

## **Oakland Development Activities Meeting**

**August 28, 2019**

**Hosted by OPDC at 294 Semple Street**

**Project: Innovation Research Tower, Fifth and Halket**

**Presenters: Todd Reidbord, Walnut Capital; Tom Price, Strada Architecture**

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The Zoning Board of Adjustment (ZBA) process is complete for this project; now the project is being reviewed at this development activities meeting (DAM) in advance of the Planning Commission hearing. Please see the feedback form on OPDC website; OPDC will continue to gather input from the community and provide to the development team.

TReidbord presented the project via a slide presentation (see document posted on project page). Now the design review is focused on more detailed design in advance of Planning Commission.

TPrice presented the building design, including feedback they've received from the city Contextual Design Advisory Panel (CDAP). They anticipate going to Planning Commission in October, but have yet to receive the date from City Planning staff.

The building's design has advanced; themes: well-lit environment at street level, community-driven retail, activate streetscape, break up façade/massing. Looking for input at this point as they haven't finalized design. Halket interactive art is an idea about which they would like feedback on art feature. Retail spaces and streetscape. Articulate the Forbes Avenue side. Bike room. Pedestrian safety at Halket intersections. Vary window returns to articulate façade and use silver gray metal.

TPrice showed material samples: blue, gray, and silver gray. Clear glass and blue-tinted glass.

TReidbord then provided a summary of the community benefits associated with the project: community-driven retail, transportation demand management (TDM), and CLT investment.

Q: are all the employee bike racks in the first floor bike room? A: yes, inside. There will be some racks outside for visitors.

Q: how does transportation changes work on road? A: explanation of BRT on Fifth and Forbes, bike lane on Fifth.

Q: reflectivity of glass? Murland is highly reflective. A: look at bridge over Penn at Bakery Square. It is not reflective. The clear glass will be like that and the blue tinted glass will not be reflective.