

## **Planning Commission December 13, 2018 Meeting: 8.1**

### **Marketplace Final Development Plan - Parcel B (Office and Garage)**

***Applicant:***            ***City Center Realty Partners***

***Architect:***           ***Hart / Howerton***

# PROPOSED BUILD OUT



# PROJECT REVIEW

Between February 2015 and June 2016 Commission approved Final Development Plans for:

Parcel C-1: Grocery Store (built)

Parcel C-2: 66-units wrapping the grocery store (under construction)

Parcel D: 234 residential units (under construction)

Parcel E: Christie Avenue Park Expansion and Renovation (built)

**Parcel B: *Parking Structure with ground floor retail (building pad ready)***

Parcel A: Residential building (185 units) (construction not started)

Realignment of Shellmound Street and creation of 62<sup>nd</sup> and 63<sup>rd</sup> Streets





# PROPOSED BUILD OUT





# PROJECT PROPOSAL

- Parcel B FDP was approved on June 23<sup>rd</sup>, 2016 accommodates parking with ground floor retail. The garage would provide parking for existing commercial uses that have been served by previous surface parking lot (Parcel C) and are being served by existing parking lot (Parcel A).
- City Center has indicated that they wish to apply for an amendment to the FDP for Parcel B to accommodate office space.
- 113-feet tall, 8 story building that includes:
  - 14,000 square feet of ground floor retail
  - 4 levels of structured parking (565 spaces)
  - 150,000 square feet of office space on top 3 levels













PARADITA  
EATERY

PUBLIC  
MARKET

HOT ITALIAN

AR1205



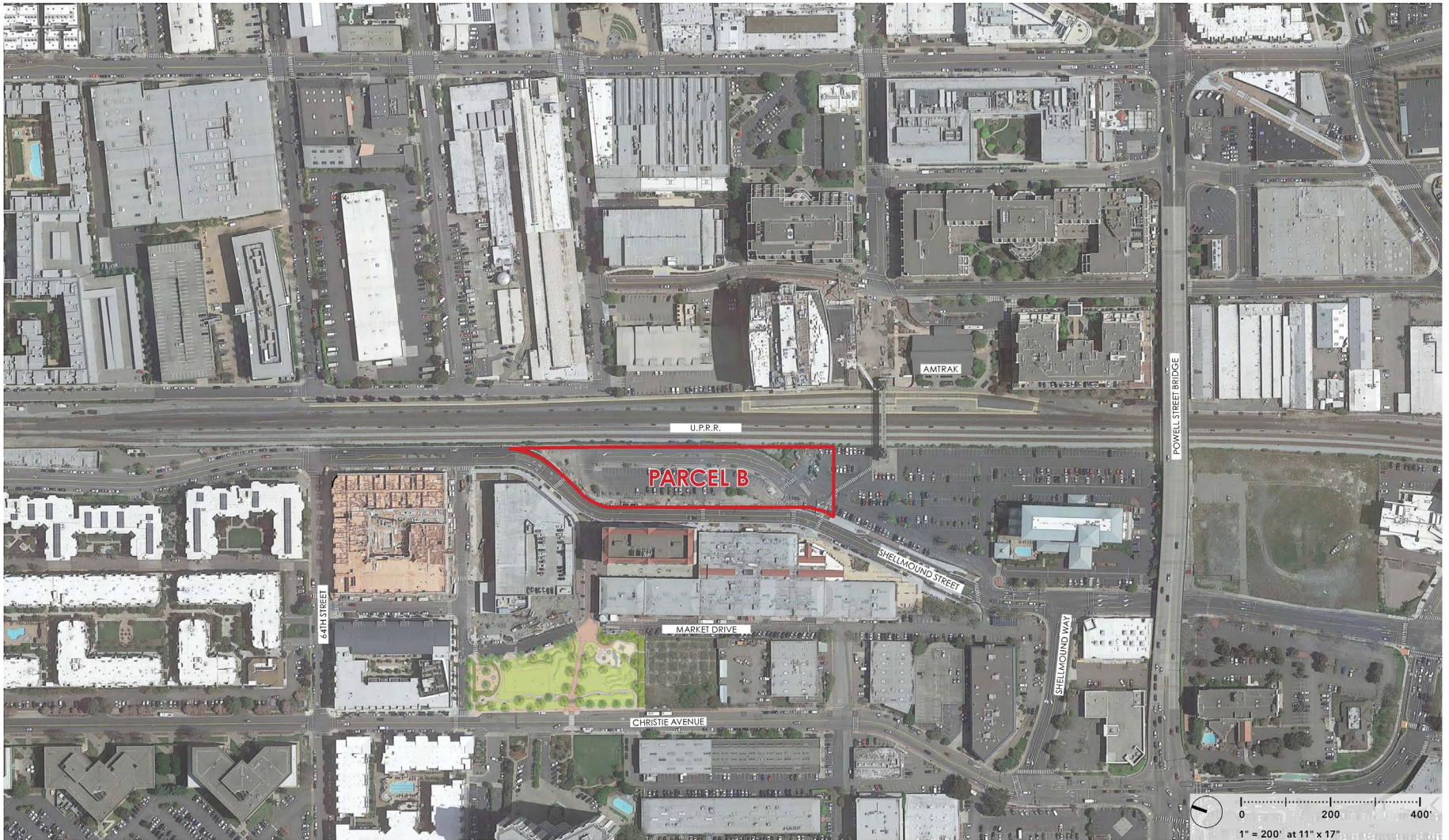




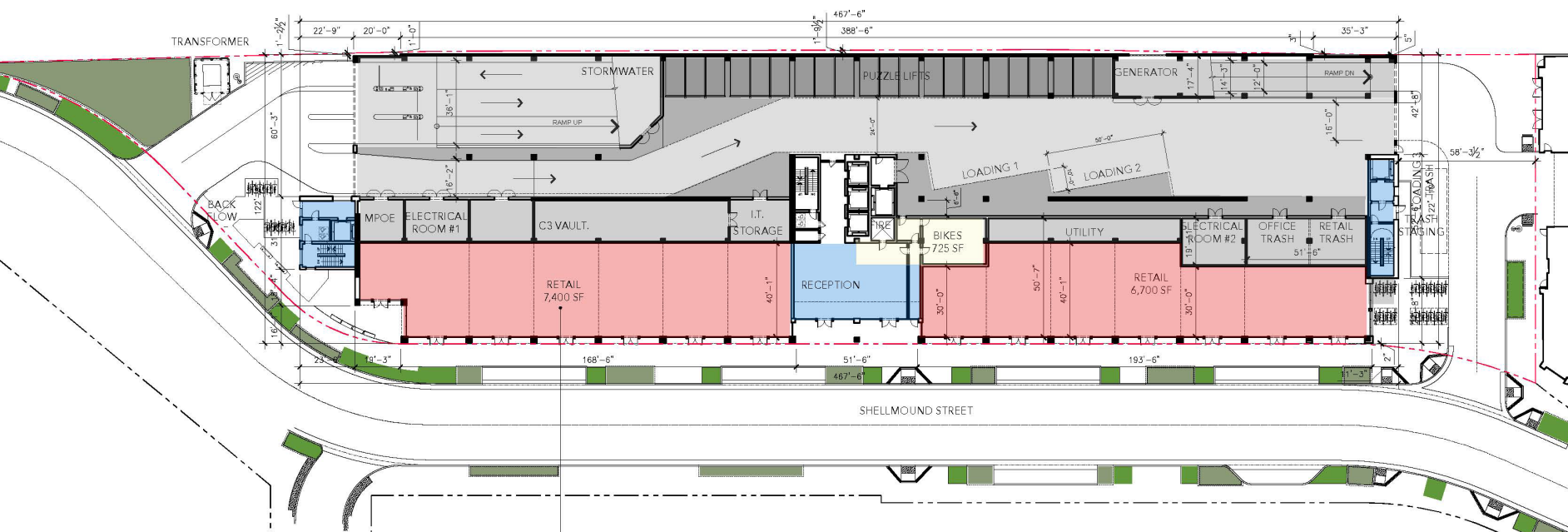


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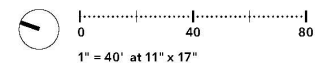


## SITE PLAN – GROUND FLOOR



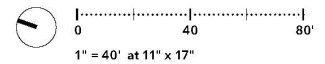
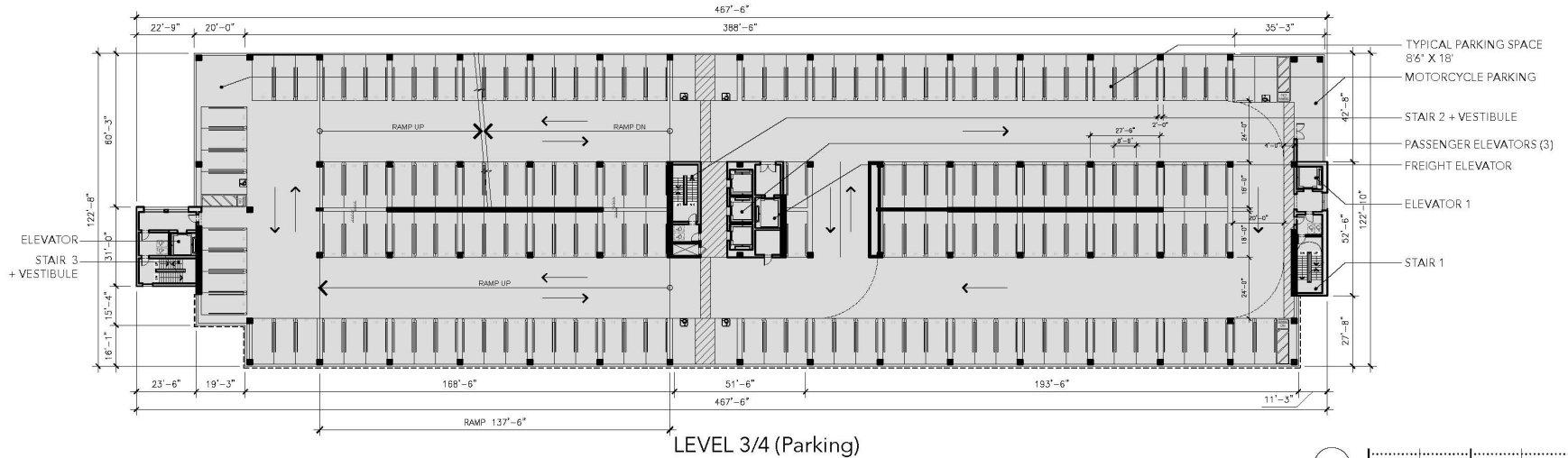
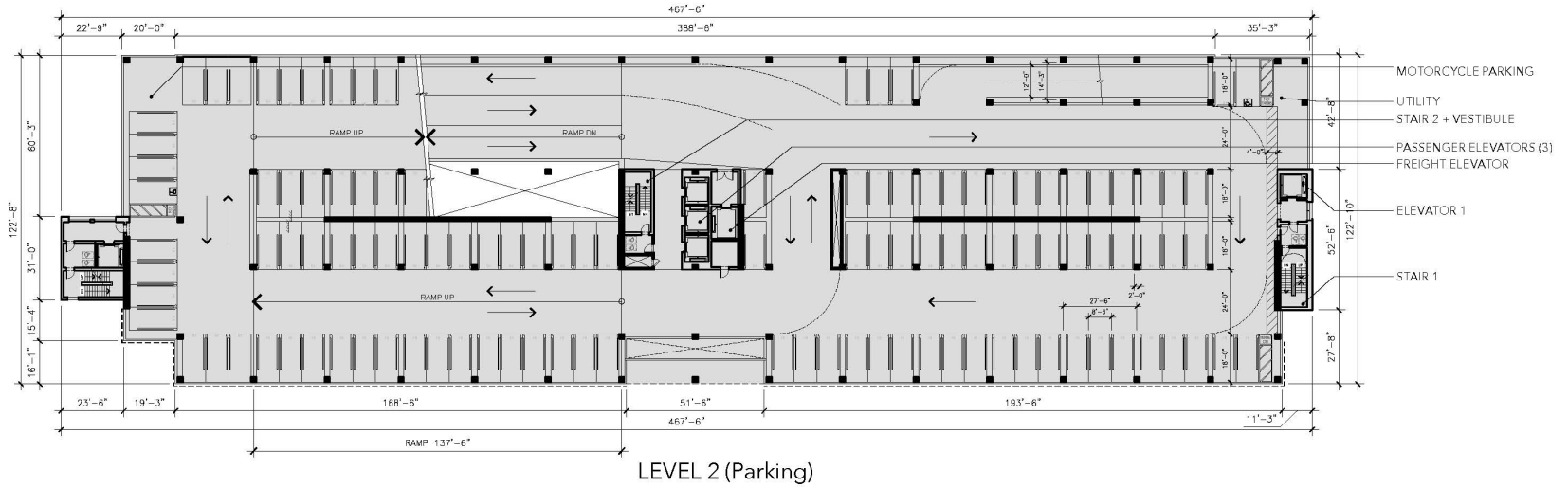
—IN-RETAIL

- STOREFRONT MODULES ARE 27'-6" ON CENTER. POSSIBLE STONE SIZES VARY.
- TYPICAL RETAIL DEPTH 30'-40'. RETAIL AREA IS EXPECTED TO EVOLVE PER CITY REVIEW AND DETAIL DESIGN + PROGRAMMING.
- TYPICAL SHOP COULD BE 1,060 SF.





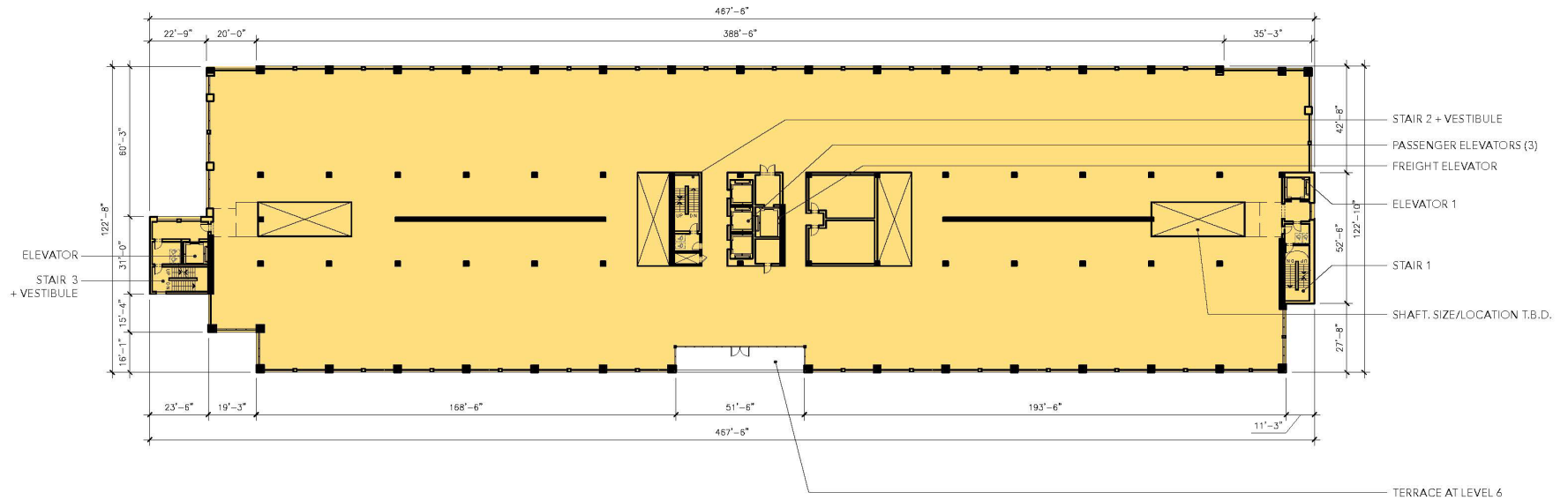
# PARKING LEVELS – 2, 3, AND 4



# OFFICE LEVELS – 6, 7 AND 8

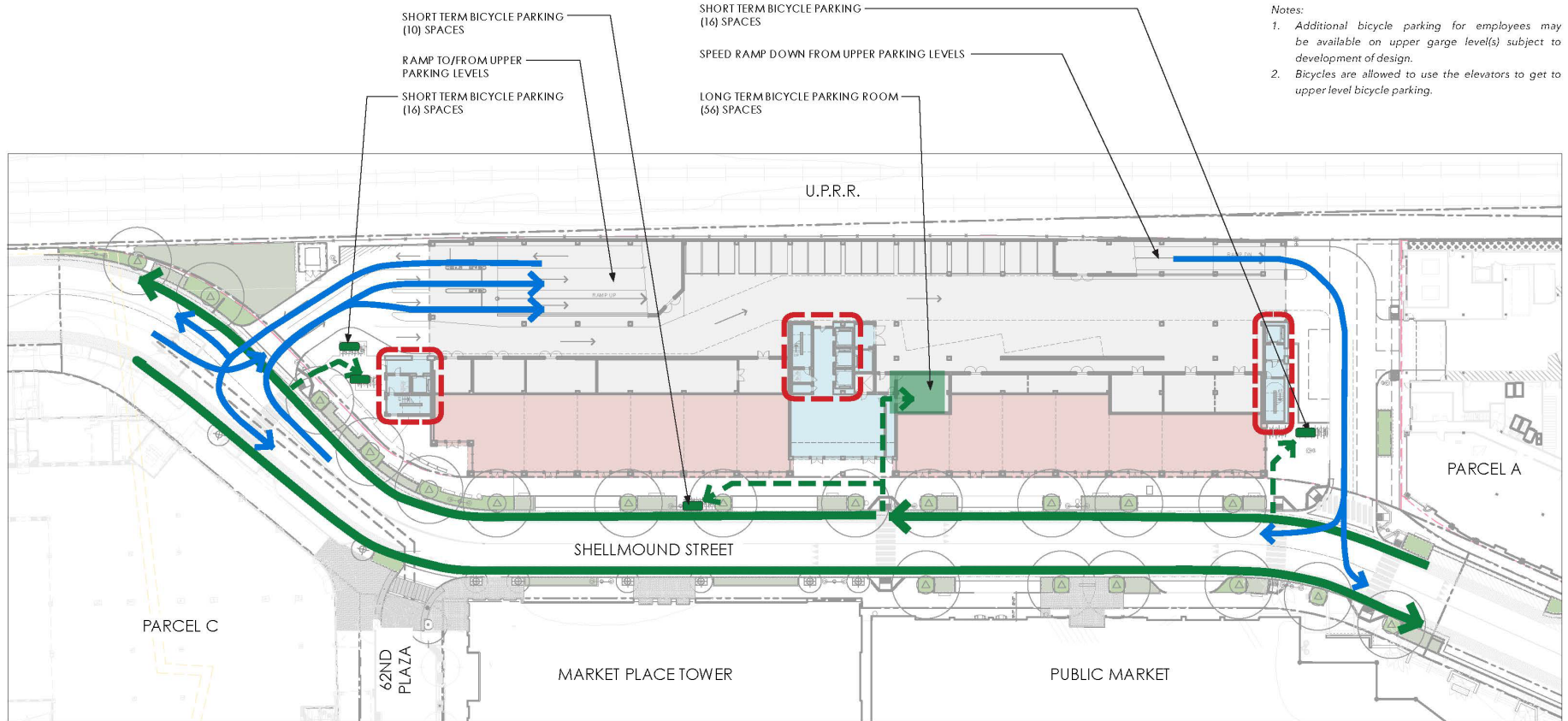
**Notes:**

1. Levels 6-8 could have any number of tenants. For example, 1 tenant could occupy all three levels, or each level could have 4 or more tenants.





# VEHICLE AND BIKE CIRCULATION



## LEGEND:

- ← BIKE CIRCULATION
- ← RIDER-BESIDE-BIKE CIRCULATION
- BIKE PARKING
- SECURE EMPLOYEE BIKE PARKING

- ← VEHICLE CIRCULATION
- VERTICAL CIRCULATION TO/FROM PARKING LEVELS

0 50 100'

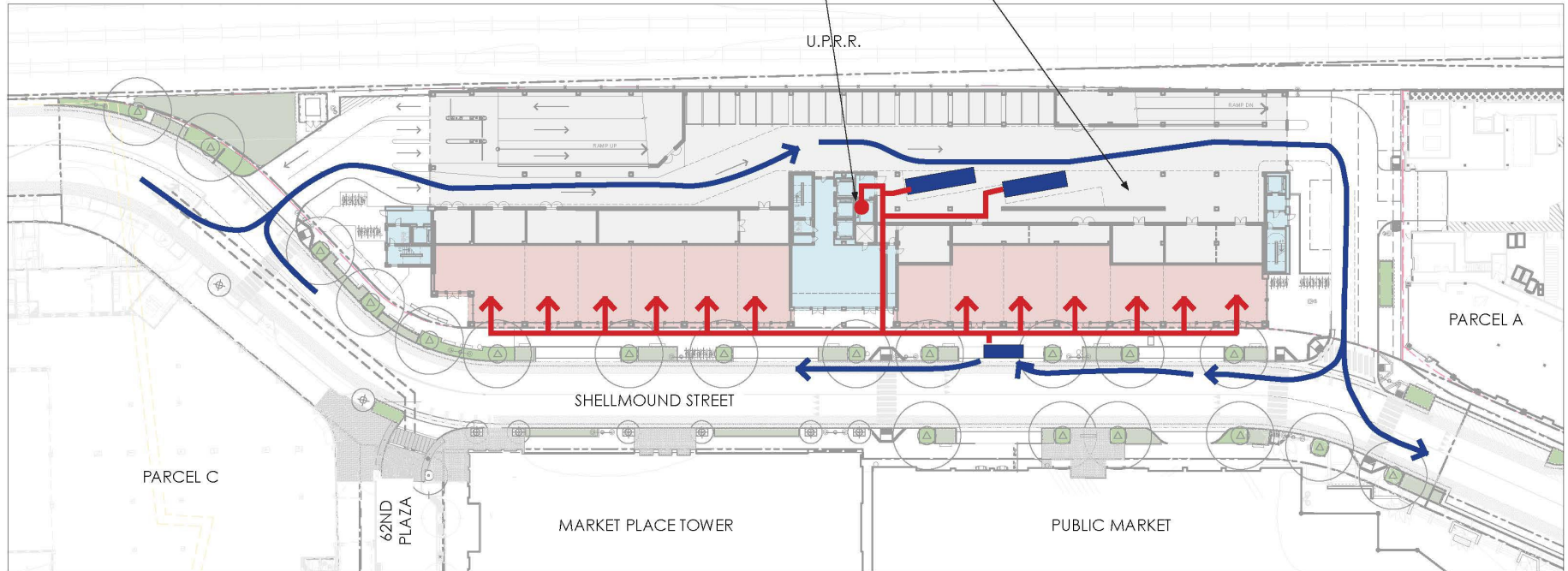
1" = 50' at 11" x 17"



# SERVICING PLAN

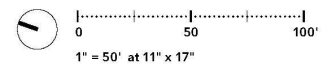
## Notes:

1. Deliveries to the upper floors: Delivery vehicles will park in the Ground Floor service area and deliver materials via the service elevator.
2. Deliveries to the ground floor mixed uses will be made by service vehicles parked in the Ground Floor service area or in the on-street parking spaces. Deliveries will be made through their front doors via the public sidewalk, like in many urban downtown areas.



## LEGEND:

- DELIVERY VEHICLE SPACES
- VEHICLE ROUTE
- DELIVERY-PERSON ACCESSIBLE ROUTE INTO STORE

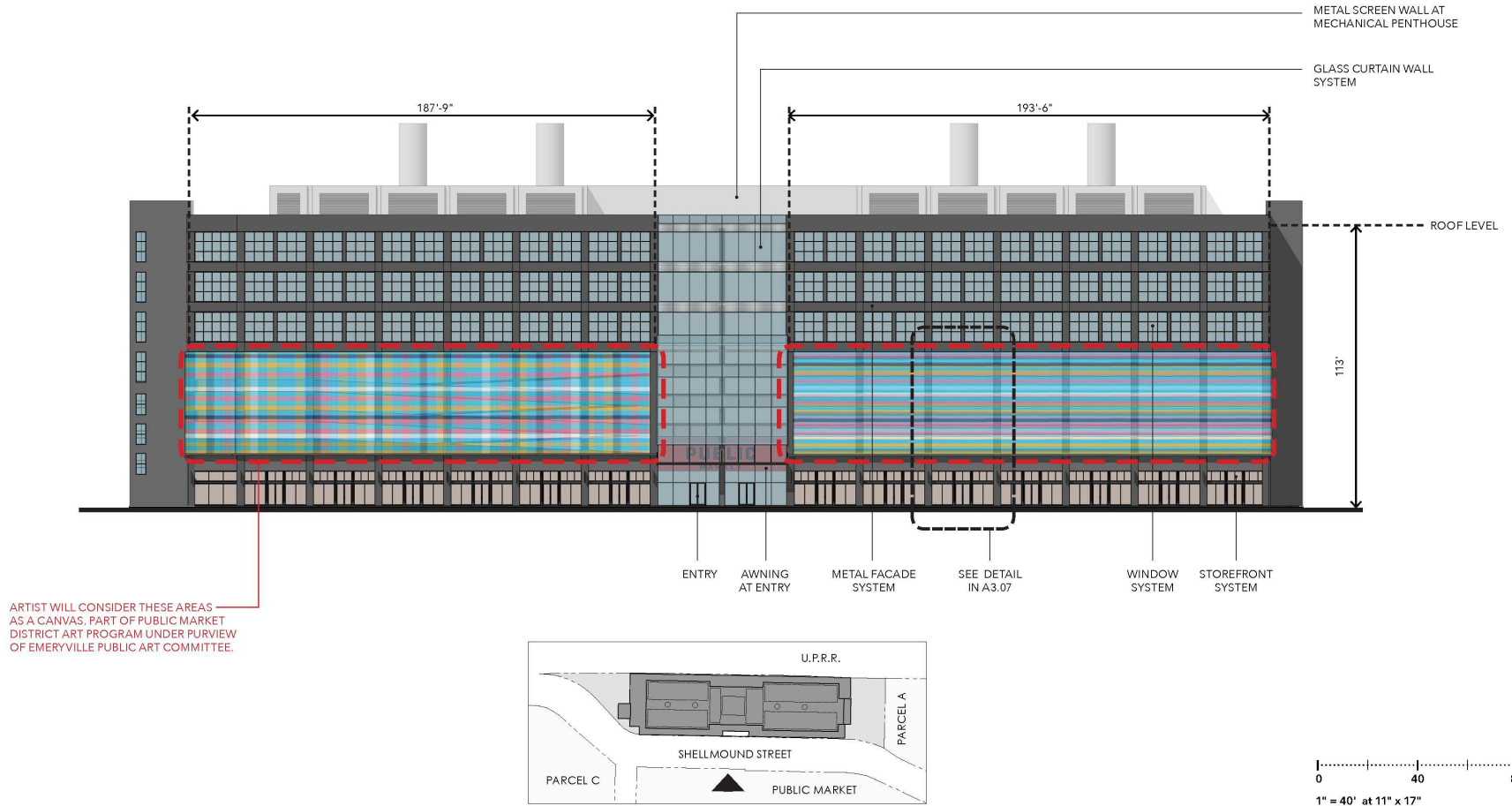




# WEST ELEVATION – SHELLMOUND STREET

**Notes:**

1. Street trees and furnishings omitted for clarity.
2. See A7.01 and A7.02 for Art concept.



# EAST ELEVATION - RAILROAD

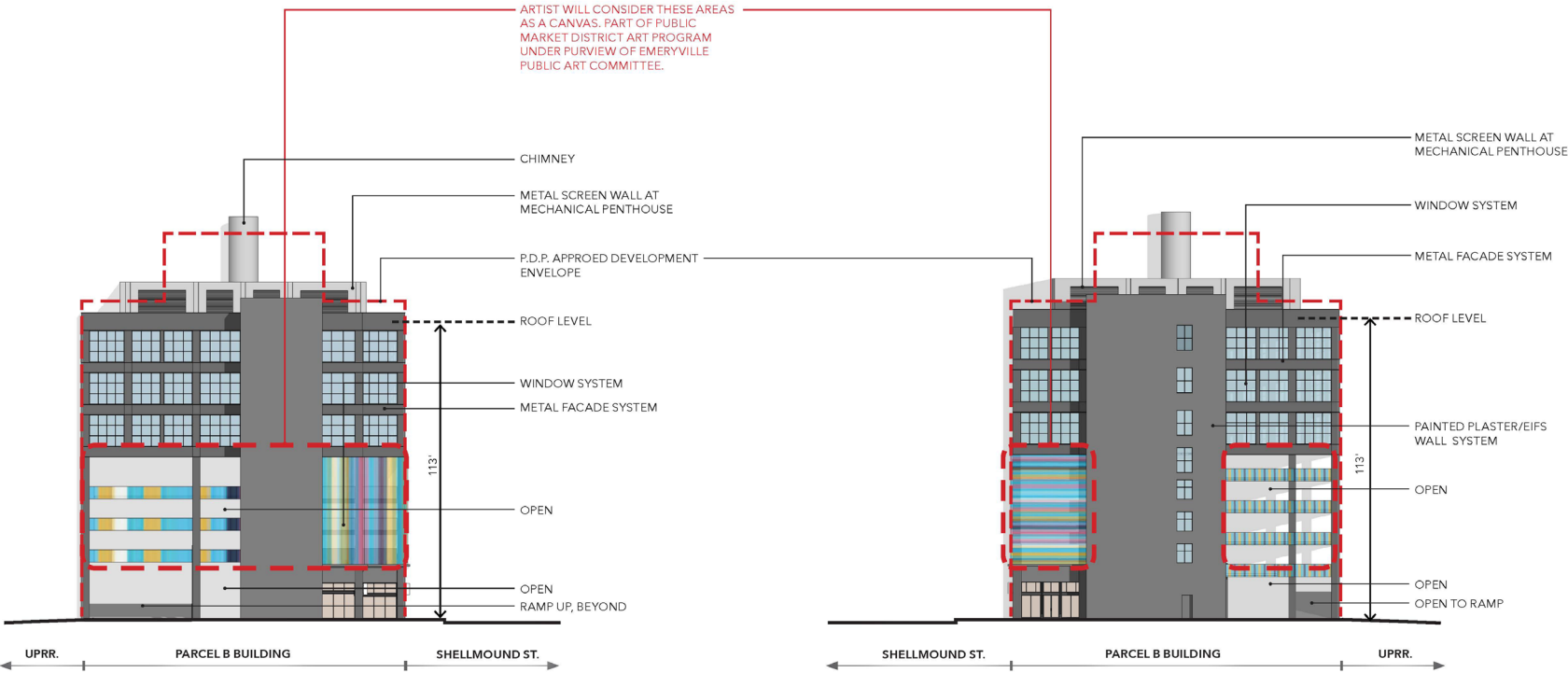
- Notes:
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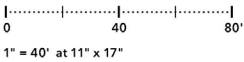
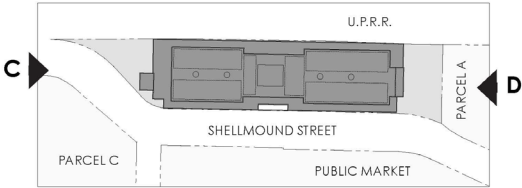
# NORTH AND SOUTH ELEVATIONS

Notes:  
Street trees and furnishings omitted for clarity.

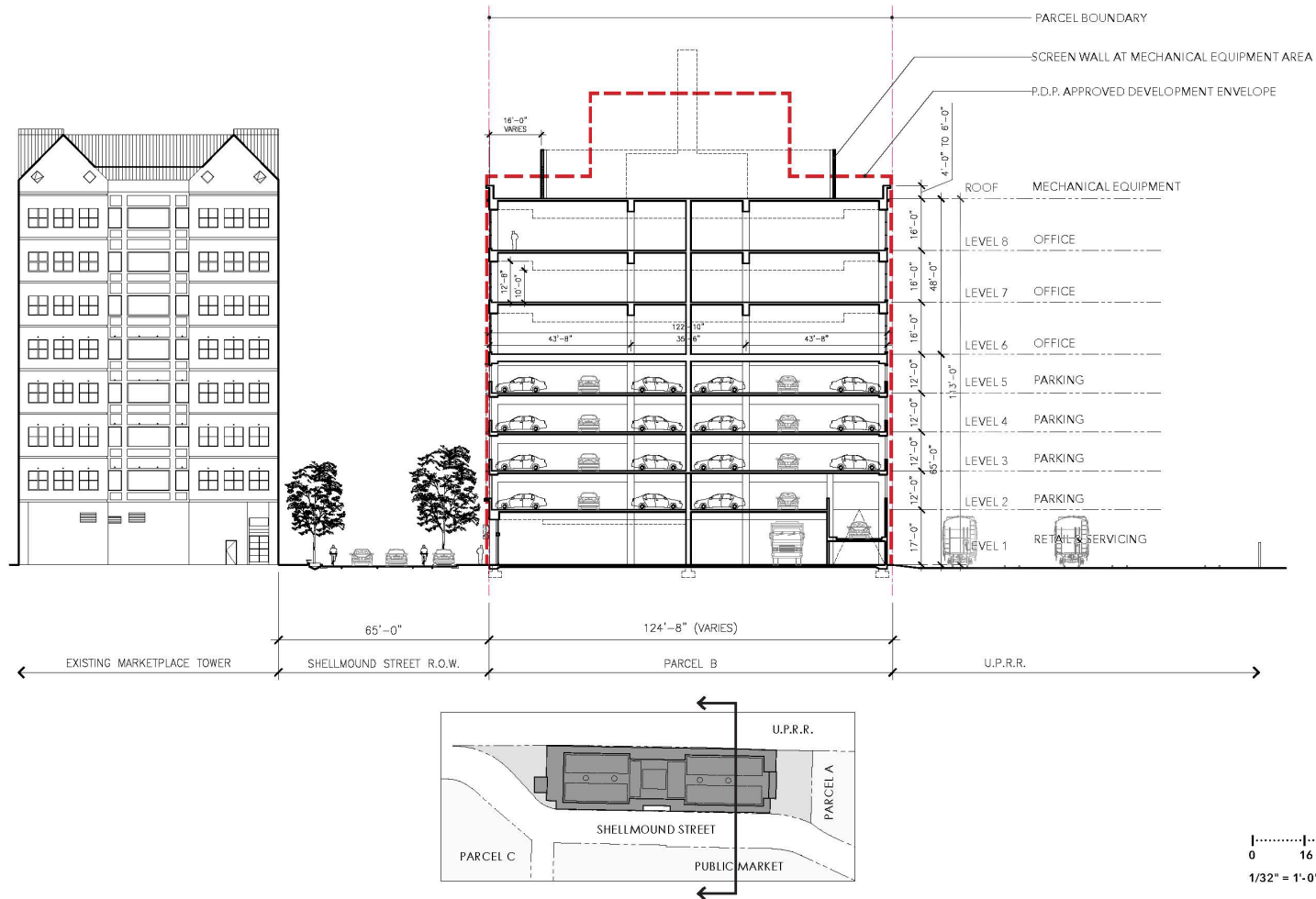


C. NORTH ELEVATION

D. SOUTH ELEVATION

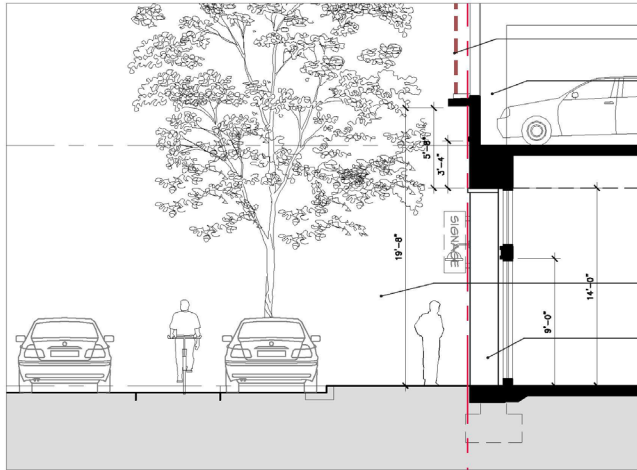


# BUILDING CROSS SECTION





# GROUND FLOOR STORE FRONT DETAILS



3. SECTION



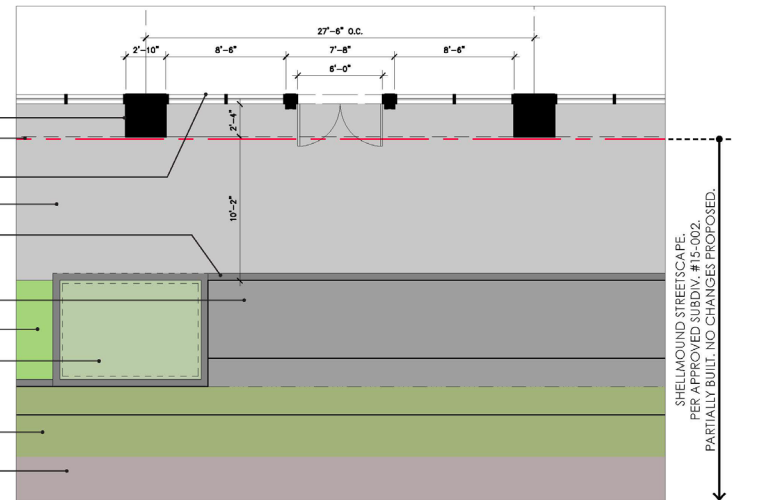
4. VIEW

- POTENTIAL ART SCREEN.  
SEE ART CONCEPT SHEETS
- EXPOSED CONCRETE STRUCTURE
- PLASTER WALL SYSTEM
- POTENTIAL SIGNAGE ZONES
- STOREFRONT WINDOW SYSTEM
- COLUMN WITH STONE TILE  
SURFACE

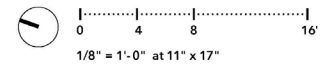


2. ELEVATION

- COLUMN
- PARCEL LINE
- STOREFRONT WINDOW SYSTEM
- PUBLIC SIDEWALK
- CURB
- PARKING ON STREET
- TREE PLANTER
- PLANTER
- BIKE LANE
- STREET



1. PLAN



# VIEW LOOKING NORTH ON SHELLMOUND STREET





## CONFORMITY TO THE GENERAL PLAN AND CONSISTENCY WITH THE APPROVED PUD/PDP

- General Plan designation is Mixed Use with Residential MUR where residential, office, retail uses and associated parking are permitted.

Use	PDP	FDPs	Difference
Residential	674 units	649 units	-25 units
Retail	180,000 sq. ft.	58,000 sq. ft.	-122,000 sq. ft.
Office	120,000 sq. ft.	150,000 sq. ft.	+30,000 sq. ft.
Parking	2,082 spaces	1,564 spaces	-518 spaces

-- Building height of 120 feet is consistent with approved PDP height

-- Compared to Approved PDP, there will be 92,000 square feet of less commercial space



## **STAFF COMMENTS**

### **Public Art and Development Agreement (DA)**

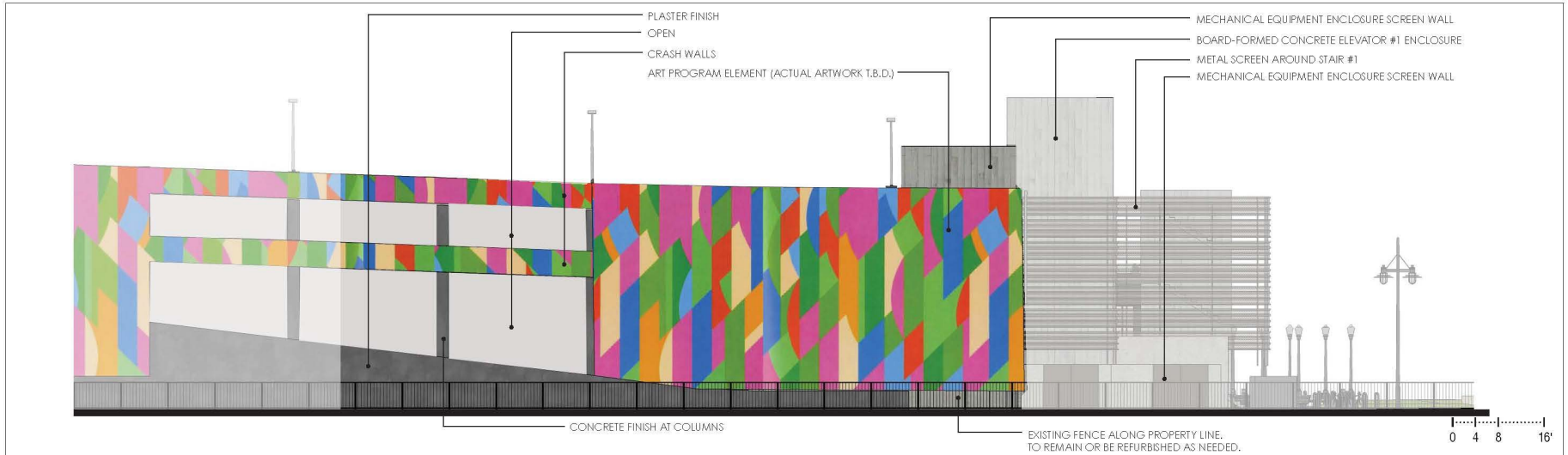
-- DA allows the use of public art funds for the building's east elevation. The proposal now includes public art on all four elevations including Shellmound Street

-- To the extent east elevation are intended to satisfy public art requirement, they are not subject to Commission approval; however any façade treatment that is not part of the public art program will need Commission approval

-- **Design Details**

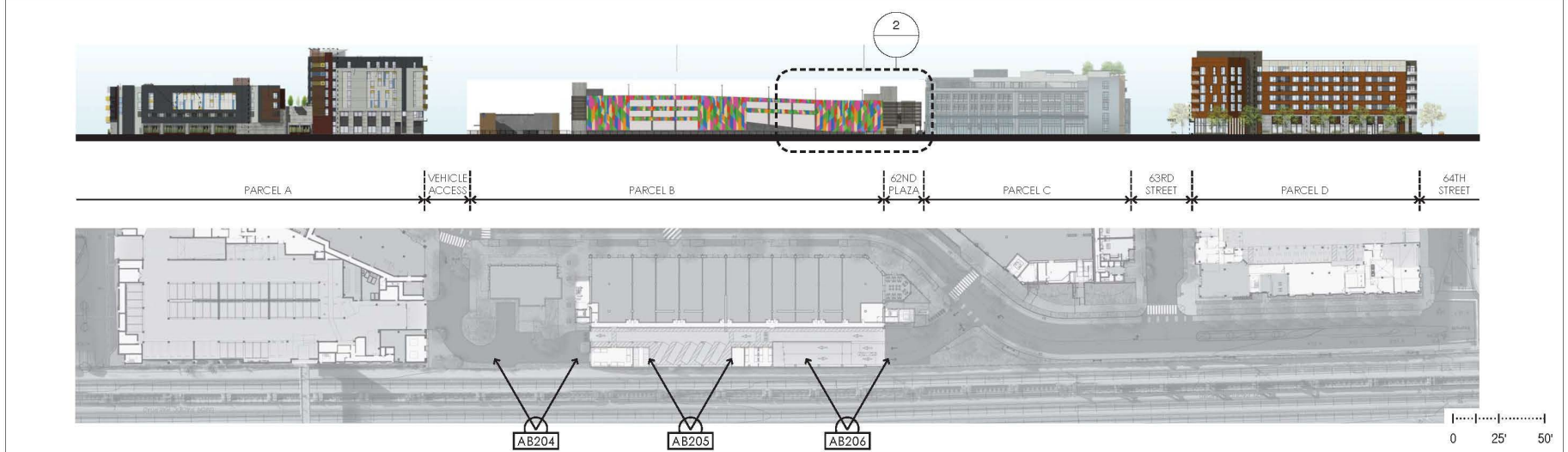






2. EAST ELEVATION - FACING TRAIN TRACKS - NORTH PORTION

SCALE: 1/8" = 1'-0"



1. SITE ELEVATION AND KEY PLAN

SCALE: 1" = 50'

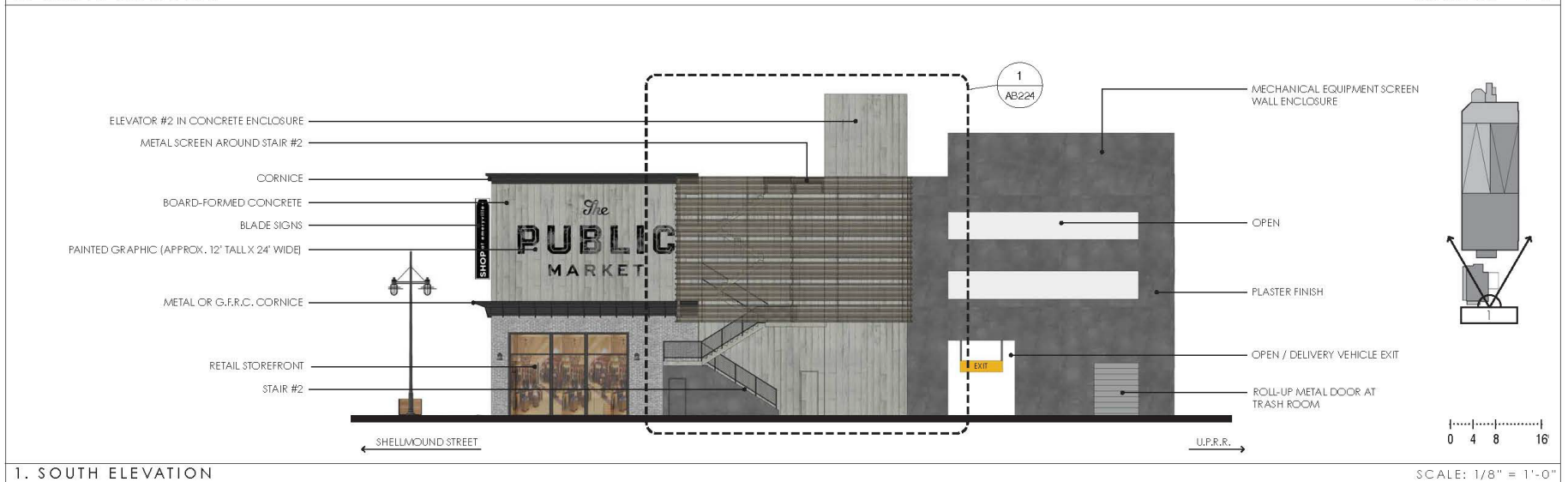


City of Emeryville

Marketplace Parcel B

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# APPROVED NORTH AND SOUTH ELEVATIONS



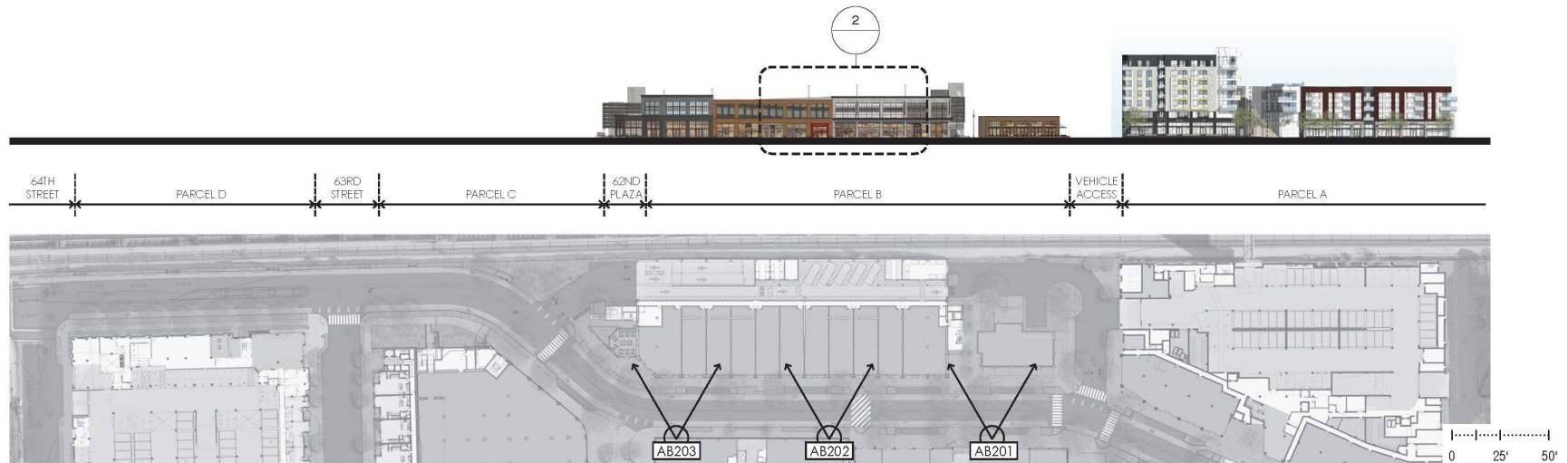


# APPROVED SHELLMOUND ELEVATION



2. WEST ELEVATION - FACING SHELLMOUND- MIDDLE PORTION

SCALE: 1/8" = 1'-0"



# ISSUES TO BE CONSIDERED

## Mix of Uses

*Does the Commission agree that the proposed uses, including 150,000 sq. ft. of office/laboratory, 14,000 square feet of retail and 565 parking spaces, is consistent with the approved PUD/PDP project*

## Design and Other Issues

*Is the Commission satisfied with the current design treatment of the building?*

*Does the Commission have any suggestions for screening of the rooftop equipment?*

*Any other issues?*











# Questions?