



WATERSIDE

- 4 PLEX_A COLOR SCHEME
- 4 PLEX_B COLOR SCHEME
- 5 PLEX_A COLOR SCHEME
- 5 PLEX_B COLOR SCHEME
- 6 PLEX_A COLOR SCHEME
- 6 PLEX_B COLOR SCHEME

LANDSIDE

- 5 PLEX_A COLOR SCHEME
- 5 PLEX_B COLOR SCHEME
- 7 PLEX_A COLOR SCHEME
- 7 PLEX_B COLOR SCHEME
- 8 PLEX_A COLOR SCHEME
- 8 PLEX_B COLOR SCHEME
- 9 PLEX_A COLOR SCHEME
- 9 PLEX_B COLOR SCHEME

Planning Staff
mock-up
12/12/2019

eliminate parking if necessary.

PROJECT DATA

TOTAL UNITS: 182 du total

WATERSIDE SEE A2.1.0 -A2.8.0 for elevations, building plans and unit plans

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R-3 TOWNHOUSE
FIRE SPRINKLER: NFPA 13D
BUILDING HEIGHT: +/- 38'

BUILDING SUMMARY

Building	Plan 1	Plan 2	Plan 3	Plan 4	# of Bldg's	Total Units	%
4-Plex	0	2	1	1	3	12	14%
5-Plex	0	3	1	1	12	60	71%
5-Plex	0	4	1	1	2	12	14%
Total					17	84	100%

DETAILED UNIT SUMMARY

Unit Type	Description	# Unit Total	%	NSP*	Approx Net Total SF	*U.D.O.		Private Open space		Garage		
						Visibility	**Accessibility	Porch (sf)	Deck (sf)	Roof Deck (sf)	total (sf)	Type
Plan 1	3bd/3.5 ba	50	60%	2,132	106,600 sf	X		55	405	23,000	Side x Side	380
Plan 2	4bd/3.5 ba	17	20%	2,545	43,265 sf	X		62	524	9,962	Side x Side	378
Plan 3	4bd/3.5 ba	17	20%	2,670	45,390 sf	X	X	62	524	9,962	Side x Side	378
Sub-Total		84	100%		195,255 sf							42,324
Average Unit Size		2,324.46 sf										

Garage Breakdown

Side x Side	Total	%
Side x Side	84	100%
Tandem	0	0%

LANDSIDE

SEE A3.1.0 -A3.10.0 for elevations, building plans and unit plans

CONSTRUCTION TYPE: TYPE VB
OCCUPANCY: R-2 CONDOMINIUM
FIRE SPRINKLER: NFPA 13
BUILDING HEIGHT: +/- 38'

BUILDING SUMMARY

Building	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 6	Plan 7	# of Bldg's	Total Units	%
5-Plex	2				1	2		4	20	20%
7-Plex	2	1	1	1	1	2	1	4	28	29%
8-Plex	3			2	1	2	1	4	32	33%
9-Plex	4			2	1	1	1	2	18	19%
Total								14	98	100%

DETAILED UNIT SUMMARY

Unit Type	Description	# Unit Total	%	NSP*	Approx Net Total SF	*U.D.O.		Private Open space			Garage		
						Visibility	**Universal Design Accessible	Porch (sf)	Deck (sf)	Private Roof Deck (sf)	Total (sf)	Garage	Garage (sf)
Plan 1	2bd/2.5 ba	36	37%	1,462	52,632 sf			66	-	2,376	Tandem	474	
Plan 2	2bd/2.5 ba	4	4%	1,438	5,752 sf			67	250	1,268	Tandem	415	
Plan 3	2bd/2.5 ba	4	4%	1,575	6,300 sf			57	400	1,828	Tandem	526	
Plan 4	2bd/Den/3.5 ba	16	16%	1,772	28,352 sf	X		67	-	1,072	Side x Side	429	
Plan 5	3bd/3.5 ba	14	14%	2,055	28,770 sf	X		68	280	4,872	Side x Side	404	
Plan 6	3bd/3.5 ba	18	18%	2,140	38,520 sf	X		110	58	200	6,634	Side x Side	367
Plan 7	3bd/3.5 ba	6	6%	2,328	13,968 sf	X	X	83	48	200	1,986	Side x Side	367
Sub-Total		98	100%		174,284 sf			54	6			20,026	
Average Unit Size		1,779 sf											

Garage Breakdown

Side x Side	Total	%
Side x Side	54	55%
Tandem	44	45%

* U.D.O : Universal Residential Design Ordinance (A.M.C 30-18)
Approx. percentages dependant on site grading and related conditions
** Note: Accessibility per A.M.C 30-18 not CBC chapter 11A

Exhibit 2
Item 7-D, March 9, 2020
Planning Board Meeting



Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



ALAMEDA MARINA

ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
NOVEMBER 25, 2019



SITE PLAN & PROJECT DATA
ARCHITECTURAL COLOR & STYLISTIC VARIATION

A1.0.0

The landscape buffer between the townhomes and the publicly accessible waterfront is reduced greatly at this location. This runs counter to the BCDC desire for clear delineation between public and private open space.

The revision to the Native American Historical Memorial due to the revised building layout reduces its size by 1/2

- Revised Memorial: 6,557 sq.ft.
- Previous Memorial: 12,960 sq.ft.

Note: the area calculations provided do not account for any loss of usable open space due to C3 requirements

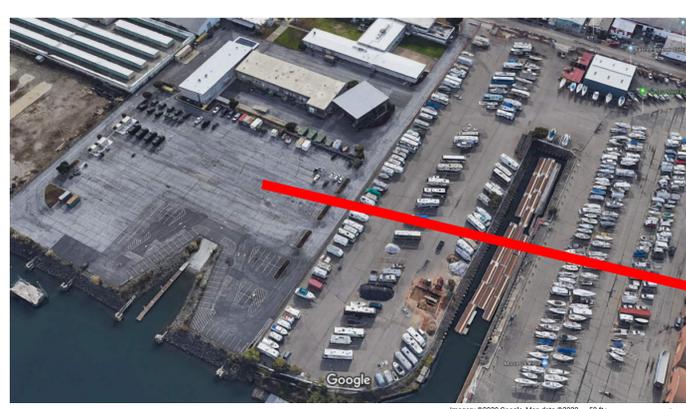
In order to maintain the necessary street frontage between the reoriented buildings and the extension of Willow Street, there is NO room for any landscape buffer between the street and the adjacent parking lot for the Navy facility.

This means that the 15 units facing the Reserve Training Center along this stretch will be looking directly at the parking lot and barbed wire fencing with no chance of a landscape buffer, drastically reducing their value.

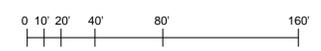
The previous layout had a consistent architectural treatment on both sides of the Waterlife Park, giving the park a strong and consistent character and feel.

The revised layout creates drastically different character on the opposing banks of the park, giving one an open, parklike feel and the other a more dense, urban feel.

We feel that the revision significantly weakens the look and feel of the park and gets away from the Planning Board's desire for a strong hierarchy to the architecture facing the Waterlife Park.



Reminder to Staff: This is the view of the Reserve Training Center that the 15 townhomes will have if the buildings are reoriented as proposed.



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ALAMEDA MARINA TOWNHOMES
ALAMEDA, CA # 2014-0798.01

DESIGN REVIEW
JANUARY 21, 2020



SITE PLAN OPTION

A1.0.1