

PARCEL A
SEE APPROVED F.D.P. #14-002

PARCEL B
THIS SUBMISSION

SHELLMOUND STREET
SEE APPROVED SUBDIV #15-002

PARCEL C
SEE APPROVED F.D.P.# 13-001

CHRISTIE PARK EXPANSION
SEE APPROVED F.D.P.# 14-001

PARCEL D
SEE APPROVED F.D.P.# 14-003

ATTACHMENT A

EMERYVILLE PUBLIC MARKET **PARCEL B**

DEVELOPMENT ALTERNATIVES

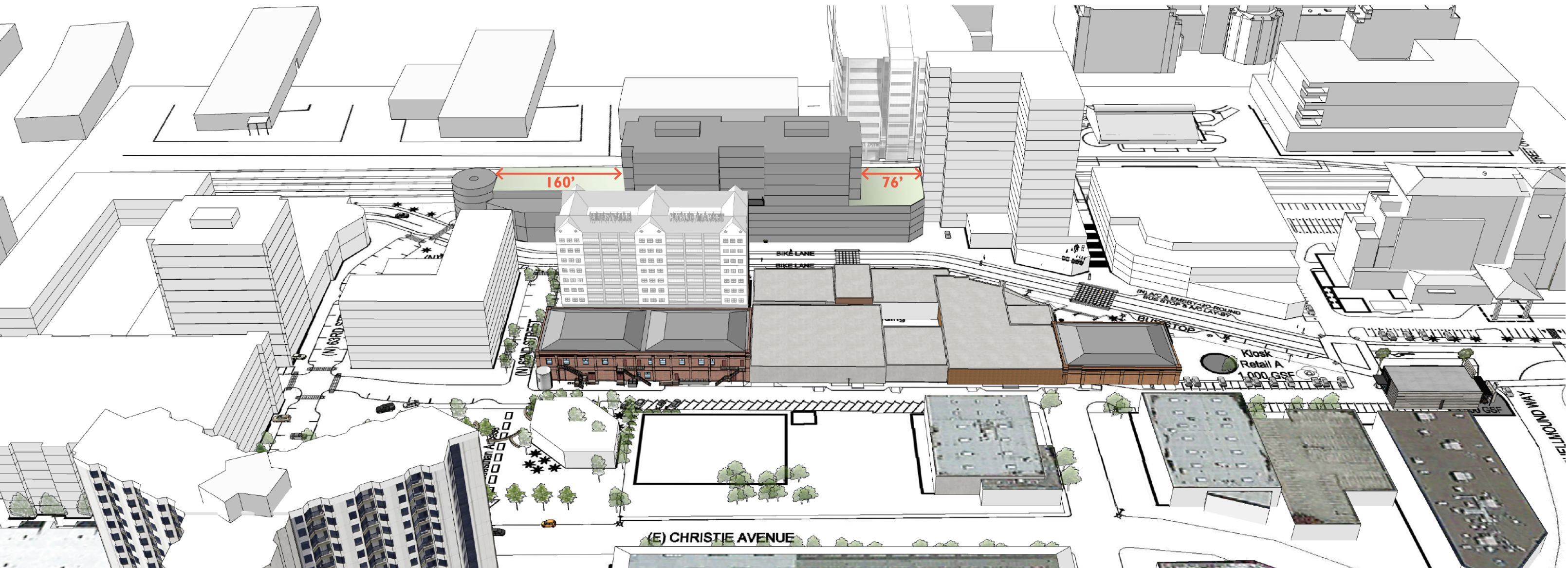
WAREHAM
DEVELOPMENT



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APRIL 25, 2019

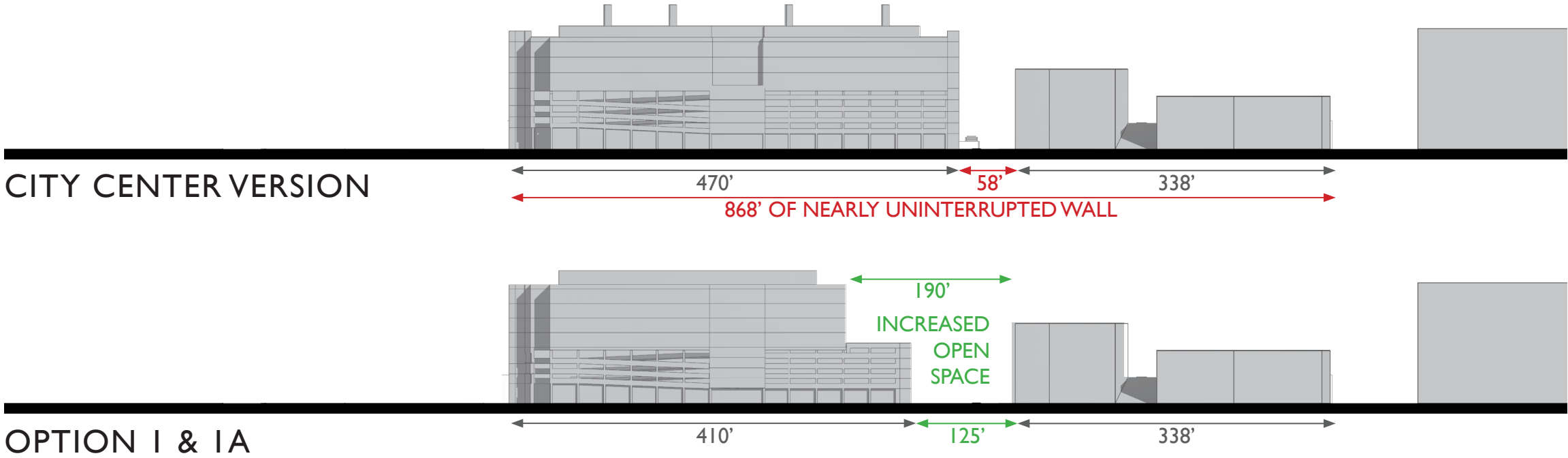
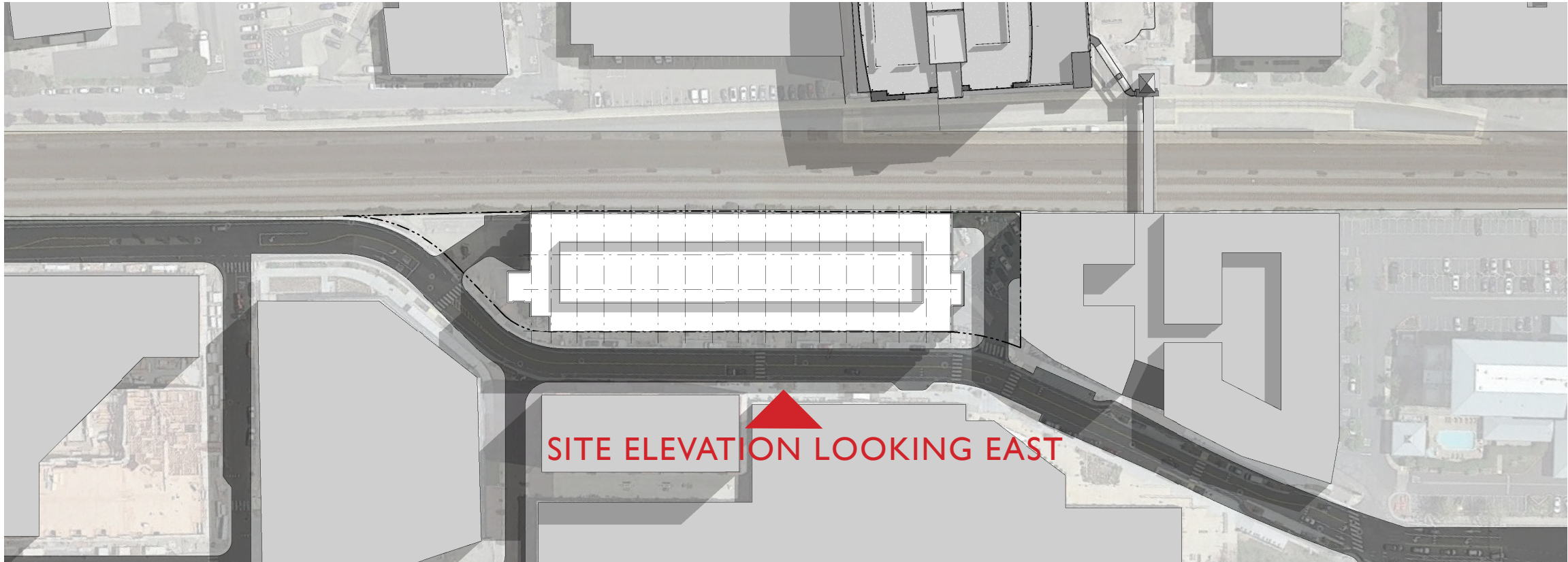
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CITY CENTER VERSION - UNINTERRUPTED FACADES



ELEVATION COMPARISON - 2008 PDP v CITY CENTER VERSION

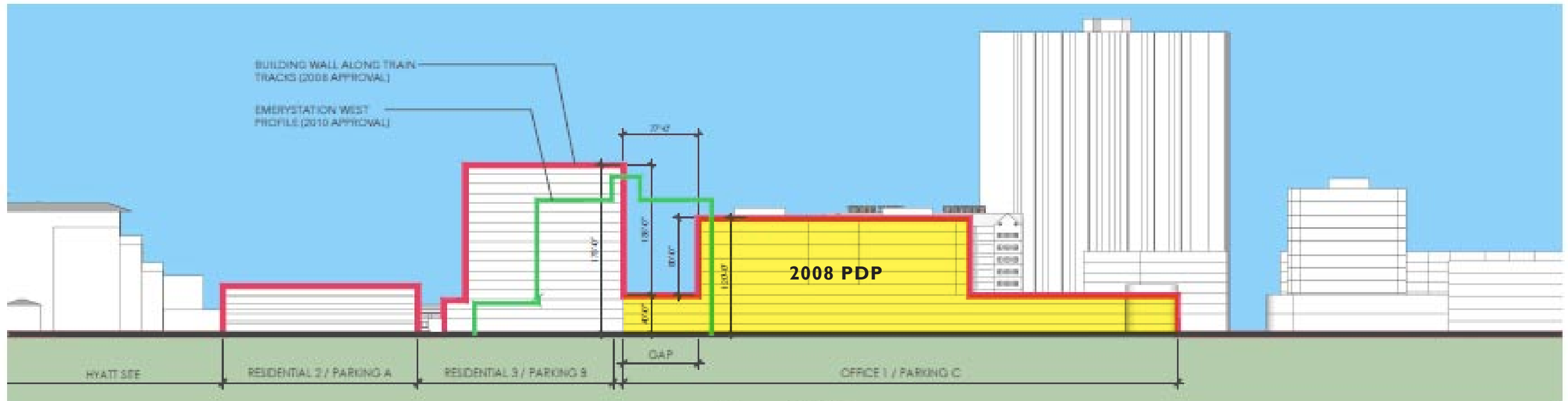


Figure 1: PDP

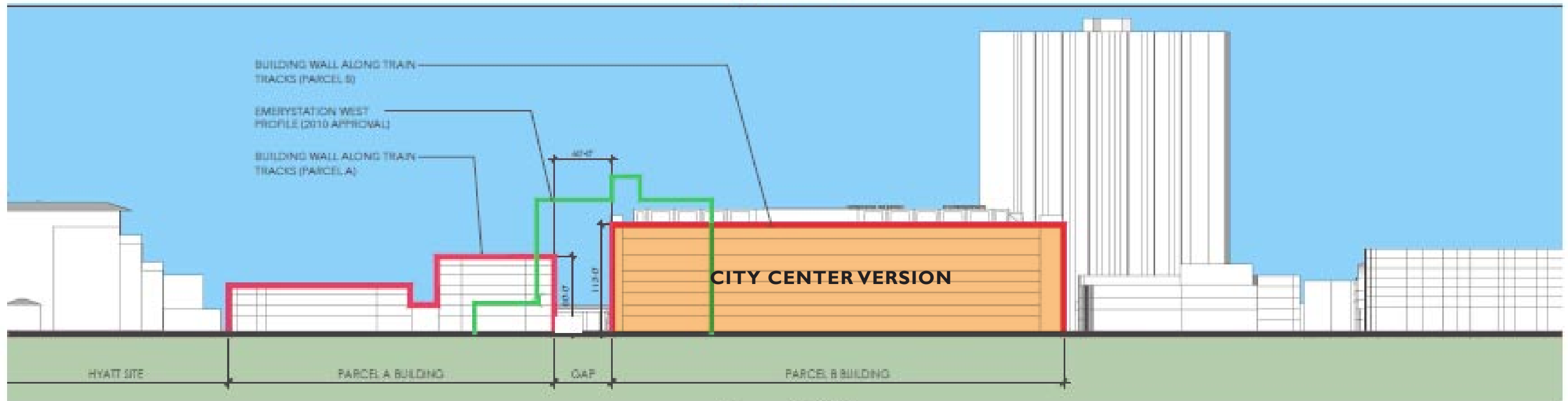


Figure 2: FDP

ELEVATION COMPARISON - 2008 PDP v CITY CENTER VERSION

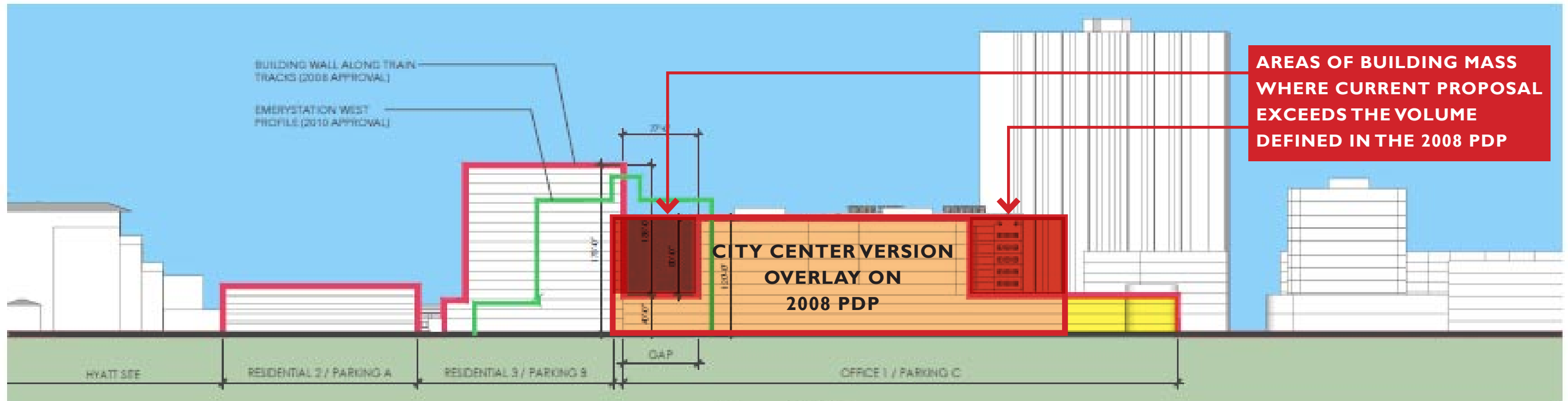


Figure 1: PDP

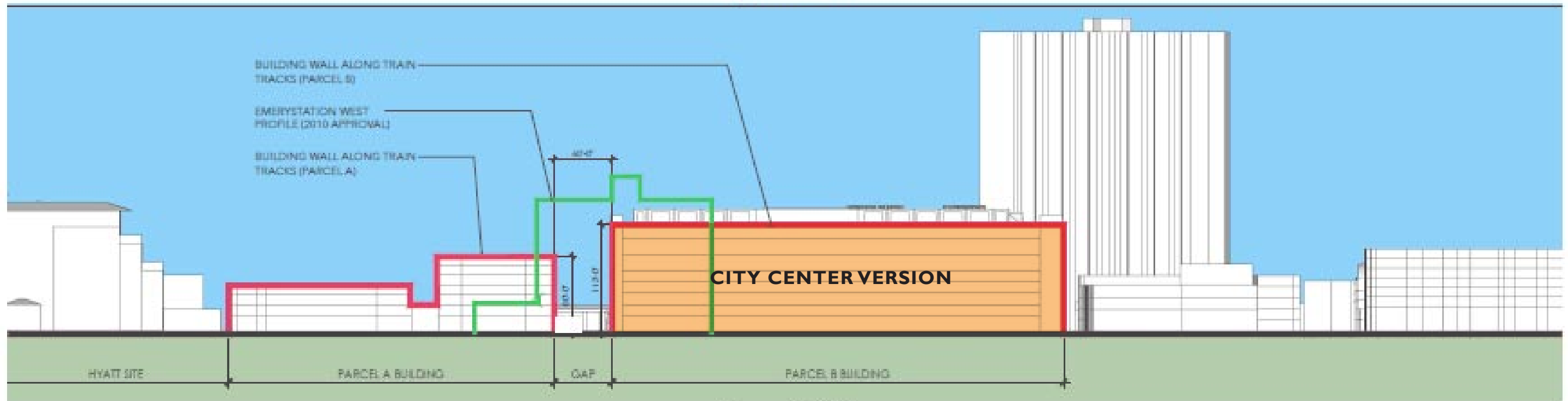
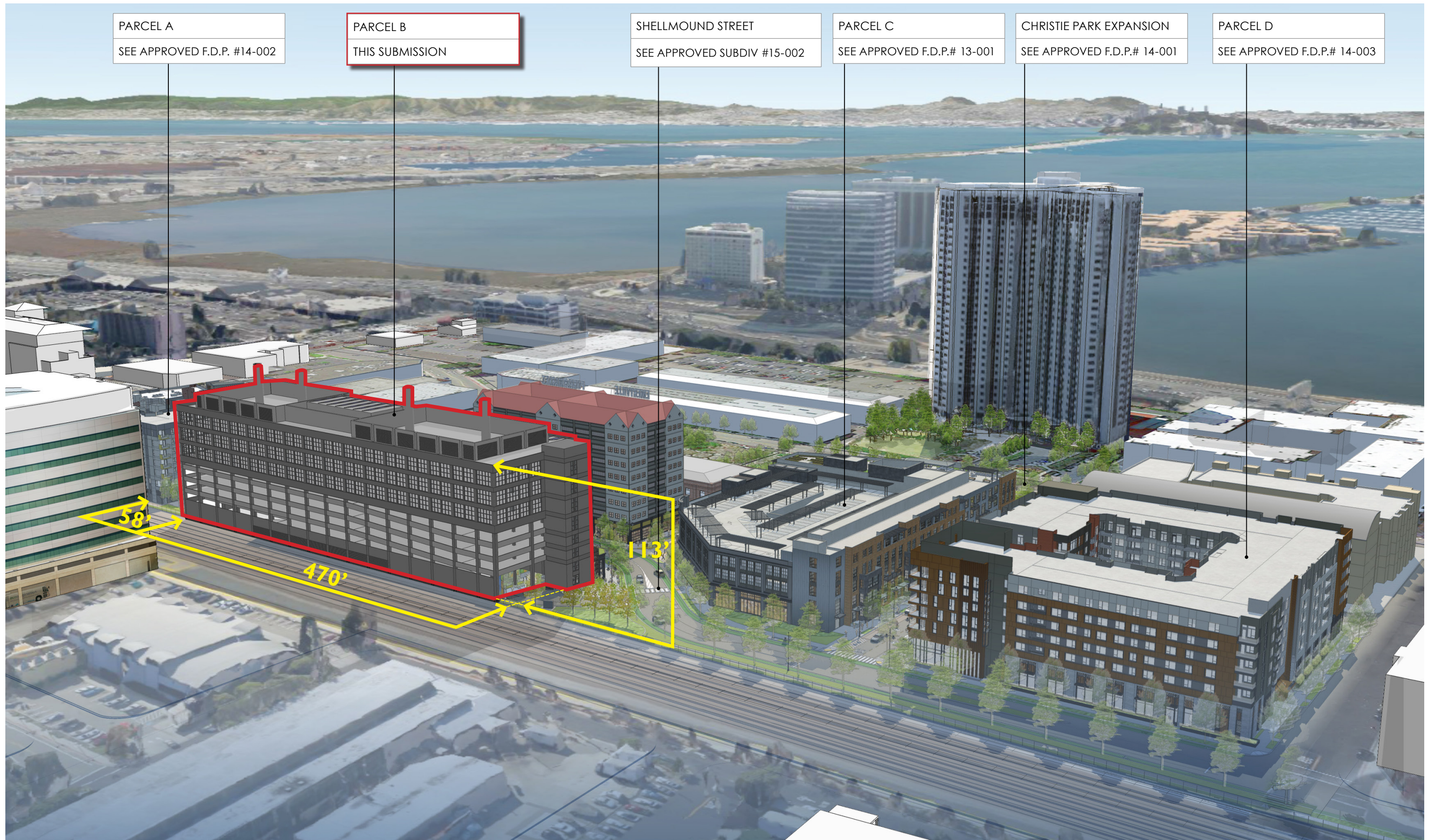
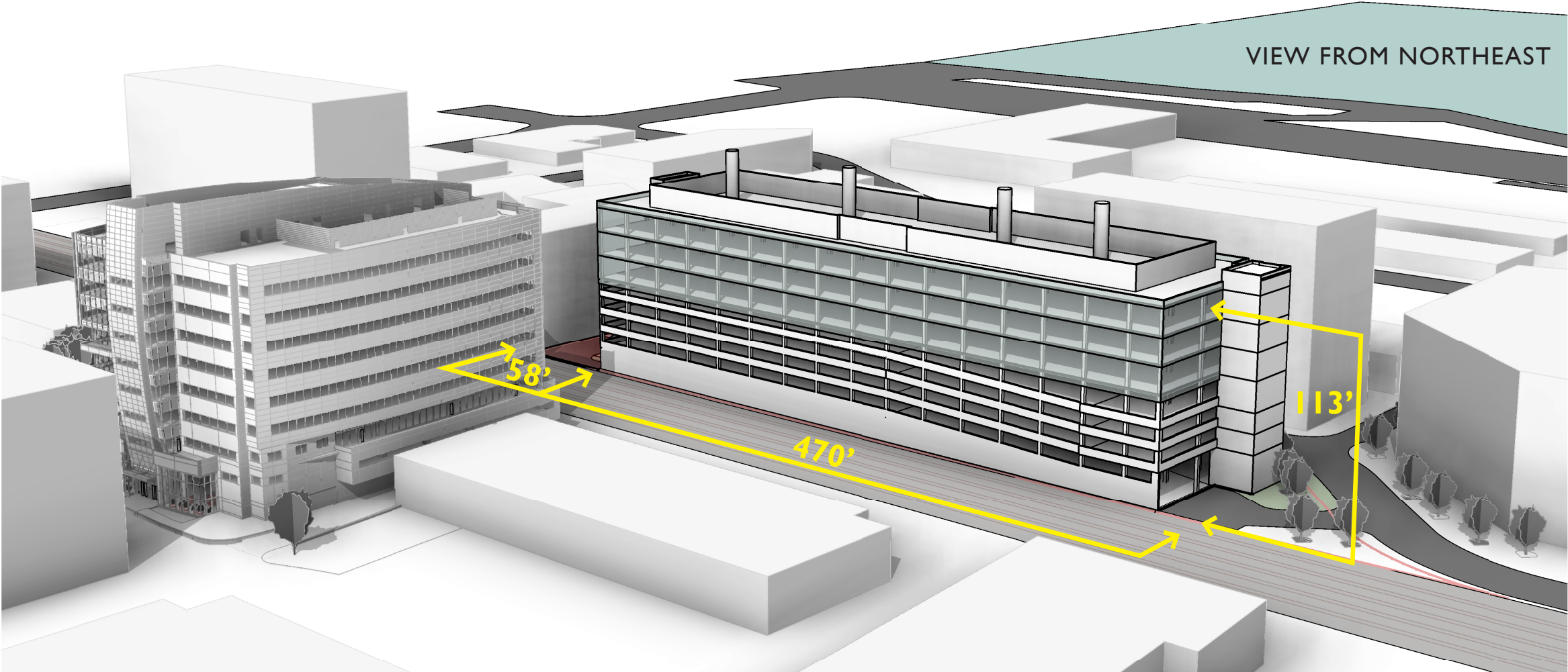


Figure 2: FDP



CITY CENTER VERSION

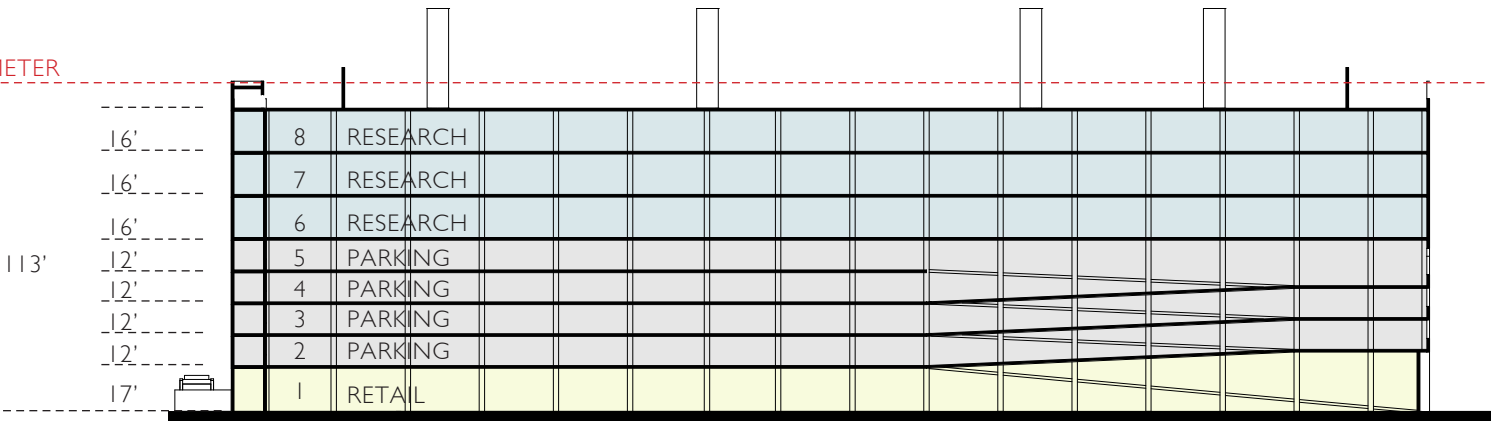
VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



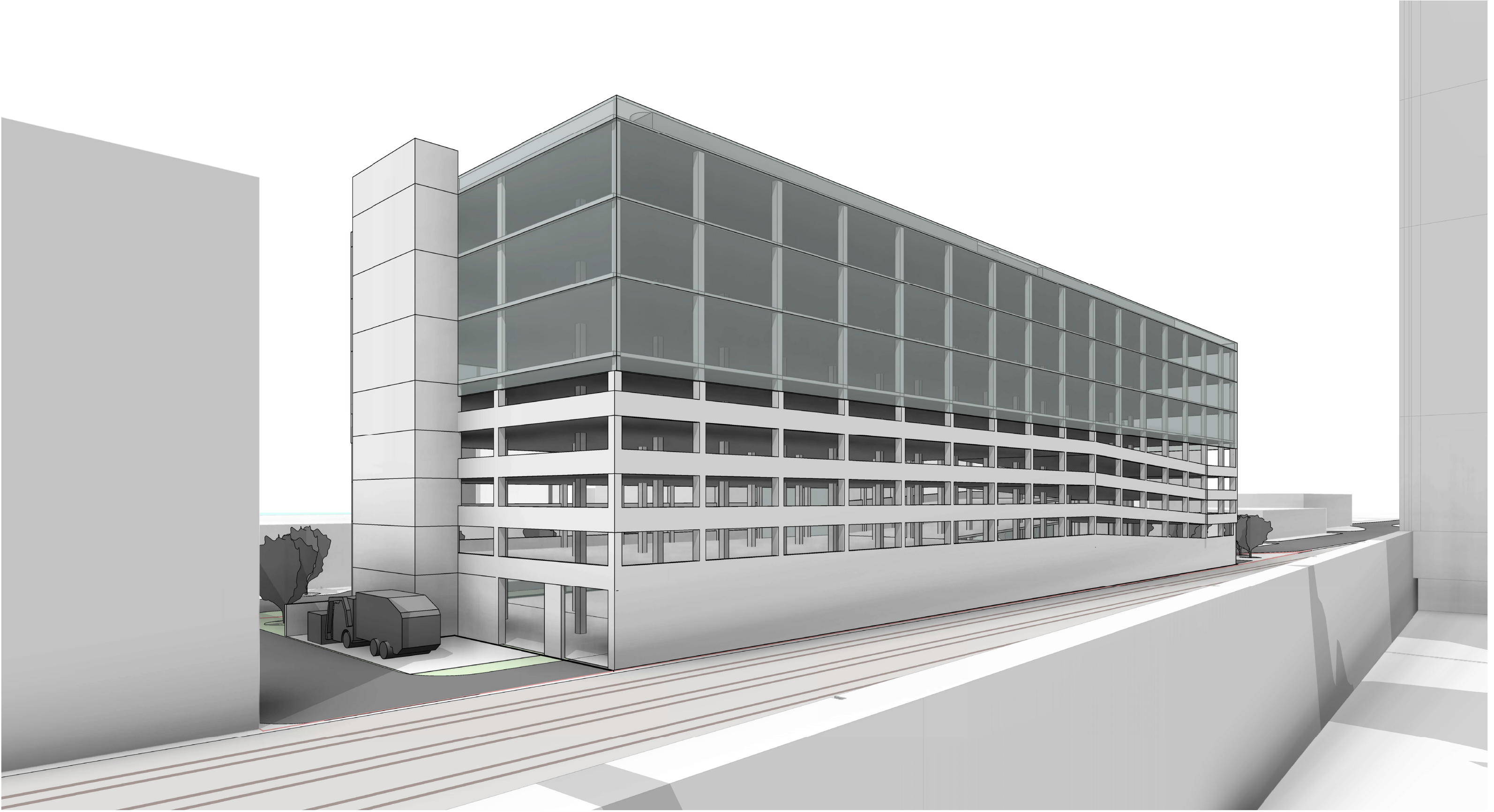
120' ZONING PERIMETER



LONGITUDINAL SECTION

Building Area Summary - City Center Version							
Level	Research Lab	Commercial Retail	Servicing	Vertical Circulation	Parking	Parking Spaces	Area (GSF)
L - 8	48,020		3,250	2,230			53,500
L - 7	48,020		3,250	2,230			53,500
L - 6	48,020		3,250	2,230			53,500
L - 5			8,490	1,710	29,000	83	
L - 4				2,230	51,270	154	
L - 3				2,230	36,970	154	
L - 2				2,230	49,770	131	
L - 1	2,000	15,800	5,970	2,230	27,500	38	
Sub-Total	146,060	15,800	24,210	17,320	194,510	560	160,500
Building Area							179,180
Parking & Servicing							218,720
Total							397,900

VIEW FROM EMERY STATION WEST - CITY CENTER VERSION



VIEW FROM SHELLMOUND STREET - CITY CENTER VERSION



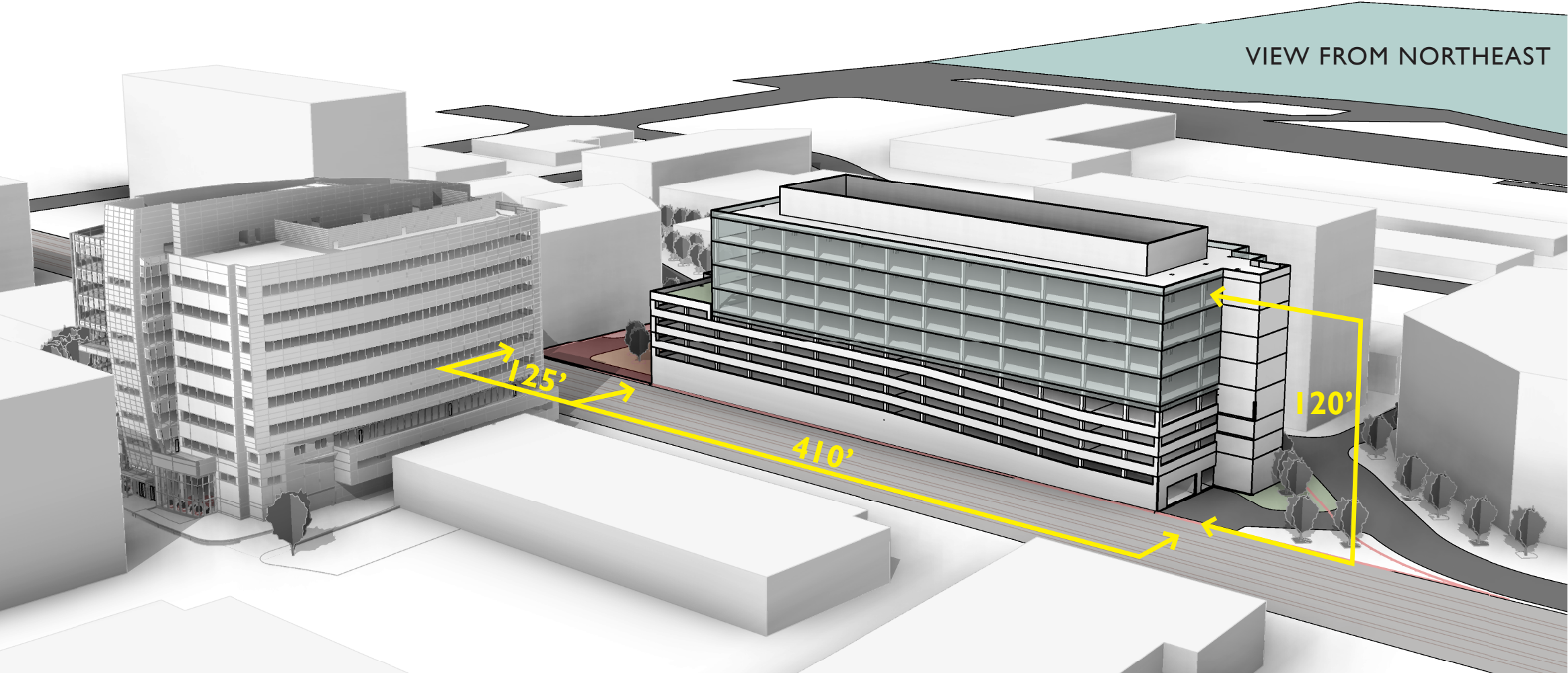
OPTION I

- SAME COMMERCIAL SQUARE FOOTAGE AS ORIGINAL PROPOSAL
- STAYS WITHIN 120 FOOT HEIGHT LIMIT
- PARKING AT 460 SPACES (STILL MEETS CODE)
- DOUBLES OPEN SPACE BETWEEN PARCEL A & B (+125 FEET)



OPTION I

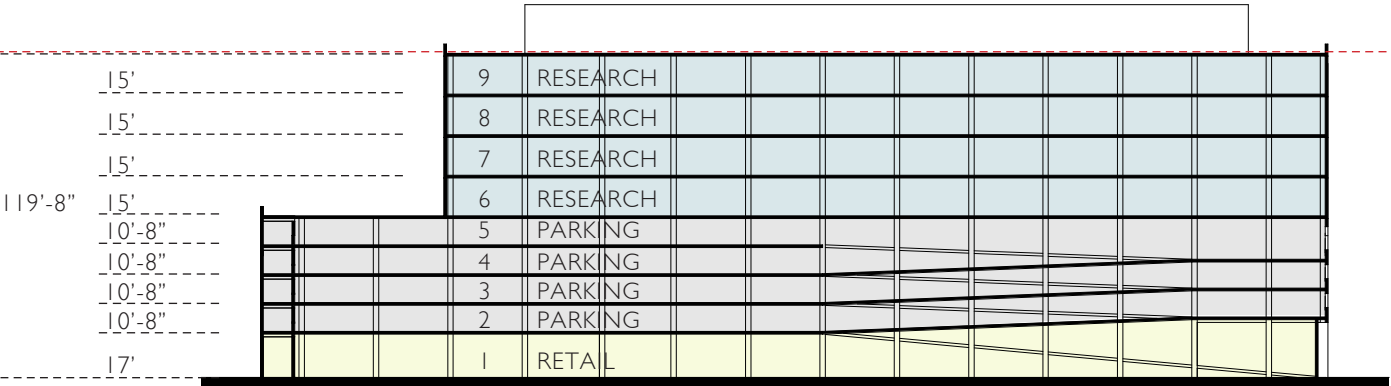
VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



120' ZONING PERIMETER

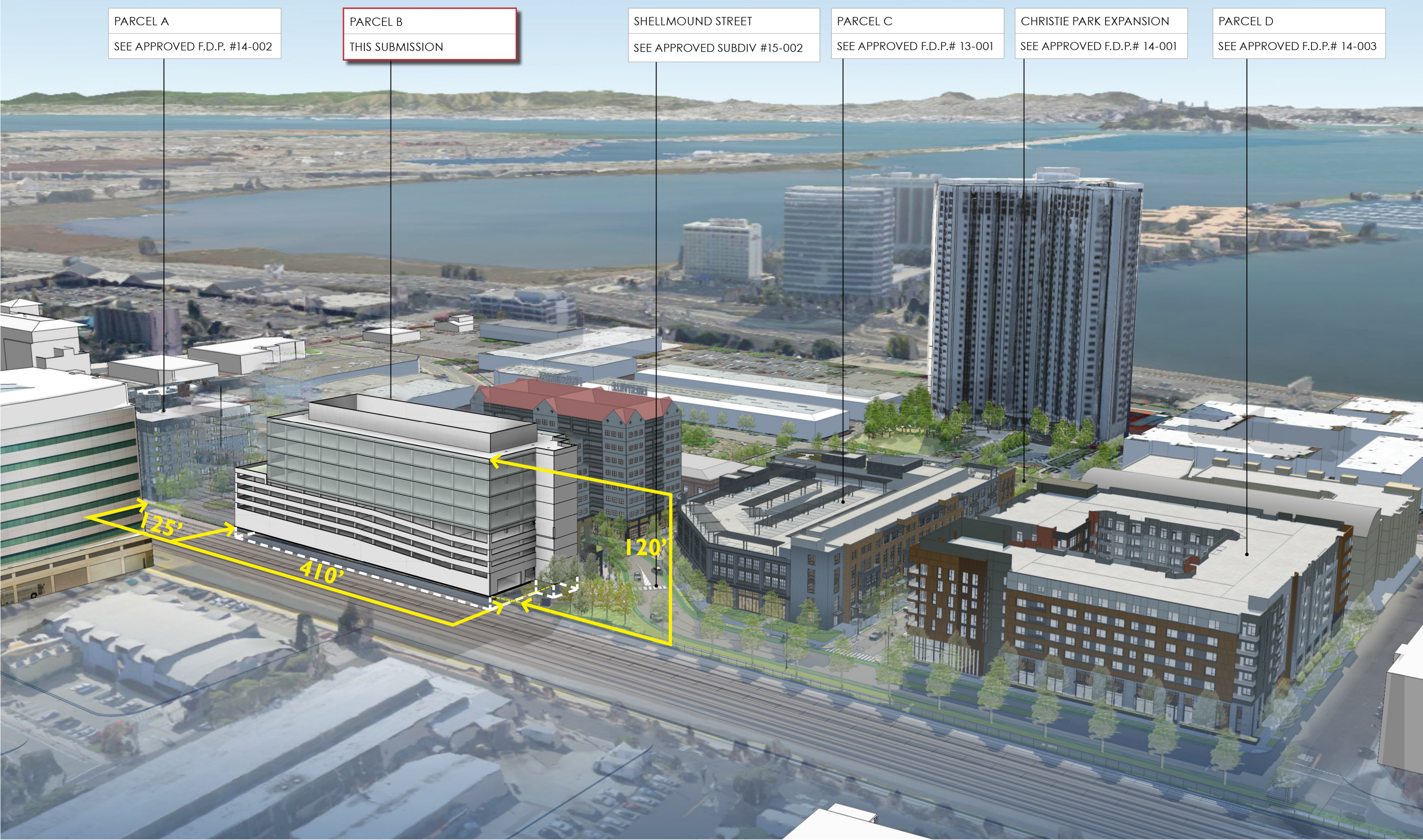


LONGITUDINAL SECTION

Building Area Summary - Option I							
Level	Research Lab	Commercial Retail	Servicing	Vertical Circulation	Parking	Parking Spaces	Area (GSF)
L - 9	34,620		3,250	2,230			40,100
L - 8	34,620		3,250	2,230			40,100
L - 7	34,620		3,250	2,230			40,100
L - 6	34,620		3,250	2,230			40,100
L - 5			8,490	1,710	22,200	59	
L - 4				2,230	44,470	130	
L - 3				2,230	30,170	130	
L - 2				2,230	42,970	115	
L - 1	2,000	13,500	5,970	2,230	20,700	26	
Sub-Total	140,480	13,500	27,460	19,550	160,510	460	160,400
Building Area							173,530
Parking & Servicing							187,970
Total							361,500

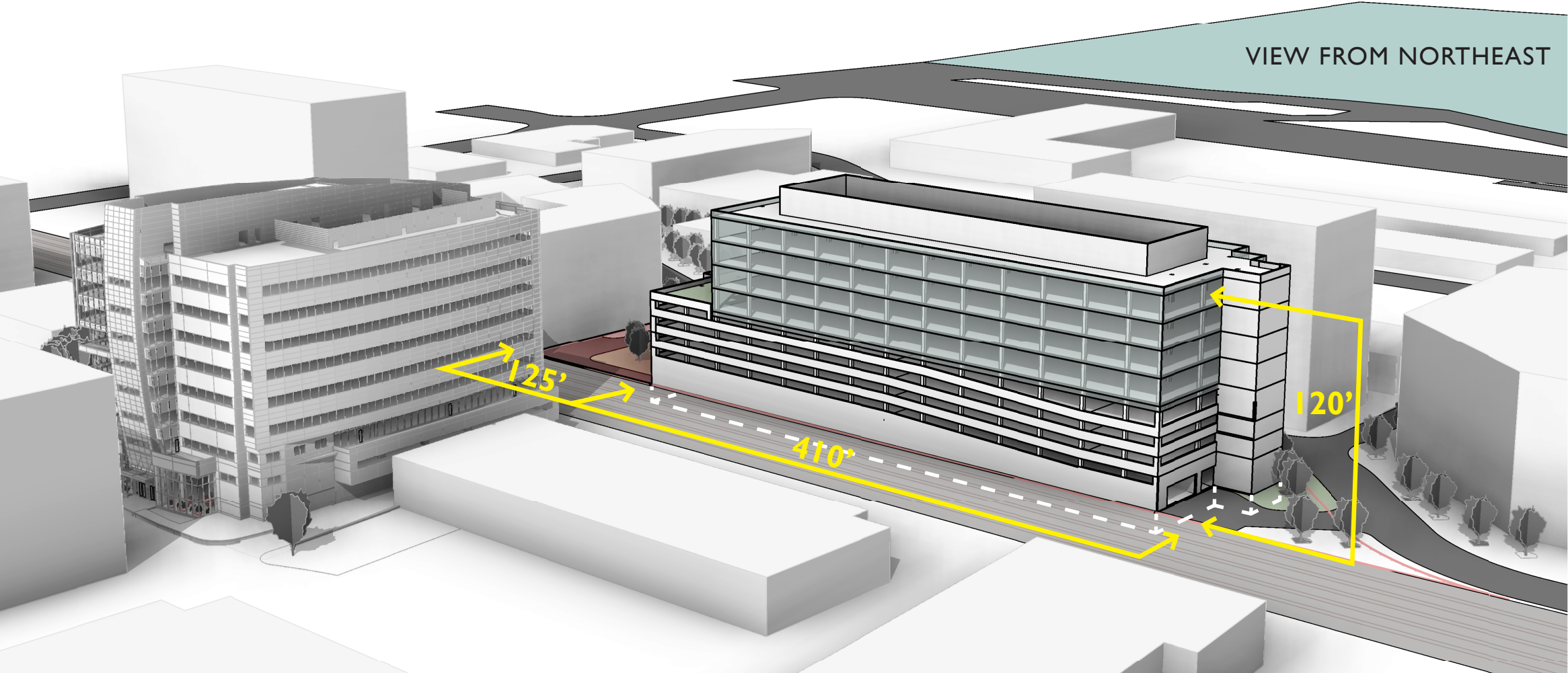
OPTION 1A

- SAME AS OPTION 1 BUT WITH A LEVEL OF BELOW-GRADE PARKING TO RESTORE PARKING COUNT TO ORIGINAL PROPOSAL



OPTION 1A

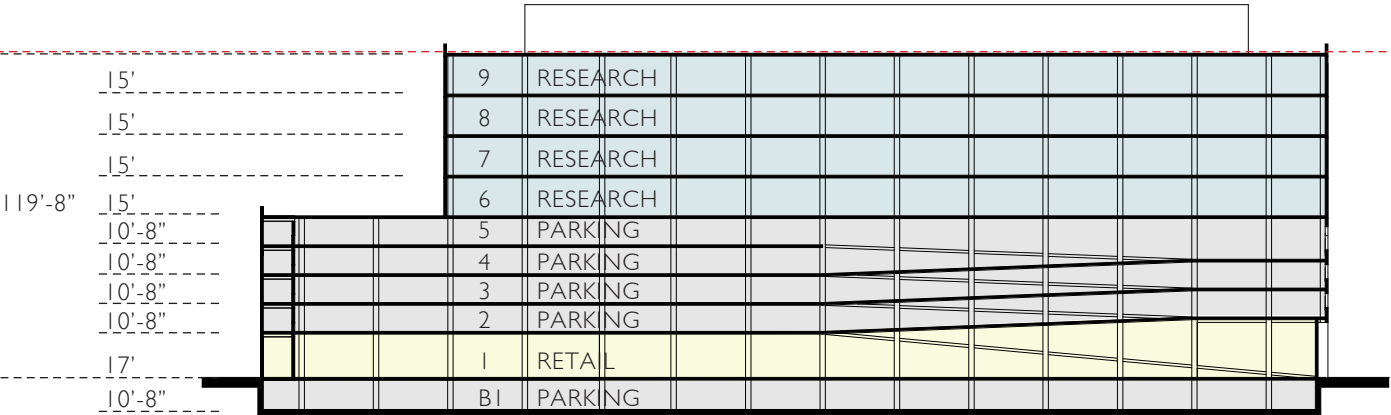
VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



120' ZONING PERIMETER

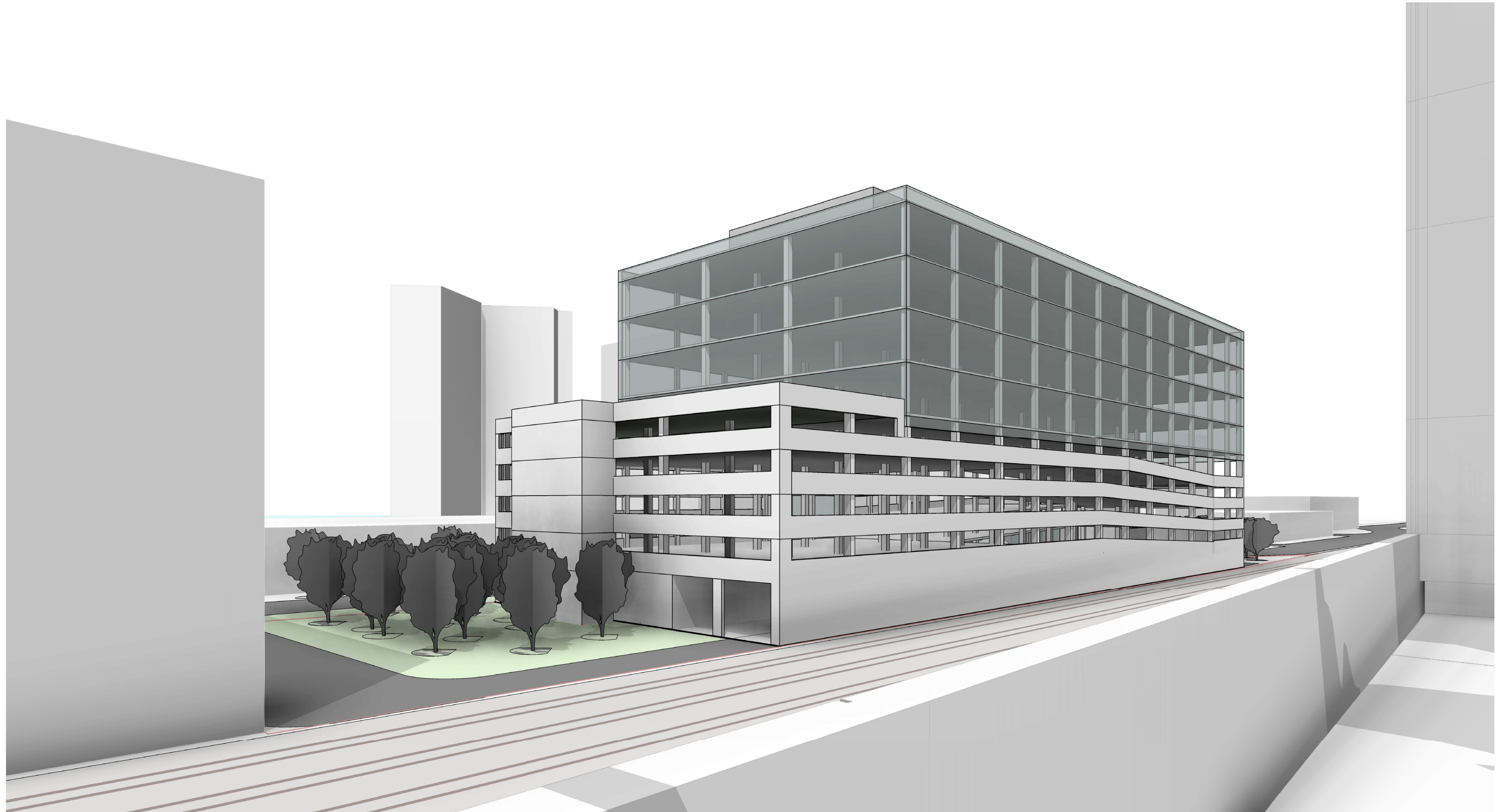


LONGITUDINAL SECTION

Building Area Summary - Option 1A

Level	Research Lab	Commercial Retail	Servicing	Vertical Circulation	Parking	Parking Spaces	Area (GSF)
L - 9	34,620		3,250	2,230			40,100
L - 8	34,620		3,250	2,230			40,100
L - 7	34,620		3,250	2,230			40,100
L - 6	34,620		3,250	2,230			40,100
L - 5			8,490	1,710	22,200	59	
L - 4				2,230	44,470	130	
L - 3				2,230	30,170	130	
L - 2				2,230	42,970	115	
L - 1	2,000	13,500	5,970	2,230	20,700	26	
B - 1			5,970	2,230	42,970	100	
Sub-Total	140,480	13,500	33,430	21,780	203,480	560	160,400
Building Area							175,760
Parking & Servicing							236,910
Total							412,670

VIEW FROM EMERY STATION WEST - OPTION I & IA



OPTIONS

WAREHAM
DEVELOPMENT

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ATTACHMENT B

CASE STUDIES

EXAMPLES OF SUCCESSFUL MODULATED FACADES









EMERYSTATION CAMPUS - AMTRAK INTERMODAL STATION



ATTACHMENT C

ENVIRONMENTAL WIND STUDY

Environmental Wind Study

Emeryville Public Market - Parcel B (CPP 13419)

Prepared for:
Wareham Development

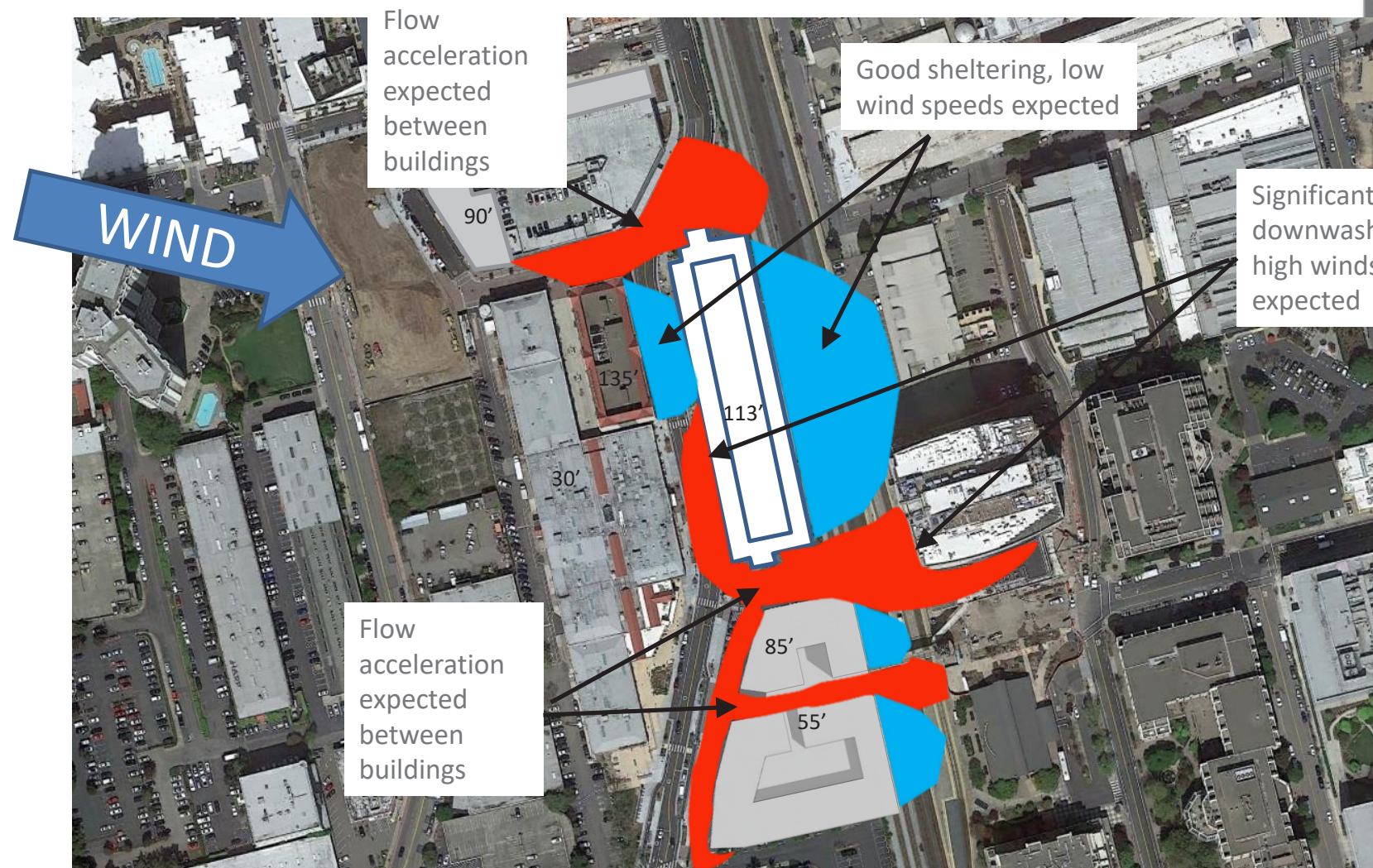
19 April 2019

Prepared by:
Brad Cochran
Principal
bcochran@cppwind.com

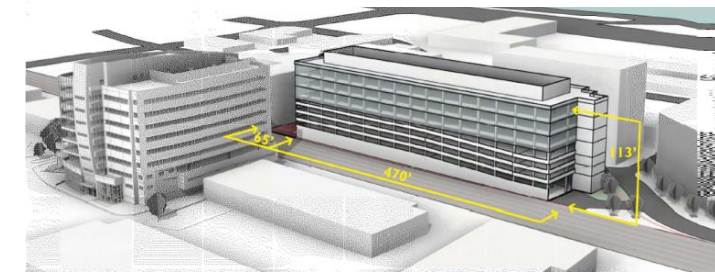
Anke Beyer-Lout
Senior Scientist
abeyer-lout@cppwind.com

Wind Environment – City Center Version

- Significantly increased ground-level wind speeds are expected between Parcel A and Parcel B. Expected wind speeds are comparable to existing conditions between the Market Place Tower and Parcel C. This is due to flow acceleration between buildings.
- The naturally ventilated parking garage in Parcel B will not mitigate the flow acceleration, as only a small portion of the air flow (10-20%) is expected to pass through the open space. Only a minor reduction in the resulting wind speeds between Parcels A and B is expected.

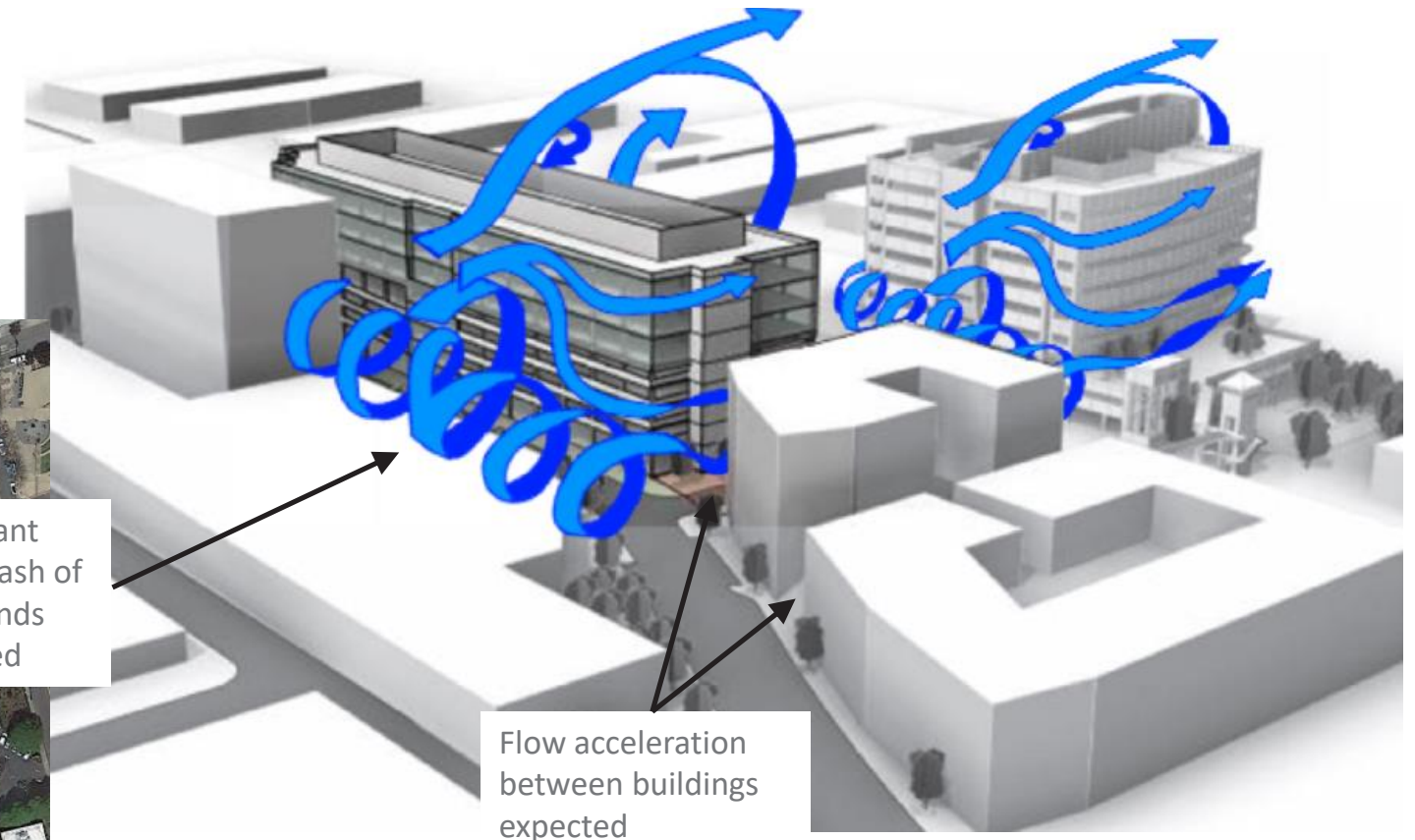


View from Northeast



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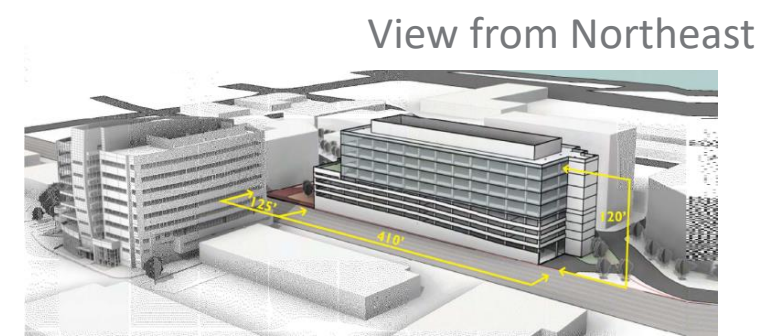
View from Southwest



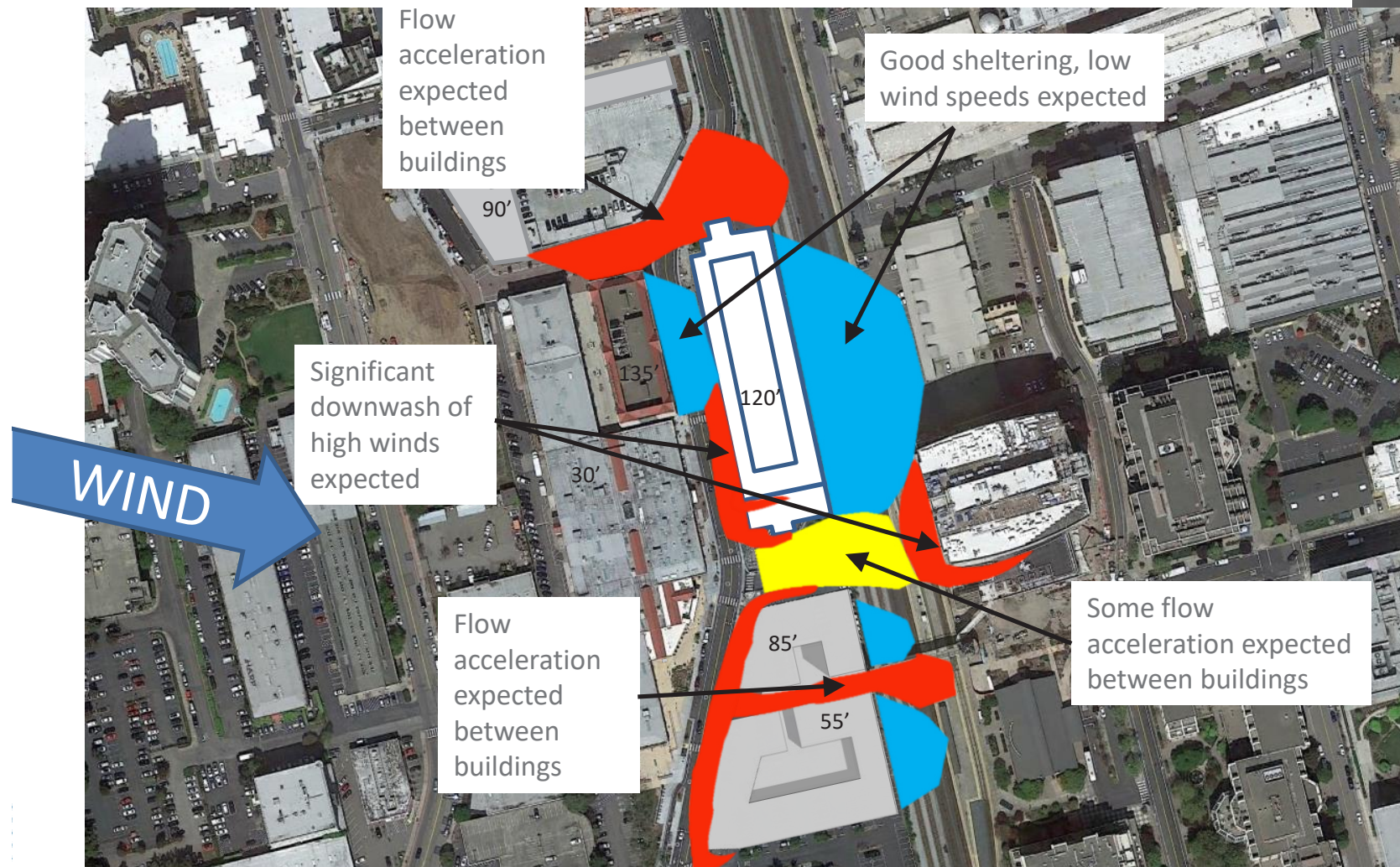
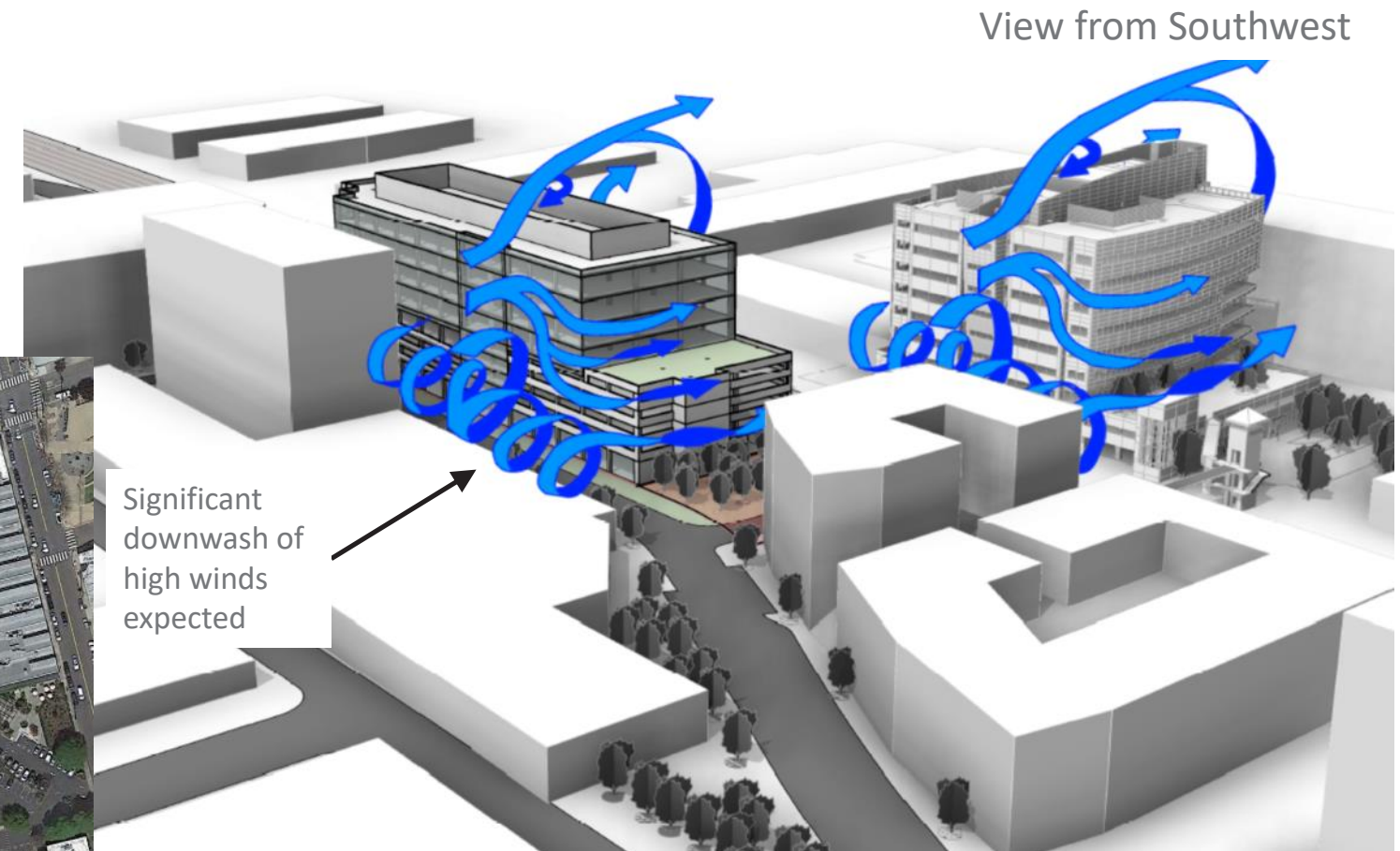
- Increased ground-level wind speeds are expected along the tracks north of the Amtrak Station. This is again due to the flow acceleration between Parcels A and B.
- Increased wind speeds are expected within the south amenities deck on Emery Station West due to flow acceleration between Parcels A and B and downwash of high winds along the Emery Station West façade.

Wind Environment – Appeal Options 1 & 1A

- Some increased ground-level wind speeds are expected between Parcel A and Parcel B. Wind speeds lower than the existing conditions between the Market Place Tower and Parcel C, but higher than ambient are expected. This is due to flow acceleration between buildings.
- The naturally ventilated parking garage in Parcel B will not completely mitigate the flow acceleration, as only a small portion of the air flow (10-20%) is expected to pass through the open space. Only minor reduction in the resulting wind speeds between Parcels A and B is expected.



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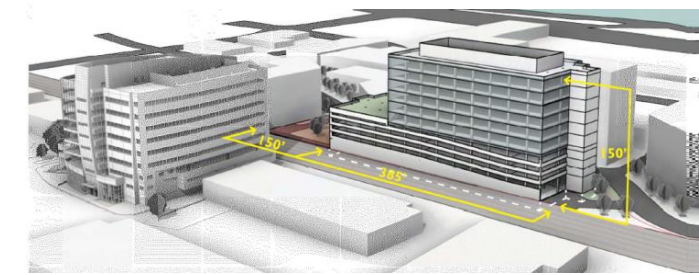


- Some acceleration is expected along the tracks north of the Amtrak Station and the south amenities deck on Emery Station West.

Wind Environment – 150' Gap Between Parcel A & B

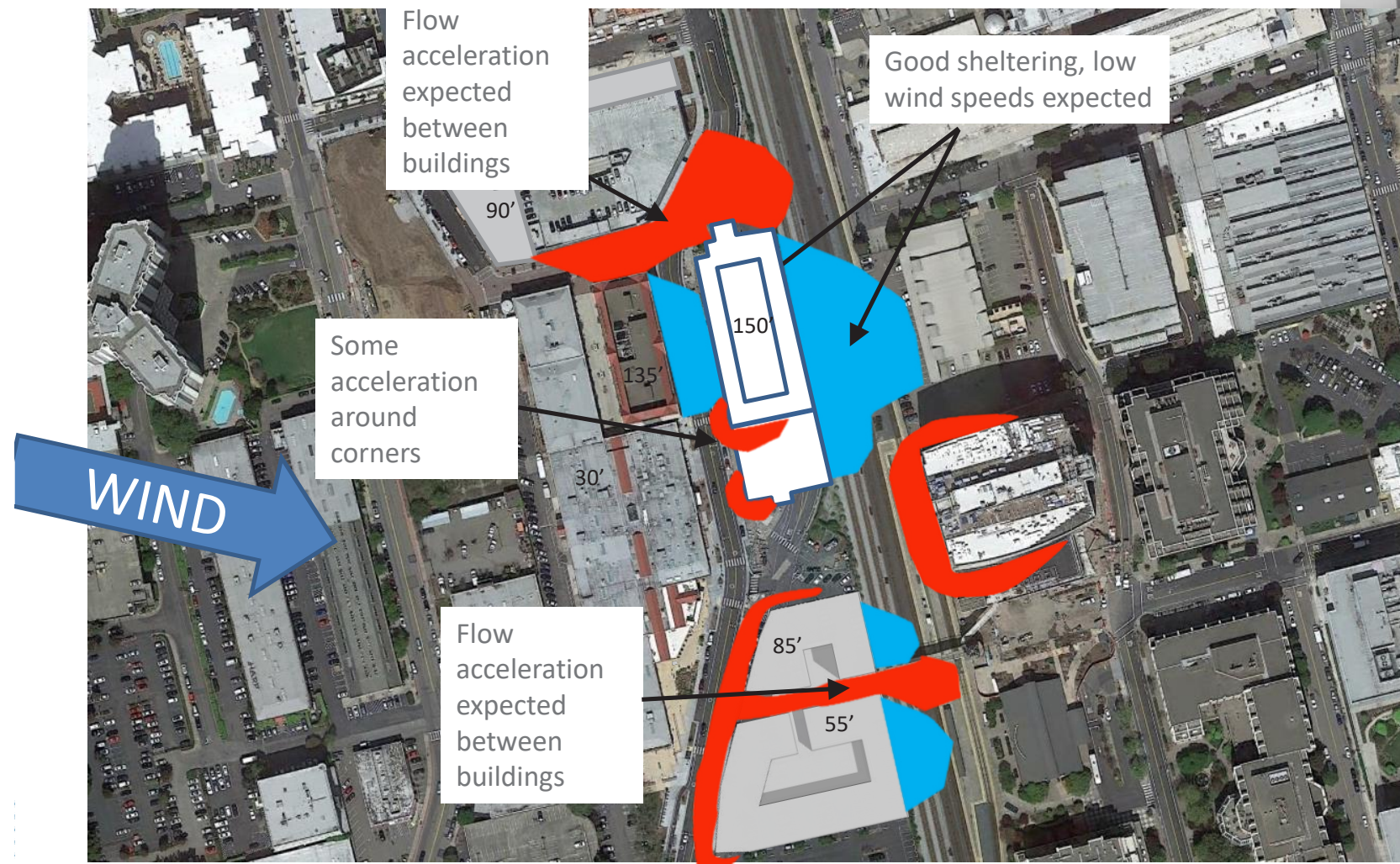
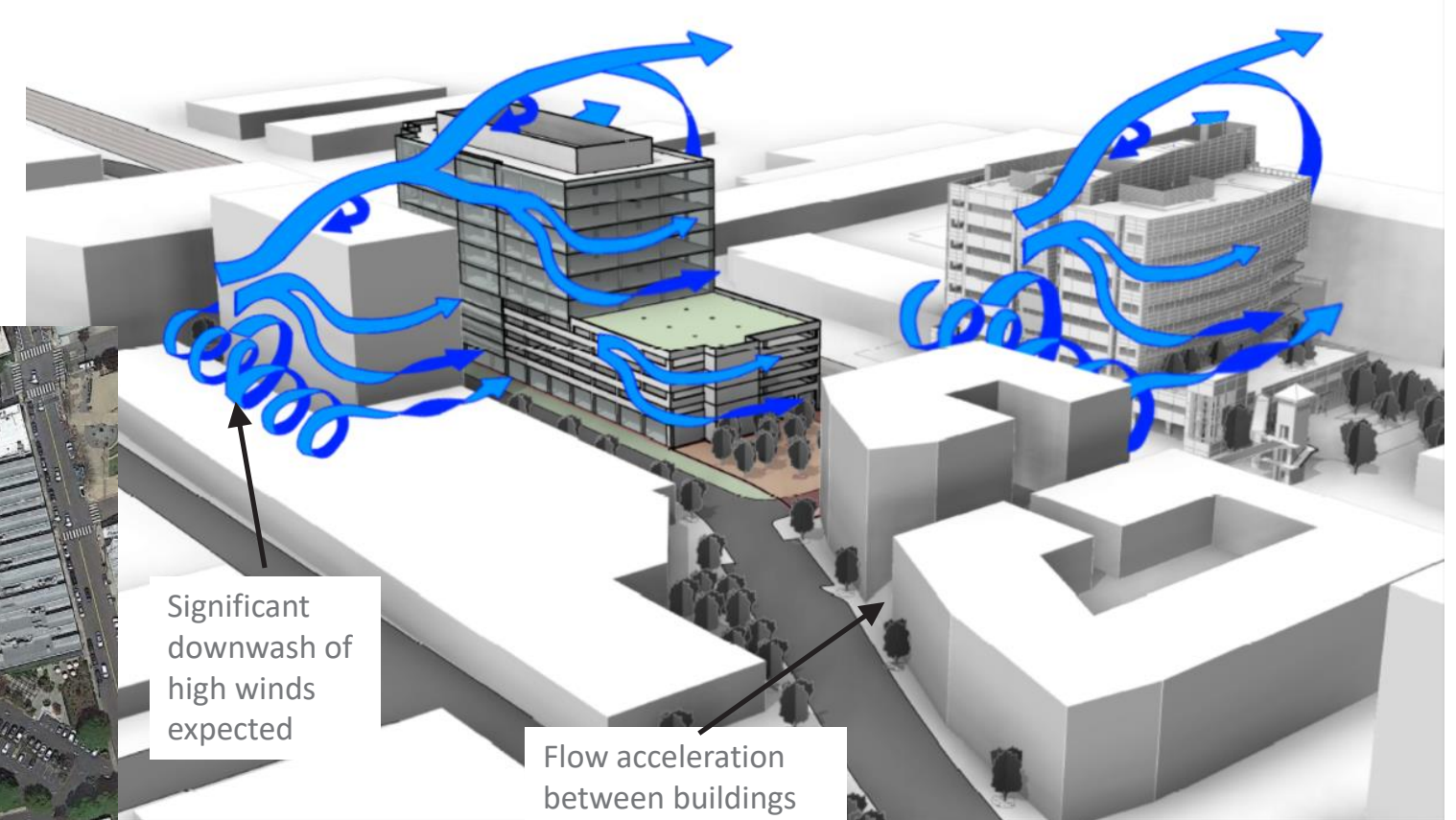
- No flow acceleration is expected between Parcel A and Parcel B. The majority of the Parcel B building massing is sheltered downwind of the Market Place Tower
- Some flow accelerations around the Parcel B southwest building corners are expected.

View from Northeast



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View from Southwest



- Wind conditions at the tracks north of the Amtrak Station and the south amenities deck on Emery Station West are expected to be similar to existing conditions.

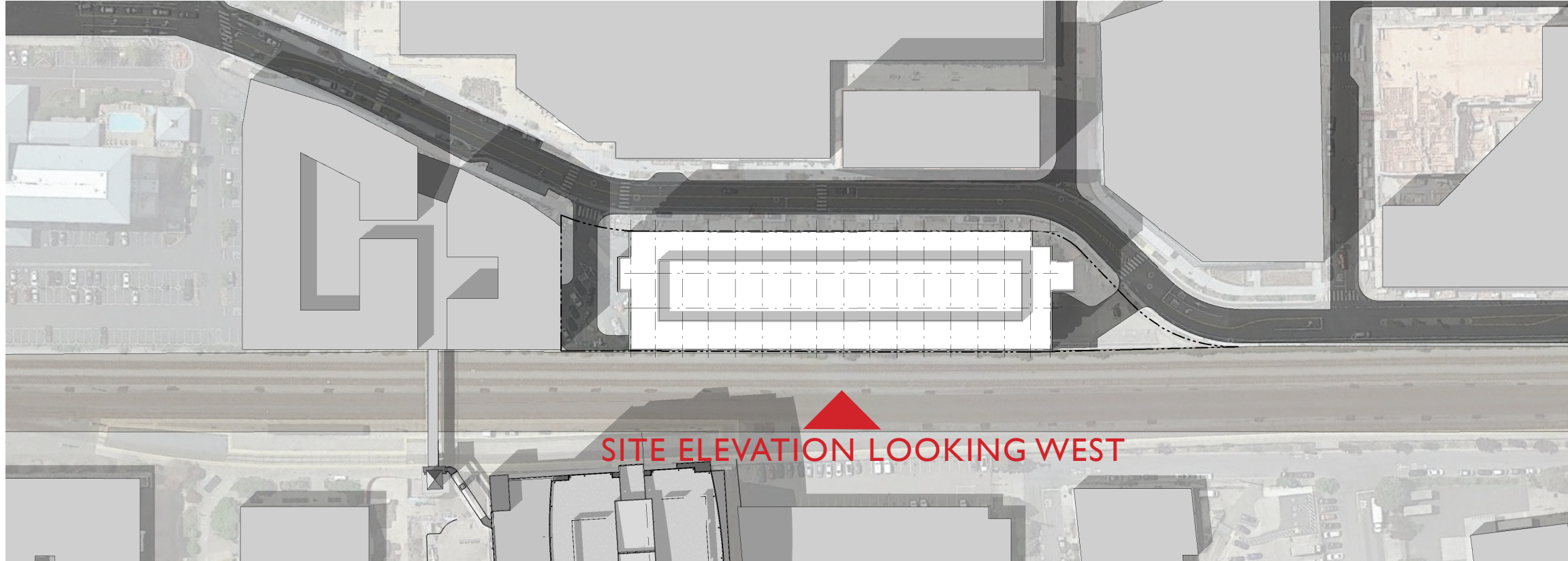
WAREHAM
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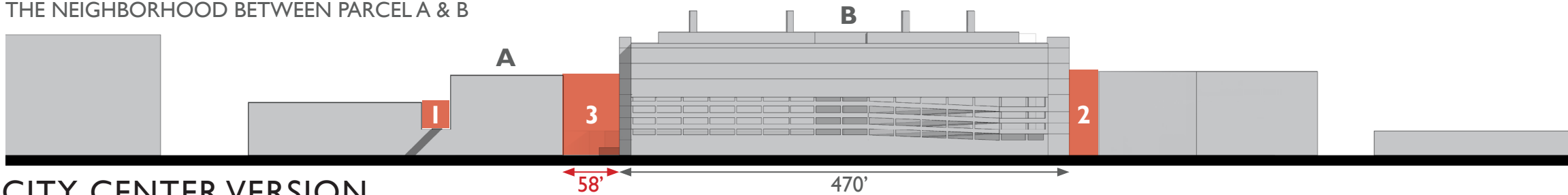
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APRIL 25, 2019



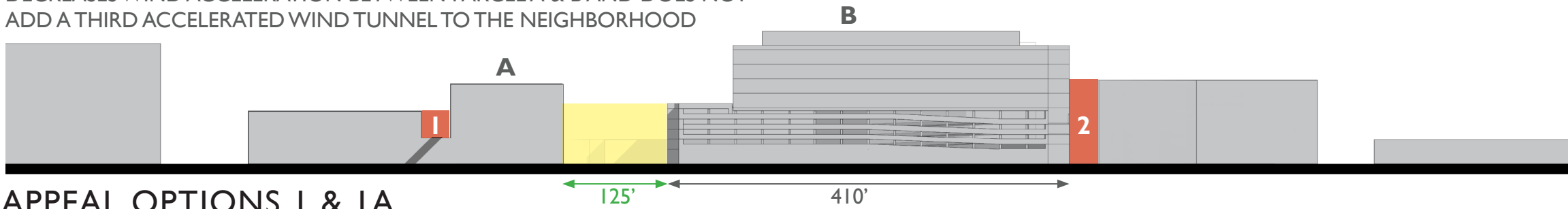


ADDS A THIRD ACCELERATED WIND TUNNEL TO THE NEIGHBORHOOD BETWEEN PARCEL A & B



CITY CENTER VERSION

DECREASES WIND ACCELERATION BETWEEN PARCEL A & B AND DOES NOT ADD A THIRD ACCELERATED WIND TUNNEL TO THE NEIGHBORHOOD



APPEAL OPTIONS I & IA