

SUMMARY SHEET for PERMIT APPLICATION

(This Summary Agenda Sheet to be used for ALL permits in this category for which Board approval is recommended.)

DATE: June 24, 2019

PORT PERMIT NO: 5247

BUILDING PERMIT APPLICATION:	<u>X</u> New Construction	<u> </u> Addition	<u>X</u> Alteration
	<u> </u> Demolition	<u> </u> Repair	<u> </u> Other, Tank

PORT TENANT and APPLICANT: CenterPoint-Oakland Development I, LLC

LOCATION OF PROPOSED WORK: 1300 Maritime Street (Oakland Army Base)

BRIEF DESCRIPTION OF PROPOSED WORK: Final construction phase for development of warehouse and distribution building (approx. 460,000 s.f.) and site improvements. The work will include construction of the warehouse building shell, final grading, parking and site circulation, stormwater post-construction controls, and driveway and sidewalk improvements along W. 14th Street. Interior tenant improvements will be completed under separate permits. This project has been determined to be in compliance with the 2012 SCA/MMRP for the Oakland Army Base.

PUBLIC PROCESS: CenterPoint has conducted a public outreach program targeting the West Oakland community with regular meetings over the last 2 years (lease approved November 2017). The focus has been on jobs and community impacts, but the plans have been available for public review and comment at those meetings. This approval is scheduled at a publicly noticed meeting of the Board of Port Commissioners and the public is welcome to comment prior to Board action.

CONDITIONS OF APPROVAL: This approval is subject to the conditions printed on the Development Permit Application and the project must be completed per the approved plans. Other conditions include grading and improvements in the easement area, and public improvements as required by the City of Oakland. The project is subject to City of Oakland building and fire permits, and all conditions required by the City are the responsibility of the Applicant.

DETAILED DESCRIPTION: The project is to construct a 460,000 s.f. office and warehouse building on the 27-acre site located on Maritime Drive at W.14th Street. The site coverage is approximately 39% (.4 FAR). It is primarily a warehouse building to facilitate cargo movement with some office space to be determined by the tenants. This approval is to build the shell with only utility services provided. Interior improvements, HVAC, lighting and other utilities will be completed under separate permits once tenant(s) have been identified.

The building will be constructed with concrete exterior walls on a pile supported slab with approximately 136 dock doors. The site will have approximately 365 auto parking stalls, 70 trailer parking positions, site lighting, and circulation with a dedicated fire lane along the Maritime Street frontage. They propose two driveway cuts to W.14th Street with a sidewalk, subject to City of Oakland final approval. The site will also feature post-construction controls for stormwater management including a retention pond. Off-site work will include grading of the east side easement area to rectify grades between the CenterPoint site, the site to the east, and W.14th Street; installation of gravel and compaction to create the "East Road"; and, improvements in the City Right-of-Way (E.14th Street.)

SUSTAINABILITY: This project will comply with the California Green Building Code. The Applicant has designed stormwater management features into the site improvements. The infrastructure will be installed for future installation of solar panels by a third party if tenant demand makes it feasible. During construction they will limit idling times, specify haul routes, limit hours to 7A to 7P, and implement dust control measures. The applicant will also implement the following sustainability measures:

- LEED Certification;
- Installation of infrastructure to support future electrification (oversized electrical rooms, additional conduit through the facility, additional conduit through the yard, and reserved space for future EV charging equipment);
- Preferred parking for carpool and electrical vehicles;
- Tier 4 construction equipment to reduce emissions during construction;
- Re-use of onsite, dirt, concrete, and asphalt reducing construction traffic by over 5,000 truck trips;
- Provision of trailer storage to avoid idling;
- Bike racks installed at the office corners to promote bike sharing;
- Use of low emission paints, adhesives, and wood for indoor air quality and health/safety consideration for future employees; and,
- Install signage to limit idling times during operations.

GENERAL PLAN: The project area is within the Industry and Transportation designation under the General Plan, and is also subject to planning documents for the Oakland Army Base Reuse Plan. This project meets all goals and requirements of those documents.

SCHEDULED FOR

BOARD ACTION: Date: July 11, 2019


VALUATION OF

WORK: \$ 35,000,000.

FROM: PORT PERMITS, ENVIRONMENTAL PROGRAMS & PLANNING


Recommend ApprovalDate: 6/25/19

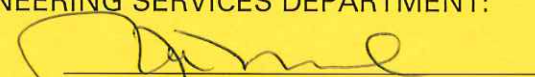
(1) PORT ENVIRONMENTAL ASSESSMENT SUPERVISOR, ENVIRONMENTAL PROGRAMS & PLANNING

ASSESSMENT: In compliance with the 2012 SCA/MMRP for the Oakland Army BaseCat. Ex./Sec.No., Neg.Dec., Mit.Neg. Dec., or EIR
Recommend ApprovalDate: 6/25/19*Acting Interim*
(2) DIRECTOR OF ENGINEERING
Recommend ApprovalDate: 6-27-19

(3) EXECUTIVE DIRECTOR


Recommend ApprovalDate: 6-27-19

(4) PORT PERMITS - ENGINEERING SERVICES DEPARTMENT:


Received By:Date: 6/27/19

BOARD APPROVAL: Resolution No: _____ Date: _____