

Planning Commission December 12, 2019 Meeting: 7.1

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

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

Architect: ***Hart / Howerton***

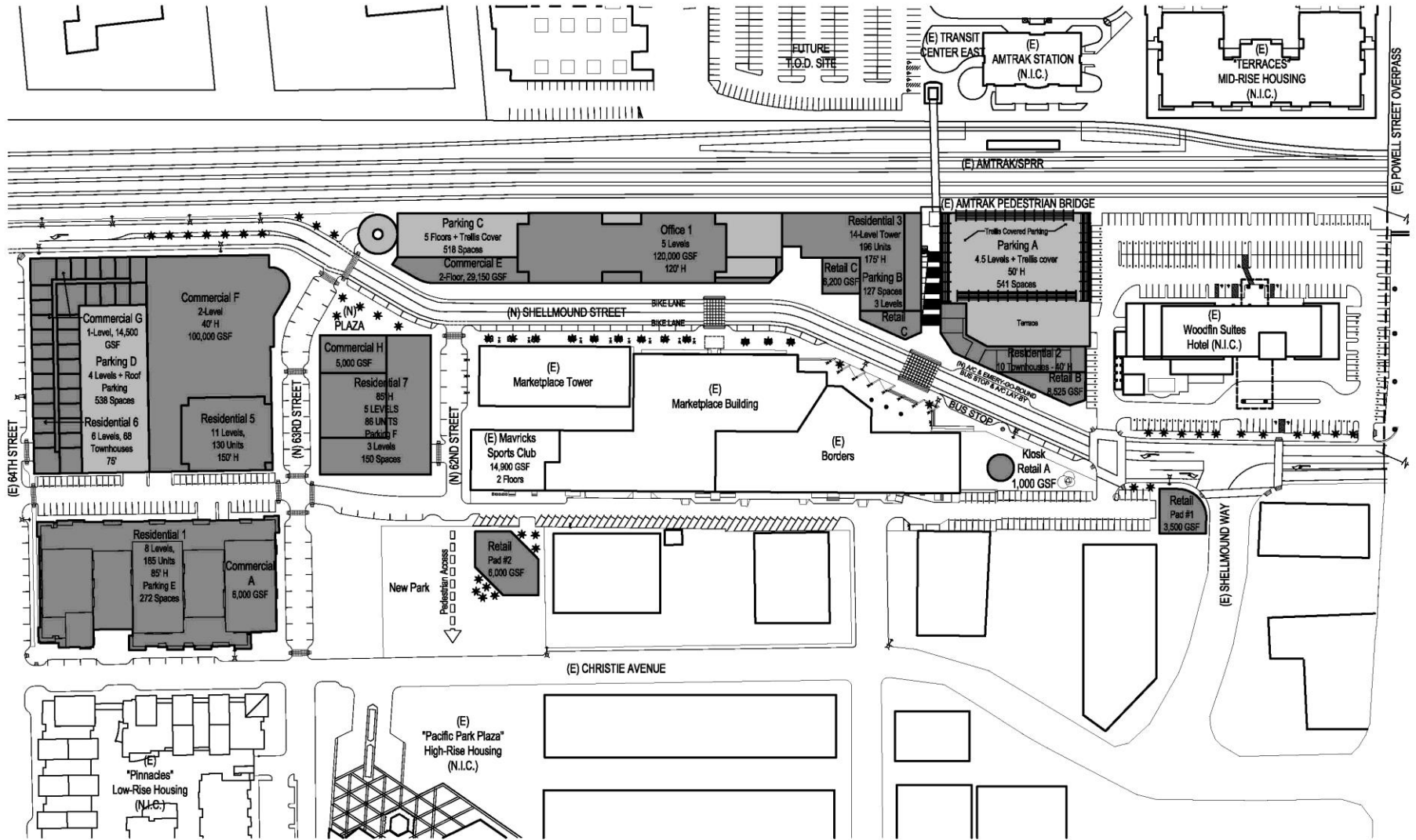
PROJECT BACKGROUND

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.



APPROVED PUD/PDP



MARKETPLACE REDEVELOPMENT - PHASE III

EMERYVILLE, CA

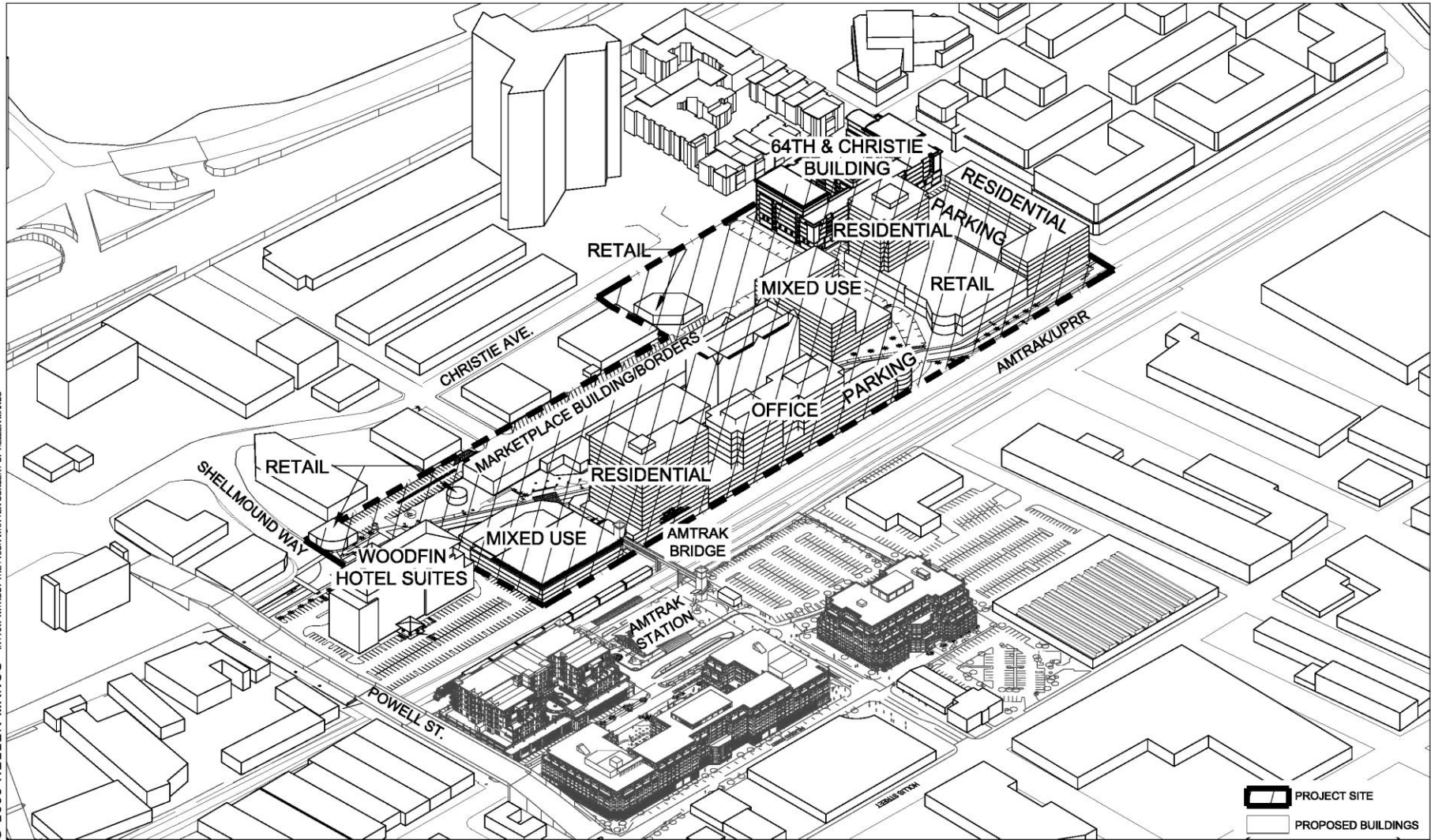
HELLER MANUS
ARCHITECTS
APRIL 16, 2008

AR3603

APPROVED PUD/PDP

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SCALE: NONE

MARKETPLACE REDEVELOPMENT

ILLUSTRATIVE BIRD'S EYE VIEW OF SITE

PROJECT BACKGROUND AND CHRONOLOGY

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 62nd and 63rd 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)



PROPOSED FDP BUILD OUT



PROJECT BACKGROUND AND CHRONOLOGY

Parcel B Chronology

- Parcel B FDP was approved on June 23, 2016, and accommodated 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 wished to modify the proposal for Parcel B to accommodate office/laboratory 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/laboratory space on top 3 levels
- Parcel B Office/Laboratory FDP was approved by the Planning Commission on January 24, 2019
- The approval was appealed by Wareham on February 8, 2019



PROJECT BACKGROUND AND CHRONOLOGY

Parcel B Chronology (Continued)

- City Council remanded the appeal to the Planning Commission on March 19, 2019
- Planning Commission reviewed the appeal and unanimously re-approved the Project on May 14, 2019
- City Council called the Project for review on May 21, 2019
- The approval was again appealed by Wareham on May 29, 2019
- On October 1, 2019, the City Council considered the appeal and set a hearing date for November 5, 2019
- On October 31, 2019, the Applicant submitted a “Proposed Alternative” project
- November 5, 2019 City Council Meeting



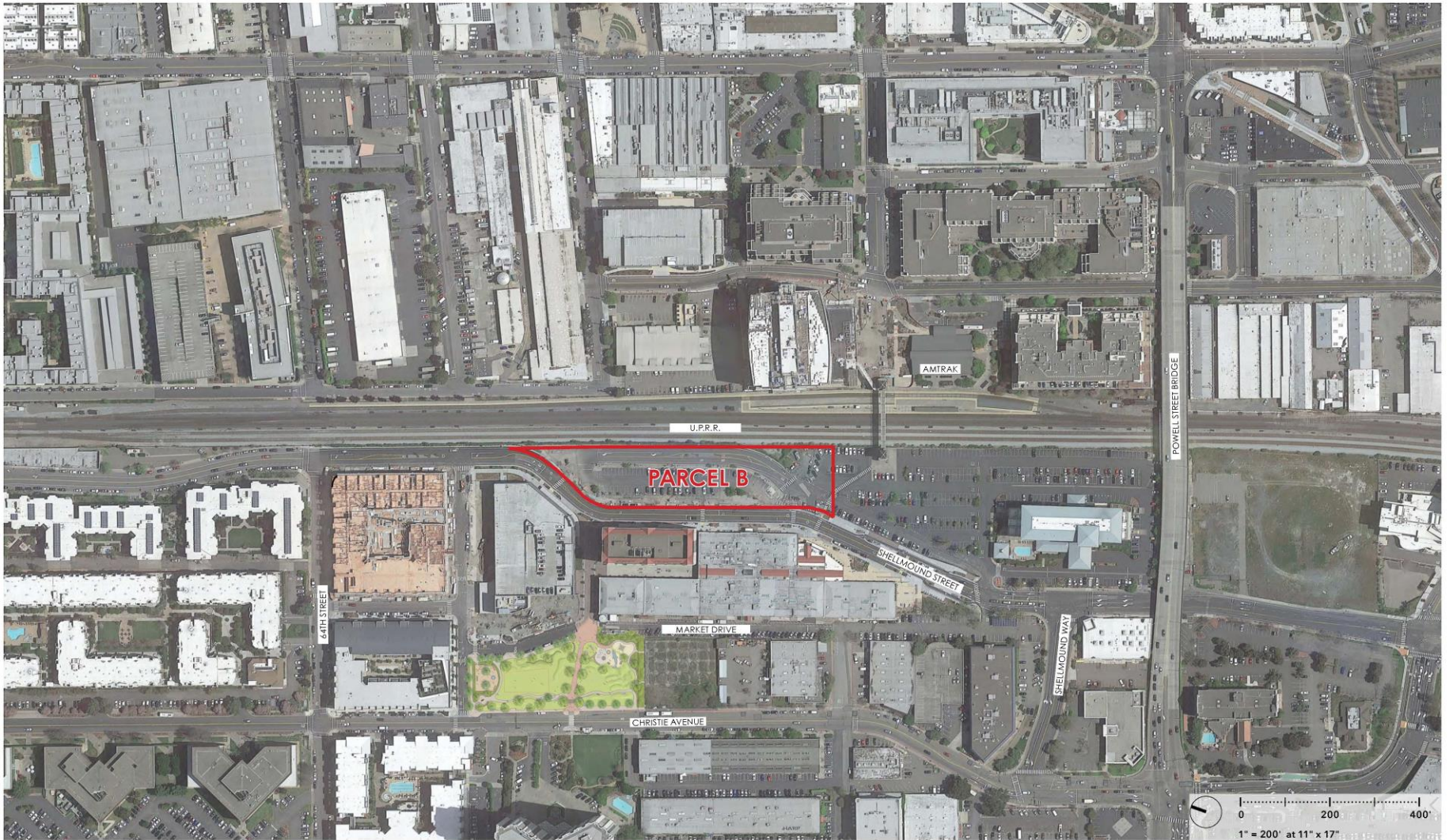
PROJECT PROPOSAL

	Appealed FDP	Project
Mix of Uses:		
Retail	15,800 sq. ft.	15,800 sq. ft.
Office/Laboratory	150,000 sq. ft.	150,000 sq. ft.
Parking	560 spaces	500 spaces
Height	113 feet tall	120 feet tall (with an 82-foot setback at the south end)
	8 stories: 5 levels of parking and 3 levels of office/lab)	9 stories: 5 levels of parking; 4 levels of office/lab





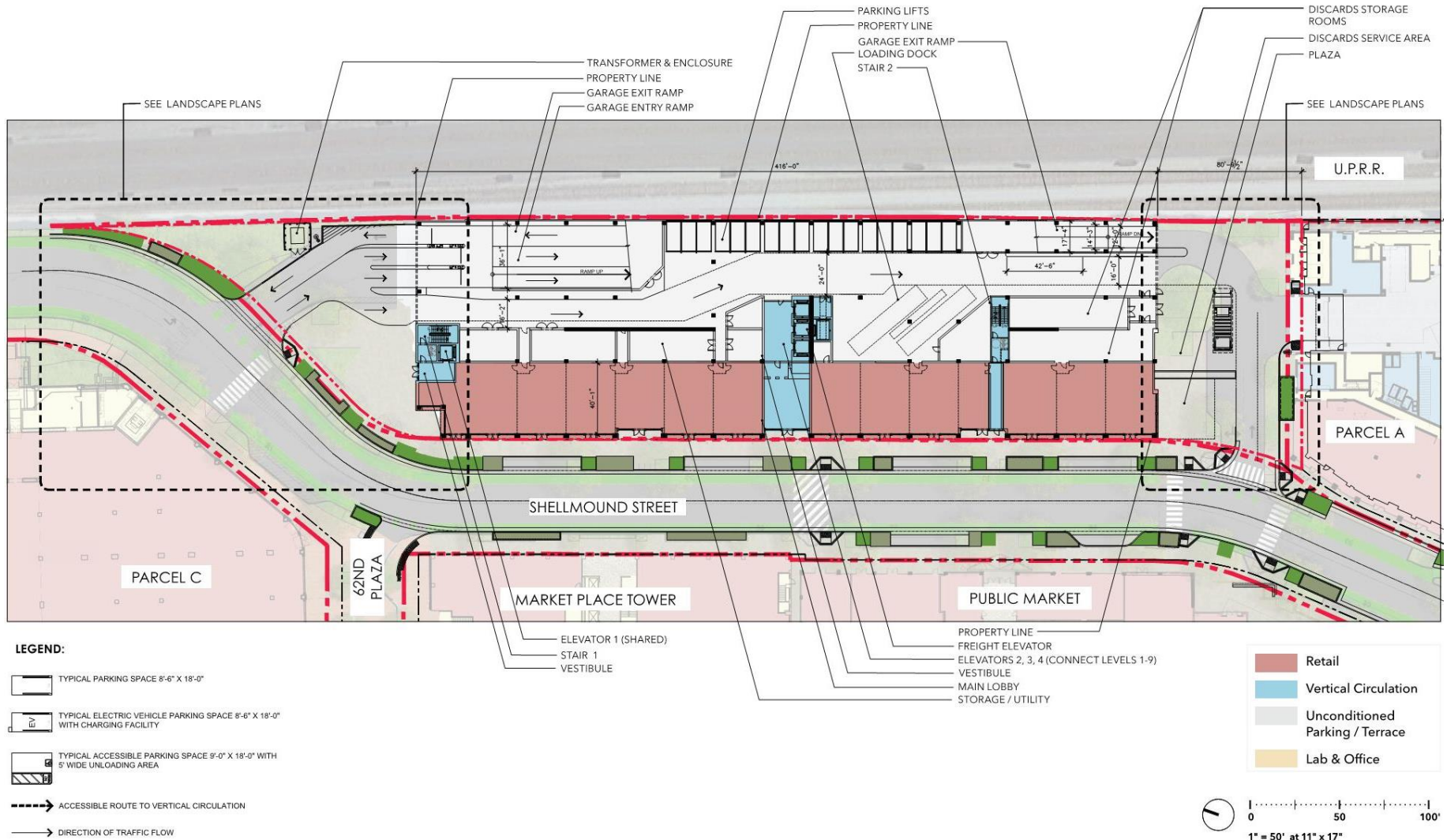
AR3610



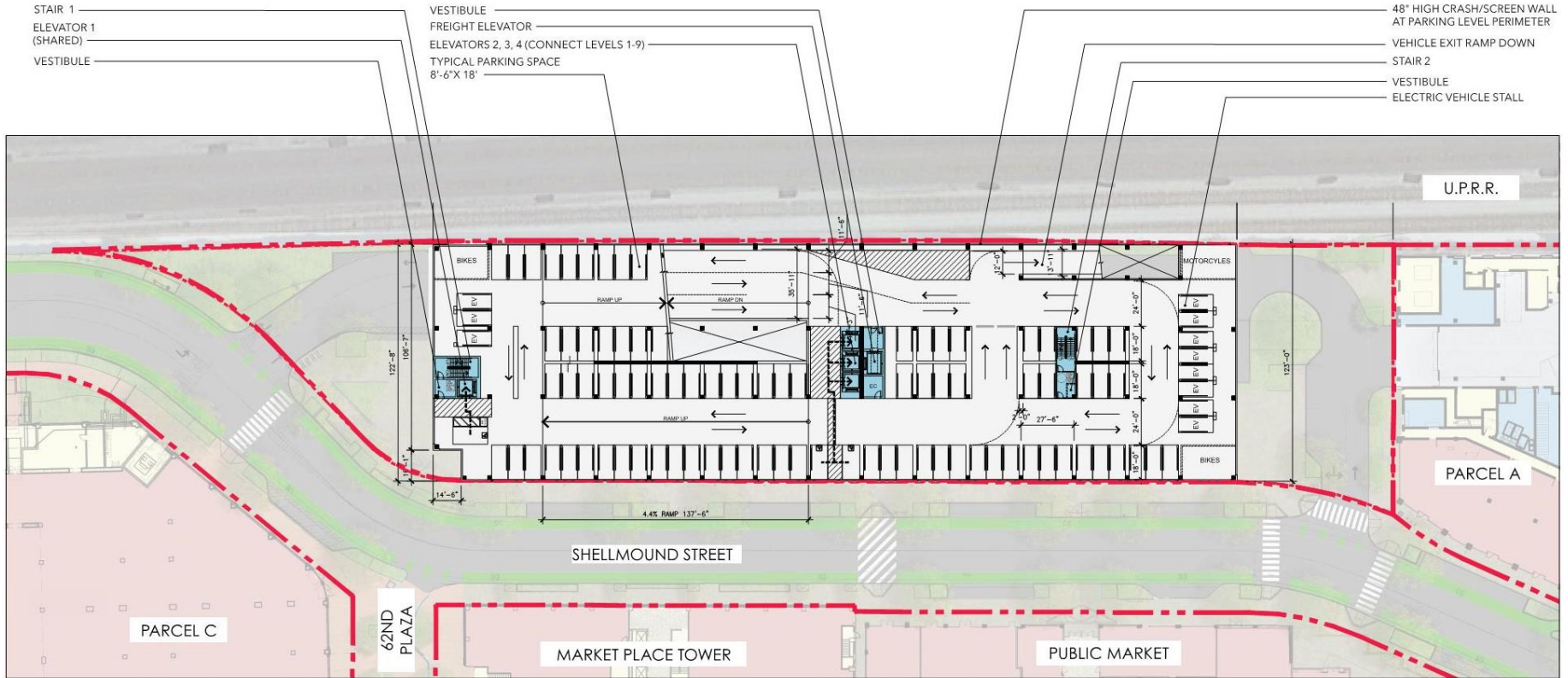
City of Emeryville

Marketplace Parcel B
AR3611





SITE PLAN – GROUND FLOOR



PARKING LEVEL – 2



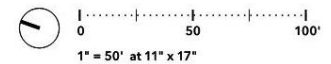
LEGEND:

-  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:

1. 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.

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

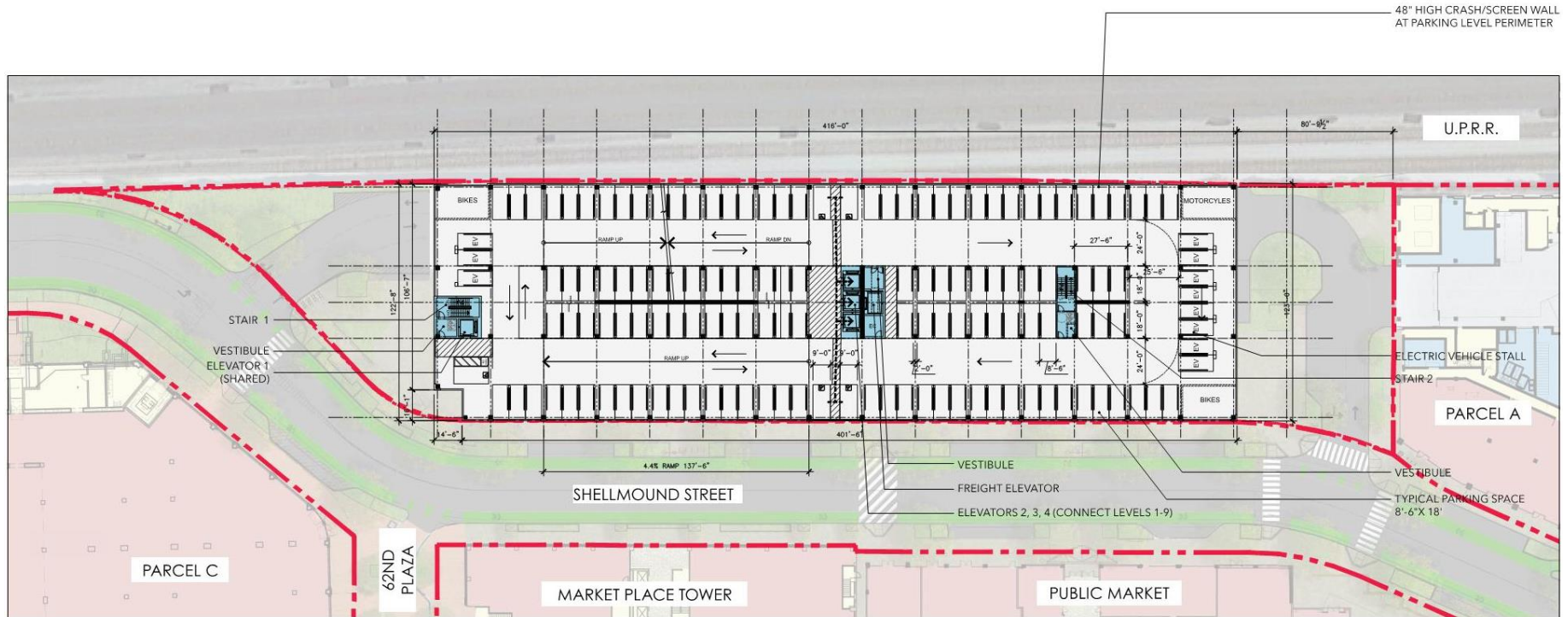


City of Emeryville

Marketplace Parcel B




AR3613

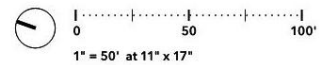
PARKING LEVELS – 3 AND 4



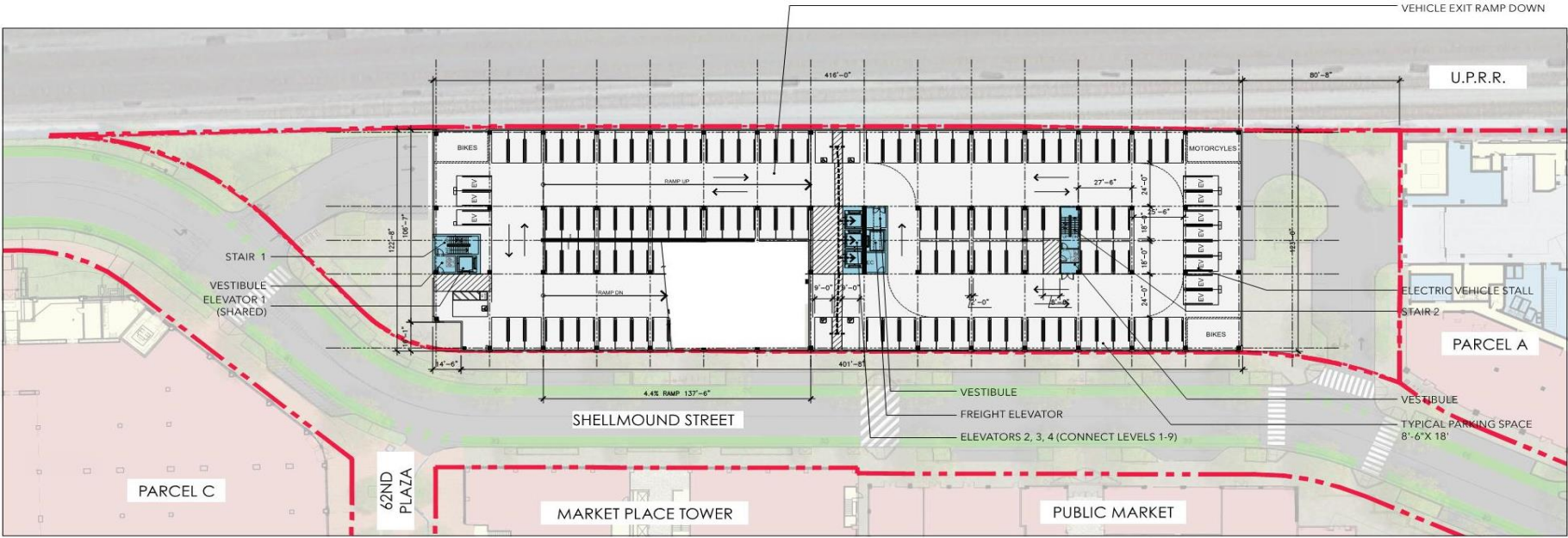
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-  ACCESSIBLE ROUTE TO VERTICAL CIRCULATION

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



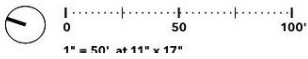
PARKING LEVEL – 5



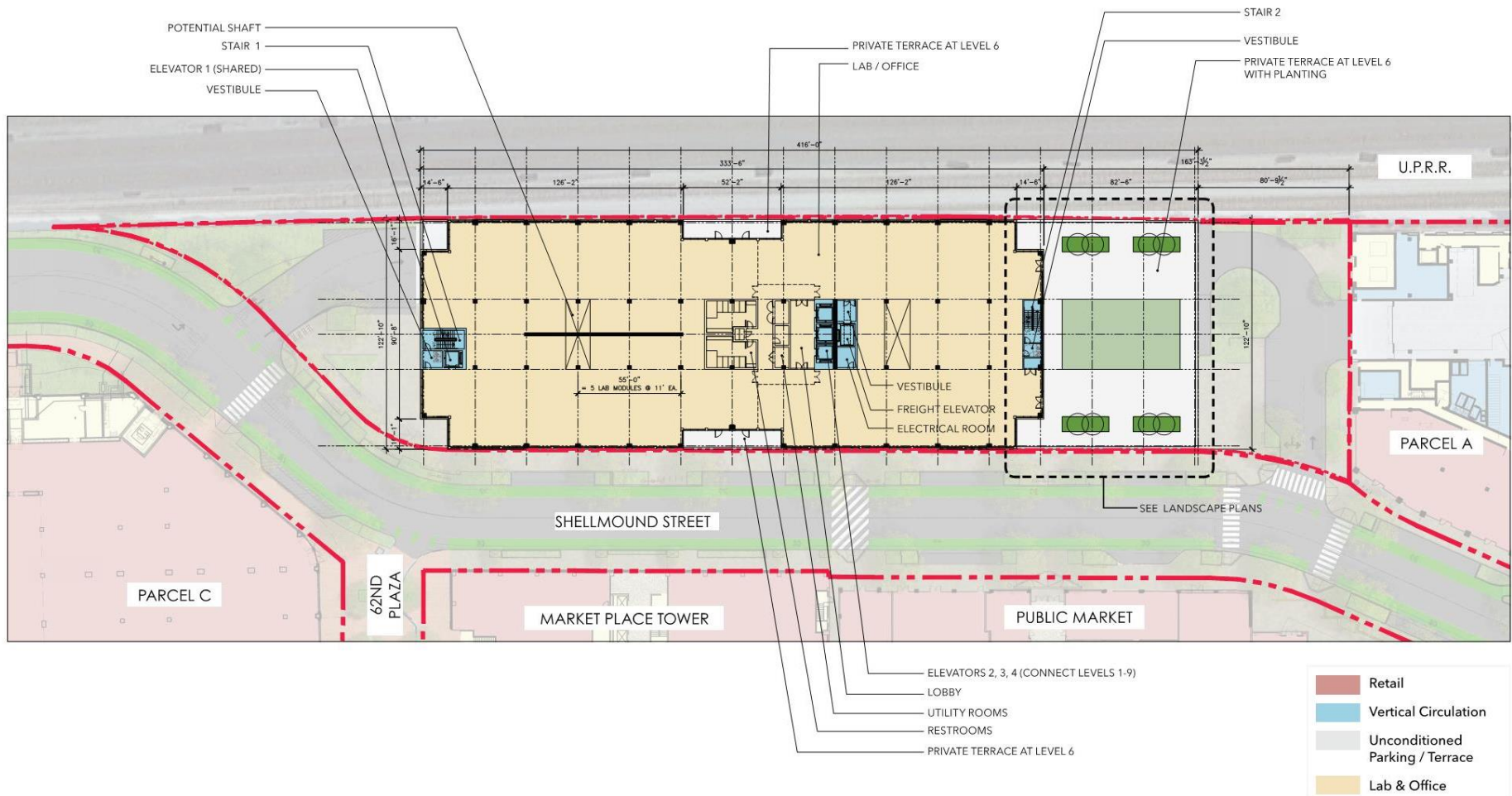
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- TYPICAL ACCESSIBLE PARKING SPACE 9'-0" X 18'-0" WITH 5' WIDE UNLOADING AREA
- ACCESSIBLE ROUTE TO VERTICAL CIRCULATION
- DIRECTION OF TRAFFIC FLOW

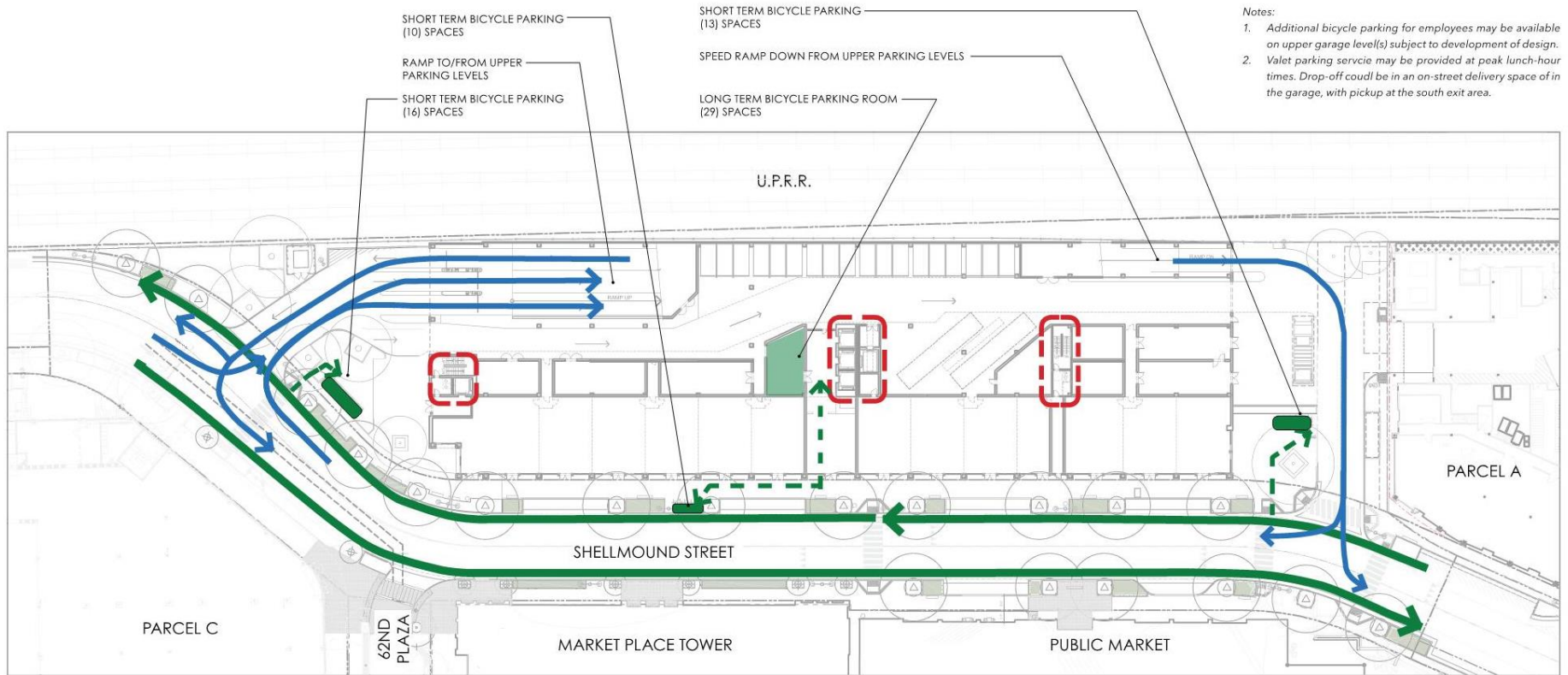
- Retail
- Vertical Circulation
- Unconditioned Parking / Terrace
- Lab & Office



OFFICE LEVELS – 6 TO 9



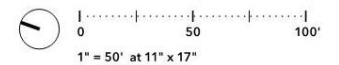
VEHICLE AND BIKE CIRCULATION



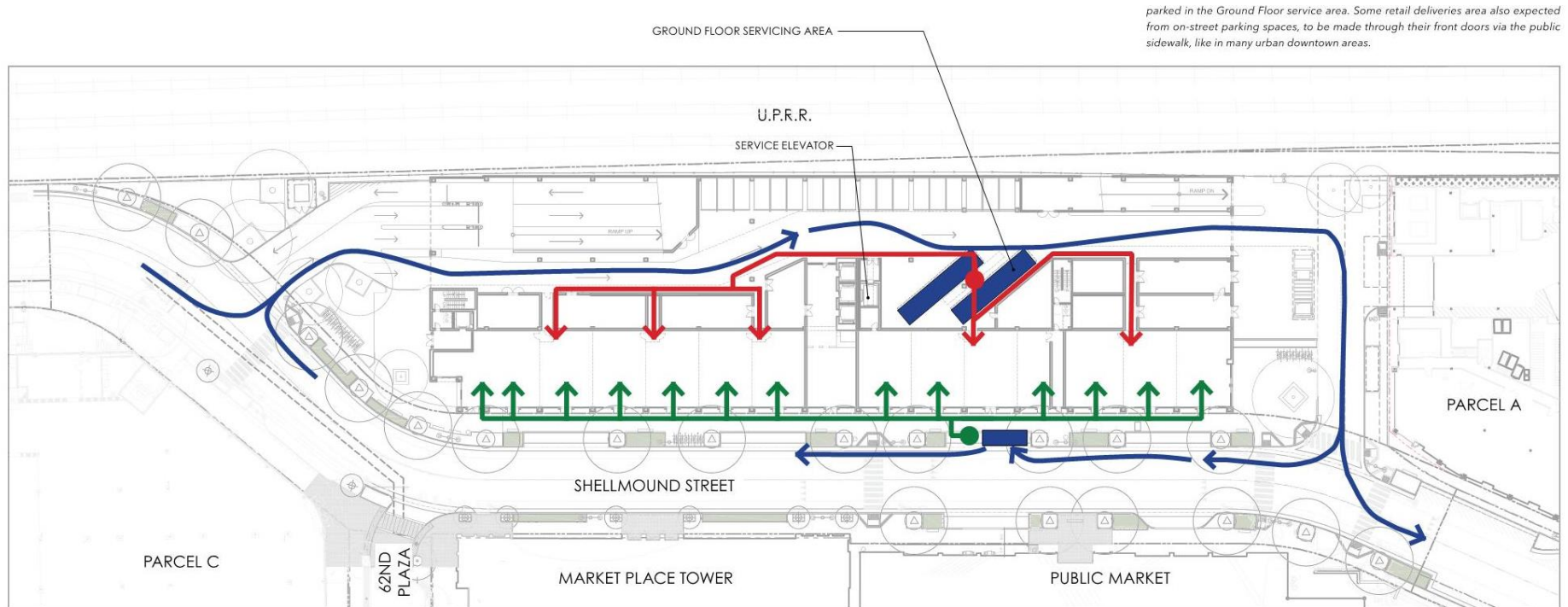
- Notes:
1. Additional bicycle parking for employees may be available on upper garage level(s) subject to development of design.
 2. Valet parking service may be provided at peak lunch-hour times. Drop-off could be in an on-street delivery space of in the garage, with pickup at the south exit area.

LEGEND:

- BIKE CIRCULATION
- RIDER-BESIDE-BIKE CIRCULATION
- BIKE PARKING
- SECURE EMPLOYEE BIKE PARKING
- VEHICLE CIRCULATION
- VERTICAL CIRCULATION TO AND/OR FROM PARKING LEVELS

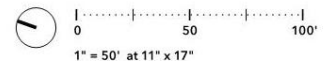


SERVICING PLAN

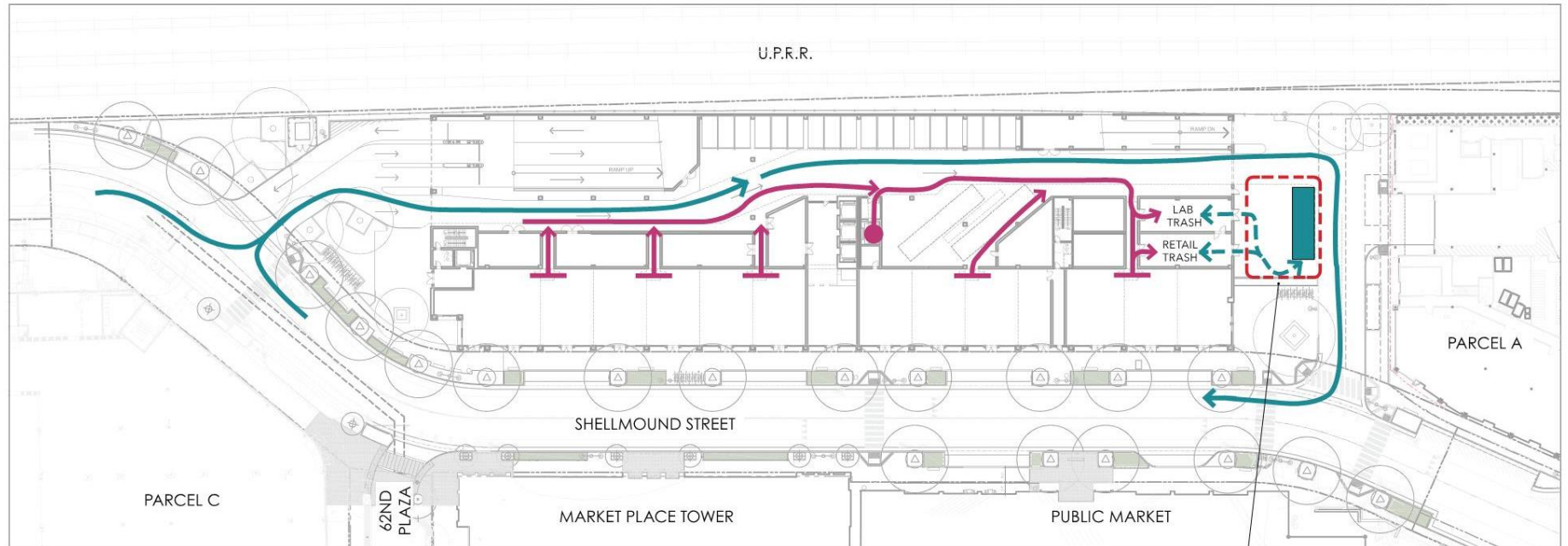


LEGEND:






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

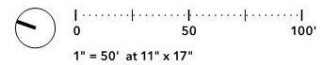


DISCARDS COLLECTION PLAN

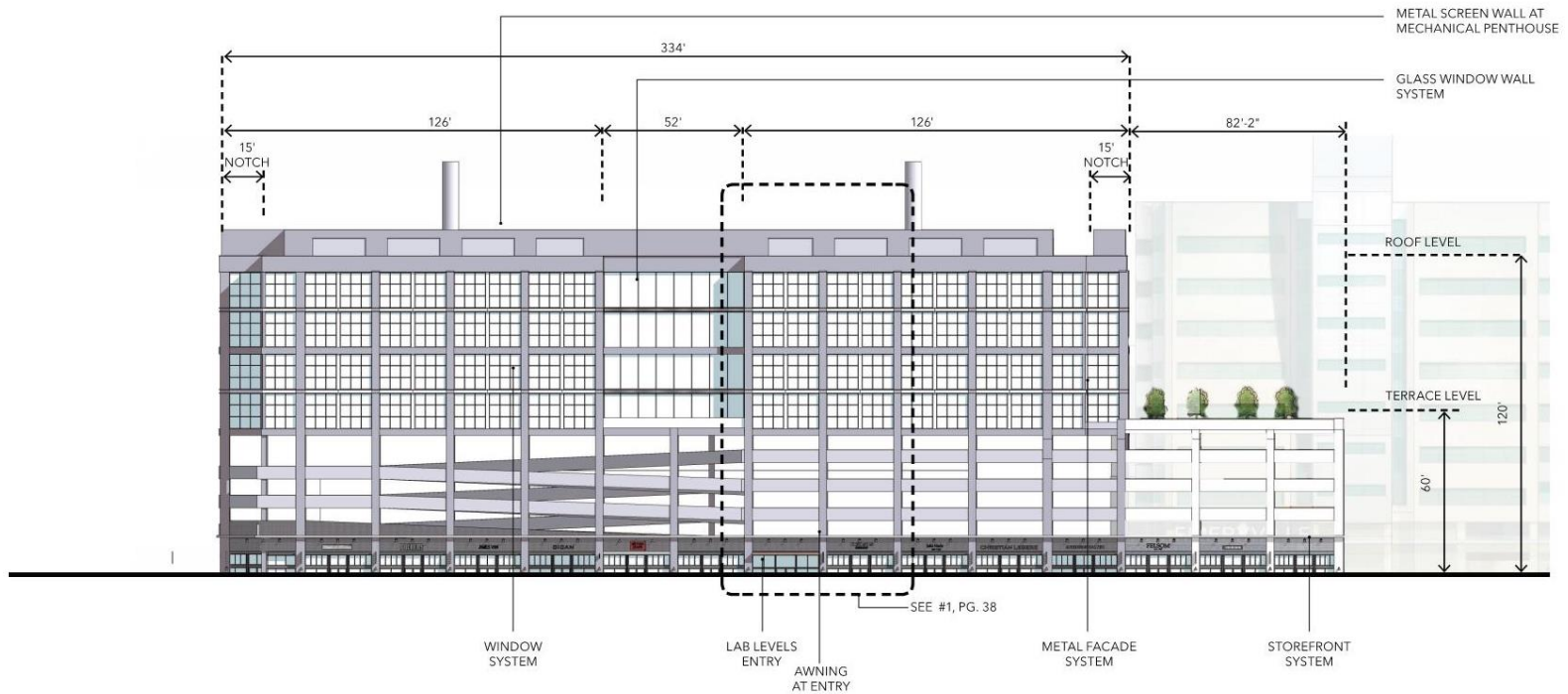


LEGEND:

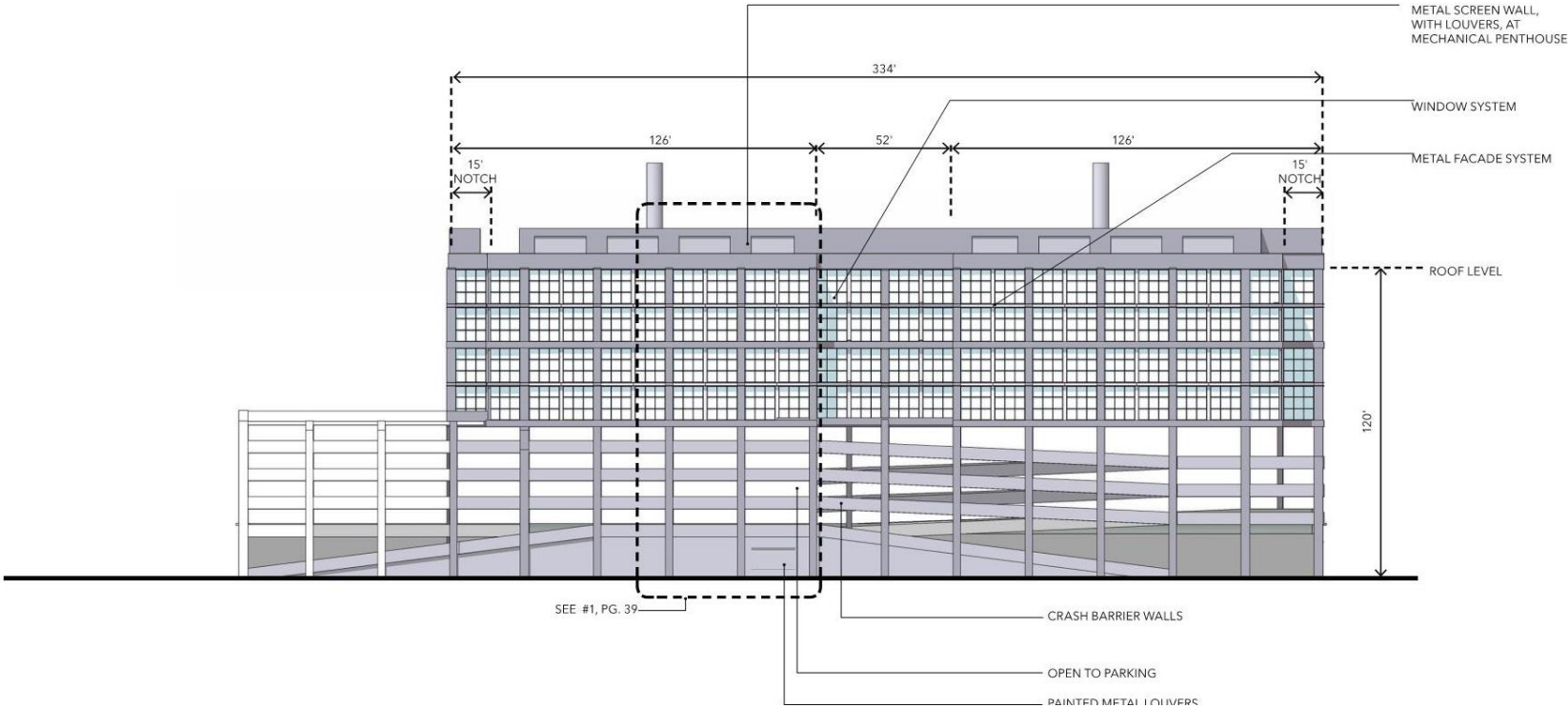
-  TRASH VEHICLE ROUTE
-  HAULER VEHICLE PARKING/STAGING LOCATION (36' X 11')
-  PATH OF TRAVEL FOR HAULER PERSONNEL TO/FROM TRASH ROOM FOR TRASH LOADING
-  ACCESSIBLE ROUTE TO TRASH ROOM
-  OUTDOOR STAGING AREA



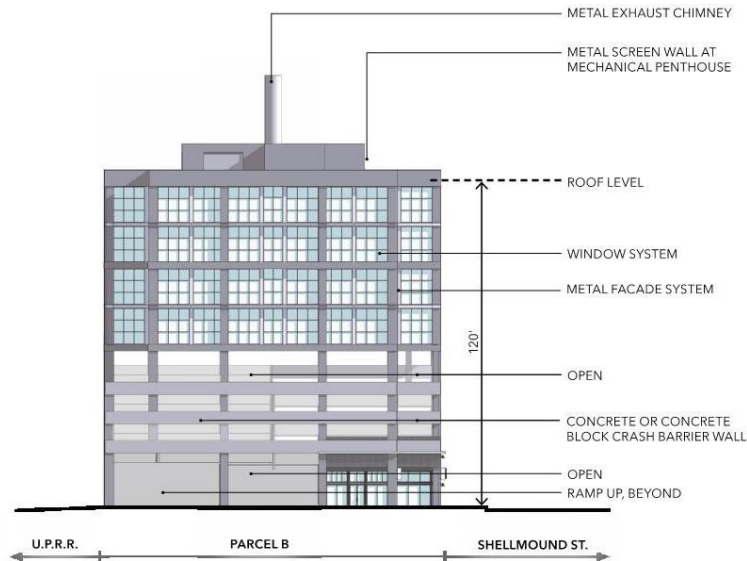
WEST ELEVATION – SHELLMOUND STREET



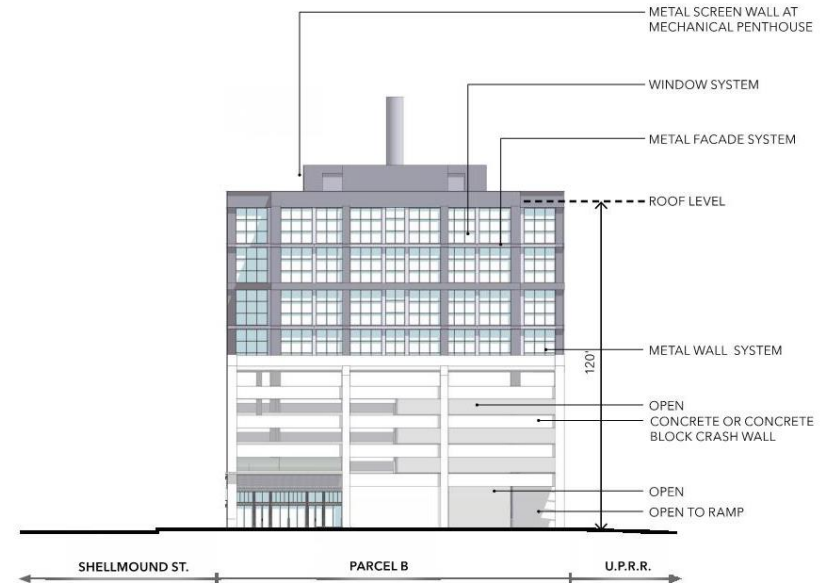
EAST ELEVATION - RAILROAD



NORTH AND SOUTH ELEVATIONS



C. NORTH ELEVATION



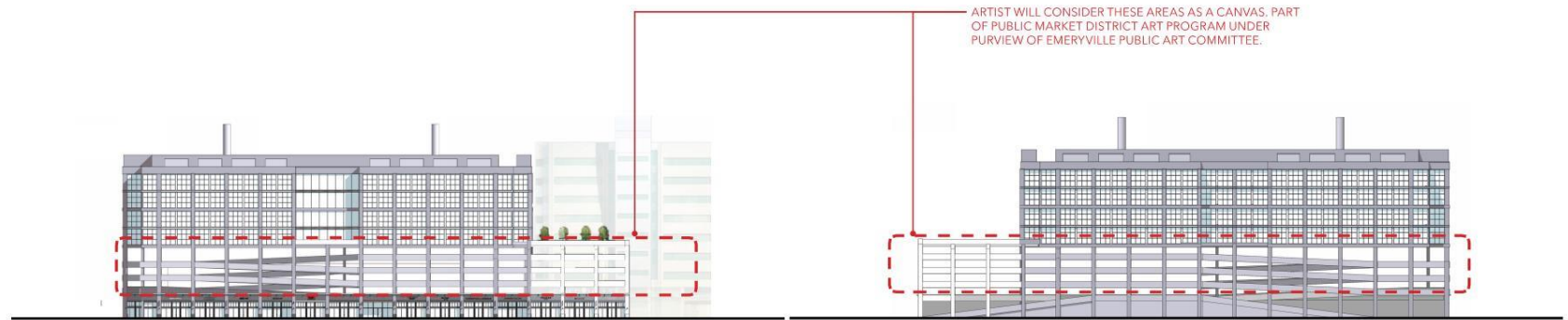
D. SOUTH ELEVATION



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





A. WEST ELEVATION

B. EAST ELEVATION

C. SHORTLISTED ARTISTS:



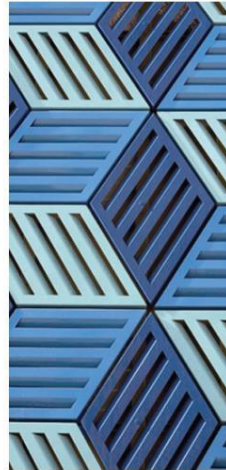
Christian Moller



Erwin Redl



Jacob Hashimoto



Jim Isermann



Mark Reigelman



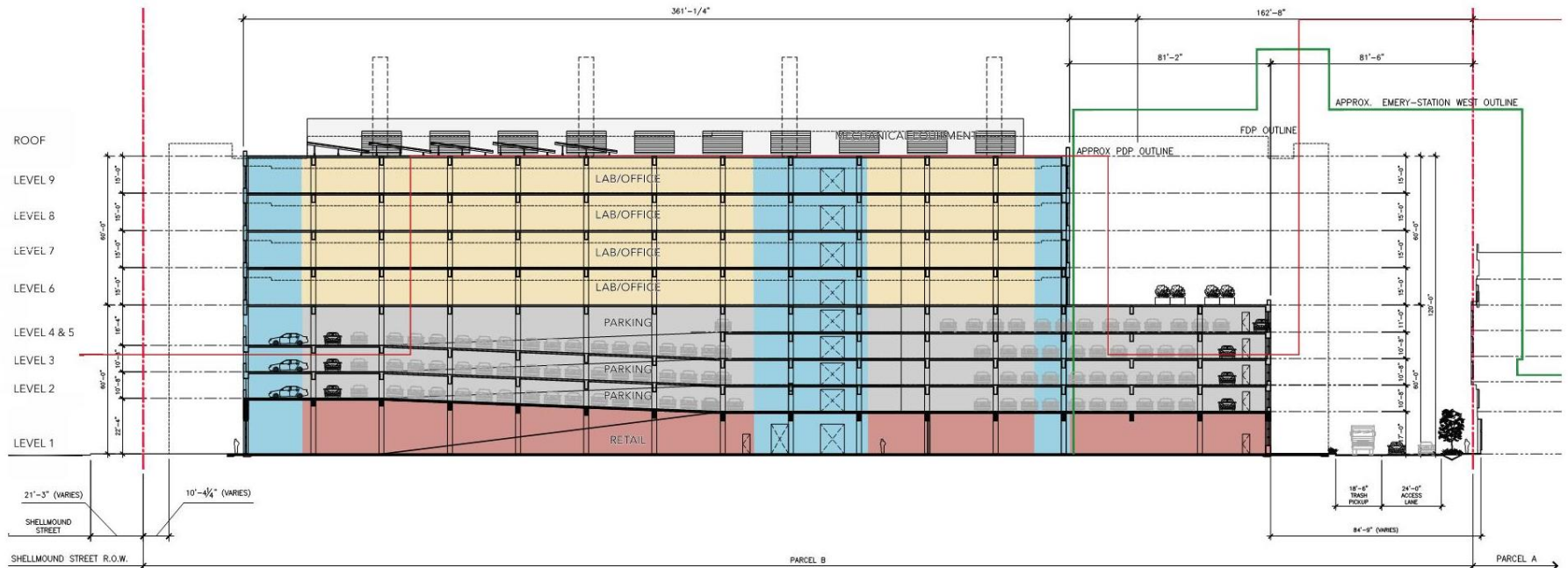
Ray King



Soo Sunny Park

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

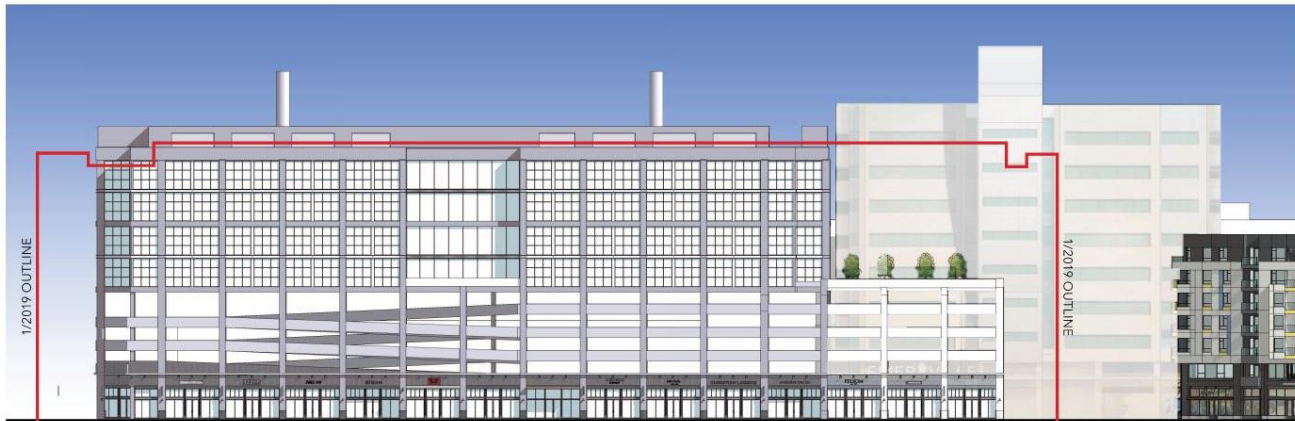
BUILDING LONG SECTION



WEST ELEVATION – COMPARISON



Approved FDP - West Elevation

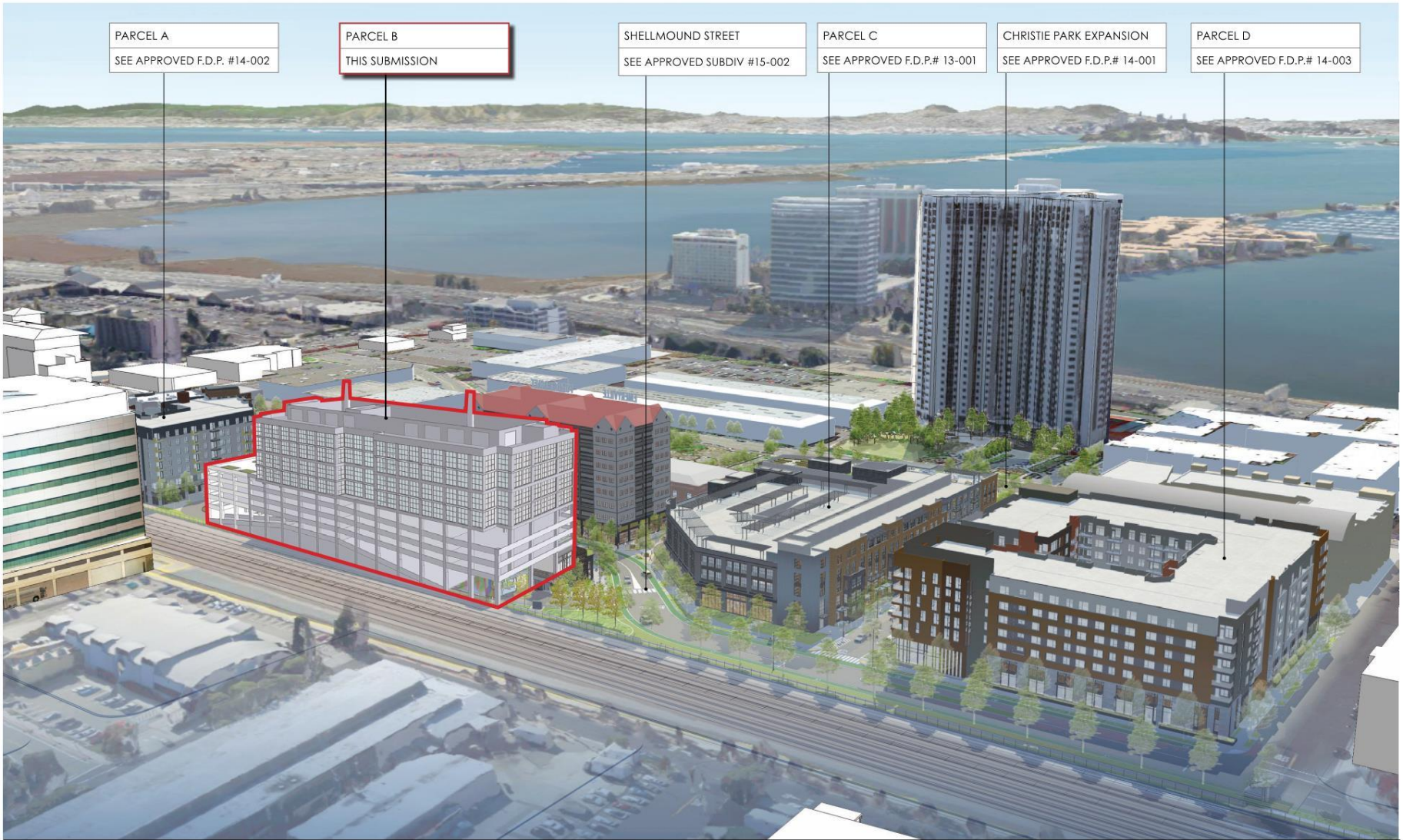


Proposed Revision - West Elevation

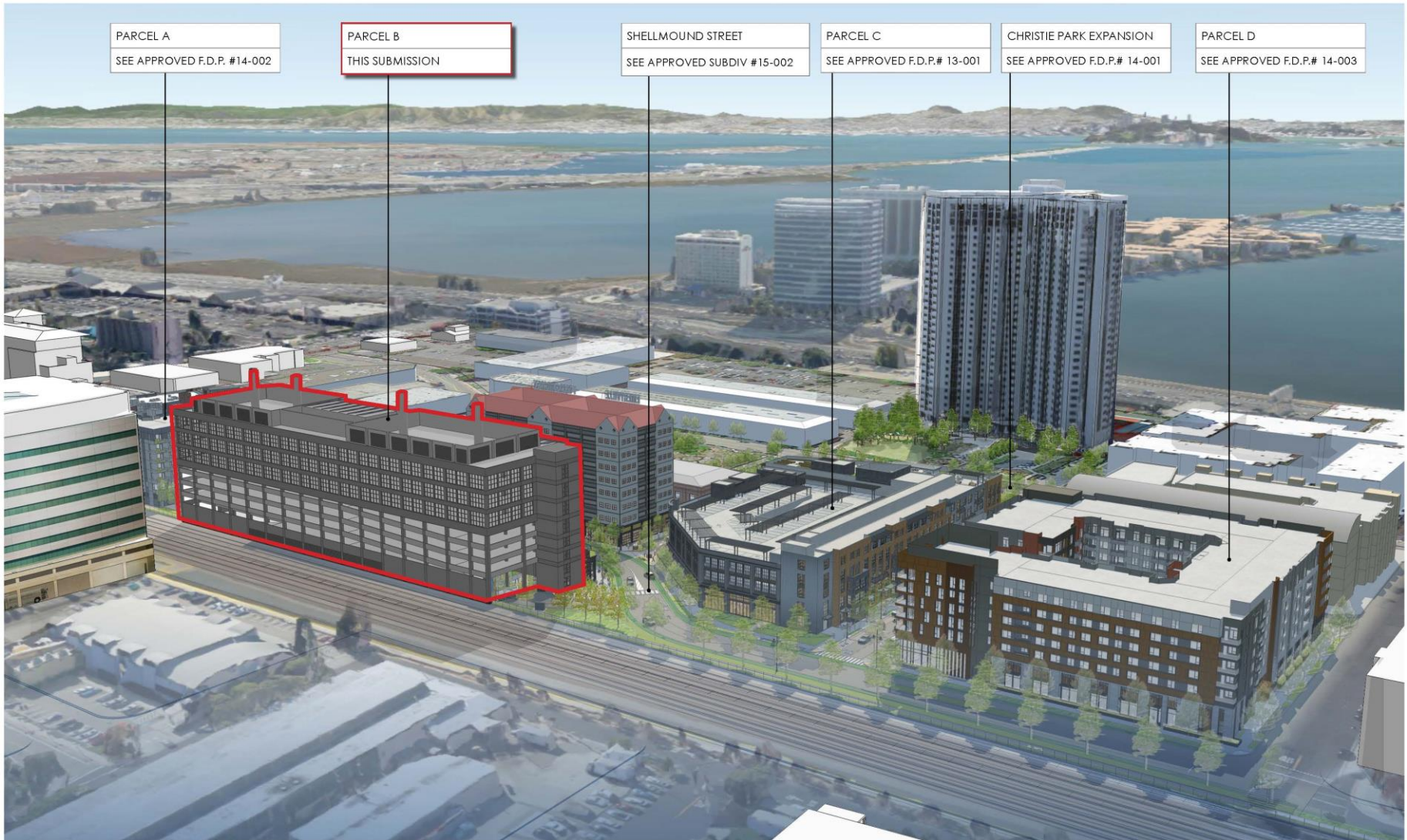
1/2019

12/2019





PREVIOUS FDP DESIGN



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Marketplace Parcel B
AR3628

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
Total Commercial	300,000 sq. ft.	209,800 sq. ft.	-90,200 sq. ft.
- 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	1,499 spaces	-583 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



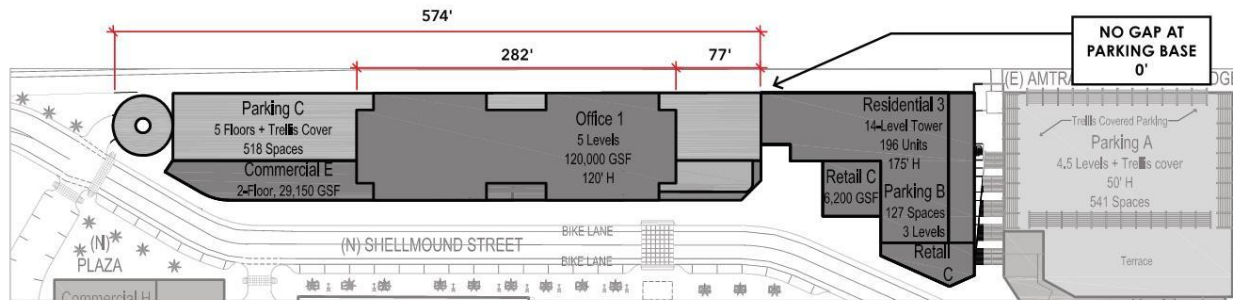


Figure 1: Approved PDP

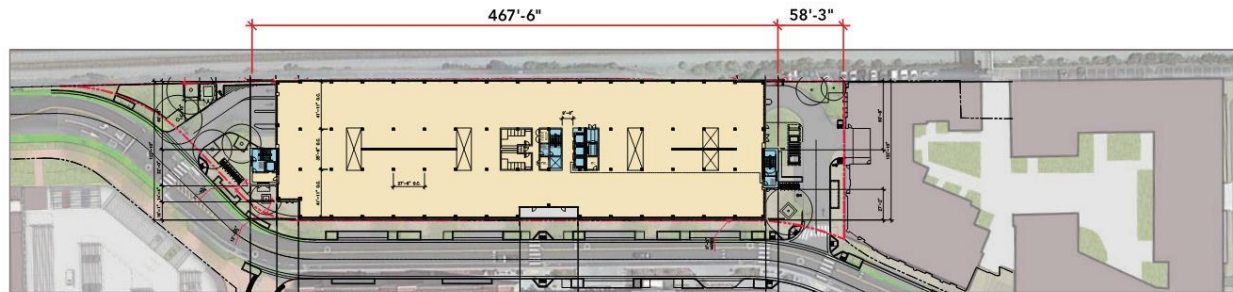


Figure 2: Approved FDP

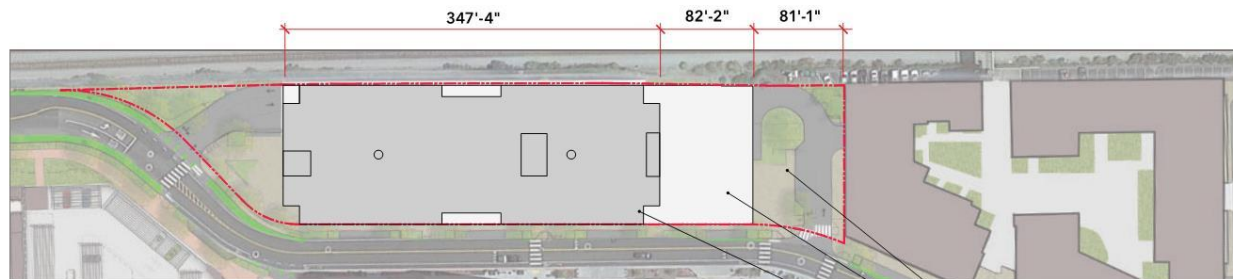
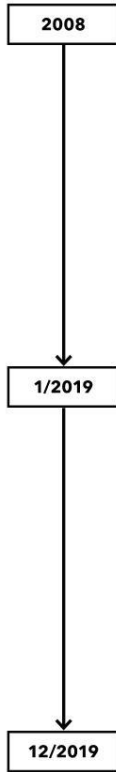
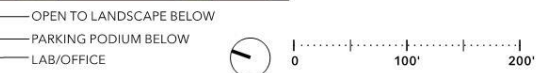


Figure 3: Proposed Revision



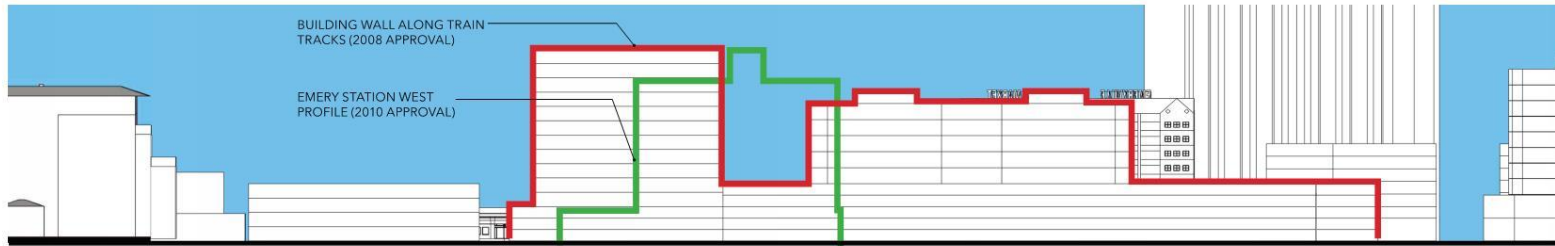


Figure 1: Approved PDP

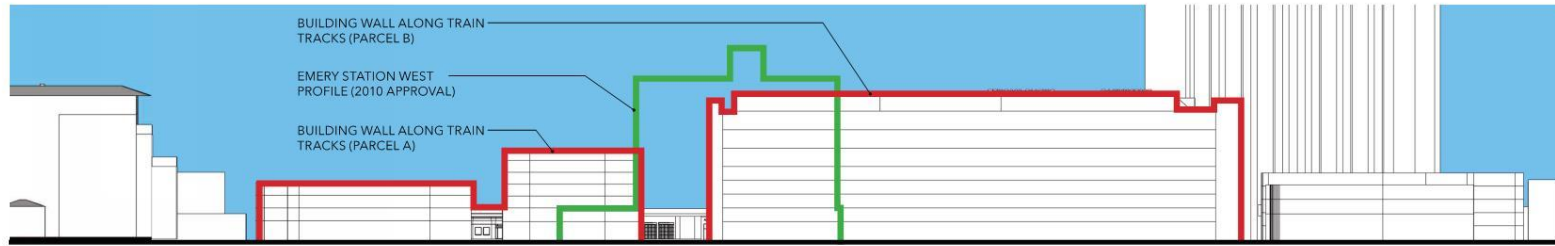


Figure 2: Approved FDP



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

2008

1/2019

12/2019

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



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



CITY COUNCIL DIRECTION AND RESPONSE

Public Art

New condition added requiring review of public art by City Council prior to the issuance of a building permit .

Terrace/Roof Deck

City Council wanted the applicant to examine making public access to the terrace/roof deck space.

Applicant has not proposed this citing privacy and cost of making the space accessible.

Trash

City Council wanted all trash enclosures to be inside the building. They already are inside the building.



RECOMMENDATION

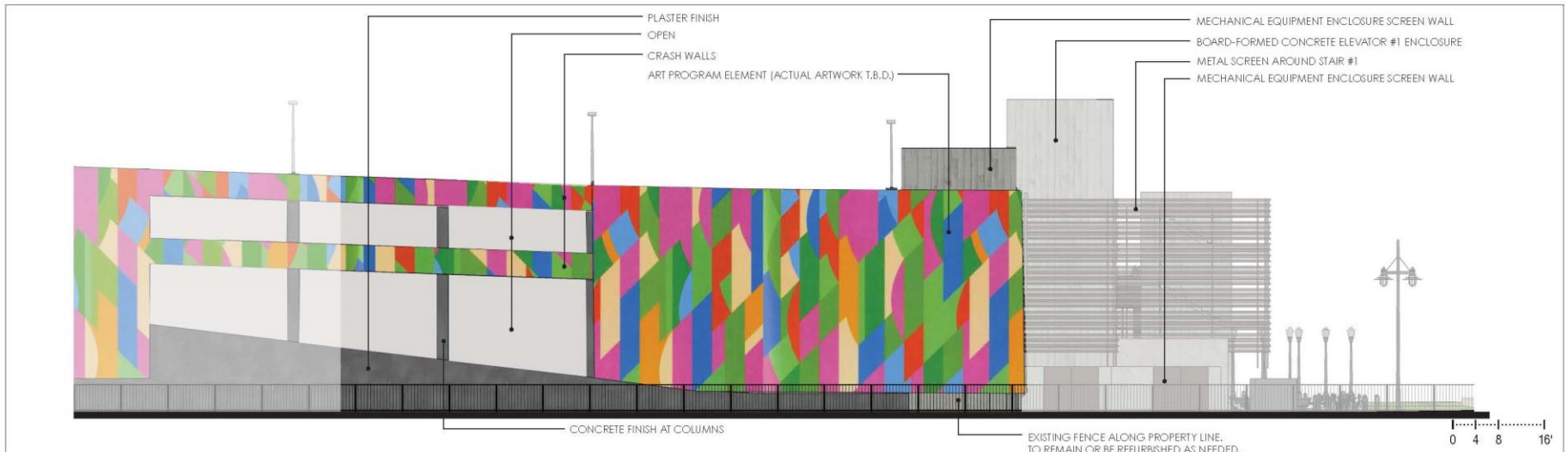
Approve the project subject to conditions of approval in the staff report and rescind Final Development Plan FDP18-001 and rescind FDP15-001 approved for Parcel B on June 23, 2016



RECOMMENDATION

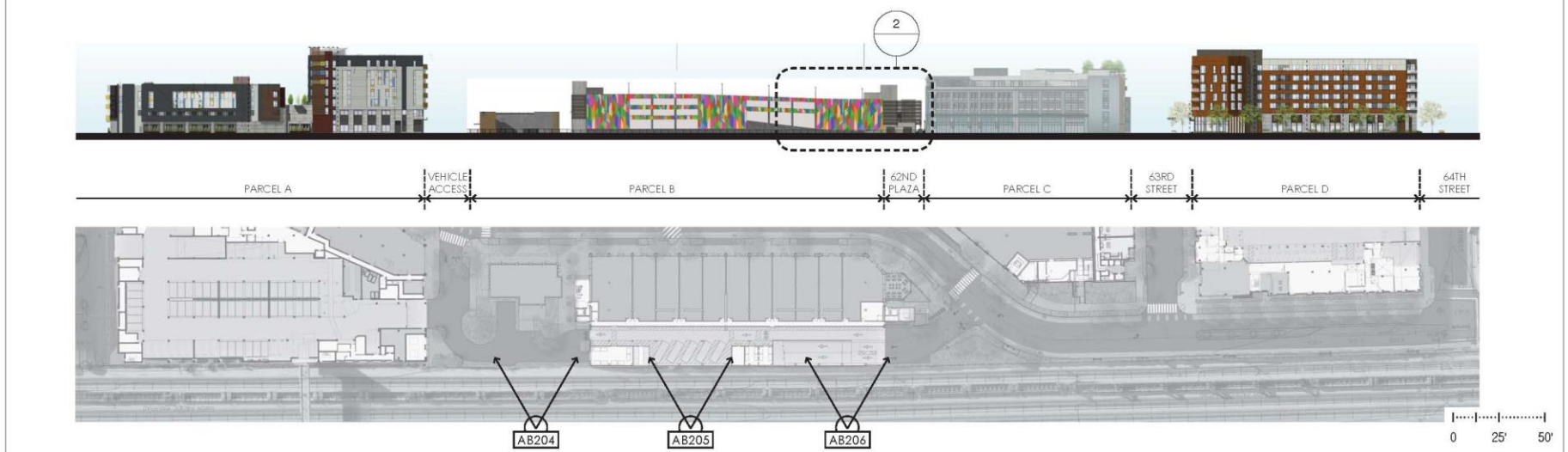
Approve the project subject to conditions of approval in the staff report and in the memo by Cesar Avila and rescind Final Development Plan FDP15-001





2. EAST ELEVATION - FACING TRAIN TRACKS - NORTH PORTION

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



1. SITE ELEVATION AND KEY PLAN

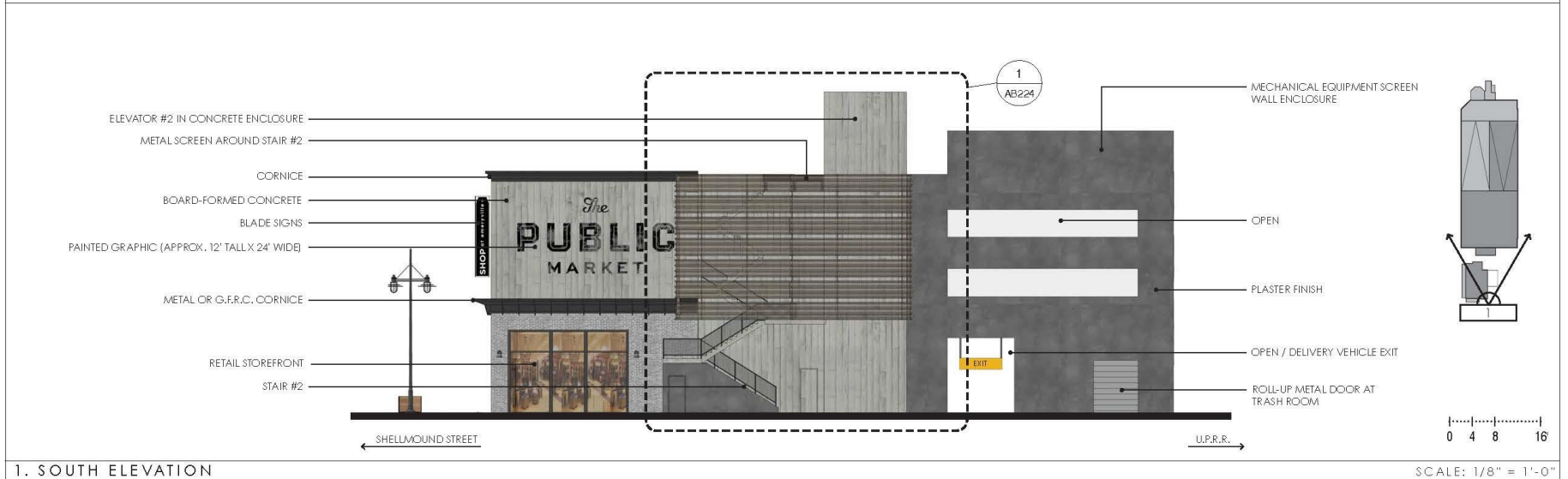
SCALE: 1" = 50'



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Marketplace Parcel B
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APPROVED NORTH AND SOUTH ELEVATIONS

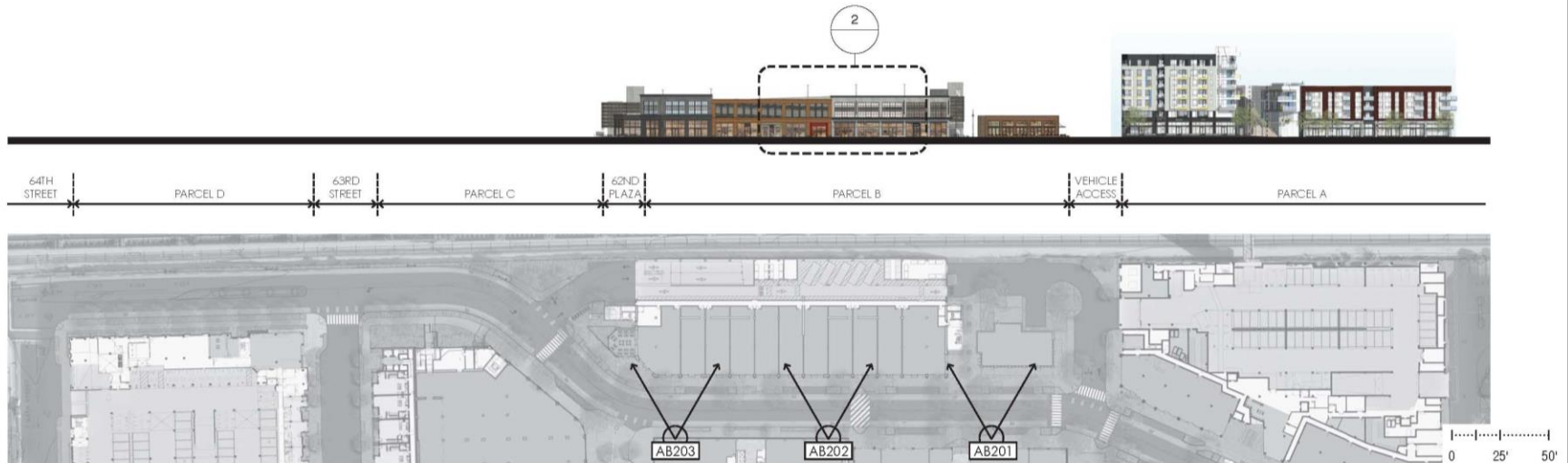


APPROVED SHELLMOUND ELEVATION



2. WEST ELEVATION - FACING SHELLMOUND- MIDDLE PORTION

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



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Marketplace Parcel B
AR3640











AR3645



AR3646