

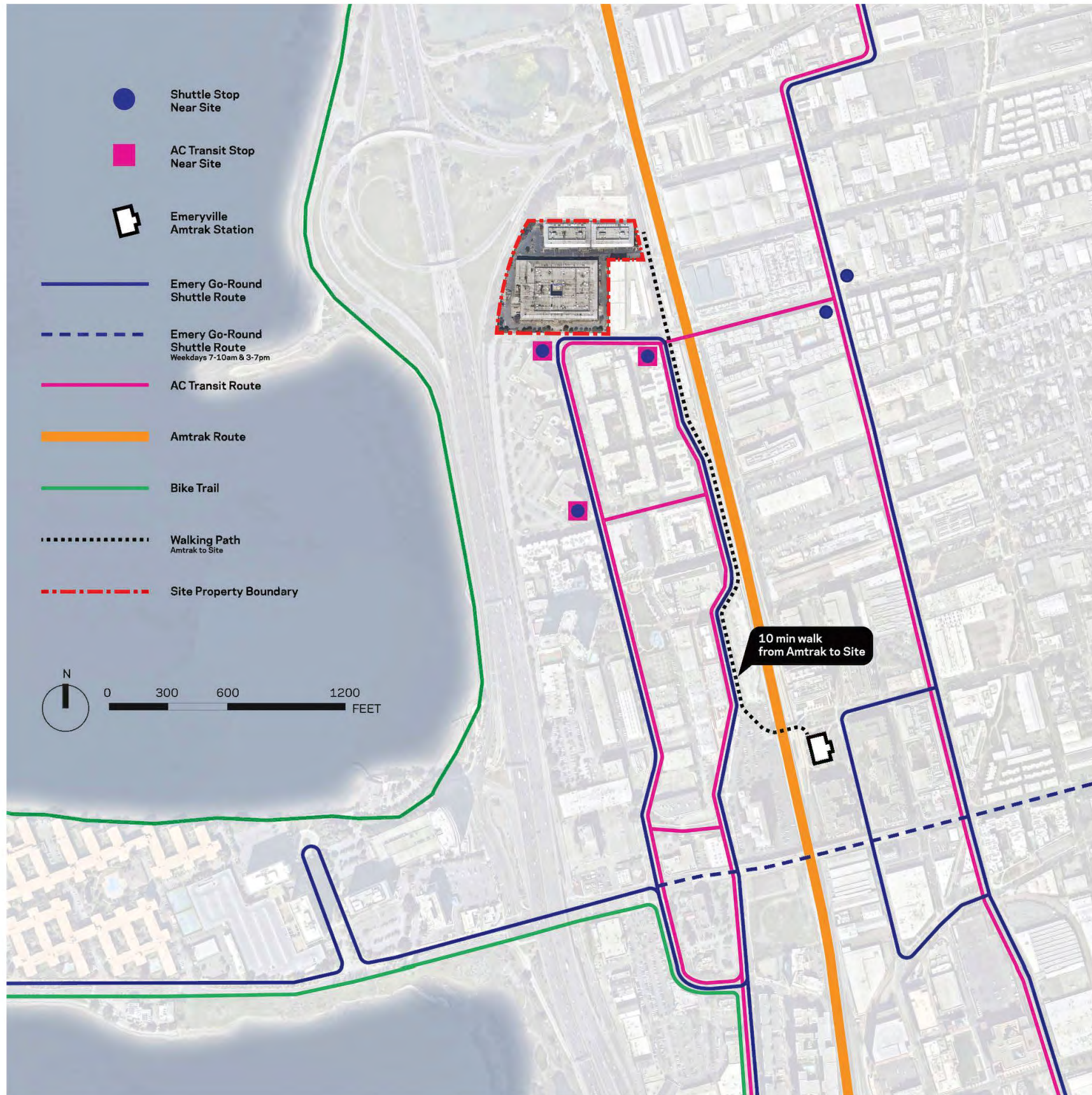
1650 65th Street

RESIDENTIAL & LIFE SCIENCE

21.06.01

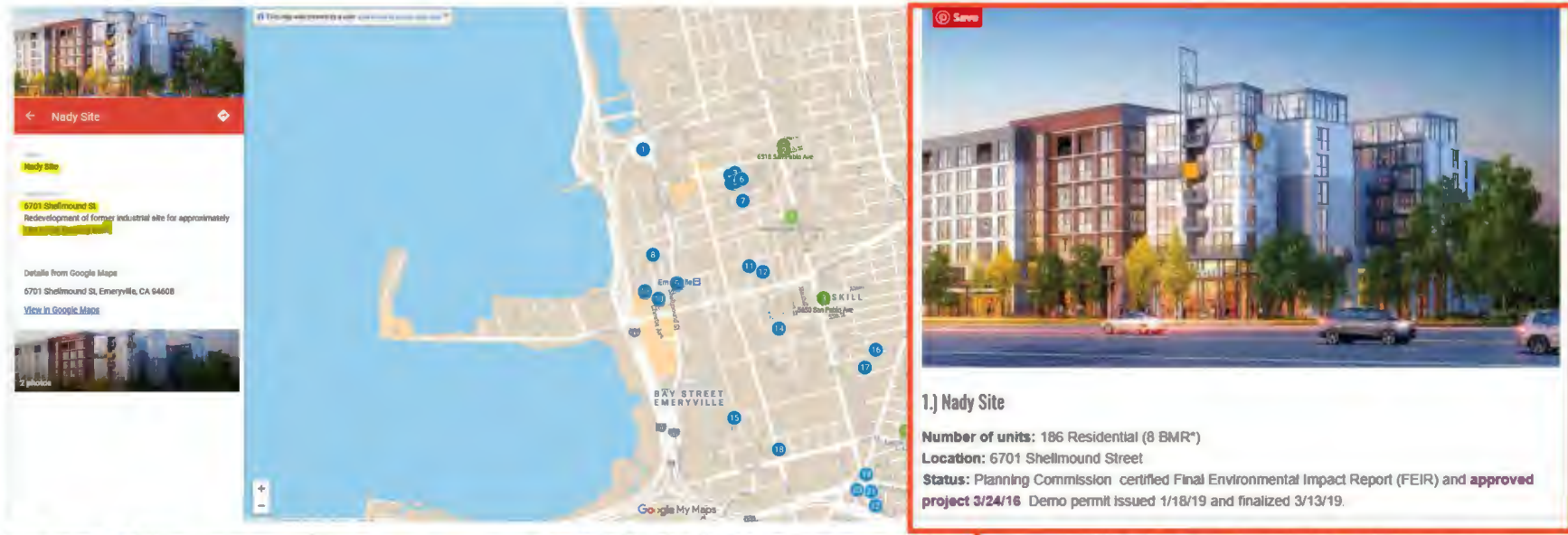


1650 65th Street
surrounding uses



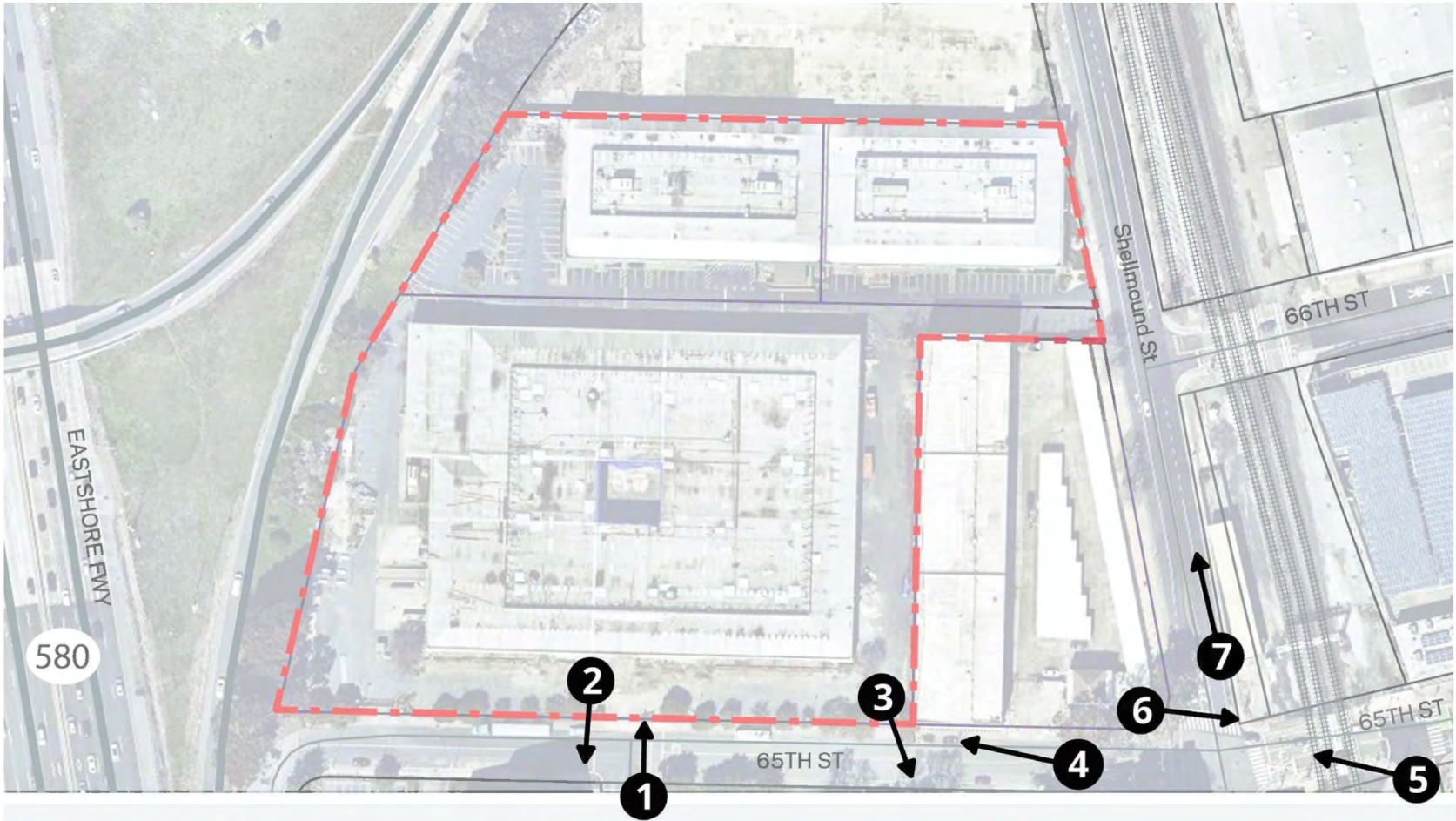
1650 65th Street

transit & circulation



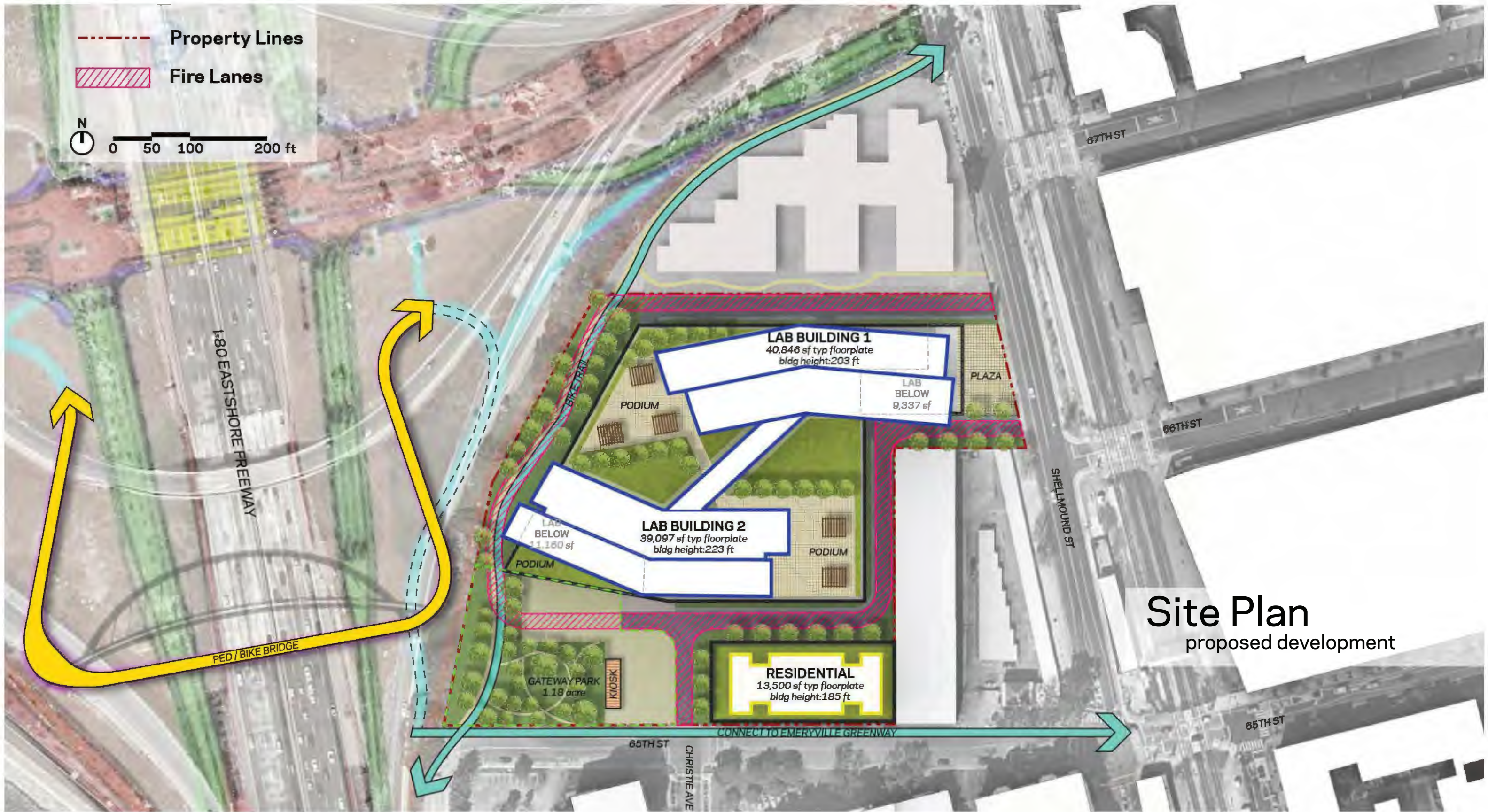
1650 65th Street

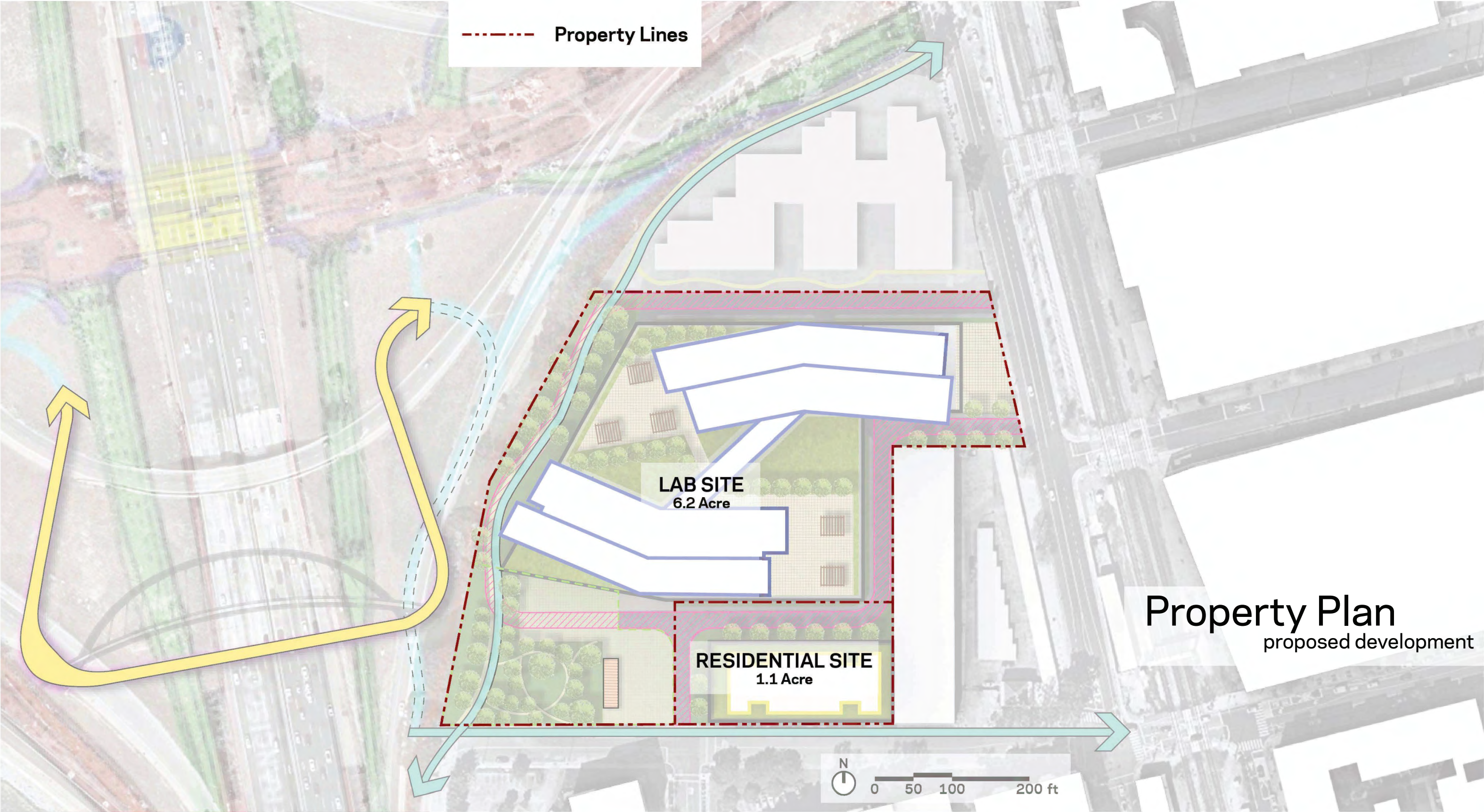
development parcels



1650 65th Street

site context





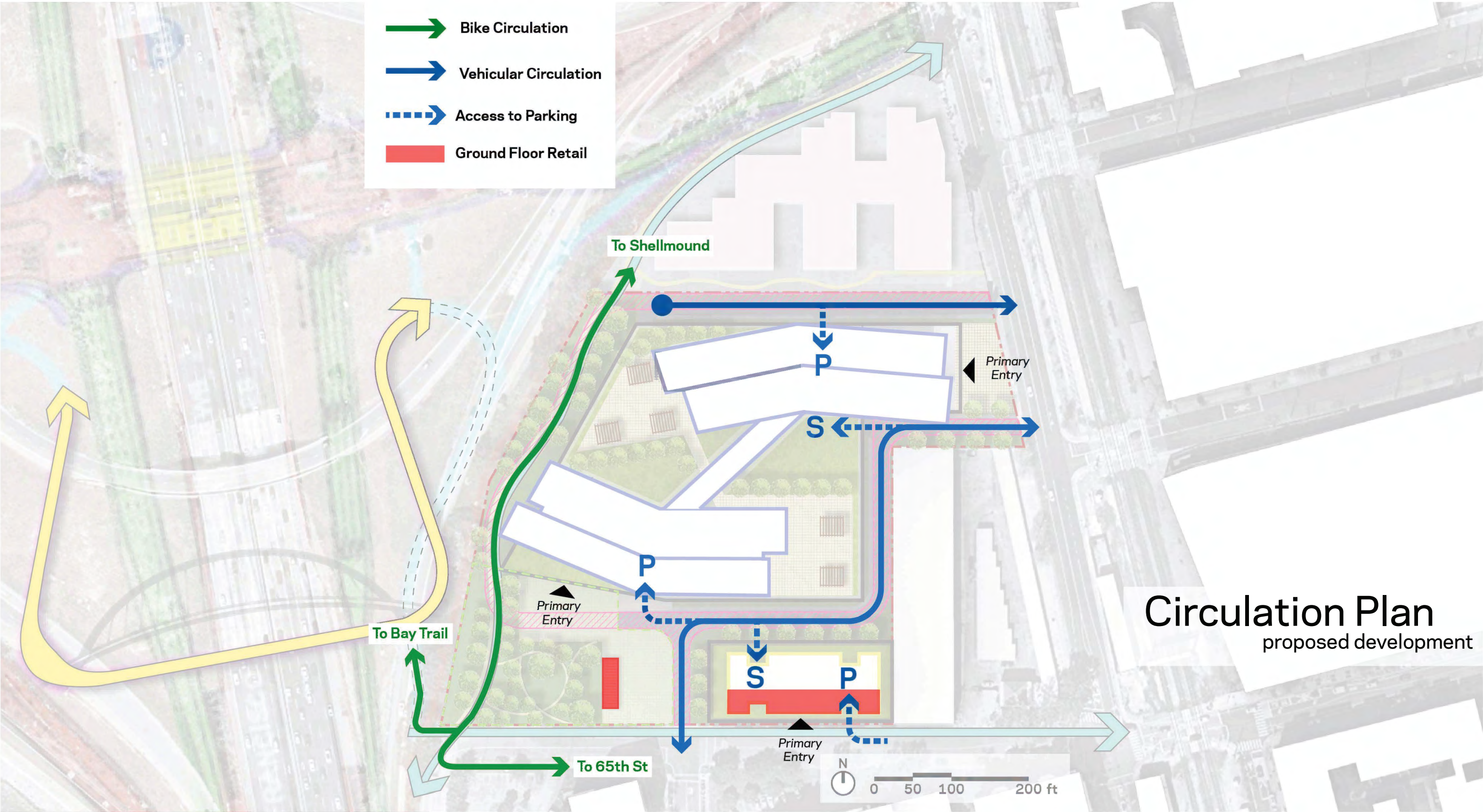
----- Property Lines

LAB SITE
6.2 Acre

RESIDENTIAL SITE
1.1 Acre

Property Plan
proposed development

N
0 50 100 200 ft



Circulation Plan
proposed development



Aerial Perspective
looking north west



Aerial Perspective
looking south east

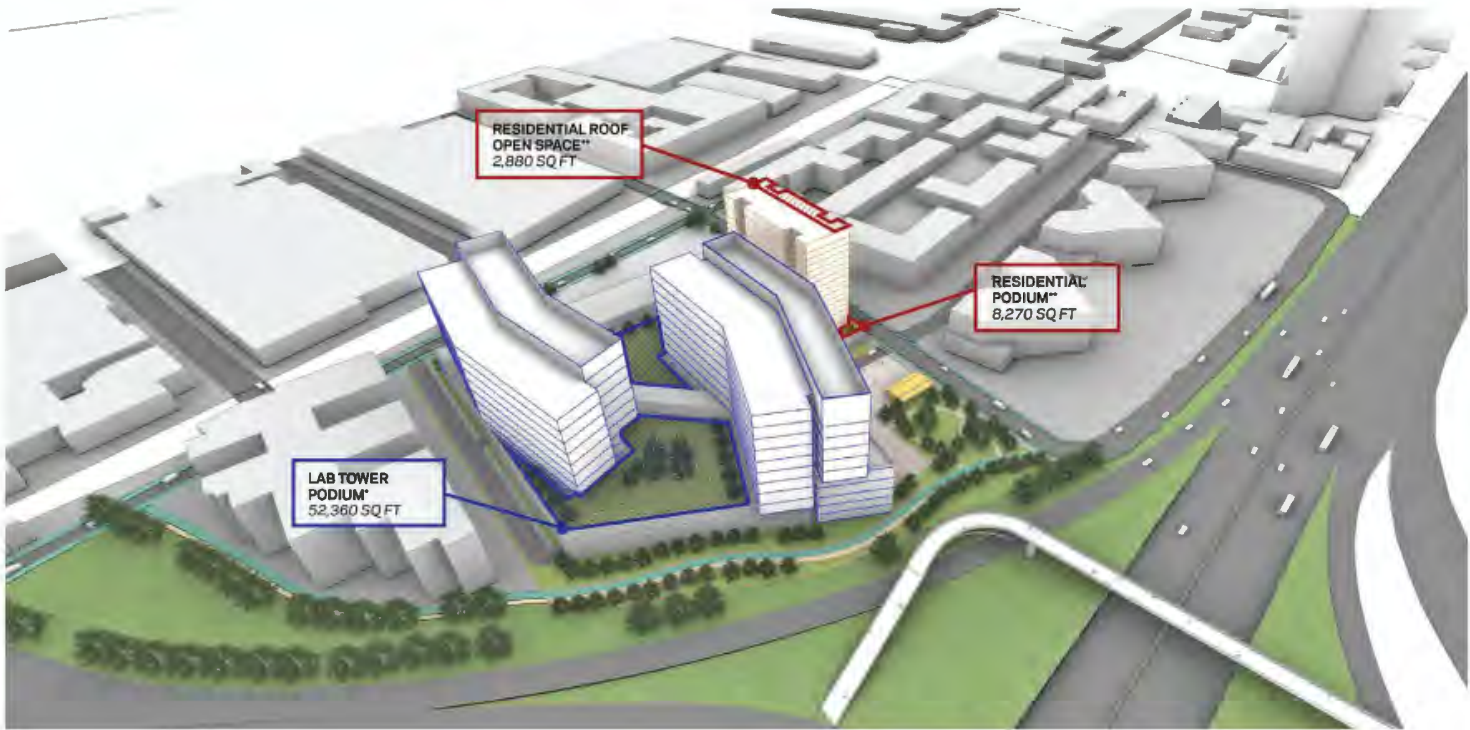
ZONING		MUR - MIXED USE WITH RESIDENTIAL
SITE AREA		318,023 sf
TOTAL GFA		965,322 sf
FAR		3.0
BUILDING COVERAGE AREA		175,865 sf
LOT COVERAGE		55.3%
TOTAL BUILDING AREA		965,322 sf
	LAB / OFFICE - SOUTH BUILDING	398,203 sf
	LAB / OFFICE - NORTH BUILDING	351,119 sf
	RESIDENTIAL BUILDING (144 Units)	216,000 sf
BUILDING HEIGHT		
	LAB / OFFICE - SOUTH BUILDING, 9	223'
	LAB / OFFICE - NORTH BUILDING, 8	203'
	RESIDENTIAL BUILDING, 16 STORIES	180'
TOTAL PARKING STALLS PROVIDED		
	LAB / OFFICE	1497 stalls
	STALLS / 1000SF GFA	2.0
	RESIDENTIAL (STALL / UNIT)	144 stalls
TOTAL RESIDENTIAL UNITS		144 Units

1650 65th Street

area summary



	PUBLIC OPEN SPACE (FOR BONUS)	SPECIFICATION	SQ FT	%
A	PUBLIC PARK REQUIRED BY CITY	0.5 ACRE	21,780	
B	PUBLIC PARK PROVIDED		51,400	
C	PUBLIC PARK PROVIDED BEYOND REQUIREMENT	B-A	29,620	
D	PUBLIC GREENWAY PROVIDED		26,540	
E	TOTAL PUBLIC OPEN SPACE REQUIRED FOR BONUS	15% OF TOTAL SITE AREA (318,023 SQ FT)	47,703	15.0%
F	TOTAL PUBLIC OPEN SPACE PROVIDED FOR BONUS	(B+D) / TOTAL SITE AREA	77,940	24.5%
G	PUBLIC OPEN SPACE PROVIDED BEYOND REQUIREMENT	F-E	30,237	



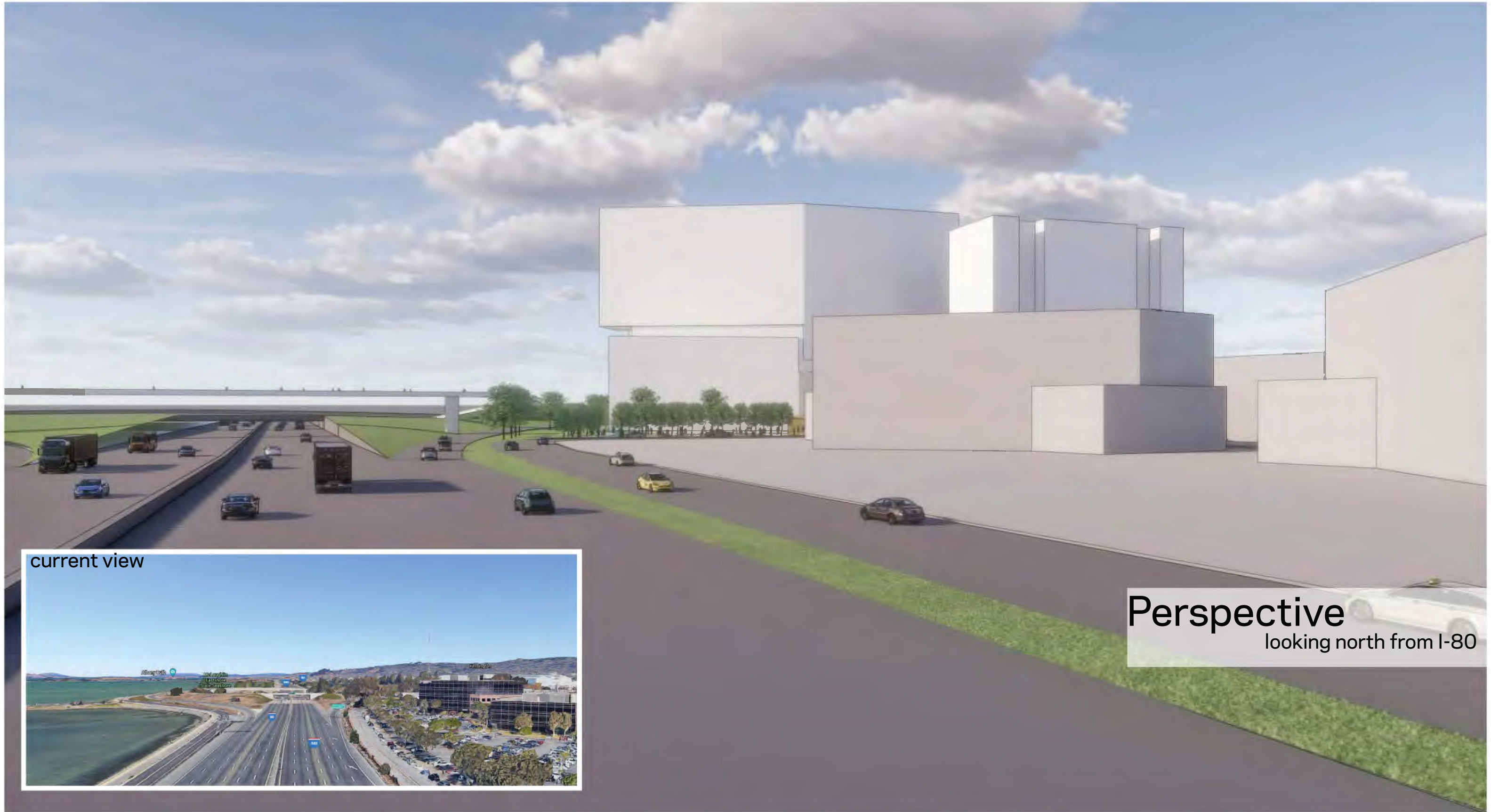
	OPEN SPACE (REQUIRED BY USE)	SPECIFICATION	SQ FT
A	REQUIRED FOR RESIDENTIAL	20 SQ FT / UNIT	2,880
B	PROVIDED: COMMON OPEN SPACE PRIVATE TO RESIDENTIAL	ROOF + PODIUM	11,150
C	PROVIDED BEYOND REQUIREMENT FOR RESIDENTIAL	B-A	8,270
D	REQUIRED FOR LAB TOWERS	5% OF LAB TOWERS GFA	36,441
E	PROVIDED: COMMON OPEN SPACE PRIVATE TO LAB TOWERS	PODIUM	52,360
F	PROVIDED BEYOND REQUIREMENT FOR LAB TOWER	E-D	15,919

*LAB TOWER OPEN SPACE (E) = LAB TOWER PODIUM

**RESIDENTIAL TOWER OPEN SPACE (B) = RESIDENTIAL PODIUM + RESIDENTIAL ROOF OPEN SPACE

1650 65th Street

open space summary



current view



Perspective
looking north from I-80



current view



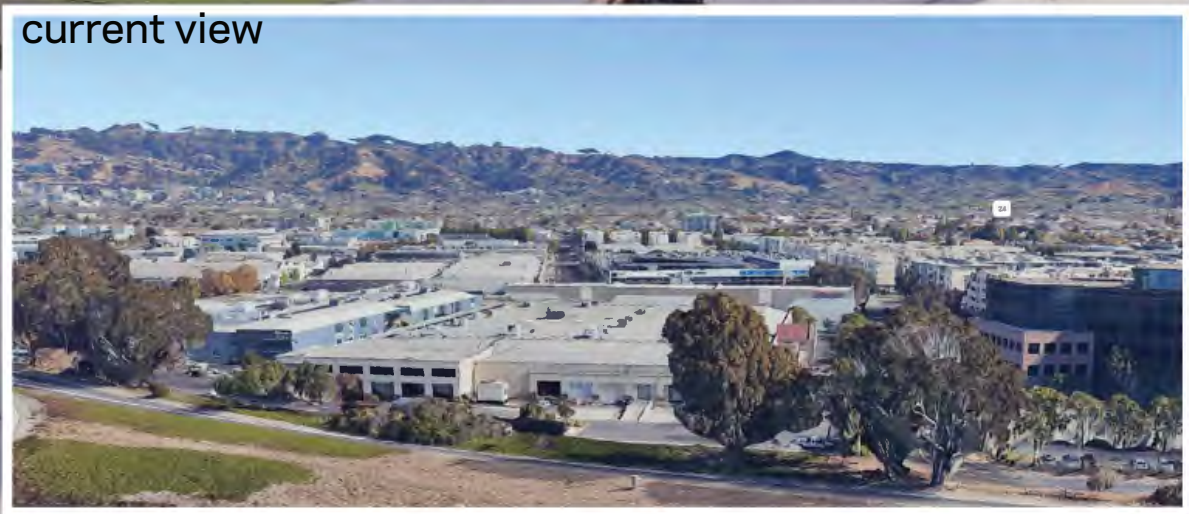
Perspective
looking south from I-80



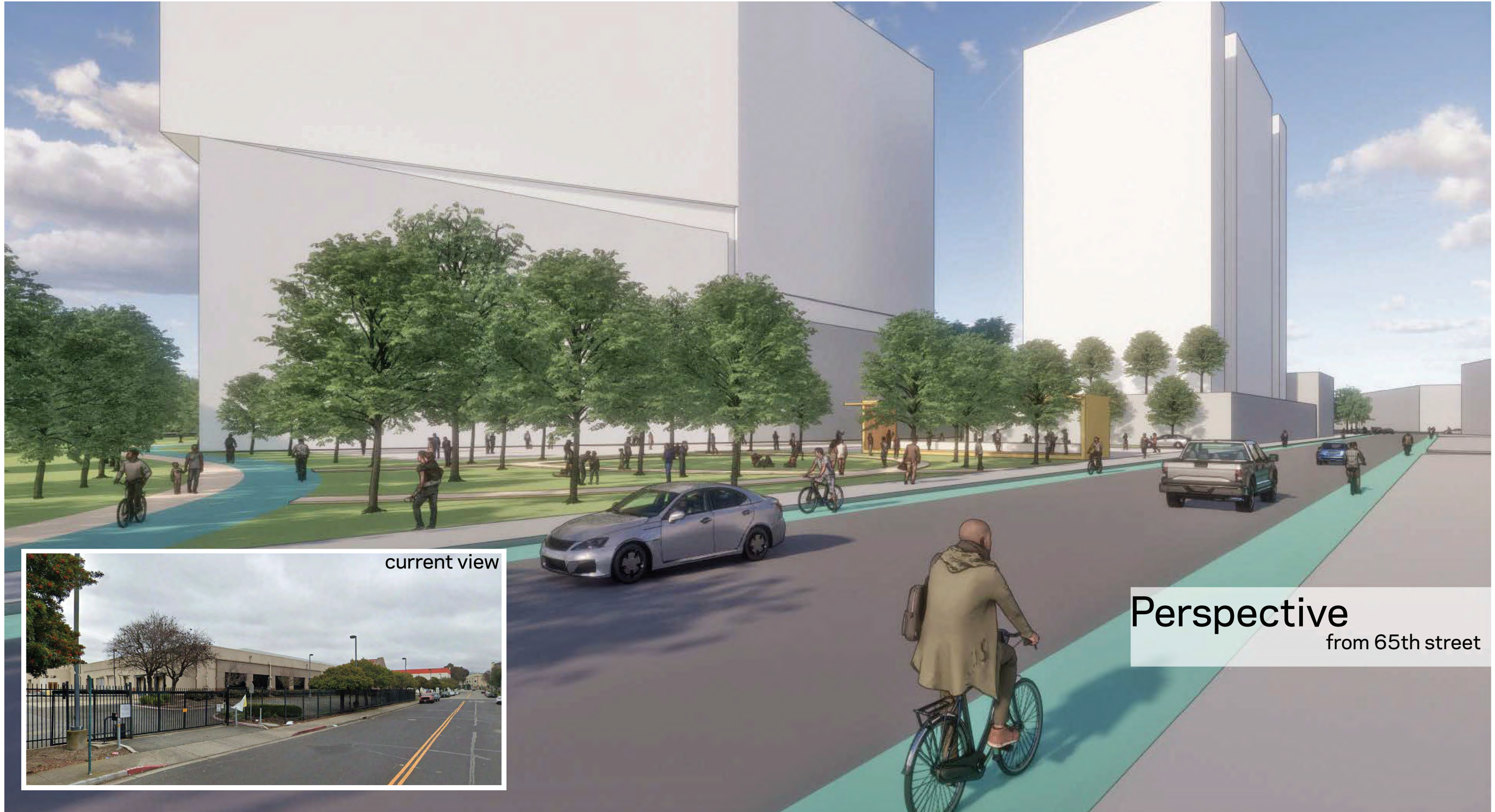
Perspective
from off ramp



current view



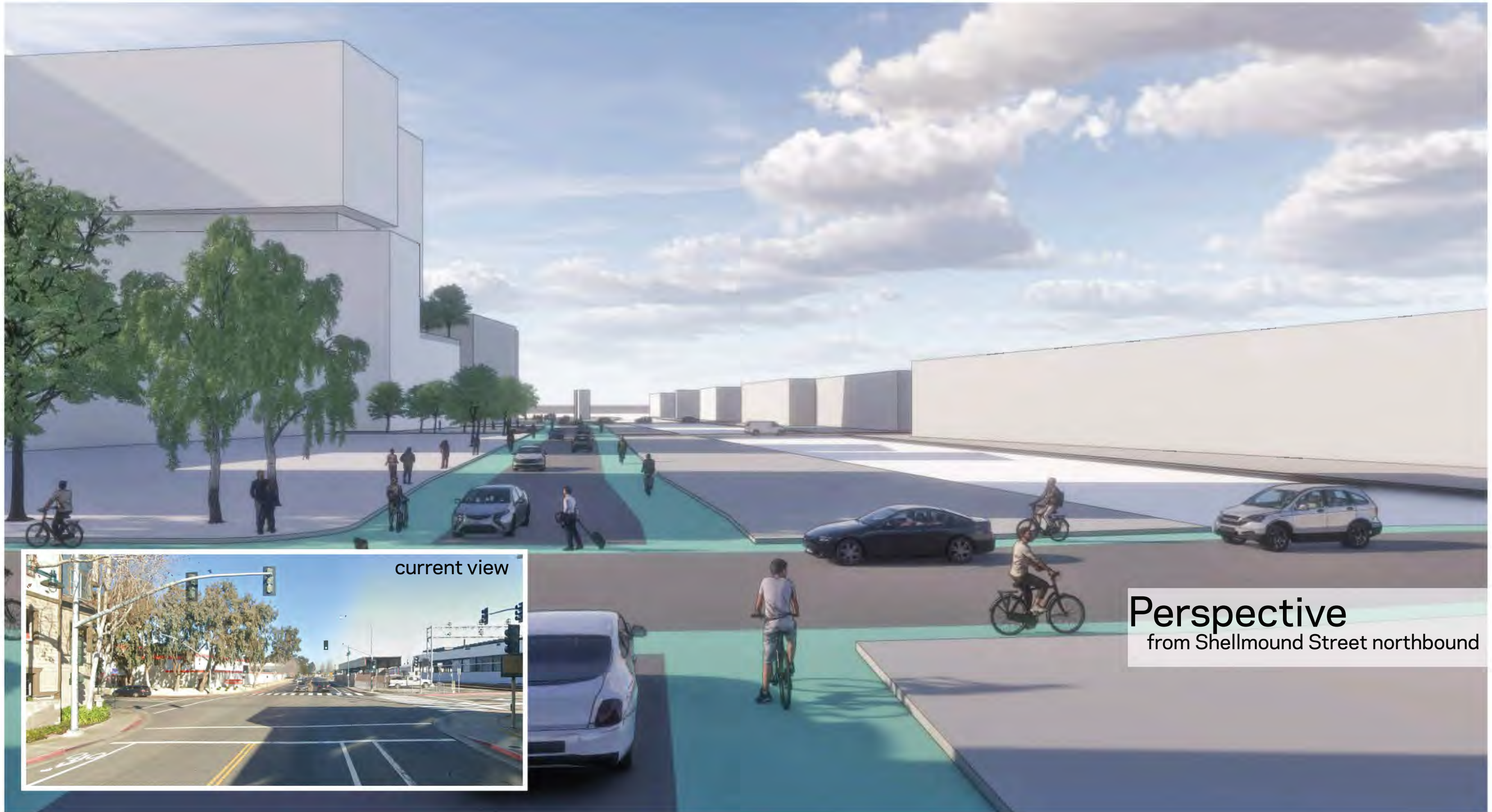
Perspective
from pedestrian bridge



current view



Perspective
from 65th street



current view

Perspective
from Shellmound Street northbound



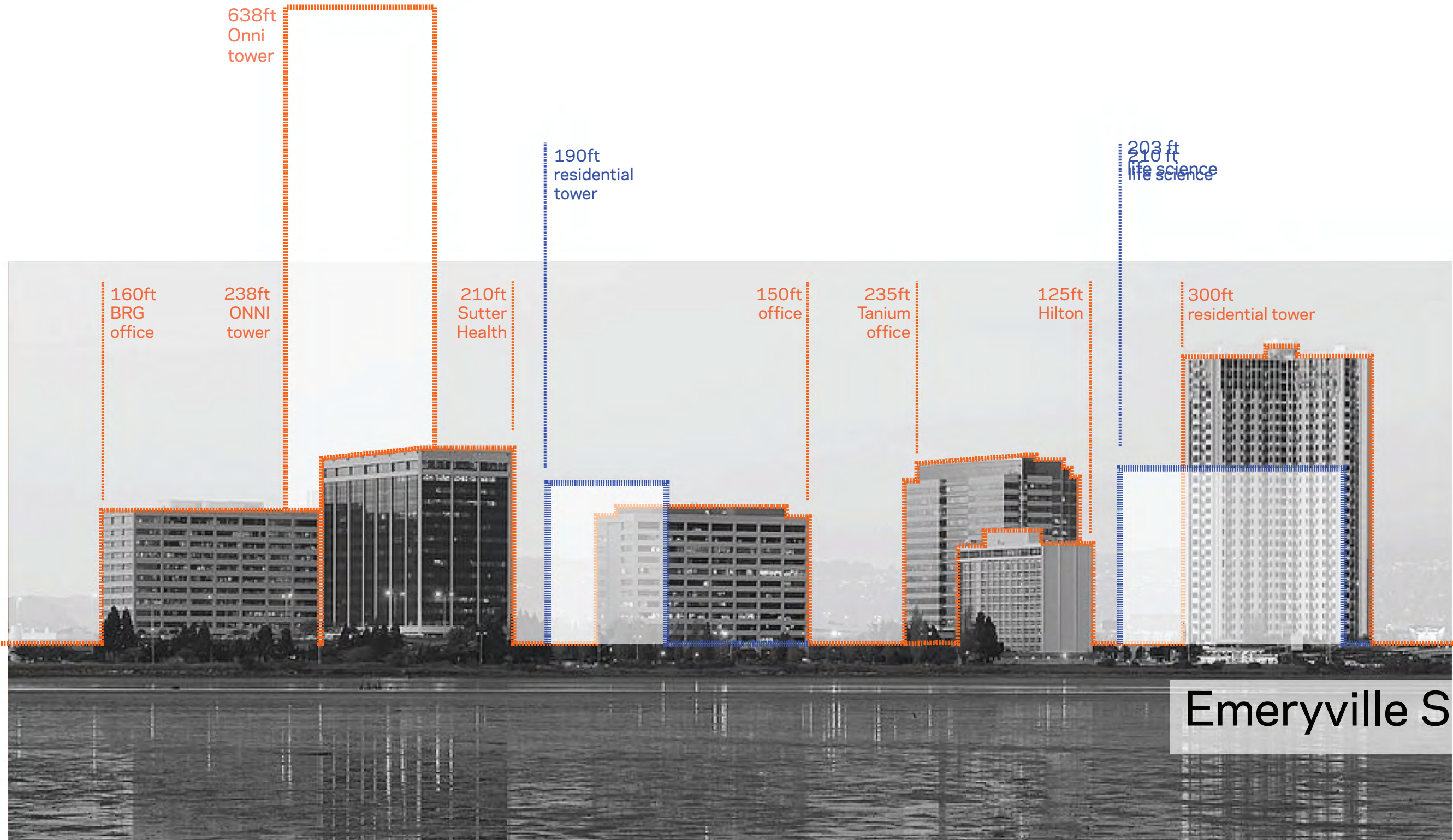
current view

Perspective
from Shellmound Street southbound



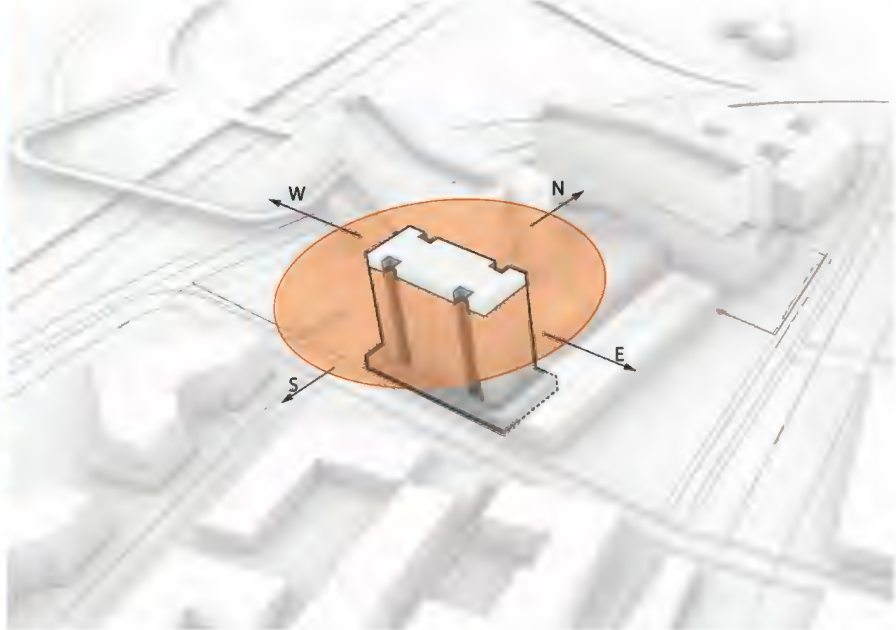
Emeryville context





Emeryville Skyline

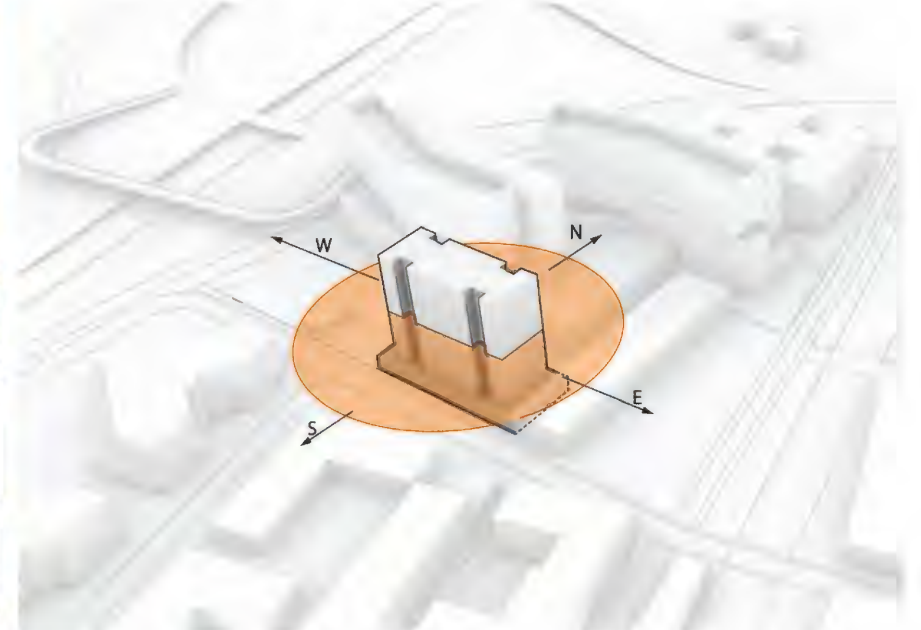
proposed lab / office building
shown for reference



Residential Views

from 190'

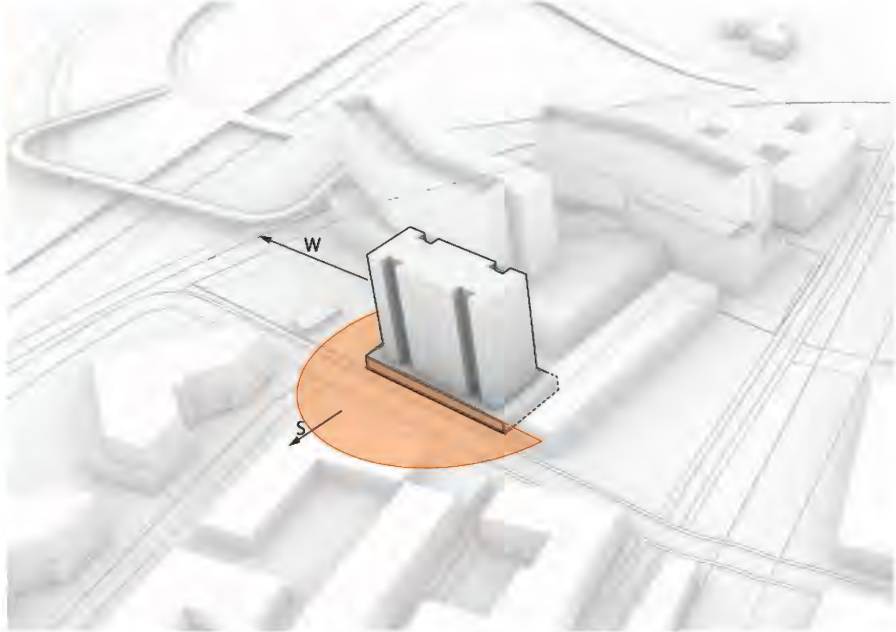
proposed lab / office building
shown for reference



Residential Views

from 105'

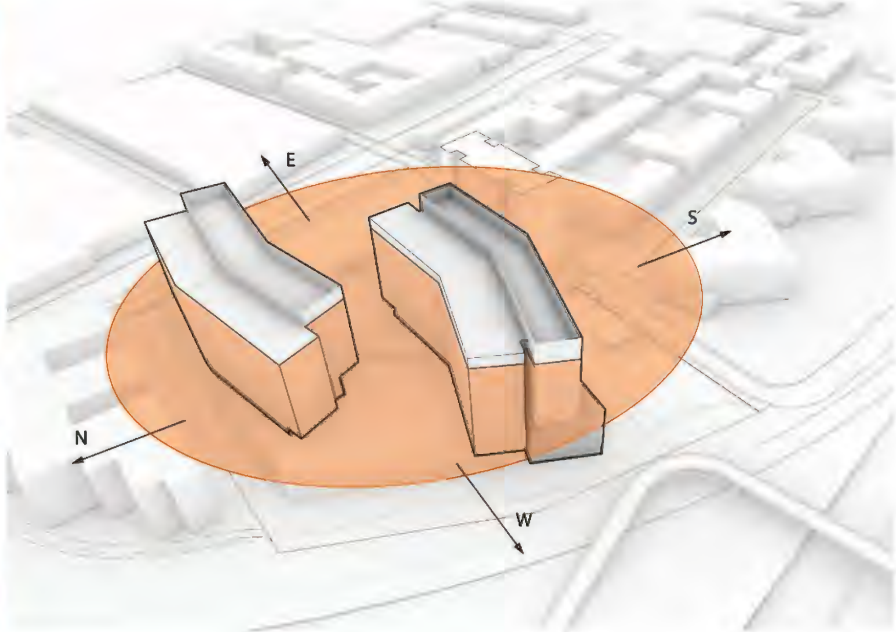
proposed lab / office building
shown for reference



Residential Views

from Podium 25'

views to north and east blocked by podium and storage building



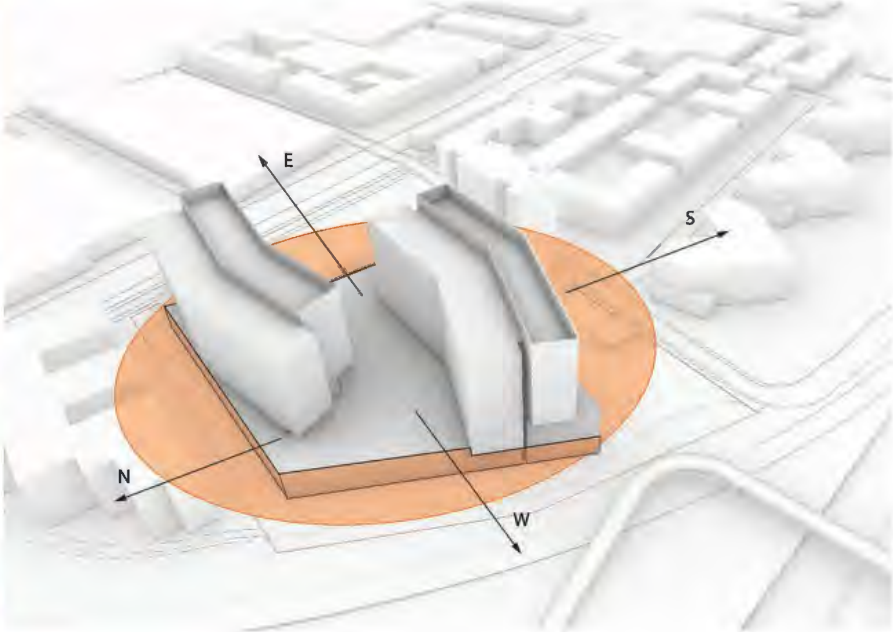
Lab / Office Views
from 200'



north



east



south



west

Lab / Office Views

from Podium 57'

180° north / east panorama



180° south / west panorama



Site Views
Panorama from 200'