

<b>Location:</b>	<b>27<sup>th</sup> &amp; Valdez Streets</b> <b>(See map on reverse)</b>
<b>Proposal:</b>	Review of two plazas at 27 <sup>th</sup> & Valdez Streets at part of two approved mixed use projects that were approved under Case File Numbers PLN15-241 & PLN15-336. The reconfiguration of the intersection to create the space for the two plazas was required as part of each project to implement the Broadway Valdez District Specific Plan. Conditions of Approval required the proposed plazas to return to the Design Review Committee once the landscape and public art concepts were developed.
<b>Applicant:</b>	Scott Youdall / Hanover
<b>Owners:</b>	City of Oakland Public Right of Way
<b>City Council District:</b>	3
<b>For further information:</b>	Contact case planner <b>Pete Vollmann</b> at <b>510-238-6167</b> or by email: <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a>

## SUMMARY

The Broadway Valdez District Specific Plan (BVDSP) was adopted in June of 2014 and included a number of proposed public improvements including new street lights, street trees, as well as a number of proposed pedestrian improvements including some that called for redesigning overly auto oriented intersections to provide for public pedestrian oriented plazas. Two such plazas were proposed at the intersection of 27<sup>th</sup> and Valdez Streets which is the northern entry into the Valdez Triangle. The applicant, the Hanover Company, is the applicant for both retail priority sites that front onto the intersection of 27<sup>th</sup> & Valdez. The first project known as 27<sup>th</sup> & Broadway was approved under case number PLN15-241 and 2400 Valdez was approved under case file number PLN15-336. Both cases were approved in 2016 and had the same condition of approval requiring the proposed plazas to return to the Design Review Committee prior to the issuance of the p-job permits for improvements in the public right of way. Both projects are currently under construction.

## DESIGN REVIEW PROCESS

As mentioned above, both of the development projects have already received approval and are under construction. During the review process it was discussed that each project would be implementing the plazas as envisioned in the BVDSP, however many specifics of what the plaza would look like were not yet refined. Staff as well as the applicant had hoped that the public art component required in each project could be part of the public plazas and the landscape features would be coordinated. Since it was unknown at the time whether the placement of the public art

in the plazas would be permissible by Public Works and the related timing of the process of the applicant selecting an artist, the design concept of the plaza was deferred until after project approval.

The p-job permit for the public improvements has been filed and received its first round of comments from Public Works. The public art will be allowed along with other landscaping and paving enhancements through a Minor Encroachment Permit. The final layout of the plazas may be somewhat altered since the Department of Transportation is hoping to incorporate parking protected bike lanes along this stretch of 27<sup>th</sup> Street, which could alter the proposed blub outs and some of the curb locations. As previously mentioned, the intent is to get feedback from the Design Review Committee on the conceptual design layout with the public art and landscaping as well as allow the public to review the proposal. This item will also appear before the Public Art Advisory Commission in February since it will be located within the Public Right of Way.

## **PLAZA DESIGN**

From the beginning of the design review process on these two applications it was the hope that the public art would be allowed in the plaza adjacent to the project sites so that there could be a unified design concept across both plazas to create a uniform entry way into the district. Staff feels that the public art concept will achieve this. The plan is to use laser cut metal structures that will be internally illuminated as well as cast design patterns onto the ground at the plazas. The concept is for one Oak Tree sculpture that represents the City of Oakland in the plaza at 2400 Valdez (eastern plaza) and a number of Poppy sculptures in the plaza for 27<sup>th</sup> & Broadway (western plaza) to represent California. The plaza to the west would have a number of ornamental trees included along with ground cover plantings and decorative paving while the trees in the plaza to the east would be somewhat more limited due to the large number of underground utilities running below the site. The only comment staff has is to look closely at the landscaping surrounding the cluster of poppies to open it up more to the plaza so people are not walking through the landscape bed. Otherwise staff supports the proposed concept plan and believes that the proposal will create an attractive and unique gateway into the Valdez Triangle.

**RECOMMENDATION**

Staff recommends that the Committee review the proposed concept plan and provide any comments for staff to work with the applicant on finalizing the detailed plans and submitting into their p-job permit application.

Prepared by:



---

PETERSON Z. VOLLMANN

Planner IV

Approved:



---

ROBERT MERKAMP  
Development Projects Manager

Attachments:

A. Plans

# Attachment A

## PROJECT TEAM

### OWNER



THE HANOVER COMPANY  
279 Front Street, Suite 102  
Danville, CA 94526

Contact:  
Scott Youdall  
P: (925) 490-2990  
W: www.hanoverco.com  
E: syoudall@hanoverco.com

### ARTIST

#### HYBYCOZO

Contact:  
Yelena Filipchuk  
Serge Beaulieu  
E: hybycozo@gmail.com

### LANDSCAPE



VAN DORN ABED LANDSCAPE ARCHITECTS, INC.  
81 14th Street  
San Francisco, CA 94103

Contact:  
Shari Van Dorn  
P: (415) 864-1921 x 102  
W: www.valainc.com  
E: shari@valainc.com

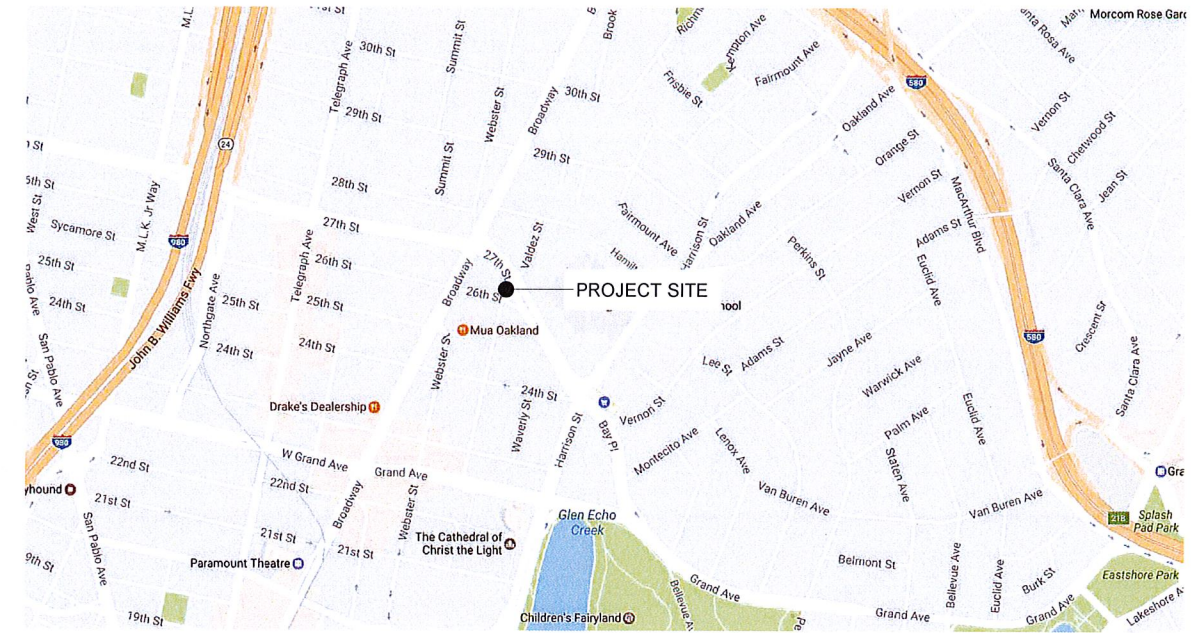
GWH LANDSCAPE ARCHITECTS  
An affiliate of the Hanover Company  
5847 San Felipe, Suite 3600  
Houston, TX 77057

### CIVIL

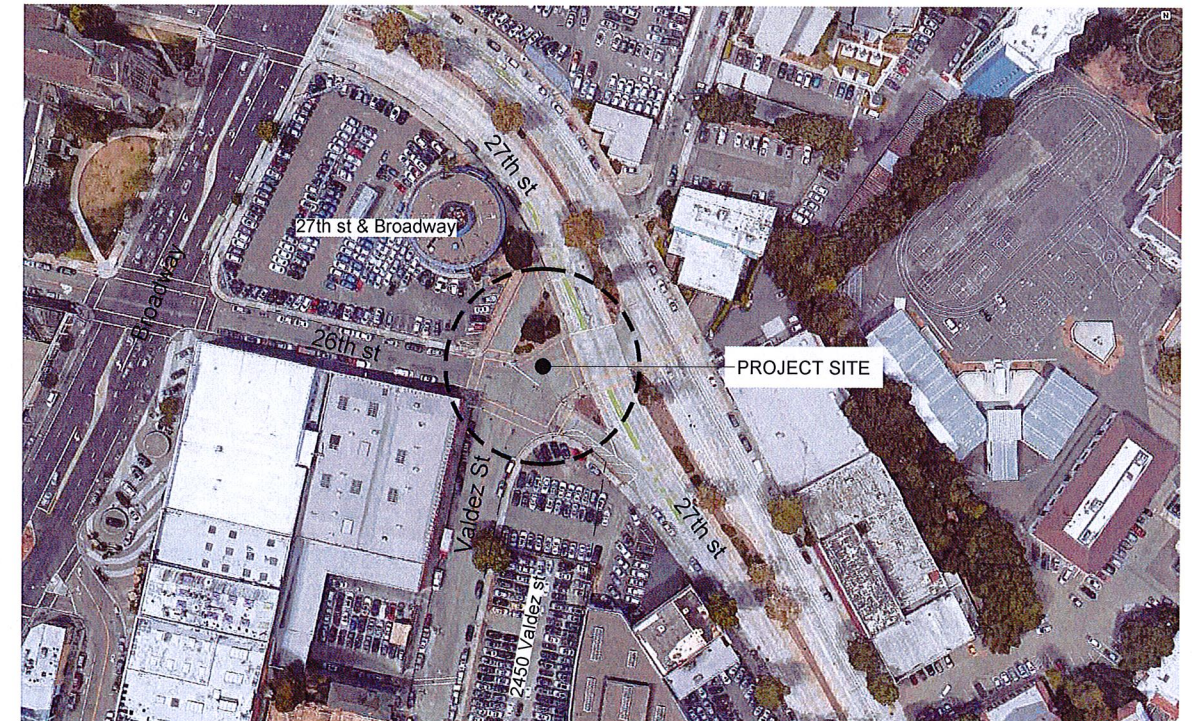


BKF ENGINEERS  
150 California Street, Suite 650  
San Francisco, CA 94111

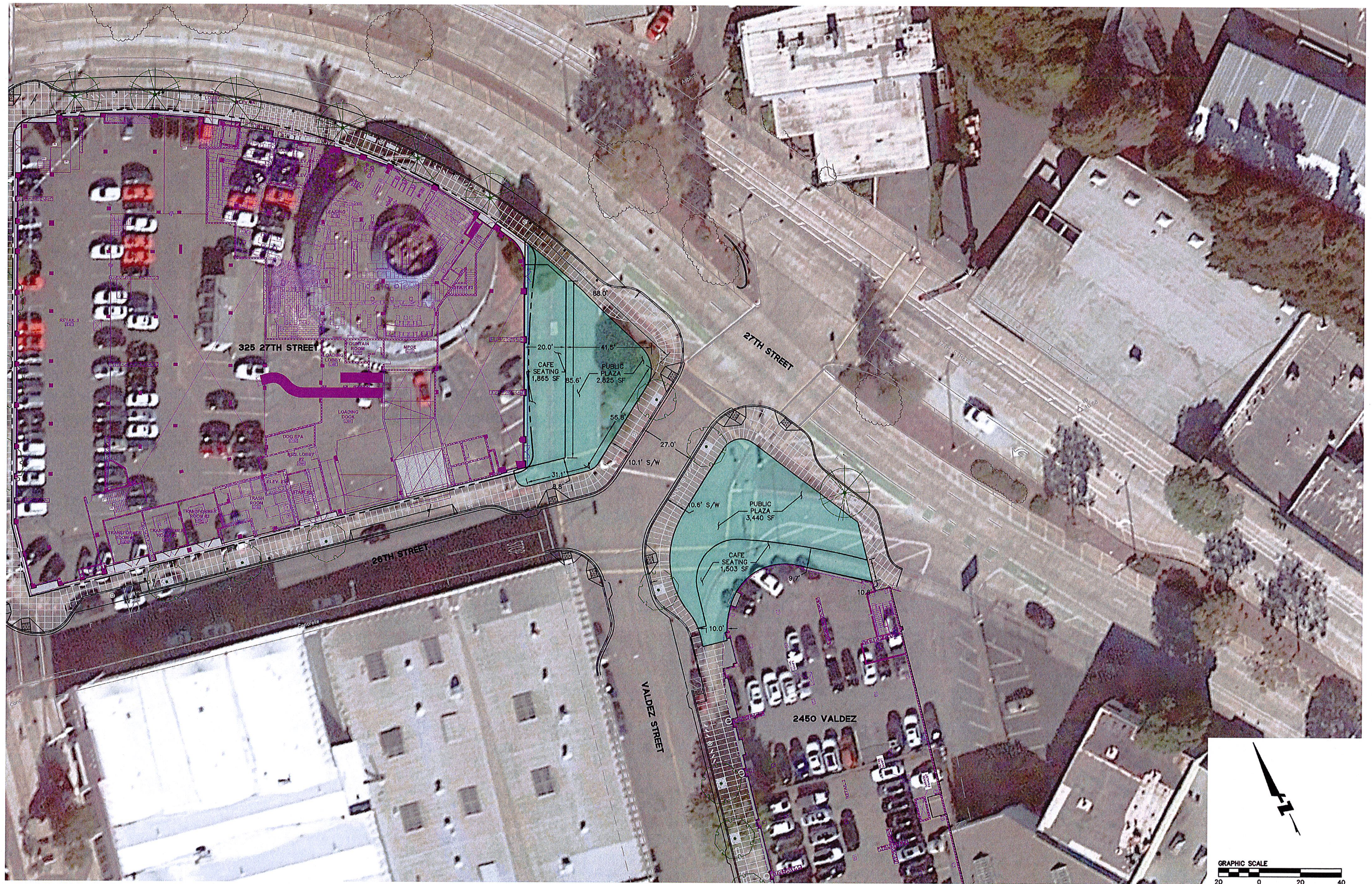
Contact:  
Mike O'Connell  
P: (415) 930-7957  
W: www.bkf.com  
E: moconnell@bkf.com



VICINITY MAP



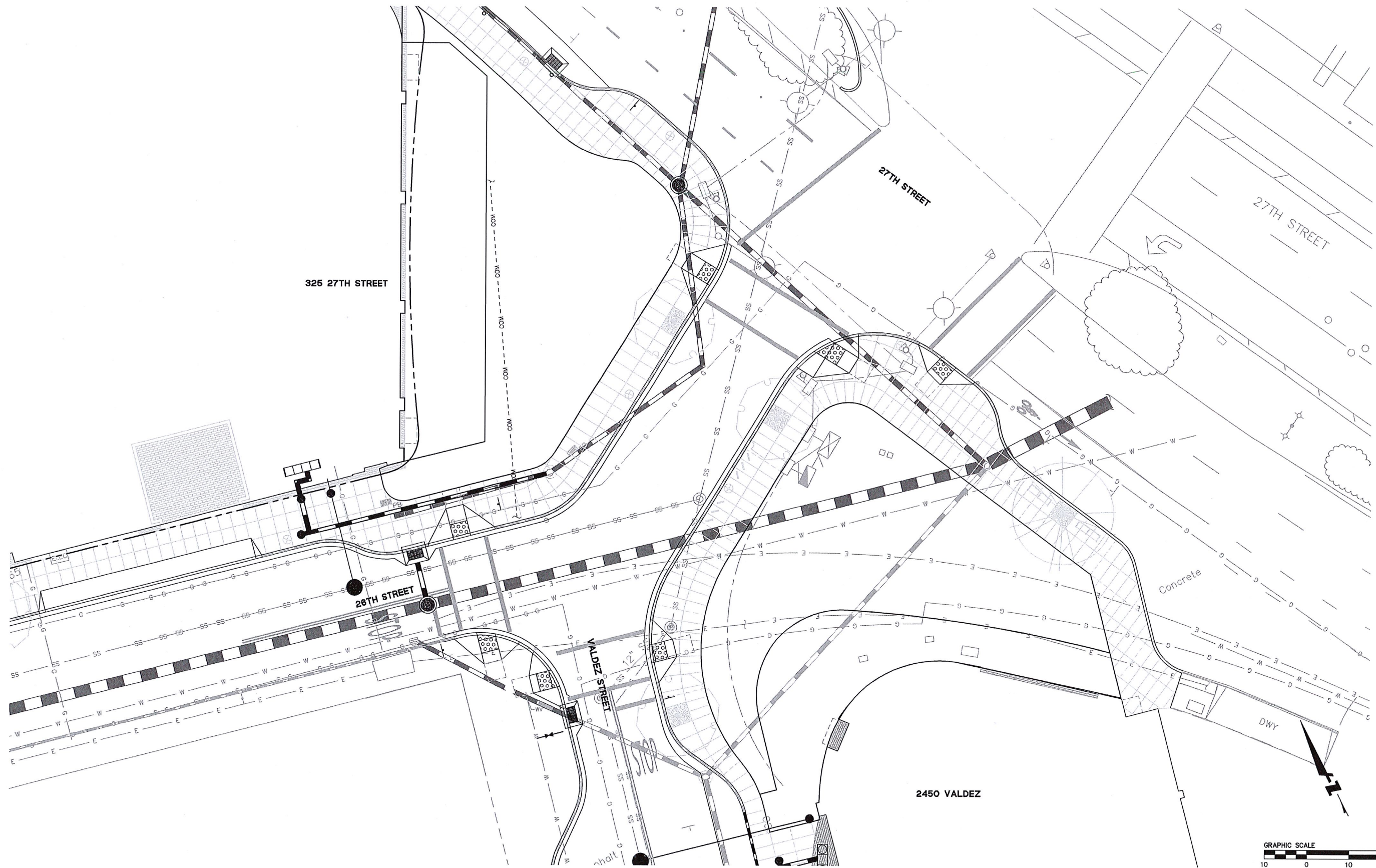
SITE MAP



27th ST AND BROADWAY  
 2450 VALDEZ ST  
 OAKLAND, CA

# 27th / VALDEZ PUBLIC PLAZAS

AERIAL OVERLAY

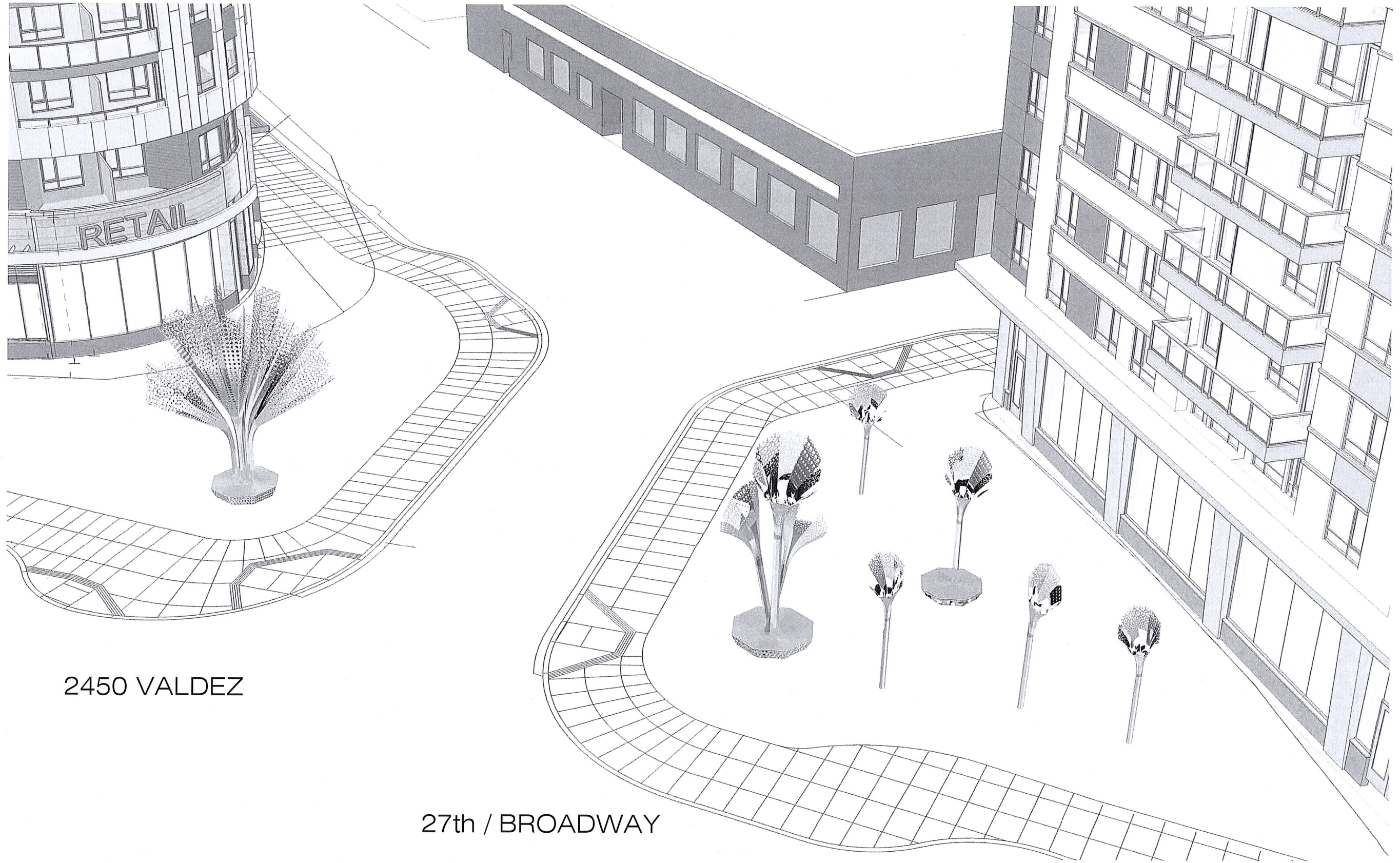


27th ST AND BROADWAY  
 2450 VALDEZ ST  
 OAKLAND, CA

# 27th / VALDEZ PUBLIC PLAZAS

EXISTING UTILITIES

PLAZA OVERVIEW



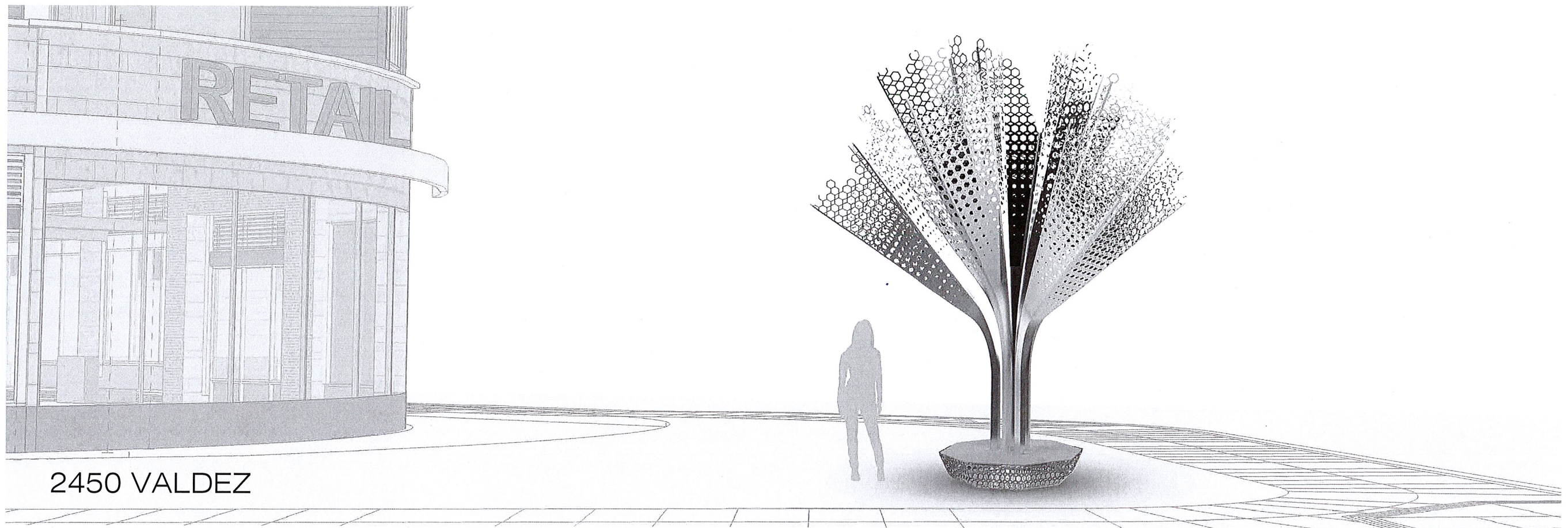
2450 VALDEZ

27th / BROADWAY

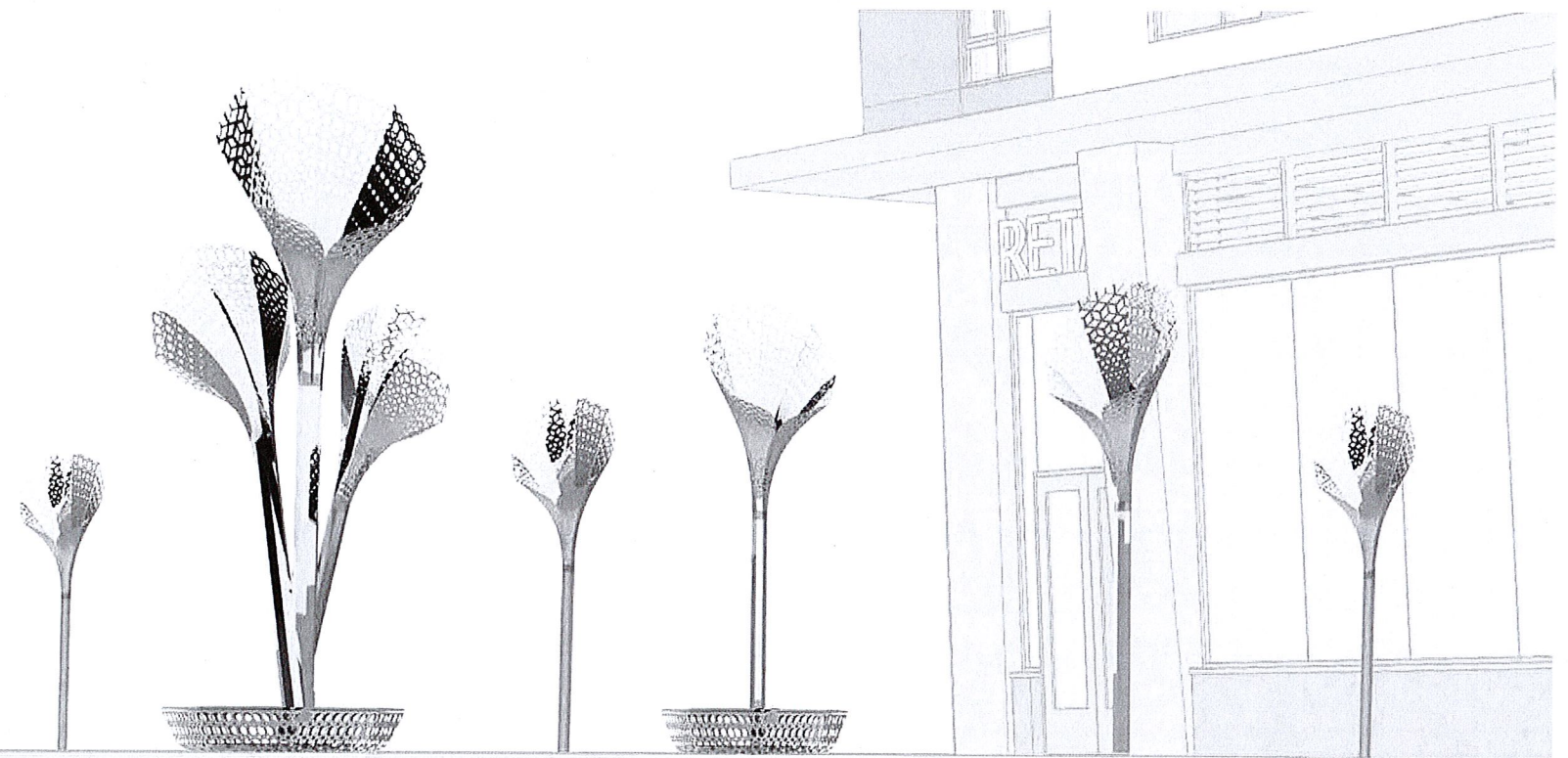
27th ST AND BROADWAY  
2450 VALDEZ ST  
OAKLAND, CA

27th / VALDEZ PUBLIC PLAZAS

ART IMAGERY



2450 VALDEZ



27th / BROADWAY



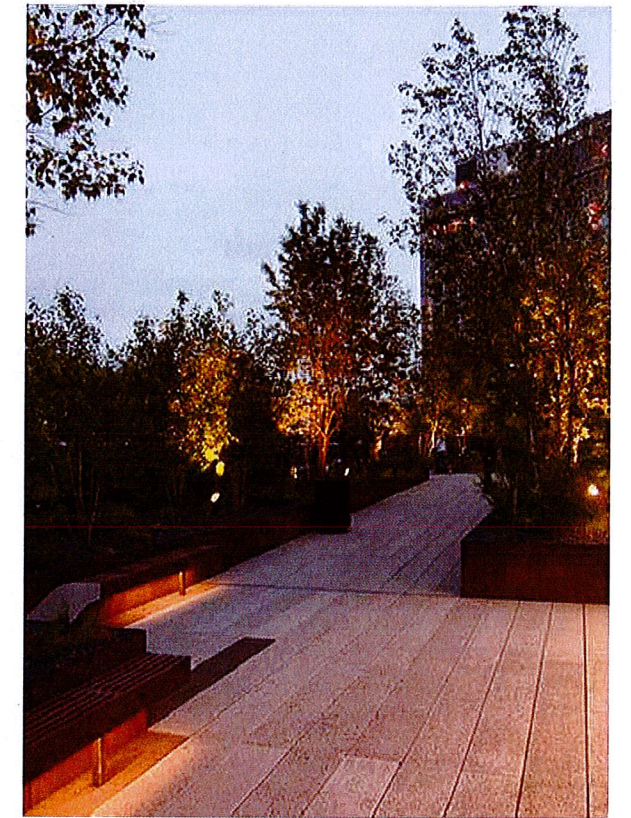
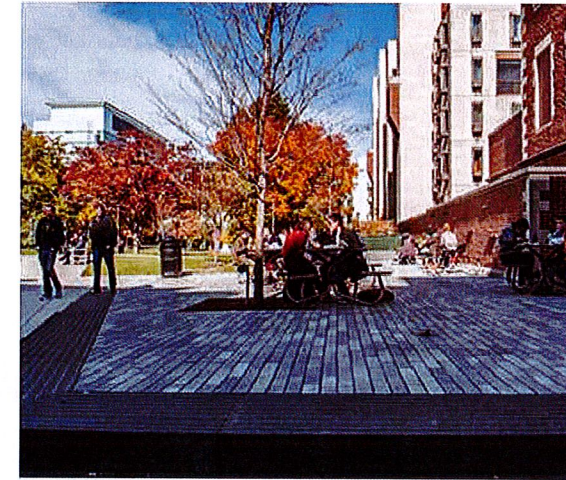
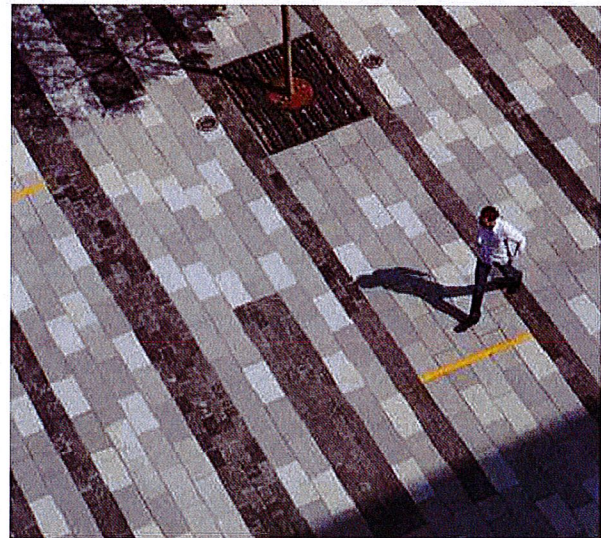
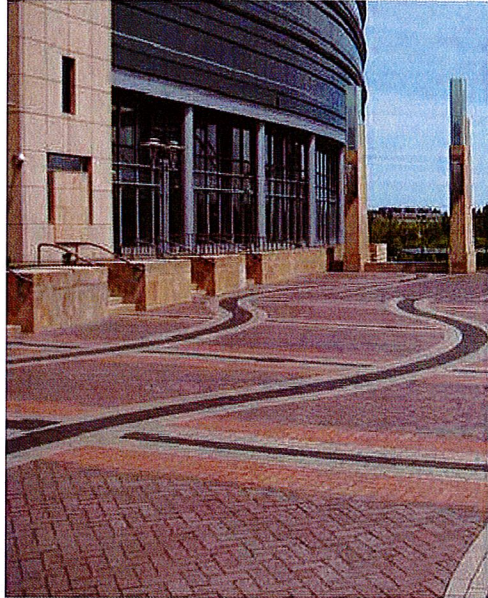


27th ST AND BROADWAY  
 2450 VALDEZ ST  
 OAKLAND, CA

# 27th / VALDEZ PUBLIC PLAZAS

SITE PLAN  
 1/8" = 1'-0"

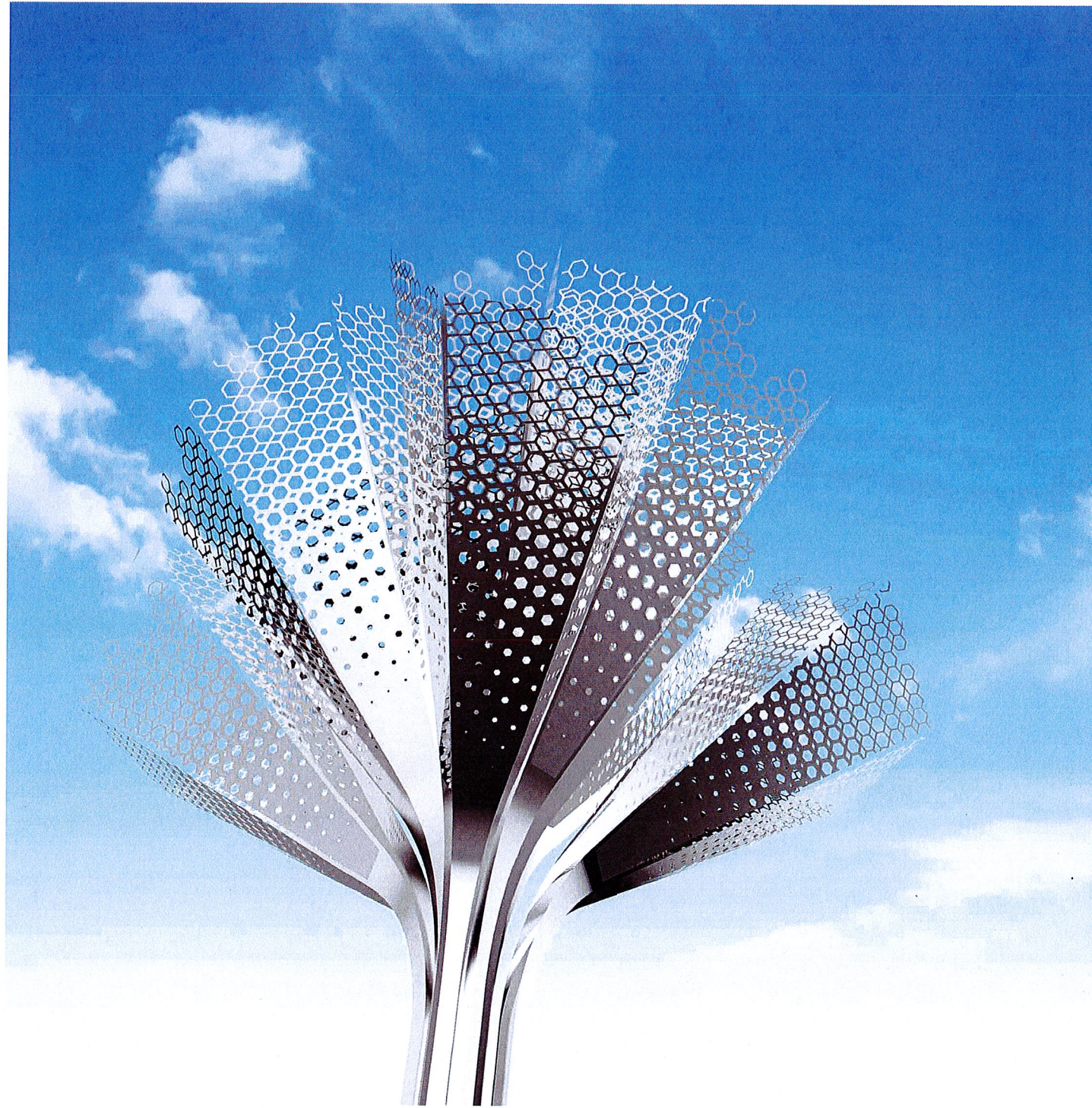




27th ST AND BROADWAY  
2450 VALDEZ ST  
OAKLAND, CA

# 27th / VALDEZ PUBLIC PLAZAS

DESIGN IMAGERY



2450 VALDEZ

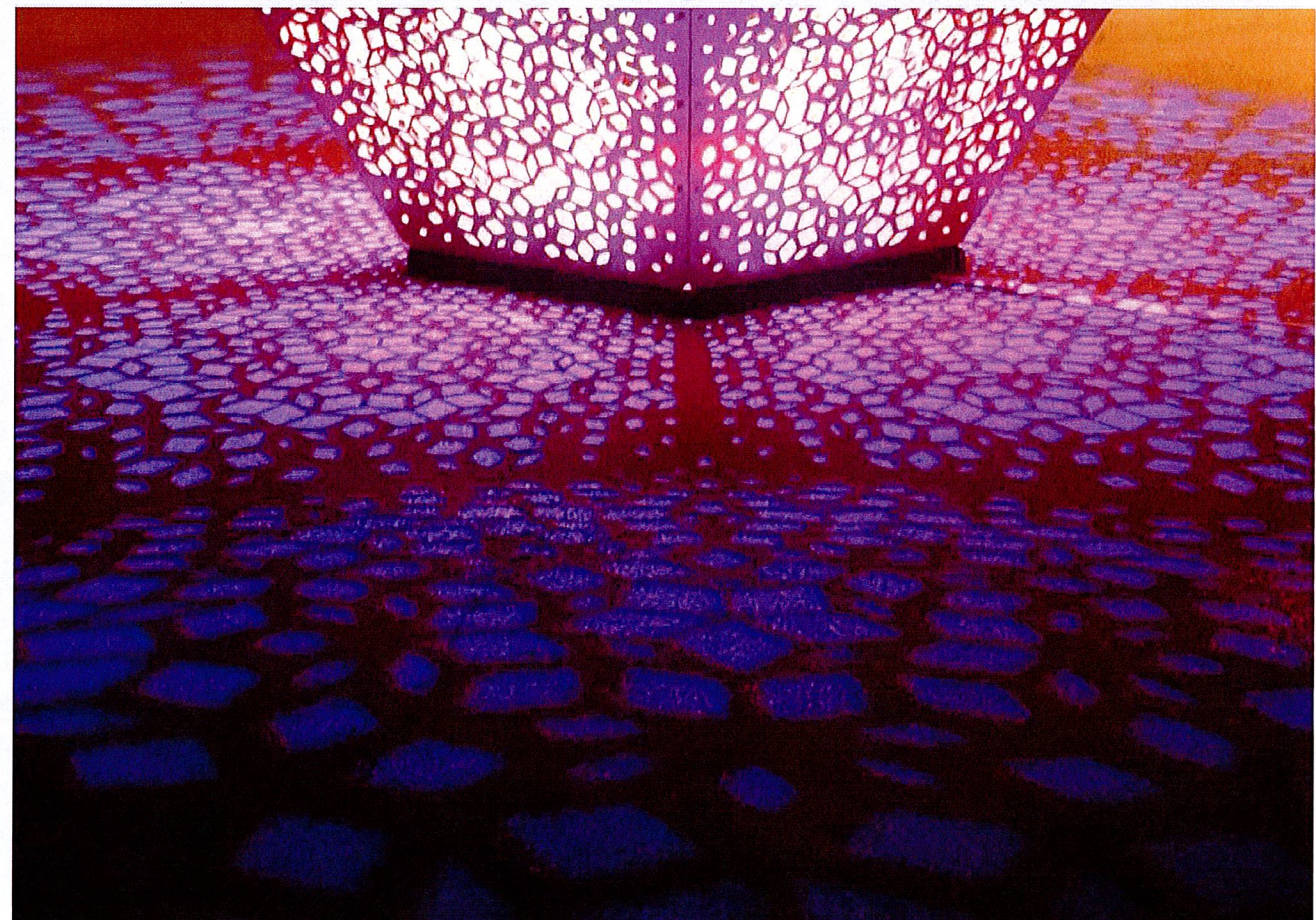
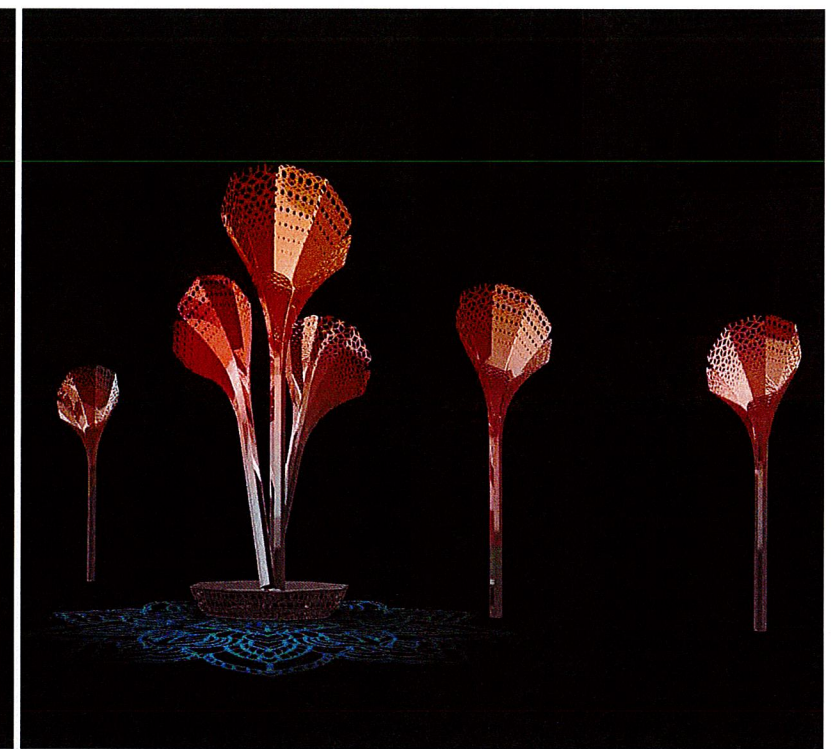
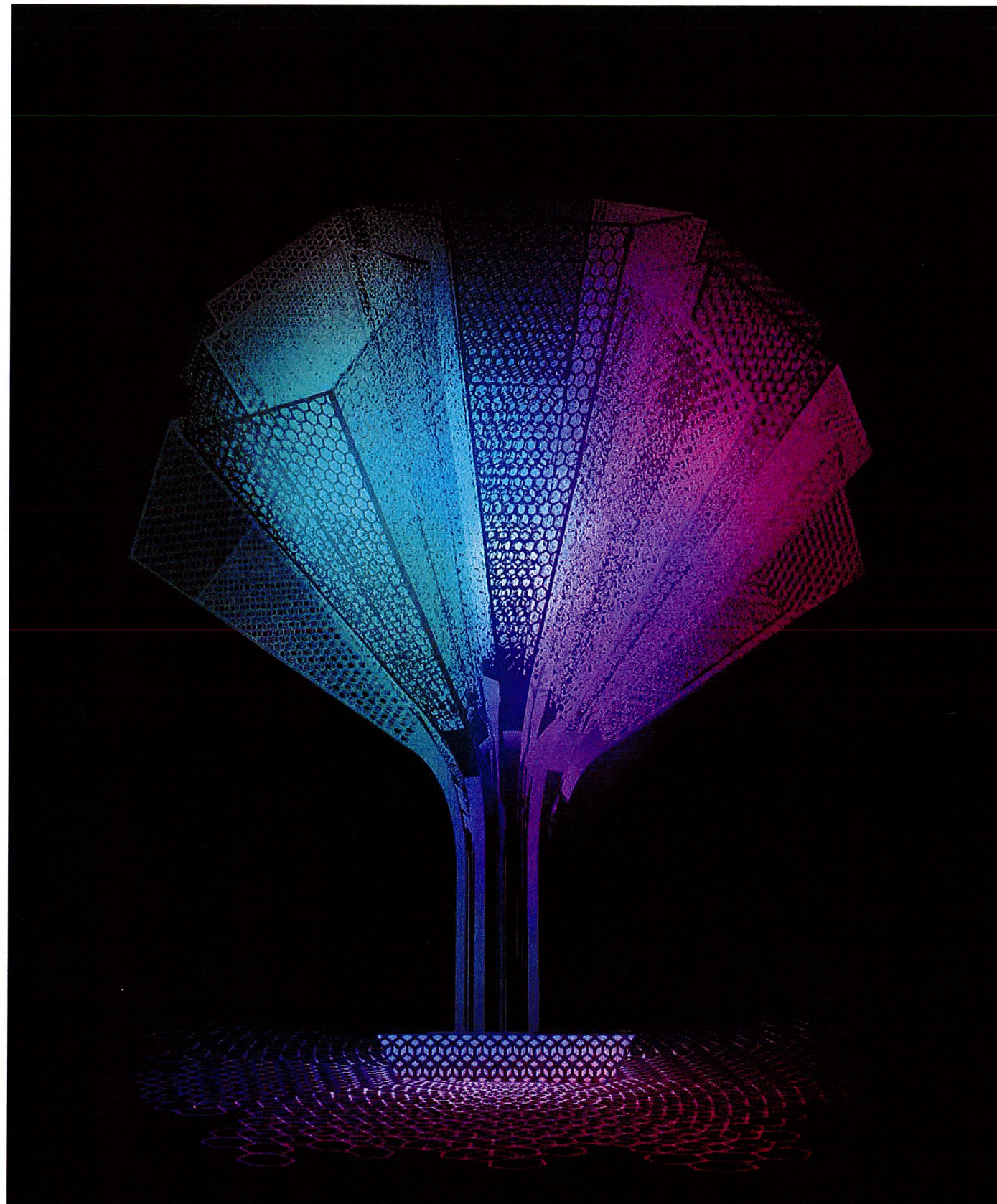


27th / BROADWAY

27th ST AND BROADWAY  
2450 VALDEZ ST  
OAKLAND, CA

## 27th / VALDEZ PUBLIC PLAZAS

ART IMAGERY



LEDs ILLUMINATE THE SCULPTURES IN COLOR AND BENCHES CAST PATTERNS OF LIGHT ONTO THE GROUND

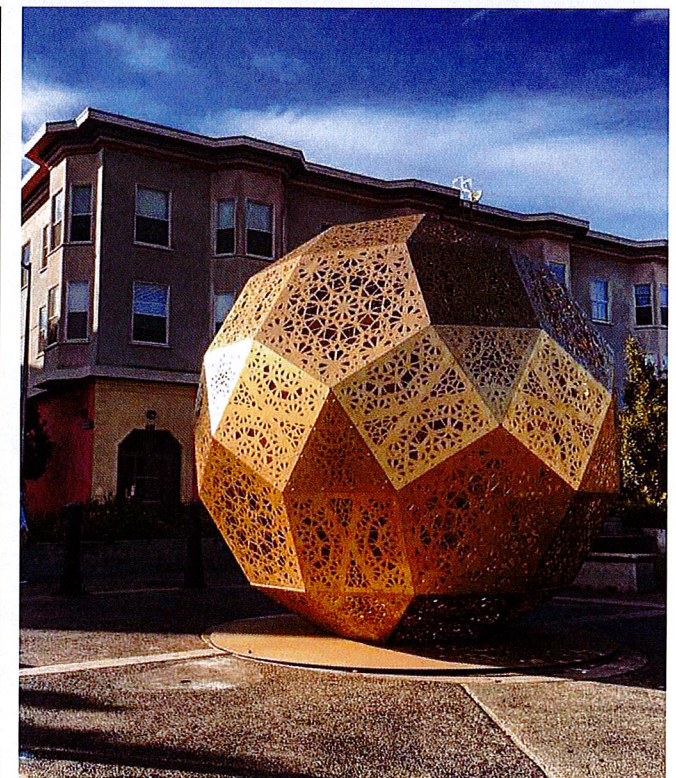
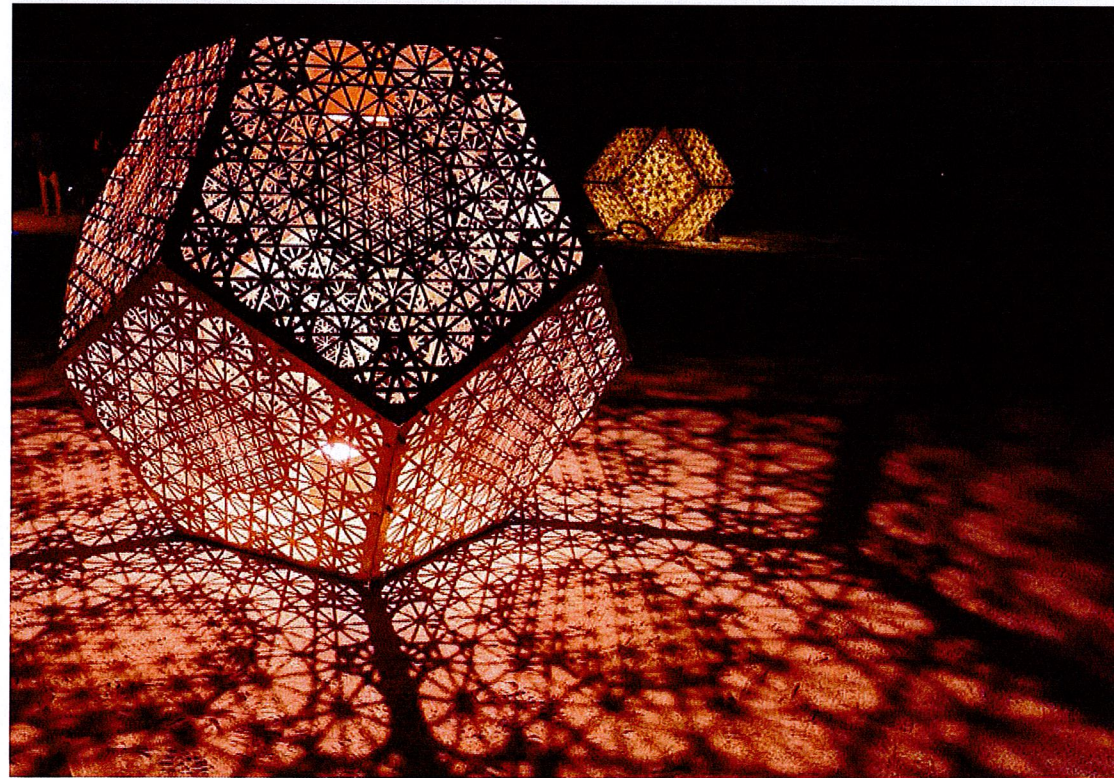
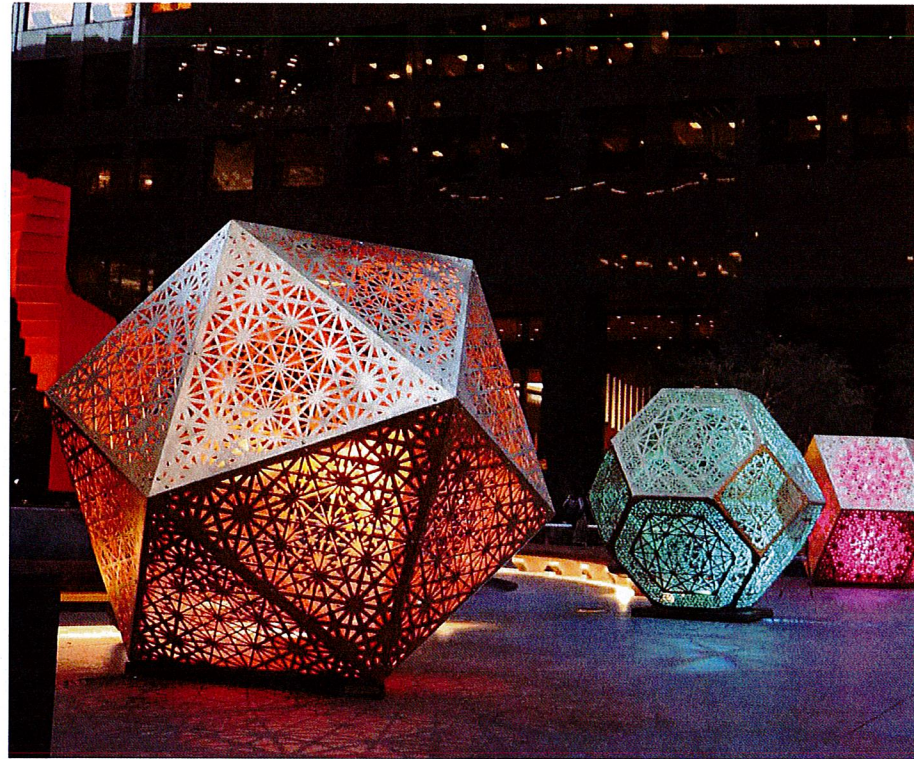
27th ST AND BROADWAY  
2450 VALDEZ ST  
OAKLAND, CA

27th / VALDEZ PUBLIC PLAZAS

ART IMAGERY

9

## SELECTION OF PREVIOUS HYBYCOZO WORKS



Our work consists of larger-than-life laser cut steel sculptures formed into imaginative illuminated installations.

27th ST AND BROADWAY  
2450 VALDEZ ST  
OAKLAND, CA

27th / VALDEZ PUBLIC PLAZAS

ART IMAGERY

10