

SOLOMON CORDWELL BUENZ

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# EMERYVILLE LIFE SCIENCES TOWER

CA VENTURES

04 – 18 – 2022

SCB

*Attachment 1*

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# PROJECT TEAM

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# PROJECT GOALS

Located at the corner of Christie Avenue and Shellmound Way, 5850 Shellmound Way is right in the middle of the downtown core. Currently the site is underused and occupied by a vacant three story office building and surface parking lot with very little open space and no amenity for the community.

The proposed project will provide a mix of uses including life sciences laboratory space, neighborhood serving amenities, and 6 residential townhouses. All of the townhouses will be for low or very-low income renters.

The proposed 385,000 sqft of class A and built for purpose Life Sciences laboratory space will attract a variety of science companies and solidify the downtown as a major regional hub for life saving and life changing science and technology innovations.



LIVE



WORK





# 1. SITE AND CONTEXT ANALYSIS

## Context | Zoning Map



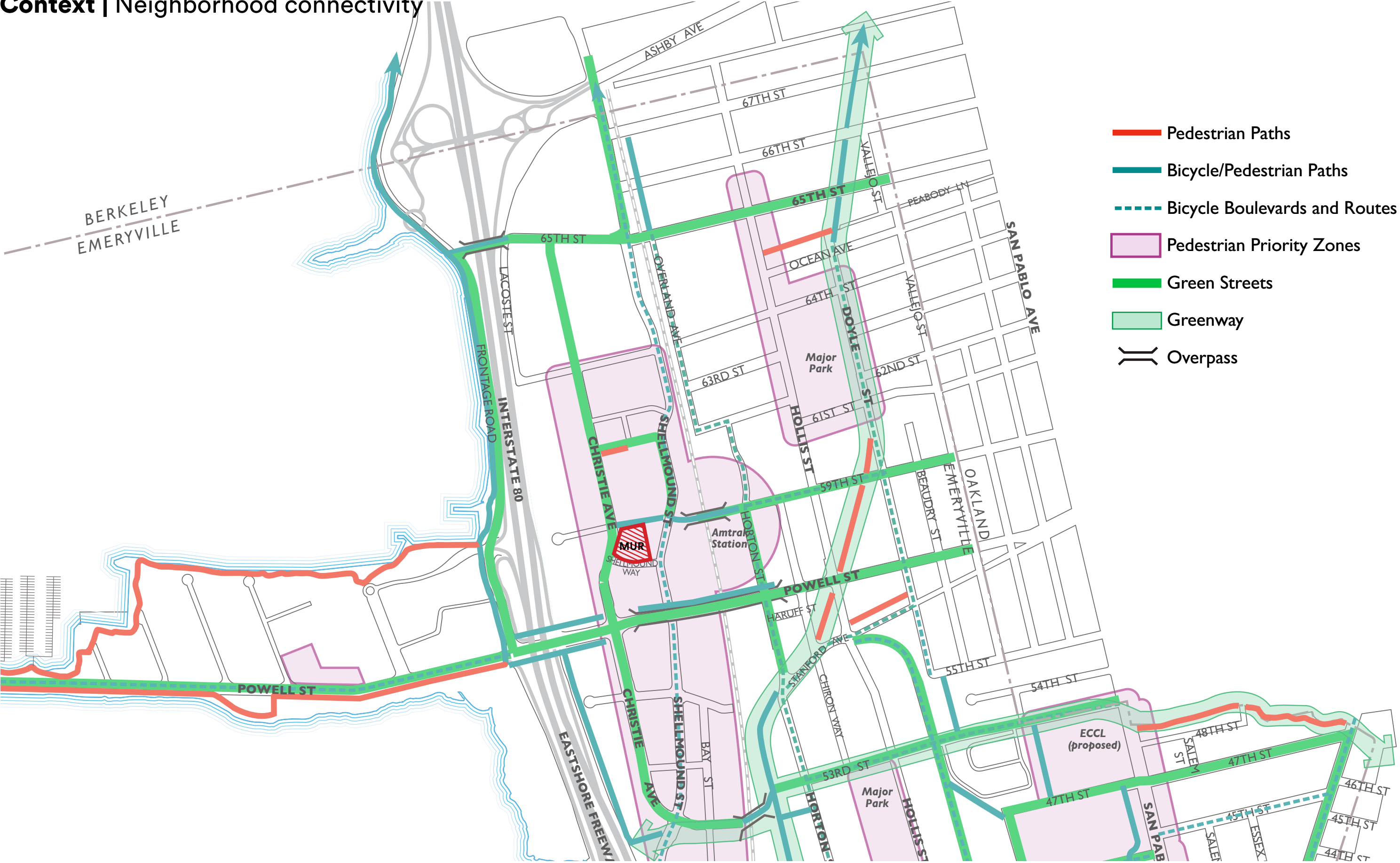
NOT TO SCALE

Context | City Structure Map



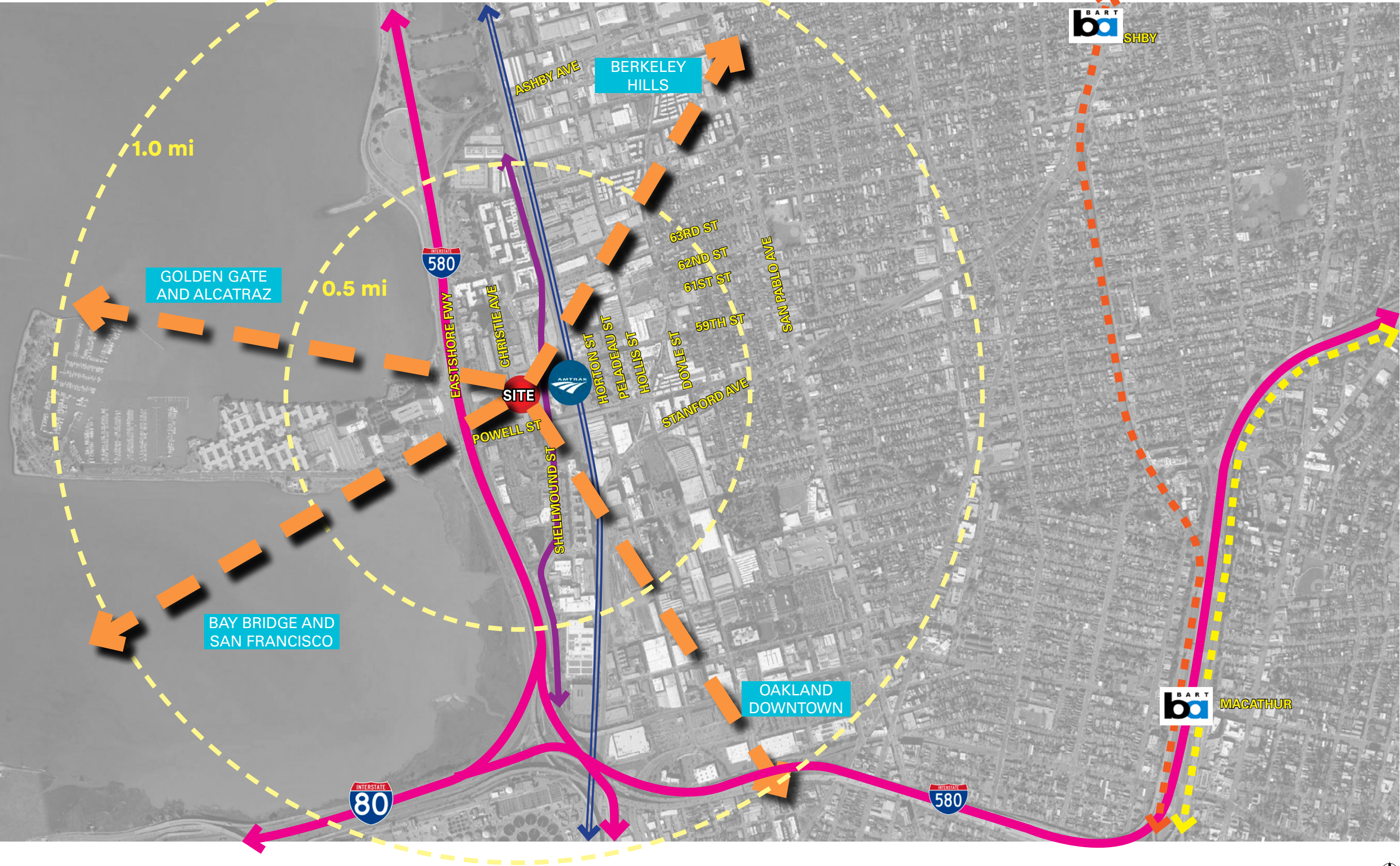
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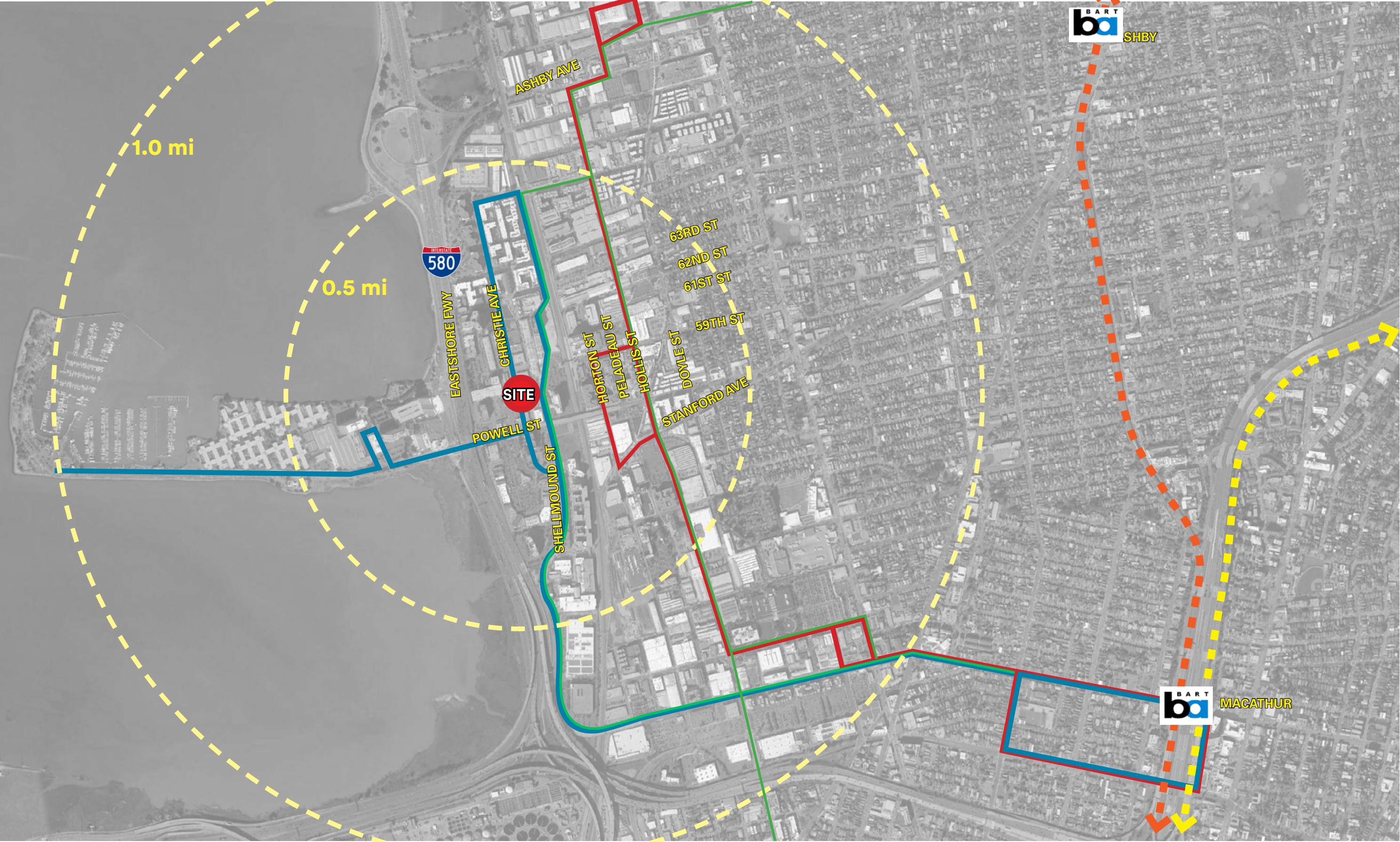
Context | Neighborhood connectivity



NOT TO SCALE

Context | Regional views & Connectivity





Context | Enviromental Conditions





Context | Bicycle & Transit Infrastructure



Context | Site and Vicinity Photographs



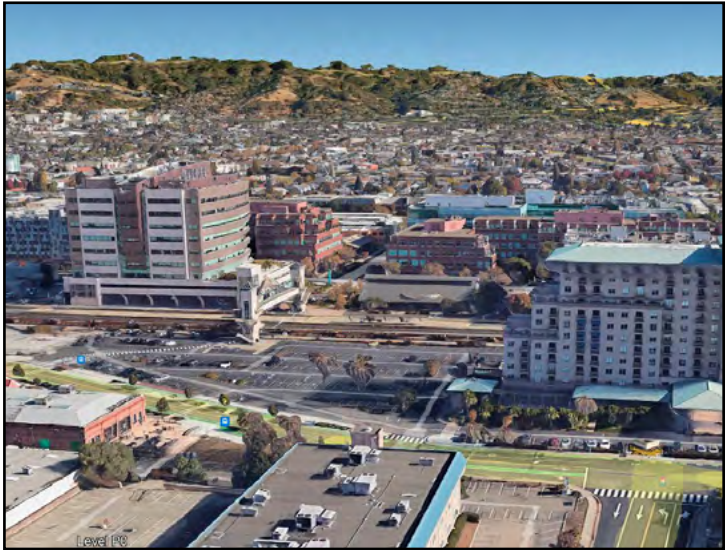
Aerial view North from Site



Aerial view West from Site



Aerial view Southeast from Site



Aerial view East from Site



Site from Shellmound Way



Site from corner of Shellmound Way and Christie



Site from corner of Christie and Shellmound Way



Site from Christie Avenue



Site from Shellmound Street



Site from Shellmound Street

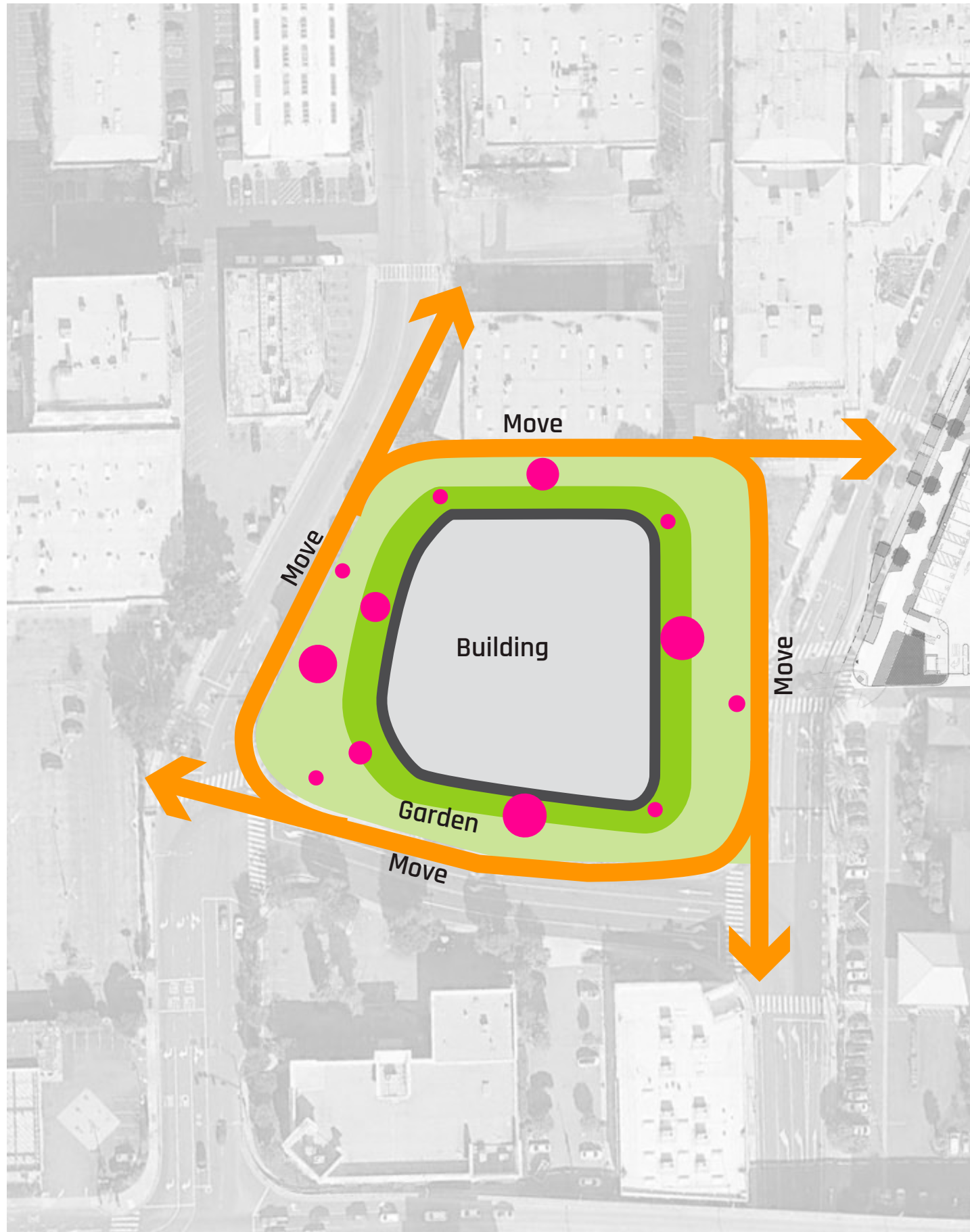


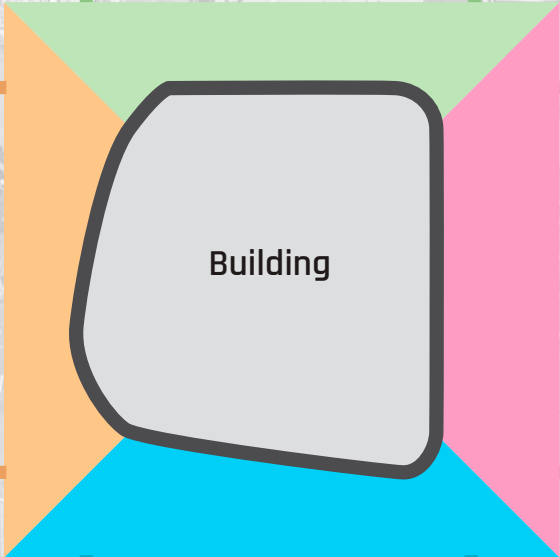
Site from Shellmound Street



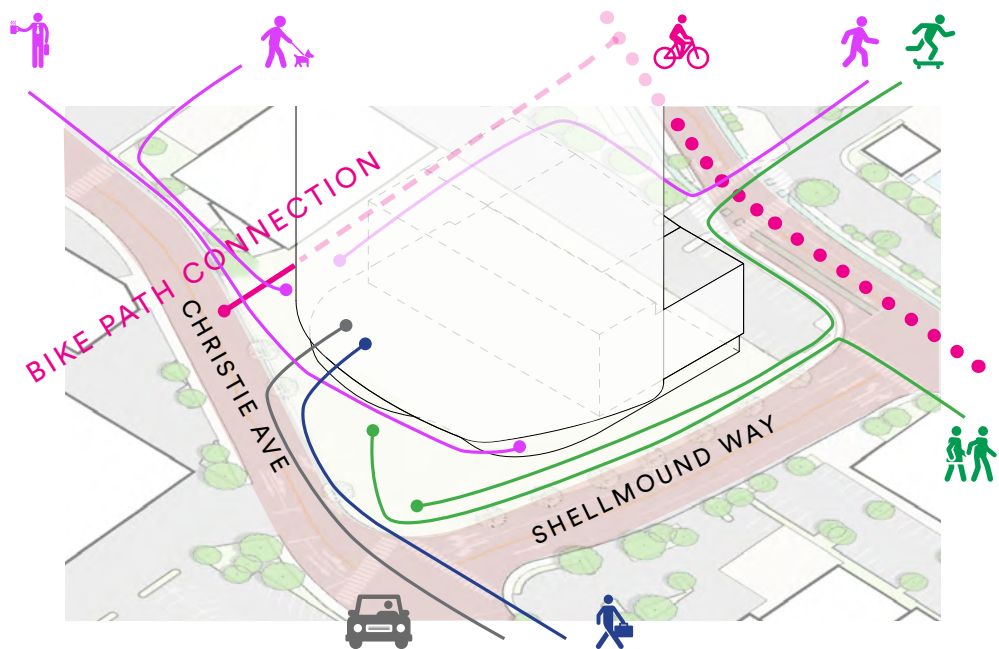
Aerial view of Site

## 2. DESIGN CONCEPT

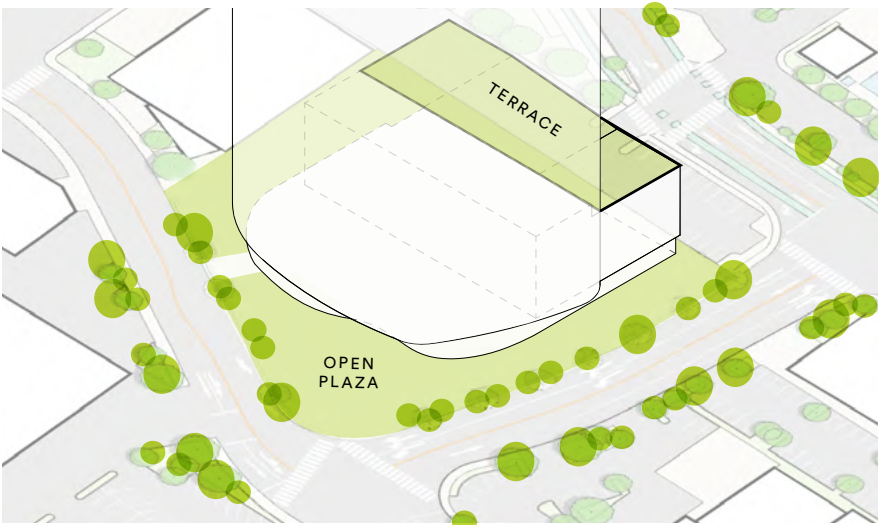




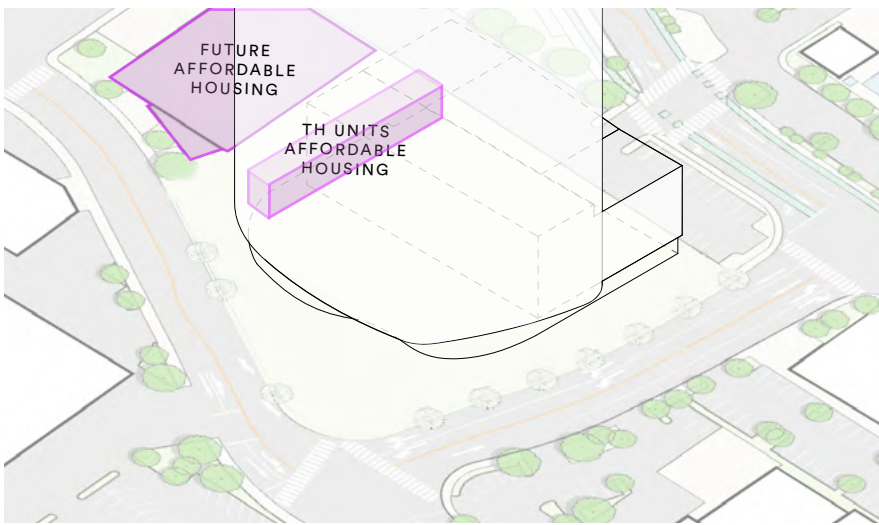
Site & Massing | Goals & Proposed Responses



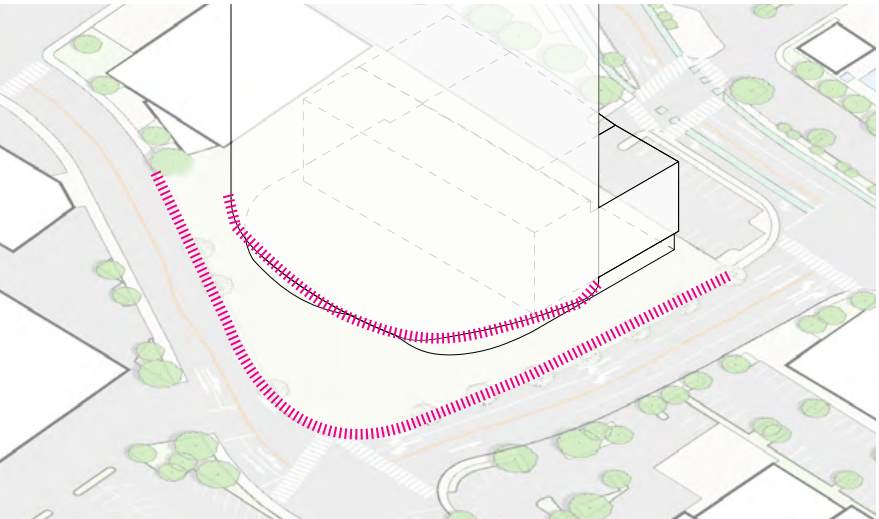
CIRCULATION AND CONNECTION



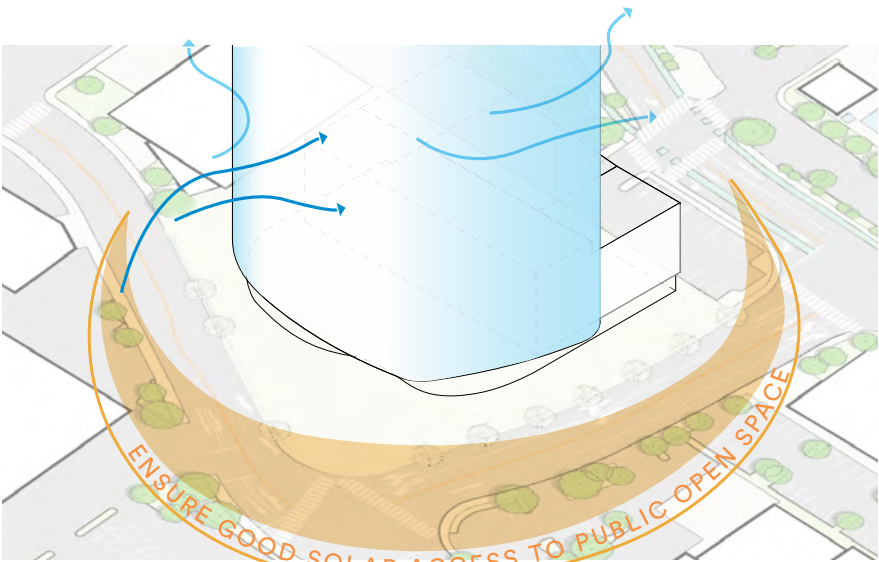
MAXIMIZE OPEN SPACE OPPORTUNITIES



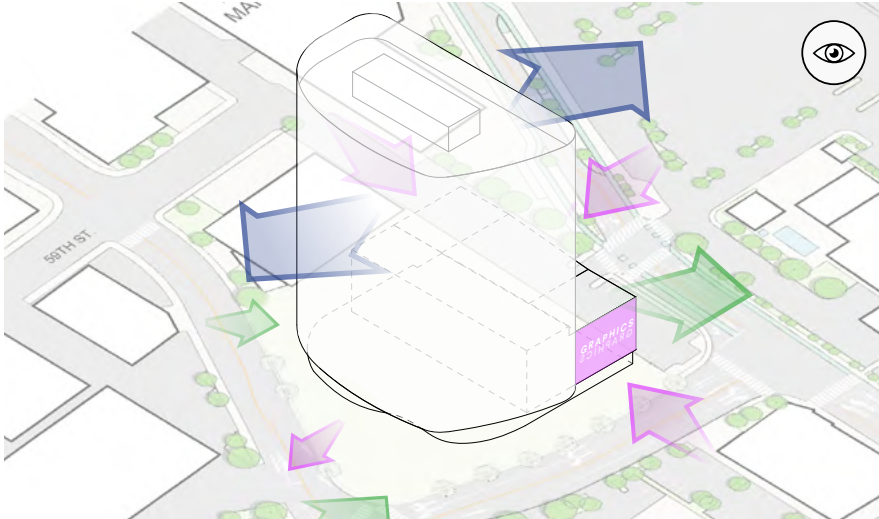
AFFORDABLE HOUSING



BUILDING SHAPE ADDRESSES CURVY SITE

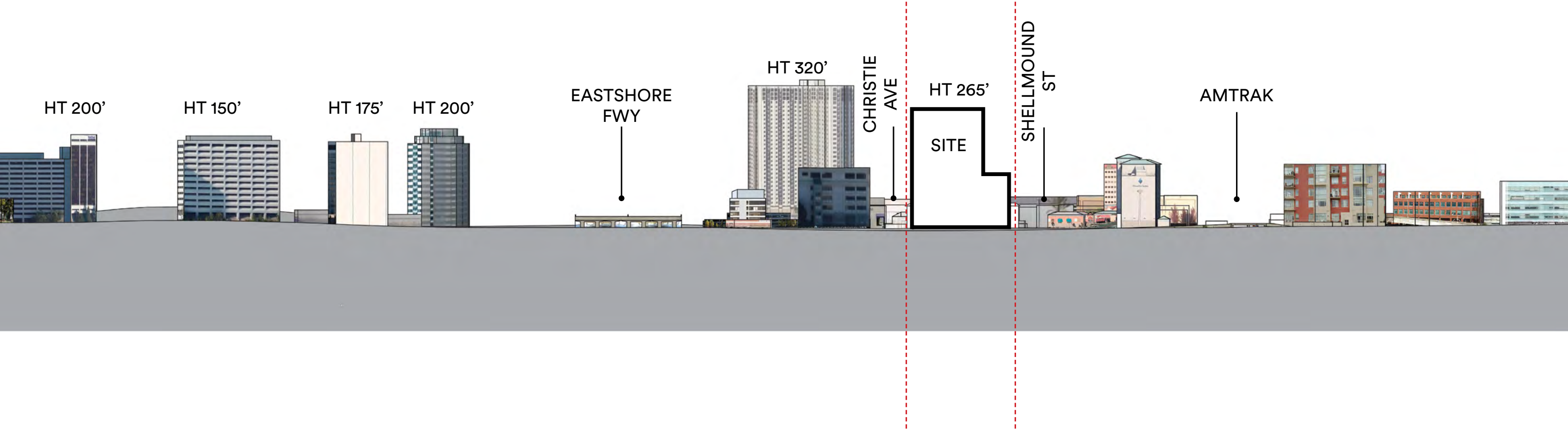


SOLAR AND WIND INFLUENCES

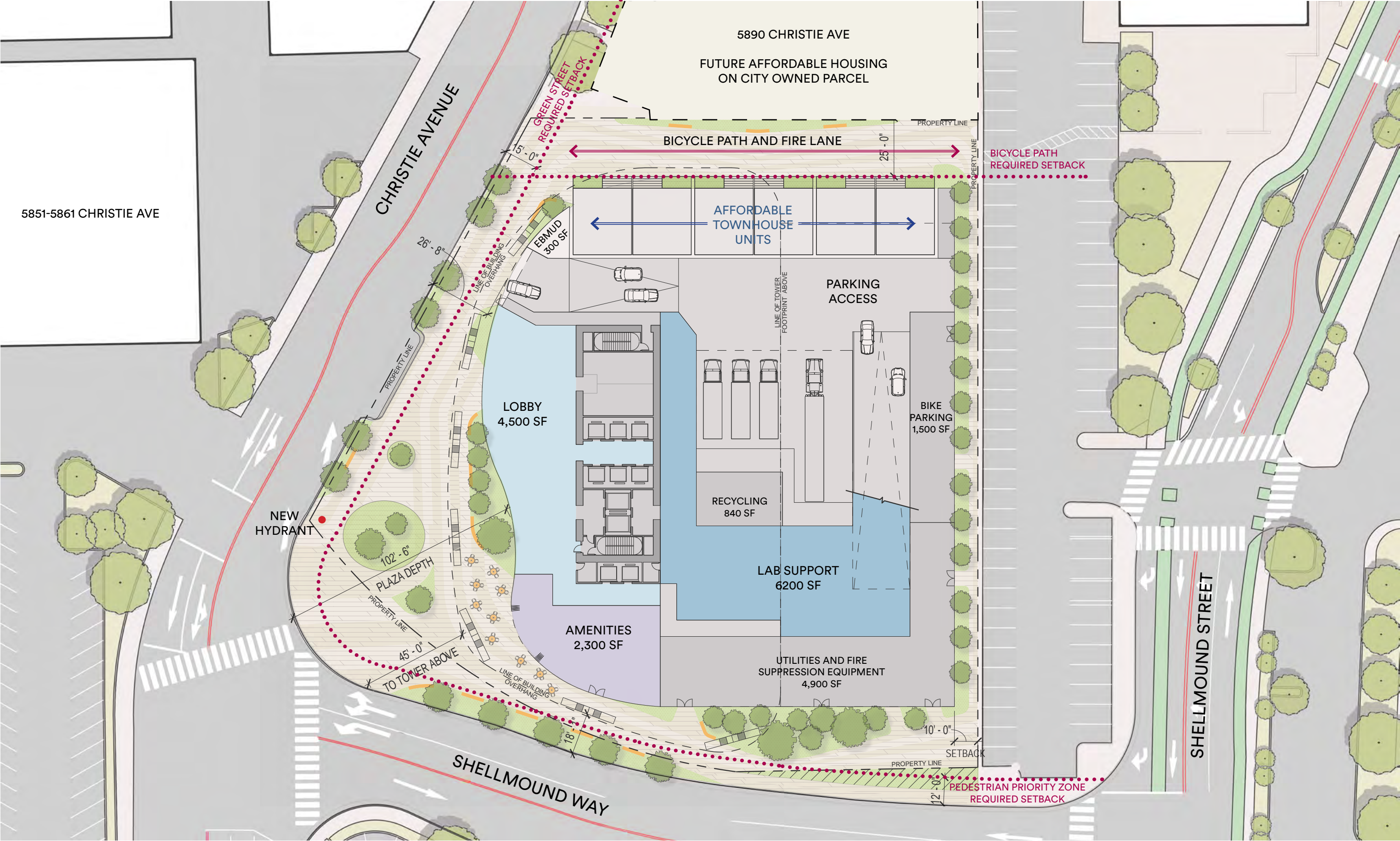


VIEWS TO AND FROM THE SITE

Section | Neighborhood Skyline



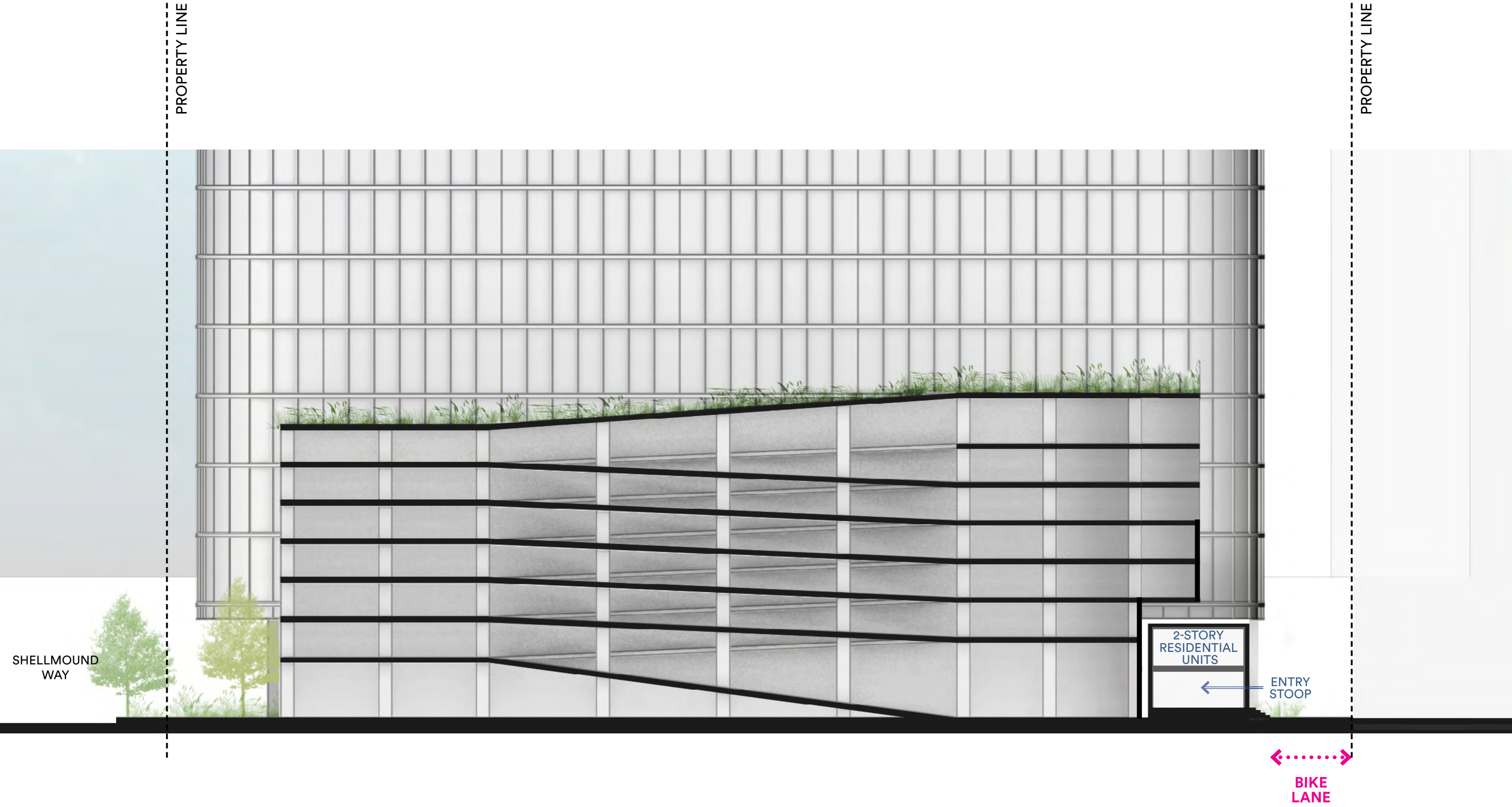
Plans | Ground Floor



View | North Elevation at Bike Lane



Section | N-S Building Section





# ZONING HIGHLIGHTS

**ZONING:** MUR - MIX USED WITH RESIDENTIAL  
**ZONING OVERLAY:** TRANSIT HUB & PEDESTRIAN PRIORITY ZONE  
**BASE FAR:** 3.0 / 6.0 w/ BONUS  
**HEIGHT:** 75 / 100+  
**SITE AREA:** 64,862 SF  
**BUILDABLE AREA:** 388,090 (6.0 FAR)

**PROPOSED BONUS POINTS (100 REQUIRED):**  
50PTS AFFORDABLE HOUSING FEES  
50PTS COMBINATION OF PUBLIC OPEN SPACE + PUBLIC IMPROVEMENTS

**REQUIRED SETBACKS:** NONE

**STREETSCAPE REQUIREMENTS:**  
GREEN STREET 15FT MIN SIDEWALK CORRIDOR AT CHRISTIE AVENUE  
PEDESTRIAN PRIORITY 12FT MIN SIDEWALK CORRIDOR AT SHELLMOUND WAY

**EASEMENTS:**  
RAILWAY 20' AT SOUTH PROPERTYLINE (REMOVAL IN PROGRESS)  
FUTURE 10' FOR BICYCLE PATH AT NORTH PROPERTYLINE

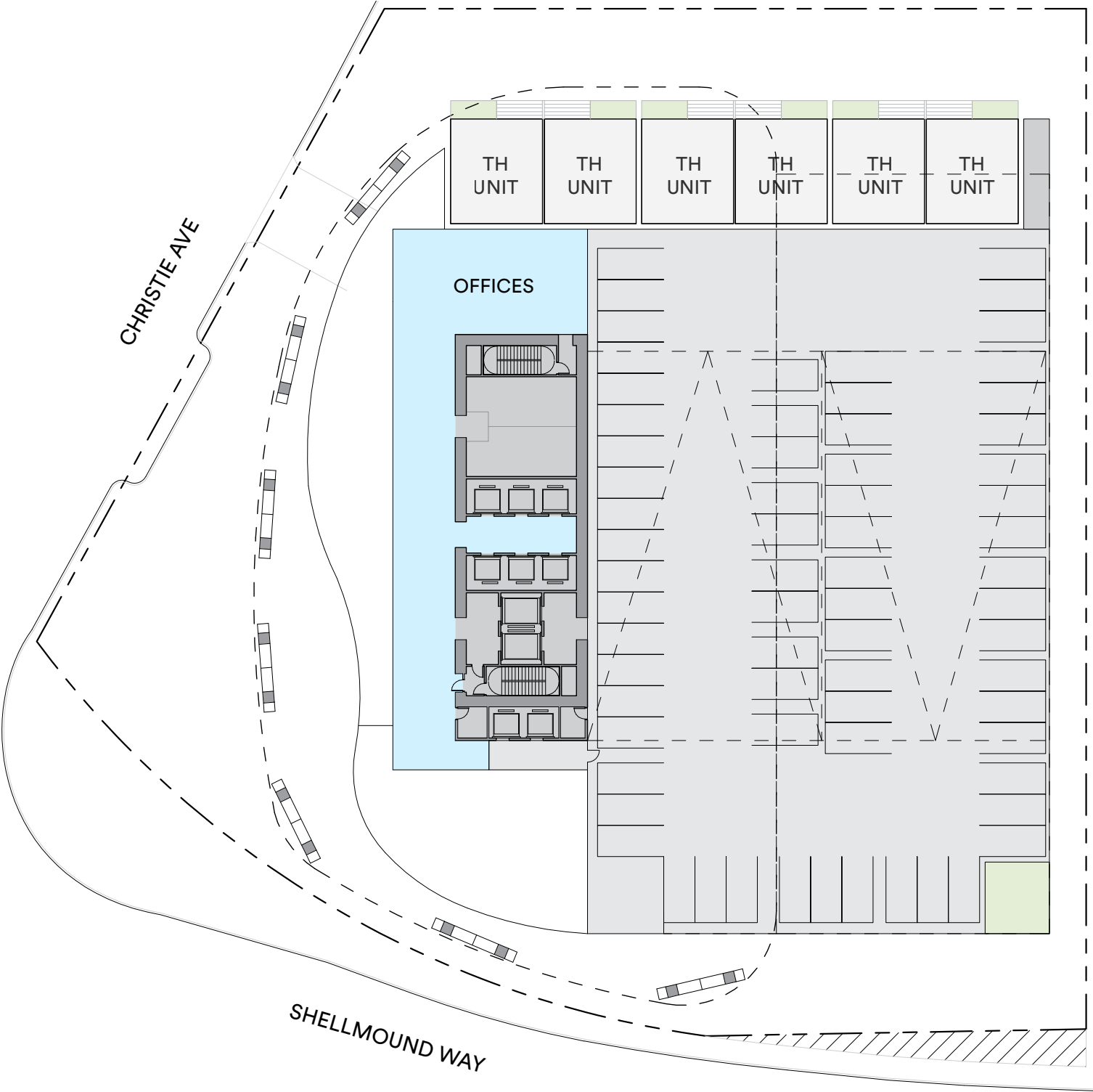
**OPEN SPACE REQUIREMENTS:** 5% OF GROSS FLOOR AREA

**PASSENGER VEHICLES:**  
227 1.2 / 1000 SF FOR OFFICES (50% OF 2.4 BASE ALLOWANCE)  
142 0.75 / 1000 SF FOR RESEARCH & DEVELOPMENT (50% OF 1.5 BASE ALLOWANCE)  
4 4 / 1000 SF FOR RETAIL (50% OF 8.0 BASE ALLOWANCE)  
409 TOTAL PARKING ALLOWED +10% OF ESTIMATED DEMAND  
(REFER TO PROJECT DATA ON PAGE 30 FOR DETAILED PARKING CALCULATION)

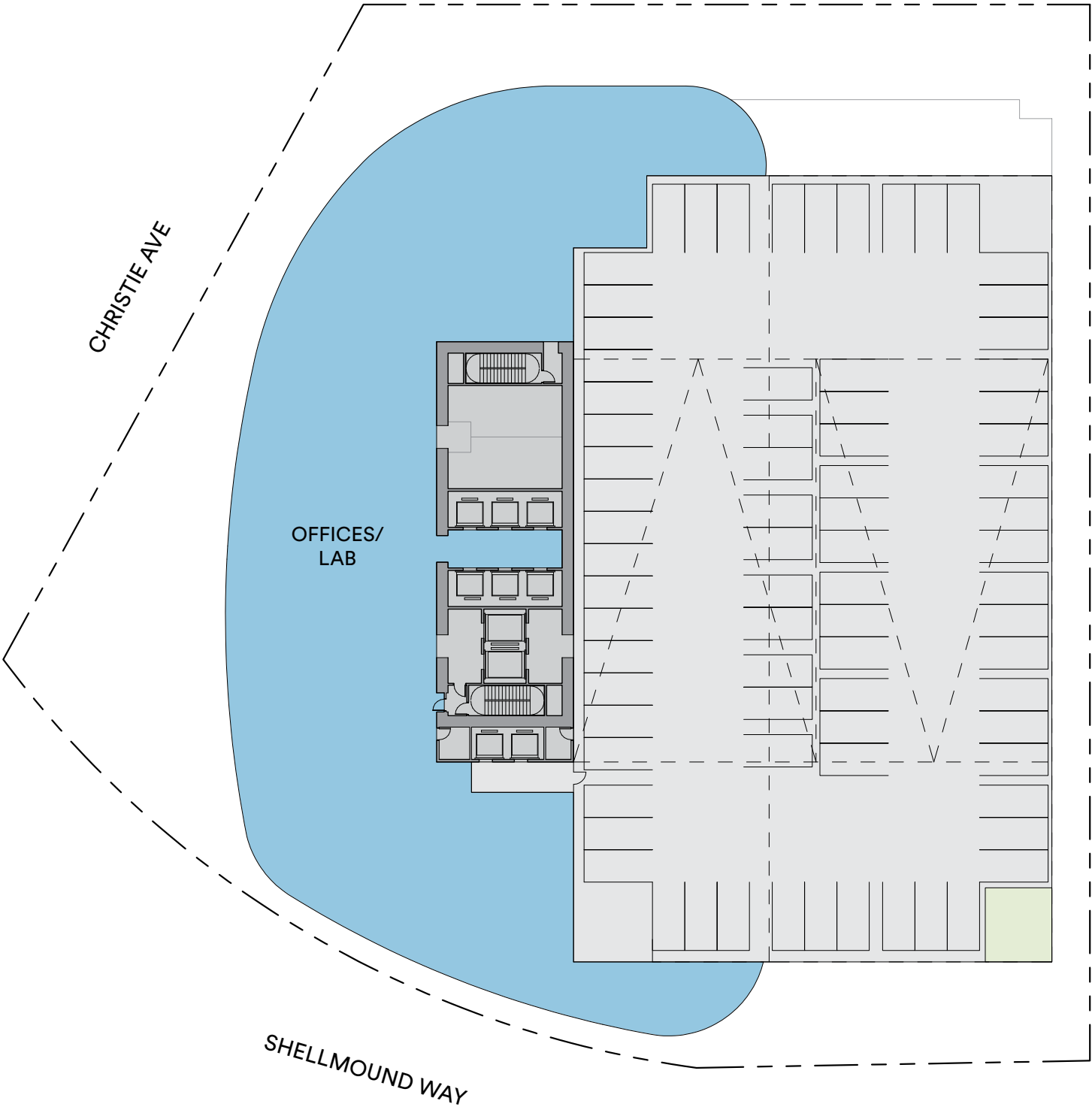
**BICYCLE PARKING REQUIREMENTS:**  
44 LONG TERM 10% OF VEHICLE DEMAND  
44 SHORT TERM 10% OF VEHICLE DEMAND

**THANK YOU**

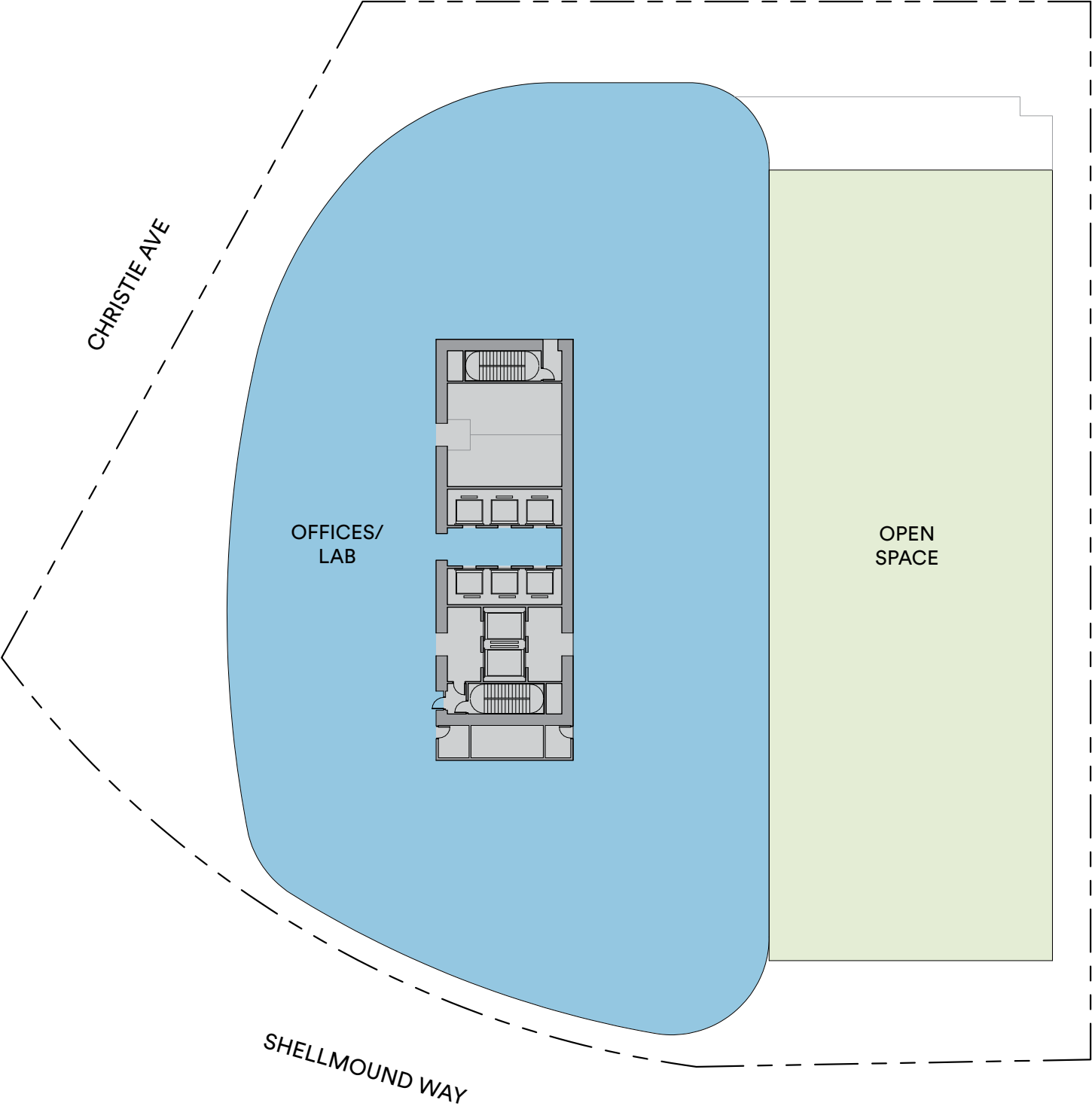
### **3. APPENDIX**



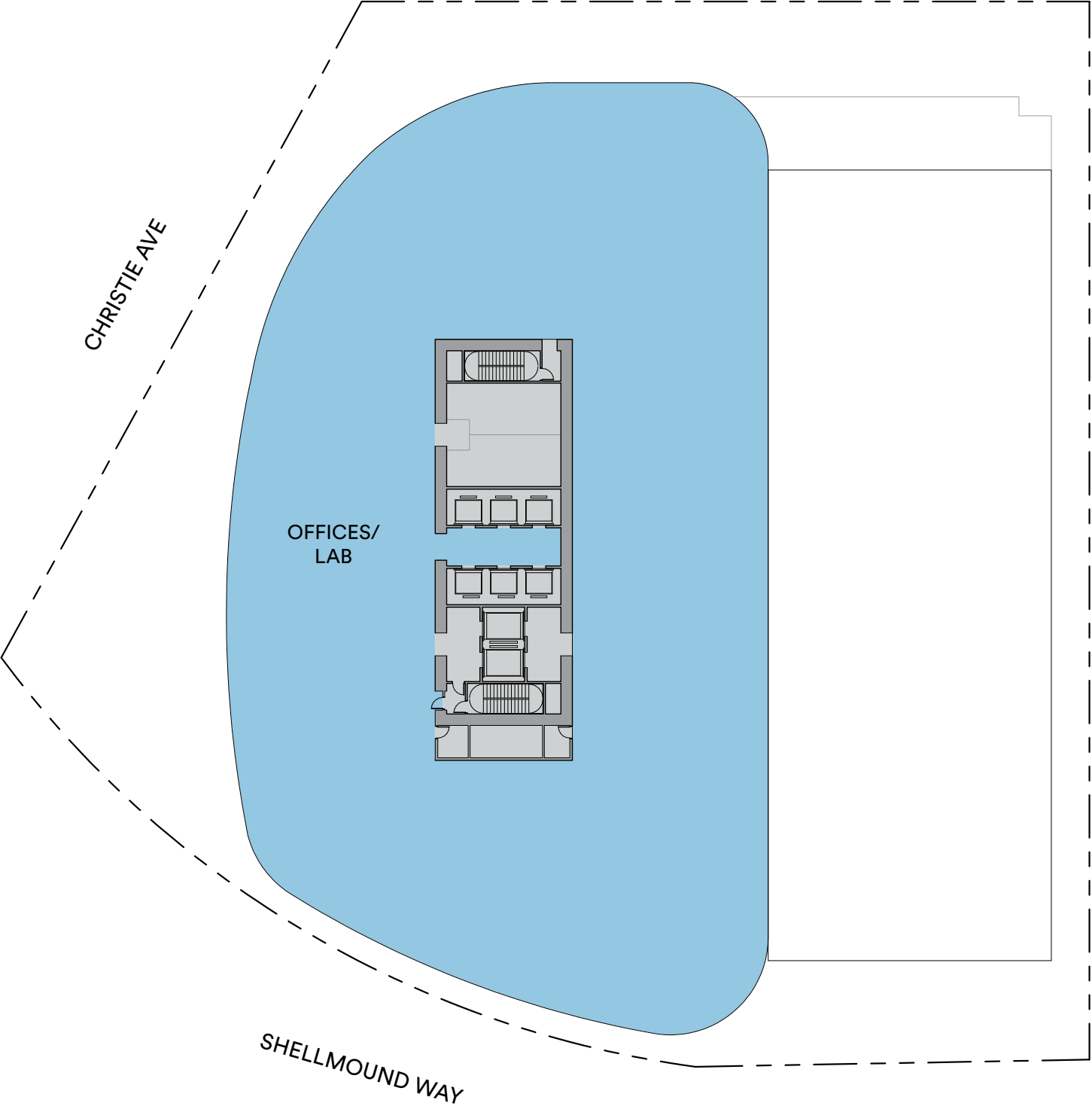
FLOOR PLAN - MEZZANINE LEVEL



FLOOR PLAN - TYPICAL FLOOR 2-4

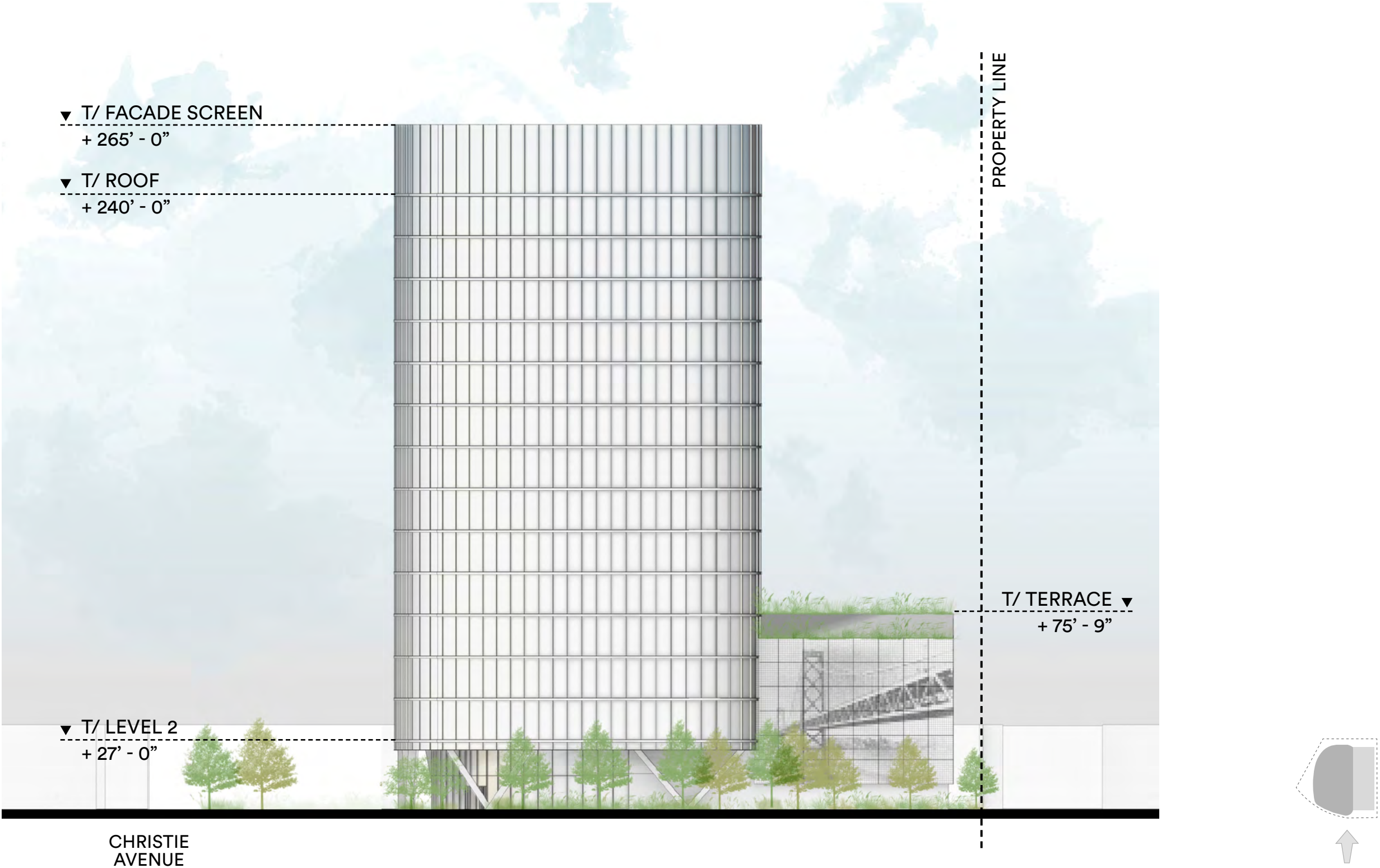


FLOOR PLAN - TERRACE FLOOR PLAN

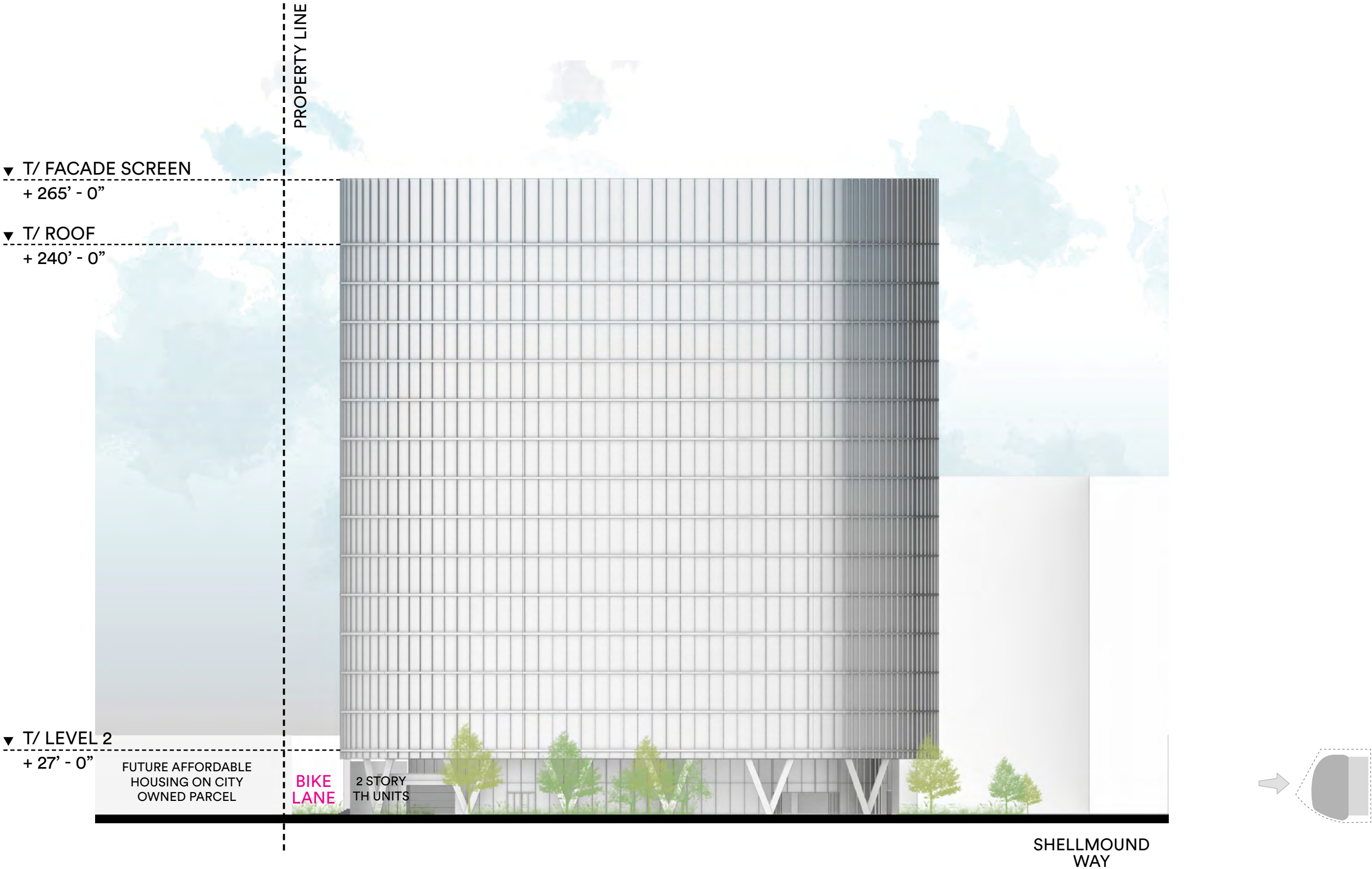


FLOOR PLAN - TOWER FLOOR PLAN

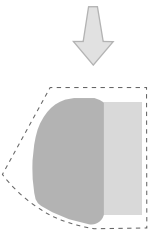
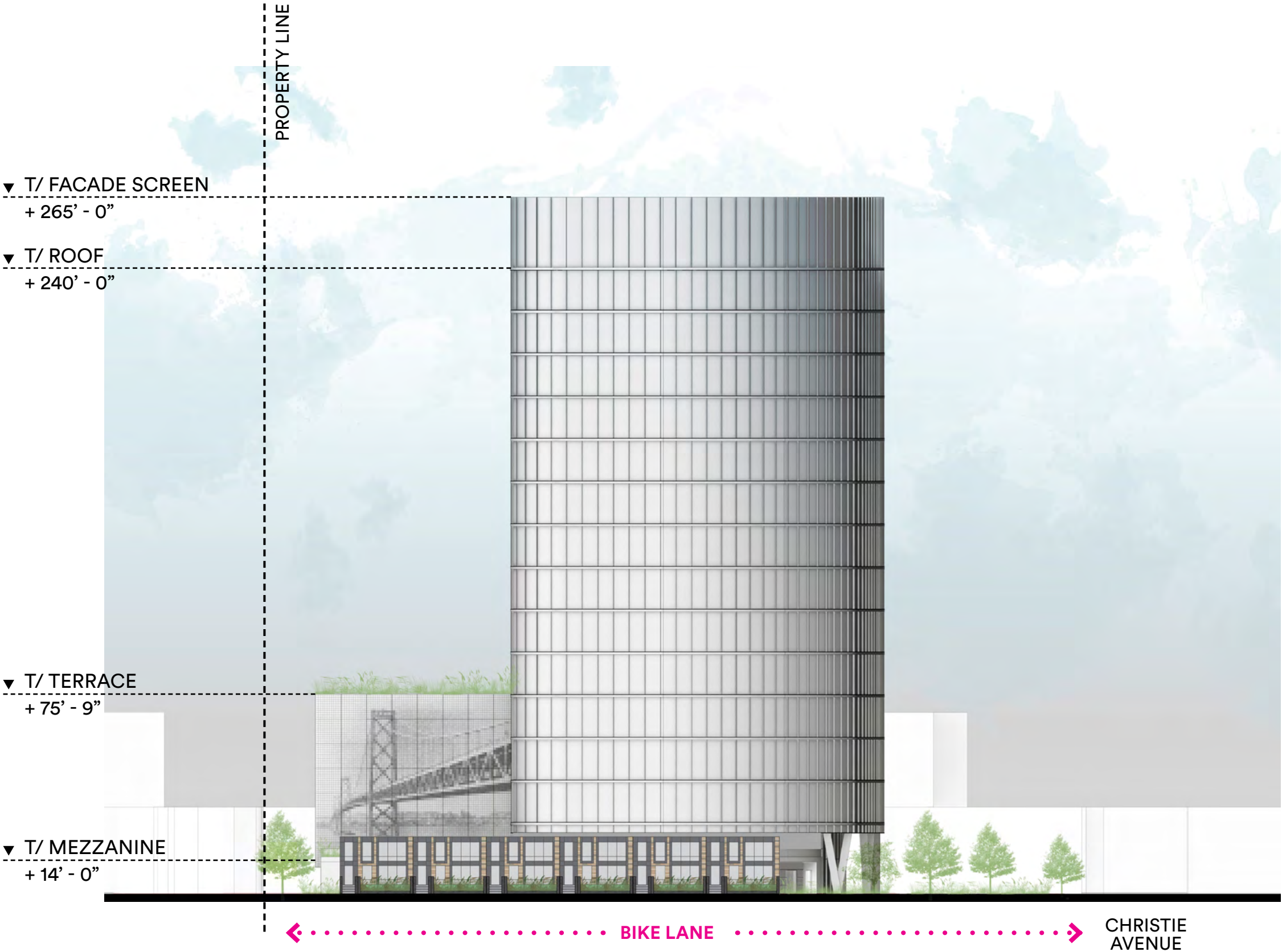
View | South Elevation



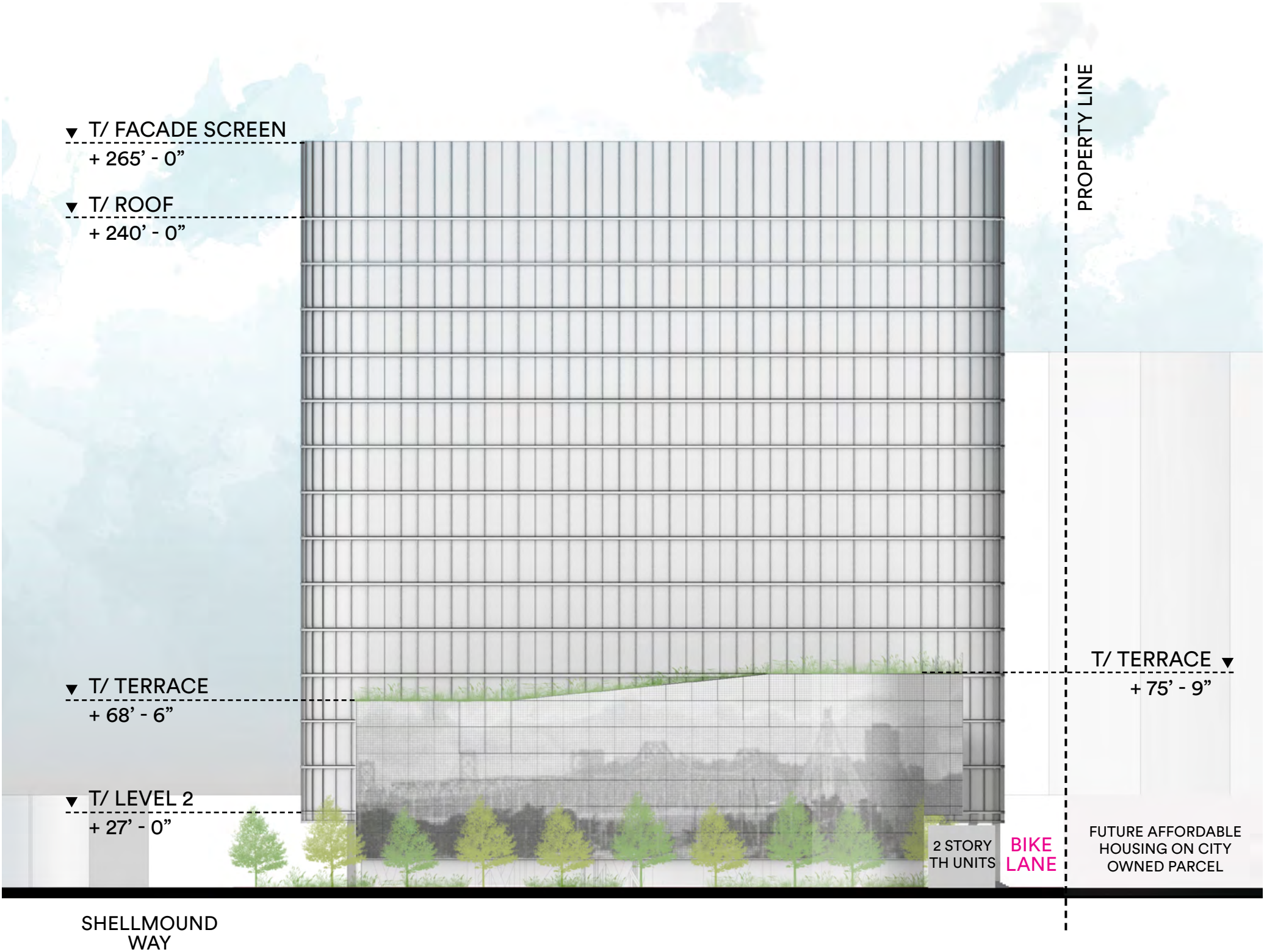
View | West Elevation



View | North Elevation

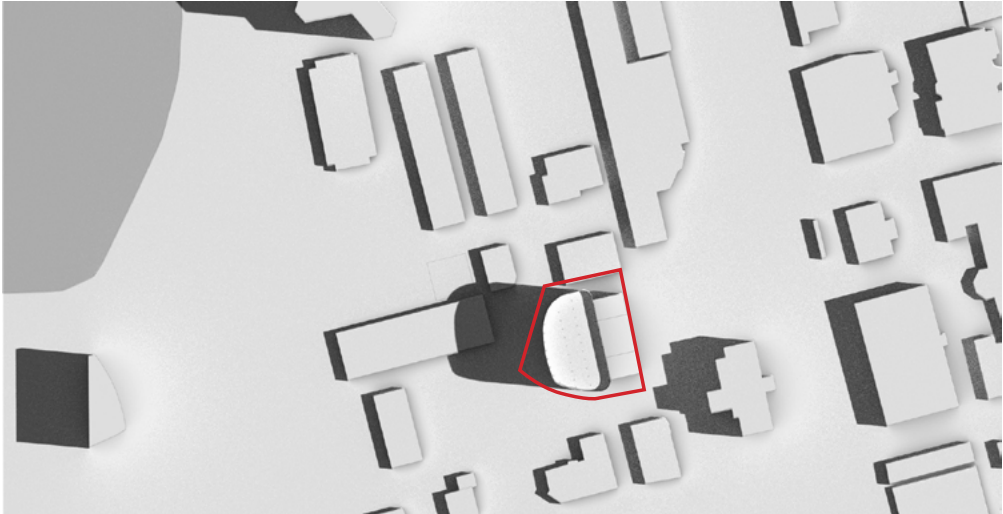


View | East Elevation

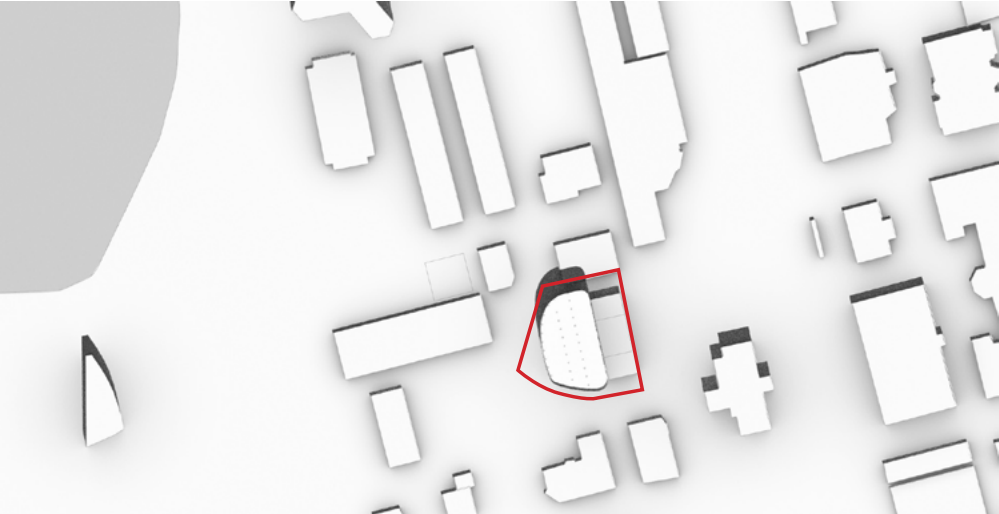


Shadow Study | Preliminary Sun Studies

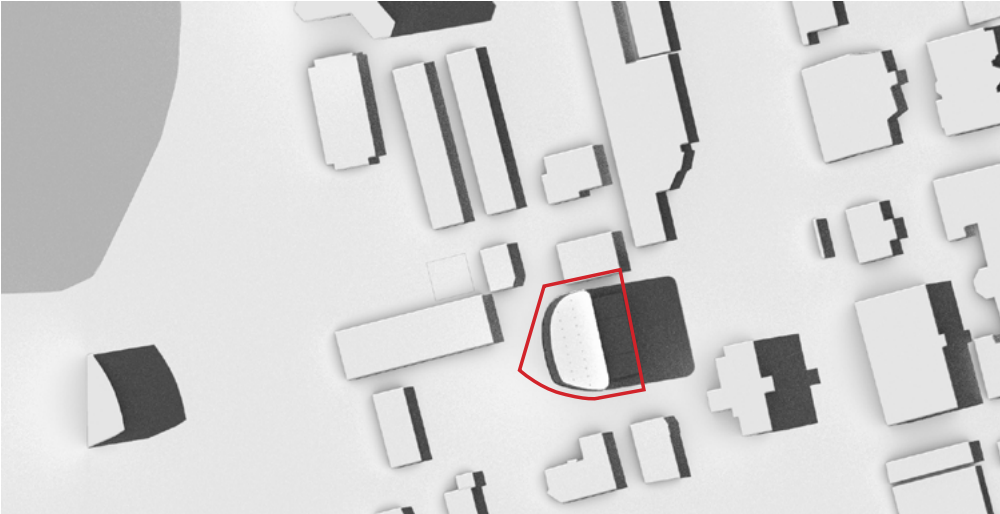
SUMMER SOLSTICE



9:00 AM

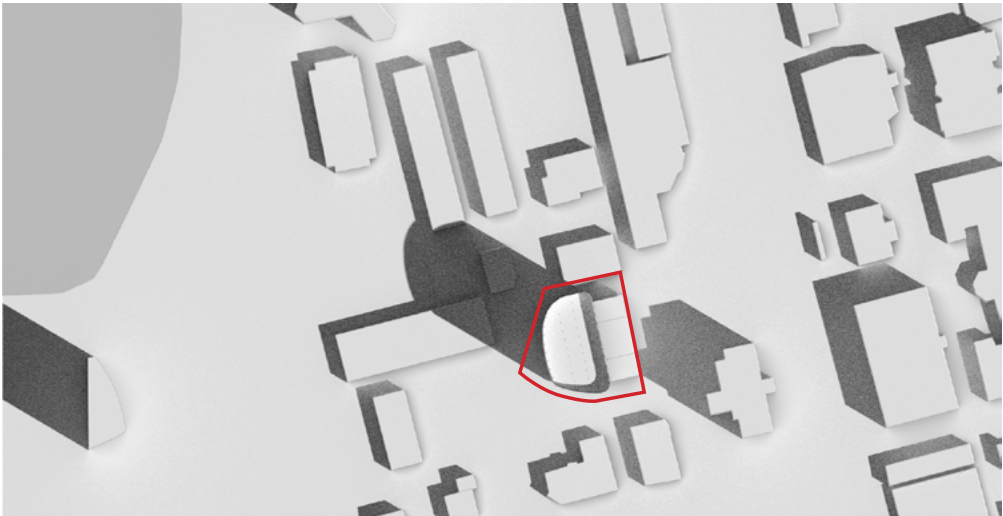


12:00 PM

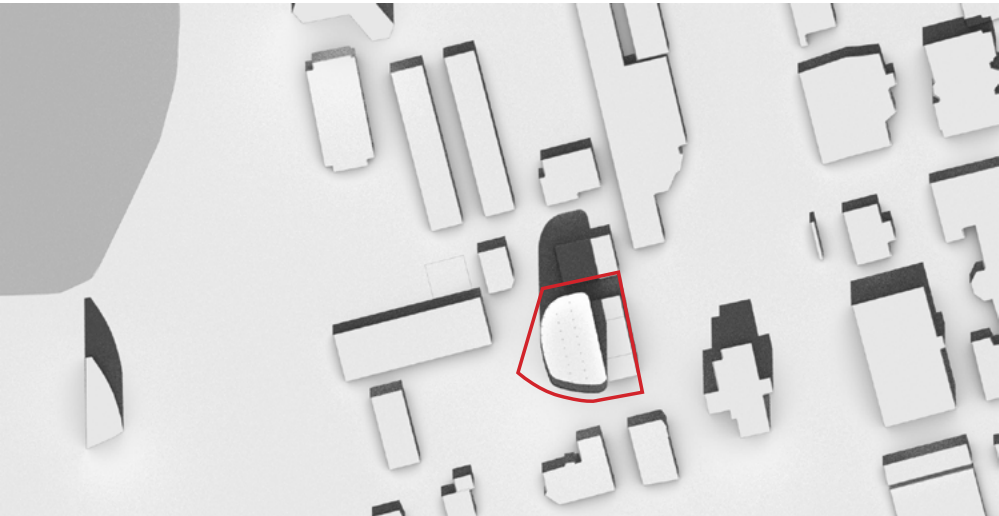


3:00 PM

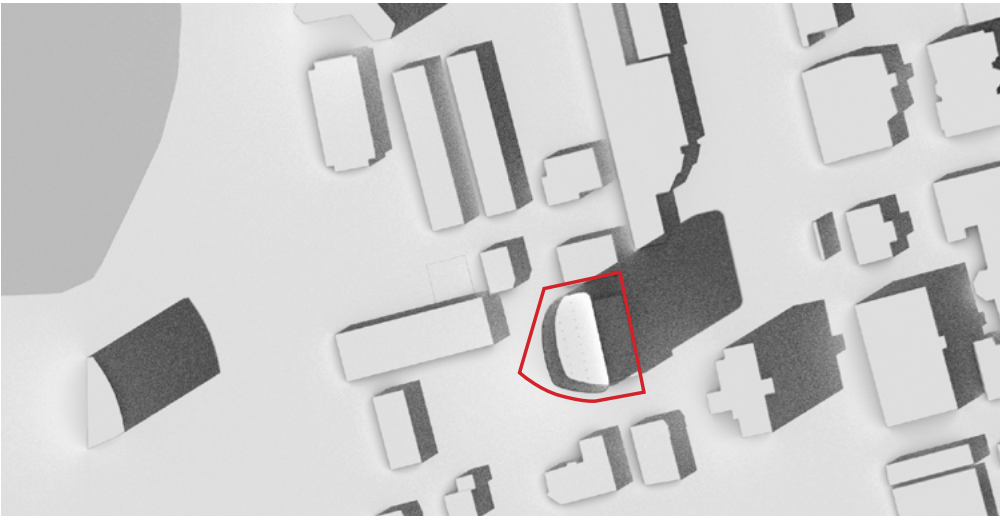
SPRING/FALL SOLSTICE



9:00 AM

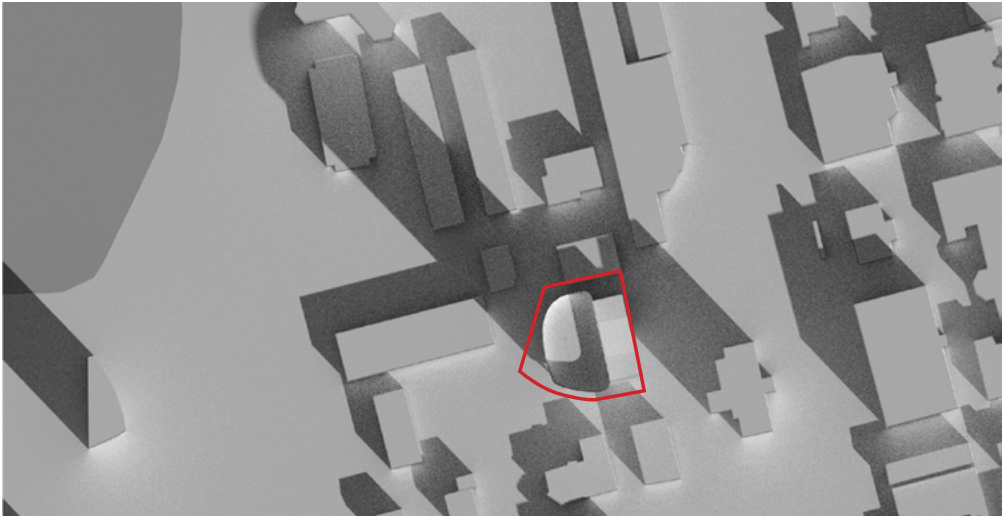


12:00 PM

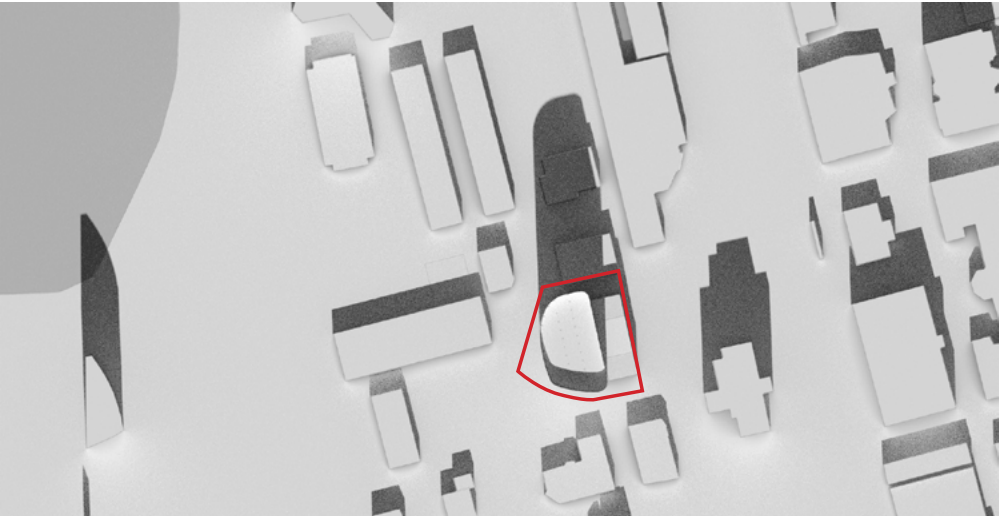


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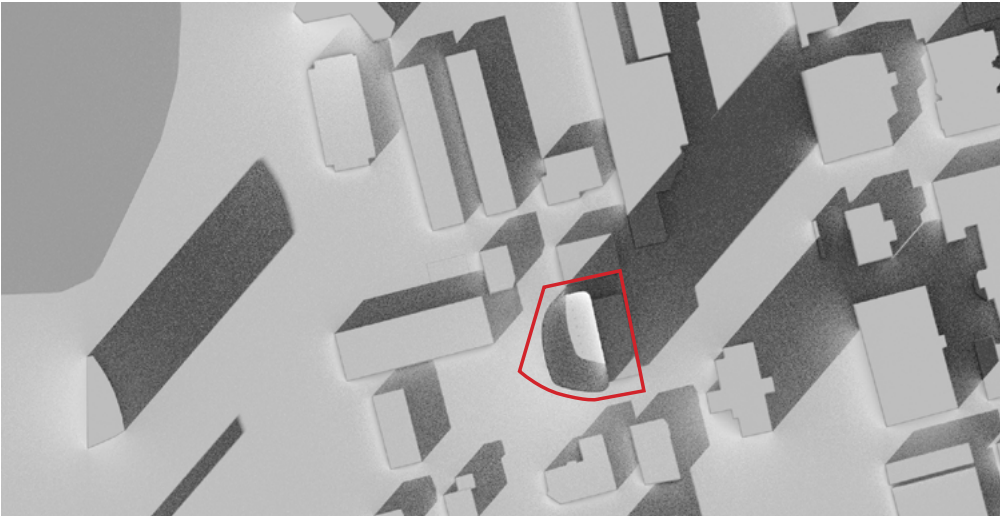
WINTER SOLSTICE



9:00 AM



12:00 PM



3:00 PM

Building Area Summary

PROPOSED PROJECT AREA SUMMARY

TOTAL SITE AREA: 64,682 sqft  
MAX FAR AREA: 388,090 sqft

			RETAIL + RESTAURANT NSF	OFFICE / LABORATORY GSF	FAR (1) GFA	PARKING (3) SPACES      GSF		LOADING GSF	MAJOR M/E/P (2) GSF	TOTALS GSF	TOTAL OPEN SPACE (4) SF	RESIDENTIAL TOWNHOUSES (5) SF      UNITS	
F/F													
+240.00		Roof							6,000	6,000			
+222.00	18.0	14		31,610	31,610					31,610			
+205.75	16.25	13		31,610	31,610					31,610			
+189.50	16.25	12		31,610	31,610					31,610			
+173.25	16.25	11		31,610	31,610					31,610			
+157.00	16.25	10		31,610	31,610					31,610			
+140.75	16.25	9		31,610	31,610					31,610			
+124.50	16.25	8		31,610	31,610					31,610			
+108.25	16.25	7		31,610	31,610					31,610			
+92.00	16.25	6		31,610	31,610					31,610			
+75.75	16.25	5		20,030	20,030					31,180	15,000		
+59.50	16.25	4		20,030	20,030	37	15,600			35,630			
						75	26,000			26,850			
+43.25	16.25	3		20,030	20,030	75	26,000			46,030			
						75	26,000			26,850			
+27.00	16.25	2		20,030	20,030	75	26,000			46,030			
	13.0	M		4,820	4,820	72	24,500			29,320		3820	
+0.00	14.0	G	2,350	16,310	18,660	0	9,360	4,165	4,685	36,870	19,150	4440	6
			2,350 NSF	385,740 GSF	388,090 GFA	409 SPACES	153,460 GSF	4,165 GSF	10,685 GSF	569,250 GSF	34,950 SF	8,260 SF	6 SF
												1377	

- NOTES
1. CALCULATIONS ARE BASED ON CONCEPTUAL DIAGRAMMS AND ARE ESTIMATED PER PLANNING DEPARTMENT DEFINITIONS OF AREA

2. CONCEPTUAL DIAGRAMMS DO NOT REFLECT INPUT FROM ENGINEERING OR OTHER DESIGN DISCIPLINES AND ARE SUBJECT TO CHANGE

3. PARKING DEMAND CALCULATION IS BASED ON THE FOLLOWING:

a. 380,090 sqft office & lab space - 1500 = 378,590 sqft total

b. 50% office use @1.2 cars per 1000sf = 227 cars

c. 50% laboratory use @ 0.75 cars per 1000sf = 142 cars

d. 2,350 sqft retail - 1500 @ 4.0 cars per 1000sf = 4 cars

e. Total parking demand of 395 spaces + 10% = **409 allowed**

4. OPEN SPACE CALCULATION IS BASED ON THE FOLLOWING:

a. 5% total gross area required per base Planning Code = 19,405 sqft

b. 15% site area required for 50 Bonus Points = 9,702 sqft

c. Total open space required for project with 50 Bonus Points = 29,107 sqft

e. Minimum open space required at grade is 13,583 sqft

f. Project proposes to provide 34,950 sqft of open space or **120%** of requirement

g. Project proposes to provide 19,150 sqft of open space at grade or **141%** of requirement

5. RESIDENTIAL TOWNHOUSES

a. Six residential units are provided as paired duplexes in three individual buildings that are completely separate from Laboratory building and each other.

b. Each townhouse is a two story unit with single entrance directly to exterior.

