

## **Planning Commission January 24, 2019 Meeting: 7.1**

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

***Applicant:***            ***AG-CCRP Public Market LP***

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

# PROJECT BACKGROUND

On August 5, 2008 the City Council approved the Marketplace PUD/PDP

This approval laid out the site plan, mix of uses, heights of individual buildings and general massing.

Between February 2015 and June 2016 Commission approved Final Development Plans for 4 new buildings, an expanded and renovated park and realignment of Shellmound Street and creation of 62<sup>nd</sup> and 63<sup>rd</sup> Streets.

Parcel C-1: Grocery Store (built)

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

Parcel D: 234 residential units (under construction)

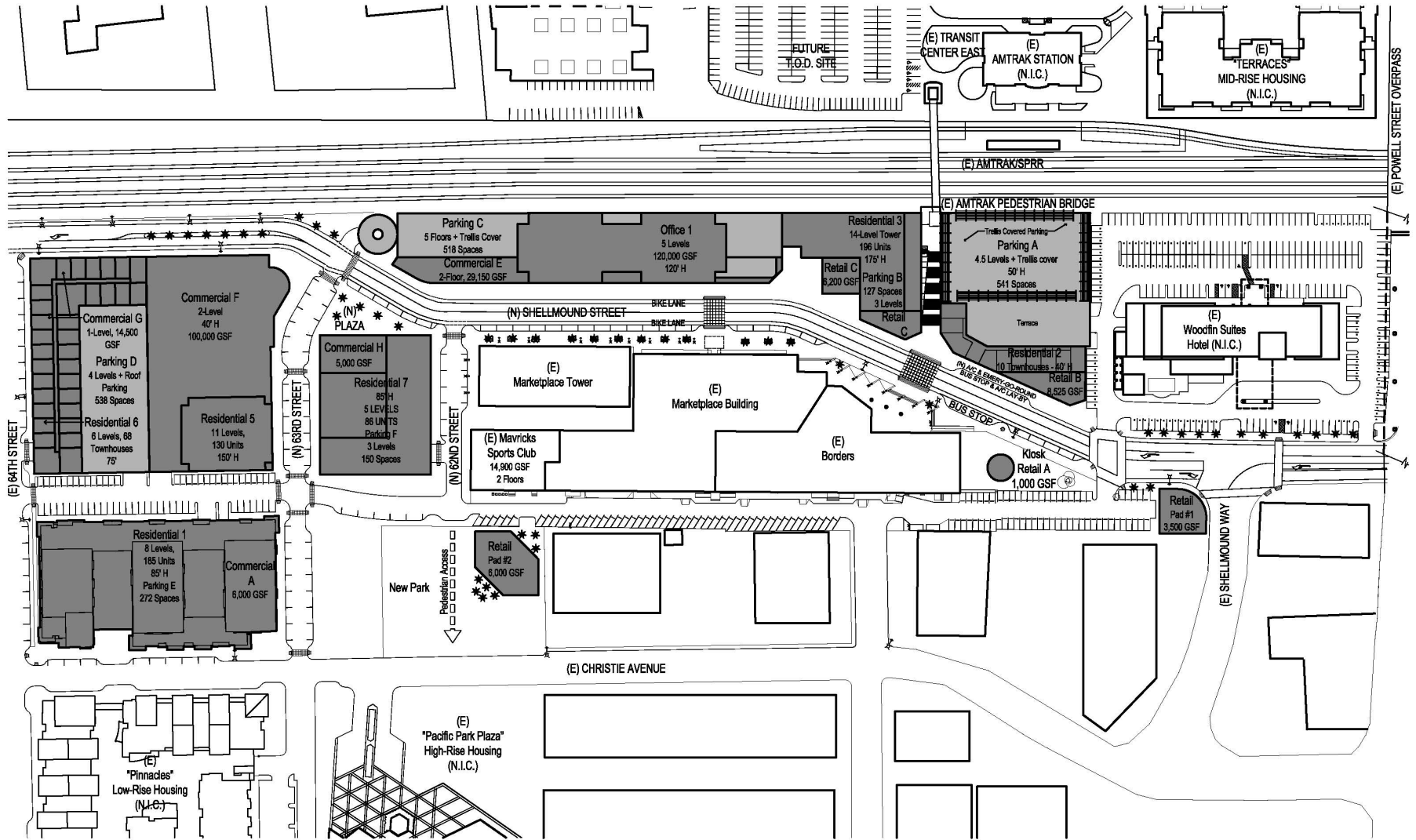
Parcel E: Christie Avenue Park Expansion and Renovation (built)

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

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



# APPROVED PUD/PDP



## MARKETPLACE REDEVELOPMENT - PHASE III

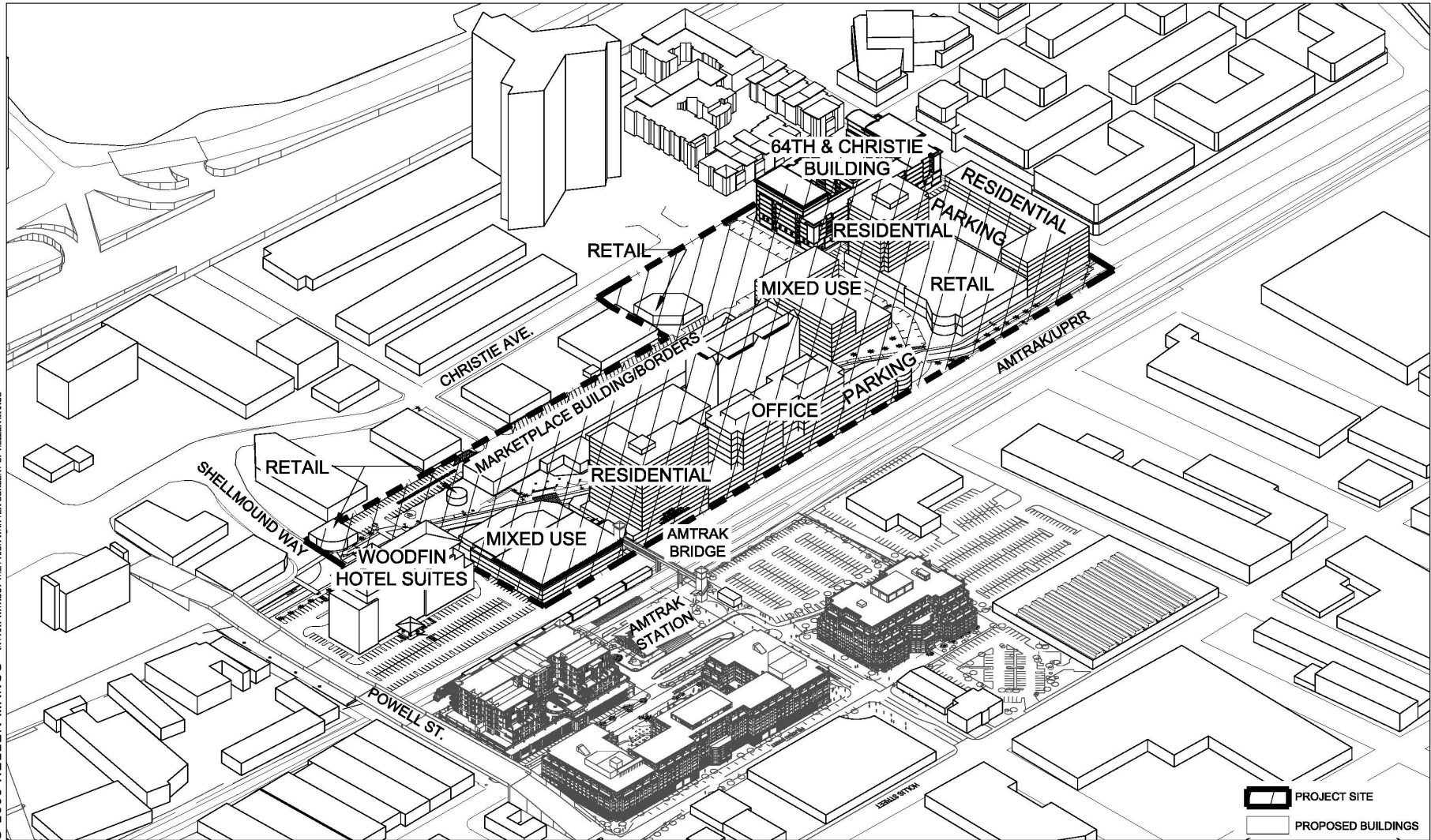
EMERYVILLE, CA

HELLER MANUS  
ARCHITECTS  
APRIL 16, 2008

AR1637

SCALE 1"=120'  
0 120' 240'

# APPROVED PUD/PDP



SCALE: NONE

## MARKETPLACE REDEVELOPMENT

ILLUSTRATIVE BIRD'S EYE VIEW OF SITE



# APPROVED BUILD OUT



HART HOWERTON

EMERYVILLE MARKET PLACE  
Emeryville, California

SITE PLAN AT FULL BUILD-OUT | G004  
PARCEL B | MAY 13, 2016



City of Emeryville

Marketplace FDP

AR1639

5



# PROPOSED FDP 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 wishes to amend the FDP for Parcel B to accommodate office space.
- 113-feet tall, 8 story building that includes:
  - 15,800 square feet of ground floor retail
  - 4 levels of structured parking (560 spaces)
  - 150,000 square feet of office space on top 3 levels



# SUMMARY OF CHANGES TO STUDY SESSION PLANS

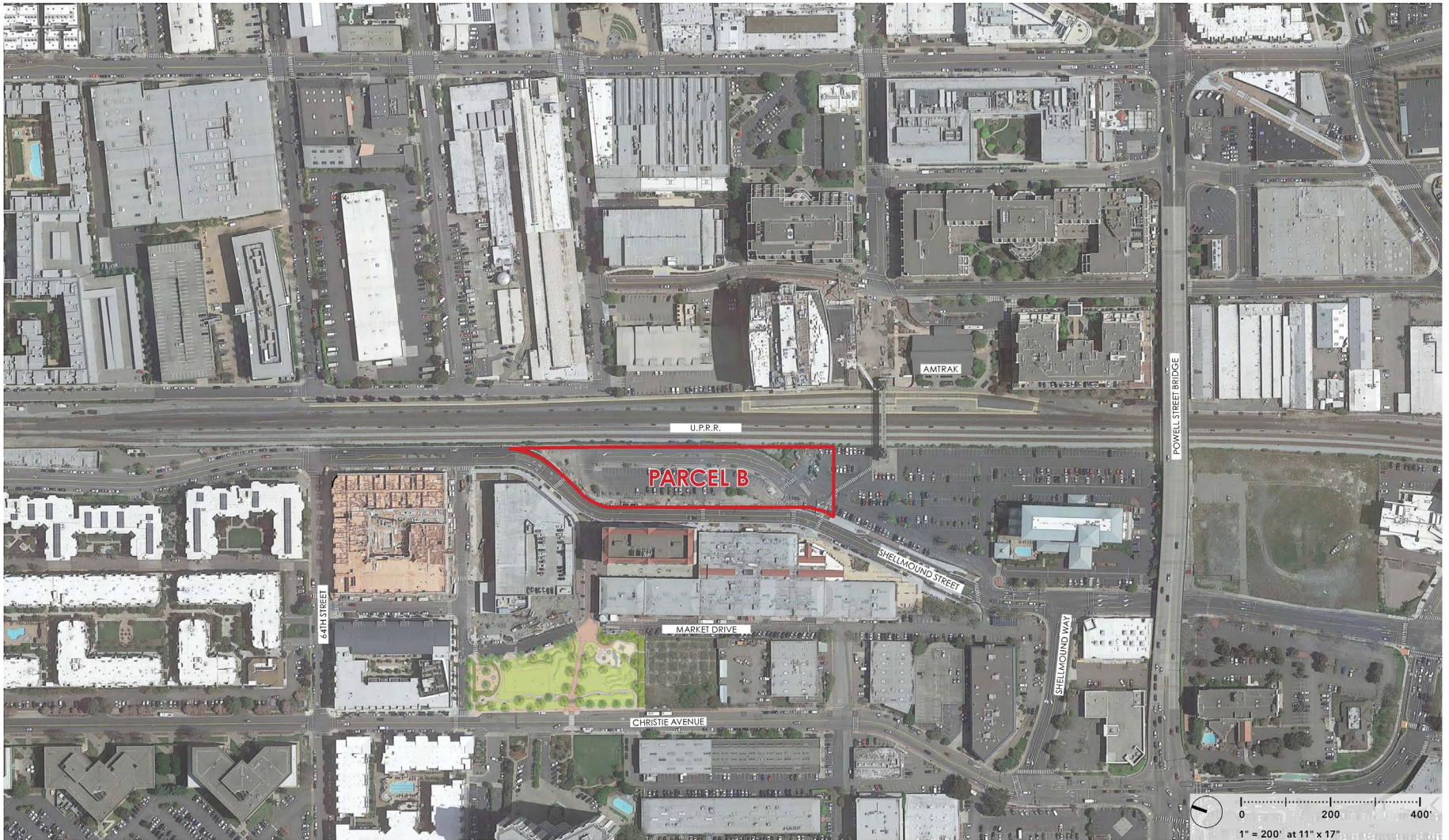
- Increase in retail area from 14,000 sq. ft. to 15,800 sq. ft.
- Solar/PV panels included.
- Primary servicing to the retail area are now provided from the back
- EV Parking spaces included and identified
- North and south elevations have been further developed and refined, including adding windows to the stairs
- Location of some servicing areas have been revised
- Bike room has been moved north, with better access from lobby
- Landscape Plan has further developed





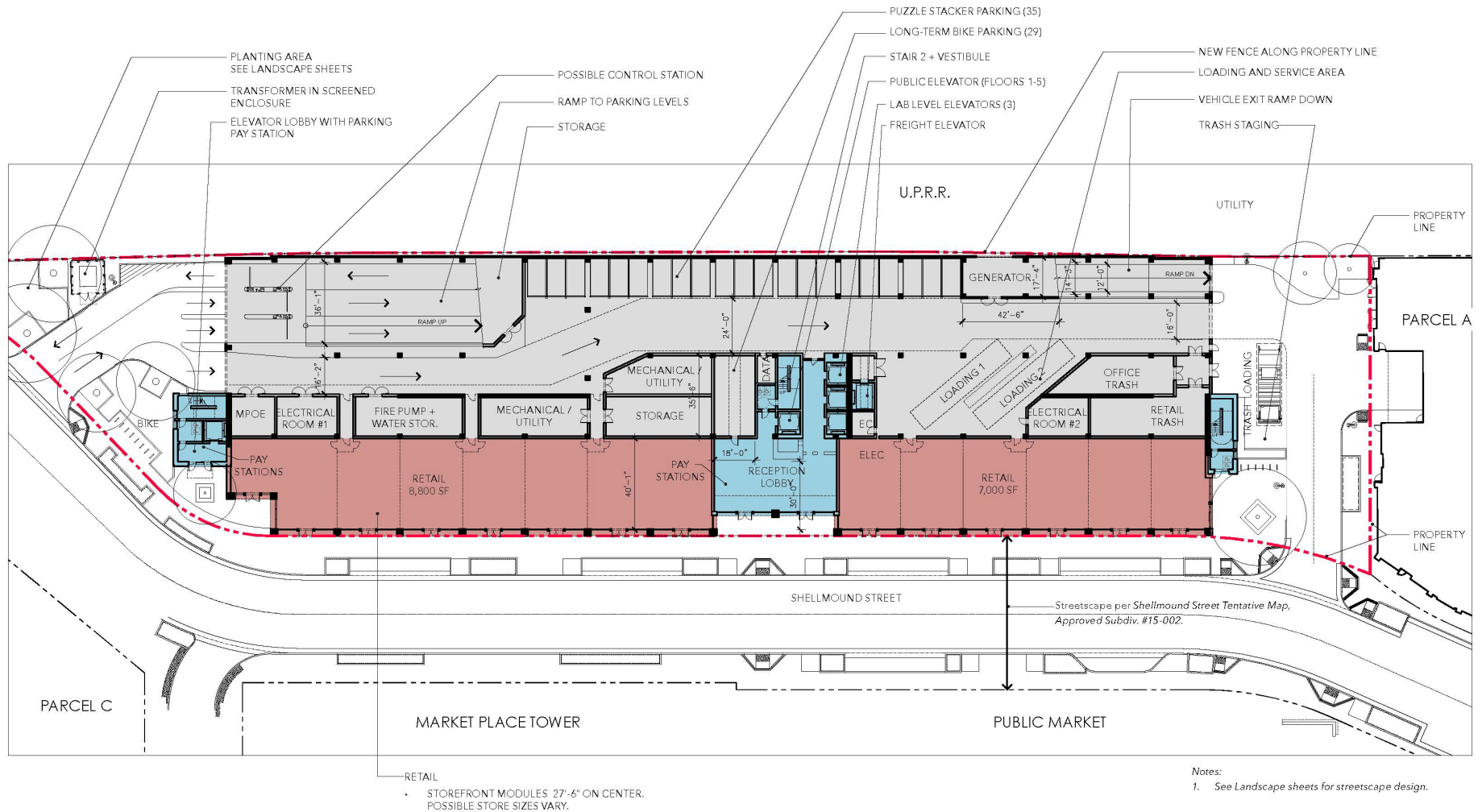




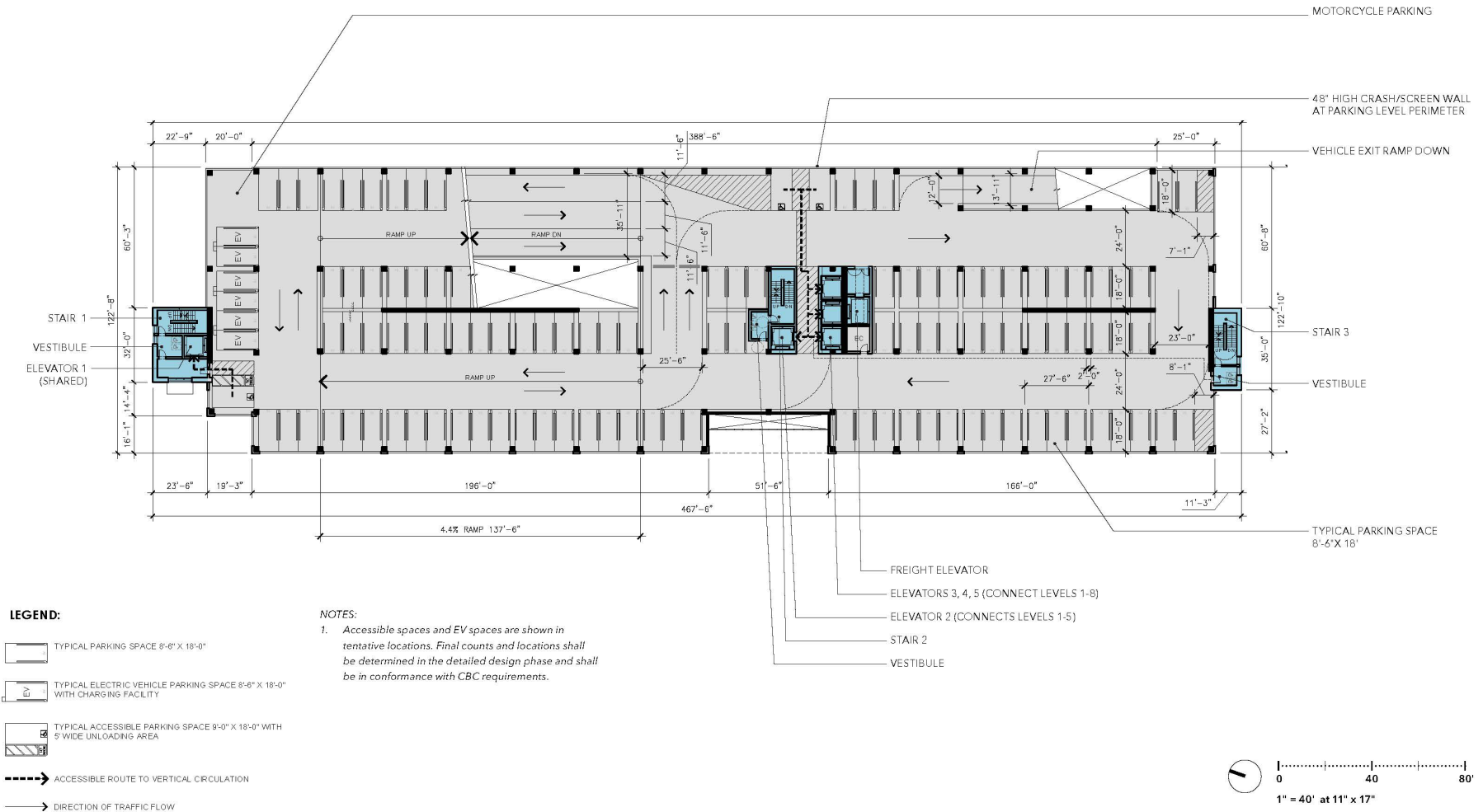




# SITE PLAN – GROUND FLOOR

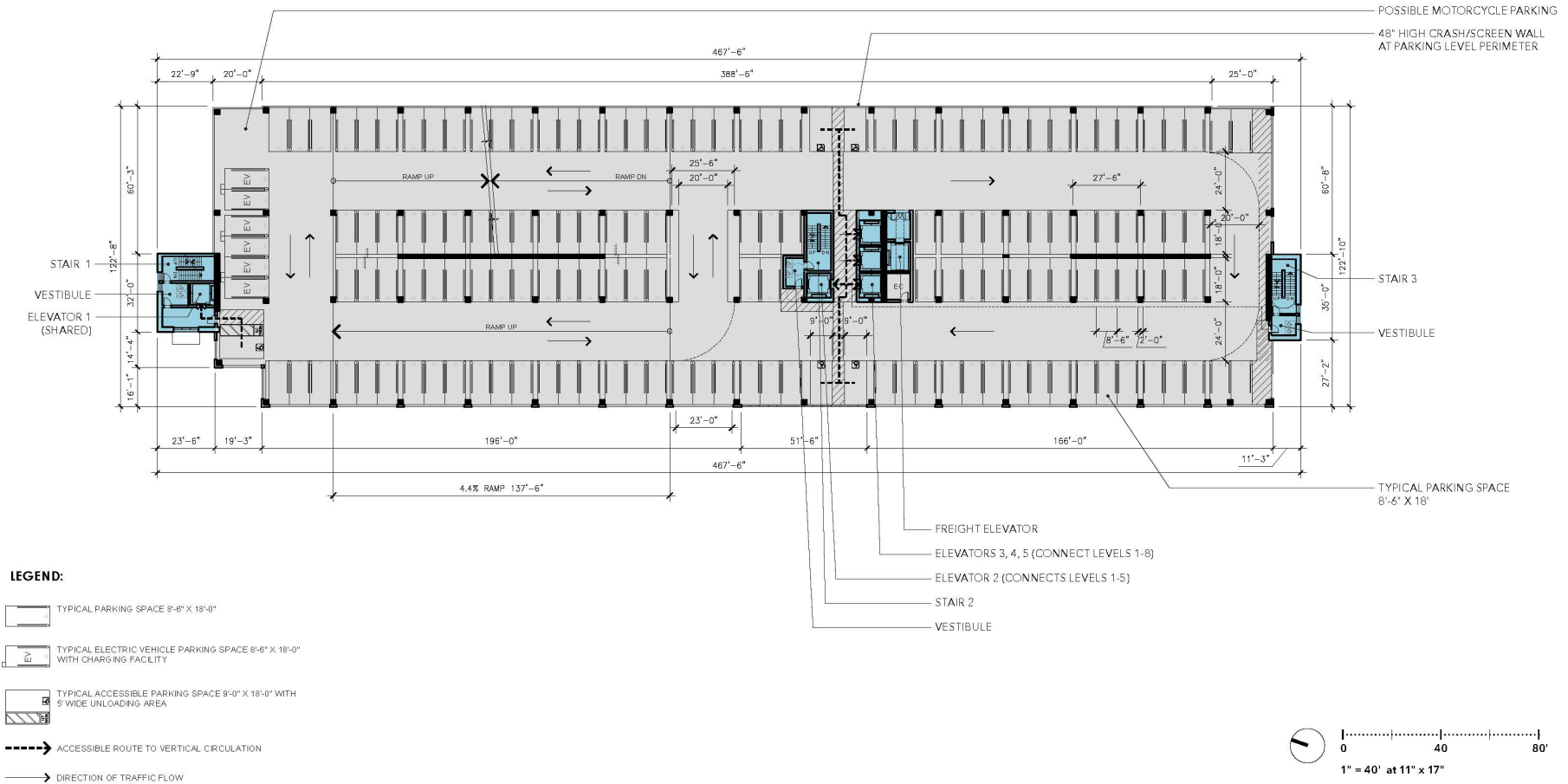


## PARKING LEVEL – 2

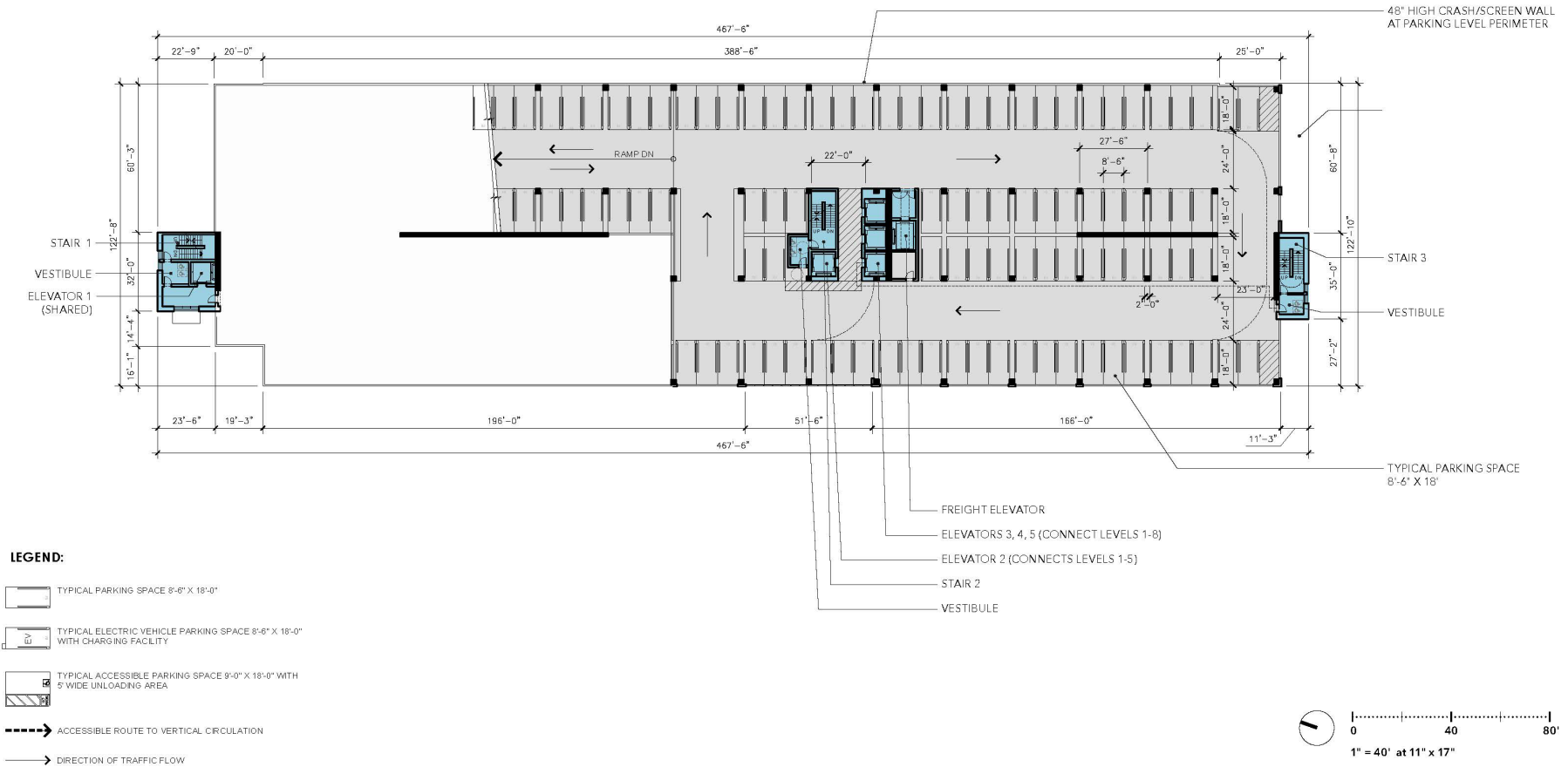




## PARKING LEVELS – 3 AND 4



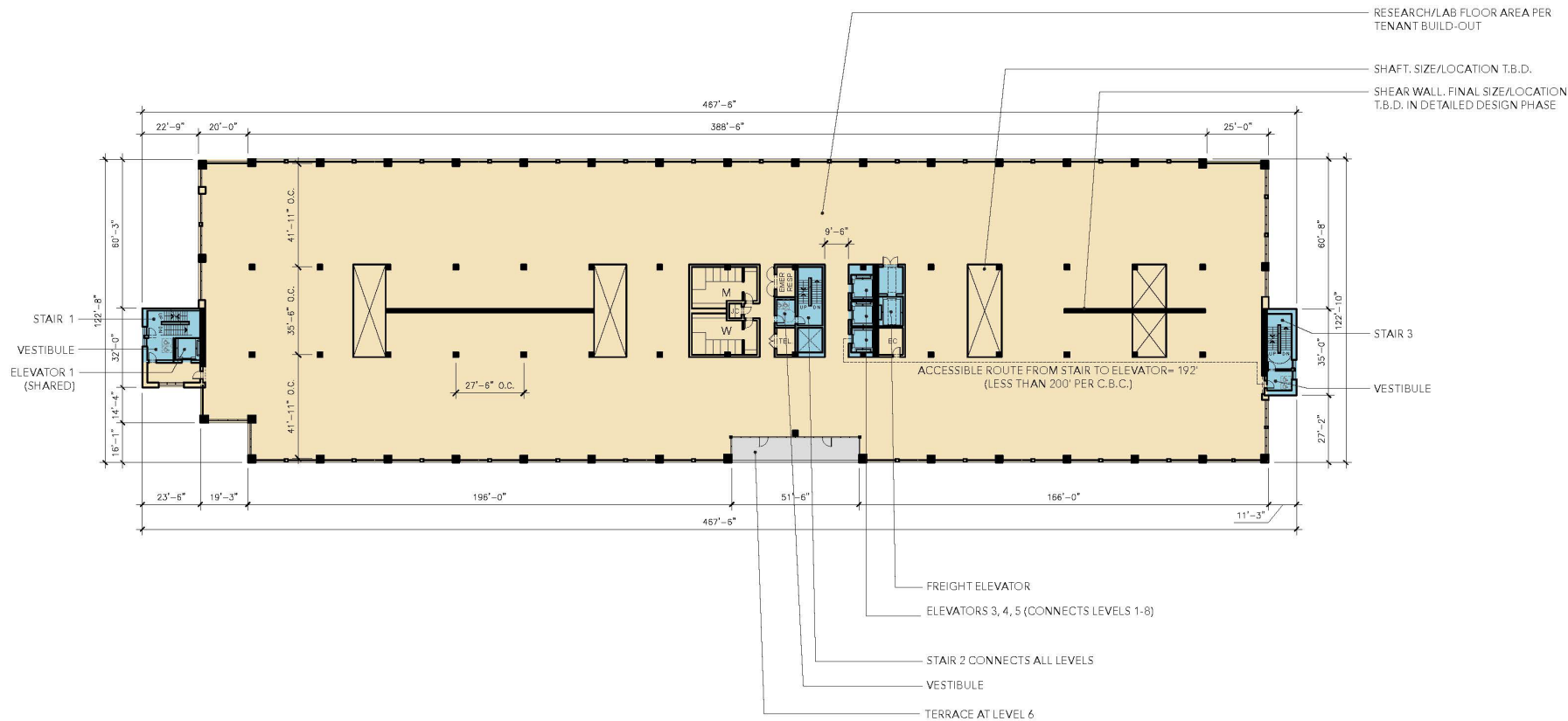
# PARKING LEVEL – 5



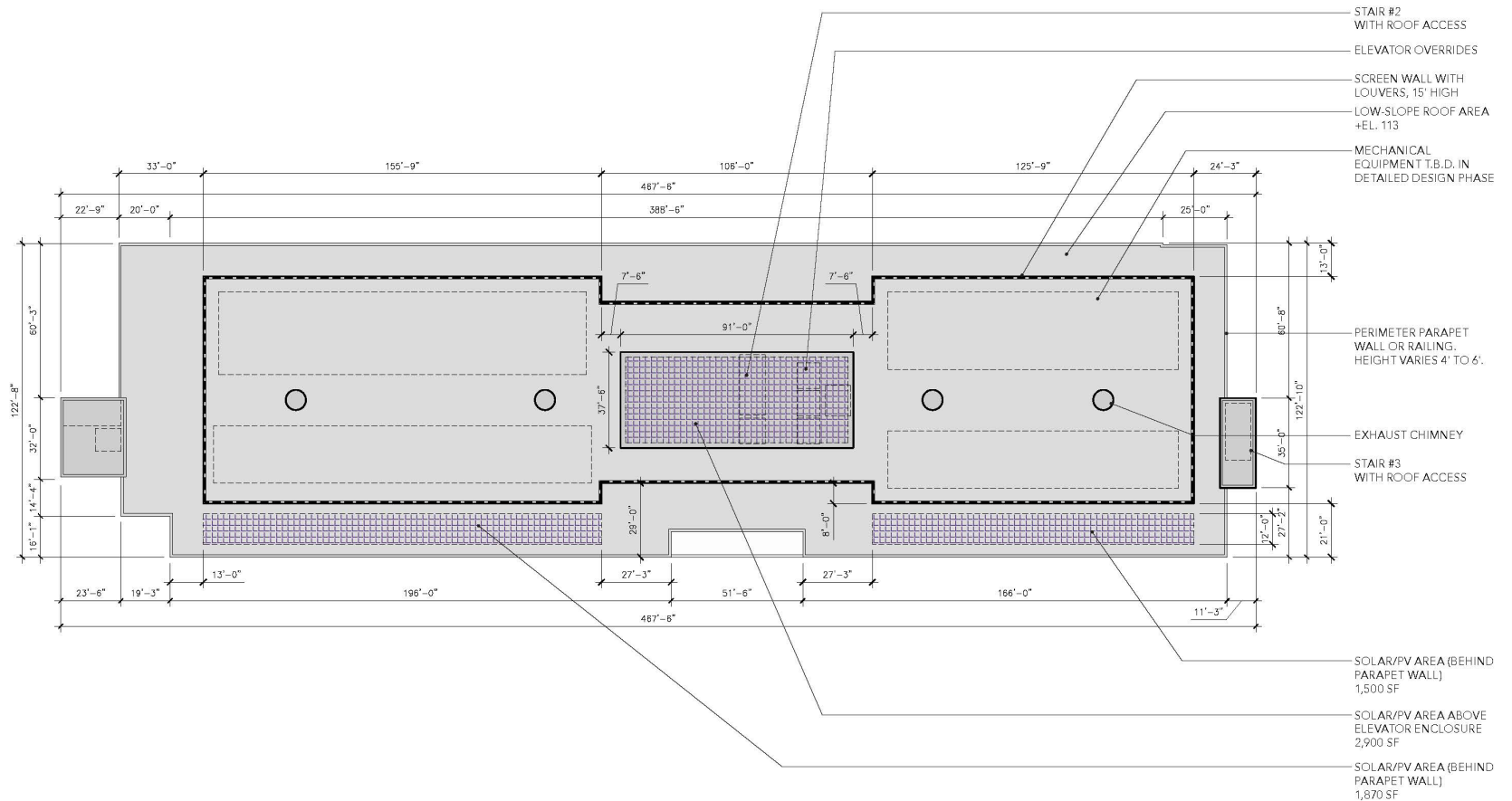
# OFFICE LEVELS – 6, 7 AND 8

Notes:

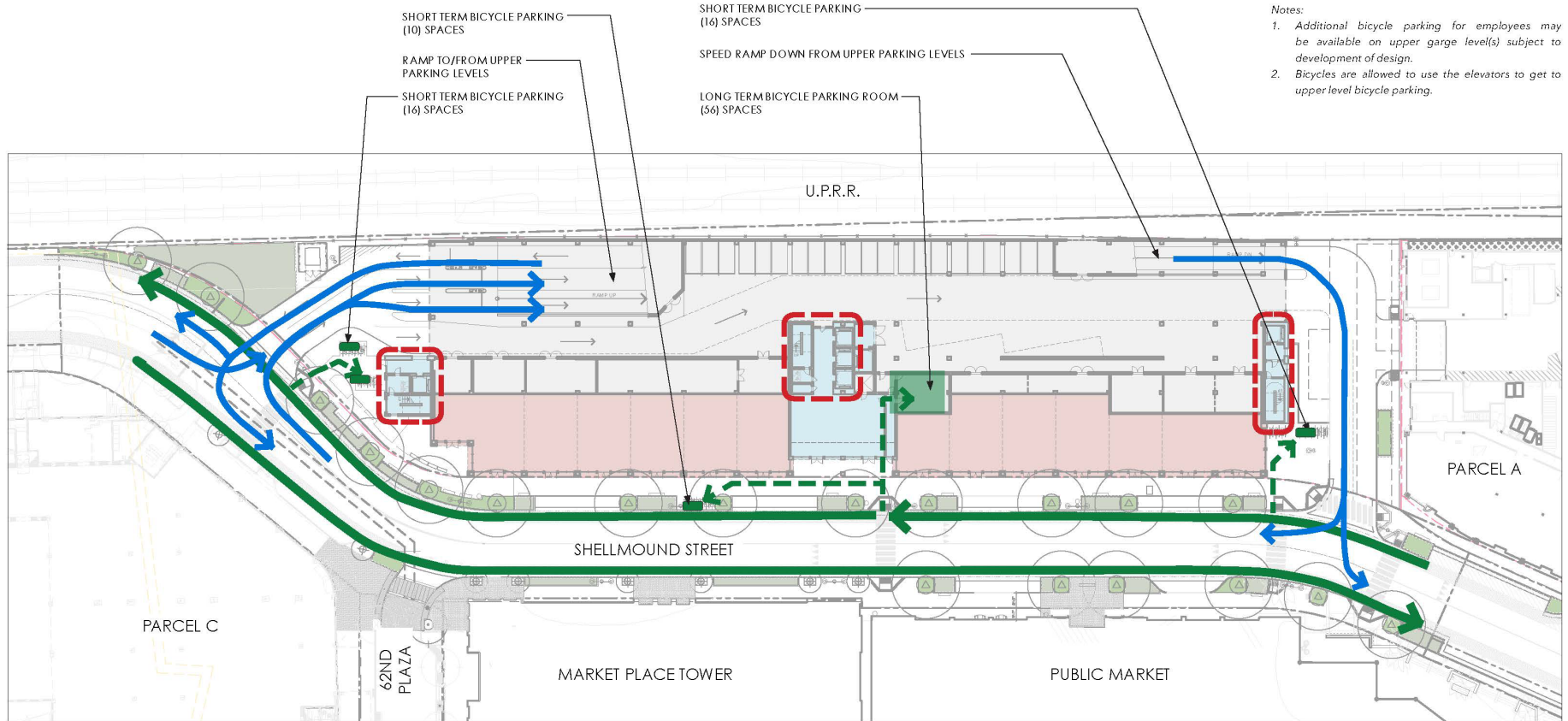
1. Levels 6-8 could have any number of tenants. For example, 1 tenant could occupy all three levels, or each level could have 4 or more tenants.



# ROOF LEVEL



# VEHICLE AND BIKE CIRCULATION



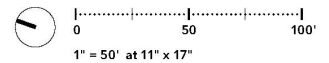
## Notes:

1. Additional bicycle parking for employees may be available on upper garage level(s) subject to development of design.
2. Bicycles are allowed to use the elevators to get to upper level bicycle parking.

## LEGEND:

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

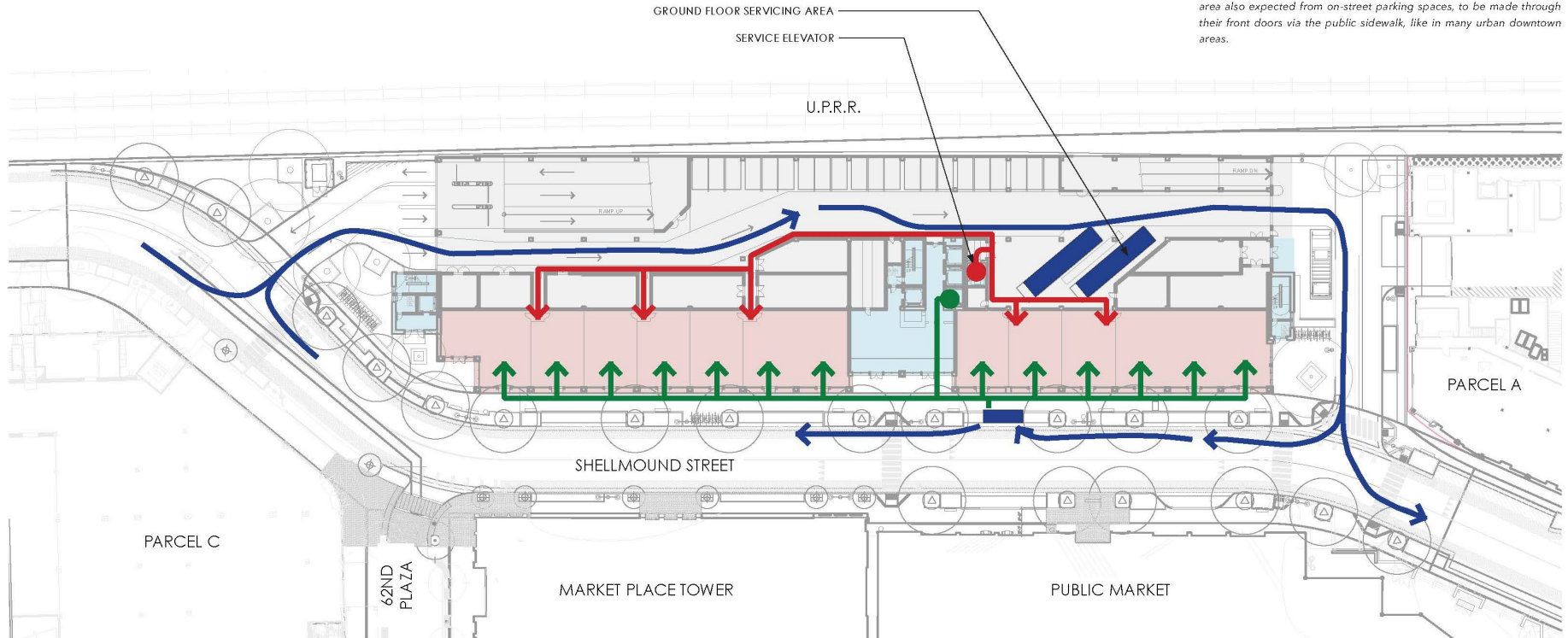
- ← VEHICLE CIRCULATION
- VERTICAL CIRCULATION TO/FROM PARKING LEVELS



# SERVICING PLAN

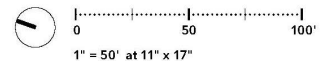
## Notes:

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 primarily parked in the Ground Floor service area. Some retail deliveries are also expected from on-street parking spaces, to be made through their front doors via the public sidewalk, like in many urban downtown areas.



## LEGEND:

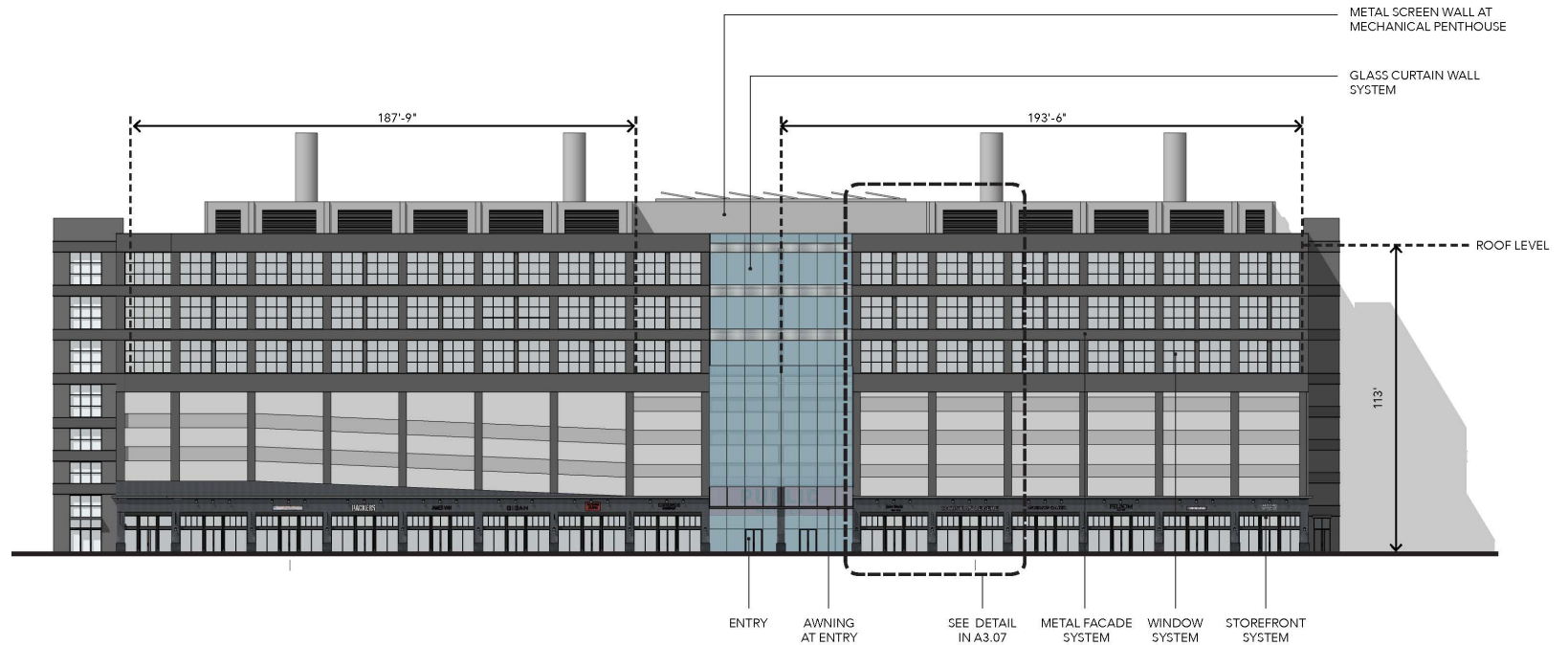
- DELIVERY VEHICLE SPACES
- VEHICLE ROUTE
- PRIMARY DELIVERY ROUTE INTO STORE
- SECONDARY DELIVERY ROUTE INTO STORE



# WEST ELEVATION – SHELLMOUND STREET

**Notes:**

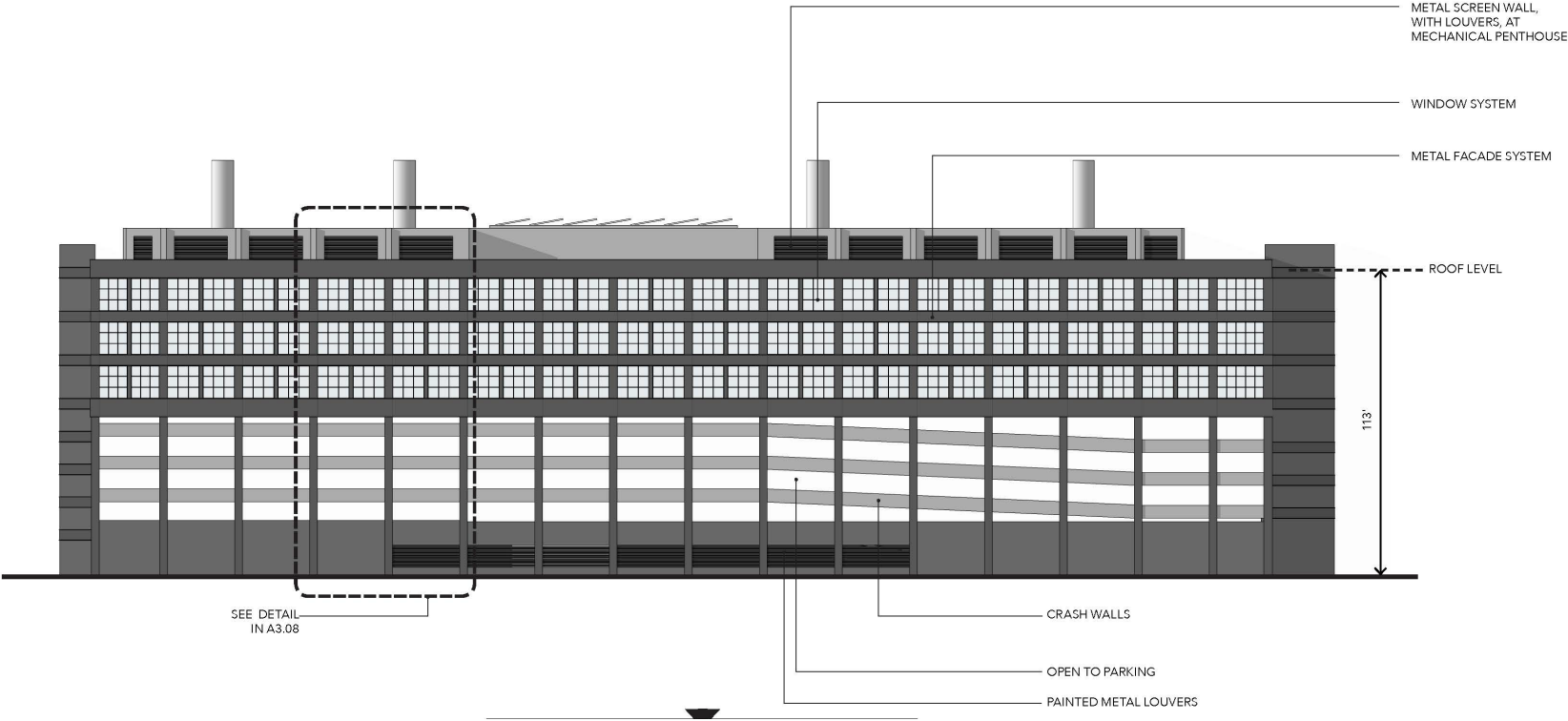
1. Street trees and furnishings omitted for clarity.
2. See A7.00 for Art concept.





# EAST ELEVATION - RAILROAD

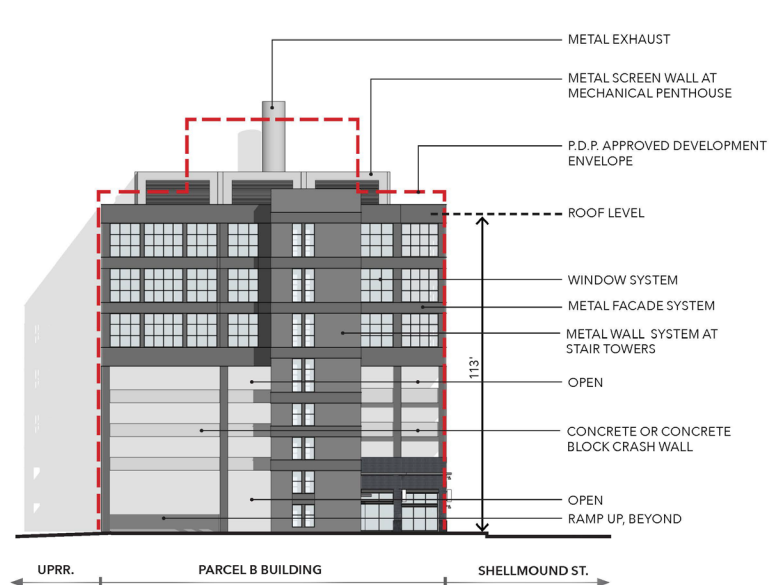
- Notes:
- 1. Street trees and furnishings omitted for clarity.
  - 2. See A7.00 for Art concept.



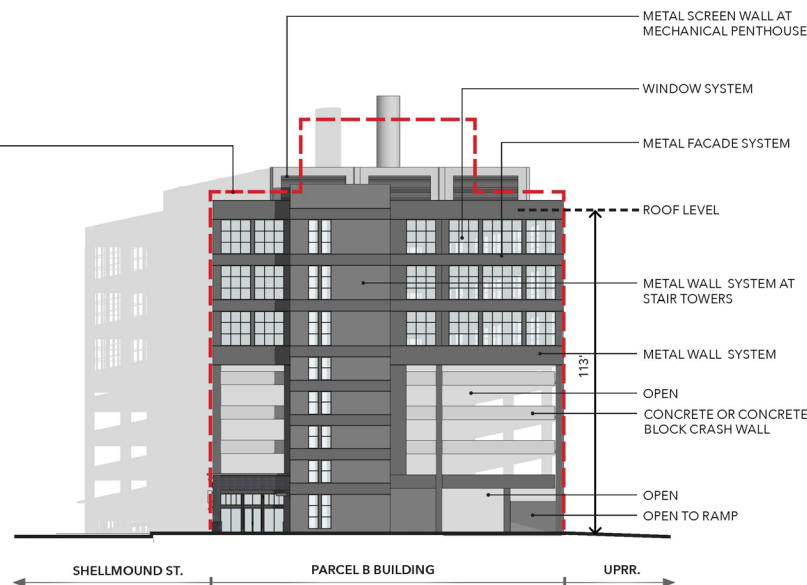


# NORTH AND SOUTH ELEVATIONS

Notes:  
Street trees and furnishings omitted for clarity.



C. NORTH ELEVATION



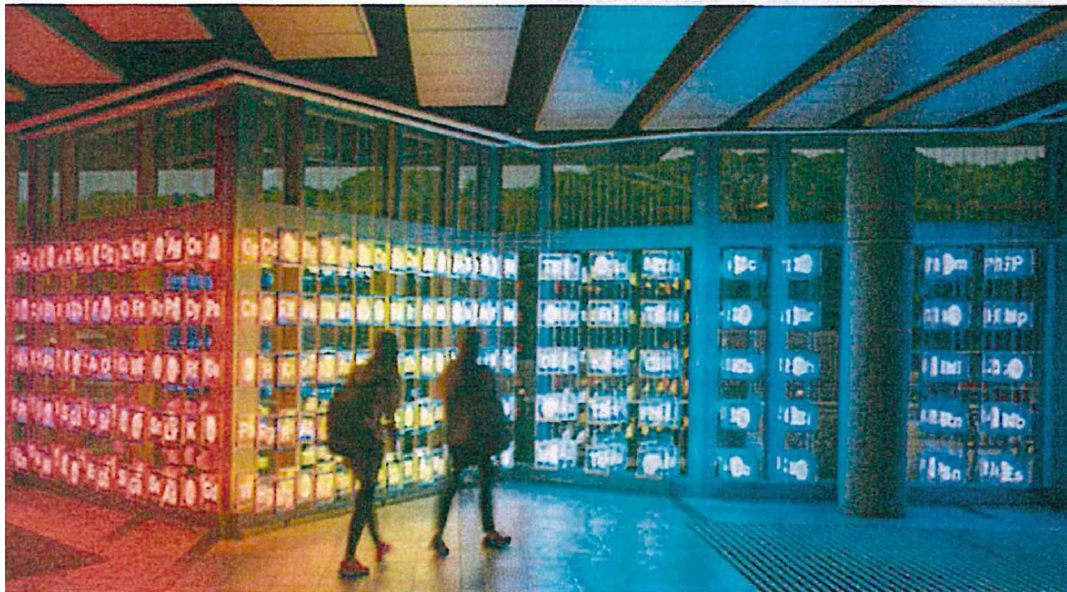
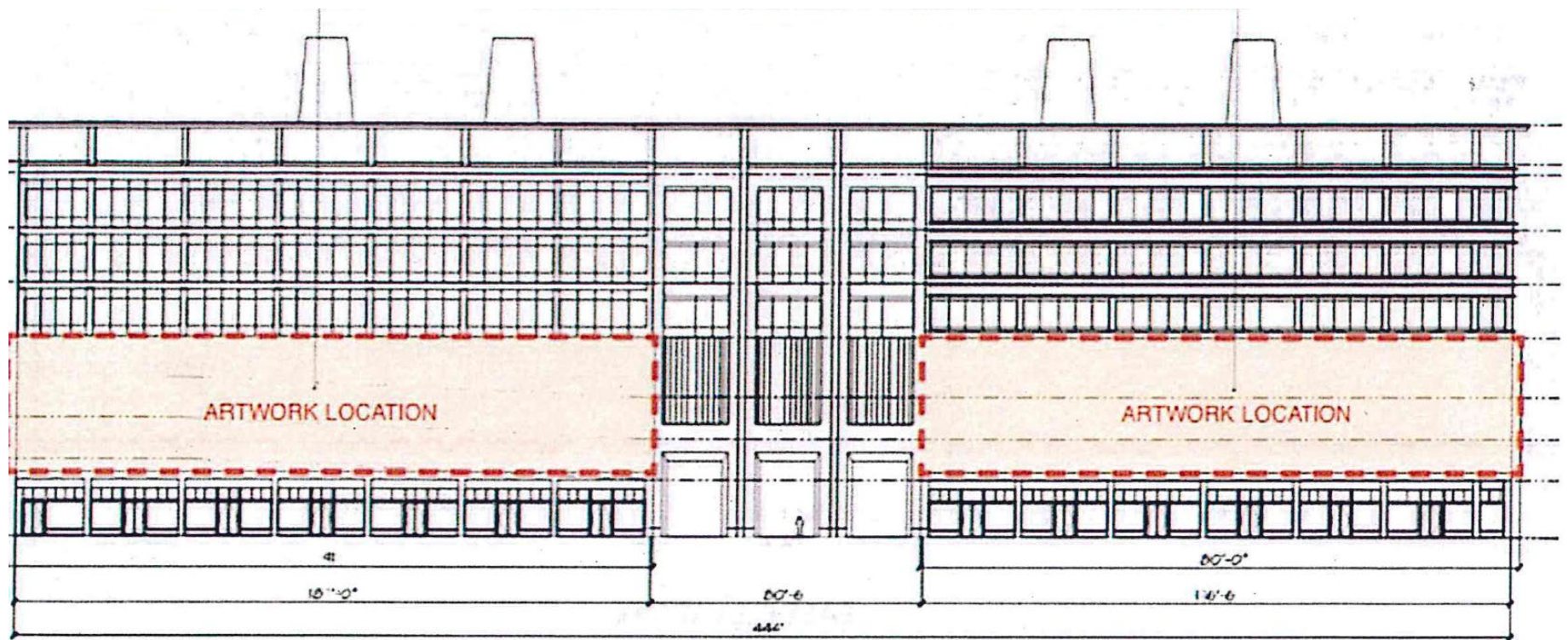
D. SOUTH ELEVATION



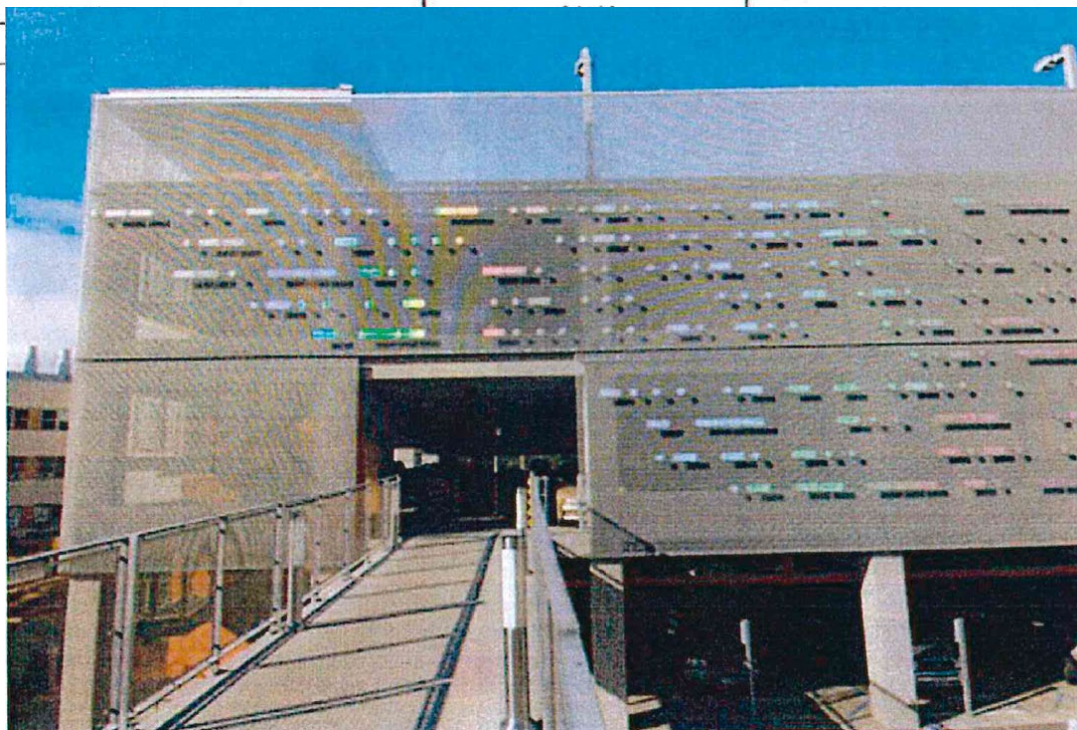
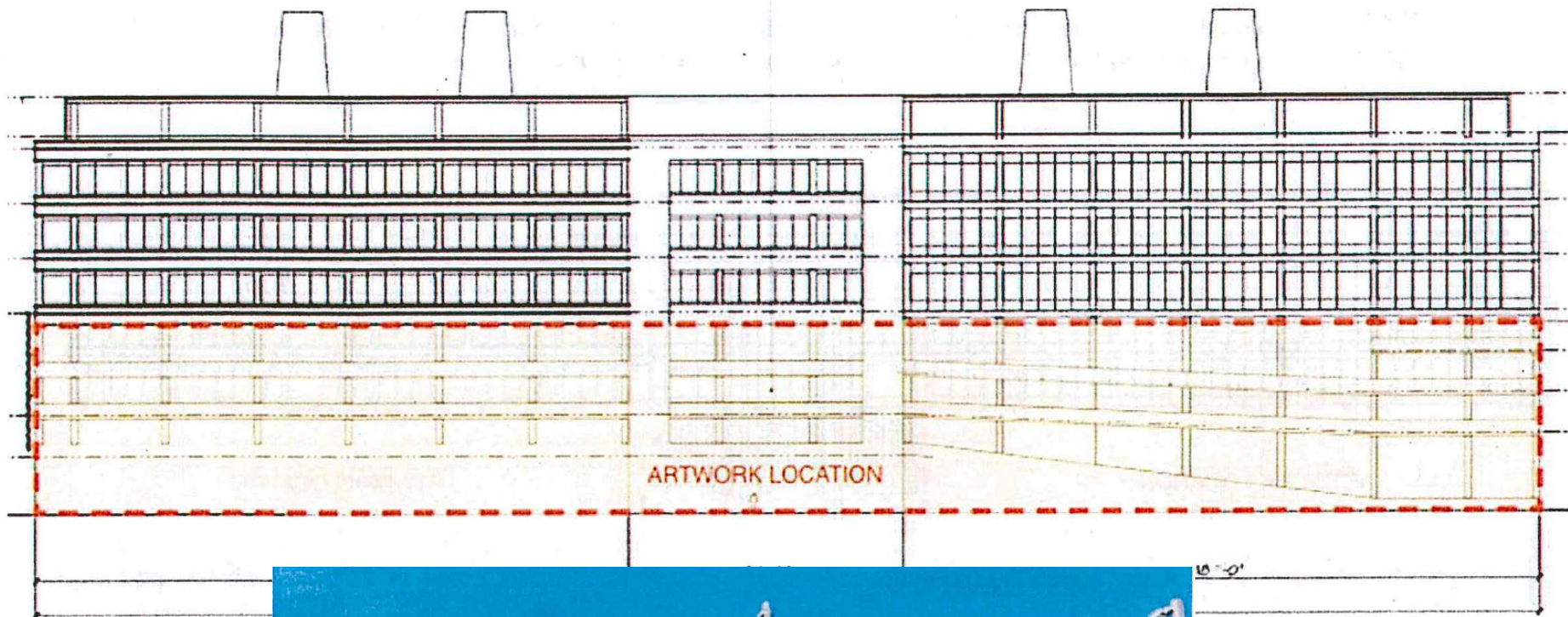
# PUBLIC ART

- Development Agreement allows the use of public art funds for building elevations
- The applicant is proposing use of public art for its west and east elevations
- Public Art Committee recommended approval of the Public Market Public Art Final Plan that allocates \$750,000 for west elevation and \$250,000 for east elevation. The Plan also identifies artists that will work on each elevation

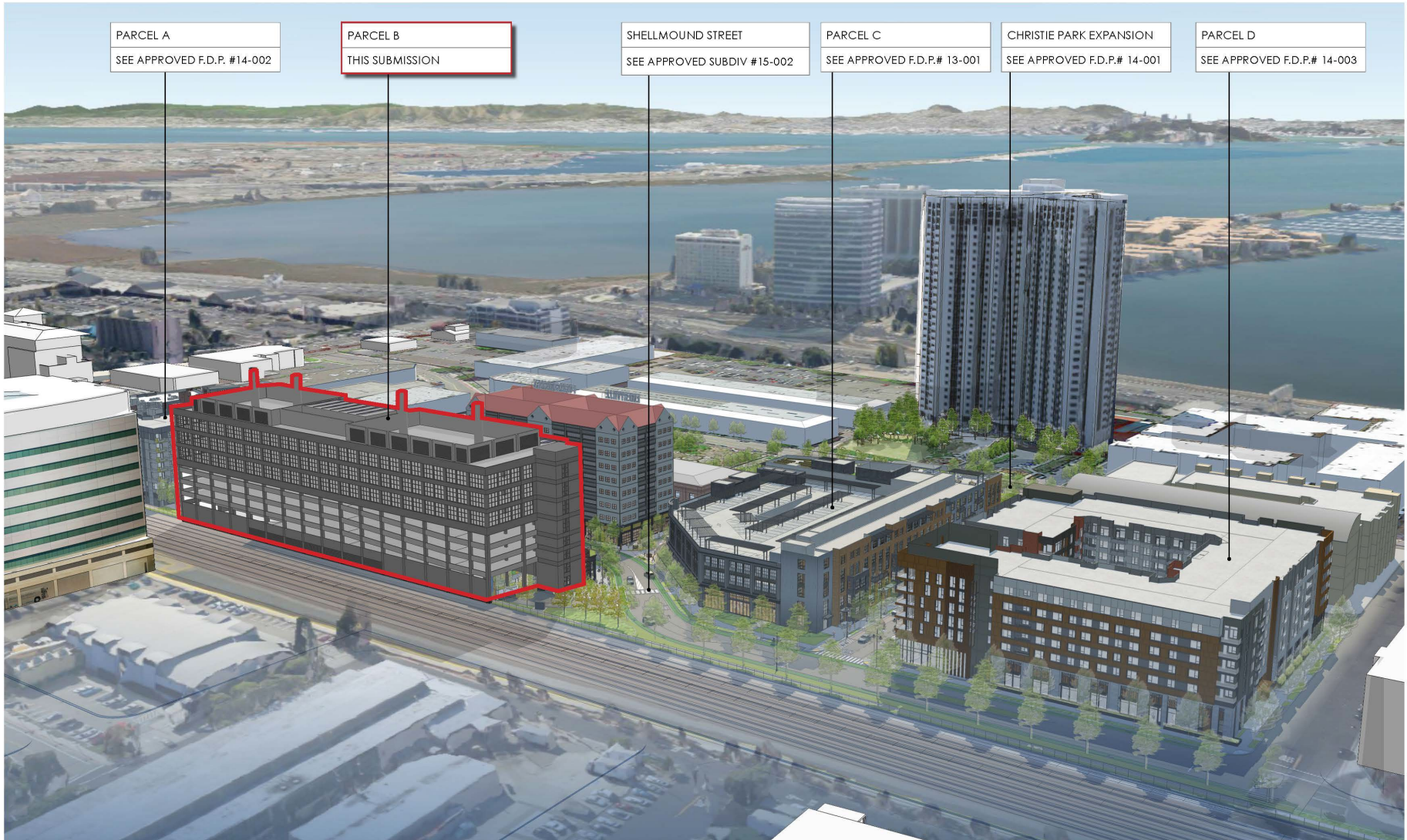












## CONFORMITY TO THE GENERAL PLAN AND CONSISTENCY WITH THE APPROVED PUD/PDP

- 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.	59,800 sq. ft.	-120,200 sq. ft.
Office	120,000 sq. ft.	150,000 sq. ft.	+30,000 sq. ft.
Parking	2,082 spaces	1,559 spaces	-523 spaces

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

-- Compared to Approved PDP, there will be 90,200 square feet of less commercial space



## **CONFORMITY WITH SHELLMOUND STREETSCAPE DESIGN GUIDELINES**

- These Guidelines outline sidewalk widths, paving materials, streetscape furniture, and design of facilities such as bus stops
- The plans are consistent with the Tentative Map approval that was previously determined to be consistent with the Guidelines

## **ENVIRONMENTAL REVIEW**

Environmental Impact Report (EIR) for Marketplace PUD certified by City Council applies to the proposed FDP. An Environmental Checklist attached to the staff report confirms that there have been no substantial changes in the proposed project or to the circumstances under which project will be undertaken, and no new information of substantial importance exists which would require preparation of a subsequent EIR



## **STAFF COMMENT AND PUBLIC COMMENT LETTERS**

- Additional conditions of approval from Fire Department
- Changes in resolution to change the applicant name from City Center
- Realty to AG-CCRP Public Market LP
- Two comment letters from Wareham
- Mark Stephan's response letter
- Two letters of support
- Three letters from Lozeau Drury LLP and one response letter from Holland and Knight





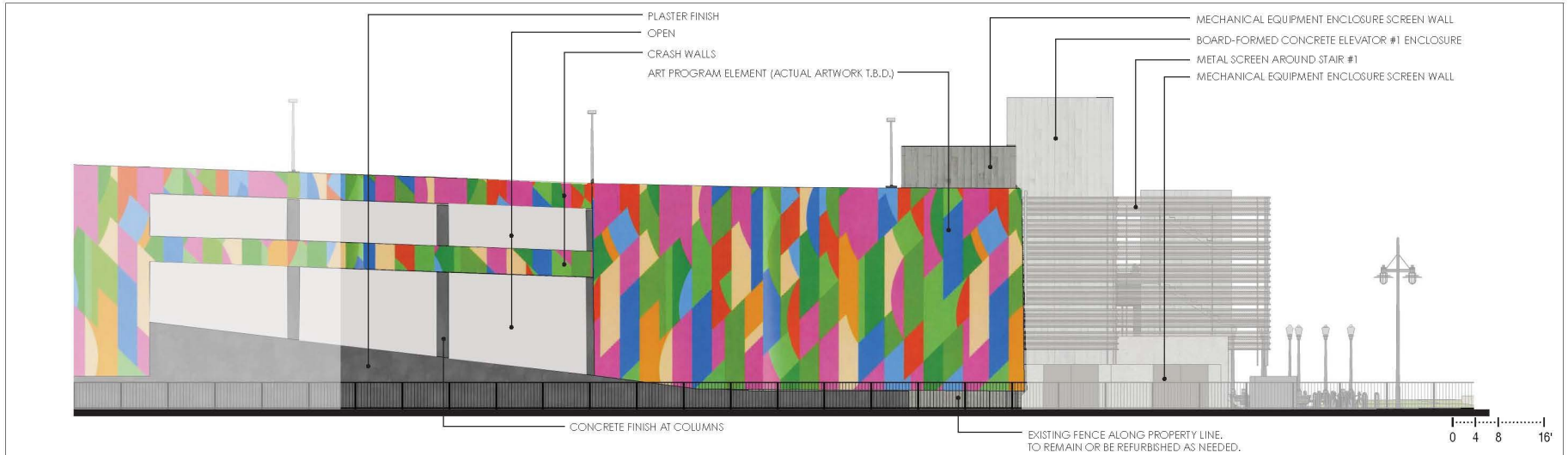
## RECOMMENDATION

Approve the project subject to conditions of approval in the staff report and in the memo by Cesar Avila and rescind Final Development Plan FDP15-001



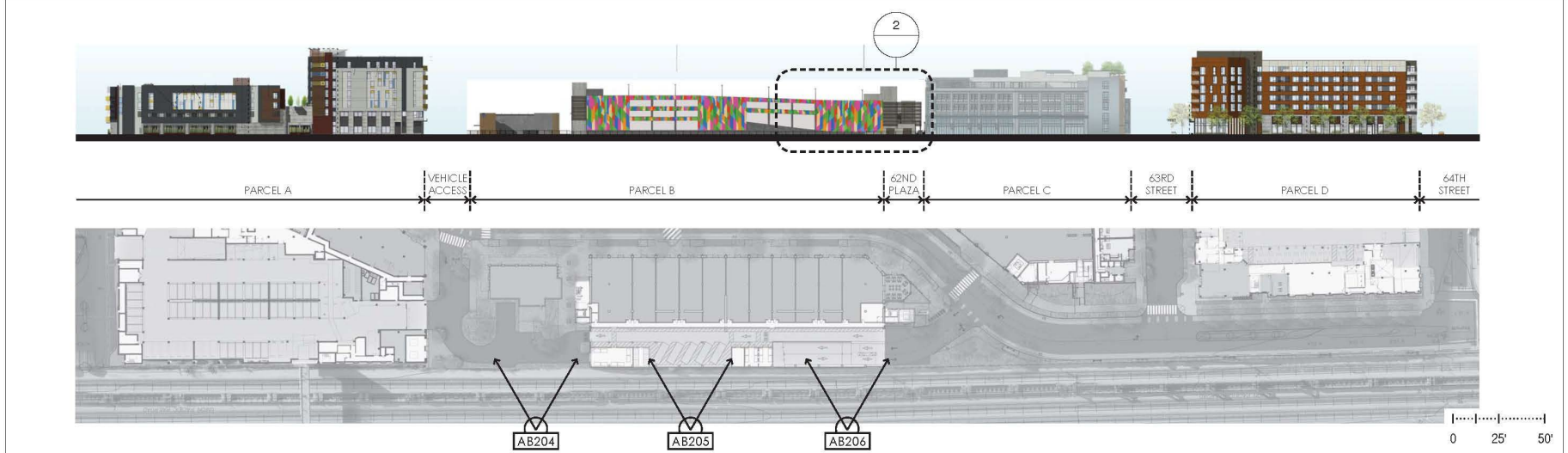






2. EAST ELEVATION - FACING TRAIN TRACKS - NORTH PORTION

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



1. SITE ELEVATION AND KEY PLAN

SCALE: 1" = 50'

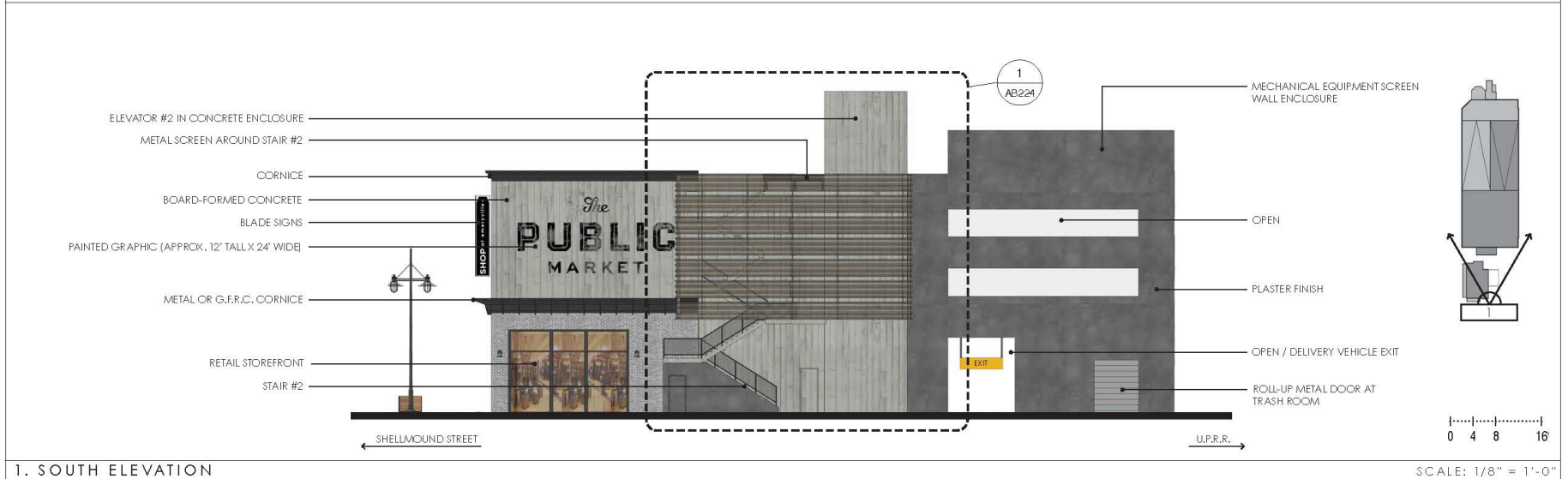
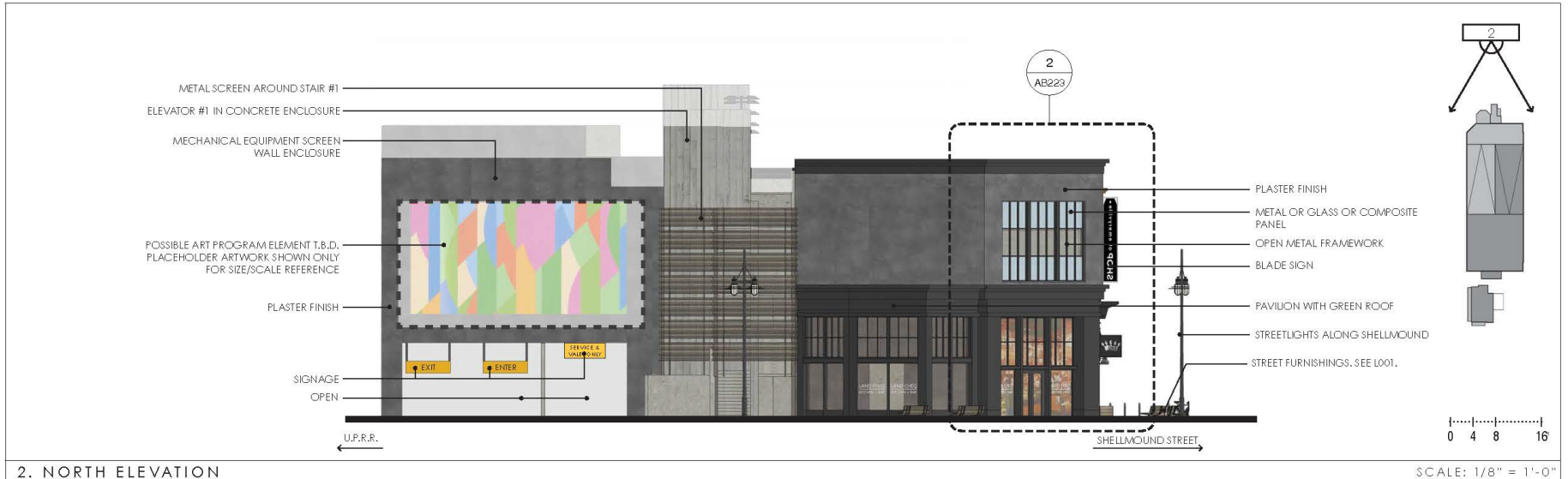


City of Emeryville

Marketplace Parcel B

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# APPROVED NORTH AND SOUTH ELEVATIONS

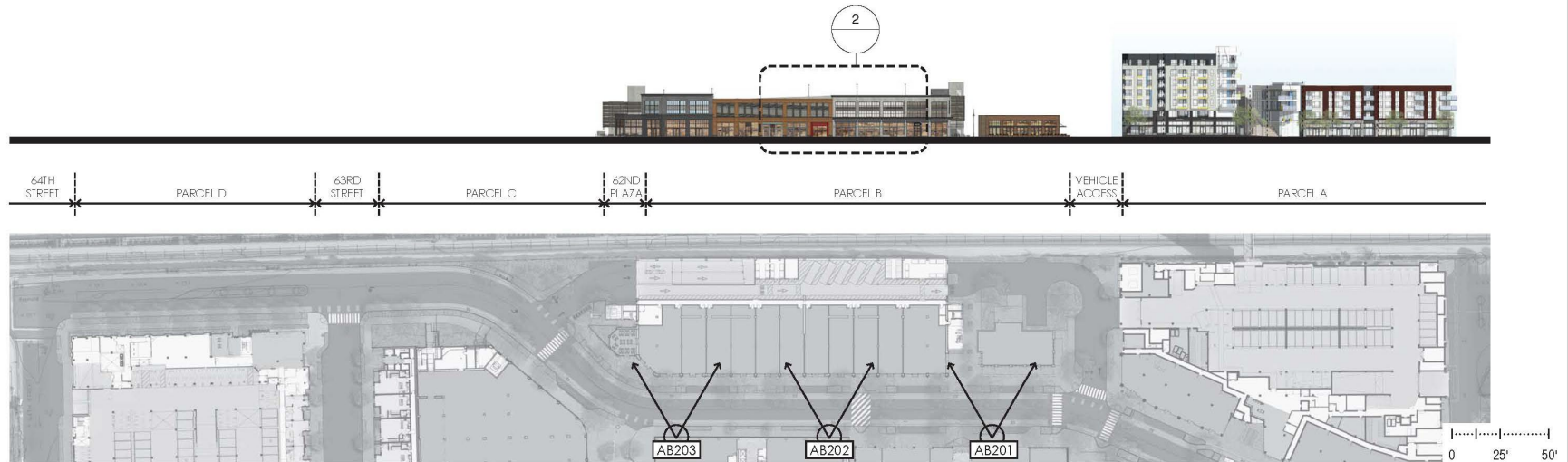


# APPROVED SHELLMOUND ELEVATION



2. WEST ELEVATION - FACING SHELLMOUND- MIDDLE PORTION

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











AR1671





PARADITA  
EATERY

PUBLIC  
MARKET

HOT ITALIAN









NO  
STOPPING  
ANY  
TIME  
←→

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