

# Attachment 1

## Christie Avenue Sites Redevelopment RFP

Initial Proposal Comparison Chart - Green highlight = shortlisted proposals

	California Landmark Group Praxis Development Group SAHA Kava Massih Architects Labib Funk & Associates	EAH David Baker Architects DCI Engineers	Highridge Costa SVA KPFF LUK & Associates	JRC RCD Mithun Fast + Epp	The Pacific Company Architect Orange Axiom	Related EBALDC Bar Architect YA Studio KPFF
<b>Building Details</b>	<b>Building Details</b>	<b>Building Details</b>	<b>Building Details</b>	<b>Building Details</b>	<b>Building Details</b>	<b>Building Details</b>
# of Buildings	2	3	3	2	2	3
Building Types	Mid-rise	Mid-rise	High+Mid-rise	High+Mid-rise	Mid-rise	Mid-rise
# Stories (midrise/tower)	7 Story	8 story	6 Story/20 story	7 story/20 story	6 story	7 story
# Phases	1	3	2	2	1	3
Market Rate Building	Yes	No	No	Yes	No	No
Affordable & Market Rate Units	Yes	No	No	Yes	No	No
# of Total Units	340	367	346	340	340	302
<b>Income Breakdown</b>	<b>Income Breakdown</b>	<b>Income Breakdown</b>	<b>Income Breakdown</b>	<b>Income Breakdown</b>	<b>Income Breakdown</b>	<b>Income Breakdown</b>
#20% AMI	0	0	22	22	0	0
# 30% AMI	28	108	13	13	101	63
# 40% AMI	0	78	0	0	0	62
# 50% AMI	44	82	74	74	101	62
# 60% AMI	17	96	30	30	101	112
# 80% AMI	0	0	67	0	33	0
# 100% AMI	0	0	66	0	0	0
# 120% AMI	0	0	66	0	0	0
# Market	251	3	2	201	4	3
Special Needs Target	Unknown	No	Unknown	Yes- Formerly Homeless (22)	No	Yes- Unknown Group (8)
<b>Bedroom Breakdown</b>	<b>Bedroom Breakdown</b>	<b>Bedroom Breakdown</b>	<b>Bedroom Breakdown</b>	<b>Bedroom Breakdown</b>	<b>Bedroom Breakdown</b>	<b>Bedroom Breakdown</b>
# Studio	0	46	68	34	129	28
# 1 Bedroom	270	89	108	135	103	111
# 2 Bedroom	45	128	120	120	68	82
# 3 Bedroom	20	104	45	51	40	78
# 4 Bedroom	5	0	5	0	0	3
Includes Townhouse Units	No	Yes	Yes	Yes	No	No
<b>Gross Square Feet</b>	<b>Gross Square Feet</b>	<b>Gross Square Feet</b>	<b>Gross Square Feet</b>	<b>Gross Square Feet</b>	<b>Gross Square Feet</b>	<b>Gross Square Feet</b>
Residential	226,640 sq ft	262,900 sq ft	292,200 sq ft	299,140 sq ft	Unknown	263,164 sq ft
Amenity Space	21,331 sq ft	21,800 sq ft	7,862 sq ft(Interior)	17,440 sq ft	13,200 sq ft	32,500 sq ft
Commercial	10,130 sq ft	1,500 sq ft	17,715 sq ft	0 sq ft	1,000 sq ft	3,400 sq ft
Park Space	8,350 sq ft	Unknown	Unknown	22,000 sq ft	Unknown	9,300 sq ft
<b>Parking</b>	<b>Parking</b>	<b>Parking</b>	<b>Parking</b>	<b>Parking</b>	<b>Parking</b>	<b>Parking</b>
Auto Parking	283	271	220	185	171	Unknown
<b>Park Amenities</b>	<b>Park Amenities</b>	<b>Park Amenities</b>	<b>Park Amenities</b>	<b>Park Amenities</b>	<b>Park Amenities</b>	<b>Park Amenities</b>
Basketball Court	Yes	Yes	No	Yes	Yes (Skycourt)	Yes
Pickleball Court	Yes	No	Yes (2)	No	No	No
Seating Area	No	No	Park Benches	Landscaped Seating	No	Social Area
Plaza Area	No	No	No	Porch on Park	No	Plaza Areas
Other Amenities	No	No	Adult Fitness Area	No	No	Games Area, Boccee Court
<b>Business Terms</b>	<b>Business Terms</b>	<b>Business Terms</b>	<b>Business Terms</b>	<b>Business Terms</b>	<b>Business Terms</b>	<b>Business Terms</b>
City of Emeryville Contribution	\$9.85M	\$23.6M	\$23.6M	\$23.6M	\$19.5M	\$23.6M
Total Development Cost	\$204.8M	\$324.4M	\$254.6M	\$300M	\$180.8M	\$240.9M
Total Cost Per Unit	\$602.3K	\$883.9K	\$735.8K	\$882.3K	\$531.7K	\$797.6K
% residual receipts to City	50% share + 25%	50% Share	% Unknown	50% share	75% share	50%share
			\$500k at close, \$75k annual host fee, 10% available cashflow	\$1m at close, 4.5% of EGR payment annual		
Ground Lease Payments	\$10m capitalized payment	unknown			unknown	unknown



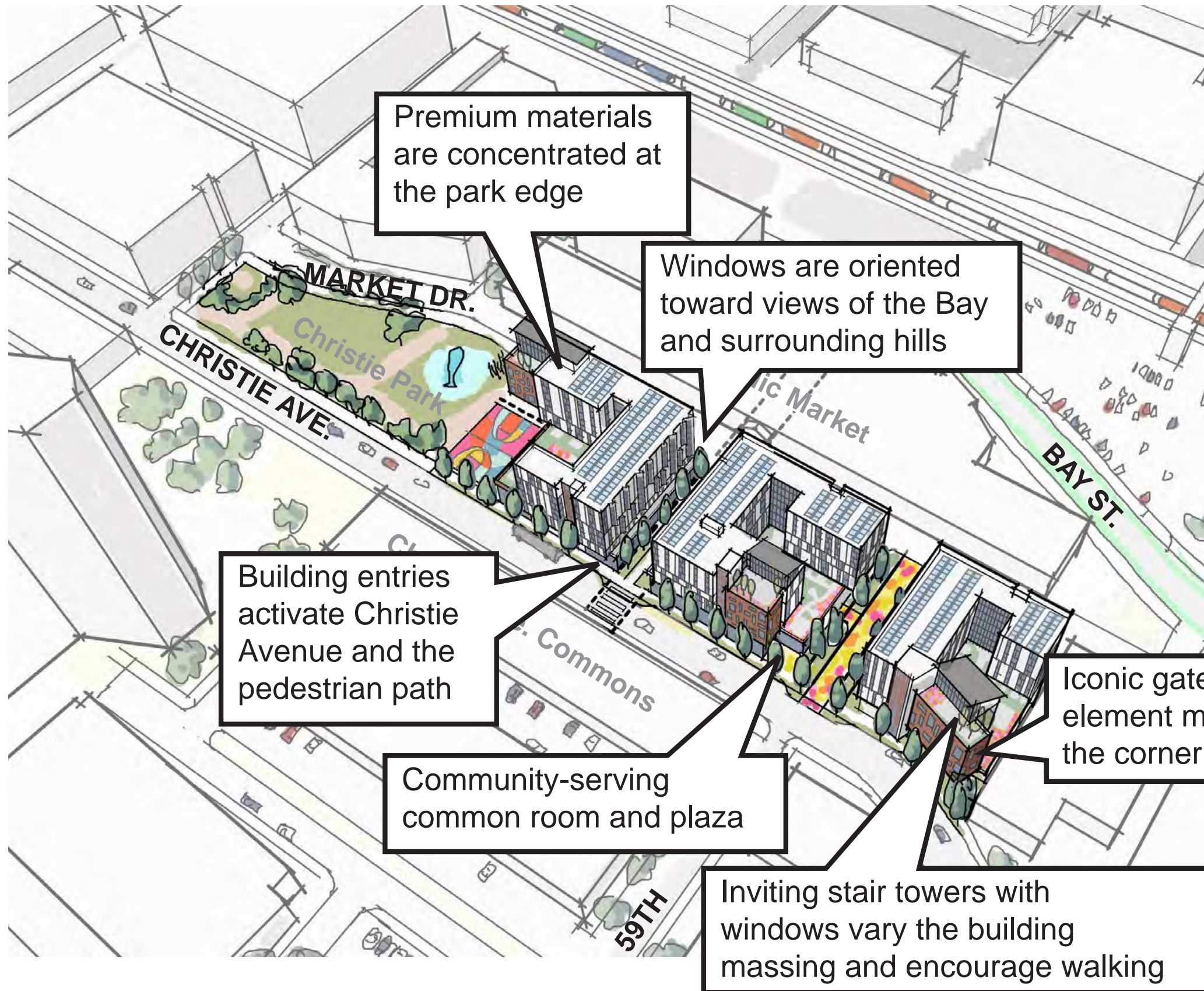
# CHRISTIE AVENUE SITES

## WHERE EMERYVILLE FAMILIES THRIVE

*Attachment 2 -  
EAH*







## THOUGHTFUL DESIGN

### A Little Goes a Long Way

- A generous and active ground floor keeps things interesting for people passing by.
- Premium materials are concentrated at points of shared experience, such as entryways and prominent corners. The balance of materials are economical, durable, and low-maintenance.
- Stairs and corridors break up the bulk of the building and bring light into the interior.

### Family-Friendly Features

- A high percentage of units enjoy access to outdoor space.
- Common rooms and laundry rooms are sited adjacent to outdoor space to make multitasking easier and offer convenient links to restful green areas and play zones.
- Unit design will meet Emeryville's Family Friendly Design Guidelines.



Windows are oriented toward the Bay and surrounding hills

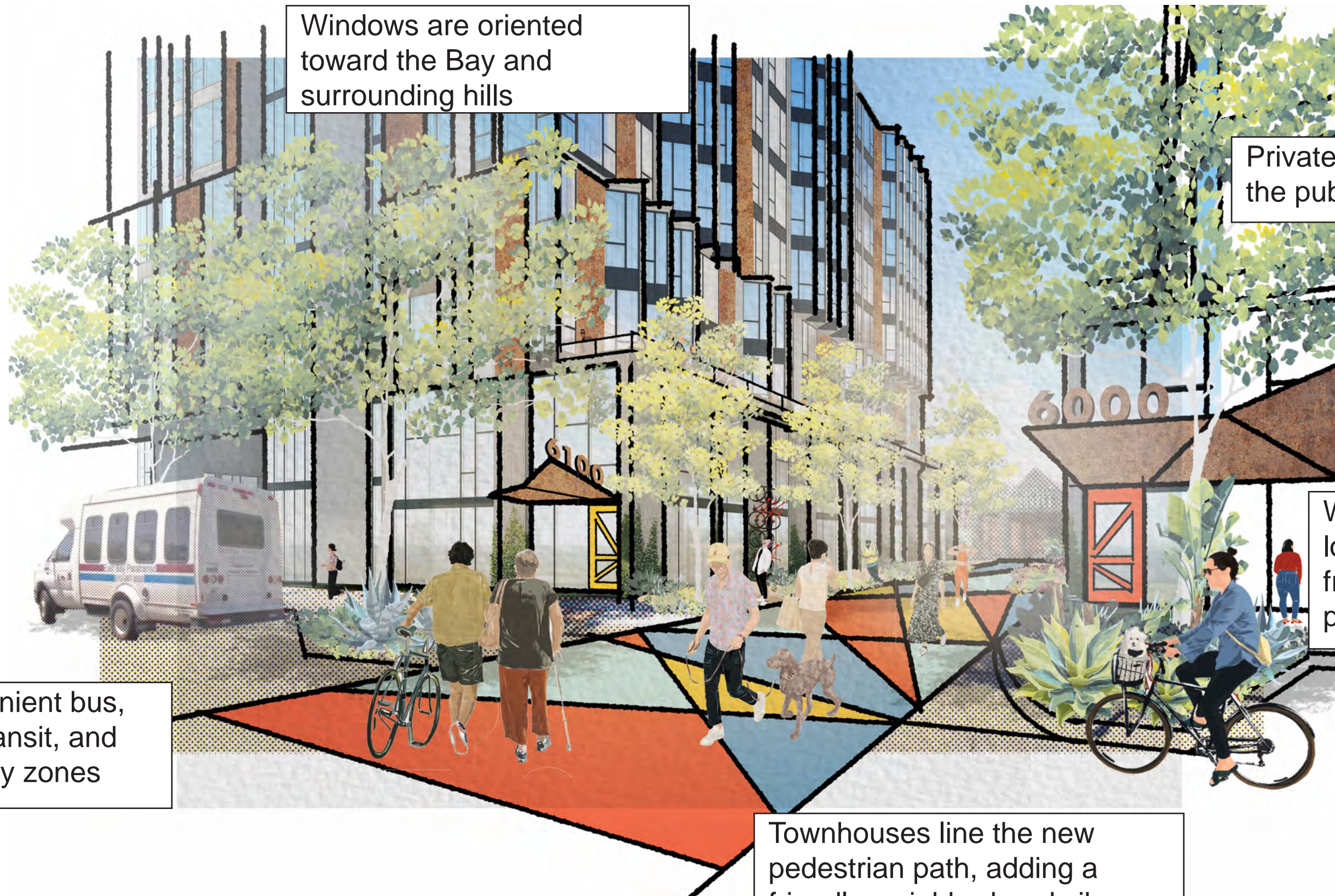
Private patios overlook the public green space

Welcoming lobbies accessed from landscaped path

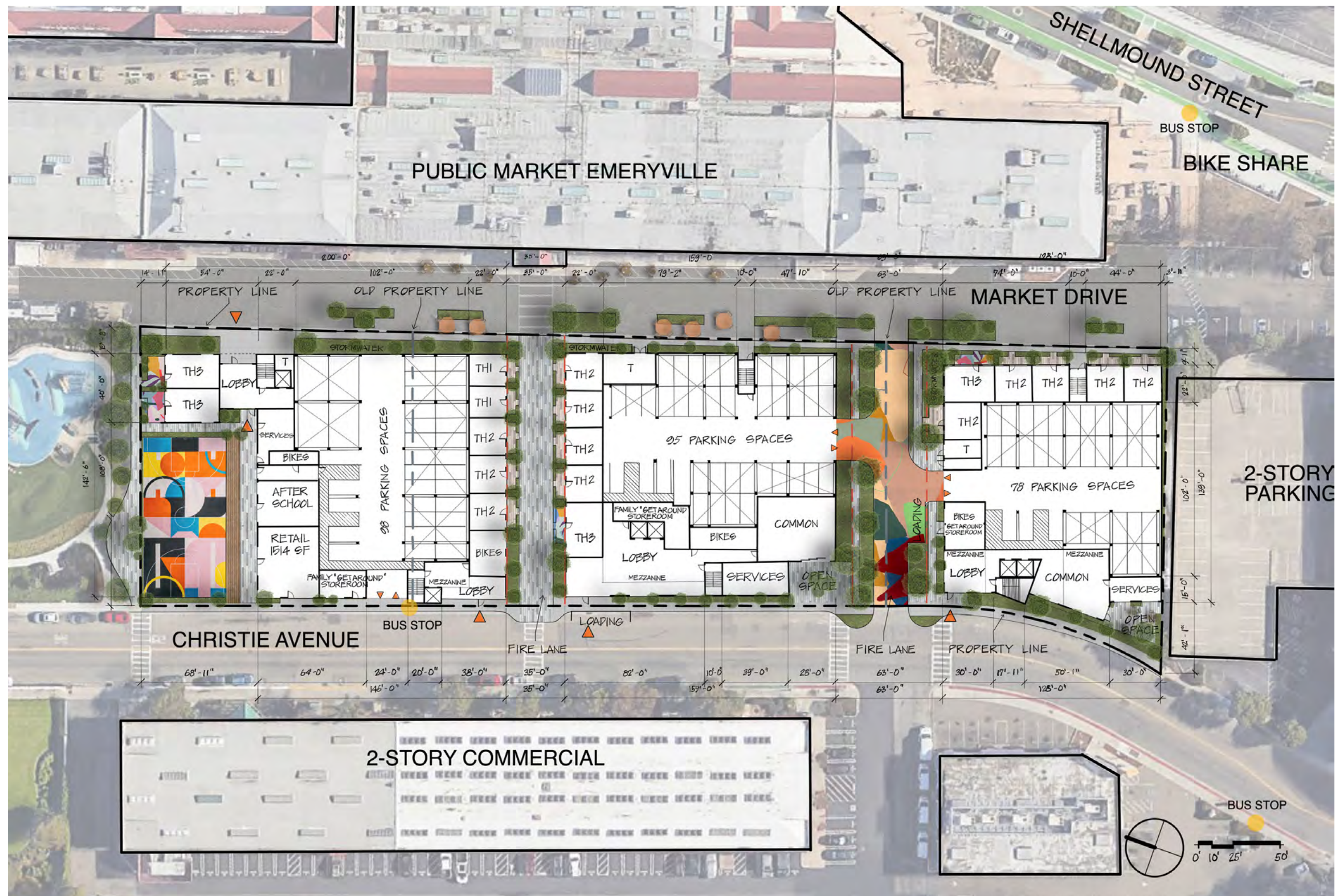
Convenient bus, paratransit, and delivery zones

Townhouses line the new pedestrian path, adding a friendly, neighborhood vibe

## VISUAL AND PHYSICAL CONNECTIONS

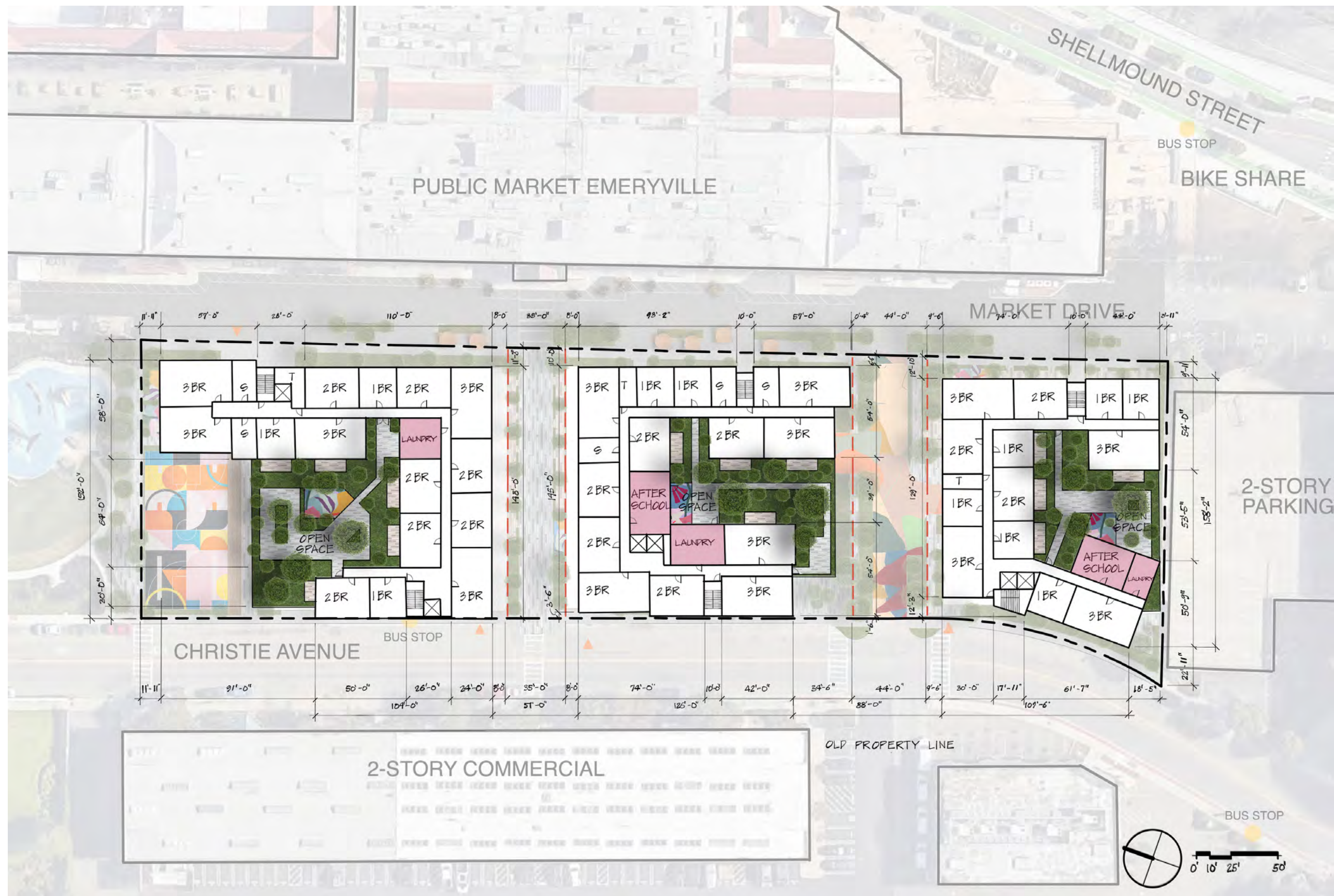






LEVEL 1 - GROUND FLOOR PLAN





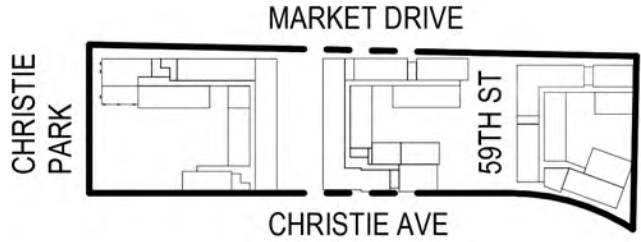
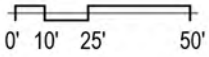
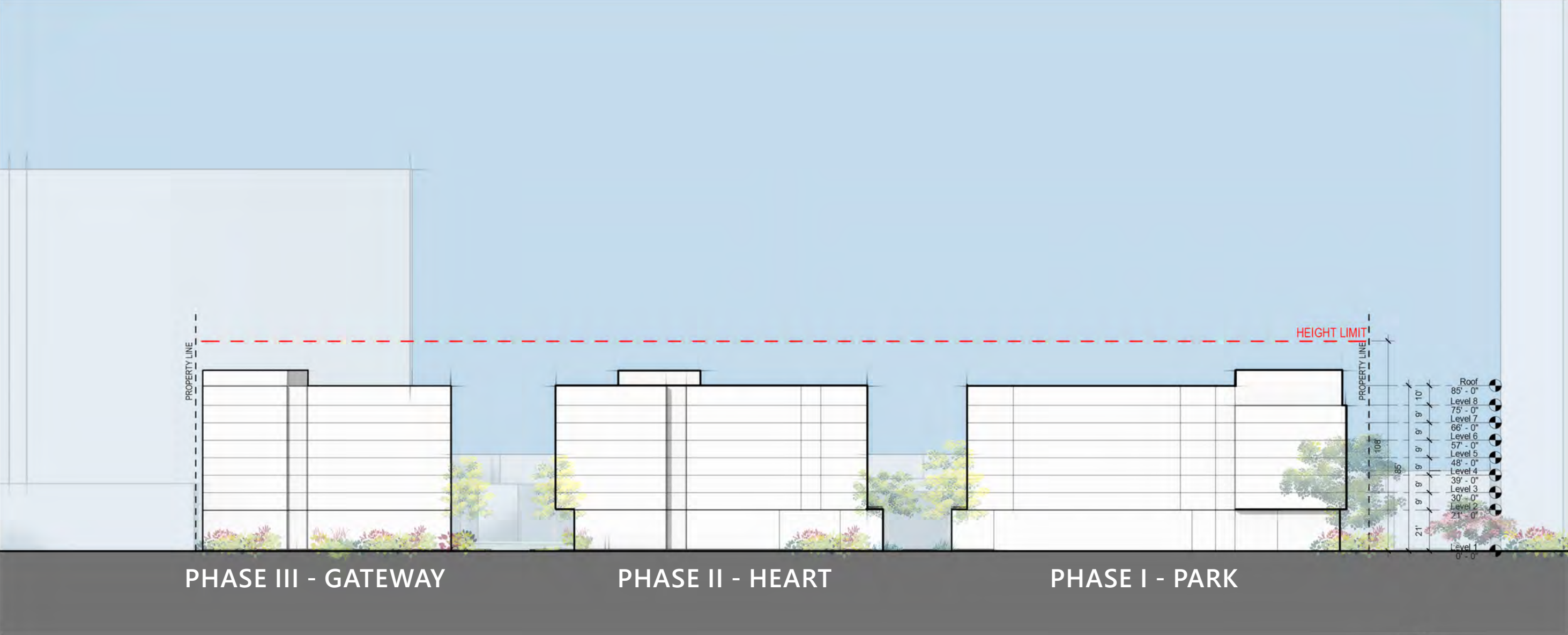
LEVEL 2 - COURTYARD LEVEL





LEVEL 8 - TOP FLOOR





EAST ELEVATION - MARKET DRIVE



PERSPECTIVE VIEW - LOOKING TOWARDS SOUTH

Attachment 3 -  
Highridge Costa





PERSPECTIVE VIEW - LOOKING TOWARDS EAST





# CONCEPT DIAGRAM - PROJECT VISION



## MARKETPLACE PASEO

- SITE POROSITY FROM EAST TO WEST
- CONNECTS CHRISTIE AVE WITH THE MARKETPLACE
- CREATING MORE OPEN GREEN SPACE FOR THE COMMUNITY



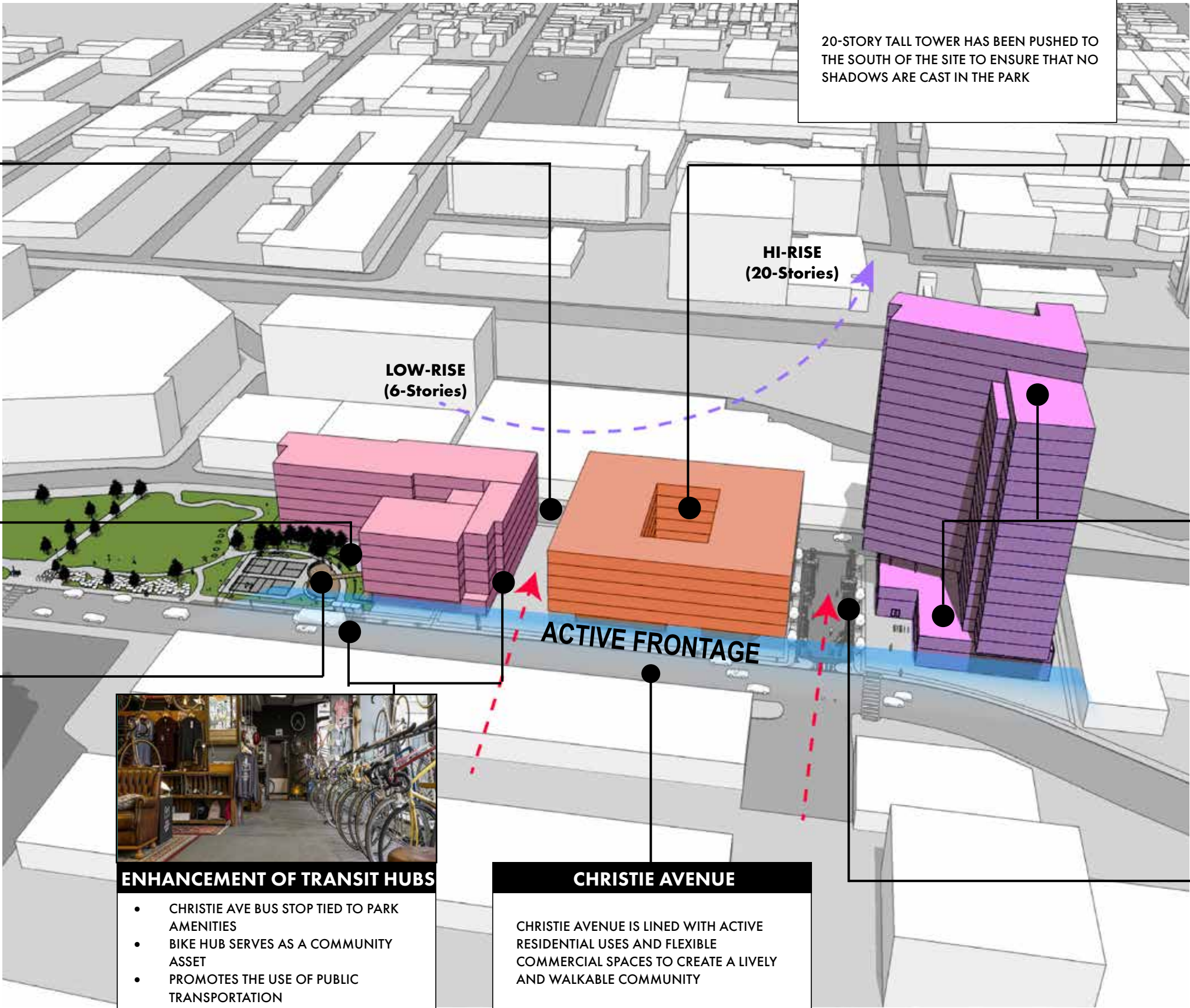
## TOWNHOUSES WITH STOOPS

- UNITS WITH DIRECT ACCESS TO PARK AND MARKET DRIVE
- ENHANCES STREET SAFETY AND CREATES STRONGER COMMUNITIES



## CHRISTIE PARK EXPANSION

- PARK EXPANSION IS PUSHED TO THE FOREFRONT AND WRAPPED WITH UNITS AROUND CREATING A BETTER CONNECTION AS WELL AS CONSTANT EYES ON THE PARK



**SITE MASSING**

20-STORY TALL TOWER HAS BEEN PUSHED TO THE SOUTH OF THE SITE TO ENSURE THAT NO SHADOWS ARE CAST IN THE PARK



## FUTURE PROOF PARKING LOT

- STANDALONE PARKING DECK ALLOWS FOR FUTURE CONVERSION TO MORE HOUSING
- ACTIVE GROUND FLOOR SPACES



## TOWER STEP WITH AMENITIES

- TOWER MASSING STEPS BACK TO GIVE STREET FRONTAGE A MORE PEDESTRIAN FRIENDLY ENVIRONMENT WHILE CREATING OPPORTUNITIES FOR ROOFTOP AMENITIES



## ENHANCEMENT OF TRANSIT HUBS

- CHRISTIE AVE BUS STOP TIED TO PARK AMENITIES
- BIKE HUB SERVES AS A COMMUNITY ASSET
- PROMOTES THE USE OF PUBLIC TRANSPORTATION

**CHRISTIE AVENUE**

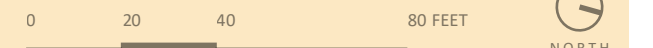
CHRISTIE AVENUE IS LINED WITH ACTIVE RESIDENTIAL USES AND FLEXIBLE COMMERCIAL SPACES TO CREATE A LIVELY AND WALKABLE COMMUNITY



## 59TH STREET PROMENADE

- ACTIVATES THE PASSAGEWAY AND CONVERTS IT INTO A SPACE FOR THE COMMUNITY
- ALLOWS FOR EVENTS AND OTHER SOCIAL GATHERINGS FOR THE CITY







FLOOR PLAN - LEVEL 2



0 20 40 80 FEET





FLOOR PLAN - LEVEL 3



0 20 40 80 FEET





ELEVATION - CHRISTIE AVENUE



0 20 40 80 FEET







Tower Character



Extension of 62nd Street Woonerf to Market Drive



“Porch on the Park” Opportunity at Building Interface





# PROJECT CHARACTER | CHRISTIE PARK & CHRISTIE AVE INTERFACE



59th Way Linear Landscape [Heartline, Mithun]



Rooftop Amenity Spaces [Heartline, Mithun]

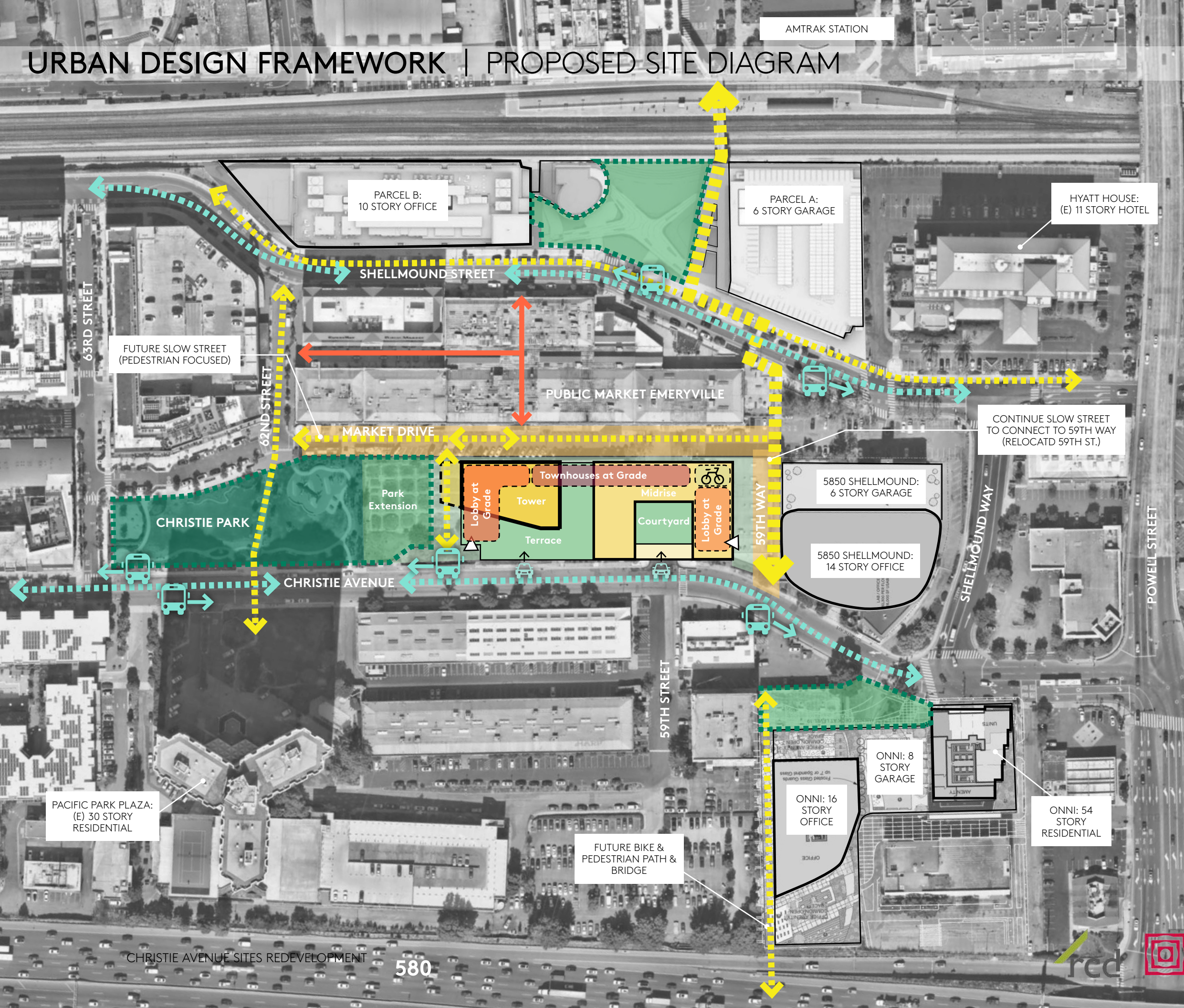


Emeryville Greenway character





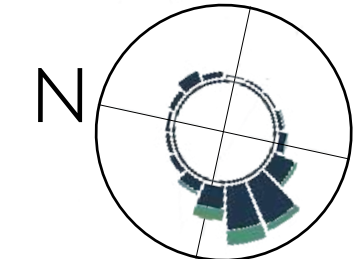
# URBAN DESIGN FRAMEWORK | PROPOSED SITE DIAGRAM



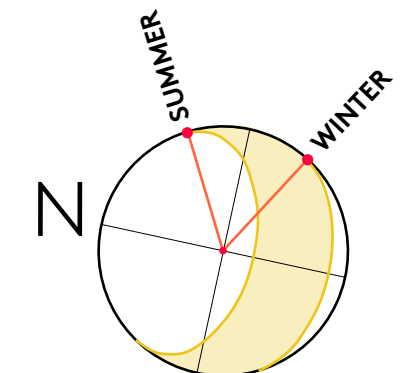
## LEGEND

- Primary Path Through The Public Market
- Bus Stop
- Primary Bike & Pedestrian Path
- Secondary Bike & Pedestrian Path
- Primary Vehicular Street
- Extent of Public Park
- Planned Public Open Space
- Residential Lobby Entry
- Garage Entry
- Public Bike/Transit Hub

## ANNUAL WIND DIRECTION



AVERAGE SPEED: 6MPH GUSTS: 9MPH



## SUN PATH DIAGRAM

Jonathan Rose  
Companies

MITHUN



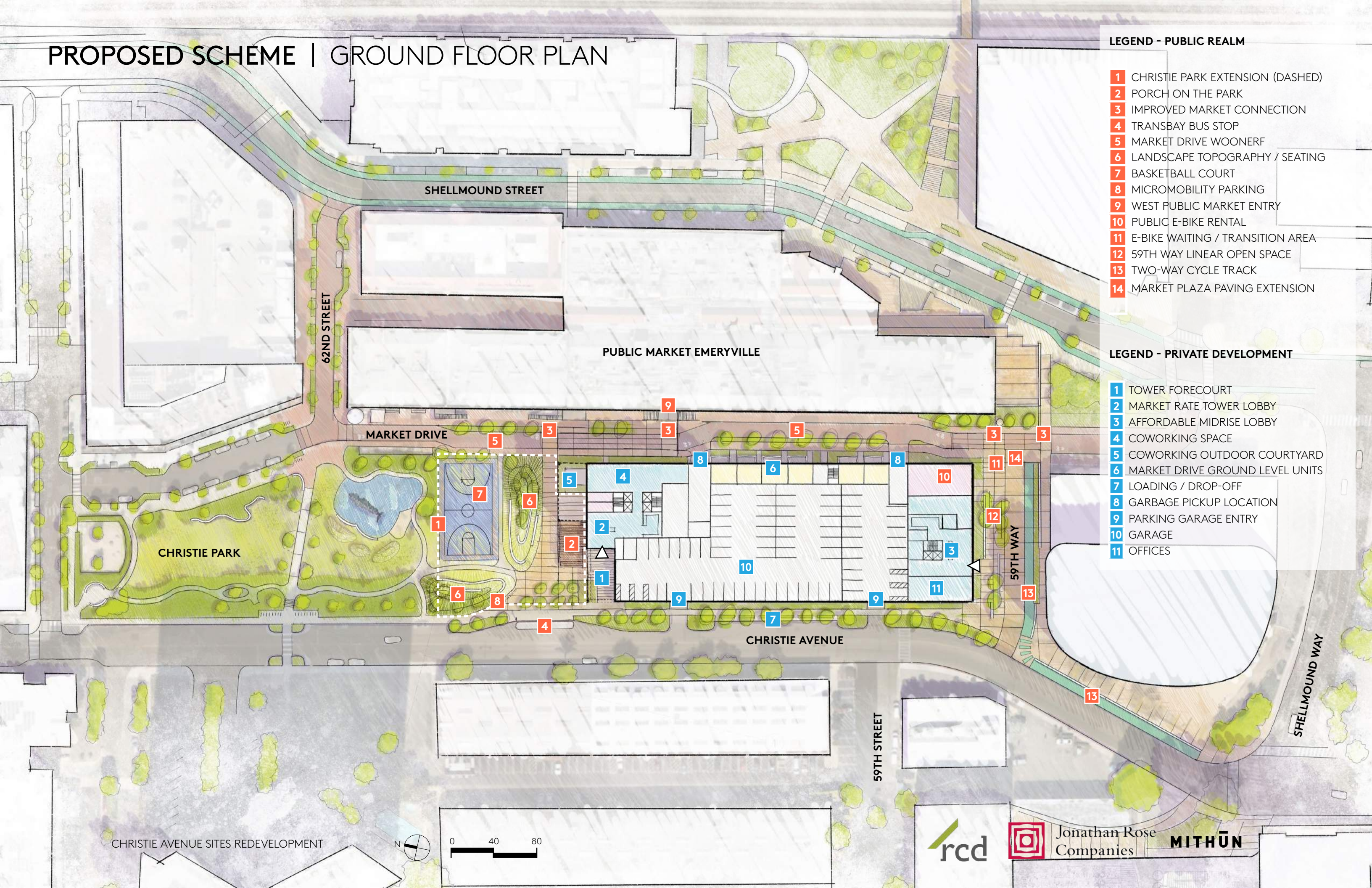
# PROPOSED SCHEME | GROUND FLOOR PLAN

## LEGEND - PUBLIC REALM

- 1 CHRISTIE PARK EXTENSION (DASHED)
- 2 PORCH ON THE PARK
- 3 IMPROVED MARKET CONNECTION
- 4 TRANSBAY BUS STOP
- 5 MARKET DRIVE WOONERF
- 6 LANDSCAPE TOPOGRAPHY / SEATING
- 7 BASKETBALL COURT
- 8 MICROMOBILITY PARKING
- 9 WEST PUBLIC MARKET ENTRY
- 10 PUBLIC E-BIKE RENTAL
- 11 E-BIKE WAITING / TRANSITION AREA
- 12 59TH WAY LINEAR OPEN SPACE
- 13 TWO-WAY CYCLE TRACK
- 14 MARKET PLAZA PAVING EXTENSION

## LEGEND - PRIVATE DEVELOPMENT

- 1 TOWER FORECOURT
- 2 MARKET RATE TOWER LOBBY
- 3 AFFORDABLE MIDRISE LOBBY
- 4 COWORKING SPACE
- 5 COWORKING OUTDOOR COURTYARD
- 6 MARKET DRIVE GROUND LEVEL UNITS
- 7 LOADING / DROP-OFF
- 8 GARBAGE PICKUP LOCATION
- 9 PARKING GARAGE ENTRY
- 10 GARAGE
- 11 OFFICES

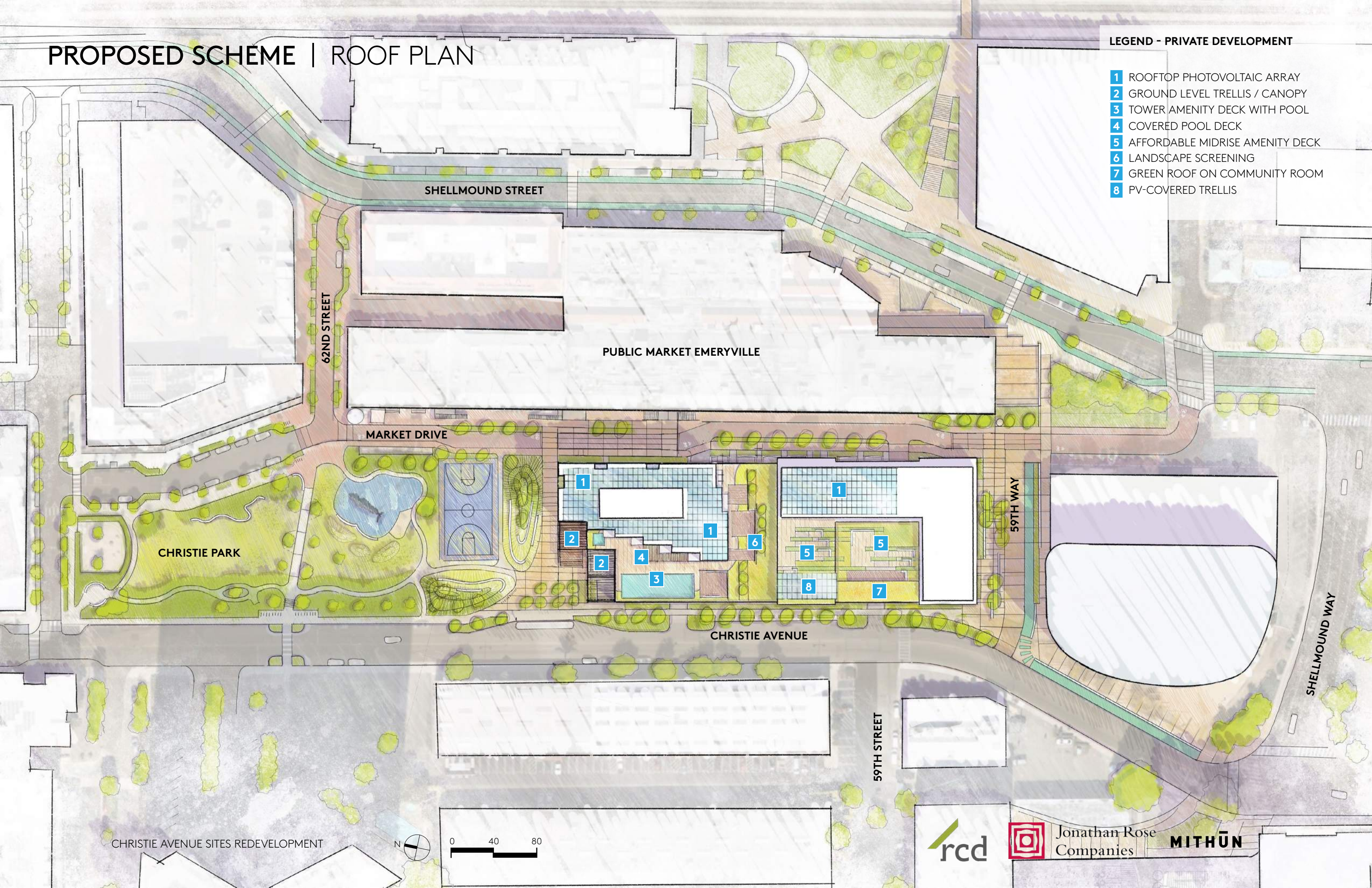




# PROPOSED SCHEME | ROOF PLAN

## LEGEND - PRIVATE DEVELOPMENT

- 1 ROOFTOP PHOTOVOLTAIC ARRAY
- 2 GROUND LEVEL TRELLIS / CANOPY
- 3 TOWER AMENITY DECK WITH POOL
- 4 COVERED POOL DECK
- 5 AFFORDABLE MIDRISE AMENITY DECK
- 6 LANDSCAPE SCREENING
- 7 GREEN ROOF ON COMMUNITY ROOM
- 8 PV-COVERED TRELLIS



CHRISTIE AVENUE SITES REDEVELOPMENT



0 40 80



Jonathan Rose  
Companies

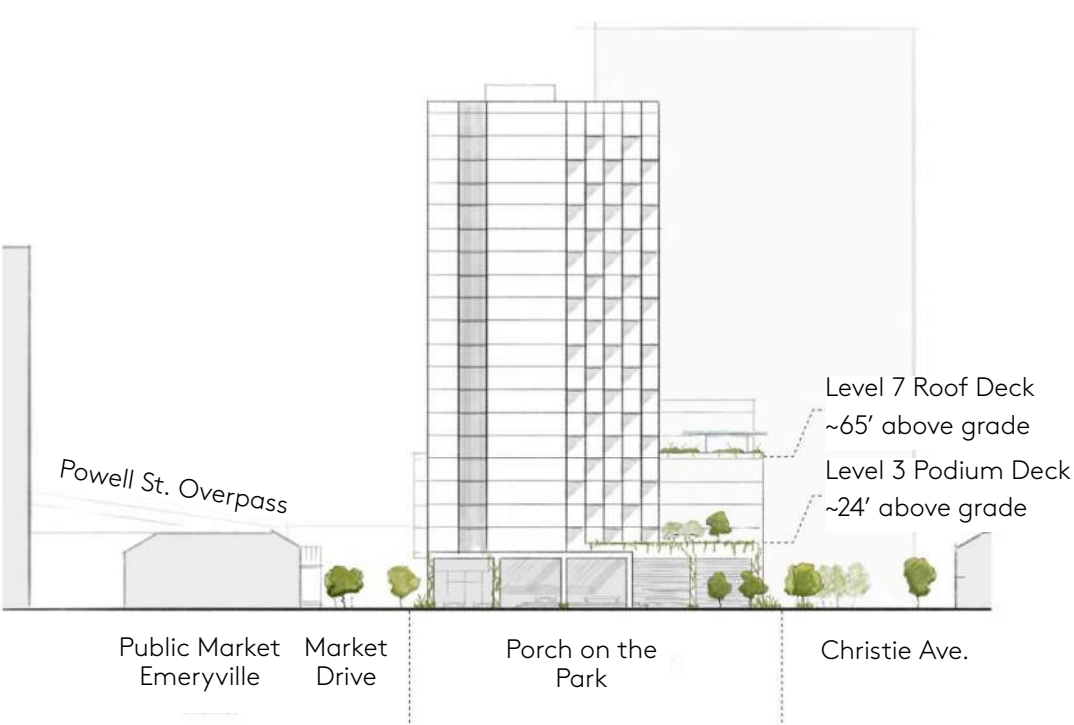
MITHUN



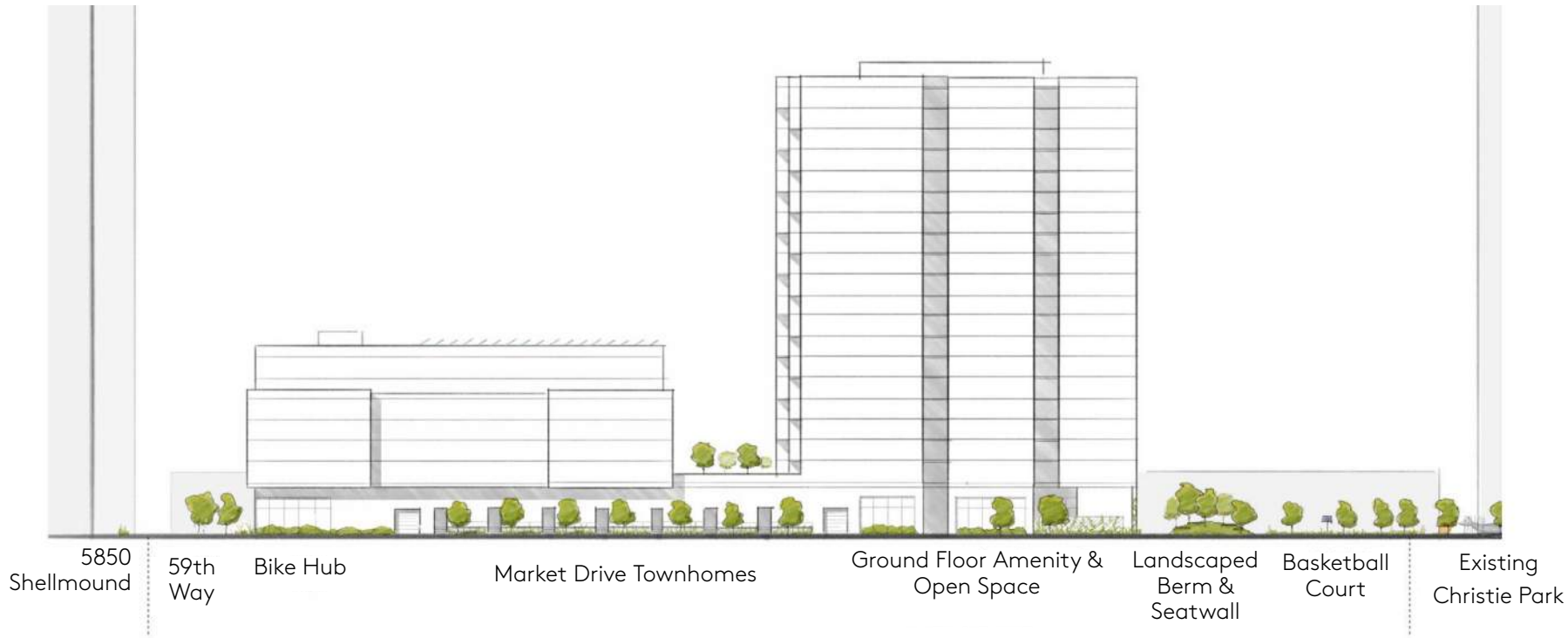
ELEVATIONS



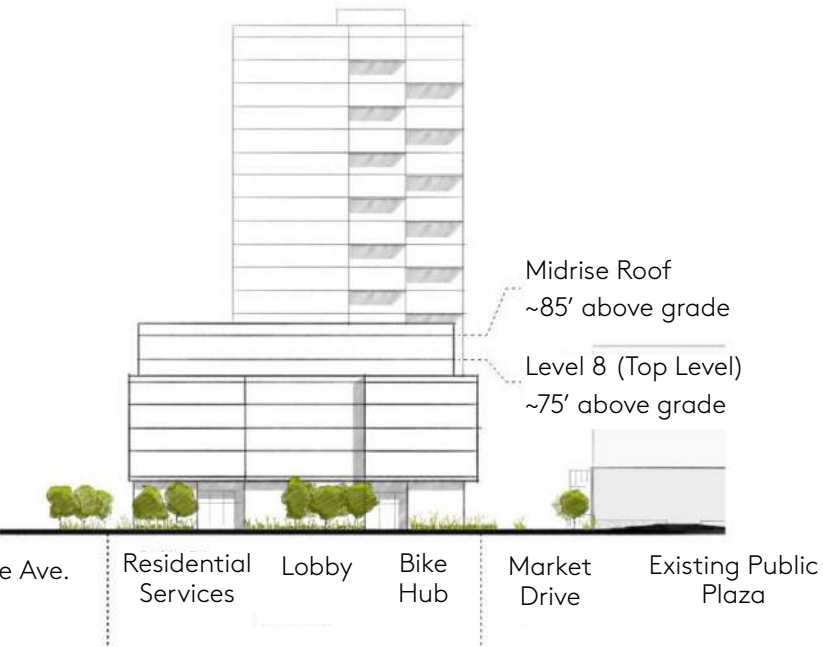
WEST ELEVATION (FROM CHRISTIE AVENUE)



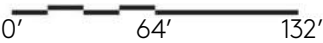
NORTH ELEVATION (FROM CHRISTIE PARK)



EAST ELEVATION (FROM MARKET DRIVE)



EAST ELEVATION (FROM 59TH WAY)







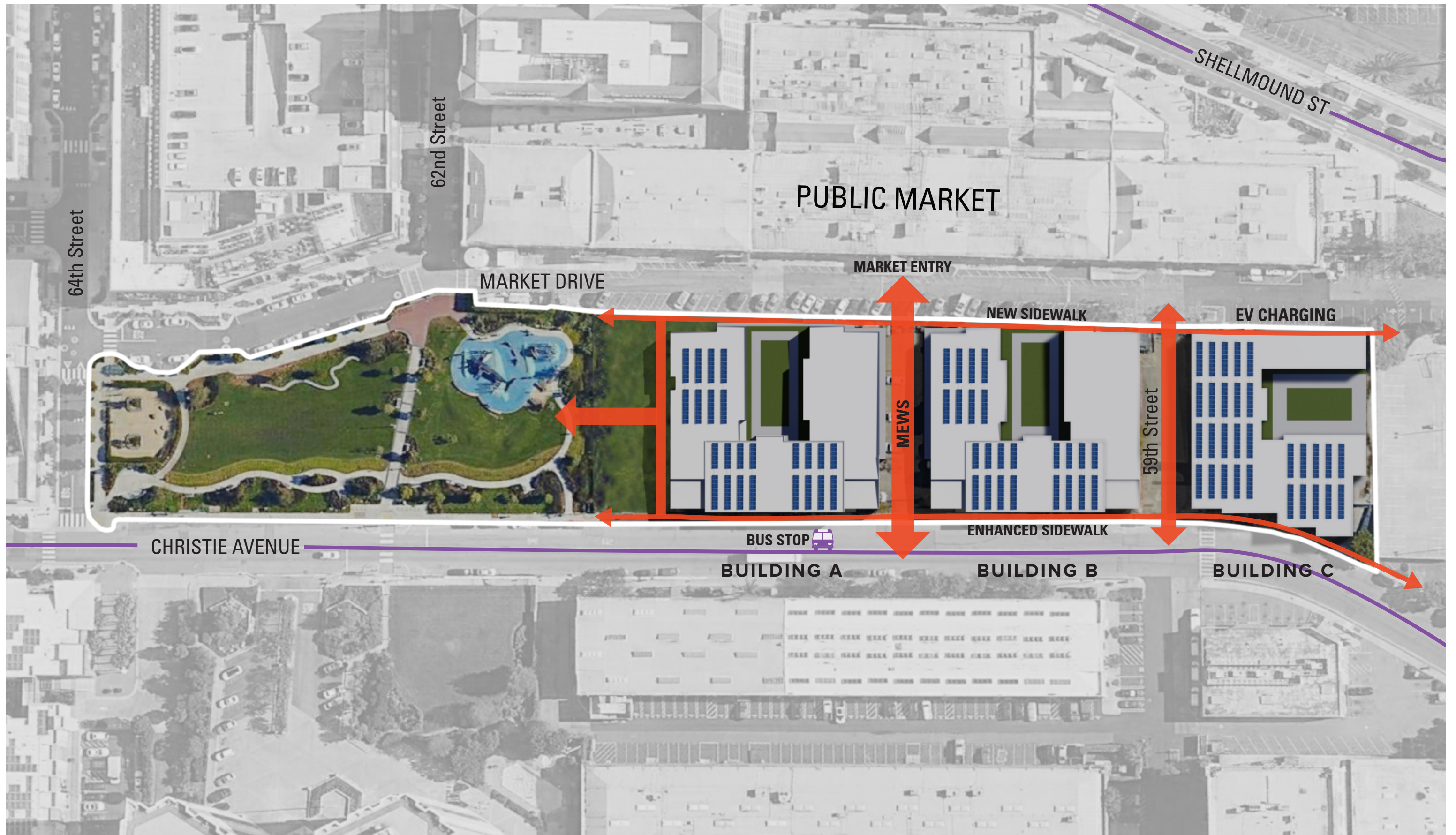
**VIEW ALONG CHRISTIE AVE**





VIEW FROM CHRISTIE AVE | MEWS





**SITE PLAN**

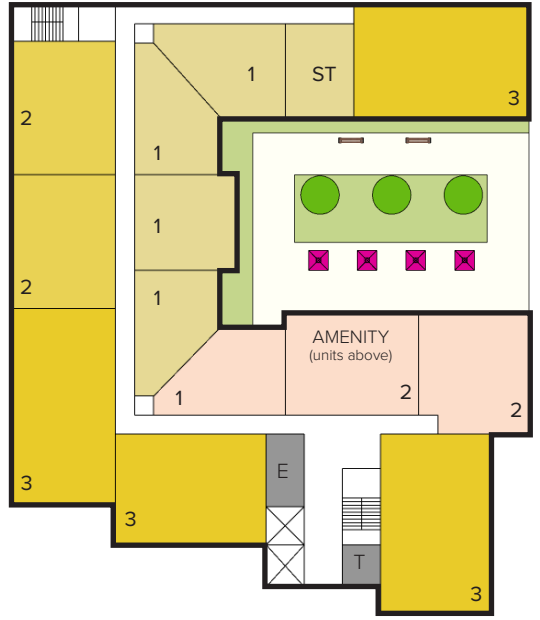
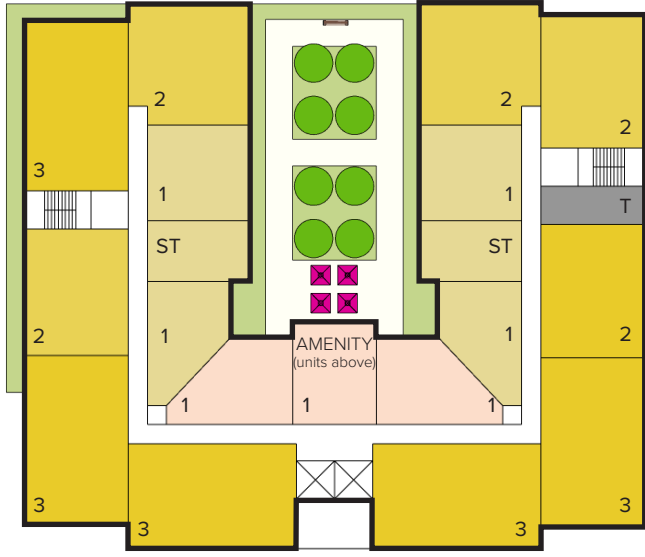
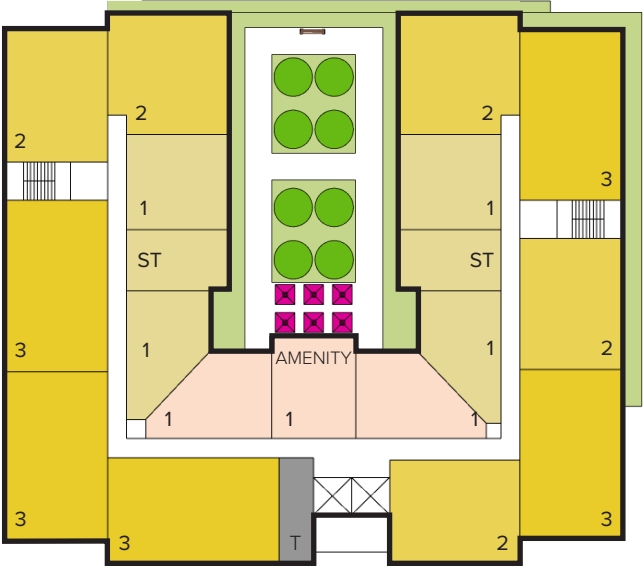




BUILDING A

BUILDING B

BUILDING C

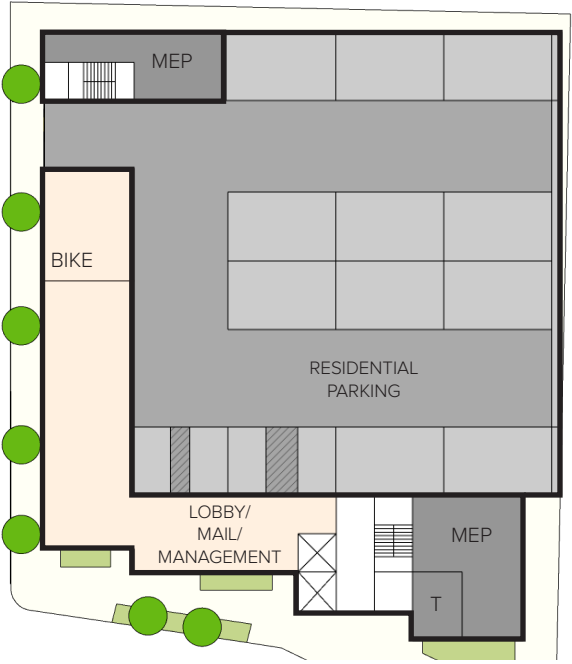
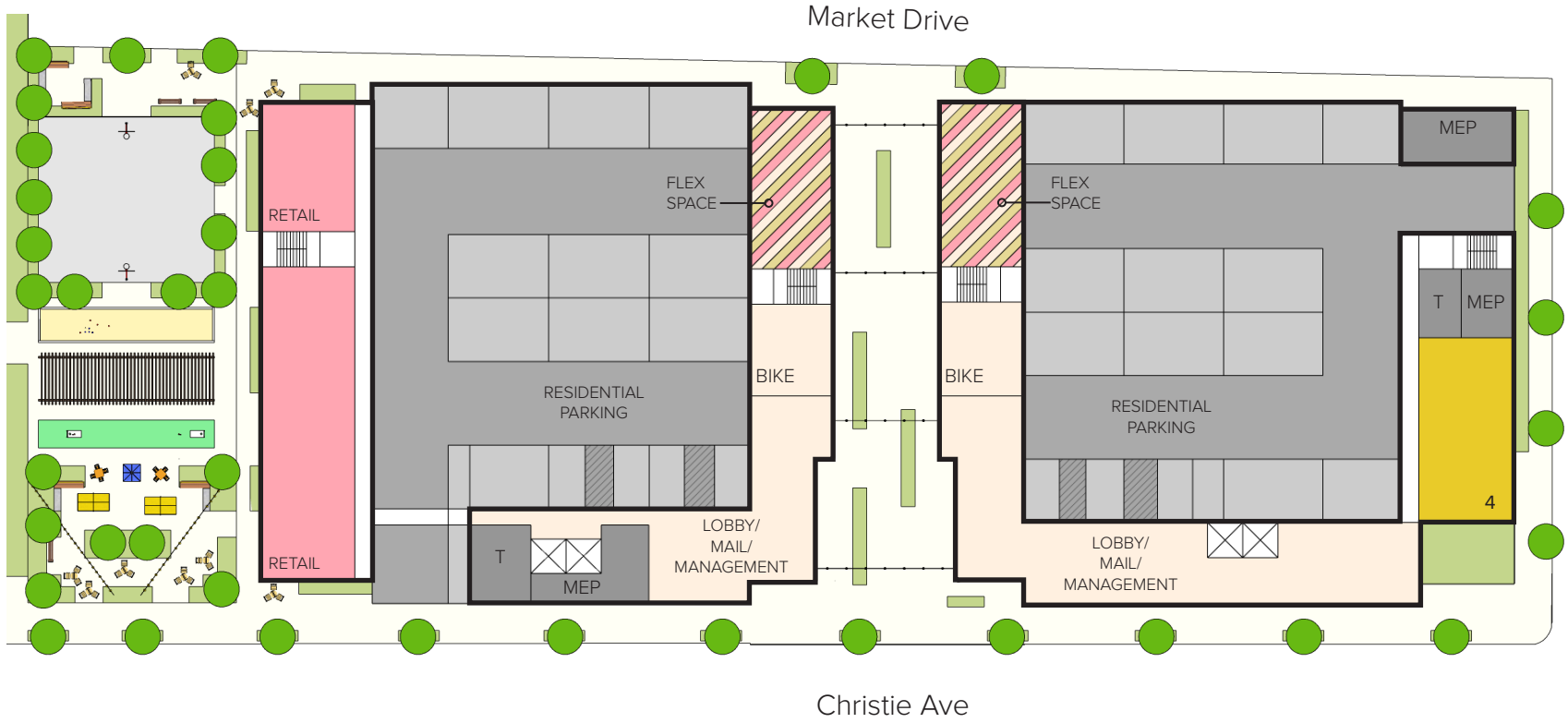


LEVEL 2

UNIT MIX	BLDG A	B	C	TOTAL	%
STUDIO (430 FT <sup>2</sup> avg)	12	12	4	28	9
1 BR (675 FT <sup>2</sup> avg)	41	41	29	111	37
2 BR (945 FT <sup>2</sup> avg)	30	30	22	83	27
3 BR (1215 FT <sup>2</sup> avg)	28	28	22	78	26
4 BR (1485 FT <sup>2</sup> avg)	0	1	2	3	1
TOTAL	111	112	79	302	100

PARKING	51	54	53
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AREA TOTAL (GSF)			
RESIDENTIAL COMMONS	5,700	7,000	5,800
RETAIL/COMMERCIAL	3,400	0	0
RESIDENTIAL COURTYARD	5,100	4,800	4,100
MEWS		6,700	
PARK ADDITION		9,300	



GROUND LEVEL

