EMERYVILLE PLANNING COMMISSION

STAFF REPORT

Agenda Date: March 24, 2014 **Report Date:** March 20, 2014

TO: Planning Commission

FROM: Planning and Building Department

Miroo Desai, Senior Planner

SUBJECT: Second Study Session: 6701 Shellmound Street Residential

Development ("Nady Site") (UPDR13-004)

PROJECT 6701 Shellmound Street **LOCATION:** (APN: 49-1490-2)

APPLICANT: Avalon Bay Communities, Inc. (Jeff White)

400 Race Street, Suite 200

San Jose, CA 95126

OWNER: John Nady, Trustee of Nady Trust U/D/T January 21, 1997

6701 Shellmound Street Emeryville, CA 94608

PROJECT A second study session to review a proposed 211-unit residential development on a 2.27 acre site located at 6701 Shellmound Street.

GENERAL Mixed Use with Residential

PLAN:

ZONING Mixed Use with Residential (MUR)

DISTRICT:

ENVIRONMENTAL

STATUS: Initial Study/Mitigated Negative Declaration being prepared

RECOMMENDED

COMMISSION 1) To hear a presentation of the proposed project.

ACTION: 2) To provide direction and comment to the applicant and staff.

Second Study Session: 6701 Shellmound Residential Development ("Nady" site)

March 27, 2014

Page 2

PROJECT PROPOSAL

The applicant proposes to construct a 211-unit multi-family residential rental development on a 2.27-acre site at 6701 Shellmound Street. The project site is bounded by an I-80 off-ramp to the west and north, Ashby Avenue (in an underpass) to the north, Shellmound Street and the railroad mainline to the east, and the Ex'pression College campus to the south. The site is currently occupied by two two-story buildings (an office building and a warehouse building) that will be demolished to make way for the proposed development.

The proposed project is a five-level residential development on a podium over two levels of parking. It provides a mix of studio (11); one bedroom (96); two bedroom (98); and three bedroom (6) units. The sizes of units vary between 563 square feet (studios) to 1,850 square feet (3-bedroom mezzanine unit). One-bedroom units are 785 to 1,140 square feet while two-bedroom units are 1,200 to 1,575 square feet. All units will be provided with laundry facilities. The unit type includes ten 1, 2 and 3 bedroom townhouses in addition to flats. See Sheet A0.0: "Project Summary" of attached project plans for additional data on the unit size and mix. See Sheets A4.1 and A4.2 for unit plans.

The applicant also proposes a lobby/leasing area (2,000 square feet) along Shellmound Street as well as 1,200 square feet of "fitness area", 600 square feet of "bike spa" and 425 square feet of "dog spa" (See Sheet A2.1). All access will occur off Shellmound Street, with Sheet A5.0: "Site and Access Plan" showing how vehicle access and loading will occur on site and pedestrian access to the podium. Vehicular and bicycle parking occurs primarily on the first and the second level, which provide a total of 264 car stalls and 211 bike spaces (See Sheets A2.1 and A2.2).).

Units on floors three to six are laid out around three courtyards, each of which has one open side, and each floor has a mix of studio, one-bedroom, 2-bedroom and 3-bedroom units. Townhouses are located on the south-east and north-west corners on the ground floor. (See Sheets A2.3 to A2.6)). Sheet A3.1 provides cross sections of the building, which reaches a maximum height of 84 feet. An open roof terrace (860 sq. ft.) and club house (750 square feet) are included on the seventh floor as tenant amenities, as well as a smaller enclosed east-facing terrace.

SUMMARY OF PLANNING COMMISSION COMMENTS AND PROJECT CHANGES

At a study session on December 13, 2013, the Planning Commission reviewed this project, which, at the time, included 260 units. The Commission felt that the design of the building needed to be more distinctive. Some of the suggestions included opening up the courtyard, adding balconies and making open spaces more usable by consolidation. One Commissioner also suggested elimination of non-residential space on the ground level and replacing it with residential units with stoops. It was commented that the project did not take advantage of potential views and that the building needed to be slimmer and taller. The Commission liked the unit-mix and the size of the units. It was suggested that the project improve connections to Aquatic Park north of the project site and make use of more durable materials.

Second Study Session: 6701 Shellmound Residential Development ("Nady" site)

March 27, 2014

Page 3

Project Changes

<u>Program Revisions</u>: The project size has been reduced from 260 units to 211 units. In addition, the project is now exclusively residential and the ground level space now provides amenities for the residents instead of retail uses. The project no longer requires bonus points for residential density (or any other category).

The unit mix proportion and the average unit size remains similar to the earlier design. New unit types in the form of 1, 2 and 3 bedroom townhouses have been added. (See Sheet A0.0). These are located on the ground level and respond to a Commissioner comment to have residential units touch the ground level at certain locations. The site was described by the Commission as a gateway to the city. In keeping with the spirit of this concept, the applicant has relocated the lobby to the northeast corner of the building. An outdoor plaza activates the sidewalk at this key location and acts as a hub for pedestrian activities, both on site and in relation to nearby Aquatic Park. (See Sheets A5.0, L2.0 and L2.2)

The original design had an outdoor roof terrace located on the west side of the building to take advantage of the views of the San Francisco bay and skyline. The Commission noted that although it would provide views it would be windy on the terrace, which would affect its usability. It was suggested that the terrace be moved to the east side of the building to protect it from the prevailing winds while providing views of the Berkeley hills. The revised design keeps the west terrace but adds a smaller one on the east side, thus offering tenants a choice.

Massing: The footprint of the building has been reduced in order to respond to the Commission's concern about its coverage of the site and the fire department's need for a 20 foot emergency vehicle access (EVA) lane around the entire building. This expanded landscape area provides more useable space around the north and west edges of the building, which the Commission felt was unusable in the original design. The proposed building is now seven stories (five residential stories above two garage stories) with no partial basement level in contrast the earlier version which was eight stories (six residential stories above two garage stories, plus a partial basement garage level). Parking lifts are now proposed to add to the parking count without a basement level. (See Sheets A2.1 and A3.1)

<u>Materials</u>: The Commission was unanimous in its opposition to the extensive use of cement plaster and encouraged the exploration of forms and materials more consistent with Emeryville's industrial heritage. Some of the exterior cement plaster has been replaced by more durable materials like metal panels, brick veneer and concrete. Glass is used at strategic locations (e.g. the northeast building corner) to create a lantern effect at night, further reinforcing the gateway concept. (See Sheets A1.7, A3.2 and A3.3)

<u>Design</u>, <u>Landscaping and Open Space</u>: Several Commissioners were concerned that the podium common open space would be overly shaded and, as a result, be underutilized by tenants. A desire for greater visual connectivity to the surrounding landscape at different locations around

Second Study Session: 6701 Shellmound Residential Development ("Nady" site)

March 27, 2014

Page 4

the building was expressed at the first study session. The revised design achieves this by breaking the central courtyard into three smaller ones and placing them at the building perimeter to take advantage of views and sunlight.

The landscaping scheme is now better developed and refined. Along Shellmound Street, a continuous line of street trees separates pedestrians from vehicular traffic and the rail lines beyond. A pattern of two different tree species and a shrub understory offers year-round visual interest and habitat variety. Beyond the ten-foot wide public sidewalk, a series of gardens and plazas correlate to the building's entries and interior uses. (See Sheet L1.1 and L2.1)

At the southern edge, an entry drive provides access to the parking garage as well as to the loading dock. The drive will be paved with permeable pavers while the pedestrian walkway is identified with the same colored concrete paving as is used across the site to identify the pedestrian realm. (See Sheets L2.0 and L2.1)

A wide swath of landscape around the perimeter of the building offers more than half an acre of space for plantings, playing, dog walking, gardening and access to the townhouses units, whose front doors open into this ground floor open space. (See Sheets L1.1, L2.2, L2.3, and L2.4)

The functionality of a required 20' wide emergency vehicle route is maintained but will normally serve as a multi-use landscape space. Decomposed granite adds a third texture and color to the drivable surface. A vine covered 6 foot tall fence along the north and west property line secures the site, softens the edge, and screen views toward the adjacent freeway off-ramp. A raised bed vegetable garden takes advantage of the area in the southwest corner and offers residents another recreational opportunity. Canopy trees and private entry screens help identify the townhouses while taller, more columnar trees scale the building. (See Sheets L2.4 and L2.5)

At the third floor, three podium courtyards bring light and air into the building envelope. Private patios for the units surrounding the courtyards are separated from the central communal BBQ, dining, and lounge spaces. Colored, transparent wind walls at the building edge protect from wind and noise and bring color and interest to the courtyards. Fire pits and overhead trellises with heat lamps and light extend the use of the courtyards into the evening. Plantings suitable for the courtyard's aspect will further characterize the spaces and enrich the experience. (See Sheet L3.0)

At the seventh floor, a communal recreation room with a kitchenette and indoor dining and lounge space is sited to take advantage of the views across the bay to the Golden Gate. This indoor space opens onto an equally sized outdoor deck with a BBQ, and dining opportunities. A transparent wind wall and a gas fireplace accessible from both inside and out will keep the space comfortable. (See Sheet L4.0) A smaller terrace on the seventh floor faces east, offering views of the Berkeley hills. (See Sheet A2.5)

Second Study Session: 6701 Shellmound Residential Development ("Nady" site)

March 27, 2014

Page 5

DISCUSSION

GENERAL PLAN AND ZONING

Land Use Designation: The site is in the Mixed Use with Residential (MUR) General Plan land use classification and zoning district. Multi-family residential is a by-right use in this district. As the parcel size is between 1 and 5 acres, a conditional use permit and mix of uses are required by Section 9-3.303 of the Planning Regulations. Per Section 9-4.303(b), the proportional mix of uses is not prescribed, and shall be determined by the Planning Commission through the conditional use permit approval process. Alternatively, pursuant to Section 9-3.303(c), the Planning Commission may grant a conditional use permit for a single use if the applicant convincingly demonstrates that a mix of uses is infeasible. The applicant proposes a single use for the site, which will require the Planning Commission to make a finding that a mix of uses is infeasible. Attached is a letter submitted by the applicant from a commercial real estate broker that outlines the reasons for infeasibility of commercial uses at this site.

Residential Density: The maximum allowed residential density is 100 units per acre by right and 135 units per acre with a development bonus. This calculates to 227 units by right and 306 units with a bonus. The project proposes 211 units which are permitted by right.

Building Intensity: The maximum allowed floor area ratio (FAR) is 4.0 by right and up to 6.0 with a development bonus. FAR applies to both residential and non-residential uses, but not to parking and loading areas. The proposed FAR is 2.77 and is allowed by right in this district.

Height: The site falls in the 100+ height district, which allows 100 feet by right, and unlimited height above 100 feet with 100 bonus points and additional restrictions. The proposed height is 84 feet and is allowed by right.

Bonus Points: The project not does not require any bonus points for residential density, floor area ratio, or height.

Parking and Loading:

<u>Car Parking</u>: For multi-family residential uses, minimum parking requirements is the same as the estimated demand of 1 stall per unit for studios and one-bedroom units, and 1.5 stalls per unit for units with 2 bedrooms or more. In addition, 0.25 spaces per unit is the required guest parking. This calculates to 263 stalls (107 stalls for studios and one-bedroom and 156 stalls for units with 2 or more bedrooms) and 53 guest parking spaces (211 x 0.25), or a total of 316 spaces.

The total minimum parking requirement calculates to 316 spaces that includes 53 guest parking spaces. The project proposes a total of 264 spaces, which is less that this minimum requirement.

Second Study Session: 6701 Shellmound Residential Development ("Nady" site)

March 27, 2014

Page 6

Section 9-4.404 (g) allows a project to provide less than the required minimum with a conditional use permit, provided that the following findings can be made:

- (1) That adequate measures will be put in place to reduce parking demand such as promoting use of public transit, bicycling, and walking and allowing modified working hours and telecommuting; and
- (2) That the reduction or elimination of the required parking spaces will not result in parking impacts on adjacent uses due to overflow parking.

The applicant has not yet identified the TDM measures that it plans on providing to the residents. However, the applicant has provided a parking survey study that demonstrates that the level of proposed parking will not result in adverse impacts. This study is currently being peer reviewed as part of the traffic analysis that will be conducted for the project's environmental review.

<u>Bicycle Parking</u>: For Multi-Unit residential uses, the Planning Regulations require 1 short term bicycle parking space for every four visitor automobile spaces and 1-long term space for each dwelling unit. This calculates to 13 short term bicycle spaces (53/4) and 211 long term spaces for the proposed residential use. The project provides a total of 211 long term bicycle spaces within the first and second level of the secured parking garage (See Sheet A2.1). The plans show 14 short term spaces fronting the building area along Shellmound Street.

<u>Loading</u>: Section 9-4.409(a)(3) require 2 small loading spaces for multi-family developments with 150-300 units. The project provides two loading spaces that are located near an elevator. (See Sheet A5.0).

Courts: Section 9-4.304 outline standards for court design that ensure adequate light and air to residential units facing the interior courtyard. At this time it is not possible to determine whether the project meets the court requirements, as detailed floor plans that include window placement have not been prepared. However, a review of these conceptual plans appears to indicate that the court requirements might not be met. Section 9-4.304 requires that the width of courts be no less than the height of walls facing required windows, with a maximum required court width of 50 feet. The section drawings on Sheet A3.1 appear to indicate that the heights of the walls surrounding the proposed courtyards are about 55 feet to the tops of the parapets. According to the dimensions on Sheet A2.3, the widths of the courtyards vary from about 39 feet to about 51 feet, which may not be adequate in all cases. The applicant will be required to demonstrate that the court requirement is met for all units with required windows facing courtyards.

Open Space: Section 9-4.303 requires new multi-unit residential buildings to provide a minimum of 60 square feet of open space per dwelling unit, consisting of 40 square feet of private open space (individual balconies, patios, etc.) and 20 square feet of common open space. Where infeasible to provide private open space, common open space may be substituted for private open space at a ratio of 2:1. The project triggers a total of 8,440 square feet of private open space

Second Study Session: 6701 Shellmound Residential Development ("Nady" site)

March 27, 2014

Page 7

(without substitution) and 4,220 square feet common open space. According to the Project Summary on Sheet A0.0, the project will provide about 38,260 square feet of common open space in the form of courtyards, plazas, small gardens, a dog run, and a roof garden; and about 13,380 square feet of private open space. However, the applicant will need to provide plan details to verify the amount of private open space and that it meets the dimensional and design standards.

Trash and Recycling: The project meets the requirements of Section 9-4.704 by providing a trash, recycling and composting storage area that is indoors and adjacent to a street (Shellmound Street). The project will need to show additional design detail to demonstrate that the amount of space for recycling materials is as large as the space for trash and that an area for bulky item collection such as mattresses, furniture, tire and major appliances is provided.

Design Guidelines: The Citywide design guidelines will also apply to this project. Provisions applicable to this site include:

- · Sidewalks and Landscaping
- Building Massing
- Building Form and Articulation
- Architecture and Building Materials
- Open Space
- Signs
- Freeway/Railway Adjacent
- Mixed Use Developments

At this stage there is not enough information to assess the project's compliance with the Design Guidelines.

DCC Comments:

The revised project was reviewed by the staff-level Development Coordinating Committee (DCC) on March 12, 2014. The Committee was generally felt that the proposal had made substantial improvements and that the break-up of the central courtyard into three smaller courtyards was an engaging concept. In addition, the landscape elements were now more refined and provided spaces that would be useable and functional for the residents. The Building Division staff noted that all the courtyards had exiting issues that would need to be addressed. The Public Works Department staff stated that the applicant needs to work with the City regarding trash and stormwater treatment plans. It was suggested that more windows be added to units facing the courtyards.

Second Study Session: 6701 Shellmound Residential Development ("Nady" site)

March 27, 2014

Page 8

ISSUES TO BE CONSIDERED:

Staff requests that the Commission provide comments and direction on the following issues and any other issues that the Commission identifies:

Mix of Uses: As noted above, while the Planning Regulations require there to be a mix of uses, the regulations do not outline the proportional mix. The applicant is proposing a single use project and has submitted a letter from a commercial real estate broker stating the difficulty of leasing commercial space at this location. Staff requests that the Planning Commission give direction regarding whether the finding can be made that a mix of uses is infeasible on this site, and whether additional information is necessary.

<u>Parking</u>: The project provides less than the minimum required on-site residential parking spaces (264 proposed, 316 required). As noted earlier, the minimum number of required spaces can be reduced and/or eliminated with a use permit. The findings that need to be made are that the use includes measures to encourage bicycling, walking, and transit use; and that the reduction or elimination of the parking will not result in parking impacts on adjacent uses due to overflow parking. Staff requests that the Commission give direction regarding whether a parking reduction would be considered and under what circumstances.

<u>Unit Mix</u>: Staff seeks direction whether the proposed residential unit size and mix is acceptable.

<u>Open Space</u>: Staff seeks direction on the proposed common open spaces in terms of its location and purpose.

<u>Design</u>: Staff seeks the Commission's comments on this revised design concept.

ENVIRONMENTAL REVIEW

Staff has hired Urban Planning Partners, Inc. to conduct environmental review for the project, as required by the California Environmental Quality Act (CEQA). As noted above, an Initial Study/Mitigated Negative Declaration is being prepared.

PERMITS AND PROCESS

<u>Permits Required</u>: The project will require a conditional use permit for a project on a site of more than one acre in the MUR zone, parking below the minimum, and for a single use where a mix of uses is required; and design review for new construction.

<u>Process</u>: Regardless of comments received at the study session, the project will need to undergo a permit review process. Submission of a formal application and additional project information and analysis, as well as the CEQA environmental review process, may raise issues not identified

Planning Commission Staff Report Second Study Session: 6701 Shellmound Residential Development ("Nady" site) March 27, 2014 Page 9

in this report. These will be identified and addressed in the staff report when the project is brought back to the Commission for a hearing and decision.

RECOMMENDATION:

After hearing a presentation from the applicant and receiving public testimony, staff requests that the Planning Commission provide comment on the issues outlined above and any other issues identified by the Commission.

Attachments:

Letter from Norheim and Yost (Commercial Real Estate Broker) Project Plans





732 ADDISON STREET, SUITE "C", BERKELEY, CA 94710

t: (510) 527-3400 f: (510) 665-1390

COMMERCIAL REAL ESTATE BROKERAGE, DEVELOPMENT & INVESTMENT

email: ss@noryost.com

February 27, 2014

Jeff White AvalonBay Communities, Inc 400 Race Street, Suite 200 San Jose, CA 95126

Dr. Mr. White

Thank you for the opportunity to review your planned development at 6701 Shellmound St. in Emeryville. While I am typically a huge supporter of mixed-use development, and commend your attempt to bring a retail element to this project, my professional opinion is that many retail businesses would have a very difficult time succeeding in this location. The few businesses that may consider this space, such as a small cafe or service oriented business, would operate at a very constrained level that would likely prove unprofitable and unsustainable in the long term. The property is adjacent to an interstate, an active railroad, heavy industrial uses and no residential. This environment creates nearly insurmountable barriers for successful retail. I have been leasing retail space in the Berkeley/Emeryville area for twelve years now and, based on my experience, I suspect that the lack of retail co-tenancy, the location beyond the retail trade area, and the less than ideal access would prove too much to overcome.

Prospective retailers will prefer to locate themselves amongst other, complementary retailers and despite the convenience of being located just off the exit ramp for the 180/580 freeway, that convenience to southbound traffic on Shellmound Street is unlikely to provide sufficient traffic for a sustainable retail business. The same access concerns would apply to customers from the industrial neighborhood to the east; given local traffic patterns and access routes, the customer to the east is unlikely to patronize a business located at this location.

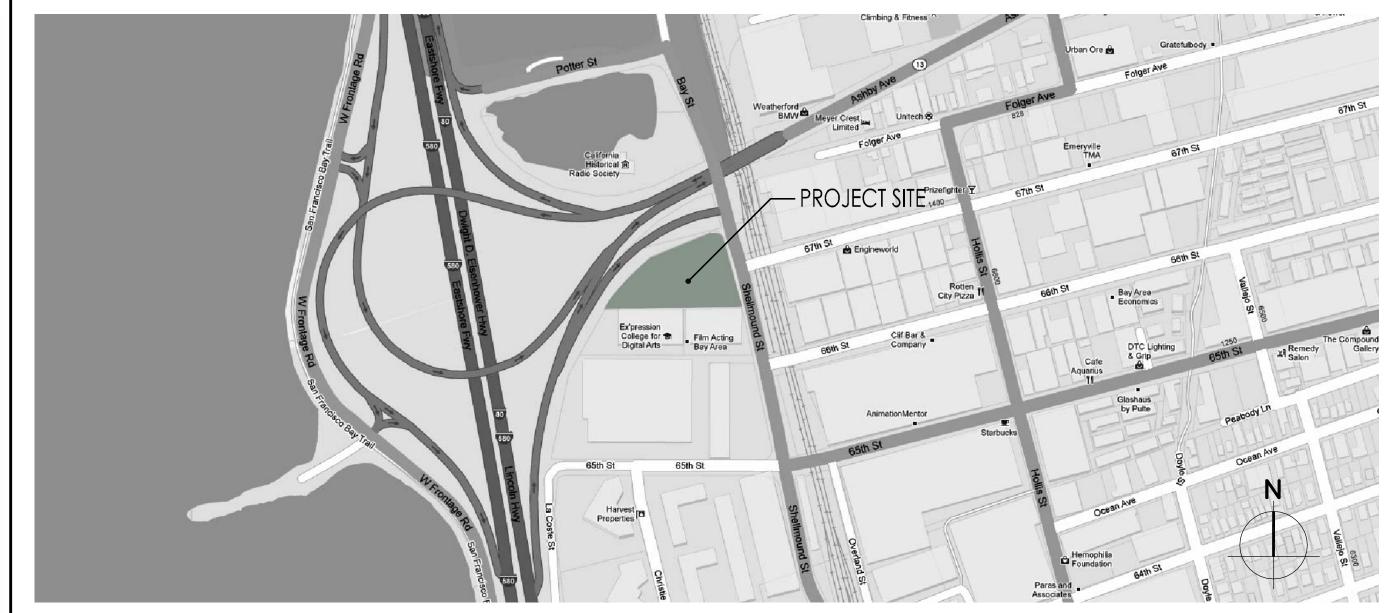
Finally, City Center Realty acquired the Emeryville Public Market last year and will soon be approved to proceed with the development of an urban mixed-use village envisioned for the surface parking lots along Shellmound St. When completed, the Public Market will provide a far superior option for prospective retailers seeking to serve the Emeryville submarket than the subject site. This will create a critical mass for retail in Emeryville that will further limit the appeal of the proposed space at 6701 Shellmound St.

Sincerely,

Steve Smith BRE#01330154

Sedicom Hot 7/80 9/3 7.4.45 4.4.5 4.4.5 5.6.6 7.8.6	nit Information	(Approx Ave)	SF per Unit	Building 1	Total SF	Unit Rati
	Jdio		575	11	6,300	59
Action 1	Bedroom Flat		790	93	73,465	449
Section Flow 10.055	Bedroom Town House		1,140	3	3,420	19
	Bedroom Flat		1,190	75	89,120	369
Section military 1,250 5	Bedroom Town House		1,435	7	10,050	39
Rectino m Meszanihe 1,800 1,800 1,800	Bedroom Mezzanine		1,570	16	25,130	89
MALE 211 24,035 100 Intile Prippical Floor 40 100	Bedroom Flat		1,350	5	6,750	39
MALE 211 24,035 100 Intite Pryylocal Rloor 40 100	Bedroom Mezzanine		1,800	1	1,800	09
March Marc				211		1009
refage Unit Size riding Information riding Proposited riding Ration [Douglakke] Required Paiking riding Ration [Douglakke] Required Paiking riding Ration [Parking Strails to Unit with Mechanical Parking] riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking) riding Ration (Parking Strails to Unit with Mechanical Parking Strails (Parking Strails Str						
150 Parting Proposed 1200 Stalls - 64 Stackers 2.0	verage Unit Size				1,025	
Seminate Control Con	rking Information					Tota
	tal Parking Proposed			(200 S ⁻	talls + 64 Stackers)	26
	ommercial: Retail (Do:	g/Bike) Required Par	king			
ent: Suro us Parking ass Tata Parking Area (Approx) at Biroycle Parking (Short-lerm) at Biroycle Parking (Long-Term) at Biroy	y: Required Parking					31
1	ty: Deficient Parking					5
1.2 1.2	ent: Surplus Parking					
tral Bicycle Parking Provided (Shart-Ferm) quired Bicycle Parking (Short-Ferm) quired Bicycle Parking (Short-Ferm) quired Bicycle Parking (Long-Ferm) quired Bicycle Parking (Long-Ferm) quired Bicycle Parking (Long-Ferm) quired Bicycle Parking (Long-Ferm) ass Area Per Floor (Sq.Fi.) building 1 cond Floor	oss Total Parking Area	(Approx)				92,88
Paper Parking Parking Parking Congress Parking Provided Congress Parking	ırking Ratio (Parking St	alls to Units with Med	hanical Parking	3)		1.2
Indisplayed Parking Provided iLong-Term) (146 Tirst Floor) + 65 Second Tloor) 2 2 coss Area Per Floor (Sq.Ft.) Building 1 sq. Garage Total Total Area Total Area St. Floor sid Floor 16,135 46,880 63,00 cone Floor 46,445 0 46,25 tic Floor 46,445 0 47,21 tin Floor 47,210 0 47,22 th Floor 48,78 59,89 66,60 to see a Information 8 bilding 1 48,88 60 th Floor 48,98 1,9	tal Bicycle Parking Pro	vided (Short-Term)				1
	quired Bicycle Parking	g (Short-Term)				1
	tal Bicycle Parking Pro	vided (Long-Term)		(146 First Floor +	- 65 Second Floor)	21
TFIOOT	quired Bicycle Parking	g (Long-Term)				21
cond Floor 16,580 46,000 42,581 rd Floor 46,445 0 46,445 unth Floor 47,210 0 47,22 th Floor 47,210 0 52,93 date 52,935 0 52,93 date 52,935 52,80 36,66 cost 590 0 52,93 cost 790 0 0 tentity (Sike) 590 0 0 tentity (Cod Footh - Seventh Floor) 7,29 0 0 tentity (Ref Cod Footh - Seventh Floor) 2,00 0 0	oss Area Per Floor (Sq	. Ft.)		Building 1	Garage Total	Total Are
rd Floor 46,445 0 46,445 0 46,445 0 146,445 0 146,445 0 146,445 0 147,210 0 147,21 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	st Floor			16,135	46,880	63,01
brith Floor 47,210 0 47,22 th Floor 47,210 0 47,22 th Floor 47,210 0 47,22 venth Floor (w/Mezzanine) 52,935 0 52,935 roal 273,725 92,830 366,60 oss Area Information Building 1 Area Rat nenity (Bike) 590 0 nenity (Dog) 425 0 nenity (Fitness Area) 1,200 0 nenity (Roaf Deck - Seventh Floor) 749 0 nenity (Roaf Deck - Seventh Floor) 860 N// proge 740 0 0 per 1,120 0 0 per 1,120 0 0 printenance 955 0 0 printenance 955 0 0 printenance 955 0 0 printenance 955 0 0 printenance 973,795 100 print	cond Floor			16,580	46,000	62,58
th Floor	rd Floor			46,445	0	46,44
th Roor	urth Floor			47,210	0	47,21
wenth Floor (w/Mezzanine) 52,935 0 52,935 ital 273,725 92,880 366,66 oss Area Information Building 1 Area Rad menity (Blke) 590 0 nenity (Dog) 425 0 nenity (Fitness Area) 1,200 0 nenity (Roaf Deck - Seventh Floor) 860 Ny prage 740 0 0 prage 740 0 0 prage 1,120 0 0 prage 1,20 0	th Floor			47,210	0	47,21
1	th Floor			47,210	0	47,21
1	venth Floor (w/Mezza	nine)		52,935	0	
Penitry (Bike) S90 Comenitry (Dog) 425 Comenitry (Dog) 425 Comenitry (Fitness Area) 1,200 Comenitry (Club Room - Seventh Floor) 749 Comenitry (Roof Deck - Seventh Floor) 860 Numeritry (Roof Deck - Seventh Floor) 860 Numeritry (Roof Deck - Seventh Floor) 740 Comenitry (Roof Deck - Seventh Floor) Comenitry (Roof Deck - Seventh Flo	•	,		273,725	92,880	366,60
menity (Bike) 590 00 00 00 00 00 00 0	oss Area Information			Building 1		Area Rati
Mare				_		09
Inentity (Fitness Area) 1,200 0 0 0 0 0 0 0 0 0	nenity (Dog)			425		09
Penelity (Club Room - Seventh Floor) 749 Contentity (Roof Deck - Seventh Floor) 860 Ny prage 740 Contentity (Roof Deck - Seventh Floor) 860 Ny prage 740 Contentity (Roof Deck - Seventh Floor) 749 Contentity (Roof Deck - Seventh Floor) 749 Contentity (Roof Deck - Seventh Floor) 740 Contentity (Roof Deck - Seventh Floor)	-			1.200		0
bridge 740 0 sish 900 0 EP 1,120 0 dintenance 955 0 disting Office / Mail Room 2,030 1 roulation 48,981 19 it Total 216,035 79 ilding Total (Without Garage) 273,725 100 or Area Ratic 2,77 (Net Garage) 3,7 e Information Total Sq.Ft. Area (Acres and Sq. Ft.) e Area 98,775 2,2 existity Units Units per Acres and Sq. Ft. Units per Acres and Sq. Ft. existity Units Units per Acres and Sq. Ft. 4 <td></td> <td>eventh Floor)</td> <td></td> <td></td> <td></td> <td>O:</td>		eventh Floor)				O:
bridge 740 0 ish 900 0 EP 1,120 0 catintenance 955 0 asing Office / Mal Room 2,030 1 collation 48,981 19 it Total 216,035 79 ilding Total (Without Garage) 273,725 100 for Area Ratio 2,77 (Net Garage) 3,3 e Information Total Sq.Ft. Area (Acres Acres	nenity (Roof Deck - Se	venth Floor)		860		N/
ish 900 CC EP 1,120 C claintenance 955 C disting Office / Mail Room 2,030 1 iculation 48,981 19 if Total 216,035 79 ilding Total (Without Garage) 273,725 100 or Area Ratio 2.77 (Net Garage) 3.3 e Information Total Sq. Ft. Area (Acrea Acrea e Area 98,775 2.2 existity Units Units per Acrea Acrea existity Proposed 227 10 existity Proposed 211 5 ever Space Required Propose Acrea wate Open Space 8,440 13,38 evertee Open Space 5,660 38,26		ŕ		740		O'
1,120 0 0 0 0 0 0 0 0 0	_					0
saintenance 955 Collation declaration 48,981 19 it Total 216,035 79 ilding Total (Without Garage) 273,725 100 for Area Ratic 2,77 (Net Garage) 3,3 e Information Total Sq.Ft. Area (Acres Area e Area 98,775 2,2 existity Units Units per Acres Acres Area existing Proposed 211 3 even Space Required Propose Acres						
Space Spac						
Includation 48,981 19 it Total 216,035 79 idding Total (Without Garage) 273,725 100 For Area Ratio 2,77 (Net Garage) 3.7 In Information In It In In It In		0.00				
it Total 216.035 79 ilding Total (Without Garage) 273,725 100 or Area Ratio 2.77 (Net Garage) 3.7 e Information Total Sq. Ft. Area (Acre Acre Acre Acre Acre Acre Acre Acre		OTT				
ilding Total (Without Garage) 273,725 100 for Area Ratio 2.77 (Net Garage) 3.7 e Information Total Sq.Ft. Area (Acres Area ensity Units Units per Acres Acr						
or Area Ratio 2.77 (Net Garage) 3.7 e Information Total Sq. H. Area (Acres Acres Ac		Garage)				
e Information Total Sq. Ft. Area (Acres Area e Area 98,775 2.2 ensity Units Units per Acres	·					
e Area 98,775 2.2 ensity Units Units per Acres aximum Density Allowed 227 10 ensity Proposed 211 3 pen Space Required Proposed vate Open Space 8,440 13,38 permitted open Space 5,660 38,20	or Area Ratio		2.7	7 (Net Garage)		3.7
ensity Units Units Per Act distinum Density Allowed 227 10 ensity Proposed 211 50 ensity Proposed Required Proposed vate Open Space 8,440 13,38 emmon Open Space 5,660 38,20					<u>-</u>	Area (Acre
coximum Density Allowed 227 10 ensity Proposed 211 9 ensity Proposed Required Propose vate Open Space 8,440 13,38 enmmon Open Space 5,660 38,26	e Area				98,775	2.2
rensity Proposed 211 September	_					Units per Acr
vate Open Space 8,440 13,38 ommon Open Space 5,660 38,26	•	ed				9
vate Open Space 8,440 13,38 ommon Open Space 5,660 38,26	en Space			Required		Pronose
ommon Open Space 5,660 38,26	<u>-</u>			-		-
	· · ·			14,100	37,540 (Surplus)	30,20 51,64

VICINITY MAP



Potter St Cationia Historical R Raic Scotty Colonia No. Colonia No. Planet D France I Properties St Colonia No. Colonia No.	Weatherford Mayor Creek United & State Are Sta
PROJECT TEAM	SHEET INDEX

ROJECT	TEAM	SHEET INDEX	
VELOPER:	AVALONBAY COMMUNITIES, INC. 455 MARKET STREET SAN FRANCISCO, CA 94501 JEFF WHITE JEFF_WHITE@AVALONBAY.COM (415) 284-9080	A0.0 - TITLE SHEET A0.1 - HISTORICAL CONTEXT A0.2 - HISTORICAL CONTEXT A0.3 - INSPIRATIONAL IMAGERY A0.4 - INSPIRATIONAL IMAGERY A0.5 - ARCHITECTURAL VIGNETTES A0.6 - NEIGHBORHOOD CONTEXT A0.7 - NEIGHBORHOOD CONTEXT A1.0 - COMPOSITE SEVENTH, PODIUM AND FIRST FLOOR PLAN	
RCHITECT:	MBH ARCHITECTS 2470 MARINER SQUARE LOOP ALAMEDA, CA 94501 CLAY FRY CLAYF@MBHARCH.COM (510) 814-3437	A1.1 — AERIAL VIEWS A1.2 — VIEW SOUTHWEST ON SHELLMOUND A1.3 — VIEW NORTHWEST ON SHELLMOUND A1.4 — VIEW NORTHEAST ON FREEWAY OFF—RAMP A1.5 — VIEW SOUTHEAST ON FREEWAY OFF—RAMP A1.6 — COURTYARD VIEW A1.7 — COLOR AND MATERIALS A1.8 — AMENITIES A2.1 — FIRST FLOOR PLAN A2.2 — SECOND FLOOR PLAN A2.3 — THIRD FLOOR PLAN A2.4 — FOURTH (TYPICAL FIFTH THROUGH SIXTH) FLOOR PLAN	•
VIL: NDSCAPE:	LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 JACKIE LUK JACKIE@LUKASSOCIATES.COM (510) 724-3388 MILLER CO. LANDSCAPE ARCHITECTS	A2.5 — SEVENTH FLOOR PLAN A2.6 — ROOF PLAN A3.1 — BUILDING SECTIONS A3.2 — BUILDING ELEVATIONS A3.3 — BUILDING ELEVATIONS A4.1 — TYPICAL UNIT PLANS A4.2 — TYPICAL UNIT PLANS A5.0 — SITE AND ACCESS PLAN A6.1 — SHADOW STUDY A6.2 — SHADOW STUDY A6.3 — SHADOW STUDY	
	1585 FOLSOM STREET SAN FRANCISCO, CA 94103 JEFF MILLER JMILLER@MILLERCOMP.COM (415) 252-7288	L1.0 - COMPOSITE LANDSCAPE PLAN L1.1 - GROUND FLOOR LANDSCAPE PLAN L2.0 - SHELLMOUND ENLARGED PLAN L2.1 - SHELLMOUND PERSPECTIVE VIEW L2.2 - TOWN HOUSE NEIGHBORHOOD #1 ENLARGED PLAN L2.3 - TOWN HOUSE NEIGHBORHOOD PERSPECTIVE L2.4 - TOWN HOUSE NEIGHBORHOOD #2 AND GARDEN ENLARGED PLAN L2.5 - TOWN HOUSE NEIGHBORHOOD #2 AND GARDEN PERSPECTIVE L3.0 - THIRD FLOOR COURTYARD ENLARGED PLAN L4.0 - SEVENTH FLOOR COURTYARD ENLARGED PLAN L5.0 - PLANT PALETTE	
		C1.0 — EXISTING PLAN C2.0 — SITE PLAN C3.0 — PRELIMINARY GRADING PLAN C4.0 — PRELIMINARY STORMWATER CONTROL PLAN	
			-





EMERYVILLE, CALIFORNIA

Dravings and vritten material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS-2014

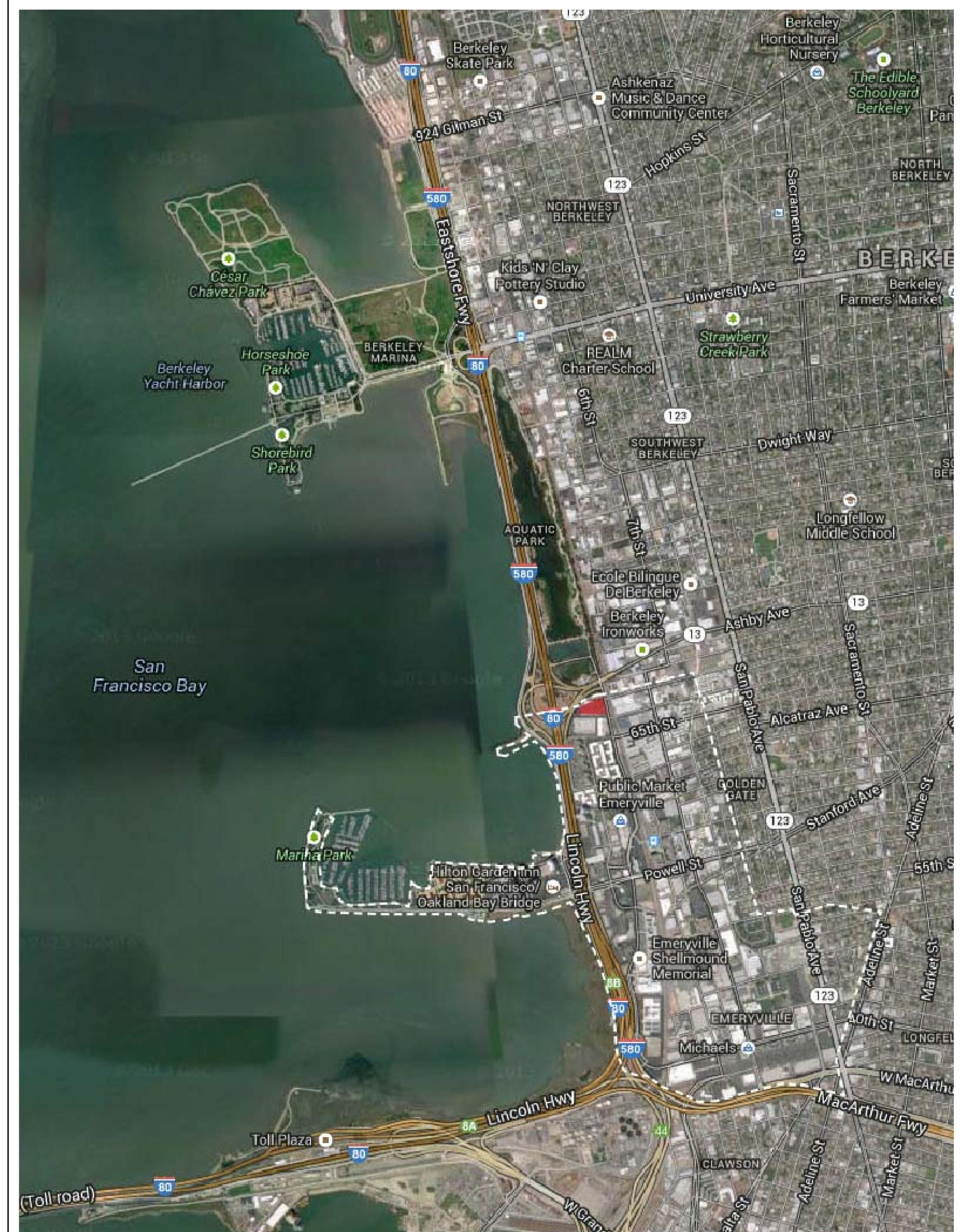
QAQC No. Date Issue

07 MAR 14 PLANNING STUDY SESSION

Project No. 48429 Scale NO SCALE

M:\48429-Avalon_Bay - 6701 Shellmound\ACAD\Sheets\A0.0.dwg Drawing No.

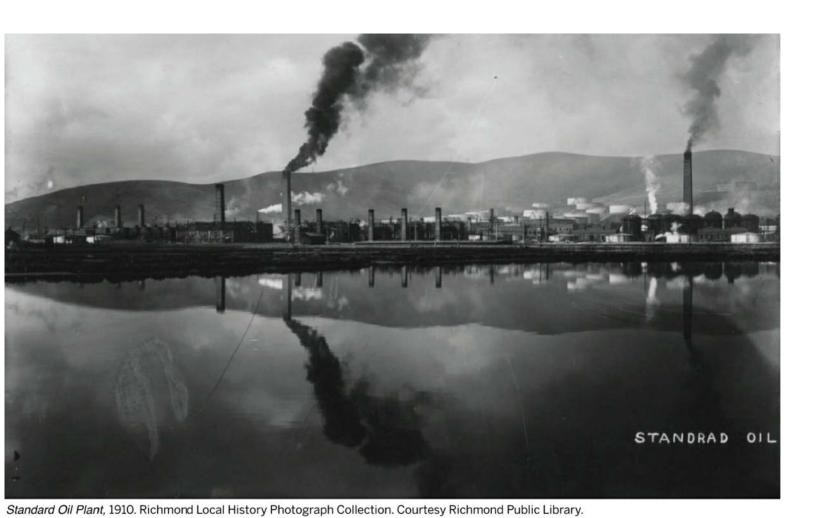
Drawing Title TITLE SHEET







Oakland Estuary Westward, 1918. Moore-Scott shipyard in foreground, SPRR docks and mole beyond. United States Army Air Corps, Ariel Photo Section. Courtesy Oakland Public Library, Oakland History Room and Maps Division.







Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS - 2014

QAQCNo. Date

07 MAR 14 PLANNING STUDY SESSION

oiect No. 4

Project No. 48429

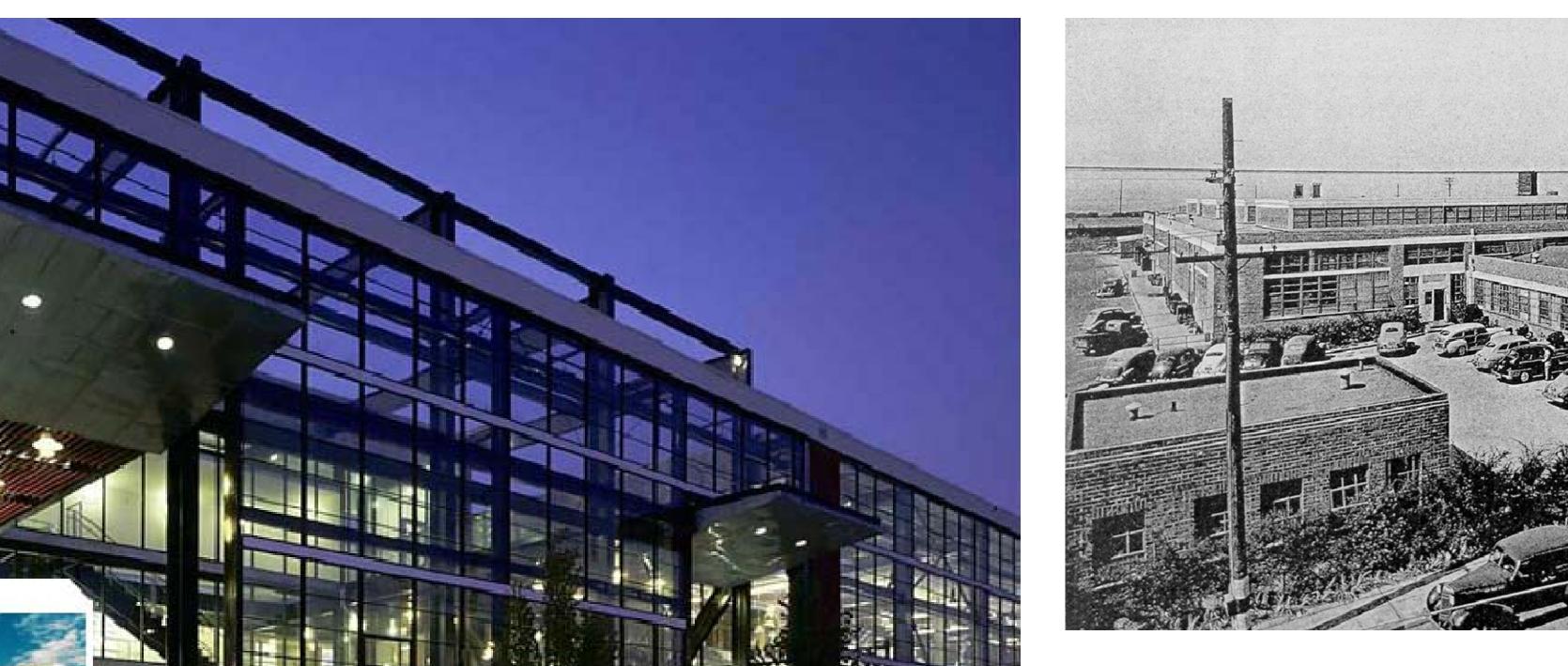
Scale NO SCALE

Drawing Title HISTORICAL CONTEXT

M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets\A0.1.dwg

Drawing No.

A0.1

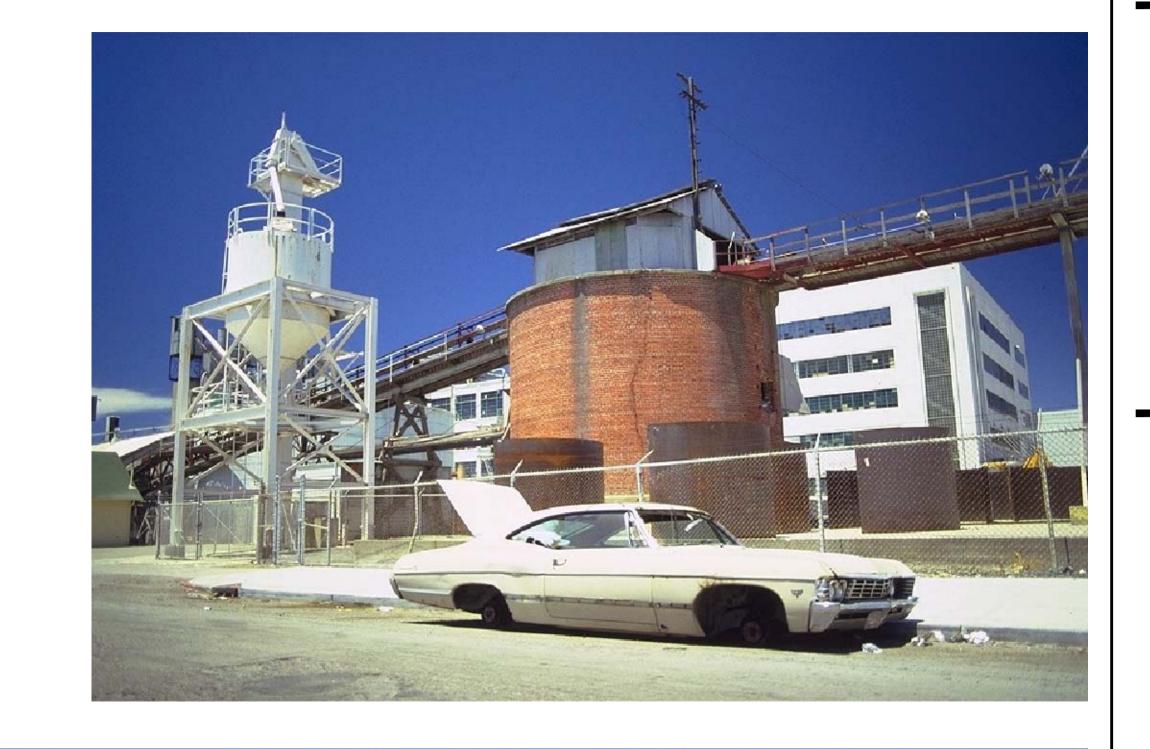




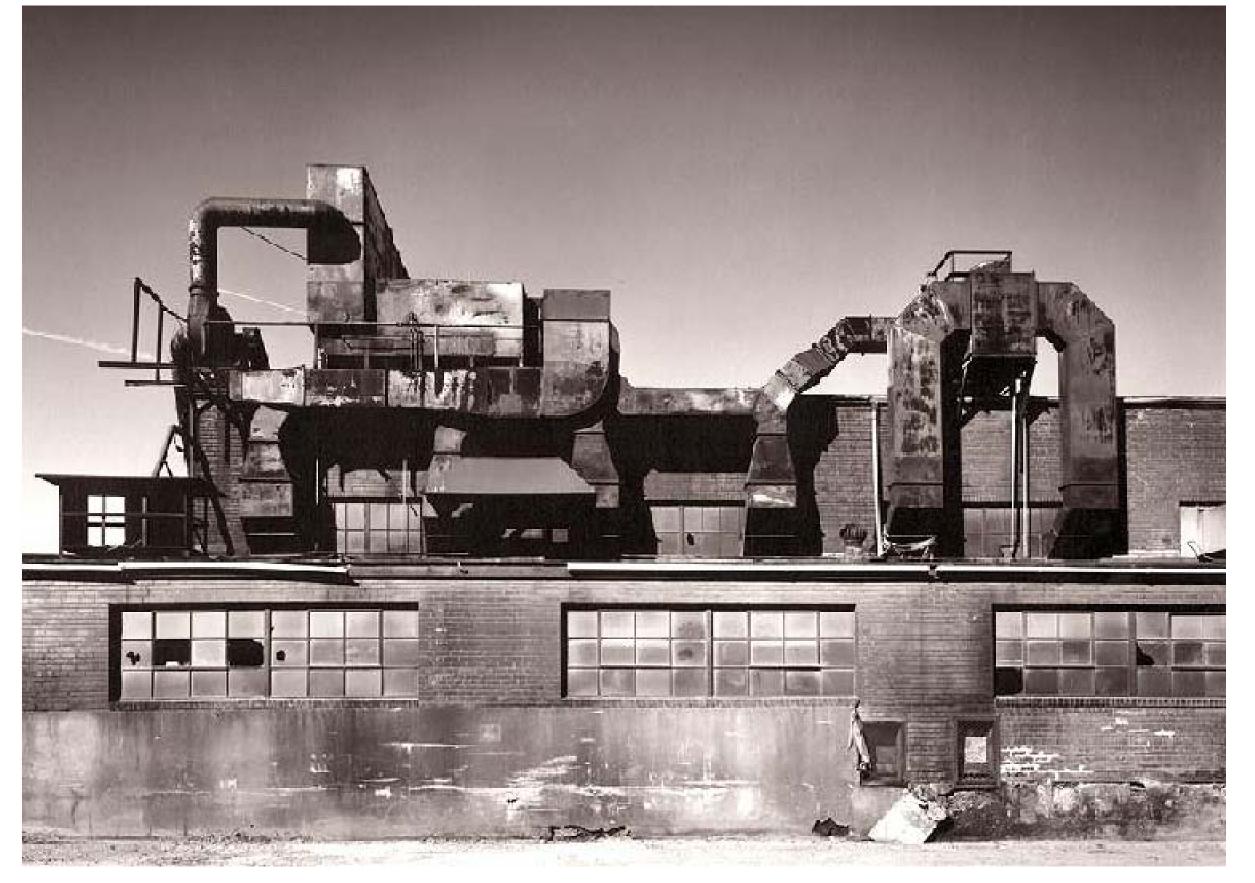




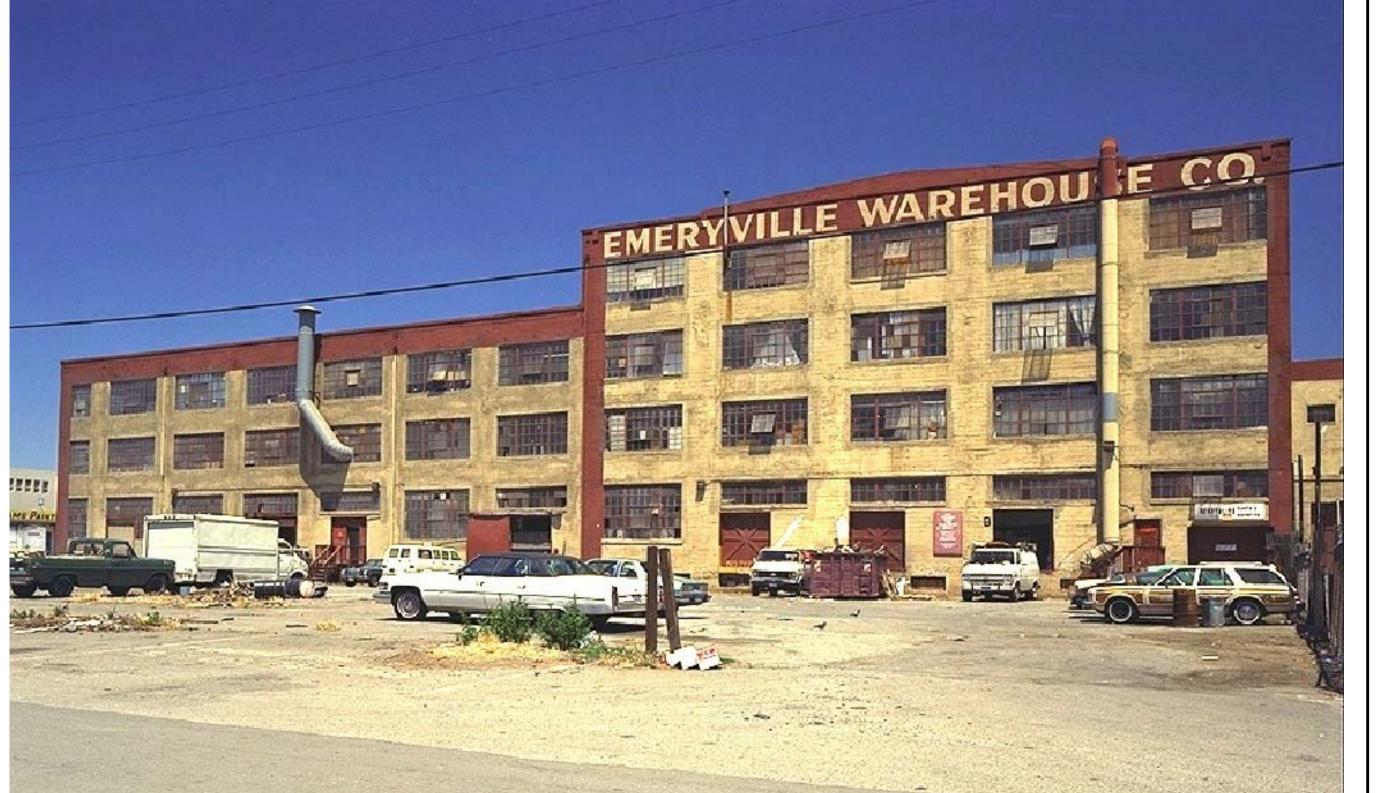


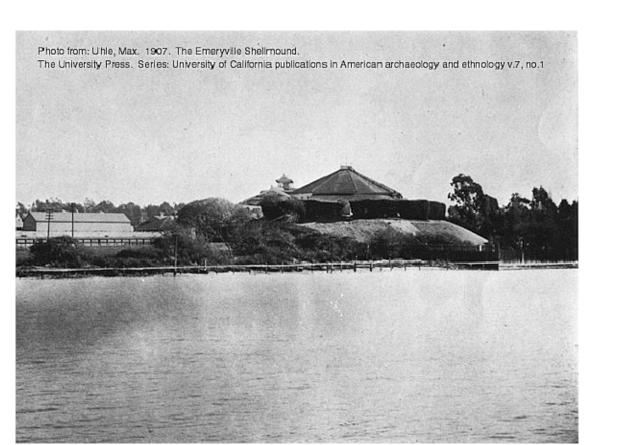




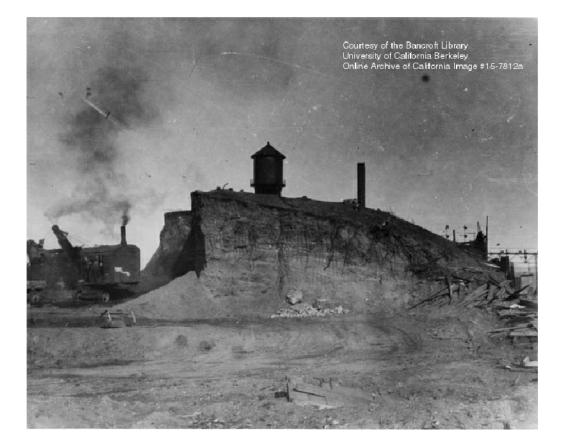




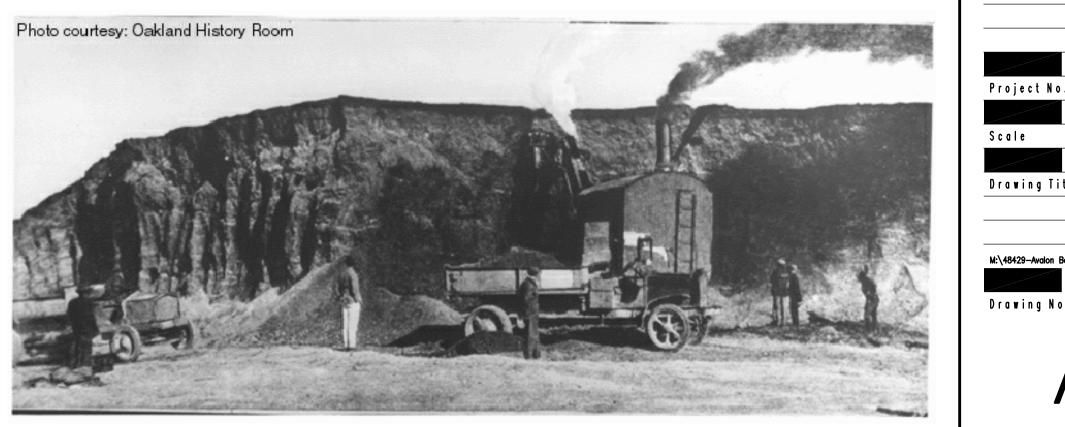














QAQC

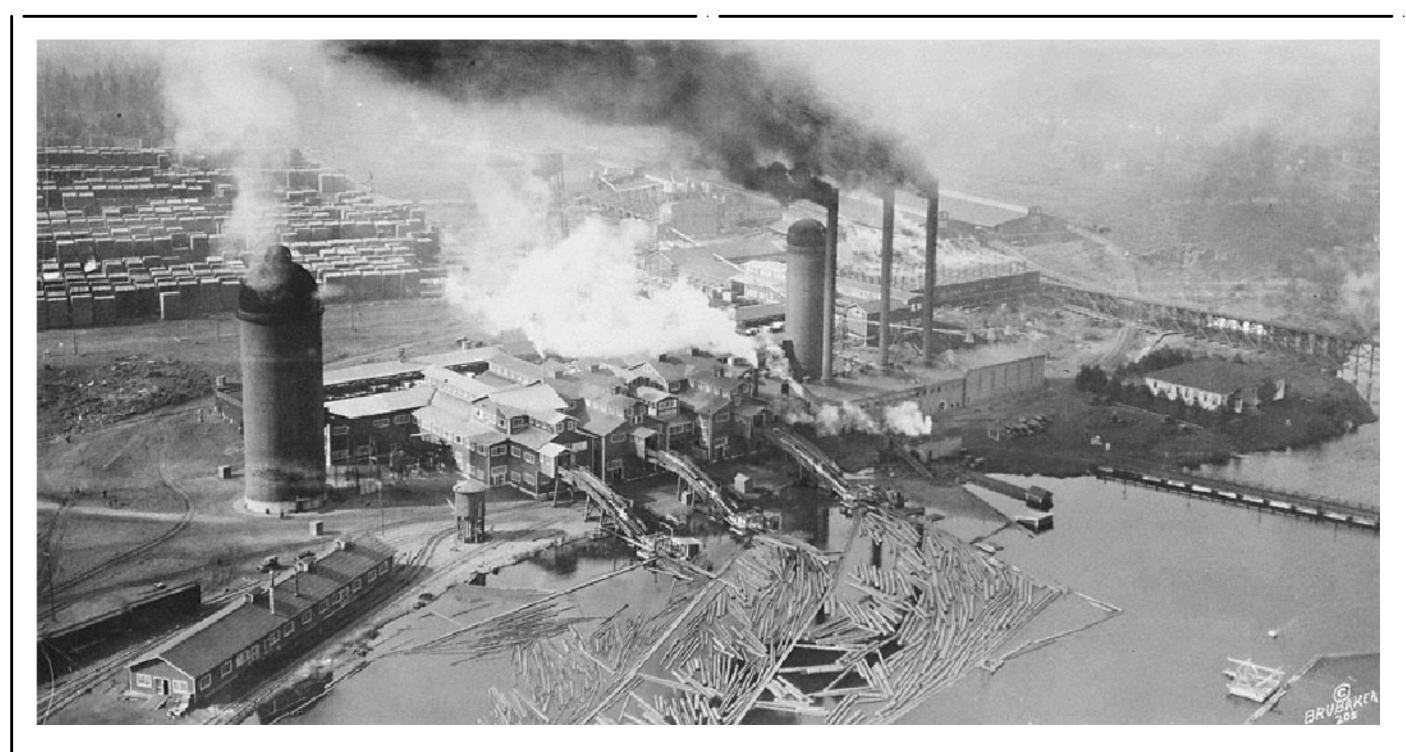
07 MAR 14 PLANNING STUDY SESSION

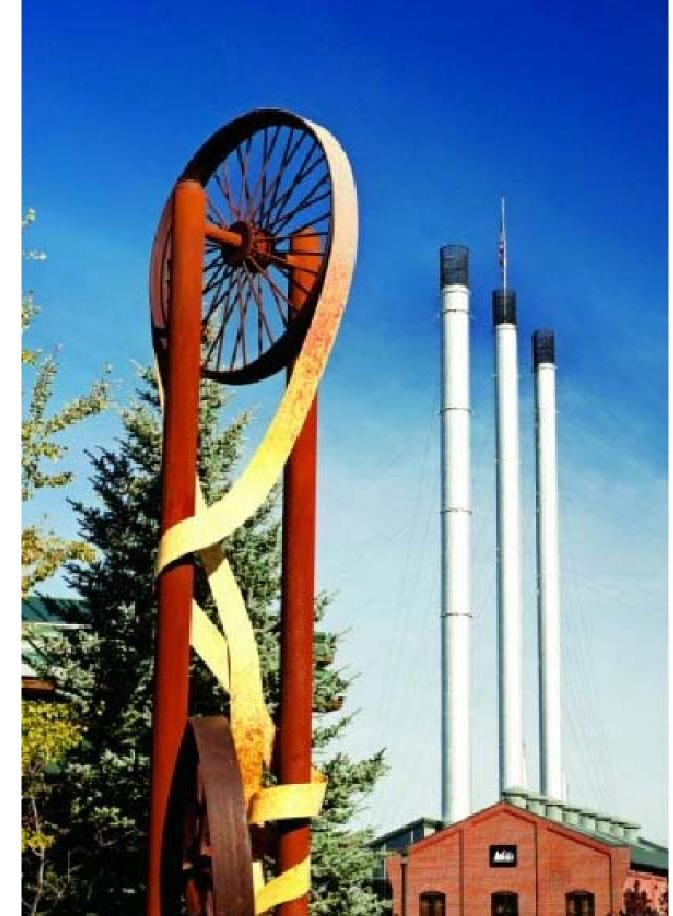
Project No. 48429

Drawing Title HISTORICAL CONTEXT

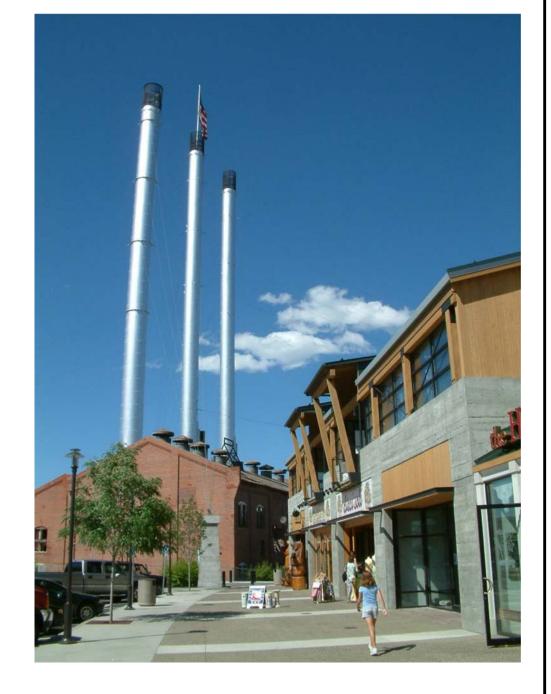
NO SCALE

M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets\A0.2.dwg Drawing No.







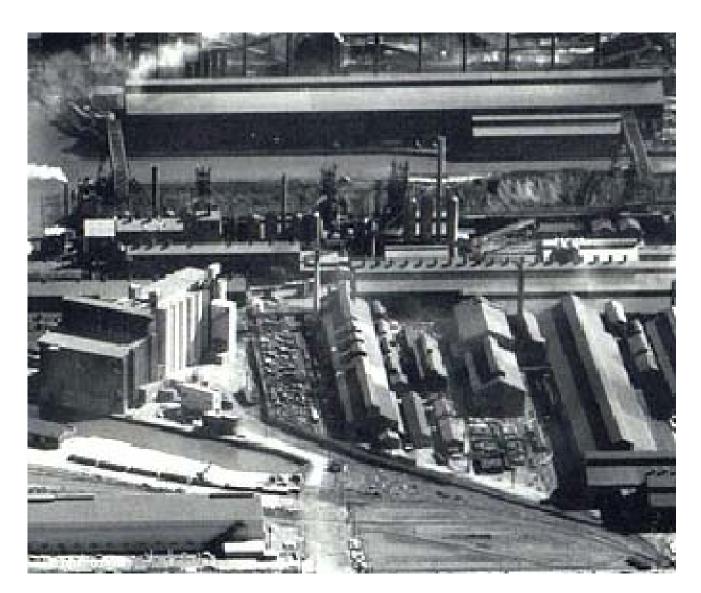






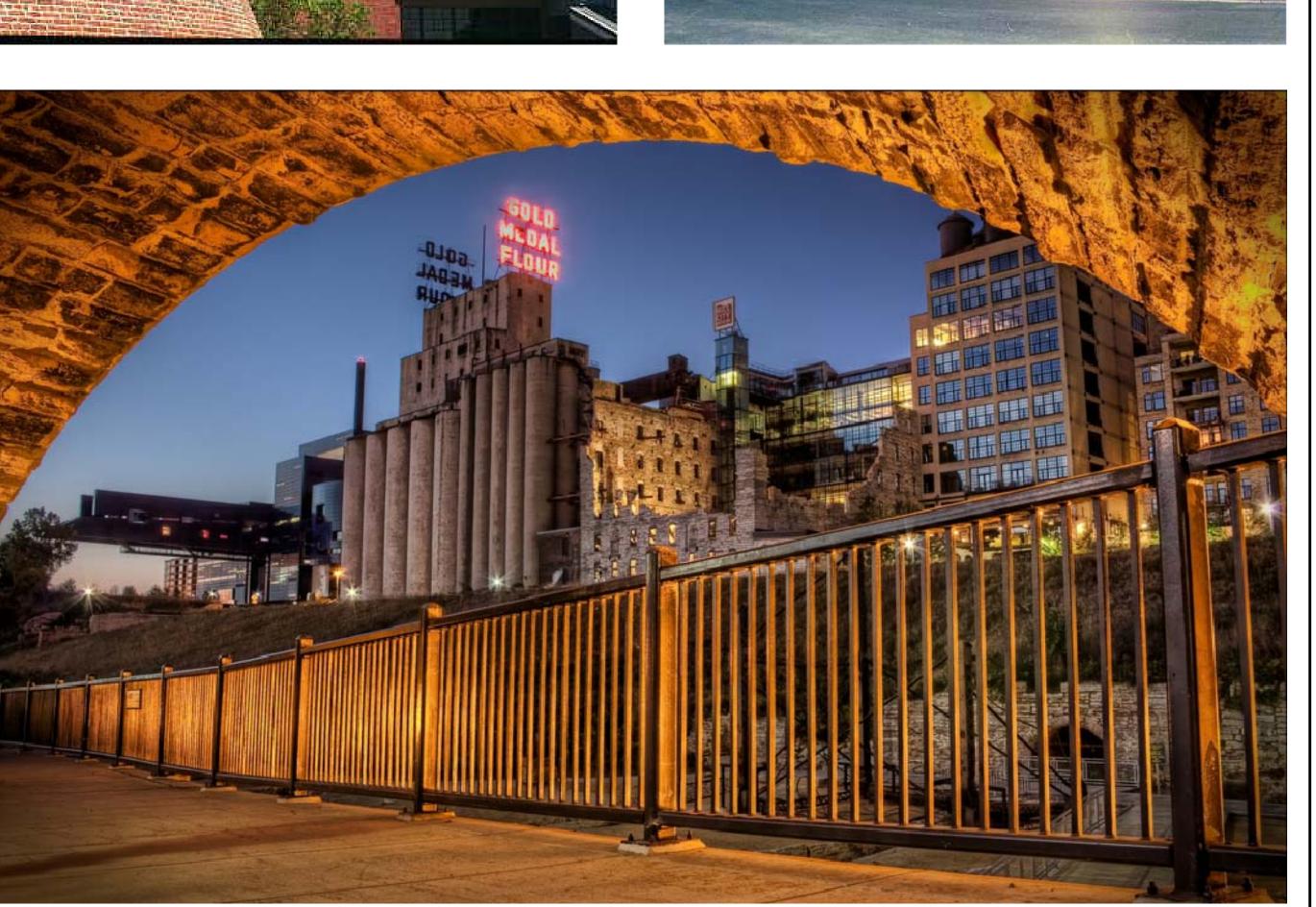














Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS – 2014

QAQC

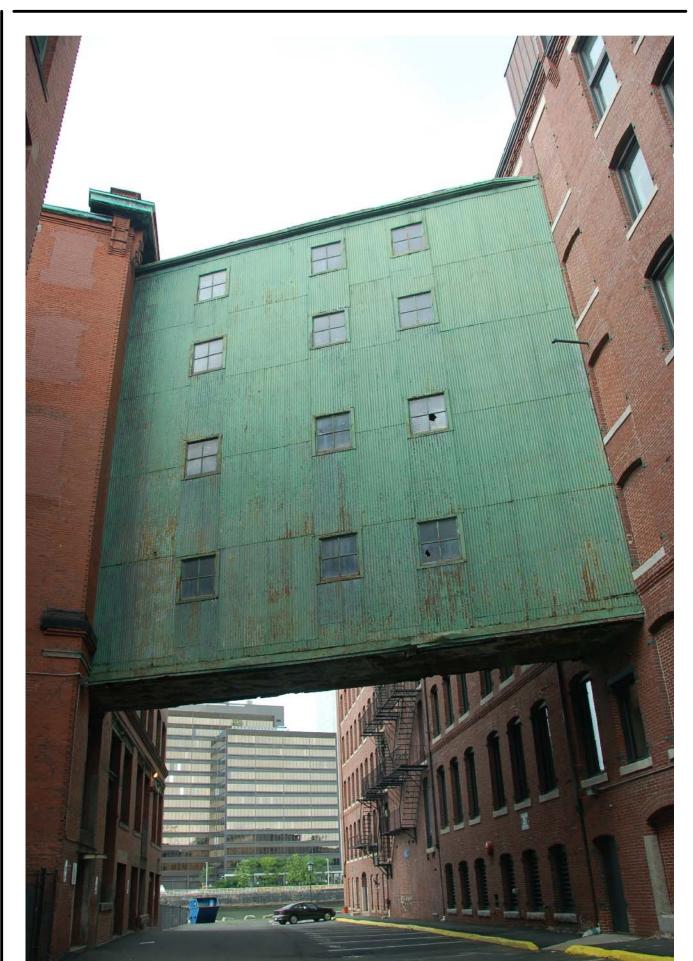
No. Date Issue 07 MAR 14 PLANNING STUDY SESSION

Project No. 48429

Scale NO SCALE

Drawing Title INSPIRATIONAL IMAGERY

Drawing No.









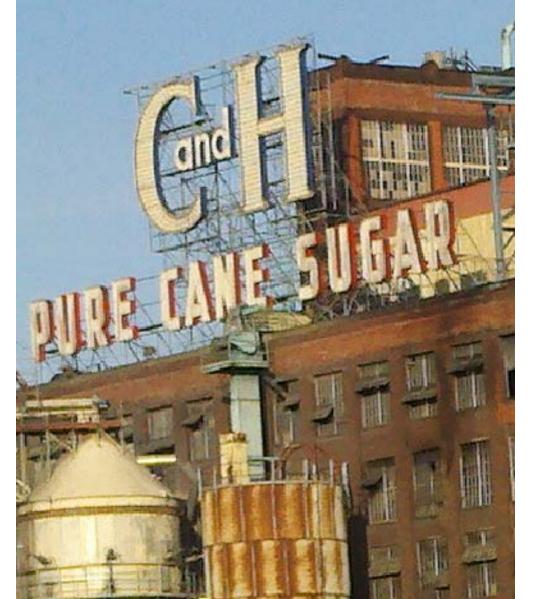








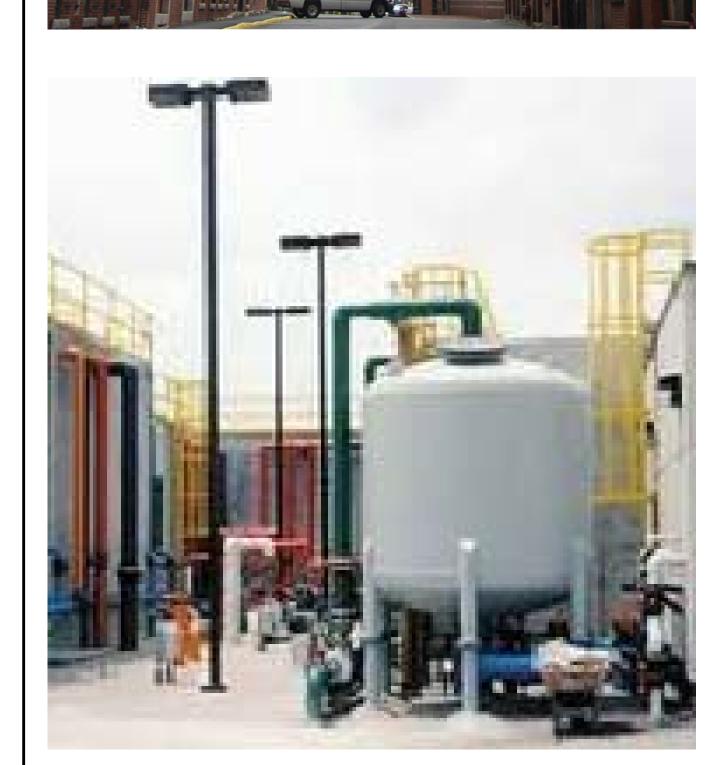


















Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS - 2014

QAQC

No. Date Issue

07 MAR 14 PLANNING STUDY SESSION

Project No.

Project No. 48429

no scale

Drawing Title INSPIRATIONAL IMAGERY

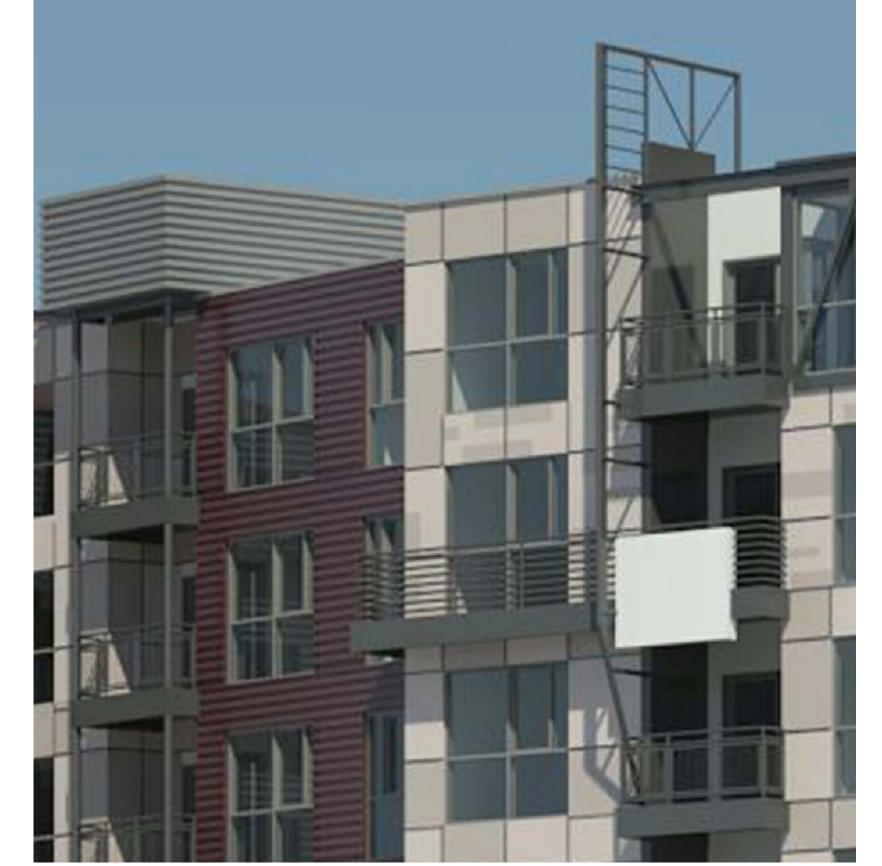
M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets\
Drawing No.

A0.4

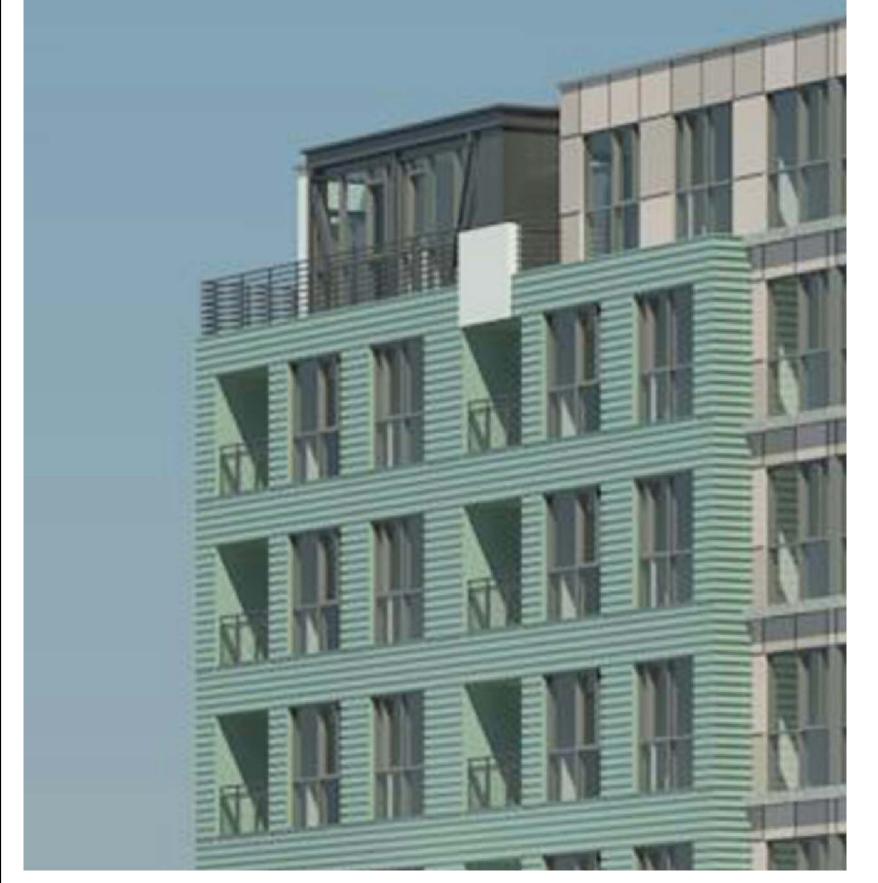




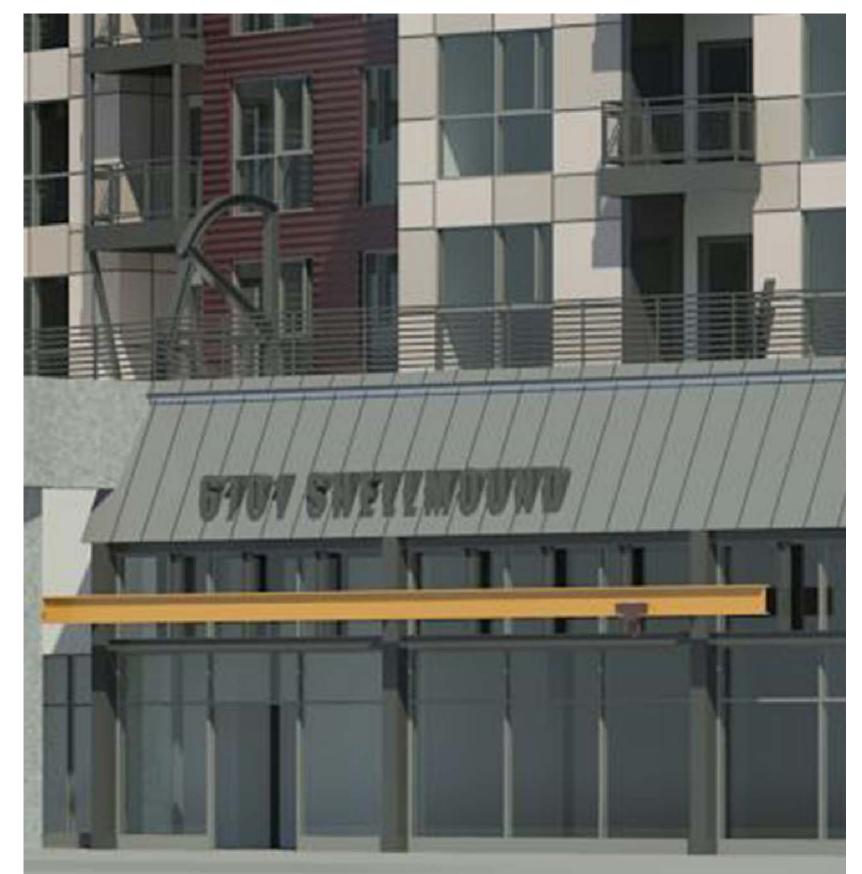




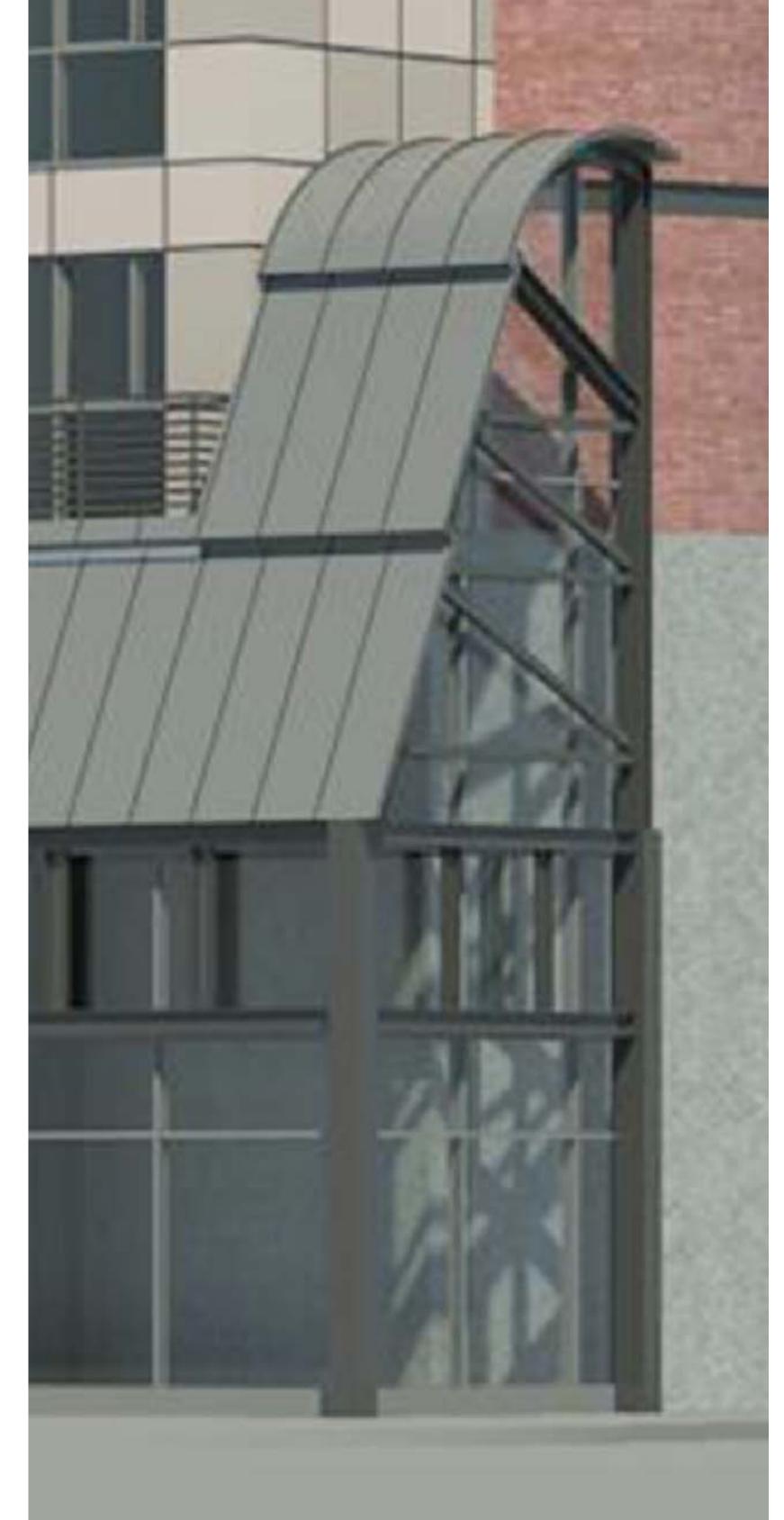














Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS – 2014

QAQC

No. Date Issue

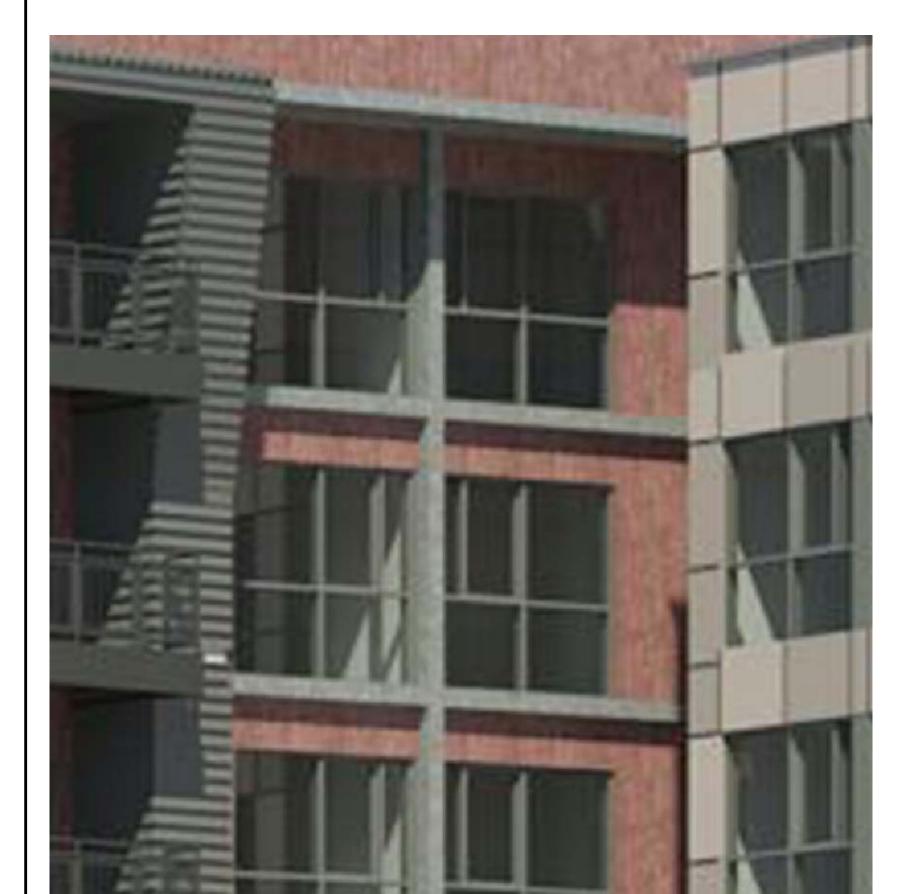
07 MAR 14 PLANNING STUDY SESSION

Project No. 48429

NO SCALE

Drawing Title ARCHITECTURAL VIGNETTES

M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets\A0.5.dwg Drawing No.







PROJECT SITE





Dravings and vritten material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS - 2014

QAQC

07 MAR 14 PLANNING STUDY SESSION



Project No. 48429

NO SCALE Drawing Title NEIGHBORHOOD CONTEXT

Drawing No. A0.6





PROJECT SITE



Dravings and vritten material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS – 2014

QAQC

07 MAR 14 PLANNING STUDY SESSION



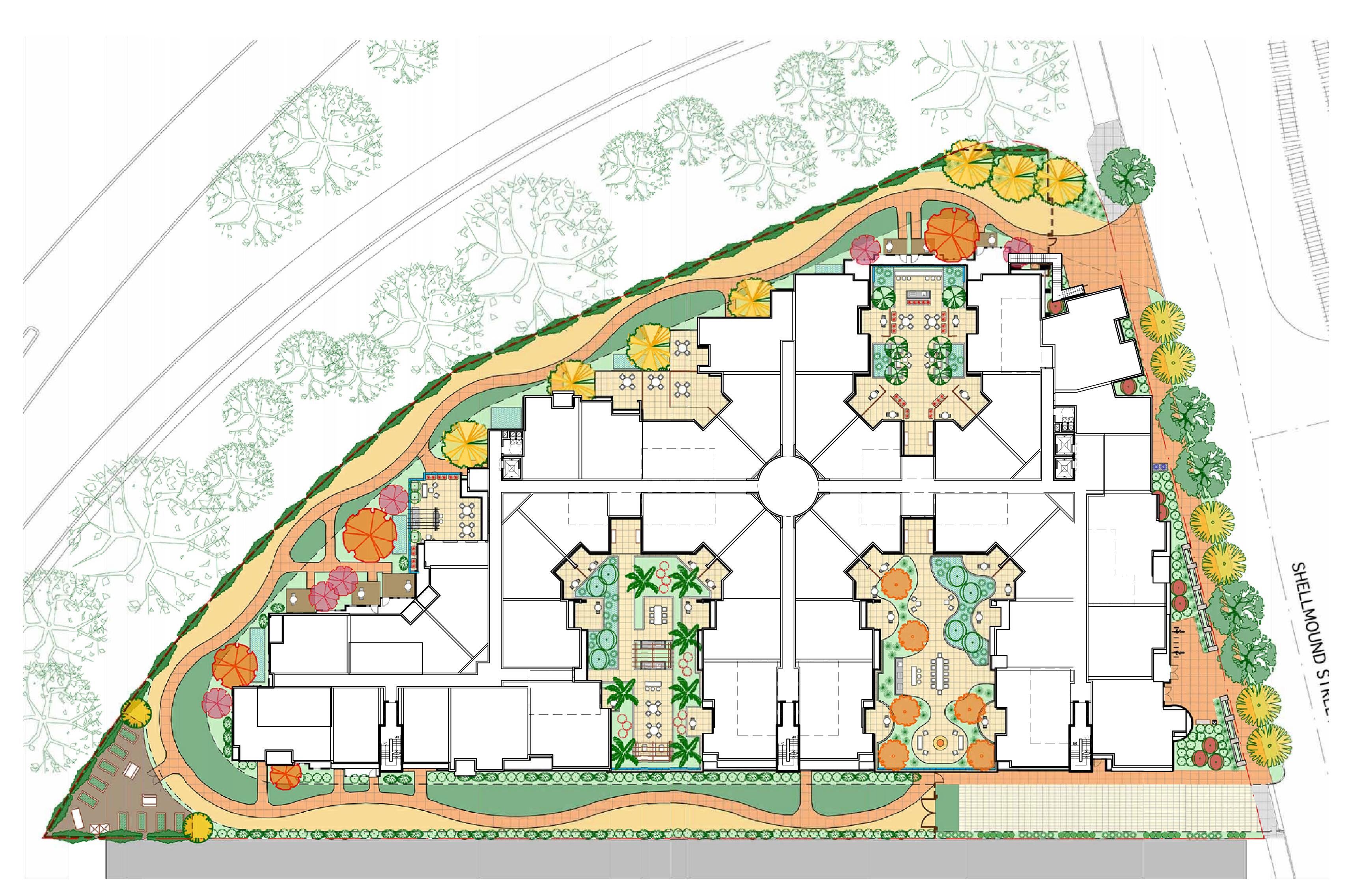
Project No. 48429

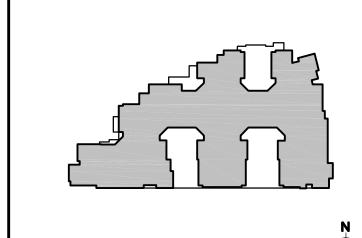
NO SCALE

Drawing Title NEIGHBORHOOD CONTEXT

A0.7









6701 SHELLMOUND EMERYVILLE, CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS - 2014

Q A Q C

07 MAR 14 PLANNING STUDY SESSION

Project No. 48429

Scale

Drawing Title COMPOSITE PODIUM & FIRST FLOOR PLAN

M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets

Drawing No.











0	1	(I	ı	1	۱	9	S	0	N	d	1	1	i	t	t (e i	n	M	0	t	e	ri	i a	ı	0	P	P	e	0	ſ	iN	9	ł	1 6	ſ	e	in	C	0	N	S	li	t١	u 1	e	0	ſ	i g	i)	n o	1
0	ſ	1	d	U	ſ	۱	P	U	b	۱i	S	h	e	d	١	,	0	٢l	(0	f	t	h	e	Å	ſ	C	h	i	l e	9 (ŧ	(1	d		m	a y	ſ	1 0	t	ŧ	e		d	u p	I	ic	0	t	e d	J
u	1 5	;	e	d	(0	r	(li	S	C	1	0	S	e	d		¥	i	t	h	0	U	t	١		ri	t	ŧ	e	n		C	0	n	S	e i	ιt		0	f	ŧ	h	e		A	r	: h	i	t e	e c	;
()	M		В	ł	1		A	R		С	Н	١	•	T	E	()	T	S	; -	-	2	()	1	4																							

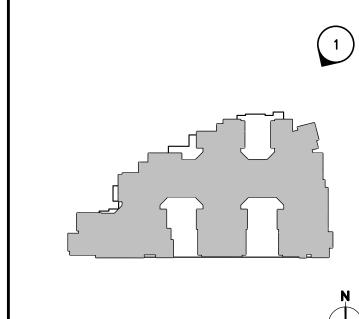
Project No. 48429

Drawing Title AERIAL VIEWS

Drawing No.









EMERYVILLE, CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS – 2014

No. Date Issue

O7 MAR 14 PLANNING STUDY SESSION

Project No. 48429 Scale

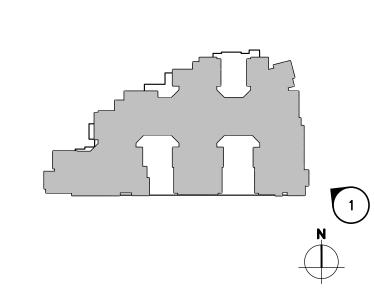
Drawing Title VIEW SOUTHWEST ON
SHELLMOUND

M:\48429—Avalon Bay — 6701 Shellmound\ACAD\Sheets\A1.2.dwg

Drawing No.







Avalon

6701 SHELLMOUND
EMERYVILLE, CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS – 2014

No. Date Issue

O7 MAR 14 PLANNI

07 MAR 14 PLANNING STUDY SESSION

Project No. 48429

+0+23

Drawing Title VIEW NORTHWEST ON SHELLMOUND

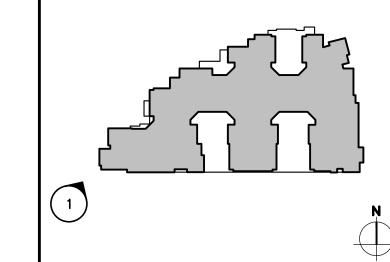
M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets

Drawing No.

41.3









Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS - 2014

QAQC

No. Date Issue

07 MAR 14 PLANNING STUDY SESSION

Project No. 48429 Scale

Drawing Title VIEW NORTHEAST ON SHELLMOUND

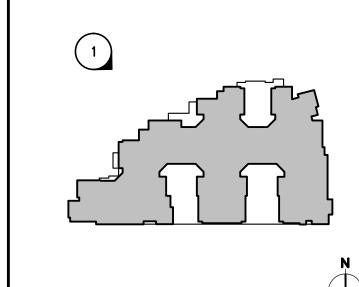
M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets\A1.4.

Drawing No.

41.4









EMERYVILLE, CALIFORNIA

Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS – 2014

No. Date Issue

O7 MAR 14 PLANNING

07 MAR 14 PLANNING STUDY SESSION

Project No. 48429

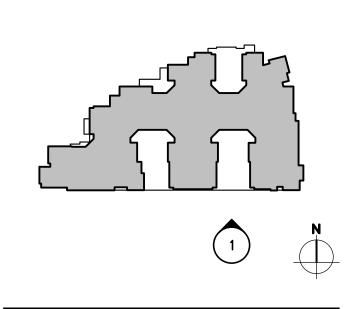
Scale

Drawing Title VIEW SOUTHEAST ON FREEWAY OFF—RAMP

M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets\A1.5.dwg

Drawing No.







Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS – 2014

QAQC No. Date Issue

07 MAR 14 PLANNING STUDY SESSION

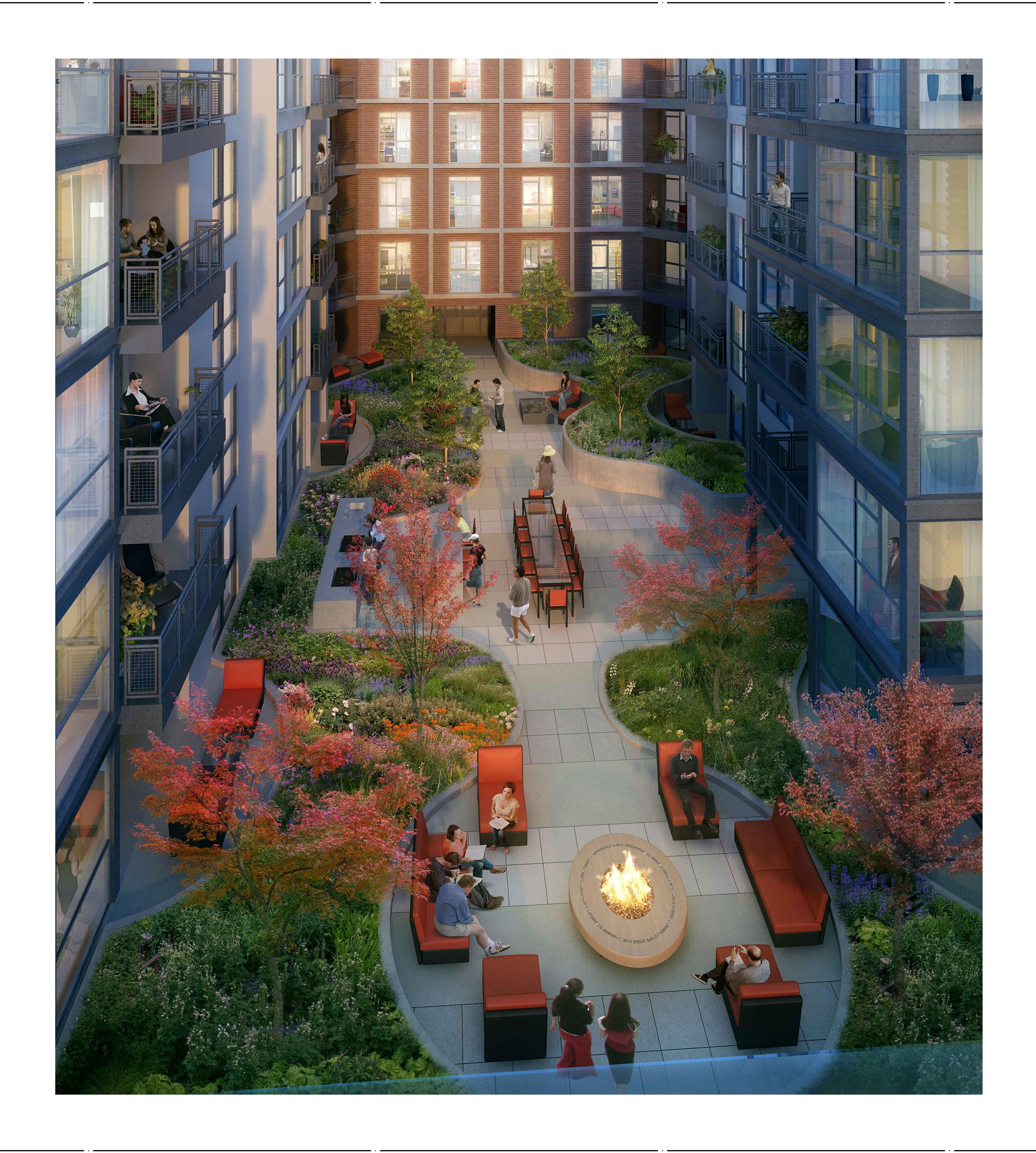
Project No. 4

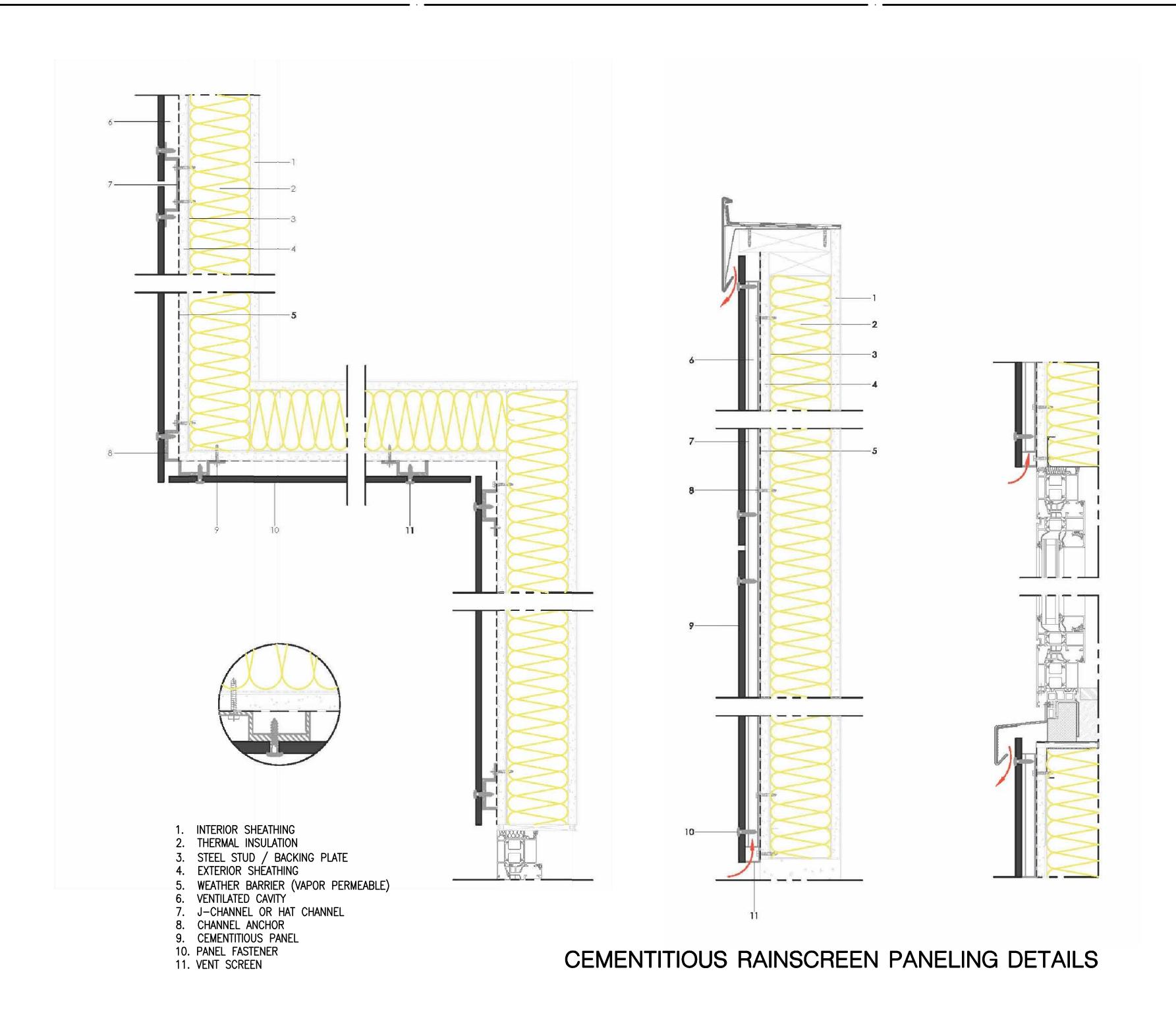
Project No. 48429

Drawing Title COURTYARD VIEW

M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Shee

116





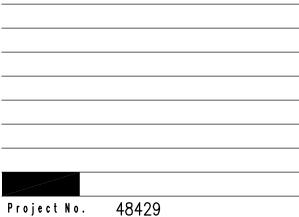






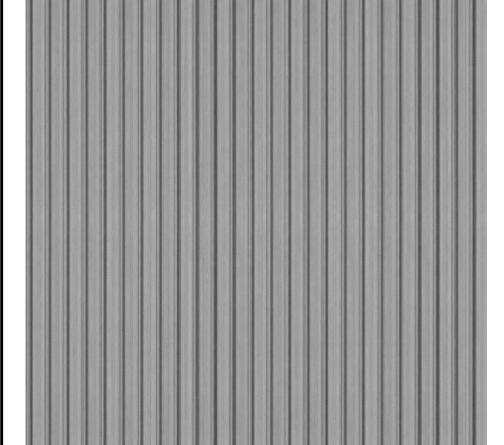




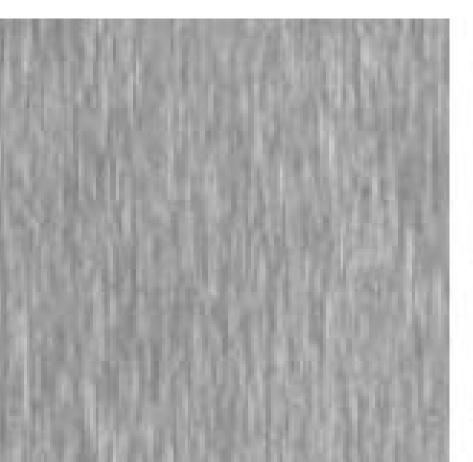


Project No. 48429

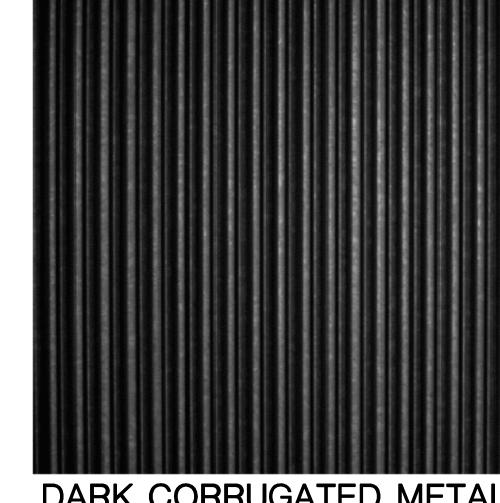
Drawing Title COLOR AND MATERIALS

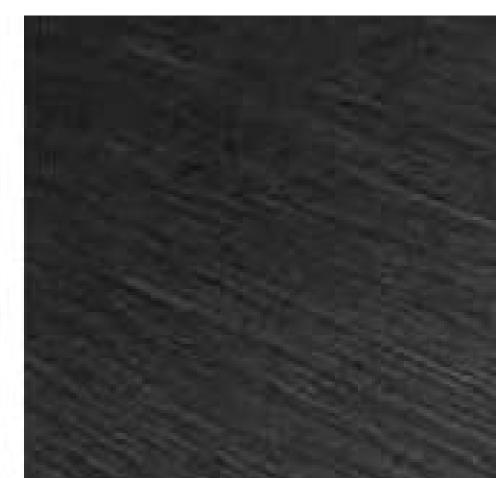


LIGHT CORRUGATED METAL DARK CORRUGATED METAL

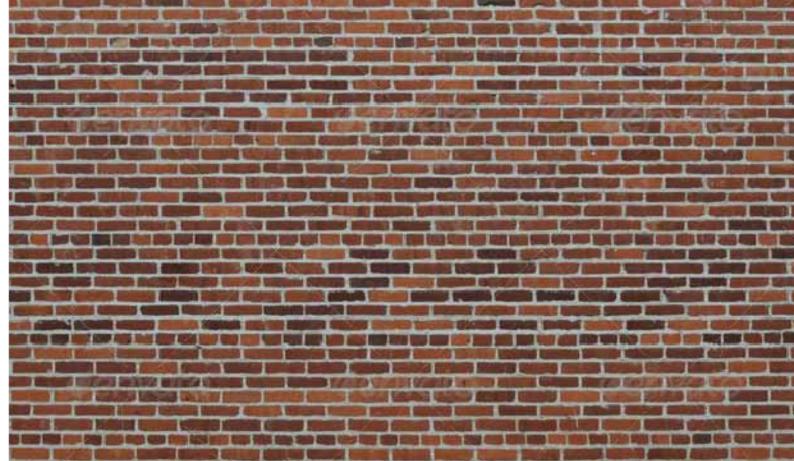


ALUMINUM STOREFRONT

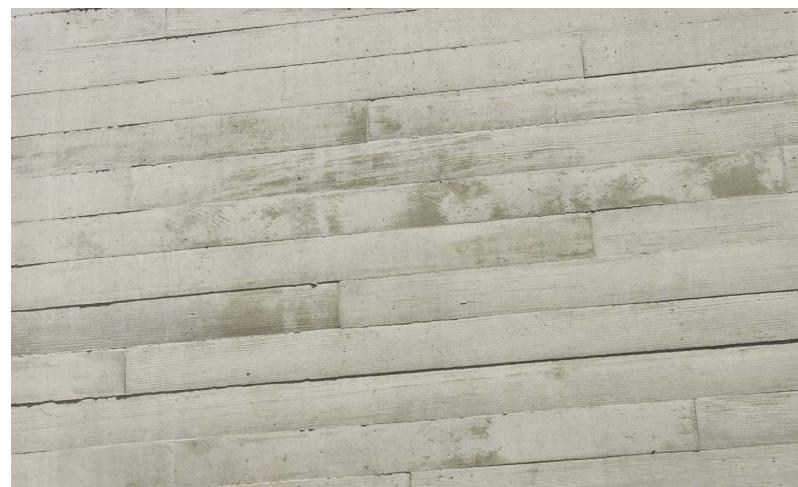




STANDING SEAM SHEET METAL SIDING PANEL



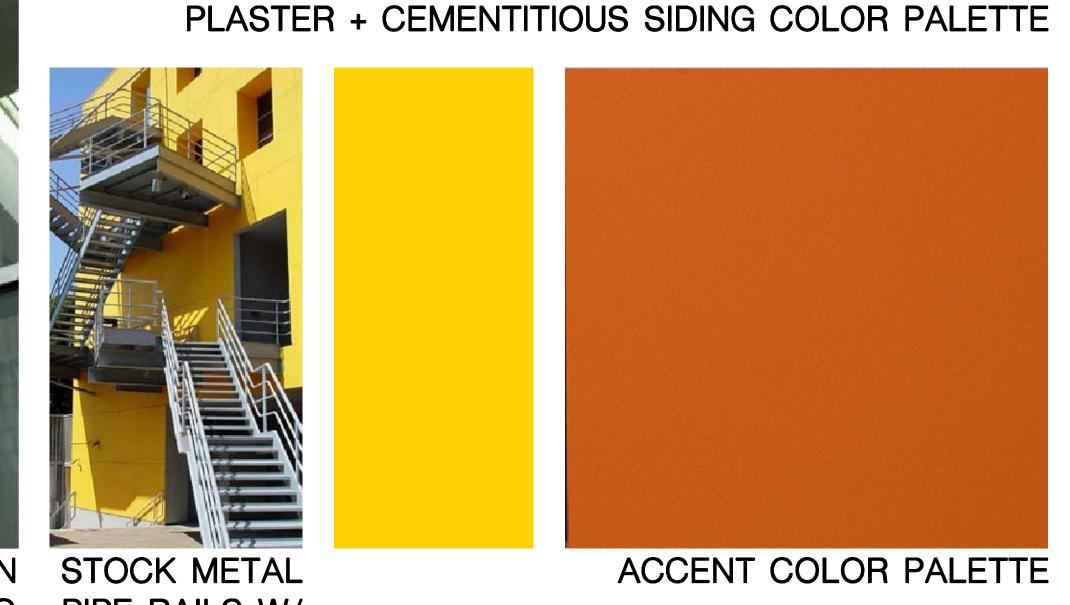
PANELIZED THIN BRICK



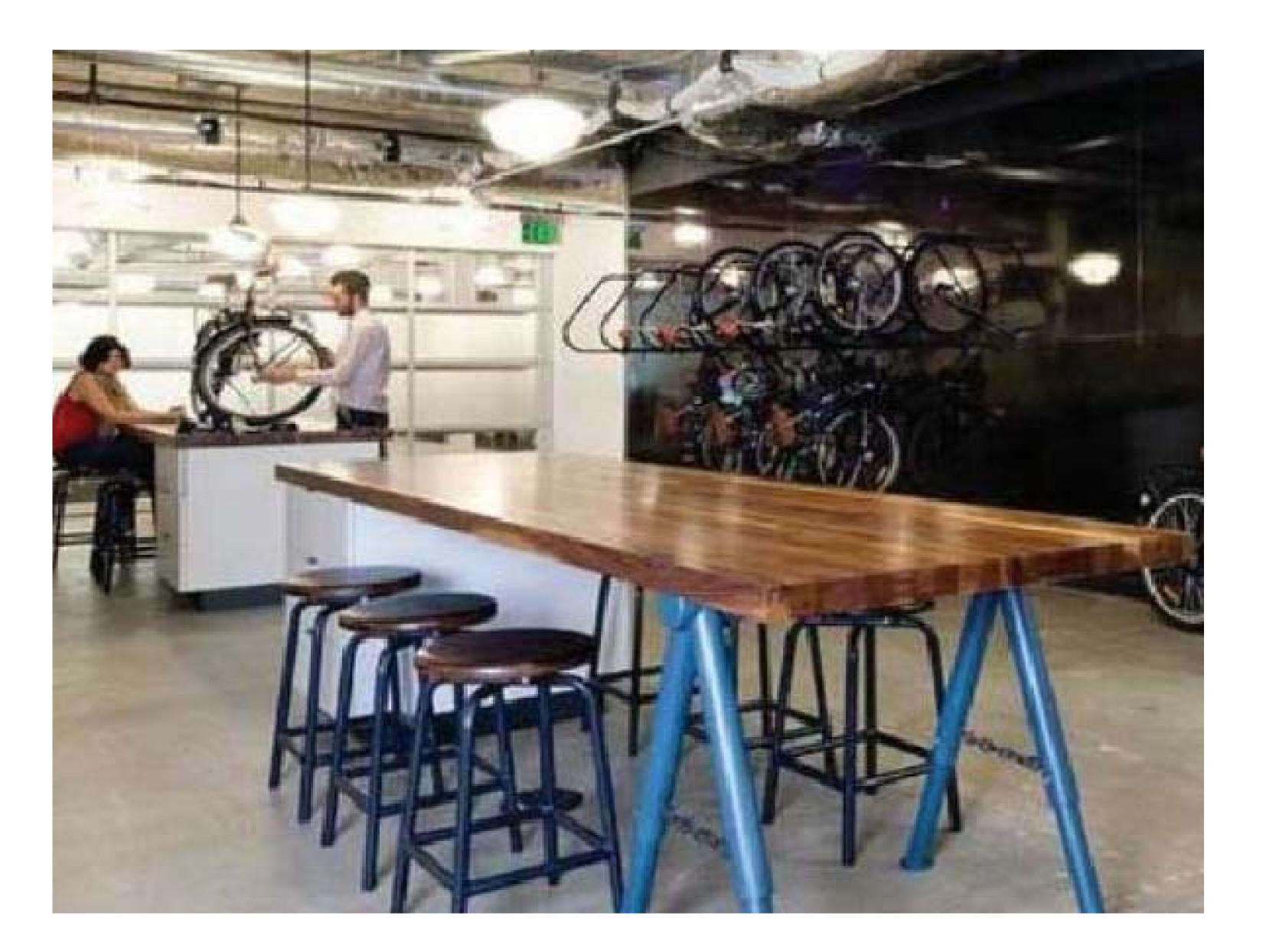
BOARD-FORM CONCRETE



CEMENTITIOUS RAINSCREEN **PANELING**



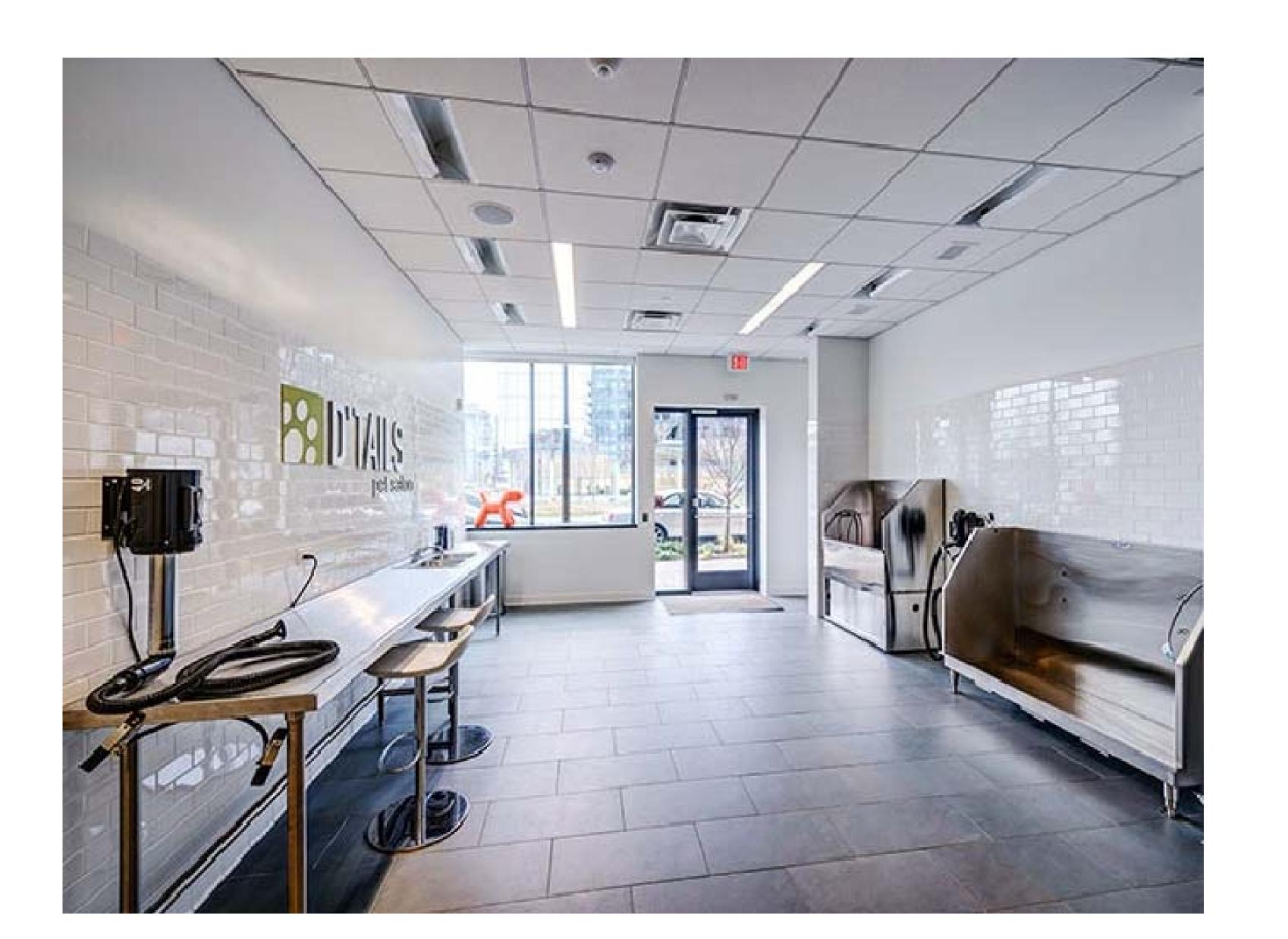
PIPE RAILS W/ **FITTINGS**







BIKE SPA 2



	•						tect on	•	
used	lord	lisclo	s e d	with	hout	writt	en con	sent o	fthe
21	A R H	ARC	HIT	F ^ 1	Γς_	2014	4		

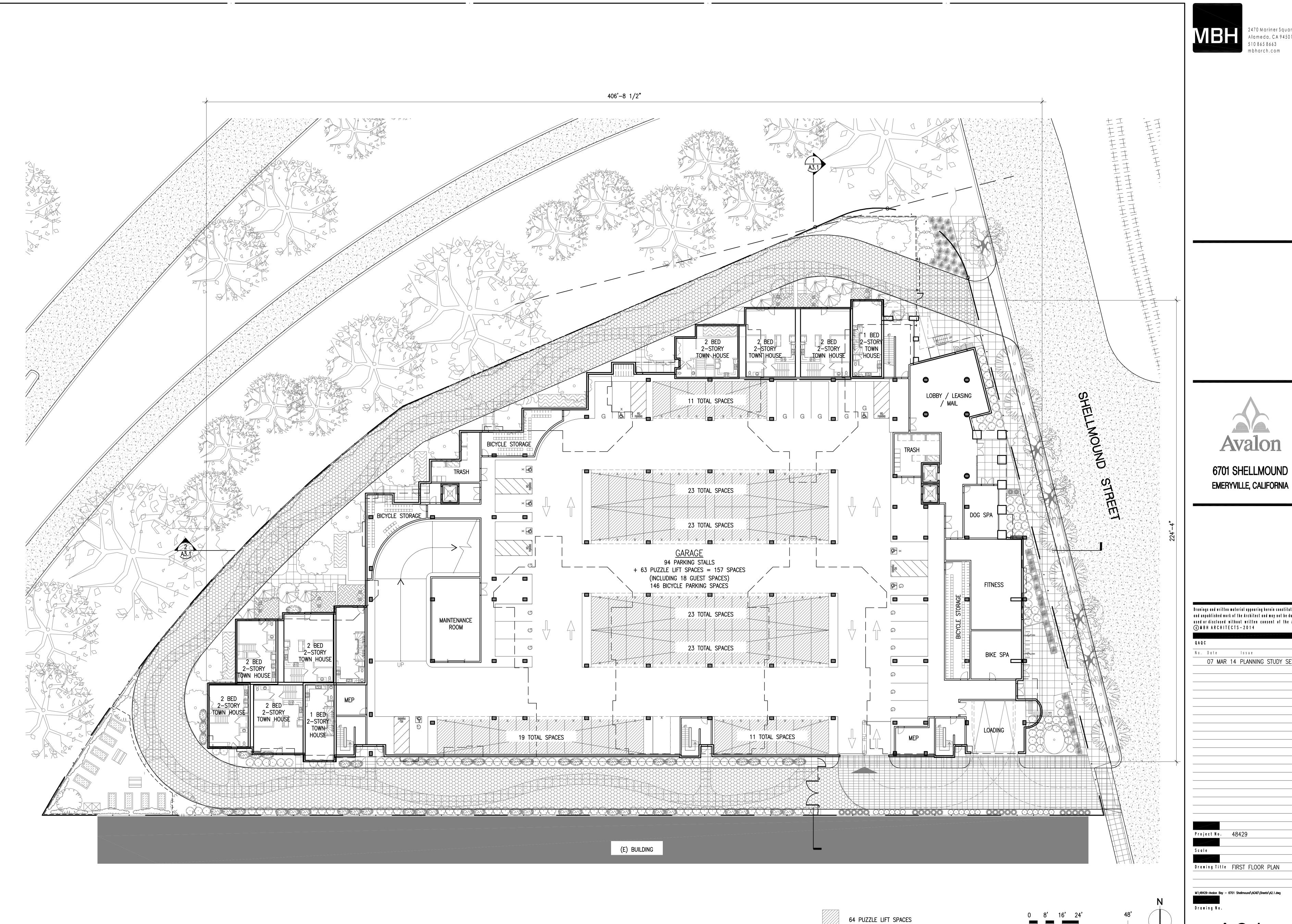
No. Date Issue

20 FEB 14 PLANNING STUDY SESSION

Project No. 48429

Drawing Title AMENITIES

M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets\A1.8.dwg Drawing No.







Drawings and written material appearing herein constitute origina and unpublished work of the Architect and may not be duplicated used or disclosed without written consent of the Architec © MBH ARCHITECTS - 2014

QAQC

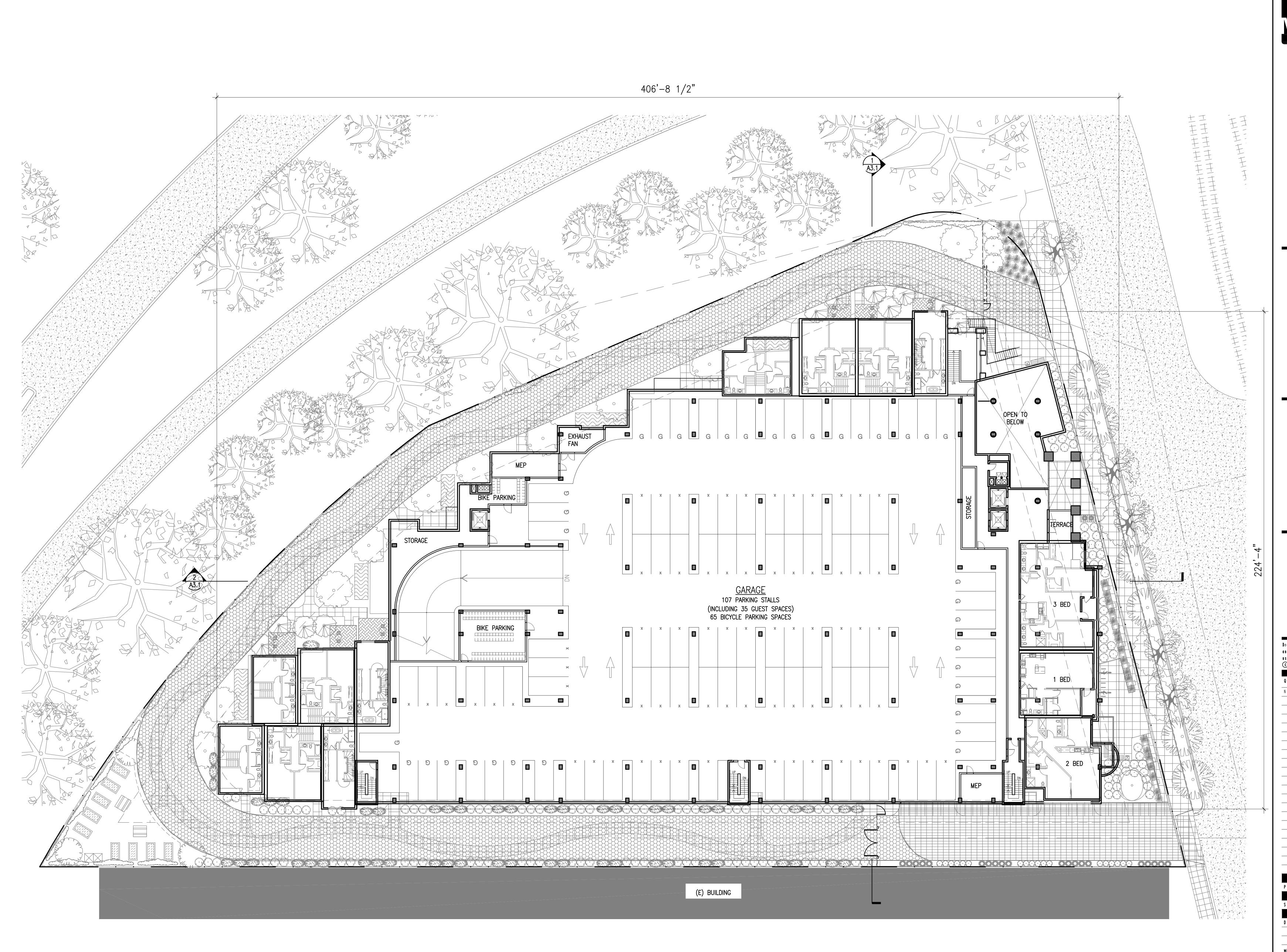
07 MAR 14 PLANNING STUDY SESSION

Project No. 48429

Drawing Title FIRST FLOOR PLAN

M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets\A2.1.dwg

FIRST FLOOR PLAN | 1







Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS – 2014

QAQC

07 MAR 14 PLANNING STUDY SESSION

Project No. 48429

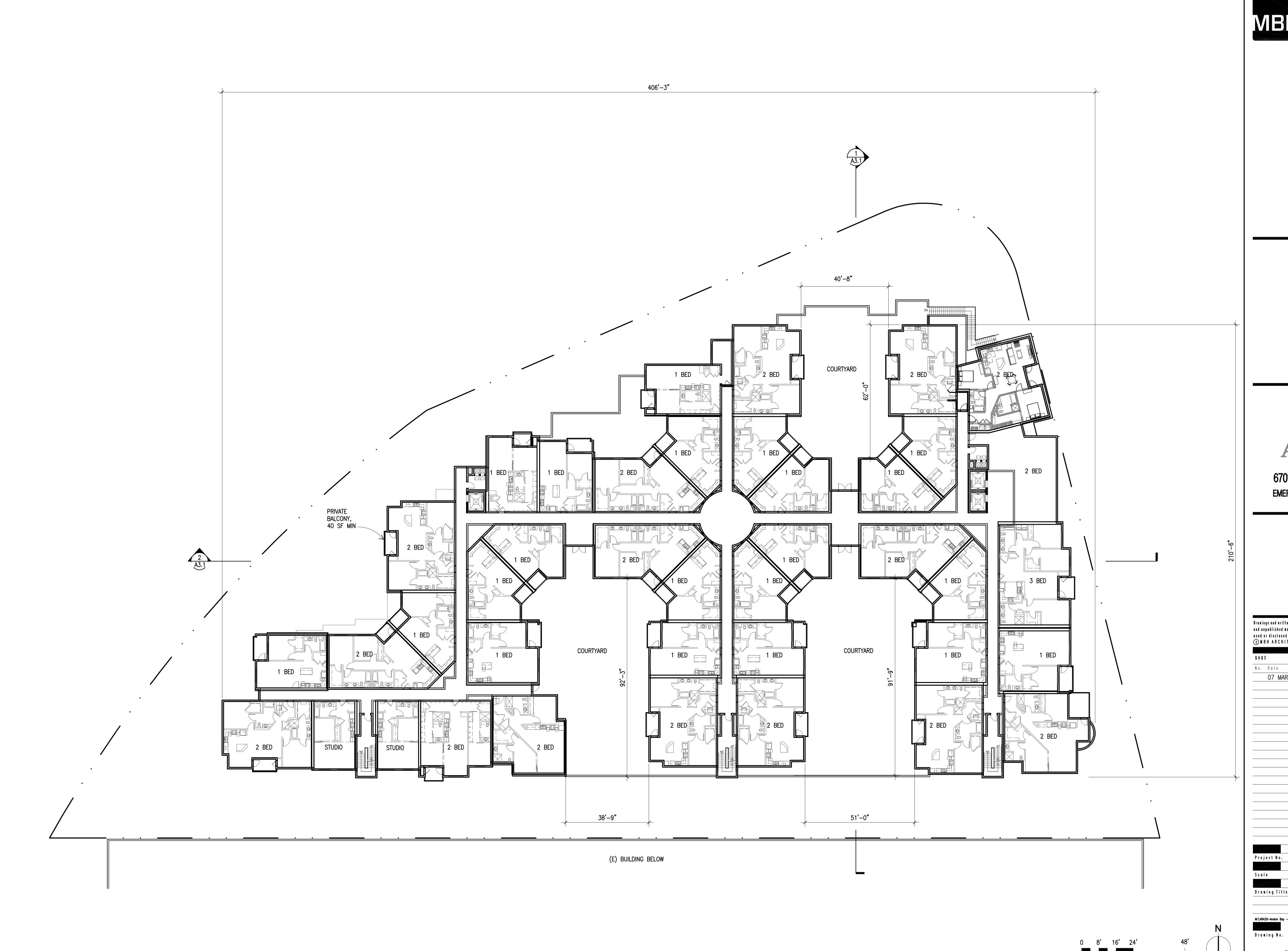
Drawing Title SECOND FLOOR PLAN

M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets\A2.2.dwg

Drawing No.

Δ22

SECOND FLOOR PLAN 1







EMERYVILLE, CALIFORNIA

Dravings and vritten material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect © MBH ARCHITECTS-2014

07 MAR 14 PLANNING STUDY SESSION

Project No. 48429

THIRD FLOOR PLAN | 1

Drawing Title THIRD FLOOR PLAN

M:\48429-Avalon Bay - 6701 Shellmound\ACAD\Sheets\A2.3.dwg