

EMERYVILLE PUBLIC MARKET

PARCEL B

REVISED DEVELOPMENT PLAN

DECEMBER 3, 2019

**CITY CENTER
REALTY PARTNERS**

 **HART HOWERTON**
NEW YORK · SAN FRANCISCO

BLANK

SUBMISSION SCHEDULE	PROJECT TEAM	CONTENTS
10/31/18 FINAL DEVELOPMENT PLAN - FOR STUDY SESSION - DRAFT 11/16/18 FINAL DEVELOPMENT PLAN - FOR STUDY SESSION 12/3/18 FINAL DEVELOPMENT PLAN - FOR STUDY SESSION - UPDATE 1/9/19 FINAL DEVELOPMENT PLAN 10/31/19 FOR CITY COUNCIL HEARING 11/27/19 PRELIMINARY DRAFT FOR PLANNING STAFF REVIEW 12/3/19 REVISED DEVELOPMENT PLAN	OWNER AG CCRP Public Market, L.P. 170 Grant Avenue, 6th Floor San Francisco, CA 94108 (415) 395-2908 Contact: Mark G. Stefan mark@ccrpplc.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 Keelin On Art Contact: Dorka Keen dorka@keehonart.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 94111 (415) 473-4900 Main (415) 473-4910 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 Francisco, CA (414) 284 1544 Contact: Peter Costa pcosta@nelsonnygaard.com GEOTECHNICAL ROCKRIDGE GEOTECHNICAL 270 Grand Avenue Oakland, CA 94610 (510) 420-5738 Contact: Craig Shields csshields@rockridgegeo.com	1. COVER 2. BLANK 3. TEAM AND CONTENTS 4. PROJECT EVOLUTION - RESPONDING TO FEEDBACK 5. PROJECT EVOLUTION - COMPARATIVE SECTIONS 6. PROJECT EVOLUTION - COMPARATIVE MASSING 7. PROJECT EVOLUTION - COMPARATIVE SITE PLANS 8. PROJECT EVOLUTION - BUILDING WALL ALONG TRAIN TRACKS 9. PROJECT EVOLUTION - COMPARATIVE ELEVATIONS 10. PROJECT DATA 11. SITE PHOTOS 12. CONTEXT PLAN - EXISTING 13. CONTEXT PLAN - AT FULL BUILD-OUT 14. SITE PLAN 15. FLOOR PLAN - LEVEL 1 16. FLOOR PLAN - LEVEL 2 17. FLOOR PLAN - LEVELS 3-4 18. FLOOR PLAN - LEVEL 5 19. FLOOR PLAN - LEVELS 6-9 20. ROOF PLAN 21. SHADOW STUDIES 22. SITE PLAN - FIRE FIGHTING ACCESS PLAN 23. SITE PLAN - DISCARDS COLLECTION PLAN 24. SITE PLAN - SERVICING PLAN 25. SITE PLAN - CAR & BIKE CIRCULATION PLAN 26. SITE PLAN - PEDESTRIAN CIRCULATION - LEVEL 1 27. SITE PLAN - PEDESTRIAN CIRCULATION - LEVEL 6 28. SITE PLAN - PARKING RESOURCES 29. SITE ELEVATION - NORTH 30. SITE ELEVATION - SOUTH 31. SITE ELEVATION - EAST 32. SITE ELEVATION - WEST 33. BUILDING ELEVATION - WEST 34. BUILDING ELEVATION - EAST 35. BUILDING ELEVATION - NORTH & SOUTH 36. BUILDING SECTION - CROSS SECTION 37. BUILDING SECTION - LONG SECTION 38. DETAILED BUILDING ELEVATION / SECTION - WEST ELEVATION 39. DETAILED BUILDING ELEVATION / SECTION - EAST ELEVATION 40. DETAILED BUILDING ELEVATION / SECTION - STOREFRONT 41. COLORS AND MATERIALS 42. VIEW - AERIAL AT FULL BUILD-OUT 43. VIEW - PERSPECTIVE 44. VIEW - SITE WEST AXON 45. VIEW - SITE EAST AXON 46. ART STRATEGY 47. LANDSCAPE - PLAN 48. LANDSCAPE - DETAILS 49. LANDSCAPE - PALETTE 50. CIVIL - GRADING PLAN 51. CIVIL - UTILITY PLAN 52. CIVIL - STORMWATER QUALITY PLAN
PROJECT DESCRIPTION The current Development Plan describes the following components of Parcel B of the Emeryville Public Market master plan area: The Project proposes a new 9-story, mixed-use building with: • Entry lobby, bike parking, commercial/retail and servicing areas at ground floor. • 3-4 levels of structured parking for building users and Public Market district patrons. • Research lab space at the top 4 floors. The Parcel B site is bounded by the relocated Shellmound Street to the west and north; the UPRR train tracks to the east; and Parcel A to the south. The project site includes landscape and utilities improvements, and small landscaped open space areas at the north and south ends of the site. An accessway at the south end of the site provides vehicle entry/exiting for both Parcel B and Parcel A. Construction of Parcel A, not a part of this FDP, is expected to follow the completion of Parcel B. SIGNAGE Signage is not part of this application and details have not been provided. A Master Sign Plan is currently under development with city staff and will be subsequently submitted to the Planning Commission for review and approval. ART PROGRAM This Project plans for art elements to be included on the east and west sides of the building. The art program has been developed per the terms of the Public Market Project Development Agreement by CCRP and Keelin on Art, and has been subsequently reviewed and approved by the Emeryville Public Art Committee. Furthermore, CCRP and Keelin on Art have committed to working with the City Council on Parcel B's Art Program, per 11/5/19 City Council resolution.		

NOTE: ADDITIONAL PROJECT TEAM T.B.D

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 DEPARTMENTS AND AGENCIES, AND OTHER COMMUNITY MEMBERS.

WIND:

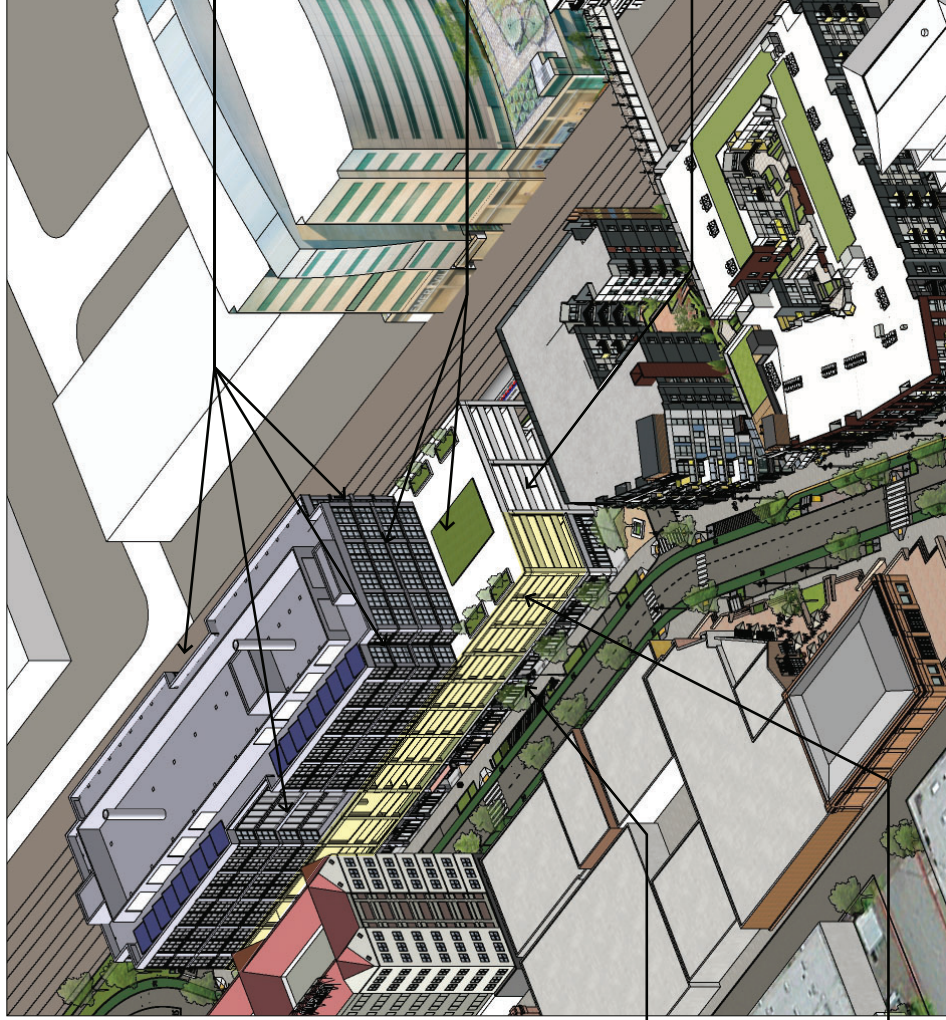
CONCERN: WE'VE HEARD CONCERNS ABOUT WINDY CONDITIONS AND WIND COMFORT ALONG SHELLMOUND STREET.

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:

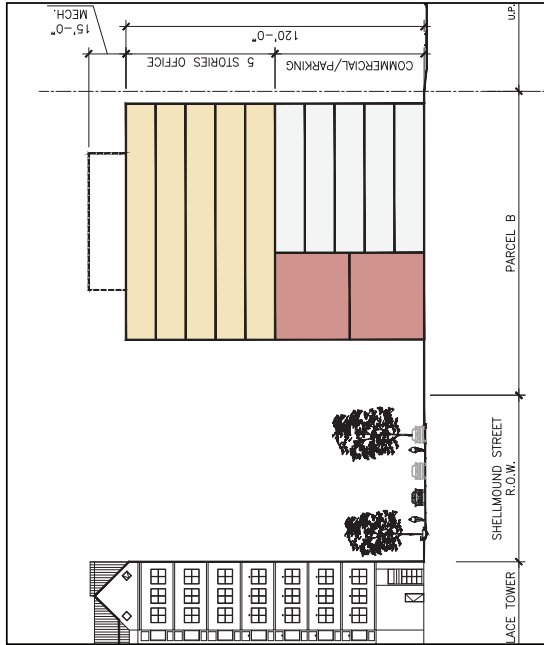
CONCERN: WE HEARD THAT THE BUILDING SHOULD CLOSER REFLECT THE STEPBACK-CHARACTER OF THE P.D.P.'S URBAN DESIGN.

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.

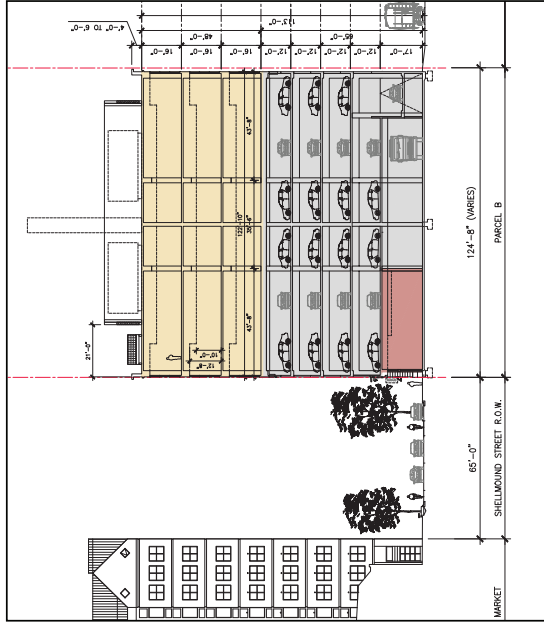
RESPONSE: WE'VE CUT BACK THE SIZE AND CAPACITY OF THE PARKING STRUCTURE BY 10%, WIDENING THE GAP AT THE BASE COMPARED TO THE APPROVED JANUARY F.D.P.



Approved PDP
(Estimated Section)

Height: 120'
5 levels Parking
5 levels Office

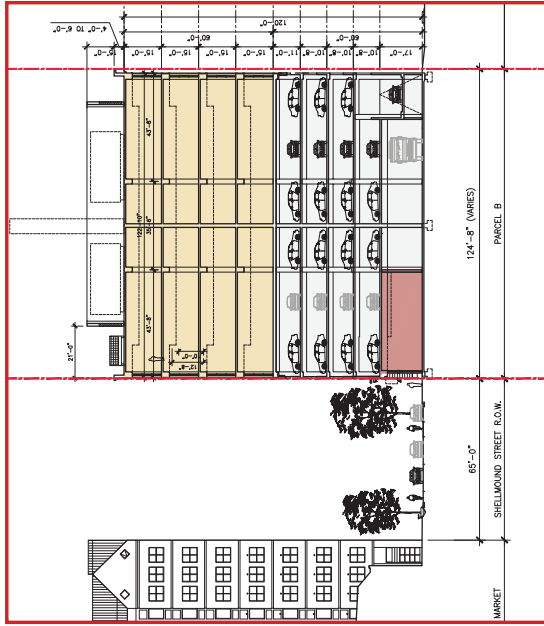
2008



Approved
FDP

Height: 113'
5 Levels Parking
3 Levels Lab

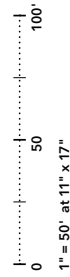
1/2019

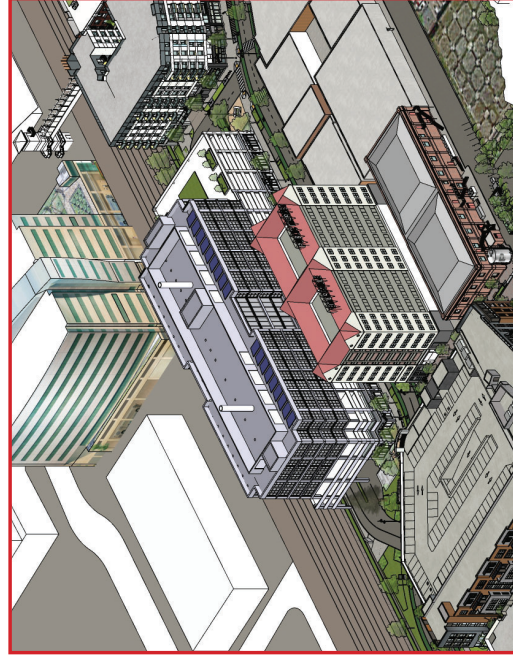
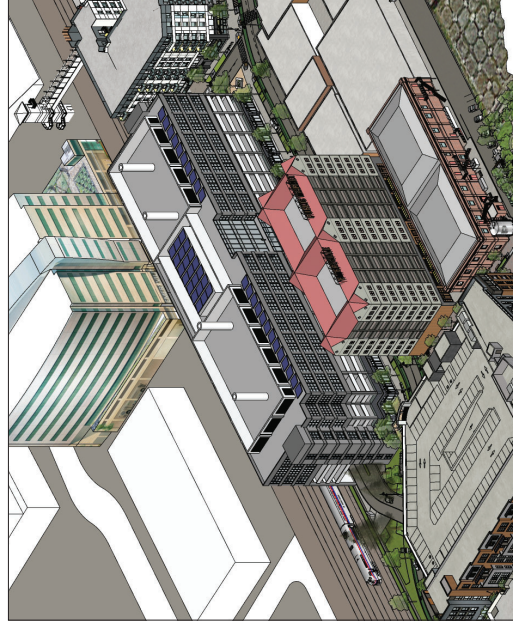
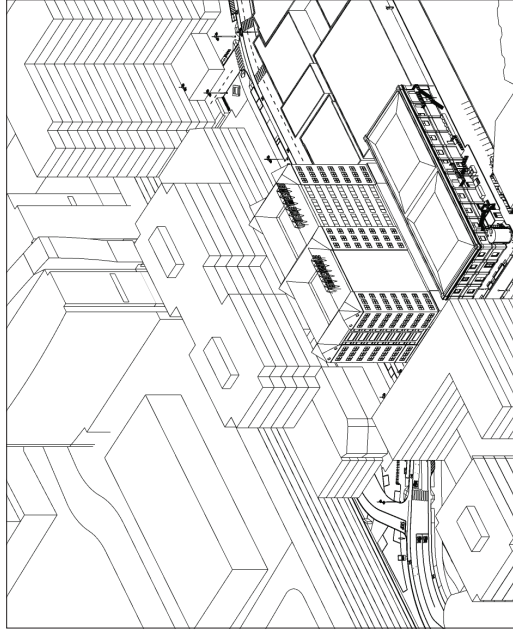
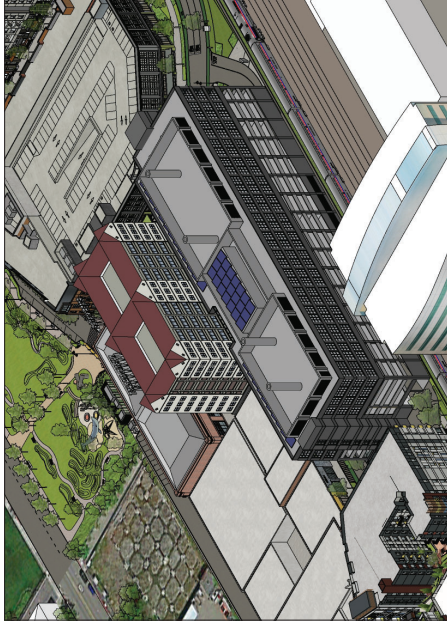
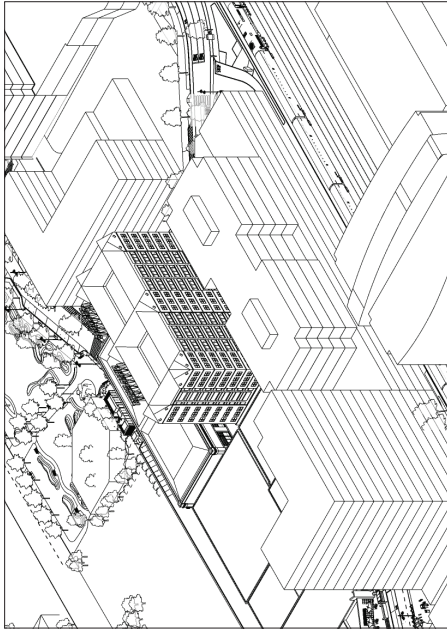


Proposed Revision

Height: 120'
5 levels Parking
4 Levels Lab

12/2019





PDP Massing

2008

Approved FDP Massing

1/2019

Proposed Revision

12/2019

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EMERYVILLE PUBLIC MARKET - PARCEL B

Emeryville, California

Project Evolution:
Comparative Massing
December 3, 2019 | 6

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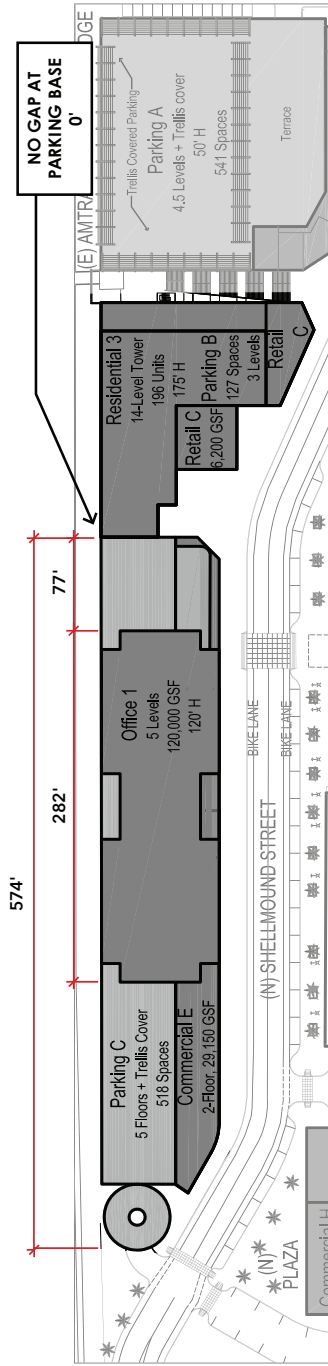


Figure 1: Approved PDP

574'

282'

77'

58'-3"

467'-6"

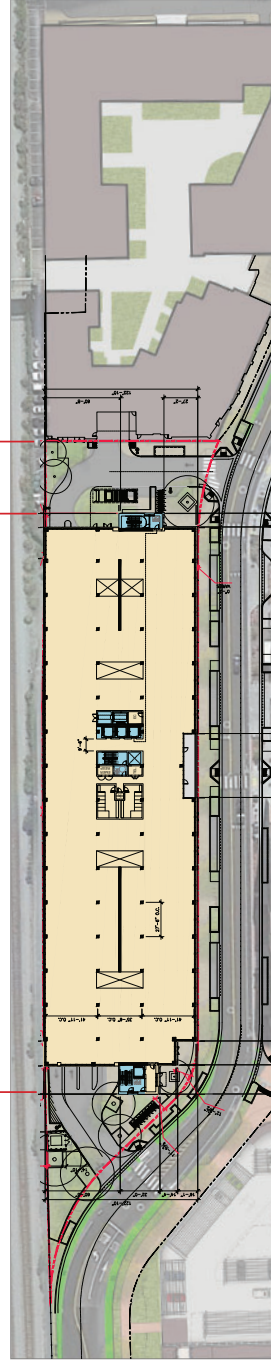


Figure 2: Approved FDP

347'-4"

82'-2"

81'-1"

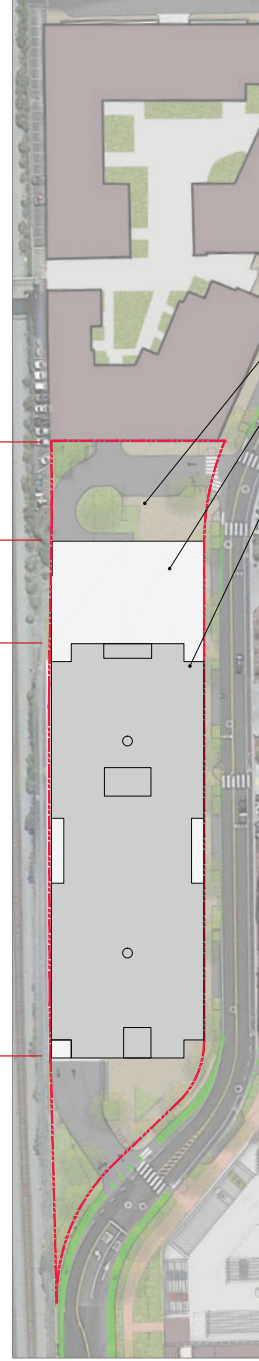
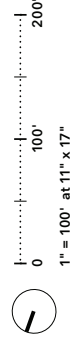


Figure 3: Proposed Revision



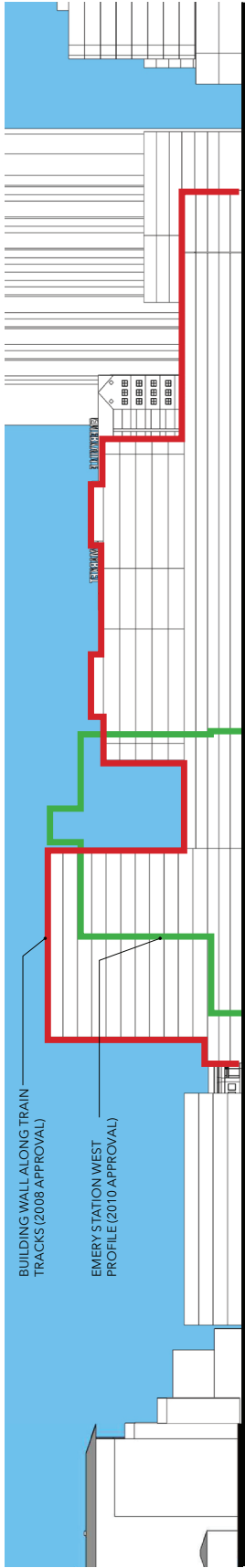


Figure 1: Approved PDP

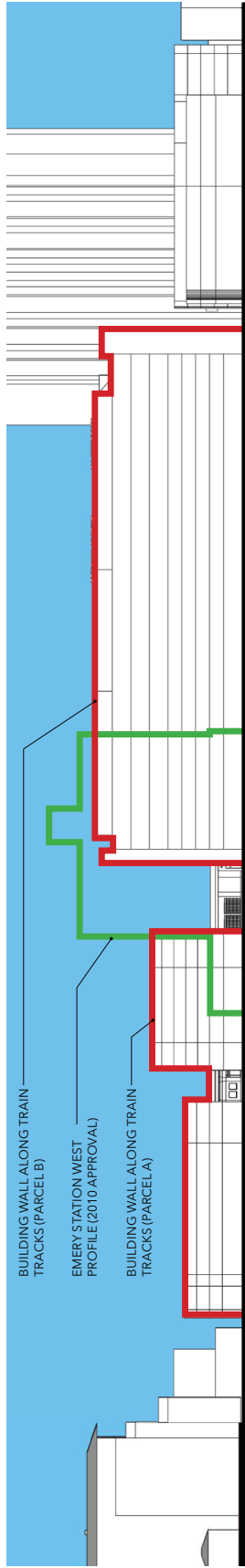


Figure 2: Approved FDP

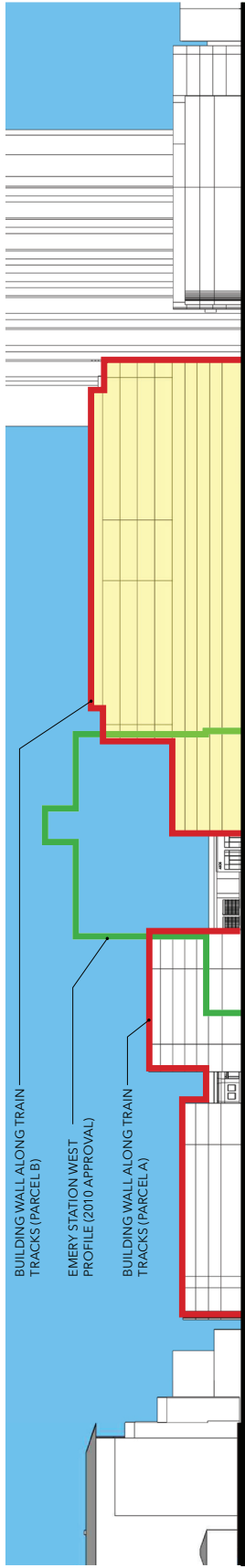


Figure 3: Proposed Revision

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

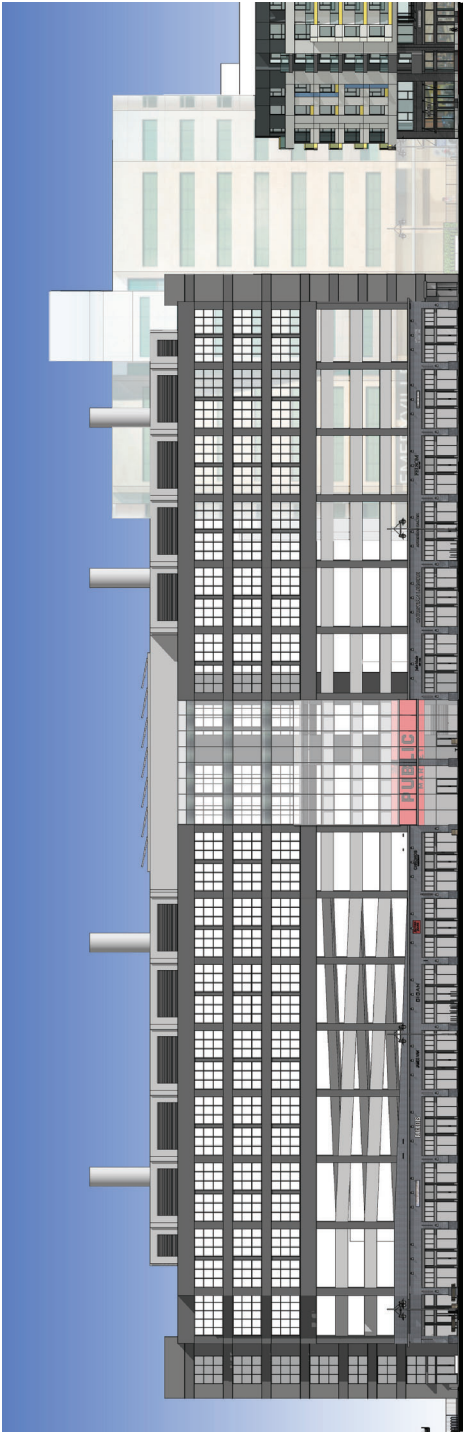
0 100 200'
1" = 100' at 11" x 17"

Project Evolution:
Building Wall Along Train Tracks
December 3, 2019 | 8

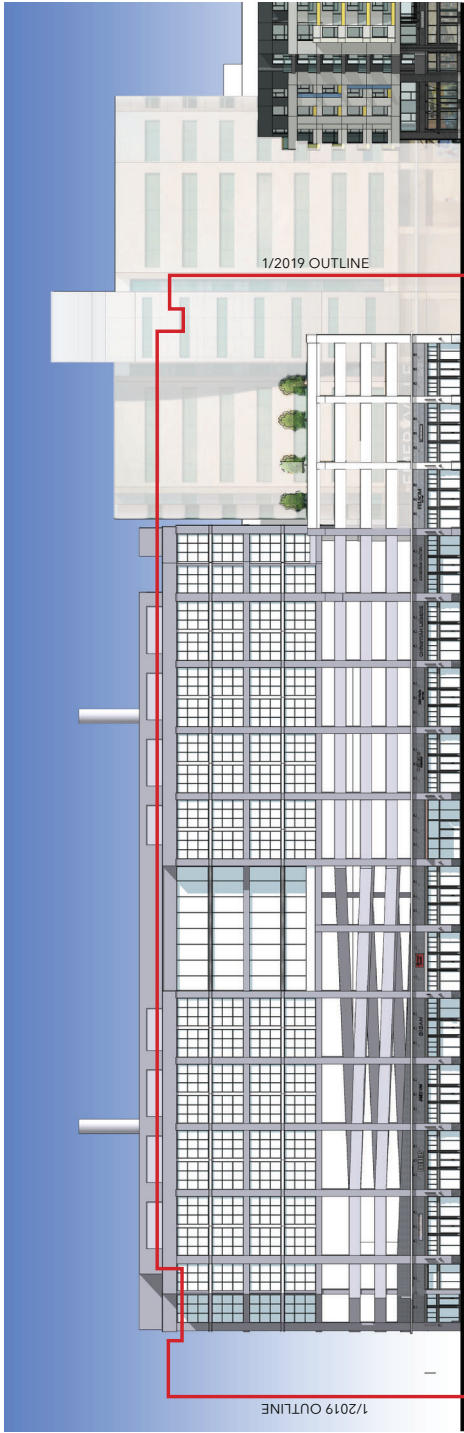
EMERYVILLE PUBLIC MARKET - PARCEL B Emeryville, California

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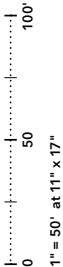
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Approved FDP - West Elevation



Proposed Revision - West Elevation



PROGRAM DATA

PROGRAM DATA

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

CAR PARKING SUMMARY	
240	LAB (150,500 SF @ APPROX. 1.6/1000)
260	PARKING FOR OFFSITE USES
500	TOTAL CAR SPACES

CAR PARKING SUMMARY	
240	LAB (150,500 SF @ APPROX. 1.6/1000)
260	PARKING FOR OFFSITE USES
500	TOTAL CAR SPACES

240 LAB (150,500 SF @ APPROX. 1.6/1000)

240 LAB (150,500 SF @ APPROX. 1500 SF/STATION)
260 PARKING FOR OFFSTREET 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

AR3533

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EMERYVILLE PUBLIC MARKET - PARCEL B

Emeryville, California

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

Site Photos

December 3, 2019 | 11



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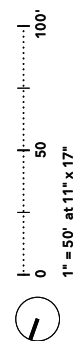
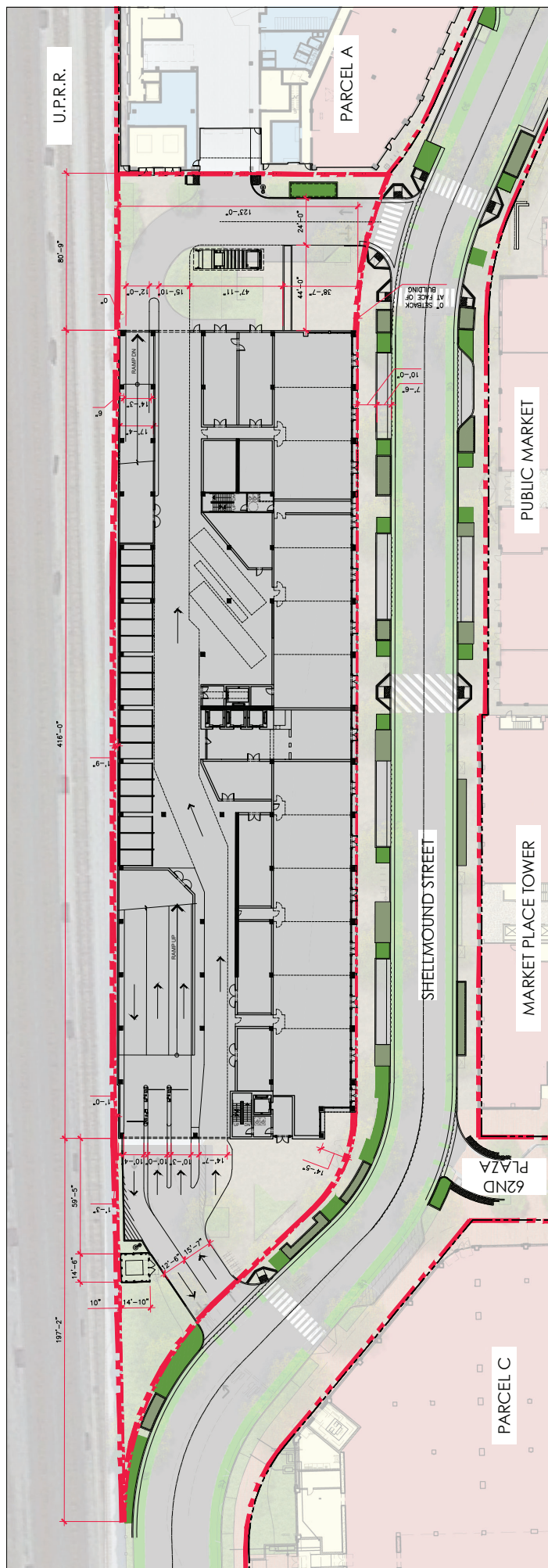
Emeryville, California

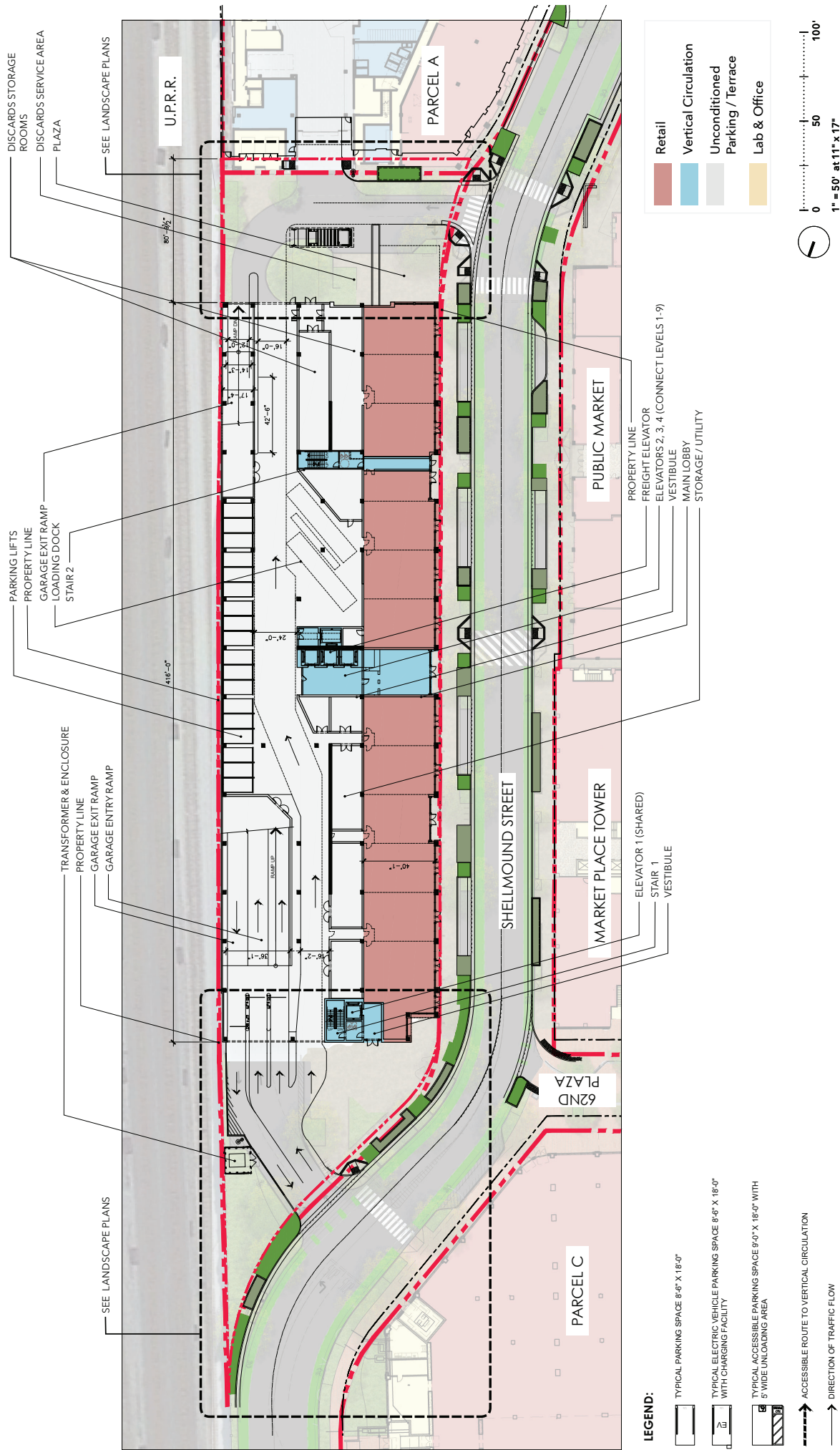
Existing Context Plan

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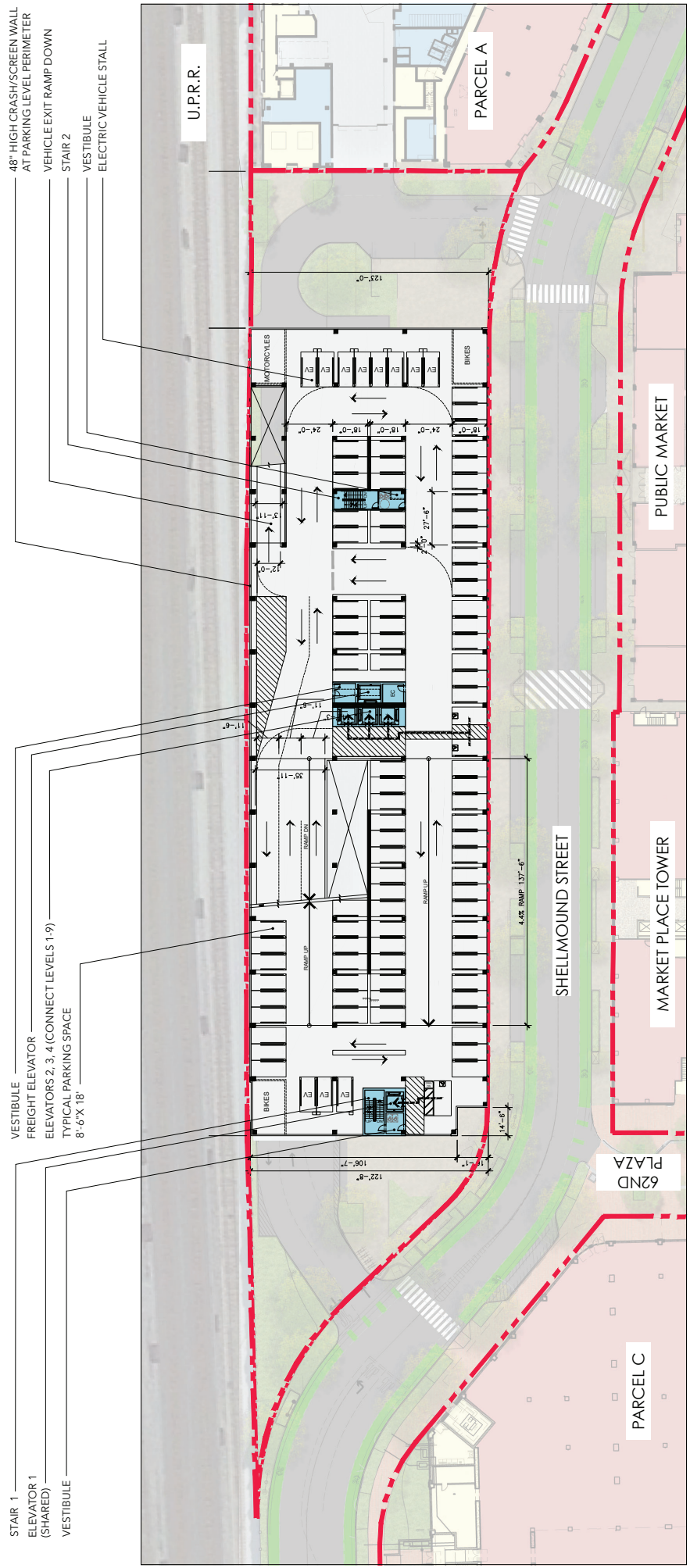
EMERYVILLE PUBLIC MARKET - PARCEL B

Emeryville, California

Floor Plan Level 1 - Ground

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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

NOTES:

- Accessible spaces and EV spaces are shown in tentative locations. Final counts and locations shall be determined in the detailed design phase and shall be in conformance with CBC requirements.

Scale: 1" = 50' at 11" x 17"

North Arrow: (Symbol pointing up)

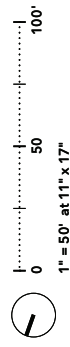
48" HIGH CRASH/SCREEN WALL
AT PARKING LEVEL PERIMETER



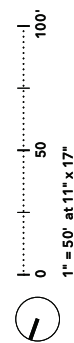
LEGEND:

- TYPICAL PARKING SPACE 8'-0" 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

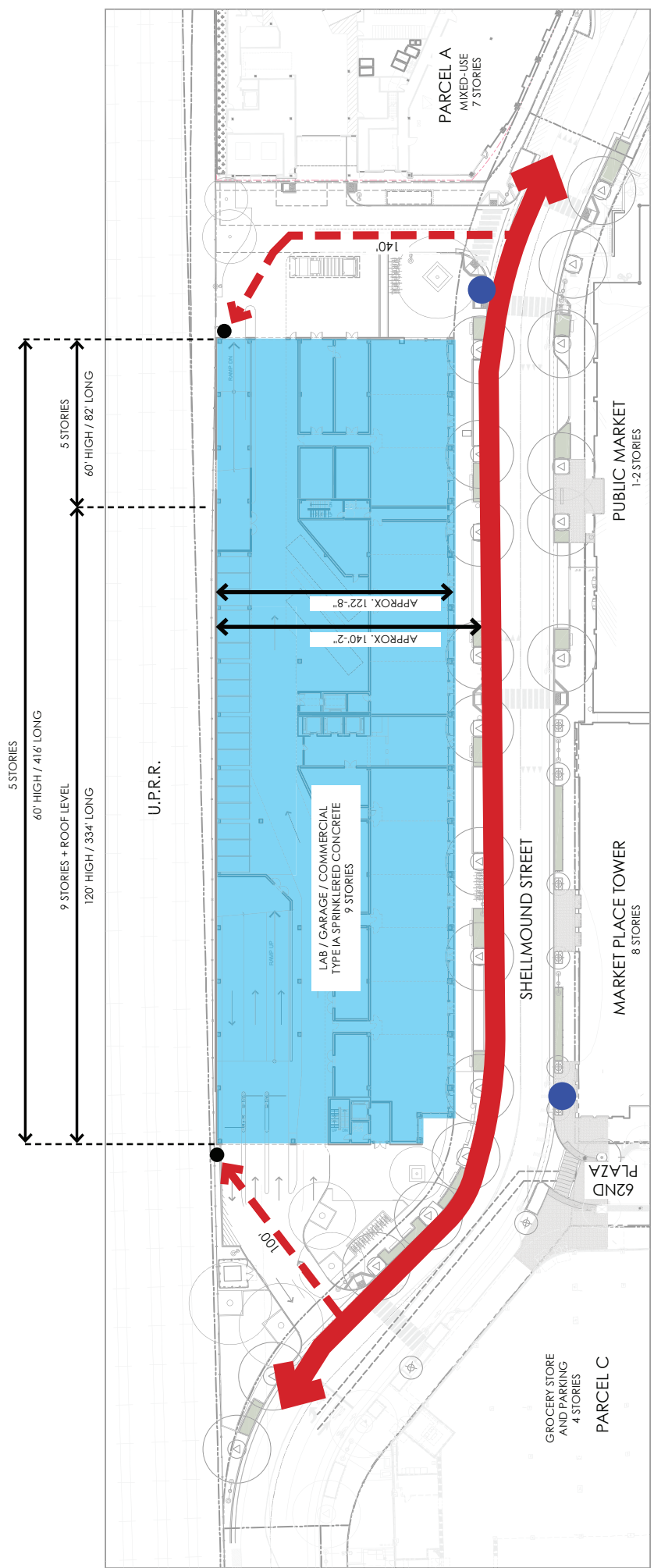
- Retail
- Vertical Circulation
- Unconditioned Parking / Terrace
- Lab & Office



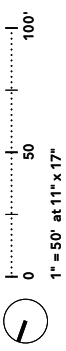






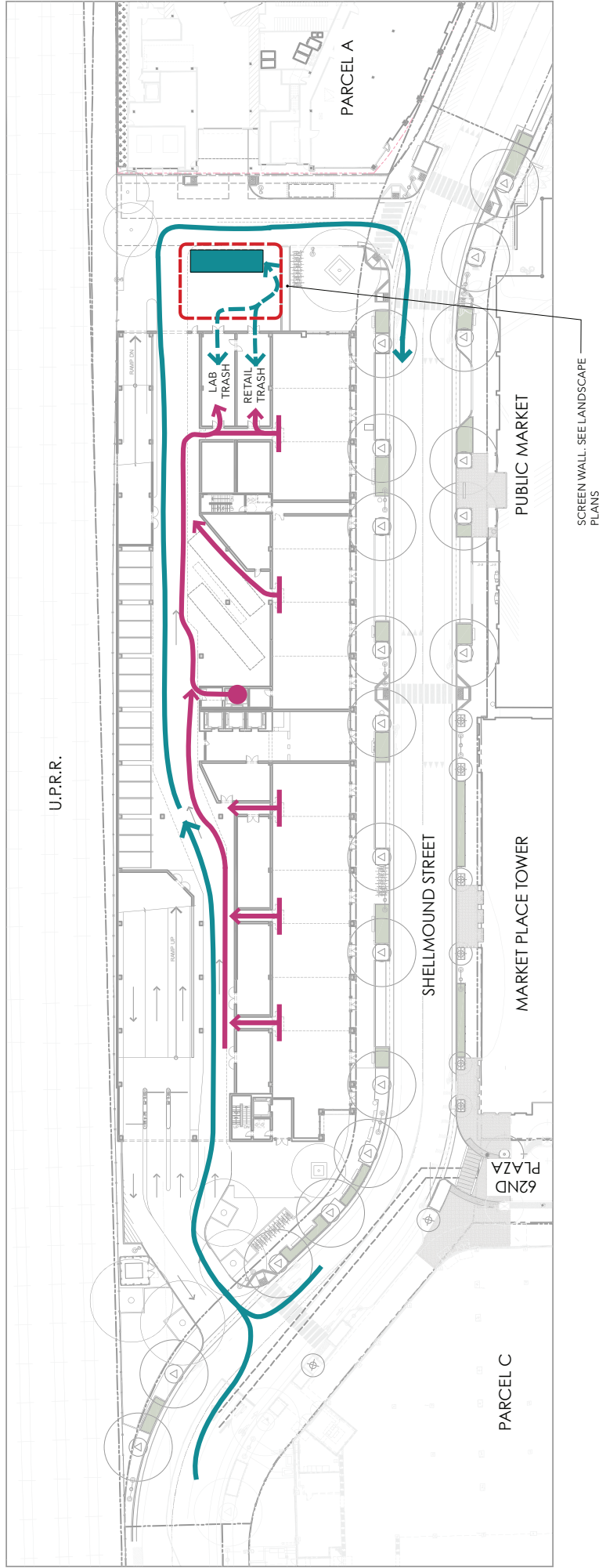


- LEGEND:**
- EMERGENCY VEHICLE ACCESS ROUTE ALONG SHELLMOUND STREET
 - EXISTING FIRE HYDRANT TO REMAIN
 - EV.A. ROUTE
 - PROPOSED PARCEL B BUILDING FOOTPRINT



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.
4. Trash is kept inside until collection time, when it is brought outside to the staging area for pickup.



LEGEND:

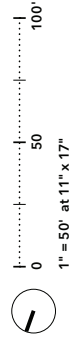
— TRASH VEHICLE ROUTE

■ 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



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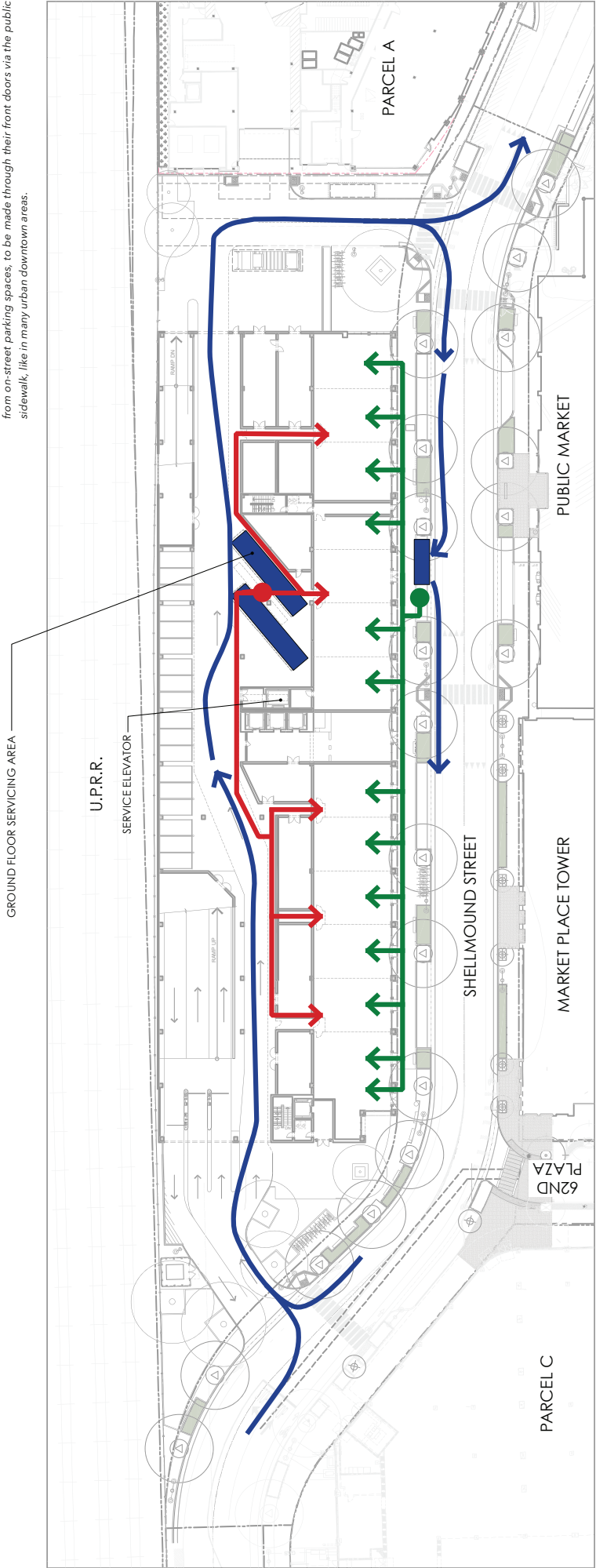
Emeryville, California

Discards Collection Plan

December 3, 2019 | 23

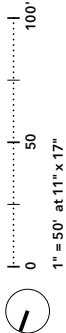
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- Notes:
1. Deliveries to the upper floors: Delivery vehicles will park in the Ground Floor service area and deliver materials via the service elevator.
 2. Deliveries to the ground floor mixed uses will be made by service vehicles primarily parked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

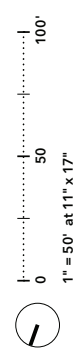
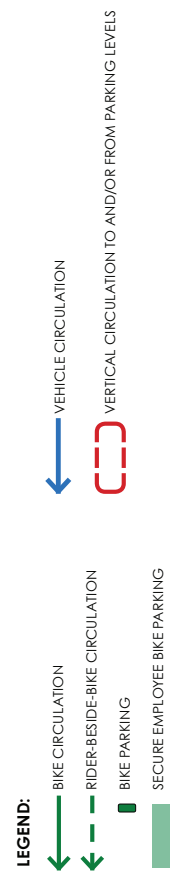
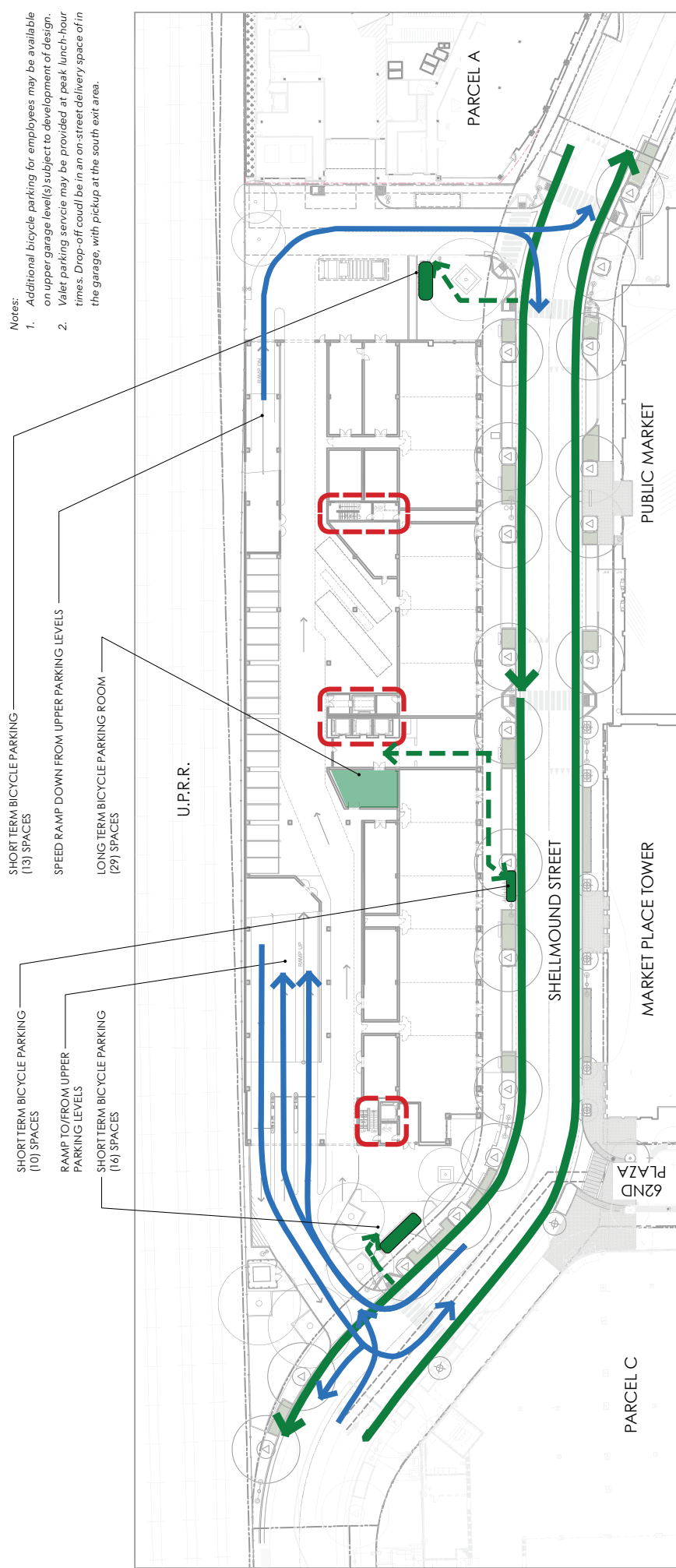


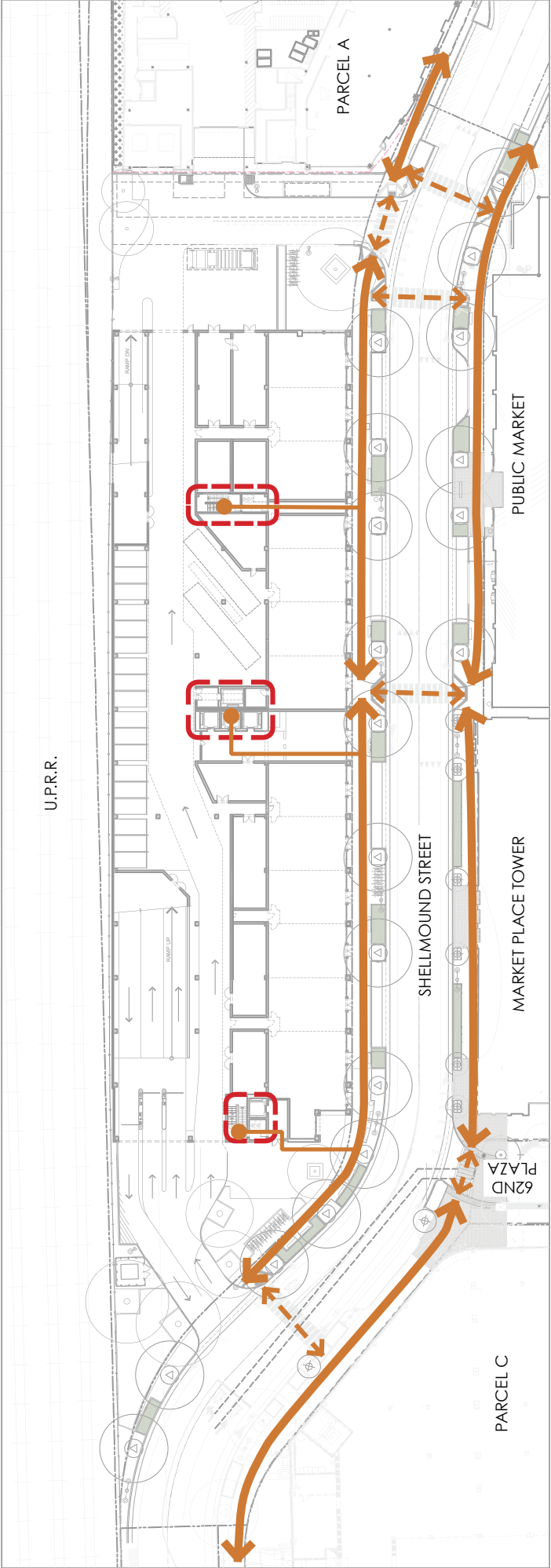
LEGEND:

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



- Notes:
1. Additional bicycle parking for employees may be available on upper garage level(s) subject to development of design.
 2. Valet parking service may be provided at peak lunch-hour times. Drop-off could be in an on-street delivery space of in the garage, with pickup at the south exit area.

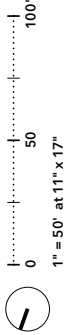


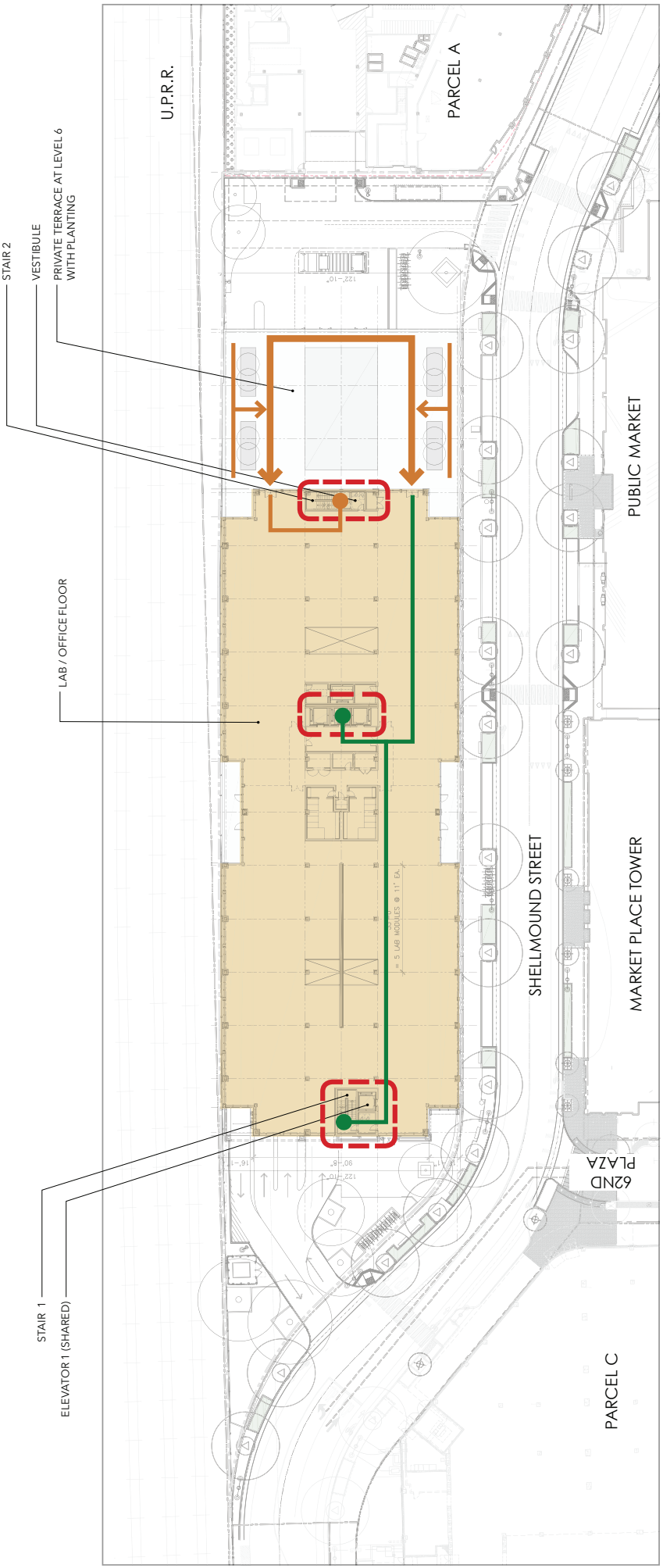


LEGEND:

- PEDESTRIAN CIRCULATION
- PEDESTRIAN CROSSWALKS
- VERTICAL CIRCULATION

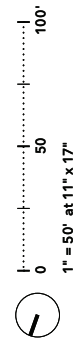
VERTICAL CIRCULATION TO AND FROM PARKING LEVELS





LEGEND:

- PEDESTRIAN CIRCULATION
- HYPOTHETICAL INTERIOR CIRCULATION
- VERTICAL CIRCULATION
- VERTICAL CIRCULATION



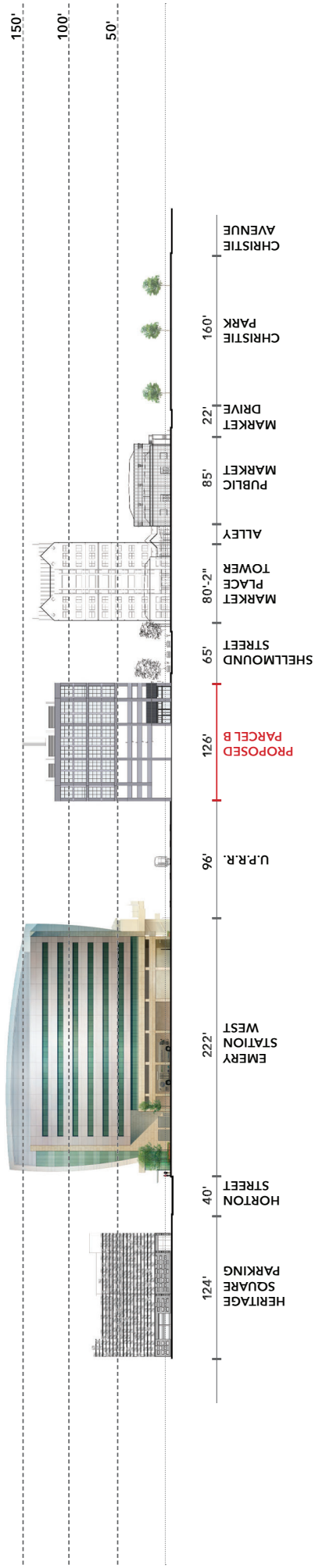


PUBLIC MARKET DISTRICT COMMERCIAL PARKING PROVIDED AS SHARED PARKING	
LOCATION	Shared Parking Spaces Available
PARCEL B	260
PARCEL C	203
MARKET DRIVE	153
TOTAL	616 SPACES

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.



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EMERYVILLE PUBLIC MARKET - PARCEL B

Emeryville, California

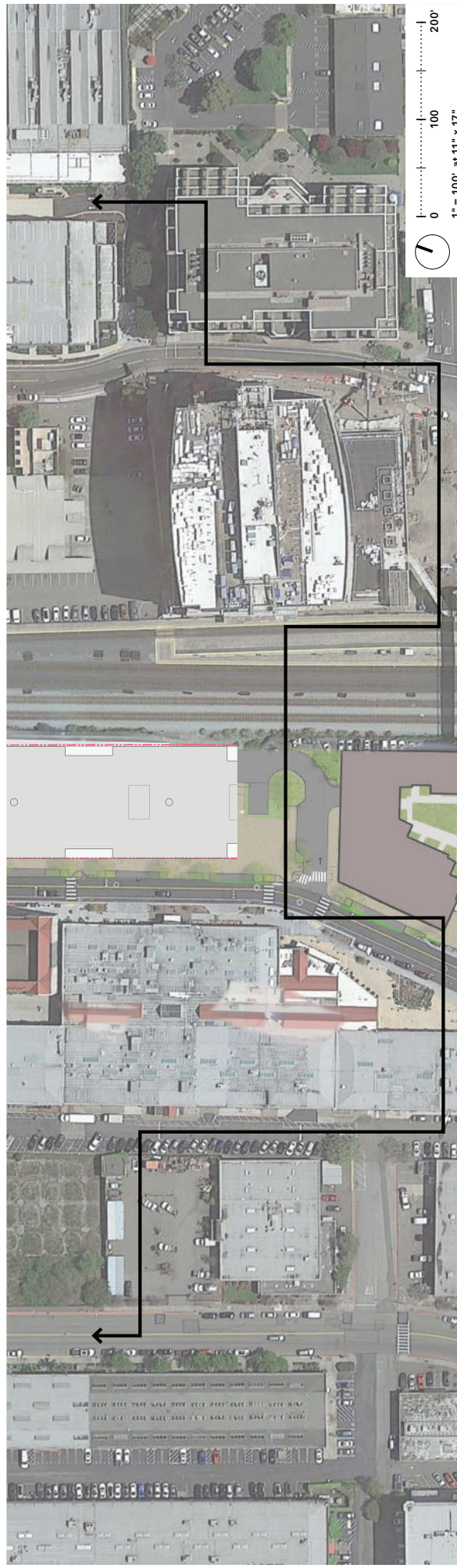
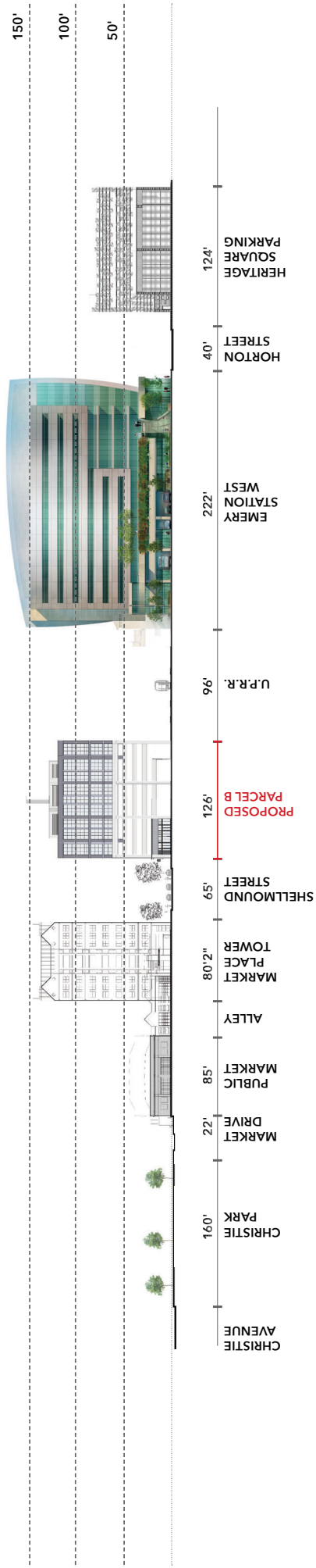
Site Elevation - North

December 3, 2019 | 29

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SOUTH ELEVATION

Note: The dimensions are approximate.



AR3552

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EMERYVILLE PUBLIC MARKET - PARCEL B

Emeryville, California

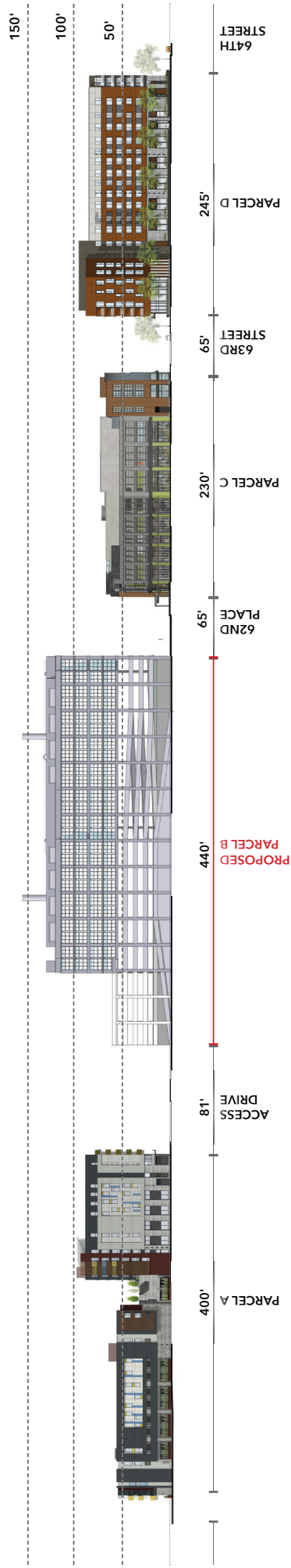
Site Elevation - South

December 3, 2019 | 3.0

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EAST ELEVATION

Note: The dimensions are approximate.



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EMERYVILLE PUBLIC MARKET - PARCEL B

Emeryville, California

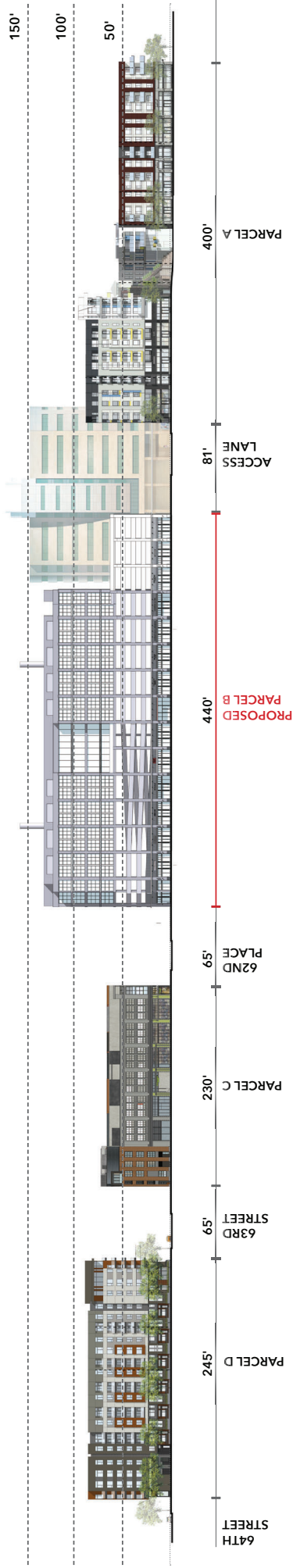
Site Elevation - East

December 3, 2019 | 31

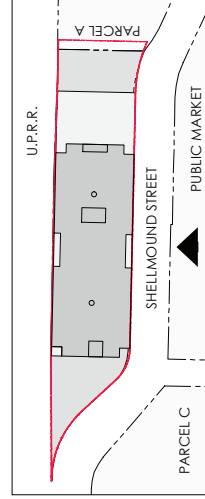
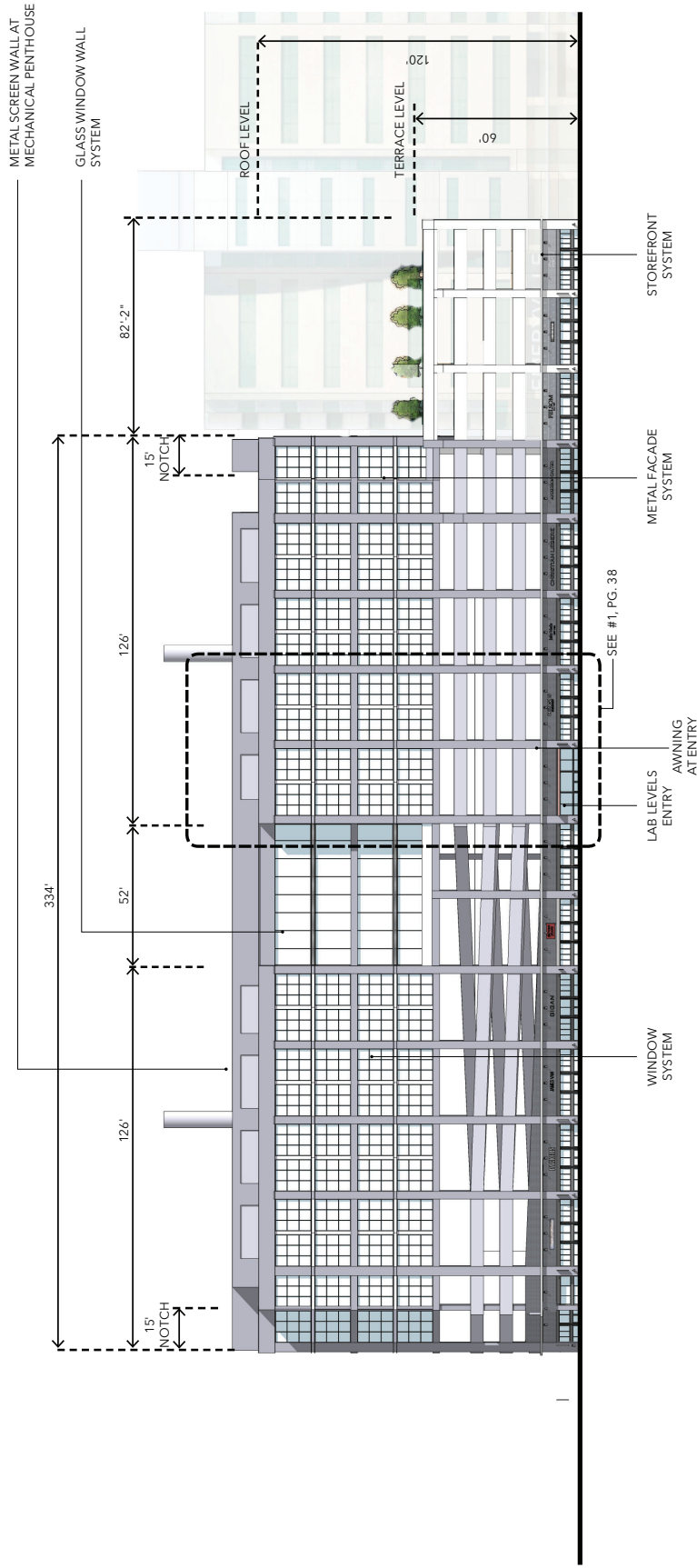
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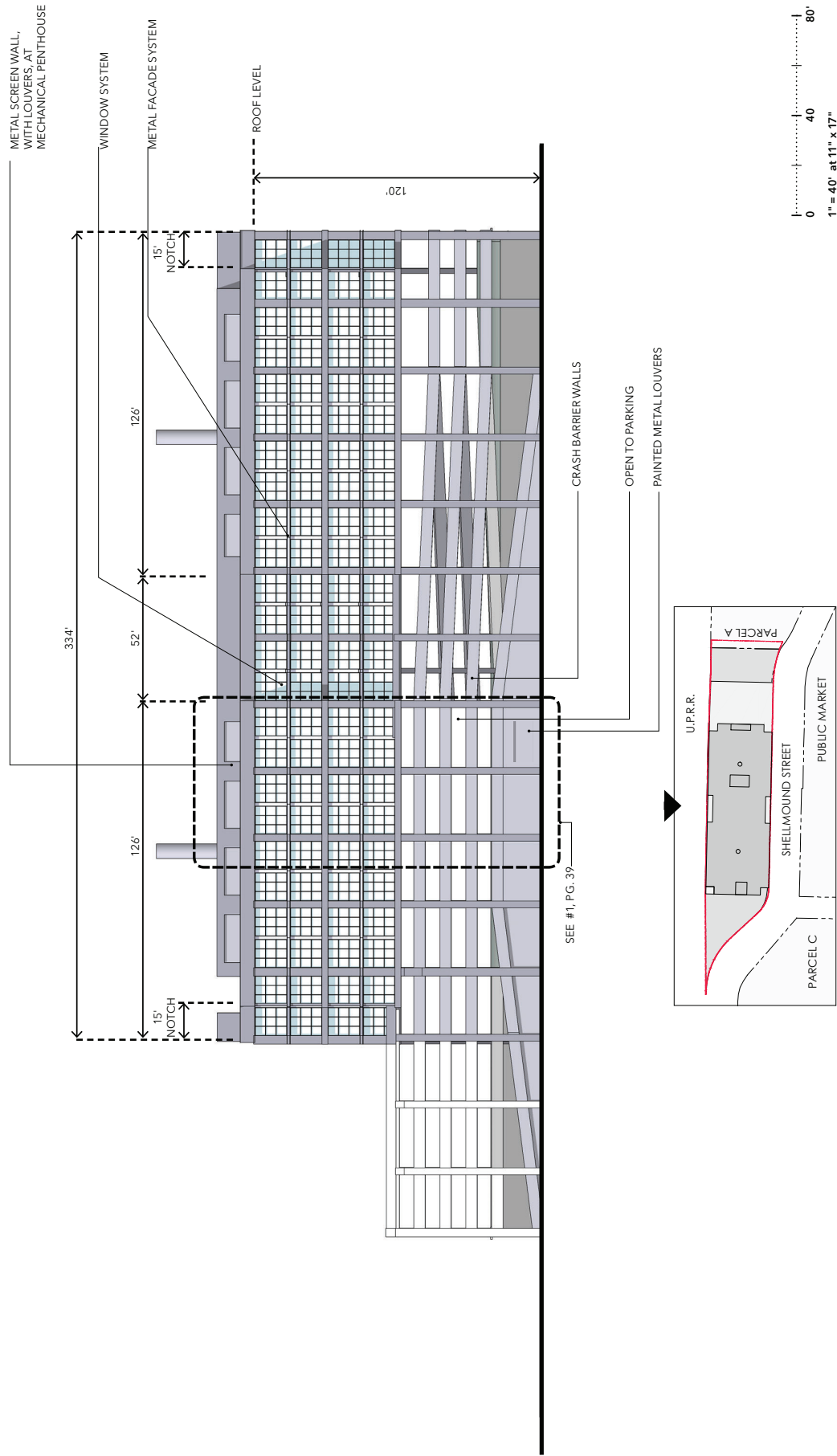
WEST ELEVATION

Note: The dimensions are approximate.

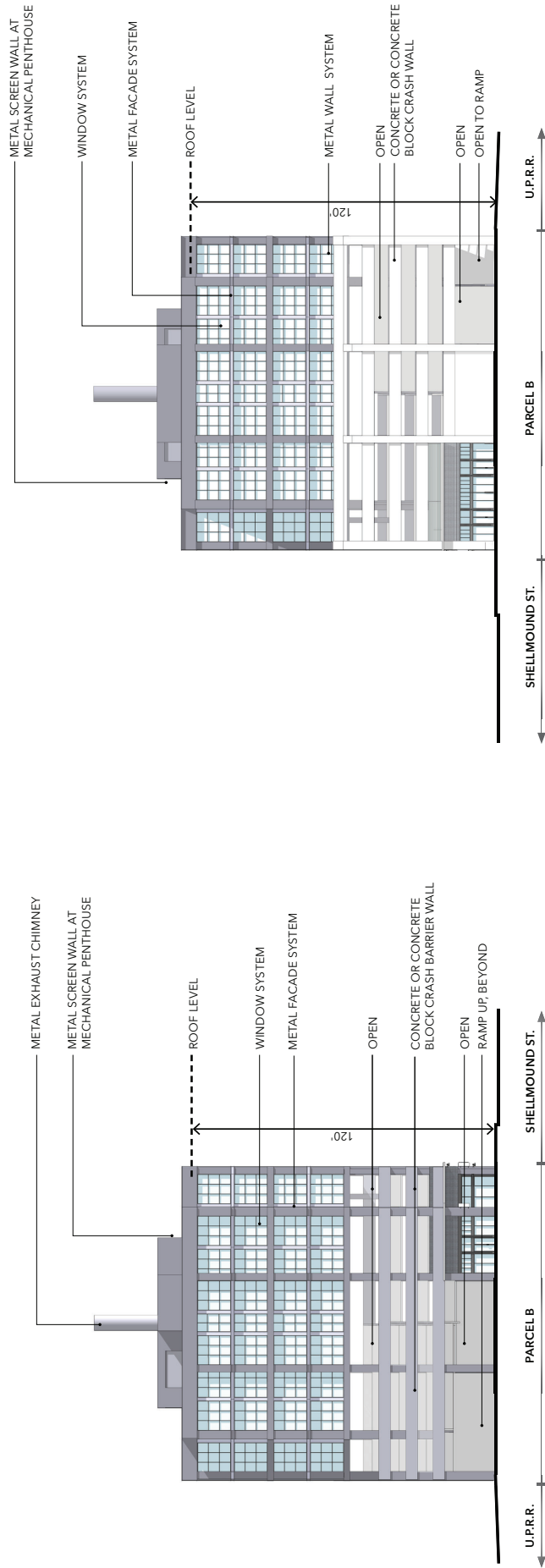


AR3554



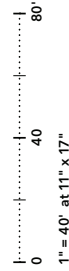
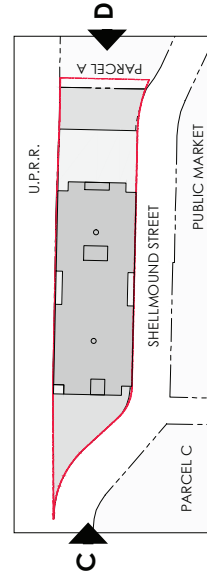


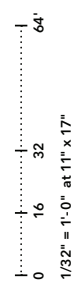
Notes:
Street trees and furnishings omitted for clarity.

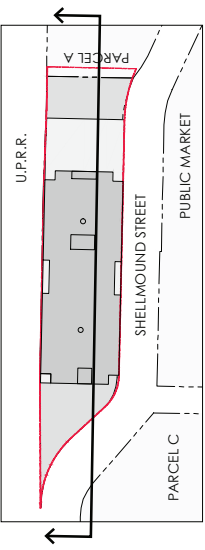


C. NORTH ELEVATION

D. SOUTH ELEVATION





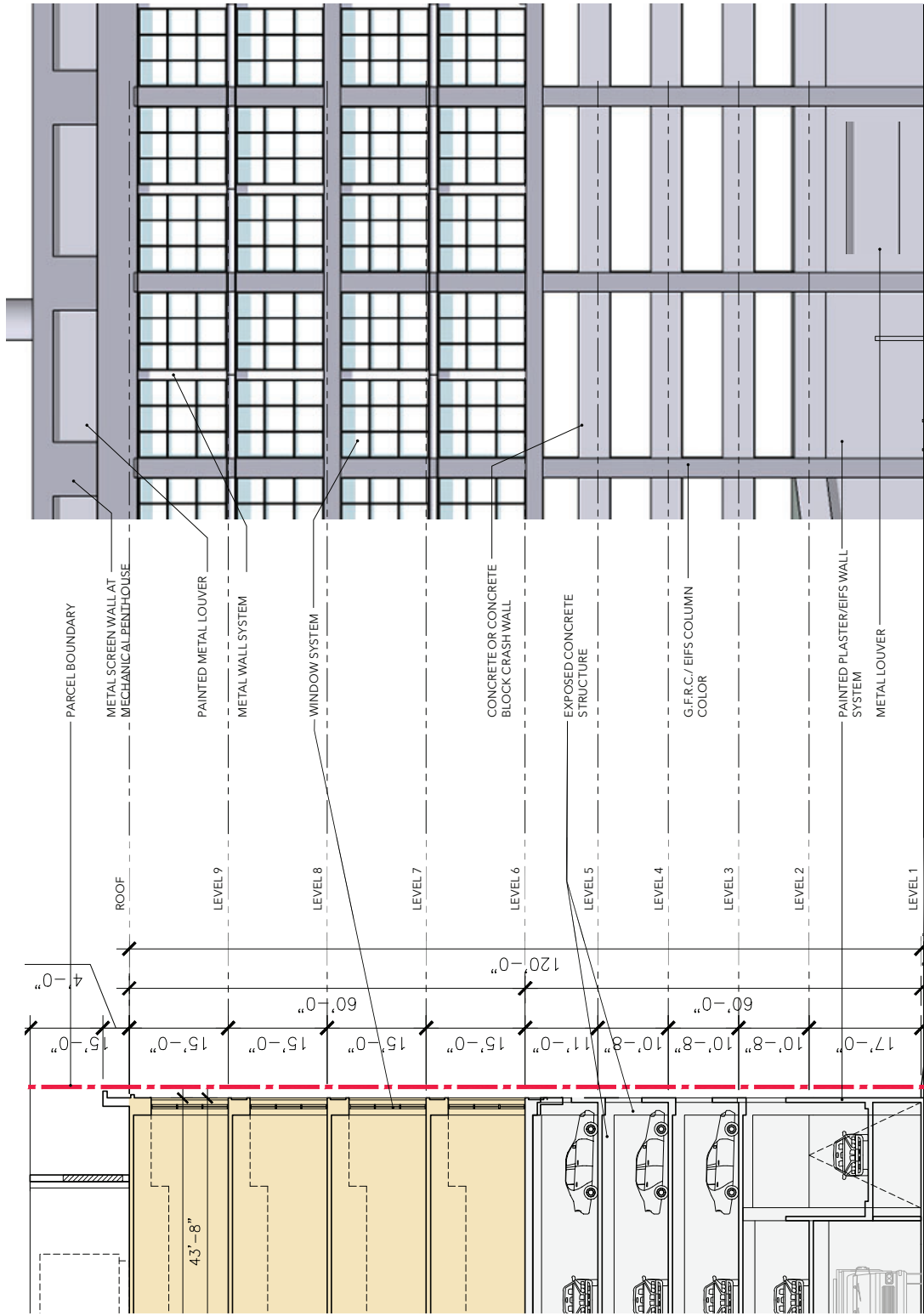


0 40 80'

1" = 40' at 11" x 17"

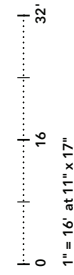


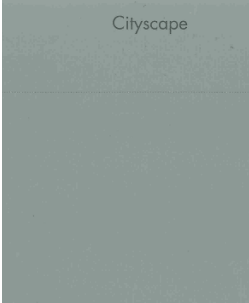
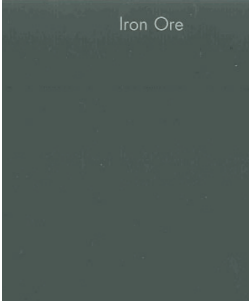
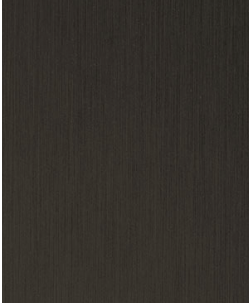
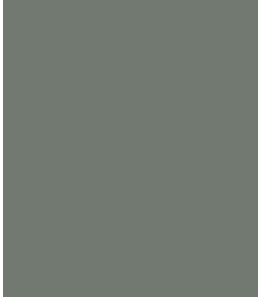
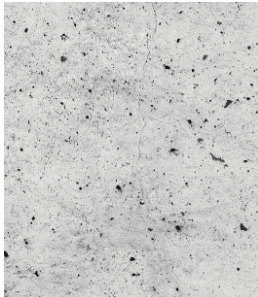
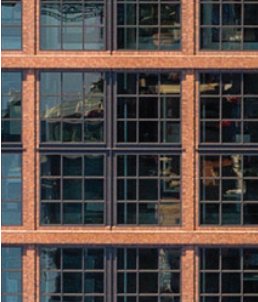
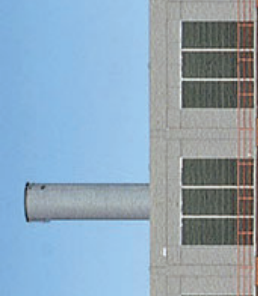
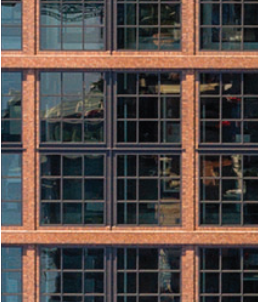
1. ELEVATION

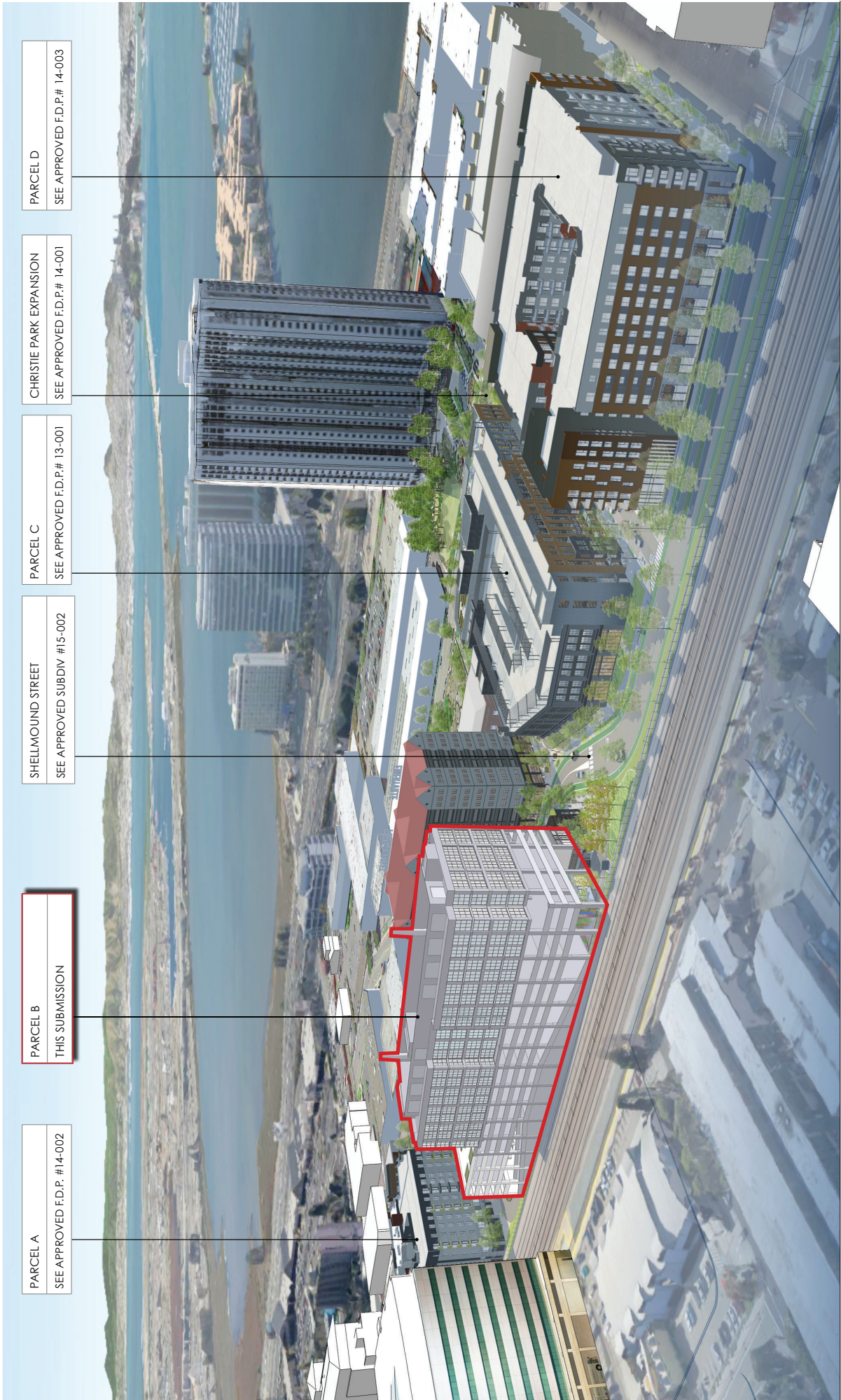


1. ELEVATION

2. SECTION



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



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EMERYVILLE PUBLIC MARKET - PARCEL B

Emeryville, California

View - Aerial at Full Build-Out

December 3, 2019 | 42



VIEW LOOKING NORTH UP SHELLMOUND STREET

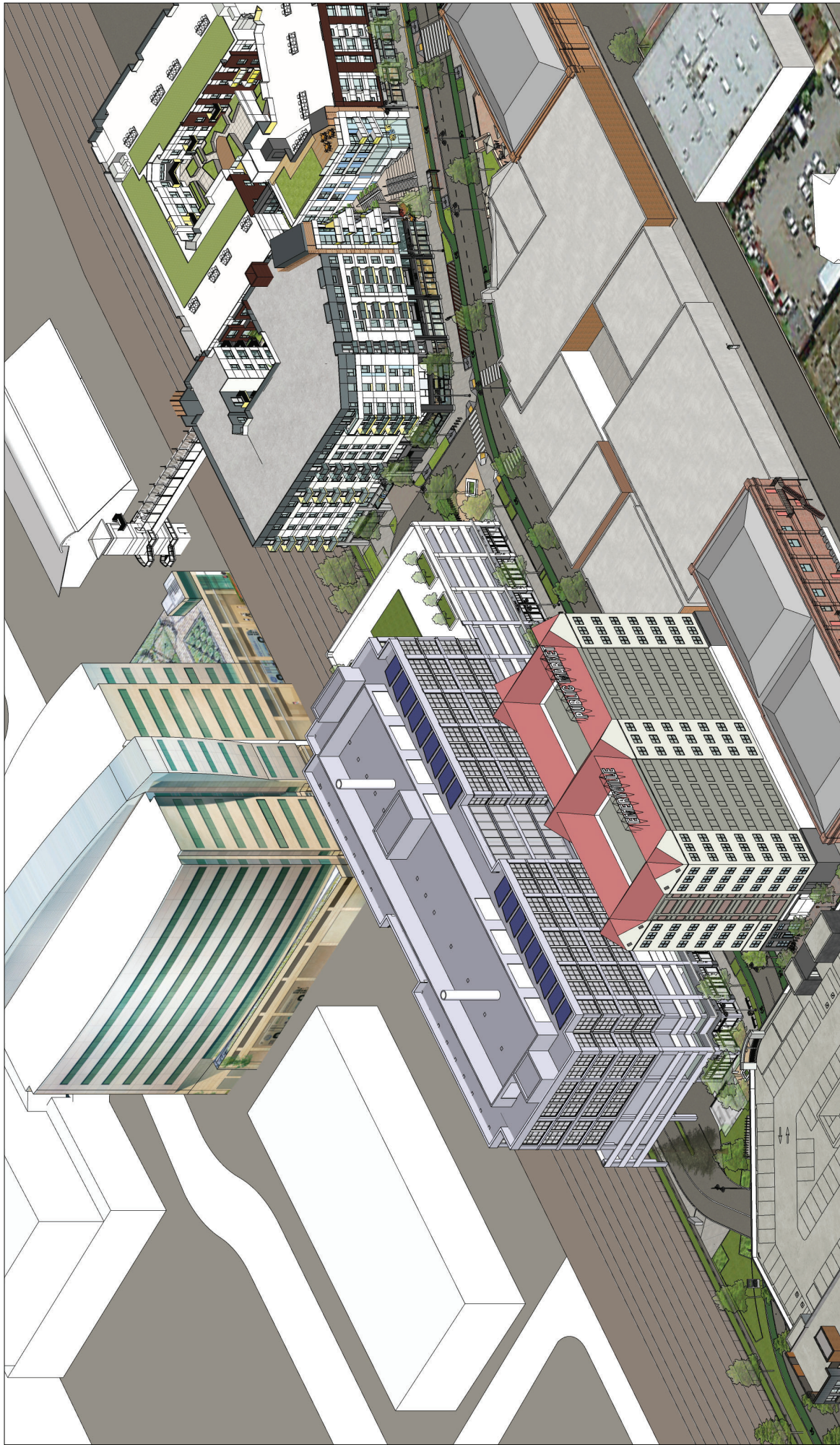
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EMERYVILLE PUBLIC MARKET - PARCEL B

Emeryville, California

View - Perspective

December 3, 2019 | 43



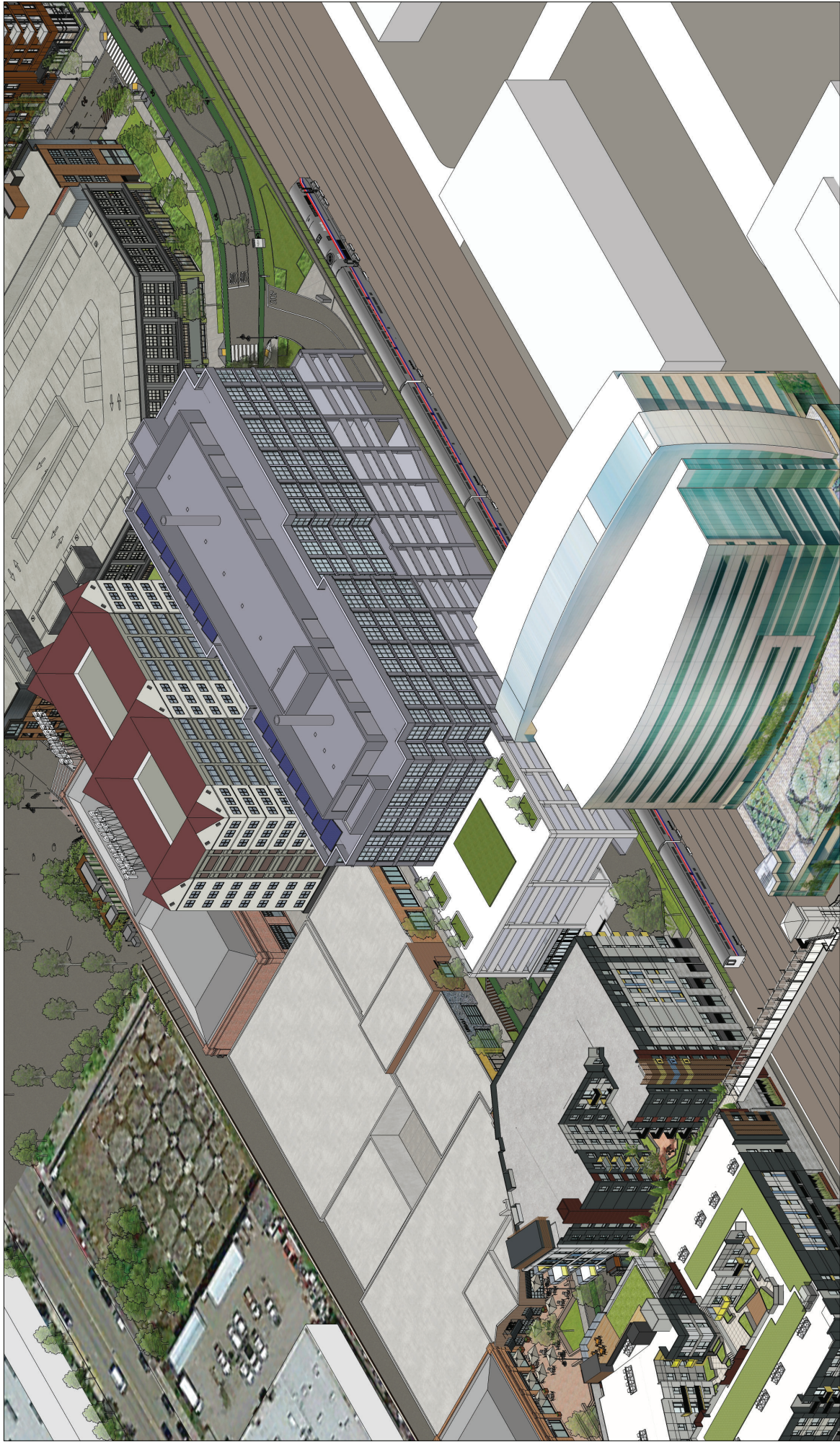
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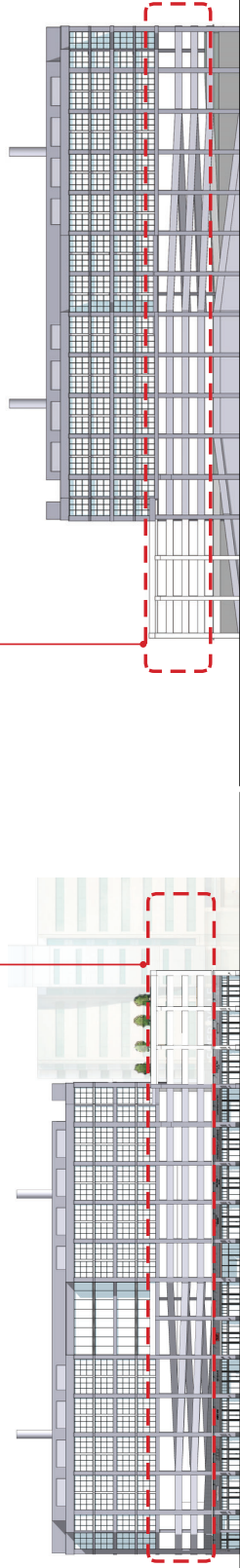
Site West Axon

December 3, 2019 | 44



EMERYVILLE PUBLIC MARKET - PARCEL B
Emeryville, California

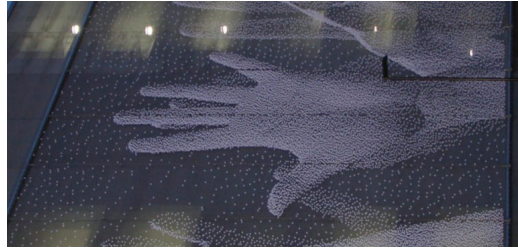
ARTIST WILL CONSIDER THESE AREAS AS A CANVAS, PART OF PUBLIC MARKET DISTRICT ART PROGRAM UNDER PURVIEW OF EMERYVILLE PUBLIC ART COMMITTEE.



A. WEST ELEVATION

B. EAST ELEVATION

C. SHORTLISTED ARTISTS:



Christian Moller



Erwin Redi



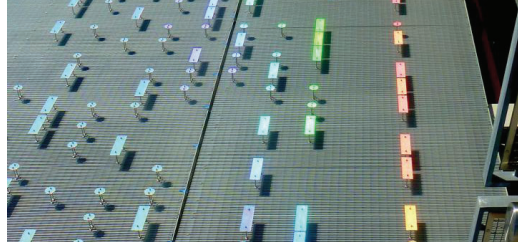
Jacob Hashimoto



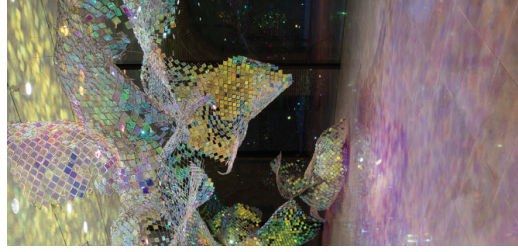
Jim Isermann



Mark Reigelman

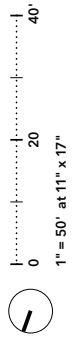
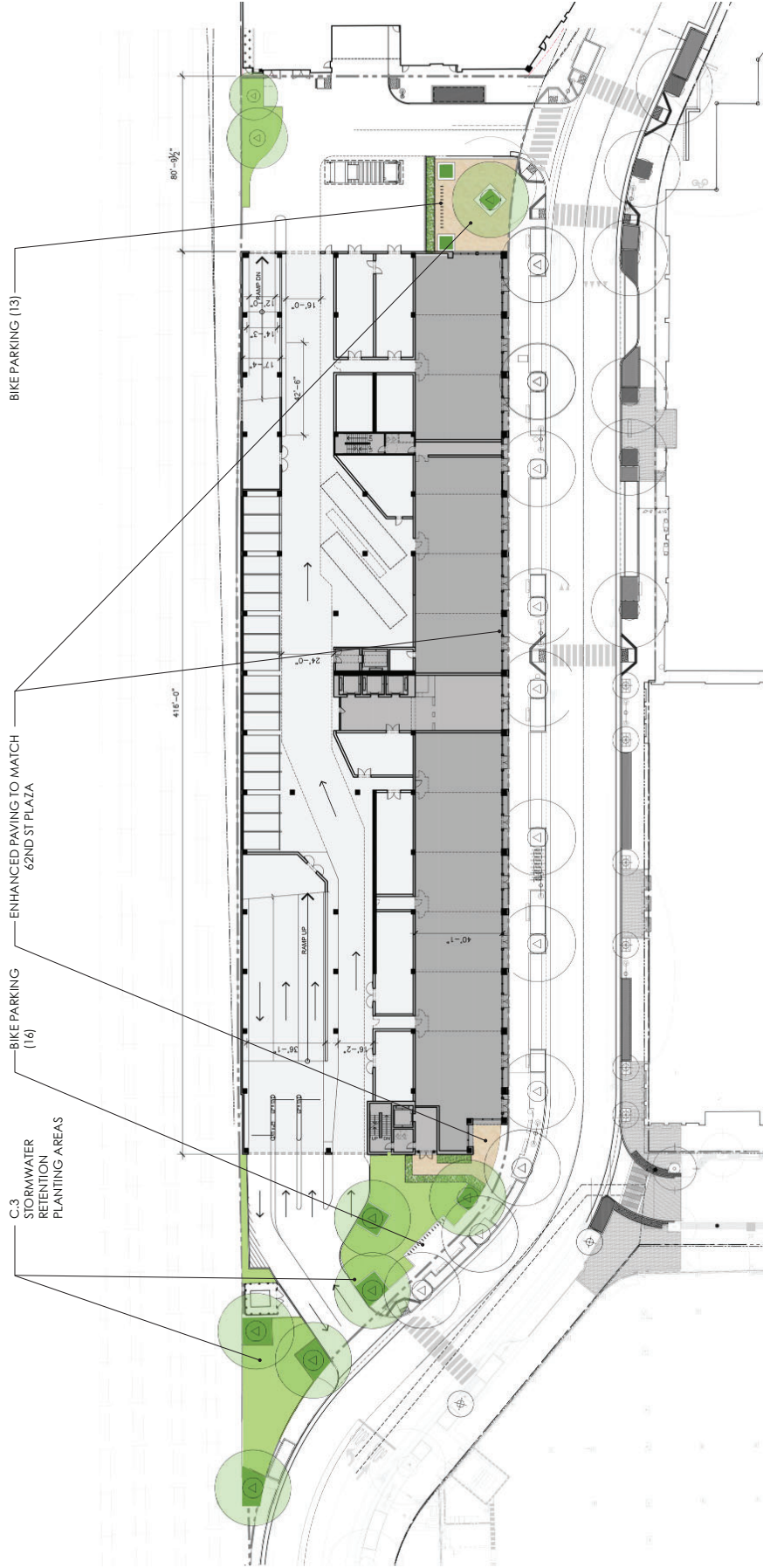


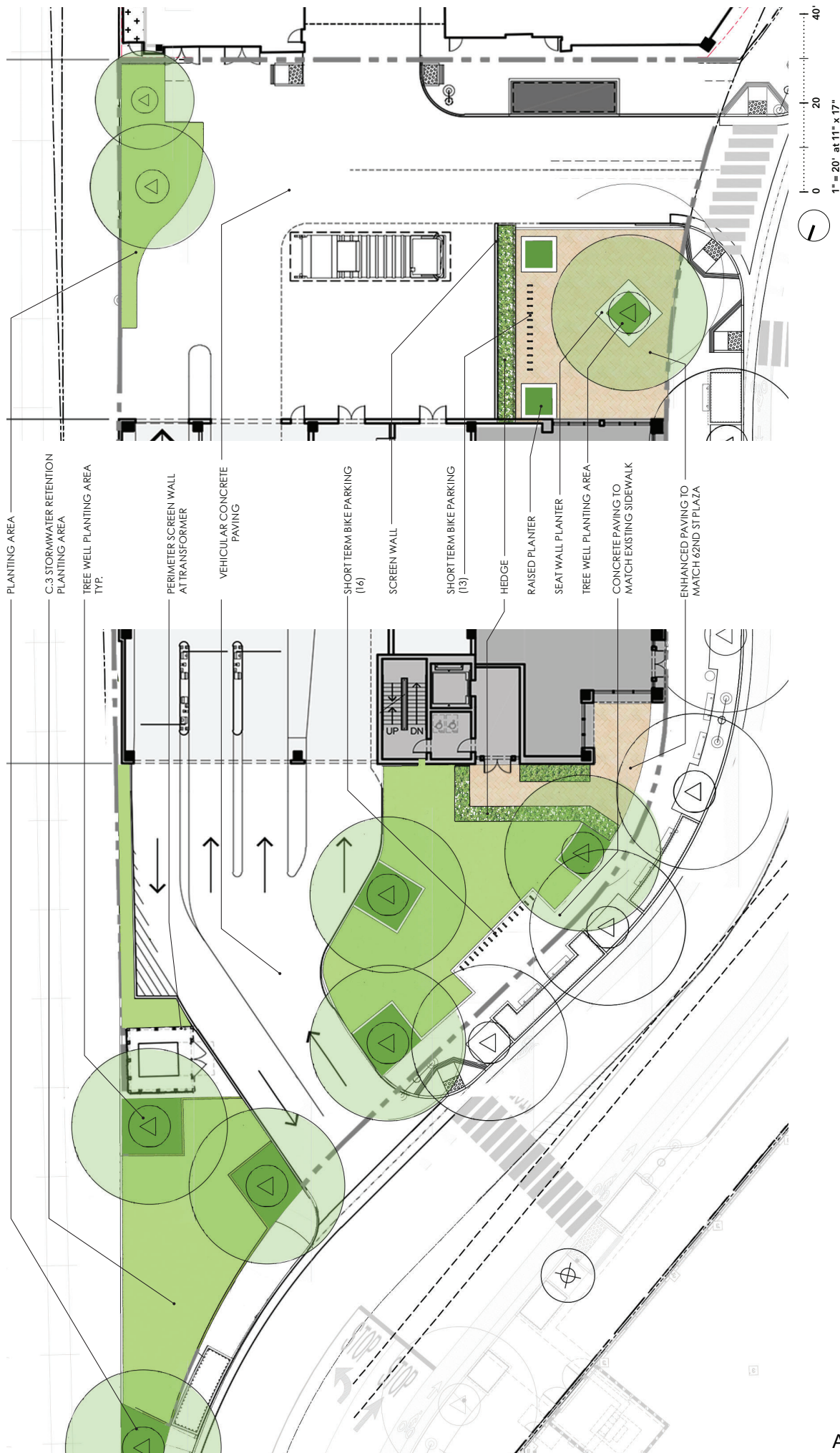
Ray King

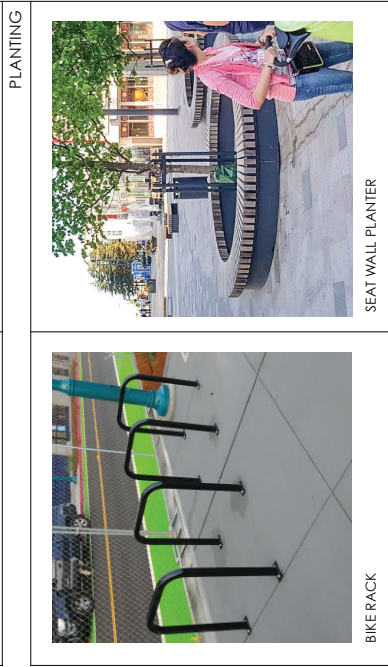
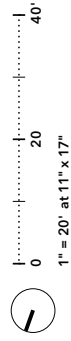
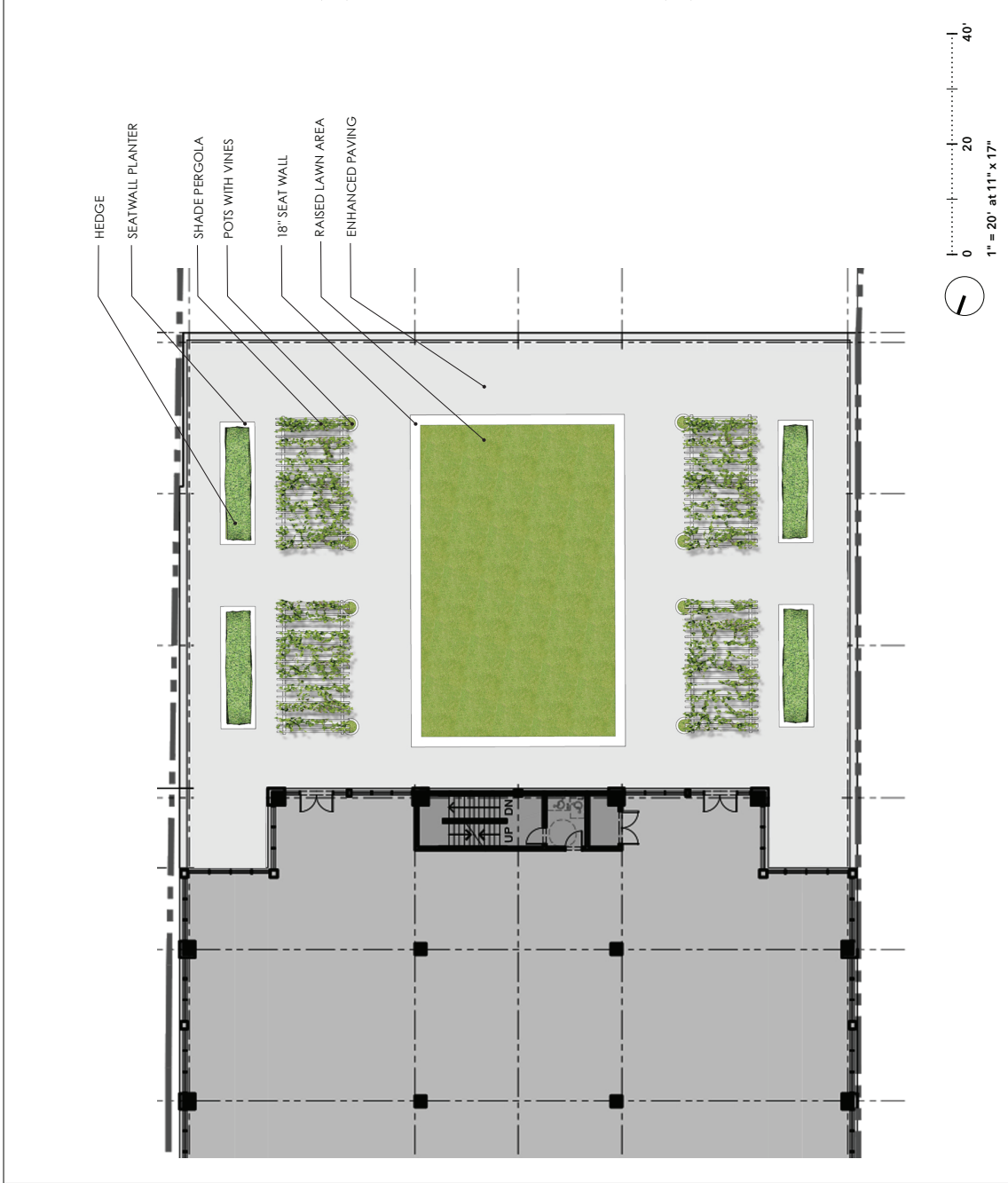


Soo Sunny Park

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



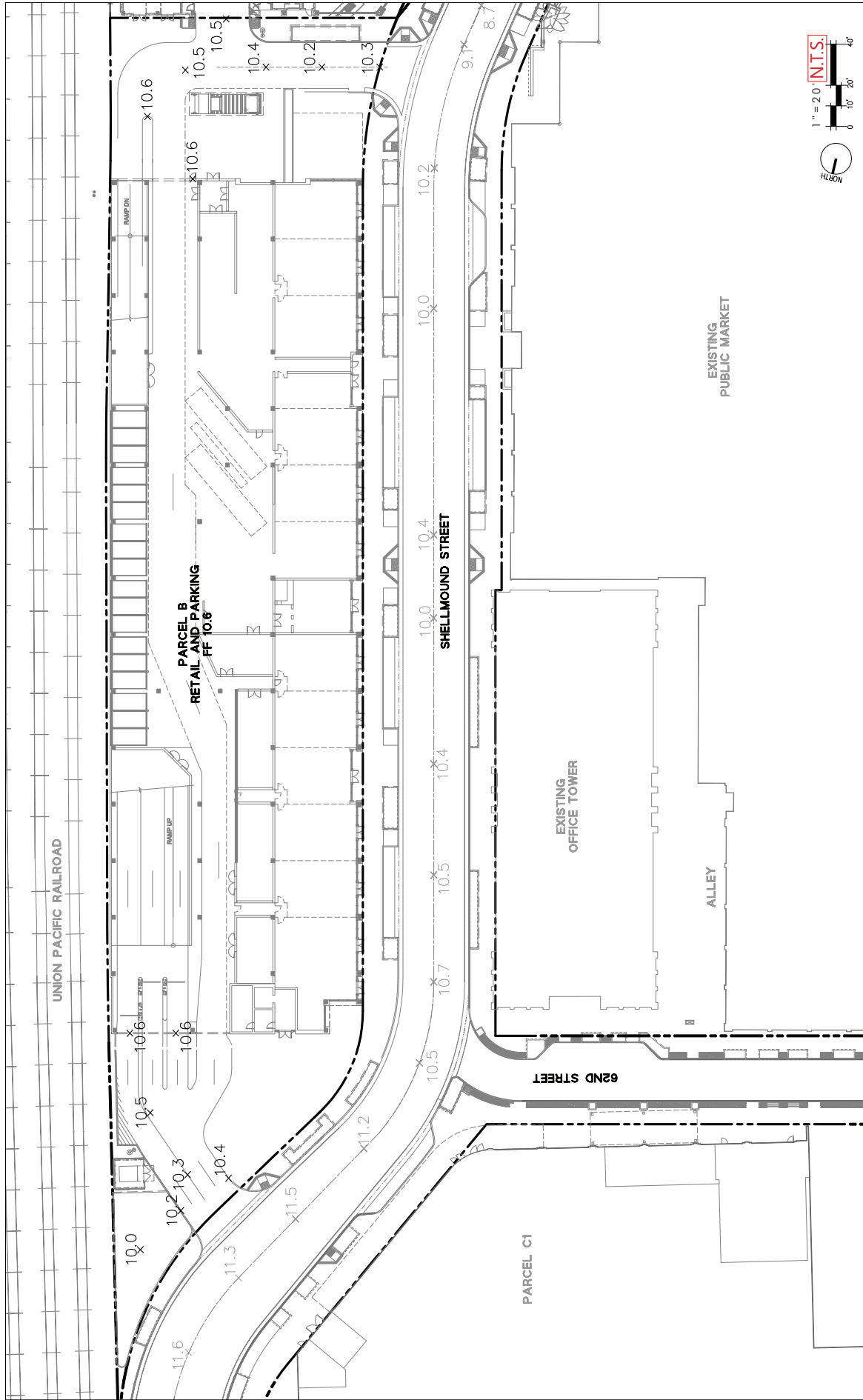




STREET FURNITURE

AR3571

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EMERYVILLE MARKET PLACE - PARCEL B GRADING PLAN | C101 Emeryville, California

BKF
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 REDWOOD CITY, CA 94065
 650/482-3399 (PAX)
 650/482-3399 (FAX)
 ENGINEERS / SURVEYORS / PLANNERS

