

Oakland City Planning Commission

Design Review Committee

STAFF REPORT

Case File Number PLN15-378; ER15-004

October 26, 2016

Project Name and Location:	Oak Knoll Mixed Use Community Plan Project , located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard, bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 {roadway easement), 043A-4675-003- 30 (roadway easement) 048-6865-002-01, and 043A-4675-74-01.
Proposal:	Master Planned community on approximately 188 acres consisting of 935 residences, 72,000 square feet of neighborhood commercial, 14,000 square feet of civic use (relocated historic Club Knoll building as a community center), open space, creek restoration and trails.
Applicant/Owner:	Oak Knoll Venture Acquisitions LLC, c/o Suncal, Sam Veltri (949) 777-4000
Planning Permits Required:	Rezoning, Planned Unit Development permit (Preliminary and Final Development Plans), Tentative Tract Map, and other permits and/or approvals
General Plan:	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
Zoning:	RH-3 Hillside Residential Zone -3 and RH-4 Hillside Residential Zone -4
Environmental Determination:	A Supplemental Environmental Impact Report (SEIR) was prepared and submitted for public review on August 29, 2016. The 45-day public comment period on the DSEIR concluded on October 12 th .
Historic Status:	The existing Club Knoll building on the project site is a historic resource under CEQA, listed on the Local Register, has an Oakland Cultural Heritage Survey rating of B+3, eligible for Landmark status with an A rating, and placed on the Preservation Study List as a Designated Historic Property.
Service Delivery Dist.:	District 4
City Council District:	District 7 - Reid
Action to be Taken:	Continue preliminary Design Review discussion
Finality of Action:	NA
For Further Information:	Contact case planner Scott Gregory , Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com

BACKGROUND AND SUMMARY

The Oak Knoll project site consists of approximately 165 acres of the 183-acre former U.S. Navy medical facility (Oak Knoll Medical Center Oakland or NMCO), approximately 15 acres of adjacent and undeveloped property, and approximately 8 acres of City-owned property, for a total of 188 acres.

The project applicant (Suncal) is seeking City approval for a number of land use entitlements including a rezoning, Planned Unit Development (PUD) permit (including both a Preliminary Development Plan (PDP) for the overall project, Final Development Plan (FDP) for project site infrastructure, streets, landscaping, and site monuments), a Vesting Tentative Tract Map, and other permits and/or approvals. These approvals, if granted, would enable development of 935 residential units, 72,000 square feet of primarily neighborhood-serving commercial uses and a combination of commercial (10,000 square

feet) and civic (4,000 square feet) uses within the relocated Club Knoll building. The remainder of the site would consist of parks, open space and streets.

On July 27, 2016 Staff provided the Design Review Committee (DRC) with certain preliminary information about the Oak Knoll project's draft PDP and draft FDPs, briefed the DRC on Planning Staff's thoughts regarding these design-related materials, and solicited recommendations, suggestions and opinions of the DRC on certain design-related issues. At that meeting, members of the public and the DRC did express opinions and recommendations about the project, and the DRC requested a follow-up meeting with the applicant (Suncal) to address certain design-related issues in greater detail.

Since that July DRC meeting, work on the project has proceeded on two primary fronts: 1) completion, publication and conclusion of the public comment period of the Draft Supplemental Environmental Impact Report (SEIR), and 2) refinements, clarifications and details on the project's design.

City staff and the EIR consultant completed the Draft SEIR for the project, and issued a Notice of Availability (NOA) for the Draft SEIR on August 29, 2016. The NOA was mailed to property owners within 300 feet of the project area, distributed to state and local agencies, posted on the project web site, and mailed and e-mailed to interested parties. Copies of the Draft SEIR were also distributed to City officials and made available to the public on the City's website and at the offices of the Bureau of Planning. Opportunities to provide oral comments on the Draft SEIR were provided at three public hearings, including the September 12, 2016 Landmark Preservation Advisory Board, the September 17, 2016 Bicycle and Pedestrian Advisory Commission, and the October 5, 2016 Planning Commission hearing. The 45-day public comment period on the Draft SEIR ended on October 12, 2016. Staff and the EIR consultants are now working to respond to all comments received on the Draft EIR and to prepare the Response to Comment / Final EIR document.

The project applicant and their design team have also been further refining the project's design to be responsive to the comments and questions raised at the July 27th DRC meeting. The purpose of this hearing is to provide the applicant with an opportunity to address and answer many of those questions and comments raised by the DRC in July, specifically related to the following topics:

- Better understanding of the project's scale and proposed development plan in context;
- Relevant case studies;
- Residential densities and affordable/workforce housing;
- Scale and design strategy for the project's proposed Retail Village;
- Technical review to better understand issues specific to the Rifle Range Creek Restoration Plan;
- Aesthetics issues and policy consistency of the project's proposed design of upper hillside home sites;
- Rationale for the proposed relocation and restoration of the Historic Club Knoll building; and
- Landscape design issues, specific to the detailed recommendations of the DRC.

Recently submitted materials relevant to the issues listed above are included as attachments to this staff report, including a summary memo from Hart-Howerton (Suncal's design consultants), dated October 13, 2016 (**Attachment A**).

As previously indicated in our July 27th Staff Report, Staff is generally supportive of the Oak Knoll project as proposed, and we continue to work with the applicant to refine their application materials and to process the required environmental review.

APPLICANT'S RESPONSE TO KEY ISSUES

Understanding of Project Scale

At the July 27th meeting, DRC members expressed an interest in better understanding the project in terms of overall scale and scope, and specifically requested the following:

- *Would like to see the 3D computer model next time – or an actual physical model and*
- *Arrange for individual tours of the property.*

Suncal's design consultants (Hart-Howerton) have prepared a 3D computer fly-through on a digital site model, and are prepared to present this 3D model to the DRC. Staff has reviewed the 3D computer model, and believe it to be an accurate representation (at this scale) of the project site and of the proposed development plan. The applicant has also organized numerous tours of the site for DRC members and other City officials and advisory committee members, and tours continue to be available upon request.

Case Studies and Lessons Learned

DRC members also indicated that although they recognized that planning for Oak Knoll has been underway for more than 20 years, the Oak Knoll project is unique in its size and location and requested that Suncal present:

- *Case studies of other similar and noteworthy projects, with a comparison of lessons learned (i.e., successes and challenges) as applied to the Oak Knoll project;*

Hart-Howerton intends to identify a combination of other projects (both older and recently executed) that provide inspiration and lessons learned as applied to their design plan for Oak Knoll, with a focus on medium to high-density single-family and townhome developments, typically in infill situations. Example project's draw from locations including Oakland, Berkeley, Larkspur, Los Gatos and Hunters Point in San Francisco.

Housing Density and Affordable Housing

The July 27th Staff Report included a table outlining the proposed composition of the 935 residential units. Specifically, the project would include 188 single-family detached lots at an average density of approximately 8.2 dwelling units per net acre; 175 small-lot single-family, detached units at an average density of approximately 13 dwelling units per net acre; and 572 townhomes at an average density of approximately 17 dwelling units per net acre. Overall, the project's proposed 935 residential uses would occupy approximately 70 acres of the total 189-acre site (or about 37% of the site) and average

approximately 13.3 dwelling units per net acre. DRC members expressed the following thoughts pertaining to this housing mix, its relative density and the overall need for affordable housing:

- *Overall density seem too low – why are we planning such a low density suburban development?*
- *What is the project's plan for affordable or workforce housing?*

Suncal's response to these questions is that the proposed mix of residential densities provides for a more compact and walkable neighborhood than does typical suburban densities, while also providing substantial protected open space and buffers for adjacent neighborhoods. The overall density for the entire 189-acre site is approximately 5 du/ac., which is consistent with the Oakland General Plan land use designation and also consistent with existing adjacent neighborhoods, which range from 2 du/ac to 5.2 du/ac in single-family neighborhoods, to 13.8 to 18.3 du/ac in surrounding multi-family residences (see **Attachment B: Oak Knoll Neighborhood Density Map**).

Suncal's proposed contribution to affordable and workforce housing for the project is via the City's Affordable Housing Impact Fee. As currently calculated, the project will contribute more than \$20 million dollars to be used by the City to develop affordable housing opportunities.

Design of Upper Hillside Home Sites

The July 27th Staff Report to the DRC acknowledged that the project's intended grading scheme may be the best way to develop the project's proposed smaller lot pattern, provide adequate slopes that meet City standards, and address hillside stability. The proposed design employs techniques from the City's Design Review Manual that specifically address hillside development. However, Staff has also expressed concern that the project does not meet many of the other City design guidelines that discourage grading and terracing, and encourage buildings on hillside lots to "step" with the terrain. Specifically, those home sites proposed at the upper Eastern ridgeline near Keller Avenue (known as the Admiral's Ridge) are visibly sensitive. At the July 27th meeting, the DRC indicated they were not ready or adequately informed to address or comment on proposed grading and resulting aesthetics issues pertaining to hillside residential development, and requested:

- *Follow-up presentation by the applicant on the proposed grading scheme and lot design for hillside residential development*

Hart-Howerton intends to use their 3D digital site model, as well as other exhibits from their submitted PDP document to present the proposed aesthetics of the project's grading and lot design plans.

Staff stands by our prior recommendations that development of home sites on the upper Admiral's Ridge location should: a) provide custom home designs, b) minimize grading along the length of the ridge, c) better relate to the existing grade of the hill and Knoll, d) minimize loss of mature native trees, and e) provide landscaping that visually shields or buffers new homes using quantities of vegetation beyond the basic landscaping requirements of the zoning regulations. These recommendations are included in EIR mitigation strategies and are anticipated to be included in project-specific zoning. Staff believes that these recommendations are consistent with the project as proposed, but provide more definitive and precise than language than is currently included in the applicant's submitted materials to date.

Scale and Design of the proposed Village Center

The July 27th Staff Report included a brief description of the Retail Village area design concept, describing it as a modestly-sized gathering spot to provide basic retail support for the community (such as groceries, restaurants, and banking). Previous Staff comments suggested that, while the Retail Village design concepts do include many important guidelines that can create an appropriate and unique center for the Project, Staff also believed the retail design guidelines did not address a number of important topics that should be included. DRC members requested the applicant to provide additional information and detail related to the following:

- *Square foot comparison of other retail centers (e.g., Montclair, other small retail centers) to better understand scale of Village Center;*
- *Additional pedestrian-level design to better understand look and feel;*
- *Detailed design of the Village's layout (i.e., are loading docks positioned on the Creek frontage) and how the design integrates with the neighborhood; and*
- *Potential for more active open space to be integrated into Village Center.*

Suncal and their design team have prepared an exhibit (see **Attachment C**) to demonstrate the relative scale of the proposed Village Center which shows that the Village Center (at 72,000 square feet) is significantly smaller than the retail district in the commercial core of Montclair, which has over 200,000 sf of retail/commercial space. The proposed Village Center is more similar in scale to the Trader Joes center on Lakeshore, the Walgreens center on 51st and Telegraph, or the Safeway at Shattuck and Vine Street (also counting some of the in-line shops on the other side of the street).

Suncal and their design team have also prepared example designs demonstrating planning and design principles that are the basis for the Retail Village (see **Attachment D**). These elements include street-front retail facades; a plaza for outdoor events and outdoor dining, and where occasional fairs/events can be hosted; screening of large parking areas; integration and connections to pedestrian and bicycle networks; and anticipated types of future tenants (such as grocery, barber, bank, pharmacy, dry-cleaner, etc.). It is Suncal's intention and understanding that their proposed Oak Knoll Design Guidelines for the Village Center provide a conceptual vision of the layout and character of the retail facades, and the intended look and feel of the Village Center at the street level. However, a FDP for the final design of the Retail Village will need to be submitted and reviewed by the City, Design Review Committee, and Planning Commission for conformity with the conceptual vision and design concepts (please also see further discussion of the PUD process, below).

Technical Review of Plans for Rifle Range Creek

The July 27th Staff Report indicated that planned restoration of Rifle Range Creek is a major aesthetic and environmental benefit associated with the project. However, substantial re-grading of the Creek is proposed to reduce channel side-slopes and to establish suitable conditions for stabilization and re-planting. The restoration approach involves using a combination of grading and biotechnical methods to stabilize actively eroding creek-bank areas that are too steep to support riparian vegetation. Once restored, Rifle Range Creek will provide a natural, continuous corridor through the site. DRC members expressed an interest in better understanding the magnitude of grading and other technical issues related to restoration of Rifle Range Creek, and specifically requested:

- *Technical review with WRA (the project applicant's biology/hydrology consultants) specific to the Creek Restoration Plan*

WRA and Environmental Science Association (the City's EIR consulting hydrologist and biologist) will present information from the Rifle Range Creek Restoration Plan. This presentation will also include information from the *Hydrology Report: Restoration Plan and Preliminary Creek Protection Plan* (Basis of Design), and the *Riparian Restoration and Monitoring Plan*, both of which were included as technical appendices to the Draft SEIR (Appendices N and O, respectively). The Project applicant is concurrently processing a City of Oakland Creek Permit for the Rifle Range Creek Restoration Plan with permits and approvals needed from several other resource agencies (the US Army Corps, San Francisco Regional Water Quality Control Board, California Department of Fish and Wildlife, etc.).

The DRC suggestion to change the name from Rifle Range Creek is noted, and will be addressed by the applicant as appropriate, as the project progresses.

Club Knoll Relocation

The July 27th Staff Report confirmed that the applicant's previous proposal to demolish the historic Club Knoll building has since been reconsidered, and Suncal now proposes to relocate and rehabilitate the Club Knoll building so it can be used as a community center and commercial space for the project. Architectural Dimensions has been commissioned to develop a Relocation and Rehabilitation Plan for Club Knoll and to implement that plan. The proposed relocation site is at the center of the Oak Knoll project, with the building oriented to front onto Rifle Range Creek. All work is proposed to be conducted in accordance with the Secretary of the Interior Standards for Rehabilitation. Public comments to date have expressed a range of opinions ranging from support of the relocation proposal, suggestions that the building be demolished, and suggestions that the building be rehabilitated in place and used for residential or community space. The DRC specifically requested the following pertaining to the proposed Club Knoll relocation, particular to its design intent:

- *What is the rationale for the proposed relocation and restoration of the Historic Club Knoll building?*

The design-related questions regarding the intent or rationale for the proposed relocation plan can be answered as follows:

- a. City Staff was strongly opposed to the original proposal to demolish the Club Knoll building which was the community center for the original golf club and later as a naval officer's club, and the construction of a new community center for the project. Staff concluded that demolition would directly conflict with General Plan policies within the Land Use and Transportation Element, Historic Preservation Element (HPE), Open Space Conservation and Recreation Element and the Energy and Climate Action Plan that are relevant to historic resources. In addition, staff believes that demolition would be inconsistent with the HPE goal of placing Club Knoll on the Preservation Study List. Further, Staff has not seen any required evidence that can demonstrate compliance with the specific findings for demolition of historic properties pursuant to Oakland Planning Code, Section 17.136.075 which were approved by City Council.

- b. The proposed relocation and rehabilitation plan provides an opportunity to retain the historically important Club Knoll building on site in support of HPE Policy 3.7, and preserves and rehabilitates the historic building in accordance with Secretary of Interior Standards (see **Attachment E**).
- c. The proposed relocation site is centrally located within the project, providing a distinctive landmark building as the centerpiece and in a prominent and important location where this building can be seen and used by the community.
- d. The current location of the Club Knoll building is relatively close to existing residential neighborhoods, and alternative strategies for rehabilitating the building in place could result in an active, potentially noise-generating land use that might adversely affect surrounding residents. The proposed, more central location is well removed from the neighborhoods adjacent to its existing location and avoids these potential conflicts.
- e. Staff is aware that programming of uses within the relocated Club Knoll building space has not yet been determined, and that there are concerns regarding the economic feasibility of using this building as proposed, particularly if programming the space becomes the responsibility of a future homeowners' association. Staff and the applicant continue to explore options for potential future tenants of this building space, but believe that an economically viable use that can generate sufficient revenue to off-set long-term maintenance costs can be identified.

Staff is also aware of other questions, concerns and preferences from a variety of perspectives suggesting that the Club Knoll building be demolished, or preferences that the building be retained in place. Many of these questions and concerns have been raised in connection with the Draft SEIR and the CEQA process. These CEQA-related questions and comments will be address in writing in the Final EIR, and responses to CEQA topics are not timely or appropriate to include in this staff report.

Specific Landscape Design Issues

The July 27th Staff Report referenced the project's proposed FDP for parks, open space and trails, as well as the proposed streetscape plans for all major internal streets. These designs included hardscape, park furniture and play equipment, as well as the type and location of landscape materials. New tree plantings were proposed to consist primarily of oaks of a variety of individual sub-species.

- *The DRC provided a lengthy list of detailed and specific comments pertaining to these landscape elements.*

Suncal has considered the DRC's detailed comments regarding landscape issues, and offers their explanation for their proposed master landscape program, as well as certain revisions in response to these comments:

- a. Suncal has worked with Nelda Matheny, Arborist, who worked on the Leona Quarry project as well as other projects throughout the Bay Area, and is familiar with the site conditions at Oak Knoll. Ms. Matheny recommends using the Coast Live Oak tree for street trees in the Uplands neighborhoods of the project, as being in harmony with the existing character of the site and blending with the surrounding oak woodland. Coast Live Oaks are being used as street trees on projects elsewhere in the Bay Area (see included examples in **Attachment F**), and is consistent with Bay Friendly Landscape guidelines that encourage native trees to be used as street trees.

- b. Suncal intends to modify the FDP street tree planting program to diversify the street tree plant palette including adding *Quercus shumardii* along Mountain Boulevard; adding *Ulmus japonica* x *U. wilsoniana* and Accolade elm along Creekside Parkway; adding *Platanus acerifolia* 'Columbia' along Creekside Loop; and retaining *Quercus agrifolia* Coast Live Oak along the Uplands Primary streets.
- c. Fencing, where needed in parks and plaza areas, will be built from wood and welded wire mesh softened with planting. Where the height of a retaining wall exceeds 30", a 42" height guardrail fence will be provided. The fence will be welded wire mesh (not cyclone).
- d. The planting proposed on page 66 of the Design Guidelines is specific to site walls in the open space portions of the project. There are very few such walls in the project, and the proposed plant list has adequate diversity for these specific conditions. All other walls that are part of individual lots have an expanded plant palette.
- e. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared prior to any soil disturbance, and will address stormwater discharge on the site to reduce the potential impacts of soil erosion affecting water quality. If disturbed or rough graded soil is not prepared for finish grades, but left fallow over the winter season, approved hydro-seeding of exposed areas will be conducted prior to October 15th. Other measures consistent with the SWPPP will also be installed.
- f. Certain site furnishings (such as selected benches) are proposed to be included as part of the project's overall Art Program and are intended to be designed by local artists. Other than these art program elements, the more standard landscape furnishings (i.e., light pole fixtures, benches, trash receptacles, etc.) are intended to be simple and in harmony with the oak woodland character of the site, and consistent with the City of Oakland standards.
- g. Suncal would like to preserve the option of allowing stamped concrete, using concrete specialists who do high quality concrete paving using form-liners and color additives (see **Attachment G**).
- h. Fan Palms are not proposed in the Village Center, and the rendering of the Village Center will be updated to reflect this change.

Residential Architecture

The July 27th DRC Staff Report referenced the project's proposed architectural guidelines for new residences, indicating these guidelines were derived from design principles found in Arts and Crafts, Mediterranean and Californian styles of residential architecture found throughout Oakland. Staff was generally supportive of the proposed architecture, provided that future builders adhere to the design principles. The DRC commented on these residential architecture design guidelines, indicating a desire for:

- *More flexibility in the residential design guidelines, specifically not precluding modern architectural design, but not permitting "faux historicism"*

Suncal agrees with the DRC comments, and has indicated that the intention of the architectural section of the design guidelines is to promote a diverse range of regionally appropriate styles for residential buildings. Architectural styles can be drawn from "families" described as Mediterranean, Arts and Crafts, and Modern/Contemporary. It is Suncal's intention that future buildings at Oak Knoll should draw from all these regional traditions, and interpret them into a 'fresh and inventive' architecture that

is appropriate to today's needs. They intend to include more examples of contemporary execution in their final Design Guidelines proposal.

PUD Process

The July DRC Staff Report indicated that the City's PUD regulations are appropriate for master planning the development of this large site, and listed the applicable provisions of the Oakland Planning Code (Sections 17.140 and 17.142) that govern PUDs. The DRC expressed the following concern or question:

- *What happens if future builders/developers want exceptions to the Master Plan? How do the rules work?*

For this project, Suncal intends to serve as Master Developer and is pursuing a PUD permit to establish a comprehensive plan for the entire site. This comprehensive plan is illustrated and described in the PDP, which shows the entire development and other relevant information to clearly establish the scale, character and relationship of buildings, streets, and open spaces, including proposed Development Guidelines.

Suncal also intends to conduct site preparation activities necessary to ready the site for development, and to construct the major "backbone" improvements necessary to serve future development. Suncal also intends to create individual large parcels that they intend to sell to future home and commercial builders, who will in turn build the residential and commercial uses of the project. These subsequent builders will need to submit their own FDPs to the City for review and approval. According to the Planning Code, these subsequent FDPs must demonstrate consistency with the overall PDP. If an FDP deviates only slightly from the approved PDP, staff would likely recommend approval of the FDP to the Planning Commission with the proposed minor changes. However, if Staff finds these subsequent FDPs to be inconsistent with the design intent and PDP, or if more than minor changes are requested, there are only two options: 1) staff would make a recommendation to the Planning Commission to deny the FDP or 2) the subsequent builder could apply for a revision or amendment to the PDP, which would re-open the project's PUD approval process, in addition to the FDP. Both the PUD amendment and FDP would be considered by the Planning Commission.

CONCLUSIONS/RECOMMENDATIONS

Staff has provided two recommendation options for the DRC's consideration:

OPTION #1: Staff recommends that the DRC review the applicant's proposed refinements, clarifications and details on the project's design, take additional public comment, and provide any further direction to Staff and/or the applicant on these issues. Staff suggests that all refinements, clarifications and details, one finalized, should be incorporated into revised and updated PDP and FDP submittals to be brought back to the DRC for final consideration prior to full consideration of these materials by the City Planning Commission. Staff would appreciate the Committee's thoughts and opinions of materials presented here tonight, to inform and help finalize these documents for future consideration, or

OPTION #2: Staff recommends that the DRC review the applicant's proposed refinements, clarifications and details on the project's design and take additional public comment. If the DRC is satisfied with the applicant's materials as presented, Staff requests the DRC provide any further

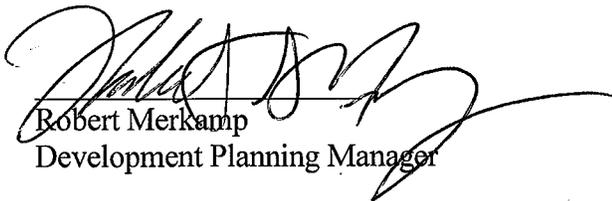
direction to Staff and/or the applicant as may be necessary prior to full consideration of the project's design materials by the City Planning Commission.

Prepared by:

Scott Gregory

Scott Gregory
Contract Planner

Reviewed by:



Robert Merkamp
Development Planning Manager

ATTACHMENTS:

- Attachment A: Hart-Howerton, memorandum, "*Response to DRC comments from July 27th Presentation on Oak Knoll*", October 13, 2016
- Attachment B: Hart-Howerton, Oak Knoll Neighborhood Density Map
- Attachment C: Hart-Howerton, Relative Scale of the Proposed Village Center at Oak Knoll
- Attachment D: Hart-Howerton, Planning and Design Principles, Retail Village
- Attachment E: Architectural Dimensions, rendering of proposed Rehabilitation of Club Knoll Building
- Attachment F: Photo examples of Coast Live Oak used as a street tree
- Attachment G: Photo example of stamped concrete

Attachment "A"

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MEMORANDUM

Date: October 13, 2016
 City of Oakland Planning Commission – Design Review

To: Committee

cc: Scott Gregory, Sam Veltri, Annie Mudge

From: Hart Howerton

Project: 14-029 / Oak Knoll

Re: Response to DRC comments from July 27th Presentation

Dear Members of the DRC:

This memo addresses questions and comments that came from the Oak Knoll proposed Planned Unit Development project review and presentation on July 27th, 2016. We have organized our comments categorically ranging from general to specific topic areas.

We will also be presenting modified or new exhibits in response to some of your comments, as necessary and as noted, in the upcoming DRC hearing on Oct 26th.

General - Specific Requests for Further Information

1. *The DRC was not ready to address or comment on grading and aesthetics, need a follow-up presentation*

The Draft Supplemental Environmental Impact Report (DSEIR) and the Vesting Tentative Tract Map (VTM), which are part of the public record, both contain more detailed technical information on project grading and aesthetics. At the October 26 meeting, Hart Howerton (HH) will show a 3-D flythrough of a digital site model which clarifies the proposed grading and resulting land form.

2. *The DRC would like to see the 3D computer model next time – or an actual physical model?*

HH will present a 3-D flythrough of a digital site model on Oct 26th.

3. *The DRC would like to arrange individual tours of the property for anyone wishing to see it.*

The Applicant has organized numerous tours of the site and tours continue to be available upon request.

4. *The DRC wants case studies of other similar noteworthy projects, with a comparison of lessons learned (i.e., successes and challenges)*

Inspiration was drawn from a combination of local project projects both older and recently executed. Our focus was on medium to high density single family and townhome developments typically in infill situations. For our courtyard housing projects we looked at a recently developed cluster of 6 homes on Alcatraz and Benvenue Ave on the border of Oakland and Berkeley. For the Small Lot neighborhoods we looked at a new project in Larkspur by the New Home Company on Doherty Dr and Rose Ln. as well as a project in Los Gatos by Robson homes on Los Gatos Blvd between Roberts Rd and Mitchell Ave. For our townhomes sites we looked we looked at local West Oakland Zephyr Gate, and then an under-construction project by City Ventures next to the old train station called Station House. We also looked at Lennar's new development at Hunters Point in San Francisco.

During the Oct 26th hearing, HH will present a summary of the projects we looked at and the lessons learned.

5. *The DRC requests more information regarding integration with existing surrounding neighborhoods*

The Oak Knoll project site will be connected and integrated with surrounding neighborhoods via new street, bikeway, and trail connections (see attached **Open Space/Mobility Diagram**). Planned traffic improvements at new or improved connections at Keller and Mountain Boulevard will mitigate traffic generated by the Oak Knoll development and improvement off-site connections to the new project. In addition to street and sidewalk connections to Mountain Boulevard and Keller Avenue, several hiking trails are planned. A multi-use trail (Class I bikeway) along the proposed Creekside Parkway will connect pedestrians and bicyclists to Mountain Boulevard and Keller Avenue. This bikeway connects to an improved Class II bikeway provided by the Applicant along Mountain Blvd at the project frontage. A Class III bikeway is planned by the City along Keller Avenue. Hiking trails/pathways connect off-site at Mountain Boulevard (three locations), Keller Avenue (two locations), Sequoyah Road via Barcelona St., and Sage Road. A new pedestrian trail is planned that connects the northern portion of the site using the existing stairs from the Seneca Property to the Fontaine 580-overpass. This will provide safe pedestrian access across 580 to neighborhoods to the east. The project will also maintain connections through the northern portion to Leona Canyon open space to the east and King Estates open space to the west.

6. *Overall density seem too low – why are we planning such a low density suburban development?*

Proposed neighborhood densities will range from 5.0 to 8.0 du/ac for typical single family detached homes; 12.0 to 14.0 du/ac for small lot single family detached homes; and 18.0 to 22.0 du/ac for townhomes. This mix of higher densities provides more compact and walkable neighborhoods than typical suburban densities while also providing substantial

protected open space to buffer adjacent neighborhoods. Overall density for the entire 189 acre project site resides right about 5.0 du/ac which is consistent with the Oakland General Plan's 1996 LUTE land use designation of 5.0 dwelling units per acre (du/ac). The proposed project density is also consistent with existing adjacent neighborhoods which range from 2.0 du/ac to 5.2 du/ac for single family homes to 13.8 to 18.3 du/ac for multi-family residences. See attached **Oak Knoll Neighborhood Density Map**.

7. *Plan for affordable or workforce housing?*

The Oak Knoll project contribution for affordable and workforce housing will be addressed through the newly approved City of Oakland Affordable Housing Impact Fee. As currently calculated, the project will contribute more than \$20 million dollars to be used by the city to develop affordable housing.

Creeks

8. *Technical Review with DRC specific to the Creek Restoration Plan – with WRA*

ESA and WRA, the project Hydrologist and Biologist will present the Creek Restoration Plan at the Oct 26th DRC meeting.

9. *Can we change the name from Rifle Range Creek?*

This question is noted and will be addressed as appropriate as the project progresses.

Retail Village

10. *DRC requests a scale comparison of other retail centers (e.g., Montclair, other small retail centers) to better understand scale of Village Center*

HH will present a couple examples which demonstrate the planning and design principles which were the basis of our plan for the retail village at Oak Knoll. These elements included:

- A street front of retail facades that forms the central spine of the retail strip
- A plaza gathering space for outdoor events and outdoor dining and where occasional fairs/events can be hosted
- Varied and convenient parking options, large parking screened
- Integration and connection to pedestrian and bicycle networks
- Quality groceries and food
- Convenience retail: barber, bank, pharmacy, dry-cleaner, etc.

With regards to scale and layout, the size is significantly smaller than the retail district in the commercial core of Montclair, which has over 200k sf of retail/commercial.

It is similar in scale to the Trader Joes on Lakeshore, the Walgreens on 51st and Telegraph, or the Safeway on Shattuck and Vine St if you also count some of the in-line shops on the other side of the street. Please see attached exhibit showing these examples.

11. The Retail Village needs more pedestrian-level design to understand look and feel

The Retail Village will be the subject of a later Final Development Plan that will be submitted and reviewed by the City and the Design Review Committee. The Oak Knoll Design Guidelines provides a conceptual vision of the layout and character of the retail facades, and the look and feel at street level.

12. The DRC is not convinced about design of Village layout – (i.e., loading docks on the Creek frontage? Integration with neighborhood?, etc.)

The Retail Village will be the subject of a later Final Development Plan that will be submitted and reviewed by the City and the Design Review Committee. The location and orientation of the service areas as well as the other topics raised above can be addressed in more detail at that time.

13. More active open space integrated into Village Center

A Plaza of approximately 50'x100', or 5000 sf will be the central element to the Retail Village Plan. Additionally, the primary retail street will have the ability of being 'bollarded' off to create a larger outdoor event venue for food festivals and markets. The Retail Village will be connected via pathways to Creekside Park and the Multi Use Path that forms the central spine of the community open space laid out along Rifle Range Creek. The creek corridor connects a park at the southern end, the relocated Club Knoll and the park at the northern end.

14. Does it really have a "Main Street" feel?

Refer to question #11.

Implementation

15. What happens if future builders/ developers want exceptions to the Master Plan? How do the rules work?

The City of Oakland's current entitlement and approval process for new development will adequately address any future developer that seeks exceptions to the to be approved Oak Knoll Preliminary Development Plan (PDP) and/or the Proposed Oak Knoll District zoning ordinance. Future developers will be required to submit Final Development Plans for review and approval. The approved plans and code provides the necessary guidance for the City to review and assess the conformance of future developer Final Development Plans with the approved PDP, as required by the PUD permit. Minor changes to an approved PDP or FDP may be approved administratively by the Planning Director. Where a future developer seeks an exception, either the City determines the exception is substantially in compliance with the approved PDP or zoning code or the Major changes would require the Developer to amend the PDP and potentially amend the zoning ordinance or seek a zoning variance, respectively. Such amendments require discretionary action required by the Planning Commission, and in the event of an amendment to the zoning ordinance, by the City Council.

Landscape

16. No stamped concrete for hardscape

We would like to preserve the option of allowing stamped concrete. In our experience there are Bay Area concrete specialists who do high quality concrete paving using form-liners and color additive to create beautiful concrete surface. See attached image as example of high quality stamped concrete.

17. Too many sycamores – diversify the street tree plant palette

Hart Howerton will update the FDP package to reflect the following street trees in order to diversify the plant palette:

- Mountain Blvd: add *Quercus shumardii*
- Creekside parkway: add *Ulmus japonica* x *U. wilsoniana*, add Accolade elm as recommended by Nelda Matheny, Arborist, who has also worked on the Leona Quarry site.
- Creekside loop: add *Platanus acerifolia* ‘Columbia’ as recommended by the Nelda Matheny, Arborist, who has also worked on the Leona Quarry site.
- Uplands Primary: add *Quercus agrifolia* Coast Live Oak

18. Live oaks are not a good street tree – needs better locations not on streets

The Coast Live Oak is recommended by Nelda Matheny, Arborist, who has also done work on Leona Quarry and all over the Bay Area. She is very familiar with the site conditions and recommends using the Coast Live Oak tree for the Uplands streets. The Coast Live Oak will be in harmony with the existing character of the site and will help blend with the surrounding oak woodland that is adjacent the upland areas of Oak Knoll.

We are starting to see the Coast Live Oak being used as a street tree on projects all over the Bay Area including examples shown in the attached photos taken in Dublin and Pleasanton. The Bay Friendly Landscape guidelines has encouraged native trees to be used as street trees.

19. Pg 60: fencing “natural in character”?

‘Natural in character’ is corrected to reflect the intent: Fencing, if needed in parks and plaza areas will be built from wood, and welded wire mesh and softened with planting. HH will add more specific information on fence character/design in the final issue of the OK Design Guidelines.

20. Pg 60: walls with “cyclone”?

Walls with fence refer specifically to site retaining walls that are a part of the master developer work in the Open Space Areas. There are only a few of these walls. Where the height of the wall exceeds 30", a 42" height guardrail fence shall be provided. The character of the fence has been modified to be welded wire mesh fence and not cyclone fence.

21. Pg 66: too restrictive of a plant palette, only 12 species available

The planting proposed on Pages 66 of the Design Guidelines is specifically for the site walls that are in the Open Space and not a part of the walls that are on private lots. There are very few site walls in the open space and proposed plant list has adequate diversity for these site walls. For other walls that are a part of the individual lots, see Appendix C of the Design Guidelines for approved plant list.

22. How will disturbed property be treated in interim, before development occurs?

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared prior to any soil disturbance. This plan will address stormwater discharges on the site to reduce the potential impacts of soil erosion impacting water quality. Additionally, if disturbed or rough graded soil is not prepared for finish grades and left fallow over the winter season; approved hydro-seeding of exposed areas will be conducted prior to October 15th. Other measures consistent with the SWPPP will also be installed.

23. L036: furnishings are dull

Site furnishings including benches are a part of the Art Program and will be designed by a local artist. The selected light pole and fixtures are consistent with the City of Oakland standard. The benches/trash receptacles that are not a part of the art program, are simple and in harmony with the Oak woodland character of the site. These benches/trash receptacles are meant to be simple and not compete with the benches designed by local artists.

24. Fan palms in Village Center? Is this really what you want to do?

Fan Palms are not proposed in the Village Center. See Appendix C for the approved plant list. The rendering of the Village Center will be updated to reflect this change.

25. Look at Leona Quarry plant palette for example

Nelda Matheny, arborist who has also worked on Leona Quarry, reviewed our proposed plant list (as shown in Appendix C) and confirmed that the selections were appropriate.

Residential Architecture

26. The DRC wants more flexibility, not preclude modern architectural design – no faux historicism

The intention of the architectural section of the design guidelines is to promote a diverse range of regionally appropriate styles for residential buildings. The East Bay boasts a broad range of notable styles to draw from that can be loosely grouped into families that we have described as ‘Mediterranean, Arts and Crafts, and Modern/Contemporary’. The future buildings at Oak Knoll should draw from all these regional traditions and interpret them into a ‘fresh and inventive’ architecture that is appropriate to the needs of today. We will include more examples of contemporary execution in the final design guidelines.

27. Question of whether to preclude garage conversions to habitable space

The Oakland Zoning Ordinance already regulates the necessary provisions of off-street parking as well as requirements that need to be met to create accessory dwelling units.

Club Knoll

28. The DRC would like to know the credential of the Club Knoll relocation architect

Architectural Dimensions has local experience working on preservation projects including the notable example of the Fox Theater and The Rotunda building in downtown Oakland. For more information on this firm please visit their website at: <http://www.archdim.com/>

29. What is the vision or planned use for post-rehab use of Club Knoll?

The relocated and restored Club Knoll will be used as a community center. It will include the HOA headquarters and meeting spaces as well as rentable space for events, and will have additional space where we are contemplating a fitness center and limited retail venue.

30. Design Alternatives follow-up on Club Knoll relocation alternatives

The most viable reuse for the building is as a community center serving the local neighborhoods. The decision to relocate it was in order to place it in a more central location where it could better serve this use. Its new location will provide it a prominent site elevated above the creek corridor at the center of the residential neighborhoods. Additionally, its current location at the edge of the community and directly adjacent existing residential neighborhoods was not a viable location for a commercial use. Relocating Club Knoll into the Retail Village would compromise its historic landscape setting as a clubhouse surrounded by landscaped open space.

Other reasons for relocation of Club Knoll to proposed site:

- The historic use of Club Knoll was as a private clubhouse/officer’s club. Reuse of the former clubhouse/officer’s club as a community center/event space is consistent with Secretary of Interior Rehabilitation standard #1 which provides that “a property will be used as it was historically or be given a new use that requires minimal change

to its distinctive materials, features, spaces and spatial relationships. “ The reuse of the building as a community center/fitness club or event space requires only minimal change to its distinctive materials, features, spaces and spatial relationships.

- Locating the community center in the center of the site minimizes traffic and noise impacts to existing and future residents. The prominence of the central site near the restored creek allows the community center to be widely appreciated and easily accessed.
- If Club Knoll were to be left in its current location and restored, the most viable reuse for it would be residential. At 25,000 s. ft., the building is too large for one single family home. Instead, the interior of the building would need to be divided into multiple apartments or condos (at least 5 units and likely more.) This division would not take advantage of the building’s existing lofty interiors. Dividing the building into private residences would also make the interior of the building entirely private and inaccessible to the community. In addition, residential reuse would require multiple penetrations through the exterior walls for windows, doors and other conduits.

Parks and Trails

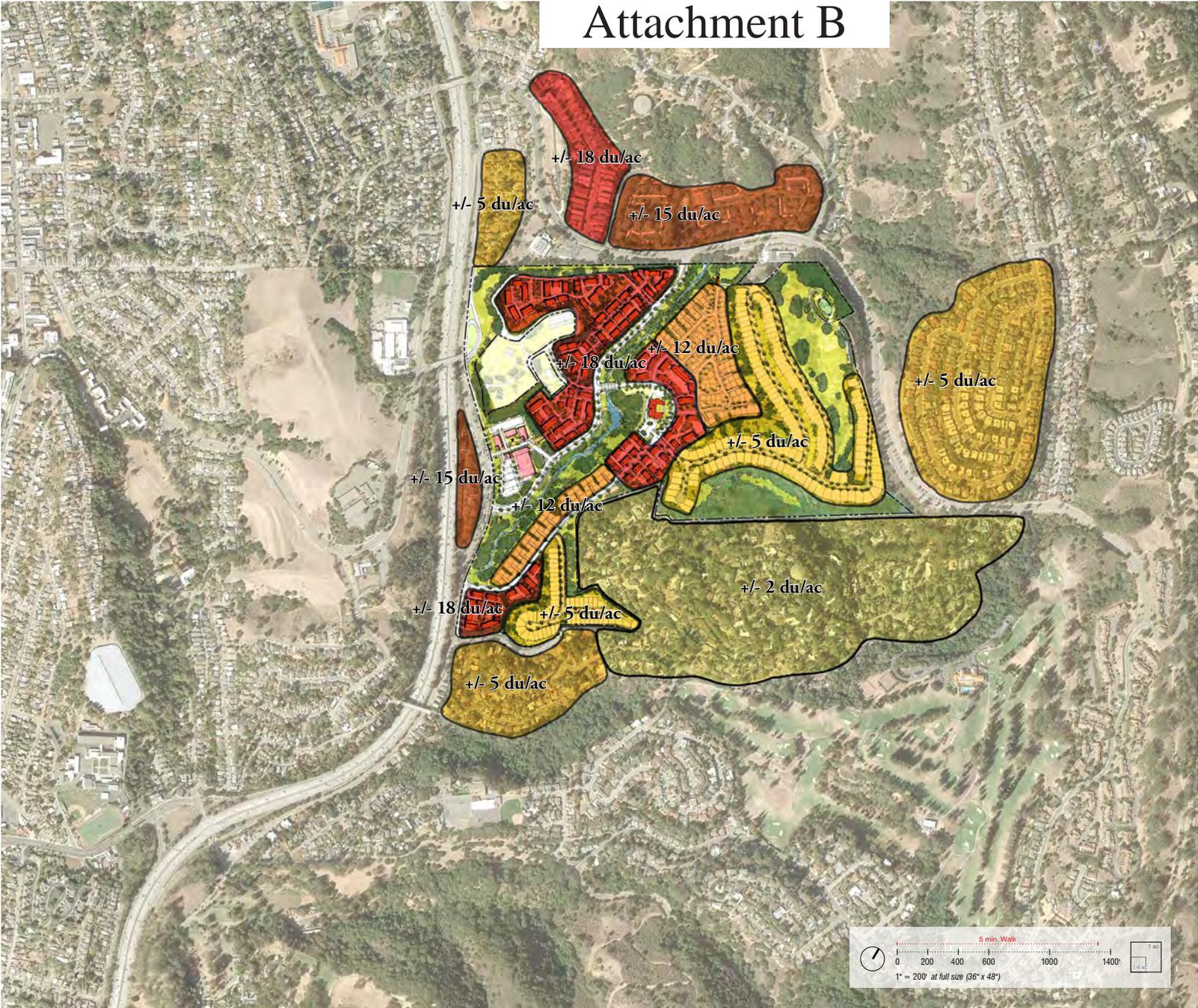
31. Tot lots are too suburban

The tot lot design will be updated in the revised Final Development Plans to represent a more urban and custom designed approach to play structures and equipment. The designers will work directly with a manufacturer to accomplish this.

32. Need to better show connections to off-site locations and trails

See question #5. An exhibit showing off-site transit, trail, and bikeway connections is attached.

Attachment B

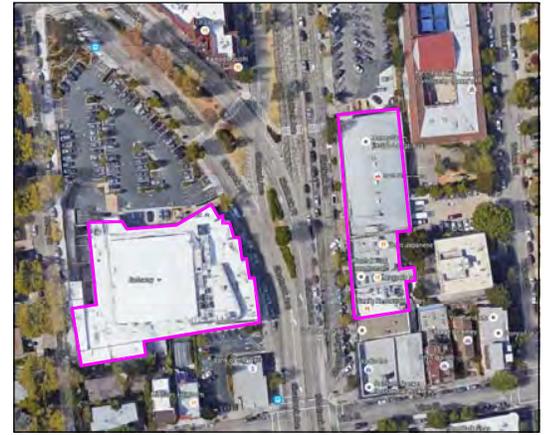


Attachment B

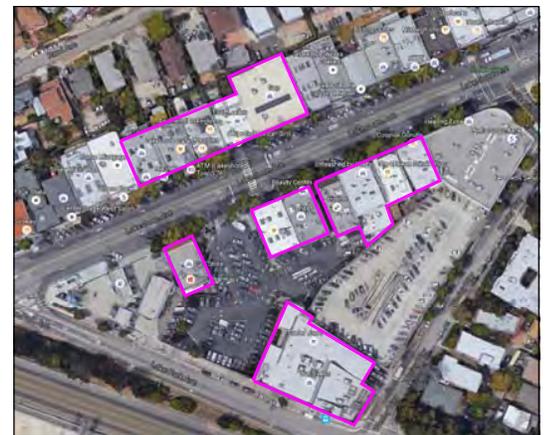




Montclair Village +/- 240k sf



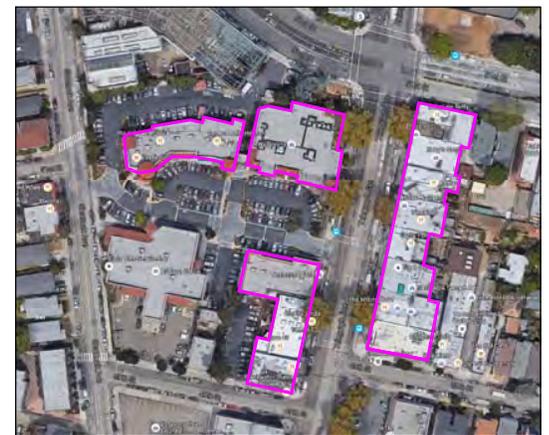
Shattuck Ave and Vine, Berkeley (Safeway)
+/- 80k sf



Lakeshore Ave, Oakland (Trader Joes)
+/- 75k sf



Proposed Oak Knoll +/- 72k sf



51st and Telegraph, Oakland (Walgreens)
+/- 76k sf

Retail Center Scale Comparison Study



Attachment D

Focus: Village Center Retail

Focus: Village Retail

- Reinforce Main Street concept
- Transparency at pedestrian/street level
- Shade and comfort
- Activate sidewalks
- Multi-use plaza
- Move parking behind
- Quality hardscape and planting



Lighting and Signage



Trees and plantings informally integrated into public areas



Arcades

Commercial

Attachment E



Focus: Renovation of Club Knoll



Attachment F



Attachment G

