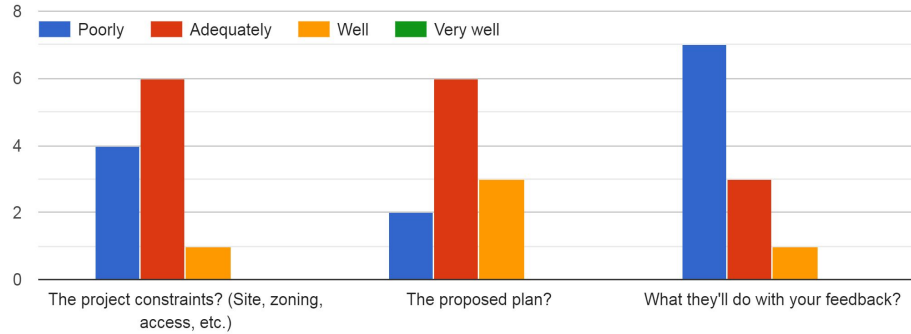


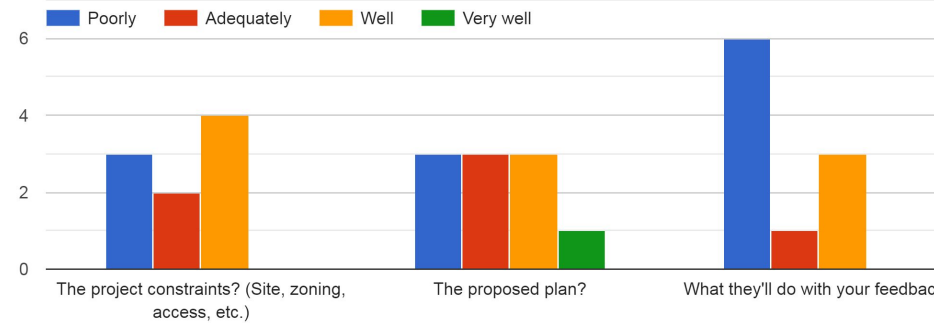
**3440 Forbes**

Feedback summary as of 3/24/20

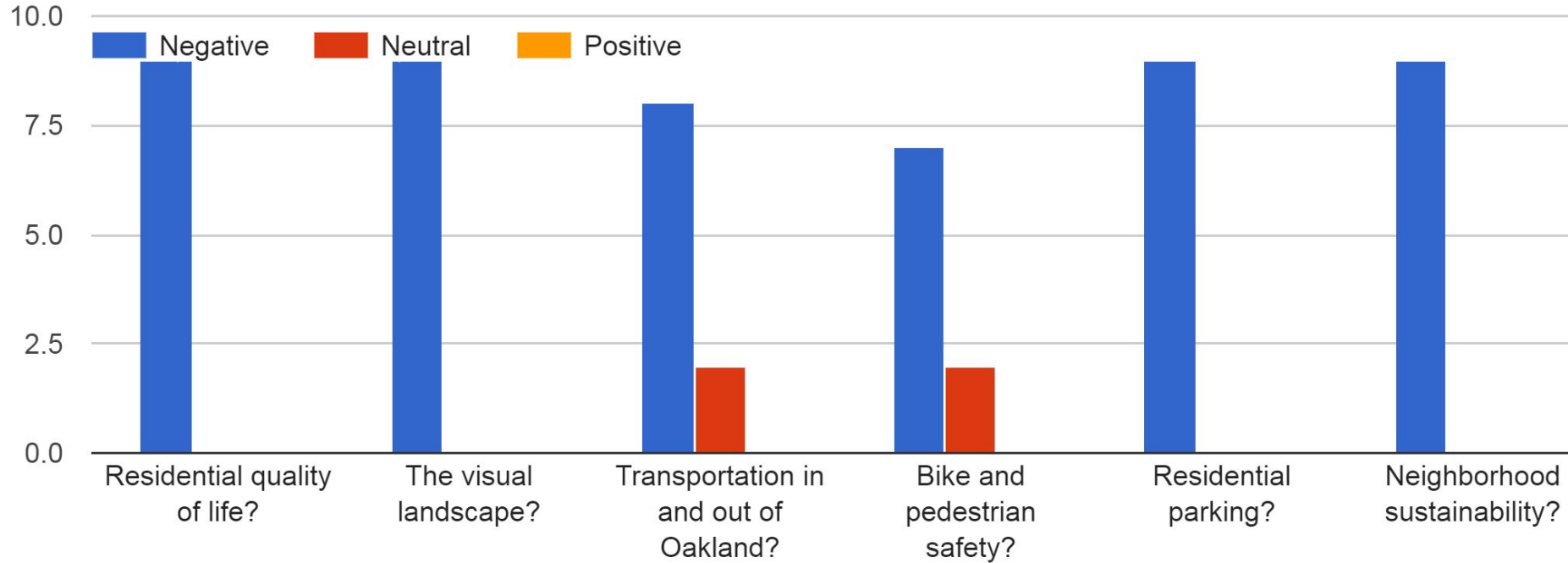
How well did you feel Murland Associates and Wexford Science + Technology explained...



How well did you feel Murland Associates and Wexford Science + Technology explained...



# How would you describe the proposed project's impact on...



## What aspects of the proposal need more detail, in order for you to evaluate them?

- I would like to have more detail on why there seems to be pressure to exceed the code requirement for parking (or what the count even is--the base code for Oakland is a 50% reduction of the code required parking count.)
- community benefits
- Community Benefit Plan
- I would like to have some more detail about a shorter building with more parking.
- I sincerely suspect that this development group has a design for a building that they have built or planned previously for some other location and simply want to plop it down in Oakland. That a nice way for them to keep their planning the construction costs down, but does nothing to consider the neighborhood where this building will reside.
- Traffic study is needed...a measure of how many cars, how they will turn into the building.
- TDM
- Reasons for variances.
- None.
- keep height limit to 10 stories, adequate parking for the building

## What aspects of the proposal need more detail, in order for you to evaluate them? (cont.)

- Community benefits – need to brainstorm and develop community benefit plan together with the communities that need the benefit.
- none
- Better explanation of ground floor community space; what do they mean by District Hall?; provide contact information for all the other community leaders where they have done the similar developments of which they boasted.
- Adequate detail provided. Their intentions are to ignore the standards that the city has set by asking for variances and squeezing commercial in.
- More clarity on zoning issues. Clearly state why they feel they need zoning variances that they are asking for. For example, why do they want the extra 60' of height. It is just to make the project more profitable or is it un-buildable otherwise. An analysis of how building the parking underground will affect cost.
- Everything needs more detail with respect to how it will affect the community. More people and more cars in another big box, even if it is designed to be "pretty" does not do anything to mitigate the harm being done.
- None
- Information on the unique physical conditions that exist for there to be no possibility that the property can be developed in strict conformity with the existing zoning code. It was not made clear why a variance is necessary to enable the reasonable use of the property.

## What did the developers get right?

- Some aspects of the architecture look more promising than much of what Pittsburgh has been seeing. The ground floor is transparent with active uses (although the proposed above-ground 3 stories of parking looming over it diminishes this.)
- admitting to variances and need for community benefits
- Only a willingness to listen
- the new alley between their building and the hotel
- The building likely won't fall down.
- Inclusion of Oakland communities in decision making.
- Nothing
- We do not want a building that high!
- No
- they did what they are paid to do
- Ground floor as public space.
- That residential aspects of Oakland are doomed. Last year it was "med Ed" and this year it is proposed office space for pedestrians.
- The presentation included a pretty complete version of what they are proposing.
- No.
- Very well explained information
- The size of the building, the look is better than some of the other new development in the neighborhood, the building seems to bring positive new jobs and opportunity to Oakland.

## What changes would you like the developers to make?

- I think the building could be much lower profile, with a more activated street front, if you sank the parking underground. Coltart drops down from Forbes, so their parking ramp entrance off the alley would more easily connect to a garage below street level, maybe even allow a service basement level.  
Additionally, as this property is being developed by an innovative firm, I'd like to see a push to vegetate the exterior wall and roof setbacks. Finally, providing horizontal setbacks in upper levels to align with old buildings on Forbes like the Iroquois would also be a nice addition, to diminish the canyon effect caused by other recent buildings on the very narrow street right-of-way that is the original Forbes St. Tall porch setbacks on the sidewalk, Bologna style, would help recover some pedestrian surface.
- The bulk and the degree of variance being requested seems a bit much. The request is for a 59' height variance 2 parcels away from a residential district, but technically the very tall mechanical penthouse is permitted above this, so in reality the perceived object height will be 20' higher - it looks really about 210' in the section drawing on page 16. I would like to see more aggressive upper floor setbacks to better align with older buildings on Forbes if it is granted the height being requested. I don't think some extra height is unreasonable, but this seems like a lot.
- The 3 floors of parking are about 30' or half of the 59' extra. The parking could go underground and cut that height variance in half, and yes that would be more expensive, but you could build less of it since you are not required to build so much. Or perhaps the optimum solution is you could put the parking underground and provide a significant enough reduction so as to absorb the cost increase - a 45% premium which seems highish, but why not build 45% less parking sub grade - this would only require 29ish' of additional height. This is on a soon to be BRT corridor! Less parking could really solve a lot of conflict here without having a negative impact on the development.

## What changes would you like the developers to make? (cont.)

- The building should be as tall as the hotel beside it - no taller. Parking needs to be the number of spaces required by zoning with no variance from that. Building material should not be reflective and should give a nod to some of the historic architectural characteristics of classic Oakland buildings that were/are along Forbes and Fifth Avenues.
- Since there is more parking than required, have one fewer floor of parking, and make the building no higher than the Hilton Garden Inn. A request was made to supply contact information of previous community groups they worked with; that this request has not been met does not foster trust.
- Coordinate with the community like they did with the neighboring hotel.
- Their building should be no higher than that permitted by the building code. They need no variance and should not be granted any.
- Fewer offices, thus fewer people. More parking per sq feet. Lower profile
- Be willing to work with the community in building design to lower the height of building. They were willing to work with the hotel to change the building design.
- reduce the height, increase the parking, decrease impact on traffic and neighborhood, substantially increase the CBA offers.
- Abide by the current zoning restrictions.
- lower the height, and provide parking

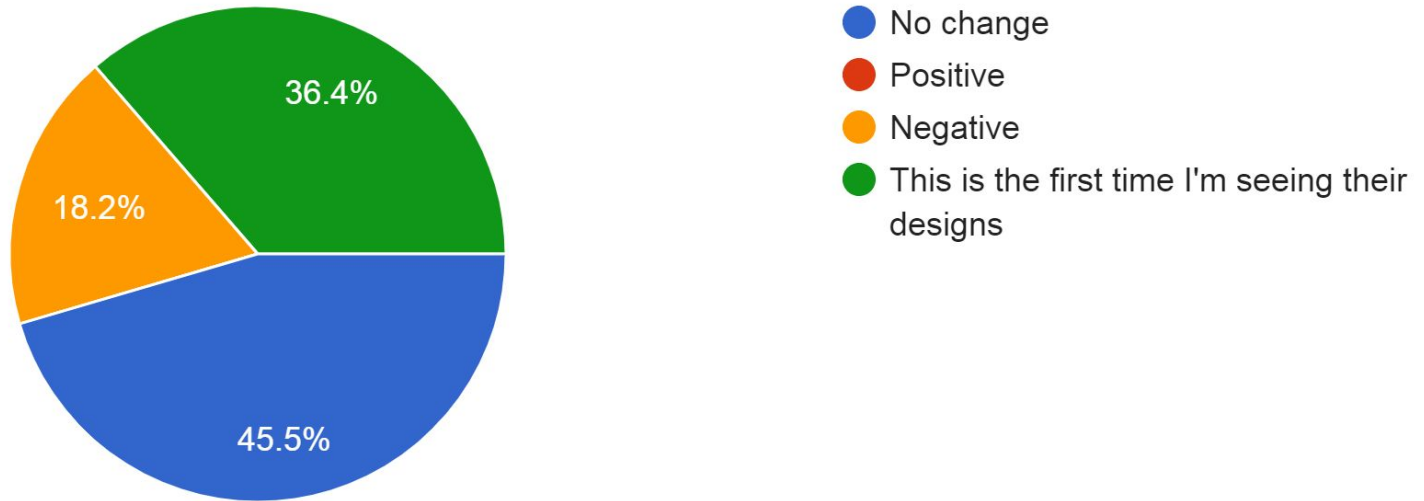


## What changes would you like the developers to make? (cont.)

- Community benefits -- need to brainstorm and develop community benefit plan together with the communities that need the benefit.
- More parking.
- Increasing density beyond zoning will raise rents, make traffic and parking worse, and increase pressures on existing residents. Community benefits are required to offset these pressures which are displacing residents and will accelerate.
- make the building smaller and give it some actual character; it's a monster
- Lower height to 102' - see slide 32
- Materials - glass reflects and Murland building already has alot; reconsider aluminum on louvers to another material
- But hard to imagine that hard working scientists who live in the sunburbs and work into the evening are going to bike to work over the highway. I'd like people involved in the decision Prozess to get real...or get honest....be creative about parking ..maybe for the building .buy a piece of land for parking, (there's plenty of land in the hill district )and transport the workers from there to Oakland...or some such. Use some intelligence and creativity to solve the problem. And maybe residents should get real too and realize that there is no space in Oakland for families...so everybody stop pretending. So use energies to establish an exit strategy.
- Reduce the height of the building to fall at or below the maximum currently allowed by zoning. The current zoning for the Forbes-Fifth corridor already allows taller building than anywhere else in Oakland. If they are allowed to exceed that then other developers will use that precedent to get project approved in the more residential areas that are way over the height restrictions.
- Give more thought to what this building can be to make money and better serve the community it inhabits.
- None
- Consider more parking underground, allow for some of the parking to be leased to the public if extra parking is made available. Possibly more retail space on the lower floors, with the increase in development Oakland could use more retail for restaurants and shopping.

If you attended the March 27 meeting and heard Murland's presentation then, how would you evaluate the changes to the design as presented May 29?

11 responses



Do you have any additional comments about this project?

- see above
- NO HIGHER THAN THE HILTON GARDEN INN.
- That OPDC as indicated in June 19th meeting would oppose the gross height variance requested by the developer as it would perpetuate, set new
- precedents for and encourage the continuance of other developers to stretch the limits of the building codes.
- These people misrepresented the number of times they met with the community and describes businesses and institutions as the "community." People in businesses and the university seldom reside in Oakland -- the neighbors (i.e., real people who live in Oakland) need to have a stronger voice than those who do not.
- There must be a traffic study someplace..can the \$2500 be used in advance for that.

## Do you have any additional comments about this project? (cont.)

- Wexford seems to have a set type of building they build, from which they are not willing to deviate, for example all floors must be full lab heights. This is fine for their business model, however, this location is not the correct one for the building they want to build as it is too high and FAR is too great. They need to find a different location for this development. It is disappointing they were willing to work with the hotel on the design but not willing to work with the residential communities on lowering the height, which was the most frequent request at meetings. It should be no higher than the adjacent hotel. As for the TDM, with words such as "encourage" and "explore" it isn't strong enough.
- OPDC as our RCO should oppose this project as the majority of concerned neighbors indicated throughout the process.
- Coltart residents are vehemently against the proposed height. It will be detrimental to our street in many, many ways.
- no