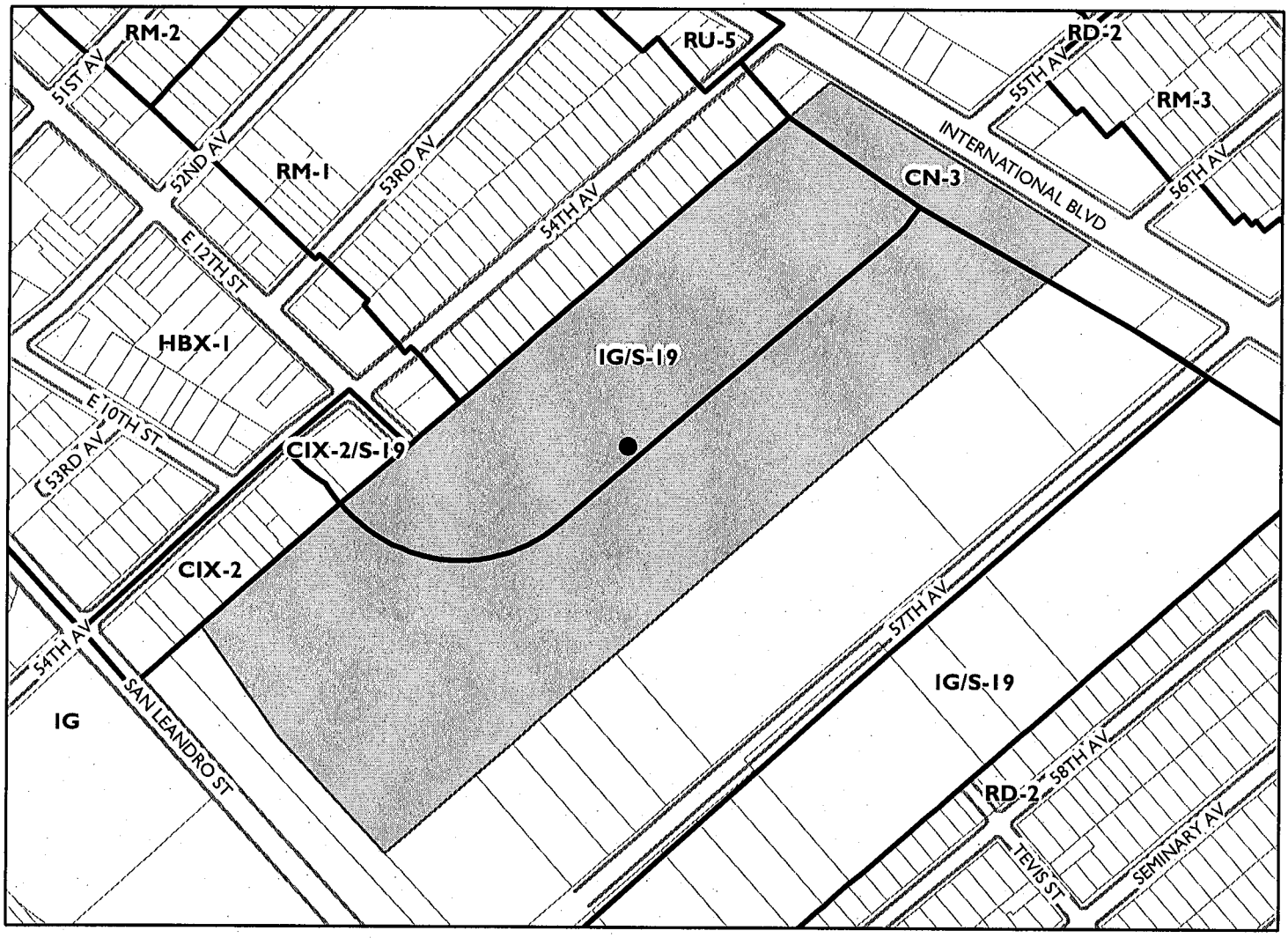
Location:	**5441 International Blvd.** **(APN: 041-3848-001-00)**
Proposal:	Public Hearing on the Draft Environmental Impact Report to obtain comments on the environmental analysis related to a proposal to demolish eight existing contaminated buildings, remediate the site, and construct an approximately 540,000 square foot warehouse. The site is located within the historic 57th Avenue Industrial District Area of Primary Importance (API), and the proposed project includes the demolition of two contributors to the District. As part of the proposed project, the front "bulkhead" portion of Building #1 (i.e., the façade that contains early-20th century Classical Revival-inspire industrial architecture and a portion of the sides of the building) would be preserved and incorporated into the design of the new warehouse. A variant to the project that requires all project-related truck trips to access the site from San Leandro Street rather than International Boulevard has also been proposed.
Applicant:	Bridge Development Partners, LLC
Contact Person:	Brendan Kotler – (213) 805-6350
Owner:	Bridge Point Oakland, LLC
Planning Permits Required:	Regular Design Review for new construction including Category II Demolition Findings, and Major Conditional Use Permit to allow the industrial warehousing use that is permitted in the IG Zone that is partially located within the CN-3 Zoned portion of the project site.
General Plan:	General Industrial Neighborhood Center Mixed Use
Zoning:	IG/S-19, General Industrial/ Health and Safety Protection Zone CN-3, Neighborhood Commercial Zone - 3
Environmental Determination:	Draft Environmental Impact Report was published for a 45-day review period from December 20, 2019 to February 3, 2020.
Historic Status:	57th Avenue Industrial District (API) OCHS Ratings: Building 1, Rating A1+, API Anchor; Building 2: Dc1+; API contributor
City Council District:	5
Action to be Taken:	1) Receive public and Landmarks Board comments on the Draft Environmental Impact Report. 2) Receive initial comments on the Design Review proposal.

SUMMARY

The purpose of this report and of the public hearing is to provide information and to solicit comments on the adequacy of specific environmentally-related information, issues and analysis contained in the Draft Environmental Impact Report (Draft EIR) for the project as it relates to Cultural Resources, as the proposal would demolish all existing buildings on the subject property at 5441 International Boulevard. The subject property is located within a locally eligible historic

LANDMARKS PRESERVATION ADVISORY BOARD



Case File: ER18-013/PLN19-076
Applicant: Bridge Development Partners, LLC
Address: 5441 International Blvd.
Zone: IG/S-19, CN-3

district, and two of the buildings proposed for demolition (Buildings 1 and 2) are historical resources for the purposes of review pursuant to the California Environmental Quality Act (CEQA). The development proposal would remediate the site and construct an approximately 540,000 square-foot industrial warehouse and would retain the front "bulkhead" portion of Building 1 which faces out onto International Boulevard. The Draft EIR concludes that the project would have significant and unavoidable impacts on Cultural Resources, as well as Green House Gas emissions, but the focus of the Landmarks Board meeting is to focus on Cultural Resources. The Draft EIR also recommends mitigation measures which may reduce the level of impacts but not to a level of less-than-significant.

The hearing on the DEIR is not intended for receipt of comments on the merits of the Project and no decisions will be made on the Draft EIR at the hearing. Specifically, comments on the Draft EIR should focus on the adequacy of the Cultural Resources elements of the Draft EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the Draft EIR's purpose to provide useful and accurate information about such factors.

The proposed redevelopment of the site is also being brought before the Landmarks Board for initial feedback on the proposed design as it relates ot the 57th Avenue API, as well as discussion on the submitted Category II Demolition Findings. This discussion would be separate than that of the DEIR, and comments on the merits of the project with regard to the Design Review submittal are appropriate.

BACKGROUND

In November 2018, Bridge Development Partners, LLC filed a request for environmental review application to begin review and consideration of a proposal to demolish all existing buildings on the subject property at 5441 International Boulevard (except for the façade of Building #1), remediate the site, and construct a new industrial warehouse.

The City is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and has the responsibility to prepare the Environmental Impact Report (EIR) for the Project. Staff published a Notice of Preparation (NOP) of an EIR on December 21, 2018. A scoping session was held before the Landmarks Preservation Advisory Board on January 14, 2019, and the Oakland Planning Commission on January 16, 2019.

The Notice of Availability for the Draft EIR was prepared and released on December 20, 2019 beginning a 45-day public comment period. The public comment period ends on February 3, 2020.

Comments on the Draft EIR may be made at the January 22, 2020 public meeting or in writing to the Department of Planning & Building, Bureau of Planning, to the attention of Peterson Vollmann. Written comments must be received prior to the comment period deadline (4:00 p.m. on February 3, 2020). After all comments are received, a Final EIR/Response to Comments

document will be prepared and the Planning Commission will consider certification of the Final EIR at a later meeting.

SITE DESCRIPTION

The project site consists of approximately 24 acres on International Boulevard, between 54th and 57th Avenues, and is located east of San Leandro Street and the Bay Area Rapid Transit (BART) tracks. The project site consists of approximately 24 acres formerly used as a manufacturing facility for General Electric. Today, eight buildings remain on the site (Buildings #1, #2, #4, #8, #17, #18, #20, and #21); these buildings were constructed between 1924 and 1975 with the exception of Building #21, which was constructed in the early 1980s to house remediation equipment.

The proposed project site is surrounded by a mix of commercial, residential and industrial uses. There are residential uses, primarily single-family homes, directly north of the site, as well as northeast of the site, across International Boulevard. There are also a few commercial uses north of the site, along 54th Avenue, and northeast of the site, along International Boulevard. The commercial properties in this area are composed of retail establishments such as food uses and markets, automotive repair shops, and some manufacturing. Industrial uses and parking lots are located to the south and southeast of the site with additional manufacturing facilities towards the west and southwest of the property along the San Leandro Street corridor.

An unused Union Pacific right-of-way and railroad tracks, BART tracks, and San Leandro Street run directly along the southwest boundary of the project site. Across the railroad tracks on San Leandro Street are large, often cinderblock and metal or vinyl-sided buildings used for industrial and warehouse purposes.

Historical Resources

The subject property was previously evaluated by the Oakland Cultural Heritage Survey (OCHS), which identified the site as being located within a locally designated Area of Primary Importance (API), the 57th Avenue Industrial District. The proposed project site includes two contributors to the district: Building #1, which is a primary anchor to the district (OCHS rating of "A1+"), and Building #2 (OCHS rating of "Dc1+"). Building 1 was also evaluated as an individually significant resource.

57th Avenue Industrial District

The 57th Avenue Industrial district (API) is a visually distinctive industrial area of approximately 21 buildings (including buildings #1 and #2) on 22 parcels, all located on one city block in Central East Oakland, along both sides of a long cul-de-sac off of International Blvd. The buildings along 57th Avenue contain mostly zero setbacks from the street, with varying yards and driveways between buildings. The buildings in the district are generally similar in size, age, and design, most of which date from the 1920's to 1940's. The styles include early 20th century utilitarian, decorative brick, and Moderne industrial buildings. Typical buildings are one story

with a long narrow plan, containing stepped parapets, truss roofs and vehicle doors. The exteriors are mainly pressed brick and common brick and glass, with stucco ornament, metal sash and three-dimensional brick work. According to the OCHS, the district appears eligible for listing to the National Register of Historic Places, and approximately 19 district properties (90% of the total) appear to contribute to the district's significance. Notable individual buildings are: the red brick General Electric plant at 5441 International Boulevard (the subject property); the tapestry brick Mutual Stores (Safeway) warehouse and tower at 5701 International Boulevard; and the Ferro Enamel plant at 1101 57th Avenue.

Significant Buildings

Building #1 located at 5441 International Boulevard is a very good example of an early 20th century utilitarian-Georgian Revival factory building. It was built in 1922, designed by the General Electric Plant Engineering Department (Schenectady, New York) and constructed by Foundation Company. A one story brick addition to the factory was made in 1927. Historically the building reflects industrial development in Oakland, and national businesses and industries in Oakland.

The original owner, developer, and occupant was General Electric Oakland Works. This was General Electric's second Oakland plant, the other being Mazda Lamp Works at 1600 Campbell Street which manufactured light bulbs. At the time General Electric bought the site, they had factories in 26 cities. Building #1 at the site housed offices at the front section of the building and had a large factory and warehouse for the manufacturing of switchboards, transformers and motors.

The OCHS rates Building #1 as possessing "Highest Importance", particularly for its design quality and type/style and historical associations. It is a primary contributor to the 57th Avenue Industrial District (API). In addition to district contributor eligibility, this building also appears individually eligible for listing to the National Register of Historic Places in the context of masonry (industrial) buildings in Oakland 1850-1948.

Building #2 at 5441 International Blvd., located behind Building #1, is a representative example of an early 20th century utilitarian industrial building and reflects industrial development in Oakland and national businesses and industries in Oakland. The OCHS rates Building #2 as possessing "Minor Importance", with potential for "Secondary Importance" if restored. It is a contributor to the 57th Avenue Industrial District (API).

PROJECT DESCRIPTION

The project consists of demolition of the eight existing structures and associated equipment and foundations; remediation actions for contaminated materials and soils; and construction of the new warehouse building. The façade of Building #1 would be preserved, treated to contain any contaminated materials, and incorporated into the design of the new building. The redevelopment of the approximately 24-acre site includes the construction of an approximately 534,208 square foot industrial building, with 524,208 square feet of warehouse space, 10,000 square feet of

ancillary office uses that includes a 5,000 square foot mezzanine. There would be 93,522 square feet of landscaping provided. The warehouse would have 85 dock doors and 219 parking stalls would be provided on the site for employees and visitors.

GENERAL PLAN

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as located in the Neighborhood Center Mixed Use and General Industrial and Transportation General Plan areas.

This Neighborhood Center land use classification is intended to identify, create, maintain, and enhance mixed use neighborhood commercial centers. These centers are typically characterized by a smaller scale pedestrian oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses. Future development within this classification should be commercial or mixed uses that are pedestrian oriented and serve nearby neighborhoods, or urban residential with ground floor commercial.

The General Industrial and Transportation land use classification is intended to recognize, preserve, and enhance areas of the City for a wide variety of businesses and related establishments that may have the potential to create off-site impacts such as noise, light/glare, truck traffic, and odor. These areas are characterized by sites with good freeway, rail, seaport, and/or airport access.

ZONING

The subject property is located within a CN-3 zone (Neighborhood Commercial Zone -3) for the approximately 100-foot deep portion of the site fronting on International Boulevard and the remaining majority of the site is located within the IG/S-19 zone (General Industrial Zone/ Health and Safety Combining Zone).

Design Review

Pursuant to Section 17.136.040, the proposed demolition and new construction is subject to the Regular Design Review process, and is subject to the Design Review Criteria set forth in Section 17.136.050.B (Regular Design Review Findings for Non-Residential Facilities) and Section 17.136.075.C (Category II Demolition Findings). The proposed development plans are included as Attachment C to this staff report.

As described earlier in this staff report, the proposal would retain the front "bulkhead" portion of Building #1 to incorporate into the development proposal, which is the most visible portion of the property as it fronts International Boulevard, and will act as a corner element to the new building. The new warehouse building would be constructed to the side and rear of the existing façade and occupy a large percentage of the project site. For the most part the façade of the new

building is utilitarian and minimalist in design with a two-tone cement plaster façade and windows along the street fronting façade that relate to the historic window pattern of the existing Building #1 façade. The corners of the new building have been designed as modern interpretations of the Building #1 bulkhead with a brick veneer. The side building elevations are broken up by loading dock doors on the south elevation, and color patterns similar to the loading dock doors on the north elevation, both of which would contain clerestory windows to allow light into the building. The proposal includes two different color scheme options for the new brick veneer and facade for consideration, one option is a darker brick that gives a more modernist expression to be compatible but more clearly differentiated from the red brick of the historic building, and the other contains a more earth tone approach that is softer and more similar to the historic red brick façade.

This report also includes the applicant's demolition findings submittal (Attachment D), and the main basis of justification of the demolition is that the building contains high levels of PCB contamination in the floors and brick walls of the building, and remediation of the building to bring it back into use is not cost effective. The proposal also would keep the most prominent architectural portion of the existing building (street fronting bulkhead of Building #1) as it was previously used for office purposes and requires less remediation than other parts of the building that were part of the factory operations.

As stated above, the proposal is required to meet the two sets of Design Review Criteria listed below:

SECTION 17.136.050.B. –DESIGN REVIEW CRITERIA, NON-REIDENTIAL FACILITIES

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

3. 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.

SECTION 17.136.075.C – CATEGORY II DEMOLITION FINDINGS:

1. For the demolition of structures in the CIX-1A Zone; or contributors to an S-7 Zone, S-20 Zone, or API:

a. The applicant demonstrates that: i) the existing property has no reasonable use or cannot generate a reasonable economic return and that the development replacing it will provide such use or generates such return, or ii) the applicant demonstrates that the structure constitutes a hazard and is economically infeasible to rehabilitate on its present site. For this criterion, a hazard constitutes a threat to health and safety that is not immediate; and

b. It is economically, functionally, architecturally, or structurally infeasible to incorporate the historic structure, or existing structure in the CIX-1A Zone, into the proposed development.

2. For the demolition of noncontributors to an S-7 Zone, S-20 Zone, or API: The existing structure is either: i) seriously deteriorated or a hazard; or ii) the existing design is undistinguished and does not warrant retention. For this finding, a hazard constitutes a threat to health and safety that is not immediate;

3. For the demolition of any structure in an S-7 Zone, S-20 Zone, or API:

a. The design quality of the replacement structure is equal/superior to that of the existing structure; and

b. The design of the replacement project is compatible with the character of the district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings:

i. The replacement project is compatible with the district in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;

ii. New street frontage includes forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;

iii. The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district;

iv. If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district;

v. The replacement project is consistent with the visual cohesiveness of the district. For the purpose of this item, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and

projections, quality of materials, patterns of openings and level of detailing. When a combination of some of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results; and

vi. The replacement project will not cause the district to lose its current historic status.

ENVIRONMENTAL REVIEW PROCESS

Scope

As stated earlier in this report, the City published the NOP December 21, 2018. A scoping session was held before the Landmarks Preservation Advisory Board on January 14, 2019, and the Oakland Planning Commission on January 16, 2019. Chapter 6 of the Draft EIR, *Other CEQA Considerations,* provides a brief discussion of the following environmental topics that during scoping were determined to have less than significant impacts with implementation of the City's Standard Conditions of Approval: Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; and Utilities. The following environmental topics are addressed in detail in the Draft EIR:

A. Cultural and Tribal Cultural Resources
B. Hazards and Hazardous Materials
C. Transportation and Circulation
D. Air Quality
E. Greenhouse Gas Emissions and Energy
F. Noise and Groundborne Vibration
G. Geology, Soils and Seismicity
H. Hydrology and Water Quality

Potentially Significant Impacts Identified in the Draft EIR

All impacts, City Standard Conditions of Approval and Mitigation Measures identified in the Draft EIR are summarized in Table 2-1 (see Attachment A) at the end of Chapter 2 (Summary) of the Draft EIR. Table 2-1 also identifies the level of significance of the impact after City Standard Conditions of Approval and recommended Mitigation Measures are implemented. Other than the impacts discussed below, all of the environmental effects of the Project can be reduced to less than significant levels through implementation of Standard Conditions of Approval or recommended Mitigation Measures.

The Draft EIR identifies the following **Significant and Unavoidable** environmental impacts related to Cultural Resources:

- **Impact CULT - 1:** Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA.

- **Impact CULT – 2:** Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA and would contribute to a significant cumulative impact to historical resources in Oakland.

The following is a summary of Mitigations that are proposed to respond to the impacts listed above but do not reduce the impacts to Less than Significant (these Mitigations are provided in more detail in Chapter 4.1 and 4.5 in the Draft EIR):

- **CULT-1a:** Historical Context Report. The project applicant shall retain a qualified cultural resources consultant to prepare a historical context report and photo-documentation of the historic buildings on the project site and the 57th Avenue Industrial District API.

- **CULT-1b:** Contribution to Façade Improvement Program. The project applicant shall contribute to the City's Façade Improvement Program in the amount of $684,000. The Façade Improvement Program contribution required hereunder shall be payable upon issuance of the first demolition permit for the project. Funds collected under this mitigation shall be designated for the repair or improvement of façades within the historic 57th Avenue Industrial District API for a two-year period. After that time, all remaining funds shall be eligible for citywide Façade Improvement Program expenditures.

- **CULT-1c:** Installation of a Commemorative Marker. To reduce the significant and unavoidable impact of the adverse effect on Building #1 and loss of Building #2 and the substantial adverse change in the historic significance of the 57th Avenue Industrial District API, the project applicant shall, prior to the issuance of the demolition permit for the project, install a commemorative marker or plaque on the project site. The marker or plaque shall be made of high quality, durable, all-weather materials, and describe the history of the project site and the 57th Avenue Industrial District; examples may be taken from the Bay Trail Series concerning historic industrial buildings.

- **CULT-1d:** Preparation of a Historic Property Treatment Plan. The project applicant shall prepare a Historic Property Treatment Plan for the retained portion of Building #1, in coordination with the City and OCHS staff and prior to the issuance of the demolition permit for the project.

- **CULT-2:** Implementation of CULT-1 (same mitigations apply to the cumulative impact).

Project Alternatives

Chapter 5 of the Draft EIR includes the analysis of three alternatives, beyond the *"No Project Alternative"*, to the Proposed Project that meet the requirements of CEQA, which include a reasonable range of alternatives to the Project that would feasibly attain most of the Project's basic objectives, and avoid or substantially lessen many of the Project's significant environmental effects. The CEQA alternatives analyzed in Chapter 5 include:

- *Approved Remedy Alternative* – The Approved Remedy Alternative would be consistent with the DTSC and USEPA approved 2011 remedial action plan ("RAP") risk-based clean up and would involve demolition of all the buildings on the site, and installation of an asphalt overlay around the building locations and over slabs that would remain on the site. After capping the site, it would remain vacant. While groundwater monitoring would continue, no additional remediation or reuse of the site would occur under this alternative.

- *No Reuse Alternative* – The No Reuse alternative includes two variants. Under Variant A, all of Building #1 and Building #2 would be protected in place, but not further used or occupied. Under Variant B, only Building #1 would be protected in place and Building #2 would be demolished and the pad capped with asphalt. Under either variant, neither building would be remediated or restored. Repairs would be made so that further building deterioration would not occur, and neither building would be occupied. This alternative further assumes the demolition of all other buildings on the site, capping of the site with an asphalt pad, and no remediation or new construction for future industrial use. Only remediation and monitoring activities currently required by DTSC and EPA would continue.

- *Preservation and Reuse Alternative* – The Preservation and Reuse alternative includes the remediation of the site for future industrial use, as described for the proposed project, and assumes that both Building #1 and Building #2 could be remediated and rehabilitated for industrial use in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, requirements of the City of Oakland, and USEPA and DTSC requirements, assumed to be similar to the requirements in the RDIP Addendum to allow reuse of the bulkhead portion of Building #1. All other structures on the site would be demolished. After remediation, the remainder of the site would be developed with buildings or a building to support industrial uses.

The DEIR concludes that Variant A of the No Reuse alternative is the environmentally superior alternative. Under this alternative, repairs would be made so that Buildings #1 and #2 would not continue to deteriorate, would be protected in place, and would remain vacant. The buildings would not be restored or remediated for contamination to allow for reuse. This alternative assumes demolition and capping of pads for all other buildings on the site. Variant A would reduce the blighting influence on the surrounding neighborhood, retain the historic resources, reduce risks associated with hazardous materials and avoid impacts associated with greenhouse gas emissions as the buildings and site would remain vacant.

PUBLICATION AND DISTRIBUTION OF THE DRAFT EIR

The Draft EIR was made available for public review on December 20, 2019. The Notice of Availability for the Draft EIR was mailed to property owners within 300 feet of the Project area, distributed to State and local agencies, posted on the City's website, and mailed to Interested Parties. The Notice of Availability is attached to this report (see Attachment B). Copies of the Draft EIR were also previously distributed to City officials, including the Landmarks Board and Planning Commission, and is available at the Department of Planning & Building, Bureau of Planning (250 Frank H. Ogawa Plaza, Suite 2114), and the City's website at:

https://www.oaklandca.gov/documents/current-environmental-review-documents-2011-2019

CONCLUSION

All comments received on the Draft EIR will be considered by the City prior to finalizing the EIR and making a decision on the Project. Comments on the Draft EIR should focus on the adequacy of the EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the Project in light of the EIR's purpose to provide useful and accurate information about such factors. Comments on the Draft EIR may be made at the public hearing or in writing to the Department of Planning & Building, Bureau of Planning, to the attention of Peterson Vollmann. Written comments must be received prior to the comment period deadline (4:00 p.m. on February 3, 2020). A public meeting on the DEIR will also held before the Planning Commission on January 22, 2020 for comment. After all comments are received, the City will prepare a Final EIR/Response to Comments document will be prepared and the Planning Commission will consider certification of the Final EIR at a future meeting date. Staff will return to the full Planning Commission for action on the development entitlements.

Staff looks to receive public comments and Landmarks Board recommendations on the proposed Design Review application and the submittal's consistency with the required Non-Residential Design Review Criteria and Category II Demolition Findings.

RECOMMENDATION

1) Receive public and Board member comments on the Draft EIR.

2) Close the public hearing with respect to receipt of oral comments on the DEIR; written comments will be accepted until 4:00 pm on February 3, 2020.

3) Receive Board member comments and recommendations on the Design Review application.

Prepared by:

Peterson Z. Vollmann, Planner IV

Reviewed by:

Catherine Payne, Acting Development Planning Manager
Bureau of Planning

Attachments:

A. Summary Table (DEIR Table 2-1 – Cultural Resources only)
B. Notice of Availability (NOA)
C. Project Plans
D. Applicant Demo Findings & Soundness Report Attachment for Building #1 & Building #2 (See note below for link to complete submittal with attachments)

Note:

The Draft EIR was provided under separate cover for review and consideration by the Landmarks Board, and is available to the public at the Bureau of Planning office at 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612 and on the City's website at:

https://www.oaklandca.gov/documents/current-environmental-review-documents-2011-2019

The Demolition Findings submittal can be found in its entirety on the City's website at:

https://aca.accela.com/OAKLAND/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=19PLN&capID2=00000&capID3=00147&agencyCode=OAKLAND&IsToShowInspection=

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
4.1 Cultural Resources and Tribal Cultural Resources			
Impact CULT-1: Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA.	S	Mitigation Measure CULT-1a: Historical Context Report. Prior to approval of demolition and construction-related permits, the project applicant shall retain a qualified cultural resources consultant to prepare a historical context report and photo-documentation of the historic buildings on the project site and the 57th Avenue Industrial District API. The report shall include a description of the resources' historical significance within the context of Oakland's historical industrial development during the early-20th century as well their historical architectural significance within the context of utilitarian, unreinforced masonry buildings in Oakland. The report shall also include a discussion of the project site's historical association with the former KGO radio station. Oral histories of those who worked at the GE plant, or those who otherwise have knowledge of the project site's history, shall be sought out and, if located, findings incorporated into the historical context report, as appropriate. Recordings of the oral histories that result from this mitigation shall also be made available to the public by the City or a local historical archive as a digital file (e.g., mp3). Photo-documentation of the project site buildings and the API shall be included in the report to provide additional descriptive data and a permanent visual record of the resources. The photo-documentation shall be done according to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) guidelines. Based on the curation requirements of the receiving institution, either hard copies and/or electronic copies of the report and photo-documentation shall be offered to the Oakland Heritage Alliance, the Oakland Cultural Heritage Survey, the Oakland Public Library, the Environmental Design Library, Archives, and Visual Resource Center at the University of California, Berkeley, and the Northwest information Center. The applicant shall also be responsible for ensuring that the report and photo-documentation are available to the general public via the internet.	SU

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		Mitigation Measure CULT-1b: Contribution to Façade Improvement Program. Prior to approval of demolition permits, the project applicant shall contribute to the City's Façade Improvement Program. Funds collected should be reserved for buildings within the 57th Avenue Industrial District API for a period of two years. The use of Façade Improvement Program funds for use in the API is appropriate given the location, visibility and contribution of Building #1 and Building #2 within the 57th Avenue Industrial District API. By directing that the funds be used in the 57th Avenue Industrial District API, the mitigation will have a direct effect on the remaining historic resources in the District, including the remaining portion of Building #1, as well as the District itself. The mitigation measure is devised to reflect this and provide more specificity regarding the process for use of the funds. In accordance with the City's Façade Improvement Program, the amount of the contribution required to be paid by the project applicant under this mitigation measure (based upon the calculation for obtaining façade improvement grants) shall be based on the following: • $10,000 for the first 25 feet of two façades of each building and $2,500 per 10 additional linear feet of the same two façades beyond the first 25 feet. • There shall be a 20 percent increase added for each building designated as a Historical Resource under CEQA. • The total for each building shall be multiplied by 2 for being located within an API. For purposes of this mitigation, the length of the main, International Boulevard-facing façade of Building #1 is 135 feet minus 129 feet, which is the length to be retained, for a total of 6 feet. The length of the secondary, southeast-facing façade of Building #1 is 585 feet minus 33 feet, which is the portion to be retained, for a total of 552 feet. As 25 feet from two facades will not be removed by the project, the $10,000 would not apply to the front	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		façade of Building #1; however, it would apply to the removal of 552 feet of the southeast-facing façade. For Building #2, the length of the main, International Boulevard-facing façade is 110 feet, and the length of the secondary, southeast-facing façade is 450 feet. The following calculation results in a total contribution of $684,000. *5441 International Boulevard - Building #1:* Secondary façade: $10,000 + ($2,500 x 552 feet)/10 feet $138,000 *5441 International Boulevard - Building #2:* Main façade: $10,000 + ($2,500 x 85 feet)/10 feet $31,250 Secondary façade: $10,000 + ($2,500 x 425 feet)/10 feet $116,250 $147,000 *Building #1 total ($138,000) + Building #2 total ($147,500)* *$285,000* CEQA Historical Resources – increase by 20%: $335,000 x 1.2 $342,000 Located in an API – increase by two times $684,000 The Façade Improvement Program contribution required hereunder shall be payable upon issuance of the first demolition permit for the project. Funds collected under this mitigation shall be designated for the repair or improvement of façades within the historic 57th Avenue Industrial District API for a two-year period. After that time, all remaining funds shall be eligible for citywide Façade Improvement Program expenditures. All rehabilitation efforts or façade improvements under this Program shall be undertaken using the Secretary of the Interior's Standards for the Treatment of Historic Properties. Administration of this Program shall be overseen by OCHS staff.	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		Mitigation Measure CULT-1c: Installation of a Commemorative Marker. To reduce the significant and unavoidable impact of the adverse effect on Building #1 and loss of Building #2 and the substantial adverse change in the historic significance of the 57th Avenue Industrial District API, the project applicant shall, prior to the issuance of the demolition permit for the project, install a commemorative marker or plaque on the project site. The marker or plaque shall be made of high quality, durable, all-weather materials, and describe the history of the project site and the 57th Avenue Industrial District; examples may be taken from the Bay Trail Series concerning historic industrial buildings. The marker or plaque shall be installed on the project site to allow for high public visibility from International Boulevard. The content, materials, and appearance of the commemorative marker or plaque shall be developed by a consultant experienced in urban architectural interpretive displays, and shall be done in consultation with OCHS staff. At the time of installation, the project applicant shall provide the City with a plan that details ongoing review and maintenance of the marker or plaque. Additionally, for use in case of damage to the first marker or plaque, the applicant shall have prepared and stored a spare to be produced at the same time the first marker is manufactured.	
		Mitigation Measure CULT-1d: Preparation of a Historic Property Treatment Plan. The project applicant shall prepare a Historic Property Treatment Plan for the retained portion of Building #1, in coordination with the City and OCHS staff and prior to the issuance of the demolition permit for the project. At a minimum, the Historic Property Treatment Plan shall identify the portion of the building to be preserved, plans for maintaining and protecting that portion of the building during demolition and construction, and rehabilitation plans. The plan shall be prepared with oversight by a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Architectural History and Historic Architecture (48 CFR 44738-9).	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		The City shall be responsible for ensuring that Mitigation Measures CULT-1a, CULT-1b, CULT-1c and CULT-1d are completed as a condition of the demolition permit. The applicant shall be responsible for funding the mitigation measures identified herein. Implementation of Mitigation Measures CULT-1a, CULT-1b, CULT-1c, and CULT-1d will mitigate the cultural resources impact to a degree, but not to a level that is less than significant and the impact would remain significant and unavoidable.	
Impact CULT-2: Demolition of buildings on the project site would adversely affect two historical buildings and an Area of Primary Importance that qualify as historical resources under CEQA and would contribute to a significant cumulative impact to historical resources in Oakland.	S	Mitigation Measure CULT-2: Implementation of Mitigation Measures CULT-1a, CULT-1b, and CULT-1d will mitigate this cumulative impact to a degree, but not to a level that is less than significant and this cumulative impact would remain significant and unavoidable.	SU
		SCA-CULT-1: Archaeological and Paleontological Resources – Discovery During Construction (#33) Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented. In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense. In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant. When Required: During construction	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		Initial Approval: N/A Monitoring/Inspection: Bureau of Building	
		SCA-CULT-2: Archaeologically Sensitive Areas – Pre-Construction Measures (#34) Requirement: The project applicant shall implement either Provision A (Intensive Pre- Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources. Provision A: Intensive Pre-Construction Study. Prior to approval of construction-related permits, the project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include: a. Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources. b. A report disseminating the results of this research. c. Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources. If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction. Provision B: Construction ALERT Sheet. Prior to and during ground disturbing activities, the project applicant shall prepare a construction "ALERT" sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project's prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil- disturbing activities within the project site. The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City's Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster,	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site. When Required: Prior to approval of construction-related permit; during construction Initial Approval: Bureau of Building; Bureau of Planning Monitoring/Inspection: Bureau of Building	
		SCA-CULT-3: Human Remains – Discovery During Construction (#35) Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building	

Table 2-1 Summary of Impacts, Standard Conditions of Approval, and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance without Mitigation	Standard Conditions of Approval/Mitigation Measures	Level of Significance With Mitigation
		SCA-CULT-4: Property Relocation (#36) Requirement: Pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate the historic resource to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following: a. Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations; b. Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the City; c. Maintaining the signs and advertising in place for a minimum of 90 days; and d. Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement. When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Planning (including Oakland Cultural Resource Survey) Monitoring/Inspection: N/A	
4.2 Hazards and Hazardous Materials			
Impact HAZ-1: Construction of the proposed project or San Leandro Street access variant could result in the accidental release of hazardous materials.	S	Mitigation Measure HAZ-1: Following the completion of grading activities, the entire site shall be temporarily capped as soon as possible using recycled crushed concrete sourced from the project site that has been tested and determined to be available for this use and imported aggregate base material, as needed, to ensure that large areas of exposed soil are not	LTS

Attachment B

CITY OF OAKLAND

DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARINGS ON THE GE SITE REMEDIATION AND REDEVELOPMENT PROJECT

PROJECT TITLE:	**GE Site Remediation and Redevelopment Project International Boulevard**
CASE NO.	**PLN19-076/ER18-013**
PROJECT SPONSOR:	**Bridge Development Partners**
PROJECT LOCATION:	**5441 International Blvd. (Assessor's Parcel Number 041-3848-001-00)**

DESCRIPTION OF PROJECT:

Bridge Development Partners has proposed to demolish eight existing contaminated buildings, remediate the site, and construct a warehouse on the site previously owned by General Electric. The site is located within the historic 57th Avenue Industrial District Area of Primary Importance (API), and the proposed project includes two contributors to the District: Building #1, which is a primary anchor to the District and has an OCHS rating of A1+, and Building #2, which has a rating of Dc1+. Buildings #1 and #2 on the site, which are among the buildings proposed for demolition, are considered historic resources under CEQA. As part of the proposed project, the front "bulkhead" portion of Building #1 (i.e., the façade that contains early-20th century Classical Revival-inspire industrial architecture and a portion of the sides of the building) would be preserved, treated or encapsulated to contain any contaminated materials, and incorporated into the design of the new warehouse. A variant to the project that requires all project-related truck trips to access San Leandro Street rather than International Boulevard has also been proposed.

The site is located on the southern side of International Boulevard between 54th and 57th Avenues. The General Plan land use classification for the site is General Industrial for the majority of the site and Neighborhood Center Mixed Use for the 100 foot deep portion fronting International Boulevard. The zoning designation for the project site is IG/S-19 (General Industrial Zone/Health & Safety Combining Zone) and CN-3 (Neighborhood Commercial Zone-3). Required discretionary permits for the project include design review including demolition findings.

The project site consists of approximately 24 acres formerly used as a manufacturing facility for General Electric. The California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), in coordination with the California Department of Toxic Substances Control (DTSC) and the United States Environmental Protection Agency (USEPA), issued Cleanup and Abatement Order No. 80-011 (CAO No. 80-011) in early December 1980 due to surface and subsurface contamination issues on the site. Hazardous materials are also within the buildings themselves. Numerous remediation activities have been ongoing since 1980.

The environmental review process is consistent with CEQA and local requirements, as further detailed below.

ENVIRONMENTAL REVIEW:

A Draft Environmental Impact Report (Draft EIR) was prepared for the project under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et. seq.* The Draft EIR analyzes potentially significant environmental impacts in the following environmental

categories: Cultural and Tribal Cultural Resources, Hazards and Hazardous Materials, Transportation and Circulation, Air Quality, Greenhouse Gas Emissions and Energy, Noise and Groundborne Vibration, Geology, Soils and Seismicity, and Hydrology and Water Quality. The Draft EIR identifies significant and unavoidable environmental impacts related to Historic Resources and Greenhouse Gas Emissions. Copies of the Draft EIR are available for review or distribution to interested parties at no charge at the Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612, Monday through Friday, 8:00 a.m. to 4:00 p.m. The Draft EIR may also be reviewed at the following website:

https://www.oaklandca.gov/documents/current-environmental-review-documents-2011-2019

PUBLIC HEARINGS: The Landmarks Preservation Advisory Board will conduct a public meeting on the Draft EIR for the project on **January 13, 2020**, at 6 p.m. in Council Chambers, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The City Planning Commission will conduct a public hearing on the Draft EIR for the project on **January 22, 2020**, at 6 p.m. in Council Chambers, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the EIR and the project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project. Comments on the Draft EIR should focus on the sufficiency of the EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors. Comments may be made at the public hearing described above or in writing.

Please address all written comments to Peterson Vollmann, Planner IV, City of Oakland, Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; (510) 238-6167(phone); (510) 238-4730(fax) or by e-mail at pvollmann@oaklandca.gov. Comments should be received no later than 4:00 p.m. on February 3, 2020. Please reference case number PLN19-07/ER18-013 in all correspondence. If you challenge the environmental document or project in court, you may be limited to raising only those issues raised at the Planning Commission public hearing described above, or in written correspondence received by the Bureau of Planning on or prior to 4:00 p.m. on February 3, 2020. After all comments are received, a Final EIR will be prepared and the Planning Commission will consider certification of the Final EIR and render a decision/make a recommendation on the project at a later meeting date to be scheduled. For further information, please contact Peterson Vollmann, Planner IV at (510) 238-6167 or at pvollmann@oaklandca.gov.

December 20, 2019
File Number: PLN19-076/ER18-013

ED MANASSE
Planning and Building Department
Environmental Review Officer

PHOTOS OF REPRESENTATIVE BUILDINGS WITHIN THE 57TH STREET INDUSTRIAL API DISTRICT

Attachment C

Bridge Oakland

Historical Buildings

Legend

- 5441 International Blvd
- Anchor Buildings

5701 International Blvd.

5625 International Blvd.

5441 International Blvd

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Data LDEO-Columbia, NSF, NOAA

Data MBARI

300 ft

N

Bridge Oakland

Historical Building

Legend

- 5441 International Blvd
- Anchor Buildings

5441 International Blvd.

5625 International Blvd.

5701 International Blvd.

Google Earth

Data MBARI

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Data LDEO-Columbia, NSF, NOAA

100 ft

5701 International Blvd. looking Southwest

5701 International Blvd. looking South
(building recently restored)

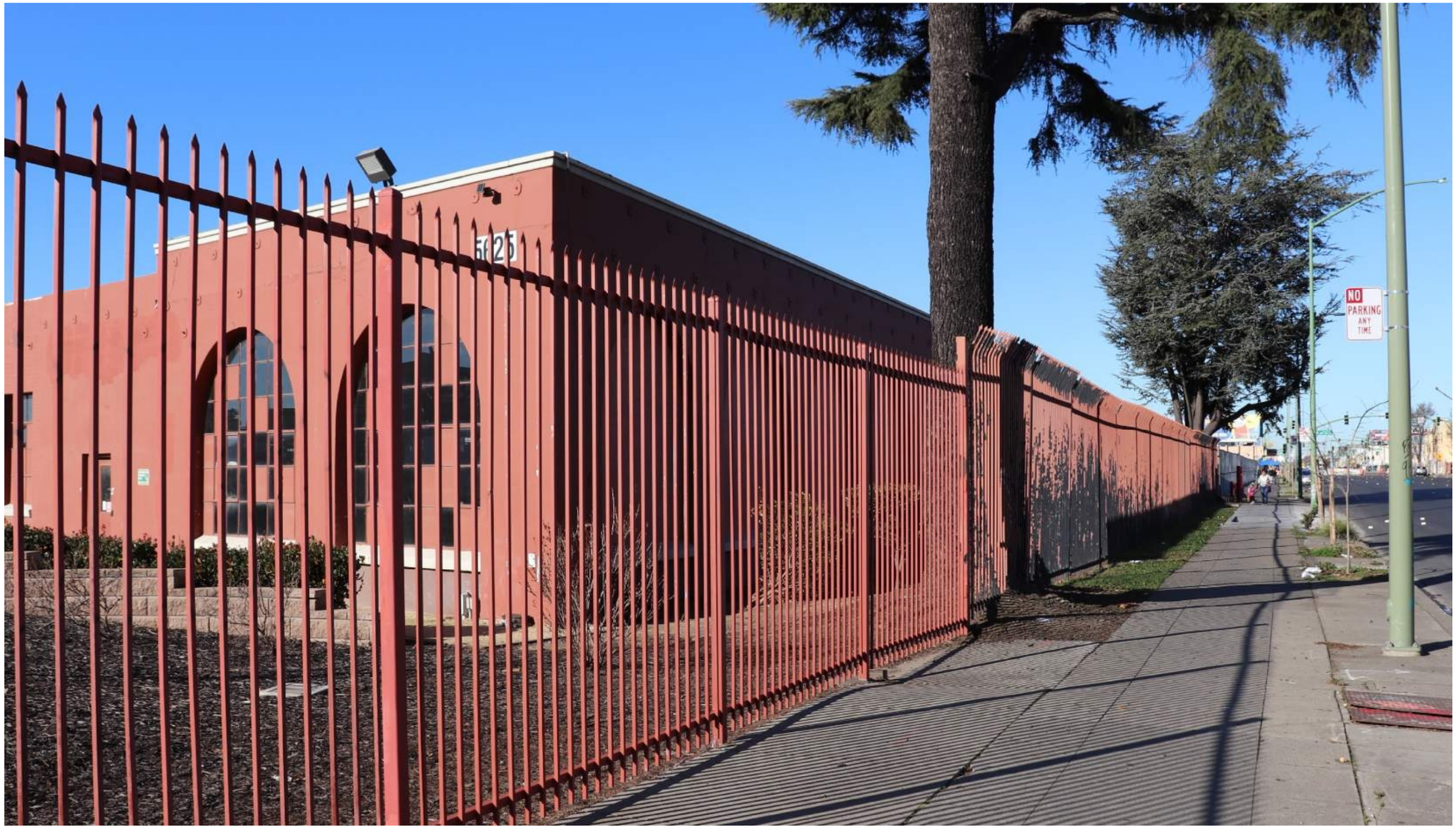
5701 International Blvd.
looking West

5701 International Blvd. North side looking East from 57th St.

Rear portion of North side of 5701 International Blvd.
looking Southwest from 57th St.

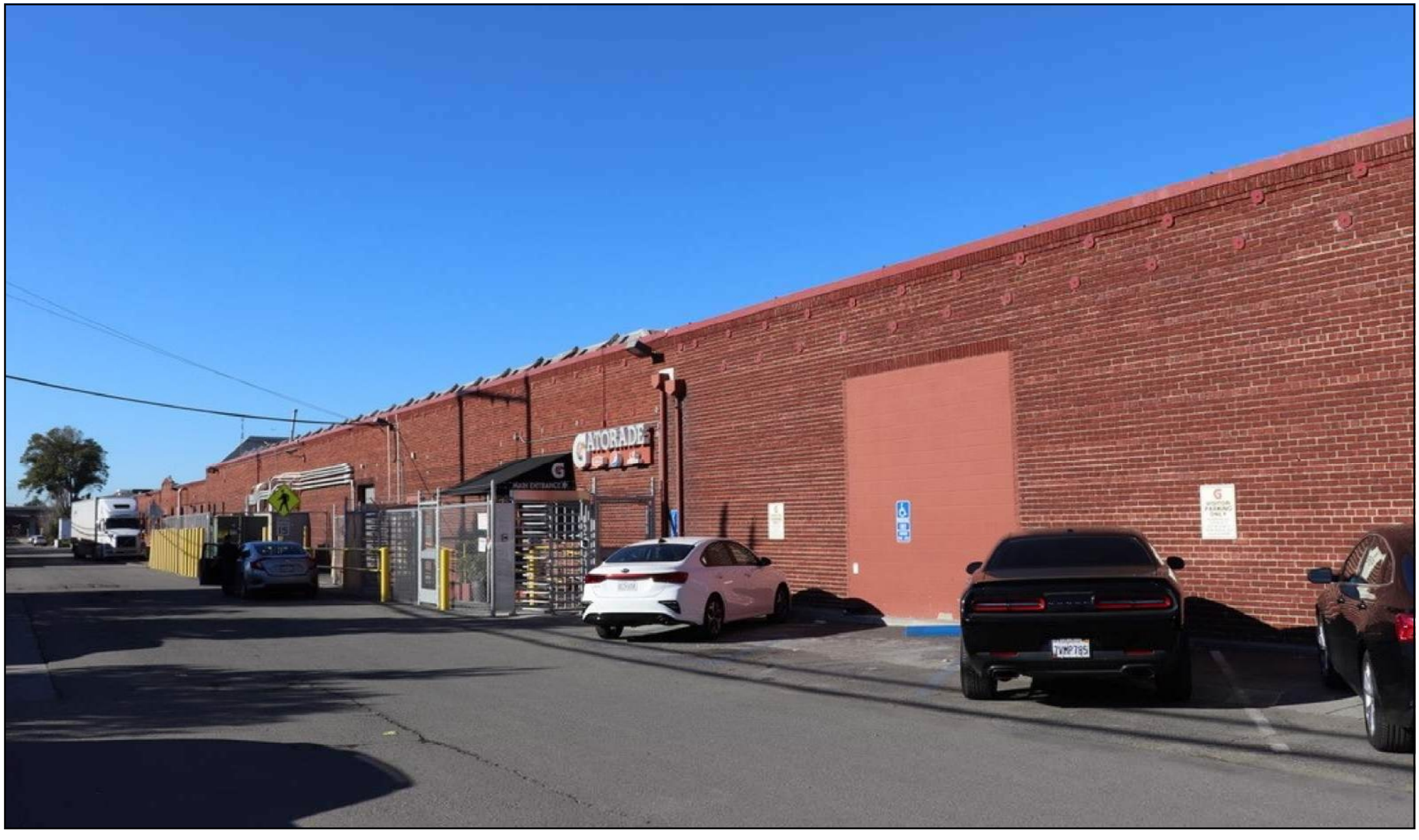
5625 International Blvd.

5625 International Blvd. looking Northwest



5625 & 5441 International Blvd. looking Northwest

5625 International Blvd. Southern side of building along 57th St. looking Southwest from 57th St.



5625 International Blvd. loading area along 57th St. looking Northwest

1135 57th AVENUE, SOUTH AND EAST FACADE

1100 57th AVENUE, SOUTH FACADE

1101 57th AVENUE, SOUTH FACADE

1154 57th AVENUE, NORTH FACADE

HERDMAN
ARCHITECTURE + DESIGN

5441 INTERNATIONAL BLVD
OAKLAND, CA

01.03.2020
H-A+D JOB NO: A17-2096

BRIDGE

SOUTHEAST CORNER

HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 1
H-A+D JOB NO: A17-2096

NORTHEAST CORNER

HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 1
H-A+D JOB NO: A17-2096

SOUTHEAST CORNER

HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 2
H-A+D JOB NO: A17-2096

NORTHEAST CORNER

HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 2
H-A+D JOB NO: A17-2096

EAST ELEVATION

WEST ELEVATION

HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 1
H-A+D JOB NO: A17-2096

ENLARGED NORTH ELEVATION

NORTH ELEVATION

NORTH ELEVATION CONT.

HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 1
H-A+D JOB NO: A17-2096

ENLARGED SOUTH ELEVATION

SOUTH ELEVATION

SOUTH ELEVATION CONT.

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BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 1
H-A+D JOB NO: A17-2096

EAST ELEVATION

WEST ELEVATION

HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 2
H-A+D JOB NO: A17-2096

ENLARGED NORTH ELEVATION

NORTH ELEVATION

NORTH ELEVATION CONT.

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BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 2
H-A+D JOB NO: A17-2096

ENLARGED SOUTH ELEVATION

SOUTH ELEVATION

SOUTH ELEVATION CONT.

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ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 2
H-A+D JOB NO: A17-2096

ENLARGED VIEW @ MAIN OFFICE ENTRY

A. PAINTED CONCRETE
SW 6071:
POPULAR GRAY

B. PAINTED CONCRETE
SW 7067:
CITYSCAPE

C. PAINTED CONCRETE
SW 7674:
PEPPERCORN

D. TUNDRA BRICK

E. PRECAST MASONRY
PAINTED IN FIELD TO
MATCH

F. FORMED CONCRETE
PAINTED

G. SOLARBAN 60
INSULATED CLEAR &
CLEAR GLAZING

H. DECORATIVE
BREAK METAL

HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 1

H-AD JOB NO: A17-2096

ENLARGED VIEW @ MAIN OFFICE ENTRY

A. PAINTED CONCRETE
SW 6071:
POPULAR GRAY

B. PAINTED CONCRETE
SW 7642:
PAVESTONE

C. PAINTED CONCRETE
SW 7674:
PEPPERCORN

D. TAUPE BRICK

E. PRECAST MASONRY
PAINTED IN FIELD TO
MATCH

F. FORMED CONCRETE
PANEL PAINTED

G. SOLARBAN 60
INSULATED CLEAR &
CLEAR GLAZING

H. DECORATIVE
BREAK METAL

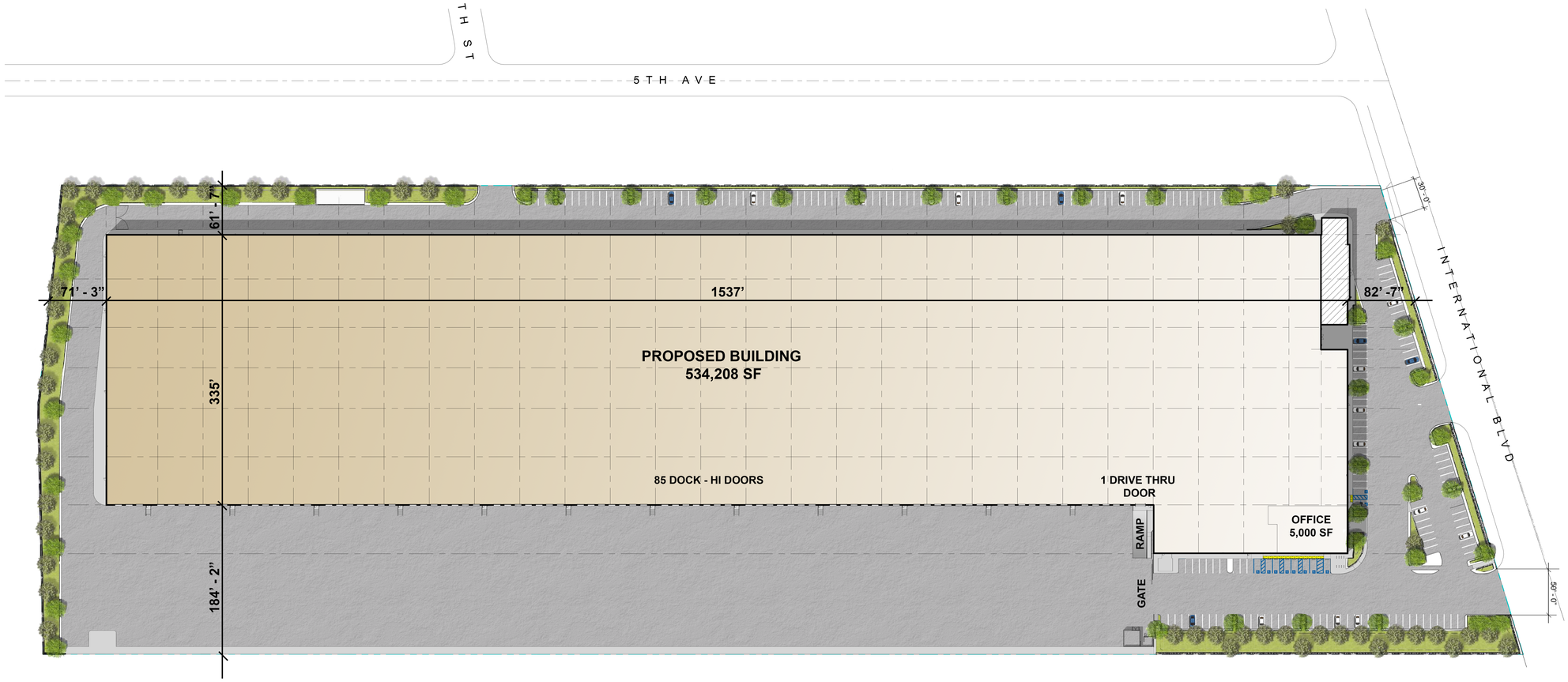
HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

01.03.2020_SCHEME 2

H-AD JOB NO: A17-2096



PROJECT INFORMATION				11.04.2019
GROSS SITE AREA	23.20 AC	**1,010,747 SF**		
CLEAR HEIGHT: 36' @ 6" INSIDE FIRST GRID LINE				
TOTAL BUILDING AREA		**534,208 SF**		
1ST FLOOR		529,208 SF		
WAREHOUSE		524,208 SF		
OFFICE		5,000 SF		
MEZZANINE LEVEL		5,000 SF		
OFFICE		5,000		
NET COVERAGE		**52.85%**		
MAX FAR		*0.00%*		
LANDSCAPE PROVIDED		**90,170 SF**	**8.92%**	
LANDSCAPE REQUIRED		*5.00%*		
PARKING REQUIRED				
WAREHOUSE @ 1/3500		150		
1st FLOOR OFFICE @ 1/600		9		
MEZZANINE OFFICE @ 1/1,000		5		
TOTAL REQUIRED		**164**	**STALLS**	
PARKING PROVIDED		**219**	**STALLS**	
	STANDARD	192	AUTO	
	ADA	7	AUTO	
	EV	12		
	EV ADA	1		
	EV VAN ACCESSBLE	1		
	CLEAN AIR	6		
	BICYCLE RACKS	16		
	TRAILER STALLS	0	TRAILER	

HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

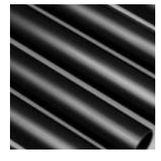
01.07.2020
H-A+D JOB NO: A17-2096

EAST ELEVATION

FENCE DETAIL

A. PRECAST MASONRY
CAP INTEGRATED COLOR
TO MATCH
SW 6071:POPULAR GRAY

B. GRAY BRICK



C. WROUGHT IRON

HERDMAN
ARCHITECTURE + DESIGN

BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

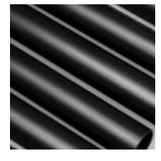
01.03.2020
H-A+D JOB NO: A17-2096

EAST ELEVATION

FENCE DETAIL

A. PRECAST MASONRY
CAP INTEGRATED COLOR
TO MATCH
SW 6071:POPULAR GRAY

B. TAUPE BRICK



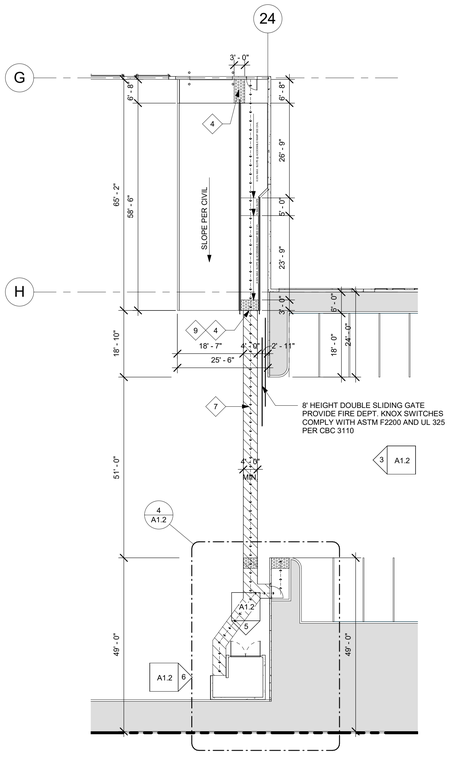
C. WROUGHT IRON

HERDMAN
ARCHITECTURE + DESIGN

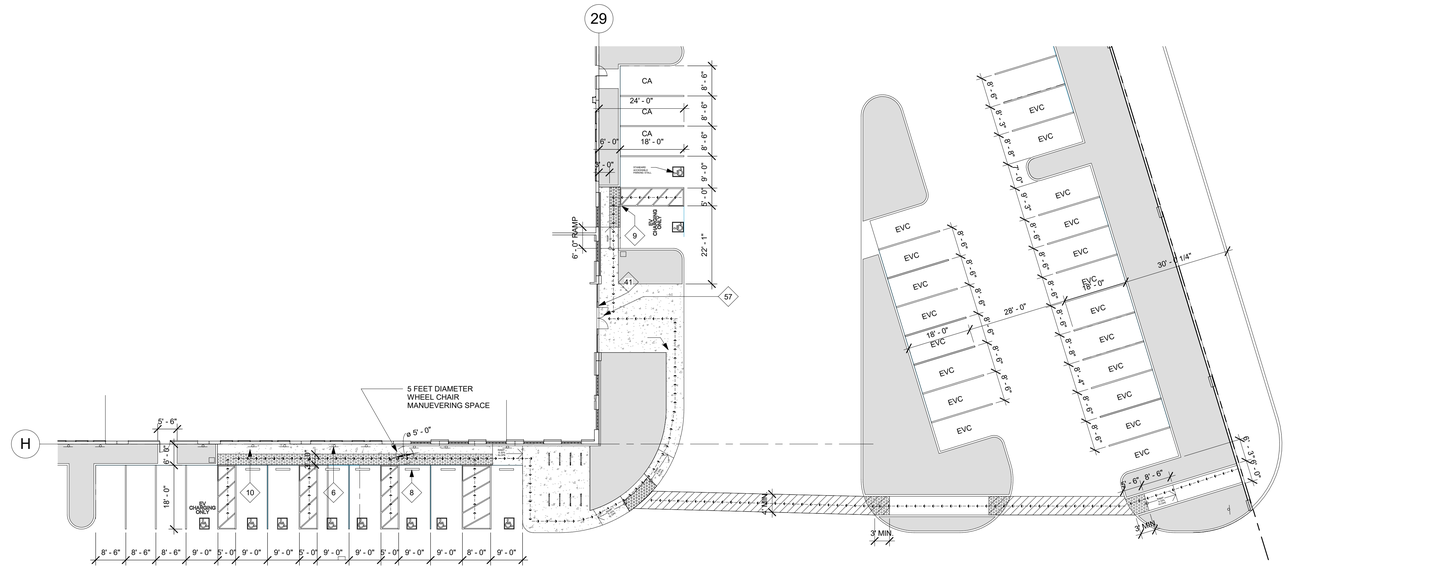
BRIDGE

BRIDGE DEVELOPMENT
INTERNATIONAL BLVD - OAKLAND, CA

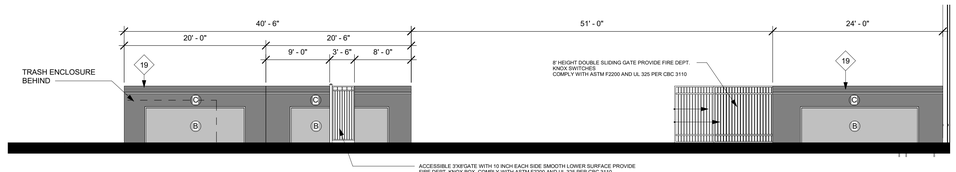
01.03.2020
H-A+D JOB NO: A17-2096



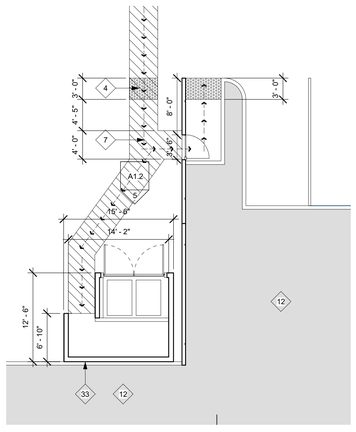
2 PRPOPOSED ENLARGED LOADING DOCK ACCESSIBLE RAMP
1/16" = 1'-0"



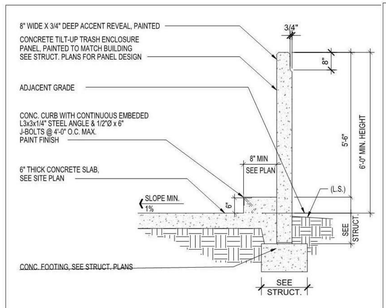
1 PRPOPOSED ENLARGED ACCESSIBLE PARKING
1/16" = 1'-0"



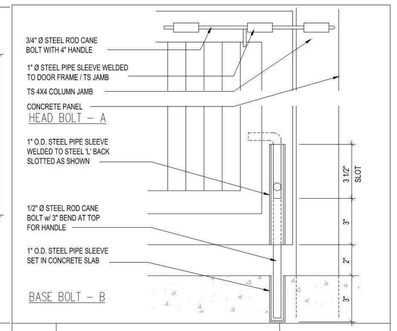
3 PROPOSED SITE WALL/ GATE EAST ELEVATION
1/8" = 1'-0"



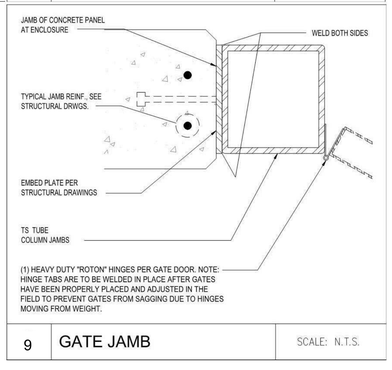
4 POPOSED ENLARGED TRASH ENCLOSURE
1/8" = 1'-0"



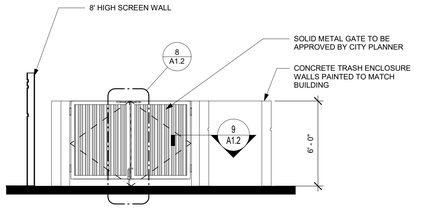
7 TRASH ENCLOSURE WALL SECTION — SCALE: N.T.S.



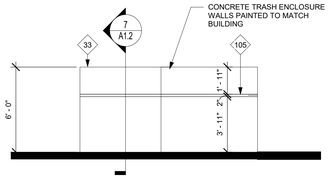
8 GATE CANE BOLT — SCALE: N.T.S.



9 GATE JAMB — SCALE: N.T.S.



5 PROPOSED TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



6 PROPOSED TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"

KEYNOTES

4	TRUNCATED DOMES
6	ADA PARKING STALL SIGN PER CODE, TYP. PROVIDE AT ALL ADA STALLS.
7	ADA PATH OF TRAVEL
8	PRECAST CONCRETE WHEEL STOP
9	ZERO CURB FACE.
10	CONCRETE WALK, SEE SITE PLAN FOR ADA PATH OF TRAVEL. 4" MIN THICKNESS, SCORE CONCRETE @ 5' O.C., PROVIDE A LIGHT BROOM FINISH. REFER TO LANDSCAPE DRAWINGS FOR SPECIALTY CONCRETE FINISHING, TYP. REFER TO SOILS REPORT FOR ADDITIONAL MIN. REQ.
12	LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
19	CONCRETE SCREEN WALL.
33	CONCRETE TRASH ENCLOSURE PER CITY REQUIREMENTS.
41	AFFIX THE INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES.
57	EXTERIOR STOREFRONT DOOR, SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
105	2" DECORATIVE CONCRETE REVEAL WITH CHAMFERED EDGES, TYP.

EXTERIOR COLOR SCHEDULE

A	WHITE EXTERIOR PAINT COLOR: SW 7063 NEBULOUS WHITE
B	LIGHT GREY EXTERIOR PAINT COLOR: SW7067 CITYSCAPE
C	DARK GREY EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
D	ELDORADO TUNDRA BRICK COLOR: IRONSIDE
E	STOREFRONT SOLARBAN 60 INSULATED CLEAR GLAZING
F	DECORATIVE BREAK METAL TO MATCH MULLIONS

TYP PAINT NOTES:
PAINT MAN DOORS, GUARD WALLS, RAMP WALLS, STAIR WALLS, GUARD RAILS, ROOF DRAINS, AND LOUVERS TO MATCH ADJACENT BUILDING WALL U.N.O.

TRUCK DOORS TO BE PRE-FINISHED BY MANUFACTURER IN WHITE FINISH

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING
- STANDARD PARKING STALL PER CITY REQUIREMENT
- TYP. ACCESSIBLE PARKING STALL WITH 5' ACCESS AISLE PER CBC 2016 11B 502.2
- TYP. VAN ACCESSIBLE PARKING STALL WITH 8' ACCESS AISLE PER CBC 2016 11B 502.2
- CLEAN AIR PARKING STALL: PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE:
  CLEAN AIR/
  VANPOOL/ EV
  PER CALGREEN 5.106.5.2.1
- ELECTRIC VEHICLE CHARGING STATION: EVCS STALL SHALL PROVIDE SURFACE MARKING STATING" EV CHARGING ONLY" IN LEFTTER 12" HIGH MINIMUM. THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE
  PER CBC 2016 11B-812.9
- FIRE LANE
- FIRE HYDRANT
- STREET LIGHT
- PATH OF TRAVEL
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

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SITE DETAILS

A1.2

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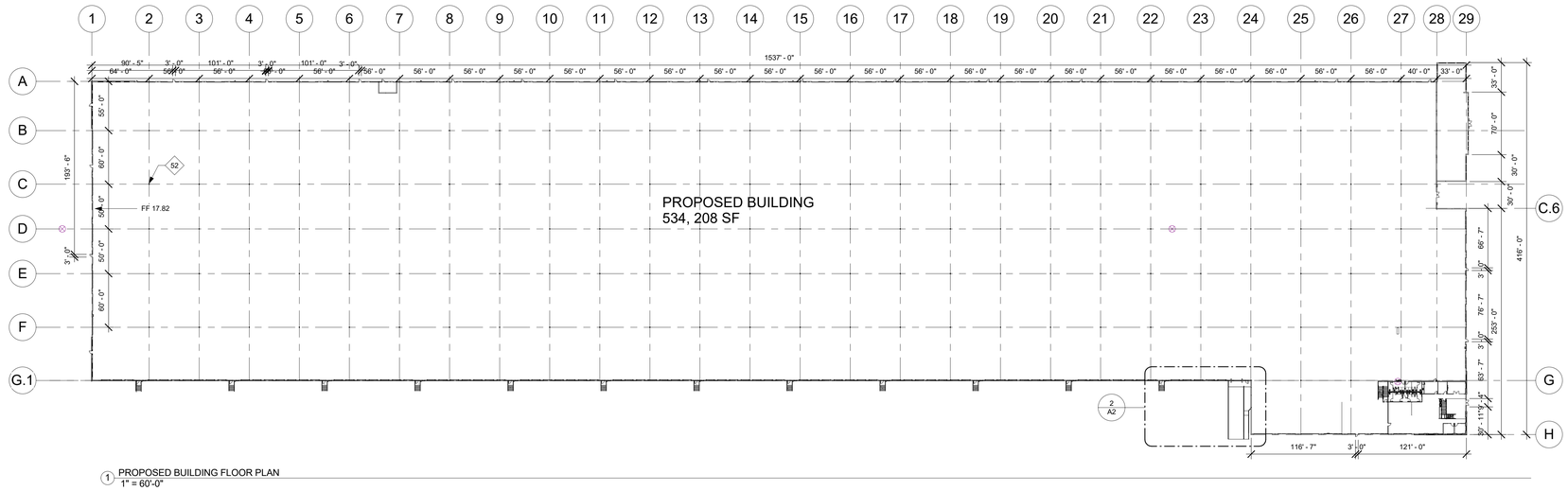
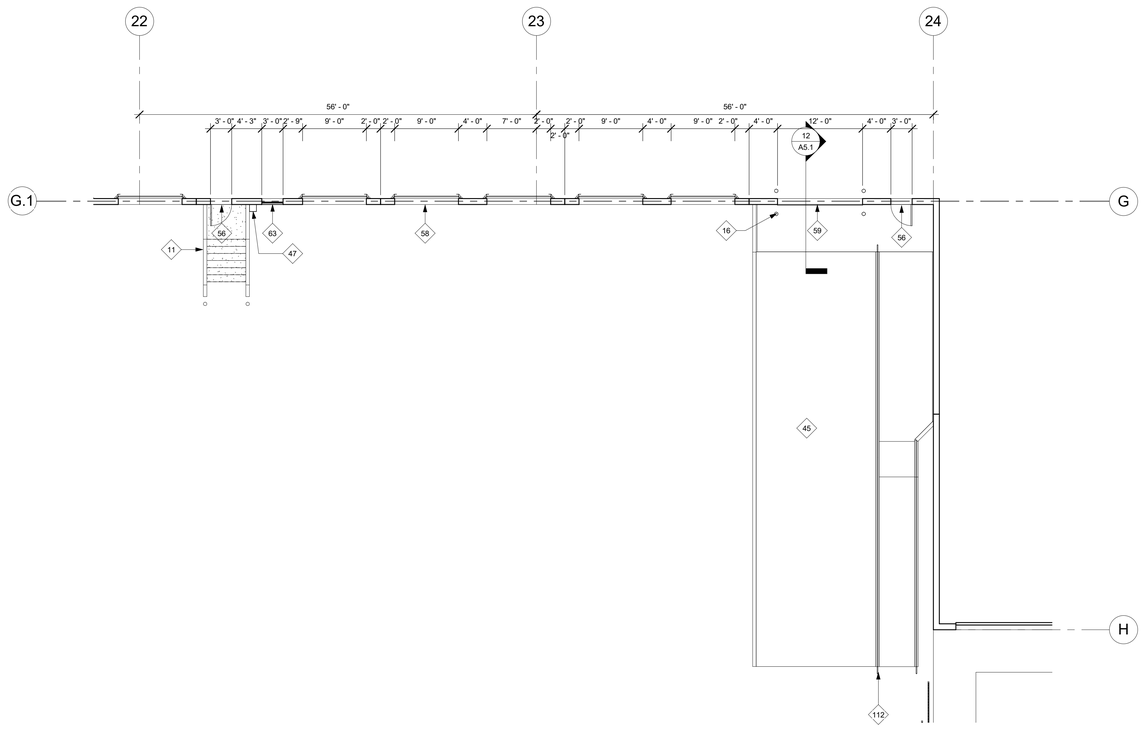


1 PROPOSED BUILDING FLOOR PLAN
1" = 60'-0"



2 TYPCAL DOCK DOOR SPACING
1/8" = 1'-0"

KEYNOTES

11	EXTERIOR CONCRETE STAIR W/CONCRETE WALLS. WALLS & RAILINGS PAINTED PER EXTERIOR COLOR SCHEDULE. REFER TO CIVIL AND STRUCTURAL DRAWINGS
16	PROTECTIVE METAL BOLLARDS, CONCRETE FILLED, PAINTED, TYP.
45	CONCRETE TRUCK RAMP WITH 42" HIGH CONC. TILT UP GUARD WALLS PAINTED TO MATCH BUILDING, SEE ELEVATIONS.
47	EXTERIOR METAL DOWNSPOUT AND OVERFLOW SCUPPERS PAINTED TO MATCH BUILDING. REFER TO PLUMBING PLANS FOR MINIMUM SCUPPER OPENINGS ALLOWABLE PER CODE.
52	STRUCTURAL BUILDING COLUMN.
56	EXTERIOR MAN DOOR 3'X7', HOLLOW METAL, PAINTED, SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
58	DOCK-HI LOADING DOOR, 9'X10', WITH VISION GLAZING PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
59	DRIVE THRU LOADING DOOR 12'X14' WITH VISION GLAZING, PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
63	AIR INTAKE LOUVER. PAINT TO MATCH BUILDING WALL, TYP. SIZE VERTICAL 4'X 8'. PROVIDE BIRD SCREEN, FILTER AND BURGLAR BARS.
112	METAL HANDRAIL PAINTED PER COLOR SCHEDULE

FLOOR PLAN GENERAL NOTES

1. FINISH FLOOR SLAB SLOPES. REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
2. PROVIDE STEGO WRAP 15MIL BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEE FLOOR PLAN LEGEND FOR HATCHED AREAS.
3. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2".
5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/CFC.
6. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS INTO EXIT ENCLOSURES, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS.SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
7. ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE, AND PENETRATIONS TO BE SEALED.
8. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.
9. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB.
10. FLY-ASH PROHIBITED IN CONCRETE SLAB MIX.
11. FLOOR SLAB TO BE CLASS V PER ACI 302-IR-89
12. FLOOR COMPACTION TO BE 95% MIN
13. TRENCH COMPACTION TO BE 90% MIN
14. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH
15. DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL, FINISH OPENING, TYPICAL UNLESS NOTED OTHERWISE.
16. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN REQUIRED BY SECTION 1011 OF 2016 CBC. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
17. ALL MAN DOORS, OVERHEAD DOORS, AND ROLL-UP DOORS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION.
18. ALL STOREFRONT SYSTEMS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY THE BUILDING CODE AND LOCAL JURISDICTION.STOREFRONT SYSTEMS TO BE DESIGN BUILD.G.C. TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW
19. REFER TO CIVIL DRAWINGS FOR ALL POINT OF CONNECTIONS FOR UTILITIES.CONTRACTOR TO VERIFY LOCATIONS.
20. PROVIDE STEEL BOLLARDS FILLED WITH CONCRETE AND PAINTED PER FINISH SCHEDULE AT FIRE RISERS, PIVS, TRANSFORMERS, AND OTHER LOCATIONS AS REQUIRED.
21. CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB, ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
22. NO ACCESS HARDWARE ON THE EXTERIOR SIDE OF THE NON-ENTRY DOORS
23. FOR TYPICAL DOOR LANDING CLEARANCES, REFER 2/A0.2.2 FOR MORE INFORMATION.
24. NO SMOKING WITHIN 25' OF BUILDING ENTRIES, ACCORDING TO GREEN BUILDING STANDARD CODE DIVISION 5.504.7

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FLOOR PLAN

A2

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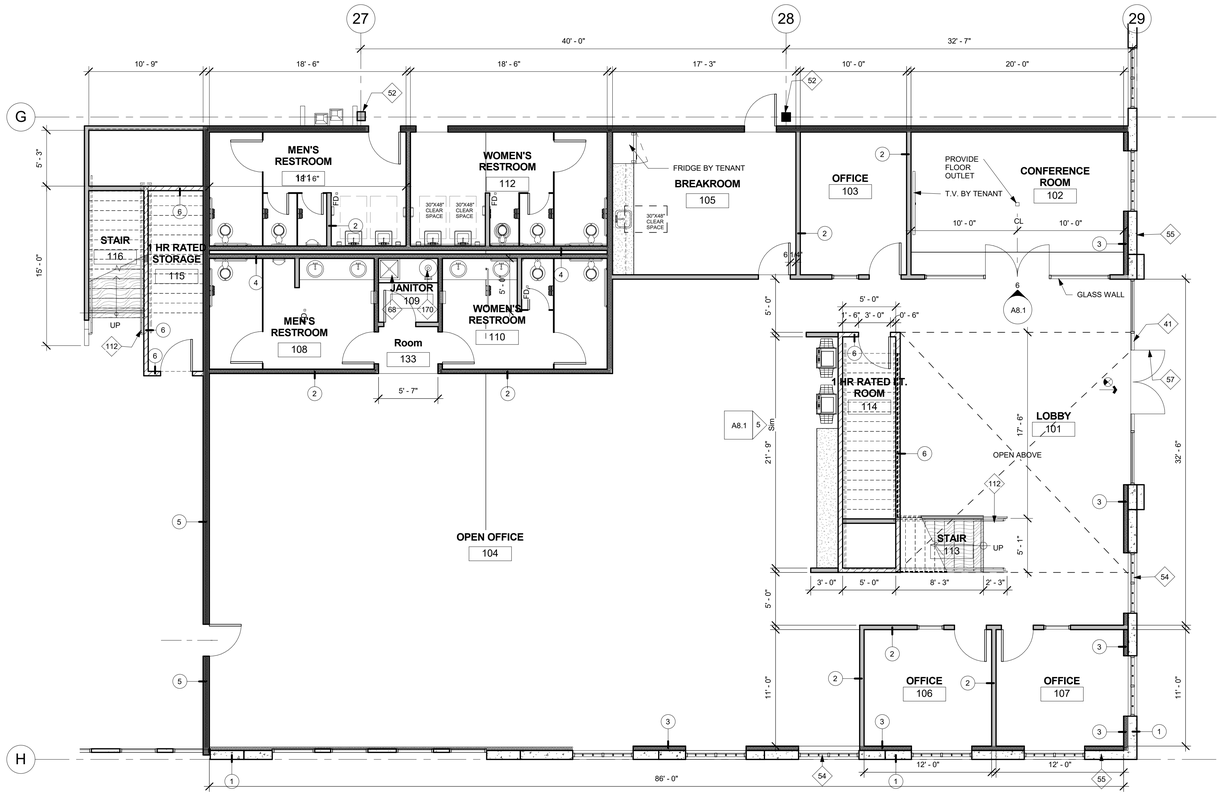
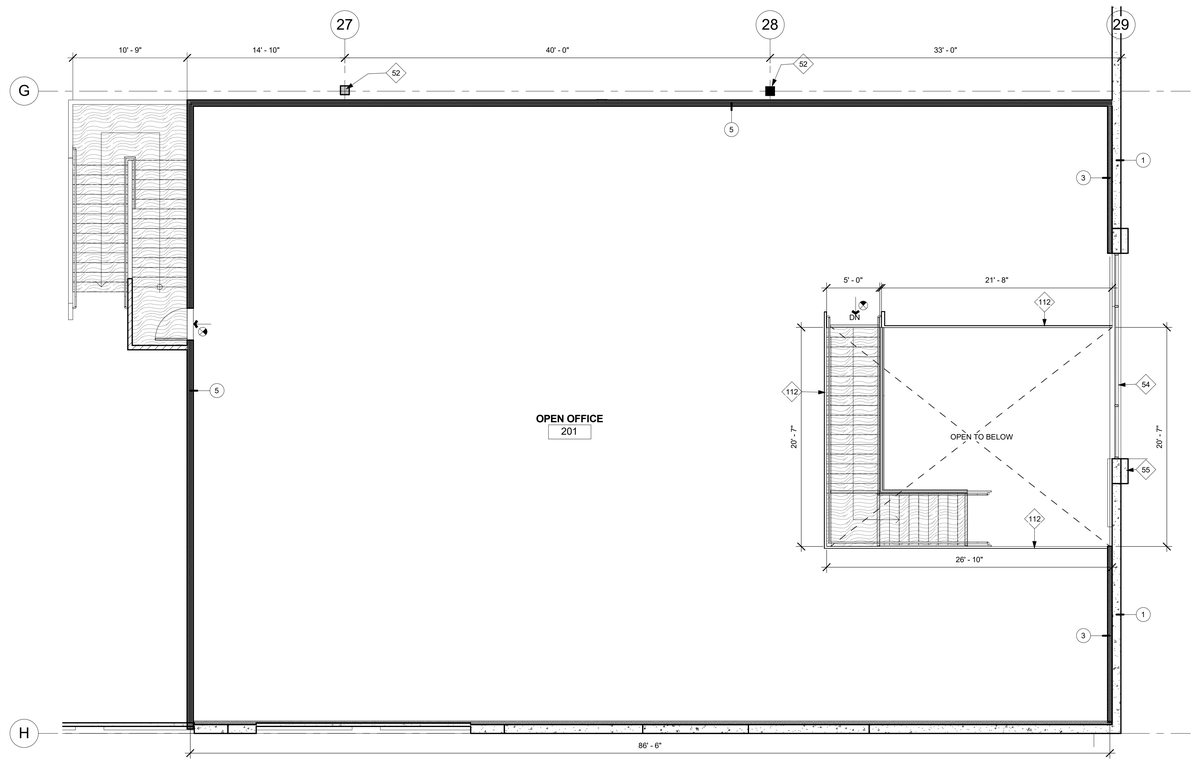


1 PROPOSED ENLARGED OFFICE PLAN
3/16" = 1'-0"



2 PROPOSED ENLARGED MEZZANINE FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

41	AFFIX THE INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES.
52	STRUCTURAL BUILDING COLUMN.
54	STOREFRONT, SEE ELEVATIONS & EXTERIOR COLOR SCHEDULE. STORE FRONT TO BE DESIGNED TO RESIST WIND LOAD AS REQUIRED BY BUILDING CODES AND LOCAL JURISDICTION. DESIGN OF STOREFRONT FRAMING SYSTEM AND STRUCTURAL CALCULATIONS TO BE DESIGN BUILD BY G.C. AND UNDER DEFERRED SUBMITTAL.
55	CONCRETE TILT-UP PANEL, TYP. PAINTED, SEE EXTERIOR COLOR SCHEDULE. REFER TO ELEVATIONS AND "S" DRAWINGS FOR ADDITONAL INFORMATION.
57	EXTERIOR STOREFRONT DOOR, SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
68	MOP SINK.
112	METAL HANDRAIL PAINTED PER COLOR SCHEDULE
170	WATER HEATER

FLOOR PLAN WALL LEGEND

- CONCRETE TILT UP WALL. SEE "S" DRAWINGS FOR ADDITIONAL INFORMATION. PROVIDE METAL STUD FURRING (SEE STUD SCHEDULE AD.2) AND FULL HEIGHT BATT INSULATION PER TITLE 24 REQUIREMENTS. SEE 3/AD.2 FOR CONNECTION DETAIL.
- STOREFRONT SYSTEM, UNDER DEFERRED SUBMITTAL. SEE ELEVATIONS FOR ARCHITECTURAL DETAILS
- METAL STUD WALL, SEE 13/AD6 FOR STUD SIZE & DETALS
- METAL STUD FURRING. INSTALL INSULATION PER TITLE 24 REQUIREMENTS. PROVIDE 5/8" TYPE X GYP. BD. ON THE INTERIOR SIDE
- ONE HOUR FIRE RATED WALL. SEE WALL CALL OUTS AND STUD SCHEDULE FOR ADDITIONAL INFORMATION
- STRUCTURAL BUILDING COLUMNS
- ILLUMINATED EMERGENCY EXIT SIGN PER CBC AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATION. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN. IN CASE OF PRIMARY POWER LOSS.

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ENLARGED OFFICE & MEZZ PLAN

A2.1

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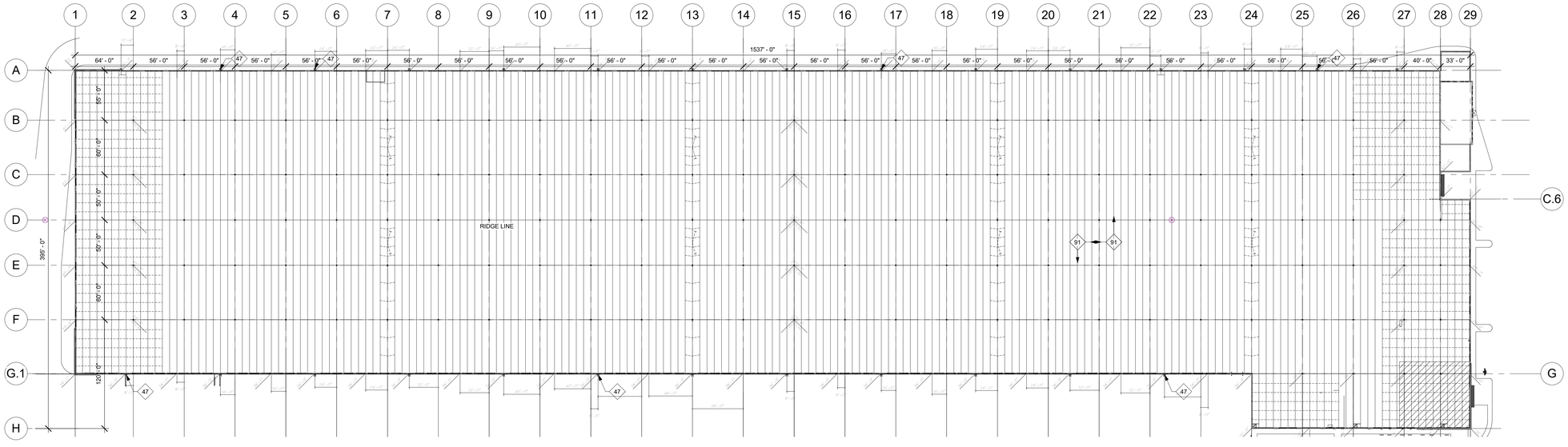

1 PROPOSED ROOF PLAN
1" = 50'-0"

ROOF PLAN LEGEND

- 4' X 8' SKYLIGHT
- 4' X 8' SMOKE HATCH
- 4' X 8' ROOF HATCH
- OFFICE AREA, LOCATION OF EQUIPMENT T.B.D.

KEYNOTES

47 EXTERIOR METAL DOWNSPOUT AND OVERFLOW SCUPPERS PAINTED TO MATCH BUILDING. REFER TO PLUMBING PLANS FOR MINIMUM SCUPPER OPENINGS ALLOWABLE PER CODE.

91 4-PLY BUILT UP ROOFING CLASS "A". REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION. VERIFY WARRANTY REQUIREMENTS WITH OWNER.

ROOF PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY POSITIVE ROOF DRAINAGE. ROOFING CONTRACTOR TO VERIFY PRIOR TO INSTALLING RIGID INSULATION OR ROOFING. SEE "S" DRAWINGS FOR CRICKETS, ETC.
2. BUILT UP ROOFING TO BE CLASS 1 UL LISTED ROOFING ASSEMBLY DESIGNED TO RESIST 90MPH OR AS REQUIRED.
3. SEE STRUCTURAL DRAWINGS FOR ROOF ELEVATIONS, TYP.
4. REFER TO DETAIL 1/AD.1 FOR TYPICAL ROOF SECTION.
5. PROVIDE CRICKETS ON (HIGH SIDE) OF ALL MECHANICAL UNITS AND ROOF EQUIPMENT AT SKYLIGHTS & SMOKE HATCHES. PROVIDE POSITIVE DRAINAGE AROUND UNITS AT 1/2" PER SLOPE MINIMUM.
6. CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS. SEE ROOF DETAIL SHEET FOR PENETRATIONS.
7. ALL SKYLIGHTS TO BE DESIGNED TO MEET WINDLOAD AS DETERMINED BY THE BUILDING CODE AND LOCAL JURISDICTION.
8. ALL MECHANICAL CONDENSATE DRAINS TO BE BELOW ROOF.
9. G.C. TO CONFIRM REQUIREMENT FOR ROOF WALK PADS WITH OWNER.
10. ROOFING CAP SHEET TO HAVE MINIMUM AGED SOLAR REFLECTANCE EQUAL TO OR GREATER THAN 0.63. AND AN SRI EQUAL TO OR GREATER THAN 72 PER 2014 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE.
11. ROOF ELEVATIONS TO BE VERIFIED WITH TABLE VERIFY # WITH STRUCTURAL DRAWINGS.
12. FOR ALL PIPE AND DUCT PENETRATIONS THRU ROOF, SEE DETAILS ON AD SHEETS
13. ALL CONDESATE LINES FROM HVAC UNITS MUST BE INSTALLED BELOW ROOF.
14. ALL MECHANICAL EQUIPMENT WEIGHTS ARE OPERATING WEIGHTS.
15. PROVIDE A FULL TIME OSB MOISTURE INSPECTION AND GAP DISTANCE, BY A QUALIFIED ROOFING INSPECTION FIRM APPROVED BY THE OWNER AND THE OSB MANUFACTURER. INSPECTION FIRM TO BE ON SITE PRIOR TO THE START OF ANY BUILT UP ROOFING WORK.
16. ALL WOOD CURBS TO BE P.T.D.F.
17. ROOF EXHAUST FANS SHALL BE CENTERED DIRECTLY ABOVE A SPRINKLER HEAD. VERIFY WITH FIRE PROTECTION PLANS PRIOR TO INSTALLATION.
18. ALL SUB-PURLIN HANGERS HALL BE "Z-MAX" TRIPLE ZINC COATED AS MANUF. BY SIMPSON OR APPROVED EQUAL.
19. AUTOMATIC SPRINKLER SYSTEMS SERVING MORE THAN 100 SPRINKLER HEADS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROPRIETARY, OR REMOTE STATION SERVICE, OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT CONSTANTLY ATTENDED LOCATION.

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ROOF PLAN

A3

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GENERAL NOTES

1. PLANS ARE BASED UPON CIVIL DRAWINGS PREPARED BY HERDMAN ARCHITECTURE & DESIGN AND KIER WRIGHT CIVIL ENGINEERING. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, CONFIRM ALL DIMENSIONS AND ELEVATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK.

2. ALL WORK SHALL BE PERFORMED BY QUALIFIED LICENSED CONTRACTORS OR SUBCONTRACTORS HAVING AT LEAST 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES RELATED TO THE SCOPE OF WORK, UNLESS STATED OTHERWISE IN THE CONTRACT.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE SITE TO AVOID CONFLICTS WITH WORK SEQUENCE AND DELAYS IN THE PROGRESS OF WORK BY OTHERS.

5. CODES AND STANDARDS: ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:
   AMERICAN DISABILITIES ACT
   UNIFORM BUILDING CODE
   2016 CALIFORNIA BUILDING CODE
   CALIFORNIA STATE TITLE 24
   CALIFORNIA STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENCE REQUIREMENTS
   CITY OF OAKLAND
   ALAMEDA COUNTY

6. CONSTRUCTION LAYOUT: CONTRACTOR SHALL STAKE IN THE FIELD ALL ITEMS SHOWN ON THESE PLANS TO BE CONSTRUCTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION AND EXISTING SURFACE AND SUBSURFACE CONDITIONS ARE APPARENT, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED WITH WORK UNTIL AUTHORIZED TO PROCEED. ALL CHANGES TO PROPOSED CONSTRUCTION WORK MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT IN WRITING. UNAUTHORIZED WORK SHALL BE SUBJECT TO REMOVAL AND PROPERLY CONSTRUCTED IN ACCORDANCE WITH CONDITIONS IDENTIFIED ON THE DRAWINGS AND PROJECT SPECIFICATIONS OR AS AMENDED IN WRITING BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

7. GRADING AND DRAINAGE: CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL RELATED PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE PLANS WITHOUT AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.

8. INSPECTIONS: PROVIDE MINIMUM 48 HOURS PRIOR NOTICE TO LANDSCAPE ARCHITECT TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR TO MAKE EVERY EFFORT TO COMBINE ITEMS FOR INSPECTION WHENEVER POSSIBLE.
   a. PRE-CONSTRUCTION SITE WALK THROUGH
   b. CONSTRUCTION LAYOUT
   c. GRADING AND FORM WORK
   d. IRRIGATION MAINLINES AND VALVING, PRIOR TO BACK FILLING TRENCHES (INCLUDES FULLY PRESSURIZED MAIN LINES)
   e. IRRIGATION HEAD LAYOUT PRIOR TO INSTALLATION AND PLANTING LAYOUT PRIOR TO INSTALLATION
   f. PRELIMINARY INSPECTION OF FINAL WORK PRIOR TO AUTHORIZING MAINTENANCE PERIOD
   g. FINAL INSPECTION PRIOR TO AUTHORIZING MAINTENANCE PERIOD
   h. END OF MAINTENANCE PERIOD PRIOR TO AUTHORIZING WARRANTY PERIOD

8. SUBMITTALS: CONTRACTOR SHALL ALLOW 21 DAYS REVIEW BY OWNER'S REPRESENTATIVE FOR APPROVAL OF SUBMITTAL ITEMS. CONTRACTOR TO IDENTIFY LEAD TIMES FOR PRODUCTION, MANUFACTURE AND DELIVERY OF ALL SUBMITTAL ITEMS IDENTIFIED IN THE SPECIFICATIONS AND PROVIDE ADEQUATE TIME FOR REVIEW BY OWNER'S REPRESENTATIVE. DELAYS TO THE WORK SCHEDULE RESULTING FROM INADEQUATE TIME TO REVIEW SUBMITTAL ITEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

9. THESE PLANS COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LAYOUT NOTES

1. DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF COLUMN, AND EDGE OF PAVING UNLESS OTHERWISE NOTED.

2. VERIFY EXISTING AND NEW UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. AFTER NOTIFYING UNDERGROUND SERVICE ALERT AND HAVING MARKED & LOCATED UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHICH UTILITIES, IF ANY, HAVE BEEN ABANDONED BY EACH SPECIFIC UTILITY COMPANY.

4. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE DESIGN WITHOUT AUTHORIZATION BY OWNER'S REPRESENTATIVE.

5. STAKE PROPOSED IMPROVEMENTS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

6. COORDINATE ALL CONSTRUCTION ELEMENTS PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK.

7. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.

8. CONTRACTOR SHALL NOT PLACE ANY PAVING WITHOUT APPROVAL OF FORMWORK BY THE OWNER'S REPRESENTATIVE. NOTIFY OWNER'S REPRESENTATIVE IF THERE IS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS & PROPOSED GRADING OR LAYOUT. ANY UN-APPROVED CONCRETE POURED NOT CONSISTENT WITH PLANS OR EXISTING CONDITIONS WILL BE REMOVED & REPLACED AT CONTRACTOR'S EXPENSE.

PLANTING AND SOIL PREPARATION NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

2. SOIL MANAGEMENT REPORT: UPON COMPLETION OF MASS GRADING, CONTRACTOR TO PROVIDE AGRICULTURAL SOIL ANALYSIS DONE BY A QUALIFIED SOIL-TESTING LABORATORY. SOIL ANALYSIS TO INCLUDE SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, ESSENTIAL NUTRIENTS, AND PERCENT ORGANIC MATTER. SOIL ANALYSIS LAB TO MAKE RECOMMENDATIONS FOR AMENDING THE TOPSOIL WITH COMPOST TO BRING ORGANIC MATTER TO A MINIMUM OF 5% DRY WEIGHT WITH A MINIMUM OF 4 CUBIC YARDS COMPOST PER 1000 SQUARE FEET (1.3" COMPOST PER 1000sf) AND INCORPORATING NON-SYNTHETIC FERTILIZERS TO RECOMMENDED LEVELS FOR PLANTING AREA.

3. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, FILL, NON-EXPANSIVE FILL, ETC, AND PLACED IN PLANTING AREAS SHALL BE TESTED PER THE AGRICULTURAL SOIL ANALYSIS PROCEDURE AS NOTED ABOVE. TESTING SHALL OCCUR PRIOR TO PLACEMENT, AND TEST RESULTS, RECOMMENDATIONS, AND SAMPLES SENT TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

4. ALL BOXED MATERIALS SHALL BE HAND-PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF ORIGIN. BOXED MATERIALS PLANTED WITHOUT SELECTION BY LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.

5. STORMWATER TREATMENT SOIL TO COMPLY WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S BASMAA MODEL BIOTREATMENT SOIL MEDIA SPECIFICATIONS.

6. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE OWNER'S REPRESENTATIVE. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT SIGNS NOR TO IMPEDE ACCESS.

7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL OF THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF NECESSARY.

8. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH PAVING. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING. TREES INSTALLED WITHOUT THIS APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLANTING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

9. TREES MUST HAVE AN UNCUT LEADER WITH A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. TREES WHICH ARE OVERGROWN, UNDERSIZED, ROOT BOUND, OR WITH CO-DOMINANT LEADERS ARE NOT ACCEPTABLE AND SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

10. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.

11. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

12. ALL TREES WITHIN 5'-0" OF PAVING SHALL HAVE 24" DEEP ROOT BARRIERS. REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.

13. SOIL THAT HAS BEEN LIME-TREATED SHALL BE EXCAVATED FROM ALL PLANTING AREAS TO THE DEPTH AT WHICH IT WAS TREATED. EXCAVATED SOIL SHALL BE REPLACED WITH APPROVED IMPORT TOPSOIL PER SPECIFICATIONS.

ABBREVIATIONS

AD	AREA DRAIN
ADJ	ADJACENT
AGG	AGGREGATE
AL	ALIGN
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEARANCE
CO	CLEAN OUT
CONC	CONCRETE
CONF	CONFIGURATION
CONT	CONTINUOUS
DBH	DIAMETER AT BREAST HT
DG	DECOMPOSED GRANITE
DWG	DRAWING(S)
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
EW	EACH WAY
FF	FINISH FLOOR
FG	FINISHED GRADE
FOB	FACE OF BUILDING
FOW	FACE OF WALL
FP	FINISH PAVING
GAL	GALLON
GFRC	GLASS FIBER REINFORCED CONCRETE
GB	GRADE BREAK
HP	HIGH POINT
HPS	HIGH POINT SWALE
HT	HEIGHT
IE	INVERT ELEVATION
INT	INTERSECTION
INV	INVERT
LT	LIGHT
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
PN	PROJECT NORTH
POB	POINT OF BEGINNING
PTDS	PRESSURE TREATED DOUG FIR
R	RISER
RE	RIM ELEVATION
ROW	RIGHT OF WAY
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL ENGINEERING DRAWINGS
SDS	STORM DRAIN SYSTEM
SED	SEE ELECTRICAL ENGINEERING DRAWINGS
SD	STORM DRAIN
SIM	SIMILAR
SJ	SCORE JOINT
SMD	SEE MECHANICAL ENGINEERING DRAWINGS
SPECS	SPECIFICATIONS
SS	STRUCTURAL SLAB
SSD	SEE STRUCTURAL ENGINEERING DRAWINGS
SST	STAINLESS STEEL
STL	STEEL
TC	TOP OF CURB
TF	TOP OF FENCE
THLD	THRESHOLD
TP	TOP OF PLANTER
TR	TOP OF RAMP
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WPM	WATERPROOF MEMBRANE
WP	WATERPROOFING

SHEET LIST

SHEET NUMBER	SHEET TITLE
L0.01	COVER SHEET
L1.01	CONCEPTUAL LANDSCAPE PLAN
L1.02	CONCEPTUAL LANDSCAPE PLAN
L2.01	CONCEPTUAL IRRIGATION PLAN
L2.02	CONCEPTUAL IRRIGATION PLAN
L3.01	PLANT PALETTE

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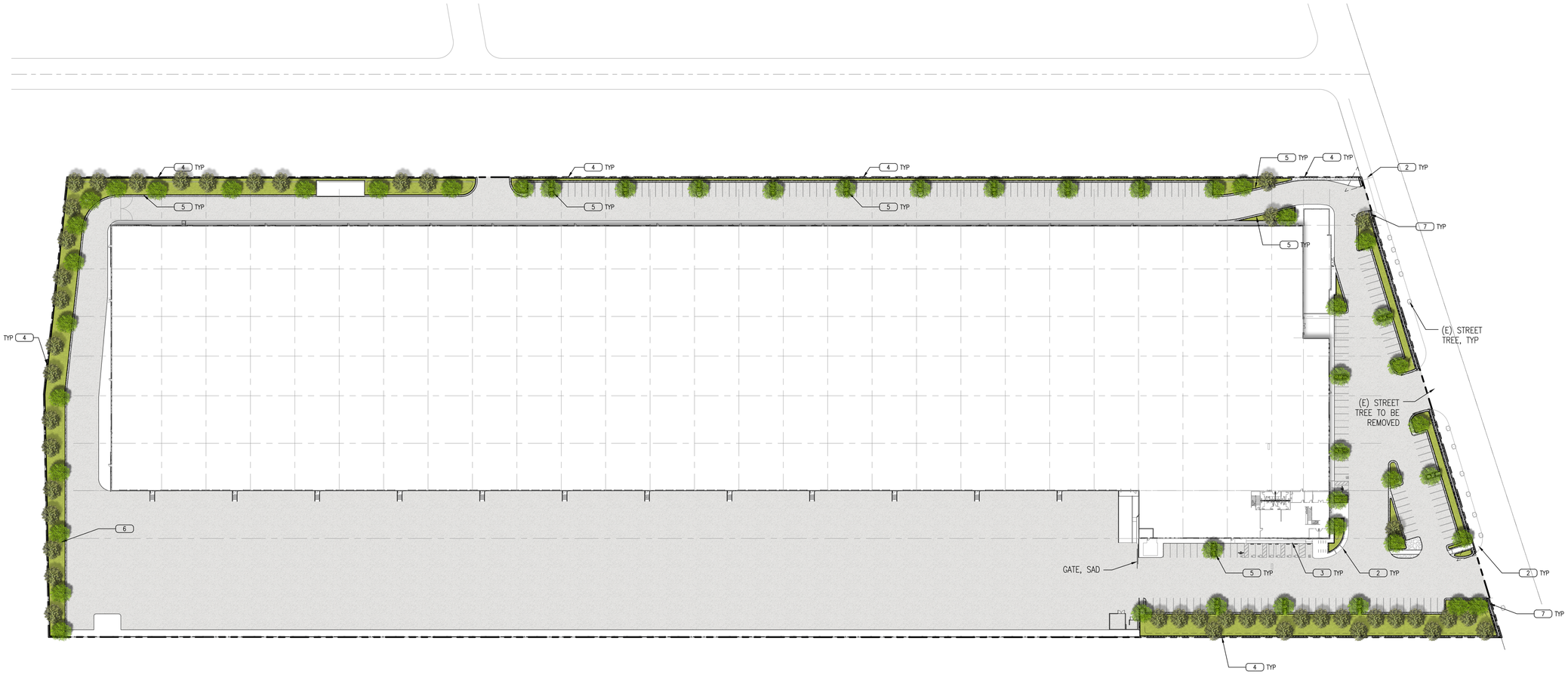
3.14.2019

NORTH

CONCEPTUAL
COVER SHEET

L0.01

LEGEND		
KEY	DESCRIPTION	DETAIL
1	CONCRETE PAVING & CURB	SCD
2	CONCRETE SIDEWALK & CURB CUT	SCD
3	CURB RAMP AND TRUNCATED DOMES	SCD
4	PERIMETER GOOD NEIGHBOR FENCE	–
5	PLANTER WALL	–
6	SITE UTILITIES	SAD, SCD
7	WALL & FENCE ALONG INTERNATIONAL BLVD.	SAD



0 30' 60' 120' 180'

SCALE: 1" = 60'-0"

PROJECT

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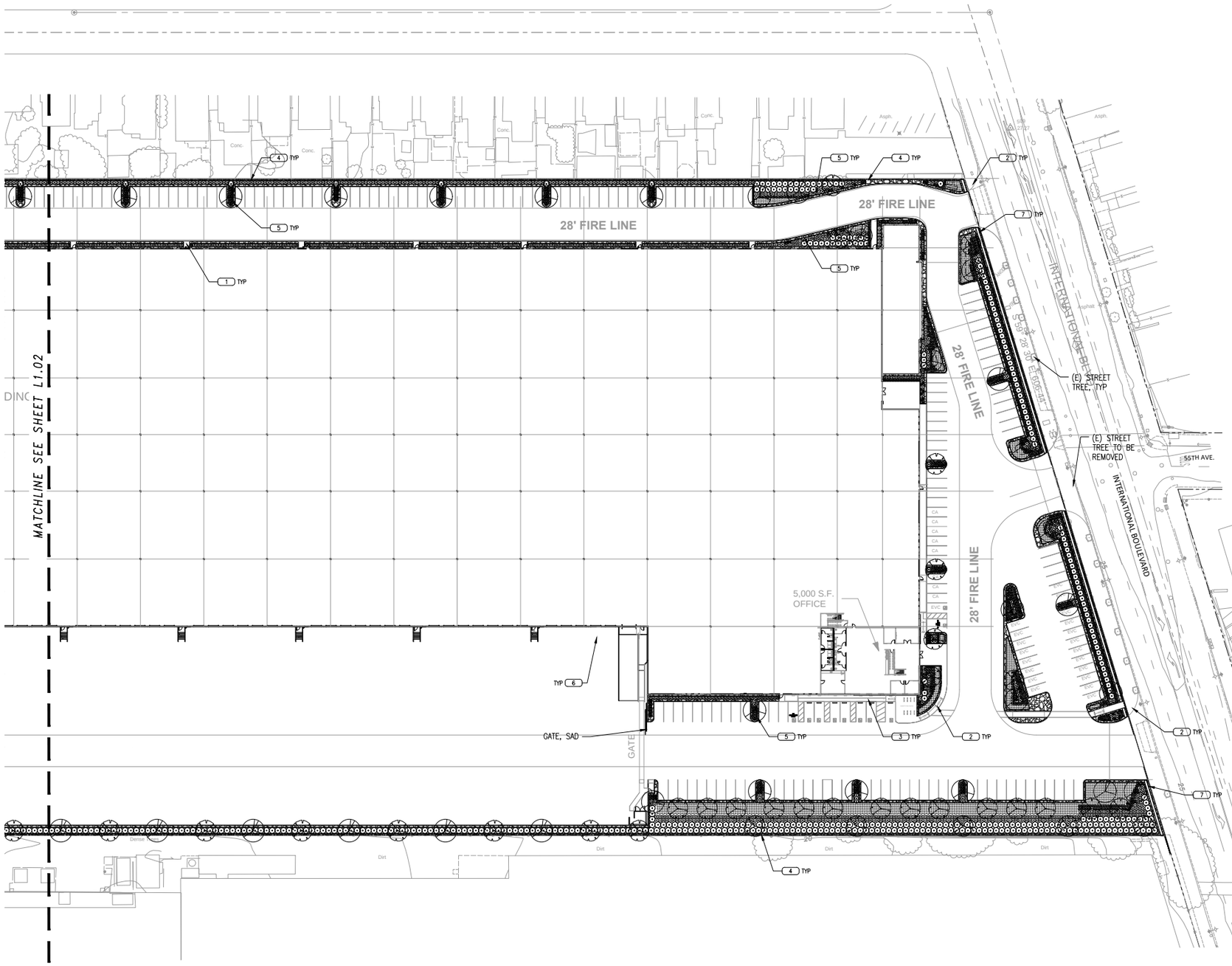
NORTH

CONCEPTUAL LANDSCAPE PLAN

L1



LEGEND

KEY	DESCRIPTION	DETAIL
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2	CONCRETE SIDEWALK & CURB CUT	SCD
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5	PLANTER WALL	–
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PLANT LIST

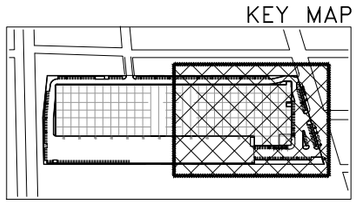
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE	HEIGHT X SPREAD
TREES						
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	PER PLAN	L	18' X 18'
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	M	25' X 20'
LARGE SHRUBS						
	BACCHARIS P. CONSANGUINEA	COYOTE BRUSH	5 GAL	5'–0" OC	L	
	CERCIS OCCIDENTALIS	WESTERN REDBUD	5 GAL	6'–0" OC	VL	
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL	6'–0" OC	L	
MEDIUM SHRUBS						
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	L	
	DIETES IRIDIOIDES 'JOHN'S RUNNER'	FORTNIGHT LILY	5 GAL	3'–0" OC	L	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	3'–0" OC	L	
	PITTOSPORUM T. 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL	4'–0" OC	L	
	RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORNE	5 GAL	4'–0" OC	L	
SMALL SHRUBS						
	ANIGOZANTHOS 'BUSH RANGER'	KANGAROO PAW	5 GAL	2'–6" OC	L	
	BULBINE FRUITESCENS	STALKED BULBINE	1 GAL	2'–6" OC	L	
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	3'–0" OC	L	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'–0" OC	L	
	NANDINA DOMESTICA 'LEMON LIME'	HEAVENLY BAMBOO	5 GAL	3'–0" OC	L	
GROUNDCOVERS						
	ARCTOSTAPHYLOS UVA–URSI	MANZANITA	1 GAL	5'–0" OC	L	
	BERBERIS AQUIFOLIUM 'REPENS'	CREEPING BARBERRY	1 GAL	5'–0" OC	L	
	COTONEASTER D. 'CORAL BEAUTY'	COTONEASTER	1 GAL	5'–0" OC	L	
	SALVIA LEUCOPHYLLA 'POINT SAL'	PURPLE SAGE	1 GAL	6'–0" OC	L	
GRAVEL ONLY AREA						
	GRAVEL LAYER	–	–	–	–	

GOOD NEIGHBOR FENCE

0 20' 40' 80' 120'

SCALE: 1" = 40'–0"

KEY MAP



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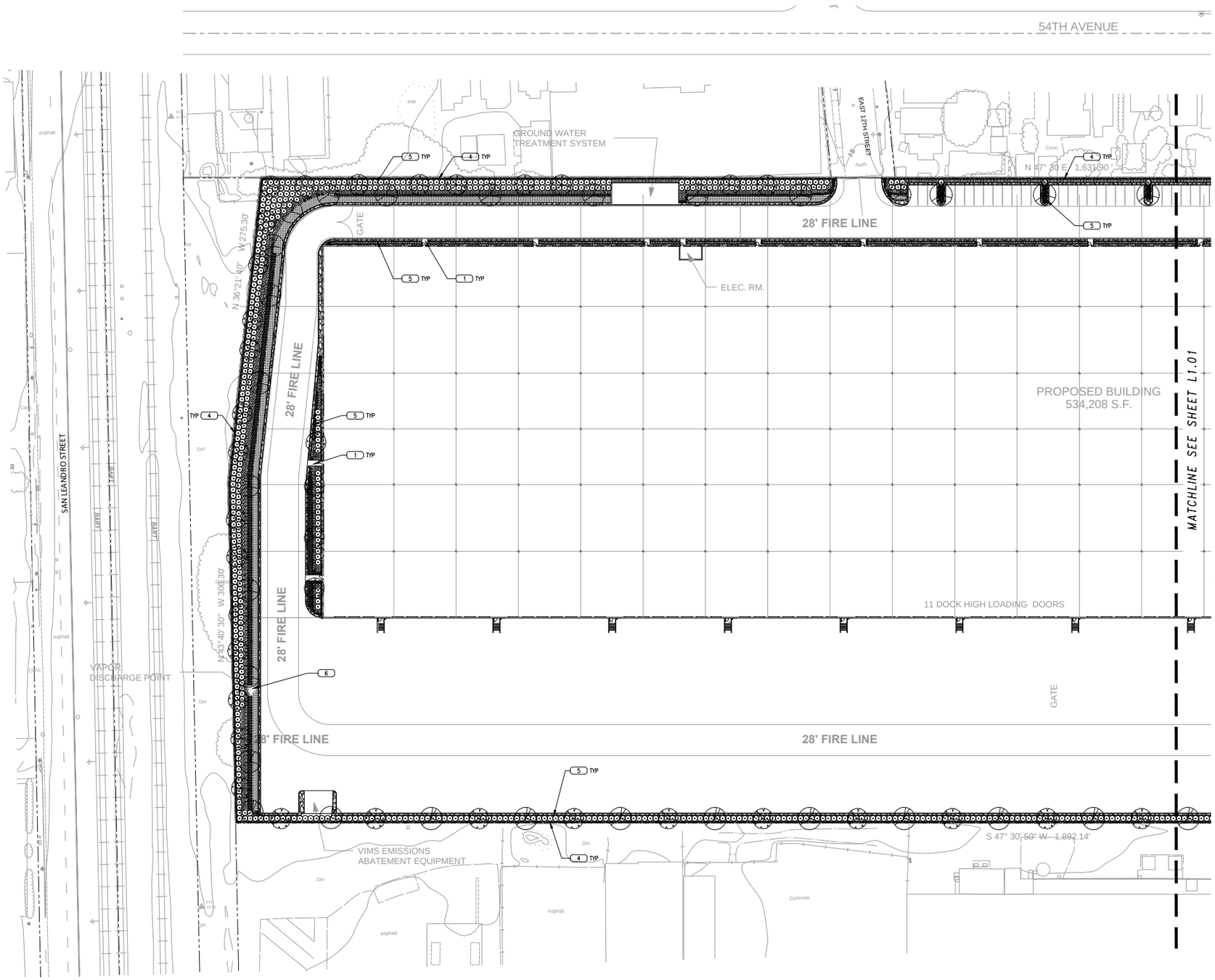
CONCEPTUAL LANDSCAPE PLAN

L1.01



LEGEND

KEY	DESCRIPTION	DETAIL
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2	CONCRETE SIDEWALK & CURB CUT	SCD
3	CURB RAMP AND TRUNCATED DOMES	SCD
4	PERIMETER GOOD NEIGHBOR FENCE	–
5	PLANTER WALL	–
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PLANT LIST

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	BACCHARIS P. CONSANGUINEA	COYOTE BRUSH	5 GAL	5'–0" OC	L	
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MEDIUM SHRUBS						
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	L	
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	SALVIA LEUCOPHYLLA 'POINT SAL'	PURPLE SAGE	1 GAL	6'–0" OC	L	
GRAVEL ONLY AREA						
	GRAVEL LAYER	–	–	–	–	

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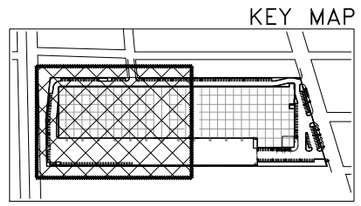
0 20' 40' 80' 120'
SCALE: 1" = 40'–0"

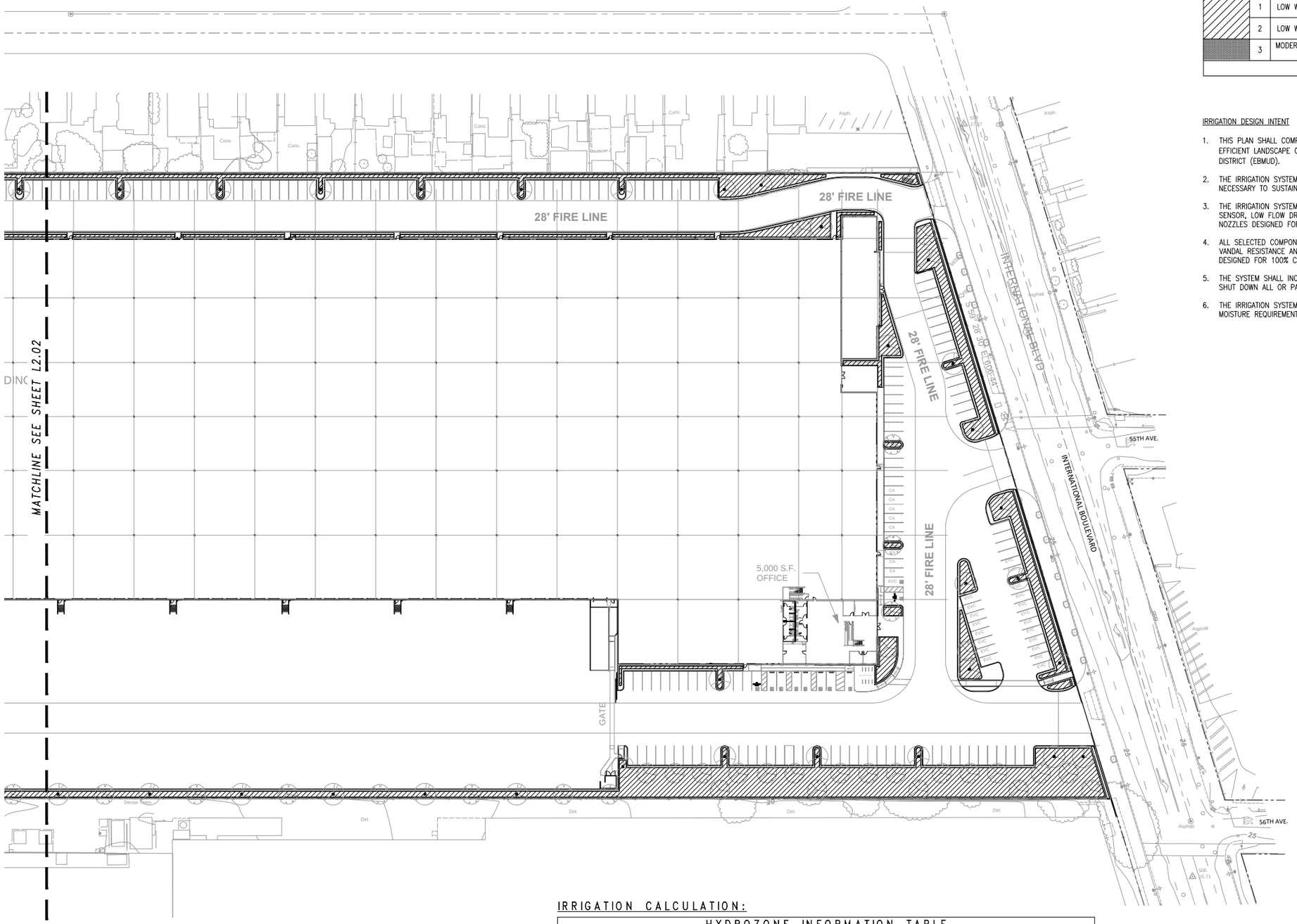
KEY MAP



NORTH

CONCEPTUAL
LANDSCAPE PLAN

L1.02



HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB/G.COVER	DRIP	60,241	60,521.0	100%
	2	LOW WATER USE	TREES	BUBBLER	280		
	3	MODERATE WATER USE	TREES	BUBBLER	236	236.0	<1%
					TOTAL	60,757.0	100%

IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF OAKLAND, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

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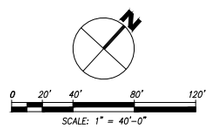
IRRIGATION CALCULATION:

HYDROZONE INFORMATION TABLE

REFERENCE ANNUAL ET_0 FOR:	OAKLAND (WUCOLS)				41.8		
ET ADJUSTMENT FACTOR	0.45	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL		SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.55		
HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP:0.81 ROTOR:0.75 BUBB:0.81 SPRAY:0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ X AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	.3	D	0.81	0.37	60241	22311.48	578224.35
2	.3	B	0.81	0.37	280	103.70	2687.59
3	.6	B	0.81	0.74	236	174.81	4530.50
--							
				TOTAL	60757.00	22590.00	585,442.44
SPECIAL LANDSCAPE AREAS							
--				1	0	0.00	0.00
--				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				60,757.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	585,442.44
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]	MAWA	708,560.29

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)	0.37
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.37



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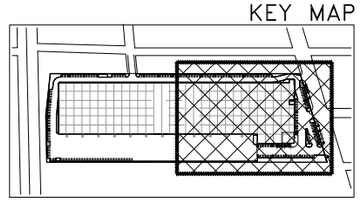
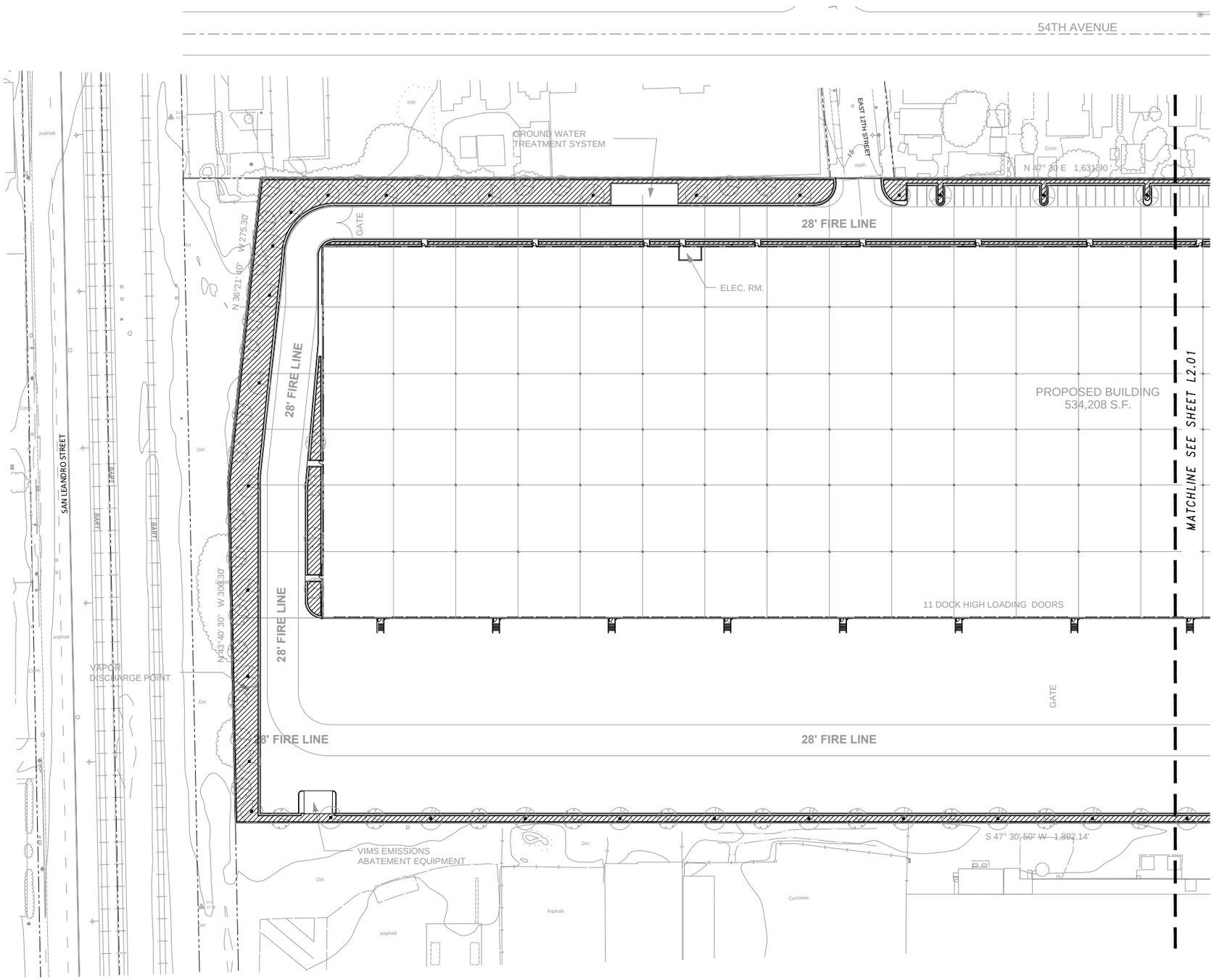
KEY MAP



NORTH

CONCEPTUAL
IRRIGATION PLAN

L2.01



SEE SHEET L2.01 FOR NOTES AND LEGEND

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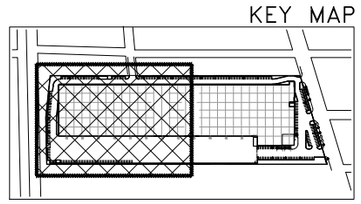
SCALE: 1" = 40'-0"

KEY MAP



NORTH

CONCEPTUAL IRRIGATION PLAN

L2.02

TREES


ARBUTUS UNEDO


LOPHOSTEMON CONFERTUS

NOTES:

1. IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM UTILIZING A WEATHER-BASED EVAPOTRANSPIRATION/SMART CONTROLLER WITH A RAIN SENSING SYSTEM.
2. IRRIGATION SHALL BE IN ACCORDANCE WITH REGULATIONS OF THE CITY OF OAKLAND, EBMUD – EAST BAY MUNICIPAL UTILITY DISTRICT, & STATE WATER ORDINANCE.
3. PLANT MATERIAL SHALL BE NATIVE OR DROUGHT TOLERANT SPECIES.

SHRUBS AND GROUNDCOVERS


ARCTOSTAPHYLOS UVA-URSI


ANIGOZANTHOS 'PINK JOEY'


BACCHARIS P. CONSANGUINEA


BULBINE FRUTESCENS


CERCIS OCCIDENTALIS


CHONDROPETALUM TECTORUM


COTONEASTER 'CORAL BEAUTY'


DIETES IRIDIOIDES 'JOHN'S RUNNER'


EPILOBIUM CANUM


LOMANDRA LONGIFOLIA 'BREEZE'


MUHLENBERGIA RIGENS


NANDINA DOMESTICA 'LEMON LIME'


PITTOSPORUM TOBIRA 'WHEELER'S DWARF'


RHAPHIOLEPIS INDICA 'CLARA'


RHAMNUS CALIFORNICA 'EVE CASE'

PROJECT
BRIDGE DEVELOPMENT
5441 INTERNATIONAL BOULEVARD, CA
SCHEME 3K
SITE PLAN

JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land
CRLA #3335

BRIDGE

HERDMAN
ARCHITECTURE + DESIGN
16201 Scientific Way
Irvine, CA 92618
www.HerdmanRierson.com
714.389.2800
info@HerdmanRierson.com

A17-2096
3.14.2019

NORTH

CONCEPTUAL PLANT PALETTE

L3.01

LSA

Attachment D

CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: July 22, 2019

TO: Peterson Z. Vollmann, Planner IV, City of Oakland, Bureau of Planning

FROM: Michael Hibma, M.A., DPH, Associate / Architectural Historian, LSA

SUBJECT: General Electric Remediation and Reuse Project - Demolition Findings for Category II Historic Properties. 5441 International Boulevard/State Route 185, Oakland, Alameda County, California (LSA Project #BDE1802).

At the request of Bridge Development Partners, Inc., LSA prepared this demolition analysis to address City of Oakland (City) requirements for the demolition of Category II Historic Properties. The project analysis is part of the permitting process for the partial demolition of one building and complete demolition of seven buildings in the former General Electric Facility site at 5441 International Boulevard/East 14th Street/State Route 185 (Assessor Parcel Number: 041-3848-001) (project site) (Attachment A, Figures 1-3). The project site is located within the 57th Avenue Industrial District Area of Primary Importance (57th Avenue API), a National Register of Historic Places (NRHP) – eligible historic district (see Attachment B). On May 21, 2010, the Department of Planning and Building Inspection issued a Declaration of Public Nuisance for the entire project site (see Attachment C).

Accordingly, the project includes partial demolition of GE Building #1, which is individually eligible for the NRHP; and complete demolition of GE Building #2, which is a contributing element to the 57th Avenue API. Based on their statuses, these buildings are considered historical resources for the purposes of the California Environmental Quality Act (CEQA) and are "historic properties", as defined under the implementing regulations for Section 106 of the National Historic Preservation Act (36 CFR 800.16(l1)). The project would also include the complete demolition of six buildings, a water tank, and a segment of abandoned UPRR spur track. The project will retain the two-story street-facing façade of GE Building #1 and incorporate it into the design of a new 538,744-square-foot combination warehouse and office building (see Attachment D).

The author of this memorandum, Michael Hibma, has a B.A. in History from Humboldt State University; an M.A. in History from California State University, Sacramento; and a Certificate in Land Use and Environmental Planning from University of California, Davis Extension. He is certified by the Directory of Public Historians, maintained by the California Council for the Promotion of History; meets the Secretary of the Interior's Standards *Professional Qualifications Standards* for Architectural History and History (36 CFR Part 61); and has over 14 years of experience in cultural resources management and architectural history.

DOCUMENT ORGANIZATION

This document begins with a description of the proposed project and location, followed by a description of the cultural resources in the project site and their status per Oakland Cultural Heritage Survey (OCHS) criteria. The next section contains an assessment to the requirements of *Findings Required for the Demolition of Historic Properties – Category II Historic Properties*. For GE Building #1 and GE Building #2, this analysis will contain analysis to address Finding 2 plus Findings 4, 5, and 6 to GE Building #1 and GE Building #2. The analysis also applies Findings 4 and 5 to GE Building #s 4, 8, 17, 18, 20, and 21.

Per direction from the City of Oakland, this analysis would not include a Finding 3 analysis for GE Building #s 4, 8, 17, 18, 20, and 21. The analysis would draw in part from previously-prepared building soundness and economic viability assessments of the project site's built environment. The analysis does not include the railroad spur, water tank, or the API as a whole as these are not "buildings" as defined in the *National Register Bulletin 15*.[1]

The following documentation supports this analysis and is referenced throughout:

- Attachment A: Maps
- Attachment B: Cultural Resource Records
- Attachment C: Declaration of Public Nuisance
- Attachment D: Architectural Rendering of Proposed Redevelopment
- Attachment E: Soundness Report
- Attachment F: Economic Viability Report

PROJECT LOCATION AND DESCRIPTION

Project Location

The project site is at 5441 International Boulevard/East 14th Street/State Route 185 between the East Oakland neighborhoods of Melrose and Lockwood-Tevis in the city of Oakland, Alameda County, California. The project site is on a developed 23.18-acre rectangular parcel, #185 (Assessor Parcel Number: 041-3848-001), bordered on the east by International Boulevard/East 14th Street/SR 185, on the north by a row of single-family houses that front 54th Avenue, on the west by the UPRR, and on the south by a row of industrial properties that face 57th Avenue (Attachment A: Figures 1-3).

The project site is within an area associated with industrial and manufacturing since the early 20th century, and was previously used as a manufacturing and service facility for electrical transformers and other equipment. Due to the nature of the industrial activities at the site for six decades (GE ceased operations at the site in 1975), hazardous substance issues were present identified in the buildings, soil, and groundwater. Citing the contamination issues and poor condition of the

[1] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. National Park Service, 1997:4-5. Source: https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf

buildings, the City's Community and Economic Development Agency[1] (CEDA) declared the project site a Public Nuisance on May 10, 2010 (Attachment C). The western third of the project site was capped by November 2018 as part of an ongoing remediation process, and reuse of the site is restricted. The project site built environment, date(s) of construction, OCHS resource ratings, and 57th Avenue API contributor status are listed in Table A, below.

Table A: Project Site Built Environment

Resource Name	Date(s) of Construction	OCHS Rating	Comments
GE Building #1	1922-1927	A1+	Listed in Oakland Register and CRHR; individually eligible to the NRHP and a contributor to 57th Avenue API.
GE Building #2	1936-1937	Dc1+	Contributor to 57th Avenue API.
GE Building #4	1969	F1-	Non-contributor to 57th Avenue API.
GE Building #8	1973	None	Non-contributor to 57th Avenue API.
GE Building #17	1962	None	Non-contributor to 57th Avenue API.
GE Building #18	1966	F1-	Non-contributor to 57th Avenue API.
GE Building #20	1969	None	Non-contributor to 57th Avenue API.
GE Building #21	1981	None	Non-contributor to 57th Avenue API.
UPRR Spur	Circa 1922	None	Non-contributor to 57th Avenue API.
Water Tank	1952	None	Non-contributor to 57th Avenue API.
57th Avenue API	1920s-1950s	API	GE buildings #1 and #2 in the direct APE contribute to the 57th Avenue API.

Sources: OCHS, Oakland; *Cultural Resources Study – General Electric Remediation and Reuse Project, Oakland, Alameda County, California* (LSA 2019).

Project Description

The project would include demolition of eight existing buildings and structures, including GE Building #1 (other than the two-story, street-facing façade GE Building #1) and GE Building #2, which both qualify as historical resources under CEQA. The front portion (which represents a majority of the building that is visible from the public right-of-way) of GE Building #1 (6.2% of the total of GE Building #1) will be preserved, which also includes the height, shape and massing of the rear warehouse portion of the building. The two-story front-facing façade of GE Building #1 would be incorporated into the new construction. The demolition would remove all of the other buildings and their foundations, including the foundation of the brick portion of GE Building #1, so that the site is sufficiently remediated to permit reuse. Demolition and abatement would be conducted under the

[1] CEDA was reorganized on 12/29/11 as the Planning and Building Department.

authority of the U.S. Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC).

Demolition and remediation would haul off approximately 200 truckloads of building material, approximately 900 truckloads of contaminated soil, and import 1,615 truckloads of clean fill. The reuse project would include the new construction referenced earlier in this memo. Remediation would include soil vapor barriers, clean utility corridors and other protections for construction workers and employees of the new facility and would also be overseen by the EPA and DTSC.

Oakland Cultural Heritage Survey – Identified Resources in the Project Site

The project site contains a portion of an API that is described below and depicted in Attachment A: Figure 3. Please see Attachment B for a full presentation and discussion of built environment historical resources within the project site.

57th Avenue API

The 57th Avenue API boundary is coterminous with the project site (Attachment A: Figure 3). It originally comprised 21 commercial and industrial buildings (including GE buildings #1 and #2) on 22 parcels covering part of one city block in central East Oakland. Contributing elements to the API typically have minimal to no setback, with equipment yards and driveways of various widths between them. Buildings within the API are generally similar in size, age (1920s-1950s), and design. The design of the buildings within the API are mostly of early-20th century utilitarian commercial, 1920s decorative masonry, or Moderne, with some later Modernist elements from the 1950s. A typical design element within the API is single-story construction; long, rectangular footprints; steeped parapets and truss roofs; and vehicle or loading doors. Exteriors are mainly pressed brick or face brick and glass, with stucco ornament, metal sash, and more elaborate brickwork.

Notable changes to the API since recordation in 1996 include demolition of three contributing elements, reducing the total contributing elements to 18. Two buildings: 1127 57th Avenue (built circa 1910; OCHS rating "B-1+") and 1136 57th Avenue (built circa 1940; OCHS rating "*b-1+") were demolished to build surface parking lots. A third building at 1151 57th Avenue (built 1930; OCHS rating "Dc1+") was demolished to construct a loading bay for a beverage bottling plant at 5625 International Boulevard/1333 57th Avenue (built circa 1950; OCHS rating "1-").

LEGISLATIVE AND REGULATORY CONTEXT

This section describes the principal federal, state, and City regulations, laws, and codes that apply to the project.

National Historic Preservation Act (NHPA)

The NHPA establishes the role and responsibilities of the federal government in historic preservation. Toward this end, the NHPA directs agencies to (1) identify and manage historic properties under their control; (2) undertake actions that would advance the Act's provisions, and avoid actions contrary to its purposes; (3) consult with others while carrying out historic preservation activities; and (4) consider the effects of their actions on historic properties.

Section 106

Section 106 of the NHPA requires federal agencies to (1) take into account the effects of their undertakings on historic properties; and (2) afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. The regulations that implement Section 106 and outline the historic preservation review process are found at 36 CFR Part 800.

Some degree of review under Section 106 must be conducted for all federal, federally assisted, federally licensed, or federally funded projects. If a project is subject to federal jurisdiction and the project is an undertaking as defined at 36 CFR 800.16(y) with the potential to cause effects on historic properties (36 CFR 800.3(a)), Section 106 of the NHPA must be addressed to take into account the effect of the undertaking on any district, site, building, structure, or object included in or eligible for inclusion in the NRHP (i.e., historic properties).

National Register of Historic Places (NRHP)

The NRHP, authorized by Section 101 of the NHPA, created the nation's official list of cultural resources worthy of preservation. Property types listed in the NRHP consist of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Properties listed in or eligible for listing in the NRHP are considered in planning and environmental review, and effects to such properties are primarily addressed under Section 106.

The criteria for determining a resource's NRHP eligibility are defined at 36 CFR 60.4 and are as follows:

. . . the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

A) That are associated with events that have made a significant contribution to the broad patterns of our history; or

B) That are associated with the lives of persons significant in our past; or

C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D) That have yielded, or may be likely to yield, information important in prehistory or history.

Under criteria A, B, and C, the NRHP places an emphasis on a resource appearing as it did during its period of significance to convey historical significance; under Criterion D, properties convey significance through the information they contain.

National Register Bulletin *How to Apply the National Register Criteria for Evaluation* states that in order for a property to qualify for NRHP listing it must meet at least one of the evaluative criteria by

(1) being associated with an important historic context, and (2) retaining the integrity of those features necessary to convey its significance (National Park Service 1997). The historic context of a resource would define the theme(s), geographical limits, and period of significance by which to evaluate a resource's significance (National Park Service 1997:7).

Generally, cultural properties must be 50 years of age or more to be eligible for NRHP listing. According to the National Park Service (1997:2), "properties that have achieved significance within the past 50 years shall not be considered eligible" unless such properties are "of exceptional importance."

Historic Integrity

In addition to meeting one or more of the significance criteria, a cultural resource must retain its historic integrity to be considered eligible for NRHP listing. Historic integrity is defined as the ability of a resource to convey its significance. The evaluation of integrity must be grounded in an understanding of a resource's physical features and its environment, and how these relate to its significance. "The retention of specific aspects of integrity is paramount for a property to convey its significance" (National Park Service 1997:44). There are seven aspects of integrity to consider when evaluating a cultural resource: location, design, setting, materials, workmanship, feeling, and association (National Park Service 1997:44-45).

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

- *Setting* is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Physical features that constitute the setting of a historic property can be either natural or manmade, including topographic features, vegetation, paths or fences, or relationships between buildings and other features or open space.

- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisan's labor and skill in constructing or altering a building, structure, object, or site.

- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

- *Association* is the direct link between an important historic event or person and a historic property.

For archaeological resources, the term "integrity" is used to describe the level of preservation or quality of information contained within a district, site, or excavated assemblage. Integrity is relative to the specific significance which the resource conveys. Although it is possible to correlate the seven aspects of integrity with standard archaeological site characteristics, those aspects are often unclear for evaluating the ability of an archaeological resource to convey significance under Criterion D. Under Criterion D, the integrity of archaeological resources is judged according to the ability of the site to yield scientific and cultural information that can be used to address important research questions (Little et al. 2000:35-42).

Eligibility

Resources that are significant within an important historic context, meet the age guidelines, and possess integrity would generally be considered eligible for NRHP listing.

California Health and Safety Code Section 7050.5

Section 7050.5 of the California Health and Safety Code (HSC) states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification.

California Public Resources Code Section 5097.98

Section 5097.98 of the California Public Resources Code states that the Native American Heritage Commission (NAHC), upon notification of the discovery of Native American human remains pursuant to HSC §7050.5, shall immediately notify those persons (i.e., the Most Likely Descendent or "MLD") it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

City of Oakland Historic Preservation Element

The Historic Preservation Element (HPE) of the Oakland General Plan presents goals, policies, and objectives that guide historic preservation efforts in Oakland. HPE policies define the criteria for legal significance that must be met by a resource before it is listed in Oakland's local register of historical resources. Based on a city-wide preliminary architectural inventory by the OCHS, pre-1945 properties have been assigned a significance rating of A, B, C, D, E, or F and assigned a number (1, 2, or 3) which indicates a building's district status. The ranking system, described below in Table B, indicates a property's historical status and identifies those properties warranting special

consideration in the planning process. The individual property rating of a building is based on the following criteria:

- *Visual Quality/Design*: Evaluation of exterior design, interior design, materials and construction, style or type, supporting elements, feelings of association, and importance of designer.
- *History/Association*: Association of person or organization, the importance of any event, association with patterns, and the age of the building.
- *Context*: Continuity and familiarity of the building within the district.
- *Integrity and Reversibility*: Evaluation of the building's condition, its exterior and interior alterations, and any structural removals.

Table B: OCHS Significance Ratings

Rating Level	Description
A: Properties of Highest Importance	This designation applies to properties considered clearly eligible for individual NRHP listing and City Landmark designation. Such properties consist of outstanding examples of an important style, type, or convention, or intimately associated with a person, organization, event, or historical pattern of extreme importance at the local level or of major importance at the state or national level.
B: Properties of Major Importance	These are properties of major historical or architectural value but not sufficiently important to be rated "A". Most are considered individually eligible for the NRHP, but some may be marginal candidates. All are considered eligible for City Landmark designation and consist of especially fine examples of an important type, style, or convention, or intimately associates with a person, organization, event, or historical pattern of major importance at the local level or of moderate importance at the state or national level.
C: Properties of Secondary Importance	These are properties that have sufficient visual/architectural or historical value to warrant recognition but do not appear individually eligible for the NRHP. Some may be eligible as City Landmarks and are superior or visually important examples of a particular type, style, or convention, and include most pre-1906 properties.
D: Properties of Minor Importance	These are properties which are not individually distinctive but are typical or representative examples of an important type, style, convention, or historical pattern. The great majority of pre-1946 properties are in this category.
E, F, or *: Properties of No Particular Interest	Properties that are less than 45 years old or modernized.

Table B: OCHS Significance Ratings

Rating Level	Description
District Status	**Description**
1	A property in an Area of Primary Importance (API) or NRHP-quality district. An API is a historically or visually cohesive area or property group identified by the OCHS which usually contains a high proportion of individual properties with ratings of "C" or higher.
2	A property in an Area of Secondary Importance (ASI) or a district of local significance. An ASI is similar to an API except that an ASI does not appear eligible for the NRHP.
3	A property not within a historic district.

Note: Properties with ratings of "C" or higher or are contributors to or potential contributors to an API or ASI are considered Potential Designated Historic Properties (PDHPs) that may warrant consideration for preservation by the City. The OCHS has assigned some properties a contingency rating, indicated by a lower-case letter. A contingency rating is a potential rating under some condition, such as "if restored" or "when older" or "with more information."

DEMOLITION ANALYSIS - GE BUILDING #1 AND GE BUILDING #2

This section presents an analysis of two buildings in the project site utilizing the *Demolition Findings for Category II Historic Properties*.[1] Category II findings apply to the proposed project because the project site is located within an API. For GE Building #1 and GE Building #2, this analysis will contain analysis to address Finding 2 plus Findings 4, 5, and 6 to GE Building #1 and GE Building #2.[2] Below are the list of Category II findings that are applicable to GE Building #1 and GE Building #2 for this analysis. Finding 1 would not apply as the project site was declared a public nuisance.

Category II – Finding 2

> *Finding 2 (contributing properties): The property constitutes a hazard and is economically infeasible to rehabilitate on its present site. For this finding, a hazard constitutes a threat to health and safety that is not imminent.*

Finding 2 applies to contributing properties. For this analysis, GE Building #1 and GE Building #2 are contributing elements of the 57th Avenue API. The following addresses the three submittal requirements for Finding 2.

[1] According to official guidance, Category II includes "properties in an S-7 or S-20 zone or an Area of Primary Importance. Any building, *including those that do not contribute* to the historic quality of the district, fall into this category" [emphasis added].
Source: https://cao-94612.s3.amazonaws.com/documents/oak055114.pdf

[2] Per email communication from Amanda Monchamp to LSA dated May 13, 2019.

1. **A declaration from the Building Official or the City Council that the structure to be demolished is a threat to the public health and safety although such threat is not immediate.**

On May 21, 2010, the Department of Planning and Building Inspection issued a Declaration of Public Nuisance that found the entire project site unsafe to the safety, health, and welfare of (potential) occupants and that certain unsafe conditions were dangerous to occupants and potential visitors (see Attachment C). These buildings were declared to be a Public Nuisance, and their Certificate of Occupancy revoked. A copy of the Declaration is included as Attachment C.

2. **A report from a licensed engineer or architect with extensive experience in rehabilitation as to the structural soundness of the property and its suitability for rehabilitation. The soundness report shall be based on the requirements contained in the Soundness Report Requirements, attached.**

In September 2017, the structural engineering firm Crosby Group and the environmental review and remediation firm Geosyntec Consultants co-authored a Soundness Report for the project site. The Soundness Report analyzed the physical condition of the project site built environment and estimated costs of environmental remediation, repairing the buildings to code, and constructing a replacement building.

The report found that the primary upgrade costs are related to bringing the building into compliance with the Building Code, including modern life-safety upgrades. The secondary upgrade costs are repairs due to lack of maintenance. To assess costs for compliance and repairs, Crosby Group inspectors reviewed information available on the construction, age, and use of the buildings, then visually inspected each of the buildings, including assessing the condition of the structural elements and plumbing, electrical, and HVAC systems. This information was then used to prioritize areas that need to be addressed. The Crosby Group prepared estimates to compare costs related to (1) complete upgrades and repairs, and (2) complete building replacement. The Soundness Report is included as Attachment E.

GE Building #1

Section 4.1 of the Soundness Report contains a detailed assessment of the soundness of GE Building #1 in two parts. The first part addresses the entire building, while the second focuses on the building's front two-story office portion. The following summarizes the Soundness Report findings.

GE Building #1 is a 77,200-square–foot steel-framed masonry industrial building that contained offices, a factory, and warehouse space; the building housed the manufacturing and servicing of switchboards, transformers, motors, and electrical equipment. The building was constructed in two phases: (1) the street-facing two-story office and main factory floor built in 1922 by the Austin Company of California; and (2) the one-story warehouse constructed in 1927. The building walls are masonry with most exterior walls unpainted except the west-facing façade. The interior walls and structural steel are painted.

The Crosby Group assessed the overall condition of GE Building #1 as below average. Environmental remediation of the building would be required make it occupiable. As noted in Section 4.1.3 and Table 1 of the Soundness Report, the interior paint is toxic and the roof contains asbestos. The concrete floors and walls in the factory and warehouse are contaminated with toxic chemicals that have leached through the concrete slab foundation and into the groundwater. The estimated costs to either totally remediate GE Building #1 or only the front two-story office portion are $16,811,550 and $1,772,593, respectively, as shown in Section 4.1.3 and in Table 2 of the Soundness Report in Attachment E.

Physical repairs to make GE Building #1 occupiable are found in Section 4.1.4 of the Soundness Report. A cost breakdown to complete repairs noted above is also found in Section 4.1.4 and Table 3 of the Soundness Report. The total estimated costs to repair all of GE Building #1 is $2,766,611 and $781,059 for only the two-story office portion.

Cost estimates to replace all of GE Building #1 and to replace the two-story office portion are found in Section 4.1.5 and Table 4 of the Soundness Report. A cost to replace all of GE Building #1 is $5,633,523. The cost to replace only the two-story office portion is $922,019. Both estimates include costs to build a new foundation.

According to the City of Oakland's Soundness Report Requirements, a building is considered unsound if: (1) the primary upgrade cost exceeds 50% of its replacement cost, or (2) the primary plus secondary upgrade cost exceeds 75% of its replacement cost. To determine the soundness of GE Building #1, the total upgrade cost is compared to the replacement cost.

The primary upgrade costs of GE Building #1 ($16,811,550) exceeds 50 percent of its replacement cost ($2,816,762). The primary plus secondary upgrade cost of GE Building #1 ($19,578,161) exceeds 75 percent of its replacement cost ($4,225,142). Therefore, GE Building #1 meets the City's definition of unsound.

The primary upgrade costs for the two-story front office portion ($1,772,593) of GE Building #1 exceeds 50 percent of its replacement cost ($461,010). The primary and secondary upgrade costs for the two-story office portion ($2,553,652) exceeds 75 percent of its total replacement cost ($691,514). Therefore, the two-story front office portion of GE Building #1 meets the City's definition of unsound. See Tables 5a and 5b and Section 4.1.6 of the Soundness Report in Attachment E for more detailed information.

GE Building #2

Section 4.2 of the Soundness Report contains a detailed assessment of the soundness of GE Building #2. Unlike GE Building #1 above, the Crosby Group's soundness assessment addressed the entire building. No portion of GE Building #2 would be retained as part of the project. The following summarizes the Soundness Report findings.

GE Building #2 is a 45,000 square foot steel-framed masonry industrial building, designed and constructed in 1936-1937 by the Austin Company of California at a cost of $74,000. GE Building #2 contains an open factory floor with railroad siding platform on the north façade, and a small office

and restroom. The walls are 15 feet tall. The bottom five feet are of masonry and windows for an additional 10 feet. Most exterior walls are exposed plain brick with one painted wall, the west-facing façade. The interior walls are painted. Steel structural supports are located throughout the building.

GE Building #2 is 83 years old and the Crosby Group assessed the overall building condition below average. Environmental remediation of GE Building #2 would be required make it occupiable. As noted in Section 4.2.3 and Table 6 of the Soundness Report, interior paint is toxic and the roof contains asbestos. The concrete floors and walls are stained with toxic chemicals as a result of the manufacturing process, which over time has leached through the concrete slab foundation and into the groundwater. The estimated cost to totally remediate GE Building #2 is $8,793,080.

Physical repairs to make GE Building #2 occupiable are found in Section 4.2.4 of the Soundness Report. A cost breakdown to complete repairs noted above is also found in Section 4.2.4 and Table 8 of the Soundness Report. The total estimated cost to repair GE Building #2 is $1,639,358.

The estimated cost to replace GE Building #2 is found in Section 4.2.5 and Table 9 of the Soundness Report. The total cost to replace GE Building #2 is $2,994,746. The estimate includes building a new foundation.

According to the City of Oakland's Soundness Report Requirements, a building is considered unsound if: (1) the primary upgrade cost exceeds 50% of its replacement cost, or (2) the primary plus secondary upgrade cost exceeds 75% of its replacement cost. To determine the soundness of GE Building #2, the total upgrade cost is compared to the replacement cost.

The primary upgrade costs of GE Building #2 ($8,793,080) exceeds 50 percent of its replacement cost ($1,497,373). The primary plus secondary upgrade cost of GE Building #2 ($10,432,438) exceeds 75 percent of its replacement cost ($2,246,060). Therefore, GE Building #2 meets the City definition of unsound. See Table 10 and Section 4.2.6 of the Soundness Report in Attachment E for more detailed information.

3. **The applicant shall submit a building maintenance history. The report shall answer the following questions:**

    a. **What is the cost to repair and code violations?**

Costs to repair and mediate of GE Building # 1 and GE Building #2 are detailed on the Soundness Report. Based on the analysis detailed above and in Attachment E, the total repair and remediation costs are approximately $37 million.

    b. **Is the building free of a history of serious, continuous code violations?**

Citing the hazardous materials issues and poor condition of the buildings, the City declared the site a Public Nuisance on May 10, 2010 (see Attachment C). Until the toxic materials present on the building's surfaces, ground water, and on the site are removed, code violations will persist.

c. Has the building been properly maintained and stabilized?

GE ended operations in 1975 and routine maintenance ceased. Background research did not uncover maintenance records on file with the City. Historical building maintenance records on file with GE were not obtained. All buildings within the project site are vacant. Types of present ongoing maintenance activities focus primarily on site safety and includes painting over graffiti, repairs to fencing, and removing litter or trash. Generally, the buildings have not been maintained and thus, their condition has further deteriorated due to flooding, vandalism, and weather exposure.

Category II – Finding 4

Finding 4: The design quality of the replacement facility is equal/superior to that of the existing facility.

Finding 4 applies to all buildings. The following analyzes compliance with Finding 4 the submittal requirements.

1. A clearly identifiable visual or design value. For instance, does the replacement proposal express its present character as strongly as the historic design expressed in the past?

The proposed replacement building would retain and incorporate the Classical-Revival styled two-story street-facing portion of GE Building #1. All of GE Building #2 would be demolished. At two stories, the new construction would be the same height and scale as the remaining portion of GE Building #1. Building on adjacent city blocks generally range from one to four stories with frontage widths ranging from 100 to over 300 feet. The proposed new construction would alter approximately one-quarter of the API's eastern boundary.

Ongoing design collaboration between the project applicant, City staff, and Oakland Heritage Alliance (OHA) produced a building with a clearly identifiable design value that is compatible yet differentiated design with GE Building #1's Classical Revival aesthetic. The general features of the proposed design are an addition as tall as GE Building #1, with new construction connected to the retained and rehabilitated portion of GE Building #1 via a solid "hyphen." The hyphen would have a deep setback from the historical façade to emphasize visual separation of the new and historical fabric and prevent the new design from visually competing with GE Building #1's original Classical Revival elements and massing. The hyphen would connect GE Building #1 with an addition that would be clearly contemporary in design, of tilt-up concrete construction, and with infill construction composed of evenly-spaced panels of fenestration consisting of eight fixed-casement windows alternating with solid wall panels with metal screen accents. Casement size and appearance would reference, but not replicate, GE Building #1's fenestration.

The southeast corner of the new construction would contain a secondary entrance within a two-story symmetrical façade of dark colored brick with a monumental all-glass entrance. The design would be a contemporary interpretation of GE Building #1's Classical Revival aesthetic, and bookends the main, street-facing façade. Fenestration would reference the multi-pane, metal casement windows found in the single-story wings that flank the GE Building #1's central two-story mass. However, the number of windows would be fewer and smaller to avoid replicating historical

fenestration pattern. This element would add visual interest and break up the uniform appearance of the new building addition. A near copy of the southeast corner feature would be located at the southwest corner of the new construction and would face the north-facing façades of the contributing elements of the 57th Avenue API. See Attachment D of this document for renderings of the design of the proposed project.

2. **Durability, quality, and design value of surface materials. Durable and quality materials include, but are not limited to: stone, granite, marble, concrete, highest quality and detailed glass curtain wall, terra cotta or other materials appropriate to the design style of the building or context of the neighborhood. In terms of value, are materials in the replacement building used to enhance the architectural design elements of the building instead of used solely for the sake of variety?**

The new construction would be clad with a variety of durable, high quality surface materials, including cementitious siding, metal, masonry veneer, and decorative screens (see Attachment D). The overall aesthetic is utilitarian industrial in appearance with repeating vertical features dividing the façade into regular sections and topped with a subdued Classical Revival referenced motifs such as uniform cornice lines, projecting corner massing, and symmetrical fenestration.

The relatively minimal variety of materials, design aspects, and relatively regimented fenestration of the proposed design is comparable with the overall utilitarian nature of the exterior wall surface textures, materials, and fenestration patterns exhibited by GE Building #1 and the contributing elements within 57th Avenue API. The new construction would distinguish itself from existing buildings that reference an older industrial design. It is a contemporary interpretation of the Classical Revival style, which includes few ornamental features, but emphasizes the use of exposed cementitious cladding, symmetrical façade, masonry, and metal wall cladding. The uniform cornice height, decorative treatments, and varied wall cladding near the top of the evenly-spaced vertical features that divide the façade draw visual interest. The proposed style is obviously modern and would be well differentiated from the 57th Avenue API contributors, while being compatible and cohesive with traditional massing, appearance, and function.

3. **Significant enhancement of the visual interest of the surrounding area.**

The surrounding context has changed to some degree since GE Building #1 and GE Building #2 were built. Currently the project site is vacant, the buildings in various states of disrepair, and portions of the site are visible through to the BART elevated tracks west of and adjacent to the project site. Since GE closed the facility, and in keeping with other economic demographic trends of the mid-to-late 20th century, this area not returned to its historical level of vibrancy and activity. Much of the existing building stock is over 50 years old and is interspersed with vacant parcels. The proposed project provide a significant enhancement of the visual interest of the surrounding area as it would remove vacant and derelict buildings and construct a new building along International Boulevard/East 14th Street/State Route 185. The new building would fill a large gap in the 57th Avenue API's eastern boundary. The new building would increase commercial activity in this area and may result in increased demand for retail, support services, and other jobs.

4. **High quality detailing.**

The proposed project includes high quality detailing that would reference but not replicate the Classical Revival-styled façade of GE Building #1. The new construction would be the same height, feature a uniform cornice height, and would have two-story, symmetrical, brick-clad offices at the southeast, and southwestern corners of the new construction. The design is a contemporary interpretation of GE Building #1's Classical Revival aesthetic, and bookends the street-facing façade. These elements would add visual interest and break up the uniform appearance of the new building. A near copy of the southeast corner feature would be located at the southwest corner of the new construction and would face the north-facing façades of the contributing elements of the 57th Avenue API (see Attachment D).

5. **Composition. A well composed building integrates all aspects of the building (materials, façade patterns, proportions, openings, forms, massing, detailing, etc.) into the overall character and design.**

The portion of the GE Building #1 retained would be the focal point for the materials, façade patterns, proportions, openings, forms, massing, detailing of the new construction would create a balanced design that would clearly subordinate the new construction to the historical. Additional compositional details that the new construction would reference include fenestration types, and arrangement found on intact historical-period façades. Historically, the project site and the 57th Avenue API to which it contributes was used for industrial and manufacturing uses and the new industrial building is designed to integrate into the overall character of the API.

6. **Site setting, neighborhood and streetscape contexts.**

The proposed project would rehabilitate and enhance the streetscape fronting the project site of International Boulevard/East 14th Street/State Route 185. Project plans show planting boxes near the sidewalk, along the base of the main, street-facing façade. It is important to note that the alignment of International Boulevard/East 14th Street/SR 185 is oriented northwest/southeast east of and adjacent to the APE. Once built, the experience of passers-by would likely be to perceive the retained and rehabilitated portion of GE Building #1 as more visually prominent and slightly larger in size and scale compared to the new construction, which would appear to have a deeper street setback. The project site is currently vacant and enclosed by a chain linked fence. This would be replaced with a decorative fence with brick pilasters with wrought iron spindles, consistent with the design theme of the building. New landscaping would also be added to the site inside the fence and along International Boulevard. The proposed project would revitalize the streetscape and improve the visual appearance of the neighborhood.

7. **Incorporating "especially fine" construction details, methods, or structural materials. These include those that successfully address challenging structural problems, contribute significantly to the building's overall design quality, exhibit fine craftsmanship, or are visible design elements.**

The proposed project is well detailed and incorporates a contemporary interpretation of the Classical Revival aesthetic of GE Building #1. The applicant and City worked together to design a

building that retains the main street-facing façade of GE Building #1. The remaining portion of the GE Building #1 would be retained, decontaminated, and connected to the new construction via a solid hyphen. The far left side of the main street-facing façade would be anchored by a two-story symmetrically-designed mass that references, but does not replicate, the remaining two-story portion of GE Building #1.

8. **The replacement building's reflection of the time it was designed, not merely a caricature of the demolished building.**

The new construction would replace a single-story factory space with new single-story warehouse space. The proposed design is superior to the original secondary rear factory floor portion of GE Building #1. The proposed construction would be larger than the original factory and visually "fill in" a large expanse of open space along this segment of International Boulevard/East 14th Street/State Route 185. The proposed design is a clearly a contemporary interpretation of the original building's Classical Revival aesthetic and retains the two-story façade of GE Building #1 (see Attachment D).

9. **The replacement building's contemporary interpretation of the demolished building's elements in terms of cultural, historic, economic, or technological trends of its time.**

The proposed project would retain and incorporate the two-story façade of GE Building #1 into the new design. When the building was constructed in 1922, industrial buildings in Oakland were typically steel reinforced and clad in fire-proof cladding such as brick. The interior walls and floors were reinforced concrete with numerous raised machinery platforms and several tank cradles. The exterior walls are of masonry construction framing nearly full-height, metal-framed awning windows. Interior office spaces were framed in balloon-frame construction and finished with lath and plaster. Fenestration consisted of double-hung wooden sash windows in the central two-story portion or multi-pane metal casement windows found in the single-story wings of GE Building #1.

The buildings in the project site were used to manufacture and service electrical equipment. Additional buildings were constructed within the project to manufacture, rebuild, or test new or specialized components. Design of the new construction would integrate with the remaining portion of the GE Building #1 and would preserve the visual prominence of the historical façade. Although the new construction would be larger in size and scale than the portion of GE Building #1 and all of GE Building #2 that it replaces, its form, arrangement, and massing reflects a contemporary expression of historical operations of moving people and products within the project site.

Based on this analysis of the proposed design, it appears that the new building would be compatible with, but clearly differentiated from, the remaining façade of GE Building #1 and the other contributing elements in the 57th Avenue API. Its design incorporates a uniform cornice height and façade divisions that loosely references the symmetrical Classical Revival-styled façade of GE Building #1. Proposed materials are compatible with those found with the project site and the 57th Avenue API, but are applied in modern ways that clearly distinguish them from the 57th Avenue API's historic fabric.

Category II – Finding 5

Finding 5: For all properties in a district: the design of the replacement project is compatible with the character of the preservation district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings:

1. **The replacement project is compatible with the district in terms of massing, siting, rhythm, composition patterns of openings, quality of materials, and intensity of detailing.**

As described in the evaluation of the 57th Avenue API prepared by OCHS staff in 1996, the district is *"is a visually distinctive 1920s industrial district of approximately 21 buildings, on 22 assessor's parcels, on all or part of 1 block, in Central East Oakland. Terrain is flat. Street pattern is both sides of one long street, a cul-de-sac off East 14th Street. Setbacks are mostly zero from the street, with yards and driveways of various widths between the buildings. Buildings are generally similar in size, age, and design. Most date from the 1920s-40s: early 20th century utilitarian, 1920s decorative brick, and Moderne industrial buildings. Typical buildings are one story, long narrow plan, with stepped parapet, truss roof, and vehicle door. Exteriors are mainly pressed brick and common brick and glass, with stucco ornament, metal sash, and three-dimensional brickwork. Alterations include new doors and loss of some parapets. Building dates are 8 from the 1900s-10s, 7 from the 1920s, 3 from the 1930s-40s, 3 from the 1950s and after. Uses are 21 industrial, 1 institutional. Surroundings are commercial on East 14th Street, residential on the side streets parallel to 57th Avenue, and industrial across the tracks at the foot of 57th Avenue"* (see Attachment B).

The proposed project is compatible with the 57th Avenue API by its low massing, brick- and glass-clad exterior, utilitarian appearance, with symmetrical layout and rhythmic placement of fenestration and door openings. Although the new construction would be larger than most of the contributing elements of the 57th Avenue API, the difference in size is not inconsistent with size difference among the 18 remaining contributing elements within the 57th Avenue API. The street-facing façade is well-proportioned and references, but does not replicate, the remaining portion of GE Building #1's Classical Revival-styled façade, the symmetrical layout of fenestration and use of masonry wall cladding at the far left side is representative of the materials and detailing found in other contributing elements within the 57th Avenue API.

2. **New street frontage with forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street.**

As discussed above in Finding 4.4, 4.8, and 5.1, the new construction retains the street facing façade of GE Building #1 and would reference the industrial aesthetic and materiality of other contributing elements within the 57th Avenue API.

3. **The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district.**

As discussed above in Finding 4.1, 4.2, 4.3, and 4.4, the proposed project would enhance the visual interest of the district because it would remove vacant and derelict buildings and build a new nearly-full-width building along International Boulevard/East 14th Street/State Route 185. The new building would fill a large gap in the 57th Avenue API's eastern boundary. The new construction would be the same height, feature a uniform cornice height, and would have two-story symmetrical brick-clad features at the southeast, and southwestern corners of the new construction. The design is a contemporary interpretation of GE Building #1's Classical Revival aesthetic, and bookends the main, street-facing façade.

4. **If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district.**

The proposed project would introduce a visual element that contrasts with the 1920s-1950s architectural aesthetic of the 57th Avenue. However, the new construction retains the historic street facing façade of GE Building #1 and would not be taller or otherwise introduce a radical visual or design aesthetic to the 57th Avenue API because the design of the new building references but does not replicate the historic street facing façade of GE Building #1. As stated in the Cultural Resources Study prepared in June 2019, LSA assessed the potential for the project to result in an adverse effect under Section 106.[1] LSA found that the project would alter the northern half of the API, which would result in an adverse effect to the 57th Avenue API as a whole (LSA 2019:1). The project applicant, City staff, and the Oakland Heritage Alliance (OHA) collaborated to develop a design of the proposed addition that is compatible yet differentiated from the Classical Revival-styled front portion of GE Building #1 in a manner to avoid "false historicism" of project design, and be architecturally compatible but differentiated from GE Building #1 and the early-to-mid 20th century industrial aesthetic of the 57th Avenue API.

The new construction would be compatible with the 57th Avenue API by its low massing, brick- and glass-clad exterior, utilitarian appearance, with symmetrical layout and rhythmic placement of fenestration and door openings. Although the new construction would be larger than most of the contributing elements of the 57th Avenue API, the difference in size is not inconsistent with size difference among the 18 remaining contributing elements within the 57th Avenue API. The street-facing façade is well-proportioned and references, but does not replicate, the remaining portion of GE Building #1's Classical Revival-styled façade, the symmetrical layout of fenestration and use of masonry wall cladding at the far left side is representative of the materials and detailing found in other contributing elements within the 57th Avenue API.

[1] Source: https://www.gpo.gov/fdsys/pkg/CFR-2011-title36-vol3/pdf/CFR-2011-title36-vol3-sec800-5.pdf.

5. **Is consistent with the visual cohesiveness of the district. For the purpose of this item, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When a combination of some these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results.**

The proposed project is consistent with the visual cohesiveness of the 57th Avenue API because the new construction would properly reference, but remain clearly subordinate to, the remaining two-story, Classical Revival-styled façade of GE Building #1 and with the general unadorned industrial aesthetics found on the remaining contributing elements of the 57th Avenue API. The new construction would not extend past the façade plane of GE Building #1, and due to the alignment of International Boulevard east of the project site, the historical façade will appear closer to the street than the new construction. The new construction design would be cohesive with the its host building (GE Building #1) by its uniform height and cornice line, use of the symmetrical façade layout, and infill construction of rhythmic alternating pattern of solid and fenestrated walls, and by the incorporation of a two-story massing at the opposite end of the main street facing façade. The contemporary interpretation of GE Building #1's Classical Revival aesthetic and references to early-20th century building materials is consistent with the contributing elements of the 57th Avenue API.

6. **The replacement project would not cause the district to lose its current historic status.**

The proposed undertaking would remove two of the 18 remaining contributing elements to the 57th Avenue API. These two elements (the rear portion of GE Building #1 and all of GE Building #2) are located along the northern edge of the API. Seven of the buildings and two structures within the direct APE are located between GE buildings #1 and #2 and the remaining API. These seven built environment elements do not contribute to the API, are of a later architectural aesthetic and differing materials, and collectively create a partial screen visually separating GE Building #1 and GE Building #2 from the stronger, more concentrated collection of API contributors along 57th Avenue. The loss of the two contributors represents an 11% reduction in the number of remaining contributing elements to the API. This reduction would not diminish the API's overall integrity of location, setting, design, materials, workmanship, feeling, and association. The 57th Avenue Industrial District API would retain those characteristics as an assemblage of 1920s-1950s industrial properties that qualify it as a NRHP-quality district. When completed, the 57th Avenue Industrial District API will retains its eligibility as an NRHP-quality district.

DEMOLITION ANALYSIS - GE BUILDINGS #4, #8, #17, #18, #20, AND #21

This section presents an analysis of six buildings in the project site project site utilizing the *Demolition Findings for Category II Historic Properties*.[1] Category II findings apply to the proposed project because the project site is located within an API. Per direction from the City of Oakland, the following analysis applies Findings 4 and 5 to GE buildings #4, 8, 17, 18, 20, and 21. These buildings are not contributing elements to the 57th Avenue API.

Category II – Finding 4

> *Finding 4: The design quality of the replacement facility is equal/superior to that of the existing facility.*

Finding 4 applies to all buildings. The following analyzes compliance with Finding 4 the submittal requirements.

1. **A clearly identifiable visual or design value. For instance, does the replacement proposal express its present character as strongly as the historic design expressed in the past?**

GE buildings #4, 8, 17, 18, 20, and 21 are not contributing elements of the 57th Avenue API. These buildings date from 1962 -1981, after the 57th Avenue API's period of significance of 1920-1950. The removal of these non-contributing elements and replacement by the new construction is a superior visual and design element in the API. The rear southwestern corner of the new construction would feature a two-story massing element designed as a contemporary interpretation of GE Building #1's Classical Revival aesthetic and would face the north-facing façades of the 57th Avenue API's contributing elements, thereby enhancing the industrial feel and built environment in this area (see Attachment D).

2. **Durability, quality, and design value of surface materials. Durable and quality materials include, but are not limited to: stone, granite, marble, concrete, highest quality and detailed glass curtain wall, terra cotta or other materials appropriate to the design style of the building or context of the neighborhood. In terms of value, are materials in the replacement building used to enhance the architectural design elements of the building instead of used solely for the sake of variety?**

The new construction would be clad with a variety of durable, high quality surface materials, including cementitious siding, metal, masonry veneer, and decorative screens (See Attachment D). The overall aesthetic is utilitarian industrial in appearance with repeating vertical features dividing the façade into regular sections and topped with a subdued Classical Revival referenced motifs such as uniform cornice lines, projecting corner massing, and symmetrical fenestration.

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[1] According to official guidance, Category II includes "properties in an S-7 or S-20 zone or an Area of Primary Importance. Any building, *including those that do not contribute* to the historic quality of the district, fall into this category" [emphasis added].
Source: https://cao-94612.s3.amazonaws.com/documents/oak055114.pdf

The relatively minimal variety of materials, design aspects, and relatively regimented fenestration of the proposed design is comparable with the overall utilitarian nature of the exterior wall surface textures, materials, and fenestration patterns, as exhibited by the retained portion of GE Building #1 and the contributing elements within 57th Avenue API, of which GE buildings #4, 8, 17, 18, 20, and 21 are not. The new construction would distinguish itself from GE Building #1, and the contributing elements of the 57th Avenue API that reference an older industrial design.

The new construction would be a contemporary interpretation of GE Building #1's Classical Revival style, which includes few ornamental features, but emphasizes the use of exposed cementitious cladding, symmetrical façade, masonry, and metal wall cladding. The uniform cornice height, decorative treatments, and varied wall cladding near the top of the evenly-spaced vertical features that divide the façade would draw visual interest. The proposed style is obviously modern and would be well differentiated from the 57th Avenue API contributors, while being compatible and cohesive with their general traditional massing, appearance, and function.

3. **Significant enhancement of the visual interest of the surrounding area.**

GE buildings #4, 8, 17, 18, 20, and 21 are not contributing elements to the 57th Avenue API. These utilitarian buildings date from the mid-to-late 20th century and are sited well back from International Boulevard/East 14th Street/SR 185. These buildings do not draw any particular visual interest or possess interesting architectural character. The new construction would be a significant enhancement of the visual interest of the surrounding area because it would introduce a larger, more interesting visual element and draw visual interest in the area.

4. **High quality detailing.**

GE buildings #4, 8, 17, 18, 20, and 21 are not contributing elements to the 57th Avenue API. These utilitarian buildings date from the mid-to-late 20th century and are sited back from International Boulevard/East 14th Street/SR 185. These buildings do not draw any particular visual interest or possess interesting architectural character. The design of the new construction is a contemporary interpretation of GE Building #1's Classical Revival aesthetic, and bookends the main street-facing façade. The high-quality detailing of the design elements would add visual interest and break up the uniform appearance of the new building addition. A near copy of the southeast corner feature (i.e., no entrances) would be located at the southwest corner of the new construction and would face the north-facing façades of the contributing elements of the 57th Avenue API (see Attachment D).

5. **Composition. A well composed building integrates all aspects of the building (materials, façade patterns, proportions, openings, forms, massing, detailing, etc.) into the overall character and design.**

The proposed project would demolish GE buildings #4, 8, 17, 18, 20, and 21 which are non-contributing elements to the 57th Avenue API. As described above, the portion of the GE Building #1 retained would be the focal point for the materials, façade patterns, proportions, openings, forms, massing, and detailing of the new construction, and would create a well composed and balanced design that would clearly subordinate the new construction to the historical.

6. **Site setting, neighborhood and streetscape contexts.**

The proposed project would demolish GE buildings #4, 8, 17, 18, 20, and 21, which are non-contributing elements of the 57th Avenue API. These buildings are of a modern utilitarian design and are sited well back from International Boulevard/East 14th Street/ SR 185. Portions of the project site are visible through to the BART elevated tracks west of and adjacent to the project site. The proposed project would rehabilitate and enhance the streetscape along this segment of International Boulevard/East 14th Street/State Route 185. Project plans show planting boxes near the sidewalk, along the base of the main, street-facing façade. The Project will replace a chain link fence with a decorative brick and wrought-iron fence that is more consistent with the historic character of the site. The Project will also provide landscaping along the International Boulevard.

7. **Incorporating "especially fine" construction details, methods, or structural materials. These include those that successfully address challenging structural problems, contribute significantly to the building's overall design quality, exhibit fine craftsmanship, or are visible design elements.**

The proposed project would demolish GE buildings #4, 8, 17, 18, 20, and 21 which are non-contributing elements to the 57th Avenue API. The proposed project is well detailed and incorporates a contemporary interpretation of the Classical Revival aesthetic of GE Building #1. The applicant and City worked together and with OHA to design a building that retains the main street-facing façade of GE Building #1. The remaining portion of the GE Building #1 would be connected to the new construction via a solid hyphen. The far left side of the main street-facing façade would be anchored by a two-story symmetrically-designed mass that references, but not replicates, the remaining two-story portion of GE Building #1.

8. **The replacement building's reflection of the time it was designed, not merely a caricature of the demolished building.**

The new construction would replace GE buildings #4, 8, 17, 18, 20, and 21 which are non-contributing elements to the 57th Avenue API. The proposed design is superior to these mid-to-late 20th century utilitarian industrial buildings constructed 1962-1975. The proposed construction would visually "fill in" a large expanse of open space along this segment of International Boulevard/East 14th Street/State Route 185. The proposed design is a clearly a contemporary interpretation of the original building's Classical Revival aesthetic (see Attachment D).

9. **The replacement building's contemporary interpretation of the demolished building's elements in terms of cultural, historic, economic, or technological trends of its time.**

The proposed project would demolish GE buildings #4, 8, 17, 18, 20, and 21, which are non-contributing elements to the 57th Avenue API. These buildings date to the mid-to-late 20th century and represent a basic, industrial, utilitarian-designed building type that is well represented in the existing building stock of Oakland, Alameda, County and California. The proposed replacement building would consist of a contemporary interpretation of GE Building #1's Classical Revival aesthetic.

Category II – Finding 5

Finding 5: For all properties in a district: the design of the replacement project is compatible with the character of the preservation district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings:

1. **The replacement project is compatible with the district in terms of massing, siting, rhythm, composition patterns of openings, quality of materials, and intensity of detailing.**

As described in the evaluation of the 57th Avenue API prepared by OCHS staff in 1996, the district is, *"on all or part of 1 block, in Central East Oakland. Terrain is flat. Street pattern is both sides of one long street, a cul-de-sac off East 14th Street. Setbacks are mostly zero from the street, with yards and driveways of various widths between the buildings. Buildings are generally similar in size, age, and design. Most date from the 1920s-40s: early 20th century utilitarian, 1920s decorative brick, and Moderne industrial buildings. Typical buildings are one story, long narrow plan, with stepped parapet, truss roof, and vehicle door. Exteriors are mainly pressed brick and common brick and glass, with stucco ornament, metal sash, and three-dimensional brickwork. Alterations include new doors and loss of some parapets. Building dates are 8 from the 1900s-10s, 7 from the 1920s, 3 from the 1930s-40s, 3 from the 1950s and after. Uses are 21 industrial, 1 institutional. Surroundings are commercial on East 14th Street, residential on the side streets parallel to 57th Avenue, and industrial across the tracks at the foot of 57th Avenue"* (see Attachment B).

The proposed project would demolish GE buildings #4, 8, 17, 18, 20, and 21, which are non-contributing elements to the 57th Avenue API. The proposed project is compatible with the 57th Avenue API by its low massing, brick- and glass-clad exterior, utilitarian appearance, with symmetrical layout and rhythmic placement of fenestration and door openings. Although the new construction would be larger than most of the contributing elements of the 57th Avenue API, the difference in size is not inconsistent with size difference among the 18 remaining contributing elements within the 57th Avenue API. The street-facing façade is well-proportioned and references, but does not replicate, the remaining portion of GE Building #1's Classical Revival-styled façade, the symmetrical layout of fenestration and use of masonry wall cladding at the far left side is representative of the materials and detailing found in other contributing elements within the 57th Avenue API.

2. **New street frontage with forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street.**

As discussed above in Finding 4.4, 4.8, and 5.1 for GE Building #1 and GE Building #2, the new construction retains the street facing façade of GE Building #1 and would reference the industrial aesthetic and materiality of other contributing elements within the 57th Avenue API.

3. **The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district.**

As discussed above in Finding 4.1, 4.2, 4.3, and 4.4, the proposed project would remove GE buildings #4, 8, 17, 18, 20, and 21, which are non-contributing elements to the 57th Avenue API to construct a new building fronting International Boulevard/East 14th Street/State Route 185. The new building enhance the visual interest of the district because it would fill a large gap in the 57th Avenue API's eastern boundary. The new construction would be the same height, feature a uniform cornice height, and would have two-story, symmetrical, brick-clad offices at the southeast, and southwestern corners of the new construction. The design is a contemporary interpretation of GE Building #1's Classical Revival aesthetic, and bookends the main street-facing façade.

4. **If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district.**

The proposed project would introduce a visual element that contrasts with the 1920-1950s architectural aesthetic of the 57th Avenue API. However, the new construction would not be taller or otherwise introduce a radical visual or design aesthetic in 57th Avenue API. The proposed project would remove six non-contributing elements built 1961-1981 that do not contribute to the historic character of the district.

As stated in the Cultural Resources Study prepared in June 2019, LSA assessed the potential for the project to result in an adverse effect under Section 106.[1] LSA found that the project would alter the northern half of the API, which would result in an adverse effect to the 57th Avenue API as a whole (LSA 2019:1). The project applicant, City staff, and OHA representatives collaborated to develop a design of the proposed addition that is compatible yet differentiated from the Classical Revival-styled front portion of GE Building #1 in a manner to avoid "false historicism" of project design, and be architecturally compatible but differentiated from GE Building #1 and the early-to-mid 20th century industrial aesthetic of the 57th Avenue API.

The new construction would be compatible with the 57th Avenue API by its low massing, brick- and glass-clad exterior, utilitarian appearance, with symmetrical layout and rhythmic placement of fenestration and door openings. Although the new construction would be larger than most of the contributing elements of the 57th Avenue API, the difference in size is not inconsistent with size difference among the 18 remaining contributing elements within the 57th Avenue API. The street-facing façade is well-proportioned and references, but does not replicate, the remaining portion of GE Building #1's Classical Revival-styled façade, the symmetrical layout of fenestration and use of masonry wall cladding at the far left side is representative of the materials and detailing found in other contributing elements within the 57th Avenue API.

[1] Source: https://www.gpo.gov/fdsys/pkg/CFR-2011-title36-vol3/pdf/CFR-2011-title36-vol3-sec800-5.pdf.

5. **Is consistent with the visual cohesiveness of the district. For the purpose of this item, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When a combination of some these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral to the design and character of the proposed new construction, visual cohesiveness results.**

As discussed earlier in Finding 5.5 for GE Building # 1 and GE Building #2, the proposed project would construct a new building that is visually cohesive with the with the 57th Avenue API's early-to-mid 20th century industrial aesthetic.

6. **The replacement project would not cause the district to lose its current historic status.**

The proposed undertaking would remove two of the 18 remaining contributing elements to the 57th Avenue API and remove six non-contributing elements built 1961-1981 that do not contribute to the district's historic character. The loss of the two contributors (most of GE Building #1 and all of GE Building #2) represents an 11% reduction in the number of remaining contributing elements to the API. This reduction would not diminish the API's overall integrity of location, setting, design, materials, workmanship, feeling, and association. The 57th Avenue Industrial District API would retain those characteristics as an assemblage of 1920s-1950s industrial properties that qualify it as a NRHP-quality district. When completed, the 57th Avenue Industrial District API will retains its eligibility as an NRHP-quality district.

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Structural Engineering and Design

Geosyntec consultants

DRAFT

SOUNDNESS REPORT

FOR

GENERAL ELECTRIC SITE

OAKLAND, CALIFORNIA

September 18, 2017

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APPENDICES

1.0 Introduction

This soundness report has been prepared for General Electric Company's (GE's) former manufacturing facility at 5441 International Blvd. in Oakland, California by The Crosby Group Structural Engineers and Geosyntec Consultants. This report's purpose is to support the effort to demonstrate compliance with the City of Oakland's Findings Required for the Demolition of Historic Properties.

Based on the City of Oakland soundness report requirements, the focus of the report is not structural compliance with the current Building Code; but rather an assessment of the requirements and costs to upgrade the existing structures onsite to make them usable. This report covers a total of eight buildings and a water tank adjacent to an equipment building on this site. The report contains descriptions of the structures, assessment of the current condition of the structures, information regarding the environmental contamination present in these structures, and the recommended primary and secondary upgrades, including mitigation of the environmental contamination under federal and state regulations to bring the structures to an occupiable condition.

In addition, this report presents estimated costs to rehabilitate the structures considering the recommended upgrades and the requirements to mitigate the contamination. The total upgrade costs are compared to the replacement cost to determine if the structures are sound or unsound.

2.0 Definitions

The following definitions from the City of Oakland Soundness Report Requirements are applicable to this Soundness Report:

Soundness is an economic measure of the feasibility of repairing construction deficiencies. It compares an estimate of construction-repair cost called the upgrade cost to an estimate called the replacement cost.

Hazard is defined the same as it is in the Demolition Findings, Category I and Category II, Finding 2. For this finding, a hazard constitutes a threat to health and safety that is not imminent.

Replacement cost is defined as the current cost to construct structures exactly the size of those proposed for demolition. The current costs are determined by the most recent City of Oakland Building Services Construction Valuation for Building Permits.

Unsound structure is a structure where the primary upgrade cost construction deficiencies exceeds 50 percent of its replacement cost or the primary plus secondary upgrade cost exceeds 75 percent.

Primary upgrade cost is an estimate of the cost to make the existing structure 'usable'. This is the cost to bring a construction deficient structure into compliance with the minimum standards of the Building Code in effect at the time of its construction, with certain retroactive life-safety exceptions.

Secondary upgrade cost is an estimate of the cost of functional repairs attributable to lack of maintenance.

3.0 General Site Conditions

GE purchased the project site as an undeveloped property in 1922. In 1923, GE began to develop the property to house transformer manufacturing operations. Transformers were manufactured on the property until approximately 1975. Between 1975 and the mid-1990s, GE Apparatus Service Department operated an electrical equipment maintenance and repair operation on portions of the site. Afterwards, the site was used for a period of time for storage of mobile office trailers. The water tank was used to store fire suppression water and a pump house for the water tank is adjacent to it.

The eight buildings on the site (Buildings #1, #2, #4, #8, #17, #18, #20, and #21) are currently unoccupied and the water tank is empty. The site is surrounded by a fence, and there is on-site security 24 hours a day. The site is inspected monthly to assess its condition and determine if maintenance is required for items such as landscaping, vandalism (including graffiti), security, or inadvertent garbage accumulation. Typical maintenance activities include, but are not limited to: fence repairs, painting over graffiti, and garbage removal as required during monthly site visits; and street-sweeping semi-annually at a minimum or as required during monthly site inspections; and annual asphalt repairs.

The Oakland General Plan designates the project site as General Industrial, which allows manufacturing and distribution uses. The project site is in the IG/S-19 General Industrial/Health and Safety Protection Overlay CN-3, Neighborhood Commercial Zone districts. The project site is in the 57th Avenue Industrial District Area of Primary Importance (API) and two of the existing structures, Buildings #1 and #2 are designated as historic resources under the California Environmental Quality Act (CEQA).

3.1 Subsurface Contamination and Remediation Activities

The former transformer-manufacturing operations conducted by GE required the use of various chemicals, including 10C (mineral) oils, pyranol (a dielectric fluid containing polychlorinated biphenyls [PCBs] that at times was mixed with trichlorobenzene [TCB]), cleaning solvents (primarily halogenated chlorinated volatile organic compounds [CVOCs]), and paints (aromatic CVOCs). Between 1975 and the mid-1990s, GE performed electrical and mechanical repair of medium to large industrial and utility equipment, including turbines, electric motors and switch gear equipment. Chemicals used during these operations included paints, varnishes, cleaners, lubricating oils, and various solvents, including xylenes, acetone, and methyl ethyl ketone.

The California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), in coordination with the California Department of Health Services (DHS, predecessor entity to the California Department of Toxic Substances Control [DTSC]) and the United States Environmental Protection Agency (USEPA), issued Cleanup and Abatement Order No. 80-011 (CAO No. 80-011) in early December 1980. CAO 80-011 required the abatement of PCB discharge, as well as preparation of: 1) a Phase II study, with information on historical and current site operations, hydrogeology, and additional data to define the extent of PCBs; 2) an interim plan to address subsurface oil identified in prior investigations and surface water runoff; and 3) a plan for soil and groundwater cleanup and corrective measures.

Numerous surface and subsurface investigations and remediation activities have taken place since that time and in 2011, a Final Remedial Action Plan (RAP) was prepared for the site, under the oversight and in coordination with DTSC. The RAP summarizes the site conditions, investigations and remedial efforts conducted to date, the process for selecting the preferred remedial action alternative, and a description of the preferred remedy and implementation schedule. The selected remedial alternative consists of groundwater extraction and treatment at the down-gradient property boundary; groundwater extraction and treatment in CVOC hot spots; monitored natural attenuation (MNA) for other areas of groundwater; targeted excavation of the CVOC hot spots in soil; capping for PCBs in soil, and institutional controls. Pursuant to CEQA, the DTSC adopted an Initial Study/Negative Declaration for the approved remedy as part of the Final RAP in June 2011.

In 2012, USEPA notified GE that USEPA determined that the site is regulated under the Toxic Substance Control Act (TSCA) and required GE to submit a TSCA application for a risk-based cleanup. EPA approved the TSCA application on May 23, 2013. In 2014 and 2015, GE implemented the approved remedial action at the property, which included installing an asphalt cap over portions of the site to limit infiltration of surface water and installing a groundwater extraction and treatment system, which is currently operating. Consistent with the USEPA approved remedy, an asphalt overlay around the building locations and over slabs at Buildings #1, #2, #8, and #21 would be installed following completion of the City's process for demolition of the buildings.

In addition, portions of Building #1 and #2 are located above areas where solvents are present in groundwater. The concentration of trichloroethene (TCE) in shallow groundwater near or beneath the buildings is approximately 1,000 micrograms per liter (µg/L) and the California Regional Water Quality Control Board, San Francisco Bay Region's commercial screening level for the protection of human health due to TCE in groundwater is 49 µg/L. The reader should note that based on these conditions, a vapor intrusion assessment and likely vapor intrusion mitigation would be required by DTSC if the City identifies an alternative that would require rehabilitation for use of the buildings.

3.2 Building Material Contamination

In addition to the surface and subsurface contamination issues, due to the materials used for constructing and maintaining the buildings and manufacturing operations, the buildings themselves are impacted with hazardous materials. A detailed assessment of the contamination in the structures is provided in Appendix A (Phase II Building Materials Characterization Report by Geosyntec Consultants in July 2010 (Phase II Report)). The Phase II Report includes excerpts from a Phase I Building Assessment Report prepared by Arcadis in January 2009 and a Summary Report: Phase 2 Hazardous Materials Survey prepared by SCA on June 17, 2010. The reports provide background on the historical uses of the project site buildings as well as the contamination in the buildings. Geosyntec reviewed the preliminary environmental characterization data for all site buildings. The following hazardous materials impact the buildings and water tank:

- PCBs – concrete floors and other interior surfaces in Buildings #1 and #2 have PCB impacts as a result of historical operations. In addition, paint used on interior walls in buildings appears to be manufactured with PCBs as historically was the case for industrial buildings at the time. Any work to address the PCB impacts will need to be implemented consistent with USEPA and TSCA requirements.
- Lead – in addition to PCBs in paint, the paint used in and on the buildings was also lead-based, and also contains chromium, zinc, and cadmium at concentrations considered to be California hazardous waste and Federal Resource Conservation and Recovery Act (RCRA) hazardous waste.
- Asbestos – the following materials currently contain asbestos: shingles on the roof of Building #1, window caulking in Building #2, and rolled composite roofing materials and shingles on the roof of Building #8.
- Pentachlorophenol – a wood preservative found in the wood support poles in Building #17.

The data collected during building material characterization activities will be used to properly manage demolition materials and segregate them for reuse, recycling, and/or disposal. Extensive additional sampling for PCBs and other hazardous materials would be required for rehabilitation of the buildings.

The following presents a summary of contaminated building materials found in Buildings #1 and #2.

- Building #1 – Manufacturing and equipment maintenance occurred in this building. Building #1 consists of a concrete slab with sunken areas, gravel-filled pits, sumps, and secondary containment areas. The walls are double-layered brick; the majority of exterior walls are plain brick, with one painted wall, and the interior walls are painted. Steel structural supports are located throughout the building with overhead cranes. An office area is located at the northeast end of the building.

  The interior, including brick, steel supports, and wood, is painted with lead- and PCB-based paint. Seven samples were collected from random locations and were submitted for PCB analysis after collecting wipe samples and cleaning the paint surface; PCBs were detected in each paint sample with concentrations ranging from 17 to 130 parts per million (ppm), well above the PCB cleanup goal of 1 ppm required under TSCA[1]. The exterior brick layer is typically not painted or painted with lead- and PCB-free paint and could be reused on site for fill after demolition, as part of the DTSC-approved cap remedy.

  The shingles on the roof contain asbestos and must be removed and disposed of appropriately. The concrete slab would be capped in place as part of the DTSC- and EPA-approved remedy for the site.

- Building #2 – Manufacturing and equipment maintenance occurred in this building. Building #2 consists of a concrete slab with sumps, a sunken area, and a secondary containment area. A small office area and bathrooms are also located in the building. The walls are constructed with

[1] 40 CFR 761.61(a)(4)(i)(A)

double-layered brick for the first 5 feet of wall height, and windows for the final 10 feet of wall height.

The steel supports and interior are painted with lead- and PCB-based paint. Seven paint chip samples were collected from random locations after cleaning the paint surface and were analyzed for PCBs; PCBs were detected in each sample with concentrations ranging from 2.4 to 64 ppm. The exterior brick layer is typically not painted or painted with lead- and PCB-free paint and would not require treatment and can be used on site for fill.

The caulking used around windows contains asbestos and must be removed and disposed of appropriately. The concrete slab will would be capped in place as part of the DTSC-approved remedy for the site.

The remaining buildings and water tank at the site are constructed with either cinder blocks or metal sheeting. The painted exteriors of these buildings and interior steel frames are impacted with PCB- and lead-based paint. The wood used to construct Building #17 contains pentachlorophenol. Other site features and appurtenances (such as the exterior of the water tank, safety railings, and bollards) are impacted with lead- and/or PCB-based paint.

4.0 Primary and Secondary Upgrades

In their current condition, the buildings at the project site are not occupiable and significant effort would be required to render them occupiable. The primary condition that affects use of the buildings is the environmental contamination resulting from historical manufacturing operations. Due to the health-related aspect of the environmental contamination, upgrading the buildings to mitigate contamination and to meet current regulatory requirements are considered primary upgrades. The secondary condition that affects the use of the buildings is the physical condition of the buildings due to deferred maintenance. Upgrades to address these issues are considered secondary upgrades.

Consistent with the City's guidance document, this section provides an assessment of the physical condition of the existing buildings at the project site and the primary and secondary upgrade costs to rehabilitate each of the buildings, as well as the replacement costs to construct structures exactly the same size as those proposed for demolition. Together the primary and secondary costs represent the total cost to rehabilitate the buildings to useable condition. To assess the soundness of rehabilitating the buildings, the total upgrade costs are then compared to the replacement cost for each of the buildings.

Geosyntec reviewed preliminary environmental characterization data for all site buildings and developed cost estimates for remediating environmental conditions in those buildings, including costs to conduct detailed characterization, remediate PCBs and lead paint, and conduct post-remediation verification sampling. It is assumed that the buildings are upgraded to meet standards for industrial use of the property consistent with its former use. Federal regulations for PCBs (TCSA requirement 40 CFR 761.61) require that porous surfaces (such as brick or paint) be remediated to less than or equal to 1 ppm for high occupancy areas or less than or equal to 25 ppm for low occupancy areas where occupancy is less than 16.8 hours per week on average. For unrestricted use of non-porous surfaces (i.e., steel) in contact with non-liquid PCBs (i.e., paint), surfaces must be remediated so that surface wipe samples result in less than or equal to 10 µg/100 cm^2 of surface area for high occupancy areas or less than 100 µg/100 cm^2 of surface area for low occupancy areas. If the reuse is consistent with the historical use, surfaces may be remediated by treating, covering, and marking the impacted areas or use of abrasives to remove at least 95 percent of the PCB source.

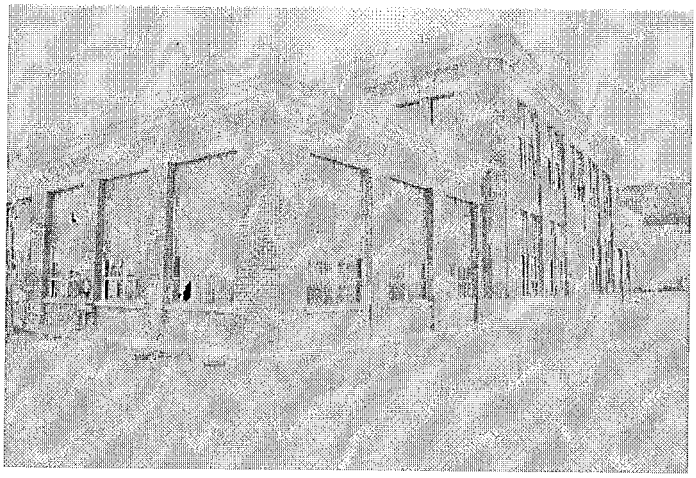
This section also presents an assessment of the structures conducted by Crosby Group Structural Engineering. The assessment includes a description for each structure, an evaluation of its current condition, and recommended upgrades necessary to bring the structures to an occupiable condition. Photographs for each building with deficient conditions noted are presented in Appendix A.

As part of the soundness assessment, probable cost estimates for the recommended upgrades have been prepared. These estimates are based on RS Means Construction Cost Estimate for 2016 with adjustments for work to be performed in Oakland, California. The repair cost estimates include a markup of 18% for overhead and margin as allowed by the City of Oakland Soundness Report Requirements. The recommended construction work within this report is for "functional repairs attributable to lack of maintenance" (per the definition of secondary upgrade cost) and repairs due to the structure's old age.

These secondary upgrade costs do not include costs associated with floor space additions, increased headroom in attics, modernization of interior or exterior finishes, site improvements (beyond removing abandoned equipment sheds, fencing, turnstiles), upgrade of functional items to pristine condition, improvement of working mechanical or electrical systems, landscape and irrigation, seismic retrofit, upgrade of any part of the structures to current building code, or design fees. These secondary upgrade costs also do not include the costs associated with items to provide mechanical and electrical systems (as the current buildings do not have functional lighting or heating system). The costs to add the mechanical and electrical systems under upgrade costs would be the same for the systems under replacement costs. For comparison purposes, it is conservative to leave out the costs associated with providing functional electrical and mechanical systems. Note that the assessed structures are not deemed to be construction deficient or non-compliant to the Building Code in effect at the time of their construction. Therefore, the primary upgrade costs are solely generated from environmental remediation measures.

This section also includes the replacement cost for each structure. The replacement cost represents the cost to construct a new structure of the same size as the existing structure being replaced. The replacement cost are to be determined by the most recent City of Oakland Building Services Construction Valuation for Building Permits according to the Soundness Report requirements. Since, this document is not available to the public, the replacement costs presented in this report are based on the 2016 Cost Schedule of Building Valuation Data issued by the Department of Building Inspection for the City and County of San Francisco. This cost schedule is likely to be similar to the City of Oakland Valuation schedule. As for pre-manufactured metal buildings, the replacement costs are obtained from a building manufacturer (Butler Manufacturing). The replacement cost for the water tank is obtained from a water tank supplier (Pacific Tank Company).

4.1 Building 1



4.1.1 Building Description

Building 1 is a steel-framed industrial building with brick walls. It was built in two phases. The first portion consisting of the front two-story office and main factory floor were built in 1922. A one-story warehouse was added to the original structure in 1927. The total ground floor area is approximately 77,000 square feet.

The two-story front structure is steel framed with unreinforced masonry walls. The overall footprint dimensions are approximately 130 feet by 30 feet. The second level floor and roof consists of straight wood sheathing supported by steel framing. In the first story, relatively solid unreinforced masonry walls are present at the rear of this structure, at the sides of the two-story portion and around a central stair well. The perimeter walls at the front are perforated by large window openings. The roof is relatively flat with surrounding parapets. The foundation is likely to be continuous concrete footing at the perimeter of the building.

The factory portion of the building has overall dimensions of approximately 130 feet by 500 feet. It is framed by a series of three-bay portal frames with the center bay approximately 30 feet high while the outer bays are approximately 18 feet high. Each bay also supports overhead travelling bridge cranes. The roofs consist of straight wood sheathing over the top of steel beams which bear on steel roof trusses. The walls are brick containing large glass windows. Some of the wall openings in the long side walls (North and South exterior wall) have been infilled with concrete masonry blocks at unknown dates. The back wall (West wall) is metal siding over wood sheathing. A small concrete masonry unit building abuts a portion of the South wall (age unknown). A metal building with exterior wood siding also abuts a portion of the South wall (age unknown).

4.1.2 Current Condition

The front original portion of the building is approximately 95 years old while the warehouse addition is about 90 years old. We assess the condition of this building to be below average overall. The built-up roofing including the metal fascia and gutters is in below average condition. All of the exterior windows are broken or in poor condition. Some areas of the exterior brick walls have sustained cracks, moss, or efflorescence (white deposits). The brick walls on the North side of the building were painted where paint has peeled off the wall in many places. In a few locations, the concrete foundation walls have sustained cracks. On the back side of the building, the wall metal siding is in poor condition. Where the metal siding has fallen off, the wood sheathing on the wall has sustained water damage. On the South side of the building at the concrete block building addition, the block wall contains several holes all the way through the wall which render the building not weather-tight. On the South side of the building, the wood siding is in average condition. A few spots on the wood siding as well as the wood window sills have sustained water damage. Adjacent to the exterior South wall of the building, there are abandoned mechanical ductwork and electrical/mechanical housing as well as non-functional fencing, railing and turnstiles. The exterior doors including rolling doors are in below average to poor condition.

Inside the building, the front portion of the building is in very poor condition. The wood-framed walls, wood-framed stairs, wood floors, and ceiling are in very poor condition. The bathroom in the front portion of the building is in extremely poor condition. The warehouse portion of the building is in below average

condition. The roof sheathing has sustained water damage in at least half of the roof area. Wood beams below the transom windows contain dry rot. Steel trusses and columns are rusted in many locations. The concrete floor contains raised curbs and containment pools which pose tripping hazards. The interior has no functional lighting, heating or air conditioning. Photographs of the building's deficient conditions are presented in **Appendix A.**

4.1.3 Primary Upgrades

Due to environmental contamination, remediation of Building #1, which is a primary upgrade, will be required. As noted in the Phase II Building Materials Characterization Report, included as **Appendix B**, the paint on the interior of Building #1 including the brick, steel supports, and wood, contains lead and PCBs and the shingles on the roof contain asbestos.

PCBs, which are classified by the USEPA as suspected human carcinogens, were used in dielectric fluid in a portion of the transformer manufacturing operations at the site until 1968. The concrete floors and walls in the warehouse portion of Building #1 have PCB impacts due to historical operations. PCBs were also found in the paint on painted surfaces in the building based on the data obtained from the project site and Building #1, which shows low PCB concentrations in wipe samples, but high PCB concentrations in paint chip samples. As paint adheres to the surface where it is located, most of the painted building materials in Building #1, such as brick, wood, and steel beams, are considered hazardous waste.

Table 1 below summarizes the sampling results in Building #1 obtained from SCA's May 2010 Phase 2 hazardous materials survey.

Table 1. Building #1 Hazardous Materials Sampling (SCA May 2010)

Materials	Contaminant(s)	Concentrations
Interior Perimeter Brick Walls Surface Paints	PCBs	7.6 to 18 ppm
Interior Structural Steel and Crane Paints	PCBs	18 to 130 ppm
Interior Concrete Floors	PCBs	6.8 to 1,600 ppm
Exterior Masonry Wall Paints	Cadmium, Chromium, Lead & Zinc	Greater than TTLC and/or STLC
Interior Masonry Wall Paints	Lead & Zinc	Greater than TTLC and/or STLC
Interior Structural Steel Column Paints	Lead & Zinc	Greater than TTLC and/or STLC
Interior Concrete Floor	Various VOCs & SVOCs	Varies

In addition, portions of Building #1 are located above areas where solvents are present in groundwater. Therefore, a vapor intrusion assessment and likely vapor intrusion mitigation would be required.

The estimated cost to remediate Building #1 is presented in Table 2 below. The cost to remediate only the front portion of Building #1 is also included.

Table 2. Environmental Remediation Cost Estimate Building #1

Remediation	# of Units	Cost Per Unit	Total Cost	Comments/Notes
TSCA PCB characterization sampling				
Front Only	*1*	*$196,153*	*$196,153*	TSCA characterization sampling of office area requires approximately 480 core samples for porous materials (3-meter grid spacing) (40 CFR 761.265) and 400 wipe samples on non-porous surfaces (2-meter grid spacing) (40 CFR 761.267).
Entire Building	1	$2,580,960	$2,580,960	TSCA characterization sampling of warehouse/office building requires approximately 3,120 core samples for porous materials (3-meter grid spacing) (40 CFR 761.265) and 1,200 wipe samples on non-porous surfaces (2-meter grid spacing).
Lead/PCB Remediation				
Front Only	*1.75*	*$194,645*	*$340,628*	Cal-Inc 2014 cost estimate
Entire Building	1.75	$1,974,600	$3,455,550	Cal-Inc 2014 cost estimate
TSCA PCB verification sampling				
Front Only	*1*	*$784,612*	*$784,612*	TSCA verification sampling requires approximately 1710 core samples (1.5m grid) (40 CFR 761.283) and 1580 wipe samples (1m grid) (40 CFR 761.283).
Entire Building	1	$10,323,840	$10,323,840	TSCA verification sampling requires approximately 12,480 core samples (1.5m grid) (40 CFR 761.283) and 4,800 wipe samples (1m grid) (40 CFR 761.283).
Vapor Intrusion Mitigation Retrofit				
SSD System retrofit (south half)	37,600	$12	$451,200	Geosyntec, based on existing groundwater data. Assumes portion of building above plume requires mitigation.
TOTAL COST				
			Front Only	*$1,772,593*
			Entire Building	**$16,811,550**

All remediation costs for Building #1 are considered primary upgrade costs as they are required to meet current occupational standards for the structure.

4.1.4 Secondary Upgrades

To bring this building to an occupiable condition, the following secondary upgrades are recommended:

a) Re-roof the entire building
b) Replace or repaint all of the metal fascia, metal coping at top of walls, gutters, and downspouts throughout the building
c) Replace all windows
d) Repair damaged areas in brick walls (about 10 isolated areas)
e) Clean the exterior and interior of the brick walls for the entire building
f) Remove peeling paint on brick walls (approximately 200 feet of the South wall)
g) Repair damaged concrete walls (a few isolated areas)
h) Replace all exterior doors (about 20 doors total)
i) Replace metal siding at the entire back side of building
j) Replace damaged wall sheathing at back of building (about half to all of the back wall)
k) Repair and repaint wood siding and wood window sills on the South side of the building
l) Remove abandoned sheet metal work, electrical sheds, railing, fencing, turnstiles
m) Re-build the offices in the front portion of the building (approximately 8000 square feet total)
n) Re-build the stairs to the second floor and the second floor framing and offices
o) Re-build the bathrooms
p) Replace damaged wood roof sheathing (about half to all of the roof area)
q) Replace damaged wood beams (the entire length of the building on both sides at the clerestory windows)
r) Paint interior steel beams, trusses and columns (approximately half of the steel inside the building)
s) Remove concrete curbs in floor
t) Remove crane equipment
u) Upgrade the electrical system
v) Upgrade the mechanical system

The estimated cost to complete secondary upgrades in Building #1 is summarized in Table 3 below. The total estimated cost of these secondary upgrade costs or repairs is $2,766,611 for all of Building #1 and $781,059 for only the Front Office of Building #1.

Table 3. Building #1 Repair Cost Estimate

Building #1 Total

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Demolition					
Demolition Labor					
Site items demolition (electricalshed, fencing, guardrails, etc.)	1	$25,000.00	Each	$4,500.00	$29,500.00
interior equipment demolition	1	$10,000.00	Each	$1,800.00	$11,800.00
Foundation					
Concrete Slab Labor					
concrete curb demolition	1	$5,000.00	Ea.	$900.00	$5,900.00
concrete slab on grade	1000	$20.00	S.F.	$3,600.00	$23,600.00
Selective demolition, cutout, concrete, slab on grade, bar reinforced, to 6" thick, under 8 S.F., excludes loading and disposal	1000	$17.05	S.F.	$3,069.00	$20,119.00
Framing					
exterior wall - wood					
Roofing and siding demolition, siding, wood clapboards, horizontal	1000	$1.50	S.F.	$270.00	$1,770.00
Wood Siding, Boards, cedar, channel siding, #3 & better, natural, 1" x 8"	1000	$2.34	S.F.	$421.20	$2,761.20
Wood Siding, Boards, cedar, channel siding, #3 & better, natural, 1" x 8"	1000	$0.97	S.F.	$174.60	$1,144.60

Name	Quantity	Unit Cost	Unit	Markup	Estimate
repair and repaint wood siding & wood window sills	1	$5,000.00	Each	$900.00	$5,900.00
Roof Decking Materials					
Subfloors, with boards, S4S, laid regular, 1" x 6"	75200	$0.71	SF Flr.	$9,610.56	$63,002.56
Subfloors, with boards, S4S, laid regular, 1" x 6"	75200	$1.40	SF Flr.	$20,703.31	$135,721.71
Beam and girder framing, single, 4" x 12"	800	$5.50	L.F.	$865.26	$5,672.26
Beam and girder framing, single, 4" x 12"	800	$2.50	L.F.	$360.00	$2,360.00
Selective Demolition, Wood Framing, board sheathing, from roof	75200	$1.00	S.F.	$13,536.00	$88,736.00
Selective Demolition, Wood Framing, beams, 4" x 12"	800	$4.00	L.F.	$576.00	$3,776.00
Additional cost for roofing work on 4 different levels	1	$25,000.00	Each	$4,500.00	$29,500.00
Ext. Windows & Doors					
Windows					
Window demolition, glass, minimum	12000	$2.50	S.F.	$5,400.00	$35,400.00
window, storefront system	12000	$30.00	S.F.	$70,794.00	$464,094.00
window, storefront system	12000	$12.00	S.F.	$25,920.00	$169,920.00
Overhead Doors & Installation					

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, 1/3 HP, to 12' x 12', add	17	$1,000.00	Ea.	$3,343.05	$21,915.55
Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, 1/3 HP, to 12' x 12', add	17	$350.00	Ea.	$1,071.00	$7,021.00
Remove existing door	17	$1,000.00	Each	$3,060.00	$20,060.00
Roofing					
Roofing Labor					
Roofing and siding demolition, roofing, built-up, 5-ply, excluding gravel	75200	$0.77	S.F.	$10,422.72	$68,326.72
Selective demolition, thermal and moisture protection, roof edge, aluminum soffit and fascia	2200	$2.00	L.F.	$792.00	$5,192.00
Fascia, steel, galv. & enameled, stock, short panels, excl. furring	2200	$5.00	S.F.	$2,163.15	$14,180.65
Fascia, steel, galv. & enameled, stock, short panels, excl. furring	2200	$3.28	S.F.	$1,298.88	$8,514.88

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Built-up roofing systems, asphalt flood coat with gravel/slag surfacing, asphalt base sheet, 4-plies #15 asphalt felt, mopped, on nailable decks, excl. insulation, flashing or wood nailers	830	$104.00	Sq.	$16,974.83	$111,279.43
Built-up roofing systems, asphalt flood coat with gravel/slag surfacing, asphalt base sheet, 4-plies #15 asphalt felt, mopped, on nailable decks, excl. insulation, flashing or wood nailers	830	$94.50	Sq.	$14,118.30	$92,553.30
Roof Deck Insulation, expanded polystyrene, 4" thick, R15.38, 1#/CF density	75200	$0.98	S.F.	$14,492.32	$95,005.20
Roof Deck Insulation, expanded polystyrene, 4" thick, R15.38, 1#/CF density	75200	$0.23	S.F.	$3,113.28	$20,409.28
Added cost for roof work 4 different levels	1	$30,000.00	Each	$5,400.00	$35,400.00
Exterior Veneer					
Brick Labor					
Cleaning masonry, light restoration, chemical, brush and wash, excludes scaffolding, maximum	23000	$2.00	S.F.	$8,280.00	$54,280.00
repair brick wall	1	$20,000.00	per unit	$3,600.00	$23,600.00

Name	Quantity	Unit Cost	Unit	Markup	Estimate
remove paint on brick wall	5000	$6.00	S.F.	$5,400.00	$35,400.00
Exterior Scaffolding					
Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excl. planks	280	$120.00	C.S.F.	$6,048.00	$39,648.00
Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" high x 6' wide	280	$7.00	Ea.	$352.80	$2,312.80
Siding Labor					
Roofing and siding demolition, siding, metal, vertical, remove damaged panel	3000	$0.61	S.F.	$329.40	$2,159.40
Aluminum siding, vertical board & batten, colored, non-insulated	3000	$1.53	S.F.	$826.20	$5,416.20
Aluminum siding, vertical board & batten, colored, non-insulated	3000	$1.24	S.F.	$669.60	$4,389.60
Interior Finishes					
Paint Labor					
Interior Paint Labor - prepping	75200	$0.50	S.F.	$6,768.00	$44,368.00
interior steel framing paint	75200	$3.00	S.F.	$40,608.00	$266,208.00

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Scaffolding, steel tubular, regular, labor only to erect & dismantle, building interior, wall face, 6'-4" x 5' frames, up to 16' high, excl. planks	800	$80.00	C.S.F.	$11,520.00	$75,520.00
Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls, 6'-4" x 5' frames, excl. planks	800	$35.50	C.S.F.	$5,112.00	$33,512.00
Bath Hardware					
Bathroom	2	$75,000.00	Each	$27,000.00	$177,000.00
Offices					
Office					
Office Demo	5850	$4.00	S.F.	$4,212.00	$27,612.00
Office walls, windows, doors, ceiling, floor	5850	$50.00	S.F.	$52,650.00	$345,150.00
additional cost for offices on the second floor	1	$25,000.00	Each	$4,500.00	$29,500.00
TOTALS				**$422,025.46**	**$2,766,611.34**

Building #1 Front Office

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Framing					
Roof Decking Materials					

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Subfloors, with boards, S4S, laid regular, 1" x 6"	5850	$0.71	SF Flr.	$747.63	$4,901.13
Subfloors, with boards, S4S, laid regular, 1" x 6"	5850	$1.40	SF Flr.	$1,610.56	$10,558.14
Selective Demolition, Wood Framing, board sheathing, from roof	5850	$1.00	S.F.	$1,053.00	$6,903.00
Ext. Windows & Doors					
Windows					
Window demolition, glass, minimum	1620	$2.50	S.F.	$729.00	$4,779.00
window, storefront system	1620	$30.00	S.F.	$9,557.19	$62,652.69
window, storefront system	1620	$12.00	S.F.	$3,499.20	$22,939.20
Overhead Doors & Installation					
Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, 1/3 HP, to 12' x 12', add	1	$1,000.00	Ea.	$196.65	$1,289.15
Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, 1/3 HP, to 12' x 12', add	1	$350.00	Ea.	$63.00	$413.00
Remove existing door	1	$1,000.00	Each	$180.00	$1,180.00
Roofing					
Roofing Labor					

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Roofing and siding demolition, roofing, built-up, 5-ply, excluding gravel	4000	$0.77	S.F.	$554.40	$3,634.40
Selective demolition, thermal and moisture protection, roof edge, aluminum soffit and fascia	320	$2.00	L.F.	$115.20	$755.20
Fascia, steel, galv. & enameled, stock, short panels, excl. furring	320	$5.00	S.F.	$314.64	$2,062.64
Fascia, steel, galv. & enameled, stock, short panels, excl. furring	320	$3.28	S.F.	$188.93	$1,238.53
Built-up roofing systems, asphalt flood coat with gravel/slag surfacing, asphalt base sheet, 4-plies #15 asphalt felt, mopped, on nailable decks, excl. insulation, flashing or wood nailers	40	$104.00	Sq.	$818.06	$5,362.86
Built-up roofing systems, asphalt flood coat with gravel/slag surfacing, asphalt base sheet, 4-plies #15 asphalt felt, mopped, on nailable decks, excl. insulation, flashing or wood nailers	40	$94.50	Sq.	$680.40	$4,460.40
Roof Deck Insulation, expanded polystyrene, 4" thick, R15.38, 1#/CF density	4000	$0.98	S.F.	$770.87	$5,053.47

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Roof Deck Insulation, expanded polystyrene, 4" thick, R15.38, 1#/CF density	4000	$0.23	S.F.	$165.60	$1,085.60
Exterior Veneer					
Brick Labor					
Cleaning masonry, light restoration, chemical, brush and wash, excludes scaffolding, maximum	4700	$2.00	S.F.	$1,692.00	$11,092.00
Exterior Scaffolding					
Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excl. planks	50	$120.00	C.S.F.	$1,080.00	$7,080.00
Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" high x 6' wide	50	$7.00	Ea.	$63.00	$413.00
Interior Finishes					
Paint Labor					
Interior Paint Labor - prepping	8000	$0.50	S.F.	$720.00	$4,720.00
interior steel framing paint	8000	$3.00	S.F.	$4,320.00	$28,320.00

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Scaffolding, steel tubular, regular, labor only to erect & dismantle, building interior, wall face, 6'-4" x 5' frames, up to 16' high, excl. planks	80	$80.00	C.S.F.	$1,152.00	$7,552.00
Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls, 6'-4" x 5' frames, excl. planks	80	$35.50	C.S.F.	$511.20	$3,351.20
Bath Hardware					
Bathroom	2	$75,000.00	Each	$27,000.00	$177,000.00
Offices					
Office					
Office Demo	5850	$4.00	S.F.	$4,212.00	$27,612.00
Office walls, windows, doors, ceiling, floor	5850	$50.00	S.F.	$52,650.00	$345,150.00
additional cost for offices on the second floor	1	$25,000.00	Each	$4,500.00	$29,500.00
TOTALS				**$119,144.53**	**$781,058.61**

4.1.5 Replacement Cost

Under the definition of Replacement Cost from the City's Soundness Report Requirements, Crosby Group prepared an estimate of the current cost to construct Building #1 in the exact size. The replacement cost for Building #1 is set forth in Table 4 below.

Table 4. Building #1 Building Replacement Cost Estimate

Building #1	Floor Area (sf)	Unit Cost (per sf)	Total	Foundation Unit Cost (per sf)	Foundation Cost	Cost w/o Foundation
Warehouse	71,300	$66.08	$4,711,504	8.00	$570,400	$4,141,104
Front Office	5,850	$157.61	$922,019	10.00	$58,500	$863,518
TOTAL			**$5,633,523**			***$5,004,622***

Source: 2016 Cost Schedule of Building Valuation Data, City and County of San Francisco Department of Building Inspection

4.1.6 Soundness Assessment

To determine the soundness of Building #1, the total upgrade cost is compared to the replacement cost. A structure is considered unsound if: (1) the primary upgrade cost exceeds 50% of its replacement cost or (2) the primary plus secondary upgrade cost exceeds 75% of its replacement cost. The table below compares the total upgrade costs and replacement costs and, consistent with the procedures in the Soundness Report Requirements, indicates whether Building #1 is sound or unsound.

As noted above, the environmental remediation costs are primary costs because these costs are considered life-safety exceptions consistent with the City's Soundness Report Requirements and construction repairs are considered to be secondary costs. An analysis of the soundness of the Front Office of Building #1 is provided in Table 5a below and an analysis of the soundness of the entire Building #1 is provided in Table 5b below. To be conservative, for purposes of developing the Replacement Cost, a new foundation was assumed even though the cost to remove the existing slab is not included in the primary or secondary upgrade costs.

As shown in Table 5a, in accordance with the City's Soundness Report Requirements, the primary upgrade cost of the Front Office ($1,772,593) of Building #1 exceeds 50 percent of its replacement cost ($461,010) and the primary plus second upgrade cost of the Front Office ($2,553,652) of Building #1 exceeds 75 percent of its replacement cost ($691,514) and the Front Office of Building #1 is determined to be unsound.

Table 5a. Summary of Soundness Assessment

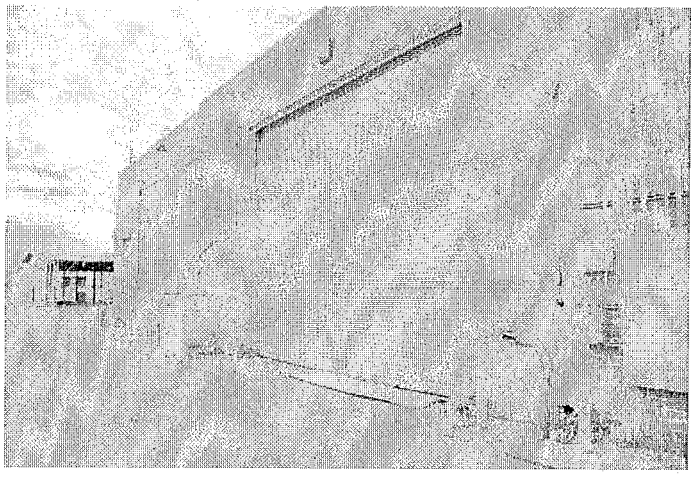
Front Office – Building #1	Cost
Replacement Cost	$922,019
50 Percent of Replacement Cost	$461,010
75 Percent of Replacement Cost	$691,514
Primary Upgrade Cost	$1,772,593
Secondary Upgrade Cost	$781,059
Primary + Secondary Upgrade Cost	$2,553,652
Building Sound/Unsound	**Unsound ($1,772,593 > $461,010)**

As shown in Table 5b, in accordance with the City's Soundness Report Requirements, the primary upgrade cost of Building #1 ($16,811,550) exceeds 50 percent of its replacement cost ($2,816,762) and the primary plus second upgrade cost of Building #1 ($19,578,161) exceeds 75 percent of its replacement cost ($4,225,142) and Building #1 is determined to be unsound.

Table 5b. Summary of Soundness Assessment

Building #1	Cost
Replacement Cost	$5,633,523
50 Percent of Replacement Cost	$2,816,762
75 Percent of Replacement Cost	$4,225,142
Primary Upgrade Cost	$16,811,550
Secondary Upgrade Cost	$2,766,611
Primary + Secondary Upgrade Cost	$19,578,161
Building Sound/Unsound	**Unsound ($16,811,550 > $2,816,762)**

4.2 Building 2



4.2.1 Building Description

Building 2, constructed in 1957, is a long one-story steel framed structure with a floor area of approximately 45,000 square feet (440 feet by 105 feet). The roof is a relatively flat gable roof with built-up roofing. The roof framing consists of wood planks over wood beams bearing on steel girders supported by steel columns. Tie rod diagonal bracing can be found below the roof sheathing. The perimeter longitudinal side walls, approximately 16 feet tall, are mostly glass windows with brick walls below the windows. Tie-rod diagonal bracing are along the interior of these two walls. Unreinforced masonry walls with large openings for windows and roll-up doors are at the front and back perimeter walls. A steel-

framed canopy is found along the North side of the building. Foundation type is unknown, but is likely shallow spread footings beneath the columns and continuous strip footings beneath the walls.

4.2.2 Current Condition

This building is approximately 60 years old. We assess the condition of this building to be somewhat poor. The built-up roofing including the metal fascia and gutters is in below average condition. All of the exterior windows are broken or in poor condition. Some areas of the exterior brick walls have sustained cracks, moss, or efflorescence (white deposits). The shop doors are in poor condition. The steel canopy running the entire length of the North side of the building has sustained significant rusting. The overall condition of the interior of the building is also somewhat poor. The wood roof sheathing and wood framing are compromised due to water intrusion. The steel beams and columns throughout the building are rusted in varying degrees. The bathrooms are in extremely poor condition and are non-operational. At the offices, the wood walls and ceiling are in extremely poor condition. The concrete floor contains raised curbs in some areas and is heaving in isolated locations which pose tripping hazards. The interior has no lighting, heating or air conditioning. Photographs of the building's deficient conditions are presented in **Appendix A.**

4.2.3 Primary Upgrades

Due to environmental contamination, remediation of Building #2, which is a primary upgrade, will be required. As noted in the Phase II Report included in **Appendix B**, the paint on the interior and steel supports of Building #2 contains PCBs and lead.

Table 6 below summarizes the sampling results in Building #2 obtained from SCA's May 2010 Phase 2 hazardous materials survey.

Table 6. Building #2 Hazardous Materials Sampling (SCA May 2010)

Materials	Contaminant(s)	Concentrations
Interior Perimeter Brick Walls Surface Paints	PCBs	7.3 to 27 ppm
Interior Structural Steel and Crane Paints	PCBs	16 to 64 ppm
Interior Concrete Floors	PCBs	23 ppm
Interior Structural Steel Column Paints	Chromium, Lead, & Zinc	Greater than TTLC and/or STLC
Interior Masonry Wall Paints	Chromium, Lead, Mercury & Zinc	Greater than TTLC and/or STLC

The estimated cost to remediate Building #2 is presented in Table 7 below.

Table 7. Environmental Remediation Cost Estimate Building #2

Remediation	# of Units	Cost Per Unit	Total Cost	Comments/Notes
TSCA PCB characterization sampling				
	1	$1,405,680	$1,405,680	TSCA characterization sampling of warehouse building requires approximately 1,720 core samples for porous materials (3-meter grid spacing) (40 CFR 761.265) and 630 wipe samples on non-porous surfaces (2-meter grid spacing) (40 CFR 761.267).
Lead/PCB Remediation				
	1.75	$721,440	$1,262,520	Cal-Inc 2014 cost estimate
TSCA PCB verification sampling				
	1	$5,599,480	$5,599,480	TSCA verification sampling requires approximately 6,860 core samples (1.5m grid) (40 CFR 761.283) and 2,500 wipe samples (1m grid) (40 CFR 761.283).
Vapor Intrusion Mitigation Retrofit				
SSD System retrofit	45,200	$12	$525,400	Geosyntec, based on existing groundwater data
TOTAL COST				
$8,793,080				

All remediation costs for Building #2 are considered primary upgrade costs as they are required to occupy the structure.

4.2.4 Secondary Upgrades

To bring this building to an occupiable condition, the following secondary upgrades are recommended:

a) Re-roof and replace all of the metal fascia, gutters, and downspouts
b) Replace all windows
c) Repair damaged areas in brick walls (in a few isolated locations)
d) Clean brick walls throughout on the exterior
e) Replace all 9 shop doors
f) Paint the metal deck and steel framing at canopy
g) Replace all wood roof sheathing
h) Replace damaged wood beams (approximately half to all of wood beams)
i) Paint interior steel beams and columns (approximately half of the steel in the building)
j) Replace the bathroom in its entirety
k) Replace the offices entirely
l) Remove concrete curbs in floor

m) Replace heaving concrete floor areas (approximately 400 square feet)
n) Upgrade the electrical system
o) Upgrade the mechanical system

The estimated cost to complete secondary upgrades in Building #2 is summarized in Table 8 below. The total estimated cost of these secondary upgrade costs or repairs is $1,639,358.

Table 8. Building #2 Repair Cost Estimate (Crosby Group)

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Foundation					
Concrete Slab Labor					
concrete curb demolition	1	$5,000.00	Ea.	$900.00	$5,900.00
concrete slab on grade	400	$20.00	S.F.	$1,440.00	$9,440.00
Selective demolition, cutout, concrete, slab on grade, bar reinforced, to 6" thick, under 8 S.F., excludes loading and disposal	400	$17.05	S.F.	$1,227.60	$8,047.60
Framing					
Roof Decking Materials					
Subfloors, with boards, S4S, laid regular, 1" x 6"	45200	$0.71	SF Flr.	$5,776.56	$37,868.56
Subfloors, with boards, S4S, laid regular, 1" x 6"	45200	$1.40	SF Flr.	$12,444.01	$81,577.41
Beam and girder framing, single, 4" x 12"	7000	$5.50	L.F.	$7,571.02	$49,632.28
Beam and girder framing, single, 4" x 12"	7000	$2.50	L.F.	$3,150.00	$20,650.00
Selective Demolition, Wood Framing, board sheathing, from roof	45200	$1.00	S.F.	$8,136.00	$53,336.00

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Ext. Windows & Doors					
Windows					
Window demolition, glass, minimum	12000	$2.50	S.F.	$5,400.00	$35,400.00
window, storefront system	12000	$30.00	S.F.	$70,794.00	$464,094.00
window, storefront system	12000	$12.00	S.F.	$25,920.00	$169,920.00
Overhead Doors & Installation					
Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, 1/3 HP, to 12' x 12', add	9	$1,000.00	Ea.	$1,769.85	$11,602.35
Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, 1/3 HP, to 12' x 12', add	9	$350.00	Ea.	$567.00	$3,717.00
Remove existing door	9	$1,000.00	Each	$1,620.00	$10,620.00
Roofing					
Roofing Labor					
Roofing and siding demolition, roofing, built-up, 5-ply, excluding gravel	45200	$0.77	S.F.	$6,264.72	$41,068.72

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Selective demolition, thermal and moisture protection, roof edge, aluminum soffit and fascia	1100	$2.00	L.F.	$396.00	$2,596.00
Fascia, steel, galv. & enameled, stock, short panels, excl. furring	1100	$5.00	S.F.	$1,081.58	$7,090.33
Fascia, steel, galv. & enameled, stock, short panels, excl. furring	1100	$3.28	S.F.	$649.44	$4,257.44
Built-up roofing systems, asphalt flood coat with gravel/slag surfacing, asphalt base sheet, 4-plies #15 asphalt felt, mopped, on nailable decks, excl. insulation, flashing or wood nailers	470	$104.00	Sq.	$9,612.25	$63,013.65
Built-up roofing systems, asphalt flood coat with gravel/slag surfacing, asphalt base sheet, 4-plies #15 asphalt felt, mopped, on nailable decks, excl. insulation, flashing or wood nailers	470	$94.50	Sq.	$7,994.70	$52,409.70
Exterior Veneer					
Brick Labor					
Cleaning masonry, light restoration, chemical, brush and wash, excludes scaffolding, maximum	5800	$2.00	S.F.	$2,088.00	$13,688.00
repair brick wall	1	$10,000.00	per unit	$1,800.00	$11,800.00

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Exterior Scaffolding					
Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excl. planks	180	$120.00	C.S.F.	$3,888.00	$25,488.00
Scaffolding, steel tubular, regular, frame, rent/mo, 7'-6" high x 6' wide	180	$7.00	Ea.	$226.80	$1,486.80
Steel Canopy					
Canopy paint prepping	2100	$2.50	S.F.	$945.00	$6,195.00
canopy deck paint top and bottom	4200	$0.50	S.F.	$378.00	$2,478.00
canopy steel framing paint	2100	$2.00	S.F.	$756.00	$4,956.00
Interior Finishes					
Paint Labor					
Interior Paint Labor - prepping	45200	$0.50	S.F.	$4,068.00	$26,668.00
interior steel framing paint	45200	$3.00	S.F.	$24,408.00	$160,008.00
Scaffolding, steel tubular, regular, labor only to erect & dismantle, building interior, wall face, 6'-4" x 5' frames, up to 16' high, excl. planks	100	$80.00	C.S.F.	$1,440.00	$9,440.00

Name	Quantity	Unit Cost	Unit	Markup	Estimate
Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls, 6' -4" x 5' frames, excl. planks	100	$35.50	C.S.F.	$639.00	$4,189.00
Bath Hardware					
Bathroom	2	$75,000.00	Each	$27,000.00	$177,000.00
Offices					
Office					
Office Demo	1000	$4.00	S.F.	$720.00	$4,720.00
Office walls, windows, doors, ceiling, floor	1000	$50.00	S.F.	$9,000.00	$59,000.00
TOTALS				**$250,071.53**	**$1,639,357.83**

4.2.5 Replacement Cost

Under the definition of Replacement Cost from the City's Soundness Report Requirements, the Crosby Group prepared an estimate of the current cost to construct Building #2 in the exact size. The replacement cost for Building #2 is set forth in Table 9 below.

Table 9. Building #2 Building Replacement Cost Estimate (Crosby Group)

	Floor Area (sf)	Unit Cost (per sf)	Total	Foundation Unit Cost (per sf)	Foundation Cost	Cost w/o Foundation
Building #2	45,320	$66.08	$2,994,746	8.00	$362,560	$2,632,186
TOTAL			**$2,994,746**	*Total w/o Foundation*		*$2,632,186*

Source: 2016 Cost Schedule of Building Valuation Data, City and County of San Francisco Department of Building Inspection

4.2.6 Soundness Assessment

To determine the soundness of Building #2, the total upgrade cost is compared to the replacement cost. A structure is considered unsound if (1) the primary upgrade cost exceeds 50% of its replacement cost or (2) the primary plus secondary upgrade cost exceeds 75% of its replacement cost. The environmental remediation costs are primary costs because these costs are considered life-safety exceptions consistent with the City's Soundness Report Requirements and construction repairs are considered to be secondary costs. To be conservative, for purposes of developing the Replacement Cost, a new foundation was assumed.

As shown in Table 10 below, in accordance with the City's Soundness Report Requirements, the primary upgrade cost of Building #2 ($8,793,080) exceeds 50 percent of its replacement cost ($1,497,373) and the primary plus second upgrade cost of Building #2 ($10,432,438) exceeds 75 percent of its replacement cost ($2,246,060) and Building #2 is determined to be unsound.

Table 10. Summary of Soundness Assessment

Building #2	Cost
Replacement Cost	$2,994,746
50 Percent of Replacement Cost	$1,497,373
75 Percent of Replacement Cost	$2,246,060
Primary Upgrade Cost	$8,793,080
Secondary Upgrade Cost	$1,639,358
Primary + Secondary Upgrade Cost	$10,432,438
Building Sound/Unsound	**Unsound ($8,793,080 > $1,497,373)**

4.3 Building 4