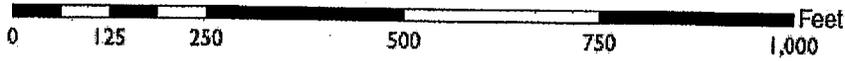
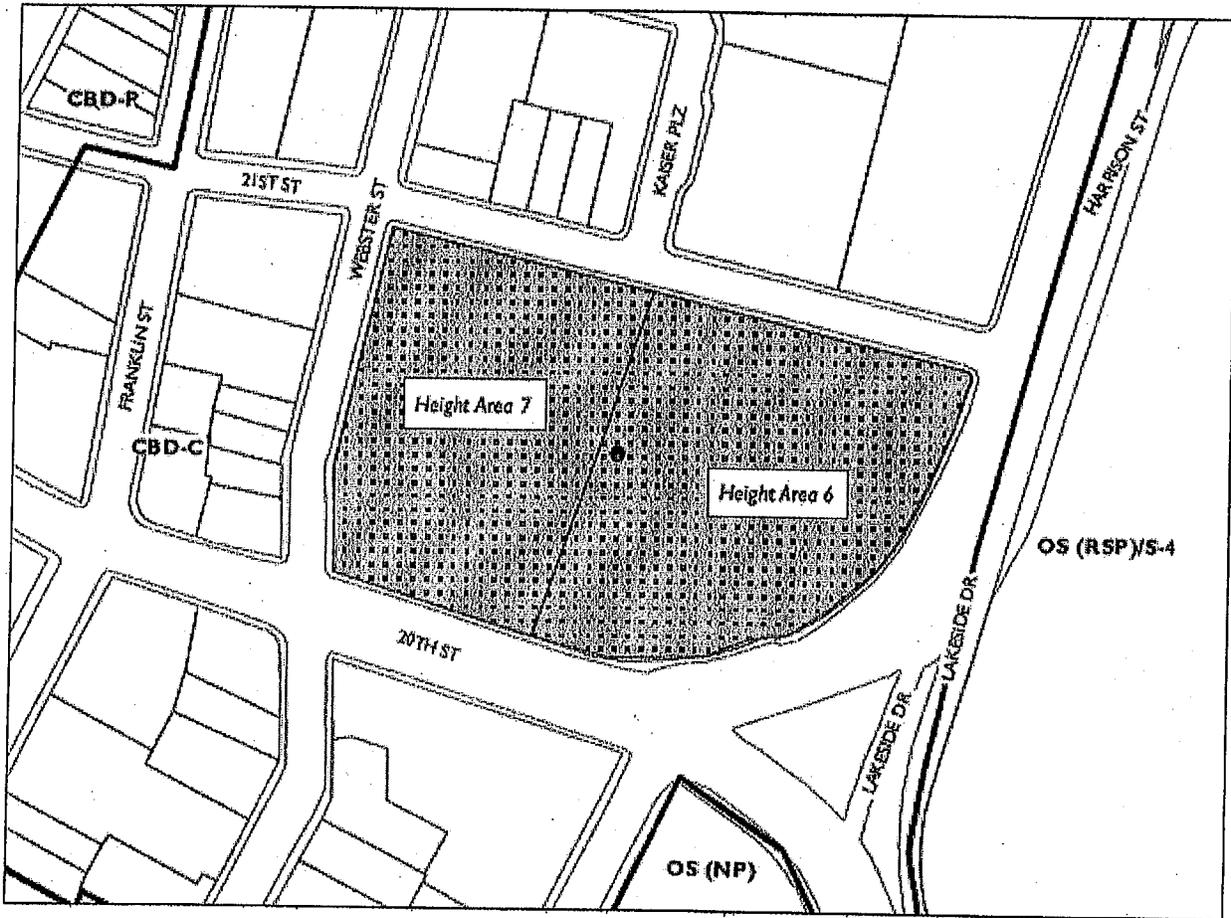


Location:	300 Lakeside Drive – Kaiser Center (008-0652-001-05)
Proposal:	The applicant is proposing to revise the previously approved Planned Unit Development (PUD) which included two new office towers totaling 1.47 million square feet. The revised proposal includes two separate Master Plan development scenarios, both of which would continue to retain the existing office tower at 300 Lakeside Drive and demolish the 20 th Street and Webster Street mall buildings. Both development scenarios would retain a large majority of the existing rooftop garden. The details of the two development scenarios are as follows: <u>Master Plan I</u> - Development scenario that includes two new office towers totaling approximately 1.35 million square feet over ground level retail. <u>Master Plan II</u> - Development scenario that includes an office tower on Webster that would include approximately 865,000 square feet and a residential tower on 20 th Street that would include up to 580 dwelling units.
Applicant:	The Swig Company
Contact Person:	Tomás Schoenberg - (415) 291-1104
Owner:	SIC – Lakeside Drive JV, LLC
Planning Permits Required:	Revision to the previously approved Planned Unit Development (PUD).
General Plan:	Central Business District
Zoning:	CBD-C
Environmental Determination:	The EIR for the development was certified by the Planning Commission on May 4, 2011. An addendum was prepared to address the revised proposal and may be reviewed at the Bureau of Planning offices at 250 Frank Ogawa Plaza, 2 nd Floor or on-line at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157
Historic Status:	Kaiser Center Building & Roof Garden are CEQA Historic Resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; appears eligible for the National Register individually and as part of the Lake Merritt District)
City Council District:	3
Action to be Taken:	Receive public comments and Landmarks Preservation Advisory Board recommendation to the Planning Commission on the cultural resource-related design and environmental review issues associated with the Project.

LANDMARKS PRESERVATION ADVISORY BOARD

SITE LOCATION MAP



SUMMARY

The Swig Company LLC (Project applicant), on behalf of the property owner, SIC-Lakeside Drive LLC has filed for a revision to the previously approved Planned Unit Development (PUD) to redevelop a portion of the Kaiser Center site.

On May 4, 2011, the Planning Commission approved a PUD and Tentative Parcel Map that would allow the development of approximately 1,500,000 square feet of new office development in two new office towers. These entitlements were valid for a three-year period to May 4, 2014. At the May 4, 2011, public hearing the EIR for the project was also certified by the Planning Commission.

In 2014 the applicant took advantage of ministerial extensions adopted by Oakland City Council Resolutions due to the economic recession, which extended the approval up until December 31, 2015. Additionally, the Project applicant took advantage of the two one-year extensions allowed under Project condition of approval #2 to keep the entitlements active until December 31, 2017, subsequently the Planning Commission has approved two additional extensions to December 31, 2019.

SITE DESCRIPTION

The approximately 7-acre Kaiser Center site comprises an entire city block bounded by 20th Street, Webster Street, 21st Street, and Lakeshore/Harrison Street, in Downtown Oakland. Existing development includes the Kaiser Center Office building, the 20th Street retail mall, the Webster Street retail mall, and a 2.81 acre roof garden above the parking garage.

The Kaiser Center site including the Kaiser Center Office Building, the retail Mall structures, and the roof garden, are CEQA historic resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; and appear to be eligible for the National Register individually and as part of the Lake Merritt District).

PROJECT DESCRIPTION

Kaiser Center Office Approved PUD

No changes were proposed to the existing 29-story Kaiser Center Office building and most of the existing roof garden. The approved PUD would redevelop 2.2 acres at the westernmost portion of the 7-acre Kaiser Center site in two phases. Phase I would demolish the existing 20th Street Mall and construct a 34-story South Tower (approximately 641,972 square feet). This phase also includes the construction of an additional 22,933 square feet of roof garden space and a publicly accessible exterior stairway to the roof garden from 20th Street. Phase II includes the demolition of the Webster Street Mall and construction of a 42-story North Tower (approximately 833,020 square feet), and the removal and replacement of a portion of the existing roof garden. In total,

1.47 million gross square feet of office, street-level retail, 6th floor commercial uses, parking and enhanced open space would be constructed.

Proposed Revision to the PUD

The revised PUD would still retain the existing 29-story Kaiser Center Office tower as well as the majority of the roof garden. The main change is the building foot prints of the two new towers that would replace the Webster Street and 20th Street mall structures as well as the access to the roof garden. The revised PUD includes two different master plan scenarios both of which would include a new terraced access pathway at the midblock point on Webster Street between the two new towers as well as two additional stairways for access from the internal drive off of 20th Street and at the corner of Webster and 21st Street. The development programs under the two master plan scenarios are as follows:

Master Plan I Scenario			
	Webster Street Tower	20th Street Tower	Total
Office*	887,200 sq.ft.	473,300 sq.ft.	1,350,500 sq.ft.
Retail	5,700 sq.ft.	9,600 sq.ft.	15,300 sq.ft.
Height	455'	260'	

Master Plan II Scenario			
	Webster Street Tower	20th Street Tower	Total
Office*	887,200 sq.ft.	0	887,200 sq.ft.
Retail	5,700 sq.ft.	13,150 sq.ft.	18,850 sq.ft.
Residential Units	0	580	580
Height	455'	430'	

* Floor area calculation includes lobby and amenity space

In both development scenarios under the revised PUD the amount of rooftop garden space would be expanded as well as gaining enhanced public access to the space from the surrounding public streets by new walkways directly off the street and elevators through the building lobbies.

GENERAL PLAN ANALYSIS

Land Use and Transportation Element of the General Plan

The Land Use and Transportation Element (LUTE) General Plan designation for the Project site is the Central Business District (CBD). The 7.15-acre Project site has a maximum non-residential Floor Area Ratio (FAR) of 20.0 and a maximum allowed residential density of 300 units per gross acre. The Project is only proposing a maximum FAR of up 8.9 and about 81 units per gross acre. The Project is well within the maximum FAR and density permitted by the CBD General Plan land use classification.

The General Plan states the intent of the CBD designation is to “encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in northern California.” The General Plan states that the desired character of future development in the area should include “a mix of large-scale offices, commercial, urban (high-rise) residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.”

Among the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project are the following:

- Policy D1.6: Planning for Kaiser Center. The Kaiser Center finance and office area should be strongly linked with the Broadway/19th St. office core, and sensitive to pedestrian-friendly open space amenities associated with Lake Merritt and Snow Park.
- Objective D3: Create a pedestrian friendly downtown.
- Objective D4: Increase the economic vitality of downtown.
- Objective 7: Facilitate and promote downtown Oakland’s position as the primary office center for the region.
- Objective D8: Build near current office nodes near the 12th and 19th Street BART stations to establish these locations as the principal centers for office development in the city.
- Objective D13: Create and coordinate a well-balanced regional and local transportation system to serve downtown.
- Policy D10.1: Housing in the downtown should be encouraged as a vital component of a 24-hour community.
- Policy D10.2: Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12th Street, 19th Street, City Center, and Lake Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.

The proposal is consistent with the LUTE by establishing a large-scale development project that may contain high density residential, high intensity office, or a mix of both in direct proximity to the 19th Street BART station. With a surrounding streetscape that will be focused on pedestrian friendly amenities while providing travel options with ample parking for vehicles and bicycles. This construction will add a significant amount of new jobs, increasing the economic vitality of downtown.

Historic Preservation Element

The Historic Preservation Element of the General Plan is based on two broad "goals": to "use historic preservation to foster economic vitality and quality of life" and to "prevent unnecessary destruction of properties of special historical, cultural, and aesthetic value." The Element spells out these goals through policies and actions that govern how the City will treat historic properties.

The existing Kaiser Center office building and roof garden are primary contributors to the "Lake Merritt Historic District", an Area of Primary Importance (API). The building and garden are also Oakland Designated Historic Properties (DHP) with a rating of A1+. Therefore, several Historic Preservation policies apply to the proposed Project.

The final design for the base of the new buildings, the two towers, and the enhanced roof garden, which affect historic resources according to CEQA, has not been submitted at this time. However, compliance with the Mitigation Measures, Conditions of Approval and the City's Design Review criteria will ensure that the Project final design will be compatible with and appropriately differentiated from the existing historic resources. The Final Development Plans will appear before the Landmarks Board for review and recommendation as to whether or not the project complies with the following Cultural Resource Mitigations set forth under the 2011 EIR: **Mitigation Measure CUL-1.1:** The project applicant shall design of the base of new structures to ensure, to the extent feasible, a historically and architecturally appropriate street level design and character that shall be differentiated from the old mall buildings and shall meet the appropriate design findings under Policy 3.5 of the existing Historic Preservation Element of the City's General Plan, and shall prepare a salvage program.

Mitigation Measure CUL-1.2: HABS/HALS Level Recordation. The project applicant shall complete a recordation of the Kaiser Center which meets the requirements of the National Park Service's Historic American Buildings Survey (HABS) and the Historic American Landscape Survey (HALS).

Mitigation Measure CUL-1.3: Financial Contributions to a historic resource related program such as the Façade Improvement Program or the Property Relocation Assistance Program. If Mitigation Measure CUL-1.1 is not satisfied, the project applicant shall make a financial contribution to the City of Oakland, which can be used to fund other historic preservation projects at the project site or in the immediate vicinity.

Mitigation Measure CUL-2.1: Historically-Sensitive Roof Garden Design. The project applicant shall ensure that a qualified Historic Landscape Architect under the Historic Preservation Professional Qualifications Standards familiar with landscape history and historic resources designs a roof garden addition that is differentiated from the old and compatible with the historic design to protect the integrity of the historic roof garden.

Mitigation Measure CUL-2.2: Historically Sensitive Tower Design. The Proposed Project shall be compatible with, yet clearly differentiated from, the existing Kaiser Center Office Tower.

Mitigation Measure CUL-2.3: Protection During Demolition and Construction. The Project applicant shall prepare a historic resources protection plan which describes how the resource (both building and landscape) will be protected from vibration, equipment, storage of materials, and dust resulting from demolition and construction activities.

ZONING COMPLIANCE

The project site is located within the CBD-C Zone, Central Business District General Commercial Zone, which is intended to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities.

Height Areas

The site is divided between the CBD Height Areas 6 and 7. Height Area 7 covers the portion of the site containing the proposed development and Height Area 6 covers the eastern portion of the site that contains the existing 29-story Kaiser Center Office tower, of which no additional towers are proposed.

Both height areas allow for a maximum residential density of one dwelling unit per 90 square feet of lot area and a maximum non-residential FAR of 20.0.

	Site Area	Maximum Residential	Maximum Commercial
Height Area 7	311,741 square feet (7.15 Acres)	1:90 square feet = 3,463 units	FAR 20.0 = 6,234,820 sq. ft.
Proposed MPI		0	2,776,677 sq. ft.
Proposed MPII		580 units	2,316,927 sq. ft.

Height Area 7 only contains limitations on site coverage of the tower at 85% of the site, whereas Height Area 6 contains a limitation of 75% coverage as well as dimensional requirements for the towers.

	Base Height	Max. Height	Max. Site Coverage for Towers
Height Area 7	120 feet	No Limit	85%
Proposed MPI	40-50 feet	455 & 260 feet	32%
Proposed MPII	40-50 feet	455 & 430 feet	26%

DESIGN REVIEW

The present submittal involves only the revision to the PUD and at this time Design Review is not required other than the overall site review as part of PUD review. In the future when the individual Final Development Plans are filed they will be subject to the required Design Review Findings, which would include review by the Landmarks Board.

ENVIRONMENTAL REVIEW

An EIR was certified for the project by the Planning Commission on May 4, 2011. An addendum to the EIR was prepared to address the proposed modifications to the PUD. The project site is the same project site analyzed for the 2011 Project, for which the City of Oakland certified the 2011 EIR, pursuant to CEQA. The analysis in the April 2019 Addendum to the EIR supports determinations that the Revised Project qualifies for an addendum pursuant to CEQA Guidelines Section 15164 (Addendum to an EIR) as none of the conditions requiring a subsequent EIR, as specified in Public Resources Code section 21166 and CEQA Guidelines Section 15162 (Subsequent EIRs) are present.

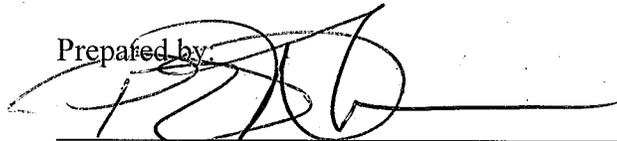
CONCLUSION

The proposed revision to the Kaiser Center Expansion PUD is appropriate as it still incorporates a high intensity development at within this key location near the Lake Merritt Office District and within close proximity to local and regional transit. In addition, site improvements have been incorporated that will better integrate the historic rooftop garden into the surrounding area by providing multiple clear access points that will enhance the pedestrian environment.

RECOMMENDATION

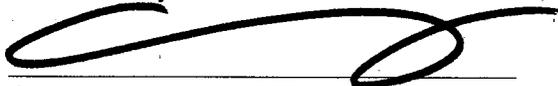
Receive public and Landmarks Preservation Advisory Board comments on the Revised Planned Unit Development for forwarding to the Planning Commission for a decision on the application.

Prepared by:



Peterson Z. Vollmann
Planner IV

Reviewed by:



CATHERINE PAYNE
Acting Development Planning Manager

Attachments:

- A. Findings
- B. Planned Unit Development Plans

ATTACHMENT A

FINDINGS

FINDINGS FOR APPROVAL:

The proposed project meets the required findings under Planning Code Section 17.140.080 (Planned Unit Development Criteria), Subdivision Regulations Section 16.08.030 (Tentative Parcel Map), and Historic Preservation Element Policy 3.5 Historic Preservation and Discretionary Approval findings, pursuant to California Environmental Quality Act (Pub. Res. Code section 21000 et seq; "CEQA") and the CEQA Guidelines (Cal. Code Regs. title 14, section 15000 et seq.). Required findings are shown in bold type; explanations as to why these findings can be made are in normal type.

Section 17.140.080 Planned Unit Development Permit criteria.

A Planned Unit Development Permit may be granted only if it is found that the development (including conditions imposed under the authority of Sections 17.142.060 and 17.140.030) conforms to all of the following criteria, as well as to the planned unit development regulations in Chapter 17.142:

A. That the location, design, size, and uses are consistent with the Oakland General Plan and with any other applicable plan, development control map, or ordinance adopted by the City Council;

The location, design, size, and uses are consistent with Oakland's General Plan and other policy documents adopted by City Council. The Land Use and Transportation Element (LUTE) and the Central Business District (CBD) land use designation for the Kaiser Center area specifically encourage a high-intensity of development and downtown transit-oriented developments in the Kaiser Center area because of its adjacency to BART (Policy D8.1, D8.3, and Objective D4). The proposed project meets these objectives by constructing approximately 1.35 million square feet of office/commercial square footage in the Master Plan I scenario and approximately 1 million square feet of office/commercial square footage along with an additional 580 dwelling units. The proposed project will also increase economic activity in downtown and promote Oakland's position as a primary office center for the East Bay (Objective D7).

The proposed project respects the Lake Merritt and Snow Park edge. The height of the proposed buildings would not noticeably contrast with the existing visual environment as other high-rise buildings have similar height and massing; the proposed towers are located behind other buildings; and are set back over 700' from the Lake Merritt Snow Park edge. Furthermore, no public park or public open space, other than the private but publicly accessible roof garden would be shaded by the proposed project.

While detailed design plans have not been submitted, the Conditions of Approval will require the submittal of one or more Final Development Plans that will ensure that the design of the building is attractive and appropriately designed with high-quality materials.

B. That the location, design, and size are such that the development can be well integrated with its surroundings, and, in the case of a departure in character from surrounding uses, that the location and design will adequately reduce the impact of the development;

The location and use of the proposed project is well integrated into the surrounding area. The project will not result in a significant departure from the height and massing of many existing and proposed high-rise buildings in the vicinity of the proposed project such as the existing Kaiser Center office building, the Ordway building, Lake Merritt Plaza, and 2100 Franklin. Furthermore, the LUTE and CBD designation encourage additional intensity of development and corporate headquarters in the Kaiser Center area based on its proximity to the 19th Street BART and other transit options. The revised site planning introduces new pedestrian access points to the rooftop garden from the surrounding streets, which will help to better integrate the project in with the surrounding area.

The City will ensure through the Final Development Plan approval process the project will be consistent with Planning Code Section 17.140.060 and comply with the City's other applicable design review related findings.

C. That the location, design, size, and uses are such that traffic generated by the development can be accommodated safely and without congestion on major streets and will avoid traversing other local streets;

The City of Oakland passed a "Transit First" resolution in 1996 recognizing the importance of a balance between economic opportunities and the ability of those to travel by transit. In the policy, priority is given to transit over single occupancy vehicles. The LUTE objectives and policies state that congestion can be lessened by promoting alternative transportation. Furthermore, Policy T.3 calls for allowing congestion in downtown and that the positive effect of traffic congestion coupled with an improved pedestrian experience promotes the use of transit.

Here, the project is located in one of the most transit rich areas of the City. It is located less than 5-minute walking distance from the nearest BART station, near many AC Transit lines with service in Oakland and to neighboring cities, and along the Free Broadway Shuttle (the "B") that runs from nearby the project site to Jack London, the Amtrak, and the ferry. One of the SCA's imposed on the project would require the developer to implement a Transportation Demand Management Plan (TDM).

In addition to the TDM, the project will pay the required Traffic Impact Fees (TIF) that will go towards off-site transportation improvements including a number of prior project mitigations that have already been identified and incorporated into the TIF projects. The project will also make frontage improvements that will be consistent with the recently completed Measure DD improvements as well as additional planned improvements for the 20th Street complete streets project that is proposed.

D. That the location, design, size, and uses are such that the residents or establishments to be accommodated will be adequately served by existing or proposed facilities and services;

The LUTE contains several objectives and policies related to downtown Oakland (and especially areas near the BART, transit, and commercial corridors) becoming a premier destination for office uses and within the region and a location to accommodate high density residential buildings. As detailed in the finding above, the project's use and location is more than adequately served by transit. The project is also located near adequate open space such as Lake Merritt and Snow Park which will enhance employee and resident enjoyment. Additional amenities and facilities in the area include the Broadway Valdez retail corridor, shops, a variety of restaurants and night life, and close proximity to housing. The project

itself, with the inclusion of street level retail as well as an enlarged roof garden (with improved access), will also provide services/facilities to the proposed tenants/employees and nearby residents. Furthermore, the project site is already adequately served by utilities.

E. That the location, design, size, and uses will result in an attractive, healthful, efficient, and stable environment for living, shopping, or working, the beneficial effects of which environment could not otherwise be achieved under the zoning regulations;

The location, design, size and use of the project will result in a healthful, efficient, and stable environment for shopping and working. The proposed project also includes an expansion of the rooftop garden, along with improved access, for the future employees/residents and the greater public's enjoyment.

The proposed project will be built according to the state green building standards which will reduce energy and water consumption. In addition, the new state green building code mandates limits on Volatile Organic Chemicals (VOC) for paints, adhesives, and coatings and requires resilient flooring, green carpeting, among other items that will reduce harmful indoor air quality.

The applicant has requested a planned unit development permit in order to construct the proposed project. Based on the preliminary development plan drawings, it is likely that the same project could have been approved under the zoning regulations in place. However, approval of an integrated and comprehensive development plan will ensure a consistent approach and aesthetic to the block. This is important given that the project site includes the existing Kaiser Center office building, garage, and a portion of the rooftop garden and these will not be altered.

F. That the development will be well integrated into its setting, will not require excessive earth moving or destroy desirable natural features, will not be visually obtrusive and will harmonize with surrounding areas and facilities, will not substantially harm major views for surrounding residents, and will provide sufficient buffering in the form of spatial separation, vegetation, topographic features, or other devices.

The Project will be well integrated into its setting, will not require excessive earth moving or destroy desirable natural features, will not be visually obtrusive and will harmonize with surrounding areas and facilities, will not substantially harm major views for surrounding residents, and will provide sufficient buffering in the form of spatial separation, vegetation, topographic features, or other devices. Specifically, the proposed project will occur on an already developed parcel in downtown long planned for this type and intensity of development. The project will require demolition of the existing Mall Buildings; grading; and dirt removal in order to construct the replacement buildings. However, this will only affect a small portion of the 7 acre site. There are no desirable natural features on the project site.

The project will result in two new tall towers but these new buildings will already be surrounded by existing tall structures and will not be visually obtrusive. The EIR for the project as well as the 2019 Addendum analyzed the effects of the project on scenic vistas and views and concluded that short range views to Lake Merritt and long range views to the Oakland hills would be affected. However, these views are already limited by existing buildings and landscaping and therefore, the impact is less than significant. As stated above, the City will ensure through the Final Development Plan approval process the project will be consistent with Planning Code Section 17.140.060 and comply with the City's other design review related findings.



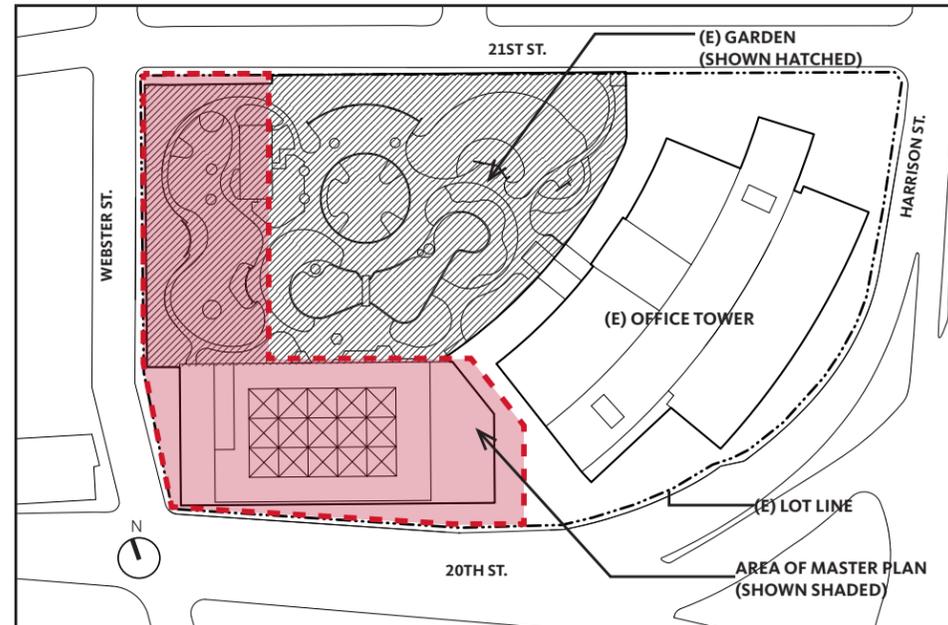
KAISER CENTER EXPANSION

AMENDED PRELIMINARY DEVELOPMENT PLAN

CASE FILE NO. PUD 08-103 & TPM 9498

UPDATED 2018.05.25

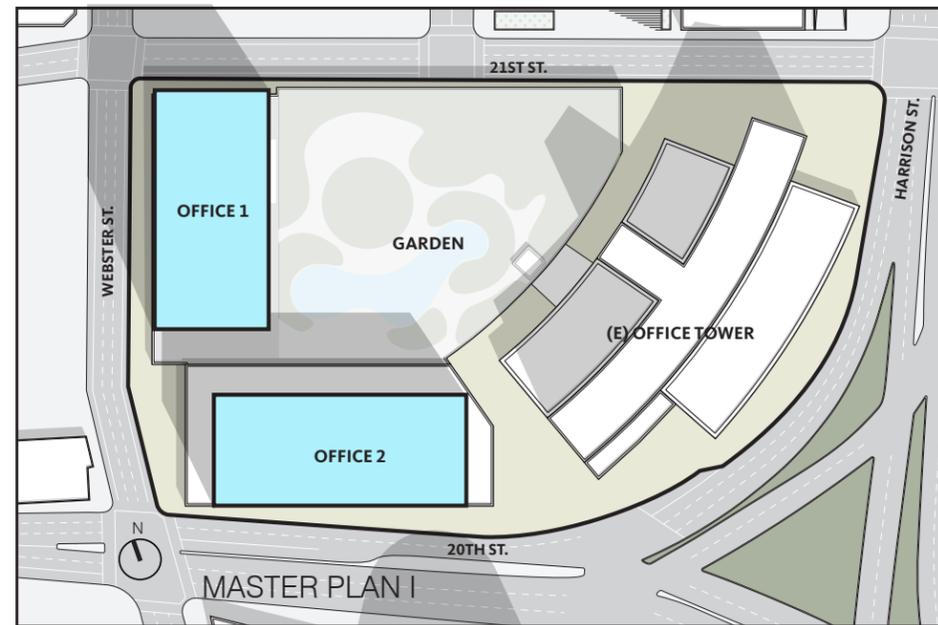
EXISTING PLAN



MASTER PLAN I (OFFICE 1 & OFFICE 2)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,528,090	2,938,967	74%
Building Height						
Maximum Floors	29	n/a	29	28 & 15	n/a	n/a
Maximum Feet (Roof)	386	n/a	n/a	414.5' & 239.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	234	1,419	5.9%

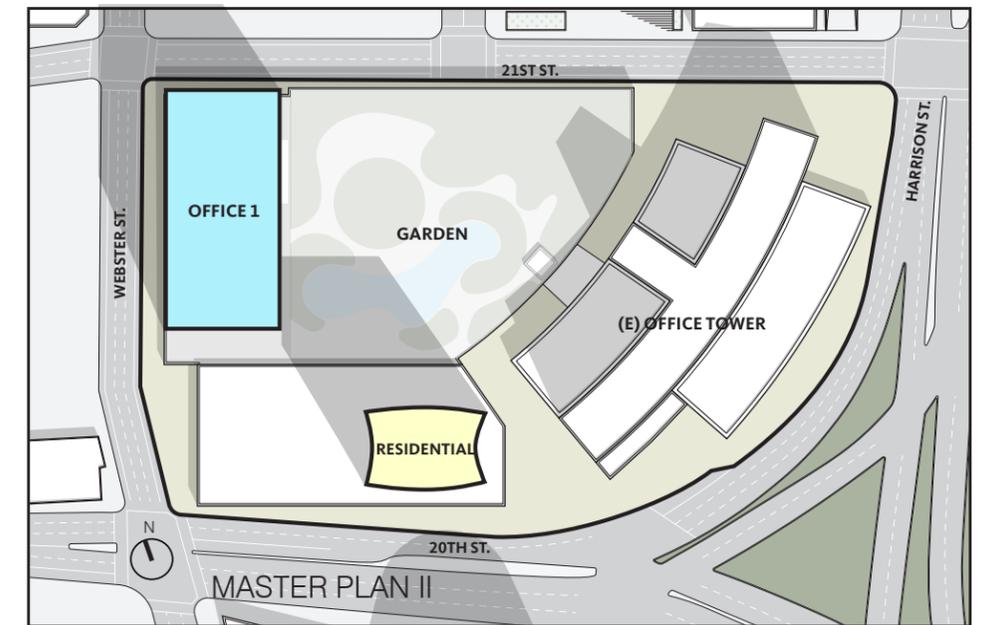
* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

PROPOSED MASTER PLAN & AREA OVERVIEW



MASTER PLAN I (OFFICE 1 & OFFICE 2)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,528,090	2,938,967	74%
Building Height						
Maximum Floors	29	n/a	29	28 & 15	n/a	n/a
Maximum Feet (Roof)	386	n/a	n/a	414.5' & 239.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	234	1,419	5.9%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.



MASTER PLAN II (OFFICE 1 & RESIDENTIAL)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,548,810	2,959,687	75%
Building Height						
Maximum Floors	29	n/a	29	28 & 40	n/a	n/a
Maximum Feet (Roof)	386	n/a	n/a	414.5' & 413'	n/a	n/a
Number of Dwelling Units	0	n/a	n/a	580	580	100%
Number of Parking Spaces*	1,340	155	1,185	234	1,419	6%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

2010 ENTITLEMENT



2010 ENTITLEMENT	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,830,984	3,241,861	92%
Building Height						
Maximum Floors	29	n/a	29	42	n/a	n/a
Maximum Feet (Roof)	386	n/a	n/a	573.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	852	2,037	52.0%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

VINCINITY MAP

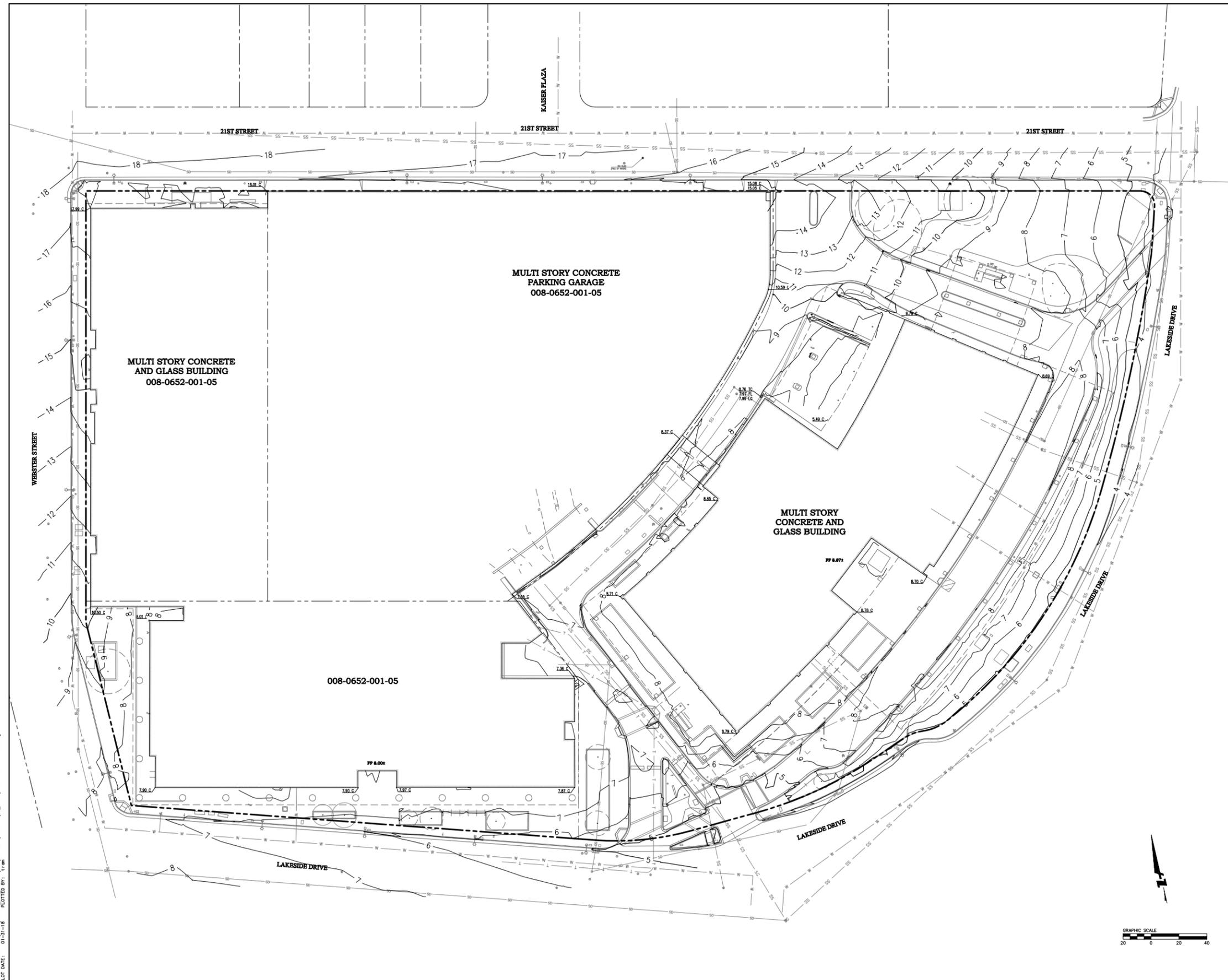


ZONING INFORMATION

- . CBD-C ZONE
- . FAR: MAX. 20
- . INTENSITY AREA: 6/7
- . LOT COVERAGE: 100% AT BASE, 75% AVERAGE ABOVE THE BASE OR 10,000SF WHICHEVER IS GREATER
- . RESIDENTIAL DWELLING UNIT DENSITY: 1 UNIT /90 SF OF LOT AREA
- . LOT AREA: 311,741 SF, MAX 3,463

DRAWING INDEX

A0.00	COVER SHEET
A0.01	PROJECT INFORMATION
A0.02	DRAWING INDEX
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A0.20	EXISTING SITE PHOTOS
A0.20A	EXISTING SITE PHOTOS
A0.20B	EXISTING SITE PHOTOS
A0.20C	EXISTING SITE PHOTOS
A0.30	EXISTING TREE SURVEY
A0.40	2010 ENTITLEMENT
A1.00	PROPOSED MASTER PLAN (OFFICE/OFFICE) & II (OFFICE/RESIDENTIAL) MASSING DIAGRAM
A1.01	MASTER PLAN I- SITE PLAN
A1.02	MASTER PLAN I- GROUND LEVEL PLAN
A1.03	MASTER PLAN I- LEVEL 2 PLAN
A1.04	MASTER PLAN I- PODIUM LANDSCAPE GARDEN PLAN
A1.04A	MASTER PLAN I- PODIUM LANDSCAPE GARDEN ENLARGED PLAN
A1.04B	PLANTING CONCEPT
A1.04C	TREE PALETTE OPTION A
A1.04D	TREE PALETTE OPTION B
A1.05	MASTER PLAN I- TYPICAL UPPER FLOOR PLAN
A1.06	MASTER PLAN I- OFFICE 1 BUILDING SECTION AND HEIGHT/AREA TABLE
A1.07	MASTER PLAN I- OFFICE 2 BUILDING SECTION AND HEIGHT/AREA TABLE
A1.11	MASTER PLAN I- BIRD'S EYE PERSPECTIVE
A1.12	MASTER PLAN I- PERSPECTIVES
A1.30	MASTER PLAN II- SITE PLAN
A1.31	MASTER PLAN II- GROUND LEVEL PLAN
A1.32	MASTER PLAN II- LEVEL 2 THROUGH 4 PLAN
A1.33	MASTER PLAN II- PODIUM LANDSCAPE GARDEN PLAN
A1.33A	MASTER PLAN II- PODIUM LANDSCAPE GARDEN ENLARGED PLAN
A1.34	MASTER PLAN II- TYPICAL UPPER FLOOR ENLARGED PLAN
A1.35	MASTER PLAN II- RESIDENTIAL BUILDING SECTION AND HEIGHT/AREA TABLE
A1.40	MASTER PLAN II- BIRD'S EYE PERSPECTIVE
A1.41	MASTER PLAN II- PERSPECTIVES
A1.60	MASTER PLAN I & II- PHASING SCENARIO A- (OFFICE1), SITE PLAN
A1.61	MASTER PLAN I & II- PHASING SCENARIO A- (OFFICE1), PERSPECTIVE AT LANDSCAPE CORNER
A1.62	MASTER PLAN I- PHASING SCENARIO B- (OFFICE 2), SITE PLAN
A1.63	MASTER PLAN I- PHASING SCENARIO B- (OFFICE2), PERSPECTIVE AT LANDSCAPE CORNER
A1.64	MASTER PLAN II- PHASING SCENARIO C- (RESIDENTIAL), SITE PLAN
A1.65	MASTER PLAN II- PHASING SCENARIO C- (RESIDENTIAL), PERSPECTIVE AT LANDSCAPE CORNER



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 PLOT DATE: 01-31-18
 PLOTTED BY: T.ram
 2017-10-02.dwg

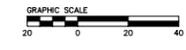


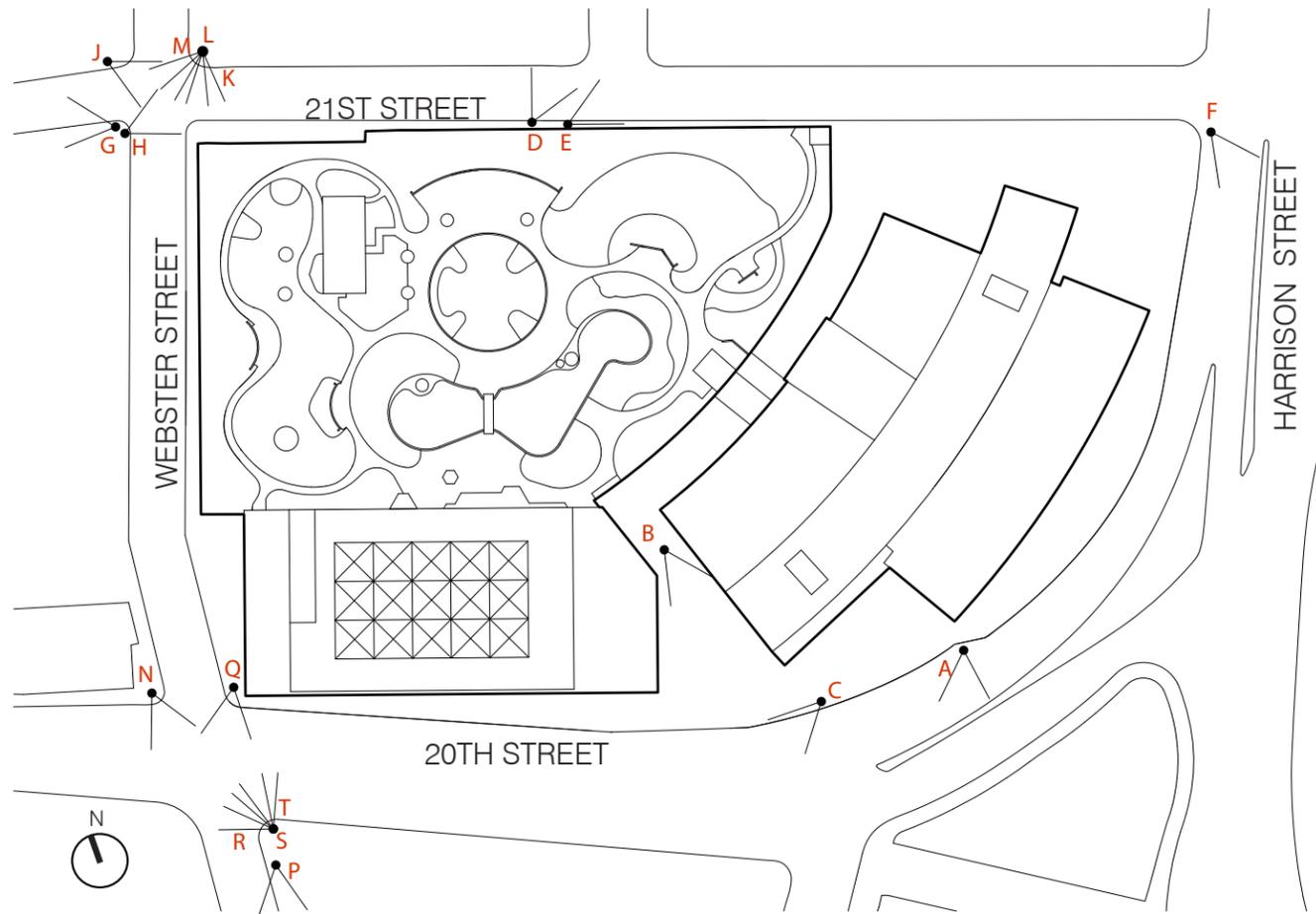
STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY
FOR: BKF ENGINEERS

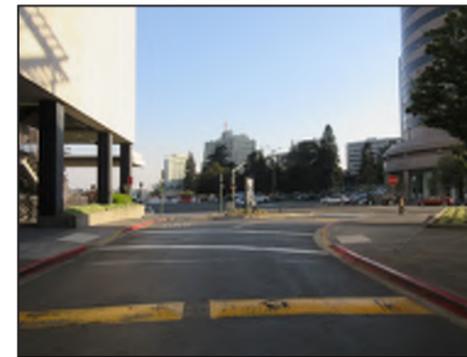
CITY OF OAKLAND
ALAMEDA COUNTY

Date	10/02/17	No.	
Drawn	T.R.	Checked	N.A.
Design	T.R.	Approved	N.A.
Drawing Number	TOPO		
Job No.	20160151		
1			





A



B



C



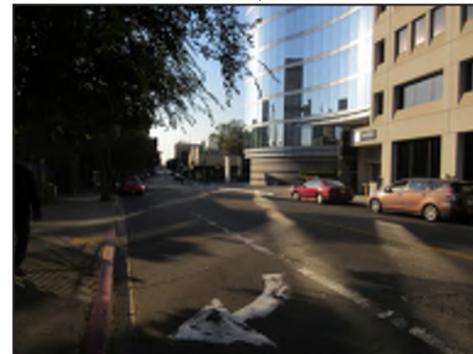
D



E



F



G



H



J



K



L



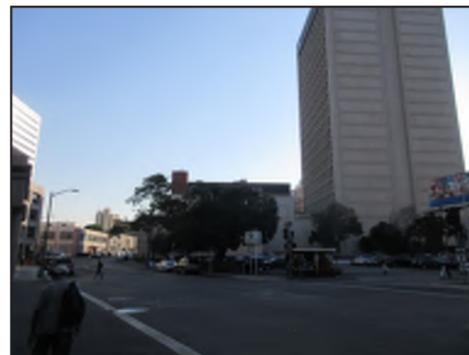
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N



P



Q



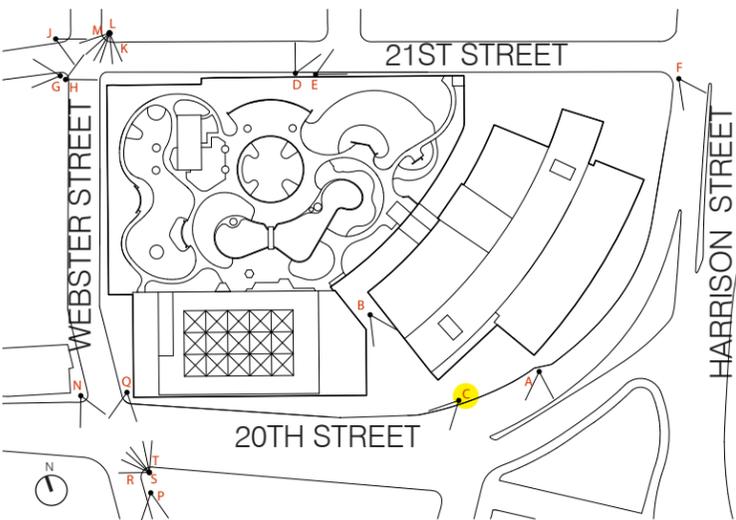
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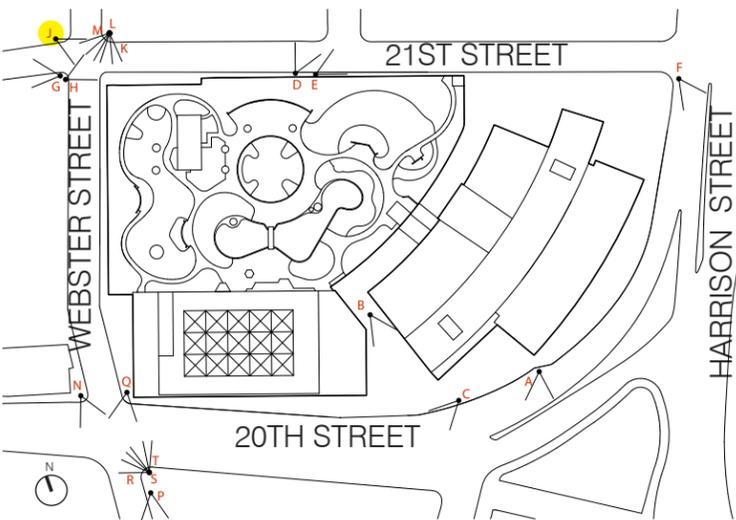
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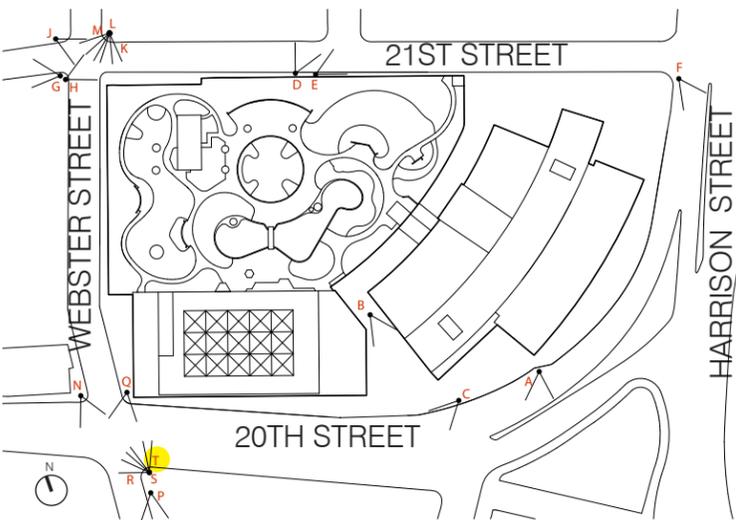
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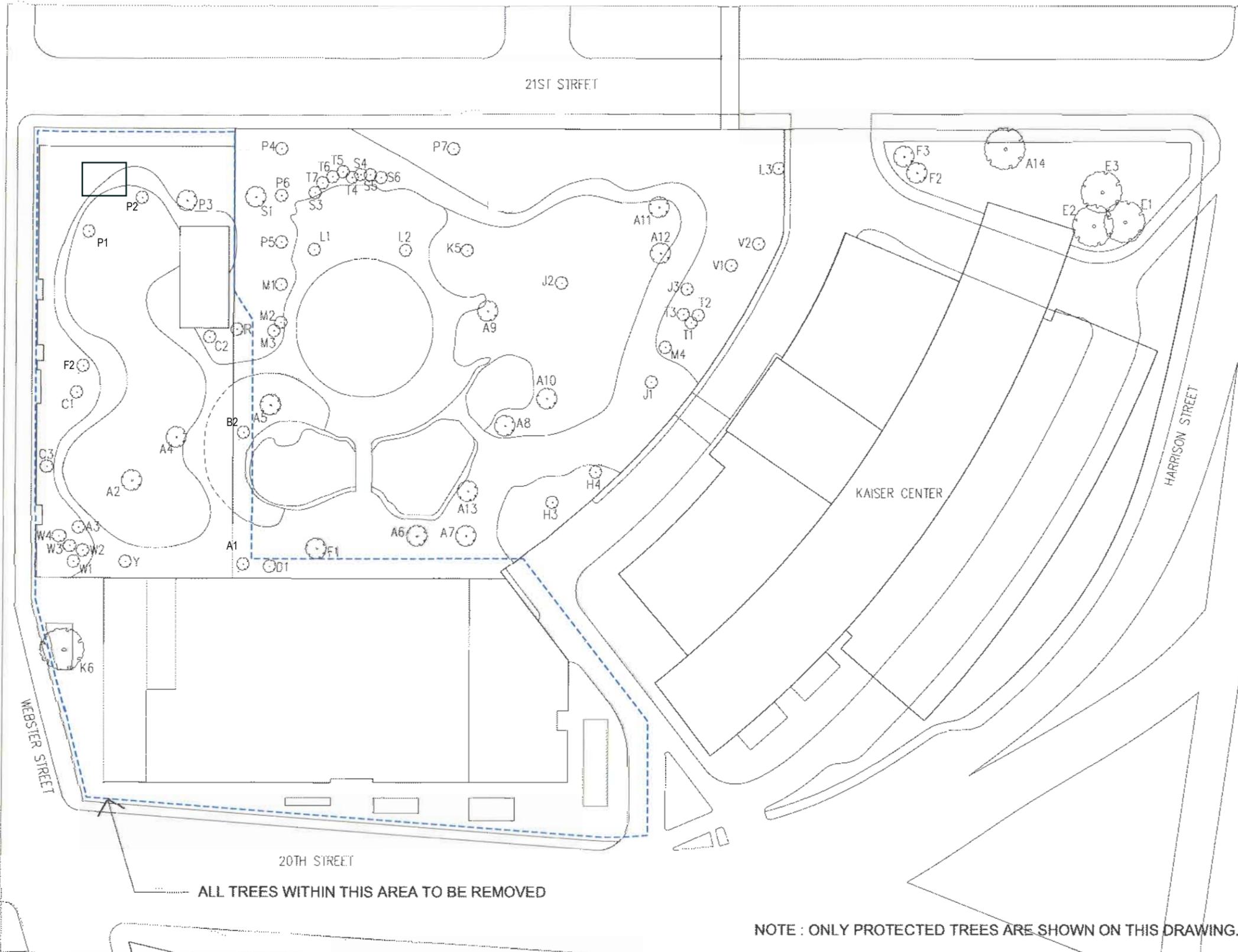
C



J



T



Tree	TRUNK FORM*	BOTANICAL NAME	COMMON NAME	D.B.H.* inches, 2018
A1	S	Olea europea 'Swan Hill'	Swan Hill fruitless European olive	10
A2	M	Olea europea	European olive	44.5
A3	M	Olea europea	European olive	28
A4	M	Olea europea	European olive	45.5
A5	M	Olea europea	European olive	31.75
A6	M	Olea europea	European olive	27
A7	M	Olea europea	European olive	30
A8	M	Olea europea	European olive	54
A9	M	Olea europea	European olive	35
A10	M	Olea europea	European olive	35.5
A11	M	Olea europea	European olive	36.25
A12	M	Olea europea	European olive	41
A13	M	Olea europea	European olive	6
A14	M	Olea europea	European olive	6.5
A15	M	Olea europea	European olive	5.5
A16	M	Olea europea	European olive	7
B1	S	Ginkgo biloba 'Fairmont'	Fairmont maidenhair	6.5
B2	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	9.25
B3	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	6
B4	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	6
C1	S	Pittosporum undulatum	Victorian box	19.25
C3	S	Pittosporum undulatum	Victorian box	25
D1	M	Acer palmatum	Japanese maple	42.75
D2	M	Acer palmatum 'Sangu Kaku'	coral bark Japanese maple	9
F1	S	Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer southern magnolia	25
F2	S	Magnolia grandiflora 'Little Gem'	Little Gem southern magnolia	9.25
H3	S	Malus floribunda	flowering crabapple	13.25
H4	S	Malus floribunda	flowering crabapple	11.5
J1	S	Quercus suber	cork oak	24
J2	S	Quercus suber	cork oak	15.5
J3	S	Quercus suber	cork oak	31
K5	M	Rhus lancea	African sumac	16.5
K6	M	Rhus lancea	African sumac	15.5
L1	M	Pinus mugo	Swiss mountain pine	18.75
L2	M	Pinus mugo	Swiss mountain pine	23.5
L3	M	Pinus mugo	Swiss mountain pine	20.5
M1	M	Arbutus unedo	strawberry tree	36
M2	M	Arbutus unedo	strawberry tree	33
M3	M	Arbutus unedo	strawberry tree	24.5
M4	M	Arbutus unedo	strawberry tree	31.5
P1	S	Quercus ilex	holly oak	11
P2	S	Quercus ilex	holly oak	9.5
P3	S	Quercus ilex	holly oak	9.75
P4	S	Quercus ilex	holly oak	21.5
P5	S	Quercus ilex	holly oak	16
P6	S	Quercus ilex	holly oak	16.25
R	S	Prunus caroliniana	Carolina cherry laurel	13.5
S1	M	Griselinia littoralis	kapuka	25.5
S4	M	Griselinia littoralis	kapuka	18
S5	M	Griselinia littoralis	kapuka	27.25
S6	M	Griselinia littoralis	kapuka	28
T1	M	Acca sellowiana	pineapple guava	26
T2	M	Acca sellowiana	pineapple guava	25
T3	M	Acca sellowiana	pineapple guava	9
T4	M	Acca sellowiana	pineapple guava	16.5
T5	M	Acca sellowiana	pineapple guava	15
T6	M	Acca sellowiana	pineapple guava	15.5
T7	M	Acca sellowiana	pineapple guava	16
V1	M	Magnolia soulangiana	saucer magnolia	29.5
V2	M	Magnolia soulangiana	saucer magnolia	25
W1	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	14
W2	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	17
W3	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	13.5
W4	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	27.5
Y	S	Chamaecyparis obtusa	Hinoki cypress	11

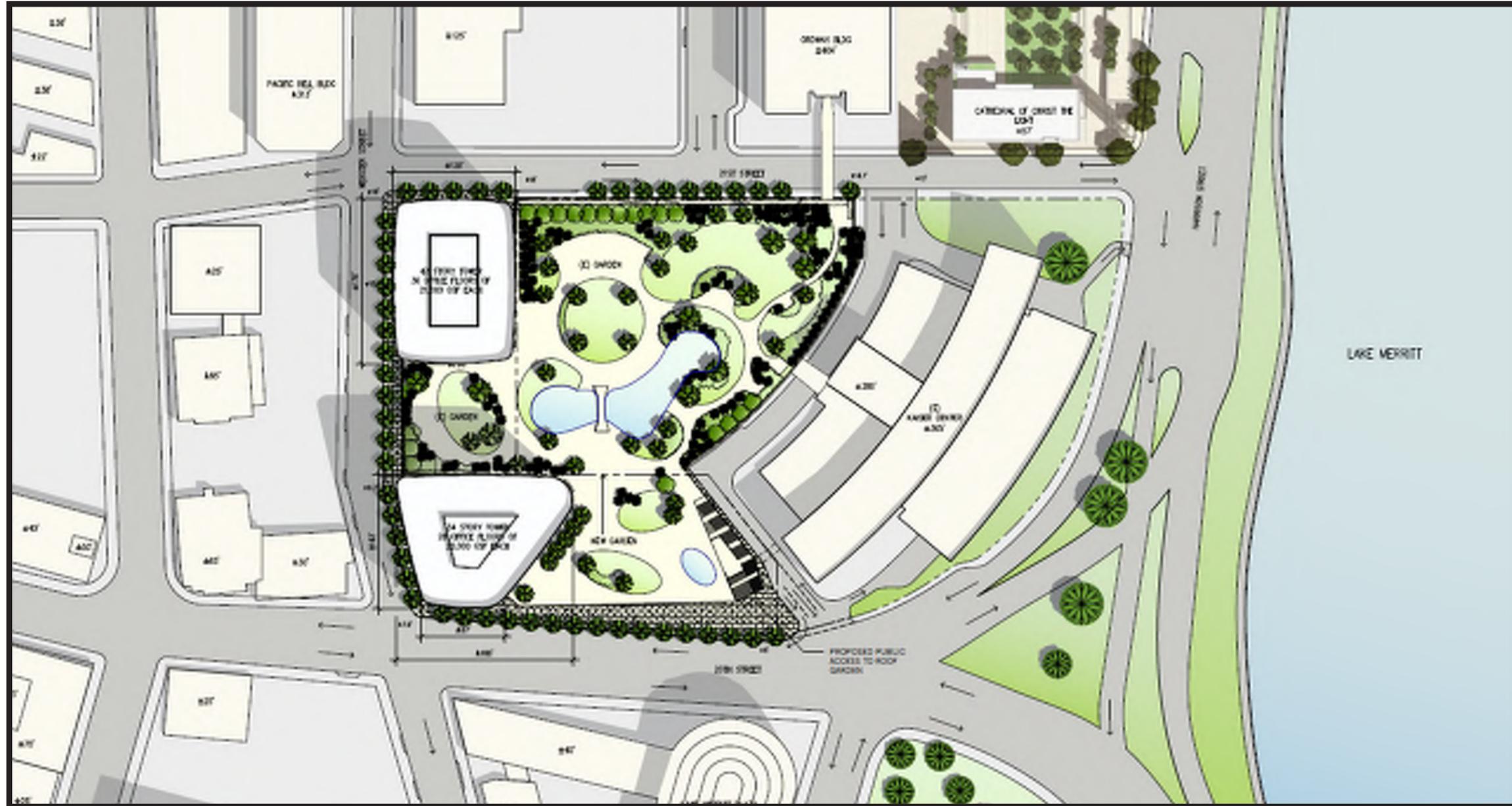
NOTES: * S=single trunk M=multiple trunks ** D.B.H.= diameter breast height is measured at approximately 4.5 ft above ground level for established trees, and at 6 inches above ground level for young trees. Low branched established trees are measured just below branching point. For multi-trunk specimens the diameters of individual trunks are summed. Measurements are rounded to nearest quarter-inch.

() trees in brackets were not included on plan provided by Swig, but are >9 inches in diameter

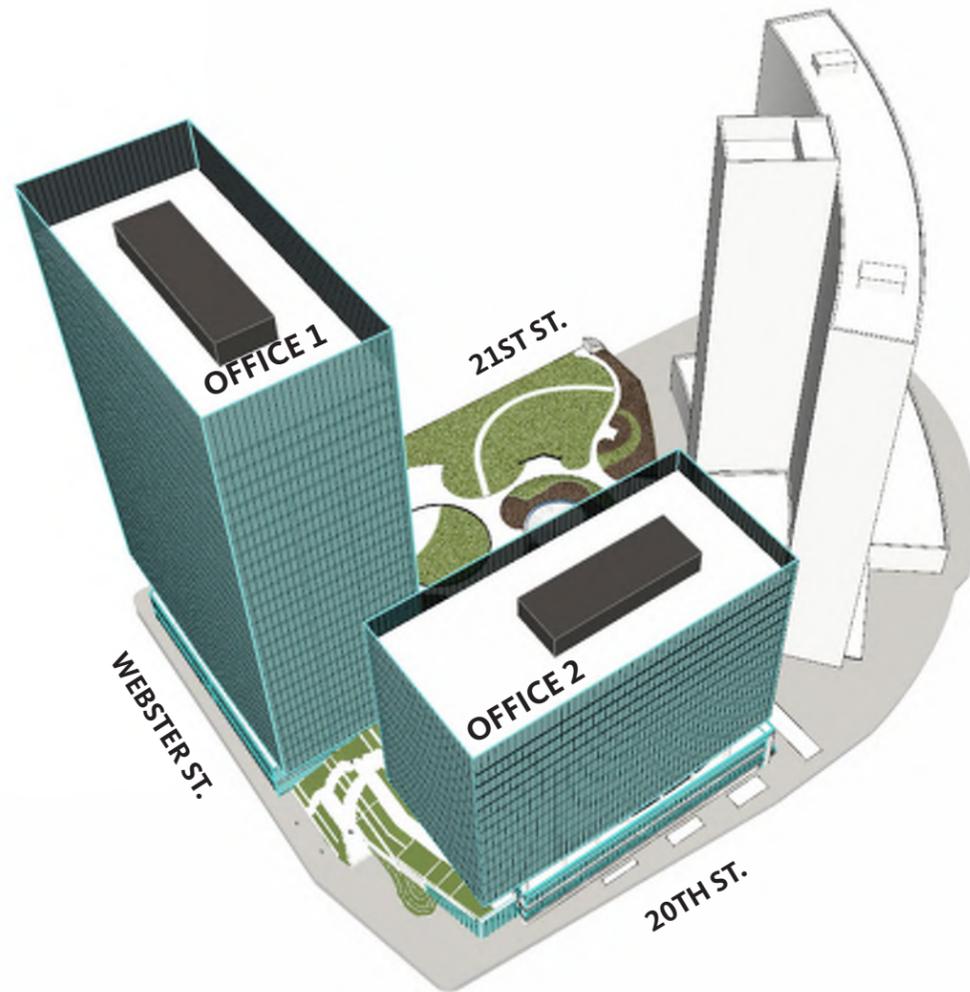
Trees no longer extant since last update (2009) have been left off of list.

EXISTING TREE DESCRIPTION
ASK - 060R1





2010 ENTITLEMENT	Existing Total	-	Existing to be Demo	=	Existing to Remain	+	New	=	TOTAL	% Change
Total Lot Area	311,741									
Total Building Footprint Area	197,460		74,900		122,560		80,168		202,728	3%
Total Floor Area	1,690,879		280,002		1,410,877		1,830,984		3,241,861	92%
Building Height									n/a	n/a
Maximum Floors	29		n/a		29		42		n/a	n/a
Maximum Feet (Roof)	386		n/a				573.5'		n/a	n/a
Number of Dwelling Units	n/a		n/a		n/a		n/a		n/a	n/a
Number of Parking Spaces*	1,340		155		1,185		852		2,037	52.0%
* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.										



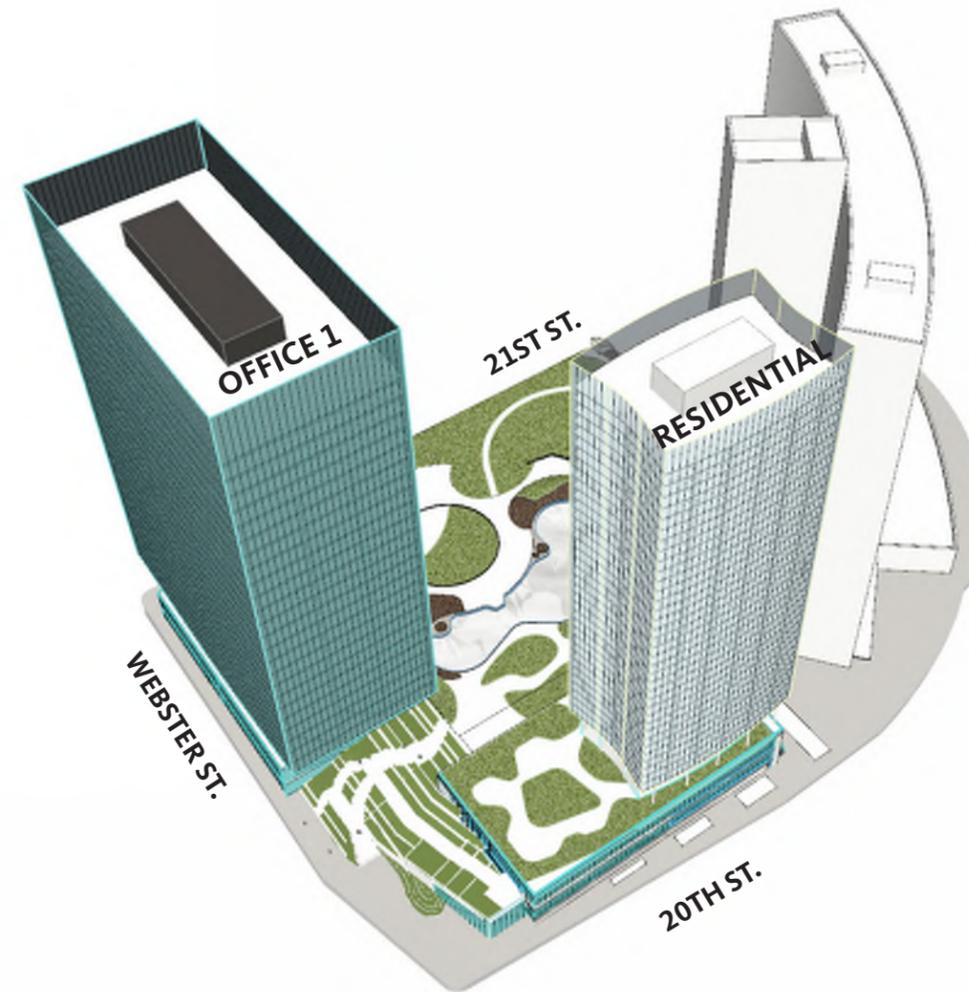
MASTER PLAN I

OFFICE 1

RF @ 414'-6"
 33,600SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 28 OFFICE FLOORS
 OFFICE AREA: 857,200SF
 TOTAL GROSS AREA: 962,860SF

OFFICE 2

RF @ 239'-6"
 33,600SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 15 OFFICE FLOORS
 OFFICE AREA: 443,500
 TOTAL GROSS AREA: 565,230SF



MASTER PLAN II

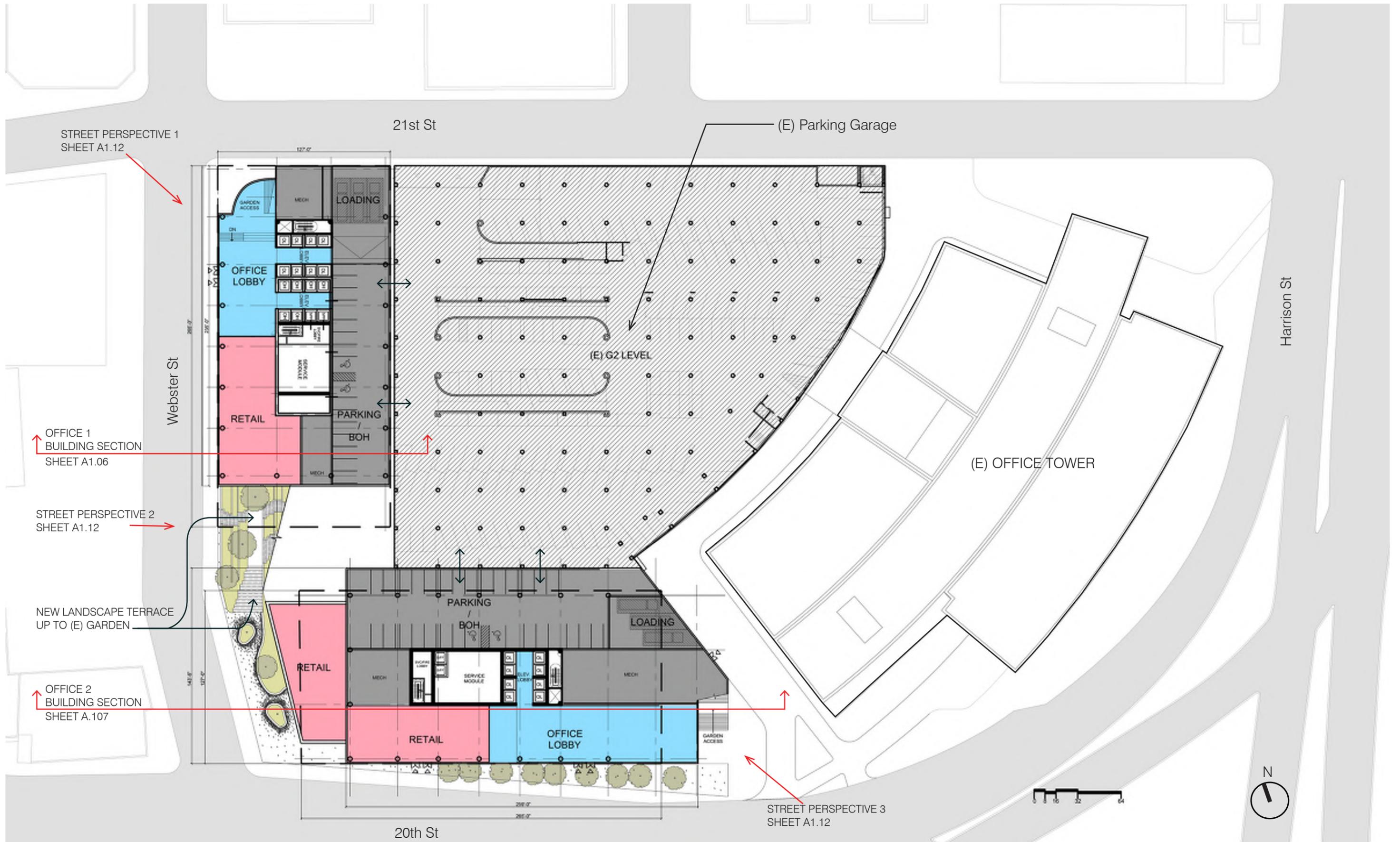
OFFICE 1

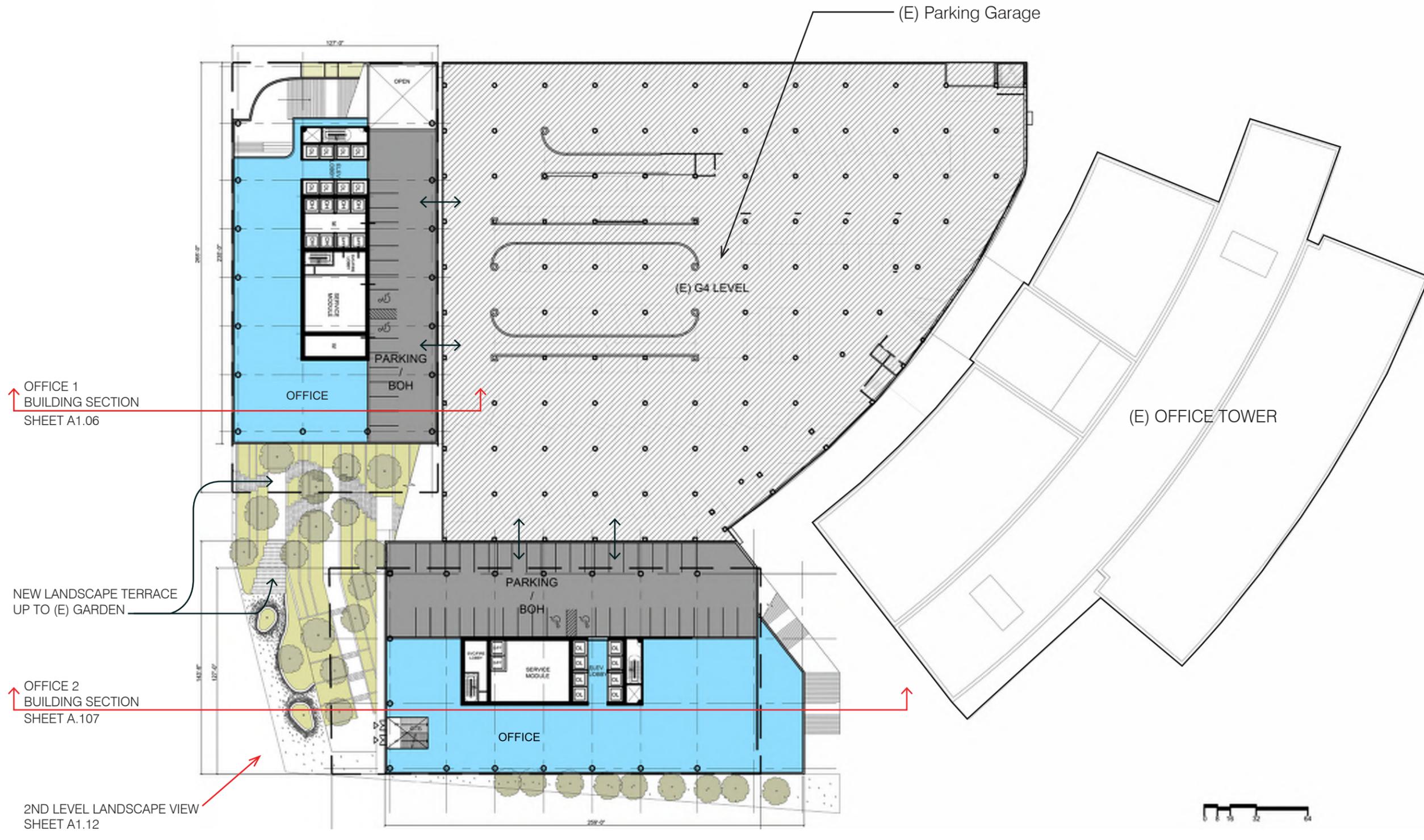
RF @ 414'-6"
 33,600SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 28 OFFICE FLOORS
 OFFICE AREA: 857,200SF
 TOTAL GROSS AREA: 962,860SF

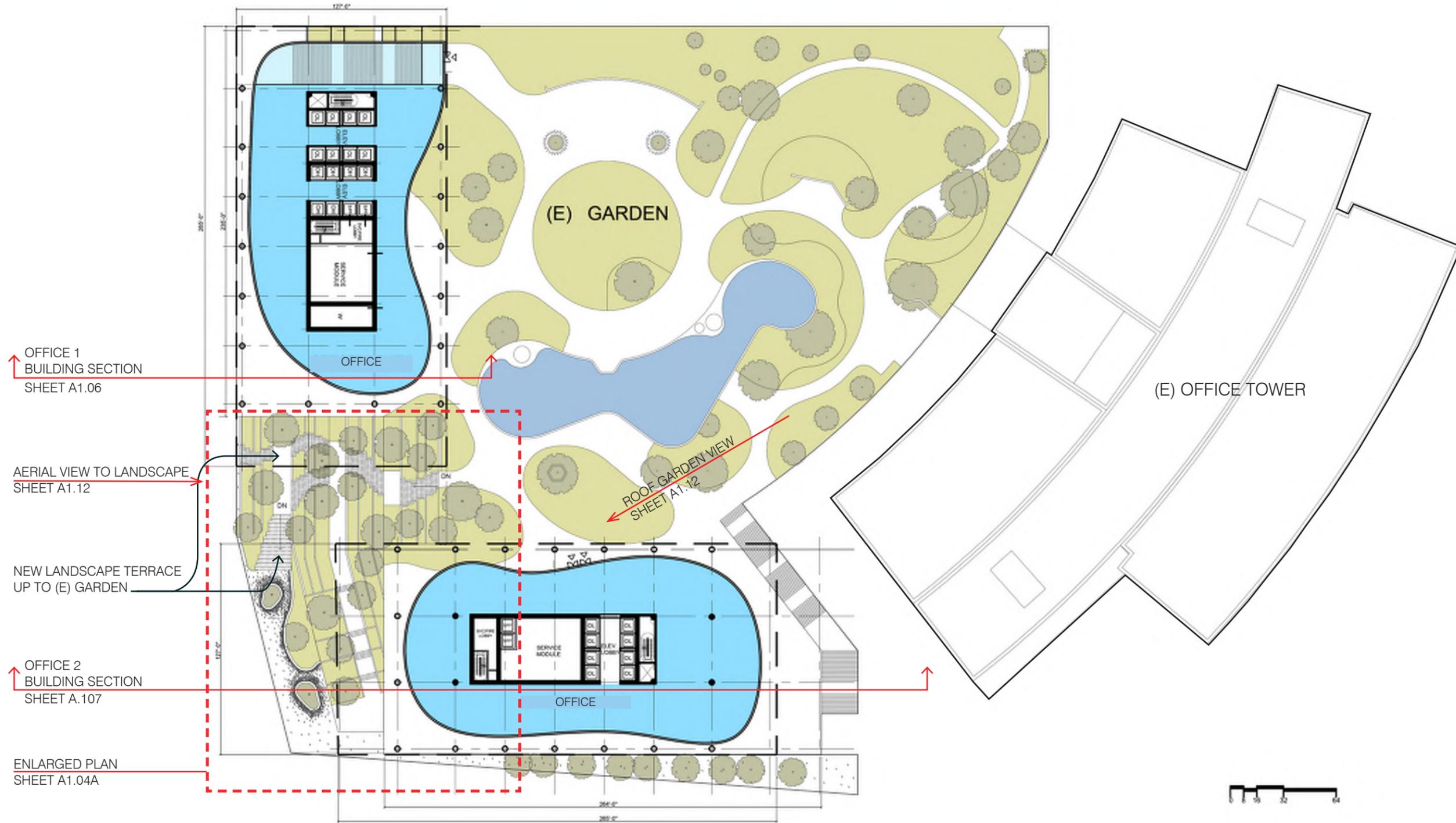
RESIDENTIAL

RF @ 413'-0"
 13,760SF/ FLR
 9' - 8" TYP. FLR. TO FLR.
 40 RESIDENTIAL FLOORS, 440-580 TOTAL UNITS
 RESIDENTIAL AREA: 512,800 GSF / 410,240 NSF
 TOTAL GROSS AREA: 524,350SF

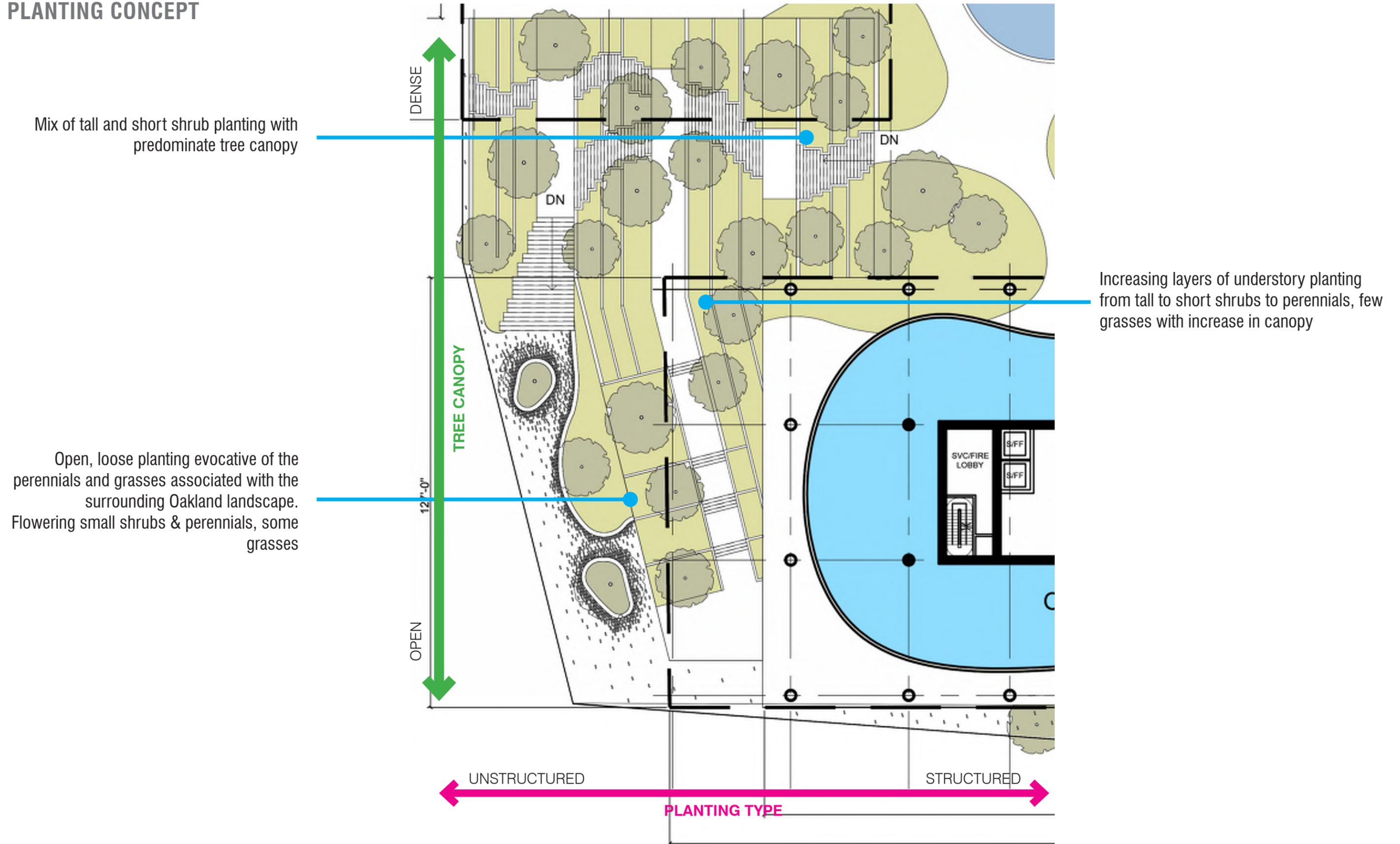








PLANTING CONCEPT



PLANTING CONCEPT

EXISTING GARDEN

Garden and park-like setting

Sense of enclosure and inward focus on garden. Created landforms define spaces and views within garden

Transitions of experience from open expanses of lawn and paving to shaded sitting areas and pathways

TREE PLANTING

Limited palette of trees – 3 major tree, 2 minor trees

Majority broadleaf evergreen trees - Olives predominant species

UNDERSTORY PLANTING

Solid and sturdy palette of foliage/hedge-like plants typically planted along the edges encouraging the view inward

Variety of shrubs with showy flowers provide seasonal interest

Few herbaceous groundcovers

PODIUM STAIR

Inspired by the idea of a 'Treed Vale', the spilling trees and valleys of the Oakland Hills

Stair has an outward to focus to welcome the street and community up and into the Garden

Provide a unique experience, recognizing not all users will go all the way up

Transition of experience from street level to Garden and from corner at 20th to stairway

TREE PLANTING

Limited palette of trees – 1 major tree, 1-2 minor trees

Specimen trees added in key areas to provide additional drama and richness to planting scheme.

UNDERSTORY PLANTING

Seasonal changes and flowering shrubs provide year-round interest

Native and locally adapted plants to work with stair topography for maximum display

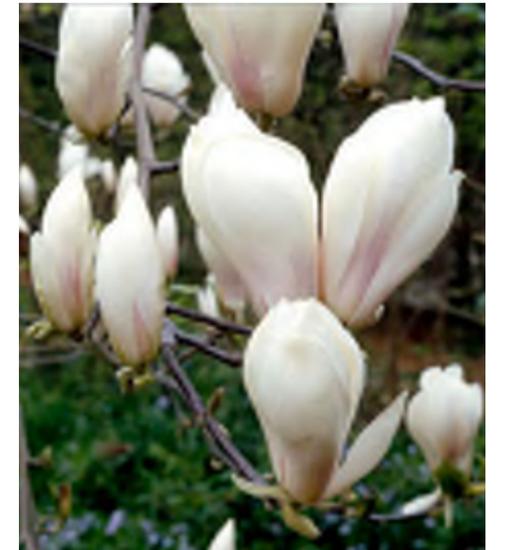
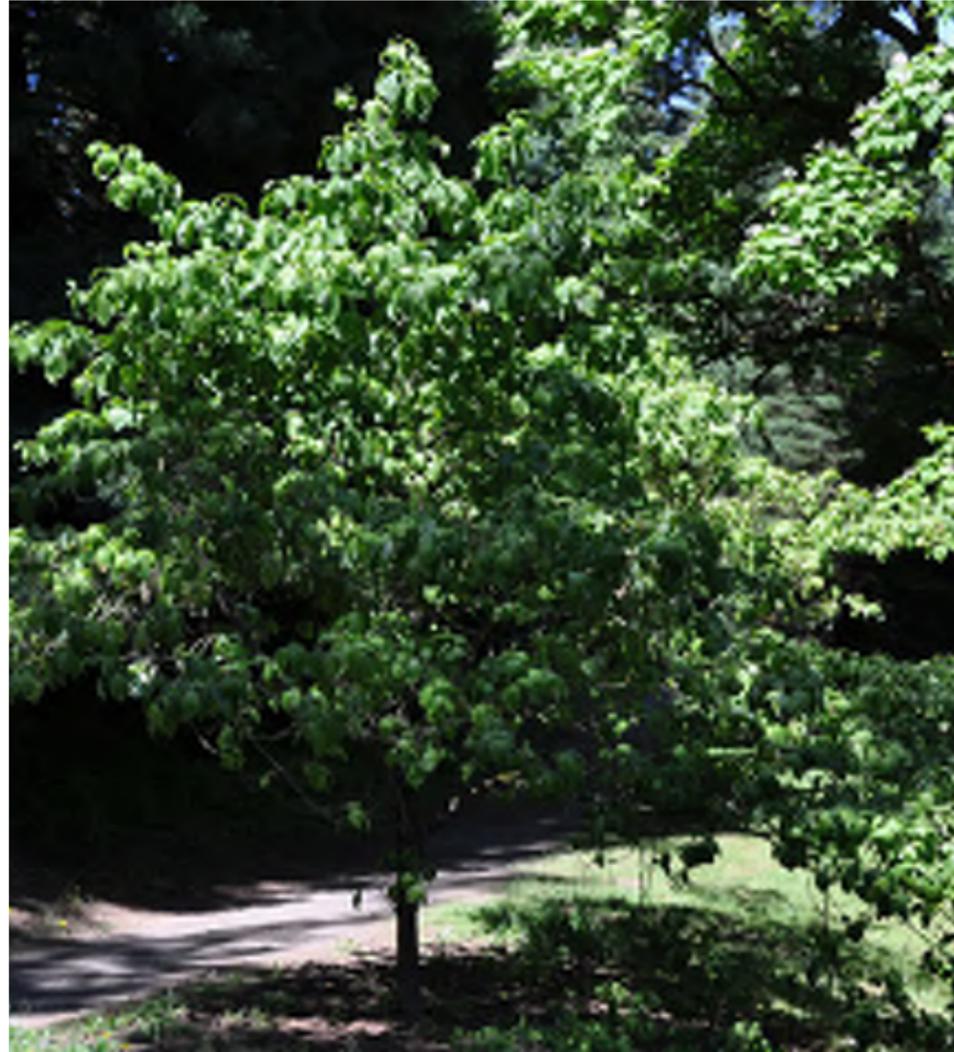


“The idea is not to copy nature, but to give an emotion of nature.”

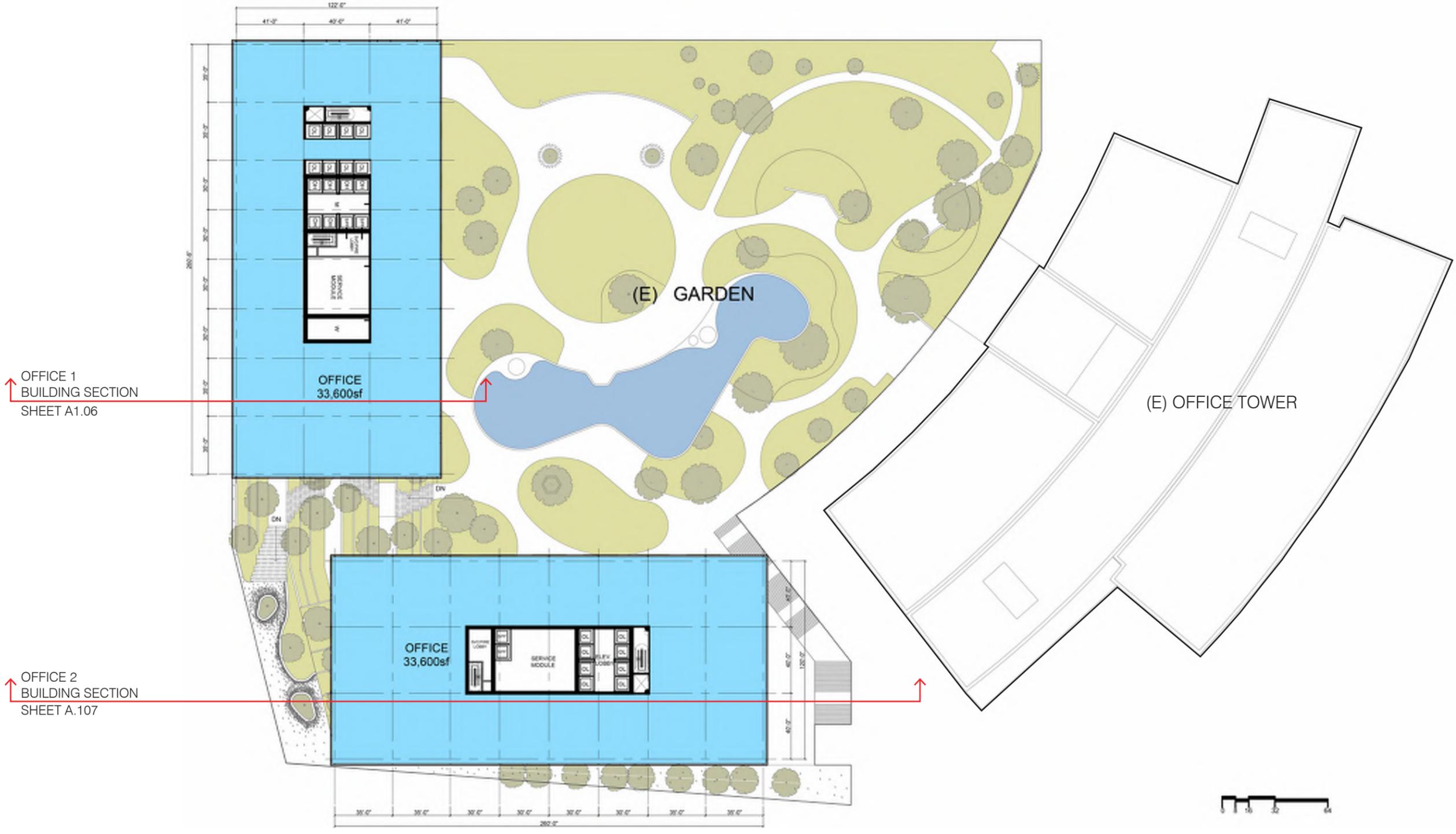
TREE PALETTE OPTION A - CORK OAK, OLIVE, WESTERN REDBUD



TREE PALETTE OPTION B - GINKGO, FLOWERING DOGWOOD, SAUCER MAGNOLIA



BIRD'S EYE
PERSPECTIVE VIEW
← SHEET A1.11



OFFICE 1
BUILDING SECTION
SHEET A1.06

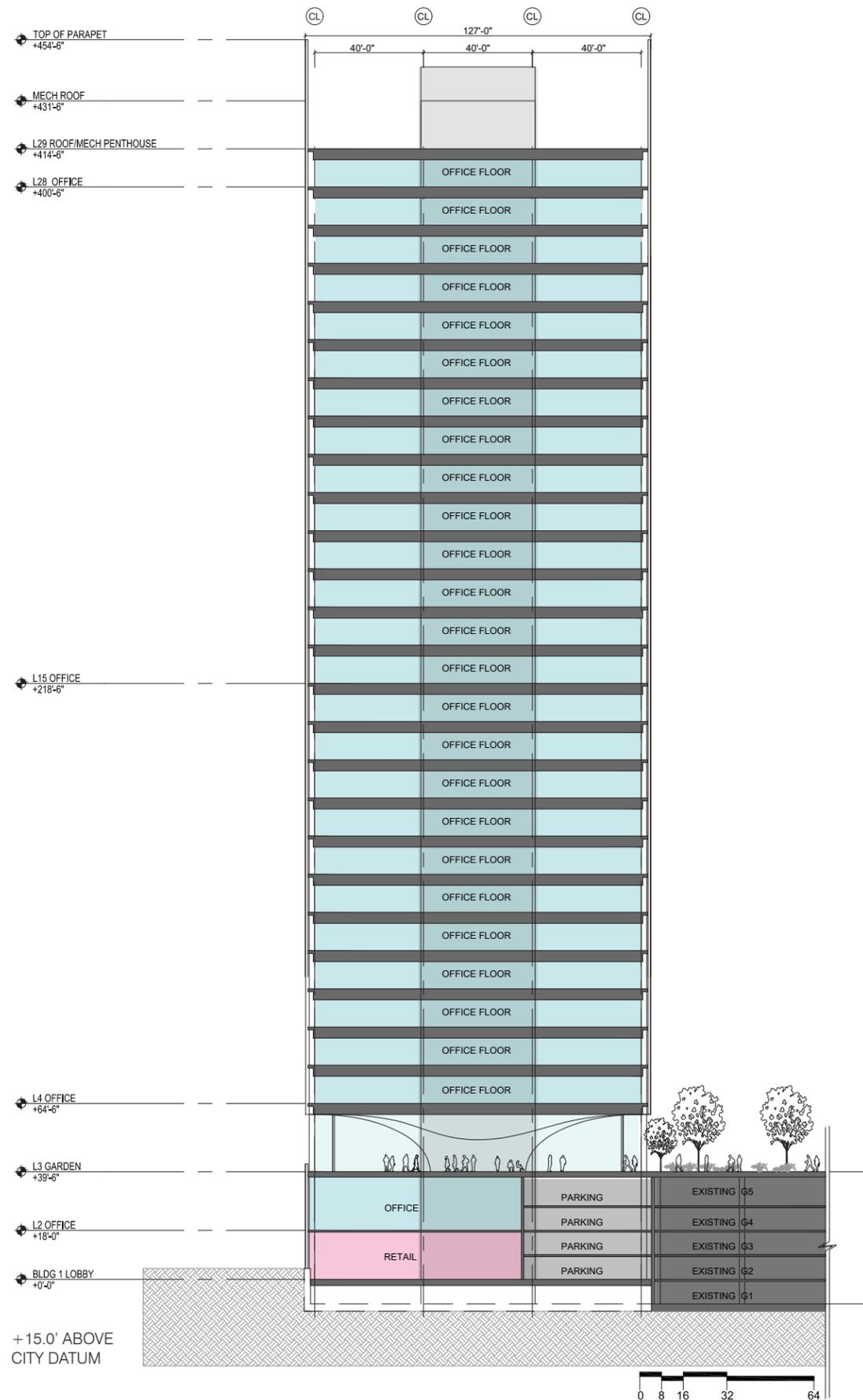
OFFICE 2
BUILDING SECTION
SHEET A.107

OFFICE
33,600sf

OFFICE
33,600sf

(E) GARDEN

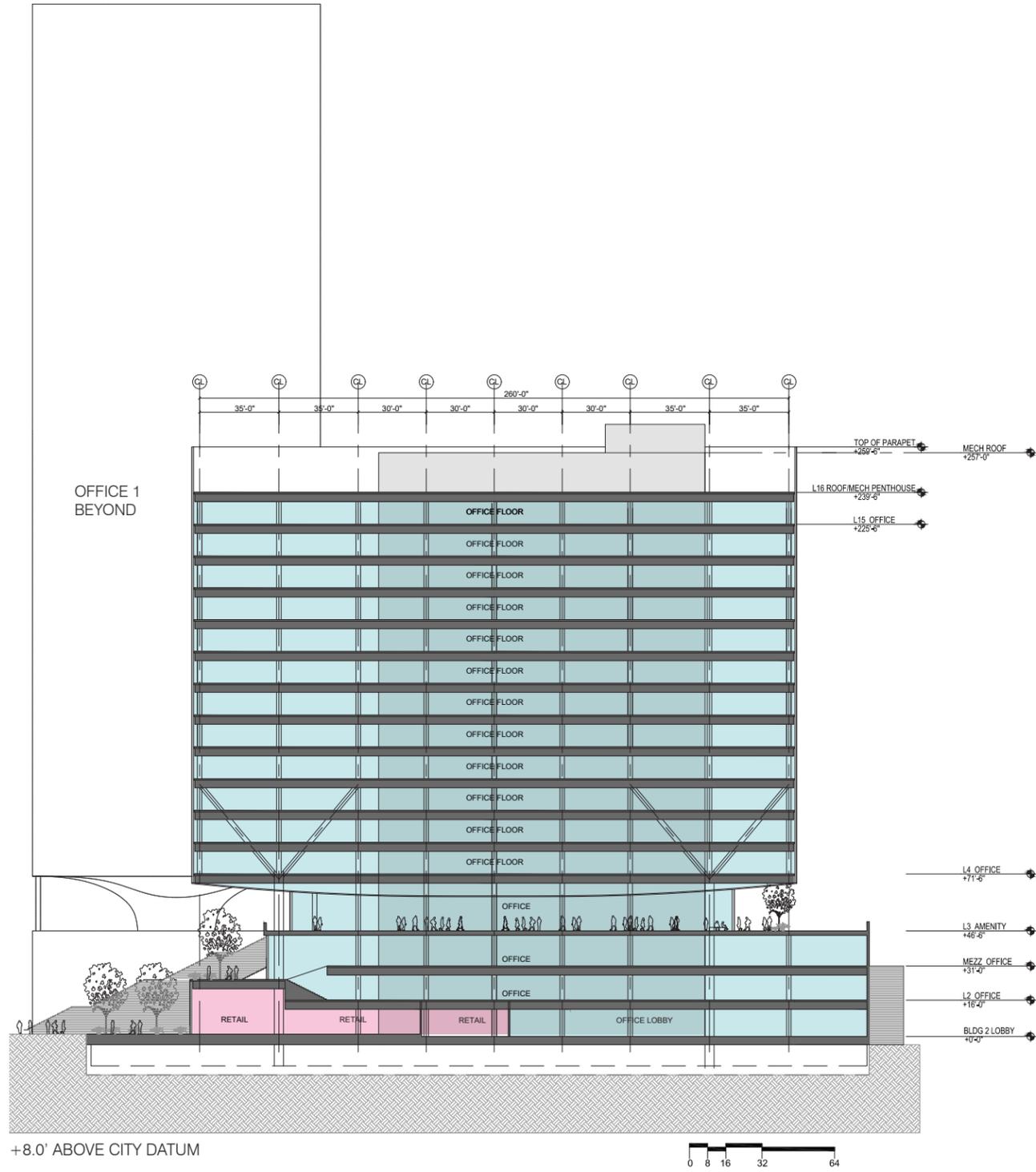
(E) OFFICE TOWER



MASTER PLAN I : OFFICE + OFFICE

Office 1 (on Webster)								Office 2 (on 20th)								Total Gross Area (SF)							
Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Assembly	Retail Fytase II Gross Area	Parking	MECH/BOH	Subtotal Gross Area (SF)	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Assembly	Retail Fytase II Gross Area	Parking	MECH/BOH		Subtotal Gross Area (SF)						
RF		414.50					5,780	5,780									5,780						
28	14.00	400.50	33,800					33,800									33,800						
27	14.00	386.50	33,800					33,800									33,800						
26	14.00	372.50	33,800					33,800									33,800						
25	14.00	358.50	33,800					33,800									33,800						
24	14.00	344.50	33,800					33,800									33,800						
23	14.00	330.50	33,800					33,800									33,800						
22	14.00	316.50	33,800					33,800									33,800						
21	14.00	302.50	33,800					33,800									33,800						
20	14.00	288.50	33,800					33,800									33,800						
19	14.00	274.50	33,800					33,800									33,800						
18	14.00	260.50	33,800					33,800									33,800						
17	14.00	246.50	33,800					33,800									33,800						
16	14.00	232.50	33,800					33,800									33,800						
15	14.00	218.50	33,800					33,800	RF	239.50					4,480	4,480	38,280						
14	14.00	204.50	33,800					33,800	15	14.00	225.50	33,800				33,800	67,200						
13	14.00	190.50	33,800					33,800	14	14.00	211.50	33,800				33,800	67,200						
12	14.00	176.50	33,800					33,800	13	14.00	197.50	33,800				33,800	67,200						
11	14.00	162.50	33,800					33,800	12	14.00	183.50	33,800				33,800	67,200						
10	14.00	148.50	33,800					33,800	11	14.00	169.50	33,800				33,800	67,200						
9	14.00	134.50	33,800					33,800	10	14.00	155.50	33,800				33,800	67,200						
8	14.00	120.50	33,800					33,800	9	14.00	141.50	33,800				33,800	67,200						
7	14.00	106.50	33,800					33,800	8	14.00	127.50	33,800				33,800	67,200						
6	14.00	92.50	33,800					33,800	7	14.00	113.50	33,800				33,800	67,200						
5	14.00	78.50	33,800					33,800	6	14.00	99.50	33,800				33,800	67,200						
4	14.00	64.50	33,800					33,800	5	14.00	85.50	33,800				33,800	67,200						
3 (GARDEN)	25.00	39.50		19,200				19,200	4	14.00	71.50	33,800				33,800	67,200						
2	21.50	18.00	17,200					35,040	3 (GARDEN)	25.00	46.50		19,200			19,200	38,400						
LOBBY B1 (HALF)	18.00	0.00	10,800		5,700	19,680	1,160	38,860	2	15.50	31.00	20,000		24,340	6,000	50,340	85,280						
	9.00	-9.00				14,000	10,000	24,000	LOBBY	18.00	0.00		10,800	9,600	12,170	6,000	48,640	88,500					
								857,200									443,500	29,800	9,600	59,850	22,480	565,230	1,528,090
																	AREA ATTRIBUTABLE TO FAR *EXCLUDE PARKING	1,428,880					
																	2010 ENTITLEMENT	1,674,992					

OFFICE 1: 0.00' = +15.0' ABOVE CITY DATUM
 OFFICE 2: 0.00' = +8.0' ABOVE CITY DATUM



MASTER PLAN I : OFFICE + OFFICE

Office 1 (on Webster)								Office 2 (on 20th)								Total Gross Area (SF)					
Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Amenity	Retail/Phyase I Gross Area	Parking	MECH/EQUIP	Subtotal Gross Area (SF)	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Amenity	Retail/Phyase II Gross Area	Parking	MECH/EQUIP		Subtotal Gross Area (SF)				
18F		414.50					5,700	5,700									5,700				
28	14.00	400.50	33,600					33,600									33,600				
27	14.00	386.50	33,600					33,600									33,600				
26	14.00	372.50	33,600					33,600									33,600				
25	14.00	358.50	33,600					33,600									33,600				
24	14.00	344.50	33,600					33,600									33,600				
23	14.00	330.50	33,600					33,600									33,600				
22	14.00	316.50	33,600					33,600									33,600				
21	14.00	302.50	33,600					33,600									33,600				
20	14.00	288.50	33,600					33,600									33,600				
19	14.00	274.50	33,600					33,600									33,600				
18	14.00	260.50	33,600					33,600									33,600				
17	14.00	246.50	33,600					33,600									33,600				
16	14.00	232.50	33,600					33,600	RF	239.50					4,480	4,480	38,080				
15	14.00	218.50	33,600					33,600	15	14.00	225.50	33,600				33,600	67,200				
14	14.00	204.50	33,600					33,600	14	14.00	211.50	33,600				33,600	67,200				
13	14.00	190.50	33,600					33,600	13	14.00	197.50	33,600				33,600	67,200				
12	14.00	176.50	33,600					33,600	12	14.00	183.50	33,600				33,600	67,200				
11	14.00	162.50	33,600					33,600	11	14.00	169.50	33,600				33,600	67,200				
10	14.00	148.50	33,600					33,600	10	14.00	155.50	33,600				33,600	67,200				
9	14.00	134.50	33,600					33,600	9	14.00	141.50	33,600				33,600	67,200				
8	14.00	120.50	33,600					33,600	8	14.00	127.50	33,600				33,600	67,200				
7	14.00	106.50	33,600					33,600	7	14.00	113.50	33,600				33,600	67,200				
6	14.00	92.50	33,600					33,600	6	14.00	99.50	33,600				33,600	67,200				
5	14.00	78.50	33,600					33,600	5	14.00	85.50	33,600				33,600	67,200				
4	14.00	64.50	33,600					33,600	4	14.00	71.50	33,600				33,600	67,200				
3 (GARDEN)	25.00	38.50		19,200				19,200	3 (GARDEN)	25.00	46.50		19,200				19,200	38,400			
2	21.50	18.00	17,200			19,600	1,160	35,040	M	15.50	31.00	20,000			24,340	6,000	50,340	85,380			
LOBBY	18.00	0.00		10,800	5,700	19,600	5,600	38,800	2	15.00	16.00	20,300			23,340	6,000	49,640	88,500			
B1 (HALF)	9.00	-9.00				14,000	10,000	24,000	LOBBY	16.00	0.00		10,800	9,600		12,170	6,000	38,370	62,370		
857,200								38,000	5,700	47,360	22,800	443,500				29,800	9,600	59,850	22,480	565,230	1,528,990
																	AREA ATTRIBUTABLE TO FAR *EXCLUDE PARKING		1,428,880		
																	2010 ENTITLEMENT		1,674,992		

OFFICE 1: 0.00' = +15.0' ABOVE CITY DATUM
 OFFICE 2: 0.00' = +8.0' ABOVE CITY DATUM





1. STREET PERSPECTIVE DOWN WEBSTER



2. STREET PERSPECTIVE



3. STREET PERSPECTIVE



4. AERIAL VIEW TO LANDSCAPE

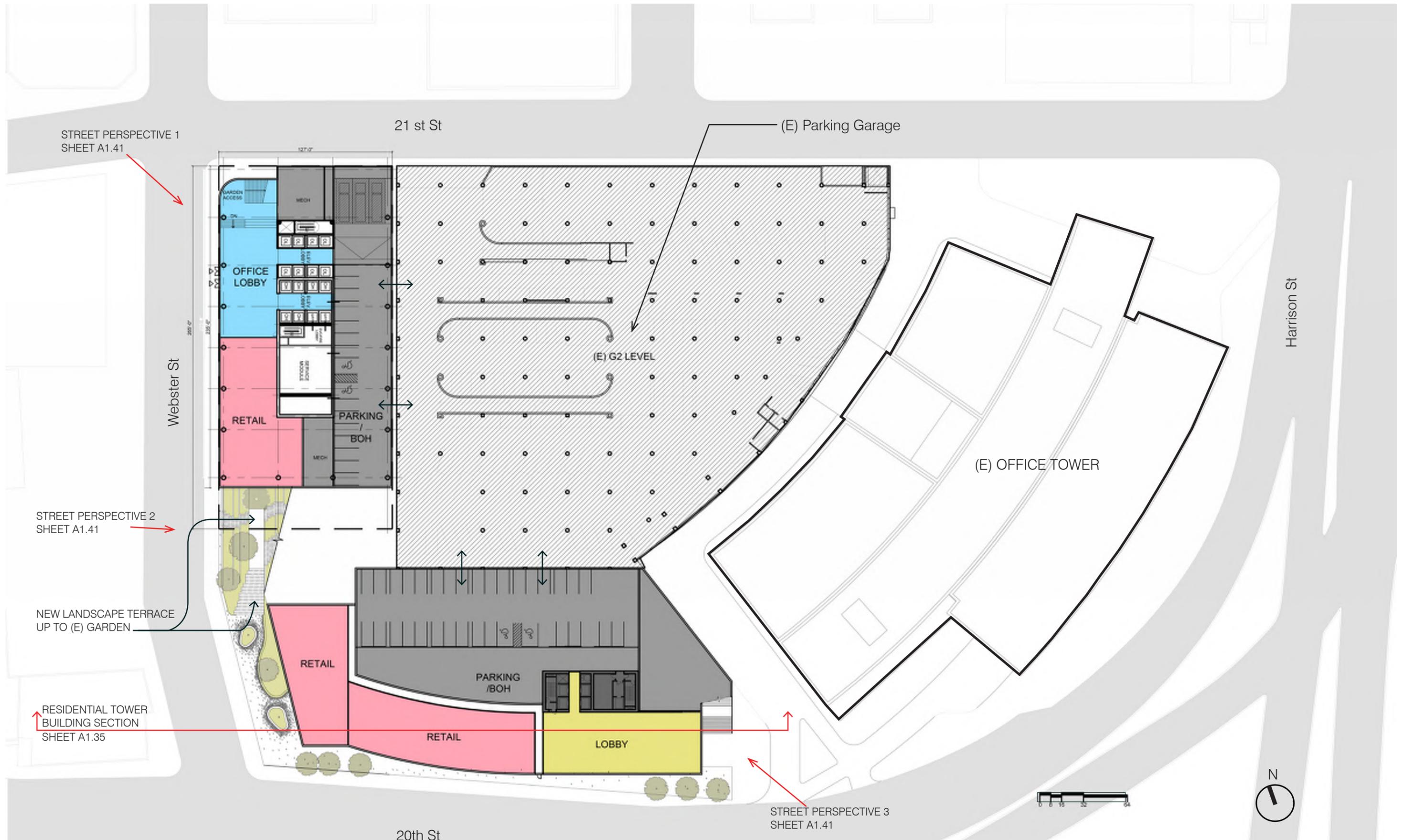


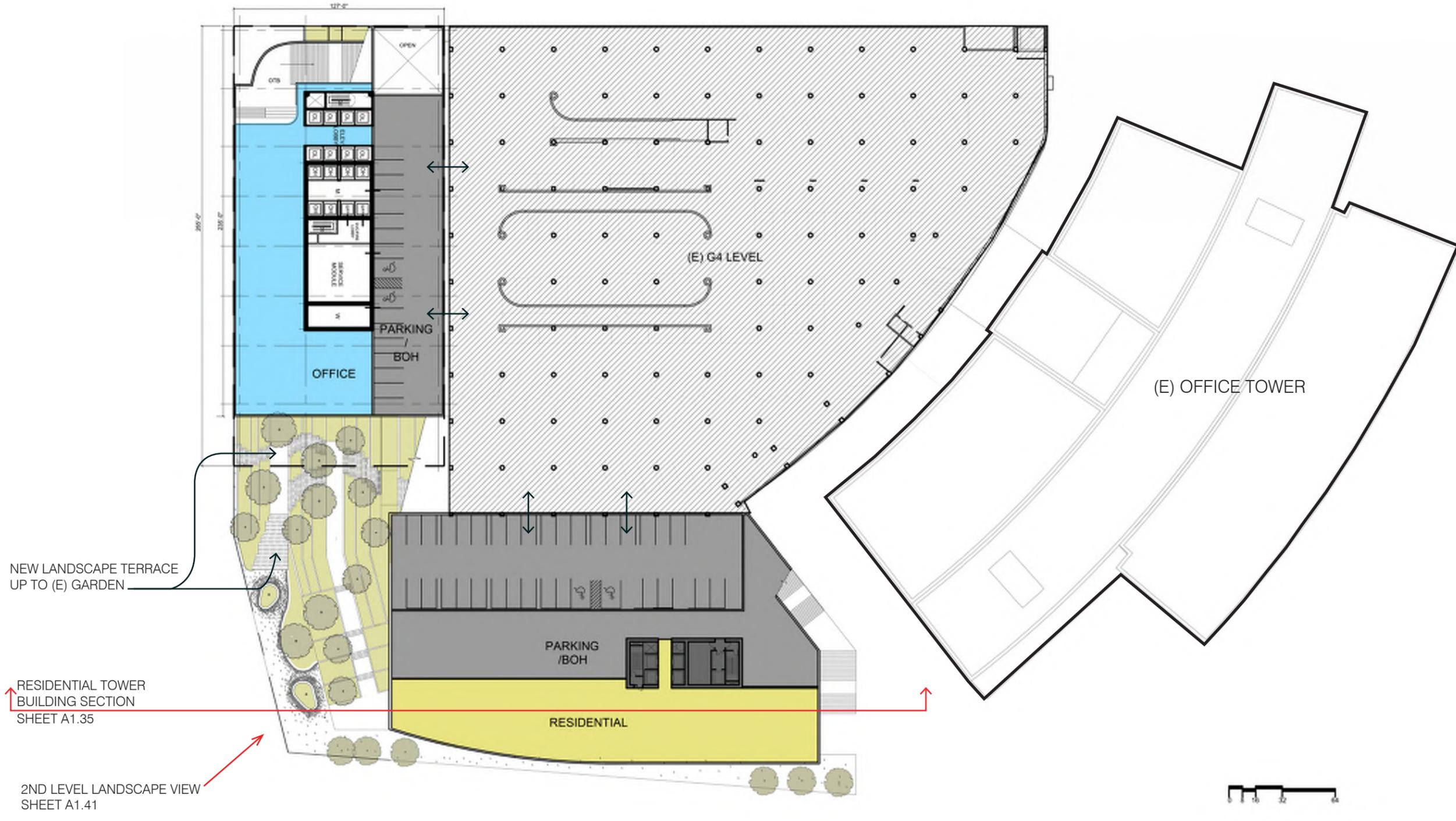
5. 2ND LEVEL LANDSCAPE



6. ROOF GARDEN



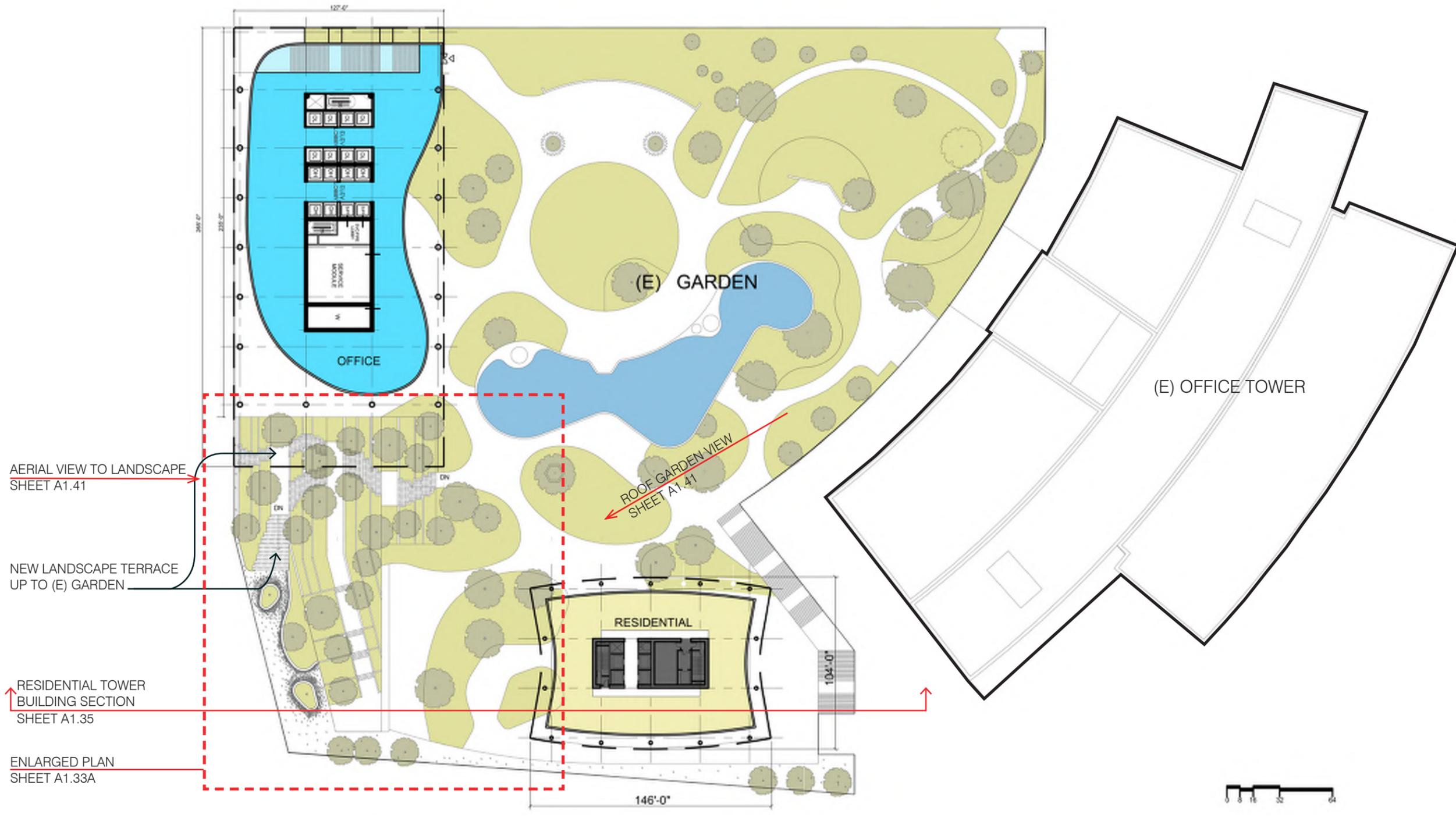




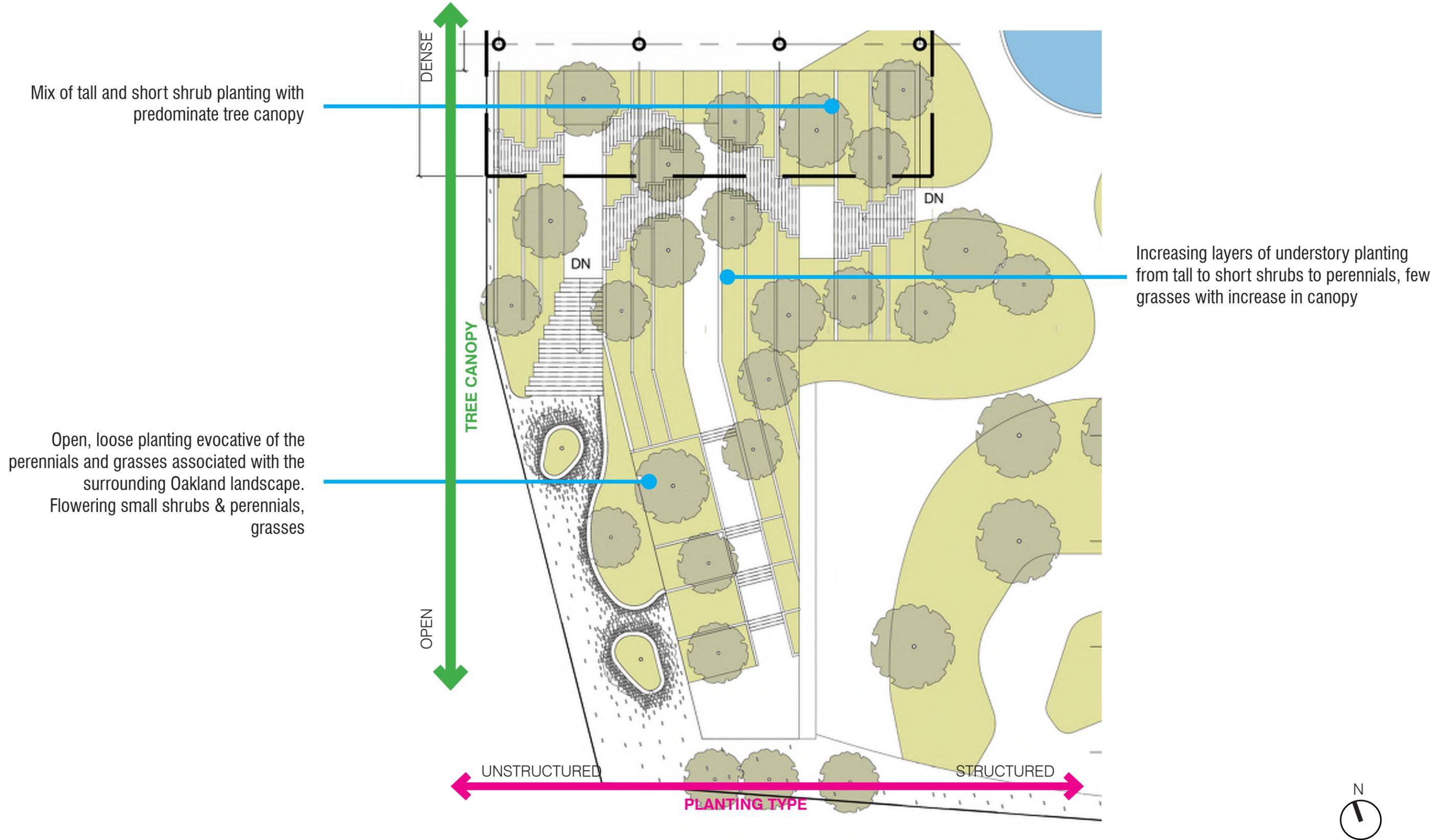
NEW LANDSCAPE TERRACE
UP TO (E) GARDEN

RESIDENTIAL TOWER
BUILDING SECTION
SHEET A1.35

2ND LEVEL LANDSCAPE VIEW
SHEET A1.41



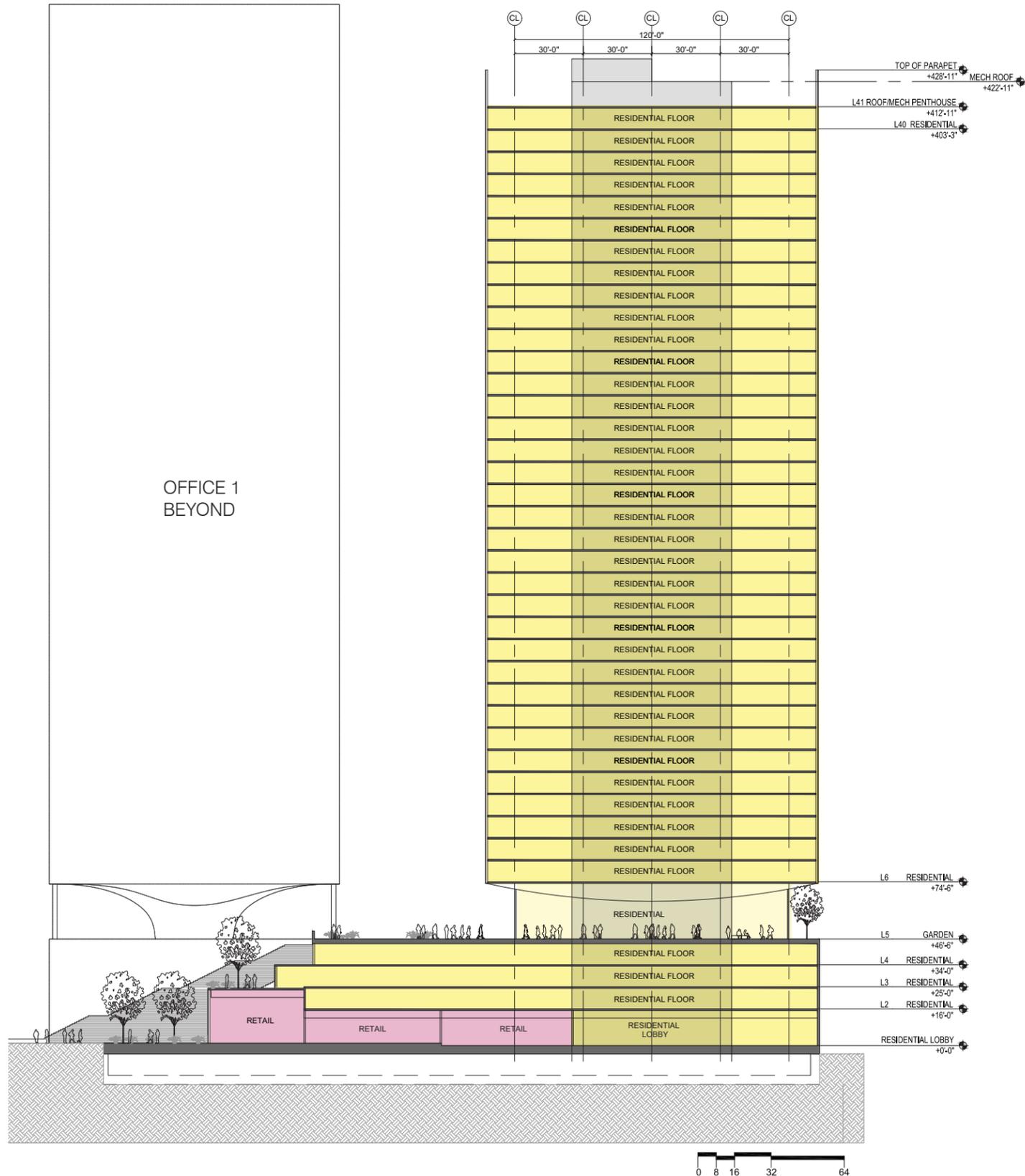
PLANTING CONCEPT



BIRD'S EYE
PERSPECTIVE VIEW
← SHEET A1.40



RESIDENTIAL TOWER
BUILDING SECTION
SHEET A1.35



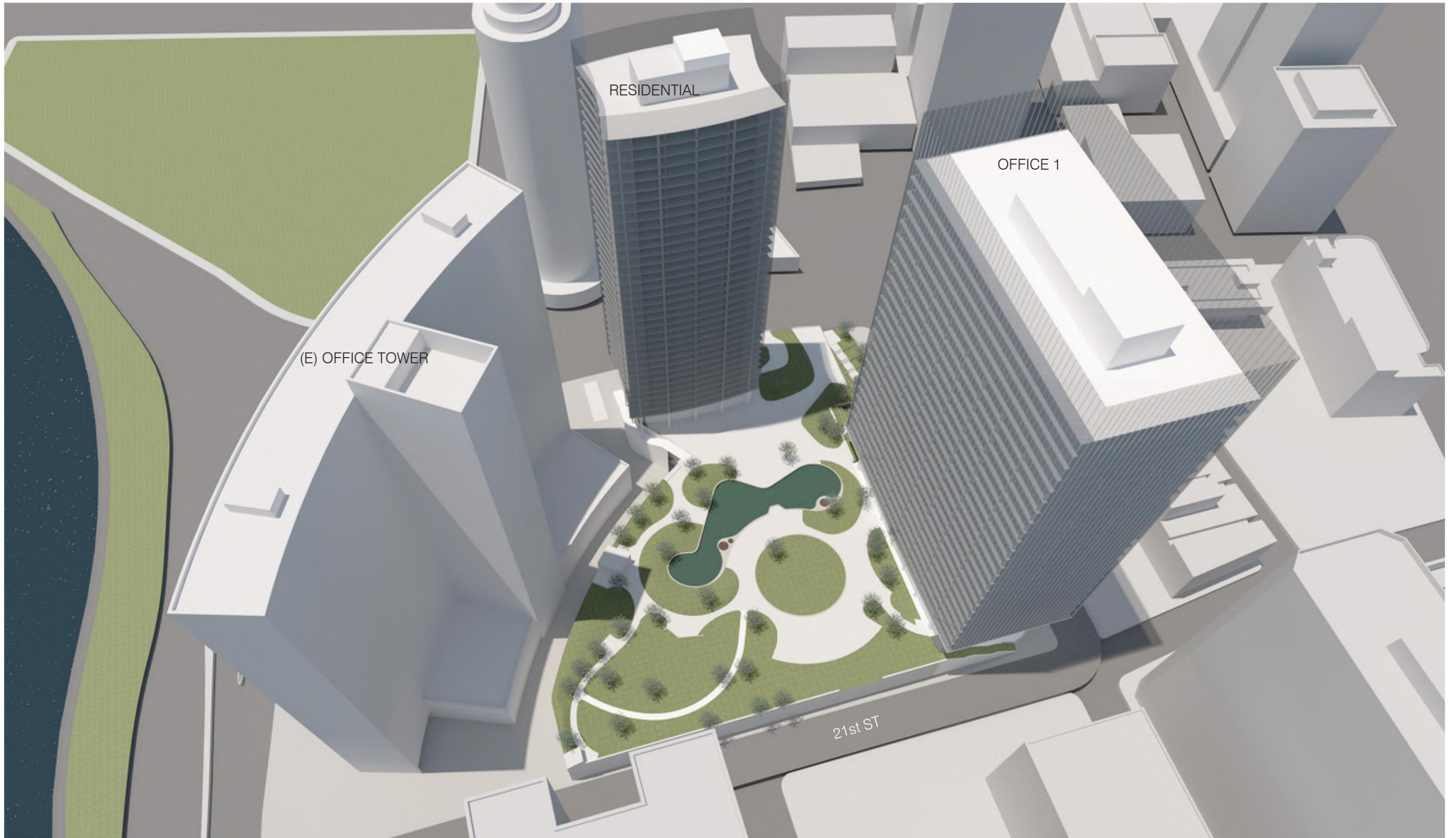
MASTER PLAN II : OFFICE + RESI

Office 1 (on Webster)								Residential (on 20th)						Subtotal Gross Area (SF)	Total Gross Area (SF)	
Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby /Amenity	Retail PHASE I Gross Area	Parking	MECH/BOH	Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Gross Area	# OF UNIT	Retail PHASE II Gross Area			Parking
RF		414.50					5,760				412.95	2,100			2100	2,100
28	14.00	400.50	33,600					31	9.67	316.25	13,760	16			13760	13,760
27	14.00	386.50	33,600					30	9.67	306.58	13,760	16			13760	13,760
26	14.00	372.50	33,600					29	9.67	296.91	13,760	16			13760	13,760
25	14.00	358.50	33,600					28	9.67	287.24	13,760	16			13760	13,760
24	14.00	344.50	33,600					27	9.67	277.57	13,760	16			13760	13,760
23	14.00	330.50	33,600					26	9.67	267.90	13,760	16			13760	13,760
22	14.00	316.50	33,600					25	9.67	258.23	13,760	16			13760	13,760
21	14.00	302.50	33,600					24	9.67	248.56	13,760	16			13760	13,760
20	14.00	288.50	33,600					23	9.67	238.89	13,760	16			13760	13,760
19	14.00	274.50	33,600					22	9.67	229.22	13,760	16			13760	13,760
18	14.00	260.50	33,600					21	9.67	219.55	13,760	16			13760	13,760
17	14.00	246.50	33,600					20	9.67	209.88	13,760	16			13760	13,760
16	14.00	232.50	33,600					19	9.67	200.21	13,760	16			13760	13,760
15	14.00	218.50	33,600					18	9.67	190.54	13,760	16			13760	13,760
14	14.00	204.50	33,600					17	9.67	180.87	13,760	16			13760	13,760
13	14.00	190.50	33,600					16	9.67	171.20	13,760	16			13760	13,760
12	14.00	176.50	33,600					15	9.67	161.53	13,760	16			13760	13,760
11	14.00	162.50	33,600					14	9.67	151.86	13,760	16			13760	13,760
10	14.00	148.50	33,600					13	9.67	142.19	13,760	16			13760	13,760
9	14.00	134.50	33,600					12	9.67	132.52	13,760	16			13760	13,760
8	14.00	120.50	33,600					11	9.67	122.85	13,760	16			13760	13,760
7	14.00	106.50	33,600					10	9.67	113.18	13,760	16			13760	13,760
6	14.00	92.50	33,600					9	9.67	103.51	13,760	16			13760	13,760
5	14.00	78.50	33,600					8	9.67	93.84	13,760	16			13760	13,760
4	14.00	64.50	33,600					7	9.67	84.17	13,760	16			13760	13,760
3(GARDEN)	25.00	39.50		19,200				6	9.67	74.50	13,760	16			13760	13,760
2	21.50	18.00	17,200					5(GARDEN)	28.00	46.50	6,000				6000	25,200
LOBBY	18.00	0.00		10,800	5,700	16,680	1,160	4	12.50	34.00	6,000	6		12,000	18,000	
B1(HALF)	9.00	-9.00				14,000	5,680	3	9.00	25.00	7,000	7		12,000	19,000	
								2	9.00	16.00	7,000	7	13,150	24,000	19,000	57,860
								LOBBY	16.00	0.00	3,100				40,250	64,250
			857,200	30,000	5,700	47,360	22,600				512,800	580	13,150	60,000	585,950	1,548,810

AREA ATTRIBUTABLE TO FAR *EXCLUDE PARKING 1,441,450

2010 ENTITLEMENT 1,474,992

OFFICE 1: 0.00' = +15.0' ABOVE CITY DATUM
RESIDENTIAL: 0.00' = +6.5' ABOVE CITY DATUM





1. STREET PERSPECTIVE DOWN WEBSTER



2. STREET PERSPECTIVE



3. STREET PERSPECTIVE



4. AERIAL VIEW TO LANDSCAPE

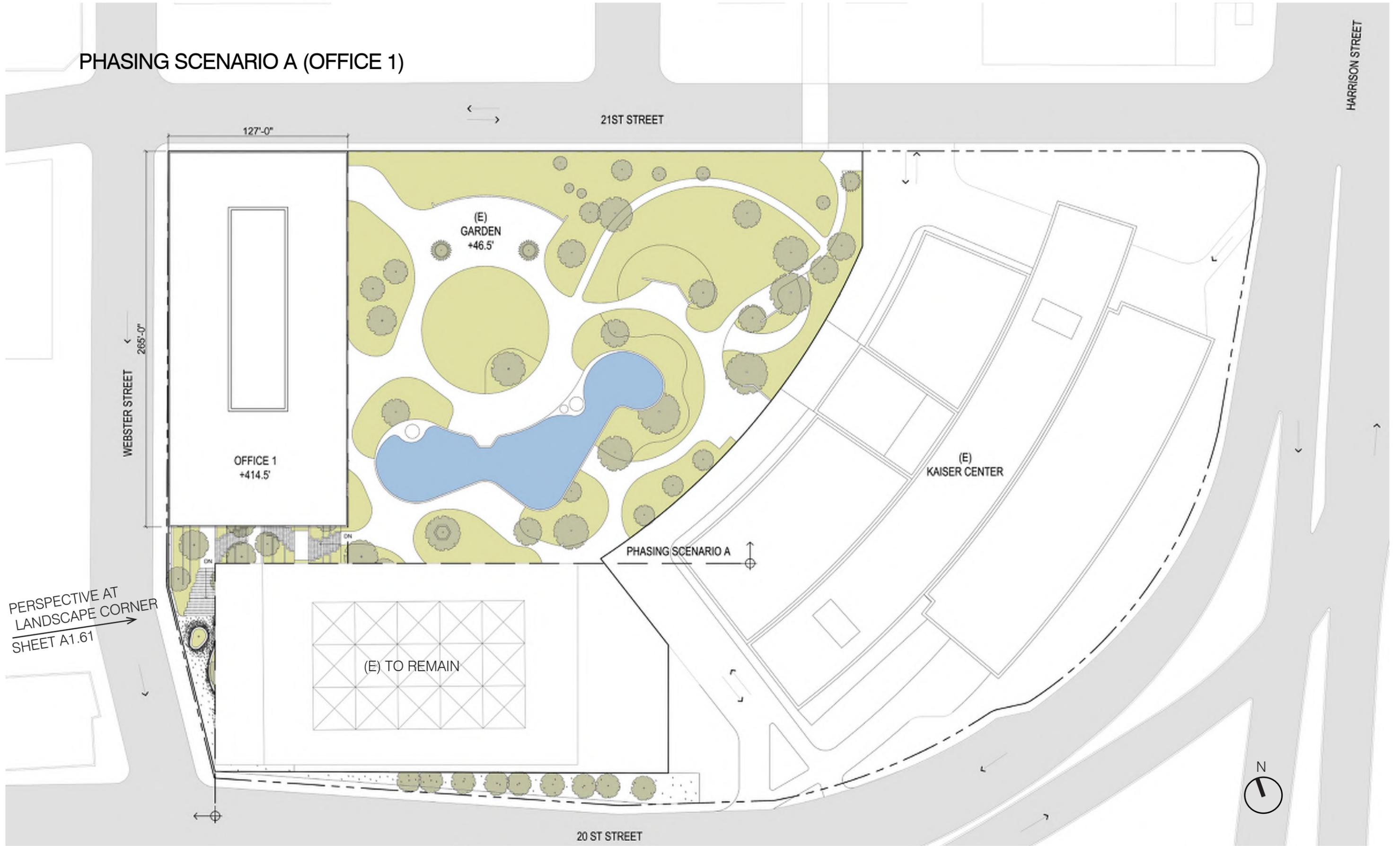


5. 2ND LEVEL LANDSCAPE



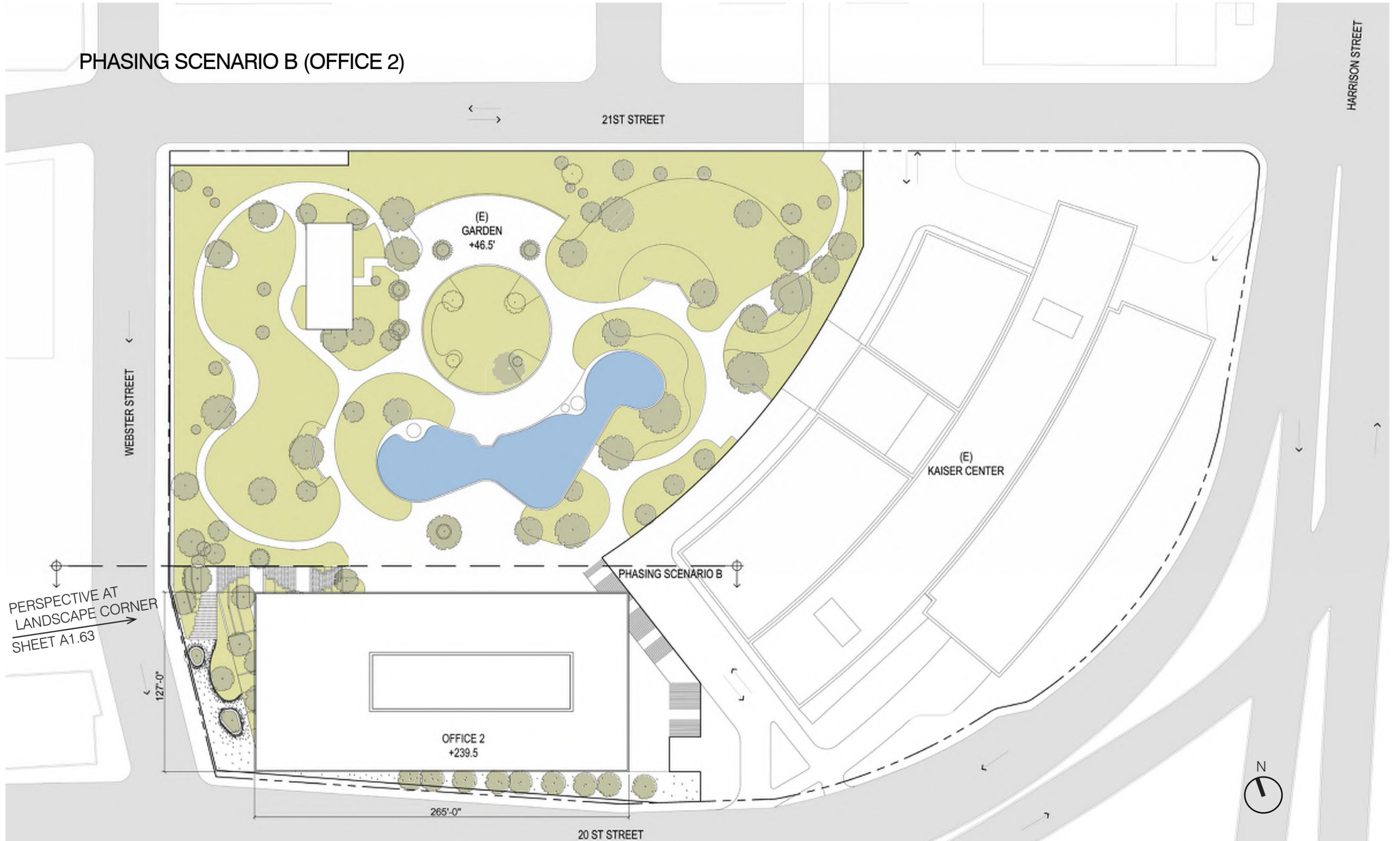
6. ROOF GARDEN

PHASING SCENARIO A (OFFICE 1)





PHASING SCENARIO B (OFFICE 2)



PERSPECTIVE AT
LANDSCAPE CORNER
SHEET A1.63



PHASING SCENARIO C (RESIDENTIAL)



PERSPECTIVE AT
LANDSCAPE CORNER
SHEET A1.65

