

Location:	300 Lakeside Drive – Kaiser Center (See map on reverse)
Assessors Parcel Number:	008-0652-001-05
Proposal:	The applicant is proposing to revise the previously approved Planned Unit Development (PUD) to modify the proposed office tower footprints and square footage as well as introduce a residential tower option in one of the phases. As previously approved in the prior PUD the current proposal would still demolish the mall building portion of the Kaiser Center complex, while retaining a large majority of the rooftop garden. This item is appearing before the Landmarks Board as a pre-application to receive early feedback.
Applicant:	Tomás Schoenberg – (415) 291-1104
Owner:	SIC-Lakeside Drive, LLC
Planning Permits Required:	Revision to the previously approved Planned Unit Development, Final Planned Unit Development Permits for each phase.
General Plan:	Central Business District
Zoning:	CBD-C Height Area 7
Environmental Determination:	Pending
Historic Status:	Kaiser Center Building & Roof Garden are CEQA Historic Resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; appears eligible for the National Register individually and as part of the Lake Merritt District
City Council District:	3
Status:	Pending
Action to be Taken:	Review the pre-application submittal of the revision to the Planned Unit Development and provide initial comments to the applicant and staff.
For Further Information:	Contact case planner Peterson Z. Vollmann at 510-238-6167 or by e-mail at pvollmann@oaklandnet.com .

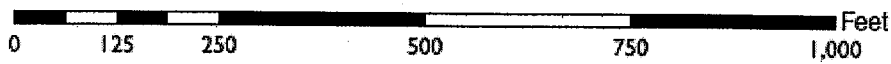
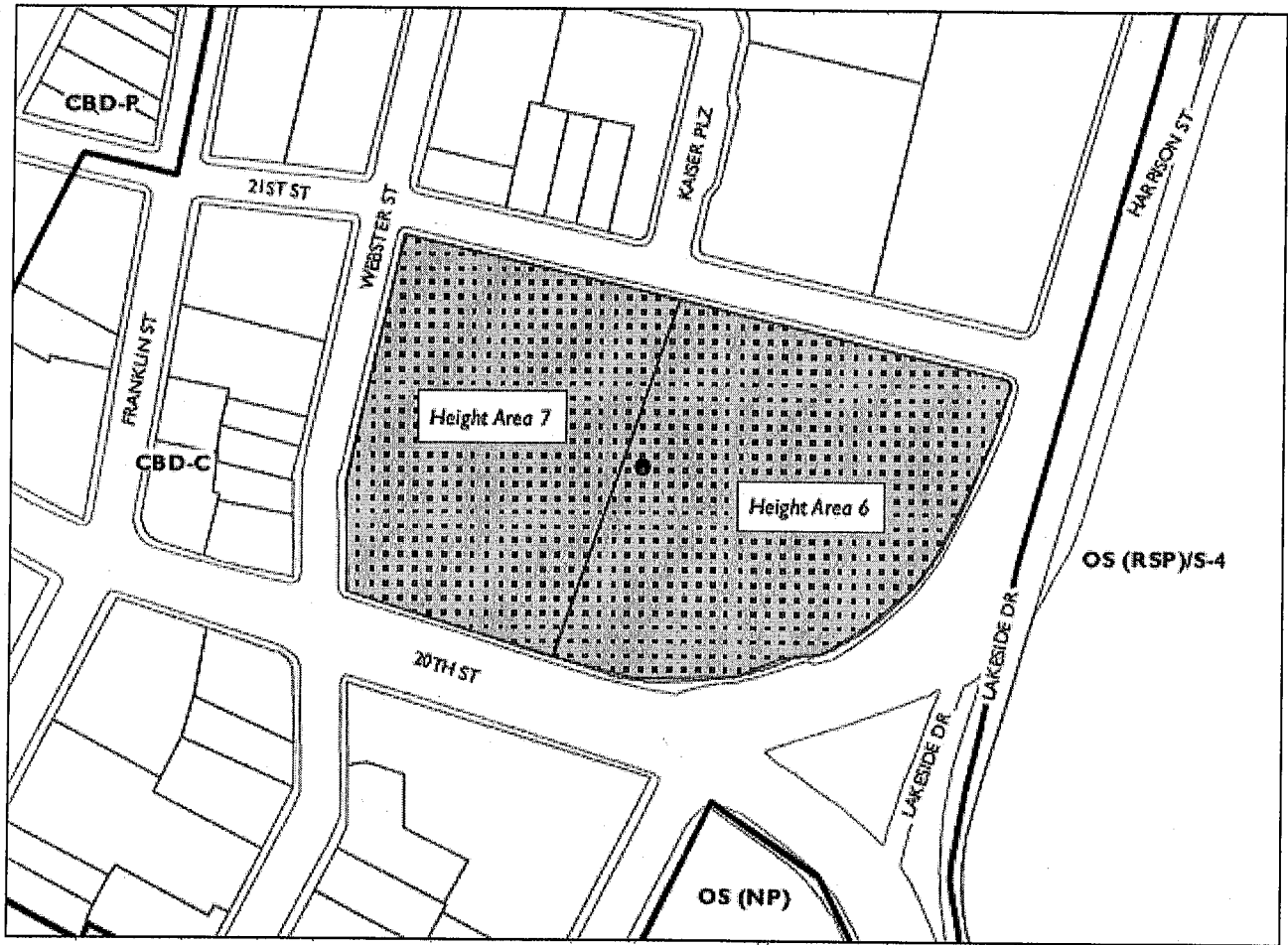
SUMMARY

On May 4, 2011, the Planning Commission approved a Planned Unit Development (PUD) and Tentative Parcel Map that would allow the development of approximately 1,500,000 square feet of new office development in two new office towers. These entitlements were valid for a three-year period to May 4, 2014. At the May 4, 2011, public hearing the EIR for the project was also certified by the Planning Commission.

In 2014 the applicant took advantage of ministerial extensions adopted by Oakland City Council Resolutions due to the economic recession, which extended the approval up until December 31, 2015. Additionally, the Project applicant took advantage of the two one-year extensions allowed under Project condition of approval #2 to keep the entitlements active until December 31, 2017, and in January of 2018 the Planning Commission approved an additional extension to December 31, 2018.

LANDMARKS PRESERVATION ADVISORY BOARD

SITE LOCATION MAP



The Project applicant is currently looking to amend the PUD and will be filing for a revision in the coming months. Currently the applicant has filed a pre-application to get initial feedback on the proposed changes to the PUD and to allow staff to begin environmental scoping on the proposal. In the coming months the applicant will be filing for the revision to the PUD which will eventually re-appear before the Landmarks Board and the Planning Commission. The item is appearing before the Landmarks Board at this early stage in the process to receive initial feedback on the proposed changes to the building massing and site planning of the revision.

PROPERTY DESCRIPTION

The approximately 7-acre Kaiser Center site comprises an entire city block bounded by 20th Street, Webster Street, 21st Street, and Lakeshore/Harrison Street, in Downtown Oakland. Existing development includes the Kaiser Center Office building, the 20th Street retail mall, the Webster Street retail mall, and a 2.81 acre roof garden above the parking garage.

The Kaiser Center site including the Kaiser Center Office Building, the retail Mall structures, and the roof garden, are CEQA historic resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; and appear to be eligible for the National Register individually and as part of the Lake Merritt District (code 3B)).

PROJECT DESCRIPTION

Kaiser Center Office Approved PUD

No changes were proposed to the existing 29-story Kaiser Center Office building and most of the existing roof garden. The approved PUD would redevelop 2.2 acres at the westernmost portion of the 7-acre Kaiser Center site in two phases. Phase I would demolish the existing 20th Street Mall and construct a 34-story South Tower (approximately 641,972 square feet). This phase also includes the construction of an additional 22,933 square feet of roof garden space and a publicly accessible exterior stairway to the roof garden from 20th Street. Phase II includes the demolition of the Webster Street Mall and construction of a 42-story North Tower (approximately 833,020 square feet), and the removal and replacement of a portion of the existing roof garden. In total, 1.47 million gross square feet of office, street-level retail 6th floor commercial uses, parking and enhanced open space would be constructed.

Kaiser Center Revised PUD Proposal

The pre-application to revise the approved PUD would keep the existing 29-story Kaiser Center Office building and most of the roof garden as previously approved. The revision would still entail the demolition of the mall buildings for the construction of two new towers. The main difference from the previously approved PUD is that the footprint and floor plates of the proposed office towers are increasing in dimension to respond to office market desires for larger floorplates. The revised PUD would also include a residential scheme for the southern tower, which would contain a slender floorplate. The other major change is that the revised proposal looks to establish more connections from the adjacent public right of way to the rooftop garden by creating a number of pedestrian stair and pathways to access the garden from the sidewalk.

ZONING ANALYSIS

The zoning of the site at the time the approved application was submitted and deemed complete was C-55, Central Core Commercial; S-4, Design Review Combining Zone; S-17, Downtown Residential Open Space. Subsequently on July 21, 2009, the Oakland City Council adopted the Central Business District zones which changed the zoning of the site to CBD-C, Central Business District Commercial. Nothing within the approved PUD would be restricted by the updated CBD-C Zoning designation. The pending revision to the approved PUD and any changes would need to comply with the current CBD-C Zoning regulations.

DESIGN REVIEW

Given that the PUD will propose demolition of the mall buildings in any scenario, the Category II Demolition Findings are required to be met with any approval of the PUD. At this point in time the applicant has not filed their Demolition Findings submittal, which will come with the filing of the development application. Upon submittal of the development application this proposal will return to the Board for comments specifically on the Demolition Findings.

Pursuant to Section 17.136.055.C, the proposal would be required to appear before the Landmarks Preservation Advisory Board for a recommendation prior to a decision being made upon the application. Staff is requesting the Board to provide preliminary comments on the proposed development within the context of the listed design review criteria below in this section. While the details of the building exteriors are not finalized under the PUD process, staff would like the Board to provide comments in the context of building siting and massing as it relates to the design criteria provided, and once any Final PUD's are filed the items will return to the Board for additional feedback on the detailed architectural designs.

The Final PUD submittals would need meet the following three sets of Design Review criteria. Each specific criterion that is not applicable to the project is shown in ~~strikethrough~~:

SECTION 17.136.050. A – REGULAR DESIGN REVIEW CRITERIA (Residential Facilities)

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures;
2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;
3. That the proposed design will be sensitive to the topography and landscape;
4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;
5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

SECTION 17.136.050.B – REGULAR DESIGN REVIEW CRITERIA (Non-Residential)

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;
2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.
3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

SECTION 17.136.050.C – CRITERIA FOR LOCAL REGISTER PROPERTIES

1. That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, materials, texture, lighting, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

SECTION 17.136.055.B.2 - HISTORIC PROPERTIES IN THE D-LM & CBD

- a) Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing;
- b) New street frontage has forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street;
- c) The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.
- d) The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of

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

- e) ~~Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "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. APIs with a character-defining height and their character-defining height level are designated on the zoning maps; and~~
- f) For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g., below.
- g) For construction of new principal buildings:
 - i. The project will not cause the API to lose its status as an API;
 - ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and
 - iii. ~~The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.~~

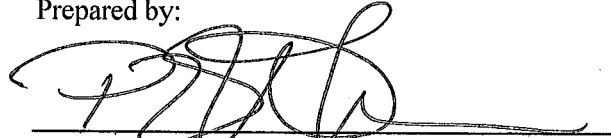
ENVIRONMENTAL DETERMINATION

An Environmental Impact report was certified for the PUD ion May 4, 2011. Review of the project's compliance with the certified EIR is ongoing.

RECOMMENDATIONS:

1. Receive any testimony from the applicant and/or interested parties.
2. Provide direction to the project applicant and staff as to whether or not the Board finds the project as proposed is compliant with the Design Review Criteria as it relates to the general massing and siting of the buildings in the context of the historic resource.

Prepared by:



PETERSON Z. VOLLMANN
Planner IV

Reviewed by:



CATHERINE PAYNE
Acting Development Projects Manager
Bureau of Planning

ATTACHMENTS:

- A. Project Plans



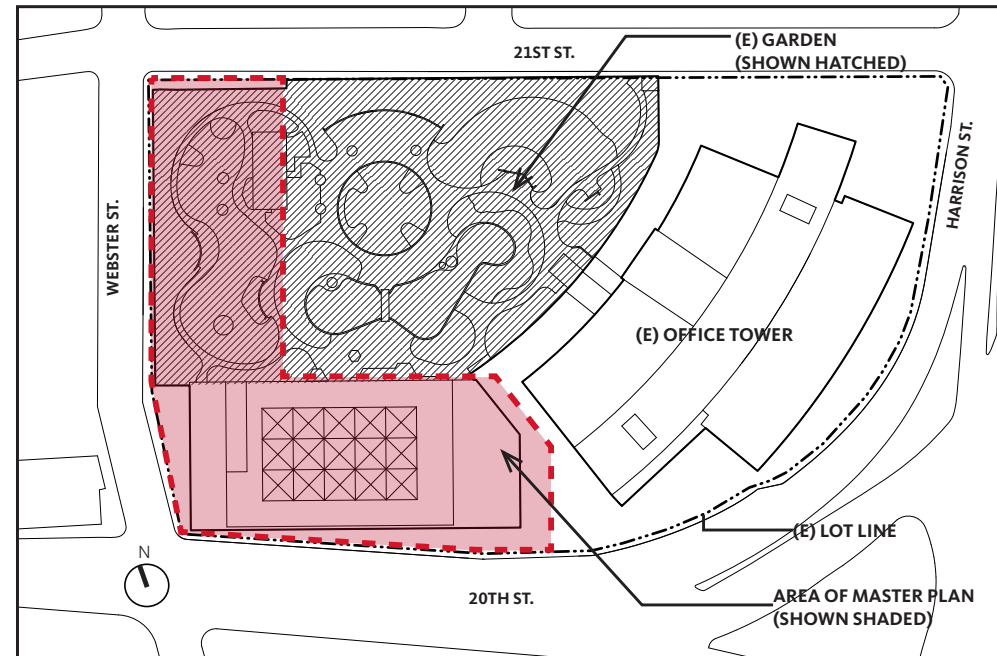
KAISER CENTER EXPANSION

AMENDED PRELIMINARY DEVELOPMENT PLAN

CASE FILE NO. PUD 08-103 & TPM 9498

UPDATED 2018.05.25

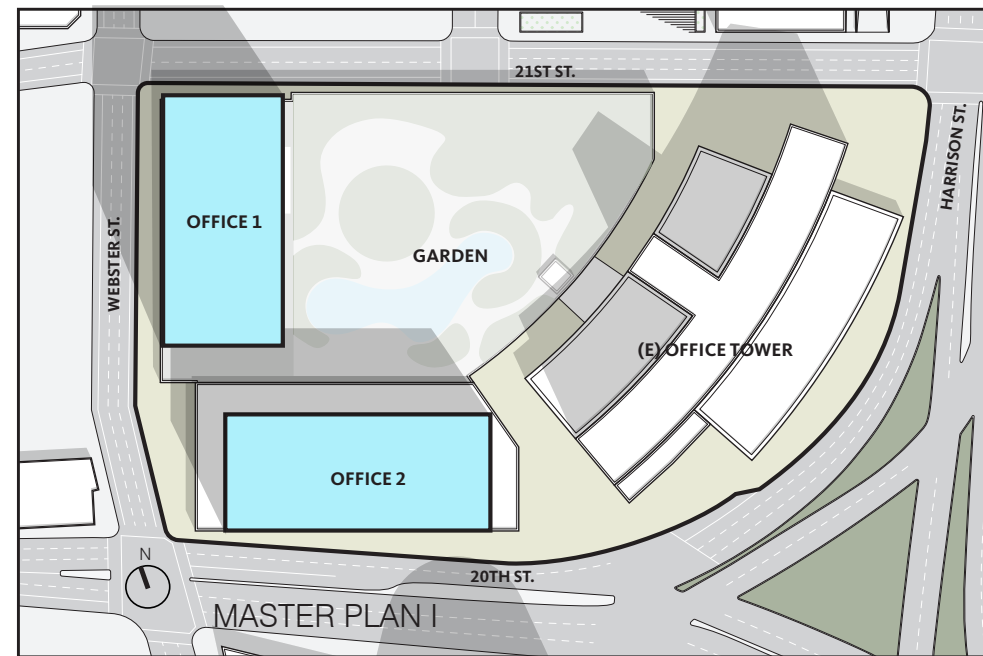
EXISTING PLAN



MASTER PLAN I (OFFICE 1 & OFFICE 2)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,528,090	2,938,967	74%
Building Height						
Maximum Floors	29	n/a	29	28 & 15	n/a	n/a
Maximum Feet (Roof)	386	n/a	n/a	414.5' & 239.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	234	1,419	5.9%

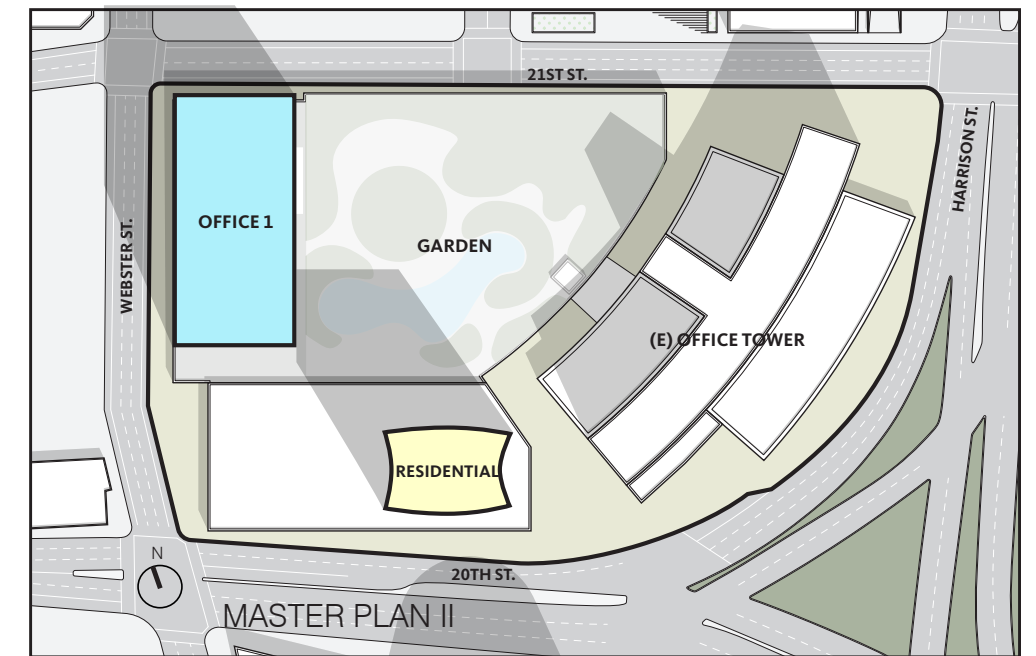
* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

PROPOSED MASTER PLAN & AREA OVERVIEW



MASTER PLAN I (OFFICE 1 & OFFICE 2)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,528,090	2,938,967	74%
Building Height						
Maximum Floors	29	n/a	29	28 & 15	n/a	n/a
Maximum Feet (Roof)	386	n/a	n/a	414.5' & 239.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	234	1,419	5.9%

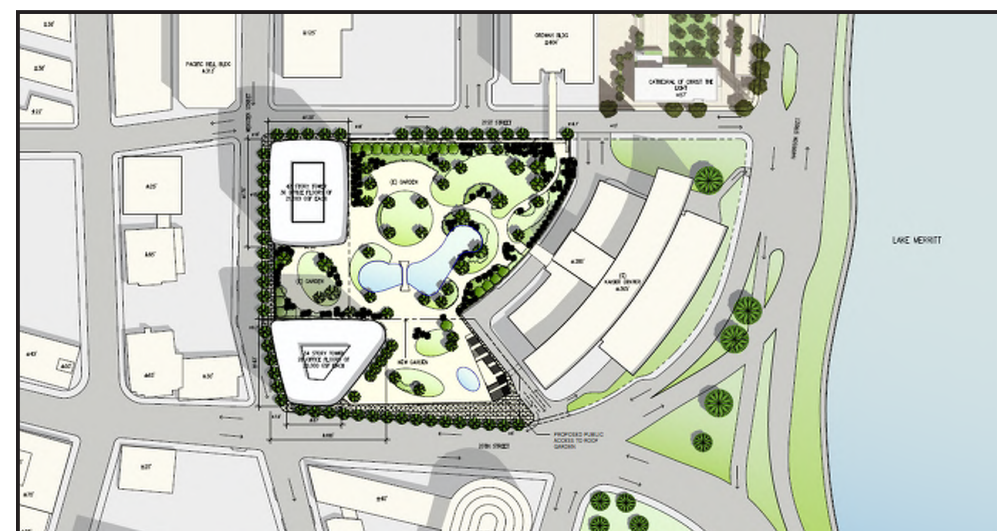
* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.



MASTER PLAN II (OFFICE 1 & RESIDENTIAL)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,548,810	2,959,687	75%
Building Height						
Maximum Floors	29	n/a	29	28 & 40	n/a	n/a
Maximum Feet (Roof)	386	n/a	n/a	414.5' & 413'	n/a	n/a
Number of Dwelling Units	0	n/a	n/a	580	580	100%
Number of Parking Spaces*	1,340	155	1,185	234	1,419	6%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

2010 ENTITLEMENT



2010 ENTITLEMENT	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,830,984	3,241,861	92%
Building Height						
Maximum Floors	29	n/a	29	42	n/a	n/a
Maximum Feet (Roof)	386	n/a	n/a	573.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	852	2,037	52.0%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

VINCINITY MAP

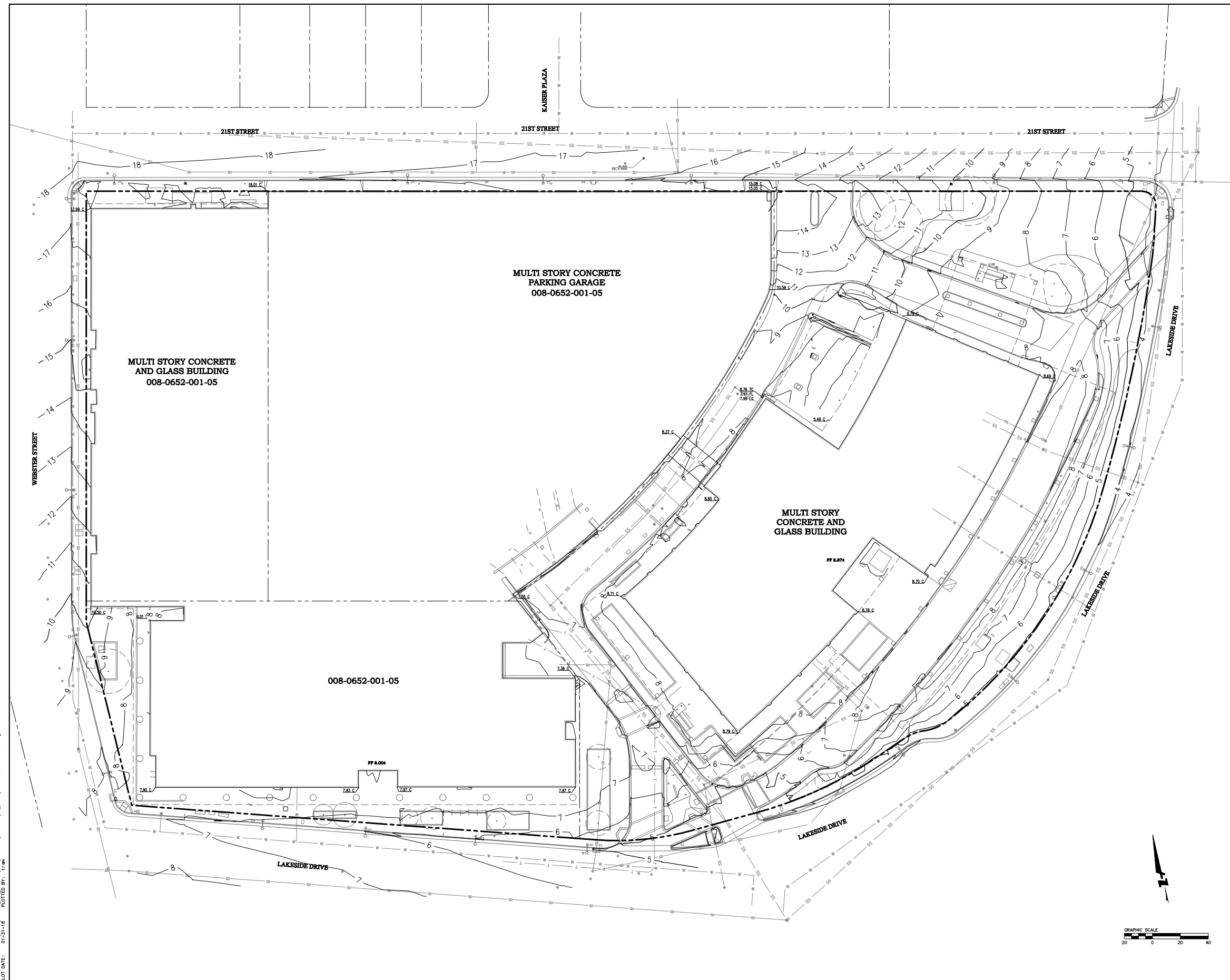


ZONING INFORMATION

- . CBD-C ZONE
- . FAR: MAX. 20
- . INTENSITY AREA: 6/7
- . LOT COVERAGE: 100% AT BASE, 75% AVERAGE ABOVE THE BASE OR 10,000SF WHICHEVER IS GREATER
- . RESIDENTIAL DWELLING UNIT DENSITY: 1 UNIT /90 SF OF LOT AREA
- . LOT AREA: 311,741 SF, MAX 3,463

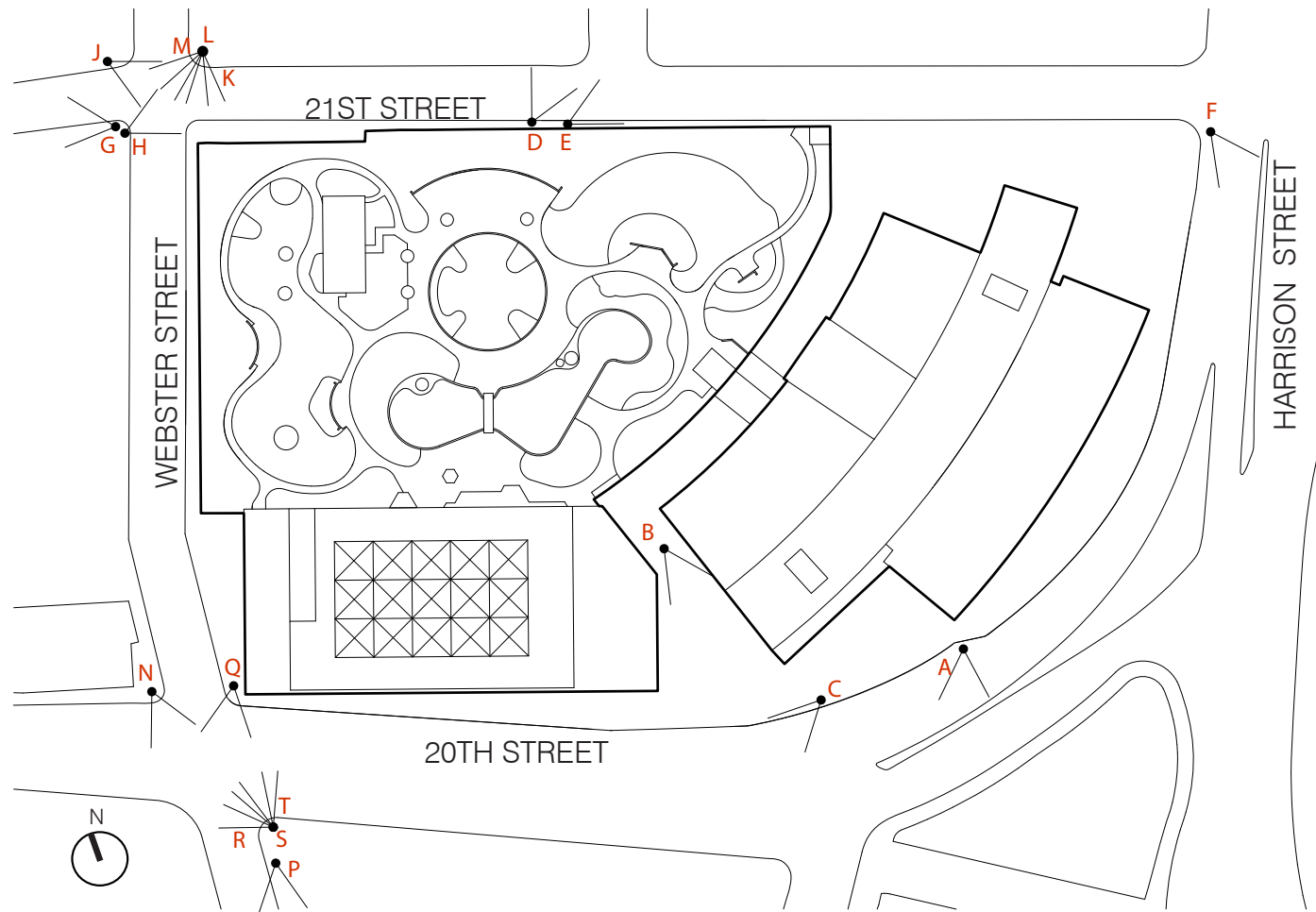
DRAWING INDEX

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A0.01	PROJECT INFORMATION
A0.02	DRAWING INDEX
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A0.20	EXISTING SITE PHOTOS
A0.20A	EXISTING SITE PHOTOS
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A0.30	EXISTING TREE SURVEY
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A1.65	MASTER PLAN II- PHASING SCENARIO C- (RESIDENTIAL), PERSPECTIVE AT LANDSCAPE CORNER



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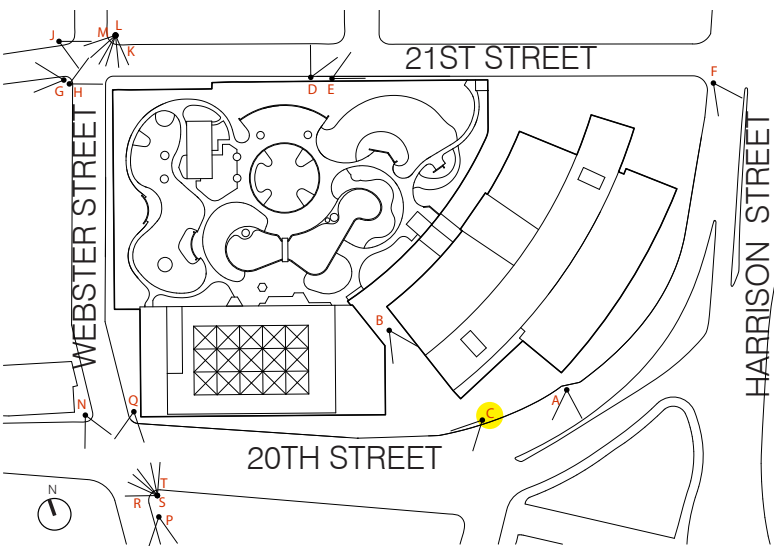
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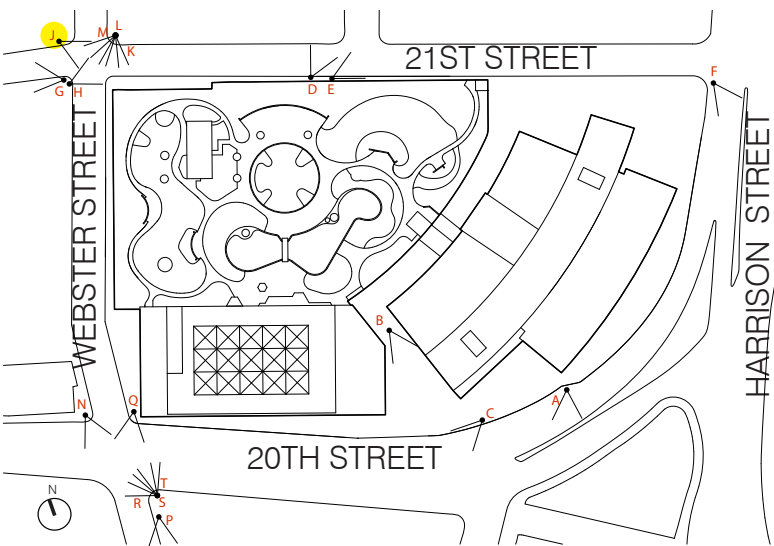
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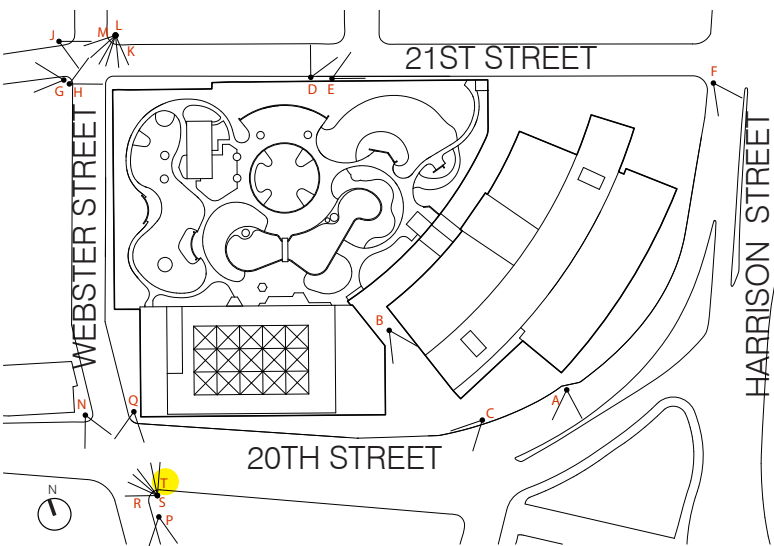
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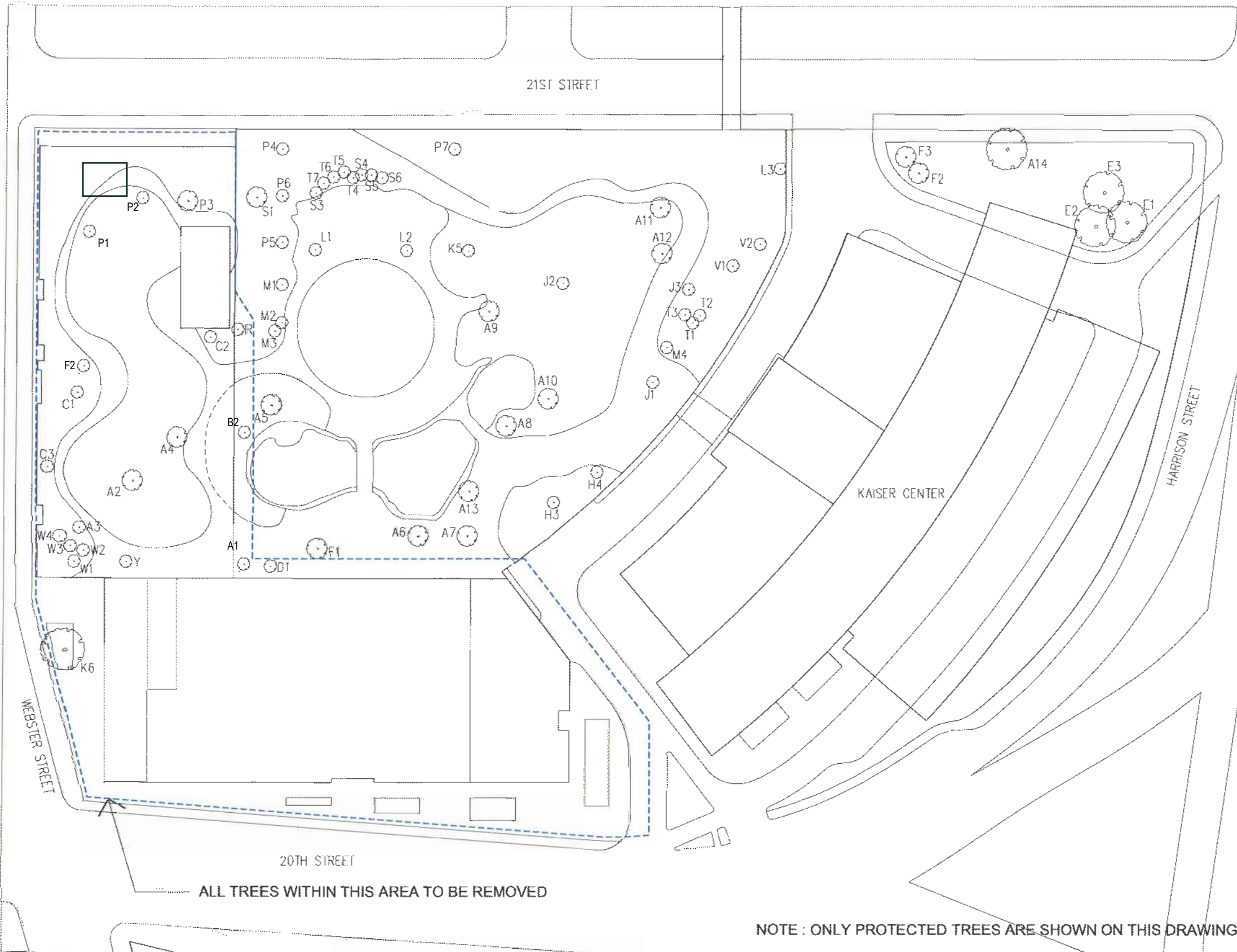
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Tree	TRUNK FORM*	BOTANICAL NAME	COMMON NAME	D.B.H.* inches, 2018
A1	S	Olea europea 'Swan Hill'	Swan Hill fruitless European olive	10
A2	M	Olea europea	European olive	44.5
A3	M	Olea europea	European olive	28
A4	M	Olea europea	European olive	45.5
A5	M	Olea europea	European olive	31.75
A6	M	Olea europea	European olive	27
A7	M	Olea europea	European olive	30
A8	M	Olea europea	European olive	54
A9	M	Olea europea	European olive	35
A10	M	Olea europea	European olive	35.5
A11	M	Olea europea	European olive	36.25
A12	M	Olea europea	European olive	41
A13	M	Olea europea	European olive	6
A14	M	Olea europea	European olive	6.5
A15	M	Olea europea	European olive	5.5
A16	M	Olea europea	European olive	7
B1	S	Ginkgo biloba 'Fairmont'	Fairmont maidenhair	6.5
B2	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	9.25
B3	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	6
B4	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	6
C1	S	Pittosporum undulatum	Victorian box	19.25
C3	S	Pittosporum undulatum	Victorian box	25
D1	M	Acer palmatum	Japanese maple	42.75
D2	M	Acer palmatum 'Sangu Kaku'	coral bark Japanese maple	9
F1	S	Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer southern magnolia	25
F2	S	Magnolia grandiflora 'Little Gem'	Little Gem southern magnolia	9.25
H3	S	Malus floribunda	flowering crabapple	13.25
H4	S	Malus floribunda	flowering crabapple	11.5
J1	S	Quercus suber	cork oak	24
J2	S	Quercus suber	cork oak	15.5
J3	S	Quercus suber	cork oak	31
K5	M	Rhus lancea	African sumac	16.5
K6	M	Rhus lancea	African sumac	15.5
L1	M	Pinus mugo	Swiss mountain pine	18.75
L2	M	Pinus mugo	Swiss mountain pine	23.5
L3	M	Pinus mugo	Swiss mountain pine	20.5
M1	M	Arbutus unedo	strawberry tree	36
M2	M	Arbutus unedo	strawberry tree	33
M3	M	Arbutus unedo	strawberry tree	24.5
M4	M	Arbutus unedo	strawberry tree	31.5
P1	S	Quercus ilex	holly oak	11
P2	S	Quercus ilex	holly oak	9.5
P3	S	Quercus ilex	holly oak	9.75
P4	S	Quercus ilex	holly oak	21.5
P5	S	Quercus ilex	holly oak	16
P6	S	Quercus ilex	holly oak	16.25
R	S	Prunus caroliniana	Carolina cherry laurel	13.5
S1	M	Griselinia littoralis	kapuka	25.5
S4	M	Griselinia littoralis	kapuka	18
S5	M	Griselinia littoralis	kapuka	27.25
S6	M	Griselinia littoralis	kapuka	28
T1	M	Acca sellowiana	pineapple guava	26
T2	M	Acca sellowiana	pineapple guava	25
T3	M	Acca sellowiana	pineapple guava	9
T4	M	Acca sellowiana	pineapple guava	16.5
T5	M	Acca sellowiana	pineapple guava	15
T6	M	Acca sellowiana	pineapple guava	15.5
T7	M	Acca sellowiana	pineapple guava	16
V1	M	Magnolia soulangiana	saucer magnolia	29.5
V2	M	Magnolia soulangiana	saucer magnolia	25
W1	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	14
W2	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	17
W3	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	13.5
W4	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	27.5
Y	S	Chamaecyparis obtusa	Hinoki cypress	11

NOTES: * S=single trunk M=multiple trunks ** D.B.H.= diameter breast height is measured at approximately 4.5 ft above ground level for established trees, and at 6 inches above ground level for young trees. Low branched established trees are measured just below branching point. For multi-trunk specimens the diameters of individual trunks are summed. Measurements are rounded to nearest quarter-inch.

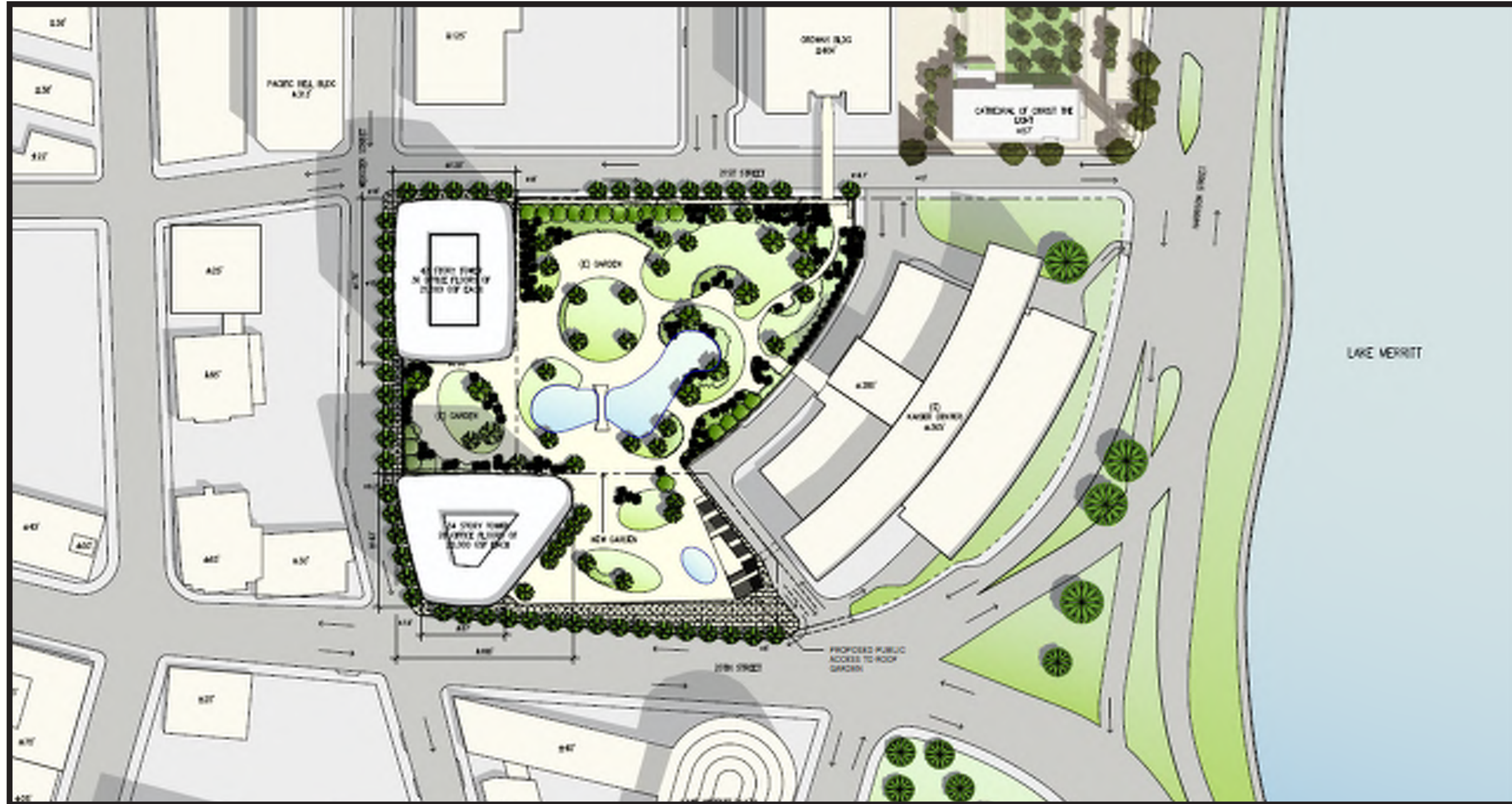
() trees in brackets were not included on plan provided by Swig, but are >9 inches in diameter

Trees no longer extant since last update (2009) have been left off of list.

EXISTING TREE DESCRIPTION
ASK - 060R1

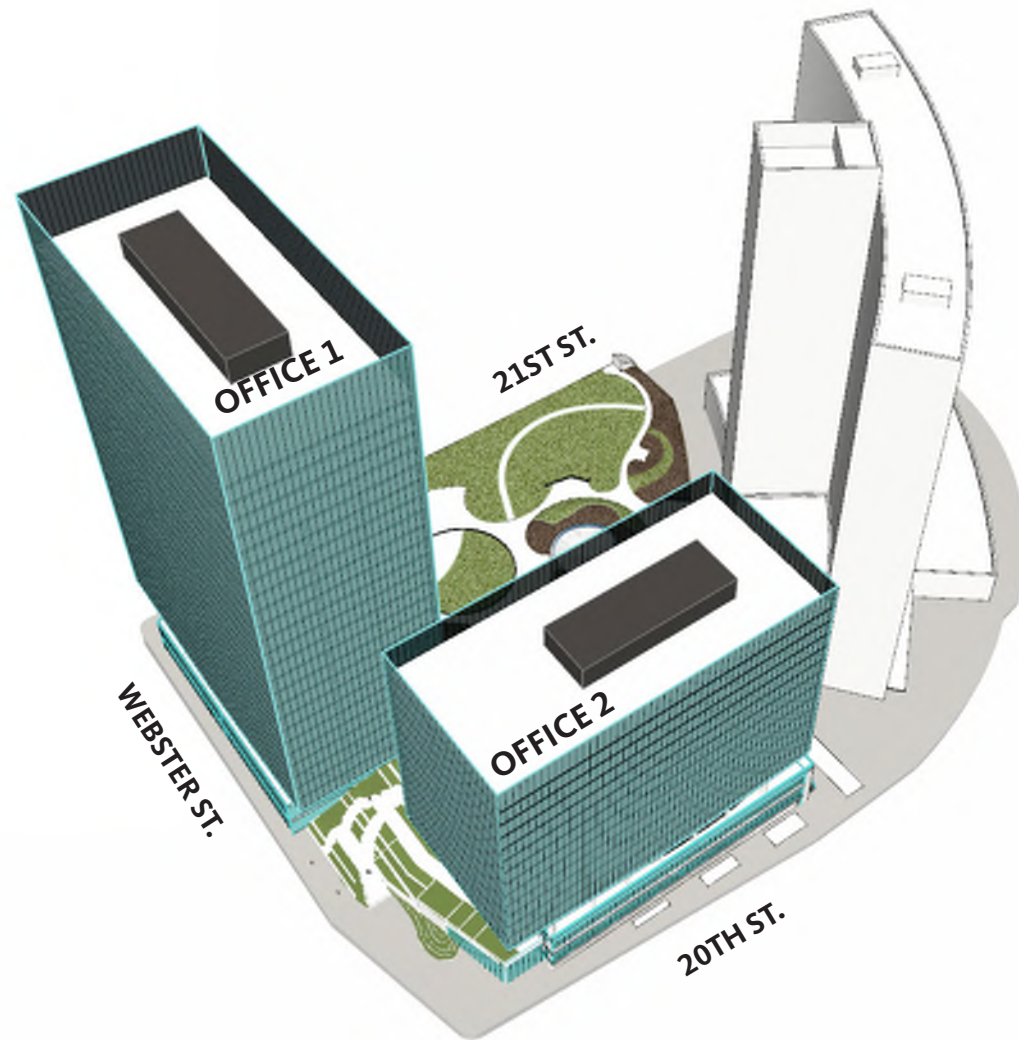


Scale: 1" = 64'-0"



2010 ENTITLEMENT	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,830,984	3,241,861	92%
Building Height					n/a	n/a
Maximum Floors	29	n/a	29	42	n/a	n/a
Maximum Feet (Roof)	386	n/a		573.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	852	2,037	52.0%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.



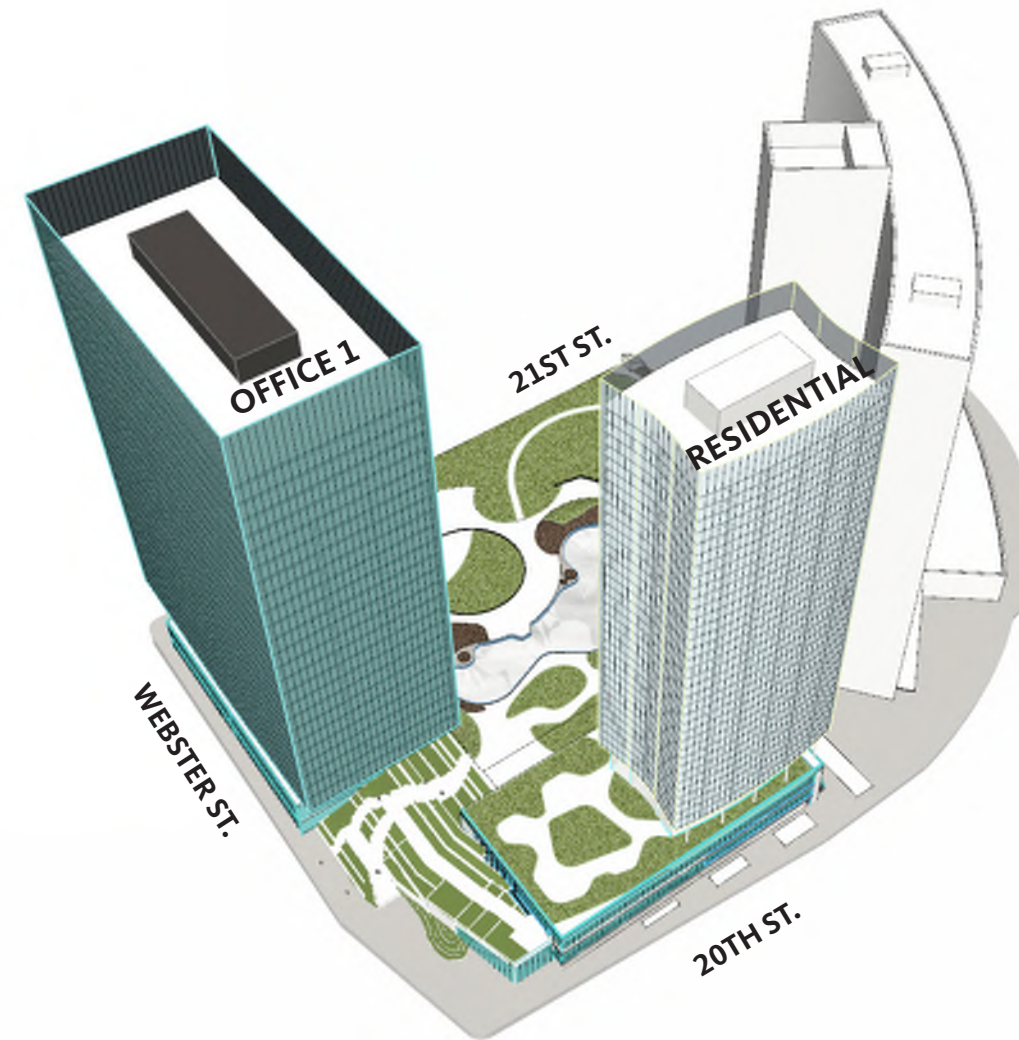
MASTER PLAN I

OFFICE 1

RF @ 414'-6"
 33,600SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 28 OFFICE FLOORS
 OFFICE AREA: 857,200SF
 TOTAL GROSS AREA: 962,860SF

OFFICE 2

RF @ 239'-6"
 33,600SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 15 OFFICE FLOORS
 OFFICE AREA: 443,500
 TOTAL GROSS AREA: 565,230SF



MASTER PLAN II

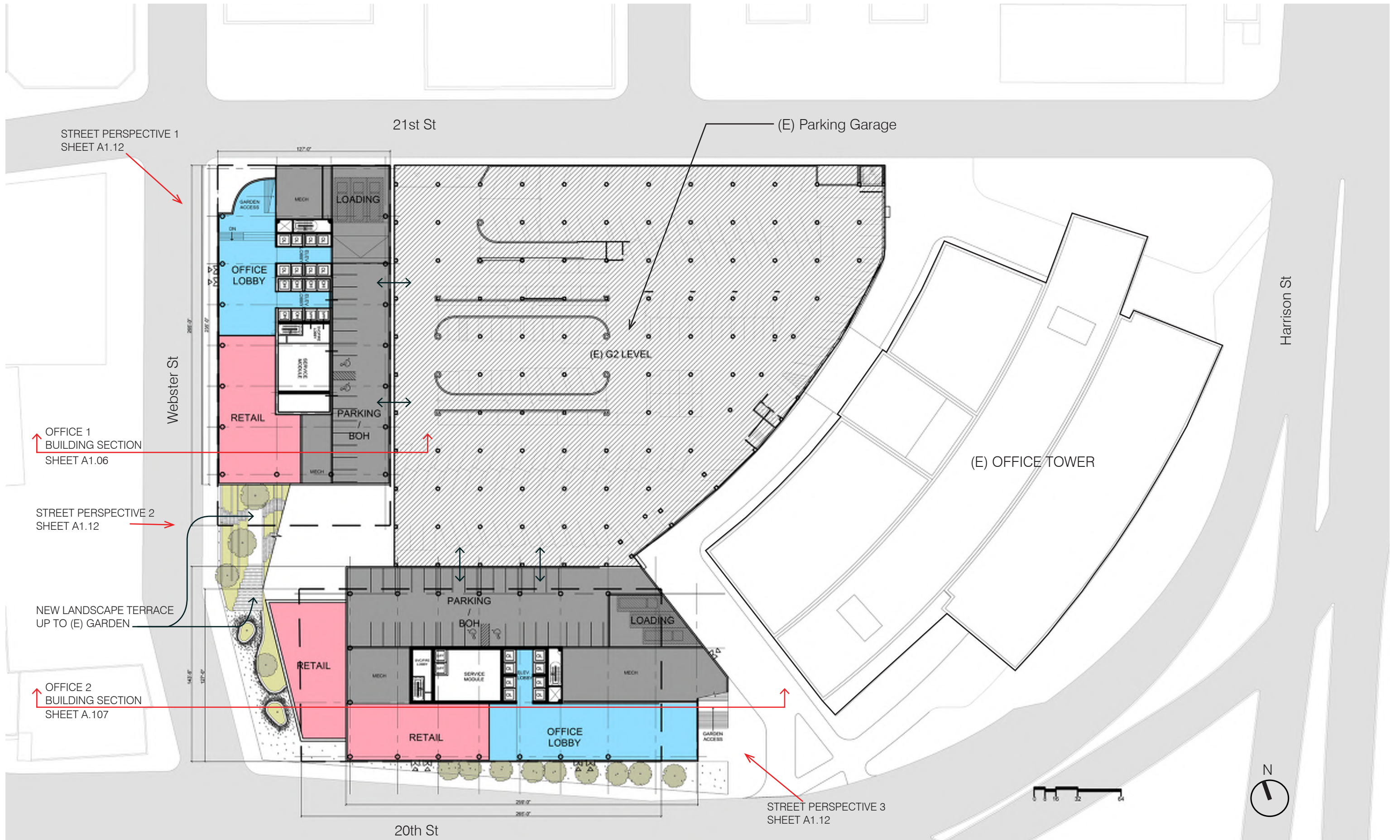
OFFICE 1

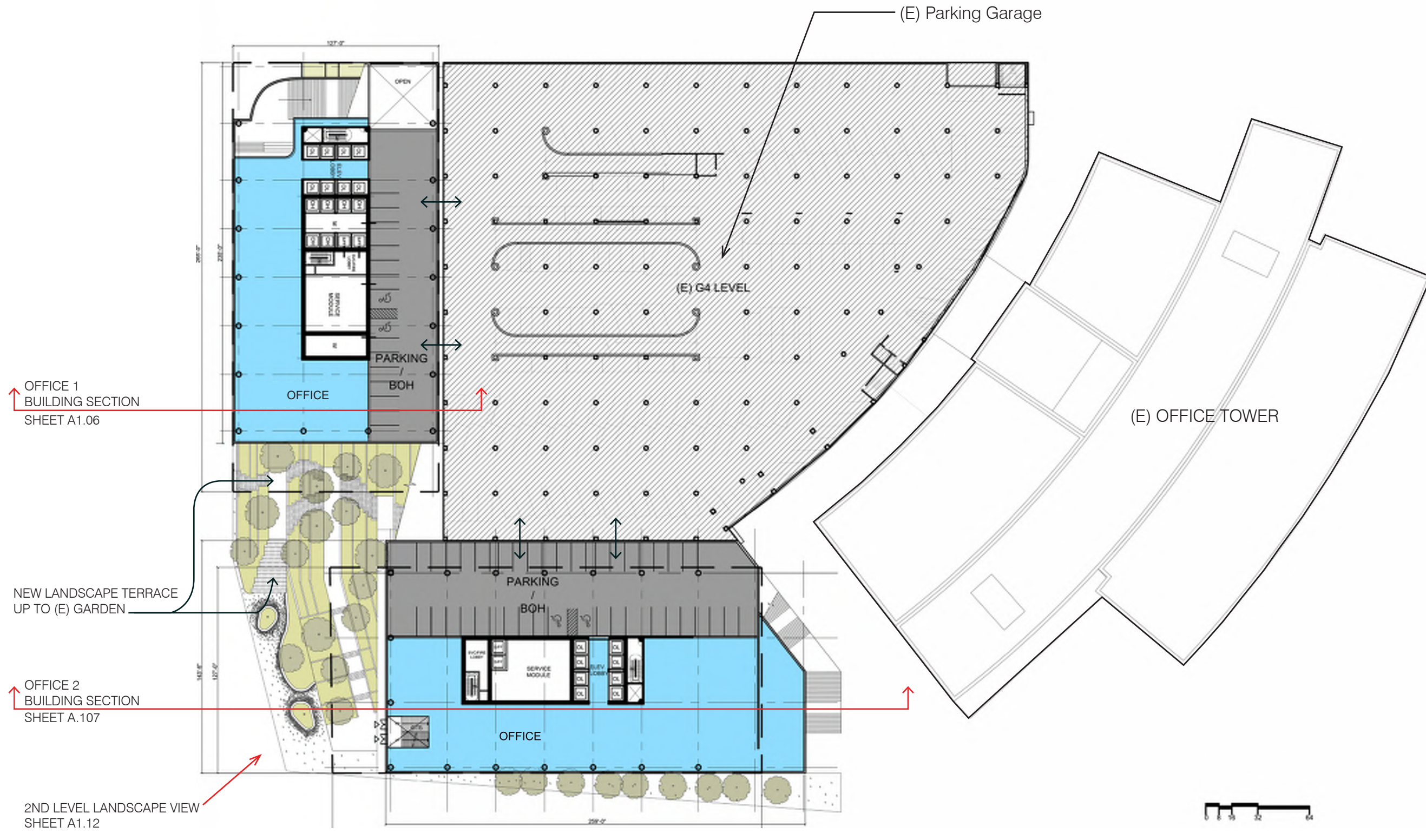
RF @ 414'-6"
 33,600SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 28 OFFICE FLOORS
 OFFICE AREA: 857,200SF
 TOTAL GROSS AREA: 962,860SF

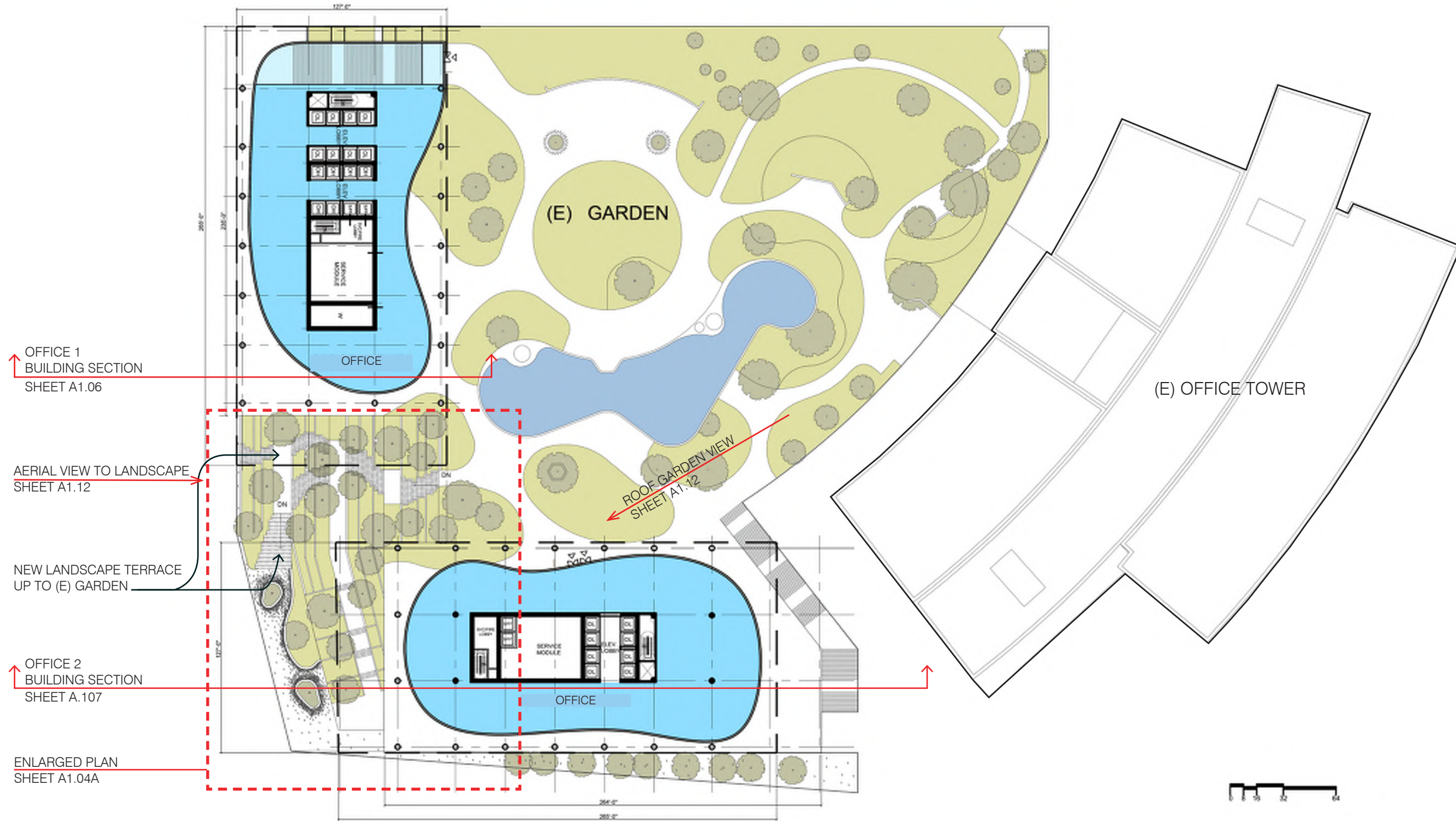
RESIDENTIAL

RF @ 413'-0"
 13,760SF/ FLR
 9' - 8" TYP. FLR. TO FLR.
 40 RESIDENTIAL FLOORS, 440-580 TOTAL UNITS
 RESIDENTIAL AREA: 512,800 GSF / 410,240 NSF
 TOTAL GROSS AREA: 524,350SF

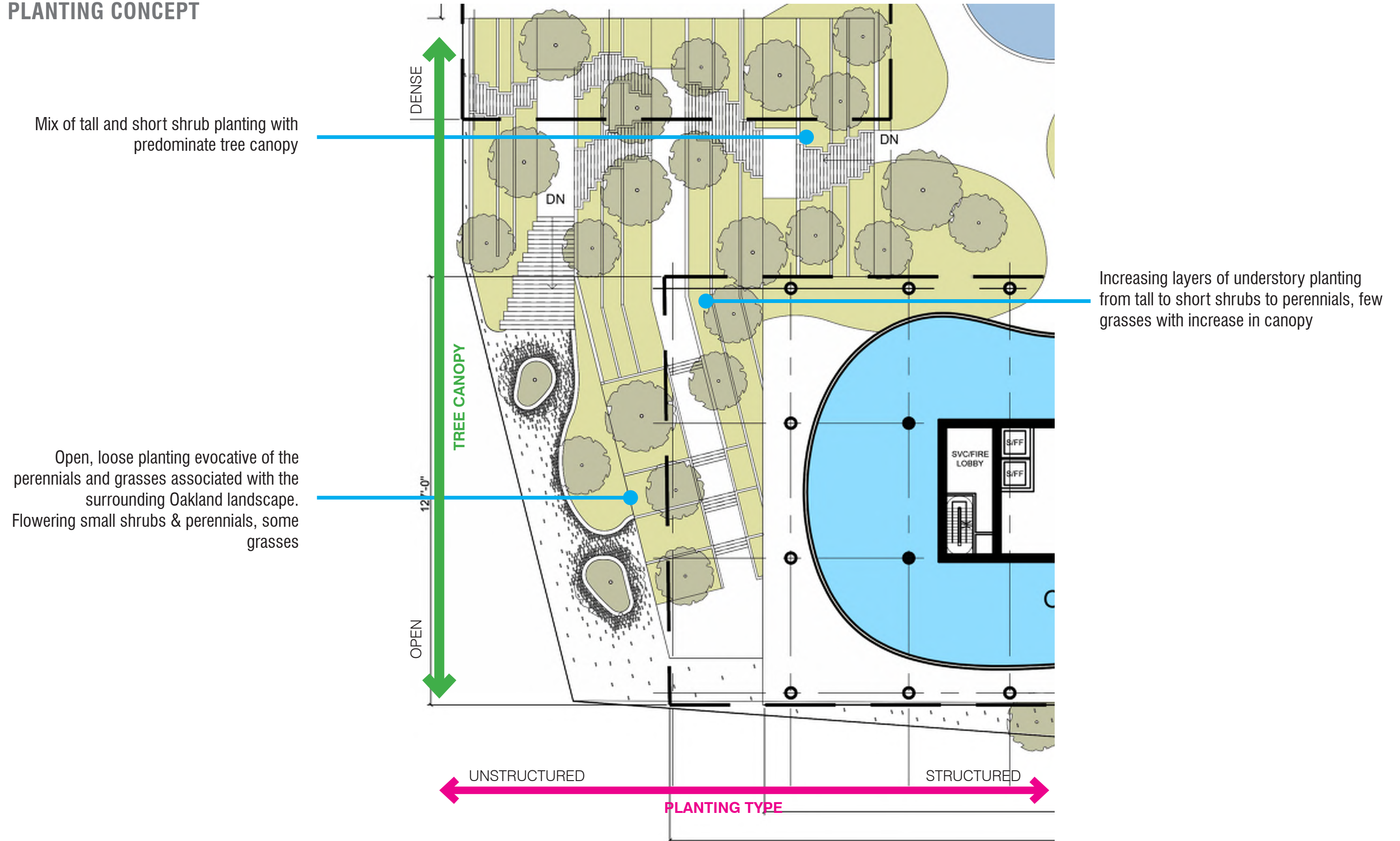








PLANTING CONCEPT



PLANTING CONCEPT

EXISTING GARDEN

Garden and park-like setting

Sense of enclosure and inward focus on garden. Created landforms define spaces and views within garden

Transitions of experience from open expanses of lawn and paving to shaded sitting areas and pathways

TREE PLANTING

Limited palette of trees – 3 major tree, 2 minor trees

Majority broadleaf evergreen trees - Olives predominant species

UNDERSTORY PLANTING

Solid and sturdy palette of foliage/hedge-like plants typically planted along the edges encouraging the view inward

Variety of shrubs with showy flowers provide seasonal interest

Few herbaceous groundcovers

PODIUM STAIR

Inspired by the idea of a 'Treed Vale', the spilling trees and valleys of the Oakland Hills

Stair has an outward to focus to welcome the street and community up and into the Garden

Provide a unique experience, recognizing not all users will go all the way up

Transition of experience from street level to Garden and from corner at 20th to stairway

TREE PLANTING

Limited palette of trees – 1 major tree, 1-2 minor trees

Specimen trees added in key areas to provide additional drama and richness to planting scheme.

UNDERSTORY PLANTING

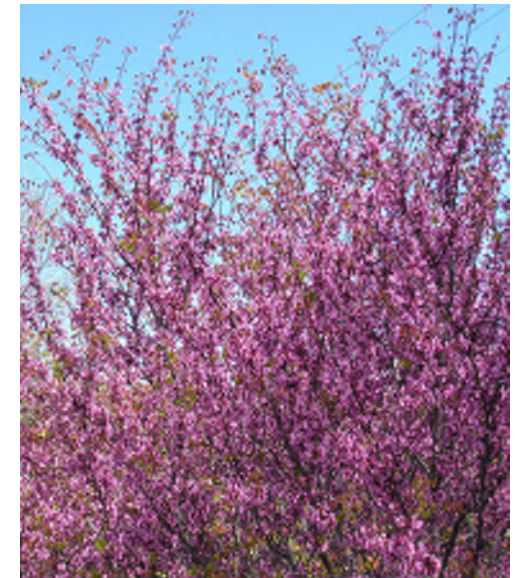
Seasonal changes and flowering shrubs provide year-round interest

Native and locally adapted plants to work with stair topography for maximum display

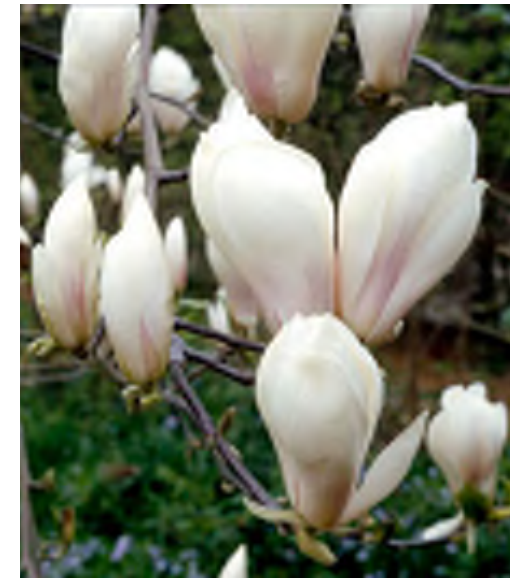
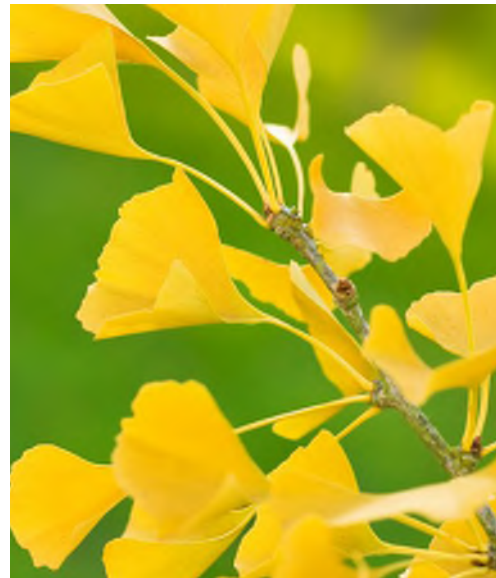


“The idea is not to copy nature, but to give an emotion of nature.”

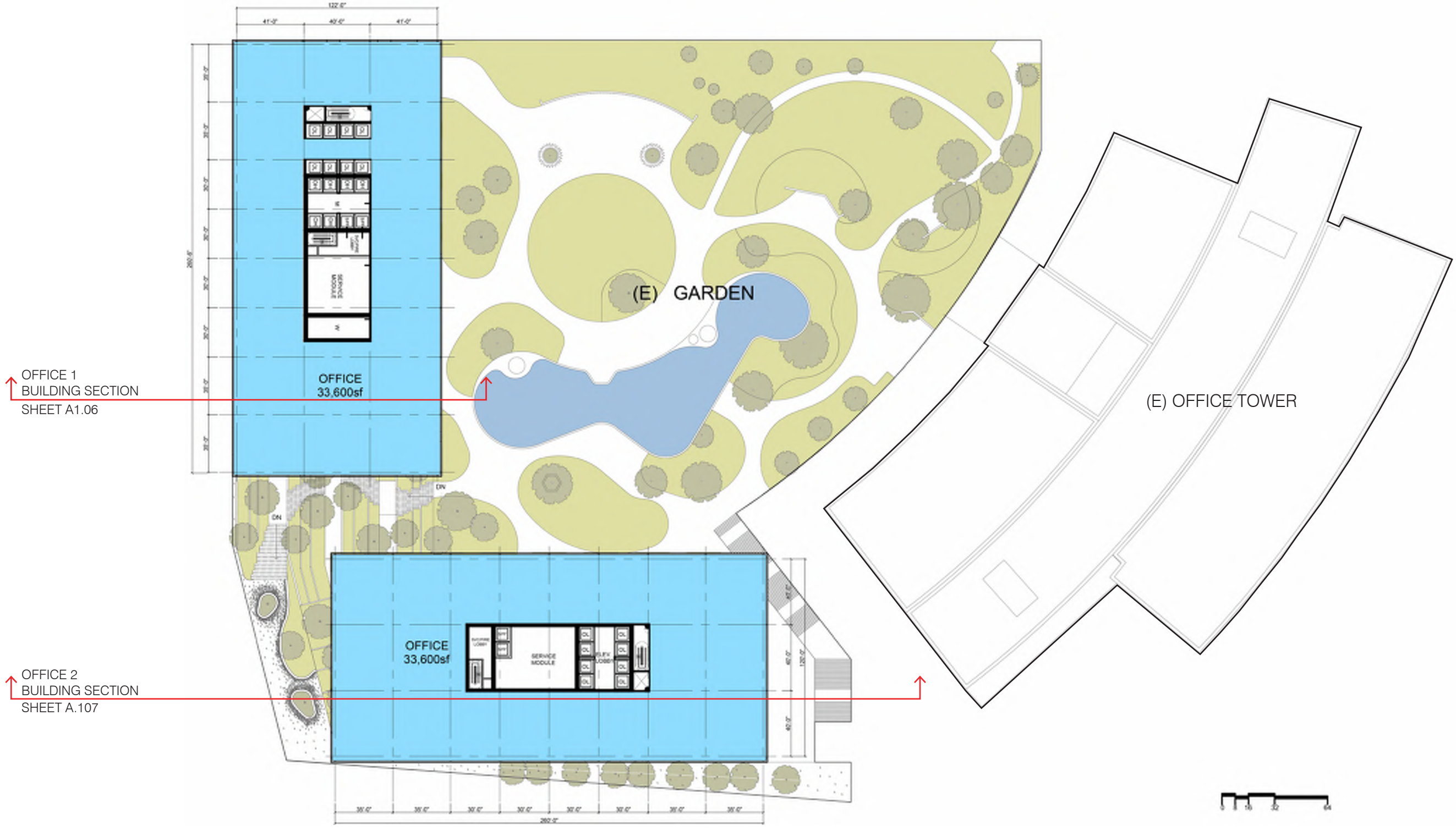
TREE PALETTE OPTION A - CORK OAK, OLIVE, WESTERN REDBUD



TREE PALETTE OPTION B - GINKGO, FLOWERING DOGWOOD, SAUCER MAGNOLIA



BIRD'S EYE
PERSPECTIVE VIEW
← SHEET A1.11



OFFICE 1
BUILDING SECTION
SHEET A1.06

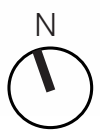
OFFICE 2
BUILDING SECTION
SHEET A.107

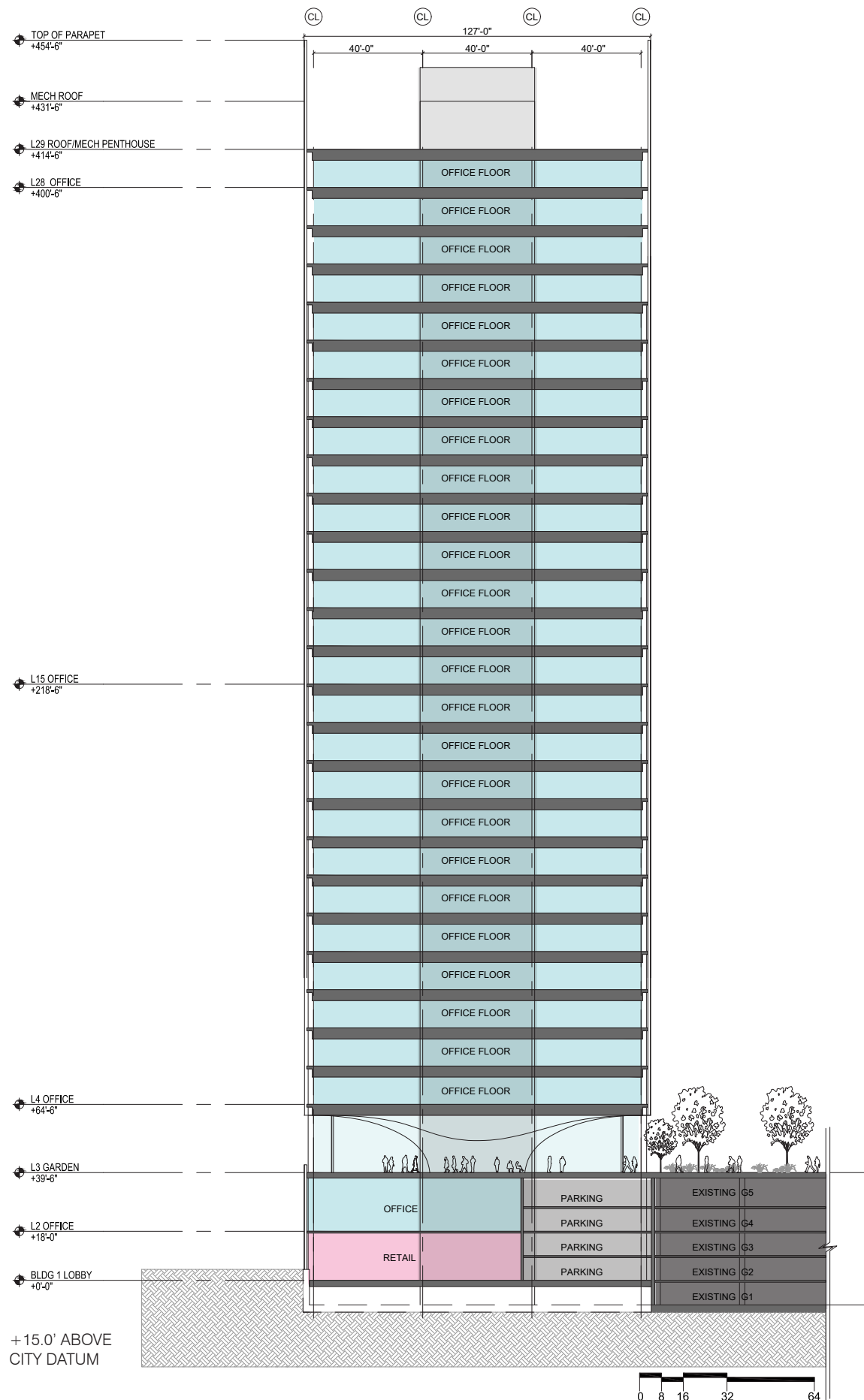
OFFICE
33,600sf

OFFICE
33,600sf

(E) GARDEN

(E) OFFICE TOWER

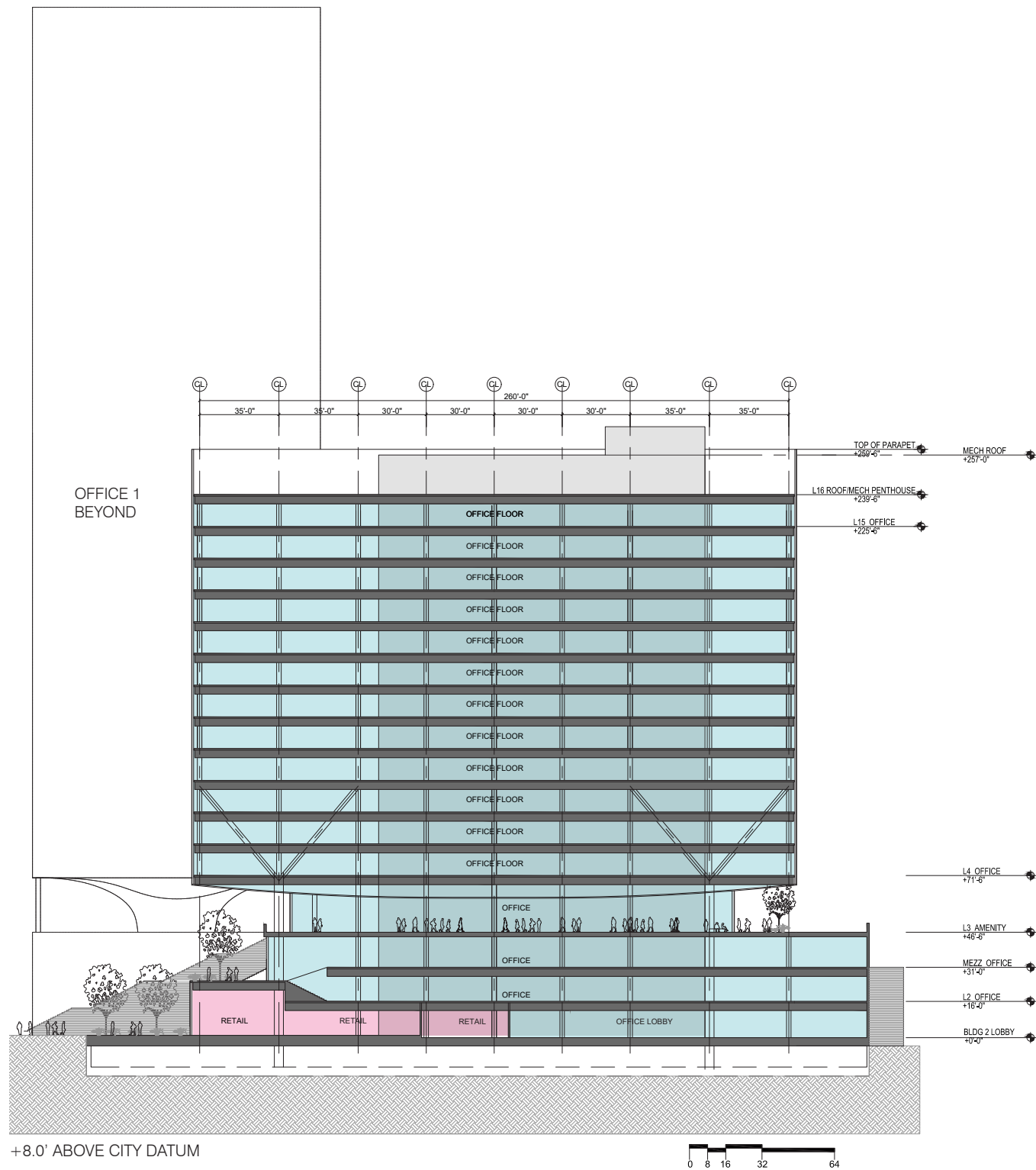




MASTER PLAN I : OFFICE + OFFICE

Office 1 (on Webster)								Office 2 (on 20th)								Total Gross Area (SF)			
Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Assembly	Retail/FYASE I Gross Area	Parking	MECH/EQUIP	Subtotal Gross Area (SF)	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Assembly	Retail/FYASE II Gross Area	Parking	MECH/EQUIP		Subtotal Gross Area (SF)		
RF		414.50					5,780	5,780											
28	14.00	400.50	33,600					33,600									33,600		
27	14.00	386.50	33,600					33,600									33,600		
26	14.00	372.50	33,600					33,600									33,600		
25	14.00	358.50	33,600					33,600									33,600		
24	14.00	344.50	33,600					33,600									33,600		
23	14.00	330.50	33,600					33,600									33,600		
22	14.00	316.50	33,600					33,600									33,600		
21	14.00	302.50	33,600					33,600									33,600		
20	14.00	288.50	33,600					33,600									33,600		
19	14.00	274.50	33,600					33,600									33,600		
18	14.00	260.50	33,600					33,600									33,600		
17	14.00	246.50	33,600					33,600									33,600		
16	14.00	232.50	33,600					33,600									33,600		
15	14.00	218.50	33,600					33,600	RF	239.50					4,480	4,480	38,080		
14	14.00	204.50	33,600					33,600	15	14.00	225.50	33,600				33,600	67,200		
13	14.00	190.50	33,600					33,600	14	14.00	211.50	33,600				33,600	67,200		
12	14.00	176.50	33,600					33,600	13	14.00	197.50	33,600				33,600	67,200		
11	14.00	162.50	33,600					33,600	12	14.00	183.50	33,600				33,600	67,200		
10	14.00	148.50	33,600					33,600	11	14.00	169.50	33,600				33,600	67,200		
9	14.00	134.50	33,600					33,600	10	14.00	155.50	33,600				33,600	67,200		
8	14.00	120.50	33,600					33,600	9	14.00	141.50	33,600				33,600	67,200		
7	14.00	106.50	33,600					33,600	8	14.00	127.50	33,600				33,600	67,200		
6	14.00	92.50	33,600					33,600	7	14.00	113.50	33,600				33,600	67,200		
5	14.00	78.50	33,600					33,600	6	14.00	99.50	33,600				33,600	67,200		
4	14.00	64.50	33,600					33,600	5	14.00	85.50	33,600				33,600	67,200		
3 (GARDEN)	25.00	39.50		19,200				19,200	4	14.00	71.50	33,600				33,600	67,200		
2	21.50	18.00	17,200					35,040	3 (GARDEN)	25.00	46.50		19,200			19,200	38,400		
LOBBY B1 (HALF)	18.00	0.00	10,800		5,700	19,680	1,160	38,860	2	15.50	31.00	20,000		24,340	6,000	50,340	85,380		
	9.00	-9.00				14,000	10,000	24,000	LOBBY	18.00	0.00		10,800	9,600	12,170	6,000	48,640	88,500	
																	62,370		
			857,200	36,000	5,700	47,360	22,600	962,860				443,500	29,800	9,600	59,850	22,480	565,230	1,528,090	
																		AREA ATTRIBUTABLE TO FAR *EXCLUDE PARKING	1,426,880
																		2010 ENTITLEMENT	1,674,992

OFFICE 1: 0.00' = +15.0' ABOVE CITY DATUM
 OFFICE 2: 0.00' = +8.0' ABOVE CITY DATUM



MASTER PLAN I : OFFICE + OFFICE

Office 1 (on Webster)								Office 2 (on 20th)								Total Gross Area (SF)					
Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Amenity	Retail/PHASE I Gross Area	Parking	MECH/EQUIP	Subtotal Gross Area (SF)	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Amenity	Retail/PHASE II Gross Area	Parking	MECH/EQUIP		Subtotal Gross Area (SF)				
18F		414.50					5,700	5,700									5,700				
28	14.00	400.50	33,600					33,600									33,600				
27	14.00	386.50	33,600					33,600									33,600				
26	14.00	372.50	33,600					33,600									33,600				
25	14.00	358.50	33,600					33,600									33,600				
24	14.00	344.50	33,600					33,600									33,600				
23	14.00	330.50	33,600					33,600									33,600				
22	14.00	316.50	33,600					33,600									33,600				
21	14.00	302.50	33,600					33,600									33,600				
20	14.00	288.50	33,600					33,600									33,600				
19	14.00	274.50	33,600					33,600									33,600				
18	14.00	260.50	33,600					33,600									33,600				
17	14.00	246.50	33,600					33,600									33,600				
16	14.00	232.50	33,600					33,600	RF	239.50					4,480	4,480	38,080				
15	14.00	218.50	33,600					33,600	15	14.00	225.50	33,600				33,600	67,200				
14	14.00	204.50	33,600					33,600	14	14.00	211.50	33,600				33,600	67,200				
13	14.00	190.50	33,600					33,600	13	14.00	197.50	33,600				33,600	67,200				
12	14.00	176.50	33,600					33,600	12	14.00	183.50	33,600				33,600	67,200				
11	14.00	162.50	33,600					33,600	11	14.00	169.50	33,600				33,600	67,200				
10	14.00	148.50	33,600					33,600	10	14.00	155.50	33,600				33,600	67,200				
9	14.00	134.50	33,600					33,600	9	14.00	141.50	33,600				33,600	67,200				
8	14.00	120.50	33,600					33,600	8	14.00	127.50	33,600				33,600	67,200				
7	14.00	106.50	33,600					33,600	7	14.00	113.50	33,600				33,600	67,200				
6	14.00	92.50	33,600					33,600	6	14.00	99.50	33,600				33,600	67,200				
5	14.00	78.50	33,600					33,600	5	14.00	85.50	33,600				33,600	67,200				
4	14.00	64.50	33,600					33,600	4	14.00	71.50	33,600				33,600	67,200				
3 (GARDEN)	25.00	38.50		19,200				19,200	3 (GARDEN)	25.00	46.50		19,200				19,200	38,400			
2	21.50	18.00	17,200			19,600	1,100	35,000	M	15.50	31.00	20,000			24,340	6,000	50,340	85,380			
LOBBY	18.00	0.00		10,800	5,700	19,600	5,600	38,800	2	15.00	16.00	20,300			23,340	6,000	49,640	88,500			
B1 (HALF)	9.00	-9.00				14,000	10,000	24,000	LOBBY	16.00	0.00		10,800	9,600		12,170	6,000	38,370	62,370		
857,200								38,000	5,700	47,360	22,800	443,500				29,800	9,600	59,850	22,480	565,230	1,528,990
																	AREA ATTRIBUTABLE TO FAR *EXCLUDE PARKING		1,426,880		
																	2010 ENTITLEMENT		1,674,992		

OFFICE 1: 0.00' = +15.0' ABOVE CITY DATUM
 OFFICE 2: 0.00' = +8.0' ABOVE CITY DATUM

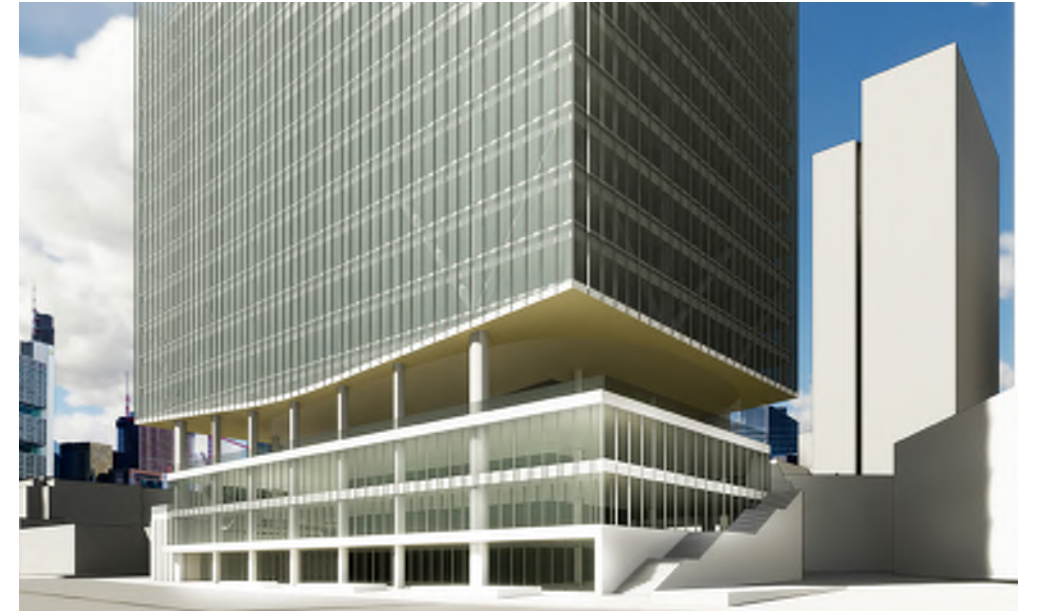




1. STREET PERSPECTIVE DOWN WEBSTER



2. STREET PERSPECTIVE



3. STREET PERSPECTIVE



4. AERIAL VIEW TO LANDSCAPE

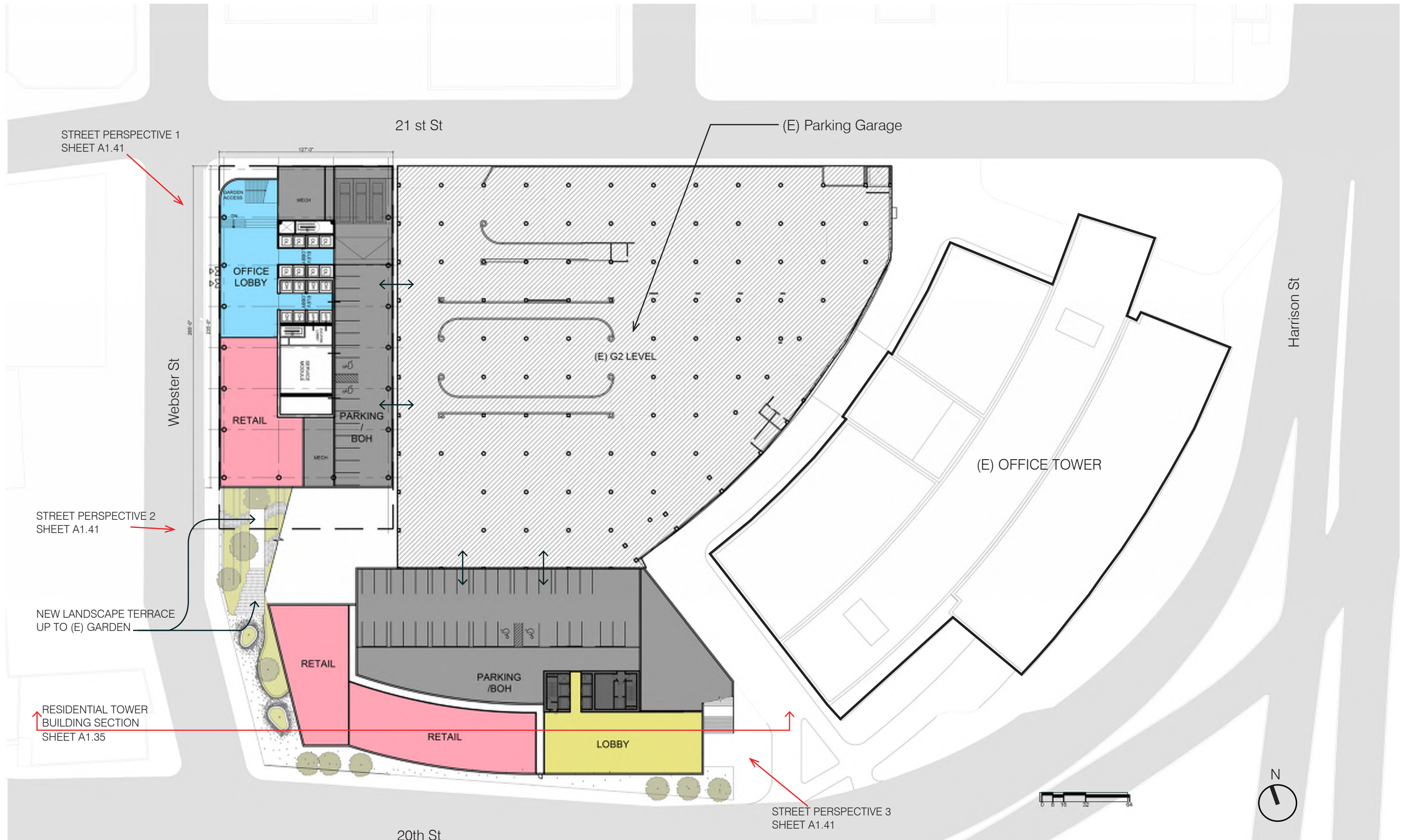


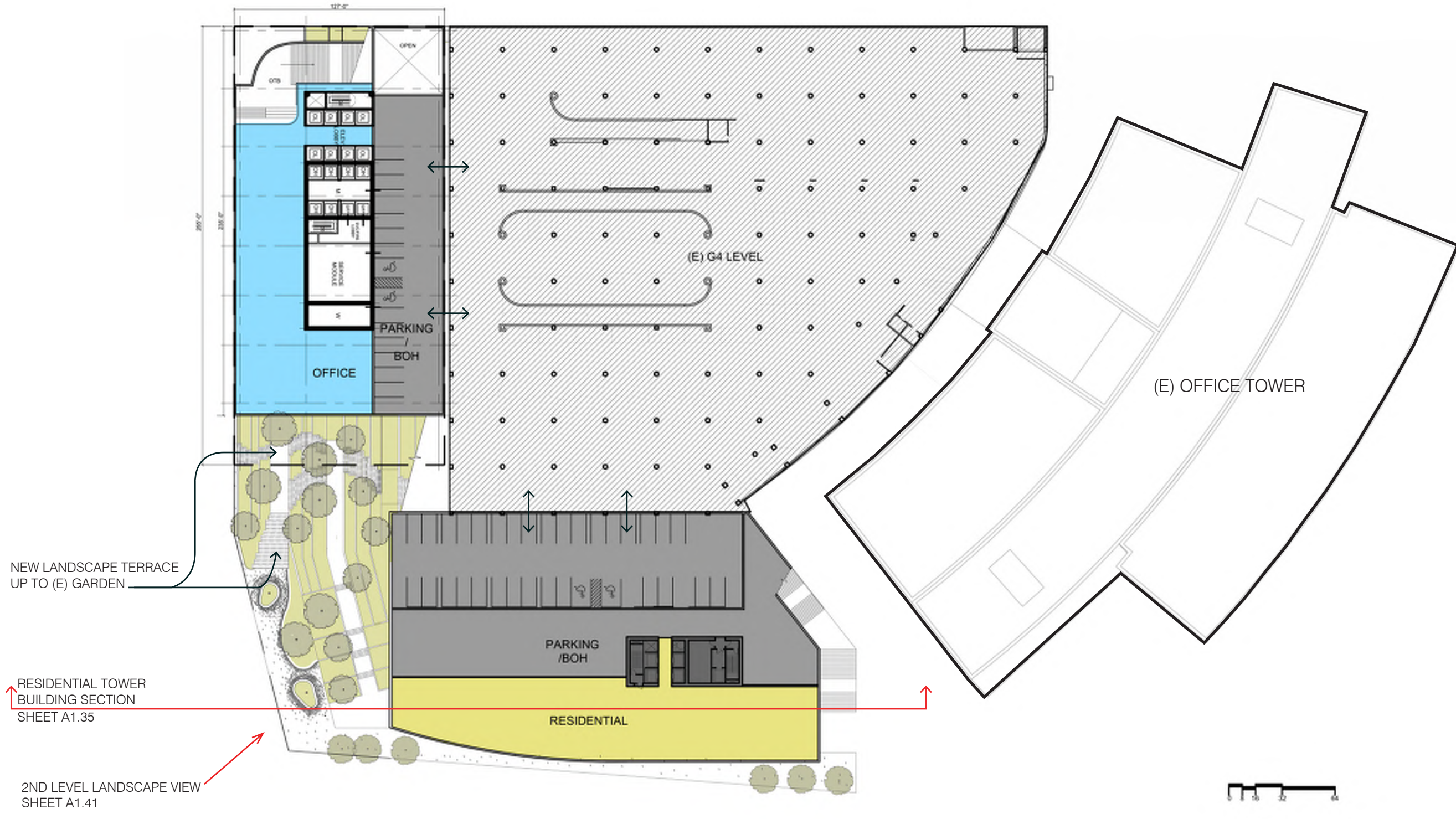
5. 2ND LEVEL LANDSCAPE



6. ROOF GARDEN



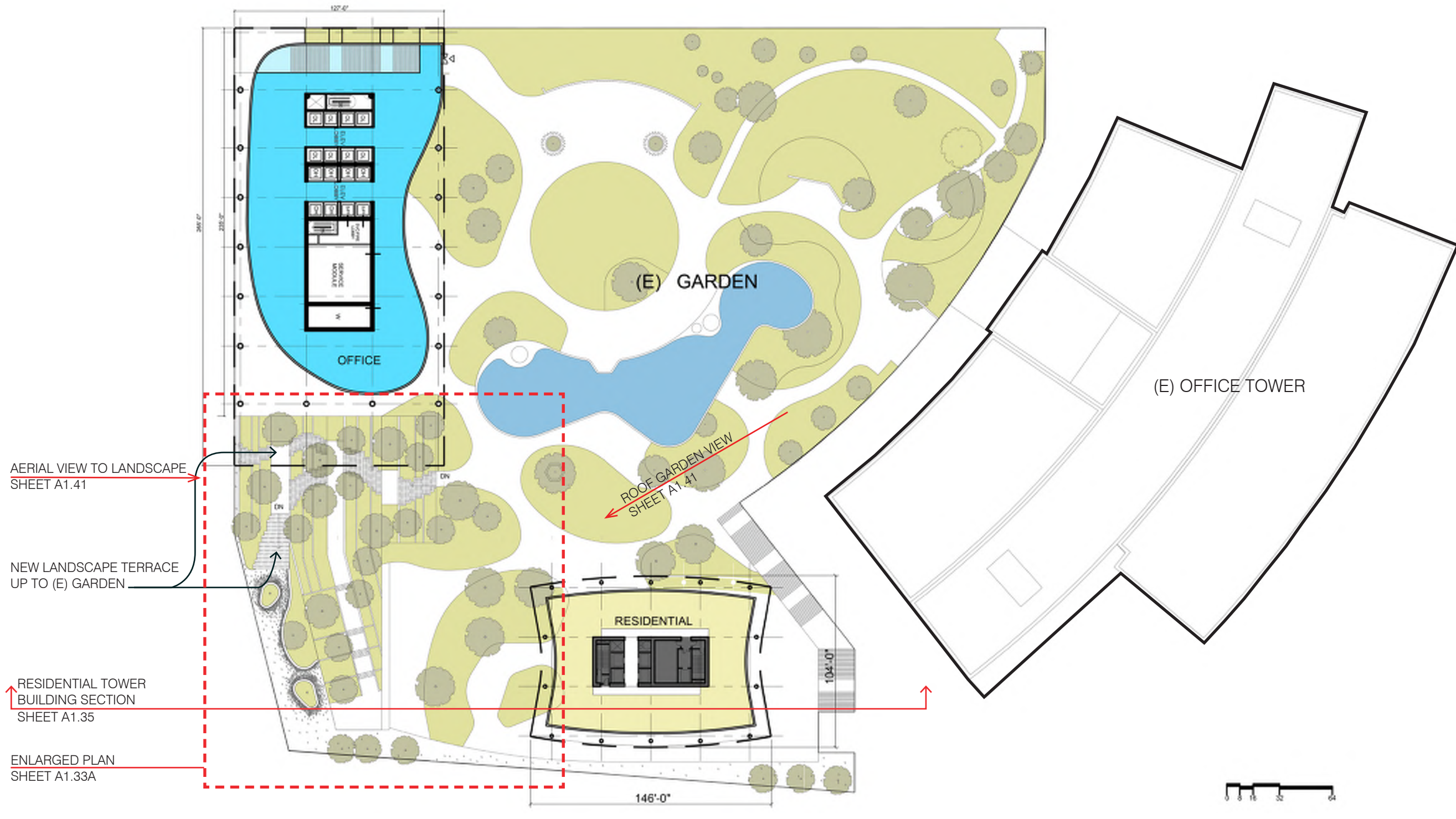




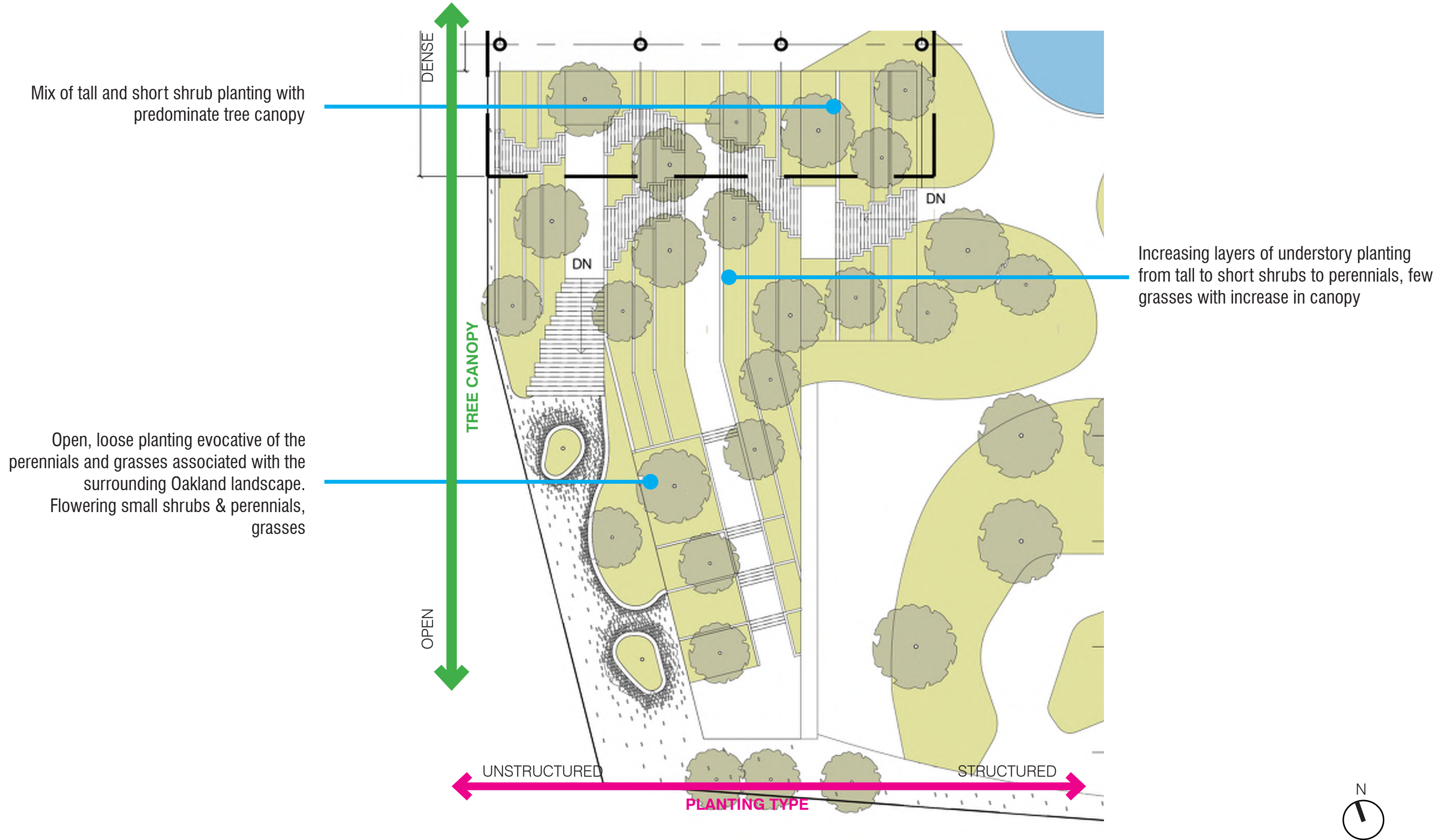
NEW LANDSCAPE TERRACE
UP TO (E) GARDEN

RESIDENTIAL TOWER
BUILDING SECTION
SHEET A1.35

2ND LEVEL LANDSCAPE VIEW
SHEET A1.41



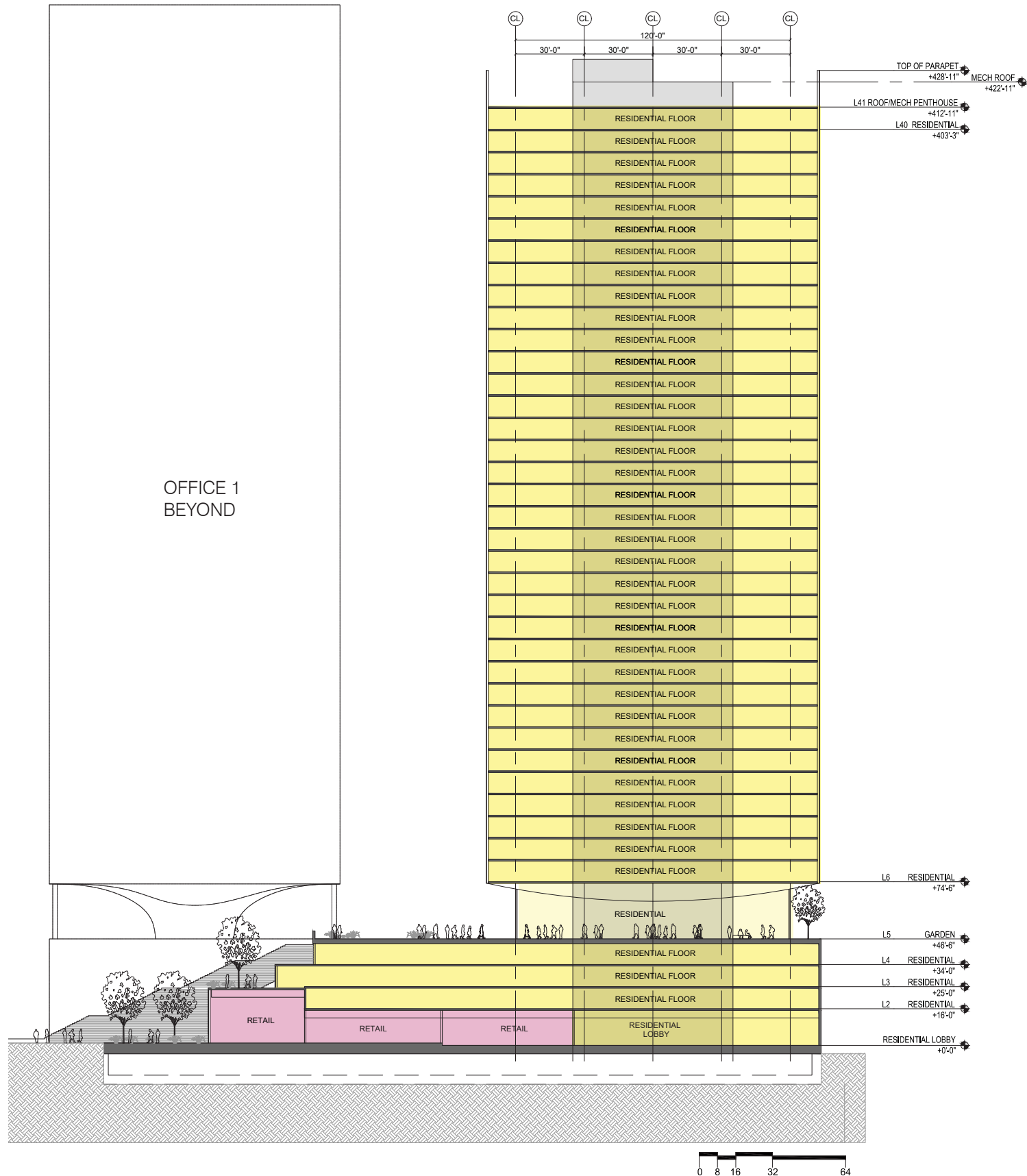
PLANTING CONCEPT



BIRD'S EYE
PERSPECTIVE VIEW
← SHEET A1.40



RESIDENTIAL TOWER
BUILDING SECTION
SHEET A1.35



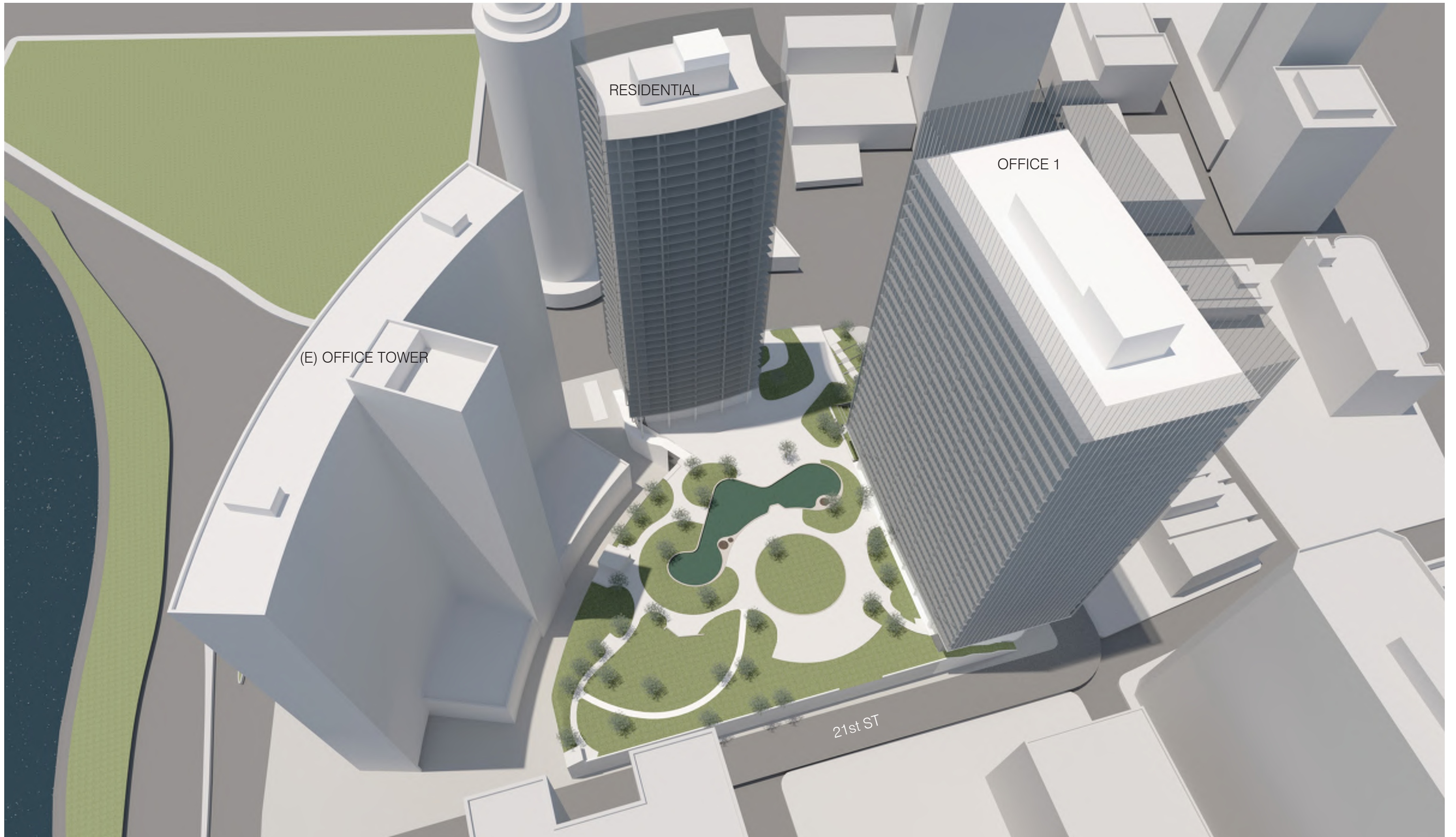
MASTER PLAN II : OFFICE + RESI

Office 1 (on Webster)								Residential (on 20th)						Subtotal Gross Area (SF)	Total Gross Area (SF)
Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby /Amenity	Retail PHASE I Gross Area	Parking	MECH/BOH	Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Gross Area	# OF UNIT	Retail PHASE II Gross Area		
RF		414.50					5,760				412.95	2,100			
28	14.00	400.50	33,600					31	9.67	316.25	13,760	16			
27	14.00	386.50	33,600					30	9.67	306.58	13,760	16			
26	14.00	372.50	33,600					29	9.67	296.91	13,760	16			
25	14.00	358.50	33,600					28	9.67	287.24	13,760	16			
24	14.00	344.50	33,600					27	9.67	277.57	13,760	16			
23	14.00	330.50	33,600					26	9.67	267.90	13,760	16			
22	14.00	316.50	33,600					25	9.67	258.23	13,760	16			
21	14.00	302.50	33,600					24	9.67	248.56	13,760	16			
20	14.00	288.50	33,600					23	9.67	238.89	13,760	16			
19	14.00	274.50	33,600					22	9.67	229.22	13,760	16			
18	14.00	260.50	33,600					21	9.67	219.55	13,760	16			
17	14.00	246.50	33,600					20	9.67	209.88	13,760	16			
16	14.00	232.50	33,600					19	9.67	200.21	13,760	16			
15	14.00	218.50	33,600					18	9.67	190.54	13,760	16			
14	14.00	204.50	33,600					17	9.67	180.87	13,760	16			
13	14.00	190.50	33,600					16	9.67	171.20	13,760	16			
12	14.00	176.50	33,600					15	9.67	161.53	13,760	16			
11	14.00	162.50	33,600					14	9.67	151.86	13,760	16			
10	14.00	148.50	33,600					13	9.67	142.19	13,760	16			
9	14.00	134.50	33,600					12	9.67	132.52	13,760	16			
8	14.00	120.50	33,600					11	9.67	122.85	13,760	16			
7	14.00	106.50	33,600					10	9.67	113.18	13,760	16			
6	14.00	92.50	33,600					9	9.67	103.51	13,760	16			
5	14.00	78.50	33,600					8	9.67	93.84	13,760	16			
4	14.00	64.50	33,600					7	9.67	84.17	13,760	16			
3(GARDEN)	25.00	39.50		19,200				6	9.67	74.50	13,760	16			
2	21.50	18.00	17,200					5(GARDEN)	28.00	46.50	6,000				
LOBBY	18.00	0.00		10,800	5,700	16,680	1,160	4	12.50	34.00	6,000	6		12,000	
B1(HALF)	9.00	-9.00				16,680	5,680	3	9.00	25.00	7,000	7		12,000	
						14,000	10,000	2	9.00	16.00	7,000	7		13,150	
								LOBBY	16.00	0.00	3,100			24,000	
			857,200	30,000	5,700	47,360	22,600				512,800	580	13,150	60,000	
														585,950	
														1,548,810	

AREA ATTRIBUTABLE TO FAR *EXCLUDE PARKING 1,441,450

2010 ENTITLEMENT 1,474,992

OFFICE 1: 0.00' = +15.0' ABOVE CITY DATUM
RESIDENTIAL: 0.00' = +6.5' ABOVE CITY DATUM





1. STREET PERSPECTIVE DOWN WEBSTER



2. STREET PERSPECTIVE



3. STREET PERSPECTIVE



4. AERIAL VIEW TO LANDSCAPE

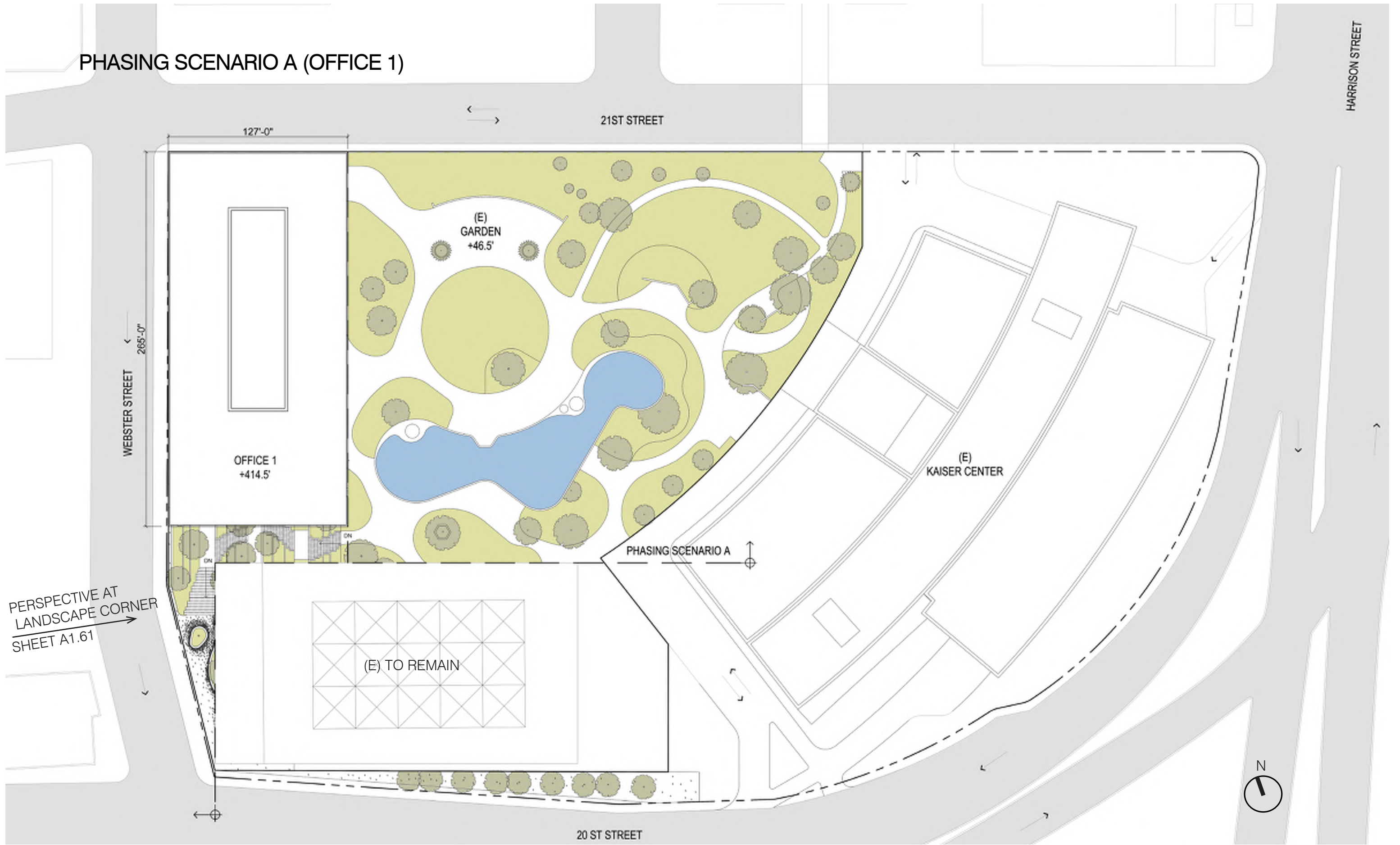


5. 2ND LEVEL LANDSCAPE



6. ROOF GARDEN

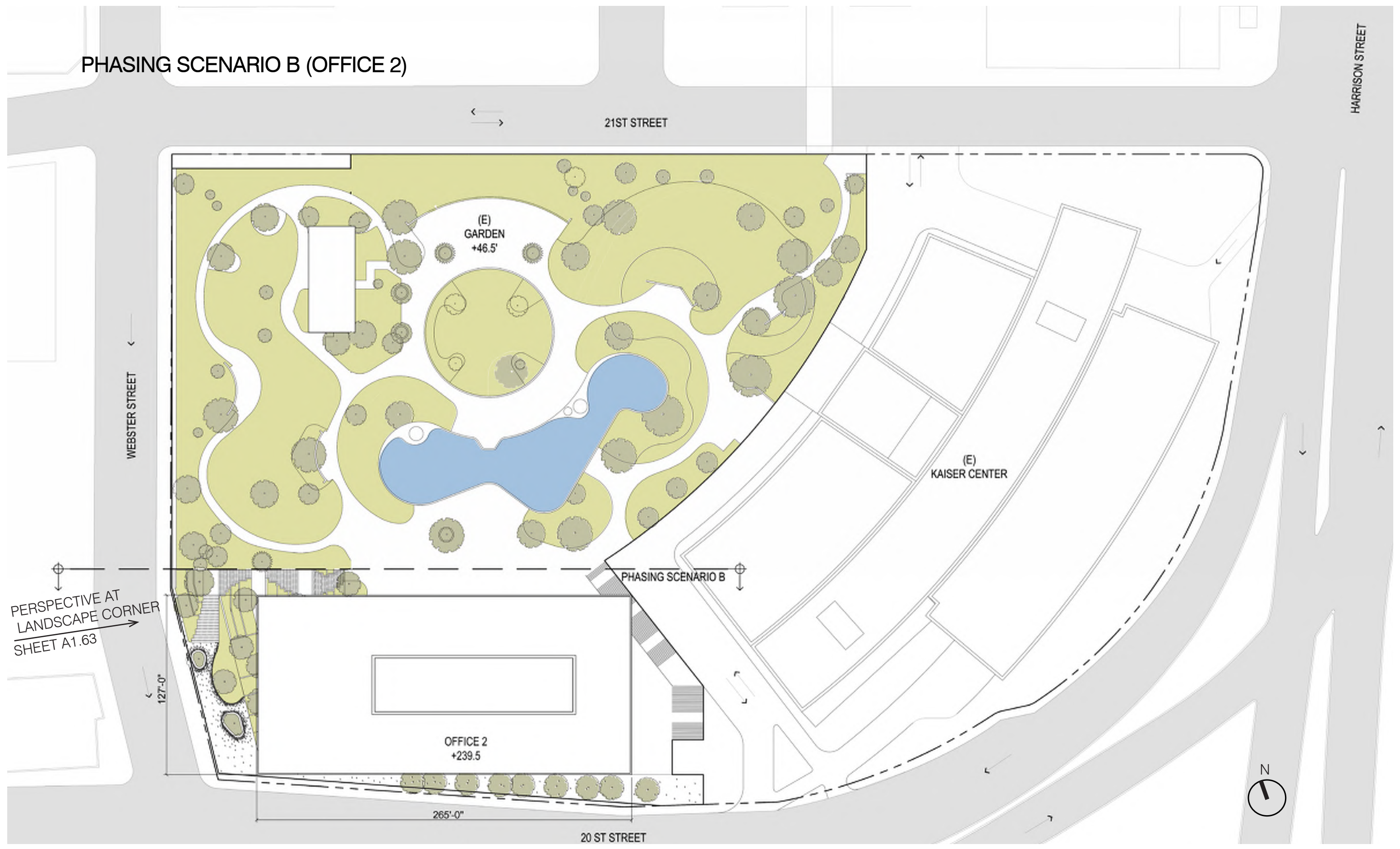
PHASING SCENARIO A (OFFICE 1)



PERSPECTIVE AT
LANDSCAPE CORNER
SHEET A1.61

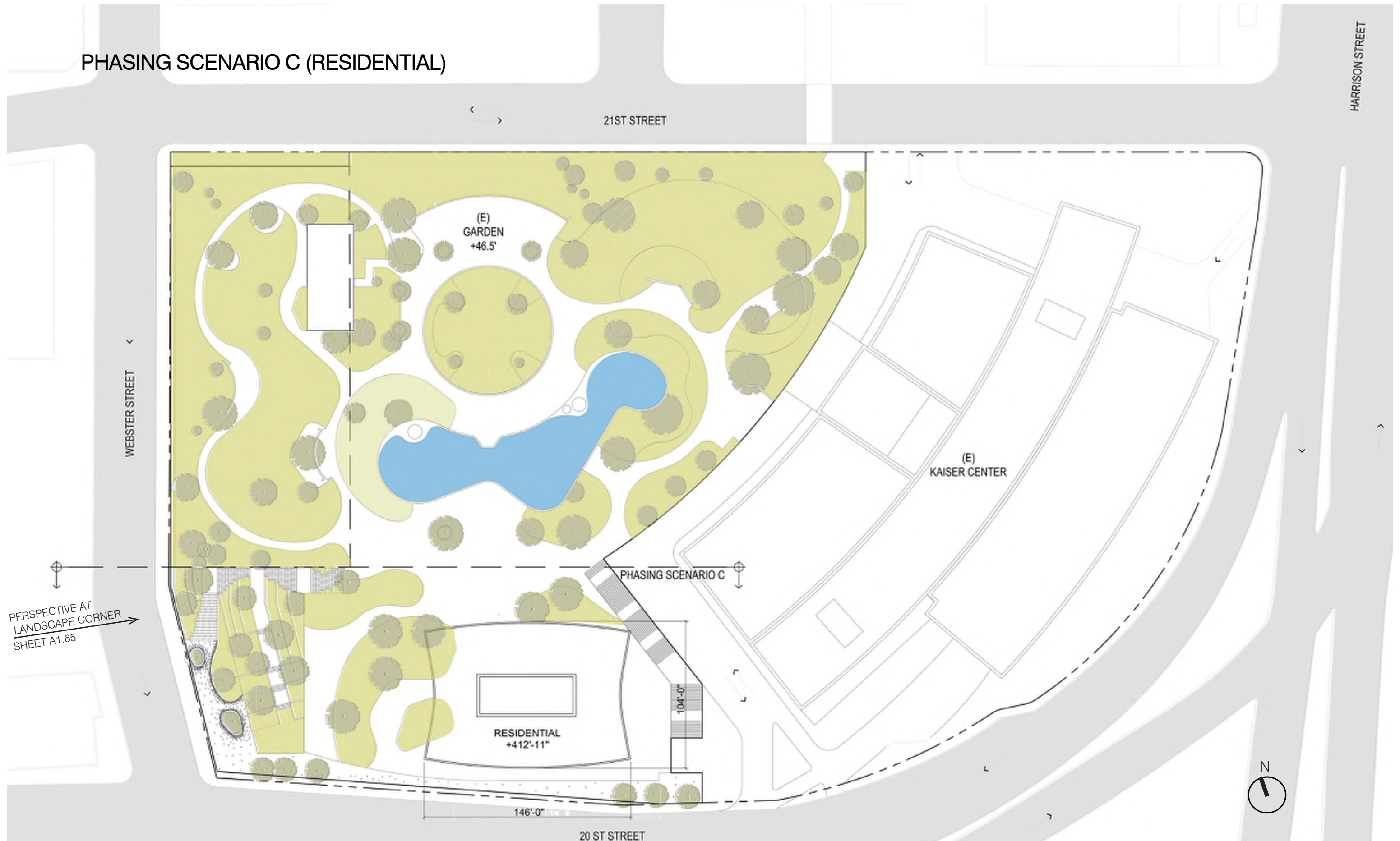


PHASING SCENARIO B (OFFICE 2)





PHASING SCENARIO C (RESIDENTIAL)



PERSPECTIVE AT
LANDSCAPE CORNER
SHEET A1.65

