

January 29, 2018
NORTH LOOP 3

STATEMENT OF DESIGN INTENT

Project Overview:

North Loop 3 is being introduced to target R&D and manufacturing companies and will build on the successful phases 1 & 2 of North Loop Center in the Harbor Bay Business Park. Totalling ±11.76 acres, the North Loop 3 campus will feature approximately 187,000 square feet across 5 high image and very functional flex buildings ranging in size from 29,000 to 50,000 square feet. Anticipated uses are fully compliant with the existing PD-CM zoning.

Target tenants for North Loop 3 are small to medium-sized businesses that seek to be at the geographic center of the Bay, close to Oakland International Airport, the Port of Oakland, 15 minutes to downtown Oakland and 25 minutes to San Francisco and the Peninsula. Expected uses will include office, R&D, and light manufacturing, including food manufacturing. With East Bay vacancy in flex R&D and light industrial product hovering around 1.6% as of the 3rd quarter of 2017, the product offered at North Loop 3 is sorely needed and in high demand.

The site and building shell improvements of North Loop 3 will be developed on a speculative basis with tenant improvements build-to-suit. North Loop Phases 1 & 2, which featured 11 flex R&D, light industrial buildings located directly across the street, were developed between 2005 and 2009, and marketed exclusively on a for-sale basis. As a tribute to the success and stability of those projects, 10 out of the 11 buildings continue to be fully occupied by the original buyers.

Upon approval of a Final Development Plan, parcel map, and design review, srmErnst intends to procure building permits during the first quarter of 2018, and target groundbreaking in April of 2018.

Final Development Plan:

The project complies with the PD81-2 standards in all respects:

Category	Standard	A/B	C	D	E	F	Total
Bldg Area	-	47,000	35,300	29,400	37,400	38,000	187,100
Site Area	-	122,278	92,177	84,639	101,275	112,137	512,506
Coverage	Max 40%	33.5%	33.1%	30.0%	31.8%	29.3%	31.5%
FAR	Max 50%	38.4%	38.3%	34.7%	36.9%	33.9%	36.5%
Landscape %	Min 30%	30%	30%	31%	30%	32%	31%
Height	Max 35'	29'-11"	29'-11"	29'-11"	29'-11"	29'-11"	
Parking	(1)	114 - 2.4/1K	86 - 2.4/1K	78 - 2.7/1K	95 - 2.5/1K	97 - 2.6/1K	470 - 2.5/1K
Front Setback	Min 25'	Complies	Complies	Complies	Complies	Complies	Complies
Side Setback	Min 15'	Complies	Complies	Complies	Complies	Complies	Complies
Rear Setback(Bldg)	Min 82'	Complies	Complies	Complies	Complies	Complies	Complies
Rear Setback (Parking)	Min 67'	Complies	Complies	Complies	Complies	Complies	Complies

(1) Parking based on areas as percent of building total:

Functional Area	Pct of Total Bldg Area	Ratio
Office	35%	4/1000
Production	45%	1.25/1000
Shipping/Receiving	20%	.67/1000
Total	100%	2.1/1000

Building Design:

The North Loop 3 buildings total $\pm 161,900$ gross square feet on the ground floor level, and include partial 2nd-story area of $\pm 25,200$ gross square feet for a total gross building area of $\pm 187,100$ square feet.

Building design will marry an attractive R&D look and feel with superior functionality. The design will include a concrete tilt-up structure, high visibility 2-story glass line at the entry and office areas, minimum 24-foot clear height, a second story office level, loading, and ample parking averaging 2.5 per 1,000 square feet across the project. Projected building uses are comprised of 25-35% office, 45-55% R&D/production/manufacturing, and 10-20% shipping/receiving.

The R&D Flex buildings incorporate the use of premium, 'real' building materials including wood, steel and board form concrete, and ample glazing with integrative sustainable design. The building design is contemporary, and possesses a human scale, using materials that can withstand the harsh elements near the waterfront, and is generally consistent with the 'brand or aesthetic' of Bay area R&D and tech companies. Entry materials and site amenities relate these new buildings to similar buildings at the Harbor Bay Business Park. The buildings include structural board form concrete walls with ribbed metal panels and sunscreens for accent at the main and secondary entries. Architectural ribbed metal is used as accent with window systems and matches with the mechanical screen on top of the building. Three (3') foot deep aluminum sunscreens are located at all windows 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 project will incorporate sustainable design and will adhere to similar standards as other nearby projects 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.

The buildings will include fully functional loading facilities including recessed docks with dock-high doors and grade level roll up doors. The docks will be recessed and/or include high screen walls to screen dock loading activities from the adjacent residential neighborhood. Based on history of similar buildings nearby, trucking activity is expected to be light since these are not sized or targeted to warehouse/distribution users.

Site Design:

The site design is contextual and responds to its existing edges. The design has been crafted with careful attention to the proposed landscaping plan in order to 1) seamlessly integrate the project into the existing environment, and 2) provide a necessary buffer between the proposed buildings and the neighboring uses. The buildings are situated at the street frontage right at the building setback line. All parking occurs at the sides and rear. At the north edge of the site, adjacent to residences along Catalina Avenue, a 6-foot grade break is proposed with a combination of a berm and dense tall planting, and all planned lighting will be directed away from the residences. The site is screened as required from the adjacent residential area with grade separation and low water landscaping. Curb cuts will be located to serve the main entry and loading areas. The dock areas will include high screen walls and/or building recesses to help shield them from view of adjacent residential areas.

Site lighting will be designed to be placed generally north of the areas intended to be lit and cast light southeast, away from residential areas. All pole lights will include integral shields to screen view of the

light source and reduce light pollution into the residential areas. No wall packs will be placed on the north and east sides of the buildings.

Landscape Design:

The landscape plan is intended to reflect native coastal landscape and is based on Bay Friendly landscape principles. The native coastal meadow concept is intended to establish a compatible relationship with the existing waterfront location. The plan includes storm water bio-swales and tall evergreen trees for screening. Small patios are provided for gatherings that include wood and planter privacy screens. The plan includes native and climate appropriate plants to promote water conservation, improve water quality and increase water absorption from the roofs and site into the landscape. Water usage will be consistent with LEED, Bay Friendly and EBMUD guidelines. The existing public sidewalk along the front of the property will be preserved. Rain garden infiltration beds are positioned around the buildings. Overflow from the building roofs and surface water from the parking lots and docks will be directed to these areas for water infiltration and are designed to meet RWQCB objectives for quality and quantity of storm water runoff from the site. The rain garden plantings are chosen for their ability to filter pollutants and provide habitat. Within the parking area, a variety of evergreen and deciduous trees are used to provide shade and reduce heat island effect.

Key Site Design Features

It is the intent of the Project to incorporate the same exterior features used at the nearby VF Innovation building 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 east and north building elevations of 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. **Loading Area Screening:** Building recesses and screen walls will be used to reduce the view of loading areas.
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.