



City of Oakland

Objective Design Standards & Streamlined Project Review

Focus Group #2

Mid-rise and High-rise Residential Multifamily

August 30, 2023

Agenda

Meeting Objectives

Project Process

- Why is Oakland Undertaking this Effort?
- Timeline
- Community Feedback to Date
- Equity Consideration

Design Review Process

- Objective vs. Subjective
- Existing Design Review Process
- Proposed Objective Design Review Process
- Paired with Proposed Zoning Changes

Proposed Objective Design Standards

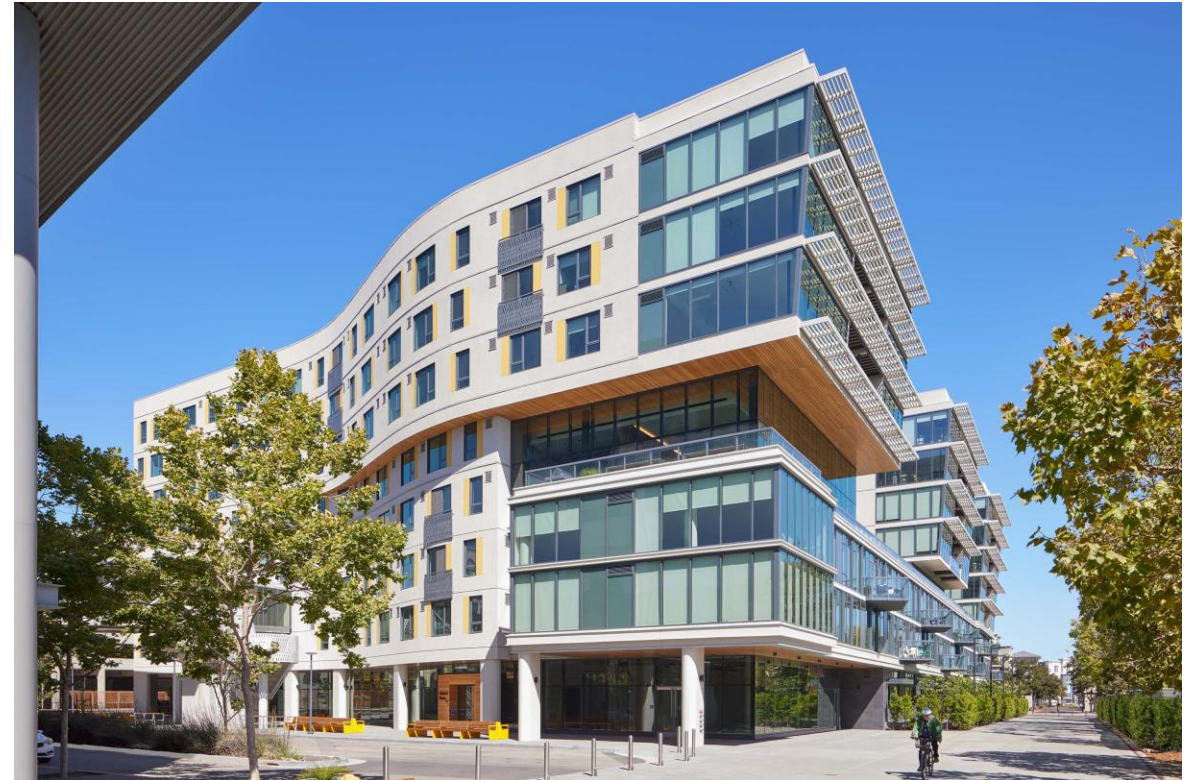
- Structure, Outline, Categories, and Checklists
- Mid-rise and High-rise Multifamily Key Standards

Case Study and Interactive Group Discussion

Next Steps

Meeting Objectives

- Provide overview and rationale for objective design standards
- Provide examples of objective standards specific to **mid- and high-rise residential building 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

Why is Oakland undertaking this effort?

- Build more housing, faster
- Comply with recently adopted state legislation, [SB 35](#) and [SB 330](#)
- Respond to City Council Action requesting Planning Staff to study incentives that would increase creation of transit-oriented and affordable housing developments



Affordable Housing in Oakland

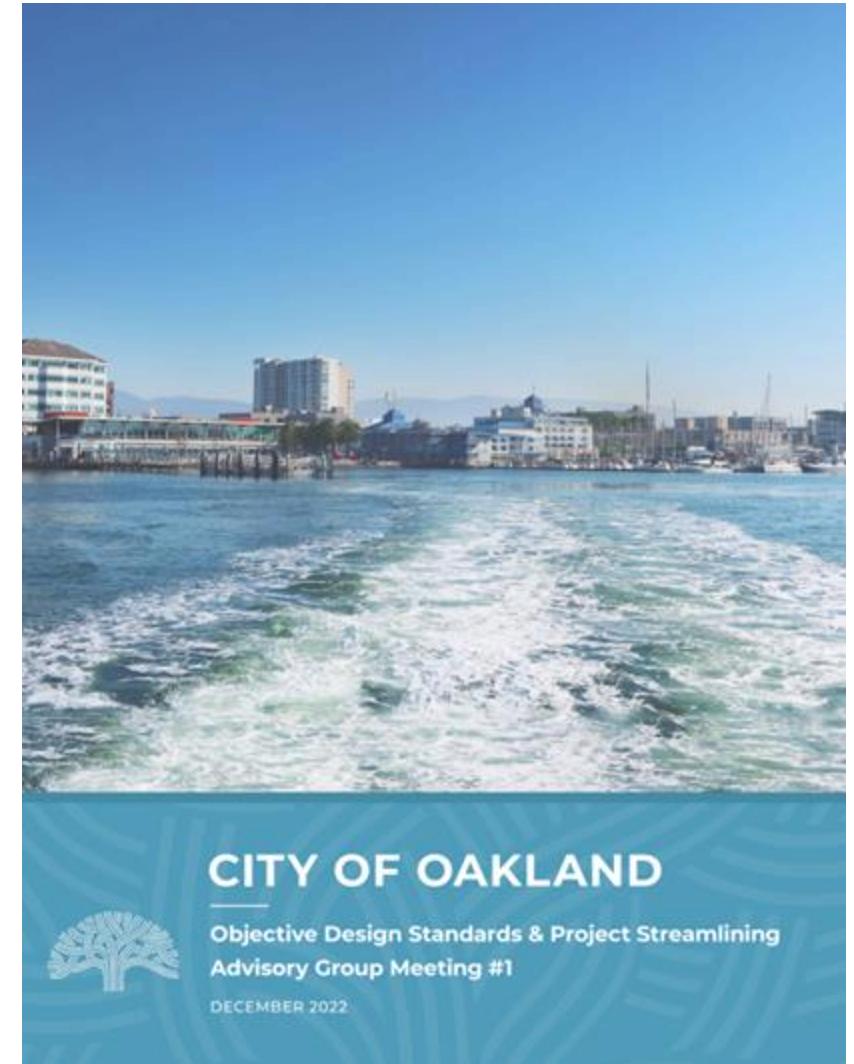
Project Process

Forecasted Timeline



Community Feedback to Date

- ODS should simplify the design review and approval process
- ODS should allow for flexibility and creativity and avoid being too prescriptive
- ODS should preserve cultural resources and be mindful of historical context
- ODS should be adaptable to new technology and sustainability
- Ground floor standards should be revisited, especially transparency and use
- Setback and front yard requirements that lead to loss of floor area should be reconsidered and modified
- ODS should consider potential adverse construction costs
- Concerns around by-right approvals of ODS and potential elimination of design review processes



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



Objective vs. Subjective

Objective Standards are measurable, verifiable, and knowable

Example: Minimum front setback: 4 feet

This is measurable, verifiable, knowable and involves no personal or subjective judgment.

vs.

Subjective Guidelines require interpretation and discretion

Example: Front yard setback consistent with the character of the neighborhood.

This requires a discretionary review and determination as to what “consistent with the character of the neighborhood” means.

Existing Design Review Process

- **Design review is required for most development in Oakland except a few project types**
- ADUs, affordable housing and supportive housing also go through a ministerial procedure
- For non-exempt projects, design review authority is 'tiered' based on project size and scope
- While estimated time required to process an application depends on permit type, size and complexity, minimum timeline for a residential project is currently in the range of nine months; regular design review that require Planning Commission approval could take 12 months or longer



DESIGN REVIEW - CITYWIDE:

Procedures	Project Types	Review Process	Decision Criteria
ZONING WORKSHEET (ZW)	<ul style="list-style-type: none"> Repair or replacement of building components that visually match the existing or historical design. Areas of porch, deck or balcony <30" above grade. Change of Sign face copy. 	<p>OVER-THE-COUNTER SIGN-OFF: Zoning will create a new Zoning Worksheet records and sign-off at counter (as long as proposal does not effect the property's <i>Character-defining elements</i>*).</p>	<ul style="list-style-type: none"> The project conforms to all applicable zoning code standards. All exterior treatments match existing or historical design.
DESIGN REVIEW EXEMPTION (DRX)	<p>'DRX' Projects include, but are not limited to:</p> <ul style="list-style-type: none"> A Secondary Unit of 500 sq. ft. or less. (Regardless of whether it is less than or greater than 10% of total floor area or footprint) Floor area additions within the existing building envelope <u>not</u> involving the creation of a dwelling unit. Additions that are outside the existing building envelope and equal <u>no more</u> than 10% of total floor area or footprint on site. Sidewalk Cafes with no more than 5 tables/15 chairs. 	<p>DESIGN REVIEW EXEMPTION (DRX): Zoning will issue final decision, usually at counter - as long as the proposal will not have a significant effect on the property's <i>Character-defining elements</i>*.</p> <p><i>**"Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance.</i></p>	<ul style="list-style-type: none"> The project conforms to all applicable zoning code standards. All exterior treatments visually match the existing or historical design of the building. <p><i>If a proposal does not conform to the above decision criteria, the applicable review process listed below shall apply:</i></p>
SMALL PROJECT DESIGN REVIEW (DS) (See following page for definition of DS Tracks 1, 2 & 3)	<p>'Small Projects' include, but are not limited to:</p> <ul style="list-style-type: none"> Exterior changes compatible with, but not necessarily identical to, the existing or historical building design. For Residential, front yard fences over 42" in height. Retaining walls over 6 ft. in height that are visually screened from adjacent lots and from the street. Sidewalk Cafes with more than 5 tables/15 chairs. Alteration to Existing Telecom Facilities (6409 projects). New or modified Signs - <i>excluding Advertising Signs and Signs extending above roofline.</i> A Secondary Unit between 500 and 750 sq. ft. in floor area (not to exceed 75% of floor area in primary dwelling). Additions that are outside existing building envelope and equal <u>more</u> than 10% of total floor area or footprint on site, but do not exceed 1000 sq. ft. or 100% of the total floor area or footprint on site, whichever is less.** <p><i>** Upper-story additions to 1-2 unit facilities of more than 250 square feet will be processed as described to the right.</i></p>	<p>SMALL PROJECT DESIGN REVIEW (DS): <u>Upper-story additions of more than 250 sq. ft. will be subject to the following "Track 3" procedure:</u></p> <ul style="list-style-type: none"> Applicant submits for Small Project review. Zoning will provide applicant with the names and addresses of owners adjacent to subject lot, a notice mailing form, and a large Notice Poster to install on site. Applicant will display a large Notice Poster on site, as well as mail notice, with copy of plans, to adjacent neighbors. Public will have 10 days to comment and/or request a meeting with Zoning staff. Issues related to design and potential neighbor impacts will be evaluated against checklist criteria (based on Design Review Manuals). Projects not in compliance will require revision. After close of comment period and/or holding of any requested meeting, Zoning will complete review of plans and issue a final decision. 	<ul style="list-style-type: none"> The project conforms to all applicable zoning code standards. The proposal will not have a significant effect on property's <i>Character-defining elements</i>* (as defined above for DRX). <p>Plus, as applicable –</p> <ul style="list-style-type: none"> "Checklist Criteria: 1-2 / 3+ Units" Based on Design Review Manuals for: (A) 1-2 units & (B) 3+ units Checklist Criteria: Non-Residential" Based on "Oakland Small Project Design Guidelines" (Signs & Storefront changes) "Checklist Criteria: Telecom." (for addns. to existing Macro/Mini sites) <p>NOTE: <i>The Director may refer any 'Small Project' not meeting the criteria above to the DR process listed below:</i></p>
REGULAR DESIGN REVIEW (DR)	<p>'Regular DR' Projects include, but are not limited to:</p> <ul style="list-style-type: none"> Projects requiring design review, and not qualifying for either the DRX or DS process (see above). New construction, addition, or exterior alteration requiring a Conditional Use Permit (CUP) or Variance. Creation of one or more new dwelling units, other than a secondary unit. Additions that are outside the existing building envelope and exceed 1000 square feet or 100% of the total floor area or footprint on site, whichever is less. 	<p>REGULAR DESIGN REVIEW (DR):</p> <ul style="list-style-type: none"> Application will be considered by either the Planning Director or the Planning Commission; Projects involving Landmarks reviewed by Landmarks Board. In parallel with posting of site, Zoning will mail notice to all property owners within 300 feet. Public will have 17 days to comment and/or review plans. Initial decisions by Planning Director will be appealable to the Residential Appeals Committee or Planning Commission. Projects <u>not</u> involving 1-2 Units will be further appealable to City Council. 	<ul style="list-style-type: none"> The project meets the Regular DR findings (17.136). <p>Plus, as applicable –</p> <ul style="list-style-type: none"> Variance findings (17.148); CUP findings (17.134); Any additional findings by Zone; "Design Review Manual for 1-2 Unit Residences" (for 1-2 units);

Existing Design Review Process

Design Review Today Often Based on Subjective Guidelines:

- Discretionary planning review can be unpredictable and require significant resources due to need for personal and subjective judgement
- Often results in a lengthy process causing development application backlog
- Can contribute to development delays and high project costs, which hurts historically burdened and vulnerable groups by slowing down affordable housing projects
- Includes a public review process which can result in certain multi-family affordable housing projects being blocked or delayed by anti-development groups or existing neighbors based on a set of subjective criteria such as "neighborhood character"



Image Credit: David Baker Architects and Mariko Reed

Example of Subjective Guideline
**"Building frontages should be compatible
with existing neighborhood character"**

Proposed Objective Design Review Process

Design Review Based on Objective Design Standards:

- A simplified, transparent, and user-friendly approach that does not require personal judgement
- Results in high-quality housing and mixed-use project that may be approved by-right
- Speeds up the production of a wide variety of housing and aids in affordability
- Removes public review from certain categories of housing projects when the standards are met, eliminating the possibility of housing being blocked or delayed



Source: 777 Broadway

Proposed Objective Design Standards Process

- ODS adoption streamlines development reviews while accommodating necessary design considerations
 - Affordable housing and infill projects get streamlined review as mandated by State Law.
 - Projects that do not meet ODS might undergo existing design review or a ministerial process.
- A new track system replaces scattered design reviews procedures in zoning code, clarifying required approval processes.
- Proposed ODS-based track system has two main tracks: ministerial and discretionary, each with procedure tiers.

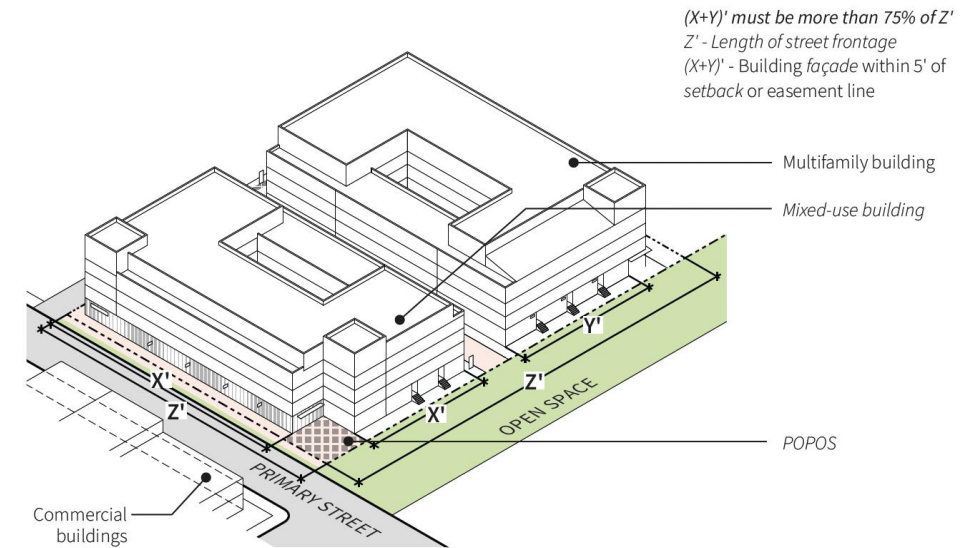


Fig. 2.15 Place buildings along public rights-of-way and public open spaces to frame the public realm.

Example of an Objective Design Standard

(Source: San Jose Citywide Design Standards and Guidelines)

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.



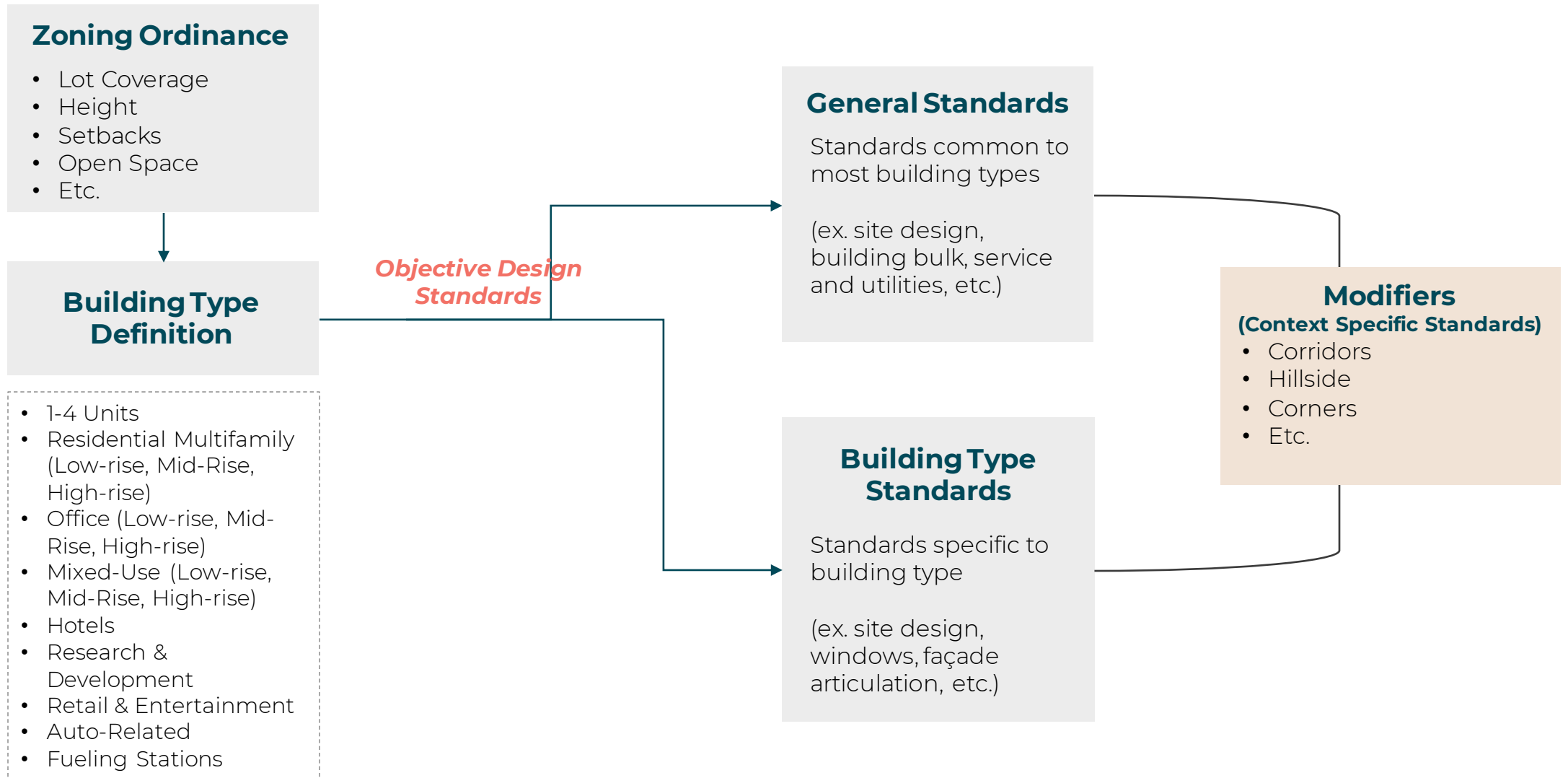
Questions on Background or Process?



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		

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 #
SITE AND SURROUNDING CONTEXT				
Site Context				
2.1.1	Site Context. 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	Internal Site Circulation. 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	Hillside Development. 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			
Relationship to Transit				
2.2.1	Primary Entrance Location. 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	Driveway Location. 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			
SITE PLANNING, ORGANIZATION, AND DESIGN				
Building Placement and Orientation				
2.3.1	Building Placement. 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	Additions and Site Infill. 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	Addition. 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	Townhouse Site Planning and Configuration. 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.			
Pedestrian Access				
2.4.1	Primary Entrance Access. 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	Pedestrian Pathway. 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	Multiple Entrances. 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

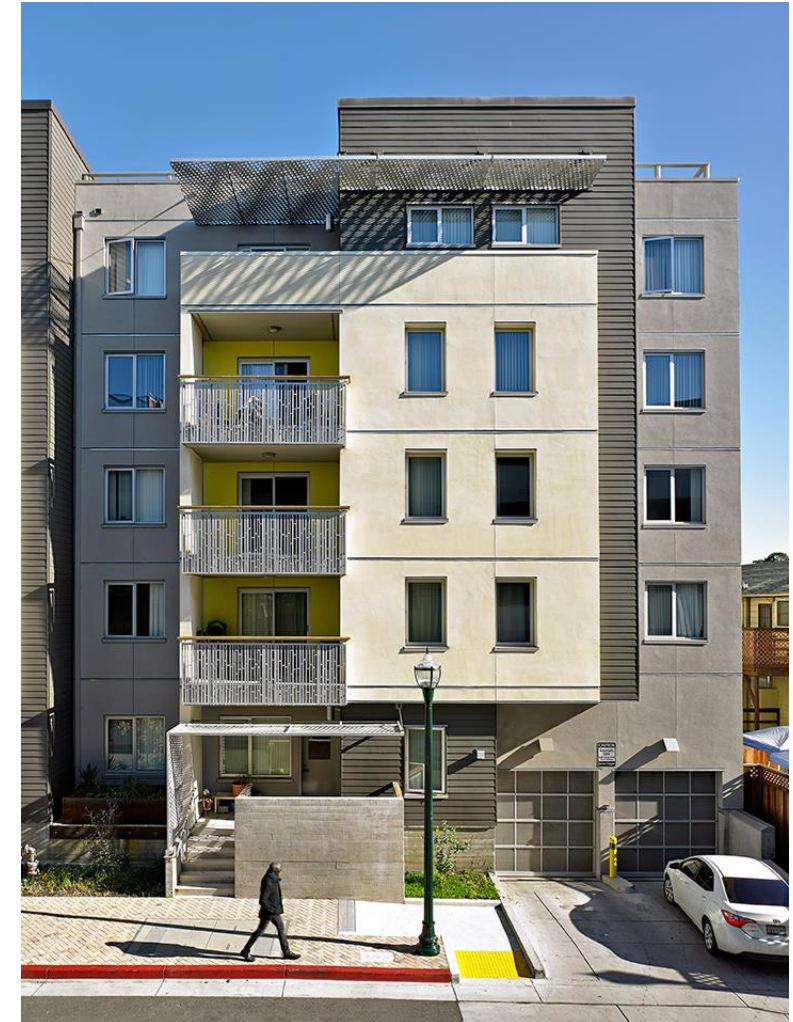
Residential Building Types

Mid-rise Residential Multifamily:

- Residential buildings that are typically four to eight stories tall with high-density dwelling units and active residential uses including lobbies, common room, fitness centers, etc.

High-rise Residential Multifamily:

- Residential buildings that exceed nine stories in height with high-density stacked flats and active residential uses. High-rise buildings typically are divided into three sections: base, podium, and tower.



Mid-rise Apartment in Oakland

Key Standards



Key Standards

Site Planning, Organization and Design:

- Vehicular Access and Surface Parking
- Open Spaces
- Landscaping

Building Scale and Form:

- Building Bulk
- Ground Floor Residential Spaces
- Building Entrances

Building Elements:

- Façade pattern and Articulation
- Decks and Balconies
- Materials
- Architectural Lighting
- Parking Garages

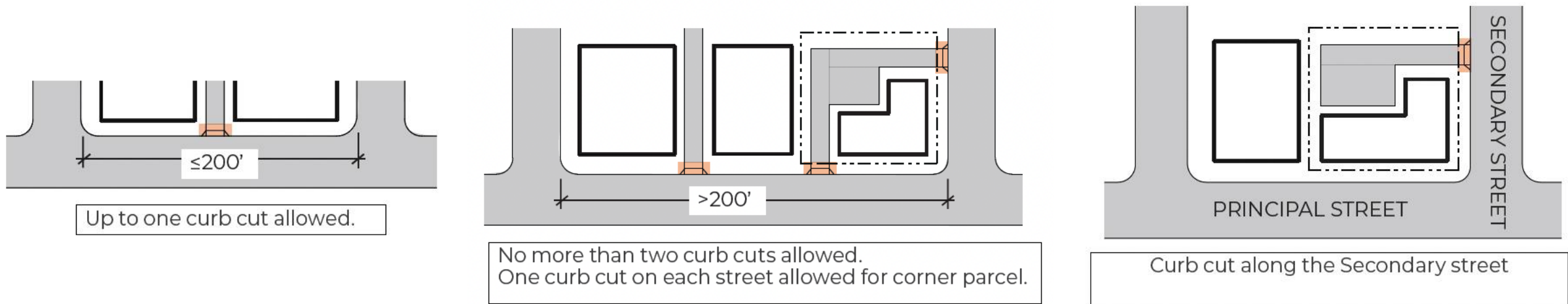
Site Planning, Organization, And Design



Vehicular Access and Surface Parking

Curb Cut Frequency: For developments other than one to four units and townhouses:

- Only one curb cut shall be provided if the street frontage is 200 feet or less.
- No more than two curb cuts shall be provided if the street frontage is more than 200 feet. For corner parcels, a maximum of one curb cut shall be provided on each street.
- When only one curb cut is provided for a corner parcel, it shall be located along the local street or alley.
- *Exception.* If more than one building is provided on one site, up to one curb cut per habitable building is allowed.



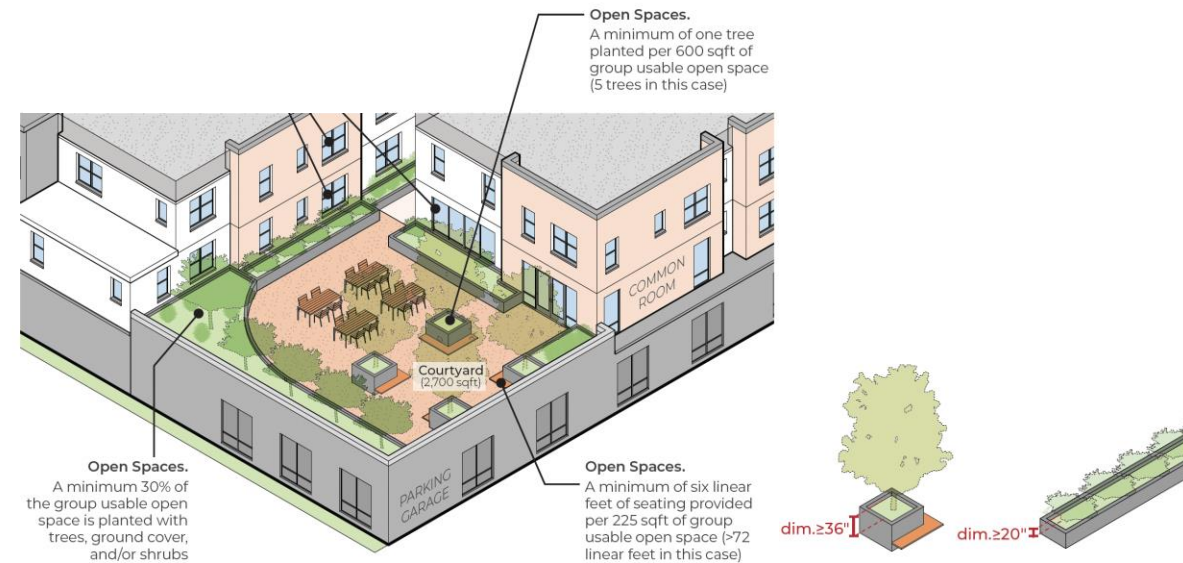
Open Spaces

Group Useable Open Space Design:

- A minimum of **30% of the group useable open spaces shall be planted** with trees, ground cover, and/or shrubs. Areas within group useable spaces used for secured childcare open space are excluded.
- A minimum of **one tree shall be planted per 600 square feet** of the group useable open space area (aggregated across all group useable open spaces).
- Planting in above grade courtyards shall have a **minimum soil depth** of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.
- When group useable open spaces are larger than 200 square feet, a **minimum of six linear feet of seating** shall be provided per 200 square feet of each useable open space.



Source: VMWP

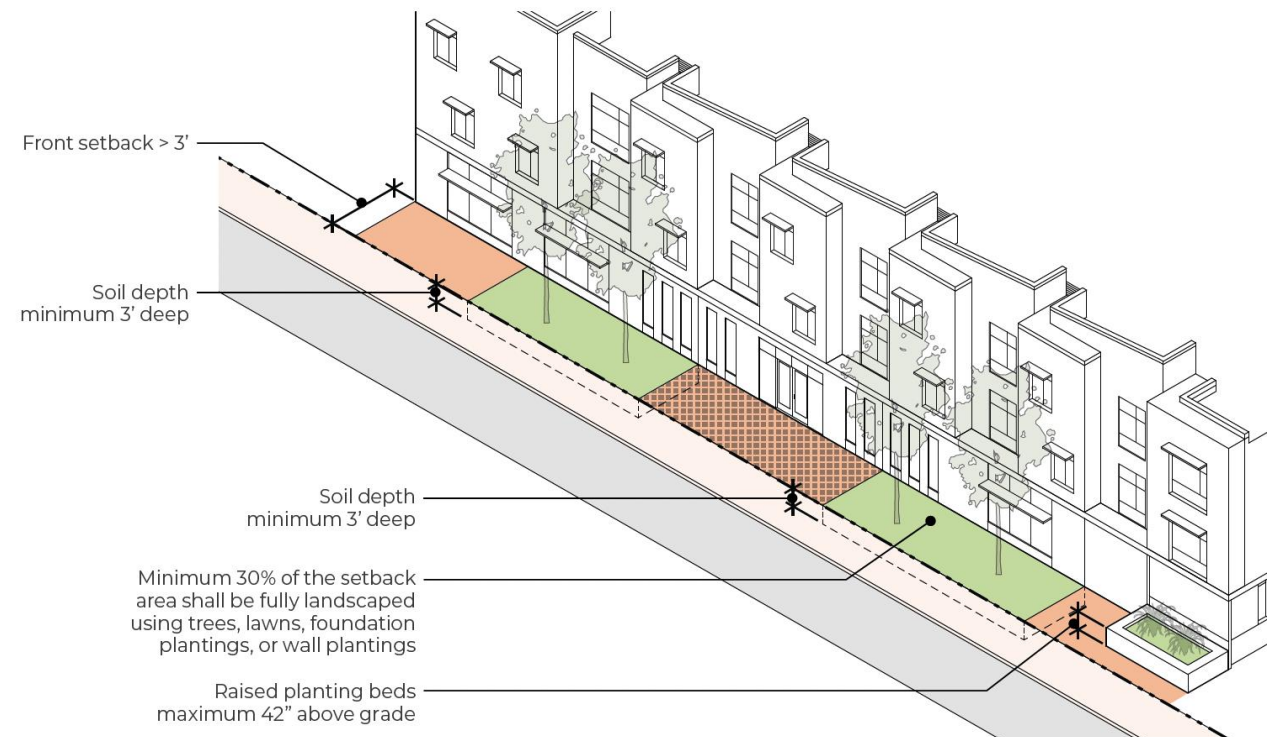


Landscaping

Planting at Street Frontages: When a front setback of more than 3 feet is required, a minimum of 30 percent of the area between the street-facing building facade and property line that is not a part of a stoop, porch, pedestrian pathway shall be planted using trees, ground cover, foundation plantings, or wall plantings.



Source: City of Kelowna



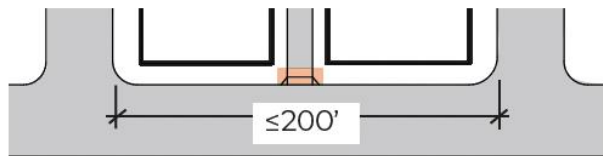
Group Discussion on Site Planning, Organization, and Design



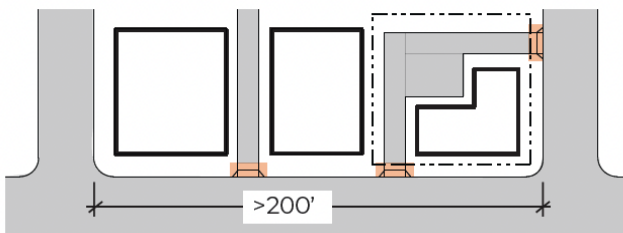
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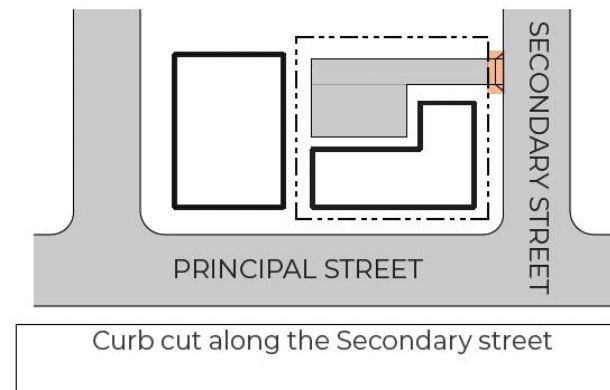
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Up to one curb cut allowed.



No more than two curb cuts allowed.
One curb cut on each street allowed for corner parcel.



Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

- Comments

Are we missing something?

- Comments

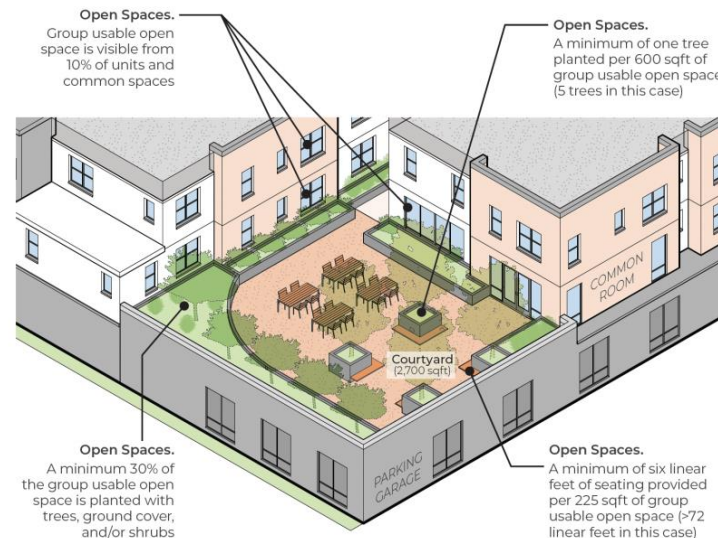
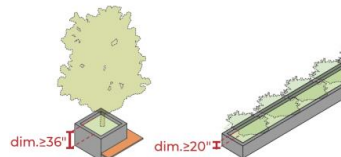
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Source: VMWP



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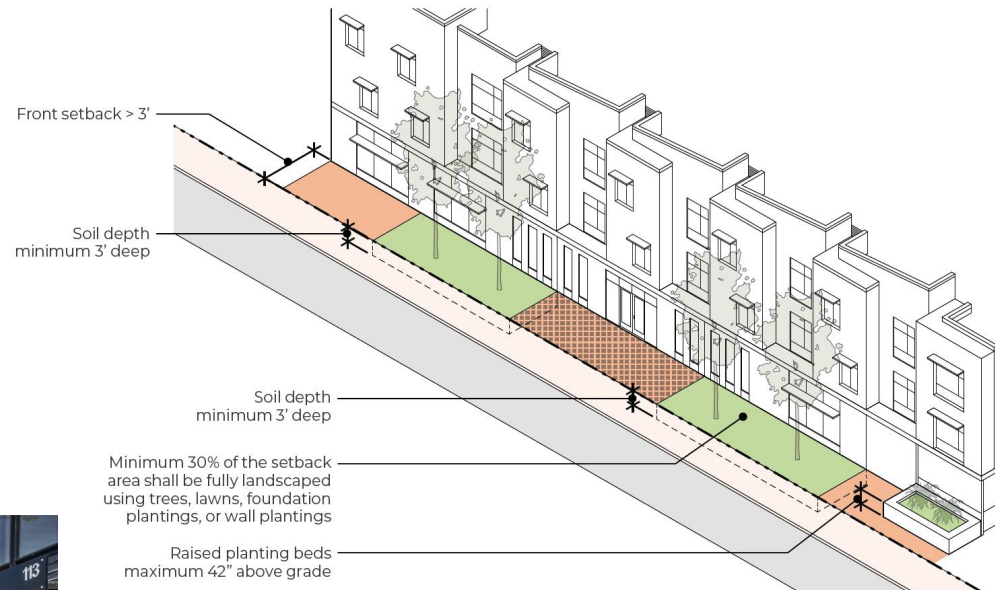
- Comments

Are we missing something?

- Comments

Landscaping

Planting at Street Frontages: When a front setback of more than 3 feet is required, a minimum of 30 percent of the area between the street-facing building facade and property line that is not a part of a stoop, porch, pedestrian pathway shall be planted using trees, ground cover, foundation plantings, or wall plantings.



Source: City of Kelowna

Will these result in development that is appropriate?

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Building Scale and Form



Building Bulk

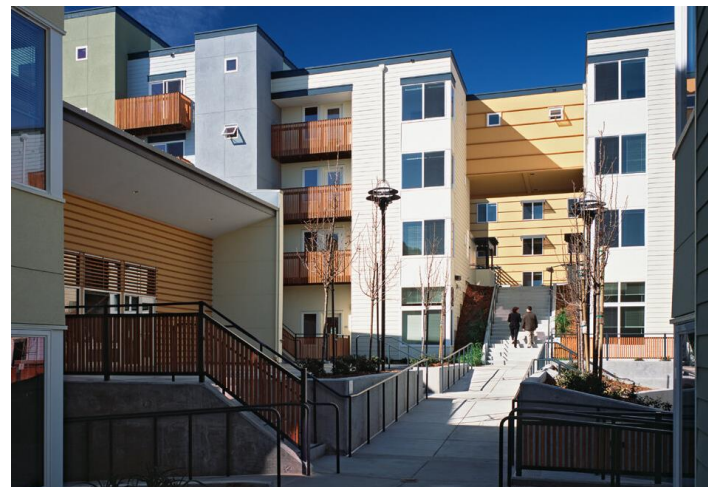
Mid-rise Residential Buildings

Massing Breaks. For building frontages and continuous streetwalls up to eight 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:

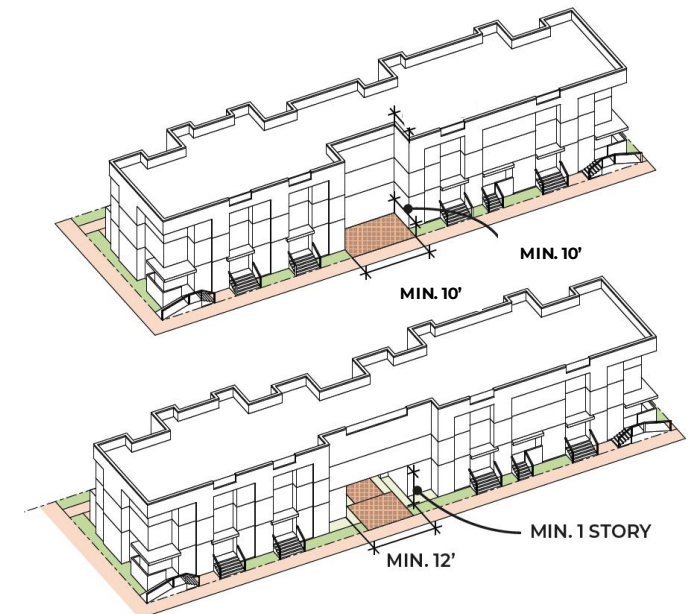
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- A **portal** that is at least 12 feet wide and has a vertical clearance of 12 feet. Fences are allowed if they comply with Zoning.



Source: Google Street View



Source: VMWP



Building Bulk

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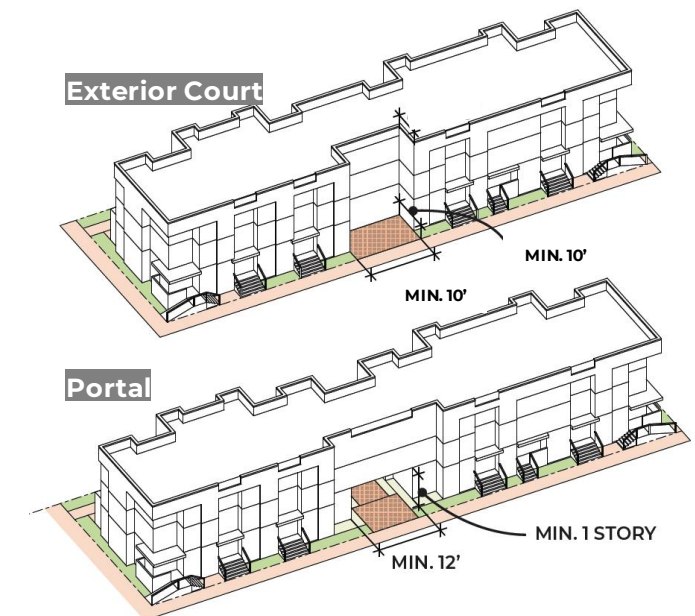
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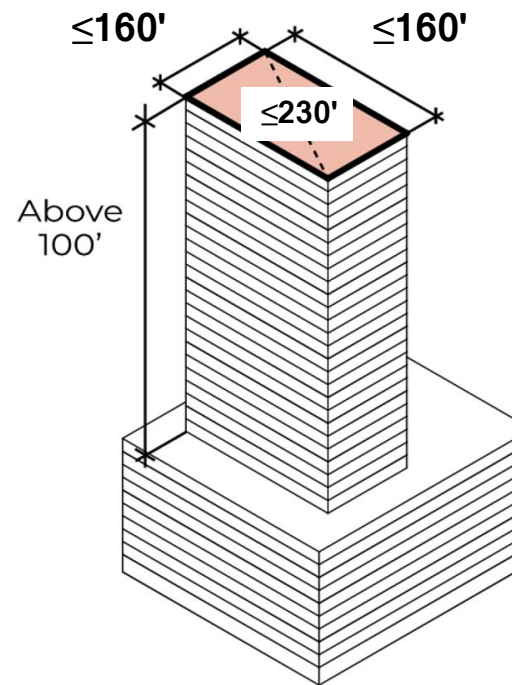


Source: VMWP



Building Bulk

Tower Floorplate: For portions of the building over 100 feet in height, the dimension of the longest building side and the diagonal shall not exceed 160 feet and the longest diagonal shall not exceed 230 feet.



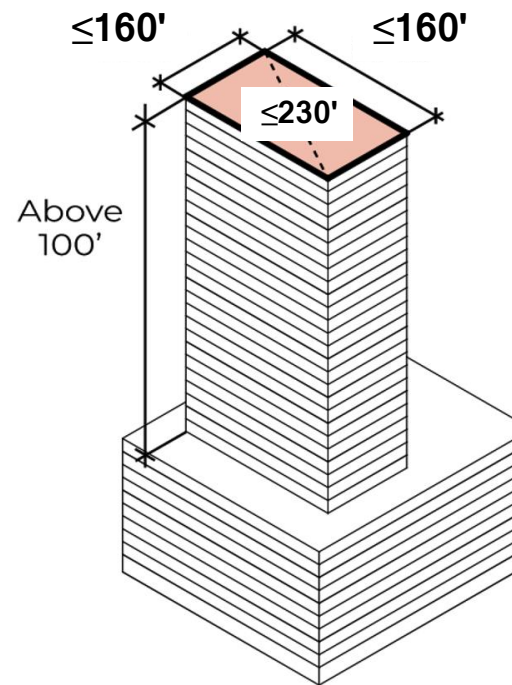
Residential uses



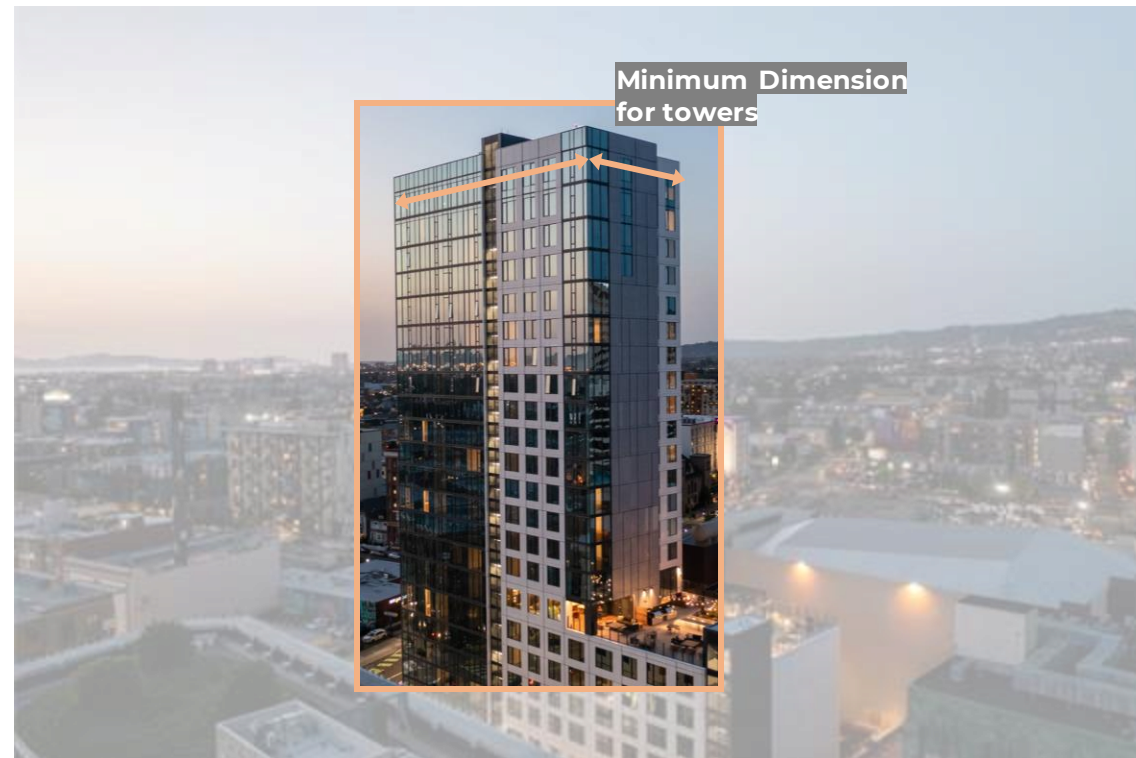
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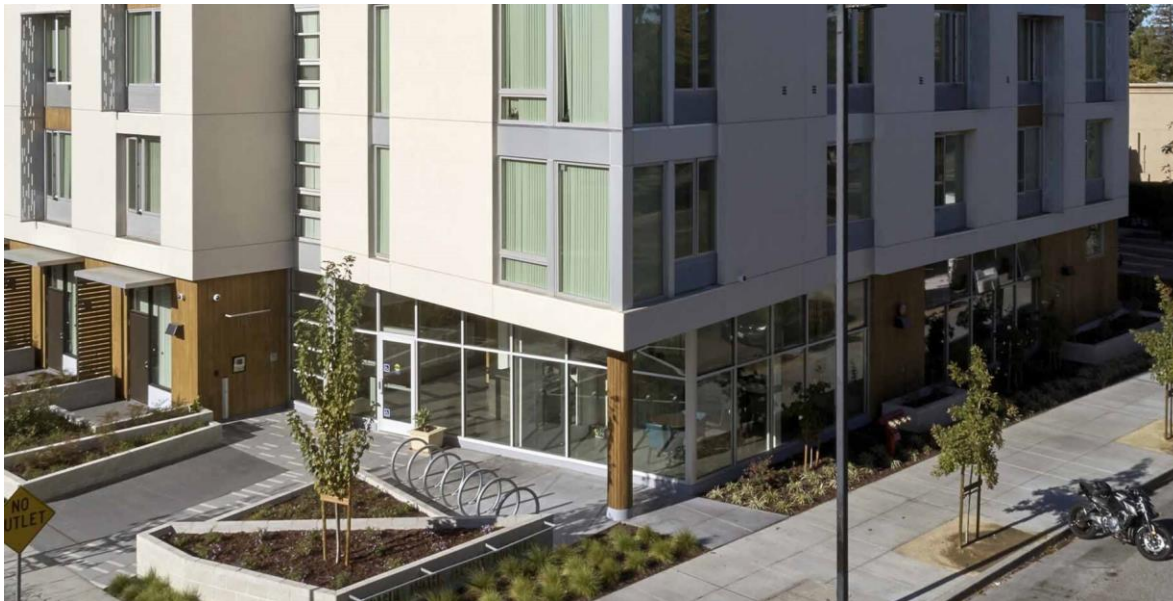


Source: Forma

Ground Floor Residential Spaces

Active Frontage: 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.



Residential active uses (lobby and common spaces) occupying a minimum 25% of ground floor that fronts an arterial and collector streets.



Residential active uses including a lobby, common space and fitness rooms on the ground floor

Building Entrances

Primary Building Entrance for Lobbies: A primary building entrance that leads to a residential or commercial lobby shall provide:

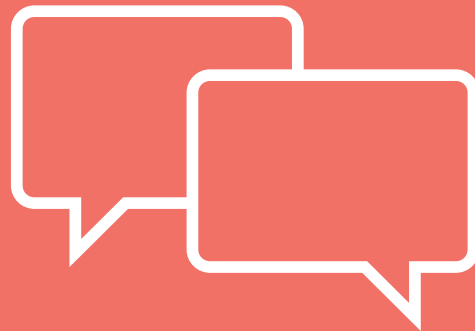
- A minimum six-foot-wide and eight-foot-tall **glazing area** that includes the entrance door.
- A **clear vertical height** of 10 feet measured from the top of the landing or finished floor at the door and the bottom of the building canopy above.



Source: Holst Architecture



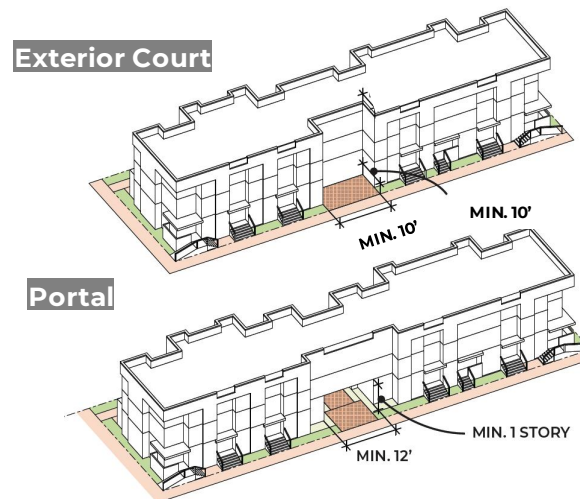
Group Discussion
on
Building Scale and Form



Building Bulk

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Will these result in development that is appropriate?

- Comments

Are they too descriptive or too general?

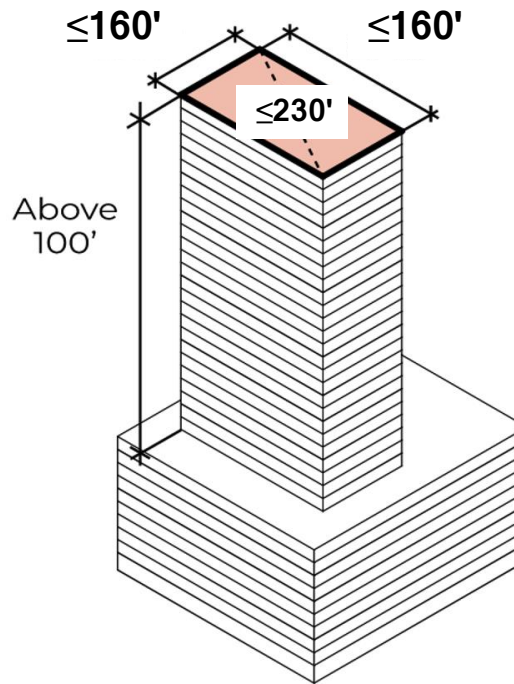
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Residential uses



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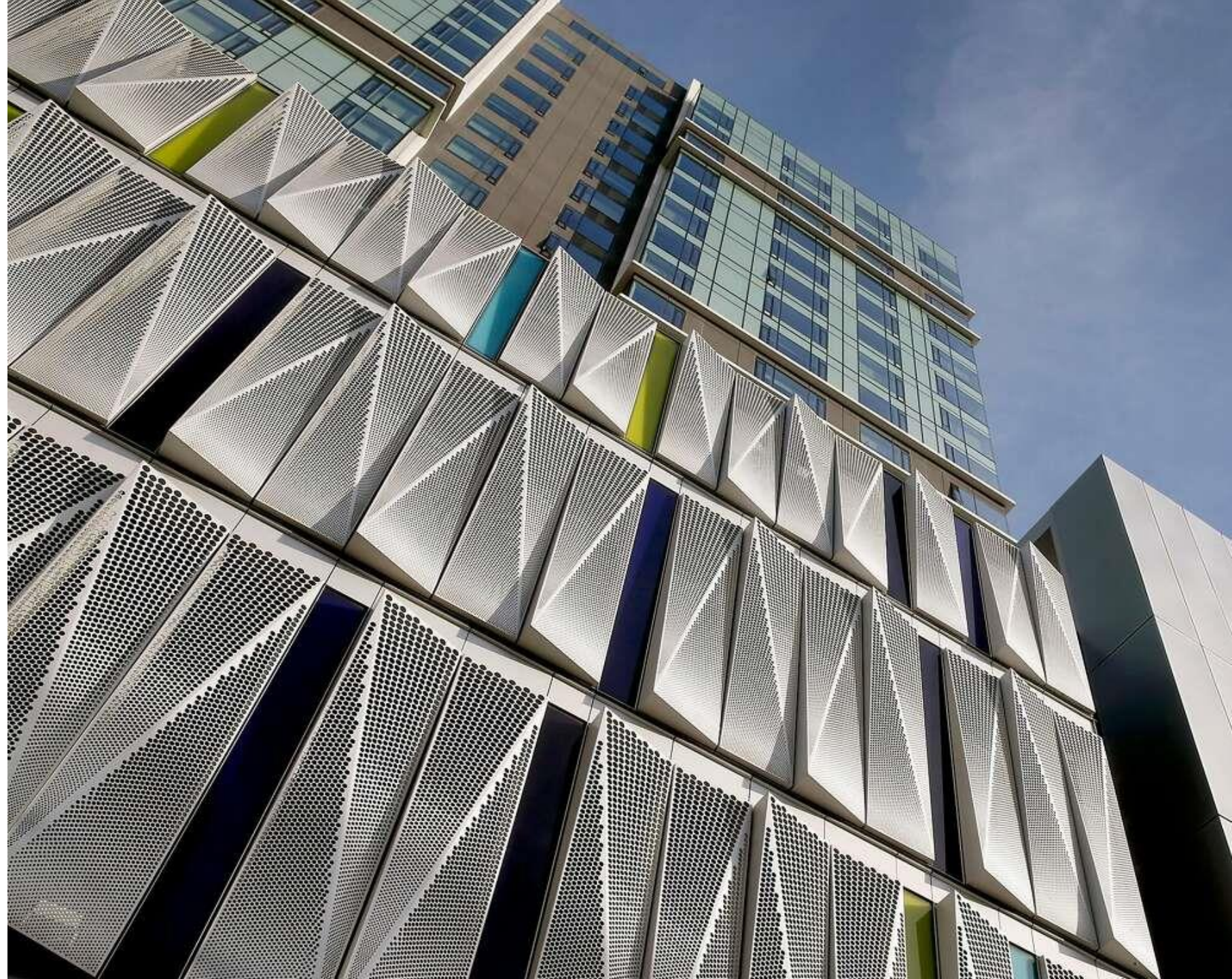
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Building Elements



Façade Pattern and Articulation

Tower Articulation: Towers of high-rise buildings shall be articulated using a combination of two or more of the following:

- Vertical plane changes a minimum 2 feet
- Operable screen or shading system
- Modulation or dimensional variation in the façade
- Horizontal staggers
- Recessed or projecting balconies
- Height variation on the roofline that are more than 2 stories tall
- Material and color changes
- Rhythmic pattern of accent lines that project at least 12 inches from the building wall using moldings, sills, cornices, or canopies



Vertical Plane Change



Source: *fil3rs*

Operable Screen System



Modulation in Façade



Horizontal Stagger and Balconies

Source: *Safdie Architects*

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Height Variation in Roof



Material and Color Changes



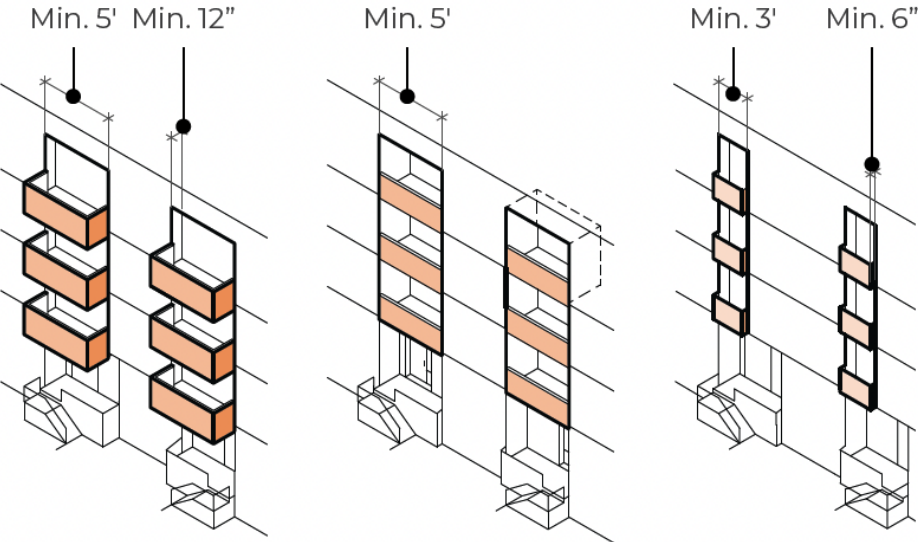
Pattern of Accent Lines

Source: Nendo

Decks and Balconies

Balcony Dimensions:

- Occupied balconies shall be a minimum 5 feet wide and 5 feet deep.
- 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 5 feet
- Façade elements and unoccupied spaces such as Juliet balconies shall be a minimum of 3 feet wide and 6 inches deep



Juliet Balconies



Source: Streeteasy

Materials

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 anodized, powder-coated or Kynar.

Materials

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

Architectural Lighting

- Lighting Fixtures:** Outdoor lighting fixtures shall meet the following equipment requirements:
- All lighting fixtures placed on the building façade shall be **oriented towards building surfaces or directed downward** to minimize glare.
 - Outdoor lighting fixtures shall yield **low light pollution and glare**.
 - All outdoor lighting fixtures shall prevent light intrusion into private and public building uses, especially residential units.
 - All elements such as wires, conduits, and panel boxes shall be concealed from public view.



Source: HD Supply

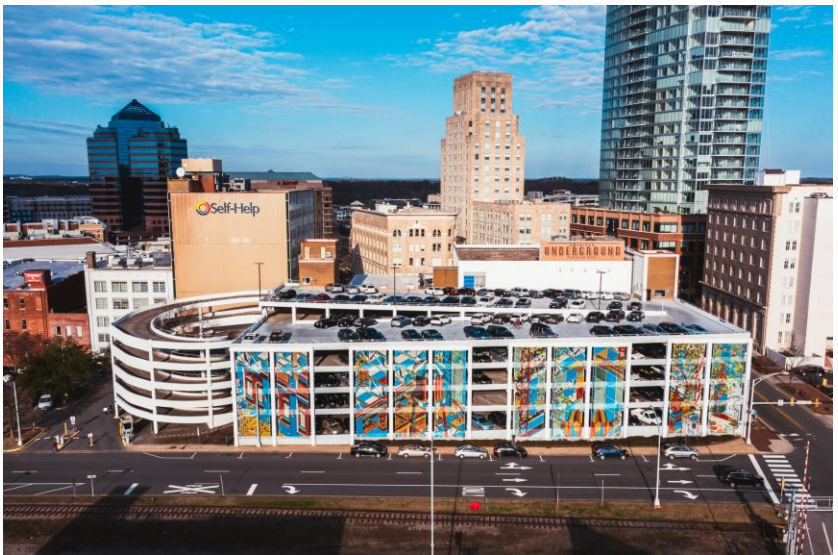


Source: Graf Electric

Parking

Parking Garage Facades: For parking garages with a longer than 30 feet of exposed façade, a minimum of 75 percent of the public space-fronting parking garage façade and a minimum of 50 percent of the local streets-facing parking garage façade shall be articulated using at least one of the following:

- **Color or material changes** that are at least 4 feet wide and one story tall.
- **Public art** that meets the requirements of Zoning.
- **Planting** that is at least 3 feet tall at maturity or climbing plants covering a minimum of 4 foot wide and one story tall area. If planting is provided, irrigation needs to be provided.
- **Ventilation grills** that match the window patterns or articulation of street-or public open space-facing building façade.



Source: Smart Durham

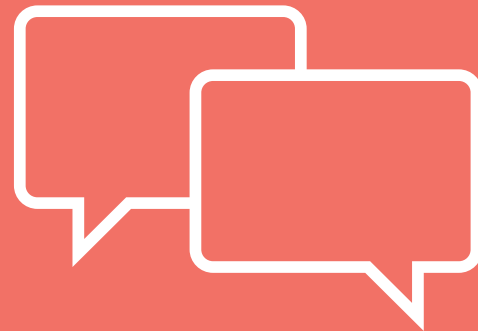


Source: Mobilane Green Design



Source: BNIM

Group Discussion on Building Elements



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Façade Articulation Reference



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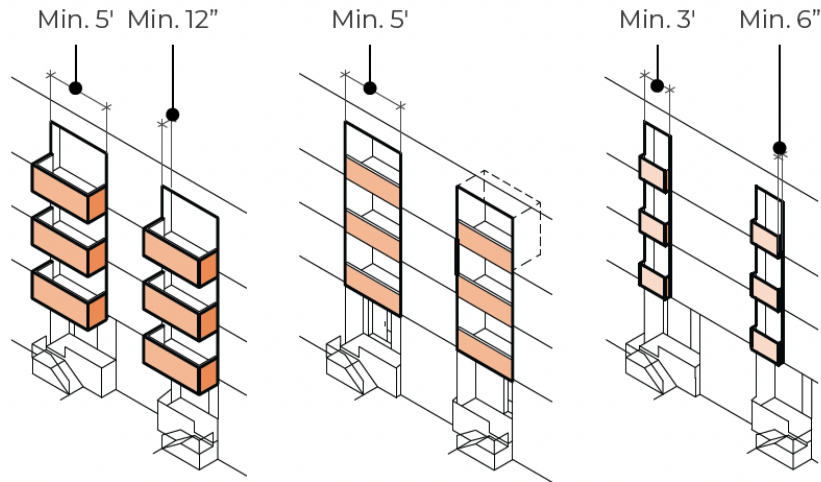
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At least one side of a corner balcony shall be 5' wide



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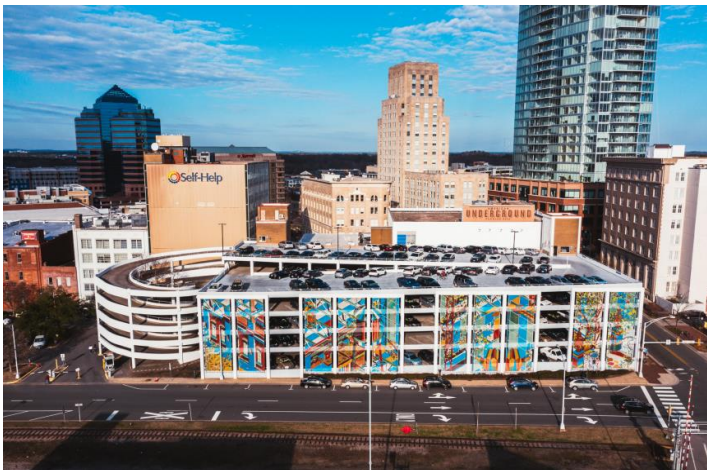
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Source: Smart Durham



Source: Mobilane Green Design

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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?

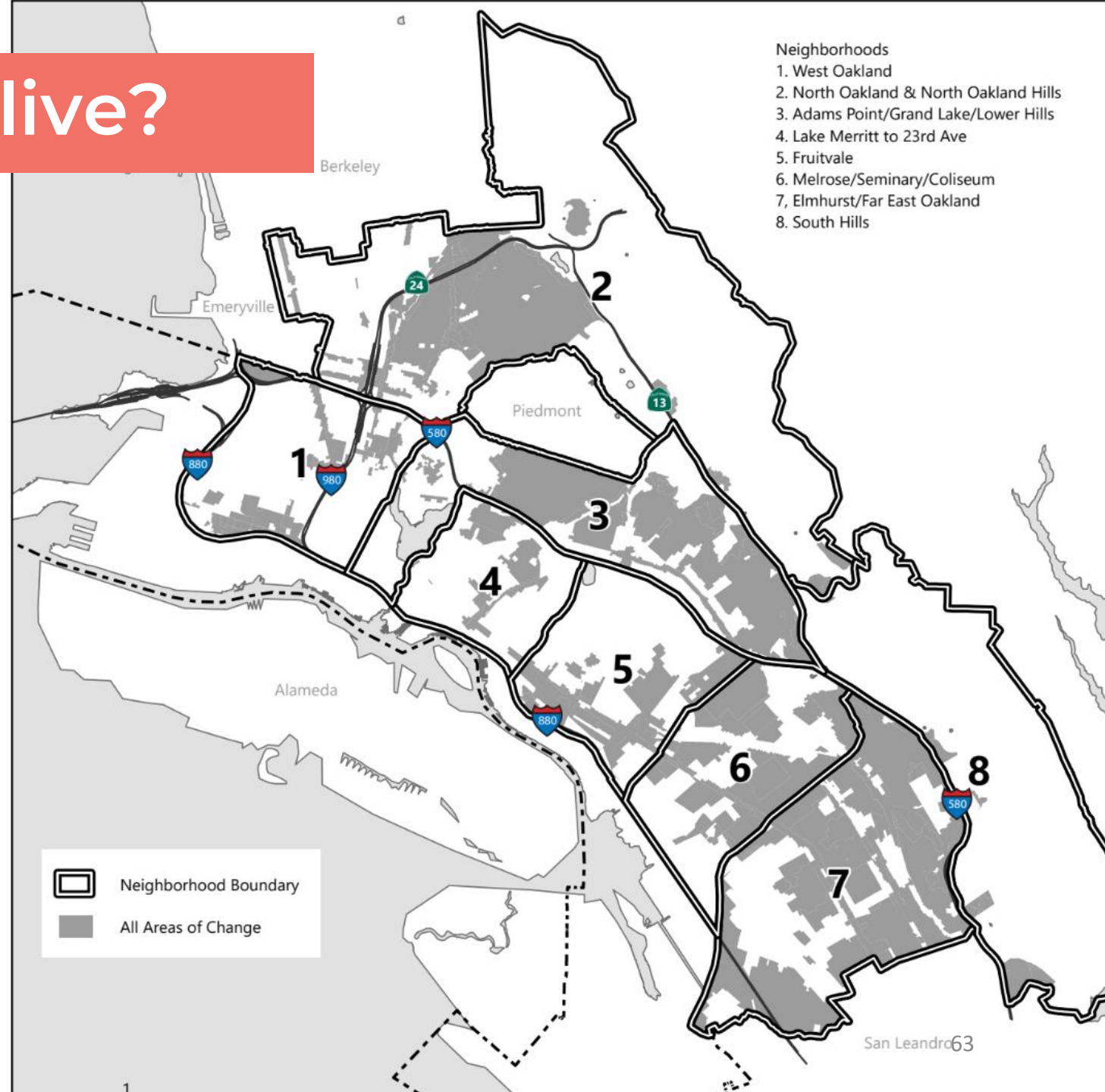
Email ODS@oaklandca.gov

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 23rd Ave
5. Fruitvale
6. Melrose/Seminary/Coliseum
7. Elmhurst/Far East Oakland
8. South Hills



Example Design Categories

A few other potential design categories

- Building Entrances: size, orientation, pedestrian access to entrance
- Glazing requirement on public street
- Privacy concerns
- Frontage Zone for Residential uses: The frontage zone for residential uses including the setback fronting the public street shall be utilized to create a transition between the public realm and the residential uses using a combination of two or more of the following landscaping or architecture features:
 - a. Stoops meeting the requirements of standard XXX
 - b. Low walls or railings (up to four feet tall)
 - c. Patios with minimum dimension of six feet by six feet
 - d. A minimum of 40 percent planted area within the setback area
- Ground floor non-residential spaces: size requirements, glazing, etc. (focus group #2 – mixed use)

Discussion Questions (Focus Group #2)

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?