

# 2433 Mariner Square Planning Commission July 28<sup>th</sup>

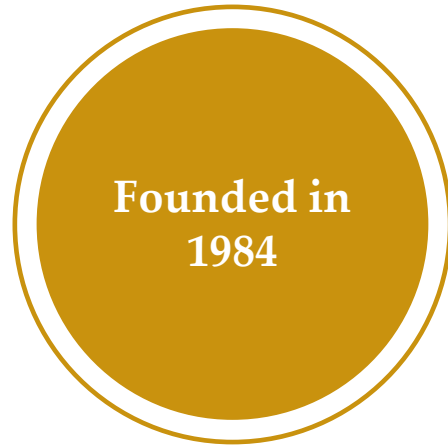




# About The Martin Group.

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**Four Decades of Local Leadership  
in Housing**



Headquartered in Oakland and specializing in multi-family and mixed-use developments throughout the Bay Area and California.

Partnered with BDE Architects, The Guzzardo Partnership and CBG Civil Engineers with extensive experience in Alameda.



# Neighborhood Context.

Connecting Homes to Jobs, Transit  
and Retail





## Project Statistics.

**356**

**Rental  
Apartment Units**

**54**

**Inclusionary  
Affordable Units**

**283**

**Garage Parking  
Spaces**

**124**

**Off-site Excess  
Parking Spaces**

**356**

**Long Term  
Bike Parking**

**72**

**Short Term  
Bike Parking**

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**Addressing the Urgent Need for  
Mixed-Income Housing**



## Sustainability Features.

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**Building Sustainably Together  
with Purpose**

**143**

**EV Charging  
Parking Spaces**

**70**

**Walk Score**

**83**

**Bike Score**

**100%**

**Energy Star  
Appliances**

**100%**

**Low Flow  
Plumbing  
Fixtures**

**100%**

**Storm Water  
Biotreatment**



## Community Benefits.

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Smart Growth with Tangible  
Results

**~\$35M**

Economic  
Benefits

**6.6%**

Alameda RHNA  
Goal

**54**

Affordable  
Housing Units

**~600**

Residents  
Supporting  
Local Retailers

**89**

New Trees

**374'**

Protected Bike  
Lane



# Transforming 2.3 Acres to Advance Alameda's Housing Goals





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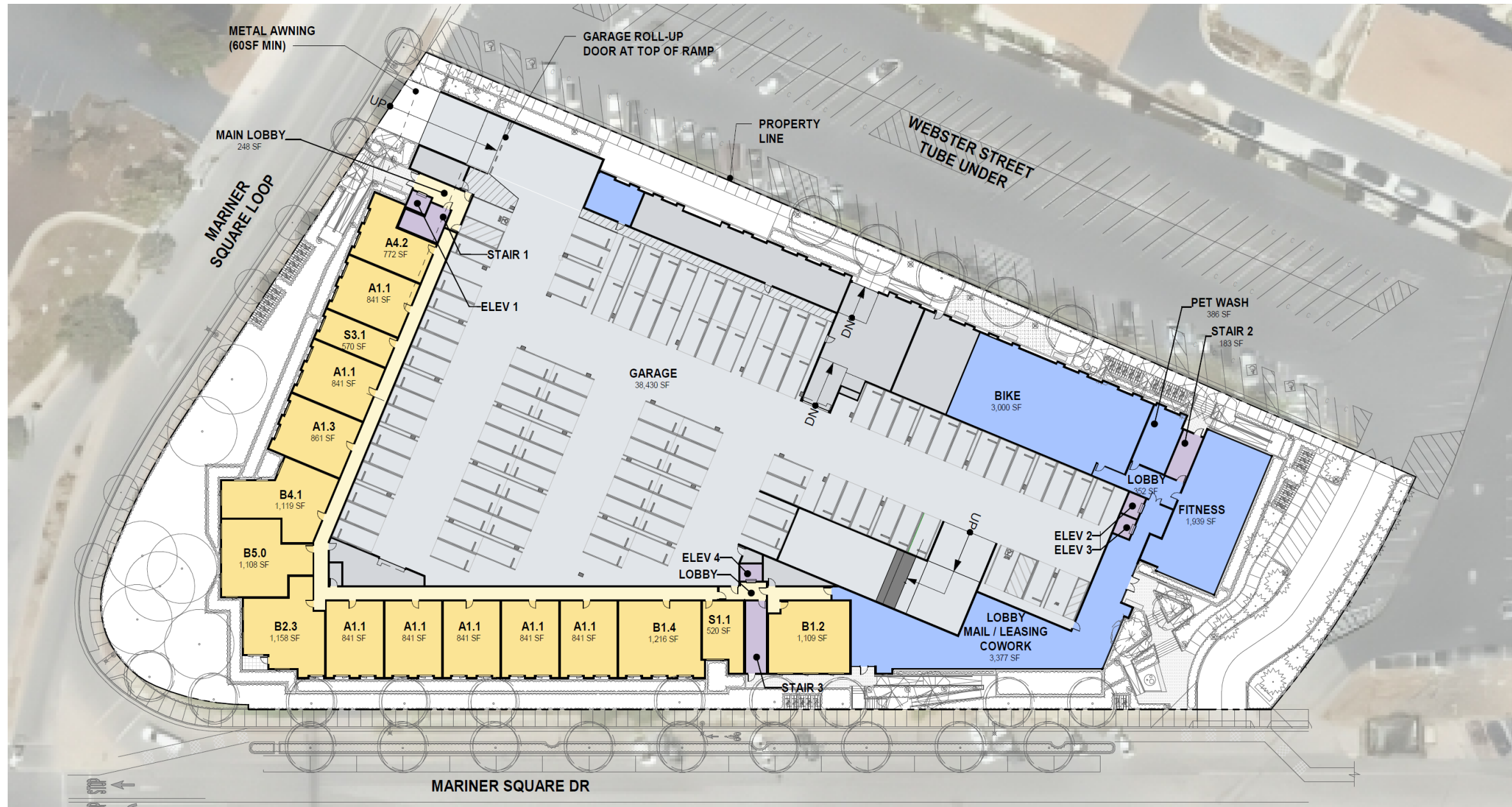
# Neighborhood Context.



## Site Relationships to Adjacent Uses



## Ground Floor.

Common Areas, Residential  
Units and Parking



## Second Floor.

## Residential Units and Parking



# Third Floor.

## Residential Units and Parking





# Fourth Floor.

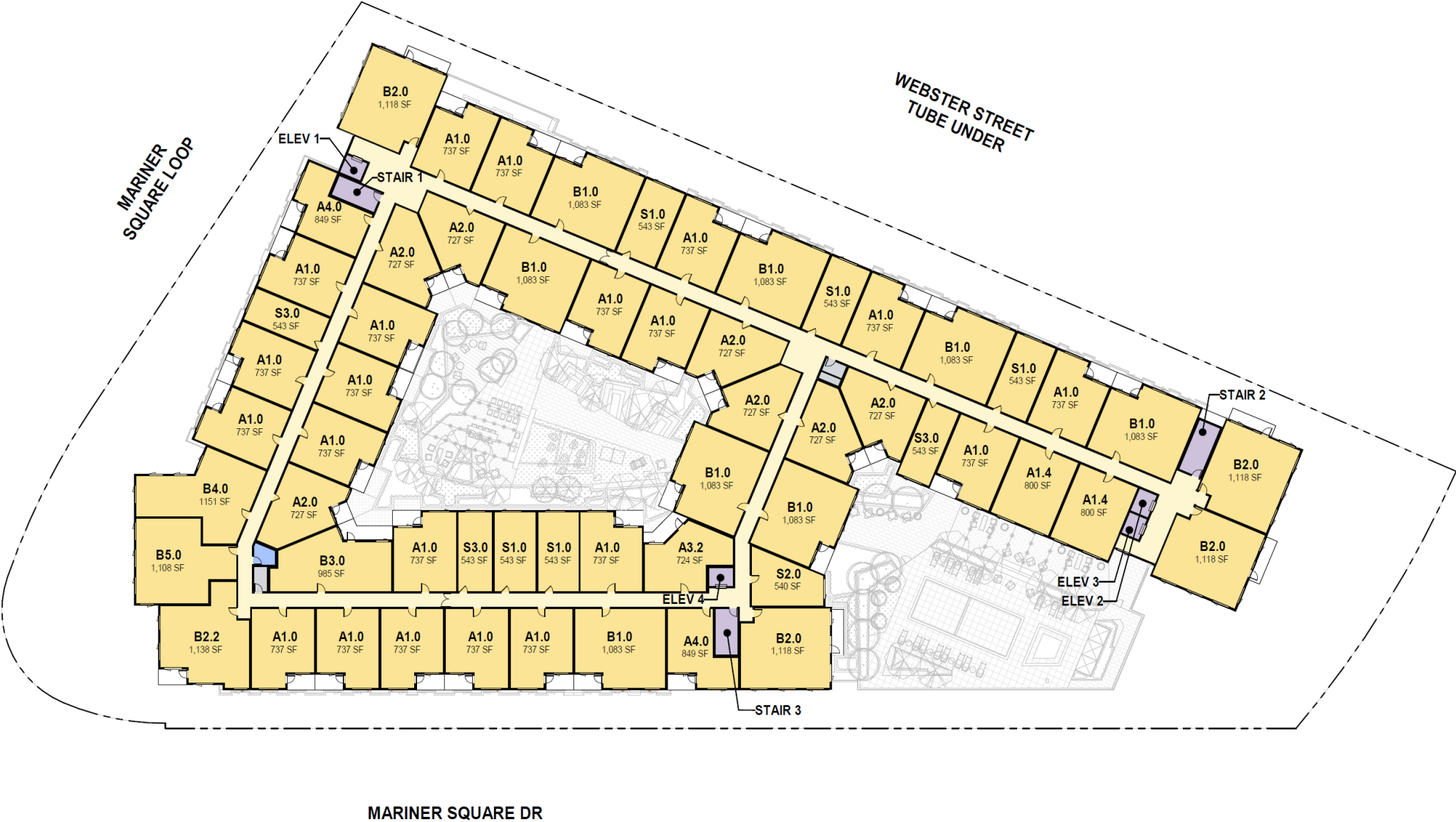
## Outdoor Courtyards, Amenities, Residential Units





# Fifth to Seventh Floor.

## Residential Units





## Eighth Floor.

## Residential Units and Roof Deck Amenity





NE Mariner Square Drive.





# SE Mariner Square Loop.



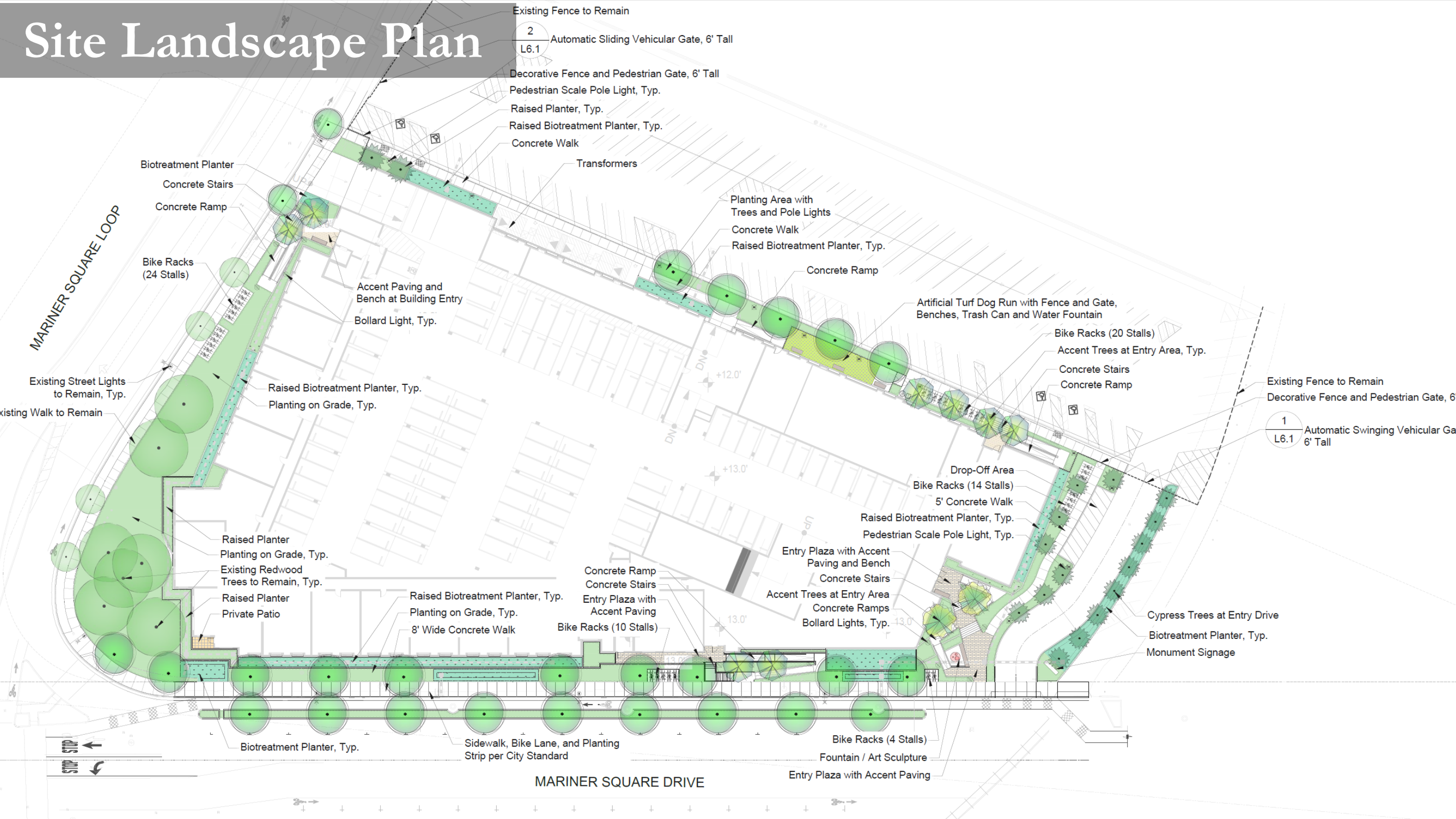


# SW Mariner Square Loop.





# Site Landscape Plan



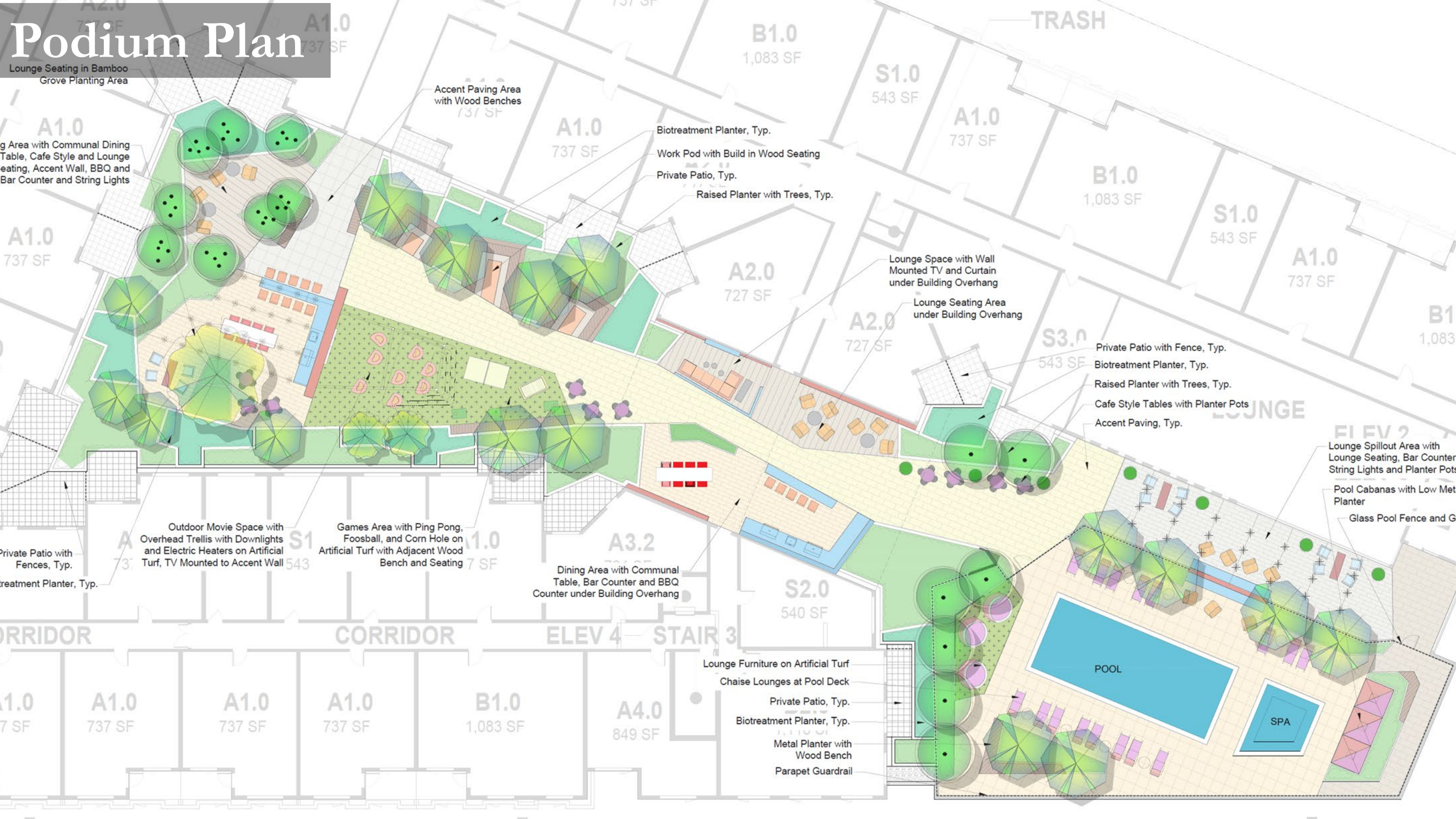


# Entry Plan





# Podium Plan





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**Thank you!**

**Questions?**



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Exhibits



# Elevations.

## North & East Elevation

**MATERIAL LEGEND:**

- 1. STUCCO (1a, 1b, 1c)
- 2. THIN BRICK VENEER
- 3. WOOD LOOK SIDING
- 4. FIBER CEMENT SIDING
- 5. BRAKE METAL
- 6. VINYL WINDOW - WHITE
- 7. VINYL WINDOW - ADOBE/TAN
- 8. ALUMINUM STOREFRONT - DARK BRONZE
- 9. PERFORATED METAL GUARDRAIL - DARK BRONZE
- 10. GLASS GUARDRAIL
- 11. METAL AWNING - DARK BRONZE
- 12. BOLT-ON BALCONY
- 13. HORIZONTAL WOOD SLAT SYSTEM

**DESIGN REVIEW STANDARDS**

BUILDING MASS AND ARTICULATION  
2A. FACADE ARTICULATION

#2 - FOR EVERY 50 HORIZONTAL FEET OF WALL, FACADES INCLUDE AT LEAST ONE PROJECTION OR RECESS AT LEAST FOUR FEET IN DEPTH, OR TWO PROJECTIONS OR RECESSES AT LEAST TWO FEET IN DEPTH. IF LOCATED ON A BUILDING WITH TWO OR MORE STORIES, THE ARTICULATED ELEMENTS MUST BE GREATER THAN ONE STORY IN HEIGHT.

#6 - ON BUILDINGS THREE STORIES OR TALLER THE GROUND LEVEL OF THE BUILDING IS DISTINGUISHED FROM UPPER LEVELS THROUGH A MATERIAL SUCH AS STONE, CONCRETE MASONRY, OR OTHER MATERIAL THAT IS DISTINCT FROM THE REMAINDER OF THE FACADE, ALONG WITH A CHANGE IN PLANE AT LEAST ONE INCH IN DEPTH AT THE TRANSITION BETWEEN THE TWO MATERIALS.

#7 - ON BUILDINGS THREE STORIES OR TALLER, THE TOP FLOOR OF THE BUILDING IS DISTINGUISHED FROM LOWER LEVELS BY A CHANGE IN FACADE MATERIALS, ALONG WITH A CHANGE IN PLANE AT LEAST ONE INCH IN DEPTH AT THE TRANSITION BETWEEN THE TWO MATERIALS.

#9 - CORNICES OR SIMILAR MOLDINGS AND CAPS ARE PROVIDED AT THE TOP OF BUILDING FACADES.



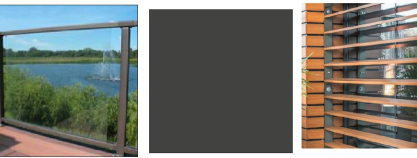
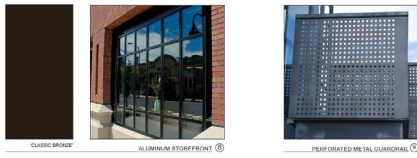
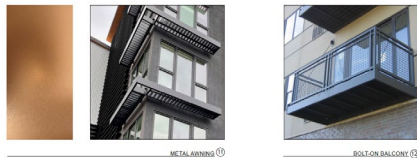
**NORTH ELEVATION 1**

1" = 40'-0"



**EAST ELEVATION 2**

1" = 40'-0"





# Elevations Continued.

## South & West Elevation

### MATERIAL LEGEND:

1. STUCCO
2. THIN BRICK VENEER
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7. VINYL WINDOW - ADOBE/TAN
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