

707 WASHINGTON STREET

AFFORDABLE HOUSING DENSITY BONUS DEVELOPMENT





1 SUBJECT SITE AND ADJACENT BUILDINGS ON WASHINGTON STREET (LOOKING WEST)



2 BUILDINGS ACROSS THE STREET ON WASHINGTON STREET (FACING EAST)



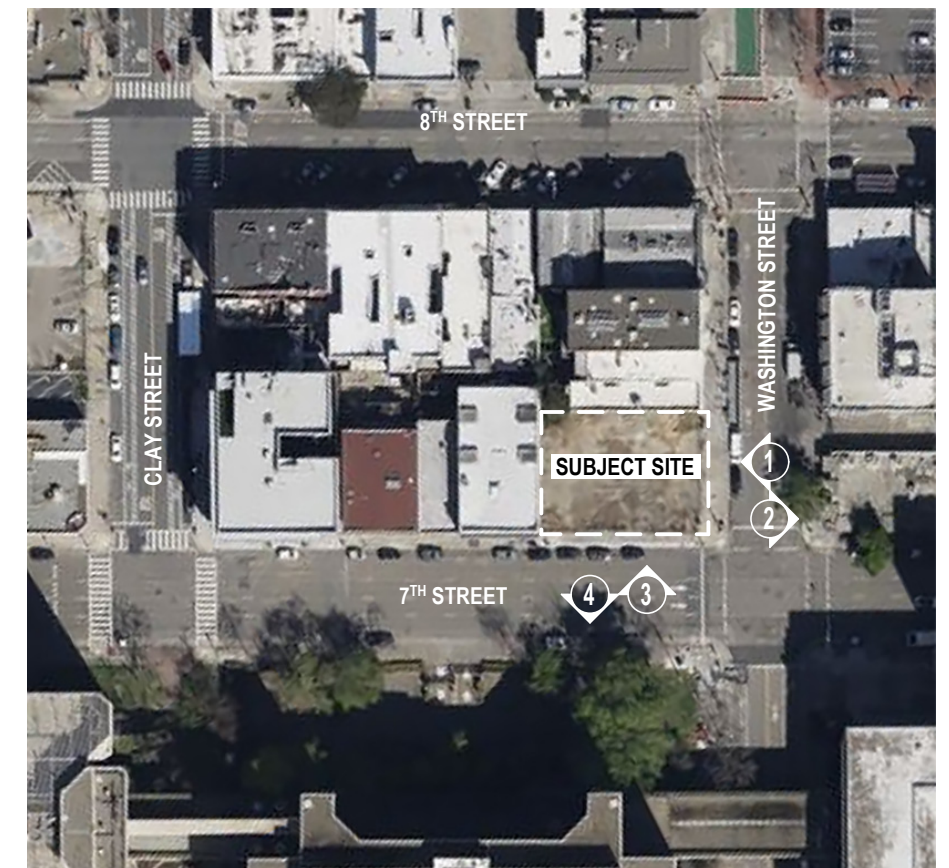
3 SUBJECT SITE AND ADJACENT BUILDINGS ON 7TH STREET (LOOKING NORTH)



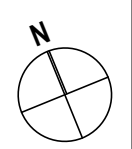
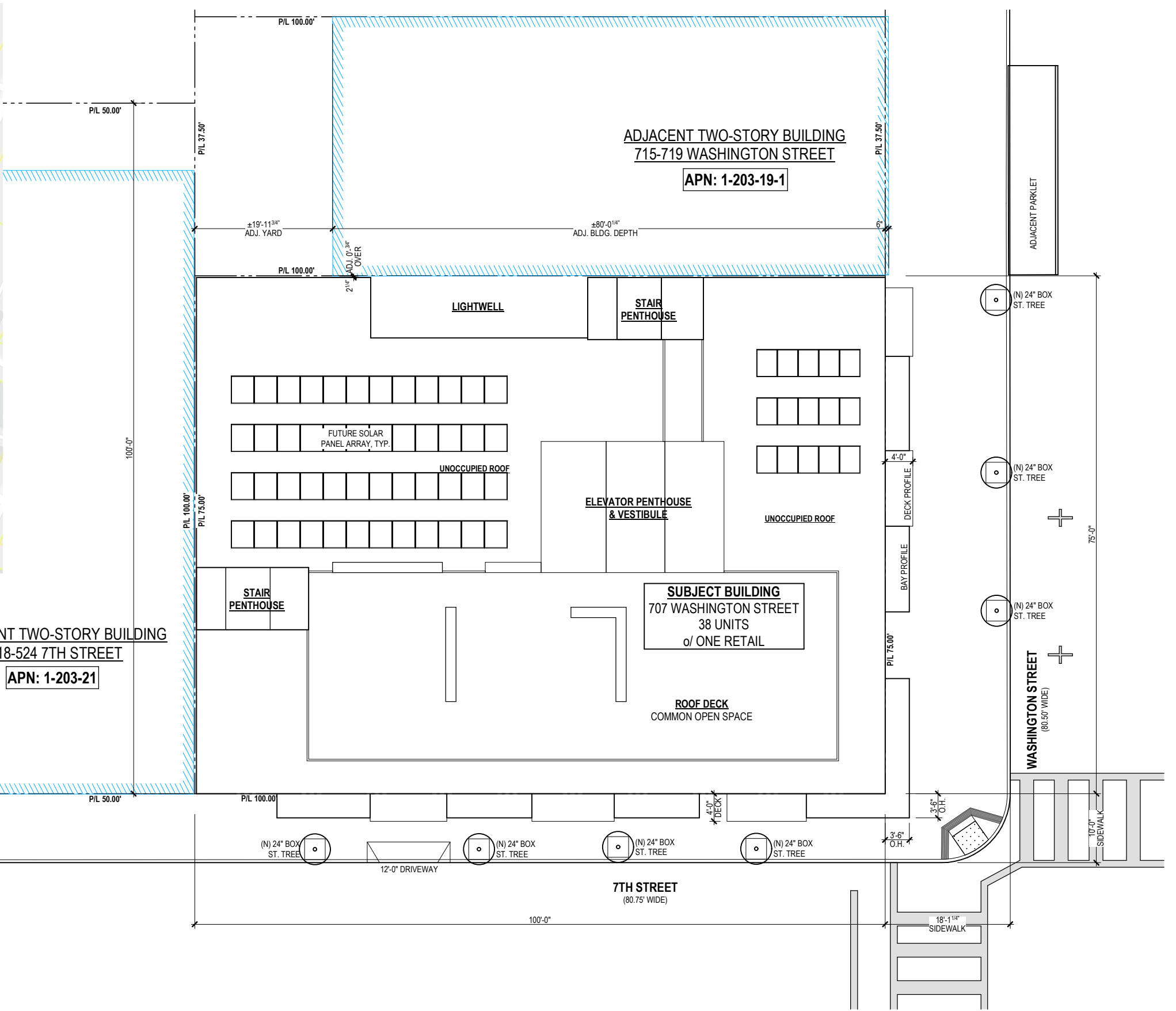
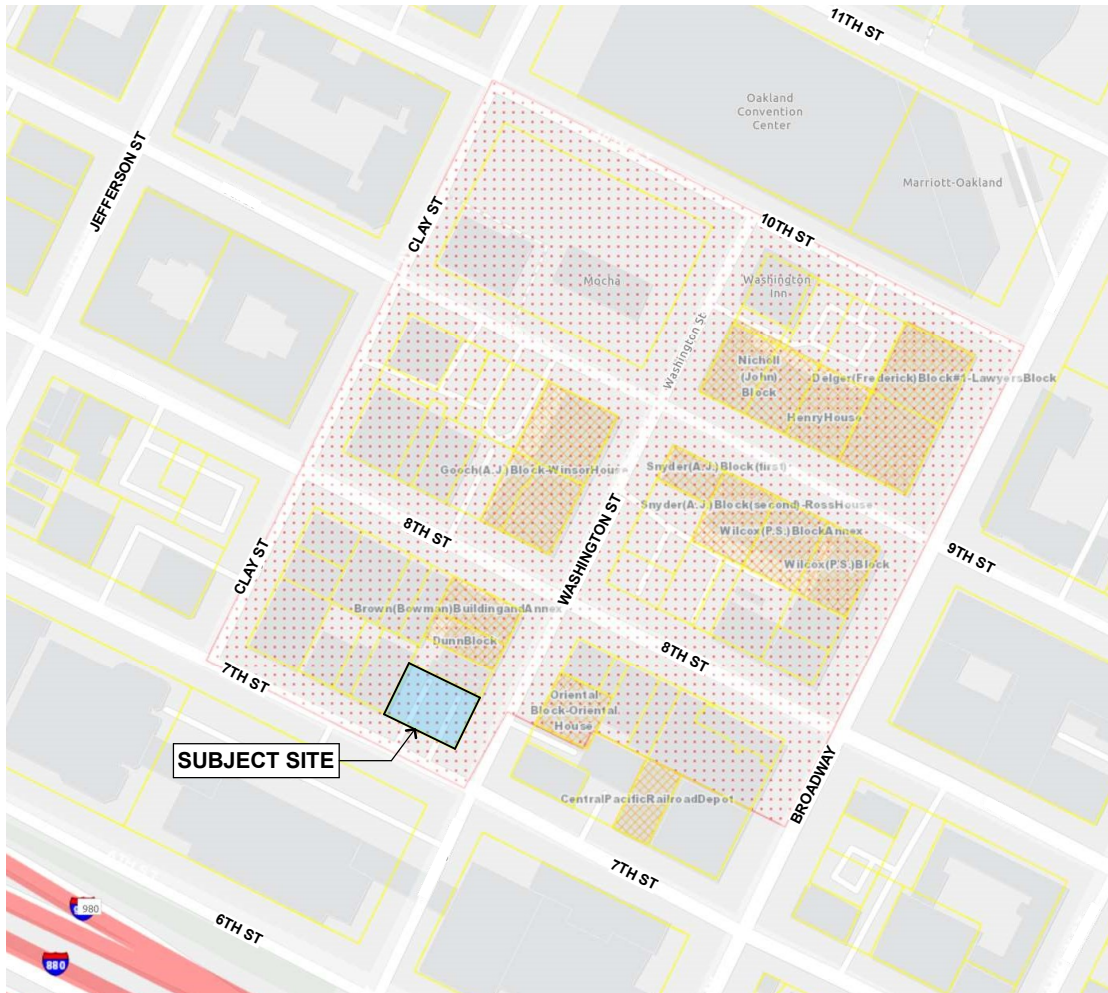
4 BUILDINGS ACROSS THE STREET ON WASHINGTON STREET (FACING SOUTH)

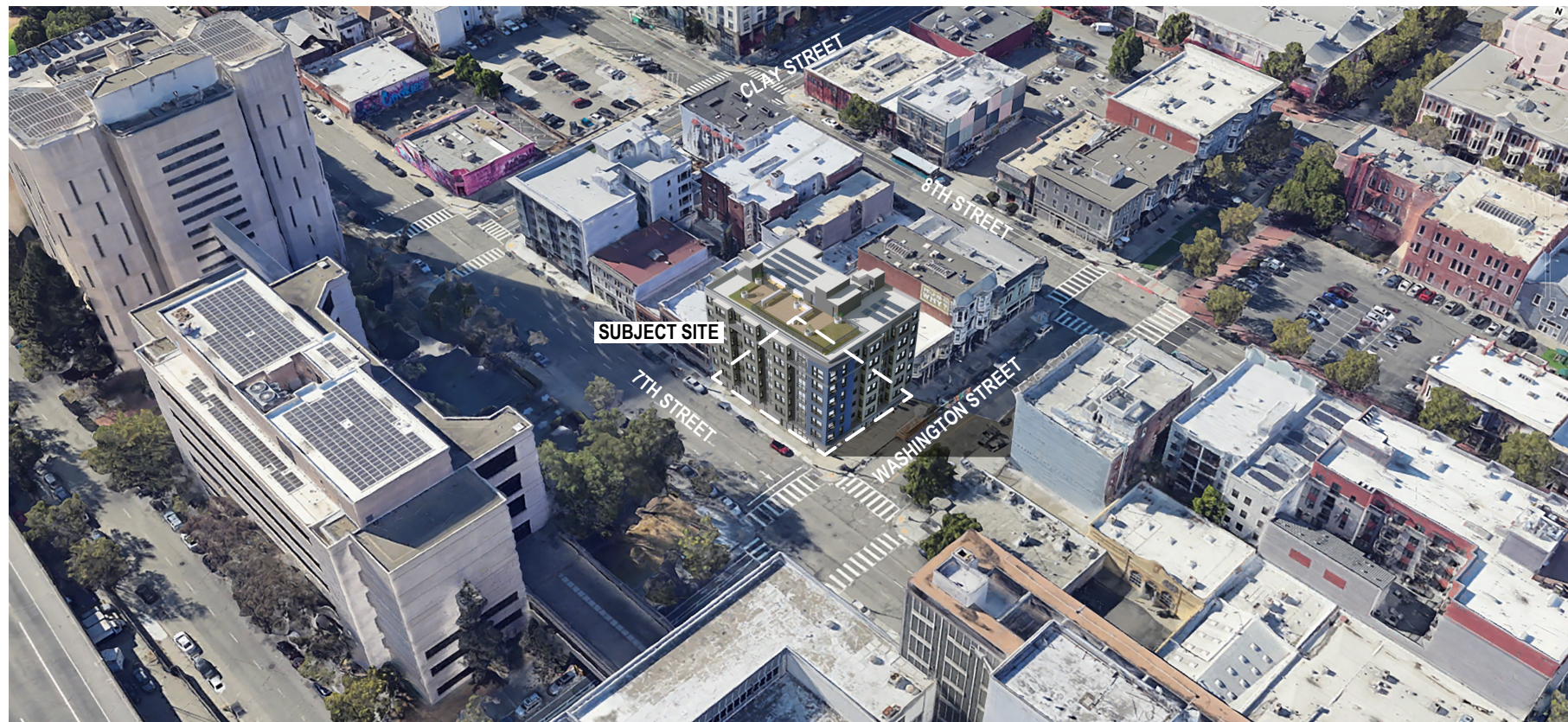


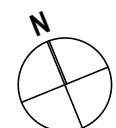
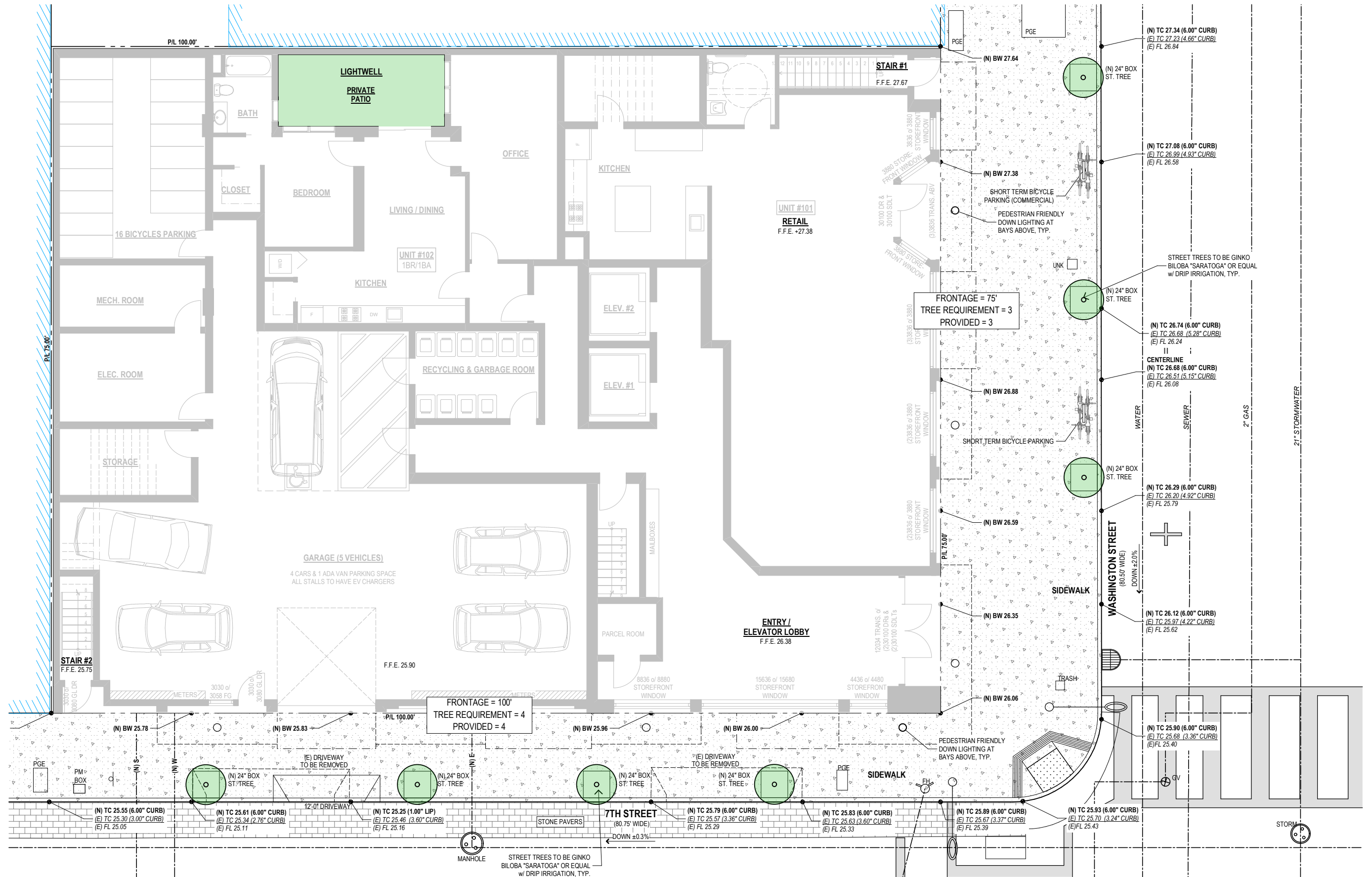
5 BIRDSEYE LOOKING NORTHWEST

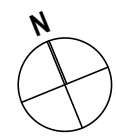
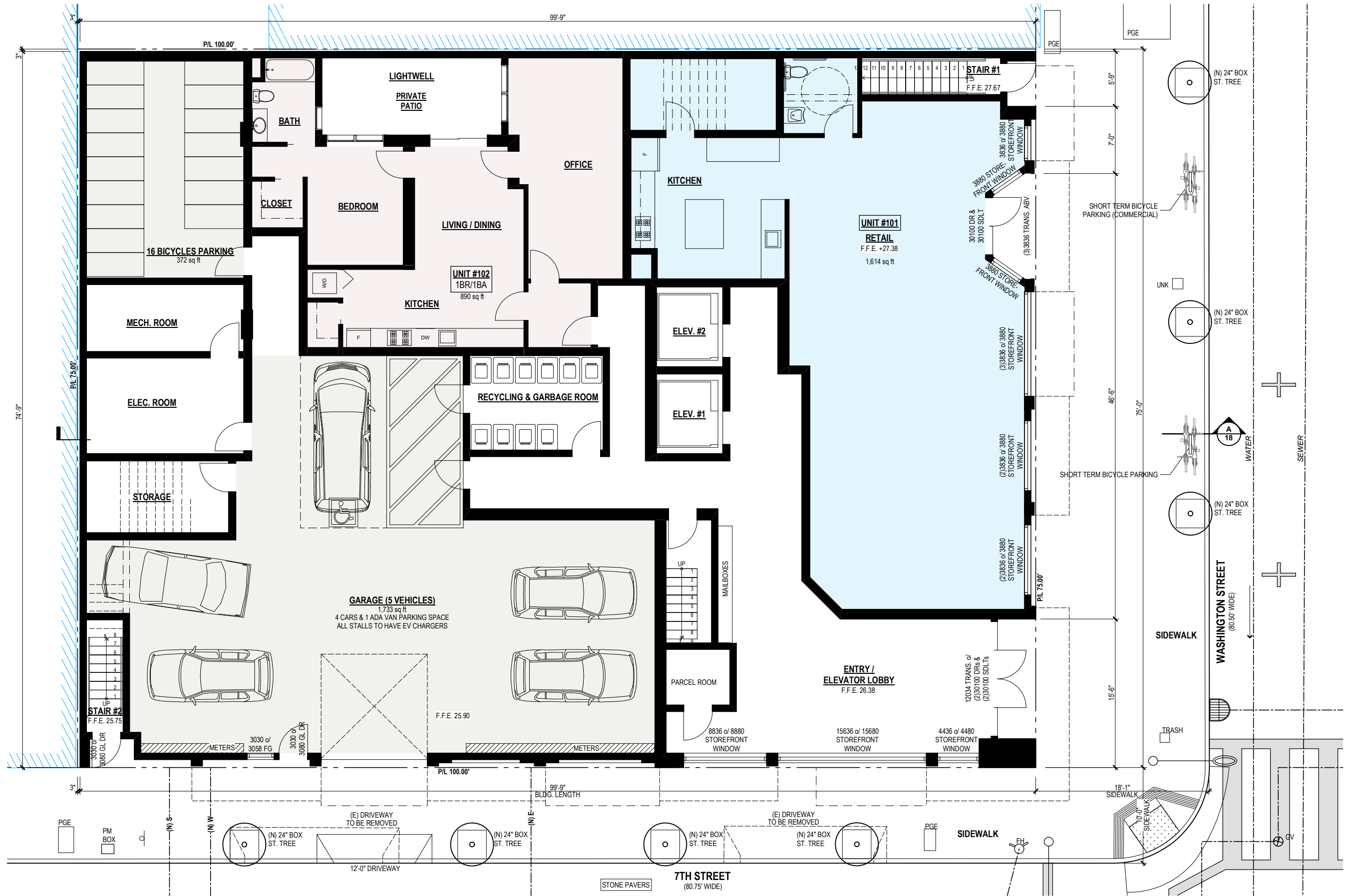


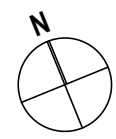
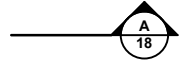
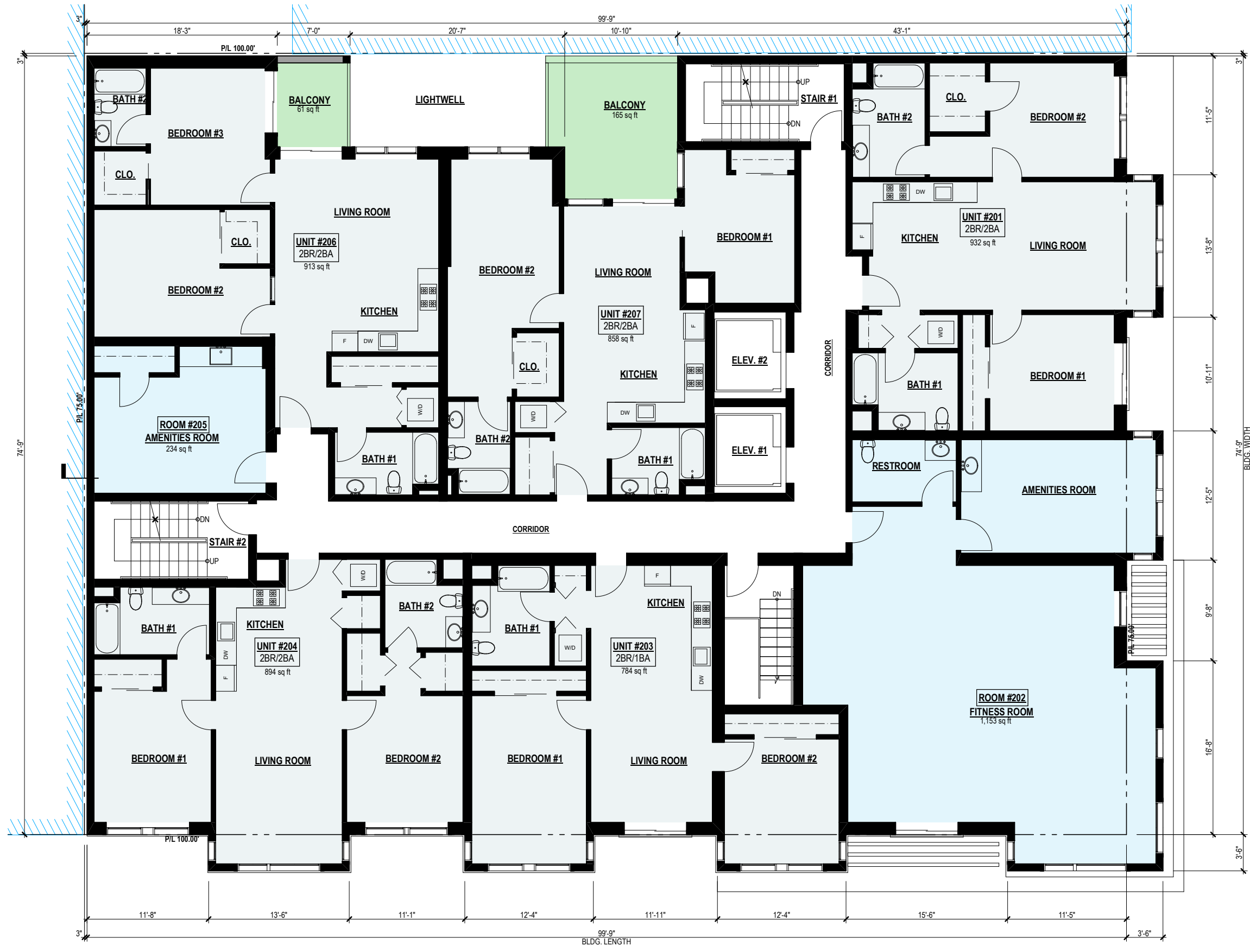
6 AERIAL VIEW

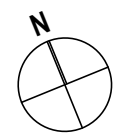
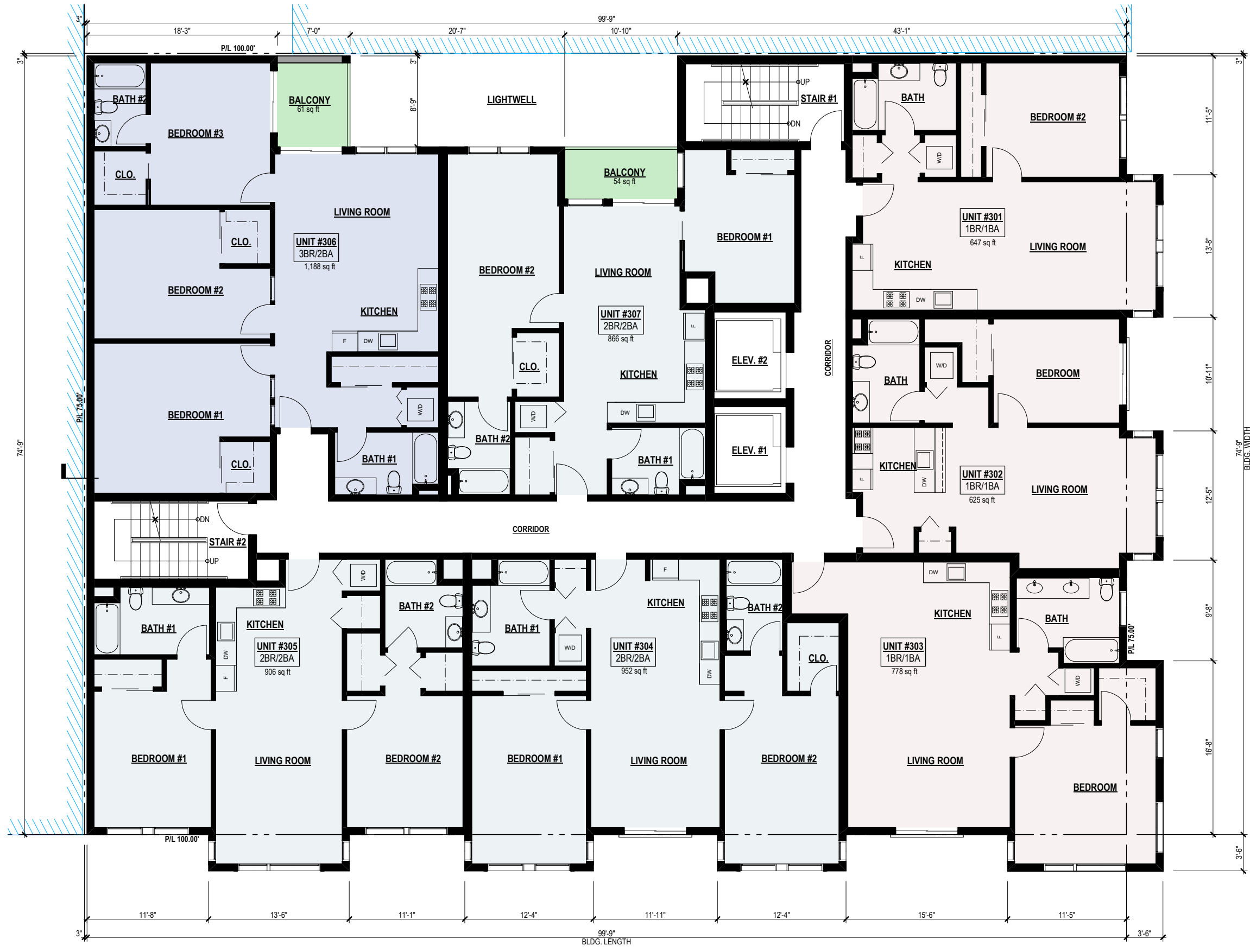


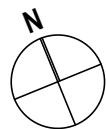
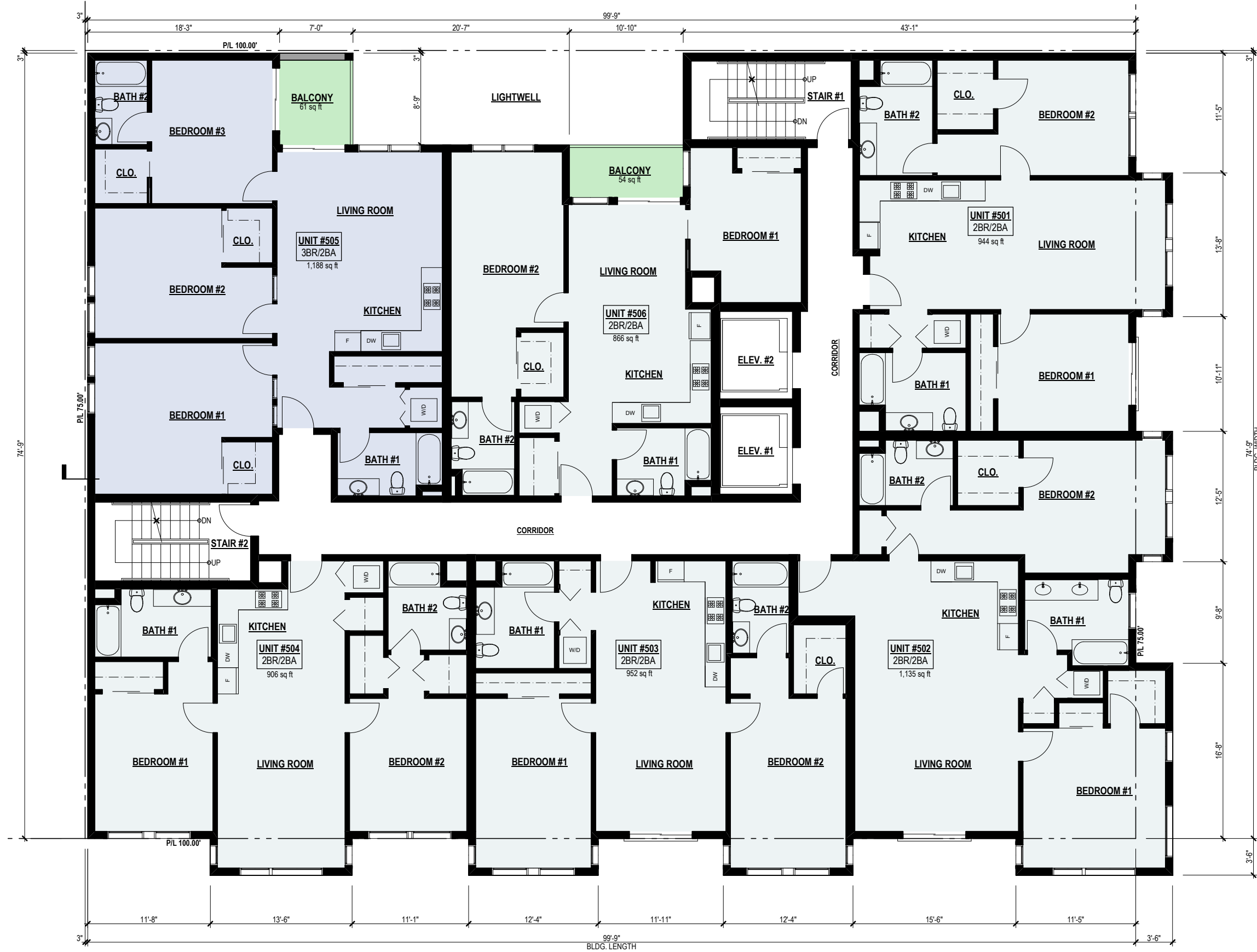


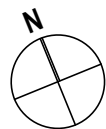
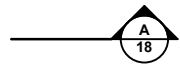
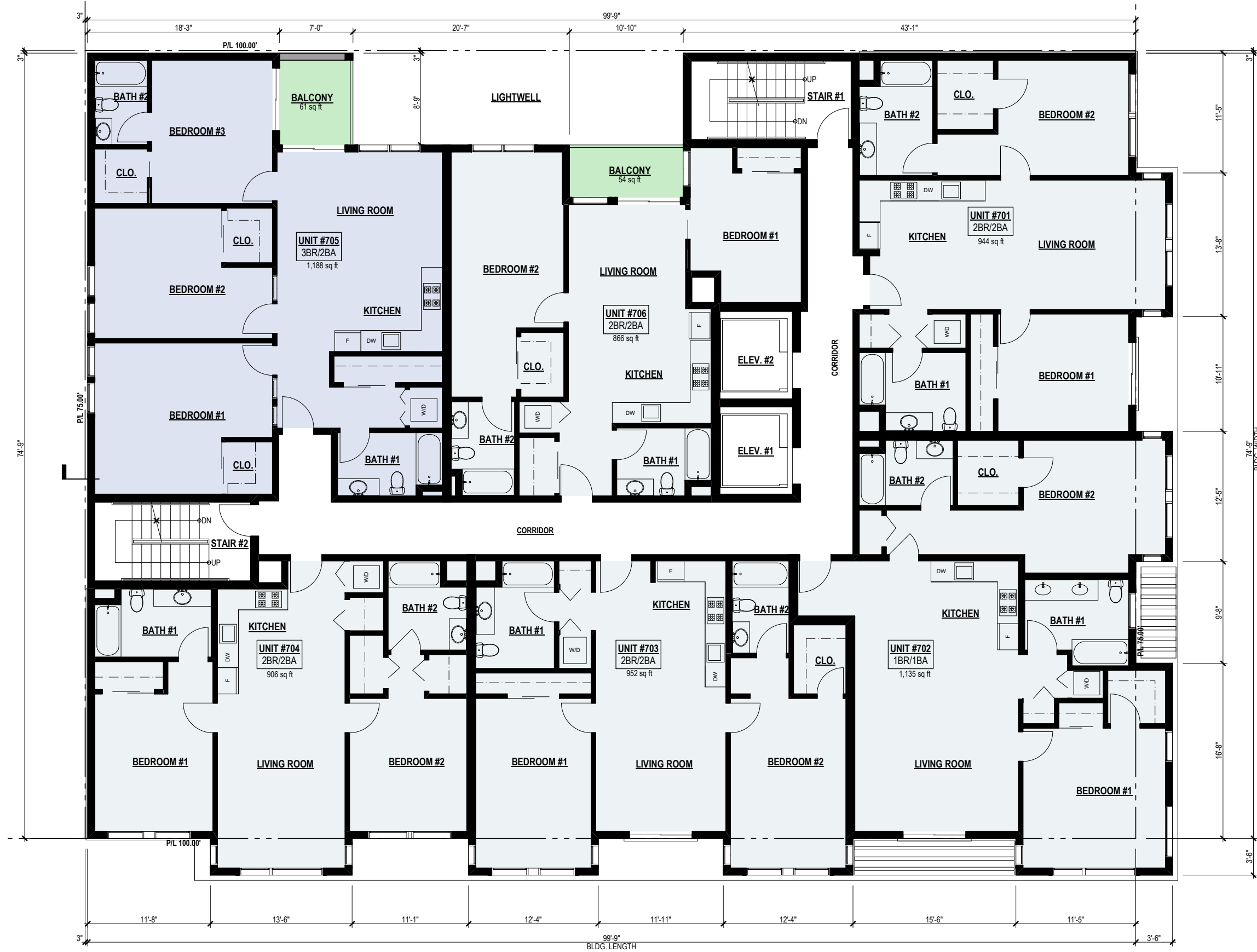


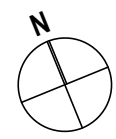
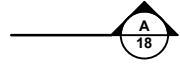
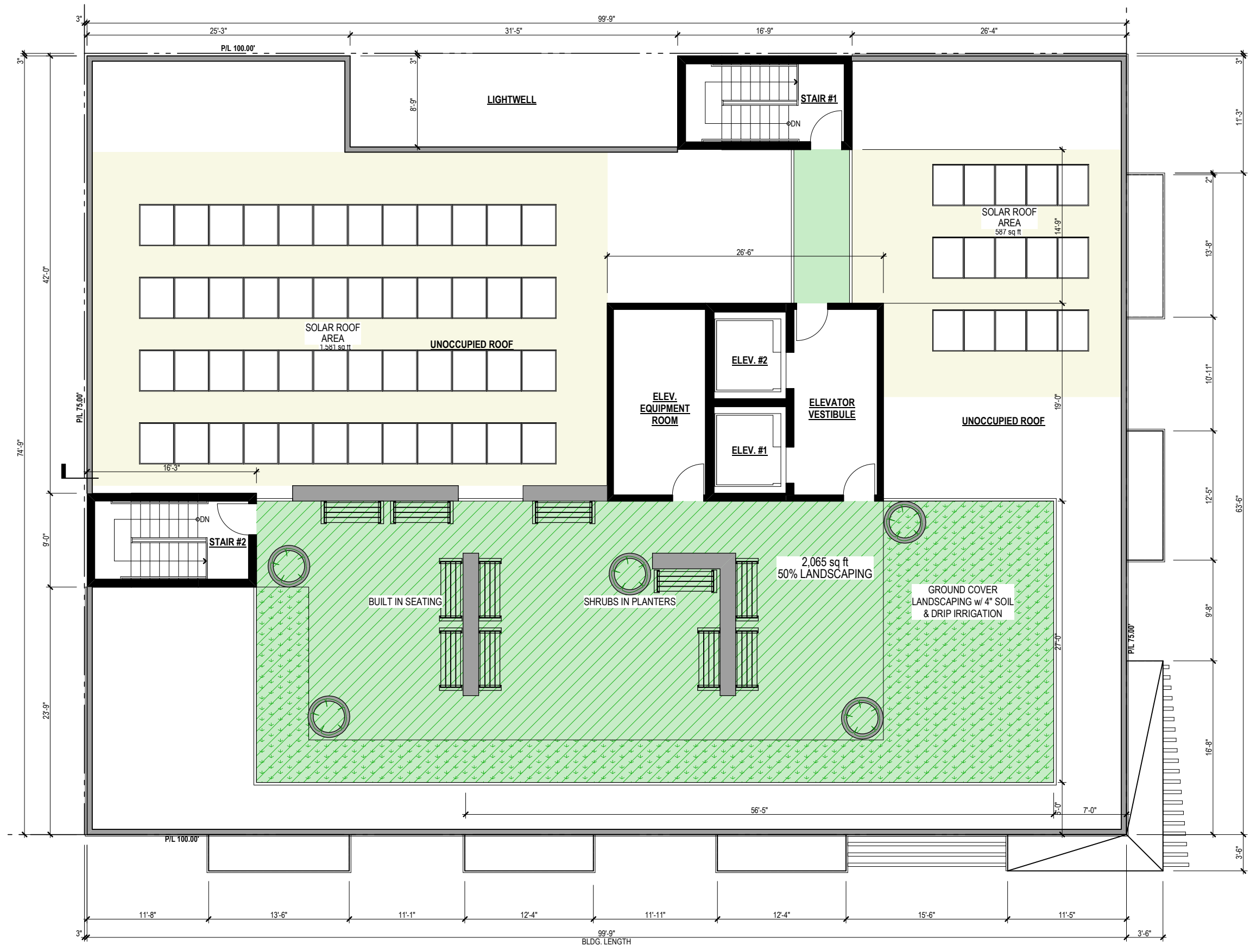


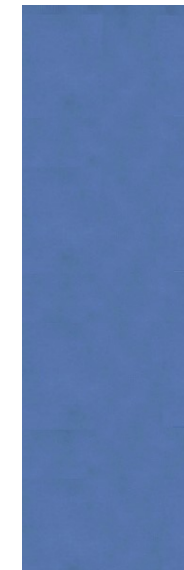












BLUE SHADE COLOR AT CORNER BAY - 3-COAT EXTERIOR STUCCO w/ SMOOTH FINISH



TEXTURE HORIZONTAL PLANK LAP SIDING BY HARDIPLANK



SAND TONE COLOR AT BAY 3-COAT EXTERIOR STUCCO w/ SMOOTH FINISH



DARK BRONZE COLOR WOOD TRIM



FIBERGLASS WINDOW, "INTEGRITY ALL ULTREX" WINDOW BY "MARVIN" OR EQ., TYP.



METAL JULIET BALCONY RAILING



PORCELAIN TILES BY CROSSVILLE OR EQ.



STOREFRONT SYSTEM - CLR. TEMP GL. IN BRONZE ANODIZED ALUM. FRAME



ADJ. LOT APN 1-203-21
518 7TH STREET

P/L

STAIR PENTHOUSE

SUBJECT BUILDING
707 WASHINGTON STREET

ELEVATOR OVERRUN

ELEVATOR VESTIBULE

P/L

30" HT PARAPET w/ GSM
FLASHING, TYP.

WOOD LATTICE @ OVERHANG

FIBERGLASS WINDOW, "INTEGRITY
ALL ULTREX" WINDOW BY "MARVIN"
OR EQ., TYP.

WD. OVERHANG, TYP.

3-COAT EXTERIOR STUCCO
w/ SMOOTH FINISH AT BAY,
PAINTED, TYP.

EXPANSION JOINT

HORIZONTAL SIDING, TYP.

METAL JULIET BALCONY, TYP.

WD. OVERHANG, TYP.

LED DOWNLIGHTING
BELOW BAYS, TYP.

STOREFRONT SYSTEM
CLR. TEMP GL. IN BRONZE ANODIZED
ALUM. FRAME, TYP.

TRANSPARENCY BETWEEN 2' & 9'
35% of 242 S.F. REQUIRED = 84.7 S.F.
198 S.F. PROVIDED

PORCELAIN TILES, TYP.

WASHINGTON STREET

ROOF

SEVENTH FLOOR

SIXTH FLOOR

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

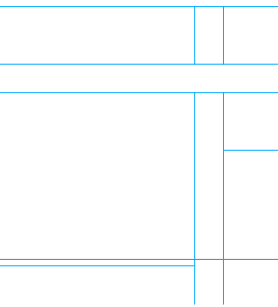
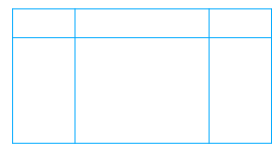
GROUND FLOOR

TYPE IIIA CONSTRUCTION

TYPE IIA CONSTRUCTION

77'-4"
BLDG. HEIGHT

ADJACENT
BUILDING
PROFILE



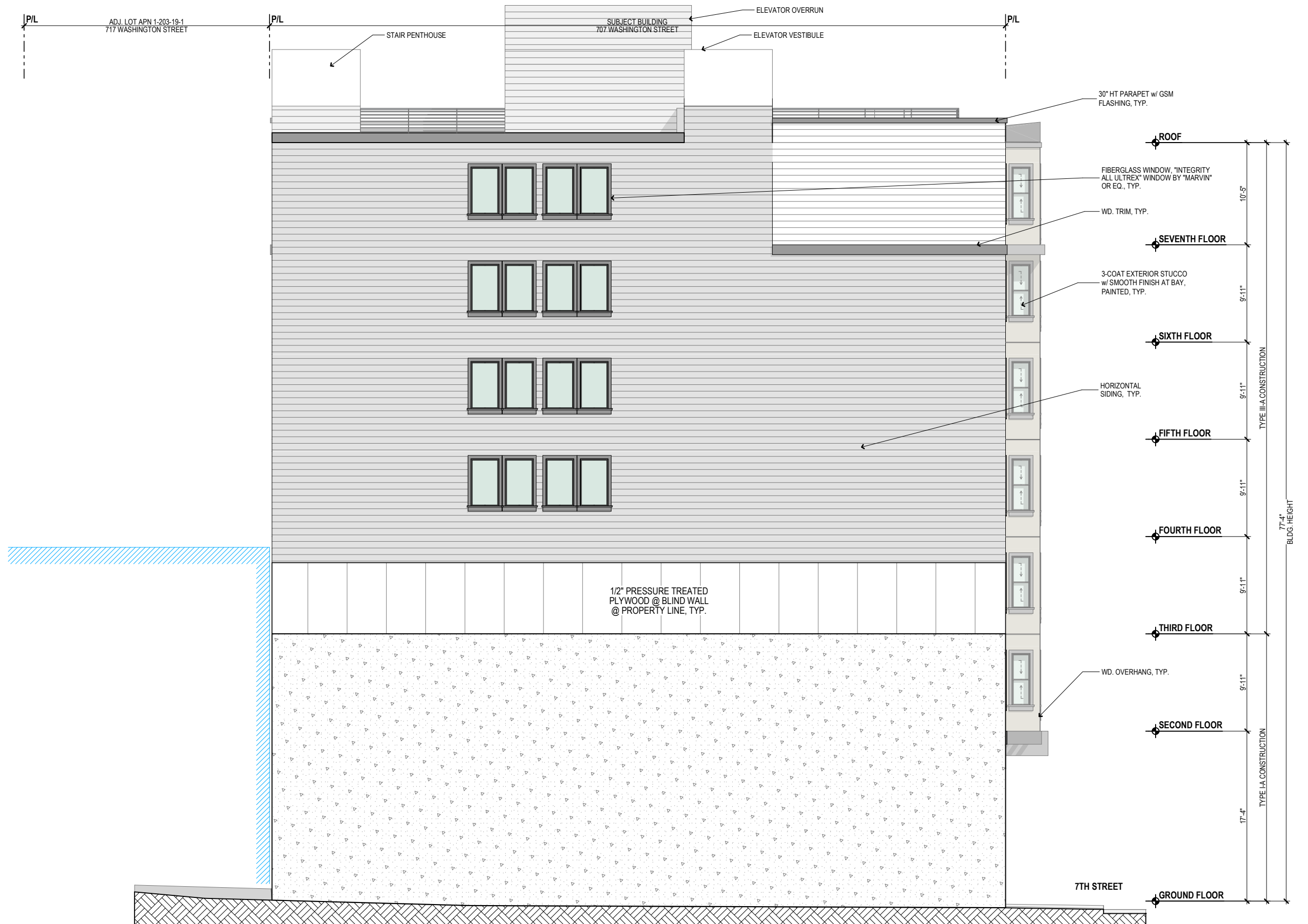
SLA
SCHAUB LI ARCHITECTS
234 7TH STREET
SAN FRANCISCO CA 94103
415-682-8060

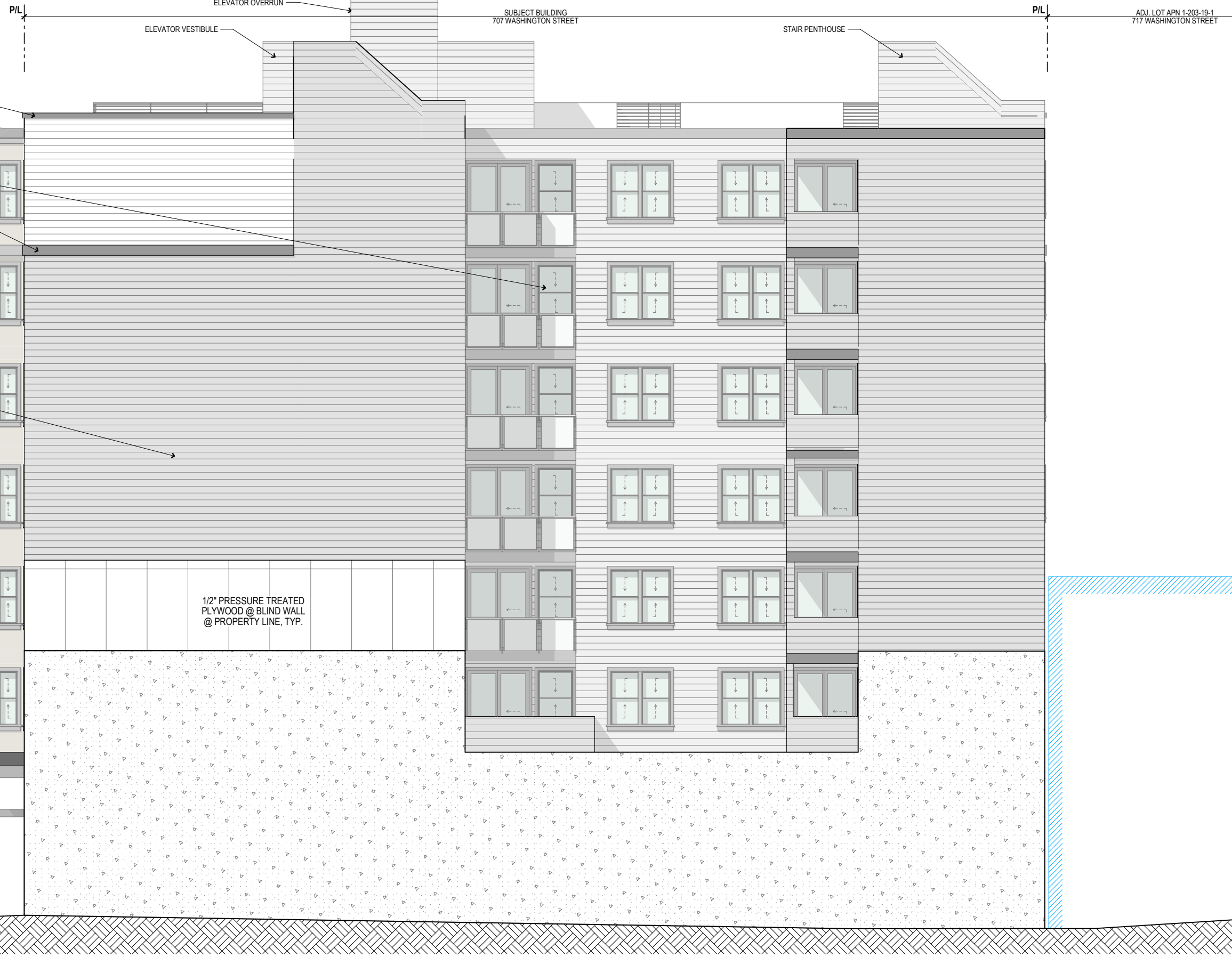
NEW MIXED-USE DEVELOPMENT
707 WASHINGTON STREET
APN: 1-203-20
707 WASHINGTON STREET, OAKLAND, CA 94607

SOUTH ELEVATION ON SEVENTH STREET
SCALE: 1" = 10'

11/30/23 J.S.









EXISTING PROPERTIES INFORMATION

ADDRESS	707 WASHINGTON STREET
APN	1-203-20
LOT WIDTH x DEPTH	75' - 0" x 100' - 0"
LOT AREA	7,500 SQ.FT.
USE	VACANT

ZONING INFORMATION

ZONING	CBD-P / S-7	17.58
GENERAL PLAN / ESTUARY POLICY PLAN	CENTRAL BUSINESS DISTRICT	
HEIGHT LIMIT	HEIGHT AREA 1 / 55'	17.58.04
LOCAL HISTORIC DISTRICT	AREA OF PRIMARY IMPORTANCE (OLD OAKLAND)	
RESIDENTIAL DENSITY	ONE UNIT PER 300 S.F.	TABLE 17.58.04
MINIMUM FRONT / SIDE / REAR SET BACK	0 FT	17.58.060
MAXIMUM FLOOR AREA RATIO	4.5	TABLE 17.58.04
OPEN SPACE	75 SQ. FT. PER DWELLING UNIT	17.58.070 C
VEHICLE PARKING	NONE REQUIRED	17.116.060

PROPOSED PROJECT INFORMATION

ADDRESS	707 WASHINGTON STREET
# OF STORIES	7
# OF RESIDENTIAL UNITS (BASE + 50% DENSITY BONUS)	25 + 12.5 = 38
# OF BASE HOUSING UNITS (7500 / 300)	25
# OF DENSITY BONUS (25 x 50%)	13
AVG. UNIT SIZE	925 SQ. FT.
THREE BEDROOM	6
TWO BEDROOM	25
ONE BEDROOM	7
# OF RETAIL SPACES	1
BUILDING HEIGHT	77'-4"
CONSTRUCTION TYPE	5-STORY III-A OVER 2-STORY I-A

DENSITY BONUS PER STATE GOVERNMENT CODE 65915-65918

DENSITY BONUS % REQUESTED	50%
MODERATE INCOME DENSITY BONUS (81-120% AMI)	50%
PERCENTAGE OF AFFORDABLE UNITS (PER TABLE 3)	44%
# OF AFFORDABLE UNITS (25 x 44%)	11
# OF MARKET-RATE	27

PROPOSED DENSITY BONUS AND INCENTIVES OR

THRESHOLD FOR THREE (3) INCENTIVES OR CONCESSIONS	MODERATE INCOME (80% - 120% AMI) = 30%
INCENTIVES REQUEST 1	MAXIMUM BUILDING HEIGHT
INCENTIVES REQUEST 2	FLOOR AREA RATIO

DESIGN REGULATION PER CHAPTER 17.58.060

	REQUIRED	PROPOSED
GROUND FLOOR COMMERCIAL FAÇADE TRANSPARENCY	65% ON WASHINGTON ST (PRINCIPAL ST.)	48.5' LENGTH
	74.75' x 65% = 48.5' LENGTH	
	32.5% ON 7 TH ST (OTHER STREET)	N/A
MIN GROUND FLOOR HEIGHT	99.75' x 32.5% = 32.42' LENGTH	17' - 4" HEIGHT
	15' - 0"	

OPEN SPACE REQUIREMENT PER CHAPTER 17.58.070

	REQUIRED	PROPOSED
RESIDENTIAL	75 SQ. FT. PER DWELLING UNIT (75 x 38 = 2,850 SQ. FT.)	TOTAL 2,866 SQ. FT.
	PRIVATE USABLE OPEN SPACE	801 SQ. FT.
	MIN. 15 FT. ON ROOF TOP (50% LANDSCAPING)	2,065 SQ. FT.
	MIN. 10 FT. ON GROUND FLOOR	N/A
	MIN. 15 FT. AT COURTYARD	N/A

BICYCLE PARKING REQUIREMENTS PER CHAPTER 17.117

	REQUIRED	PROPOSED
RESIDENTIAL LONG TERM	1 SPACE PER 4 DWELLING UNITS (38 / 4 = 9.5 SPACES)	16 (2' x 6' SPACES)
RESIDENTIAL SHORT TERM	1 SPACE PER 20 DWELLING UNITS (38 / 20 = 1.9 SPACES)	
RETAIL LONG TERM	1 SPACE PER 1,200 SQ. FT. (MIN 2 SPACES)	
RETAIL SHORT TERM	1 SPACE PER 2,000 SQ. FT. (MIN 2 SPACES)	

OFF-STREET PARKING PER CHAPTER 17.116.060

	REQUIRED	PROPOSED
MULTIFAMILY DWELLING	NO SPACES REQUIRED	4 CAR & 1 VAN

AREA CALCULATION (IN SQUARE FEET):

UNIT NUMBER	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	TOTAL	BED	BATH
UNIT #706*							866	866	2	2
UNIT #705*							1,188	1,188	3	2
UNIT #704*							906	906	2	2
UNIT #703*							952	952	2	2
UNIT #702*							1,135	1,135	2	2
UNIT #701*							944	944	2	2
UNIT #606*						866		866	2	2
UNIT #605*						1,188		1,188	3	2
UNIT #604*						906		906	2	2
UNIT #603*						952		952	2	2
UNIT #602*						1,135		1,135	2	2
UNIT #601*						944		944	2	2
UNIT #506*					866			866	2	2
UNIT #505*					1,188			1,188	3	2
UNIT #504*					906			906	2	2
UNIT #503*					952			952	2	2
UNIT #502*					1,135			1,135	2	2
UNIT #501*					944			944	2	2
UNIT #407*				866				866	2	2
UNIT #406*				1,188				1,188	3	2
UNIT #405*				906				906	2	2
UNIT #404*				952				952	2	2
UNIT #403*				778				778	1	1
UNIT #402*				625				625	1	1
UNIT #401*				647				647	1	1
UNIT #307*			866					866	2	2
UNIT #306*			1,188					1,188	3	2
UNIT #305*			906					906	2	2
UNIT #304*			952					952	2	2
UNIT #303*			778					778	1	1
UNIT #302*			625					625	1	1
UNIT #301*			647					647	1	1
UNIT #207*		858						858	2	2
UNIT #206*		913						913	3	2
AMENITIES ROOM #205*		234								
UNIT #204*		894						894	2	2
UNIT #203*		784						784	2	1
FITNESS ROOM #202*		1,153								1
UNIT #201*		932						932	2	2
UNIT #102*	890							890	1	1
RETAIL #101*	1,614							1,614		1
GARAGE	1,733							1,733		
COMMON AREA**	2,877	3,020	1,439	1,439	1,410	1,410	1,410	13,005		
TOTAL	7,114	7,401	7,401	7,401	7,401	7,401	7,401	51,520	62	58

TOTAL RETAIL AREA = 1,614 S.F.
 TOTAL LIVING AREA FOR ALL UNITS = 35,168 S.F.
 TOTAL 2ND FLOOR AMENITIES & FITNESS AREA = 1,387 S.F.
 TOTAL COMMON AREA (NOT INCL. AMENITIES) = 11,618 S.F.
 TOTAL GARAGE AREA = 1,733 S.F.
 TOTAL GROSS AREA = 51,520 S.F.

OPEN SPACE AREA CALCULATION (IN SQUARE FEET):

UNIT NUMBER	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	ROOF
ROOF DECK								2065
UNIT #706*							54	
UNIT #705*							61	
UNIT #606*						54		
UNIT #605*						61		
UNIT #506*					54			
UNIT #505*					61			
UNIT #407*				54				
UNIT #406*				61				
UNIT #307*			54					
UNIT #306*			61					
UNIT #207*		165						
UNIT #206*		61						
UNIT #102*	N/A							
TOTAL	0	226	115	115	115	115	115	2,065

TOTAL NUMBER OF UNITS = 38
 TOTAL REQUIRED OPEN SPACE (x75) = 2,850 S.F.
 TOTAL PRIVATE OPEN SPACE = 801 S.F.
 TOTAL COMMON OPEN SPACE = 2,065 S.F.
 TOTAL OPEN SPACE = 2,866 S.F.