

Location:	1314 Franklin Street (See map on reverse)
Assessor's Parcel Number:	002-0055-001-00
Proposal:	Proposal for a mixed use development containing approximately 16,000 square feet of ground level retail and 630 dwelling units encompassing the entire City block bounded by 14 th , 13 th , Franklin and Webster Streets. The proposal would include a seven story building base and a 40 story tower at the western end of the site.
Applicant:	Greg Pasquali / Carmel Partners
Owners:	CO VI Franklin, LLC
Planning Permits Required:	Regular Design Review for new construction; Major Conditional Use Permit for development exceeding 200,000 square feet, 85 foot base height and D-LM Height Exception from Height Area 175 to Height Area 275.
General Plan:	Central Business District
Zoning:	D-LM-2; D-LM-3; & D-LM-4 / D-LM Height Area 175
Environmental Determination:	Determination Pending
Historic Status:	Not a PDHP; Rating: F3
City Council District:	3
For further information:	Contact case planner Pete Vollmann at 510-238-6167 or by email: pvollmann@oaklandnet.com

SUMMARY

Greg Pasquali on behalf of Carmel Partners has filed an application with the Bureau of Planning to develop a mixed use building that would include 630 dwelling units and approximately 16,000 square feet of ground floor retail.

Staff requests that the Design Review Committee receive public testimony and provide comments on the proposed design.

PROPERTY DESCRIPTION

The subject property consists of the entire City block bounded by 14th, 13th, Franklin and Webster Streets. The site is approximately 60,000 square feet in size and currently contains a multi-level auto fee parking garage known as the Downtown Merchant's Garage.

CITY OF OAKLAND DESIGN REVIEW COMMITTEE



Case File: PLN16295
Applicant: CP VI Franklin, LLC
Address: 1314 Franklin Street
Zone: D-LM2, D-LM-3, D-LM-4

PROJECT DESCRIPTION

The proposed project would demolish the existing two story above basement parking garage containing 520 parking stalls in order to construct a new mixed use development containing 630 residential dwelling units and approximately 16,000 square feet of ground floor retail. The proposal would be split into two major building components with a seven story building base occupying the majority of the site and a 40 story tower on the western portion of the property. The seven story portion of the building would form a courtyard apartment building above the podium with a large open space in the middle of the site adjacent to a large residential amenity space. The lower podium would contain the 16,000 square feet of retail focused on 14th and Franklin Streets as well as the parking for the building, including two basement levels of parking. The auto access would be from Webster and 13th Streets with a loading dock also on the south side of the site on 13th Street. 13th Street would also contain a secondary lobby entrance to the building and contain a large area for bike parking. The primary lobby entrance would be on 14th Street so to share a common lobby entry for the seven story portion of the building as well as the 40 story tower. Additional residential amenity space would be located on the 40th floor of the building with adjacent decks as well as additional rooftop open space on the roof above.

The applicant is requesting a Major Conditional Use Permit as set forth in the D-LM Zone to allow one of three exceptions permitted to jump from the D-LM-175 height area up to the D-LM-275 height area to allow a maximum building height of 275 feet. The proposal is also taking advantage of State Law and the City Planning Code Section 17.107 to allow for a density bonus and allowed concession by incorporating affordable housing into the development program.

ZONING ANALYSIS

The subject property is located within the D-LM-2, D-LM-3, and D-LM-4 Zones. The site is also located within the D-LM Height Area 175. The intent of the D-LM-2 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of Office and Residential Activities. The intent of the D-LM-3 Zone is to create, maintain, and enhance areas of the Lake Merritt Station Area Plan District appropriate for a wide range of ground-floor Commercial Activities. Upper-story spaces are intended to be available for a wide range of Residential, Office, or other Commercial Activities. The intent of the D-LM-4 Zone is to designate areas of the Lake Merritt Station Area Plan District appropriate for a wide range of Residential, Commercial, and compatible Light Industrial Activities.

Conditional Use Permit for D-LM Height Area Exception

The D-LM Zones dictate allowed height and density based upon the height area in which the property is located. The subject property is located within a D-LM height area 175, which allows

for one dwelling unit per 110 square feet of lot area. For the subject 60,032 square foot site a total of 545 dwelling units would be permitted. The D-LM Zone also allows for three exceptions west of the Lake Merritt Channel to jump to the D-LM height area 275 by the granting of a Major Conditional Use Permit, which for this site would allow the height to increase from a maximum of 175 feet to 275 feet. The D-LM Zone also requires a Conditional Use permit to allow for an increase in the base height from 45 feet to 85 feet, which the applicant is also requesting.

Conditional Use Permit for Tower Dimension Increase

The D-LM Zone prescribes a limitation on tower length of 150 feet and a diagonal of 180 feet. The proposal would exceed these by approximately 15 feet or 10%, which is allowed upon the granting of a Conditional Use Permit. The Conditional Use Permit allows an increase by up to 30% if the proposal meets the following criterion:

The proposal will result in a signature building within the neighborhood, City, or region based on qualities, including but not limited to, exterior visual quality, craftsmanship, detailing, and high quality and durable materials.

Staff would specifically like feedback from the Design Review Committee as to whether or not they believe the proposed tower meets this criterion.

DENSITY BONUS FOR AFFORDABLE HOUSING

The applicant has proposed as part of their development proposal to include affordable units within the project in order to take advantage of a density bonus and concessions pursuant to Planning Code Section 17.107. The applicant proposes to include either 5% of the 545 baseline allowed dwelling units at Very Low Income (less than 50% of Median Income) resulting in 27 affordable units or 10% of the baseline 545 units at Low Income (50-80% Median income) resulting in 54 affordable units. This allows for a Density Bonus of 20% above the baseline number of 545 units resulting in a maximum density of 654 dwelling units on the site, in which the proposed 630 dwelling units falls well within.

In addition to the bonus in density allowed on-site the applicant is also able to take advantage of one density bonus concession/incentive that would relax other Zoning Regulations. The applicant has requested that the Bureau of Planning waive the maximum height limit of 275 feet to allow the proposed 40 story tower that would result in a building height of approximately 399 feet. Staff feels that this request is reasonable since it would result in a superior design by creating a slender tower versus that of if they were to request a waiver to the dimensional requirements that could result in a very tall and massive building that could negatively impact the Oakland skyline.

DESIGN REVIEW

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

Staff has the following concerns, comments and/or recommendations on the proposed design:

Upper Level Parking Exterior

The parking as proposed includes two basement levels, a ground and second level behind the double height active commercial space along 14th and Franklin Streets, and an additional third upper level. As currently designed the third upper level is exposed on three facades of the building and is proposed to be screened by perforated metal panels. Staff recommends, consistent with the Lake Merritt Station Area Design Guidelines, that the upper parking levels should have facades consistent with the other upper levels of the building (floors 4-6) and the building façade material and opening patterns should be cohesive as one unit to establish the “middle” of the building.

Ground Floor Treatment

While staff understands that this is an early submittal that was put forth primarily to receive feedback on the overall project concept and tower design, staff has a number of comments on the ground floor treatment of the building which has not been completely refined as of yet. The applicant should look to create a clearly defined storefront spacing pattern of commercial bays and look to incorporate elements such as storefront bulkheads, pilasters, transoms and awning elements. They should also look to create a clearly prominent and separate lobby entrance into the residential portion of the building to differentiate it from the commercial storefronts. This could also act as a break between the storefronts of the eight story base building and the tower, where it may be appropriate to create a different storefront rhythm so it is not so repetitive for the entire city block.

On the “back side” of the project along the Webster and 13th Street frontages more measures should be taken for the ground level parking as seen from the pedestrian experience. As currently proposed the façade contains a repeating pattern of metal panels and perforated metal screens to block view of automobiles and allow air circulation into the garage space. Staff recommends that these patterns should be similar to the commercial store front rhythm and the perforated metal areas should be a location in which the applicant looks to incorporate the required public art component of the project. These areas can also be combined with a low raised planter wall as well. For the portion of the building where the bike storage is proposed, staff recommends the applicant also look into providing storefront type glazing even if some sections are opaque and back lit.

Tower Design

As previously mentioned in this report, the applicant will be requesting a Conditional Use Permit to slightly exceed the minimum tower dimensions. This requires a finding that the tower is a "signature building" within the neighborhood based upon the overall exterior visual quality, craftsmanship, detailing, and high quality and durable materials. The proposed tower would consist of an exterior system made up of a window wall system overlapped by a precast concrete exterior and glass railings for exterior balconies. Based upon this the quality in materials is certainly present, but staff requests feedback from the Committee on whether it is believed that the building contains a high level of overall visual quality. From staff's perspective the applicant has done a good job of creating a slender tower design that has been stepped back from the initial submittal in order to preserve views of the Tribune Tower from the E. 18th Street Pier across Lake Merritt. The design also does a good job of merging the glass and masonry components of the exterior wall to further break down the massiveness of the building and establishes an interesting top to the building that can be lit up in a manner where it would be an attractive part of the skyline, especially since it would rival as one of the tallest buildings in the City being just slightly shorter in height than the Ordway Building. One item that staff does propose for discussion by the Committee is if the tower element should also contain an 85 foot tall base similar to the eastern wing of the project, though a different design concept, instead of bringing the tower façade directly down to the commercial storefront area.

RECOMMENDATION

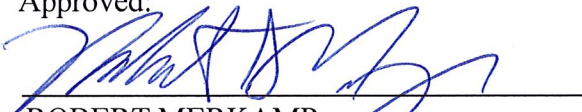
Staff recommends that the Committee review the proposed project for appropriate site and building design considerations and provide direction to staff and the project applicant prior to full consideration by the City Planning Commission.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Approved:



ROBERT MERKAMP
Development Projects Manager

Attachments:

- A. Project Plans

ATTACHMENT A



PROJECT DIRECTORY

OWNER

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(P) 415-273-2900

ARCHITECT

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Lea + Braze Engineering, Inc.
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LANDSCAPE ARCHITECT

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Pier 33, The Embarcadero #200
San Francisco, CA 94111
(P) 415-621-5522



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SITE INFORMATION

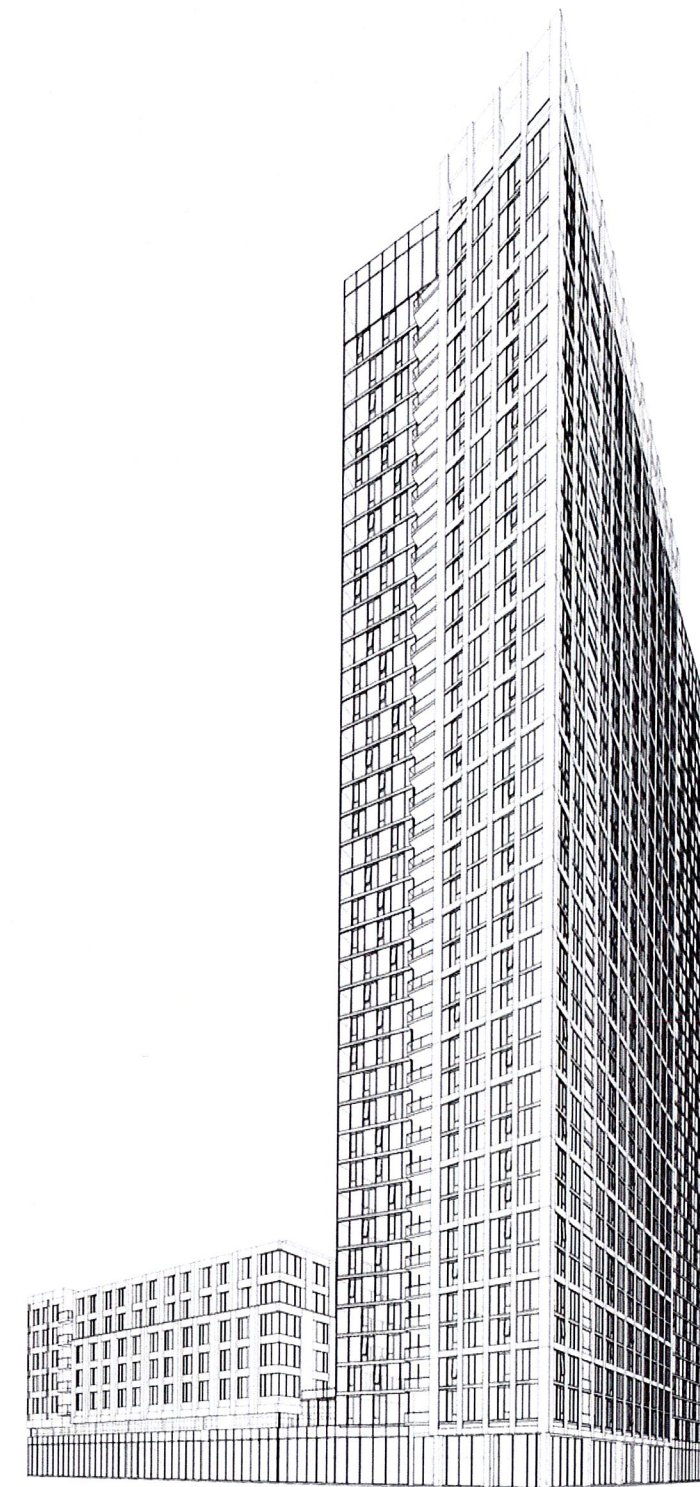
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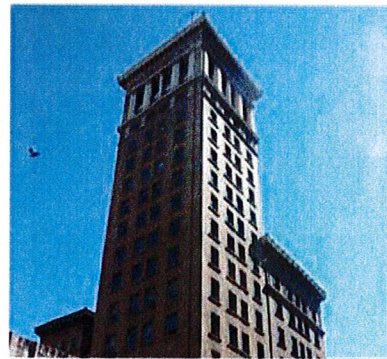
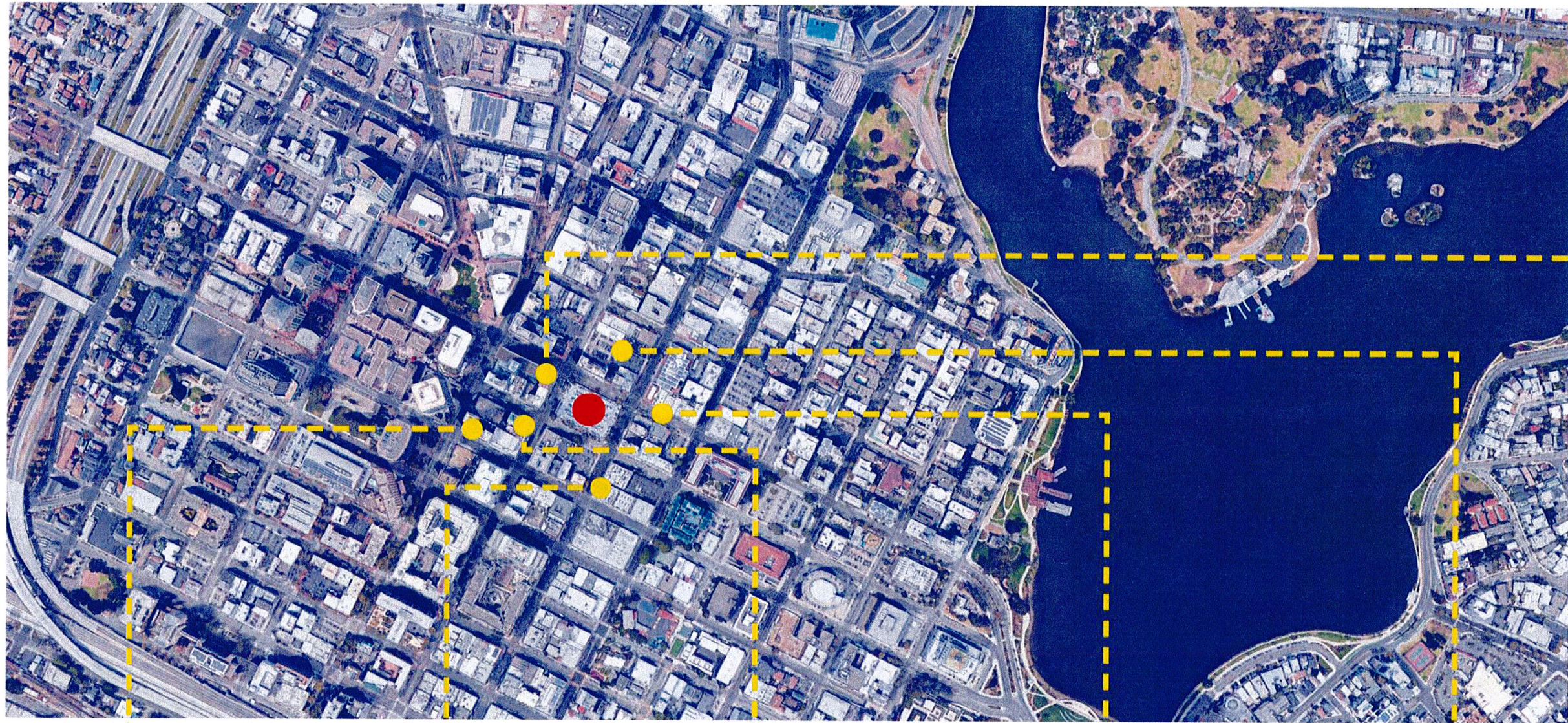
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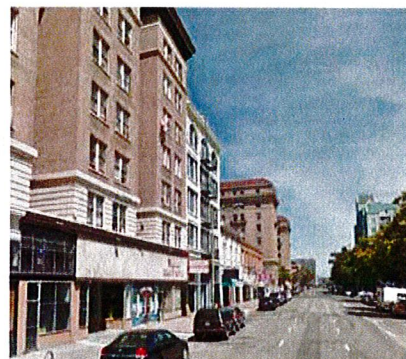
1314 Franklin Street, Oakland, California

Design Review Package

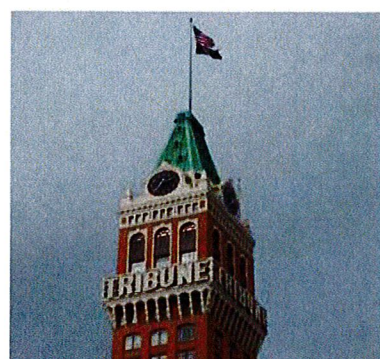
Solomon Cordwell Buenz / CP VI FRANKLIN, LLC / San Francisco, California



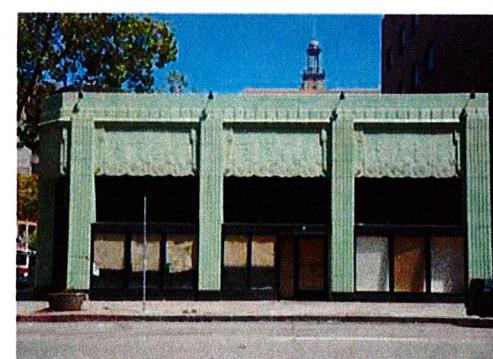
Oakland Bank of Savings Building



Historic King Block



Tribune Tower



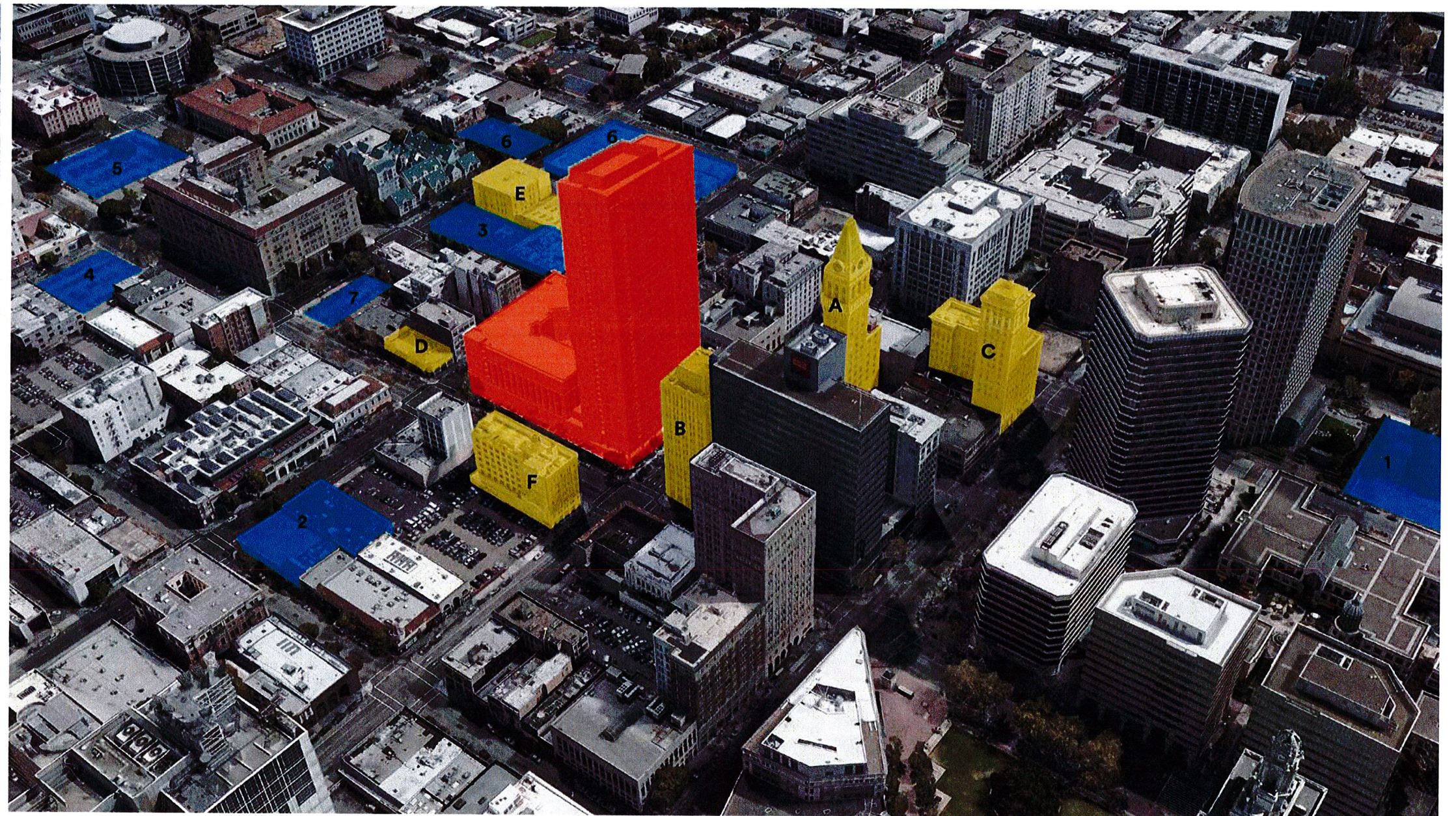
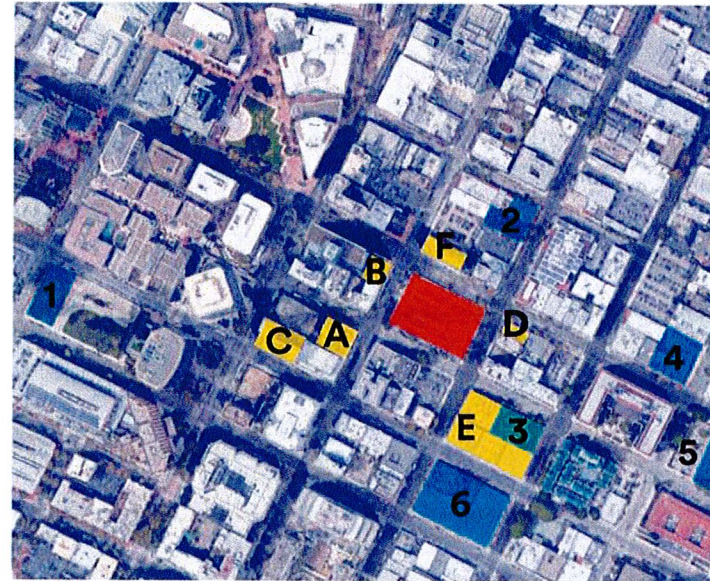
347 14th Street



Alameda County Title Insurance C. Building



Financial Center Building



- 1314 Franklin Site** ■
- Proposed Projects** ■ **Historic Buildings** ■
- 1. 1100 Clay Street
 - 2. 1433 Webster Street
 - 3. 1261 Harrison Street
 - 4. 14th and Alice
 - 5. 226 13th Street
 - 6. W12
- A. Tribune Tower
 - B. Financial Center Building
 - C. Oakland Bank of Savings Building
 - D. 347 14th Street
 - E. Historic King Block
 - F. Alameda County Title Insurance Co.

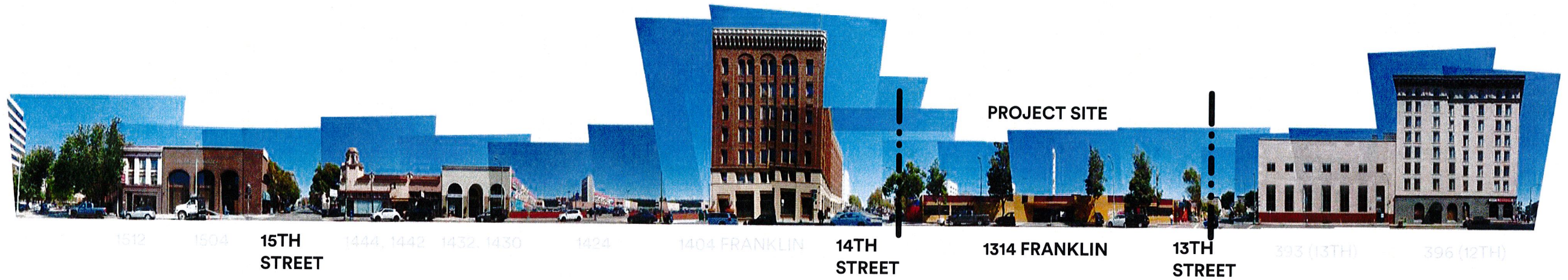


 SITE

 NEIGHBORHOOD
PHOTOS

FRANKLIN STREET ELEVATION

EAST



WEST



CP VI Franklin, LLC

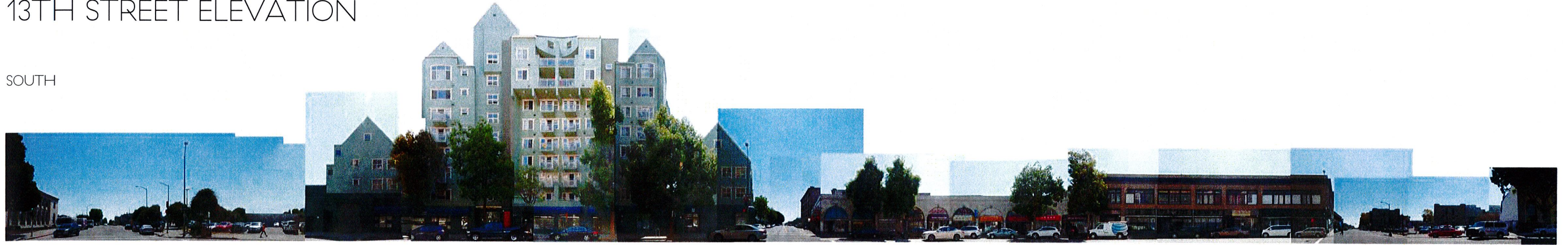
SITE / ADJACENT LOT PHOTOGRAPHS
 DESIGN REVIEW PACKAGE
 1314 Franklin Street, Oakland, California
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13TH STREET ELEVATION

SOUTH



ALICE STREET

281

287

299

HARRISON STREET

301, 315, 317, 319, 323, 326, 329, 333, 337

341

345

347

WEBSTER STREET

1225

(WEBSTER)

NORTH



369

375

377

393

FRANKLIN STREET

TRIBUNE TOWER

431

435

1240 (BROADWAY)

BROADWAY STREET



BROADWAY STREET

1300 (BROADWAY)

428

430

420



414, 416

410

408

404

FRANKLIN STREET

1314 FRANKLIN

PROJECT SITE

WEBSTER STREET

348

346, 344, 342, 340

330

320

310, 308, 306, 304, 302, 300

HARRISON STREET

260

14TH STREET ELEVATION

NORTH



BROADWAY STREET 436 420 400 **FRANKLIN STREET** 1404 FRANKLIN 364 (14TH) 356, 352 **WEBSTER STREET** 340, 338, 332, 328, 324, 322, 316, 308, 306, 300 **HARRISON STREET**

SOUTH



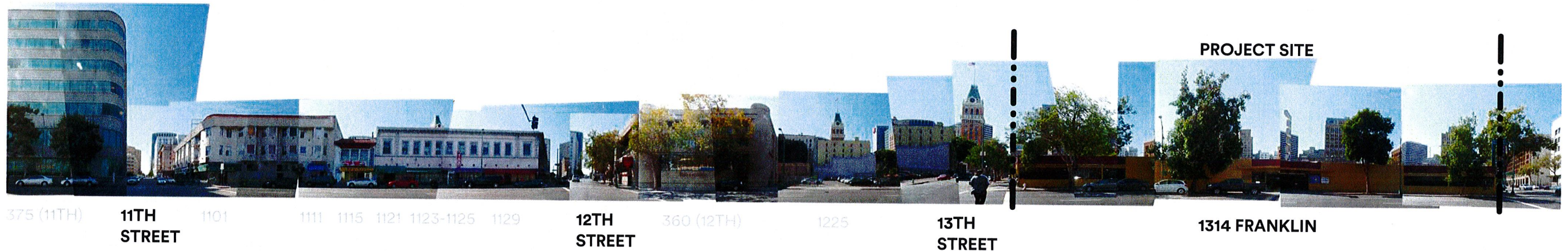
HARRISON STREET 315 319 323 325 329 333, 335, 339, 347 **WEBSTER STREET** **PROJECT SITE** 1314 FRANKLIN **FRANKLIN STREET** **FINANCIAL CENTER BLDG.** 1330 BROADWAY **BROADWAY STREET**

WEBSTER STREET ELEVATION

EAST



WEST

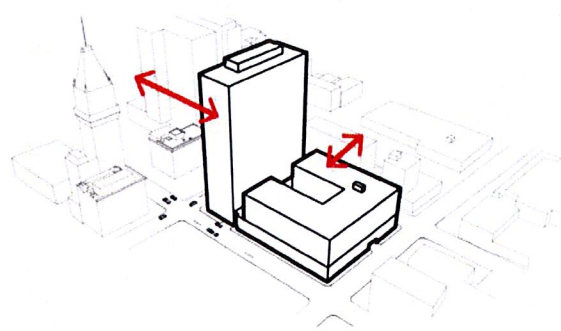


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ADJACENT LOT PHOTOGRAPHS
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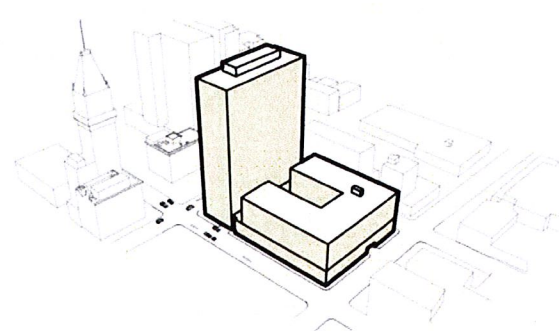
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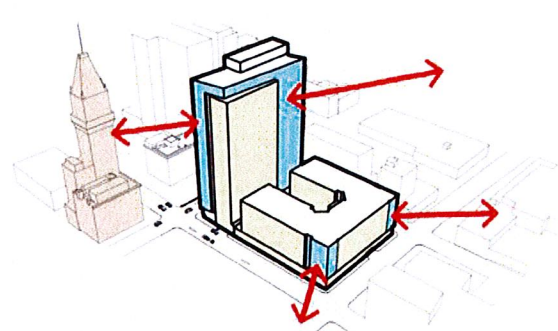
MASSING

The high rise is biased towards the downtown core, while the podium relates to its low-rise surroundings.



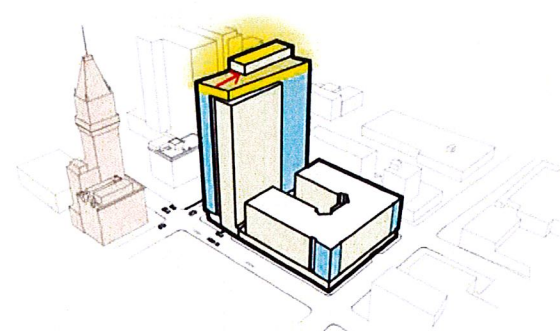
CONTEXT

The tower gets wrapped with a punched-masonry skin to relate with the existing historical urban fabric. The podium body has a playful grid expression that relates to the tower and the neighborhood.



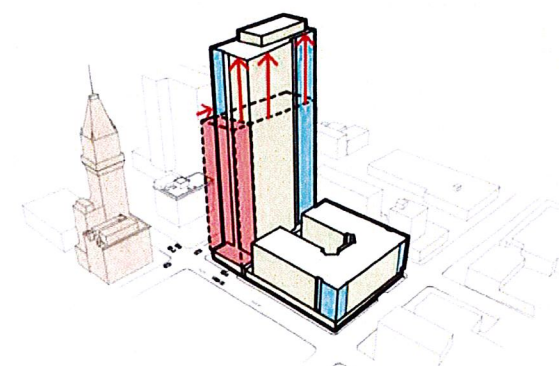
EXPRESSION

A glass volume breaks the tower punched-masonry skin, opening the views toward the Tribune tower and Lake Merritt. The podium corners become glassy elements that activate street intersections. A bronze color is suggested at the window frames and metal elements to blend with the surrounding brick buildings.



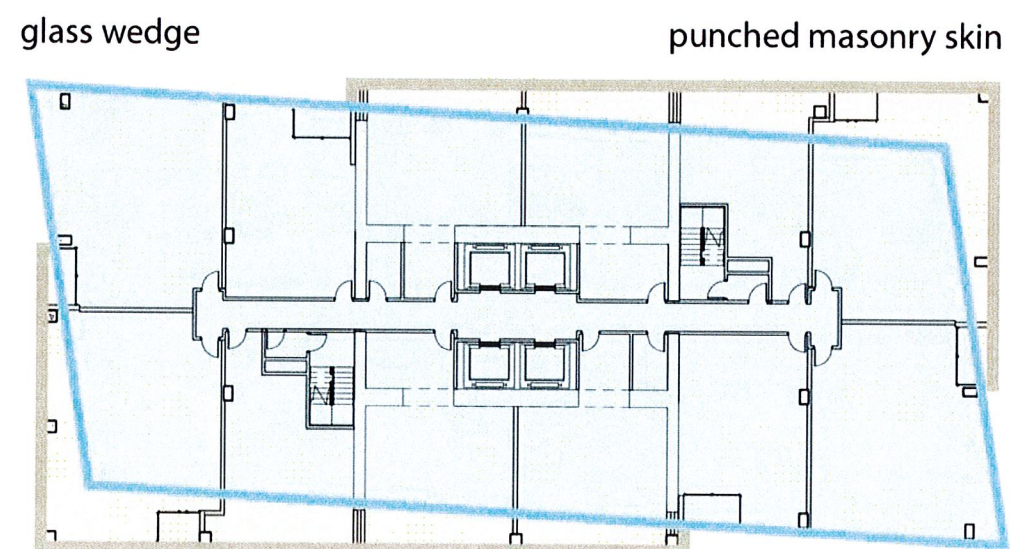
CHARACTER

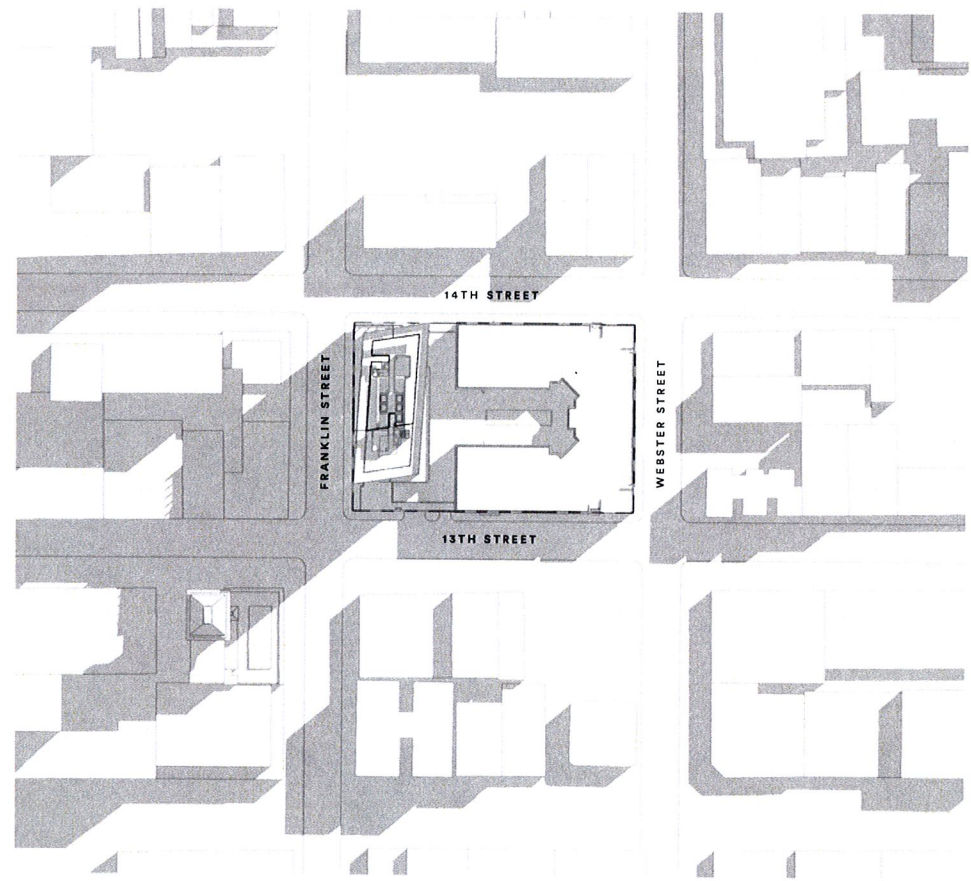
The rooftop steps back, creating a loggia and outdoor terrace expressing the interlocking geometries. This "beacon" initiates a dialogue with the Tribune tower and other surrounding landmarks.



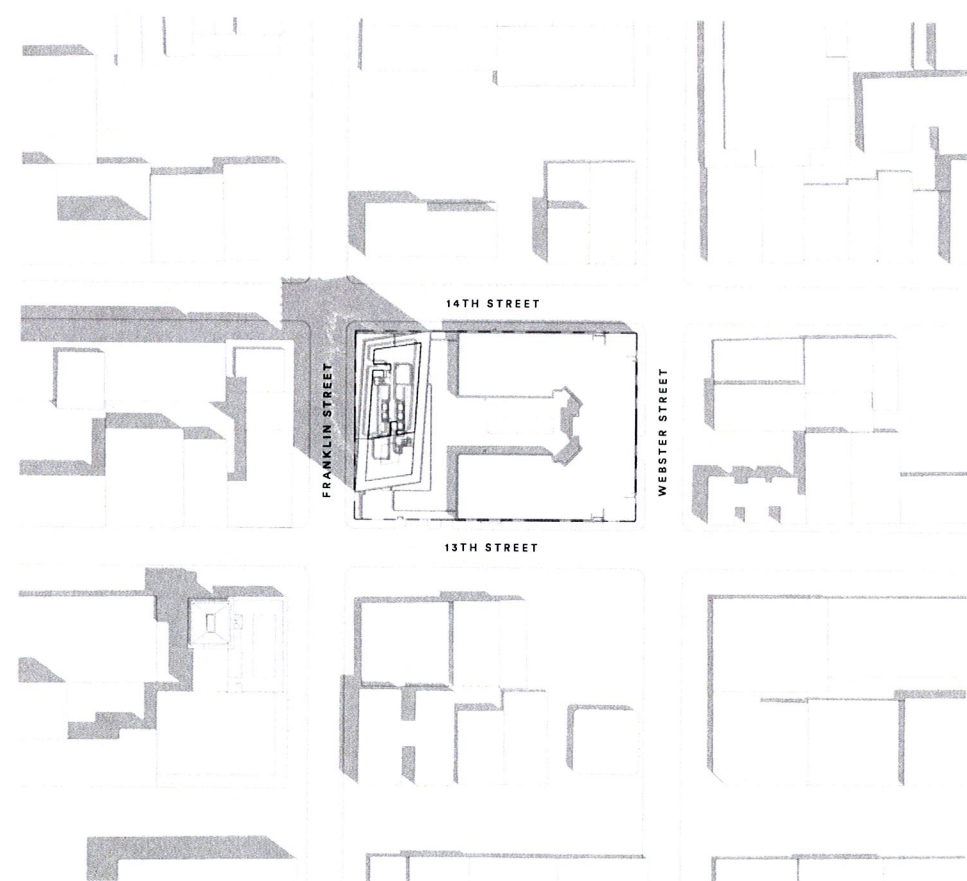
TOWER SHIFT

The tower steps back and reaches upward to increase separation from the Tribune Tower.

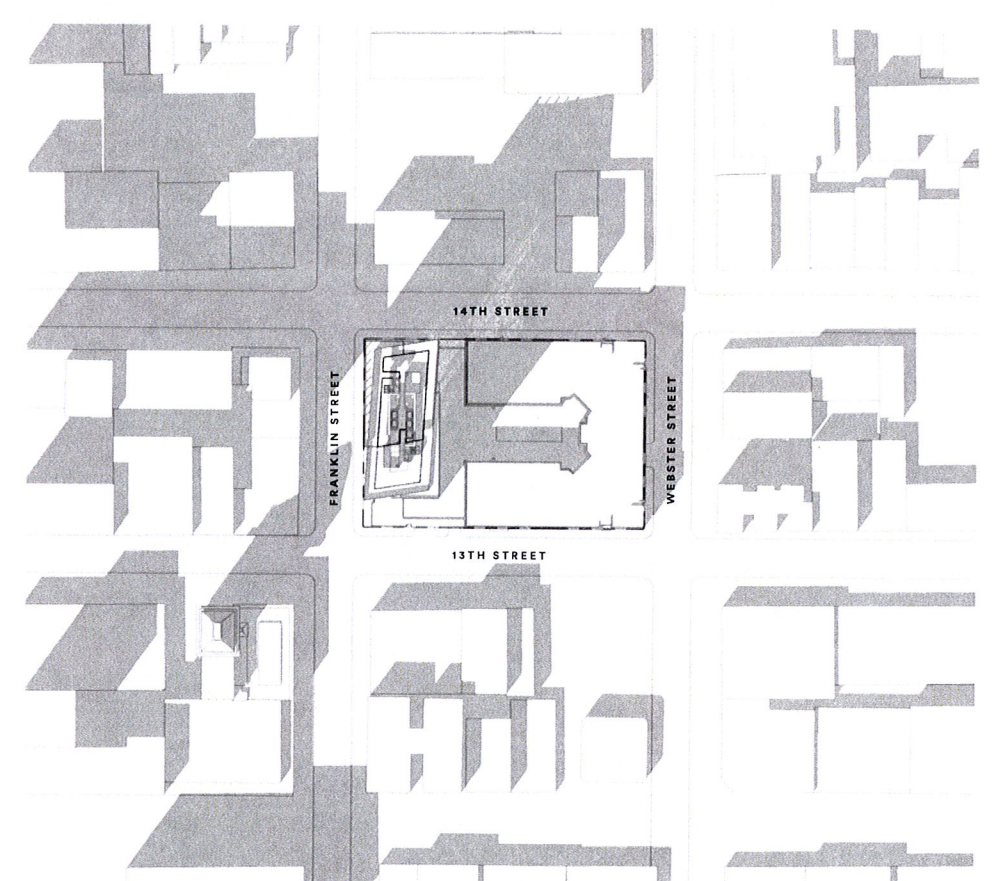




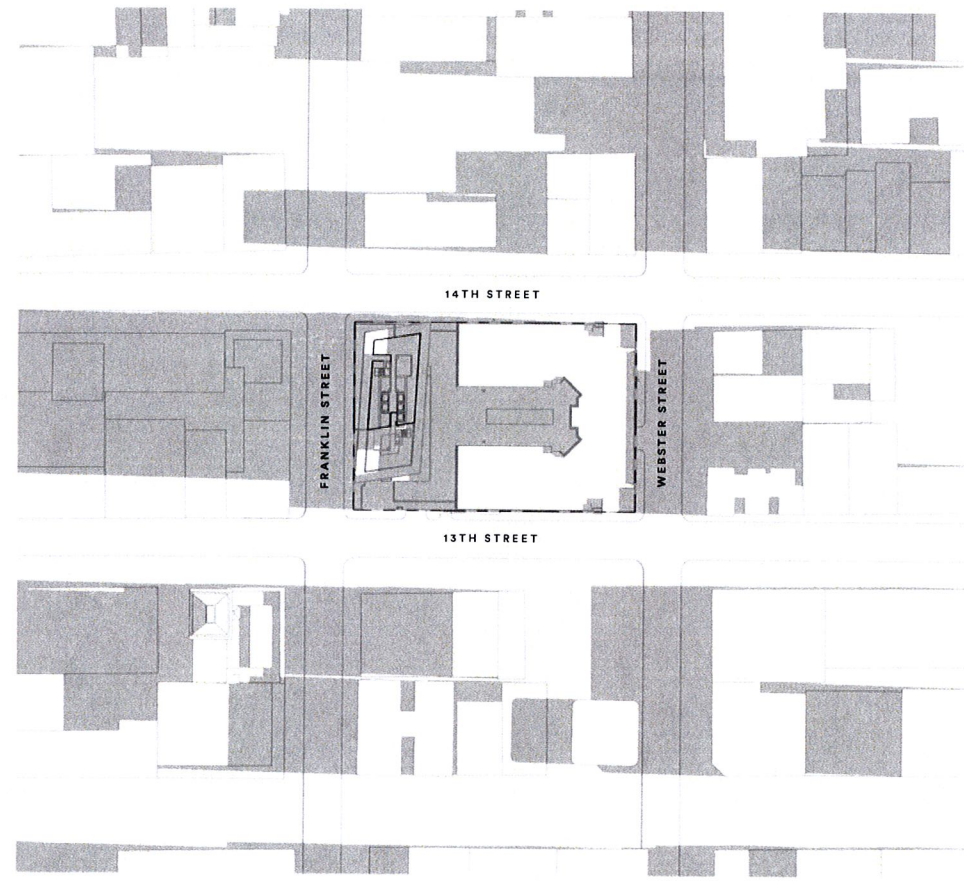
JUNE 21 - 9AM



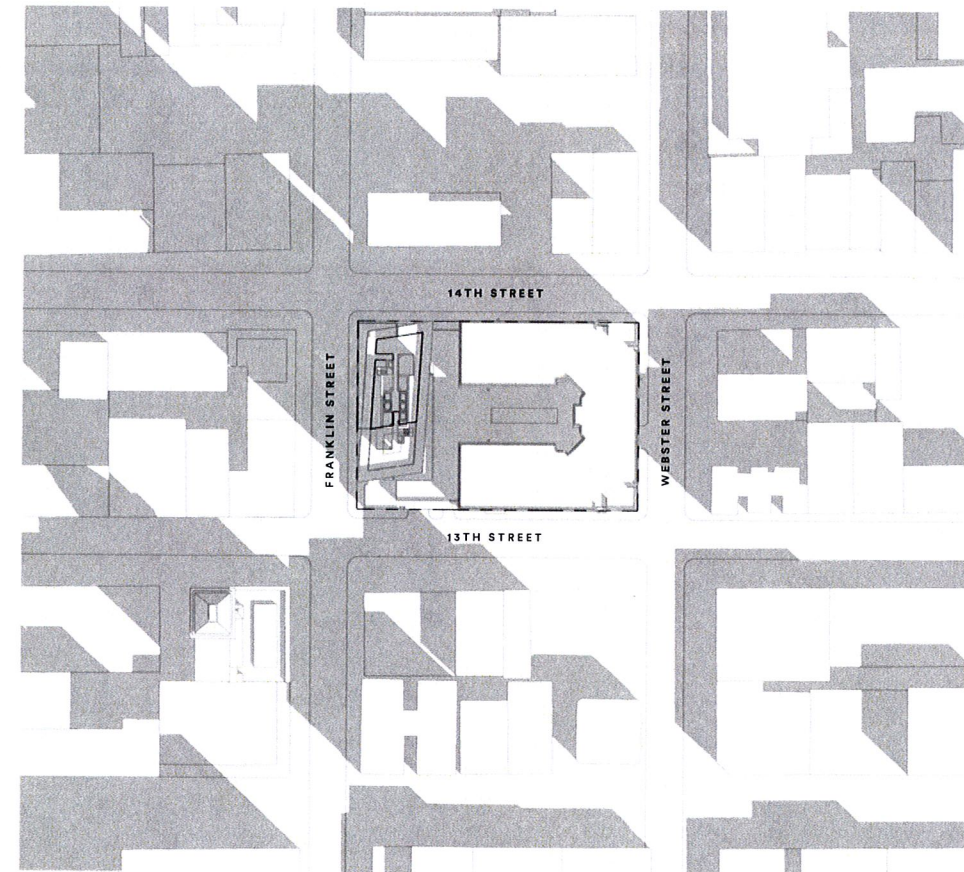
JUNE 21 - 12PM



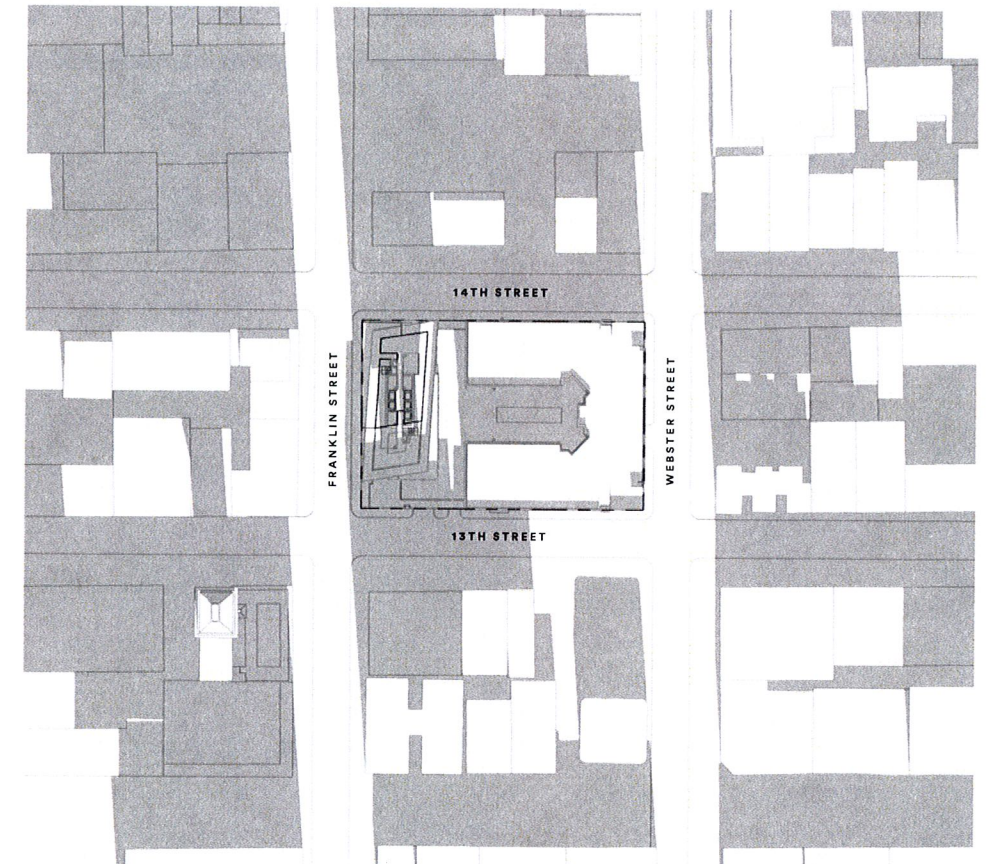
JUNE 21 - 3PM



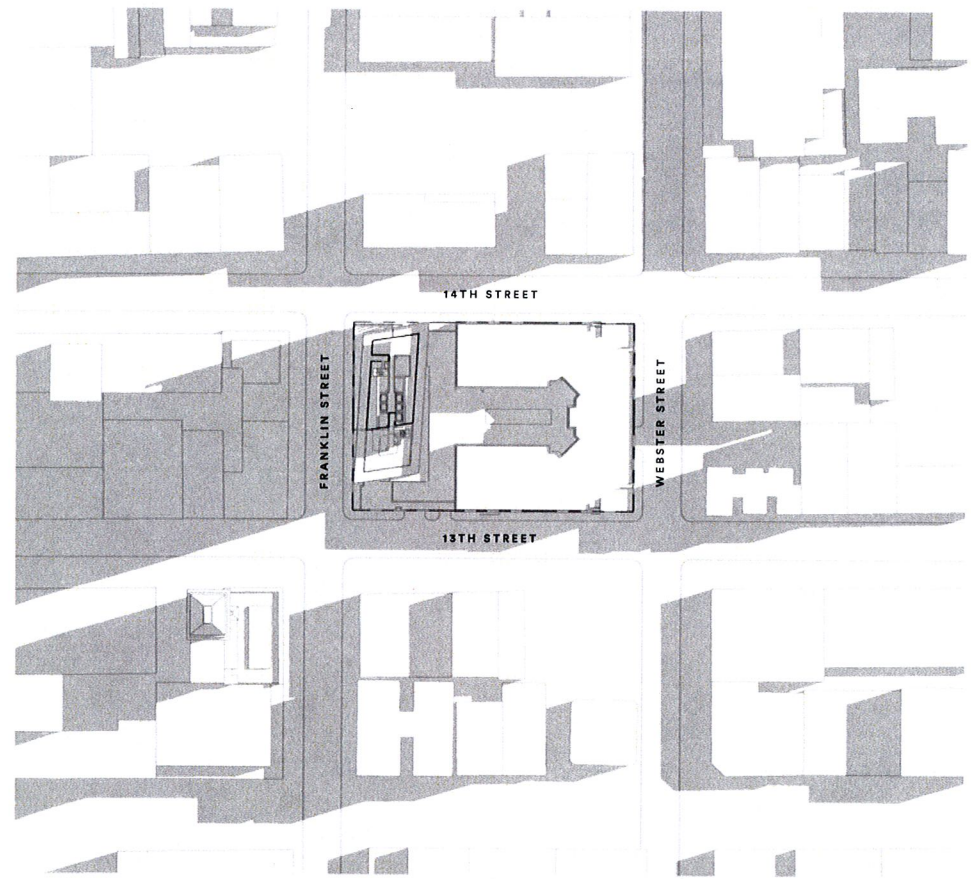
DECEMBER 21 - 9AM



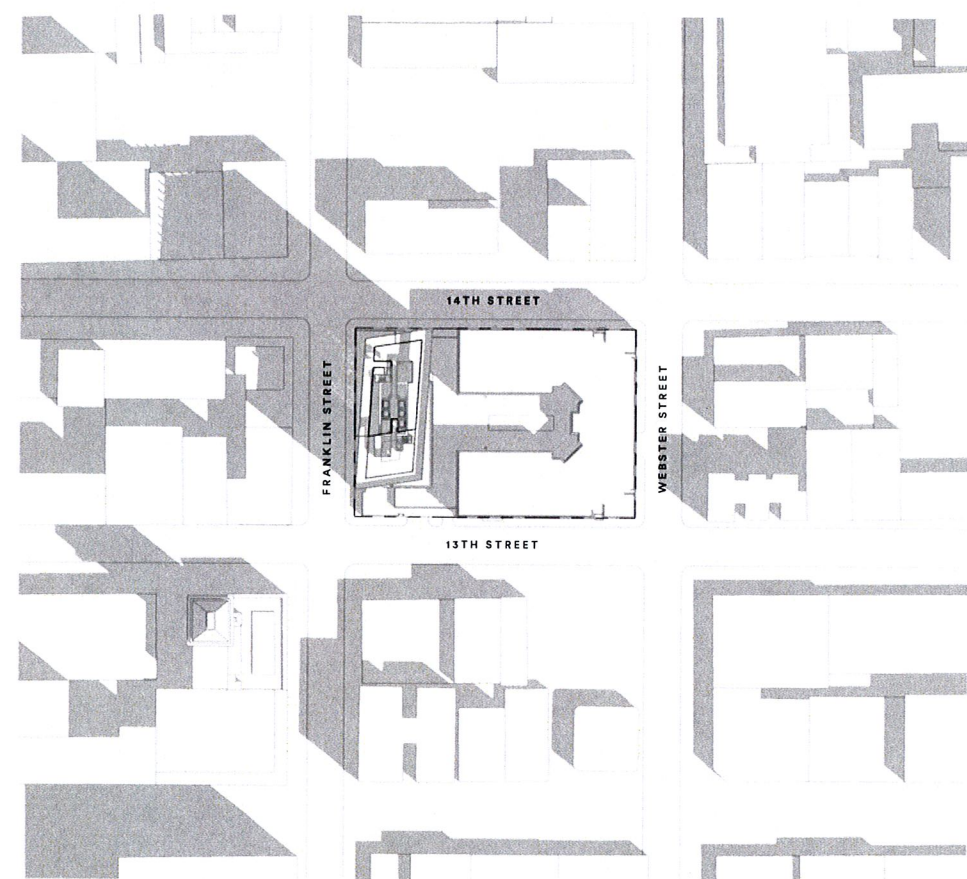
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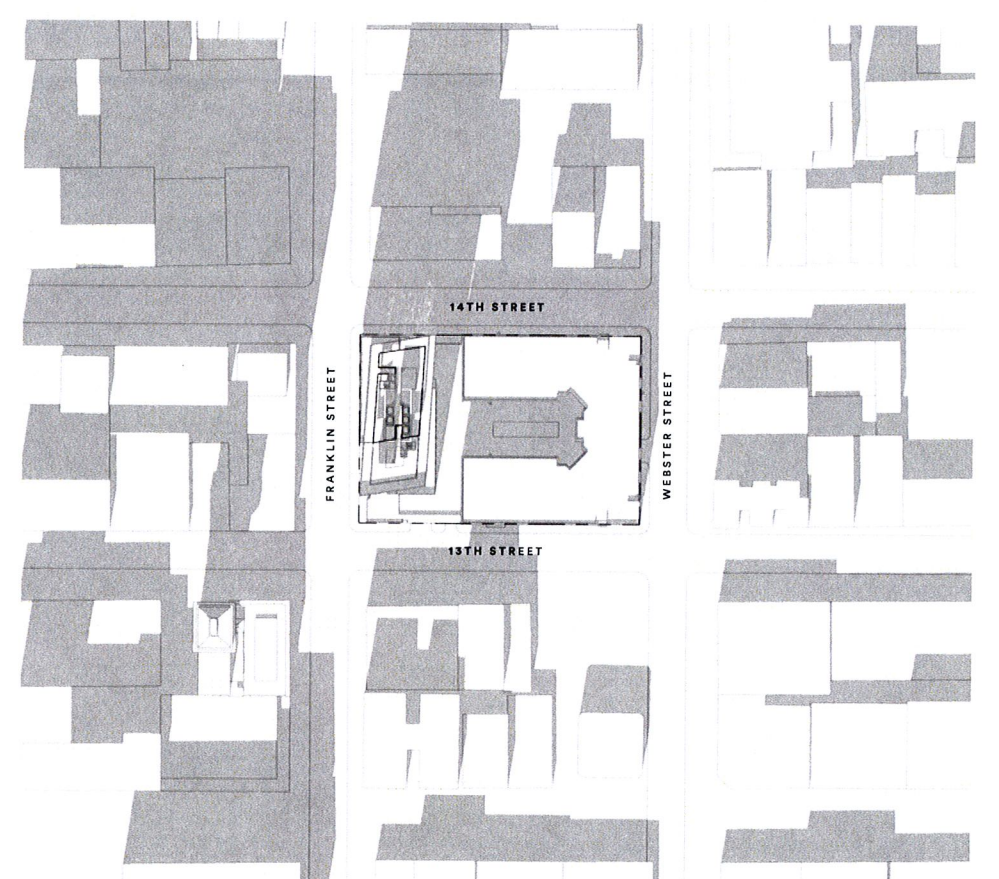
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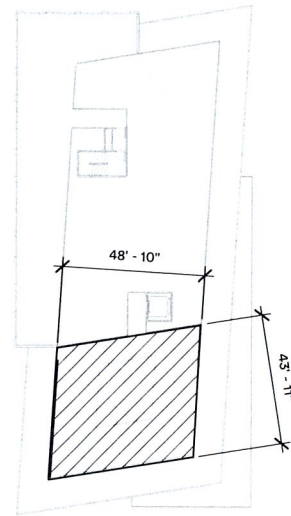
MARCH 21 - 9AM



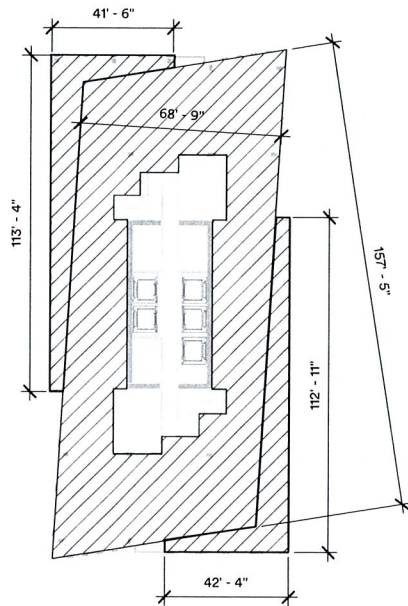
MARCH 21 - 12PM



MARCH 21 - 3PM



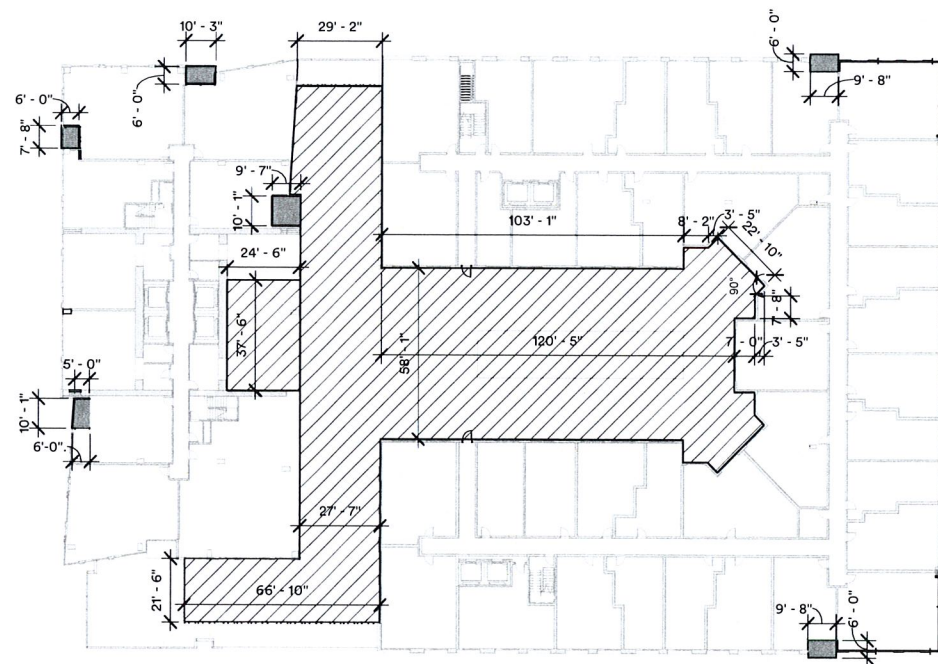
ROOF



LEVEL 40 AMENITY



LEVEL 05 / TYPICAL TOWER



LEVEL 04



LEVEL 03

PRIVATE BALCONIES
 PUBLIC USABLE OPEN SPACES



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**14TH STREET FACING SE
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**14TH STREET FACING NW
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**13TH STREET FACING SE
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**13TH STREET FACING N
DESIGN REVIEW PACKAGE**

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**AERIAL VIEW FACING SW
DESIGN REVIEW PACKAGE**

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CP VI Franklin, LLC

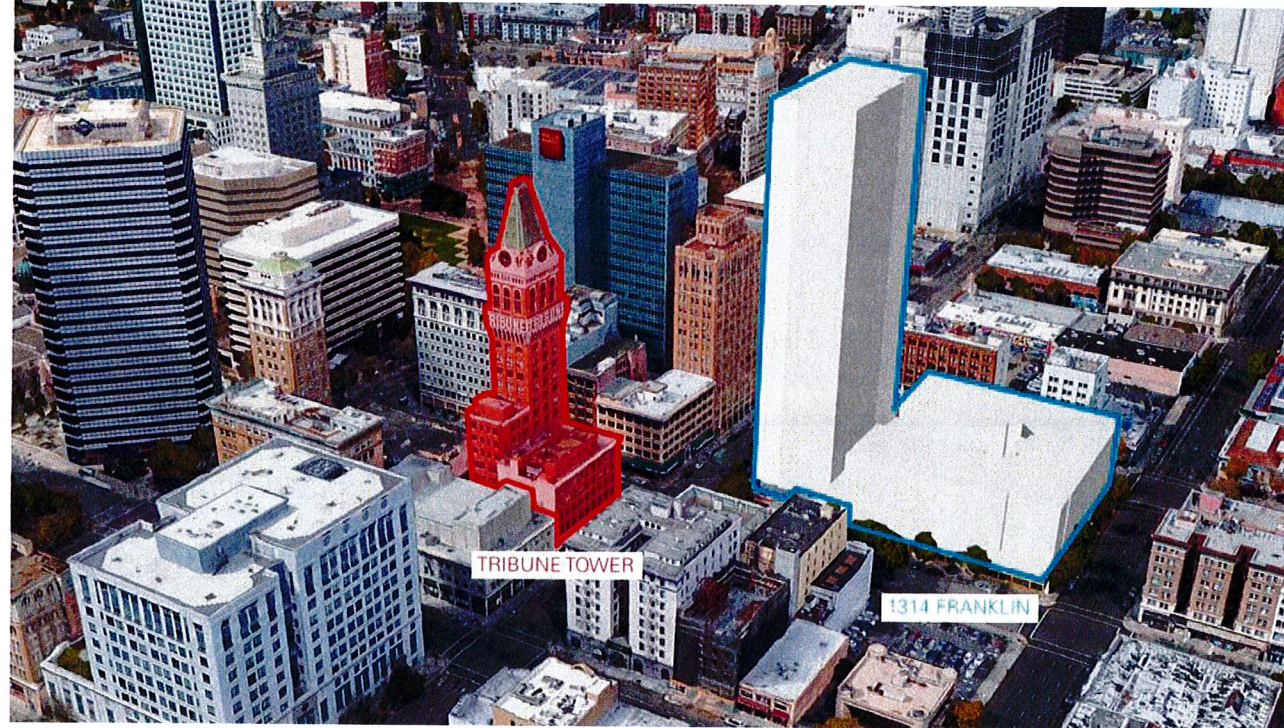
**14TH STREET FACING SE AT DUSK
DESIGN REVIEW PACKAGE**

1314 Franklin Street, Oakland, California
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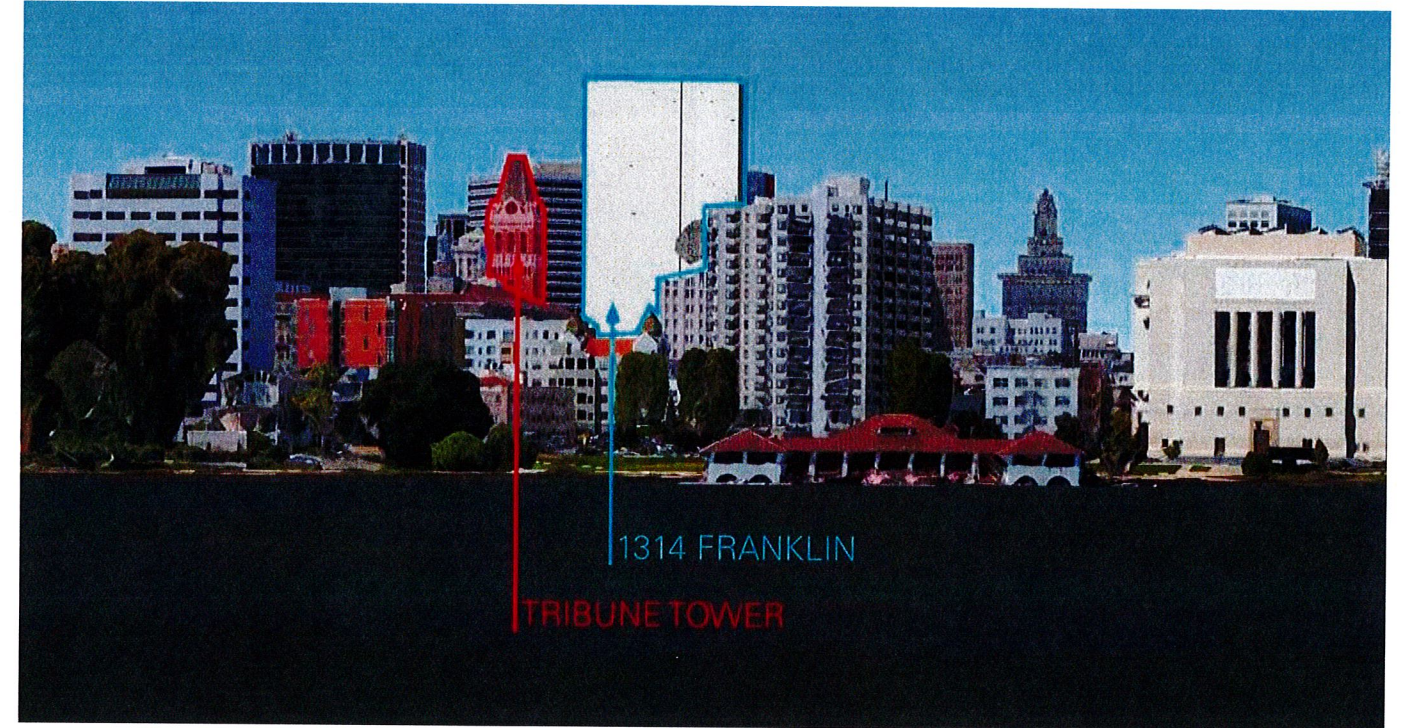
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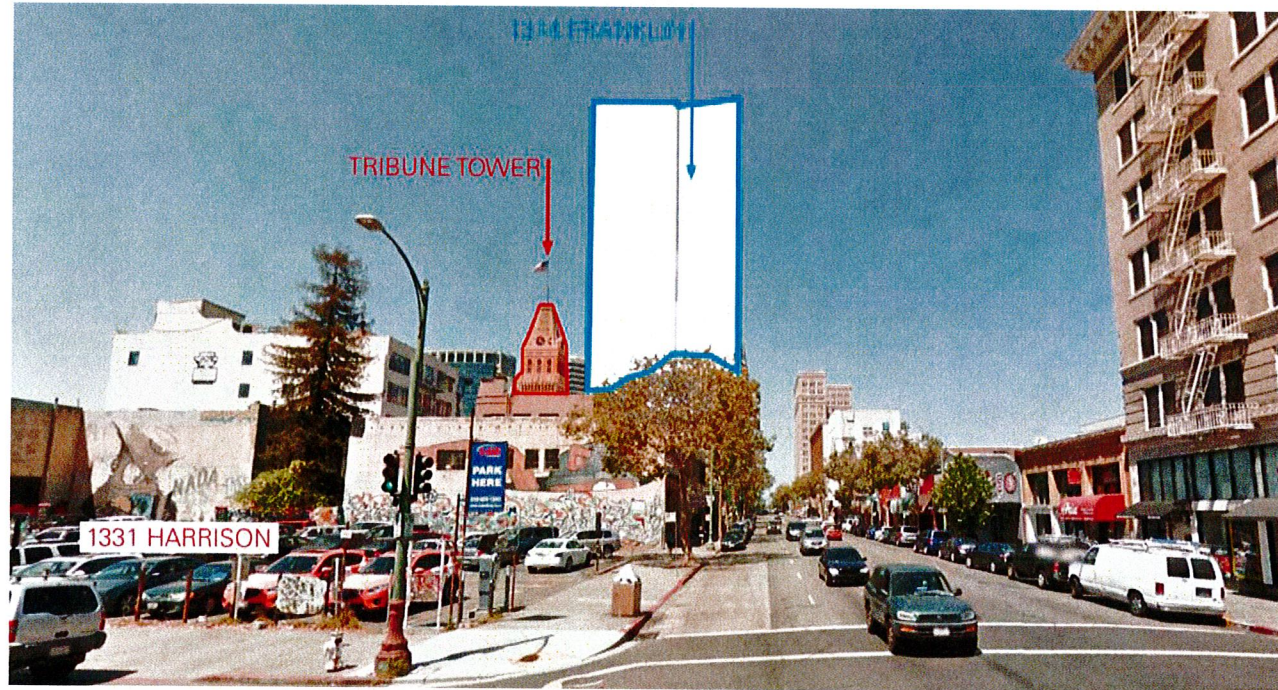
AERIAL VIEW FACING NORTH



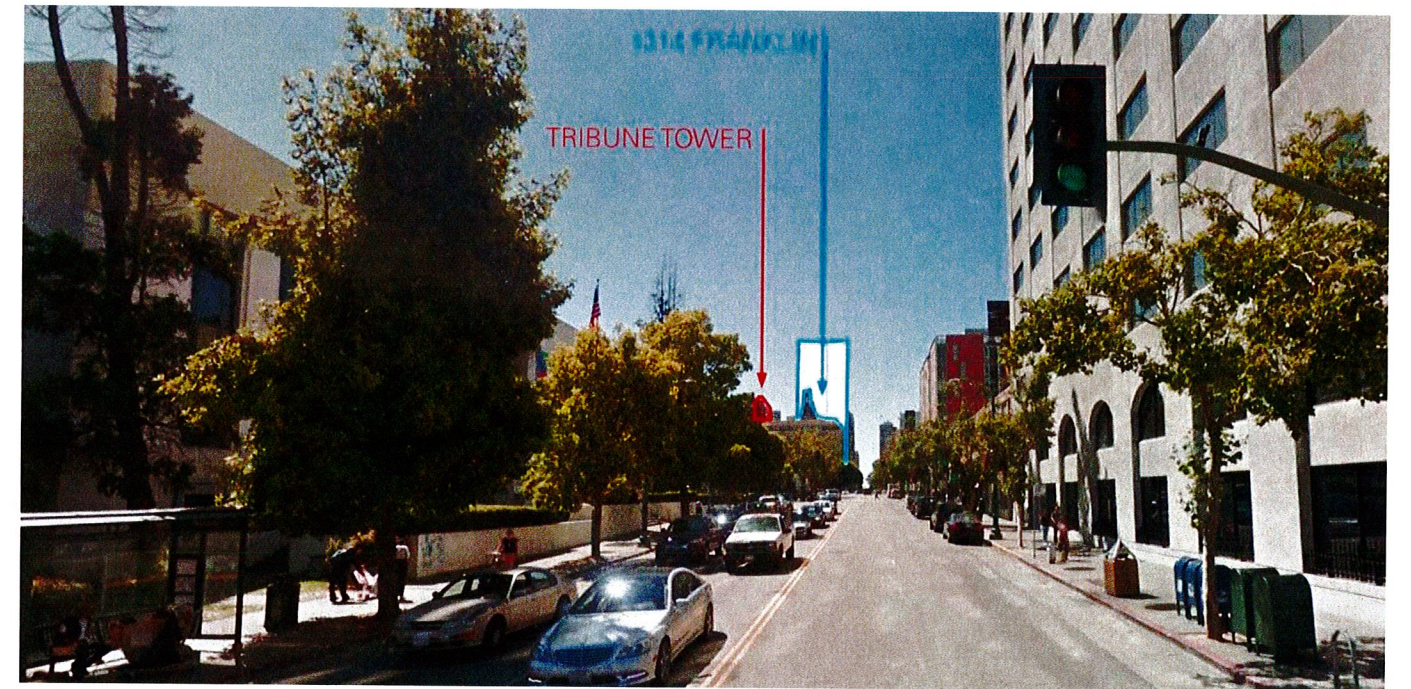
VIEW FROM 18TH STREET PIER

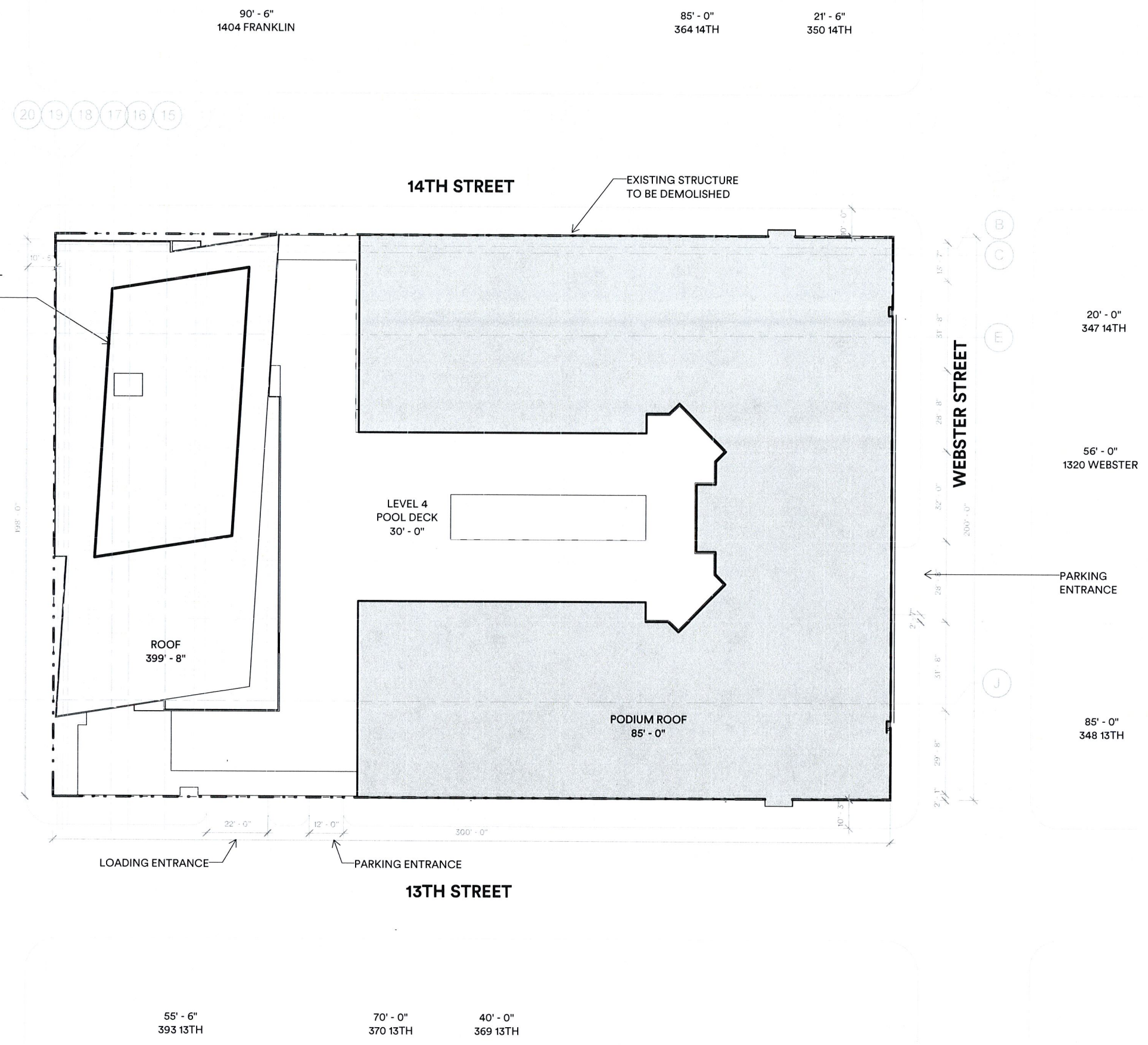


VIEW FROM 14TH AND HARRISON



VIEW FROM 14TH AND LAKESIDE DRIVE





CP VI Franklin, LLC

SITE PLAN
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ASSESSOR'S MAP 2

Code Area No. 17-022

55 Scale: 1" = 50'

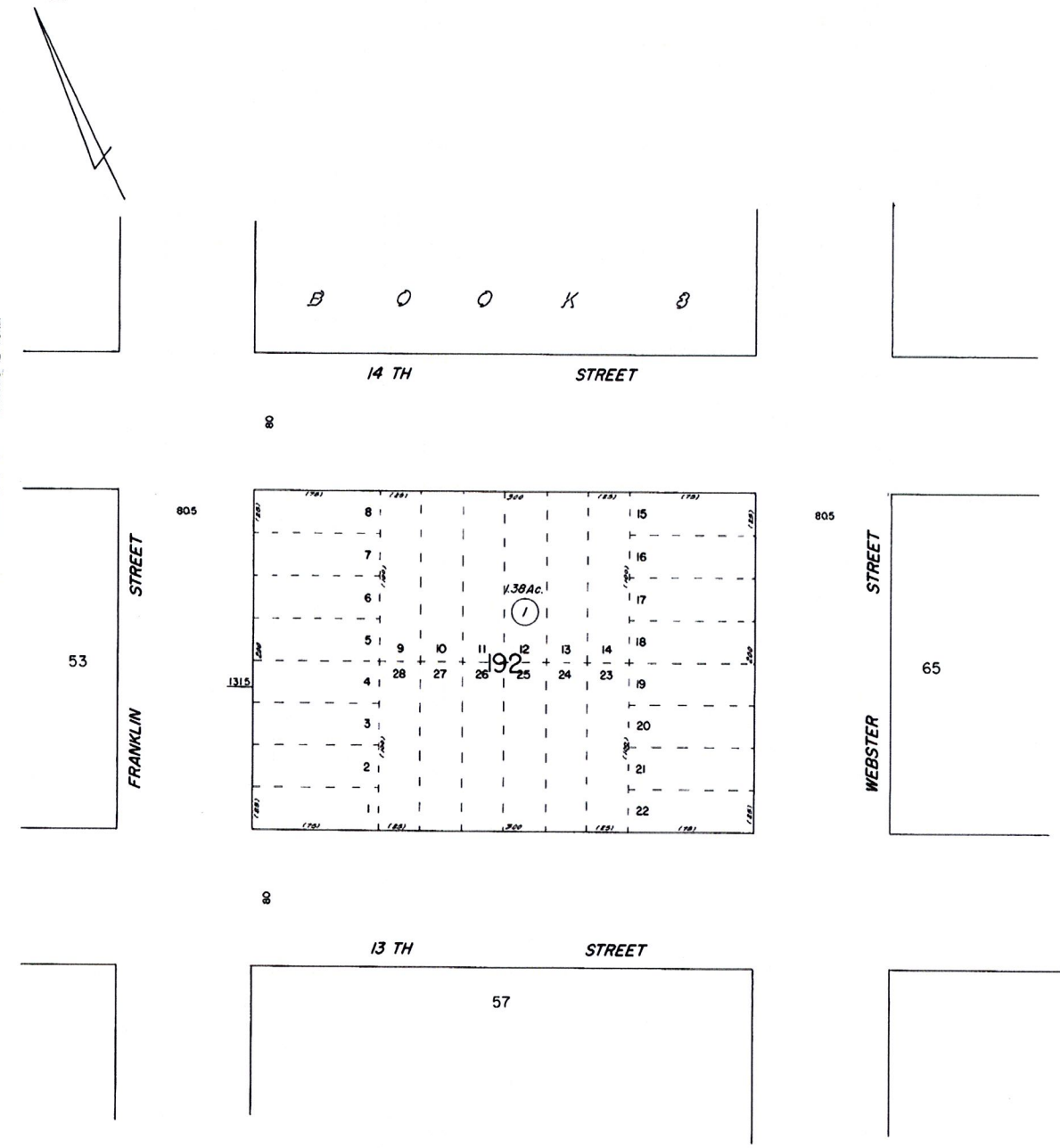
OAKLAND (KELLERSBERGER'S) (Bk. 7 Pg. 3)

Drawn: 10-67 SY. Revisions: 12-76 RA

Formerly: Silk 192,

A.C.M.

Reference: Case 1-7-11



CP VI Franklin, LLC

ASSESSOR'S PARCEL MAP
DESIGN REVIEW PACKAGE

1314 Franklin Street, Oakland, California
Solomon Cordwell Buenz / Carmel Partners / Oakland, CA

09 - 26 - 2016

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ZONING SUMMARY

GENERAL ZONING INFORMATION

ASSESSORS BLOCK
ZONING USE DISTRICT
PERMITTED AND/OR CONDITIONAL USES
HEIGHT & BULK DISTRICT
GENERAL PLAN / ESTUARY POLICY PLAN
HISTORIC OR LANDMARK STATUS
LIQUEFACTION HAZARD ZONE
CONDO CONVERSION IMPACT AREA

REFERENCE NOTES

Survey	Block 192, Kellersberger's Map of Oakland, Book 7, Page 3
OAK-GIS	Northern Half: D-LM-2 Pedestrian Commercial, Southwest Quarter: D-LM-3 General Commercial, Southeast Quarter: D-LM-4 Mixed Commercial
17.101G.01	Residential, Community Assembly, General Retail, Full + Limited Service Restaurant, Consumer Service, Parking
17.101G.04	Building Base: 45ft. 85ft upon CUP. Tower: 175ft. Exceptions: 3 Buildings - LM-275 standards apply
OAK-GIS	Central Business District
OAK-GIS	No
OAK-GIS	Severity 2
OAK-GIS	No

HEIGHT AND BULK CONTROLS

SITE AREA
FLOOR AREA RATIO (FAR) - NON-RESIDENTIAL
HEIGHT LIMIT
MAXIMUM AVERAGE PER STORY ABOVE BUILDING BASE
BULK LIMITS
REQUIRED SETBACKS
TOWER SEPARATION REQUIREMENTS
REAR YARDS / COURTS
UNIT SEPARATION / EXPOSURE REQUIREMENTS

REFERENCE NOTES

Survey	59,486 sqft
17.101G.04	8-12:1
17.101G.04	Building Base: 45ft. 85ft upon CUP. Tower: 175ft. Exceptions: 3 Buildings - LM-275 standards apply
17.101G.04	65% of suite area or 10,000sf, whichever is greater
17.101G.04	150ft maximum tower elevation length (30% increase w/ CUP), 180ft maximum diagonal tower length (30% increase w/ CUP)
17.101G.04	Property Line: D-LM-2 - 5ft max., D-LM-3 - 5ft max., D-LM-4 - 10ft max. at ground floor only; Tower: 20ft at least 50ft of perimeter length of base. 10ft upon CUP approval.
17.101G.04	50ft minimum between towers on same lot
17.108.080	0ft
17.108.080	8ft minimum at living room windows +2ft for each floor above - maximum 10% of lot width

DETAILED CONTROLS & REQUIREMENTS

REFERENCE NOTES

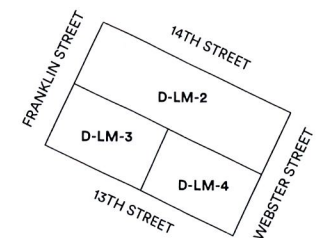
RESIDENTIAL DENSITY LIMITS

17.101G.04	110 sqft of lot area per unit, 35% density increase for very low income, senior citizens, or child care facilities = 540 dwelling units. Density Bonus and Height Concession Pursuant to State Density Bonus Law (Government Code §§ 65915 et seq.)
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OPEN SPACE REQUIREMENTS

GROUND FLOOR MINIMUM FLOOR HEIGHT
GROUND FLOOR FRONTAGE TRANSPARENCY
STOREFRONT WIDTH MINIMUM
OFF-STREET PARKING - RESIDENTIAL
OFF-STREET PARKING - RETAIL
OFF-STREET PARKING - COMMERCIAL
OFF-STREET PARKING DIMENSIONS
OFF-STREET DRIVE AISLE DIMENSIONS
OFF-STREET LOADING - RESIDENTIAL
OFF-STREET LOADING - RETAIL
LOADING BERTH DIMENSIONS
BICYCLE REQUIREMENTS - RESIDENTIAL
BICYCLE REQUIREMENTS - RESTAURANT
BICYCLE REQUIREMENTS - RETAIL
BICYCLE REQUIREMENTS - COMMERCIAL
STREET TREE REQUIREMENTS
PUBLIC ART REQUIREMENT

17.101G.05	75 sqft per unit per unit. 1sf Private = 2sf Group. Min. Dimensions: Ground Floor Private: 10ft, Above ground floor: None, Public Ground-Floor Plaza: 10ft, Rooftop: 15ft, Courtyard:
17.126.020	15ft, Off-Site Open Space: 10ft, Community Room: 250 sqft
17.101G.03	15ft
17.101G.03	D-LM-2: 65%, D-LM-3: 55%, D-LM-4: 55%, reduced by 50% on secondary frontages
17.101G.03	15ft
17.116.060	Multifamily: 0.75 parking space per dwelling unit, Affordable Housing: .25 per dwelling unit; reduction or waiver upon CUP and in-lieu fee.
17.116.080	None required for D-LM-4
17.116.080	None required for D-LM-4
17.116.200	50-50 compact/standard, or 75% intermediate + 12.5% compact
17.116.210	11ft parallel parking one-way; 21' 90 degrees two-way
17.116.120	3 berths required; (2 berths required <300k sqft, plus 1 berth for each additional 300k)
17.116.150	1 berth required; (10,001 - 25,000 sf: 1 berth required)
17.116.220	12ft x 33ft, 14ft high
17.117.090	LT: 0.25 spaces per dwelling unit; ST: 0.05 per dwelling units
17.117.090	LT: 1 per 12k (2 min); ST: 1 per 2k (2 min)
17.117.110	LT: 1 per 12k (2 min); ST: 1 per 5k (2 min)
17.117.110	LT: 1 per 10k (2 min); ST: 1 per 20k (2 min)
15.70.060.A	**typically required: 1 per 20' of frontage with remaining fraction >10 requiring additional tree (X required)
15.70.060.A	1%



ZONING DIAGRAM

CP VI Franklin, LLC

ZONING SUMMARY & DIAGRAM

DESIGN REVIEW PACKAGE

1314 Franklin Street, Oakland, California

Solomon Cordwell Buenz / Carmel Partners / Oakland, CA

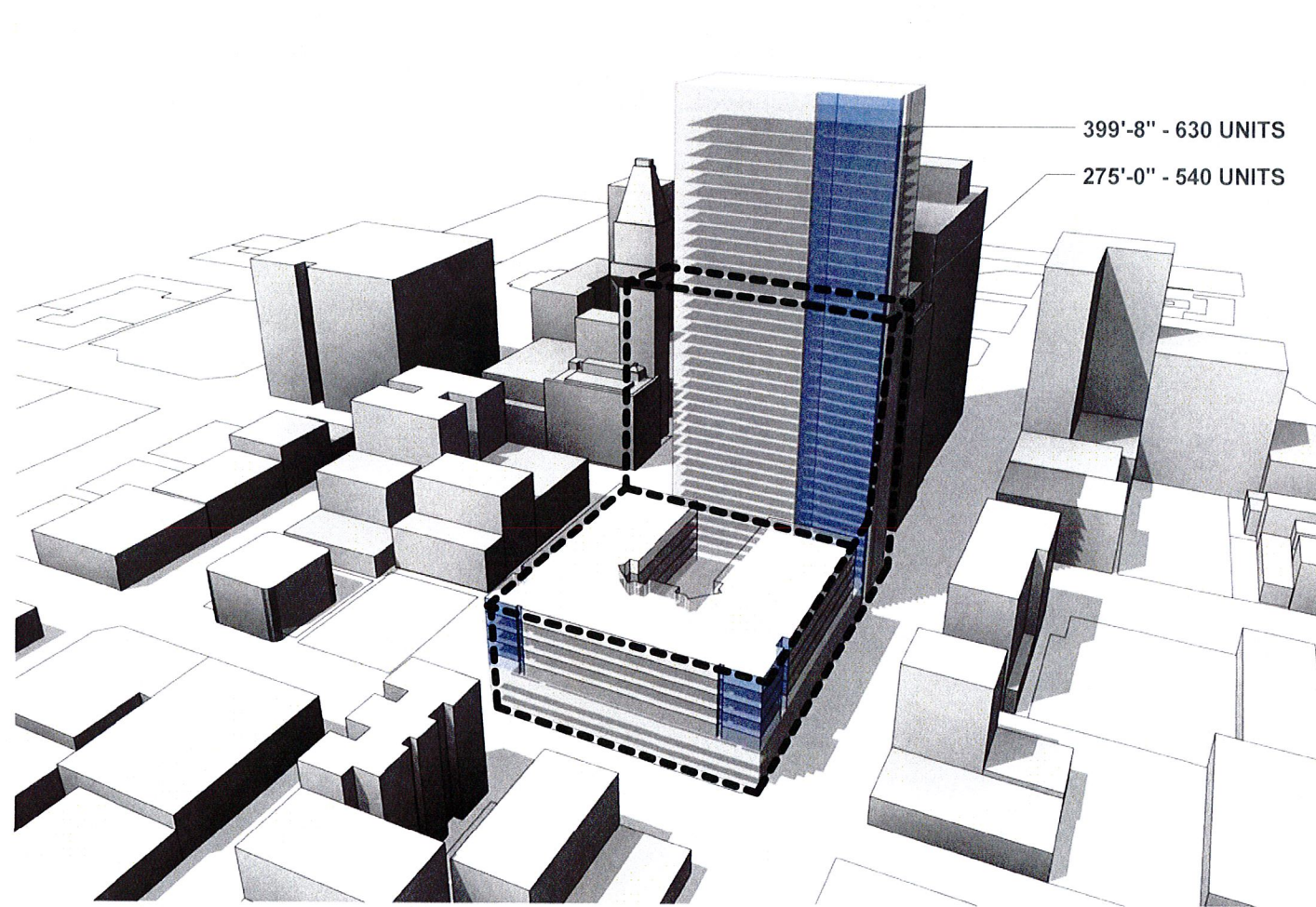
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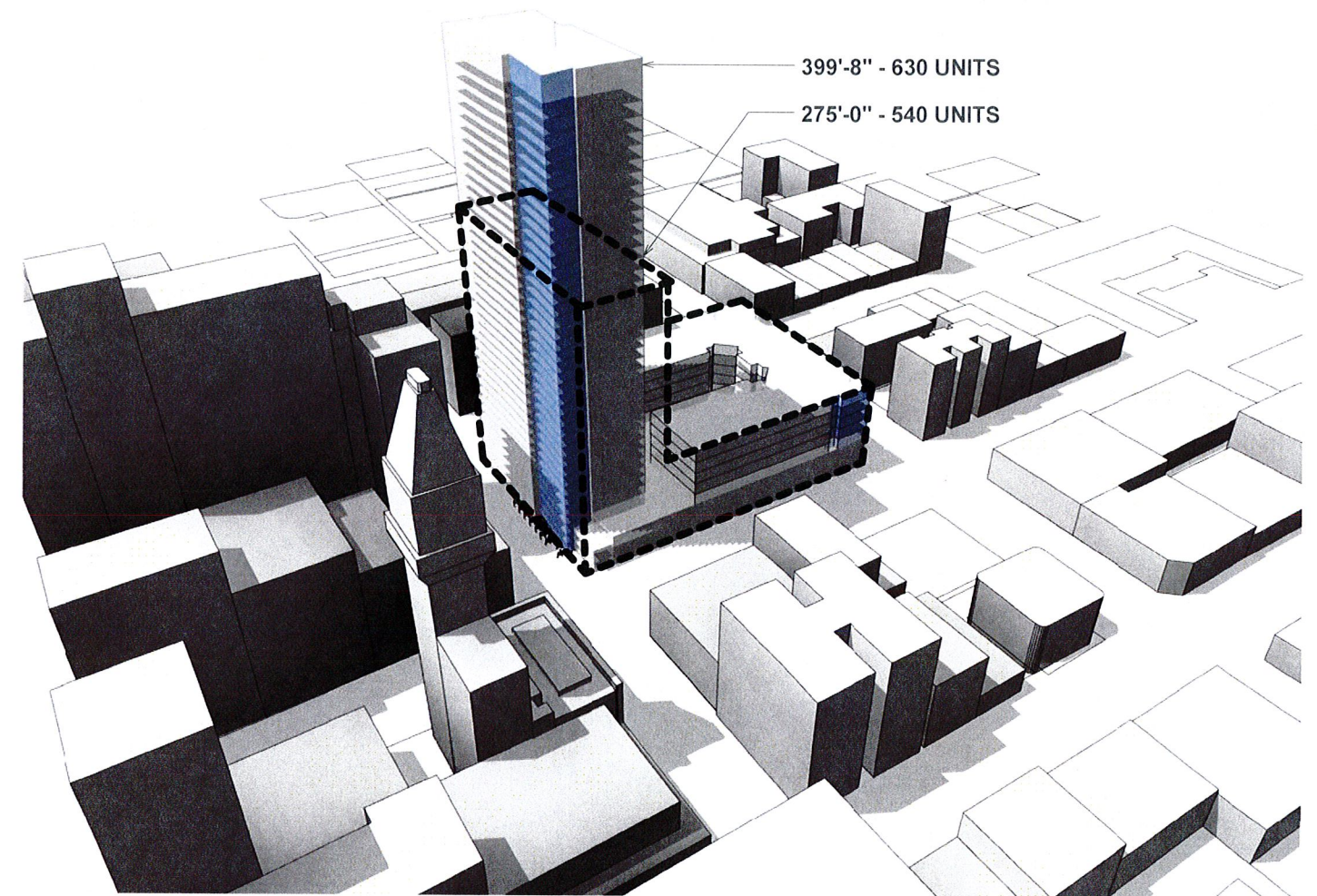
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Density Bonus and Height Concession Pursuant to State Density Bonus Law

(Government Code §§ 65915 et seq.)



VIEW FACING WEST



VIEW FACING EAST

BUILDING AREA SUMMARY

TYPE IIIA RESIDENTIAL											
UNITS/FLR.	440	535	630	670	700	770	850	900	RES NSF	RES GSF	EFF
	OB1BA	JR 11BA	1BR1BA	1BR1BA	1B1BADEN	1B1BADEN	2BR1BA	2BR2BA			

TYPE IA RESIDENTIAL					Lobbies & Amenities	RETAIL				PARKING				LOADING	TOTALS	
UNITS/FLR.	725	800	1,175	STOR.	NSF	RES NSF	RES GSF	EFF	NSF	TOTAL	REGULAR	COMPACT	TANDEM	GSF	GSF	GSF
	1BR1BA	1BR1BA	2BR2BA													

FLR. ELEV. F/F FLR.

+417.00								EO									
+399.67	17.33							RF									
+381.00	18.67	40	0	0	0	0	0	40		8,427	0						
+370.33	10.67	12	3	5	4			39	0	10,875	13,135	82.8%					13,135
+359.67	10.67	12	3	5	4			38	0	10,875	13,135	82.8%					13,135
+349.00	10.67	12	3	5	4			37	0	10,875	13,135	82.8%					13,135
+339.33	9.67	12	3	5	4			36	0	10,875	13,135	82.8%					13,135
+329.67	9.67	12	3	5	4			35	0	10,875	13,135	82.8%					13,135
+320.00	9.67	12	3	5	4			34	0	10,875	13,135	82.8%					13,135
+310.33	9.67	12	3	5	4			33	0	10,875	13,135	82.8%					13,135
+300.67	9.67	12	3	5	4			32	0	10,875	13,135	82.8%					13,135
+291.00	9.67	12	3	5	4			31	0	10,875	13,135	82.8%					13,135
+281.33	9.67	12	3	5	4			30	0	10,875	13,135	82.8%					13,135
+271.67	9.67	12	3	5	4			29	0	10,875	13,135	82.8%					13,135
+262.00	9.67	12	3	5	4			28	0	10,875	13,135	82.8%					13,135
+252.33	9.67	12	3	5	4			27	0	10,875	13,135	82.8%					13,135
+242.67	9.67	12	3	5	4			26	0	10,875	13,135	82.8%					13,135
+233.00	9.67	12	3	5	4			25	0	10,875	13,135	82.8%					13,135
+223.33	9.67	12	3	5	4			24	0	10,875	13,135	82.8%					13,135
+213.67	9.67	12	3	5	4			23	0	10,875	13,135	82.8%					13,135
+204.00	9.67	12	3	5	4			22	0	10,875	13,135	82.8%					13,135
+194.33	9.67	12	3	5	4			21	0	10,875	13,135	82.8%					13,135
+184.67	9.67	12	3	5	4			20	0	10,875	13,135	82.8%					13,135
+175.00	9.67	12	3	5	4			19	0	10,875	13,135	82.8%					13,135
+165.33	9.67	12	3	5	4			18	0	10,875	13,135	82.8%					13,135
+155.67	9.67	12	3	5	4			17	0	10,875	13,135	82.8%					13,135
+146.00	9.67	12	3	5	4			16	0	10,875	13,135	82.8%					13,135
+136.33	9.67	12	3	5	4			15	0	10,875	13,135	82.8%					13,135
+126.67	9.67	12	3	5	4			14	0	10,875	13,135	82.8%					13,135
+117.00	9.67	12	3	5	4			13	0	10,875	13,135	82.8%					13,135
+107.33	9.67	12	3	5	4			12	0	10,875	13,135	82.8%					13,135
+97.67	9.67	12	3	5	4			11	0	10,875	13,135	82.8%					13,135
+88.00	9.67	12	3	5	4			10	0	10,875	13,135	82.8%					13,135
+78.33	9.67	12	3	5	4			9	0	10,875	13,135	82.8%					13,135
+68.67	9.67	12	3	5	4			8	0	10,875	13,135	82.8%					43,635
+59.00	9.67	12	3	5	4			7	0	10,875	13,135	82.8%					43,635
+49.33	9.67	12	3	5	4			6	0	10,875	13,135	82.8%					43,635
+39.67	9.67	5	8	3	2	3		5		7,300	13,135						43,635
+30.00	9.67	8	3	2	3		3,670	4		7,300	13,135						39,965
+19.33	10.67	7	2	2	3	1,310	825	3		6,575	10,575						43,635
+9.67	9.67					845	755	2									57,350
+0.00	9.67					865	2,650	1							16,270		39,150
-10.00	10.00					1,550	990	B1									57,875
-20.00	10.00					1,550	990	B2									59,486

+85.00	PRF												
+74.00	11.00	40	3	12	7	5	1	1	10	1	25,890	30,500	84.9%
+63.00	11.00	40	3	12	7	5	1	1	10	1	25,890	30,500	84.9%
+52.00	11.00	40	3	12	7	5	1	1	10	1	25,890	30,500	84.9%
+41.00	11.00	40	3	12	7	5	1	1	10	1	25,890	30,500	84.9%
+30.00	11.00	39	1	14	7	4	1	1	10	1	25,890	30,500	84.9%
+19.33	10.67	3											
+9.67	9.67	2											
+0.00	9.67	1											
-10.00	10.00	B1											
-20.00	10.00	B2											

TOTAL	OB1BA	JR 11BA	1BR1BA	1B1BADEN	2BR1BA	2BR2BA	NSF	GSF	651 sf average
199	13	62	35	5	50	5	129,450	152,500	
6.5%	31.2%	17.6%	2.5%	25.1%	2.5%				

TOTAL	1BR1BA	1BR1BA	2BR2BA	NSF	NSF	GSF	16,270	598	429	77	89	191,970	13,010	776,822
	19.3%	30.4%	25.3%	NSF	NSF	GSF	NSF	TOTAL	REGULAR	COMPACT	TANDEM	GSF	GSF	GSF
431	83	131	109	9,880	293,050	365,220	16,270	598	429	77	89	191,970	13,010	776,822
													0.95 per unit	



CP VI Franklin, LLC

BUILDING AREA SUMMARY

DESIGN REVIEW PACKAGE

1314 Franklin Street, Oakland, California

Solomon Cordwell Buenz / Carmel Partners / Oakland, CA

09 - 26 - 2016

2016024

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SURVEYOR'S NOTES

THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY.

EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS-OF-WAY ACROSS THE SUBJECT PROPERTY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO ENCRoACHMENTS ONTO ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY BUILDING, STRUCTURES OR OTHER IMPROVEMENTS AT THE SUBJECT PROPERTY, AND NO ENCRoACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE OR OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NUMBER FWAC-1016001188, DATED AS OF MARCH 2, 2016 WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THIS SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THIS SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE REPORT.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF 14TH STREET WITH THE EASTERN LINE OF FRANKLIN STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF 14TH STREET 300 FEET TO THE WESTERN LINE OF WEBSTER STREET; THENCE SOUTHERLY ALONG SAID LINE OF WEBSTER STREET 200 FEET TO THE NORTHERN LINE OF 13TH STREET; THENCE ALONG SAID LINE OF 13TH STREET WESTERLY 300 FEET TO THE SAID EASTERN LINE OF FRANKLIN STREET; THENCE ALONG SAID LINE OF FRANKLIN STREET NORTHERLY 200 FEET TO THE POINT OF BEGINNING.

BEING ALL OF BLOCK 192, AS SAID BLOCK IS SHOWN ON KELLERSBERGER'S MAP OF OAKLAND, FILED SEPTEMBER 2, 1853, IN BOOK 7 OF MAPS, AT PAGE 3, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN: 002-0055-001-00

EXCEPTIONS

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2016-2017.
- THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.
- REVISED STATEMENT OF INSTITUTION OF REDEVELOPMENT FOR THE CENTRAL DISTRICT REDEVELOPMENT PROJECT (CALIFORNIA HEALTH & SAFETY CODE SECTION 33373(C)), RECORDED DECEMBER 3, 2007, INSTRUMENT NO. 2007-409569, OF OFFICIAL RECORDS.
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORD.

THIS COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

- THIS COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE ASSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE BY THE CORPORATION NAMED BELOW.

CORPORATION: DOWNTOWN REALTY CO., A CALIFORNIA CORPORATION

(A) A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION.

(B) AN ORIGINAL OR CERTIFIED COPY OF THE RESOLUTION AUTHORIZING THE TRANSACTION CONTEMPLATED HEREIN.

(C) IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, A COPY OF THE ARTICLES AND BY-LAWS OF THE PARENT.

THE RIGHT IS RESERVED TO ADD REQUIREMENTS OR ADDITIONAL ITEMS AFTER COMPLETION OF SUCH REVIEW.

- THIS COMPANY WILL REQUIRE AN OWNERS AFFIDAVIT TO BE COMPLETED BY THE PARTY(IES) NAMED BELOW BEFORE ANY TITLE ASSURANCE REQUESTED UNDER THIS APPLICATION WILL BE ISSUED.

PARTY(IES): DOWNTOWN REALTY CO., A CALIFORNIA CORPORATION

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT.

- PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.

1314 FRANKLIN STREET, OAKLAND, CALIFORNIA, 94612

- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OF THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.

PANEL NUMBER 06001 C 0067G, CITY OF OAKLAND, 085048 MAP REVISED: AUGUST 3, 2009

- CROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT)

LAND AREAS SHOWN ON SHEETS 2.

- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G. GROUND SURVEY OR AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.

6A IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SET BACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

NO ZONING REPORT PROVIDED

SUBJECT PROPERTY IS IN ZONE - D-LM-2 (LAKE MERRITT STATION AREA DISTRICT PEDESTRIAN COMMERCIAL - 2 ZONE).

SETBACKS
FRONT - 0'
MAXIMUM FRONT AND STREET SIDE FOR FIRST STORY - 0'
SIDE - 0'
CORNER SIDE - 0'
REAR - 0'

HEIGHT
CENTRAL BUSINESS DISTRICT -
LM-175 - 45 FT. BASE; 85 BASE UPON GRANTING OF CUP AND ADDITIONAL FINDINGS; 175 FT. MAX.
W/CUP: LM-275 - 45 FT. BASE; 85 BASE UPON GRANTING OF CUP AND ADDITIONAL FINDINGS; 275 FT. MAX.

BASED ON CITY OF OAKLAND ZONING CODE

- (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AS GROUND LEVEL
B) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL

BUILDING SQUARE FOOTAGE AND AREA SHOWN ON SHEET 2

- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREA, SUBSTANTIAL AREAS OF REFUSE) SHOWN ON SHEET 2.

- NUMBER AND TYPE (E.G. DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.

520 TOTAL PARKING SPOTS (PLUS 2 MOTORCYCLE SPACES)
4 DISABLED PARKING SPACES DESIGNATED
31 COMPACT PARKING SPACES DESIGNATED

- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:
• OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV.

• EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION), AND
• MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST.

VISIBLE UTILITIES ONLY; ANY MUNICIPAL RESEARCH OR UNDERGROUND UTILITY LOCATION AT GROUND SERVICE CAN BE COMPLETED AS AN ADDENDUM PER REQUEST FROM CLIENT.

- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS.

THERE ARE NO ADJOINING PROPERTIES.

- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

- IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST Hired BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE.

NO WETLAND MARKERS WERE OBSERVED.

SURVEYOR'S CERTIFICATE

TO CARMEL PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 8, 9, 11(A), 13, 16, 18 AND 20(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 26, 2016

Michael W. Thompson 6/21/16
MICHAEL W. THOMPSON DATE
mthompson@eobroze.com



CP VI Franklin, LLC

SITE SURVEY

DESIGN REVIEW PACKAGE

1314 Franklin Street, Oakland, California

Solomon Cordwell Buenz / Carmel Partners / Oakland, CA

09 - 26 - 2016

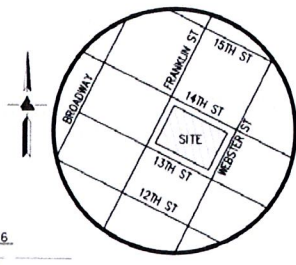
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C1.00

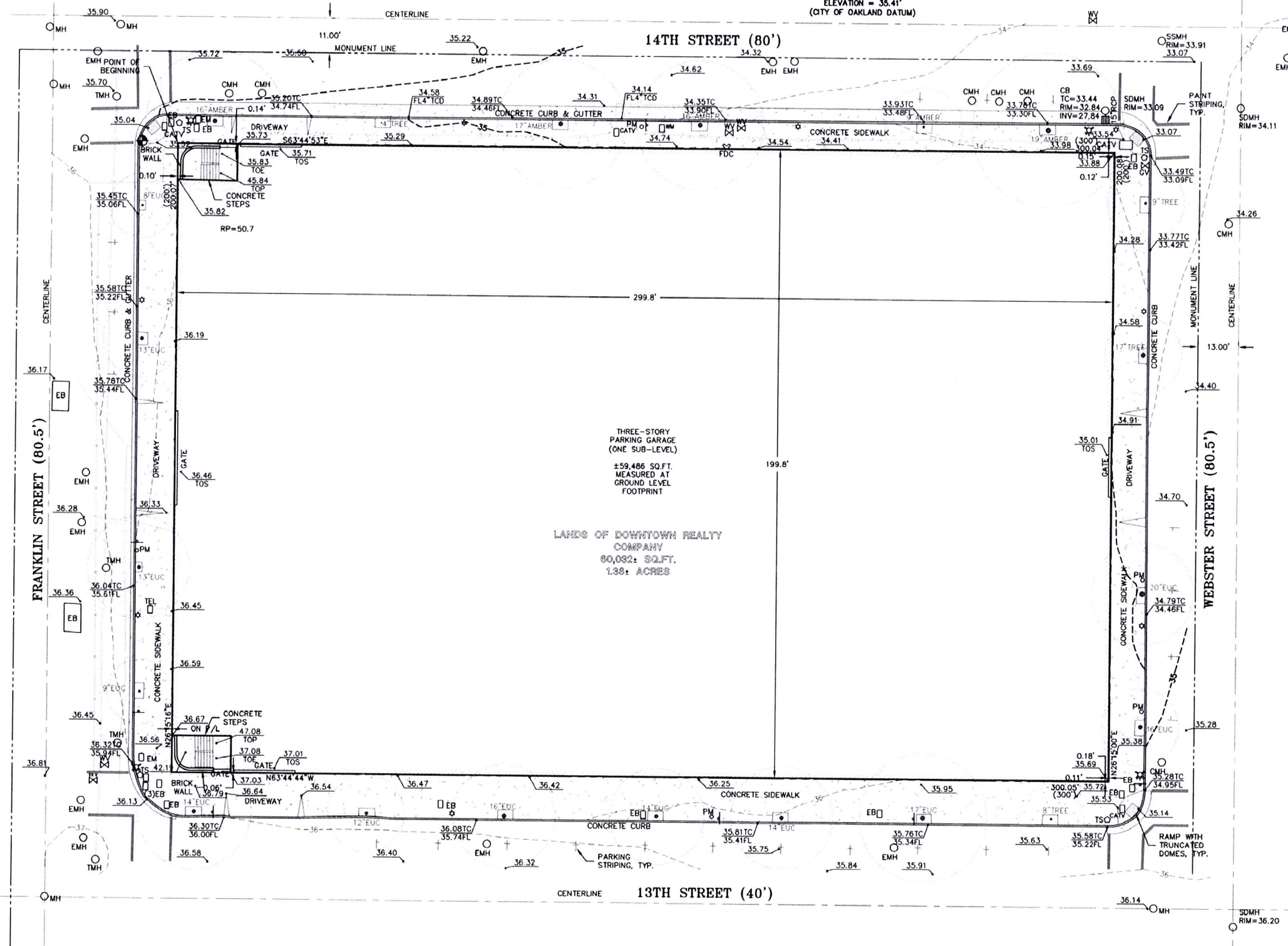
BENCHMARK
 CITY OF OAKLAND BENCHMARK 26AC
 TRIANGULATION MONUMENT "CENTRAL B" - 6
 FT. FROM N/C. 14TH ST. & 12' EAST OF
 WEST CURB HARRISON ST.
 ELEVATION = 32.697'
 (CITY OF OAKLAND DATUM)

SITE BENCHMARK
 SURVEY CONTROL POINT
 CUT CROSS IN CONCRETE
 ELEVATION = 35.41'
 (CITY OF OAKLAND DATUM)

NOTES
 ALL DISTANCES AND DIMENSIONS ARE
 IN FEET AND DECIMALS OF A FOOT.
 UNDERGROUND UTILITY LOCATION
 IS BASED ON SURFACE EVIDENCE.
 BUILDING FOOTPRINTS ARE
 SHOWN AT GROUND LEVEL.

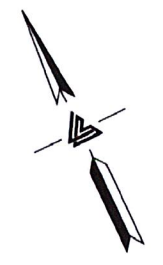


VICINITY MAP
NO SCALE



LEGEND AND NOTES

- BOUNDARY LINE
- - - COMMUNICATIONS LINE (PAINT MARKING)
- - - CABLE TV LINE (PAINT MARKINGS)
- - - ELECTRICAL LINE (PAINT MARKINGS)
- - - WATER LINE (PAINT MARKINGS)
- ⊕ BENCHMARK
- CATV
- CB
- CMH
- EB
- EMH
- EM
- EUC
- ⊕ FDC
- ⊕ FL
- ⊕ GV
- INV
- PM
- RP
- SSMH
- SDMH
- ⊕
- TMH
- TEL
- ⊕ TCD
- TC
- TOS
- TS
- UMH
- WM
- ⊕ WV
- XXX.XX
- ASPHALT
- CONCRETE



0 8 16 32
SCALE: 1" = 16'

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SITE SURVEY
DESIGN REVIEW PACKAGE
 1314 Franklin Street, Oakland, California
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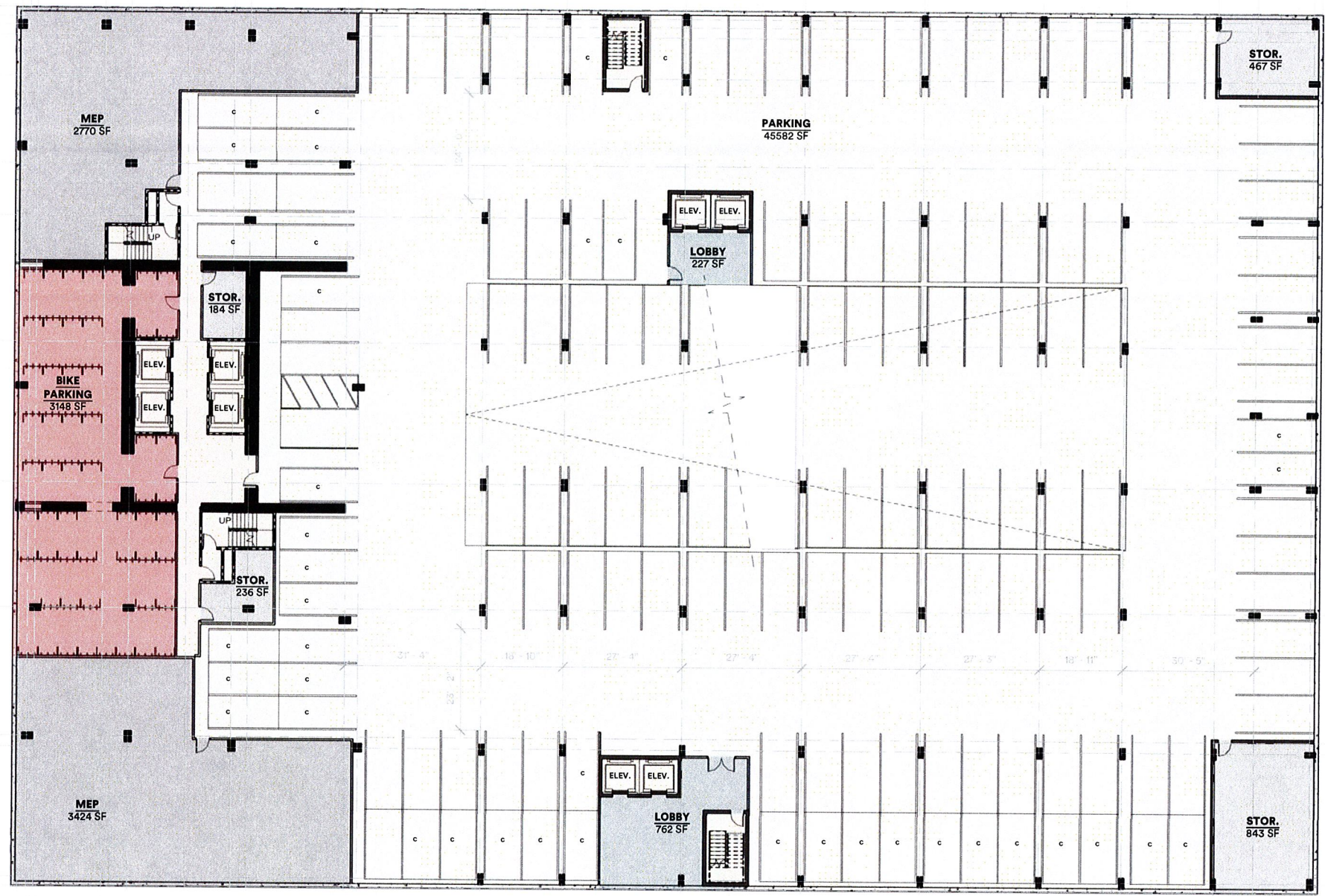
09 - 26 - 2016

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CP VI Franklin, LLC

FLOOR PLAN - LEVEL B1 & B2
DESIGN REVIEW PACKAGE

1314 Franklin Street, Oakland, California
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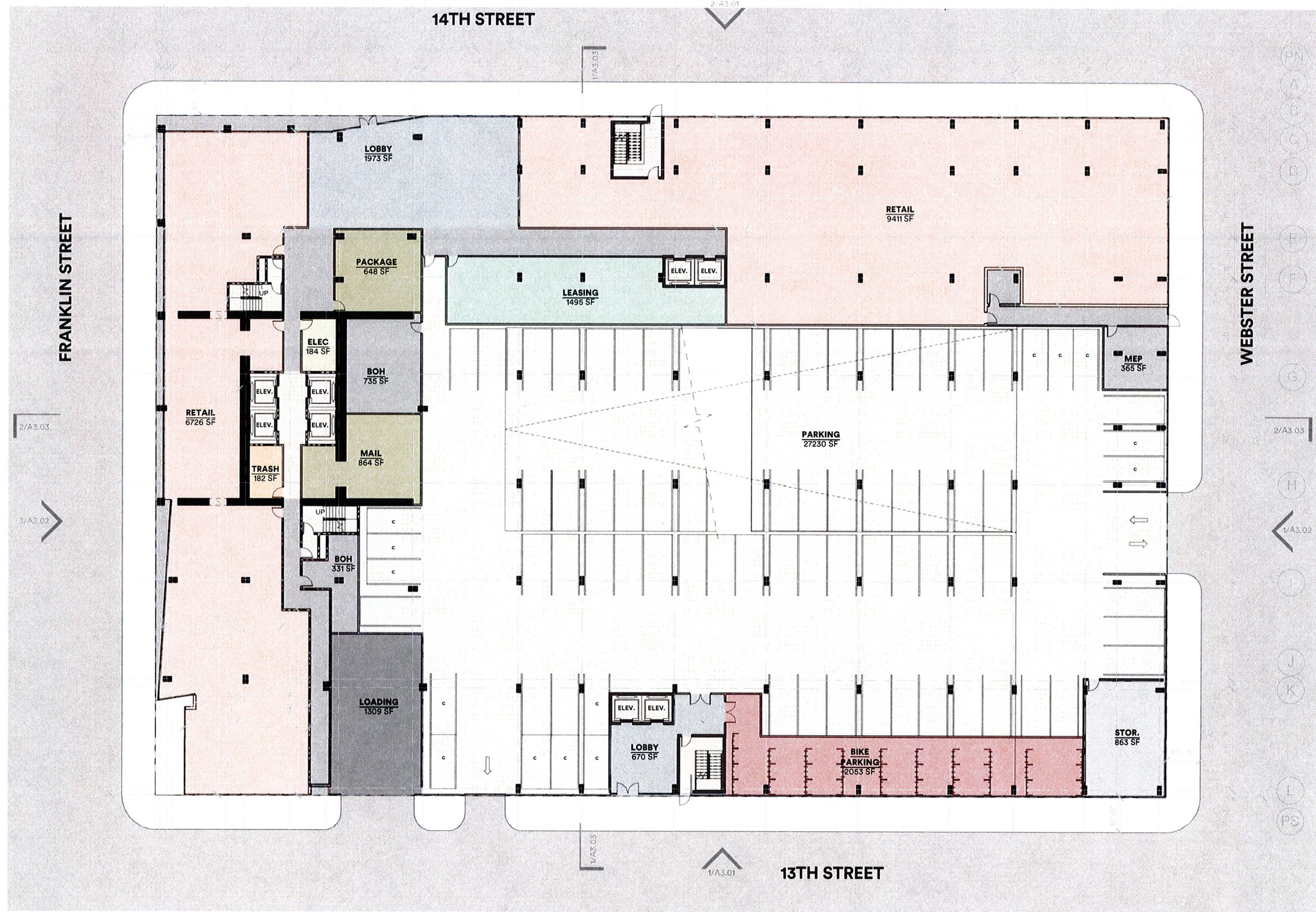
09 - 26 - 2016

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FLOOR PLAN - LEVEL 01
 DESIGN REVIEW PACKAGE

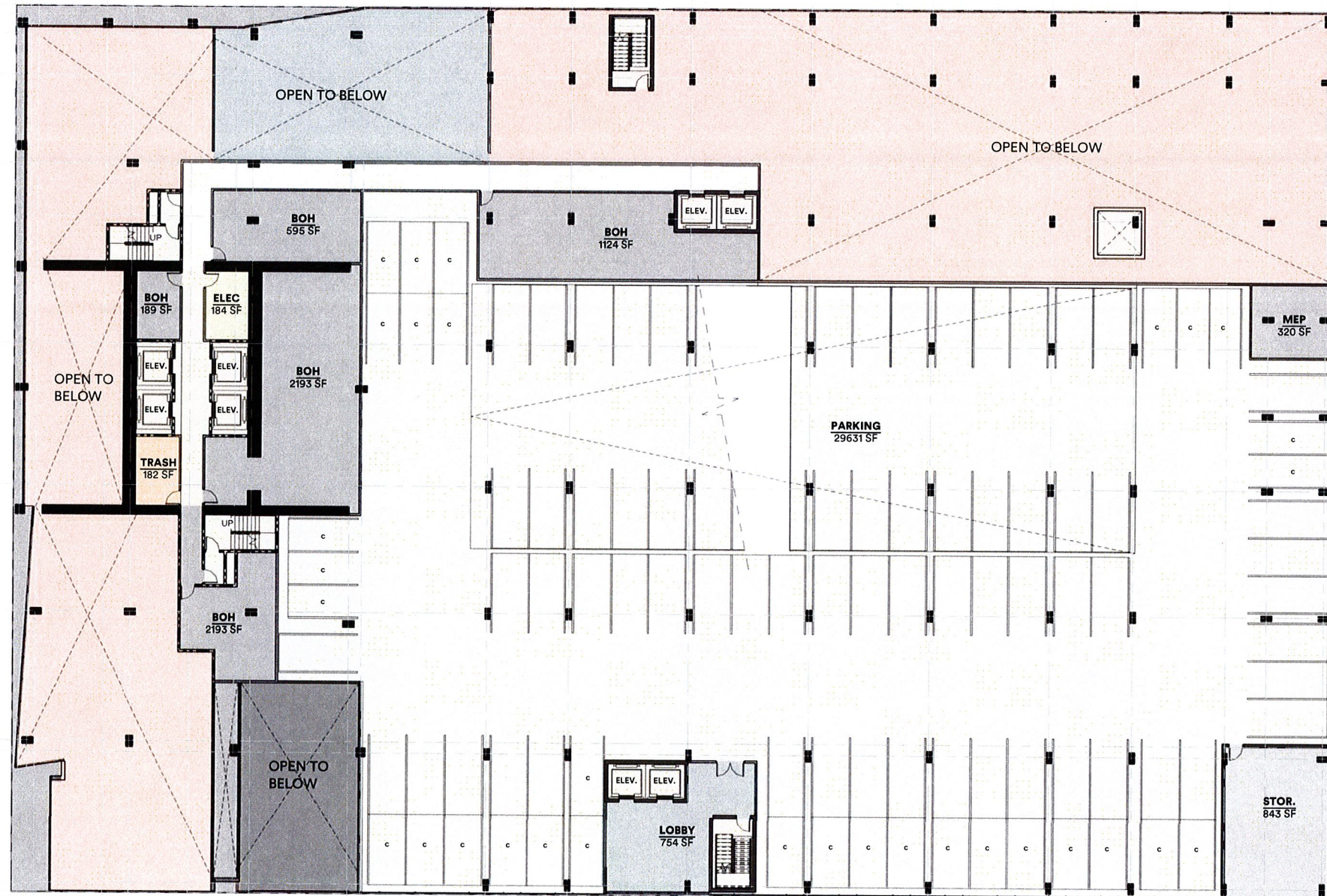
1314 Franklin Street, Oakland, California
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A2.01

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FLOOR PLAN - LEVEL 02

DESIGN REVIEW PACKAGE

1314 Franklin Street, Oakland, California

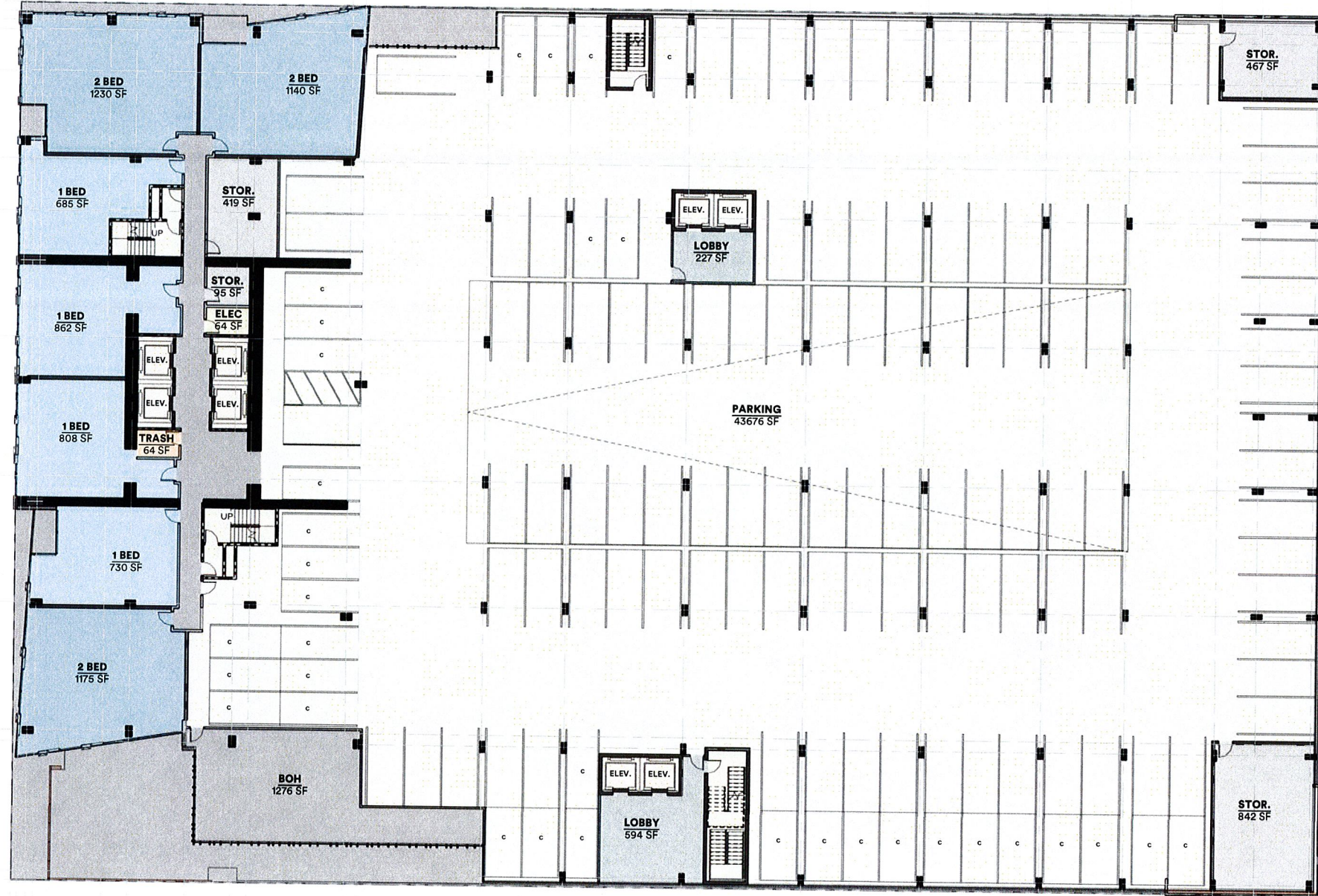
Solomon Cordwell Buenz / Carmel Partners / Oakland, CA

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A2.02

PW 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 PE



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FLOOR PLAN - LEVEL 03

DESIGN REVIEW PACKAGE

1314 Franklin Street, Oakland, California

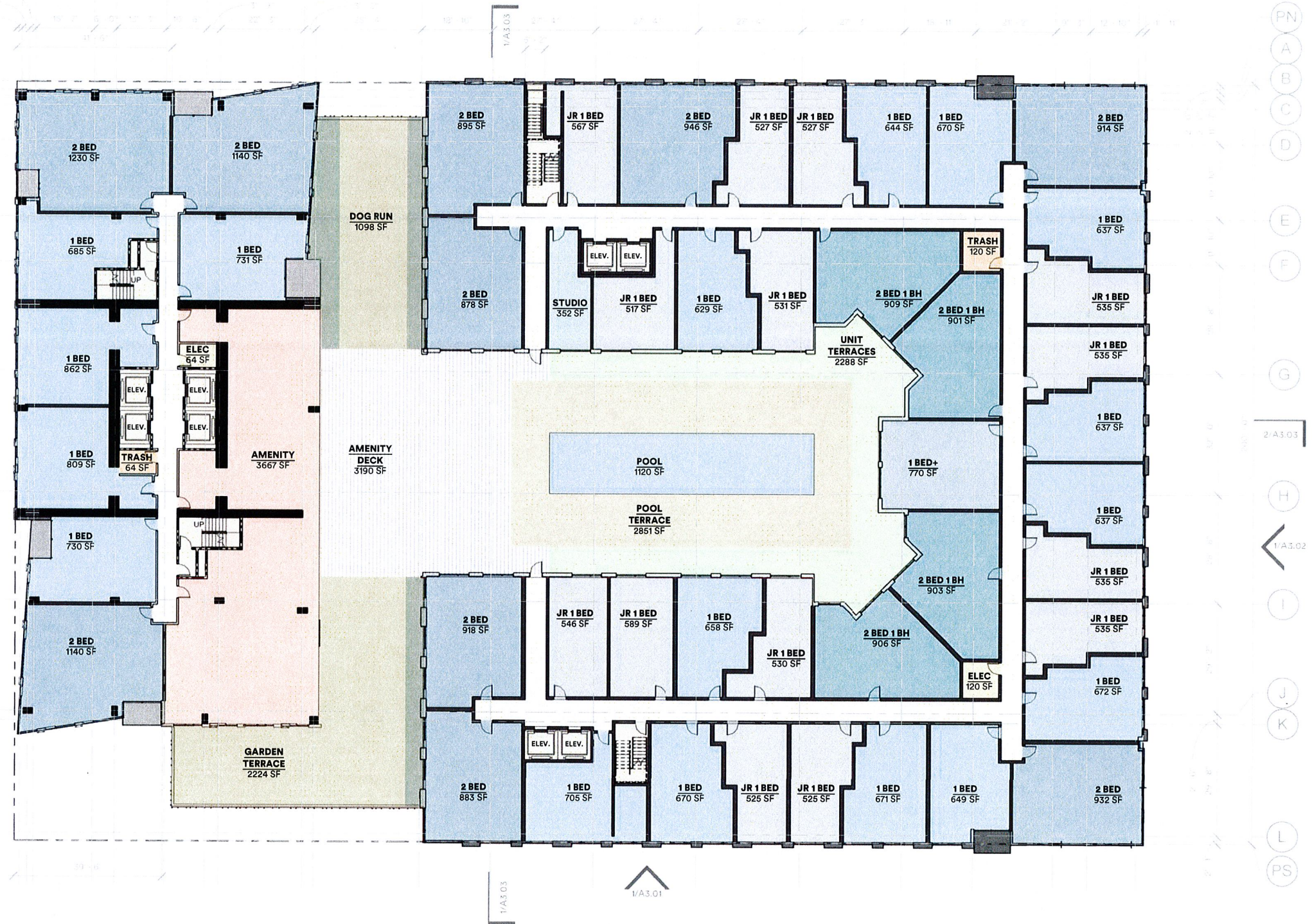
Solomon Cordwell Buenz / Carmel Partners / Oakland, CA

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FLOOR PLAN - LEVEL 04
 DESIGN REVIEW PACKAGE

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A2.04

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CP VI Franklin, LLC

FLOOR PLAN - LEVEL 05 TYPICAL PODIUM
DESIGN REVIEW PACKAGE

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A2.05

PW 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 PE



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FLOOR PLAN - LEVELS 06-39 TYPICAL TOWER
DESIGN REVIEW PACKAGE

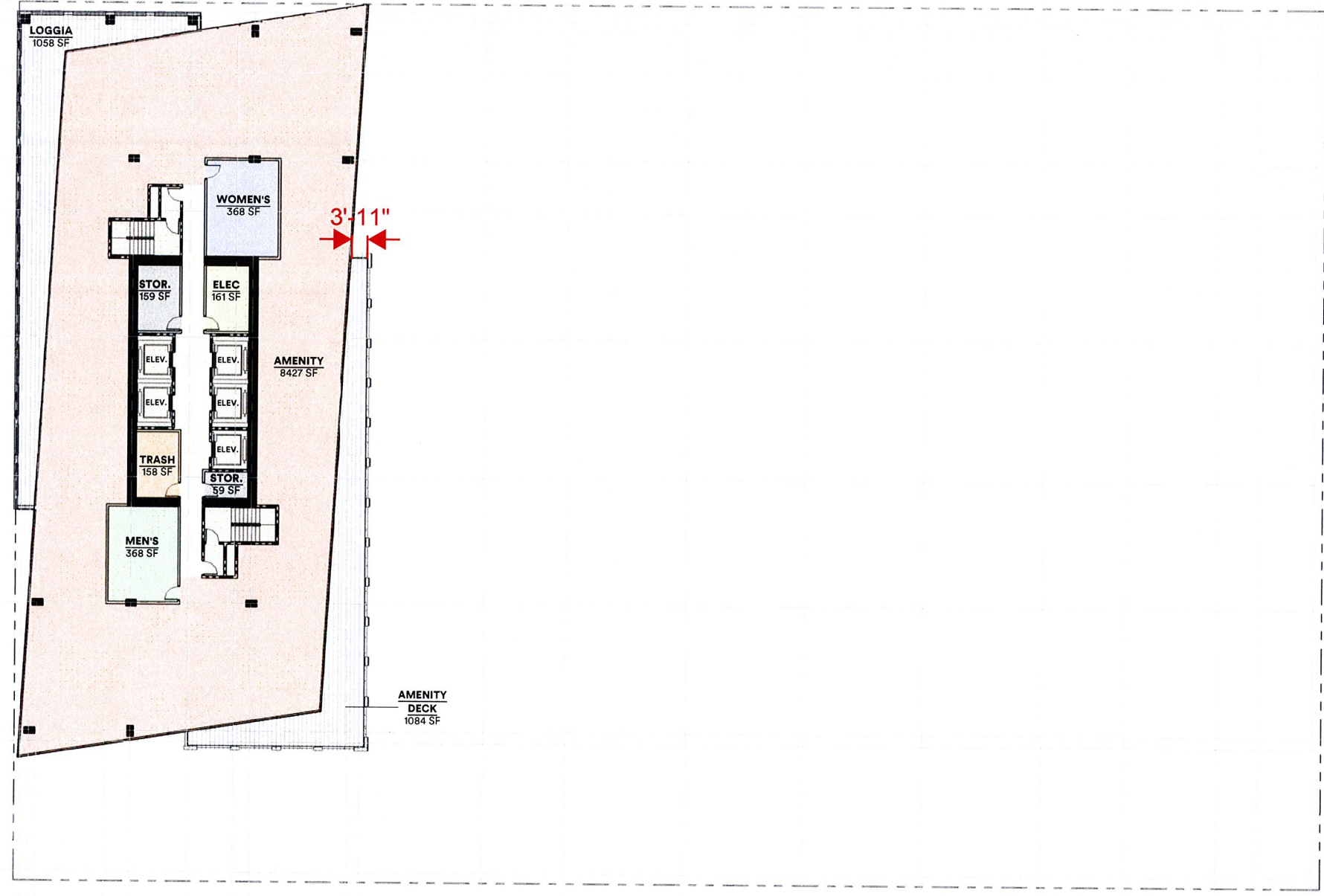
1314 Franklin Street, Oakland, California
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A2.06

PW 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 PE



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1/A3.03
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CP VI Franklin, LLC

FLOOR PLAN - LEVEL 40
DESIGN REVIEW PACKAGE

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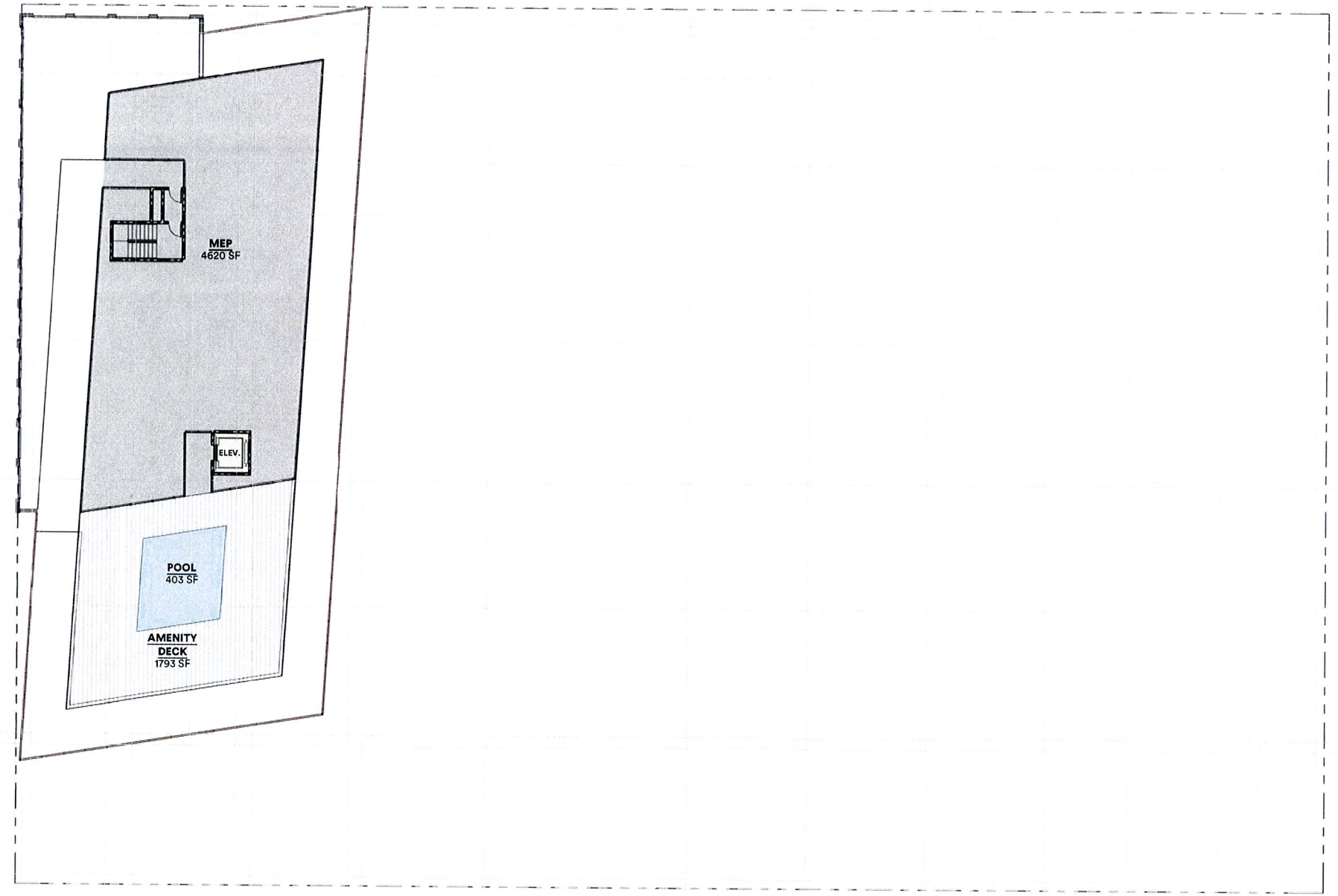
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A2.07



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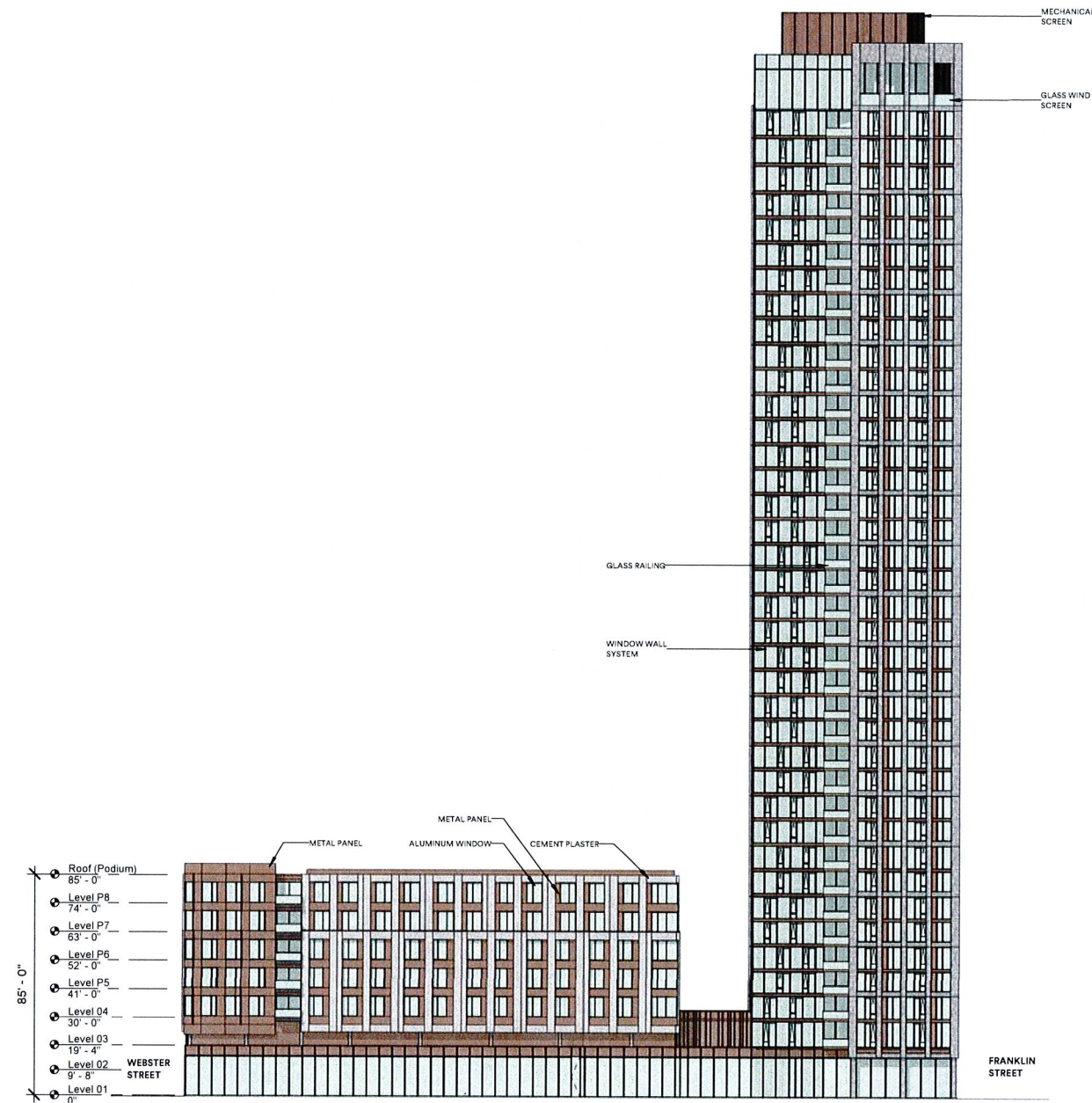
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CP VI Franklin, LLC

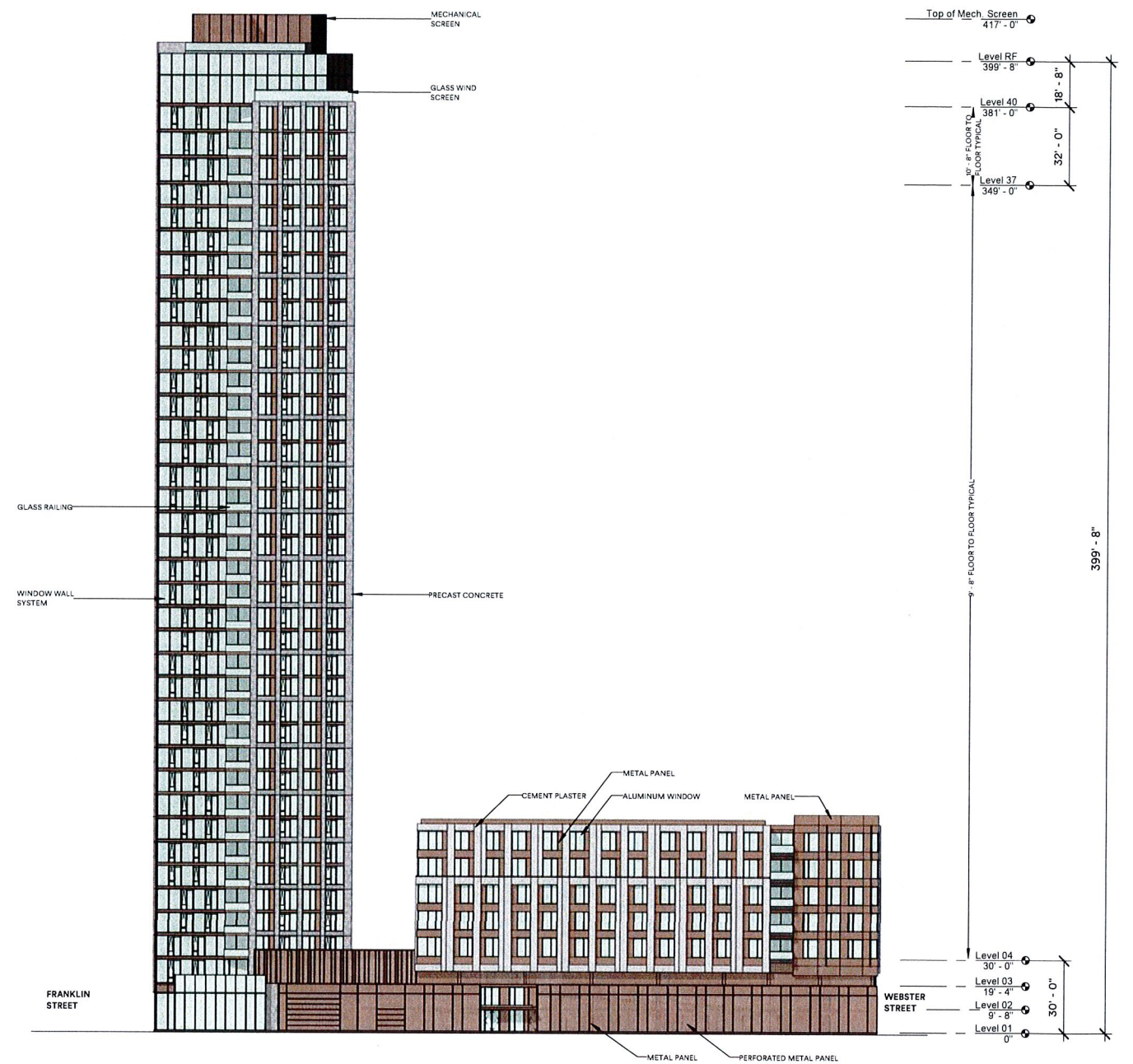
ROOF PLAN
DESIGN REVIEW PACKAGE
1314 Franklin Street, Oakland, California
Solomon Cordwell Buenz / Carmel Partners / Oakland, CA

09 - 26 - 2016

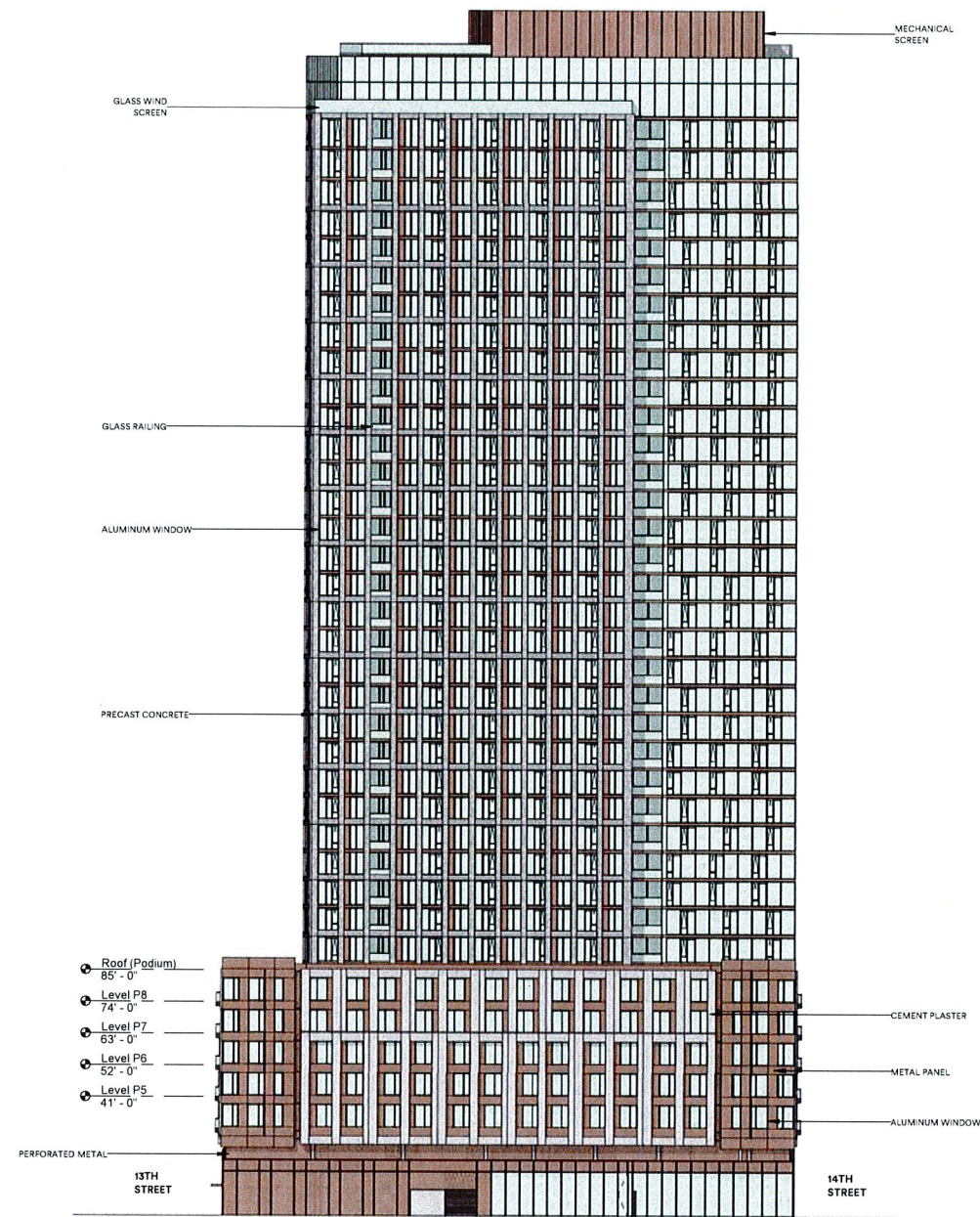
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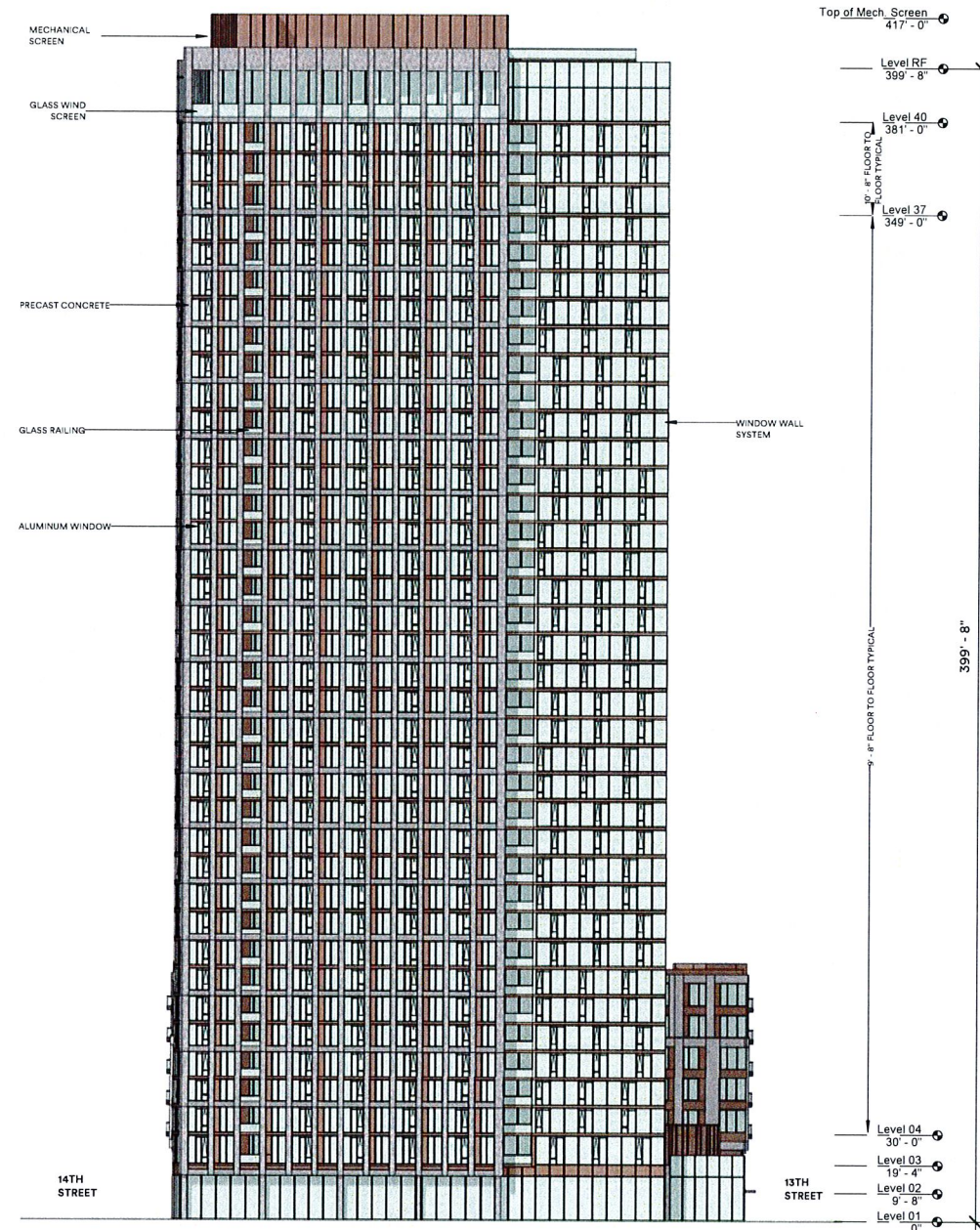
2 / 14TH STREET ELEVATION (NORTH)



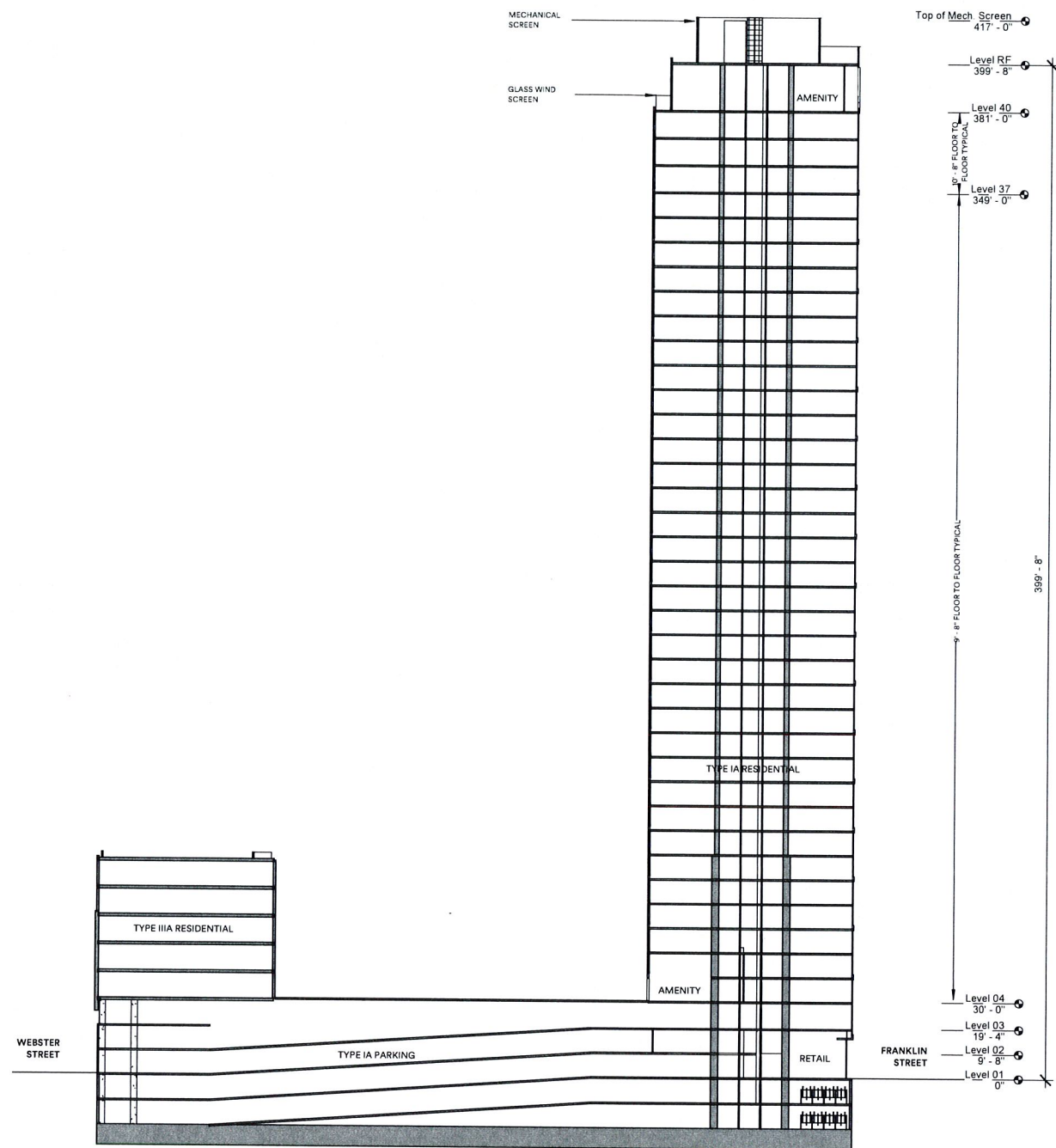
1 / 13TH STREET ELEVATION (SOUTH)



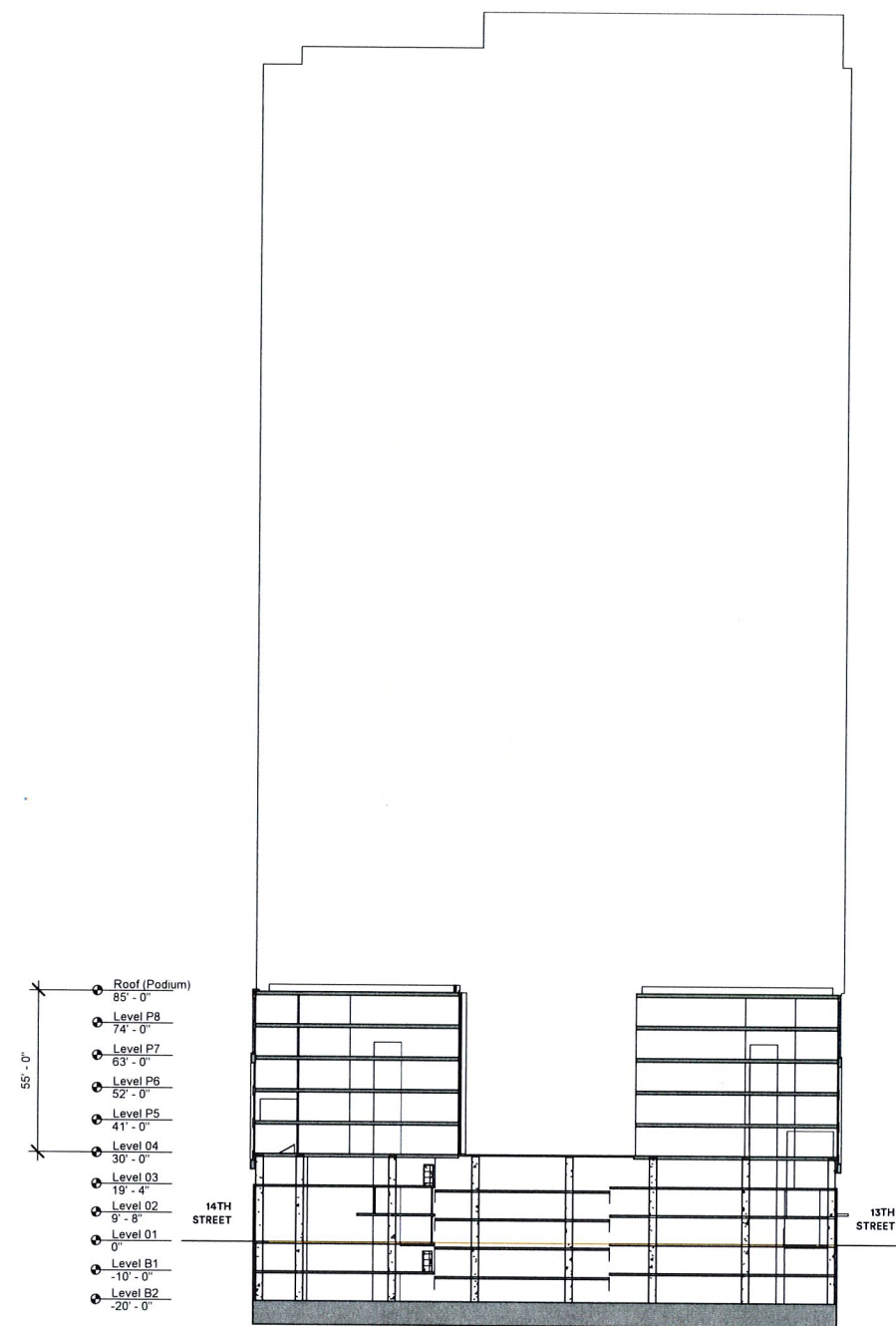
2 / WEBSTER STREET ELEVATION (WEST)



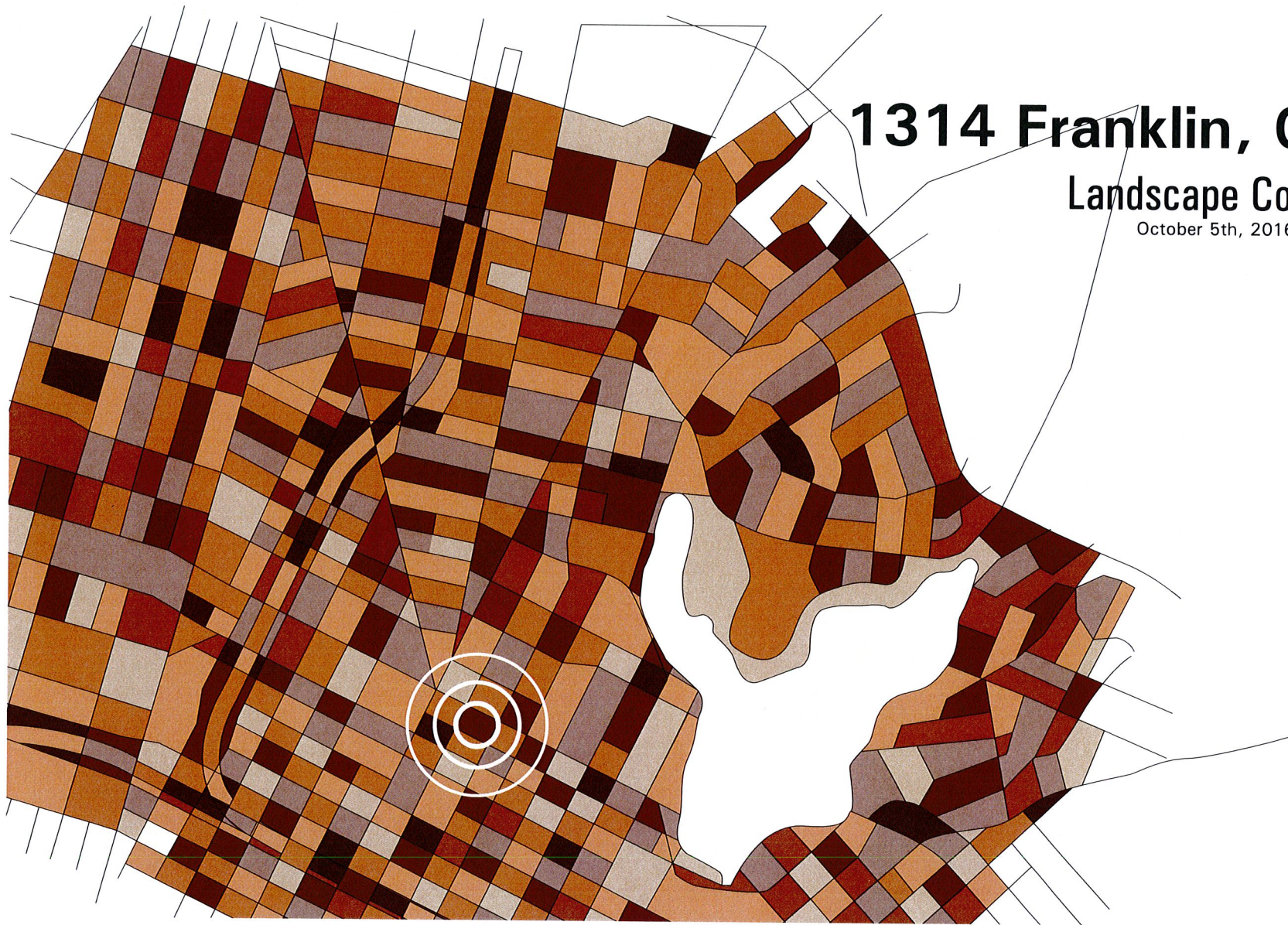
1 / FRANKLIN STREET ELEVATION (EAST)



2 / EAST - WEST BUILDING SECTION



1 / NORTH - SOUTH BUILDING SECTION

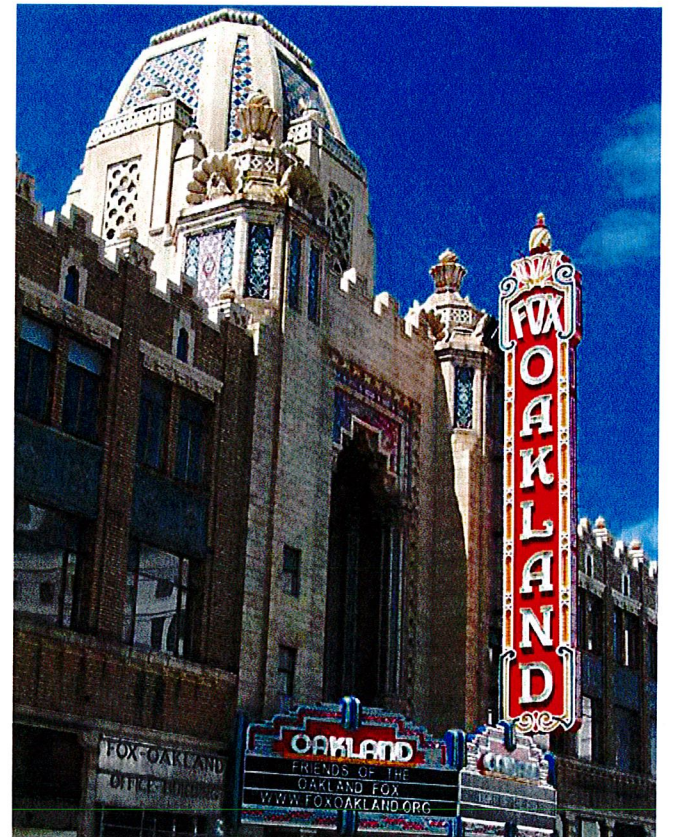
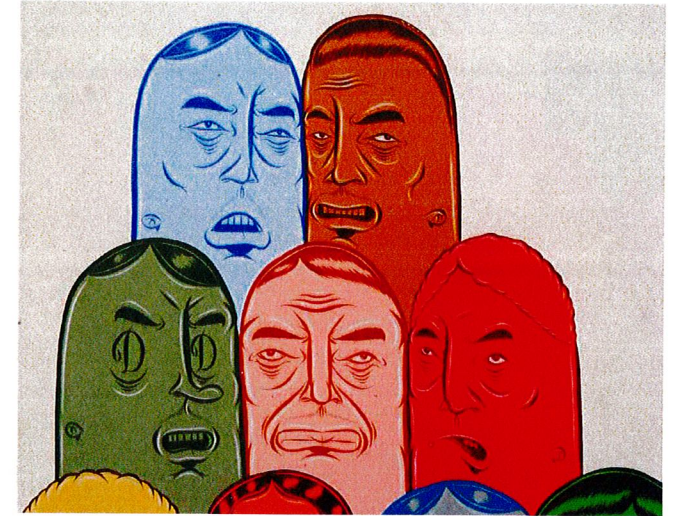
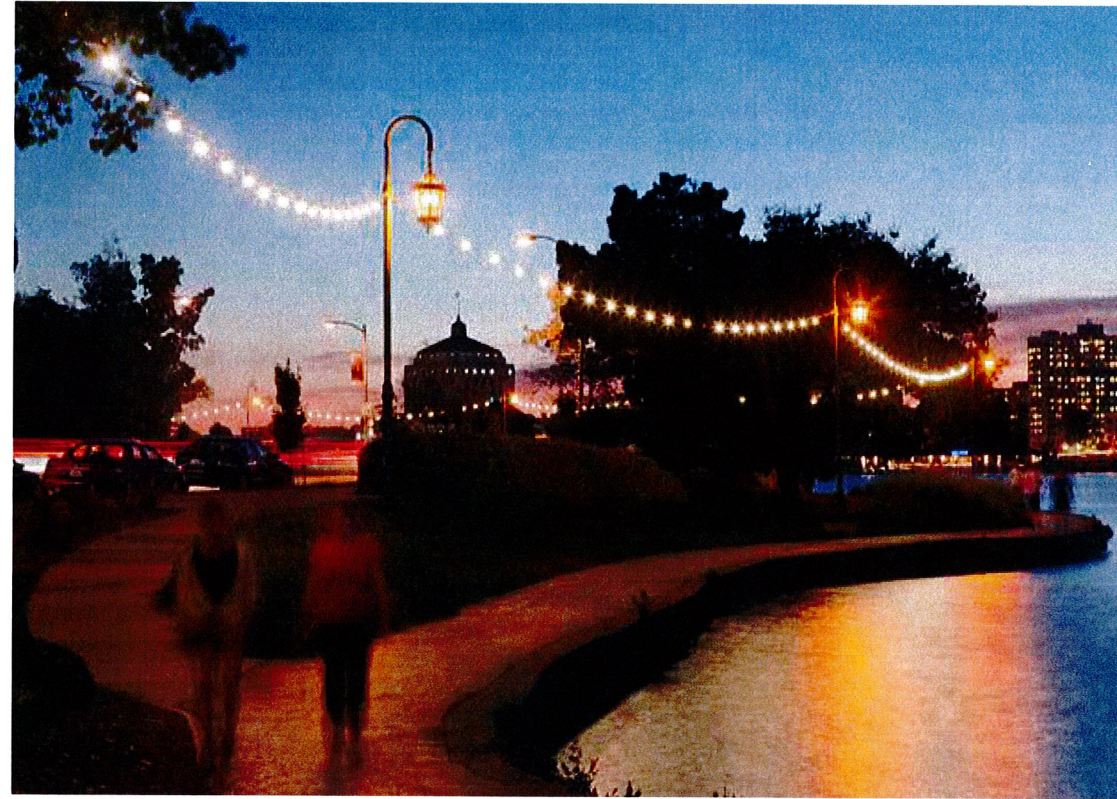


1314 Franklin, Oakland, CA

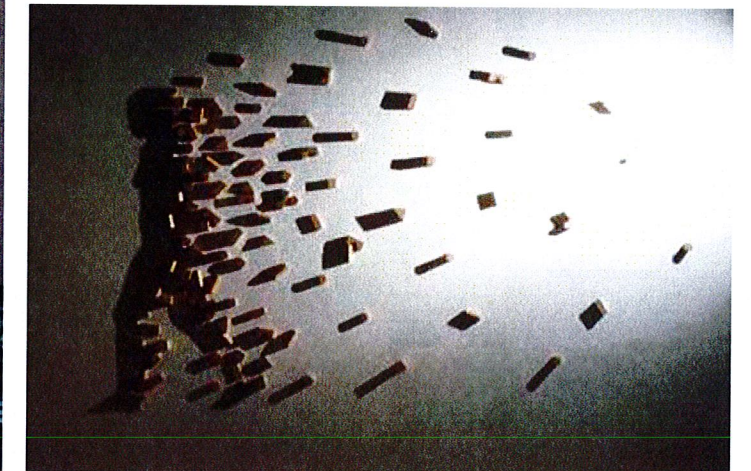
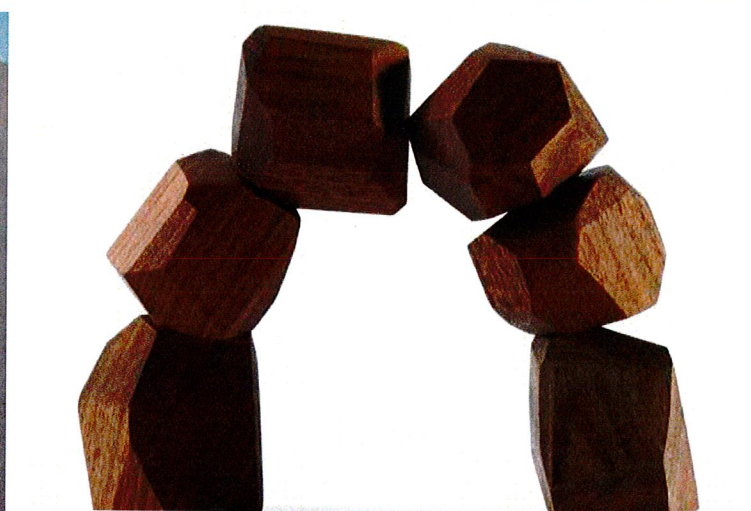
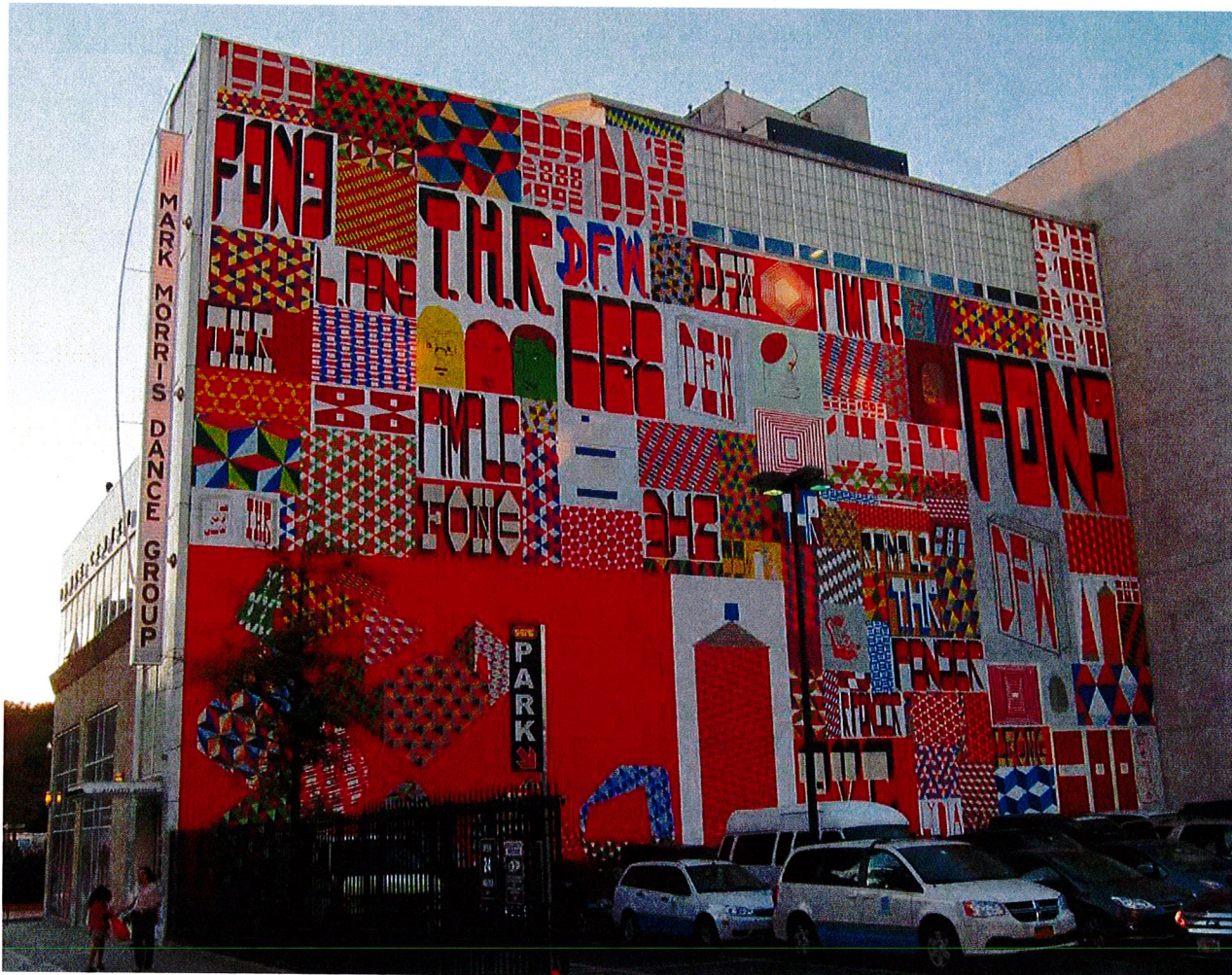
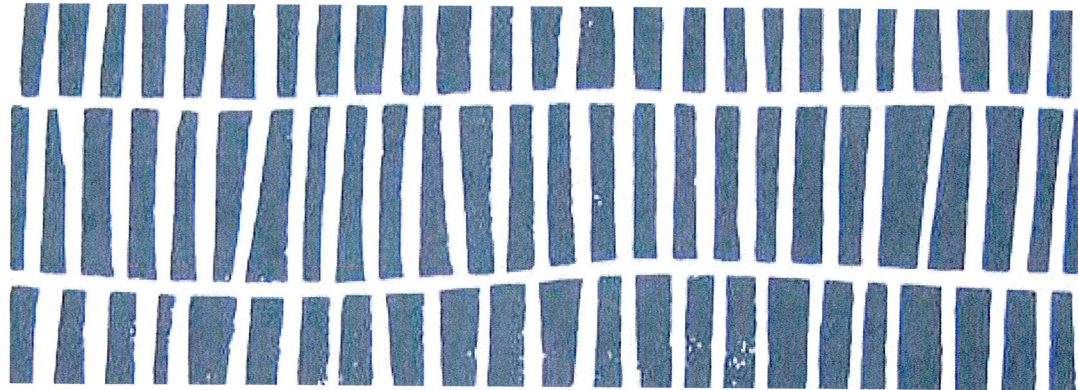
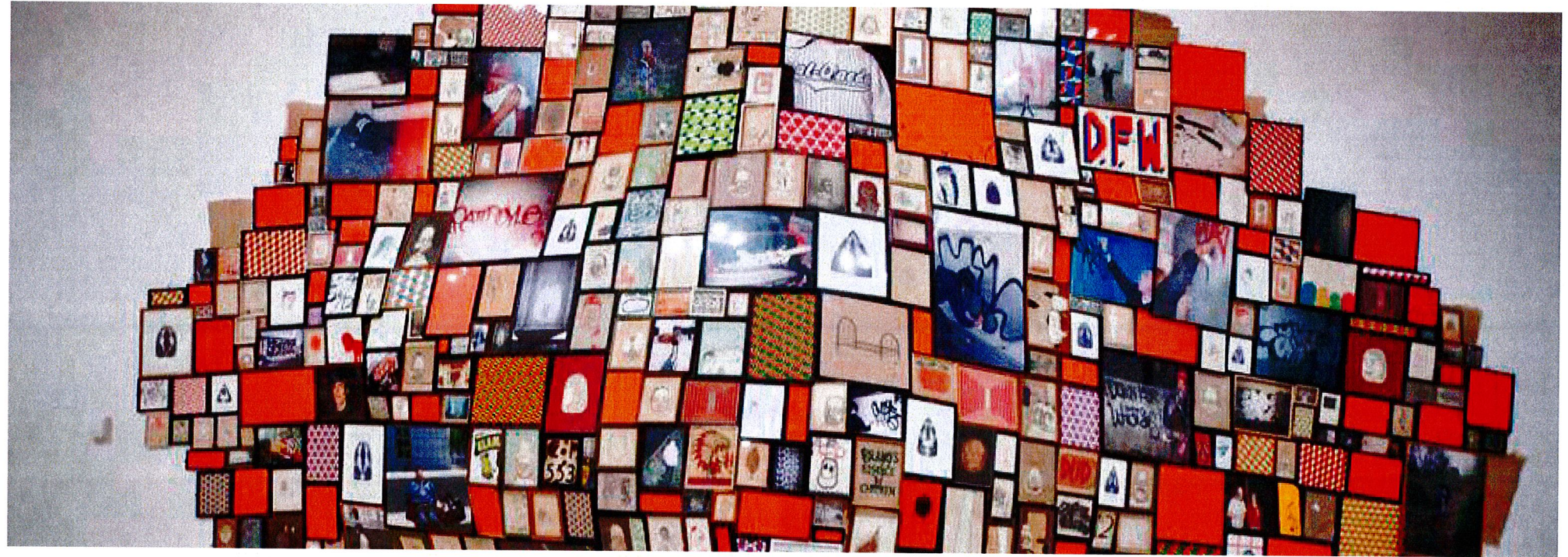
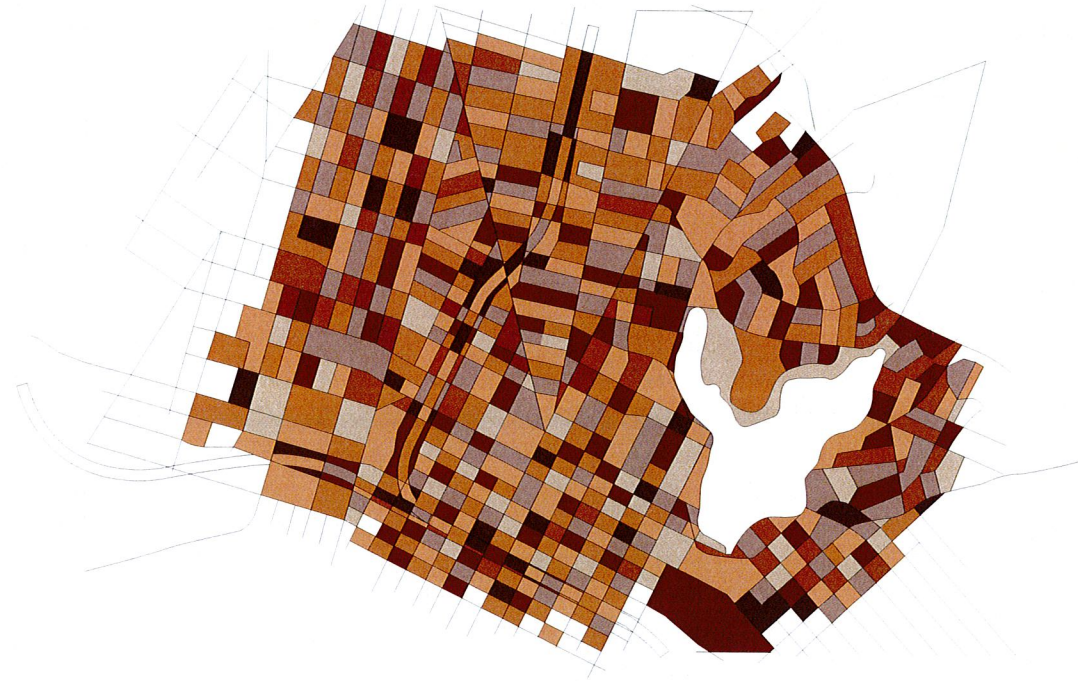
Landscape Concepts

October 5th, 2016

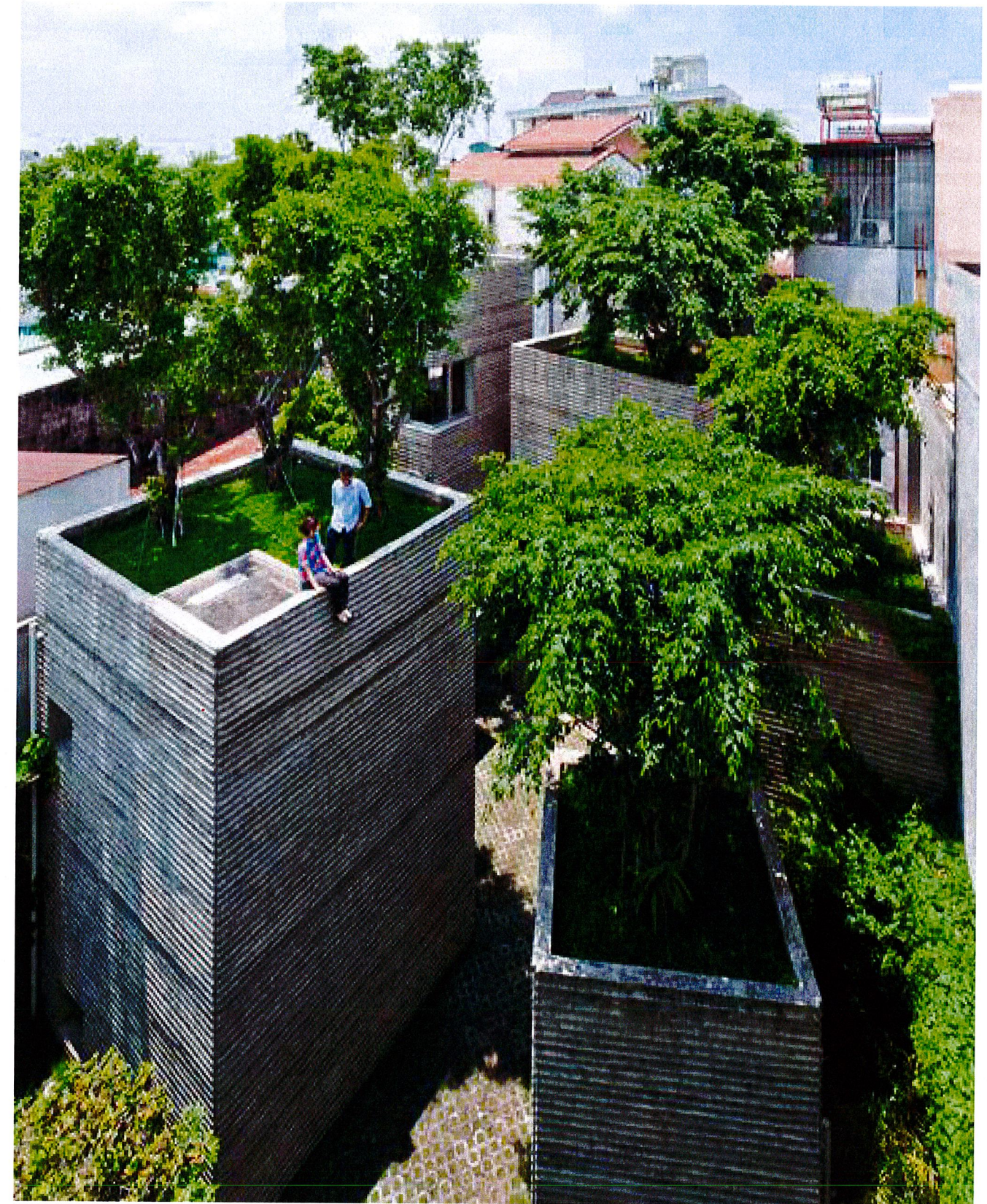
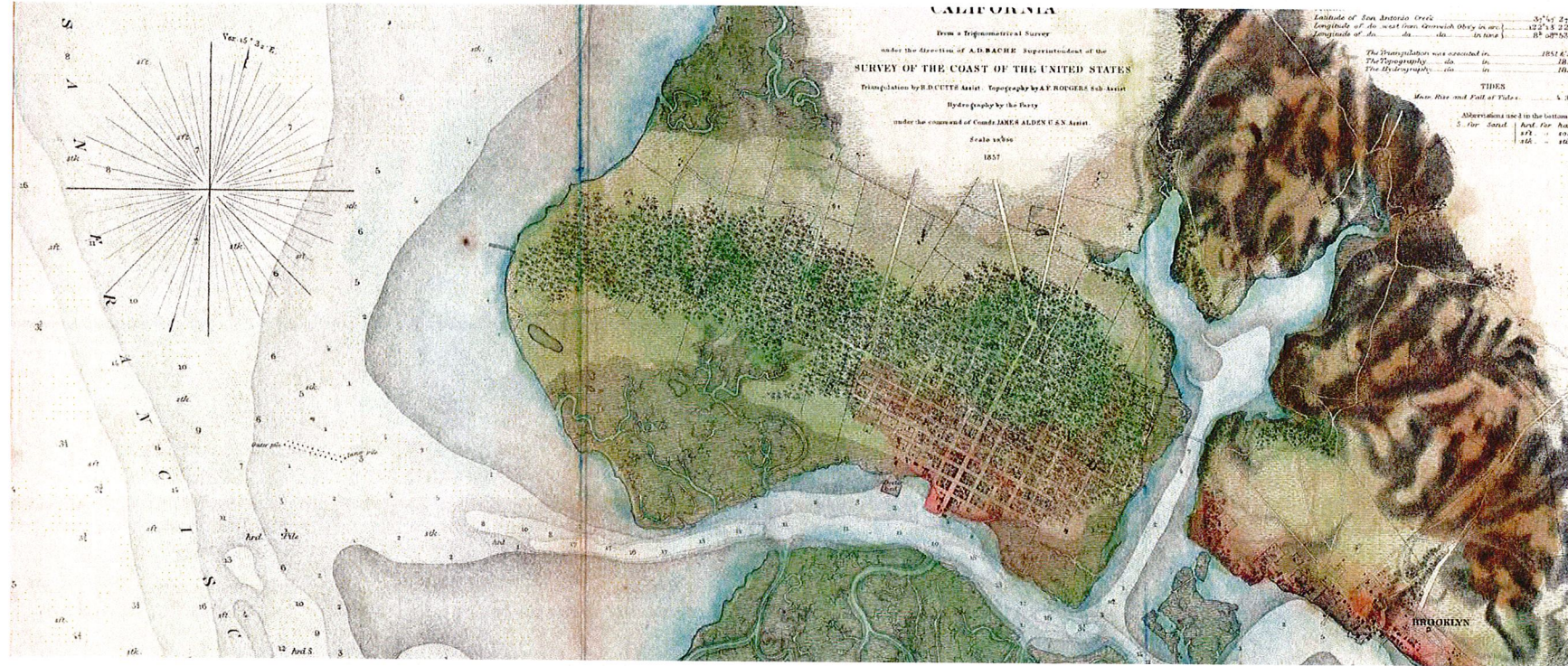
Inspiration: Diverse Blocks



Landscape Concept: Oakland Collage



Amenity Deck Planting: Oak Grove In the Sky



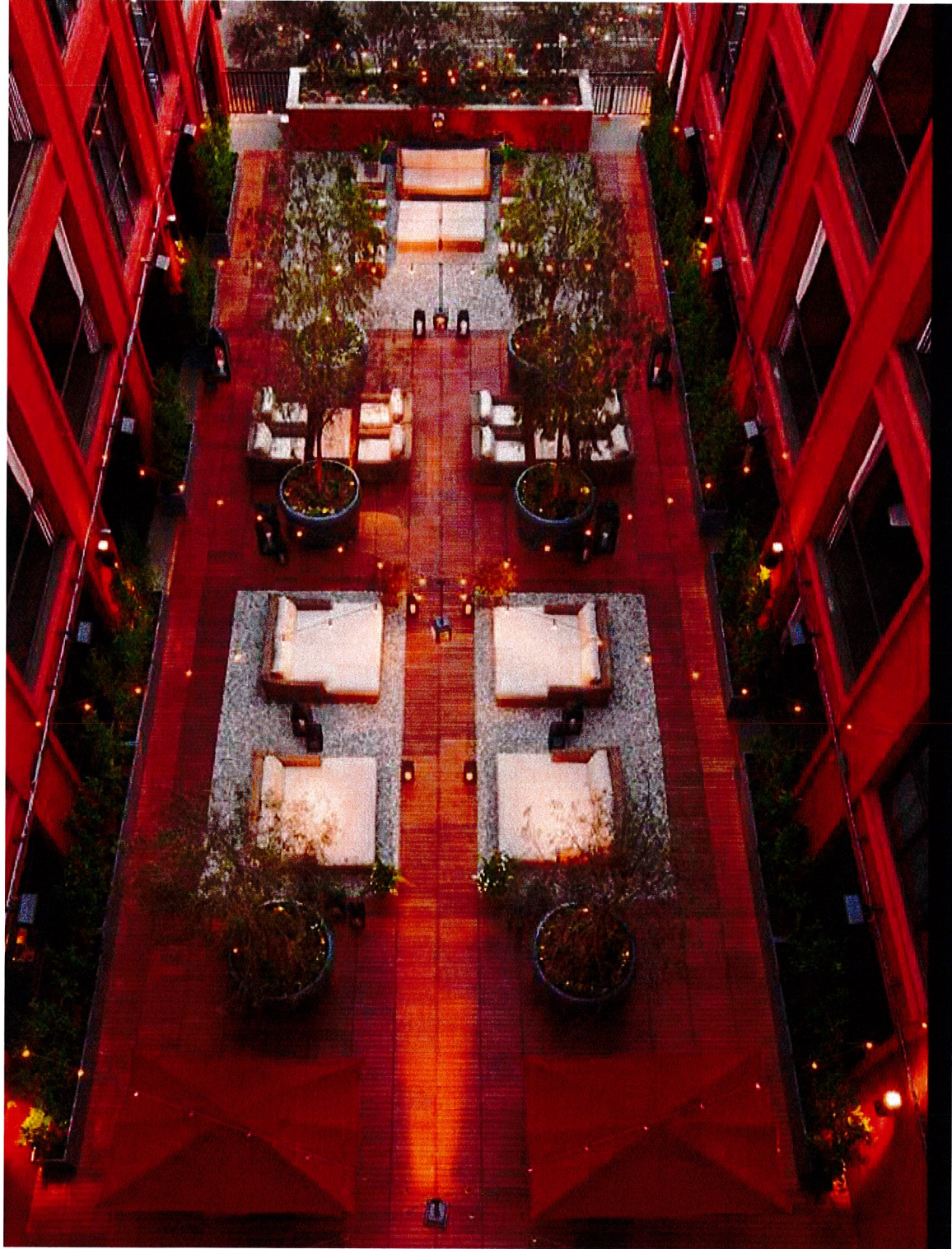
Amenity Deck Precedents



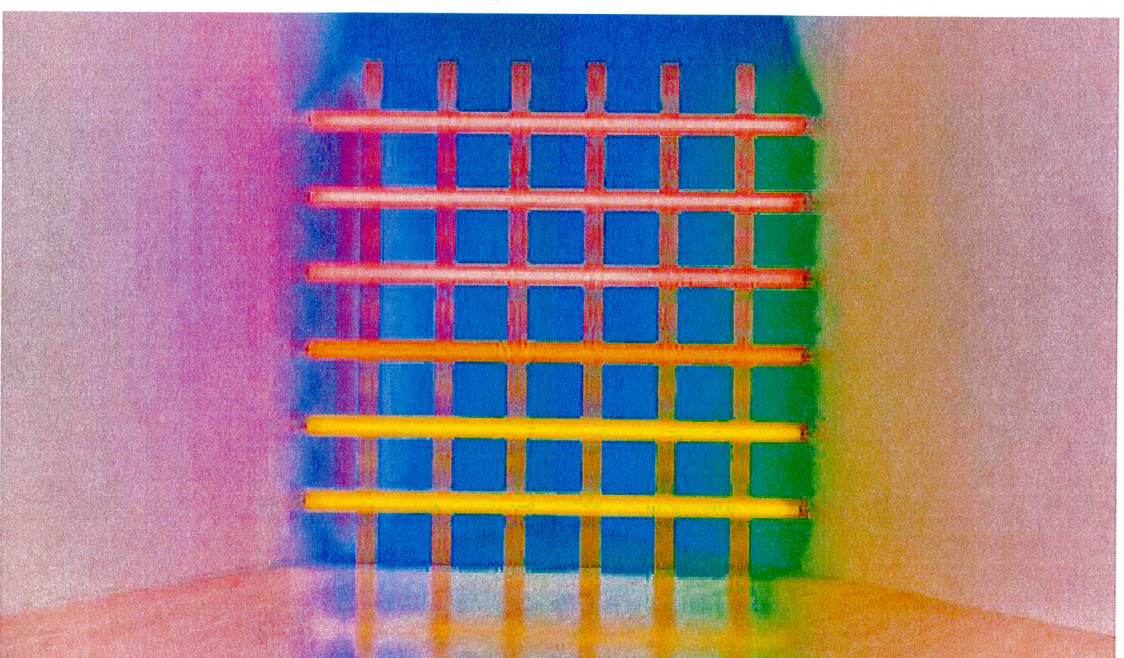
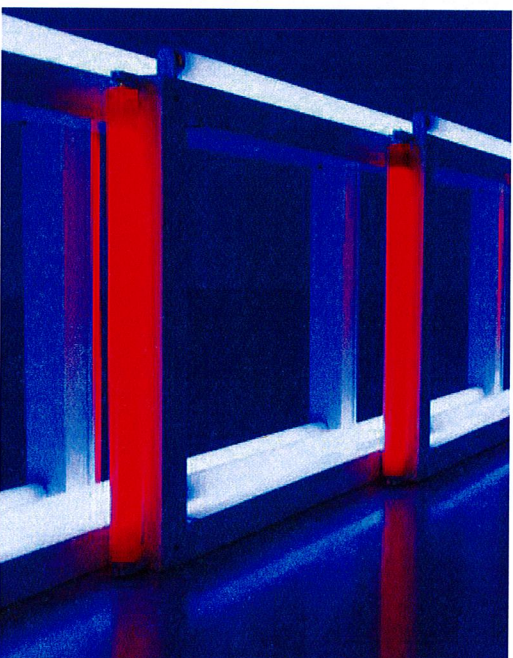
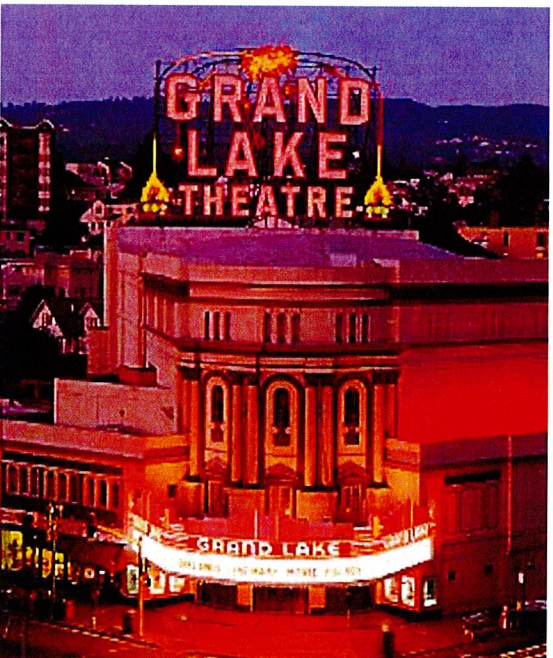
Amenity Deck Precedents



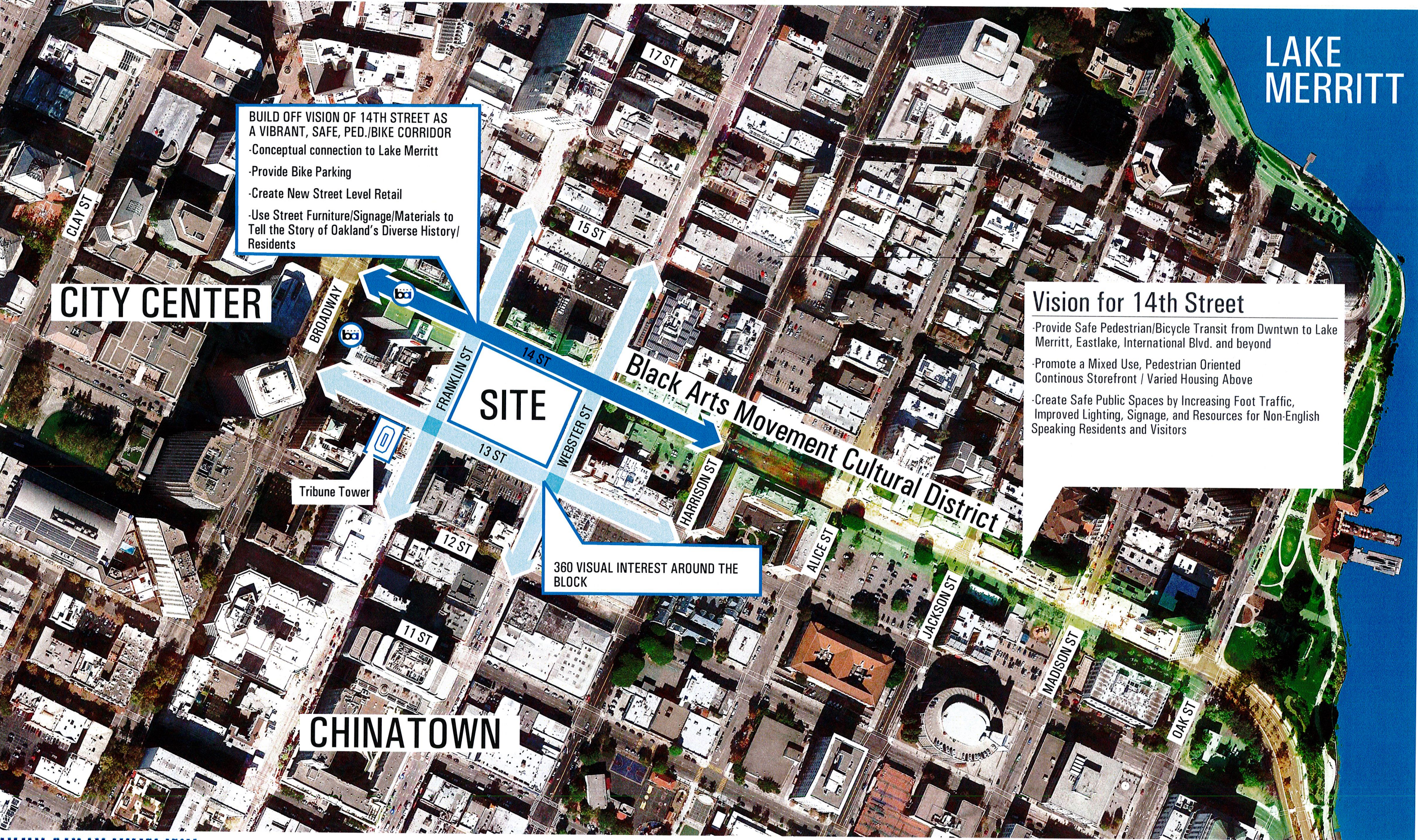
Amenity Deck Precedents



Sky Deck Precedents



Site Context and Streetscape



BUILD OFF VISION OF 14TH STREET AS A VIBRANT, SAFE, PED./BIKE CORRIDOR

- Conceptual connection to Lake Merritt
- Provide Bike Parking
- Create New Street Level Retail
- Use Street Furniture/Signage/Materials to Tell the Story of Oakland's Diverse History/Residents

CITY CENTER

Tribune Tower

SITE

Black Arts Movement Cultural District

Vision for 14th Street

- Provide Safe Pedestrian/Bicycle Transit from Dwntrwn to Lake Merritt, Eastlake, International Blvd. and beyond
- Promote a Mixed Use, Pedestrian Oriented Continous Storefront / Varied Housing Above
- Create Safe Public Spaces by Increasing Foot Traffic, Improved Lighting, Signage, and Resources for Non-English Speaking Residents and Visitors

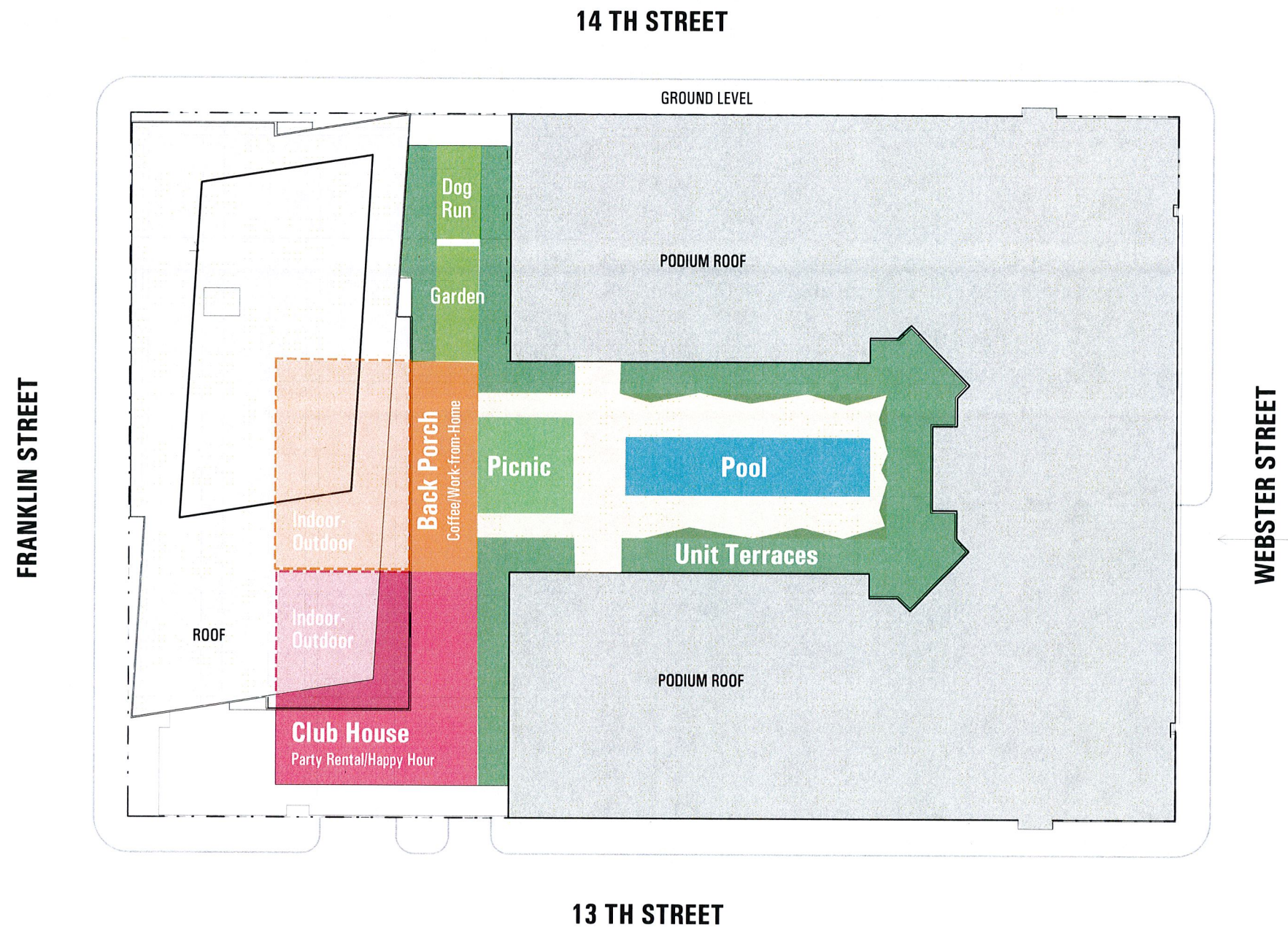
360 VISUAL INTEREST AROUND THE BLOCK

CHINATOWN

LAKE MERRITT

Amenity Deck Program

20 19 18 17 16 15



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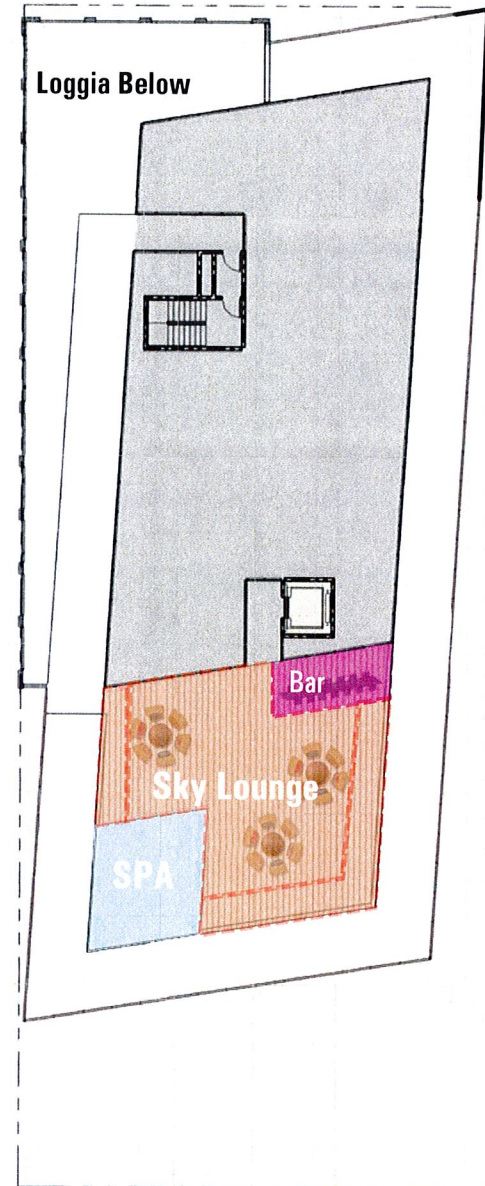
AMENITY LANDSCAPE SITE PLAN
DESIGN REVIEW PACKAGE
1314 Franklin Street, Oakland, California
Solomon Cordwell Buenz / Carmel Partners / Oakland, CA

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Sky Deck Program



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CP VI Franklin, LLC

ROOF LANDSCAPE PLAN
DESIGN REVIEW PACKAGE
1314 Franklin Street, Oakland, California
Solomon Cordwell Buenz / Carmel Partners / Oakland, CA

09 — 26 — 2016

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