

ALAMEDA POINT - SITE A - DEVELOPMENT PLAN

Project Sponsor: Alameda Point Partners

Prepared by: BAR Architects, April Philips Design Workshop, BKF Engineers

Second Amendment, July 25, 2022

Exhibit 1
Item 7-A, July 25, 2022
Planning Board Meeting

SITE A DEVELOPMENT PLAN TABLE OF CONTENTS

CONTEXT

Existing Conditions at Site A 04
 Site Photos 05
 Planned Land Use and Open Space 06

LAND USE & DEVELOPMENT

Illustrative Site Plan - All Phases 08
 Illustrative Site Plan - Phasing 09
 Street / Surface Improvements Phasing ... 10
 Land Use Diagram 11
 Open Space & Parcel Diagrams 12
 Affordable Housing Plan and
 Universal Design 13
 Architectural Character Images -
 Town Homes 14
 Architectural Character Images -
 Mixed Use & Stacked Flats 15

TRANSPORTATION & CIRCULATION

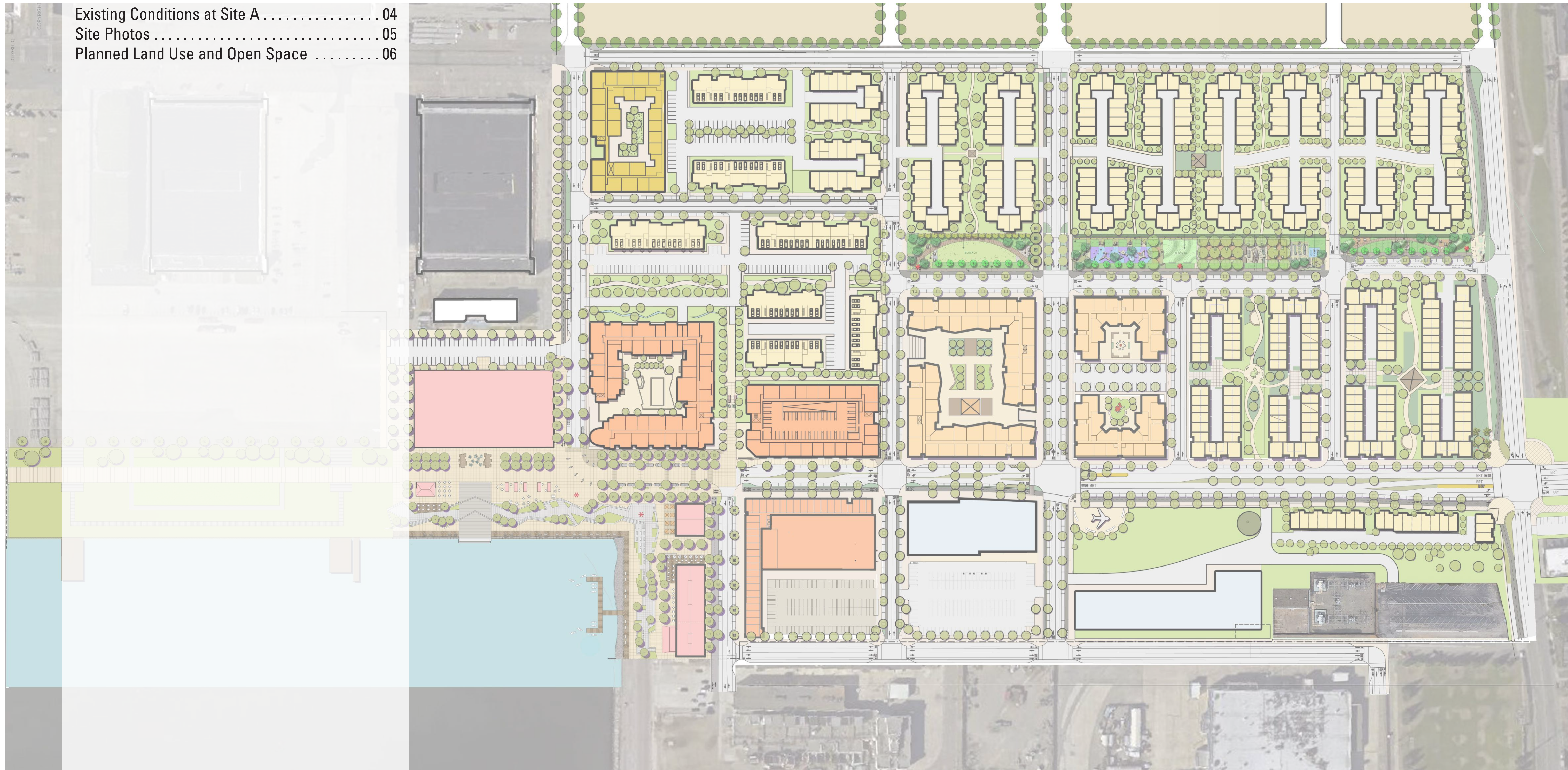
Proposed Street Classification Plan - Over
 Existing Conditions 17
 Bike Path & Public Pedestrian Circulation
 Diagrams 18
 Right of Way Sections 19
 Right of Way Sections 20
 Right of Way Sections 21
 R.A.M.P. Plan & Sections 22
 Public Parking / Bike Parking Plan 23

OPEN SPACE

Waterfront Park & Plaza Plan 25
 Promenade Perspective with Building 113. . . 26
 Waterfront Plaza Sections 27
 Shared Use Plaza Section & Character. . . . 28
 Neighborhood Linear Park Plan & Section ... 29
 Project Sustainability. 30

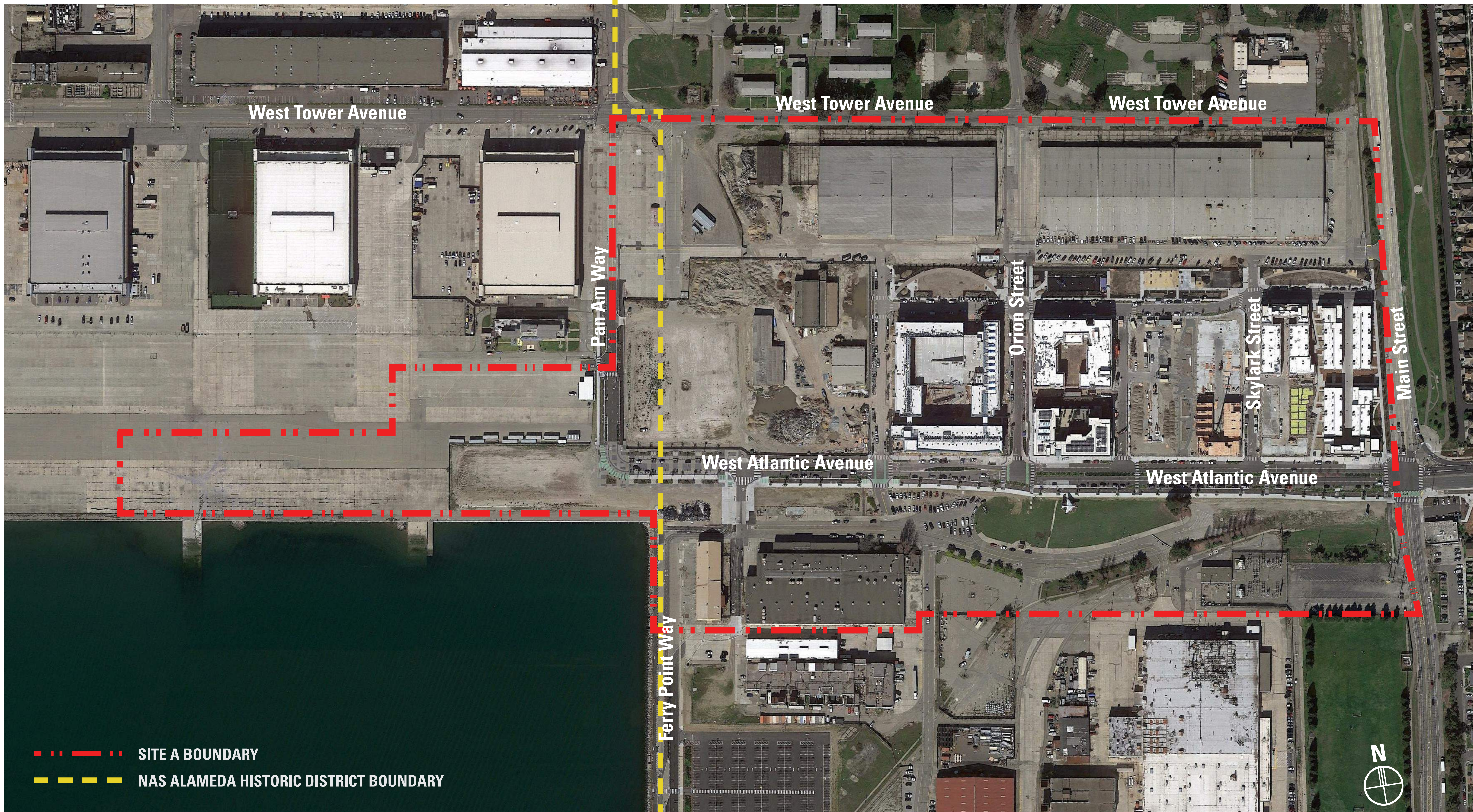
CONTEXT

Existing Conditions at Site A 04
 Site Photos 05
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- - - SITE A BOUNDARY
- - - NAS ALAMEDA HISTORIC DISTRICT BOUNDARY

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EXISTING CONDITIONS AT SITE "A"



EXISTING BUILDING 77 (LEFT) AND 41 (RIGHT)



EXISTING BUILDING 77



EXISTING BUILDING 40 (BLADIUM)



EXISTING BUILDING 113

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SITE PHOTOS

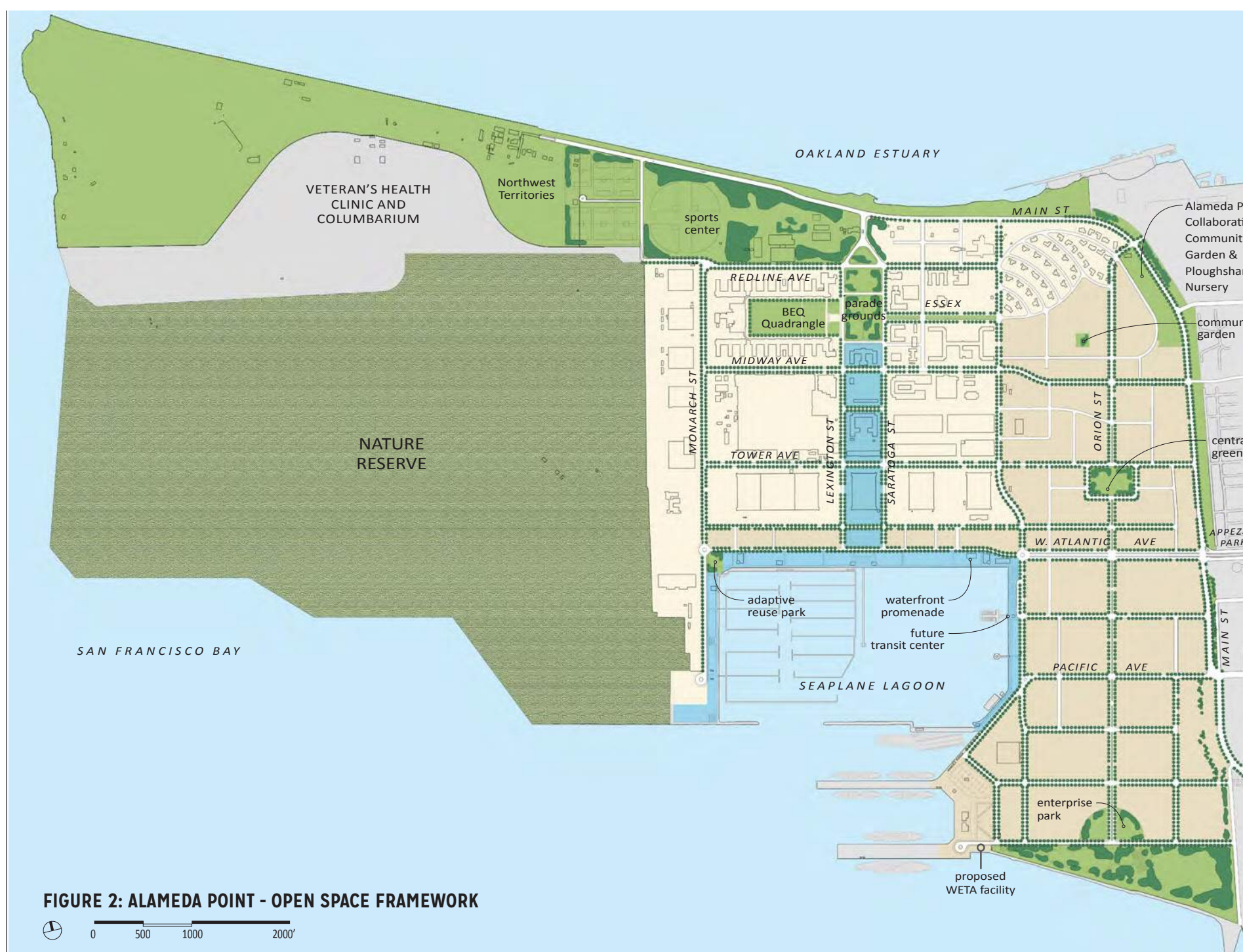
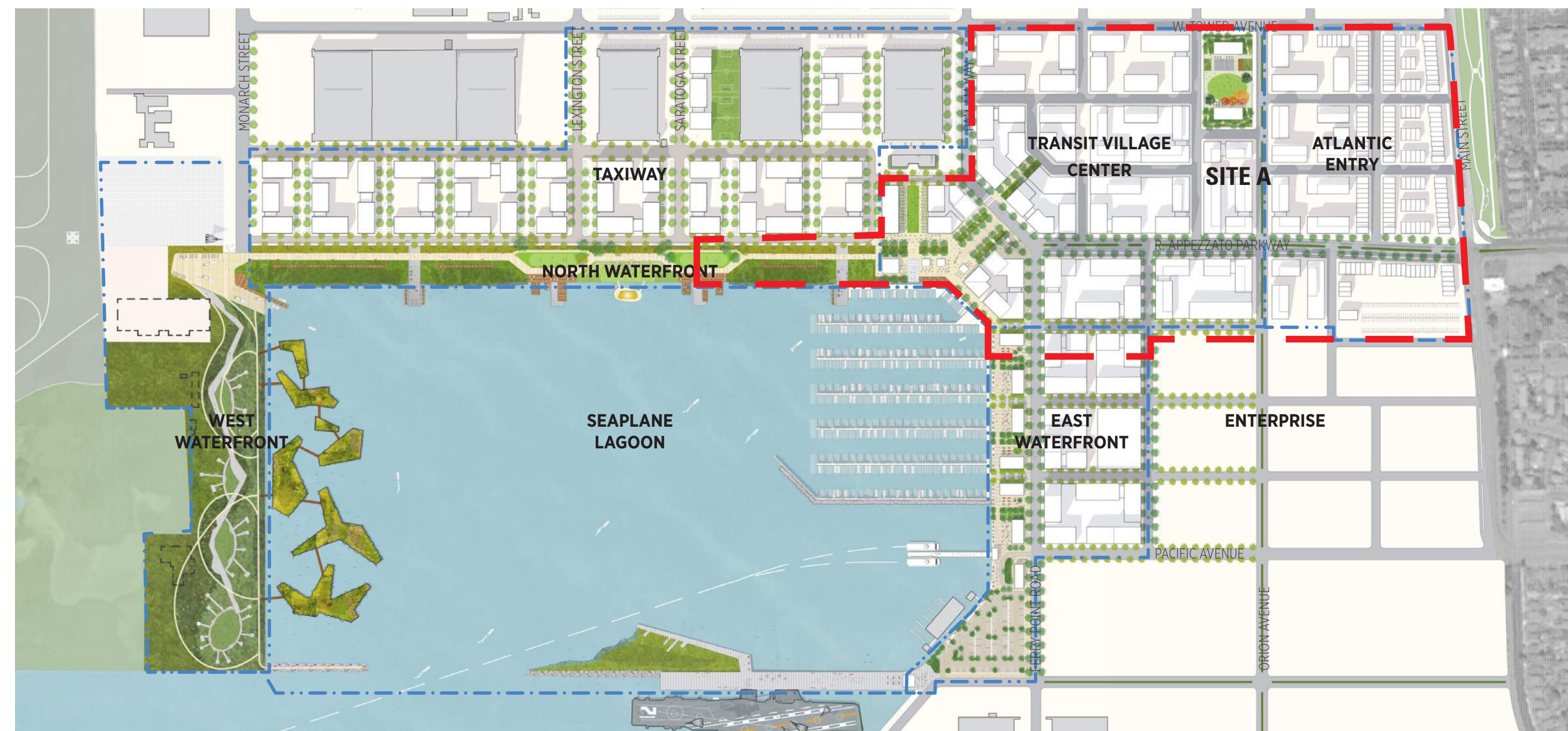


FIGURE 2: ALAMEDA POINT - OPEN SPACE FRAMEWORK

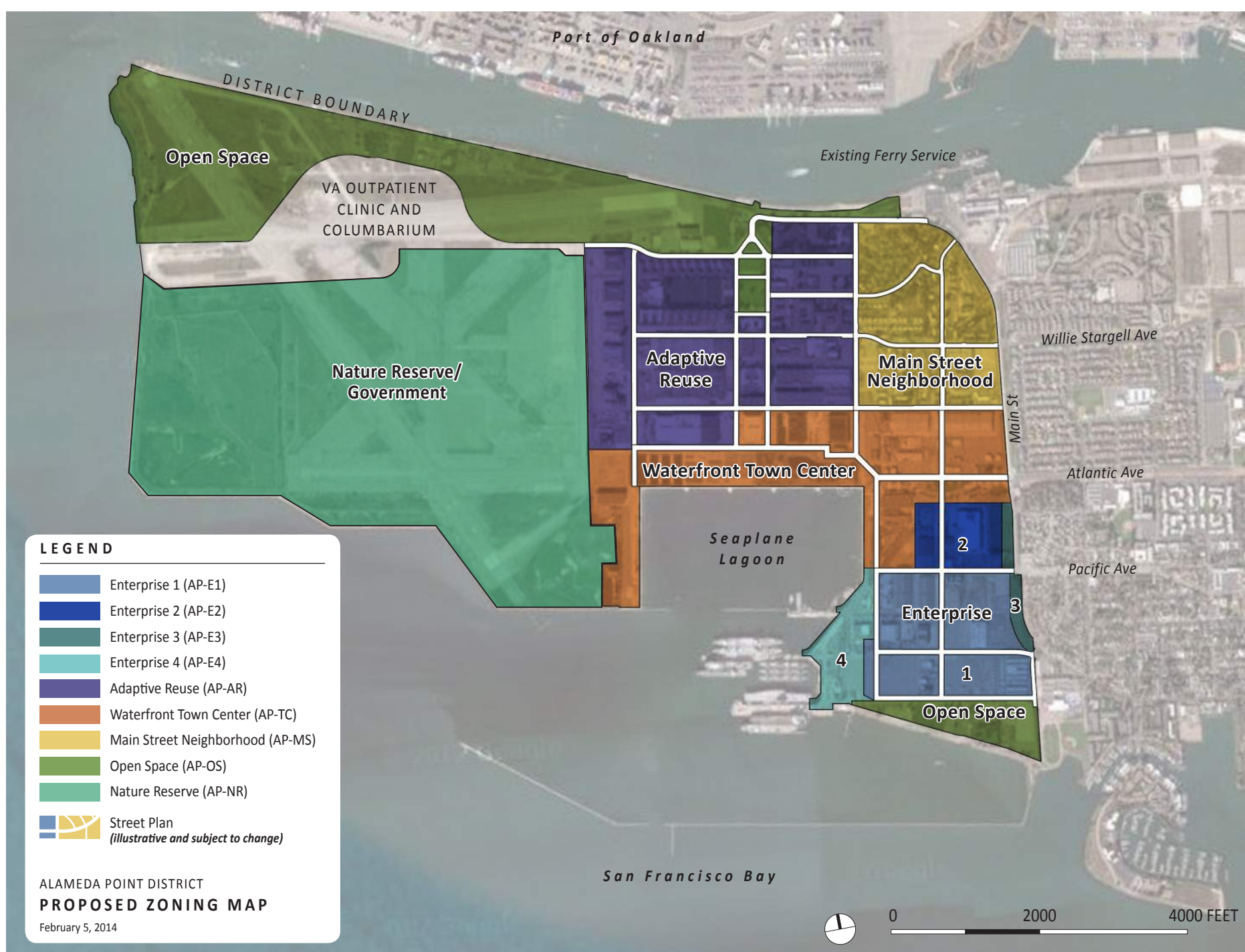
12 ALAMEDA POINT CONCEPTUAL PLANNING GUIDE

ALAMEDA POINT PLANNING GUIDE - OPEN SPACE FRAMEWORK

* DRAWING FROM 9/12/2013 ALAMEDA POINT PLANNING GUIDE

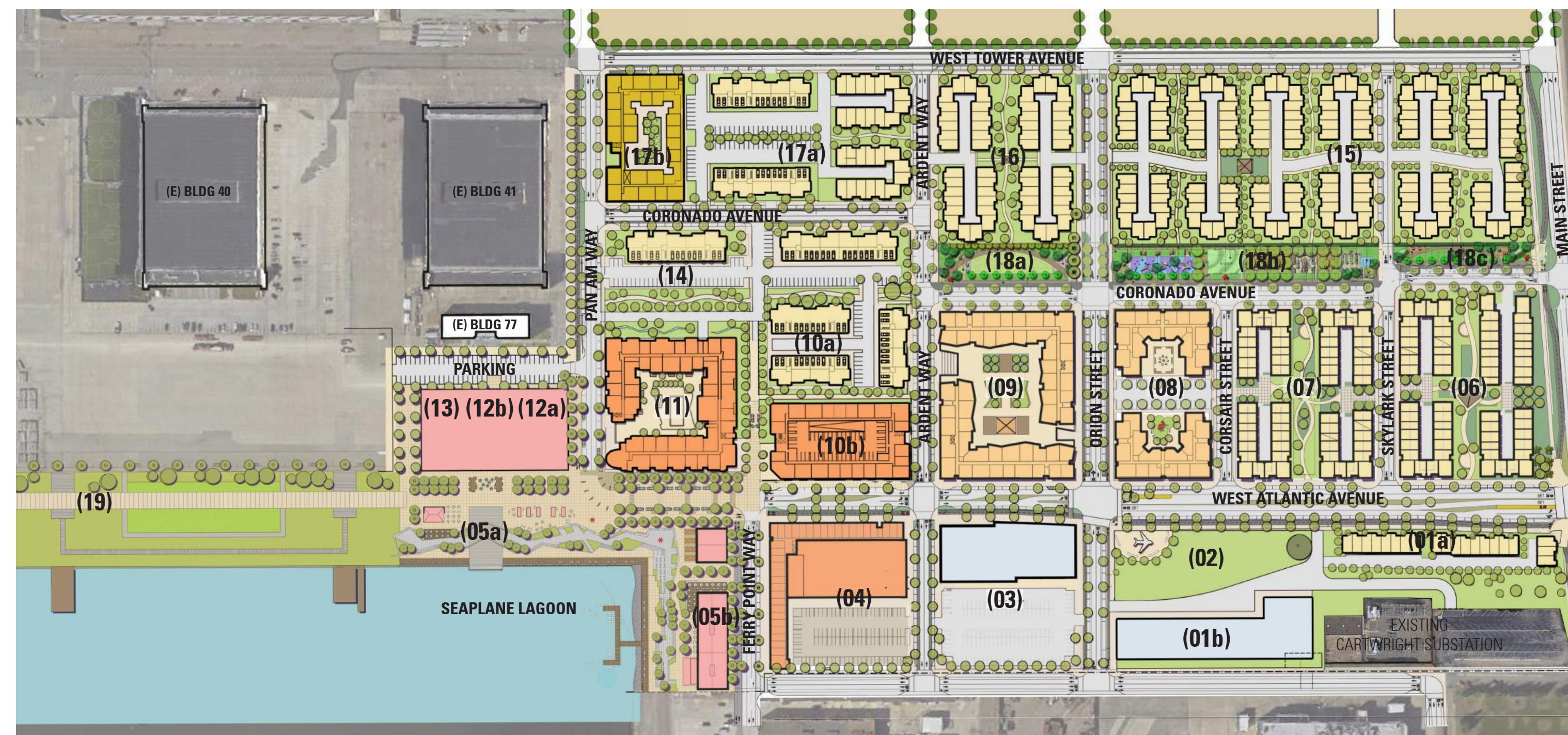


PRECISE PLAN - TOWN CENTER AREA



ALAMEDA POINT - ZONING MAP

* DRAWING FROM www.alamedaca.gov



ILLUSTRATIVE SITE PLAN - ALL PHASES

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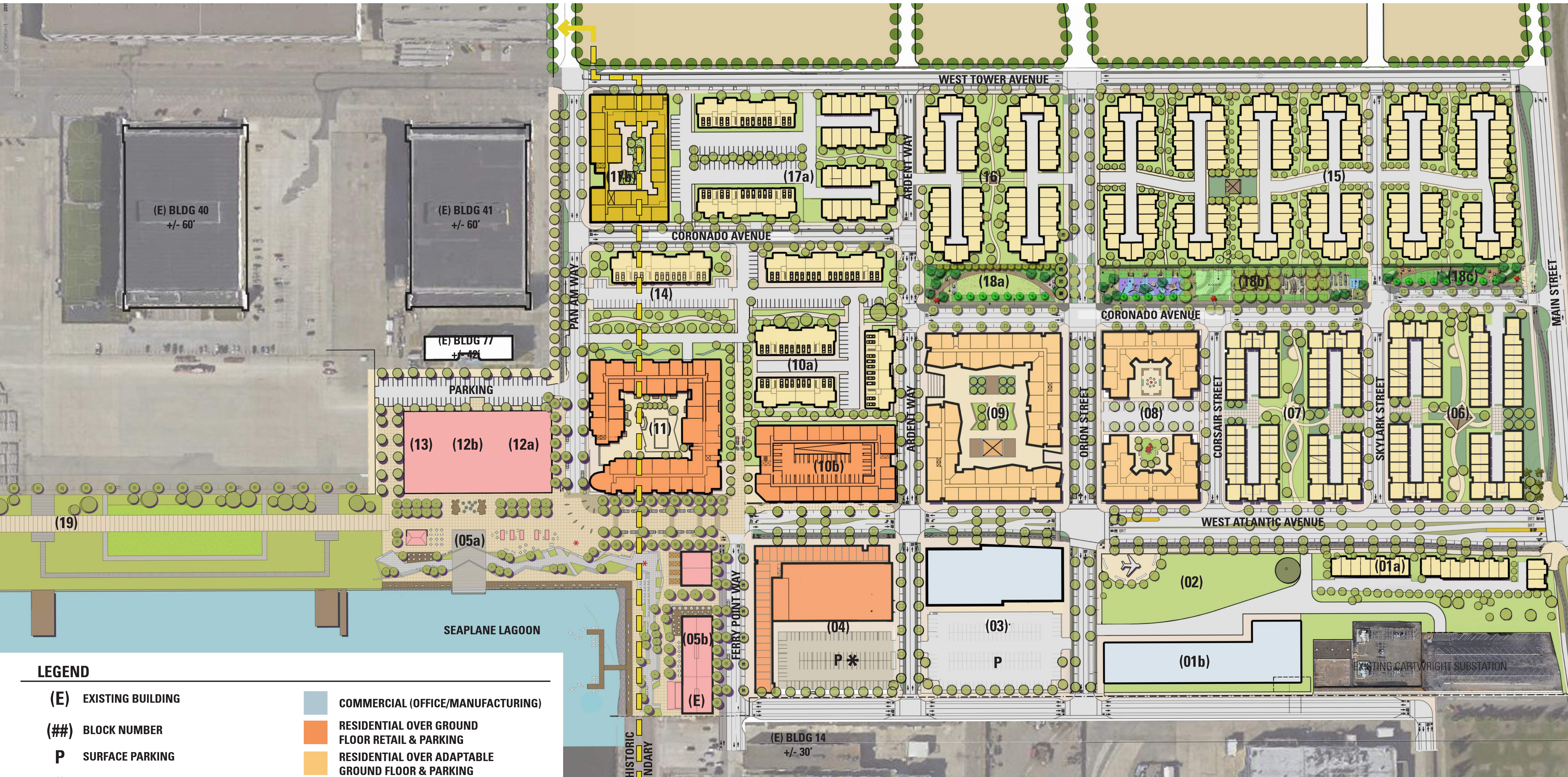
PLANNED LAND USE AND OPEN SPACE

LAND USE & DEVELOPMENT

- Illustrative Site Plan - All Phases 08
- Illustrative Site Plan - Phasing 09
- Street / Surface Improvements Phasing . . . 10
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- Architectural Character Images - Town Homes 14
- Architectural Character Images - Mixed Use & Stacked Flats 15



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LEGEND

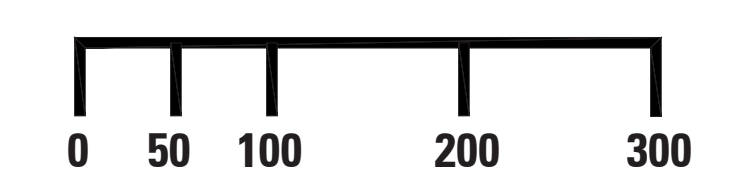
- (E) EXISTING BUILDING
- (##) BLOCK NUMBER
- P SURFACE PARKING
- * POTENTIAL PARKING GARAGE
- PUBLIC PARKING
- OPEN SPACE - COLORS VARY
- COMMERCIAL (OFFICE/MANUFACTURING)
- RESIDENTIAL OVER GROUND FLOOR RETAIL & PARKING
- RESIDENTIAL OVER ADAPTABLE GROUND FLOOR & PARKING
- RESIDENTIAL TOWNHOME & WALK UP
- RETAIL (SHOPS & RESTAURANTS)

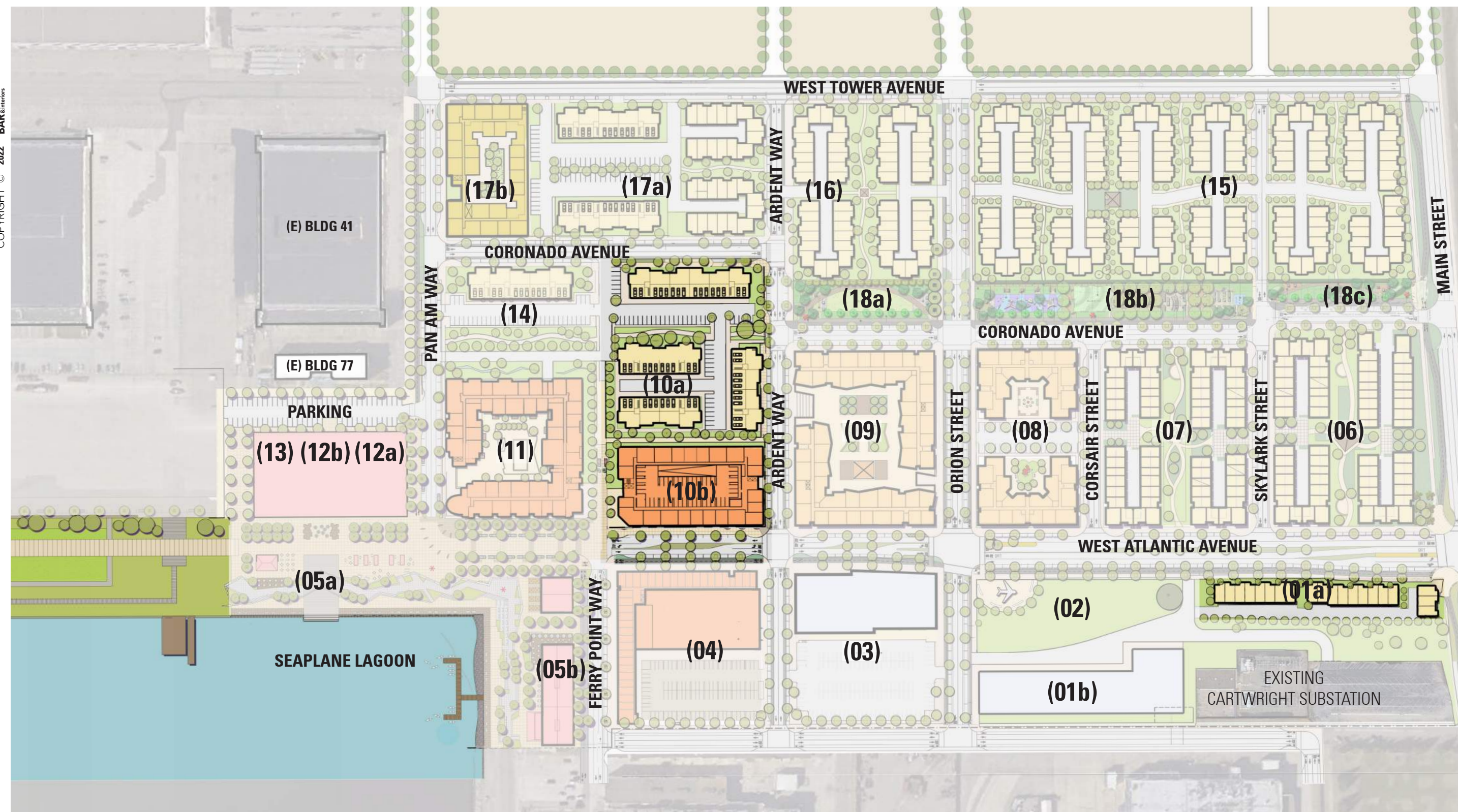
*THIS SITE PLAN & BUILDING CONFIGURATIONS ARE ILLUSTRATIVE ONLY. ALL IMPROVEMENTS SUBJECT TO DESIGN REVIEW APPROVAL.

*EXISTING BUILDINGS AND/OR SITES MAY BE OCCUPIED WITH USES CONSISTENT WITH THIS PLAN DURING ANY PHASE

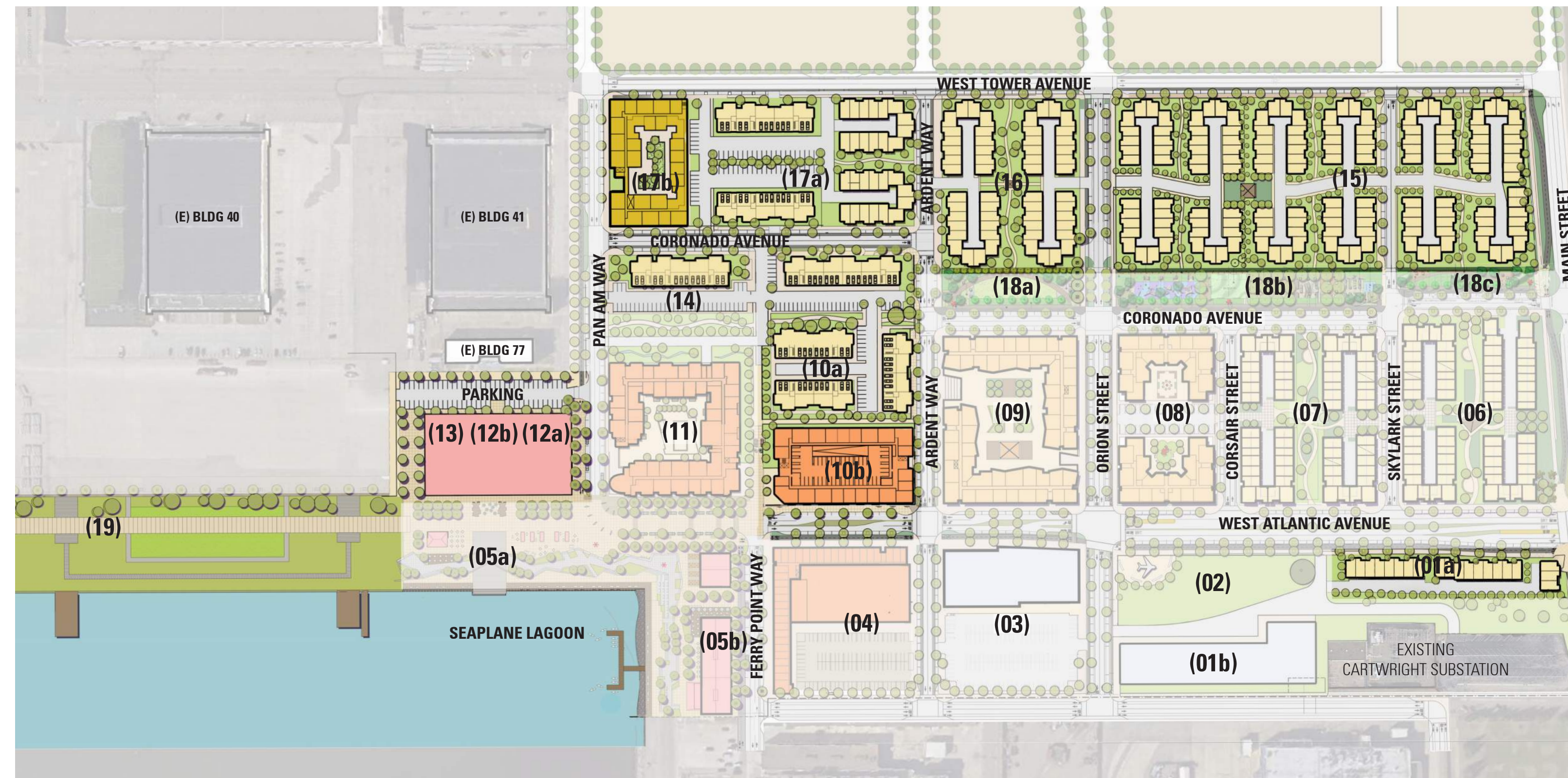
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ILLUSTRATIVE SITE PLAN - ALL PHASES





ILLUSTRATIVE SITE PLAN - PHASE 1



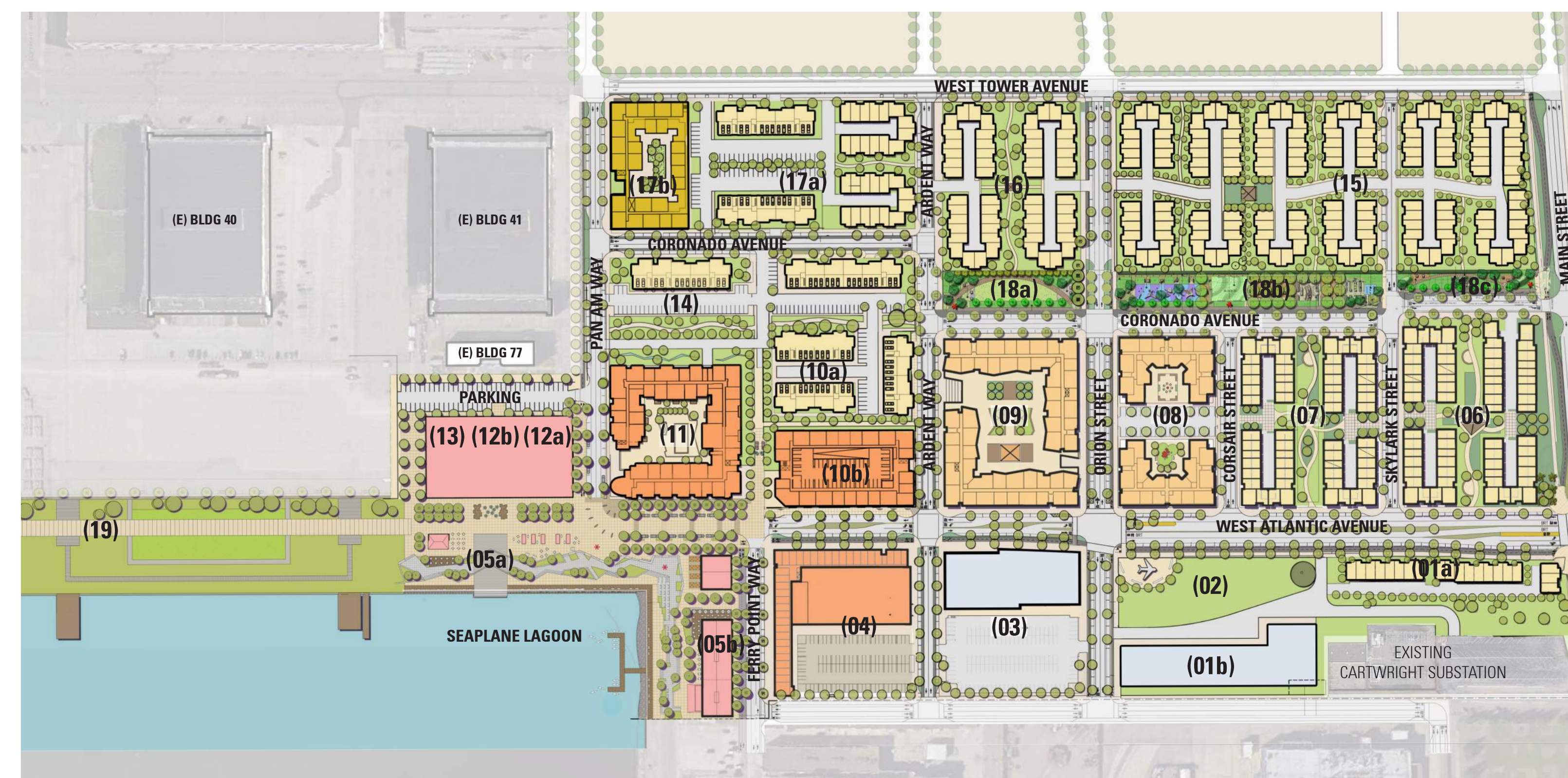
ILLUSTRATIVE SITE PLAN - PHASE 2

LEGEND

- (E) EXISTING BUILDING
- (##) BLOCK NUMBER
- EXISTING BUILDINGS AND/OR SITES MAY BE OCCUPIED WITH USES CONSISTENT WITH THIS PLAN DURING ANY PHASE
- PUBLIC PARKING
- OPEN SPACE - NEIGHBORHOOD PARK
- COMMERCIAL (OFFICE/MANUFACTURING)
- RESIDENTIAL OVER GROUND FLOOR RETAIL & PARKING
- RESIDENTIAL OVER ADAPTABLE GROUND FLOOR & PARKING
- RESIDENTIAL TOWNHOME & WALK UP
- RETAIL (SHOPS & RESTAURANTS)

BLOCK	ACRE	DENSITY (DU/AC)	UNITS
PHASE 1B			
1A	0.86	20 to 24	17 to 21
10A	2.93	24 to 30	70 to 88
10B	1.15	79	91
PHASE 2			
14	0.84	24 to 30	20 to 25
15	6.39	20 to 24	128 to 153
16	3.66	20 to 24	73 to 88
17A	1.74	24 to 30	42 to 52
17B	1	103	103

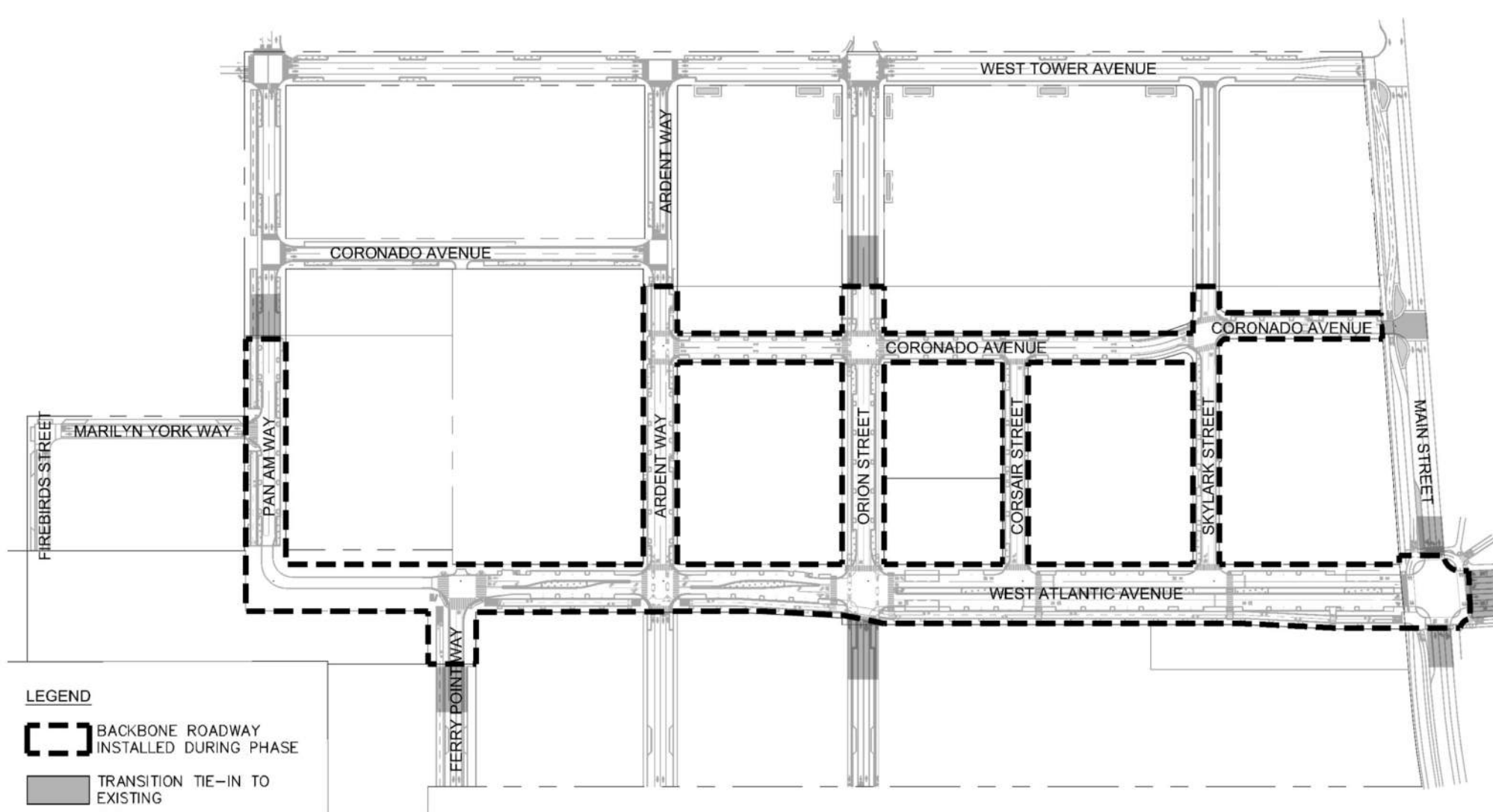
	MR UNITS	AFF UNITS	TOTAL UNITS
TOTAL PROPOSED	417	193	610
PHASE 1 (BUILT/APPROVED)	546	128	674
TOTAL SITE A	963	321	1284



ILLUSTRATIVE SITE PLAN - PHASE 3

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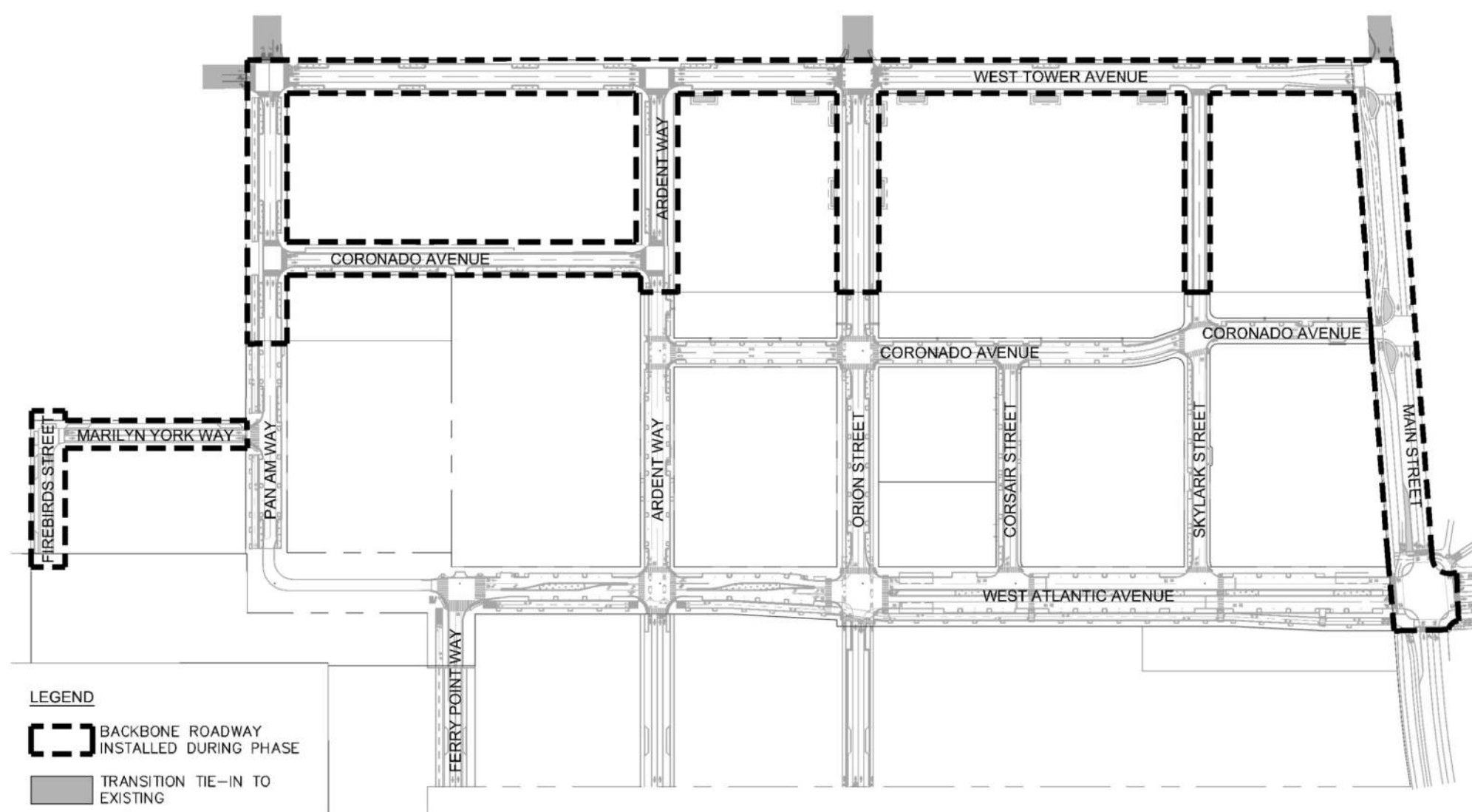
ILLUSTRATIVE SITE PLAN - PHASING



PHASE 1 BACKBONE ROADWAY INFRASTRUCTURE

1 OF 3

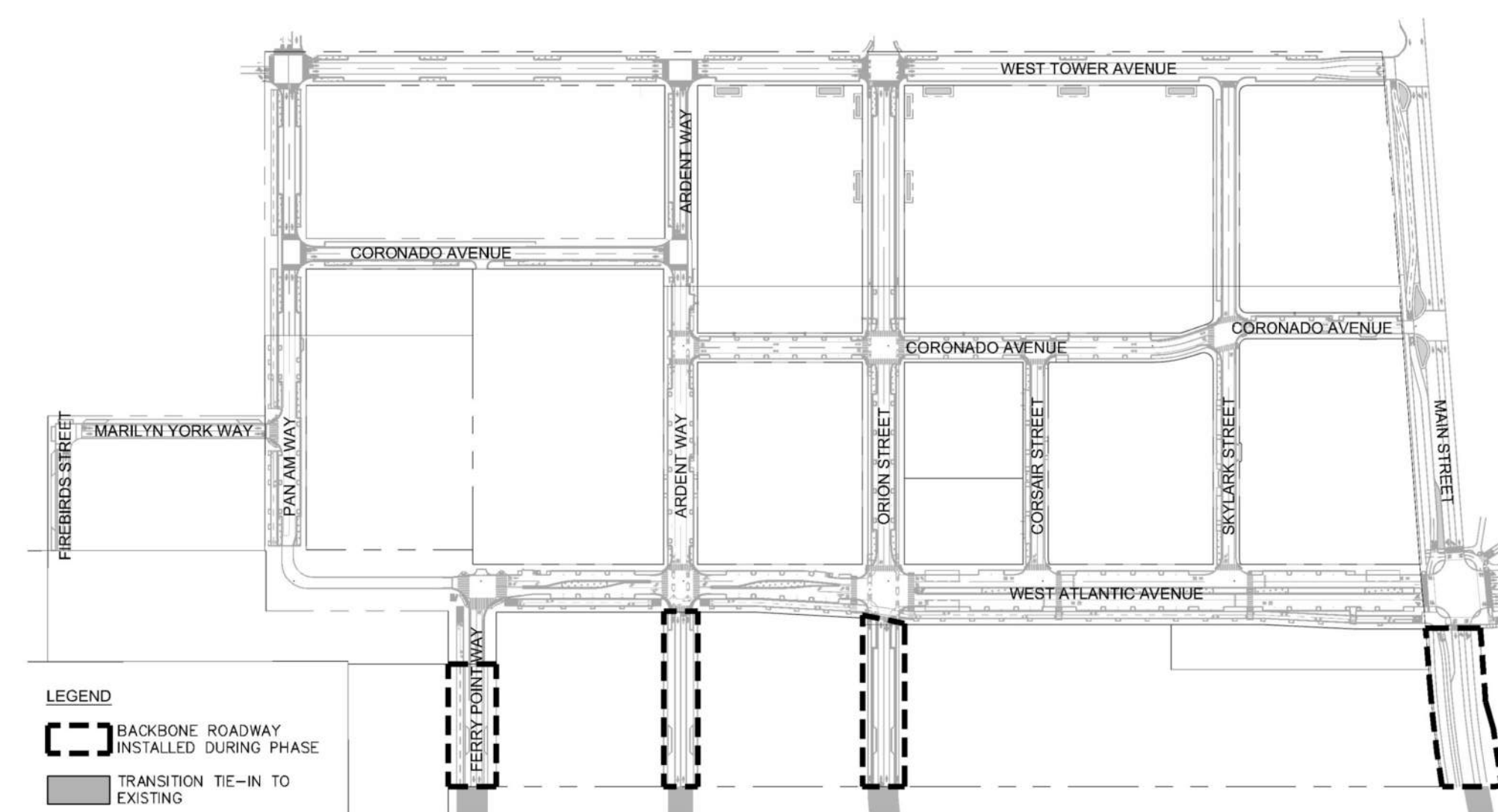
NOT TO SCALE



PHASE 2 BACKBONE ROADWAY INFRASTRUCTURE

2 OF 3

NOT TO SCALE



PHASE 3 BACKBONE ROADWAY INFRASTRUCTURE

3 OF 3

NOT TO SCALE

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STREET / SURFACE IMPROVEMENTS PHASING



*NOTE: RESIDENTIAL UNIT DESIGNATIONS ARE APPROXIMATE, PER BLOCK, BUT TOTAL SHALL NOT EXCEED 1,300 RESIDENTIAL UNITS ACROSS "SITE A"

** PER PRECISE PLAN, HEIGHT MAY EXCEED 65' WITH SPECIAL CONSIDERATION, IF THE FOLLOWING FINDING CAN BE MADE: THE BUILDING EXHIBITS EXCEPTIONAL ARCHITECTURAL DESIGN AND IS TRANSIT SUPPORTIVE

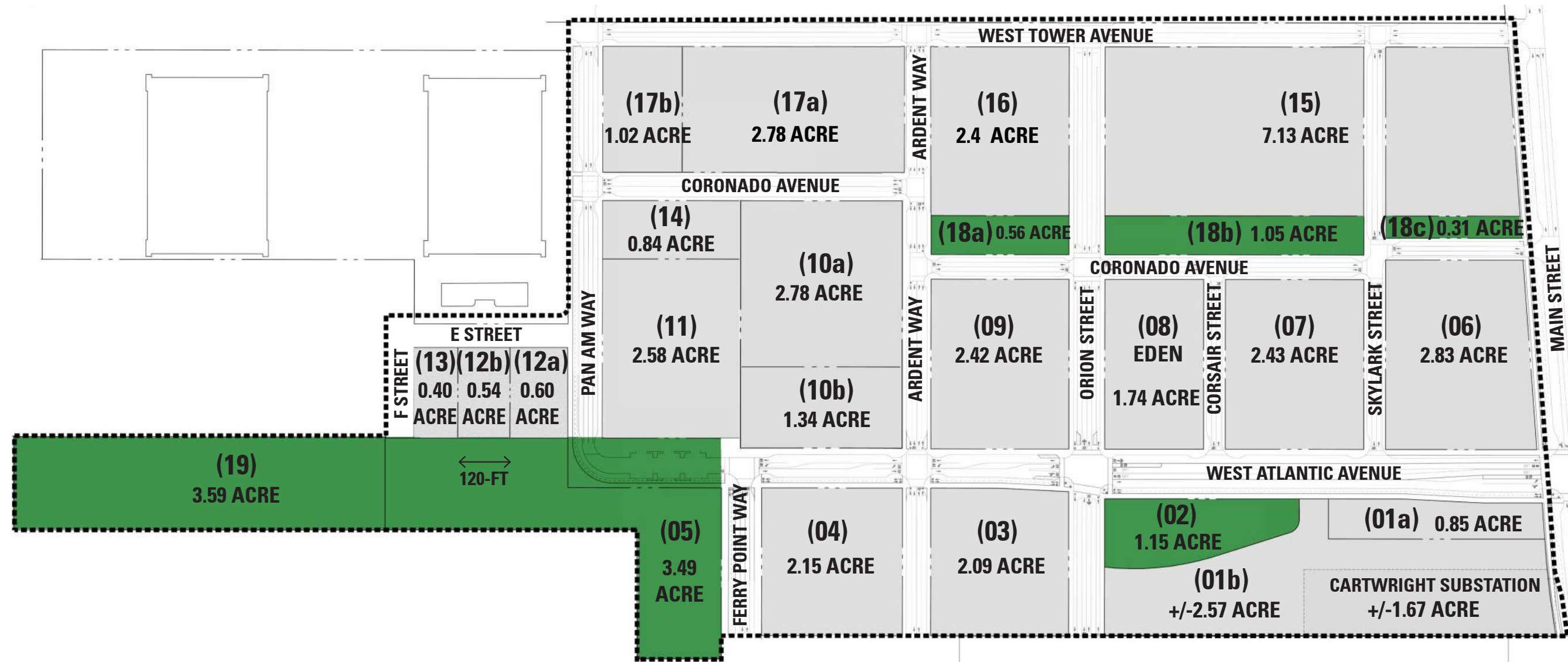
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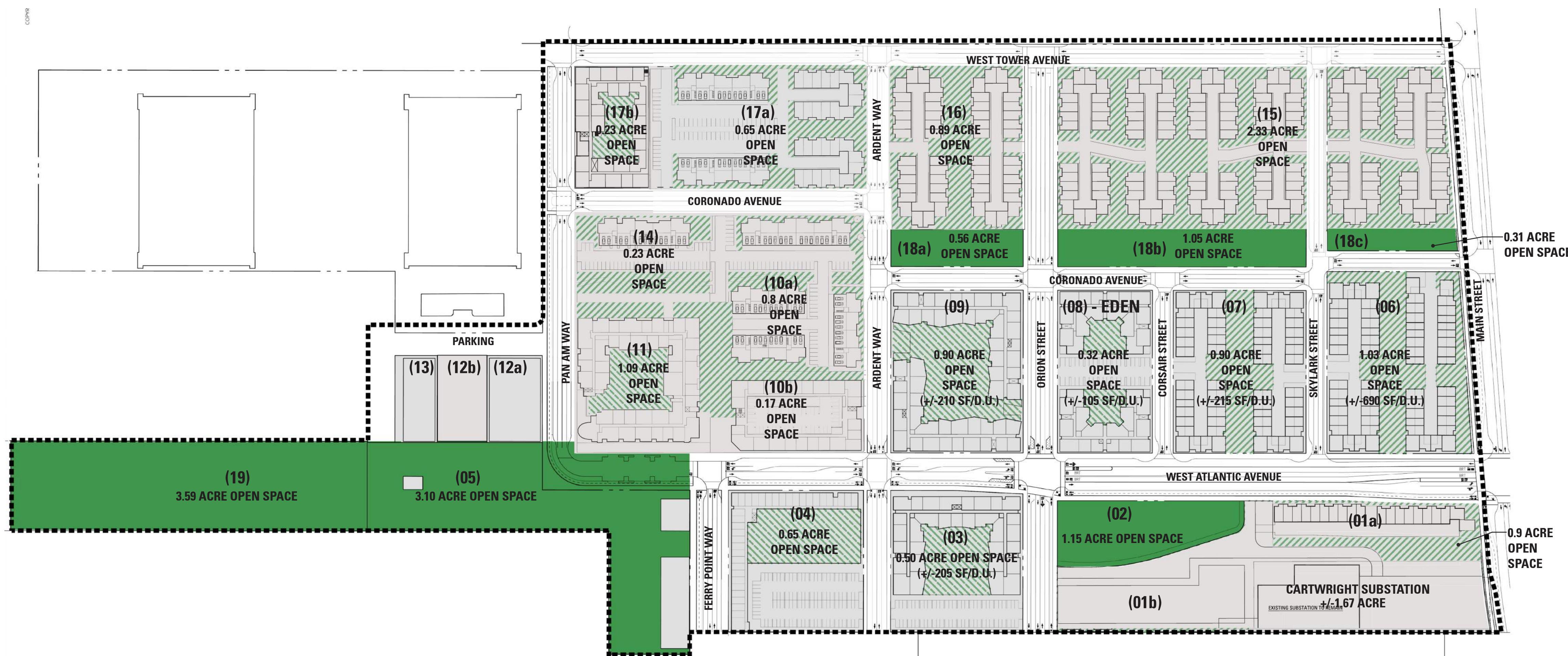
LAND USE DIAGRAM

PARCEL ACREAGE

	+/- 10.14 ACRES PUBLIC PARK/PLAZA
	+/- 16.33 ACRES STREET R.O.W.
	+/- 41.36 ACRES PRIVATE
<hr/>	
+/- 67.8 SITE A	



PARCEL DIAGRAM



OPEN SPACE DIAGRAM

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OPEN SPACE & PARCEL DIAGRAMS

ALAMEDA POINT SITE A – UNIVERSAL DESIGN AND AGING IN PLACE:

SITE A WILL BE DESIGNED TO SUPPORT UNIVERSAL DESIGN AND THE ABILITY TO AGE IN PLACE FOR FUTURE RESIDENTS.

FIFTY EIGHT PERCENT (58%) OF THE RESIDENTIAL UNITS IN PHASE 1 AND PHASE 2 WILL MEET THE CITY OF ALAMEDA UNIVERSAL DESIGN ORDINANCE REQUIREMENT FOR UNIVERSAL DESIGN AND 70% WILL MEET THE REQUIREMENT FOR VISITABILITY.

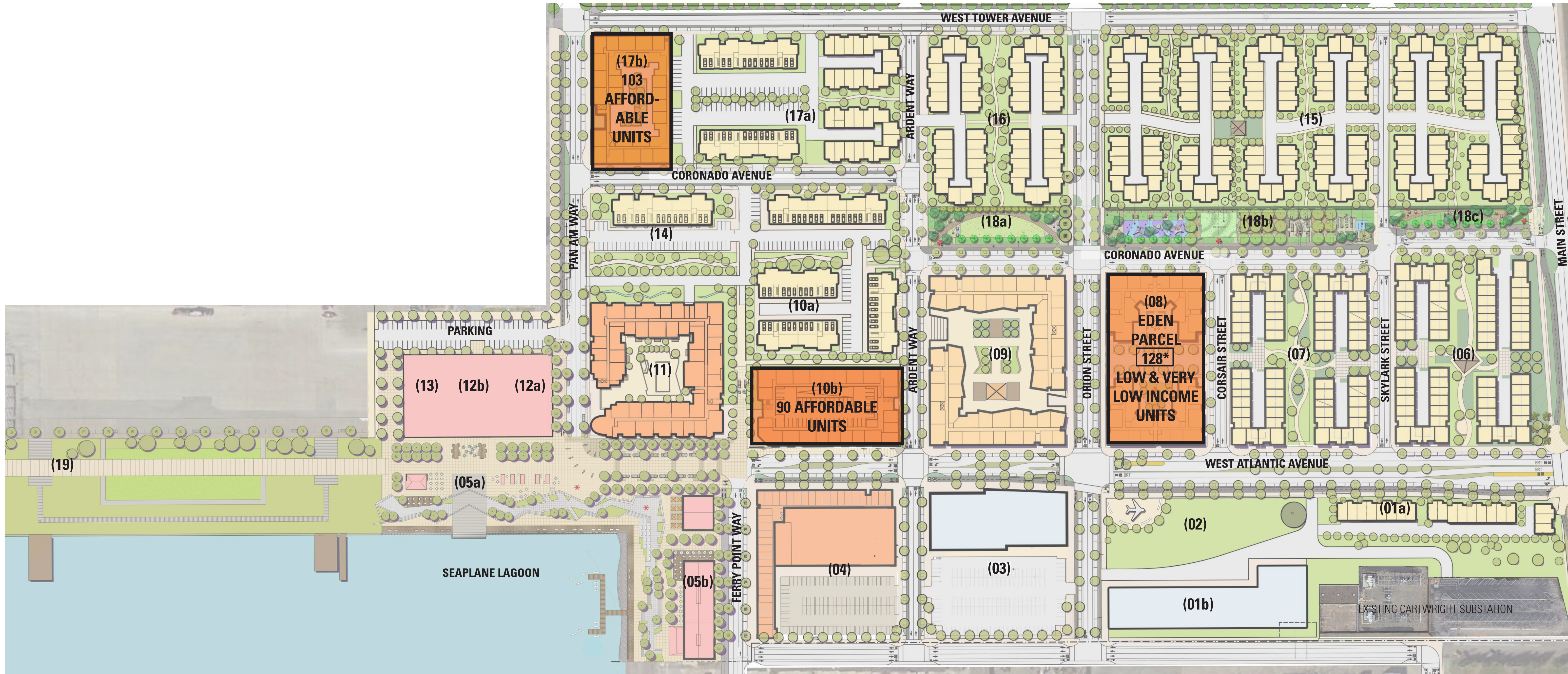
PHASE 3 WILL BE SUBJECT TO REVIEW UPON DESIGN FOR COMPLIANCE WITH THE ORDINANCE.

LEGEND

- (E) EXISTING BUILDING
- (##) BLOCK NUMBER
- PUBLIC PARKING
- OPEN SPACE - NEIGHBORHOOD PARK
- COMMERCIAL (OFFICE/MANUFACTURING)
- RESIDENTIAL OVER GROUND FLOOR RETAIL & PARKING
- RESIDENTIAL OVER ADAPTABLE GROUND FLOOR & PARKING
- RESIDENTIAL TOWNHOME & WALK UP
- RETAIL (SHOPS & RESTAURANTS)

AFFORDABLE HOUSING

PHASE	INCOME TYPE	NUMBER OF UNITS	PARCEL LOCATION
1	VERY LOW & LOW	128	08
1B	VERY LOW, LOW & MODERATE	90	10B
2	VERY LOW, LOW & MODERATE	103	17B
TOTAL:		321	



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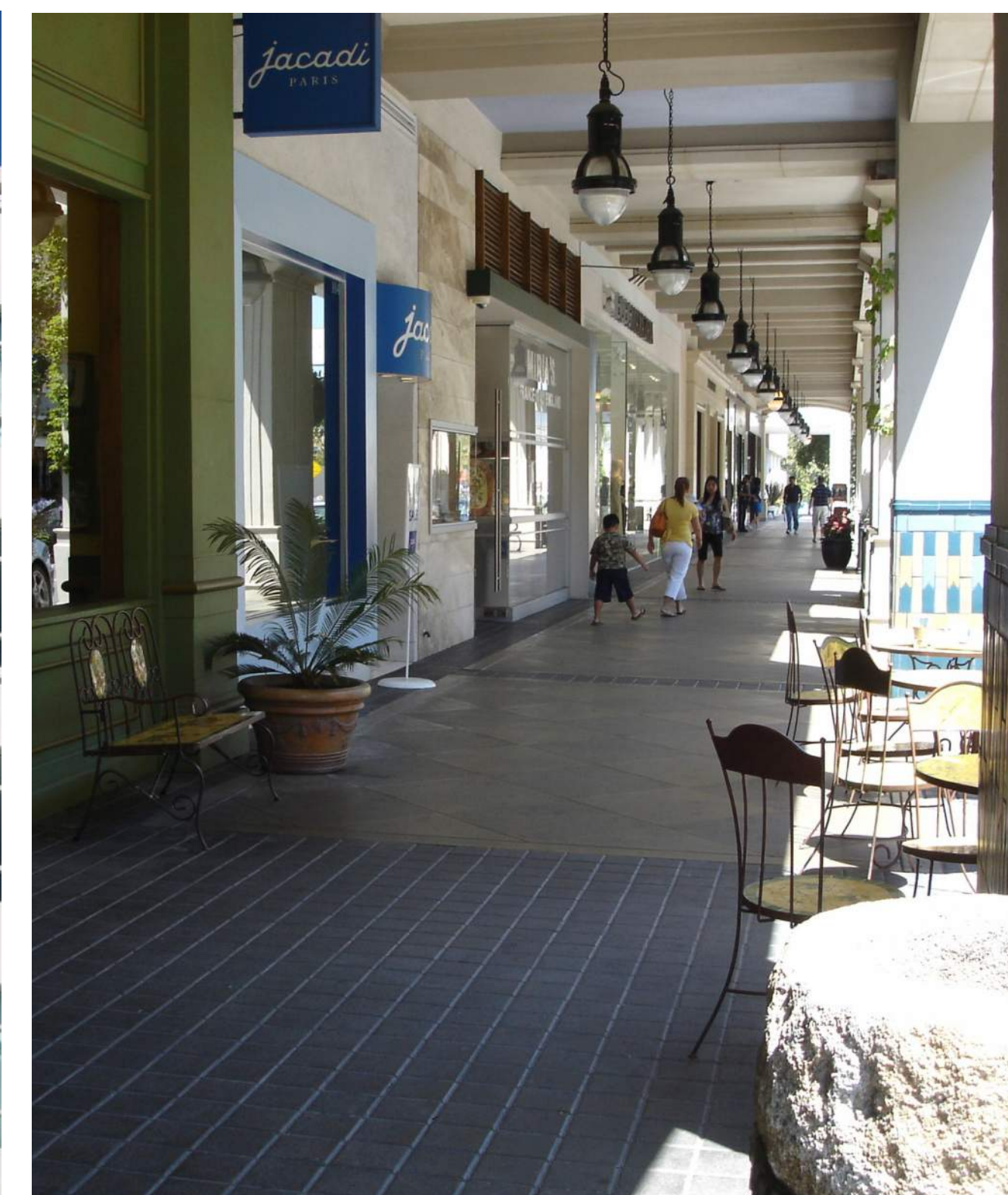
AFFORDABLE HOUSING PLAN AND UNIVERSAL DESIGN



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ARCHITECTURAL CHARACTER IMAGES - TOWN HOMES

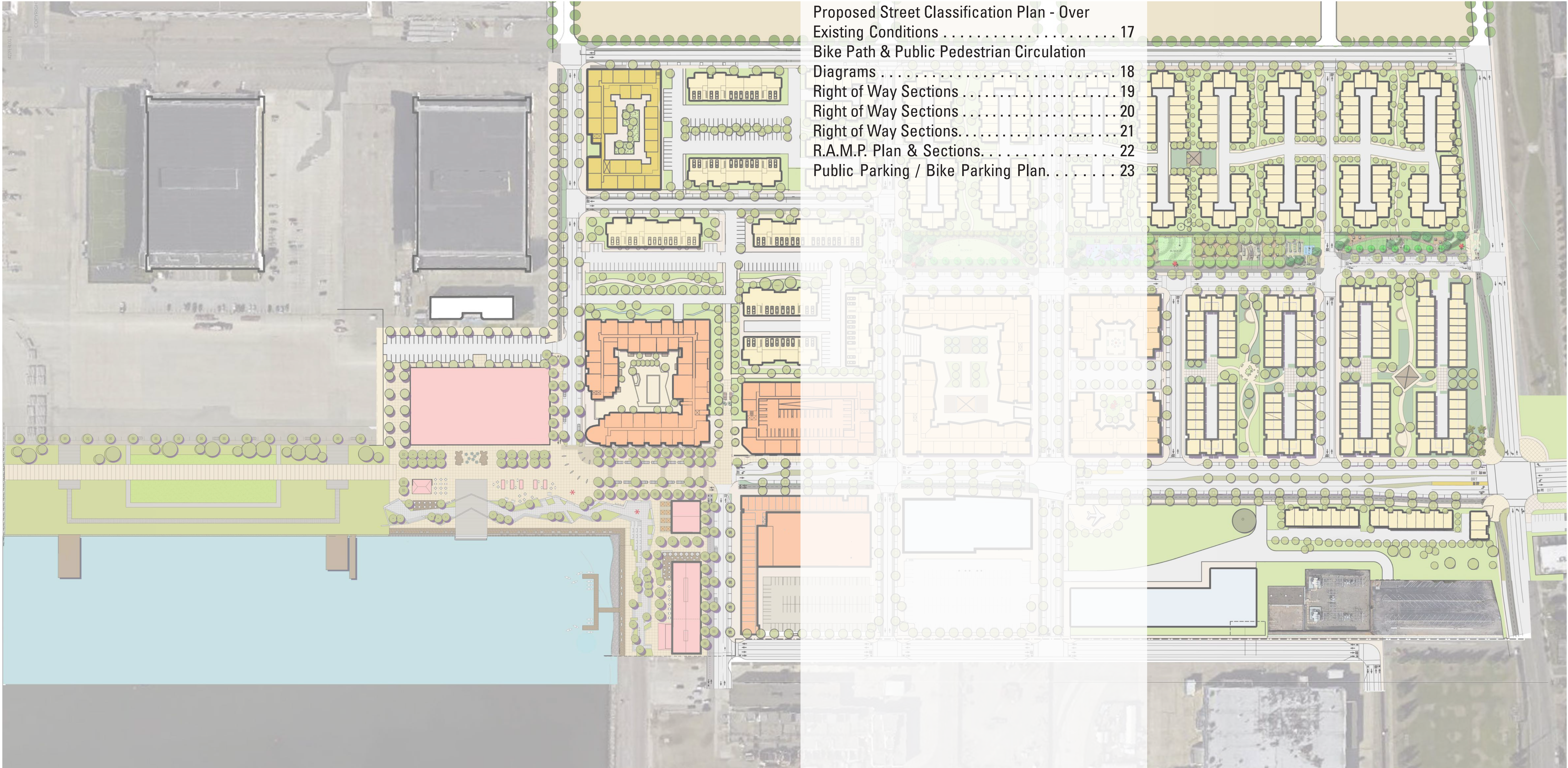


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ARCHITECTURAL CHARACTER IMAGES - MIXED USE & STACKED FLATS

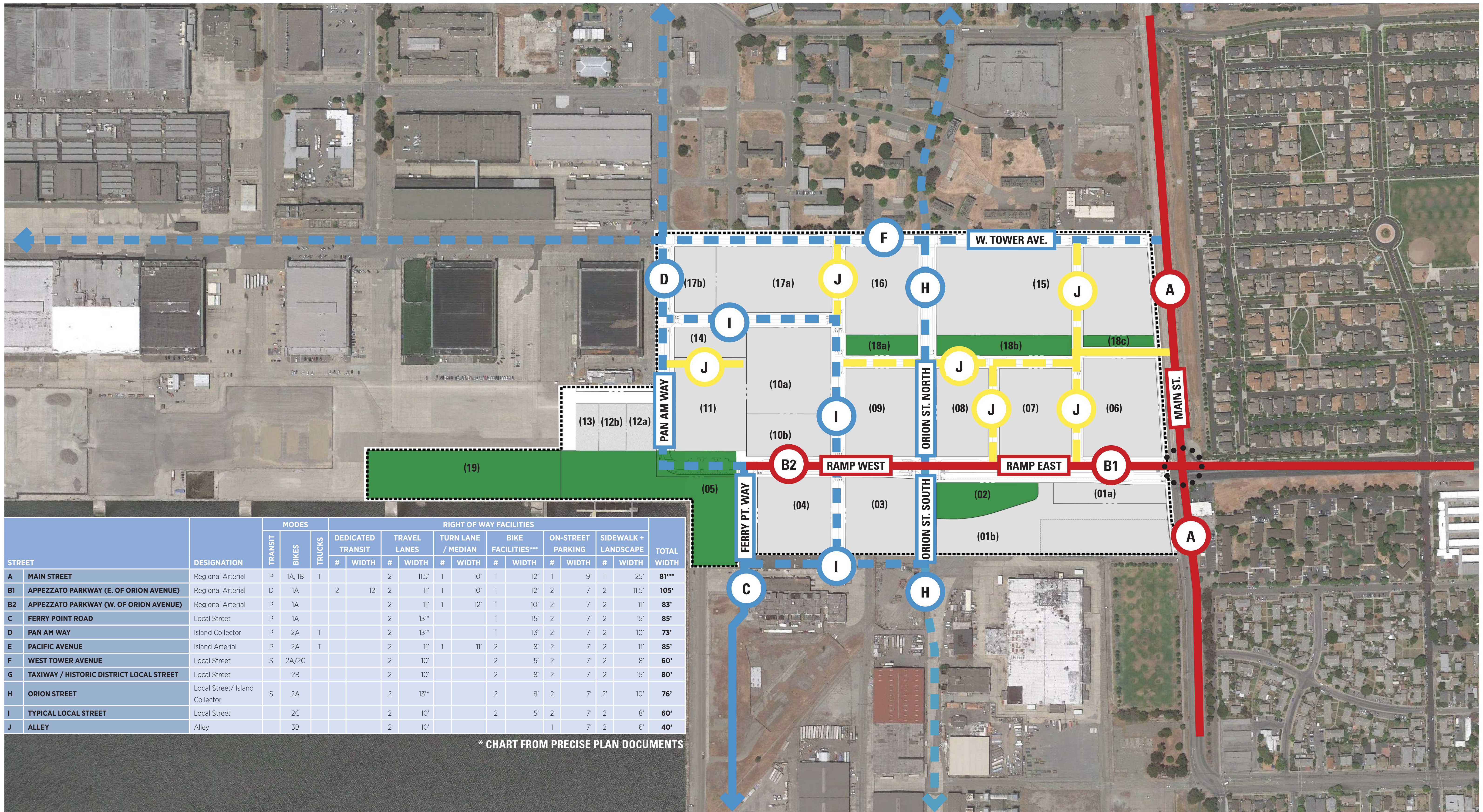
TRANSPORTATION & CIRCULATION



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STREET	DESIGNATION	MODES			RIGHT OF WAY FACILITIES											TOTAL WIDTH		
		TRANSIT	BIKES	TRUCKS	DEDICATED TRANSIT		TRAVEL LANES		TURN LANE / MEDIAN		BIKE FACILITIES***		ON-STREET PARKING		SIDEWALK + LANDSCAPE			
					#	WIDTH	#	WIDTH	#	WIDTH	#	WIDTH	#	WIDTH	#		WIDTH	#
A	MAIN STREET	Regional Arterial	P	1A, 1B	T			2	11.5'	1	10'	1	12'	1	9'	1	25'	81'***
B1	APPEZZATO PARKWAY (E. OF ORION AVENUE)	Regional Arterial	D	1A		2	12'	2	11'	1	10'	1	12'	2	7'	2	11.5'	105'
B2	APPEZZATO PARKWAY (W. OF ORION AVENUE)	Regional Arterial	P	1A		2	11'	1	12'	1	10'	2	7'	2	11'		83'	
C	FERRY POINT ROAD	Local Street	P	1A		2	13"			1	15'	2	7'	2	15'		85'	
D	PAN AM WAY	Island Collector	P	2A	T	2	13"			1	13'	2	7'	2	10'		73'	
E	PACIFIC AVENUE	Island Arterial	P	2A	T	2	11'	1	11'	2	8'	2	7'	2	11'		85'	
F	WEST TOWER AVENUE	Local Street	S	2A/2C		2	10'			2	5'	2	7'	2	8'		60'	
G	TAXIWAY / HISTORIC DISTRICT LOCAL STREET	Local Street		2B		2	10'			2	8'	2	7'	2	15'		80'	
H	ORION STREET	Local Street/ Island Collector	S	2A		2	13"			2	8'	2	7'	2	10'		76'	
I	TYPICAL LOCAL STREET	Local Street		2C		2	10'			2	5'	2	7'	2	8'		60'	
J	ALLEY	Alley		3B		2	10'					1	7'	2	6'		40'	

* CHART FROM PRECISE PLAN DOCUMENTS

ALAMEDA POINT

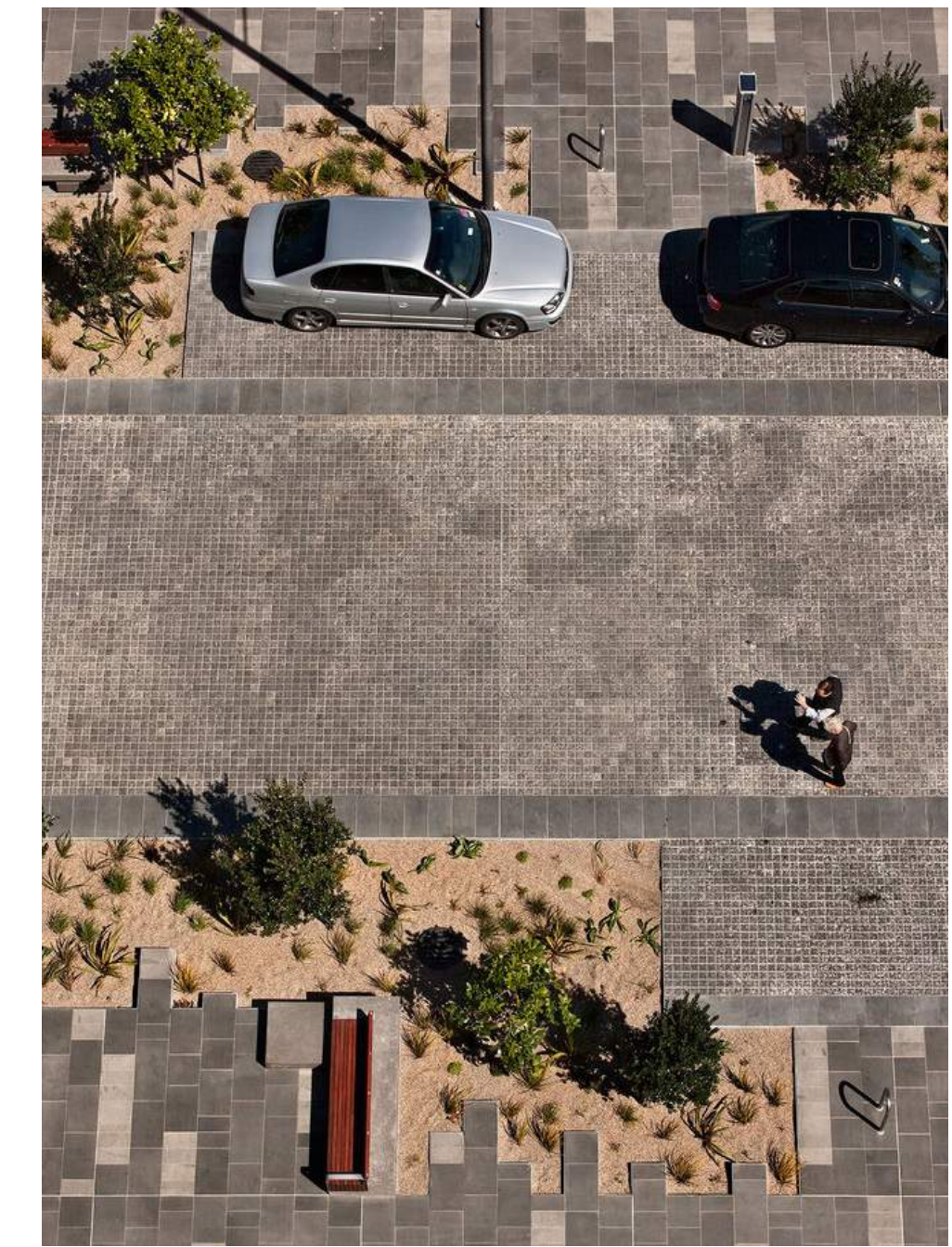
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PROPOSED STREET CLASSIFICATION PLAN - OVER EXISTING CONDITIONS

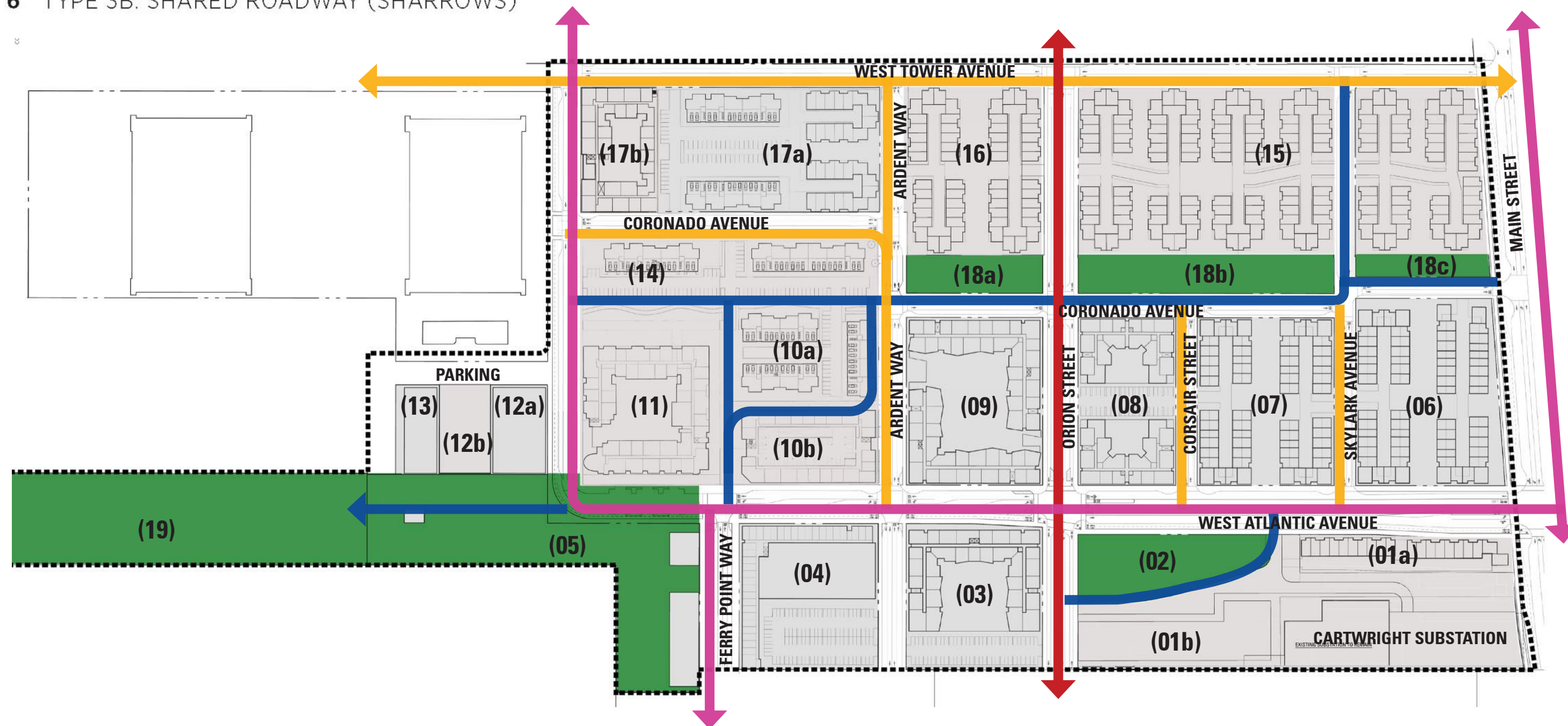


- 1 TYPE 1A: SEPARATED BIKE TRAIL
- 2 TYPE 1B: SHARED PEDESTRIAN / BIKE TRAIL
- 3 TYPE 2A: BIKE LANES WITH PHYSICAL BARRIER
- 4 TYPE 2B: BIKE LANES WITH PAINTED BUFFER
- 5 TYPE 2C: BIKE LANES WITH STRIPE ONLY
- 6 TYPE 3B: SHARED ROADWAY (SHARROWS)

*IMAGES FROM JULY ALAMEDA PRECISE PLAN

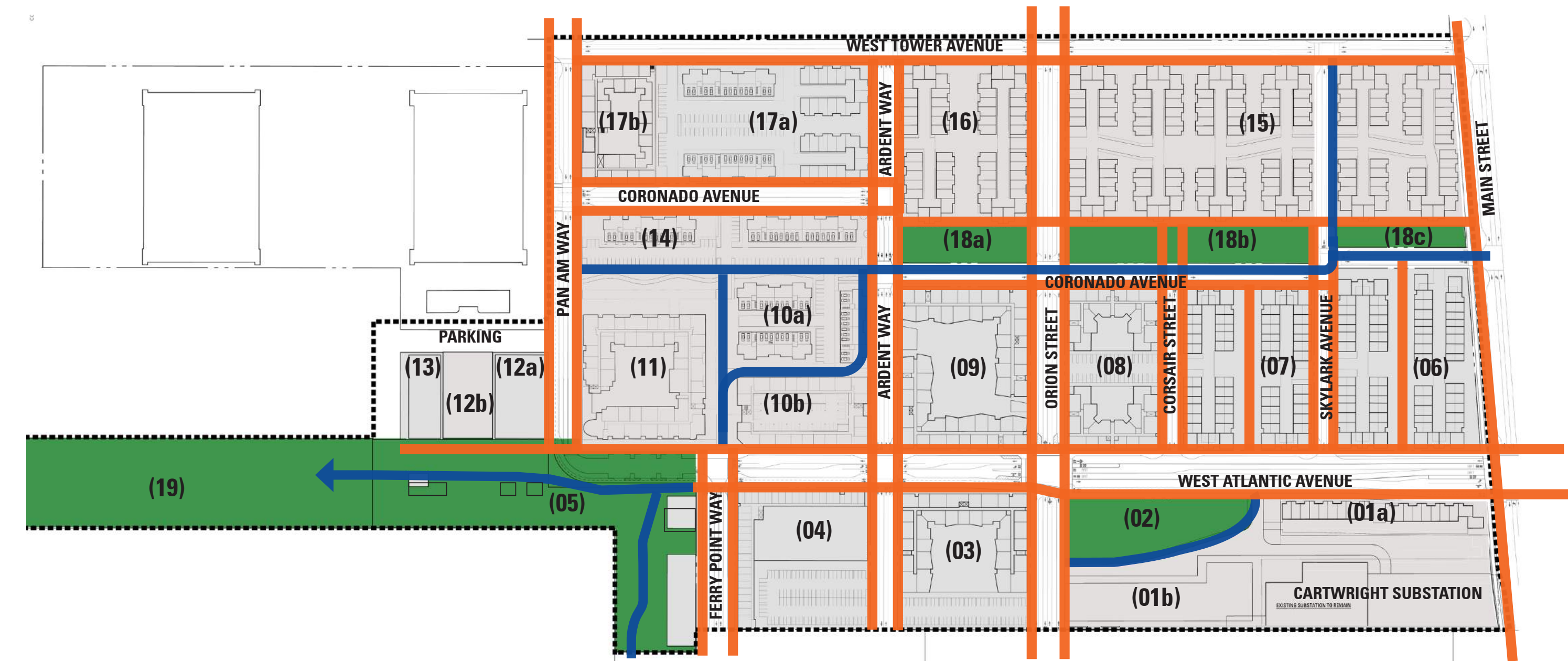


NAKED STREET REFERENCE IMAGES



BIKE PATH CIRCULATION

- SEPARATED BIKE TRAIL (TYPE 1A)
- SHARED PEDESTRIAN / BIKE TRAIL (TYPE 1B)
- BIKE LANES WITH PHYSICAL BARRIERS (TYPE 2A)
- BIKE LANES WITH PAINTED BUFFER, SHARROWS OR STRIPE ONLY (TYPE 2B, 2C, & 3B)

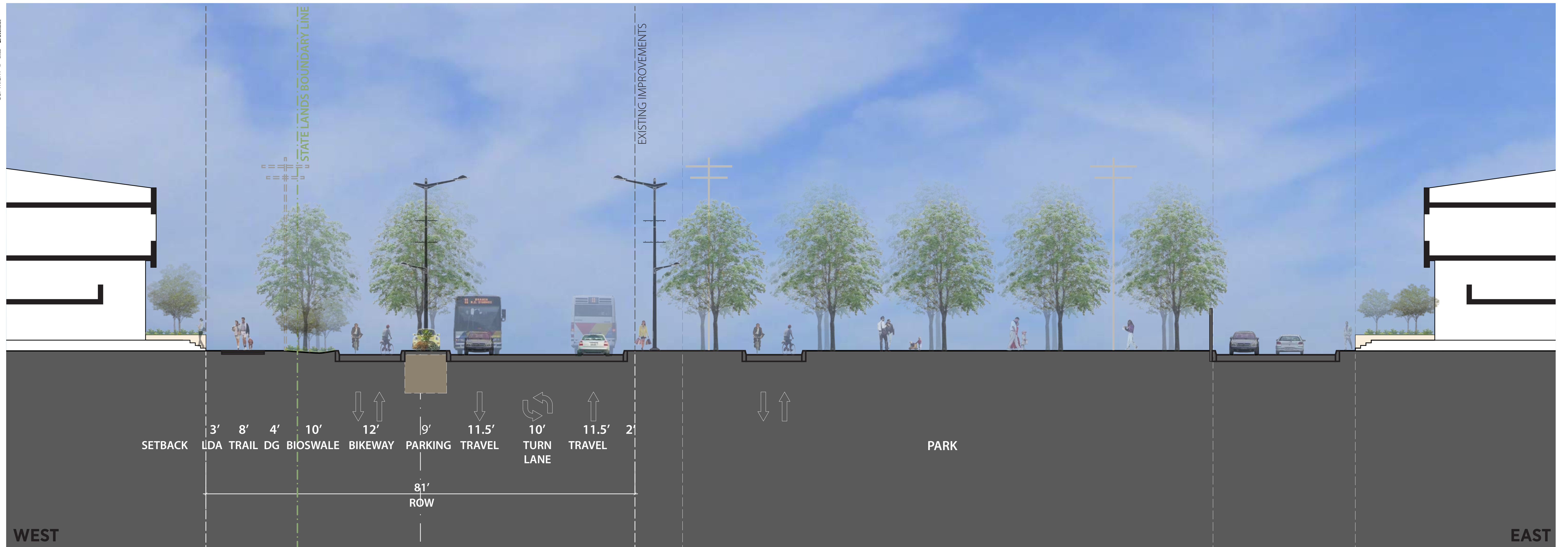


PUBLIC PEDESTRIAN CIRCULATION

- SIDEWALK - PEDESTRIAN ONLY
- SHARED PEDESTRIAN / BIKE TRAIL

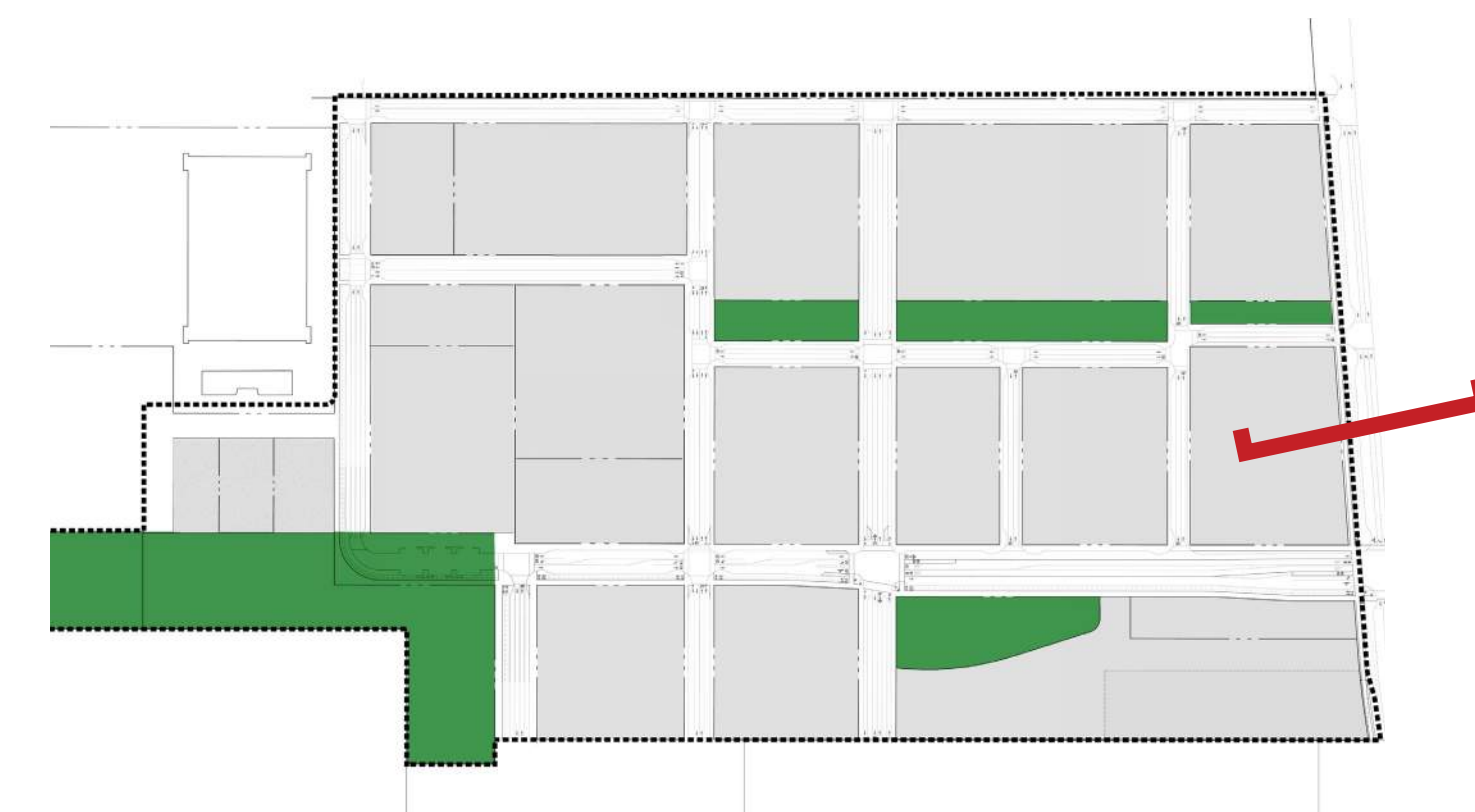
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BIKE PATH AND PUBLIC PEDESTRIAN CIRCULATION DIAGRAMS



MAIN STREET R.O.W. SECTION

* SECTION FROM PRECISE PLAN DOCUMENTS



KEY PLAN

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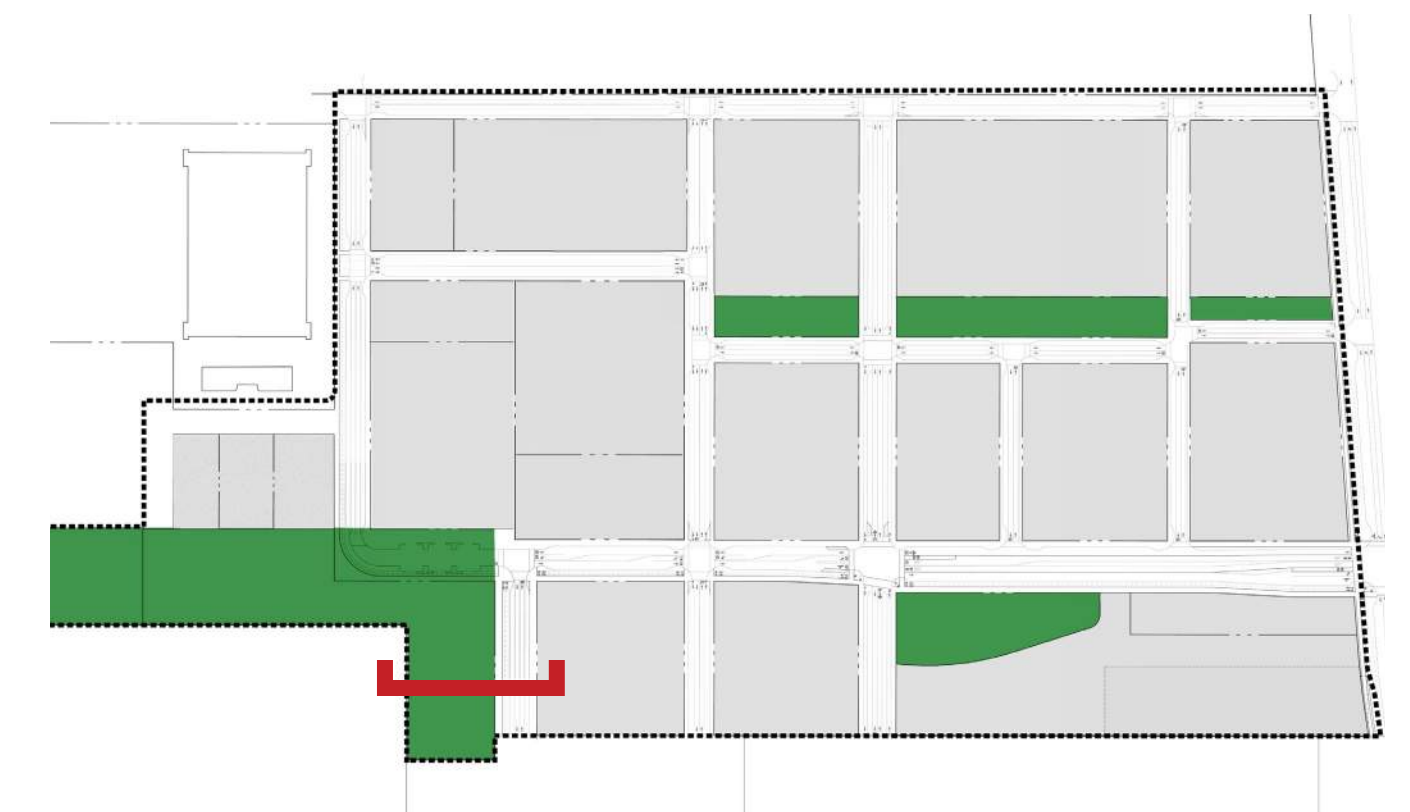
RIGHT OF WAY SECTIONS



ALAMEDA POINT PARTNERS - FERRY POINT R.O.W. STREET SECTION - AT BUILDING 113 - PHASE TWO



AERIAL VIEW OF PROMENADE BETWEEN BUILDING 113 AND SEAPLANE LAGOON



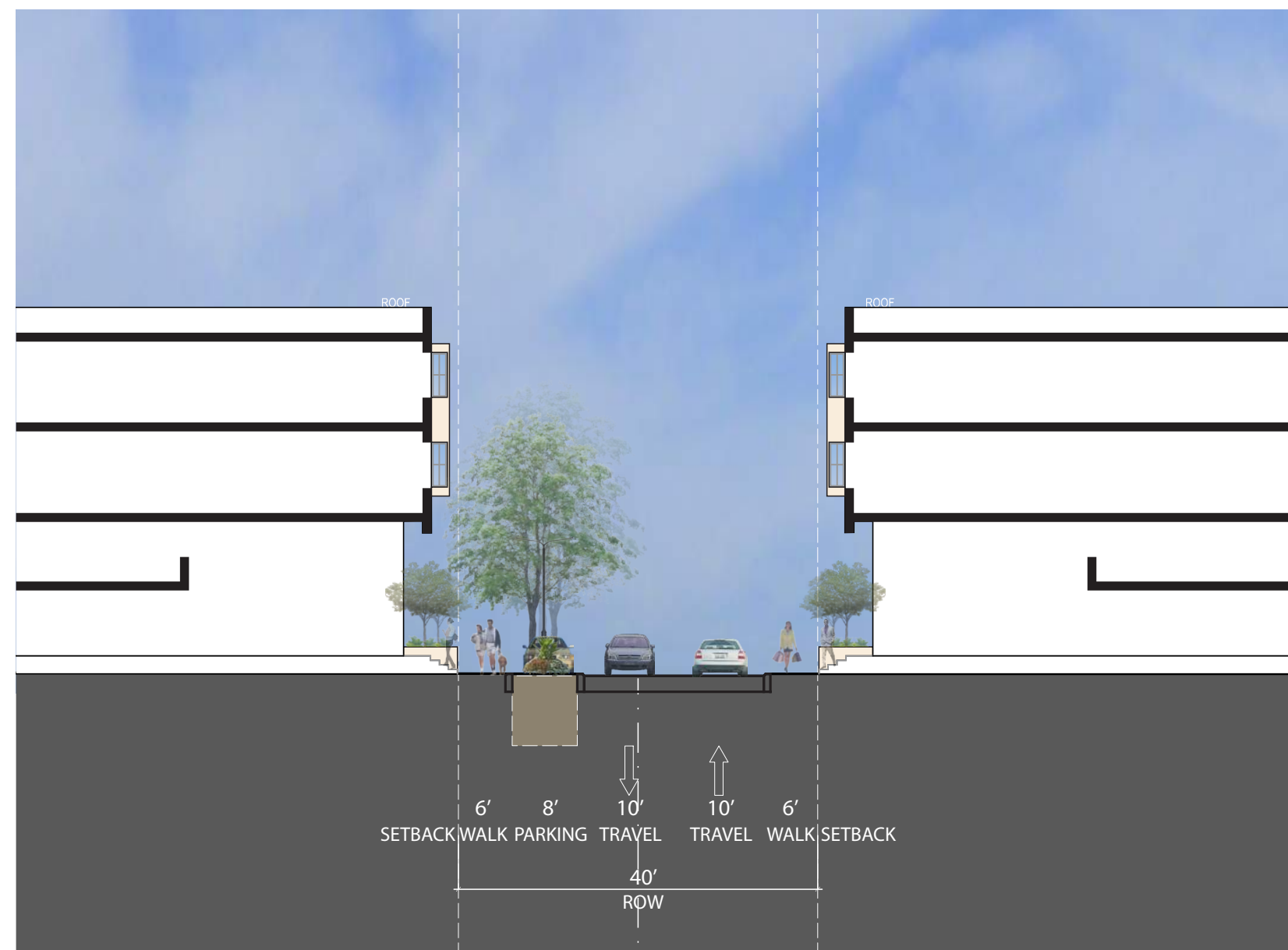
KEY PLAN

* SECTION ADAPTED FROM PRECISE PLAN DOCUMENTS

RIGHT OF WAY SECTIONS

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A. ALLEY R.O.W. SECTION

*NOTE: WHERE ADJACENT BUILDING HEIGHT EXCEEDS 30' PROVIDE 13-FT TRAVEL LANES , STRIPPED AS 10-FT WITH 3-FT BUFFERS

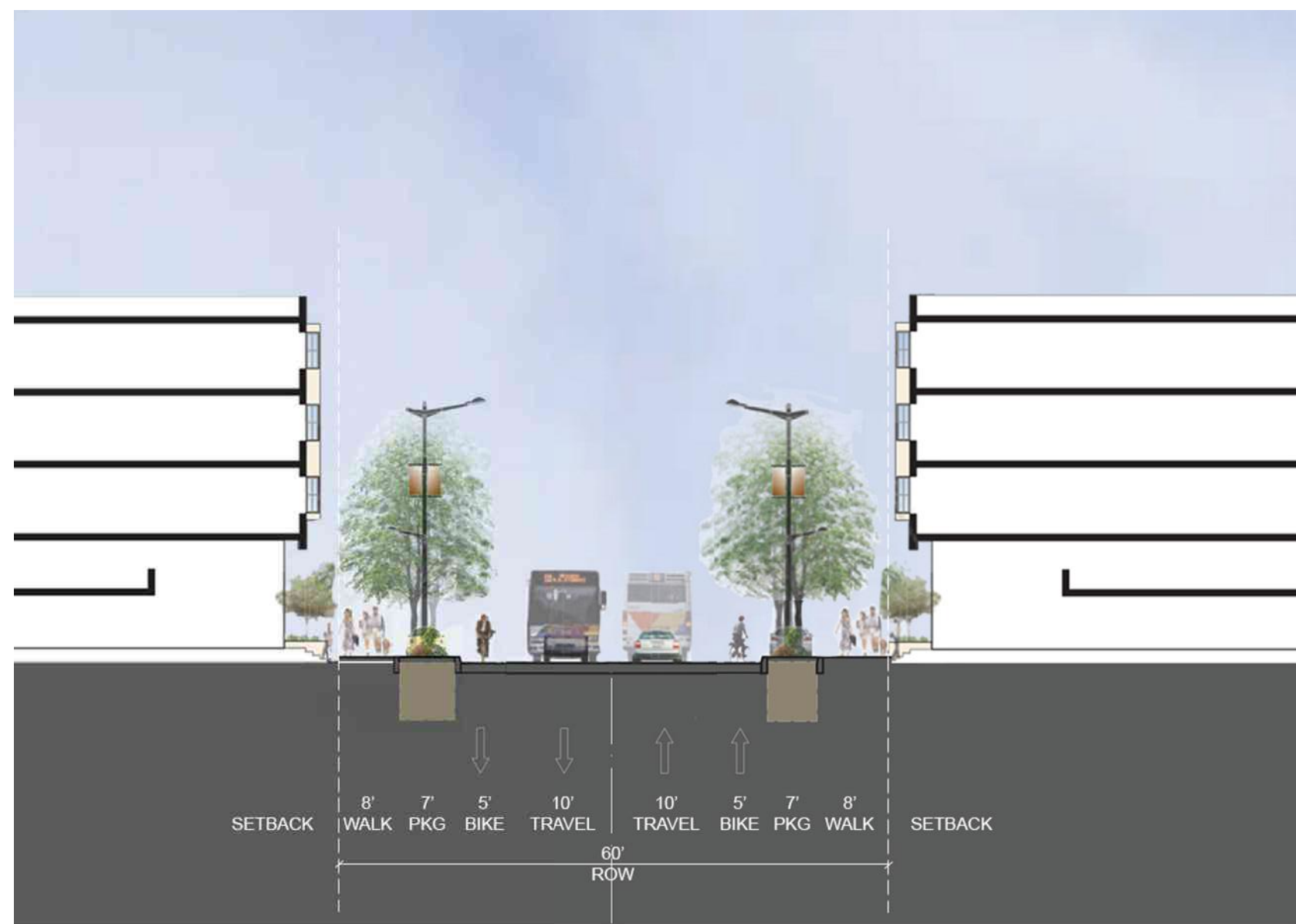


B. ORION STREET (NORTH) R.O.W. SECTION

*NOTE: PROVIDE 13-FT TRAVEL LANES , STRIPPED AS 10-FT WITH 3-FT BUFFERS

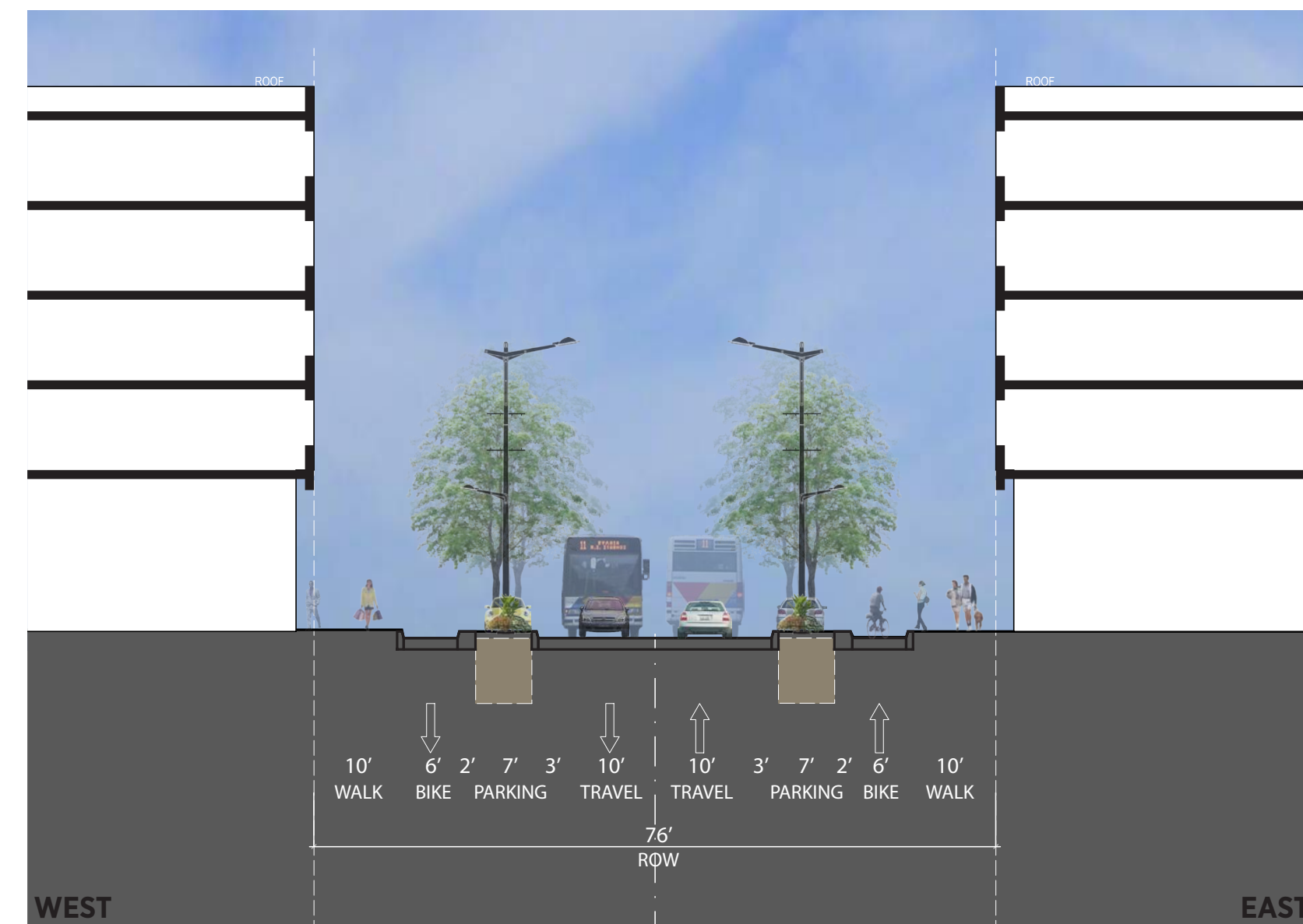


C. PAN AM WAY R.O.W. SECTION



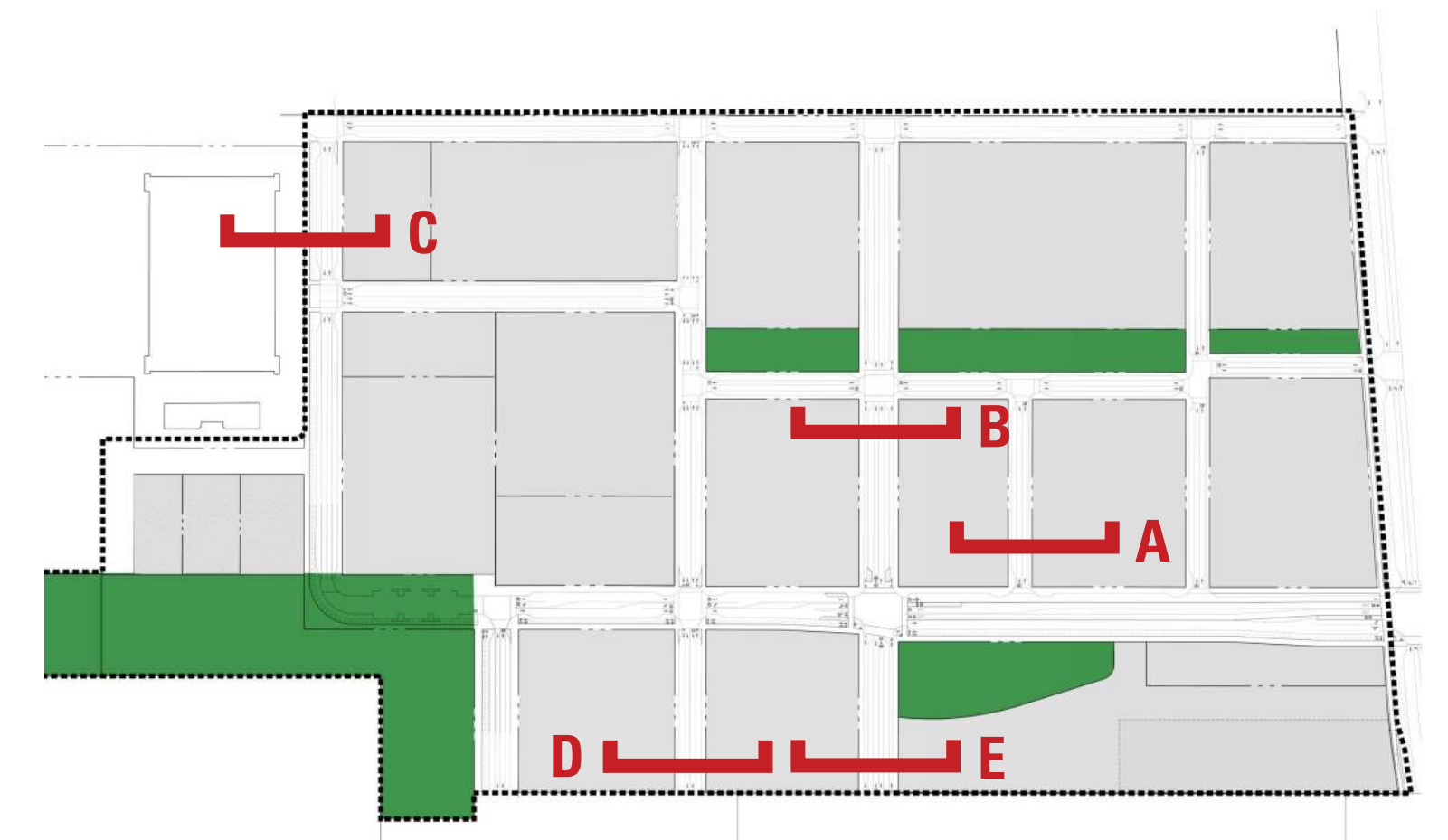
D. TYPICAL LOCAL STREET R.O.W. SECTION

* CONSISTENT WITH TABLE ON PRECISE PLAN PAGE 67



E. ORION STREET (SOUTH) R.O.W. SECTION

*NOTE: PROVIDE 13-FT TRAVEL LANES , STRIPPED AS 10-FT WITH 3-FT BUFFERS



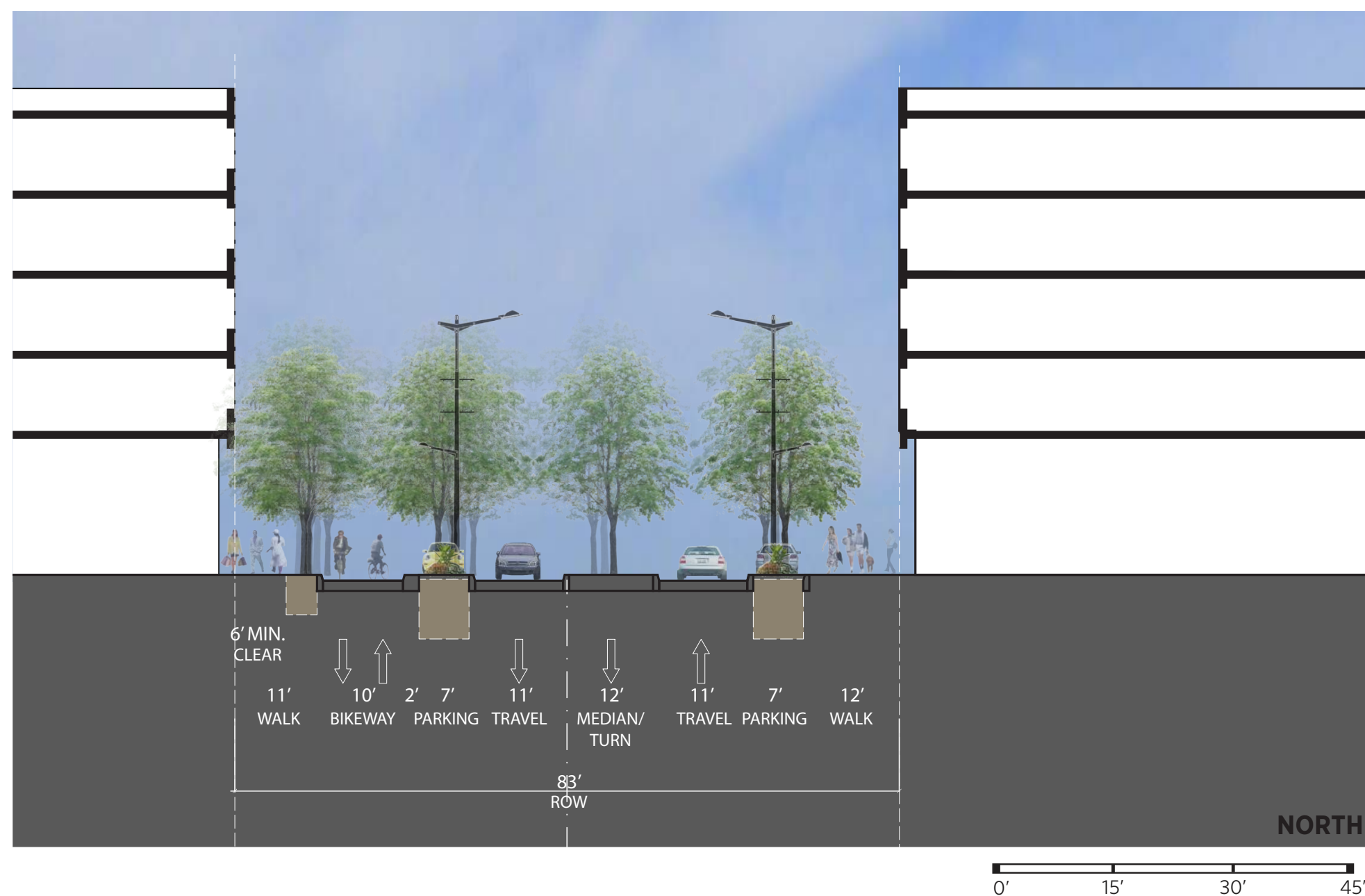
KEY PLAN

* SECTION FROM PRECISE PLAN DOCUMENTS

RIGHT OF WAY SECTIONS

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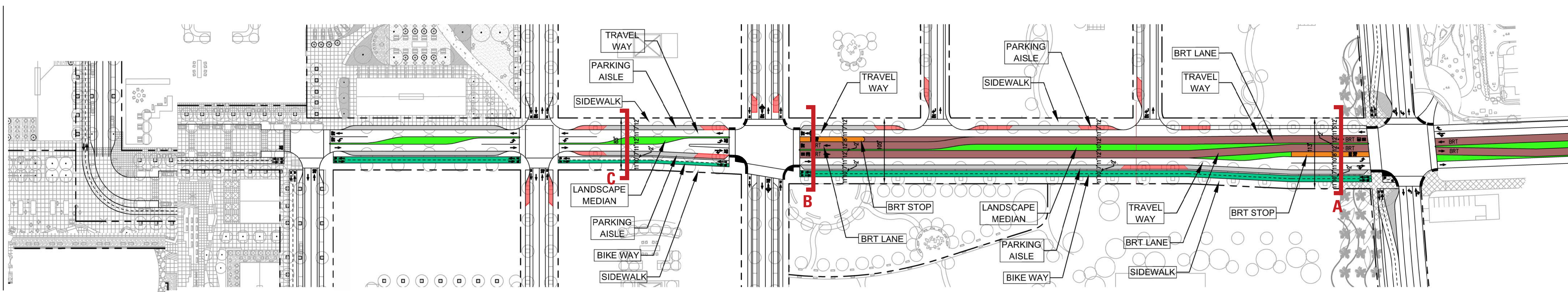
C. RALPH APPEZZATO MEMORIAL PARKWAY - WEST 83' R.O.W. SECTION
SECTION FROM PRECISE PLAN DOCUMENTS



B. RALPH APPEZZATO MEMORIAL PARKWAY - EAST 105' R.O.W. SECTION
SECTION REVISED FROM PRECISE PLAN DOCUMENTS



A. RALPH APPEZZATO MEMORIAL PARKWAY
EAST 113' R.O.W. SECTION AT MAIN STREET
SECTION REVISED FROM PRECISE PLAN DOCUMENTS



NOTES

1. TRAFFIC ANALYSIS TO VERIFY INTERSECTION TRAFFIC STOP CONFIGURATIONS.
2. R.A.M.P. ALIGNMENT EAST OF MAIN STREET SHOWN DIAGRAMMATICALLY AND WILL REQUIRE ADDITIONAL CONSIDERATION

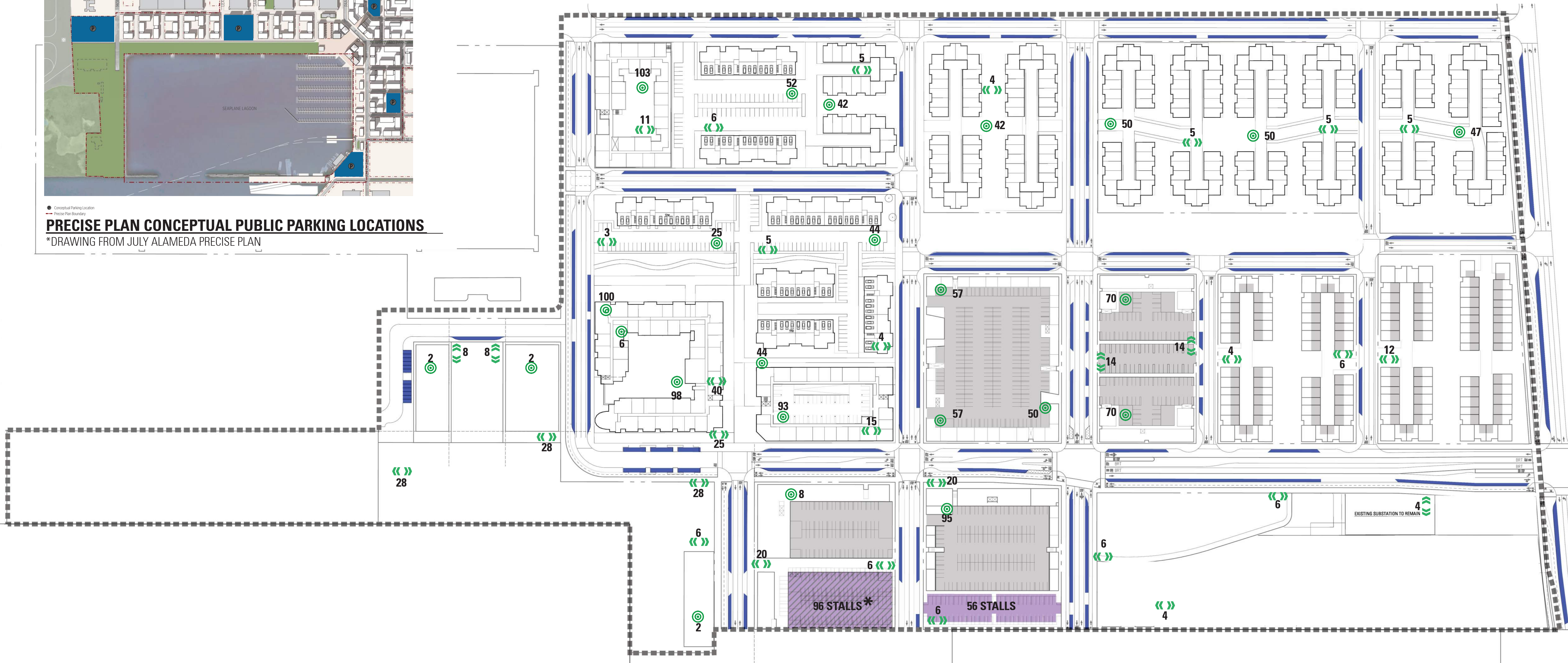
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R.A.M.P. PLAN & SECTIONS



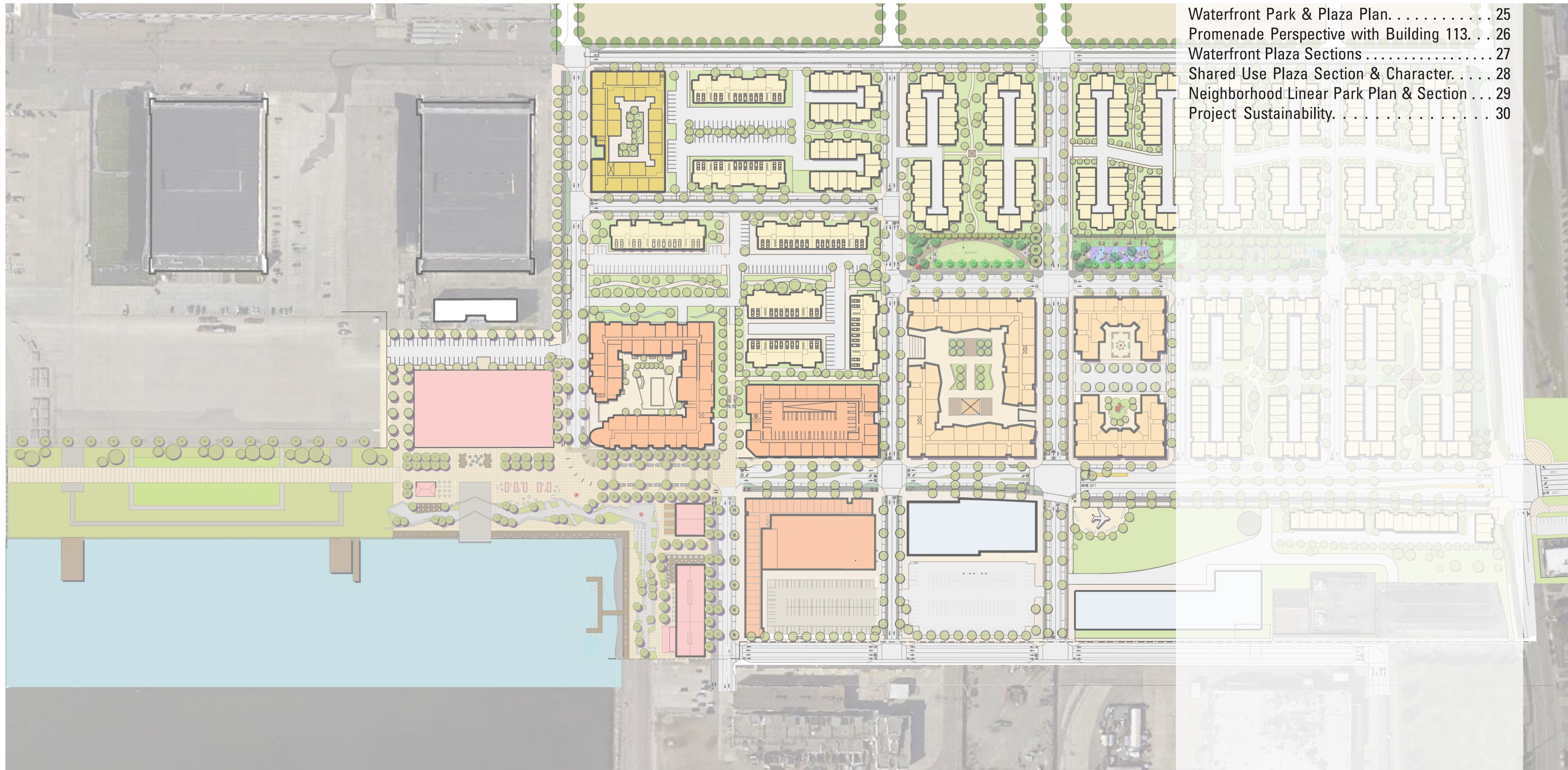
● Conceptual Parking Location
 --- Precise Plan Boundary
PRECISE PLAN CONCEPTUAL PUBLIC PARKING LOCATIONS
 *DRAWING FROM JULY ALAMEDA PRECISE PLAN



- PRIVATE - RESIDENTIAL PARKING
- PUBLIC - ON-STREET PARKING (+/-385 STALLS)
- PUBLIC - SURFACE PARKING LOT - RETAIL (56 STALLS)
- PUBLIC - RETAIL PARKING - LOCATION OF POSSIBLE FUTURE PARKING STRUCTURE - STALL COUNT PROVIDED ASSUMES SURFACE LOT ONLY
- ◎ CODE REQUIRED "LONG TERM BIKE PARKING" WITH STALL COUNT
- <<>> CODE REQUIRED "SHORT TERM BIKE PARKING" WITH STALL COUNT

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PUBLIC PARKING / BIKE PARKING PLAN

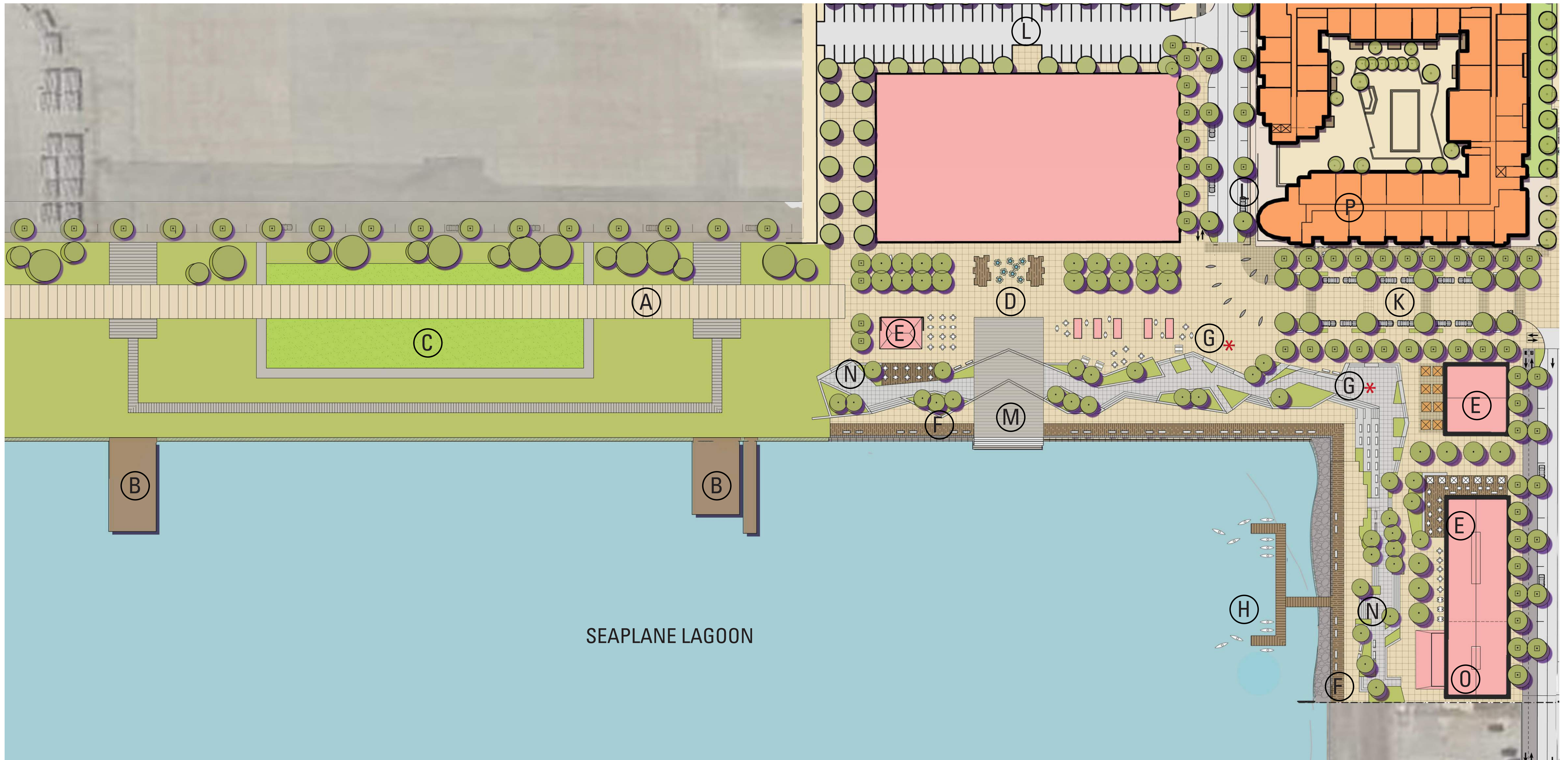


OPEN SPACE

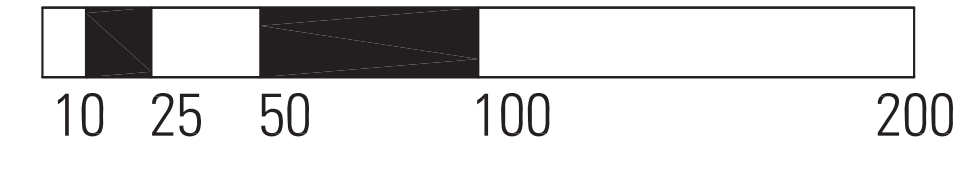
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- | | | |
|------------------------------------|--|---|
| A PARK PROMENADE | E RETAIL | M HISTORIC VIEW CORRIDOR AND WATER ACCESS |
| B HISTORIC SEAPLANE RAMPS | F WATERFRONT PROMENADE | N WATER FRONT VIEWING TERRACE |
| C POTENTIAL RECREATION AREA | G SCULPTURE (*) | O PROPOSED SMALL CRAFT RENTAL FACILITY |
| D WATERFRONT PLAZA | H FLOATING SMALL CRAFT/KAYAK LAUNCH | P RESIDENTIAL OVER GROUND FLOOR RETAIL & PARKING |
| | K SHARED USE PLAZA | |
| | L DROP OFF ZONE | |



*THIS SITE PLAN & BUILDING CONFIGURATIONS ARE ILLUSTRATIVE ONLY. ALL IMPROVEMENTS SUBJECT TO DESIGN REVIEW APPROVAL.

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WATERFRONT PARK & PLAZA PLAN



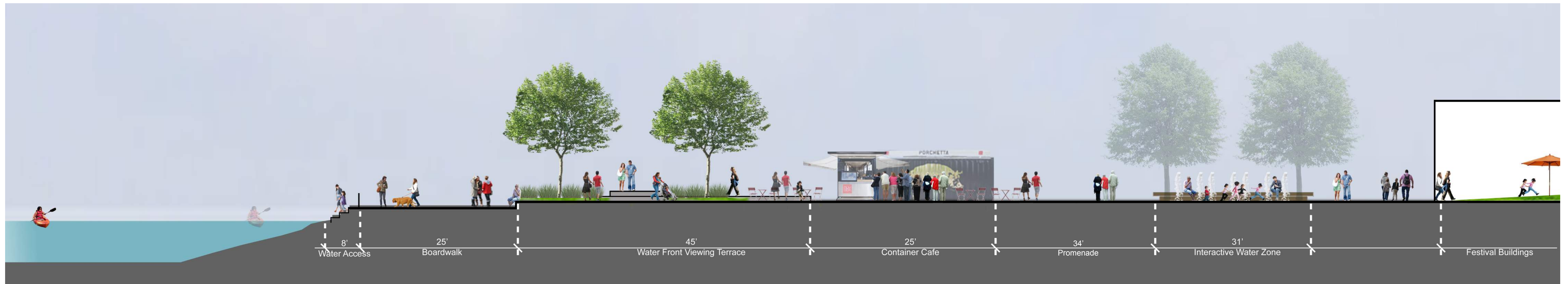
EXISTING CONDITIONS - BUILDING 113

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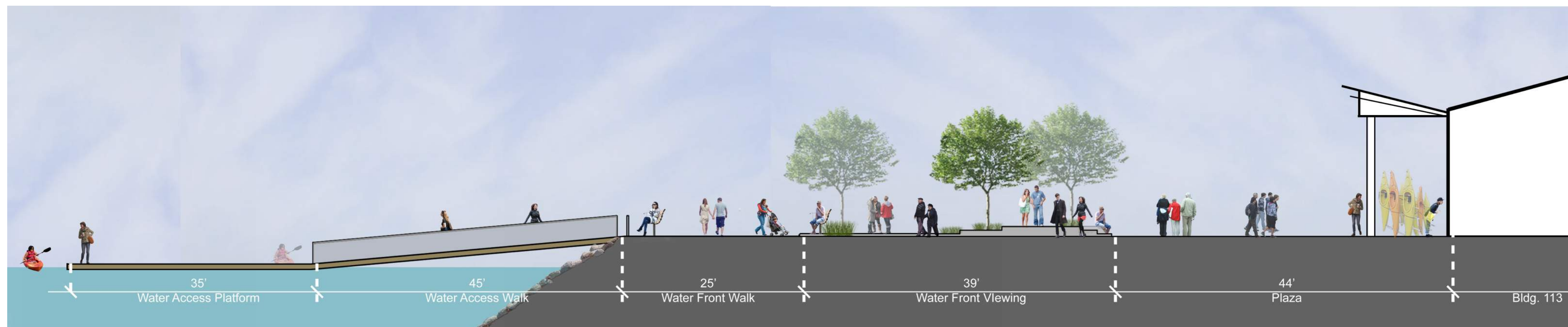
PROMENADE PERSPECTIVE WITH BUILDING 113



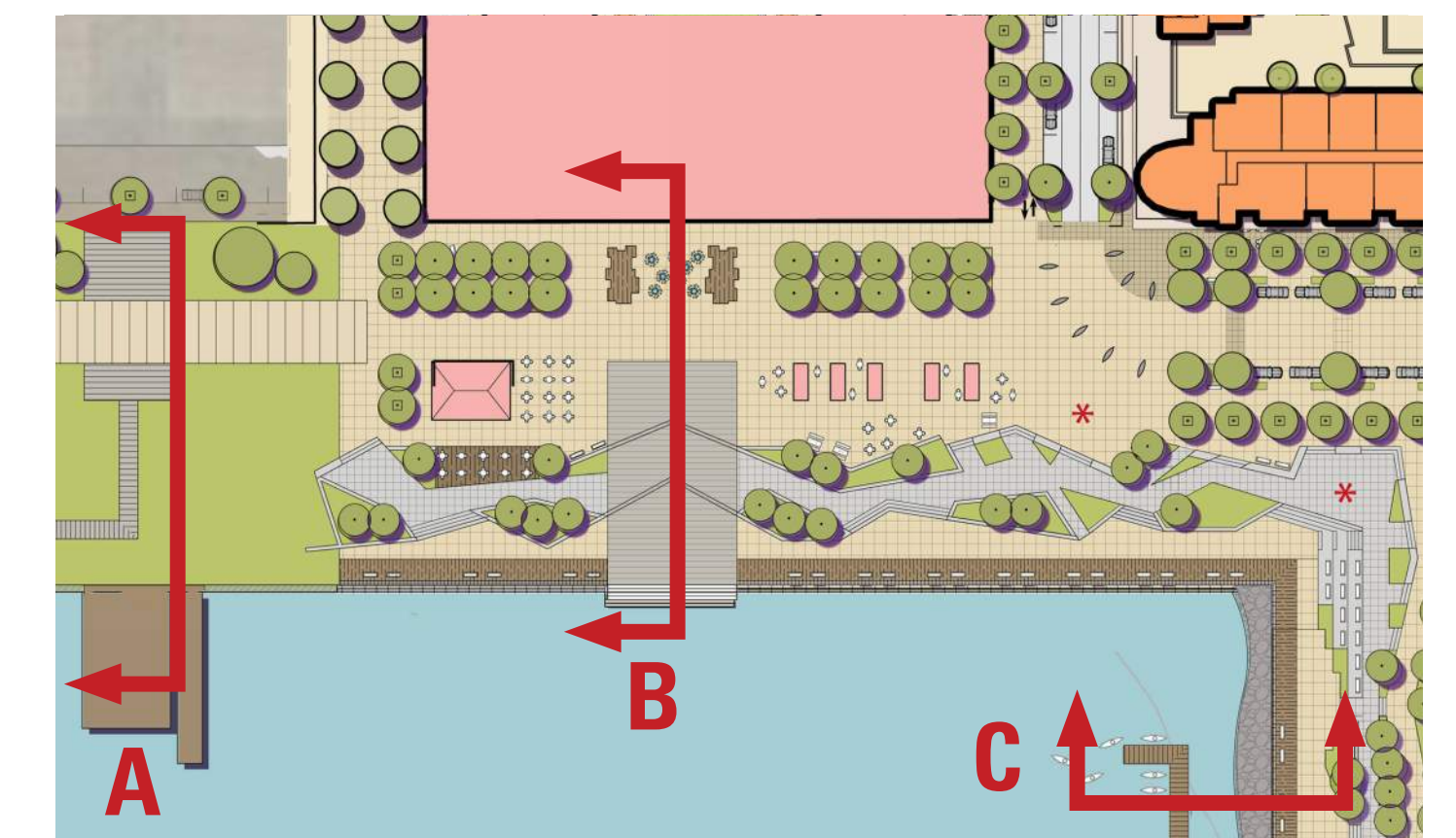
SECTION A AT WATERFRONT PARK



SECTION B AT WATERFRONT PLAZA



SECTION C AT WATERFRONT ACCESS

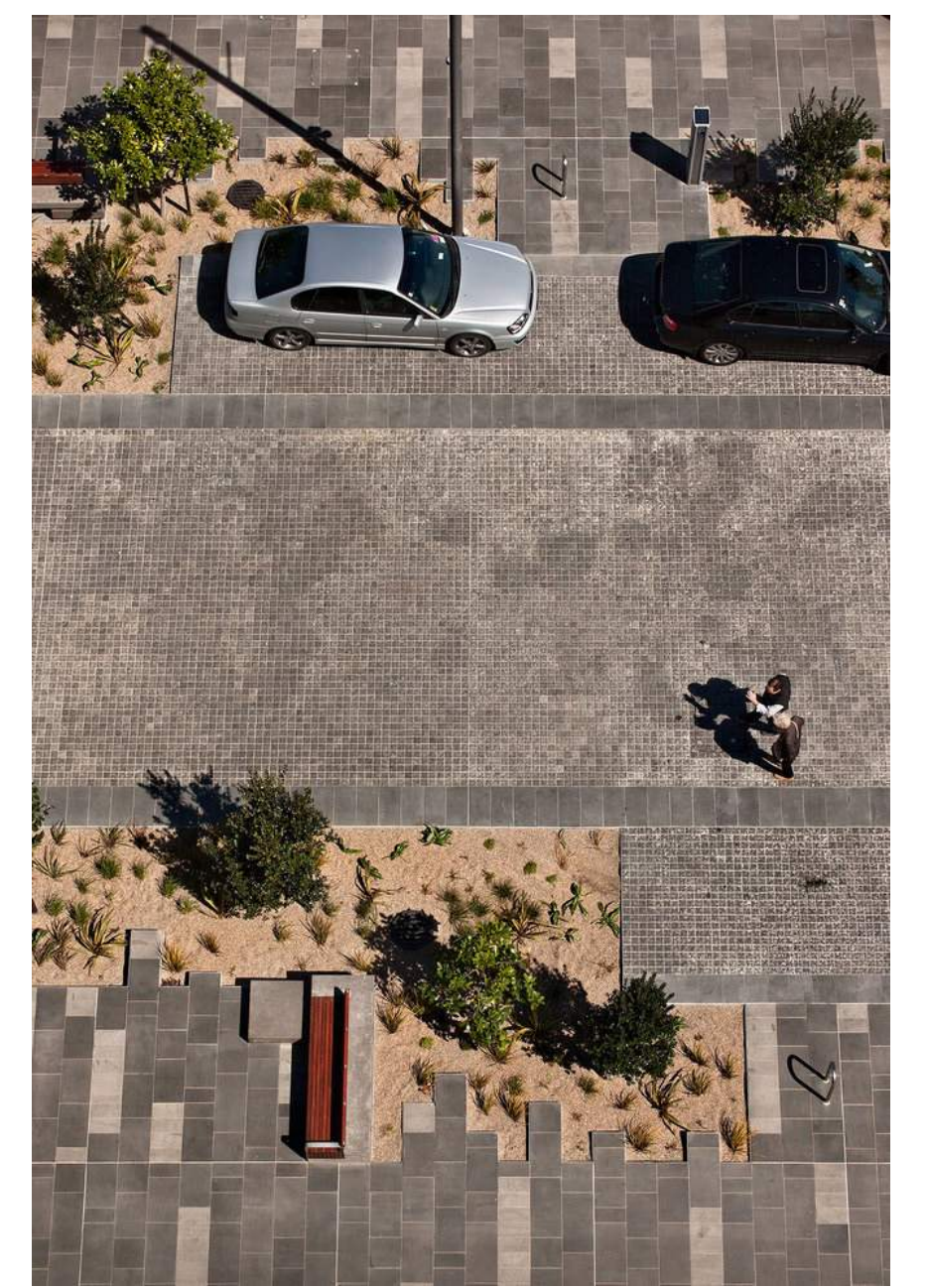


KEY PLAN

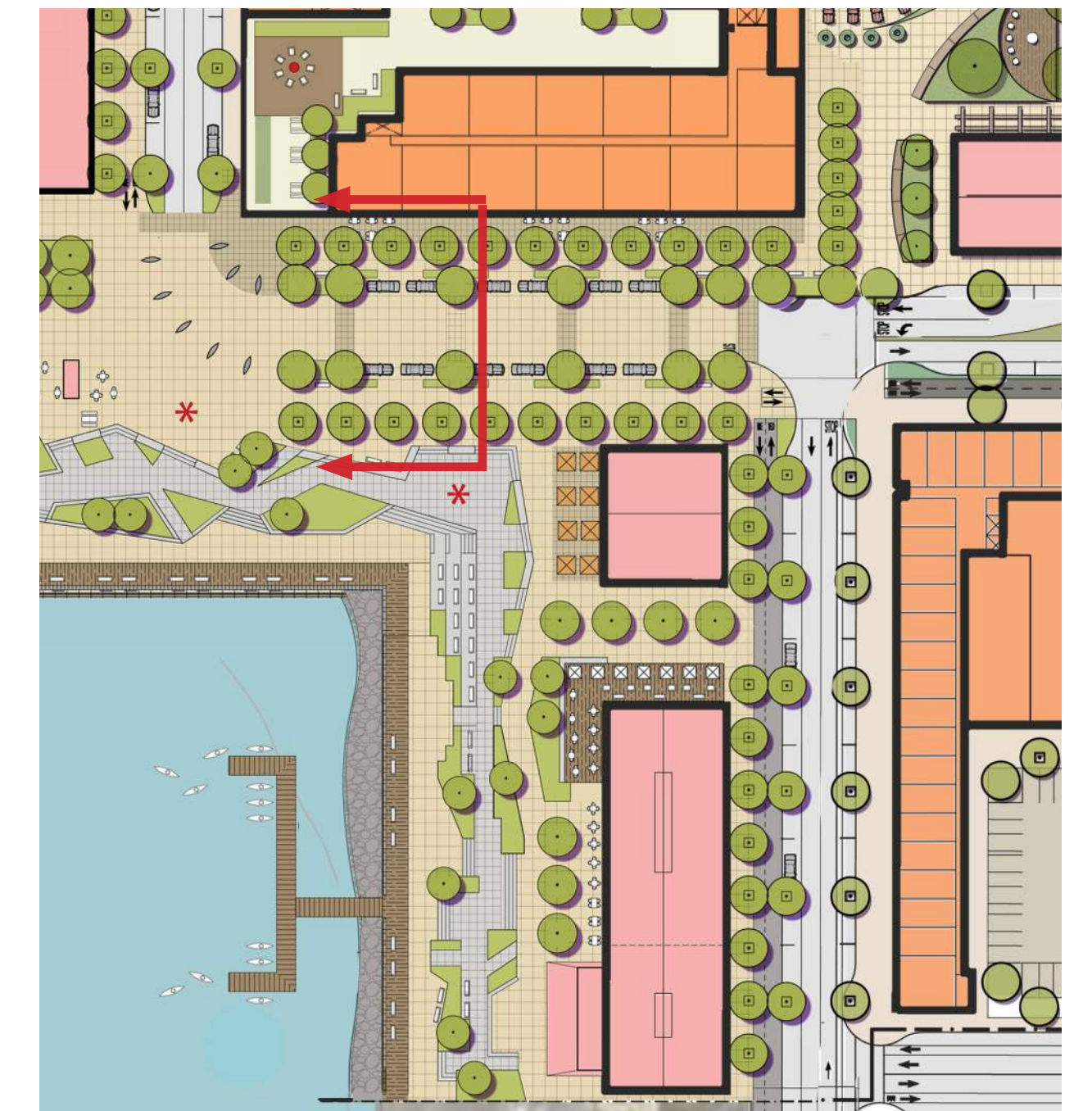
*SITE PLAN & BUILDING CONFIGURATIONS ARE ILLUSTRATIVE ONLY.
ALL IMPROVEMENTS SUBJECT TO DESIGN REVIEW APPROVAL.

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WATERFRONT PLAZA SECTIONS



SECTION AT SEA PLANE PLAZA AND RAMP



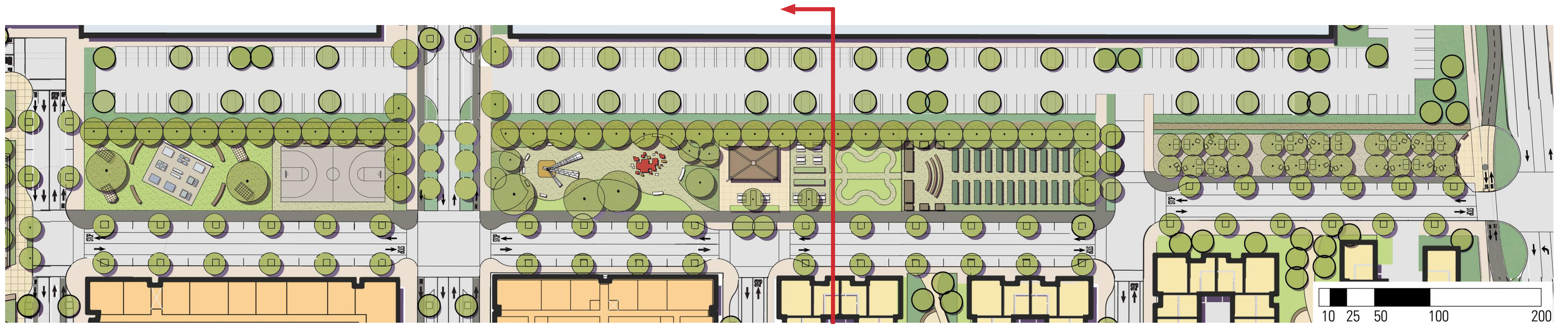
KEY PLAN

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SHARED USE PLAZA SECTION & CHARACTER



C STREET **WEST BLOCK: ACTIVE RECREATION**
POSSIBLE PROGRAMS ELEMENTS INCLUDE:

- FITNESS STATION
- HAMMOCKS
- BASKETBALL COURT

ORION **CENTRAL BLOCK: FAMILY & COMMUNITY ACTIVITIES**
POSSIBLE PROGRAMS ELEMENTS INCLUDE:

- DISCOVERY PLAY ZONE
- BARBECUE SHELTER & PICNIC AREA
- SITTING GARDEN WITH NATIVE PLANTS
- OUTDOOR CLASSROOM & UTILITY SHEDS
- COMMUNITY GARDEN

B STREET **EAST BLOCK: LEISURE ZONE & ENTRY**
POSSIBLE PROGRAMS ELEMENTS INCLUDE:

- GAME TABLES (PING PONG/CHESS/ETC.)
- BOCCIE COURT
- ENTRY PLAZA
- MOVEABLE FURNITURE
- SHADE GROVE

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NEIGHBORHOOD LINEAR PARK PLAN & SECTION

ALAMEDA POINT SITE A – SUSTAINABLE DESIGN:

THE FOLLOWING PROJECT FEATURES ARE DESIGNED TO REDUCE GREENHOUSE GAS EMISSIONS AND COMBAT CLIMATE CHANGE:

- MIXED USE DEVELOPMENT ENCOURAGES ALTERNATIVE TRANSPORTATION USAGE;
- SITE PLANNING MAXIMIZES PUBLIC OPEN SPACE, INCREASING PERVIOUS SITE AREAS WHICH LEADS TO A REDUCTION IN STORM-WATER RUNOFF AND THE URBAN HEAT ISLAND EFFECT;
- ON-SITE TRANSPORTATION SERVICES, REDUCED PARKING, ON-SITE BICYCLE SERVICES (E.G., THE ON-SITE "BICYCLE KITCHEN" FOR BICYCLE MAINTENANCE), AND ON-SITE CAR SHARE SERVICES REDUCE GREENHOUSE GAS EMISSIONS FROM AUTOMOBILES;
- INTEGRATED DESIGN PROCESS THAT ANALYZES AND APPLIES TECHNOLOGIES TO REDUCE GREENHOUSE GASES;
- BUILDING DESIGN CONSISTENT WITH A LEED SILVER DESIGNATION OR ITS EQUIVALENT REDUCES GREENHOUSE GAS EMISSIONS FROM BUILDING HEATING, COOLING, AND OPERATIONS;
- BAY FRIENDLY LANDSCAPE MATERIALS THAT REDUCE GREENHOUSE GAS EMISSION FROM LANDSCAPE MAINTENANCE AND REDUCED WATER USE;
- ELECTRIC VEHICLE CHARGING STATIONS IN PARKING FACILITIES PROMOTE A REDUCTION IN AUTOMOBILE EMISSIONS.



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PROJECT SUSTAINABILITY