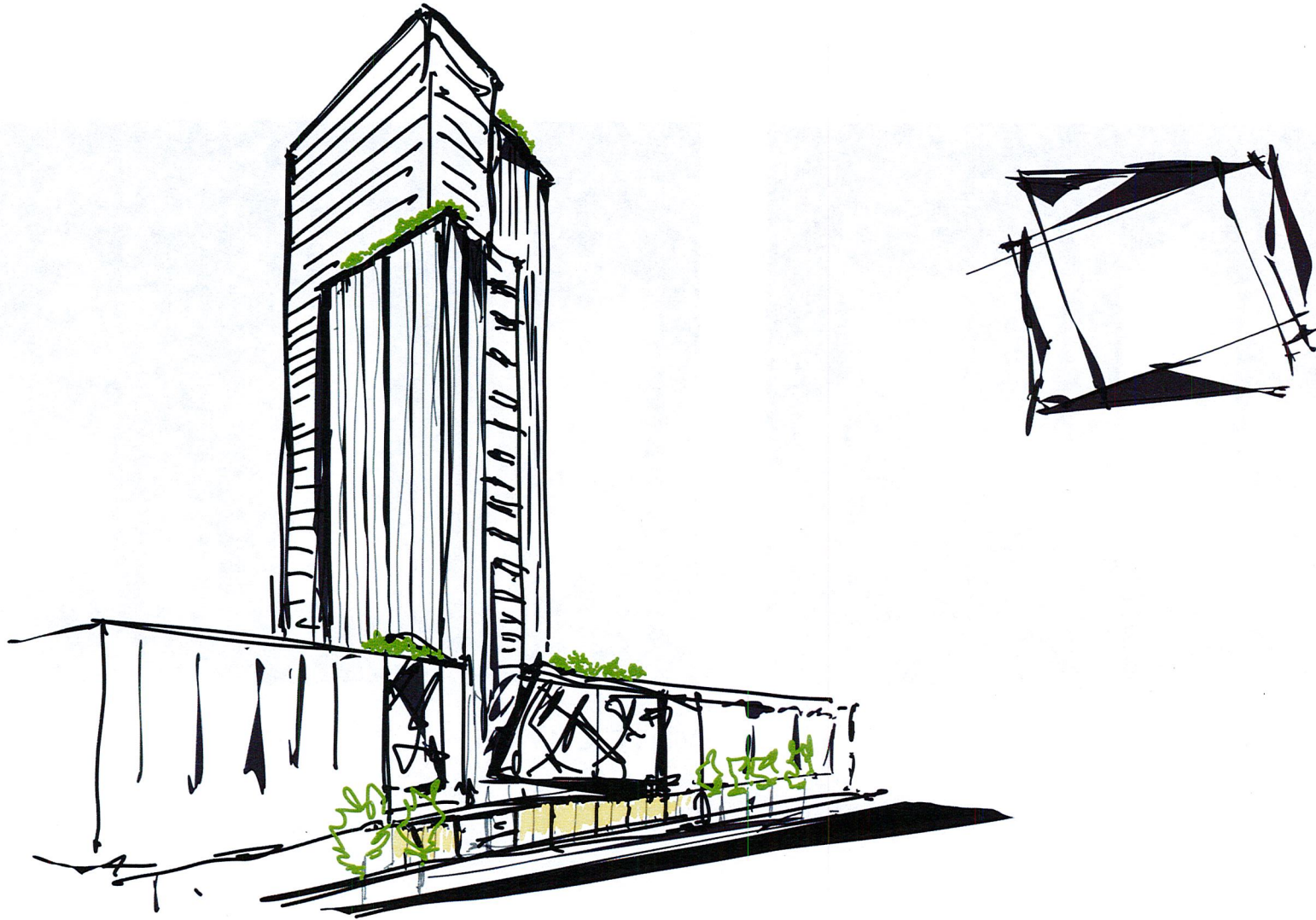
TOWER CONCEPT



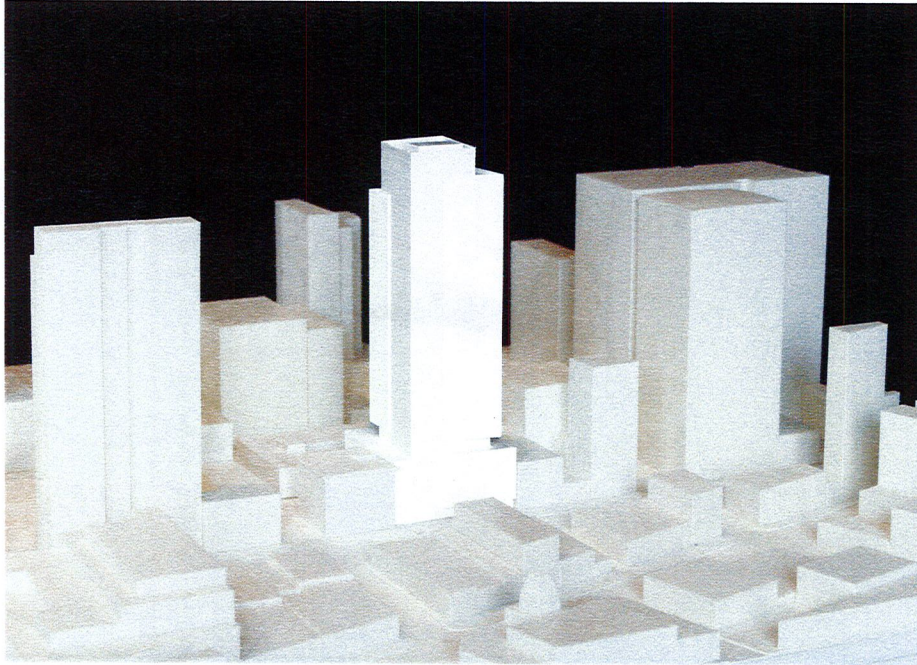
BUILDING MASSING TRANSFORMATION



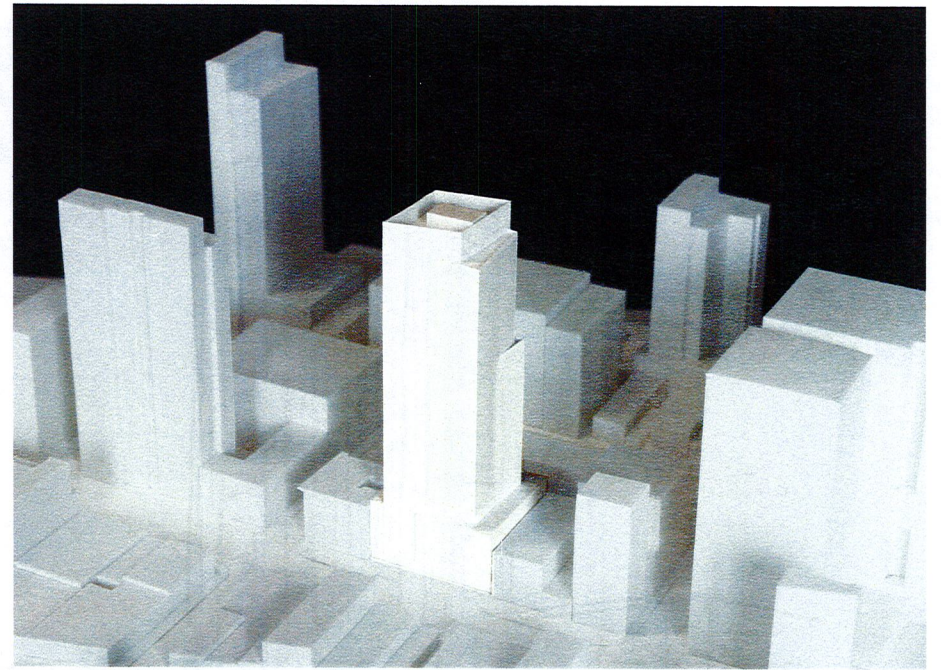
BUILDING MASSING



BUILDING MASSING

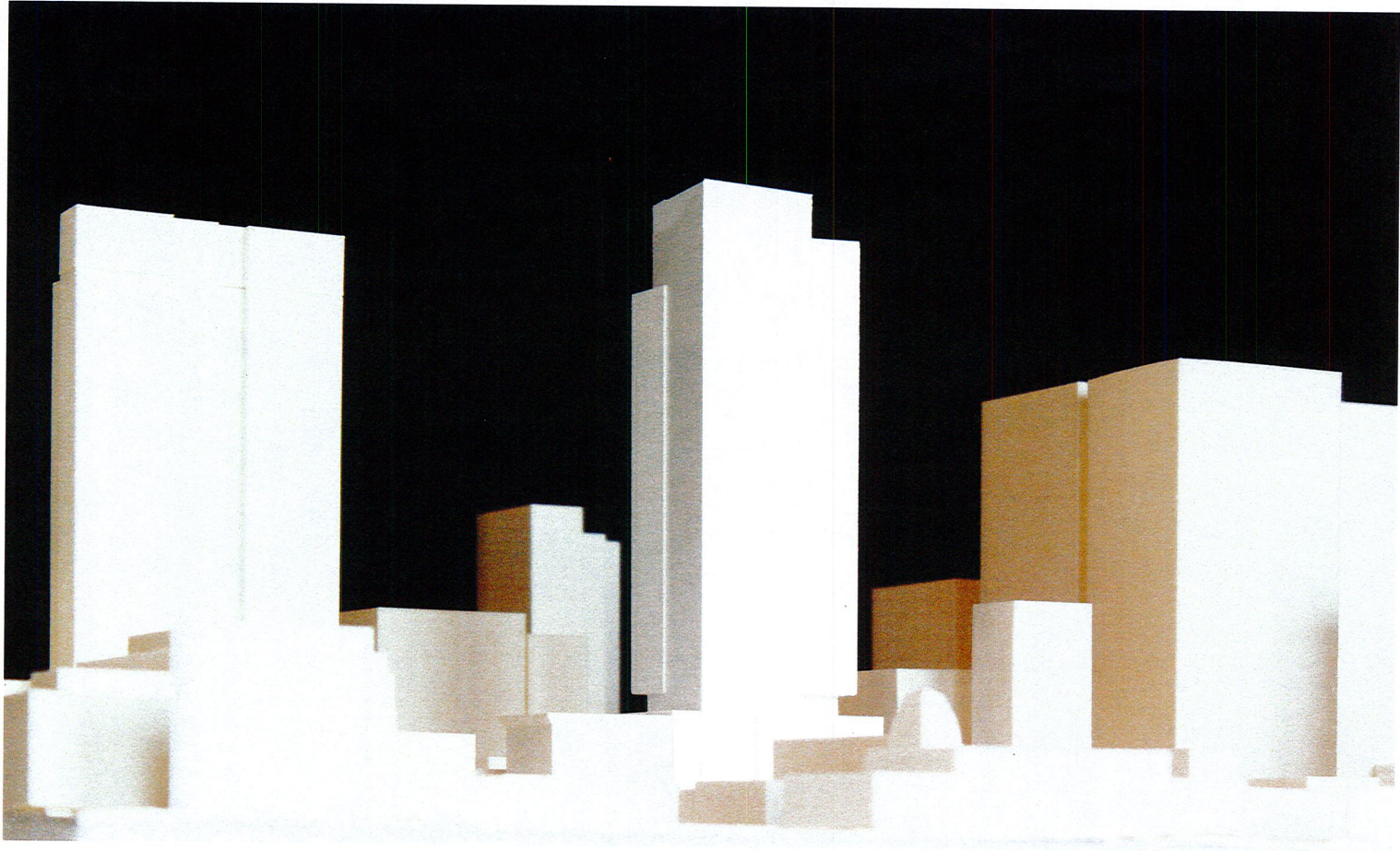


VIEW FROM NORTHWEST



VIEW FROM WEST

BUILDING MASSING

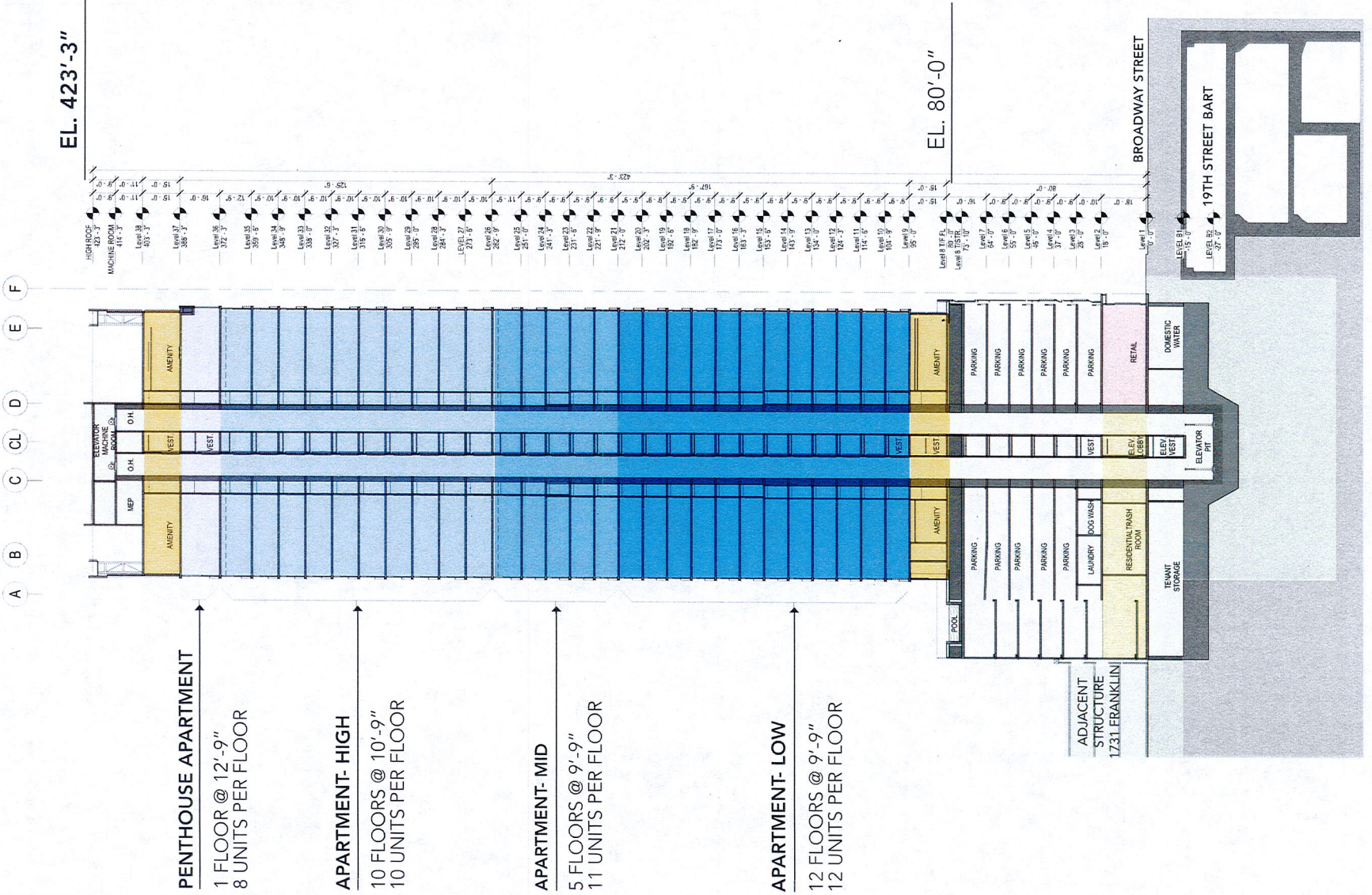


VIEW FROM NORTHWEST

BUILDING DESIGN

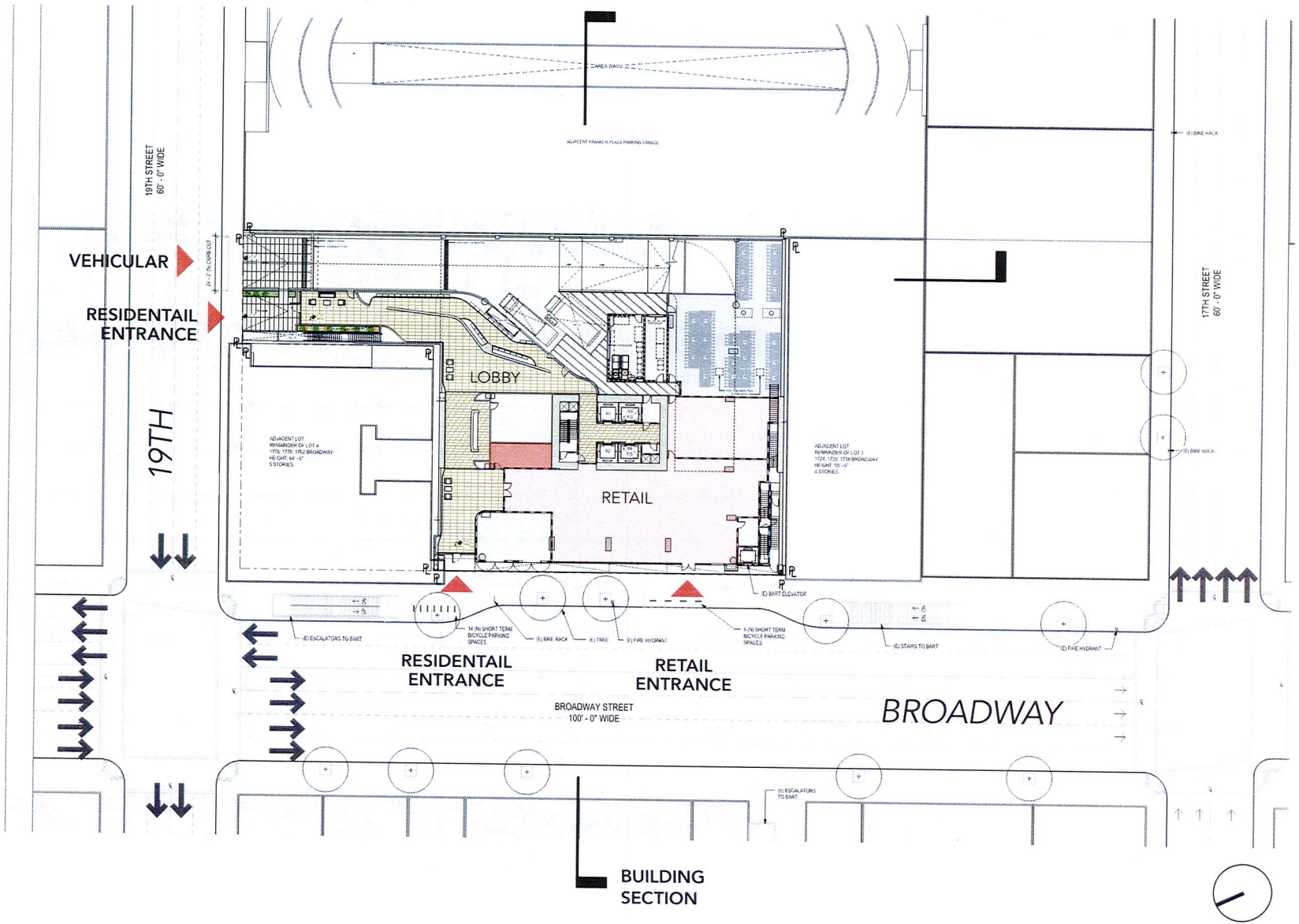
BUILDING SECTION- PROGRAM STACKING

EAST-WEST



SITE PLAN

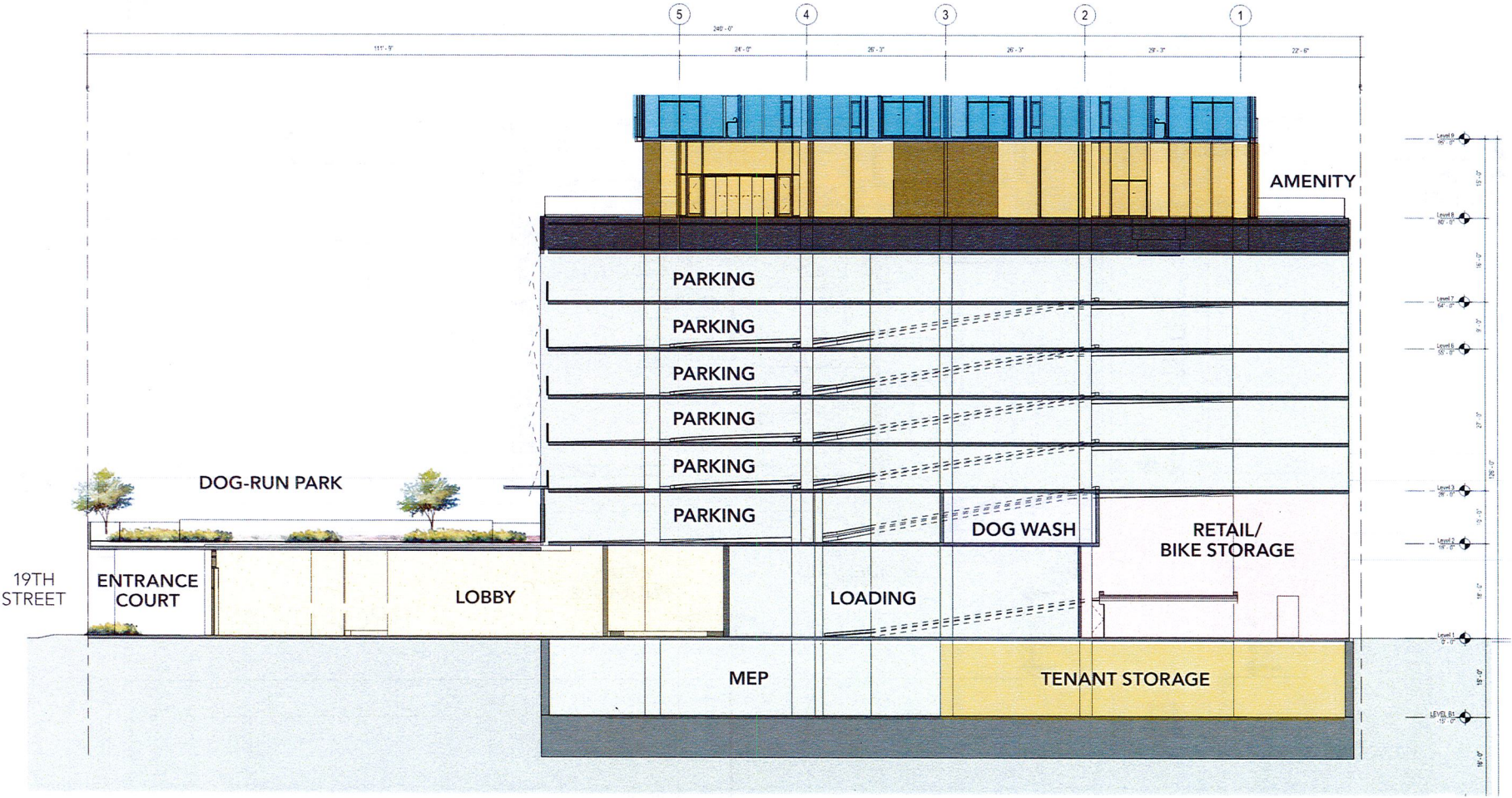
PODIUM SECTION



BUILDING SECTION

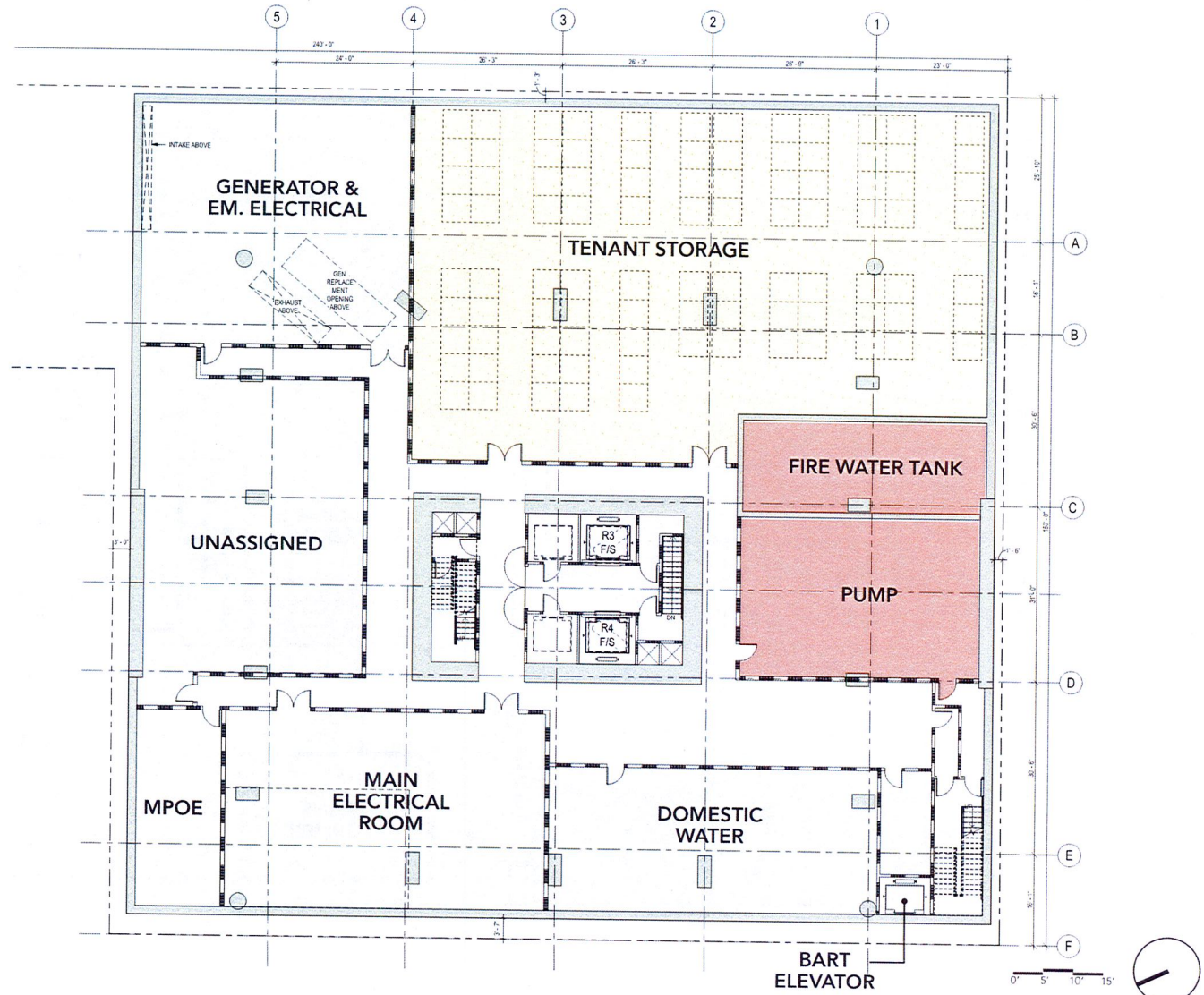
PODIUM SECTION

NORTH-SOUTH



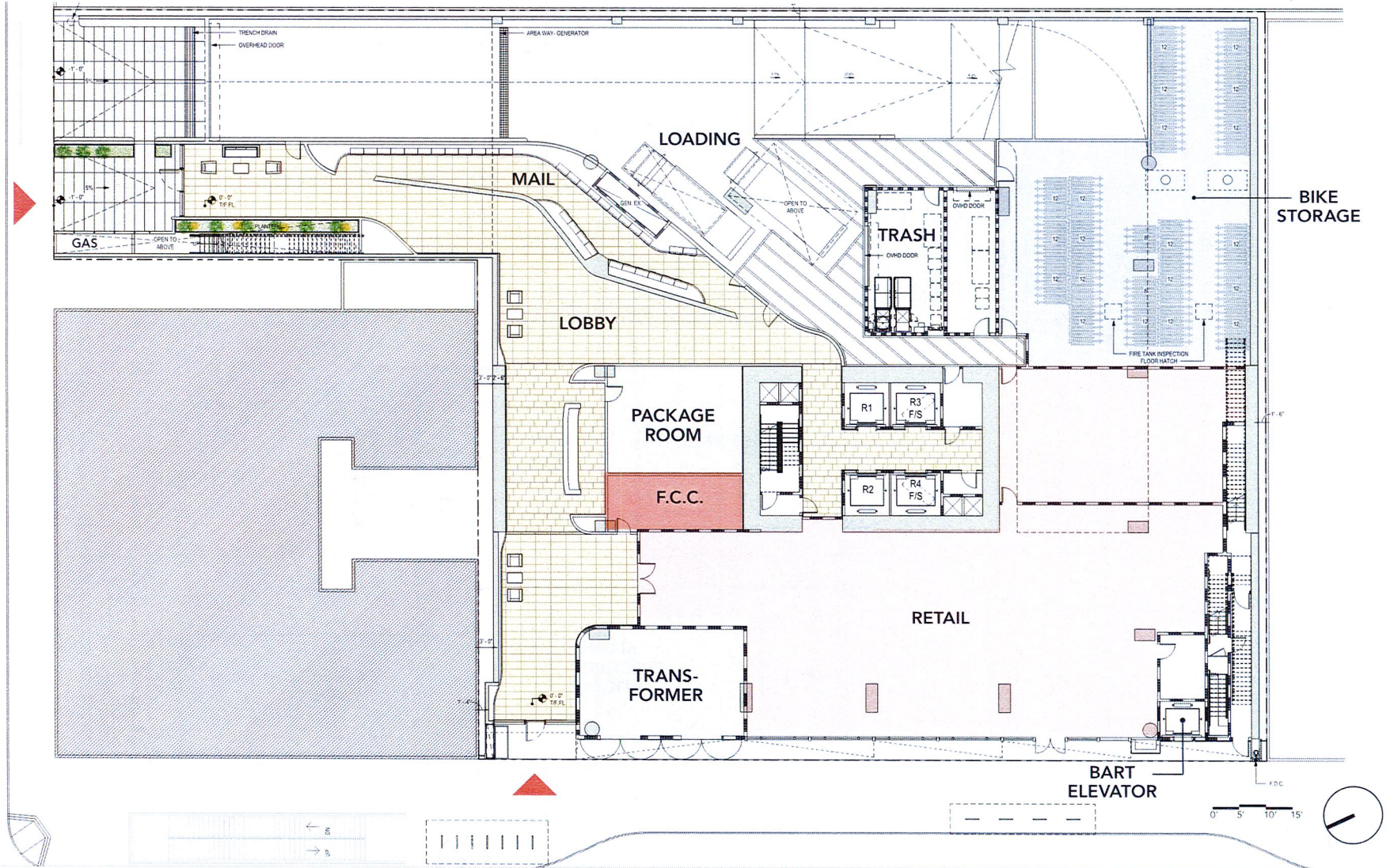
BASEMENT PLAN

MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION
STORAGE



GROUND FLOOR PLAN

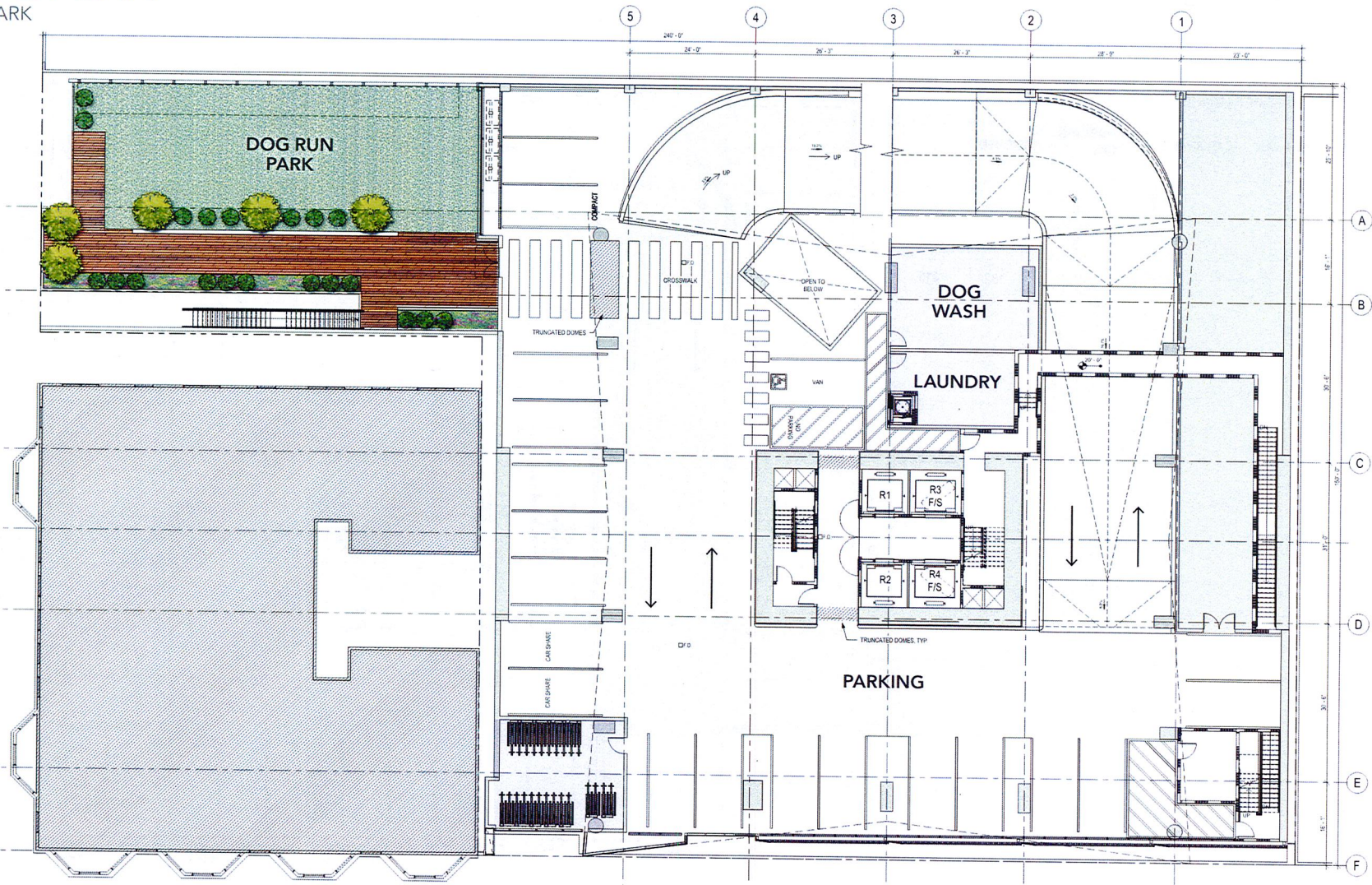
APARTMENT LOBBY
RETAIL
LOADING
BIKES



LEVEL 2 PLAN

DOG-RUN PARK
CAR SHARE

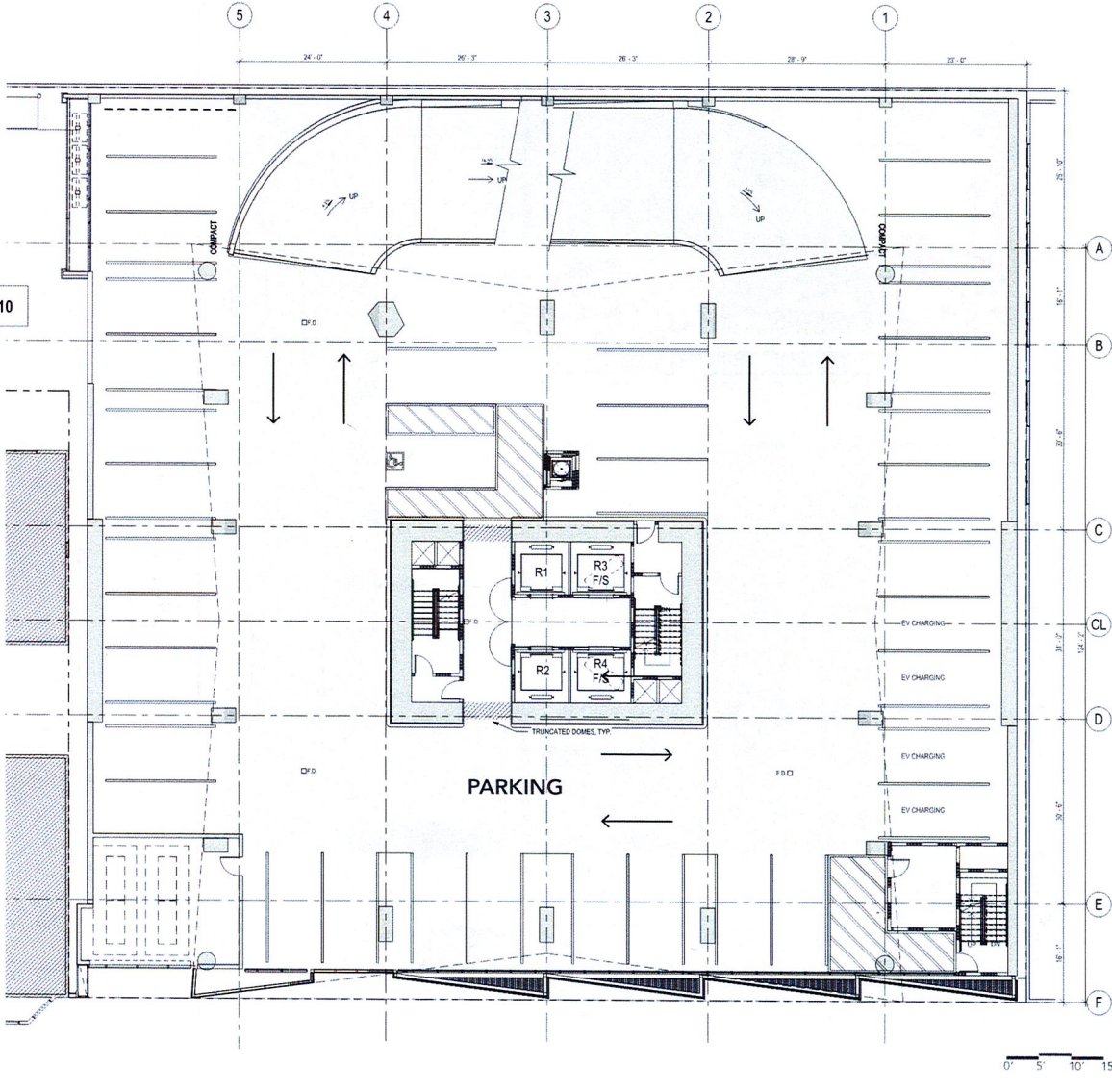
FF-5 LARGE FORMAT STONE TILE
FF-6 STONE TILE
FF-7 STONE PAVERS
FF-8 PLAZA DECK WITH 75% PRECAST PEDESTAL PAVERS AND 25% TEAK DECK BOARD



LEVEL 3-6 PLAN

PARKING SPACE COUNT

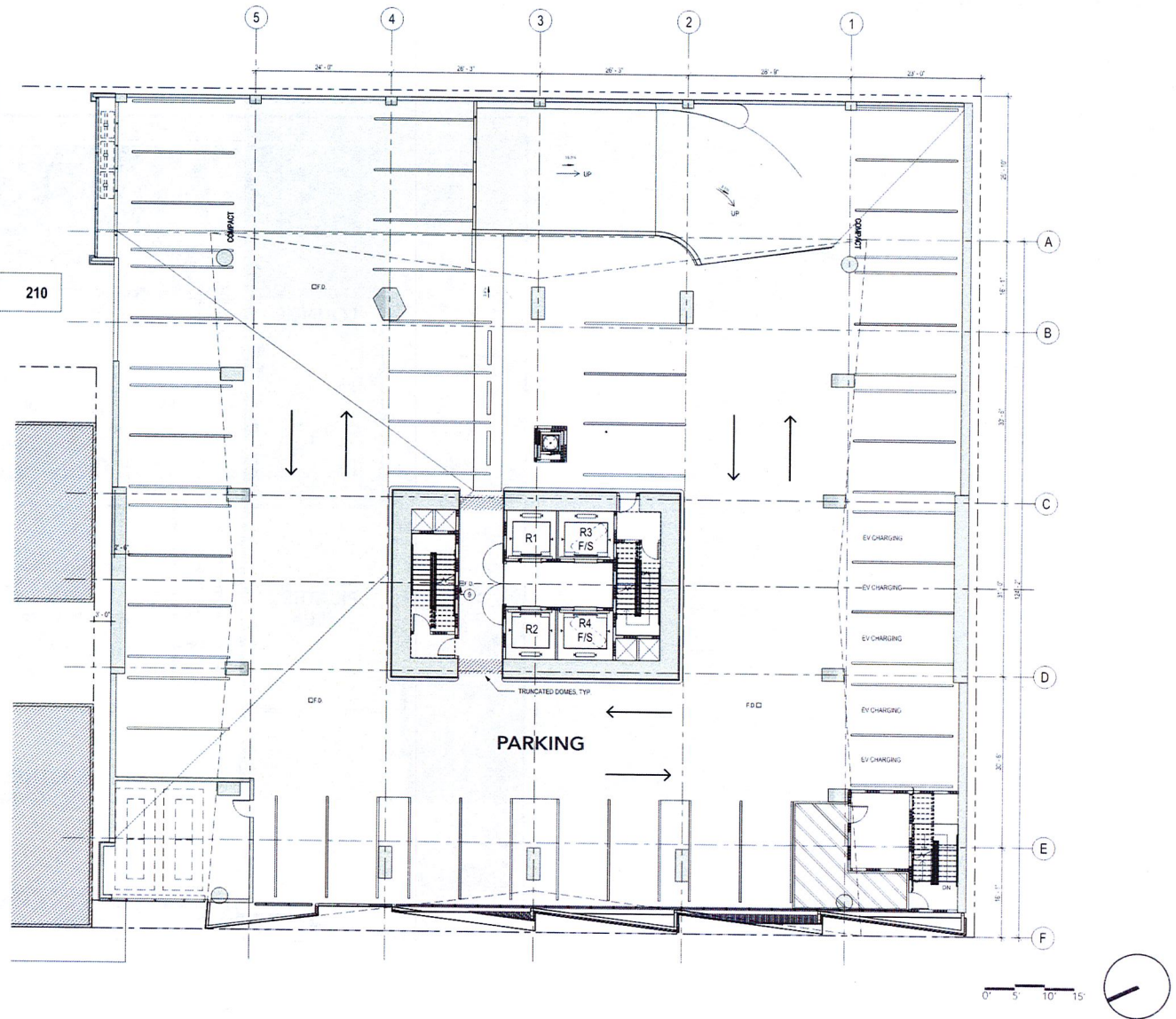
LEVELS	TYPES OF PARKING				ASSIGNED	
	ADA	ADA VAN	CAR SHARE	E.V. CHARGING 10%		
2		1	2		18	
3-6	4			16	128	
7				5	36	
TOTAL	4	1	2	21	182	210



LEVEL 7 PLAN

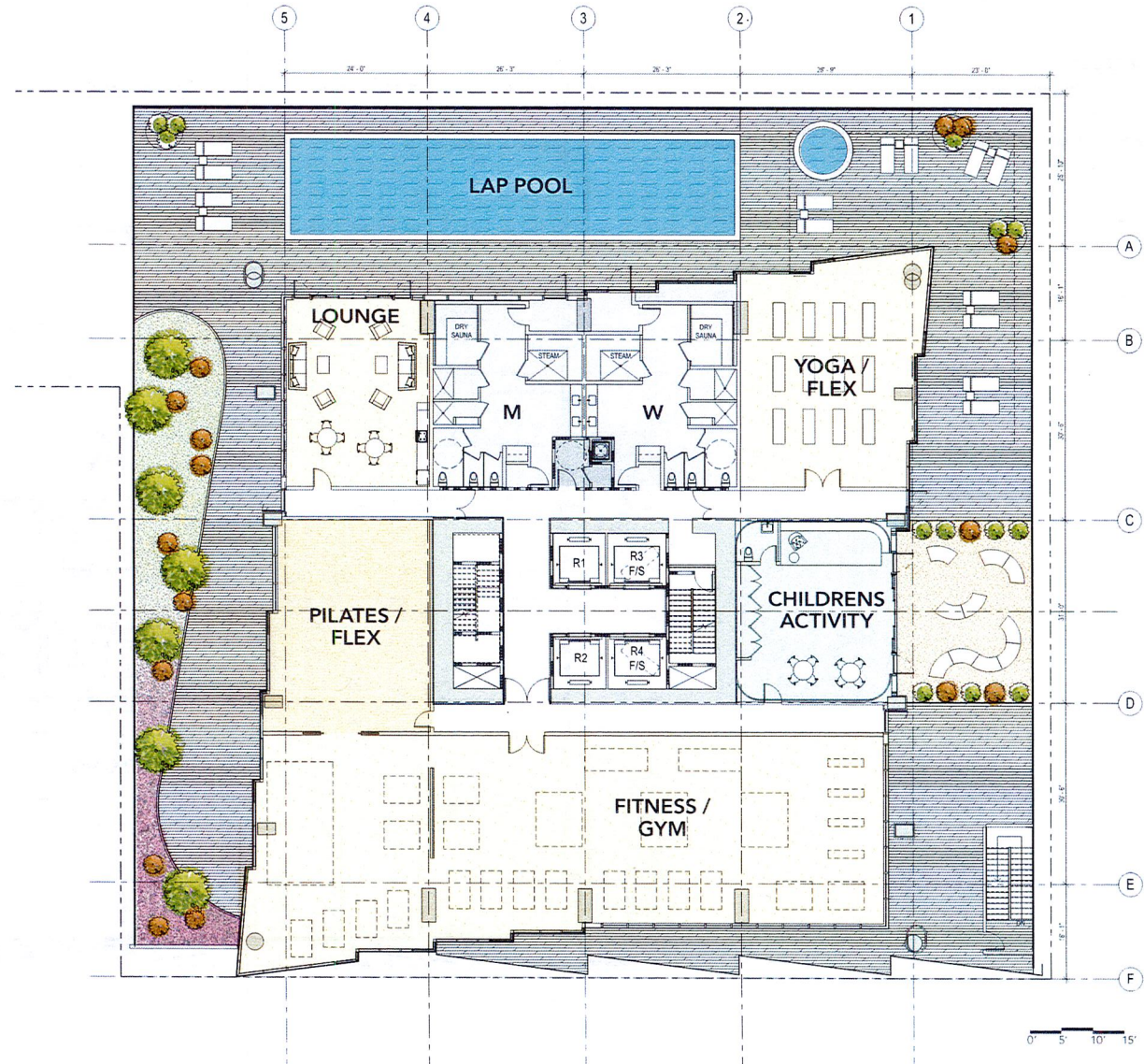
PARKING SPACE COUNT

LEVELS	TYPES OF PARKING				ASSIGNED	
	ADA	ADA VAN	CAR SHARE	E.V. CHARGING 10%		
2		1	2		18	
3-6	4			16	128	
7				5	36	
TOTAL	4	1	2	21	182	210

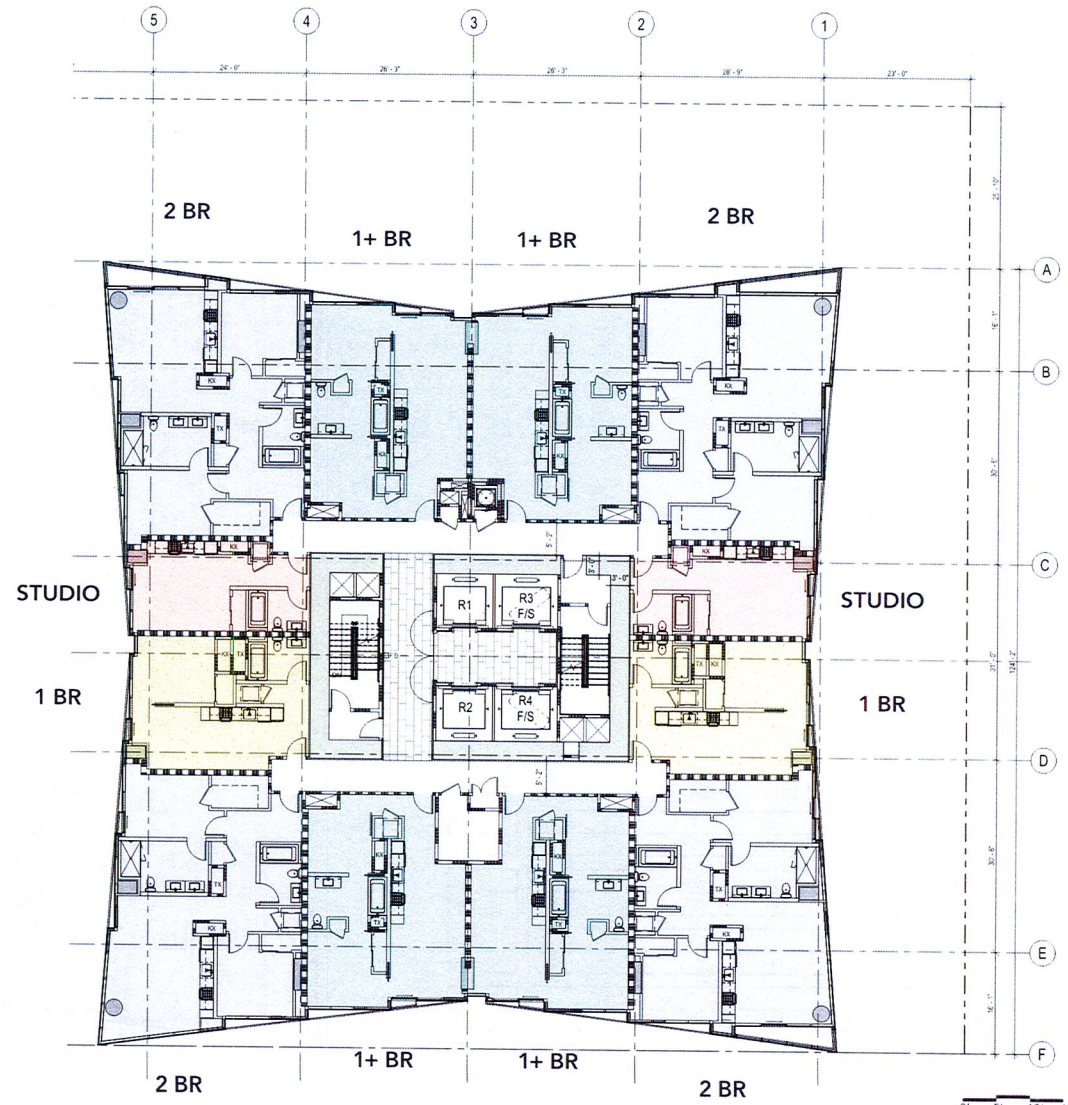


LEVEL 8 PLAN AMENITY

- FITNESS GYM
- PILATES / YOGA / FLEX
- LAP POOL
- LOUNGE AND TERRACE
- GARDENS
- CHILDREN'S ACTIVITY AND PLAY AREA



LEVEL 9-20 PLAN APARTMENT-LOW



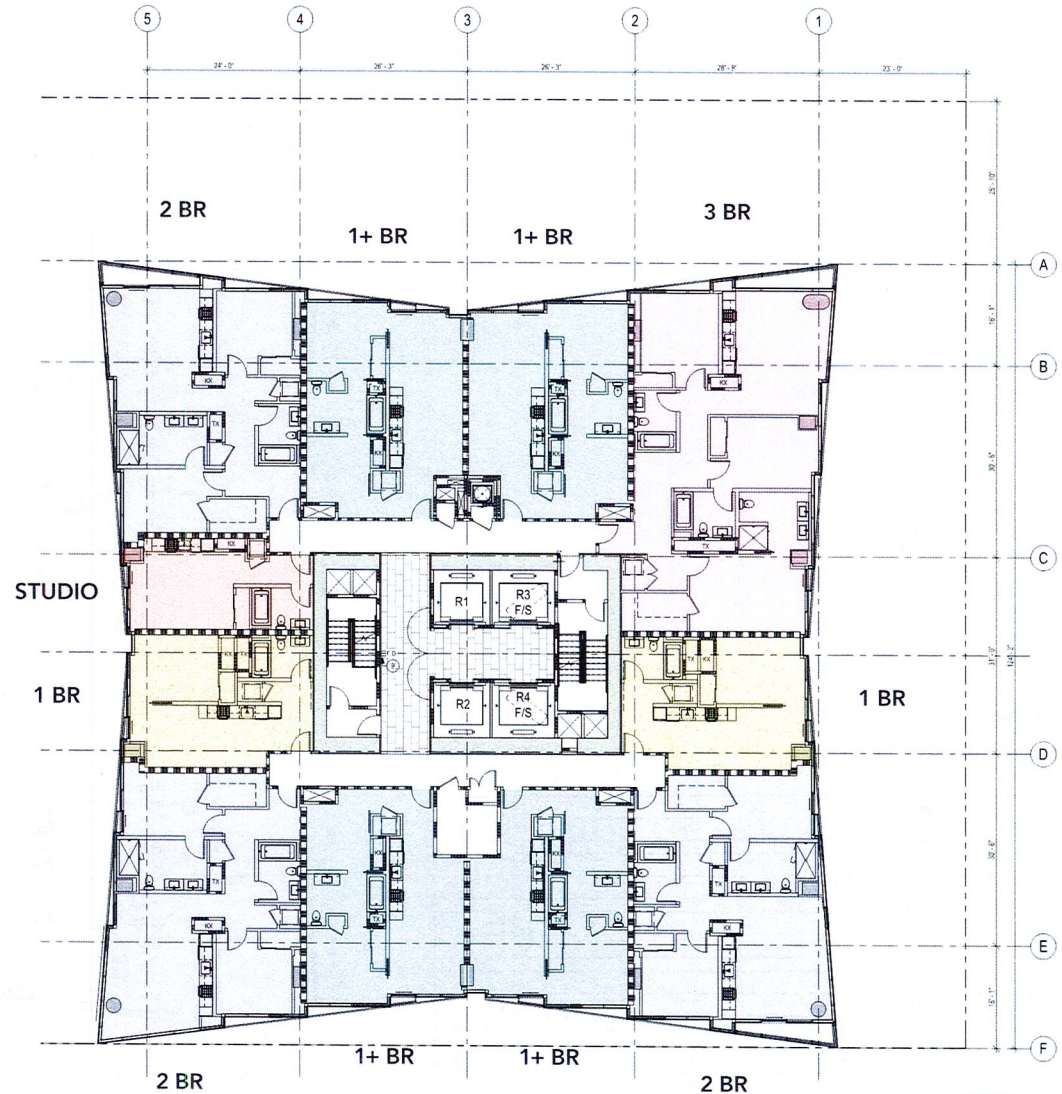
LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	9-20	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1154	0	812
MID	21-25	COUNT	5	10	20	15	5	55
		AVG SIZE (SF)	415	602	795	1161	1619	900
HIGH	26-35	COUNT	0	20	40	30	10	100
		AVG SIZE (SF)	0	598	807	1242	1632	978
PENTHOUSE	36	COUNT	0	1	3	4	0	8
		AVG SIZE (SF)	0	743	801	1515	0	1151
TOTAL		COUNT	29	55	111	97	15	307
		AVG SIZE (SF)	408	597	795	1197	1628	891

0' 5' 10' 15'

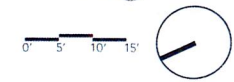


LEVEL 21-25 PLAN APARTMENT-MID



LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	9-20	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1154	0	812
MID	21-25	COUNT	5	10	20	15	5	55
		AVG SIZE (SF)	415	602	795	1161	1619	900
HIGH	26-35	COUNT	0	20	40	30	10	100
		AVG SIZE (SF)	0	598	807	1242	1632	978
PENTHOUSE	36	COUNT	0	1	3	4	0	8
		AVG SIZE (SF)	0	743	801	1515	0	1151
TOTAL		COUNT	29	55	111	97	15	307
		AVG SIZE (SF)	408	597	795	1197	1628	891

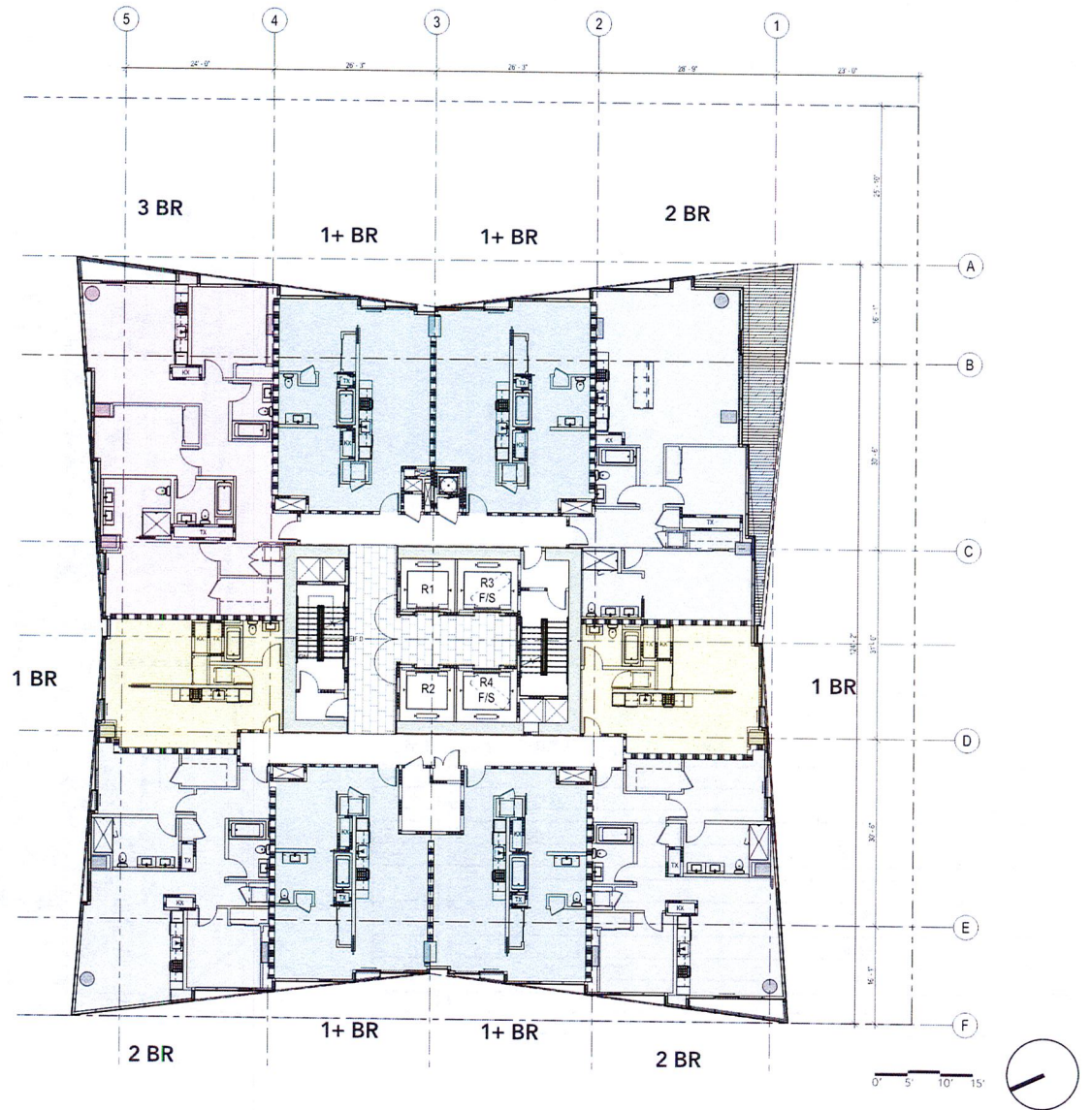


LEVEL 26-35 PLAN

APARTMENT-HIGH

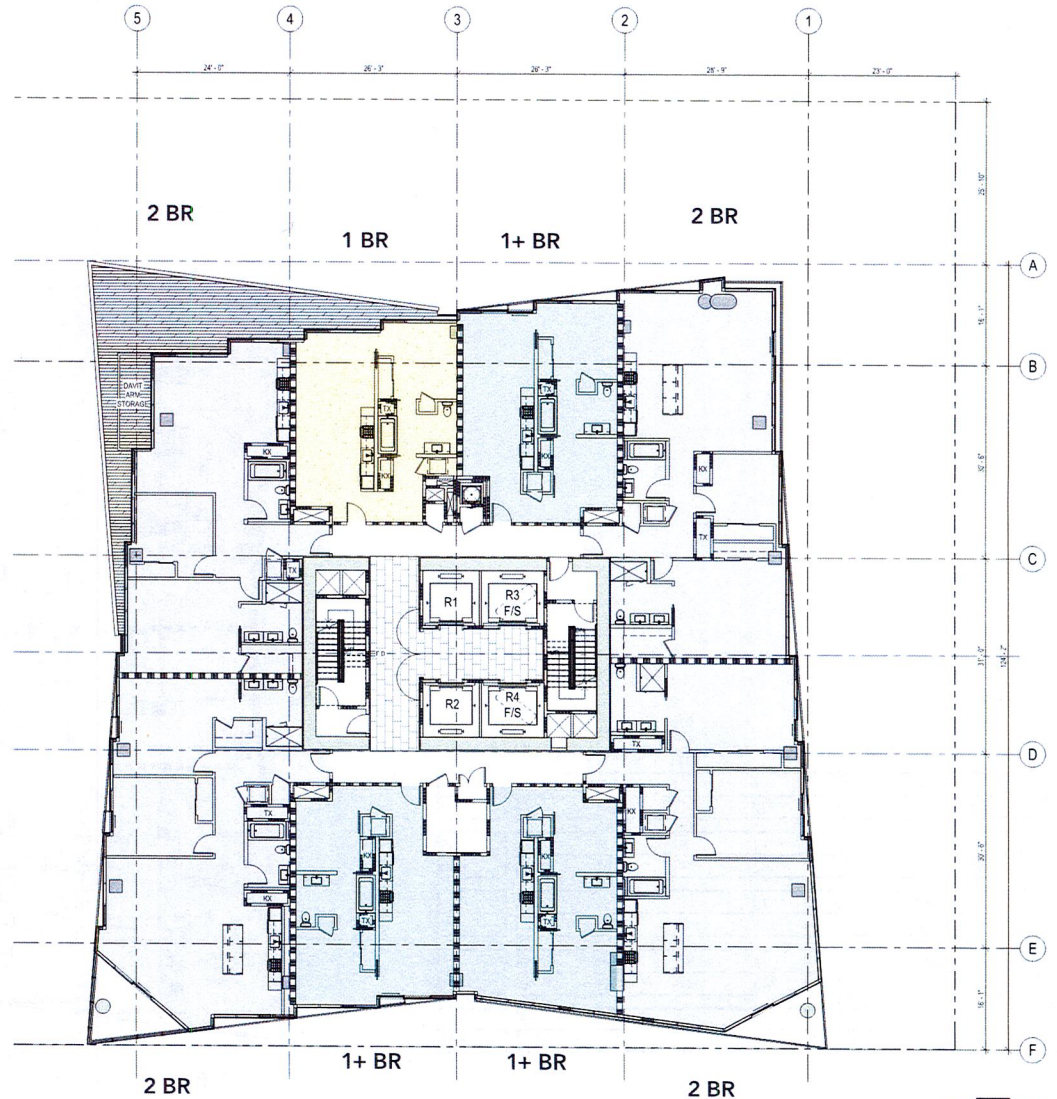
LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	9-20	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1154	0	812
MID	21-25	COUNT	5	10	20	15	5	55
		AVG SIZE (SF)	415	602	795	1161	1619	900
HIGH	26-35	COUNT	0	20	40	30	10	100
		AVG SIZE (SF)	0	598	807	1242	1632	978
PENTHOUSE	36	COUNT	0	1	3	4	0	8
		AVG SIZE (SF)	0	743	801	1515	0	1151
TOTAL		COUNT	29	55	111	97	15	307
		AVG SIZE (SF)	408	597	795	1197	1628	891



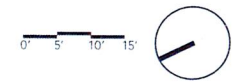
LEVEL 36 PLAN

APARTMENT- PENTHOUSE



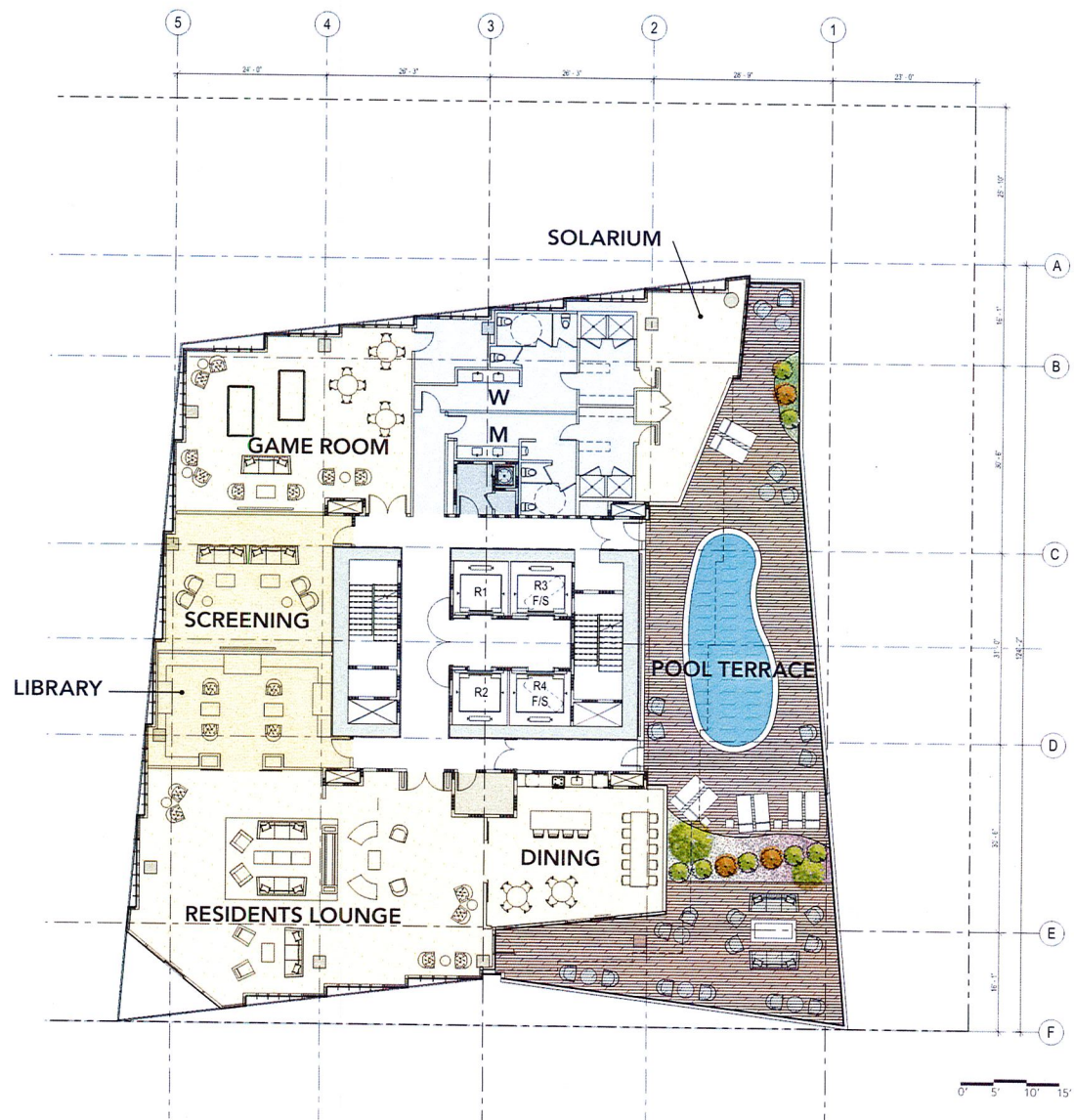
LEGEND & UNIT MIX

APARTMENT LEVEL		ST.	1 BR	1+ BR	2 BR	3BR	Totals	
LOW	9-20	COUNT	24	24	48	48	0	144
		AVG SIZE (SF)	406	587	784	1154	0	812
MID	21-25	COUNT	5	10	20	15	5	55
		AVG SIZE (SF)	415	602	795	1161	1619	900
HIGH	26-35	COUNT	0	20	40	30	10	100
		AVG SIZE (SF)	0	598	807	1242	1632	978
PENTHOUSE	36	COUNT	0	1	3	4	0	8
		AVG SIZE (SF)	0	743	801	1515	0	1151
TOTAL		COUNT	29	55	111	97	15	307
		AVG SIZE (SF)	408	597	795	1197	1628	891



LEVEL 38 PLAN AMENITY

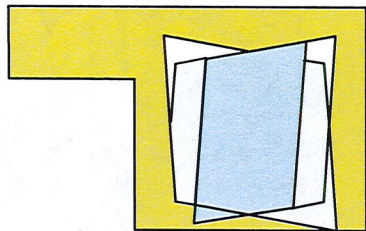
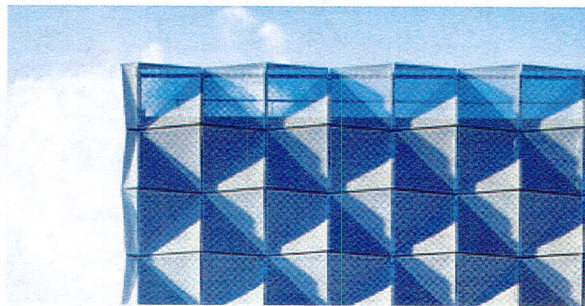
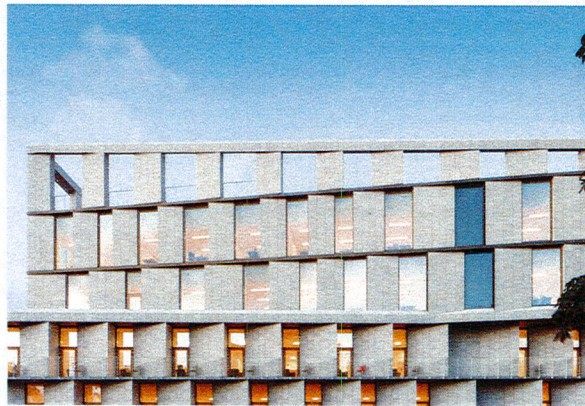
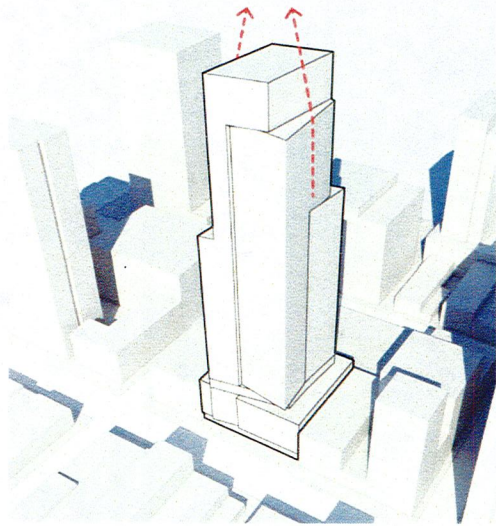
- RESIDENT'S LOUNGE
- DINING
- GAME ROOM
- LIBRARY
- SCREENING ROOM
- POOL TERRACE



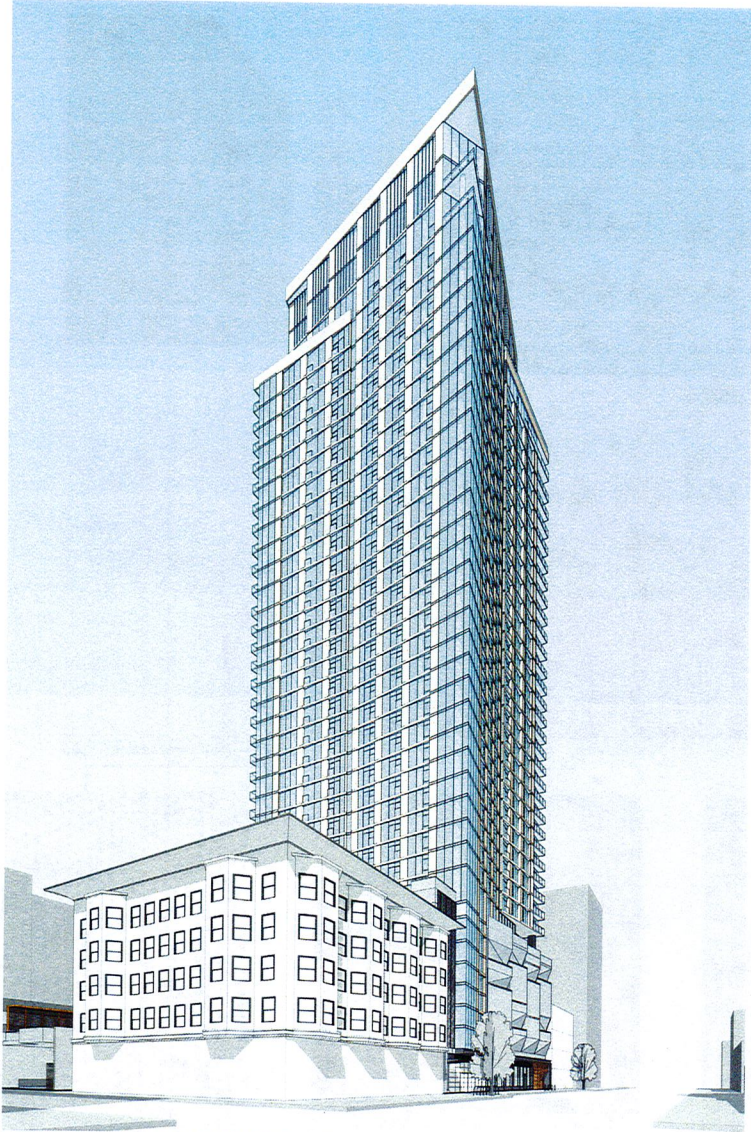
ARCHITECTURE

CHEMATIC DESIGN 1750 BROADWAY, OAKLAND, CA

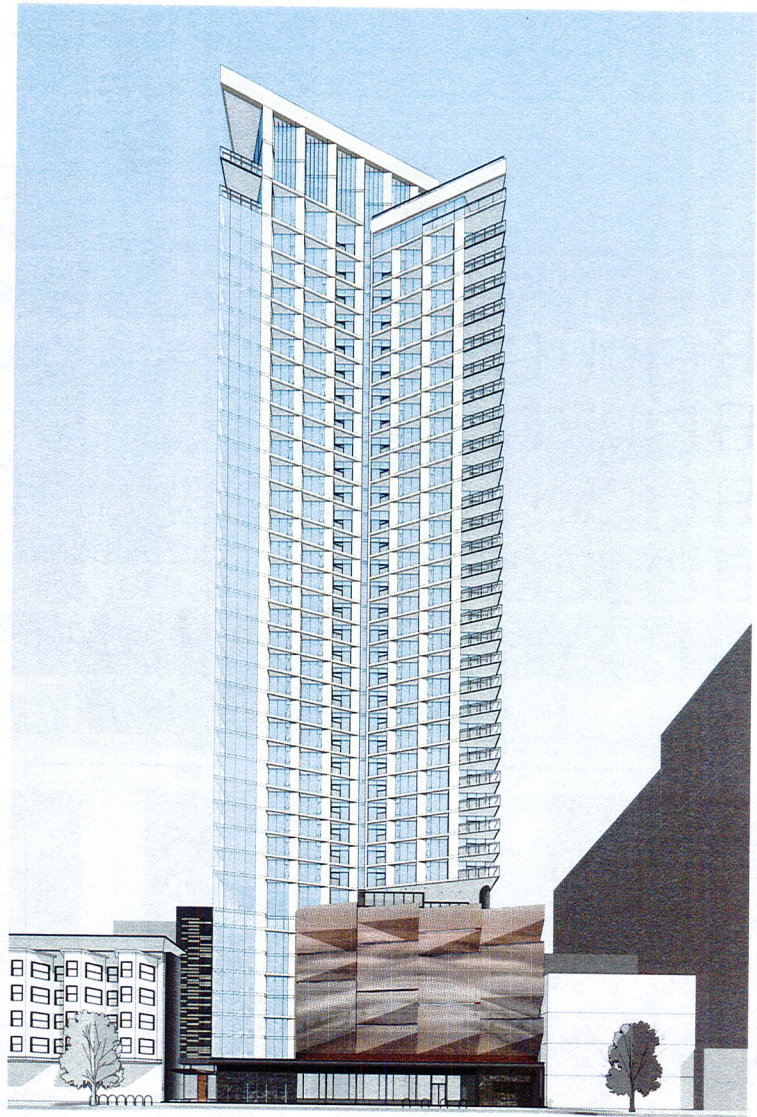
FACADE CONCEPT



FACADE CONCEPT

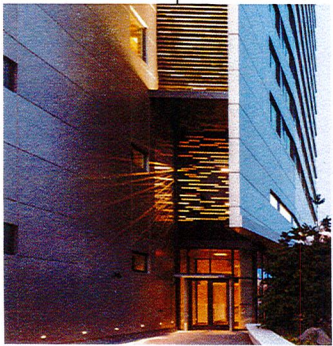
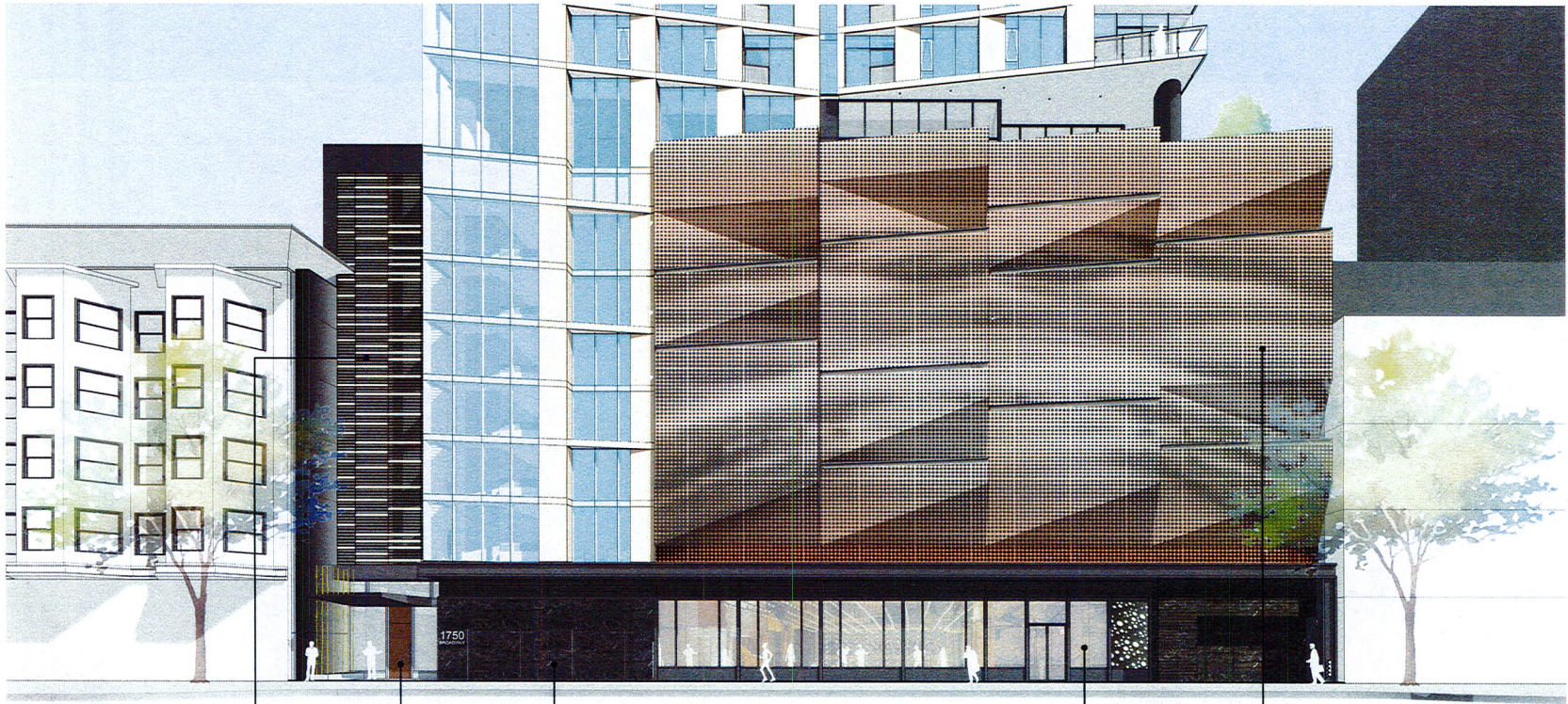


ELEVATION FROM BROADWAY FROM NORTHEAST

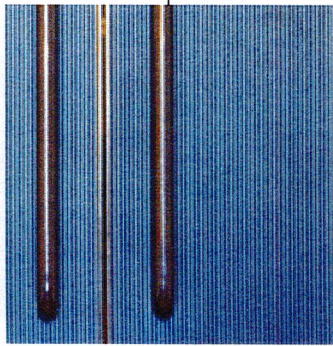


ELEVATION ON BROADWAY FROM NORTHWEST

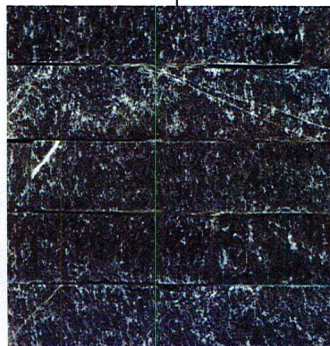
PODIUM FACADE



ARCHITECTURAL LOUVER



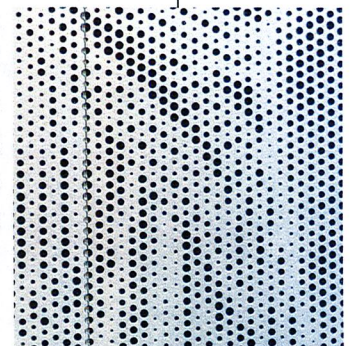
RESIDENCE LOBBY L DOOR



TRANSFORMER ROOM CLADDING

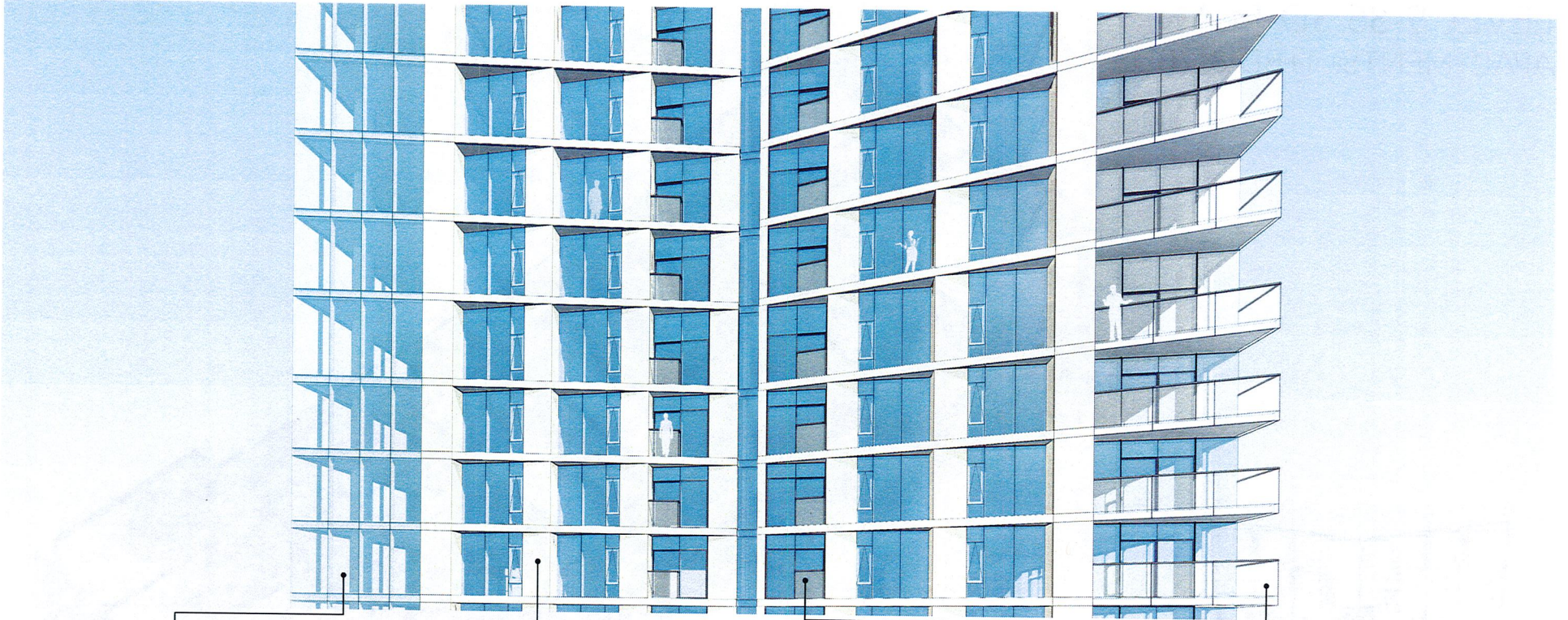


RETAIL FACADE

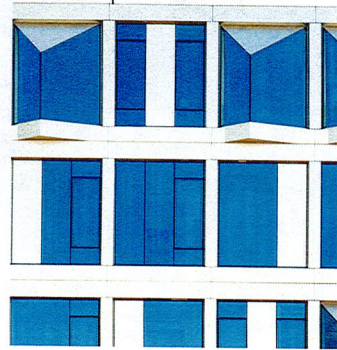


GARAGE SCREEN

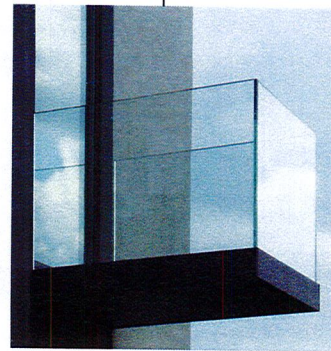
TOWER FACADE



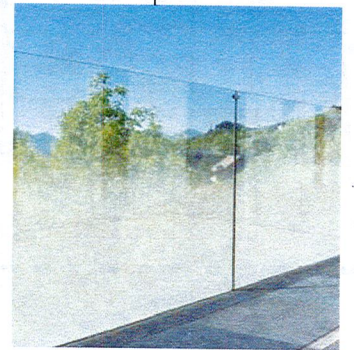
UNITISED WINDOW WALL



METAL PANEL

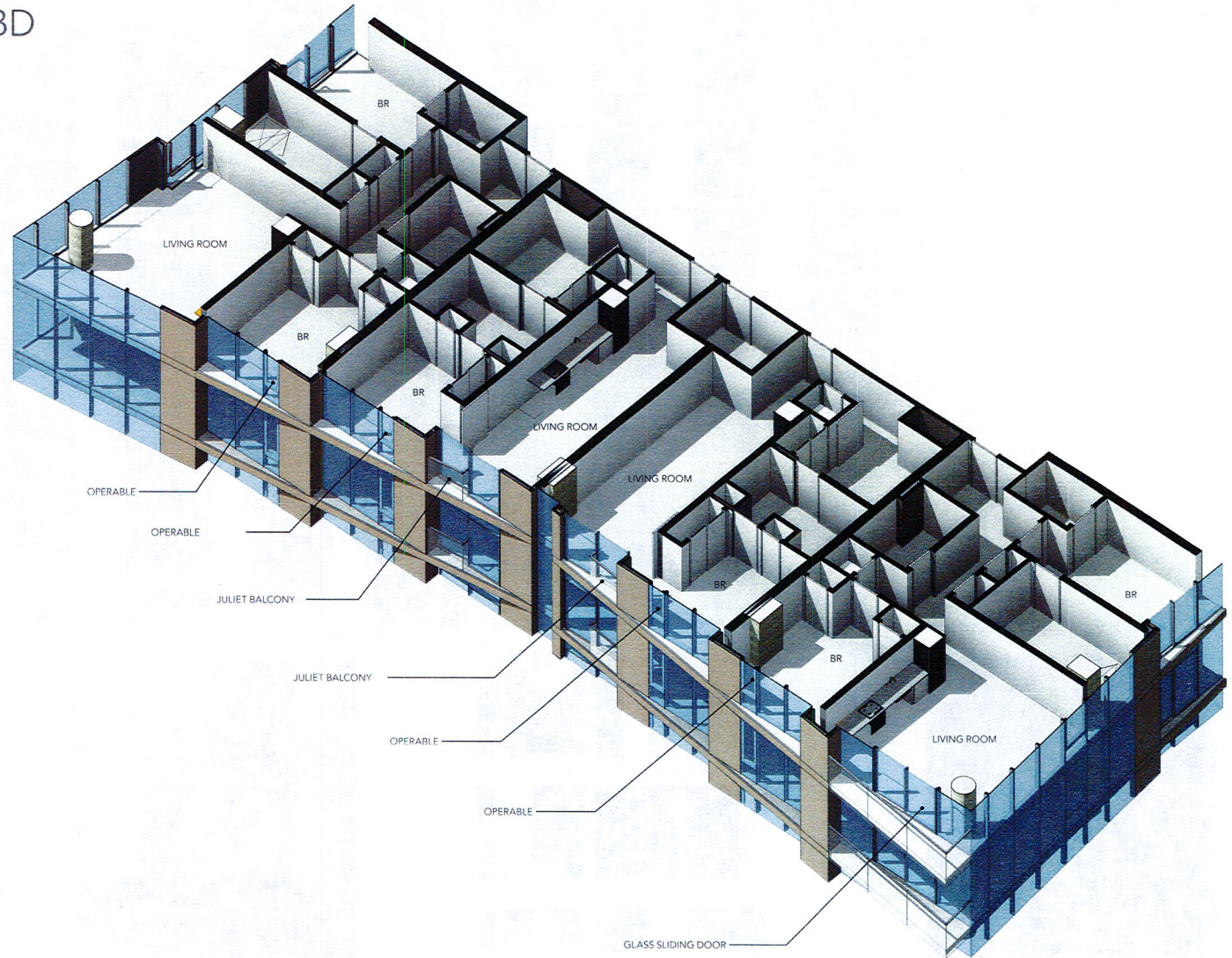
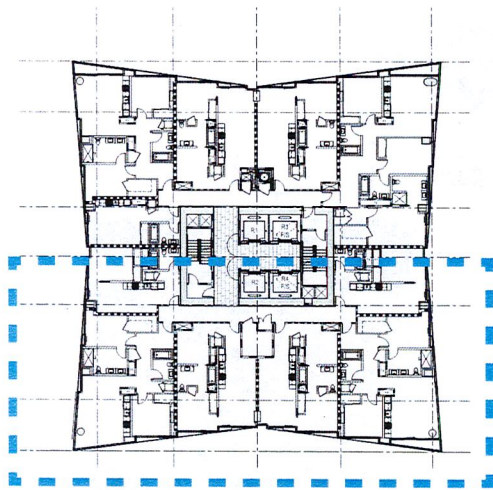


JULIET BALCONY

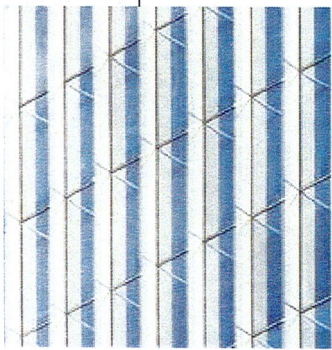
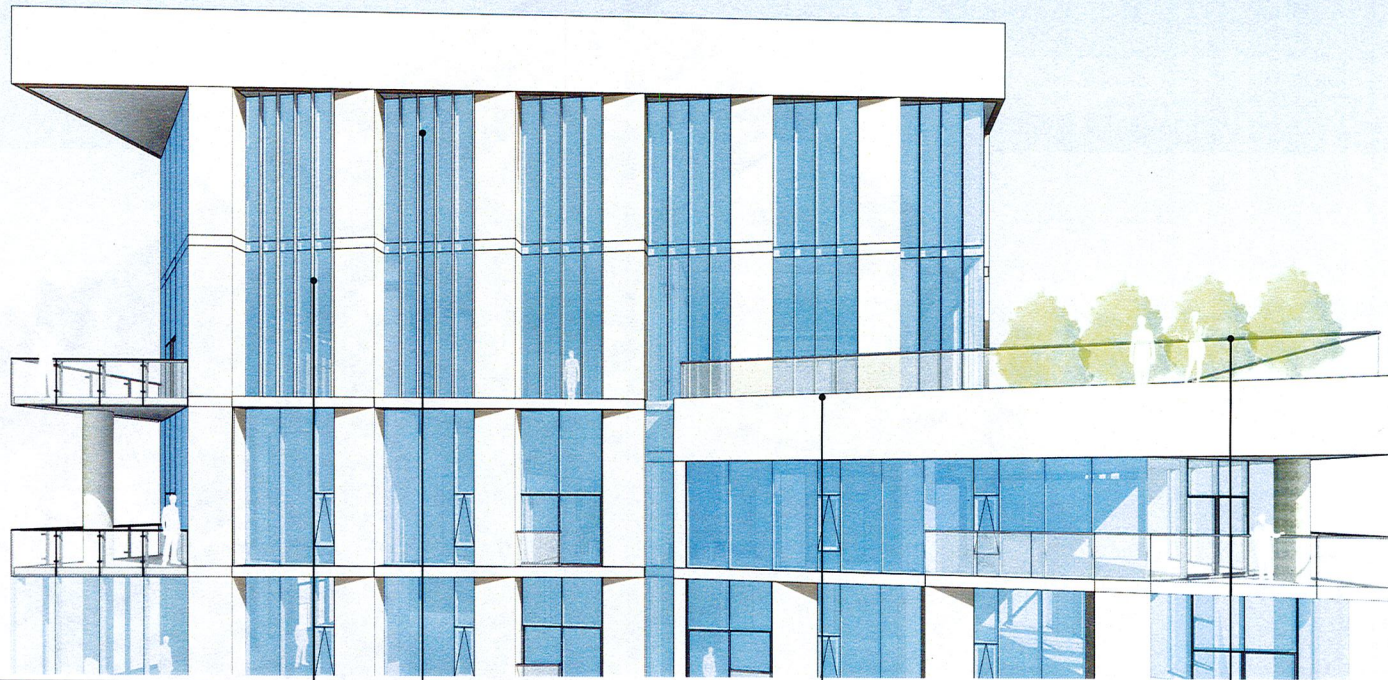


CORNER BALCONY

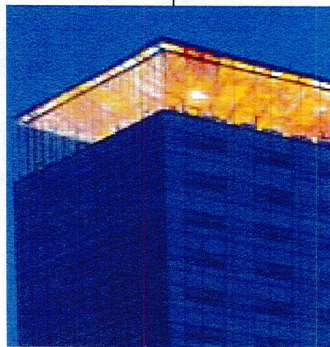
LEVEL 9-35 3D-PLAN APARTMENTS- 1+BD & 2BD



CROWN FACADE



TEXTURED FACADE



CROWN LIGHTING



ROOF DECK



ROOF DECK GLASS RAILING



THANK YOU