

5132 Telegraph Avenue

January 7, 2008 Community Meeting



Hauser Architects

George Hauser, AIA, Principal

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CEQA = California Environmental Quality Act

Goals

1. Maintain a high quality environment
2. Identify significant environmental effects of actions
3. Either avoid or mitigate those significant environmental effects, where feasible.

Documents

The Initial Study has determined that a traffic and parking focused EIR is appropriate

Who is Responsible?

The City of Oakland is the Lead Agency.

CEQA Overview

1. Aesthetics
2. Agricultural Resources
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Geology / Soils
7. Hazards & Hazardous Materials
8. Hydrology / Water Quality
9. Land Use / Planning
10. Mineral Resources
11. Noise
12. Population / Housing
13. Public Services
14. Recreation
15. Transportation / Traffic
16. Utilities / Service Systems

Initial Study Topics

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- December 21, 2007: Initial Study Published
 - December 21, 2007: N.O.P. Issued
 - January 7, 2008: Community Meeting
 - January 9, 2008: EIR Scoping Session at PC
 - January 21, 2008: 30-Day I.S. Comment Period Ends
 - March 15, 2008 (est.): Draft EIR Published
 - April 15, 2008 (est.): Draft EIR Hearing Planning Commission
 - April 30, 2008 (est.): Draft EIR Public Review Period Ends
 - August 1, 2008 (est.): EIR Certified at Planning Commission

CEQA Timeline & Process

Some community members challenged the effects of proposed building heights.



SUMMER SOLSTICE

WINTER SOLSTICE



AUTUMNAL EQUINOX

AUTUMNAL EQUINOX



WINTER SOLSTICE

WINTER SOLSTICE

The Initial Study determined impacts from project shadows would be less than significant.

Community members questioned whether or not the project density would trigger significant air quality impacts.

The Initial Study determined that air quality impacts would be less than significant when mitigated with City's standard conditions of approval.

Air Quality

Community members are concerned that increased traffic resulting from the project may result in significant noise impacts.

The Initial Study determined that noise impacts can be mitigated to less than significant levels with City standard conditions of approval.

Noise

Some would like the Temescal Creek Culvert to be daylighted

The project sponsor provided evidence that daylighting is infeasible and undesirable due to numerous concerns.

The current proposal would allow a portion of the creek culvert on-site to be daylighted in the future.

Culvert Daylighting

Some community members are concerned about traffic & parking effects.

The Initial Study has determined that it is appropriate to study traffic and parking through a traffic-focused EIR.

Traffic & Parking

Minimal Community Asset



Building & Parking are an Eyesore



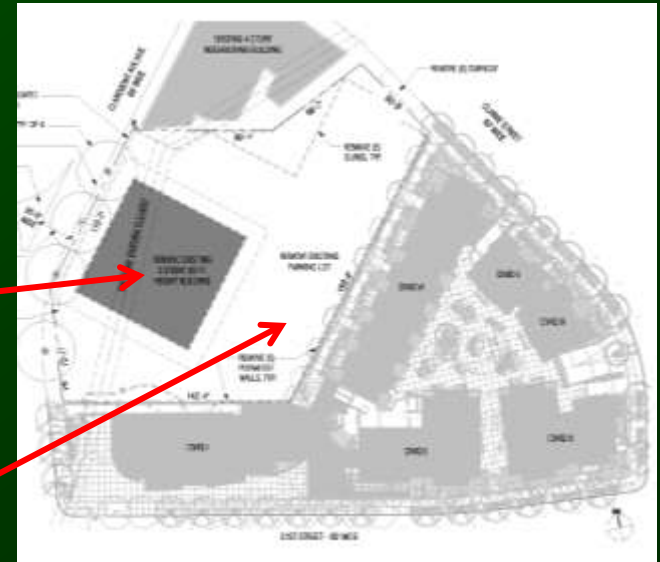
50% Vacant



Site is a security concern

Existing
Building

Parking
Lot

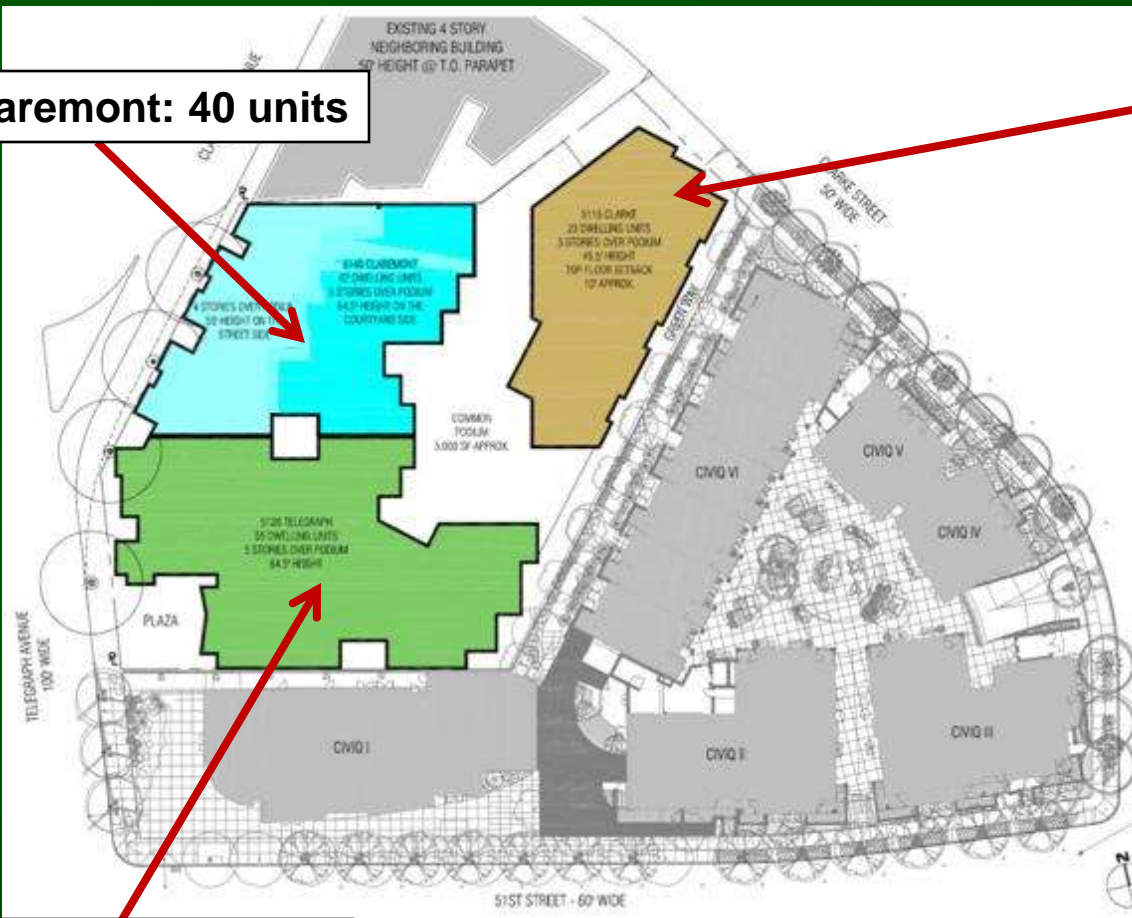


Majority of land is a parking lot

Existing Site is Underutilized

5140 Claremont: 40 units

5115 Clarke: 23 units



5120 Telegraph: 65 units

Project provides 118 units of transit-oriented, workforce housing and 7,700 SF of neighborhood serving retail.



The site is a Transit-Oriented Development opportunity.

The community and the Design Review Committee (DRC) requested a Car-Sharing Pod

MEMORANDUM OF UNDERSTANDING	
<p>This Memorandum of Understanding ("MOU") is dated as of December 19, 2007, between ("Project Sponsor") George Hanzer or Assigns and City CarShare, Inc. ("CCS").</p> <p>Project Sponsor has interest in providing a car-sharing service to that real property commonly known as 5132 Telegraph Avenue (the "Project"). Project Sponsor desires to provide existing and future tenants/owners residing in the Project and non-tenant or non-owner members of CCS with transportation alternatives to privately-owned motor vehicles and has discussed with CCS the feasibility of locating 2-3 vehicles CCS-owned motor vehicles within a parking garage or in surface parking areas on the Project or immediately adjacent to the Project, and CCS has expressed a willingness to provide such vehicles and services to the tenants of the Project and non-tenant members of CCS.</p>	
RECITALS	
Proposed Project Description:	5132 Telegraph Avenue Oakland, CA 94609 # 118 Units
Parking Rights:	Project Sponsor shall provide CCS the use of a minimum of 2 parking spaces and up to 3 parking spaces (the "CCS Spaces") within the Project or immediately adjacent to the Project. Parking should be independently accessible. Exact location(s) to be determined in the Agreement. CCS members shall have unlimited access to such parking spaces 24 hours a day, unless otherwise agreed by CCS and Project Sponsor.
Term of Agreement ("Term"):	Sixty (60) months, commencing when Project's garage/parking lot is complete and fully operational. Extension agreements to be determined in the Agreement.
Compensation:	CCS Spaces shall be provided by Project Sponsor at no cost to CCS for the entire Term, including any options to extend. Pod Installation: Project Sponsor shall cover the cost of City CarShare's pod installation (approximately \$2,000 per car).
Use:	CCS Spaces shall be used for parking of CCS-owned vehicles, and the general operational needs of CCS, including providing access for maintenance and clearing of vehicles. CCS has the exclusive

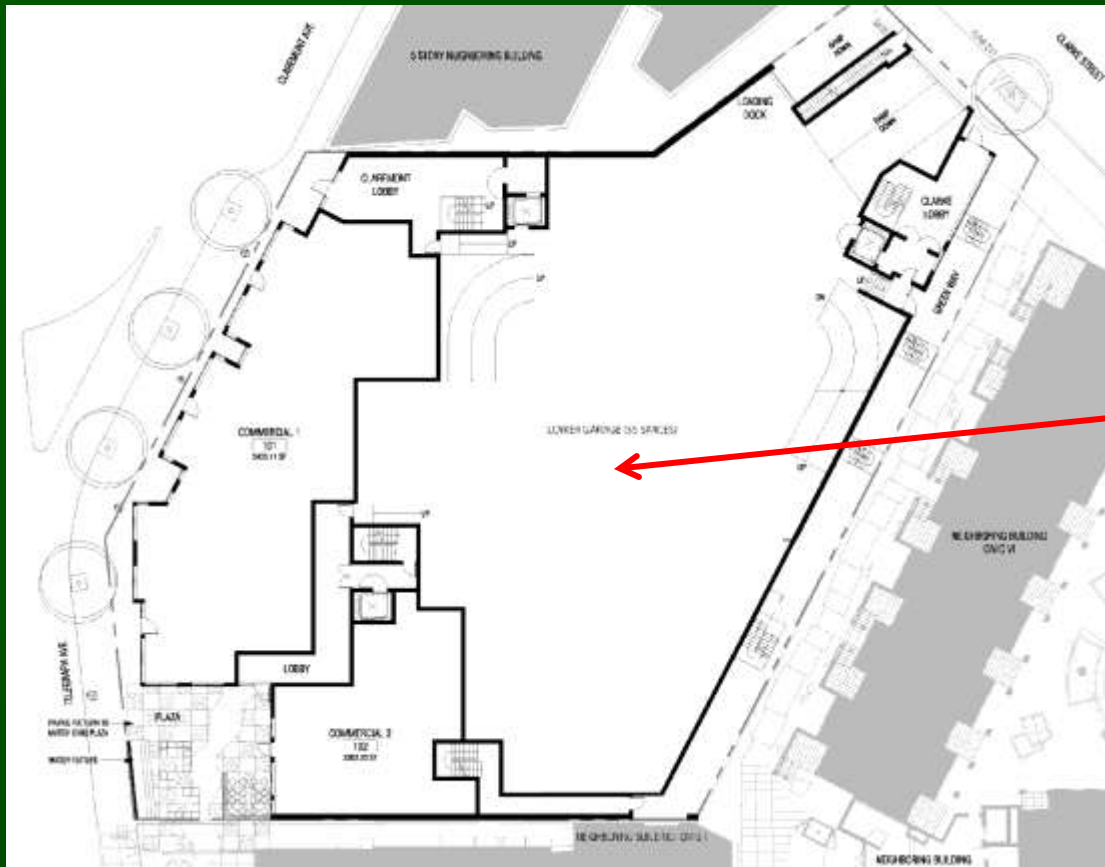
The project sponsor has entered into a MOU with City Car Share.

The community requested adequate bicycle parking to discourage auto use.



There are 76 enclosed bicycle parking spaces.

The community requested adequate residential parking.



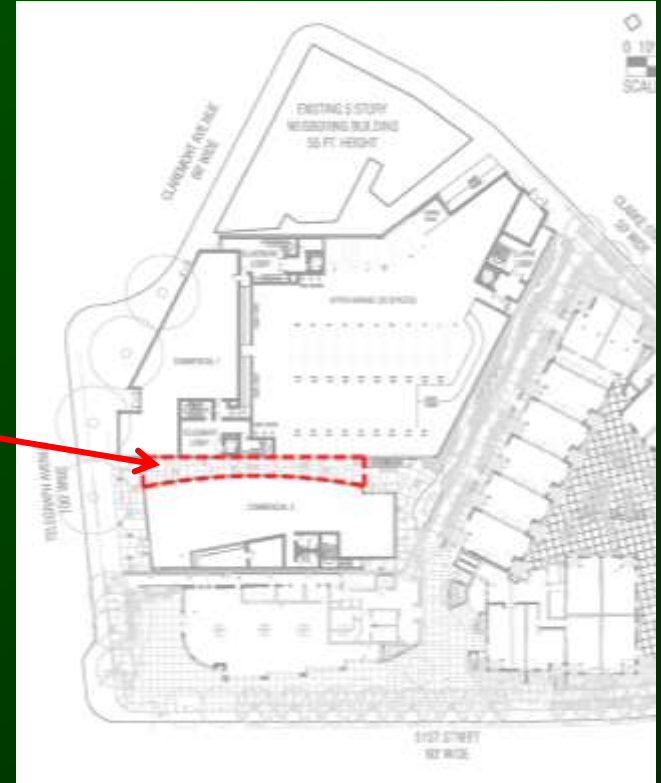
Enclosed,
2-Story
Parking
Garage

The project includes parking at the rate of
1 space for each residential unit

The DRC felt the proposed Pedestrian Arcade was not a good use of project funds.



Pedestrian
Arcade



The design was revised to remove the Pedestrian Arcade.

The DRC requested additional Telegraph and Claremont facade studies addressing issues of scale and proportion.



Feb 15 Community



Mar 14 Community



Apr 25 DRC



Aug 22 Commissioner



May 28 DRC

Claremont Façade

The Architect provided numerous facade studies resulting in design modifications.



Feb 15 Community



Mar 14 Community



Apr 25 DRC



Aug 22 Commissioner



May 28 DRC

Telegraph Façade



Feb 15 Community



Apr 25 DRC



Aug 22 Commissioner



May 28, DRC

Clarke Façade

The Community requested Open Space for the Project Residents



Podium Open Space

The project includes landscaped, green-way, podium and roof level open spaces.

The Community requested a mix of unit sizes.



12 studio units

68 one bedroom units

38 two bedroom units

The project includes a mix of studio, 1- and 2-Bedroom units.

The Community and the DRC requested a Public Plaza.



Slip-lane Plaza Location



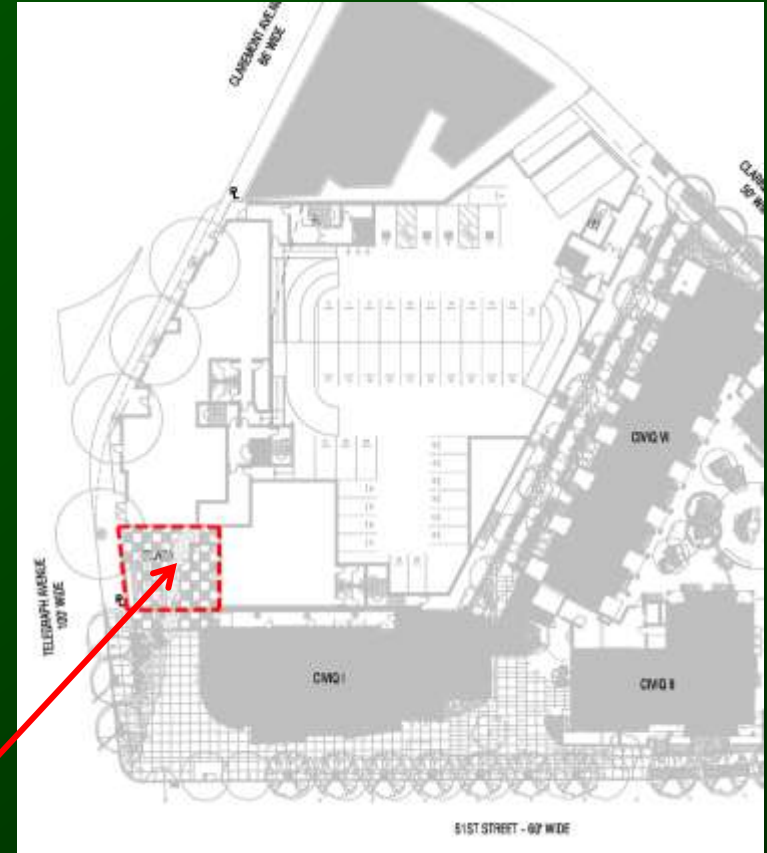
Greenway Plaza Location

The Project Sponsor proposed several plaza locations.....

The Community and the DRC requested a Public Plaza.



Telegraph Plaza



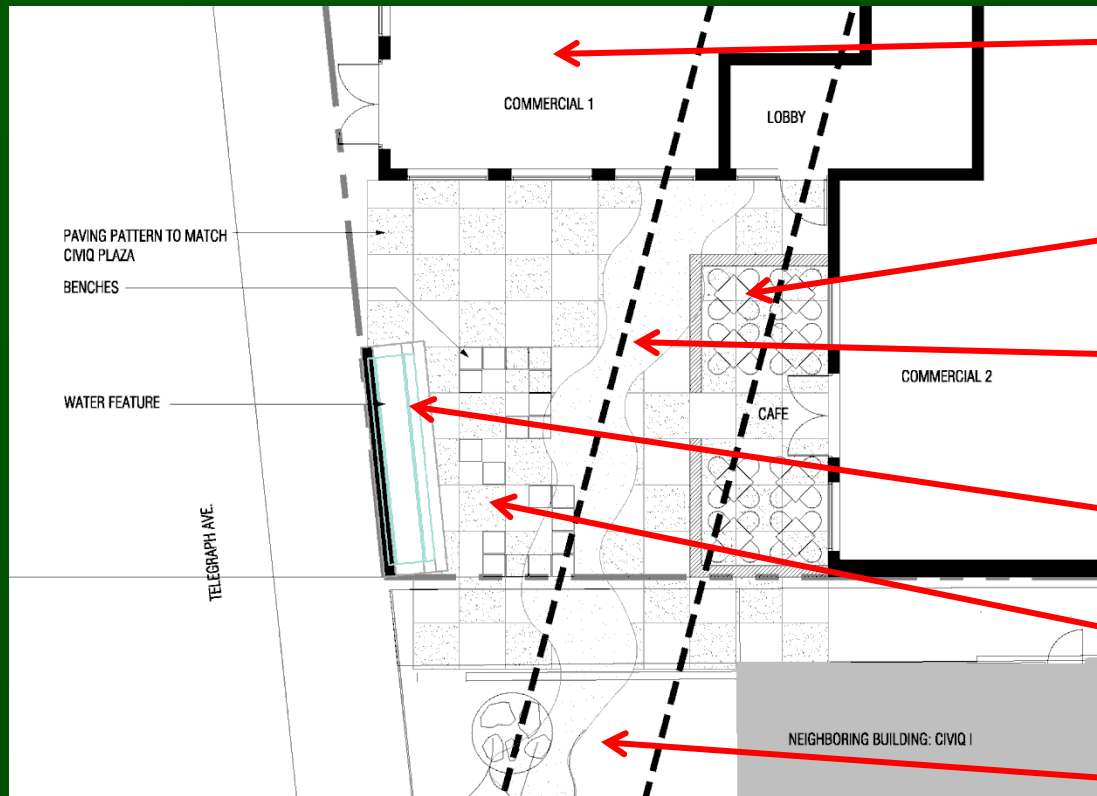
.....eventually agreeing to the DRC's proposal for a Telegraph Ave location.

The Community requested a commemoration of Temescal Creek



The Architect proposed a faux creek for the
greenway extension.....

The Community requested a commemoration of Temescal Creek



Commercial
Frontage

Sidewalk Café

Glass-Seeded
Concrete Paving

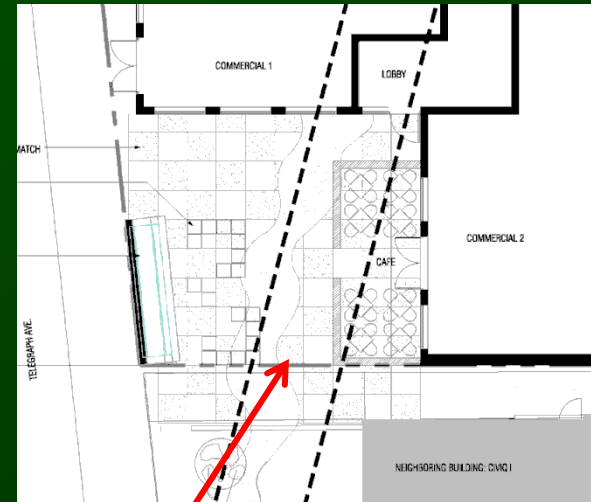
Fountain

Bench Seating

Civiq Plaza

.....later supplanted by a
fountain and seeded paving in
the Public Plaza.

The Community and the DRC requested an opportunity for the future daylighting of Temescal Creek Culvert



Culvert

The culvert can be daylighted at Telegraph Plaza, given adequate economic and technical resources.

The Community and the DRC suggested that the project should step-down in the vicinity of 5120 Telegraph.



The Architect eliminated the west half of the upper floor of the Claremont Building.

The Community and the DRC requested a step-back at the Telegraph façade.



The project includes a step-back.

The DRC requested a lower height along Clarke Street.



Apr 25 DRC



May 28 DRC

The Clarke façade was redesigned.

The community requested that the project extend the texture and scale of Temescal Commercial District.



There is continuous commercial frontage, replicating the texture and scale of the district.

Staff requested tall store fronts.



Ground floor commercial is 17' tall.

Staff expressed concerns about Signage.



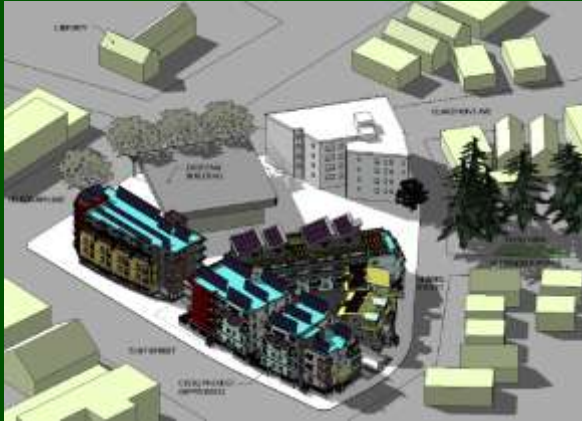
The project signage was redesigned to address staff concerns.

Adjoining property owners had operational and massing concerns.



The Project Sponsor met with property owners to address their concerns.

The community, DRC and staff expressed concerns about shadows on Library and FROG Park.



Existing



Proposed

SUMMER SOLSTICE, 4:00 P.M.
FROM SOUTHEAST LOOKING NORTHWEST

Detailed shadow studies were performed,
resulting in design modifications minimizing
shadow impacts.

The community expressed a preference for Green Building.

- Energy Efficiency: Exceed Title 24 by 15%
- Energy Star Appliances
- Low-Flow Plumbing Fixtures
- Efficient 24" O.C. Stud Framing
- Native Plant & Tree Species
- Hydro-zoned Landscaping
- On-Site Car-Share Vehicles
- Bicycle Storage
- Dual glazed windows and high emissive glazing
- Motion sensors for lighting
- Green roof and surface water discharge system
- Managed parking system
- Transit oriented development
- Lower floor area to occupant ratio reduces energy and resource consumption and for construction and occupancy
- Vapor barriers to reduce heat loss
- Absence of carpeting- reduce landfill waste
- Low building surface to volume ratio reduces heat loss
- Central heat and hot water provided by high efficiency boiler

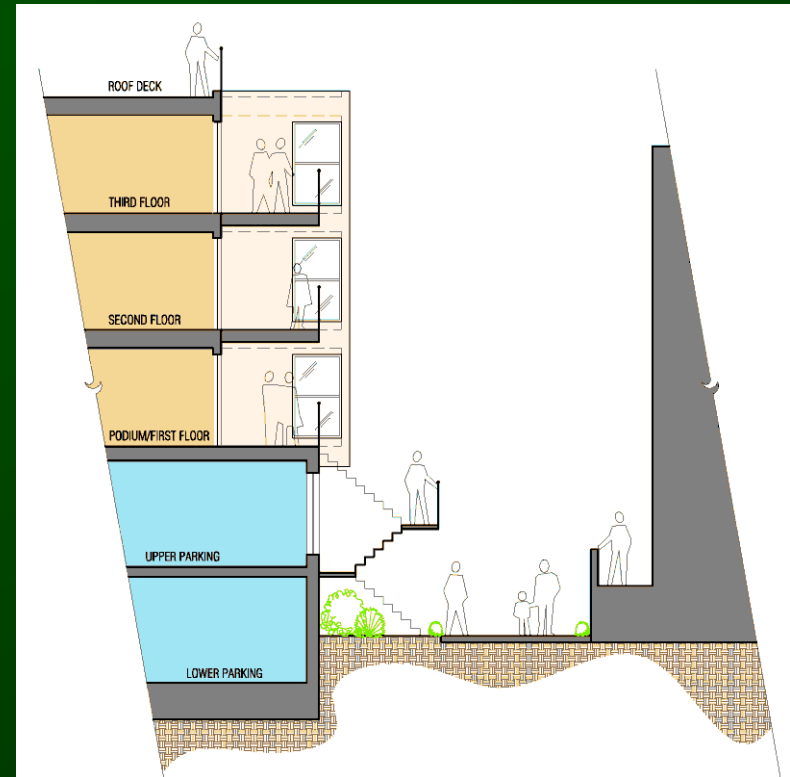
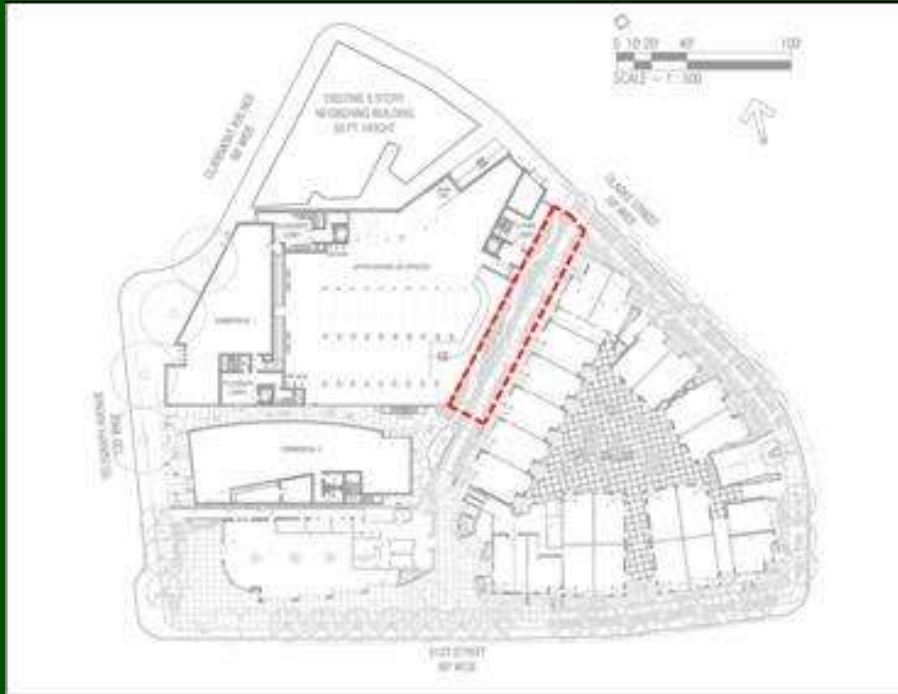
The project will meet LEED certification requirements.

The community requested a dedicated zone increasing the width of the approved, CIVIQ, thru-block greenway.

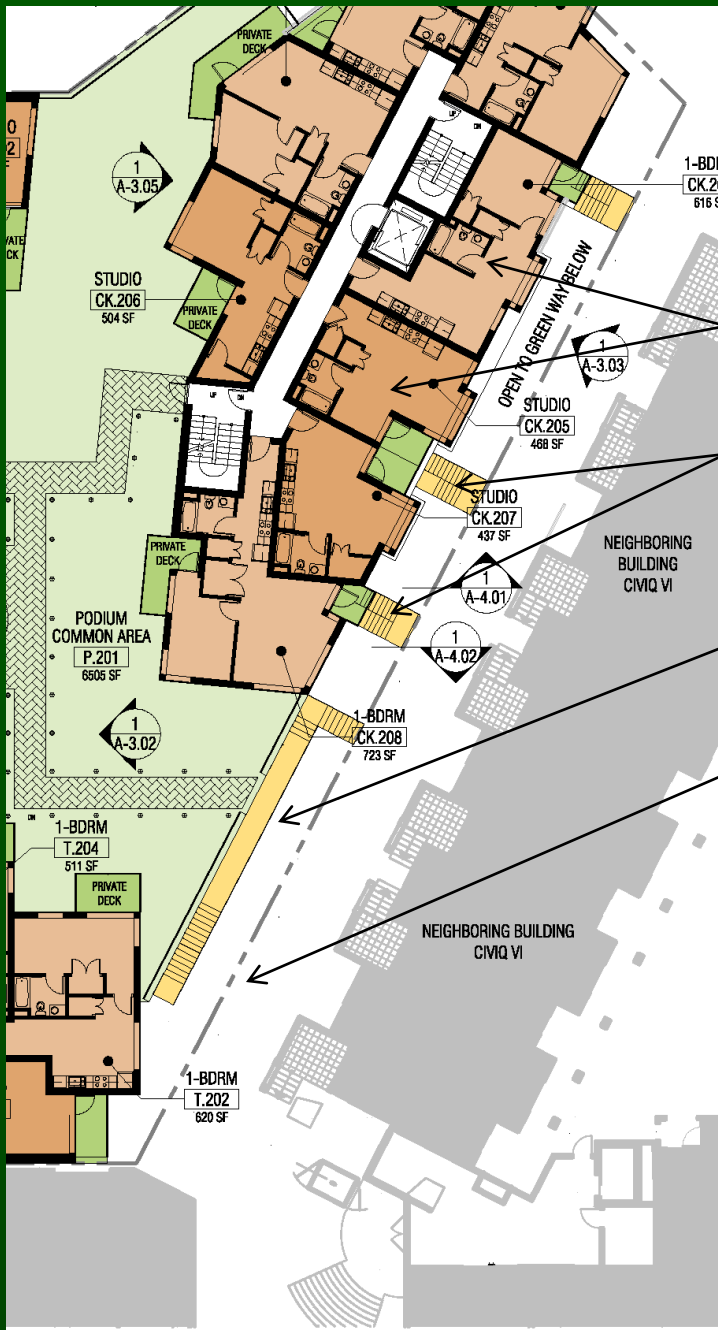


The project provides a landscaped zone increasing the width of the approved greenway to 22'.

The Community requested an active edge along the Greenway.



The project includes a residential lobby and stairs to individual units along the Greenway.



Residential Units Overlook Greenway

Residential Entries on Greenway at both Creekside and Civiq

Landscaped Greenway Extension

Pedestrian Path

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

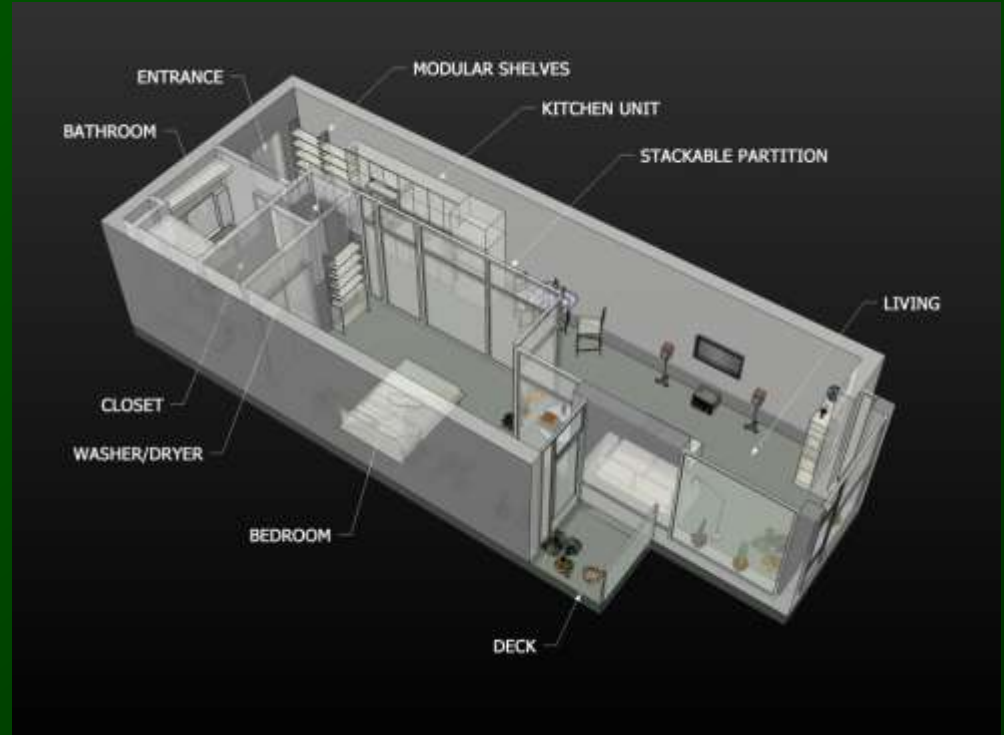
The Community desired workforce housing.



Median Sales Prices

Rockridge = \$824,500

Temescal = \$550,000



The projected median price of a unit is \$385,000.

The Community requested the inclusion of Affordable Housing units.

Income limit:
Three member household
\$37,700.

Project includes 5 on-site affordable units for very-low income households.



For more information please visit:
www.TBCproperties.com

Or contact Will Mollard:
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