

DESIGN REVIEW

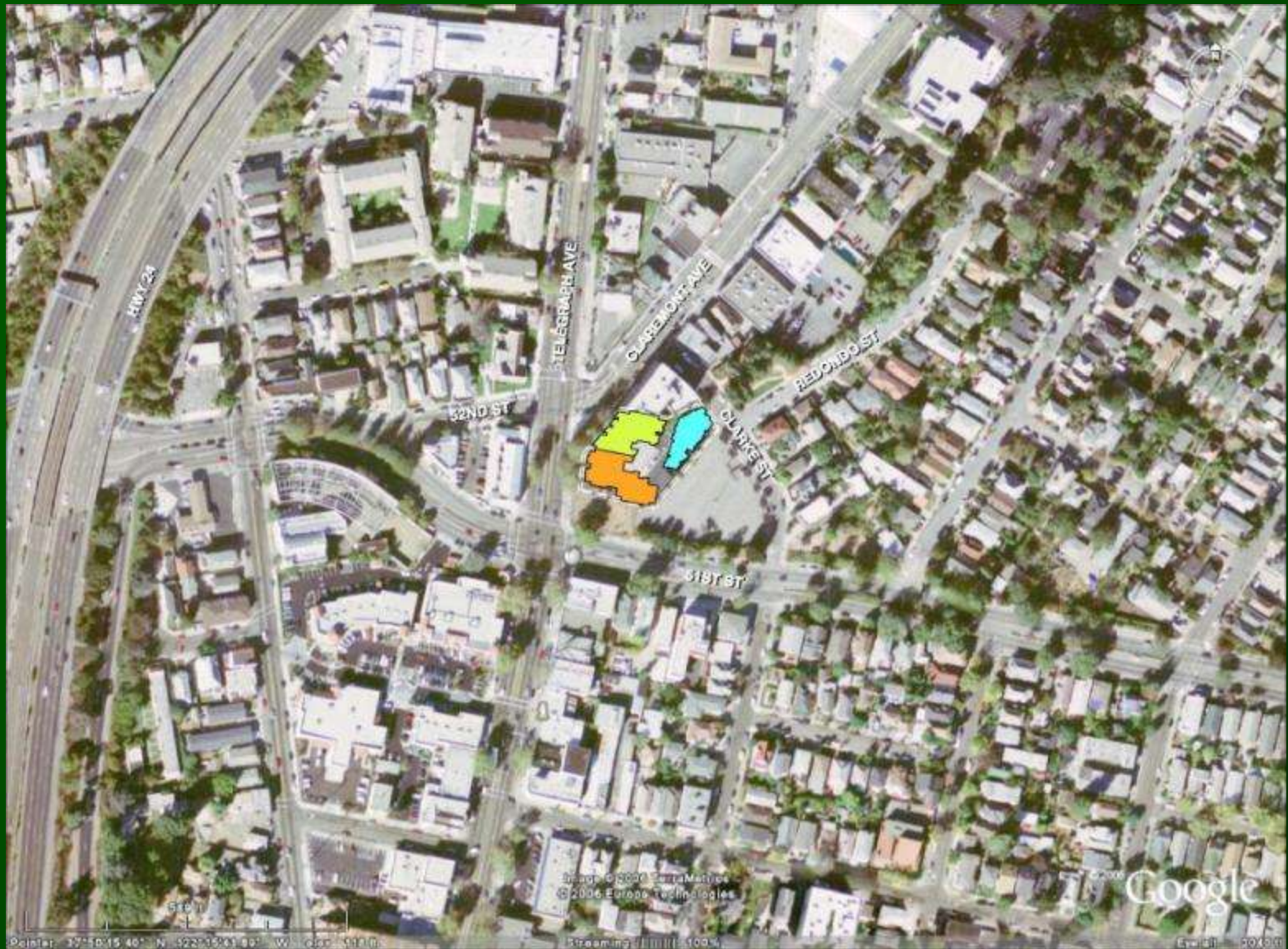
April 2007

CREEK SIDE

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



George Hauser, AIA, Principal
William Mollard, Development Project Manager
Hauser Architects



Project Vicinity

EXISTING CONDITIONS



Existing building is 50% vacant



Building is isolated from its context



No street front commercial



Surface parking lot is an eyesore and a neighborhood safety problem

GOAL I

Replace Underutilized Building with
Active Mixed-Use Urban Infill Project



Project provides residential uses above
ground floor commercial



Project extends
Temescal Neighborhood Commercial District



Project provides neighborhood
serving commercial uses



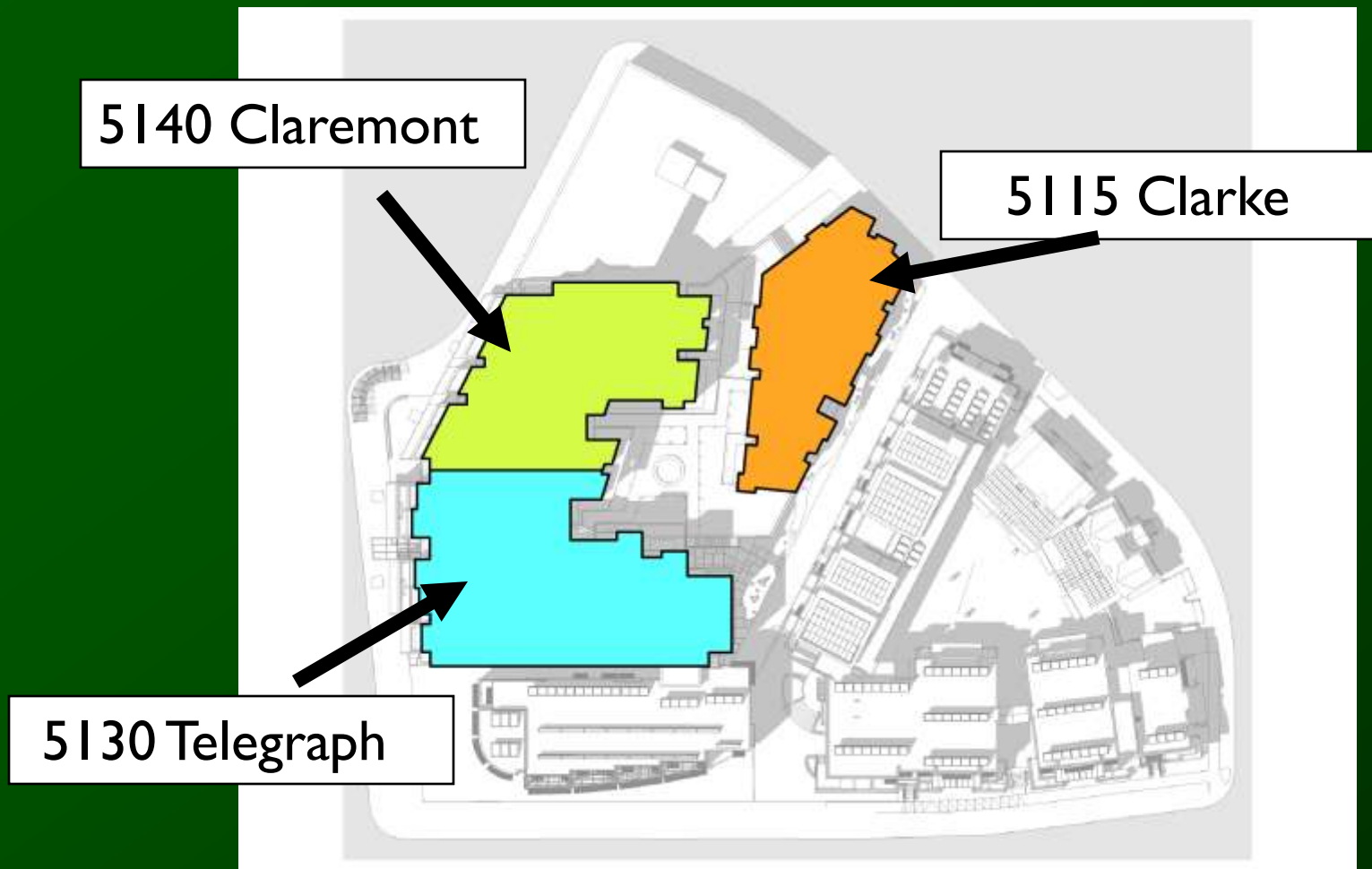
Project provides high quality residential units

GOAL 2

Provide an Appropriate Residential
Density



Project density splits the difference between maximum and minimum allowed under the General Plan



Project density has been reduced by 29 units, from 144 to the current proposal of 115 units

GOAL 3

Provide a Range of Unit Sizes

<u>Unit Type</u>	<u>Number</u>
Studio	26
1-Bedroom	52
2-Bedrooms	30
3-Bedrooms	7

Project provides many
2-Bedroom and 3-Bedroom units

GOAL 4

Include Affordability

Project unit sizes are less than market average resulting
in more affordable units at a lower price point

Rockridge Median Sale Price	\$824,500
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Temescal Median Sale Price	\$550,000
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* DataQuick December 2006

Estimated Project Median Price	\$385,000
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* Based on assumptions of current Real Estate Market

Project will help eligible buyers take advantage
of home ownership

Assistance from local non-profits and private
lenders to qualify buyers for:

- First Time Homebuyer programs offering
loans at below market interest rates
- Down Payment Assistance

GOAL 5

Apply Green Building Technology

Green Technology

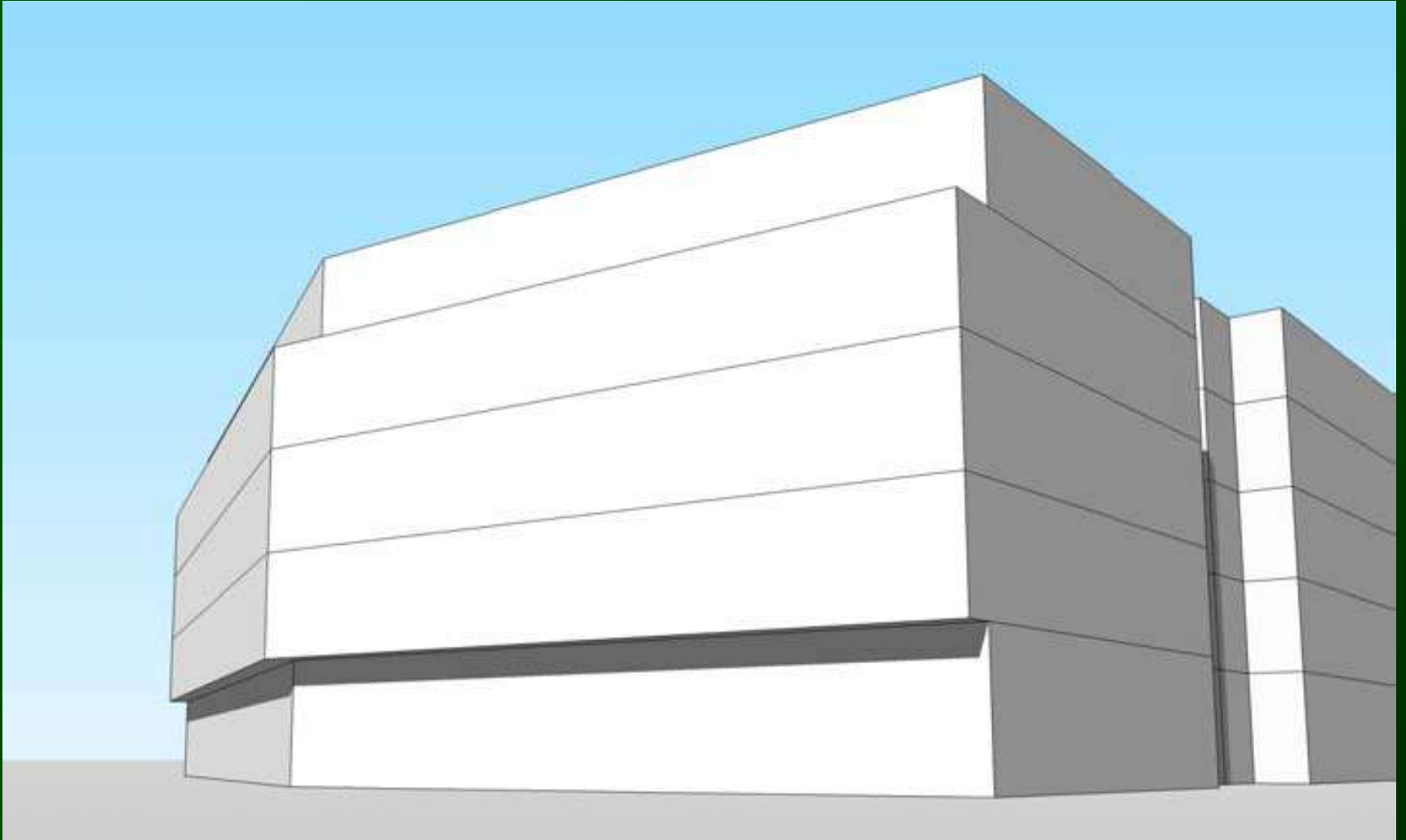
- Location near Bart and buses and within walking distance of many commercial uses reduces auto use.
- Lower floor area to occupant ratio reduces energy and resource consumption for construction and occupancy.
- Low building surface to volume reduces heat losses.
- Highly insulated building reduces heat losses.
- Vapor barriers reduce heat losses via air infiltration
- In-floor radiant heating reduces heating requirements.
- Absence of carpeting reduces impacts on landfill.
- Central heat and hot water provided by high efficiency boiler.
- High-fly ash in concrete reduces energy costs of concrete.

Green Technology

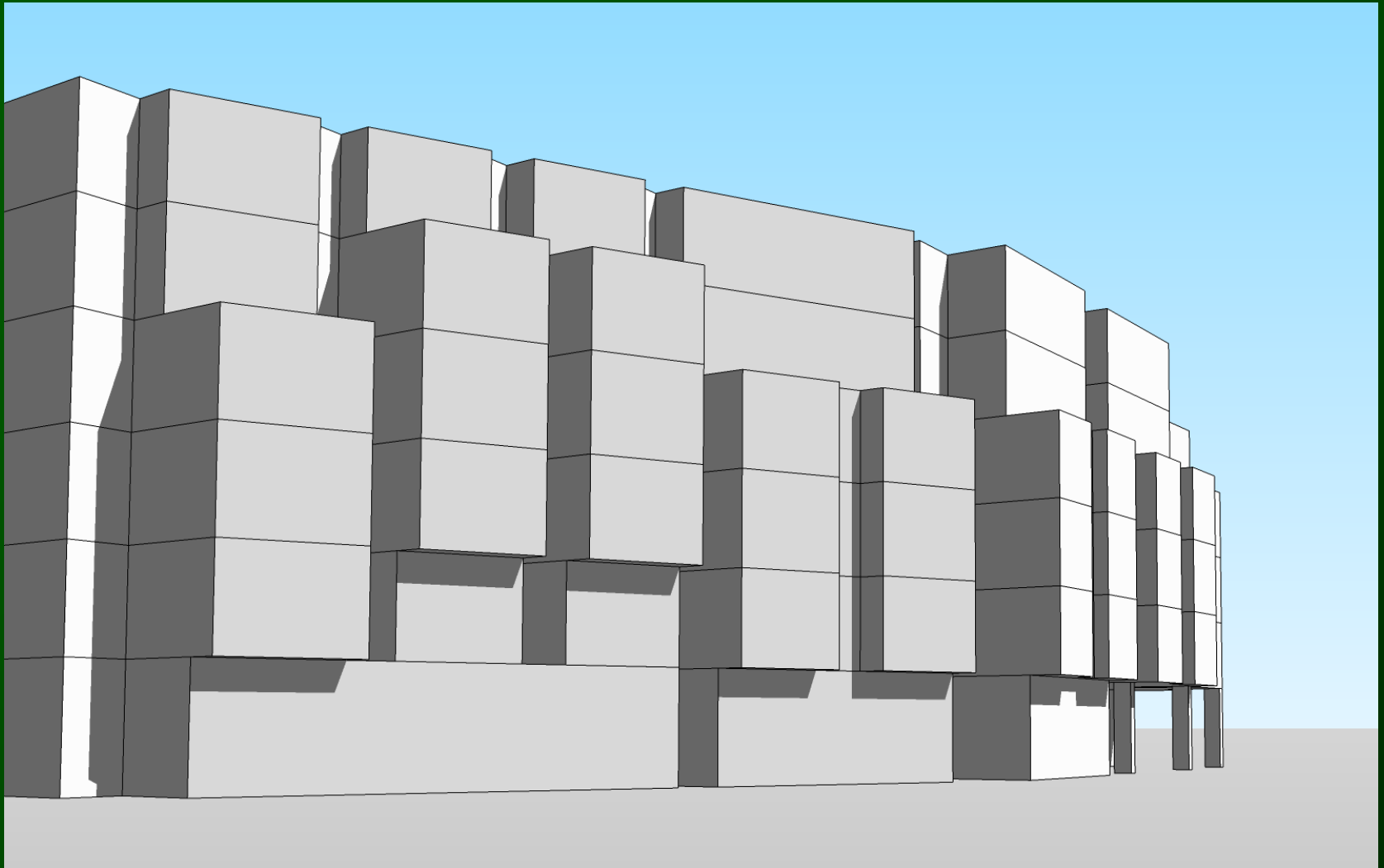
- Low flow plumbing fixtures reduces water use.
- Green roof and surface water discharge system reduce impact on public utilities. Managed parking system reduces size of building with commensurate reduction in energy required to construct and operate.
- Use of motion sensors on common area lighting reduces energy consumption.
- Installation of high efficacy fixtures in dwelling units reduces energy consumption.
- Use of dual glazed windows and low-emissive glazing reduces energy consumption.

GOAL 6

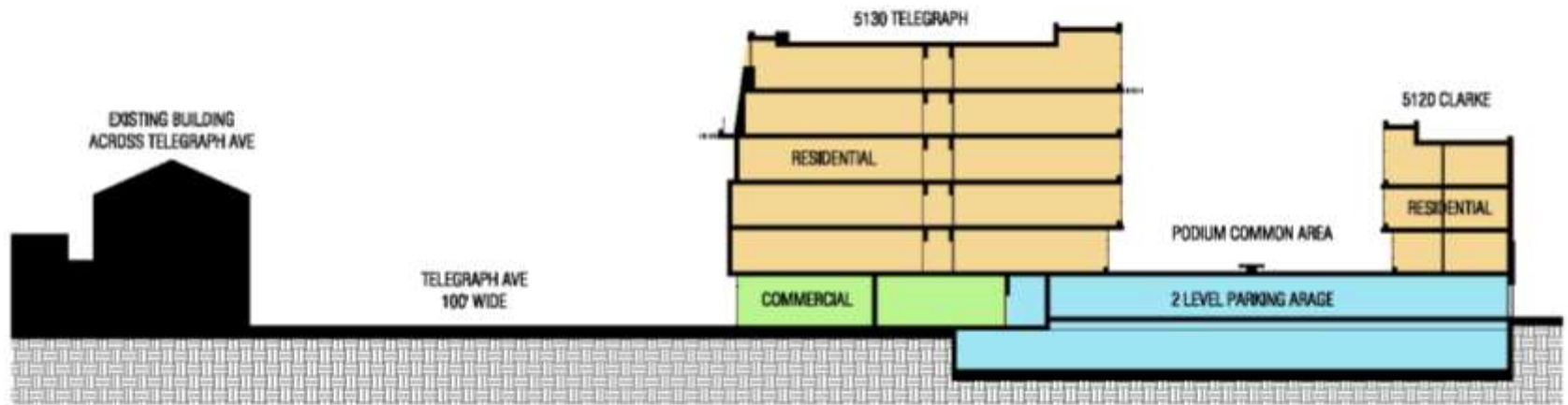
Provide an Appropriate Building Scale
Along Telegraph and Claremont



Massing without articulation



Project features numerous setbacks and incisions



Site Section
Shows relationship between project and street



Cornices at Claremont façade provide visual relationship to 5160 Claremont



View from across Claremont Avenue



Large areas of glass provide a dynamic, lively facade



View From Telegraph Avenue
½ block South



View from 51st St. & Shattuck
1 block East



View from Claremont Avenue
1 block North

GOAL 7

Provide an Appropriate Transition
Between Civiq IV and 5160 Claremont
on Clarke Street



Clarke Street massing steps-down & provides transition between Civiq IV & 5160 Claremont Ave.



View from Redondo Street
1/2 block North

GOAL 8

Minimize the Project's Impact on
Existing Parking Resources



Project is located on major mass transit routes in a re-developing commercial district



Parking is fully enclosed and has no visual impact
Parking and loading access will be on Clarke, leaving
Telegraph and Claremont free of curb cuts



Project provides enclosed bicycle parking