Ace Hardware Redevelopment Community Meeting

February 23rd, 2019 Aspire College Academy

Request: Add ground floor residences with stoops.

Design Changes:

- Stoops were added to the design Sept 2018
- Nov 2018 DRC:
  - DRC and community requested stoops to be removed.
  - Commissioners recommended greenspace be expanded to further activate streets in place of stoops.
- Current Design Jan 2019:
  - Stoops removed
  - Greenspace expanded December 2018
- Ground floor residences not possible because of ground floor parking.

Request: Change the colors on the building to fit the neighborhood.

Design Changes:

- Researched surrounding neighborhood styles
- 3 Color palette options were designed with research taken from Havenscourt.
- The 3 options were provided to the community January 2019 and are available through the online survey in English and Spanish.

6700

A5.1c
PLN 18030
2016-511 10 JANUARY 2019

FOOTHILL BLVD MIXED USE OAKLAND, CALIFORNIA

NEIGHBORHOOD COLOR PALETTES

PACIFIC WEST COMMUNITIES, INC
430 E STATE STREET, STE 100, EAGLE, ID 83616

ARCHITECTS ORANGE
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Request: Include more greenspace for the community and provide street trees.

Design Changes:

- Nov 2018 Greenspace was expanded along 68th Avenue.
- Jan 2019 Design includes 39 new street trees.
- We welcome input on the type of trees the community prefers.

Request: Building is too large for this neighborhood. Remove top 2 stories of residential.

Design Changes:

- By-right density on this property would allow 5 floors residential.
- The current design proposes less than the maximum by-right density allowed.
- In 2017 we moved the building mass away from single family homes on 68th Avenue.

Request: Perform a shadow study.

Action Taken:

Shadow study performed

Jan 2019

Request: Change the architecture to Spanish style.

Design Changes:

- Community feedback on this is mixed
- Feedback from planning commissioners and staff has been positive with current architectural style
- Decision: Maintain general architectural style
- Changes: Reduced depth changes between façade elements, deemphasized trim detail

Request: Reduce transparency along Foothill

Design Considerations:

- A safety concern was raised over the tendency for broken windows along this corridor.
- City directive is of 55% ground floor transparency on Foothill and Bancroft.
- We support the community feedback to reduce transparency.

Request: Build a more open fence along the playground. Plant greenery along the fence.

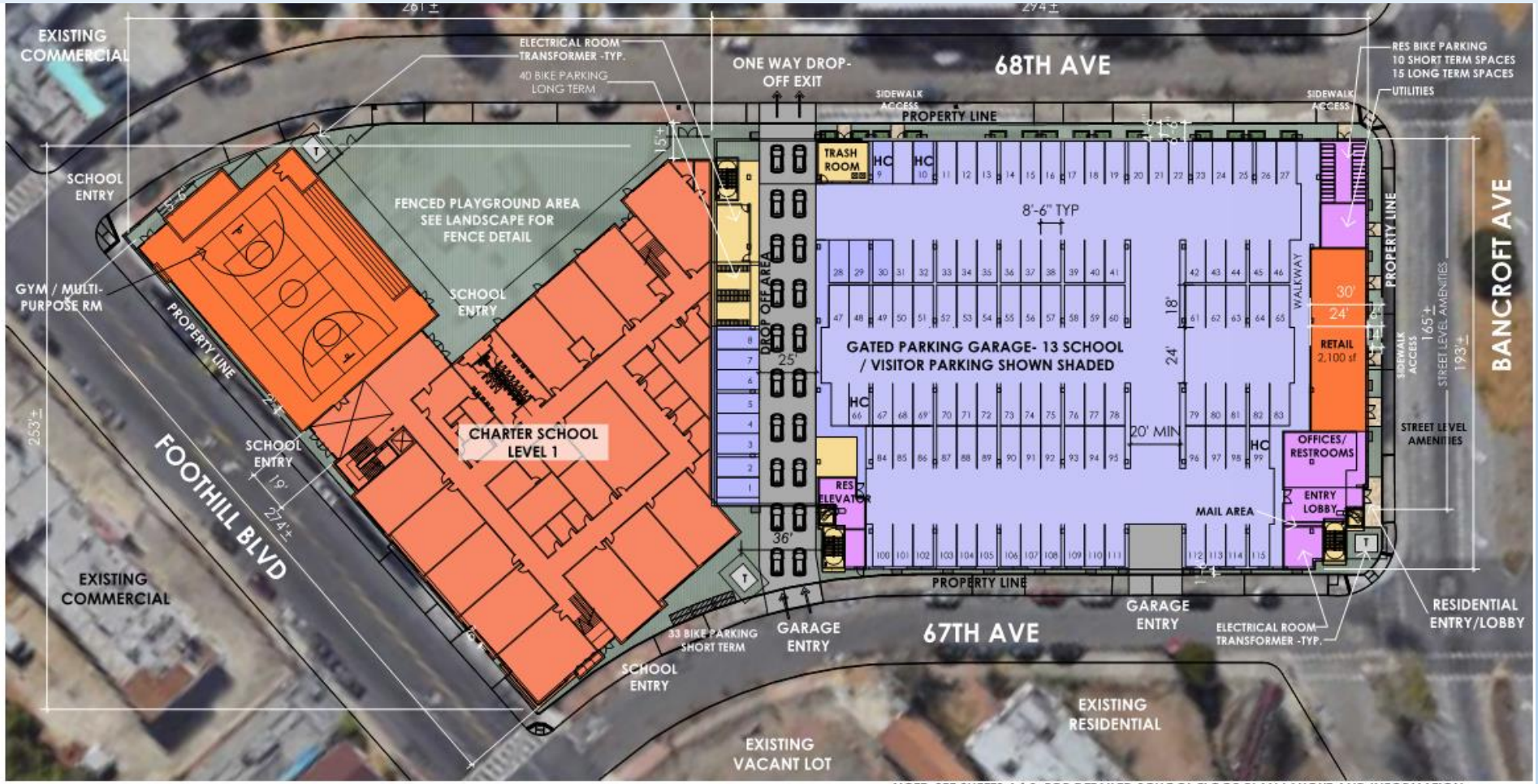
Design Changes:

- We support an open fence design
- Several iterations of fence designs have been submitted
- Greenery has been added
- The fence design is still in discussion with city

Request: Addition of retail space.

Design Changes:

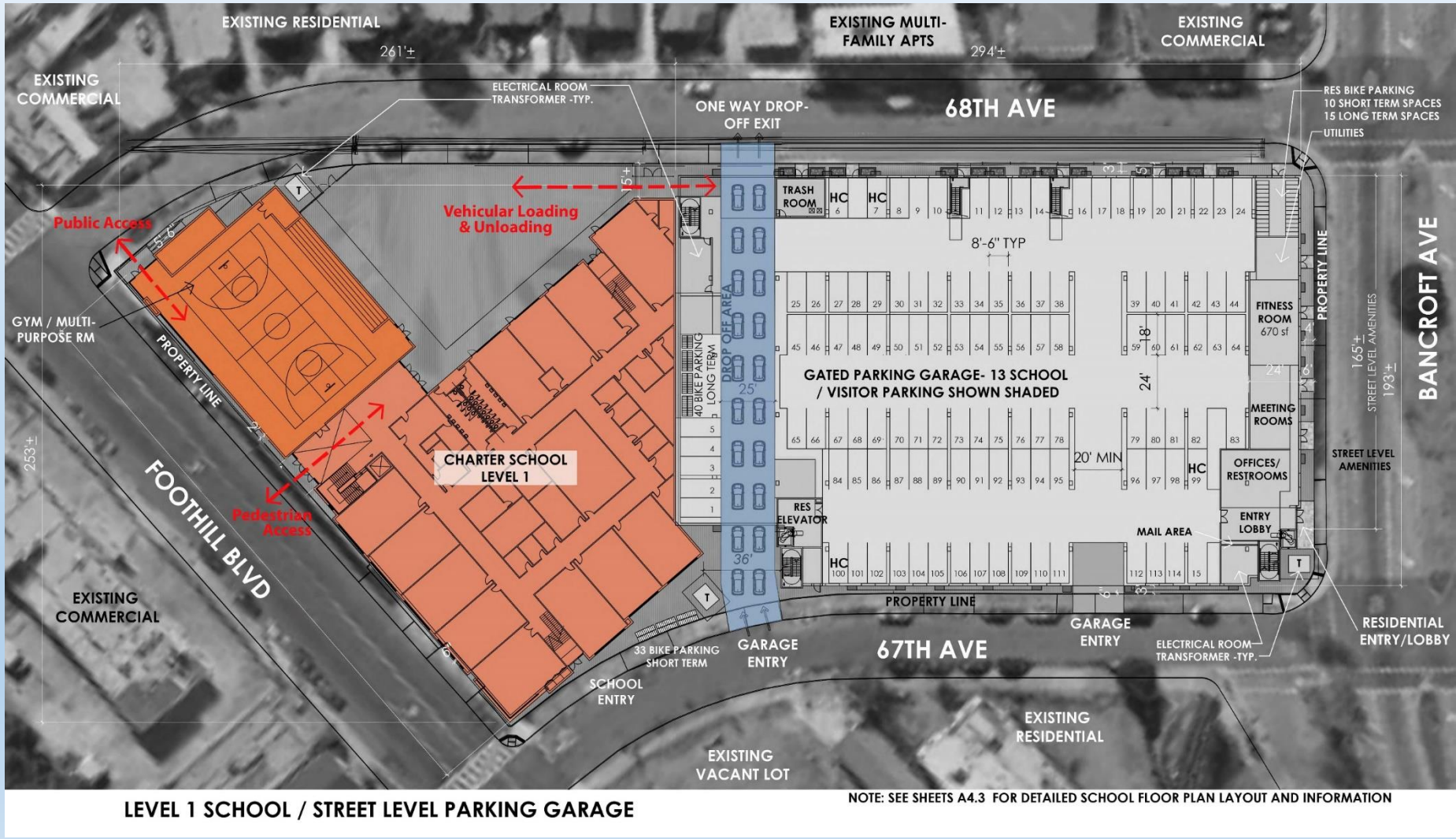
- Retail was added Nov 2018
- 2100 sq ft is provided along Bancroft



Concern over traffic during Drop off & Pick up

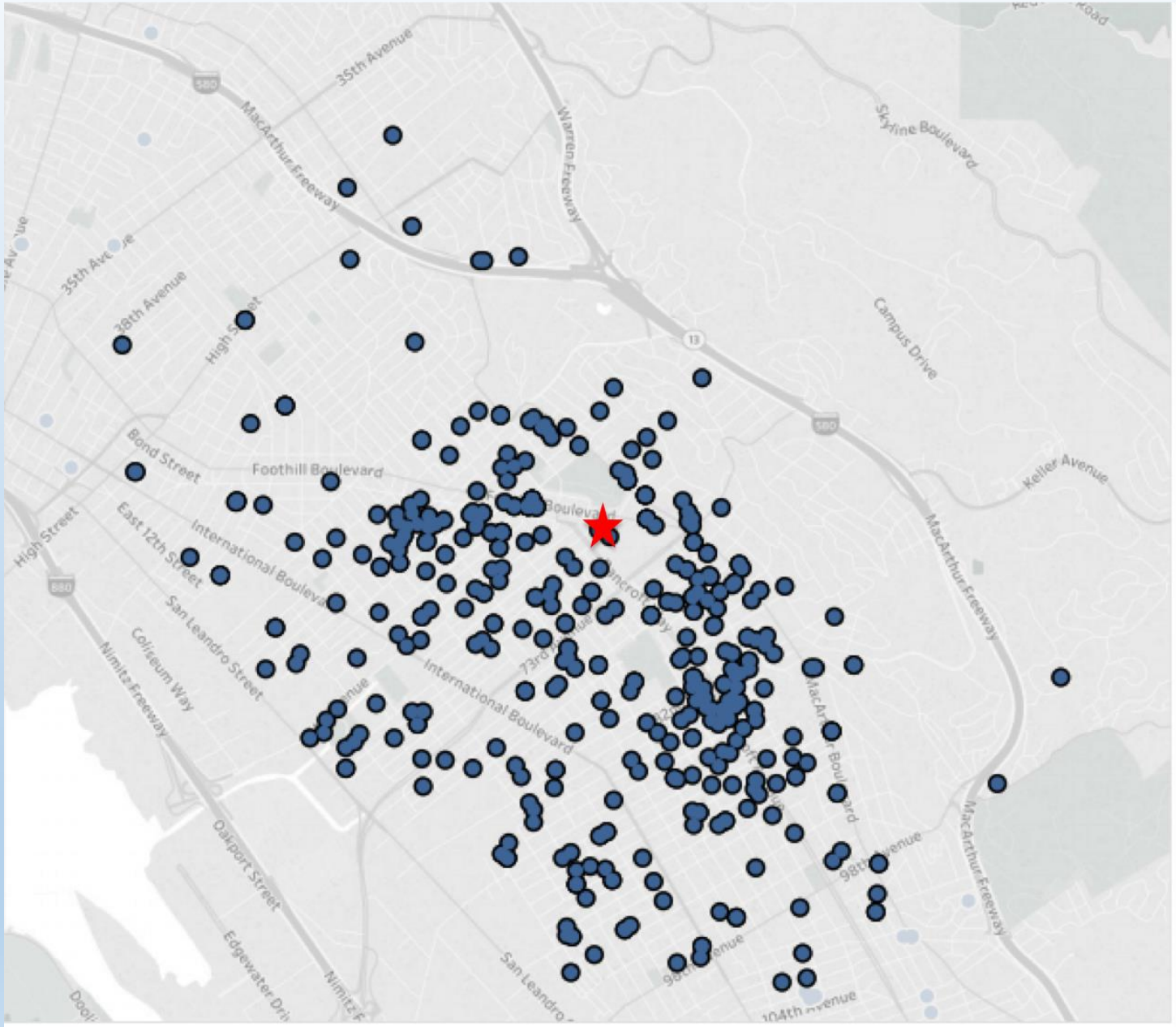
Design Changes:

- Studied Drop off & Pick up routines
- Designed 2 drop off lanes to meet demand.
- Matched vehicle direction of travel with school access points.
- Moved garage access away from Foothill & Bancroft



Aspire student body residences for ACA & Triumph:
(2018 school year)

- 107 current students (19%) from these schools already live within 0.5 miles of the site
- 287 students (51%) live within 1 mile
- 443 students (79%) live within 2 miles



Concern over traffic during Drop off & Pick up

Drop off / Pick Up Routine:

- ~20 min twice a day
- Staff regularly monitor & communicate routine to parents
- Student safety highest priority
- Use Signs, Cones, & roughly 10% staff support according to needs.

Request: Use stacked or puzzled parking.

Design Considerations:

- Insufficient clearance for stackers
- Stackers would require adding 5 feet to overall building height
- Stackers increase cost $20,000 per space
- Significant long term maintenance costs
- Cost prohibitive for affordable housing

Request: Build a parking garage.

Design Considerations:

- We meet city parking standards
- Below grade parking requires mechanical ventilation
- Mechanical ventilation reduces unit count
- Multi-story parking structures are cost prohibitive for affordable housing & would reduce unit count or school functions