

# Forbes Avenue Apartments



DESMONE ARCHITECTS

**Planning Commission Hearing**

3407 Forbes Avenue

Campus Advantage

## Zoning Overview

**Zoning Area: OPR-C Oakland Public Realm District C**

**Proposed Building: 13 Story Building**

**1<sup>st</sup> Story – Retail, Leasing Office, Parking**

**2<sup>nd</sup> and 3<sup>rd</sup> Story - Parking**

**4<sup>th</sup> Story – Residential Units and Resident’s Amenities**

**5<sup>th</sup>-13<sup>th</sup> Stories - Residential Units**

**Proposed Lot Coverage: 90%**

**Proposed FAR: Building Footprint 16,780 = 7.5 FAR**

**Building Area with out Parking: 150,230 sf**

**PROPOSED HEIGHT: 140’ (Variance Required)**

**Maximum Height per Zoning Code: 102’**

**LEED Silver Certification will be Pursued.**



## Community Involvement + Agency Process

**Oakland Task Force - 2 Meetings**

**April 14, 2015**

**May 12, 2015**

**Oakland Planning and Development Corporation (OPDC) - 2 Meetings**

**April 14, 2015**

**May 4, 2015**

**Zoning Board of Adjustment**

**April 23, 2015**

**CDAP**

**May 12, 2015**





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**Site Context – Macro**  
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## Site Context – Nearby Buildings

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Image Landsat  
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## Site Context – View from West 2

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## Site Context – Street View To East

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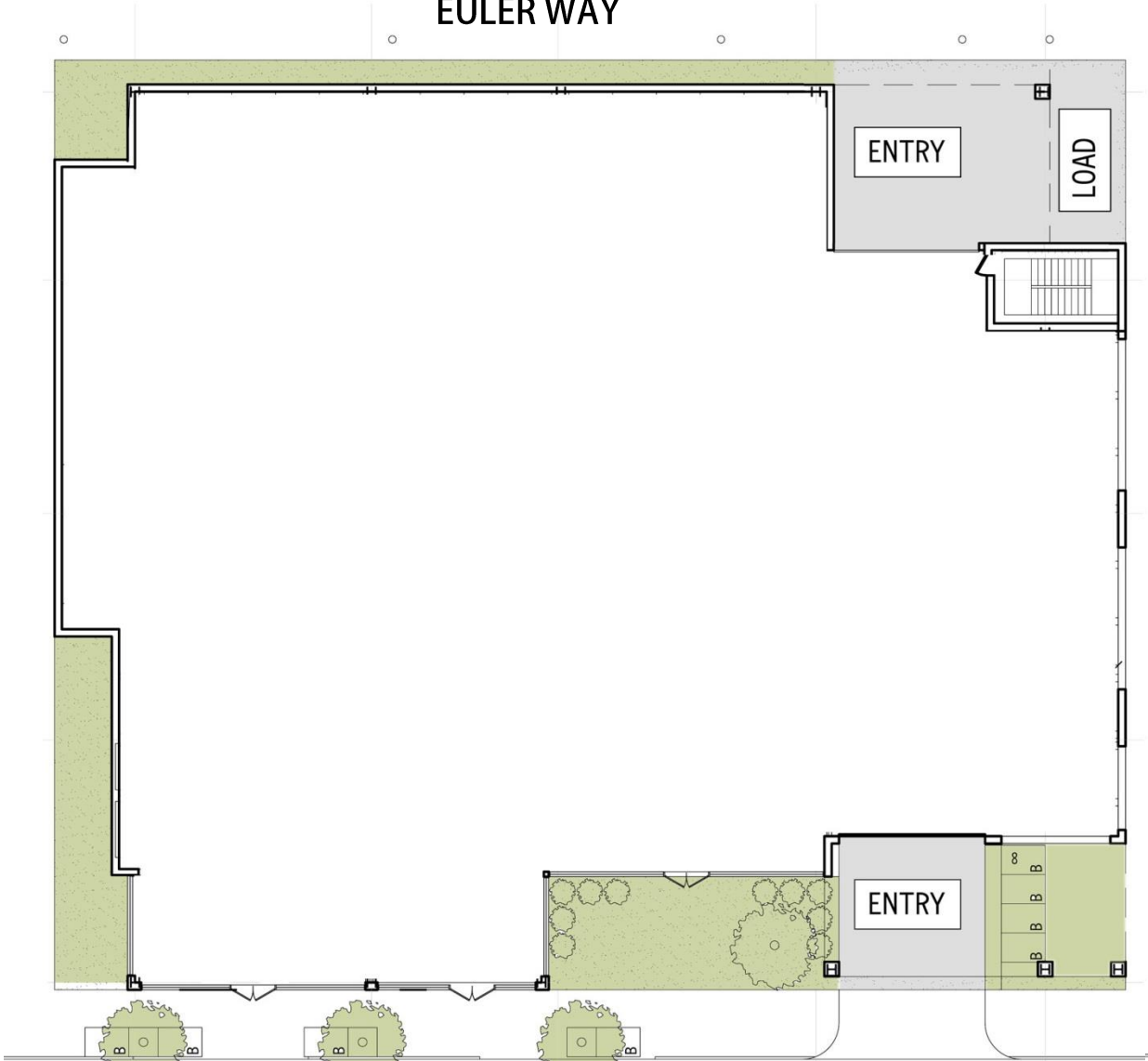
**Street View to West**  
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EULER WAY



ENTRY

LOAD

ENTRY

FORBES AVE



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Site Plan

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**1<sup>ST</sup> FLR**  
**PARKING:**  
 15 STANDARD  
 7 COMPACT  
 5 ADA  
 27 TOTAL

**2<sup>ND</sup> FLR**  
**PARKING:**  
 15 STANDARD  
 18 COMPACT  
 33 TOTAL

**3<sup>RD</sup> FLR**  
**PARKING:**  
 18 STANDARD  
 19 COMPACT  
 37 TOTAL

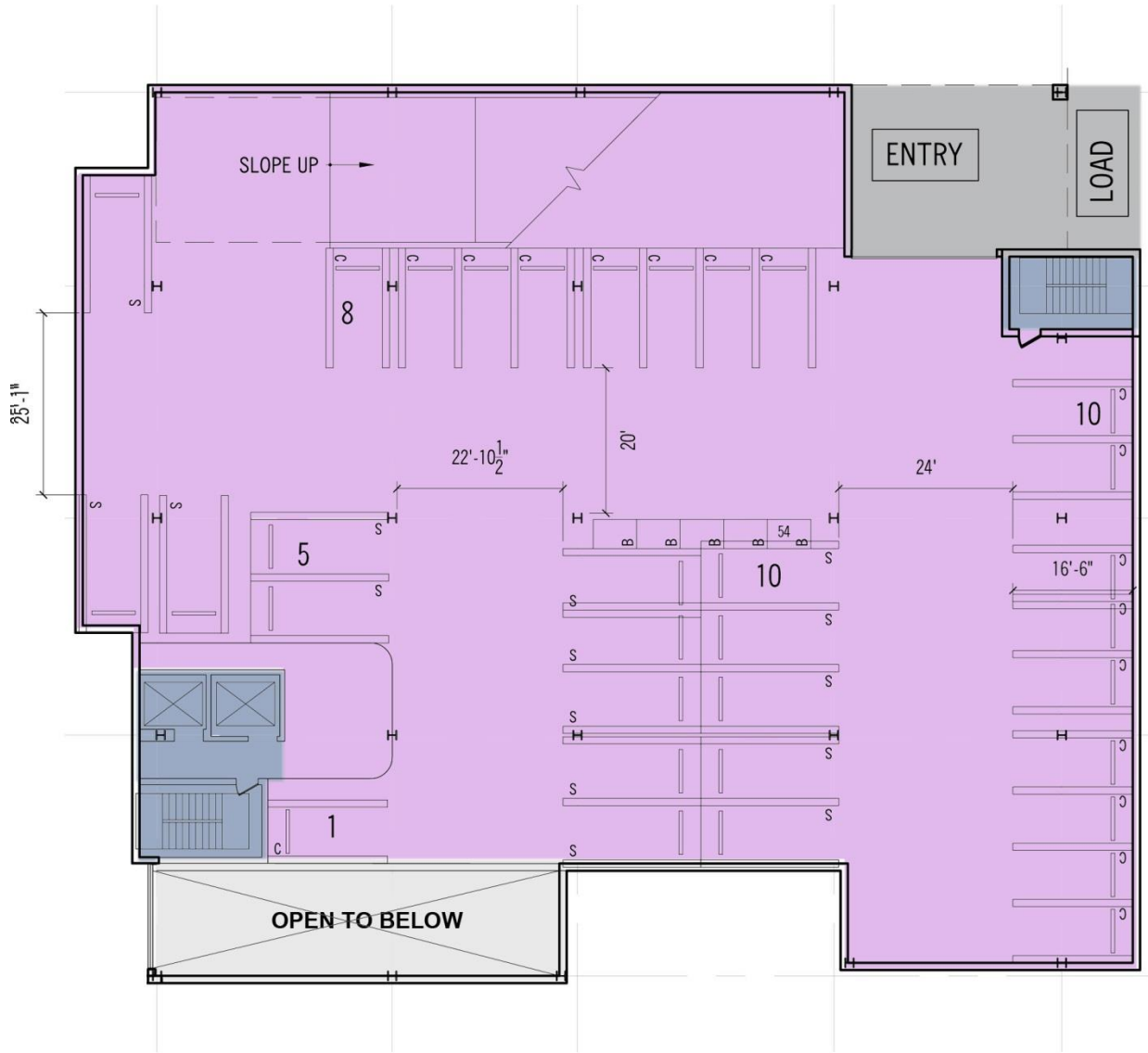
**TOTAL**  
**PARKING:**  
 48 STANDARD  
 44 COMPACT  
 5 ADA  
 97 TOTAL

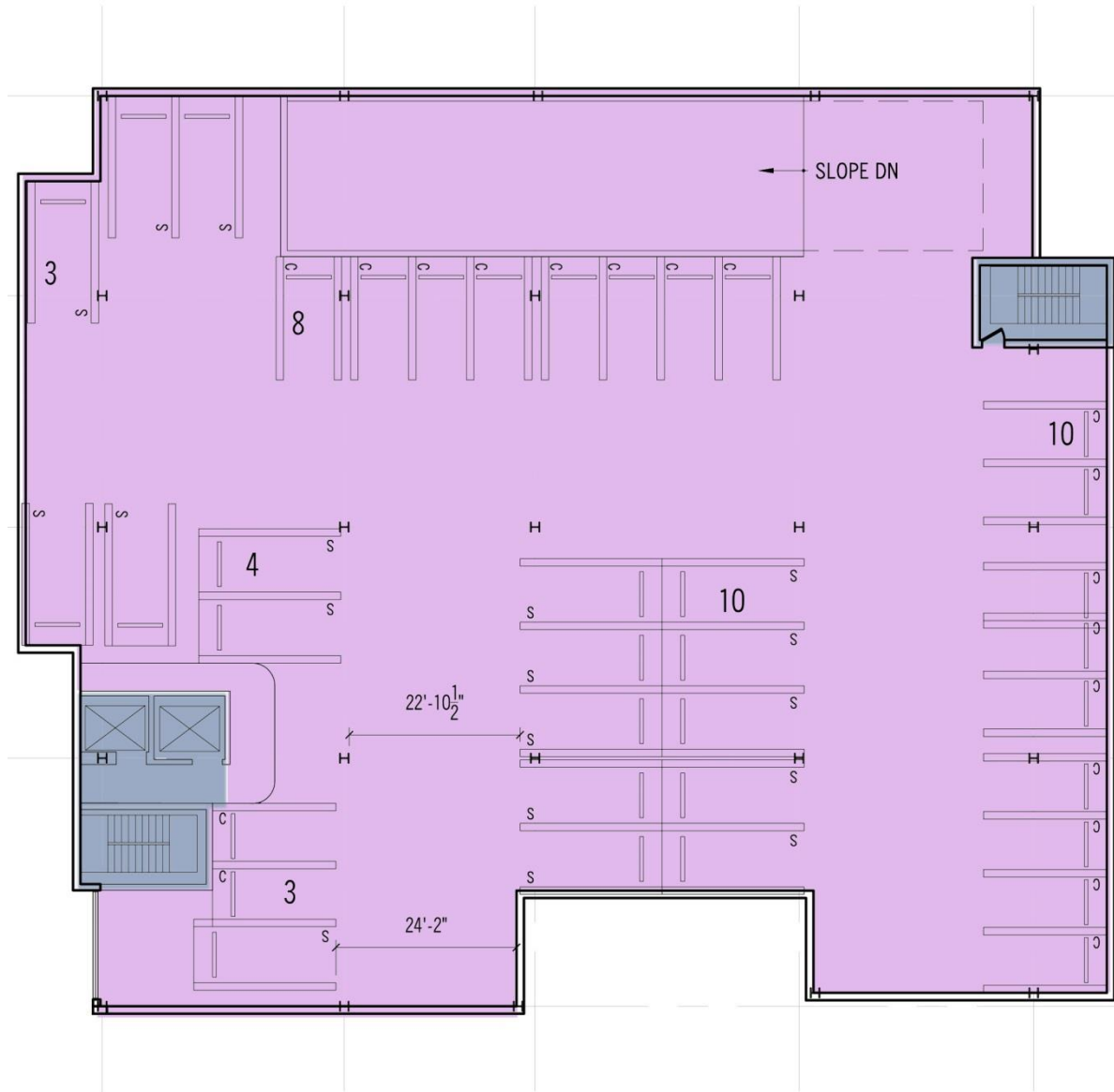


**BIKE**  
**PARKING:**  
 1<sup>ST</sup> FLR 52  
 2<sup>ND</sup> FLR 10  
**TOTAL 62**

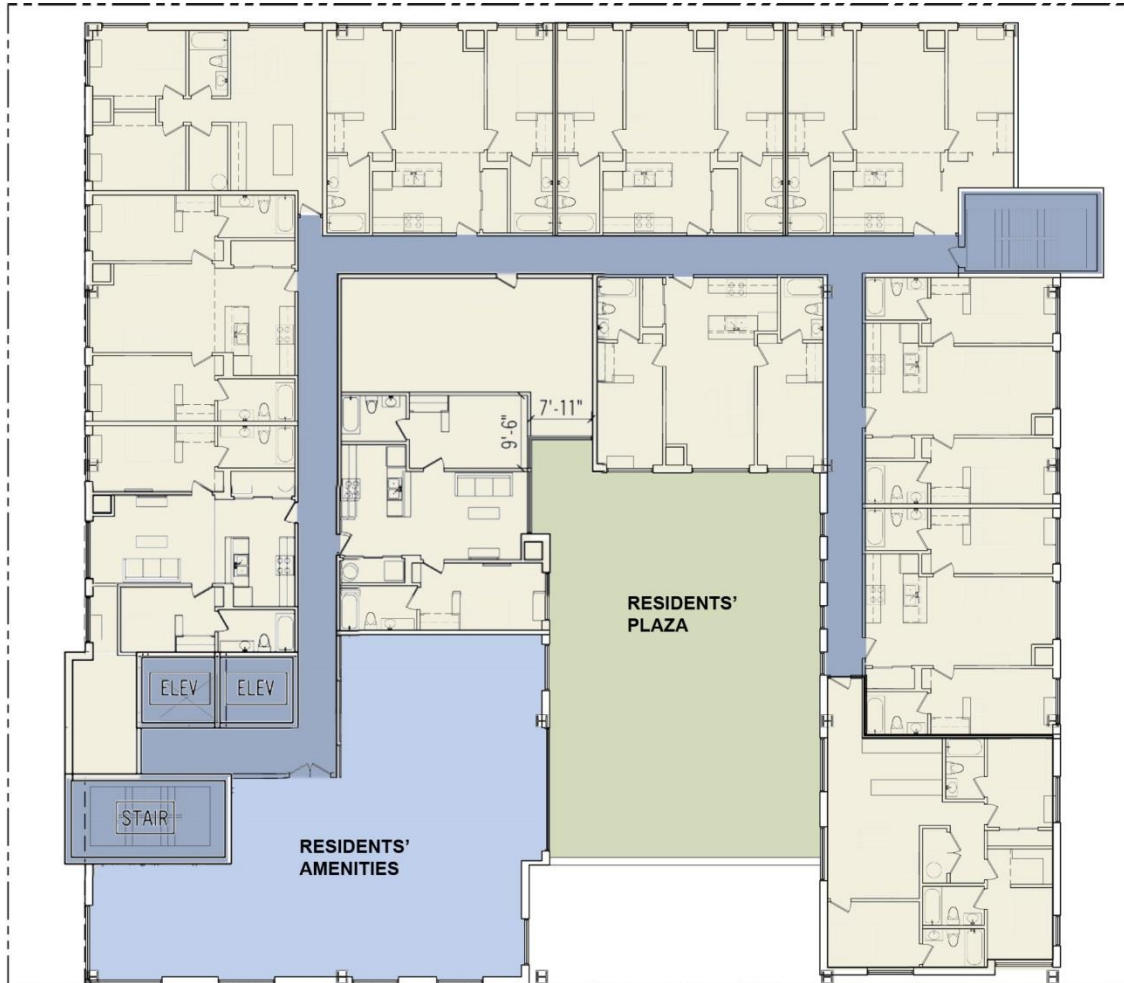
**First Floor Plan**  
 Forbes Avenue Apartments  
 June 2, 2015









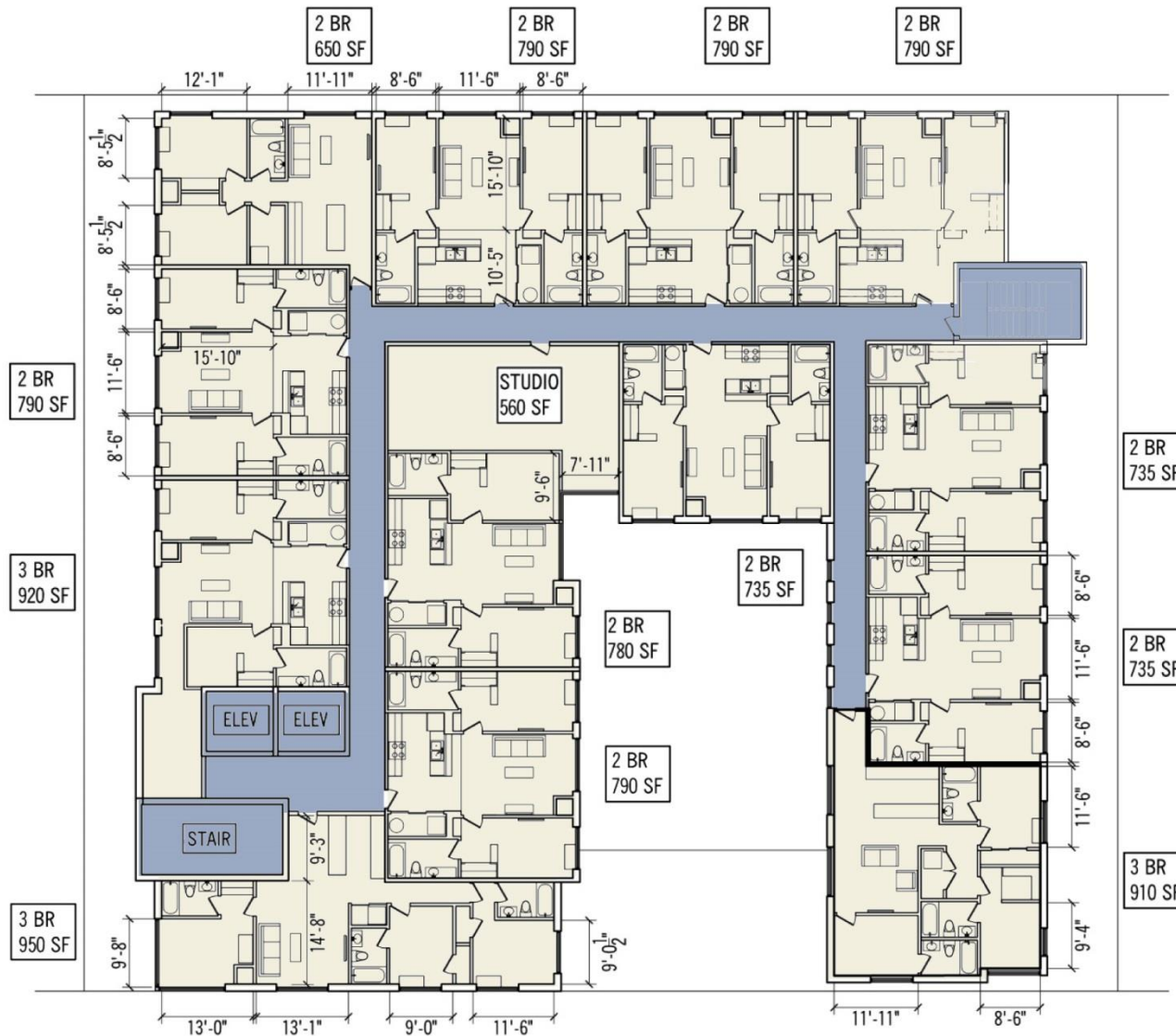


**Interior Resident's  
Amenities Space =  
1800 sf**

**Resident's 4<sup>th</sup> Floor  
Plaza = 1800 sf**

**3600 sf  
Total Residents'  
Amenities**





**TYPICAL APT FLOOR:**  
 (5TH-13TH FLRS)  
 (10) 2 BR  
 (3) 3 BR  
 (1) STUDIO

**4TH FLOOR:**  
 (SINGLE HEIGHT  
 1700 SF+ CLUBHOUSE)  
 (9) 2 BR  
 (2) 3 BR  
 (1) STUDIO

**TOTAL UNITS:**  
 (99) 2BR  
 (29) 3 BR  
 (10) STUDIO  
 138 TOTAL UNITS

**TOTAL BEDS:**  
 295 BEDS



## Fifth-Thirteenth Floor Plan

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## Pedestrian Experience – to West

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## Pedestrian Experience – To East

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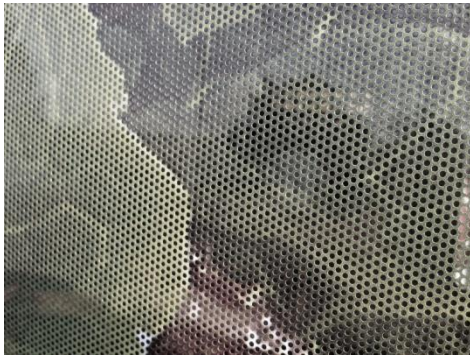
## Pedestrian Experience – Residents Plaza

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LIVE WALL



PERFORATED SCREEN



FIBER CEMENT PANELS



METAL REVEALS



TEXTURED BRICK



## LEED Credits:

The following LEED credits to be pursued for the project will include but not be limited to:

- Previously Developed Site
- Bicycle Storage and access to Bicycle Network
- Compact Development
- Low Impact Development Stormwater Management
- Water Use Reduction
- Energy Efficiency greater than baseline performance of ASHRAE90.1-2010
- Efficient Hot Water Distribution
- Locally Sourced Materials
- Waste Diversion to Recycling
- Use of Low Emitting Products
- Acoustic Comfort
- Design for Active Occupants





**Proposed Building Height**

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June 2, 2015

