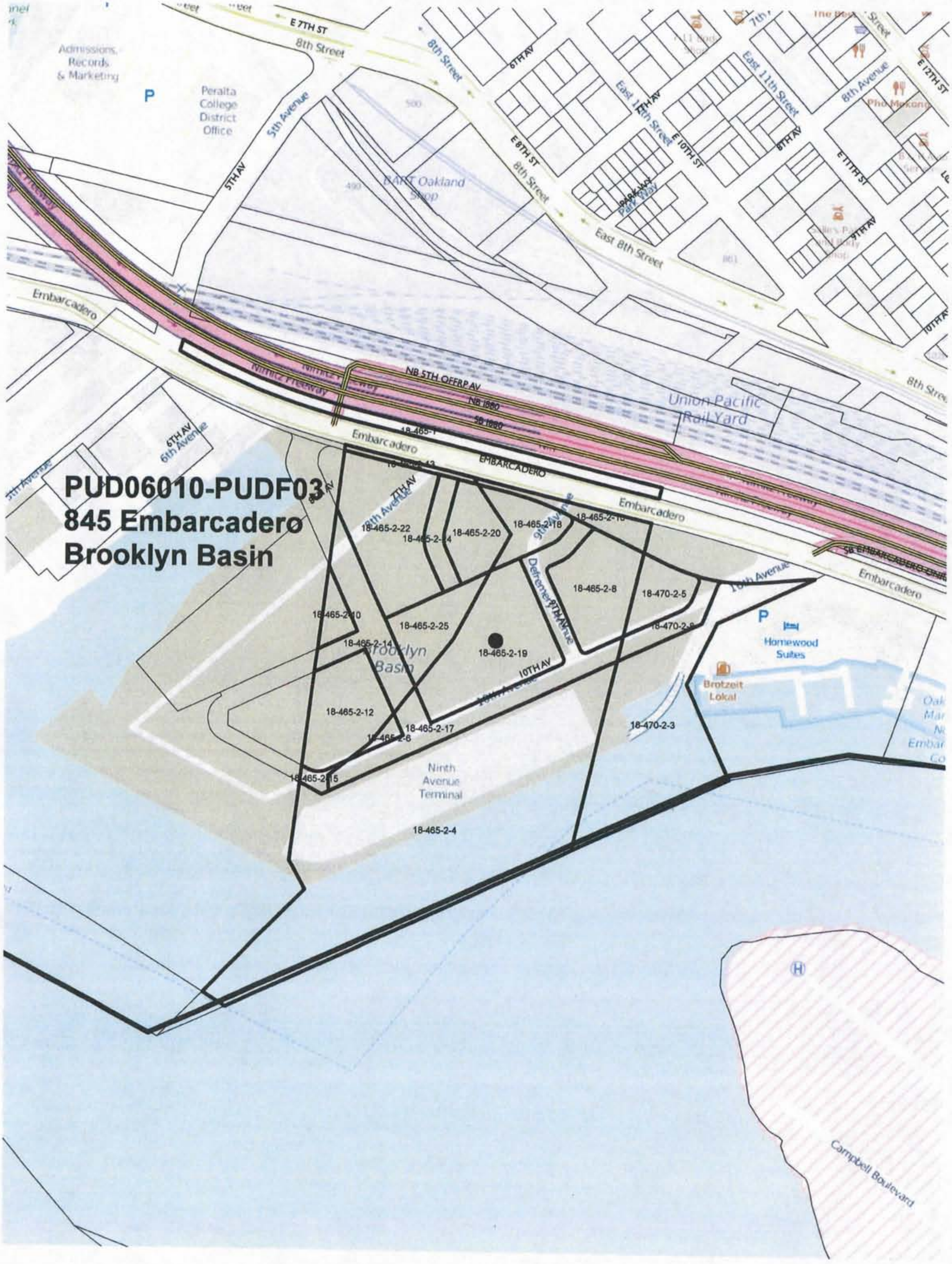
Property Location & Assessor's Parcel Numbers:	**845 Embarcadero (Development of Parcel B)** **018 046500219**
Proposal:	To construct a residential and commercial mixed-use development for an 8-story, 241 residential unit with a ground-level retail area of approximately 3,000 square feet and parking garage on a 1.54 acres vacant lot. The site is located in Parcel B of the Final Development Plan for the Brooklyn Basin. **NOTE**: *On June 22, 2016, the Design Review Committee reviewed this application and recommended the applicant to make design modifications to the project. The Committee asked the applicant to return to the Design Review Committee meeting for further review.*
Applicant/ Phone Number:	Deborah Tu / (510) 251-9284 or (510) 251-9270
Property Owner:	ZOHP-1, LLC
Case File Number:	**PUD06010-PUDF03**
Planning Permits Required:	Regular Design Review for new construction.
General & Estuary Plan:	Planned Waterfront Development-1
Zoning:	Planned Waterfront Zoning District (PWD-4)
Environmental Determination:	Final EIR (ER 04-0009) certified on January 20, 2009
Property Historic Status:	Non-Historic Property
Service Delivery District:	3
City Council District:	2
Action to be Taken:	Conduct design review, make recommendations to applicant and staff
For Further Information:	Contact Case Planner, **Mike Rivera** at **(510) 238-6417,** or by email at mrivera@oaklandnet.com

PROJECT SUMMARY

On June 22, 2016 the Design Review Committee reviewed the proposal for a residential and commercial mixed-use development for Parcel B, a vacant lot in the Brooklyn Basin Development Plan. At the public meeting, staff presented a staff report that included recommendations for the applicant to consider and include on a revised set of plans. See attached staff report, dated June 22, 2016.

The Committee also received written public comments for consideration by the Coalition of Advocates for Lake Merritt. See attached letter dated, June 22, 2016 (Note: On July 1, 2016, a follow-up letter was also submitted to the City by the Coalition of Advocates for Lake Merritt.) See attached.



PUD06010-PUDF03
845 Embarcadero
Brooklyn Basin
E 7TH ST
8th Street
Admissions, Records & Marketing
Peralta College District Office
5th Avenue
5TH AV
BART Oakland Shop
8th Street
6TH AV
E 8TH ST
East 8th Street
E 10TH ST
East 11th Street
8th Avenue
8TH AV
E 11TH ST
E 12TH ST
9TH AV
10TH AV
Embarcadero
Nimitz Freeway
NB 5TH OFFRP AV
NB I880
SB I880
Union Pacific Rail Yard
8th Street
6TH AV
6th Avenue
18-465-1
EMBARCADERO
7TH AV
8th Avenue
18-465-2-22
18-465-2-20
18-465-2-18
Embarcadero
9th Avenue
Defremery
18-465-2-8
18-470-2-5
10th Avenue
SB EMBARCADERO
Embarcadero
18-465-2-25
18-465-2-19
18-465-2-14
Brooklyn Basin
10TH AV
18-465-2-12
18-465-2-17
Ninth Avenue Terminal
18-465-2-4
18-470-2-3
Homewood Suites
Brotzeit Lokal
Campbell Boulevard

The project architect (BAR architects) and sponsor (Signature Development Group) presented the project and outlined the development concept and design execution of the proposed 8-story, 241 residential unit with ground-floor retail building.

At the meeting, the Committee heard public comments, mainly with concerns about the building design. Thereafter, the Design Review Committee closed the public session, discussed the proposal and provided the following comments to the applicant:

a) The design plans needs more information to provide better feedback.
b) The building facades need further articulation to improve visual interest.
c) The ground-floor retail entry needs further development.
d) The balcony pattern needs to be broken up or be partly or fully integrated into the building.
e) The landscaping plan needs more details.

The Committee also concurred with staff written comments and recommended the applicant to consider the concerns expressed by the public. The Committee then made a recommendation and asked the applicant to return to the Design Review Committee meeting for further evaluation based on the comments made by the Committee and Staff.

PROJECT REVISIONS

On July 8, 2016, the applicant submitted revised design plans responding to the comments made by the Design Review Committee. Staff has listed a summary response below:

a) Other than including new bicycle storage and stairways for the upper lofts, the revisions do not show floor plan details for all of the residential units in the building.
b) Some improvements to the north side of the building have been made where the ground-floor residential entries have taller free-standing walls and include metal railings to provide screening. To the east side of the building, three balconies were added on the 7th floor, the two original large garage doors have been broken up into four small garage doors and include some design feature above the garage doors to improve façade articulation and create visual interest. To the south of the building, the plans show minimal changes other than including a horizontal cornice and decorative louvers above the retail storefront. To the west, the building façade shows new raised landscaping with metal gates along the frontage of the ground-floor residential units.
c) A portion of the south ground-floor retail space facing 9th Avenue was recessed, and the east retail space facing Clinton Avenue was extended closer to the street. The retail storefront includes two separate entries and a metal or aluminum trellis that wraps around the corner of the building.
d) The plans do not show significant changes to break up the continuous pattern of the balconies.
e) The plans show a more detail landscaping plan along the ground-floor residential entries and public pathway including in the podium and rooftop, and new street trees around the property.

On July 12, 2016 and in conjunction with the revised plans submitted, the applicant also provided written responses addressing staff comments that were recommended in the June 22, 2016 Staff Report. The following are the original Staff's recommendations (regular font) and are followed by the applicant's responses (*italic font)*:

1) Extent usable open space, landscaping / amenities on the podium and on the roof deck.

   Applicant's response:
   "Added Table identifying the required and provided open space on Page 2. Added the podium landscape plan, the roof deck, and mews where they occur to Sheets 6, 10, 11, &13. Added the

Podium landscape plan to the design review set on sheet 26. See page 26 with landscape plan details."

2) Ground-floor residential windows need to be at least 48 inches above sidewalk level or the plans need to include design elements for screening to provide privacy from streets.

Applicant's response:
"The 4 units on Clinton Lane with direct access to the public sidewalk will have a raised window sill to a minimum of 18" and opaque glass to a minimum of 48". Unit Front Glass Doors will also have Opaque Glazing and all units will have window coverings. As shown on sheet 14.

Units with direct access to 8th Avenue and the Pedestrian mews will be set back from the street and have a raised entry of 18" above the street grade. Window sills will be a minimum of 18" above the raised entry and opaque glazing will be a minimum of 48" above the unit entry. All units will have window coverings and Opaque glazed front doors. As shown on sheet 15.

The two units at the corner of 9th avenue and the pedestrian mews and the two untis at the corner of Clinton Lane and 8th Avenue do not have direct access to the street. The units do have windows fronting the public streets which will be glazed with opaque glass to a minimum of 48" above the street grade and window coverings installed."

3) Raise the ground-floor residential units at least three feet above grade where applicable.

Applicant's response:
"In order to maintain proper ADA egress units ground floor units will not be raised 3 feet above grade. Other measures such as the use of opaque glass, set backs, and raised sills have been used to create a separation from residential units and the public street."

4) Identify the entry for the retail space near the corner of 9th Avenue and Clinton Lane.

Applicant's response:
"The retail entry has been moved from Clinton Lane 9th Avenue and the entry on 9th avenue has been set back as identified on sheet 6 and illustrated in the perspectives on sheets 8 & 9. The ultimate entry location, set back, and use will be dictated by the requirements of the future tenant."

5) Include additional landscaping along the building entries facing the mews (public path).

Applicant's response:
"Additional landscaping has been added along the unit entries at the mews to better create a buffer between the public and private uses in the building. The additional landscaping in the mews is detailed. On page 10 & 25 and a perspective added on page 15."

6) Articulate the exterior east building façade (back of house) to be more interesting from the street.

Applicant's response:
"To better articulate the building façade on Clinton Lane and create a more interesting pedestrian experience we have added canopies and inset the entry doors to the residential units. We have modified the window configuration and sill height to create a better separation from the public and private spaces. We have added an opening above the garage doors to break up the height of the exterior wall. We have introduced a color and material change around the garage

entries to break up the ground plain and added a perspective sheet 14 to better articulate the pedestrian experience."

7) Provide design details for the garage and residential loading area doors.

Applicant's response:
"The garage and residential loading doors will be screened commercial bi-fold door framed with a subtle offset to separate them from the rest of the ground plain but not draw a significant attention to them from the pedestrian perspective as illustrated on sheet 14."

8) Show additional bicycle parking areas inside and outside the building.

Applicant's response:
"Outside bicycle parking has been identified on the Phase I FDP. Opportunities for enhanced bicycle parking at the street level adjacent to the commercial/retail use exist depending on the tenant. Secured bicycle parking will be installed inside the building on the first floor and the second floor mezzanine as shown on sheet 10."

9) Explore design alternatives for the structure, located below the "Brooklyn Store" sign.

Applicant's response:
"The retail entry has been moved from the Clinton Lane to 9th Avenue and set back to accommodate a potential for outdoor seating or dining depending on the ultimate commercial tenants needs and wants. And an outdoor trellis structure which encroaches into the right of way has been shown which will ultimately require a major encroachment permit which will be requested at the time of the commercial TI permit application."

10) Show location and details for all exterior lighting fixtures, including screened utility meter, transformers, HVAC, etc.

Applicant's response:
"Transformers, meters, utilities will be located in the ground floor of the building as illustrated on sheet 10. The HVAC equipment will be located on the roof and screened as required by City code. Light fixtures will be located at the ground floor to supplement the approved street lighting and to bring attention to the lobby, commercial, and other pedestrian entrances. All light fixtures will comply with dark sky requirements as outlined by City requirements."

11) Show location of trash and recyclable area inside the building.

Applicant's response:
"The residential trash rooms will be located on the ground floor in the podium back of house area as identified on sheet 10 and the commercial trash will be located in the commercial space as part of the TI."

"Other changes include:"
Page 4/5 - Maximum buildable heights for the entire development to provide context of Parcel B.
Page 5/6 - inclusion of the shoreline park/streetscape plan for Phase 1, showing trees & plantings.
Pages 7-9 more detailed perspectives
Page 10-13 more detailed floor plans
Pages 14-15 - more detailed perspectives
Pages 17-22 - more rendered elevations

Page 25/26 - more detailed landscape plans

Staff appreciates the applicant for responding to the original comments made by staff. However, staff believes that the design proposal needs further development to meet the Brooklyn Basin Design Guidelines and recommends the applicant to respond and include on future revised plans the following:

1) Similar to the proposed raised residential units along 8th Avenue and the pedestrian mews (pathway), all of the proposed ground-floor residential units including the four residential units facing Clinton Lane should also be raised at least three feet above grade and include decorative low fences, landscaping or other design feature to provide privacy from public view.
2) Windows should be recessed at least 2.5 inches from the exterior wall to create shadow lines and interest.
3) The main entry lobby should have a more prominent and decorative canopy.
4) The top side of the exterior building walls at the corner of Clinton and 8th Avenues, and at the corner of 9th Avenue and the Mews should include some decorative horizontal feature such as a slim blade to create an interesting architectural expression when seen from the distance.

RECOMMENDATION

Staff believes that the applicant have made improvements in response to the Design Review Committee and Staff comments. Although the proposed project is not restricted to any specific architectural style, the proposed design contains an urban expression that would contribute to the future development in the area. Staff, however, believes that further revisions are needed to comply with the City's Design Guidelines and all of the comments recommended by the Committee and Staff. Therefore, staff recommends the Design Review Committee provide direction to the project applicant, prior to the application being referred for final review by the Planning Commission on a future public meeting.

Prepared by:

Mike Rivera
Planner II, Major Projects
Bureau of Planning

Approved for forwarding to the
Design Review Committee:

Robert D. Merkamp
Development Planning Manager
Bureau of Planning

ATTACHMENT

A. Project Revised Design Plans, submitted July 8, 2016
B. Original Staff Report, dated June 22, 2016
C. Public Comments by CALM, dated June 22, 2016 and July 1, 2016

– REVISED SET –

ATTACHMENT A

BROOKLYN BASIN

Brooklyn Basin Terrace Apartments

Schematic project application for the city of Oakland

BROOKLYN BASIN
OAKLAND, CA

COVER

BARarchitects
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com
SIGNATURE DEVELOPMENT GROUP
Bruce Jett Associates
BKF 100 YEARS

DATE: 07.08.2016
PROJECT NO. 15023
DRAWN BY:
CHECK BY:
SCALE:

PROJECT DESCRIPTION

The project is composed of one building on one parcel. The site is located at 9th Street, Brooklyn Way (previously Clifton Lane) and 8th Streets and includes one new construction multi-family/mixed use building, with at grade enclosed parking.

- Podium: composed of double height level in Type IA construction with a total square footage of approx. 84,000 SF, comprising of parking and residential units.
- Type IIIA construction at levels 3 – 7, including mezzanine level within Level 7 residential units.
- Building Occupancies are Group R-2 (Residential Units), Group M (Retail), Group S-2 (Enclosed Parking)
- 7 stories above grade plane + Mezzanine

PROJECT DATA SUMMARY

BUILDING ADDRESS:
ASSESSOR'S PARCEL NUMBER:
SITE AREA: 1.54 ACRES
GROSS BUILDING AREA: 308,270 SF
NUMBER OF STORIES: 7 + MEZZANINE
TYPE OF CONSTRUCTION: III-A - OVER I-A PODIUM
LIFE SAFETY: NFPA 13
OCCUPANCY GROUP: R2, M

USABLE OPEN SPACE SQFT	
PODIUM	14,000
ROOF DECK	3,830
PRIVATE OPEN SPACE	11,871*
TOTAL	42,000
*x2 PER OAKLAND PLANNING CODE CHAPTER 17.126.020	

REQUIRED: MINIMUM OF 150 X 241UNITS = 36,150 SQUARE FEET OF USABLE OPEN SPACE REQUIRED.

UNIT TYPES

STUDIO: 26
1 BDRM: 108
2 BDRM : 59
3 BDRM : 4
LOFT : 26
TOWNHOUSE : 18

UNITS TOTAL : 241

PROPOSED UNIT COUNT : 241
TOTAL NUMBER OF UNITS: 241
OFF STREET PARKING SPACES: 241 (3 LEVEL STACKER)

Density Requirements

As per the PWD-4 zoning regulations, the maximum number of residential units is 3,100 units. Unused densities may be transferred to another parcel. The number of dwelling units per parcel may increase or decrease provided that the number of dwelling units being transferred does not exceed more than 50% of the allocation of the development parcel receiving the transferred units.

Table A shows the original density distribution across the 13 parcels.
Table B shows the proposed density distribution that transfers 66 units from parcel A to B, which is a 37.5% increase in the allocation of the receiving parcel, which is below the 50% allocation cap.

TABLE A : ORIGINAL DEVELOPMENT PARCELS

	A	B	C	D	E	F*	G*	H	J	K	L	M	N	Total
Net Acres	2.38	1.53	1.48	1.46	1.20	1.75	2.72	2.08	1.84	1.69	1.45	2.60	0	**22.18**
No. D.U.	407	175	175	175	131	165	300	375	339	322	146	390	0	**3,100**
D.U./Net Acre	171	114	118	120	108	94	110	180	184	190	101	292	0	**140**

* These two parcels are designated for 465 units of affordable housing. Refer to the Conditions of Approval for the project and the Development Agreement, Exhibit L, for the details of the affordable housing obligations.

TABLE B: CURRENT DEVELOPMENT PARCELS

	A	B	C	D	E	F*	G*	H	J	K	L	M	N	Total
Net Acres	2.38	1.53	1.48	1.46	1.20	1.75	2.72	2.08	1.84	1.69	1.45	2.60	0	**22.18**
No. D.U.	341	241	175	175	131	165	300	375	339	322	146	390	0	**3,100**
D.U./Net Acre	143	158	118	120	108	94	110	180	184	190	101	292	0	**140**

* These two parcels are designated for 465 units of affordable housing. Refer to the Conditions of Approval for the project and the Development Agreement, Exhibit L, for the details of the affordable housing obligations.

SHEET INDEX

PROJECT DIRECTORY

DEVELOPER
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ARCHITECT
BAR ARCHITECTS
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LANDSCAPE ARCHITECT
BRUCE JETT ASSOCIATES
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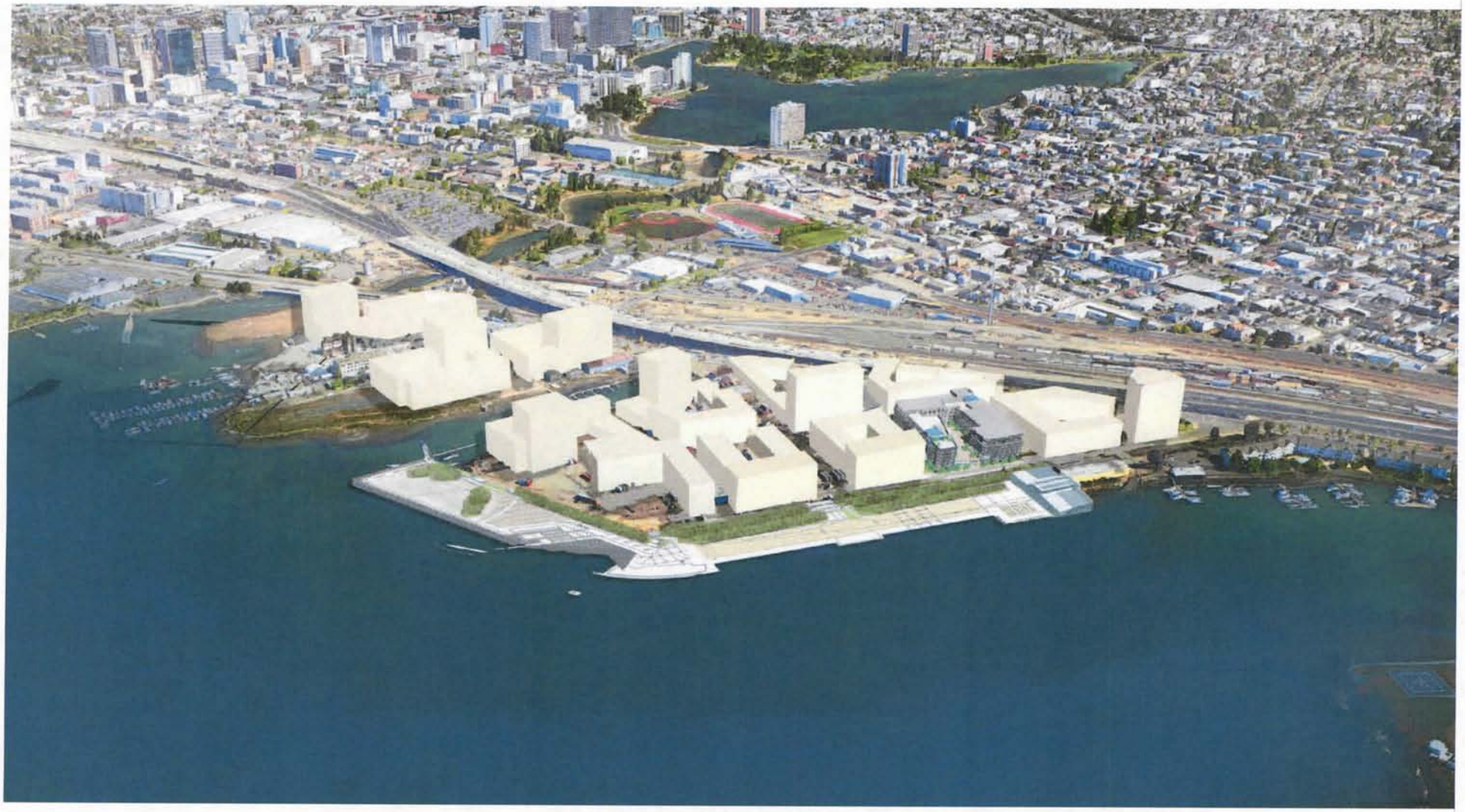
CONTACT BRUCE JETT: BRUCEJ@LANDSARCH.COM

CIVIL
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
CONTACT ASHLEY STANLEY: ASTANLEY@BKF.COM



BROOKLYN BASIN
OAKLAND, CA

AERIAL PERSPECTIVE
LOOKING NORTHWEST

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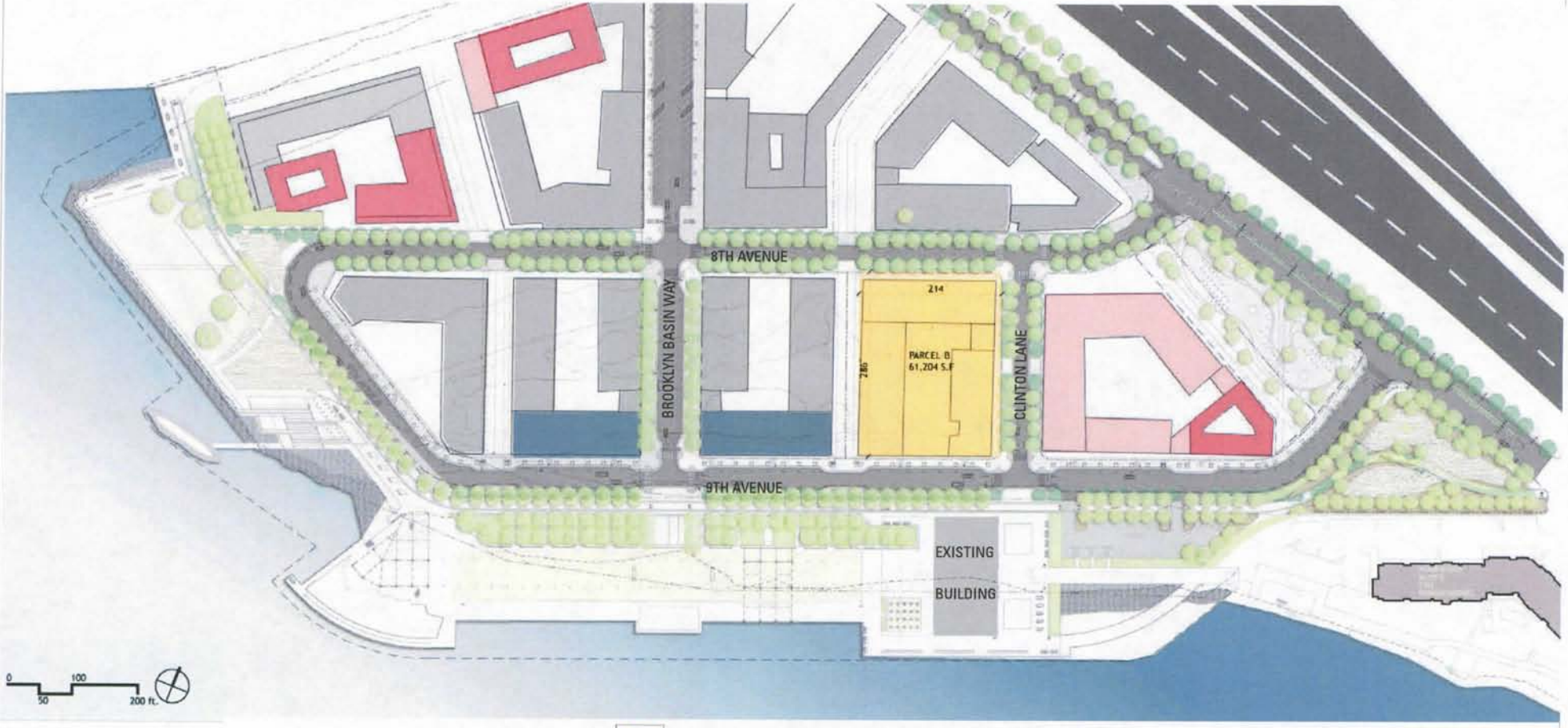

POTENTIAL TOWER HEIGHT ZONE (Buildings above 120' and up to 240' in height are limited to particular tower zones)

TOWER 120' - 240' BUILDING

120' BUILDING HEIGHT

85' BUILDING HEIGHT TYPICAL

BROOKLYN BASIN
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SITE PLAN
PARCEL DIMENSIONS

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BROOKLYN BASIN
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SITE PLAN DIAGRAM

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SCALE: 1"= 50'-0"

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PERSPECTIVE VIEW
VIEW FROM MAIN PARK LOOKING AT BUILDING

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07

BROOKLYN BASIN
OAKLAND, CA

PERSPECTIVE VIEW
LOOKING FROM 9TH AVE LOOKING AT SOUTH EAST CORNER

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BROOKLYN BASIN
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PERSPECTIVE VIEW
LOOKING AT RETAIL ENTRY AT SOUTH EAST CORNER

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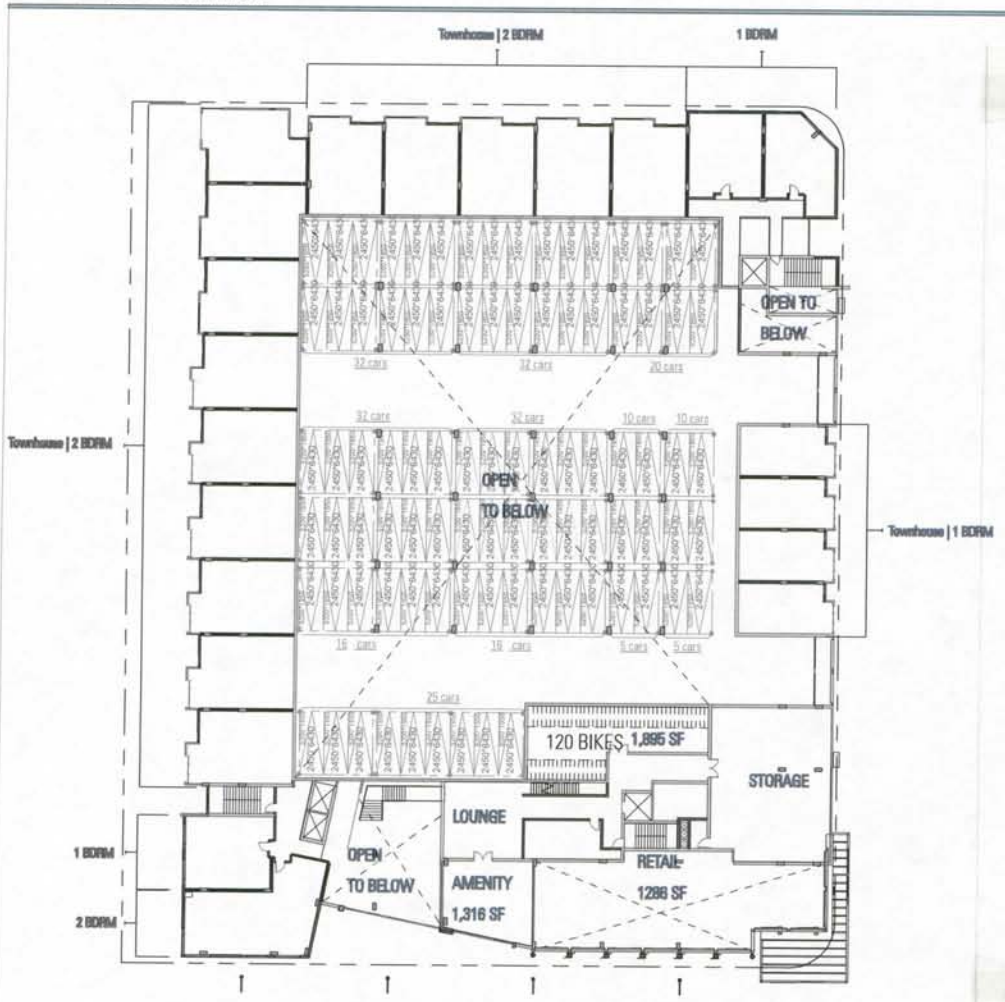
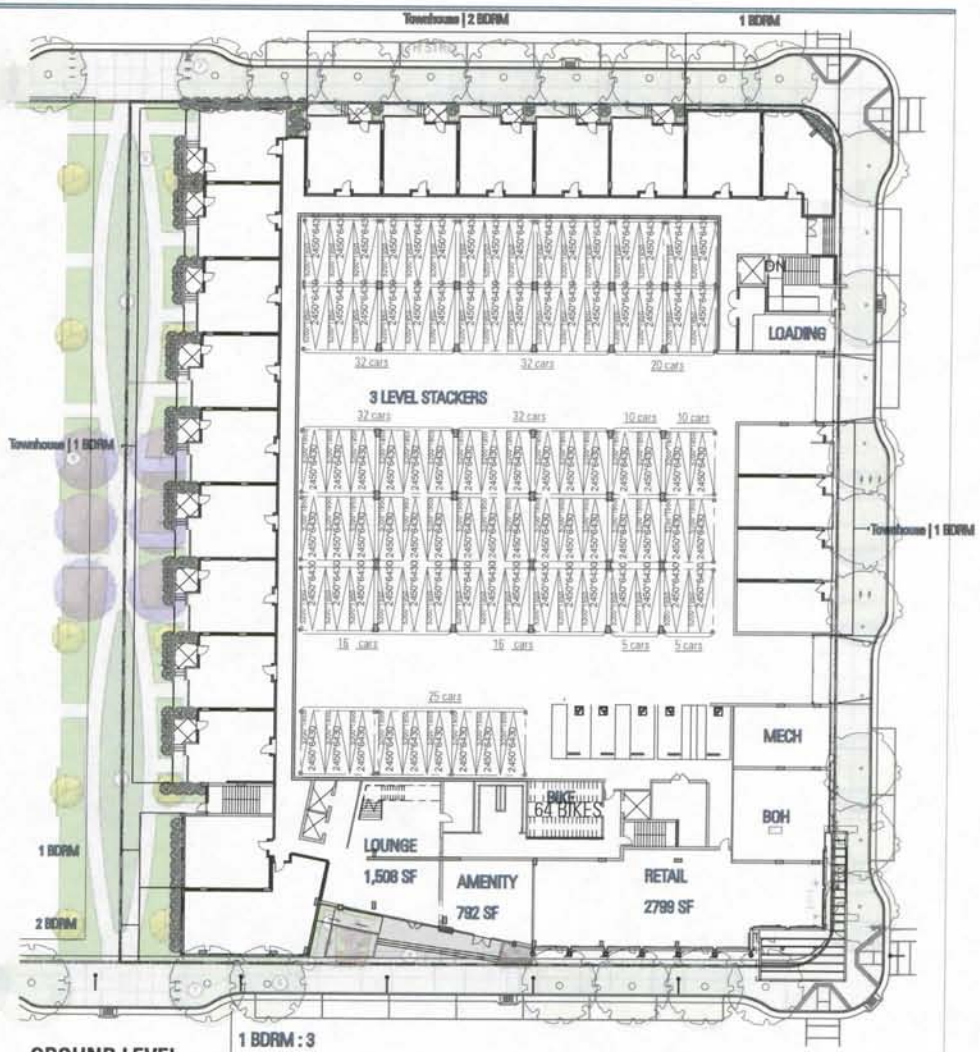


2ND LEVEL
SCALE : 1" = 40'

1 BDRM : 3
2 BDRM : 1
STUDIO : 1
TOWNHOUSE: UPPER LEVEL SHOWN



GROUND LEVEL
SCALE : 1" = 40'

1 BDRM : 3
2 BDRM : 1
TOWNHOUSE: 18

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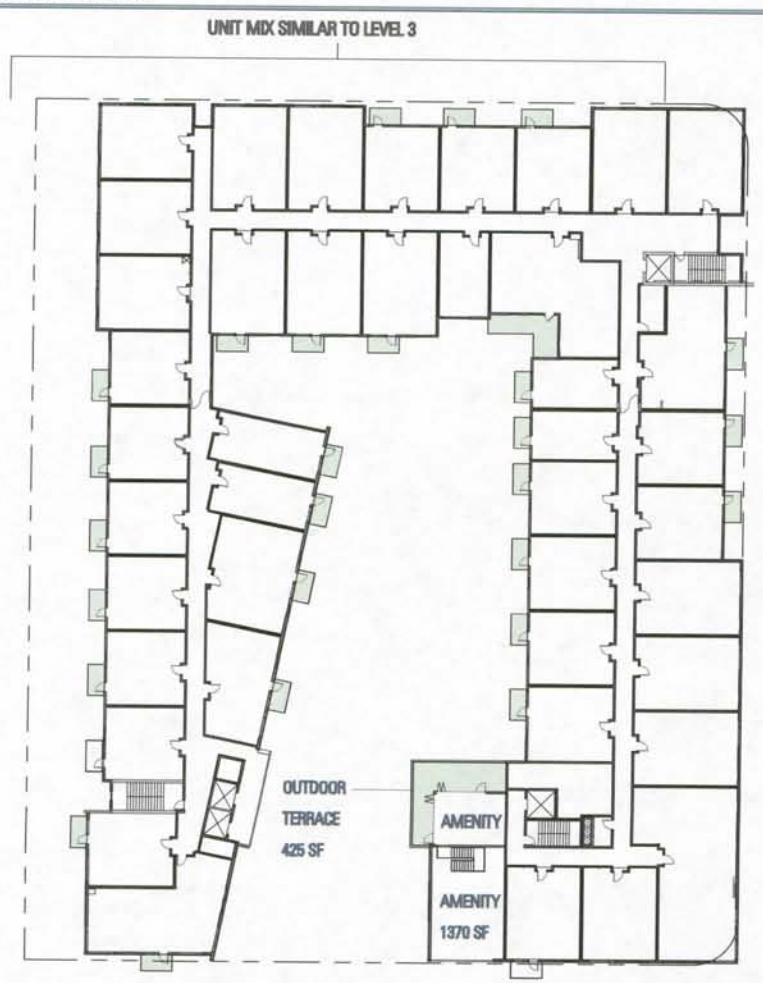

4TH LEVEL
SCALE : 1" = 40'

STUDIO: 5
1 BDRM : 25
2 BDRM : 10
3 BDRM: 1

PRIVATE OPEN SPACE

3RD LEVEL
SCALE : 1" = 40'

STUDIO: 5
1 BDRM : 25
2 BDRM : 13
3 BDRM: 1

PRIVATE OPEN SPACE

0 20 40 80 SCALE: 1" = 40'-0"

BROOKLYN BASIN
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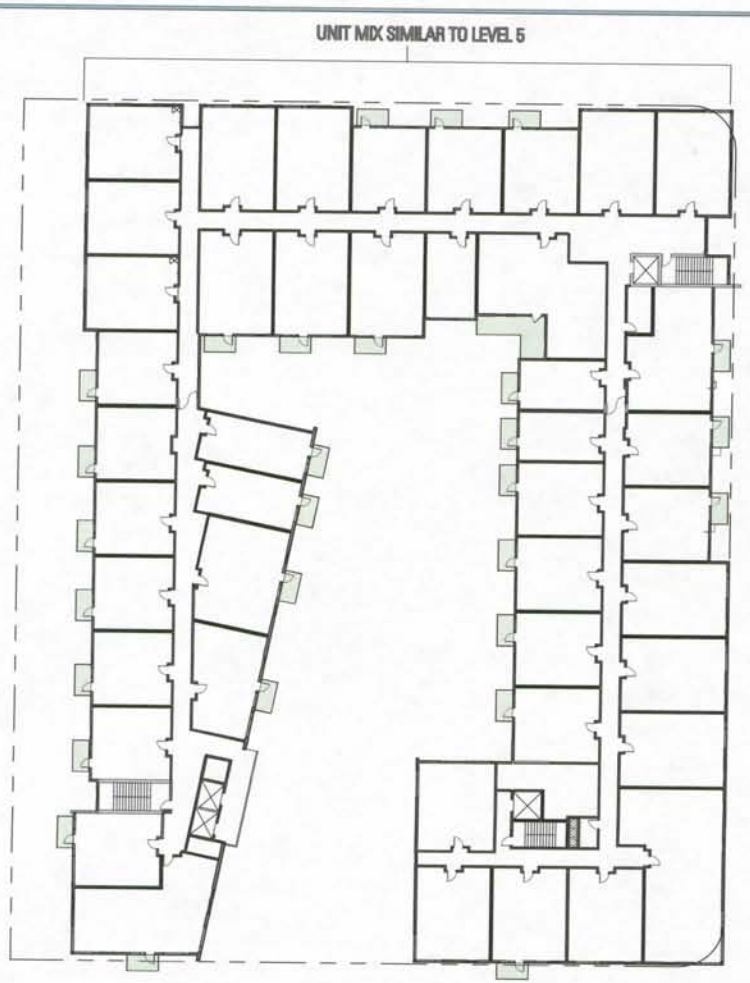
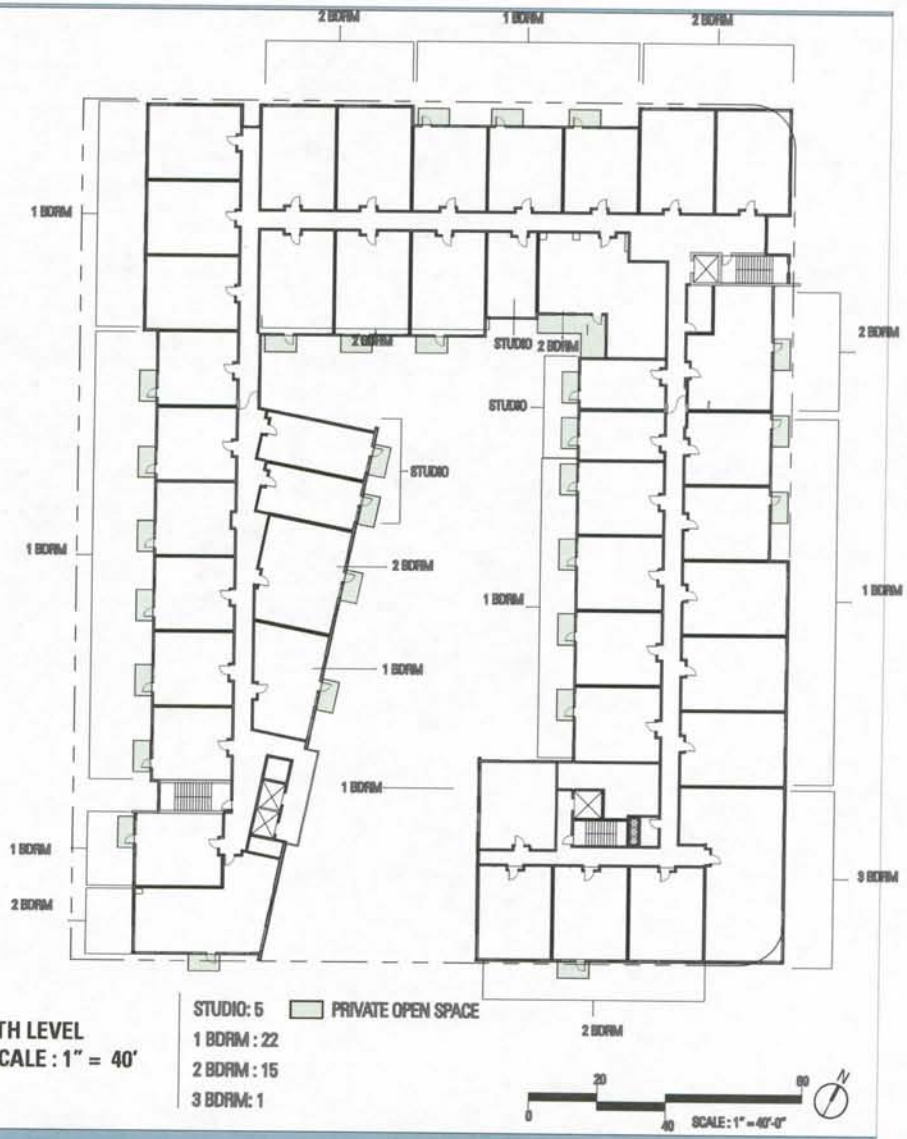


6TH LEVEL
SCALE : 1" = 40'

STUDIO: 5
1 BDRM : 22
2 BDRM : 15
3 BDRM: 1

PRIVATE OPEN SPACE



5TH LEVEL
SCALE : 1" = 40'

STUDIO: 5
1 BDRM : 22
2 BDRM : 15
3 BDRM: 1

PRIVATE OPEN SPACE

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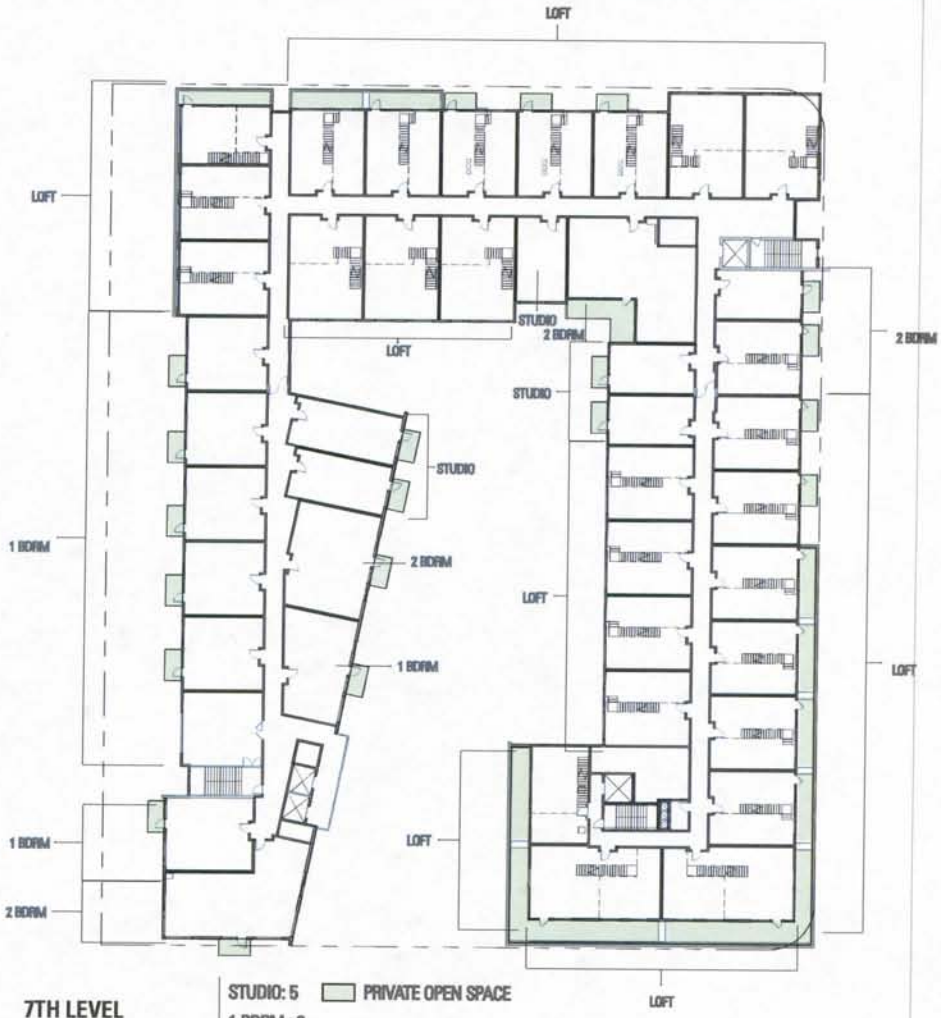
SCALE:

MEZZANINE LEVEL
SCALE : 1" = 40'



7TH LEVEL
SCALE : 1" = 40'

STUDIO: 5
1 BDRM : 8
2 BDRM : 4
LOFT: 28

PRIVATE OPEN SPACE

0 20 40 80 SCALE : 1" = 40'-0"

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OAKLAND, CA

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PERSPECTIVE VIEW
LOOKING DOWN CLINTON LANE TOWARD 8TH AVE

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SCALE:

BROOKLYN BASIN
OAKLAND, CA

PERSPECTIVE VIEW
LOOKING DOWN PEDESTRIAN MEW FROM 8TH AVE

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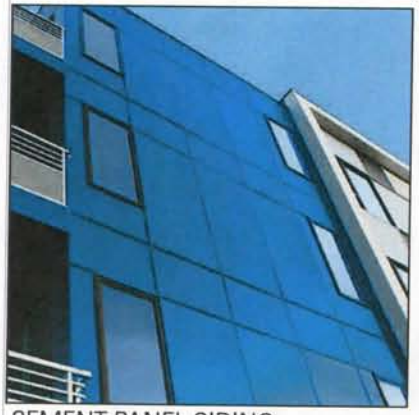
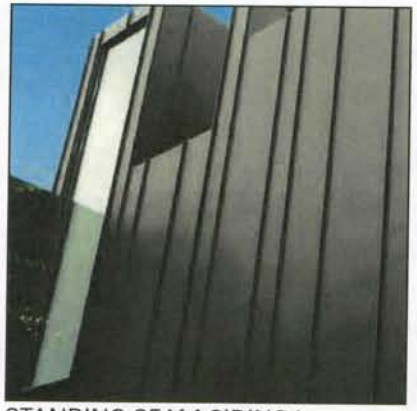
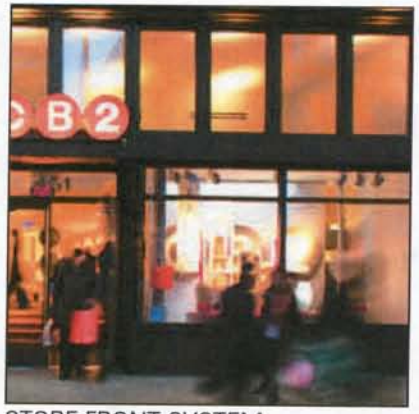


CEMENT PANEL SIDING

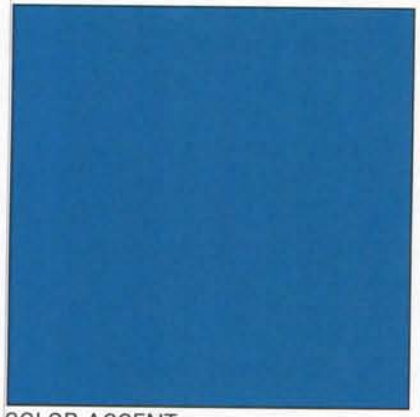


STANDING SEAM SIDING/
CORRUGATED METAL SIDING



STORE FRONT SYSTEM

STEEL RAILING SYSTEM



COLOR ACCENT

GREY CEMENT PLASTER

BOARD FORM CONCRETE

BROOKLYN BASIN
OAKLAND, CA

MATERIAL PALETTE

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SIGNATURE DEVELOPMENT GROUP
Bruce Jett Associates
BKF ENGINEERS SURVEYORS PLANNERS 100 YEARS

DATE: 07.08.2016
PROJECT NO. 15023
DRAWN BY:
CHECK BY:
SCALE:

BROOKLYN BASIN
OAKLAND, CA

BUILDING ELEVATION - SOUTH

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BROOKLYN BASIN
OAKLAND, CA

ENLARGED ELEVATION - SOUTH

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DATE: 07.08.2016
PROJECT NO. 15023
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CHECK BY:
SCALE:

BROOKLYN BASIN
OAKLAND, CA

BUILDING ELEVATION - WEST

BAR architects
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BKF 100 YEARS

DATE: 07.08.2016
PROJECT NO. 15023
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SCALE:

BROOKLYN BASIN
OAKLAND, CA

BUILDING ELEVATION - NORTH

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PROJECT NO. 15023 | CHECK BY:
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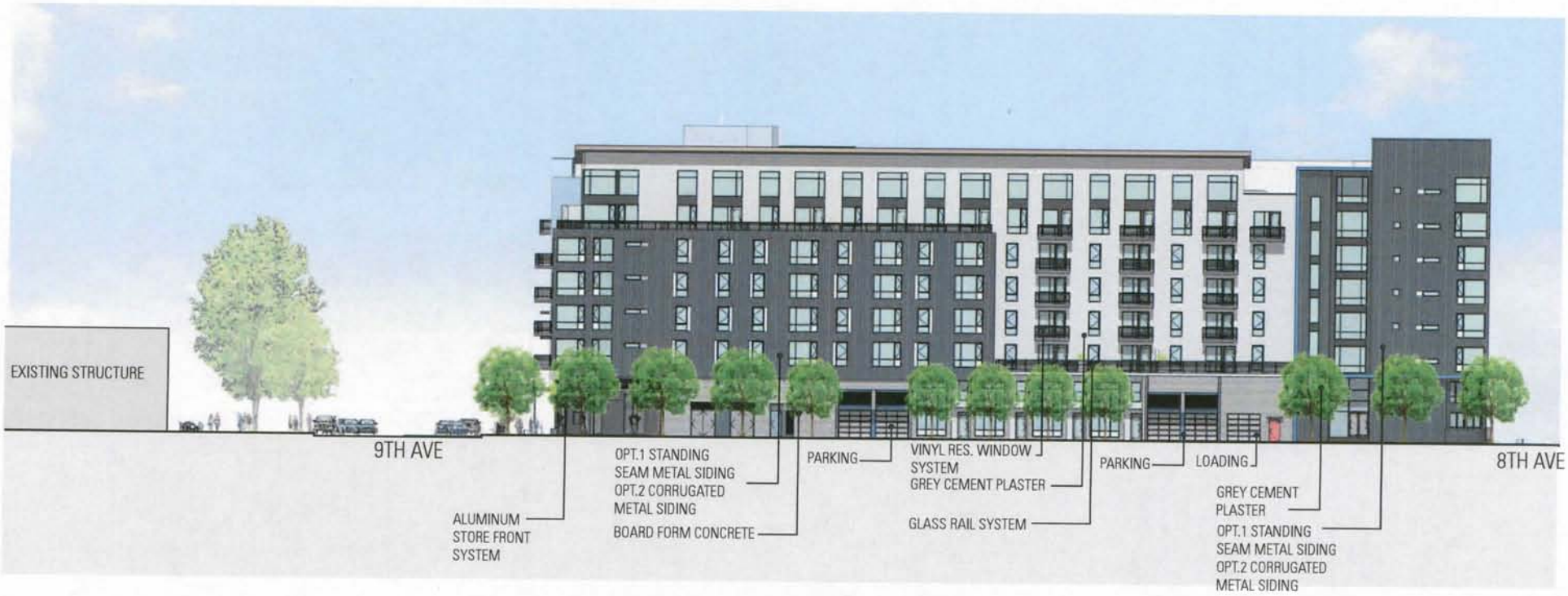

BROOKLYN BASIN
OAKLAND, CA

BUILDING ELEVATION - EAST

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SIGNATURE DEVELOPMENT GROUP
Bruce Jett Associates
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DATE: 07.08.2016
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SCALE:

BROOKLYN BASIN
OAKLAND, CA

LONGITUDINAL SECTION

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DATE: 07.08.2016
PROJECT NO. 15023
DRAWN BY:
CHECK BY:
SCALE:

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

BROOKLYN BASIN
OAKLAND, CA

ELEVATION PLANNING DIAGRAMS

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DATE: 07.08.2016 | **DRAWN BY:**
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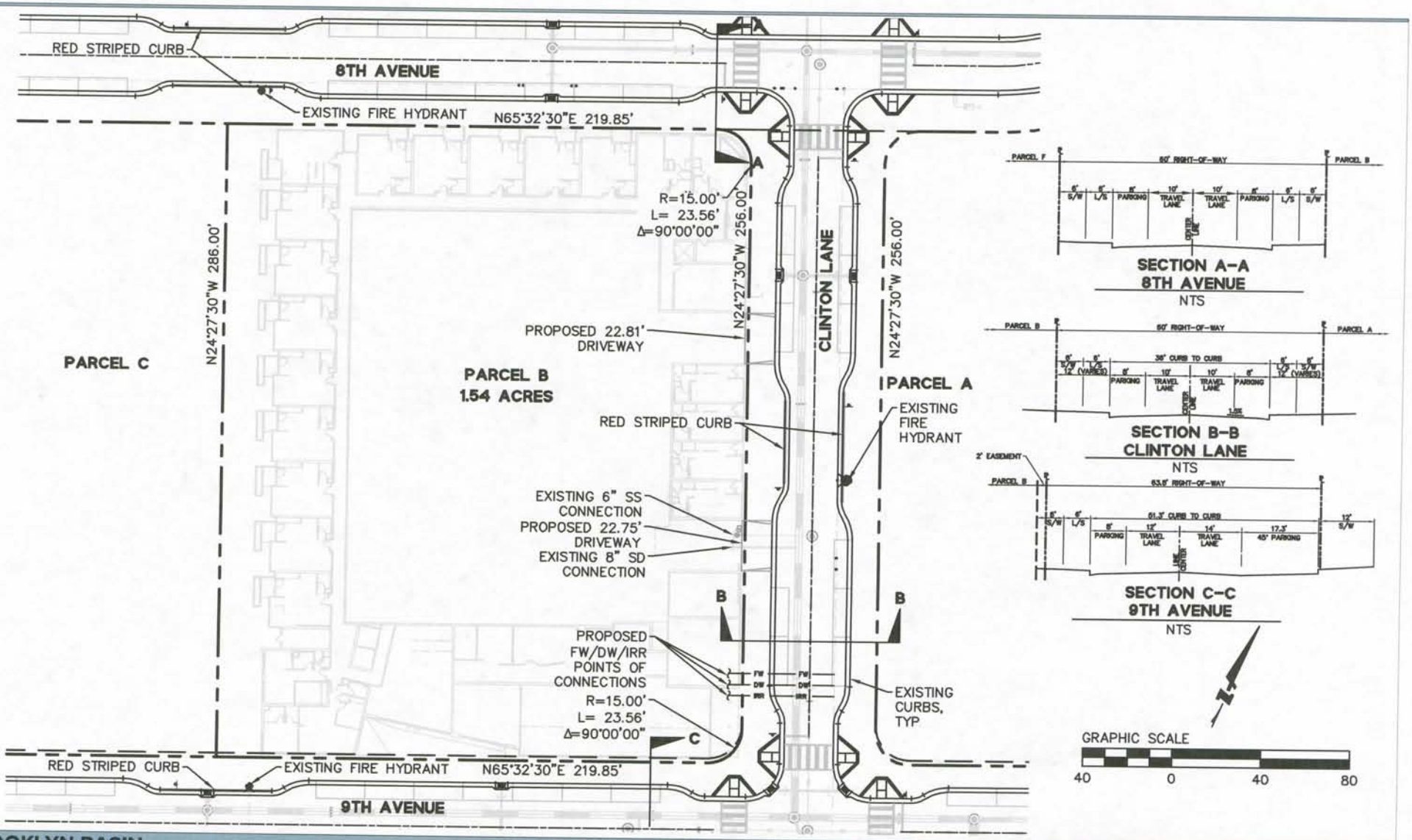

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DATE: 07.08.2016 | DRAWN BY:
PROJECT NO. 15023 | CHECK BY:
SCALE:

LANDSCAPE PLAN

LEGEND

1. LANDSCAPED PLANTING AREA
2. RAISED STOOP, TYP.
3. SLOPED WALK (5%)
4. STEPS
5. GREEN WALL
6. STREET TREES (STREET ENHANCEMENTS)
7. BIKE PARKING (STREET ENHANCEMENTS)
8. COLUMNAR DECIDUOUS TREES
9. PEDESTRIAN PATHWAY


GREEN WALL AT ENTRY


MONUMENT STAIRS AT ENTRY


RAISED STOOPS ALONG PEDESTRIAN MEWS


NATIVE & APPROPRIATE PLANTS


DECIDUOUS TREES ALONG MEWS

PRELIMINARY PLANT LIST

Botanical Name	*Common Name*	*Size*	*Quantity*
Trees			
Arbutus 'Marina'	Strawberry Tree	24" Box	10
Cercis occidentalis	Western redbud	24" Box	-
Fagus sylvatica	European Beech	24" Box	6
Pistachia chinensis	Chinese Pistache	24" Box	-
Tristania conferta	Brisbane box	24" Box	-
Shrubs & Groundcovers			
Achillea millefolium	Common Yarrow	1 Gal	-
Arctostaphylos uva-ursi	Manzanita	5 Gal	-
Artemisia spp.	Mugwort	1 Gal	-
Dodonaea viscosa 'Purpurea'	Purple-leafed Hop-bush	5 Gal	-
Heteromeles arbutifolia	Toyon	5 Gal	-
Mahonia aquifolium	Oregon grape	1 Gal	-
Mimulus aurantiacus	Common monkeyflower	1 Gal	-
Salvia leucophylla	Purple sage	5 Gal	-
Grasses & Grass-like			
Agrostis pallens	Bent grass	1 Gal	-
Carex tumulicola	Berkeley Sedge	1 Gal	-
Dietes spp.	Fortnight lily	1 Gal	-
Elymus glaucus	Blue wild rye	1 Gal	-
Festuca rubra	Red fescue	Seeded	-
Leymus triticoides	Creeping wild rye	1 Gal	-
Nassella pulchra	Purple needle grass	1 Gal	-

BROOKLYN BASIN
OAKLAND, CA

LANDSCAPE PLAN

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DATE: 07.08.2016
PROJECT NO. 15023
DRAWN BY:
CHECK BY:
SCALE: 1/16"= 1'-0"

LEGEND

1. GREEN WALL
2. SYNTHETIC MOUND SEATING
3. CANTILEVER BENCH, TYP.
4. OVERHEAD PRIVACY TRELLIS
5. BOARD FORM CONCRETE SEATWALL
6. CONCRETE PLANTER, TYP. 24"
7. CONCRETE PLANTER, TYP. 36"
8. RAMP (8% MAX)
9. BAR TABLE
10. PATIO, TYP.
11. KITCHEN
12. FIRE RIBBON
13. COMMUNITY TABLES
14. RAISED DECK W/ SPA
15. BOLLARD LIGHTING
16. ORNAMENTAL PLANTING
17. 2X8 PLANTERS
18. SPA ENCLOSURE & GATE

PODIUM LEVEL PLAN

NORTH

8 0 8 16 feet

BROOKLYN BASIN
OAKLAND, CA

LANDSCAPE PLAN

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DATE: 07.08.2016
PROJECT NO. 15023
DRAWN BY:
CHECK BY:
SCALE: 1/16"= 1'-0"

LEGEND

1. CONCRETE STEPPERS
2. VEGETABLE PLANTERS
3. GLASS RAIL
4. OVERHEAD TRELLIS
5. WET BAR
6. FIRE PIT
7. COMMUNITY TABLES
8. ORNAMENTAL PLANTING
9. LOUNGE FURNIATURE
10. RAISED PLANTER
11. WOOD ROOF DECK PAVERS

ROOF DECK PLAN

BROOKLYN BASIN
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DATE: 07.08.2016
PROJECT NO. 15023
DRAWN BY:
CHECK BY:
SCALE:

Oakland City Planning Commission **STAFF REPORT**

Design Review Committee

Case File Number: PUD06010-PUDF03 **June 22, 2016**

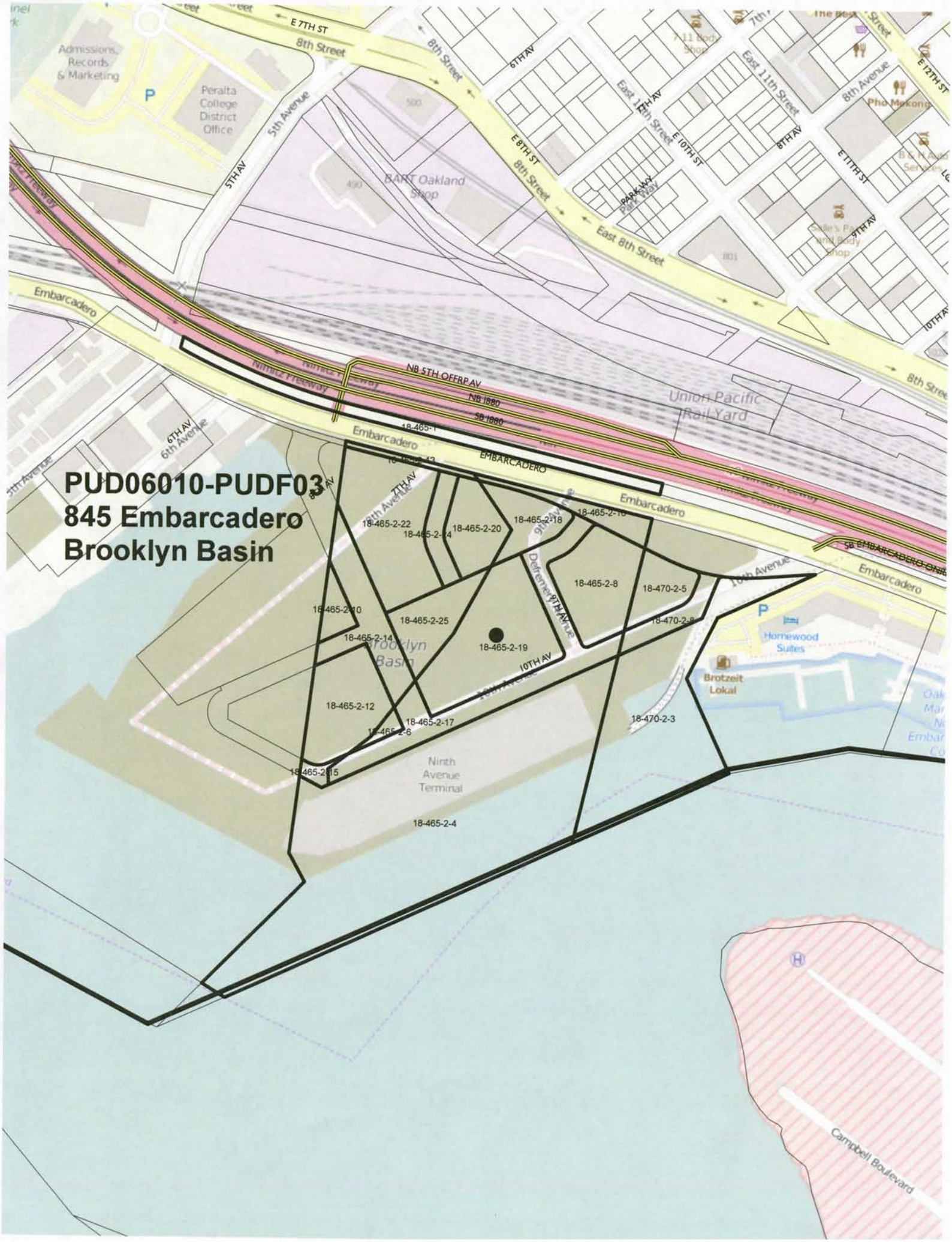
Property Location & Assessor's Parcel Numbers:	**845 Embarcadero (Parcel B)** **018 046500219**
Proposal:	To construct a residential and commercial mixed-use development for an 8-story, 241 residential unit with a ground-level retail area of approximately 3,000 square feet and parking garage on a 1.54 acres vacant lot. The site is located in Parcel B of the Final Development Plan for the Brooklyn Basin.
Applicant/ Phone Number:	Deborah Tu / (510) 251~~-2984~~ 9284
Property Owner:	ZOHP-1, LLC
Case File Number:	**PUD06010-PUDF03**
Planning Permits Required:	Regular Design Review for new construction.
General & Estuary Plan:	Planned Waterfront Development-1
Zoning:	Planned Waterfront Zoning District (PWD-4)
Environmental Determination:	Final EIR (ER 04-0009) certified on January 20, 2009
Property Historic Status:	Non-Historic Property
Service Delivery District:	3
City Council District:	2
Action to be Taken:	Conduct design review, make recommendations to applicant and staff
For Further Information:	Contact Case Planner, **Mike Rivera** at **(510) 238-6417,** or by email at mrivera@oaklandnet.com

PROJECT SUMMARY

The proposal is presented to the Design Review Committee for comments for the construction of an eight-story residential and commercial building. The project is located on Parcel B of the approved 2009 Brooklyn Basin Final Development Plan (PDP), formerly known as the "Oak to 9th Development Plan". The Brooklyn Basin PDP is generally bounded by Embarcadero / I-880 to the north, 4th Avenue to the west, 9th Avenue to the east and the Oakland Estuary to the south. The FDP includes 12 separate development parcels or areas designated as Parcels A through M. These parcels would accommodate a mix of mid-rise and high-rise residential buildings with commercial uses, including future development of affordable housing on two separate parcels, Parcel F and Parcel G.

The proposal for this application is for the construction of a mid-rise, eight-story building with 241 residential units, ground-floor retail and a parking garage above grade. The proposed mixed-use development will be the first building to be built on Parcel B. Parcel B is located at the intersections of Clinton Lane, 8th and 9th Avenues, and is also located near the new planned Shoreline Park, and the Oakland Estuary.

ATTACHMENT B


PUD06010-PUDF03
845 Embarcadero
Brooklyn Basin
E 7TH ST
8th Street
East 8th Street
5TH AV
5th Avenue
6TH AV
6th Avenue
7TH AV
7th Avenue
8TH AV
8th Avenue
9TH AV
9th Avenue
10TH AV
10th Avenue
EMBARCADERO
Embarcadero
NB 5TH OFFRP AV
NB 1880
SB 1880
Nimitz Freeway
Union Pacific Rail Yard
Admissions, Records & Marketing
Peralta College District Office
BART Oakland Shop
Pho Mekong
Homewood Suites
Brotzeit Lokal
Ninth Avenue Terminal
Campbell Boulevard
18-465-2-22
18-465-2-4
18-465-2-20
18-465-2-18
18-465-2-8
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18-465-2-19
18-470-2-8
18-465-2-12
18-465-2-17
18-465-2-6
18-470-2-3
18-465-2-15
18-465-2-4

Planning staff is seeking feedback and direction from the Design Review Committee, based on the City's General Plan / Estuary Plan Polices and the Oak to Ninth / Brooklyn Basin Design Guidelines that are applicable for this application. The development proposal will require final review and determination by the Planning Commission on a future public hearing date.

SITE DESCRIPTION

The development proposal is located on a vacant 61,204 square foot lot "Parcel B", bounded to the north by 8th Avenue, to the east by Clinton Lane, to the south by 9th Avenue and to the west by pedestrian mews and adjacent to an undeveloped site known as "Parcel C". The proposal on Parcel B will be the first project site to be constructed in the Brooklyn Basin Development Plan. Access to Parcel B is off Embarcadero, and currently, all required infrastructure construction for streets, utility and landscaping is underway.

PROPERTY BACKGROUND

In 2006, the Planning Commission approved land-use entitlements for the Brooklyn Basin Development Plan that included a mixed-use of residential, commercial/retail, civic, park and open space facilities on a site of approximately 63.83 acres. In 2009, the Planning Commission granted final development entitlements for the new construction of up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, a minimum of 3,950 parking spaces, 29.9 acres of parks and public open space, two renovated marinas and restoration to the existing wetlands area. Subsequently in 2015, the Planning Commission granted a Final Development Permit for the construction of Shoreline Park, and the demolition and retention of portion of the 9th Avenue Terminal. In 2016, the applicant filed a Planning application for the first mid-rise, mixed-use development on Parcel B.

PROJECT DESCRIPTION

The project proposal is for the construction of an 8-story residential and commercial building that includes approximately 3,000 square foot of ground-floor retail space, a 1,500 square foot lounge, residential units, 8,900 square foot of amenity space on the ground-floor, 2nd and 3rd floors, a 241 parking space garage with two enclosed residential loading berths. The plan includes a 3rd level podium with approximately 14,600 square foot of open space including a roof deck above the 8th floor. The 308,270 square foot building area covers the entire 1.54-acres parcel. The building provides a main entry lobby on 9th Avenue and other entries to the residences around the building. The proposal also includes two separate garage entries including a residential loading area along Clinton Lane. The project also includes a 40 foot wide landscaped pedestrian mews (public access pathway), located to the west of the project and along the undeveloped "Parcel C". The 241 unit residential building contains a mix of:

- 26 studios,
- 108 one-bedrooms,
- 59 two-bedrooms,
- 4 three-bedrooms,
- 18 townhouses, and
- 26 lofts

219 residential units will be located on the upper floors of the building, while 22 of the residential units will be located on ground-floor and will front 8th Avenue, Clinton Lane and the Pedestrian Mews. On the ground-floor, four of the 22 residential units will not have direct access from the street, but instead will have access from the inside of the building. While the 18 residential units will have direct access

from the streets, the pedestrian pathway and from the inside of the building, the entry for these units will have raised porches or stoops to provide separation and privacy from the streets.

The proposal provides two separate entry/exit driveways for the street-level parking garage, located along Clinton Lane. The parking garage will accommodate a total of 241 parking spaces that will be placed on a parking lift system "stackers", except for six of the handicap parking spaces, located near the garage entry/exit. Adjacent to the parking garage, the proposal also provides a separate parking area for two residential loading berths that will be used for move-in/move-out for the residential tenants. The parking garage and the loading area will contain roll-up doors.

For "Parcel B", the applicant proposes new landscaping in the pedestrian mews and within the podium and rooftop of the building. The preliminary planting plan shows a total of 16 trees (24-inch box) within the pedestrian mews, grass areas and ornamental planting. On the podium and on the rooftop of the building, the plan shows a mix of trees, planting beds and a trellis. The plans also show approximate 22 street trees around the building and planting areas at the main lobby entry and along the font of the raised stoops, located to the north and west sides of the ground-floor building.

GENERAL PLAN ANALYSIS

The property is located in the Planned Waterfront Development-1 (PWD-1) area of the Oakland Estuary Policy Plan (EPP). The intent of the PWD-1 is to provide for the transformation of maritime and marine uses into a public-oriented waterfront district that encourages significant public access and open space opportunities, including a mix of light industrial…artist lofts…hotel, commercial recreation uses that complement the character of the waterfront. The future desired character for development in this area should be recreational uses…parks…work/live studios, neighborhood commercial, restaurants and cultural. Furthermore, the EPP Land Use Objectives recognizes the Estuary as an attractive location for development opportunities and intensification of a variety of activities. The following are the applicable objectives of the EPP, and the project should be consistent when a final determination is made by the Planning Commission:

- Objective LU-1: Provide for a broad mixture of activities within the Estuary area.
- Objective LU-2: Provide for public activities that are oriented to the water.
- Objective LU-3: Expand opportunities and enhance the attractiveness of the Estuary as a place to live.
- Objective LU-4: Develop the Estuary area in a way that enhances Oakland's long-term economic development.
- Objective LU-5: Provide for the orderly transformation of land uses while acknowledging and respecting cultural and historical resources.
- Objective LU-6: Create greater land use continuity between the Estuary waterfront and adjacent inland districts.

ZONING SUMMARY

The site for the 2006 approved Brooklyn Basin Mixed Use Development Plan which measures approximate 63.82 acres is divided into two major areas: private and commercial development (around 34

acres), and public parks, open space, and civic uses (around 30 acres). This Development Plan is also assigned three separate zoning districts:

- Planned Waterfront Zoning District-4 / PWD-4 (proposed project site)
- Open Space-Region Serving Park / OS (RSP)
- Civic Center Zone-Design Review / S-2, S-4

The intent of the PWD-4 Zone is to provide mid-rise and high-rise housing opportunities together with ground-floor retail and commercial uses. Future development is to be set back from the waterfront and address compatibility between residential and nonresidential uses, and reflect a variety of housing and business types. The proposed residential and commercial development is located in the PWD-4 (Planned Waterfront District-4) zone district. The purpose of the PWD-4 is to:

- Encourage the creation of a mixed use district that integrates a combination of residential, commercial, public open space and civic uses;
- Establish development standards that allow residential, commercial, public open space and civic activities to compatibly co-exist;
- Provide a balance of private development and public open space with convenient access to public open space and the waterfront;
- Improve access to the waterfront and recreational opportunities along the waterfront including boat launches and marinas;
- Encourage quality and variety in building and landscape design as well as compatibility in use and form; and
- Encourage development that is respectful of the environmental qualities that the site has to offer.

The table below shows the applicable PWD-4 zoning development standards for the project proposal:

Development Standards	**Requirements**	**Proposed**	**Comments**
Minimum Lot Area, Width and Frontage	PDP & FDP	1.53 acres	Meets Plan
Minimum Yard and Setbacks	PDP & FDP	2' to 8' (varies)	Meets Plan
Maximum Residential Density for Parcel B (proposed project)	175 residential units	241 units * (37.5% / 66 units) Density Increased or Transferred into Parcel B. Density Reduced or Provided from Parcel A	Authorized up to 50% per Density Transfer with Design Review approval
Maximum Height	86 feet up to 120 feet	85 feet	Meets Plan
Off-Street Parking Residential: Residential Loading Berths:	 241 parking spaces 2 parking spaces	 241 spaces 2 spaces	Meets Plan

* Density Transfer of up to 50% allowed on the receiving parcel per PWD-4 Zoning Regulations

The proposal requires a Regular Design Review Planning permit approval for new construction. The project is also subject to the applicable Findings prior to a final decision by the Planning Commission on a future public meeting date. Staff has listed below the required Findings for Regular Design Review.

REGULAR DESIGN REVIEW CRITERIA

Regular design review approval may be granted only if the proposal conforms to all of the following general design review findings:

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.

BUILDING DESIGN

The proposed building envelope covers the entire square-shaped lot ("Parcel B"), but its footprint opens up in the center with a third-level podium for open space use that manages building mass and provides visual relief when viewed from the street. The design of the eight-story building scales well because it contains various roof and wall planes, sloped roof, large and medium size window patterns, window awnings, steel railing balconies, siding materials such as seam and/or corrugated metal, and cement board panels, storefront retail with aluminum glazing, inward angled entry façade, metal canopies and decorative louvers. The exterior of the building contains a color scheme to create balance and interest. The project provides a variation of landscaping that include trees and planters on the podium, a green wall and small planters at the main lobby entry, a large planting area with trees in the public access pathway and a line of street trees around the building. Overall, staff believes that the building design provides an urban expression that would transition to the nearby waterfront and future shoreline park. To make the building more appealing to the residents and meet the City's Design Guidelines, staff recommends the applicant incorporate on future plans for Planning Commission review the following:

- Extent usable open space, landscaping / amenities on the podium and on the roof deck.
- Ground-floor residential windows need to be at least 48 inches above sidewalk level or the plans need to include design elements for screening to provide privacy from streets.
- Raise the ground-floor residential units at least three feet above grade where applicable.
- Identify the entry for the retail space near the corner of 9th Avenue and Clinton Lane.
- Include additional landscaping along the building entries facing the mews (public path).
- Articulate the exterior east building façade (back of house) to be more interesting from the street.
- Provide design details for the garage and residential loading area doors.
- Show additional bicycle parking areas inside and outside the building.
- Explore design alternatives for the structure, located below the "Brooklyn Store" sign.
- Show location and details for all exterior lighting fixtures, including screened utility meter, transformers, HAVC, etc.
- Show location of trash and recyclable area inside the building.

RECOMMENDATION

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

Prepared by:

Mike Rivera
Planner II, Major Projects
Bureau of Planning

Approved for forwarding to the
Design Review Committee:

Robert D. Merkamp
Development Planning Manager
Bureau of Planning

ATTACHMENT

A. Project Design Plans, submitted May 17, 2016
B. Brooklyn Basin Design Guidelines

ATTACHMENT A

BROOKLYN BASIN

Brooklyn Basin Terrace Apartments

Schematic project application for the city of Oakland

BROOKLYN BASIN
OAKLAND, CA

COVER

BAR architects
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Bruce Jett Associates
BKF 100 YEARS

DATE: 06.15.16
PROJECT NO. 15023
DRAWN BY:
CHECK BY:
SCALE:

01

PROJECT DESCRIPTION

The project is composed of one building on one parcel. The site is located at 9th Street, Brooklyn Way (previously Clifton Lane) and 8th Streets and includes one new construction multi-family/mixed use building, with at grade enclosed parking.

- Podium: composed of double height level in Type IA construction with a total square footage of approx. 84,000 SF, comprising of parking and residential units.
- Type IIIA construction at levels 3 – 7, including mezzanine level within Level 7 residential units.
- Building Occupancies are Group R-2 (Residential Units), Group M (Retail), Group S-2 (Enclosed Parking)
- 7 stories above grade plane + Mezzanine

PROJECT DATA SUMMARY

BUILDING ADDRESS:
ASSESSOR'S PARCEL NUMBER:
SITE AREA: 1.54 ACRES
GROSS BUILDING AREA: 308,270 SF
NUMBER OF STORIES: 7 + MEZZANINE
TYPE OF CONSTRUCTION: III-A - OVER I-A PODIUM
LIFE SAFETY: NFPA 13
OCCUPANCY GROUP: R2, M
PROPOSED UNIT COUNT: 241
TOTAL NUMBER OF UNITS: 241
COMMERCIAL SQFT: 2,914 SF
USABLE OPEN SPACE SQFT | PODIUM LEVEL 3: 14,624 SF (NO OPEN SPACE REQUIRED)
OFF STREET PARKING SPACE: 241 (3 LEVEL STACKERS)

UNIT TYPES

STUDIO: 26
1 BDRM: 108
2 BDRM : 59
3 BDRM : 4
LOFT : 26
TOWNHOUSE : 18

UNITS TOTAL : 241

Density Requirements

As per the PWD-4 zoning regulations, the maximum number of residential units is 3,100 units. Unused densities may be transferred to another parcel. The number of dwelling units per parcel may increase or decrease provided that the number of dwelling units being transferred does not exceed more than 50% of the allocation of the development parcel receiving the transferred units.

Table A shows the original density distribution across the 13 parcels.
Table B shows the proposed density distribution that transfers 66 units from parcel A to B, which is a 37.5% increase in the allocation of the receiving parcel, which is below the 50% allocation cap.

TABLE A : ORIGINAL DEVELOPMENT PARCELS

	A	B	C	D	E	F*	G*	H	J	K	L	M	N	Total
Net Acres	2.38	1.53	1.48	1.46	1.20	1.75	2.72	2.08	1.84	1.69	1.45	2.60	0	**22.18**
No. D.U.	407	175	175	175	131	165	300	375	339	322	146	390	0	**3,100**
D.U./Net Acre	171	114	118	120	108	94	110	180	184	190	101	292	0	**140**

* These two parcels are designated for 465 units of affordable housing. Refer to the Conditions of Approval for the project and the Development Agreement, Exhibit L, for the details of the affordable housing obligations.

TABLE B: CURRENT DEVELOPMENT PARCELS

	A	B	C	D	E	F*	G*	H	J	K	L	M	N	Total
Net Acres	2.38	1.53	1.48	1.46	1.20	1.75	2.72	2.08	1.84	1.69	1.45	2.60	0	**22.18**
No. D.U.	341	241	175	175	131	165	300	375	339	322	146	390	0	**3,100**
D.U./Net Acre	143	158	118	120	108	94	110	180	184	190	101	292	0	**140**

* These two parcels are designated for 465 units of affordable housing. Refer to the Conditions of Approval for the project and the Development Agreement, Exhibit L, for the details of the affordable housing obligations.

SHEET INDEX

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BROOKLYN BASIN
OAKLAND, CA

AERIAL VIEW
LOOKING NORTHWEST

BARarchitects
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

SIGNATURE DEVELOPMENT GROUP | Bruce Jett Associates | BKF 100+ YEARS

DATE: 06.15.16
PROJECT NO. 15023
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SCALE:

125' BUILDING HEIGHT TYPICAL

86' BUILDING HEIGHT TYPICAL

BROOKLYN BASIN
OAKLAND, CA

SITE PLAN
PARCEL DIMENSIONS

BAR architects
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com
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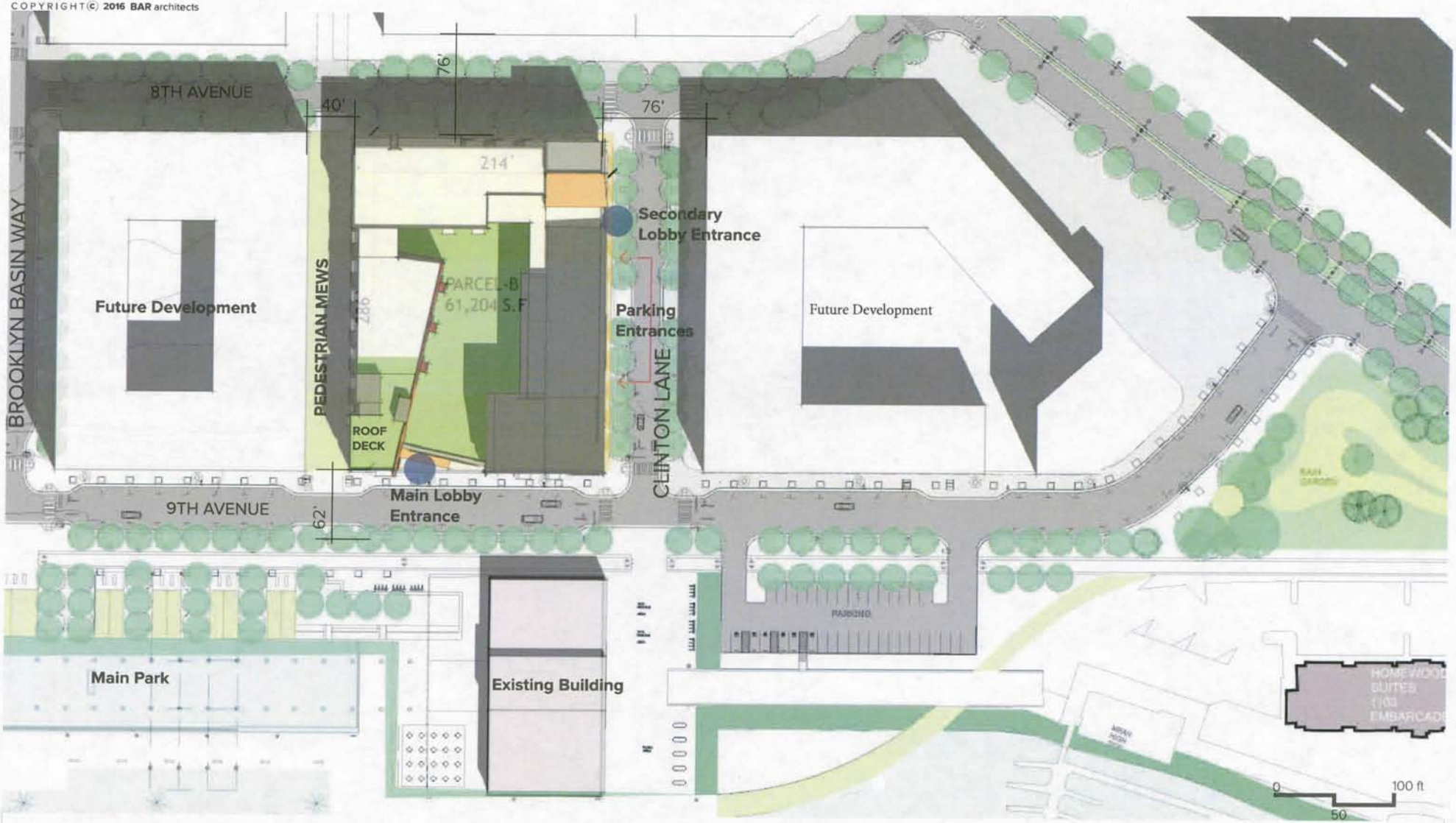
Bruce Jett Associates
BKF 100 YEARS ENGINEERS SURVEYORS PLANNERS

N

DATE: 06.15.16
PROJECT NO. 15023

DRAWN BY:
CHECK BY:

SCALE: 1"= 100'-0"



BROOKLYN BASIN
OAKLAND, CA

Brooklyn Basin

SITE PLAN DIAGRAM

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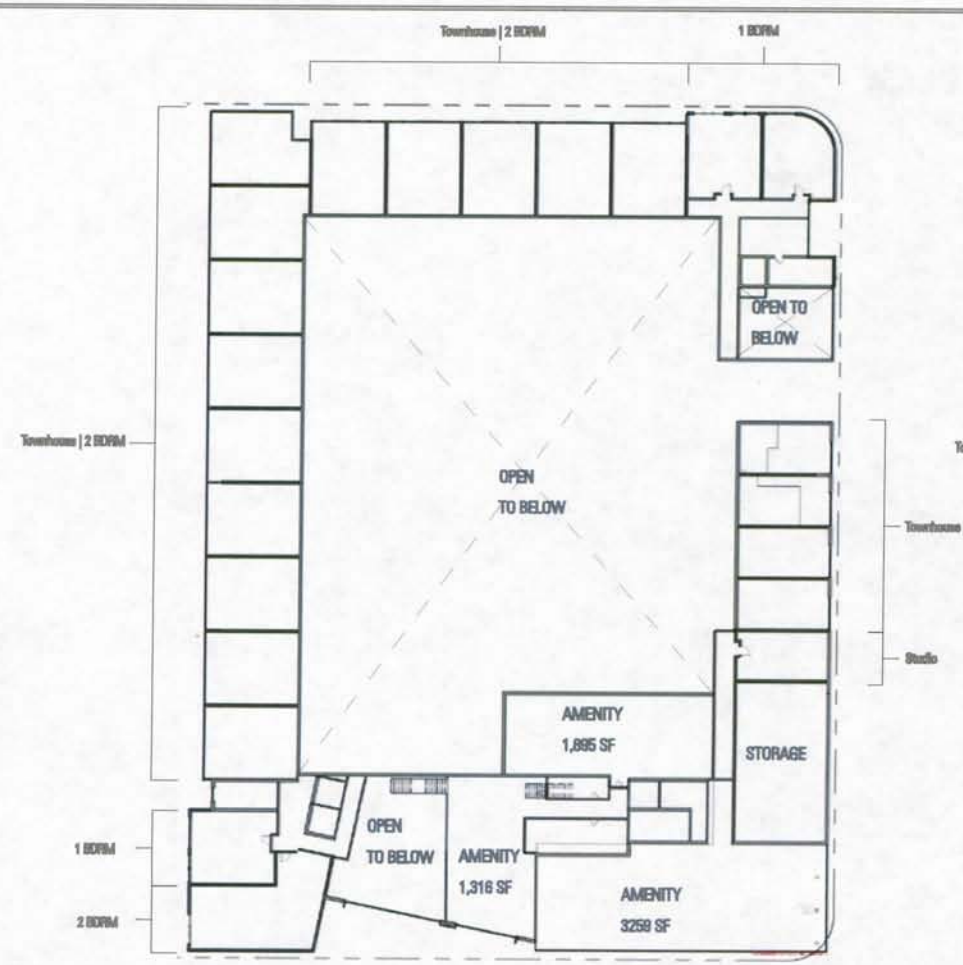
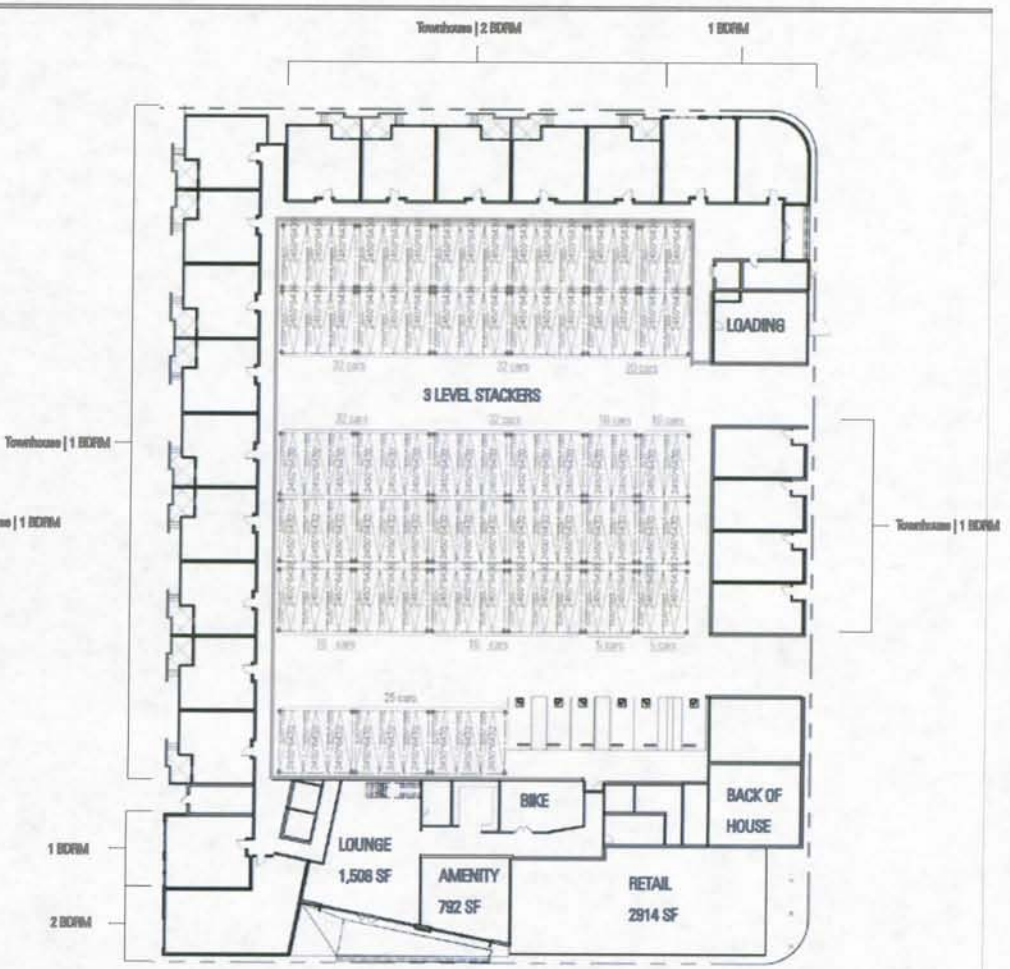
SCALE: 1"= 50'-0"

06



2ND LEVEL
SCALE : 1" = 40'

1 BDRM : 3
2 BDRM : 1
STUDIO : 1
TOWNHOUSE: UPPER LEVEL SHOWN



GROUND LEVEL
SCALE : 1" = 40'

1 BDRM : 3
2 BDRM : 1
TOWNHOUSE: 18

0 20 40 80
SCALE: 1" = 40'-0"

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PROJECT NO. 15023
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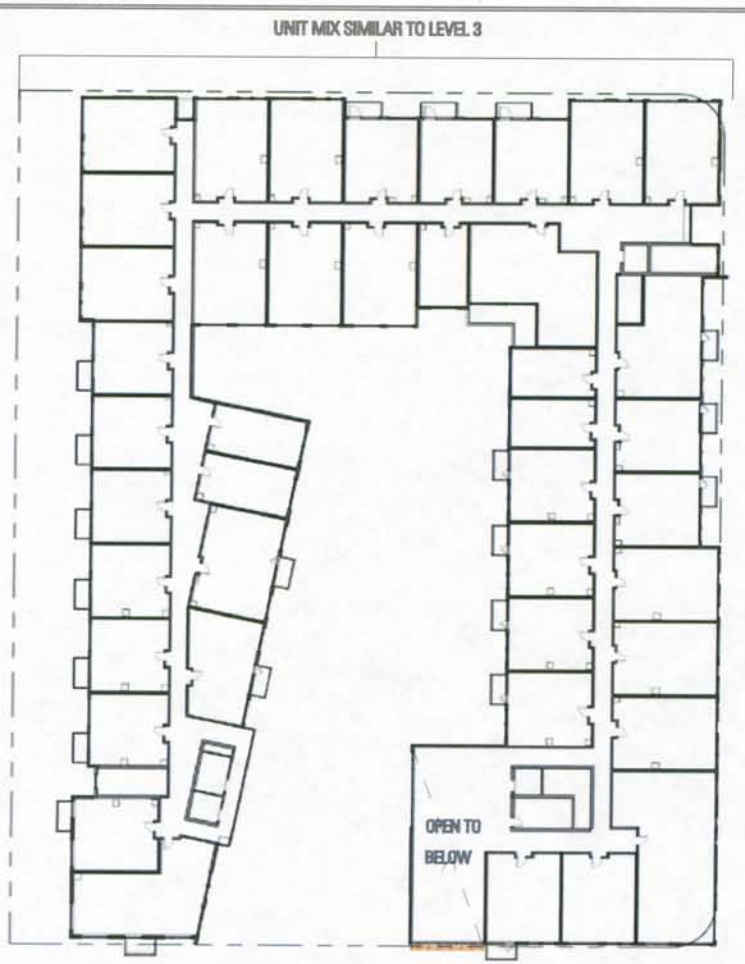
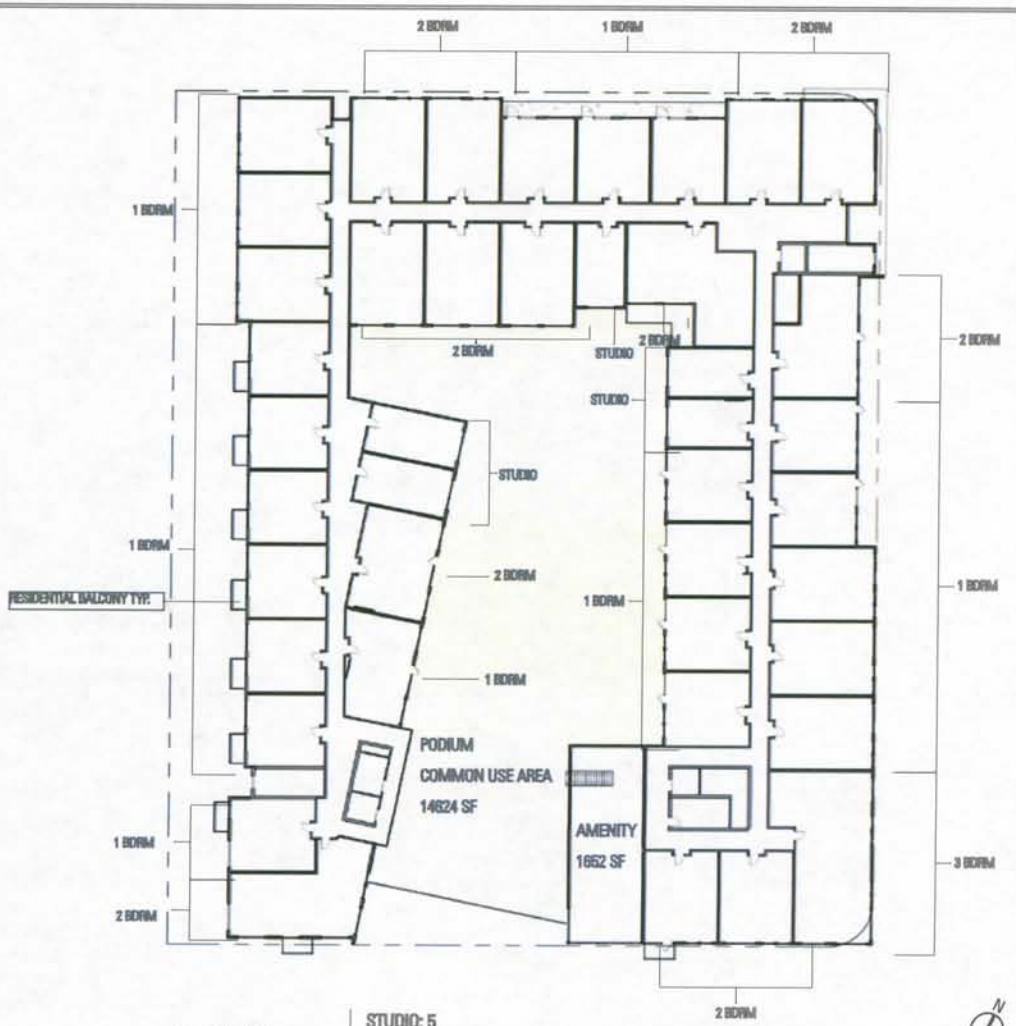
SCALE:



4TH LEVEL
SCALE : 1" = 40'

STUDIO: 5
1 BDRM : 25
2 BDRM : 10
3 BDRM: 1



3RD LEVEL
SCALE : 1" = 40'

STUDIO: 5
1 BDRM : 25
2 BDRM : 13
3 BDRM: 1

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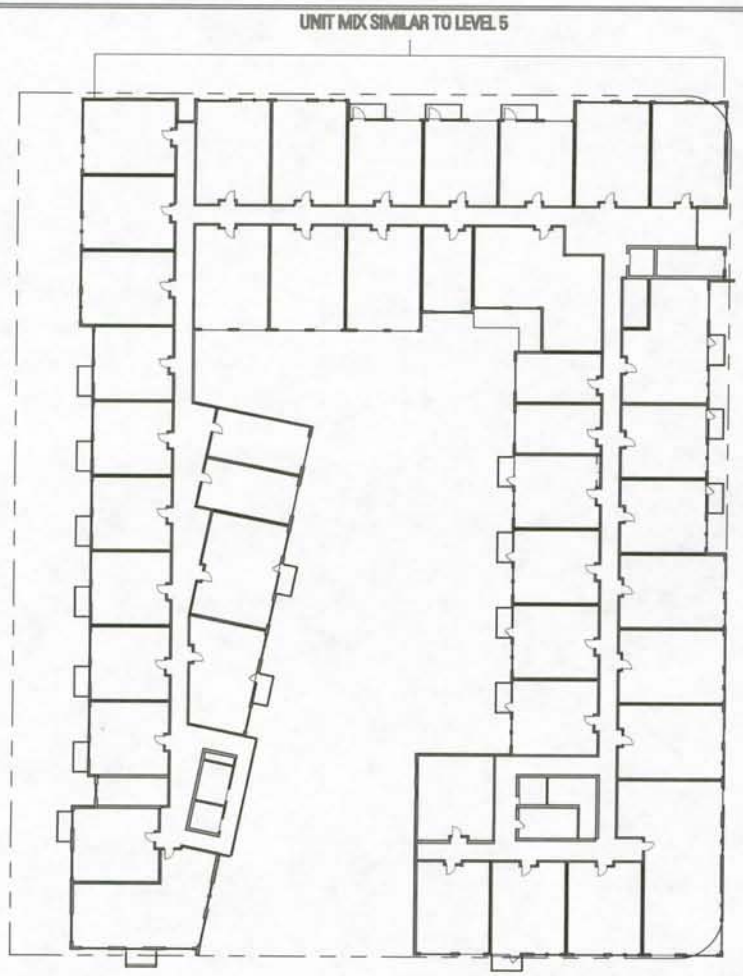
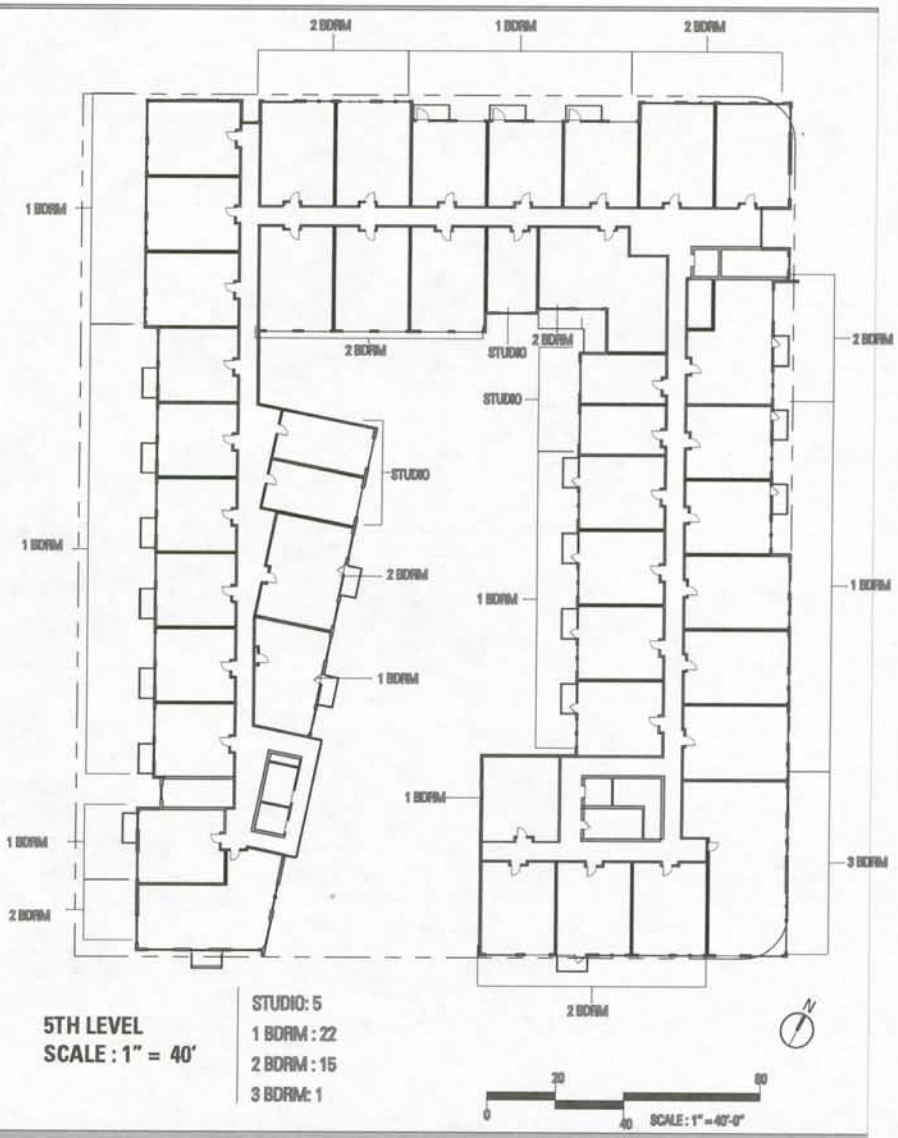


6TH LEVEL
SCALE : 1" = 40'

STUDIO: 5
1 BDRM : 22
2 BDRM : 15
3 BDRM: 1



5TH LEVEL
SCALE : 1" = 40'

STUDIO: 5
1 BDRM : 22
2 BDRM : 15
3 BDRM: 1

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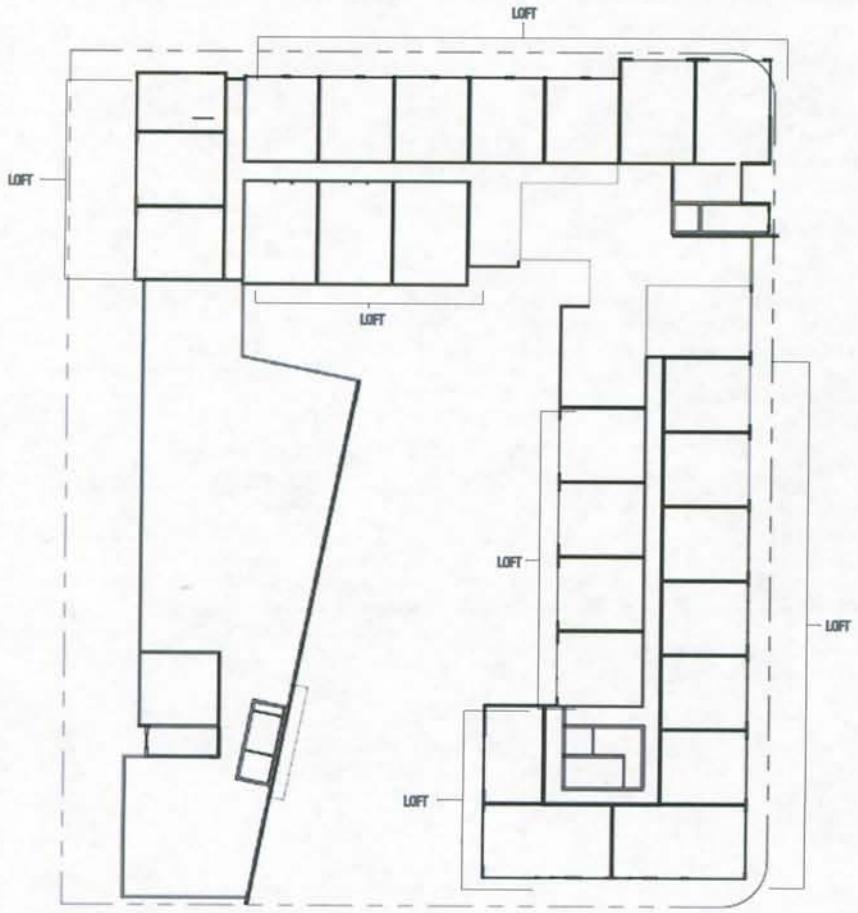
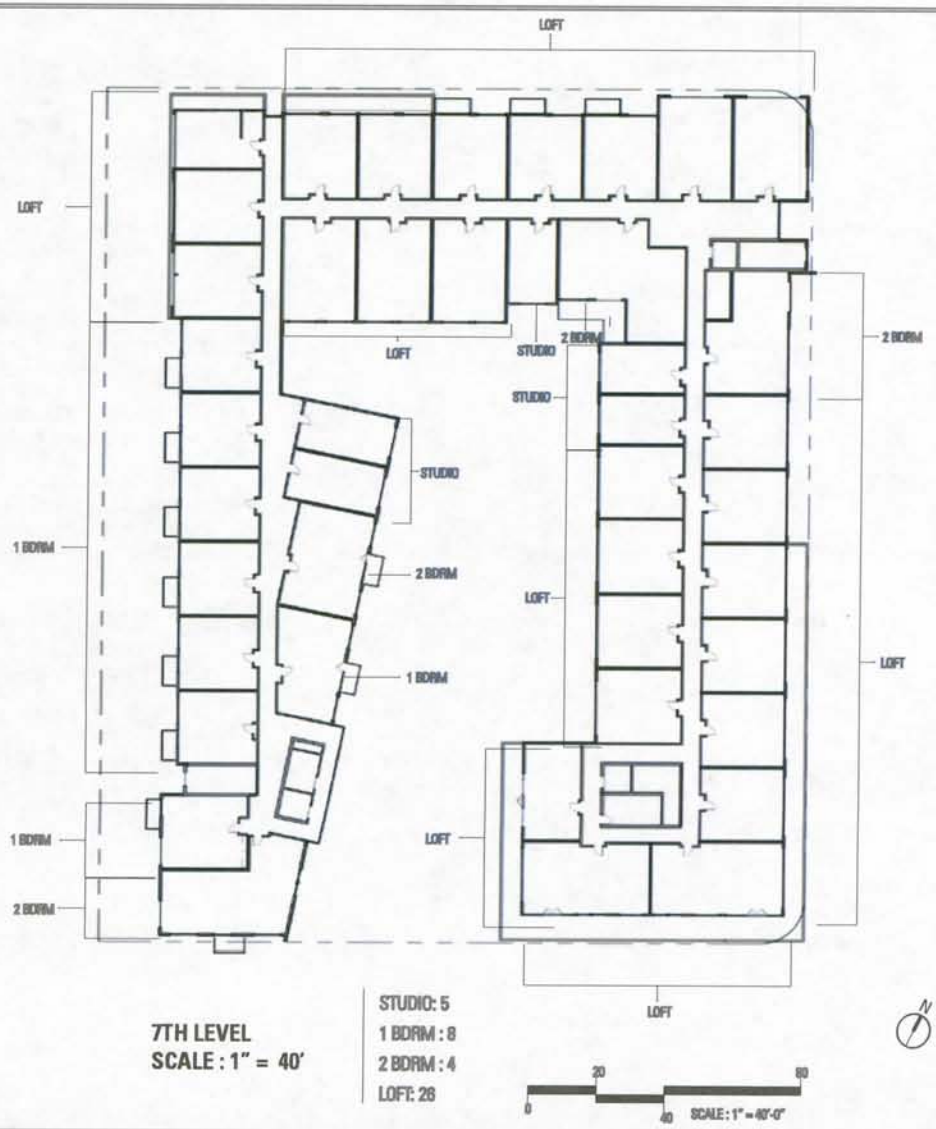
SCALE:



MEZZANINE LEVEL
SCALE : 1" = 40'

LOFT: UPPER LEVEL



7TH LEVEL
SCALE : 1" = 40'

STUDIO: 5
1 BDRM : 8
2 BDRM : 4
LOFT: 26

BROOKLYN BASIN
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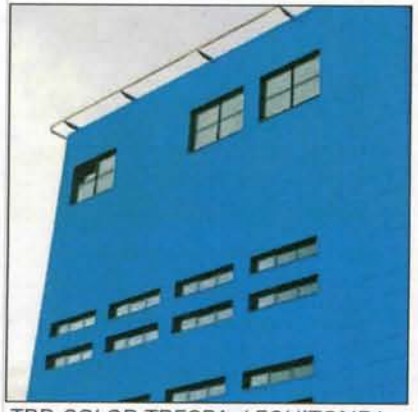
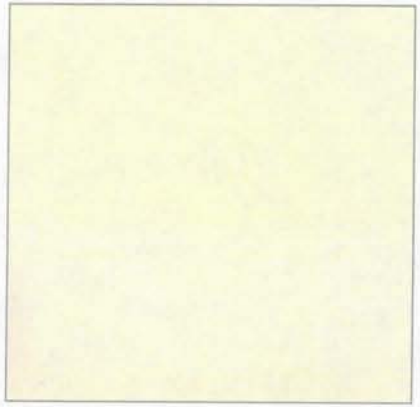
SCALE:



TBD COLOR TRESPA / EQUITONE/
CEMENT BOARD PANEL SIDING



TBD COLOR ACCENTS

STORE FRONT SYSTEM

STEEL RAILING SYSTEM

STANDING SEAM SIDING/
CORRUGATED METAL SIDING

WHITE CEMENT PLASTER

BOARD FORM CONCRETE

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OAKLAND, CA

MATERIAL PALETTE

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BROOKLYN BASIN
OAKLAND, CA

BUILDING ELEVATION - SOUTH

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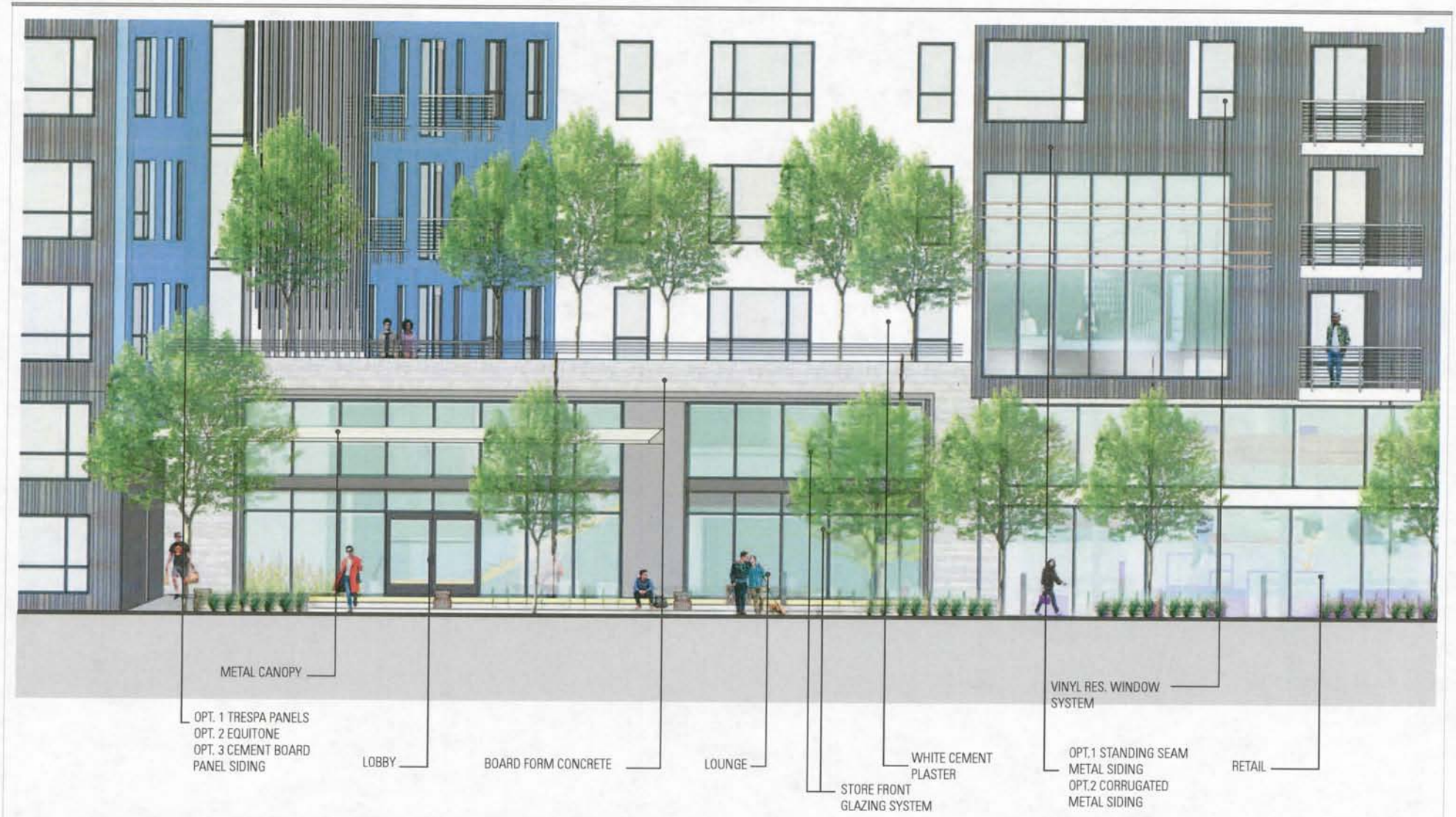

BROOKLYN BASIN
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ENLARGED ELEVATION - SOUTH

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SIGNATURE DEVELOPMENT GROUP | Bruce Jett Associates | BKF 100 YEARS

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SCALE:

BROOKLYN BASIN
OAKLAND, CA

BUILDING ELEVATION - WEST

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BROOKLYN BASIN
OAKLAND, CA

BUILDING ELEVATION - NORTH

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SIGNATURE DEVELOPMENT GROUP
Telles Jett Associates
BkF ENGINEERS SURVEYORS PLANNERS

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BROOKLYN BASIN
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BUILDING ELEVATION - EAST

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BROOKLYN BASIN
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LONGITUDINAL SECTION

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SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

BROOKLYN BASIN
OAKLAND, CA

ELEVATION PLANNING DIAGRAMS

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BROOKLYN BASIN
OAKLAND, CA

PERSPECTIVE VIEW
CORNER OF BROOKLYN WAY AND 9th AVE LOOKING NW

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Bruce Jett Associates
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BROOKLYN BASIN
OAKLAND, CA

PERSPECTIVE VIEW
PEDESTRIAN PATH LOOKING AT SOUTH ELEVATION

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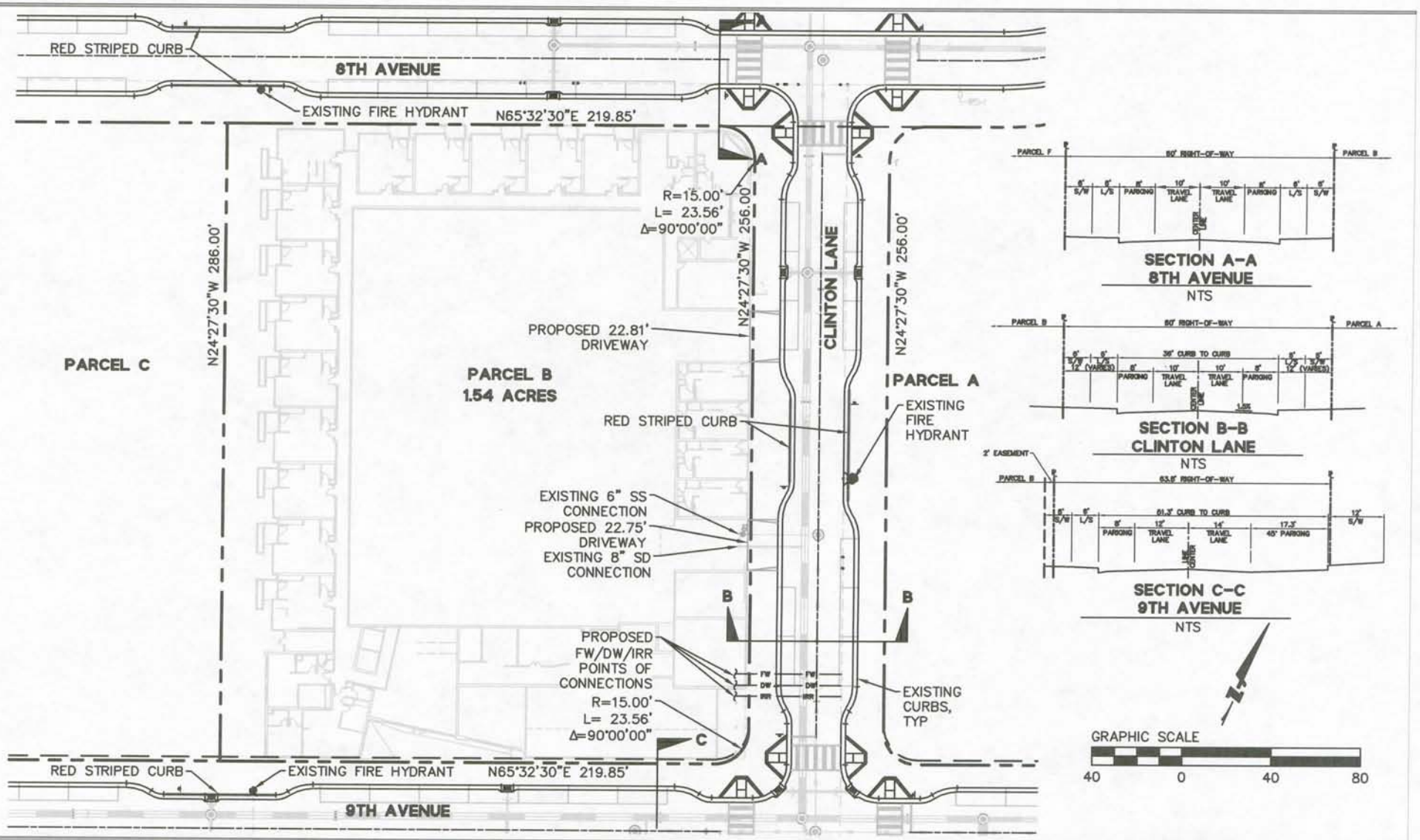

BROOKLYN BASIN
OAKLAND, CA

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Bruce Jett Associates
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DATE: 06.15.16
PROJECT NO. 15023
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SCALE:

LEGEND

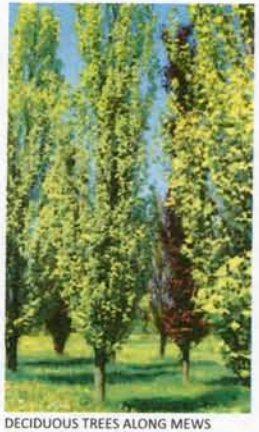
1. LANDSCAPED PLANTING AREA
2. RAISED STOOP
3. SLOPED WALK (5%)
4. STEPS
5. GREEN WALL
6. STREET TREES (STREET ENHANCEMENTS)
7. BIKE PARKING (STREET ENHANCEMENTS)
8. COLUMNAR DECIDUOUS TREES
9. PEDESTRIAN PATHWAY


GREEN WALL AT ENTRY


MONUMENT STAIRS AT ENTRY


RAISED STOOPS ALONG PEDESTRIAN MEWS


NATIVE & APPROPRIATE PLANTS


DECIDUOUS TREES ALONG MEWS

PRELIMINARY PLANT LIST

Botanical Name	*Common Name*	*Size*	*Quantity*
Trees			
Arbutus 'Marina'	Strawberry Tree	24" Box	10
Cercis occidentalis	Western redbud	24" Box	-
Fagus sylvatica	European Beech	24" Box	6
Pistachia chinensis	Chinese Pistache	24" Box	-
Tristania conferta	Brisbane box	24" Box	-
Shrubs & Groundcovers			
Achillea millefolium	Common Yarrow	1 Gal	-
Arctostaphylos uva-ursi	Manzanita	5 Gal	-
Artemisia spp.	Mugwort	1 Gal	-
Dodonaea viscosa 'Purpurea'	Purple-leafed Hop-bush	5 Gal	-
Heteromeles arbutifolia	Toyon	5 Gal	-
Mahonia aquifolium	Oregon grape	1 Gal	-
Mimulus aurantiacus	Common monkeyflower	1 Gal	-
Salvia leucophylla	Purple sage	5 Gal	-
Grasses & Grass-like			
Agrostis pallens	Bent grass	1 Gal	-
Carex tumulicola	Berkeley Sedge	1 Gal	-
Dietes spp.	Fortnight lily	1 Gal	-
Elymus glaucus	Blue wild rye	1 Gal	-
Festuca rubra	Red fescue	Seeded	-
Leymus triticoides	Creeping wild rye	1 Gal	-
Nassella pulchra	Purple needle grass	1 Gal	-

BROOKLYN BASIN
OAKLAND, CA

LANDSCAPE PLAN

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Bruce Judt Associates
BKF 100 YEARS

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CHECK BY:
SCALE: 1/16"= 1'-0"

OAK TO 9TH BROOKLYN BASIN

DESIGN GUIDELINES

NOVEMBER 2006 (REVISED JANUARY 2015)

ATTACHMENT B

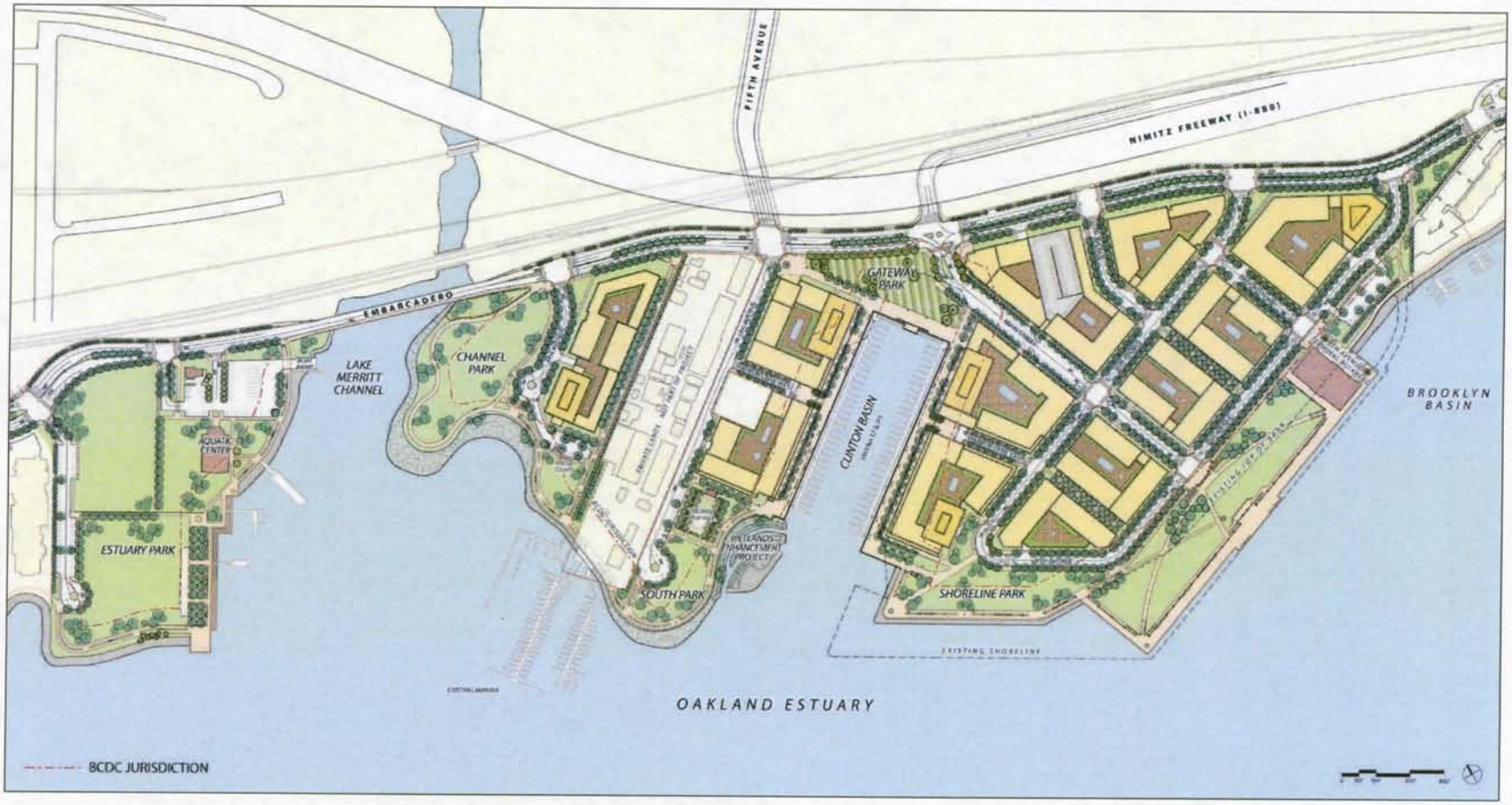
OAK TO 9TH BROOKLYN BASIN

DESIGN GUIDELINES

TABLE OF CONTENTS

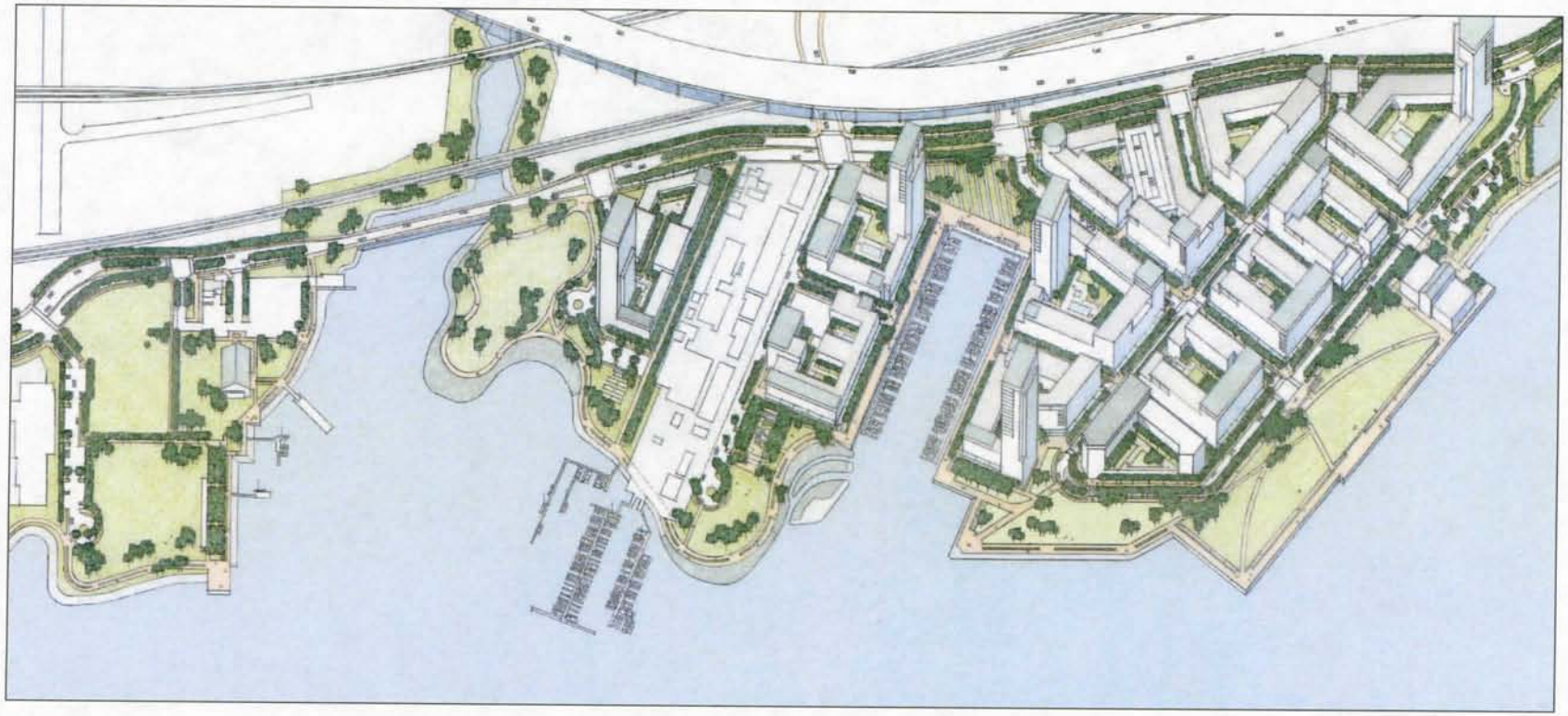
PREPARED BY ROMA DESIGN GROUP

NOVEMBER 2006 (REVISED JANUARY 2015)



ILLUSTRATIVE PLAN

THE VISION FOR BROOKLYN BASIN



Brooklyn Basin will establish a vibrant new mixed-use neighborhood on the Oakland Estuary, reinforcing the public role and destination appeal of the waterfront as a civic destination of regional importance. With its extensive "necklace" of parks, promenades, quays and plazas, the new community will significantly extend and enliven Oakland's waterfront eastward from Jack London Square, reconnecting the City with a significant portion of its shoreline. In addition to its open space network, a rich offering of cultural, commercial and recreational activities will give Brooklyn Basin importance to Oakland and the Bay Area community. A diverse mix of residents will further enliven this part of the City and establish it as a viable neighborhood with sufficient critical mass to overcome the significant transportation infrastructure that now separates the waterfront from the downtown and the remainder of the community.

(REVISED JANUARY 2015)

URBAN DESIGN PRINCIPLES

The goal for Brooklyn Basin is to create a vibrant mixed-use neighborhood that furthers Oakland's efforts to promote urban living and to reconnect the city with its waterfront. The following urban design principles are intended to support this goal:

1. Establish a continuous and diverse network of public open spaces, including parks, promenades and plazas along the Estuary shoreline.

2. Configure and design the open space system to serve as a city-wide and regional resource.

3. Create walkable and lively public streets, open spaces and pedestrian ways that provide strong visual and pedestrian linkages between the waterfront and inland areas.

4. Provide a range of cultural, recreational and commercial activities that reinforce the public destination appeal and civic role of the waterfront.

5. Introduce a mix of housing that supports a diverse population of residents and that promotes a day and nighttime environment along the waterfront.

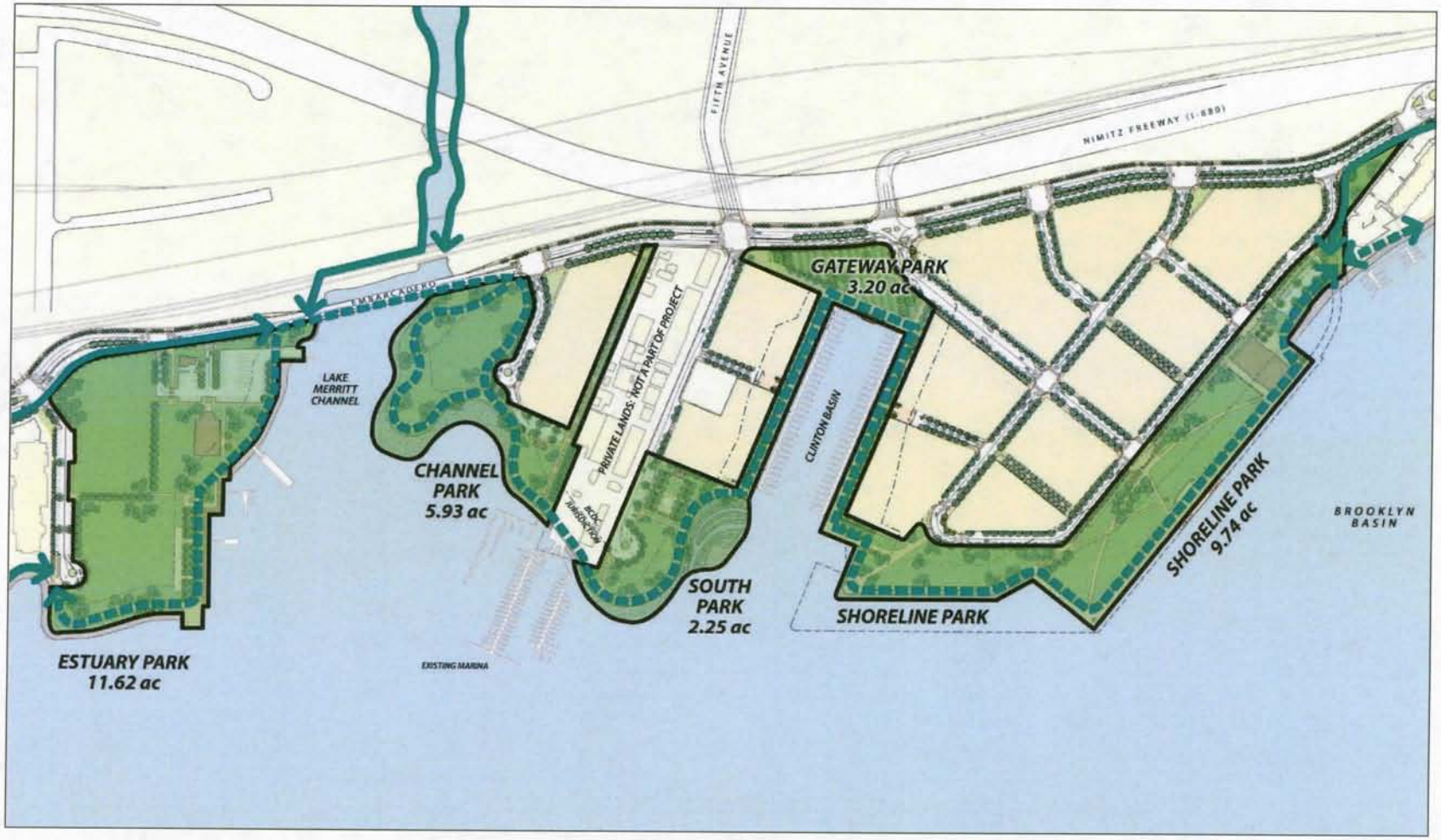
6. Maintain and enhance public views to the waterfront.

7. Configure and design buildings to spatially define and reinforce the public character of streets and open spaces.

8. Introduce ground level activities that enliven streets and public spaces.

9. Develop a dynamic composition of taller and shorter buildings that reinforce the spatial characteristics of the waterfront and open space system, and that dramatize this unique shoreline setting.

10. Allow for a diversity of architectural expressions within the strong public framework of streets and open spaces.



CONTINUOUS WATERFRONT OPEN SPACE

URBAN DESIGN CONCEPT

A Continuous Necklace of Waterfront Open Space

Brooklyn Basin will provide approximately 32 acres of public open space along the Estuary, linked by a continuous pedestrian and bicycle trail system that connects Jack London Square with Oakland's eastern waterfront. The open space system will include a restored wetland, four new parks, an expanded Estuary Park, and a wide public promenade along the perimeter of Clinton Basin. More specifically:

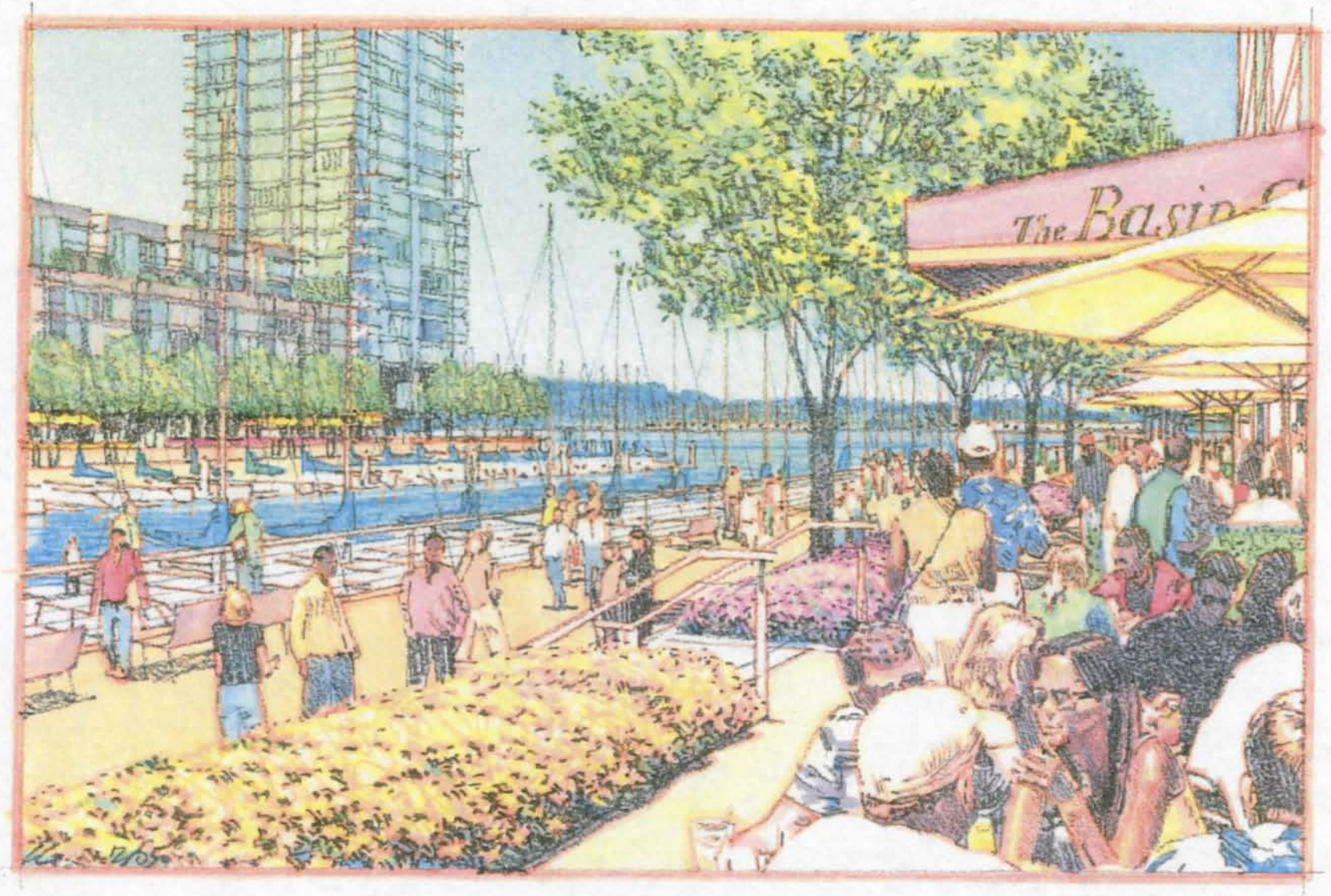
- ***Estuary Park*** will be expanded by approximately 2 acres to the north and east, and more strongly integrated with the Aquatic Center at the mouth of Lake Merritt Channel; public parking will be provided along the western edge of the open space and the large field space will be enhanced. The park will open up panoramic views to the Estuary from The Embarcadero.

- ***Channel Park*** across Lake Merritt Channel from Estuary Park will be designed as a large waterfront meadow with a new vegetated edge, suitable for passive recreation, picnicking and sunbathing. Bocce ball courts are incorporated in the southeastern portion of the open space, adjacent to a small public parking lot. A dog park is planned immediately south of the Lake Merritt Channel bridge along the Embarcadero. The park will be designed to accommodate future connections to Lake Merritt along the Channel.

- ***South Park*** at the southern terminus of Fifth Avenue will provide panoramic views up and down the Estuary. The park also overlooks a reclaimed wetland at the mouth of Clinton Basin, and features a children's playground.

- ***Clinton Basin*** forms the heart of the new community. The 3.6-acre water space will be a unique urban destination animated by recreational vessels and surrounded by a public esplanade lined with overlooking cafes and restaurants. The 50-foot wide public quay is organized in two stepped tiers, a 15-foot wide promenade with outdoor cafes providing overlook onto a 35-foot wide promenade at the water's edge with public seating and landscaping.

- ***Gateway Park*** offers dramatic views of Clinton Basin and the Estuary from the Embarcadero and I-880, and a direct visual and pedestrian connection between Fifth Avenue and the shoreline. The park will provide a stage for civic events as well as commercial (e.g., farmers market, arts/crafts fairs, etc.) and recreational activities oriented to both Clinton Basin and Main Street.



Clinton Basin forms the heart of the new community. It is defined by a public esplanade lines with overlooking cafés and restaurants.

- ***Shoreline Park*** along the southern and western edges of the community provides a grand civic space oriented to the open water of Brooklyn Basin. The park is designed to accommodate large celebrations, concerts, water festivals, as well as day-to-day activities, such as informal play and passive recreation. Much of the park is built on the existing pile-supported pier structure of the 9th Avenue Terminal, the maritime history of which will be celebrated through interpretive elements and displays.

A Rich Pattern of Public Streets and Pedestrian Ways

Streets in the Brooklyn Basin community are configured and designed as an integral extension of the open space system, providing direct pedestrian and visual linkages between the city and the waterfront. The streets are aligned to offer direct views to the Estuary from the Embarcadero and oriented to ensure maximum exposure to the sun throughout the day and year. Each street is designed to create a unique urban and pedestrian experience with generous sidewalks and adjoining buildings that provide activities, eyes on the street and strong spatial definition. The pattern of blocks, at intervals of 300 to 400-feet, extends the grid pattern of the city and offers multiple and diverse routes between the Embarcadero and the shoreline. More specifically:

- ***Main Street*** joins the Embarcadero at the foot of Clinton Basin, and terminates at Shoreline Park. The wide street serves as a commercial mixed-use spine and gathering place for the community. Between the Embarcadero and 8th Avenue, it is lined with neighborhood-serving shops that will benefit from the intensity of activity, the high levels of visibility, and convenient on-street diagonal parking. Between 8th and 9th Avenues, workshops, galleries and work-live lofts will extend the commercial character and activity of the street to Shoreline Park.

- ***Ninth Avenue*** forms a strong public edge to Shoreline Park, and a direct and welcoming entrance to the community from the Embarcadero. A wide bicycle and pedestrian promenade along the park edge of the street accommodates the significant volumes of waterfront visitors that are expected, and the street offers generous on-street curbside parking as well as access to a public parking lot just north of the 9th Avenue Terminal.

- ***Eighth Avenue*** is an urban residential street connecting the Embarcadero with the waterfront at the southeastern tip of the Brooklyn Basin community. The street will have an urban village character, with tree-lined sidewalks defined by ground level lobbies, townhouse and loft units.

- ***Fifth Avenue:*** As a major north-south corridor through Oakland, Fifth Avenue will be maintained and enhanced as a critical linking and gateway street in the Brooklyn Basin community. The street provides the principal address and

Shoreline Park provides a grand civic space oriented to the open water of Brooklyn Basin.

access for the existing artists' community, which will remain. Provision will be made for continuous pedestrian access along the western edge of the street, and the relatively light volumes of vehicular traffic will make the street a comfortable route for recreational cyclists destined for the waterfront.

- ***Fourth Avenue*** will provide public pedestrian, vehicular and bicycle access along the western edge of Channel Park from the Embarcadero. The street will include on-street public parking and provide access to a small public parking lot for park visitors.

- ***Pedestrian Mews:*** Complementing and extending the public street network, a series of more intimately scaled pedestrian streets will offer additional access through the community and to the waterfront. These include a pedestrian and bicycle way along the eastern edge of the Fifth Avenue artists' community, which will be lined with workshops and lofts, and two residential mews between Eighth and Ninth Avenues that connect Clinton Basin with Shoreline Park.

A Diverse Mix of Public-Oriented Activities

A program of cultural, recreational and commercial activities has been programmed to reinforce the public spiritedness of the Brooklyn Basin community and its appeal as a citywide resource and waterfront open space destination. More specifically:

- ***Ninth Avenue Terminal:*** A refurbished section of the Ninth Avenue Terminal will provide an opportunity for historical and interpretive exhibits that celebrate the maritime heritage of the site, a cultural center, community-gathering place, restaurant and retail opportunities.

- ***Recreational Boating*** will be further expanded in the area through the renovation of the Clinton Basin and Fifth Avenue Marina. The Aquatic Center at Estuary Park will be maintained and enhanced as an integral part of the new community.

- ***Commercial Recreation:*** Visitor-oriented shops and restaurants will further reinforce the public appeal of Clinton Basin, creating a vibrant urban place at the water's edge, and a waterfront destination unique in the region and indeed the country.

Main Street is envisioned as a commercial mixed-use spine connecting the Embarcadero with Shoreline Park.

- ***Neighborhood Serving Commercial Use:*** In addition, Main Street is planned with 75,000 square feet of ground level shops and a grocery store that will be attractive to both residents and visitors. The friendly pedestrian environment and the proximity to both Clinton Basin and Shoreline Park will make this a popular new activity center in Oakland.

A Wide Range of Housing Opportunities

Brooklyn Basin is planned and designed as a new Oakland neighborhood, focused on livability and diversity in the spirit of the broader community. As such, the neighborhood includes a wide range of housing types that can meet the needs of families, seniors, young couples and singles. More specifically:

- ***Live-Work Loft Units*** capable of accommodating artist workshops or galleries and other small businesses are envisioned in a variety of locations in the Brooklyn Basin community, including along Main Street between 8th and 9th Avenues and along other internal streets of the community where they will contribute to a lively and interesting pedestrian environment.

- ***Townhouse Style Units*** will also activate sidewalks along the pedestrian mews near Shoreline Park and along the other internal streets of the community. With their direct proximity to the open space and trail system, these units will be particularly suitable for young families.

- ***Podium Units*** in the mid-rise buildings of Brooklyn Basin will come in a full range of sizes and as such will serve a broad segment of the population including seniors, singles, and young couples. Many of these units will enjoy direct views to the waterfront and/or internal courtyard open spaces with resident serving amenities.

- ***High Rise Tower Units:*** As an urban neighborhood, Brooklyn Basin also offers high rise living with units that will have broad panoramic views of the Estuary, Bay and Oakland hills.

A Dynamic Composition of Building Forms and Expressions

Rather than a homogeneous or monolithic grouping of buildings, the Brooklyn Basin community is conceived as a diverse and varied skyline carefully composed to give form to the waterfront and to the public spaces and streets of the neighborhood. From a distance the community will appear as an extension of the city, with five distinctive towers spaced in a manner that maintains views to the water from the Oakland hills and upland areas. Along the Embarcadero and the I-880 freeway, the building wall will be varied in height and broken at regular intervals by streets and open spaces that provide views to the Estuary and shoreline parks. Within the community, the height and massing of buildings serve to dramatize the visual setting of the waterfront and open space, spatially define

Eighth Avenue will have an urban village character with tree-lined sidewalks defined by ground level lobbies, townhouses and loft units.

key public spaces, and lend diversity and interest to the public environment. The composition of buildings is predicated on the following principles:

- ***Four-Sided Architecture:*** Although Brooklyn Basin is a waterfront community with dramatic views up and down the Estuary, the waterfront edge is not given priority over any other edge. In order to ensure strong integration with the remainder of the city, a high quality of architectural treatment is planned on all sides, those facing the Embarcadero and I-880 freeway, internal streets and pedestrian ways, as well as the public open spaces and waterfront.

- ***Multiplicity of Architectural Expressions:*** Buildings within Brooklyn Basin are not restricted to any specific architectural style. Rather, a variety of architectural expressions are encouraged as a means of enhancing the diverse mixed-use, urban character of the community. Each development project will, by use of massing, articulation, materials and detail, contribute to a coherent form and structure within the new community.

- ***Buildings that Provide Strong Spatial Definition:*** Individual buildings are not conceived as isolated or stand-alone projects, but instrumental in shaping and defining the public spaces and streets of the community. Buildings will be generally built to the property lines of streets and parks to provide such definition and overlook, but will be massed and articulated to avoid the creation of an undifferentiated and monolithic environment. Building walls will become lively and delightful edges to streets and open spaces through the variation of building materials and planes, and the introduction of architectural elements like balconies, loggias, moldings, stepbacks, etc.

- ***Towers that Punctuate the Urban Landscape:*** The placement of tower buildings up to 240 feet in height has been carefully considered relative to the surrounding waterfront context and the overall skyline. Five towers are located where they will have minimal impact on the shading of public spaces, and where they will have a positive effect in creating gateways, defining major public places and in creating an exciting and dynamic urban environment. Three towers flanking Clinton Basin will accentuate the primary importance of this urban water space and create a dramatic gateway from both the water and the land. Two additional towers, one facing Channel Park and the other Shoreline Park provide a visual counterpoint to the horizontal plane of water and open space, and strong gateways along Embarcadero and I-880 Freeway. The spacing of the towers ensures that views from upland areas as well as from within the community are maintained.


FIFTH AVENUE
NIMITZ FREEWAY (I-880)
EMBARCADERO
GATEWAY PARK
LAKE MERRITT CHANNEL
CHANNEL PARK
CLINTON BASIN
BROOKLYN BASIN
AQUATIC CENTER
ESTUARY PARK
WETLANDS ENHANCEMENT PROJECT
SOUTH PARK
SHORELINE PARK
EXISTING SHORELINE
OAKLAND ESTUARY

TOWER ZONE

DESIGN GUIDELINES

Building Height, Massing and Treatment

Design Intent

The massing of buildings should contribute to the overall form and structure of the community, to the spatial definition of public spaces and streets, and to the visual diversity and interest of the public realm. Taller buildings up to 240 feet in height should be designed and sited to accentuate the form and importance of Clinton Basin, and to mark the key gateways into the community. Mid-rise buildings up to 86 feet in height should be utilized to define internal streets, and building edges should step down to 55 feet along the remainder of the Clinton Basin and along more intimately-scaled residential mews. Portions of buildings should also be permitted to a height of 120 feet where such massing can be visually supported by the adjacent public open space. Within these overall massing envelopes, additional variation and articulation should be provided in both the horizontal plane and the vertical profile of buildings to break down their perceived mass and bulk, and to promote a finer increment of development. Building massing should provide additional variation and architectural interest that promotes a cohesive community scale and an attractive pedestrian environment.

a. Building volumes should be articulated separately to break down the perceived scale and mass of the structure and to provide visual interest.

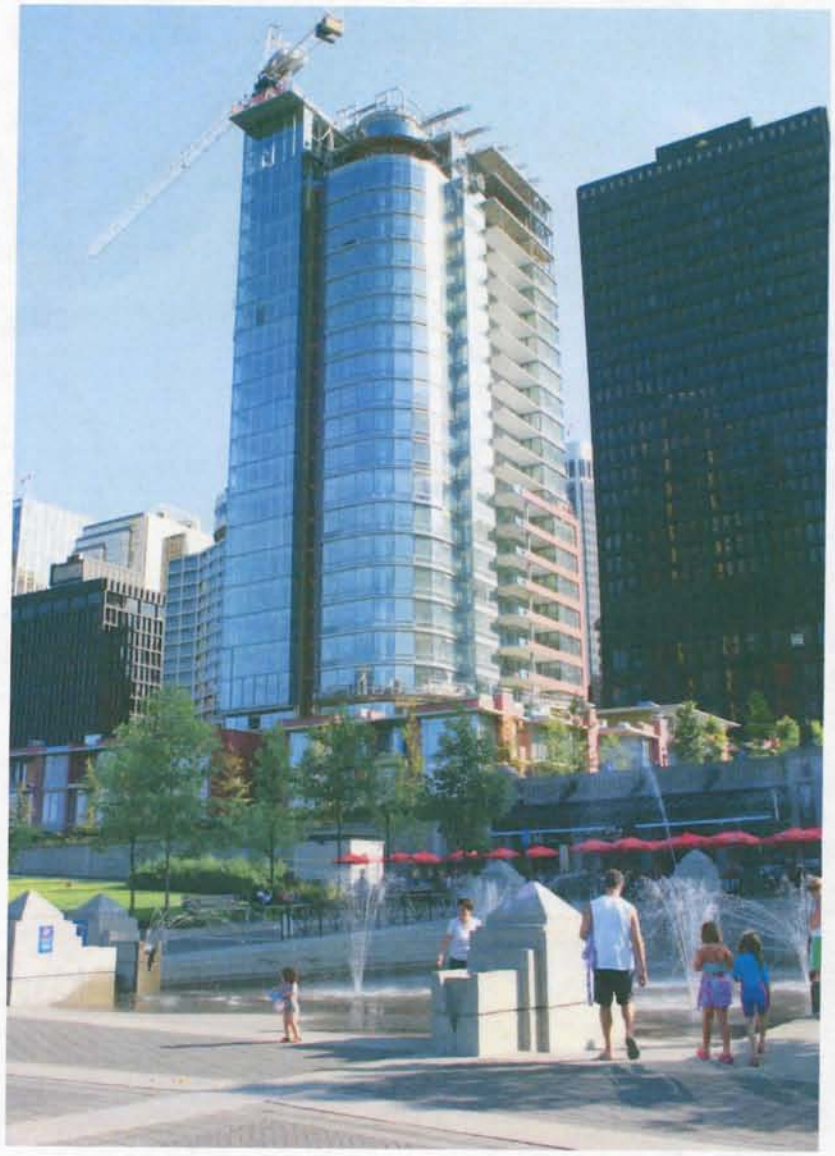
b. Corner locations, visual termini, major entries and other visible building frontages should receive special emphasis and treatment.

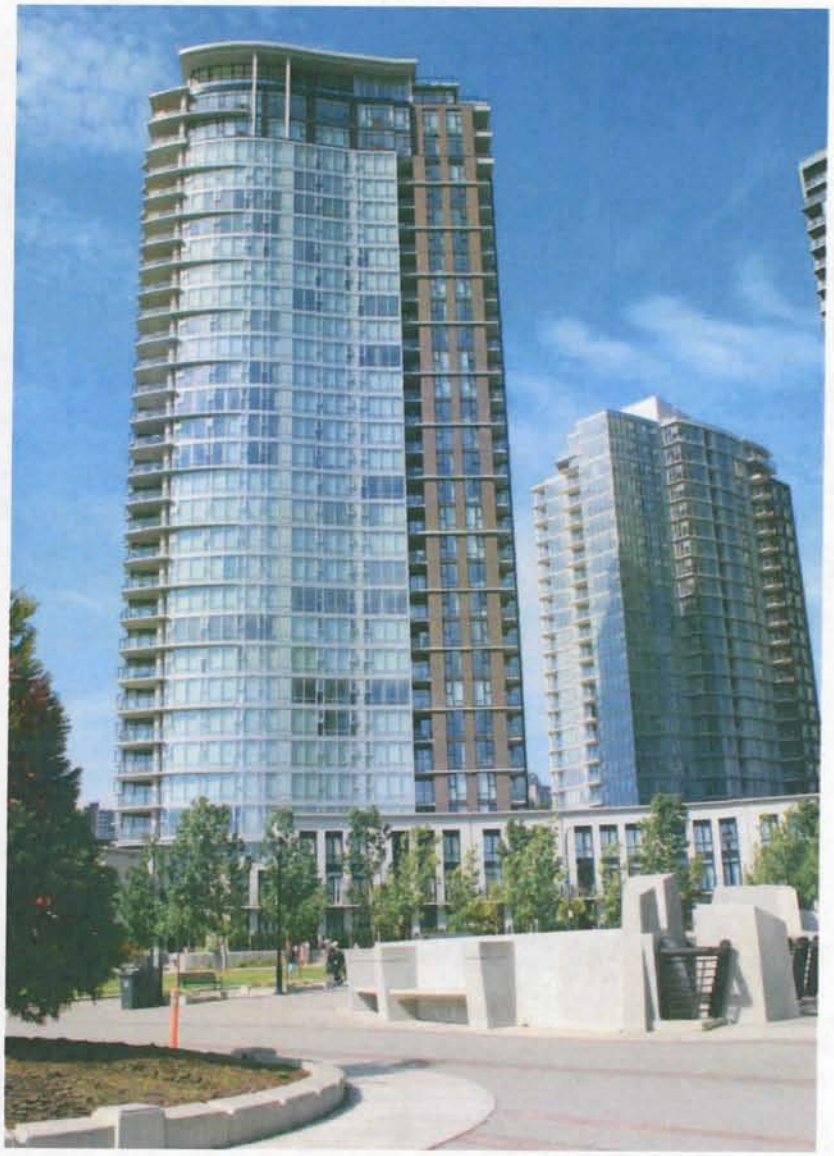
c. A varied building silhouette is encouraged through significant changes in massing at rooflines.

Tower Location and Massing

Buildings above 120 feet and up to 240 feet in height are limited to particular tower zones (see diagram) located in areas that will have less shadow impact, and that will reinforce the overall form and structure of the community. Tower zones are established: at the edges of Clinton Basin and Gateway Park, along the Embarcadero at Channel and Shoreline Parks, and near the foot of Eighth Avenue. Within each of these zones, one tower will be permitted, subject to the following guidelines:

1. The tower should be sited and shaped in a manner that reinforces the spatial characteristics of the public space and/or street on which it is located.





Special treatments (e.g. shaping, fenestration, materials, etc.) like these examples in Vancouver should be employed to accentuate the vertical proportion of towers.

2. The maximum floorplate of all towers should not exceed 15,000 square feet with the exception of the tower at the foot of 8th Avenue, which shall not exceed 12,000 square feet. Towers should have compact floorplates with no dimension exceeding 165 feet.

3. The tower should be spaced such that one tower is at least 200 feet away from another tower.

4. Architectural treatments should be employed to accentuate the vertical proportion of the towers through shaping, fenestration, materials, etc.

5. Special treatments should be introduced to vary and create interest across and enhance the skyline appeal and visual appearance of the structure (e.g., reduction of floorplate size and/or increase in floor-to-floor dimension on top floors, change in fenestration, spires, introduction of special materials or visual features, etc.).

6. The tower should be designed to provide an interesting silhouette, profile and volumetric form on the skyline through variation of building material, building shape, plane and stepbacks.

7. The topmost floors of the building should be architecturally differentiated through the use of stepbacks or changes in material and fenestration as appropriate to the overall architectural expression of the building.

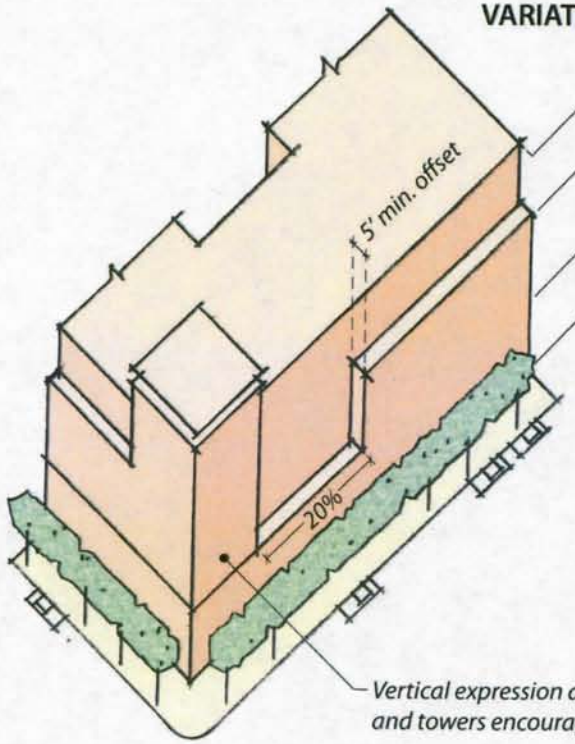
8. The tower should be architecturally integrated with the perimeter block architecture at its base, differentiated by a change in plane, material and/or fenestration. While stepbacks may be appropriate to create a building base, vertical expression of the tower is also encouraged; "wedding-cake" buildings are discouraged.

9. The use of mirrored or highly reflective glass is discouraged in favor of tower buildings that combine transparent curtain wall glazing with punctured wall treatments.

10. Placement and design of balconies should avoid repetitive egg-crate patterns, but rather be located and designed to reinforce the overall building form.

The topmost floors of towers should be architecturally differentiated through the use of stepbacks, changes in material, building shape, etc.

VARIATION IN STREET WALL BUILDING VOLUME AND PLANE



86' — Differentiated architectural expression and/or 5' stepback above 65', except as noted

65' — Minimum offset of 5' at specified intervals* along 20% of building fronts

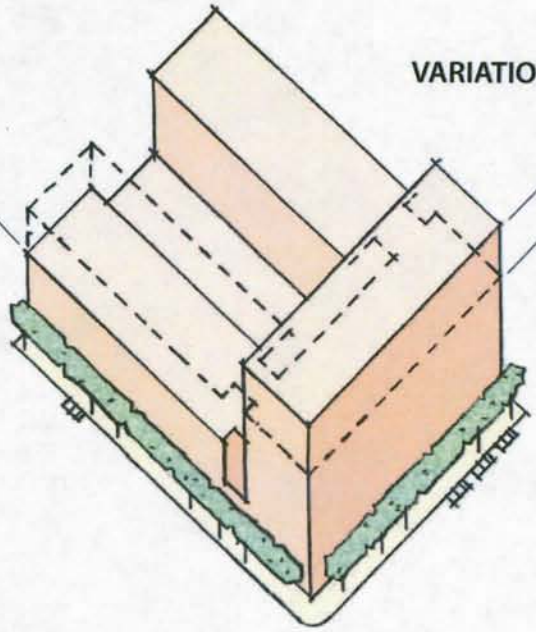
30' — Building base built to property or setback line

0'

*
- 150' along Main Street, Clinton Basin, Shoreline Park, Embarcadero, Channel Park
- 100' along all other streets
- 60' along pedestrian mews

Vertical expression at corners and towers encouraged

VARIATION IN OVERALL BUILDING HEIGHT



Additional height up to 120' not to exceed 50% of topmost floor below 86'

86' height limit

Equivalent height reduction encouraged to increase solar access to streets and mews

Variation in Overall Building Height

Apart from the tower zones, the predominant building height within the Brooklyn Basin community is 86 feet. To promote additional variation in building height and to avoid a "pancake" or benching effect on the skyline, buildings will be permitted additional height of up to 120 feet, subject to the following guidelines:

1. The additional height is located along edges that will not result in excessive shading of public and pedestrian-oriented spaces. Acceptable locations include the 9th Avenue/Shoreline Park edge, on Parcels B, C, D, and H of the Preliminary Development Package.

2. The additional height is employed in areas that articulate key intersections, gateways, and/or street and building geometries.

3. The additional height does not exceed 50% of the area of the topmost floor below the 86-foot height.

4. A reduction of building height is encouraged below 86 feet (equivalent to the total floor area of the additional height above 86 feet); these reduced height areas should be located in areas that will result in increased solar access to streets, mews, or other public spaces.

Variation in Street Wall Building Volume and Plane

Within a clear and coherent architectural composition, building facades should be articulated by means of recesses, changes in plane, bays, projecting elements, variations in exterior finishes or a combination thereof. Articulation strategies may include emphasis of groupings of dwelling units or occupied spaces, establishing vertical and horizontal rhythms, creating a varied building silhouette, adding visual accents and similar architectural strategies. Long unarticulated street walls should be avoided. The following guidelines apply to buildings of 86 feet in height or less:

1. Buildings should introduce a differentiated architectural expression and/or a step of at least 5 feet, above a height of 65 feet, to allow for the uppermost floors to be articulated, and to maintain a perceived street wall height roughly equivalent to, or less than, the building face-to-face dimension across the street. Along Clinton Basin, such expression should be provided above a height of 55 feet. (In order to encourage vertical expression, this stepback does not apply to tower buildings, corner elements, or to areas where additional height above 86 feet is permitted.)

2. Significant changes in building massing should be provided above a height of 30 feet. Such changes are defined as a building offset of not less than five (5) feet for 20% of the building frontage along a public street or open space, incorpo-

Buildings should introduce a differentiated architectural expression and/or a stepback of at least 5 feet above a height of 65 feet. Varied fenestration, balconies, bay windows, loggia etc., are encouraged to promote variation and articulation along streetfronts.

rated at particular intervals depending upon the frontage and the scale of the adjoining street or public space. These intervals are as follows:

- 150 feet along Main Street, Clinton Basin, Shoreline Park, the Embarcadero, and Channel Park;
- 100 feet along all other internal streets; and
- 60 feet along pedestrian mews.

3. To promote additional variation and articulation, changes in building materials are encouraged, consistent with a coherent volumetric approach to the overall massing and architectural expression. Varied fenestration, balconies, bay windows, loggia, etc. are also encouraged.

Parking Garage Facades

While parking garages are encouraged to be encapsulated within buildings, it is anticipated that some frontages may have portions of garages exposed to public street fronts. In such cases, special architectural treatments should be implemented to reduce their visual dominance and to integrate them into the overall form and character of the primary building, without masking the function of the structure for parking. Exposed parking garage facades should comply with the following guidelines:

1. The parking garage façade should be architecturally integrated with the façade of the occupied space served by the garage.

2. Patterns of openings at garage facades should be similar in rhythm and scale to other openings within the building.

3. Building materials should be the same as those utilized in the occupied portion of the building.

4. Awnings, canopies, sunscreens, planters, ornamental railings, and other elements should be utilized to provide visual richness.

5. Transparent glazed or unglazed openings should not exceed 50% of the wall area visible from any public street front.

6. Interior lighting of garages should be designed to prevent direct view of the light source from streets or public access areas to the greatest degree practicable.

7. Exposed parking garages are not permitted along Clinton Basin, Shoreline Park or Channel Park.

Roofs should be designed to be visually interesting, using non-reflective materials and colors.

Windows

The proportion and subdivision of typical windows should reflect the overall proportion and character of the building.

1. Window materials, trim (if any), and detailing should be of a good quality and consistent with the architectural character of the building.

2. Windows set flush with cement plaster (stucco) finish without provision of trim, projecting sills, or other perimeter detailing are discouraged unless it can be demonstrated that the detail is critical to the architectural expression of the building. A recess dimension of not less than 2.5 inches should be the applicable general rule with larger recess dimensions encouraged to provide shadow lines and visual interest.

3. Glazing should be transparent to the maximum extent practicable. Reflective glazing, except at special locations that are consistent with the overall architectural design, is discouraged.

4. Punctured windows inset within an opaque wall should predominate in the lower portions of the building, where they can help to give scale to the public realm. Curtain wall glazing should be primarily utilized on the upper portions of buildings where vertical expression is more desirable.

Rooftop Treatment

Since many roofs will be visible from surrounding structures, they should be designed to be visually interesting, using non-reflective materials and colors.

1. Terraces and open spaces for the use and enjoyment of residents are encouraged.

2. Appliance vents, exhaust fans, and similar roof penetrations should be located so as to not be visible from streets or open spaces. Exposed metal penetrations and roof accessories should be finished to match or blend with the roof color.

3. Any screening devices employed should be consistent with the architectural character and composition of the building.

Exterior Wall Materials

All exterior materials should be durable and of a high quality. Acceptable materials include: cement plaster (stucco), cement boards or pre-cast panels, concrete, metal panels, stone, brick and split face block. EIFS (Exterior Insulation and Finish Systems), unfinished concrete block, hardboard or plywood siding, vinyl or aluminum siding are not allowed.

Roofing Materials for Sloped Roofs

Concrete or clay tile, high quality composition shingles, slate, and standing seam metal roofing are permitted roof materials for slopes of 2:12 or greater. Sheet or roll roofing, synthetic shakes or shingles, high glaze tiles or glossy painted concrete tiles are discouraged.

Exterior Color

Each project should create a cohesive color palette that takes into consideration the finish of all exterior elements, and that complements the architectural character and composition of the building. Projects are encouraged to employ more than one body color to articulate the form, rhythm and scale of the building. Accent colors are encouraged where they enhance the architectural character of the development project.

Mechanical Penetrations at Facades

Mechanical penetrations at building facades, including kitchen and dryer vents, bath exhausts and other penetrations should be minimized to the maximum extent practicable. Where necessary they should be aligned horizontally and vertically with other penetrations, window openings and/or other architectural features to present an organized appearance, consistent with the architectural character and composition of the building.

BUILDING FAÇADE AND STREET FRONTAGE LINKAGE

Building Orientation and the Public Realm

Design Intent

Buildings should contribute to the spatial definition and to the activation of public spaces and streets, through appropriate massing, orientation and treatment. A diversity of conditions should be established throughout the community, to create a rich pedestrian environment suitable to the particular location and to the spatial characteristics of the adjacent public space or street. Six predominant conditions are envisioned for the Brooklyn Basin community: retail edges, commercial and live/work edges, streets with a mixture of edge conditions; the mews edges; edges along the parks and waterfront; and the Embarcadero edges (see diagram). Treatment of blank walls, service areas, waste handling, etc. should also be carefully considered to minimize any negative effects on the public realm. More specifically:

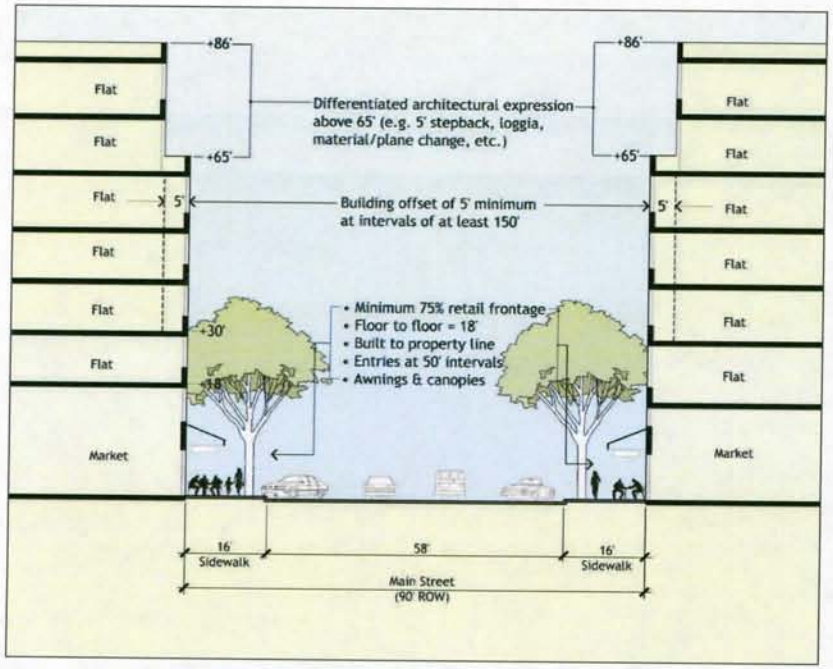
Retail Edges

Along Main Street (between 8th Avenue and the Embarcadero), and along the Clinton Basin frontage, at least 75% of the building frontage should be in retail use including shops, restaurants, and cafes. These building frontages should adhere to the following guidelines:

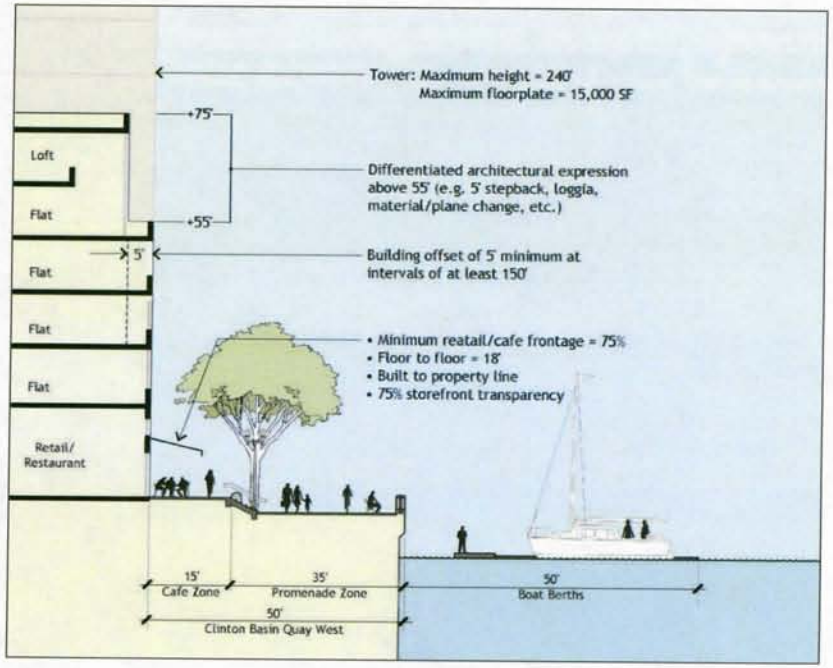
1. The ground floor-to-floor dimension should promote viable retail uses that are welcoming and transparent in nature.

2. The minimum depth of retail space from storefront to rear should be at least 40 feet to promote viable uses.

3. The retail frontage should be built to the property line at the back of the sidewalk, except where an additional setback is required by zoning, or occupied by an outdoor café.



TYPICAL BUILDING SECTION: MAIN STREET RETAIL



CLINTON BASIN PROMENADE SECTION

4. The interior finished floor elevation should be generally flush with the adjacent street or promenade frontage.

5. Building entries should be oriented to the street or promenade at intervals of approximately 50 feet, except for major anchor tenants such as grocery or drug stores, which could be a greater interval.

6. Shop fronts with a high level of transparency – at least 75% - should be established along these frontages.

7. The use of canvas awnings and metal canopies are encouraged to provide shelter and shade to the pedestrian, and color and life to the building façade (see awnings and canopies below).

Commercial and Work/Live Frontages

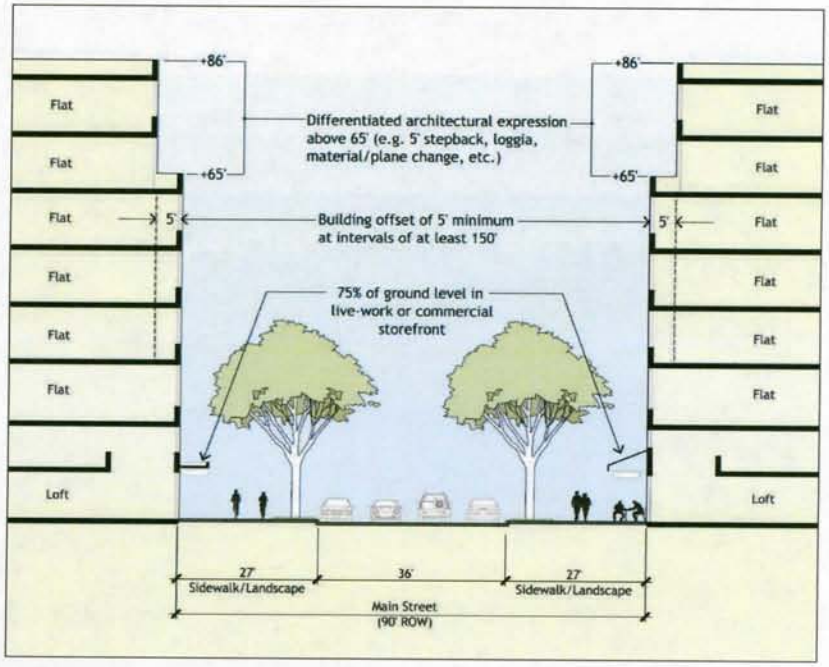
Along Main Street (between 8th and 9th Avenues, and along Gateway Park (see diagram), at least 75% of the building frontages should be developed with a retail frontage as described above, and/or with a commercial work/live frontage that includes ground floor work spaces (e.g., workshops, studios, galleries, offices, etc.) with a direct orientation to the street or public space. These building frontages should adhere to the following guidelines:

1. Ground floor uses should have their primary access from the street or public space.

2. The ground level use should be accessible to the public, and as such generally flush with the elevation of the adjacent sidewalk or promenade.

3. The commercial frontage should be built to the front yard setback or build-to line, except where an additional setback is occupied by a publicly accessible entry court that is visible from the street or promenade.

4. Building entries to ground level work-live or commercial space should be oriented to the street or promenade at intervals of approximately 50 feet or less.



TYPICAL BUILDING SECTION: MAIN STREET LIVE/WORK COMMERCIAL

5. Building fronts should include a moderate to high level of transparency – at least 50% - to promote pedestrian interest and security.

6. The use of canvas awnings and metal canopies are encouraged to provide shelter and shade to the pedestrian, and color and life to the building façade.

Patio or street front gardens are permitted along residential street frontages provided that they include landscaping, garden walls and frequent entries.

Streets with a Mixture of Conditions

Along 5th, 7th and 8th Avenues, and along Brooklyn Way and Harbor Lane East and West (see diagram), the ground level should be designed to provide an attractive building base, utilizing high quality materials (e.g., stone, precast masonry, etc.), detailing and treatments that complement the public environment. A variety of treatments are encouraged, including retail or commercial live/work frontages.

A two to eight foot building setback along the mixed use streets and along the waterfront/park edges is intended to encourage a variety of urban design features at the street level consistent with ground floor uses; the urban design features may be expressed in the form of lobby entrance setbacks, stoops, planters and landscape buffer, with a variety of design expressions and materials. In order to create a vibrant pedestrian experience, a continuous street wall at the minimum two foot setback line is strongly discouraged. Where the development setback averages less than three feet, ground floor articulation should be provided along non-commercial street frontages. Aside from retail/commercial uses, proposed live/work and street level loft unit should provide appropriate setback to glass line with landscape hedges or planter buffer to provide for privacy. Fifty percent of the setback area (up to eight feet if a deeper setback area is provided) should be softscape (i.e., vegetated) along non-commercial frontages. The fifty percent should be calculated on the total amount of setback area provided, up to eight feet in depth.

1. Frontages should include one or more of the following:

   - Residential lobbies with articulated building entries that provide a welcoming gesture to the street;

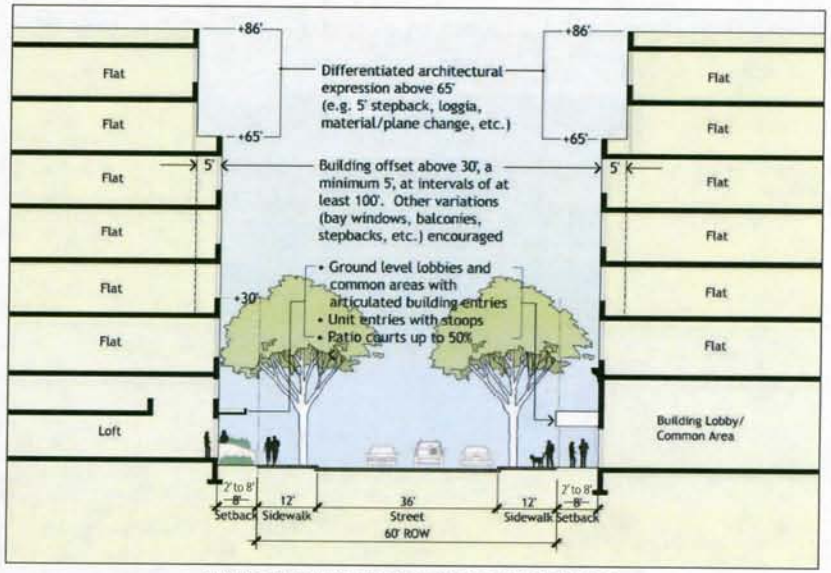
   - Common areas and/or sales or leasing offices generally flush with the elevation of the sidewalk; amd

   - Ground level residential units that are at grade or elevated above the adjacent sidewalk should include other devices that protect the privacy of the unit from the street. If the average setback is less than three feet from the property line along a non-commercial street, ground floor residential uses should be raised a minimum of three feet above grade. In addition, setback areas adjacent to residential units should provide separation from the public right-of-way with decorative low fences, vegetation or other attractive barriers.

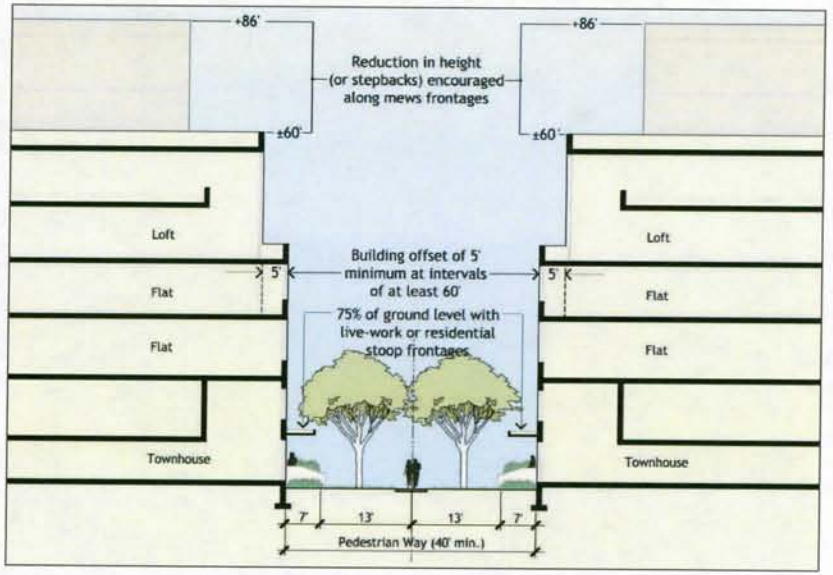
2. If stoops are used, they should become an attractive addition to the ambience of the street and provide another layer of positive activities to the streetscape environment.

3. Residential street fronts should incorporate landscaping in the front yard setback including planting beds, hedges, planters, etc.

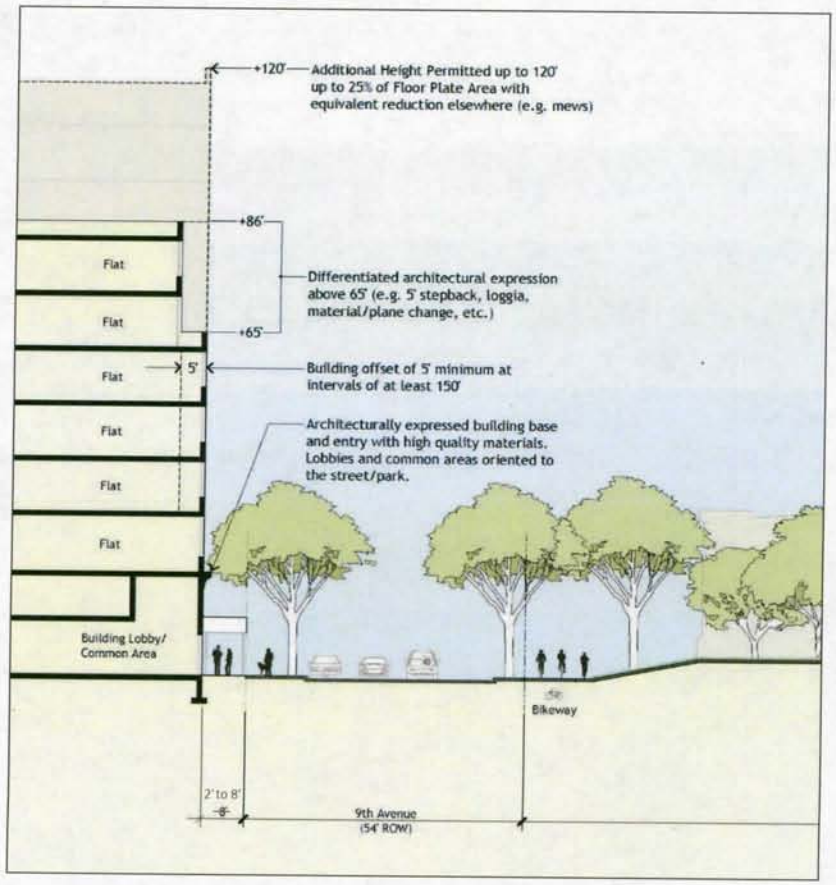
4. Ground level residential windows should generally be located



TYPICAL MIXED USE STREET SECTION



TYPICAL MEWS SECTION



TYPICAL BUILDING SECTION ADJACENT TO SHORELINE PARK

at least 48 inches above the elevation of the sidewalk or include elements that protect privacy.

5. Patio or street front gardens are also permitted within the setback area along residential street frontages, provided that they include attractive garden walls and landscaping to soften the edge, create a positive transition to the street and are well fitted to the scale and architectural character of the building.

Mews Edges

Two pedestrian streets providing public pedestrian and visual access between 8th Avenue and Shoreline Park should be designed as intimately scaled mews lined with residential stoops that provide primary access to individual units. The following guidelines should be followed for these frontages:

1. Ground level residential or live/work units should be located along at least 75% of these frontages.

2. If the ground level use is residential, it should be elevated above the grade of the adjacent sidewalk and/or incorporate devices that protect the privacy of the unit from the street.

3. If the ground level use is live-work, it may be located generally flush with the sidewalk. However, provision should be made for appropriate privacy screening through low walls and landscaping.

4. If stoops are used, they should be an attractive addition to the ambience of the street and provide another layer of positive activities to the streetscape environment.

5. The mews should incorporate landscaping along the building fronts between entries and stoops, including planting beds, hedges, planters, etc.

Waterfront/Park Edge

Along park edges, buildings should introduce high quality architectural finishes and treatments to reinforce the public and civic nature of the open space. Ground level common spaces and second level terraces that overlook the open space are encouraged.

Ground level treatment of buildings facing waterfront open space including those along Shoreline Park (9th Avenue), South Park, Channel Park and Estuary Park should be designed to create a strong and visually attractive edge to the parks. While ground level activities are encouraged along these edges to the maximum extent practicable, it is particularly important for the buildings to introduce high quality architectural finishes and treatments that reinforce the public and civic nature of the open spaces. The following guidelines should be followed for these frontages:

1. Ground level common spaces such as courtyards or gardens that are accessible and visible from adjacent streets are encouraged.

2. Second level terraces and balconies that overlook the open space and provide a sense of security are also encouraged.

3. High quality materials (stone, masonry, terra cotta, architectural pre-cast, etc.), architectural and storefront detailing, and decorative elements, should be employed on the base of the building up to a height of at least 20 feet.

4. Articulated building entries should be provided wherever appropriate, at intervals of at least 200 feet or one per block face.

5. Entries should have a high level of architectural finish and detailing (e.g., moldings, canopies, etc.) that is in scale with the adjacent open space.

6. Landscaping (e.g., planting beds, hedges, etc.) should be incorporated in the setback area along public sidewalks and promenades.

Embarcadero Frontage

Articulated building entries with a high level of architectural finish should be provided along each block face.

Ground level treatment of buildings along the Embarcadero should provide an attractive visual edge to this important street, while offering a buffer from the adjacent freeway. Because of noise issues and the lack of on-street parking, significant street-oriented ground level uses are not anticipated. A greater setback of 25 feet from the back of sidewalk is established along the street, with generous provision for landscaping to create a suitable buffer.

1. High quality materials (stone, masonry, terra cotta, architectural pre-cast, etc.), architectural detailing, and decorative elements, should be employed on the base of the building up to a height of at least 20 feet to create a distinctive appearance that is suitable to this important boulevard.

2. Parking and service facilities should be architecturally screened with finishes that are an integral part of the building design, and that render all parking and service facilities invisible from public view.

3. Ground level uses are encouraged along the Embarcadero frontage (e.g., lobbies, common areas, retail display windows, etc.) to the maximum extent practicable.

4. For the purposes of measuring setback from the Embarcadero,

the back of sidewalk shall be used.

Blank Walls

Blank walls are discouraged along public streets and open spaces, but where they are unavoidable should be treated with high quality materials that are integral with the remainder of the building.

Awnings and Canopies

Along ground level commercial street frontages, storefront awnings and/or canopies are encouraged to provide articulation and interest along the building façade, to avoid solar heat gain and glare within the buildings, and to provide sun and rain protection to pedestrians.

1. Awnings should be canvas or of a similar durable fabric designed for exterior use.

2. Retractable awnings are strongly encouraged and preferred over stretched framed awnings or awnings that are designed as signs.

3. Canopies should be of a lightweight material (e.g., metal) that is complementary with the overall design of the building.

4. Awnings and canopies should be divided into sections that relate to and emphasize the vertical elements and horizontal datum of the building façade.

Service Areas

Along street fronts and public access ways, service doors and gates should be designed as an integral element of the building design, and screened from predominant public view.

1. The aggregate width of service doors should not exceed fifteen (15) feet within 60 (sixty) feet of any frontage.

2. Doors exceeding thirty (30) square feet in area should be recessed a minimum of six (6) inches from the primary building plane.

3. Service doors or gates should not allow any views into spaces served. Louvers required for venting or ventilation purposes are acceptable provided that they do not allow visibility into service areas.

Equipment Screening

Mechanical equipment should be screened from predominant public view. All equipment within twenty (20) feet of a street front or setback line should be screened by one of the following means:

1. By enclosure entirely within the structure of the building with access provided by opaque service access doors, a portion of

which may be exposed for meter reading;

2. By enclosure in a below grade vault or structure;

3. By provision of a fence or wall with a maximum average transparency of 50 percent. The top of the fence or wall should be at least equal in height to the equipment screened but not higher than eight (8) feet;

4. By combination of an open fence and adjoining planting that will reach a height sufficient to screen the equipment within three years.

5. Residential gas meters serving individual dwelling units in groups not exceeding four meters, individual commercial gas meters, and back flow preventers for irrigation systems not exceeding 2" nominal size, are excluded from the screening requirements.

Waste Handling Areas

All waste handling areas should be either enclosed in the structure of the building or screened by a wall or fence consistent with the architectural character of the building and adequate to prevent view of trash or recycling containers from the street, public access areas, common circulation areas, or open spaces.

Rivera, Mike

From: jamesevann@aol.com
Sent: Friday, July 01, 2016 1:43 PM
To: Moore, Jim; nagrajplanning@gmail.com; Pattillo, Chris
Cc: Rivera, Mike
Subject: Followup of CALM's Design Review Comments re Proposed Development of 845 Embarcadero at Brooklyn Basin

1 July 2016

ATTACHMENT C

To: Design Review Committee, Oakland Planning Commission
Jim Moore, Chair
Adhi Nagraj
Chris Pattillo

cc: Mike Rivera, Planner ll
Bureau of Planning & Building

City of Oakland
250 Frank Ogawa Plaza, Suite 2114
Oakland, California 94612

Subject: **Followup by CALM of Design Review Comments re Proposed Development at**
845 Embarcadero
Brooklyn Basin Site Development of Parcel B
Case Number APN: 018 046500219
Planning Case File: PUD06010 PUDF03

Dear Jim, Adhi, Chris

We write to express appreciation for the reception to CALM's review comments at the June 22 meeting of the Design Committee. Similarly, please accept this apology for our lateness in submitting comments and, as remarked by Chairman Moore, for the strident tone of our remarks. Also, as Chairman Moore noted, our tone likely expressed CALM's disappointment being familiar with the high quality of design for which the developer's architect is acknowledged.

We applaud the Committee's action to schedule a return to the Design Committee, and we trust that our passion for a significantly improved design will rewarded.

CALM does not agree with the retort of the developer that the determining responsibility of proposed development is adherence to the project's design guidelines. The basic development responsibility is true, but is only sufficient in part. The principles and design guidelines specified for Oak to 9th / Brooklyn Basin detail aspects of zoning, building heights, massing, setbacks, roof treatments, penetrations, color, orientation, facilities screening, etc. Compliance or non-compliance to these elements can be easily captured on checklists that staff can readily perform.

What is missing, however, and what cannot be captured by a checklist is "design quality." CALM interprets that principal responsibilities of the Design Committee are to assure that each project scheduled before the Committee is scrutinized for the quality of its design, and to enhance of alter such projects to achieve high levels of quality.

To CALM, quality of design includes such deliberative questions as:

- Features that "distinguish" the building or development
- "Character," as established by the development's main entry
- Importance of main entry compared to secondary entries
- Aspects of design that "brand" the building's or development's uniqueness
- Evidence of, and acknowledgement of its "context" by the building or development
- 3-dimensional variation and treatments of broad surfaces
- Traverse sequence from and through main entry
- Visual experience of patrons
- Visual perception observed by public
- Clarity and relations of volumes and massing
- Relative utilization of solar access
- Interest and aesthetics contributed by color and materials
- Treatment at top of building
- Exploitation of views, both near and afar
- Landscape development as "statements"
- Landscape features as complement or enhancement of the architecture
- General attractiveness of the development

CALM's hyper-interest in 845 Embarcadero is based on the crucial fact that this proposed building is the first to be developed at Brooklyn Basin. Being the "theme-setter" that it will be, this building should be impressive on the public, while portraying the heightened character and aesthetics expected of the new 3100 units in 12 buildings community. Accordingly, It is the desire of CALM, and hopefully of the city as well, that this first building -- as with Shoreline Park -- will be a worthy model of design and deserving of being an important Oakland accomplishment and destination of regional significance.

The development should bespeak Oakland -- the diverse, artistic, edgy, vagabond, sunshine-filled and forward-thinking metropolis so well-loved by residents and visitors alike. The design of 845 Embarcadero has big shoes to fill in being aesthetic and functionally pleasing, attractive and appealing, and meeting, and even exceeding the desired expectations and aspirations of Oakland.

It is the wish of CALM that these thoughts will be among comments the Design Committee will hopefully share with the developer and architect for consideration and incorporation prior to return of the proposed development to the Committee.

Please know that CALM is available for questions or additional information should as the Committee or developer may request.

Respectfully
for Coalition of Advocates for Lake Merritt
Naomi Schiff, Aileen Frankel, James E Vann

Rivera, Mike

From: jamesevann@aol.com
Sent: Wednesday, June 22, 2016 1:13 PM
To: Rivera, Mike
Cc: Moore, Jim; nagrajplanning@gmail.com; Pattillo, Chris
Subject: Design Review Comments of CALM re Proposed Design of 845 Embacardero at Brooklyn Basin

22 June 2016

To: Mike Rivera, Planner II
Bureau of Planning & Building

To: Design Review Committee
Jim Moore, Chair
Adhi Nagraj
Chris Pattillo

City of Oakland
250 Frank Ogawa Plaza, Suite 2114
Oakland, California 94612

From: Coalition of Advocates for Lake Merritt (CALM)
Naomi Schiff, Aileen Frankel, James E Vann,

Subject: **Design Review Comments of CALM re Design of Proposed Development -**
845 Embarcadero
Brooklyn Basin Site Development of Parcel B
Case Number APN: 018 046500219
Planning Case File: PUD06010 PUDF03

Coalition of Advocates for Lake Merritt
c/o 251 WAYNE AVENUE • OAKLAND CA 94606 • 510-763-0142

Introduction

Development of Parcel B at Brooklyn Basin is a landmark event. This development will brand Brooklyn Basin and will establish the character and expectations of this premier new neighborhood long into the future.

CALM is extremely disappointed in the Schematic Design plans for Parcel B, . It is our collective view that the project's design lacks visual interest; makes poor use of its site; fails to relate to its context and related developments; and generally fails to satisfy hopes for an attractive, meritorious new Brooklyn Basin neighborhood.

CALM is an acknowledged and active participant in the urban design and civic enrichment of areas and developments related to Lake Merritt, the Estuary Channel, and contiguous and

surrounding environments. Calm was the major contributor to the visioning and redesign of new Lake Merritt Boulevard, active participant in the Lake Merritt Station Area Specific Plan process, major stakeholder in rezoning the strategic Gold Coast District adjacent to Lake Merritt and downtown Oakland, and has been principal participant in design reviews of proposed developments directly related to the Lake area. We forward the comments below by a select committee as CALM's response to the proposed design.

Siting of the Development

As the flagship development of Brooklyn Basin, the project is strategically positioned adjacent to the historic Ninth Avenue Terminal, the encompassing new Shoreline Park, the nearby Bay Trail, major bike lanes, invigorated pedestrian activities, and commands invaluable views of Alameda, the Estuary, and vigorous maritime activity on the Bay. The development fails to beneficially utilize its unique site.

1. The development does not acknowledge the Ninth Avenue Terminal.
2. The development, generally, does not relate to its context,
3. No visible or functional connection is made to the pedestrian activity or bike or traffic lanes immediately at the door of the development.
4. It appears that no obvious effort is made to orient the development or its entries to adjacent activity.
5. The proposal specifies the provision of 22 street trees surrounding the development. No mention is made of how the street trees of the development relate in species and spacing to the adjacent street trees of Shoreline Park.
6. The development appears to be deficient in providing interest at the street and sidewalk.

Developmental Massing:

The massing of the development is confusing and incoherent. The various volumes do not make for a composition that is attractive or memorable. If the few balconies are stripped from the facades, the development would appear more as a commercial office building than a residential development.

1. The major elements of the development do not form a clear or coherent composition.
2. The development appears 'blocky.' It lacks interest, and is visually unappealing.
3. The block-long facades provide no physical or visual relief, are boring and lack interest.
4. The various sized masses do not relate well, and provide few clues of their function.
5. Too many different and unrelated parts comprise the development.
6. The upper two stories of the main block appear to be afterthoughts with no obvious relationship to the base building.
7. A question arises regarding the two main blocks facing South, and whether varying their height might enliven the present ambiguous massing.

Facade Design

The most consistent remark applicable to the facades of the proposed development is that the facades are overly long, uninteresting, and unattractive.

1. The otherwise flat facades appear to rely on abrupt materials changes to evoke interest.
2. Too many different and seemingly unrelated materials (and textures) are placed haphazardly on the facades with little seeming function or reason.
3. Facades lack 3-dimensional variation.
4. The indicated balconies do little to establish residential character, and their placement seems accidental.
5. The enlarged facade at 9th Avenue exhibits a bewildering array of facade treatments, materials, textures, and an uncountable number of different window types and sizes.

6. The two story roof element seems a misfit among the variety of facade elements, and does not portray a clear function.
7. At the North and West elevations, windows appear to touch the ground plane. It is generally recommended that first floor residential units should be raised at least 3 feet above the level of the public walkway for privacy, safety, and physical comfort.
8. What will be the desired objective of exterior lighting ?
9. What says "Oakland" about this development ?

Perspectives Views

The provided facade views and two (2) facade perspectives do not provide sufficient context.

1. Sheets 19 and 20 reveal an odd and ill-fitting roof shape atop the two story addition to the main block.
2. Sheets 19 and 20 also show another odd constructions on top of the block that is somewhat parallel to the main block. This construction lacks sufficient detail to assess its function and possible contribution to the building's form.
3. A needed perspective would illustrate the pedestrian's (or bicyclist's) view from the Terminal, and from the park. Aerial views do not realistically convey what people will see.

Interior Observations

1. The layout of residential units at Ground Level and at the 3rd Floor are "motel-like" and lack interest or variety.
2. The corridors, especially North to South -- Sheets 7 and 8 -- are overly long, lack visual and physical relief, and would be challenging to persons with disabilities.
3. The extreme distance between exits may present issues of life safety.
4. At Sheet 7, the presumed administrative, public, and services spaces are disordered. A more rational arrangement would provide more order and reasoned interaction.

Summary

As the first building of a community destined to build-out to a dozen buildings and some 3100 residential units, the initial building carries the vast responsibility of being "theme-setter," "flagship.," The character will establish Brooklyn Basin as the place to be and as a development to watch. Brooklyn Basin and its spectacular Shoreline Park are destined to be not just local, but a true regional attraction. Even so, the development should bespeak Oakland—the diverse, artistic, edgy, vagabond, sunshine-filled and forward-thinking metropolis so well-loved by both residents and visitors alike. Unfortunately, the design being submitted to fill such big shoes is a haphazard mix of materials and jumble of elements that present an unpleasing, un-unified, unattractive, unappealing department store presence. The proposed design of Parcel B—845 Embarcadero—fails in meeting the necessary guidelines, and for Oakland, the effort can and must be better, much better.

CALM looks forward to reviewing a revised proposal of Parcel B.