

24 February 2015

McGuire and Hester
2810 Harbor Bay Parkway

STATEMENT OF DESIGN INTENT



Introduction/Overview:

McGuire and Hester, now headquartered in Oakland, CA, has played an integral role in the construction of many of Northern California's most recognized landmarks and infrastructure projects. Our storied past follows a timeline that crosses more than eight decades.

Teamwork and shared ideals have kept McGuire and Hester growing strong since our company was founded in 1926. Today we continue to uphold the longstanding traditions of professional integrity and personal service. Dedicated, hardworking professionals have made McGuire and Hester one of the most respected names in the construction industry. As a 100% employee-owned company, every individual who works with McGuire and Hester has a vested interest in creating the success that we all share.

McGuire and Hester is a "one-stop shop" for a full range of heavy civil engineering and construction services. We take on large and small projects for both public and private sector clients – from redevelopment agencies and utility companies to real estate developers and homeowners. Our strategically located offices and our highly skilled teams of people enable us to deliver services quickly and efficiently while keeping overall project costs down. And our longtime commitment to on-the-job safety is backed by a comprehensive, award winning, in-house safety program.

McGuire and Hester has a long tradition of giving back to the communities where we live and work. Our late founder, Mike Hester, was a lifelong philanthropist who was instrumental in establishing the St. Vincent de Paul Society soup kitchen in Oakland. In 1955, Mike and his wife established the Michael and Maureen Hester Foundation. Today, their grandson Michael Hester carries on the family tradition as a trustee for the now-named McGuire and Hester Foundation.

Building Design:

The McGuire and Hester building is approximately 11,500 sf for each of 2 stories, for a total gross area of 23,000 sf. The building is setback the required distance from Shoreline Park, and benefits from expansive views of San Francisco Bay, the Peninsula and San Francisco. Building architecture combines brick masonry construction with generous expanses of glass, incorporating deep sunscreen elements that mitigate heat gain from the sun, and add dimension and detail to the facades. Additional articulation is also achieved via a two color masonry scheme that incorporates a contrasting building "base" and 2nd floor spandrel areas between 1st floor window head and 2nd floor sills.

The project incorporates the use of premium, traditional building materials including reinforced structural masonry, steel and glass, that honestly portray the functions they perform. The building design is contemporary, yet possesses warmth and human scale, uses materials that can withstand the harsh elements near the waterfront, and that reflect McGuire and Hester's long history as a company. The

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central common areas of the building have glass east and west end walls, and incorporate a raised, sloped "butterfly" style roof.

The building structure includes the aforementioned load bearing, laterally resisting masonry walls, steel structural frame, and composite deck floor. Architectural ribbed metal is used as the mechanical screen on top of the building. Minimum three (3') foot deep aluminum sunscreens are located at windows on sun-intense elevations to mitigate heat gain in the buildings but continue to allow illumination from natural light. Large punched window openings will include high-performance dual-pane glazing.

The building will be developed with high efficiency HVAC systems. Interior improvements will be designed and permitted concurrent with the site shell and core for a well integrated design throughout. The project will incorporate sustainable design and will adhere to the similar standards for LEED gold and Bay Friendly point value, but may not pursue any formal certification. The project will include the minimum required one (1) bike parking space per 10 parking spaces and include men's and women's showers within the building.

Site Design:

The site design is contextual and responds to its existing edges. The building is situated at the Shoreline Park frontage at the building setback line. The site is screened from the adjacent residential area with low water landscaping similar to Stacy and Witbeck. A new curb cut will be located at the northeast corner to serve the main entry and employee parking. An existing curb cut and shared drive aisle at the southeast corner of the site is shared with Stacy and Witbeck, and is an entrance/exit for employees and fire department vehicles.

The site area is 2.05 acres. Site coverage and FAR are 12.8% and .256 respectively, versus a maximum of 40% and .5 respectively per the PD-81-2. Site landscape area is 49.5%, exceeding to the 30% minimum required by the PD. Parking is provided between the building and Adelpian Way and consists of 71 stalls, or 3.38 spaces per 1,000 sf of net building area. There are an additional 9 spaces that could be provided in the future along the north property line, bringing the total to 80 stalls, or 3.8/1000 sf, should employee and/or visitor density increase beyond current projections.

Site lighting will be designed to be placed generally east of the areas intended to be lit and cast light west, away from residential areas. All pole lights will include box shields to screen view of the light source and light pollution into the residential areas. No wall packs for parking area lighting will be placed on the buildings, however architectural wall sconces are planned to add an additional element of articulation and rhythm to the east and west facades.

Landscape Design:

The landscape celebrates both the site location and the construction industry by emphasizing views to the water and using salvaged artifacts as sculptural elements and furnishings throughout the landscape. Planting area within the landscape is approximately 12,370 SF. Hardscape is approximately 6,740 SF. The landscape reflects Bay-Friendly sustainability principles with native plants, high efficiency irrigation, natural materials and salvaged items.

Native grasses and groundcovers are planted along the length of the front of the building and in parking lot planting areas. Shrubs in a strip along the ends of parking bays prevent and screen offsite glare from headlights. Columnar trees under planted with evergreen groundcovers create a vertical edge along the north side of the parking lot.

The building entry area features granite seatpads, ornamental trees and a focal sculptural element set within a plaza of enhanced paving, which flows through the lobby to the exterior of the building on the other side. A range of outdoor facilities for employees are provided along the west and north sides of the building and are enclosed by a decorative fence. Large and small group dining, seating and gathering areas are provided amid low drought-tolerant planting in beds and pots. All areas are designed to optimize views to the Bay and encourage outdoor use.

Key Site Design Features:

It is the intent of the Project to incorporate the same exterior features used at the adjacent Stacy and Witbeck to mitigate impact on the adjacent residential area. These conditions include:

1. **Site Lighting:** At the common property line with the adjacent residential, the Project will meet the LEED standard for light pollution reduction in residential areas (LZ2). The intent is to minimize light trespass from the site and improve nighttime visibility through glare reduction. The following will be incorporated into the site lighting design:
 - Use of pole lights with maximum height of 25'; no building wall packs on the building.
 - Fixtures and/or cut-off shields will be specified for exterior lights which mitigate direct view of the site lighting source from the adjacent residential neighborhoods.
2. **Landscape Planting at the East Face of Building:** The Applicant shall plant trees and shrubs at the east face of the building in a manner to coordinate and accentuate openings and articulation in the building wall. Final Landscape Plan shall be subject to final review and approval of the City Planning Director.
3. **Mechanical Equipment:** Any noise making mechanical equipment located on the ground, which generates noise exceeding ambient noise levels (levels prior to installation of the equipment) at the common property line with adjacent residential, shall be enclosed in a sound blocking enclosure meeting the standards established by the Alameda Municipal Code for noise. The sound blocking enclosure must be built to the following minimum standards:
 - The barrier can be any thickness so long as its weight is 4 lbs/ft² or greater.
 - The barrier must be nonporous, with a solid door.
 - The barrier must enclose the equipment on all sides. The building wall may serve as one or more of the sides.
 - The wall height should be a minimum of three feet (3') greater than the tallest piece of equipment.