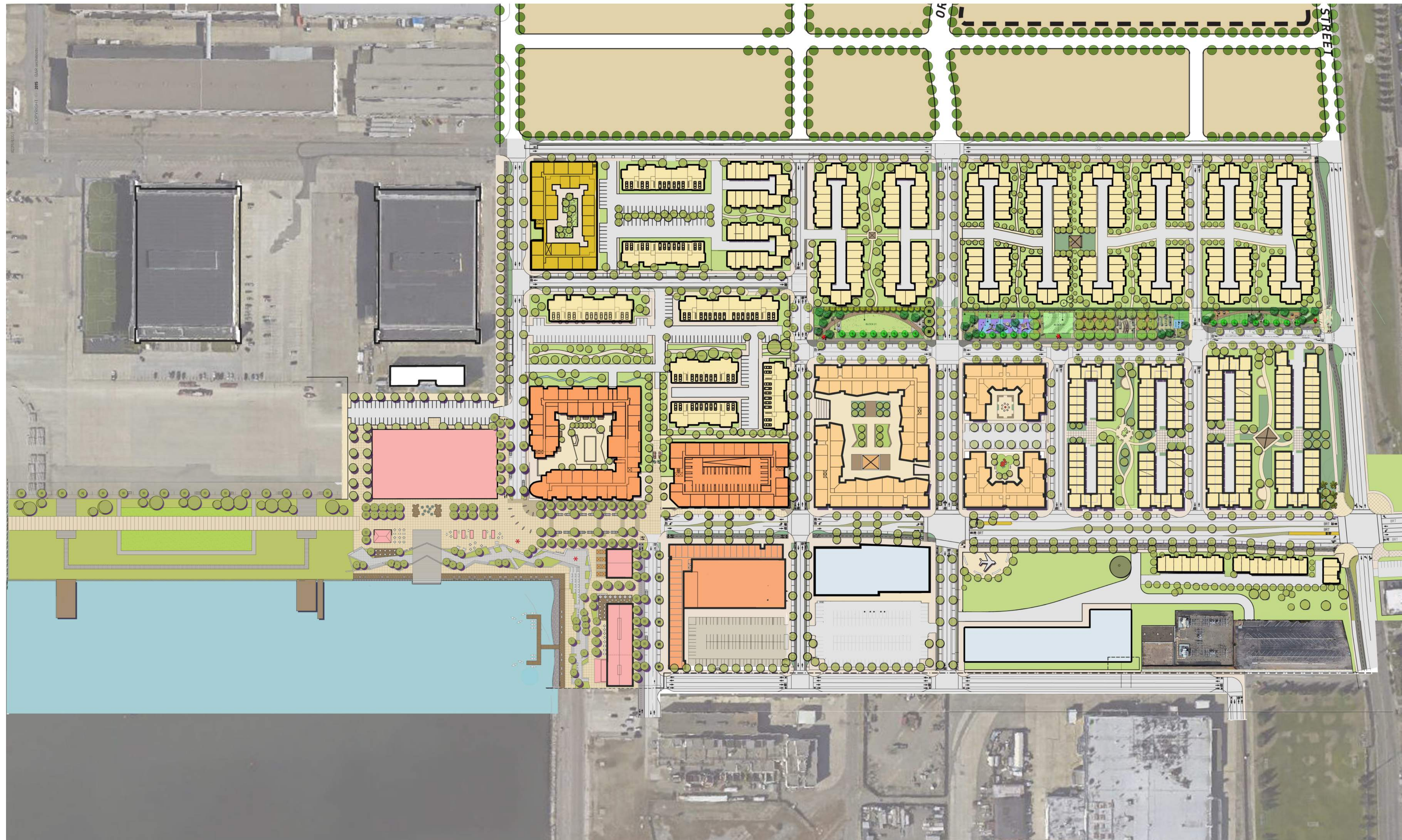




ALAMEDA POINT - SITE A - DEVELOPMENT PLAN

Project Sponsor: Alameda Point Partners

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

Second Amendment, July 25, 2022

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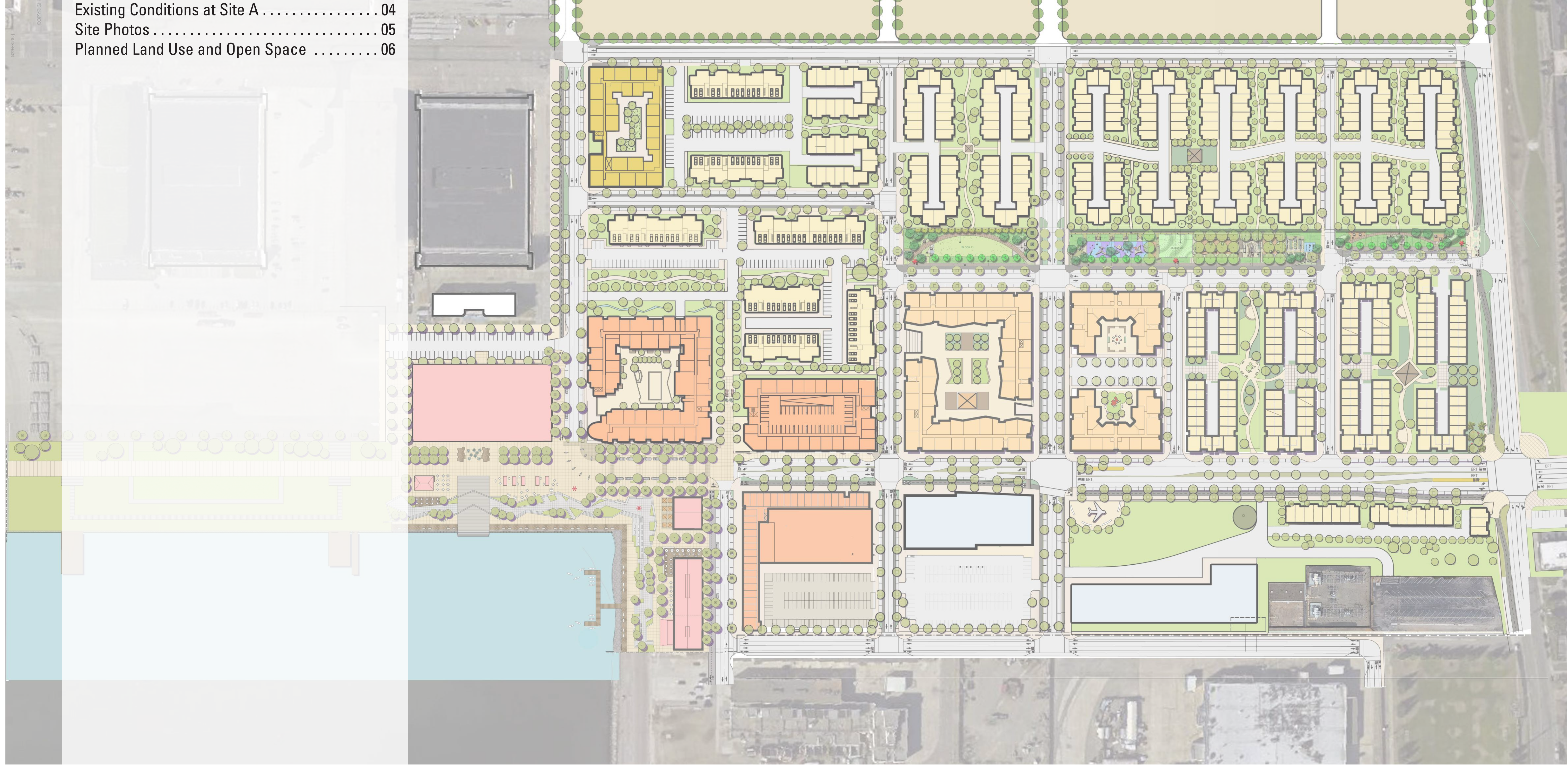
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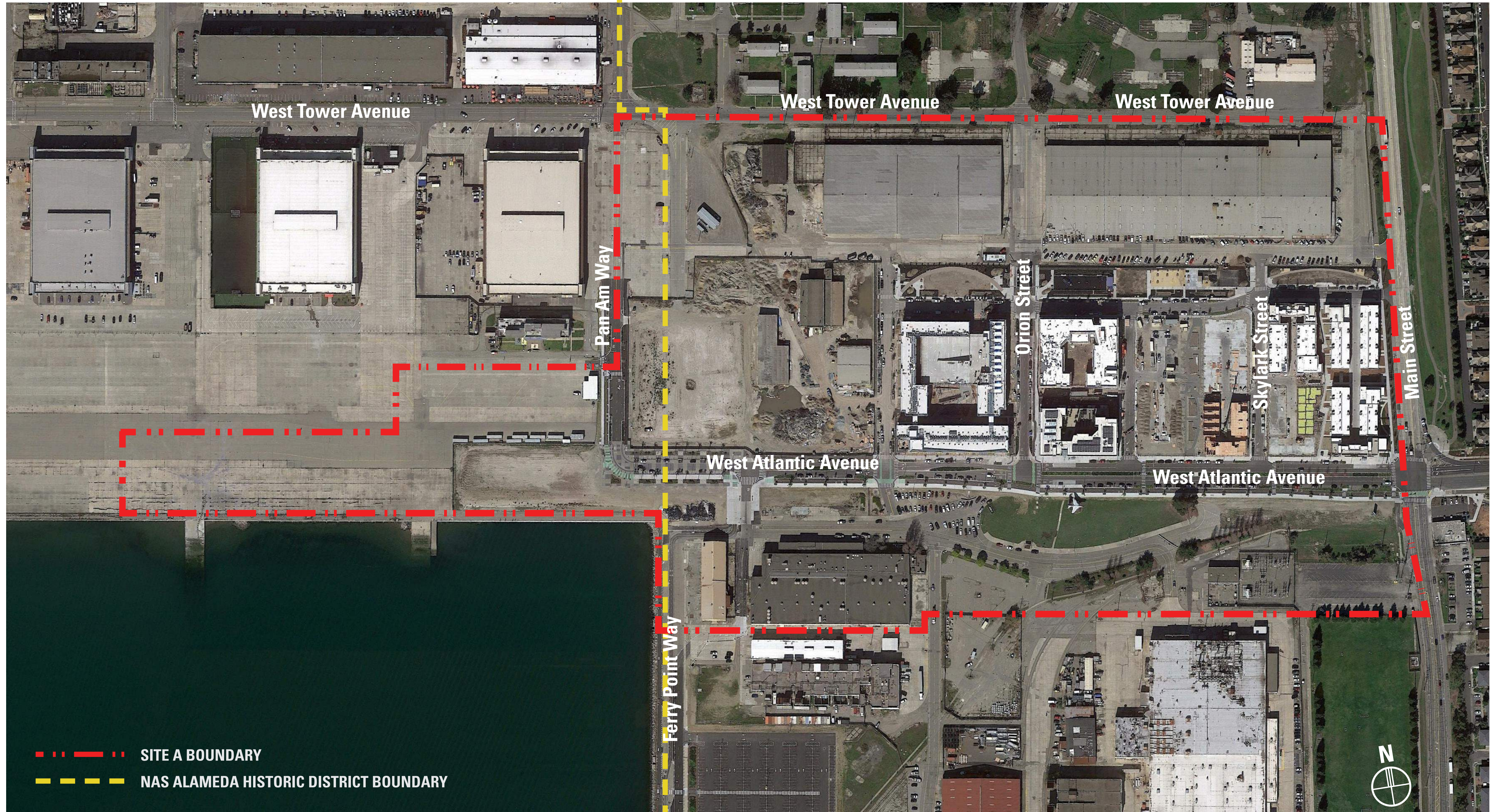
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CONTEXT

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EXISTING CONDITIONS AT SITE "A"



EXISTING BUILDING 77 (LEFT) AND 41 (RIGHT)



EXISTING BUILDING 77



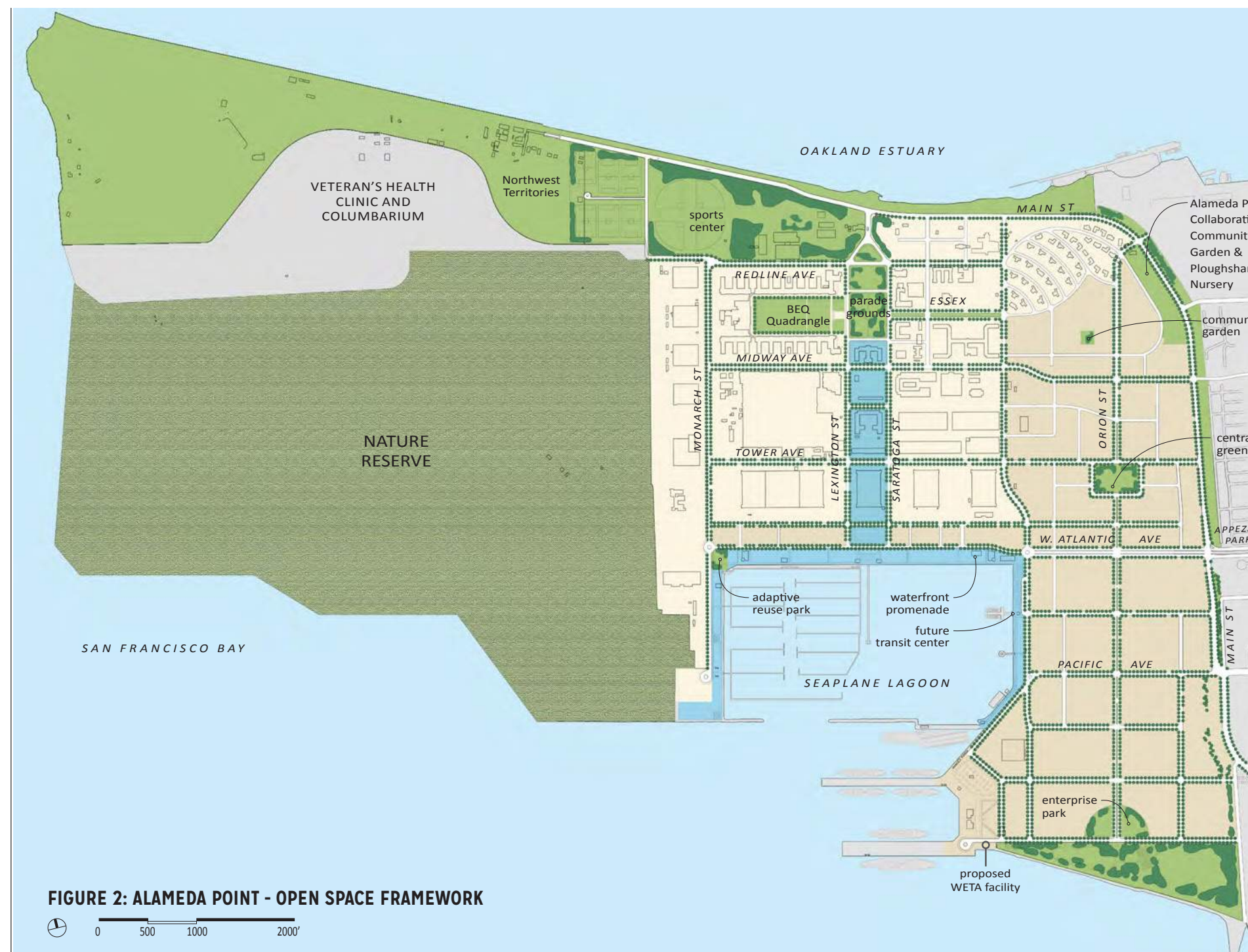
EXISTING BUILDING 40 (BLADIUM)



EXISTING BUILDING 113

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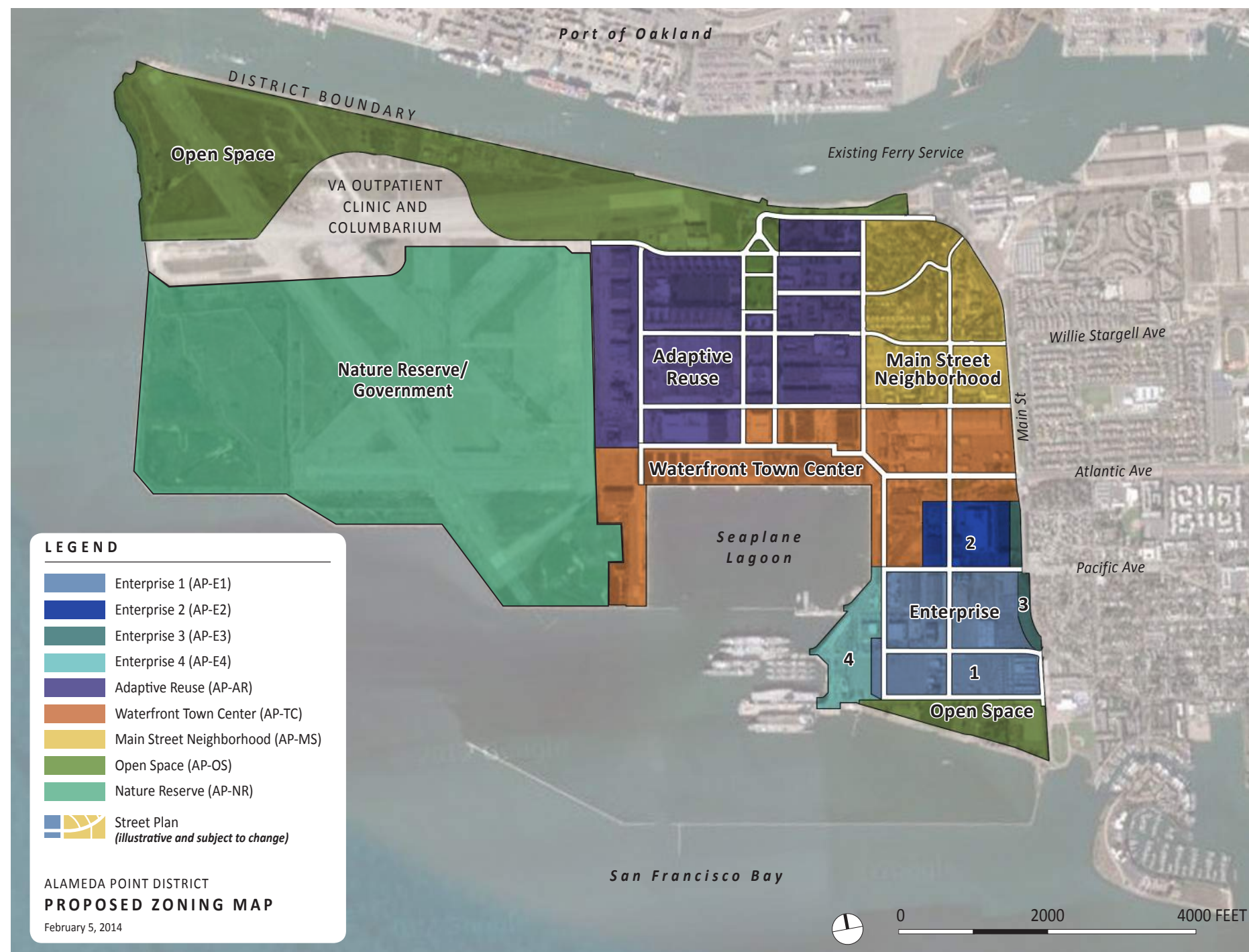
SITE PHOTOS



12 ALAMEDA POINT CONCEPTUAL PLANNING GUIDE

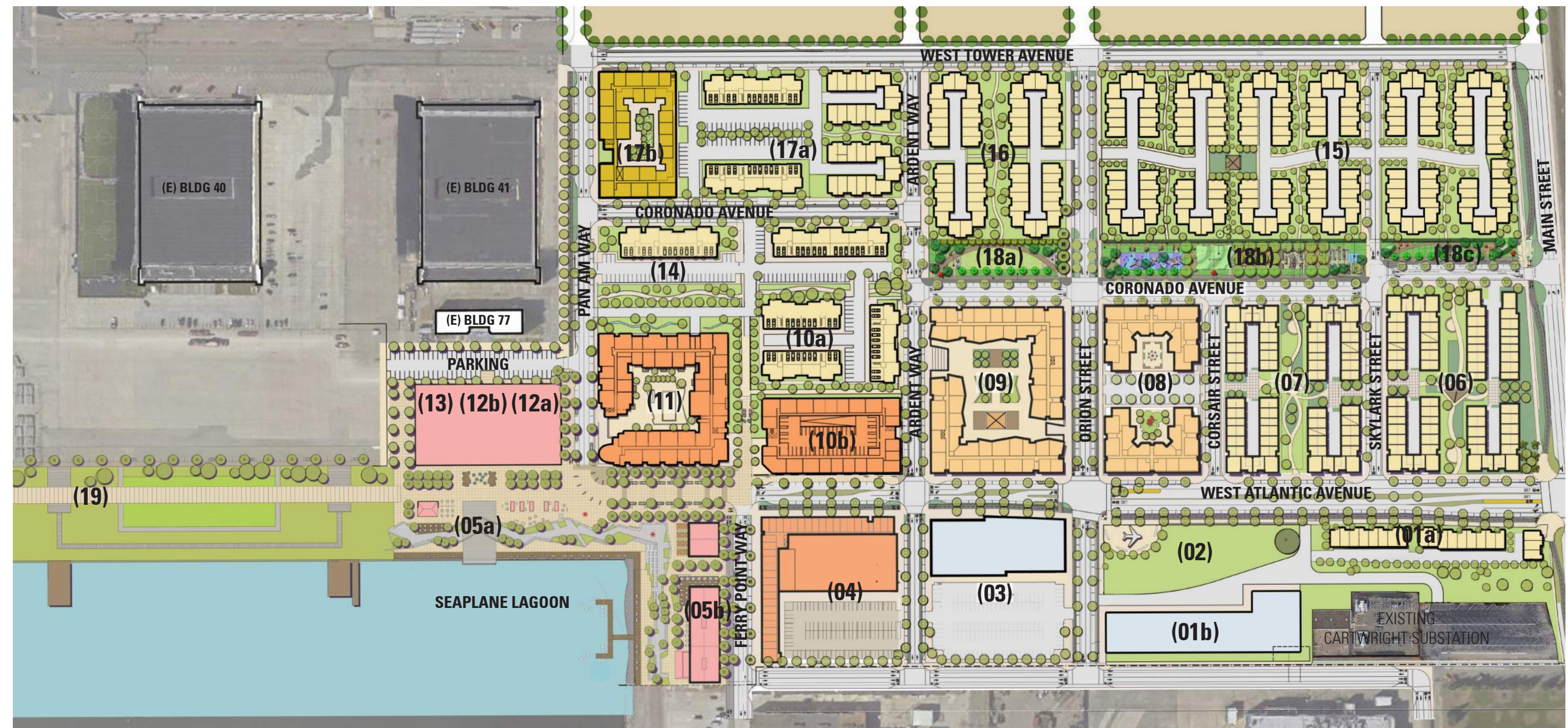
ALAMEDA POINT PLANNING GUIDE - OPEN SPACE FRAMEWORK

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



ALAMEDA POINT - ZONING MAP

* DRAWING FROM www.alamedaca.gov

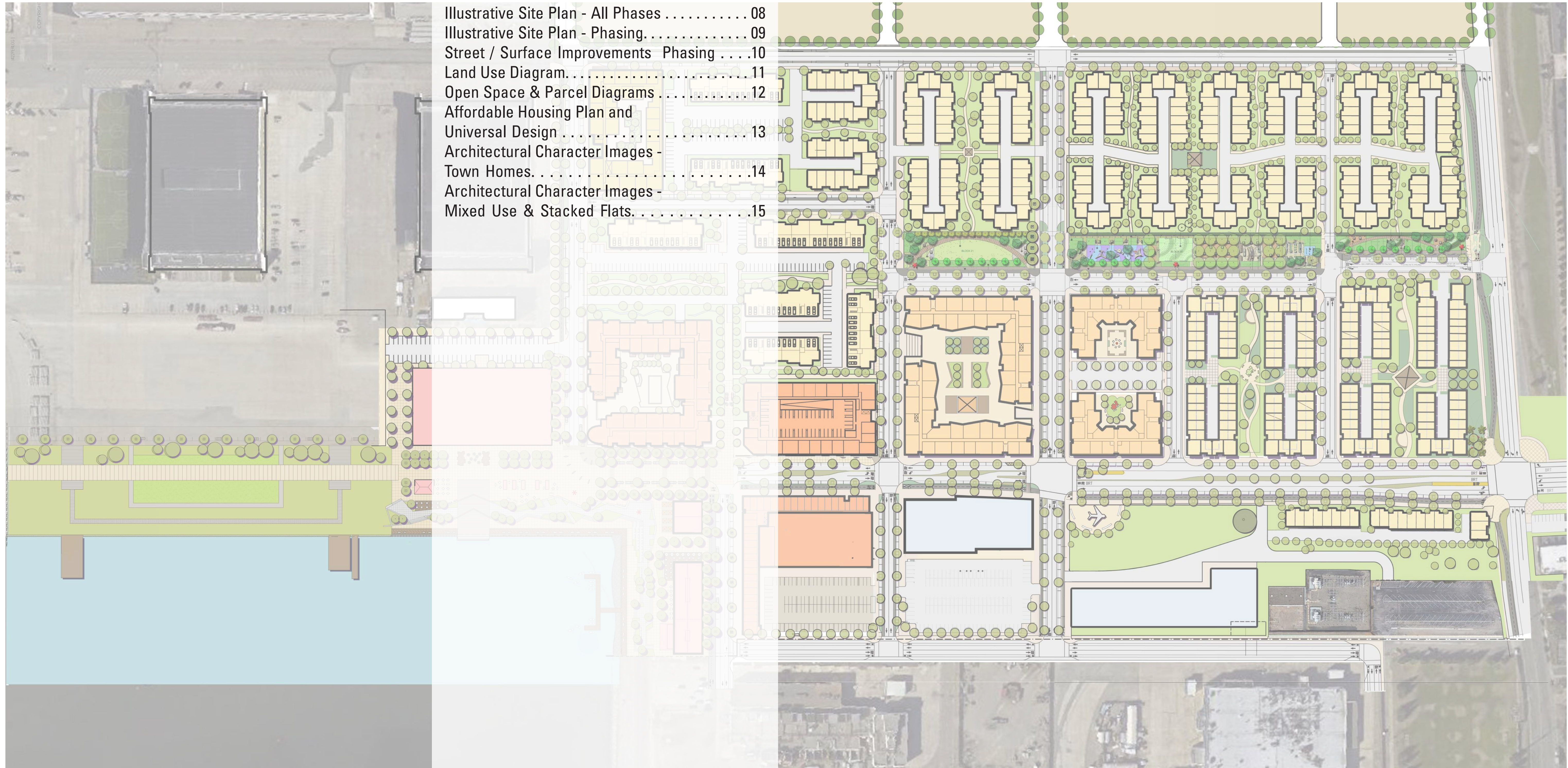


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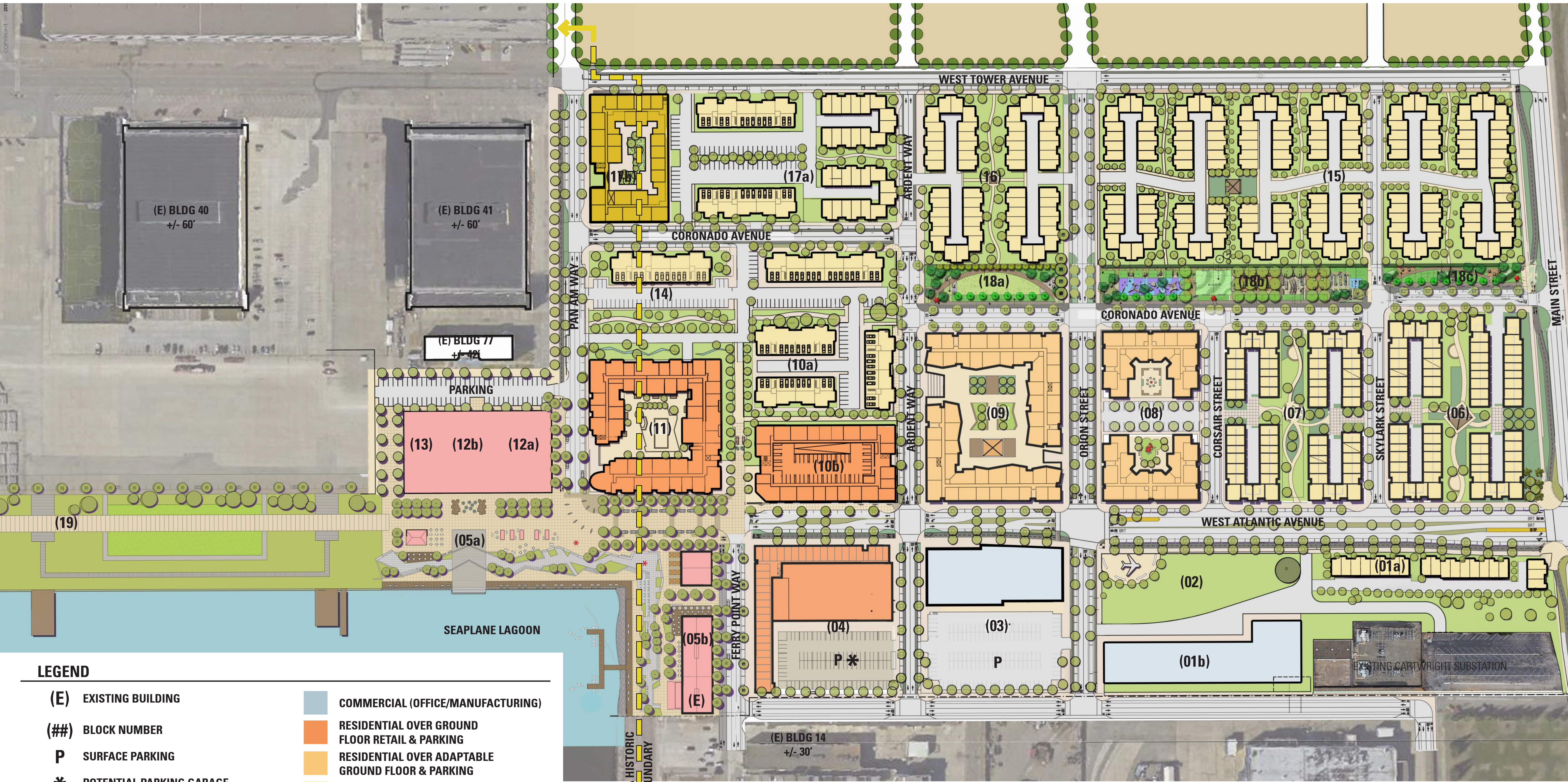
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LEGEND

- (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

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TRICON Tableau DEVELOPMENT

EDEN HOUSING

THOMPSON DOREMAN

EBL

SRMERNST development partners MadisonMarquette LANGAN

KH KwanHenmi

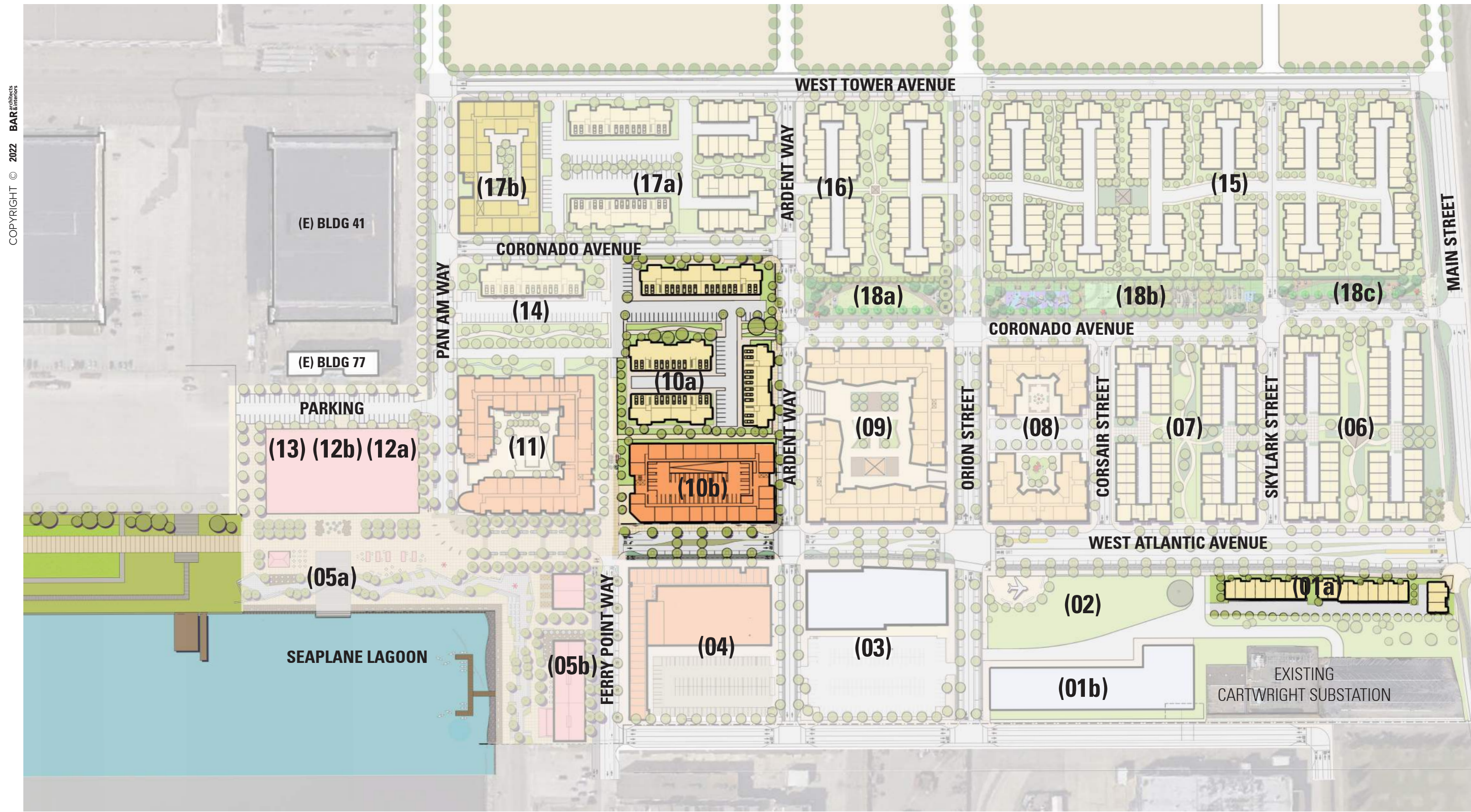
FIELD PAOLI

A_p P_h D_e W_o

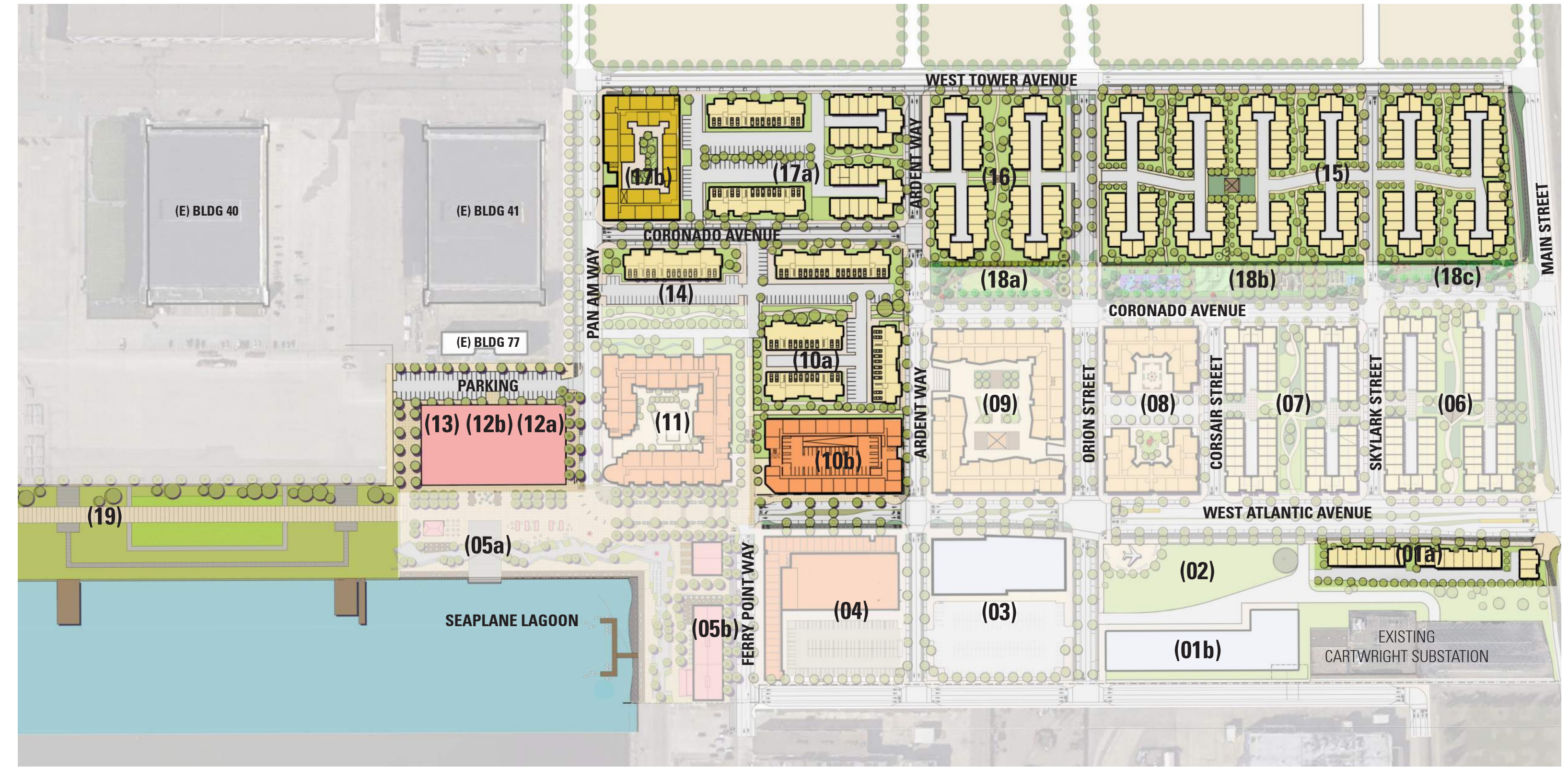
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ILLUSTRATIVE SITE PLAN - PHASE 1

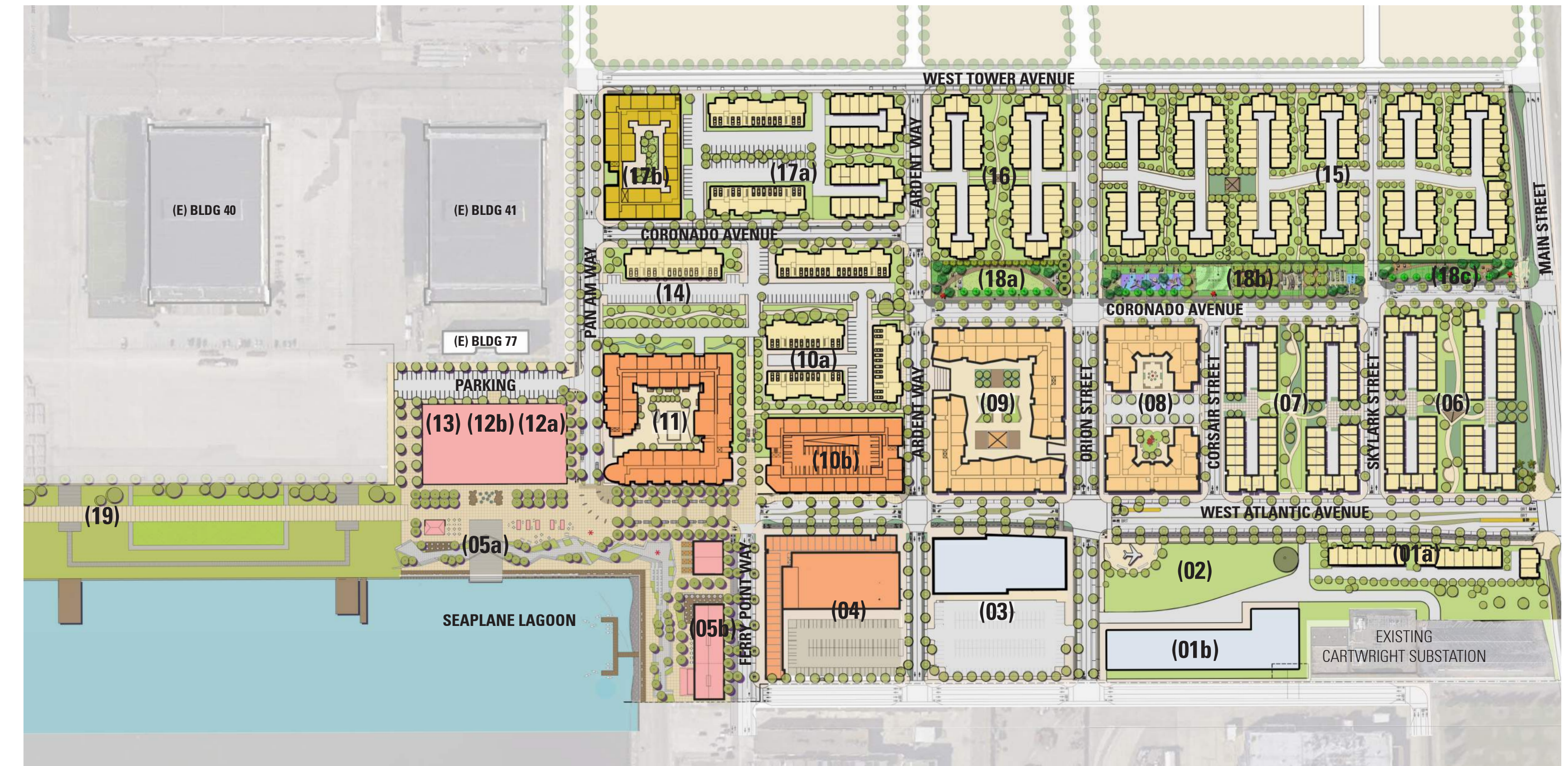


ILLUSTRATIVE SITE PLAN - PHASE 2

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)

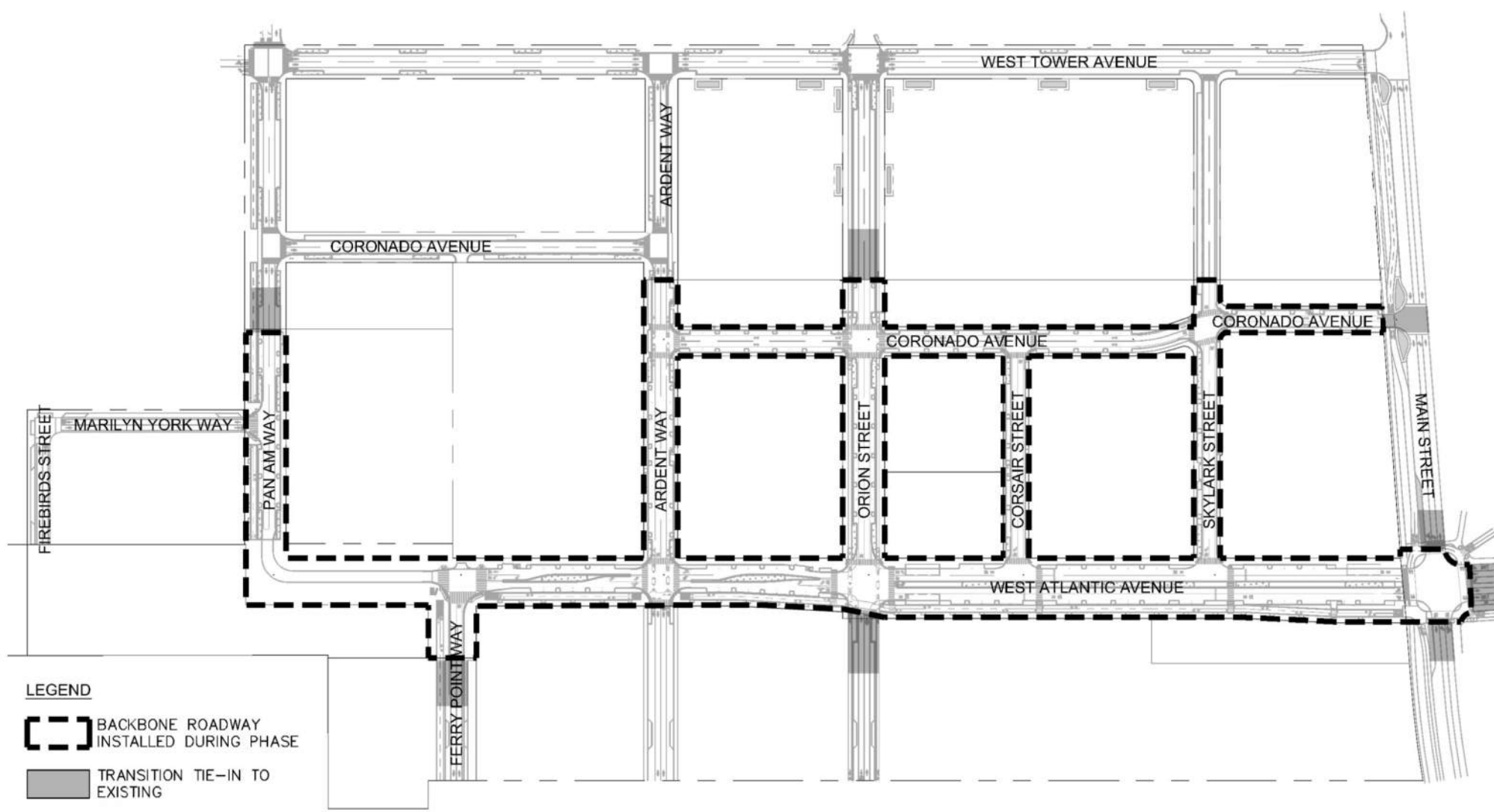
BLOCK	ACRE	DENSITY (DU/AC)	UNITS
PHASE 1B			
1A	0.86	20 to 24	17 to 21
10A	2.93	24 to 30	70 to 88
10B	1.15	79	91
PHASE 2			
14	0.84	24 to 30	20 to 25
15	6.39	20 to 24	128 to 153
16	3.66	20 to 24	73 to 88
17A	1.74	24 to 30	42 to 52
17B	1	103	103
TOTAL PROPOSED			
MR UNITS	417	193	610
PHASE 1 (BUILT/APPROVED)			
AFF UNITS	546	128	674
TOTAL SITE A			
TOTAL UNITS	963	321	1284



ILLUSTRATIVE SITE PLAN - PHASE 3

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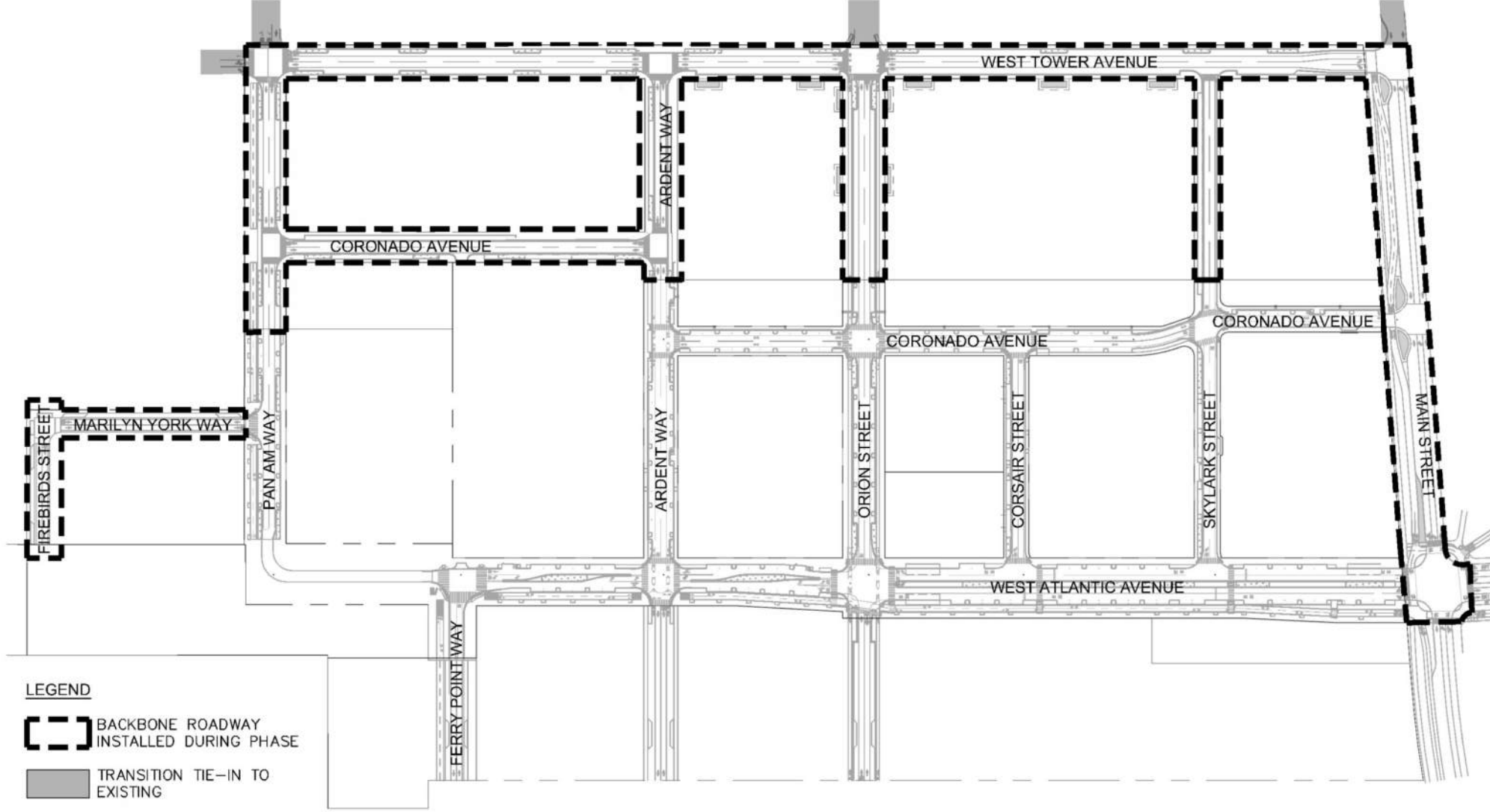
ILLUSTRATIVE SITE PLAN - PHASING



PHASE 1 BACKBONE ROADWAY INFRASTRUCTURE

1 OF 3

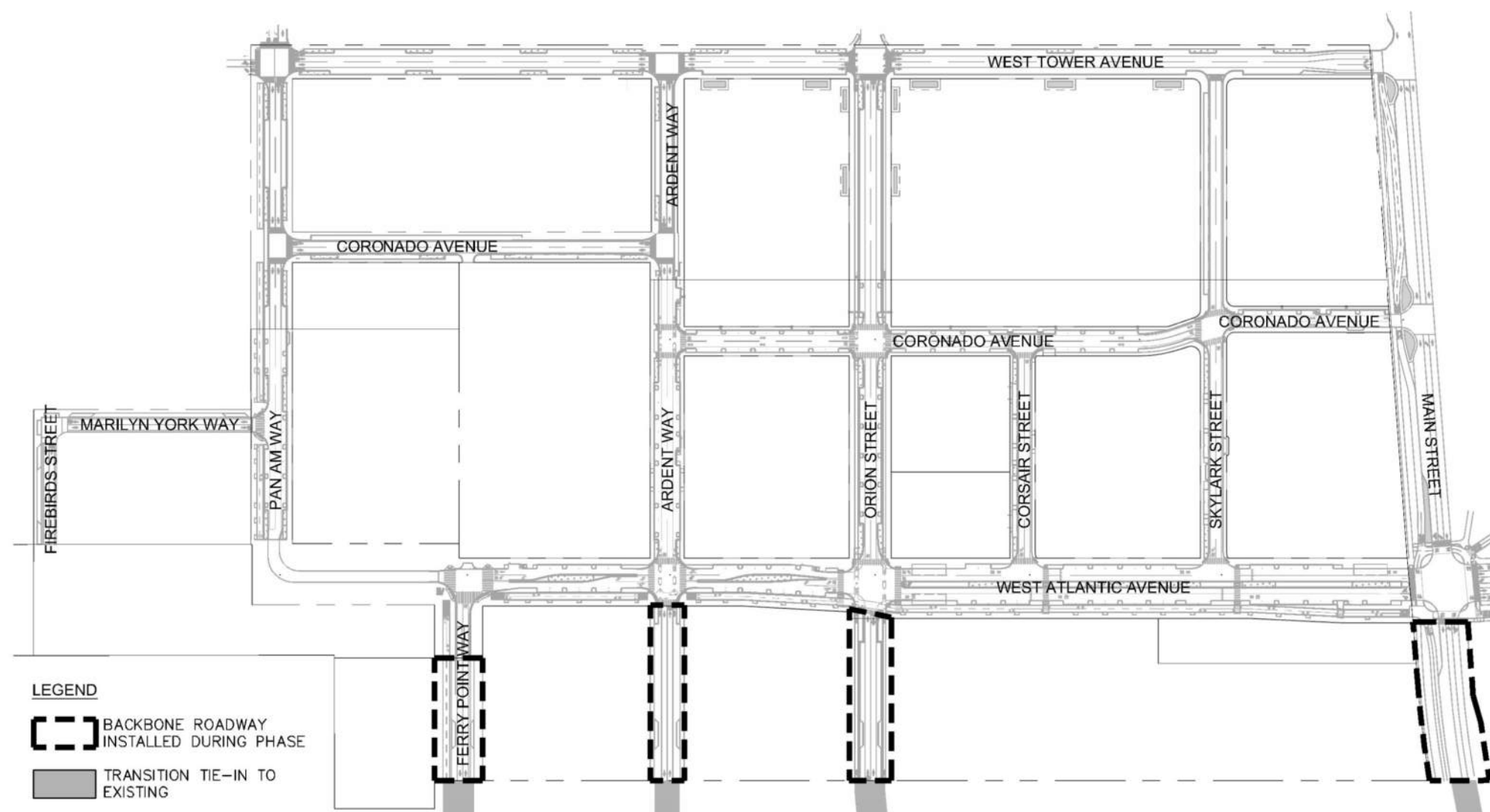
NOT TO SCALE



PHASE 2 BACKBONE ROADWAY INFRASTRUCTURE

2 OF 3

NOT TO SCALE



PHASE 3 BACKBONE ROADWAY INFRASTRUCTURE

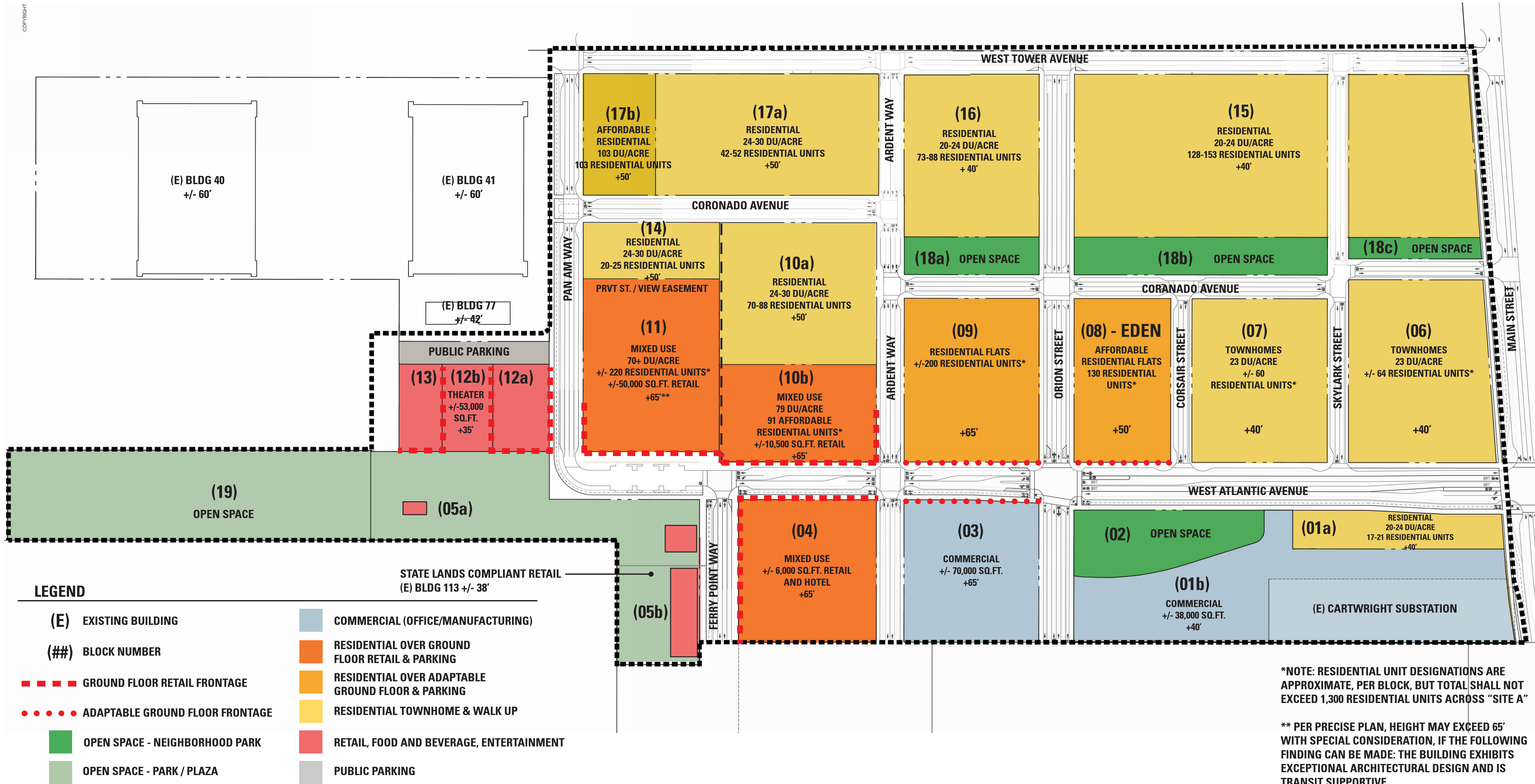
3 OF 3

NOT TO SCALE

ALAMEDA POINT

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STREET / SURFACE IMPROVEMENTS PHASING



ALAMEDA POINT

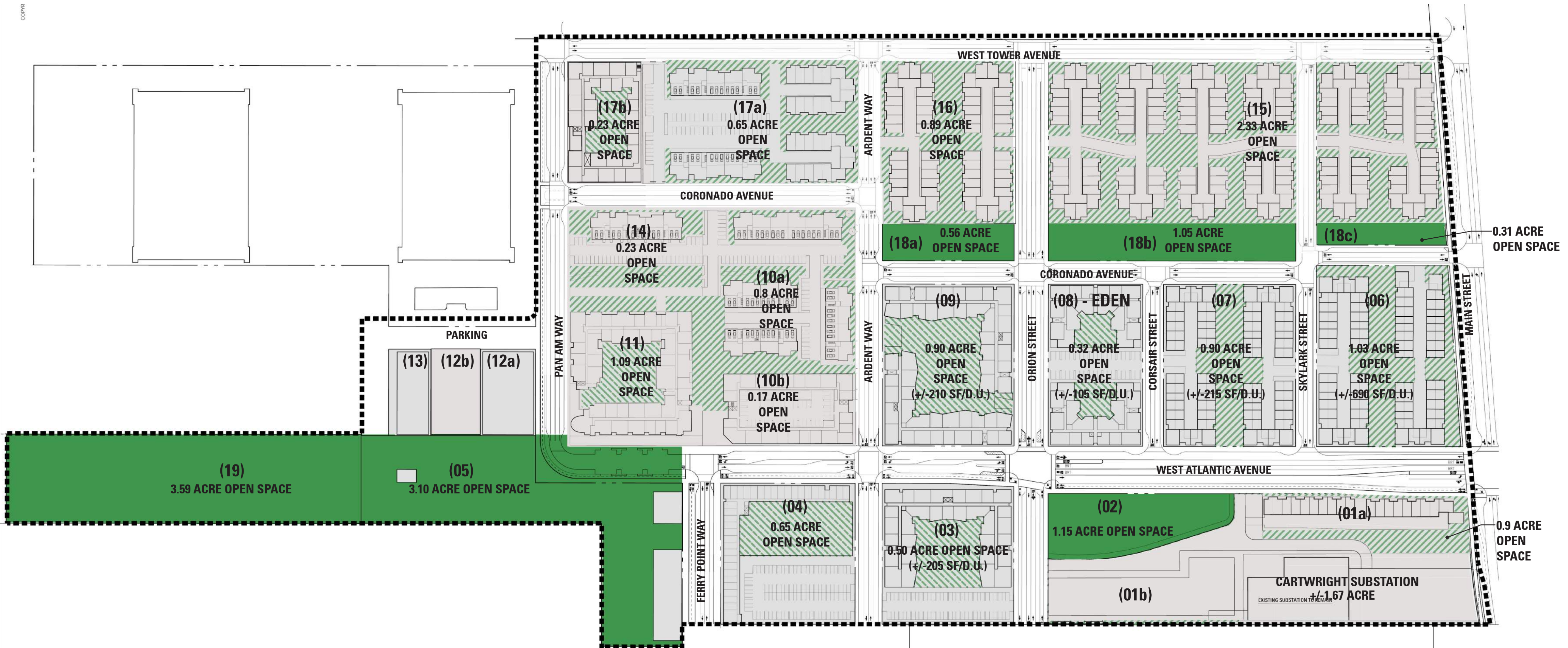
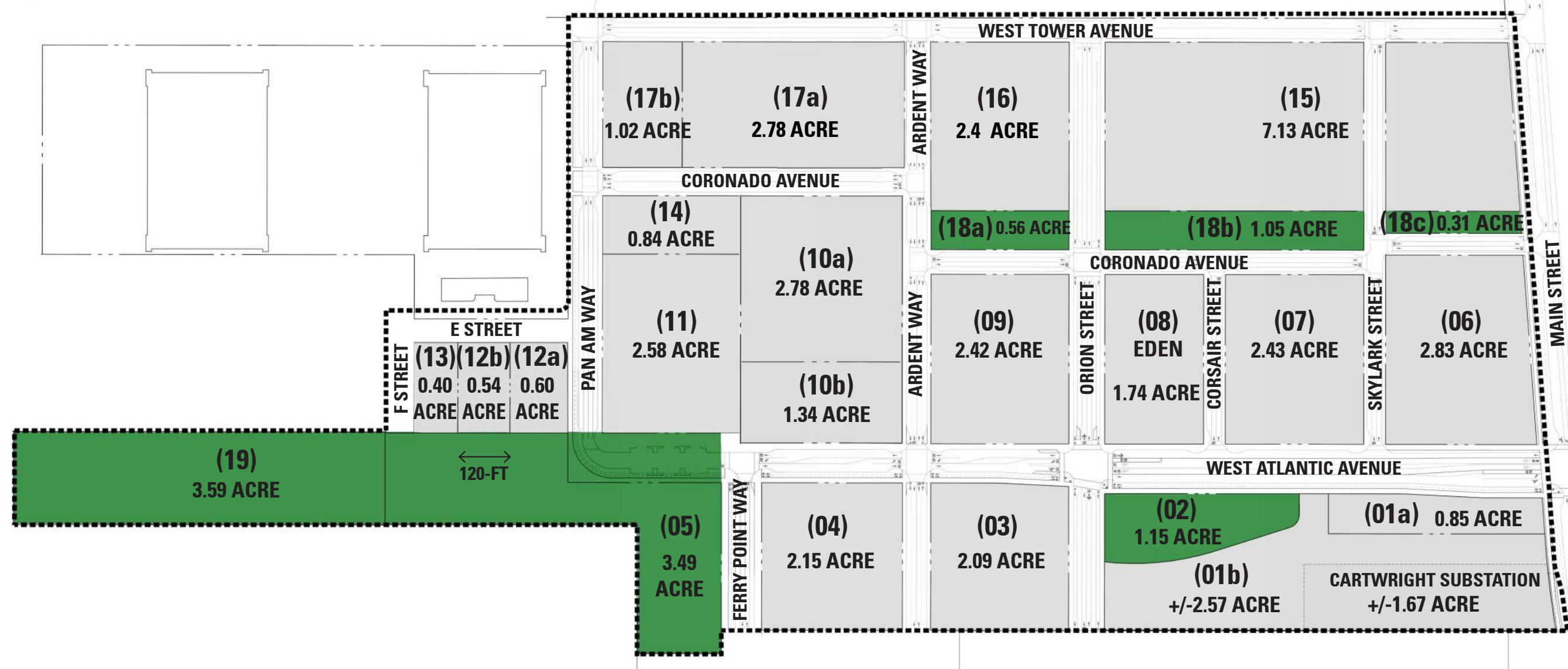
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LAND USE DIAGRAM

PARCEL ACREAGE

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

PARCEL DIAGRAM



-  BUILDING OR PARKING
-  PUBLIC PARK/PLAZA
-  PRIVATIZED OPEN SPACE ON GRADE
-  PRIVATIZED OPEN SPACE ON PODIUM

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

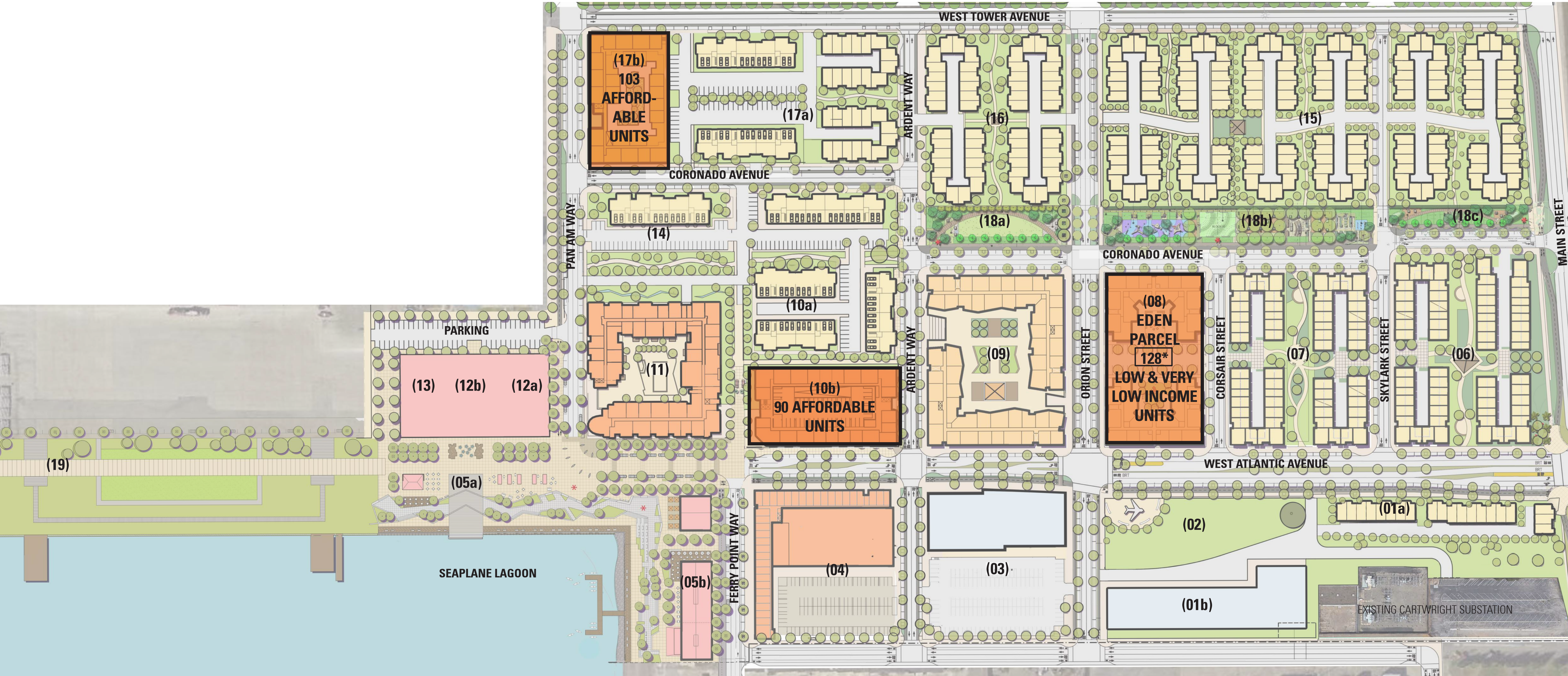
- (E)

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	



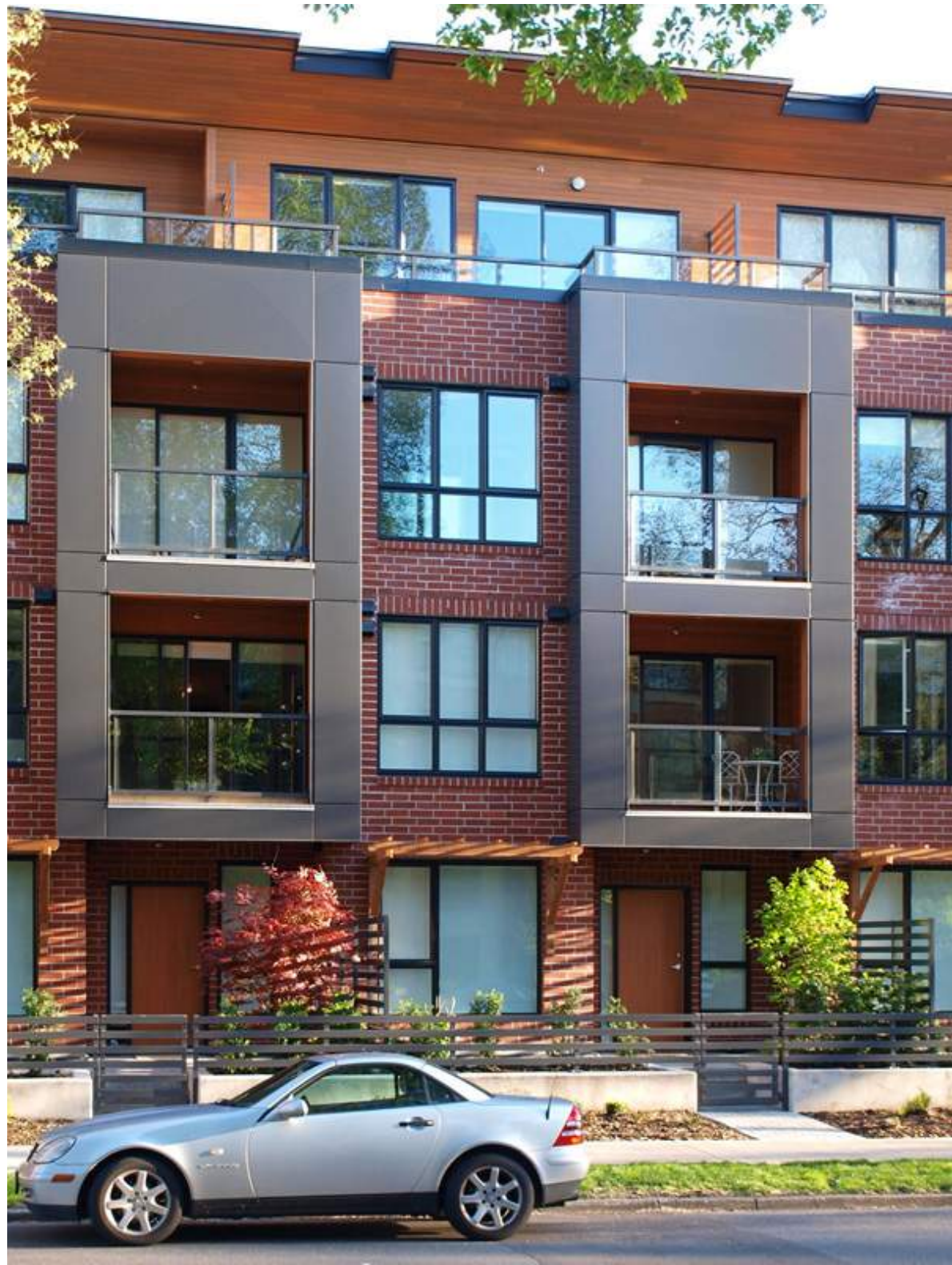
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AFFORDABLE HOUSING PLAN AND UNIVERSAL DESIGN



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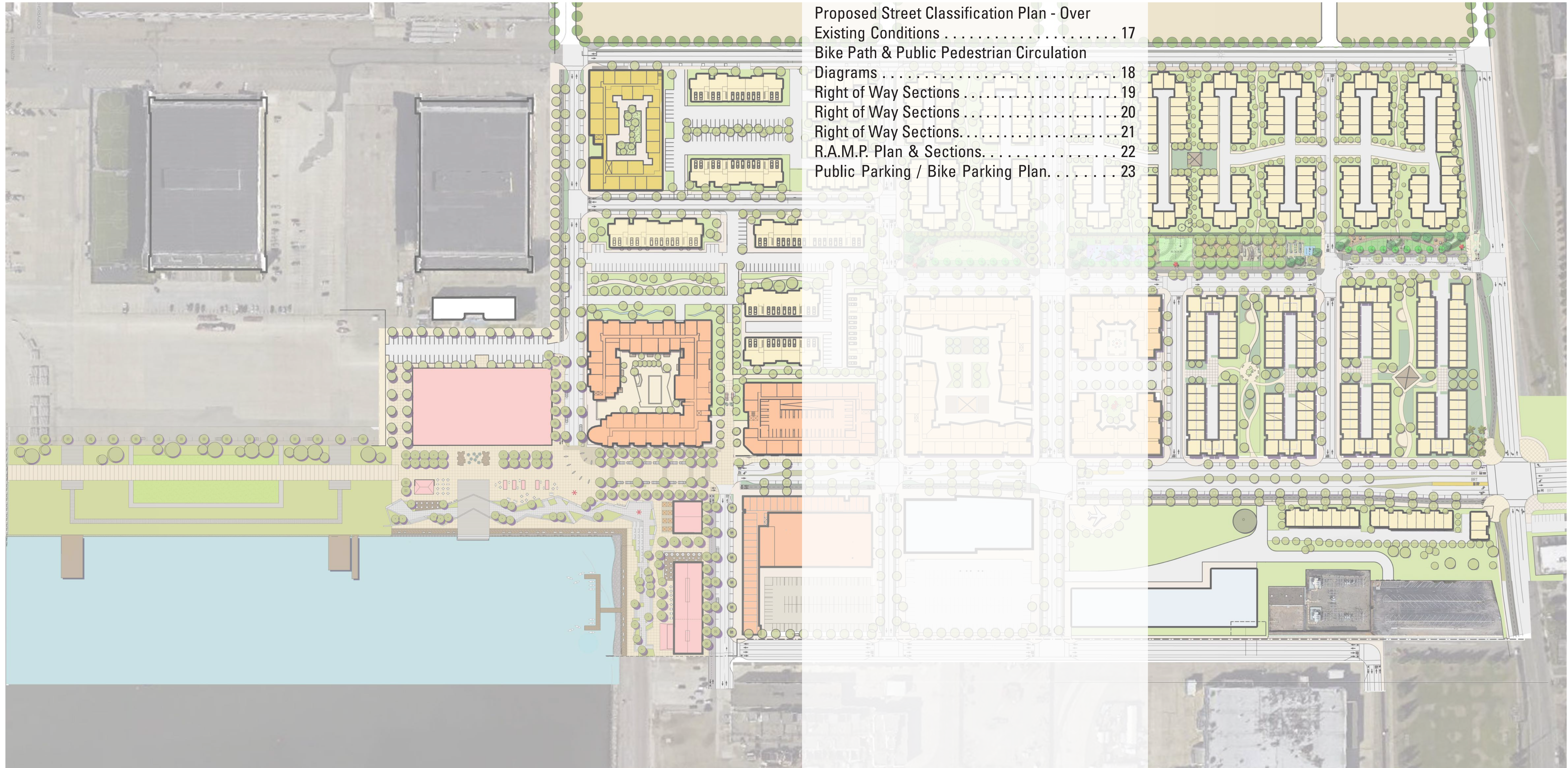
ARCHITECTURAL CHARACTER IMAGES - TOWN HOMES



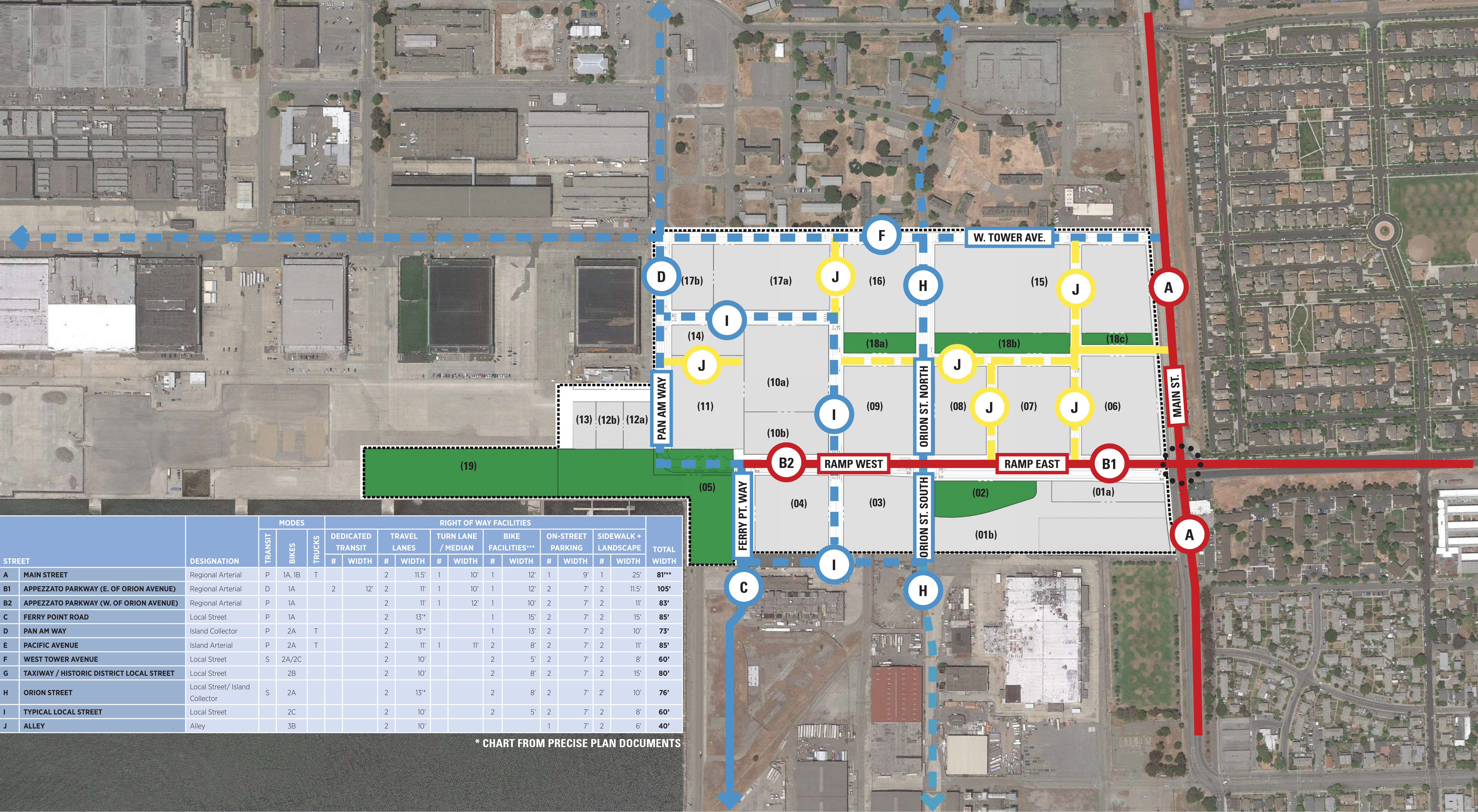
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ARCHITECTURAL CHARACTER IMAGES - MIXED USE & STACKED FLATS

TRANSPORTATION & CIRCULATION



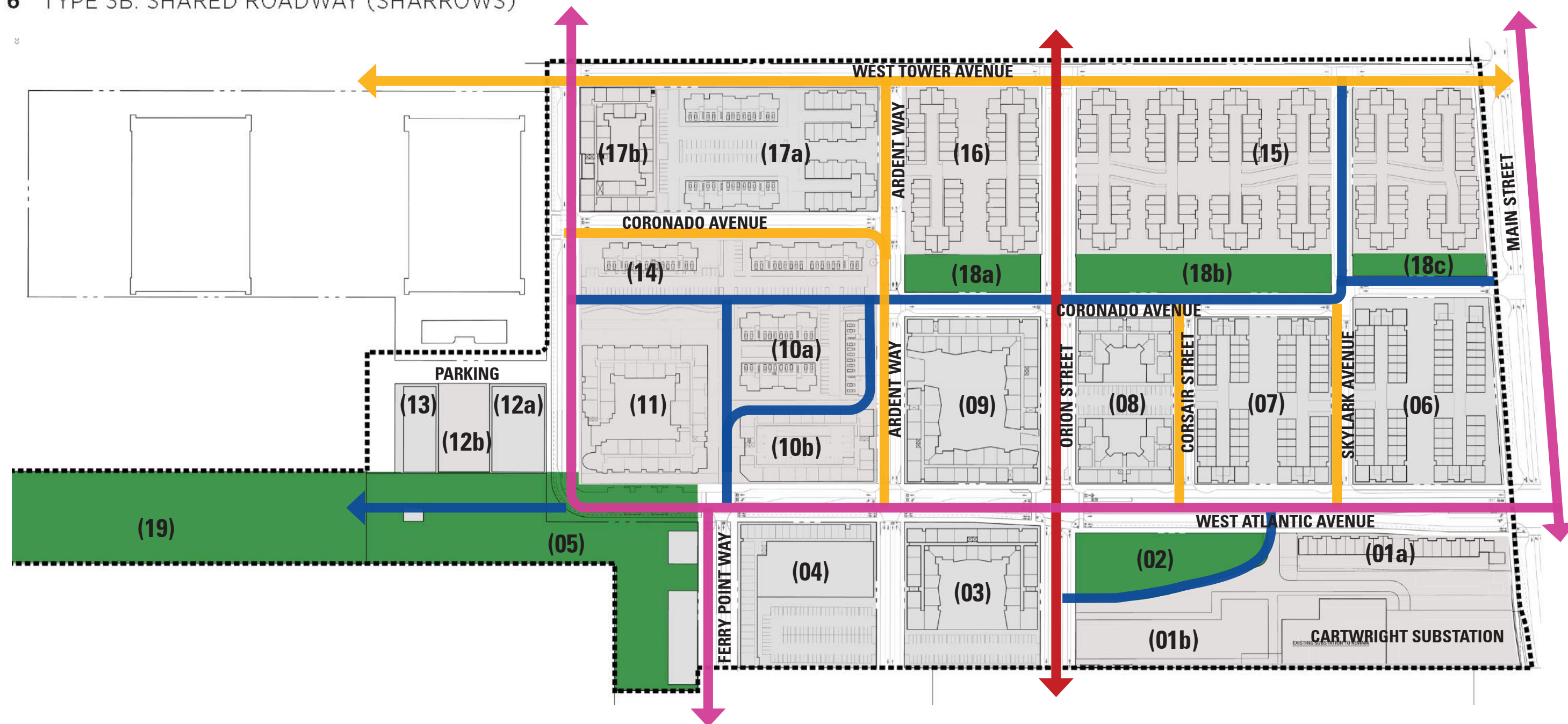
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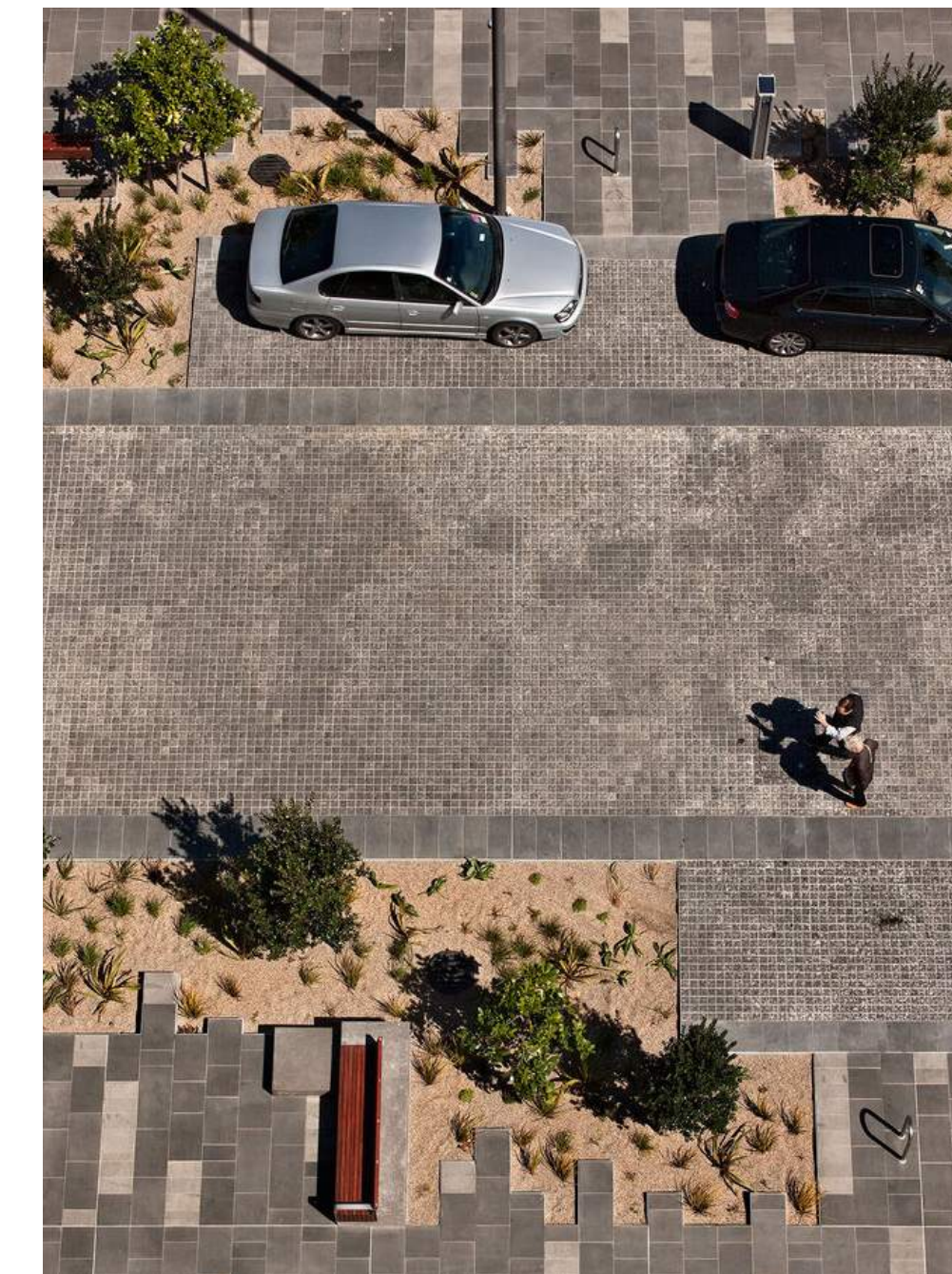
*IMAGES FROM JULY ALAMEDA PRECISE PLAN

- 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)

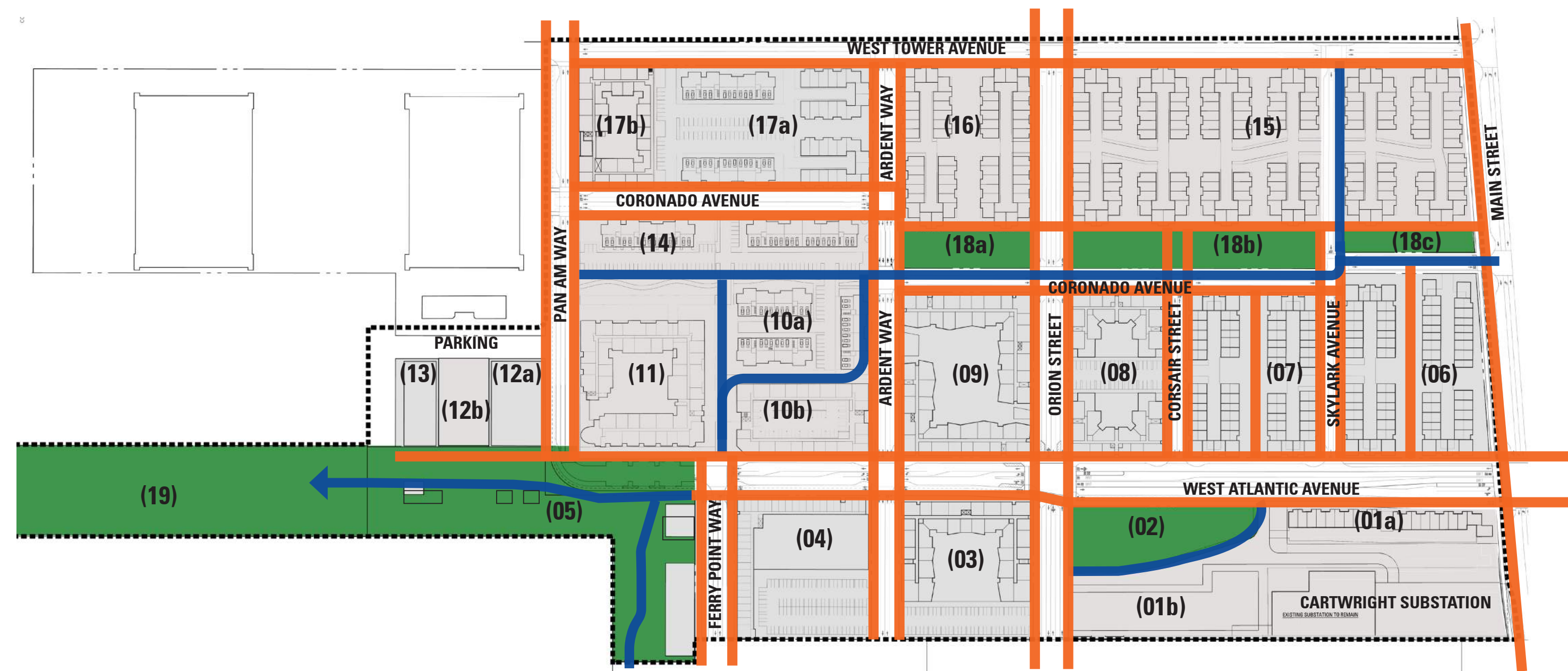


BIKE PATH CIRCULATION

- 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)



NAKED STREET REFERENCE IMAGES



PUBLIC PEDESTRIAN CIRCULATION

- SIDEWALK - PEDESTRIAN ONLY
- SHARED PEDESTRIAN / BIKE TRAIL

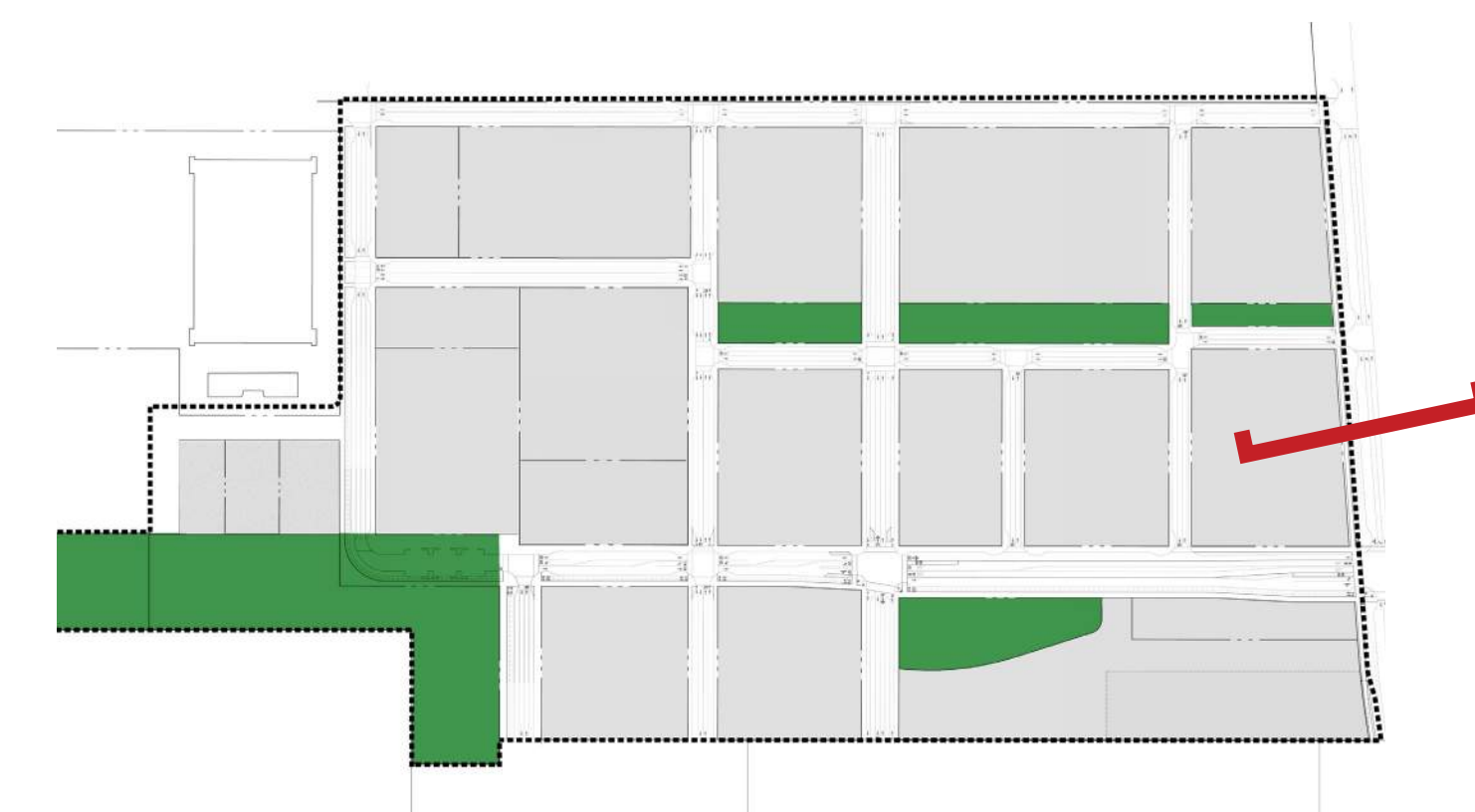
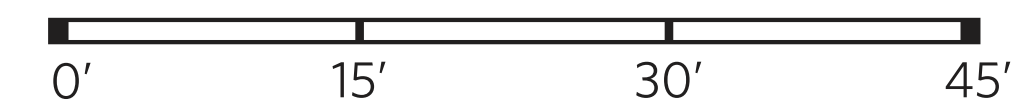
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BIKE PATH AND PUBLIC PEDESTRIAN CIRCULATION DIAGRAMS



MAIN STREET R.O.W. SECTION

* SECTION FROM PRECISE PLAN DOCUMENTS



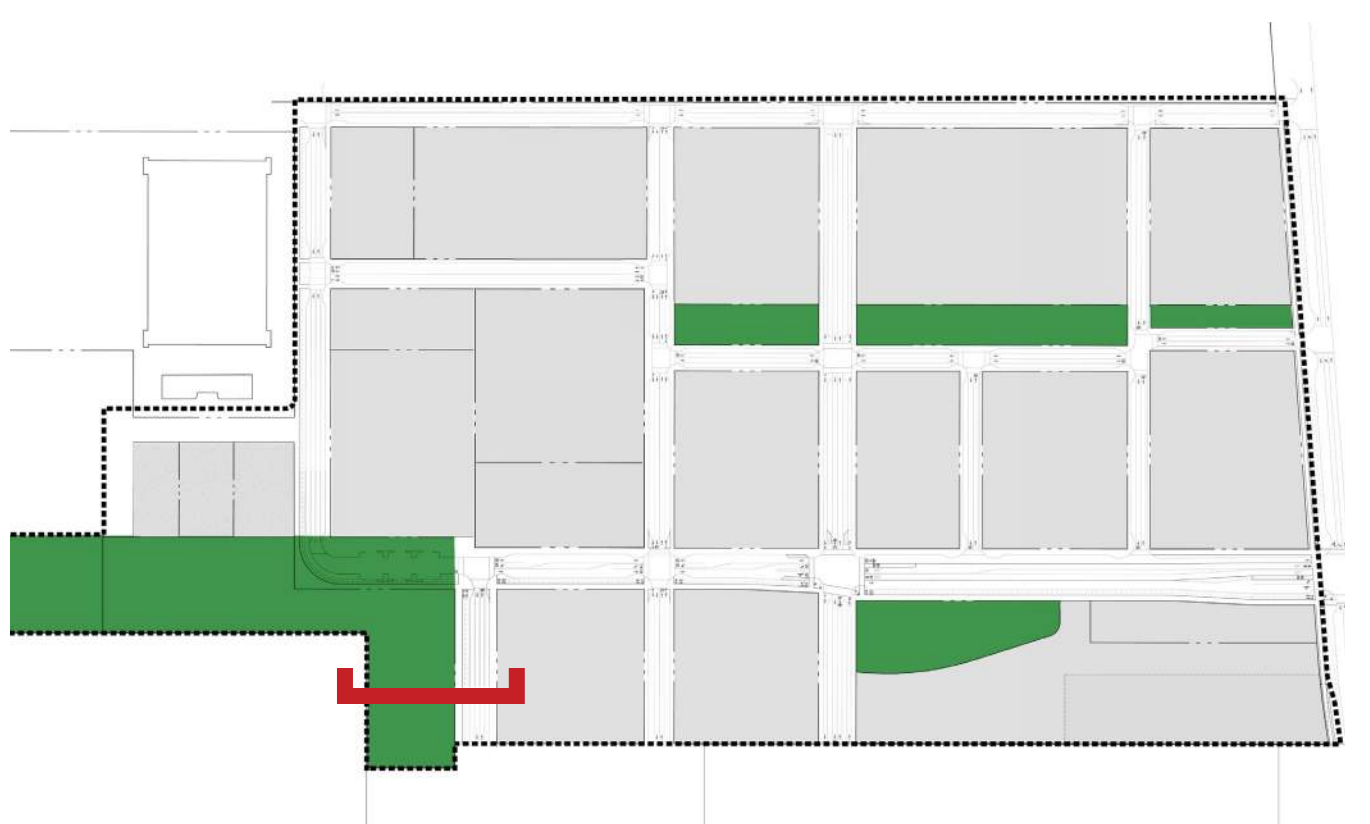
KEY PLAN

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RIGHT OF WAY SECTIONS



AERIAL VIEW OF PROMENADE BETWEEN BUILDING 113 AND SEAPLANE LAGOON



KEY PLAN

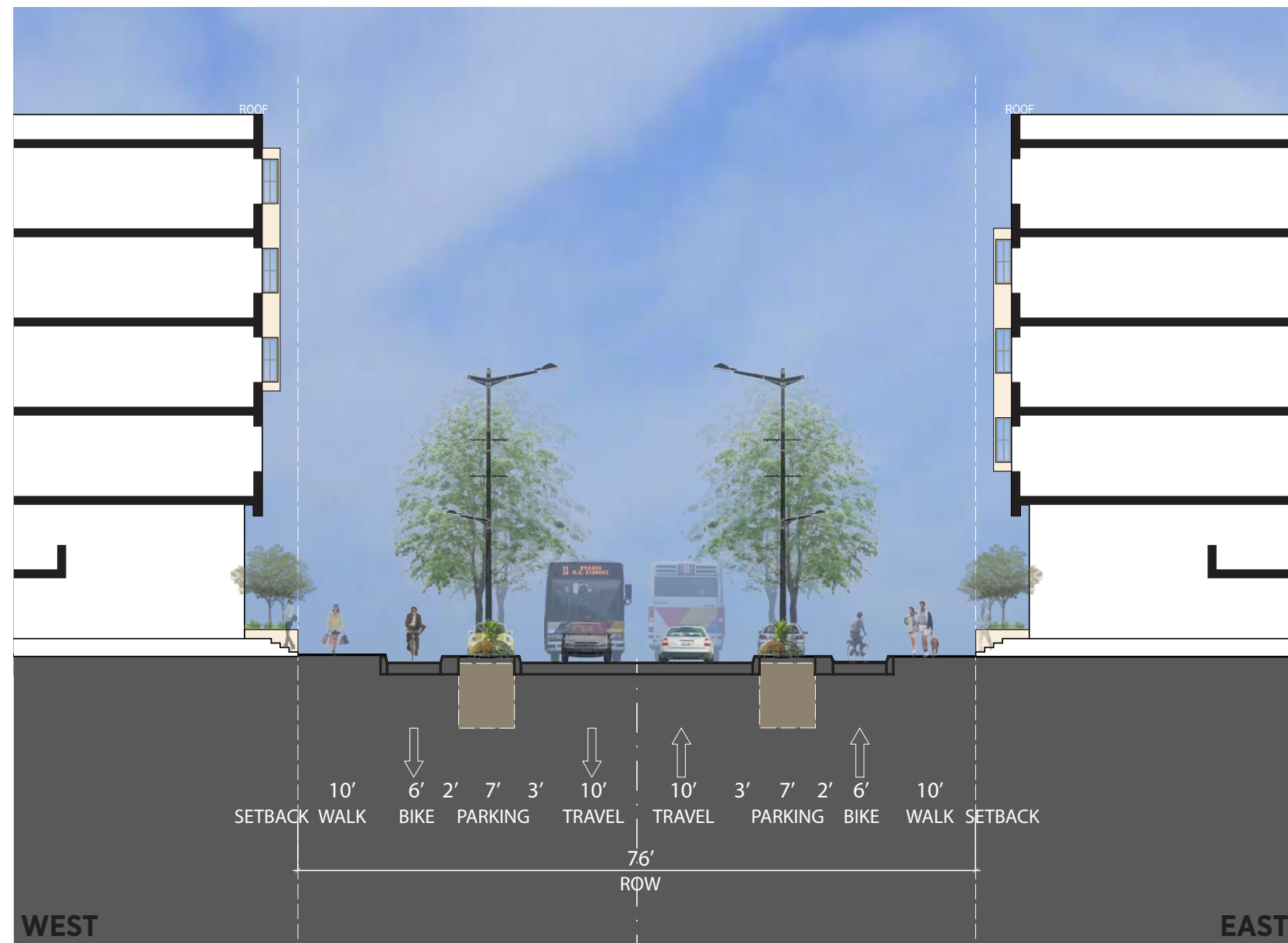
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* SECTION ADAPTED FROM PRECISE PLAN DOCUMENTS
RIGHT OF WAY SECTIONS



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

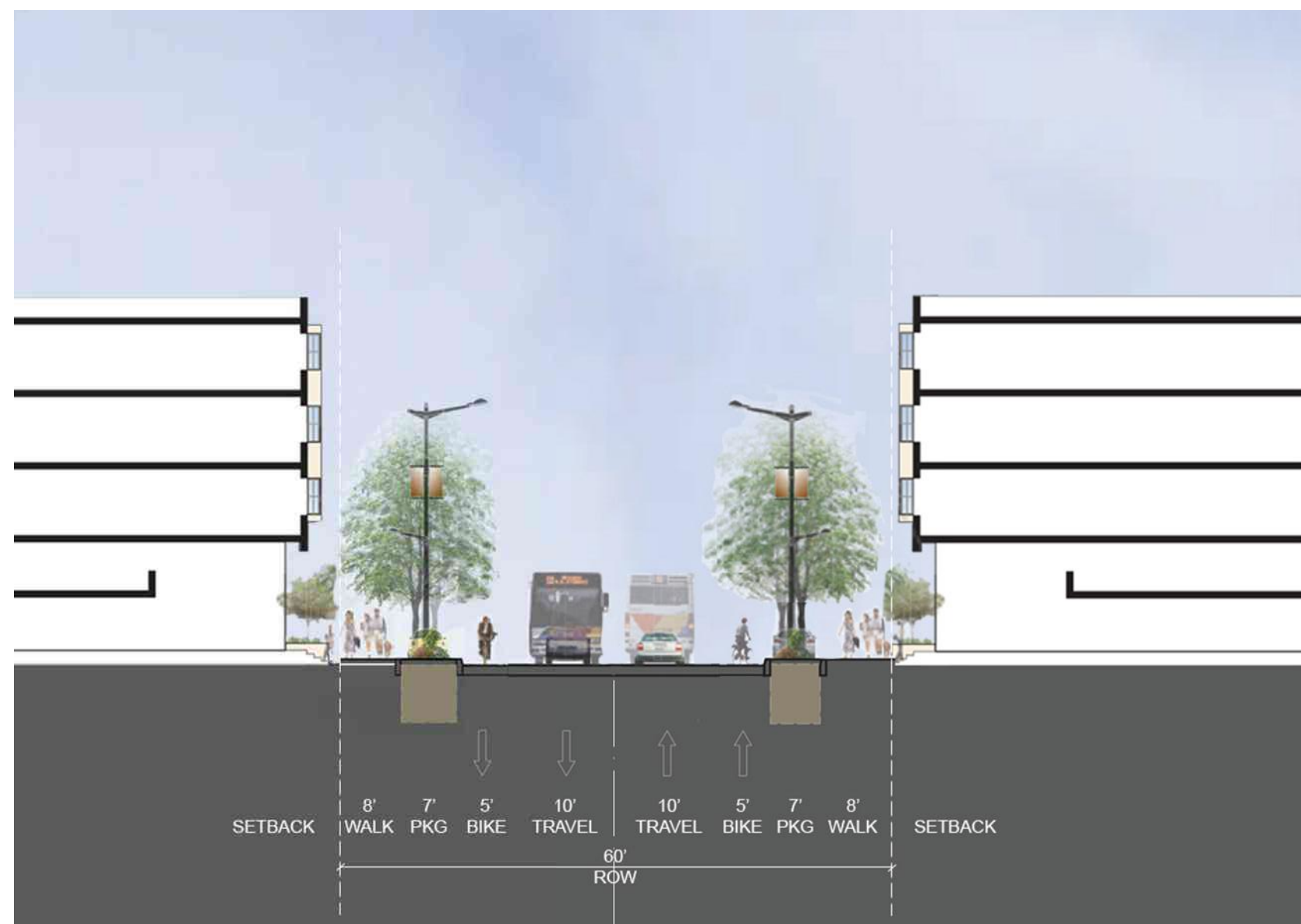


B. ORION STREET (NORTH) R.O.W. SECTION

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

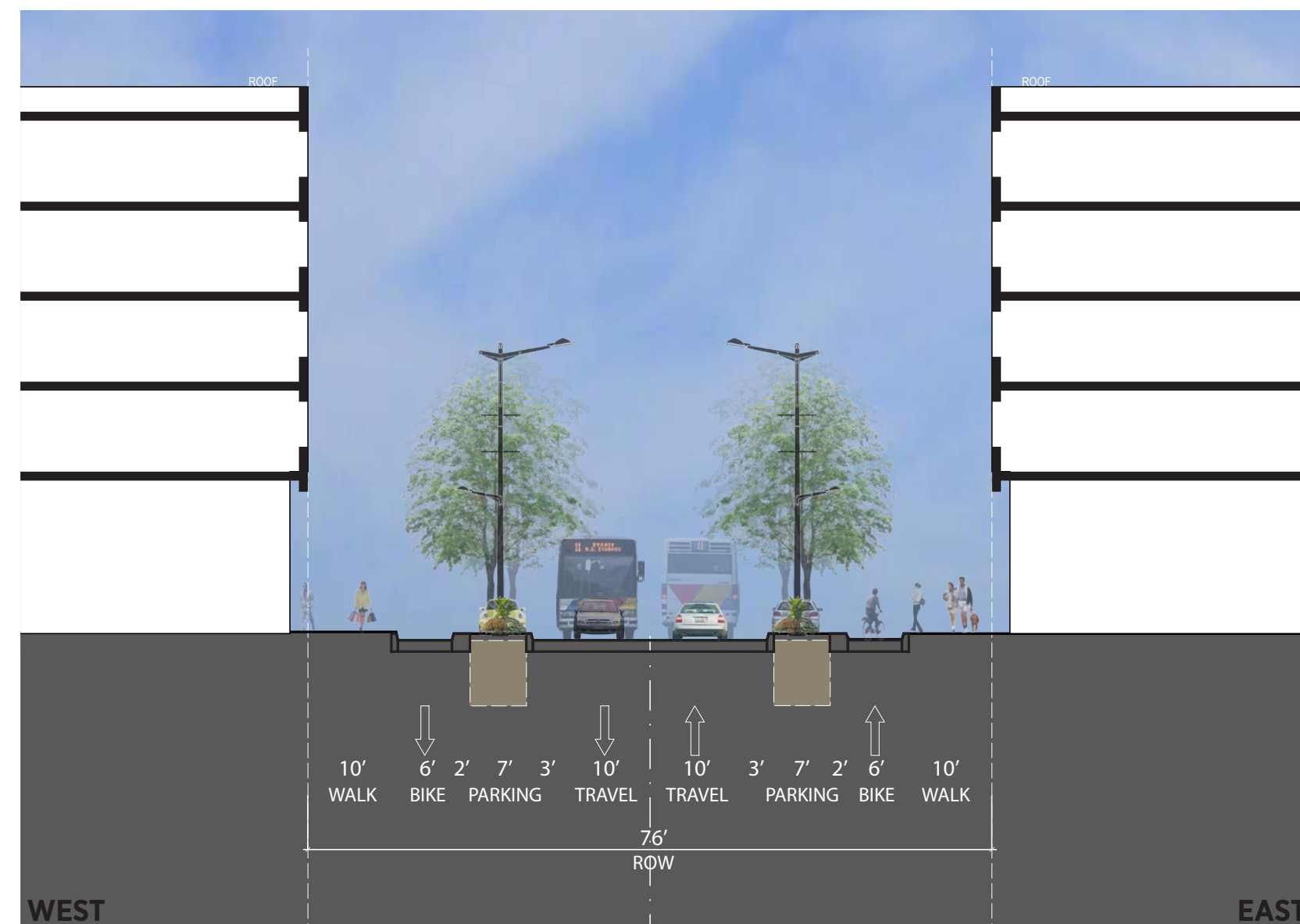


C. PAN AM WAY R.O.W. SECTION



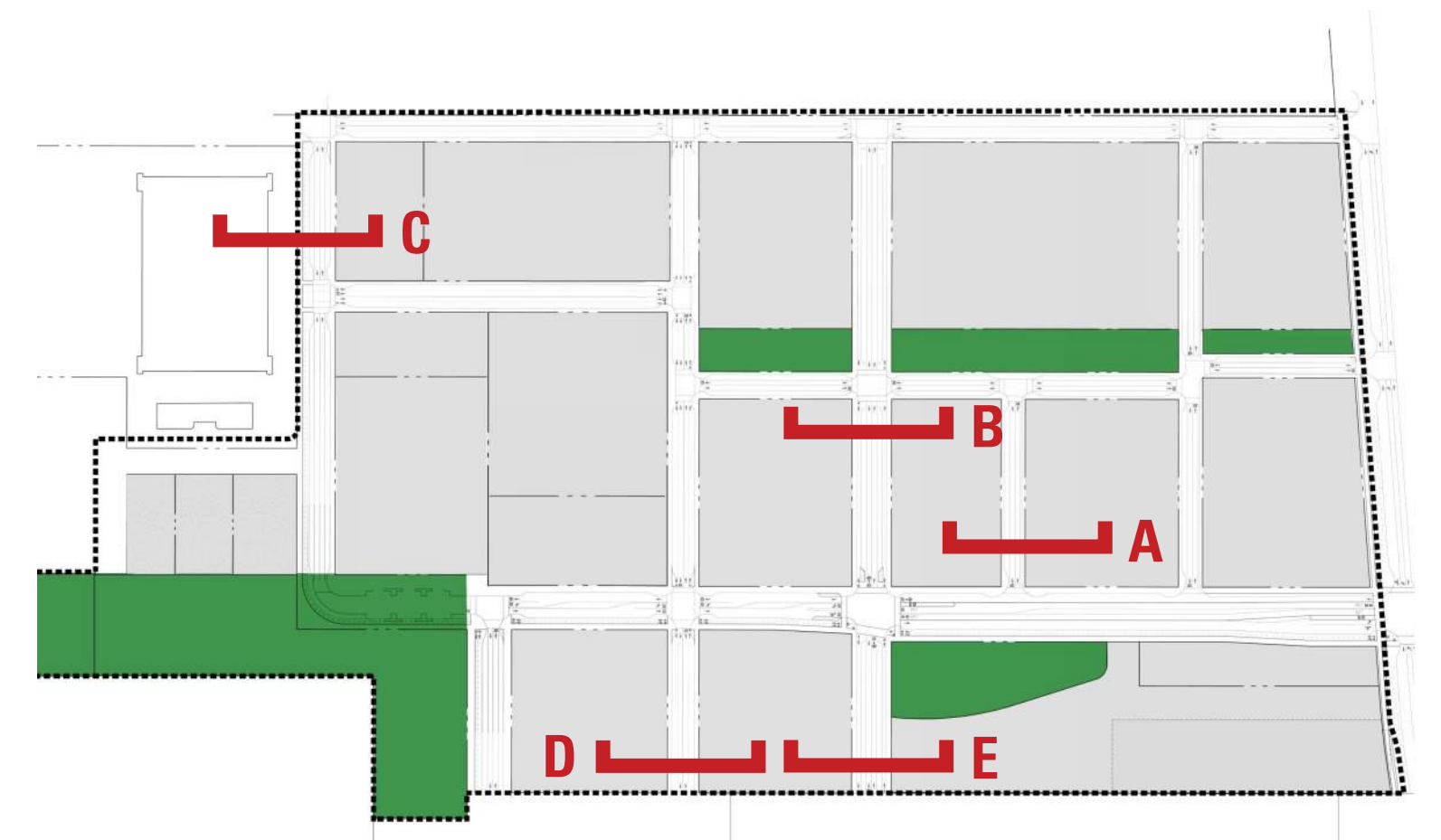
D. TYPICAL LOCAL STREET R.O.W. SECTION

* CONSISTENT WITH TABLE ON PRECISE PLAN PAGE 67



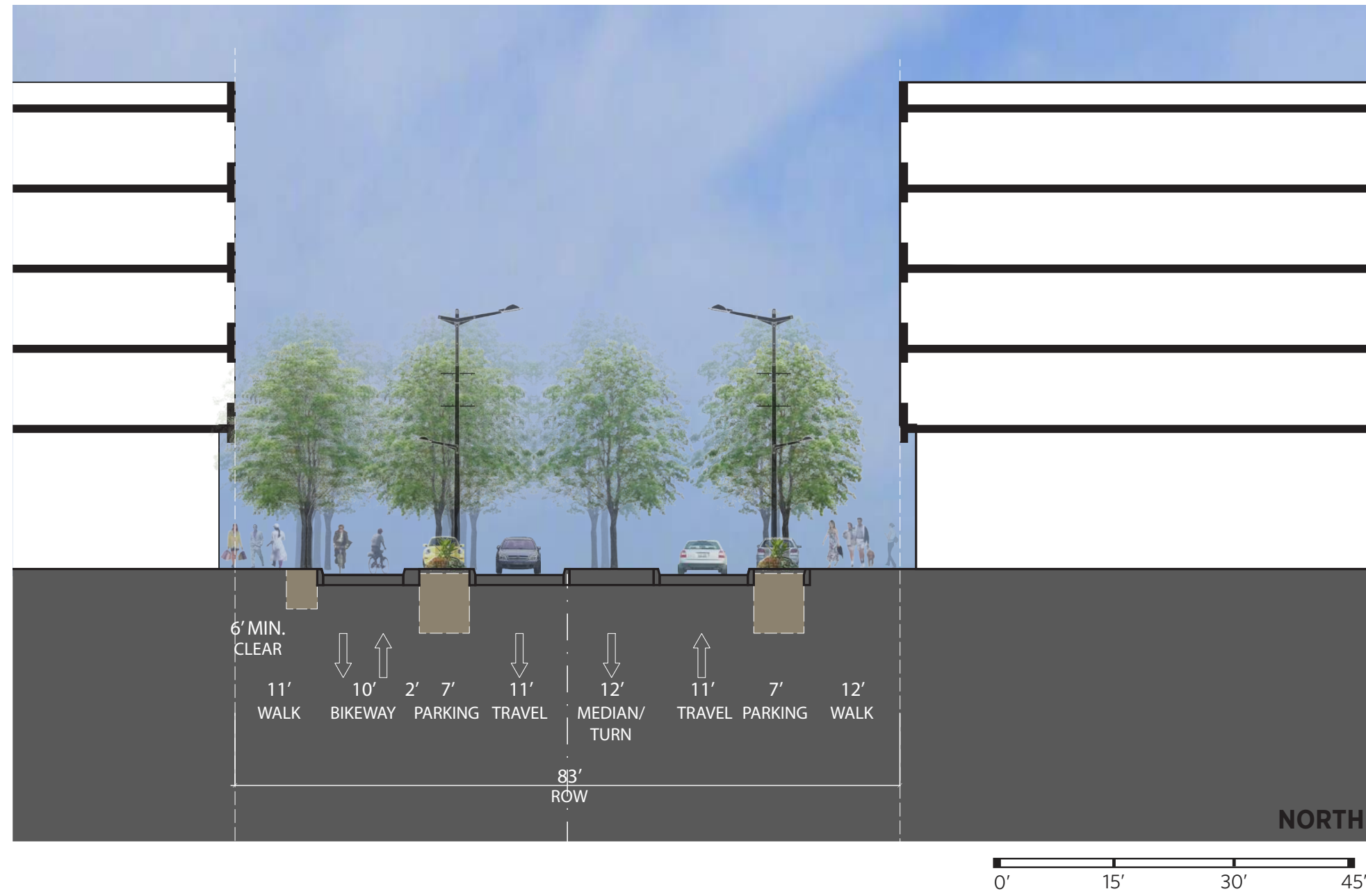
E. ORION STREET (SOUTH) R.O.W. SECTION

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



KEY PLAN

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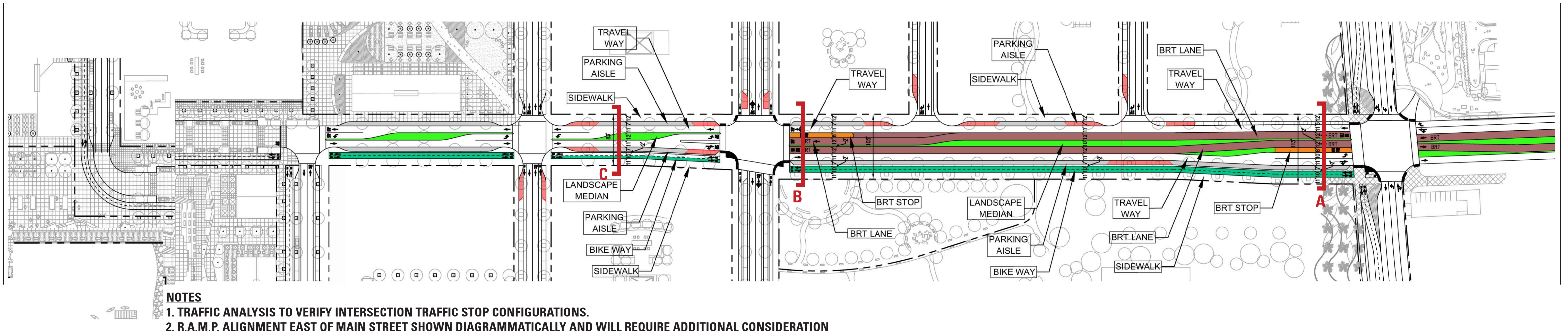
C. RALPH APPEZZATO MEMORIAL PARKWAY - WEST 83' R.O.W. SECTION
SECTION FROM PRECISE PLAN DOCUMENTS



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



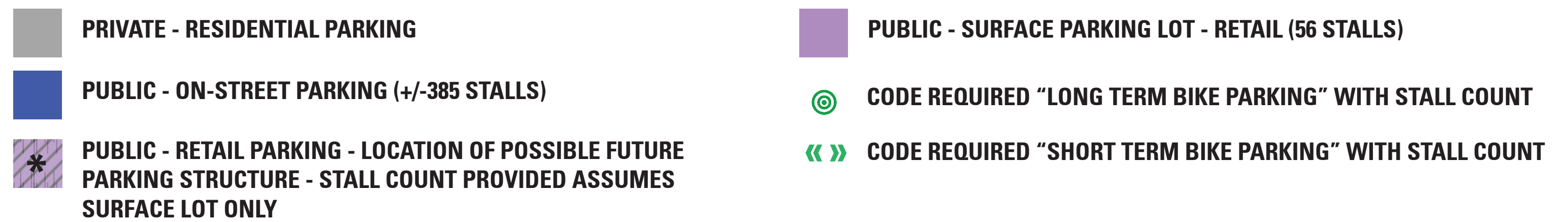
A. RALPH APPEZZATO MEMORIAL PARKWAY
EAST 113' R.O.W. SECTION AT MAIN STREET
SECTION REVISED FROM PRECISE PLAN DOCUMENTS



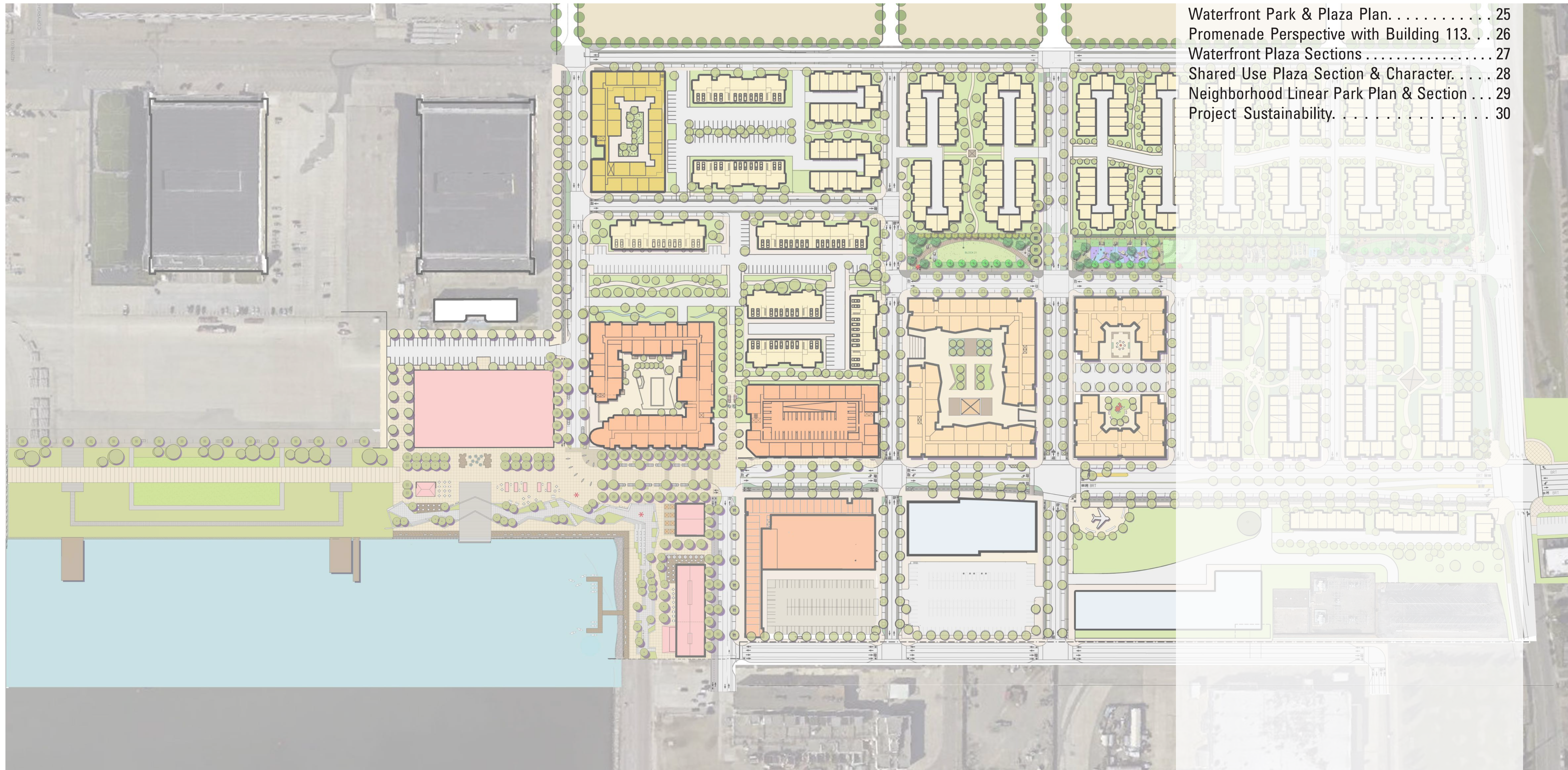
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R.A.M.P. PLAN & SECTIONS



PUBLIC PARKING / BIKE PARKING PLAN



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- A

PARK PROMENADE

B

HISTORIC SEAPLANE RAMPS

C

POTENTIAL RECREATION AREA

D

WATERFRONT PLAZA

E

RETAIL

F

WATERFRONT PROMENADE

G

SCULPTURE (*)

H

FLOATING SMALL CRAFT/KAYAK LAUNCH

K

SHARED USE PLAZA

L

DROP OFF ZONE

M

HISTORIC VIEW CORRIDOR AND WATER ACCESS

N

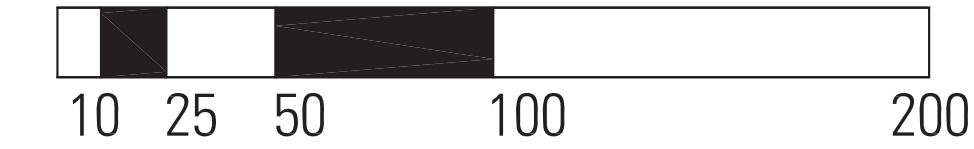
WATER FRONT VIEWING TERRACE

O

PROPOSED SMALL CRAFT RENTAL FACILITY

P

RESIDENTIAL OVER GROUND FLOOR RETAIL & PARKING



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

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WATERFRONT PARK & PLAZA PLAN

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development partners
MadisonMarquette
LANGAN

KH
KwanHenmi

FIELD
PAOLI

A_p **P_h**
D_e **W_o**

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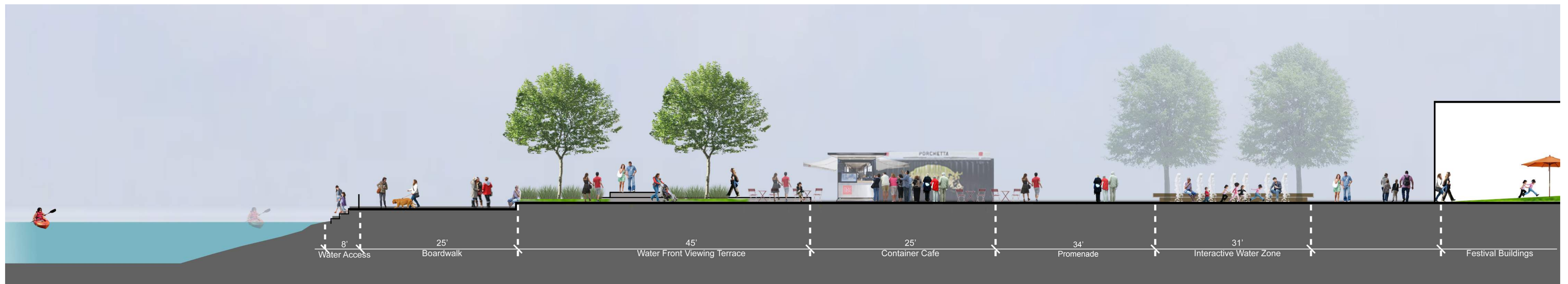
EXISTING CONDITIONS - BUILDING 113

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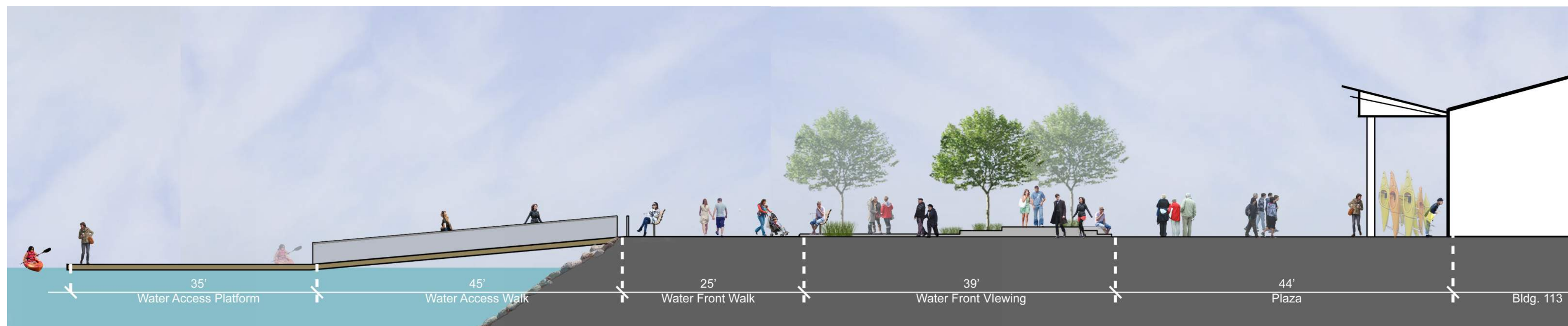
PROMENADE PERSPECTIVE WITH BUILDING 113



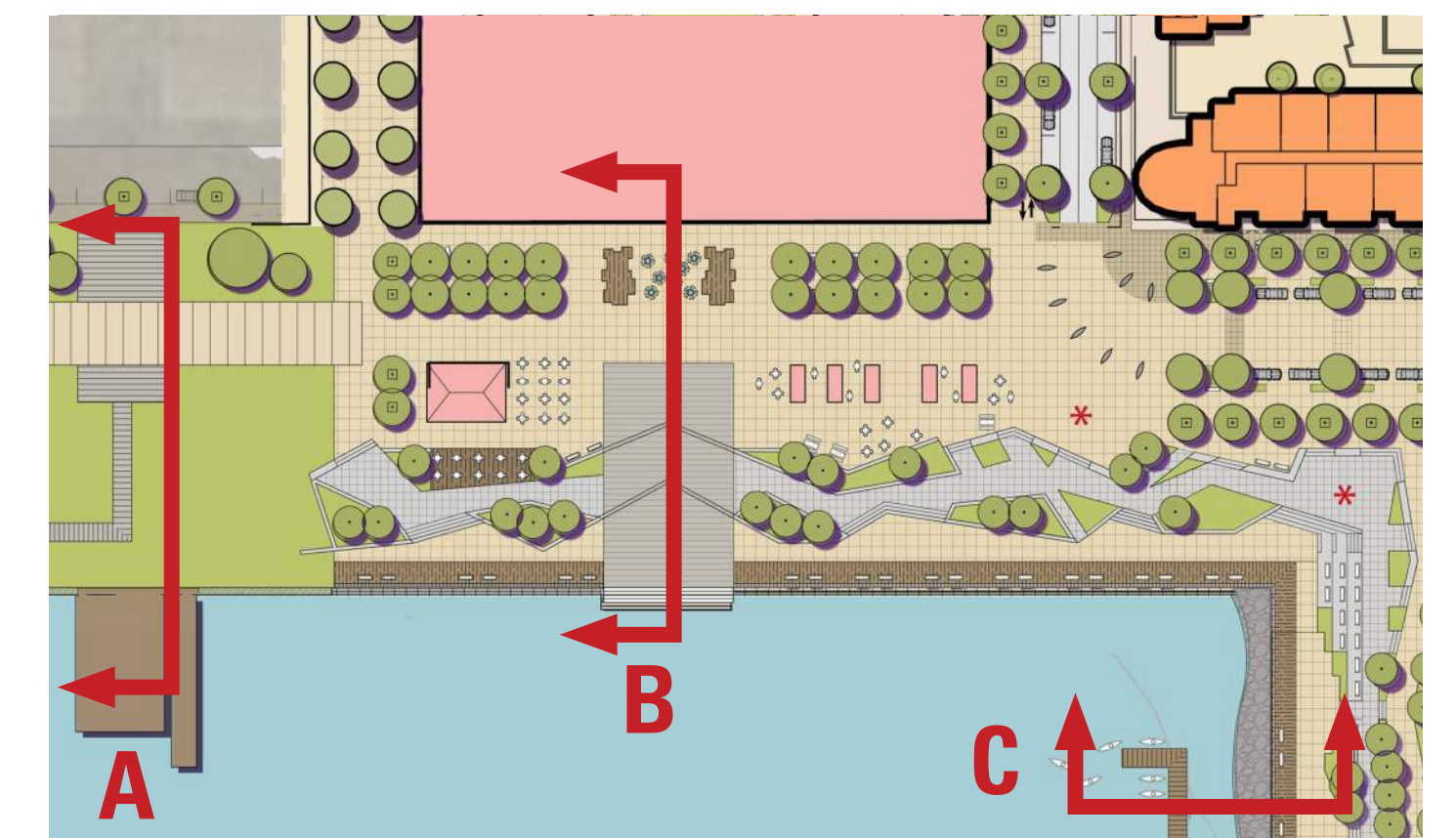
SECTION A AT WATERFRONT PARK



SECTION B AT WATERFRONT PLAZA



SECTION C AT WATERFRONT ACCESS



KEY PLAN

***SITE PLAN & BUILDING CONFIGURATIONS ARE ILLUSTRATIVE ONLY.
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WATERFRONT PLAZA SECTIONS

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development partners
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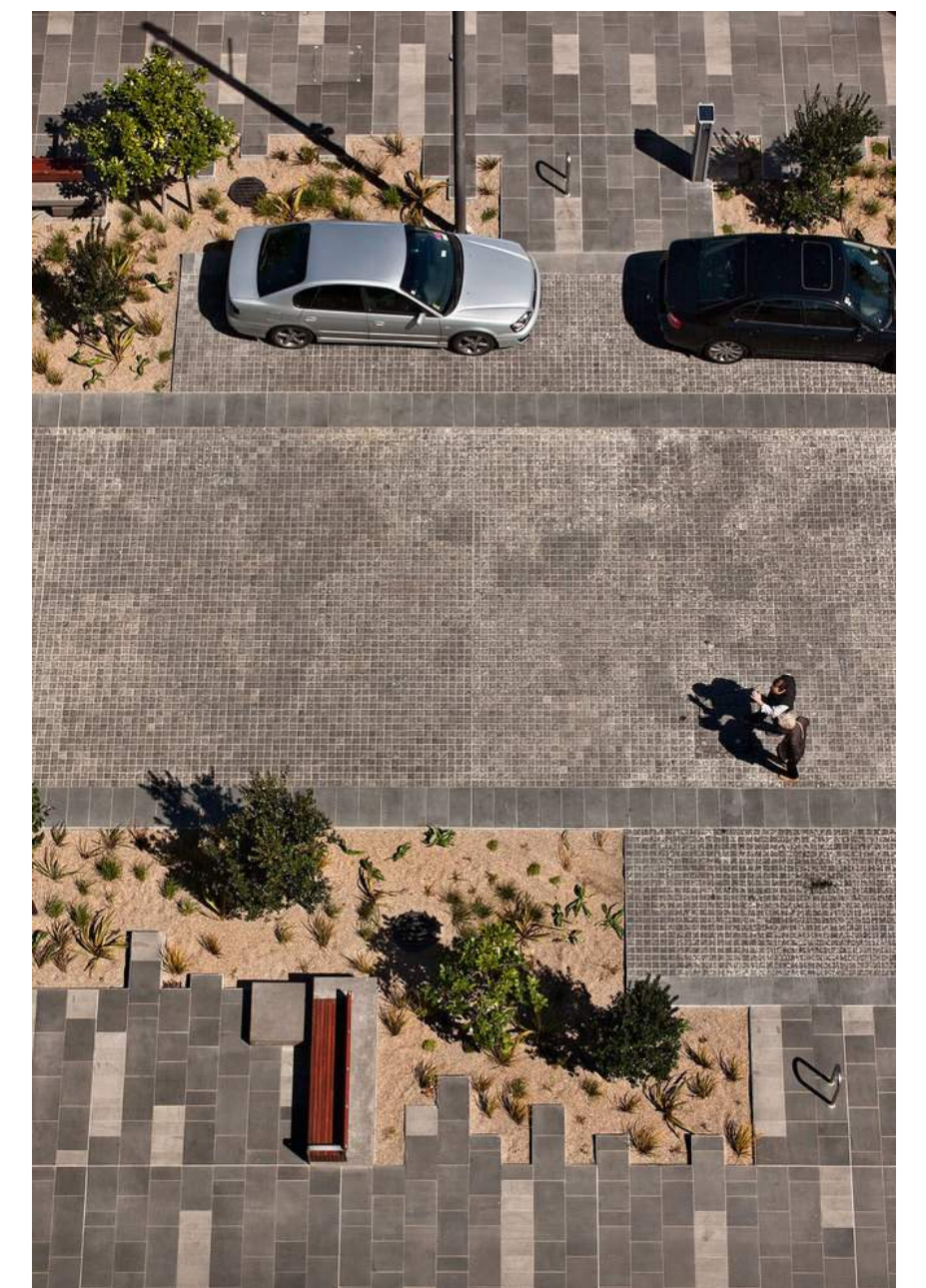
KH
KwanHenmi

FIELD
PAOLI

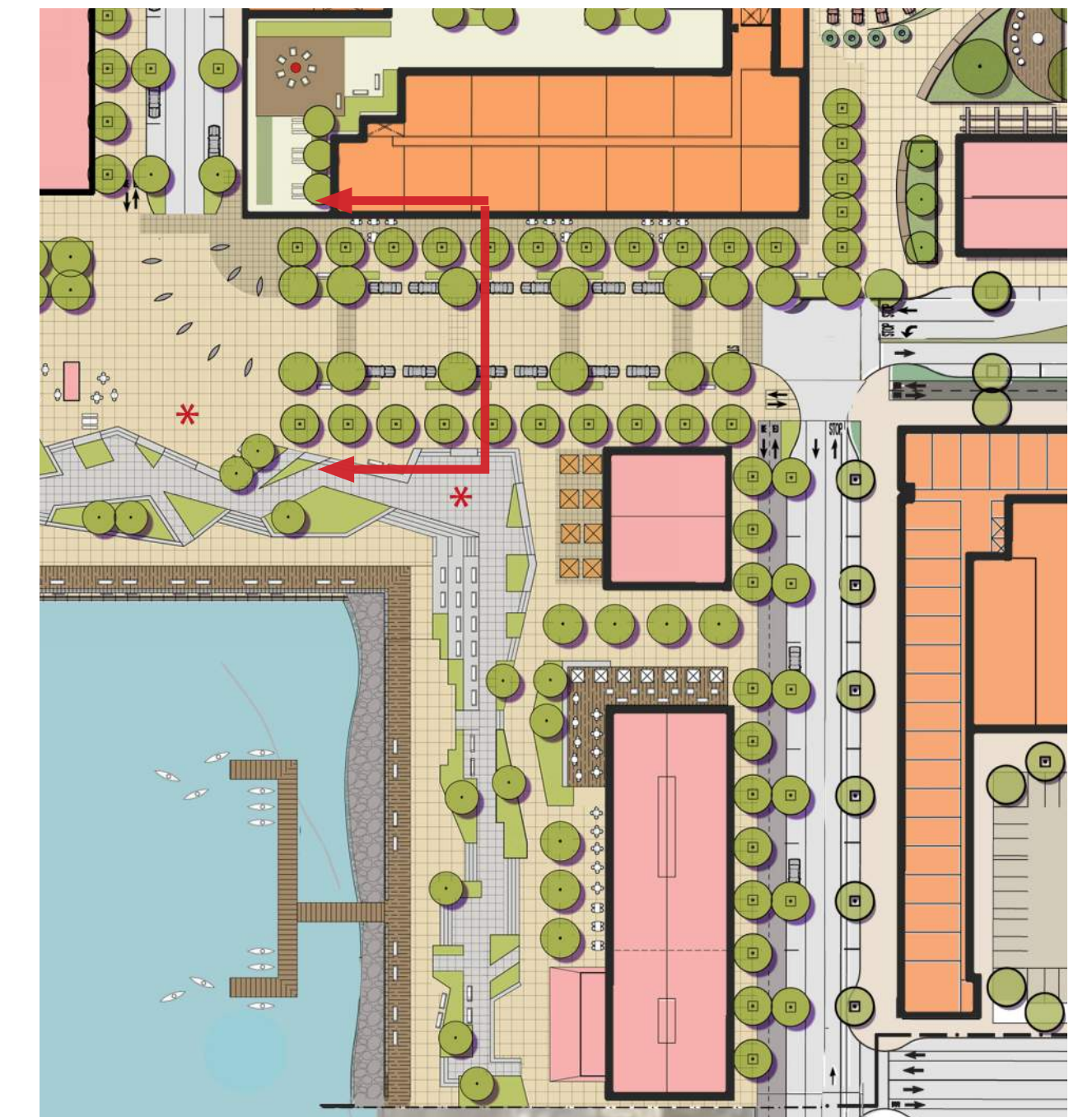
A_p **P_h**
D_e **W_o**

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SECTION AT SEA PLANE PLAZA AND RAMP



KEY PLAN

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SHARED USE PLAZA SECTION & CHARACTER

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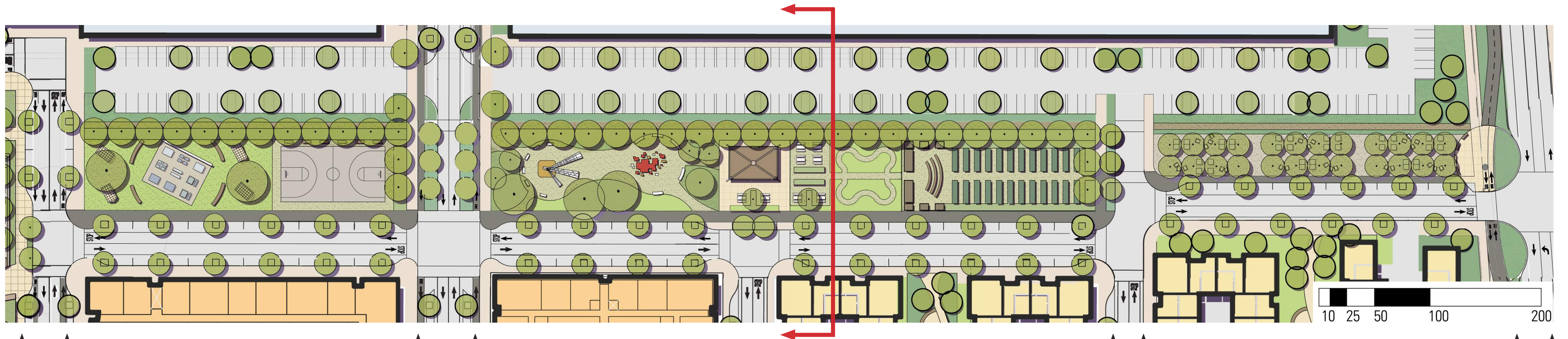
KH
KwanHenmi

FIELD
PAOLI

A_p **P_h**
D_e **W_o**

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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

MAIN STREET

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NEIGHBORHOOD LINEAR PARK PLAN & SECTION

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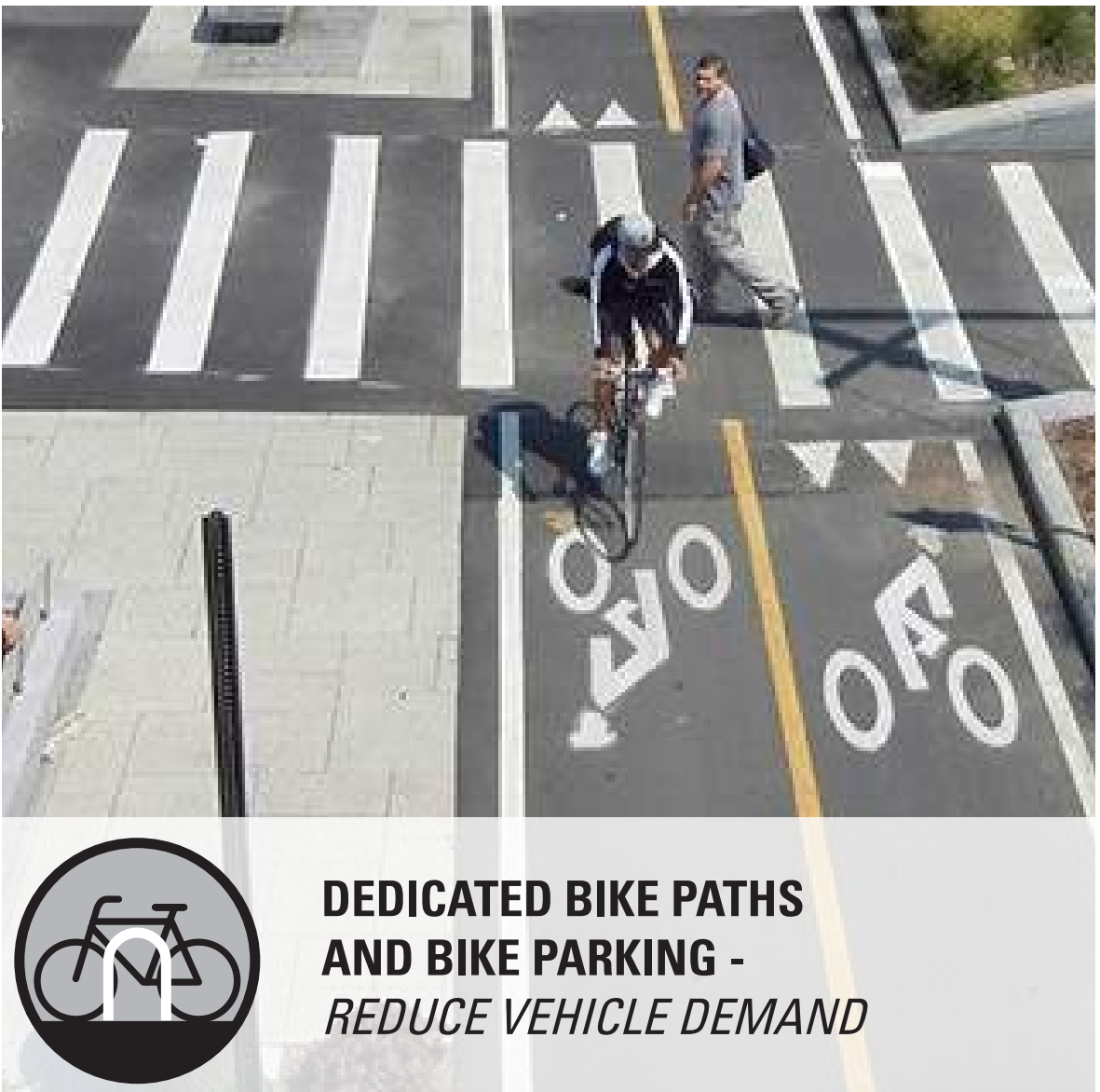
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ALAMEDA POINT SITE A – SUSTAINABLE DESIGN:

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

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