

**City of Oakland  
Landmarks Preservation Advisory Board**

**STAFF REPORT**

**Case File Number: CMD07390-R01**

**June 12, 2017**

**Location:** 1100 Broadway (See map on reverse)

**Parcel Number:** 002-0051-006-02

**Proposal:** New commercial development containing approximately 310,000 square feet of office space and 10,000 square feet of retail space in a proposed new 18-story tower building and a proposed rehabilitated, existing 8-story historic commercial building (Key Systems Building).

**Owner:** 1100 Broadway Owner, LLC (c/o Ellis Partners)

**Applicant:** 1100 Broadway Owner, LLC (c/o Ellis Partners)

**Planning Permits Required:** Regular Design Review, Variance

**General Plan:** Central Business District (CBD)

**Zoning:** Central Business District Pedestrian Retail Commercial Zone (CBD-P)

**Environmental Determination:** Analyses are being prepared pursuant to the following California Environmental Quality Act (CEQA) Guidelines sections, each of which may provide a separate and independent basis for CEQA compliance:

15183 - Projects consistent with a community plan, general plan, or zoning;

15183.3 – Streamlining for in-fill projects;

15164 – Addendum to an EIR or Negative Declaration.

**Historic Status:** Listed to the Local Inventory as a Property of Highest Importance; Listed to the National Register of Historic Places; Contributor to an Area of Primary Importance (Downtown Oakland Historic District)

**City Council District:** 2

**Action to be Taken:** Receive public testimony, provide comments and make a recommendation on proposed design to the Planning Commission

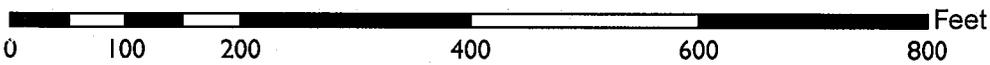
**For Further Information:** Contact case planner Matthew Weintraub at (510) 238-6983 or [mweintraub@oaklandnet.com](mailto:mweintraub@oaklandnet.com)

**SUMMARY**

1100 Broadway Owner, LLC (c/o Ellis Partners) has filed an application with the Bureau of Planning to develop a new 18-story building and to rehabilitate an existing historic 8-story building at 1100 Broadway, which would result in a total of approximately 366,551 square feet of commercial and commercial-related floor area.

Staff requests that the Board receive public testimony and provide comments on the proposed design.

# CITY OF OAKLAND PLANNING COMMISSION



Case File: CMD07390-R01

Applicant: Matt Weber

Address: 1100 Broadway

Zone: CBD-P

**BACKGROUND**

On May 6, 1998, the Planning Commission approved a Major Conditional Use Permit, Minor Variance, and Design Review application, as well as certified the Final EIR for the construction of a 150-room hotel with ground floor retail and restaurant use, and involving the rehabilitation of and addition to the Key System Building, and the demolition of the Key System Building Annex, at the subject property ("1998 Hotel Project"). The 1998 Hotel Project was not constructed and the Key System Building Annex was later demolished for public safety reasons.

On August 16, 2006, the Planning Commission approved a Major Conditional Use Permit and a Minor Conditional Use Permit, as well as certified an Addendum to the previously certified EIR, for construction of an 11-story commercial office tower, and involving the rehabilitation of and addition to the Key System Building ("2006 Office Tower Project"). The approval of the 2006 Office Tower Project superseded the previous approval of the 1998 Hotel Project. The 2006 Office Tower Project was not constructed.

On February 13, 2008, the Planning Commission approved a Major Conditional Use Permit and a Minor Conditional Use Permit, as well as certified an Addendum to the previously certified EIR and previously certified Addendum, for construction of a 20-story commercial office tower, and involving the rehabilitation of the Key System Building ("2008 Office Tower Project"). The approval of the 2008 Office Tower Project superseded the previous approval of the 2006 Office Tower Project. The 2008 Office Tower Project was not constructed.

On April 5, 2017, the subject development application was submitted to the Bureau of Planning, seeking modifications to the previously approved 2008 Office Tower Project including new design. If approved, the currently submitted subject development application would revise the previously approved 2008 Office Tower Project.

**DESIGN REVIEW COMMITTEE**

At the meeting of May 24, 2017, the Design Review Committee (DRC) of the Planning Commission held a public hearing, received public testimony, and made recommendations on the proposed project. In general, DRC Members and public speakers overwhelmingly and enthusiastically supported new development on the project site which has remained vacant in the heart of Downtown Oakland for nearly two decades, despite previously approved projects, and expressed the importance of developing the project site soon, prior to any potential economic downturns which may occur. DRC Members also noted that, while it is important to develop the project site in a timely manner, it is also important to ensure that the final project design is supported by all segments of the community and that the project design will remain a source of admiration and pride for many years to come.

Regarding the design of the proposed new development, DRC Members commented that the currently proposed design of the new building does not appear to be entirely contextual or compatible with the existing, adjacent historic Key System Building or its environment. Specific comments by DRC Members referred to the proposed new design as "top-heavy", "looming",

“overwhelming the delicate Key System Building”, and characterized the existing building and proposed new building as “apple and orange”. DRC Members recommended that the proposed new building design be revised to respond better to the Key System Building in terms of massing, cornice lines, and materials, as well as to respond to staff’s recommendation to emphasize vertical continuity in the new construction and to minimize the visual bulk of the proposed cantilever section.

As next steps, the DRC Chairperson recommended that the applicant: a) receive comments on design from the Landmarks Preservation Advisory Board (“LPAB”) on June 12, 2017; b) revise the proposed project design to address comments provided by the DRC, LPAB, and City staff; c) resubmit revised plans and meet again with at least two (2) DRC Members and possibly jointly with an ad hoc subcommittee of the LPAB to receive further comments, prior to presenting the proposed project to the Planning Commission. The DRC Chairperson also encouraged the applicant to develop and present proposed design revisions and/or alternatives for consideration at the June 12 LPAB meeting, based on the comments received at the May 24 DRC meeting, to facilitate and expedite the overall development application review process.

## **PROPERTY DESCRIPTION**

### **Project Site**

The subject property is a 21,603-square-foot (0.50-acre) lot bounded by 11<sup>th</sup> Street to the south, 12<sup>th</sup> Street to the north, Broadway to the west, and private commercial property to the east. The southern portion of the property contains the existing Key System Building. The northern portion of the property is currently vacant.

### **Existing Building**

The existing historic Key System Building (also known as the Security Bank & Trust Company Building) is an eight-story commercial office building with two street-facing architectural façades on Broadway and 11th Street. It was originally constructed in 1911. Per the National Register of Historic Places nomination form for the Key System Building: “The 1100 Broadway Building retains the majority of its original façade. The seven story [plus mezzanine] structure is of *three part vertical composition* with the building shell comprised of structural steel frame and yellow brick curtain wall. The single story ground floor exterior, which was renovated by a previous owner in its history, is made of exposed masonry columns, stucco and glass store front. The second vertical section, made up of four stories, incorporates five masonry pilasters separated by yellow brick curtain wall elements. The third vertical section contains two additional floors clad in terra-cotta topped by a renaissance ornamented cornice. The third section windows are of renaissance origin with the pilasters and cross sectional elements displaying intricate masonry carving.” [Italics added for emphasis.]

### **Neighborhood Context and Environment**

The surrounding downtown commercial neighborhood is densely, though not uniformly, developed. Heights of adjacent and nearby buildings to the north, south, and east of the project site, including historic and contemporary buildings, generally range from six to ten stories, with the cupola of the historic Oakland Bank of Savings to the north rising to approximately 15 stories. Directly to the west across Broadway, the "Three Sisters" contemporary towers range from 18 to 24 stories tall.

On the east side of Broadway, the project site and properties to the north are located within the Downtown Oakland Historic District. Per the National Register of Historic Places registration form for the district: "Most of the present district consists of the eastern financial area, dominated by early 20<sup>th</sup> century skyscrapers. Tall buildings occur at intervals, one or two per block, punctuating the surrounding low- to medium-rise buildings..."

"The great majority of contributing buildings date from 1901 to 1929 and display a general unity of design: *attached at ground floor level with no setbacks*, brick and masonry surfaces, *two-or three-part vertical composition*, Beaux-Arts derived ornament, projecting terra cotta or metal cornices, *skeletal articulation*, and Chicago-style window treatment... [Italics added for emphasis.]

"Inside the district, new construction has not been frequent since 1929: 1220-40 Broadway in 1935, the late Moderne Anglo-California Bank by Milton Pflueger at 393 13<sup>th</sup> in 1950, and most conspicuously the *18-story blue-glass International style First Western Building at 1330 Broadway (1956-59), a corner skyscraper that does not violate the scale or rhythm of the district.*" [Italics added for emphasis.]

### **Historic Property Status**

The existing Key System Building is listed to the National Register of Historic Places (1981) and to the City's Local Inventory with an Oakland Cultural Heritage Survey (OCHS) Rating of "A" indicating a property of the "Highest Importance". The Key System Building is an outstanding example of early 20<sup>th</sup> century commercial architecture with Baroque and Renaissance influences, and it is historically significant for its close associations with early corporate firms. The building also has an OCHS Rating of "1+" indicating that it is a contributor to an Area of Primary Importance (API), the Downtown District. As recorded in 1985, the API district generally included blocks east of Broadway to Franklin Street, between 11<sup>th</sup> and 15<sup>th</sup> Streets, and blocks west of Broadway to Jefferson Street, between 14<sup>th</sup> and 17<sup>th</sup> Streets. In 1998, a smaller, more consolidated Downtown Oakland Historic District, consisting of 11 blocks centered on Broadway and 14<sup>th</sup> Street, was listed to the National Register of Historic Places, with the subject property included as its southernmost contributor.

**PROJECT DESCRIPTION**

The proposed project would physically rehabilitate and reuse the existing eight-story, 38,477-square-foot historic Key System Building. The existing historic architectural facades on Broadway and 11<sup>th</sup> Street would be repaired, retained, and preserved. Proposed storefront alterations are limited to replacement of non-original storefront windows and doors and new signage. At the north side of the historic building, most of the existing north wall – a non-architectural façade that was originally planned to abut another building – would be removed and the south side of the new tower would be structurally joined to the existing building and its existing floor plates, allowing for internally continuous new floor plates at floors 3-8. At the interior, the proposed ground floor renovation includes repair and retention of existing historic interior features and finishes, and conversion to approximately 4,666 square feet of restaurant/retail space.

The proposed project would also construct a new 18-story commercial tower building, resulting in 328,074 square feet of new floor area. The proposed new commercial building would be constructed on the currently vacant northern portion of the subject property, abutting the north side of the existing historic building. The new tower would include an approximately 25-foot cantilevered section at the upper levels (floors 11-18) extending over the existing eight-story historic building. A two-story height clearance (approximately 27'6") is proposed between the roof of the existing historic building and the bottom floor of the cantilevered section. The architectural composition of the proposed new tower building includes four primary stacked elements: a rectangular, two-story base (ground level and mezzanine) containing building entrances and retail space; a lower tower volume (floors 3-10) containing office space; an upper tower volume with cantilevered section (floors 11-18) containing office space; and a mechanical penthouse. The proposed building exterior is sheathed in curtain wall glazing, alternating between bays with fields of decorative extruded vertical fins and those without. Rooftop terraces with landscaping are proposed at the historic building and the new tower.

**GENERAL PLAN ANALYSIS**

Per Policy 2.4 (b) of the Historic Preservation Element of the General Plan: "Alterations or New Construction involving Landmarks or Preservation Districts will normally be approved if they are found to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties or if certain other findings are made [that the project will not adversely affect the Landmark or Preservation District]." Although the subject project does not involve a designated Landmark or Preservation (S-7) District, it does involve an OCHS-rated property of the "Highest Importance", and which is a contributing property to an API, and which is also listed to the National Register of Historic Places individually and as a district contributor.

Accordingly, staff's architectural consultant has analyzed the compatibility of the project per the Secretary of the Interior's Standards for Rehabilitation, which acknowledge the need to alter or add to a historic property (or district) to meet continuing or changing uses while retaining the property's (or district's) historic character. Staff's consultant analysis is included as Attachment B.

In summary, the consultant analysis finds that, while the currently proposed project is generally consistent with Rehabilitation Standards 1-8 and 10, it is not entirely consistent with Rehabilitation Standard 9, due to the proposed complex volume arrangements, lack of classical vertical tower composition, and bulky appearance of the cantilever section. The analysis also finds that a revised project design that incorporates to a greater degree a classical vertical tower composition that is characteristic of the historic district, typically including a low broad base, a continuous vertical tower body, and either a capital or a simple termination, and which succeeds in minimizing the visual bulk of the cantilever section, may be found to be more consistent with Rehabilitation Standard 9.

## **ZONING ANALYSIS**

The subject property is located within the Central Business District Pedestrian Retail Commercial Zone (CBD-P) Zone. The intent of the CBD-P Zone is to create, maintain, and enhance areas of the Central Business District for ground level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. The site is also located within the CBD-P Height/Bulk/Intensity Area 7, which provides for 100% coverage of the site area and no maximum building heights or elevation lengths.

Staff's analysis is presented below with the applicable Planning Code criteria shown in italicized text and followed by individual responses. Staff's analysis is preliminary in nature and is subject to change pending additional information that may be received by the Board and/or the public.

### **Design Review**

Per Planning Code Section 17.136.050 (B), regular design review approval for nonresidential facilities and signs may be granted only if the proposal conforms to all the following general design review criteria:

- *That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060.*

Response: The proposed project would achieve a group of facilities, including a rehabilitated historic building and a new commercial office tower, with continuous, active ground floor storefront street-walls, which are characteristic of the surrounding downtown neighborhood. The proposed new tower would be compatible in height and overall massing to existing development in the area, and its curtain-wall construction

would continue an existing development pattern. The proposed vertical wall fins have a quality, attractive appearance, as well as functional value for energy efficiency.

- *That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.*

Response: The proposed new tower would utilize building materials, techniques, and forms that are like that of existing commercial office tower developments in the area. The proposed new development on the long-vacant site and the proposed rehabilitation of the existing historic building would represent significant investment and would add value to the neighborhood.

- *That 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 have been adopted by the Planning Commission or City Council.*

Response: The proposed new commercial office tower is compatible with the underlying General Plan land use designation of Central Business District. However, the currently proposed design is not entirely consistent with the Secretary of the Interior's Standards for Rehabilitation – specifically, Rehabilitation Standard 9 – as described above, and so it is not entirely compatible with the Historic Preservation Element, which recommends consistency with the Secretary of the Interior's Standards.

Per Planning Code Section 17.136.050 (C), for Local Register Properties that are not Landmarks or located in the S-7 or S-20 Zone, regular design review approval may be granted only if the proposal conforms to the following criterion:

- *That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, materials, texture, lighting, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.*

Response: Although the proposed new development, when considered on its own merits as an individual building design, is of quality design and appearance, the addition of the currently proposed new design to the API could impair the visual association between the contributing Key System Building and the rest of the district by introducing complex volume arrangements and interrupting the rhythm of two-part and three-part vertical tower arrangements that is characteristic of the API. However, if the proposed new tower design was revised to clearly express a two-part or three-part vertical arrangement, typically including a low broad base, a continuous vertical tower body, and either a capital or a simple termination, and if the visual bulk of the cantilever section was minimized, the potential visual impairment on the API and its contributors could be avoided.

Per Planning Code Section 17.136.055 (B) (2), approval of applications for projects in an API that require Regular Design Review approval may be granted only upon determination that the proposal conforms to any applicable criteria in Chapter 17.136 and to the following additional criteria:

- *Any proposed new construction is compatible with the existing API in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing.*

Response: The proposed new tower footprint, height, and overall massing are compatible with existing commercial office buildings in the area. Its proposed glass curtain-wall façades are like those used on existing buildings in the area. However, the proposed new building exhibits complex volume arrangements and horizontal emphasis that would break the rhythm of two-part and three-part vertical tower compositions, which is uniformly characteristic of the API and the surrounding area.

- *New street frontage has forms that reflect the widths and rhythm of the facades on the street, and entrances that reflect the patterns on the street.*

Response: The proposed project would reactivate an existing historic storefront, as well as construct new storefronts that will create a continuous commercial street-wall without setbacks along Broadway and 12<sup>th</sup> Street, which is characteristic of ground story development in the API. The scale and rhythm of unbroken storefronts and building entrances would be pedestrian-oriented and consistent with historic and existing development patterns.

- *The proposal provides high visual interest that either reflects the level and quality of visual interest of the API contributors or otherwise enhances the visual interest of the API.*

Response: With its solid ground floor base, glass curtain-wall façades, multihued vertical wall fins, and articulated massing, the proposed new construction would reflect both the quality of the existing visual interest of the API and its contributors, as well as generate new visual interest within the API.

- *The proposal is consistent with the visual cohesiveness of the API. For the purpose of this finding, visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the API. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district while also conveying its own time. New construction may do so by drawing upon some basic building features, such as the way in which a building is located on its site, the manner in which it relates to the street, its basic mass, form, direction or orientation (horizontal vs. vertical), recesses and projections, quality of materials, patterns of openings and level of detailing. When some combination of these design variables are arranged in a new building to relate to those seen traditionally in the area, but integral*

*to the design and character of the proposed new construction, visual cohesiveness results.*

Response: While the proposed new development is consistent and compatible with several fundamental characteristics of the API – including siting and building footprint, overall height and massing, unbroken street-walls with no setbacks at the ground floor, rectangular forms, skeletal articulation, and clean termination at the top – it does not relate to or draw upon a key, basic building feature of the API, which is the unified vertical direction and orientation of existing historic and newer buildings within and around the API. As currently proposed, the new development would be separated by massing and detailing at mid-tower into two distinctive sections, which would impart a divided, horizontal emphasis to the proposed new building, and which would not be consistent with the visual cohesiveness of the API. However, it appears that some combination of design variables that incorporates a unified vertical composition could result in a revised project design that would be more visually cohesive with the API.

- *Where height is a character-defining element of the API there are height transitions to any neighboring contributing historic buildings. "Character-defining elements" are those features of design, materials, workmanship, setting, location, and association that identify a property as representative of its period and contribute to its visual distinction or historical significance. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.*

Response: Height is not a character-defining element of the Downtown District API, pursuant to the April 16, 2010 Zoning Code Bulletin regarding Character-Defining Height Levels for Select APIs.

- *For additions, the proposal meets either: 1) Secretary of Interior's standards for the treatment of historic resources; 2) the proposal will not adversely affect the character of the property or API; or, 3) upon the granting of a conditional use permit, (see Chapter 17.134 for the CUP procedure) and a hearing in front of the Landmarks Preservation Advisory Board for its recommendations, a project meets the additional findings in Subsection g., below.*

Response: The proposed project is not entirely consistent with the Secretary of the Interior's Standards for Rehabilitation – specifically, Rehabilitation Standard 9 – as described above. As currently proposed, it could have an adverse effect on the character of the API and its contributors, by inserting a new large-scale development into the district that does not follow a two-part or three-part vertical tower arrangement that is characteristic of the API. However, if the proposed new tower design was revised to clearly express a two-part or three-part vertical arrangement, reinforcing the API pattern, and if the visual bulk of the cantilever section was minimized, the potential visual impairment on the API and its contributors could be avoided.

- *For construction of new principal buildings:*
  - ❖ *The project will not cause the API to lose its status as an API;*

Response: Although the proposed new construction is not entirely consistent with the Secretary of the Interior's Standards for Rehabilitation or the existing characteristics of the API and its contributors, it would not result in an adverse effect so severe that it would cause the API to lose its historic district status, in part because the project also proposes to rehabilitate the existing contributing Key System Building in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- ❖ *The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and*

Response: With its solid ground floor base, glass curtain-wall façades, multihued vertical wall fins, and articulated massing, the proposed new construction would at least equal the exterior visual quality of the existing API and its contributors.

- ❖ *The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.*

Response: Height is not a character-defining element of the Downtown District API, pursuant to the April 16, 2010 Zoning Code Bulletin regarding Character-Defining Height Levels for Select APIs.

## **Variance**

Per Planning Code Chapter 17.116, the CBD-P Zone and the Off-Street Parking and Loading Requirements currently require a total of three (3) off-street loading berths for the proposed project, including: one (1) off-street loading berth for proposed retail and restaurant uses occupying approximately 10,000 square feet; and two (2) off-street loading berths for commercial office occupying approximately 310,000 square feet. The applicant requests consideration of a Variance to allow for the minimum required number of off-street loading berths to be reduced to two (2), based on the existing physical constraints of the site in relation to surrounding streets and properties, the City's street frontage design standards, and the actual loading requirements of the proposed project. The proposed loading berths would be located on 12<sup>th</sup> Street.

**ENVIRONMENTAL REVIEW**

It is anticipated that the currently proposed project, which is a design revision to the previously approved 2008 Office Project, would not have new, different or a substantial increase in severity of previously identified significant impacts on historical resources. It may be noted that the currently proposed project would retain and preserve more of the existing historic fabric and features of the historic Key System Building, including at the building interior, than the previously approved 2008 Office Project; therefore, it appears that the currently proposed project would not have a more intensive impact on the Key System Building than the previously approved 2008 Office Project, which is consistent with preparation of an EIR Addendum.

Also, it may be noted that inconsistency with the Secretary of the Interior's Standards for Rehabilitation does not, in and of itself, necessarily result in a substantial adverse change in the significance of a historical resource under CEQA. Per the CEQA Guidelines, substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources and/or a local register of historical resources.

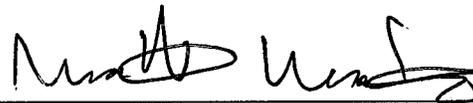
**KEY ISSUES**

The key issues are: a) the design compatibility of the proposed new construction with the adjacent existing historic Key Systems Building, and b) the design compatibility of the proposed new construction with the existing Downtown District API and the Downtown Oakland Historic District, which is listed to the National Register of Historic Places. These key issues were discussed thoroughly in the preceding sections.

**RECOMMENDATIONS:**

1. Make a recommendation to the Planning Commission on the Regular Design Review based on the findings included in this report and subject to the Standard Conditions of Approval, and subject to any additional project-specific conditions which may be recommended by the Board and which are required to promote compatibility with the existing historic and architectural character of the property and its environment, and which may involve further recommendation by a Landmarks Preservation Advisory Board ad hoc subcommittee in participation with the Planning Commission's Design Review Committee.

Prepared by:



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Matthew Weintraub  
Planner III – Historic Preservation

Reviewed by:



Robert D. Merkamp  
Development Planning Manager

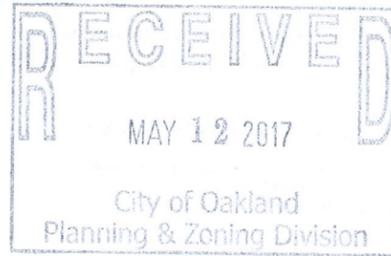
**ATTACHMENTS:**

- A. Project Plans
- B. *Evaluation of the 1100 Broadway Project for Consistency with the Secretary of the Interior's Standards for Rehabilitation*, dated June 1, 2017 by ESA
- C. Sketch Map of the Downtown Oakland Historic District (1998), Listed to the National Register of Historic Places

# 1100 BROADWAY

## Application for Development Review

05.12.2017



**Owner/Applicant:**

1100 Broadway Owner, LLC c/o Ellis Partners  
111 Sutter Street, Suite 800  
San Francisco, CA 94104

**Landscape Architect:**

Bionic  
833 Market Street, Suite 601  
San Francisco, CA 94103

**Civil Engineer:**

Sandis  
636 9th Street  
Oakland, CA 94607

**Geotechnical Engineer:**

GEI  
180 Grand Avenue, Suite 1410  
Oakland, CA 94612

**Structural Engineer:**

Magnusson Klemencic Associates  
1301 Fifth Avenue, Suite 3200  
Seattle, WA 98101-2699

**Historical Architect:**

Wiss, Janey, Elstner Associates, Inc.  
2000 Powell St. #1650  
Emeryville, CA 94608

**Architect:**

Gensler  
2101 Webster Street, Suite 2000  
Oakland, CA 94612

**Vertical Transportation:**

Edgett Williams Consulting Group  
102 East Blithedale Avenue, Suite 1  
Mill Valley, CA 94941

**Mechanical and Plumbing Engineer:**

Taylor Engineering  
1080 Marina Village Parkway, Suite 501  
Alameda, CA 94501

**Electrical Engineer:**

The Engineering Enterprise  
1305 Marina Village Parkway  
Alameda, CA 94501

**Fire and Life Safety:**

The Fire Consultants  
1981 N. Broadway, Suite 400  
Walnut Creek, CA 94596

**Curtain Wall:**

JA Weir Associates  
600 South Catalina Ave, Suite G  
Redondo Beach, CA 90277-4173



LOCATION MAP



ASSESSOR'S PARCEL MAP



USE AND AREA CHART

FLOOR	NEW TOWER (GROSS FLOOR AREA)					KEY BUILDING (GROSS FLOOR AREA)				TOTAL BUILDING (GROSS FLOOR AREA)						
	ENTRANCE LOBBY	RETAIL/ RESTAURANT	LOADING DOCK	BUILDING SUPPORT SPACE*	OFFICE AREA	TOTAL NEW TOWER	RETAIL/ RESTAURANT	BUILDING SUPPORT SPACE	OFFICE AREA	TOTAL KEY BUILDING	ENTRANCE LOBBY	RETAIL/ RESTAURANT	LOADING DOCK	BUILDING SUPPORT SPACE	OFFICE AREA	TOTAL BUILDING
Upper Mech PH				6,450		6,450								6,450		6,450
Lower Mech PH				6,450		6,450								6,450		6,450
18					19,350	19,350									19,350	19,350
17					19,350	19,350									19,350	19,350
16					19,350	19,350									19,350	19,350
15					19,350	19,350									19,350	19,350
14					19,350	19,350									19,350	19,350
13					19,350	19,350									19,350	19,350
12					19,350	19,350									19,350	19,350
11					19,350	19,350									19,350	19,350
10					16,100	16,100									16,100	16,100
9					16,100	16,100									16,100	16,100
8					16,300	16,300			4,315	4,315					20,615	20,615
7					16,300	16,300			4,315	4,315					20,615	20,615
6					16,300	16,300			4,315	4,315					20,615	20,615
5					16,200	16,200			4,315	4,315					20,515	20,515
4					16,200	16,200			4,315	4,315					20,515	20,515
3					16,200	16,200			4,315	4,315					20,515	20,515
2 (Mezzanine)					0	0			1,000	1,000			1,000		0	1,000
1	5,850	4,334	900	5,590		16,674			4,666	4,666	5,850	9,000	900	5,590	0	21,340
Basement				14,000		14,000			6,921	6,921	0	0	0	20,921	0	20,921
<b>Total</b>	<b>5,850</b>	<b>4,334</b>	<b>900</b>	<b>32,490</b>	<b>284,500</b>	<b>328,074</b>	<b>5,666</b>	<b>6,921</b>	<b>25,890</b>	<b>38,477</b>	<b>5,850</b>	<b>10,000</b>	<b>900</b>	<b>39,411</b>	<b>310,390</b>	<b>366,551</b>

\*Building Support space includes mechanical, electrical, plumbing, fire-life safety, potential conference center, fitness center, bike storage, storage and other uses.

AVERAGE TOWER SF	18,700
MAX SF PER CODE (85% OF 22K)	18,700

PROJECT DESCRIPTION

The 1100 Broadway project is located in Oakland, California, along Broadway between 11th and 12th Streets. The project consists of a new 18-story tower connected to the existing 8-story Key System Building (KSB). There is one full basement level under both the new and existing buildings. The total project will contain approximately 310,000 square feet of office space, 10,000 square feet of retail space, and 46,000 sf of combined lobby, support, and back of house space.

The primary use of the building will be office space with retail space at street level and below-grade support spaces. The design includes a below-grade connection to the adjacent parking structure, a connection at grade to the University of California Office of the President (UCOP) building, and a connection onto the UCOP roof garden at level 5. An additional connection to the parking structure is being explored at levels 3 and 4.

The new tower consists of a side-core architectural layout, with the core on the east side of the floor plate adjacent to the UCOP building. The upper tower floors cantilever approximately 25 feet over the existing KSB. Rooftop amenity spaces may be provided on the KSB roof, tower roof, or both.

PROJECT & ZONING SUMMARY

Address: 1100 Broadway, Oakland CA 94607  
 Parcel Number: 2-51-6-2  
 Development Standard Zone: CBD-P

Height Area: 7 (No height limit, 120' max building base height)  
 Proposed Total Building Height: 240' to top of structure, 242' to top of exterior wall; 269' to top of mechanical penthouse  
 Proposed Building Base Height: 102'-6"  
 Max FAR: 20  
 Proposed FAR: 17  
 Maximum Allowable Floor Area: 440,000 sf  
 Proposed Floor Area: 366,551 sf  
 Total Lot Area: 22,000 sf  
 Total Building Footprint: 21,340 sf  
 Max Lot Coverage: 100%  
 Max Average Lot Coverage Above Building Base: 85%  
 Proposed Average Lot Coverage Above Building Base: 85%  
 Max Average Area of Floor Plates: No max  
 Max Tower Elevation Length: No Max  
 Max Diagonal Length: No Max  
 Proposed Number of Parking Spaces: 0 (Option for 145 parking spaces in adjacent garage)

BICYCLE PARKING, SHOWER, AND LOCKER REQUIREMENTS

BICYCLE PARKING REQUIREMENTS PER SECTION 17.117.130

Program	Area	Long Term Ratio	Long Term Spaces	Short Term Ratio	Short Term Spaces
Commercial - Office	310,390 SF	1:10,000 SF (Min 2)	31	1:20,000 SF (Min 2)	16
Commercial - Retail	10,000 SF	1:12,000 SF (Min 2)	2	1:5,000 SF (Min 2)	2
<b>Total</b>			<b>33</b>		<b>18</b>

17.117.080 - Calculation Rules. A. If after calculating the number of required bicycle parking spaces a quotient is obtained containing a fraction of one-half (1/2) or more, an additional space shall be required; if such fraction is less than one-half (1/2), it may be disregarded.

SHOWER AND LOCKER FACILITY REQUIREMENTS PER 17.117.130

Program	Area	Male Showers	Female Showers	Male Lockers	Female Lockers
Commercial - Office + Retail	320,390 SF	3	3	12	12

A minimum of two (2) showers per gender plus one (1) shower per gender for each 150,000 sf. above 150,000 sf. Four (4) lockers per shower.

DRAWING INDEX

ARCHITECTURAL

- A0.00 COVER SHEET
- A0.01 PROJECT INFORMATION
- A0.02 EXISTING SITE PHOTOGRAPHS
- A0.03 KEY SYSTEM BUILDING PHOTOGRAPHS
- A0.04 DESIGN CONCEPT
- A0.05 PERSPECTIVE RENDERINGS
- A1.00 SITE PLAN
- A1.01 FLOOR PLAN - BASEMENT
- A1.02 FLOOR PLAN - GROUND FLOOR
- A1.03 FLOOR PLAN - 2ND FLOOR (MEZZANINE)
- A1.04 FLOOR PLAN - LOW RISE (FL3-8)
- A1.05 FLOOR PLAN - 9TH FLOOR
- A1.06 FLOOR PLAN - 10TH FLOOR
- A1.07 FLOOR PLAN - 11TH FLOOR
- A1.08 FLOOR PLAN - HIGH RISE (FL 12-18)
- A1.09 FLOOR PLAN - ROOF/LOWER MECH PENTHOUSE
- A1.10 FLOOR PLAN - UPPER MECH PENTHOUSE
- A2.00 BUILDING ELEVATIONS
- A2.01 BUILDING ELEVATIONS
- A2.02 BUILDING ELEVATIONS - MATERIALS
- A2.03 BUILDING ELEVATIONS - MATERIALS
- A3.00 BUILDING SECTION
- A3.01 BUILDING SECTION

CIVIL

- C0.0 TOPOGRAPHIC SURVEY
- C1.0 GRADING PLAN
- C2.0 UTILITY PLAN
- C3.0 PRELIMINARY PORT-CONSTRUCTION STORMWATER MANAGEMENT PLAN
- C4.0 EROSION AND SEDIMENTATION CONTROL PLAN

HISTORICAL ARCHITECTURE

- HA2.01 GROUND FLOOR DEMO AND PRESERVATION PLAN
- HA2.02 REFLECTED CEILING PRESERVATION PLAN
- HA3.01 PARTIAL WEST (BROADWAY) ELEVATION - FLOORS 1-4
- HA3.02 PARTIAL WEST (BROADWAY) ELEVATION - FLOORS 5-ROOF
- HA3.03 PARTIAL SOUTH ELEVATION - WEST TOWER - FLOORS 1-4
- HA3.04 PARTIAL SOUTH ELEVATION - WEST TOWER - FLOORS 6-ROOF
- HA3.05 PARTIAL SOUTH ELEVATION - EAST TOWER - FLOORS 1-4
- HA3.06 PARTIAL SOUTH ELEVATION - EAST TOWER - FLOORS 5-ROOF
- HA3.07 PARTIAL EAST AND SOUTH LIGHT COURT ELEVATIONS - FLOORS 3-5
- HA3.08 PARTIAL EAST AND SOUTH LIGHT COURT ELEVATIONS - FLOORS 5-ROOF
- HA3.09 PARTIAL WEST LIGHT COURT ELEVATION - FLOORS 3-5
- HA3.10 PARTIAL WEST LIGHT COURT ELEVATION - FLOORS 6-ROOF
- HA3.11 PARTIAL EAST ELEVATION - FLOORS 3-5
- HA3.12 PARTIAL EAST ELEVATION - FLOORS 6-ROOF
- HA3.13 SOUTH EAST ELEVATION
- HA3.14 NORTH ELEVATION

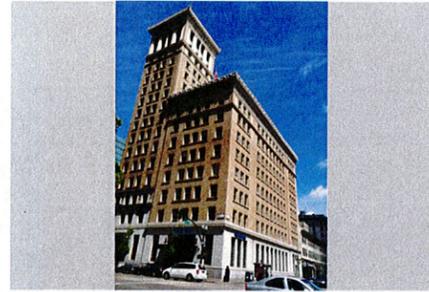
LANDSCAPE

- L1.00 TREE SURVEY
- L1.01 LANDSCAPE PLAN - STREETSCAPE
- L1.01A MATERIAL BOARD - STREETSCAPE
- L1.02 LANDSCAPE PLAN - OPTIONAL ROOF DECK LVL 9 (KEY SYSTEM BLDG ROOF)
- L1.03 LANDSCAPE PLAN - OPTIONAL ROOF DECK LVL 19 (NEW TOWER BLDG ROOF)

LIGHTING DESIGN

- E1.01 LIGHTING PLAN - STREET LEVEL

VICINITY PHOTOS



(1) 1200 Broadway: Comerica Bank



(2) 1220 Broadway



(3) 1300 Broadway



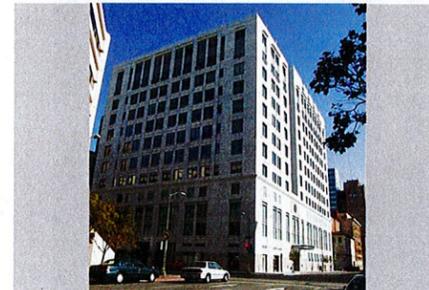
(4) 1310 Broadway



(5) 1330 Broadway



(6) 1201 Franklin Street



(7) 1111 Franklin Street



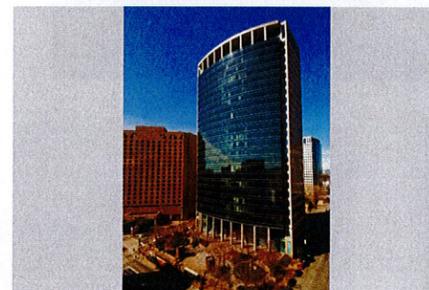
(8) 1000 Broadway: Trans Pacific Center



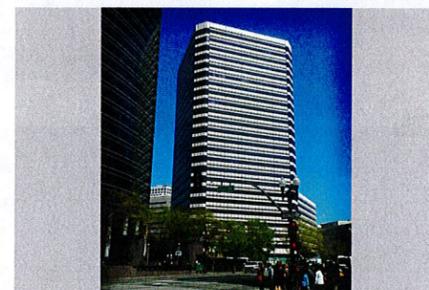
(9) 988 Broadway: Courtyard Marriot



(10) 801 Franklin Street



(11) 1111 Broadway



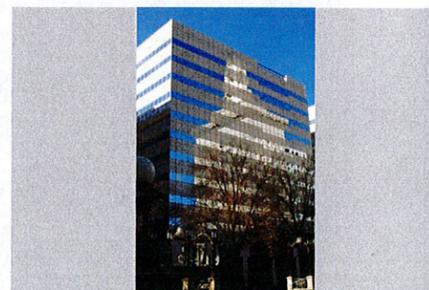
(12) 1221 Broadway: Clorox Building



(13) 1333 Broadway



(14) First National Bank Building - Lionel J. Wilson Building



(15) 475 14th Street



(16) 1001 Broadway: Marriott Hotel



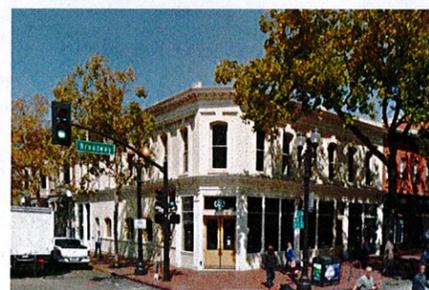
(17) 901-933 Broadway: Smart and Final



(18) 827 Broadway: Wilcox Building

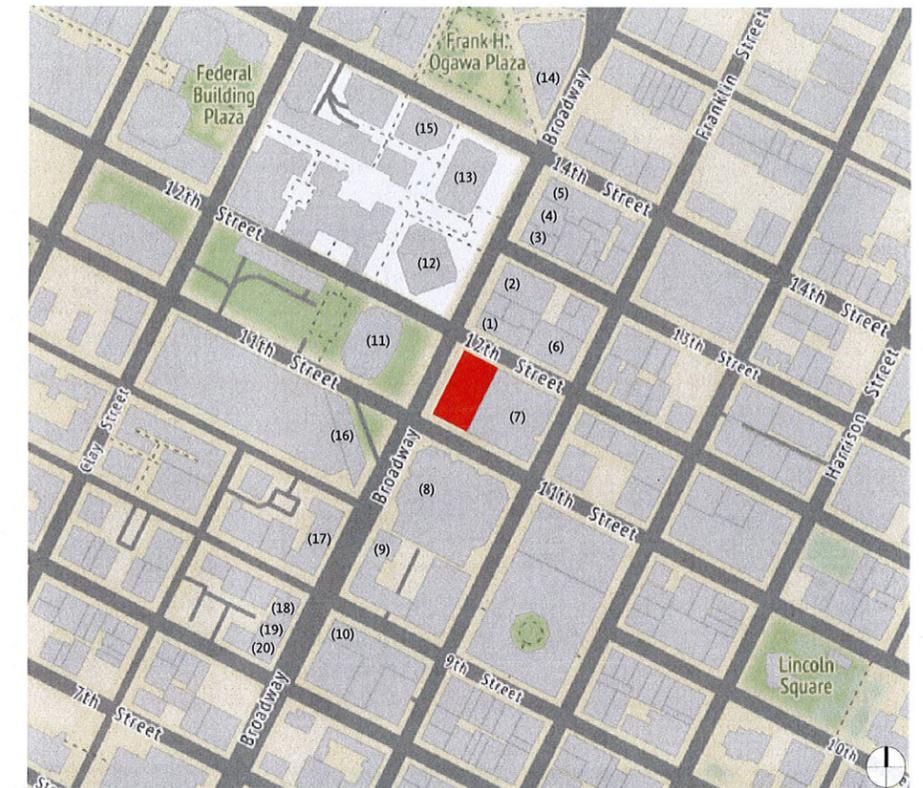


(19) 807 Broadway: Studio Building



(20) 801 Broadway: Sanford Building

KEY PLAN



SITE PHOTOS



Northern Corner



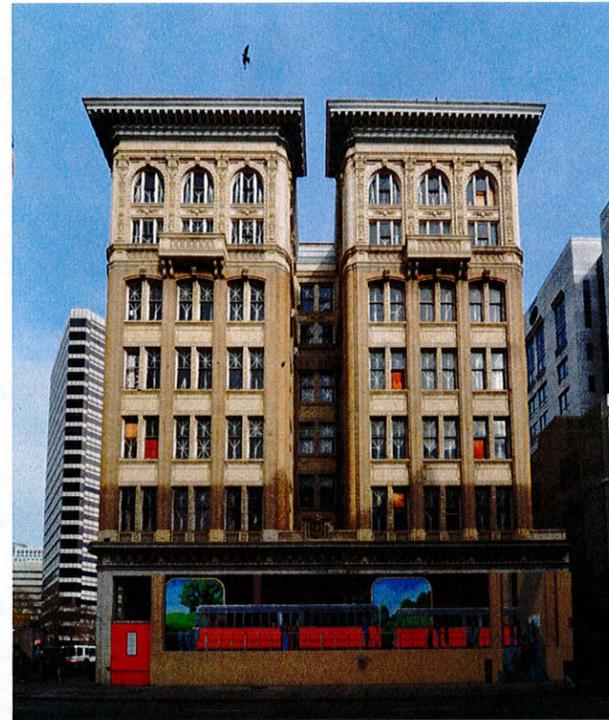
Eastern Corner



Southern Corner



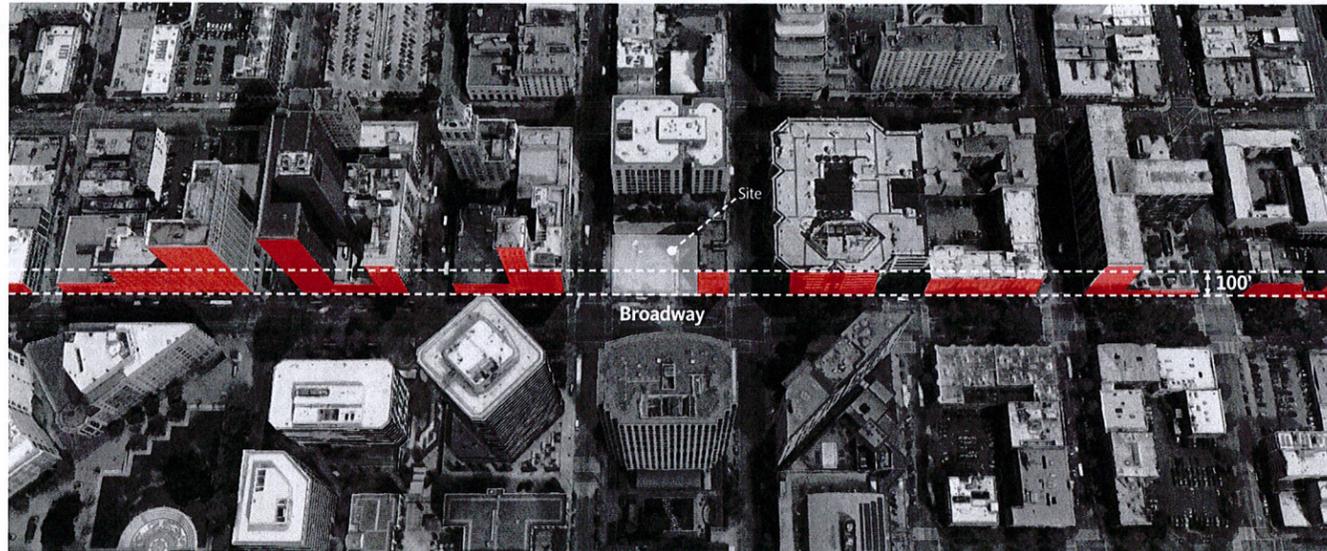
Western Corner



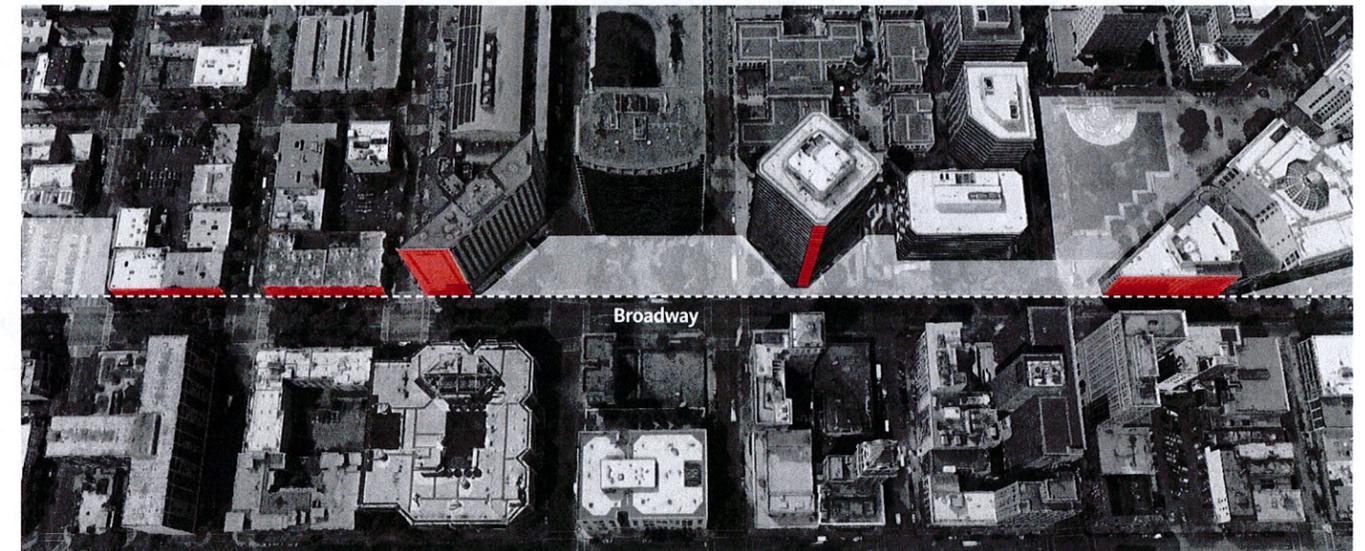
PROJECT GOALS

1. Infill a prominent downtown vacant lot with market responsive office building and rehabilitated historic Key System Building
2. Create a building that positively contributes to the vibrancy of the downtown city center neighborhood

BROADWAY STREET FRONT ANALYSIS - EAST: CLEARLY DEFINED STREETWALL

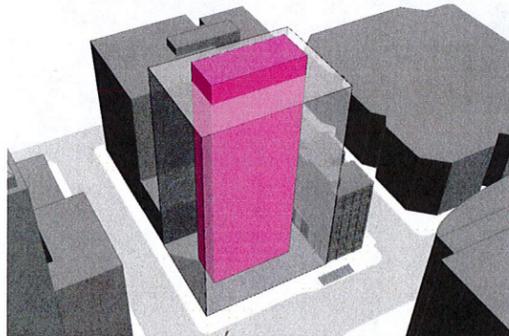


BROADWAY STREET FRONT ANALYSIS - WEST: OPEN PLAZAS AND TOWERS

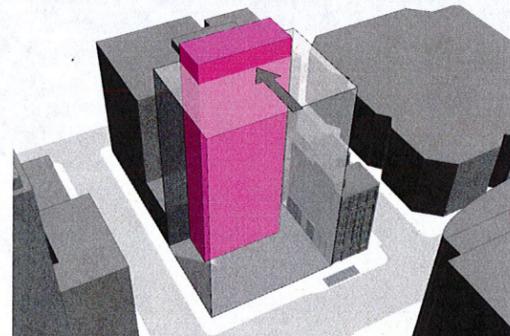


MASSING OPERATIONS

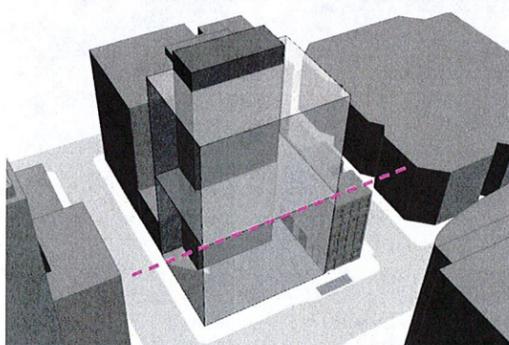
1. Previously entitled tower with center core



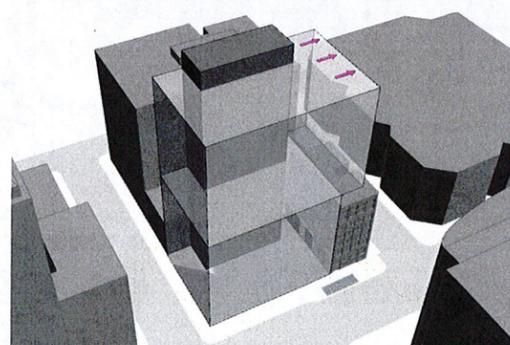
2. Shift core to side to create open floor plates and extend views West



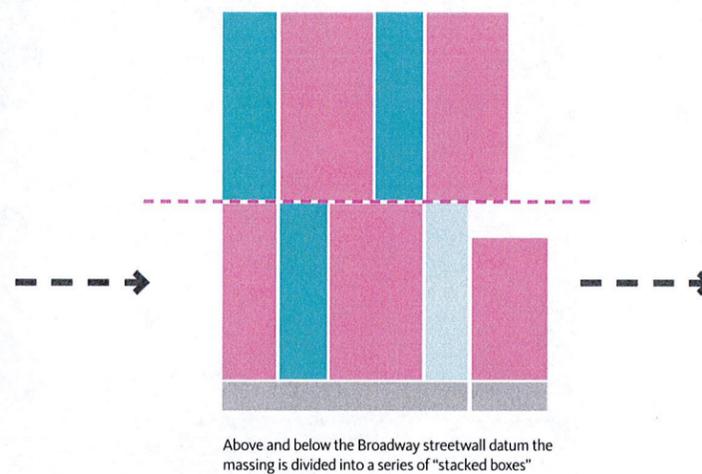
3. Divide the massing to follow Broadway street wall datums



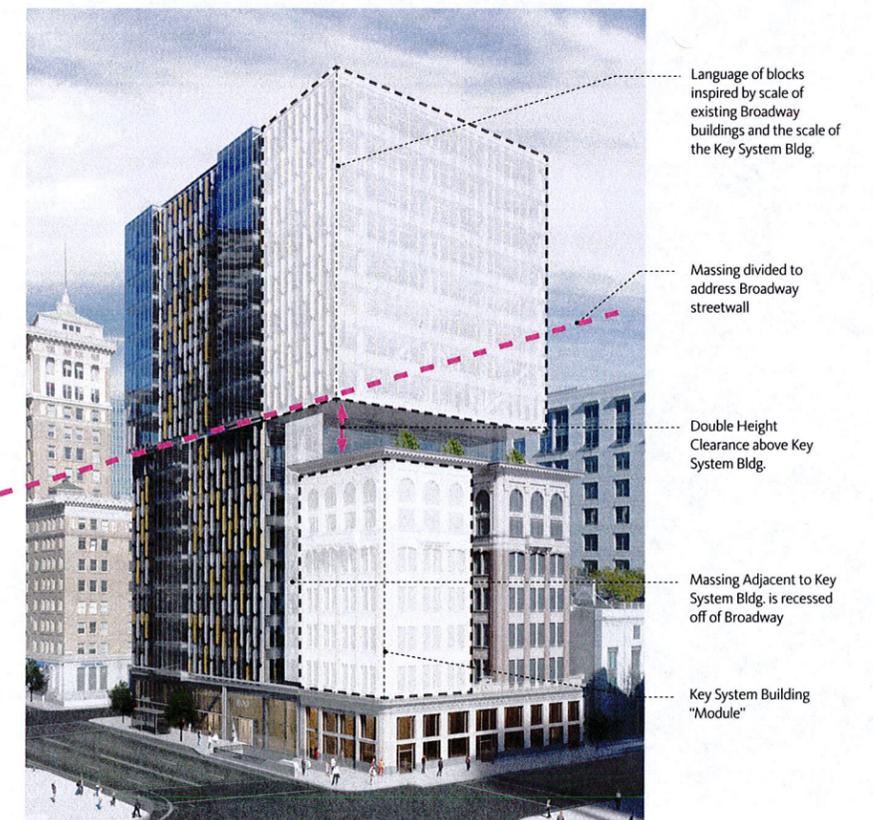
4. Extend massing to meet market demand for floor plate size



MASSING DIAGRAM



MASSING FEATURES

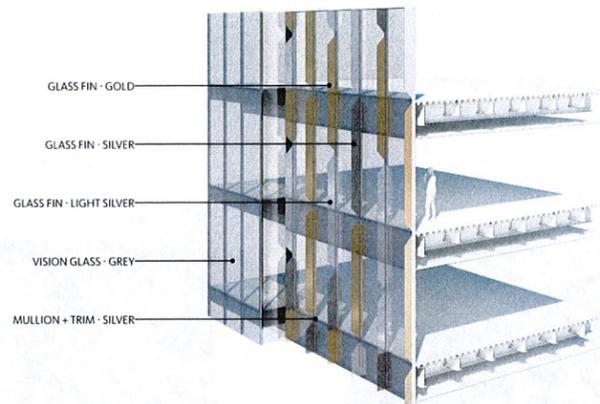




Broadway Looking South



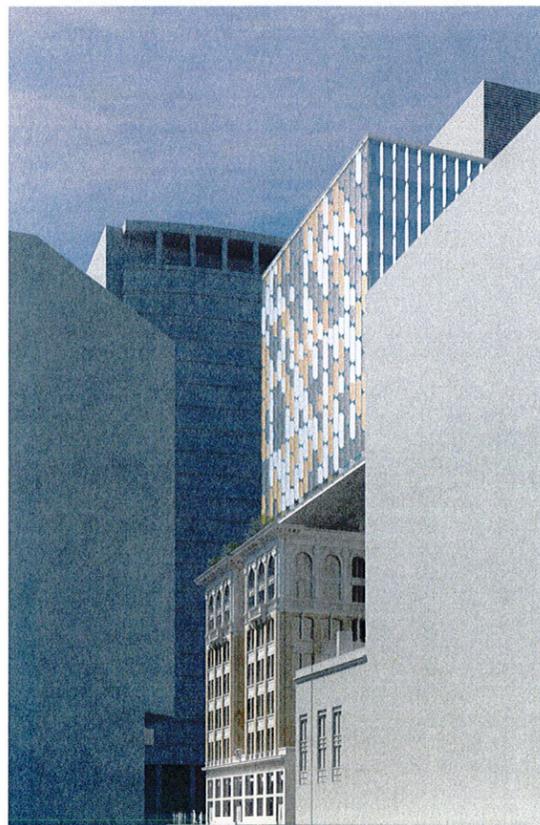
Broadway Looking North



Facade Vignette



Broadway Facade



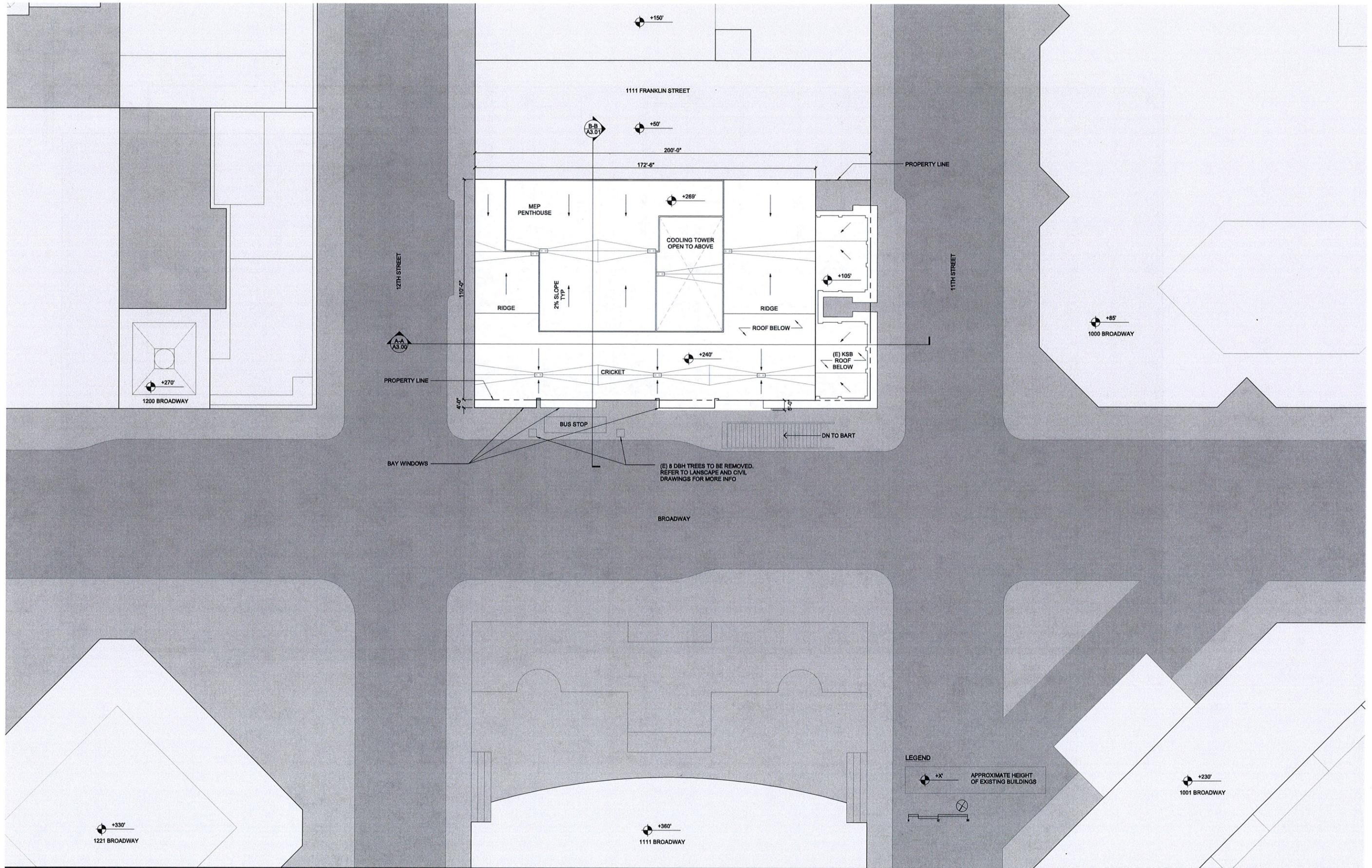
11th St. Looking West

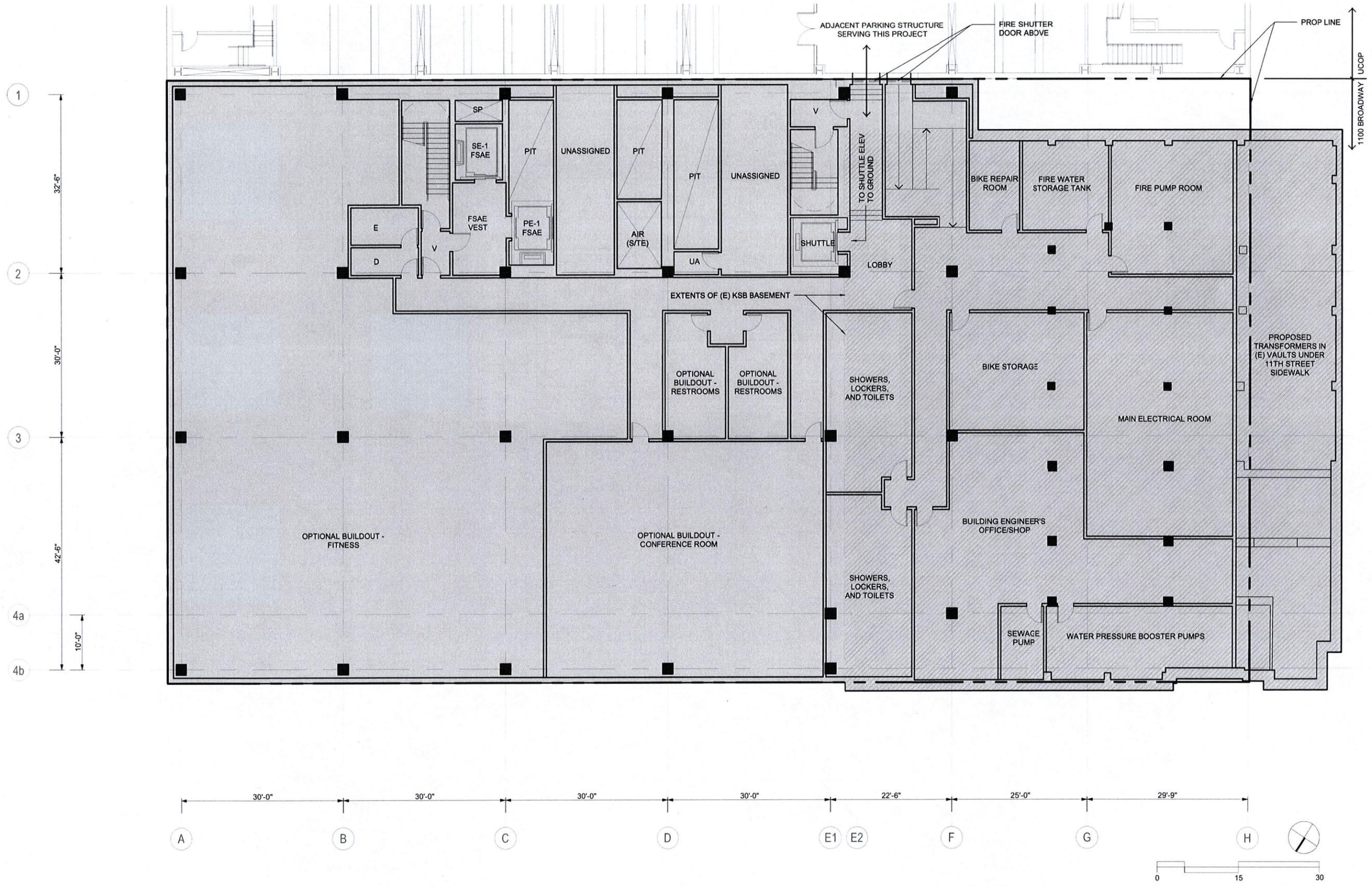


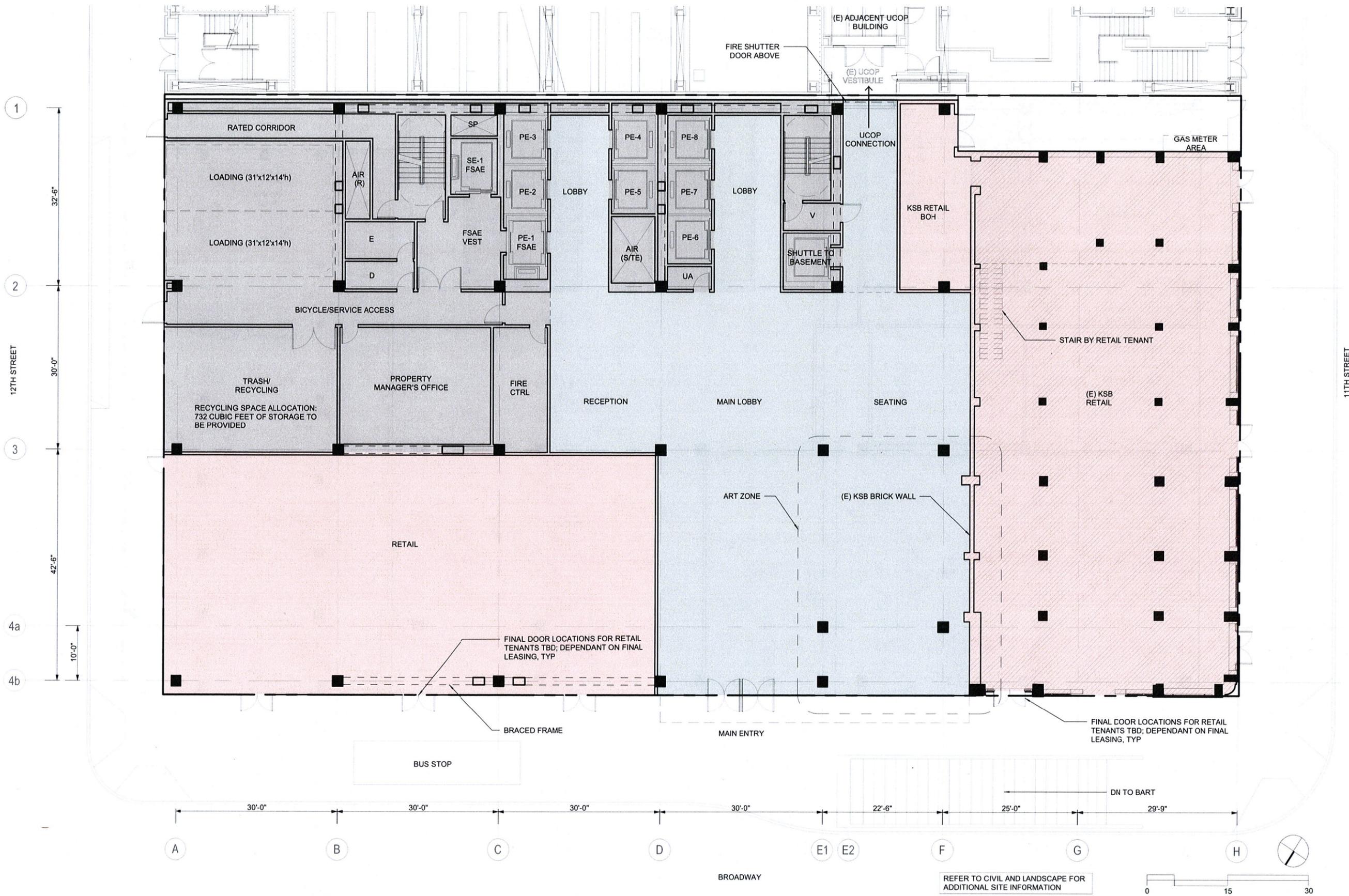
Broadway Facade



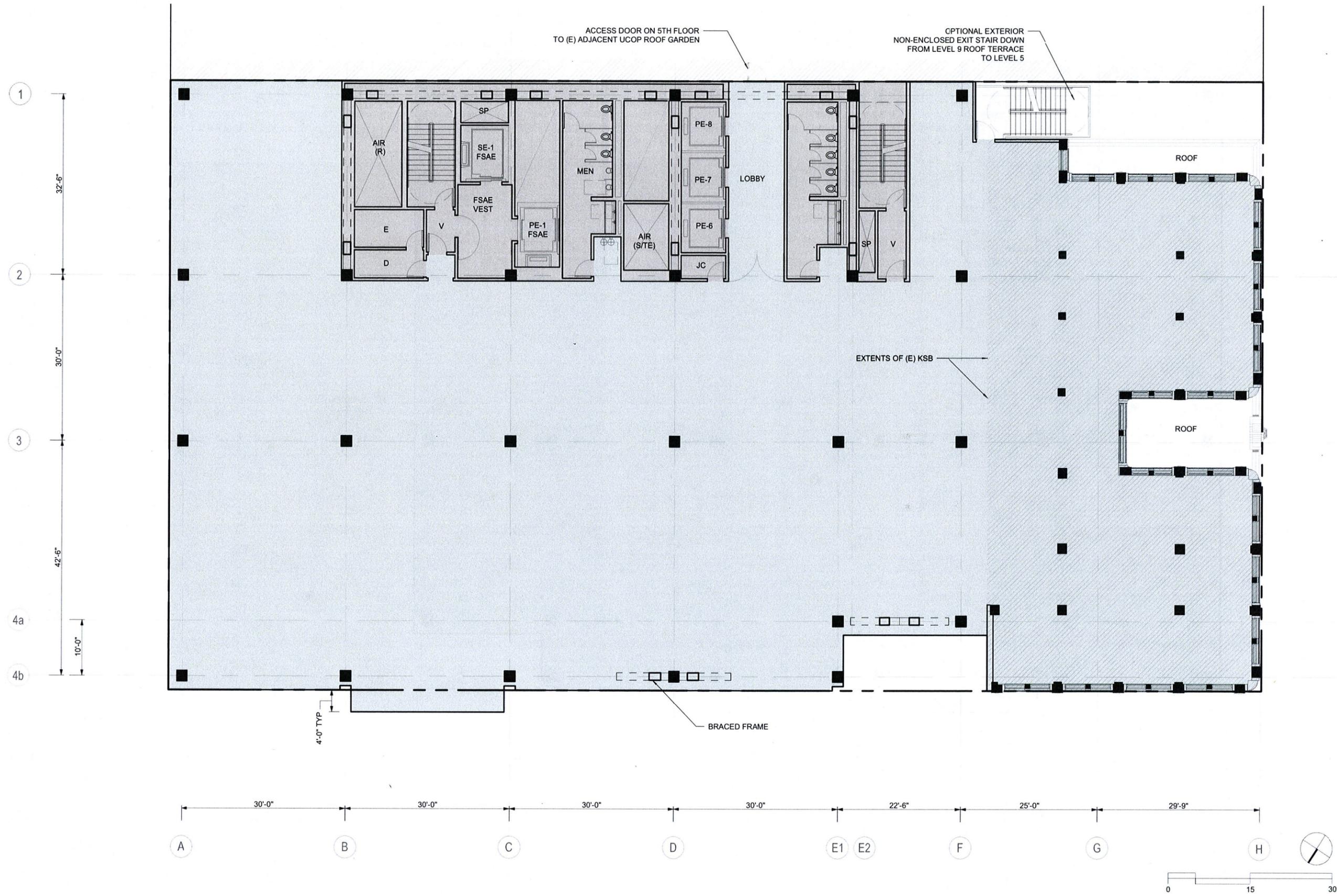
Aerial Perspective

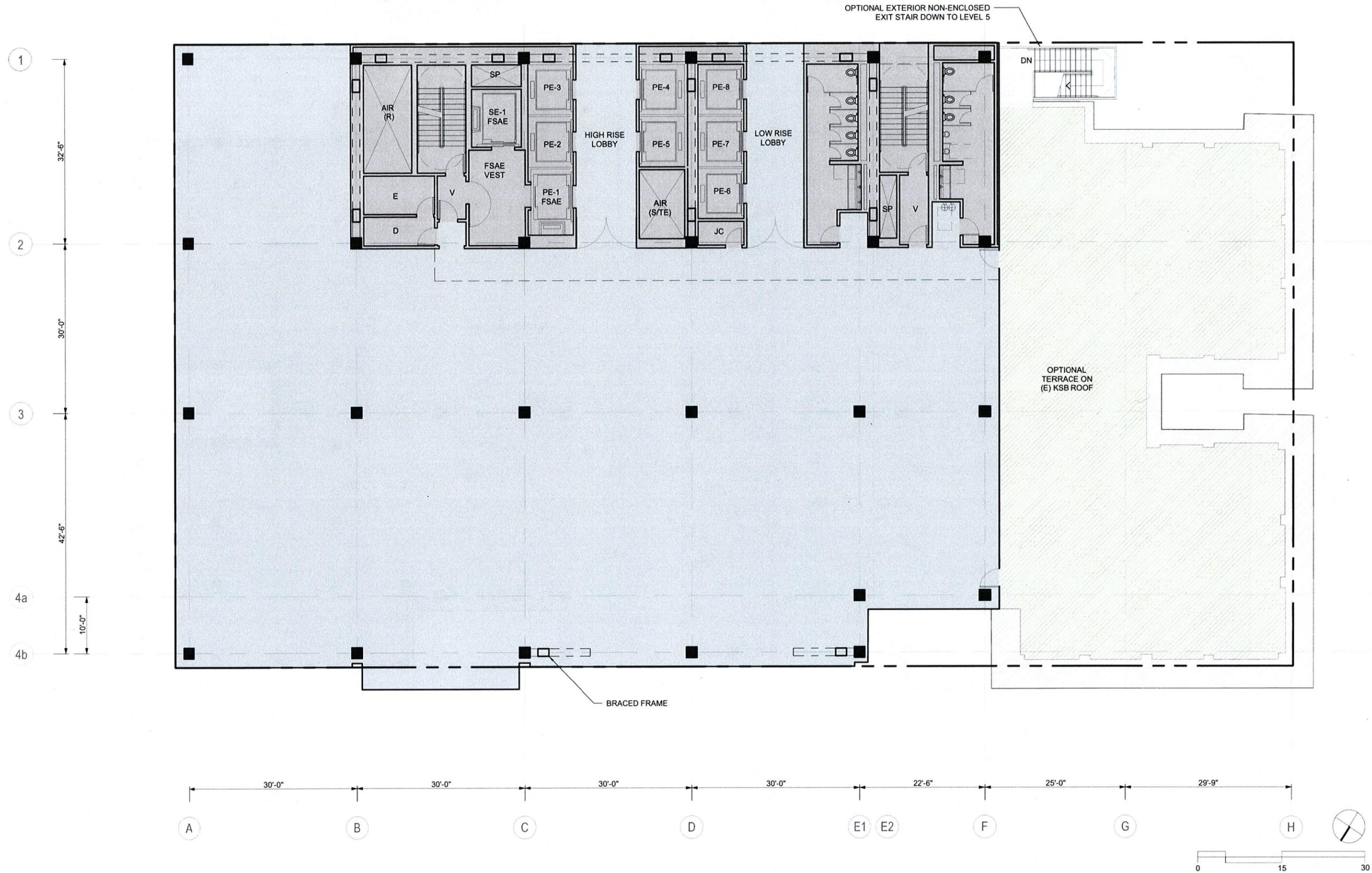


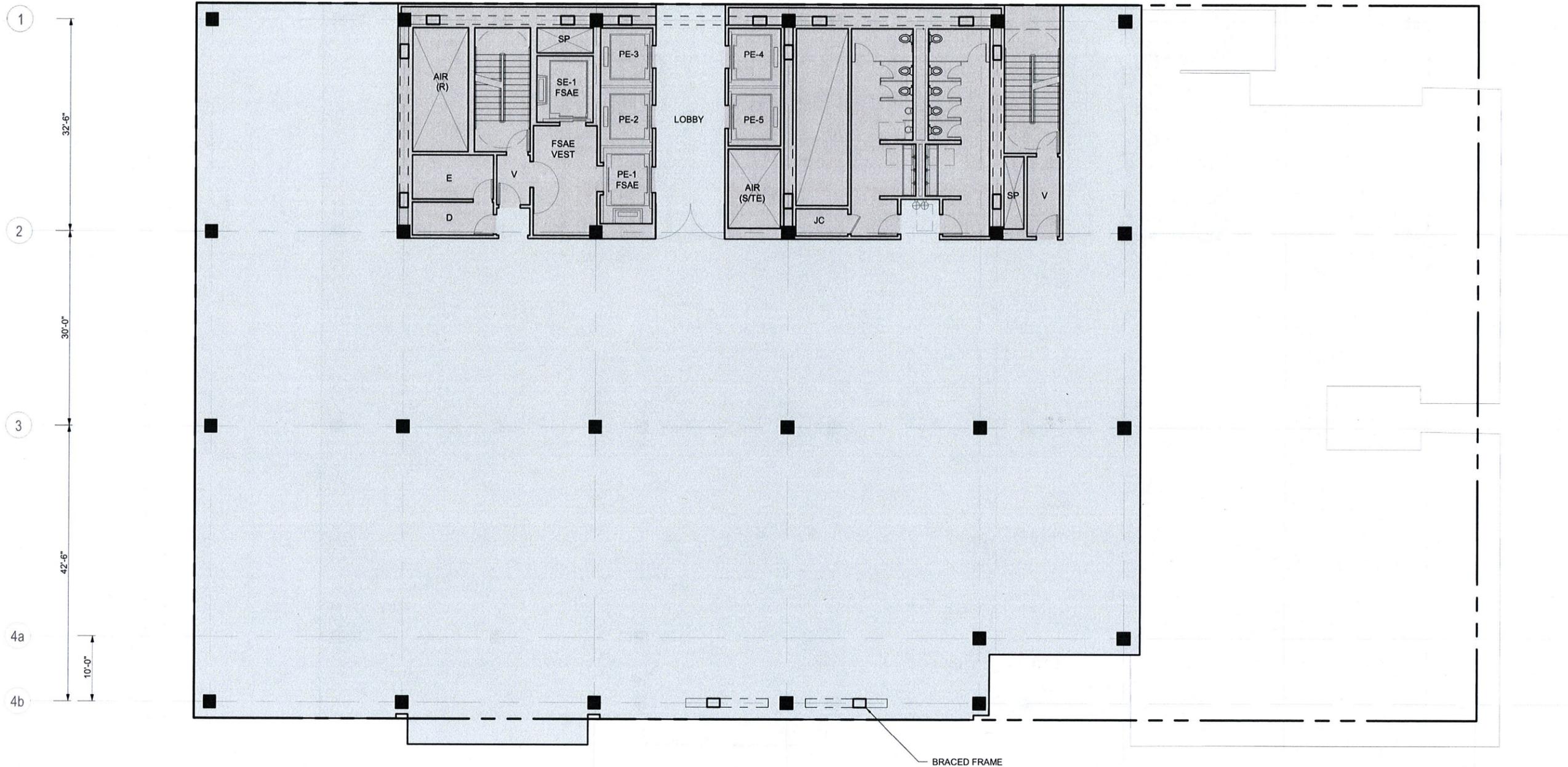


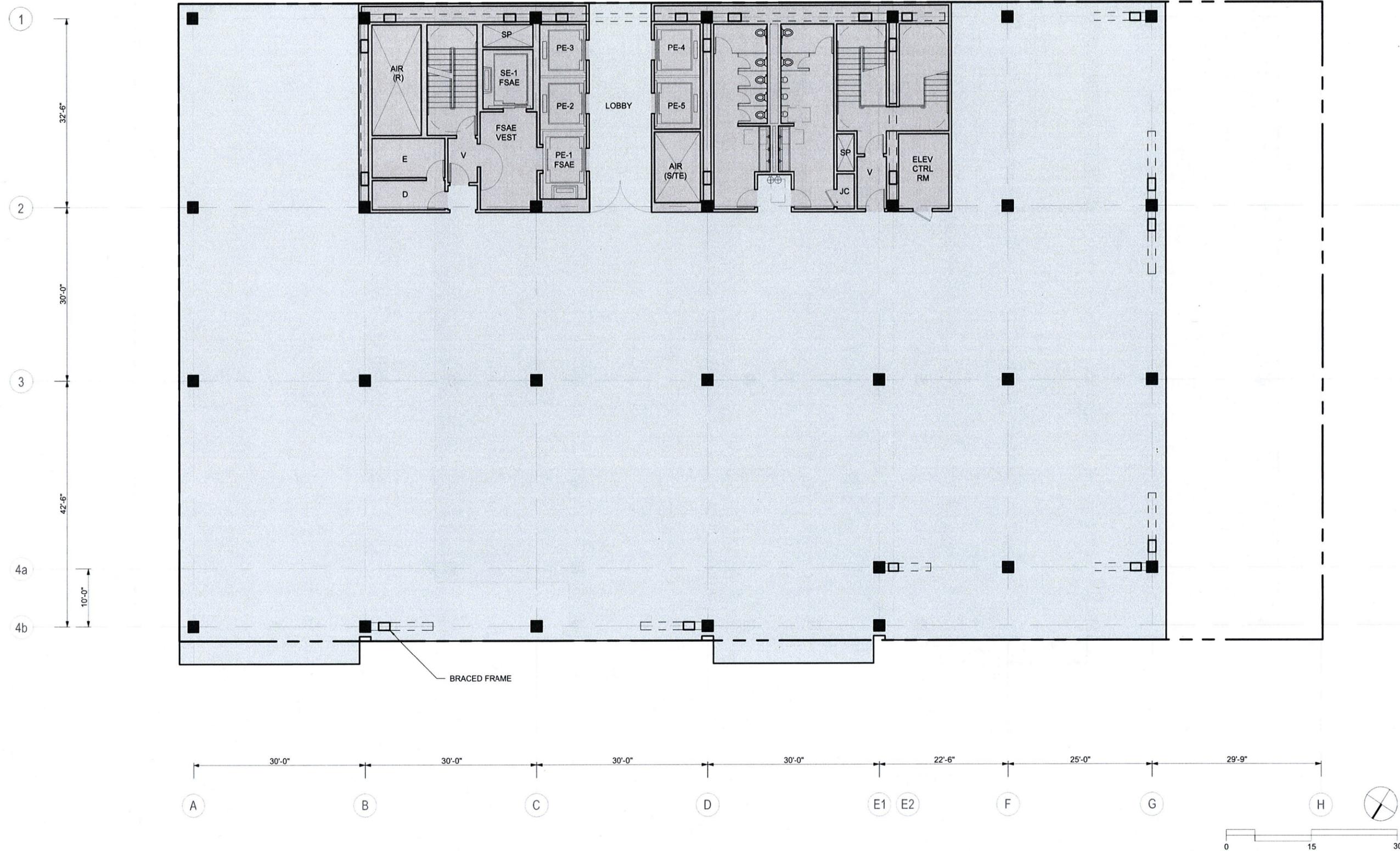


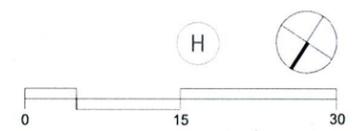
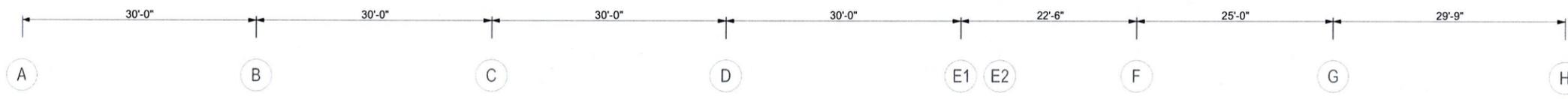
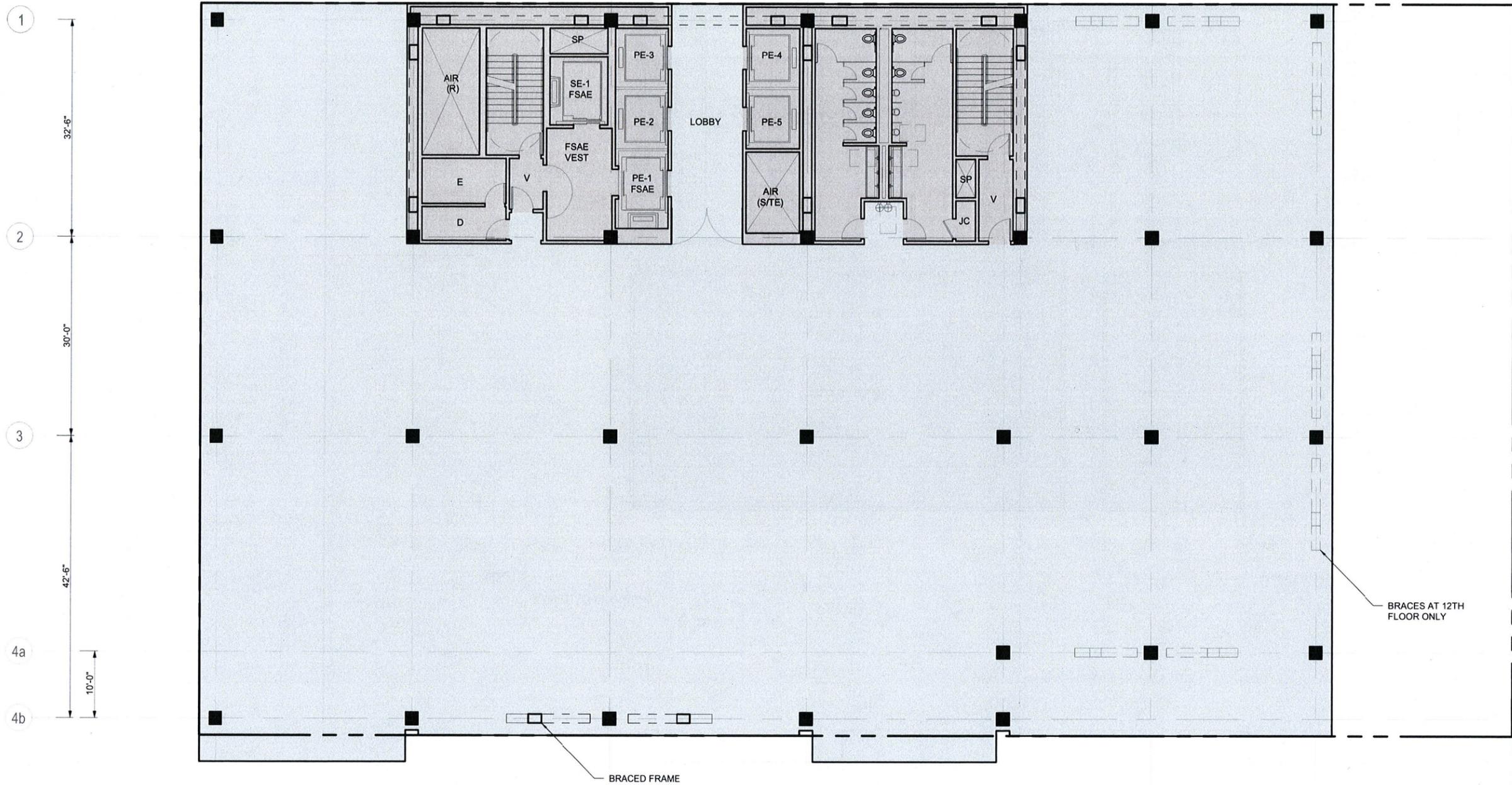


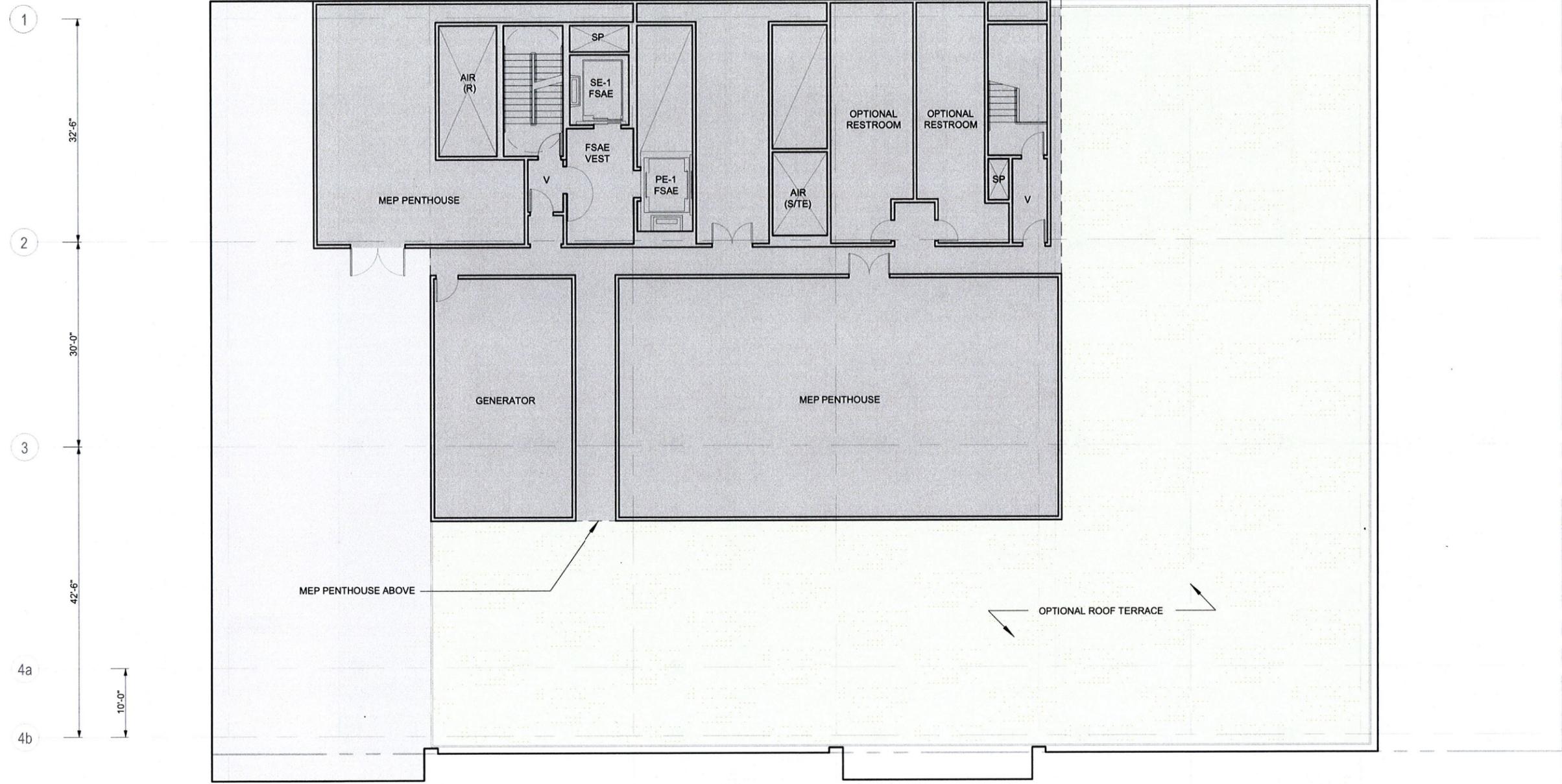


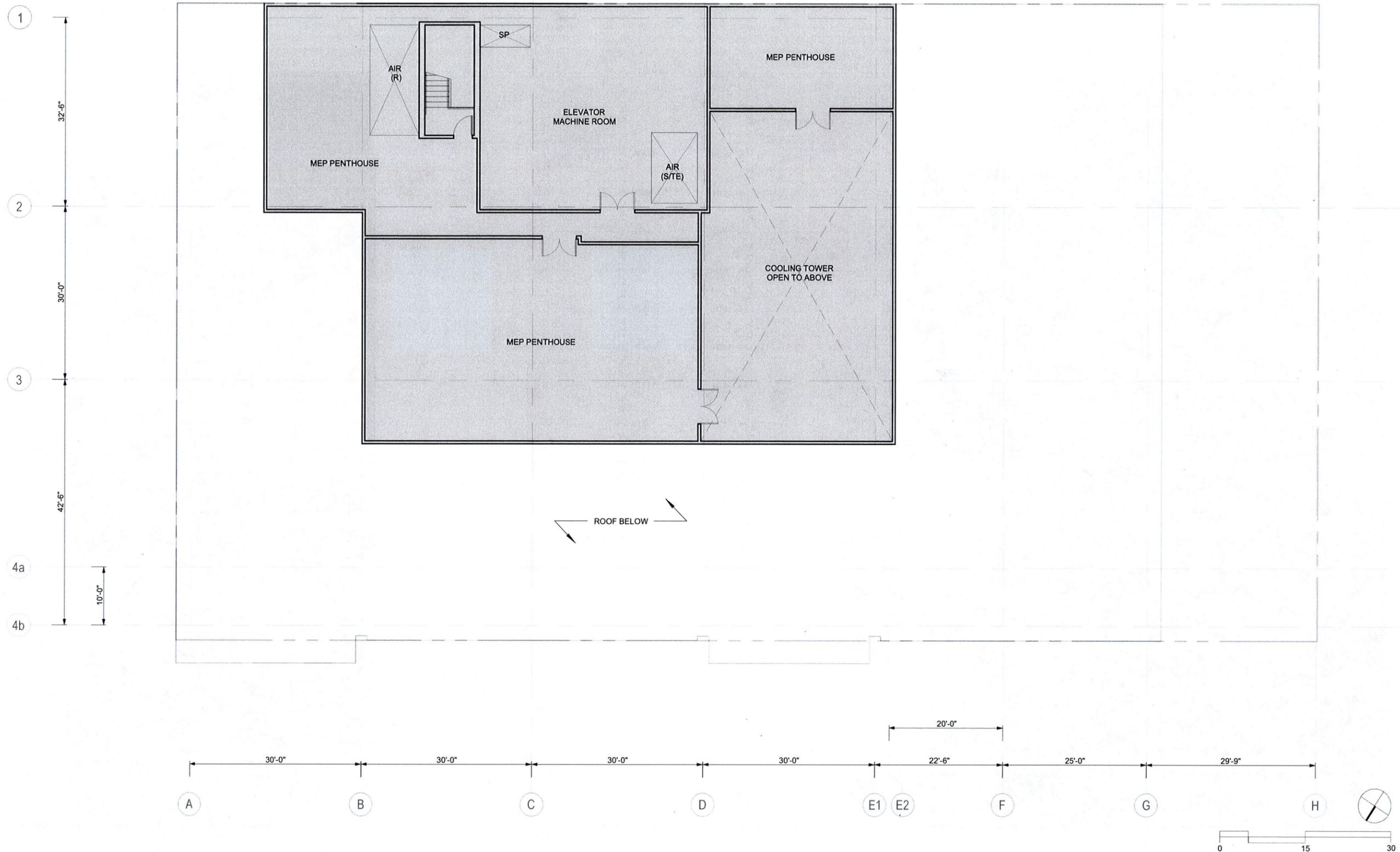


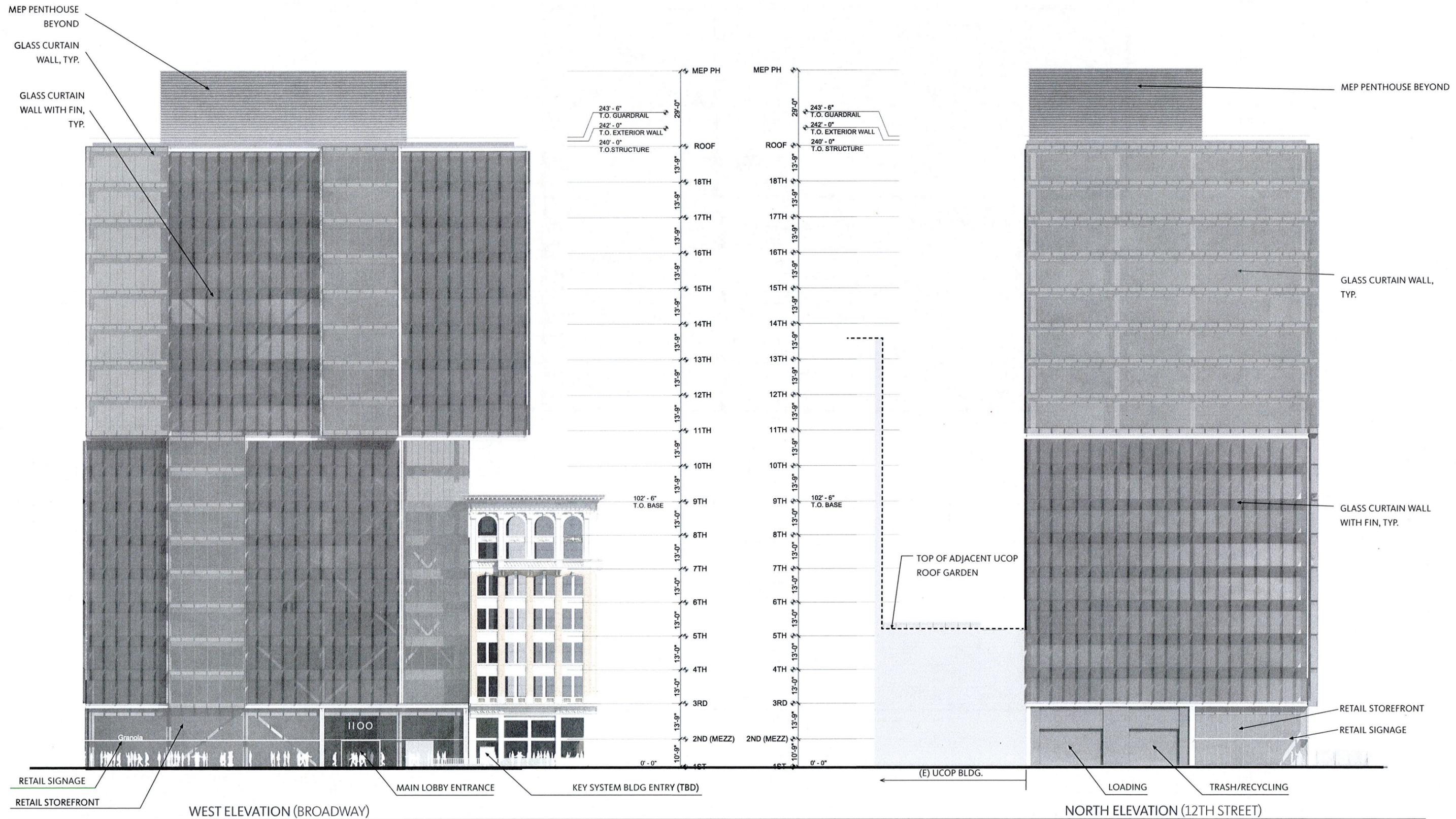


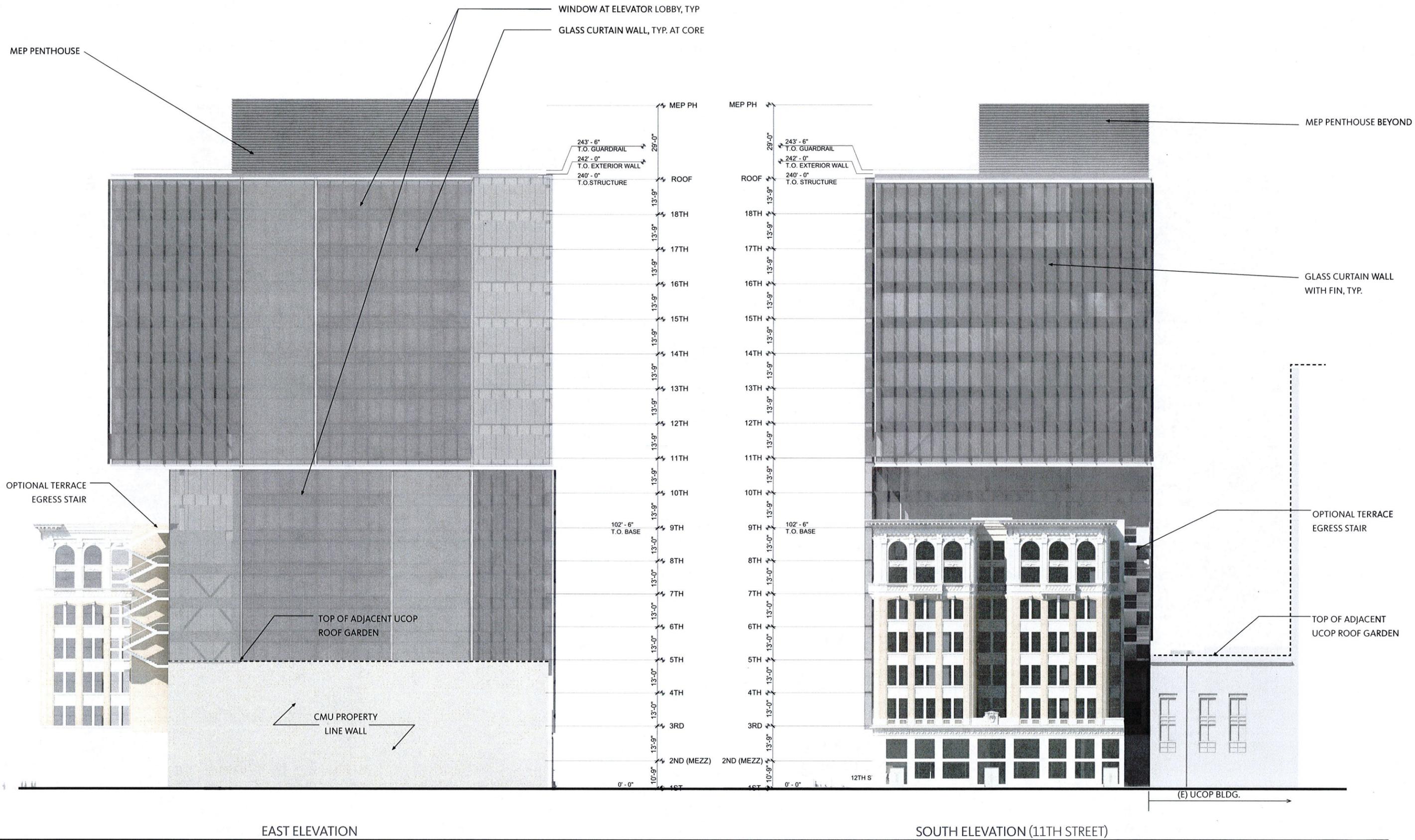






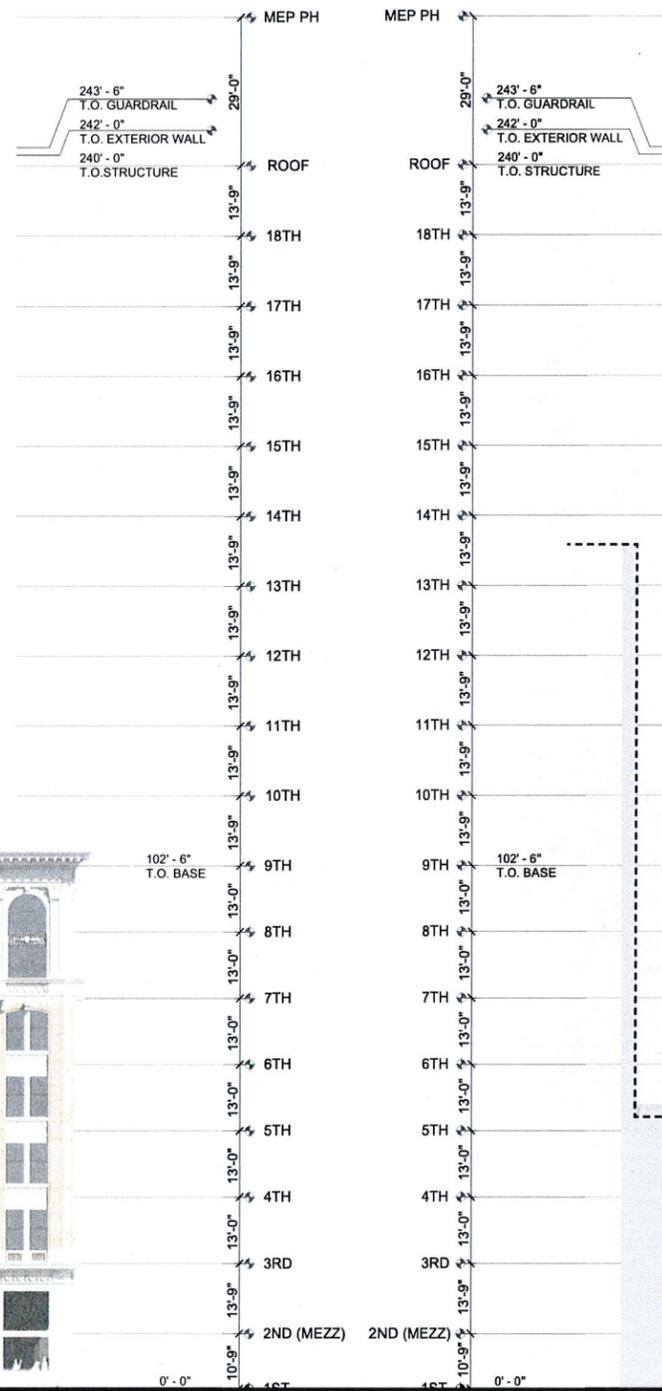
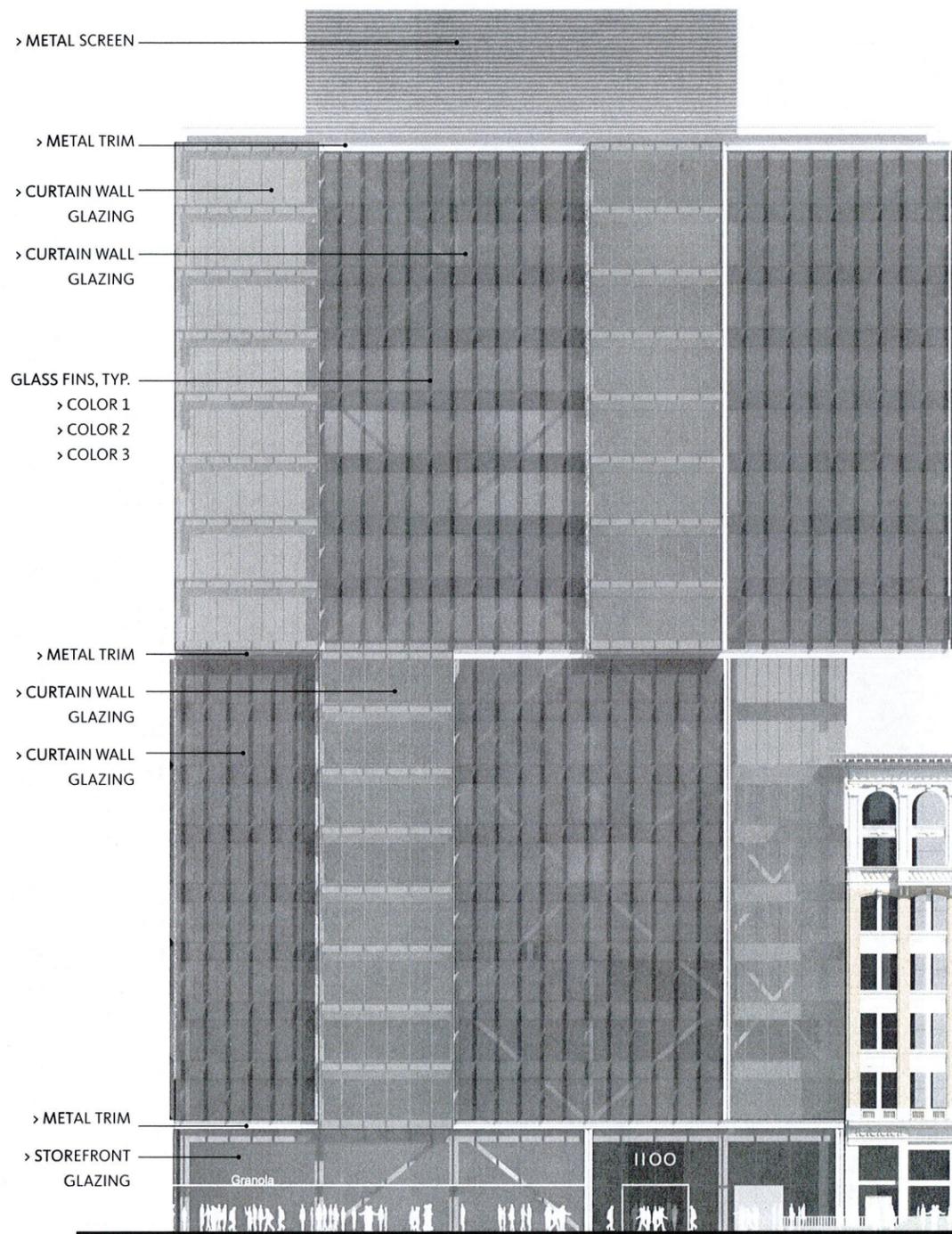






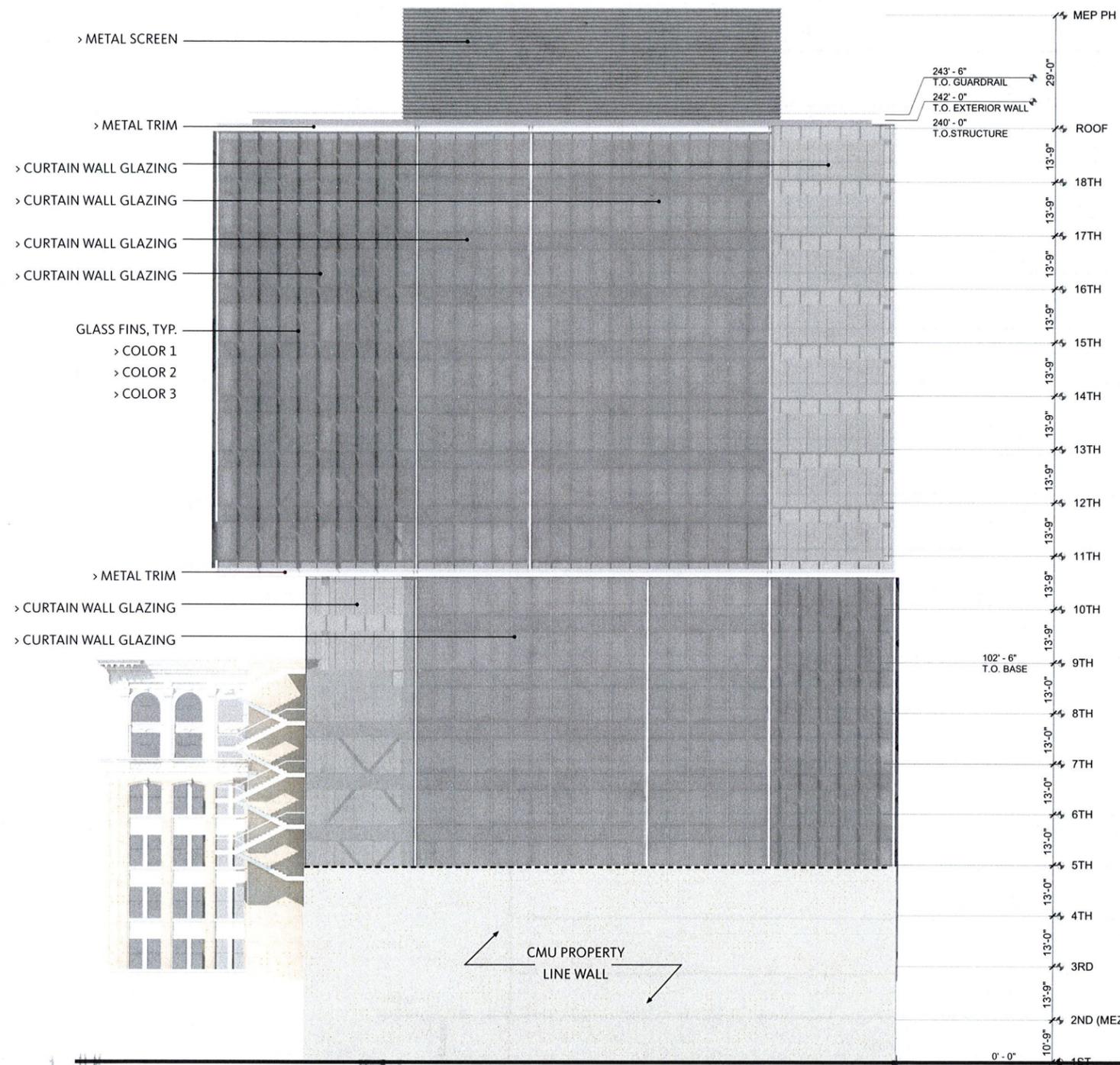
EAST ELEVATION

SOUTH ELEVATION (11TH STREET)

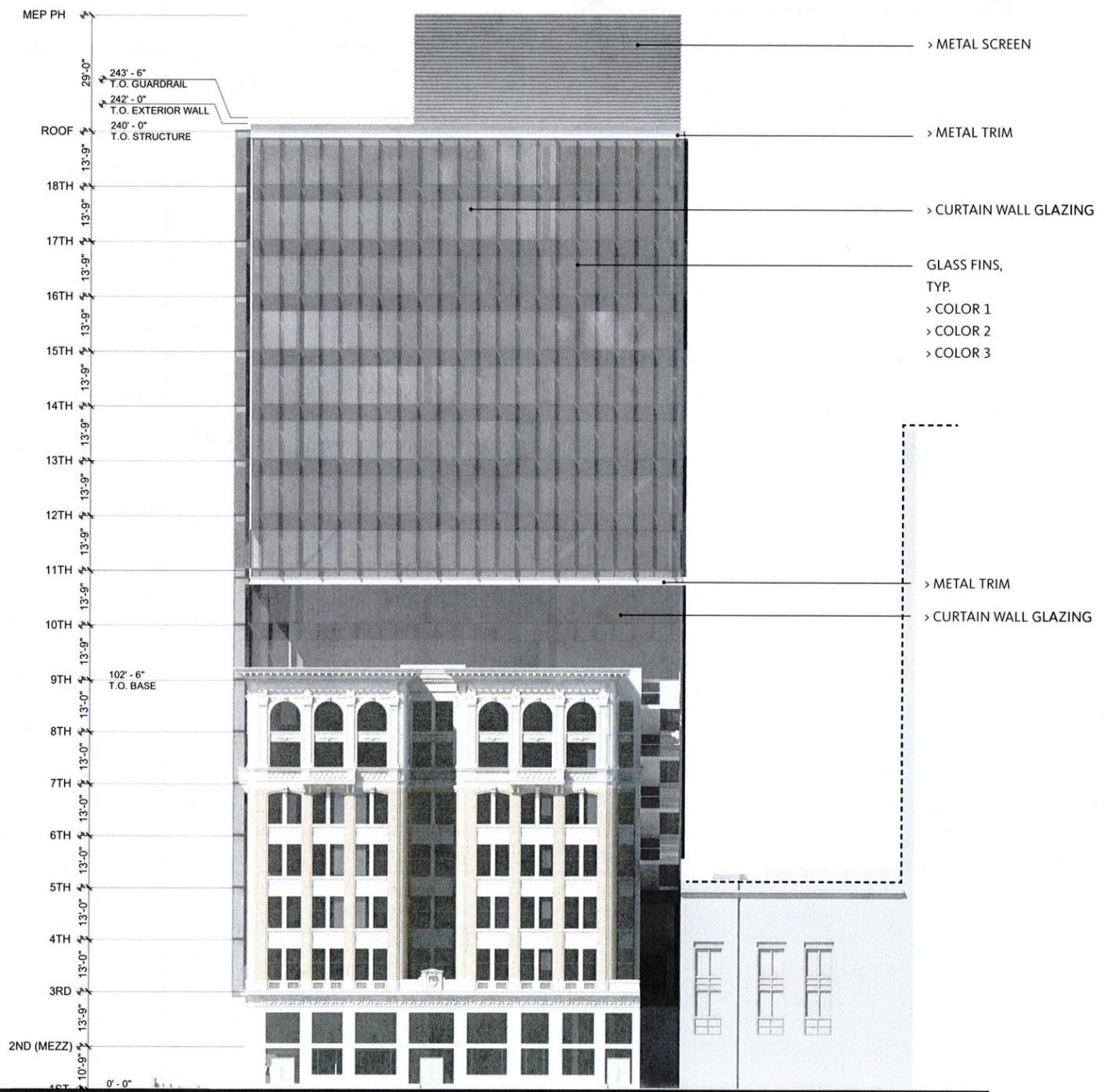


WEST ELEVATION (BROADWAY)

NORTH ELEVATION (12TH STREET)

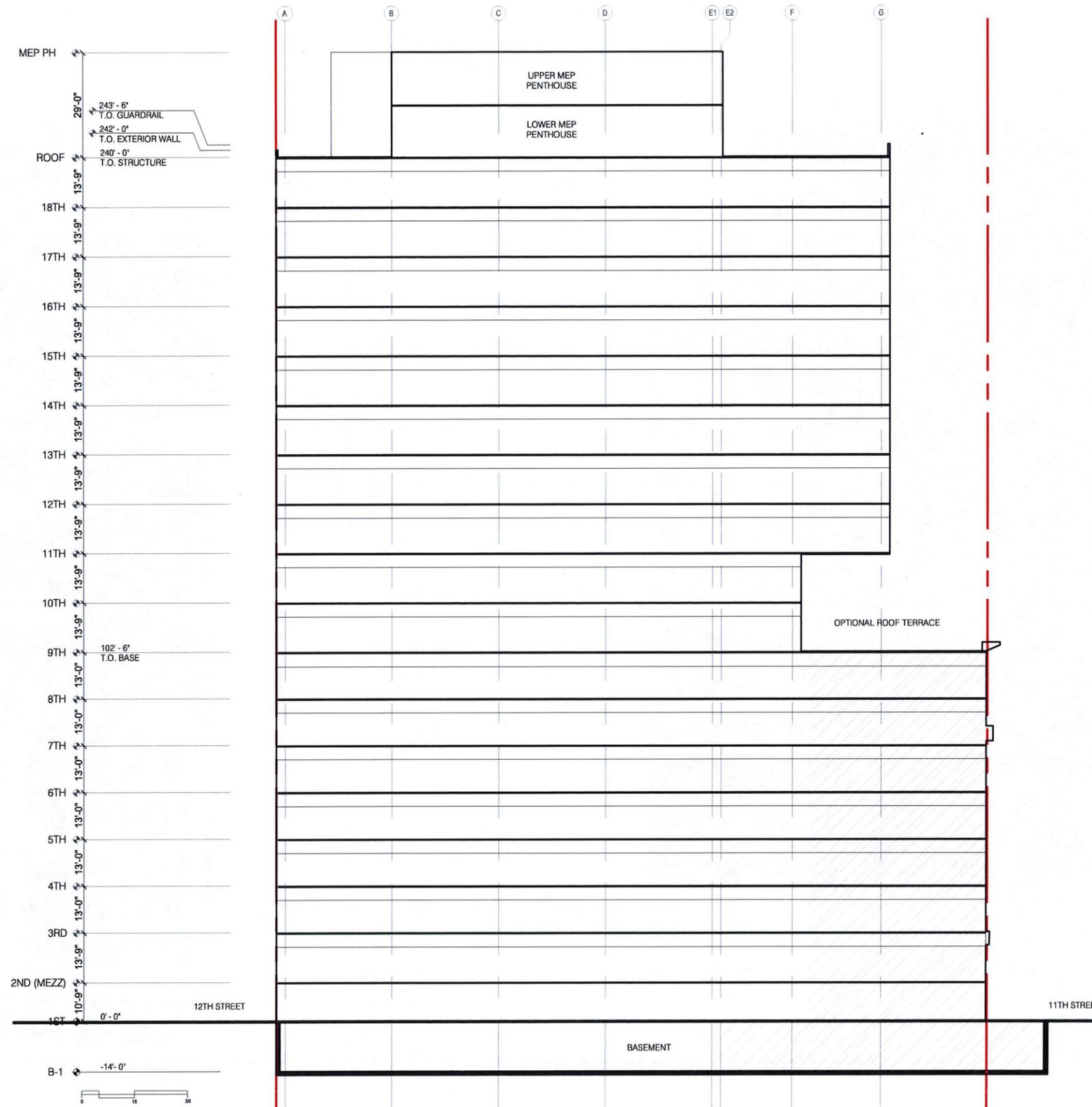
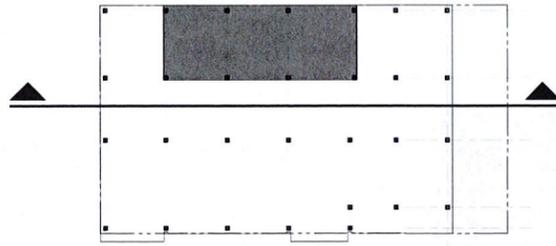


EAST ELEVATION

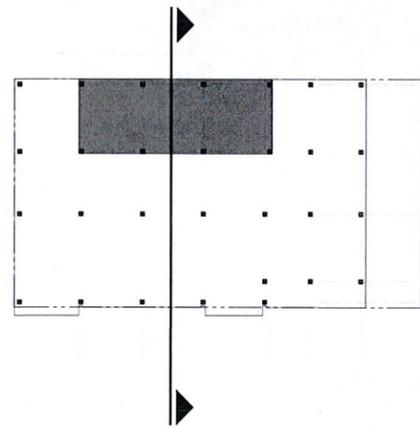


SOUTH ELEVATION (11TH STREET)

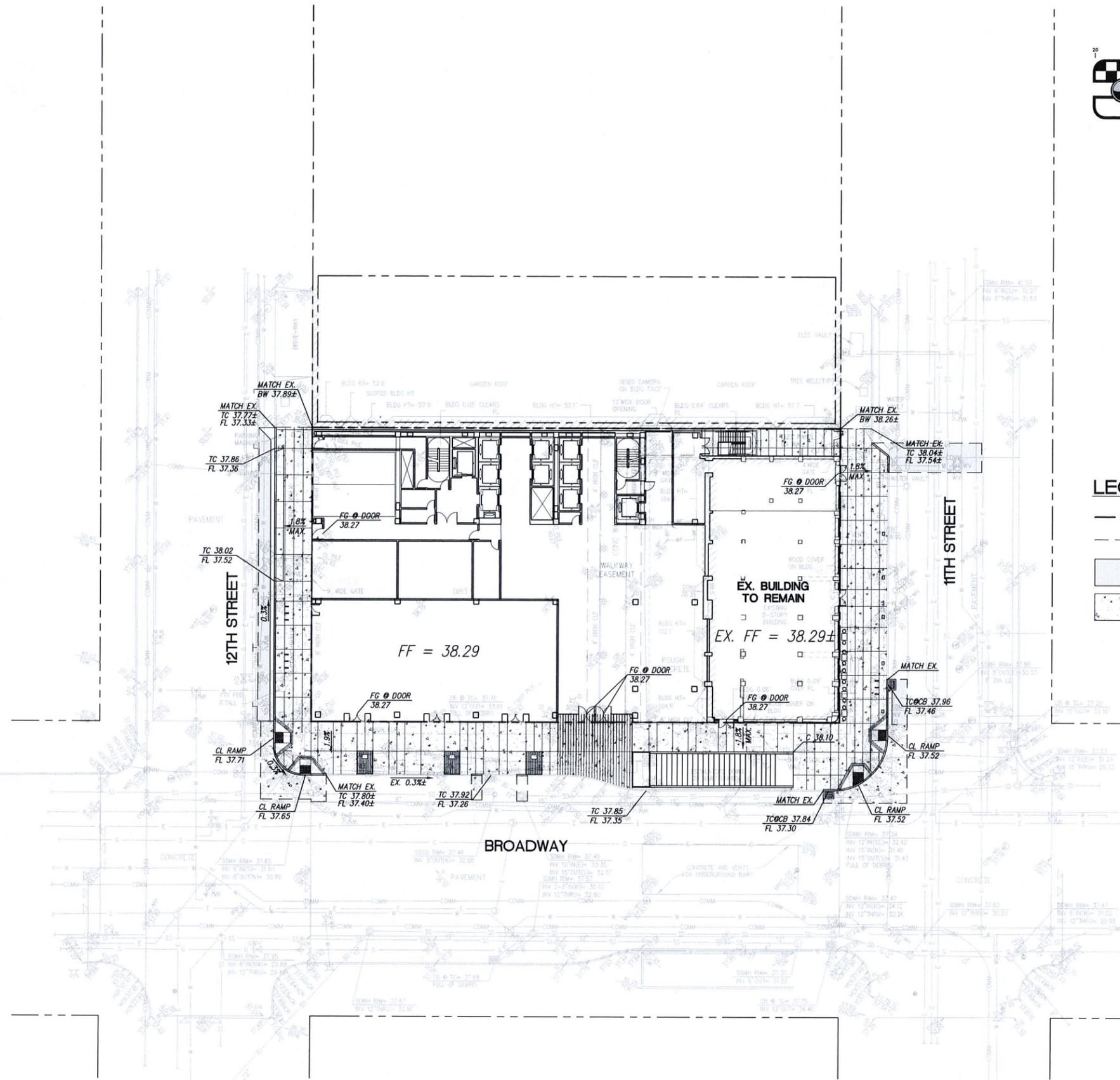
SECTION A-A



SECTION B-B







**LEGEND**

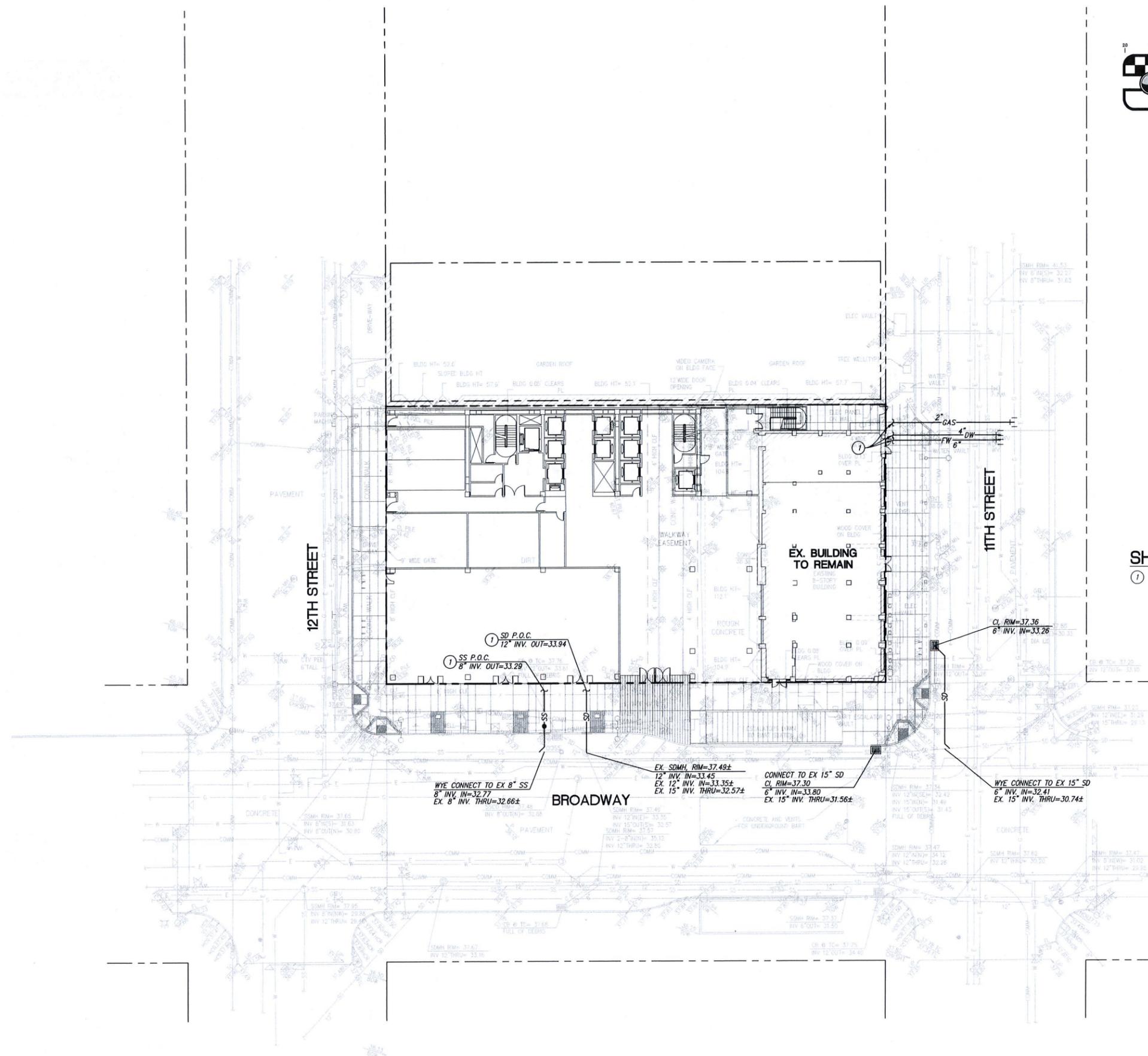
- PROPERTY LINE
- SAWCUT LINE
- AC PAVEMENT
- CONCRETE

**EARTHWORK QUANTITIES:**

IMPORT = 0 CY  
 EXPORT (DEMO) = 7,415 CY\*  
 EXPORT (EARTH) = 2,610 CY  
 FILL = 0 CY  
 CUT = 2,610 CY

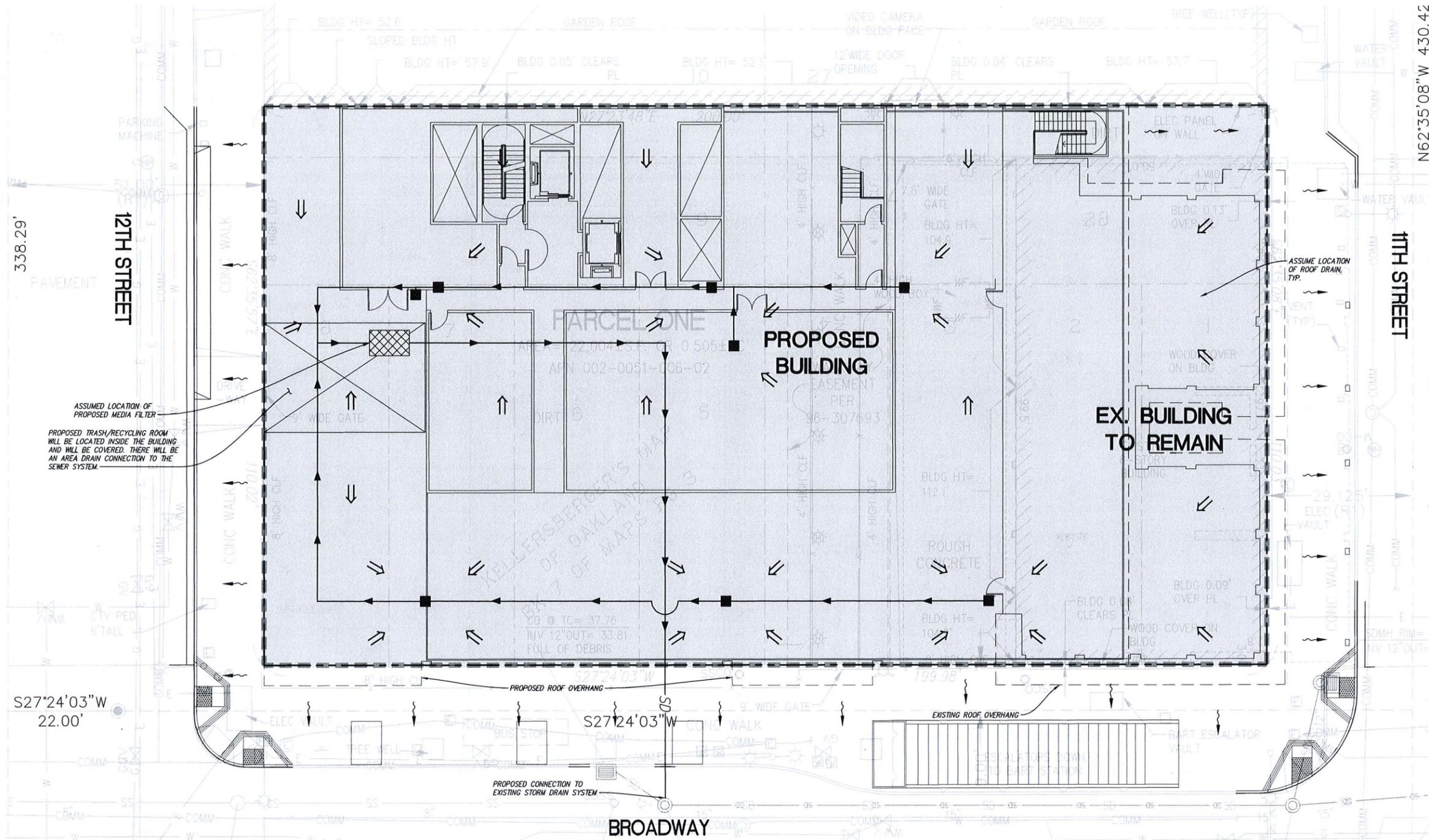
\* EXISTING 14-FOOT DEEP BASEMENT WAS PREVIOUSLY FILLED WITH RUBBLE, DEBRIS, AND EXCESS EXCAVATION MATERIAL UPON DEMOLITION OF EXISTING BUILDING. REMOVAL OF RUBBLE AND DEBRIS UP TO A DEPTH OF 14 FEET SHALL NOT BE CONSIDERED EARTHWORK.

NOTE:  
 THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.



**SHEET NOTES:**

① UTILITY POINT OF CONNECTION. SEE MEP PLANS FOR CONTINUATION.



**STORMWATER MANAGEMENT NOTES**

- THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AND HAS THEREBY BEEN PLANNED TO COMPLY WITH THE PROVISION C.3 - NEW DEVELOPMENT AND REDEVELOPMENT OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2009-0074).
- 50% RULE CHECK - WHERE A REDEVELOPMENT PROJECT RESULTS IN AN ALTERATION OF MORE THAN 50 PERCENT OF THE IMPERVIOUS SURFACE OF A PREVIOUSLY EXISTING DEVELOPMENT, THE ENTIRE PROJECT, CONSISTING OF ALL EXISTING, NEW, AND/OR REPLACED IMPERVIOUS SURFACES, MUST BE INCLUDED IN THE TREATMENT SYSTEM DESIGN. THEREFORE THE PROJECT IS REQUIRED TO PROVIDE TREATMENT FOR ALL EXISTING, NEW, AND/OR REPLACED IMPERVIOUS SURFACES.
- GENERAL STORMWATER QUALITY APPROACH - STORMWATER QUALITY FEATURES WILL INCLUDE MINIMIZING IMPERVIOUS SURFACES, AND DIRECTING STORMWATER TO A MEDIA FILTER LOCATED IN THE BASEMENT WHICH WILL REMOVE SUSPENDED SOLIDS AND SEDIMENT FROM THE STORMWATER BEFORE IT LEAVES THE SITE.
- SIZING CRITERIA - STORMWATER QUALITY FEATURES WILL BE SIZED TO COMPLY WITH THE NPDES PERMIT PROVISION C.3 AND THE LATEST EDITION (2013) OF THE ALAMEDA COUNTY STORMWATER MANUAL. THE PROPOSED MEDIA FILTER HAS BEEN SIZED USING A FLOW HYDRAULICS DESIGN BASIS, ASSUMING A FLOW OF RUNOFF RESULTING FROM A RAIN EVENT EQUAL TO AT LEAST 0.2 IN/HR INTENSITY RATE.
- HYDROMODIFICATION - THE PROJECT IS NOT LOCATED IN AN AREA THAT IS REQUIRED TO DESIGN STORMWATER CONVEYANCES TO ACCOUNT FOR HYDROMODIFICATION.
- THIS PROJECT IS CONSIDERED SPECIAL CATEGORY TYPE A. THEREFORE THE SITE CAN USE LID OR NON-LID STORMWATER TREATMENT PER THE ALAMEDA COUNTY C.3 TECHNICAL MANUAL (2015).

**LEGEND**

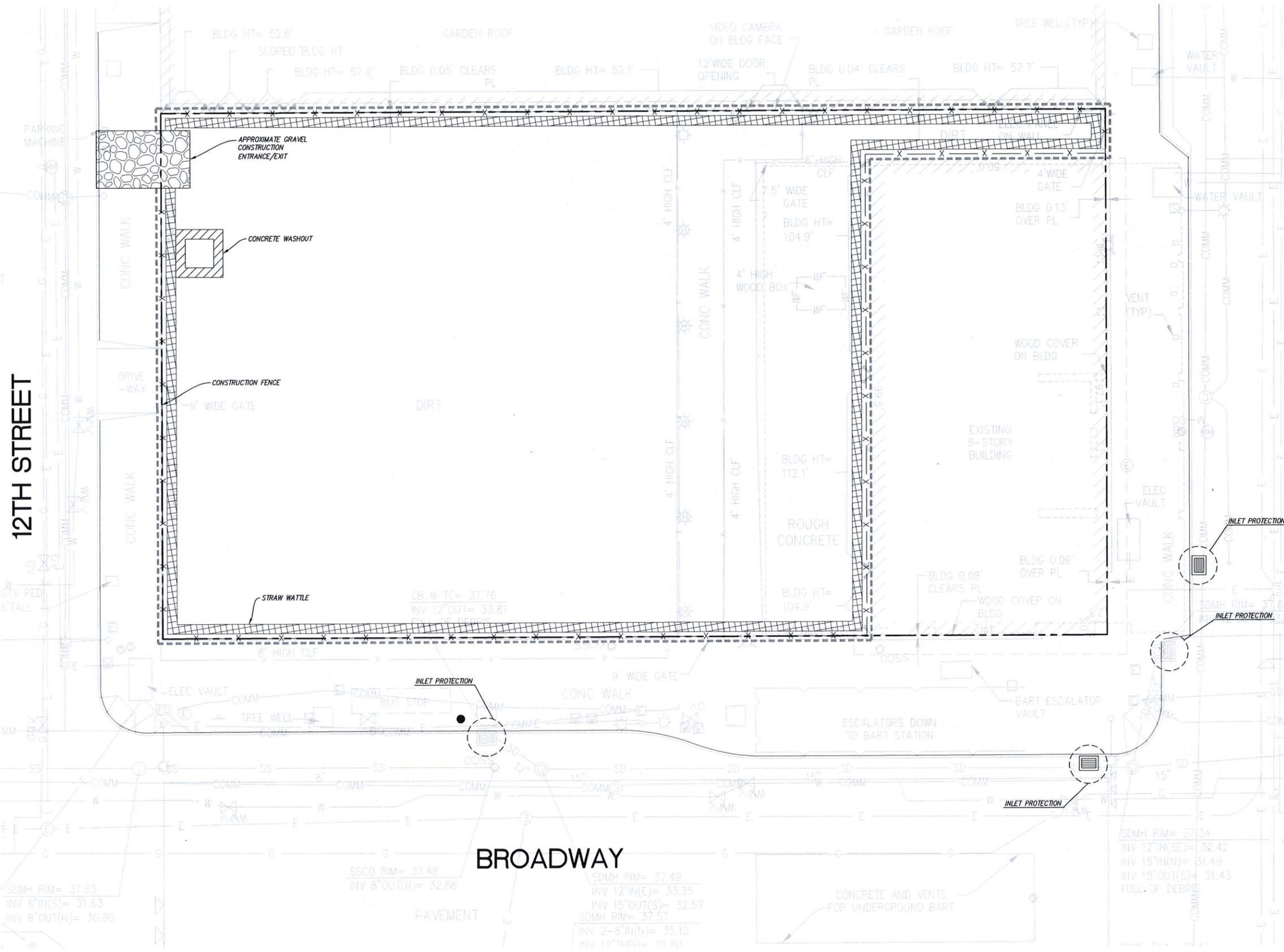
- PROPERTY LINE
- DRAINAGE AREA
- EXISTING STORM DRAIN MAIN
- PROPOSED STORM DRAIN LINE
- ASSUMED ROOF DRAIN PIPE ROUTING
- PROPOSED TRASH ROOM LOCATION
- ASSUMED DIRECTION OF ROOF RUNOFF
- DIRECTION OF SURFACE RUNOFF
- ASSUMED LOCATION OF ROOF DRAIN
- EXISTING TO REMAIN, NEW, AND REPLACED IMPERVIOUS AREA TO BE TREATED
- ASSUMED LOCATION OF MEDIA FILTER AND VAULT DESIGNED IN ACCORDANCE WITH ALAMEDA COUNTY C3 STORM MANUAL

**AREA SUMMARY**

TOTAL SITE AREA <sup>1</sup> (SF)	TOTAL AREA DISTURBED <sup>2</sup> (SF)	EXISTING PRE-PROJECT IMPERVIOUS SURFACE <sup>3</sup> (SF)	EXISTING IMPERVIOUS SURFACE TO REMAIN <sup>4</sup> (SF)	REPLACED IMPERVIOUS SURFACE <sup>5</sup> (SF)	NEW IMPERVIOUS SURFACE <sup>6</sup> (SF)	TOTAL POST-PROJECT IMPERVIOUS SURFACE <sup>7</sup> (SF)	TOTAL POST-PROJECT PERVIOUS SURFACE <sup>8</sup> (SF)
22,000	17,000	8,600	5,000	3,600	13,400	22,000	0

**NOTES:**

- LAND AREA DISTURBED IS EQUAL TO THE SURFACE AREA OF CONSTRUCTION ACTIVITIES, INCLUDING GRADING, CONSTRUCTION, STAGING, AND STORAGE AREAS.
- EXISTING/PRE-PROJECT IMPERVIOUS SURFACE IS EQUAL TO THE TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE PRIOR TO THE PROJECT.
- EXISTING IMPERVIOUS SURFACE TO REMAIN IS EQUAL TO THE ROOF OF THE EXISTING KEY SYSTEM BUILDING.
- REPLACED IMPERVIOUS SURFACE IS EQUAL TO THE PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING PRE-PROJECT IMPERVIOUS SURFACE.
- NEW IMPERVIOUS SURFACE IS EQUAL TO THE PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING PRE-PROJECT PERMEABLE SURFACE.
- TOTAL POST-PROJECT IMPERVIOUS SURFACE IS EQUAL TO THE TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE AFTER COMPLETION OF THE PROJECT. THIS AREA IS REQUIRED TO BE TREATED BY LID OR NON-LID TREATMENT MEASURES. SEE STORMWATER MANAGEMENT NOTES.
- TOTAL SITE AREA INCLUDES ALL SURFACES WITHIN THE PROPERTY LINES AND DOES NOT INCLUDE AREA IN PUBLIC RIGHT OF WAY.

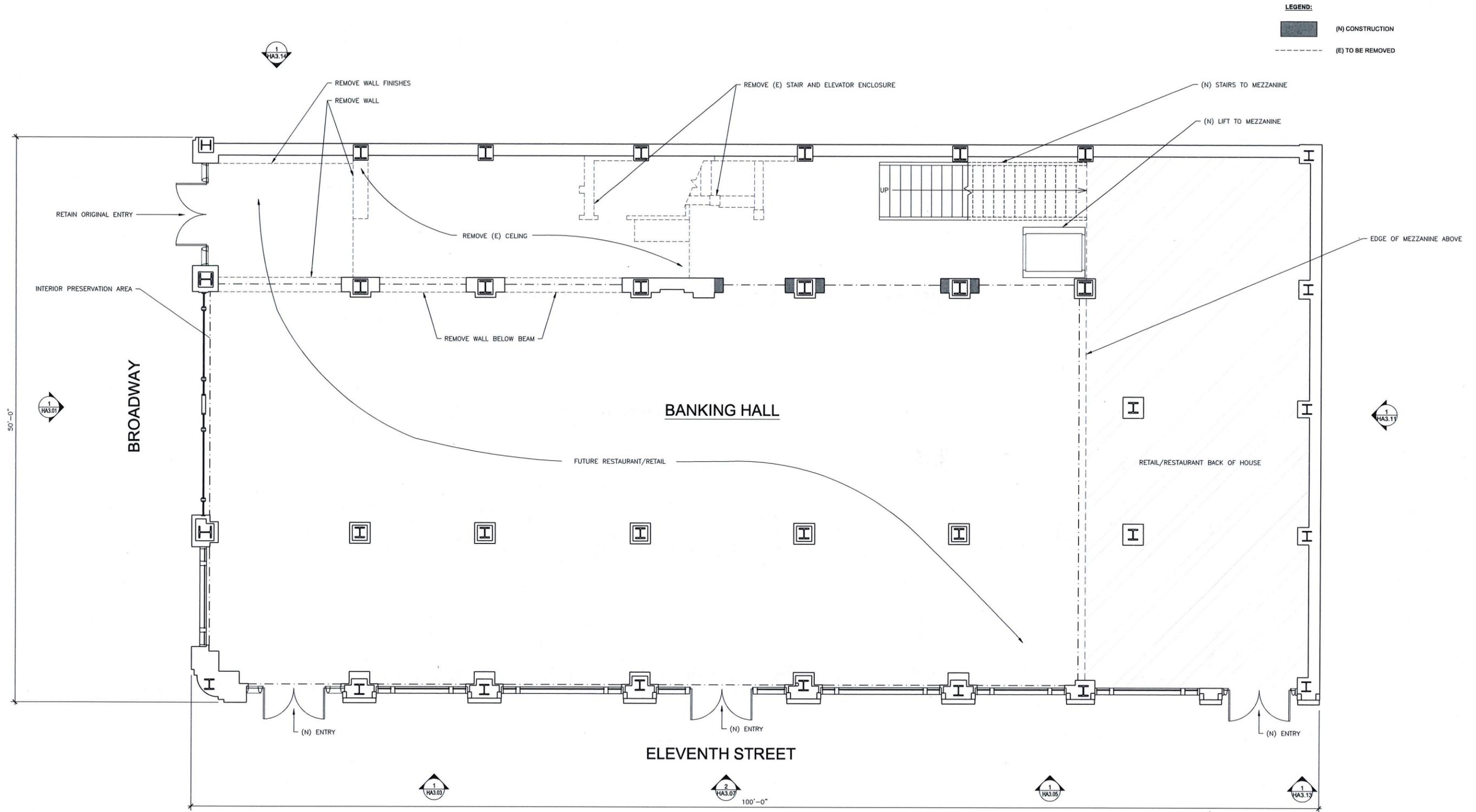


**LEGEND**

- APPROXIMATE GRAVEL CONSTRUCTION ENTRANCE/EXIT OR CONTRACTOR TO LOCATE AS APPROPRIATE
- CONCRETE WASHOUT
- STRAW WATTLE
- INLET PROTECTION
- APPROXIMATE AREA OF CONSTRUCTION DISTURBANCE

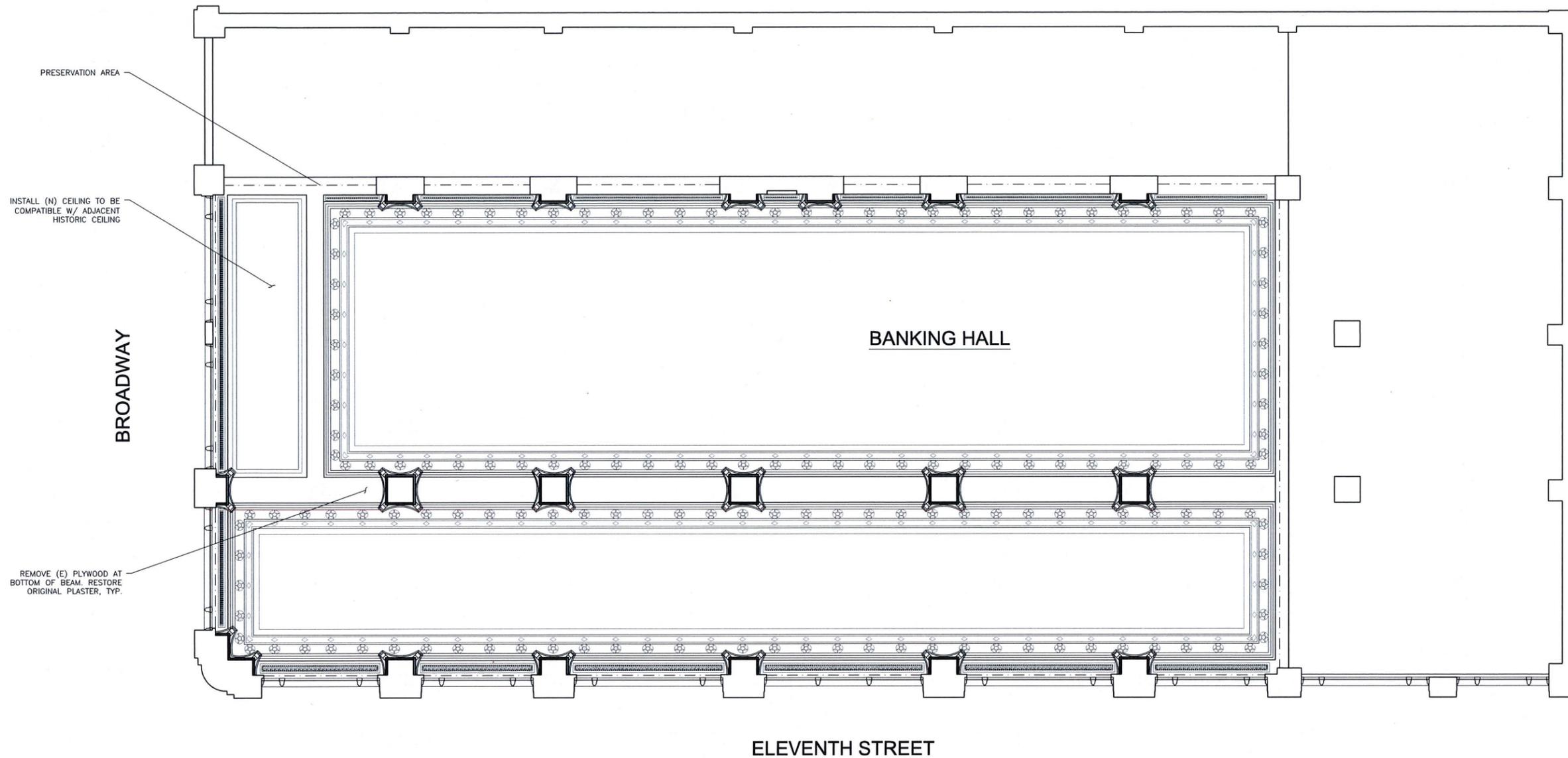
**WATER POLLUTION CONTROL NOTES:**

- A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.
- B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.
- C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.
- D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.
- E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.
- F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.
- G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.
- H. NO ACTIVE CONSTRUCTION IS ALLOWED UNTIL SWPPP IS APPROVED BY THE R.E. THE SWPPP BINDER AND ALL AMENDMENTS MUST BE PRESENT ON SITE DURING ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE REQUIRED TO CONDUCT ALL MONITORING AND REPORT.
- I. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE SEDIMENT MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
- J. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONSTRUCTION SCHEDULE. CONTRACTOR TO COORDINATE WITH SITE OSP.



- GENERAL NOTES:**
1. ALL INTERIOR RESTORATION WORK TO TAKE PLACE IN AREA DESIGNATED AS PRESERVATION AREA.
  2. REPAIR ALL EXISTING ORNAMENTAL PLASTER AT COLUMNS AND WALLS.
  3. REPLACE AREAS OF MISSING PLASTER AND REPLICATE ORNAMENT AS NECESSARY.
  4. SEE REFLECTED CEILING PLAN FOR COLUMN CAPITALS AND CEILING.
  5. SEE ELEVATIONS FOR EXTERIOR MATERIALS, DOORS AND WINDOWS.
  6. STOREFRONT ENTRIES SHOWN AT PROJECTED LOCATIONS. FINAL LOCATION OF NEW ENTRIES TO BE DETERMINED BASED ON TENANT REQUIREMENTS.

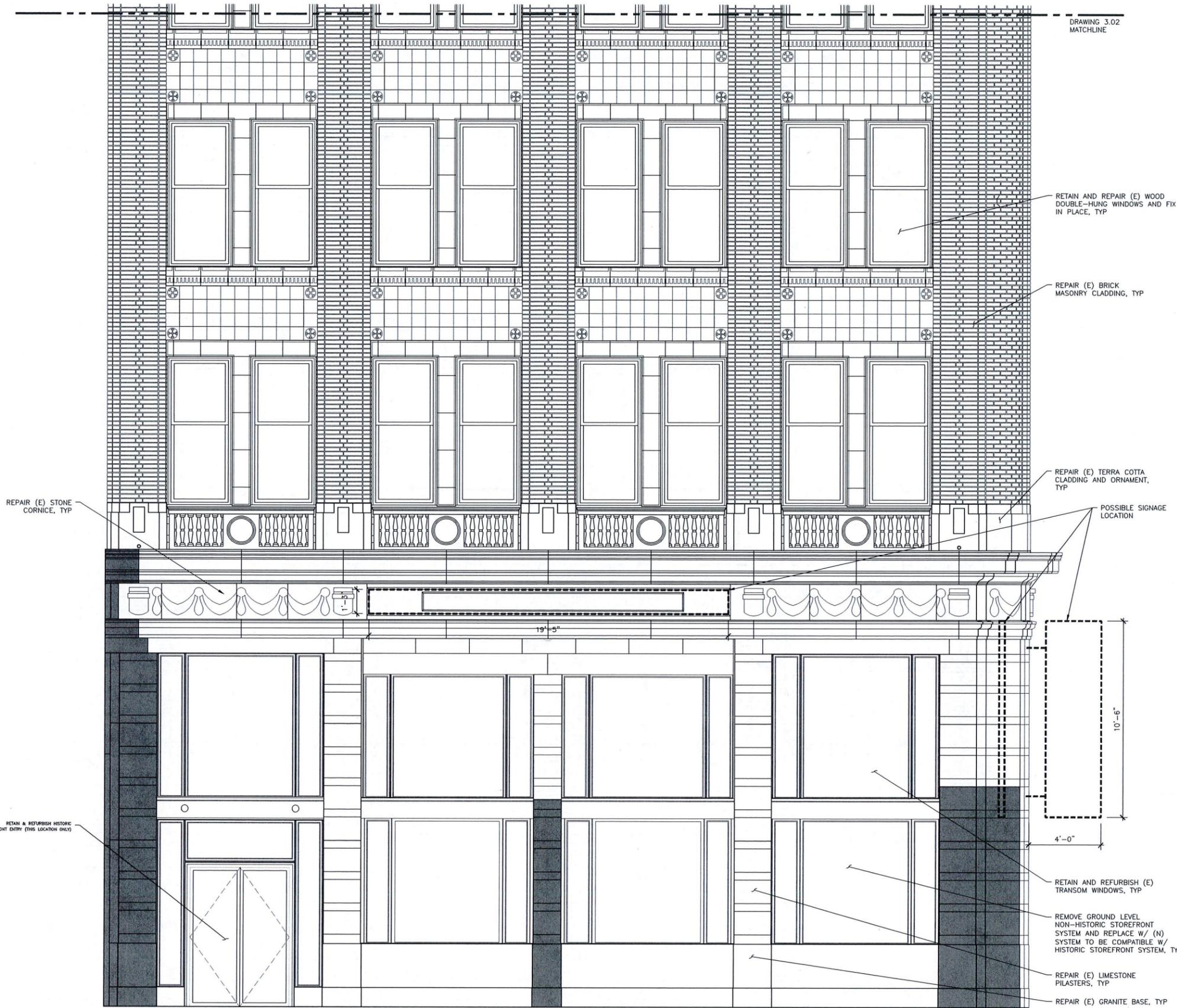
**1 GROUND FLOOR DEMO AND PRESERVATION PLAN**  
 SCALE: 1/4" = 1'-0"



**GENERAL NOTES:**

1. REPAIR ALL EXISTING ORNAMENTAL PLASTER AT COLUMNS, BEAMS, COLUMN CAPITALS AND CEILINGS.
2. REPLACE AREAS OF MISSING PLASTER AND REPLICATE ORNAMENT AS NECESSARY.

1 REFLECTED CEILING RESTORATION PLAN  
SCALE: 1/4" = 1'-0"



DRAWING 3.02  
MATCHLINE

**LEGEND:**  
 (N) MISSING MATERIAL TO BE REPLACED

RETAIN AND REPAIR (E) WOOD  
DOUBLE-HUNG WINDOWS AND FIX  
IN PLACE, TYP

REPAIR (E) BRICK  
MASONRY CLADDING, TYP

REPAIR (E) TERRA COTTA  
CLADDING AND ORNAMENT,  
TYP

POSSIBLE SIGNAGE  
LOCATION

REPAIR (E) STONE  
CORNICE, TYP

**GENERAL NOTES:**  
 1. STOREFRONT ENTRIES SHOWN AT PROJECTED  
LOCATIONS. FINAL LOCATION OF NEW ENTRIES TO BE  
DETERMINED BASED ON TENANT REQUIREMENTS.

RETAIN AND REFURBISH (E)  
TRANSOM WINDOWS, TYP

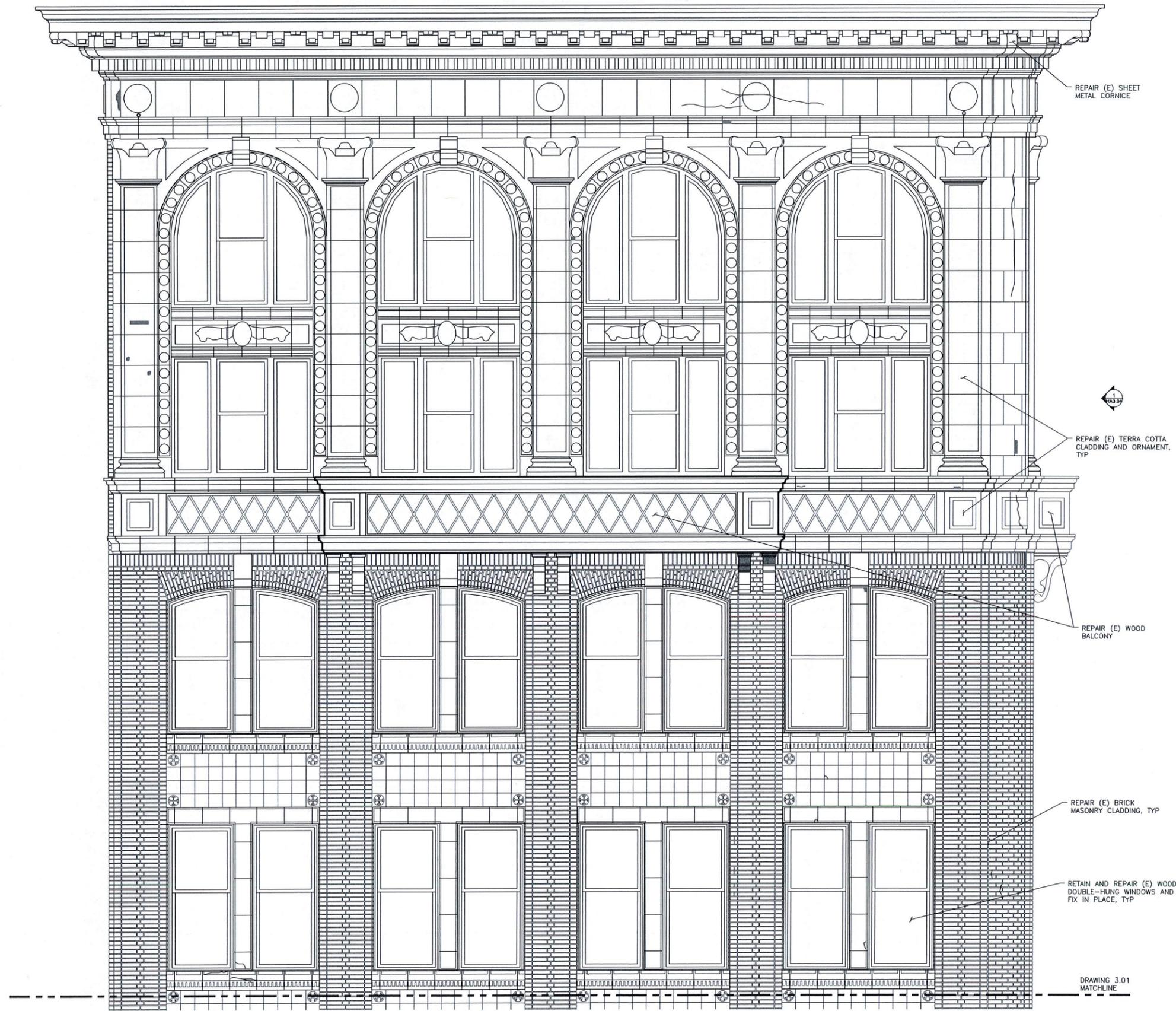
REMOVE GROUND LEVEL  
NON-HISTORIC STOREFRONT  
SYSTEM AND REPLACE W/ (N)  
SYSTEM TO BE COMPATIBLE W/  
HISTORIC STOREFRONT SYSTEM, TYP

REPAIR (E) LIMESTONE  
PILASTERS, TYP

REPAIR (E) GRANITE BASE, TYP

RETAIN & REFURBISH HISTORIC  
STOREFRONT ENTRY (THIS LOCATION ONLY)

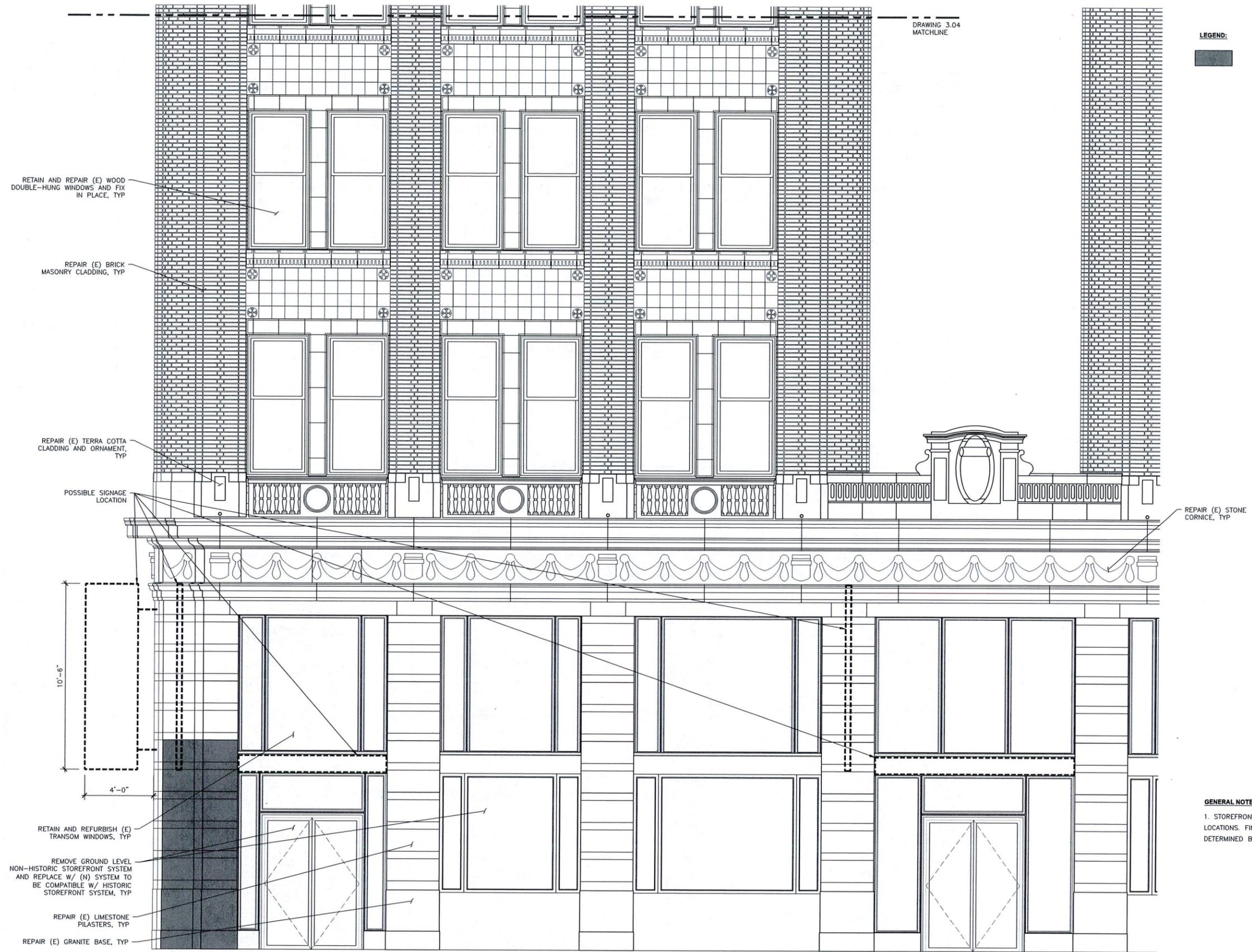
**1 PARTIAL WEST (BROADWAY) ELEVATION - FLOORS 1-4**  
 SCALE: 3/8" = 1'-0"



**LEGEND:**  
 (N) MISSING MATERIAL TO BE REPLACED

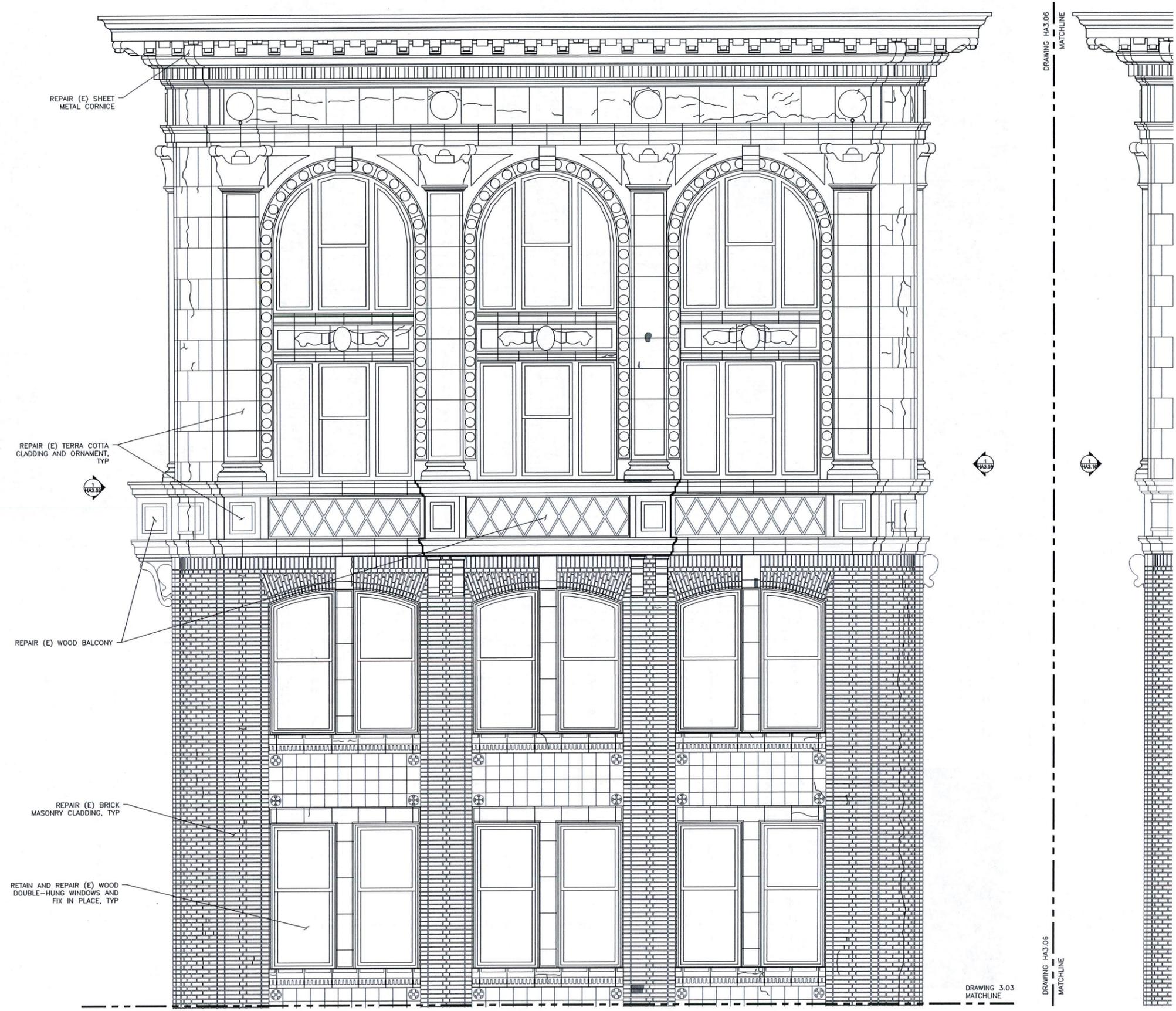
1 PARTIAL WEST (BROADWAY) ELEVATION - FLOORS 5-ROOF  
 SCALE: 3/8" = 1'-0"

DRAWING 3.01  
 MATCHLINE

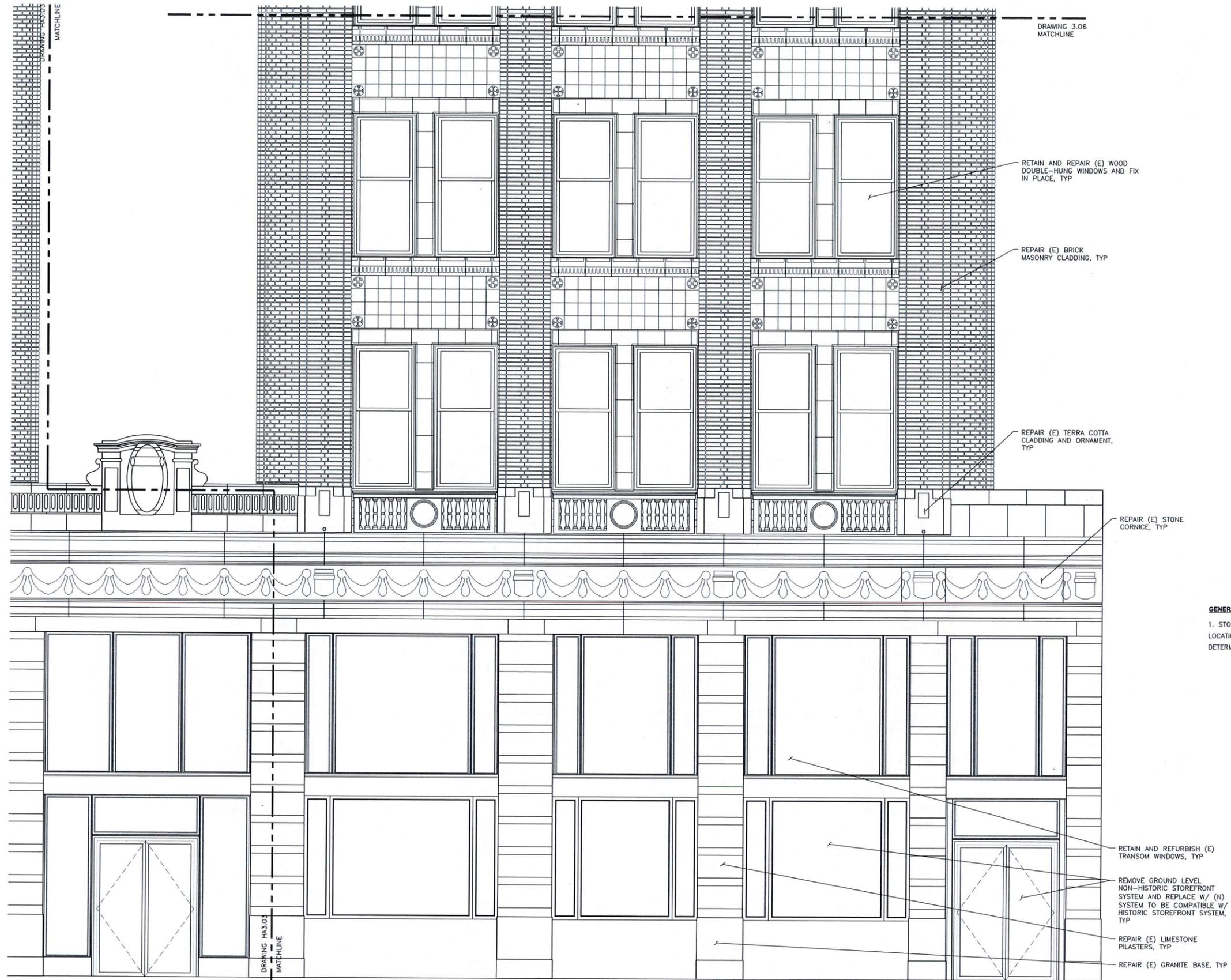


**GENERAL NOTES:**  
 1. STOREFRONT ENTRIES SHOWN AT PROJECTED LOCATIONS. FINAL LOCATION OF NEW ENTRIES TO BE DETERMINED BASED ON TENANT REQUIREMENTS.

1 PARTIAL SOUTH ELEVATION - WEST TOWER - FLOORS 1-4  
 SCALE: 3/8" = 1'-0"

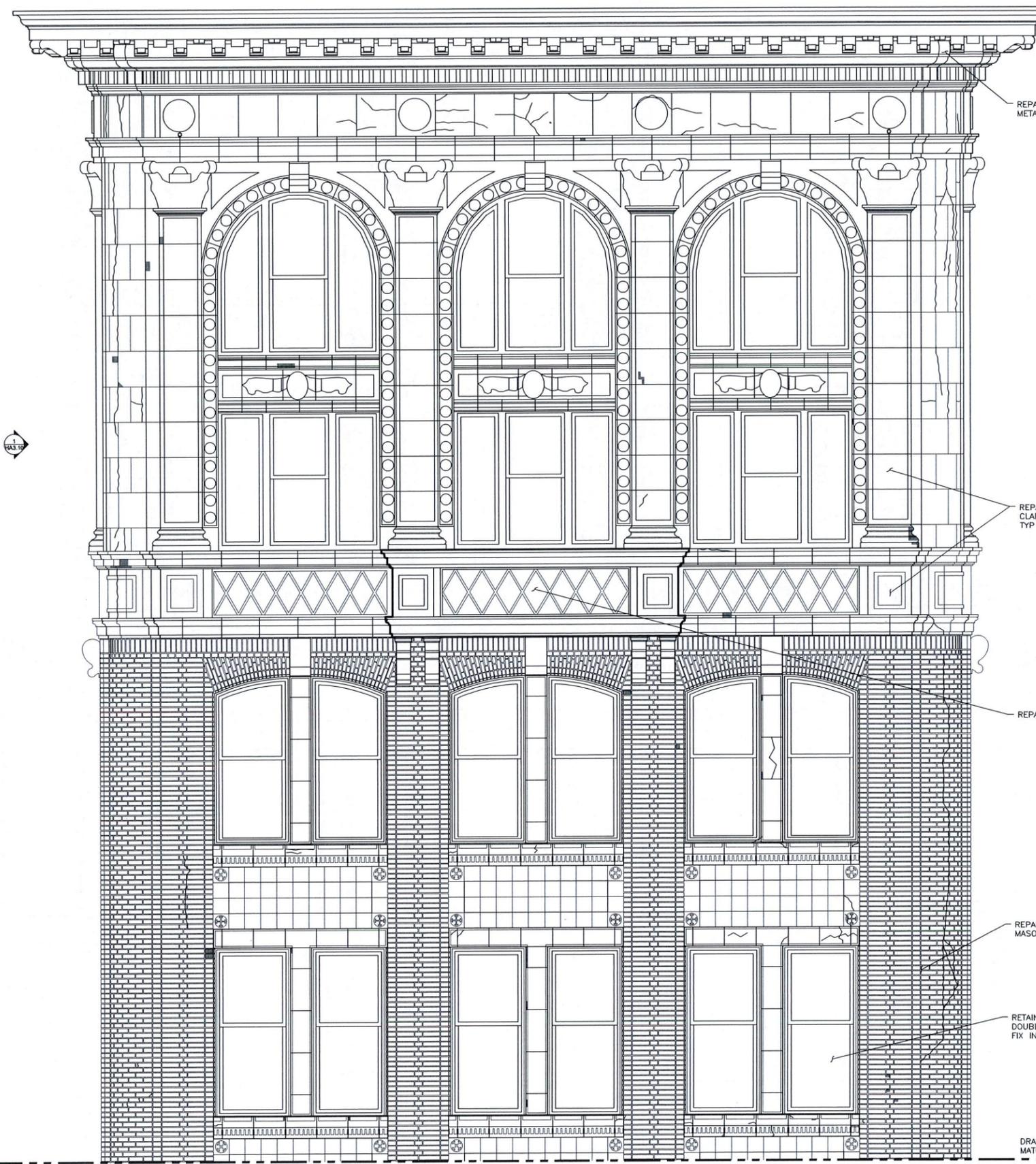
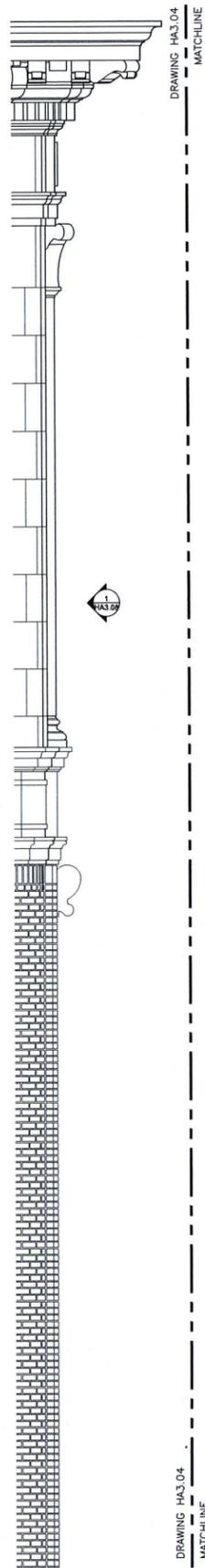


1 PARTIAL SOUTH (11th STREET) ELEVATION - WEST TOWER - FLOORS 5-ROOF  
SCALE: 3/8" = 1'-0"



**GENERAL NOTES:**  
1. STOREFRONT ENTRIES SHOWN AT PROJECTED  
LOCATIONS. FINAL LOCATION OF NEW ENTRIES TO BE  
DETERMINED BASED ON TENANT REQUIREMENTS.

1 PARTIAL SOUTH ELEVATION - EAST TOWER - FLOORS 1-4  
SCALE: 3/8" = 1'-0"



REPAIR (E) SHEET METAL CORNICE

REPAIR (E) TERRA COTTA CLADDING AND ORNAMENT, TYP

REPAIR (E) WOOD BALCONY

REPAIR (E) BRICK MASONRY CLADDING, TYP

RETAIN AND REPAIR (E) WOOD DOUBLE-HUNG WINDOWS AND FIX IN PLACE, TYP

DRAWING 3.05 MATCHLINE

1 PARTIAL SOUTH (11th STREET) ELEVATION - EAST TOWER - FLOORS 5-ROOF  
SCALE: 3/8" = 1'-0"

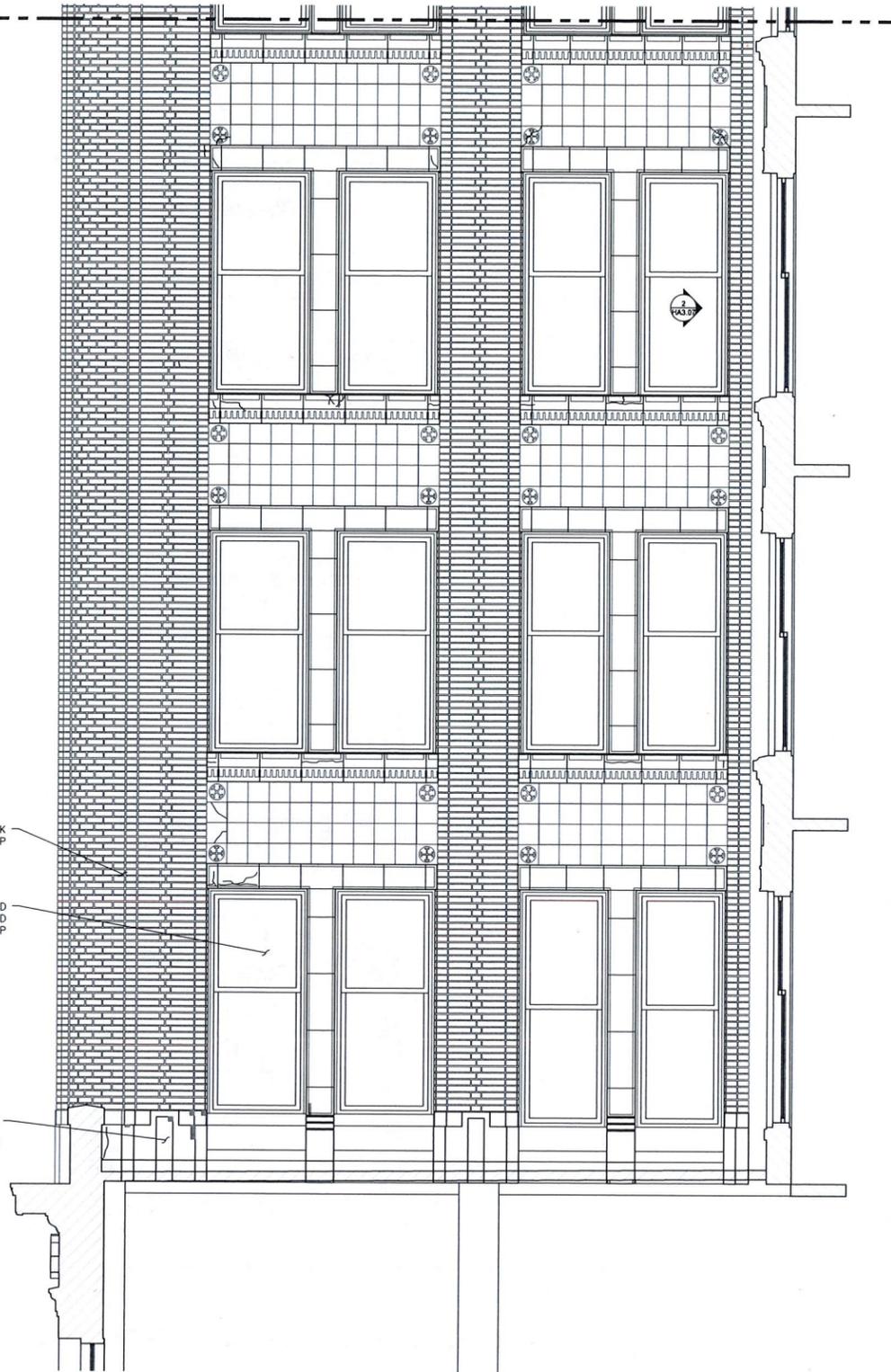
DRAWING 3.08  
MATCHLINE



REPAIR (E) BRICK  
MASONRY CLADDING, TYP

RETAIN AND REPAIR (E) WOOD  
DOUBLE-HUNG WINDOWS AND  
FIX IN PLACE, TYP

REPAIR (E) TERRA COTTA  
CLADDING AND ORNAMENT,  
TYP



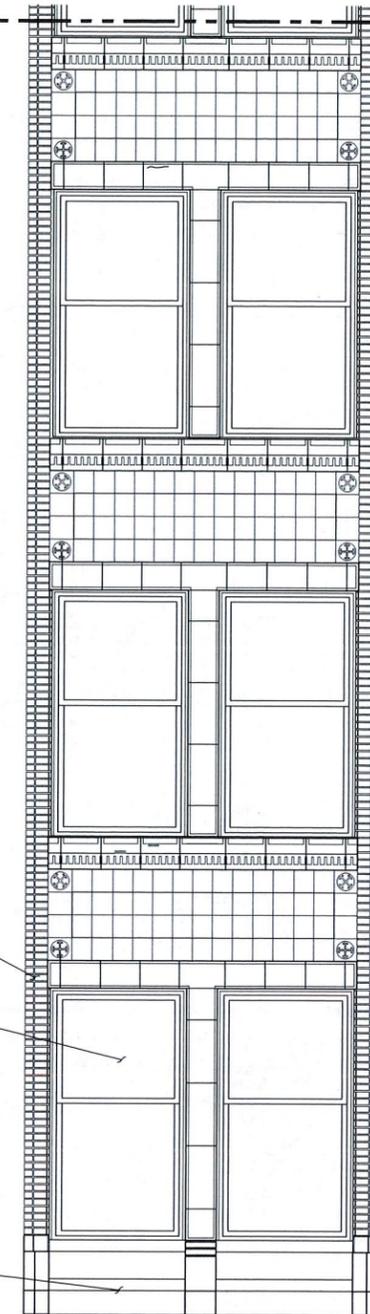
1 PARTIAL EAST LIGHT COURT ELEVATION - FLOORS 3-5  
SCALE: 3/8" = 1'-0"

DRAWING 3.08  
MATCHLINE

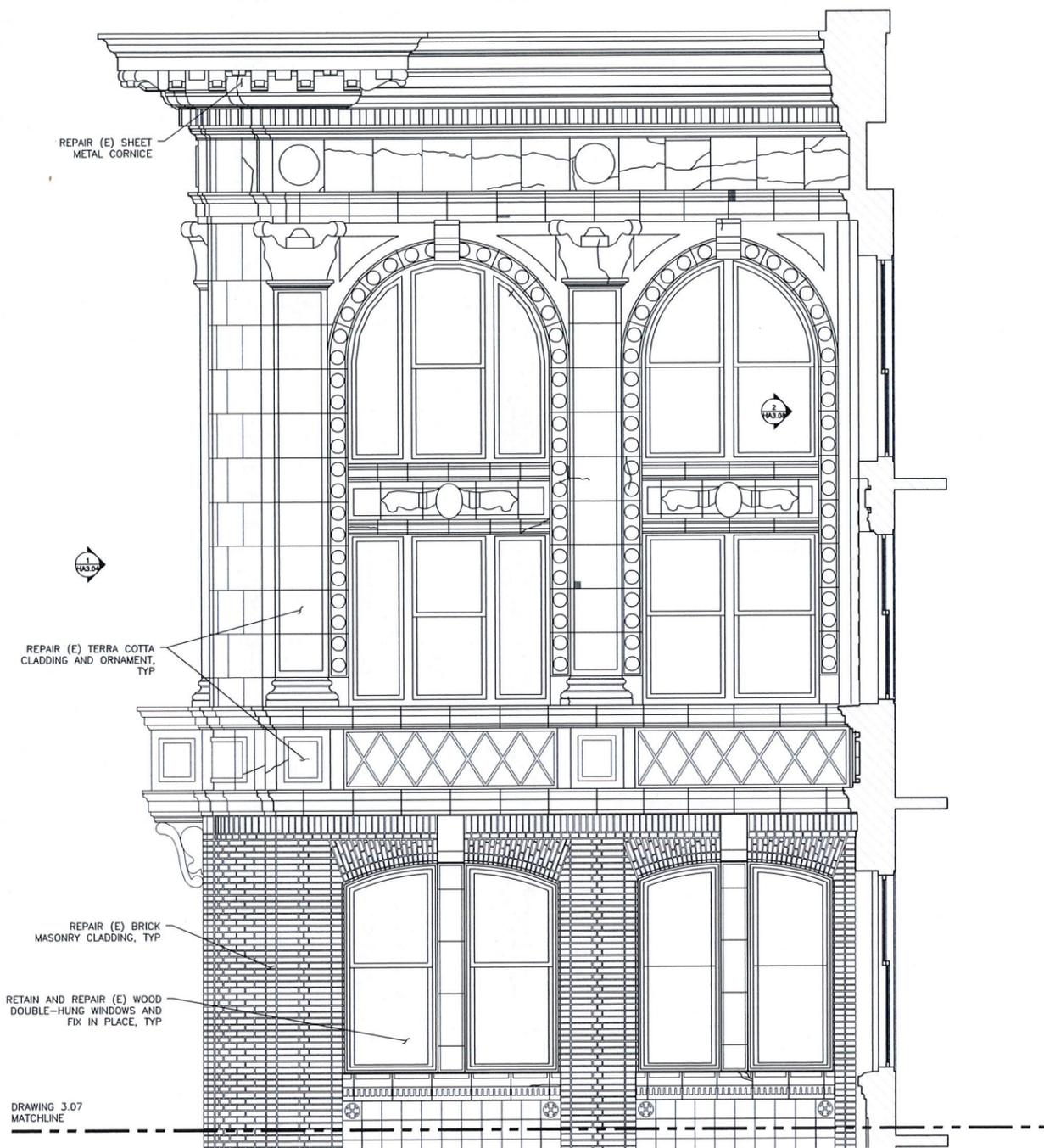
REPAIR (E) BRICK  
MASONRY CLADDING, TYP

RETAIN AND REPAIR (E) WOOD  
DOUBLE-HUNG WINDOWS AND  
FIX IN PLACE, TYP

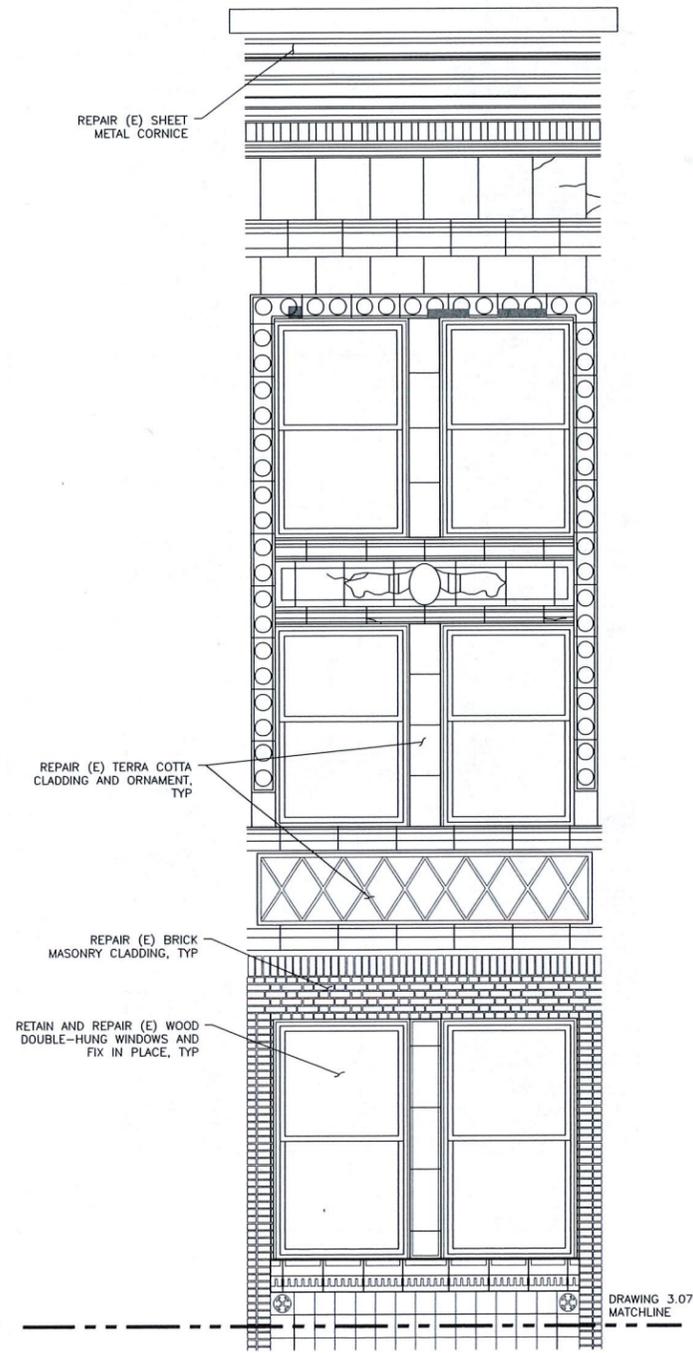
REPAIR (E) TERRA COTTA  
CLADDING AND ORNAMENT,  
TYP



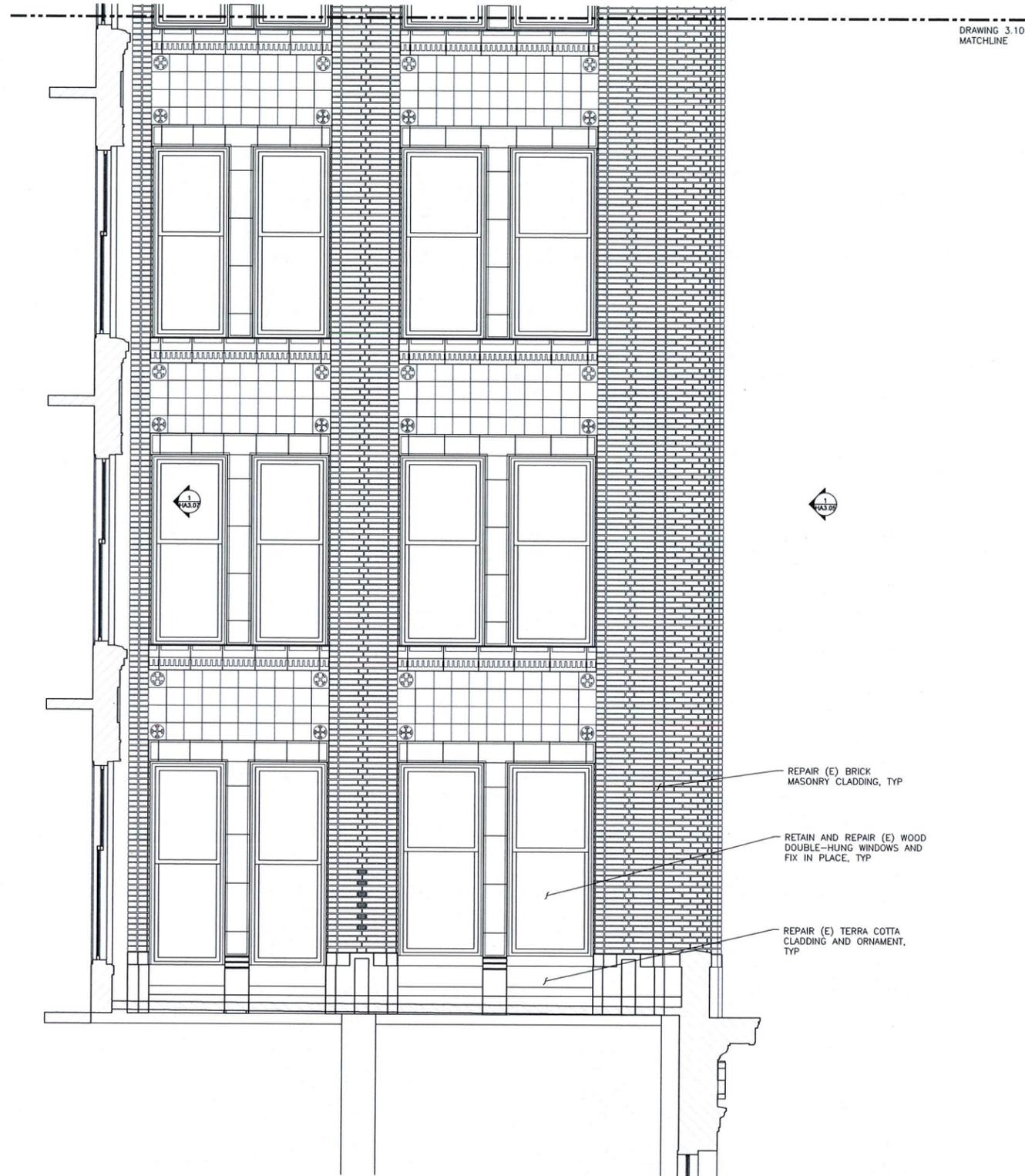
2 PARTIAL SOUTH LIGHT COURT ELEVATION - FLOORS 3-5  
SCALE: 3/8" = 1'-0"



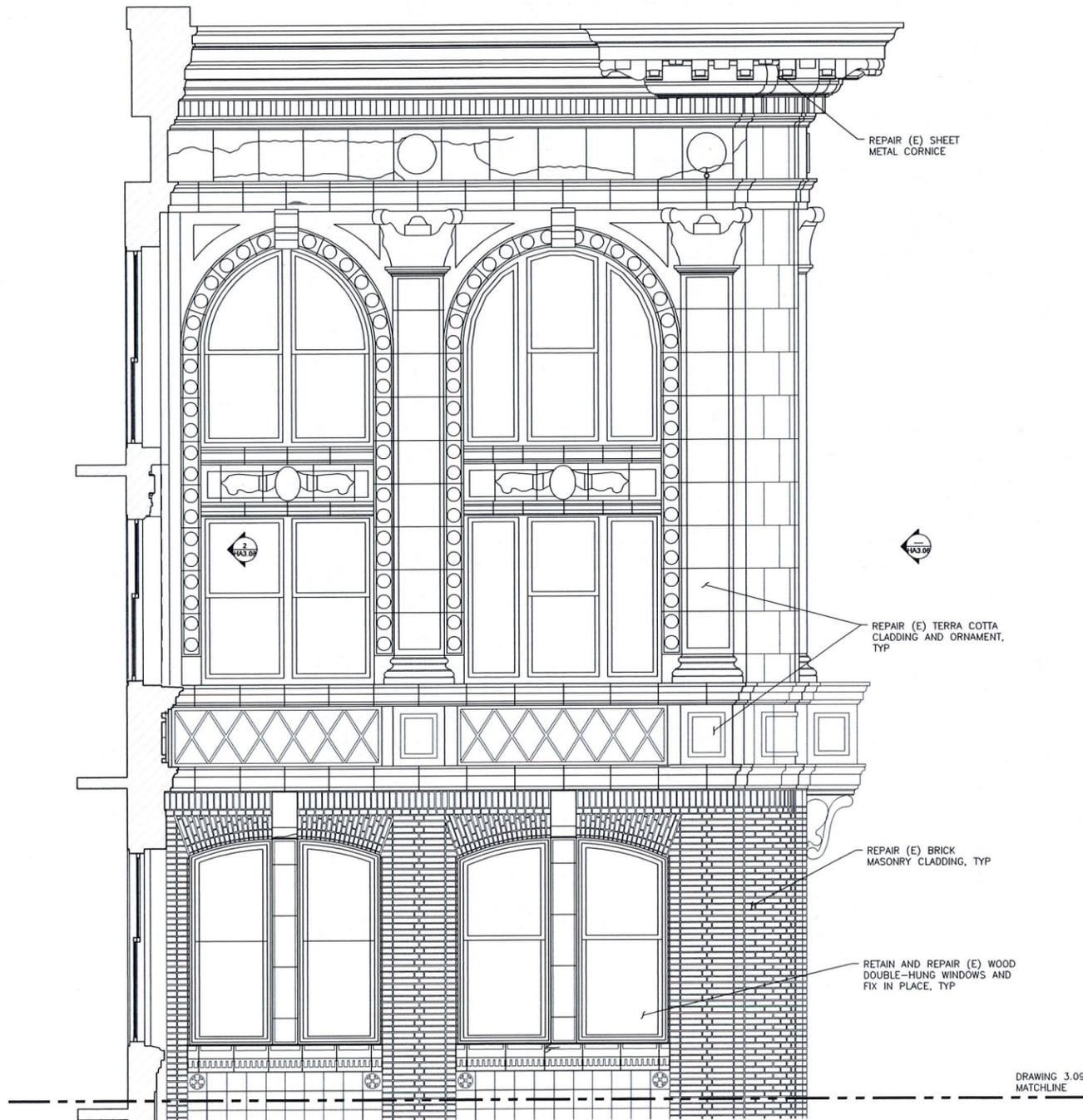
1 PARTIAL EAST LIGHT COURT ELEVATION - FLOORS 6-8  
SCALE: 1/2" = 1'-0"



2 PARTIAL SOUTH LIGHT COURT ELEVATION - FLOORS 6-8  
SCALE: 1/2" = 1'-0"

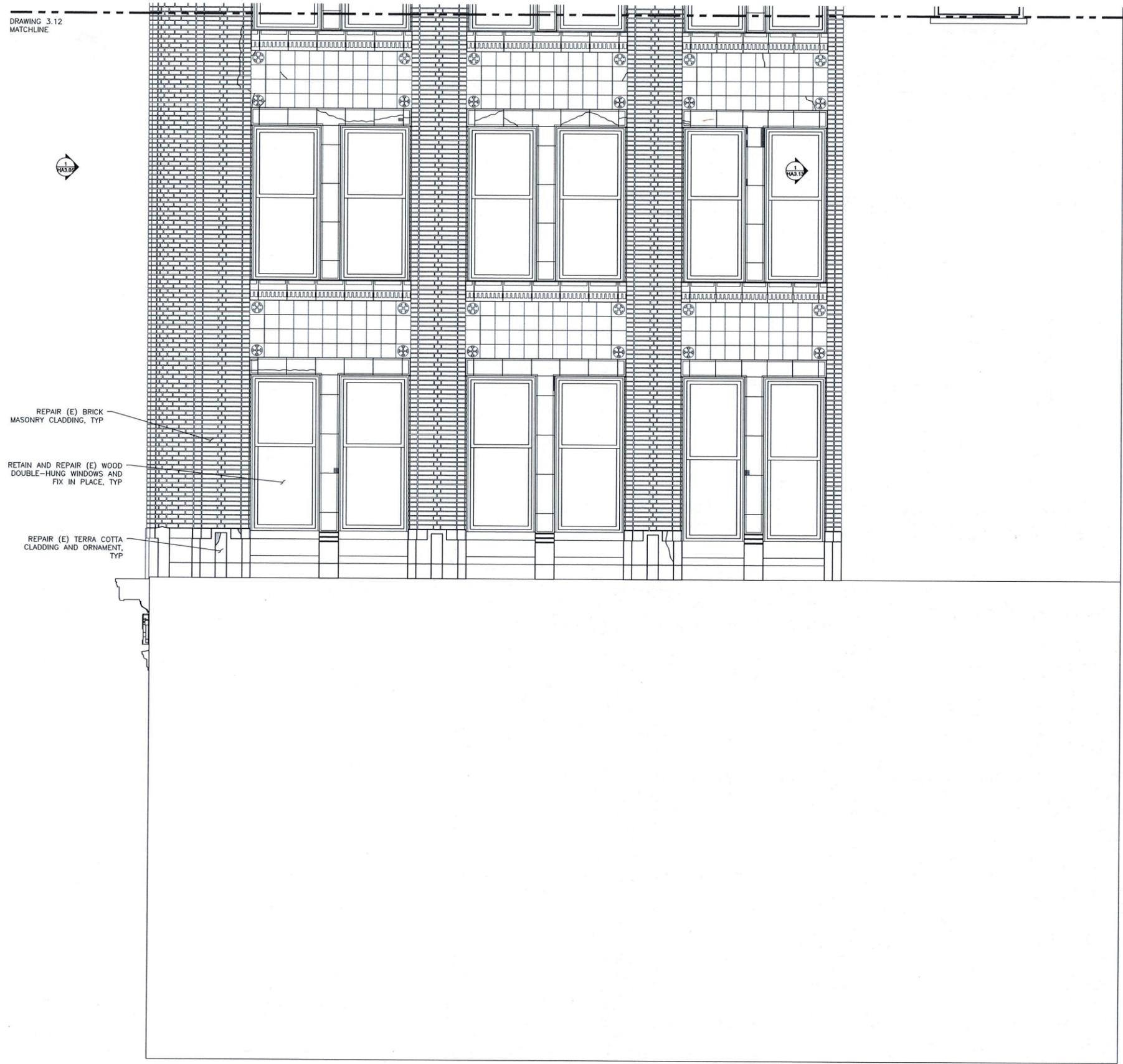


1 PARTIAL WEST LIGHT COURT ELEVATION - FLOORS 3-5  
SCALE: 3/8" = 1'-0"



1 PARTIAL WEST LIGHT COURT ELEVATION - FLOORS 6-8  
SCALE: 3/8" = 1'-0"

DRAWING 3.12  
MATCHLINE

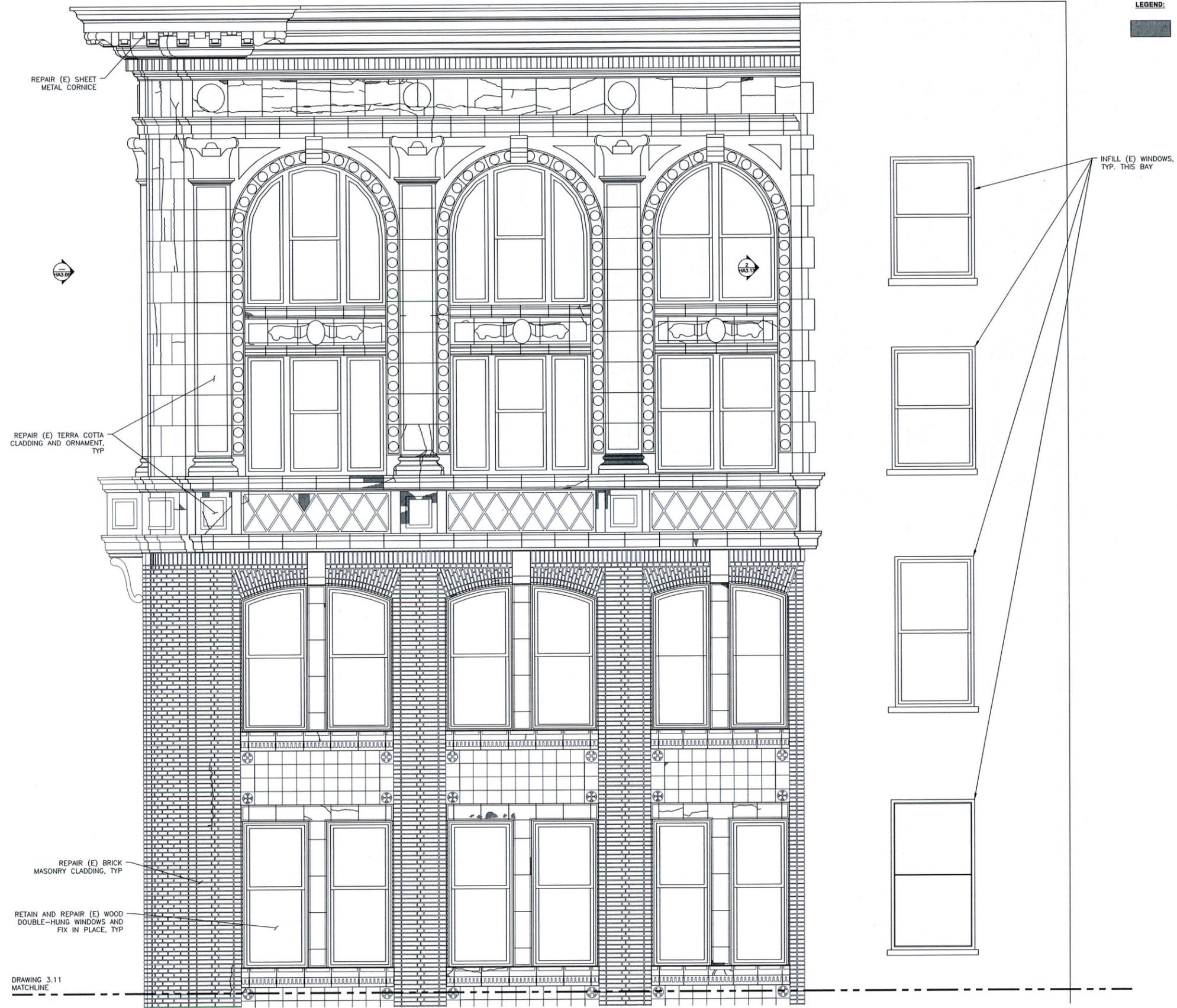


REPAIR (E) BRICK  
MASONRY CLADDING, TYP

RETAIN AND REPAIR (E) WOOD  
DOUBLE-HUNG WINDOWS AND  
FIX IN PLACE, TYP

REPAIR (E) TERRA COTTA  
CLADDING AND ORNAMENT,  
TYP

1 PARTIAL EAST ELEVATION - FLOORS 1-4  
SCALE: 3/8" = 1'-0"



**LEGEND:**  
 (N) MISSING MATERIAL TO BE REPLACED

REPAIR (E) SHEET  
 METAL CORNICE

REPAIR (E) TERRA COTTA  
 CLADDING AND ORNAMENT,  
 TYP

REPAIR (E) BRICK  
 MASONRY CLADDING, TYP

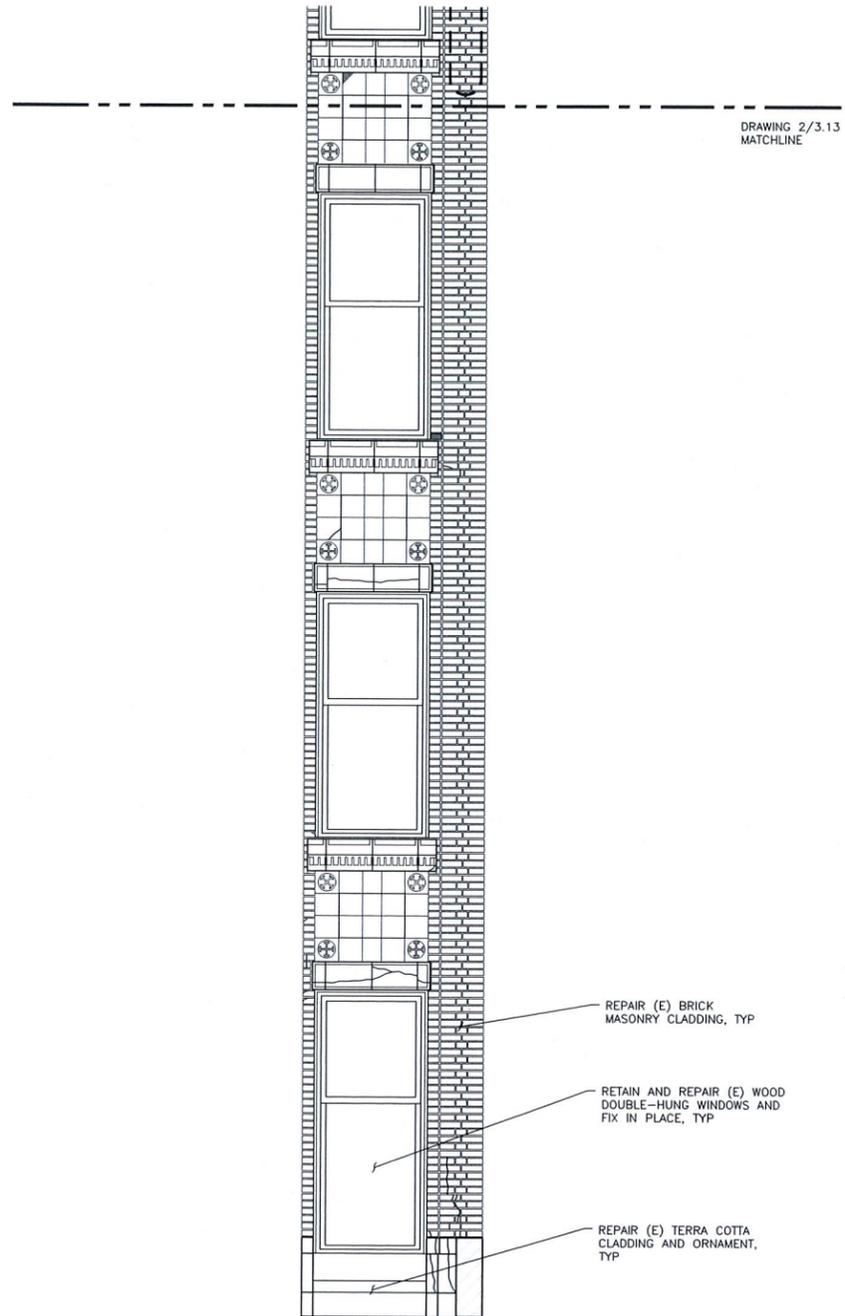
RETAIN AND REPAIR (E) WOOD  
 DOUBLE-HUNG WINDOWS AND  
 FIX IN PLACE, TYP

DRAWING 3.11  
 MATCHLINE

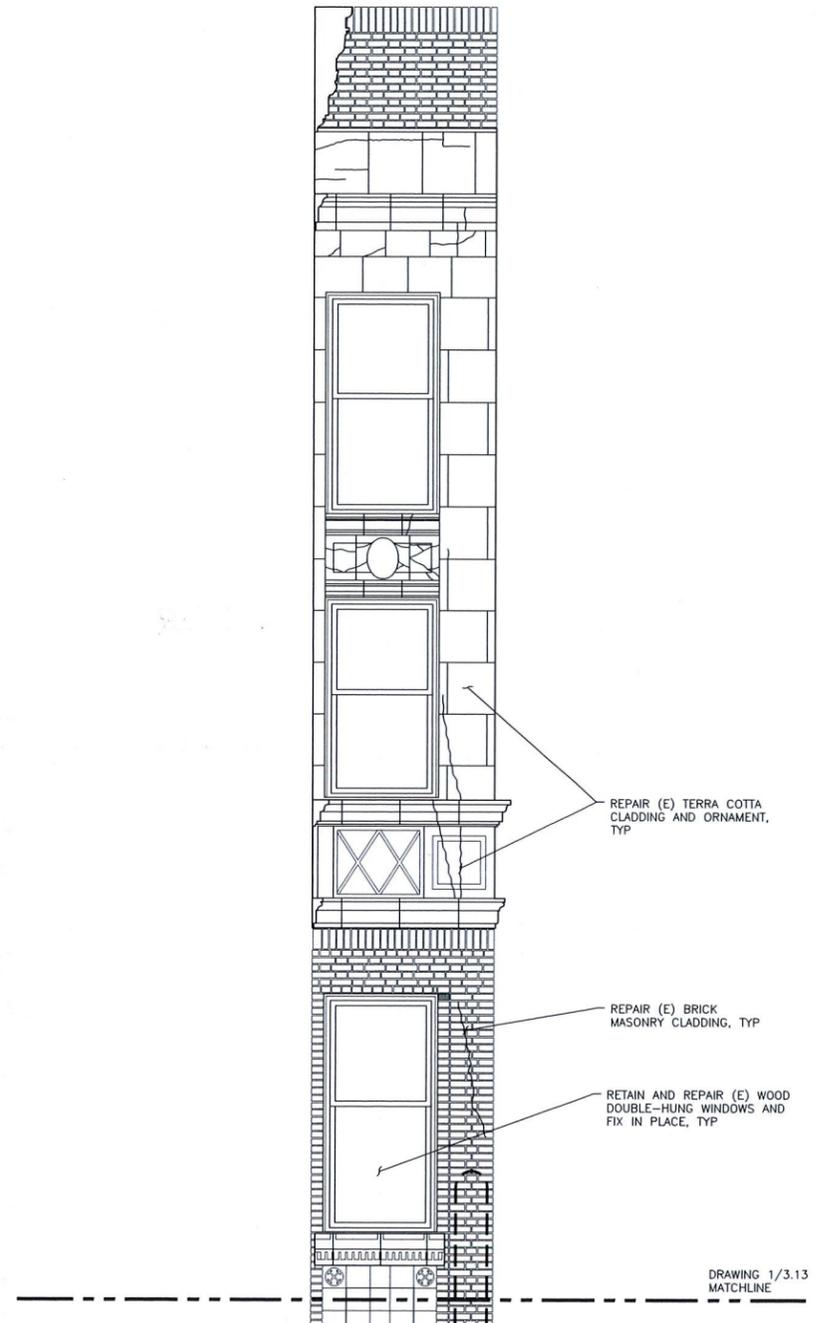
INFILL (E) WINDOWS,  
 TYP. THIS BAY

1 PARTIAL EAST ELEVATION - FLOORS 5-ROOF  
 SCALE: 1/2" = 1'-0"

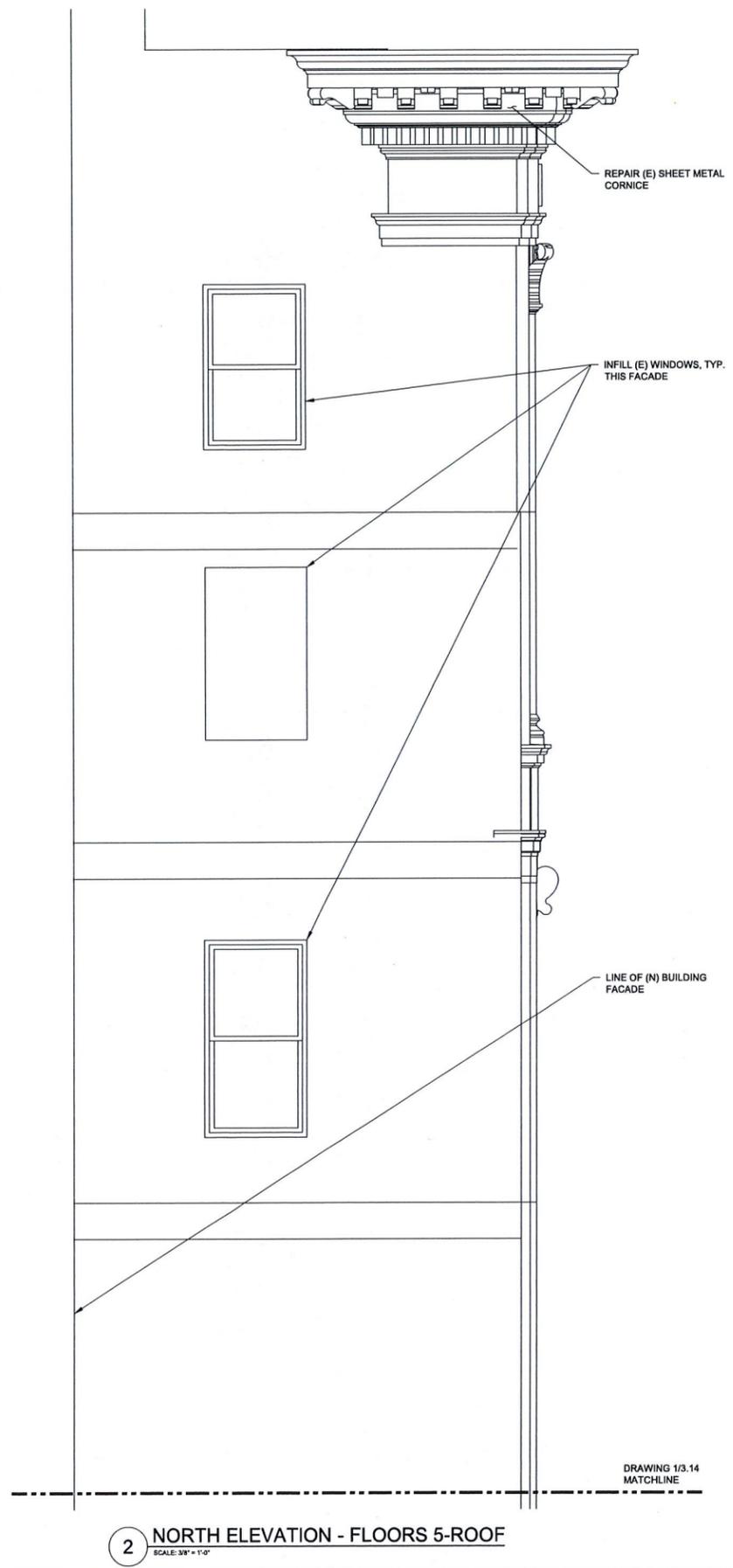
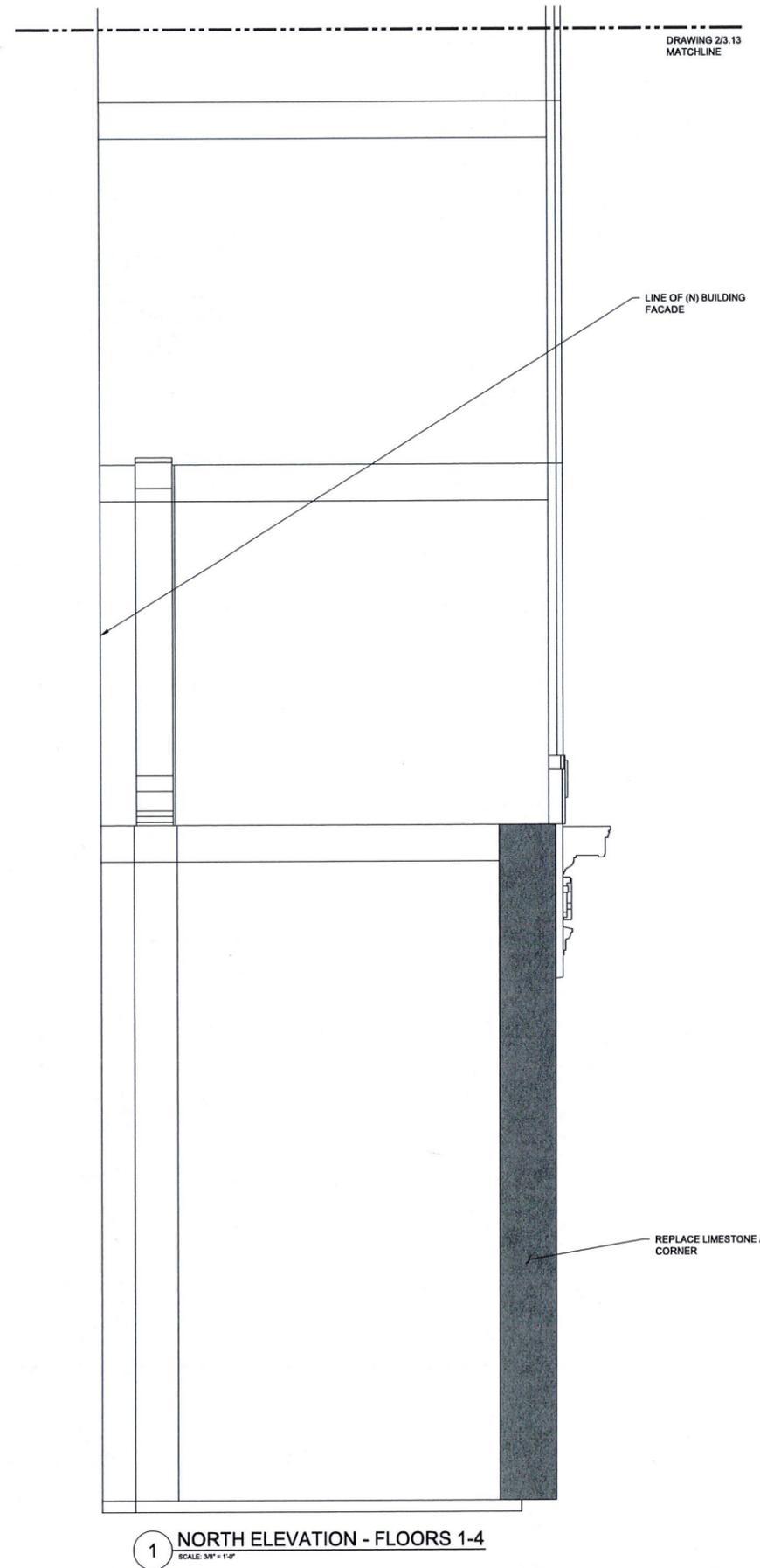
PARTIAL EAST ELEVATION - FLOORS  
 6-ROOF

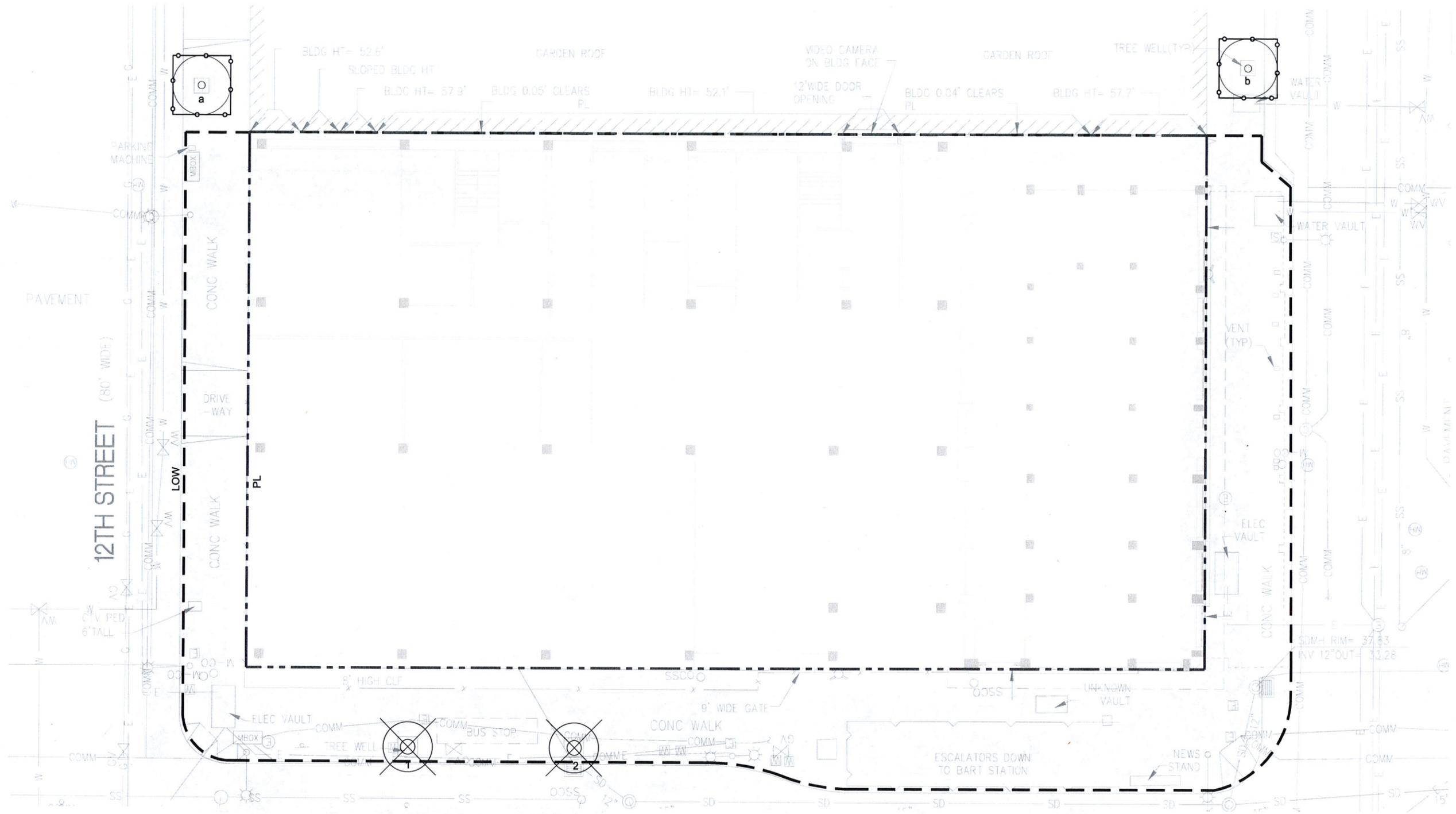


1 PARTIAL SOUTHEAST ELEVATION - FLOORS 3-5  
SCALE: 1/2" = 1'-0"



2 PARTIAL SOUTHEAST ELEVATION - FLOORS 6-ROOF  
SCALE: 1/2" = 1'-0"





**LEGEND**

 EXISTING PROTECTED TREES TO BE SAVED  
(2) TOTAL

 EXISTING PROTECTED TREES TO BE REMOVED  
(2) TOTAL

--- (LOW) LIMIT OF WORK

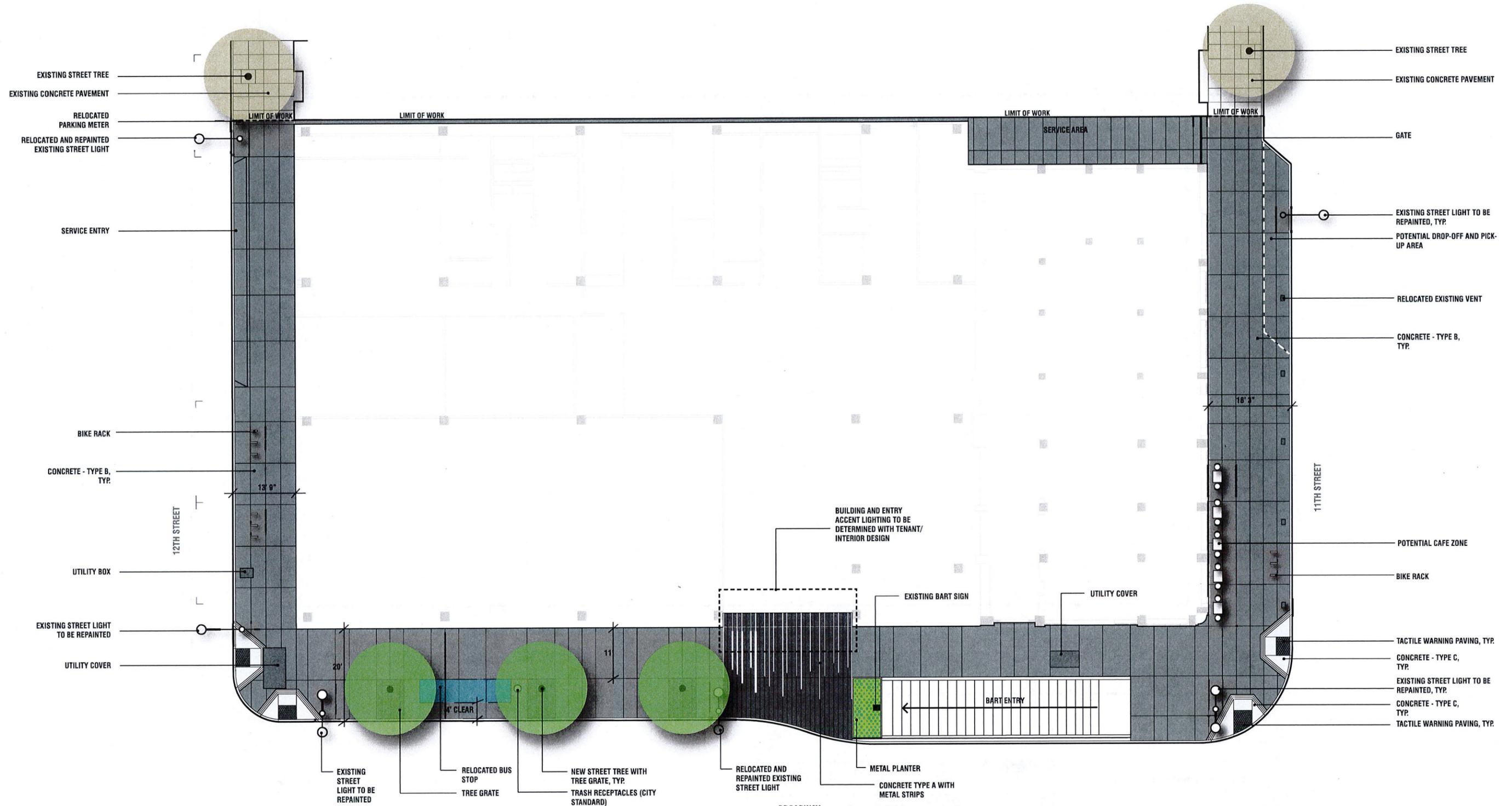
- - - - (PL) PROPERTY LINE

TREES PROPOSED FOR REMOVAL		
#	SPECIES	DBH
1	<i>Platanus x hispanica</i>	4"
2	<i>Platanus x hispanica</i>	9"
TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY		
#	SPECIES	DBH
a	<i>Pyrus calleryana</i>	12"
b	<i>Pyrus calleryana</i>	13"



TREE SURVEY PREPARED BY:  
 BIONIC LANDSCAPE INC  
 833 MARKET ST STE 601  
 SAN FRANCISCO CA 94103  
 p 415.206.0648  
 d 415.690.2611  
 Tree Survey Date: May 8, 2017

SITE SURVEY PREPARED BY:  
 SANDIS  
 636 8TH STREET  
 OAKLAND, CA 94607  
 P 510.873.8866  
 Site Survey Date: March 30, 2017



**LEGEND**

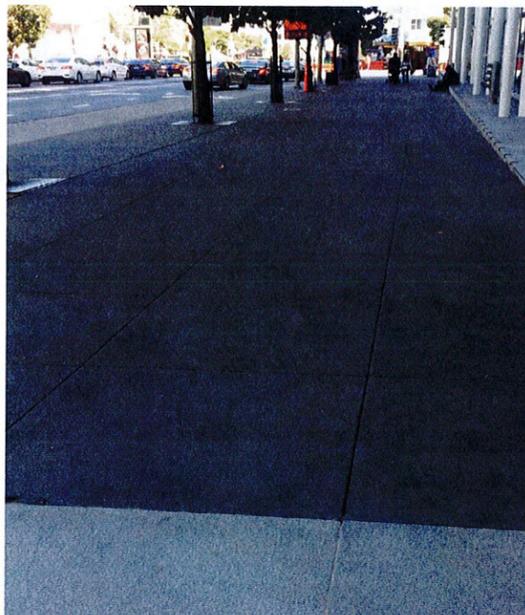
- CONCRETE TYPE A
  - CONCRETE TYPE A WITH METAL STRIPS
  - CONCRETE TYPE B
  - CONCRETE TYPE C
  - TACTILE WARNING PAVEMENT
  - NEW STREET TREE  
*Platanus x hispanica* 'Columbia'  
48" box min.
  - EXISTING STREET TREE  
(OUTSIDE LIMIT OF WORK)
  - EXISTING BROADWAY STREET LIGHT  
- TO BE REPAINTED (SEE L101A)
  - EXISTING 11TH AND 12TH STREET LIGHT  
- TO BE REPAINTED (SEE L101A)
  - BIKE RACK
- NOTE:  
- BUBBLER IRRIGATION SHALL BE PROVIDED TO ALL STREET TREES ALONG BROADWAY.  
- SEE CIVIL PLANS FOR GRADES

**PLANT SCHEDULE**

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY / AREA (SQ FT)	SIZE	IRRIGATION
<b>TREE</b>					
	<i>Platanus x hispanica</i>	London Planetree	3	48" Box	Bubbler
<b>GROUND COVER</b>					
	<i>Agave attenuata</i>	Fox Tail Agave	79 sq ft	1 Gal	Drip Irrigation



**ILLUSTRATIVE SITE PLAN**



PAVING PRECEDENT - POURED IN PLACE CONCRETE WITH INTEGRAL COLOR



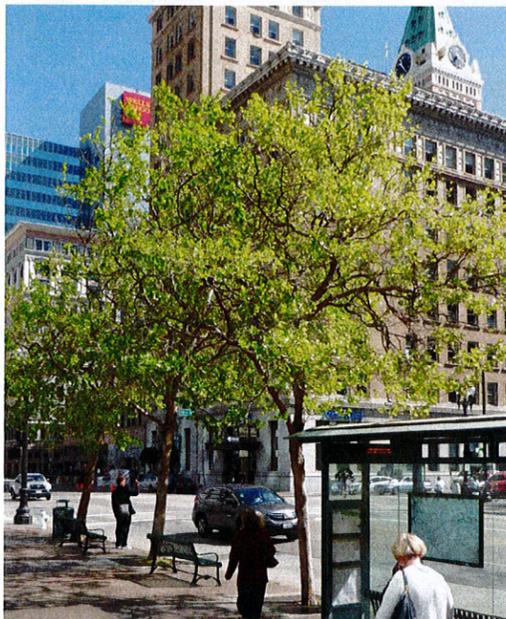
CONCRETE TYPE A COLOR



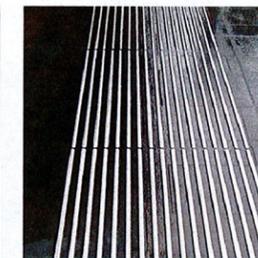
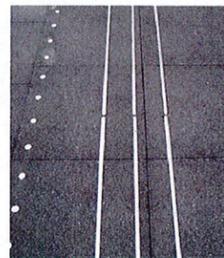
CONCRETE TYPE B COLOR



CONCRETE TYPE C COLOR



STREET TREE  
Platanus x hispanica 'Columbia'



METAL STRIPS IN CONCRETE (BROADWAY)



METAL TREE GRATE



BIKE RACK



TEXT IN METAL (optional)



SLIPNOT CLAD COVERS



UTILITY COVERS



EXISTING METAL VENT



TACTILE PAVEMENT



EXISTING BROADWAY STREET LIGHT  
- TO BE REPAINTED



EXISTING 11TH AND 12TH STREET LIGHT  
- TO BE REPAINTED

STREETSCAPE MATERIAL BOARD



LEVEL 9 ROOF TERRACE - TOP VIEW

LEGEND

- A. Communal Table
- B. Bar Seating
- C. Lounge
- D. Seating
- E. Specimen Tree 5
- F. Cafe Table
- G. Glass Windscreen
- H. Planted Landform
- I. Pedestal Paver

AREA TABULATION

Roof Area: 4060 SF  
 Hardscape: 2139 SF (53%)  
 Softscape: 1921 SF (47%)  
 Occupancy: 142

PRELIMINARY PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY / AREA (SQ FT)	SIZE	IRRIGATION
<b>TREE</b>					
1 2	<i>Olea europaea</i> OR <i>Lagerstroemia indica</i> "Glendora White"	Olive Tree OR Crepe Myrtle (White Flowering)	4	24" Box	Bubbler
3 4					
5	<i>Acer Palmatum</i>	Japanese Maple	1	24" Box	Bubbler
<b>SHRUB / GROUNDCOVER</b>					
	<i>Agave Attenuata</i> <i>Senecio mandraliscae</i> <i>Anigozanthos Flavidus</i> <i>Achillea millefolium</i> <i>Carex divulsa</i> <i>Lomandra longifolia</i> "Breeze" <i>Salvia apiana</i> <i>Heuchera sanguinea</i> <i>Agave spp.</i> <i>Arctostaphylos spp.</i> <i>Epilobium canum</i>	Fox Tail Agave Blue Chalk Sticks Kangaroo Paw Yarrow Berkeley Sedge Dwarf Mat Rush White Sage Coral Bells Agave Creeping Manzanita California Fuschia	1,921 sq ft	1 Gal	Drip Irrigation

NOTE:  
 SEE ARCHITECTURAL PLANS FOR FLOOR PLAN AND ROOF DRAINAGE.  
 DRIP IRRIGATION SHALL BE PROVIDED TO ALL PLANTING ZONES



FURNITURE



LANDFORM / PLANTING



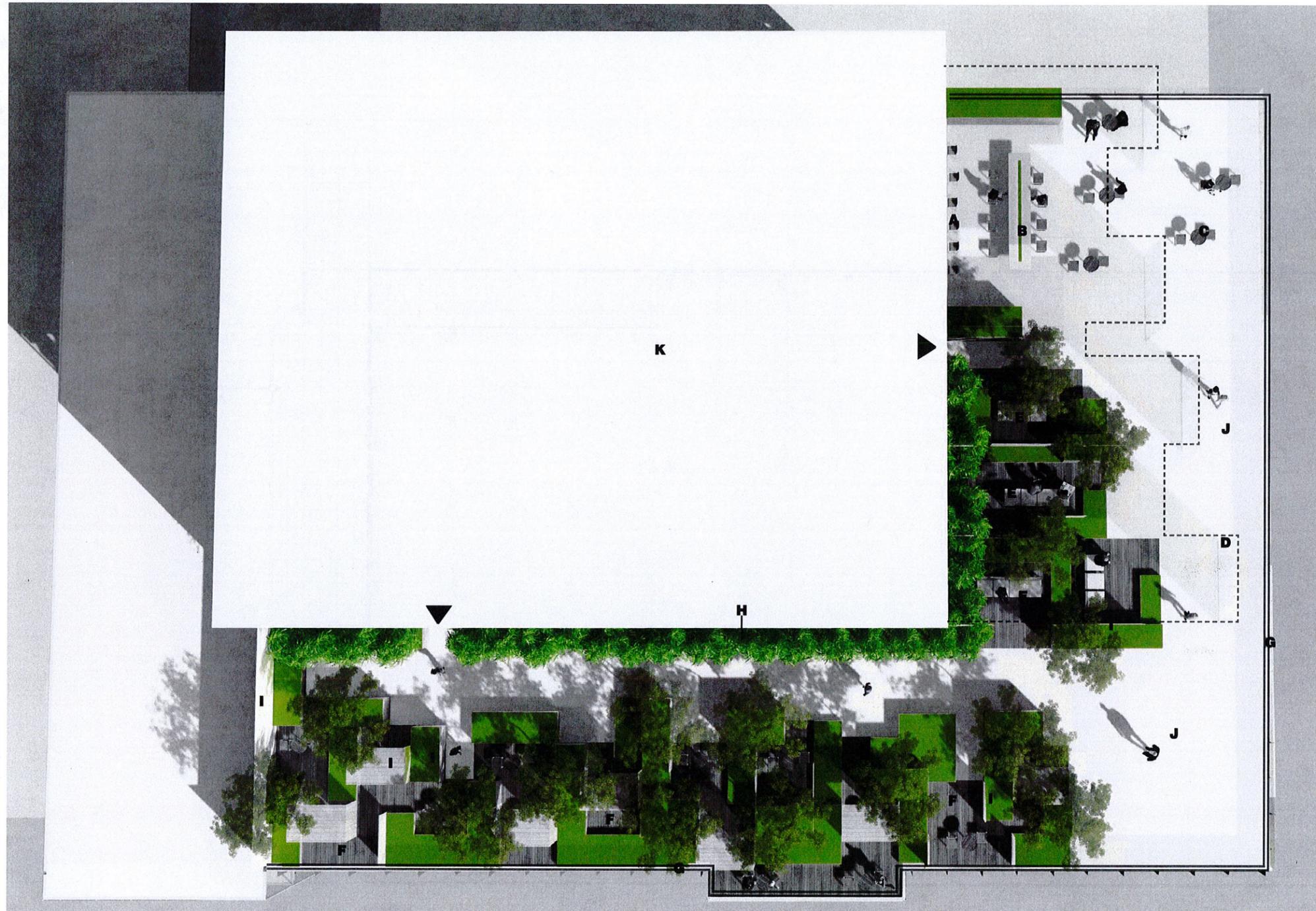
PEDESTAL PAVER



WIND SCREEN

NOTE: IF OPTIONAL ROOF TERRACE IS PURSUED, FINAL DESIGN SUBJECT TO TENANT FEEDBACK





BAR AND CAFE



PLANTING/ SCREENING

WORK AREA



PEDESTAL PAVER

FLEXIBLE PROGRAM AREA



LOUNGE

NOTE: IF OPTIONAL ROOF TERRACE IS PURSUED, FINAL DESIGN SUBJECT TO TENANT FEEDBACK

LEVEL 19 ROOF DECK - TOP VIEW

LEGEND

- A. Bar
- B. Communal Table
- C. Cafe Seating
- D. Trellis
- E. Lounge Area
- F. Decking
- G. Glass Windscreen / Railing
- H. Planted Screen
- I. Windscreen
- J. Flexible Program Area (Pedestal Pavers)
- K. Mechanical Area

AREA TABULATION

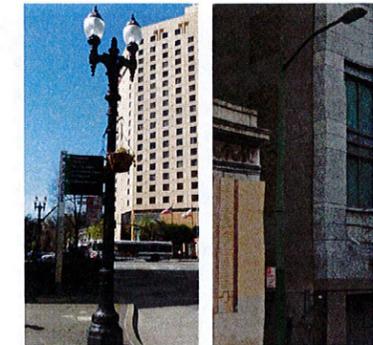
Roof Area: 8100 SF  
 Hardscape: 6100 SF (75%)  
 Softscape: 2000 SF (25%)  
 Occupancy: 406

PRELIMINARY PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	IRRIGATION
<b>TREE</b>					
	<i>Olea europaea</i> OR <i>Lagerstroemia indica</i> 'Glendora White'	Olive Tree OR Crepe Myrtle (White Flowering)	15	24" Box	Bubbler
<b>PLANT FOR SCREENING</b>					
H	<i>Himalayacalamus hookerianus</i>	Blue Bamboo	1,075 sq ft	24" Box	Bubbler

SYMBOL	SCIENTIFIC NAME	COMMON NAME	AREA (SQ FT)	SIZE	IRRIGATION
<b>SHRUB / GROUNDCOVER</b>					
	<i>Agave Attenuata</i> <i>Senecio mandraliscae</i> <i>Anigozanthos Flavids</i> <i>Achillea millefolium</i> <i>Carex divulsa</i> <i>Lomandra longifolia</i> "Breeze" <i>Salvia apiana</i> <i>Heuchera sanguinea</i> <i>Agave spp.</i> <i>Arctostaphylos spp.</i> <i>Epilobium canum</i>	Fox Tail Agave Blue Chalk Sticks Kangaroo Paw Yarrow Berkeley Sedge Dwarf Mat Rush White Sage Coral Bells Agave Creeping Manzanita California Fuschia	2,000 sq ft	1 Gal	Drip Irrigation

NOTE:  
 SEE ARCHITECTURAL PLANS FOR FLOOR PLAN AND ROOF DRAINAGE.  
 DRIP IRRIGATION SHALL BE PROVIDED TO ALL PLANTING ZONES



EXISTING BROADWAY STREET LIGHT - TO BE REPAINTED  
 EXISTING 11TH AND 12TH STREET LIGHT - TO BE REPAINTED





## 1100 BROADWAY

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# Evaluation of the 1100 Broadway Project for Consistency with the Secretary of the Interior's Standards for Rehabilitation

## 1. Introduction

As the existing building at 1100 Broadway—also known as the Key System Building—is individually listed in the National Register of Historic Places and the City of Oakland Local Register, and as the building is a contributor to the locally designated Downtown Oakland Historic District (Area of Primary Importance), this evaluation considers whether the proposed project's design meets the Secretary of Interior's Standards for Rehabilitation (Standards). "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.<sup>1</sup>

## 2. Consistency Evaluation

The Standards identify ten measures for determining the appropriateness of a proposed project with regards to the preservation of the historic materials and features. The proposed project, as reflected in architectural drawings dated May 12, 2017, and the Outline Scope for Treatment of Exterior Materials (Alan R. Dreyfuss, AIA) dated February 2006,<sup>2</sup> is analyzed below for potential effects on the significance of the existing historic Key System Building in accordance with each standard and for its potential effects on the significance of the Downtown Oakland Historic District in accordance with applicable Standards (3, 9).

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<sup>1</sup> National Park Service Technical Preservation Services, "The Secretary of the Interior's Standards for Rehabilitation, Introduction to the Standards", <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>; Accessed May 30, 2017.

<sup>2</sup> The 2006 Outline Scope for the Treatment of Exterior Materials remains the basis for the currently proposed revised project's exterior rehabilitation work by its incorporation into the previously approved project.

***Standard 1: 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 Key System Building functioned historically as a ground-floor banking hall with upper-story offices for the Security Bank and Trust Company, which was absorbed by the Bank of Italy and ultimately became the Bank of America in 1929. It also later housed the offices of the Key Route System Transit Company. The proposed project will devote the ground floor and mezzanine levels of the Key System Building to retail/restaurant use, and the upper floors will be used as office space. Adjacent new construction will be office space, and a conference space and fitness center will occupy the new basement. The uses of the proposed project are consistent with the historic use of the Key System Building and require minimal change to the property's remaining distinctive materials, features, spaces, and spatial relationships. *As designed, the proposed project is consistent with Rehabilitation Standard 1.*

***Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.***

Distinctive elements of the Key System Building design, as identified in the 1981 National Register nomination, include the tripartite vertical composition, Renaissance Revival and Baroque stylistic details, terra cotta ornamentation, yellow brick cladding, window patterns and forms, the U-shaped plan above the rectangular ground floor, and the crowning cornice.<sup>3</sup> The following character-defining exterior features have been identified:

- Yellow/buff-colored brick on the west, south, and east façades,
- Terra cotta ornament (including the frieze above the second floor, flat spandrel panels above the third through fifth floors, window medallions, crests, projecting balconies with balustrades, muntin and window header units, window sills, friezes above the sixth and seventh floors),
- Tripartite vertical organization,
- Oversized metal cornice on south and west (primary) façades,
- Cast iron transom window,
- Wood-sash windows on the south and west (primary) façades

The following character-defining interior features have also been identified (unless otherwise noted, the following refer to the first floor):

- Double-height volume,
- Marble floors and wall panels,
- Ornamental plaster,
- Plaster walls,

<sup>3</sup> The building is ornamented only on its two street-facing (primary) façades and part of the east (secondary) façade; the north wall and the northernmost bay of the east façade are clad in common red brick, and the north wall features irregularly placed windows.

- Ornamental plaster columns with plaster capitals,
- Ornamental plaster ceiling,
- Cast iron transom windows,
- Marble-clad stairs,
- White and gray terrazzo flooring (third through eighth floors)
- Oversized (nearly floor-to-ceiling) windows (third through eighth floors)
- Iron balustrade, railing, and treads on the stairs (third through eighth floors), and
- Wood window trim (third through eighth floors).

The proposed project will retain and preserve these features. Furthermore, distinctive materials will not be removed and characteristic features, spaces, and spatial relationships will not be altered, including remaining distinctive materials, finishes, and volumes at the interior ground floor, mezzanine, and upper story floor spaces. *As designed, the proposed project is consistent with Rehabilitation Standard 2.*

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***Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.***

The proposed project will integrate new construction with the historic Key System Building in such a way that the new will be clearly differentiated from the old. With its glass curtain wall construction, the proposed office building is contemporary in its design. Furthermore, new construction will not replicate or emulate any of the distinctive elements that are identified with the Key System Building or other historic properties in the Downtown Oakland Historic District. For these reasons it will not create a false sense of historical development in the context of the Key System Building or the Downtown Oakland Historic District. *As designed, the proposed project is consistent with Rehabilitation Standard 3.*

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***Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.***

A two-story annex was constructed on the building's north side in 1924; the annex was deemed a safety hazard and demolished in late 1998.<sup>4</sup> The only extant physical remnants of the now-demolished annex are exposed concrete columns abutting the Key System Building where the former annex ground floor and second story stood, and the outline of the former annex at the second story. Exterior alterations to the Key System Building itself have been made to the fenestration at the ground floor. In particular, the building's main entrance on the Broadway (west) façade was relocated from its original location in the center two bays to a location one bay to the left, apparently in conjunction with construction of the annex in 1924. This placed the entrance closer to the

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<sup>4</sup> Planning Commission staff report; Case File Number CMD07-390/ER07-0015, February 13, 2008.

center of the expanded ground floor, which was widened to six bays by the addition of the annex.<sup>5</sup> Engaged columns that flanked the original main entrance and extended the full height of the building's base were removed, most likely as part of this ground floor renovation. While these changes were apparently related to construction of the historic annex, its subsequent demolition removed the significant context and associations for the changes, and they are not significant in their own right. Also, the decorative iron window frames at the ground floor have also been altered, having largely been replaced with anodized aluminum.<sup>6,7</sup> Additionally, extensive alterations have been made to the ground floor interior. Specifically, "a large proportion of the original ground-floor interior finishes has been demolished (by a prior owner) or severely deteriorated by years of standing vacant."<sup>8</sup> Documentation of the Key System Building does not refer to any other alterations.<sup>9,10,11</sup> None of the abovementioned alterations have acquired historic significance in their own right.

*As designed, the proposed project is consistent with Rehabilitation Standard 4.*

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***Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***

The proposed project will preserve the distinctive materials, features, and finishes that characterize the Key System Building on its west (primary), south (primary), and parts of the east (secondary) façade and north wall. The building was originally designed to abut other buildings at the north and east lot lines. The walls in these locations have historically remained unfinished and unadorned. The north (rear) wall is therefore considered to be a wall and not a façade. New construction will affect only the north (rear) wall and the rearmost portion of the east façade. The north wall, most of which will be removed as part of the proposed project, and the rearmost portion of the east façade are clad in red pressed brick in an American, or common, bond pattern, as compared to the decorative yellow brick cladding and cream-colored terra cotta ornament on the building's street-facing primary and secondary façades. The existing north and east walls are punctuated by plain wood-sash windows of various sizes, as many as six per floor at the north wall, and other openings that have been infilled. The fenestration at the unadorned north and east façades, which is proposed to be removed and/or infilled, is not distinctive or character defining. At the north wall is a return where the upper cornice and entablature turn the corner from the primary (Broadway) façade, and where the yellow brick of the Broadway façade is also visible above the ground floor meeting the plain red brick of the north wall. The intermediate cornice above the ground floor, which once continued across the façade of the two-story annex, stops about a foot short of the building's north wall. The project proposes a recess of the new building from the Broadway façade above the second floor that will allow for retention of the original historic building form and massing from corner to corner and of the

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<sup>5</sup> National Register nomination for the Key System Building, 1981.

<sup>6</sup> DPR Form 523 for the Key System Building that accompanies Landmark Nomination Case Report to Oakland City Council, December 21, 1983.

<sup>7</sup> Alan R. Dreyfuss, AIA, Security Bank and Trust Building, Outline Scope for Treatment of Exterior Materials, February 13, 2006.

<sup>8</sup> Turnstone Consulting, 1100 Broadway, Key System Building, Draft V Historical Resources Design Analysis Memo, October 29, 2007.

<sup>9</sup> National Register nomination for the Key System Building, 1981.

<sup>10</sup> DPR Form 523 for the Key System Building that accompanies Landmark Nomination Case Report to Oakland City Council, December 21, 1983.

<sup>11</sup> Downtown Oakland Central District Historic Survey, 1985.

return at the upper cornice and entablature. *As designed, the proposed project is consistent with Rehabilitation Standard 5.*

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***Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.***

Interior work at the ground floor will occur within the area designated as “preservation area” and will include repairing all existing ornamental plaster at columns, capitals, walls, beams, and ceilings and replacing areas of missing plaster and replicating ornament as necessary to be compatible with the old. On the exterior, the existing main entrance on Broadway will be refurbished, while other non-historic, ground-floor storefront systems on the primary (west and south) façades will be replaced to be compatible with the old. All limestone pilasters and granite bases at the ground floor will be repaired, and limestone at the corner of the north wall will be repaired and/or replaced. All transom windows above the ground floor will be retained and refurbished. The stone cornice above the transom will be repaired, and all exterior brick and terra cotta cladding and applied ornament will be repaired. The existing wood balconies at the seventh floor will be repaired. All double-hung, wood-sash windows on the west and south (primary) façades and east (secondary) façade will be repaired in place, and the sheet metal cornice that crowns the building will be repaired. According to the 2006 Outline Scope for Treatment of Exterior Materials, “The Rehabilitation of the exterior façade of the Security Bank and Trust Building will conform to the Secretary of the Interior’s Standards for Rehabilitation.”<sup>12</sup> This includes the Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings and the National Park Service’s Preservation Briefs, which provide in-depth guidance for appropriate treatment of building materials and architectural features. Pertinent Preservation Briefs for rehabilitation of the Key System Building include, but are not limited to:

- *The Preservation of Historic Glazed Architectural Terra-Cotta*
- *The Repair of Historic Wooden Windows*
- *Preserving Historic Ornamental Plaster*
- *Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
- *Repointing Mortar Joints in Historic Masonry Buildings*

*As designed, the proposed project is consistent with Rehabilitation Standard 6.*

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***Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.***

The plans do not indicate that any potentially damaging physical or chemical treatments (such as sandblasting, high pressure water-blasting, paint stripping, etc.) are proposed, nor are there any known existing physical

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<sup>12</sup> Alan R. Dreyfuss, AIA, Security Bank and Trust Building, Outline Scope for Treatment of Exterior Materials, February 13, 2006.

conditions which would require intensive or invasive treatments to historic fabric. The plans (including previously approved plans and currently proposed plans) indicate that ordinary maintenance and repair to existing historic building materials, features, and elements is proposed to be undertaken in ways that are consistent with the Secretary's Standards. This includes the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings and the National Park Service's Preservation Briefs, which provide in-depth guidance for appropriate treatment of building materials and architectural features. Pertinent Preservation Briefs for rehabilitation of the Key System Building include, but are not limited to:

- *The Preservation of Historic Glazed Architectural Terra-Cotta*
- *The Repair of Historic Wooden Windows*
- *Preserving Historic Ornamental Plaster*
- *Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
- *Repointing Mortar Joints in Historic Masonry Buildings*

*As designed, the proposed project is consistent with Rehabilitation Standard 7.*

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***Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.***

There are no known archeological resources on the subject property, and it may be noted that major excavations and earth disturbances previously occurred in order to construct the subterranean Bay Area Rapid Transit (BART) system directly below the property. If such resources are encountered during project construction, compliance with the City of Oakland Standard Conditions of Approval 29 (Archaeological and Paleontological Resources – Discovery During Construction), 30 (Archaeologically Sensitive Areas – Pre-Construction Measures), 31 (Human Remains – Discovery During Construction), and 32 (Property Relocation) would mitigate impacts and ensure appropriate treatments and/or disposition. *As conditioned, the proposed project is consistent with Rehabilitation Standard 8.*

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***Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***

New construction will not affect the character-defining features of the historic building. No major alterations to the primary (south and west) façades are proposed.

New construction on the first and second floors will extend the plane of the Key System Building's Broadway façade northward, effectively restoring the ground floor street-wall that was historically created by the now-demolished annex. New construction will be recessed from the historic building above the second floor on the north wall, allowing for the return of the cornice at the roofline to be preserved and showcased and for the

thoughtful and complementary joining of the new construction with the old at the Broadway façade. This recess is also reminiscent of the light well on the Key System Building's south façade and creates a harmonious, yet dynamic, rhythm along the Broadway façade.

However, the combined effect of the proposed new tower massing, arrangement of volumes, and surface treatments contrasts with prevailing patterns in and around the historic district. While the proposed building does exhibit "tripartite vertical organization" with a two-story base and the tower, which is divided into two stacked volumes, visually representing a shaft and a capital, the proportion of these elements differs significantly from more classical proportions exhibited by buildings such as the Key System Building. Also, ESA is concerned that the characteristic vertical emphasis of buildings in the historic district, including the Key System Building, will be disrupted and de-emphasized by the introduction of a 25-foot-deep cantilevered structure above the historic building, which currently appears as a massive projection of the primary building volume, rather than as an appurtenant volume to the main body of a vertical tower.

As designed, the proposed project is not fully consistent with Standard 9 primarily because of the effect of the proposed volume composition and cantilever, as described above. Design alternatives that accentuate vertical compositions and that minimize the visual effect of the cantilever are recommended, and these should be considered in order to bring the project into fuller consistency with Standard 9.

*As designed, the proposed project is not fully consistent with Rehabilitation Standard 9.*

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***Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

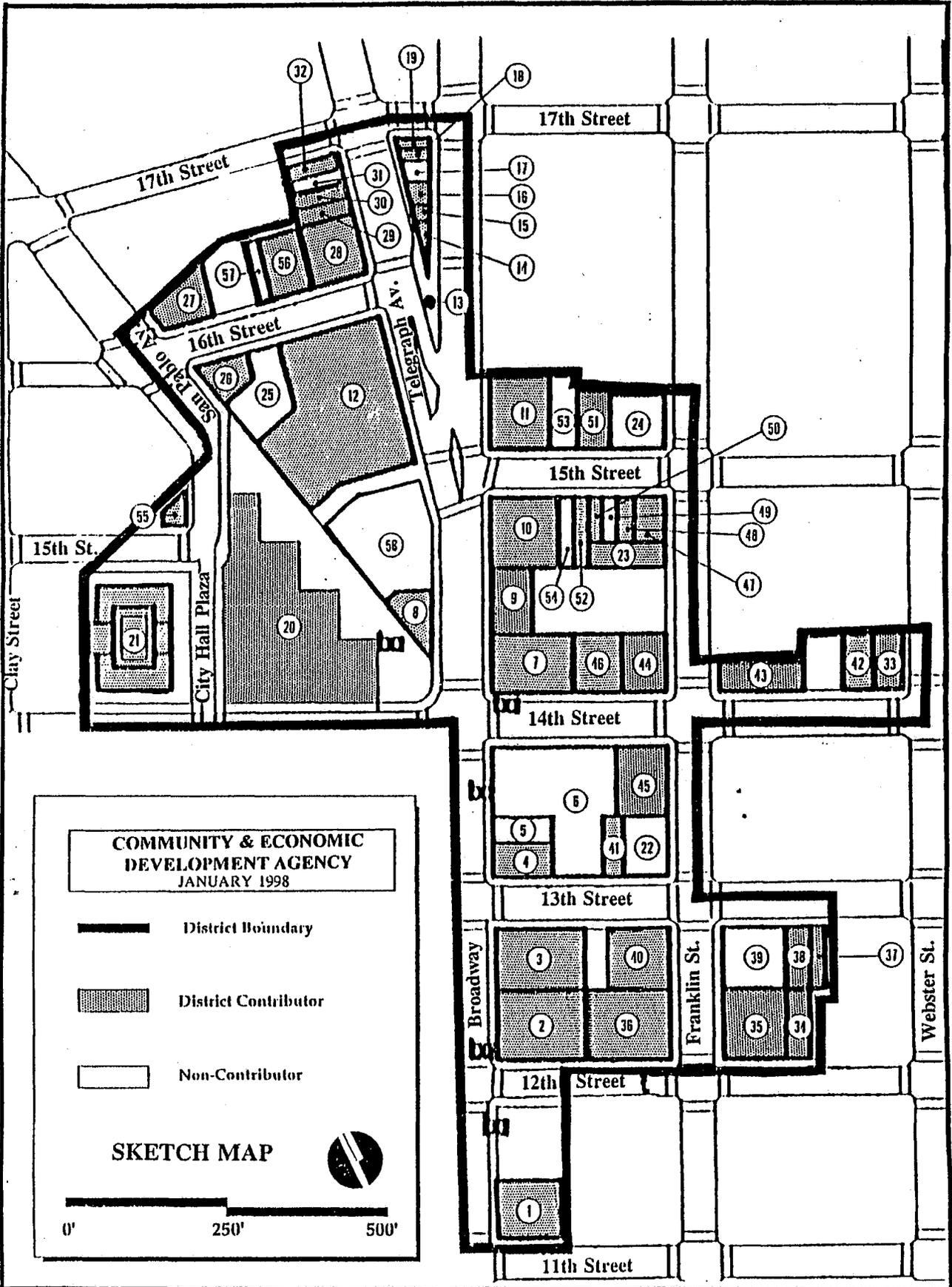
The proposed new construction is intended to be permanent and its future removal is not anticipated. However, if its removal were to occur, the existing historic building and its architectural façades could be protected and preserved, and a new north wall could be built, such that the essential form of the Key System Building—an eight-story corner building with a U-shaped floor plan above a rectangular base—will not be impaired.

*As designed, the proposed project is consistent with Rehabilitation Standard 10.*

### 3. Summary

In summary, the proposed project as designed and/or conditioned is partially consistent with the Standards for Rehabilitation. It is consistent with Standards 1-8 and 10, to the extent that each Standard is applicable. As currently designed, the proposed project is not fully consistent with Standard 9 because its proportions are incompatible with the Key System Building and the Downtown Oakland Historic District and it visually impedes the vertical character of the Key System Building and encroaches on its spatial relationships with other buildings. It is possible that a modified project design that takes into consideration the recommendations regarding changes to the cantilever and the tripartite vertical composition, such as those described above, could be more or fully consistent with the Standards for Rehabilitation, including Standard 9.

# DOWNTOWN OAKLAND HISTORIC DISTRICT



Attachment C