

DESIGN REVIEW

May 23, 2007

CREEK SIDE

5120 Telegraph Ave, 5140 Claremont Ave,



George Hauser AIA, Will Mollard, Dan Paris
Hauser Architects

Structural

- Santos & Urrutia Structural Report on Culvert and Proposed Creekside Project at Culvert

Hydrological

- Todd Engineers Hydrological Studies on Culvert

Geotechnical

- Earth Mechanics Geotechnical Memorandum on Proposed Creekside Project at Culvert

Civil

- Moran Engineering Civil Survey

Legal

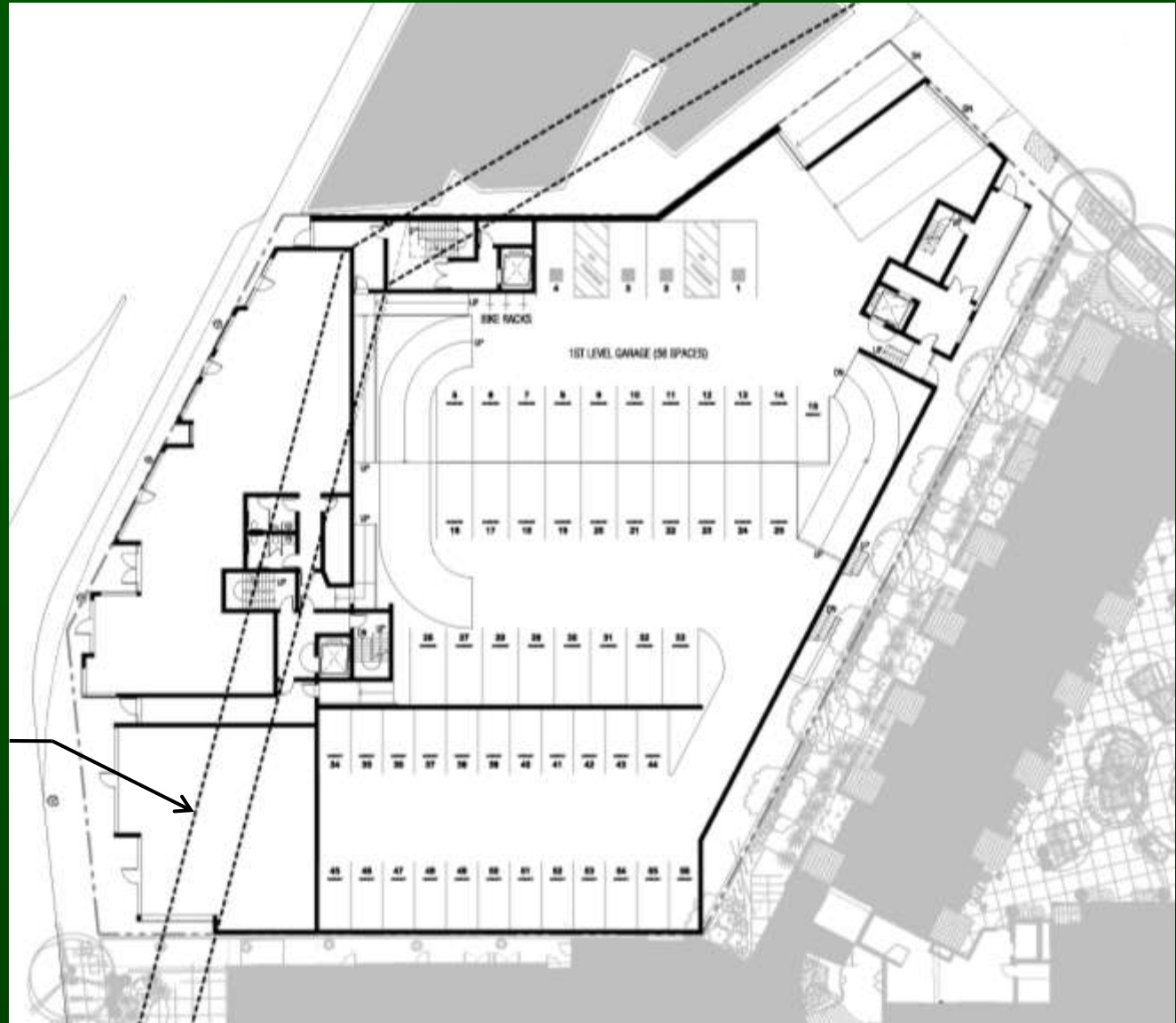
- Gordon & Rees Legal Memorandum on Day-Lighting at Culvert

Culvert Inspector

- Subtronic Annotated Video Survey
- Hauser Architects Inspection Photos & Observations

Technical Studies Commissioned to Investigate Culvert

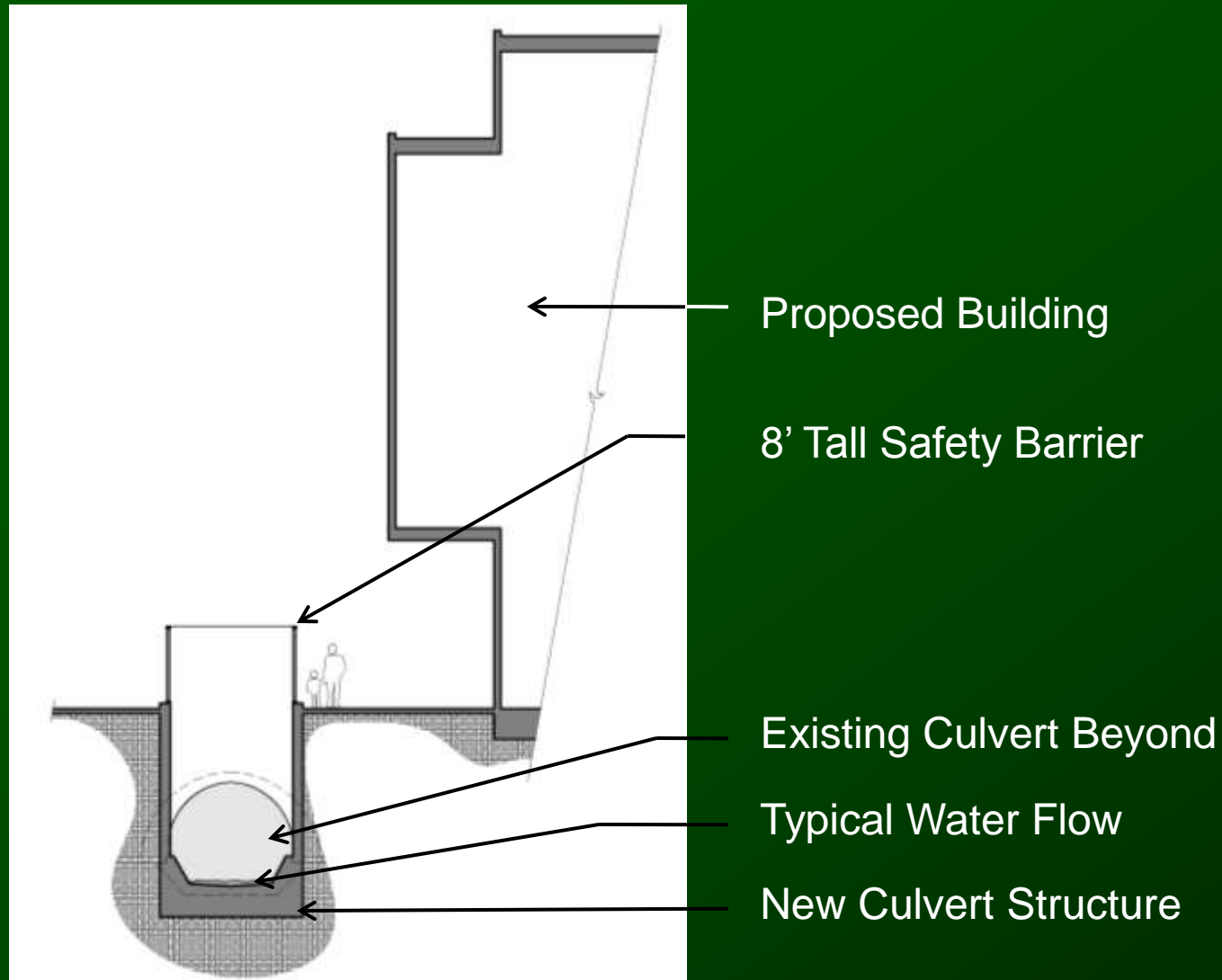
Culvert Location



Day-Lighting the Culvert is Infeasible

Problems Associated with Culvert Day-Lighting

- Culvert is not a Recreational Facility
- Culvert is a Critical Public Infrastructure with a Single Purpose-Flood Control
- Day-lighting the Culvert has Complex Hydrological, Structural, Environmental and Legal Consequences that cannot be addressed within the Economic Scope of this Project
 - Siltation and Eddies change Flow Capacity
 - Flooding
 - Citation and Fines for Unwarranted Discharge
 - Debris Removal
 - Structure must be Replaced
 - Liability for Damages and Death from an Attractive Nuisance
 - Liability for Damages resulting from Flooding
- The esthetic results of Day-lighting a small portion of the Culvert are unsatisfactory



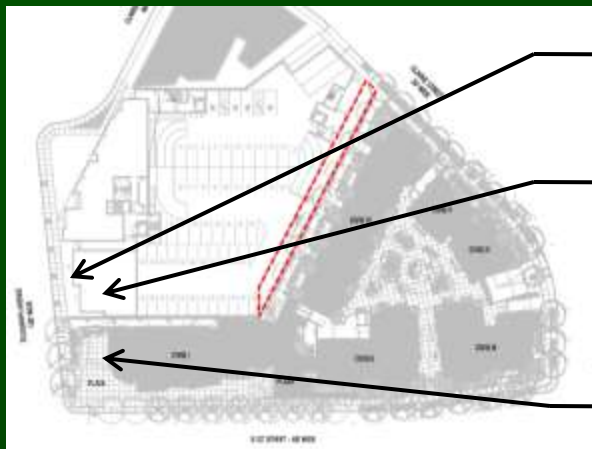
Section at Day-Lighted Culvert –
Viewing Angle is Awkward



Arcade at Creek Side

Continuous Commercial Frontage along Civiq Plaza

Approved Plaza at Adjoining Civiq Project

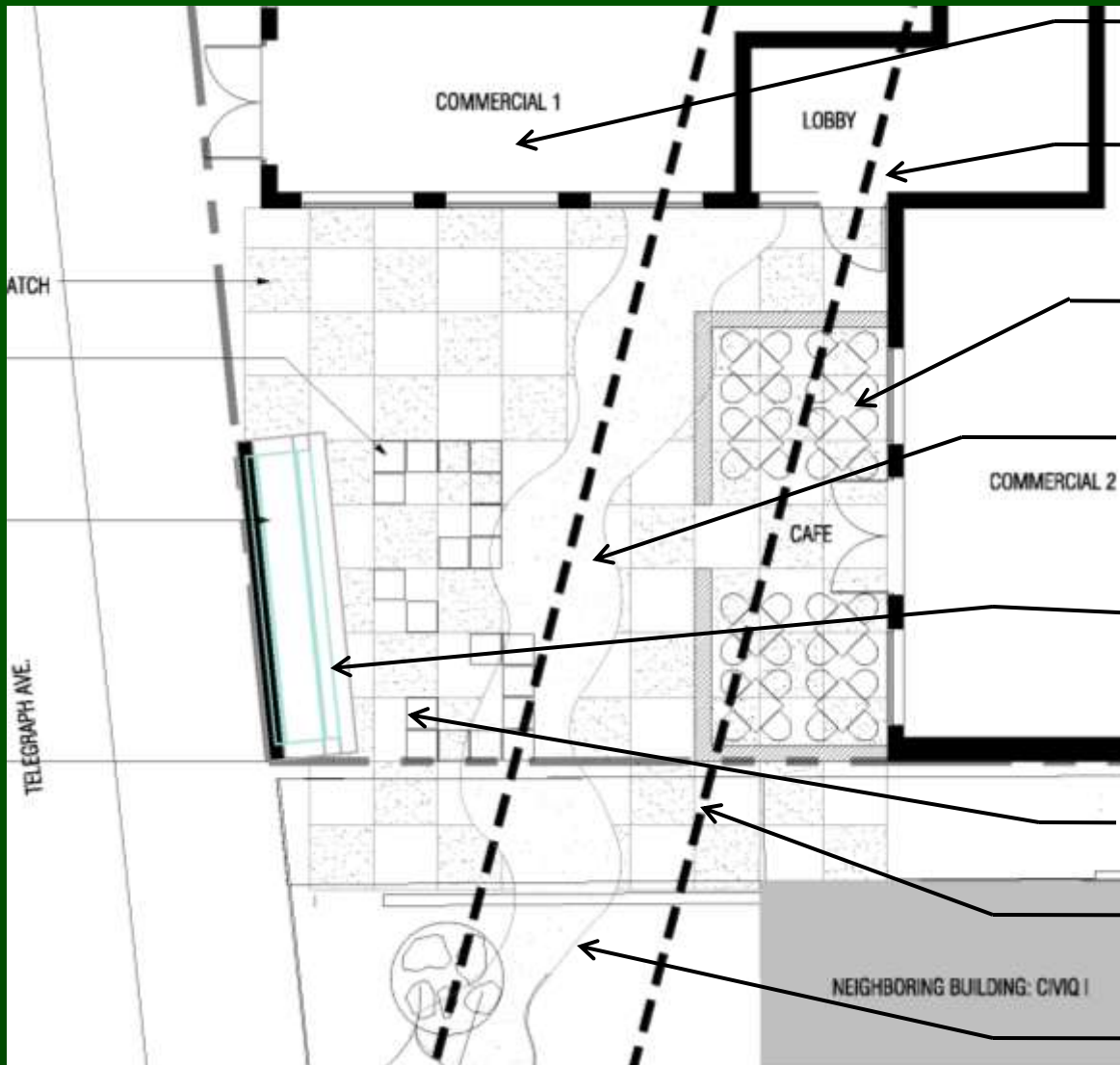


Arcade

Commercial

Civiq Plaza

Previous Design
Provided
Telegraph Avenue
Arcade and
Commercial Frontage



Commercial Frontage

Residential Entry

Sidewalk Cafe

Glass-Seeded Concrete
Paving

Fountain

Bench Seating

Culvert

Civiq Plaza

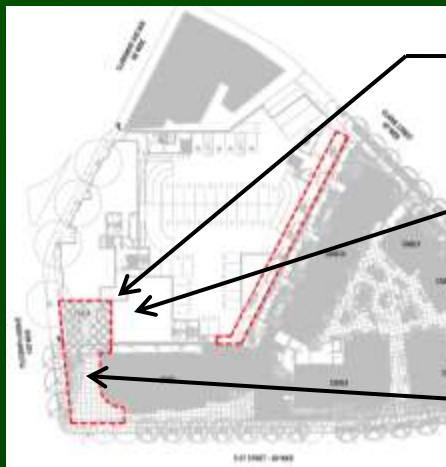
Telegraph Plaza Plan



35' x 35' Building Set-Backs
from Southwest Corner

Residential Entry

Surface Treatment and
Fountain Commemorate
Temescal Creek



Set-Backs

Commercial

Creekside
& Civiq Plaza

Revised Design
Provides
Telegraph Avenue
Plaza for
Future Culvert
Daylighting



Commercial Frontage

Sidewalk Cafe

Proposed Plaza Compliments
Plaza Approved for Adjoining
Project

Paving Pattern and Fountain
Commemorate Temescal
Creek

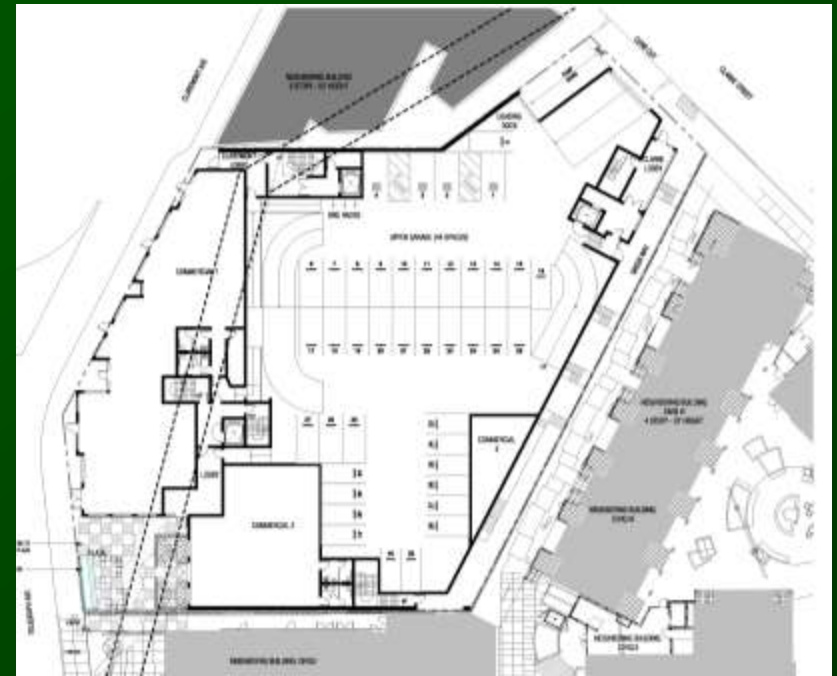


Creekside Plaza
Complements Proposed
Civiq Plaza for Large
Public Gathering Space

Previous Set-back Scheme



Previous Parking Scheme
115 Units/106 Spaces



Revised Parking Scheme
105 Units/105 Spaces

Revised Design Provides 1:1 Residential Parking,
Dedicated Car Share Space and
Managed Parking System for Increased Efficiency



View from Clarke Street
Looking South

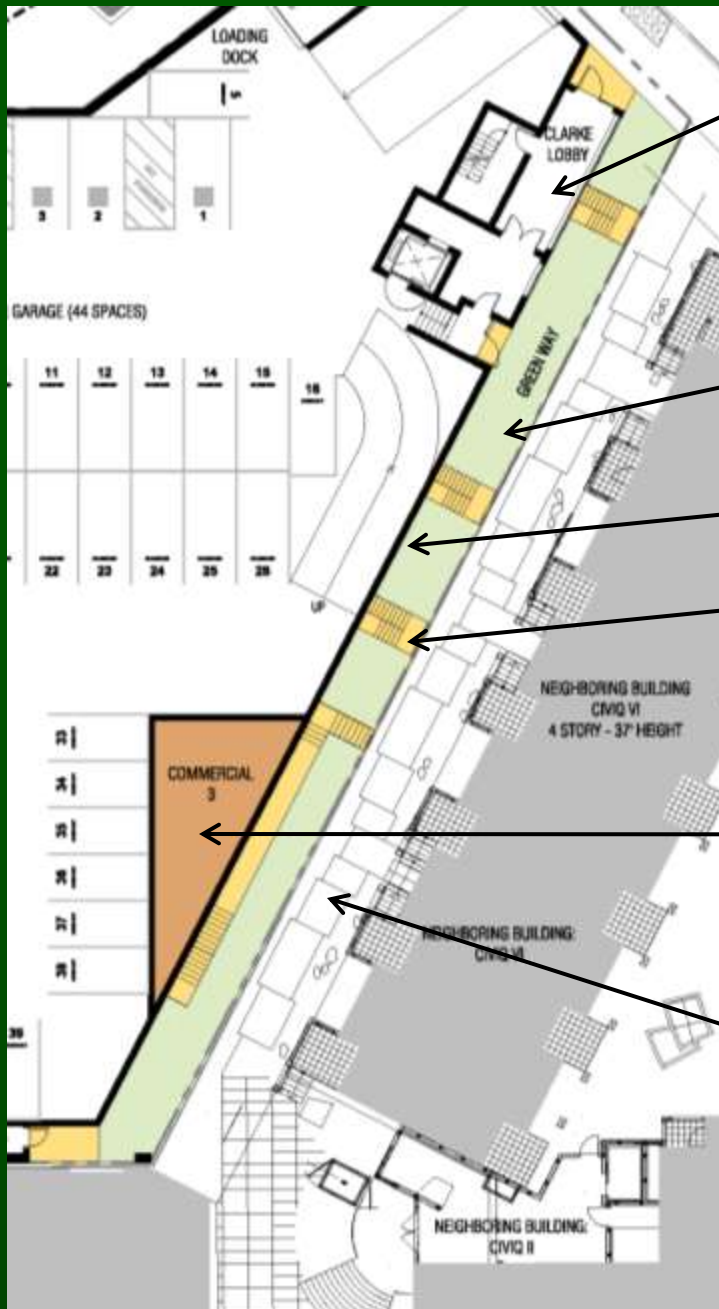


View Looking North
Along Greenway

Greenway is a Public Amenity

- There are Residential Units on the Greenway
- Stoops and Stairs Create Security Concerns
- Building Code Prohibits Residential within the Podium
- Podium Structural Requirements make incorporation of Residential Difficult and Very Costly
- Incorporation of Residential in Podium Reduces the Parking Count

Providing Residential at Greenway is Constrained by
Technical Requirements



Double Height Residential Lobby
along 40' of Greenway

Landscaped Greenway Extension

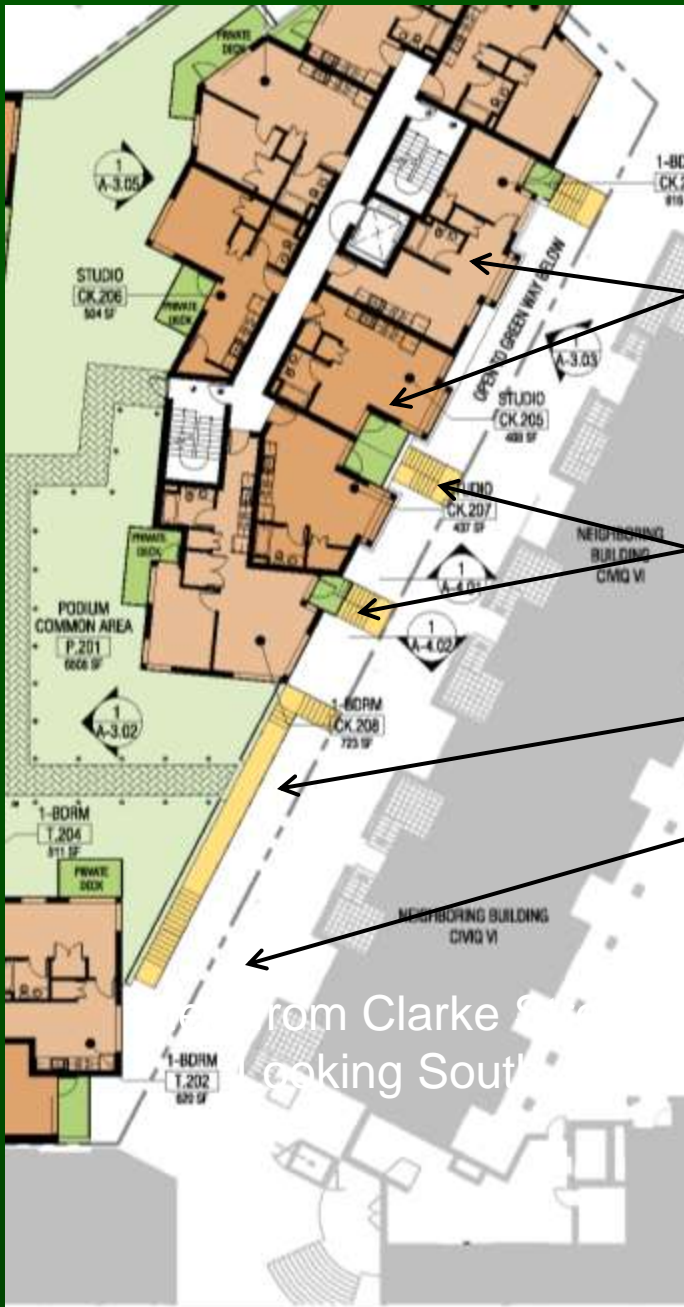
Landscaped Greenwall

Residential Entries on Greenway at
both Creekside & Civiq

50' of Active Commercial Space
Opens onto Greenway

Pedestrian Path

Revised Design Increases
Active Spaces Along Greenway



Residential Units Overlook Greenway

Residential Entries on Greenway at both Creekside & Civiq

Landscaped Greenway Extension

Pedestrian Path

from Clarke
Looking South

Entry Stairs & Greenway Facing Units Provide Active Edge and Eyes on Street

Creekside
Project

Civiq
Project

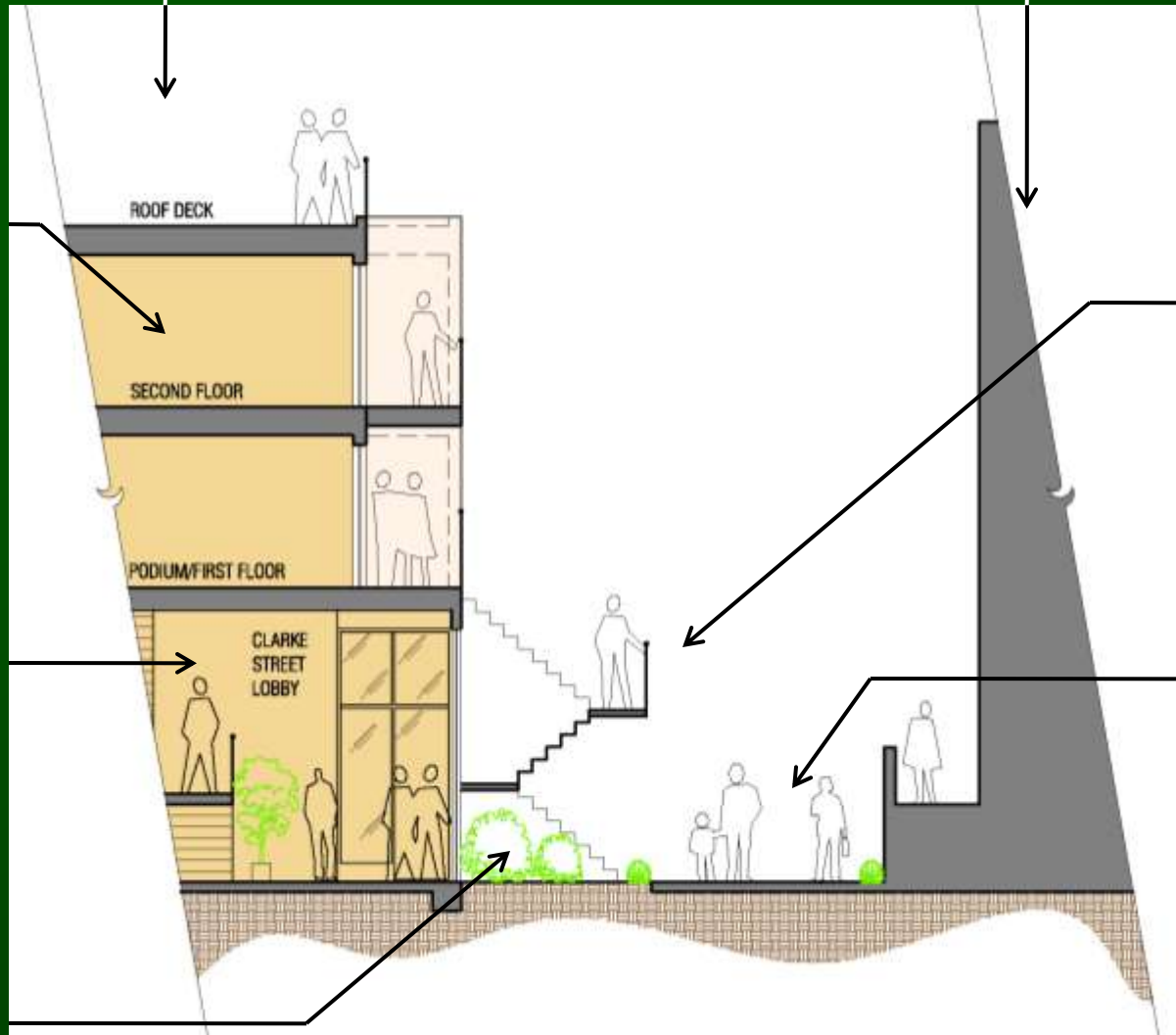
Residential Units
Overlook
Greenway

Residential
Entries on
Greenway at
both
Creekside &
Civiq

Pedestrian
Path

Double Height
Residential
Lobby along 40'
of Greenway

Landscaped
Greenway
Extension

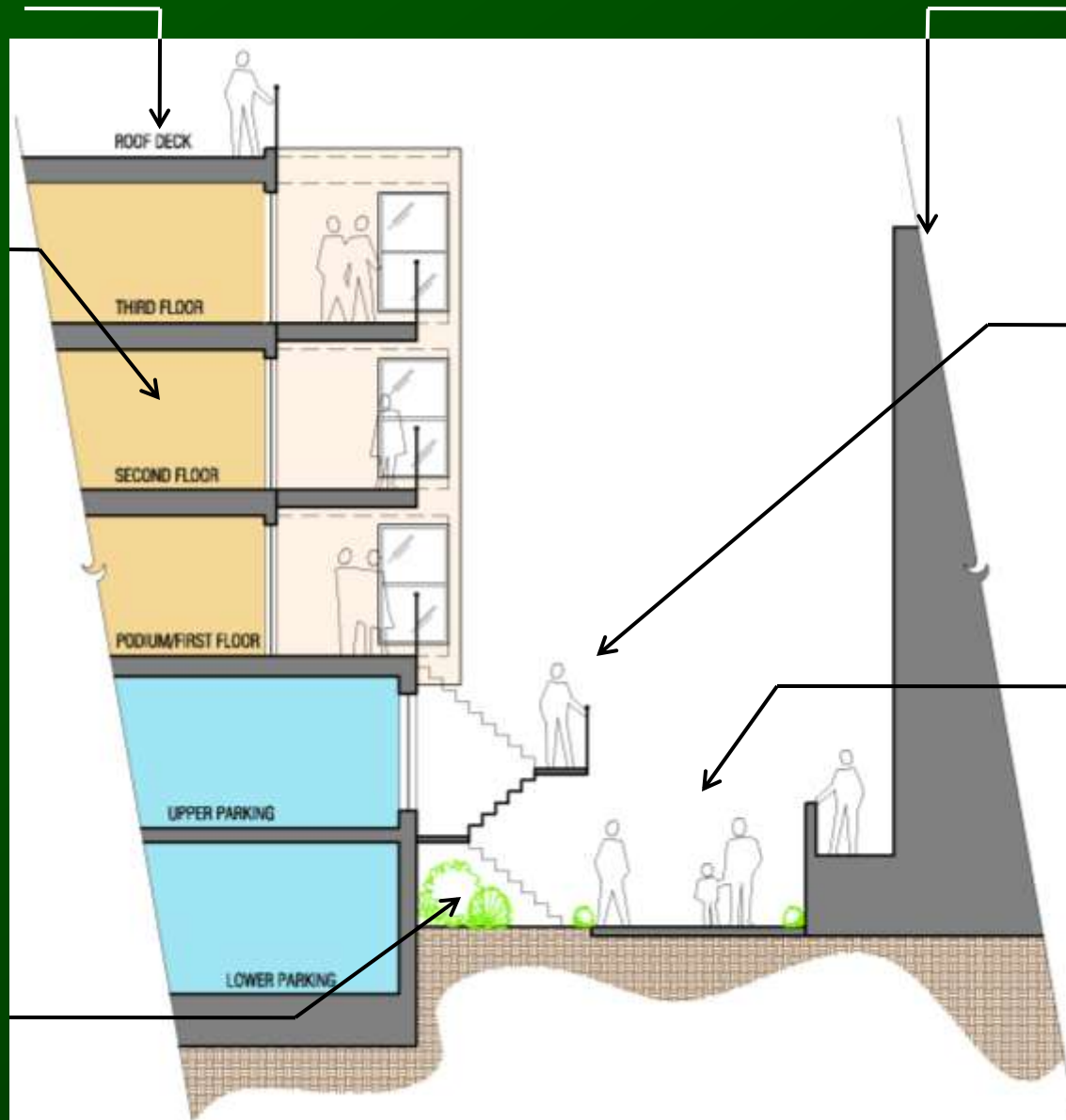


Section thru Greenway at Clarke Street Lobby

Creekside
Project

Residential Units
Overlook
Greenway

Landscaped
Greenway
Extension with
Greenwall

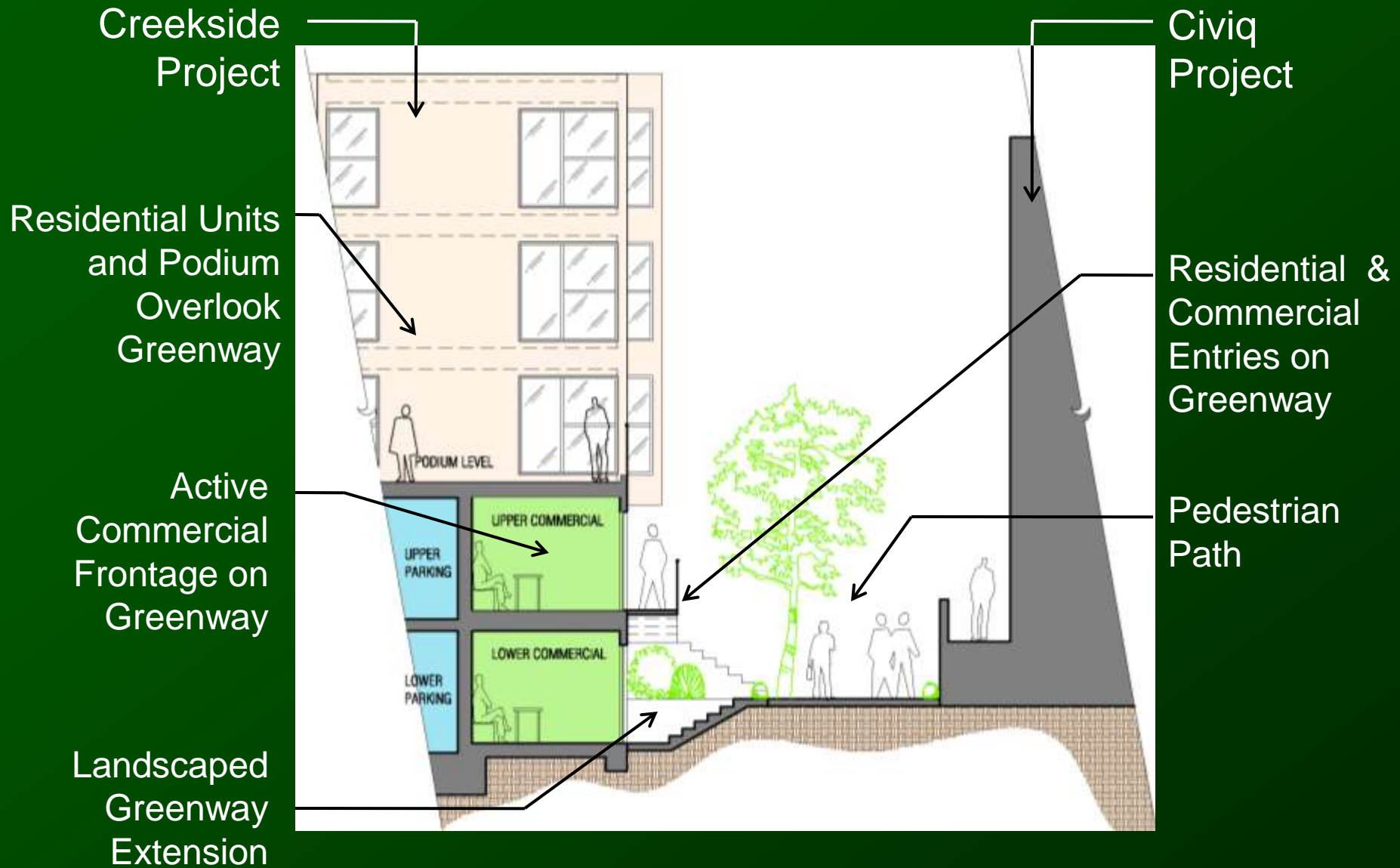


Civiq
Project

Residential
Entries on
Greenway at
both
Creekside &
Civiq

Pedestrian
Path

Section thru Greenway at Residential Entries



Section thru Greenway at Commercial Space



Previous Telegraph Ave. Elevation

Revised Design
Reduces Height and
Massing Along
Telegraph



Top-story Step-Backs

35' x 35' Plaza Set-Backs

Revised Telegraph Ave. Elevation



Revised Design Reduces Height and Massing Along Claremont

Previous Claremont Ave. Elevation

Eliminated Western Portion
of Sixth Floor



Top-story Step-Backs

Revised Claremont Ave. Elevation



Revised Design Reduces Height and Massing Along Clarke

Views from Redondo Park

Previous Clarke Street Elevation



Top Story Step-Back

3 Foot Set-Back

Revised Clarke Street Elevation



Increase
Commercial
Ceiling heights to
16'

Spandrel Sign—
Blade Sign —
Canopy Sign —

Podium Canopy
Distinguishes
Commercial &
Residential

Street Address
Identifies Residential
Lobby

Commercial Storefront and Residential Entry at Telegraph



Street Address
Identifies
Residential Lobby

Blade Sign
Canopy Sign
Spandrel Sign

Podium Canopy
Distinguishes
Commercial &
Residential

Increase
Commercial
Ceiling heights to
16'

Commercial Storefront and Residential Entry at Claremont



Active Lobby Adjacent
to Greenway

Podium Canopy
Distinguishes
Ground Floor &
Residential

Street Address
Identifies Residential
Lobby

Residential Entry at Clarke Street



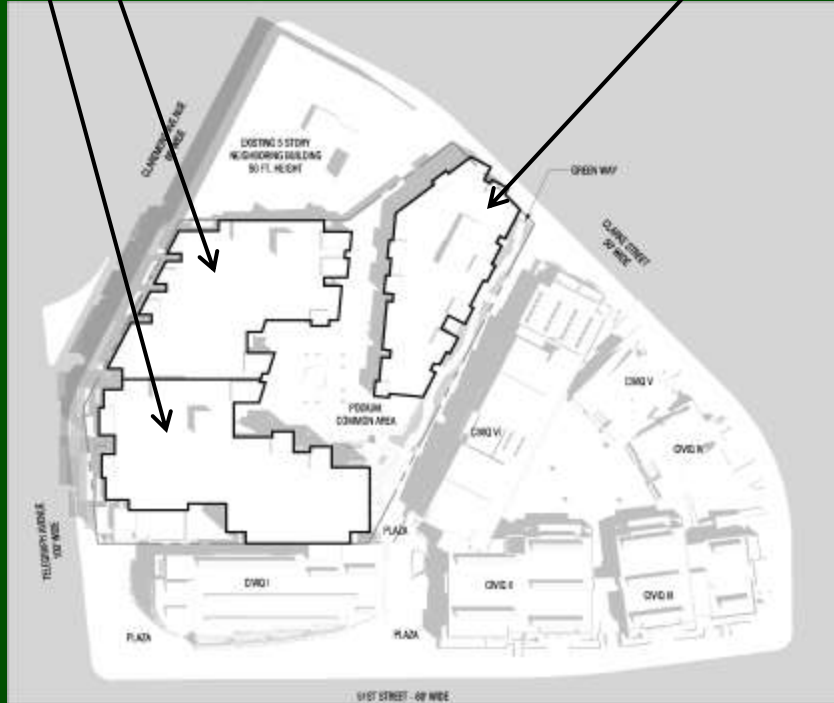
Previous Courtyard Layout



Revised Courtyard Provides
Required Dimensions

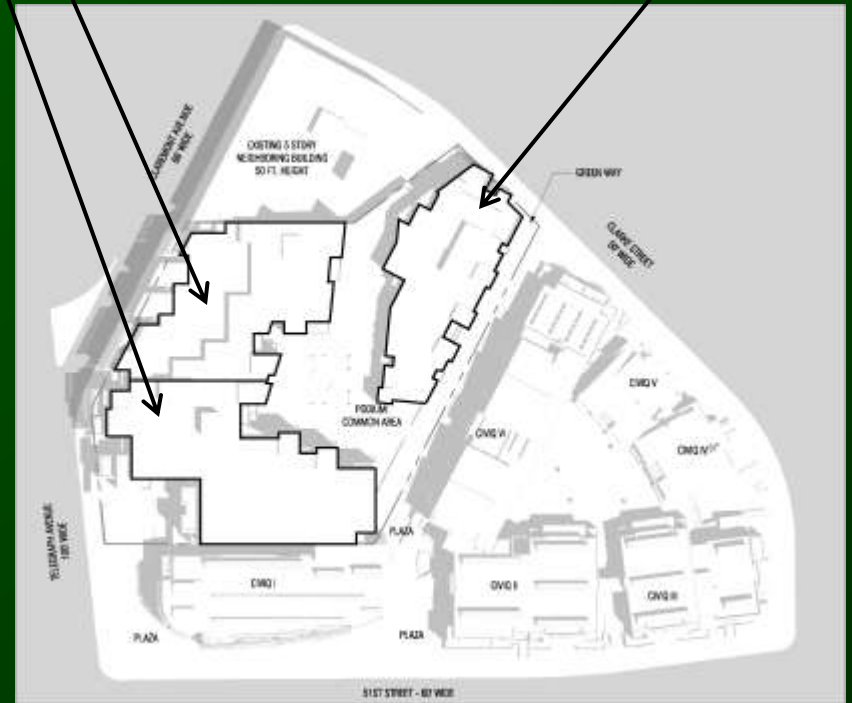
Revised Design Provides Minimum Court Dimensions

5115 Clarke St – 24 units
5140 Claremont Ave – 32 units
5120 Telegraph Ave – 59 units



Previous Unit Count: 115 Units

5115 Clarke St – 23 units
5120 Telegraph Ave – 42 units
5140 Claremont Ave – 40 units



Revised Unit Count: 105 Units

Revised Design Reduces Project Density

CREEK SIDE

5120 Telegraph Ave, 5140 Claremont Ave,
5115 Clarke Street, Oakland, CA

Hauser Architects

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Structural Engineer's Conclusions

- “The existing concrete site culvert is in excellent condition.”
- “The strength of the concrete is sufficient to meet current code requirements.”
- “Our analysis of the site culvert indicates that it could withstand anticipated seismic forces.”
- “In our opinion the site culvert is able to continue fulfilling its intended function for the foreseeable future without any modifications or repairs.”
- “The design of the foundation for the proposed project will not impose any additional loads—either vertical or lateral—on the site culvert and will therefore not adversely impact the site culvert in any way.”
- “There is an existing appropriate strategy for accessing the site culvert to make future repairs.”
- “Proposals to daylight the culvert are impractical owing to high cost of the required replacement structures.”

Culvert Report Prepared by Structural Engineer

Geotechnical Engineer's Conclusions

- “Based on our review of the above referenced documents, it is our opinion that the drilled pier supported mat proposed by the structural engineer may be designed to span over the existing concrete culvert and not exert pressure from the proposed structure on the culvert. We judge that with proper construction techniques, the proposed development may be constructed without causing displacement of the culvert or placing loads in excess of those currently existing on the culvert.”

Geotechnical Memorandum Regarding Proposed Structure Solution