



HAUSER ARCHITECTS

February 27, 2007, 6:00-8:00 PM

Creek Side: Neighborhood Meeting 2

LOCATION

5132 Telegraph Avenue, Oakland, CA

ATTENDEES

John Gatewood, ULTRA
Catherine White
Mike Pitler, Architect & Neighbor
Unidentified Clarke Street Neighbor
Randy Reed, Telegraph Business Owner
Gilbert Coyle
Ted Sciacqua, owner, Dave's Coffee Shop Site
Neal Cotter
Mona Hansen
Derek Sciacqua, owner, Dave's Coffee Shop Site
George Hauser, Hauser Architects
Will Mollard, Hauser Architects
Will Rohrer, Hauser Architects

DISCUSSION

Introduction:

George Hauser and Will Mollard of Hauser Architects met with community members on February 27, 2007 at 5132 Telegraph to discuss the proposed development for the site. George and Will gave a presentation, previously debuted at a February 15, 2007 Temescal Neighborhood Meeting, summarizing the project and development goals. The presentation can be viewed on their website: www.hauserarchitects.com. Upon completing the presentation, Hauser Architects fielded questions and comments from the attendees.

Feedback and Concerns:

John Gatewood, co-founder, ULTRA

- I like the diverse mixture of housing units; it's very inclusive.
- I appreciate that Hauser Architects reworked the unit count and sizes to accommodate a broader range of unit sizes.
 - o Shows that input provided by the community is being listened to and taken into consideration
- "It's a beautiful building;"
 - o The Claremont and Telegraph buildings seem to be mirror images; they should be better differentiated, which may help mitigate peoples' perception of the height.

Catherine White

- The greenery is nice – the sycamore trees in front help the building blend in.
- The pedestrian walkway is a great community feature; will it be safe, especially at night?
 - o **Hauser Architects:** Lighting is the key to providing safety, and we will ensure that the area will be well lit at night. We may also incorporate gates to limit access during the night.
- My other concern is that the [two] commercial units will be difficult to lease and will remain vacant.
 - o **HA:** The commercial units will not go empty. Even if the market rents are insufficient to cover costs some rent is better than no rent and we feel it is important to the vitality and life of the project and the neighborhood to ensure that the commercial spaces are occupied as soon as possible. We also feel that the occupants of the commercial spaces should be compatible with the project and the neighborhood. We want to make sure that the businesses are right for the community.

Clarke St. Neighbor

- My concern is with parking and traffic – Clarke Street is congested as it is, and adding more than 100 cars will be a huge burden.
 - o **HA:** We have hired a traffic consultant to prepare a traffic study. This is standard procedure for projects of this size. We believe the study will demonstrate that the project will not create a significant impact in terms of parking or traffic. Community members are very often concerned about the potential traffic impacts brought about by new developments. But the occupants of this type of development come and go erratically during the course of the day. You simply don't see a mass movement at 7:30 AM or 5:30 PM. People come and go at different times because we're all on different schedules. Even late at night, when you may think everyone would be at home, the garages that we are familiar with are only 60-70% full. Additionally, one of the reasons we chose this site for development, as well as one of the features we're going to emphasize when marketing the buildings, is the proximity to public transportation. So we believe you're simply not going to see the impact on neighborhood parking and traffic that you might fear.
 - o **Attendee:** One fact that should be noted in the traffic study is that Global Video will no longer be on site, and the traffic it creates will be gone, offsetting the impact of traffic from the proposed project.

Mike Pitler, architect, neighbor

- It's a nice, impressive, modern building
- Creates a substantial gateway to Temescal
- It should be noted that Hauser Architects has voluntarily addressed issues raised by the community, such as commercial space, greenway, and a mix of housing. Most developers wait until the very end of the process and make adjustments as required by the city. Hauser Architects is clearly listening **and** responding to community input.

Randy Reed, Owner of Reed Bros; member, ULTRA

- I am "excited" about the project
- The large commercial space is "great;" it is a more than viable space, and shows that Hauser is not simply paying lip service to the commercial requirements of mixed-use
 - o Over the last decade, we have seen the demand for high-end commercial space grow; this space will certainly benefit the community by serving this demand.
- This is the sort of dynamic building that has been lacking in Temescal

Gilbert Coyle

- I like the project and the height

Ted Sciacqua, owner, Dave's Coffee Shop Site

- "I am a native of Oakland, and I like what I see."

Neal Cotter

- Could you please go over the green elements of the building?
 - o **HA:** Part of the environmental benefit comes from the building being a new building, as opposed to a house built during the 1920s or 60s. New building technology is far more energy efficient and environmentally friendly than materials and construction technology that were available in the past. We have a couple slides which briefly detail some of the green elements we will be utilizing.
 - **Examples from the slides:**
 - Low flow plumbing
 - Green roof and surface water discharge system
 - Managed parking system
 - Motion sensors on common area lighting
 - Dual glazed windows
 - Low floor area to occupant ratio

- Low building surface to volume ratio
- Lack of carpet
- In floor radiant heating
- **HA:** Again, these are just a few examples of the green elements we will be employing at 5132 Telegraph.

Mona Hansen

- I like the massing

Derek Sciacqua, owner, Dave's Coffee Shop Site

- This development is a "great improvement" to the site.
- What is the approximate amount of commercial space?
 - **HA:** 8,500 square feet.
- I really like how the design brings the street into the building; this is a great asset to the commercial spaces.
- How many of the units are going to be rented versus sold?
 - **HA:** Ideally, we would like to rent all of the units, but this is probably not realistic because of the equity requirements. So we will need to sell some of the units, but the number depends upon our ability to keep costs down. Most likely, 1/3-2/3 of the units will be leased, at least initially.
- It's a benefit to the community that some of the units will be available for rent. This should diversify the area and make it available to a wider population.

Future Neighborhood Meeting

Hauser Architects will be holding another meeting on March 14, 2007, from 6-8 PM, on the second floor of the Global Video Building at 5132 Telegraph Avenue. All community members are invited and encouraged to attend. If you would like additional information, please send an email to info@baumeistercollective.com.

DISTRIBUTION:

Attendees

Darin Ranelletti, City of Oakland, Community & Economic Development Agency, Planning & Zoning Division

Zach Wald, Assistant to City of Oakland Councilmember, District One, Jane Brunner