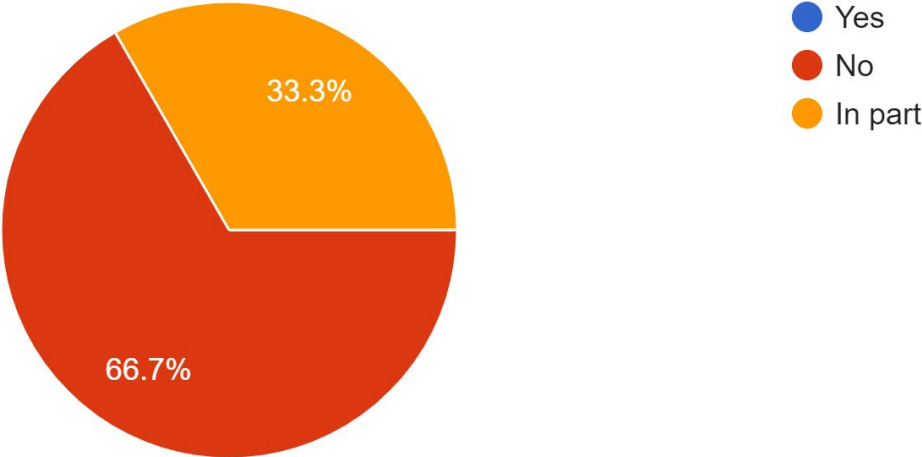


Clark Street Holdings -  
Former Marathon Gas Station  
3500 Forbes Avenue

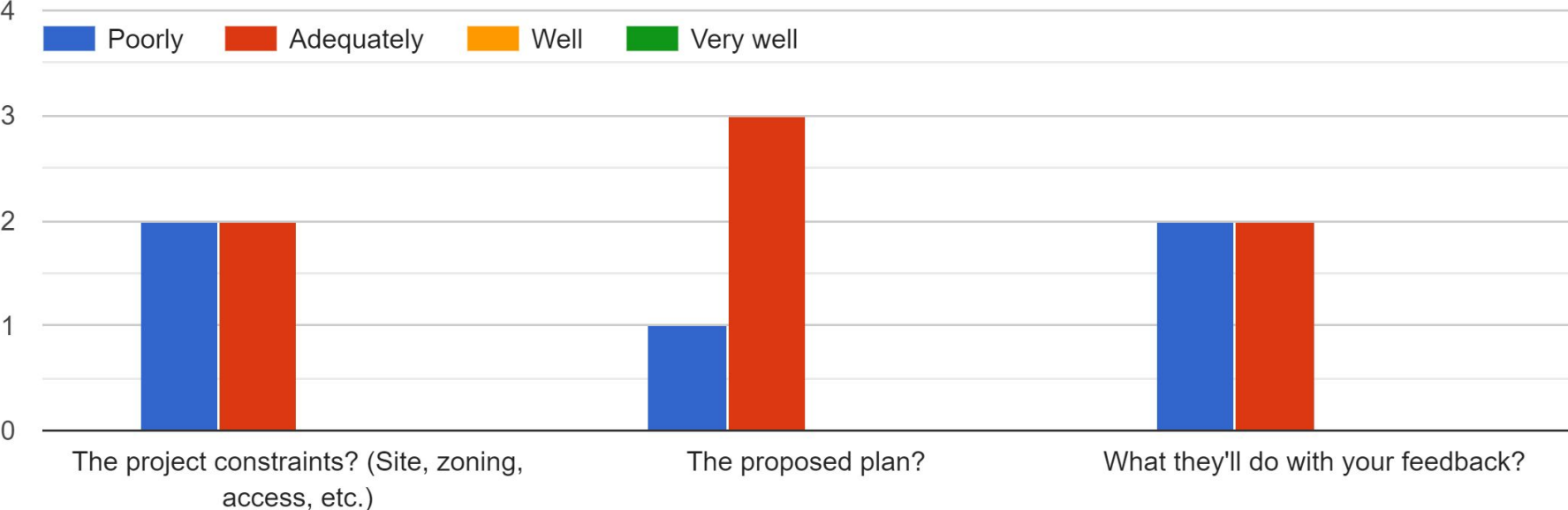
Feedback summary as of 10/22/2020

Did you attend the meeting (or view the recording) in which this was presented?

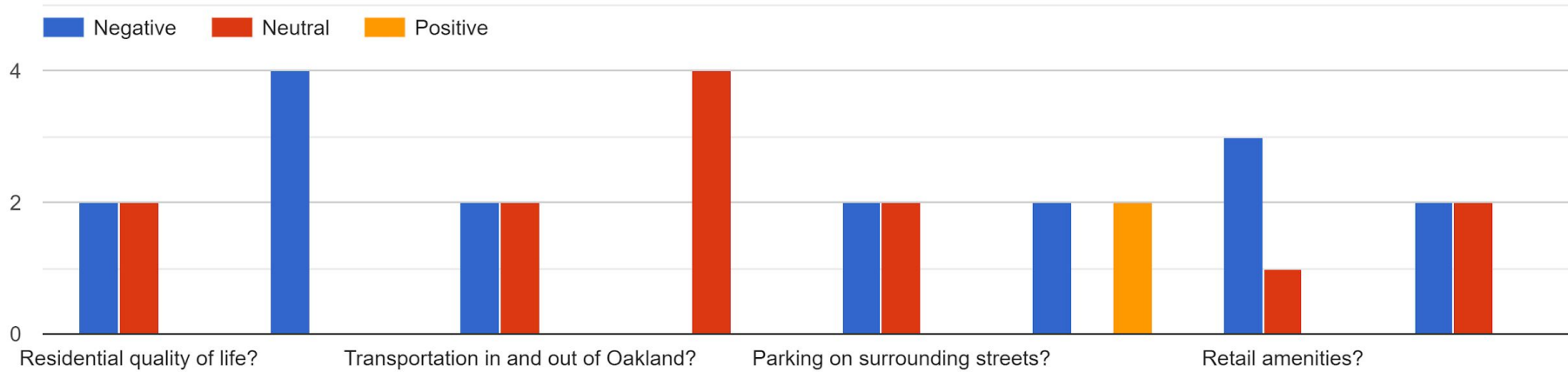
3 responses



# How well did you feel CA Ventures and Dwell Design Studio explained...



How would you describe the proposed project's impact on...



## What aspects of the proposal need more detail, in order for you to evaluate them?

- It needs DOWNSIZED! I have no financial interest in Oakland, but went to Pitt and the last thing Forbes at Semple needs is a giant block of apartments this size!
- I would like more detail on the proposed pedestrian pathway, as well as more detail on the proposed leasing structure of the building (ie will leases follow a set year by year structure (like the Bridge on Forbes, One on Centre) or will they follow a more typical leasing structure (like SkyVue, Schenley Apartments).
- N/A
- The developer outlined they are building by "right" but do not reflect the setback along McKee. They are building sidewalk to sidewalk. Also while they articulate the 20' walk way along the rear as an amenity, it is actually a zoning requirement to have a 20' setback along the rear line.

## What did the developers get right?

- Shoving too many units onto Forbes is right for THEM ONLY, and terrible for the congested population; OAKLAND IS NOT SHANGHAI OR HONG KONG! Less density and some green space would benefit the area much more
- I like the concept of the pedestrian pathway, and I like the Uber/Lyft drop-off pathway separated from the street.
- I like the mid-block path.
- Nothing. Site is too large. Retail is undersized for the size of the parcel. They are just looking to maximize beds and revenue which is why they have first floor units in lieu of retail.

## What changes would you like the developers to make?

- Downsize the project to 200 units in a smaller building with some greenery outside
- I would like to see a variance in the color of the building on the Forbes side of the structure. In current renders it appears as though there is a big white section of the facade at the upper left of the building above the retail space, and I would really like to see this very prominent section of the facade see a bit more color variance or accenting to make the structure more visually appealing.  
I would also like to see more retail space included in the plan (potentially along McKee where there are currently three street level units).
- I would like more retail in this project. It looks like there is only space for about one retail location, and I think that is inadequate for the area. I also dislike the look of the building looking on from Fifth Avenue—there is a strange empty space on the top right that looks odd, I would like to see that changed in the final design.

## What changes would you like the developers to make? (cont.)

- Downsize overall. Height is fine as it's by right but the setback needs to be honored. McKee is the only street in Oakland with such a setback (40 feet!) and it needs to be preserved. The developer should not be allowed to violate this and more residents need to be aware of its requirement.

The building is also one giant box. It needs an articulated and colored facade. Materiality is also cheap. This building will not age well and by then CA Ventures will have sold it and no longer be vested in the "community".

This is a smash and grab job by a big developer. Get in, build big, get out & cash out.



## Do you have any additional comments about this project?

- I've made it clear -- another oversizing! WHO GETS PAID OFF TO APPROVE THESE ABOMINATIONS?  
These out-of-town carpetbaggers come in here, shoving a huge, overbuilt property into a neighborhood whose traffic patterns and street capacity do not fit; they take the (developer's) money and run, leaving behind dense jungles of concrete and traffic
- Your questionnaire is also flawed along with this whole project; I had to answer questions (obligatory) about the presentation after I told you I didn't attend the meeting! How was I to do that?
- Ideally, I would like for the building to be around 15-16 stories tall with an upper level setback from Forbes. This would better fit in with the size of the buildings around it, and the growing Forbes corridor. I understand this adds cost, and may not be of interest to the developer, but I would like to voice public support for taller structures along the Forbes corridor (maybe a new height limit of roughly 235-250 feet).
- Overall, I like it!

## Do you have any additional comments about this project? (cont.)

- OPDC should not be endorsing this project as being built by right. OPDC as the RCO should be well aware of the setback requirement along McKee and should be championing its preservation, not endorsing its demise. OPDC constantly heralds itself as the protector of the neighborhood but here is a perfect example where they are directly contributing to its demise.