



City of Oakland

# Objective Design Standards & Streamlined Project Review

**Advisory Group #2**  
ODS for Residential Development

*September 7, 2023*

# Agenda

## **Meeting Objectives**

### **Project Process**

- Timeline
- Equity Considerations

### **Design Review Process**

- Changes in Design Review Process
- Paired with Proposed Zoning Changes

### **Proposed Objective Design Standards**

- Focus Group Feedback
- Structure, Outline, Categories, and Checklists
- Residential Building Type Key Standards

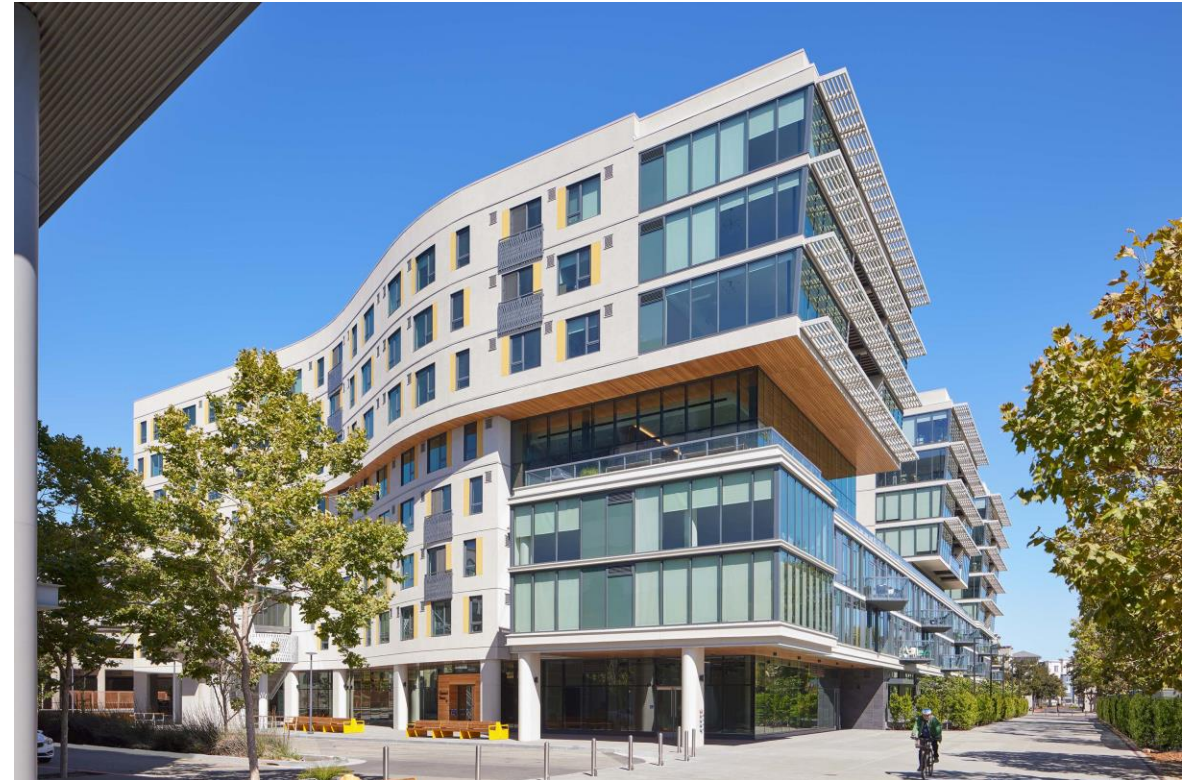
### **Group Discussion**

### **Public Comment**

### **Next Steps**

# Meeting Objectives

- Provide overview and rationale for objective design standards
- Provide examples of objective standards specific to **1-4 units, low-, mid-, and high-residential multifamily types**
- Receive input and opinion on objective design standards and desired results



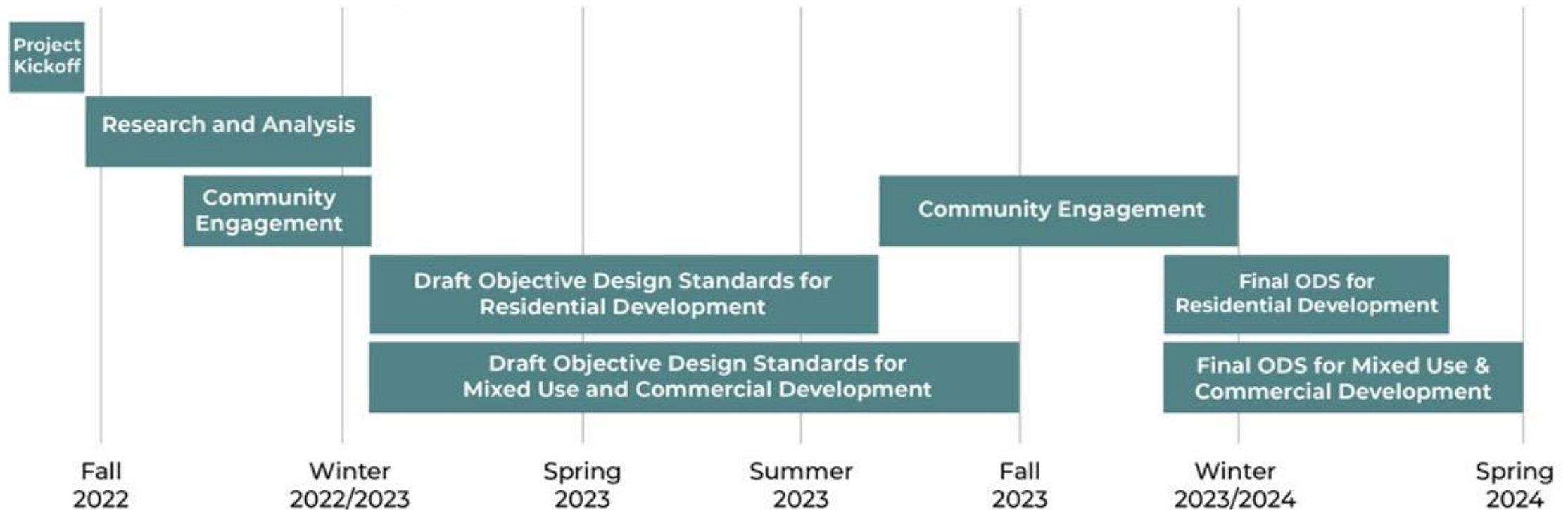
*Mid-rise Residential Building in Oakland*

# Group Agreements

- Raise your hand to speak
- One Mic, One Speaker- Please allow one person to speak at a time. Please mute yourself when others speak
  - Please hold questions until designated time for discussion
- Treat one another with respect
  - 'Step up' if haven't contributed, 'step back' to make room for others
- At this meeting, assume good intentions and look for shared opportunities

# Project Process

## Forecasted Timeline



# Equity Considerations

The Project Team is currently working on a **Racial Equity Impact Analysis** (REIA) which is a template that Oakland's Department of Race and Equity developed to help departments assess Oakland projects and processes and design explicitly for racial equity.

The pre-REIA has identified desired key outcomes of implementing Objective Design Standards and the project team is working to assess these desired outcomes through the full REIA.

Additionally, the Objective Design Standards will be an evolving document. The project team will develop a system to track implementation of the ODS and ensure it is achieving desired outcomes. The ODS will be updated as needed.

# Design Review Process



# Changes in Design Review Process

**Subjective Guidelines** based on interpretation and discretion that require significant resources

- Often results in a **lengthy process** causing development application backlog and high project costs
  - Includes public review period which can at times delay multi-family projects from being approved
- Currently, design review is required for most development in Oakland except a few project types

**Objective Standards** are measurable, verifiable, and knowable and allow for a simplified, transparent, and user-friendly approach that does not require personal judgement.

- ODS adoption **streamlines development reviews** while accommodating necessary design considerations
  - Certain project categories do not include public comment period, when a project proposal meets all required ODS the project is streamlined to approval by-right
  - Speeds up the production of a wide variety of housing by allowing it by-right
- Certain projects that do not meet ODS or choose not to may undergo existing design review or a ministerial process



# Paired with Proposed Zoning Changes

Suite of **changes to the Planning Code and Zoning Map are proposed** to encourage different housing types, allow more housing density, incentivize affordable housing, and reduce constraints on housing development (not a part of ODS)

- Upzoning/height changes and ‘Missing Middle’ Housing Type amendments
- New Overlay Zones
  - Affordable Housing Overlay
  - Housing Sites Inventory Overlay
- Industrial Lands zoning changes

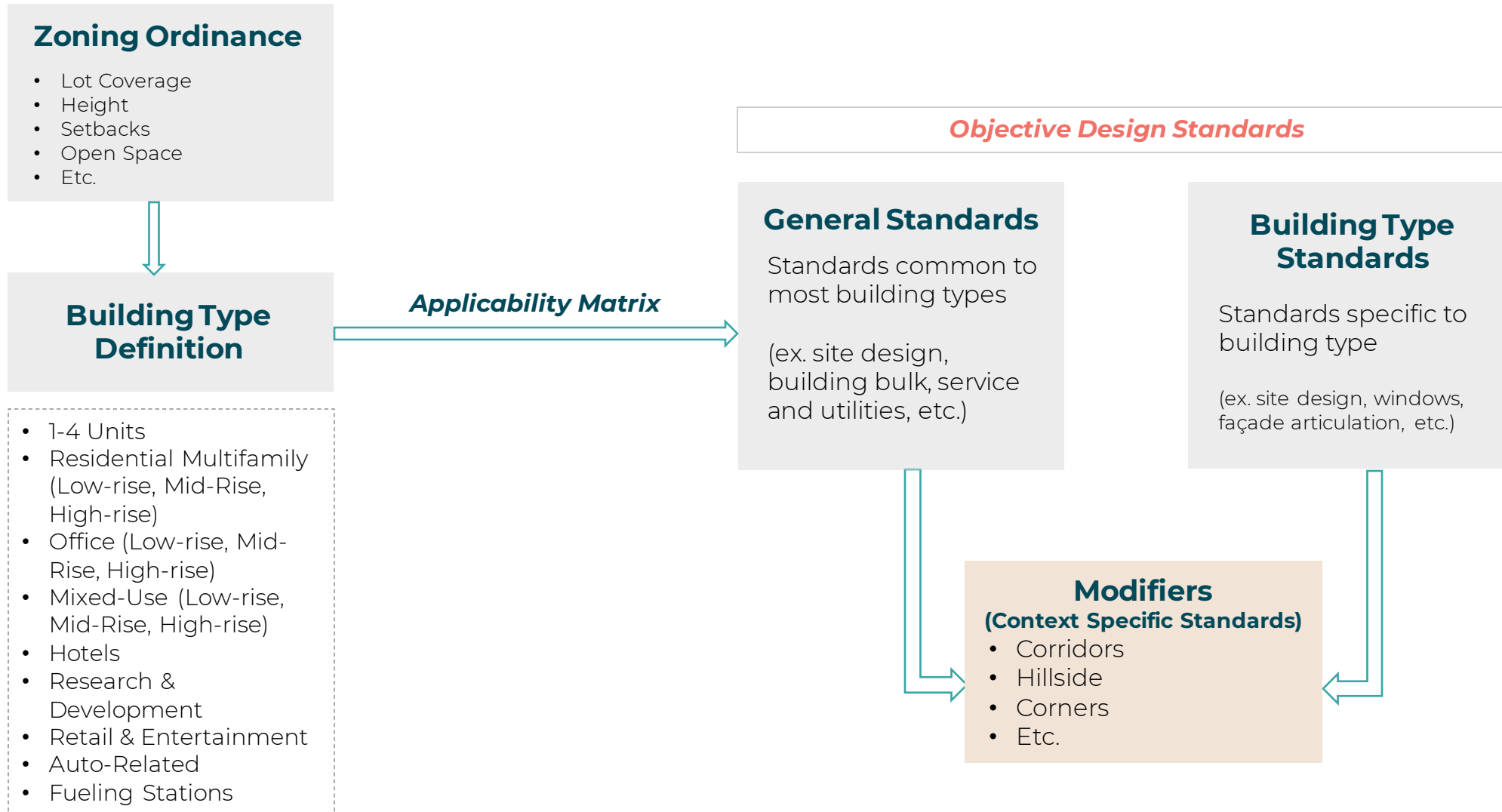
**The ODS and proposed Zoning changes are two tools that will work together to help build more housing, faster in Oakland.**



# Proposed Objective Design Standards



# Objective Design Standards Structure



# Objective Design Standards Outline

## ODS Outline

1. Introduction & Purpose
2. General Design Standards
  - *Context-specific standards as modifiers*
3. Design Standards specific to Building Type
  - *Residential*
  - *Office*
  - *Mixed-Use*
  - *Other*
4. Appendices

General Design Standards			Residential			
			1-4 Units	Low-Rise Residential	Mid-Rise Residential	High-Rise Residential
Site Planning, Organization, and Design (cont.)	Paseos and Mid-Block Connection	S-40 Paseos	o	o	o	o
		S-41 Paseo Width	o	o	o	o
		S-42 Paseo Travel Path	o	o	o	o
		S-43 Vertical Clearance	o	o	o	o
	Site Lighting	S-44 Orientation	o	o	o	o
		S-45 Illumination Zone		o	o	o
		S-46 Building Types		o	o	o
		S-47 Pedestrian Circulation	o	o	o	o
		S-48 Light Fixtures	o	o	o	o
	Landscape and Stormwater Management	S-49 Location	o	o	o	o
		S-50 Tree Canopy	o	o	o	o
		S-51 Tree Wells	o	o	o	o
		S-52 Vertical Clearance		o	o	o
		S-53 Low Impact Development		o	o	o
Buildings	Building Bulk	S-54 Corners	o	o	o	o
		S-55 Streetwall		o	o	o
	Mitigation of Blank Walls	S-56 Treatments		o	o	o
		S-57 Ground Floor		o	o	o
Ground Floor Treatment and Uses	Ground Floor Non-Residential Spaces	S-58 Height				
		S-59 Corner Lot				
		S-60 Clerestory Window				
		S-61 Commercial Space Depth				
		S-62 Finished Floor				
		S-63 Wall Plane				
	Ground Floor Residential Spaces	S-64 Height		o	o	o
		S-65 Transparency		o	o	o
		S-66 Residential Active Frontage		o	o	o
		S-67 Individual Ground Floor Unit Entrances	o	o	o	o
		S-68 Porch/Patio	o	o	o	o
		S-69 Fences	o	o	o	o
		S-70 Finished Floor Elevation		o	o	o
		S-71 Sloping Sites		o	o	o

# Residential Building Types



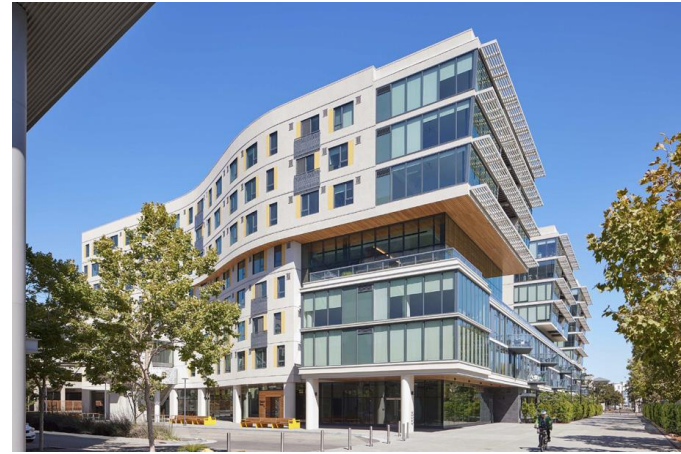
**1-4 Units**

*Residential properties that include one to four individual housing units on one parcel. These could include detached units, duplexes, triplexes or fourplexes.*



**Low-rise**

*Building with five or more housing units and up to three stories tall. Townhouses, rowhouses, garden apartments, courtyard apartments or cottage clusters are included in this building typology.*



**Mid-rise**

*Building that are typically four to nine stories tall with high-density and contain more than five housing units on a parcel. They include shared active residential uses including lobbies, common rooms, fitness centers, etc.*



**High-rise**

*Buildings that typically exceed nine stories in height with shared active residential uses.*

# Objective Design Standards Checklists



## Objective Design Standards Checklist FOR LOW-RISE RESIDENTIAL MULTIFAMILY

The Objective Design Standards (ODS) provide non-subjective design and development standards, should applicants seek streamlined approval for applicable development projects. The streamlined pathway does not go through traditional design review and is available for most, but not all, development projects. Some larger projects and others that need legislative approval may need to go through traditional design review.

The full ODS document includes definitions, diagrams, instructions and information to help one determine if a standard is applicable to a project and if the proposed project meets the required standards. The ODS are structured into two main sections: "General Design Standards" (Chapter 2), which are universally applicable to the majority of building types and "Design Standards Specific to Building Typology" (chapter 3), which are only applicable to specific building types.

This checklist serves as a user-friendly tool to help one determine whether a project adheres to relevant ODS and would result in streamlined approval. The document is a compilation of all objective design standards that are pertinent to low rise residential. Please refer to the full ODS document for visual illustrations and further explanation of each standard

### INSTRUCTIONS

This is a computer-fillable PDF form that can be downloaded and saved to your computer. This form must be included with submittal of the project applications subject to the ODS requirements. Please examine each criterion and check the corresponding column to indicate if the project adheres to the standard. In cases where a particular standard does not pertain to the project, please check the "N/A" column. Section numbers are hyperlinked [when the ODS sections are finalized] to the full ODS document that includes graphics and visual illustrations to explain the standards.

APPLICANT & PROJECT INFORMATION	
Applicant Name	
Case Number	
Project Address	

### SITE DESIGN

CHECKLIST	PROJECT COMPLIES				
	Yes	No	N/A	Reference Sheet #	
<b>SITE AND SURROUNDING CONTEXT</b>					
<b>Site Context</b>					
2.1.1	<b>Site Context.</b> Assess the surrounding character, topography, views, street patterns and types, existing land uses, General Plan land use designation, zoning, building types, and public spaces to understand the site's role in the neighborhood.				
	Existing Land Uses:				
	General Plan Land Use Designation:				
	Zoning:				
	Notes:				
2.1.2	<b>Internal Site Circulation.</b> In areas with grid street patterns, align new block patterns and internal circulation such as driveway aisles, alleys, private streets, and pedestrian walkways development sites from 10,000 to 75,000 square feet, with the existing surrounding street grid.				
2.1.3	<b>Hillside Development.</b> Developments on sites with a greater than twenty percent slope along the street frontage, up-slope or a down-slope, the following standards apply:				
	a) Site grading outside the building footprint for new developments on hillside sites must not vary more than five feet from the existing grade				
	b) Site grading for new developments on hillside sites must be limited to 10 feet from the existing grade within the building footprint				
<b>Relationship to Transit</b>					
2.2.1	<b>Primary Entrance Location.</b> Developments located within a Transit Priority Area, shall locate the primary building entrance at the building corner closest to the transit stop and visible from the transit stop, sidewalk or on-site pathways to transit				
2.2.2	<b>Driveway Location.</b> Driveways shall not be located within 20 feet of BART or Amtrak stations and BRT stops where more than three transit lines intersect, unless there are no other streets adjoining the property				
<b>SITE PLANNING, ORGANIZATION, AND DESIGN</b>					
<b>Building Placement and Orientation</b>					
2.3.1	<b>Building Placement.</b> To create a cohesive street edge, when not specified in the underlying Zoning district, building frontage shall be located within five feet of the minimum setback, property line where there is no minimum or where the maximum setback required by Zoning is greater than five feet.				
	a) For a minimum of 75 percent of building frontage at arterial and collector streets or public open spaces.				
	b) and a minimum of 60 percent of building frontage at local streets.				
	c) When there are multiple buildings on a site, 75 percent of the sum of all the building frontages facing arterial and collector streets and public open spaces and 60 percent of all building frontage facing local street shall be counted				

CHECKLIST	PROJECT COMPLIES				
	Yes	No	N/A	Reference Sheet #	
2.3.2	<b>Additions and Site Infill.</b> Additions and new detached buildings on a site with existing buildings, shall be located to face a public street, public open space or interior courtyard (see Zoning for minimum dimensions).				
3.2.1	<b>Addition.</b> Detached buildings shall be located such that they either face a public street, a public open space, or an interior courtyard with an open court of at least 10 feet by 10 feet.				
	a) When an interior courtyard is provided for access to additions, it shall be accessible from the street by a pedestrian pathway that meets standard 2.4.2.				
3.2.2	<b>Townhouse Site Planning and Configuration.</b> When townhouses are provided, there shall not be more than six units per building/row and shall be configured in one of the following ways:				
	a) In a row facing the front parcel line or street or shared driveway.				
	b) In a row or series of rows perpendicular to the front parcel line or street or shared driveway along a landscaped central open space that is at least 30 feet wide between buildings fronting the open space. This central open space shall connect each individual unit to the street/public ROW. Building projections can encroach within the open space if a clear eight-foot-wide and 10-foot-tall pathway is maintained for pedestrian movement.				
<b>Pedestrian Access</b>					
2.4.1	<b>Primary Entrance Access.</b> The primary building entrance for new developments, additions and alterations shall be accessible from a street, public open space, paseo, or a semi-private open space such as a building entry courtyard, uninterrupted by parking lots or vehicular circulation areas.				
	a) Additions and Alterations. Any new detached buildings, additions, or alterations shall not obstruct pedestrian access to the existing existing building's primary entrance. If additions or alterations do obstruct the current pedestrian access, a new pathway shall be created to ensure access to the existing building's primary entrance.				
2.4.2	<b>Pedestrian Pathway.</b> A minimum five-foot wide pedestrian pathway shall be provided to access building entrances, lobbies, and individual or grouped ground floor dwelling units, unless otherwise specified in Zoning or required by Fire Department.				
	a) The pathway shall be unobstructed and shall have a minimum clear height of one story. When fences are provided for security, fence gates shall not be considered obstructions for the purpose of this standard.				
	b) The pathway can be shared between new and existing buildings on the same site if it does not traverse through another dwelling unit or garage.				
	c) The pathway can also be shared with an existing on-site driveway for additions and alterations for one-to-four unit and low-rise residential developments.				
	d) Exception for additions and alterations. If a five-foot wide pedestrian pathway is not feasible because of the existing side yard condition, a minimum width of three feet shall be allowed.				
2.4.3	<b>Multiple Entrances.</b> When developments have multiple entrances, locate entrances based on the following priority:				
	a) Major Public Transit Stops				
	b) Arterial and collector streets				
	c) Local streets				

# Objective Design Standards Categories

## Site and Surrounding Context

Site Context

Relationship to Transit

## Site Planning, Organization and Design

Building Placement and Orientation

Pedestrian Access

Bicycle Access and Parking

Vehicular Access and Surface Parking

Service and Utilities

Open Spaces

Mid-block Connections

Landscaping

Site Lighting

## Building Scale and Form

Building Bulk

Mitigation of Blank Walls

Ground Floor Commercial Spaces

Ground Floor Residential Spaces

Building Entrances

## Building Elements

Façade Pattern and Articulation

Roofs and Parapets

Decks and Balconies

Windows and Glazing

Awnings, Sunshades and Screens

Materials and Color

Architectural Lighting

Parking Garages

# Key Standards





# Key Standards

## **Context Related Standards**

- Site Context
- Entrance Context
- Roof Slope
- Window Proportions
- Massing Stepbacks
- Materials for Additions and Alterations

## **Building Bulk and Articulation**

### **Building Elements**

- Active Frontage
- Balcony Dimensions
- Blank Wall Treatments
- Permitted and Prohibited Materials

# Focus Group Feedback

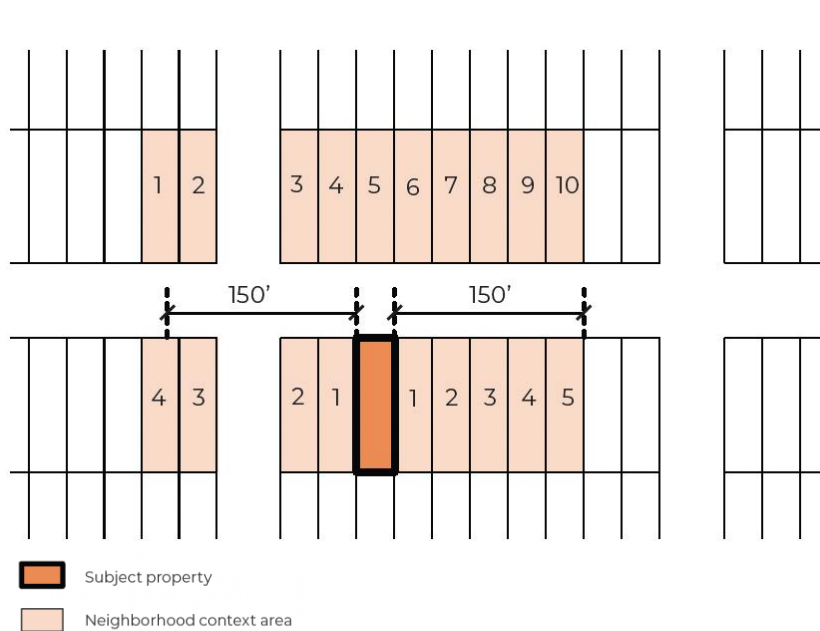
- ODS should only apply to projects where objective design review is required by State law
- ODS should use existing guidelines as a starting point
- ODS should allow for flexibility and creativity and avoid being too restrictive
- ODS should be simplified
- ODS should be mindful of historical context
- ODS should discourage overly assertive designs that call excessive attention to themselves, especially in historic neighborhoods
- ODS' historic context provisions should be a separate section
- ODS should not have too much emphasis on articulation and massing to achieve good design. These are too restrictive and increase construction costs
- ODS should ensure that new buildings are compatible with historic buildings and blend in, including with respect to the skyline
- ODS should also ensure there is room for contemporary designs outside historic areas such as flat roofs.
- ODS' current provisions are too restrictive including requirements for planting, massing break, articulation, open space, and additions and alterations

# Context-related Standards

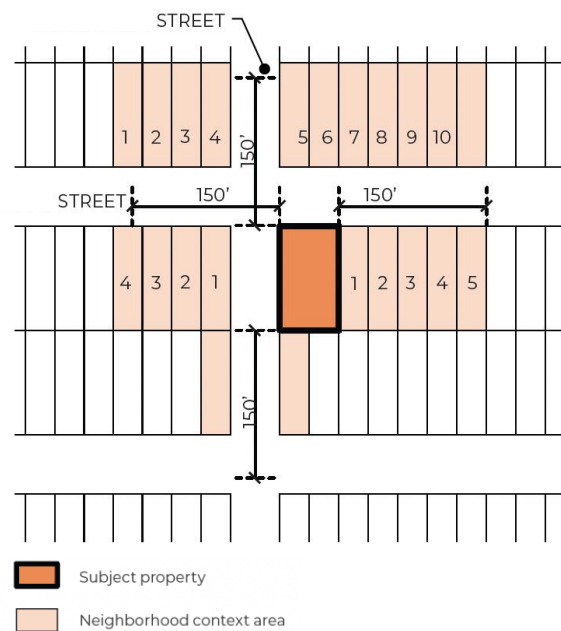


## Site Context

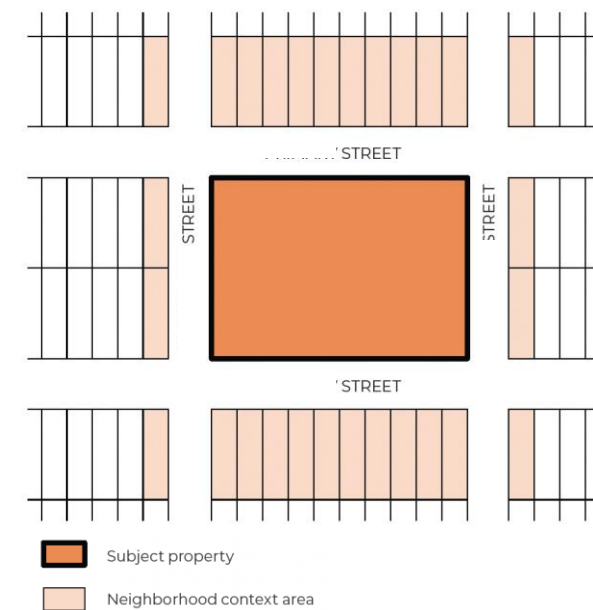
When specific objective design standards require the incorporation of design elements from the proposed project's context, the definition of the **Neighborhood Context Area (5-5-10)** for the Oakland ODS will be as follows:



**Interior lots:** 5 lots on each side and 10 of the closest lots located directly across the street (no less than 150 feet)



**Corner lots:** all parcels that front the same street intersection; no greater than 150 feet



**Whole-block lots:** all lots across the street from each side

## Entrance Context

An entrance to a building that is visible from a public street shall respond to its context by doing the following:

- **Porches.** If more than 70 percent of residential buildings in the Neighborhood Context Area have porches, the building shall provide a porch that is a minimum 5 feet wide and 5 feet deep.
- **Stoop Height.** If more than 70 percent of buildings in the Neighborhood Context Area have stoops, the building shall provide stoops that are no more than two feet higher or lower than the average stoop height in the Neighborhood Context Area.



Source: NY Patch



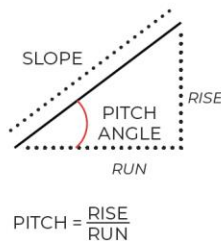
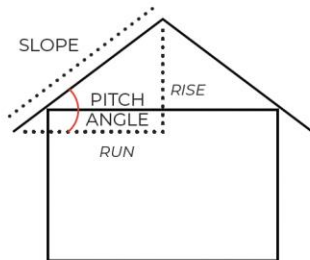
Source: Google Street View

## Roof Slope

More than 50 percent of a new development's roof area shall exhibit the **same slope category** as:

- The historic building(s) in the Neighborhood Context Area.
- More than 50 percent of the street-fronting buildings in the Neighborhood Context Area.
- If a single slope cannot be identified, the building shall either provide a flat roof or pick any of the slope categories from the Neighborhood Context Area.

Slope Category	Roof Pitch (rise:run)
FLAT	$\leq 1:12$
LOW	$\leq 1:12$ and $\leq 4:12$
MODERATE	$> 4:12$ and $\leq 7:12$
STEEP	$> 7:12$



*Neighborhood with strong roof context in Oakland*  
Source: Google Street View



*ODS ensure preclusion of out-of-context designs*  
Source: Google Street View

## Window Proportions

A minimum of 50 percent of the street-facing windows shall match the proportions of more than 50 percent of street-facing windows of a historic building in the Neighborhood Context Area.

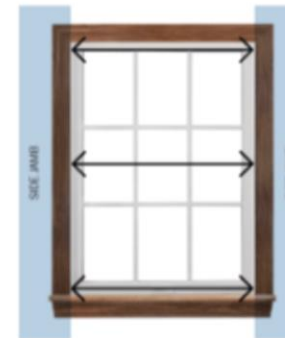


*Neighborhood with strong historic characteristics*

Source: City of Oakland

### Measuring Window Proportions

#### 1. Measure Horizontally



#### 2. Measure Vertically

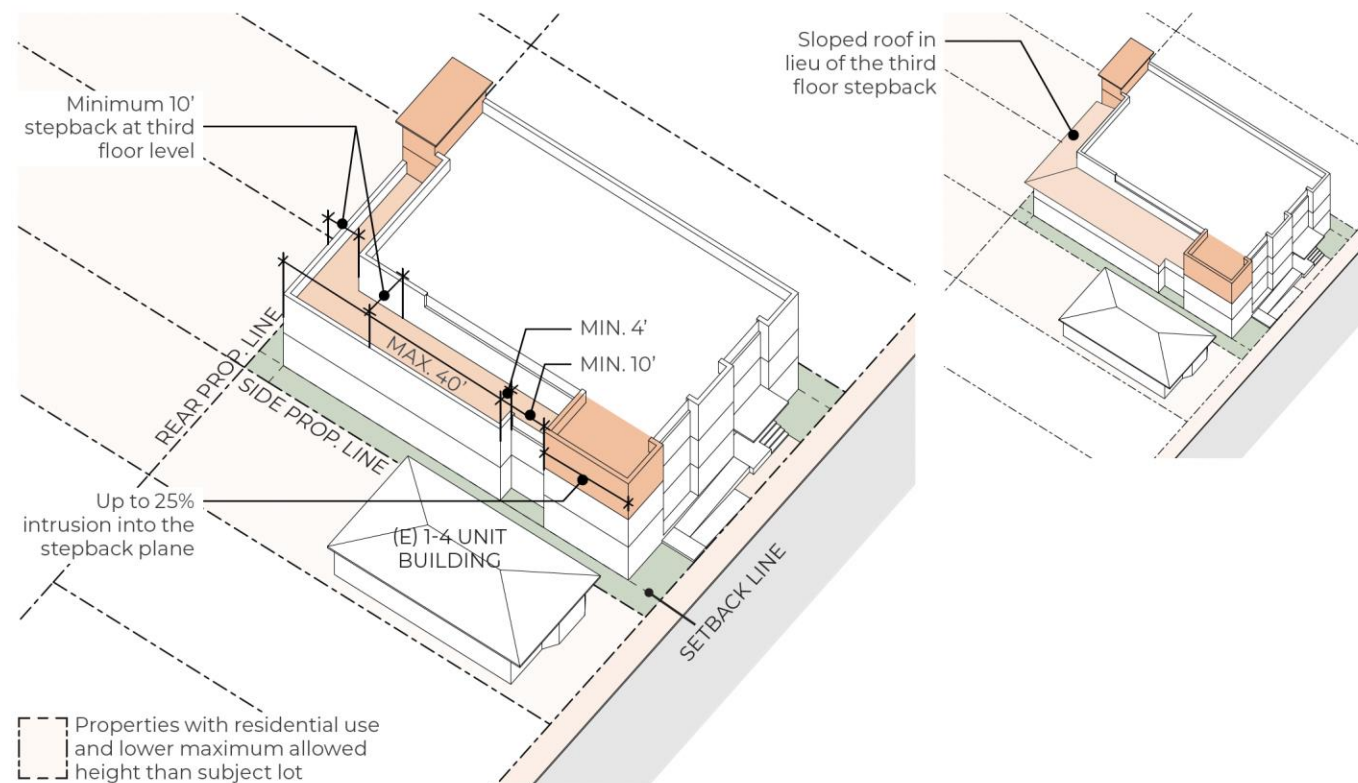


Source: Dalia Dai

## Massing Stepbacks

Third floor massing shall step back a minimum of 10 feet from rear and side shared property lines if the adjacent property has a residential use with a lower maximum allowed height than the subject lot:

- Intrusion into the stepback plane shall be allowed for up to 25 percent of the building façade along the shared property line.
- A sloped roof may be provided in lieu of the third floor stepback.





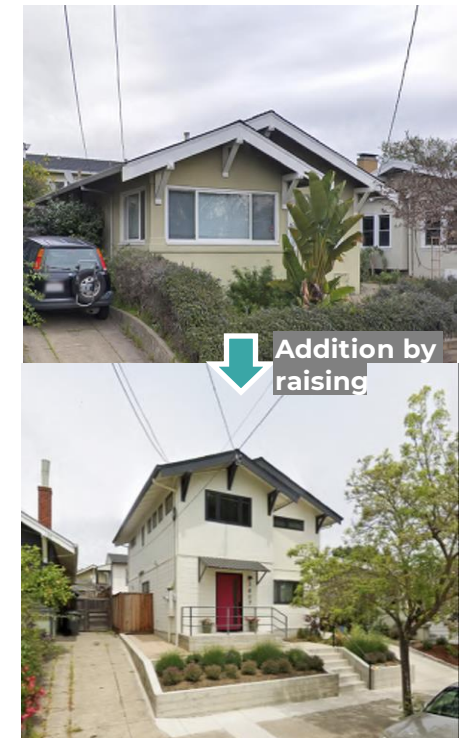
## Materials for Additions and Alterations

For street-fronting additions and alterations, materials shall be the same as that of the existing street-fronting building facade:

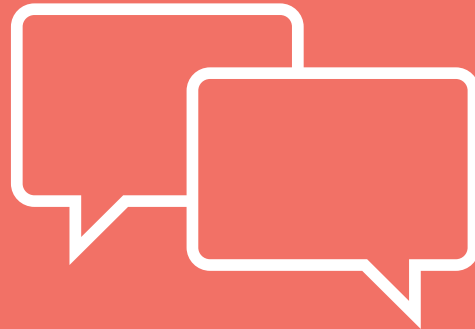
- If there are two or more existing buildings on the site, a combination of the materials used on the existing street-fronting building facades could be used for the additions and alterations
- Exception: This standard is not applicable if the entire street-facing facade is being renovated concurrently with the addition and/or alteration.



Source: Dannex Construction



# Group Discussion on Context-related Standards



# Entrance Context

An entrance to a building that is visible from a public street shall respond to its context by doing the following:

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**Will these result in development that is appropriate?**

- Comments

**Are they too descriptive or too general?**

- Comments

**Are we missing something?**

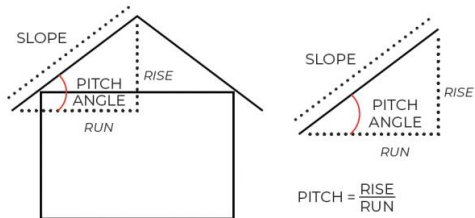
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Slope Category	Roof Pitch (rise:run)
FLAT	≤ 1:12
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MODERATE	> 4:12 and ≤ 7:12
STEEP	> 7:12



*Neighborhood with strong roof context in Oakland*  
Source: Google Street View

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*Neighborhood with strong historic characteristics*

*Source: City of Oakland*

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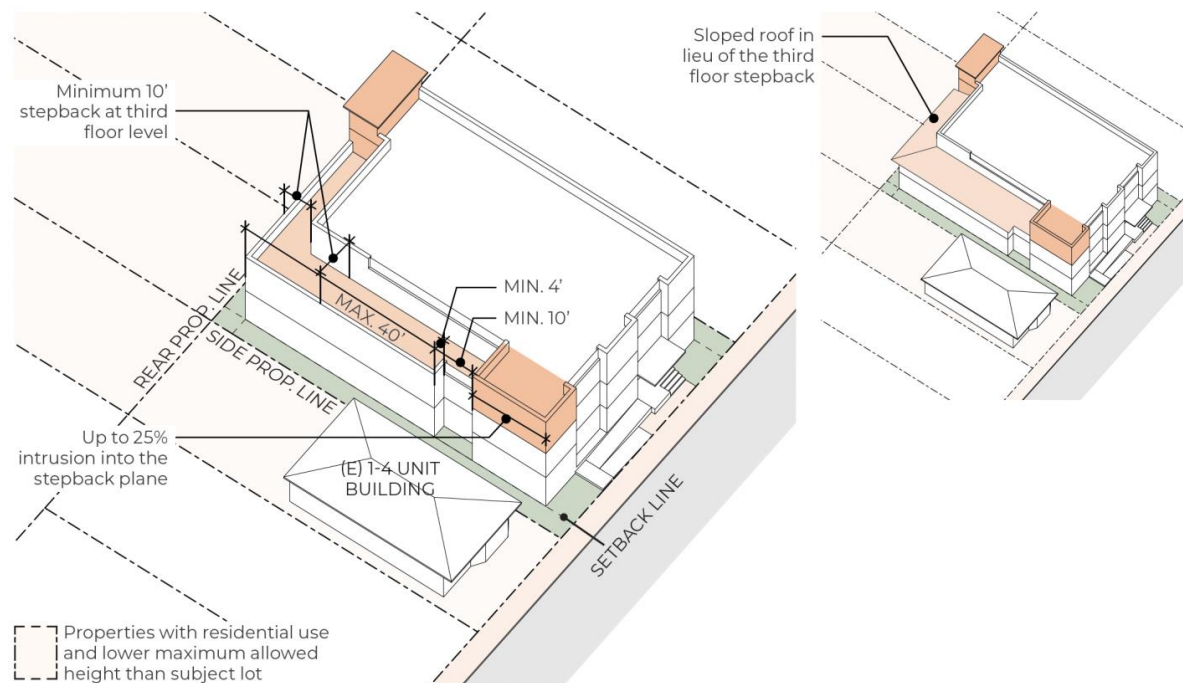
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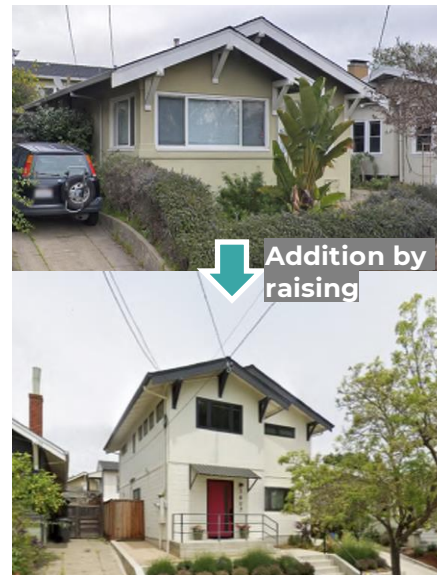
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- Exception: This standard is not applicable if the entire street-facing facade is being renovated concurrently with the addition and/or alteration.



Source: Dannex Construction



**Will these result in development that is appropriate?**

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**Are we missing something?**

- Comments

# Building Bulk and Articulation





## Building Bulk

Structures that are two stories shall subdivide building masses using at least one of the following. For buildings that are three stories and taller, at least two of the following shall be met:

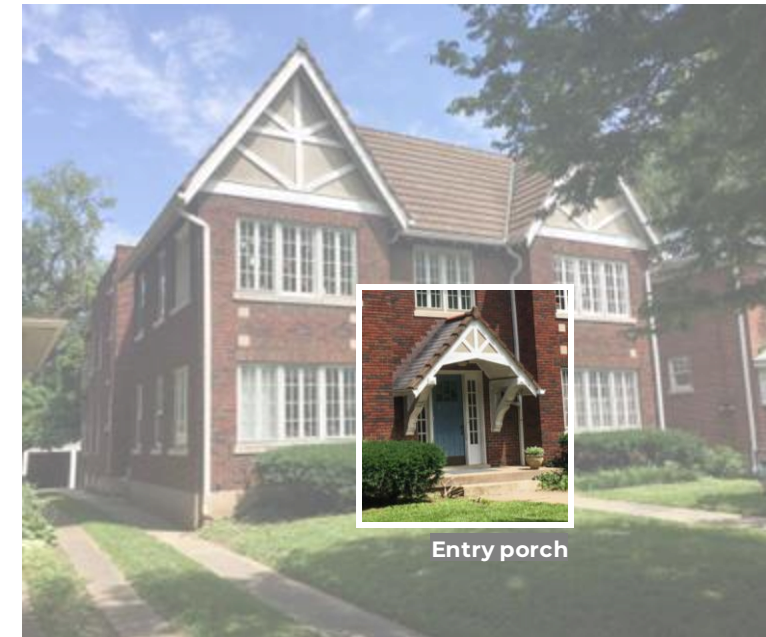
- A minimum of **two volumes** that avoid one monolithic volume (by recessing or projecting front or side of building facades a minimum two feet)
- **Varied roof lines** at different heights (minimum four feet) from elevation
- Recessed or projecting **balconies** on the street-facing facade
- A recessed or projected **entry porch** that is at least 5 feet wide and one story tall
- An **entry stoop** that connects to the public street pedestrian path



Source: Urban YVR



Source: Realtor.com



Source: Opticos

## Building Bulk

**Massing Breaks.** For building frontages and continuous streetwalls up to nine stories tall and greater than or equal to 150 feet but less than 300 feet in lengths, massing breaks shall be provided as at least one of the following:

- A **recess or projection** in the building massing that is at least 15 feet wide and 10 feet deep and extends the full height of the building, including a break in the roofline.
- An **exterior court at the street level** that is a minimum of 10 feet by 10 feet, is open to the sky, and visually open to the street on at least one side. This court could be a part of the setback required by the underlying zoning district. Fences are allowed if they comply with Zoning.
- A **portal** that is at least 12 feet wide and has a vertical clearance of 12 feet. Fences are allowed if they comply with Zoning.

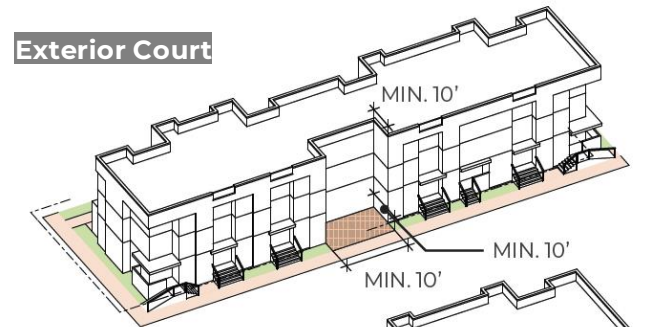
Portal



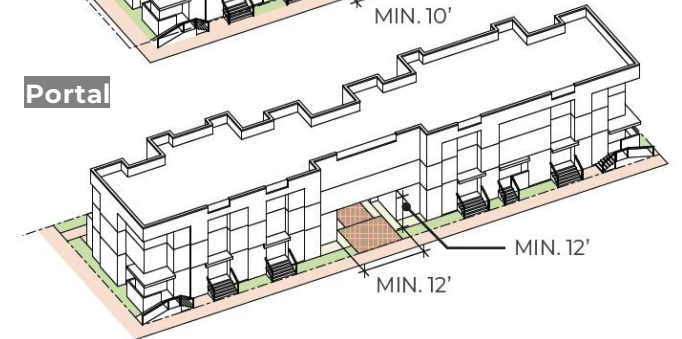
Recess and Projection in the building massing



Exterior Court



Portal



## Articulation

Break up building mass and enhance visual interest of building frontages by using at least three of the following facade articulation methods:

- Bay windows that project out a minimum two feet
- Projecting or recessed balconies or Juliet balconies on the street-facing facade
- Recessed or projected entrance or porch at least 5 ft wide and one story tall
- Reoriented ridge lines, varying roof lines or roof dormers
- Roof cornices or eaves



Source: Realtor.com



Source: Realtor.com



Source: Realtor.com

## Corner Articulation

Buildings located at the corner of street intersections of public open spaces shall provide at least one of the following for 20 to 30 percent and not less than 15 feet of each building façade measured from the corner of the property lines in both directions:

- **Window grouping or spacing that is different** from the rest of the building façade.
- Windows that are at least 30 percent **larger** than 75 percent of the windows on that building façade.
- **Different materials** at the building corner that extends up to the entire height of the building corner. The ground floor does not need to be the same material.

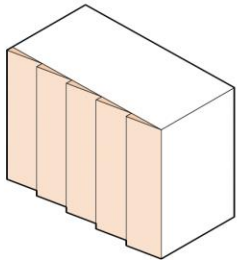
Corner Articulation Examples



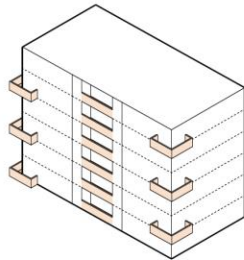
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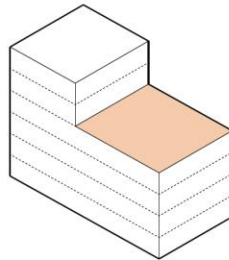
- Modulation or dimensional variation in the façade
- Curvature in the façade
- Rhythmic pattern of operable sunshades
- Rhythmic pattern of windows
- Rhythmic pattern of recessed or projecting balconies
- Rhythmic pattern of accent lines that project at least 12 inches from the building wall using moldings, sills, cornices, or canopies
- Material changes
- Horizontal staggers with incorporated balconies or roof decks and open space
- Plane changes of at least two feet



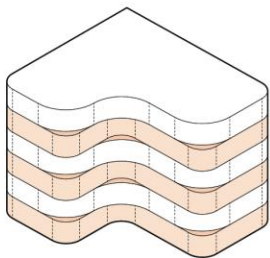
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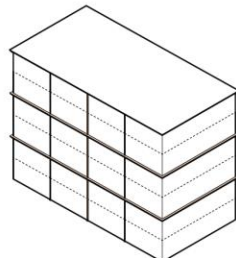
d. Rhythmic pattern of recessed or projecting balconies.



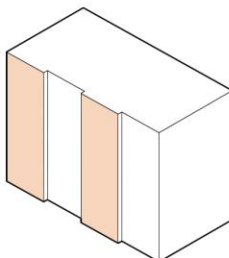
i. Horizontal staggers roof decks and open space.



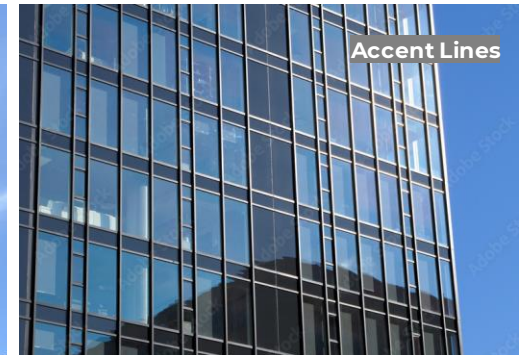
b. Curvature in the facade.



f. Rhythmic pattern of accent lines.



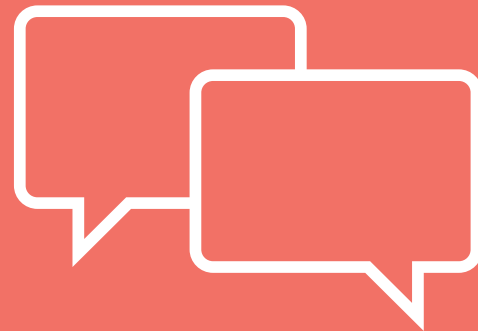
j. Plane changes of at least two feet.



# Group Discussion

on

# Building Bulk and Articulation



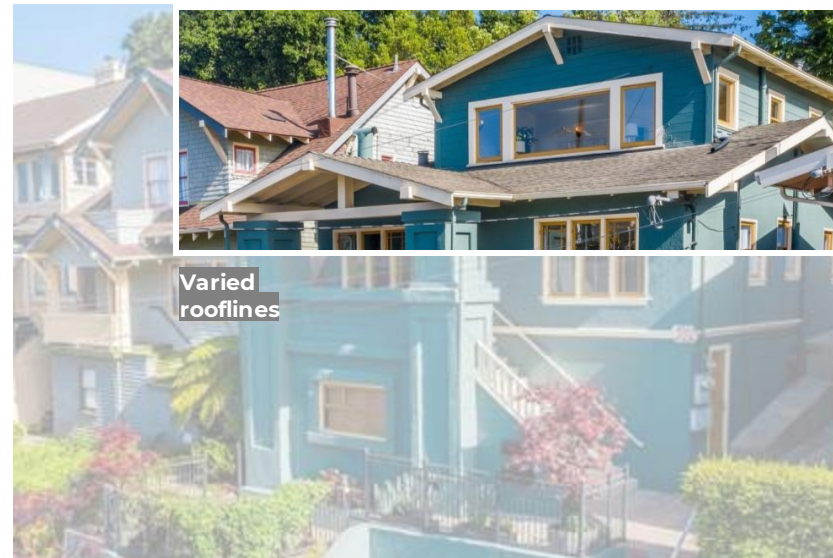
# Building Bulk

Structures that are two stories shall subdivide building masses using at least one of the following. For buildings that are three stories and taller, at least two of the following shall be met:

- A minimum of **two volumes** that avoid one monolithic volume (by recessing or projecting front or side of building facades a minimum two feet)
- **Varied roof lines** at different heights (minimum four feet) from elevation
- Recessed or projecting **balconies** on the street-facing facade
- A recessed or projected **entry porch** that is at least 5 feet wide and one story tall
- An **entry stoop** that connects to the public street pedestrian path



Source: Urban YVR



Source: Realtor.com

**Will these result in development that is appropriate?**

- Comments

**Are they too descriptive or too general?**

- Comments

**Are we missing something?**

- Comments

# Building Bulk

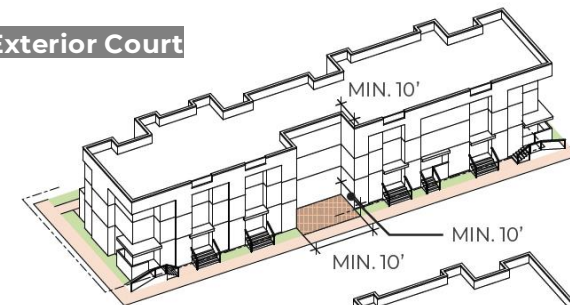
**Massing Breaks.** For building frontages and continuous streetwalls up to nine stories tall and greater than or equal to 150 feet but less than 300 feet in lengths, massing breaks shall be provided as at least one of the following:

- A **recess or projection** in the building massing that is at least 15 feet wide and 10 feet deep and extends the full height of the building, including a break in the roofline.
- An **exterior court at the street level** that is a minimum of 10 feet by 10 feet, is open to the sky, and visually open to the street on at least one side. This court could be a part of the setback required by the underlying zoning district. Fences are allowed if they comply with Zoning.
- A **portal** that is at least 12 feet wide and has a vertical clearance of 12 feet. Fences are allowed if they comply with Zoning.

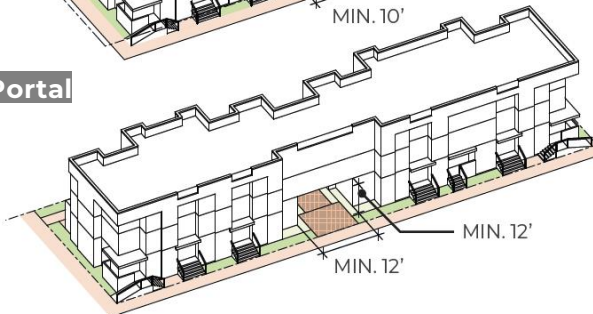
Recess and Projection in the building massing



Exterior Court



Portal



**Will these result in development that is appropriate?**

- Comments

**Are they too descriptive or too general?**

- Comments

**Are we missing something?**

- Comments



# Articulation

Break up building mass and enhance visual interest of building frontages by using at least three of the following facade articulation methods:

- Bay windows that project out a minimum two feet
- Projecting or recessed balconies or Juliet balconies on the street-facing facade
- Recessed or projected entrance or porch at least 5 ft wide and one story tall
- Reoriented ridge lines, varying roof lines or roof dormers
- Roof cornices or eaves



Source: Realtor.com



Source: Realtor.com

**Will these result in development that is appropriate?**

- Comments

**Are they too descriptive or too general?**

- Comments

**Are we missing something?**

- Comments

# Corner Articulation

Buildings located at the corner of street intersections of public open spaces shall provide at least one of the following for 20 to 30 percent and not less than 15 feet of each building façade measured from the corner of the property lines in both directions:

- **Window grouping or spacing that is different** from the rest of the building façade.
- Windows that are at least 30 percent **larger** than 75 percent of the windows on that building façade.
- **Different materials** at the building corner that extends up to the entire height of the building corner. The ground floor does not need to be the same material.

## Corner Articulation Examples



## Will these result in development that is appropriate?

- Comments

## Are they too descriptive or too general?

- Comments

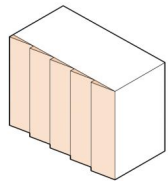
## Are we missing something?

- Comments

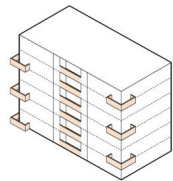
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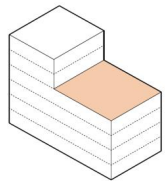
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- Material changes
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- Plane changes of at least two feet



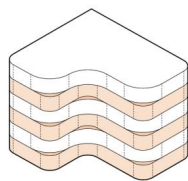
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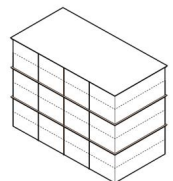
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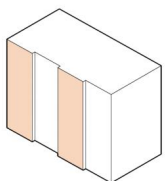
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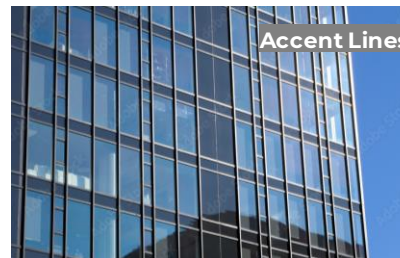
b. Curvature in the façade.



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**Will these result in development that is appropriate?**

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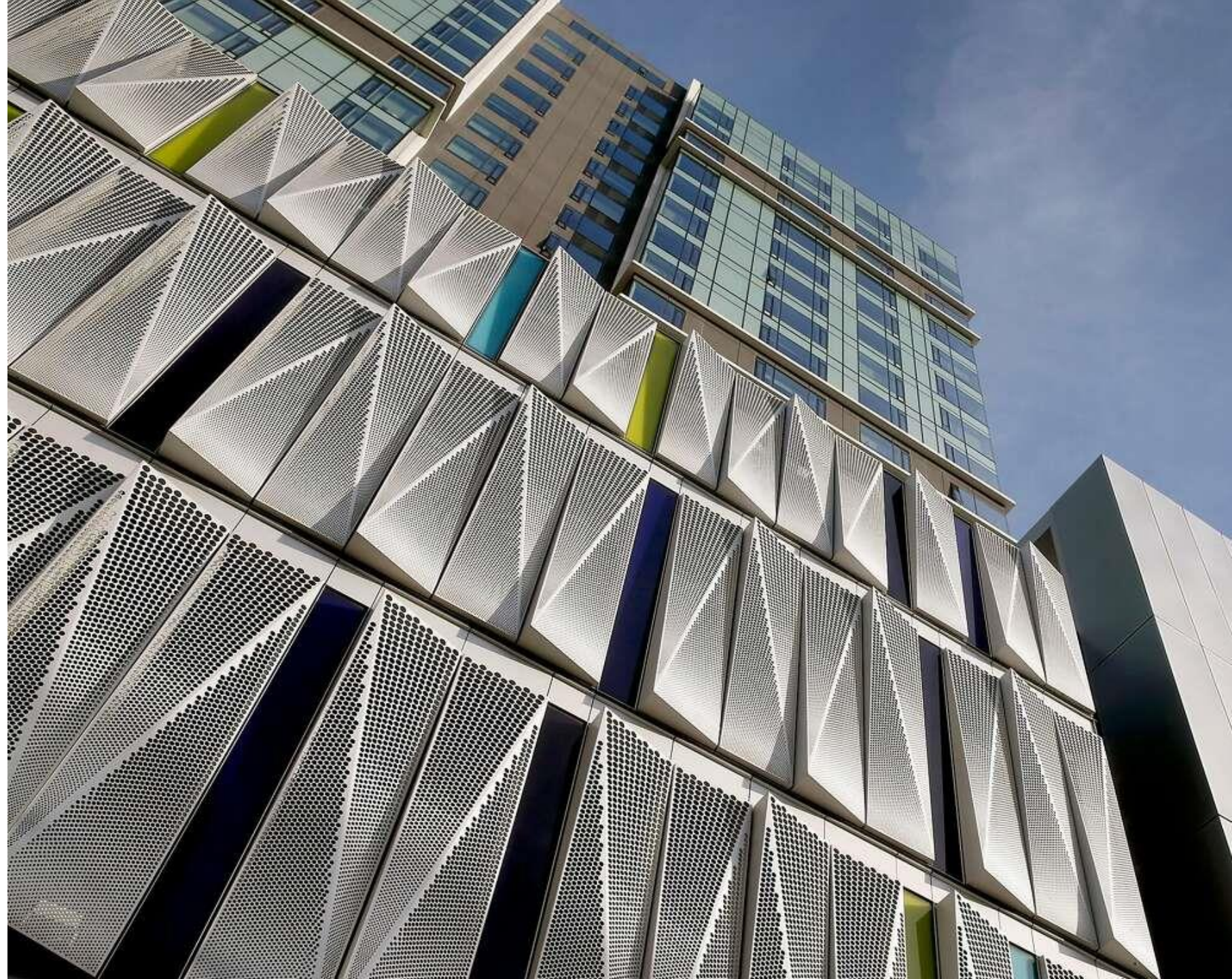
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- Comments

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# Other Building Design Standards

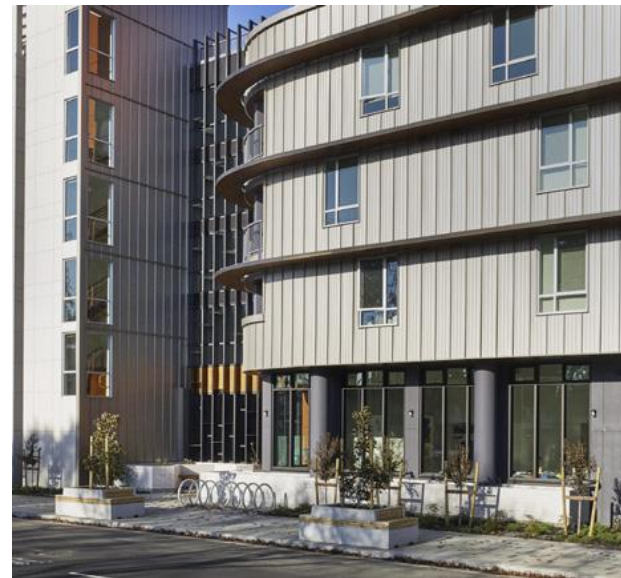
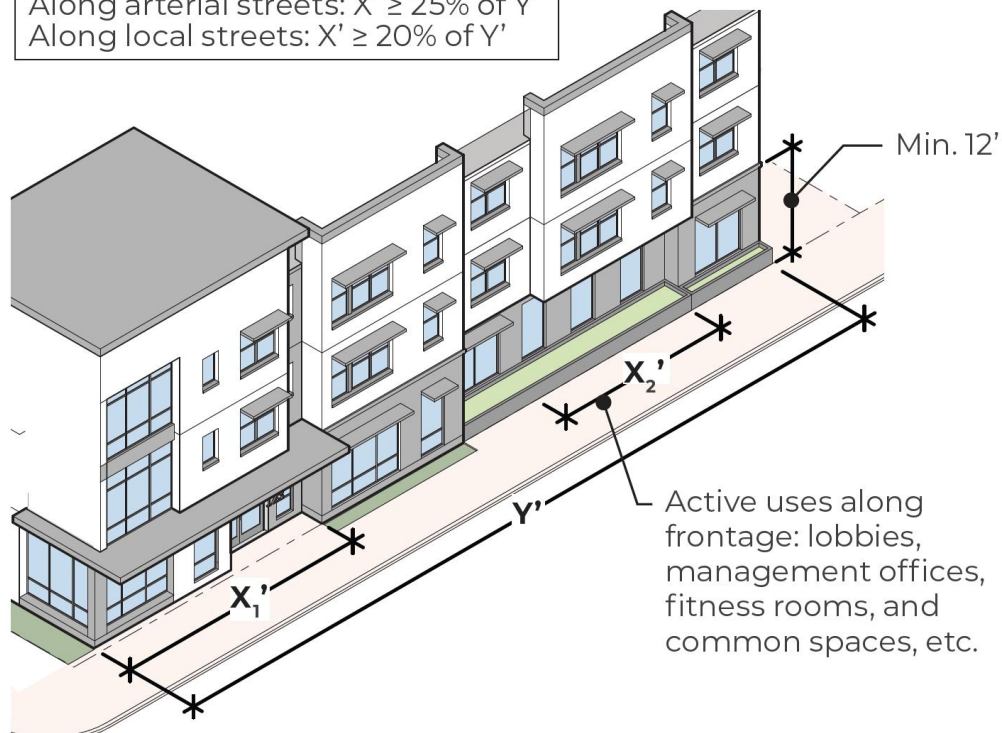


## Active Frontage

When provided, residential active uses such as lobbies, management offices, fitness rooms and common spaces, shall be provided for a **minimum of 25 percent of the ground floor frontage**, fronting arterial and collector streets:

- If a development has frontage only along a local street, residential active uses shall be provided for a minimum of 20 percent of the street-fronting ground floor.
- Exception. This standard does not apply if any of these uses are provided as a standalone building.

Along arterial streets:  $X' \geq 25\%$  of  $Y'$   
 Along local streets:  $X' \geq 20\%$  of  $Y'$



*Active uses such as lobbies and common rooms along the street-fronting building façade.*

## Balcony Dimensions

Balconies shall meet the following requirements:

- Occupied balconies shall be a minimum five feet wide and three feet deep for buildings up to 3 stories; five feet wide and five feet deep for buildings taller than 3 stories.
- To avoid a tacked-on look, occupied balconies shall be recessed into the building façade by a minimum of 12 inches.
- When balconies are provided at the building corner, at least one side of the balcony shall be a minimum of five feet wide.
- Façade elements and unoccupied spaces such as Juliet balconies shall be a minimum of three feet wide and six inches deep to provide articulation in the façade.

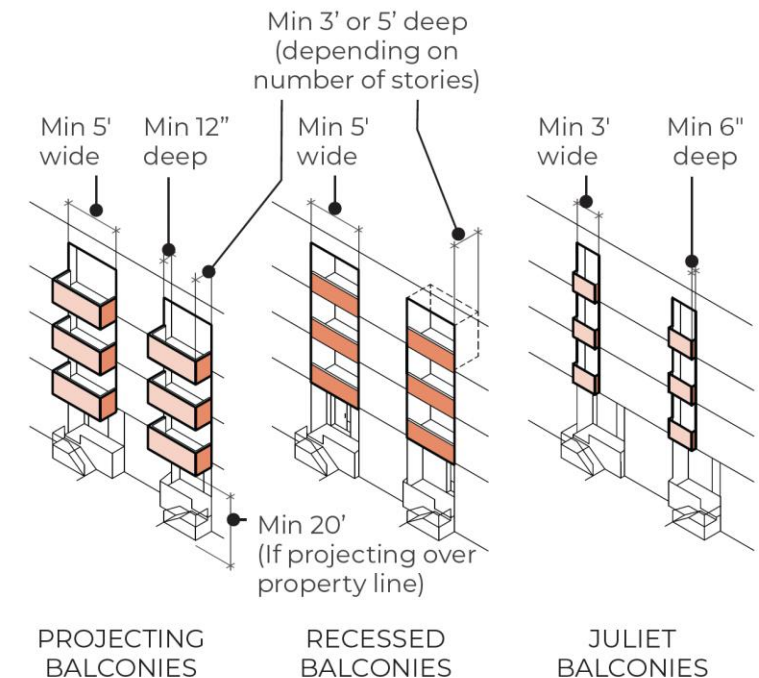
Juliet Balconies



Corner Balconies



Source: Streeteasy



## Blank Wall Treatment

All continuous blank walls fronting a public space and **greater than 30 feet in length** shall have at least one of the following design treatments :

- Architectural treatments such as projections, setbacks, indentations, lighting, awnings, etc.
- Material changes that are at least four feet wide and one story tall.
- Murals that are at least eight feet in any dimension and cover at least 75 percent of the blank wall area.
- Public art that complies with Zoning.
- Exhibitions, merchandising or public information display cases.
- A minimum of one-inch-deep reveals that have a maximum horizontal dimension of 15 feet to break up large surfaces.
- Planting that covers a minimum of four feet wide and one-story tall area.



*Examples of blank wall mitigation techniques.*

## High Quality Materials

Street-facing ground floor elevations shall have high-quality materials and texture for at least 50 percent of the non-glass areas. High quality materials include the following:

- Stone
- Marble
- Granite
- Brick – real or thin veneer
- Ceramic tile
- Wood
- Terracotta
- Pre-cast concrete, glass-fiber reinforced concrete
- High-quality, cast-in-place concrete, including board-form concrete
- Cement plaster
- Stucco (light sand or smooth trowel finish)
- Cement fiber or similar synthetic siding resembling wood siding
- Steel – porcelain enamel panels, steel windows, steel exterior doors, steel rails and fences, painted, stainless or pre-weathered steel are acceptable when limited to a maximum of 50 percent of building treatment
- Aluminum – windows, panels, storefront, curtain walls, doors; aluminum shall be natural finish adonized, powder-coated or Kynar.



## Prohibited Materials

Unfinished or natural T1-11 siding, foam, and spray stucco are prohibited. Vinyl is prohibited in downtown.

Unfinished or Natural T1-11



Source: Total Woods

Foam Panels



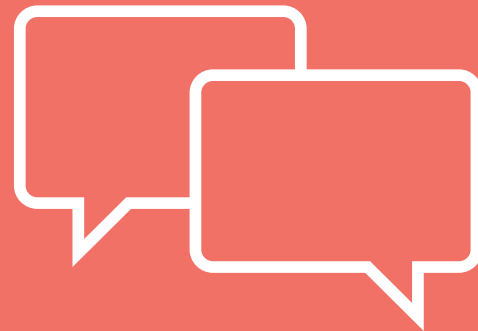
Source: Tuschall

Spray Stucco



Source: DoItYourself

# Group Discussion on Building Elements

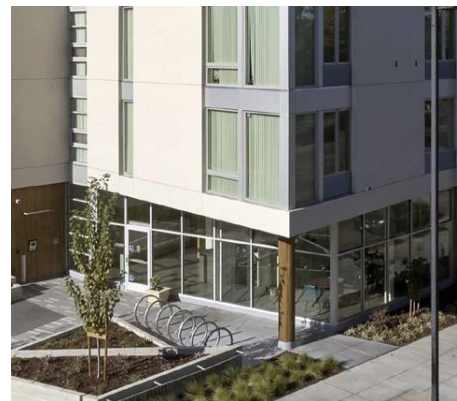
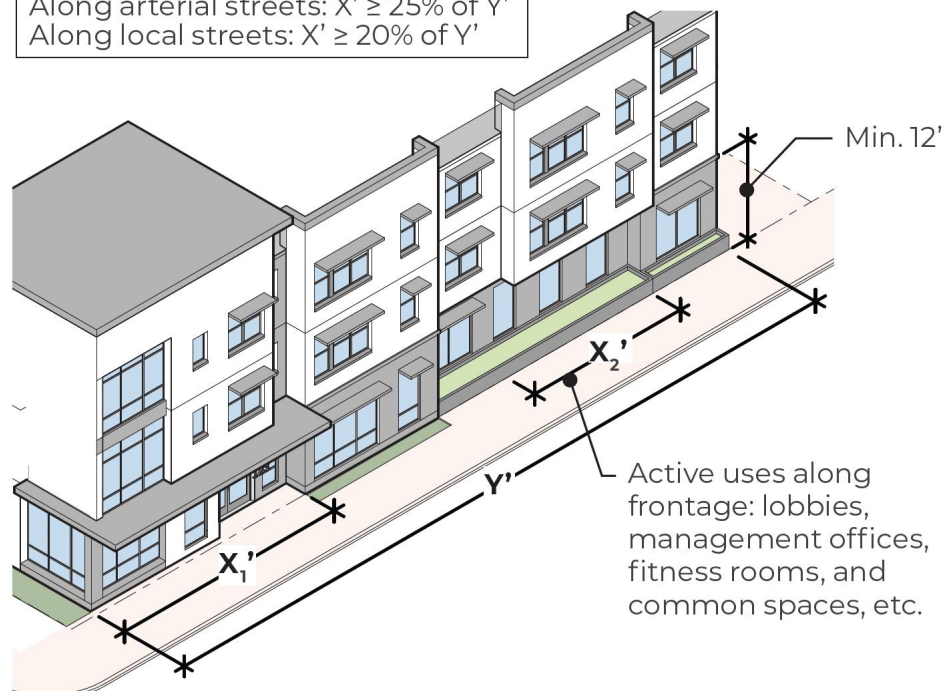


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- Comments

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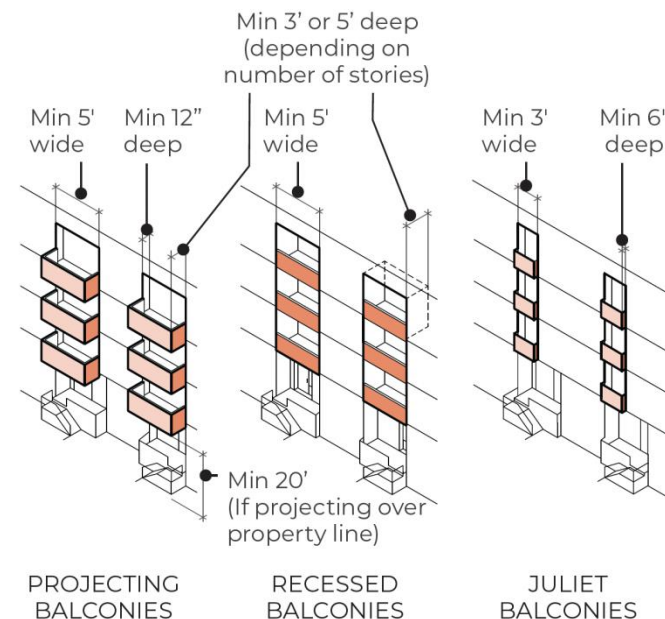
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Unfinished or Natural T1-11



Source: Total Woods

Foam Panels



Source: Tuschall

Spray Stucco



Source: DoItYourself

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# Public Comments and Questions

- Comments



# Next Steps

- Keep an eye out for the Public Review Drafts of the ODS website for all Residential building types to provide your comments
- A Community Workshop is coming soon, stay tuned for date and time
- Advisory Group meeting is coming soon and is open to the public
- Sign up for project email list to stay up to date on the process

**Thank you for attending!**

**The City of Oakland values and appreciates your time and input**

**Follow-up questions or comments?**

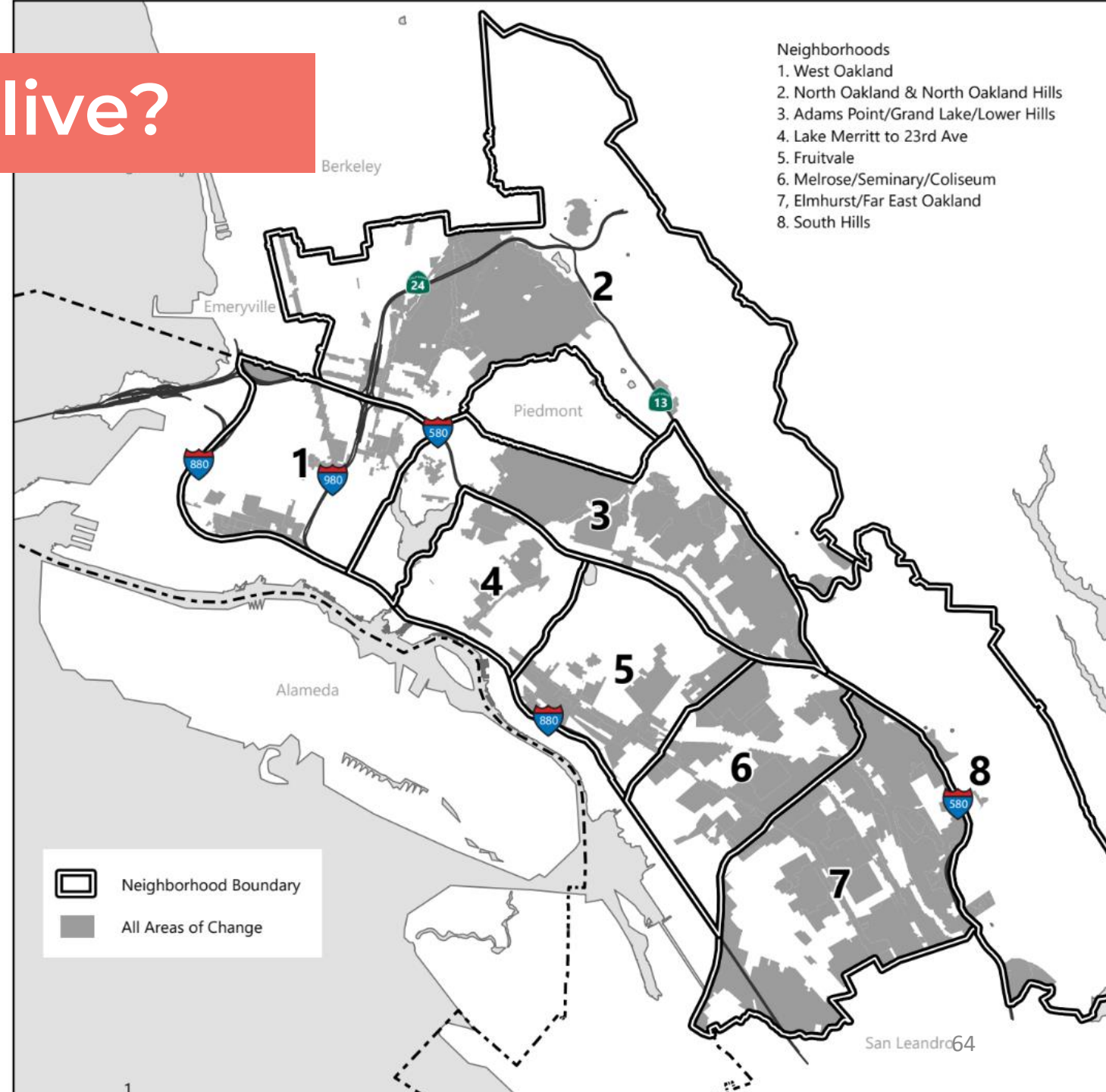
Email [ODS@oaklandca.gov](mailto:ODS@oaklandca.gov)

[www.oaklandca.gov/topics/objective-design-standards](http://www.oaklandca.gov/topics/objective-design-standards)

# Appendix

# Poll: Where do you live?

1. West Oakland
2. North Oakland & North Oakland Hills
3. Adams Point/Grand Lake/Lower Hills
4. Lake Merritt to 23<sup>rd</sup> Ave
5. Fruitvale
6. Melrose/Seminary/Coliseum
7. Elmhurst/Far East Oakland
8. South Hills



# Discussion Questions

## **Design Elements:**

- What are some specific design elements that you believe should be considered in ODS for these types of dwellings? (Ex. Building height, setbacks, roof designs, window placement, landscaping, etc.)
- Are there any design elements that you think should be avoided or restricted to maintain the character of the community?

## **Flexibility and Innovation:**

- How important is it for objective design standards to allow for flexibility and innovation in design while maintaining compatibility with the neighborhood?

## **Implementation and Enforcement:**

- What are your thoughts on the practicality and feasibility of implementing and enforcing ODS for these types of dwellings?