

Location: 2126 Martin Luther King Jr Way (See map on reverse)

Assessor's Parcel Number: APN: 008-0659-023-00 & 008-0659-022-00

Proposal: To construct a new six-story, 62 unit multi-family affordable housing residential building with a Service-Enriched Permanent Housing Residential Activity component.

Applicant: SGPA Architecture for Resources for Community Development

Contact Person/ Alexis Burck

Phone Number: (415) 983-0131

Owner: Embark Apartments, L. P.

Case File Number: PLN15351

Planning Permits Required: Regular Design Review to construct a new six-story, 62 unit multi-family affordable housing residential building with a density bonus of 6 units where 56 units are permitted (10% bonus) and density incentives (1) for a building height of 75' where 55' is permitted; and (2) open space of 2,200 square feet where 4,650 square feet are required; and (3) to reduce the ground floor active space for office use.
Major Conditional Use Permit for a Service-Enriched Permanent Housing Residential Activities.
Minor Conditional Use Permit for a reduction in parking from 62 off-street parking spaces to 31 off-street parking spaces (50% reduction).

General Plan: Central Business District

Zoning: CBD-X
Height Area 1
Height Area 4

Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; In-fill development projects
15303 of the State CEQA Guidelines; new construction of small structures.
Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.

Historic Status: No historic record – Vacant Lot

Service Delivery District: Metro

City Council District: 3

Date Filed: 10/29/15 (Revised plans submitted 1/15/16)

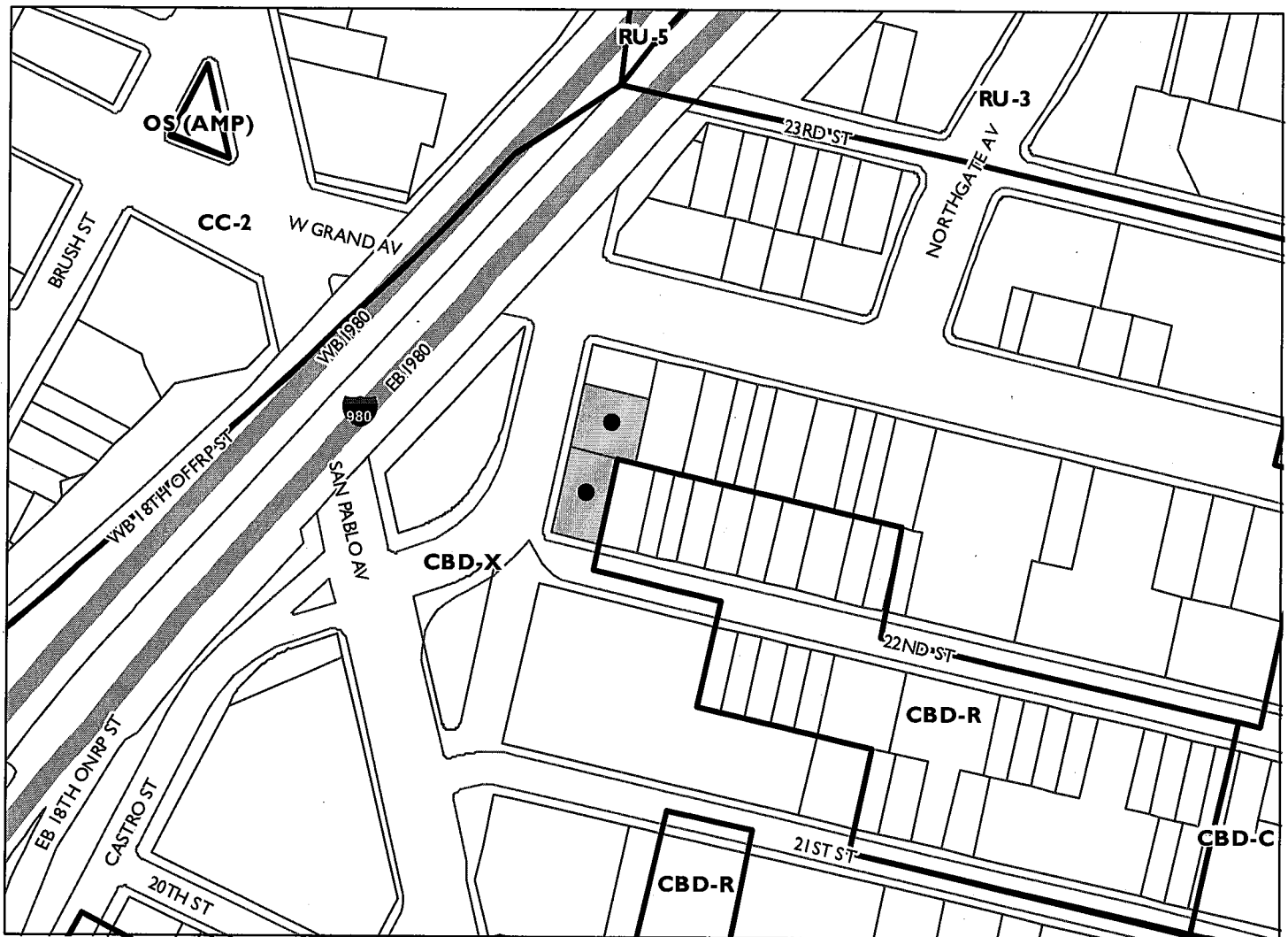
Finality of Decision: Appealable to City Council within 10 days

For Further Information: Contact case planner **Michael Bradley** at (510) 238-6935 or mbradley@oaklandnet.com

SUMMARY

This project proposal is Regular Design Review to construct a new six-story, 62 unit multi-family affordable housing residential building with a density bonus of 6 units to total 62 where 56 units are permitted (10% bonus) and density incentives (1) for a building height of 75' where 55 is permitted (in the northern portion of the site in height area 1); (2) open space of 2,200 square feet where 4,650

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN15551

Applicant: SGPA Architecture for Resources for Community Development

Address: 2126 Martin Luther King Jr Way

Zone: CBD-X

square feet are required; and (3) to reduce the ground floor active space for office use. Also a Major Conditional Use Permit for Service-Enriched Permanent Housing Residential Activities to support on and off-site services and a Minor Conditional Use Permit for a reduction in parking from 62 off-street parking spaces to 31 off-street parking spaces.

As detailed below, the project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions of approval.

PROJECT DESCRIPTION

This project proposal is to construct a new six-story residential building with 62 units of affordable housing for veterans including studio, one-, and two-bedroom apartments, with affordable levels for incomes from 30%-50% (very low income) of the Area Median Income (AMI). 31 apartments will be set-aside for homeless veterans. The proposed building is for five stories of wood frame construction over a concrete podium with open space at the ground level, on the podium, and a south facing rooftop patio. The site will also include Service-Enriched Permanent Housing Residential Activity component with the ground floor featuring a community room, manager's office, services offices, and an at grade parking garage. The Service-Enriched support services include: (a) housing retention services, (b) case management; (c) benefits advocacy and income support assistance; (d) money management; (e) nutritional counseling; (f) community building; and (g) assistance in obtaining other resources and support for residents such as child care, transportation, job training and job placement. The project proposes 31 off-street parking spaces. (See Attachment A)

PROPERTY DESCRIPTION

The subject property consists of two parcels with a total of 13,146 square feet of area and is bordered by Martin Luther King Jr Way and 22nd Street. The subject property is located in the CBD-X Central Business District Zone across the street from Veterans Affairs (VA) outpatient clinic with predominantly low to high density residential properties to the rear (east) of the site. (See Attachment B)

GENERAL PLAN ANALYSIS

The subject site is in the Central Business District (CBD) classification of the City of Oakland General Plan. The Central Business District classification is intended 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.

Objective N3 of the Oakland General Plan Land Use and Transportation Element states: "Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community". This proposal, to create a 62 residential unit six story building conforms to the City of Oakland Comprehensive General Plan and is consistent with the Central Business District general plan designation.

The proposed 62 unit residential development will not detract from the character of this Central Business District neighborhood, but rather, should enhance it.

ZONING ANALYSIS

The zoning for the subject property is the CBD-X, Central Business District Mixed Commercial Zone. The intent of the CBD-X zone is to designate areas of the Central Business District appropriate for a wide range of upper story and ground level residential, commercial, and compatible light industrial activity. The proposal is for a new six-story, 62 unit multi-family affordable housing residential building with a Service-Enriched Permanent Housing Residential Activity component.

The proposal is for a new six-story, 62 unit multi-family affordable housing residential building with a Service-Enriched Permanent Housing Residential Activity component. Design Review, and a Major and Minor Conditional Use permit are required. Staff finds that the proposed application meets the City of Oakland Planning Code regulations (see Findings for Approval).

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Sec. 15332, in-fill development projects, and 15183, projects consistent with the general plan or zoning. In-fill development findings are included in the findings section of this report, beginning on page 12.

KEY ISSUES AND IMPACTS

1. Design Review

The project is located on a 13, 146 square foot corner parcel at Martin Luther King Jr Way and 22nd Street in the CBD-X Central Business District Zone. The proposed project requires Regular Design Review to construct a new six-story, 62 unit multi-family affordable housing residential building. The proposed design applies a combination of materials including stucco, composite architectural panels, textured concrete, aluminum frame windows, metal sun shades, aluminum panels, metal guardrails and a variation of colors consistent with the design review guidelines and will work well to integrate the development with the neighboring structures. To minimize perceived bulk, the design applies a series of projections to articulate the building elevations. This design approach successfully allows the building to achieve a hierarchy of volumes and proportions that relate well to the neighborhood. The proposed design will relate well with surrounding land uses in terms of setting, scale, bulk, height, materials, and textures.

The proposal is to construct a new six-story, 62 unit multi-family affordable housing residential building with a density bonus of 6 units to total 62 where 56 units are permitted (10% bonus) density incentives (1) for a building height of 75' where 55 is permitted (in the northern portion of the site in height area 1); (2) open space of 2,200 square feet where 4,650 square feet are required; and (3) to reduce the ground floor active space for office use.

Justification for the density bonus and incentives are based on the proposed project meeting the required Design Review criteria and that the proposed development will be compatible with, and

will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density. The applicant has submitted a Project Feasibility Statement. (See Attachment C)

2. Conditional Use Permit for Service-Enriched Permanent Housing Residential Activities

A conditional use permit is required for Service-Enriched Permanent Housing Residential Activities.

Justification for the conditional use permit is based on the proposed project meeting the required Design Review criteria and that the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density. The site will also include Service-Enriched Permanent Housing Residential Activity component with the ground floor featuring a community room, manager's office, services offices, and an at grade parking garage. The Service-Enriched support services include: (a) housing retention services, (b) case management; (c) benefits advocacy and income support assistance; (d) money management; (e) nutritional counseling; (f) community building; and (g) assistance in obtaining other resources and support for residents such as child care, transportation, job training and job placement. The project proposes 31 off-street parking spaces. The applicant has submitted a Services Plan. (See Attachment D)

3. Conditional Use Permit for a Reduction in Parking Up to 50%

A minor conditional use permit is required for a reduction in parking from 62 off-street parking spaces to 31 off-street parking spaces.

Justification for the conditional use permit is based on the proposed project meeting the required Design Review criteria and the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density. Also, the subject site is in close proximity to 2 forms of public transit (BART, AC-Transit), thus the reduction in parking is not likely to create an impact on the surrounding neighborhood. In addition the vast majority of, if not all, of the low-income residents will not have cars. The proposed development with a reduction in parking to 31 parking spaces will preserve a convenient and functional working and living environment; and therefore should not affect the general quality and character of the neighborhood. The applicant has submitted a Transportation Trip Generation Analysis. (See Attachment F)

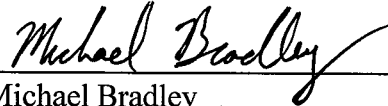
CONCLUSION

The proposed project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions.

RECOMMENDATIONS:

1. Affirm staff's environmental determination
2. Approve the Major and Minor Conditional Use Permits and Regular Design Review application PLN15351 subject to the attached findings and conditions of approval.

Prepared by:



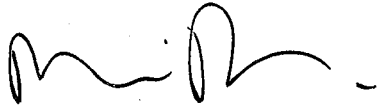
Michael Bradley
Planner II

Reviewed by:



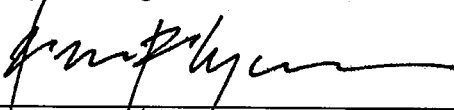
Scott Miller
Zoning Manager

Reviewed by:



Darin Ranelletti, Deputy Director
Bureau of Planning

Approved for forwarding to the
City Planning Commission:



RACHEL FLYNN, Director
Bureau of Planning and Building

ATTACHMENTS:

- A. Project Plans
- B. Context Photographs
- C. Project Feasibility Statement
- D. Services Plan Description
- E. Community Meeting Notice and Summary
- F. TJKM Transportation Consultants Trip Generation Analysis

FINDINGS FOR APPROVAL

FINDINGS FOR APPROVAL:

This proposal meets all the required findings under Section 17.136.050.A, of the Regular Design Review criteria for Residential Facilities; Section 17.134.050, of the General Use Permit criteria; and all the required findings under Section 17.102.212.A, of the Special Regulations Applying to Service-Enriched Permanent Housing Residential Activities criteria and as set forth below and which are required to approve your application. Required findings are shown in **bold type**; reasons your proposal satisfies them are shown in normal type.

17.136.050A - RESIDENTIAL DESIGN REVIEW CRITERIA:

- 1. The proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

The project is located on a 13, 146 square foot corner parcel at Martin Luther King Jr Way and 22nd Street in the CBD-X Central Business District Zone. The proposed project requires Regular Design Review to construct a new six-story, 62 unit multi-family affordable housing residential building. The proposed design applies a combination of materials including stucco, composite architectural panels, textured concrete, aluminum frame windows, metal sun shades, aluminum panels, metal railings and a variation of colors consistent with the design review guidelines and will work well to integrate the development with the neighboring structures. To minimize perceived bulk, the design applies a series of projections to articulate the building elevations. This design approach successfully allows the building to achieve a hierarchy of volumes and proportions that relate well to the neighborhood. The proposed design will relate well with surrounding land uses in terms of setting, scale, bulk, height, materials, and textures.

The proposal is to construct a new six-story, 62 unit multi-family affordable housing residential building with a density bonus of 6 units to total 62 where 56 units are permitted (10% bonus) density incentives (1) for a building height of 75' where 55 is permitted (in the northern portion of the site in height area 1); (2) open space of 2,200 square feet where 4,650 square feet are required; and (3) to reduce the ground floor active space for office use.

Justification for the density bonus and incentives are based on the proposed project meeting the required Design Review criteria and that the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density. The project proposes a community of 62 units serving households at 30% to 50% of the Area Median Income.

- 2. The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

The proposal will enhance the surrounding area by adding desirable site improvements to enhance the public safety, security and appearance of the neighborhood. This area of the

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Uptown neighborhood has a desirable mix of multi-family dwellings dwelling consisting of two to six stories, thus this new development will increase property values for the surrounding neighborhood and be compatible with existing and future developments.

3. The proposed design will be sensitive to the topography and landscape.

The proposed 62 residential unit building is located on a flat lot. The proposed design incorporates landscaping into the site plan.

4. If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.

The proposed 62 residential unit building is located on a flat lot.

5. The proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.

The subject site is in the Central Business District (CBD) classification of the City of Oakland General Plan. The Central Business District classification is intended 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.

Objective N3 of the Oakland General Plan Land Use and Transportation Element states: "Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community". This proposal, to create a 62 residential unit six-story building conforms to the City of Oakland Comprehensive General Plan and is consistent with the Central Business District general plan designation.

The proposed 62 unit residential development will not detract from the character of this Central Business District neighborhood, but rather, should enhance it.

SECTION 17.134.050 – GENERAL USE PERMIT FINDINGS:

- A. That the location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

A conditional use permit is required for Service-Enriched Permanent Housing Residential Activities and for a reduction in parking from 62 spaces to 31 off-street parking spaces.

Justification for the conditional use permit is based on the proposed project meeting the required Design Review criteria and that the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density. The Service Enriched Permanent Housing activity is appropriate at the subject location because the building design with a community room, manager's office, and services office will allow residents to live comfortably as well as interact confidentially with service providers. Further the close proximity to the proposed service provider partners, make the location very desirable in the Uptown/Downtown Oakland area. Also, the subject site is in close proximity to several forms of transit thus the additional units and reduction in parking will not create an impact on the surrounding neighborhood. In addition the vast majority of the low-income residents will not have cars. The proposed development with an additional six units and a reduction in parking to 31 parking spaces will preserve a convenient and functional working and living environment; and therefore should not affect the general quality and character of the neighborhood

The proposed Resident Services Program (RSP) planned for Embark Apartments is a community driven, service enriched model that is voluntary, on-site and promotes resident empowerment & self-sufficiency. The proposed program focuses on short-term assessment & case management with residents to provide information & referrals to outside agencies, as required and desired by residents. The on-site Services Manager can link residents to a comprehensive, integrated network of local resources with the goal of assisting residents in maintaining their permanent affordable housing opportunity and creating healthy and stable lives.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.

The location, design and site planning of the proposed development will provide a convenient and functional working and shopping environment, and will attempt to preserve the attractive nature of the use and its location and setting warrant. The proposal will preserve a convenient and functional working and living environment; therefore it would not affect the general quality and character of the neighborhood.

While a services office has been incorporated into the project design to provide a private space onsite for residents to meet (as needed) with a service coordinator or case manager, the development will not be a licensed facility and most direct services will be provided at other agencies at their separate facilities, thus not impacting the surrounding neighborhood while creating a convenient and functioning living and working environment for the residents.

The proposed development with an additional six units and a reduction in parking to 31 parking spaces will preserve a convenient and functional working and living environment; and therefore should not affect the general quality and character of the neighborhood

C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

The proposed development will enhance the successful operation of the surrounding area in its basic community function and will provide an essential service to the community or region. This will be achieved by adding an affordable permanent housing development for individuals. The services plan for the proposed project draws on the expertise of experienced and specialized service providers to offer residents the support necessary to retain housing, improve their health, and maximize their ability to live and work in the community.

D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.

The proposal conforms with all significant aspects of the design review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined above.

E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.

The subject site is in the Central Business District (CBD) classification of the City of Oakland General Plan. The Central Business District classification is intended 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.

Objective N3 of the Oakland General Plan Land Use and Transportation Element states: "Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community". This proposal, to create a 62 residential unit six-story building conforms to the City of Oakland Comprehensive General Plan and is consistent with the Central Business District general plan designation.

The proposed 62 unit residential development will not detract from the character of this Central Business District neighborhood, but rather, should enhance it.

Conditional Use Permit Findings for Service-Enriched Permanent Housing, Residential Activities (Section 17.102.212A):

- 1. Staffing of the facility is in compliance with any State Licensing Agency requirements;**

The development will not be a licensed service facility and most direct services can be provided by other licensed agencies at their separate offsite facilities. The services plan for the proposed project draws on the expertise of experienced and specialized service providers to offer residents the support necessary to retain housing, improve their health, and maximize their ability to live, and work in the community. The services plan adopts a consumer-driven team approach, and tenant participation in all services is voluntary.

The proposed Resident Services Program (RSP) planned for Embark Apartments is a community driven, service enriched model that is voluntary, on-site and promotes resident empowerment & self-sufficiency. The proposed program focuses on short-term assessment & case management with residents to provide information & referrals to outside agencies, as required and desired by residents. The on-site Services Manager can link residents to a comprehensive, integrated network of local resources with the goal of assisting residents in maintaining their permanent affordable housing opportunity and creating healthy and stable lives.

Services staffing at Embark Apartments will include at least a .15 FTE on-site Resources for Community Development (RCD) Resident Services Manager who will oversee all services delivery and programming. Programming will be staffed by a combination of contracted personnel and volunteers.

Programming will include:

- **Voluntary Services:** which is consistent with the principles of service-enriched housing. The RCD Services Manager outreaches to all residents, but it is each residents decision whether and to what extent to participate.
- **Monthly Property Management, RCD Asset Management and Services Meetings:** will occur with an emphasis on service interventions for house rule and lease violations. Staff will work with all tenants on housing retention issues to insure that they remain in their permanent housing setting.
- **Weekly Office Hours:** the Resident Services Manager will maintain weekly office hours and will be available to all residents on-site, providing short-term case management, informal assessments and information & referrals to outside agency service providers, as needed.
- **Educational Workshops:** on topics such as parenting, health & wellness, financial literacy, employment searches and resume building and community garden topics will be offered for all residents to participate in.
- **Monthly Community Meetings:** the Property Manager & RCD Services Manager will facilitate monthly resident meetings to discuss building & community issues and provide an opportunity for residents to offer suggestions to improve the quality of their living environment. In this way, residents become partners with Property Management & Services in ensuring that Embark Apartments remains healthy, vibrant and a caring community.

2. **If located in a residential zone, the operation of buses and vans to transport residents to and from off-site activities does not generate vehicular traffic substantially greater than that normally generated by Residential Activities in the surrounding area;**

The site is not within a purely residential zone, but rather in the CBD-X, Central Business District Mixed Commercial Zone. The intent of the CBD-X zone is to designate areas of the Central Business District appropriate for a wide range of upper story and ground level residential, commercial, and compatible light industrial activity. Most of the proposed service providers are within walking distance and minimal vehicular traffic will be created from the services provided.

3. **If located in a residential zone, the on-street parking demand generated by the facility due to visitors is not substantially greater than that normally generated by the surrounding Residential Activities;**

The site is not within a purely residential zone, but rather in the CBD-X, Central Business District Mixed Commercial Zone. The intent of the CBD-X zone is to designate areas of the Central Business District appropriate for a wide range of upper story and ground level residential, commercial, and compatible light industrial activity. The Serviced-Enriched activities will take place mostly offsite and when onsite will only be on a one-on-one basis, thus also less likely to adversely affect the surrounding neighborhood nor create a parking demand greater than would normally be generated.

4. **If located in a residential zone, arrangements for delivery of goods are made within the hours that are compatible with and will not adversely affect the livability of the surrounding properties;**

The site is not within a purely residential zone, but rather in the CBD-X, Central Business District Mixed Commercial Zone. The intent of the CBD-X zone is to designate areas of the residential, commercial, and compatible light industrial activity. The facility will contain both studio and one-bedroom units with individuals living separately within them, thus large deliveries to multiple tenants will be unlikely. Further any deliveries that do occur will be during daytime hours and will not adversely affect the livability of the surrounding properties. Central Business District appropriate for a wide range of upper story and ground level.

5. **The facility's program does not generate noise at levels that will adversely affect the livability of the surrounding properties;**

The proposal is for a 6 story 62 unit residential apartment building and the noise generated from the facility should not exceed that of any residential apartment building with a similar amount of dwelling units.

CITY OF OAKLAND
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
CLASS 32 (IN-FILL DEVELOPMENT) EXEMPTION FINDINGS

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. Categorical exemptions are descriptions of types of projects which the Secretary of the Resources Agency of the State of California has determined do not have a significant effect on the environment, and therefore are not subject to further environmental review under CEQA.

The Class 32 exemption (Section 15332 of the State CEQA Guidelines) is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. In order to qualify for this exemption, projects must comply with all of the following findings.

Please indicate the way in which the proposal meets the following required criteria.

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:

This project is consistent with the Central Business District general plan designation. The Central Business District classification is intended 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 zoning of the site is the CBD-X, Central Business District Mixed Commercial Zone. The intent of the CBD-X zone is to designate areas of the Central Business District appropriate for a wide range of upper story and ground level residential, commercial, and compatible light industrial activity.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:

The proposed development occurs within City limits on a project site of 13,2146 square feet.

3. The project site has no value as habitat for endangered, rare or threatened species:

The project site has no known value as habitat for endangered, rare or threatened species.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality because of the relatively low amount of units; very low income residents

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that are likely own few cars; the limited number of onsite services provided; and in close proximity to BART and AC Transit.

5. The site can be adequately served by all required utilities and public services:

The project site can be adequately served by all required utilities and public services.

CONDITIONS OF APPROVAL
PLN15351

STANDARD CONDITIONS:**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans the plans dated **January 16, 2016** and submitted on **January 16, 2016**, as amended by the following conditions of approval and mitigation measures, if applicable ("Conditions of Approval" or "Conditions").

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with

CONDITIONS OF APPROVAL
PLN15351

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The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

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the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim,

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judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with the Bureau of Building, if directed by the Building Official, Director of City Planning, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a

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sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

14. Regulatory Permits and Authorizations from Other Agencies

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

15. Graffiti Control

Requirement:

- c. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the

mitigation of the impacts of graffiti. Such best management practices may include, without limitation:

- i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - iii. Use of paint with anti-graffiti coating.
 - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- d. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
- i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
 - ii. Covering with new paint to match the color of the surrounding surface.
 - iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Landscape Plan

Landscape Plan Required

Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

Landscape Installation

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

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Monitoring/Inspection: Bureau of Building

Landscape Maintenance

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Construction-Related Air Pollution Controls (Dust and Equipment Emissions)

Requirement: The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.
- e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f. Limit vehicle speeds on unpaved roads to 15 miles per hour.

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- g. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
- i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.

19. Exposure to Air Pollution (Toxic Air Contaminants)

Health Risk Reduction Measures

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose one of the following methods:

- i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.
- or -
- ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:
 - Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing

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maintenance plan for the building's HVAC air filtration system shall be required.

- Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
- Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
- The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.
- Sensitive receptors shall be located on the upper floors of buildings, if feasible.
- Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid poplar (*Populus deltoids X trichocarpa*), and Redwood (*Sequoia sempervirens*).
- Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
- Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
- Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
 - Installing electrical hook-ups for diesel trucks at loading docks.
 - Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
 - Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
 - Prohibiting trucks from idling for more than two minutes.
 - Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Maintenance of Health Risk Reduction Measures

Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.

When Required: Ongoing

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Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

20. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

21. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

22. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

23. Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and

- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

24. Site Design Measures to Reduce Stormwater Runoff

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

- a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
- b. Utilize permeable paving in place of impervious paving where appropriate;
- c. Cluster structures;
- d. Direct roof runoff to vegetated areas;
- e. Preserve quality open space; and
- f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

25. Architectural Copper

Requirement: The project applicant shall implement Best Management Practices (BMPs) concerning the installation, treatment, and maintenance of exterior architectural copper during and after construction of the project in order to reduce potential water quality impacts in accordance with Provision C.13 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The required BMPs include, but are not limited to, the following:

- a. If possible, use copper materials that have been pre-patinated at the factory;
- b. If patination is done on-site, ensure rinse water is not discharged to the storm drain system by protecting storm drain inlets and implementing one or more of the following:

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- c. Discharge rinse water to landscaped area;
- d. Collect rinse water in a tank and discharge to the sanitary sewer , with approval by the City; or haul off-site for proper disposal;
- e. During maintenance activities, protect storm drain inlets to prevent wash water discharge into storm drains; and
- f. Consider coating the copper with an impervious coating that prevents further corrosion.

When Required: During construction; ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

26. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

27. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Extreme Construction Noise***Construction Noise Management Plan Required***

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where

- feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
 - iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
 - v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

29. Extreme Construction Noise

Construction Noise Management Plan Required

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- vi. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- vii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- viii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;

- ix. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- x. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

30. Construction Noise Complaints

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

- a. Designation of an on-site construction complaint and enforcement manager for the project;
- b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
- c. Protocols for receiving, responding to, and tracking received complaints; and
- d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

31. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels

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exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

32. Construction Activity in the Public Right-of-Way

Obstruction Permit Required

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

Repair of City Streets

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

33. Bicycle Parking

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings

submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

34. Construction and Demolition Waste Reduction and Recycling

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

35. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

36. Recycling Collection and Storage Space

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic

feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

37. Green Building Requirements

Compliance with Green Building Requirements During Plan-Check

Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
 - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
 - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
 - CALGreen mandatory measures.
 - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
 - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

Compliance with Green Building Requirements During Construction

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

The following information shall be submitted to the City for review and approval:

- i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
- ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
- iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

Compliance with Green Building Requirements After Construction

Requirement: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

38. Sanitary Sewer System

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

39. Storm Drain System

Requirement: The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

CONDITIONS OF APPROVAL

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

Site Specific Conditions of Approval

40. Garage Alert Buzzer

Ongoing

A buzzer warning system shall be installed in the garage that is triggered as vehicles inside the garage approach the sidewalk to serve as an alert to pedestrians that a vehicle is approaching from the garage. The buzzer volume shall be no louder than necessary for pedestrians to hear on the Martin Luther King Jr Way sidewalk and the volume should be adjustable such that off-site impacts are avoided.

41. Encroachment Permit

Prior to issuance of building permit.

The applicant shall obtain any encroachment permits, waiver of damages or other approvals required by the Bureau of Building, for any privately constructed public improvements, or any permanent or temporary elements located in the public right of way.

42. Window and Door Details.

Prior to issuance of building permit.

The applicant shall submit to the Planning and Zoning Division for review and approval, a window and door schedule, including cross-sections and elevations, and final architectural details of the front and side elevations.

43. Meter Shielding.

Prior to issuance of building permits.

The applicant shall submit for review and approval by the Planning and Zoning Division, plans showing the location of any and all utility meters, transformers, and the like located within a box set within the building, located on a non-street facing elevation, or screened from view from any public right of way.

44. Street Trees.

Prior to issuance of building permit.

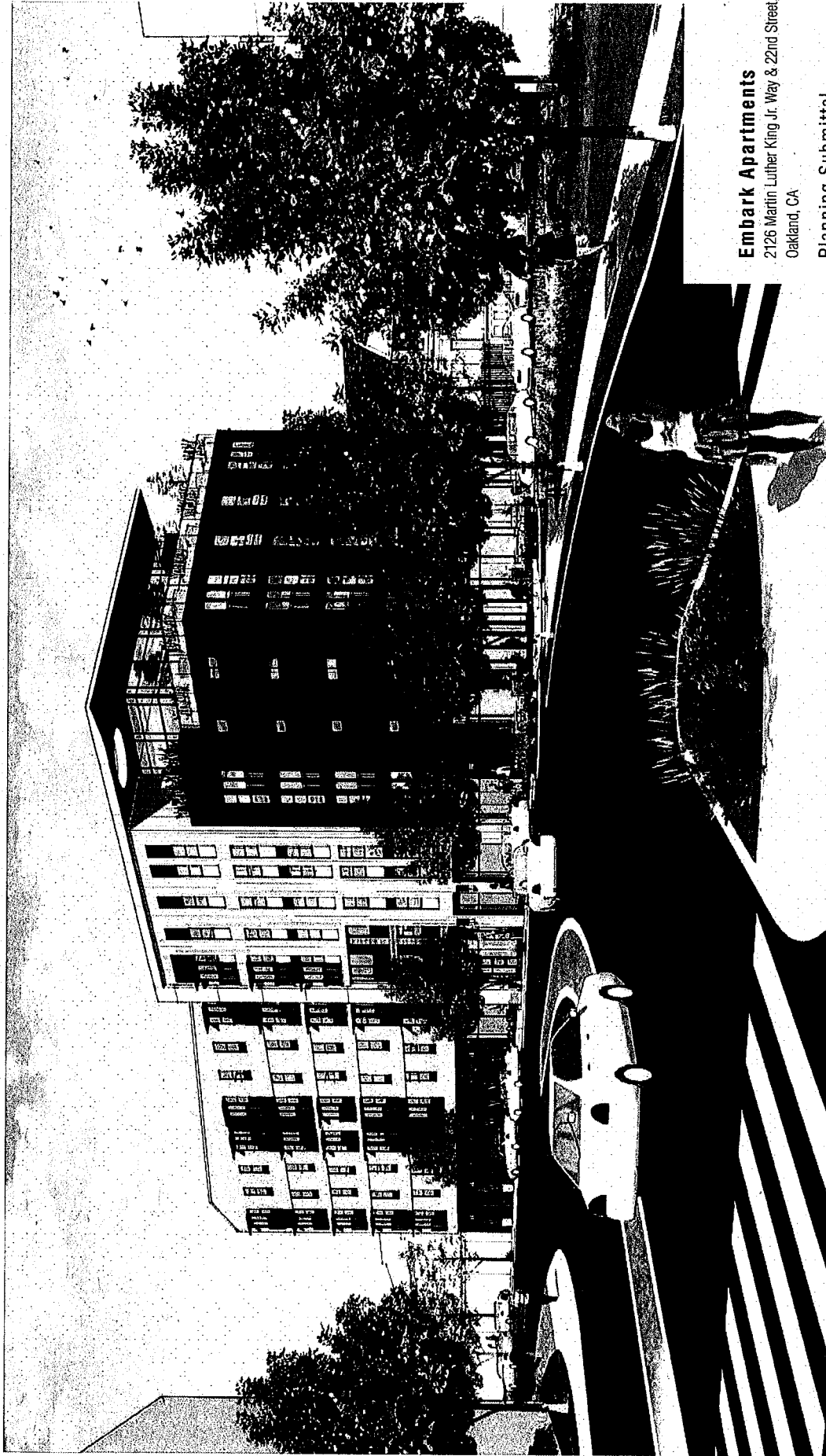
The applicant shall provide 5 street trees in front of the building with review and approval of species, size at time of planting, and placement in the right-of-way, subject to review and approval by the Planning and Building Department.

45. Parcel Map Waiver to Merge Parcels

Prior to issuance of building permit.

The applicant shall file and be granted approval of a Parcel Map Waiver to merge the two subject site parcels (APN: 008-0659-023-00 & 008-0659-022-00) into one parcel.

CONDITIONS OF APPROVAL



Embark Apartments

2126 Martin Luther King Jr. Way & 22nd Street,
Oakland, CA

Planning Submittal
January 15, 2016

SGPA ARCHITECTURE AND PLANNING
2001 Broadway, Suite 300
San Francisco, CA 94109
(415) 398-0000

Zoning & Height Intensity



Legend

- Height Area 1, 55'
- Height Area 2, 85'
- Height Area 4, 275'
- Height Area 6, no limit

Embarc Apartments Oakland, California

Project Team

Owner
Resources for Community Development, Inc.
2220 Oxford Street
Berkeley, CA 94704
Tel: (510) 841-4410
Contact: Dan Hardy
Email: dhardy@rhcousing.org

Architect
SGPA Architecture & Planning
200 Pine Street, Suite 300
San Francisco, CA 94104
Tel: (415) 983-0131
Contact: Alexis Burck
Email: aburck@sgpa.com

Civil
Keller, Savio & Rei, Inc.
825 San Pablo Avenue
Pinole, CA 94664
Tel: (510) 222-4020
Contact: Matt Rei
Email: matt@ksrinc.net

Landscape
Keller Mitchell & Co.
302 4th Street
Oakland, CA 94607
Tel: (510) 451-9987
Contact: Jacques Keller
Email: jacques@kellermitchell.com

Electrical
Zeiger Engineers, Inc.
478 3rd Street
Oakland, CA 94607
Tel: (510) 452-9391
Contact: Oscar Louie
Email: oscar@zeigerengineers.com

Project Data

Occupancies: R-2
Type Construction: IA (1st Floor), IIIA (2nd - 6th Floor)
Sprinkled: YES
APN: 008-659-23 & 008-659-22
Zoning Classification: CBD-X
Number of Stories: 6

First Floor: 11,520 SF
Second Floor: 9,763 SF
Third Floor: 9,763 SF
Fourth Floor: 9,763 SF
Fifth Floor: 9,763 SF
Sixth Floor: 8,952 SF
Gross Floor Area: 58,924 SF

Project Description

Development of 62 permanent residential units intended for Veteran's housing, over one story of parking and commercial use. The project sites are zoned as CBD-X, and the activities proposed are permitted under the zoning regulations, including permanent residential housing, administrative, and cafe. The GFA is less than 200,000 SF and the proposed height is less than 250'-0".

Parking Summary

Puzzle Lift Spaces: 26 Spaces
Non-Puzzle Lift, Compact Spaces: 3 Spaces
Accessible Spaces: 2 Spaces
Total Off-street Parking Provided: 31 Spaces
Off-street Parking Required: 62 Spaces (1 space / unit)
On-street Parking Provided: 8 Spaces

Open Space Summary

2nd Floor Courtyard: 1,130 sq ft
6th Floor Sky Deck: 1,170 sq ft
Total Open Space Provided: 2,200 sq ft
Open Space Required: 4,650 sq ft (75 sq ft / unit)
(2,450 sq ft open space deficit)

Unit Summary

Unit Mix by Floor					
Floor	Studios	1 Bed	2 Bed	Total	
Floor 6	1	8	1	10	
Floor 5	0	12	1	13	
Floor 4	0	12	1	13	
Floor 3	0	12	1	13	
Floor 2	0	12	1	13	
Total	1	56	5	62	
Percentage	2%	90%	8%	100%	

Overall Unit Mix

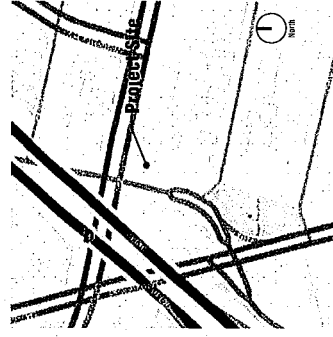
	Number of Units	Gross Unit Area (SF)	Total Gross Unit Area (SF)
Studios	1	383	383
1 Bedrooms / 1 Bath	56	546	30,688
2 Bedroom / 1 Bath	5	870	4,350
	62		35,421

Average Unit Size: 571 sq ft

Sheet Index

- TS-1 Cover Sheet
- TS-2 Project Information
- A-1 Site Plan
- A-2 Ground Floor Plan
- A-3 Second - Fifth Floor Plan
- A-4 Sixth Floor Plan
- A-5 Unit Floor Plans
- A-6 Building Section
- A-7 Exterior Elevations
- A-8 Exterior Elevations
- A-9 Conceptual Perspective Views
- A-10 Color & Materials
- A-11 Shadow Study
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- LS1.1 Schematic Landscape Plan - Ground Floor
- LS1.2 Schematic Landscape Plan - Second Floor
- LS1.3 Schematic Landscape Plan - Sixth Floor
- LS1.4 Tree Survey
- LS1.5 Landscape Inspiration Images
- E1.1 Photometric Plan - Ground Floor
- E1.2 Photometric Plan - Courtyard
- E1.3 Photometric Plan - Roof
- E1.4 Lighting Plan - Ground Floor
- E1.5 Lighting Plan - Second Floor
- E1.6 Lighting Plan - Sixth Floor
- C.1 ALTA/ACSM Land Title Survey1
- C.2 ALTA/ACSM Land Title Survey2
- C.3 Boundary & Topographic Survey

Vicinity Map



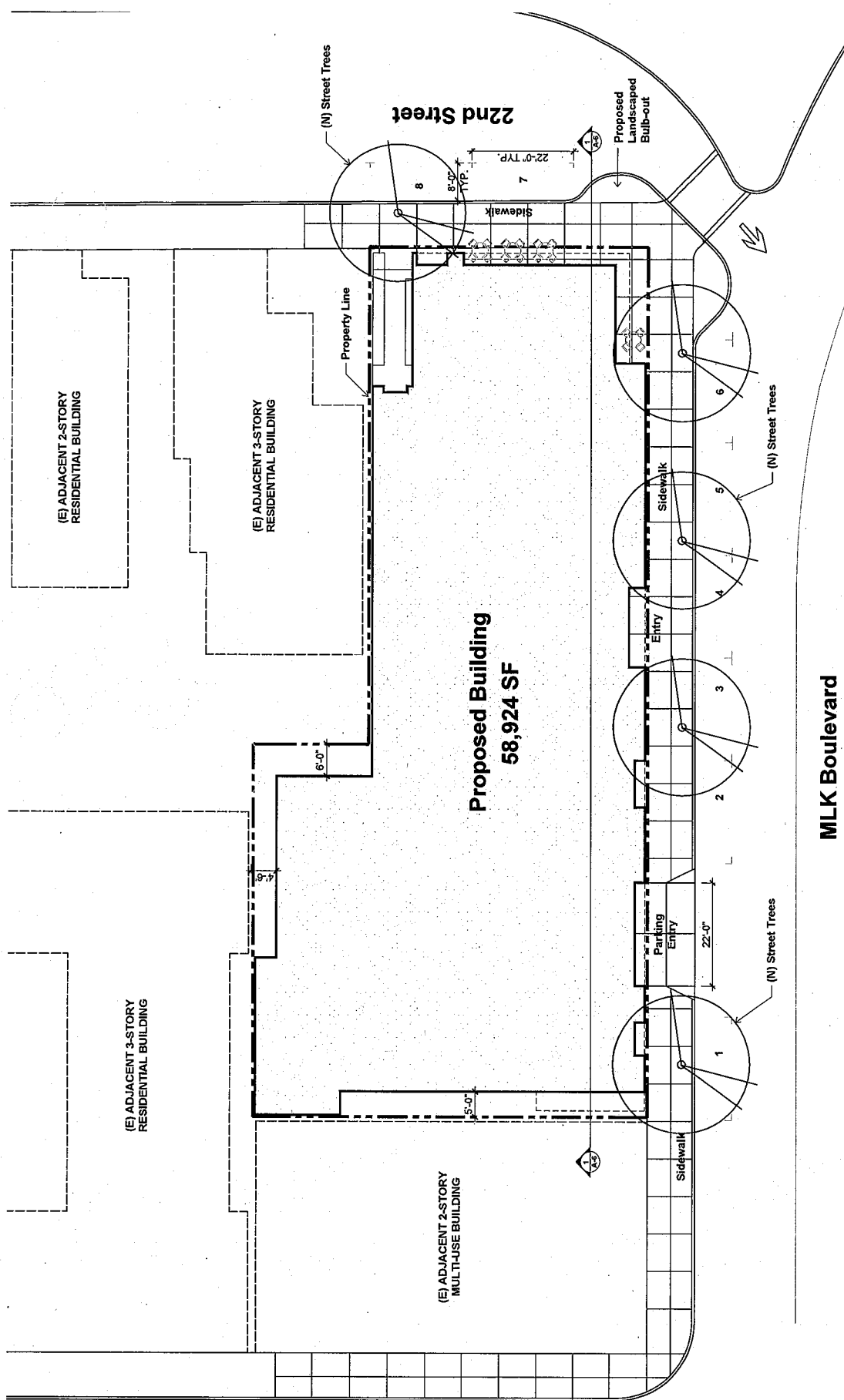
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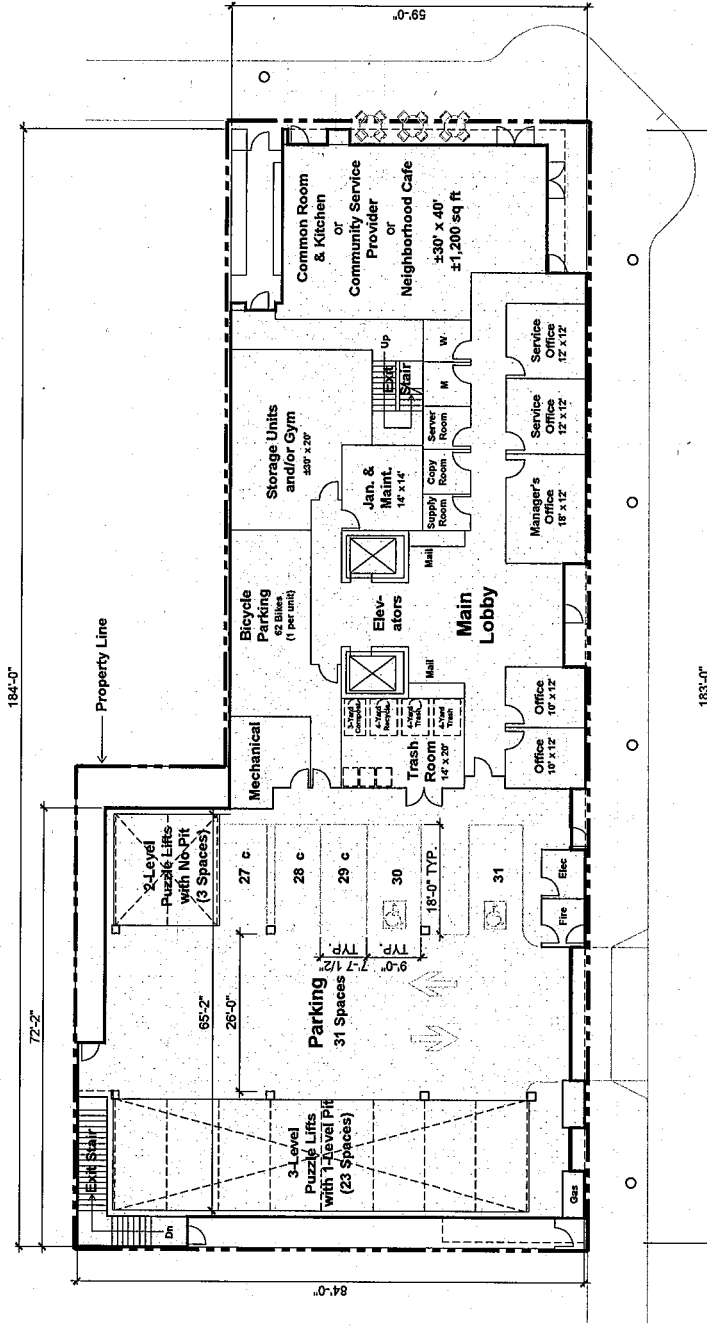
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SAN FRANCISCO, CALIFORNIA 94104
WWW.SGPA.COM

TS-2





MLK Boulevard

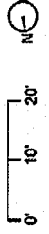
Embarc Apartments Oakland, California

Ground Floor Plan

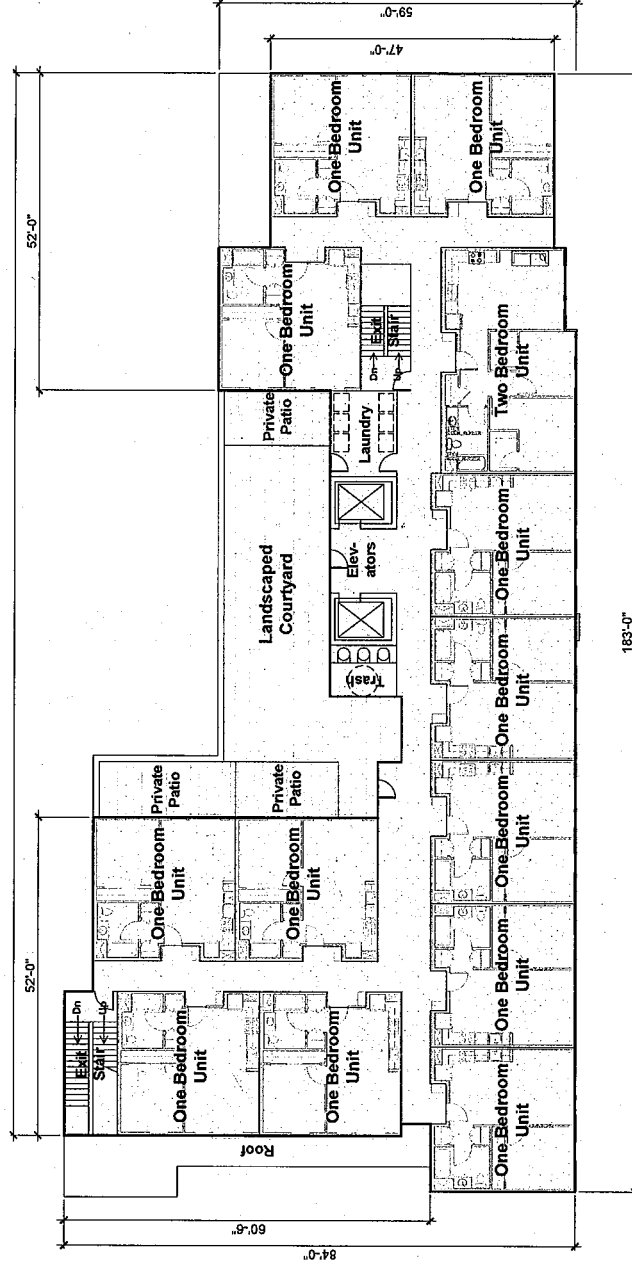
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A-2



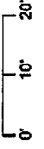
Embarc Apartments Oakland, California

Second Floor Plan (Third - Fifth Similar)

PROJECT NO: 2149-201

01.15.2016

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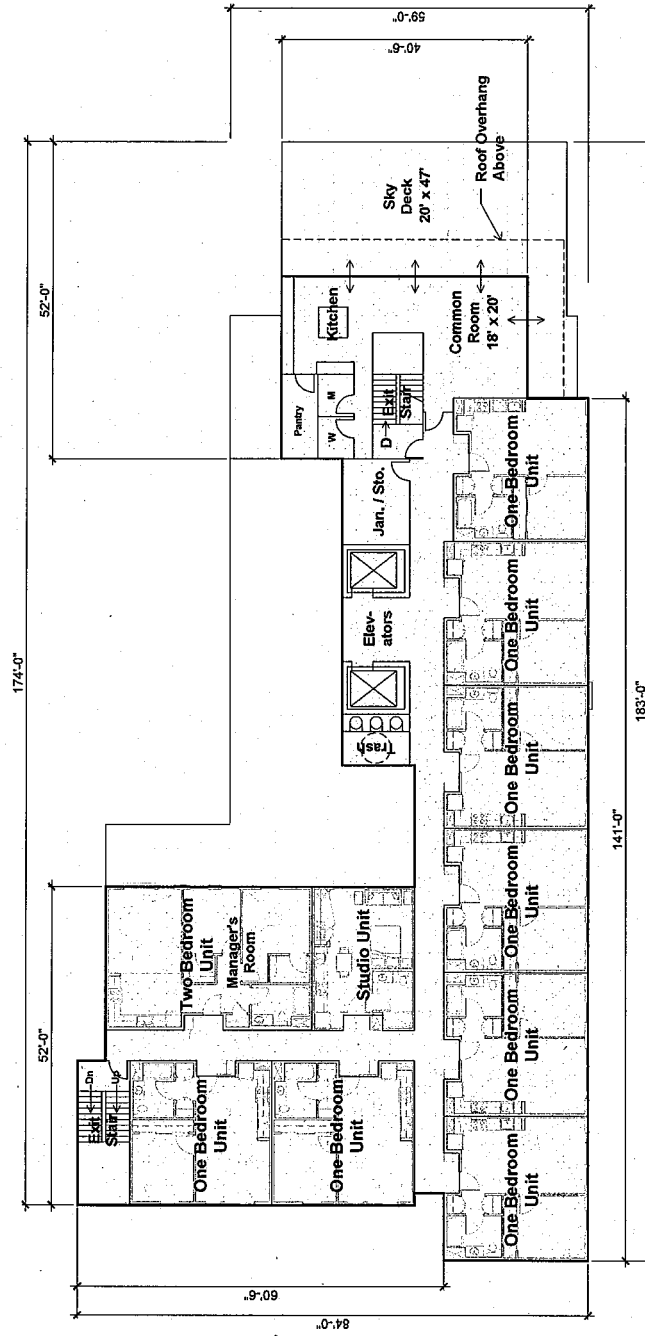


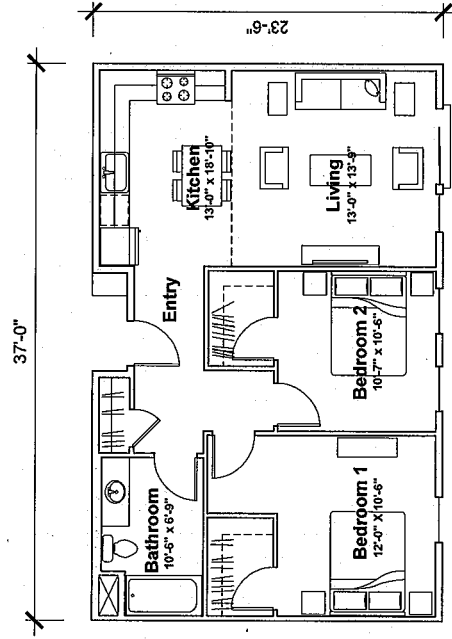
A-3

Sixth Floor Plan

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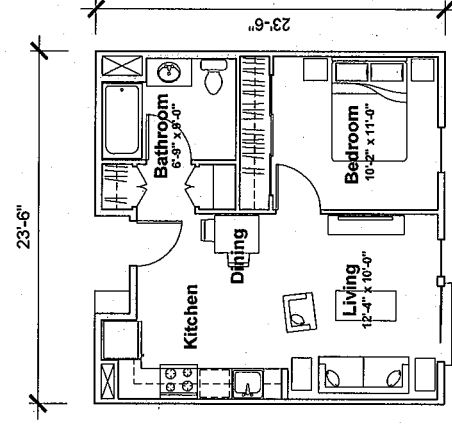
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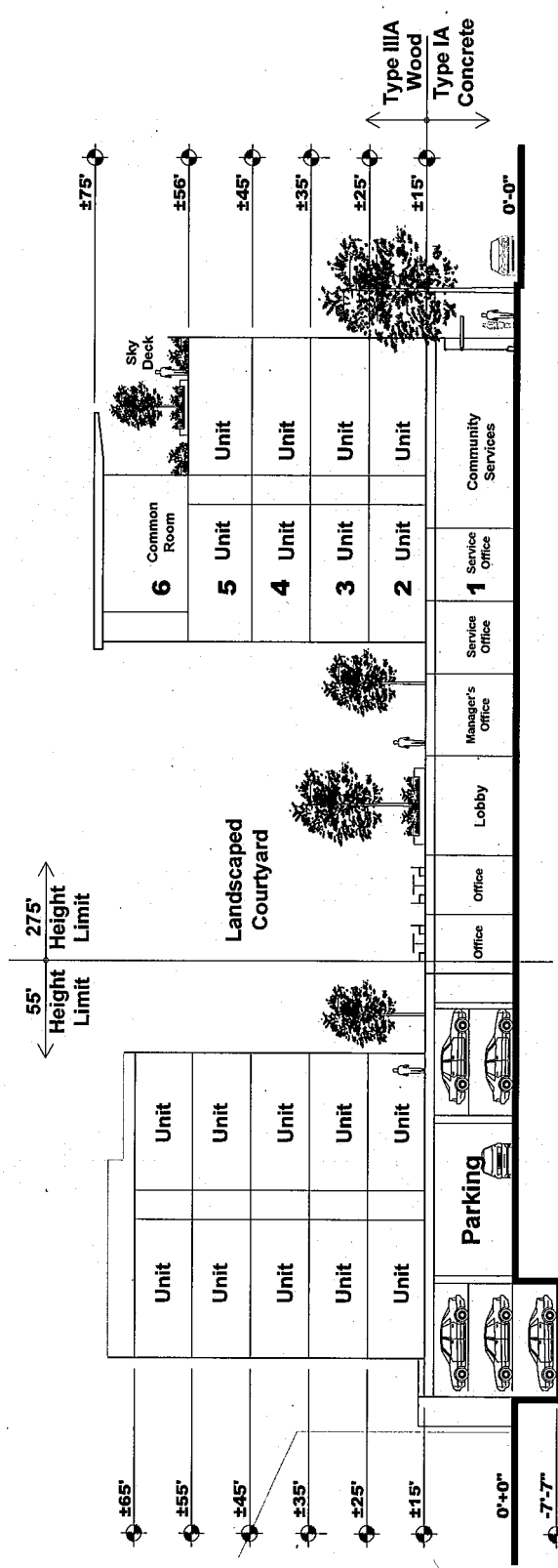
Typical Two Bedroom Unit Plan

Gross Area: 870 Sq Ft
Net Area: 800 Sq Ft



Typical One Bedroom Unit Plan

Gross Area: 548 Sq Ft
Net Area: 494 Sq Ft



Embark Apartments Oakland, California

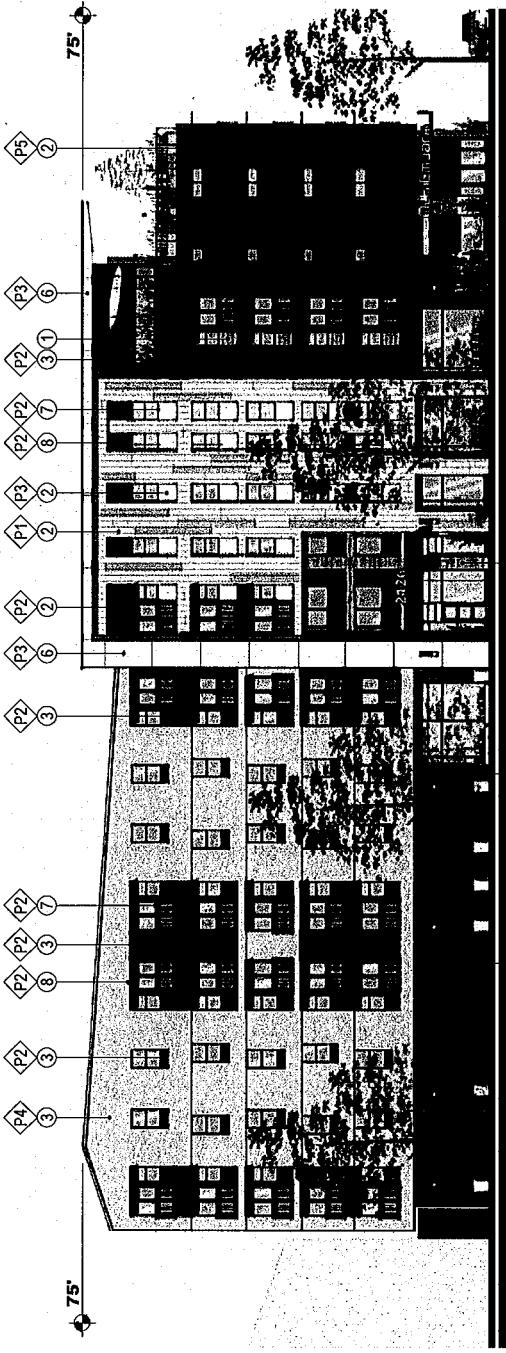
Building Section

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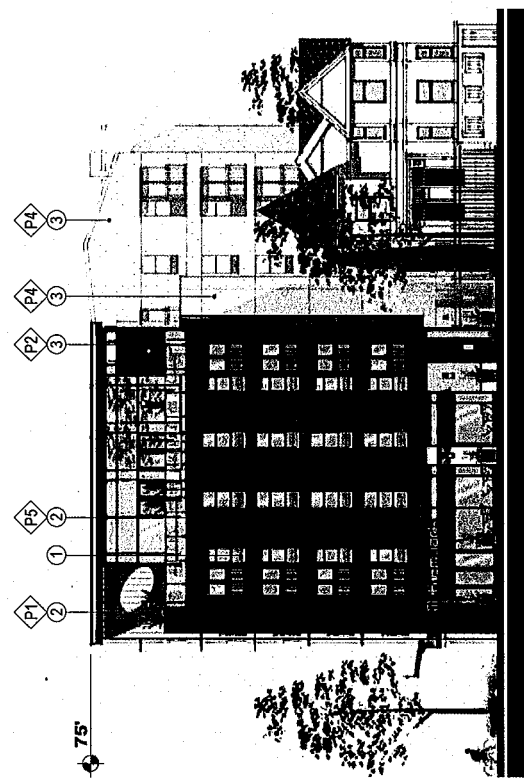
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A-6



West Elevation



South Elevation

Colors & Materials

- P1 Blend - Benjamin Moore OC-5 & OC-4
- P2 Benjamin Moore 2121-10 Gray
- P3 Benjamin Moore OC-64 Pure White
- P4 Benjamin Moore 2126-50 Gray Timber Wolf
- P5 Blend - Benjamin Moore 2121-20 & 2124-30
- P6 Benjamin Moore OC-5 Maritime White
- P7 Benjamin Moore OC-4 Brandy Cream
- P8 Benjamin Moore 2121-20

- 1 Composite Architectural Panel - Wood Grain
- 2 Composite Architectural Panel - Smooth
- 3 Exterior Cement Plaster
- 4 Vertical Board Form Concrete
- 5 Standing Seam Metal Roof - Silver
- 6 Aluminum Panel
- 7 Metal Guardrail
- 8 Metal Sun Shade

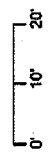
Embark Apartments Oakland, California

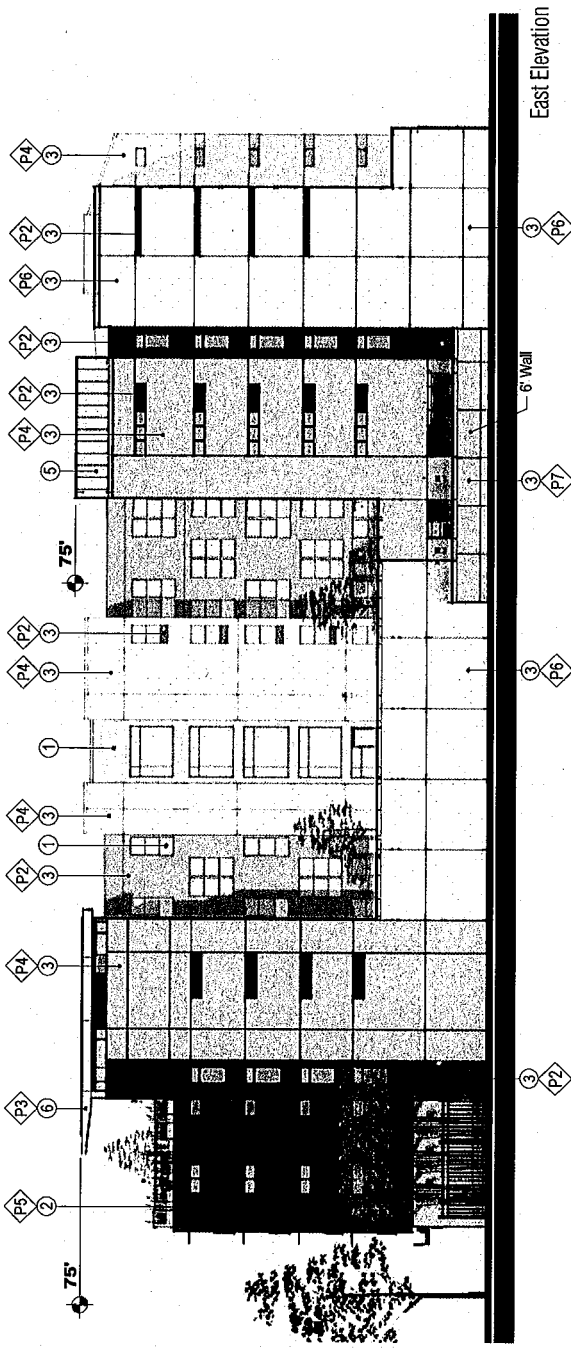
Exterior Elevations

PROJECT NO: 21489-001

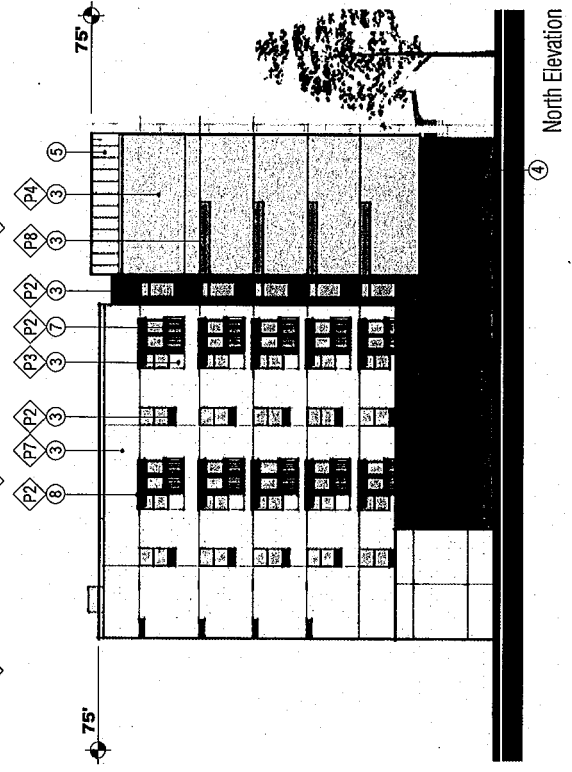
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East Elevation



North Elevation

Colors & Materials

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- P2 Benjamin Moore 2121-10 Gray
- P3 Benjamin Moore OC-64 Pure White
- P4 Benjamin Moore 2126-50 Gray Timber Wolf
- P5 Blend - Benjamin Moore 2121-20 & 2124-30
- P6 Benjamin Moore OC-5 Maritime White
- P7 Benjamin Moore OC-4 Brandy Cream
- P8 Benjamin Moore 2121-20

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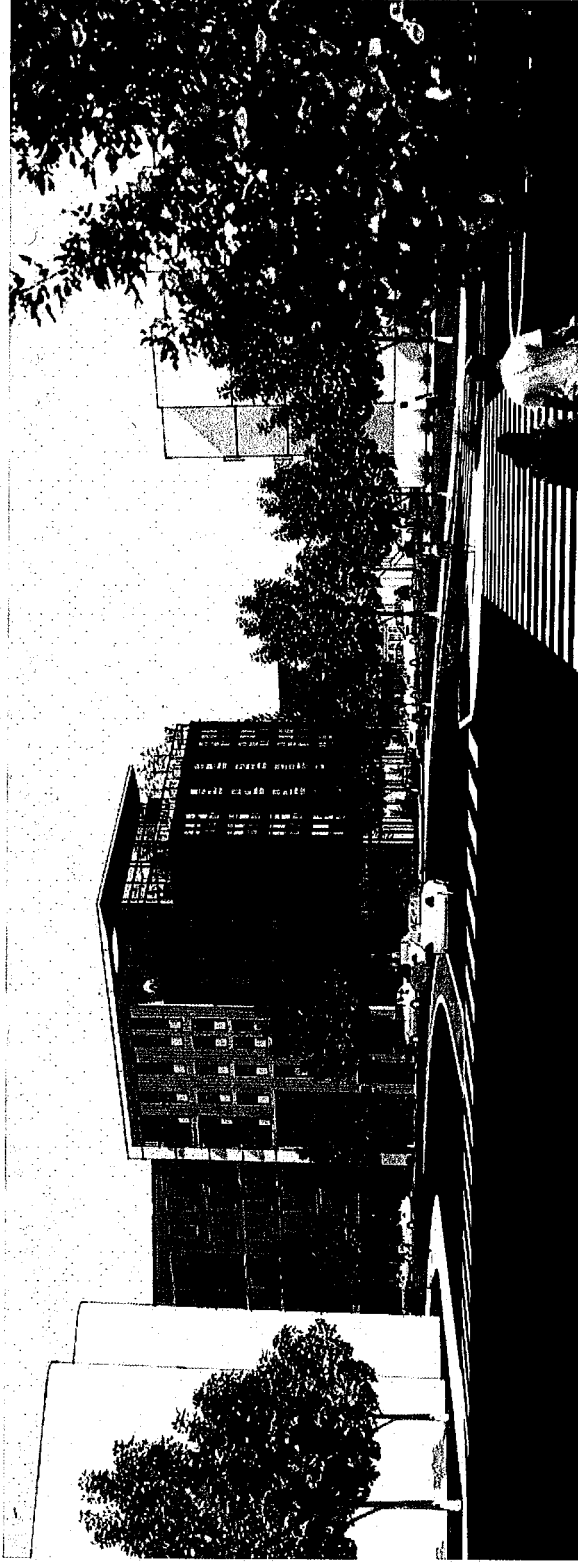
Exterior Elevations

PROJECT NO: 21449-P01

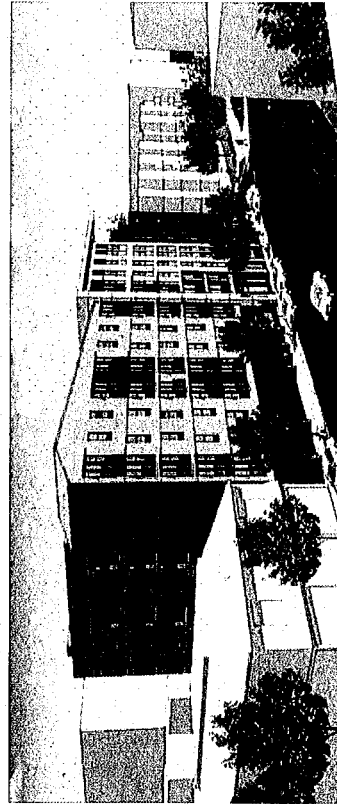
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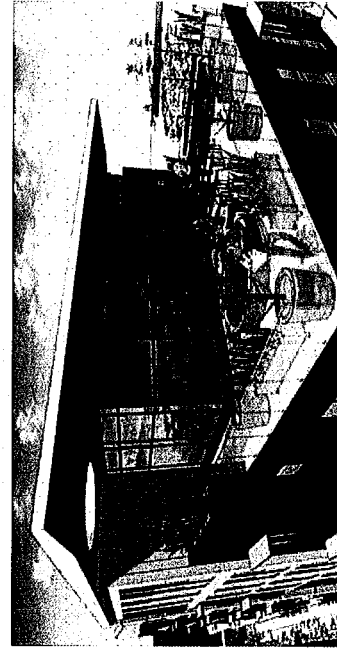
0' 10' 20'



View from Castro Street looking East



View from 980 Freeway looking South



View of 6th Floor Terrace

Embark Apartments Oakland, California

Conceptual Perspective Views

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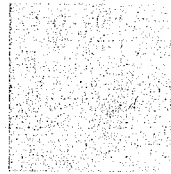
A-9

Paint

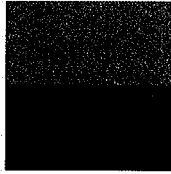
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P2

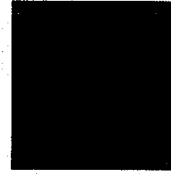


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P5

P7



P6

P8

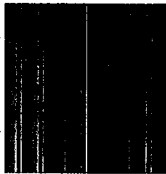
Colors & Materials

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- ② Benjamin Moore 2121-10 Gray
- ③ Benjamin Moore OC-64 Pure White
- ④ Benjamin Moore 2126-50 Gray Timber Wolf
- ⑤ Blend - Benjamin Moore 2121-20 & 2124-30
- ⑥ Benjamin Moore OC-5 Maritime White
- ⑦ Benjamin Moore OC-4 Brandy Cream
- ⑧ Benjamin Moore 2121-20

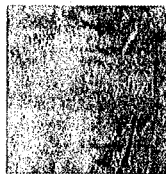
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- ② Composite Architectural Panel - Smooth
- ③ Exterior Cement Plaster
- ④ Vertical Board Form Concrete
- ⑤ Standing Seam Metal Roof - Silver
- ⑥ Aluminum Panel
- ⑦ Metal Guardrail
- ⑧ Metal Sun Shade

Materials

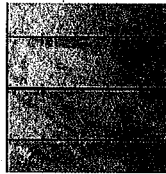
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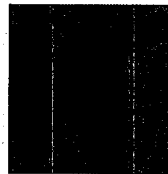
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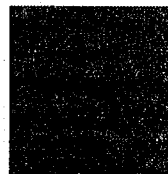
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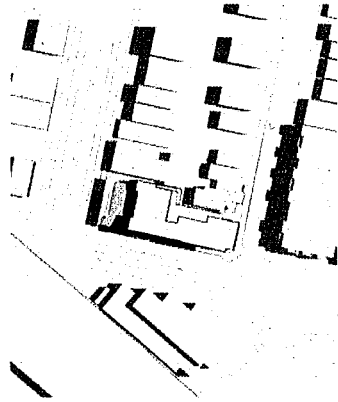


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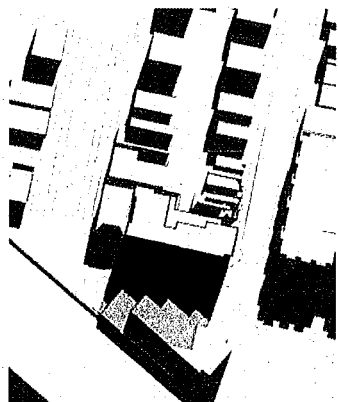




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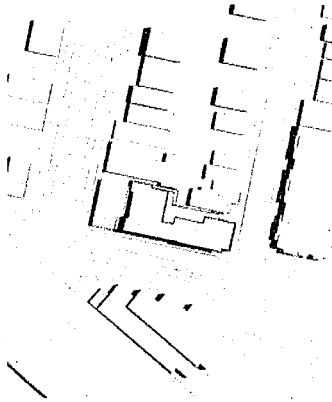
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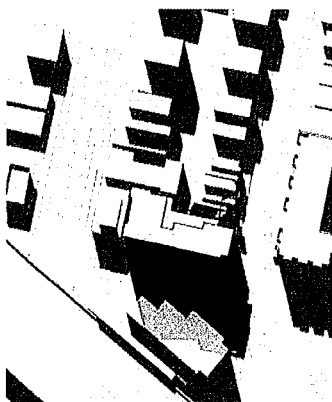
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June 21
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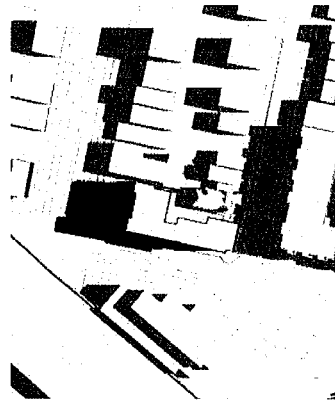
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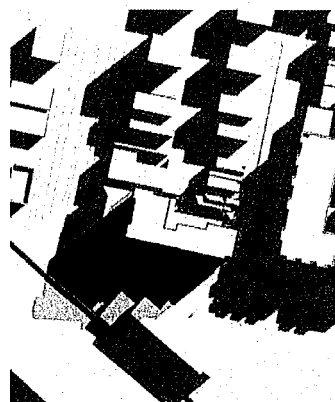
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December 21
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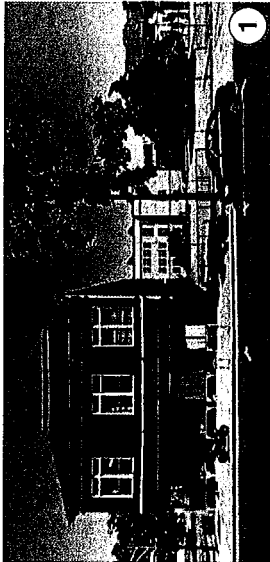
Embark Apartments Oakland, California

Shadow Studies

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01.15.2016

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Adjacent Building to North



Adjacent Building to West



Proposed Site from South



Adjacent Building to East



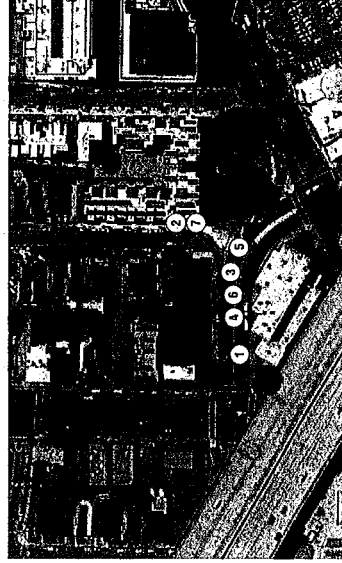
Proposed Site from South-West



Adjacent Building to South



Proposed Site from West



Site Photos Site Photographs

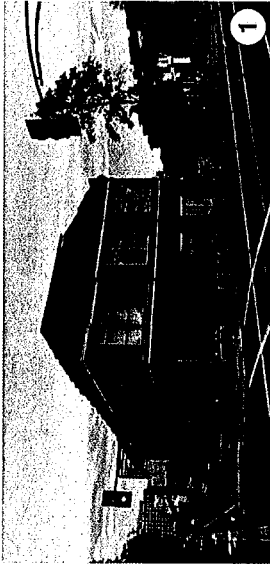
Embarc Apartments Oakland, California

PROJECT NO: 21449-P01

01.15.2016

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1000 Market Street, Suite 300, San Francisco, CA 94102
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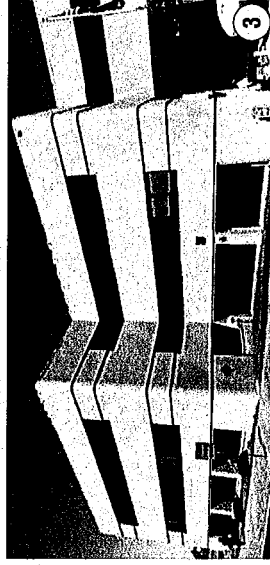
A-12



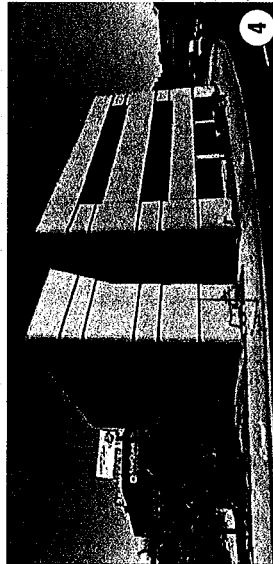
645 W Grand Avenue



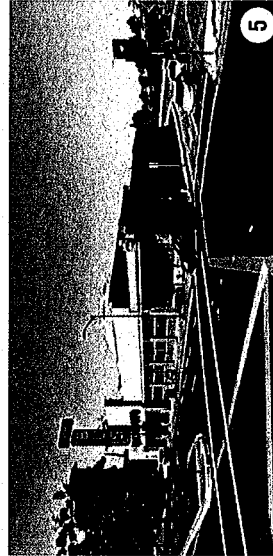
2221 MLK Jr. Way



2221 MLK Jr. Way



2221 MLK Jr. Way



2040 Castro Street



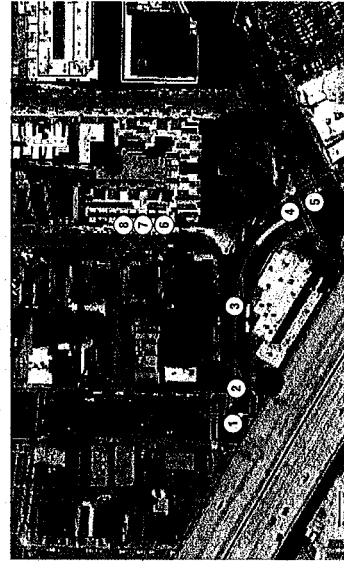
640 22nd Street



634 22nd Street



630 22nd Street



Neighboring Buildings Site Photographs

Embark Apartments Oakland, California

PROJECT NO 21449-P01

01.15.2016

SGPA ARCHITECTURE AND PLANNING
200 Pine Street, Suite 300, San Francisco, California 94104
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A-13



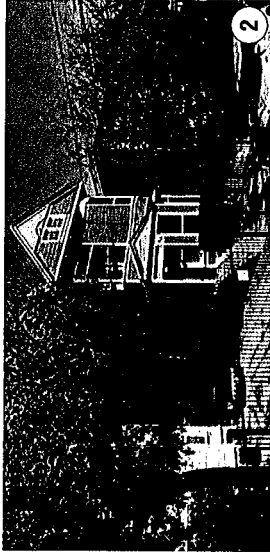
622 22nd Street



625 W. Grand Avenue



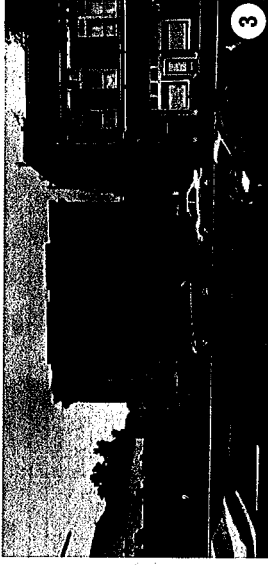
611 W. Grand Avenue



618 22nd Street



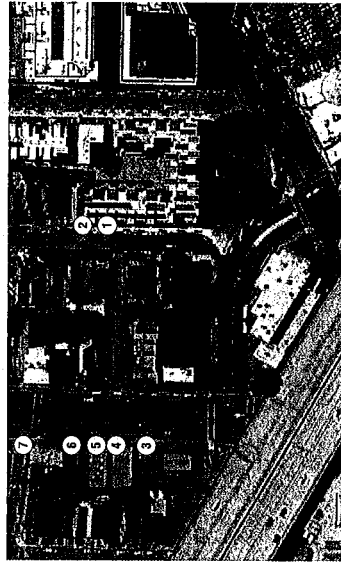
631 W. Grand Avenue



641 W. Grand Avenue



625 and 619 W. Grand Avenue



Neighboring Buildings Site Photographs

Embark Apartments Oakland, California

PROJECT NO: 21449-P01

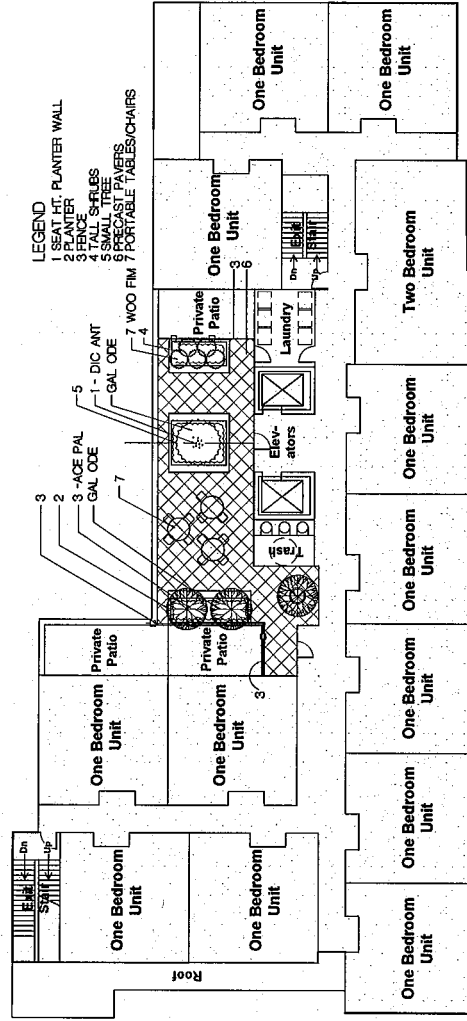
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A-14

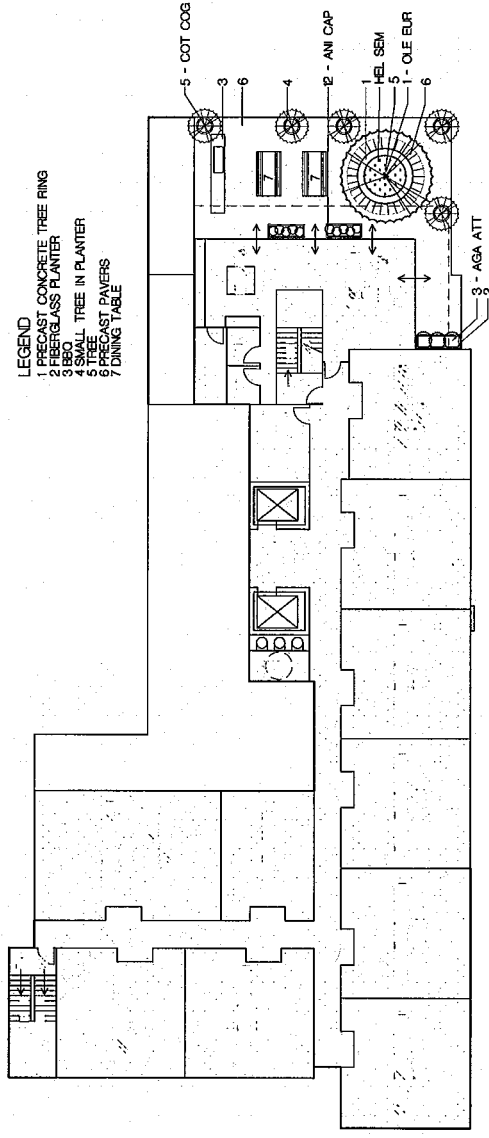
PLANTING SCHEDULE - 2ND FLOOR

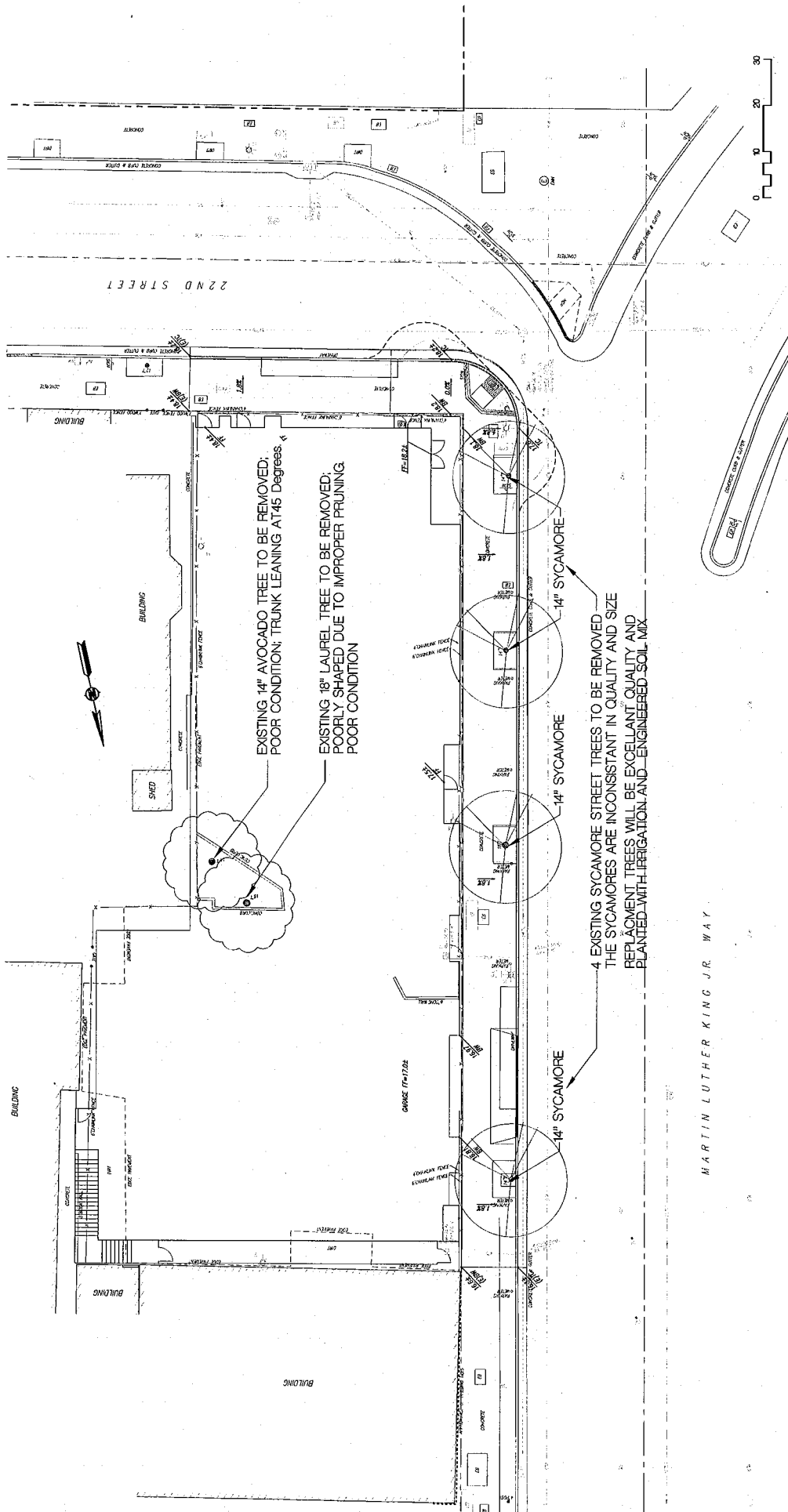
BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING	H2O REQ'S
TREES				
ACER PAL	ACER PALM/TAM	24" GAL	PER PLAN	M
DIC ANT	DICKSONIA ANTARTICA	36" BOX	PER PLAN	M
SHRUBS & GROUNDCOVERS				
GAL ODO	GALUM ODOBATUM	1 GAL	18" O.C.	M
WOO FIM	WOODWARDIA FIMBRATA	5 GAL	PER PLAN	M



PLANTING SCHEDULE - 6TH FLOOR

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SPACING	H2O REQ'S
TREES				
COTINUS COGOSTORIA	ROYAL PURPLE SMOKY TREE	15 GAL	PER PLAN	L
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36" BOX	PER PLAN	L
SHRUBS, GROUNDCOVERS AND GRASSES				
AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	PER PLAN	L
ANIGDAZANTHOS 'CAPE AURORA'	CAPE AURORA KANGAROO PAW	5 GAL	18" O.C.	L
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	30" O.C.	L





MARTIN LUTHER KING JR. WAY

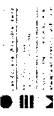


Embark Apartments Oakland, California

Tree Survey

PROJECT NO: 21469-F01

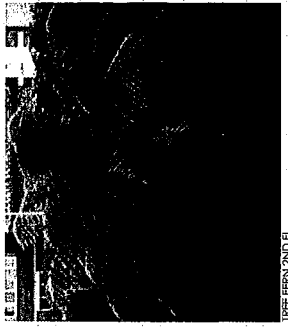
01.15.2016



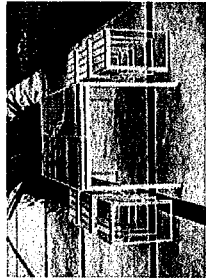
SGPA ARCHITECTURE AND PLANNING
20014 Street, Suite 300, San Francisco, CA 94103
www.sgpa.com
LS1.4



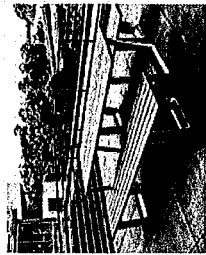
FRUITLESS OLIVE TREE 6TH FL



TREE FERN 2ND FL



MOVABLE TABLES AND CHAIRS



MOVABLE TABLES AND CHAIRS



PLANTERS



BUILT-IN BBQ



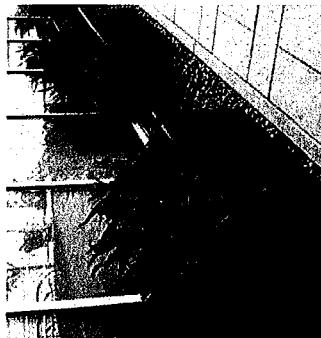
PODIUM PAVERS



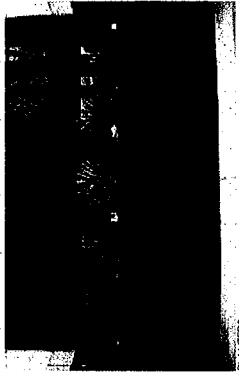
PODIUM PAVERS



BLUE FOX TAIL AGAVE 6TH FL



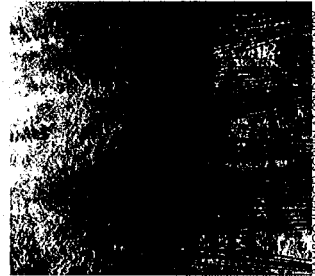
PLANTERS



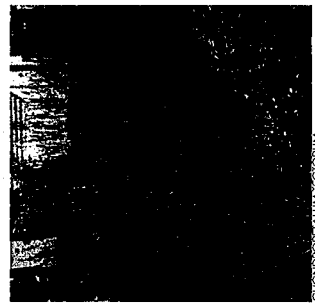
PLANTERS



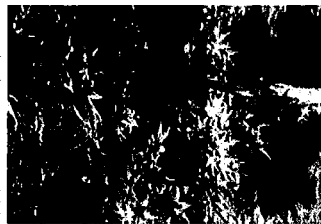
BLUE FOX TAIL AGAVE 6TH FL



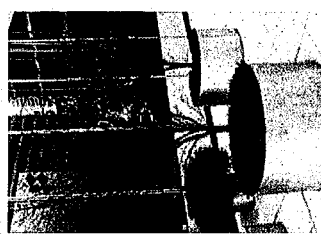
BAMBOO HEDGE SCREEN AT 2ND STREET ENTRY



CHONDROPETALUM TECTORIUM



CORAL BARK JAPANESE MAPLE 2ND FL



CORAL BARK JAPANESE MAPLE 2ND FL



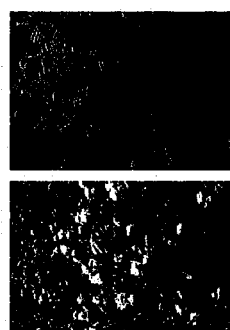
BLUE OAT GRASS 6TH FL



ROYAL PURPLE SMOKE TREE 6TH FL



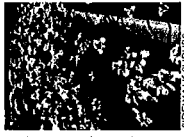
KANGAROO PAW 6TH FL



GALLIUM GROUND COVER 2ND FL



STREET TREES



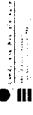
RED TRUMPET VINE

Embank Apartments Oakland, California

Landscape Inspiration Images

PROJECT NO. 21448-P01

01.15.2016



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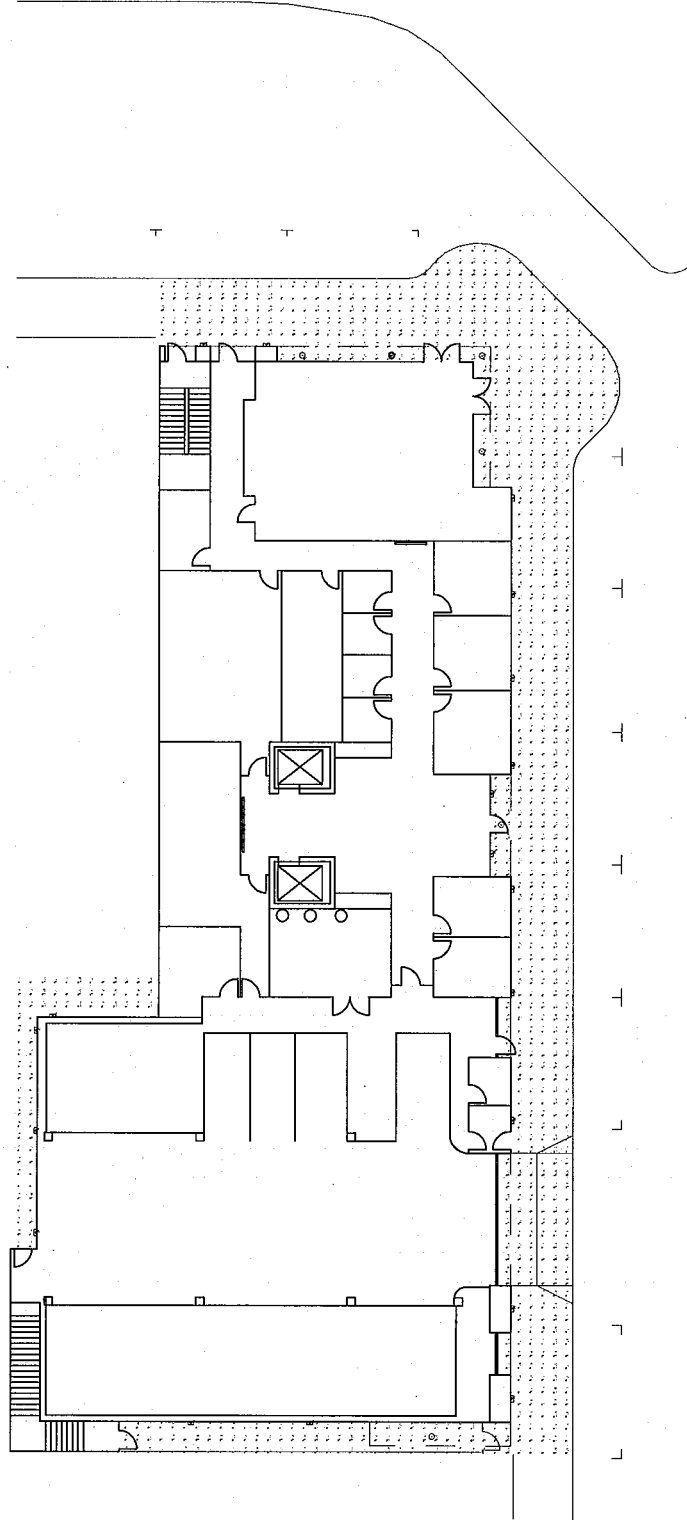
LS1.5

Luminaire Schedule

Symbol	Quantity	Label	Arrangement	Total Lamp Lumens	LLF	Description
☐	10	A	SINGLE	2900	1.000	VISA Source OW1290 18N @ 8"
☐	9	B	SINGLE	3150	1.000	VISA Source OW1290 24IN @ 9"
⊙	6	C	SINGLE	N/A	1.000	PHILIPS Downlight S7R830K10 @ 10"

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	FC	1.89	7.2	0.1	18.90	72.00



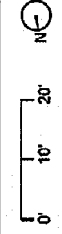
Embarc Apartments Oakland, California

Photometric Plan - Ground Floor

PROJECT NO: 21449-P01
01.15.2016



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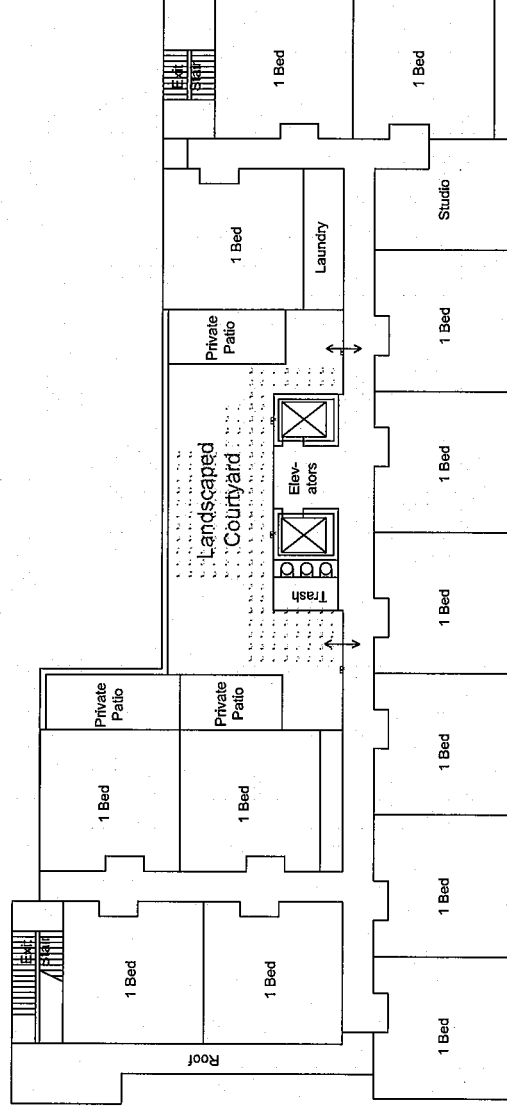
E1.1

Luminaire Schedule

Symbol	Quantity	Label	Arrangement	Total Lamp Lumens	LLF	Description
□	4	A	SINGLE	2900	1.000	VISA Source OW1290 18W @ 8'

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPls	Illuminance	FC	0.97	2.2	0.3	3.23	7.33

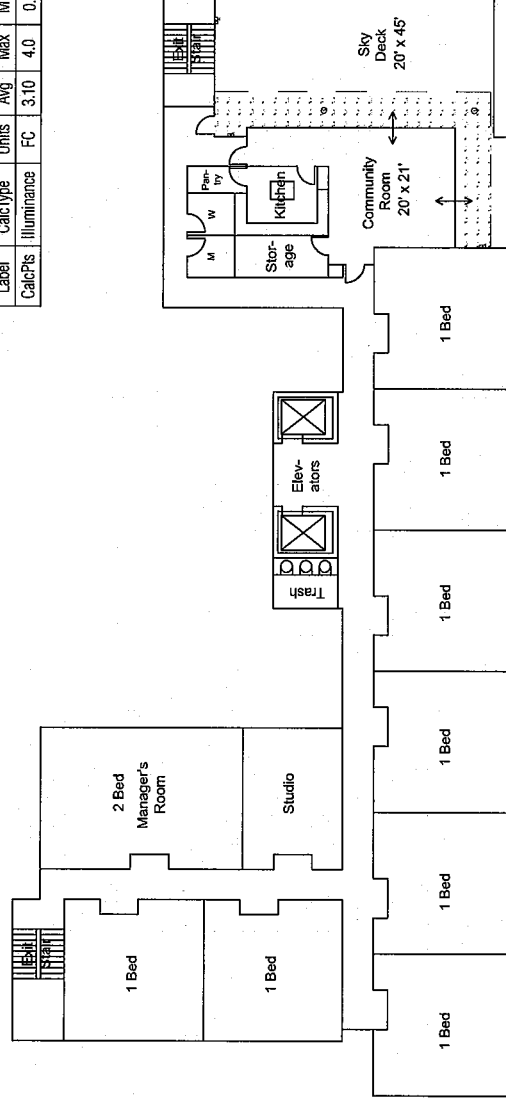


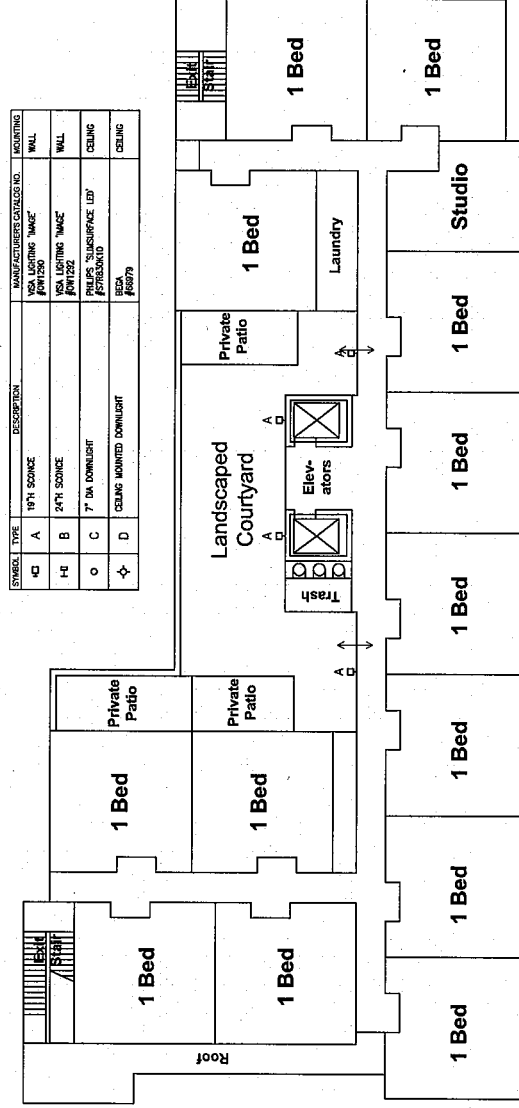
Luminaire Schedule

Symbol	Quantity	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊖	3	A	SINGLE	2900	1.000	VISA Source OW1290 18IN @ 8'
⊙	2	D	SINGLE	1966	1.000	BEGA Dowlight

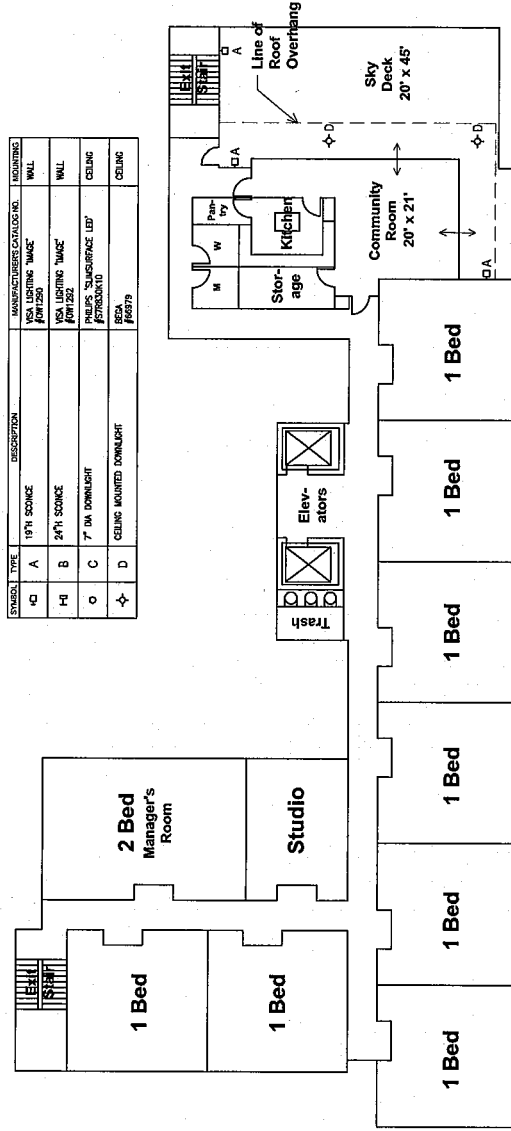
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPls	Illuminance	FC	3.10	4.0	0.2	15.50	20.00





SYMBOL	TYPE	DESCRIPTION	MANUFACTURER'S CATALOG NO.	MOUNTING
□	A	10" I SOURCE	VSA LIGHTING "MADE" PWT250	WALL
□	B	24" I SOURCE	VSA LIGHTING "MADE" PWT252	WALL
○	C	7" DIA DOWNLIGHT	PHILIPS "SUBSURFACE LIT" PWT250	CEILING
◇	D	CEILING MOUNTED DOWNLIGHT	PHILIPS "SUBSURFACE LIT" PWT250	CEILING



SYMBOL	TYPE	DESCRIPTION	MANUFACTURER/CATALOG NO.	NOTES
□	A	10" DOWNLIGHT	NOA LIGHTING "IMAGE"	WALL
□	B	24" DOWNLIGHT	NOA LIGHTING "IMAGE"	WALL
○	C	7" DIA DOWNLIGHT	NOA LIGHTING "IMAGE"	CEILING
◆	D	CEILING MOUNTED DOWNLIGHT	NOA LIGHTING "IMAGE"	CEILING

NEW / ST
ASTOR T. WOOD

TELEGRAPH AVENUE (100' STREET WIDTH)
INTRODUCED TIE-UP - MON TO MON
(ADJACENT LINE 30' WEST OF CENTERLINE)

CITY PARCELS
8' 50' IN (10')

WEST GRAND AVENUE (112' STREET WIDTH)
BUSES OF BARRIERS - MON TO MON
(ADJACENT LINE 12' SOUTH OF CENTERLINE)

32' 00" - MON TO MON TO Q. 2200' 00"

32' 00" - MON TO MON TO Q. 2200' 00"

32' 00" - MON TO MON TO Q. 2200' 00"

32' 00" - MON TO MON TO Q. 2200' 00"

32' 00" - MON TO MON TO Q. 2200' 00"

OKLAND AND LLC
2012-180377
APN: 008-0659-025

SCHEDLER & CONNELLY
2009-028585
APN: 008-0659-024

EMBARK APARTMENTS LP
2015-175462 (PARCEL 2)
APN: 008-0659-023

EMBARK APARTMENTS LP
2015-175462 (PARCEL 1)
APN: 008-0659-022

GARDNER
2009-393458
APN: 008-0659-021

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GRAPHIC SCALE
1" = 100' 0"

LEGEND
1. BOUNDARY LINE OF PARCELS SHOWN
2. BOUNDARY LINE OF ALTERNATIVE PARCELS
3. CENTERLINE

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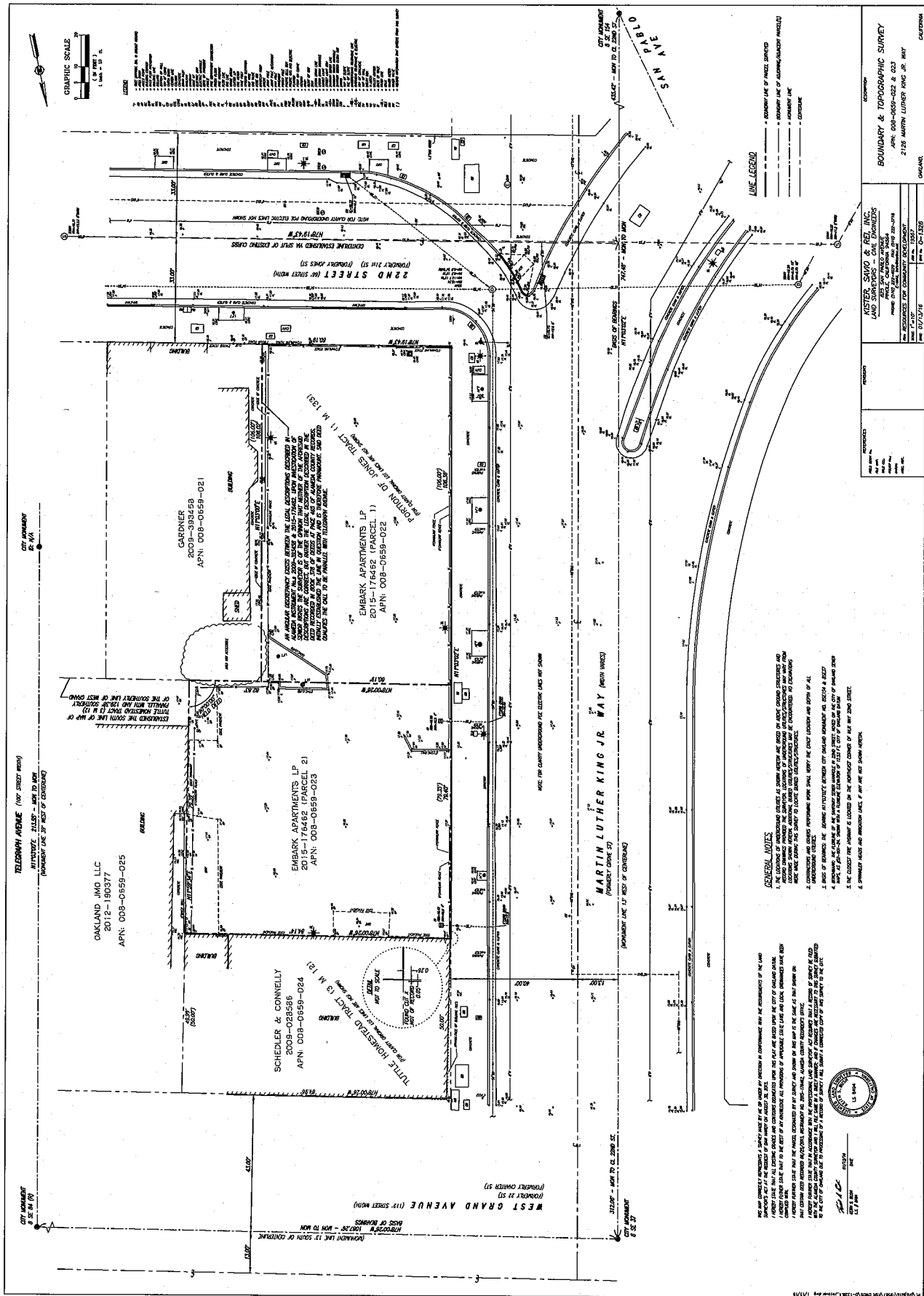
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13' 00"

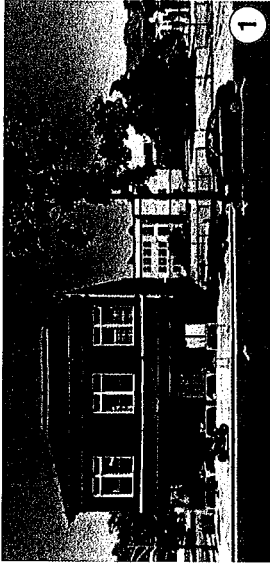
13' 00"

13' 00"

13' 00"



ATTACHMENT B



Adjacent Building to North



Adjacent Building to West



Proposed Site from South



Adjacent Building to East



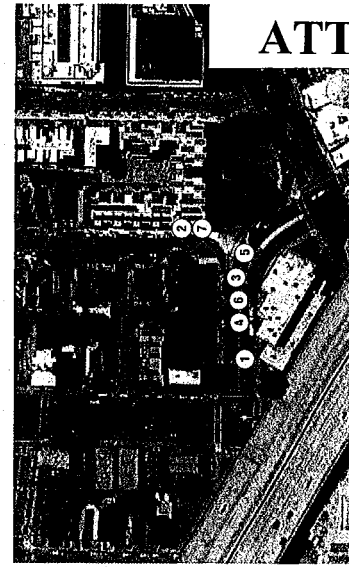
Proposed Site from South-West



Adjacent Building to South



Proposed Site from West



Site
Site Photog

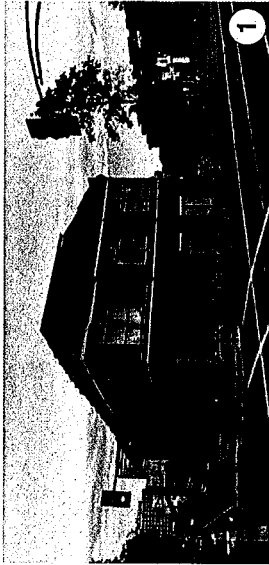
Embank Apartments Oakland, California

PROJECT NO: 2449-701

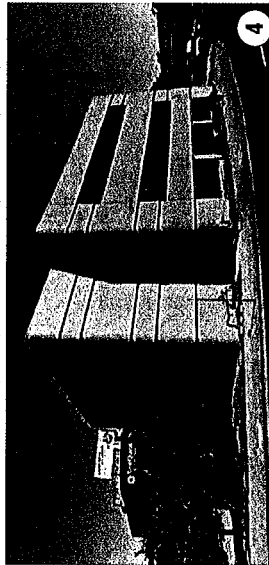
01.15.2016

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ATTACHMENT B



645 W Grand Avenue



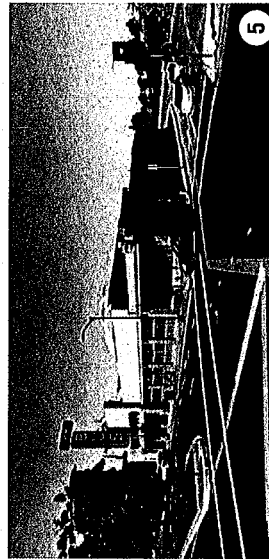
2221 MLK Jr. Way



634 22nd Street



2221 MLK Jr. Way



2040 Castro Street



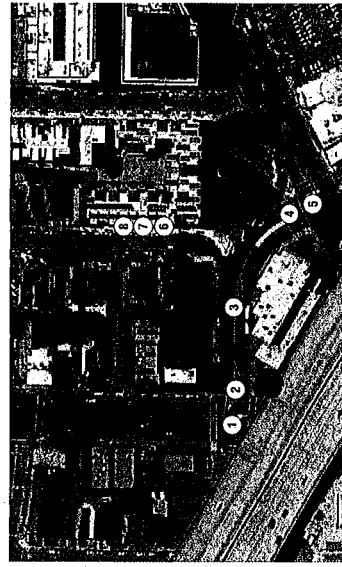
630 22nd Street



2221 MLK Jr. Way



640 22nd Street



Neighboring Buildings Site Photographs

Embark Apartments · Oakland, California

PROJECT NO: 21449-P01

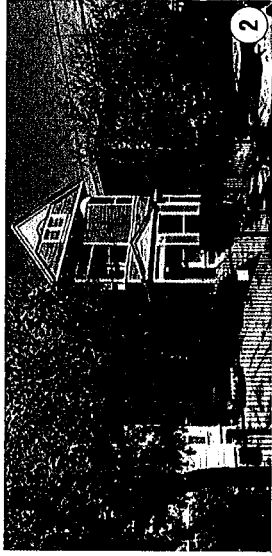
01.15.2016

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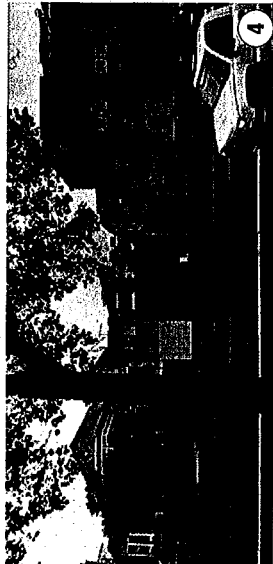
A-13



622 22nd Street



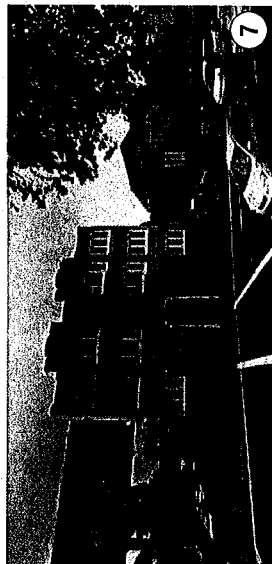
618 22nd Street



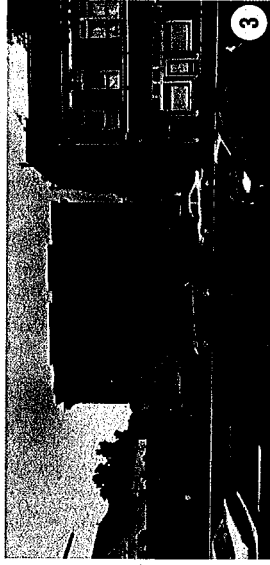
625 W. Grand Avenue



631 W. Grand Avenue



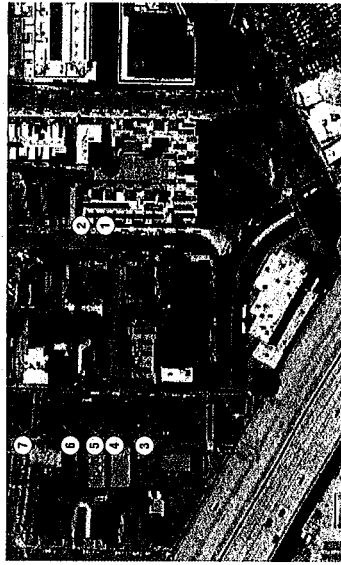
611 W. Grand Avenue



641 W. Grand Avenue



625 and 619 W. Grand Avenue





Resources for Community Development (RCD) is pleased to submit for approval the Embark Apartments, which will be 61 service-enriched affordable apartments for veterans plus one resident manager's unit. Located in an ideal location across the street from the VA clinic, Embark is an extremely important project to help the City meet its goal of ending veteran homelessness. In April, Mayor Schaaf joined the mayors of San Francisco and San Jose in the White House for the "Mayors Challenge to End Veteran Homelessness." Specifically, the call to action – announced by First Lady Michelle Obama and amplified by the HUD Secretary, by leaders across HUD, VA, USICH, and by the National League of Cities – is for mayors to make a commitment to ending Veteran homelessness in their cities in 2015.

Embark will serve veterans with household incomes at or below 30-50% of the area median income and is located between Grand and 22nd Street on Martin Luther King Jr Way. The site is adjacent to the Bishop Floyd L. Begin Plaza and is nearby the recently completed Cathedral Gardens Family Apartments. It is also walkable to 19th Street BART and on several frequent AC transit bus lines. Embark represents a significant physical and economic investment to this exciting uptown location.

Embark Apartments – Feasibility Statement

Project Description

Resources for Community Development (RCD) is proposing to construct a new six-story residential building with 61 units of affordable housing, including studio, one and two bedroom apartments, with affordable levels for incomes from 30%-50% of the Area Median Income (AMI). One two-bedroom manager's unit will also be constructed. The proposed building is for five stories of wood frame construction over a concrete podium story with open space at the ground level, on the podium, and through private unit balconies. The site will also include Service-Enriched Permanent Housing Residential Activity component with the ground floor featuring a community room, manager's office, services office, and an at grade parking garage. The Service-Enriched support services include: (a) housing retention services, (b) case management; (c) benefits advocacy and income support assistance; (d) money management; (e) nutritional counseling; (f) community building; and (g) assistance in obtaining other resources and support for residents such as child-care, transportation, job training and job placement. The project proposes 31 off-street parking spaces.

Zoning Summary

Embark Apartments is located on two contiguous vacant lots in the CBD-X Height areas 1 and 4. As a 100% affordable development, Embark is eligible for a Density Bonus. First, we are requesting a 35% increase bringing the allowable density from 21.9 to 35 units in the CBD-x Height Area 1. Second, we are requesting the following concessions:

1. Reduction in Open Space;

2. Increase in building height; and
3. Reduction in ground floor active space.

Lastly, we wish to request a Conditional Use Permit to allow us to reduce the parking to 0.5 spaces per unit for a total of 35 off-street spaces. Half of the apartments will be set aside for disabled Veterans.

RCD believes both of these incentives align with the City's goal to increase transit-oriented development and will have minimal impact on the neighborhood as compared to the base zoning.

Feasibility & Design Modifications

Without these three incentives, Embark Apartments would not be financially or logistically viable. RCD has found that about 60 units is an ideal size for an affordable property. This allows RCD to enjoy economies of scale, employ full-time management and maintenance staff, and offer a range of activities to the varied households who will reside in the property – while still being small enough to create a sense of community among residents. It is very challenging to develop affordable properties with fewer units, especially in today's climate of reduced public funding for affordable housing.

If these incentives were not approved, RCD would need to eliminate the sixth floor, thus losing 11 apartments. These changes would reduce the total unit count to no more than 50 rentable units, a size that is financially infeasible to develop and less-than-optimal to manage.

RCD and SGPA Architecture and Planning are proposing a building design that will minimize the impact of these zoning concessions on the neighborhood. Embark will have a U-shape above the podium level, so that the bulk of the building will be oriented towards MLK and away from the adjacent residences. We propose this design to maximize the number of units (meeting local and state goals to provide affordable housing for families) while ensuring that the building is set back as much as possible from neighbors.

In terms of height and bulk, the architects have incorporated several features to make the building feel like a series of design elements rather than one large structure. These elements include a variety of window sizes and finish materials, exterior shading devices, a roof-top deck feature, and a main street façade that is broken into distinct components. The street level offices and large corner commercial space are pushed to the building edge so that these uses will encourage a populated and active street face. Additionally, the building is sited across the street from a public park, which provides additional open space for the residents.

Embark Apartments - Services Plan

Embark Apartments will be 61 affordable apartments for veterans including a managers unit, community space and offices for service providers, the Veterans Administration, and the County of Alameda. 31 of the 61 apartments will be set-aside as permanent supportive housing for homeless veterans.

Site Amenities

The site is situated between Grand and 22nd Street on Martin Luther King Blvd. The site has excellent amenities and is within a hundred yards from the AC transit #18 bus stop and within a 1/2 mile from 19th Street BART station. Bishop Begin Park is half a block away.

The site is ideally located across the street from the VA medical clinic and a block away from the Oakland VA service center. The VA has committed support to the development.

Transportation

The site's location will afford residents with many options to meet their transportation needs. Less than 500 feet from the property at the intersection of San Pablo Avenue and MLK Jr. Way is an AC Transit bus stop served by 4 different bus lines: 18, 72, 72M, 802. The 18, 72, and 72M all run at least every 30 minutes during the morning and evening commute rush hours. The site is also within walking distance (0.5 miles) from the 19th St. Oakland BART station.

Grocery Stores

There are two full-service grocery stores near the site: Whole Foods Market (0.9 miles) and Smart & Final (0.9 miles).

Service Delivery

RCD has contracted with Abode Services to be the lead service provider. Additional services will be provided by the VA and the County of Alameda.

Key Program Elements

Supportive services address the special needs of the residents to be served. These services may include: (a) housing retention services, (b) case management; (c) benefits advocacy and income support assistance; (d) money management; (e) nutritional counseling; (f) community building; and (g) assistance in obtaining other resources and support for residents such as child care, transportation, job training and job placement. These services may be provided directly by Abode or by arrangement with other service providers. A detailed service plan can be found attached.

Abode Services has agreed to provide a minimum of 1.5 staff members to the Project, which will be paired with other on-site and off-site VA providers. These staff members will be responsible for coordinating the provision of case management services to the residents according to the approved plan. Abode staff will:

1. Work with RCD to develop tenant screening criteria for the assisted units;
2. Participate with in screening all applicants.
3. Provide outreach and housing application support to target population;
4. Perform the following case management functions to residents:
 - a. Rehabilitation, vocational and employment assistance and referrals
 - b. General health and dental services referrals

- c. Income support and benefits referrals and assistance
 - d. Substance abuse (alcohol, drugs) treatment referrals
 - e. Assistance with consumer and family issues
 - f. Mental health counseling or referrals
5. Conduct an initial needs assessment and develop an individual self-sufficiency plan for each client on a voluntary basis, including a regular evaluation and update of the service plan as required by the County and as the needs of the clients change.
 6. Refer assisted residents, when needed or upon request, to treatment services or other needed social services.
 7. Provide crisis intervention as needed and upon request by Owner or provide consultation in the management of disputes between assisted residents and property management.
 8. Provide Resident Services to keep all residents housed, which may include:
 - a. Designing curriculum and work schedule
 - b. Providing day to day program implementation
 9. Work with Property Manager in resolving conflicts that involve assisted residents.
 10. Assist clients in understanding their rights and responsibilities as tenants
 11. Work with Property Manager to schedule activities that build community among residents.

RCD Community Outreach Plan and Activities

Background

An extensive amount of community outreach has been conducted since Resources for Community Development (RCD) first contemplated purchasing and developing this site in July 2015. We have outreached to and met with individual neighbors, neighborhood leaders, community groups, and leading community organizations. Below is a summary of the outreach that has occurred in the several months.

In addition to meeting with local individuals and groups, RCD has met with Council President McElhaney and her staff to review the project. She has offered strong support for RCD's plans.

Community Groups

RCD reached out to contacts at the City and the Neighborhood Crime Prevention Committee Beat 4X to develop a list of people to contact about the proposed development.

Individual Neighbors

RCD attempted to contact all neighbors, both owners and renters, in the immediate vicinity of Embark including the owner of the Starline Social Club which is located adjacent to the site. We requested a list from the City of all property owners within 300' of the property, and mailed them

an informational flyer about the proposed project. On November 3 & December 30, RCD staff walked around the neighborhood and knocked on the doors of all homes on the immediate block of Embark and the two adjacent blocks. We left information with 30+ households and spoke to about 10 neighbors. Most people we spoke with were very supportive of the project. Several people asked about the process of leasing the apartments, because they knew family or friends in need of affordable housing. Neighbors encouraged us to start the project as soon as possible. One neighbor expressed concern about building height and density.

Community Meeting / Open Houses

A community meeting was held on January 20 at the nearby Cathedral Gardens affordable housing development to further provide the community with an opportunity to learn about RCD's experience and proposal for the site, and to solicit neighbor feedback.

To promote this meeting, we mailed out an announcement and project description to 30 neighboring properties a week prior to the event (see attached). We also dropped this invitation off by-hand to approximately 30 homes.

The meeting was structured as an "open house," and the following development team members were on hand to discuss the project and field questions:

- Carolyn Bookhart, Director of Housing Development (RCD)
- Dan Hardy, Project Manager (RCD)
- Glenn Wood (SGPA Architects)

One neighbor attended the meeting.

RCD and SGPA architects also made a presentation at the Uptown/Gold Coast NCPC at 7pm on February 3. About 15 residents were present. The majority of comments received were recommendations on incorporating Crime Prevention Through Environmental Design into the plans.

Enclosed documentation:

- Materials from NCPC / Beat 4X community meeting
- Informational sheet mailed to neighbors
- Meeting "FAQ" Handout

Beat 4X NCPC
February 3, 2016
7:00 PM to 8:30 PM
Hearing Room 2, City Hall,
One Frank H. Ogawa Plaza

Chairperson: Ted Tarver
Co-Chairperson: Teresa Aripa
Secretary: Mana Tominaga
CRO: N. Walker
NSC: Brenda Ivey

Agenda

- I. Approval of Minutes November 4, 2015
- II. CRO crime update / Crime Stats
- III. NCPC Priorities
- IV. Presentation about new development for veterans, at 2126 MLK Way, by Resources for Community Development
- V. Announcements

CRO contact information:
Officer N. Walker –
882-9472 or nwalker@oaklandnet.com

NSC contact information:
Brenda Ivey –
238-3091 or bivey@oaklandnet.com

Crime Reporting Information:

Emergency and crime in progress call **911** or cell phone call **777-3211**; suspicious activities, call OPD non-emergency number 777-3333; drug dealing tip-line 238-DRUG (3784); prostitution tip-line 238- 2373.

Graffiti/Dumping Reporting Information: Public Works Call Center.
pwacallcenter@oaklandnet.com or 510-615-5566 | Online or mobile app:
www.seeclickfix.com/Oakland

Downtown Safety Escorts: 7AM to 10 PM M-F; 1:30 PM to 10 PM Sat. | 510-898-8592; lead time 5 minutes

Oakland Housing Authority Police: 510-+535-3100 – 9 AM to 2 AM

Beat 4X NCPC Meeting Minutes for November 4, 2015

Hearing Room 2, City Hall, One Frank H. Ogawa Plaza
Meeting Time: 7:00 PM to 8:30 scheduled time

- I. Approval of Minutes from November 4, 2015
- II. CRO Crime Update from Nate Walker, Community Resource Officer (CRO) Beat 04X:
- III. NCPC Priorities – The group determined the priorities to the following: Priorities: 15th & Jefferson; Open communication with OPD; Auto burglaries.
- IV. Announcements:



Transportation
Consultants

Vision That Moves Your Community

ATTACHMENT E

December 24, 2015

Mr. Dan Hardy
Resources for Community Development
2220 Oxford Street,
Berkeley, CA 94704

Re: 2126 Martin Luther King Way Trip Generation

Dear Mr. Hardy:

At your request, TJKM Transportation Consultants has conducted a trip generation analysis of the proposed development at 2126 Martin Luther King Way in the City of Oakland.

We understand you will be developing 62 new affordable housing apartment units for homeless veterans at this location. The development consists of a mixture of one studio, 56 one-bedroom and 5 two bedroom units. 31 of the units would be reserved for disabled homeless veterans.

According to the Institute of Transportation Engineers (ITE) *Trip Generation, 9th Edition*, the trip rates for Apartments, ITE land use code 220, are as follows: a.m. peak hour – 0.51 trips per unit; p.m. peak hour – 0.62 trips per dwelling unit. If we apply these factors to one half the units, we calculate 16 a.m. trips and 20 p.m. trips. If we assume the disabled vets would mainly travel by van with about half of the trip rate due to vanpooling, this would result in 8 more a.m. trips and 10 more p.m. trips.

Therefore, the estimated trip generation for the new 62-unit affordable apartment is 24 a.m. peak hour trips and 30 p.m. peak hour trips.

Please let me know if there are any questions on this matter.

Very truly yours,

Chris D. Kinzel, P.E.
Vice President

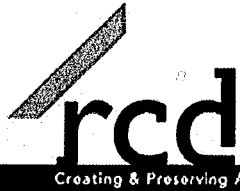
Pleasanton
4305 Hacienda Drive
Suite 550
Pleasanton, CA
94588-2798
925.463.0611
925.463.3690 fax

Fresno
516 W. Shaw Avenue
Suite 200
Fresno, CA
93704-2515
559.325.7530
559.221.4940 fax

Sacramento
980 Ninth Street
16th Floor
Sacramento, CA
95814-2736
916.449.9095

Santa Rosa
1400 N. Dutton Avenue
Suite 21
Santa Rosa, CA
95401-4643
707.575.5800
707.575.5888 fax

tjkm@tjkm.com
www.tjkm.com



ATTACHMENT F

Embark Apartments

New construction, affordable apartments near transit

Resources for Community Development (RCD) is in the early stages of planning new homes at Embark Apartments. Embark will be a vibrant residential development built on two vacant lots at 2126 Martin Luther King Jr Way. It will have 62 new affordable apartments for veterans (1 studio, 56 one and 5 two bedrooms apartments including one for a resident manager). 31 apartments will be set-aside for homeless veterans. On the ground floor will be management offices and a large multipurpose community room, bike parking and a parking garage. The thoughtful high-quality design and green construction will respect the neighboring uses while elevating the urban environment.



Who is Resources for Community Development?

RCD's mission is to create and preserve affordable housing for people with the fewest options, to build community and enrich lives. Over its 30-year history, RCD has grown from a Berkeley-based special needs housing developer to being named as one of the top 50 affordable housing developers in the country. RCD provides affordable housing to more than 4,000 people in Alameda, Contra Costa, and Solano Counties, including a dozen properties in Oakland.

Who is SGPA Architecture & Planning?

SGPA's design and planning team pools expertise in retail, wellness, education, and housing to create viable and sustainable mixed-use communities. Formed in 1969, SGPA is known for exceptional housing, creative site strategies, designing for mixed use, and integrating new construction into the public realm. Projects in Oakland include Seven Directions Health Center and Jack London Gateway Senior Residences.

How will Embark be designed?

The building's design will be driven by the needs of the future residents, the neighborhood, and the City. SGPA will lead the design process with input from RCD, property management partners, community members, neighbors and the City planning department. The building will fit into the existing neighborhood context while offering a fresh design perspective.

How many apartments will be built? Is there commercial and community space?

Embark will include 62 apartment units, including studios, ones and two-bedroom apartments. The ground floor level will include a lobby, community room, manager's office and services office. There will be a podium courtyard on the second floor, as well as a top floor community room and roof deck with views of San Francisco and the Bay.

Where will residents park?

The first floor of Embark will include resident parking. The building will include at least 31 off-street parking spaces, or spaces for about 50% of the residents. RCD has found that, in buildings located as close to BART and bus lines as Embark will be, the demand for parking is relatively low.

How can families apply to live here? How much will rent be?

Households will have to meet income limits to qualify for housing at Embark Apartments. Those income limits vary every year with inflation and vary based on household size. In 2015 terms, a single person earning less than \$32,725 per year (or 50% of the Area Median Income) would qualify. Rent will be based on unit size and household income, ranging from approximately \$460 to \$587. These rents are subject to change based on state affordable housing guidelines. Applications to live at Embark Apartments will be made available a few months before construction is complete in 2018. Applications will be available at the site and on RCD's website. All eligible applicants will be entered into a lottery for housing.

What is your leasing process, and how do you make sure that you lease to stable residents?

Property management performs background checks, calls references, and conducts family interviews for all potential applications. Applicants with a negative credit rating, criminal background or any other grounds for denial will receive a denial letter. Through operations, RCD and JSCo work together so that housing and services are tailored to meet the needs of the resident population.

How do you ensure quality building maintenance over the long term?

RCD does not just develop properties; we own them for the long term. We have a vested interest in ensuring the social, physical, and financial aspects of our properties remain sound for many years. RCD's staff oversees the day to day property management at all of our sites that is provided by the John Stewart Company (JSCo). Founded in 1978, JSCo is one of the leading property management companies in California. RCD's long-standing partnership with JSCo has resulted in high standards in management, operations, and coordination with the services providers.

When will construction start?

RCD is still in the predevelopment and financing stages. At the earliest, construction will begin in 2017. It will last approximately 16 months. Additional notices will be distributed to neighbors over the next years to keep you updated on the project's progress and changes in the timeline.

Who will oversee construction? Will local workers be hired?

RCD will hire a General Contractor to build Embark. We anticipate the project will generate over \$18 million in direct construction spending, with much of it going to local contractors and small businesses. RCD and the Contractor will follow City of Oakland guidelines to recruit small and minority-owned businesses. We will also partner with local training centers like Cypress Mandela Training Center and Acts Full Gospel Church Men of Valor Academy, and host job fairs to recruit local workers.

How will this benefit the neighborhood?

RCD's goal is to provide a crucial affordable housing resource in the neighborhood, especially in light of proposed plans for high-end retail and housing around the Uptown area. This project will contribute to keeping the neighborhood affordable to a range of families. Construction will also include sidewalk improvements, new trees and lighting, and security cameras, to create a better and safe pedestrian experience.

Who should I contact with questions?

During predevelopment (now until the start of construction), questions should be directed to RCD:

Dan Hardy
Acquisitions Project Manager
(510) 841 - 4410 x309
dhardy@rcdhousing.org

Once construction starts, the contractor's site superintendent will be available to take calls 24 hours a day with any concerns about construction. Once the property is finished and occupied, there will be a full-time on-site property manager who can be contacted with any questions or concerns.

DEVELOPMENT DESIGN INPUT MEETING NOTICE

WHEN: Wednesday, January 20 at 6:30pm

WHERE: Cathedral Gardens Community Room at 638 21st St, Oakland, CA 94612

Resources for Community Development (RCD) is in the early stages of planning new homes at Embark Apartments. Embark will be a vibrant residential development built on two vacant lots at 2126 Martin Luther King Jr Way. It will have 62 new affordable apartments for veterans (1 studio, 56 one and 5 two bedrooms apartments including one for a resident manager). 31 apartments will be set-aside for homeless veterans. On the ground floor will be management offices and a



large multipurpose community room next to a parking garage. The thoughtful high-quality design and green construction will respect the neighboring uses while elevating the urban environment. We will be asking for feedback from the community on the design at an upcoming meeting early in 2016.

Resources for Community Development

RCD's mission is to create and preserve affordable housing for people with the fewest options, to build community and enrich lives. Over its 31-year history, RCD has grown from a Berkeley-based special needs housing developer to being named as one of the top 50 affordable housing developers in the country. RCD provides affordable housing to more than 4,000 people in Alameda, Contra Costa, and Solano Counties.

Project Amenities

The development will include:

- A large landscaped courtyard on the second floor;
- Parking garage with bicycle storage;
- Two elevators that lead up to a large outdoor rooftop deck with views of the Bay.

Green Building Features

- Green Point Rated (planned)
- Photovoltaic and solar thermal systems
- Drought tolerant landscaping
- Sustainable flooring and durable products

Development Team

Developer: Resources for Community Development