
Emeryville Public Market

PARCEL A, PARCEL B, PARCEL F

Development Plan Addendum

October 14, 2021

OXFORD

CITY CENTER
REALTY PARTNERS

HR

bionic

DEVELOPMENT PLAN ADDENDUM

The Project team continues to look for opportunities to improve the Public Market district experience. Recently we identified the opportunity to improve the pedestrian and the bicyclist connection from the eastern side across Shellmound street to the west. The main adjustments improve the sight line from between the bridge and Shellmound Street via a setback of the upper floors of the parking structure, resulting in a widening of the pedestrian stairs and Shellmound Plaza, and improving the bicyclist’s experience with a new highly visible bike parking pavilion.

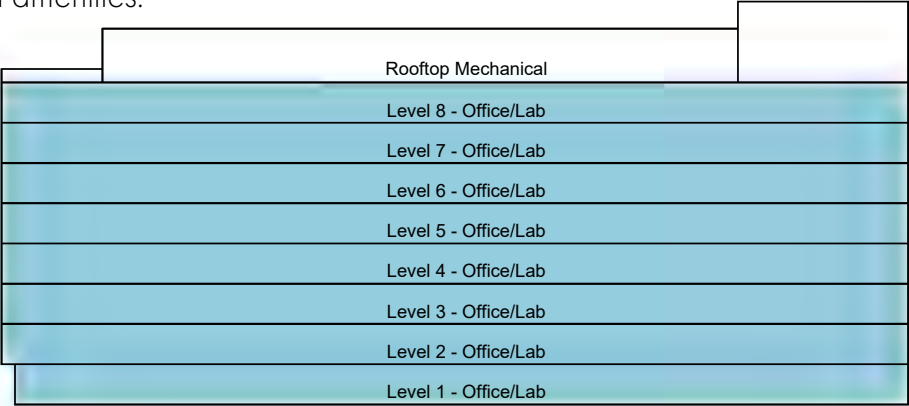
The distance between the life science building and the parking structure has almost doubled from 43 ft. to 84 ft. in width. This opening extends across the site from east to west towards Shellmound plaza, allowing more direct sunlight, and moving more usable open space to the ground level for convenience and safety. A radial paving pattern emanates form the pavilion and organizes benches and lighting.

The increase in open public space stems from the reduction in parking stall quantity and improving the structure’s efficiency. The grand stair increases from 8 ft to over 20 ft in width, and pivots away from the parking structure dynamically towards the public market, the new office destinations, and becomes more fluid, inviting, and monumental. Another improvement is that the stair is been designed with a more gradual grade of 5” risers and 13” treads which make the stairway an easier climb and thus more inviting. This exposes the stair to more direct sunlight. There is a path connecting pedestrians from the parked automobiles and bicycle parking to Shellmound plaza between the stair and the parking structure at ground level.

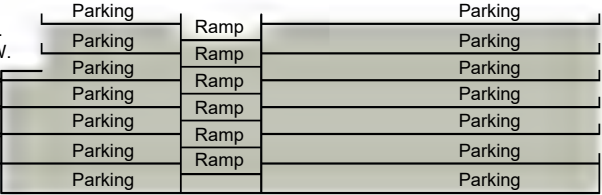
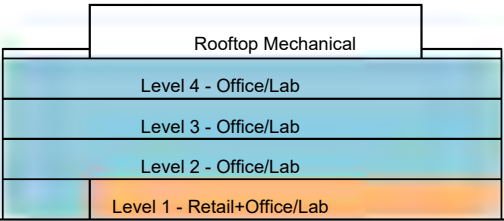
The bicycle parking is now a free standing pavilion defining the eastern edge of the plaza encouraging bicyclists to the north side of the stairs, separate from pedestrians. The pavilion’s exterior facade is clad in segments of glass panels intended to provide daylight, views, and natural ventilation for the bicyclists, as well as an inviting, safe place to dismount, park, and care for the bikes. The pavilion roof is planted and screens service areas from the stairs, offices, and Shellmound plaza, becoming another occasion for vegetation to soften and define the public spaces.

At the intersection of the bridges and the stair landing, people are provided unobstructed views of the bay and destinations on Shellmound. From this vantage point there is time to choose between the convenience of the elevator straight ahead, or the grand stair to the right. The path to the elevator surrounds the user with benches, vegetation and green walls screening the cars to the south. The elevator is located on the northwest corner of the parking structure near the stair landing, in view of the Shellmound street sidewalk and the plaza. Signage graphics, plants, lighting, and an overhead canopy with vines frame the elevator entry and exit experience. We are excited to update the FDP with these improved urban spaces, connections, and amenities.

PARKING SUMMARY



PARCEL B



PARCEL A

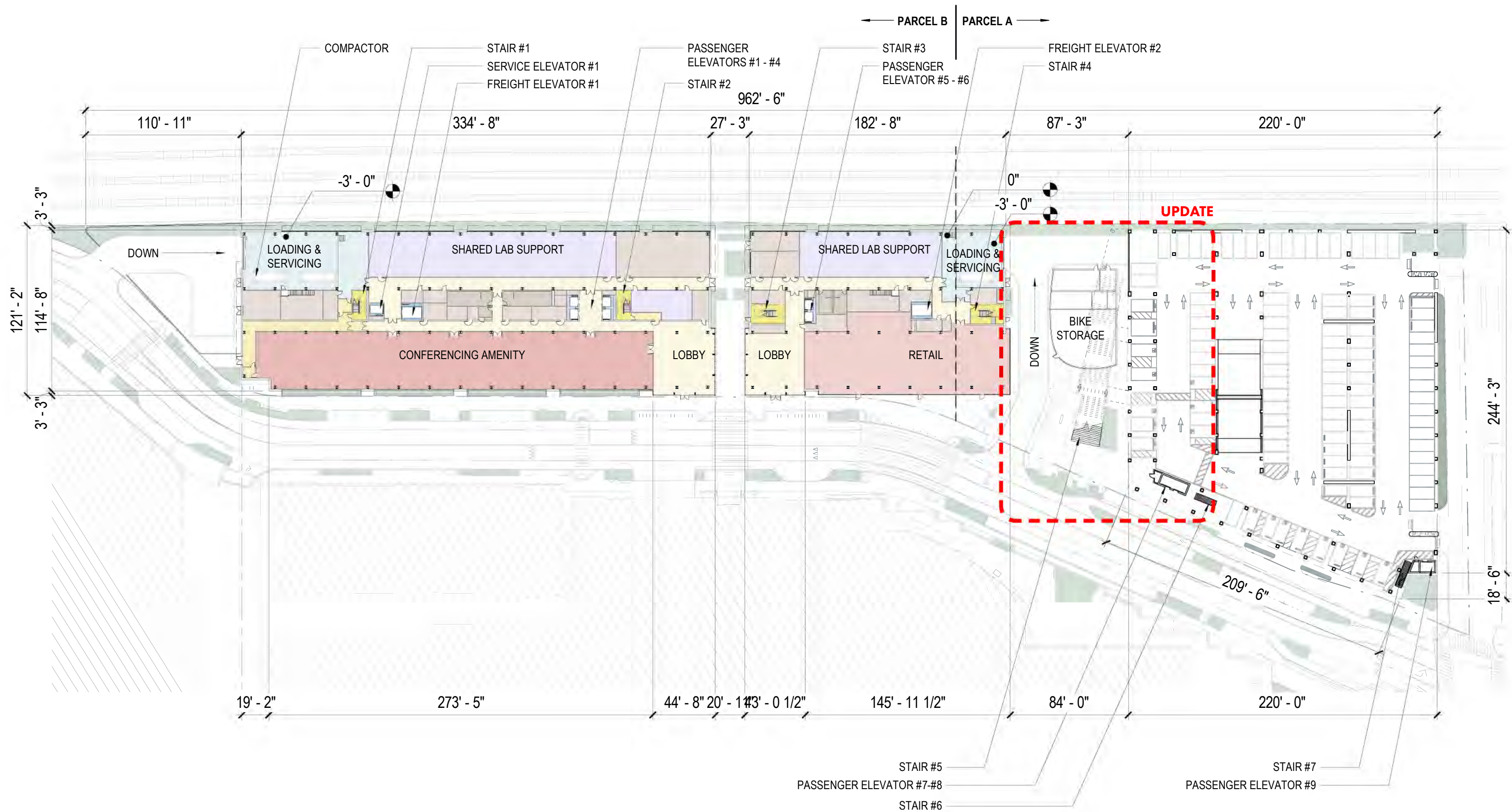
Level	Parking Spaces
P6	124
P5	111
P4	112
P3	127
P2	127
P1	112
B1	118
	831

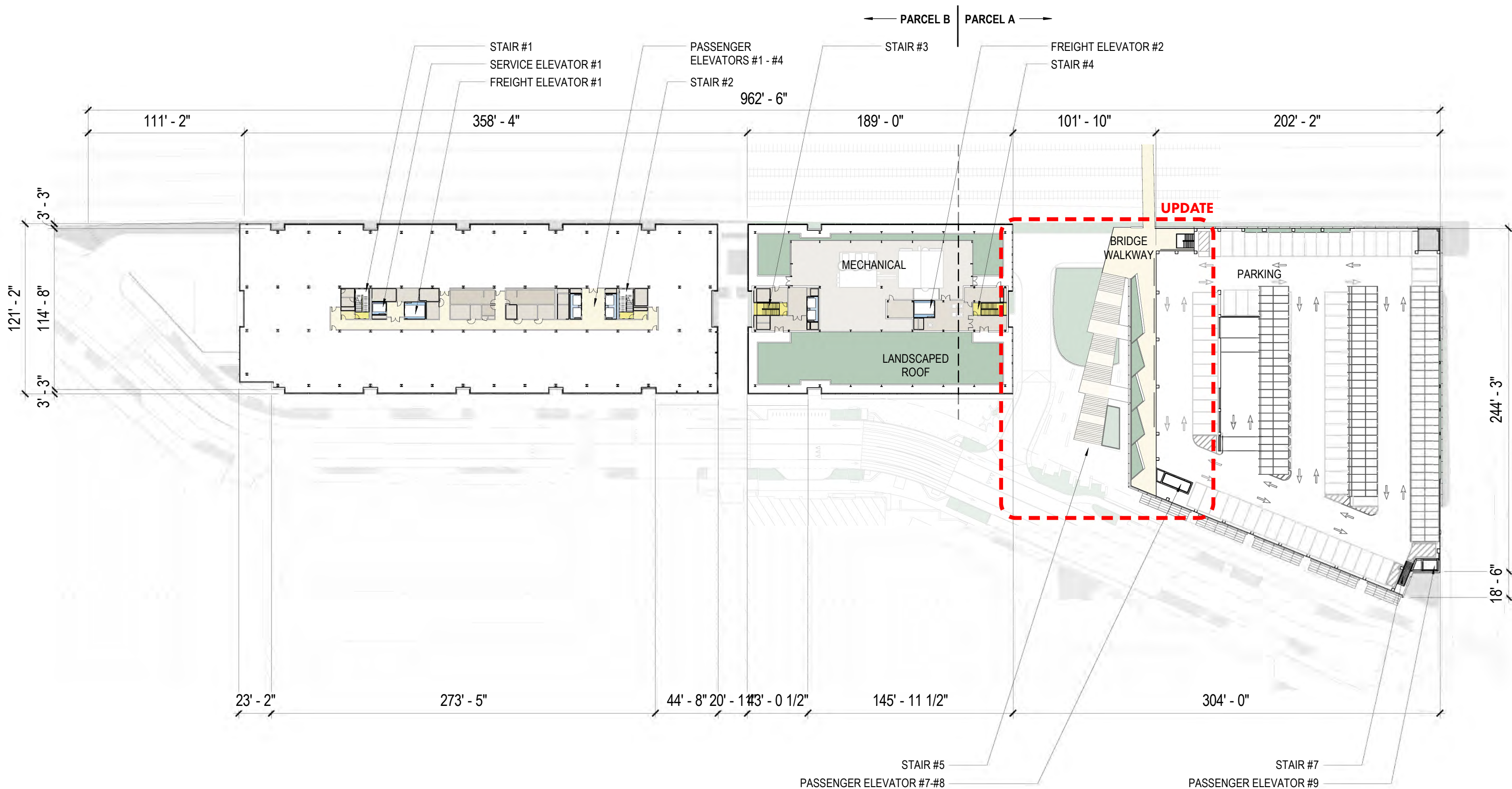
PROJECT DESCRIPTION

Program Data

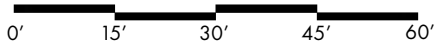
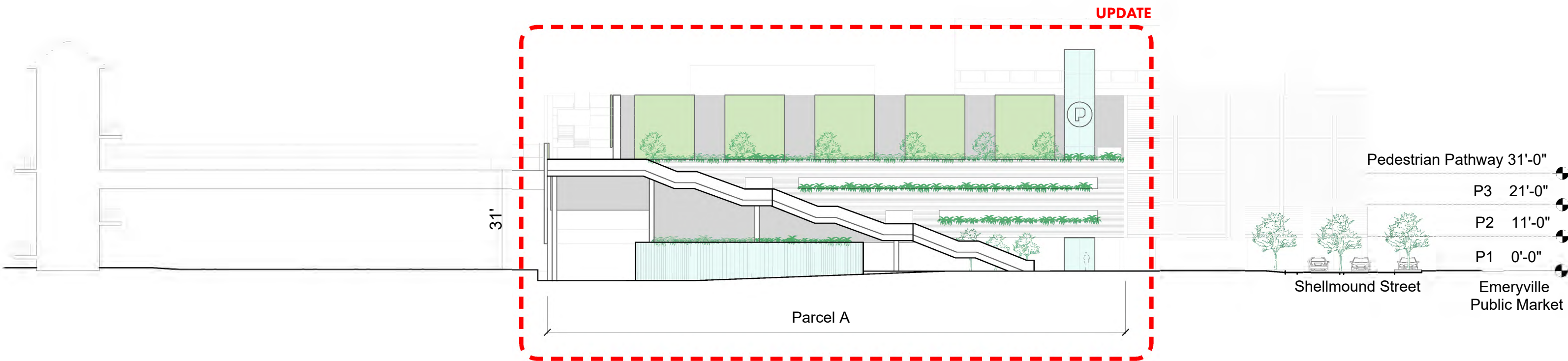
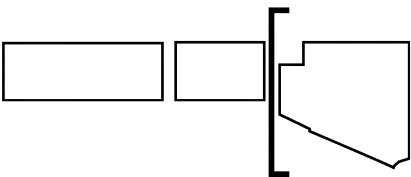
BUILDING AREA SUMMARY				
Level	Lab Space	Retail Space	Parking	Area (gsf)
Level 8	39,851 sq.ft	-	-	39,851 sq.ft
Level 7	39,851 sq.ft	-	-	39,851 sq.ft
Level 6	37,936 sq.ft	-	-	37,936 sq.ft
Level 5	39,851 sq.ft	-	-	39,851 sq.ft
Level 4	62,122 sq.ft	-	-	62,122 sq.ft
Level 3	62,122 sq.ft	-	-	62,122 sq.ft
Level 2	59,894 sq.ft	-	-	59,894 sq.ft
Level 1	51,208 sq.ft	7,460 sq.ft	-	58,668 sq.ft
Penthouse	13,340 sq.ft	-	-	13,340 sq.ft
B1	-	-	47,700 sq.ft	47,700 sq.ft
P1	-	-	53,000 sq.ft	53,000 sq.ft
P2	-	-	49,050 sq.ft	49,050 sq.ft
P3	-	-	49,300 sq.ft	49,300 sq.ft
P4	-	-	49,750 sq.ft	49,750 sq.ft
P5	-	-	45,200 sq.ft	45,200 sq.ft
P6	-	-	43,400 sq.ft	43,400 sq.ft
TOTAL	406,175 sq.ft	7,460 sq.ft	337,400 sq.ft	751,035 sq.ft

PARKING ALLOCATION IN THE GARAGE	
Parcel	Spaces
Residential	22
Public Market District Users	234
Hyatt Hotel	8
Office/Lab Tenants	567
TOTAL	831





0' 32' 64' 96' 128'

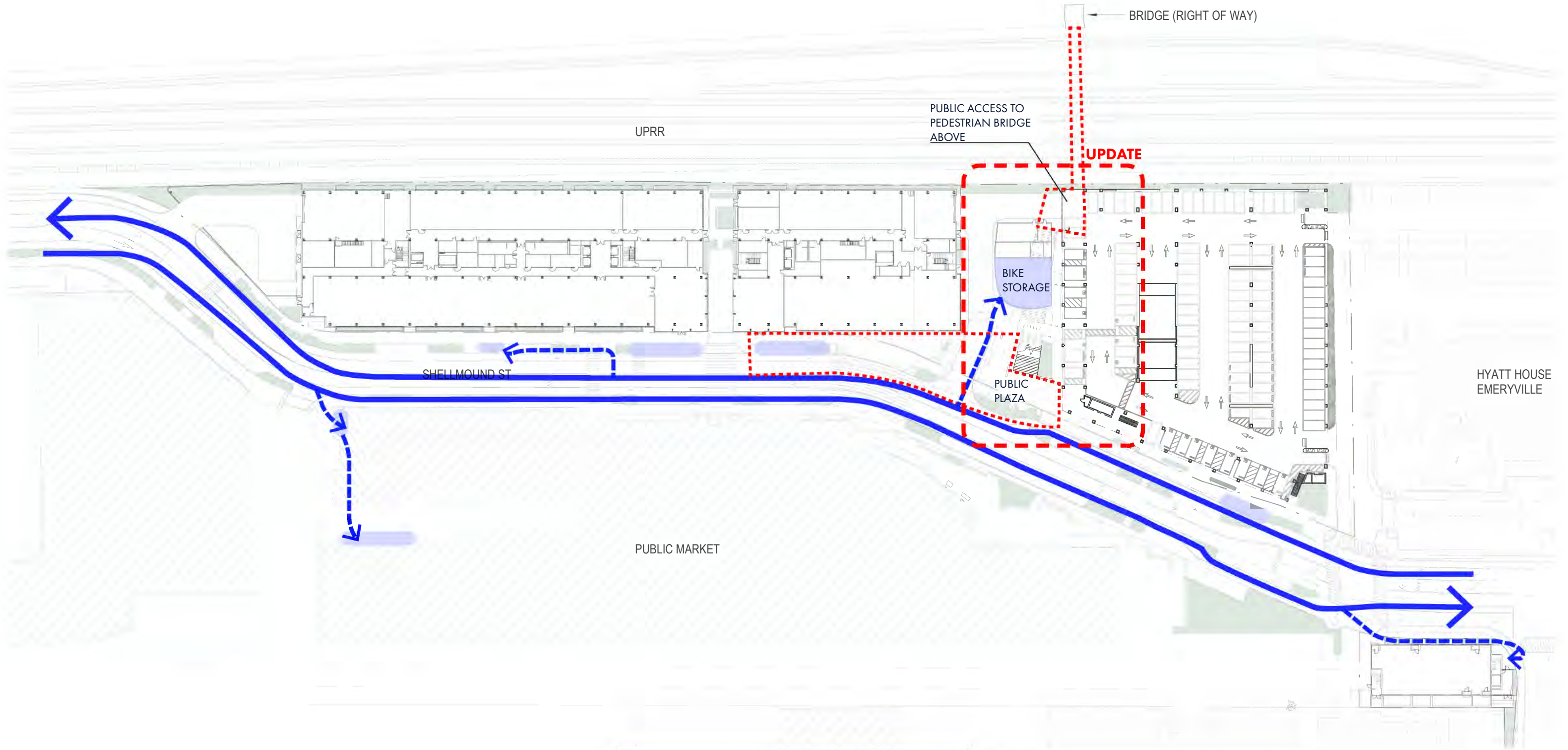






View into the Right of Way





LEGEND

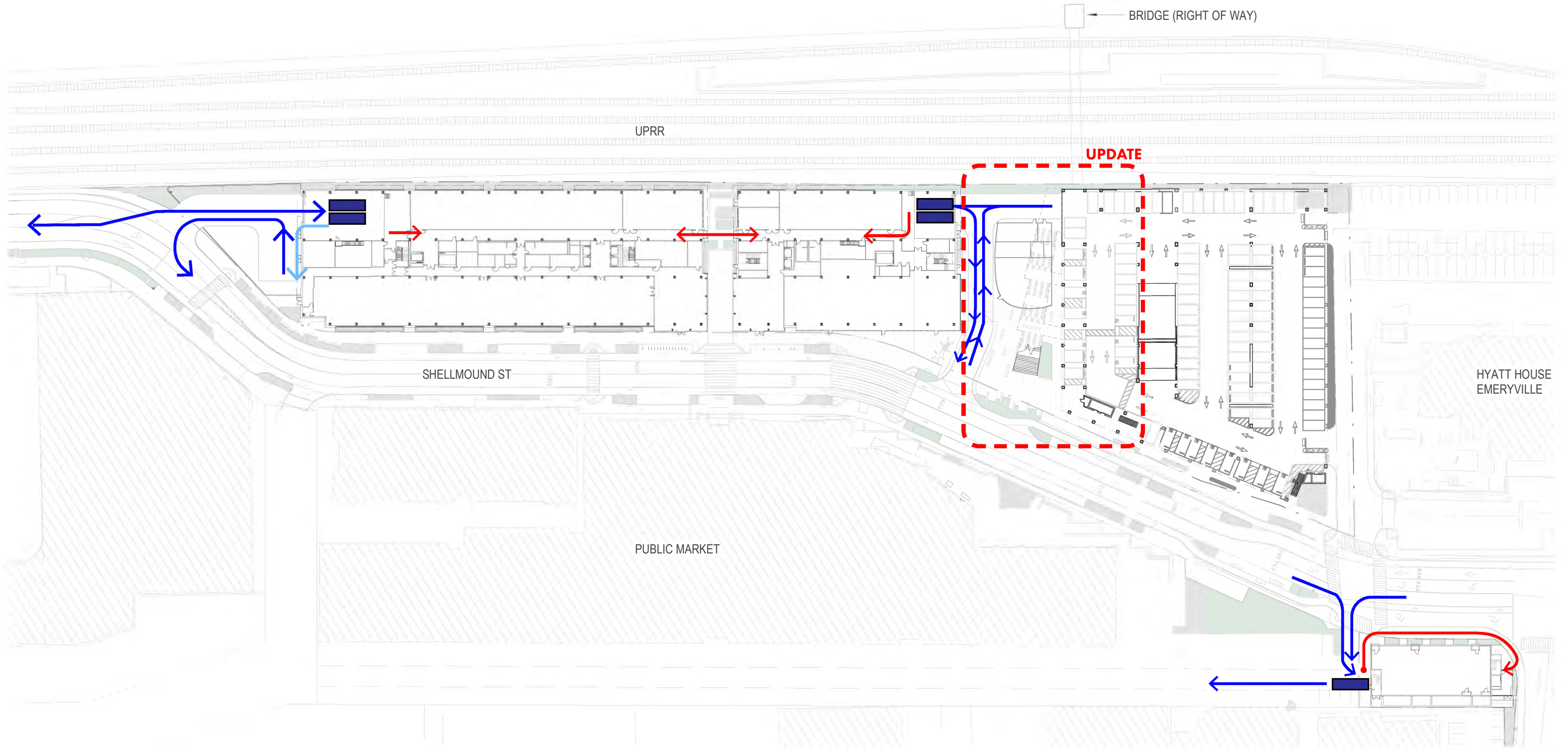
- Bike Circulation
- ... Pedestrian Crossing
- Bike Parking
- Path to Bike Parking

SHORT TERM BIKE PARKING ON PARCEL A,B & F	
Existing Off-site	16 (at Parcel A & B)
New Off-site	64 (at Parcel B)
New On-site	4 (at Parcel B)
New On-site	4 (at Parcel F)
New On-site	12 (at Parcel A)
TOTAL	100 (reqd. min 84)





LONG TERM BIKE PARKING ON PARCEL A,B & F	
New On-site	110 (at Parcel A)
TOTAL	110 (reqd. min 101)

Bike Circulation

0' 40' 80' 120' 160'



LEGEND

-  Delivery Vehicle Route
-  Delivery Vehicle Space
-  Delivery Person Accessible Route
-  Trash Vehicle Route - Reverse

0' 40' 80' 120' 160'

Servicing Plan

