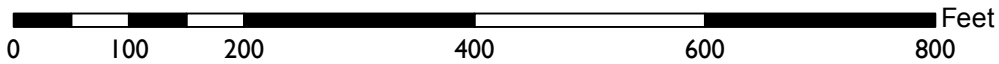


Location:	2100 Telegraph Avenue (See map on reverse)
Assessor's Parcel Numbers:	008-0648-001-00; -011-03; -016-03; -017-00 & -018-00
Proposal:	Design Review discussion for two potential final development plans for the entirety of the Eastline Project Planned Unit Development. The different development plans are as follows: Scheme A – Proposal would include a mixed-use development with approximately 85,000 square feet of ground floor retail, approximately 18,000 square feet of community and/or assembly space, approximately 880,000 square feet of office in a mid-rise building varying from 12 to 16 stories, and 395 dwelling units within a high-rise tower of approximately 400 feet in height at the corner of Broadway and 22nd Street. Scheme B – Proposal would include a mixed-use development with approximately 72,000 square feet of ground floor retail, approximately 23,000 square feet of community and/or assembly space, and approximately 1,600,000 square feet of office use. The building would include mid-rise massing for most of the site from 12 to 16 stories and a large office tower along the Broadway frontage that would be 28 stories and reach a height of approximately 420 feet.
Applicant:	Andrew Haydel / Lane Partners
Owners:	W/L Telegraph Holdings JV, LLC
Planning Permits Required:	Final Planned Unit Development Permits reviewed concurrently with the Planned Unit Development
General Plan:	Central Business District
Zoning:	CBD-P / Height Area 6 & 7
Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on December 2, 2016. The comment period for the NOP ends on January 3, 2017.
Historic Status:	Potential Designated Historic Property (PDHP), survey rating Dc3, 2147 Broadway (1917); Four modern resources that are being evaluated for significance: 495 22nd Street, Kwik Way #2, 1953-54, evaluated as eligible for California Register in 2003; 2101 Broadway, Security Pacific Bank, 1974, William Pereira architect, preliminary survey rating *b3; 2127 Broadway, Sanwa Bank, 1975, S. Iyama & Associates arch., preliminary survey rating *c3; Telegraph Plaza Public Parking structure, 1976-78, preliminary survey rating *3.
City Council District:	3
For further information:	Contact case planner Pete Vollmann at 510-238-6167 or by email: pvollmann@oaklandnet.com

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16445-PUDF01 & PUDF02
Applicant: Gensler
Address: 2100 Telegraph Avenue – Eastline Project
Zone: CBD-P
Height Area: CBD 6 & CBD 7

SUMMARY

A request has been filed to begin review and consideration of a proposal for a Planned Unit Development (PUD) for the subject property. The PUD will include a potential range of development options that would include up to 2.8 million square feet of office and 1,556 residential dwelling units. All development options within the PUD would include ground floor retail and replacement of the City's public parking. Included with the filing of the PUD are two development options that have been filed as separate Final PUD's (PUDF) to be considered concurrently. The Final PUD's would not be phases, but rather individual entitlements that would be applied to the entirety of the site. This provides the development team flexibility of implementing a development that meets the market demand at the time that development is to begin.

Staff requests that the Design Review Committee receive public testimony and provide comments on the proposed design of each separate development scheme.

PROPERTY DESCRIPTION

The approximately 3.2 acre project site consists of the entire city block bounded by 22nd Street to the north, 21st Street to the south and Broadway and Telegraph Avenue and includes five parcels and a portion of the right of way at the corner of 22nd Street and Telegraph Avenue. The two parcels fronting Telegraph Avenue include a two-level city-owned public parking facility and a restaurant building surrounded by a parking lot, as well as the portion of the 22nd Street right of way. The remaining three parcels, fronting Broadway, contain three 2-story commercial buildings, including 2101 Broadway and 2127 Broadway which were both branch bank buildings, and 2131-2147 Broadway which contains a mix of retail and other commercial uses.

The building at 2147 Broadway is known as the Sherman-Clay building and is a Potentially Designated Historic Property (PDHP) with an Oakland Cultural Heritage Survey (OCHS) rating of Dc3. The other properties on the block were built after 1945 and do not contain OCHS ratings. These buildings are being further evaluated as part of the Environmental Review process for a determination of historic significance under CEQA.

The project site is located within Downtown Oakland one block north of the 19th Street BART station. Uses in the project vicinity are a mix of commercial and residential mixed use buildings. The project site sits directly above the BART tunnels as they curve off the Broadway spine and a number of construction limitations are imposed on any development that is to take place on the properties.

The project site is adjacent to two historic districts that are Areas of Primary Importance (API's), with the Cathedral District to the west and the Uptown Commercial District to the south. The site is also surrounded by a number of major historic resources such as the Bruener Building across 22nd Street, the Paramount Theatre across 21st Street and First Baptist Church of Oakland across Telegraph Avenue.

PROJECT DESCRIPTION

As stated above the proposal under consideration includes two development schemes that would implement the PUD. Both schemes would demolish all buildings on the block and develop a new mixed use building. The two development schemes are described below.

Scheme A

Scheme A includes a development scenario that includes approximately 85,000 square feet of ground floor retail, approximately 18,000 square feet of community and/or assembly space, approximately 880,000 square feet of office, and 395 dwelling units. The development proposal would include an office building that would occupy the majority of the block with building heights ranging from 12 to 16 stories in three separate building masses that wrap around an internal atrium. At the northeast corner of the site at Broadway and 22nd Street there would be a residential high rise that would be approximately 400 feet in height. The ground floor of the development would include retail including a large anchor tenant space accessed off Telegraph. A mid-block office lobby will also be provided along Telegraph between the two retail spaces, and a large plaza is proposed that would occupy 180 feet of the street frontage with a depth of approximately 38 feet (not including the 15-foot sidewalk depth). The Broadway frontage will contain retail space at the base of the residential tower and additional retail will be included inside a large indoor atrium space at the corner of Broadway and 21st Street. This atrium space would also provide access to an upper level community space that would be programmed for a community theater or similar type of assembly space as well as a large office lobby on the 5th level.

Parking would be provided on six levels above the retail floor with one level in a basement (on the side of the site clear from the BART tunnels). The upper level parking would be three structural floors with mezzanine levels in between so that they could be removed and repurposed to a different use such as office or retail in the future if the amount of parking is no longer desired. The parking garages would be mainly accessed off 21st Street with a second smaller access point off 22nd Street. The proposal will also include four loading berths with access off 22nd Street adjacent to the garage access point. Other back of house operations such as garbage and a large bike storage room will also be provided for along the 22nd Street frontage.

Scheme B

Scheme B includes a development scenario that includes approximately 72,000 square feet of ground floor retail, approximately 23,000 square feet of community and/or assembly space, and approximately 1,600,000 square feet of office use. Similar to Scheme A, mid-rise office building masses of 12 and 16 stories would occupy the Telegraph Avenue frontage while wrapping around an internal atrium, but in the Scheme B scenario the Broadway frontage would contain a large 28 story office building that would extend up to approximately 400 feet in height. Outside of the tower on Broadway, the other components of Scheme B are very similar to that of Scheme A with the retail frontage along Telegraph Avenue and the large indoor atrium at the corner of Broadway and 21st Street. The parking access and layout is also similar in both schemes.

GENERAL PLAN

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in the Central Business District (CBD) General Plan area. This land use classification is intended encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, community facilities, and visitor uses. The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

ZONING ANALYSIS

The project site is located within the CBD-P Zone, Central Business District Pedestrian Retail Commercial Zone, which is intended to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities.

Planned Unit Development

Pursuant to Planning Code Section 17.142.020 an application for a PUD may be permitted when a tract of land includes more than 60,000 square feet of lot area and is looking to take advantage of a bonus for an integrated development within the PUD regulations. The applicant has been filed for the entire 3.2 acre block that will look to take advantage of a bonus to waive dimensional requirements for the tower diagonals limitations as permitted in Section 17.142.100.G. The applicant is looking to waive this requirement due to the difficulty of breaking down the towers into multiple slender towers due to the structural truss system required to span the BART tunnels that run beneath the project site.

DESIGN REVIEW

Staff requests that the Design Review Committee review the two development schemes and provide comments. The project is still undergoing Environmental Review, and the full entitlement package would not be before the full Commission for decision until 2018. However, staff and the applicant thought it important due to the size of the proposed development to get an early design review proposal before the committee for direction.

Staff has the following comments on the two development schemes:

Scheme A Comments

Office Building Massing and Materials

Staff feels that the applicant has done a good job of initial massing break up by dividing the office building into three distinct masses that contain large recesses to give the visual appearance of a few building occupying the block rather than one large massive building. Staff recommends a possible change

in materials from the glass curtain wall to something warmer possibly at the recess points, similar to Foundry Square in San Francisco where the large glass curtain walls are broken up by a masonry veneer with punched windows. Staff also has concerns over the shifting alignment of the vertical lines on the building's exterior glazing, as it gives a more horizontal feel to the building exterior which may look better with stronger vertical lines. Staff would also like more information on the proposed materials on the exterior that is creating the lines in the façade – are they exterior metal fins, mullions, or internal structural framing covered by the glass curtain wall. The comments regarding the glazing pattern also applies to the mid-rise portion of the Scheme B proposal as well.

Foundry Square Buildings – San Francisco, Howard & 1st Street



Staff also has concerns about the design of the building mass at the corner of Broadway and 21st Street where the large indoor lobby/atrium is located. The general concern is over the height of the lobby space as it exceeds 100 feet in height, or is about the same height as the Bruener building to the north and taller than the I Magnin Building to the south. While it does create a very open civic feeling space, there is a concern that it may be too tall and give a feeling of emptiness at the corner. Staff recommends looking into bringing the curtain wall system from the upper level down even further and also be sure to create an interior use that remains active and connects to the street so to draw people into the space to be used. Staff also feels that they could get more creative with the design. The two large trusses are there because of the BART tunnels below and perhaps the presence of BART below could be played upon through paving or in ground lighting or other creative methods.

Residential Tower

Staff feels the proposed design of the residential tower needs to be rethought. Much of the project contains very large horizontal massing, and the proposed “stacked cube” design of the tower emphasis this horizontality of the overall project. Staff feels that this location needs a strong vertical component to help to break up the visual massiveness of the overall development.

Garage Façade on Telegraph

Understanding that underground parking at this location is very limited due to the BART tunnels running beneath the site, it is reasonable that a majority of the parking will be provided above grade. However, staff has concerns over the treatment to the exterior building at the parking garage levels. It appears that the first two levels above the retail would be completely screened by opaque glazing, but it is not completely clear. The four levels above are provided with a metal panel system that is presumably fairly open to allow for natural ventilation. Staff recommends that a more solid treatment be provided to these floors with a finish exterior material that at least would reduce the amount of ventilation openings required, or completely mechanically ventilate the garage to put a true façade onto the building at the garage levels. Alternatively, the applicant could consider applying public art to this portion of the façade which could allow for some natural ventilation as well as providing visual interest. This comment regarding the garage screening applies to the Scheme B proposal as well.

Telegraph Avenue Plaza

The development proposal includes a plaza at the corner of Telegraph and 21st Street that would be set back approximately 38 feet from the sidewalk. Given that this frontage is to be dedicated to a retail activity, staff highly recommends that this plaza not be provided at all or at least massively reduced. The frontage of the building in the present design would be in excess of fifty feet away from the street one you also consider the 15-foot-deep sidewalk as well as the 38-foot-deep plaza. Staff has concerns that this large of a plaza would not be activated at all and would end up being a dead space that would also compromise the viability of the retail space that would have frontage in this area. This comment regarding the plaza also applies to the Scheme B proposal.

Scheme B Comments

Mid-Rise Office Massing

The Scheme A proposal includes an angular step back to the upper level office floors from Telegraph along 22nd Street which add visual interest to the building as seen from the north and helps to break down the mass of the structure. That design treatment was removed from the Scheme B proposal, but staff would recommend that it be added into this scheme or provide a similar treatment.

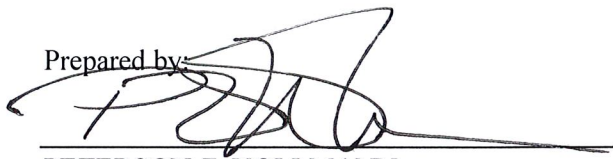
High-Rise Elevation

Staff feels that the proposed high-rise design is a very good start to creating a signature building in the Oakland skyline. The visible structural truss system and saw tooth glass give the building an interesting exterior different from other buildings in the skyline, as well as the sloped roof top. However, the current proposal leaves the back side of the slope open to the air which allows for the back side of the curtain wall system to be exposed from the north. Staff recommends that a glazing roof system or similar treatment be provided so that the view of the building from the north feels completed rather than exposing the roof elements behind the curtain wall exterior.

RECOMMENDATION

Staff recommends that the Committee review the proposed project for appropriate site and building design considerations and provide direction to staff and the project applicant prior to full consideration by the City Planning Commission.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Approved:


ROBERT MERKAMP
Development Projects Manager

Attachments:

- A. Scheme A Project Plans
- B. Scheme B Project Plans



2100 Telegraph

W/L Telegraph Holdings JV, L.L.C.
Gensler

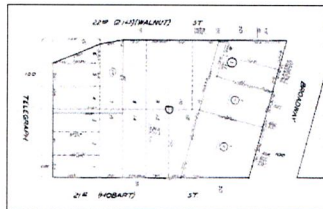
Final Development Plan - Scheme A
 September 29, 2017

Client: W/L Telegraph Holdings JV, L.L.C. 644 Menlo Avenue # 204 Menlo Park, CA 94025	Architect: Gensler 2101 Webster Street Suite 2000 Oakland, CA 94612
Lighting Consultant: Luma Lighting Design 425 California Street, Suite 1200 San Francisco, CA 94104	Acoustic Consultant: Charles M. Saller Associates Inc. 130 Sutter Street, Floor 5 San Francisco, CA 94104
Landscape Architect: Bionic 833 Market Street, Suite 601 San Francisco, CA 94103	Vertical Transportation: Edgett Williams Consulting Group 102 East Blithedale Avenue, Suite 1 Mill Valley, CA 94941
Civil, Geotechnical, and Traffic Engineer: Langan Treadwell Rollo 501 14th Street, 3rd Floor Oakland, CA 94612	Mech., Electrical, Plumbing: ARUP 560 Mission Street #700 San Francisco, CA 94105
Parking Consultant: International Parking Design, Inc. 580 14th Street, Suite 300 Oakland, CA 94612	Parking Consultant: Nelson Nygaard 116 New Montgomery Street, Suite 500 San Francisco, CA 94105
Structural Engineer: Magnusson Klemencic Associates 1301 Fifth Avenue, Suite 3200 Seattle, WA 98101-2699	Fire and Life Safety: The Fire Consultants 1981 N. Broadway, Suite 400 Walnut Creek, CA 94596

LOCATION MAP



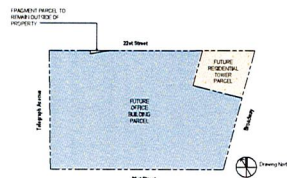
ASSESSOR'S PARCEL MAP



The existing project site consists of five properties and two additional 'fragment parcels' which are owned by, or subject to an easement by the City of Oakland. As part of the PDP submittal, all available parcels are assumed to be combined into a single parcel with the exception of one small 'fragment parcel' along 22nd Street. All area calculations in this FDP are based on the assumption that the site is treated as a single parcel.

PROPOSED PARCELIZATION

Following this FDP submission a Tentative Parcelization Application will be filed to reparcel the site into separate parcels for the residential tower and the office building. This future parcelization strategy is shown on all FDP plans.



PROJECT DESCRIPTION

The 2100 Telegraph project is a full city block development bounded by Telegraph and Broadway and 21st and 22nd Streets in Uptown Oakland. The proposed development consists of an office podium building which includes at-grade retail, community space, and parking, and an independent residential tower building which may be separated into a separate property or built at different times.

Running beneath the site are three existing Bart tunnels which cannot accept increased gravity or lateral loads. Therefore the construction of subgrade space and foundations is severely restricted which in turn significantly complicates both the building foundations and above-grade structure.

This Final Development Plan submission is related to a Preliminary Development Plan (PDP) submission that proposed multiple options for maximized development on the site. This submission is a further developed version of the 'Blended Mixed Use' PDP alternate.

PROJECT & ZONING SUMMARY

Address: 2100 Telegraph Avenue, Oakland, CA 94612
 Existing Parcels: 8-848-15-3, 8-848-11-3, 8-848-1, 8-848-17, 8-848-18
 Development Standard Zone: CBD-P
 Height / Bulk / Intensity Area: 6 and 7 (see site diagram)

Total Lot Area: 140,041 sf
 Total Building Footprint: 119,625 gsf
 Maximum Allowable Floor Area: 2,800,820 sf
 Proposed Floor Area: 1,475,050 sf (as defined in section 17.09.040)
 Gross Building Area: 1,782,650 gsf (includes parking area)
 Building Height: 447 ft
 Maximum Allowable Dwelling Units: 1 unit per 90 sf of lot area = 1,556 units
 Proposed Number of Dwelling Units: 395 units
 Proposed Number of Parking Spaces: approximately 800 (835) spaces

Anticipated Permitted Activity Types (per table 17.58.01):
 General Retail Sales, General Food Sales, Full Service Restaurant, Limited Service Restaurant and Cafe, Non-assembly Cultural, Community Education, Recreational Assembly, Consultative and Financial Service, Group Assembly, Business, Administrative, Multifamily Dwelling, Sidewalk Cafe, Permitted Sign Facilities. All permitted by Oakland Planning Code.

Anticipated Activity Types requiring a Conditional Use Permit:
 Community Assembly, Alcoholic Beverage Sales, Mechanical or Electronic Games, Automotive Fee Parking

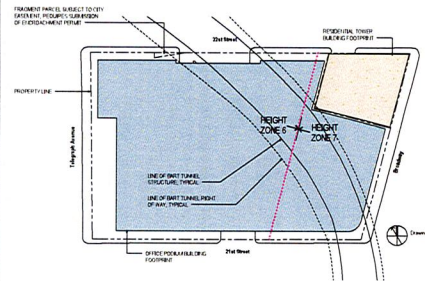
PARKING INFORMATION

Total Parking Area: 307,600 sf
 Number of Cars Parked Per Plan: 835 cars
 Maximum Number of Cars with Valet and Stacking: 1,750 cars

PRELIMINARY LIFE SAFETY CODE INFORMATION

Occupancy Type: Mixed Use including M, S-2, R-2, A-3, and B with accessory A-3
 Seismic Risk Category: III (5,000 occupants max)
 Type of Construction: I A
 Required Ratings: 3 hour rated structural frame, 2 hour rated floors
 Fire Protection: Fully Sprinklered
 Altrium: Altrium is assumed to have an active smoke control system which will be designed in subsequent design phases.

SITE DIAGRAM



HEIGHT / BULK / INTENSITY AREA SUMMARY TABLE

Planning Code Regulation Per table 17.58.04	Area 6 Requirement	Area 7 Requirement	Proposed Project
Max. Floor Area Ratio	20	20	9.8 Complies
Max. Lot Coverage at Base	100%	100%	85% Complies
Max. Lot Coverage Above Base	75% or 10k sf	85% or 10k sf	15% Complies
Max. Dwelling Unit Density	1 unit / 90 sf = 1,556 units	1 unit / 90 sf = 1,556 units	395 units Complies
Max. Base Building Height	85 ft	120 ft	N/A, per variance in PDP submittal
Max. Total Height	None	None	447 Complies
Max. Floor Plate Area Abv Base	25,000 sf	None	8,900 sf Complies
Max. Tower Length	195 ft	None	122 Complies
Max. Diagonal Length Abv base	235 ft	None	146 Complies
Min. Distance Between Towers	40 ft	None	Not Applicable

PROPOSED DEVELOPMENT AREA

Proposed Program	Office Building GSF	Resi Tower GSF	Total Development GSF
Office	880,550	0	880,550
Residential	0	365,000	365,000
Community	18,500	0	18,500
Retail	80,660	4,340	85,000
Building Service and Mech	109,000	17,000	126,000
Parking	307,600	0	307,600
Total Proposed Gross Area	1,396,310	386,340	1,782,650

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A0.02F	PROJECT INFORMATION
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A1.02M	LEVEL 02M - PLAN
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A1.03M	LEVEL 03M - PLAN
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OFF-STREET LOADING REQUIREMENTS

Per 8/18/2016 update to chapter 17.116

Office Building Program	Loading Berths Required	Loading Berths Proposed	Trash and Recycling Required	Trash and Recycling Provided
Office - 880,550 sf (Commercial Type B)	6	3	1,739 cu ft	
Retail - 80,660 sf (Commercial Type A)	2	1	0	
Community Space - 18,500 sf (Civic)	0	0	37 cu ft	
Office Building Total	8	4 Complies	1,776 cu ft	2,000 cu ft Complies

Residential Tower Program	Loading Berths Required	Loading Berths Provided	Trash and Recycling Required	Trash and Recycling Provided
Residential - 365,000 sf (Residential)	1	1	81 cu ft	
Residential Bldg Retail - 4,340 sf (Commercial - Type A)	0	0	0	
Residential Building Total	1	1 Complies	81 cu ft	100 cu ft Complies

Note: Off-Street loading berth requirement calculations are based on the 08/18/2016 approved update to chapter 17.116. Proposed loading berth count does not meet the city requirement but is based on Traffic Engineer's recommendations. Their recommendation is based on recently conducted field observations of existing developments of similar program and size. Their research has shown that given current trends in shipping and delivery, combined with professionally managed and scheduled dock operations, our project can operate successfully with fewer berths than required. However, this analysis is still based on an assumption of future tenant types and their loading requirements. As the actual tenants are identified the loading program will be further studied and designed to meet all tenant requirements.

OFF-STREET PARKING REQUIREMENTS

Per 8/18/2016 update to chapter 17.116

Program	Allowable Parking Ratio	Maximum Parking Allowable	Proposed Parking
Office - 880,550 sf (Commercial upper story areas)	1:500 sf	1,761	N/A shared
Retail - 80,660 sf (Commercial ground floor areas)	1:300 sf	283	N/A shared
Community Space - 18,500 sf (Commercial upper story areas)	1:500 sf	37	N/A shared
Residential - 395 units (Commercial upper story areas)	1.25 per unit	493	Unbundled Parking Only
Development Total		2,574	1,750 Complies

Note: Off-Street parking requirement calculations are based on the 08/18/2016 approved update to chapter 17.116. All proposed parking will be provided in the Office Building portion of the development. Parking spaces provided will be shared between office, City public parking, and retail programs. Exact count is still TBD and will be based on operation and management strategies that are still to be determined.

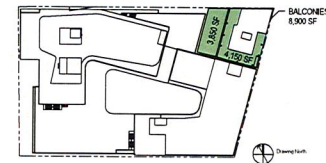
USABLE OPEN SPACE REQUIREMENT

Per section 17.58.070

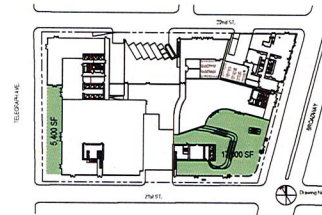
Residential Program Requirement	Area per Unit	Units	Area Required	Area Provided
Usable Open Space	75	395	29,625 sf	31,100 sf Complies

Note: All provided usable open space will comply with requirements of section 17.58.070 including minimum dimensions, accessibility, and landscaping requirements.

USABLE OPEN SPACE AT BUILDING ROOF



USABLE OPEN SPACE AT GRADE



BICYCLE PARKING REQUIREMENTS

Per section 17.117.090, .100, and .110

Office Building Program	Long Term Ratio	Long Term Spaces	Short Term Ratio	Short Term Spaces
Office - 880,550 sf (Commercial - Office)	1:10,000 sf	88	1:20,000 sf	44
Retail - 80,660 sf (Commercial - Retail)	1:12,000 sf Min 2	7	1:5,000 sf Min 2	16
Community Space - 18,500 sf (Non-Assembly Cultural)	Min 2	2	Min 2	2
Office Building Total Required		97		62
Office Building Total Provided		100 Complies		62 to be provided at sidewalk

Residential Tower Program	Long Term Ratio	Long Term Spaces	Short Term Ratio	Short Term Spaces
Residential - 395 units (Multifamily - without garage)	1:4 units	98	1:20 units	20
Retail - 4,340 sf (Commercial - Retail)	1:12,000 sf Min 2	2	1:5,000 sf Min 2	2
Resi Tower Total Required		100		22
Resi Tower Total Provided		100 Complies		22 to be provided at sidewalk

SHOWER AND LOCKER REQUIREMENTS

Per section 17.117.130

Office Building Program	Showers Male	Showers Female	Lockers Male	Locker Female
Office - 880,550 sf (Commercial - Office)	7	7	28	28
Retail - 80,660 sf (Commercial - Retail)	0	0	0	0
Office Building Total Req'd	7	7	28	28

Residential Tower Program	Showers Male	Showers Female	Lockers Male	Locker Female
Residential	0	0	0	0
Retail in Tower - 4,340 sf (Commercial - Retail)	0	0	0	0
Residential Bldg Total Req'd	0	0	0	0

VICINITY PHOTOS



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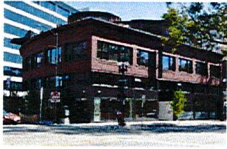
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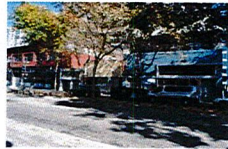
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(8)



(9)



(10,11,12)



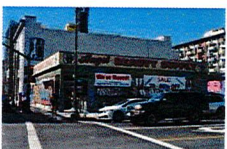
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(12,13,14)



(15)



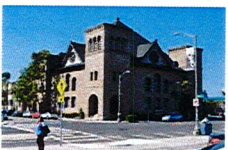
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(17)



(18)

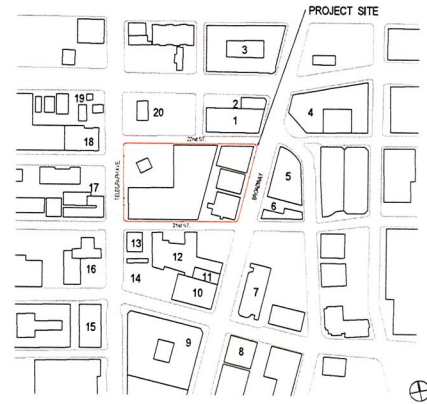


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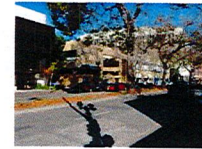


(20)

KEYPLAN



SITE PHOTOS



Eastern Edge



Northern Edge



Southern Edge



Western Edge



BROADWAY & 21ST



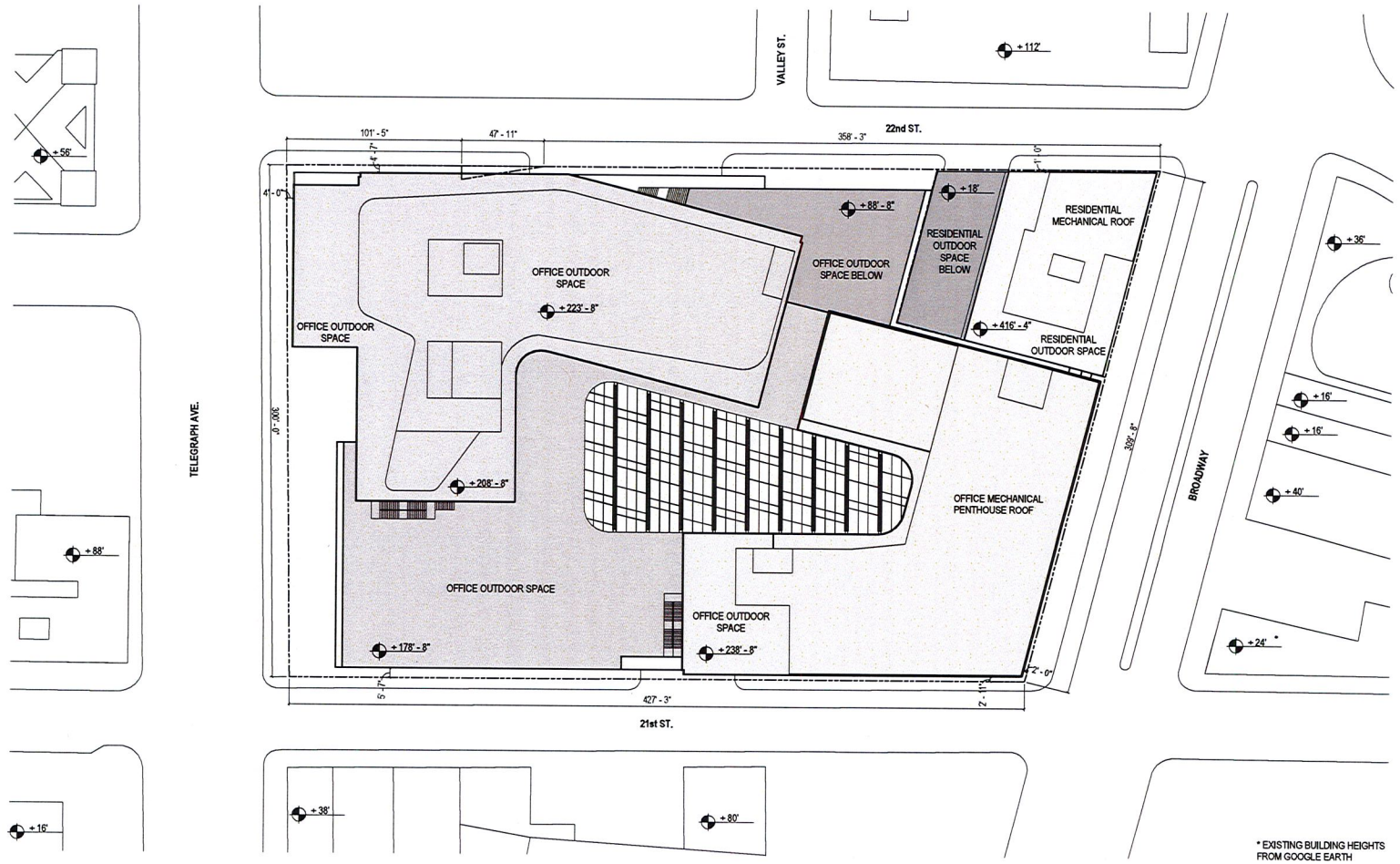
TELEGRAPH & 21ST



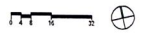
BROADWAY STREET VIEW

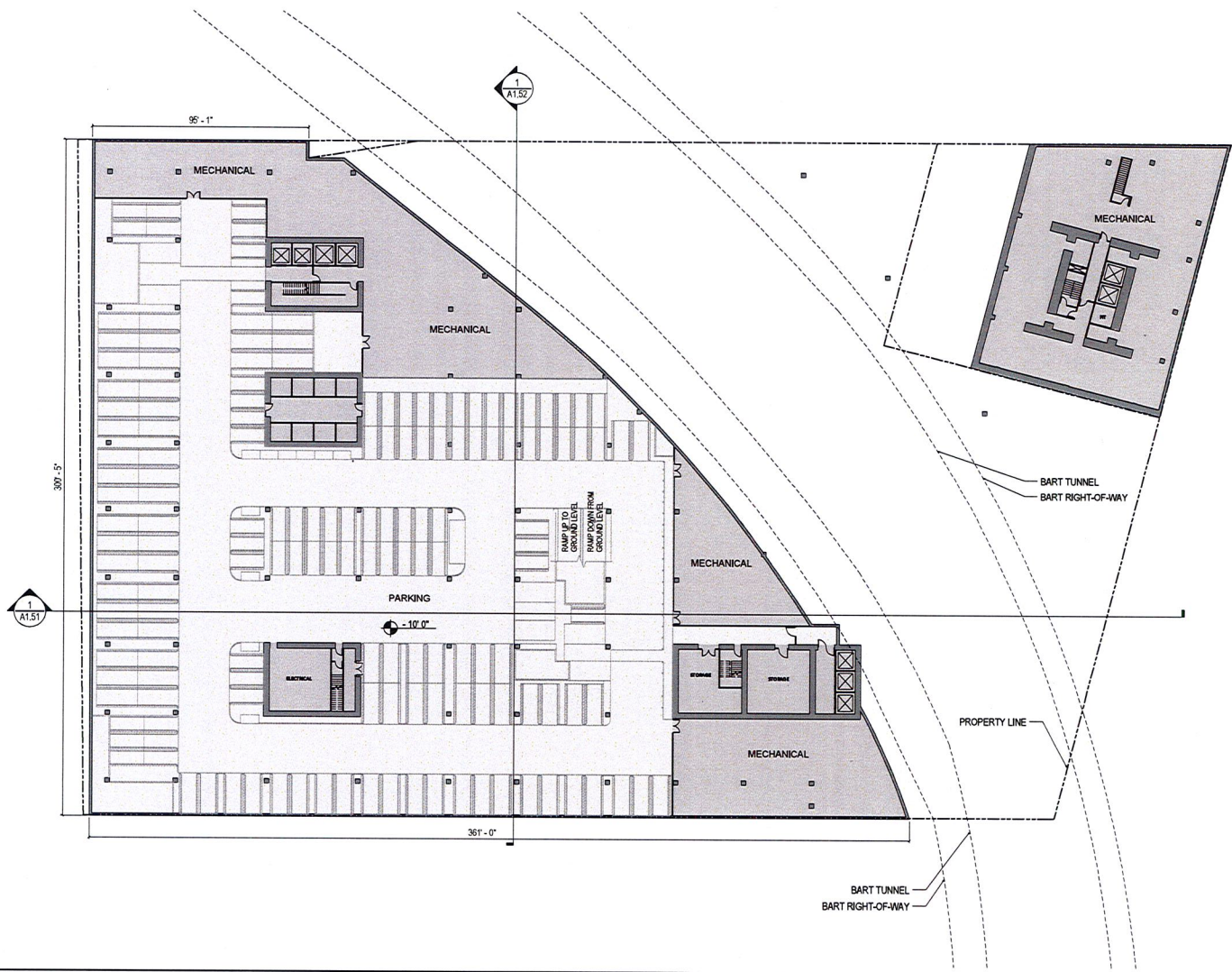


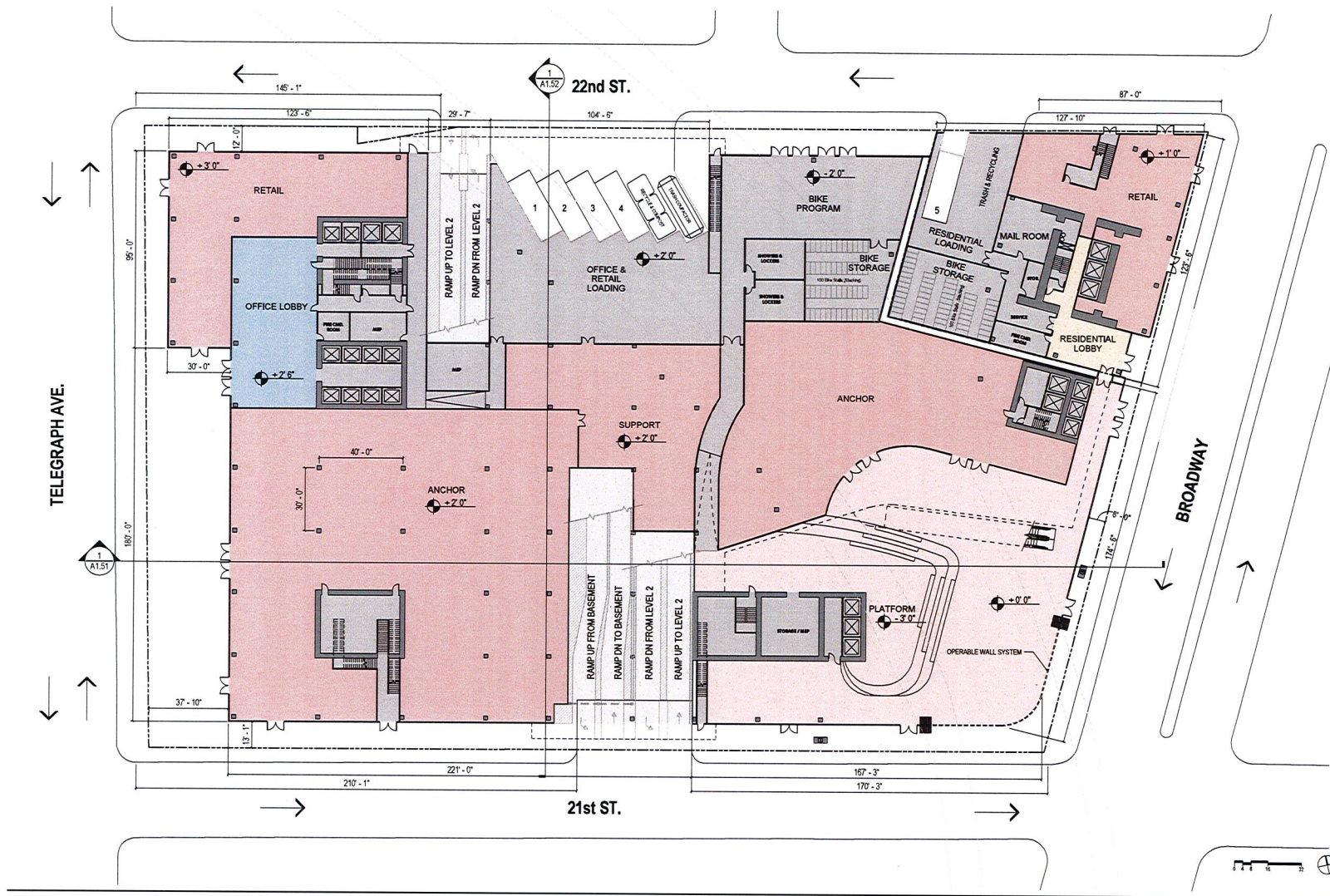
TELEGRAPH & 22ND

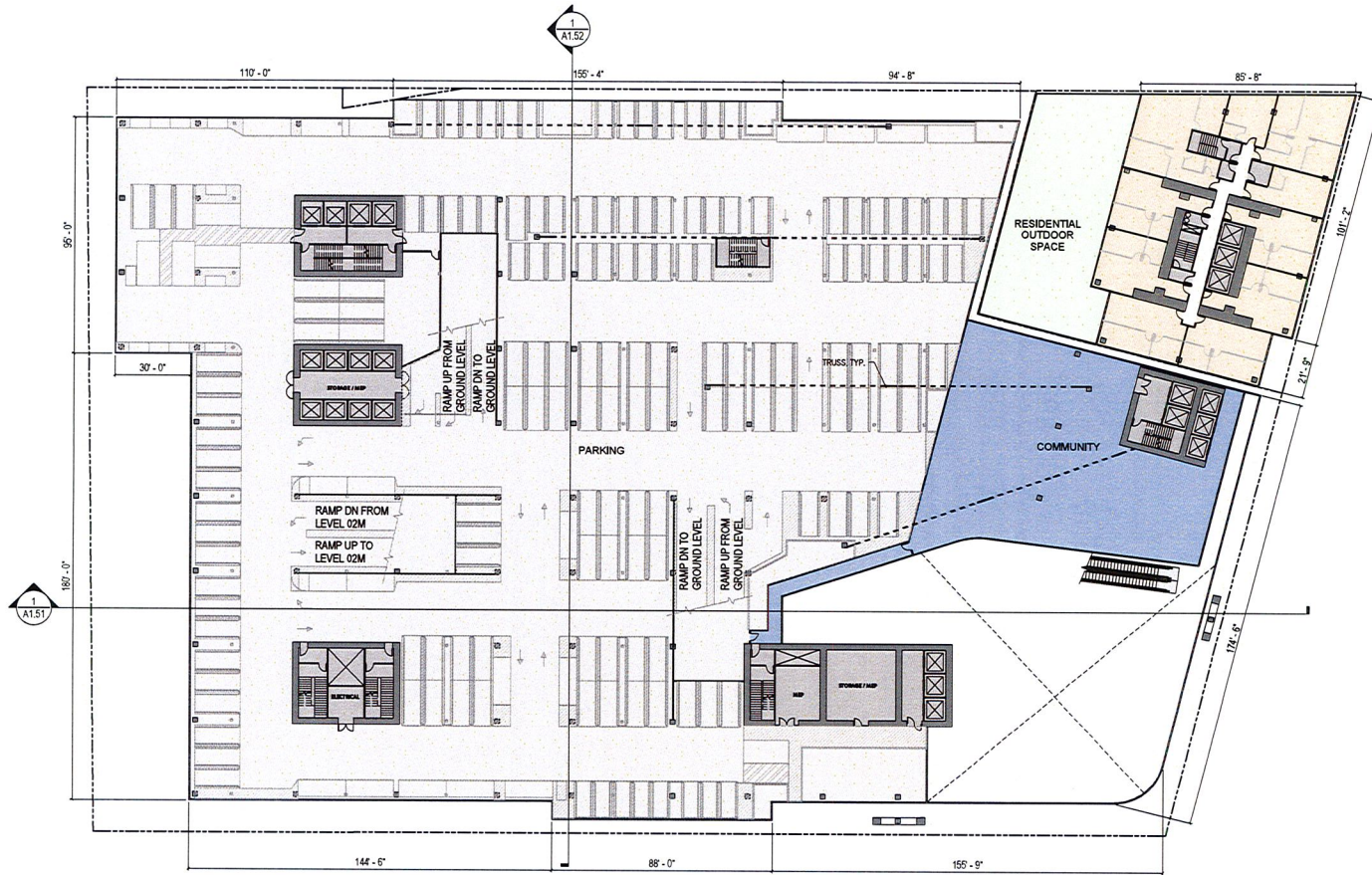


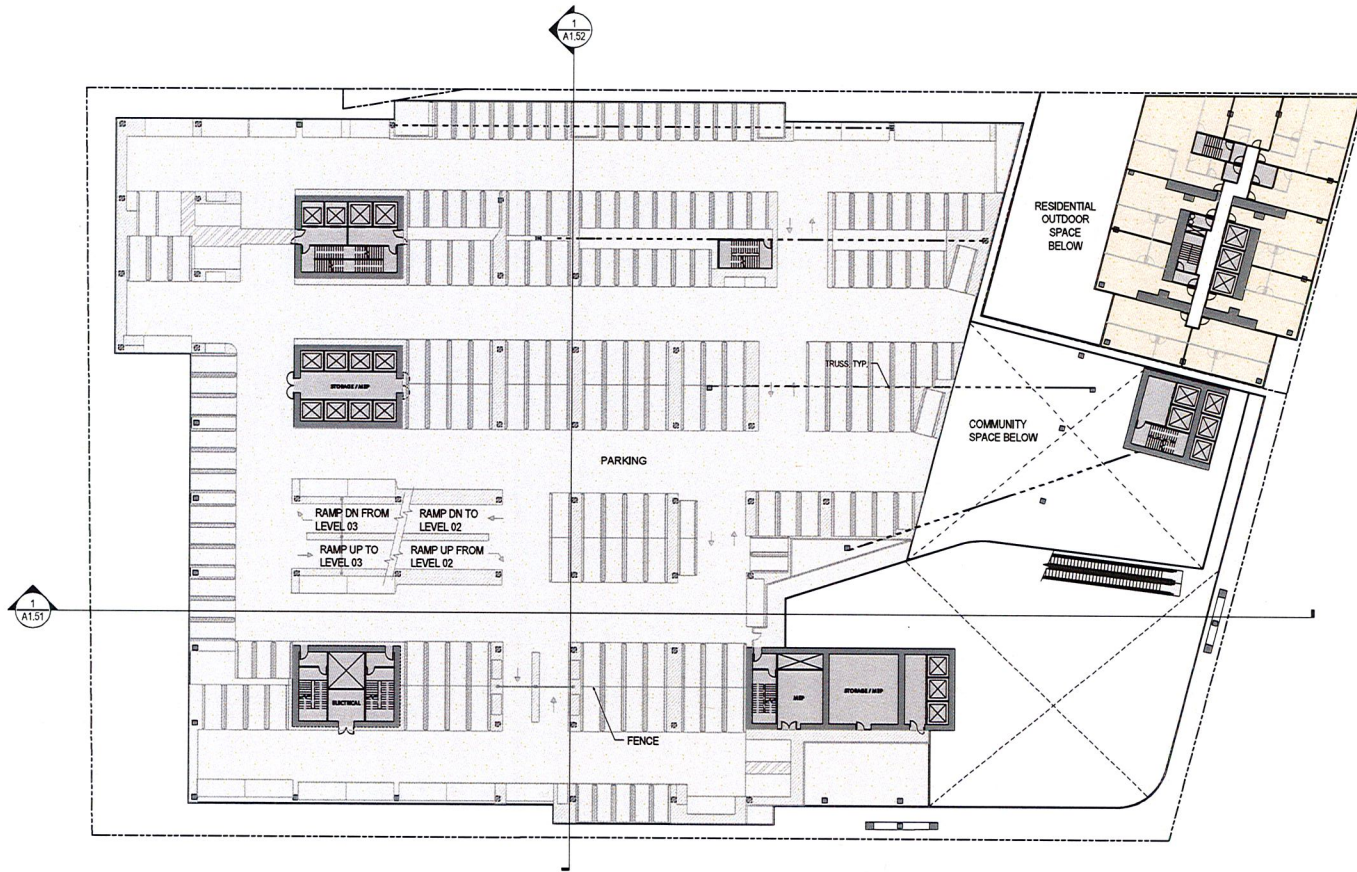
* EXISTING BUILDING HEIGHTS FROM GOOGLE EARTH

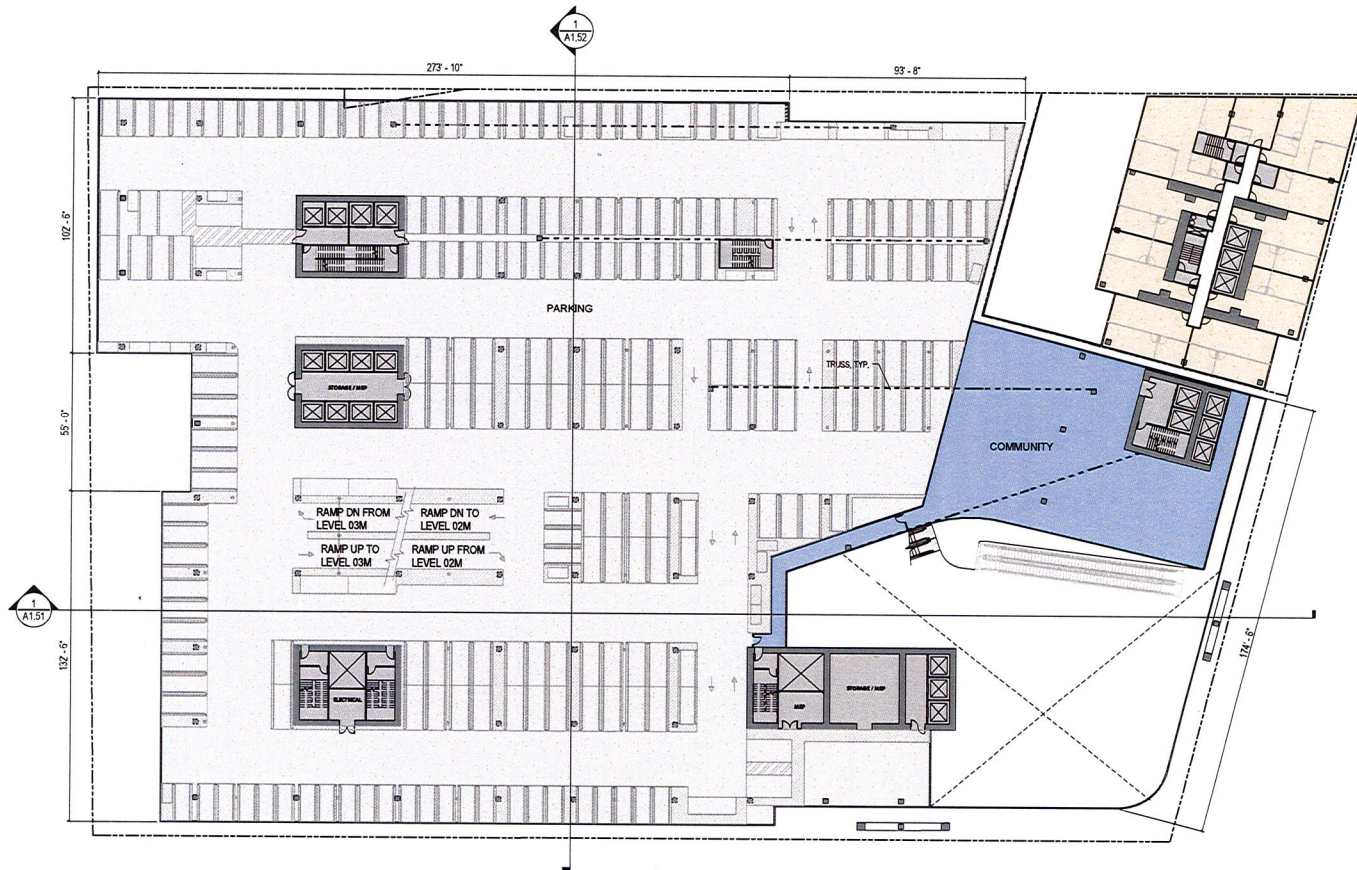


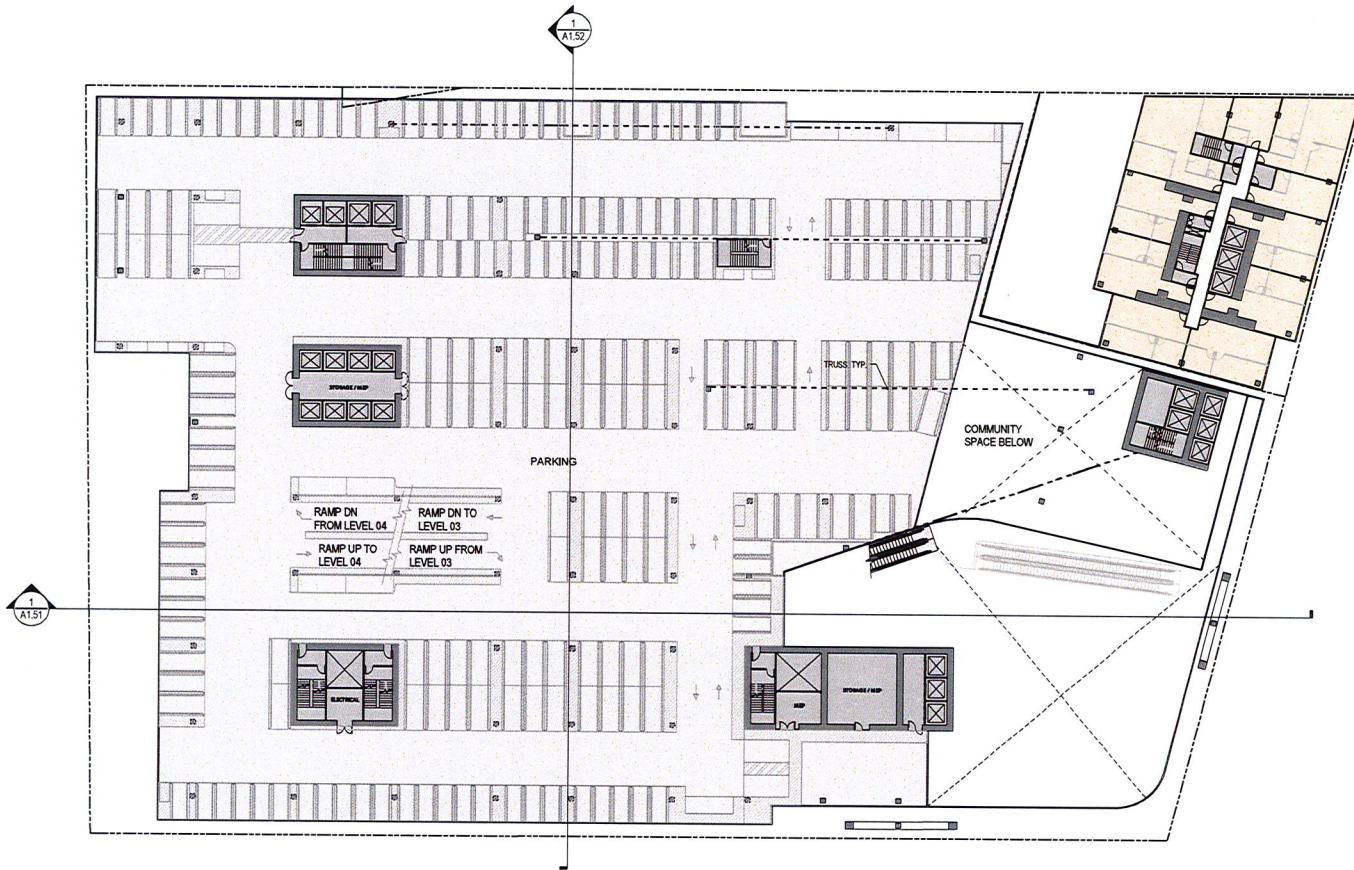


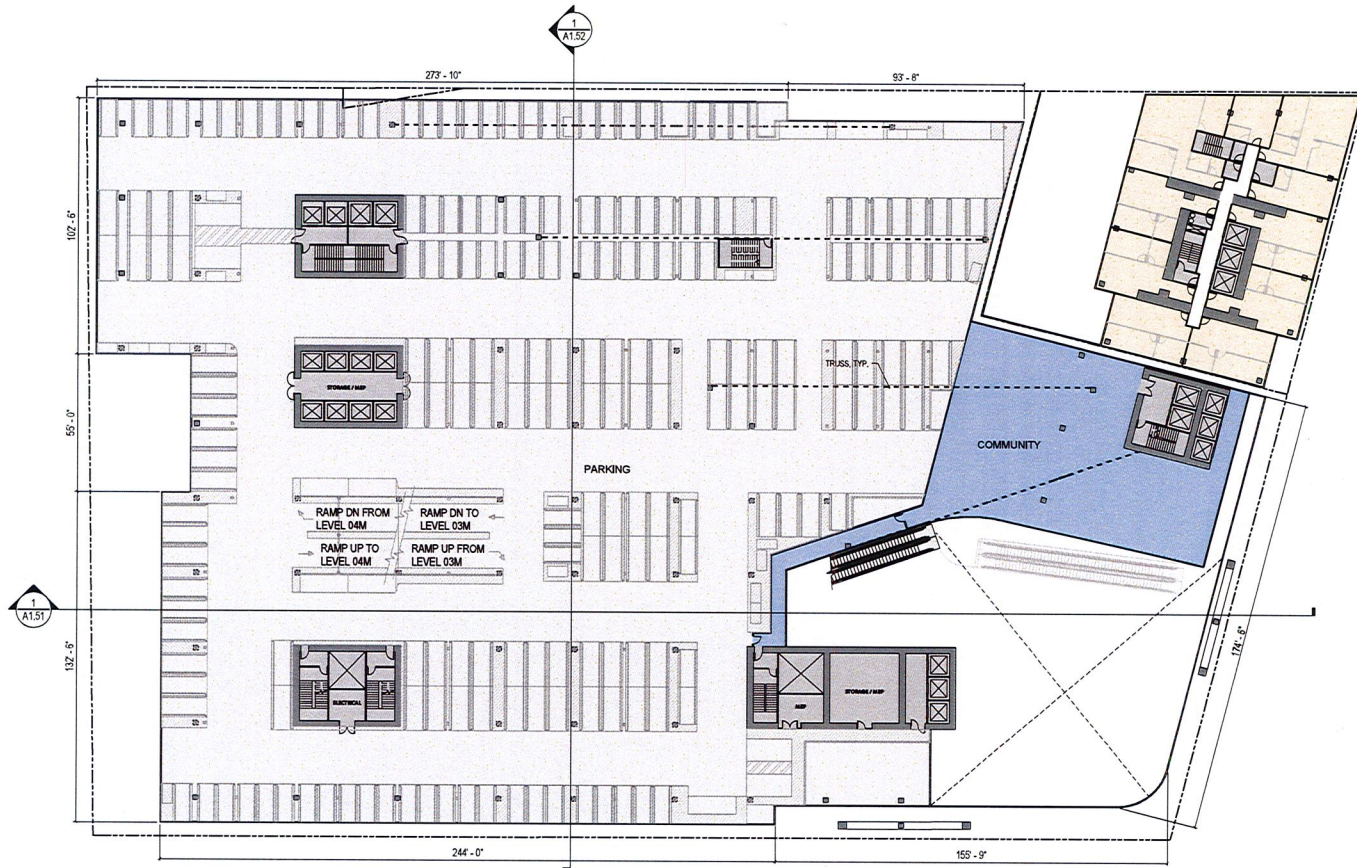


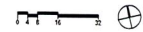
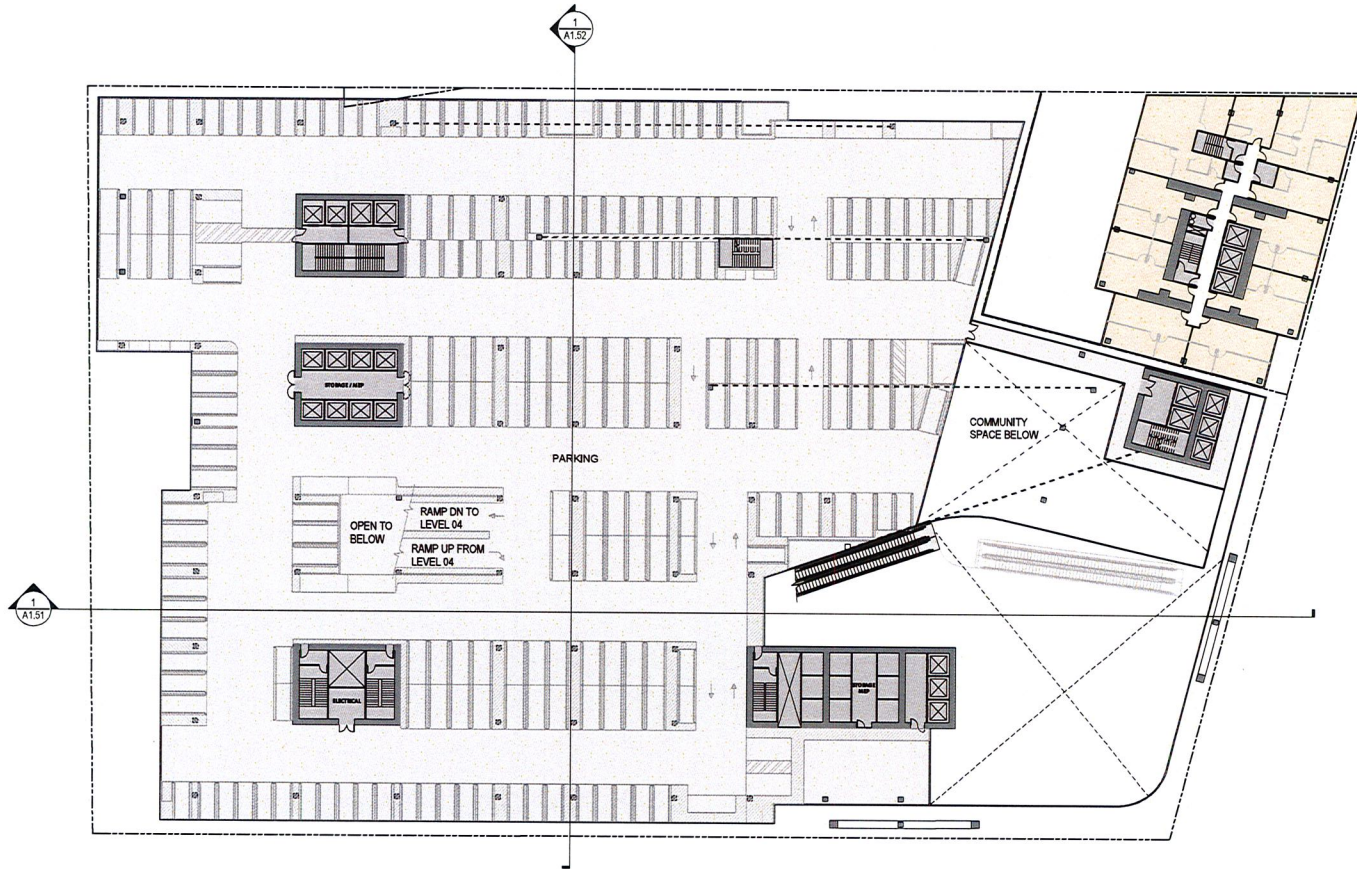


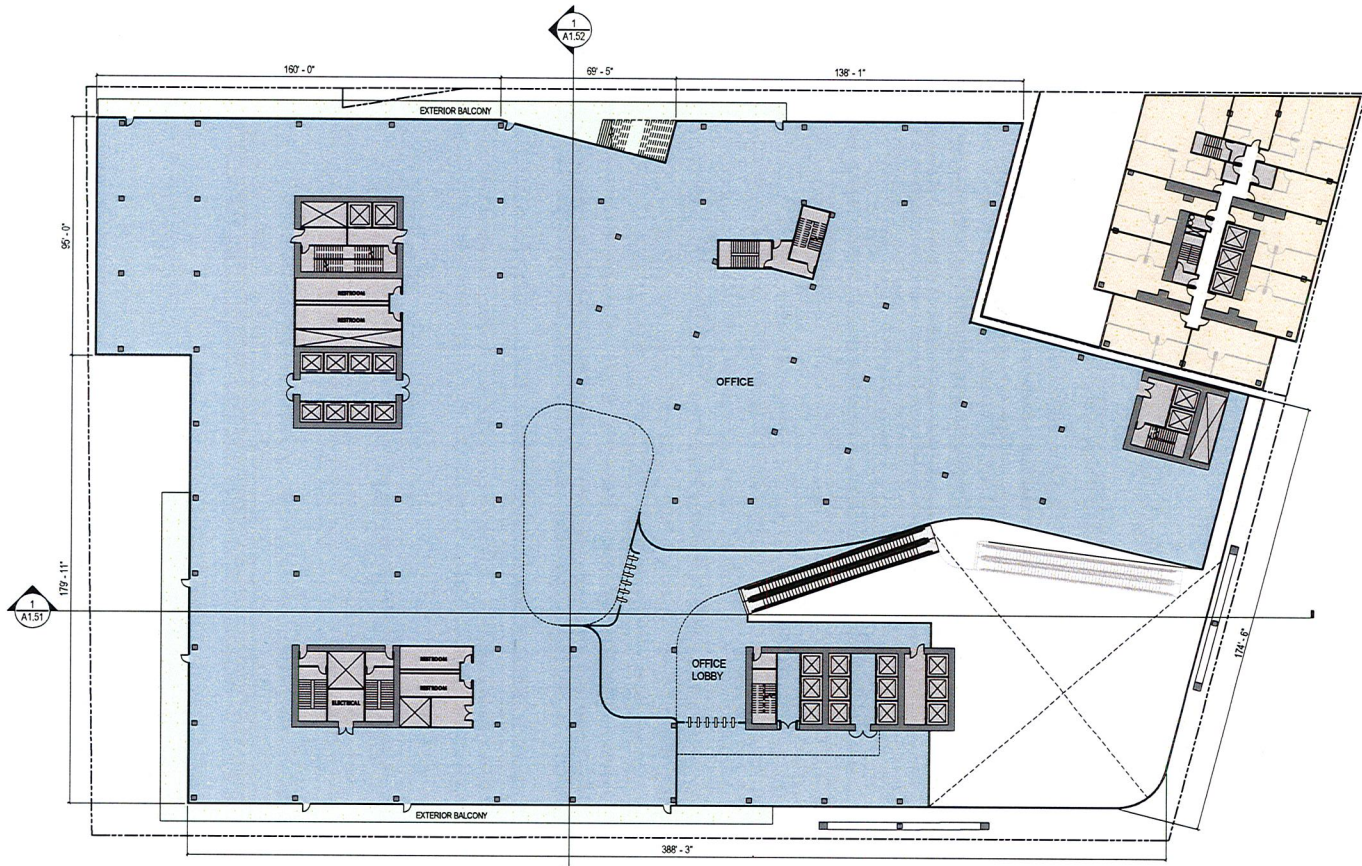


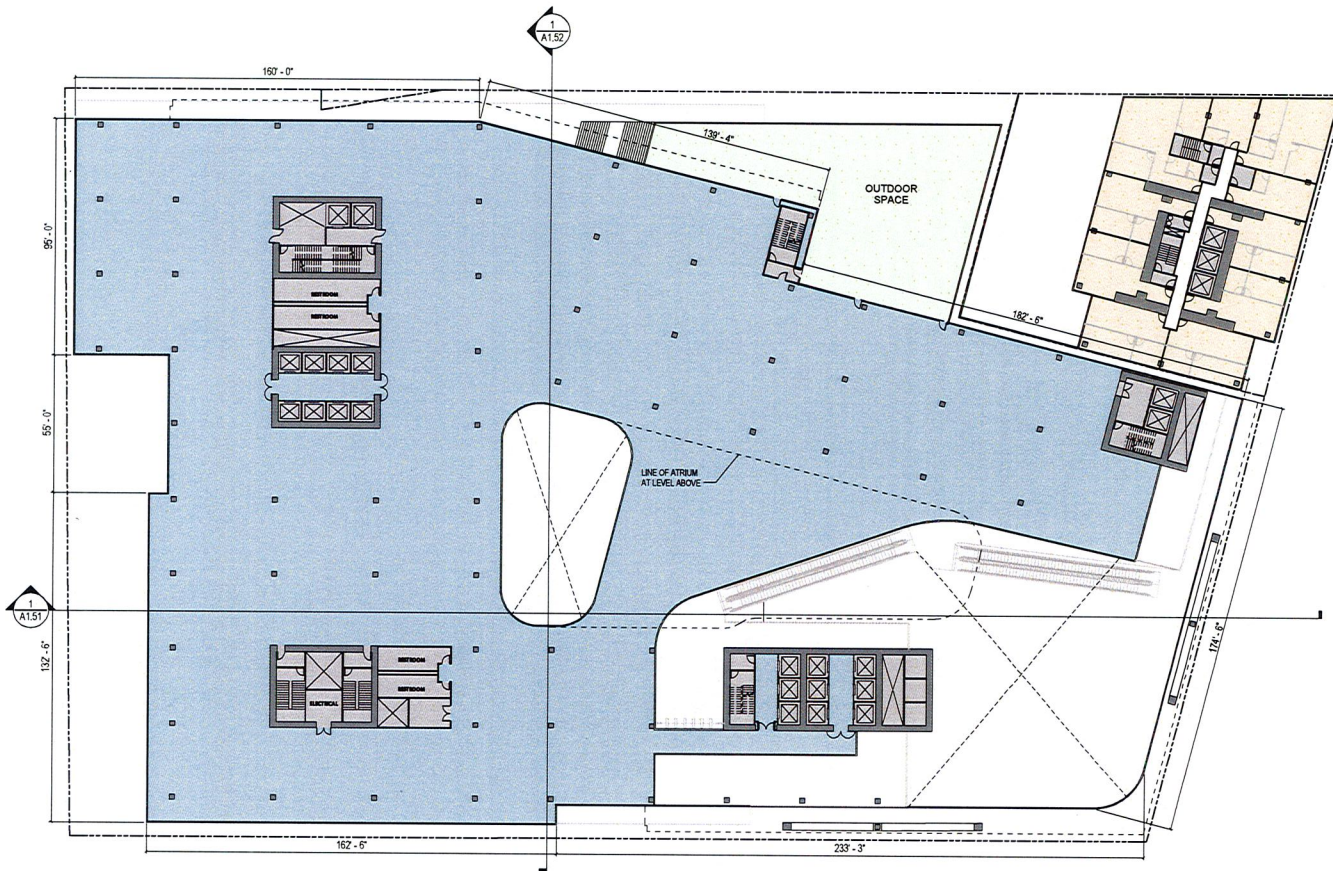


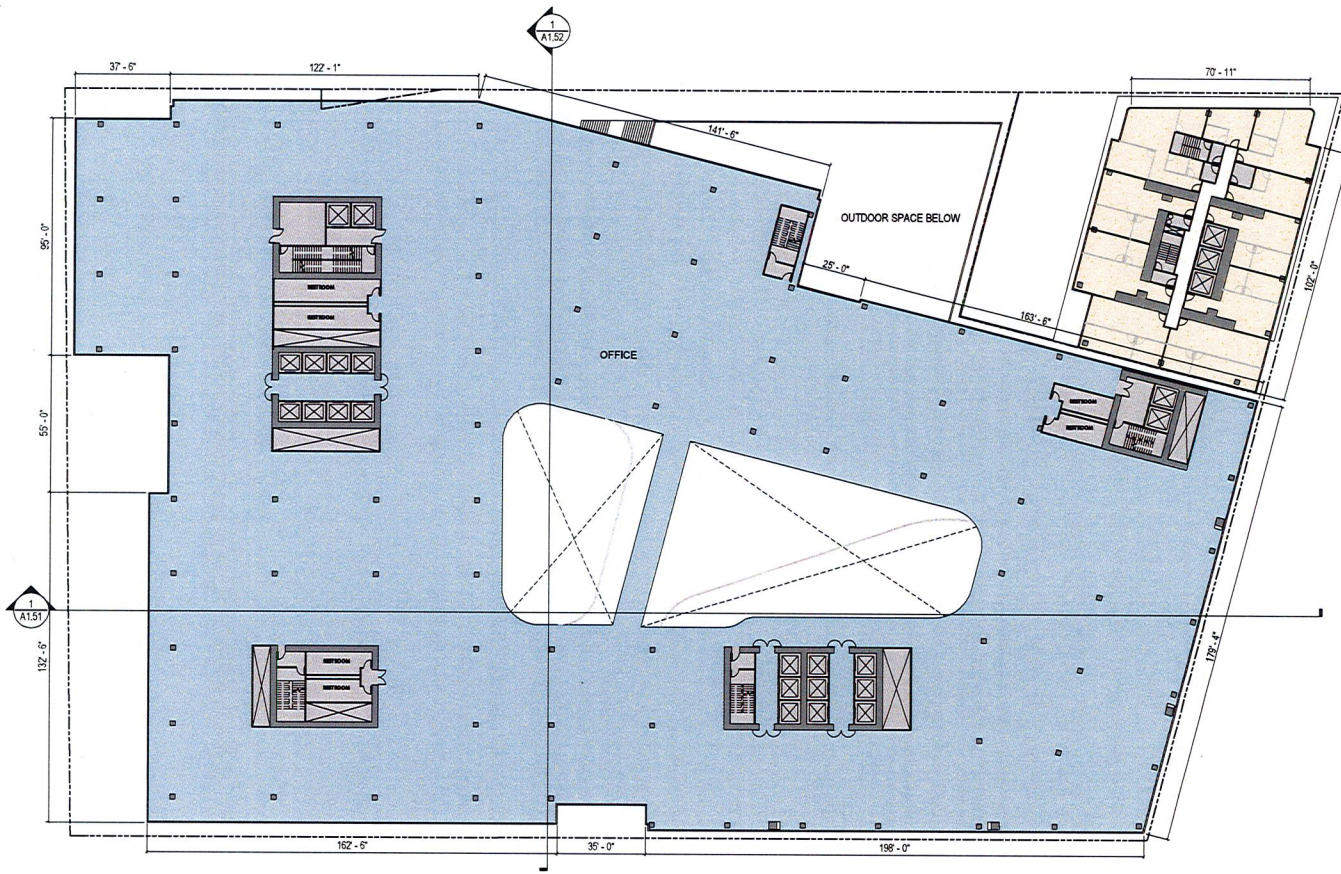






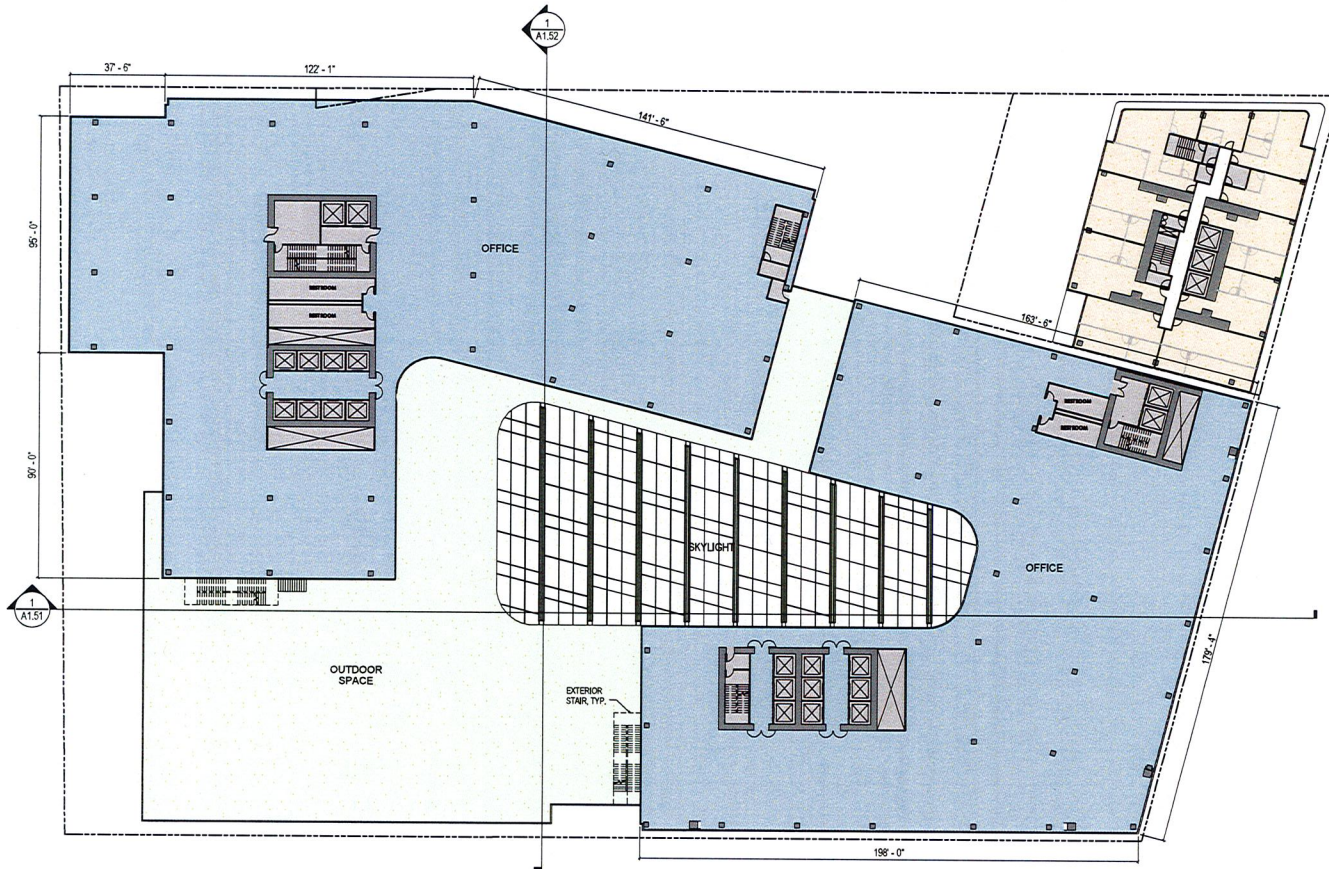


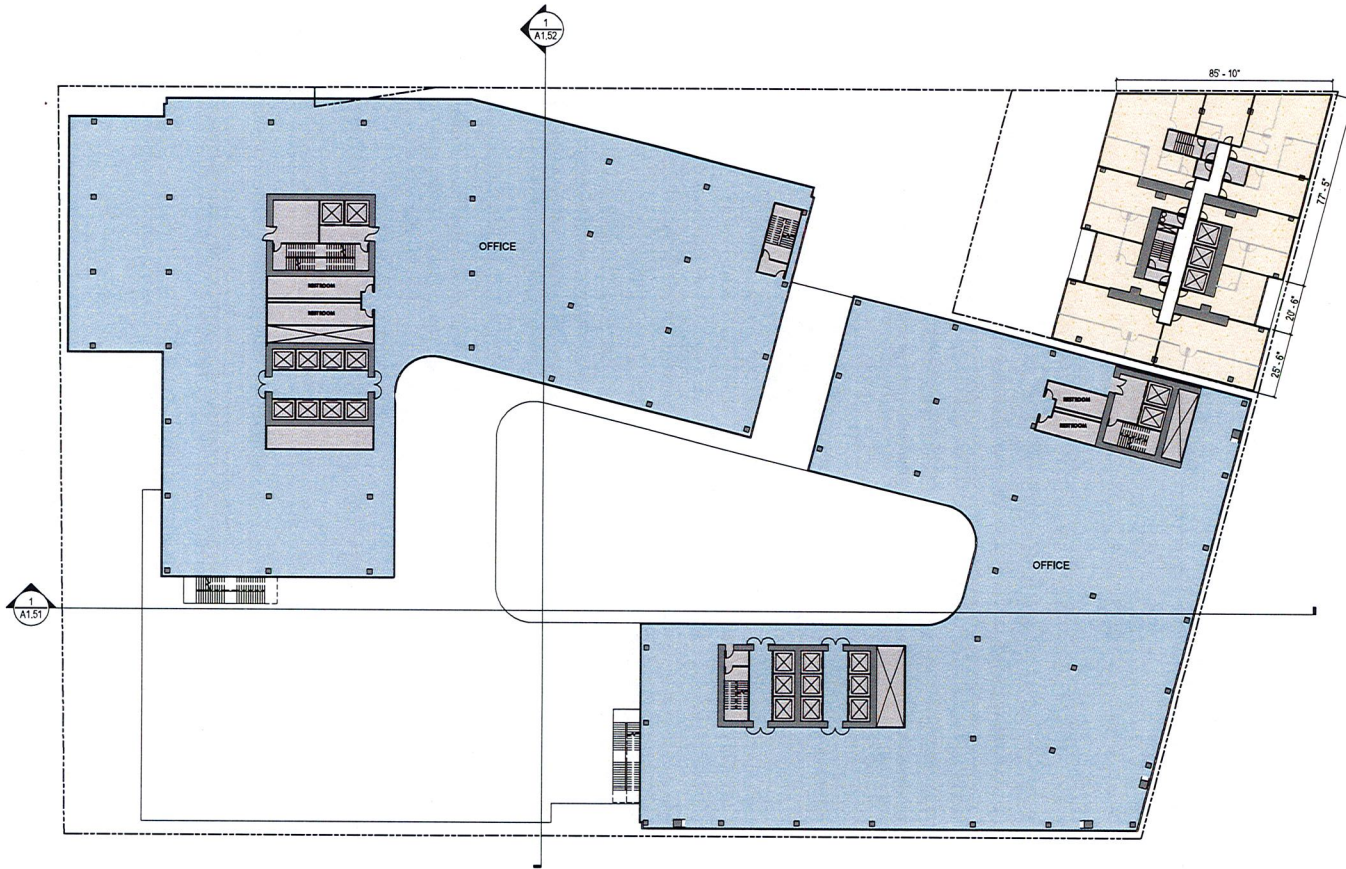


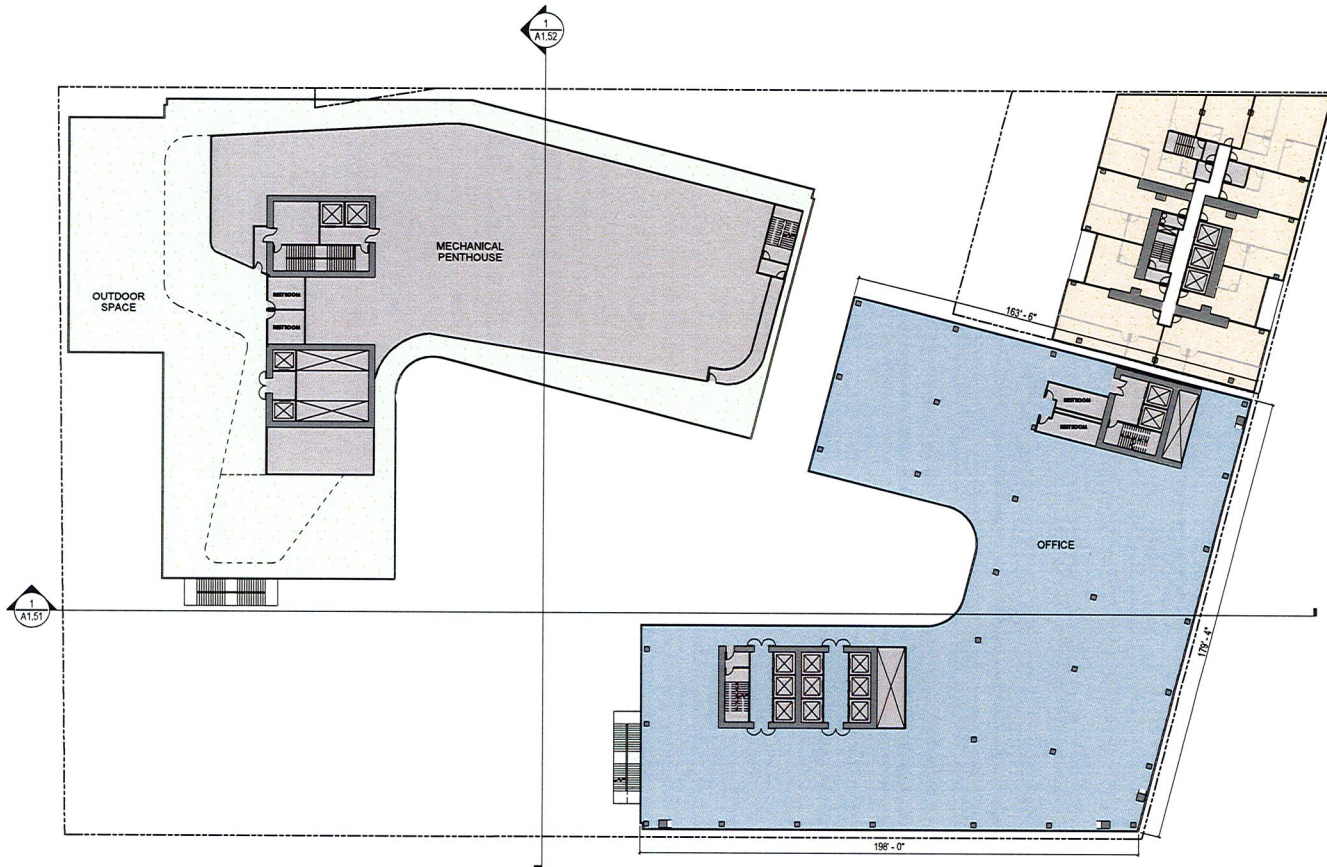


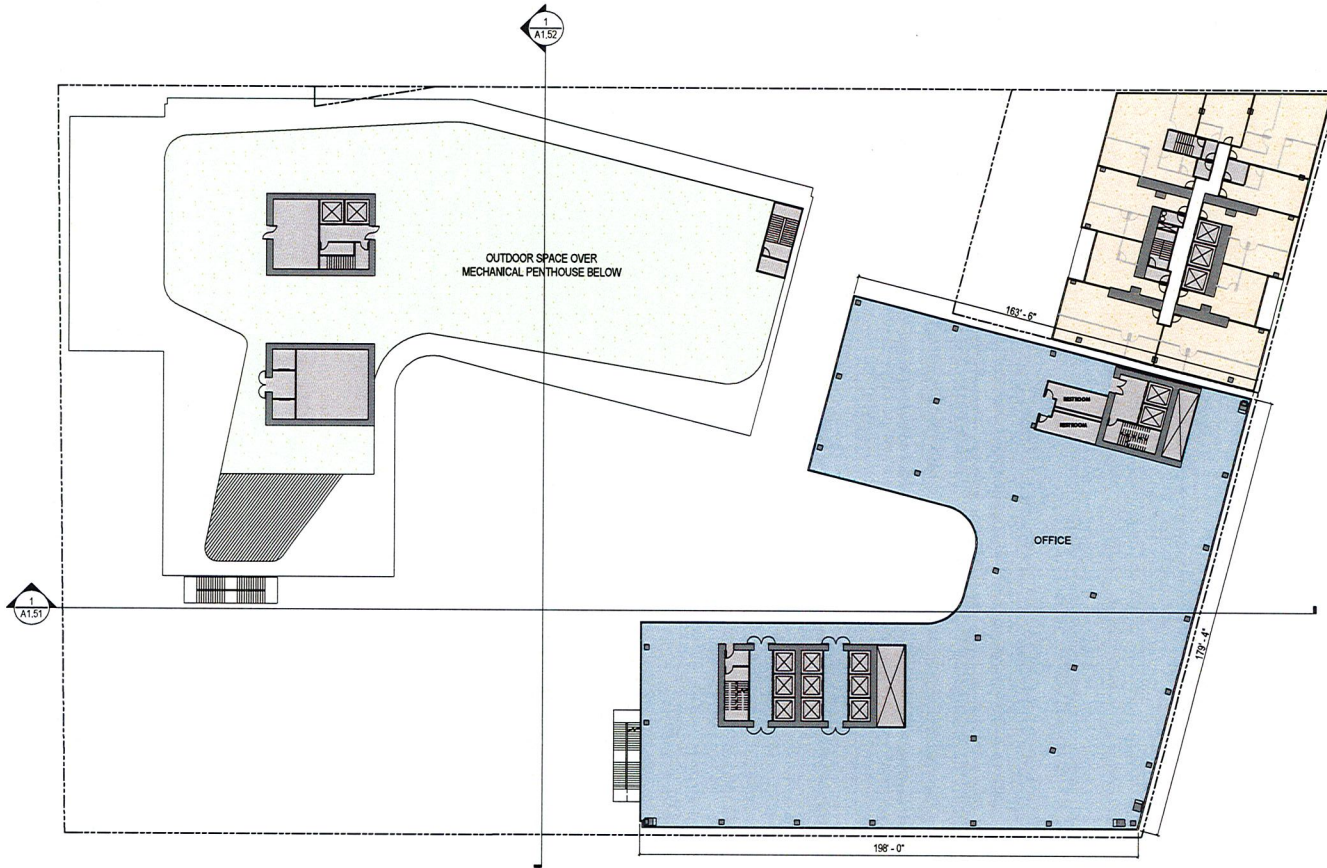
OFFICE 7TH-10TH FLOOR PLAN

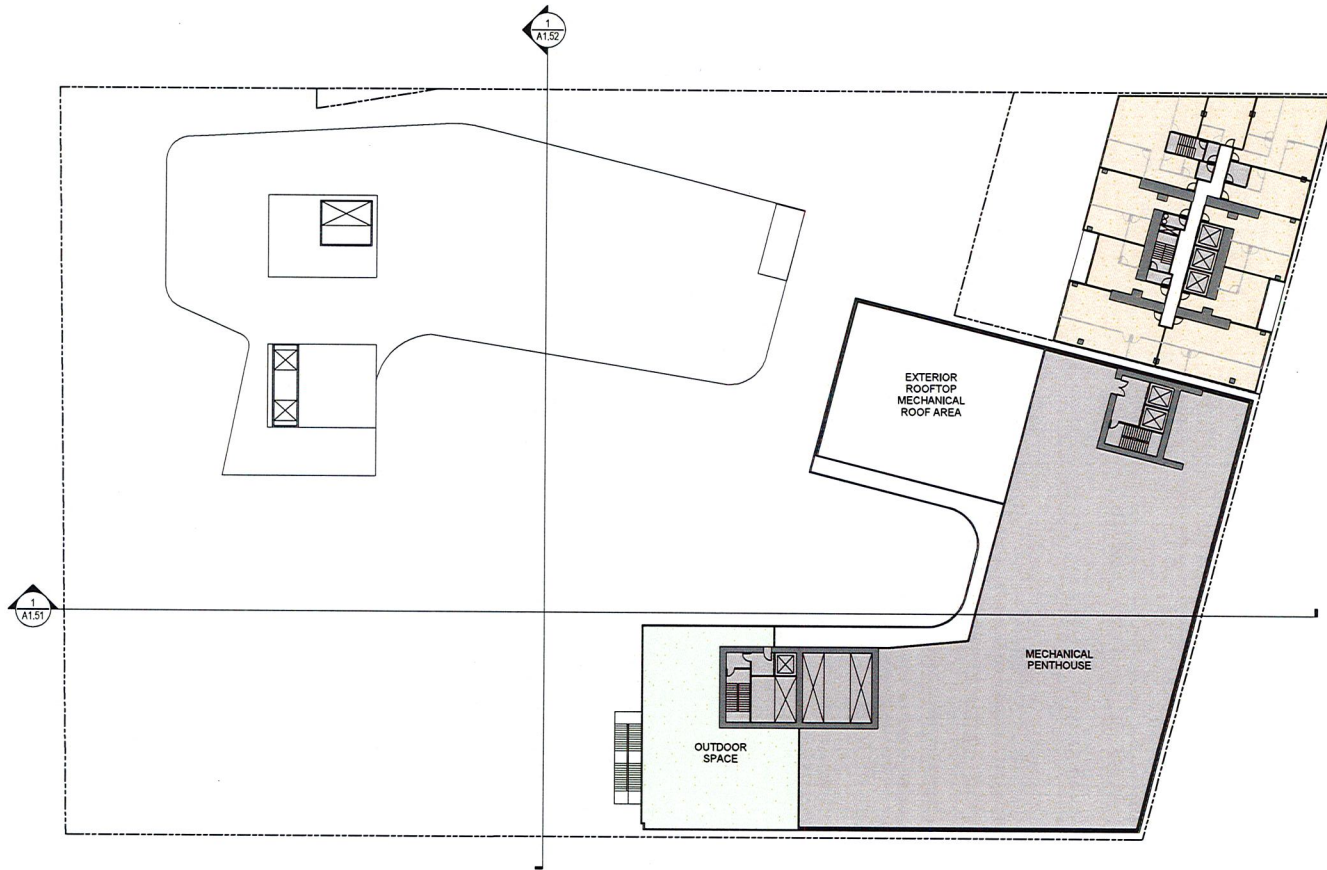


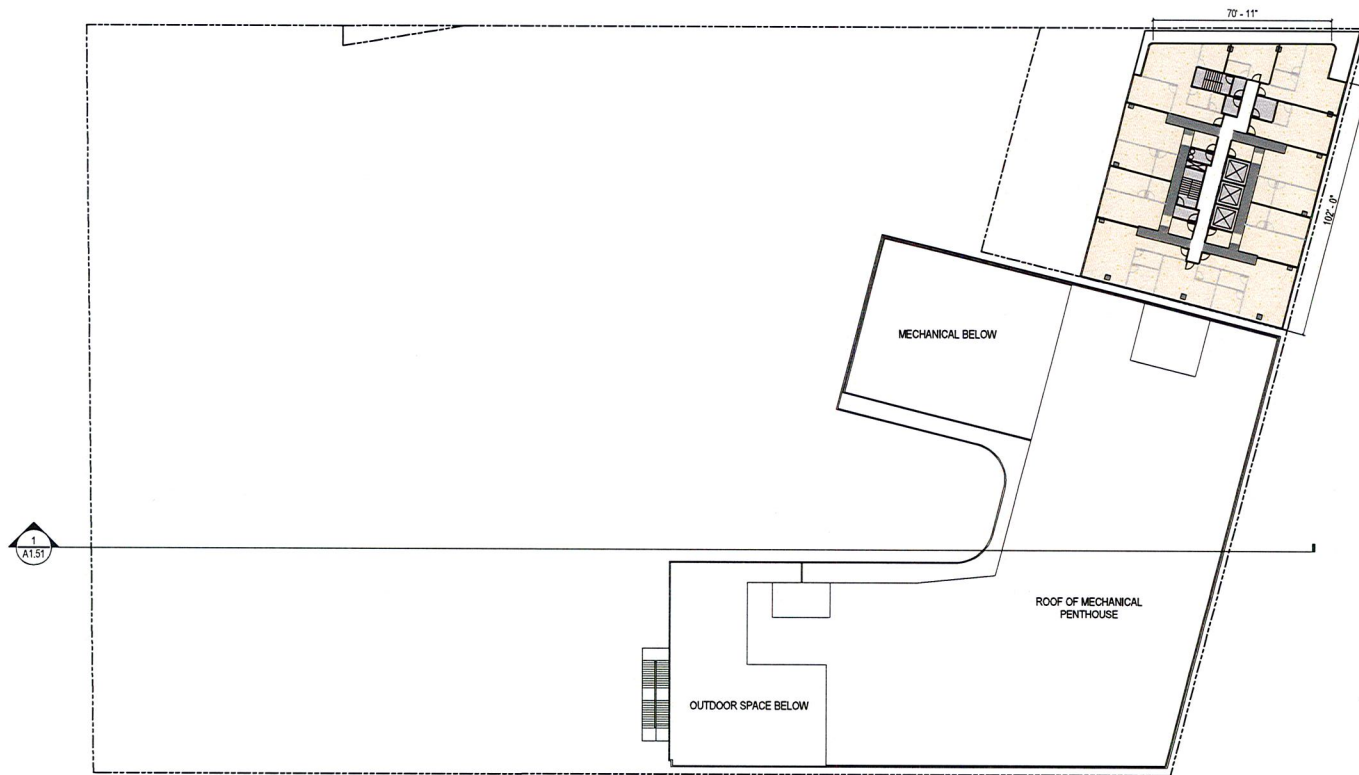






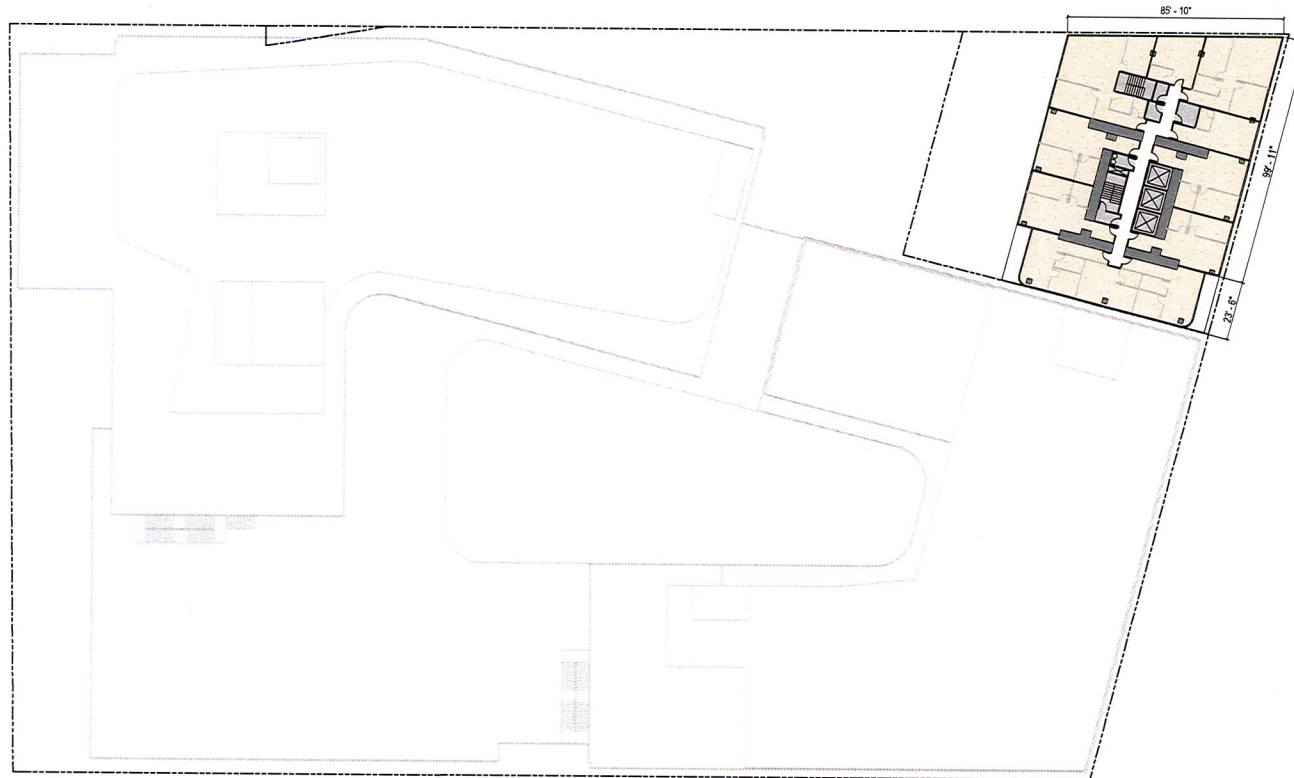


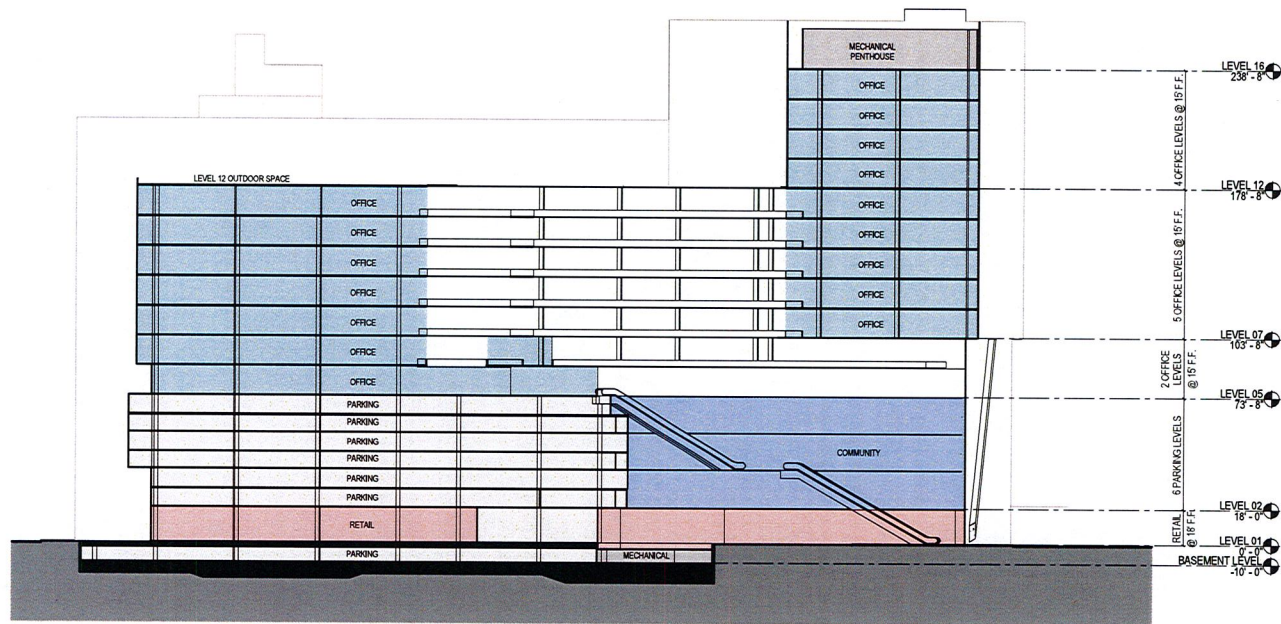


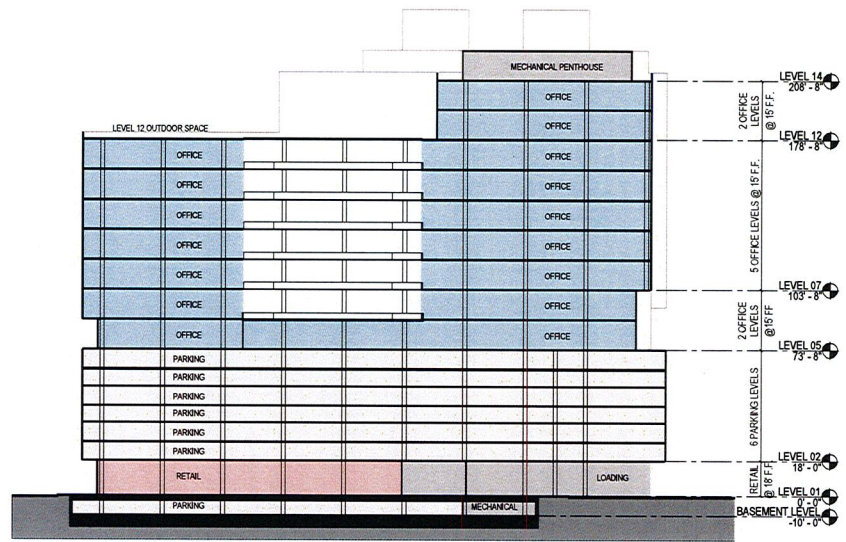


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A1.17

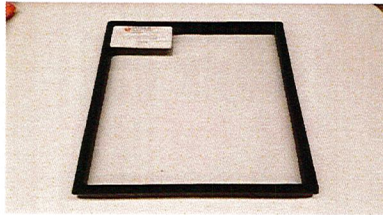








GLASS



-GL-01:
PPG
LOW IRON IGU
"STARPHIRE TEMPERED"



-GL-02:
VIRACON
DOUBLE LAMINATED SINGLE PANE
"STARPHIRE LAMINATED"

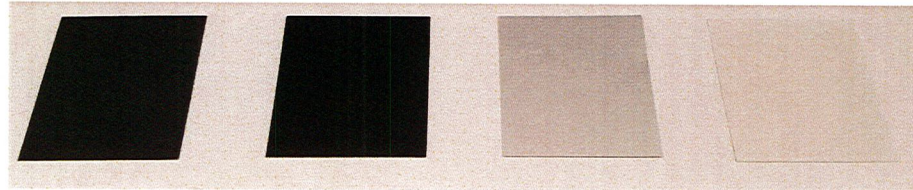


-GL-03:
AGC INTERPANE
LOW IRON IGU
"STOPRAY VISION 50"



-GL-04:
VIRACON
LOW IRON IGU
"VE24-2M"

METAL FINISHES



-MT-01:
PPG COATING
CHARCOAL
UC109852

-MT-02:
PPG COATING
GRAPHITE GRAY
UC106708LE

-MT-03:
PPG COATING
PLATINUM MICA
UC106682F

-MT-04:
PPG COATING
GRAHAM WHITE
UC72636

WOOD FINISHES



-WD-01:
reSAWN TIMBER Co.
TARANTELLA WHITE OAK



MATERIAL PRECEDENTS



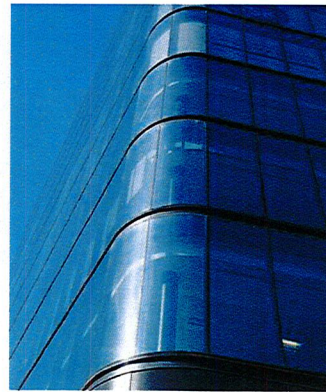
1099 NEW YORK AVE, BROOKLYN

- GL-01:
PPG
LOW IRON IGU
"STARPHIRE TEMPERED"



CALIFORNIA ACADEMY OF SCIENCES, SAN FRANCISCO

- GL-02
VIRACON
DOUBLE LAMINATED SINGLE PANE
"STARPHIRE LAMINATED"



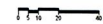
100 EMBANKMENT, MANCHESTER

- GL-03
AGC INTERPANE
LOW IRON IGU
"STOPRAY VISION 50"

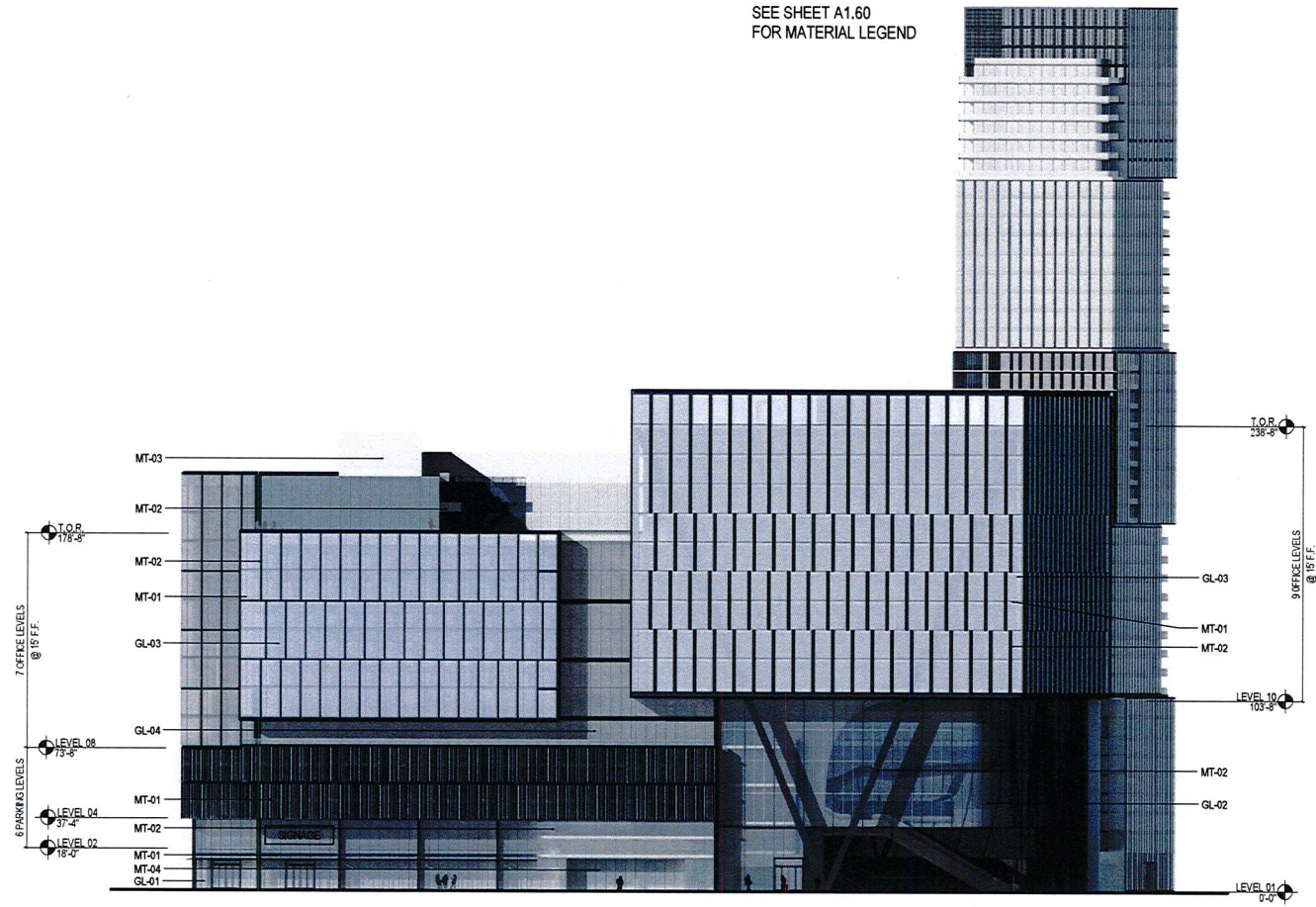


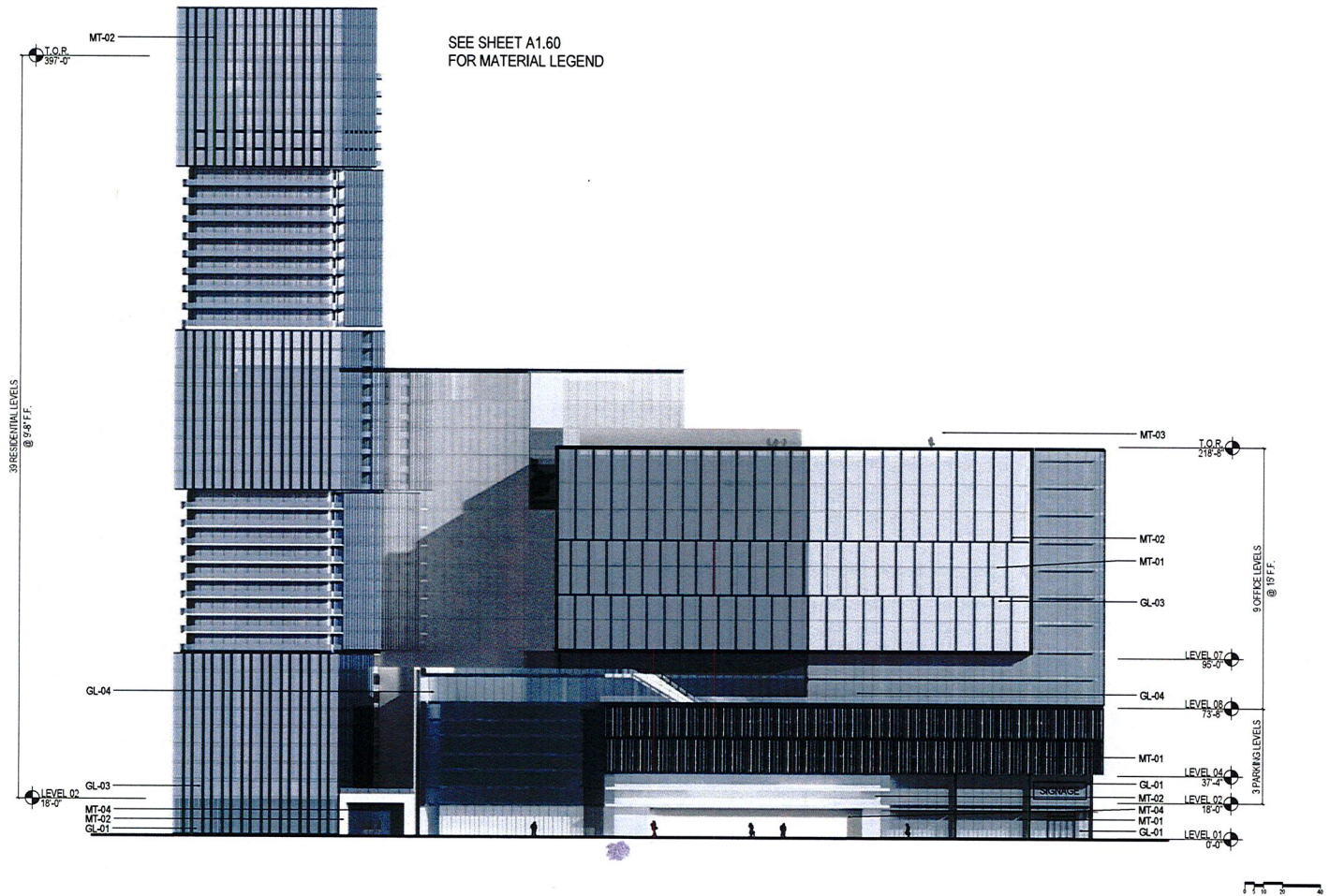
110TH ST, SAN FRANCISCO

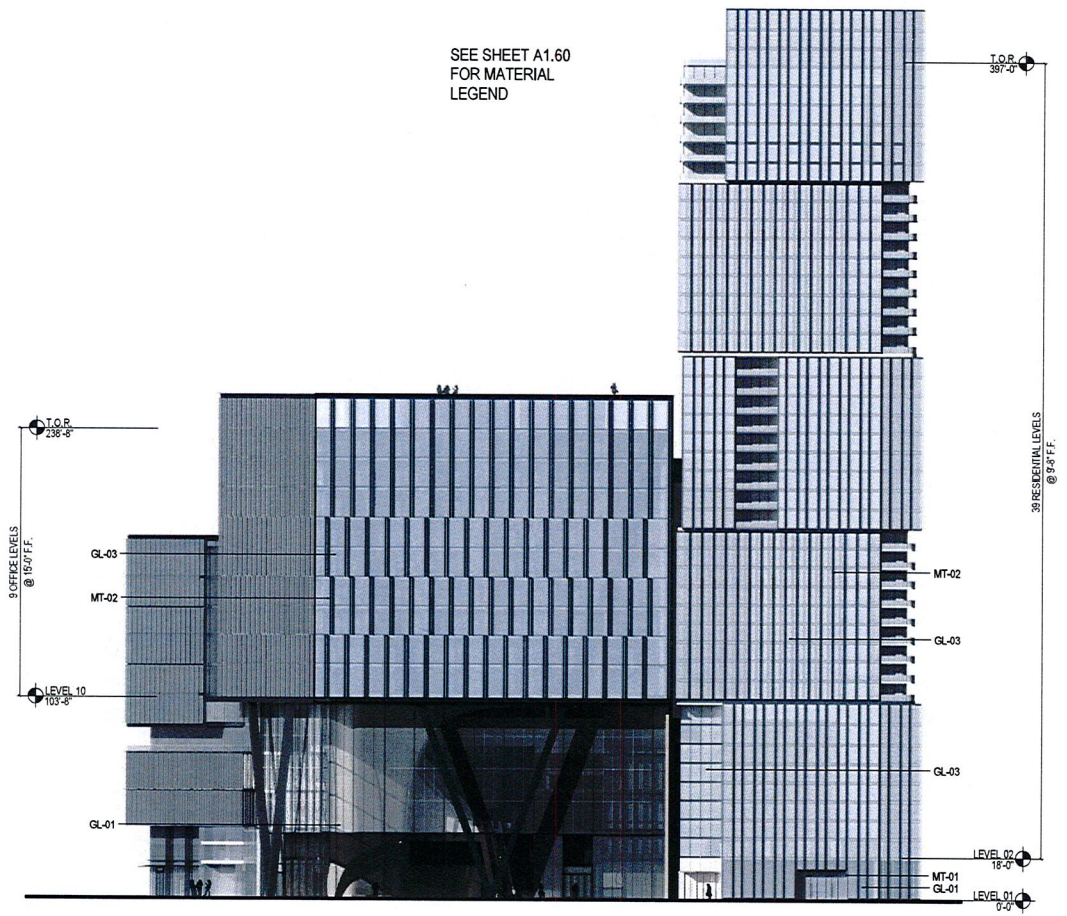
- GL-04
VIRACON
LOW IRON IGU
"VE24-2M"



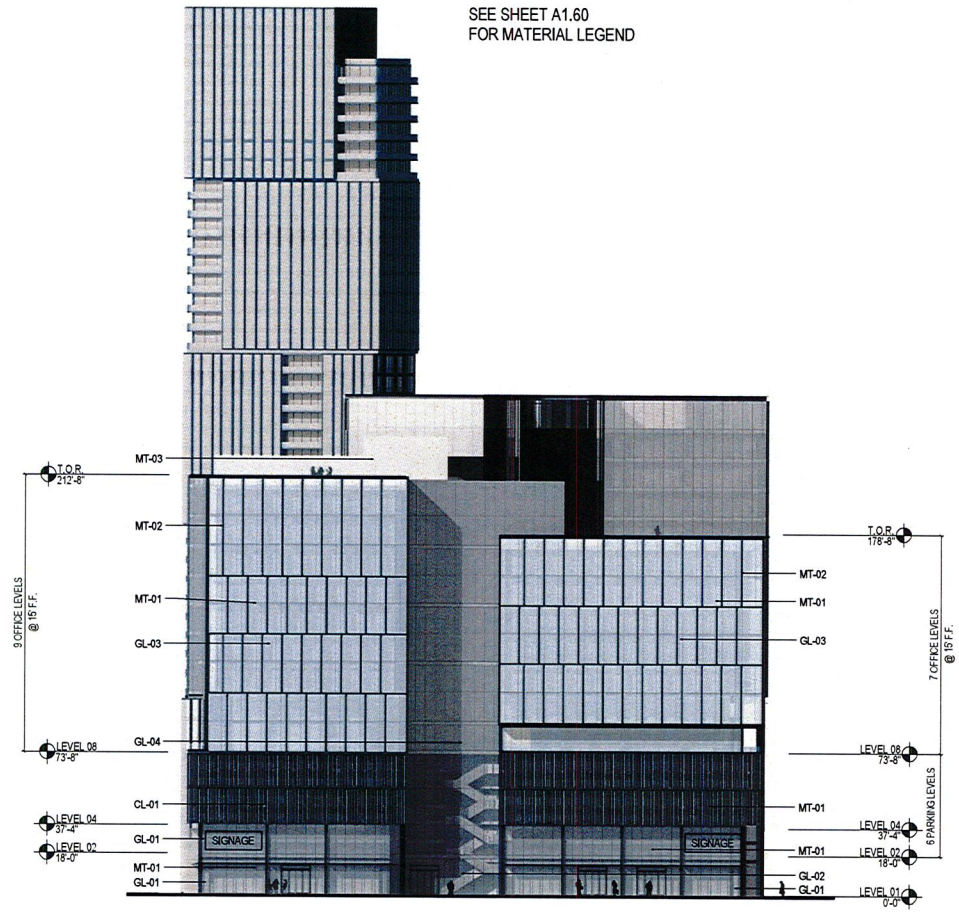
SEE SHEET A1.60
FOR MATERIAL LEGEND

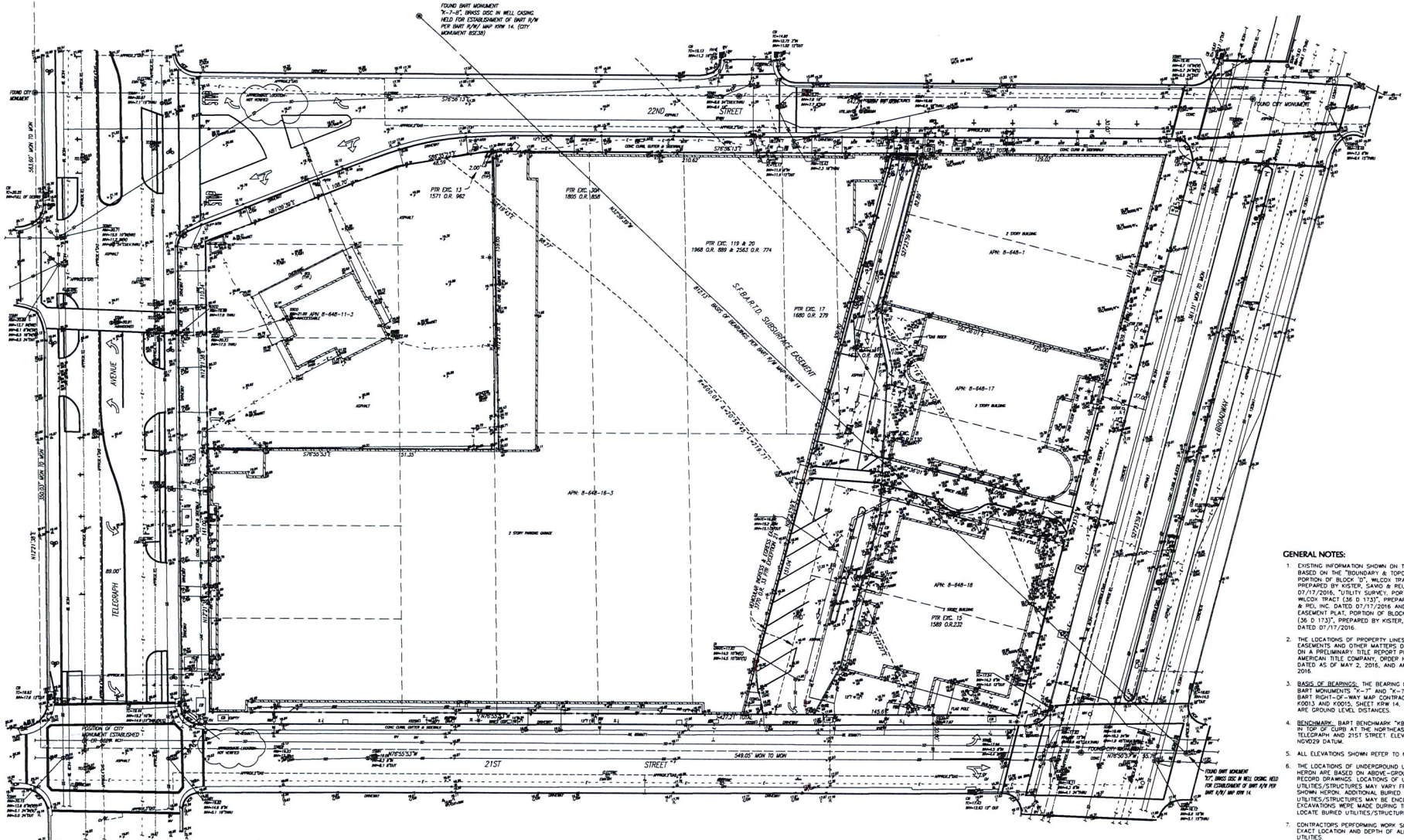






SEE SHEET A1.60
FOR MATERIAL LEGEND





- GENERAL NOTES:**
- EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON THE "BOUNDARY & TOPOGRAPHIC SURVEY, PORTION OF BLOCK 'D', WILCOX TRACT 136 D. 1737", PREPARED BY KOSTER, SAMO & REL, INC. DATED 07/17/2016, "UTILITY SURVEY, PORTION OF BLOCK 'D', WILCOX TRACT 136 D. 1737", PREPARED BY KOSTER, SAMO & REL, INC. DATED 07/17/2016, AND "BOUNDARY & EASEMENT PLAT, PORTION OF BLOCK 'D', WILCOX TRACT 136 D. 1737", PREPARED BY KOSTER, SAMO & REL, INC. DATED 07/17/2016.
 - THE LOCATIONS OF PROPERTY LINES, RIGHT OF WAYS, EASEMENTS AND OTHER MATTERS OF RECORD ARE BASED ON A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. MCS-193774-SC, DATED AS OF MAY 2, 2016, AND AMENDED AUGUST 24, 2016.
 - BASES OF BEARINGS, THE BEARING N32°59'39"W BETWEEN BART MONUMENTS "A" AND "B" AS SHOWN ON BART RIGHT-OF-WAY MAP CONTRACT 195033, PACKAGE K0013 AND K0015, SHEET K104, DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 - BOUNDARY BENT MONUMENT "B" BRASS DISC SET IN TOP OF CURB AT THE NORTHEAST CORNER OF TELEGRAPH AND 21ST STREET. ELEVATION = 19.501 NGVD29 DATUM.
 - ALL ELEVATIONS SHOWN REFER TO NGVD29 DATUM.
 - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
 - CONTRACTORS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

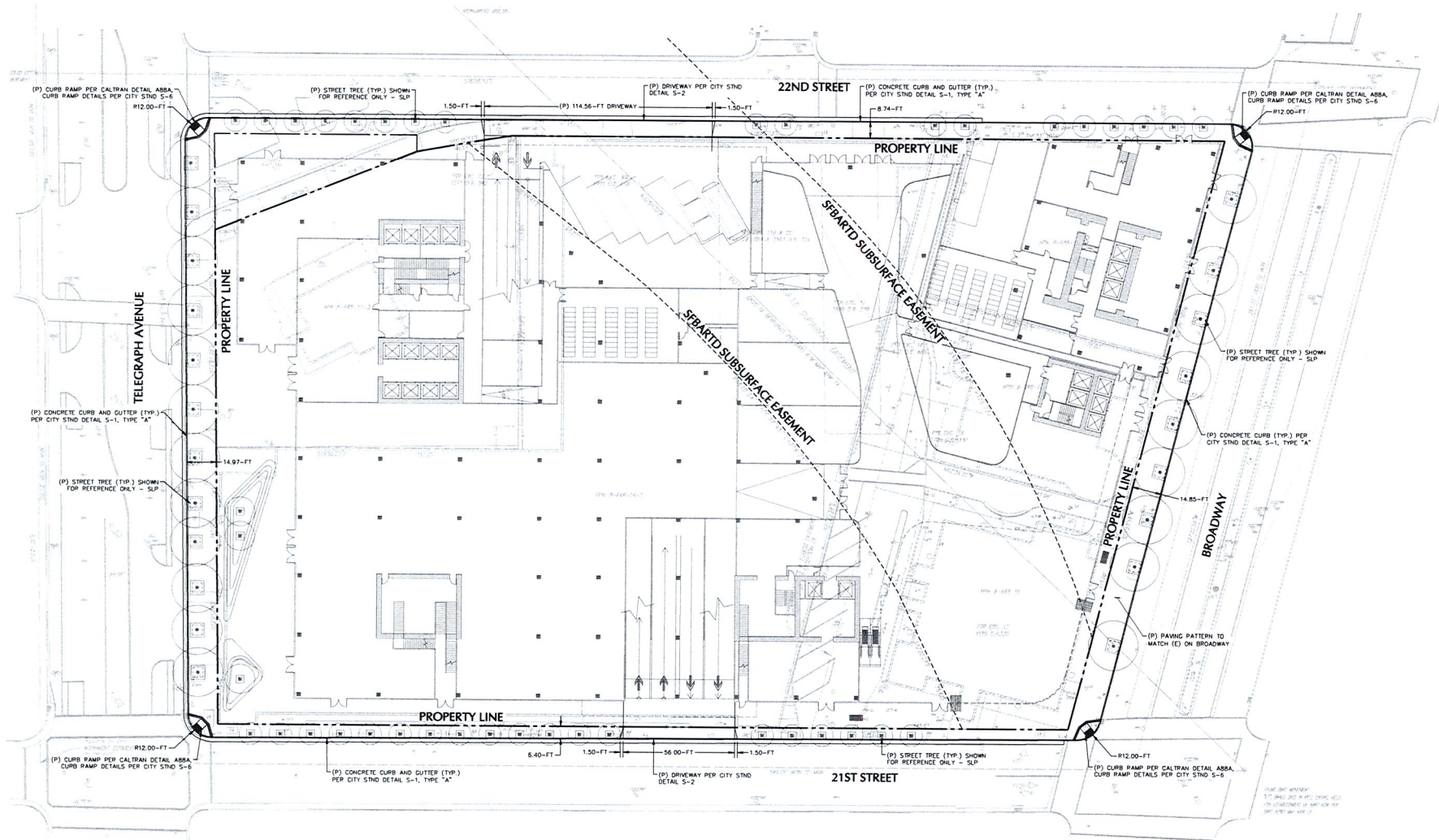
ABBREVIATIONS:

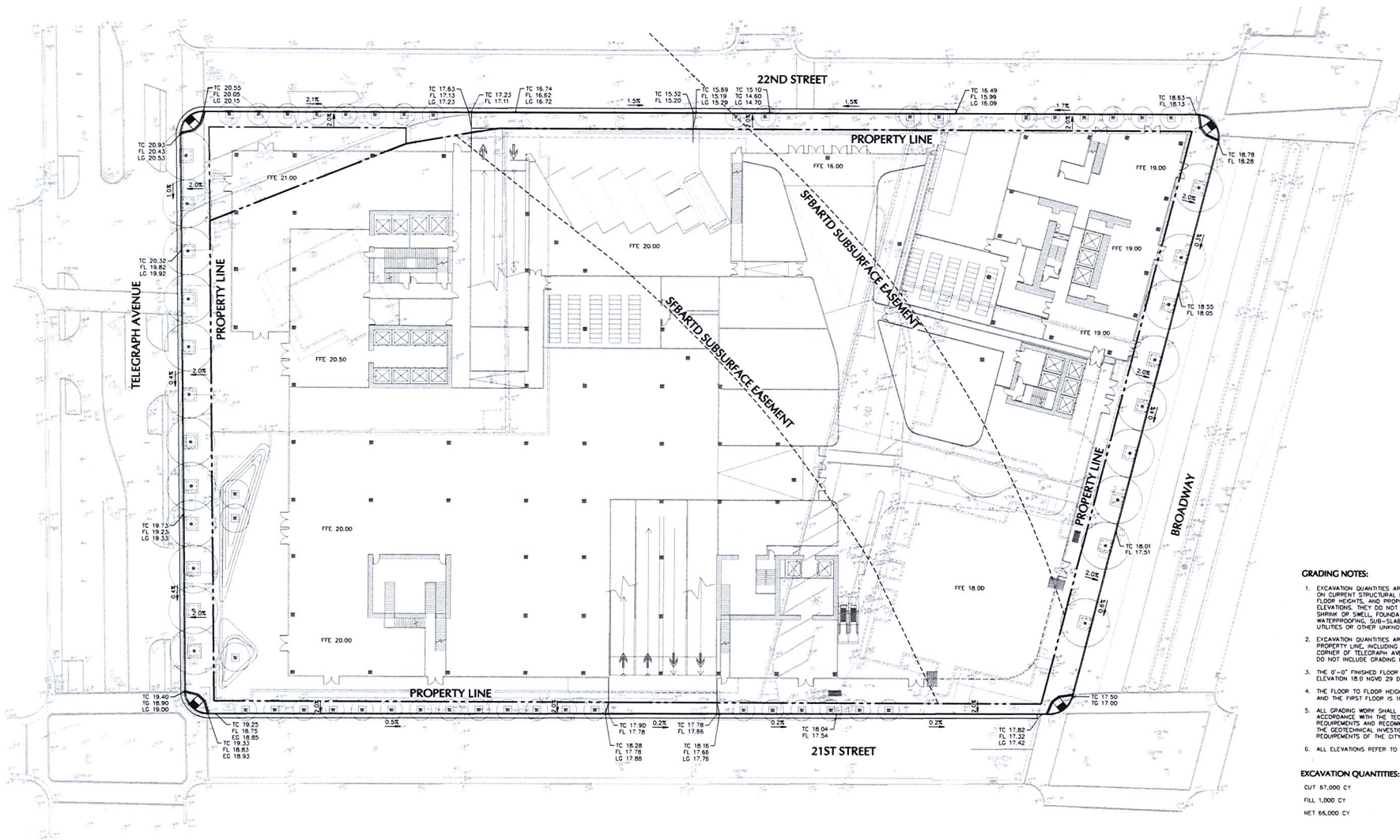
10" 10" DIAMETER TREE	COL COLUMN	GM GAS METER	S SIGN	TW TOP OF WALL
BC BUILDING CORNER	CONC EDGE OF CONCRETE	GP GATE POST	SDMH STORM DRAIN MANHOLE	UB UTILITY BOX
BP BIKE RACK	DI DRAIN INLET	GR GROUND	SL STREET LIGHT	W BACK OF WALK
BFP BACK FLOW PREVENTER	EB ELECTRIC BOX	ICB IRRIGATION CONTROL BOX	SLB STREET LIGHT BOX	WM WATER METER
BOL BOLLARD	F FENCE LINE	ICV IRRIGATION CONTROL VALVE	SSCO SANITARY SEWER CLEAN OUT	WW WATER VALVE
C TOP OF CURB	FDC FIRE DEPARTMENT CONNECTION	MTP PARKING METER	SSMH SANITARY SEWER MANHOLE	WVB WATER VALVE BOX
C/DW TOP OF CURB AT DRIVEWAY	FL FLOW LINE	MH MANHOLE	TOC TOP OF CONCRETE	
C/HCP TOP OF CURB AT HANDICAP RAMP	G GAS	P PAVEMENT	TS TRAFFIC SIGNAL	
CB CATCH BASIN	GL GUTTER LIP	PV POST INDICATOR VALVE	TSB TRAFFIC SIGNAL BOX	

LEGEND:

--- ---	STREET LIGHT	+	ELECTRIC BOX
--- ---	STREET LIGHT BOX	BP	WATER METER
--- ---	TRAFFIC SIGNAL	-	IRRIGATION CONTROL BOX
--- ---	STORM DRAIN MANHOLE	+	FIRE HYDRANT
--- ---	STORM DRAIN CLEANOUT	+	SIGN
--- ---	CATCH BASIN	+	
--- ---	SANITARY SEWER MANHOLE	+	
--- ---	SANITARY SEWER CLEANOUT	+	
--- ---	ELECTRIC MANHOLE	+	



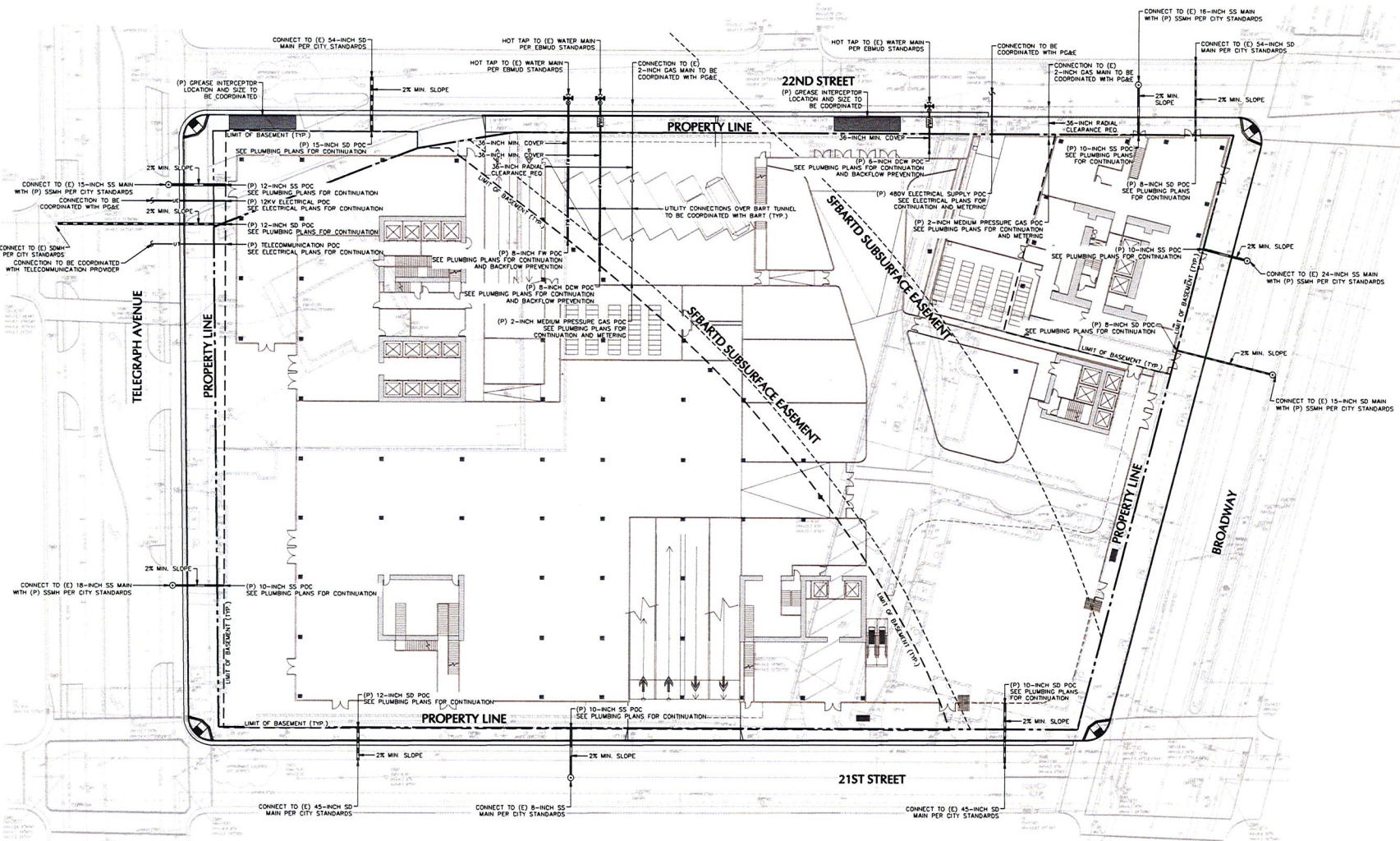


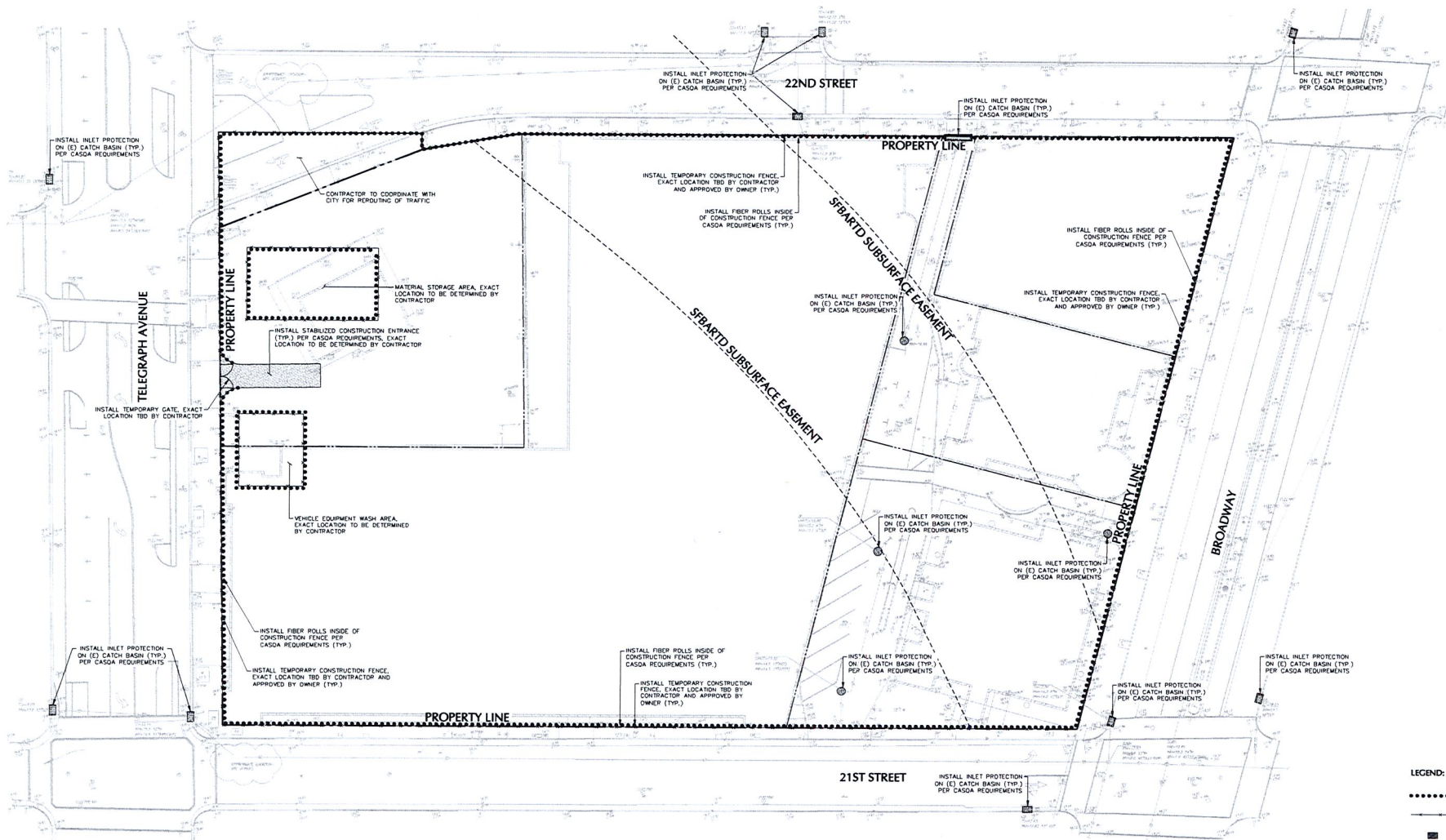


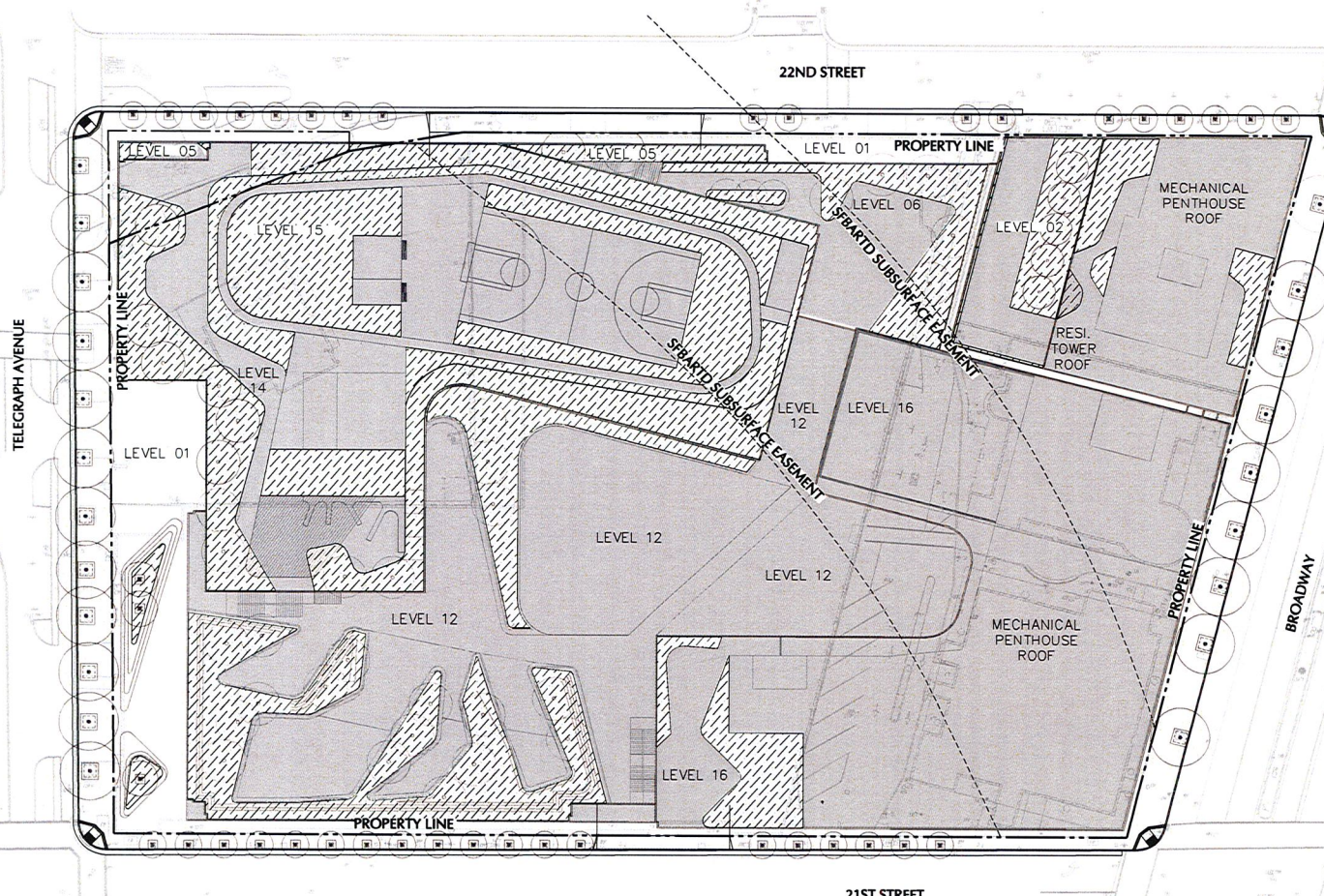
- GRADING NOTES:**
- EXCAVATION QUANTITIES ARE PRELIMINARY AND BASED ON CURRENT STRUCTURAL FOUNDATION PLANS, FLOOR TO FLOOR HEIGHTS, AND PROPOSED FINISHED FLOOR ELEVATIONS. THEY DO NOT TAKE INTO ACCOUNT ANY SHRINK OR SWELL, FOUNDATION PREPARATION, WATERPROOFING, SUB-SLAB BARRIERS, SUB-SLAB UTILITIES OR OTHER UNKNOWN CONDITIONS.
 - EXCAVATION QUANTITIES ARE ONLY FOR WORK WITHIN THE PROPERTY LINE, INCLUDING THE BUILDING AREA OVER THE CORNER OF TELEGRAPH AVENUE AND 22ND STREET AND DO NOT INCLUDE GRADING IN THE PUBLIC RIGHT-OF-WAY.
 - THE 0'-0" FINISHED FLOOR ELEVATION IS SET AT ELEVATION 18.0 HINGO 29 DATUM.
 - THE FLOOR TO FLOOR HEIGHT BETWEEN THE BASEMENT AND THE FIRST FLOOR IS 10'-4".
 - ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS, REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION AND REPORT, AND ANY REQUIREMENTS OF THE CITY OF OAKLAND.
 - ALL ELEVATIONS REFER TO HINGO 29 DATUM.

EXCAVATION QUANTITIES:
 CUT 67,000 CY
 FILL 1,000 CY
 NET 66,000 CY









NPDES C.3 COMPLIANCE:

THE PROJECT CREATES AND/OR REPLACES 10,000 SQUARE FEET OF MORE OF IMPERVIOUS SURFACE AND THEREFORE IS CONSIDERED A REGULATED PROJECT UNDER PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT. REGULATED PROJECTS ARE REQUIRED TO INCORPORATE POST-CONSTRUCTION STORMWATER MANAGEMENT MEASURES (SITE DESIGN MEASURES, SOURCE CONTROL MEASURES AND STORMWATER TREATMENT MEASURES) TO REDUCE STORMWATER POLLUTION FROM ALL NEW AND REPLACED IMPERVIOUS SURFACES POST-CONSTRUCTION.

THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION.

THE PROJECT QUALIFIES AS A SPECIAL PROJECT (CATEGORY C TRANSIT ORIENTED DEVELOPMENT) AND IS ELIGIBLE FOR 100% TREATMENT REDUCTION CREDITS BASED ON THE FOLLOWING CRITERIA:

1. THE PROJECT IS LOCATED WITHIN 1 MILE OF AN EXISTING TRANSIT HUB (50% TREATMENT REDUCTION CREDIT)
2. THE PROJECT HAS GREATER THAN A 8.0 FLOOR AREA RATIO (50% TREATMENT REDUCTION CREDIT)
3. THE PROJECT HAS NO SURFACE PARKING (EXCEPT FOR INCIDENTAL PARKING FOR EMERGENCY VEHICLE ACCESS, ADJACENT ACCESS AND PASSENGER OR FREIGHT LOADING ZONES) (50% TREATMENT REDUCTION CREDIT).

ALTHOUGH THE PROJECT IS ELIGIBLE FOR TREATMENT REDUCTION CREDITS, THE PROJECT INTENTION IS TO TREAT THE REQUIRED STORMWATER RUNOFF FROM ALL NEW AND IMPERVIOUS SURFACES TO THE MAXIMUM EXTENT FEASIBLE.

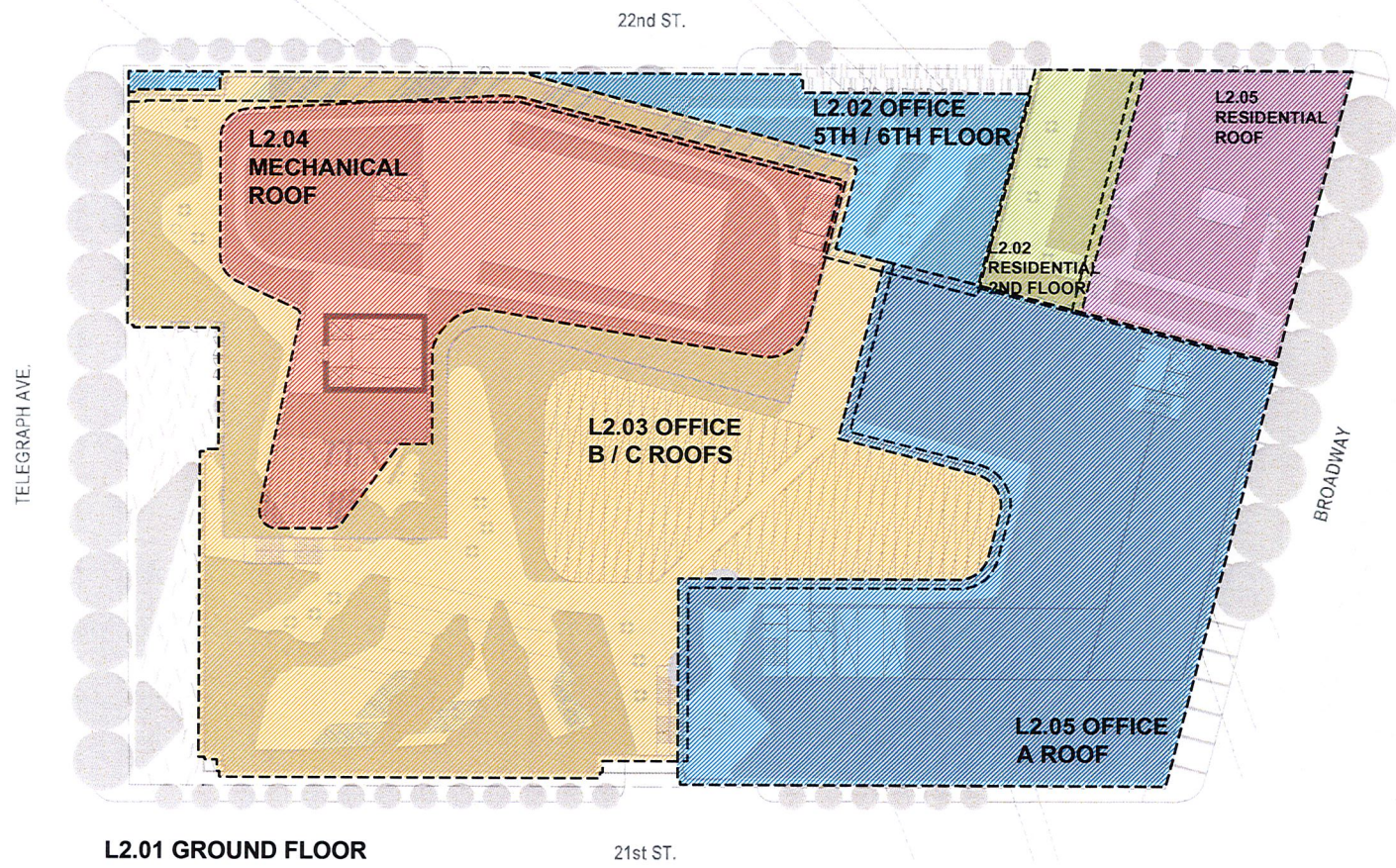
THE PROJECT WILL COMPLY WITH NPDES C.3 REQUIREMENTS BY COLLECTING STORMWATER RUNOFF FROM THE ROOF AREAS TO THE EXTENT FEASIBLE AND UTILIZING THE COLLECTED RAINWATER TO SUPPLEMENT TOILET FLOUGHING DEMAND IN THE OFFICE TOWER. THE RAINWATER WILL BE HARVESTED ALONG WITH GRAY WATER THROUGHOUT THE PROJECT BY A COMBINED RAIN/GRAY WATER HARVESTING AND RE-USE SYSTEM. WHERE THE PROJECT IS UNABLE TO CAPTURE THE STORMWATER RUNOFF FOR HARVESTING AND RE-USE, IT WILL UTILIZE BIO-FILTRATION SUCH AS FLOW-THROUGH PLANTERS. IF THERE ARE ANY AREAS THAT ARE UNABLE TO BE CAPTURED OR DIRECTED TO BIO-FILTRATION THE PROJECT WILL TREAT THOSE AREAS WITH MEDIA FILTERS.

IMPERVIOUS/PERVIOUS SUMMARY TABLE

	EXISTING CONDITIONS	PROPOSED CONDITIONS
IMPERVIOUS AREA (SF)	131,841	102,156
PERVIOUS AREA (SF)	8,439	37,924
TOTAL AREA (SF)	140,080*	140,080*

*NOTE: THE PROJECT SITE AREA IS 140,041SF. THE ROOF OVERHANGS 395F OVER PARCEL 1.





TREE PRESERVATION ORDINANCE

O.M.C.1 A TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED FOR ANY PROPOSED CONSTRUCTION ACTIVITY (INCLUDING BUILDINGS, DRIVEWAYS, PATHS, DECKS, CONSTRUCTION VEHICLE ROUTES, SIDEWALK IMPROVEMENTS, & PERIMETER GRADING) WITHIN 10 FEET OF A PROTECTED TREE, EVEN IF SUCH TREES ARE NOT BEING REMOVED OR IF THEY ARE LOCATED ON A NEIGHBOR'S PROPERTY.

- THE FOLLOWING ARE PROTECTED TREES:**
- a. ANY COAST LIVE OAK TREE THAT IS LARGER THAN 4 INCHES DBH*
 - b. ANY TREE (EXCEPT EUCALYPTUS) THAT IS LARGER THAN 9 INCHES DBH* (EUCALYPTUS TREES AND UP TO 5 MONTEREY PINES PER ACRE ARE NOT CONSIDERED PROTECTED TREES UNDER THIS SECTION. MONTEREY PINES MUST BE INSPECTED AND VERIFIED BY THE PUBLIC WORKS AGENCY - TREE DIVISION PRIOR TO THEIR REMOVAL. CONTACT THE TREE DIVISION AT (410) 816-8850 FOR MORE INFORMATION OR TO SCHEDULE AN INSPECTION)
 - c. ANY TREE OF ANY SIZE LOCATED IN THE PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES)

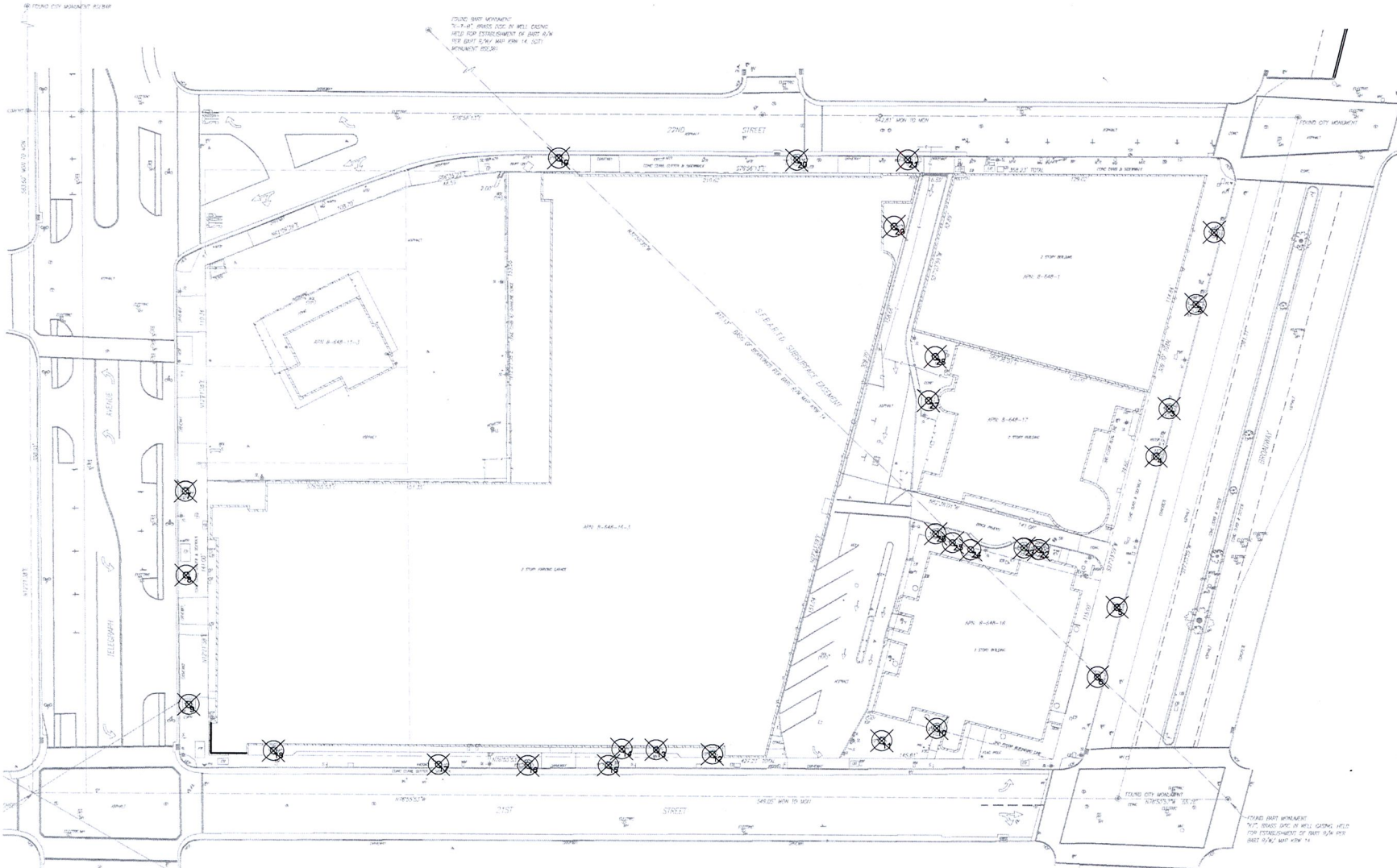
- I ATTEST THAT: (CHECK ONE)**
- (1) THERE ARE NO EXISTING PROTECTED TREES ANYWHERE ON THE SUBJECT PROPERTY OR WITHIN 10 FEET OF THE PROPOSED CONSTRUCTION ACTIVITIES** (INCLUDING NEIGHBORS PROPERTIES OR THE ADJACENT PUBLIC RIGHT-OF-WAY).
 - (2) THERE ARE PROTECTED TREES ON THE SUBJECT PROPERTY OR WITHIN 10 FEET OF THE PROPOSED CONSTRUCTION ACTIVITIES**, AND THEIR LOCATION IS INDICATED ON THE SITE PLAN AND LANDSCAPE PLAN AND (CHECK ONE):
 - (a) NO PROTECTED TREES ARE TO BE REMOVED AND NO CONSTRUCTION ACTIVITY** WILL OCCUR WITHIN 10 FEET OF ANY PROTECTED TREE.
 - (b) NO PROTECTED TREES ARE TO BE REMOVED AND CONSTRUCTION ACTIVITY** WILL OCCUR WITHIN 10 FEET OF ANY PROTECTED TREE.
 - (c) PROTECTED TREES WILL BE REMOVED.

IF YOU CHECKED (2B) OR (2C), A TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED. PLEASE COMPLETE THE SECTION BELOW.

TREES PROPOSED FOR REMOVAL		
#	SPECIES	DBH
1	Platanus x hispanica	13.5
2	Platanus x hispanica	21
3	Platanus x hispanica	16.5
4	Platanus x hispanica	13.5
5	Platanus x hispanica	7
6	Platanus x hispanica	7.5
7	Platanus x hispanica	13.5
8	Platanus x hispanica	7
9	Platanus x hispanica	14
10	Acer palmatum	7.5, 5.6, 4.5
11	Betula pendula	11.5
12	Quercus agrifolia	14.5
13	Quercus agrifolia	6.5
14	Quercus agrifolia	5
15	Lophospermum confertus	14.5
16	Lophospermum confertus	18
17	Lophospermum confertus	11
18	Juniperus chinensis	13.5
19	Lophospermum confertus	11
20	Lophospermum confertus	16.5
21	Lophospermum confertus	12
22	Alnus incana	15
23	Alnus incana	15
24	Acer palmatum	4.4, 3.5, 3.5, 6.5
25	Acer palmatum	4.6
26	Acer palmatum	4.4, 5.5, 3.5
27	Acer palmatum	9'@32"
28	Prunus serotina	12'@42"
29	Cyperus sempervirens	9.5

REASON FOR REMOVAL/IMPACTING OF TREES:

- TREES 5, 20, 25 TO BE REMOVED DUE TO ITS POOR HEALTH. REPLACEMENT TREE TO BE PLANTED.
- THE REST OF THE TREES TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES. REPLACEMENT TREE TO BE PLANTED. ADDITIONAL PLATANUS X HISPANICA AND LOPHOSPERMUM CONFERTUS TREES TO BE PLANTED ONSITE. SEE L2.01 LANDSCAPE PLAN - GROUND FLOOR FOR DETAILS.
- OTHER SPECIES TO BE REPLACED AS PLATANUS X HISPANICA AND LOPHOSPERMUM CONFERTUS FOR DESIGN CONSISTENCY.



GENERAL NOTES:

- THE LOCATION OF PROPOSED TREES AS SHOWN HEREIN ARE BASED ON BEST AVAILABLE INFORMATION AND FIELD SURVEY. THE EXISTING LOCATION OF UNIDENTIFIED UNPROTECTED TREES AND OTHER VEGETATION SHALL BE IDENTIFIED AND DOCUMENTED BY THE CONTRACTOR AND OWNER TO COMPLETE THE TREE PRESERVATION PLAN.
- CONSTRUCTION AND OTHER ACTIVITIES SHALL BE LIMITED TO THE EXISTING LOCATION AND LIMITS OF ALL UNPROTECTED TREES.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES.

LEGEND

- (E) TREES TO BE REMOVED (21) TOTAL
- (E) TREES TO BE PROTECTED (8) TOTAL

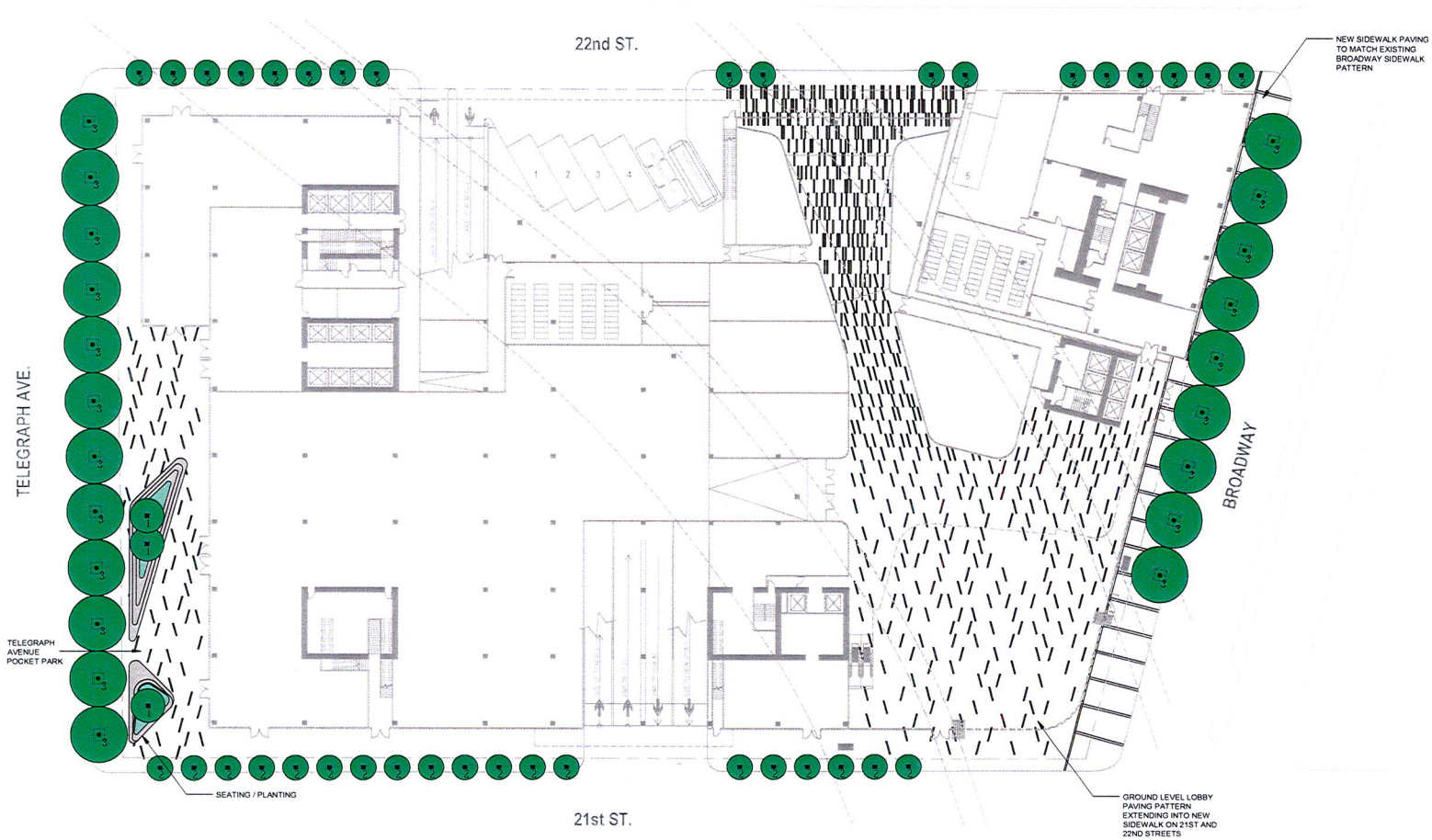


2100 TELEGRAPH
W/L Telegraph Holdings JV, L.L.C.

APPLICATION: 12/09/16
FINAL DEVELOPMENT PLAN

Tree Protection Plan & Preservation Ordinance

L0.02



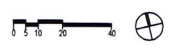
STREETSCAPE - CANOPY TREES

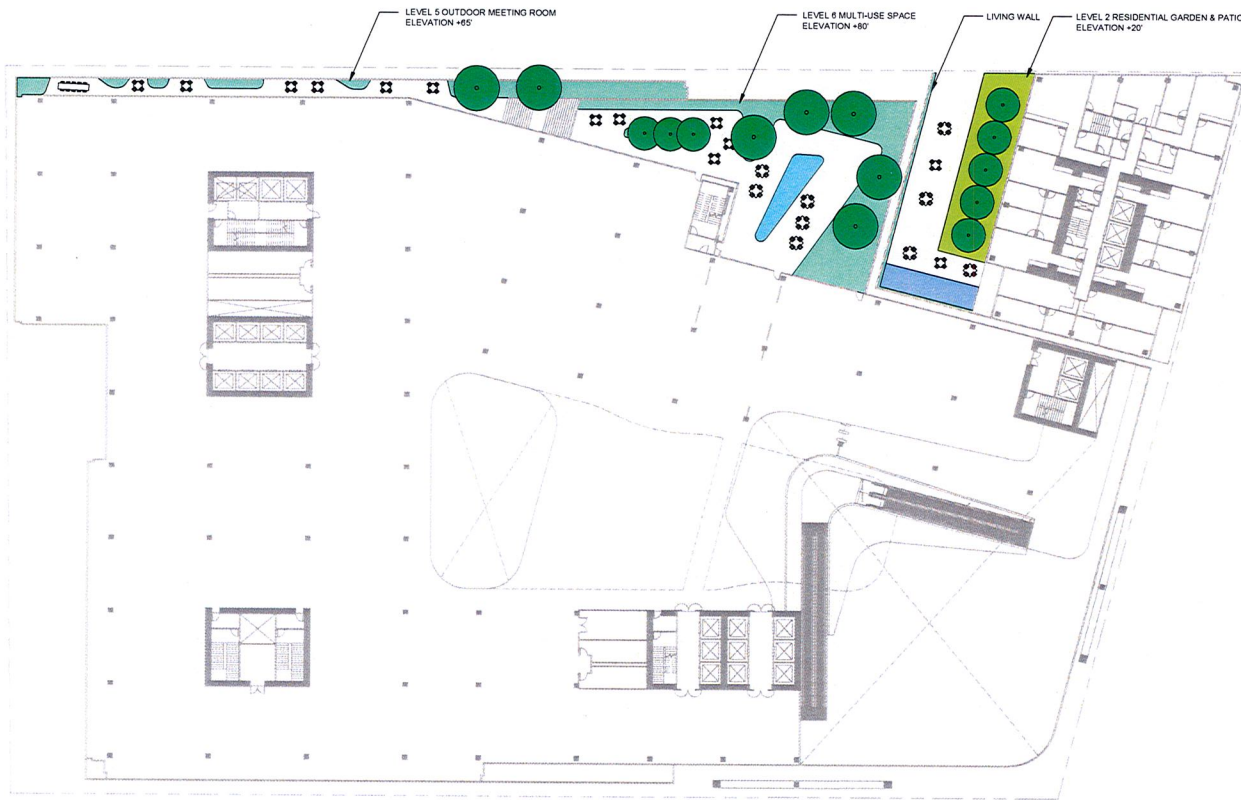


STREETSCAPE - COLUMNAR TREES

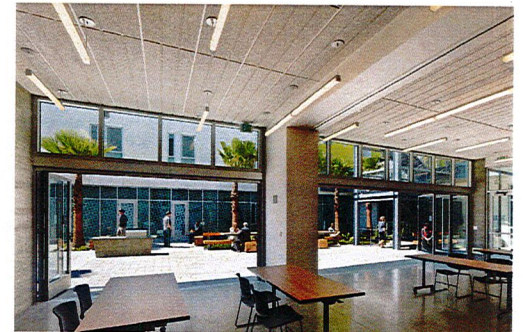
GROUND FLOOR PLANTING SCHEDULE

SYMBOL	TYPE	SCIENTIFIC NAME	COMMON NAME	QUANTITY / AREA (SQ FT)	SIZE	IRRIGATION
1	TREE	<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive 'Swan Hill'	3	48" OR 60" Box	Drip Irrigation
2	TREE	<i>Lophostemon confertus</i>	Brisbane Box	37	36" Box	Drip Irrigation
3	TREE	<i>Leptosyris planifolia</i>	Leptosyris Planifolia	21	48" Box	Drip Irrigation
	PLANTING	<i>Levandula latifolia</i>	Levandula latifolia	462 (SQ FT)	1 Gal	Drip Irrigation





LIVING WALL



INDOOR / OUTDOOR CONNECTIONS

PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	TREE	15	Drip Irrigation
	PLANTING (OFFICE)	3,380 (SQ FT)	Drip Irrigation
	PLANTING (RESIDENTIAL)	1,550 (SQ FT)	Drip Irrigation
	LIVING WALL (RESIDENTIAL)	7,800 (SQ FT)	Drip Irrigation

OTHER LANDSCAPING ELEMENTS

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)
	WATER FEATURE (OFFICE)	340 (SQ FT)
	WATER FEATURE (RESIDENTIAL)	450 (SQ FT)





ROOF PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	TREE	38	Drip Irrigation
	PLANTING (OFFICE)	18,340 (SQ FT)	Drip Irrigation

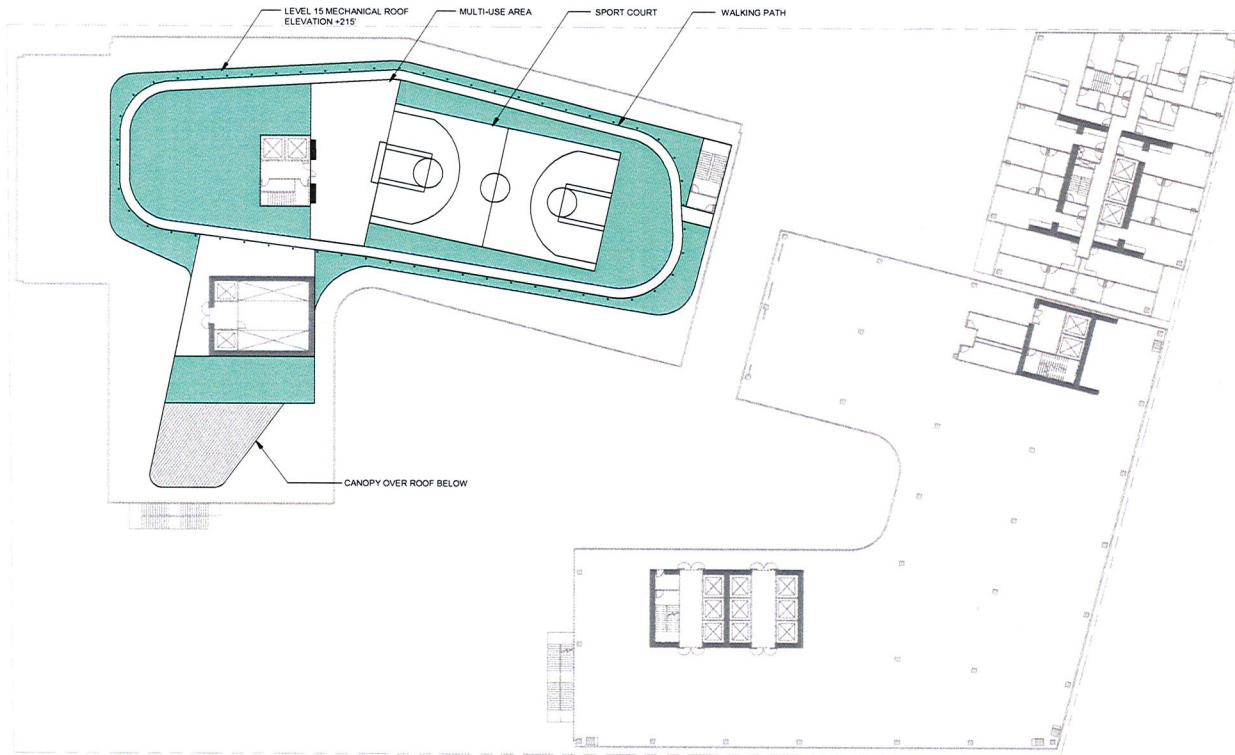


LIVING ROOF



ROOFTOP COURTYARDS






LIVING ROOF

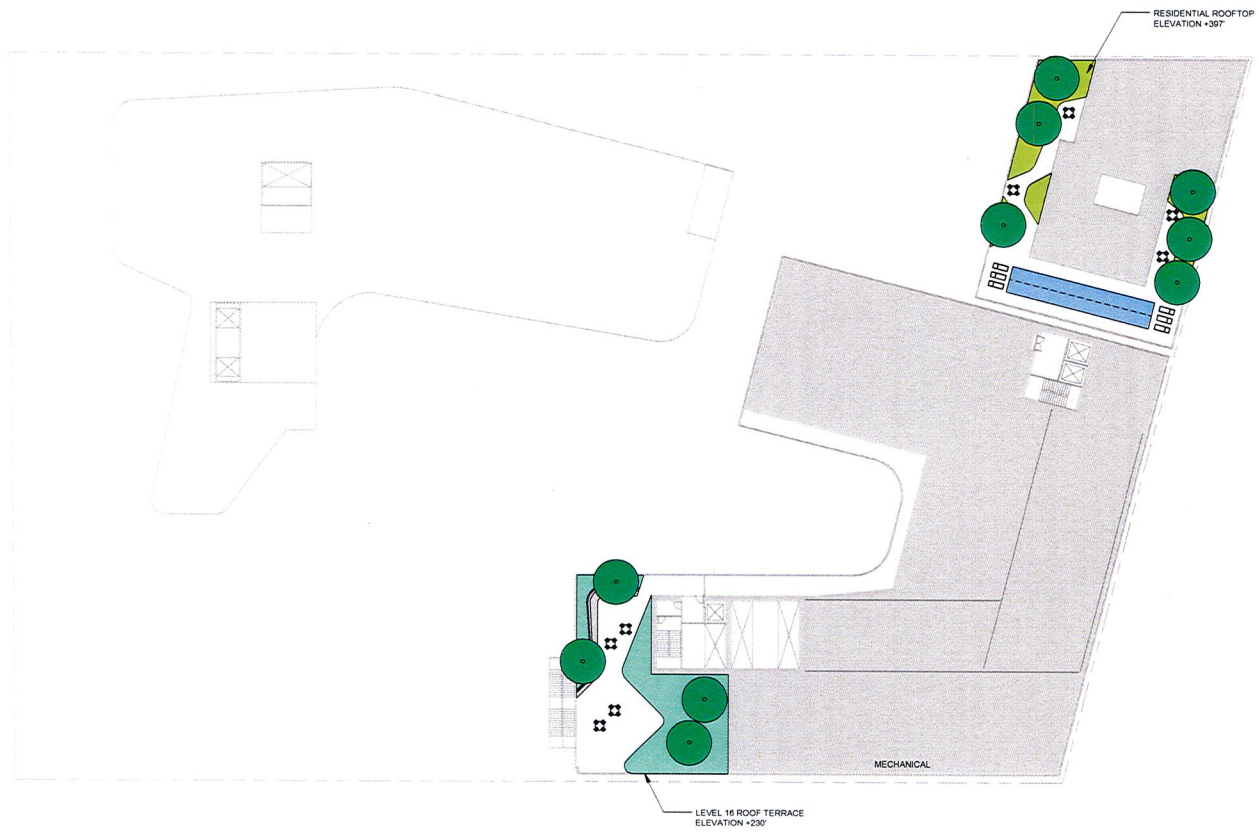


SPORT COURTS

ROOF PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	PLANTING (OFFICE)	10,800 (SQ FT)	Drip Irrigation





LIVING ROOF

ROOF PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	TREE	10	Drip Irrigation
	PLANTING (OFFICE)	1,950 (SQ FT)	Drip Irrigation
	PLANTING (RESIDENTIAL)	1,480 (SQ FT)	Drip Irrigation

OTHER LANDSCAPING ELEMENTS

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)
	POOL (RESIDENTIAL)	880 (SQ FT)



From the corner of Broadway and 21st, the lobby, with its wood clad cube feature, is a primary focal point. Within the cube feature, color changing luminaires integrated with architecturally precise wall and ceiling cove details will create lighting effects similar to those inspired by the artists, James Turrell and Robert Irwin, where a balance of slowly changing subtle color shifts create an interaction of light and color. These shifts in color can be programmed by the Owner and Artist(s) to create a sophisticated and dynamic interior that can evolve and be curated over time. Uplighting of the main lobby ceiling from luminaires atop this cube element will create a soft glow that extends the experience to the exterior soffit at the façade perimeter.

Beyond the lobby, luminaires integrated within the retail window boxes will highlight graphic displays and combine with interior lighting from the retail environment below to create street side glow and focus. The top of the Residential Tower will have a nighttime presence provided by color changing luminaires mounted inside the perimeter of mechanical screen that light the horizontal louvers to create a glow at the crown. Additionally, the organization of the balconies on the façade will be expressed through a detail in which a concealed LED strip will provide a soft glow at the balcony perimeter.



① PERSPECTIVE AT BROADWAY & 21ST

From the corner of Telegraph and 22nd, luminaires integrated within the retail window boxes will highlight graphic displays and combine with interior lighting from the retail environment below to create street side glow and focus. Additionally, canopy mounted downlights will illuminate the parking garage entry, with spill light adding to the streetscape illumination.

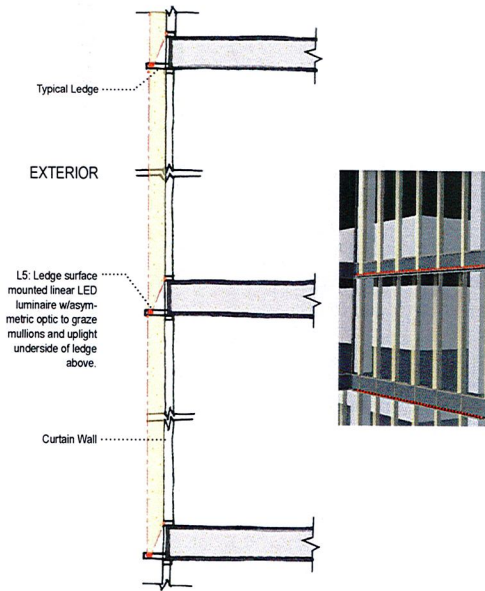
At the façade, soffits that occur under the pushed out massing elements are given a soft glow by uplight from integrated linear luminaires. The short ledges occurring at this corner of the building will have integrated linear luminaires that will graze the vertical window mullions and provide a soft glow to the underside of the ledge above.

The top of the Residential Tower will have a nighttime presence provided by color changing luminaires mounted inside the perimeter of mechanical screen that light the horizontal louvers to create a glow at the crown. Additionally, the organization of the balconies on the façade will be expressed through a detail in which a concealed LED strip will provide a soft glow at the balcony perimeter.

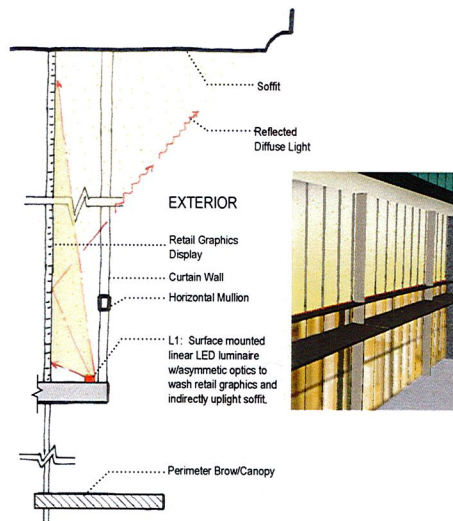


② PERSPECTIVE AT TELEGRAPH & 22ND

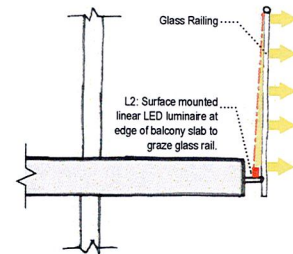




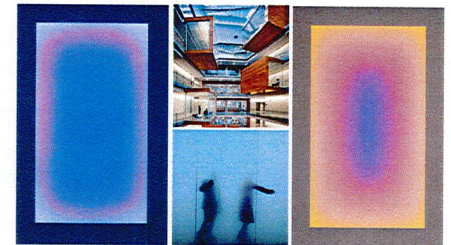
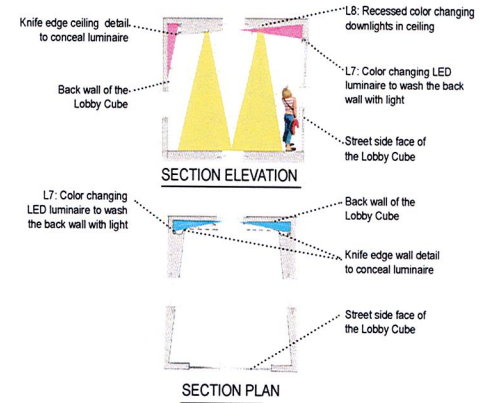
1 LEDGE MOUNTED MULLION GRAZE / UPLIGHT



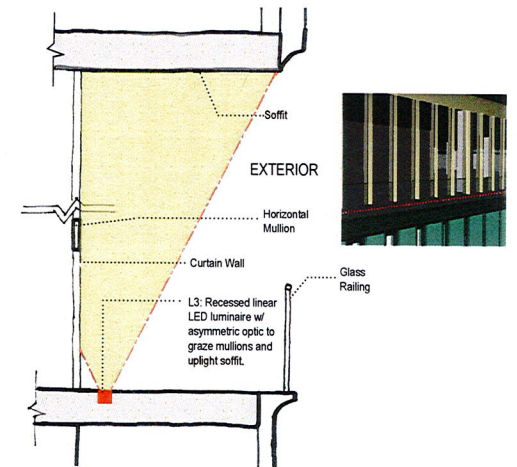
2 RETAIL WINDOW BOX WASH / SOFFIT UPLIGHT



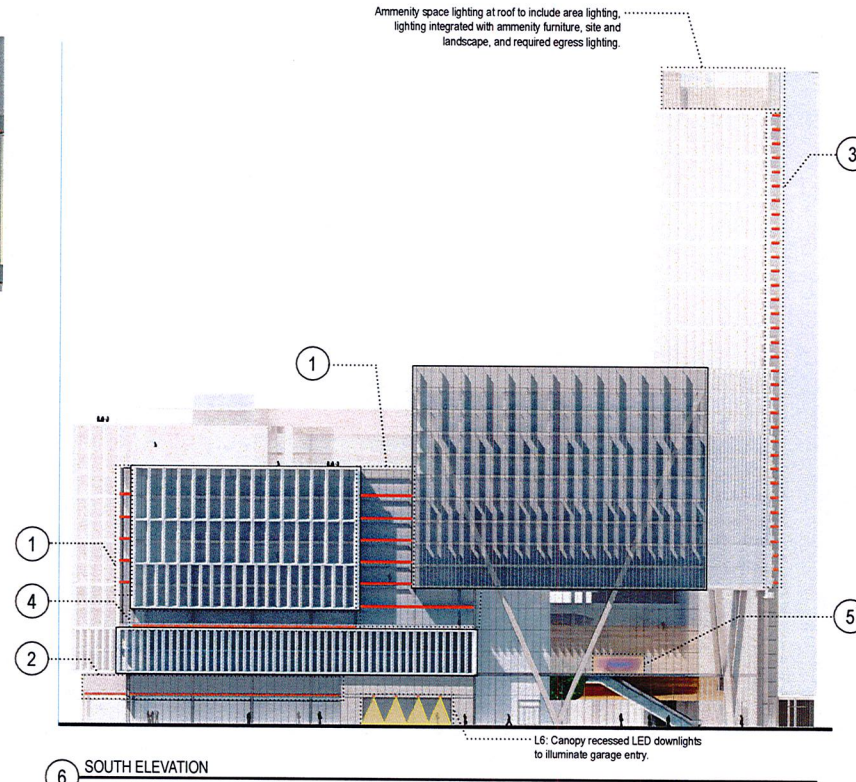
3 BALCONY EDGE UPLIGHT AT RESIDENTIAL TOWER



5 TURRELL LIGHTING EFFECT AT LOBBY CUBE ELEMENT

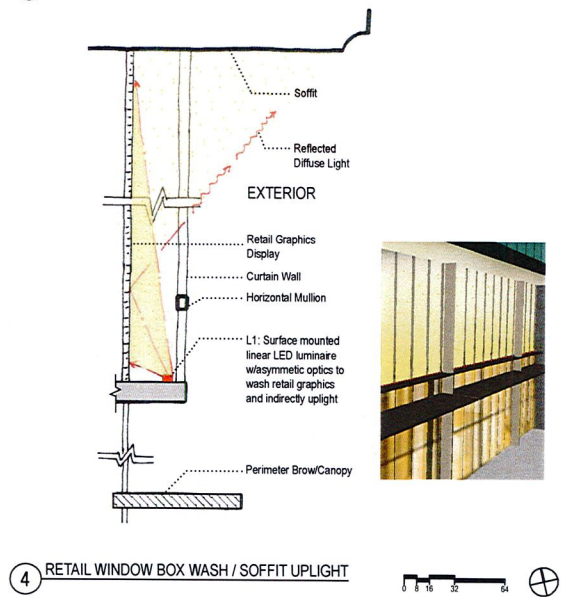
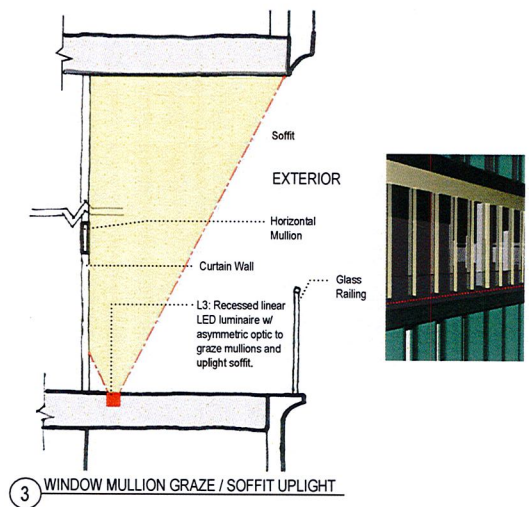
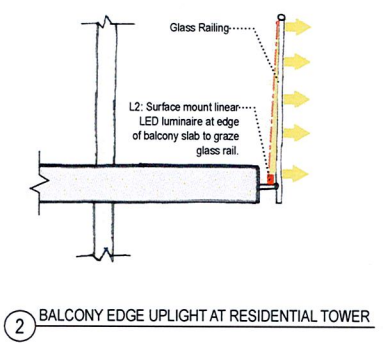
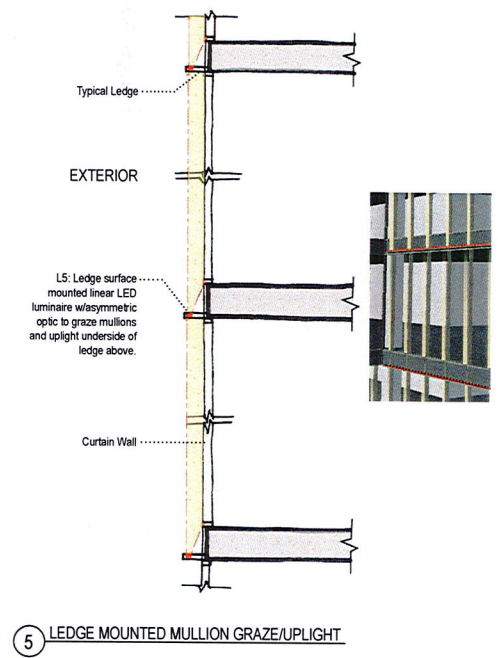
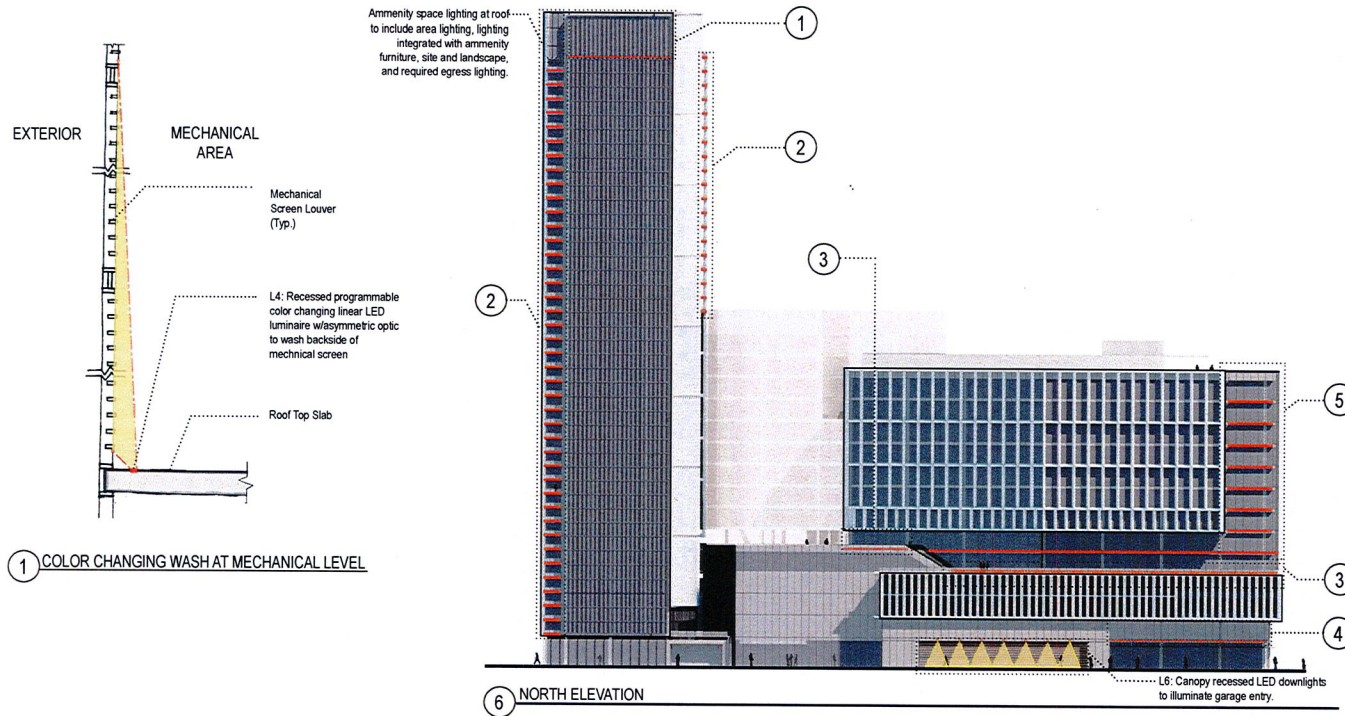


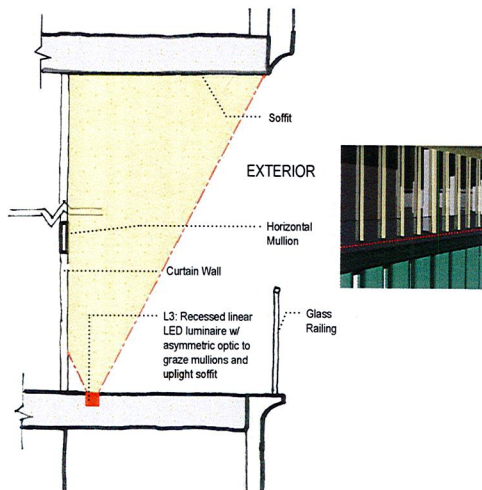
4 WINDOW MULLION GRAZE / SOFFIT UPLIGHT



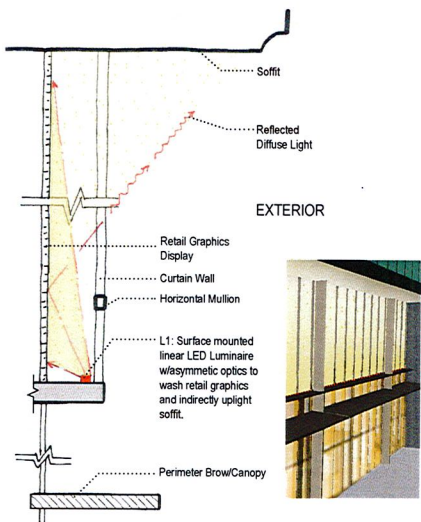
6 SOUTH ELEVATION



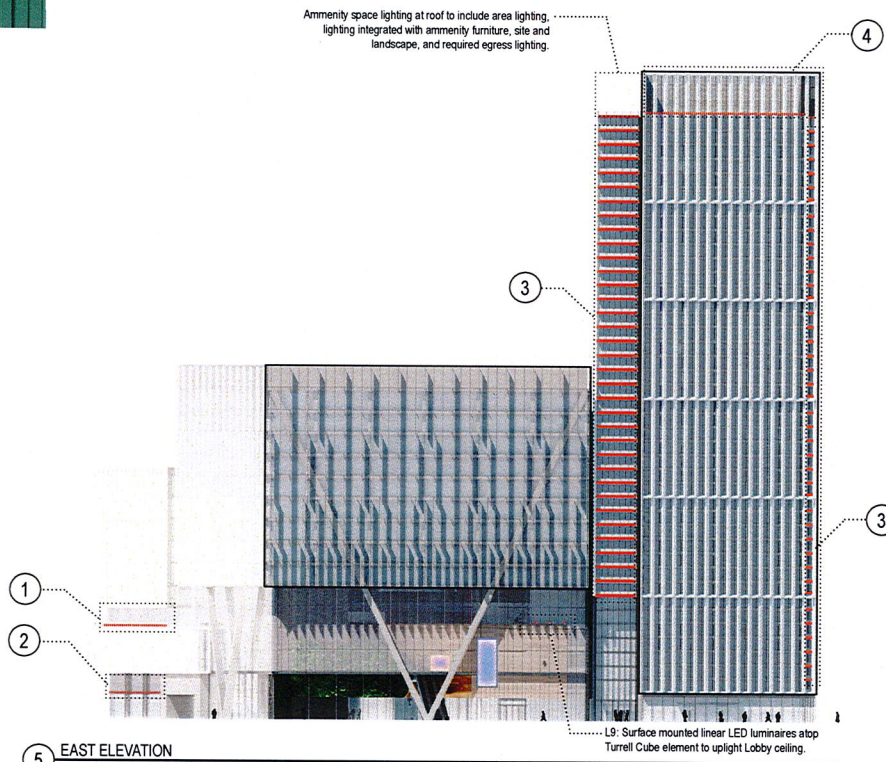




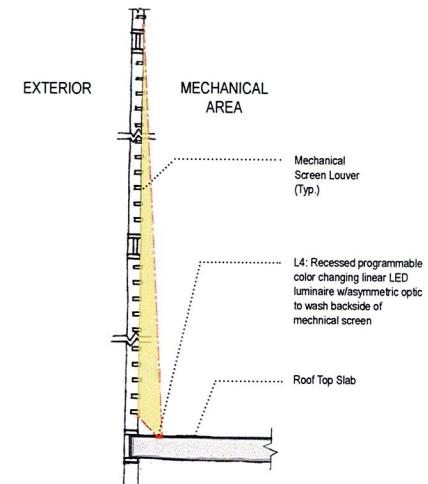
1 WINDOW MULLION GRAZE / SOFFIT UPLIGHT



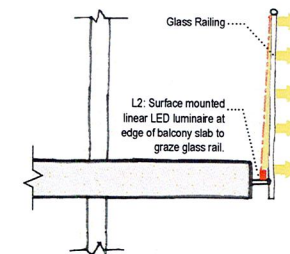
2 RETAIL WINDOW BOX WASH / SOFFIT UPLIGHT



5 EAST ELEVATION

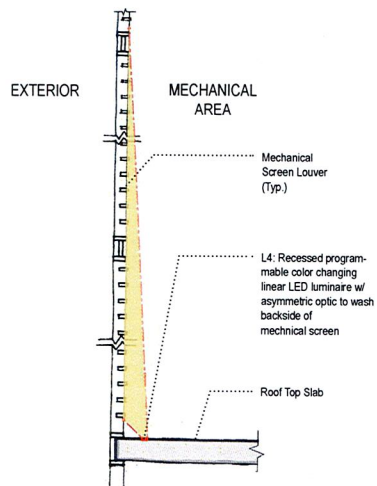


4 COLOR CHANGING WASH AT MECHANICAL LEVEL

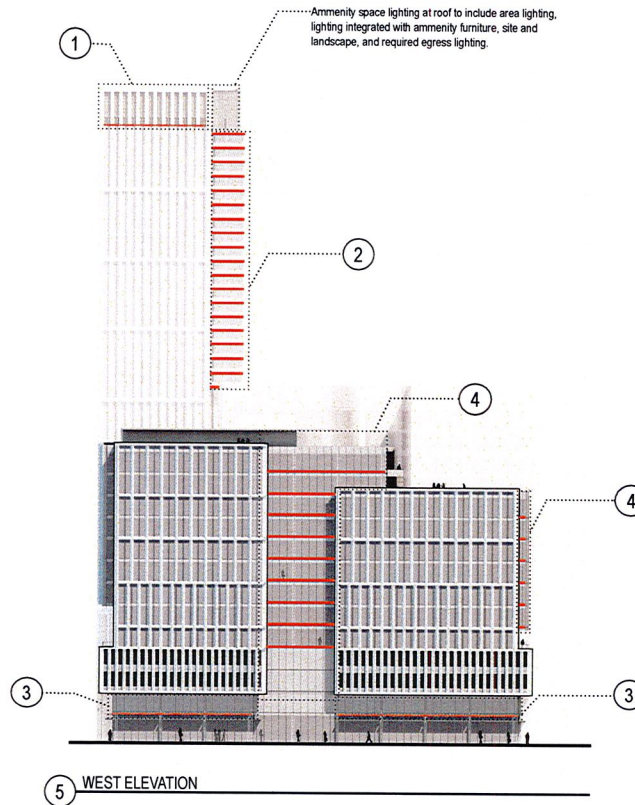


3 BALCONY EDGE UPLIGHT AT RESIDENTIAL TOWER

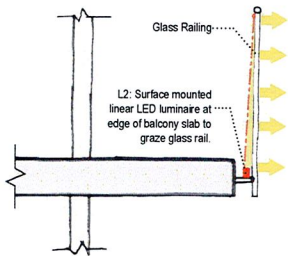




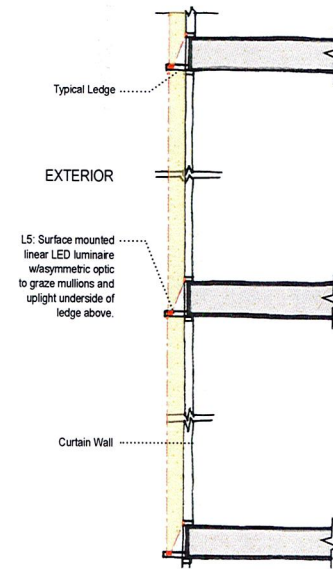
1 COLOR CHANGING WASH AT MECHANICAL LEVEL



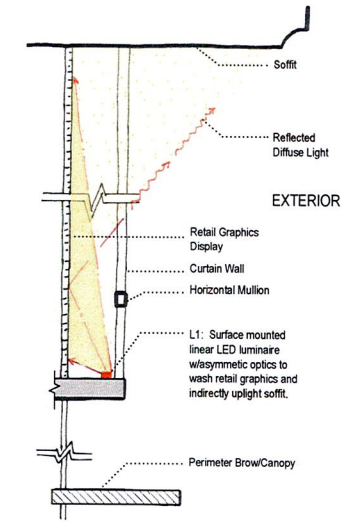
5 WEST ELEVATION



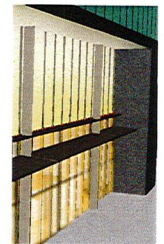
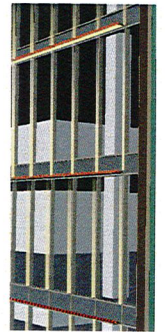
2 BALCONY EDGE GRAZE AT RESIDENTIAL TOWER



4 LEDGE MOUNTED MULLION GRAZE/UPLIGHT



3 RETAIL WINDOW BOX WASH/ SOFFIT UPLIGHT





2100 Telegraph

W/L Telegraph Holdings JV, L.L.C.
Gensler

Final Development Plan - Scheme B
 September 29, 2017

Client:

W/L Telegraph Holdings JV, L.L.C.
 644 Menlo Avenue # 204
 Menlo Park, CA 94025

Architect:

Gensler
 2101 Webster Street
 Suite 2000
 Oakland, CA 94612

Lighting Consultant:

Luma Lighting Design
 425 California Street, Suite 1200
 San Francisco, CA 94104

Acoustic Consultant:

Charles M. Salter Associates Inc.
 130 Sutter Street, Floor 5
 San Francisco, CA 94104

Landscape Architect:

Bionic
 833 Market Street, Suite 601
 San Francisco, CA 94103

Vertical Transportation:

Edgett Williams Consulting Group
 102 East Blithedale Avenue, Suite 1
 Mill Valley, CA 94941

Civil, Geotechnical, and Traffic Engineer:

Langan Treadwell Rollo
 501 14th Street, 3rd Floor
 Oakland, CA 94612

Mech., Electrical, Plumbing:

ARUP
 550 Mission Street #700
 San Francisco, CA 94105

Parking Consultant:

International Parking Design, Inc.
 550 14th Street, Suite 300
 Oakland, CA 94612

Parking Consultant:

Nelson Nygaard
 116 New Montgomery Street, Suite 500
 San Francisco, CA 94105

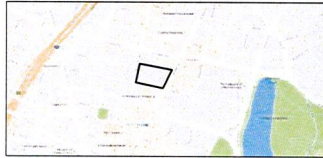
Structural Engineer:

Magnusson Klemencic Associates
 1301 Fifth Avenue, Suite 3200
 Seattle, WA 98101-2699

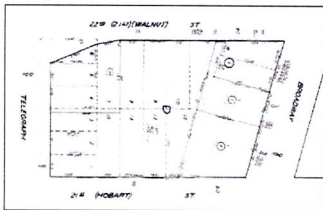
Fire and Life Safety:

The Fire Consultants
 1981 N. Broadway, Suite 400
 Walnut Creek, CA 94596

LOCATION MAP



ASSESSOR'S PARCEL MAP



The existing project site consists of five properties and two additional 'fragment parcels' which are owned by, or subject to an easement by the City of Oakland. As part of the PDP submittal, all available parcels are assumed to be combined into a single parcel with the exception of one small 'fragment parcel' along 22nd Street. All area calculations in this FDP are based on the assumption that the site is treated as a single parcel.

PROJECT DESCRIPTION

The 2100 Telegraph project is a full city block development bounded by Telegraph and Broadway and 21st and 22nd Streets in Uptown Oakland. The proposed development consists of an office podium building which includes at-grade retail, community space, and parking.

Running beneath the site are three existing Bart tunnels which cannot accept increased gravity or lateral loads. Therefore the construction of subgrade space and foundations is severely restricted which in turn significantly complicates both the building foundations and above-grade structure.

This Final Development Plan submission is related to a Preliminary Development Plan (PDP) submission that proposed multiple options for maximized development on the site. This submission is a further developed version of the 'Blended Mixed Use' PDP alternate.

PROJECT & ZONING SUMMARY

Address: 2100 Telegraph Avenue, Oakland, CA 94612
 Existing Parcels: 8-648-16-3, 8-648-11-3, 8-648-1, 8-648-17, 8-648-18
 Development Standard Zone: CBD-P
 Height / Bulk / Intensity Area: 6 and 7 (see site diagram)

Total Lot Area: 140,041 sf
 Total Building Footprint: 109,900 gsf
 Maximum Allowable Floor Area: 2,800,820 sf
 Proposed Floor Area: 1,713,310 sf (as defined in section 17.09.040)
 Gross Building Area: 2,381,930 gsf (includes parking area)
 Building Height: 420ft
 Proposed Number of Parking Spaces: approximately 1871 spaces

Anticipated Permitted Activity Types (per table 17.58.01):
 General Retail Sales, General Food Sales, Full Service Restaurant, Limited Service Restaurant and Cafe, Non-assembly Cultural, Community Education, Recreational Assembly, Consultative and Financial Service, Group Assembly, Business, Administrative, Sidewalk Cafe, Permitted Sign Facilities. All permitted by Oakland Planning Code.

Anticipated Activity Types requiring a Conditional Use Permit:
 Community Assembly, Alcoholic Beverage Sales, Mechanical or Electronic Games, Automotive Fee Parking

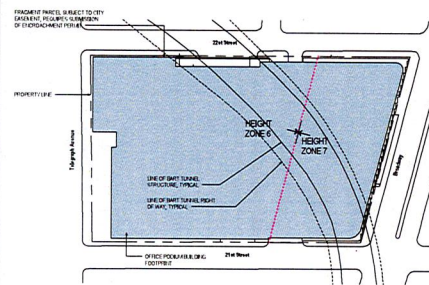
PARKING INFORMATION

Total Parking Area: 601,428 sf
 Number of Cars Parked Per Plan: 1,871 cars
 Maximum Number of Cars with Valet and Stacking: 2,042 cars

PRELIMINARY LIFE SAFETY CODE INFORMATION

Occupancy Type: Mixed Use including M, S-2, R-2, A-3, and B with accessory A-3
 Seismic Risk Category: III (5,000 occupants max)
 Type of Construction: I A
 Required Ratings: 3 hour rated structural frame, 2 hour rated floors
 Fire Protection: Fully Sprinklered
 Atrium: Atrium is assumed to have an active smoke control system which will be designed in subsequent design phases.

SITE DIAGRAM



HEIGHT / BULK / INTENSITY AREA SUMMARY TABLE

Planning Code Regulation Per table 17.58.04	Area 6 Requirement	Area 7 Requirement	Proposed Project
Max. Floor Area Ratio	20	20	9.8 Complies
Max. Lot Coverage at Base	100%	100%	85% Complies
Max. Lot Coverage Above Base	75% or 10k sf	85% or 10k sf	15% Complies
Max. Dwelling Unit Density	1 unit / 90 sf = 1,556 units	1 unit / 90 sf = 1,556 units	N/A
Max. Base Building Height	85 ft	120 ft	N/A, per variance in PDP submittal
Max. Total Height	None	None	420' Complies
Max. Floor Plate Area Abv Base	25,000 sf	None	124,970 sf Complies
Max. Tower Length	195 ft	None	294' Complies
Max. Diagonal Length Abv base	235 ft	None	330' Complies
Min. Distance Between Towers	40 ft	None	Not Applicable

PROPOSED DEVELOPMENT AREA

Proposed Program	Office Building GSF
Office	1,578,450
Community	22,790
Retail	71,990
Building Service and Mech	76,310
Parking	632,300
Total Proposed Gross Area	2,381,930

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A0.02F	PROJECT INFORMATION
A0.10F	EXISTING SITE PHOTOS
A0.50	PERSPECTIVE RENDERINGS
A1.00	SITE PLAN
A1.01	BASEMENT - PLAN
A1.02	LEVEL 01 - PLAN
A1.03	LEVEL 02 - PLAN
A1.04	LEVEL 02M - PLAN
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A1.06	LEVEL 03M - PLAN
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A1.08	LEVEL 04M - PLAN
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A1.13	LEVEL 13 - PLAN
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A1.15	LEVEL 15 - PLAN
A1.16	LEVEL 16 - PLAN
A1.17	LEVEL 17 - PLAN
A1.18	LEVEL 18-22 - PLAN
A1.19	LEVEL 23-24 - PLAN
A1.20	LEVEL 25 - PLAN
A1.21	LEVEL 26 - PLAN
A1.22	LEVEL 26M - PLAN
A1.23	ROOF - PLAN
A1.51	A-A SECTION
A1.60	MATERIAL PHOTOS
A1.61	MATERIAL PRECEDENTS
A1.70	SOUTH ELEVATION
A1.71	NORTH ELEVATION
A1.72	EAST ELEVATION
A1.73	WEST ELEVATION
LANDSCAPE	
L0.00	LANDSCAPE GENERAL NOTES & REQUIREMENTS
L0.01	SITE KEY PLAN
L0.02	TREE PROTECTION PLAN & PRESERVATION ORDINANCE
L2.01	LANDSCAPE PLAN - GROUND
L2.02	LANDSCAPE PLAN - LEVEL 12
L2.03	LANDSCAPE PLAN - LEVEL 17
L2.04	LANDSCAPE PLAN - LEVEL 25
L2.05	LANDSCAPE PLAN - LEVEL 26

OFF-STREET LOADING REQUIREMENTS
Per 8/18/2016 update to chapter 17.116

Office Building Program	Loading Berths Required	Loading Berths Proposed	Trash and Recycling Provided
Office - 1,578,450 sf (Commercial Type B)	10	3	
Retail - 71,990 sf (Commercial Type A)	1	1	
Community Space - 22,790 sf (Civic)	0	0	
Office Building Total	11	4 Complies	3,400 cu ft Complies

Note: Off-Street loading berth requirement calculations are based on the 08/18/2016 approved update to chapter 17.116. Proposed loading berth count does not meet the city requirement but is based on Traffic Engineer's recommendations. Their recommendation is based on recently conducted field observations of existing developments of similar program and size. Their research has shown that given current trends in shipping and delivery, combined with professionally managed and scheduled dock operations, our project can operate successfully with fewer berths than required. However, this analysis is still based on an assumption of future tenant types and their loading requirements. As the actual tenants are identified the loading program will be further studied and designed to meet all tenant requirements.

OFF-STREET PARKING REQUIREMENTS
Per 8/18/2016 update to chapter 17.116

Program	Allowable Parking Ratio	Maximum Parking Allowable	Proposed Parking
Office - 1,578,450 sf (Commercial upper story areas)	1:500 sf	3,157	N/A shared
Retail - 71,990 sf (Commercial ground floor areas)	1:300 sf	239	N/A shared
Community Space - 22,790 sf (Commercial upper story areas)	1:500 sf	45	N/A shared
Development Total		3441	2,042 Complies

Note: Off-Street parking requirement calculations are based on the 08/18/2016 approved update to chapter 17.116. All proposed parking will be provided in the Office Building portion of the development. Parking spaces provided will be shared between office, City public parking, and retail programs. Exact count is still TBD and will be based on operation and management strategies that are still to be determined.

BICYCLE PARKING REQUIREMENTS
Per section 17.117.090, .100, and .110

Office Building Program	Long Term Ratio	Long Term Spaces	Short Term Ratio	Short Term Spaces
Office - 1,578,450 sf (Commercial - Office)	1:10,000 sf	158	1:20,000 sf	79
Retail - 71,990 sf (Commercial - Retail)	1:12,000 sf Min 2	6	1:5,000 sf Min 2	14
Community Space - 22,790 sf (Non-Assembly Cultural)	Min 2	2	Min 2	2
Office Building Total Required		166		95
Office Building Total Provided		170 Complies		95

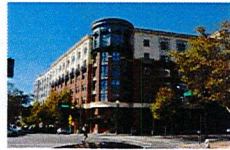
SHOWER AND LOCKER REQUIREMENTS
Per section 17.117.130

Office Building Program	Showers Male	Showers Female	Lockers Male	Locker Female
Office - 1,578,450 sf (Commercial - Office)	12	12	48	48
Retail - 71,990 sf (Commercial - Retail)	0 (<150,000 sf)	0 (<150,000 sf)	0 (<150,000 sf)	0 (<150,000 sf)
Office Building Total Req'd	12	12	48	48

VICINITY PHOTOS



(1,2)



(3)



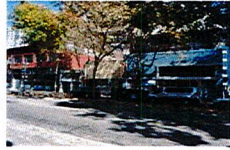
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(11)



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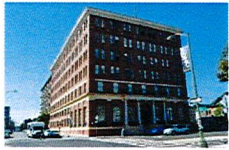
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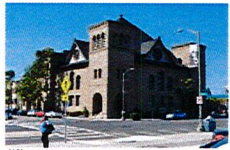
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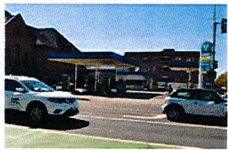
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(19)

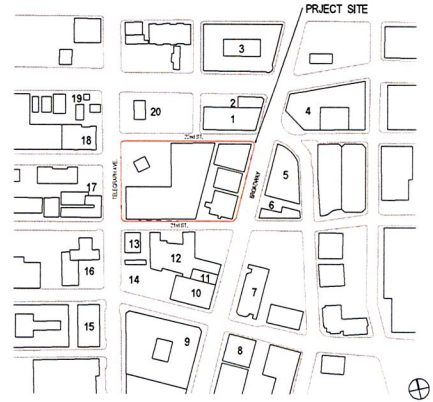


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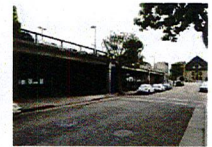
KEYPLAN



SITE PHOTOS



Eastern Edge



Northern Edge



Southern Edge



Western Edge



BROADWAY & 21ST - OVERVIEW



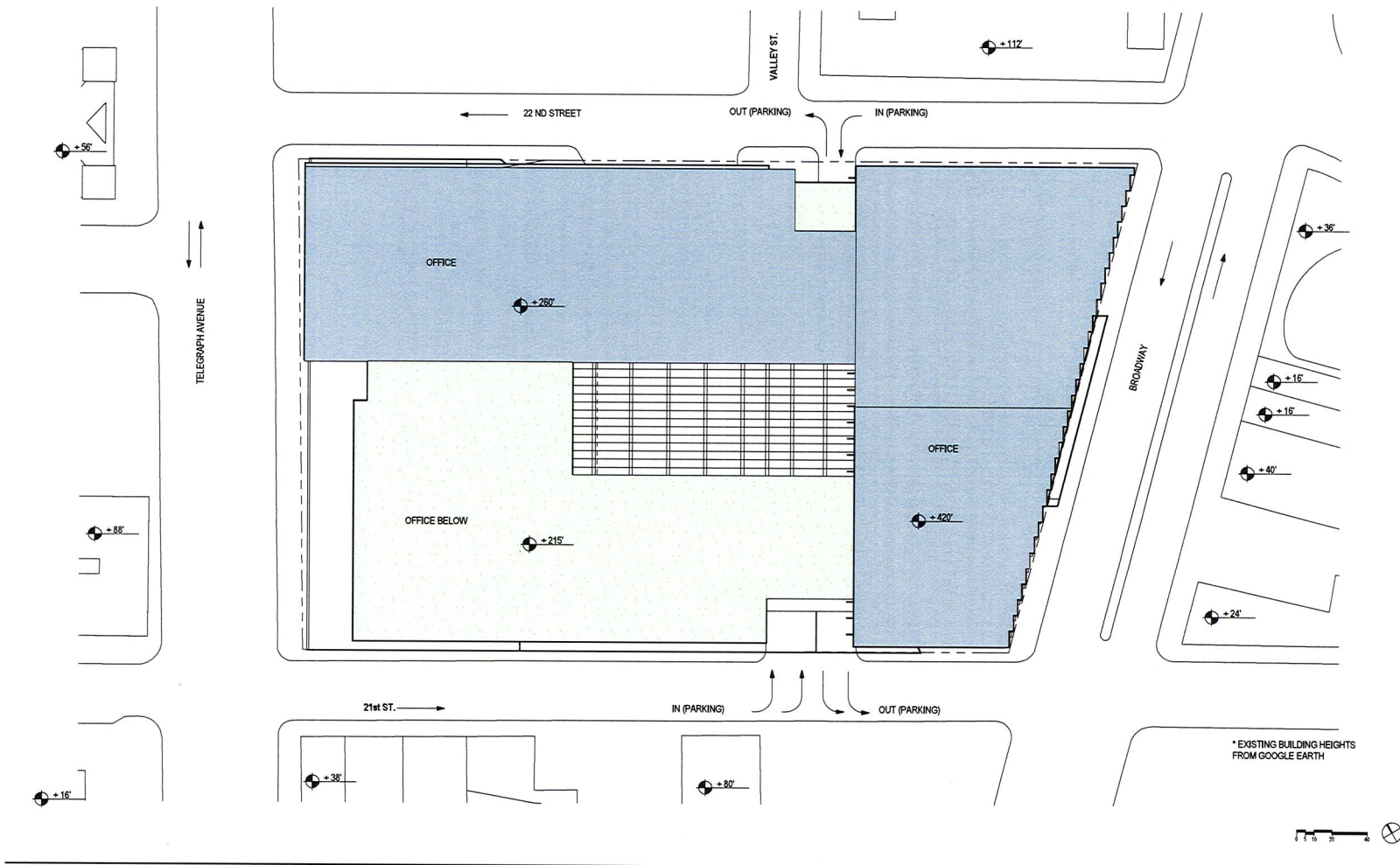
BROADWAY & 21ST - CORNER

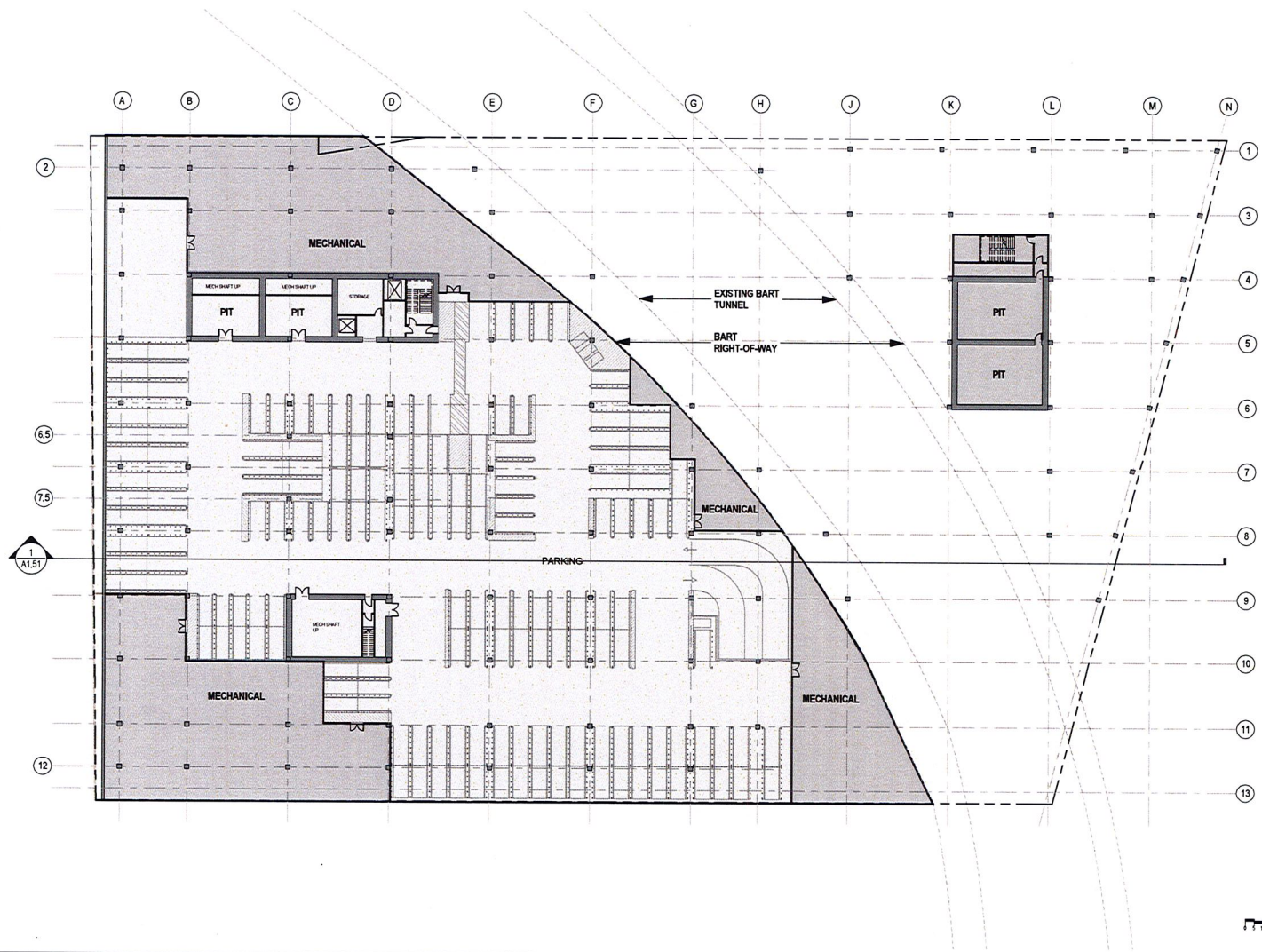


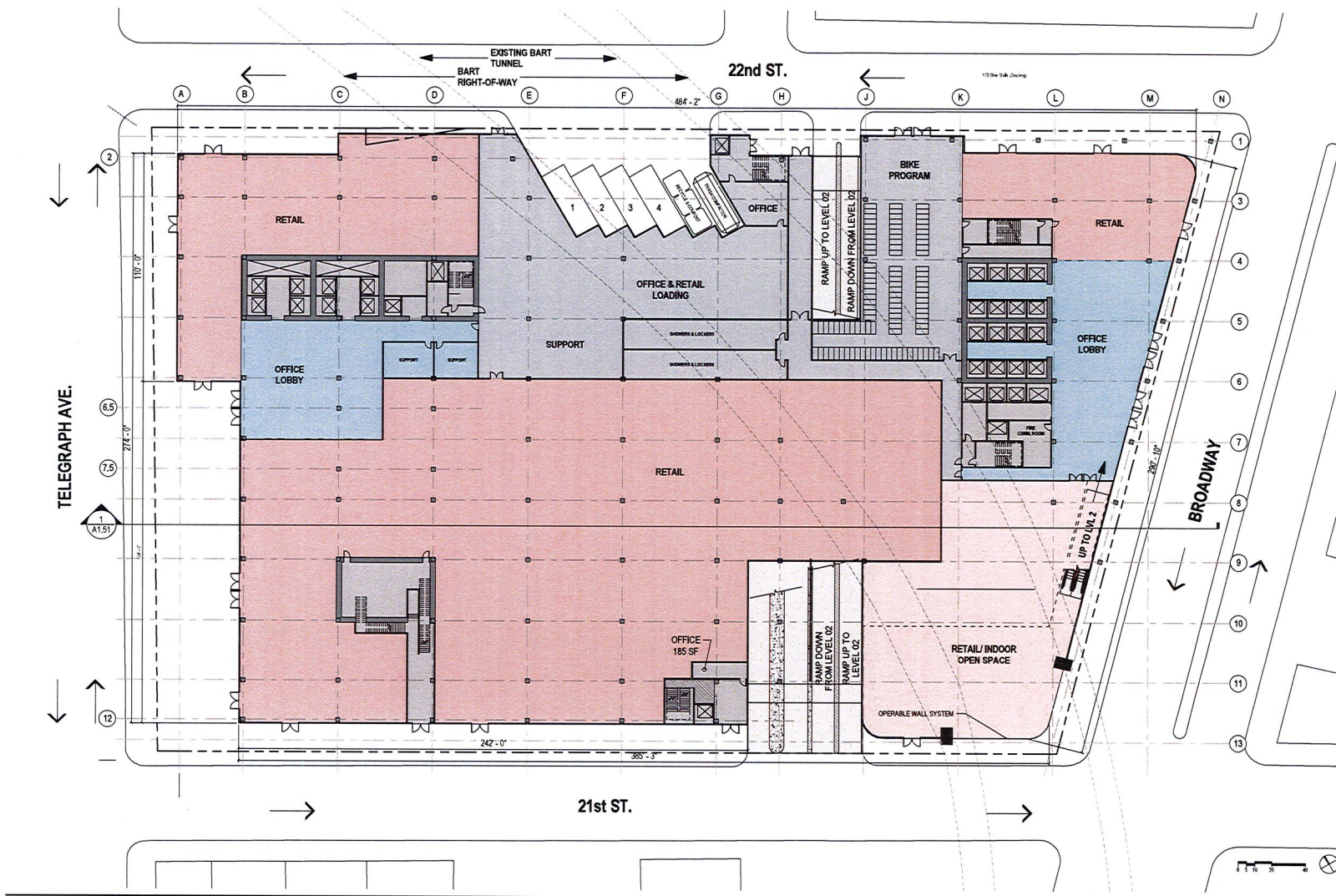
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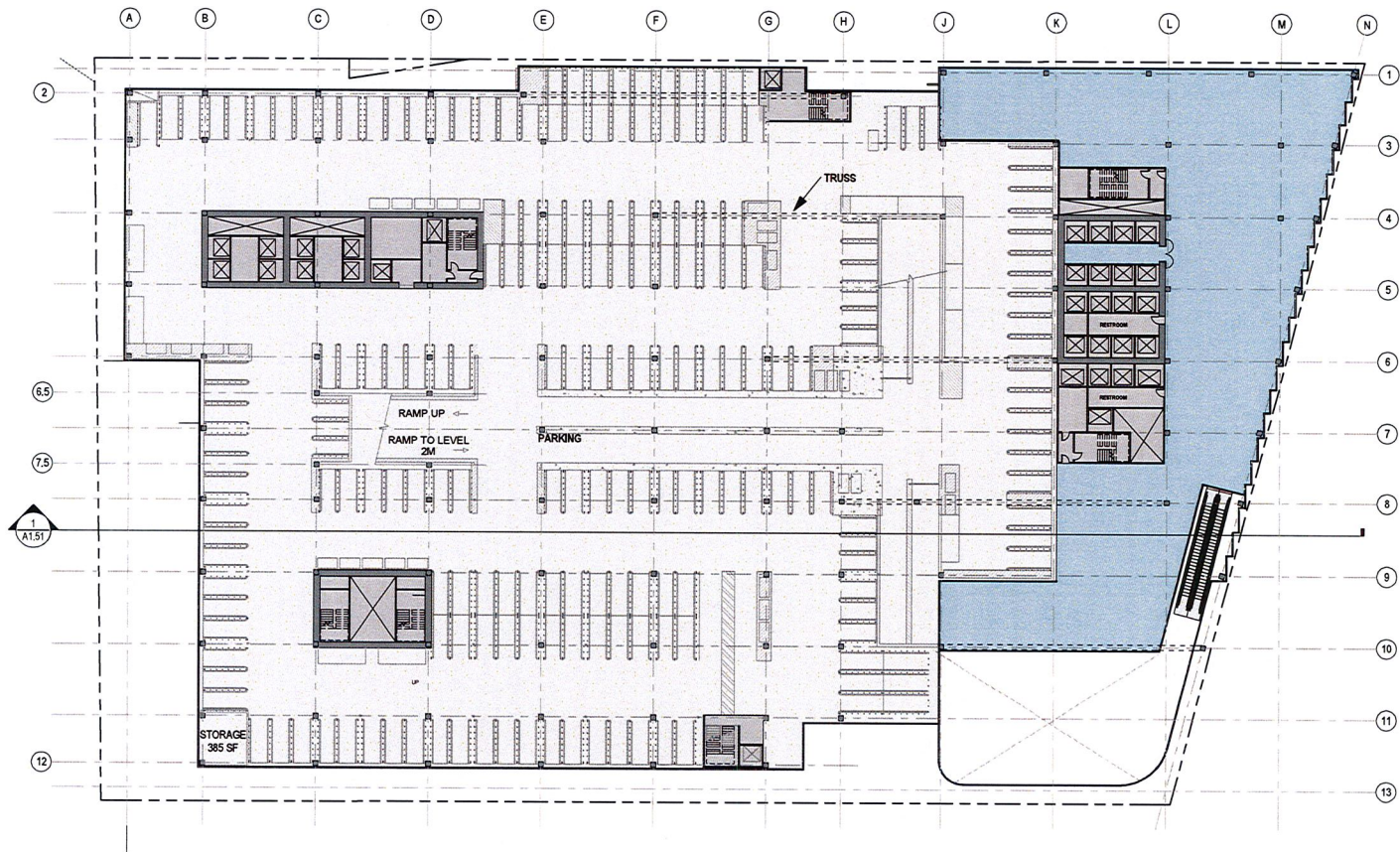


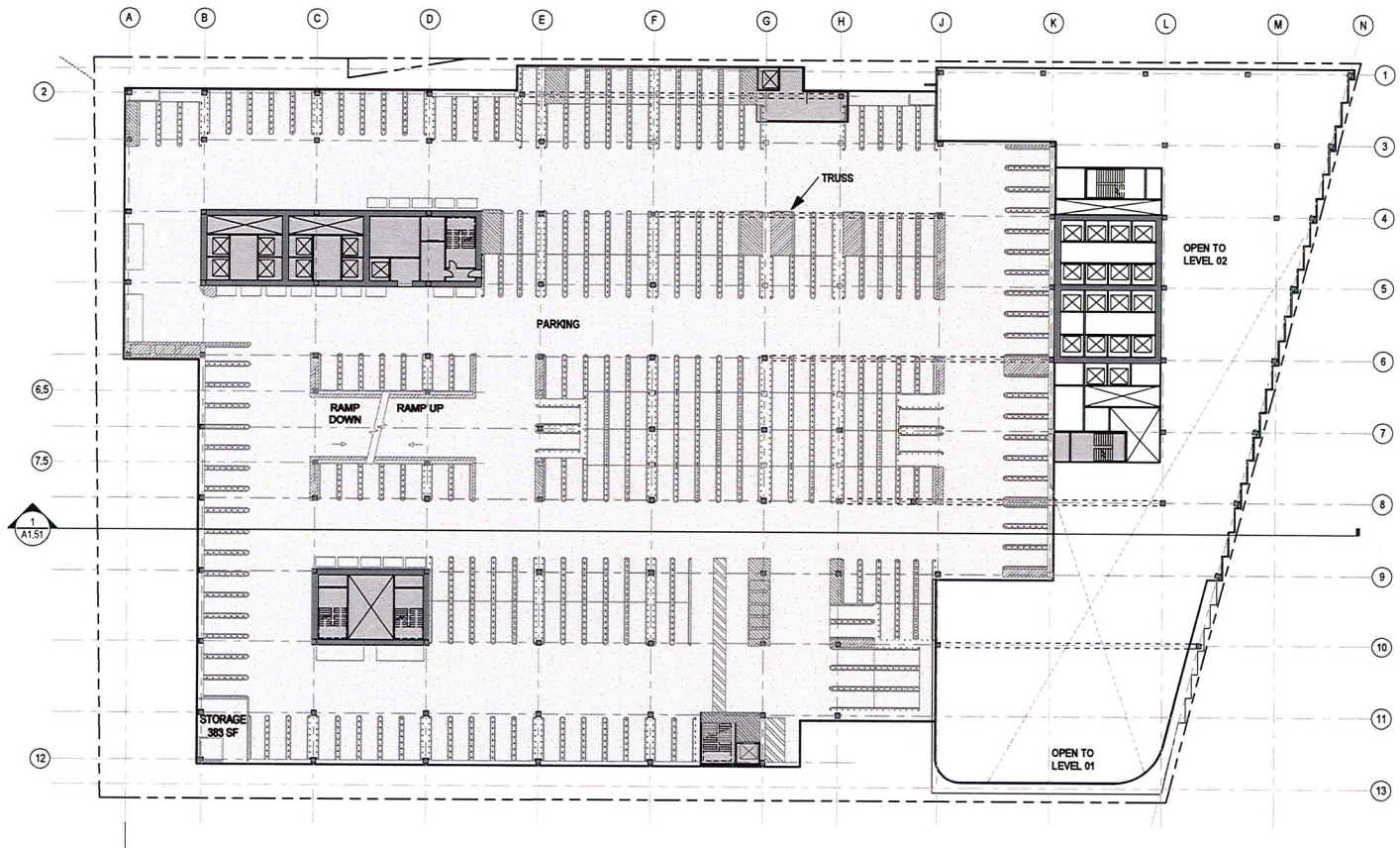
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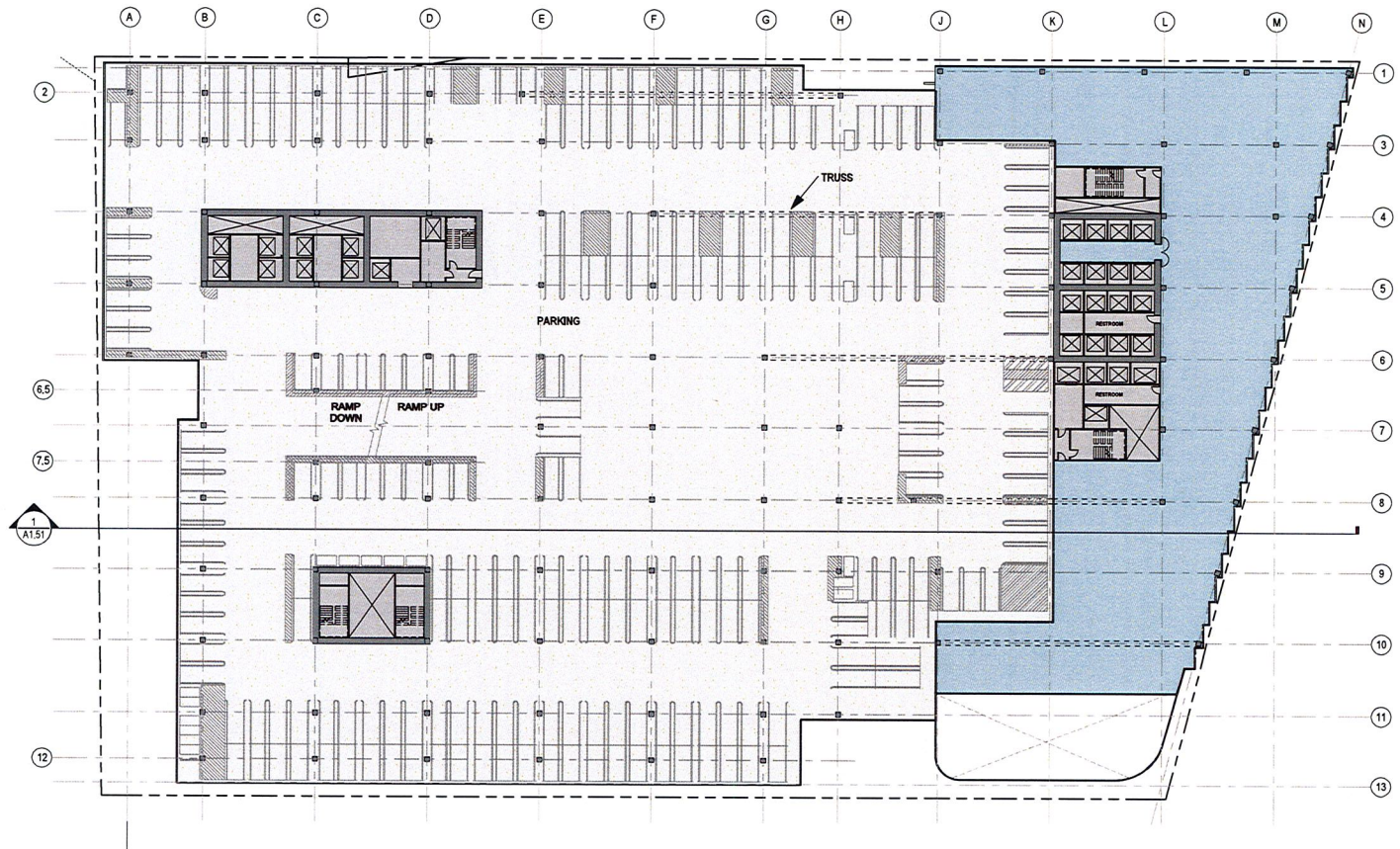


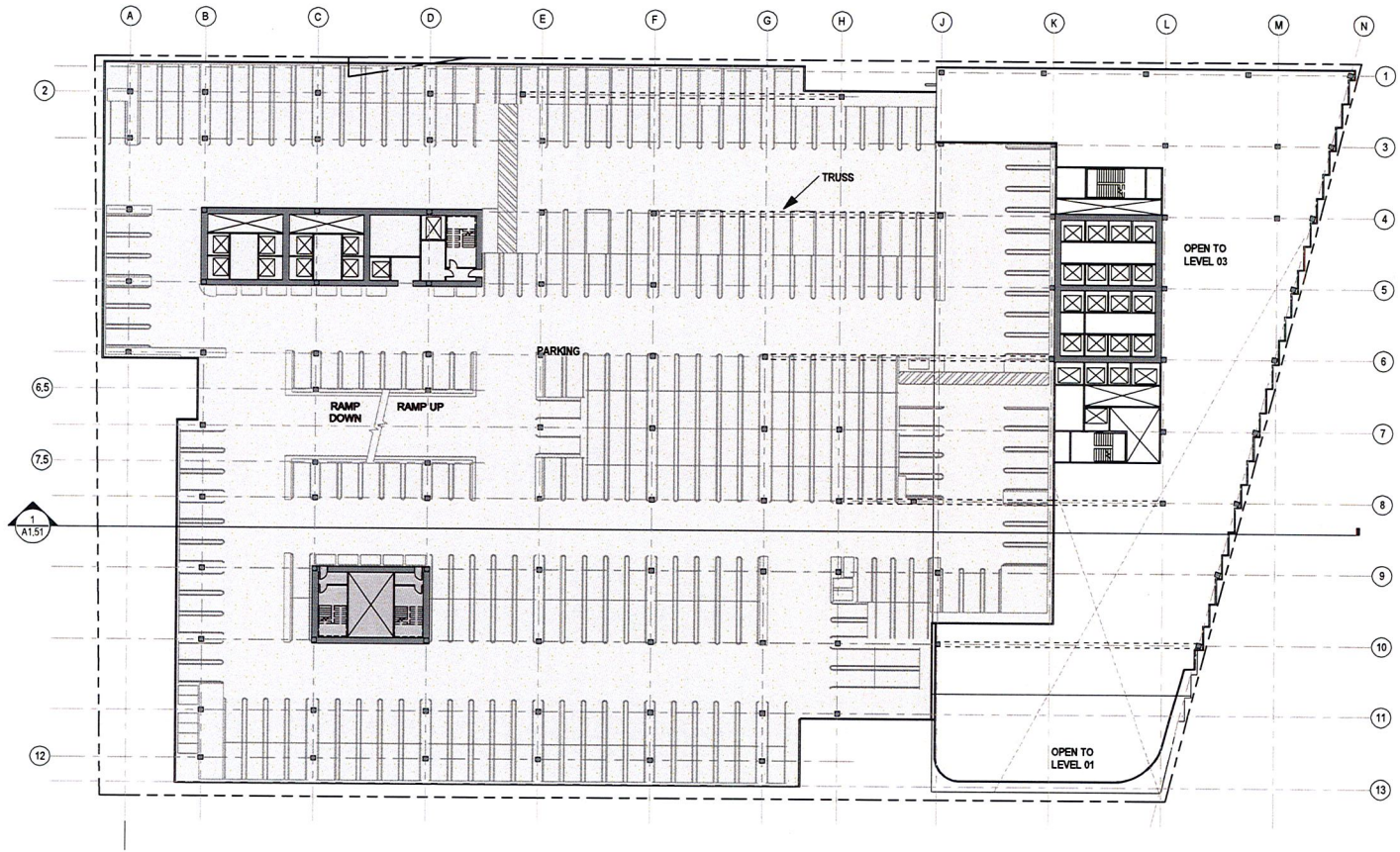


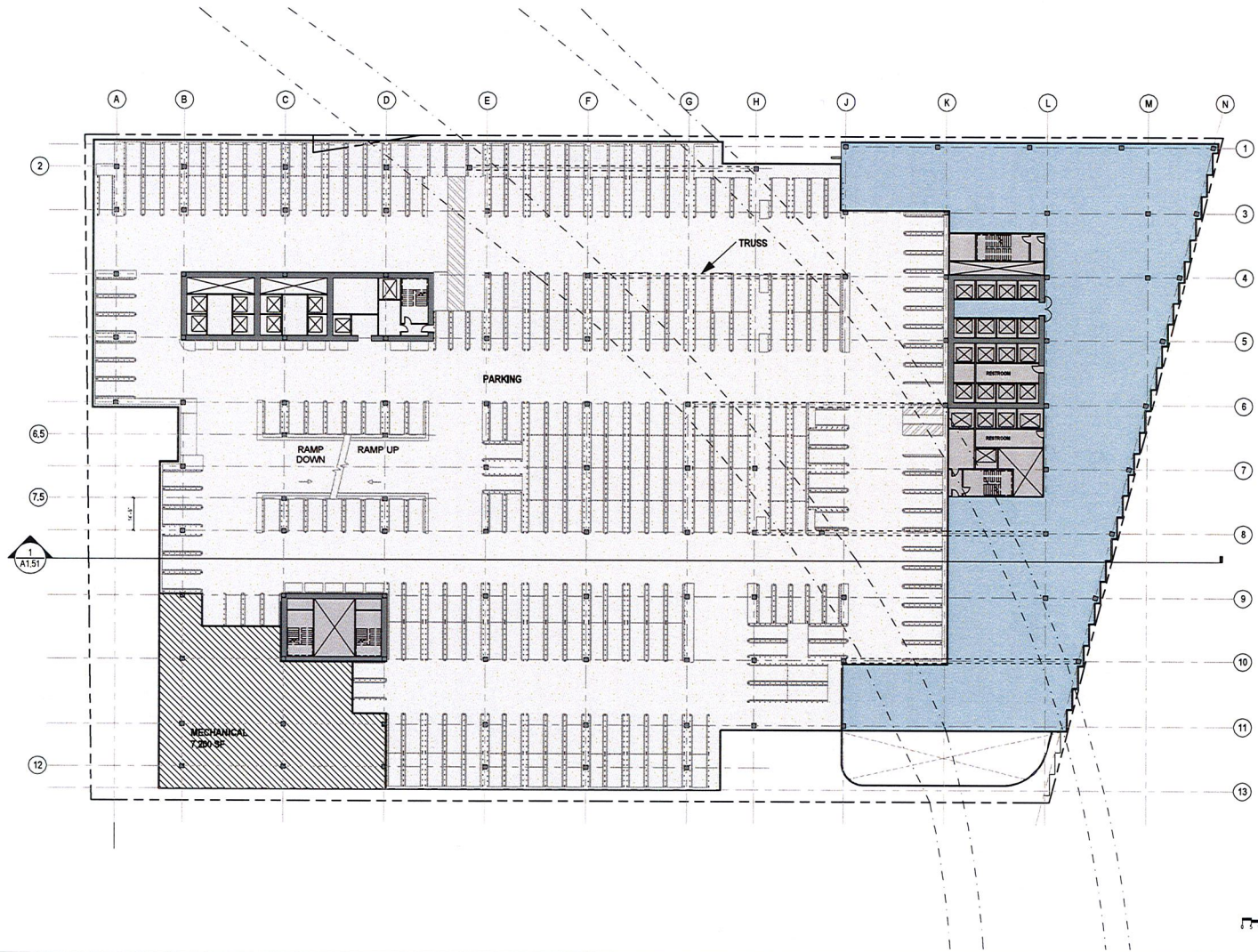


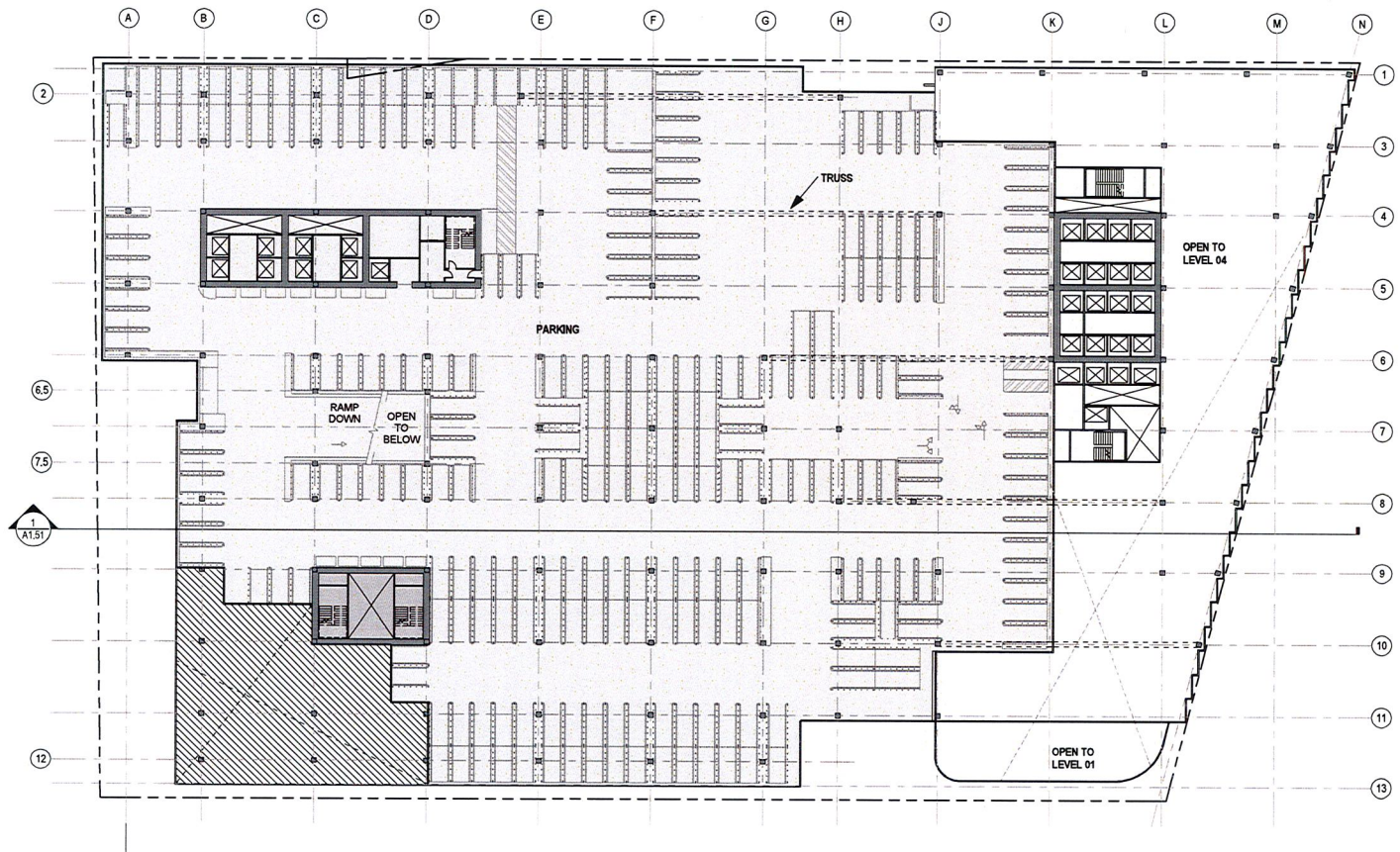


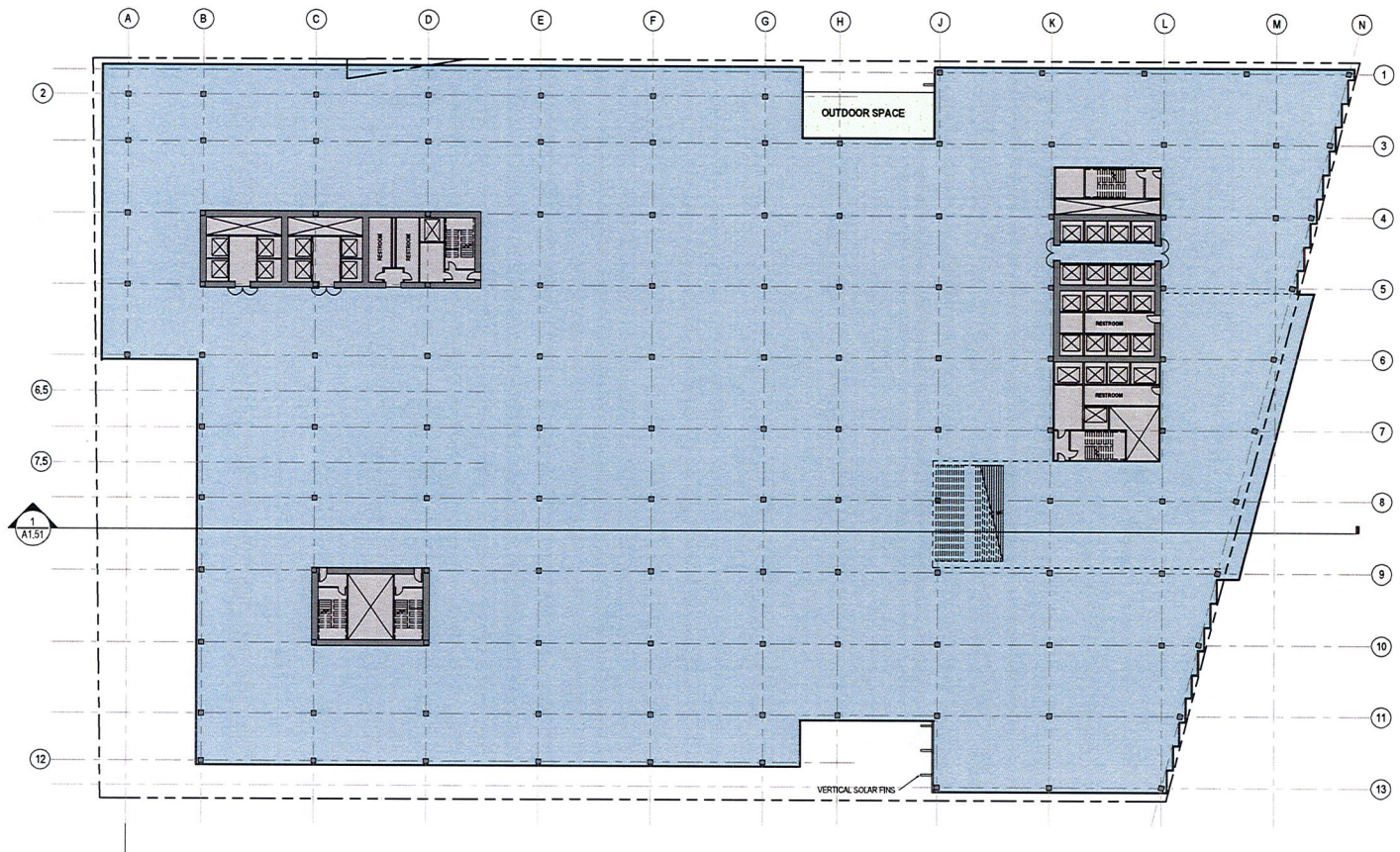


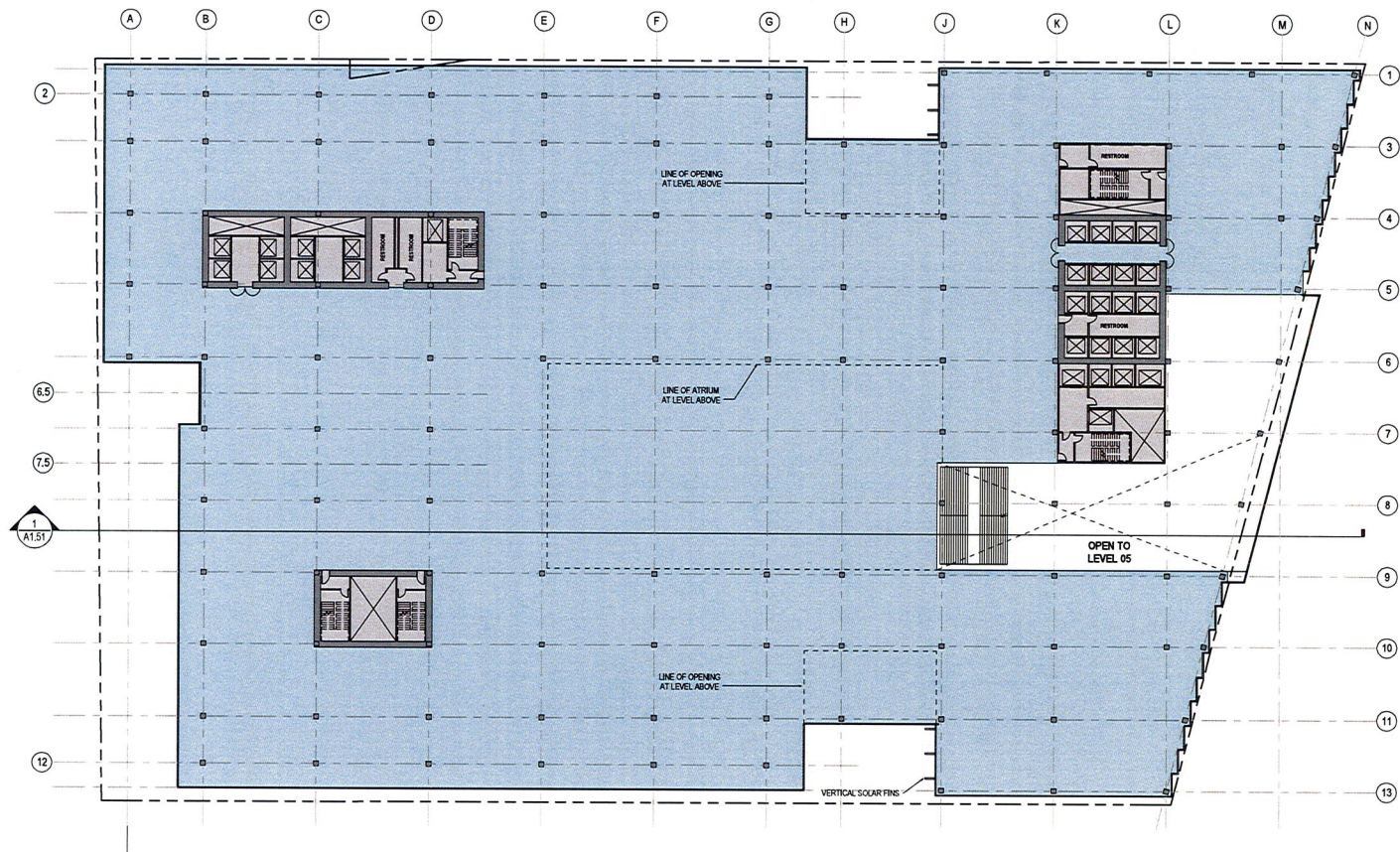


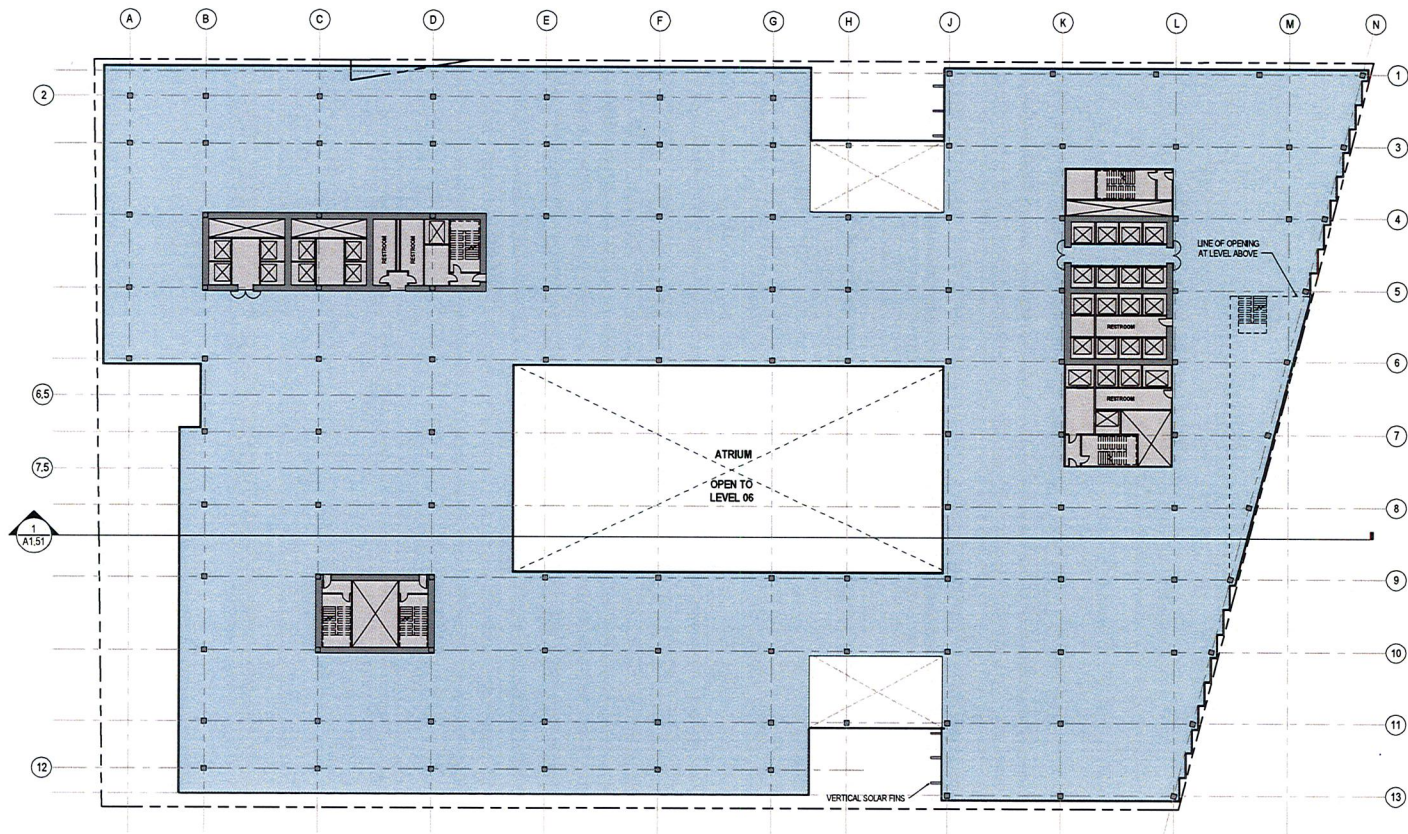


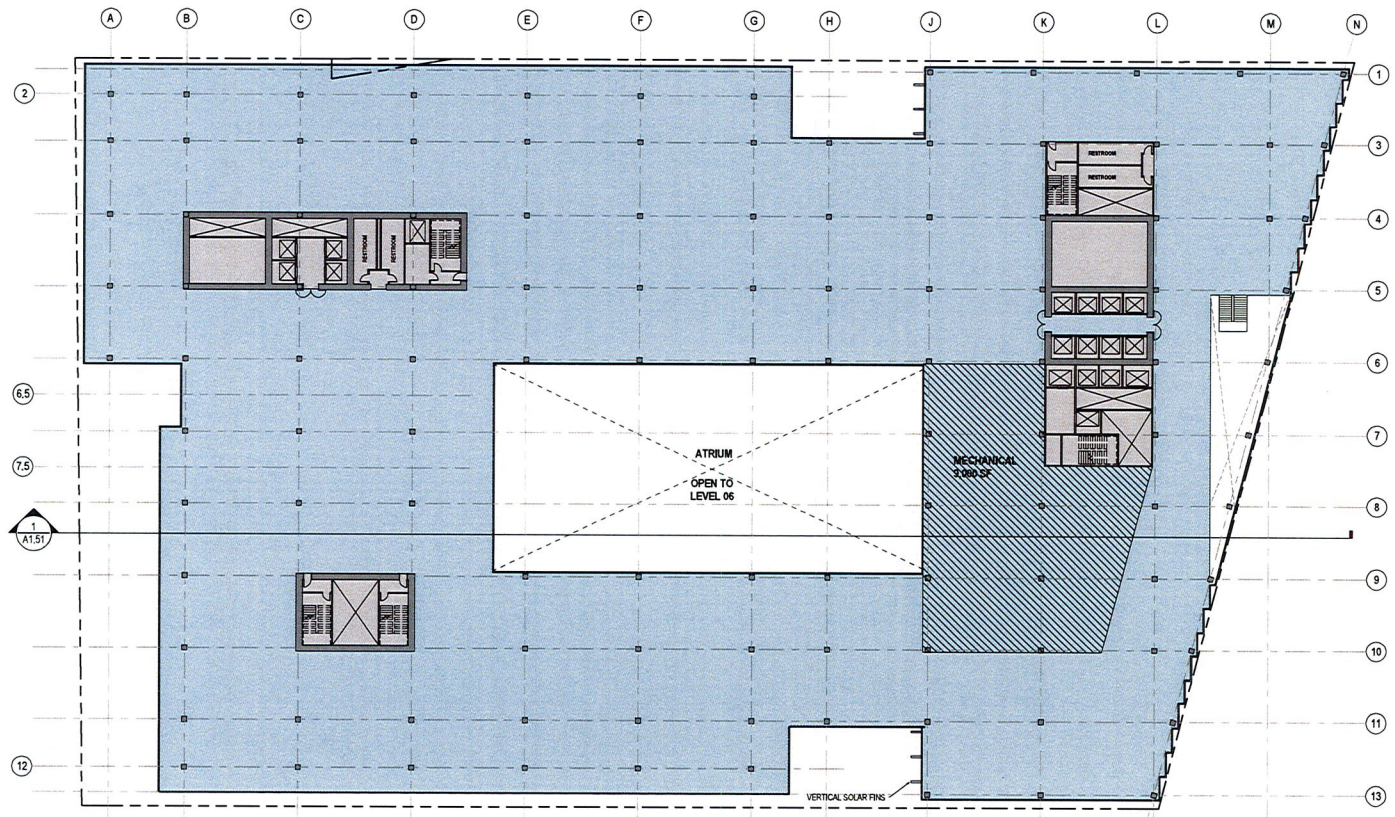


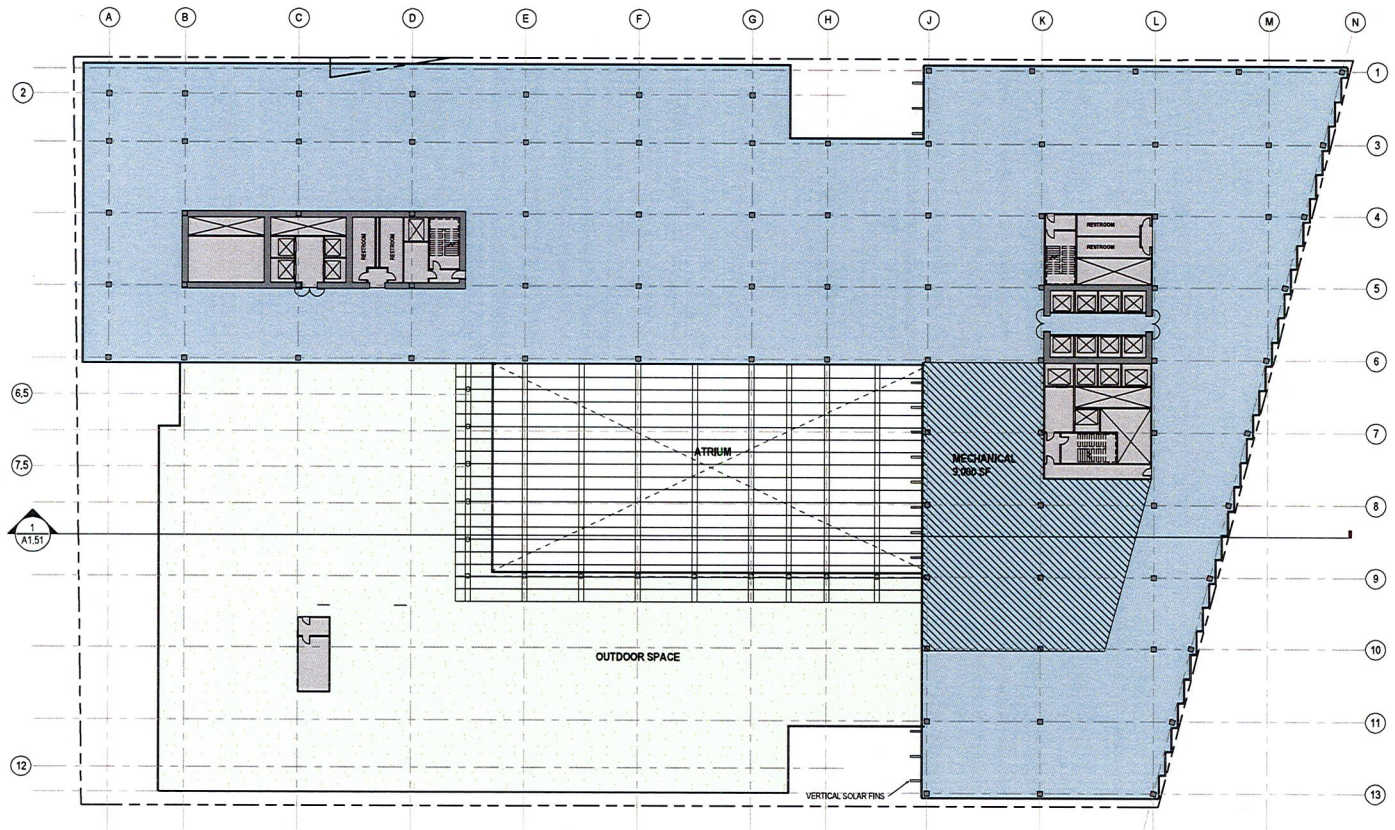


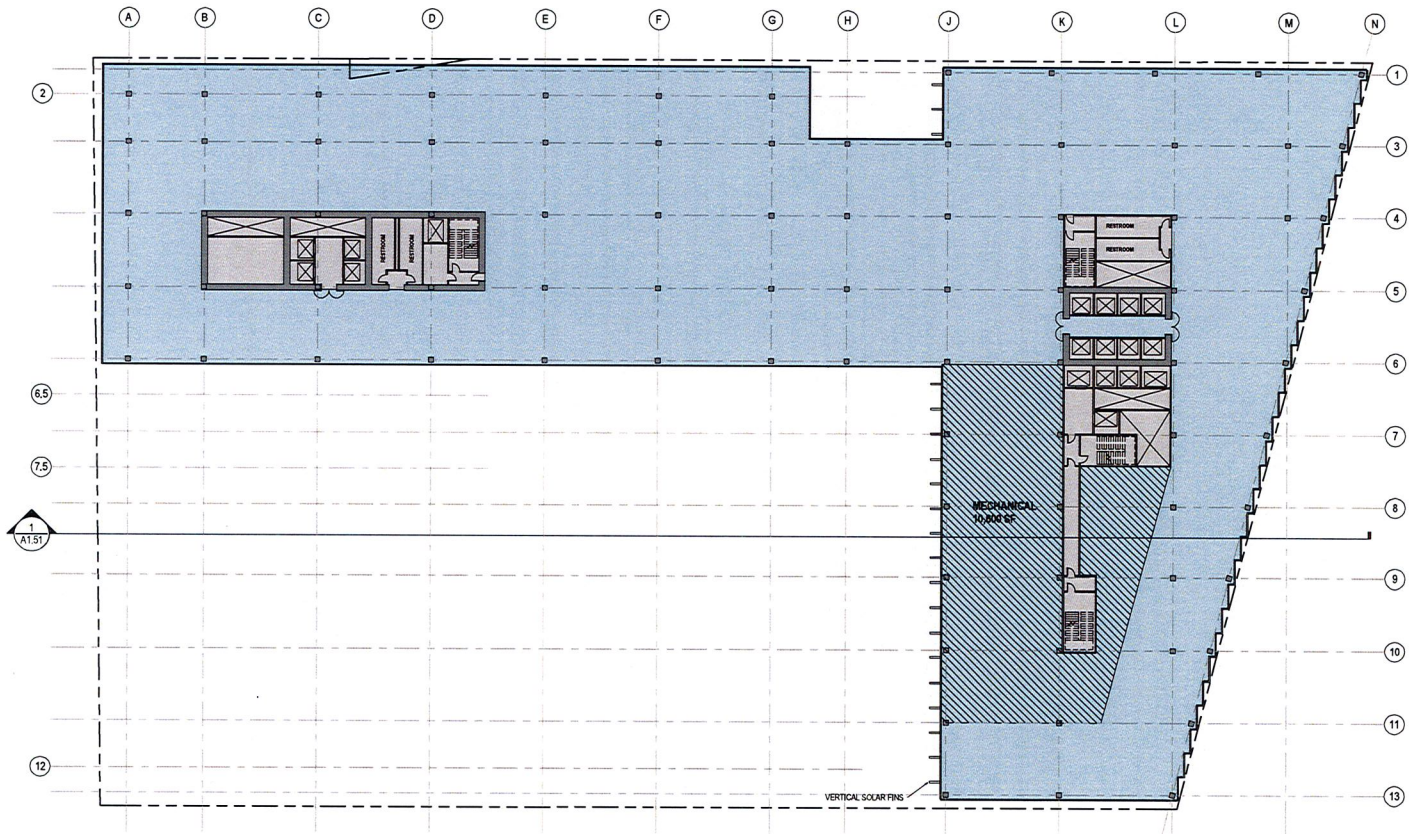


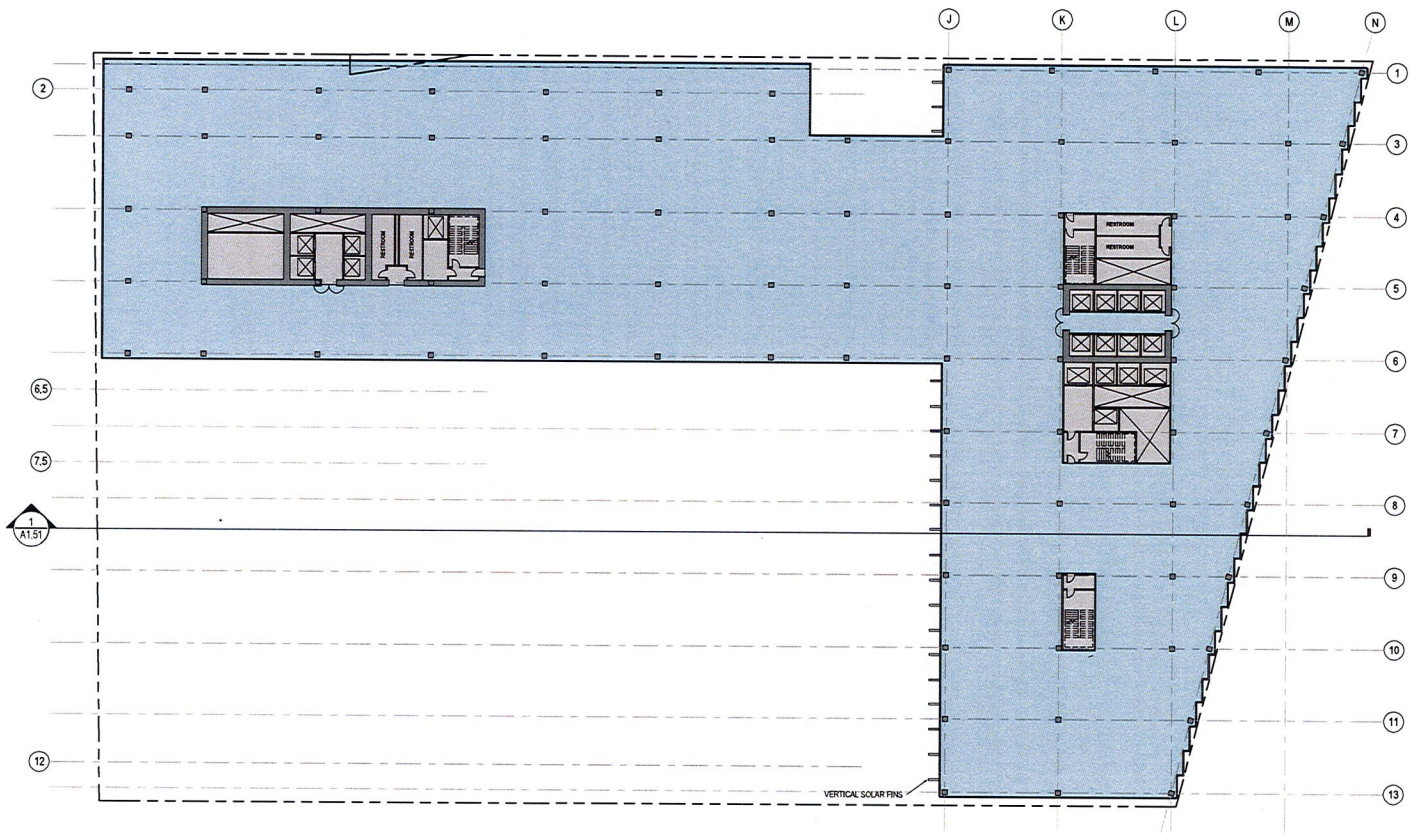


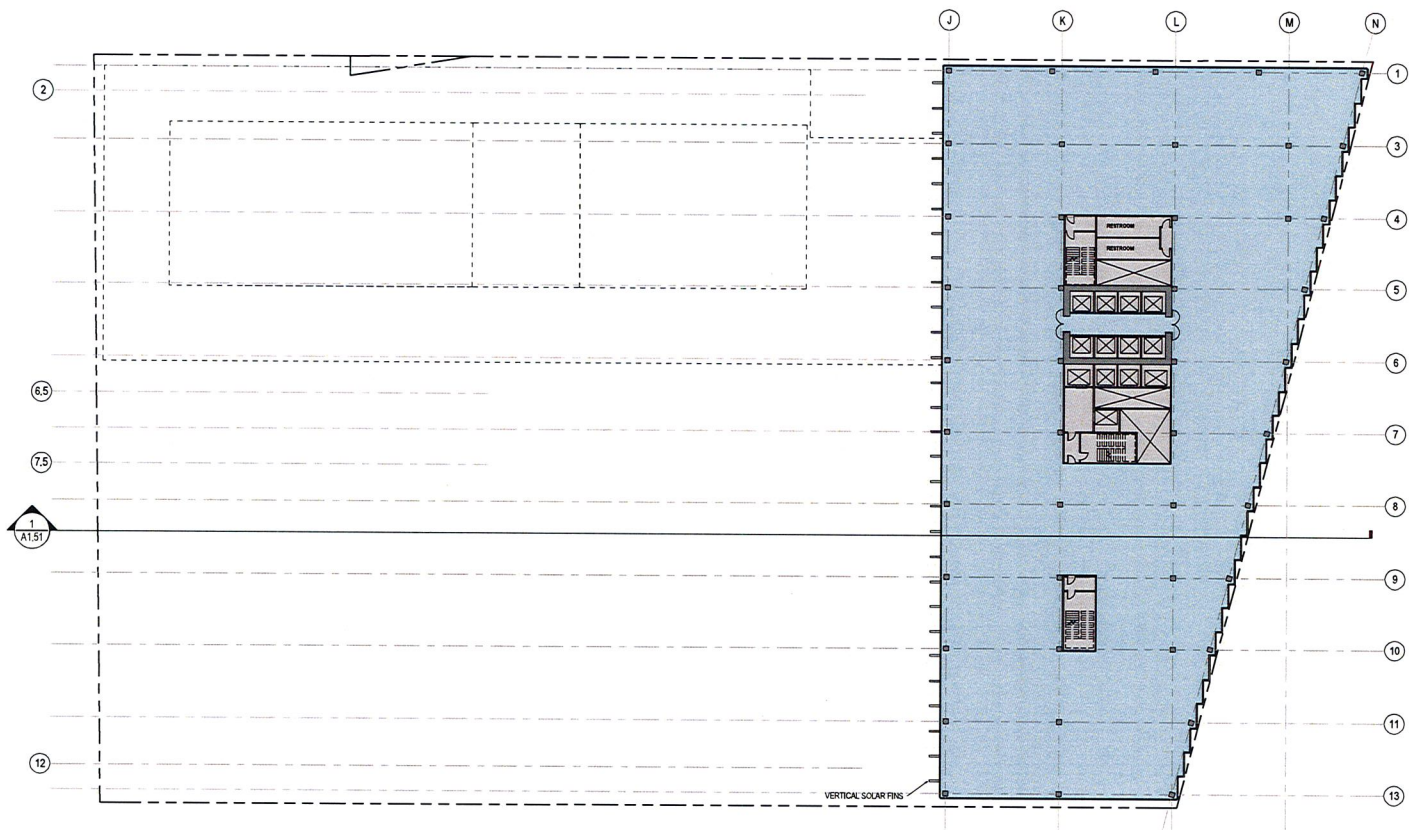


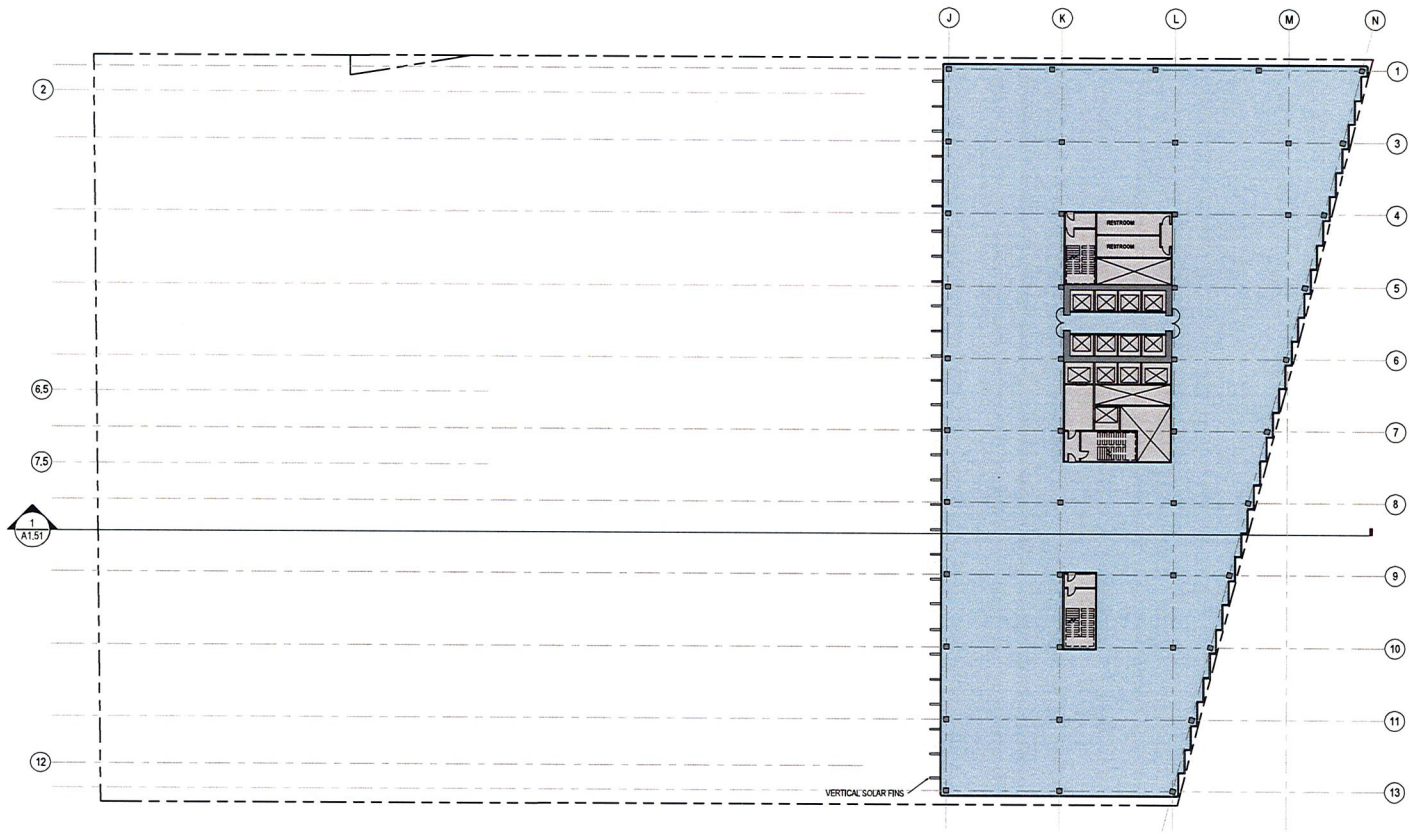


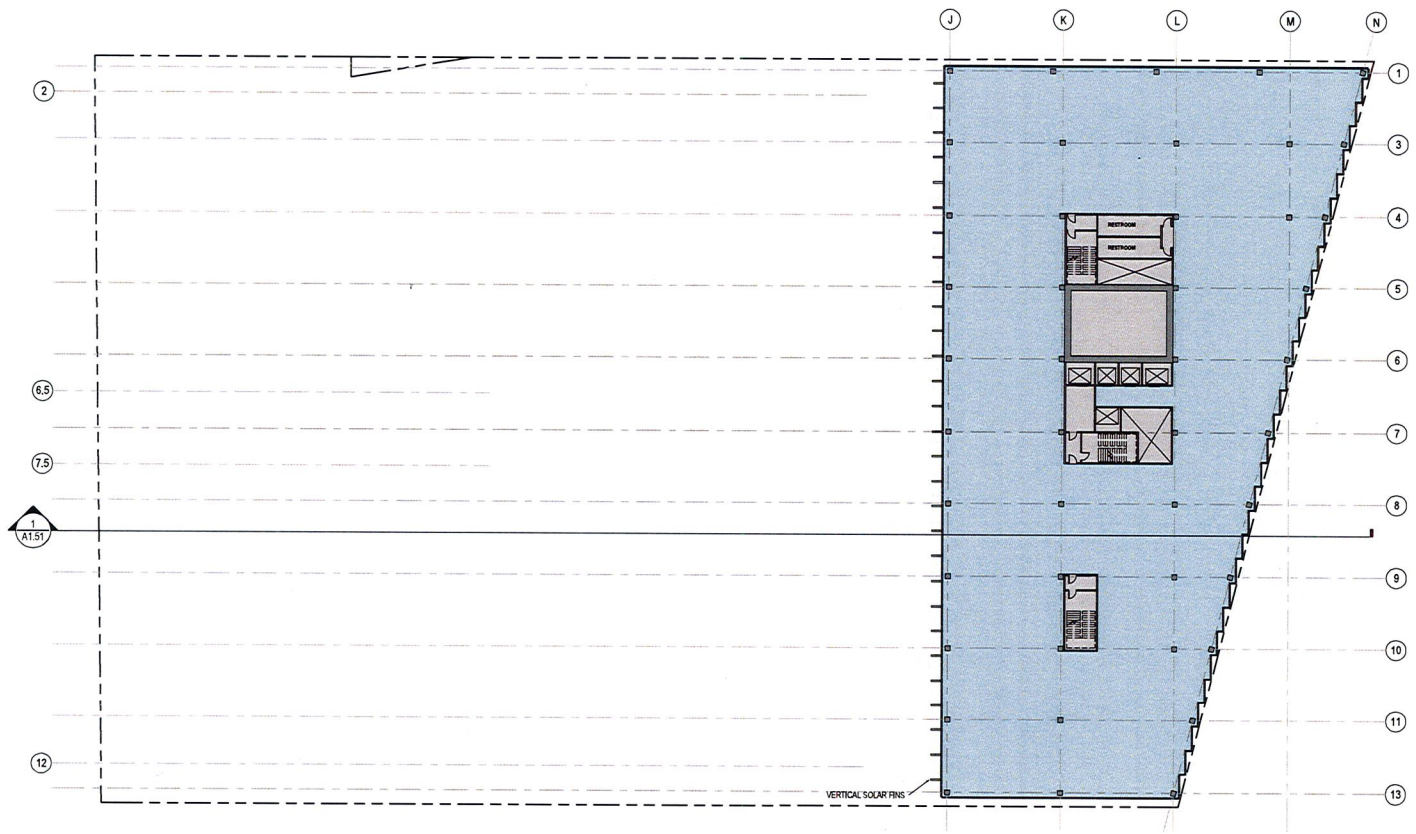


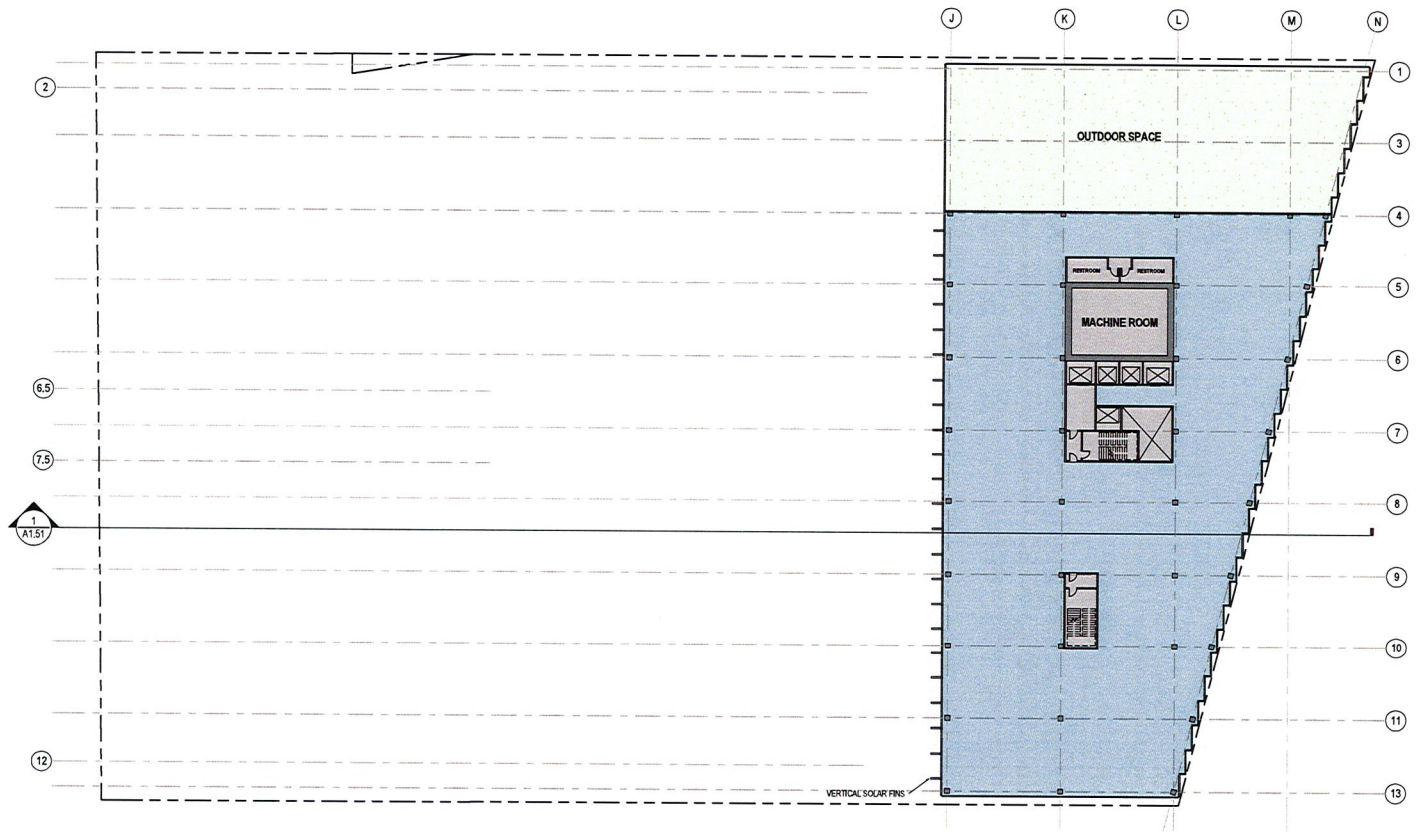


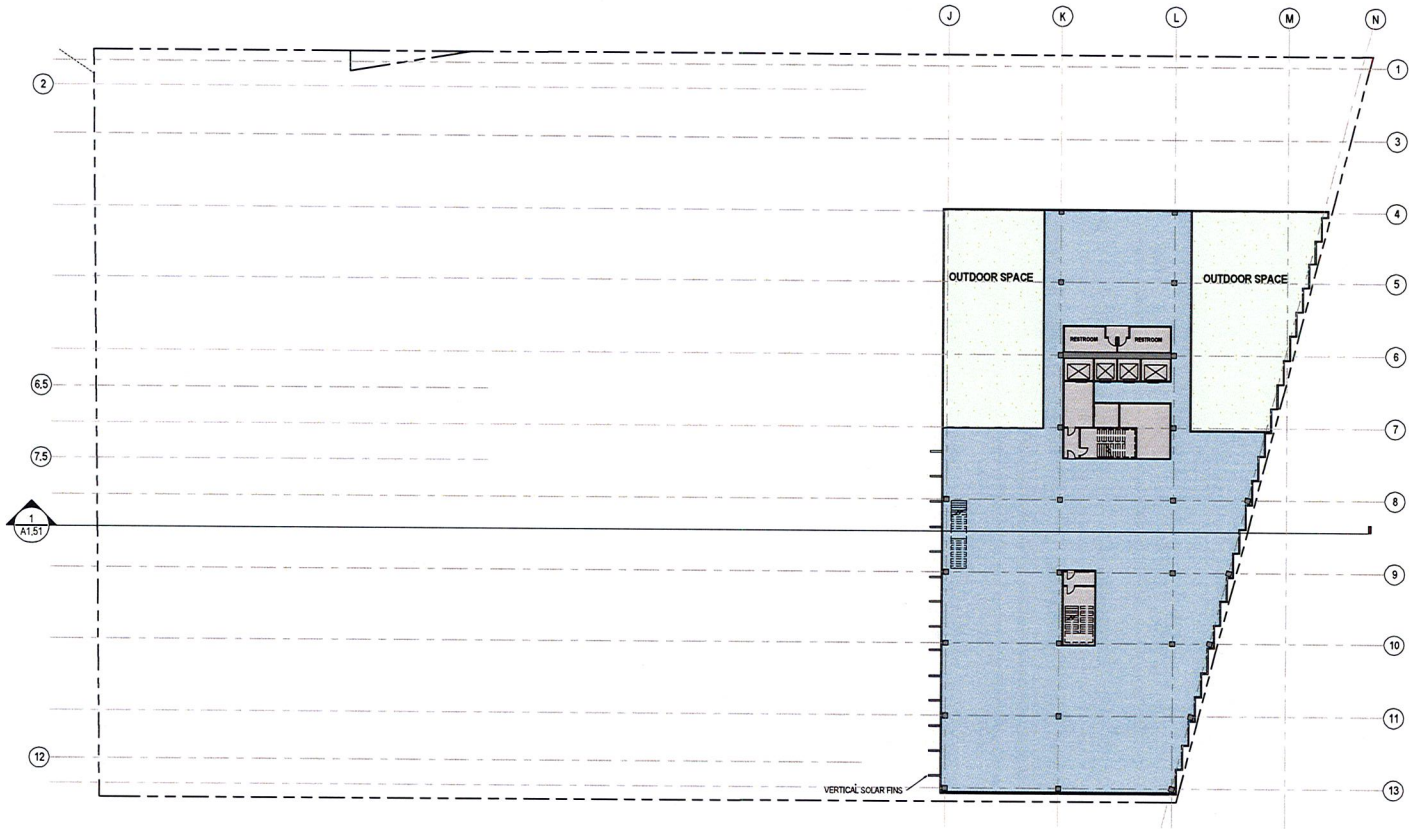


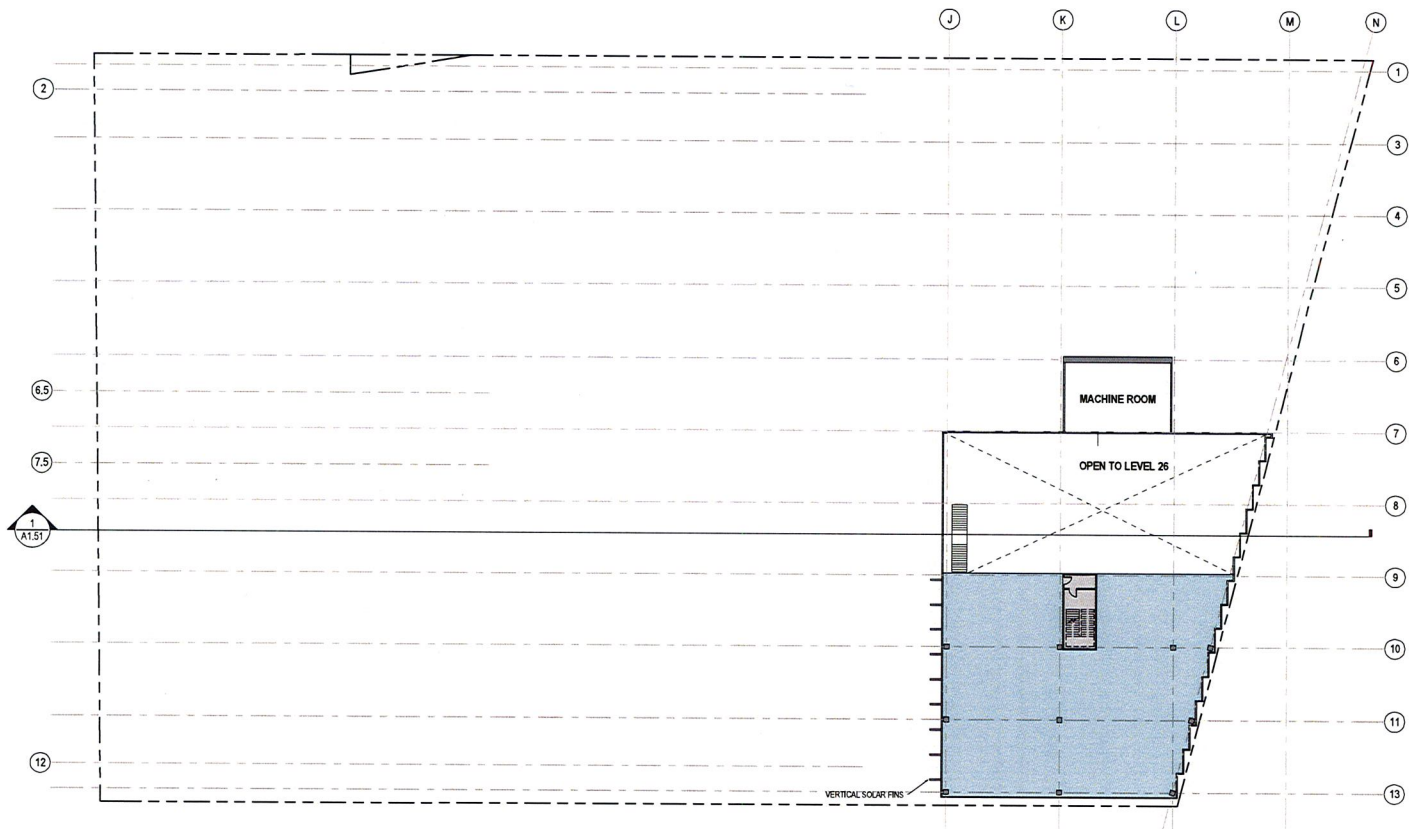


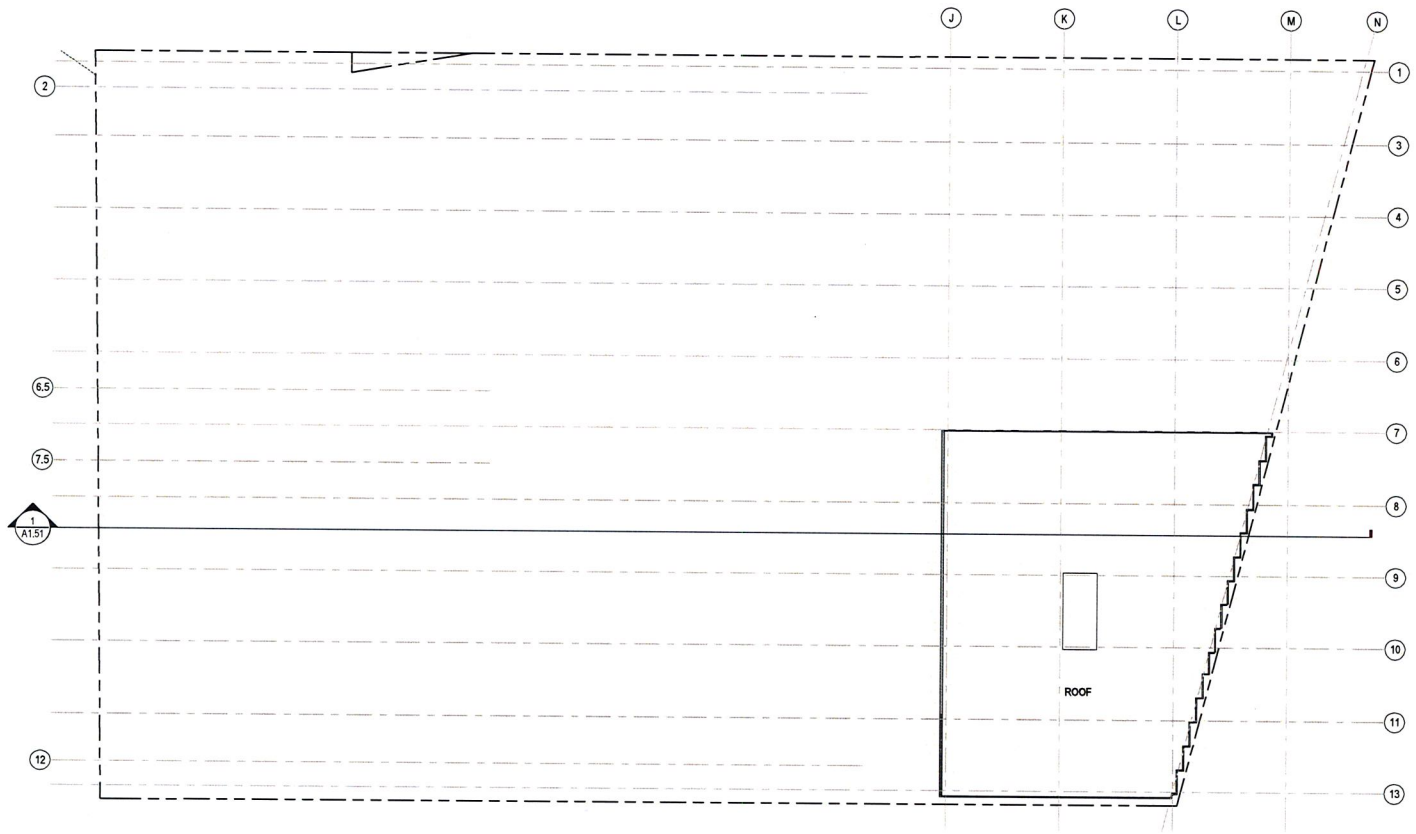


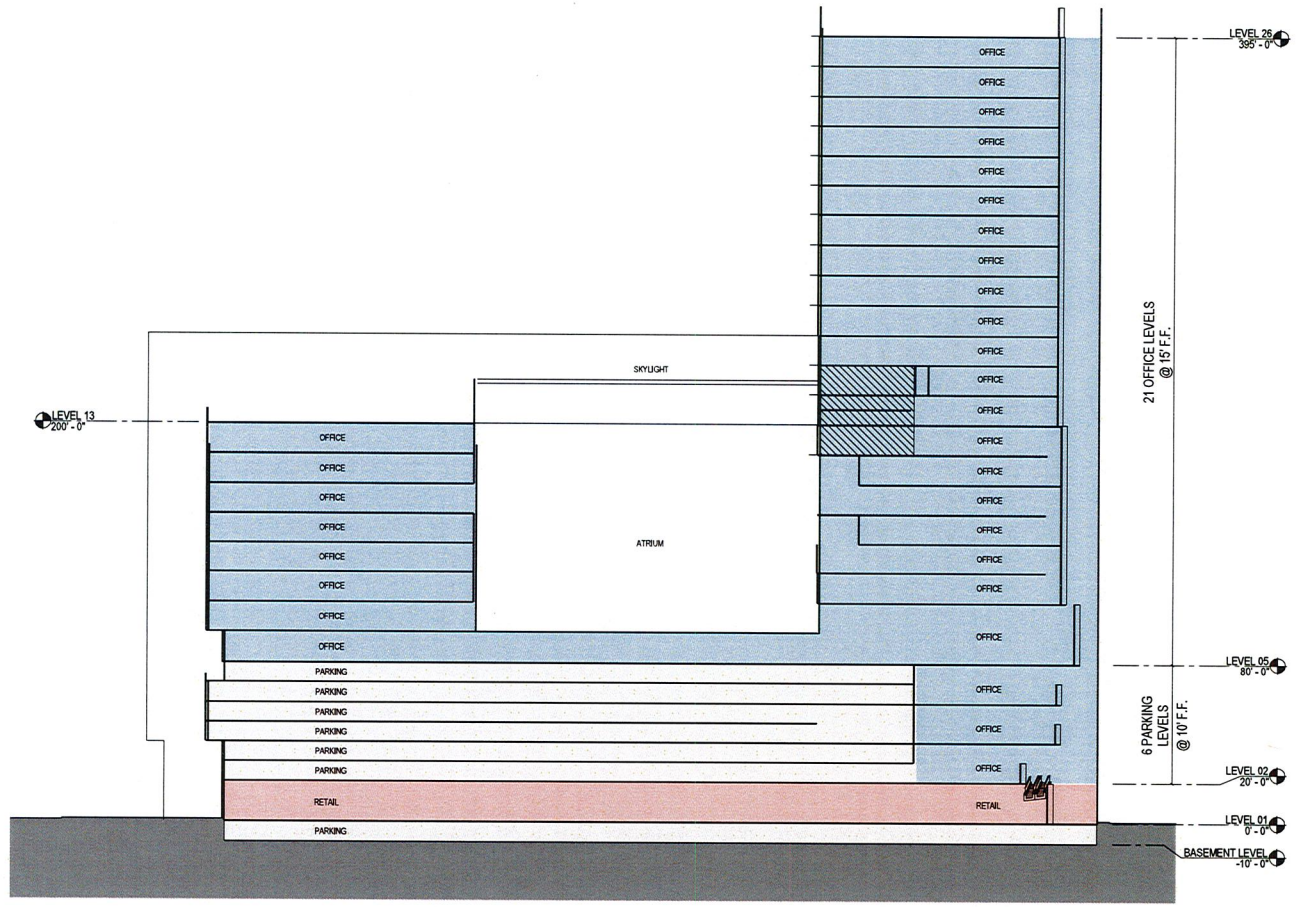




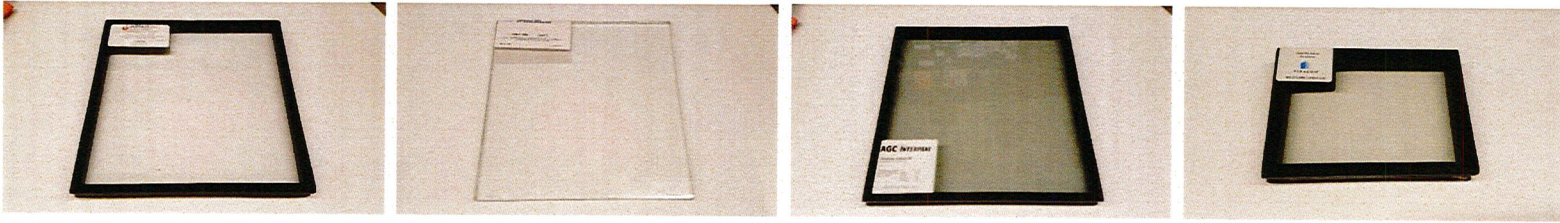








GLASS



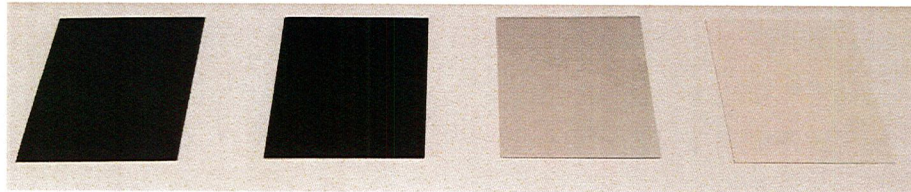
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PPG
LOW IRON IGU
"STARPHIRE TEMPERED"

-GL-02:
VIRACON
DOUBLE LAMINATED SINGLE PANE
"STARPHIRE LAMINATED"

-GL-03:
AGC INTERPANE
LOW IRON IGU
"STOPRAY VISION 50"

-GL-04:
VIRACON
LOW IRON IGU
"VE24-2M"

METAL FINISHES



-MT-01:
PPG COATING
CHARCOAL
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-MT-02:
PPG COATING
GRAPHITE GRAY
UC106708LB

-MT-03:
PPG COATING
PLATINUM MCA
UC106682F

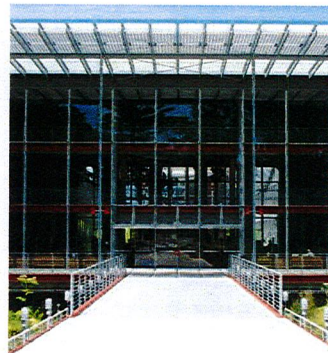
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PPG COATING
GRAHAM WHITE
UC72838

MATERIAL PRECEDENTS



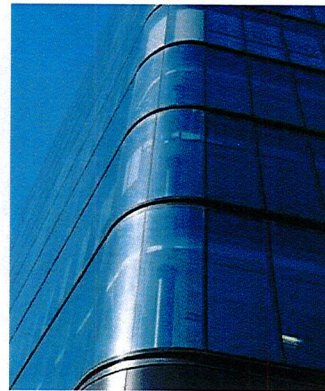
1099 NEW YORK AVE, BROOKLYN

-GL-01:
PPG
LOW IRON IGU
"STARPHIRE TEMPERED"



CALIFORNIA ACADEMY OF SCIENCES, SAN FRANCISCO

-GL-02
VIRACON
DOUBLE LAMINATED SINGLE PANE
"STARPHIRE LAMINATED"



100 EMBANKMENT, MANCHESTER

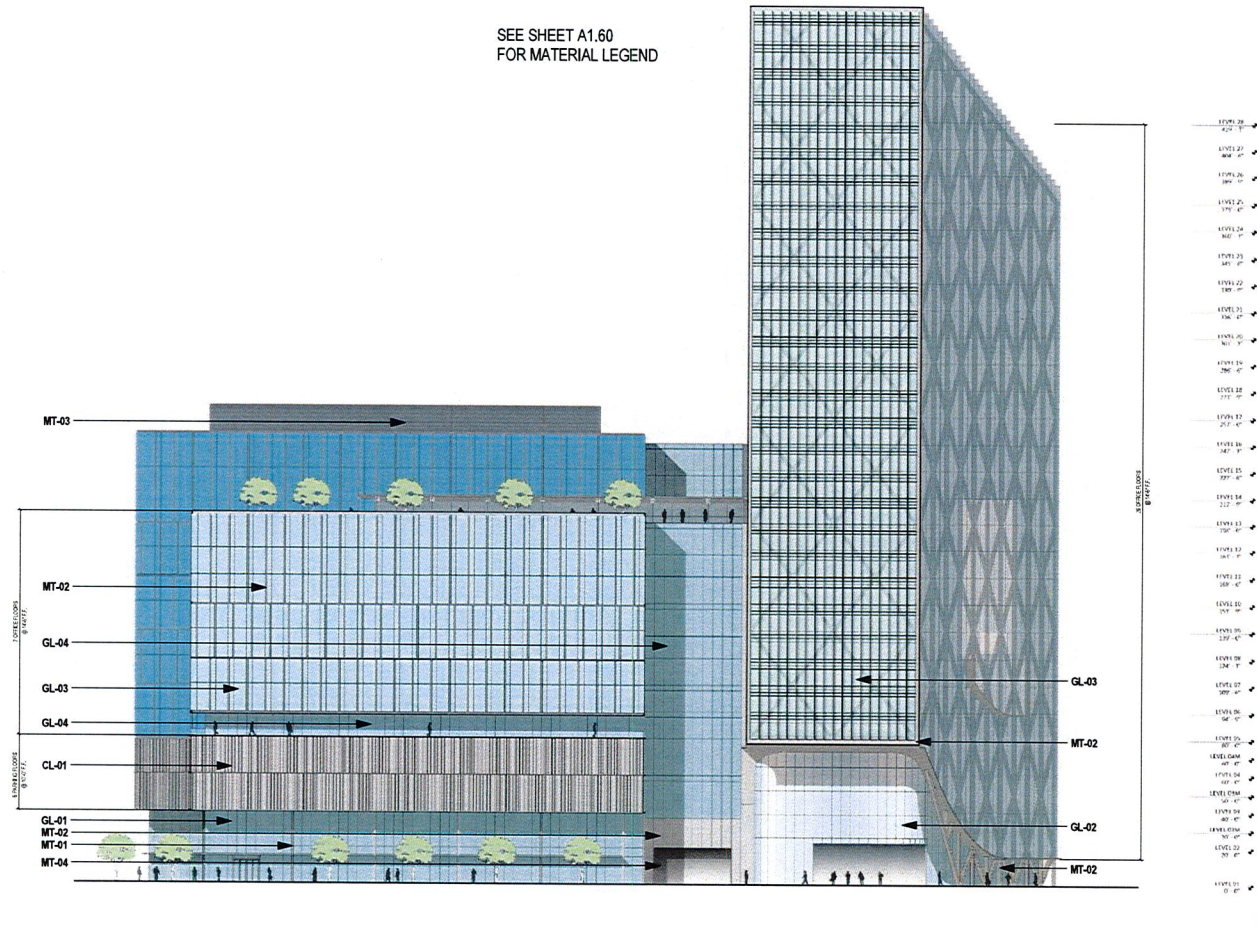
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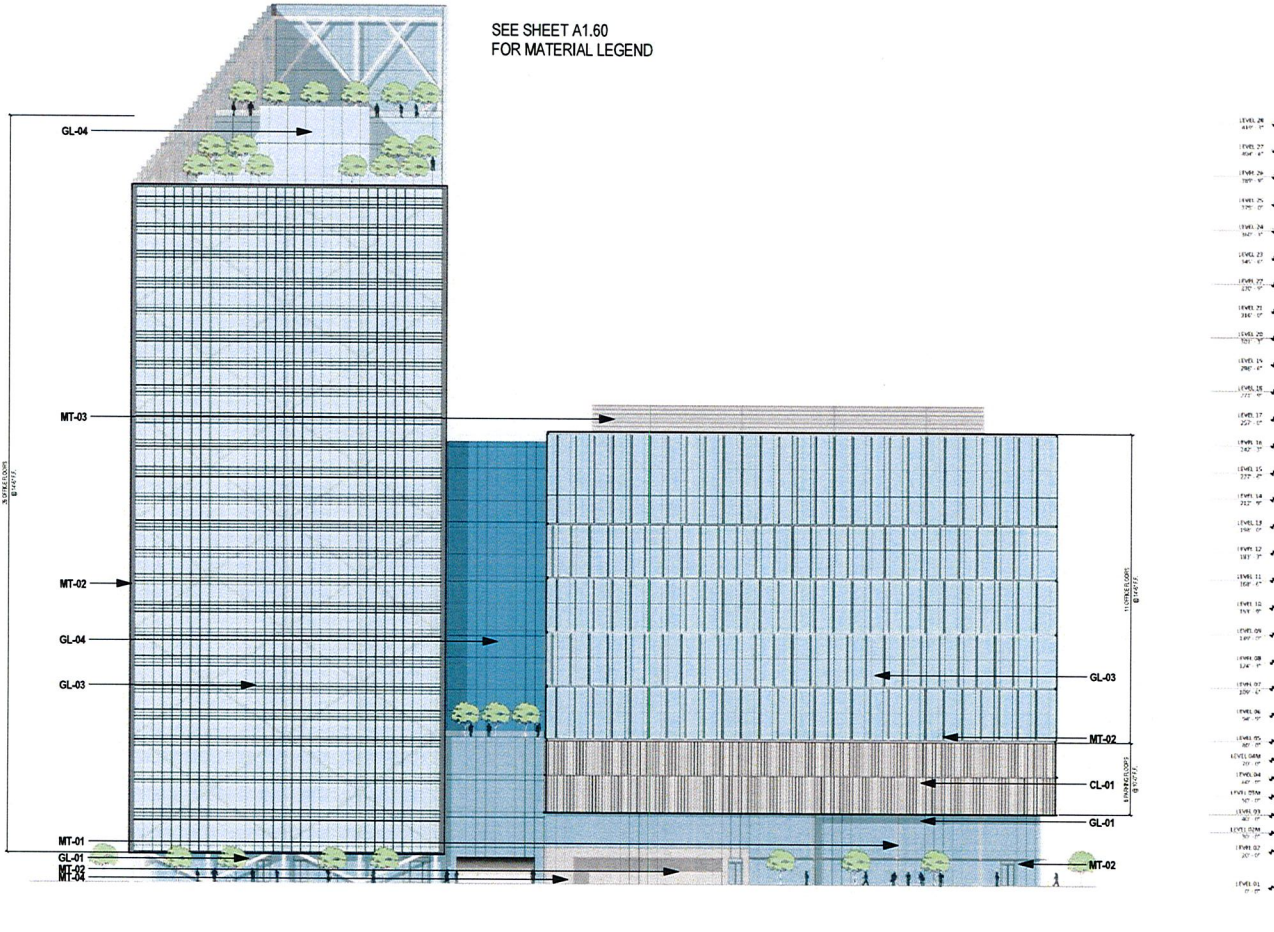
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-GL-04
VIRACON
LOW IRON IGU
"VE24-2M"

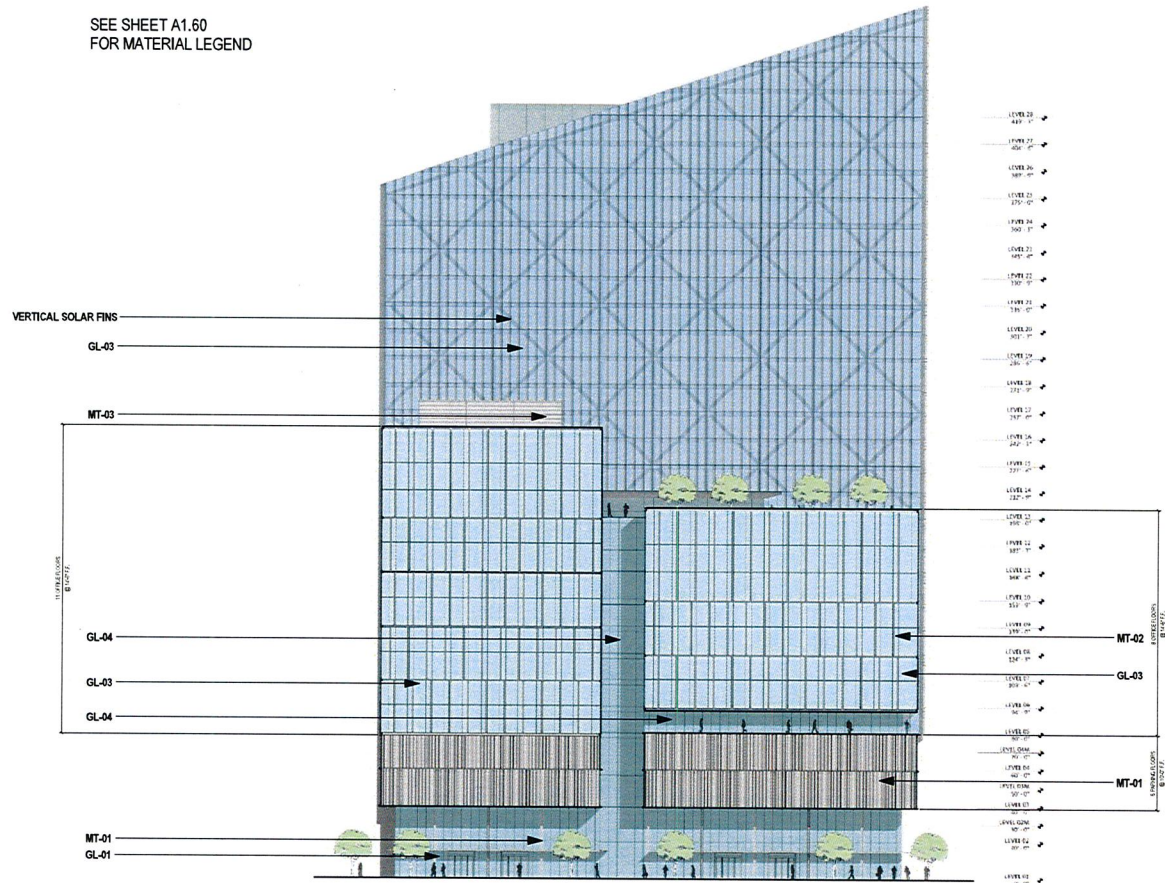
SEE SHEET A1.60
FOR MATERIAL LEGEND



SEE SHEET A1.60
FOR MATERIAL LEGEND



SEE SHEET A1.60
FOR MATERIAL LEGEND



REFERENCES



STREETSCAPE - CANOPY TREE



STREETSCAPE - COLUMNAR TREES



TRELLIS



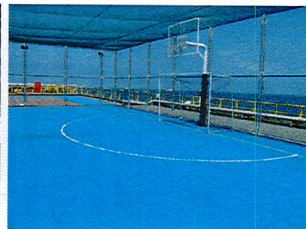
INDOOR / OUTDOOR CONNECTIONS



LIVING ROOF



WALKING PATH



SPORT COURTS

TABLE OF CONTENTS

DRAWING #	SHEET #	DRAWING TITLE	SHEET SIZE	SCALE
1	L0.01	Site Key Plan	42"x30"	1"=20'
2	L0.02	Tree Protection Plan and Preservation Ordinance	42"x30"	1"=20'
3	L2.01	Landscape Plan - Ground Floor	42"x30"	1"=20'
4	L2.02	Landscape Plan - Level 12	42"x30"	1"=20'
5	L2.03	Landscape Plan - Level 17	42"x30"	1"=20'
6	L2.04	Landscape Plan - Level 25	42"x30"	1"=20'
7	L2.05	Landscape Plan - Level 26	42"x30"	1"=20'

LEGEND



TREE



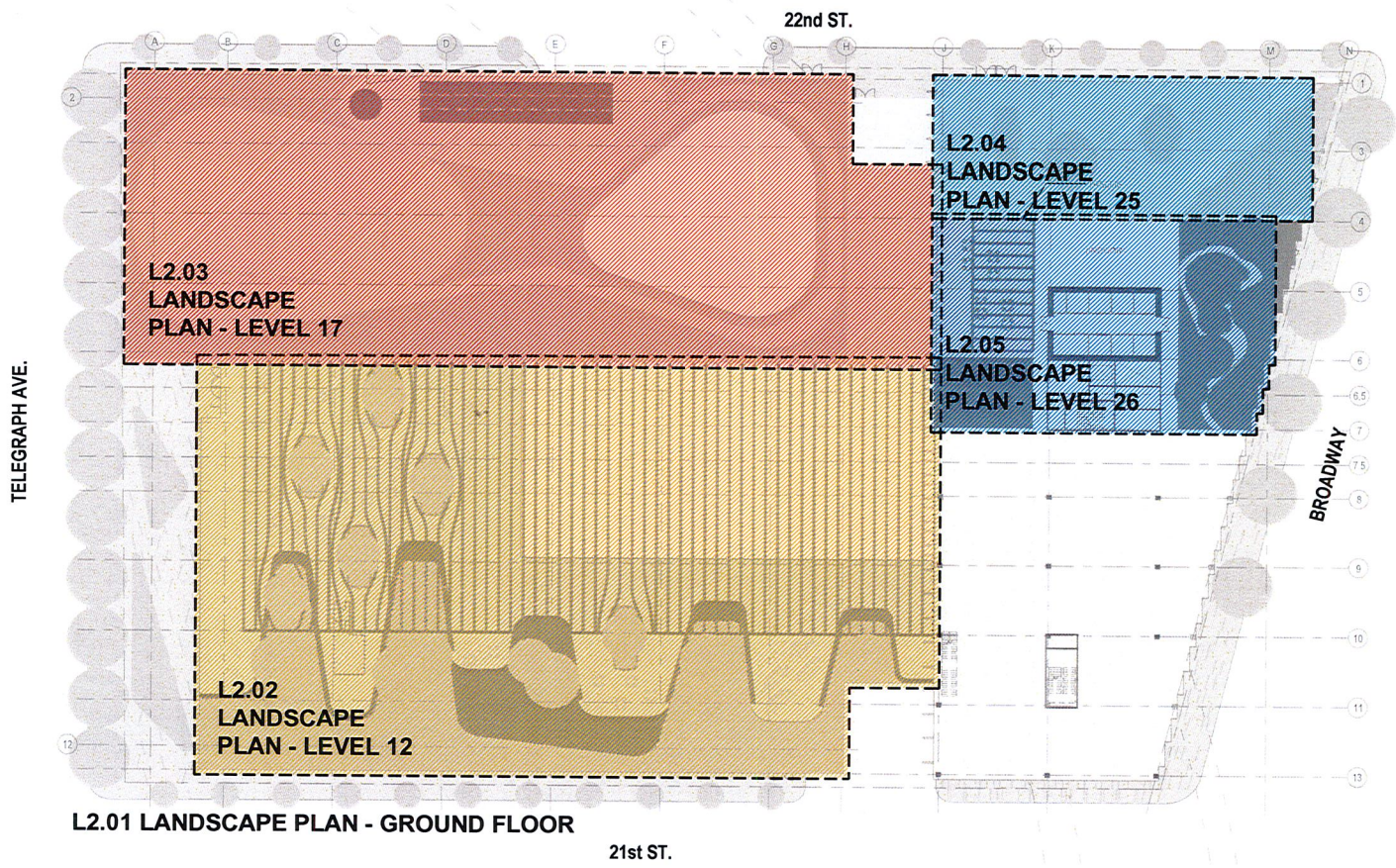
PLANTING



POOL



TRELLIS



TREE PRESERVATION ORDINANCE

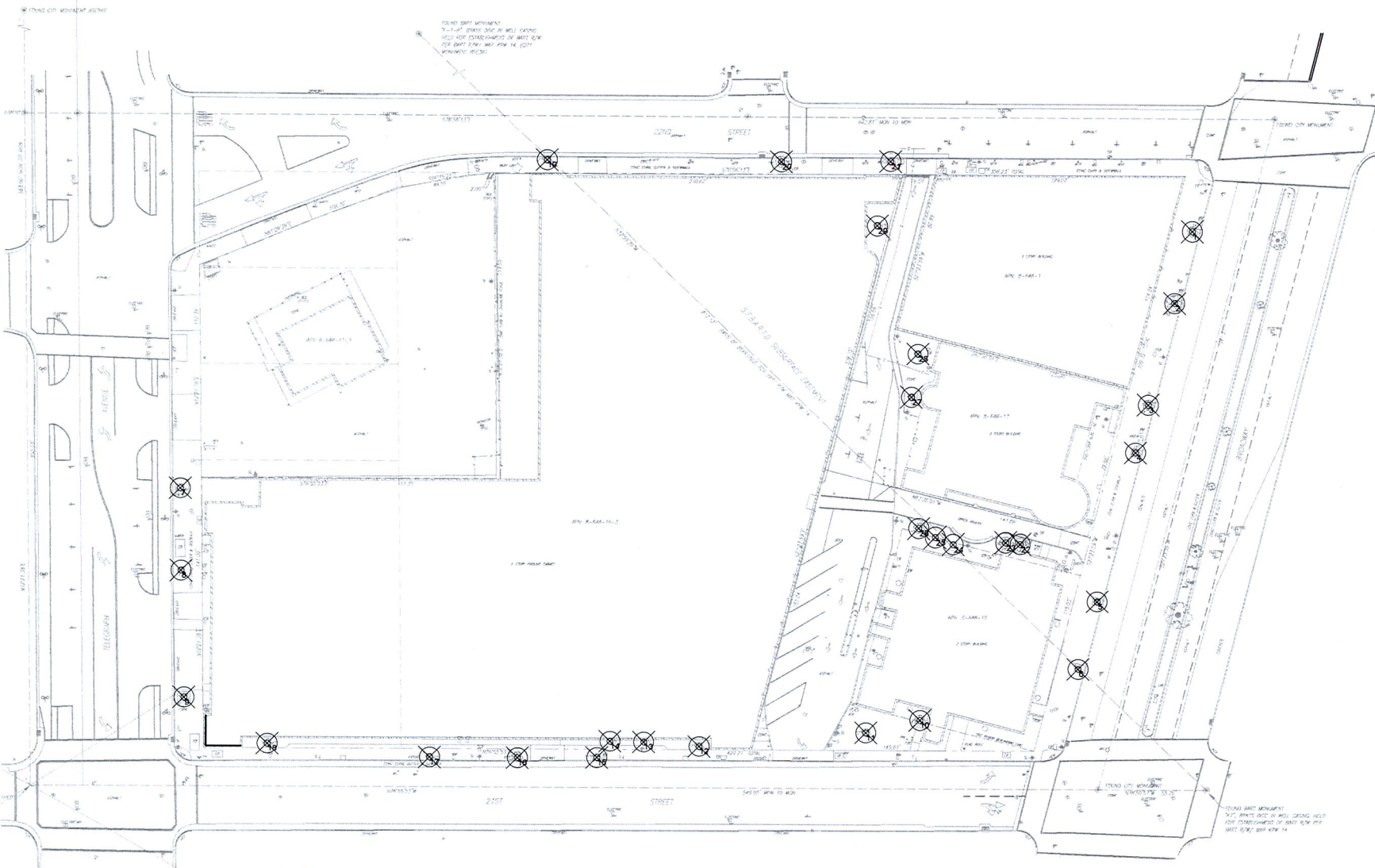
O.M.C. (A) A TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED FOR ANY PROPOSED CONSTRUCTION ACTIVITY (INCLUDING BUILDINGS, DRIVEWAYS, PATHS, DECKS, CONSTRUCTION VEHICLE ROUTES, SIDEWALK IMPROVEMENTS, & PERIMETER GRADING) WITHIN 10 FEET OF A PROTECTED TREE, EVEN IF SUCH TREES ARE NOT BEING REMOVED OR IF THEY ARE LOCATED ON A NEIGHBOR'S PROPERTY.

THE FOLLOWING ARE PROTECTED TREES:
 a. ANY COAST LIVE OAK TREE THAT IS LARGER THAN 4 INCHES DBH
 b. ANY TREE (EXCEPT EUCALYPTUS) THAT IS LARGER THAN 9 INCHES DBH (EUCALYPTUS TREES AND UP TO 5 MONTEREY PINES PER ACRE ARE NOT CONSIDERED PROTECTED TREES UNDER THIS SECTION. MONTEREY PINES MUST BE INSPECTED AND VERIFIED BY THE PUBLIC WORKS AGENCY TREE DIVISION PRIOR TO THEIR REMOVAL. CONTACT THE TREE DIVISION AT (610) 615-8600 FOR MORE INFORMATION OR TO SCHEDULE AN INSPECTION)
 c. ANY TREE OF ANY SIZE LOCATED IN THE PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES).

I ATTEST THAT: (CHECK ONE)
 (1) THERE ARE NO EXISTING PROTECTED TREES ANYWHERE ON THE SUBJECT PROPERTY OR WITHIN 10 FEET OF THE PROPOSED CONSTRUCTION ACTIVITIES* INCLUDING NEIGHBOR'S PROPERTIES OR THE ADJACENT PUBLIC RIGHT-OF-WAY.
 (2) THERE ARE PROTECTED TREES ON THE SUBJECT PROPERTY OR WITHIN 10 FEET OF THE PROPOSED CONSTRUCTION ACTIVITIES* AND THEIR LOCATION IS INDICATED ON THE SITE PLAN AND LANDSCAPE PLAN AND CHECK ONE:
 (a) NO PROTECTED TREES ARE TO BE REMOVED AND NO CONSTRUCTION ACTIVITY** WILL OCCUR WITHIN 10 FEET OF ANY PROTECTED TREE.
 (b) NO PROTECTED TREES ARE TO BE REMOVED AND CONSTRUCTION ACTIVITY** WILL OCCUR WITHIN 10 FEET OF ANY PROTECTED TREE.
 (c) PROTECTED TREES WILL BE REMOVED.
 IF YOU CHECKED (2B) OR (2C), A TREE PRESERVATION/REMOVAL PERMIT IS REQUIRED. PLEASE COMPLETE THE SECTION BELOW.

TREES PROPOSED FOR REMOVAL		
#	SPECIES	DBH
1	Platanus x hispanica	13.5
2	Platanus x hispanica	21
3	Platanus x hispanica	16.5
4	Platanus x hispanica	13.5
5	Platanus x hispanica	7
6	Platanus x hispanica	7.5
7	Platanus x hispanica	13.5
8	Platanus x hispanica	7
9	Platanus x hispanica	14
10	Acce palmatum	7.5, 5.6, 4.5
11	Brexa pendula	11.5
12	Quercus agrifolia	14.5
13	Quercus agrifolia	8.5
14	Quercus agrifolia	5
15	Lophostemon confertus	14.5
16	Lophostemon confertus	18
17	Lophostemon confertus	11
18	Juniperus chinensis	13.5
19	Lophostemon confertus	11
20	Lophostemon confertus	16.5
21	Lophostemon confertus	12
22	Abies concolor	15
23	Abies concolor	15
24	Acce palmatum	4, 4.3, 3.5, 4.5
25	Acce palmatum	4, 6
26	Acce palmatum	4, 4.5, 3.5, 3.5
27	Acce palmatum	9' @ 32"
28	Prunus serotina	12' @ 42"
29	Cupressus sempervirens	9.5

REASON FOR REMOVAL/IMPACTING OF TREES:
 - TREES 5, 20, 25 TO BE REMOVED DUE TO ITS POOR HEALTH. REPLACEMENT TREE TO BE PLANTED
 - THE REST OF THE TREES TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES. REPLACEMENT TREE TO BE PLANTED. ADDITIONAL PLATANUS X HISPANICA AND LOPHOSTEMON CONFERTUS TREES TO BE PLANTED ON-SITE. SEE L2.01 LANDSCAPE PLAN - GROUND FLOOR FOR DETAILS.
 - OTHER SPECIES TO BE REPLACED AS PLATANUS X HISPANICA AND LOPHOSTEMON CONFERTUS FOR DESIGN CONSISTENCY.



GENERAL NOTES:
 1. THE LOCATION OF EXISTING TREES IS AS SHOWN WITHIN THE BOUNDARY OF THE PROPERTY. THE OWNER SHALL VERIFY THE LOCATION AND CONDITION OF ALL EXISTING TREES PRIOR TO THE START OF CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES.

LEGEND

(X) TREES TO BE REMOVED
 (29) TOTAL

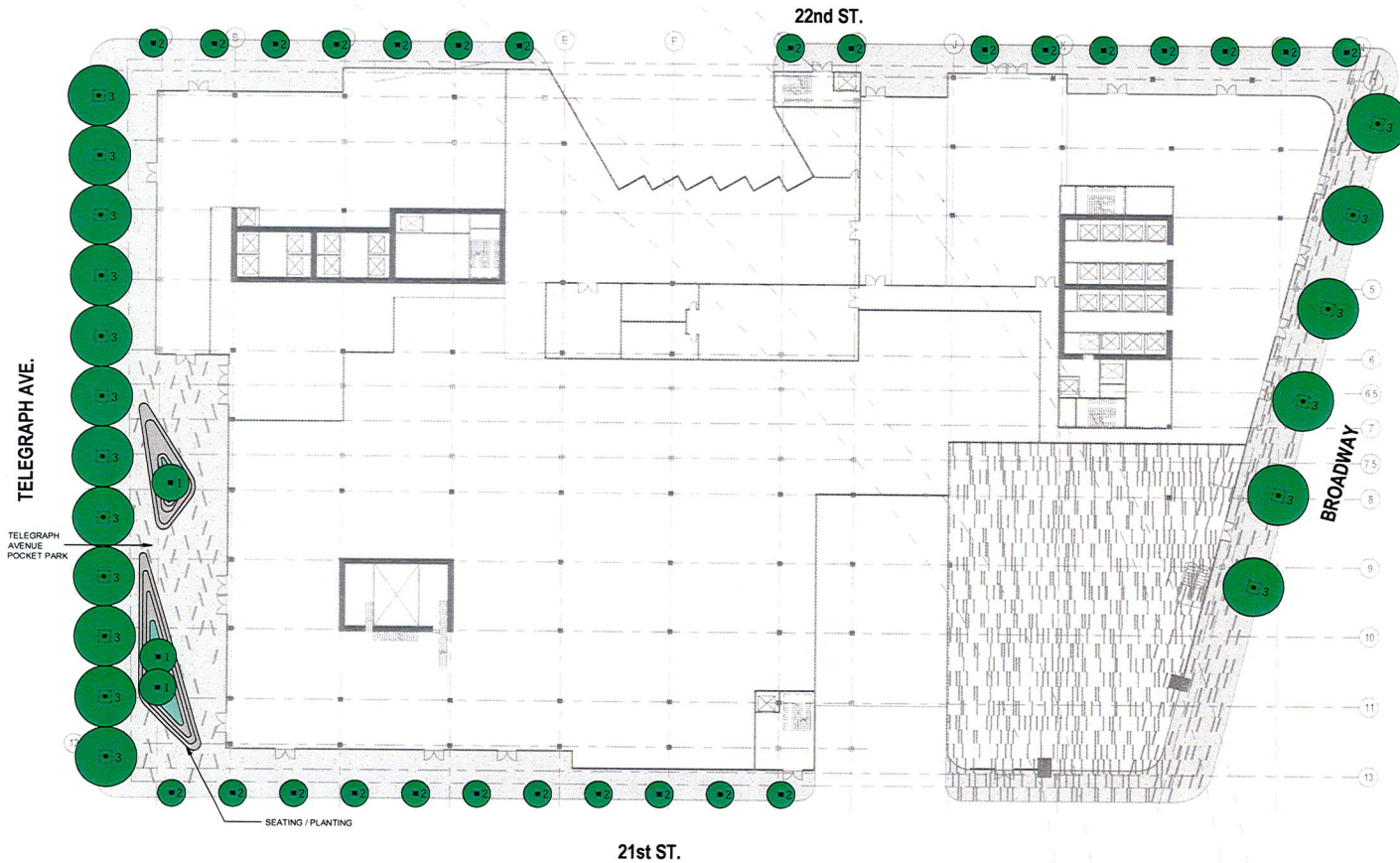
GRAPHIC SCALE: 0 5 10 20 40



2100 TELEGRAPH
 W/L Telegraph Holdings JV, L.L.C.

APPLICATION: 09/29/17
 FINAL DEVELOPMENT PLAN, SCHEME B

Tree Protection Plan & Preservation Ordinance **L0.02**



STREETSCAPE - CANOPY TREES

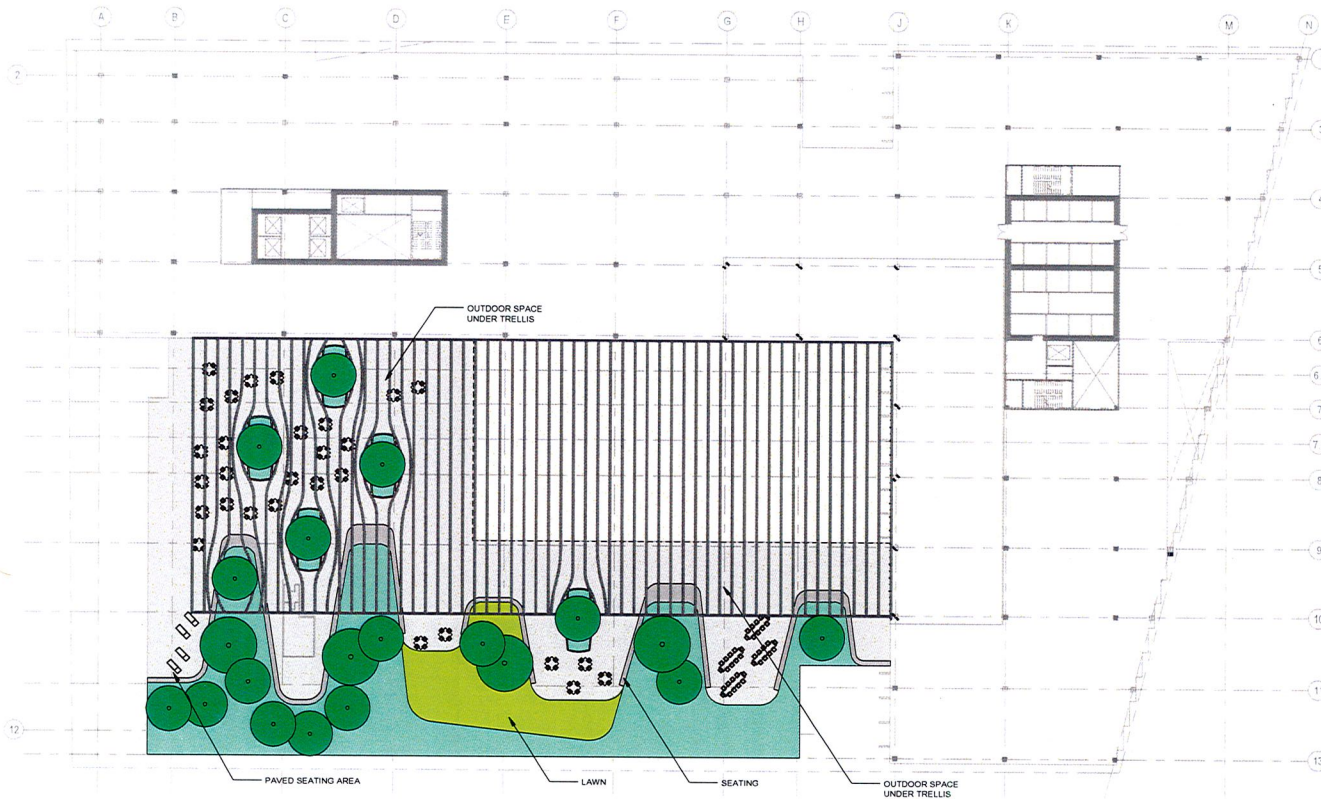


STREETSCAPE - COLUMNAR TREES

GROUND FLOOR PLANTING SCHEDULE

SYMBOL	TYPE	SCIENTIFIC NAME	COMMON NAME	QUANTITY / AREA (SQ FT)	SIZE	IRRIGATION
● 1	TREE	<i>Olea europaea</i> 'Swan Hill'	Frillless Olive 'Swan Hill'	3	48" OR 60" Box	Drip Irrigation
● 2	TREE	<i>Lophostemon confertus</i>	Brisbane Box	27	36" Box	Drip Irrigation
● 3	TREE London Planetree	London Planetree	18	48" Box	Drip Irrigation
■	PLANTING	<i>Lavandula latifolia</i>	Lavandula latifolia	482 (SQ FT)	1 Gal	Drip Irrigation



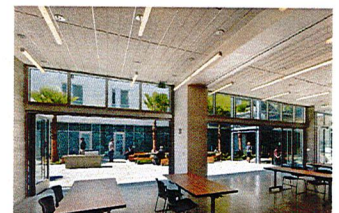


ROOF PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	TREE	20	Drip Irrigation
	PLANTING	11,000 (SQ FT)	Drip Irrigation
	LAWN	2,500 (SQ FT)	Drip Irrigation



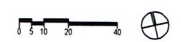
TRELLIS

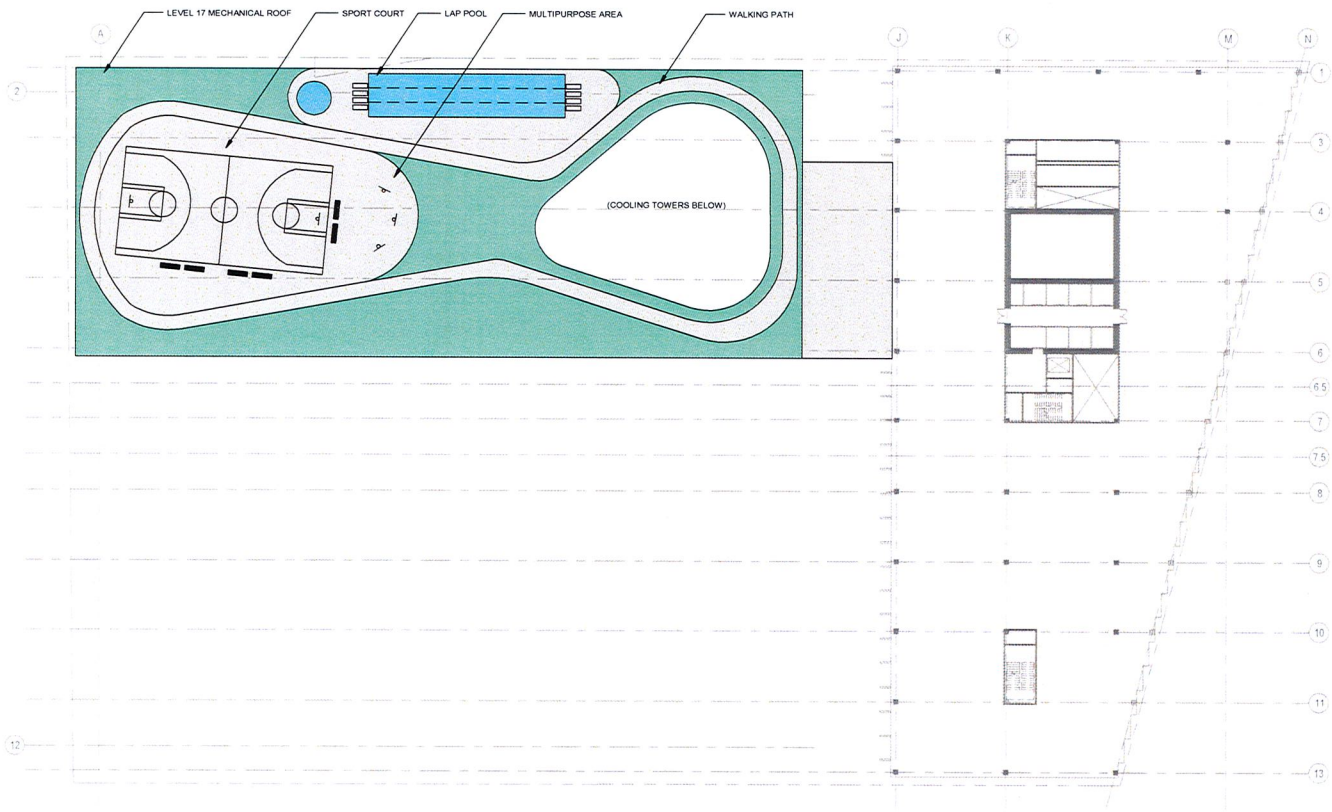


INDOOR / OUTDOOR CONNECTIONS

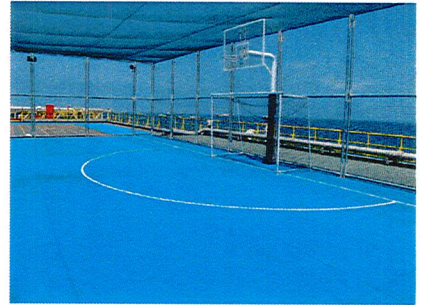


LIVING ROOF





WALKING PATH

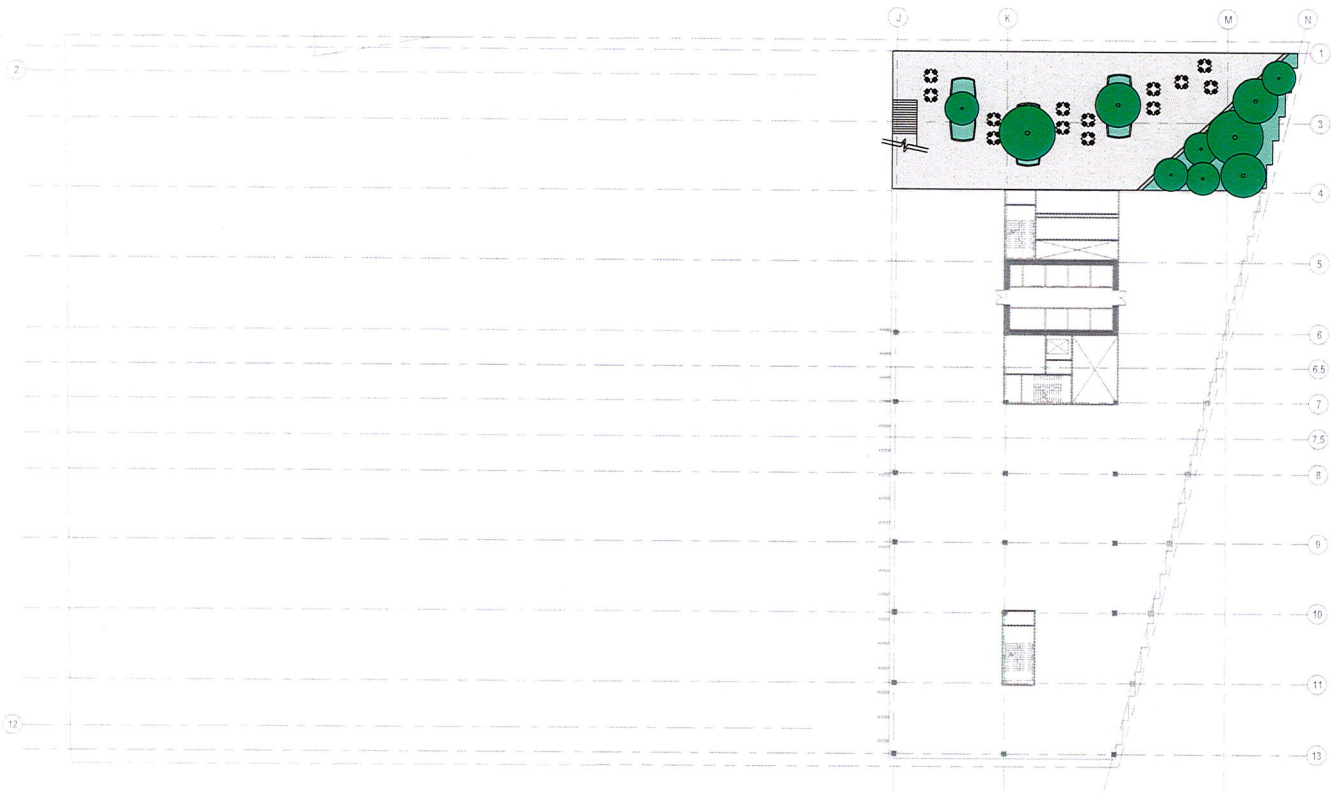


SPORT COURTS



ROOF PLANTING SCHEDULE

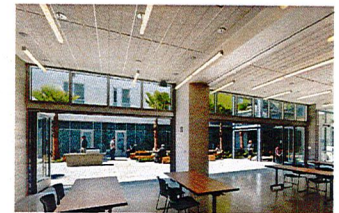
SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	PLANTING	12,800 (SQ FT)	Drip Irrigation





ROOF PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	TREE	10	Drip Irrigation
	PLANTING	2,200 (SQ FT)	Drip Irrigation

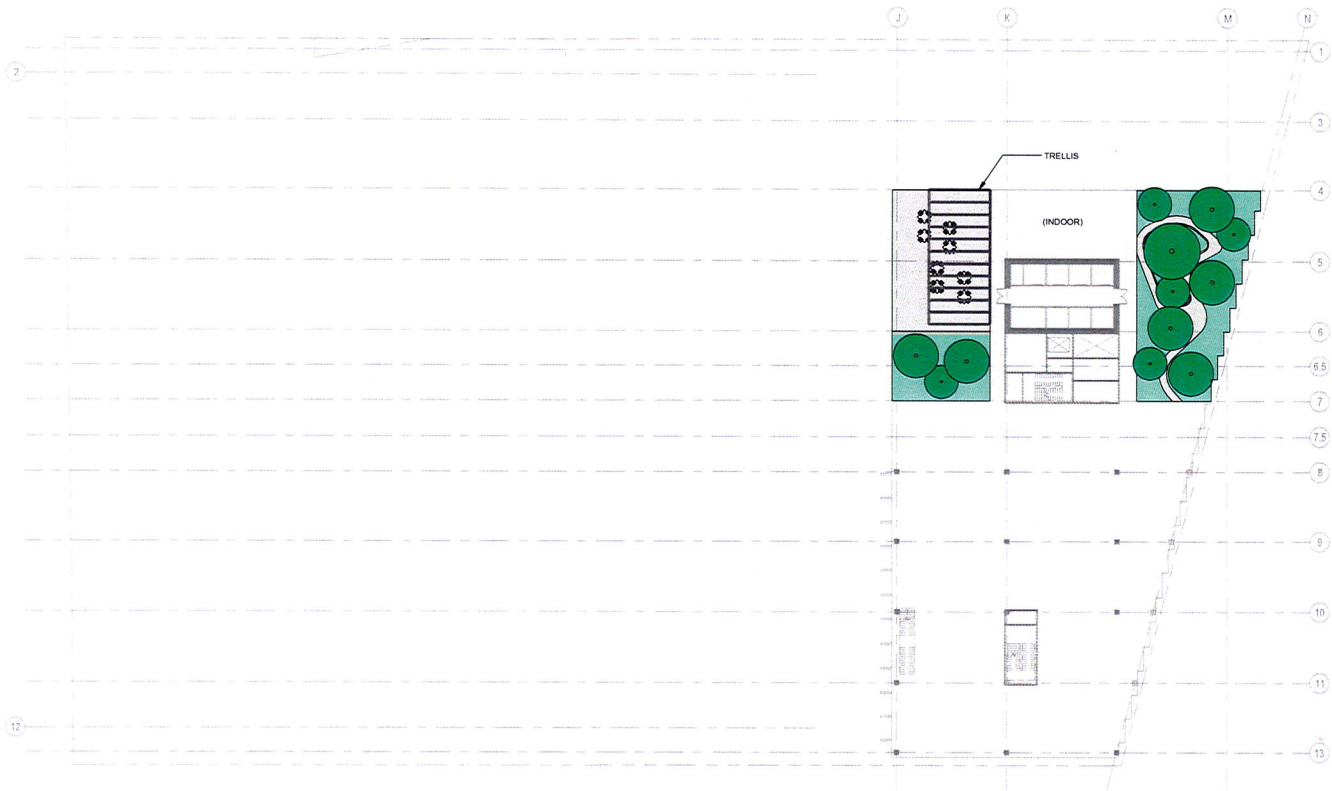


INDOOR / OUTDOOR CONNECTIONS



LIVING ROOF



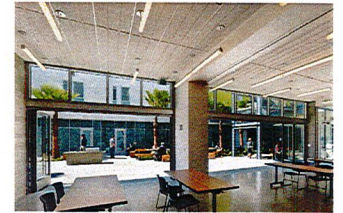


ROOF PLANTING SCHEDULE

SYMBOL	TYPE	QUANTITY / AREA (SQ FT)	IRRIGATION
	TREE	12	Drip Irrigation
	PLANTING	4,000 (SQ FT)	Drip Irrigation



TRELLIS



INDOOR / OUTDOOR CONNECTIONS



LIVING ROOF

