



CITY OF OAKLAND

Memorandum

Planning Commission Design Review Committee

Date: December 7, 2016

To: Planning Commission – Design Review Committee Members
Attn: Chair Adhi Nagraj

From: Peterson Z. Vollmann, Planner IV  

Through: Robert Merkamp, Development Projects Manager

Subject: Approved project at 277 27th Street (24th & Harrison) – Post approval follow up as requested by the Planning Commission of Planning case file number PLN16-080;

At the August 17, 2016 Planning Commission Hearing the Planning Commission approved the subject project by a vote of (+5, -0). Although the project had previously been seen before the Design Review Committee with a recommendation to proceed to the full Planning Commission a Condition of Approval was added at the August hearing that required the project to return to the Design review Committee to further refine the exterior of the building. The direction was to review the exterior materials and see about lightening up the exterior as a means of reducing the visual mass of the building. While the project had been approved back in August, the item was under appeal and staff did not want to return to the Design Review Committee until the appeal had been settled. The appeal was to be heard on November 29th, 2016 by the City Council but the appellant dropped their appeal and thus the Planning Commission approval stands.

The applicant has reviewed potential exterior products/construction methods for the building exterior façade and will provide a presentation to the Design Review Committee along with material samples for review and feedback.

Attachment:

Project renderings and images of materials

HIKS

24TH & HARRISON
OAKLAND, CA

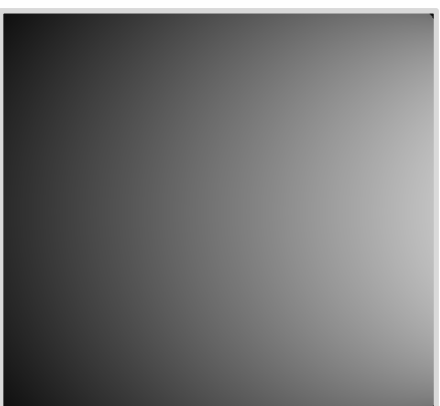
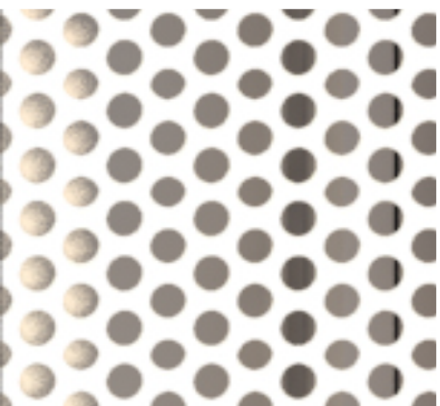
24TH & Harrison
Broadway Valdez District
Oakland, CA

Size: 2.35 acres
Height: 200'-0"
Units: 437 (avg 802 sf)
Studio: 12%
1BR: 58%
2-3 BR: 30%
Retail: 65,000 sf
Open Space: 36,000 sf
Parking: 465 Total
Bicycle Parking: 302 Total

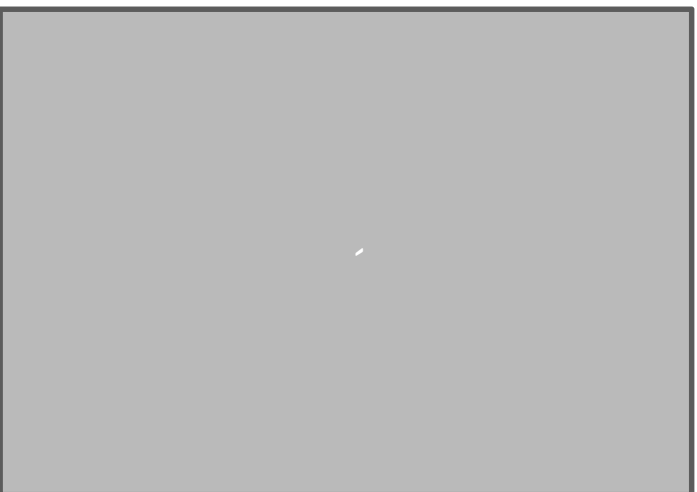


BUILDING MATERIALS

- DARK GREY METAL PANEL
- WHITE METAL PANEL
- CONTRASTING MULLIONS
- PERFORATED LOUVER COVER
- ACCENT GLASS
- GLASS SELECTION ON-GOING



GLASS REFINEMENT



PREVIOUSLY PROPOSED

-TOO DARK, REFLECTIVE, HIGH PERFORMANCE, MODERATE COST

-VLT: 43%

-R: 15%

-SHGC: 0.27

Based on YPG YNE-0652



EXAMPLE GLASS

-VERY TRANSPARENT, HIGH PERFORMANCE, HIGHER COST

-VLT: 64%

-R: 12%

-SHGC: 0.27

Based on PPG Solarban 70XL



REVISED GLASS

-MORE TRANSPARENT, GOOD PERFORMANCE, MODERATE COST

-VLT: 50%

-R: 8%

-SHGC: 0.30

Based on Viracon VE-30-2M or similar

HIKS

24TH & HARRISON
OAKLAND, CA

