



City of Oakland
Objective Design Standards

Community Workshop
4-8 Story Residential Multifamily

May 22, 2024

Agenda

Welcome! (5:30 – 5:35)

Meeting Objectives and Group Agreements (5:35 – 5:40)

Project Process and Details (5:40 – 5:55)

Objective Design Standards vs Subjective Design Guidelines (5:55 – 6:05)

Introduce Public Draft 4-8 Story Residential Multi-family Checklist (6:05 – 6:50)

- Opportunity for Public Input - Konveio and Survey
- Group Discussion: Public Draft 4-8 Story Residential Multifamily Checklist

Next Steps and Meeting Close (6:50 – 7:00)

Group Agreements

- Raise your hand to speak. Be brief if many hands are raised
- One Mic, One Speaker- Please allow one person to speak at a time. Please mute yourself when not speaking
 - Please hold questions until designated time for discussion
 - Use chat function to comment or add questions if unable to speak up
- Treat one another with respect
 - 'Step up' if haven't contributed, 'step back' to make room for others
- Assume good intentions and look for shared opportunities

Project Process & Details



ODS Basics

Why is Oakland undertaking this effort?

- Build more new high-quality housing, faster.
- Comply with adopted state and local legislation for by-right ministerial approval including but not limited to 100% affordable, SB 35, SB 684, S-13, S-14, and others.
 - Note: Without ODS, the City has few tools to ensure the creation of a high-quality built environment that respects local context.
- Respond to City Council Action requesting Planning Staff to study incentives that would increase creation of affordable housing.
- Comply with Housing Element Action to implement ODS.



Affordable Housing in Oakland

Existing Design Review Process

Design Review Today Often Based on Subjective Guidelines:

- Discretionary design review can be unpredictable and resource-intensive due to the reliance on subjective guidelines that are open to interpretations.
- Often results in a lengthy process of staff comments and revisions causing a backlog in development applications.
- Can contribute to development delays and increase project costs, which harm historically burdened and vulnerable groups by slowing down the production of affordable housing.
- Includes a public review process that can result in housing projects being blocked or delayed by groups or individuals based on subjective criteria, such as "maintaining existing neighborhood character."



Image Credit: David Baker Architects and Mariko Reed

Proposed Objective Design Review Process

Ministerial Review Based on Objective Design Standards:

- Utilizes a simplified, transparent, and measurable "checklist" approach that eliminates the need for subjective evaluation.
- Results in quality housing projects that respect their surroundings and can be approved ministerially by-right (no public hearings) leading to streamlined approval.
- Provides certainty to housing developers that their projects will be approved if they meet ODS. It also assures neighbors that new buildings will meet basic design quality requirements.
- Speeds up the production of a wide variety of housing and aids in affordability



Source: 777 Broadway

Objective Design Standards Applicability

How will ODS Apply?

- At first, ODS will only apply to projects already undergoing the by-right ministerial review pathways, including both state and local programs. These projects must comply with ODS:
 - 100% affordable housing, SB-35 affordable housing, SB 684 small sites, AB 2162 supportive housing, and other state-required projects.
 - S-13 Affordable Housing Combining Zone and S-14 Housing Sites Combining Zone by-right review.
- As ODS are tested, their applicability will expand to other housing projects seeking streamlined approval. A request for an exception from ODS and option for a regular discretionary design review for certain projects might be provided. Details are to be determined.



Project Process

Projected Timeline



Questions on Background or Process?



Objective Standard vs. Subjective Guideline



Objective Standards vs. Subjective Guidelines

Objective Standards are measurable, verifiable, and knowable and involves no subjective judgment

vs.

Subjective Guidelines require interpretation and discretion

Example #1: Only one curb cut shall be allowed if the street frontage is 200 feet or less.

Example #1: Limit curb cuts on the Corridors.

Example #2: No blank walls equal to 15 feet or longer shall be allowed, unless required by structural demands of a building. When unavoidable, all blank walls shall include treatments specified below.

Example #2: Avoid large blank walls on the street façade of a building. Provide visual interest when blank walls are unavoidable.

Educational Game

Join at www.menti.com
Code: 2257 9541

Public Draft 4-8
Story
Residential
Multifamily
Objective
Design
Standards



Public Draft 4-8 Story Multifamily Residential



OBJECTIVE DESIGN STANDARDS

For Residential and Mixed-Use Multifamily Buildings of Four to Eight Stories

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1. SITE PLANNING, ORGANIZATION, AND DESIGN

1.1 Building Placement and Orientation

Purpose and Intent.

New developments and modifications to existing street-fronting buildings should contribute to framing streets and public spaces and encourage pedestrian activity. The main front entry for street-fronting buildings should be oriented toward the principal street the building is facing. This approach fosters a feeling of safety and establishes a visual link between the street and indoor areas, particularly for non-residential ground floor spaces.

SITE PLANNING, ORGANIZATION, AND DESIGN	Project Complies		
	Yes	No	N/A
Building Placement and Orientation Standards			
1.1.1 Relation to Context. For proposals outside of Corridors, if an adjacent lot abutting the side lot lines of a subject lot contains a Local Register Property* with front setbacks larger than those minimally required by the subject lot's zone, a setback transition shall be provided for a minimum of the first 10 feet from the abutting side property line, requiring the front setback on the subject lot to be at least 50% of the setback of the Local Register Property. However, this setback shall not be required to exceed 10 feet. The applicant must include structures on abutting lots with Local Register Properties on the site plan. *Local Register Properties include all Designated Historic Properties** (DHPs) and Potentially Designated Historic Properties (PDHPs) rated "A" or "B", or any properties located within Areas of Primary Importance (APIs), or properties within the S-7 and S-20 Preservation Districts. **Planning Code Chapter 17.09 defines DHPs as landmarks, contributors or potential contributors to Preservation Districts, or Heritage Properties. To find out your property's historic designation please see the Zoning Map . Select your parcel, click on Complete Parcel Information, and scroll down to "Historic Resources Information". If there is a Historic rating, it will be listed on the third row labeled "OCHS Rating". For further information on Historic Ratings please refer to this webpage and the Planning Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1.2 Building Orientation. A building adjacent to a street shall be oriented parallel to the street for at least 60% of the building frontage (unless the entire building frontage is curved). The main front entry and any associated entry features shall be oriented parallel to the principal street a building is facing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1.3 Building Placement. If not specified in the underlying Zoning district, to ensure a unified street edge, at least of 75% of the street-fronting building frontage along Corridors, and at least 60% of the street-fronting building frontage along all other streets shall be within 6 feet of: a. Minimum front setback line; or b. Front property line if no minimum setback is required by Zoning; or c. Front property line where the maximum setback required by Zoning is more than 6 feet. d. Exception: If outdoor seating is provided for ground floor retail or restaurants, at least of 50% of the ground floor building facade shall be within 10 feet of the street-facing setback line. e. Exception: This standard does not apply if more than 25% of the linear frontage between the building and the sidewalk is available for public use, such as a plaza.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1.4 Internal Site Circulation. For sites wider than 200 linear feet in areas with grid street patterns or nearly rectilinear street patterns, new streets, and any internal circulation such as pedestrian walkways shall be aligned with the existing neighborhood street grid and the existing street grid must be extended.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2 Entry Orientation and Pedestrian Access			
Purpose and Intent. Orient building entrances towards streets to help create active sidewalks and contribute to safe streets and public spaces and success of ground floor commercial uses. Pedestrian pathways should be clearly identifiable as well as easily accessible.			
Entry Orientation and Pedestrian Access Standards			
1.2.1 Primary Entrance Access. The primary building entrance for new developments shall be accessible from a street uninterrupted by parking lots, driveways, or vehicular circulation areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Full Public Draft ODS
4-8 Story Multi-Family

www.bit.ly/ODSPublicDraft

Selected Standards for Feedback

The following topics were emphasized by participants in previous community engagement activities conducted earlier in the project, the team hopes to gain additional feedback today

- Massing Breaks
- Building Corners
- Blank Walls
- Ground Floor Residential
 - Building Base
 - Street-Level Residential Entries
 - Setback Treatments
- Ground Floor Commercial
 - Building Base
 - Storefront Elements
- Roofline Articulation
- Windows
 - Groupings
 - Glazing
 - Inset
 - Alignment

Questions to consider for each of the selected standards:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

Massing Breaks

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

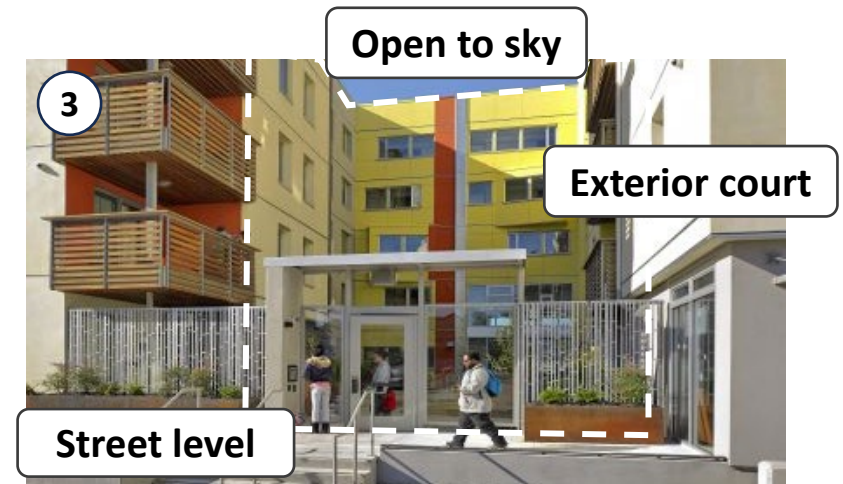
The currently proposed draft offers the following options for building frontages and continuous streetwalls greater than or equal to 100 feet but less than 300 feet in length, massing breaks shall be provided by at least **one** of the following options:



1. A recess or projection in the building massing that is at least 5 feet wide and at least 2 feet deep and extends the full height of the middle vertical section of the building above the base and below the building's top section (if provided), including a break in the roofline.



2. A portal that is at least 10 feet wide and has a minimum vertical clearance of 12 feet. Fences are allowed at such portals if they comply with Zoning.



3. An exterior court at the street level that is a minimum of 10 feet by 10 feet, is open to the sky, and is 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. Note: this option is allowed on Corridors only if other options on this list are not feasible.

Building Corners

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

The current options for corner articulation for buildings at street intersections where at least one of the streets is a Corridor, shall include at least two of the following features for at least 20% of each building frontage length along the street, but not less than 15 feet, measured from the intersection of the setback lines at the corner:



1. Build to minimum setback along both front and corner side of building, followed by a massing break depending on the length of the building.



2. Corner building mass taller than the rest of the building facade along the intersecting streets, as allowed by the underlying Zoning.



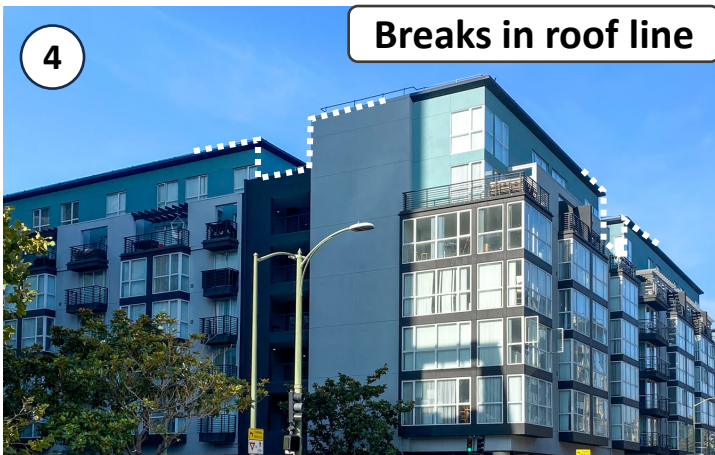
3. Corner building mass that is a minimum of 3 feet shorter than the adjacent building massing on the same development site.

Building Corners

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

The current options for corner articulation for buildings at street intersections where at least one of the streets is a Corridor, shall include at least two of the following features for at least 20% of each building frontage length along the street, but not less than 15 feet, measured from the intersection of the setback lines at the corner:



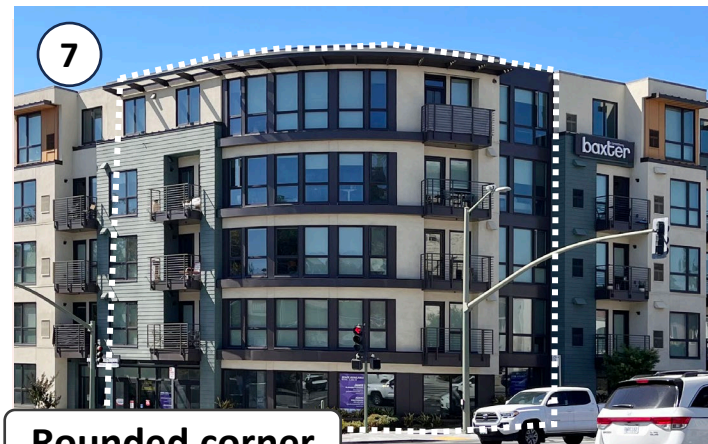
4. Changes in roof form or breaks in roof line



5. Habitable projections above the ground floor area of up to 50% of the building height.



6. Window wall systems (full glass and metal panels) at the corners.



7. An architectural feature such as a rounded or cut corner, tower/ cupola, or similar. The feature shall extend at least half the building height (shall have a vertical length of at least 50% of the building height situated in any portion(s) of the building corner along a vertical axis).

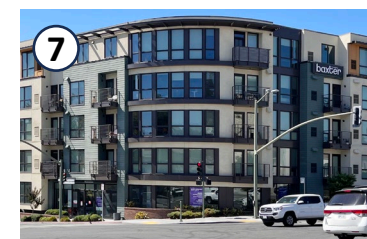
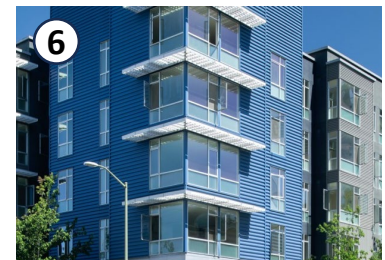
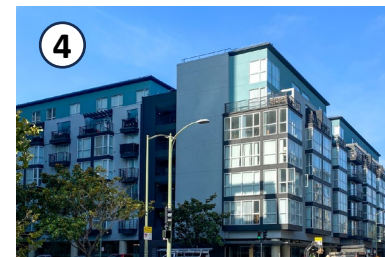
Building Corners

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

The current options for corner articulation for buildings at street intersections where at least one of the streets is a Corridor, shall include at least two of the following features for at least 20% of each building frontage length along the street, but not less than 15 feet, measured from the intersection of the setback lines at the corner:

1. Build to minimum setback along both front and corner side of building, followed by a massing break depending on the length of the building.
2. Corner building mass taller than the rest of the building facade along the intersecting streets, as allowed by the underlying Zoning.
3. Corner building mass that is a minimum of 3 feet shorter than the adjacent building massing on the same development site.
4. Changes in roof form or breaks in roof line
5. Habitable projections above the ground floor area of up to 50% of the building height. Any projections into public right of way must comply with Zoning and OakDOT requirements.
6. Window wall systems (full glass and metal panels) at the corners.
7. An architectural feature such as a rounded or cut corner, tower/cupola, or similar. The feature shall extend at least half the building height (shall have a vertical length of at least 50% of the building height situated in any portion(s) of the building corner along a vertical axis). This option is not subject to the minimum facade length requirements.

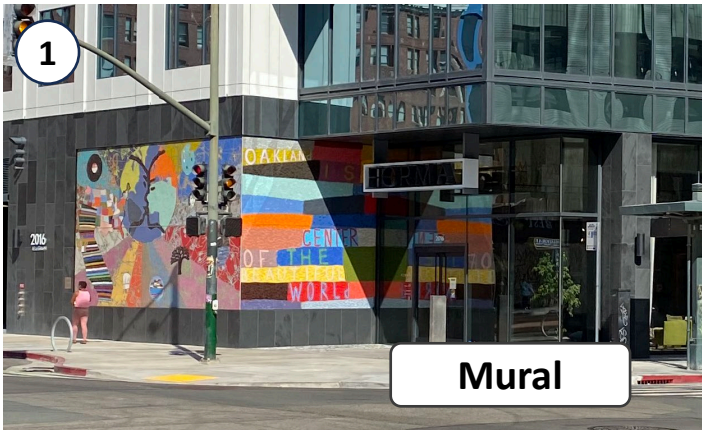


Blank Walls

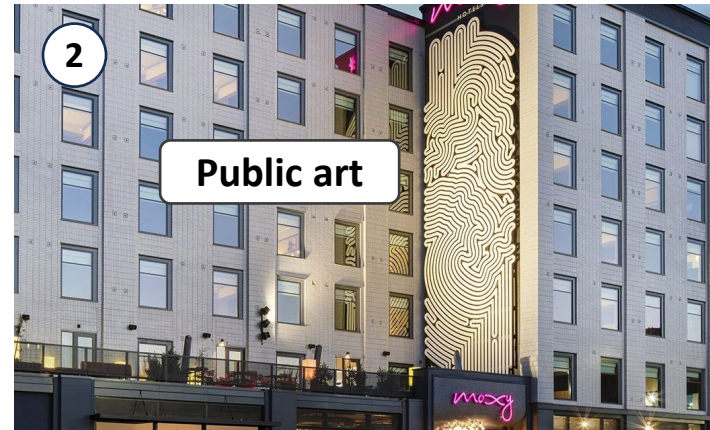
Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

All continuous blank walls on the ground floor fronting any public street, sidewalk, walkway, or public open space shall have at least one of the following design treatments:



1. Murals that are at least 8 feet in any dimension and cover at least 75% of the blank wall area.



2. Public art that complies with City requirements and cover at least 50% of the blank wall area.



3. Decorative features such as ironwork, grilles, panels, mosaics, or relief sculptures that cover no less than 50% of a blank wall area.



4. Planting that covers a minimum of 75% of the blank wall area. These can be permanent vertical trellis and planters with climbing plants, or free-standing plant species adjacent to building walls such as trees or tall shrubs. If planting is provided, irrigation shall be provided to ensure survival.

Ground Floor – Building Base

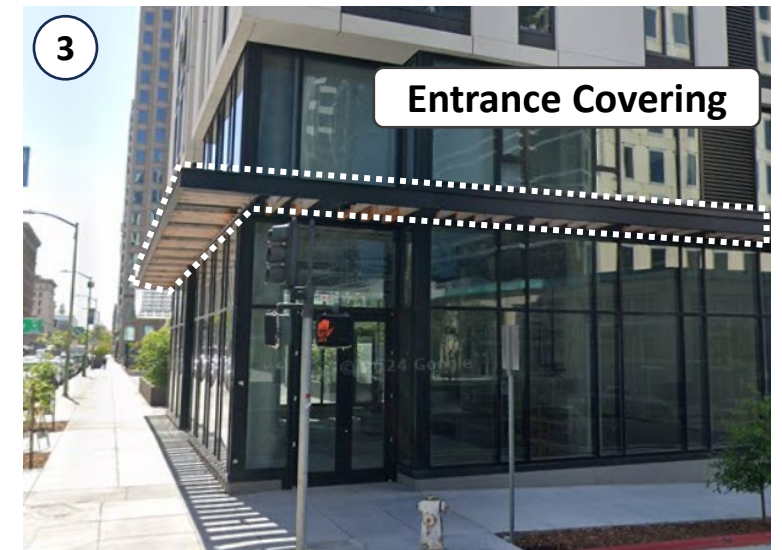
The currently drafted options for articulating the base of new buildings and street-facing additions of 4 or more stories in height shall be articulated using at least two of the following:



1. Columns or pilasters that are a maximum of 30 feet on center and project from the street facing building by at least 6 inches in depth and at least 1 foot in width.



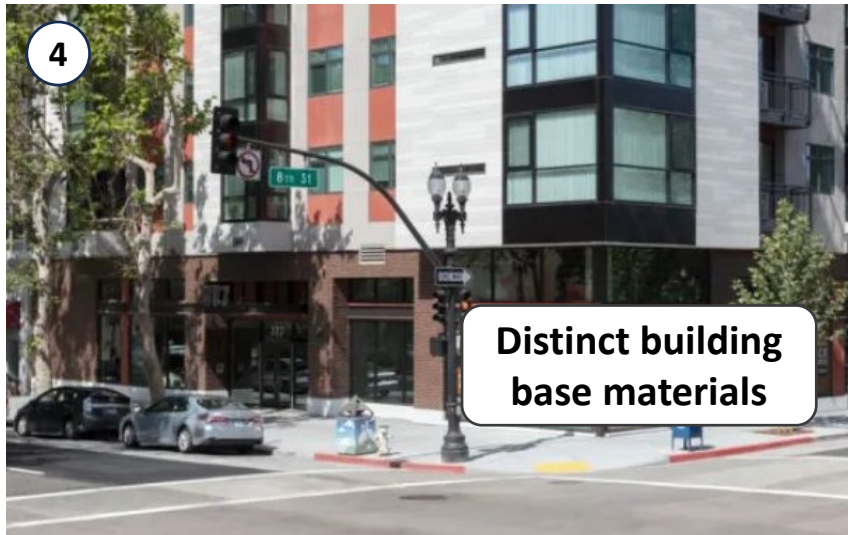
2. Rhythmic pattern of fixed awnings, sunshades, canopies, or screens that are at least 18 inches deep and meet the standards mentioned in Awnings, Sunshades, and Screens.



3. Primary building entrance (lobby or a shared entrance) that meets the Primary Building Entrance for Lobbies and Entrance Covering standards.

Ground Floor – Building Base

The currently drafted options for articulating the base of new buildings and street-facing additions of 4 or more stories in height shall be articulated using at least two of the following:



4. Distinct materials from the remainder of the façade that is a minimum of 20% of the building area with no change less than 3 feet by 10 feet, along with a change in plane of at least 2 inches from the wall surface of the remainder of the building.



5. Cornices separating the ground floor from floors above for at least 80% of façade length.

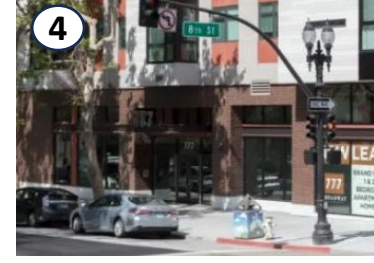
Ground Floor Building Base

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

The currently drafted options for articulating the base of new buildings and street-facing additions of 4 or more stories in height shall be articulated using at least two of the following:

1. Columns or pilasters that are a maximum of 30 feet on center and project from the street facing building by at least 6 inches in depth and at least 1 foot in width.
2. Rhythmic pattern of fixed awnings, sunshades, canopies, or screens that are at least 18 inches deep and meet the standards mentioned in Awnings, Sunshades, and Screens.
3. Primary building entrance (lobby or a shared entrance) that meets the Primary Building Entrance for Lobbies and Entrance Covering standards.
4. Distinct materials from the remainder of the façade that is a minimum of 20% of the building area with no change less than 3 feet by 10 feet, along with a change in plane of at least 2 inches from the wall surface of the remainder of the building.
5. Cornices separating the ground floor from floors above for at least 80% of façade length.



Ground Floor Residential Building Base

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

The currently drafted options for articulating the base of new buildings and street-facing additions of 4 or more stories in height shall be articulated using at least two of the following:

Additional Treatment Options for Bases with Residential Uses:



1. Bays that are at least 5 feet wide and project from the street-facing building by at least 2 feet and not more than 5 feet. Any projections into public right of way must comply with Zoning and OakDOT permitting requirements.



2. Stoops with covered landings located at a maximum distance of 30 feet from each other.



3. Covered and recessed entries that are a minimum of 6 feet wide and 6 feet deep. Note, this option is required if most (above 50%) existing buildings in the Immediate Context Area include porches or covered and recessed entries.

Ground Floor Access

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

If ground floor residential units are fronting Corridors where Zoning allows dwelling units to be located at the ground floor, these units shall provide one the following in the order of preference:

1. A minimum 6-foot front setback that extends the entirety of at least the first story of each unit, including the entry. The following Transitional Features shall be provided in the setback zones:
 - A planting area, which may be at ground level or in raised planters up to 42 inches in height, abutting the sidewalk in at least the first 18 inches of the setback depth, for at least half of the width of each residential unit, planted using live plant materials.
 - A low wall, fence, raised planter or another similar vertical transition feature (up to 42 inches in height), in combination with planting, and a gate (if a direct unit entry is provided) that meets all Zoning requirements.
 - The remainder of the setback area between the street-facing building facade and property line that is not a part of a stoop, porch, ramp, pedestrian pathway, or planting areas shall be set with decorative paving materials such as pavers, bricks, tile, colored concrete, or another decorative paving material.
2. If the first option (a) is not physically feasible, ground floor units shall be elevated between 2.5 and 5 vertical feet above the closest sidewalk level.
3. Exception: A dwelling unit can be elevated higher than 5 vertical feet above the sidewalk level if required due to a designated flood or sea level rise area or other safety or engineering requirements.



Setback Treatments for Ground Floor Residential

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

The ODS will include standards focused on how setbacks facing public spaces, such as the street or public space, will create transitions between the public space and residential uses. As currently drafted, these setbacks will be required to provide one of the following features:



1. Porches at grade with minimum dimension of 5 feet wide by 3 feet deep.



2. Low walls or fences and gates that are a maximum of 3.5 feet tall when provided. If the wall is proposed, it must be set back by a minimum of 2 feet and that setback is planted.



3. Stoops, if the options above are not physically feasible. A reason must be provided.

Ground Floor Commercial Building Base

Questions to consider:

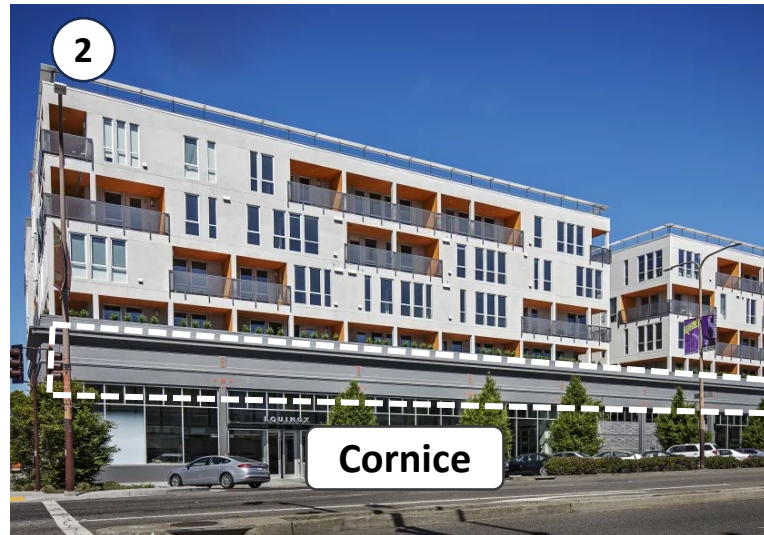
- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

The currently drafted options for articulating the base of new buildings and street-facing additions of 4 or more stories in height shall be articulated using at least two of the following:

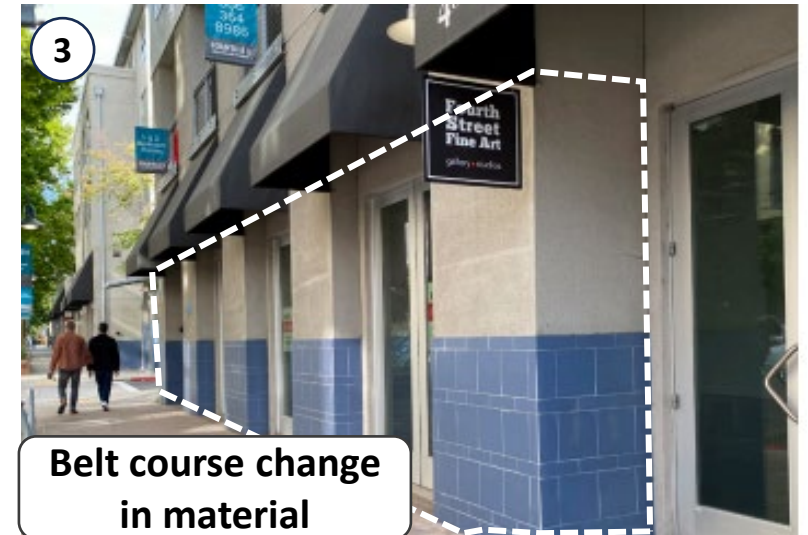
Additional Treatment Options for Bases with Commercial Uses:



1. Windows that are larger on the ground floor than windows above ground floor. Smaller “punch out” windows on upper floors that also meet standards in section Windows and Glazing.



2. A horizontal design feature such as a water table, bellyband, or a cornice applied to the transition between the ground floor and upper floors. Must also meet the Ground Floor Context Transition standard if such context exists.



3. A belt course with a change in orientation in material of at least 4 feet in height.

Storefront Elements

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

Commercial facades shall provide at least three of the following elements of a typical storefront:



1. Transom or Clerestory window with a window trim. If transom windows are proposed, they shall be at least 18 inches high.



2. Lintel with piers that connect lintel to the ground.



3. Entry bays with display windows and entry doors that are at least 50% transparent.



4. Where appropriate to support storefront windows, a bulkhead of at least 6 inches and no more than 24 inches in height, measured from the adjacent sidewalk. Storefront windows shall be set at or within 1 inch of the face of the bulkhead or the bulkhead materials shall be incorporated into the sill detailing.

Roofline Articulation

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

Rooflines longer than 50 feet shall be broken up into sections by using at least one of the following elements or methods:



1. Plane changes of at least 5 feet in width.



2. Roofline projections or changes in parapet heights of at least 2 feet in height and 5 feet in width.



3. Provision of gables or other similar type of articulation.

Roof Edges

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

Buildings shall be designed with at least one of the following roofline edge treatments:



1. A three-dimensional decorative cornice treatment (other than colored stripes or bands).



2. A sloped roof with overhangs that extend a minimum 12 inches and maximum 36 inches, including the eave and gutter profile.



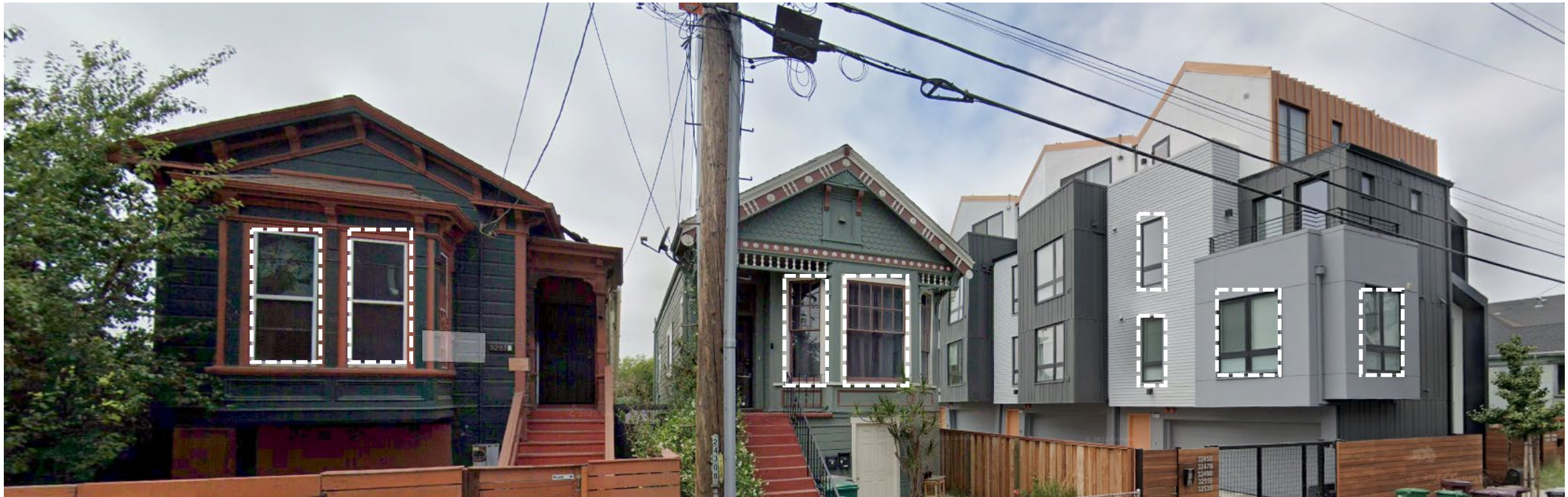
3. A parapet that includes architectural detailing.

Window Context

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

The project shall match the general orientation (vertical or horizontal) of the window forms that predominate in the Immediate Context Area buildings. Example: If the windows of the context building(s) have vertical orientation (height is greater than width), then the windows of the proposed project shall also have vertical orientation.



Window Context

Questions to consider:

- What other options would you suggest?
- Are there any options that are difficult to implement or not desirable? Why?

If the Immediate Context Area buildings exhibit groupings of windows, the proposed project shall also utilize similar grouping types. Such groupings shall include one of the following, this standard does not apply to windows in commercial ground floor:



1. Groups of side-by-side vertically oriented windows that together form a horizontal bank of windows.



2. Square or horizontally oriented (fixed) windows flanked by vertically oriented windows (side lites).



3. Other similar type of window groupings that exist in the Immediate Context Area.

Window Inset

Questions to consider:

- What other window design standard would you suggest?
- Is this option difficult to implement or not desirable? Why?

Street-facing windows above the ground floor shall be inset from the building facade or exterior window trim by at least 2 inches to create shadow detail. When no inset is provided, the exterior window trim shall be a minimum of 3 inches wide and 2 inches thick. Windows may be grouped in banks if the groupings are recessed at least 2 inches.



Window Alignment

Questions to consider:

- What other window design standard would you suggest?
- Is this option difficult to implement or not desirable? Why?

A minimum of 60% of upper-floor windows shall be vertically aligned with either a door, windows, or a structural element framing a larger opening at the ground level.

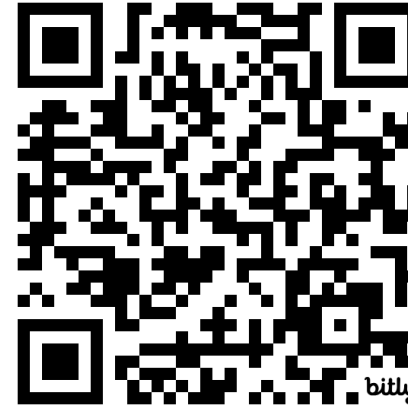


Next Steps...

Next Steps

Provide your comments on the
4-8 Story Multifamily Residential
Public Draft Standards!

Due June 3rd by the end of the day



**Full Public Draft ODS
4-8 Story Multi-Family**

www.bit.ly/ODSPublicDraft



**4-8 Story
ODS Survey**

www.bit.ly/ODSSurvey

Thank you for attending!
The City of Oakland values your time and input

Follow-up questions or comments?
Email ODS@oaklandca.gov

www.oaklandca.gov/topics/objective-design-standards