

Innovation Research Tower

Fifth Avenue & Halket Street

OPDC Review Meeting | August 28, 2019

WALNUT
CAPITAL

Strada

 PJ DICK



Chesterfield Rd

Agenda

- 1 Team Introductions
- 2 Design Updates
- 3 Community Benefits
- 4 Q&A

1 **Team Introductions**

2 Design Updates

3 Community Benefits

4 Q&A

Team Introductions

Core Project Team



Gregg Perelman
Principal | CEO



Tom Price
Principal | Architect



Todd Reidbord
Principal | President



Mark Hensler
Project Manager | Architect

1 Team Introductions

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Design Updates

Aerial View of Existing Site



Aerial View



View from Fifth Avenue



Corner of Fifth & Halket -
Daytime



Corner of Fifth & Halket -
Evening



Fifth & Halket Intersection - Existing

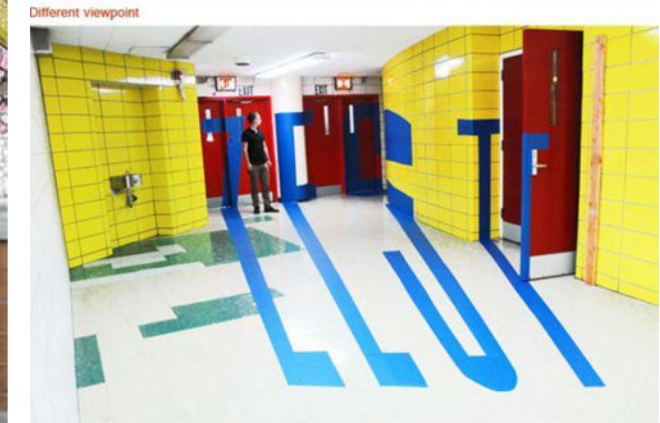
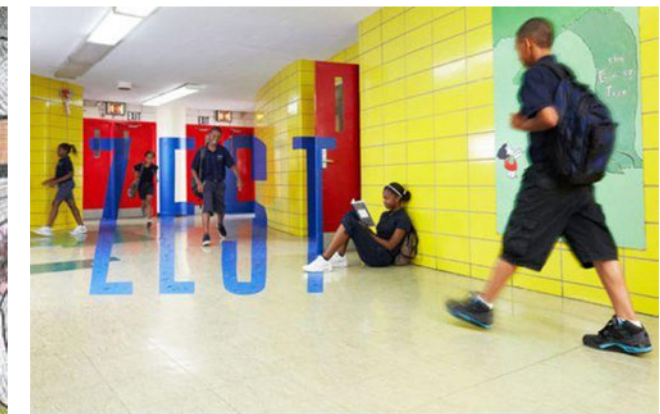


Fifth & Halket Intersection - Street Level View



Halket Streetscape Interactive Art

Art has potential to **connect the building to people on the human scale** and in a tactile manner. Some initial possibilities range from text sculpture to light installation, from mosaic to interactive elements. **Our goal is to work with the Oakland community and an artist to create an experience tailor-made for this context.**



Fifth Avenue View from Carlow College



Fifth Avenue Street Level View



Fifth Avenue Streetscape Retail Experience



View from Forbes Avenue



Context Rendering - Halket Street



View from Magee Hospital



View from Craft Place



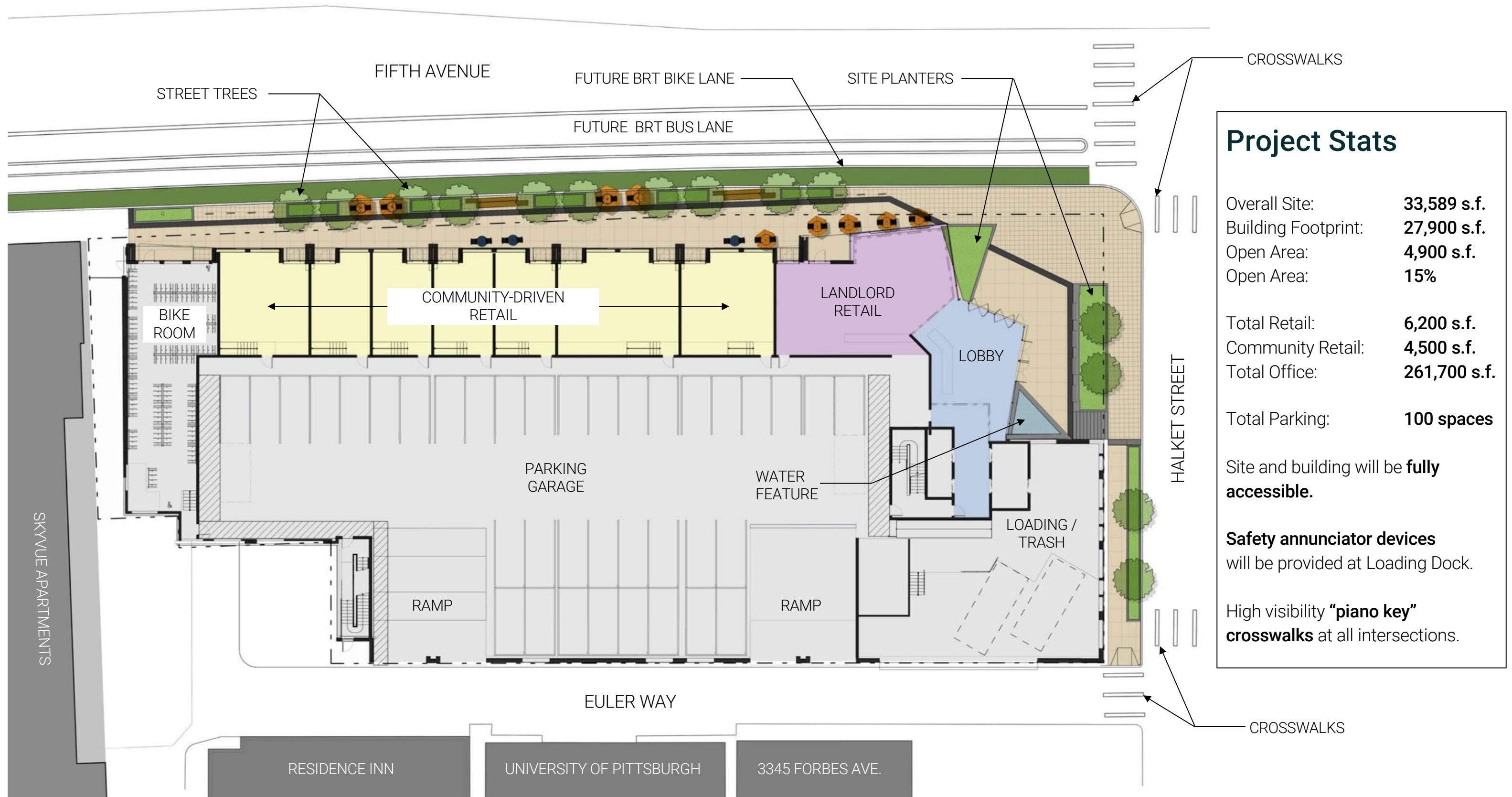
View from Boulevard of the Allies



View from Chesterfield Road



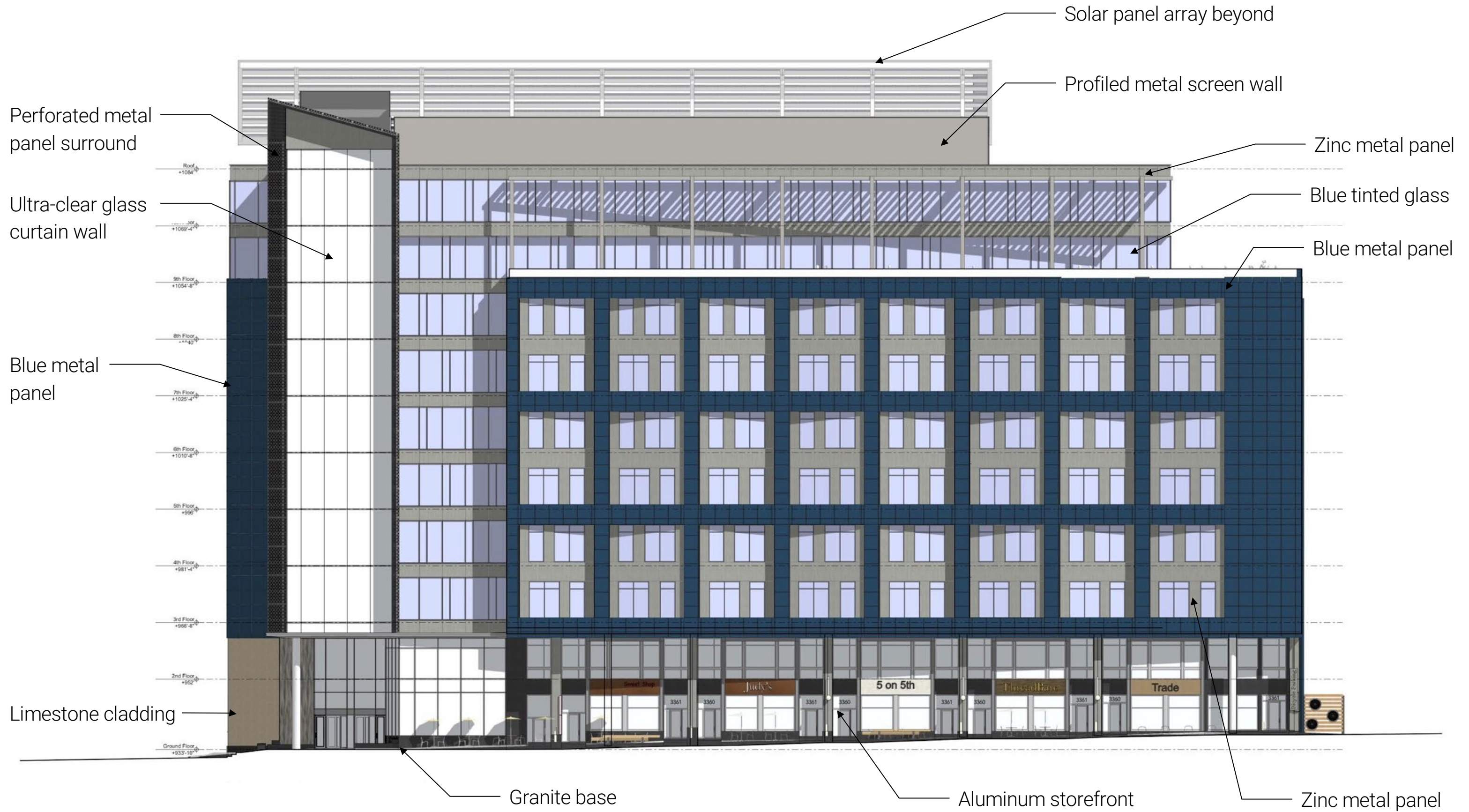
Site Plan



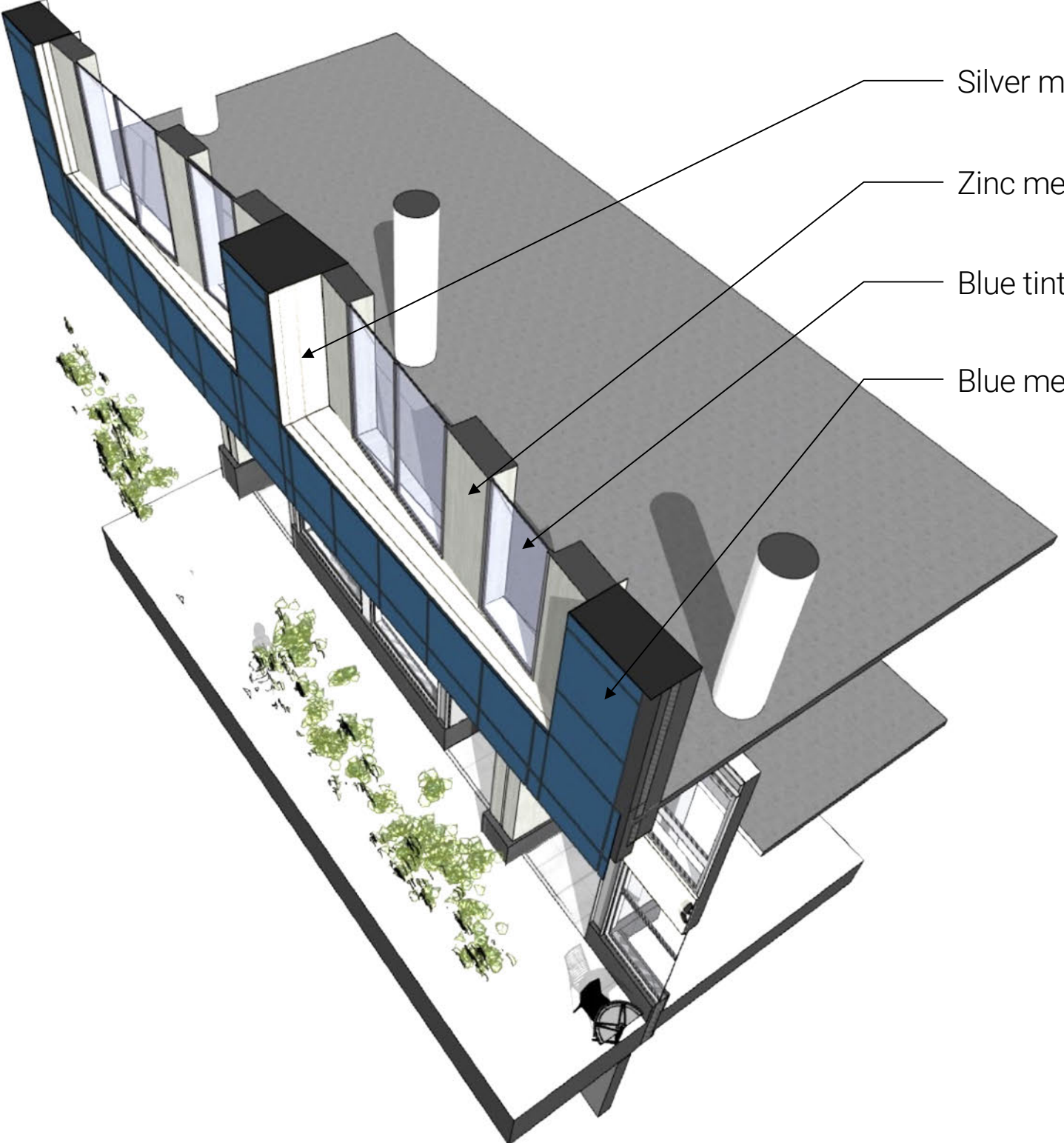
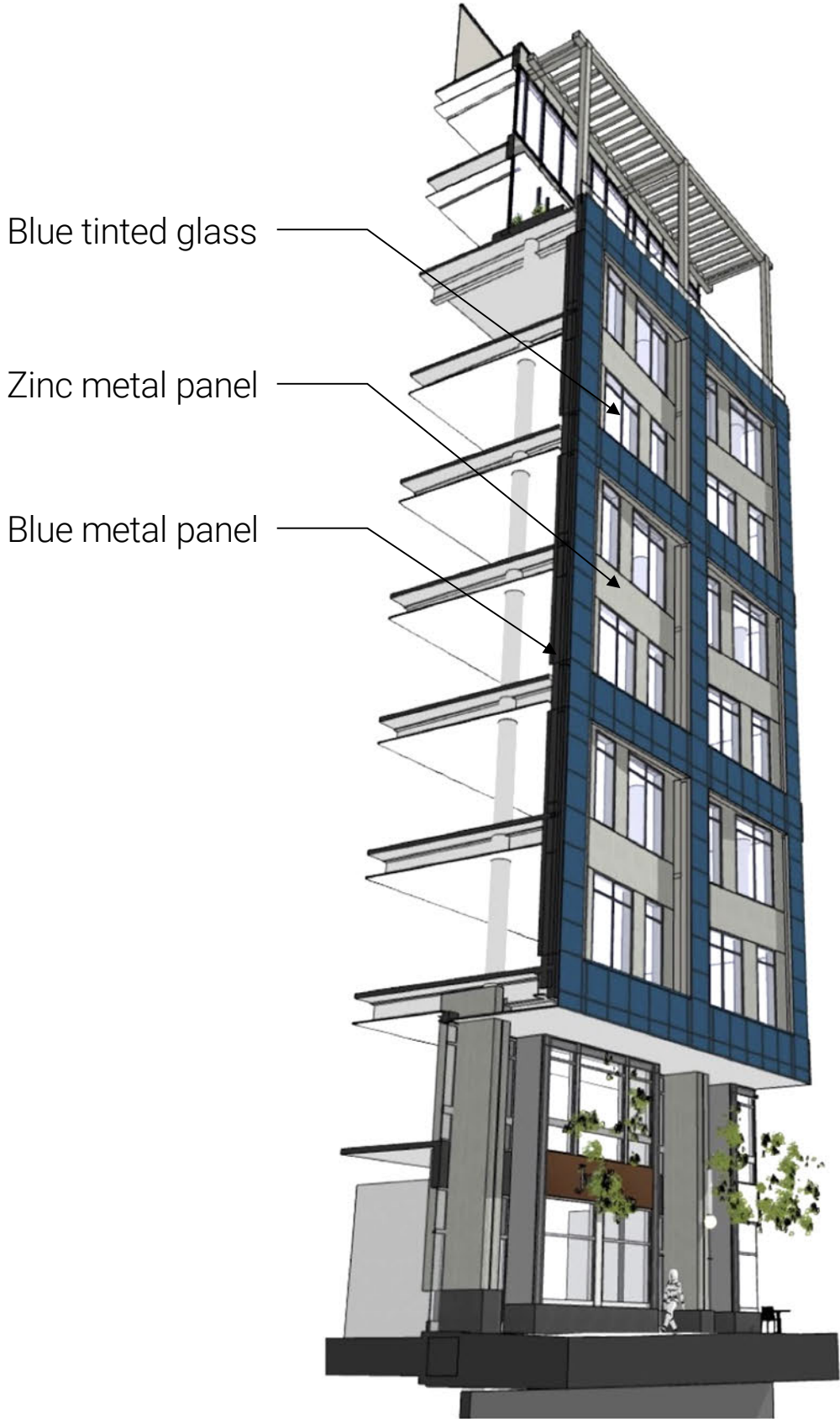
Project Stats

Overall Site:	33,589 s.f.
Building Footprint:	27,900 s.f.
Open Area:	4,900 s.f.
Open Area:	15%
Total Retail:	6,200 s.f.
Community Retail:	4,500 s.f.
Total Office:	261,700 s.f.
Total Parking:	100 spaces
Site and building will be fully accessible .	
Safety annunciator devices will be provided at Loading Dock.	
High visibility "piano key" crosswalks at all intersections.	

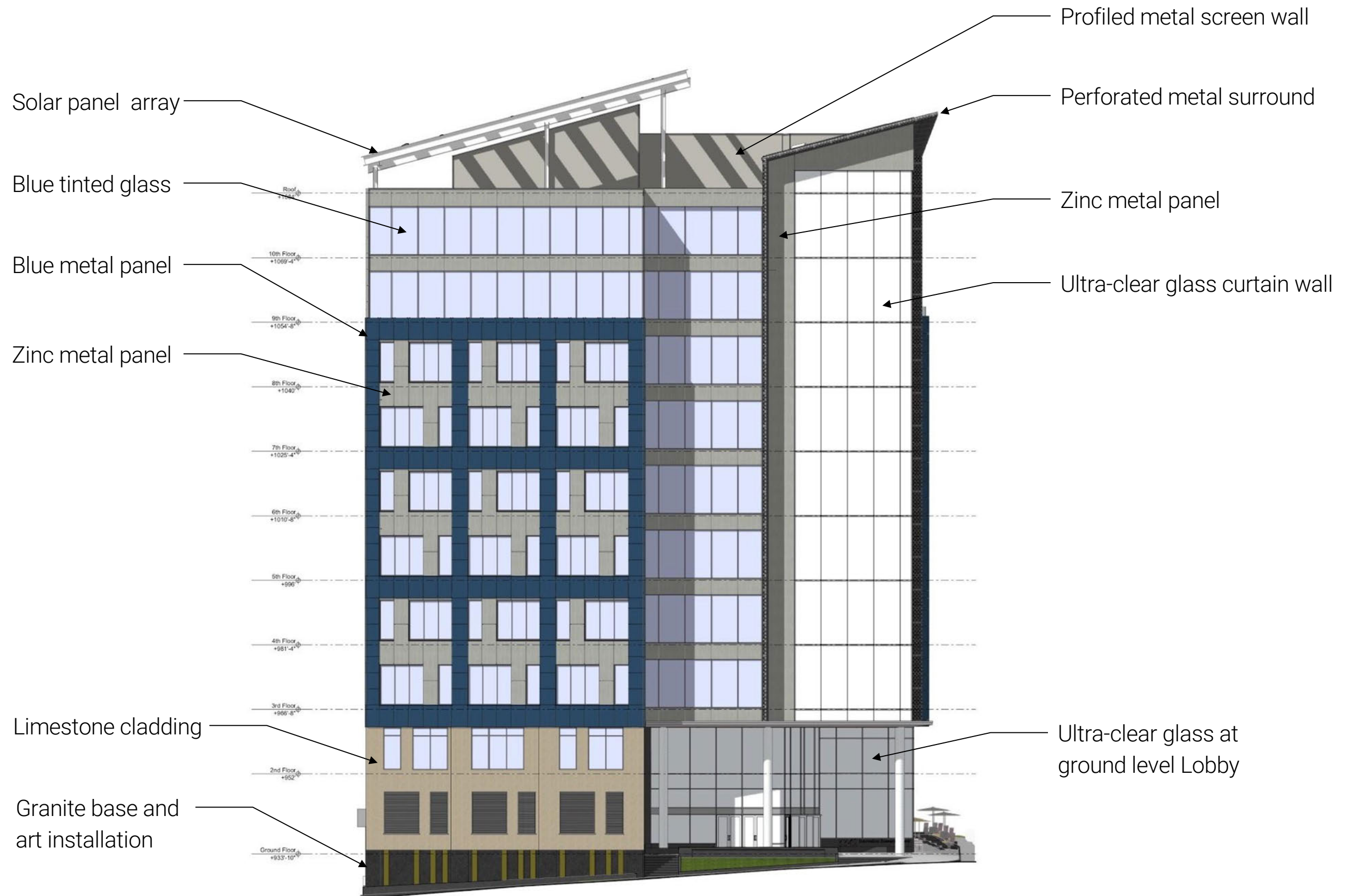
North Elevation - Fifth Avenue



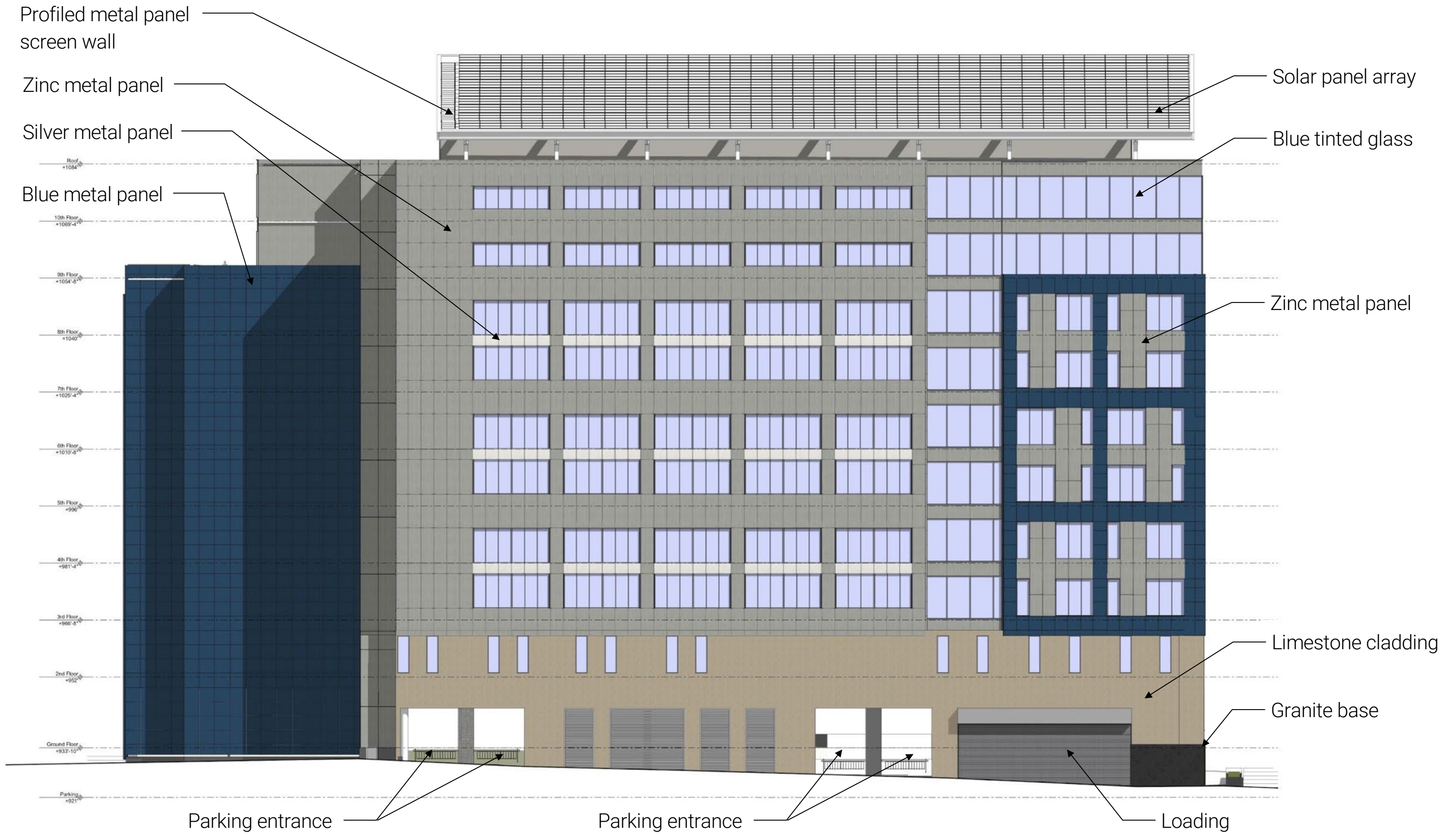
North Elevation - Material Diagram



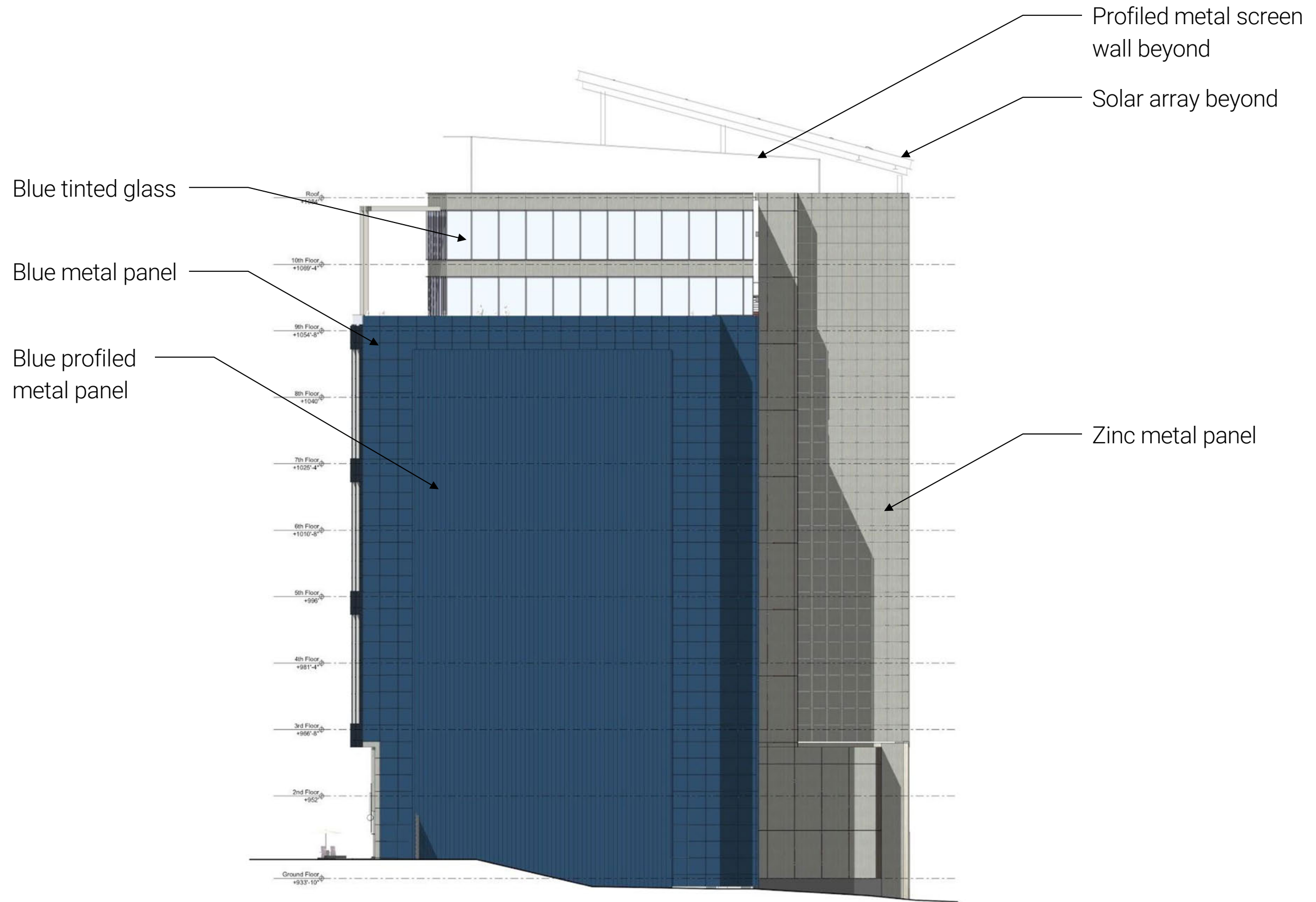
East Elevation - Halket Street



South Elevation - Euler Way



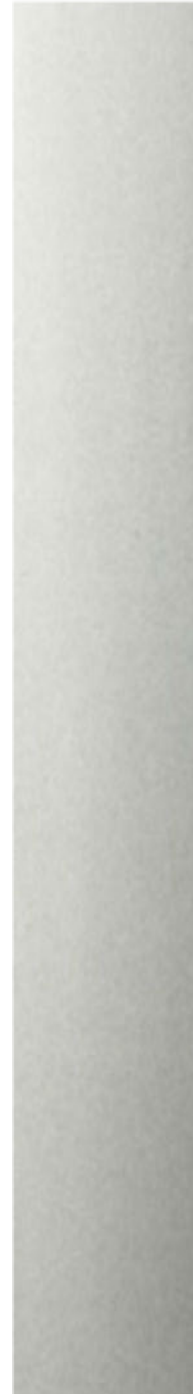
West Elevation - Facing SkyVue



Material Palette



Metal panel - Centria "Deep Blue Sea"



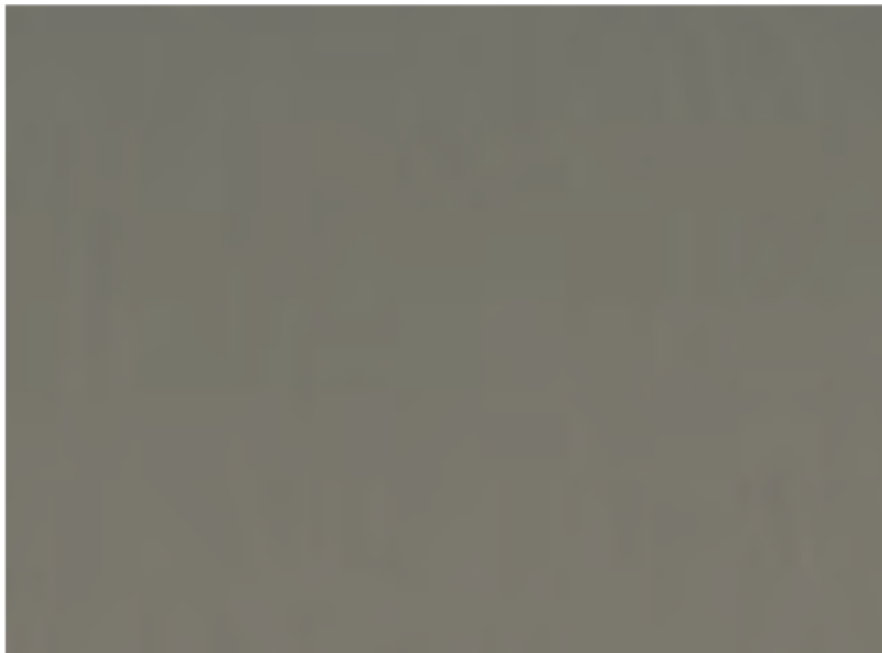
Accent Panel



Blue-Tinted Insulated Glass Curtain Wall



Ultra-Clear Insulated Glass Curtain Wall



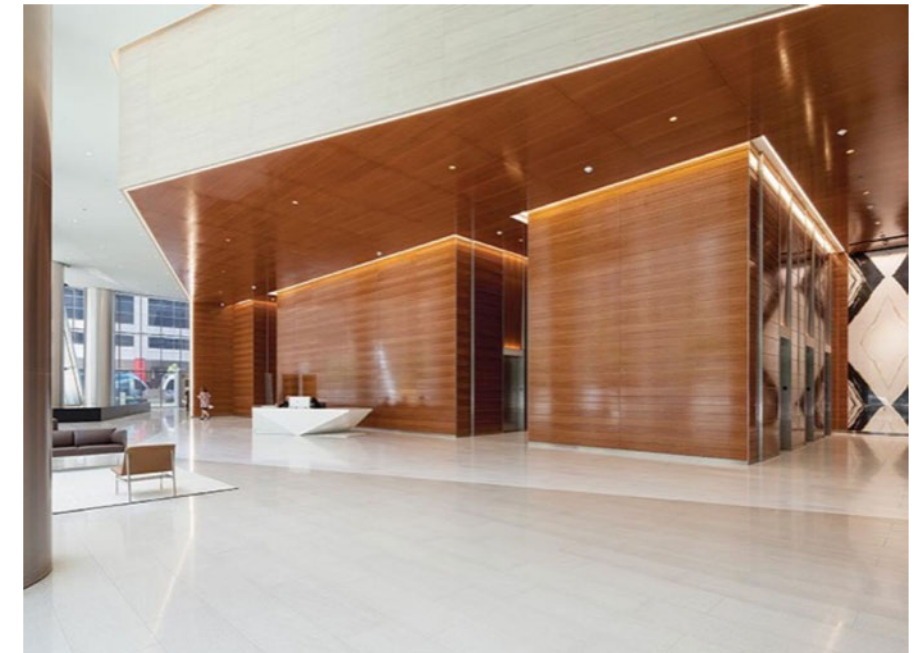
Metal panel - Centria "Crystal Zinc"



Buff Indiana Limestone



Black Granite Base



Wood and Stone at Entry Lobby

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Community Benefits

Community Benefits

Community Driven Retail

- Up to **4,500 square feet** of street level retail space.
- **99-year master lease.**
- Base rent of **\$1.00 per year.**
- **\$45 / square foot** Tenant Improvement allowance.
- Managed and operated by **Oakland Planning and Development Corporation.**
- Opportunity for **local operators** and **local businesses.**

Community Benefits

Transportation Demand Management (TDM)

- Establish a **Transportation Demand Manager** in the development who can assist the tenants with their question regarding public transportation, bicycling and walking.
- Collaborate with **Oakland Transportation Management Association (OTMA)**.
- **Install bicycle racks** in the development along with **associated bicycle amenities** such as a bike room and changing facilities for tenant bicyclists.
- Request the installation of a **Healthy Ride Bike Station** in a nearby location.
- Encourage tenants to allow their employees to **work flexible hours** to reduce traffic congestion during peak hours.
- Offer employees who do not drive the **value of a parking space as cash**. This offers a financial incentive to employees not to drive, and thus can reduce the demand for parking.
- Establish **ride share program** which will provide discounts to tenant employees who utilize these services.
- Provide **free or discounted (subsidized) transit passes** to employees regardless of their parking usage, or provide the discount only to those who forgo a parking space as part of a parking cash out program. Through federal legislation passed as a part of the Transportation Equity Act of the 21st Century, participating employers can offer federal tax-free commuter benefits for transit and vanpool expenses to employees, in 2017 that commuter tax benefit was \$255/month.

Community Benefits

Transportation Demand Management (TDM) - Continued

- Support **permit parking** for the neighborhood.
- Explore **shuttle services** from remote lots to the development.
- Explore **valet parking** in the garage to increase capacity.
- Enable **car share services** on-site. Developer will contribute funding towards set up costs and/or to provided dedicated parking for the car-sharing vehicles (i.e ZipCar).
- Provide **priority parking for car/van pool vehicles** to encourage carpooling. Offer prime reserved parking spots close to building entrances to give these groups an advantage over other drivers and parking spaces. In addition, offer ride-matching services to help people identify potential car/van pool partners. Free Ride Matching assists commuters with finding what commuter mode works best for them on their daily work schedule, and destination.
- Offer **guaranteed ride home services** to enable employees who do not bring a car to work to get a free ride home via ride share program or taxi in case of an emergency/unexpected situation.
- Establish a building policy that people working in the building who already have a parking place in Oakland should leave their vehicle parked there and then walk or bike to this building.

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Q&A