

EMERYVILLE PUBLIC MARKET

PARCEL B

PROPOSED ALTERNATIVE

OCTOBER 31, 2019

**CITY CENTER
REALTY PARTNERS**

HART HOWERTON
NEW YORK • SAN FRANCISCO

SUBMISSION SCHEDULE					CONTENTS
10/31/18 11/16/18 12/3/18 1/9/19 10/31/19	FINAL DEVELOPMENT PLAN - FOR STUDY SESSION - DRAFT FINAL DEVELOPMENT PLAN - FOR STUDY SESSION FINAL DEVELOPMENT PLAN - FOR STUDY SESSION - UPDATE FINAL DEVELOPMENT PLAN FOR CITY COUNCIL HEARING	OWNER AG CCRP Public Market, L.P. 170 Grant Avenue, 6th Floor San Francisco, CA 94108 (415) 395-2908 Contact: Mark G. Stefan mark@ccrppllc.com DESIGN ARCHITECT Hart Howerton One Union St. 3rd Floor San Francisco, CA 94111 (415) 439 2200 Main (415) 439 2201 Fax Contact: Eron Ashley eashley@harthowerton.com LANDSCAPE ARCHITECT Hart Howerton One Union St. 3rd Floor San Francisco, CA 94111 (415) 439 2200 Main (415) 439 2201 Fax Contact: Todd Pace tpace@harthowerton.com PUBLIC ART Keehn On Art Contact: Dorka Keen dorka@keehnonart.com	CIVIL ENGINEER BKF Engineers 255 Shoreline Drive, Suite 200 Redwood City, CA 94065 (650) 482 6300 Contact: Tom Morse TMorse@BKF.com LAND USE COUNSEL Holland & Knight 50 California Street, Suite 2800 San Francisco, CA 9411 (415) 473-6900 Main (415) 473-6910 Fax Contact: Chelsea Maclean Chelsea.Maclean@hklaw.com ENVIRONMENTAL ENGINEER PES Environmental, Inc. 1682 Novato Blvd, Suite 100 Novato, CA 94947 (415) 899 1600 Main (415) 899 1601 Fax Contact: William Mast wmast@pesenv.com	CONSULTING ARCHITECT SmithGroupJJR 301 Battery Street, 7th Floor San Francisco, CA 94111 (734) 780-8298 Contact: William Diefenbach Bill.Diefenbach@smithgroup.com TRANSPORTATION PLANNING Nelson Nygaard 116 New Montgomery St San Fransicso, CA (414) 284 1544 Contact: Peter Costa pcosta@nelsonnygaard.com GEOTECHNCIAL ROCKRIDGE GEOTECHNICAL 270 Grand Avenue Oakland, CA 94610 (510) 420-5738 Contact: Craig Shields csshields@rockridgegeo.com	<ul style="list-style-type: none">PROJECT OVERVIEWPROPOSED ALTERNATECOMPARING PRPOSED PROJECT WITH PREVIOUS VERSIONSDETAILED PROJECT DESCRIPTIONPUBLIC ART INTEGRATION
		NOTE: ADDITIONAL PROJECT TEAM T.B.D			

PROPOSED ALTERNATE

A REVISED SCHEME RESPONDING TO
FEEDBACK

DESIGN EVOLUTION

THE PROPOSED ALTERNATE INCLUDES A SERIES OF DESIGN CHANGES, ADJUSTMENTS AND CLARIFICATIONS THAT RESPOND TO FEEDBACK AND COMMENTS RECEIVED FROM THE CITY COUNCIL, COMMUNITY AND OTHER PARTIES.

DESIGN CHANGES ATTEMPT TO RESPECT FEEDBACK AND DIRECTION ALREADY RECEIVED DURING THE PUBLIC APPROVAL PROCESS FROM THE PLANNING COMMISSION, STAFF FROM MULTIPLE CITY DEPARMENTS AND AGENCIES, AND OTHER COMMUNITY MEMBERS.

WIND:

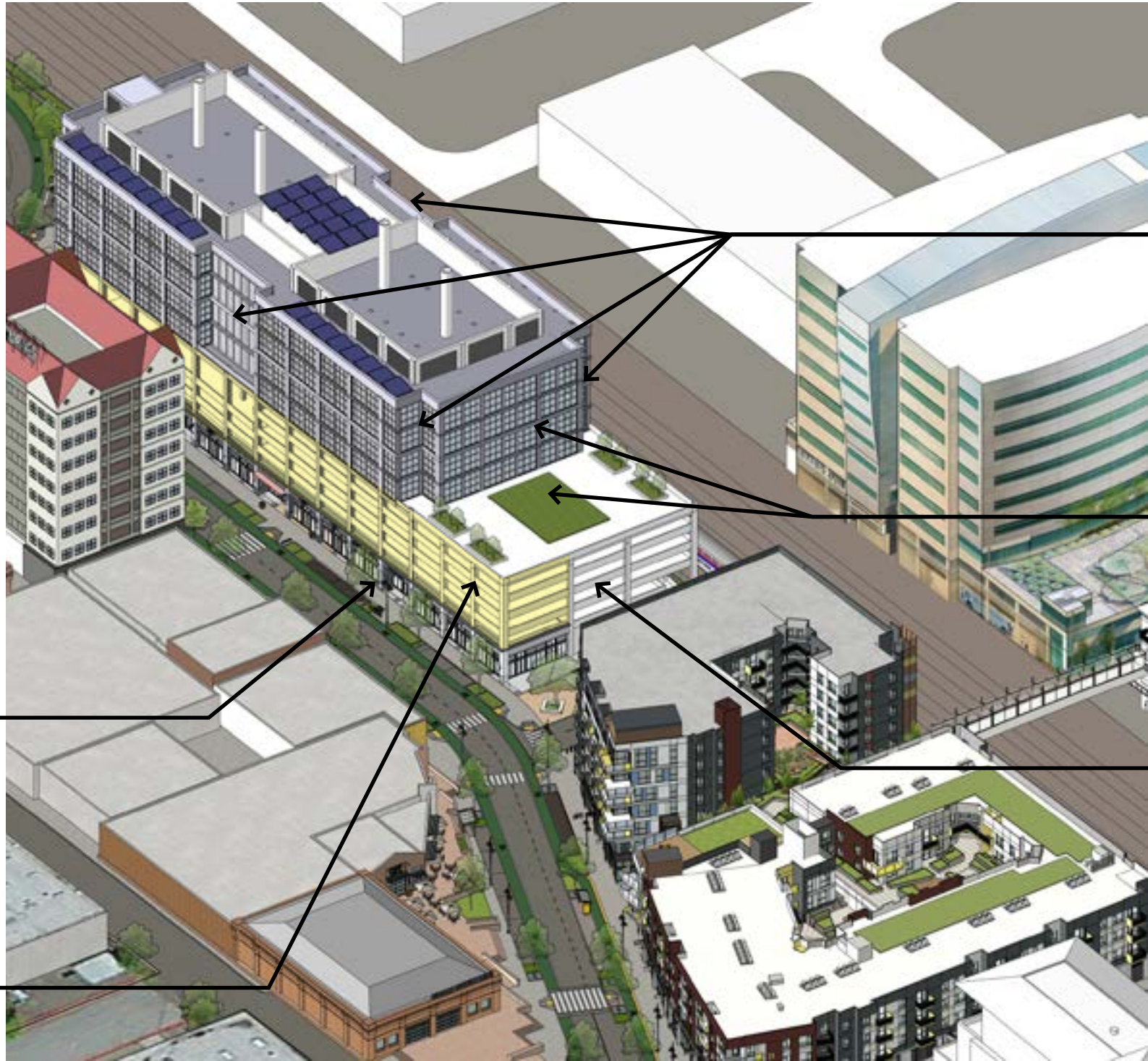
CONCERN: WE'VE HEARD CONCERNS ABOUT WINDY CONDITIONS AND WIND COMFORT ALONG SHELLMOUND STREET.

RESPONSE: THE OPEN-AIR PARKING GARAGE FORMING THE PROJECT'S "BASE" PROVIDES A BETTER RESPONSE TO WIND THAN THE SOLID BASE OF THE ORIGINAL P.D.P. (REFER TO THE WIND REPORT FOR DETAILS). STREET TREES ADD ADDITIONAL BUFFERING OF WIND TO ENHANCE WIND COMFORT.

PUBLIC ART INTEGRATION:

CONCERN: WE'VE HEARD CONCERNS ABOUT THE NATURE OF THE PUBLIC ART AND HOW IT WILL BE INTEGRATED.

RESPONSE: THE BUILDING PROVIDES A CANVAS FOR PUBLIC ART, AND WILL INTEGRATE THE WINNING ARTISTS' CONCEPTS, WITH COUNCIL PARTICIPATION, ON THE EAST AND WEST SIDES OF THE "BASE". (REFER TO THE PUBLIC MARKET PUBLIC ART MASTER PLAN FOR DETAILS).



ARTICULATION:

CONCERN: WE HEARD THAT THE BUILDING SHOULD CLOSER REFLECT THE ARTICULATION STRATEGY OF THE P.D.P.'S URBAN DESIGN.

RESPONSE: THE PROPOSED ALTERNATE FEATURES NOTCHES AT ALL FOUR CORNERS AND AT THE MIDDLE, LIKE THE P.D.P.

MASSING:

CONCERN: WE HEARD THAT THE BUILDING SHOULD CLOSER REFLECT THE STEPBACK-CHARACTER OF THE P.D.P.'S URBAN DESIGN.

RESPONSE: THE PROPOSED ALTERNATE FEATURES AN 82' STEPBACK AT THE SOUTH END, LIKE THE P.D.P., FORMING A PLANTED TERRACE.

PARKING:

CONCERN: WE'VE HEARD THAT WE SHOULD AVOID THE OVER-PROVISION OF PARKING TO REINFORCE TRANSIT.

RESPONSE: WE'VE CUT BACK THE SIZE AND CAPACITY OF THE PARKING STRUCTURE BY 10%, WIDENING THE GAP AT THE BASE COMPARED TO THE APPROVED JANUARY F.D.P.



Proposed Alternative - West Elevation



Approved January FDP - West Elevation

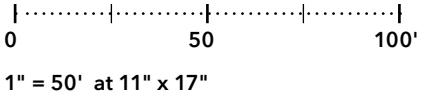
0 50 100'
1" = 50' at 11" x 17"

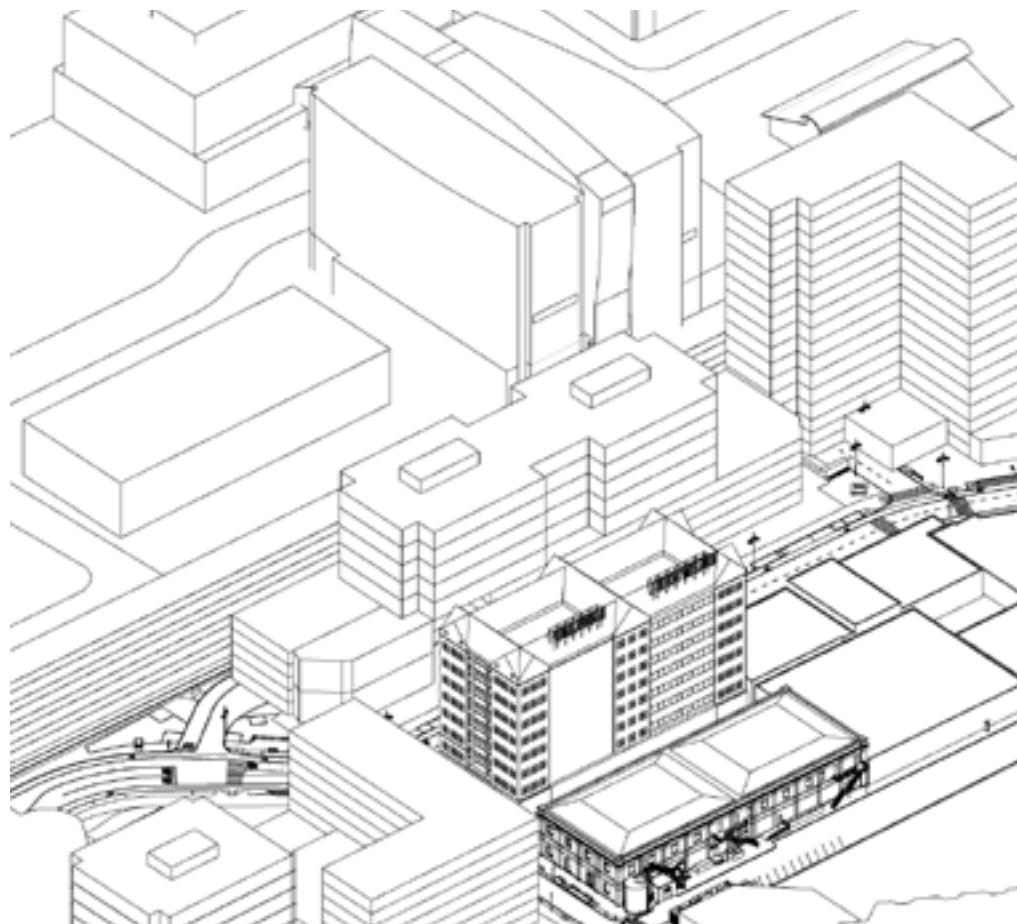
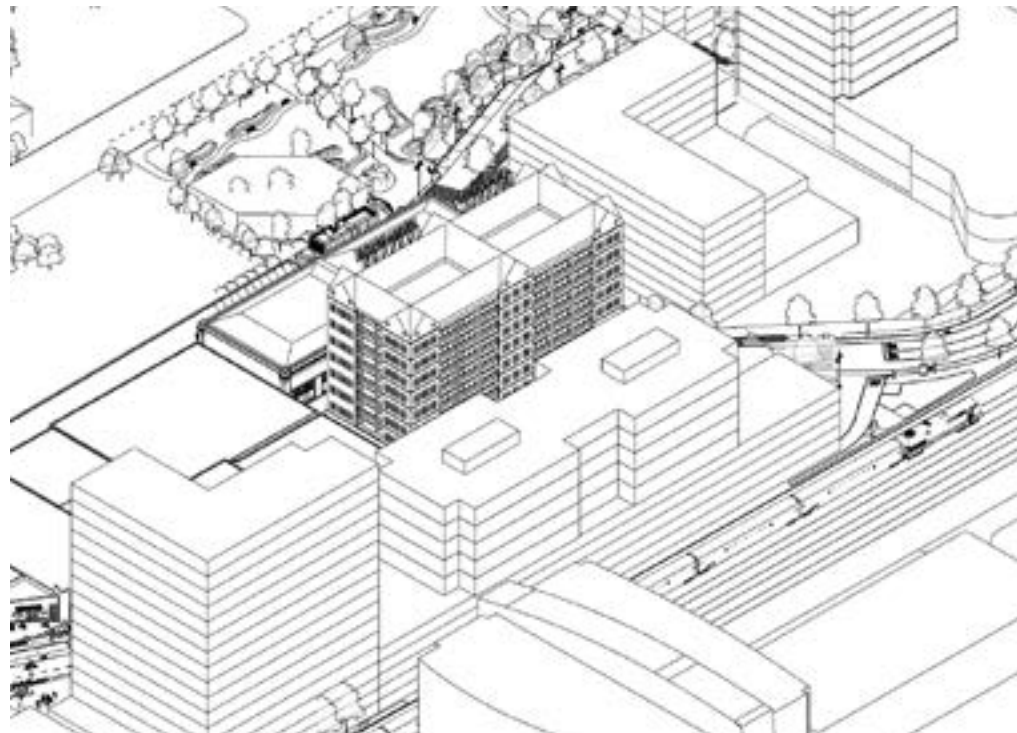
COMPARING ALTERNATES

Height: 120'
5 levels Parking
5 levels Office

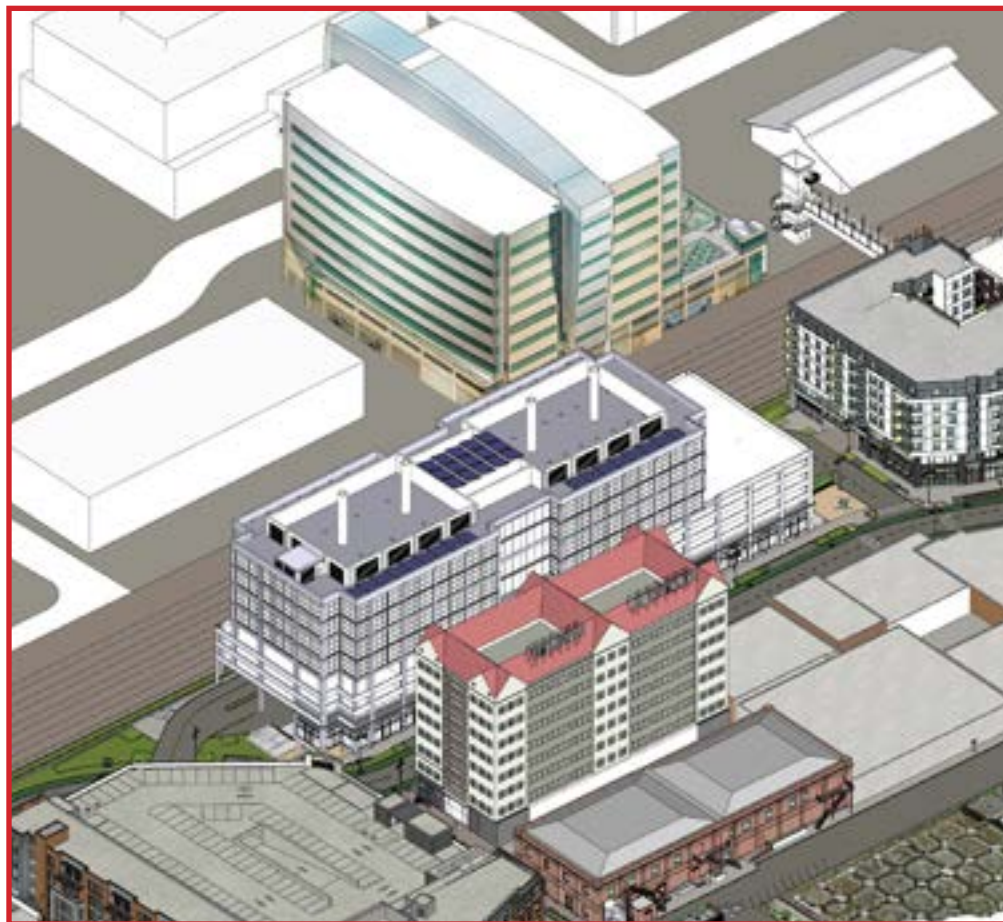
Height: 120'
5 levels Parking
4 Levels Lab

Heigh: 113'
5 Levels Parking
3 Levels Lab

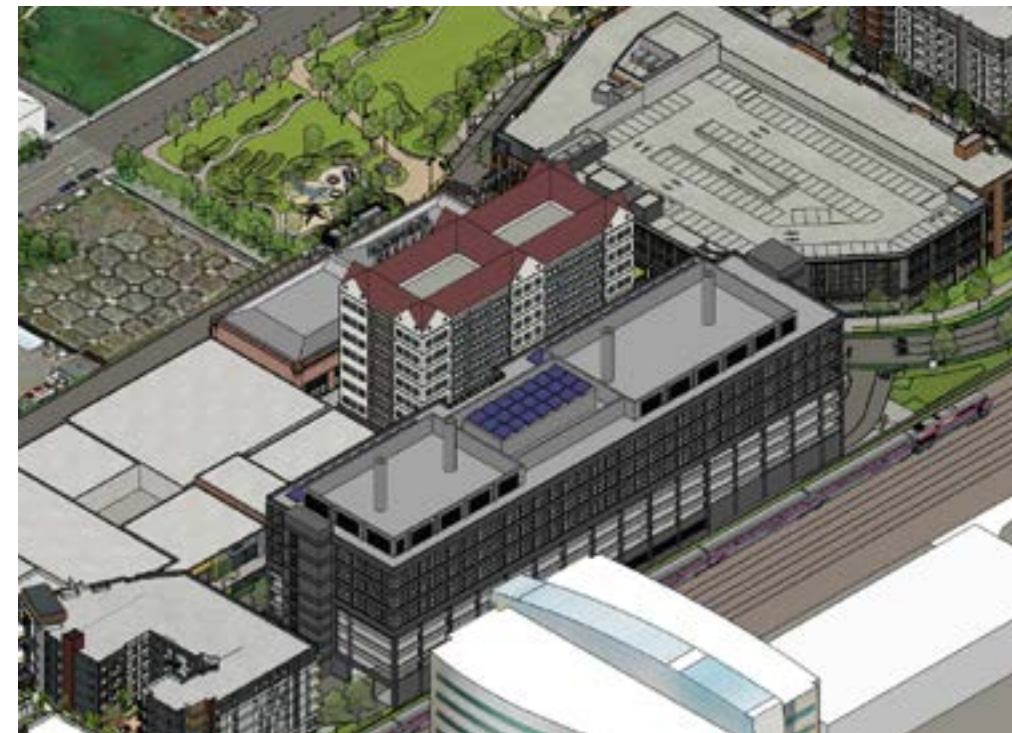




PDP Massing



PROPOSED ALTERNATIVE MASSING



Approved January FDP Massing

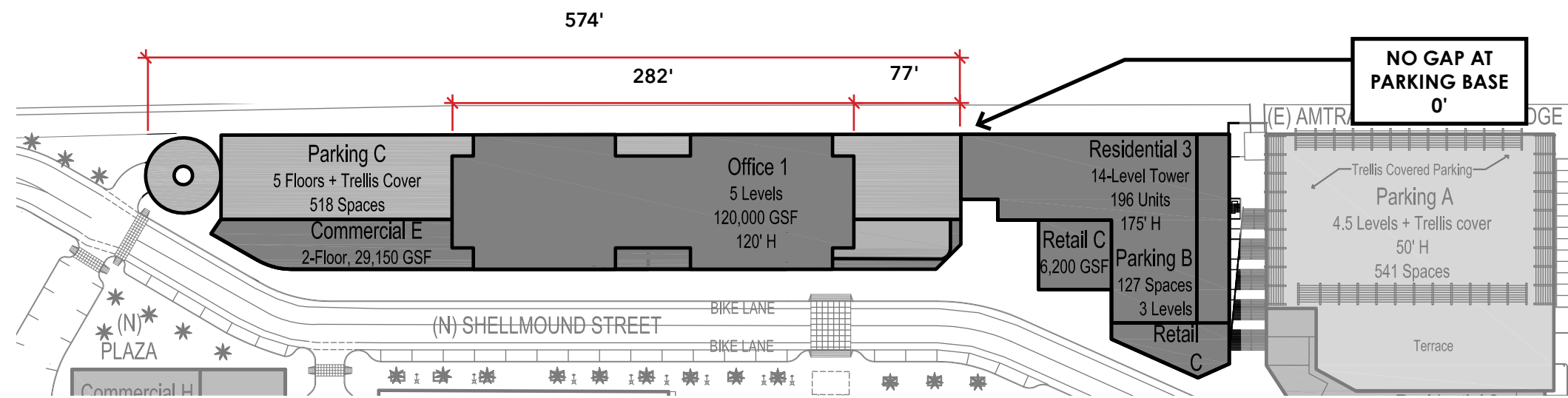


Figure 1: Approved PDP

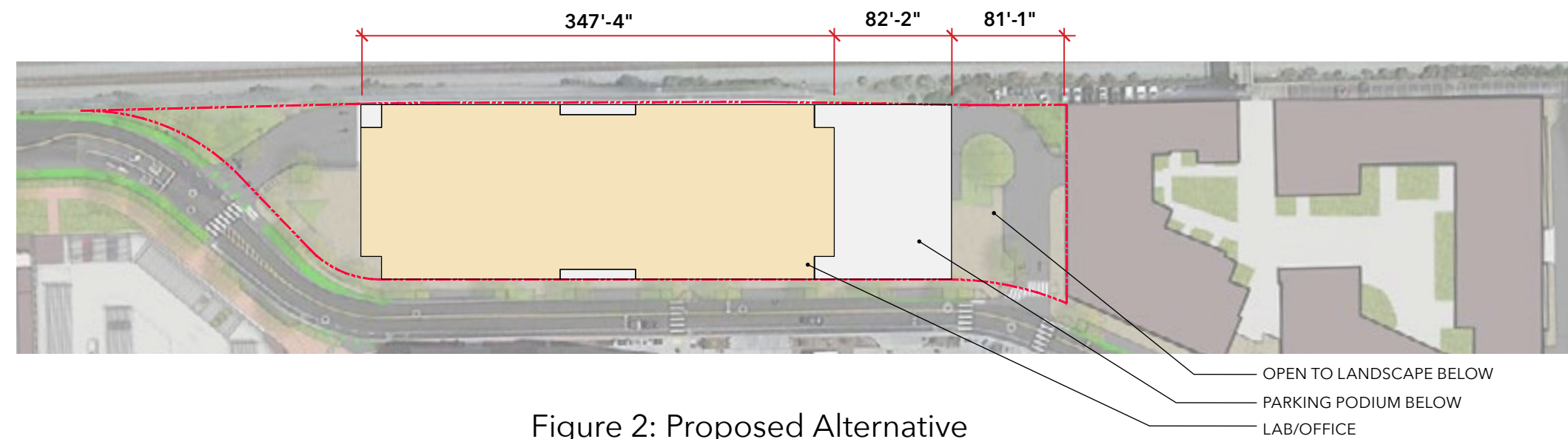


Figure 2: Proposed Alternative

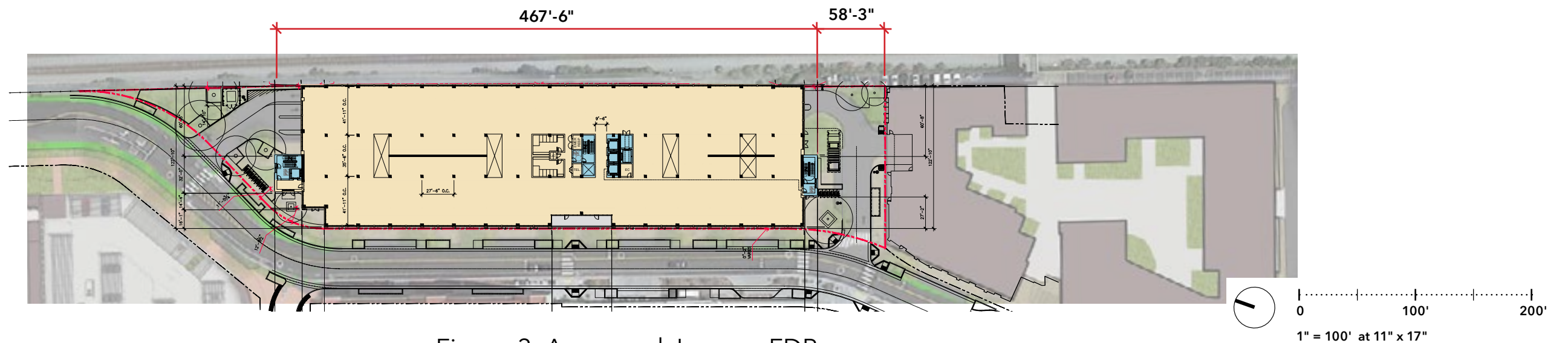


Figure 3: Approved January FDP

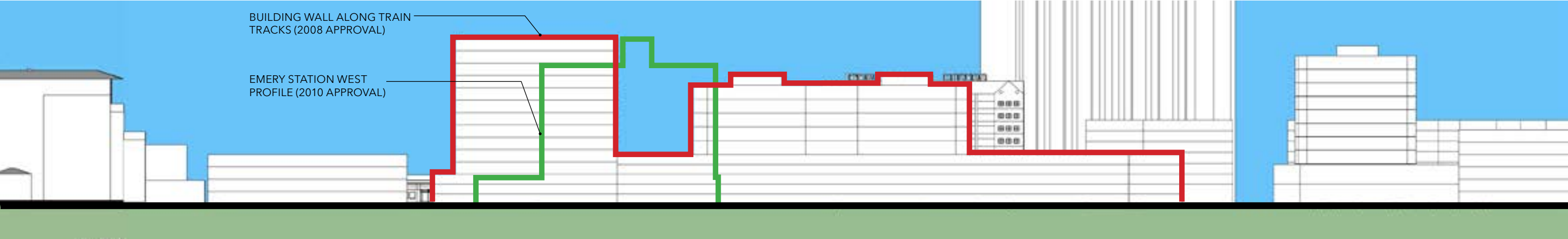


Figure 1: Approved PDP

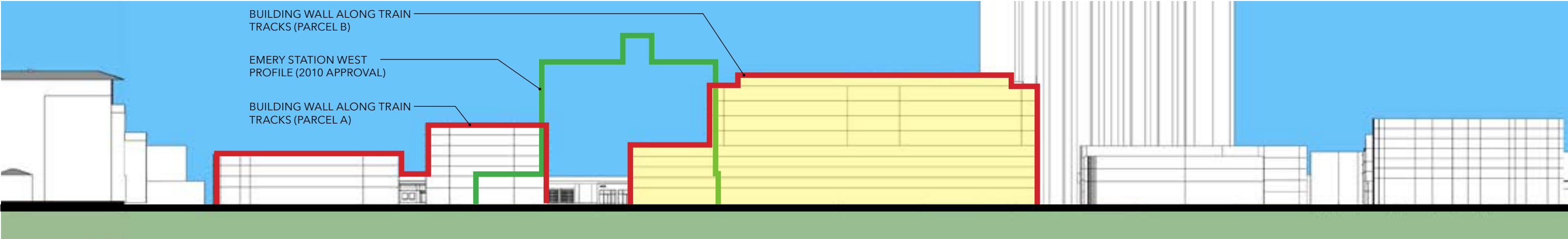


Figure 2: Proposed Alternative

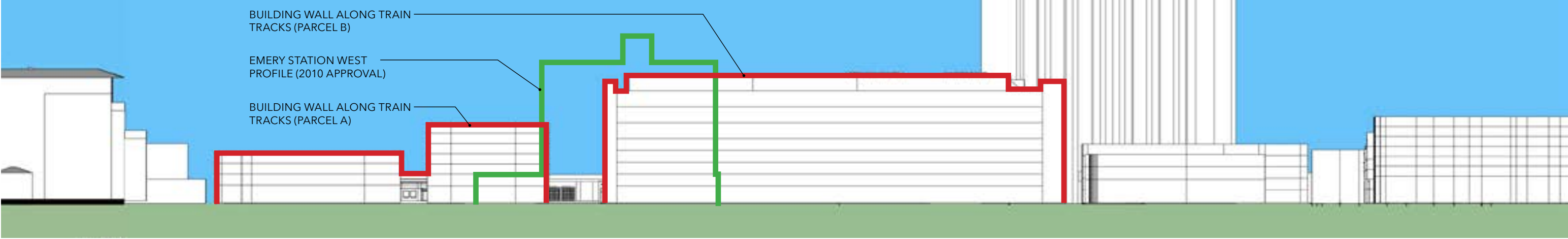
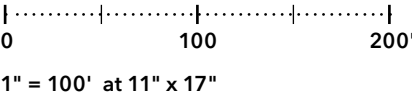


Figure 3: Approved January FDP

	WALL AREA ALONG TRAIN TRACK FRONTAGE	Δ
Figure 1. PDP	85,021 SF	-
Figure 2. FDP	72,768 SF	15% LESS
Figure 3. Alt G	65,033 SF	23% LESS



DETAILED PROJECT DESCRIPTION

PROJECT DESCRIPTION

PROGRAM DATA

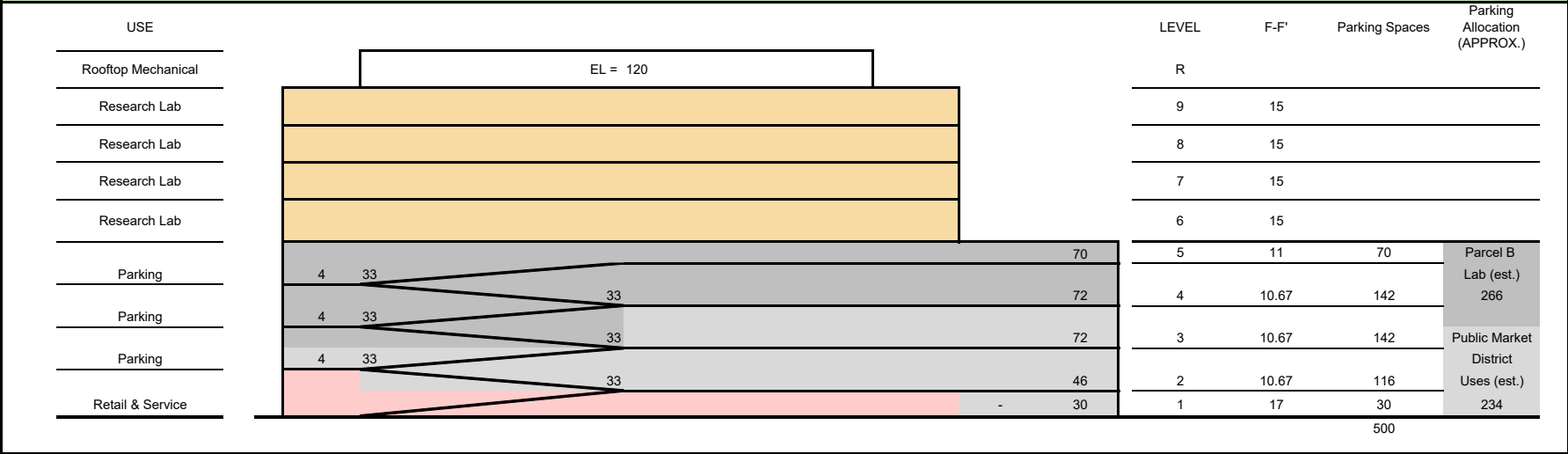
BUILDING AREA SUMMARY (SF) (ALTERNATE G)					
Level	Research / Lab	Commercial - Retail	Vertical Circ./Serv.	Parking +	Area (GSF)
Level 9	37,000	-	3,125	-	40,125
Level 8	37,000	-	3,125	-	40,125
Level 7	37,000	-	3,125	-	40,125
Level 6	37,000	-	3,125	-	40,125
Level 5	-	-	2,000	37,200	39,200
Level 4	-	-	2,000	48,900	50,900
Level 3	-	-	2,000	48,900	50,900
Level 2	-	-	2,000	33,900	35,900
Level 1	2,000	15,700	2,000	31,200	50,900
Sub-Total	150,000	15,700	22,500	200,100	
Total	388,300				

Office / Research Lab	Alternate F - Levels 6-9	160,500
	FDP - Levels 6-8	160,500
Parking Levels (GSF) 2-5		176,900

Parcel Size	SF	ACRES
	71,635	1.64

PARKING DATA

PARKING SUMMARY



CAR PARKING SUMAMRY

240	LAB (160,500 SF @ APPROX. 1.5/1000)
260	PARKING FOR OFFISTE USES
500	TOTAL CAR SPACES



AMTRAK OVERPASS



EMERY WEST STATION



SHELLMOUND STREET RECONSTRUCTION



SHELLMOUND VIEW TO PARCEL C



CHRISTIE PARK

1. EXISTING CONTEXT



PUBLIC MARKET ENTRY



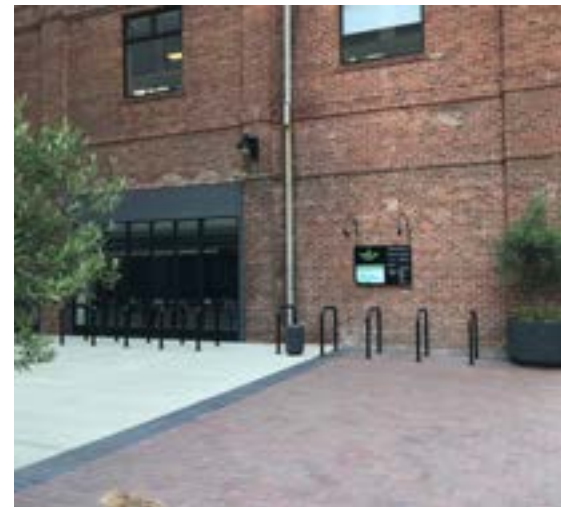
PUBLIC MARKET AND NEW WATERTANK



PUBLIC MARKET ALLEY



SHELLMOUND STREET



MARKET PLACE ALLEY



62ND PLAZA

2. EXISTING PUBLIC MARKET DISTRICT



EMME



PARCEL D



PARCEL C

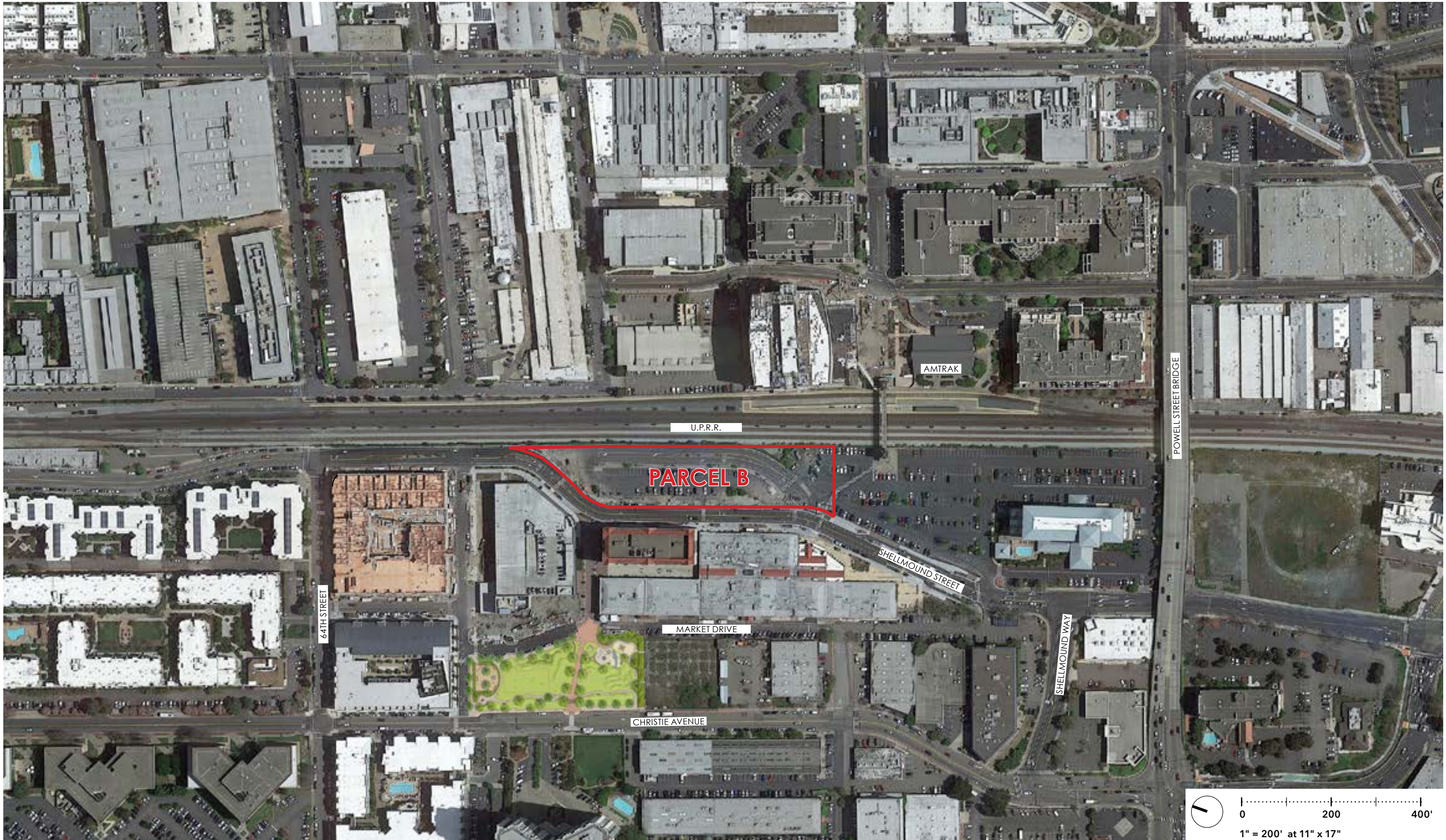


PARCEL A

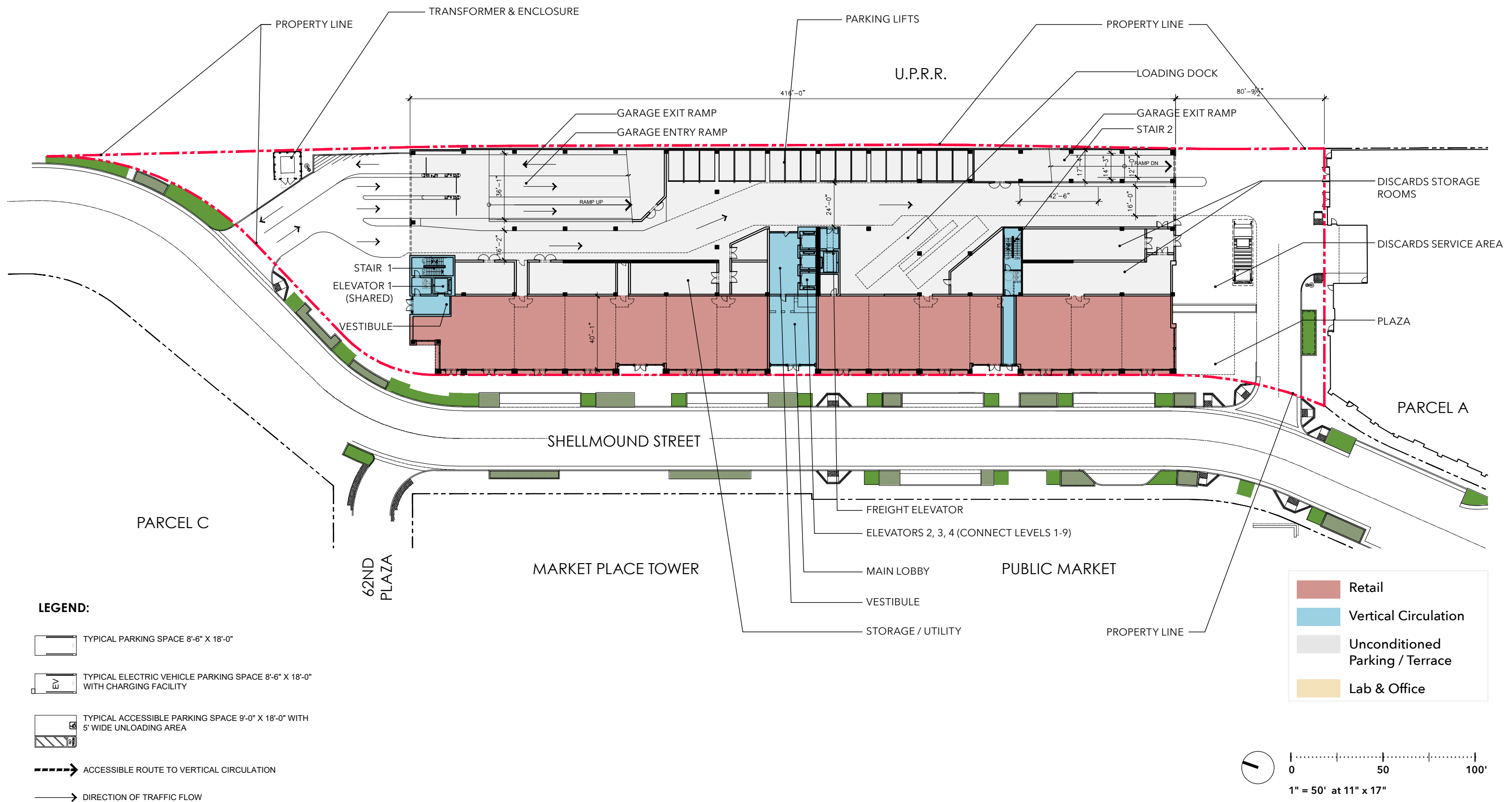


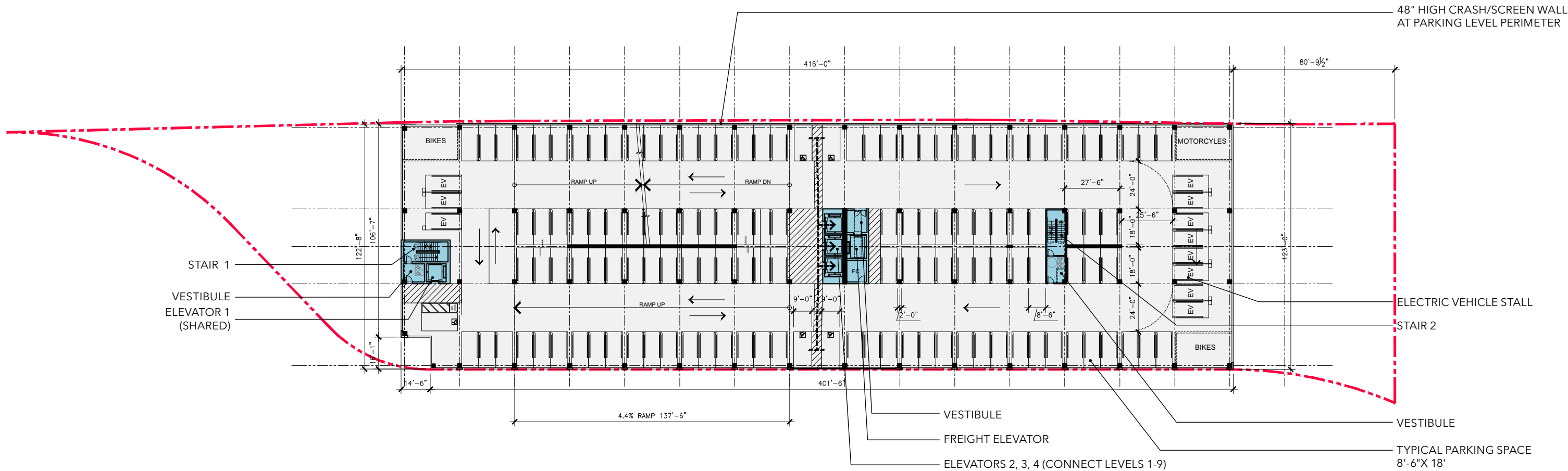
PARCEL F

3. RECENT, APPROVED AND PIPELINE REDEVELOPMENT PROJECTS IN THE PUBLIC MARKET DISTRICT





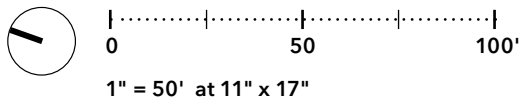


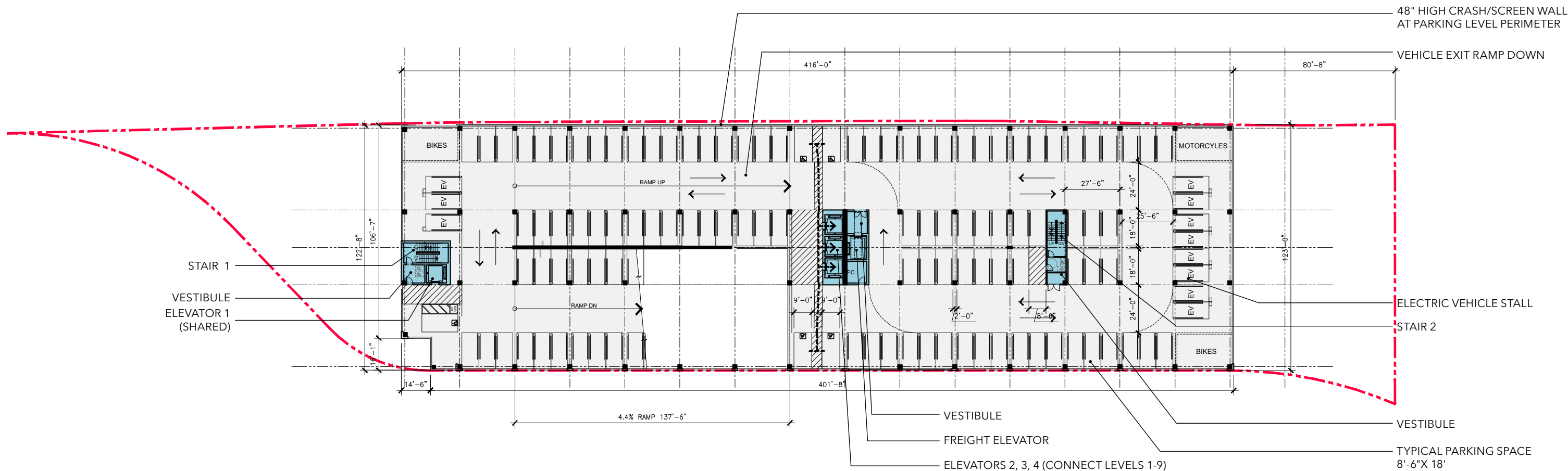


LEGEND:

- TYPICAL PARKING SPACE 8'-6" X 18'-0"
- TYPICAL ELECTRIC VEHICLE PARKING SPACE 8'-6" X 18'-0" WITH CHARGING FACILITY
- TYPICAL ACCESSIBLE PARKING SPACE 9'-0" X 18'-0" WITH 5' WIDE UNLOADING AREA
- ACCESSIBLE ROUTE TO VERTICAL CIRCULATION
- DIRECTION OF TRAFFIC FLOW

- Retail
- Vertical Circulation
- Unconditioned Parking / Terrace
- Lab & Office

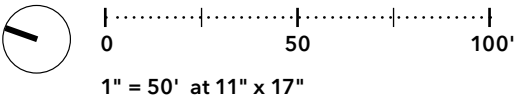


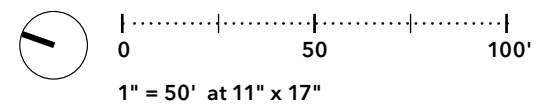
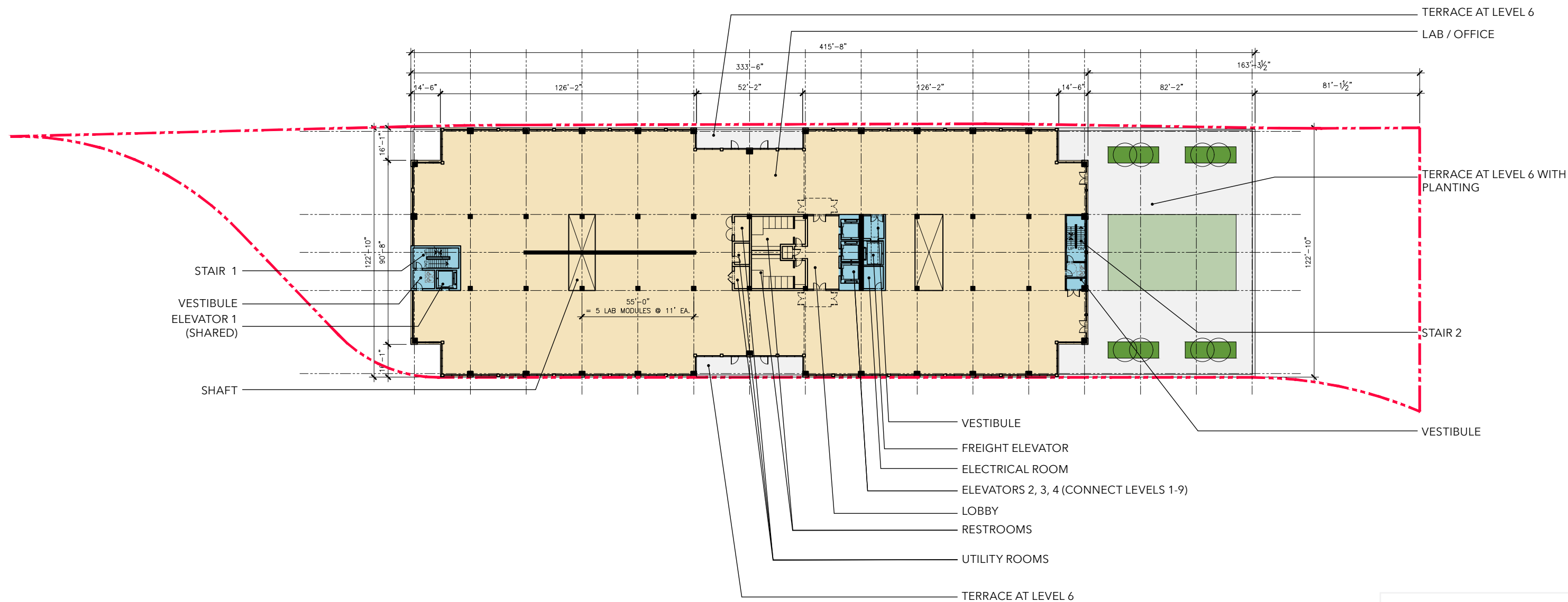


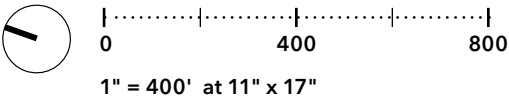
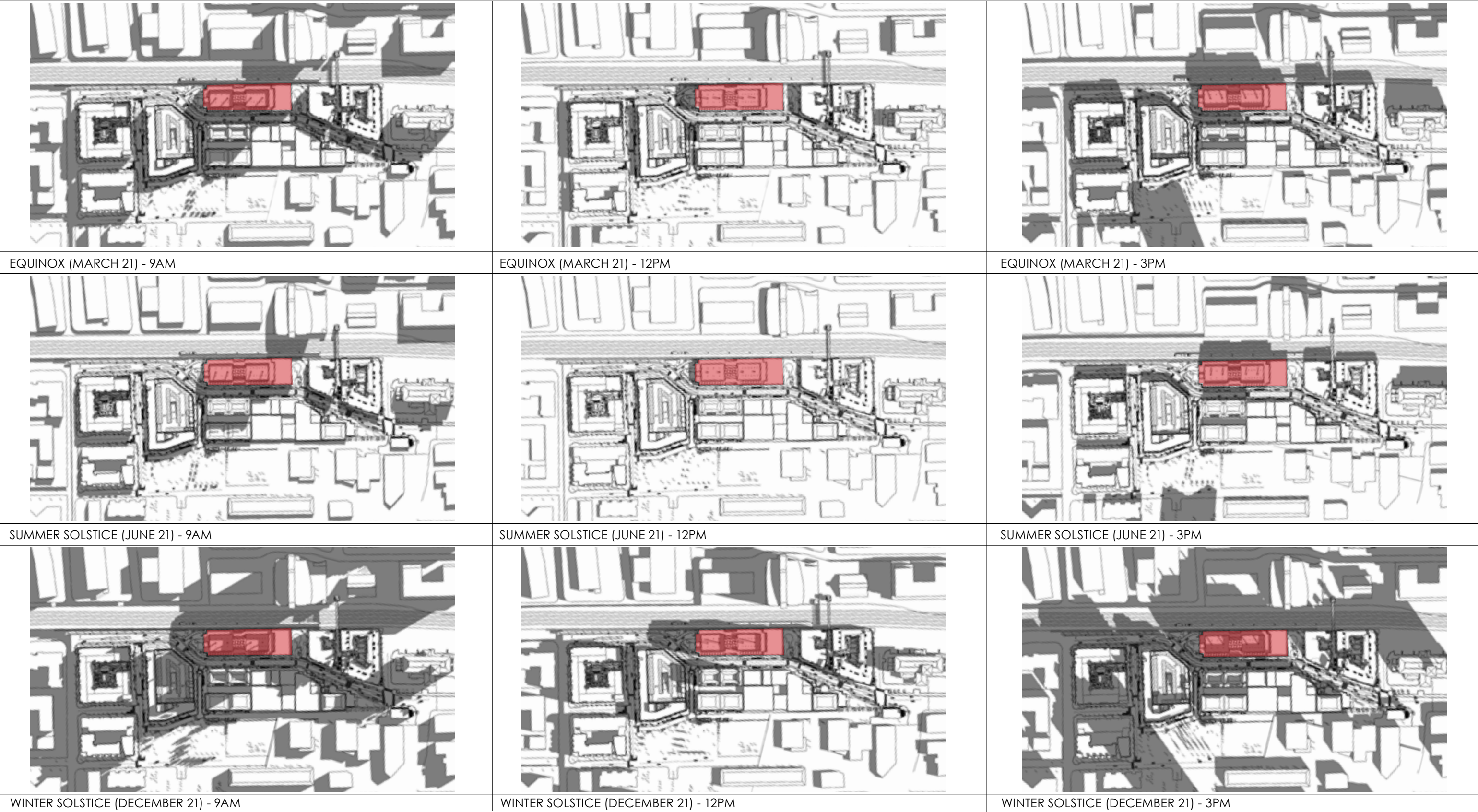
LEGEND:

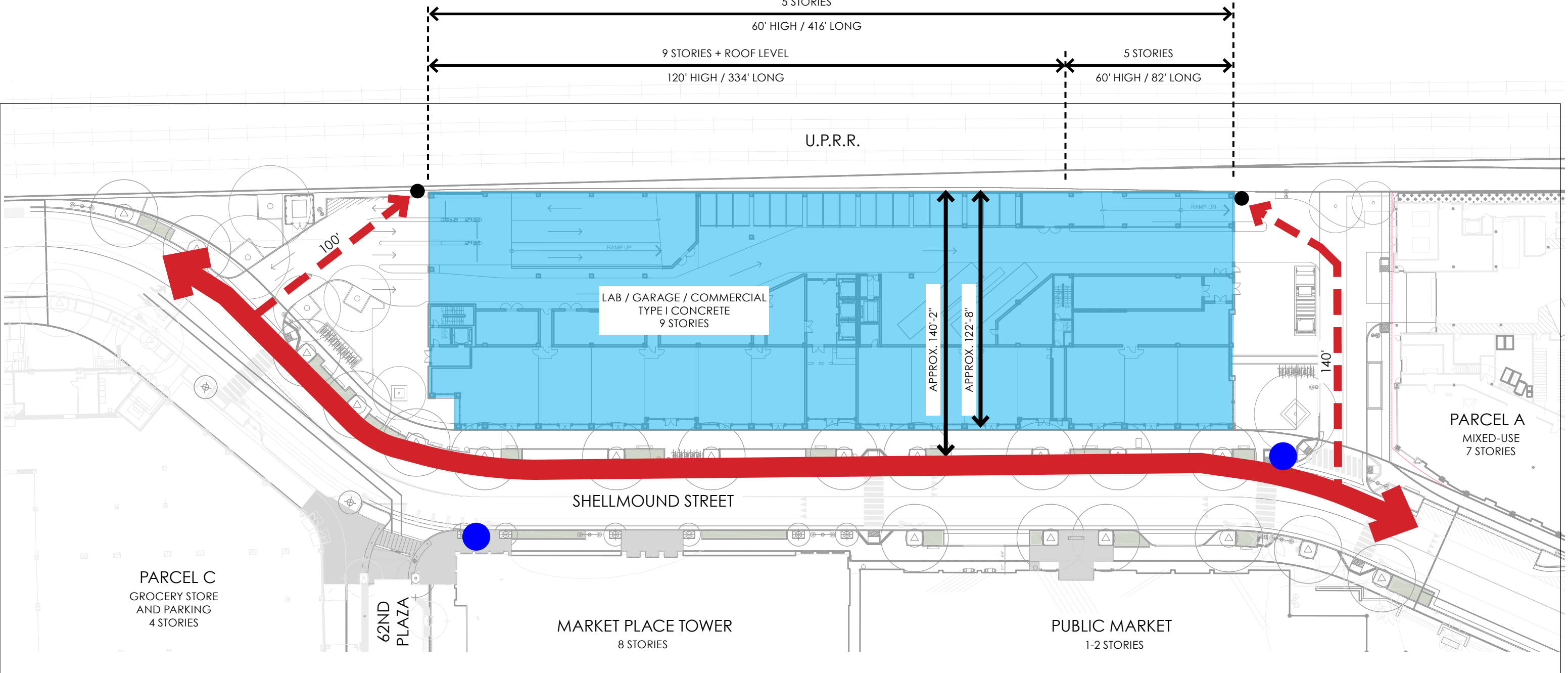
- TYPICAL PARKING SPACE 8'-6" X 18'-0"
- TYPICAL ELECTRIC VEHICLE PARKING SPACE 8'-6" X 18'-0" WITH CHARGING FACILITY
- TYPICAL ACCESSIBLE PARKING SPACE 9'-0" X 18'-0" WITH 5' WIDE UNLOADING AREA
- ACCESSIBLE ROUTE TO VERTICAL CIRCULATION
- DIRECTION OF TRAFFIC FLOW

- Retail
- Vertical Circulation
- Unconditioned Parking / Terrace
- Lab & Office

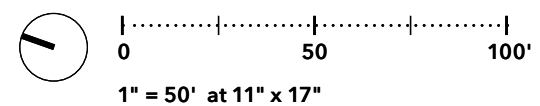




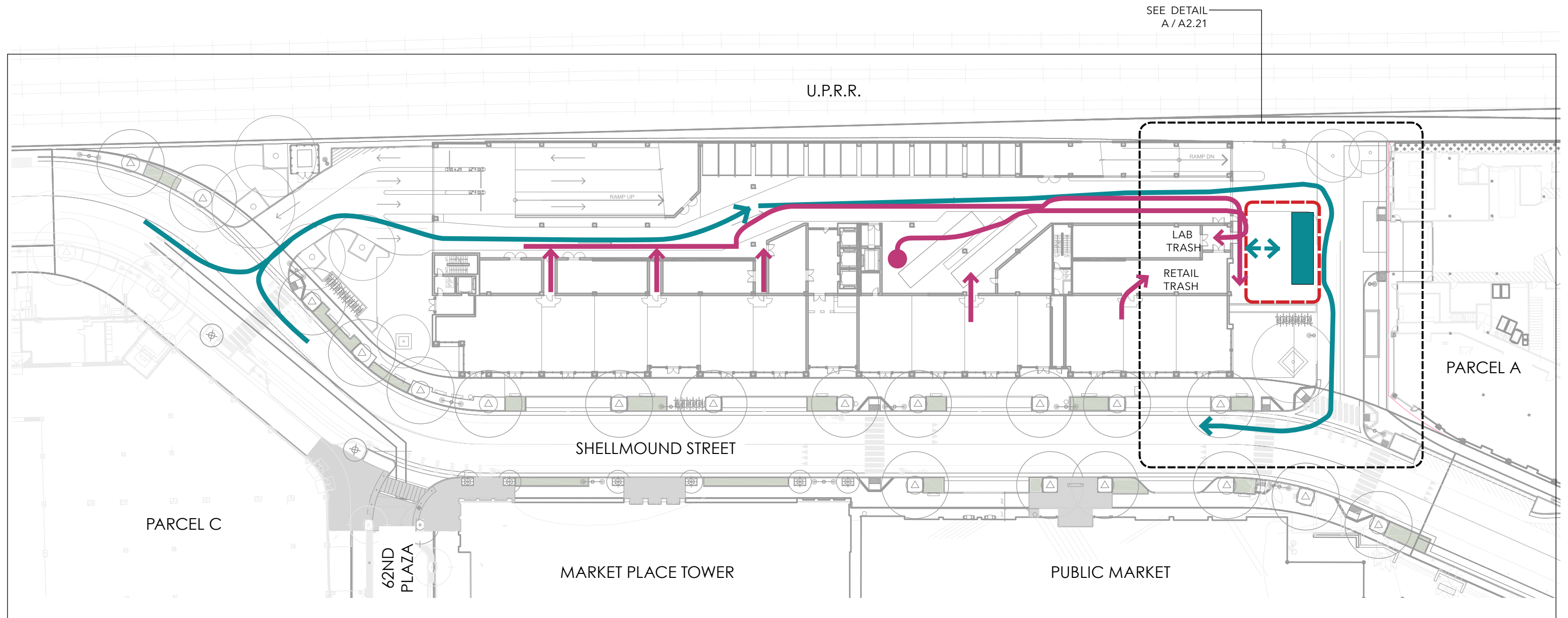









- LEGEND:**
- EMERGENCY VEHICLE ACCESS ROUTE ALONG SHELLMOUND
 - E.V.A. ROUTE
 - EXISTING FIRE HYDRANT TO REMAIN
 - PROPOSED PARCEL B BUILDING FOOTPRINT

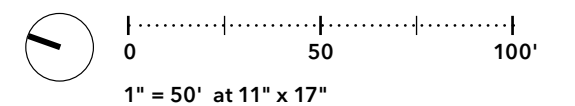


- Notes:
1. Discards from upper floor are via service elevator.
 2. Discards from ground floor follow the illustrated route.
 3. On-site staging personnel shall be provided as required per agreement with hauler.

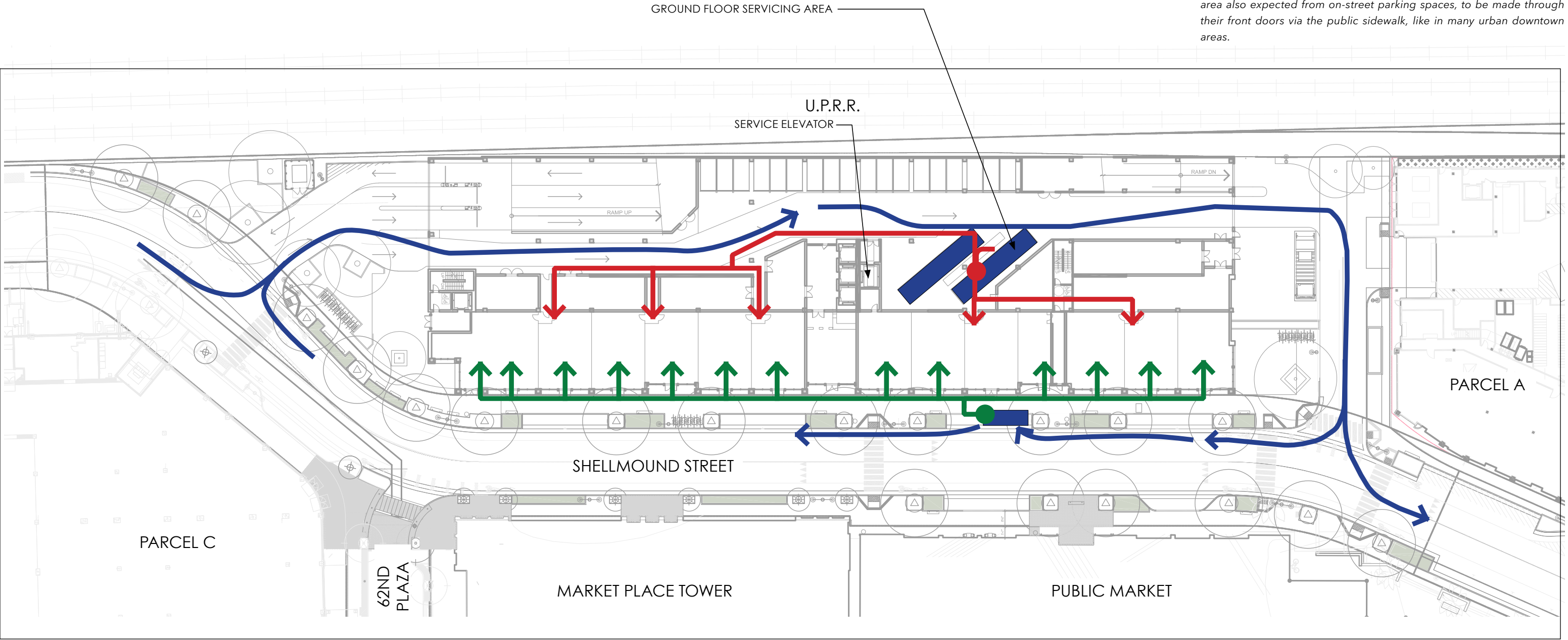


LEGEND:

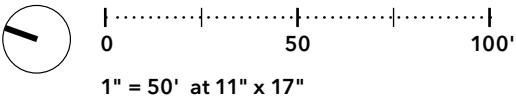
-  TRASH VEHICLE ROUTE
-  HAULER VEHICLE PARKING/STAGING LOCATION (36' X 11')
-  PATH OF TRAVEL FOR HAULER PERSONNEL TO/FROM TRASH ROOM FOR TRASH LOADING
-  ACCESSIBLE ROUTE TO TRASH ROOM
-  OUTDOOR STAGING AREA

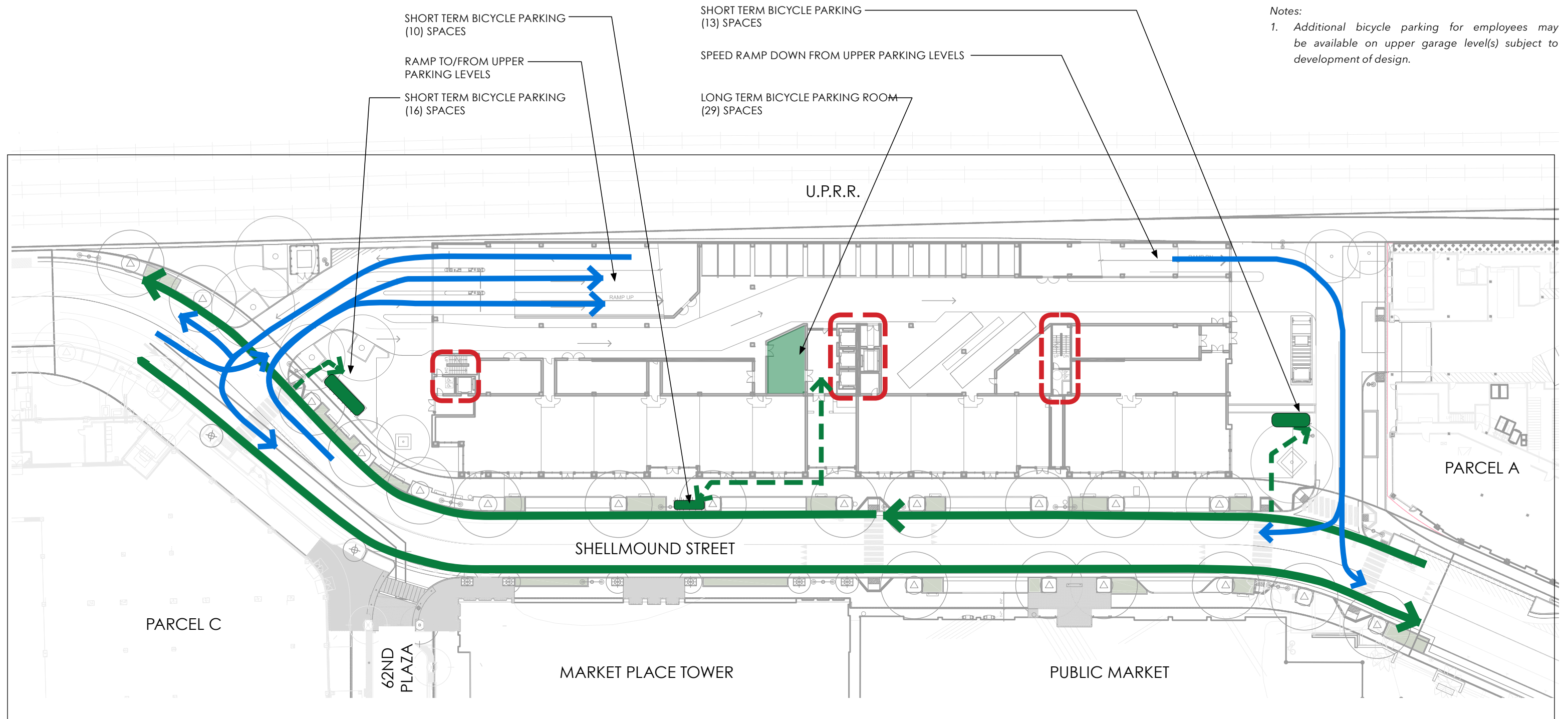


- Notes:
- 1. Deliveries to the upper floors: Delivery vehicles will park in the Ground Floor service area and deliver materials via the service elevator.
 - 2. Deliveries to the ground floor mixed uses will be made by service vehicles primarily parked in the Ground Floor service area. Some retail deliveries area 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

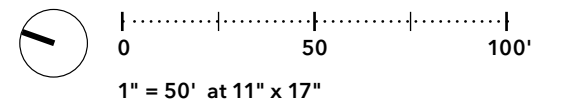




LEGEND:

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

- VEHICLE CIRCULATION
- VERTICAL CIRCULATION TO AND/OR FROM PARKING LEVELS



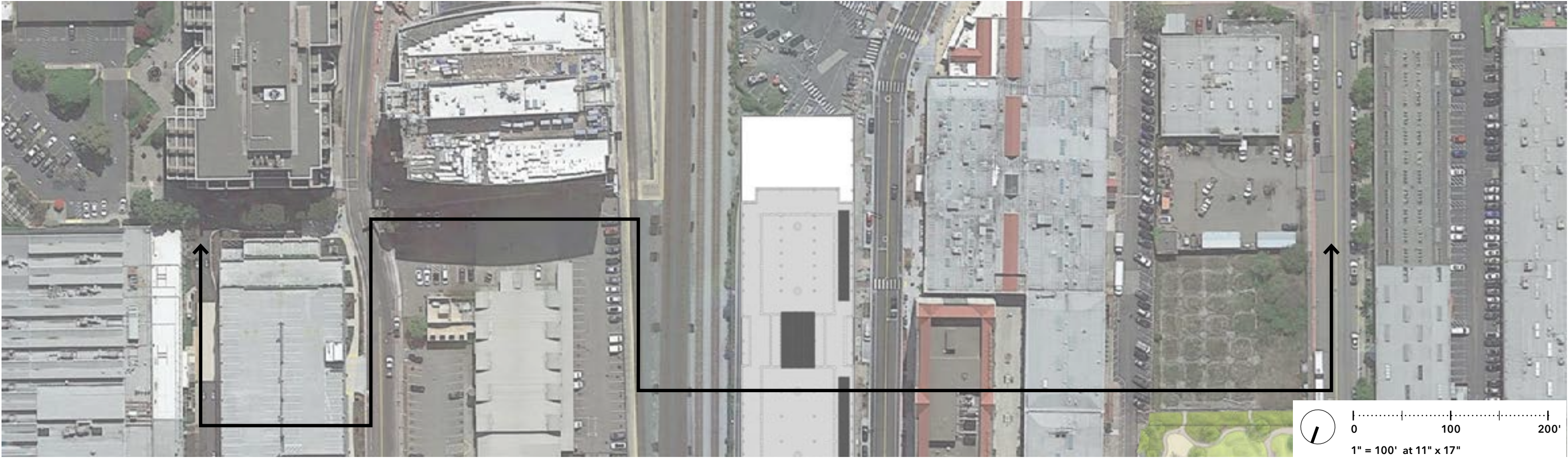
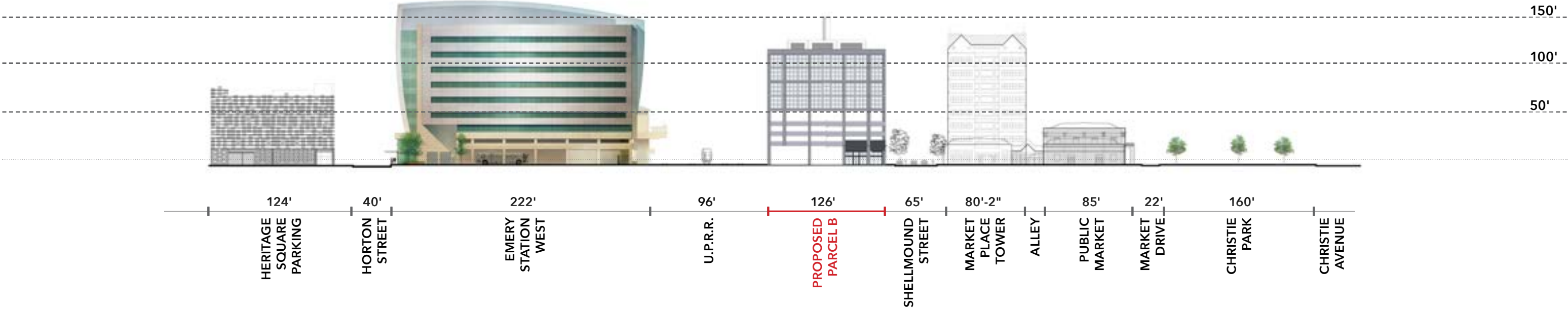


PUBLIC MARKET DISTRICT COMMERCIAL PARKING PROVIDED AS SHARED PARKING	
LOCATION	Shared Parking Spaces Available
PARCEL B	260
PARCEL C	203
MARKET DRIVE	153
TOTAL	616 SPACES

ADDITIONAL PUBLIC PARKING RESOURCES IN THE PUBLIC MARKET DISTRICT	
LOCATION	Parking Spaces
SHELLMOUND STREET	12
63RD STREET	14

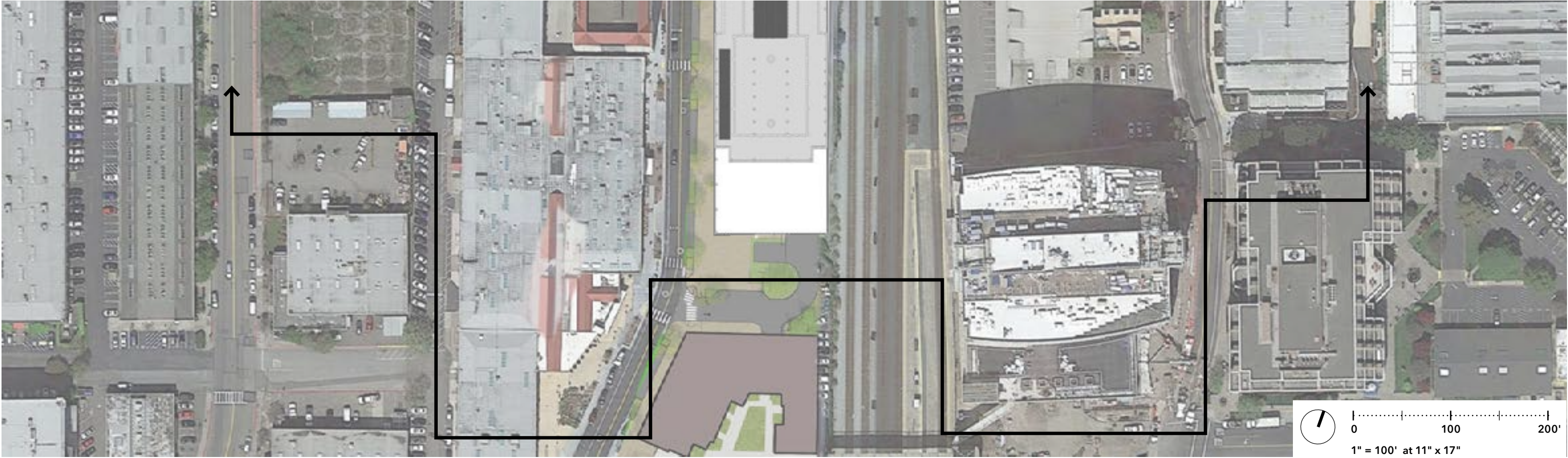
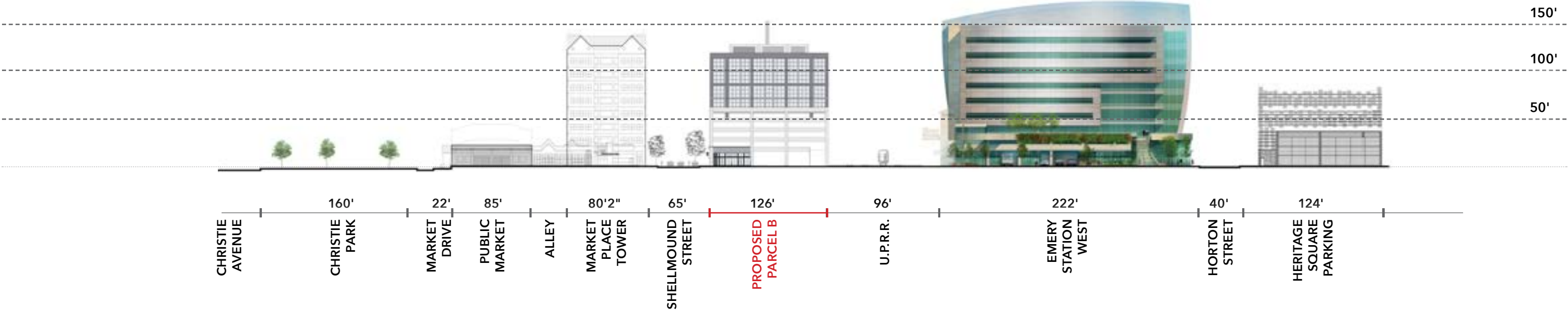
NORTH ELEVATION

Note: The dimensions are approximate.



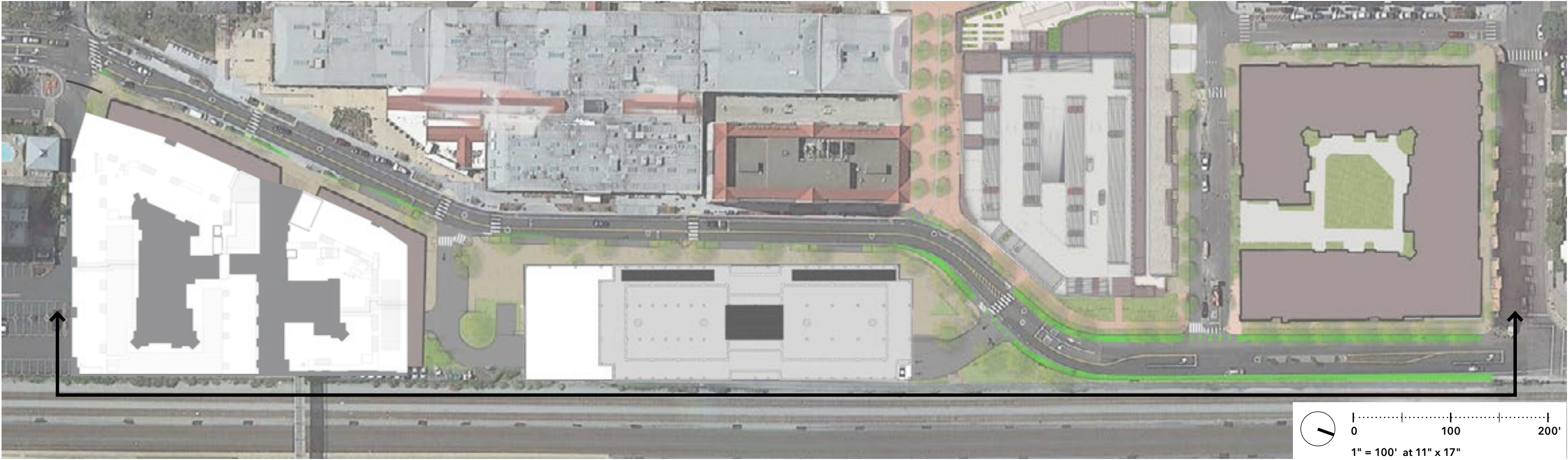
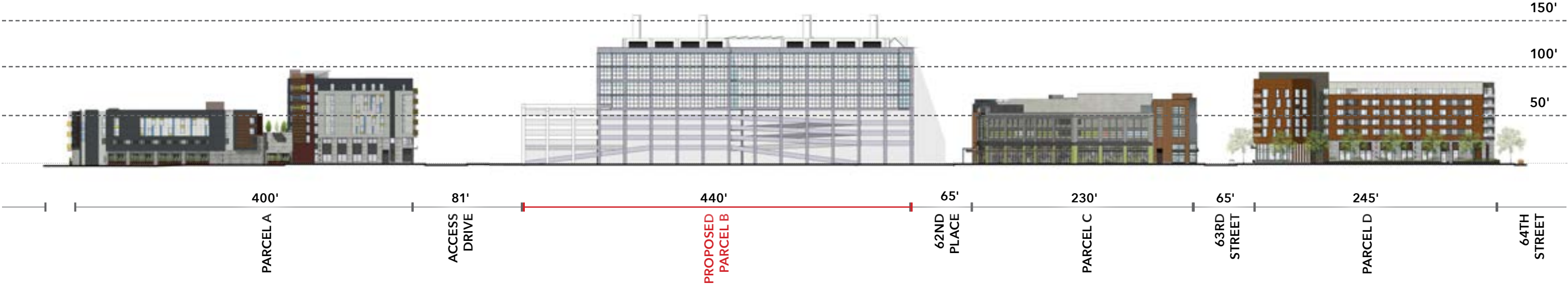
SOUTH ELEVATION

Note: The dimensions are approximate.



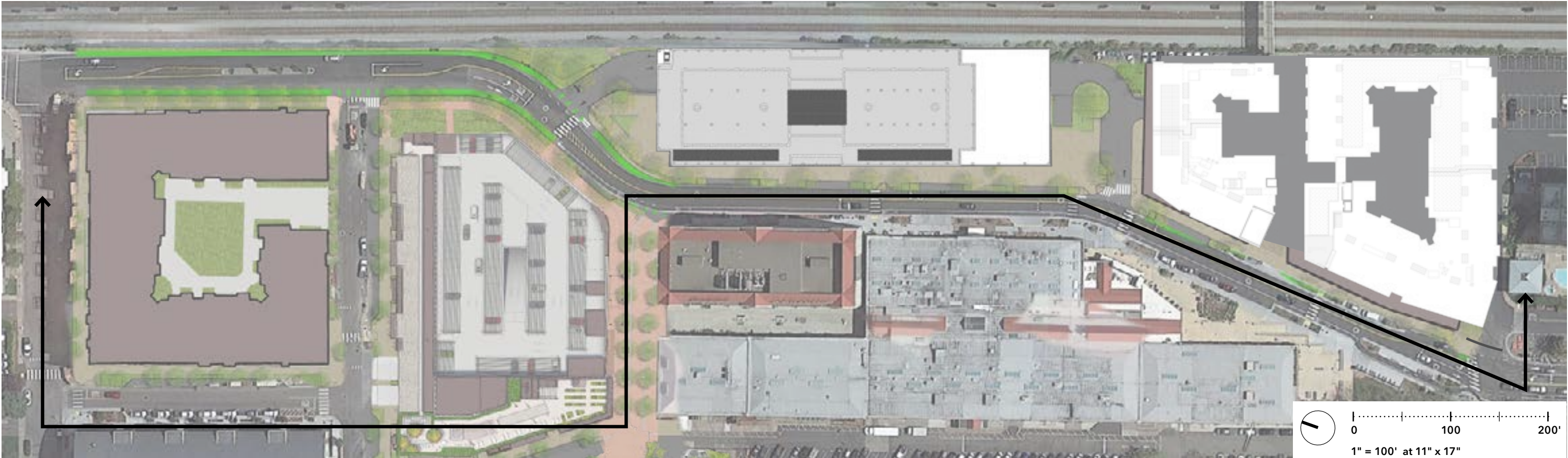
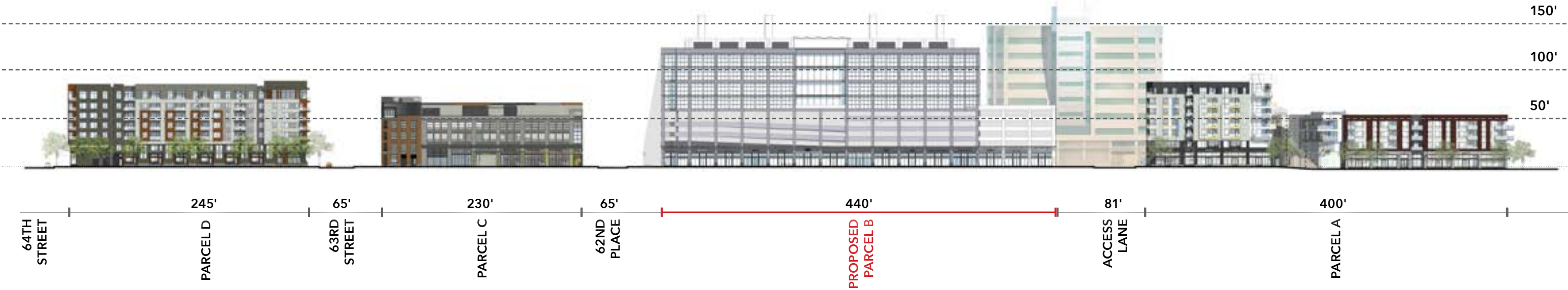
EAST ELEVATION

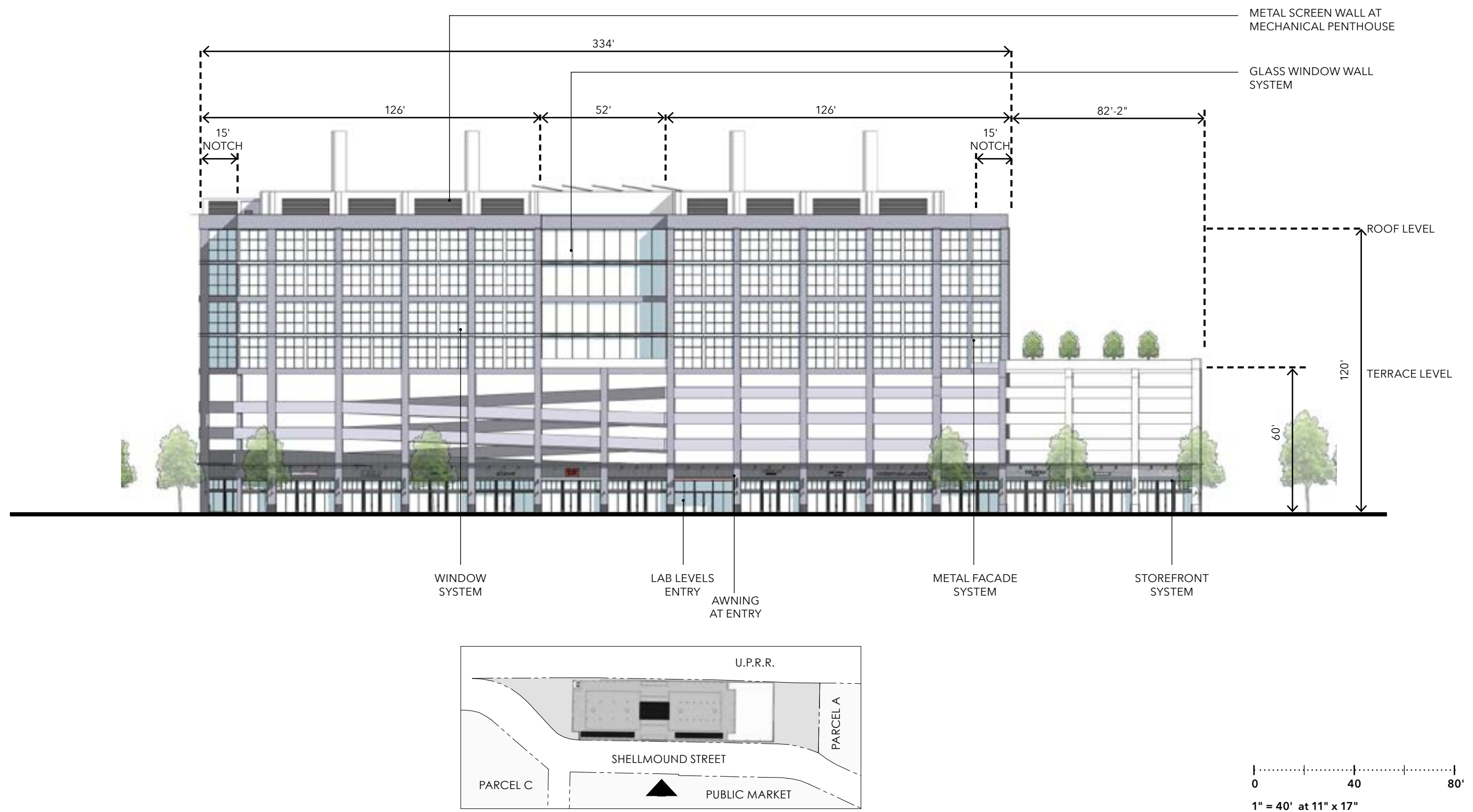
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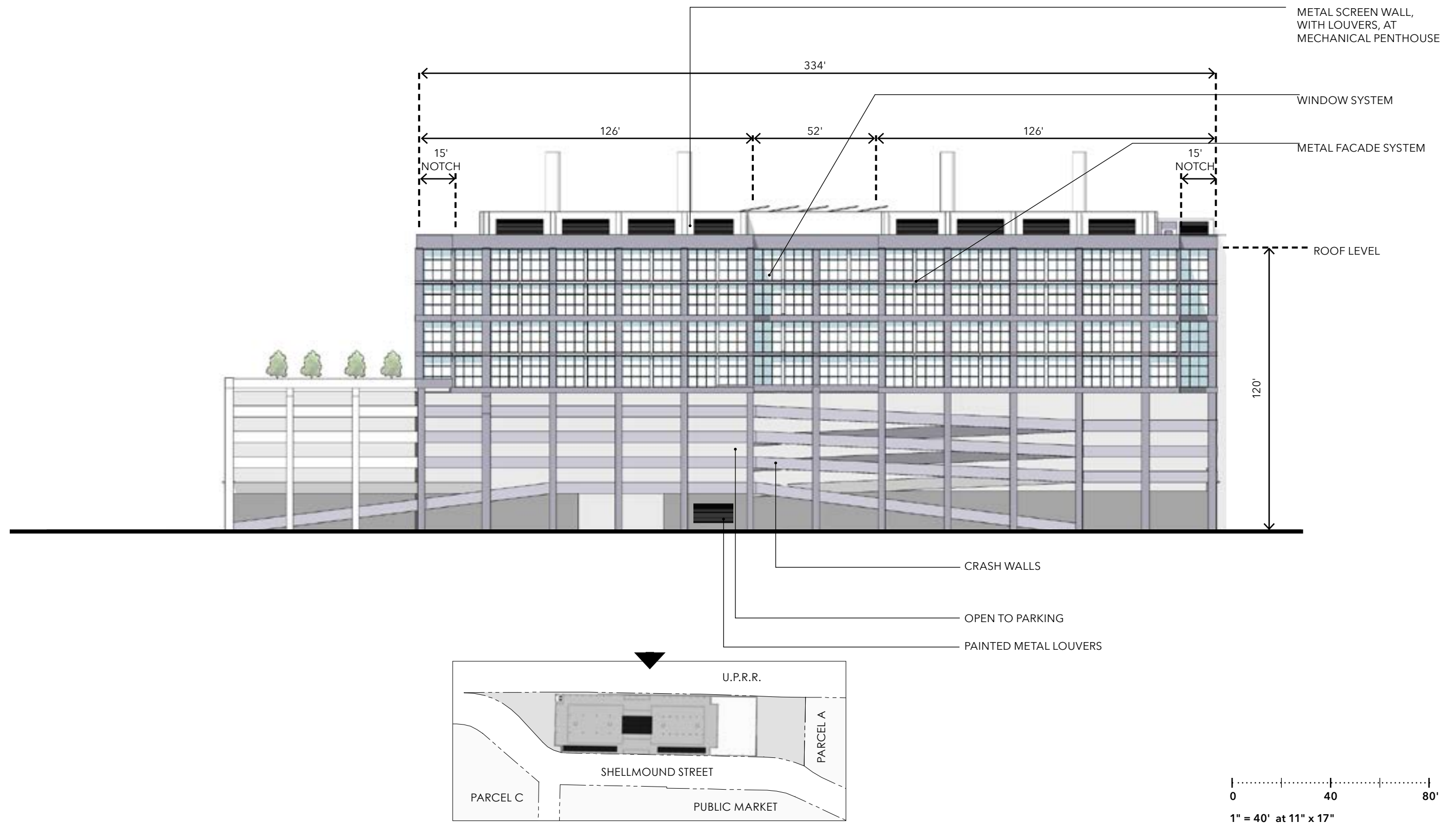


WEST ELEVATION

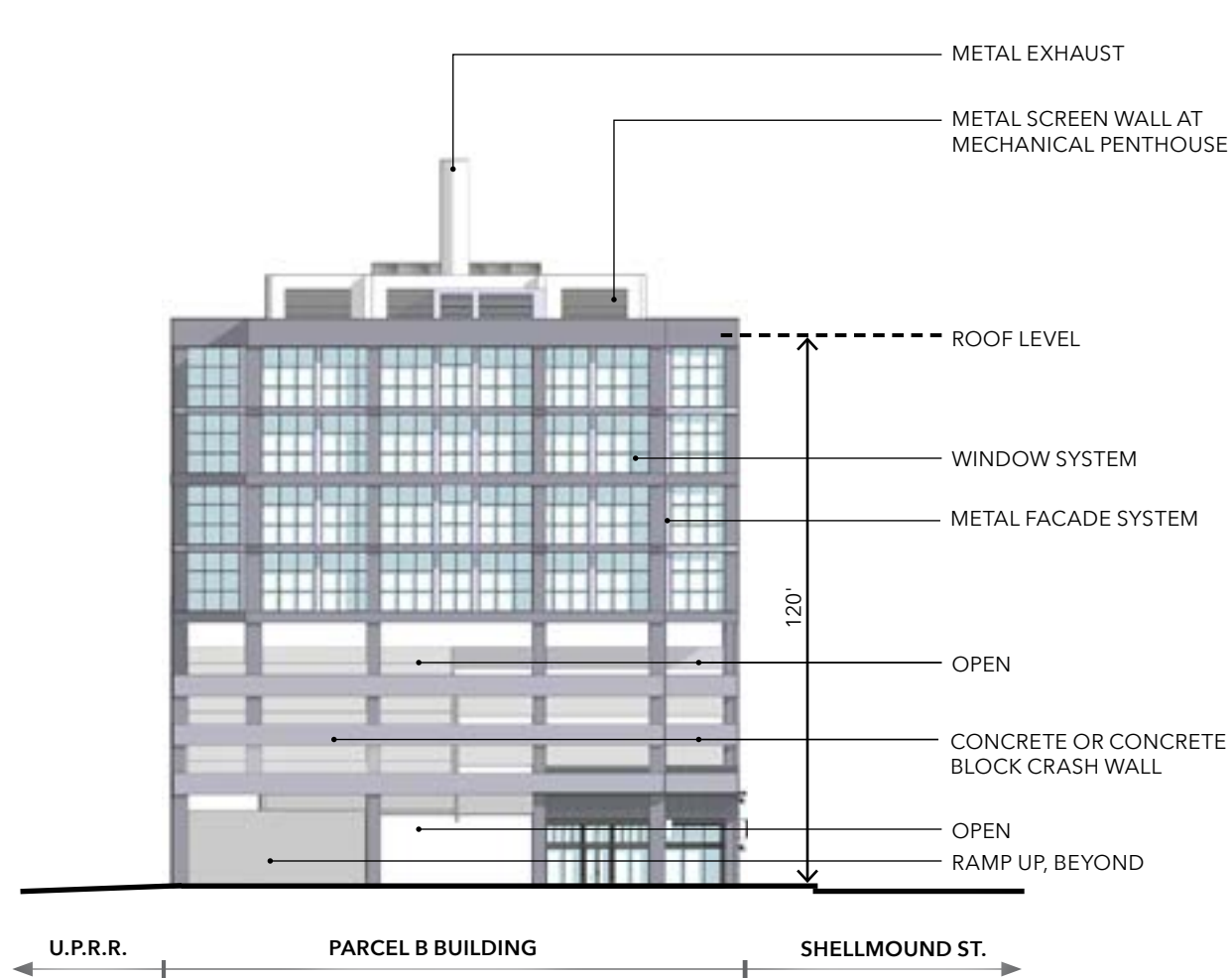
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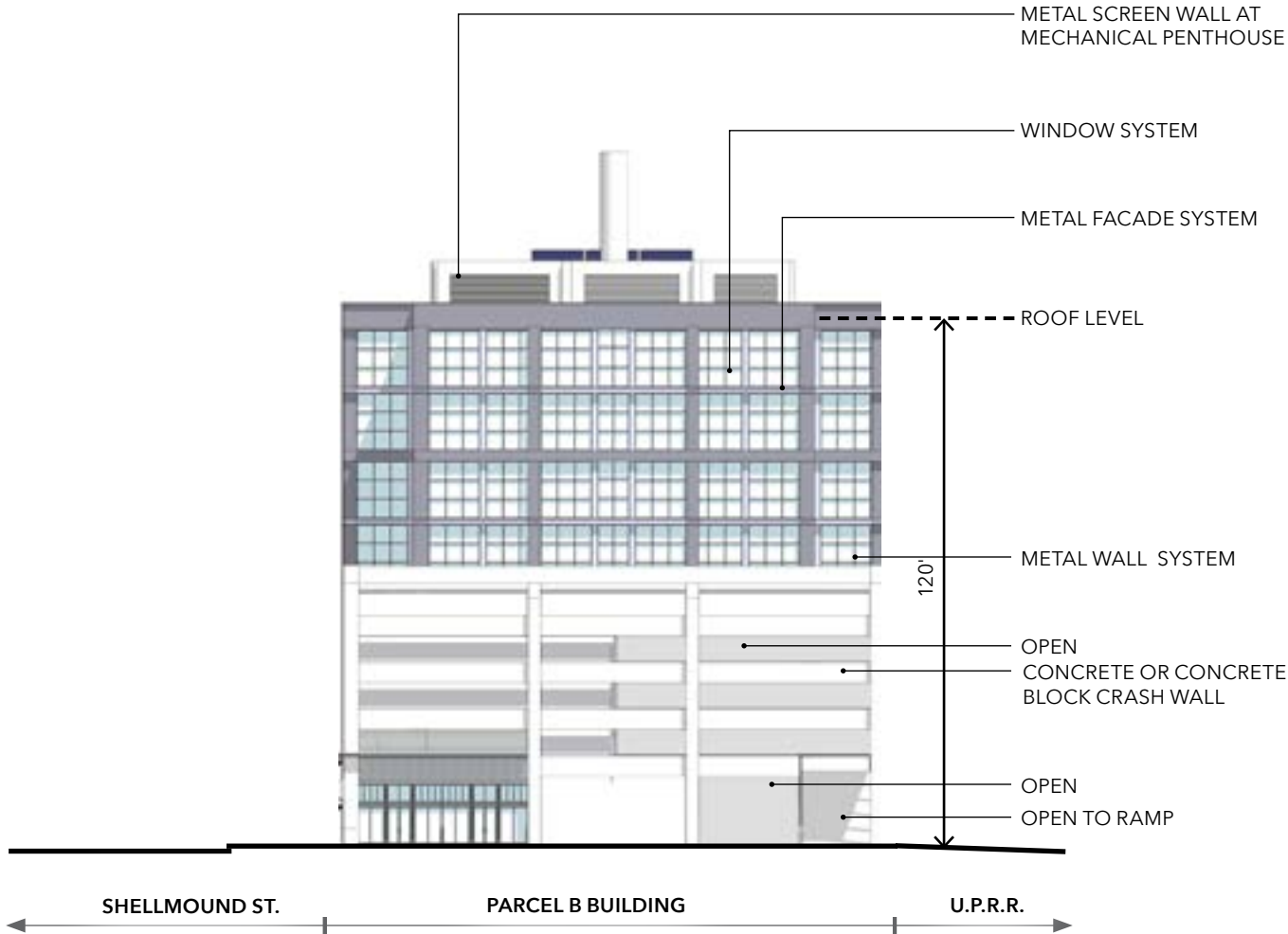




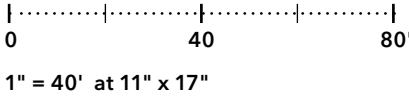
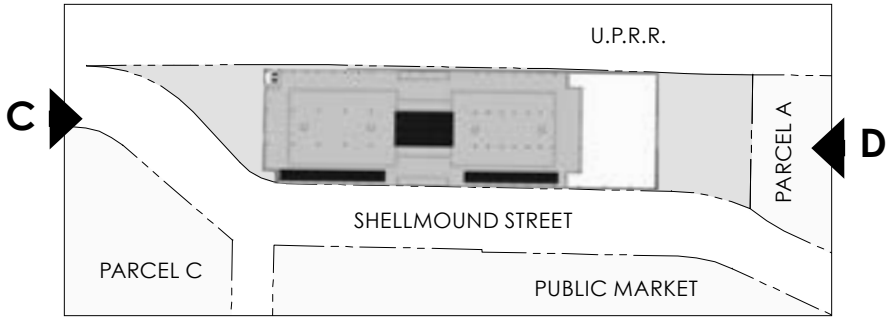
Notes:
Street trees and furnishings omitted for clarity.

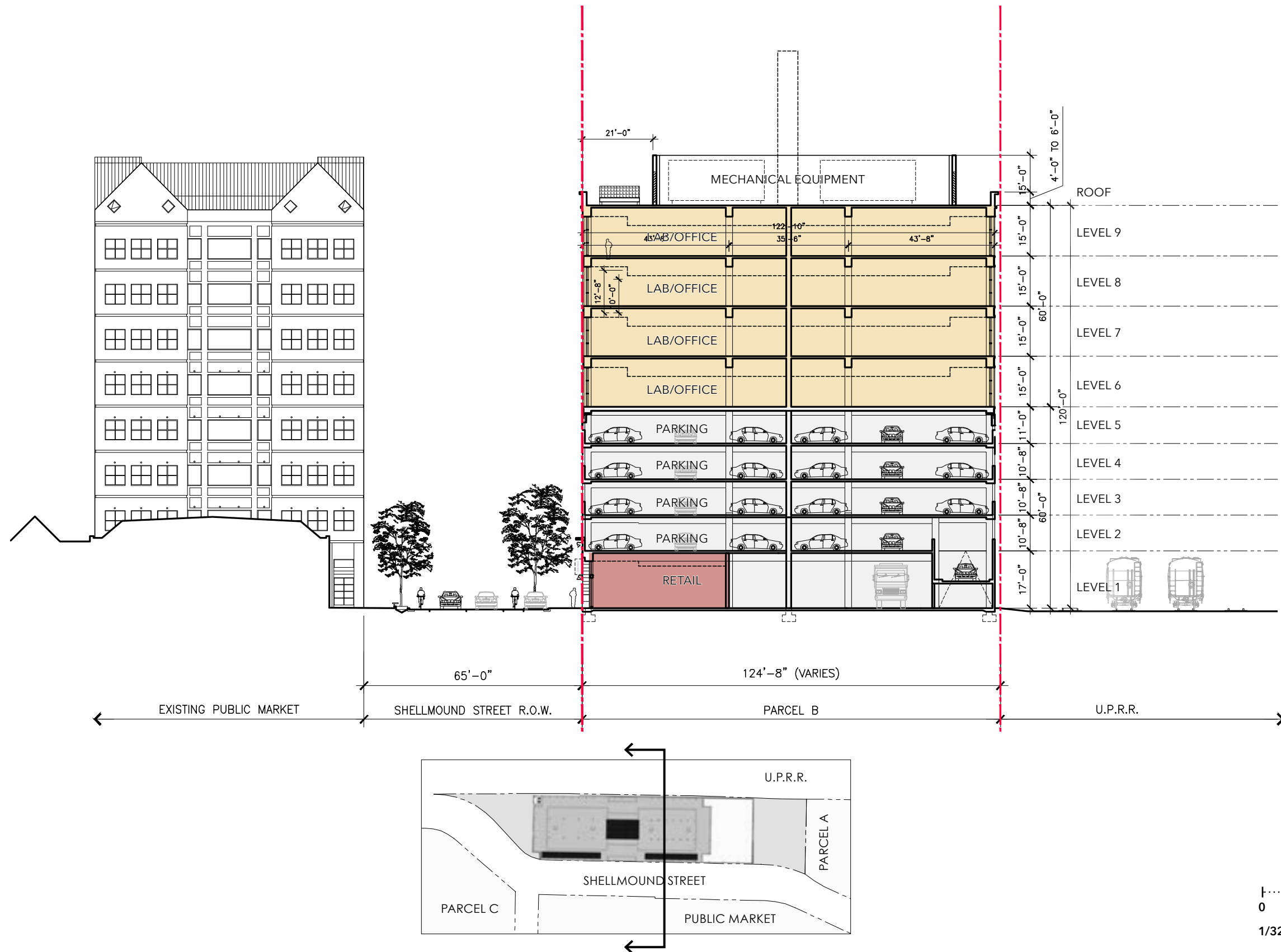


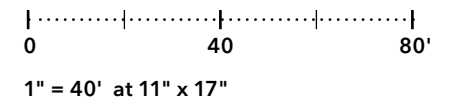
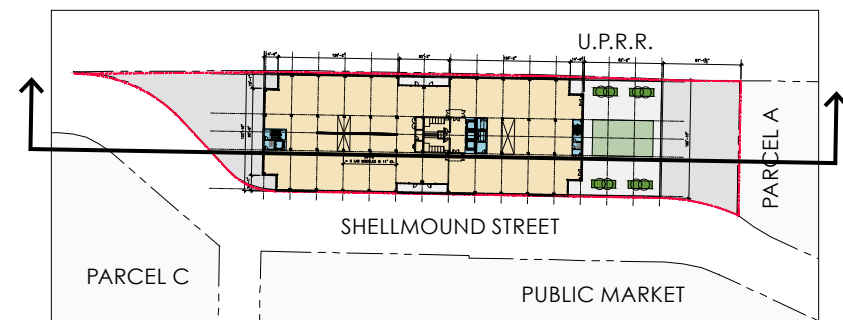
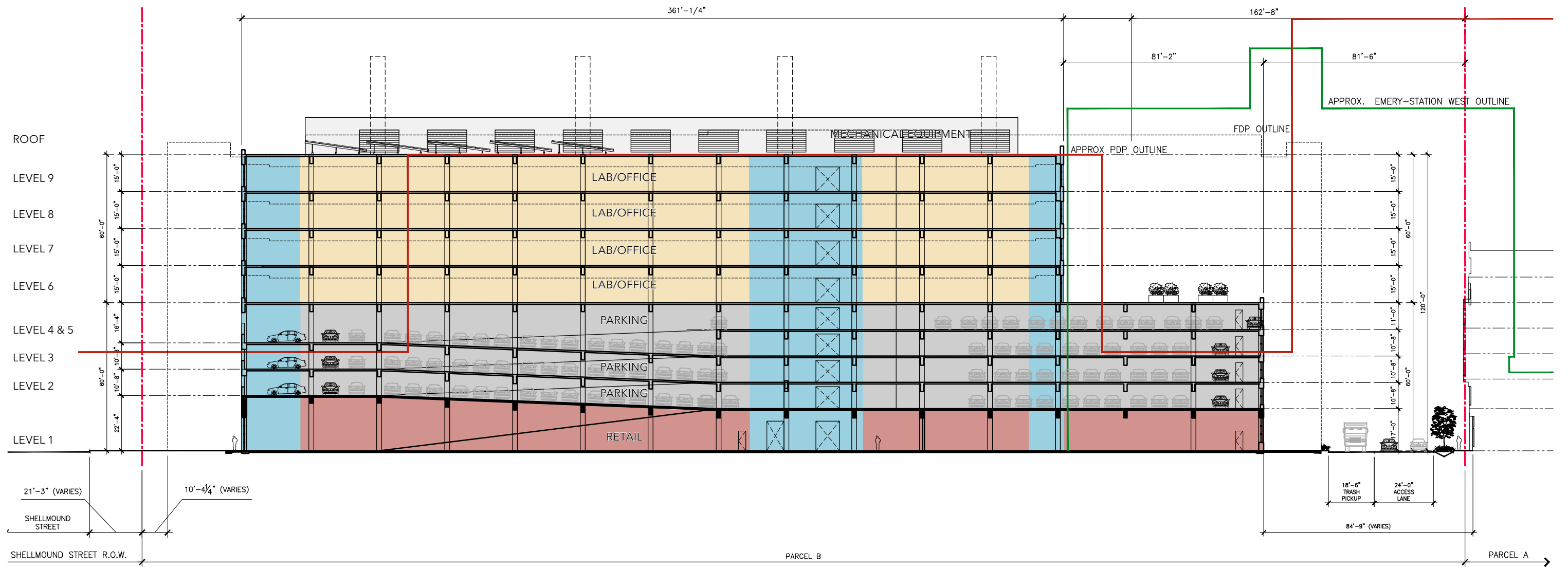
C. NORTH ELEVATION

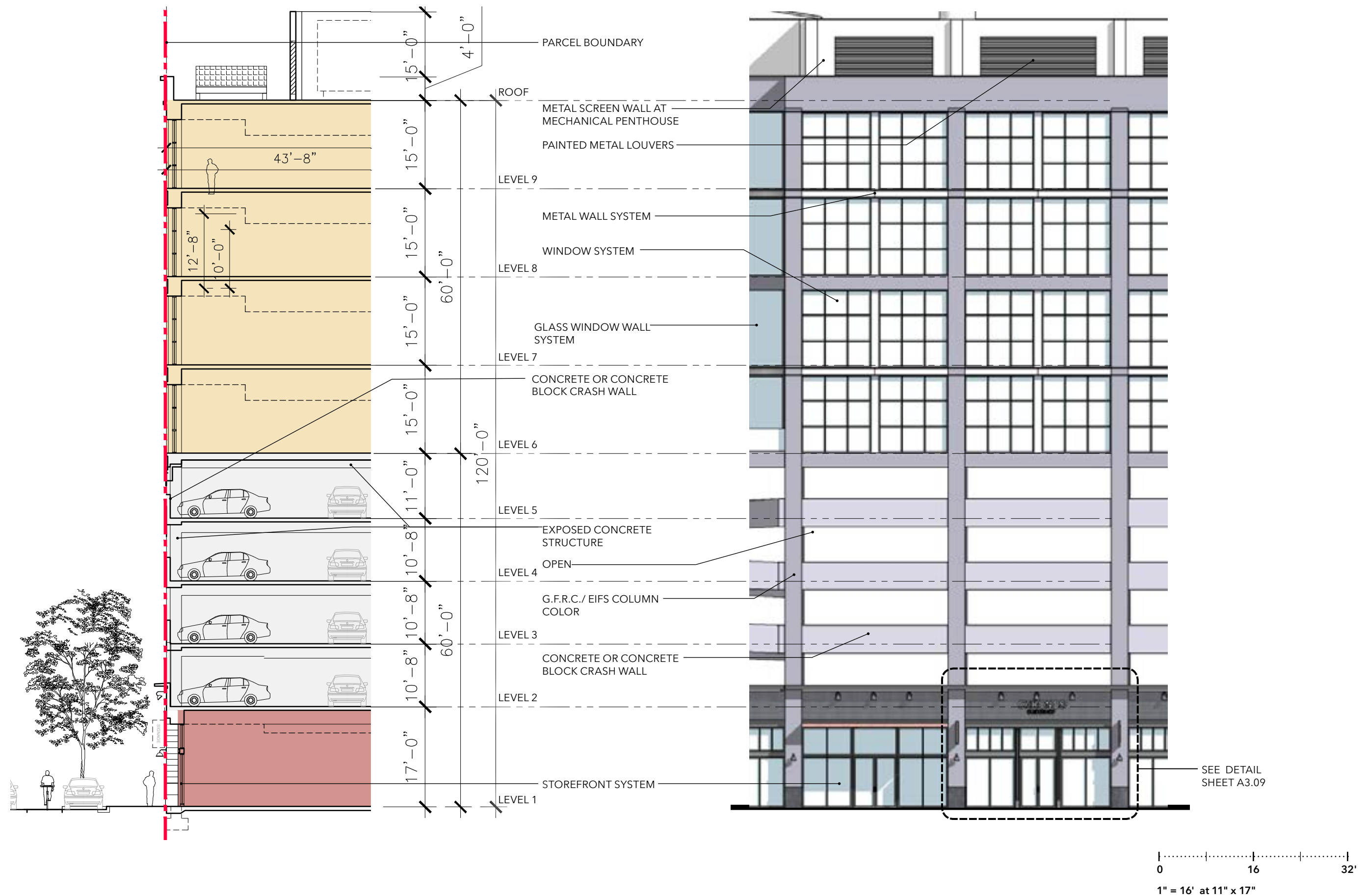


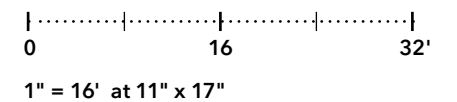
D. SOUTH ELEVATION

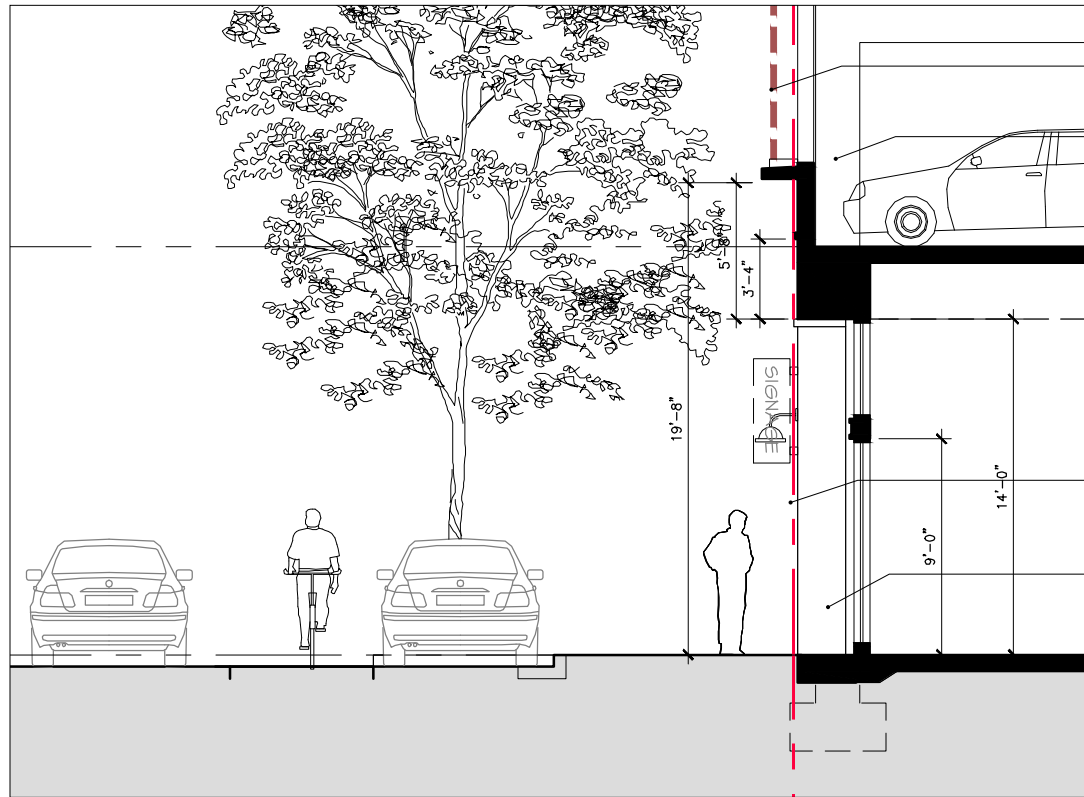












3. SECTION



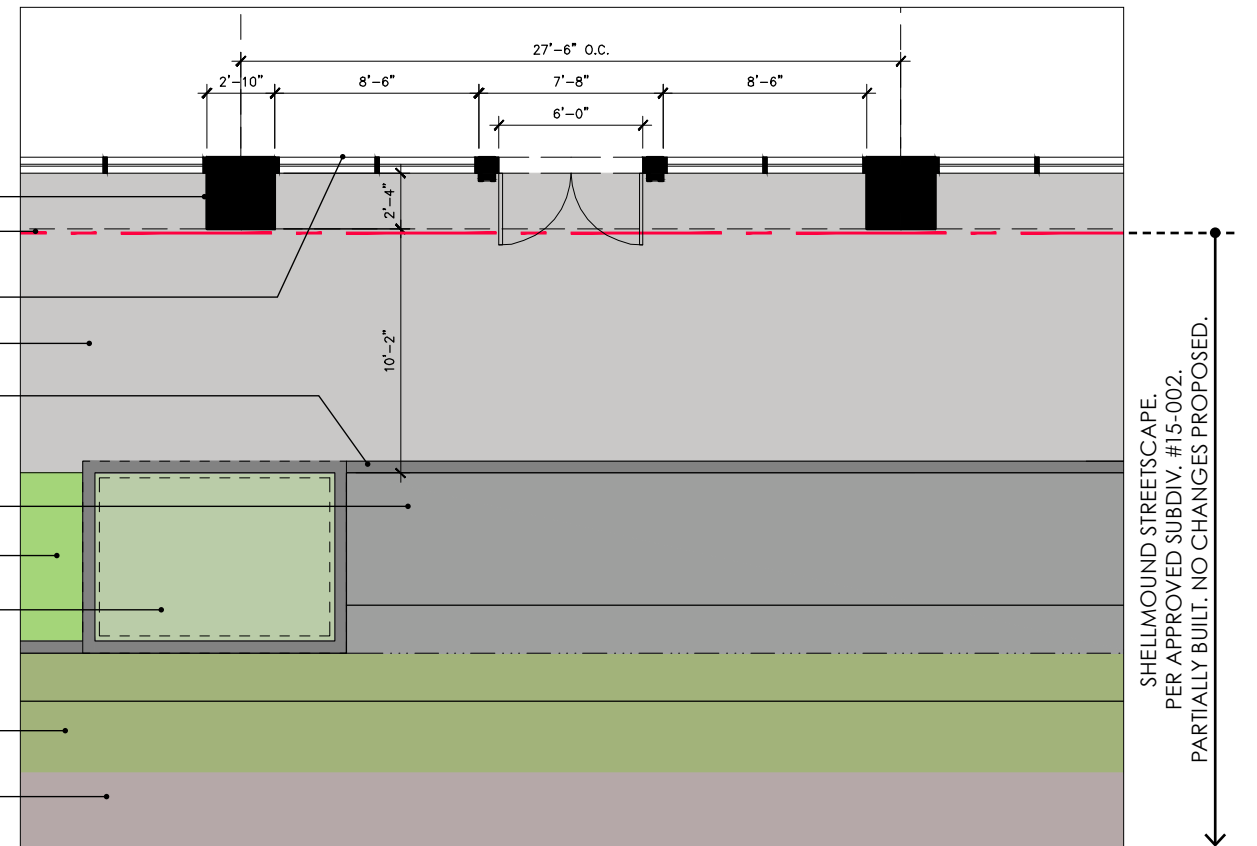
4. VIEW

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

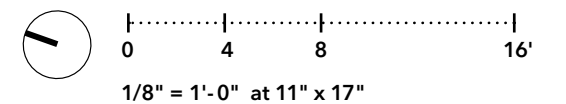


2. ELEVATION

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



1. PLAN



NOTE: SEE NEXT PAGES FOR DETAILS.



EMERYVILLE PUBLIC MARKET - PARCEL B

Emeryville, California


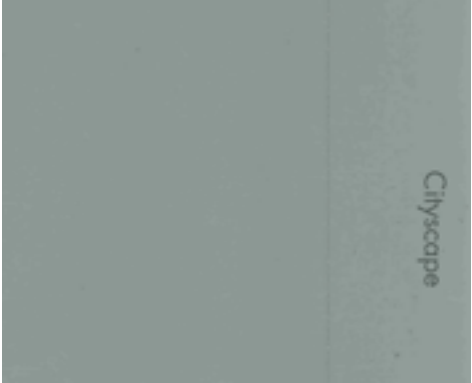




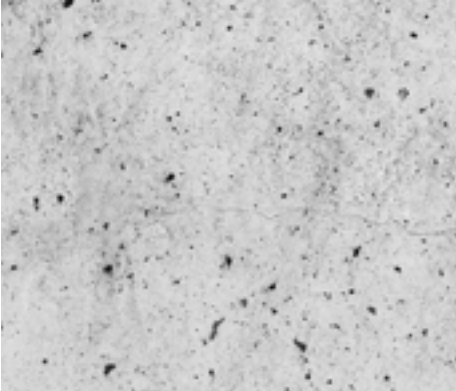












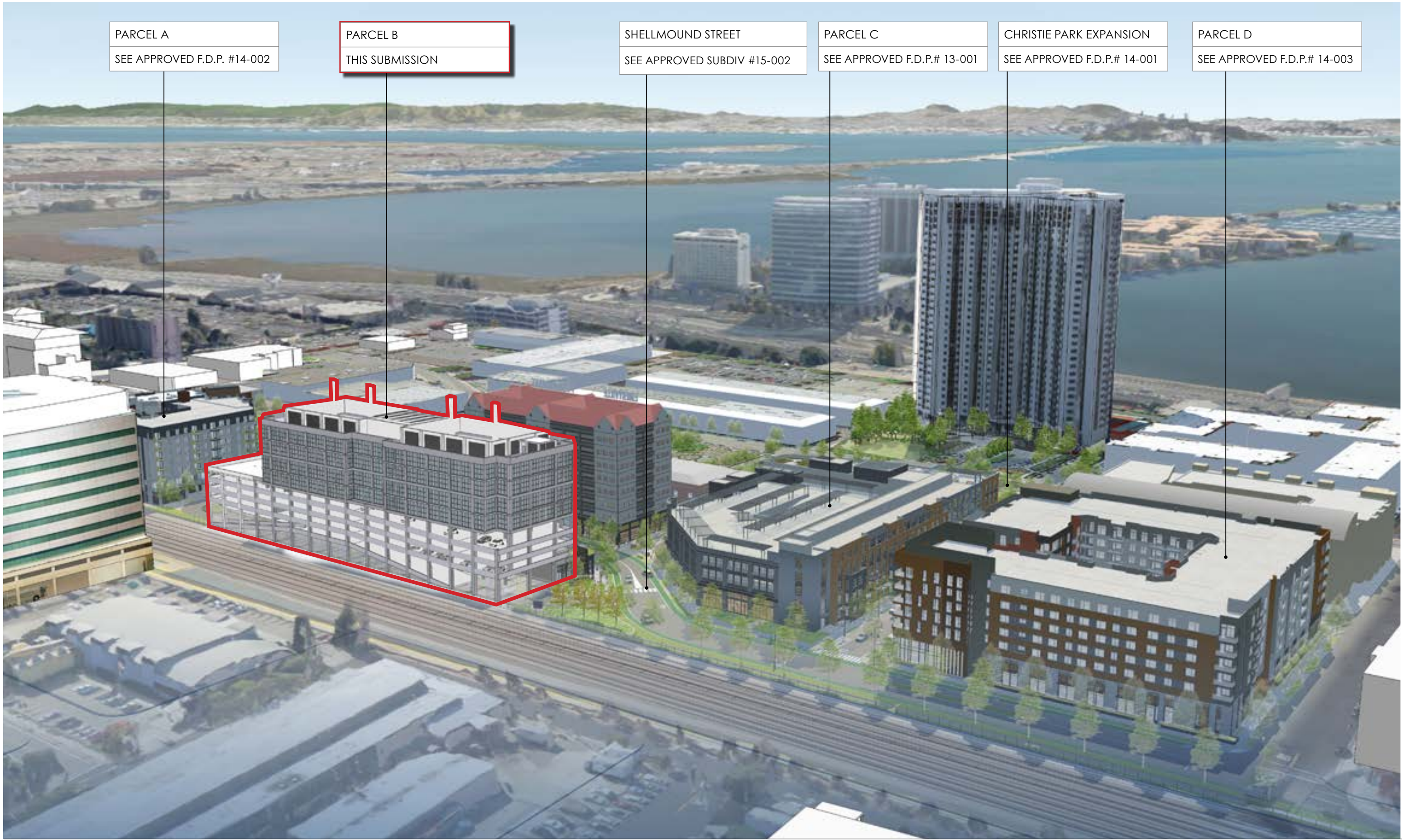
EMERYVILLE PUBLIC MARKET - PARCEL B

Emeryville, California

Site East Axon

October 31, 2019 | 40
AR3234

					
GLASS AT STOREFRONTS AT LAB LEVELS AT STAIRS AND LOBBIES	PAINT COLOR TO MATCH "CITYSCAPE" (SW 7067) AT ROOFTOP MECHANICAL SCREEN WALLS	PAINT COLOR TO MATCH "GRIZZLE GRAY" (SW 7068) AT METAL FACADE ELEMENTS	PAINT COLOR TO MATCH "IRON ORE " (SW 7069) AT METAL FACADE ELEMENTS	PAINT COLOR TO MATCH "DARK BRONZE" (ANODIZED) AT STOREFRONTS	PAINT COLOR TO MATCH "CLASSIC BRONZE" AT STOREFRONTS
FINISHES + MATERIALS					
					
STRUCTURAL CONCRETE (NOT "BOARD-FORMED") AT CRASH WALLS	CONCRETE BLOCK AT CRASH WALLS	PAINT TO MATCH "SLATE GRAY #18" BY CENTRIA AT LOUVERS	"STONE" TILE 3 ACCENT AT RETAIL BASE	"STONE" TILE 2 AT RETAIL BASE	"STONE" TILE 1 COLUMN ACCENT AT RETAIL BASE
FINISHES + MATERIALS					
					
	METAL SCREEN WALL AT TRANSFORMER ENCLOSURE	METAL SCREEN WALL AT ROOF LEVEL LOUVERS AT ROOF AND BASE LEVELS METAL CHIMNEY	METAL AND GLASS WINDOW AND WALL SYSTEM	CURTAIN WALL SYSTEM AT ENTRY NOTCH	STOREFRONT SYSTEM ALONG SHELLMOUND STREET
WALL SYSTEMS					



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



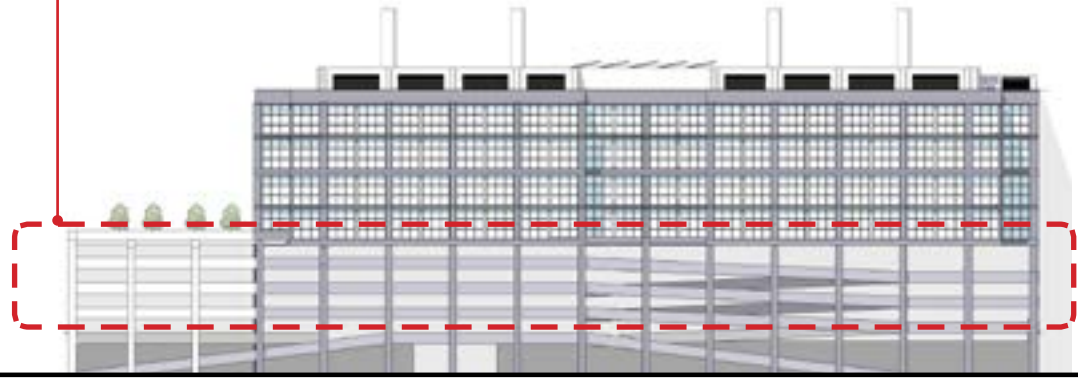
VIEW LOOKING NORTH UP SHELLMOUND STREET

PUBLIC ART INTEGRATION

ARTIST WILL CONSIDER THESE AREAS AS A CANVAS. PART OF PUBLIC MARKET DISTRICT ART PROGRAM UNDER PURVIEW OF EMERYVILLE PUBLIC ART COMMITTEE.



A. WEST ELEVATION



B. EAST ELEVATION

C. SHORTLISTED ARTISTS:



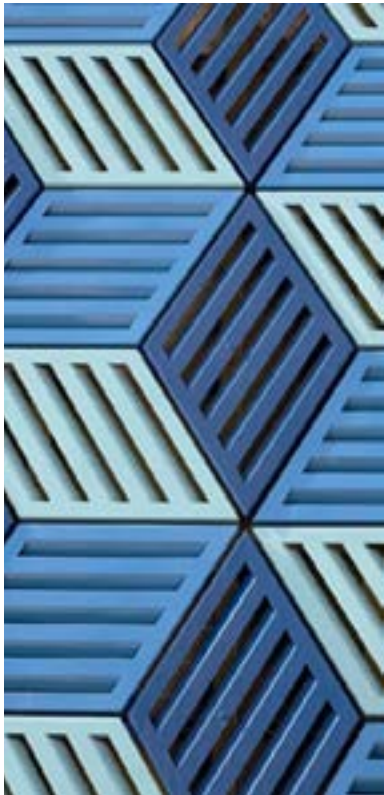
Christian Moller



Erwin Redl



Jacob Hashimoto



Jim Isermann



Mark Reigelman



Ray King



Soo Sunny Park

NOTE: SEE "EMERYVILLE PUBLIC MARKET FINAL ART MASTER PLAN"