



RADIUM THEATRE - DEVELOPMENT PLAN

Project Sponser: Little Opera House, LLC

Prepared By: Bora Architecture & Interiors

March 1, 2024

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RADIUM THEATRE
ALAMEDA, CA

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CONTEXT

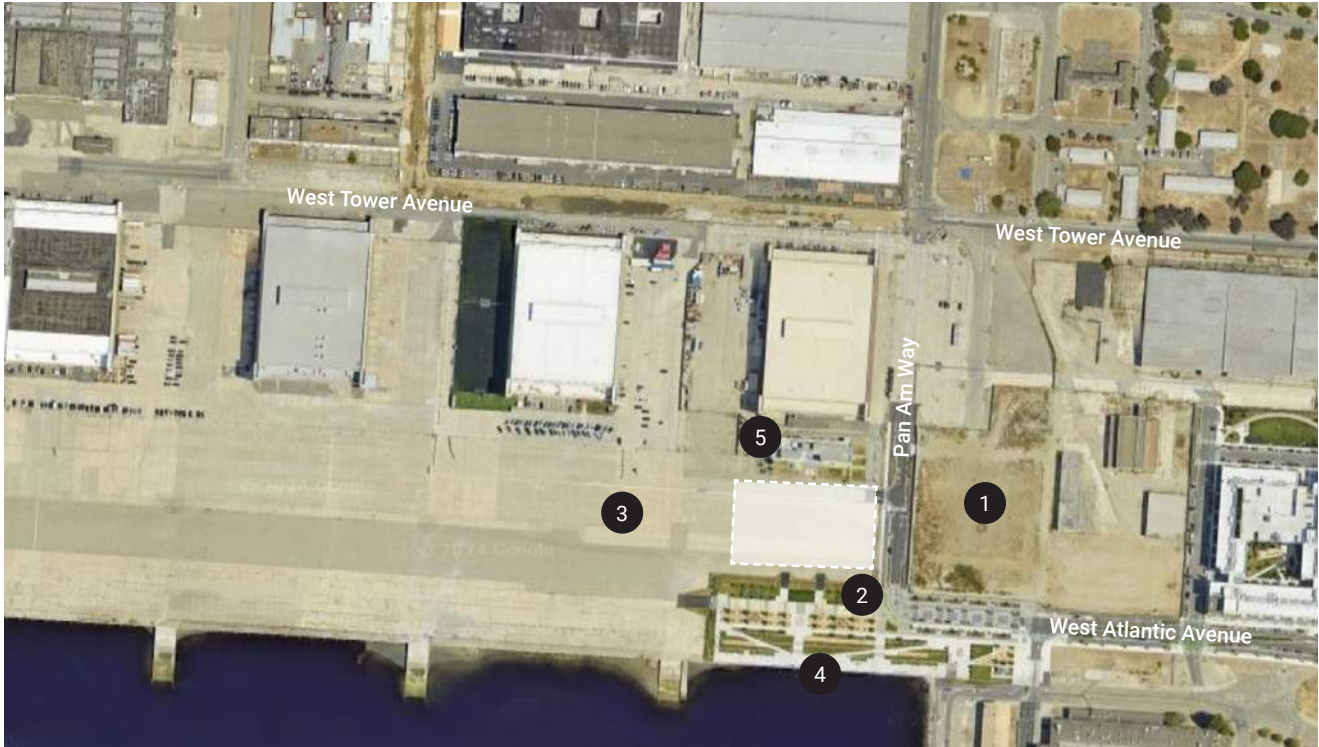
Site Photos - Existing Conditions.....04

Neighboring Street Layout.....05

Planning Context.....06

RADIUM THEATRE

ALAMEDA, CA



AERIAL VIEW OF SITE



3. EXISTING RUNWAY



4. PARK AT LAGOON



1. UNDEVELOPED ADJACENT LOT



2. PARK AT LAGOON

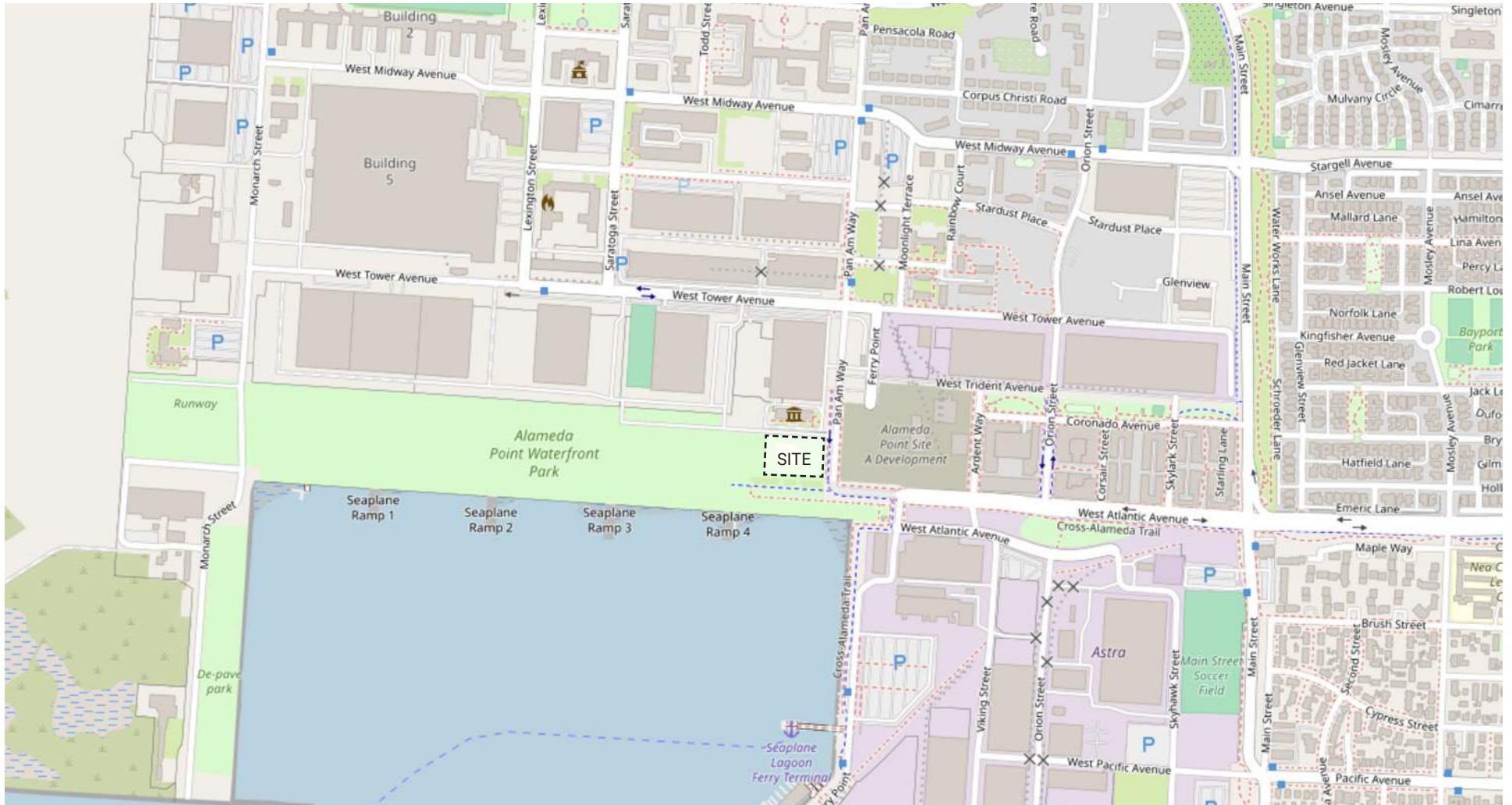


5. NAVAL MUSEUM

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SITE PHOTOS - EXISTING CONDITIONS



* IMAGE FROM www.openstreetmap.org

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NEIGHBORING STREET LAYOUT

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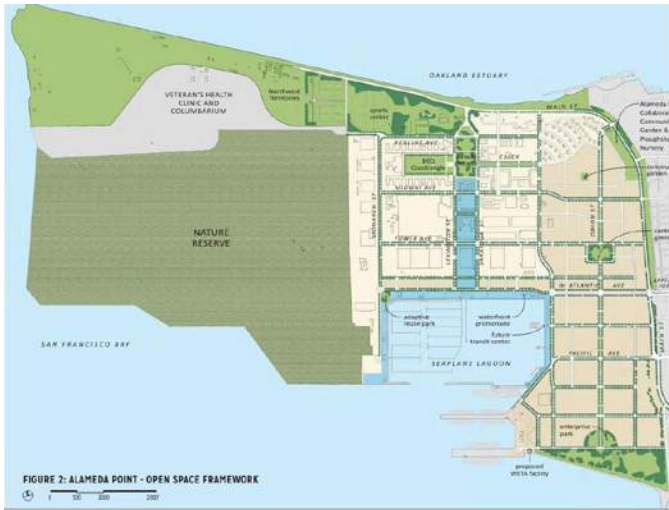


FIGURE 2: ALAMEDA POINT - OPEN SPACE FRAMEWORK

ALAMEDA POINT PLANNING GUIDE - OPEN SPACE FRAMEWORK

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



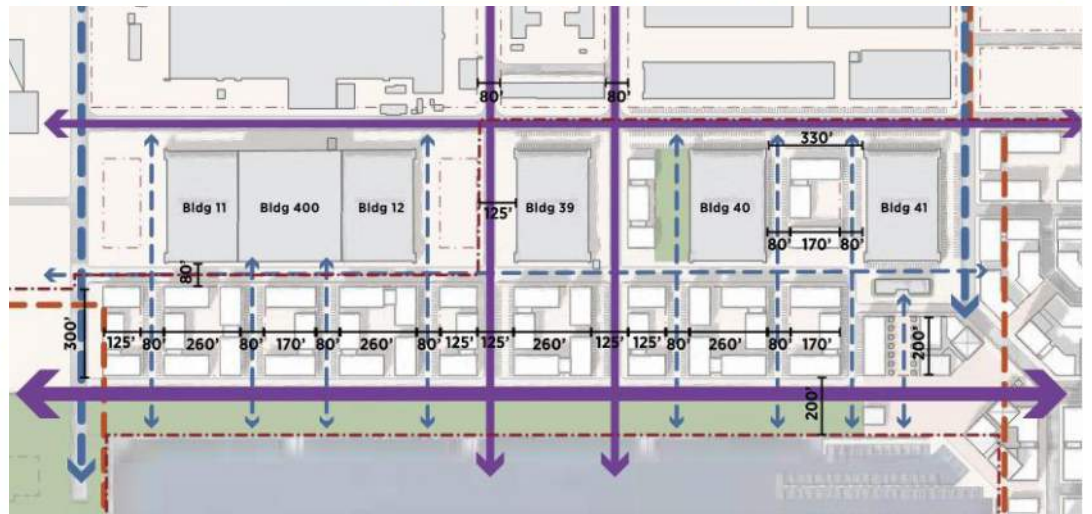
ALAMEDA POINT - ZONING MAP

* DRAWING FROM www.alamedaca.gov



PRECISE PLAN - TOWN CENTER AREA

* DRAWING FROM SITE A DEVELOPMENT PLAN



VIEW CORRIDORS & STREET ALIGNMENTS

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

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PLANNING CONTEXT

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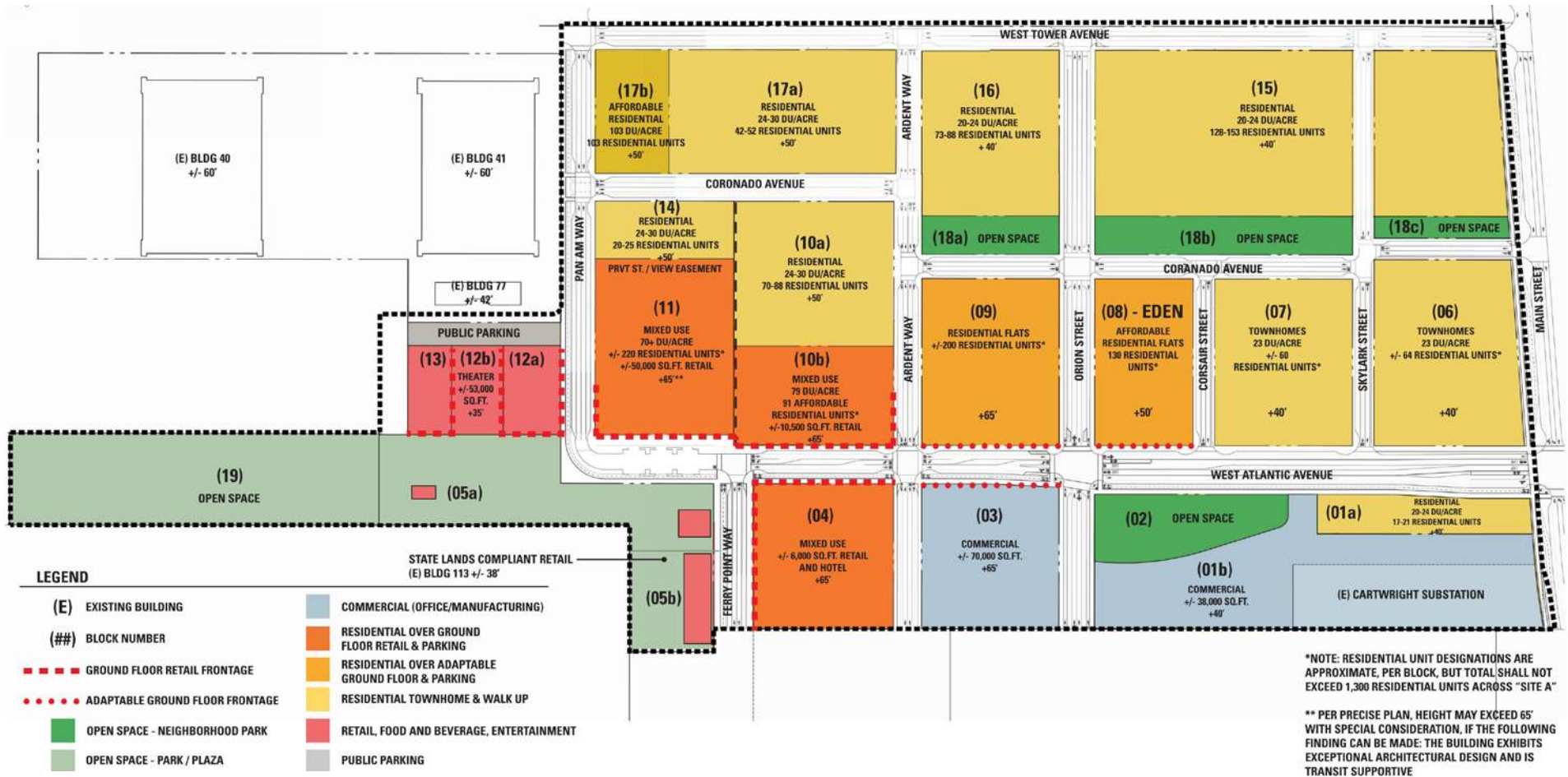
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LAND USE & DEVELOPMENT

Land Use Diagram.....08
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LAND USE & DEVELOPMENT



* DRAWING FROM SITE A DEVELOPMENT PLAN

RADIUM THEATRE

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LAND USE DIAGRAM

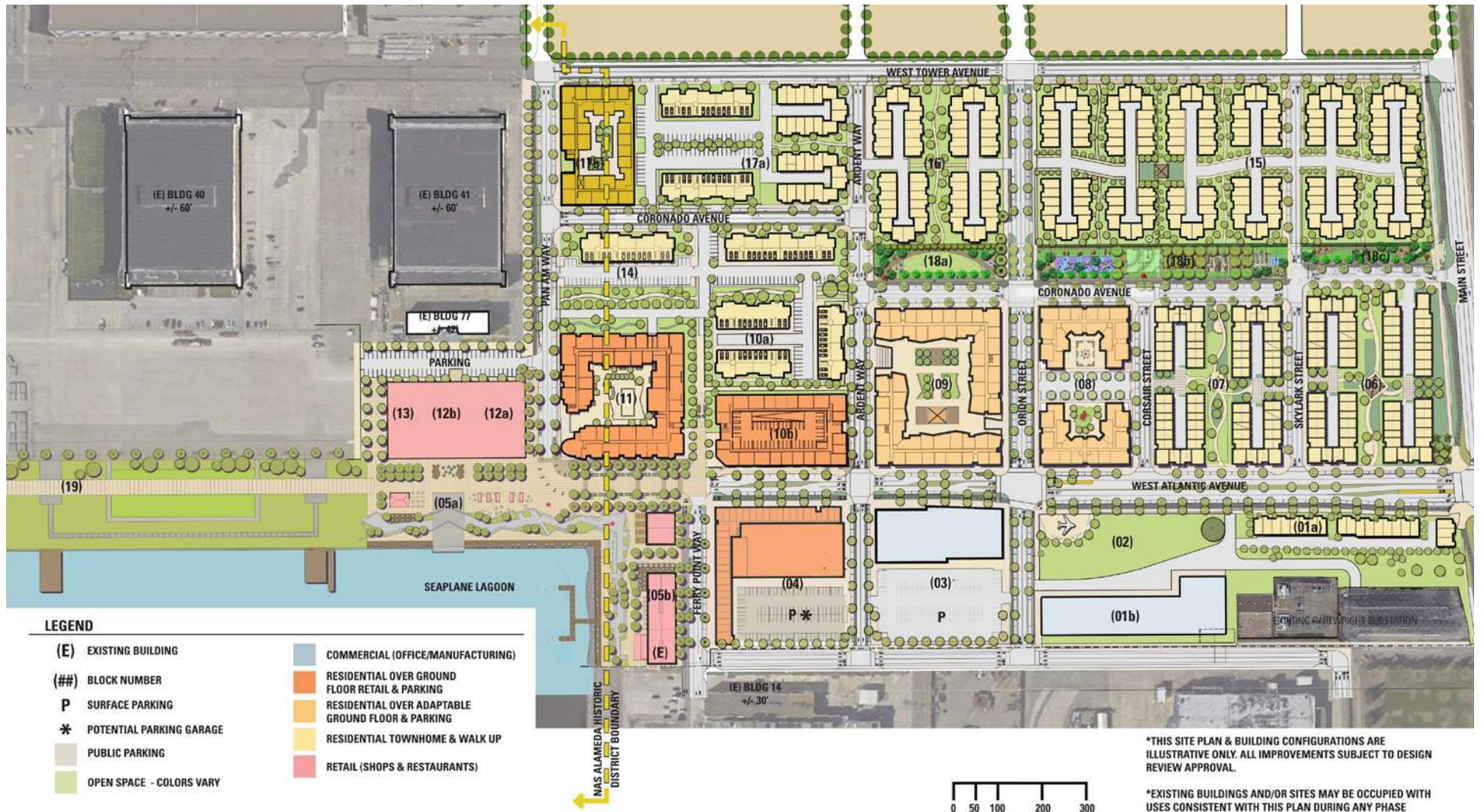


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ILLUSTRATIVE SITE PLAN - OVERALL

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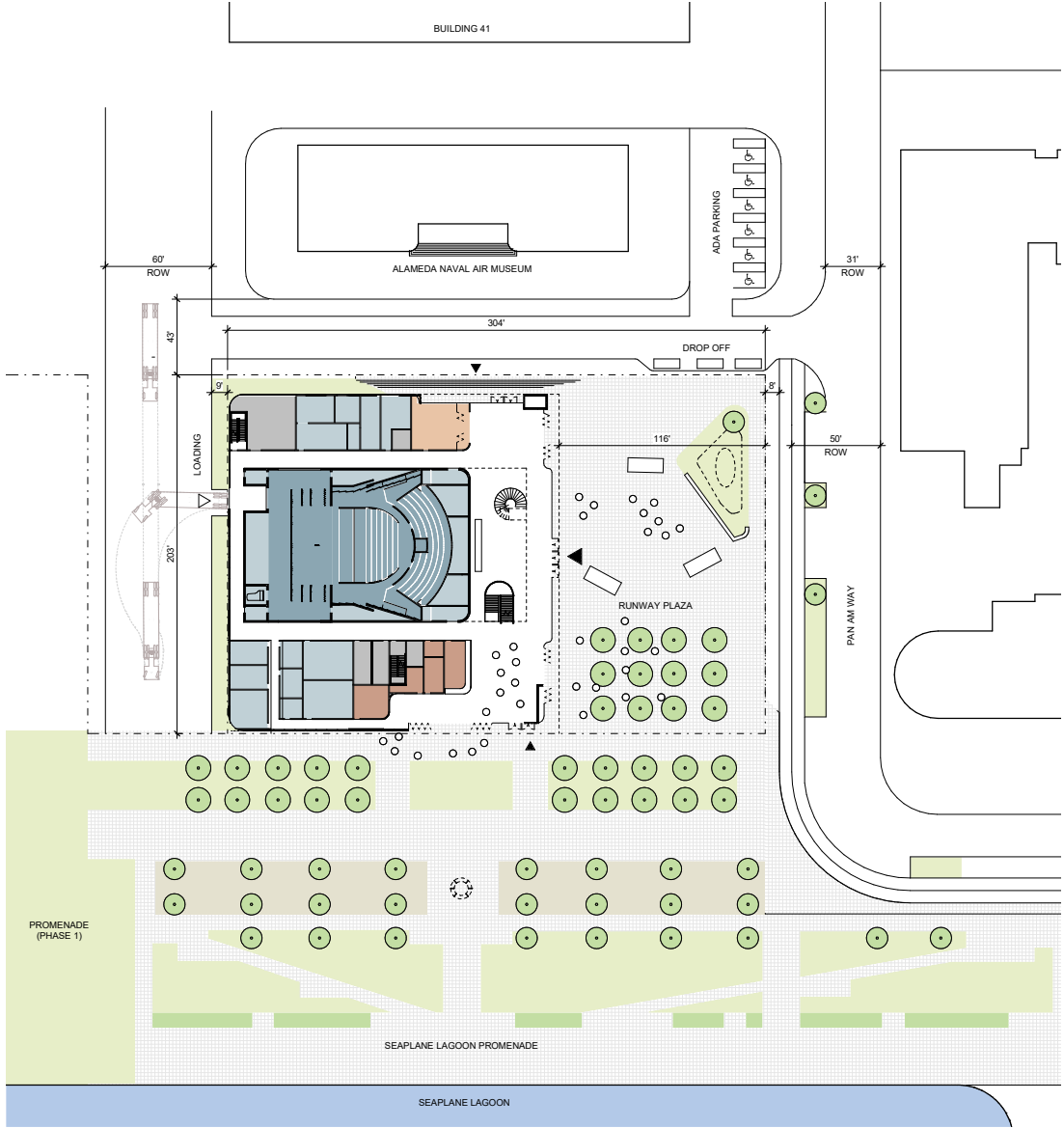
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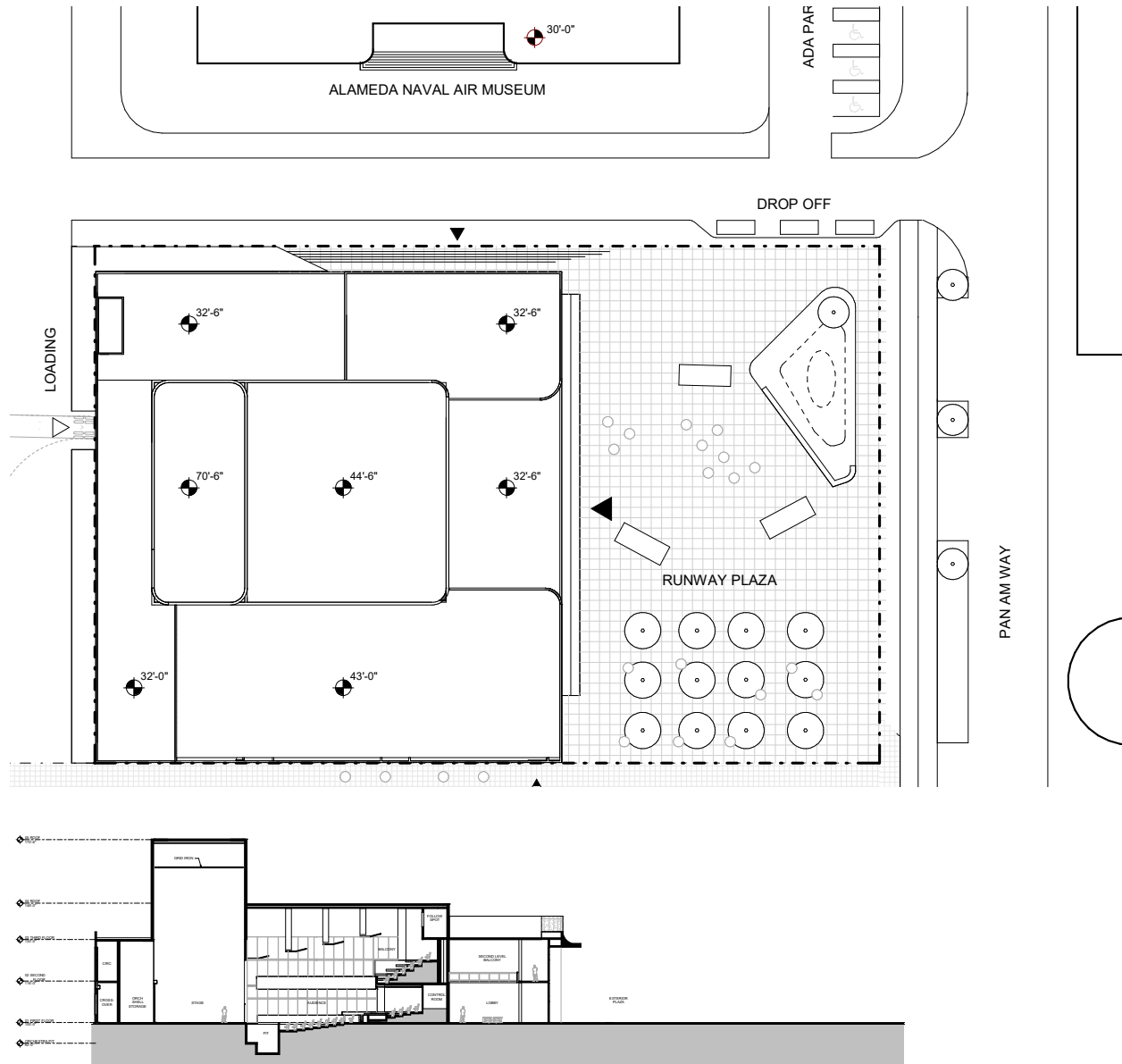
SITE INFORMATION:

LOT SIZE: 203' X 304'
ACRES: 1.4 ACRES
SQUARE FOOTAGE: 61,543 GSF



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ILLUSTRATIVE SITE PLAN - PROPOSAL



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BUILDING HEIGHTS - PLAN & SECTION



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ARCHITECTURAL CHARACTER - EXTERIOR



LOBBY



500 SEAT THEATRE



STUDIO THEATRE

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ARCHITECTURAL CHARACTER - INTERIOR



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AERIAL VIEW OF SITE LOOKING WEST

TRANSPORTATION & CIRCULATION

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TRANSPORTATION & CIRCULATION

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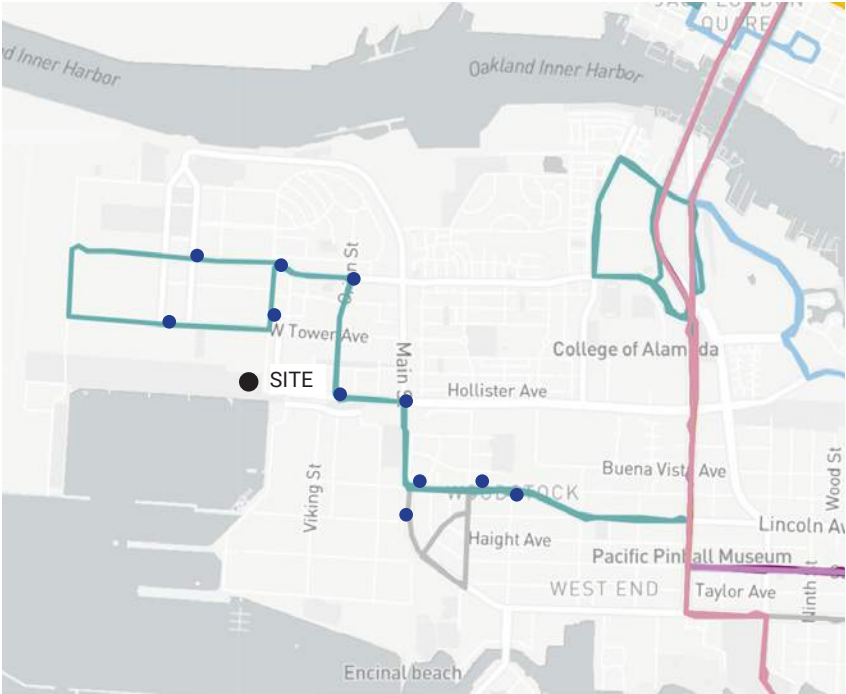
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FERRY TERMINAL LOCATIONS

--- EVENT SHUTTLE ROUTE



TRANSIT MAP

● BUS STOP
 --- LINE 96
 --- LINE W

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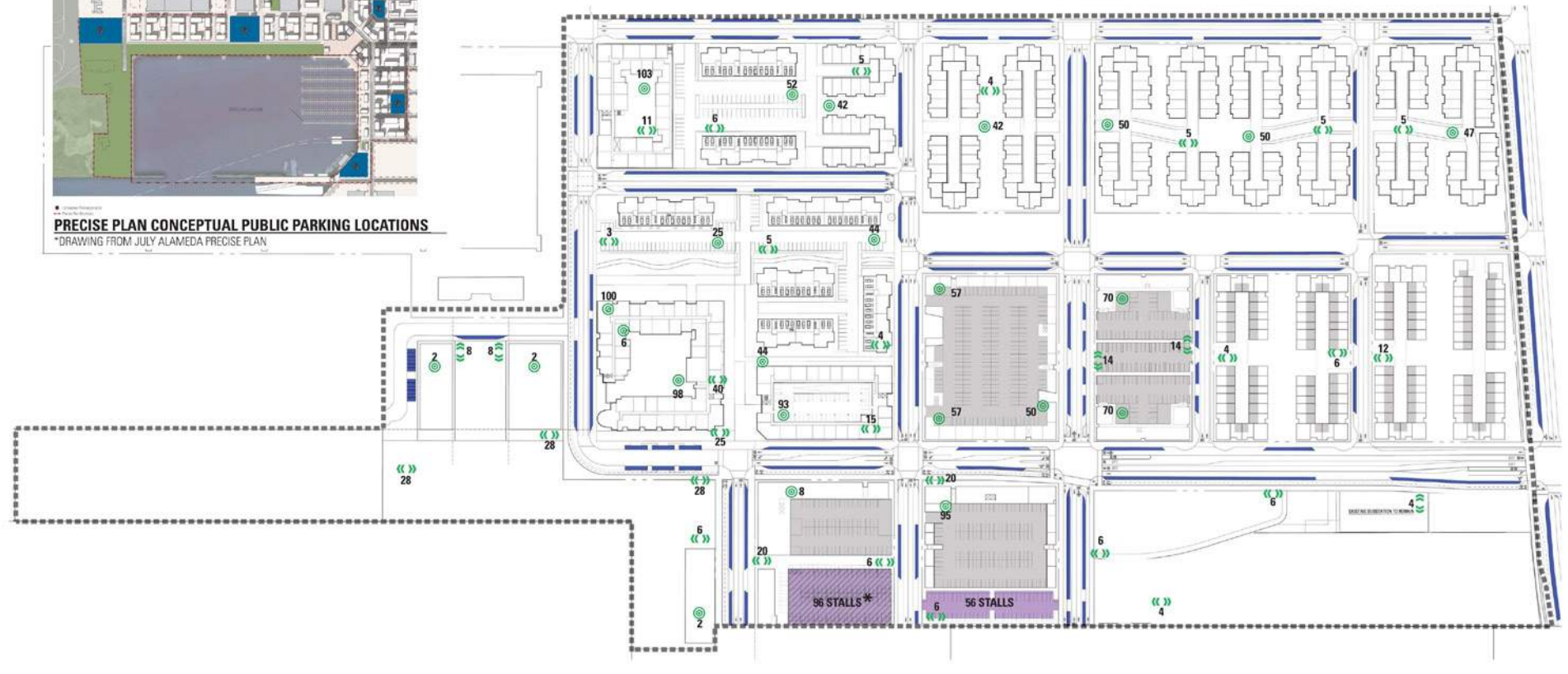
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NOTE: ALL STREET IMPROVEMENTS TO BE DEVELOPED BY THE CITY OF ALAMEDA

TRANSIT - GROUND AND FERRY



PRECISE PLAN CONCEPTUAL PUBLIC PARKING LOCATIONS
 *DRAWING FROM JULY ALAMEDA PRECISE PLAN



- PRIVATE - RESIDENTIAL PARKING
- PUBLIC - ON-STREET PARKING (+/-395 STALLS)
- PUBLIC - RETAIL PARKING - LOCATION OF POSSIBLE FUTURE PARKING STRUCTURE - STALL COUNT PROVIDED ASSUMES SURFACE LOT ONLY
- PUBLIC - SURFACE PARKING LOT - RETAIL (56 STALLS)
- CODE REQUIRED "LONG TERM BIKE PARKING" WITH STALL COUNT
- CODE REQUIRED "SHORT TERM BIKE PARKING" WITH STALL COUNT

* DRAWING FROM SITE A DEVELOPMENT PLAN

RADIUM THEATRE

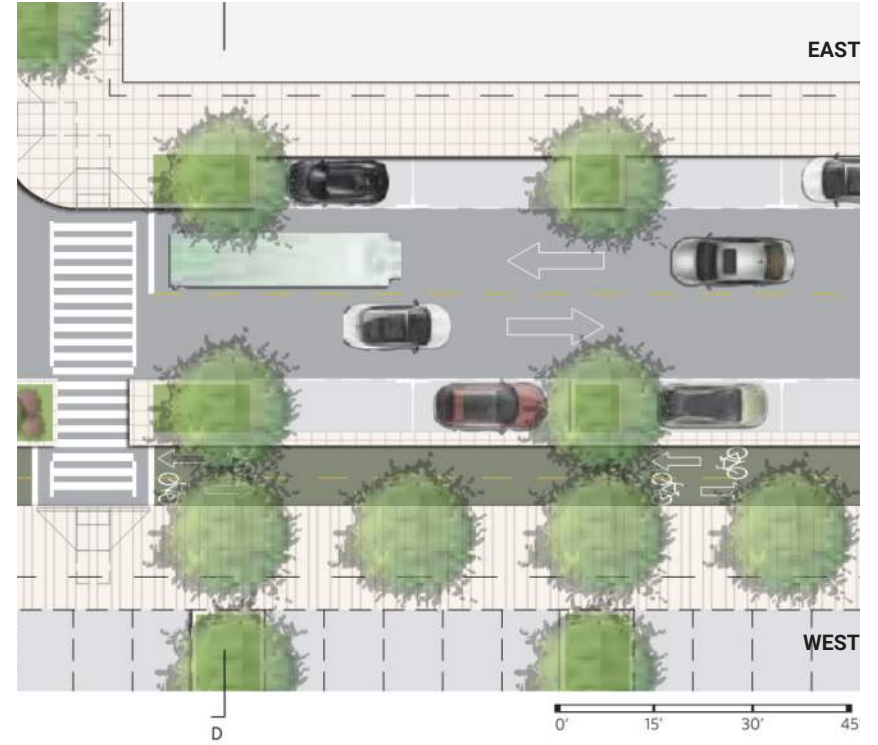
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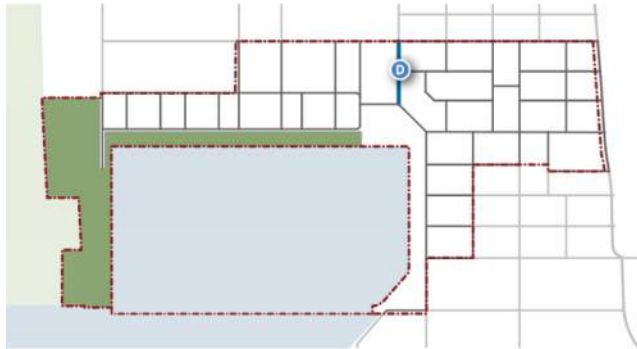
PUBLIC PARKING / BIKE PARKING PLAN



PAN AM WAY CROSS-SECTION



PAN AM WAY PARTIAL PLAN



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

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RIGHT OF WAY PLAN & SECTION

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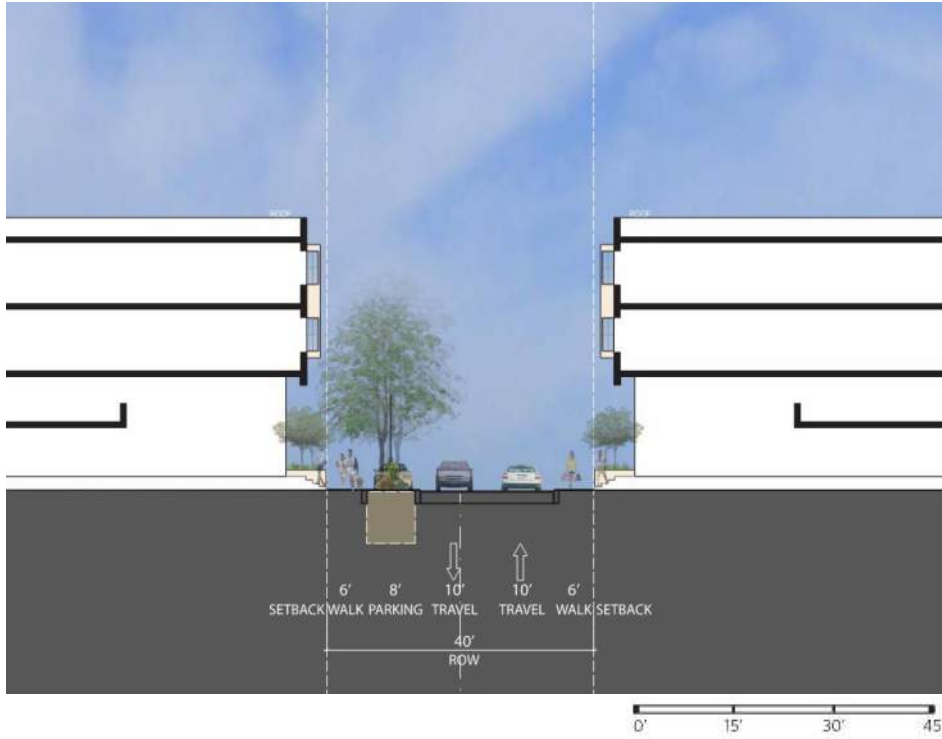
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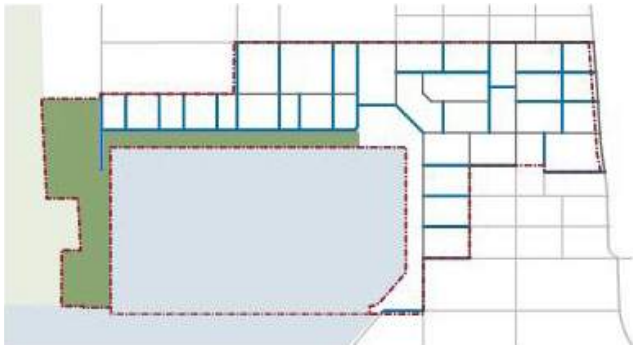
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ALLEY CROSS-SECTION



ALLEY PARTIAL PLAN



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

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OPEN SPACE

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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 | | |

* DRAWING FROM SITE A DEVELOPMENT PLAN

*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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RADIUM PLAZA CONCEPTUAL DESIGN

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MAXIMIZE OPEN SPACE/PARKS



NATIVE, DROUGHT TOLERANT PLANTING



RENEWABLE ENERGY



CAR CHARGING STATIONS



DEDICATED BIKE PATHS/PARKING



ACCESS TO PARKING SHUTTLE

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PROJECT SUSTAINABILITY

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