



ALAMEDA POINT - SITE A - DRAFT DEVELOPMENT PLAN

Project Sponsor: Alameda Point Partners

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

February 23, 2015

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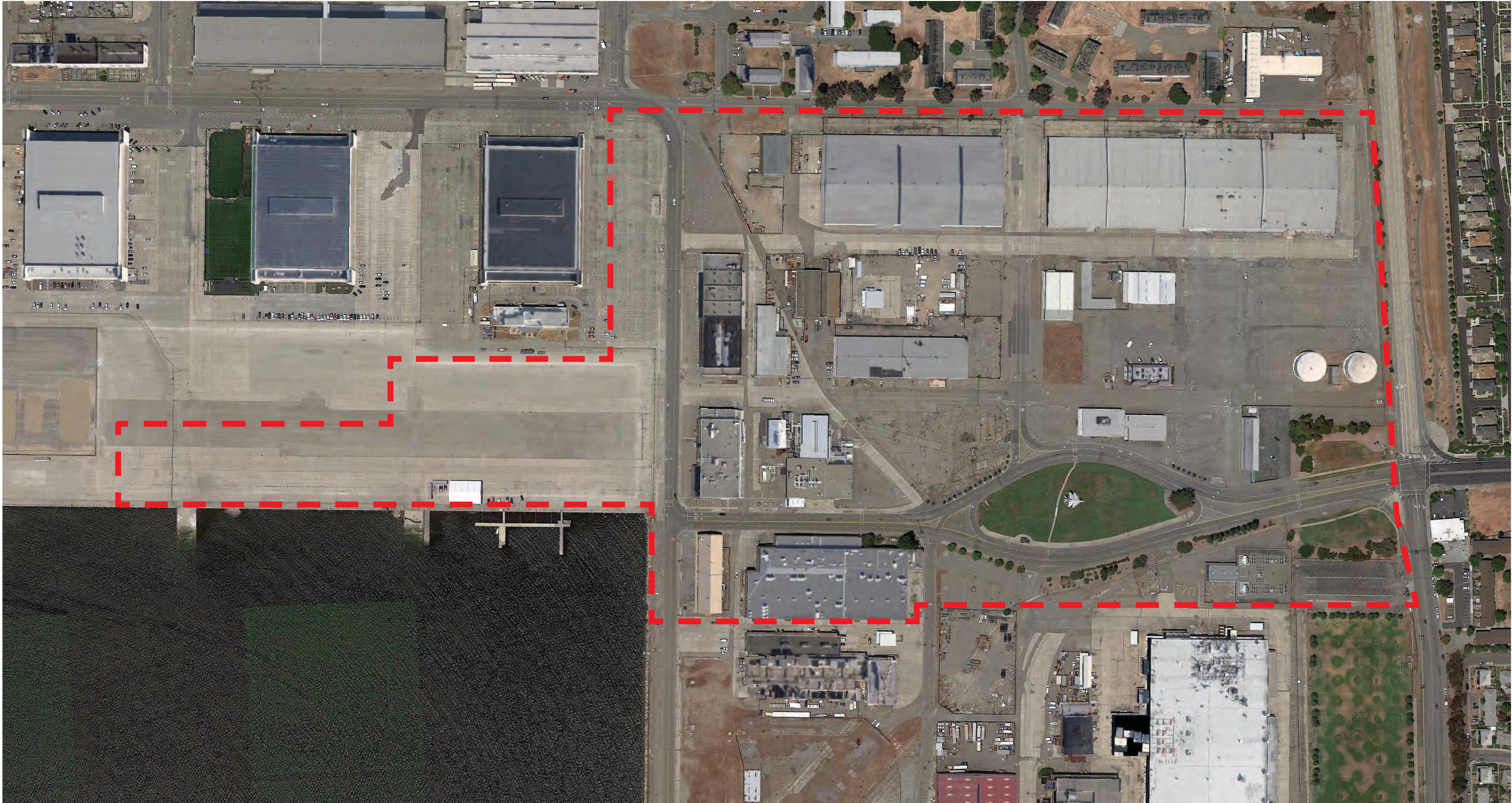
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EXISTING CONDITIONS AT SITE "A"



EXISTING BUILDING 77 (LEFT) AND 41 (RIGHT)



EXISTING BUILDING 113



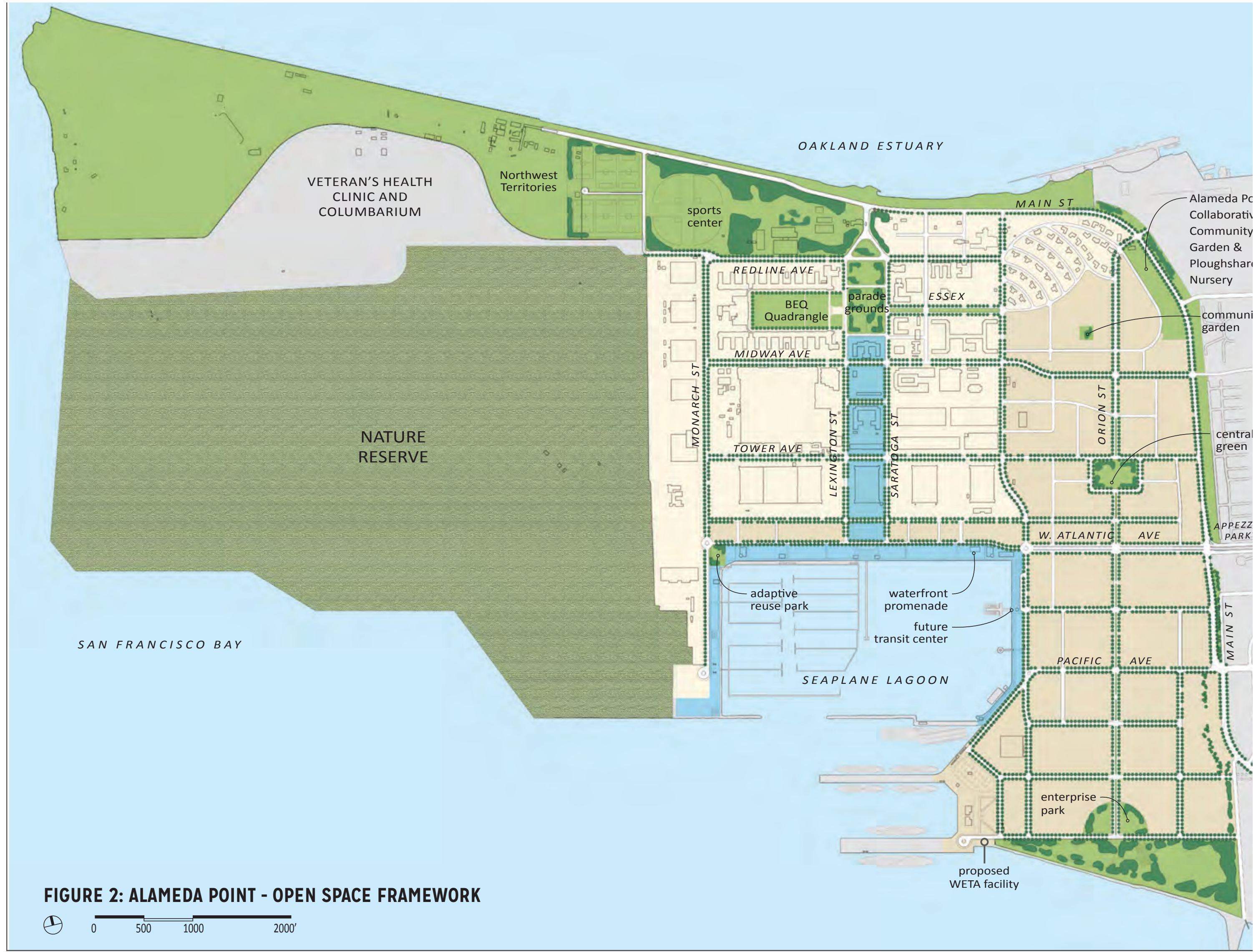
AREA OF FUTURE WATERFRONT PROMENADE



EXISTING BUILDING 113

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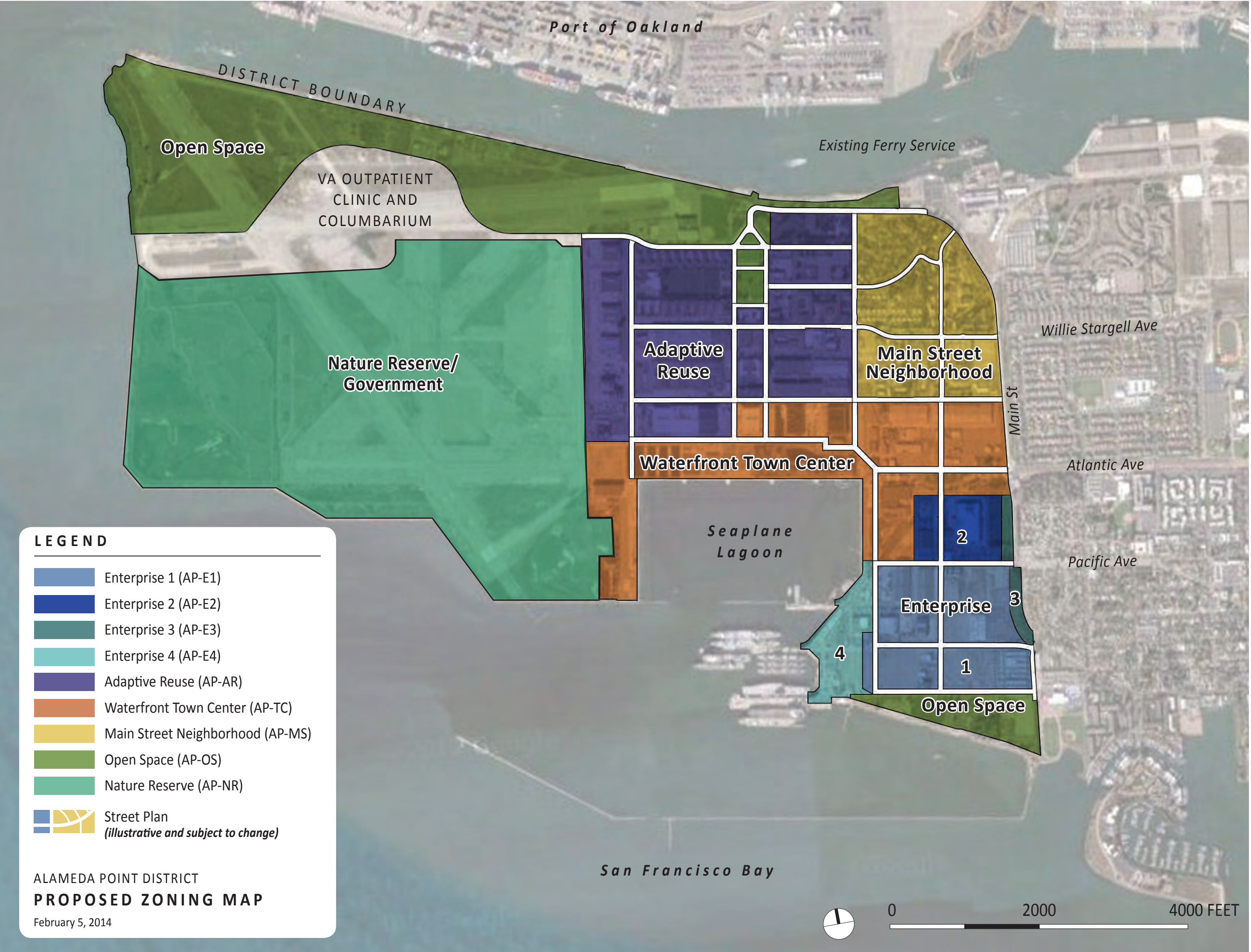
SITE PHOTOS



12 ALAMEDA POINT CONCEPTUAL PLANNING GUIDE

ALAMEDA POINT PLANNING GUIDE - OPEN SPACE FRAMEWORK

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

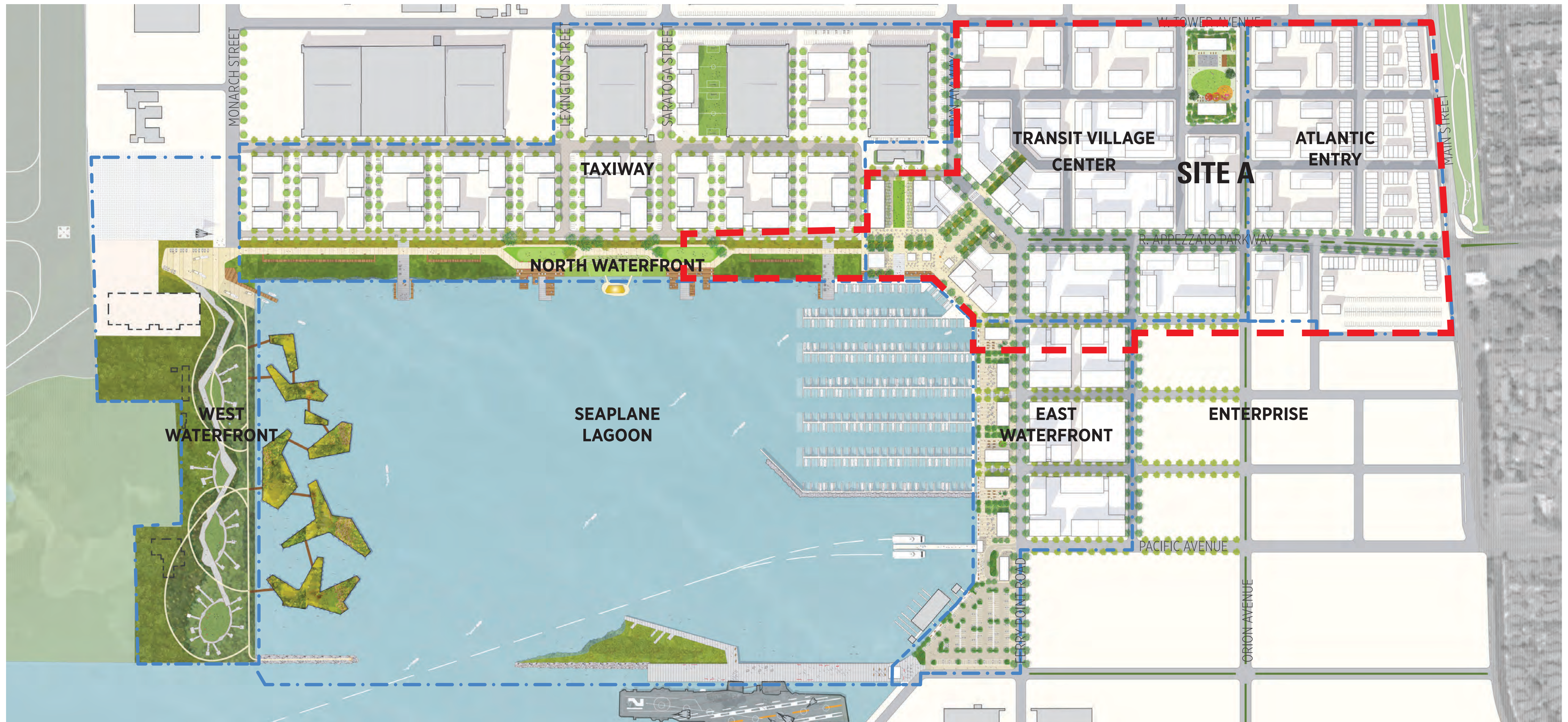


ALAMEDA POINT - PROPOSED ZONING MAP

* DRAWING FROM www.amedaca.gov

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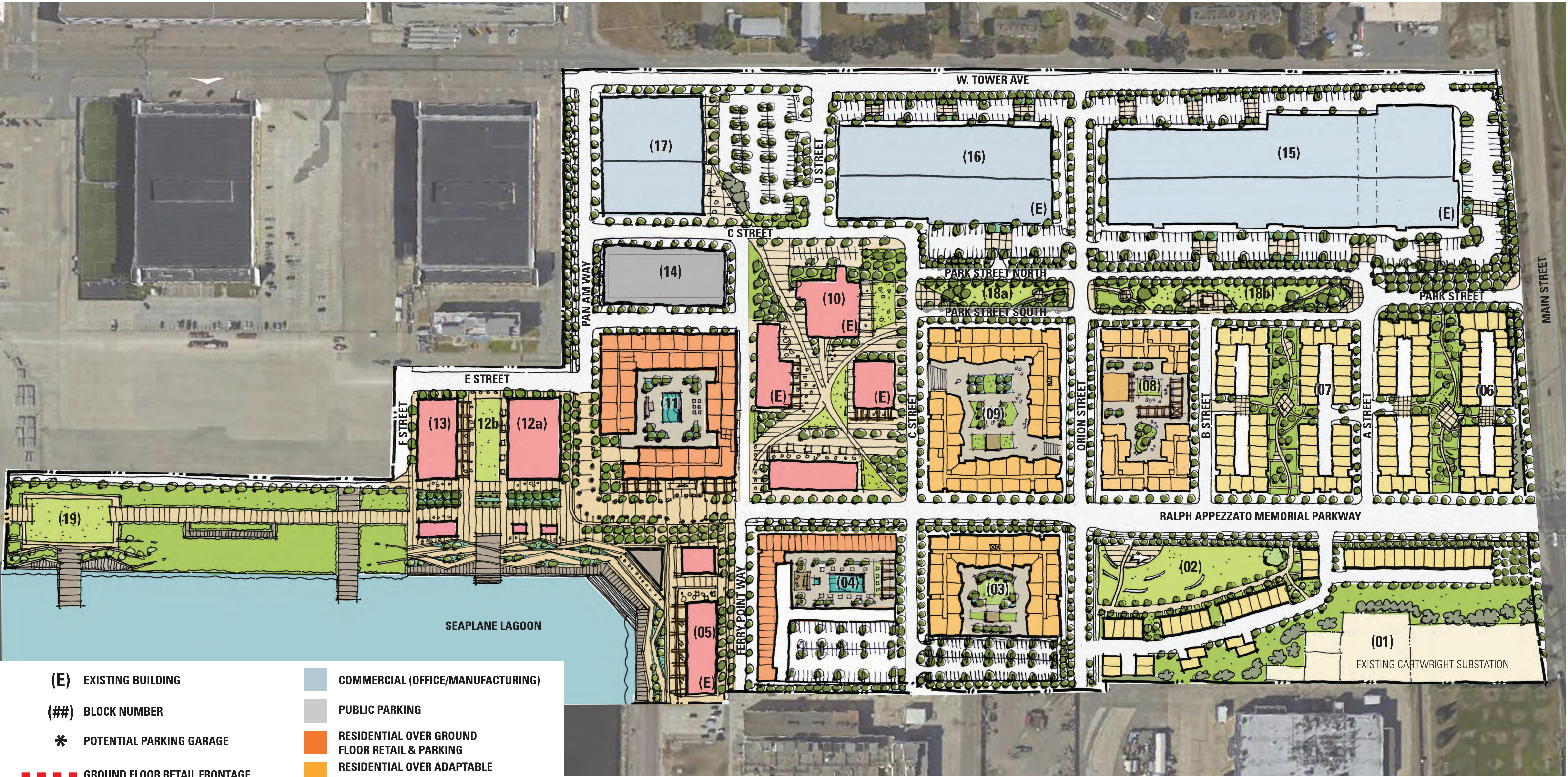
PLANNED LAND USE AND OPEN SPACE



* DRAWING FROM JULY ALAMEDA POINT PRECISE PLAN

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PRECISE PLAN - TOWN CENTER AREA



- (E)

EXISTING BUILDING
- (##)

BLOCK NUMBER
- *

POTENTIAL PARKING GARAGE
- GROUND FLOOR RETAIL FRONTAGE
-

ADAPTABLE GROUND FLOOR FRONTAGE
- OPEN SPACE - NEIGHBORHOOD PARK
- COMMERCIAL (OFFICE/MANUFACTURING)
- PUBLIC PARKING
- RESIDENTIAL OVER GROUND FLOOR RETAIL & PARKING
- RESIDENTIAL OVER ADAPTABLE GROUND FLOOR & PARKING
- RESIDENTIAL TOWNHOME
- RETAIL (SHOPS & RESTAURANTS)

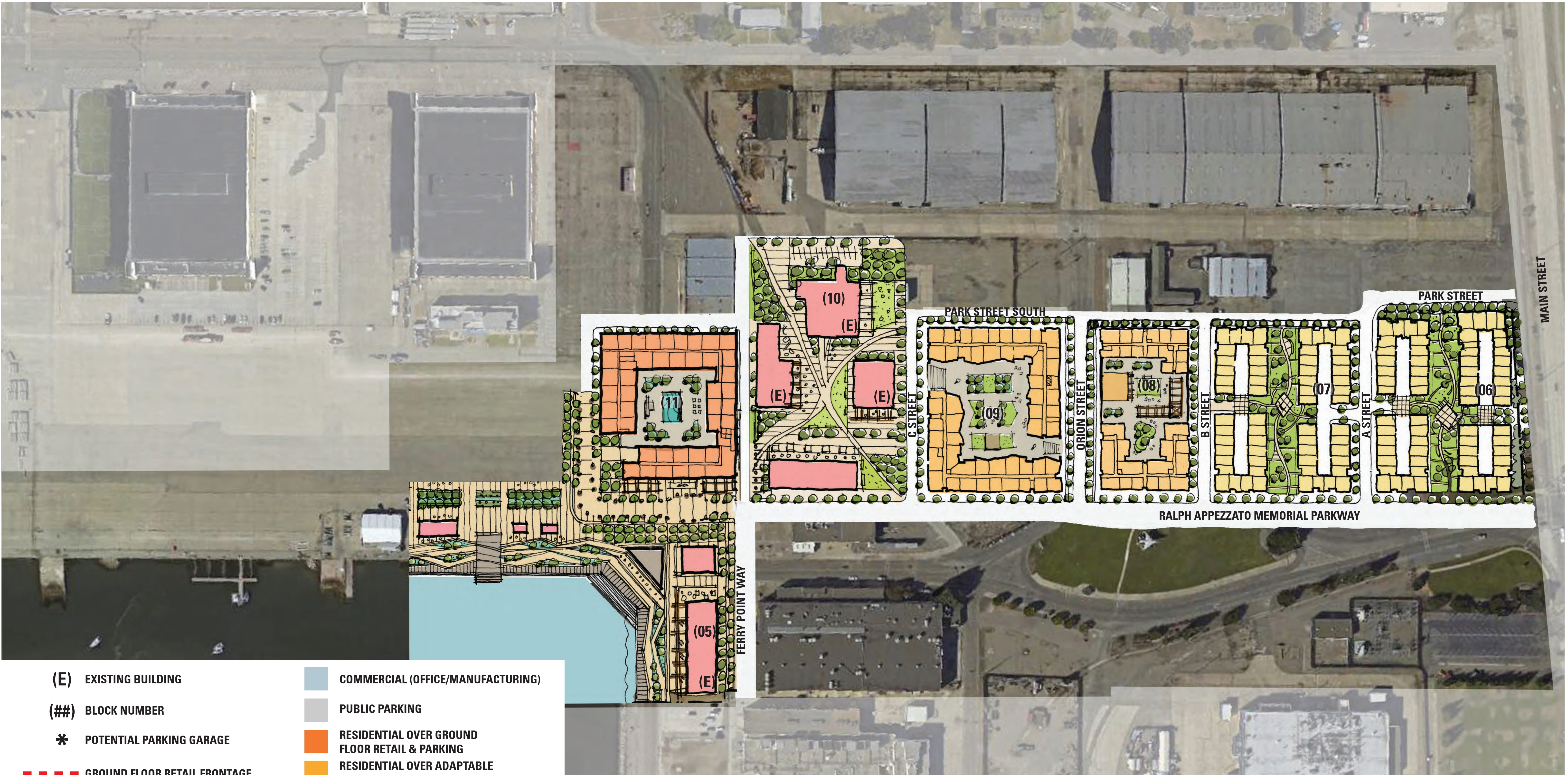
*THIS SITE PLAN & BUILDING CONFIGURATIONS ARE ILLUSTRATIVE ONLY

*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



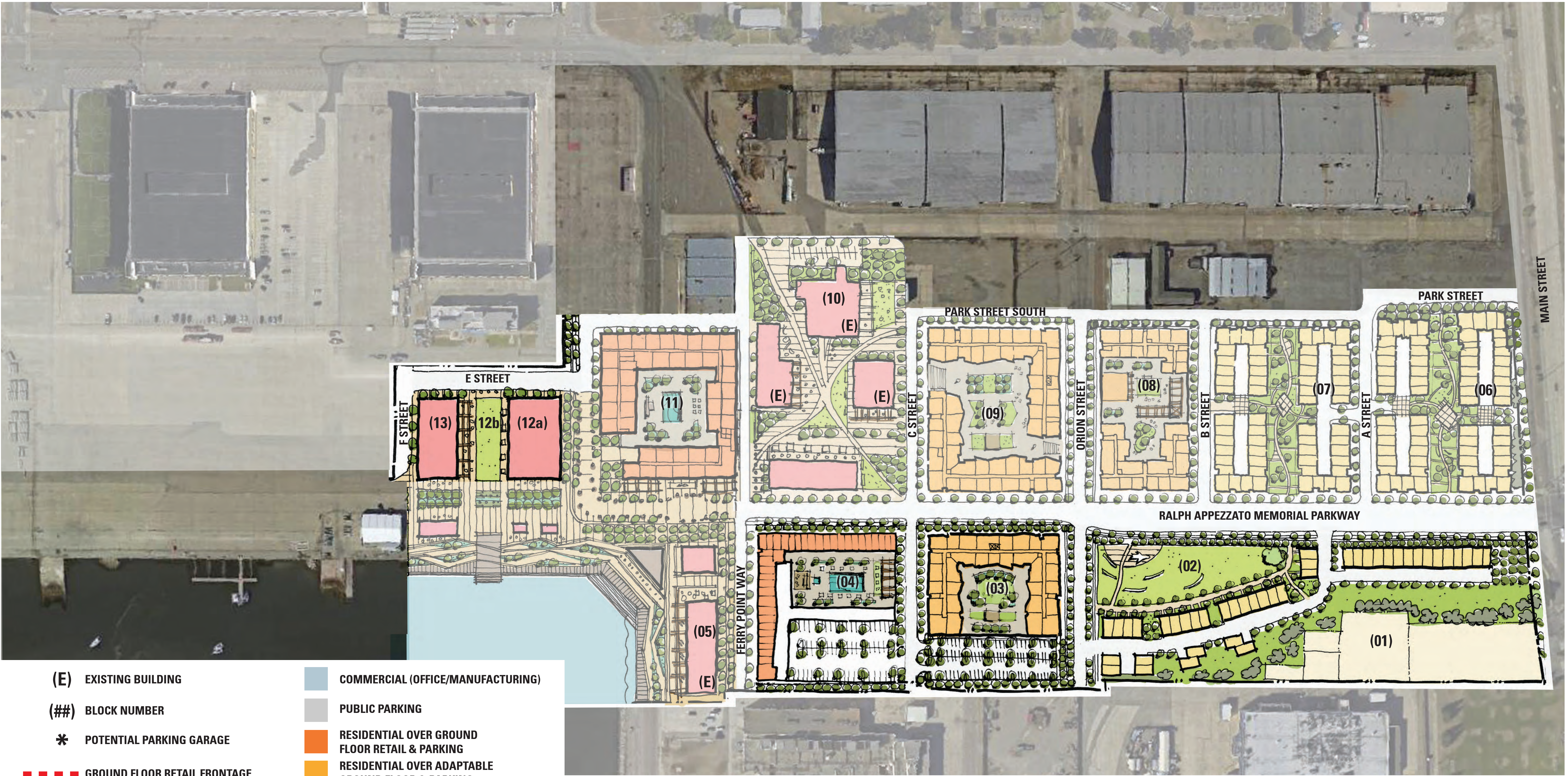
- (E) EXISTING BUILDING
- (##) BLOCK NUMBER
- * POTENTIAL PARKING GARAGE
- GROUND FLOOR RETAIL FRONTAGE
- ADAPTABLE GROUND FLOOR FRONTAGE
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- RETAIL (SHOPS & RESTAURANTS)

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ILLUSTRATIVE SITE PLAN - PHASE 1



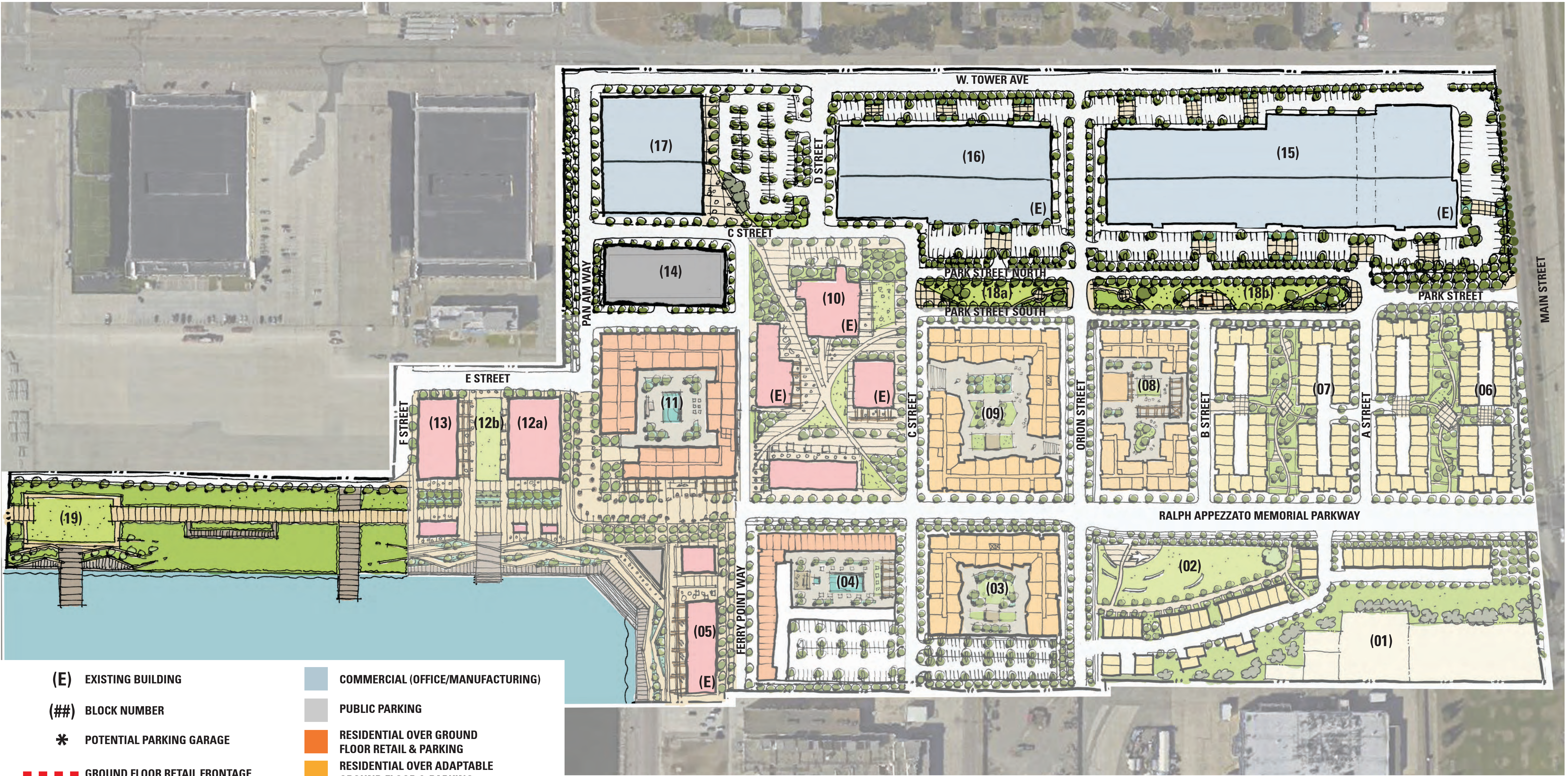
- (E) EXISTING BUILDING
- (##) BLOCK NUMBER
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- RETAIL (SHOPS & RESTAURANTS)

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ILLUSTRATIVE SITE PLAN - PHASE 2



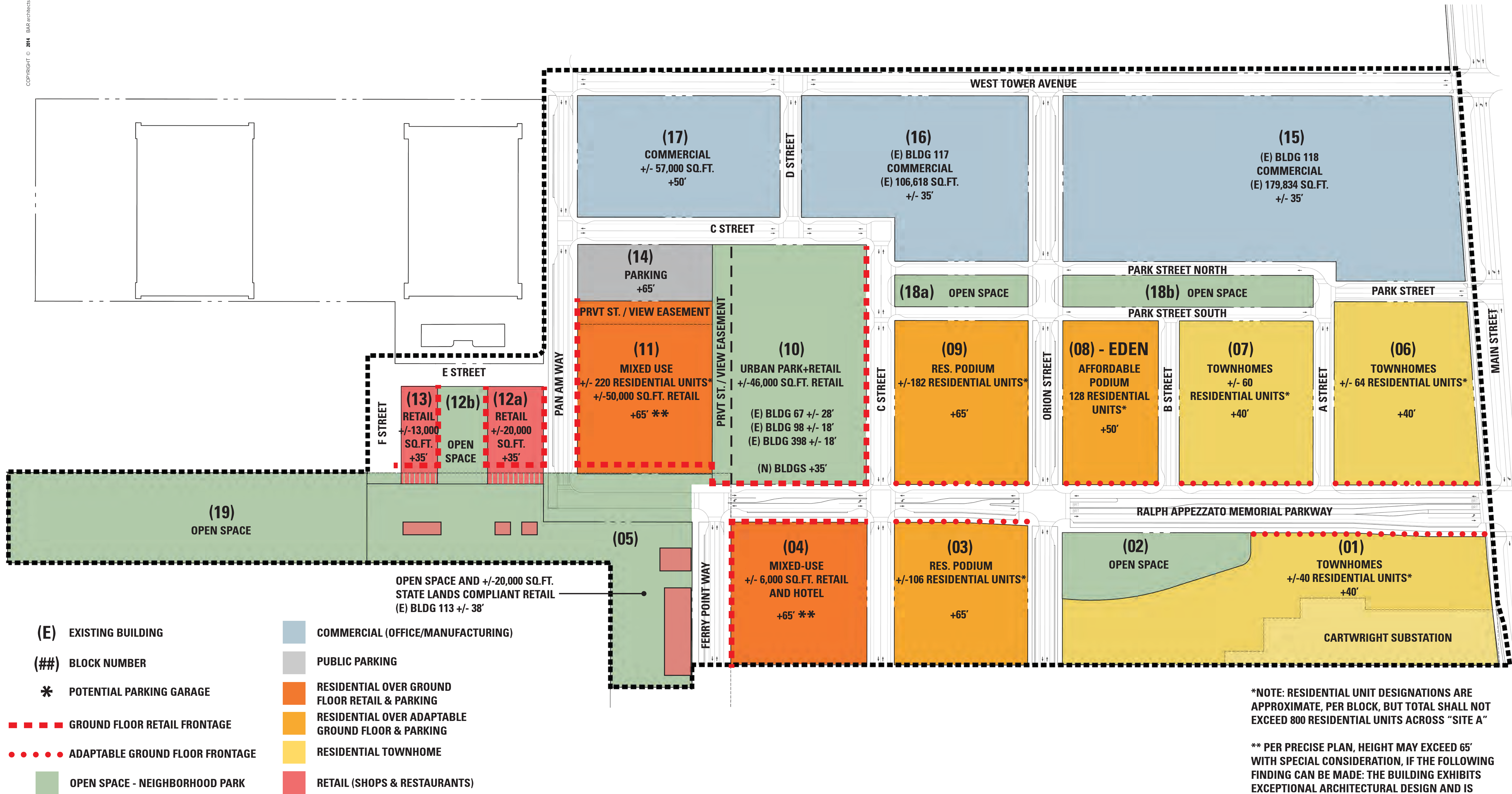
- (E) EXISTING BUILDING
- (##) BLOCK NUMBER
- * POTENTIAL PARKING GARAGE
- GROUND FLOOR RETAIL FRONTAGE
- ADAPTABLE GROUND FLOOR FRONTAGE
- OPEN SPACE - NEIGHBORHOOD PARK
- COMMERCIAL (OFFICE/MANUFACTURING)
- PUBLIC PARKING
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- RESIDENTIAL OVER ADAPTABLE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

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ILLUSTRATIVE SITE PLAN - PHASE 3



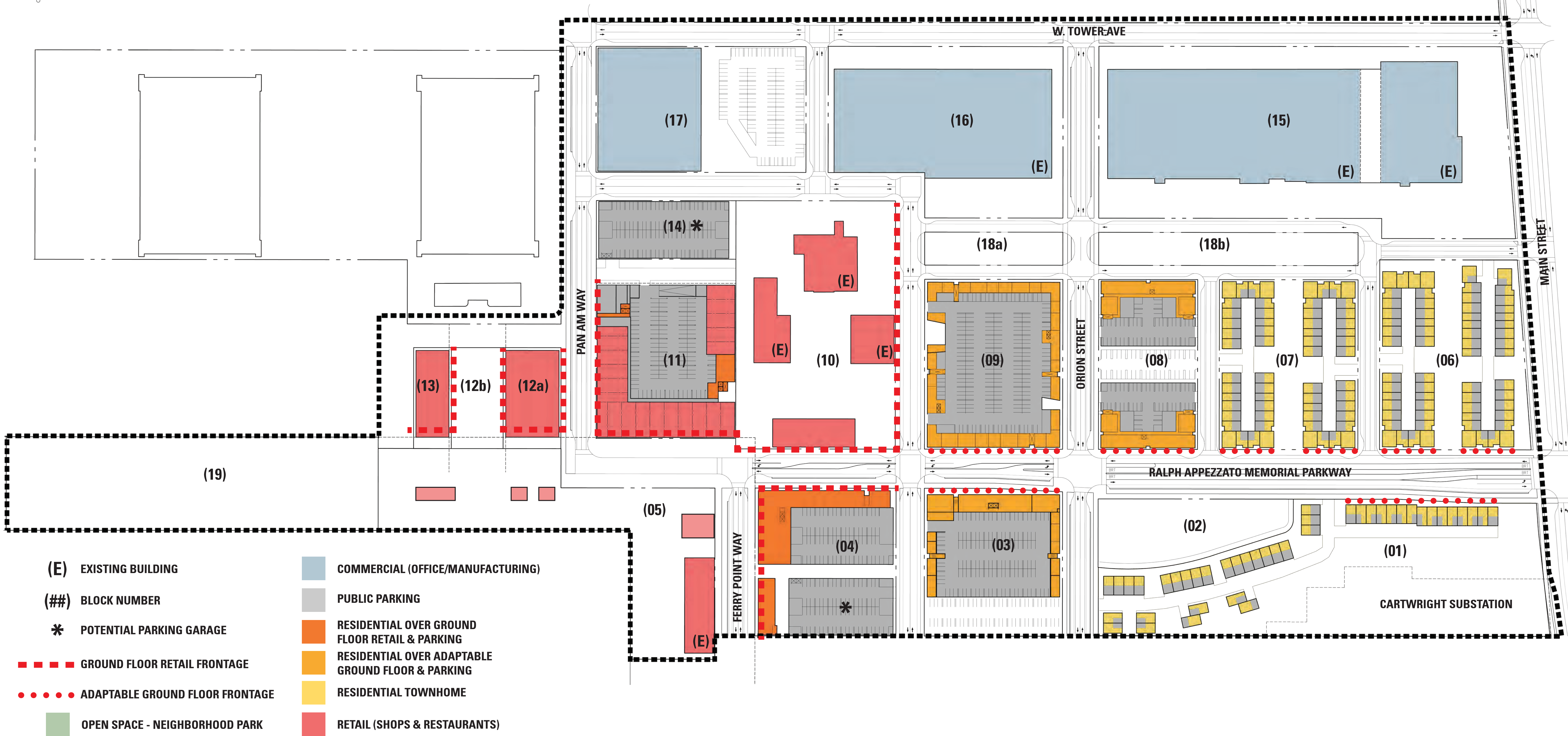
*NOTE: RESIDENTIAL UNIT DESIGNATIONS ARE APPROXIMATE, PER BLOCK, BUT TOTAL SHALL NOT EXCEED 800 RESIDENTIAL UNITS ACROSS "SITE A"

** 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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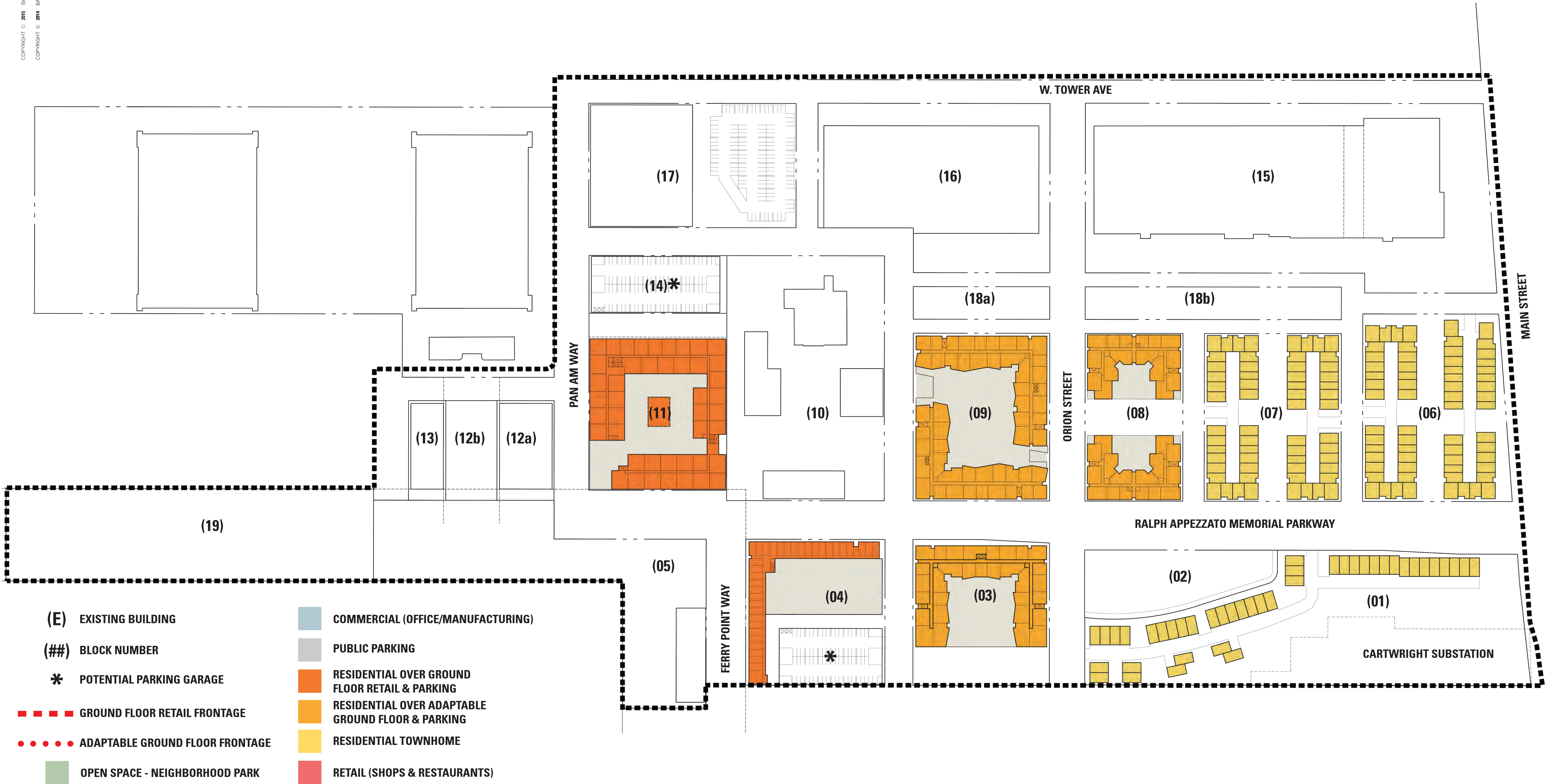
LAND USE DIAGRAM



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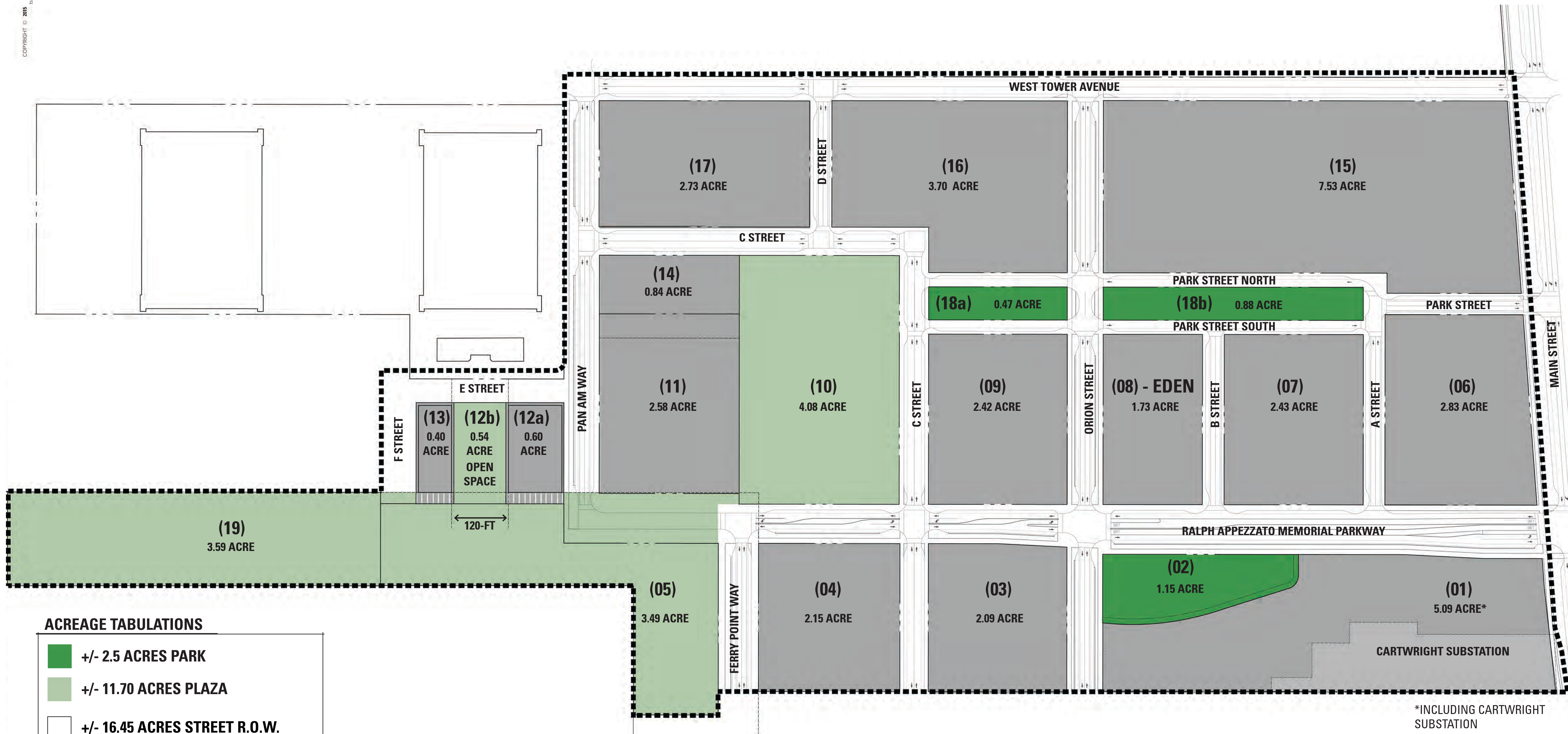
GROUND FLOOR PLAN



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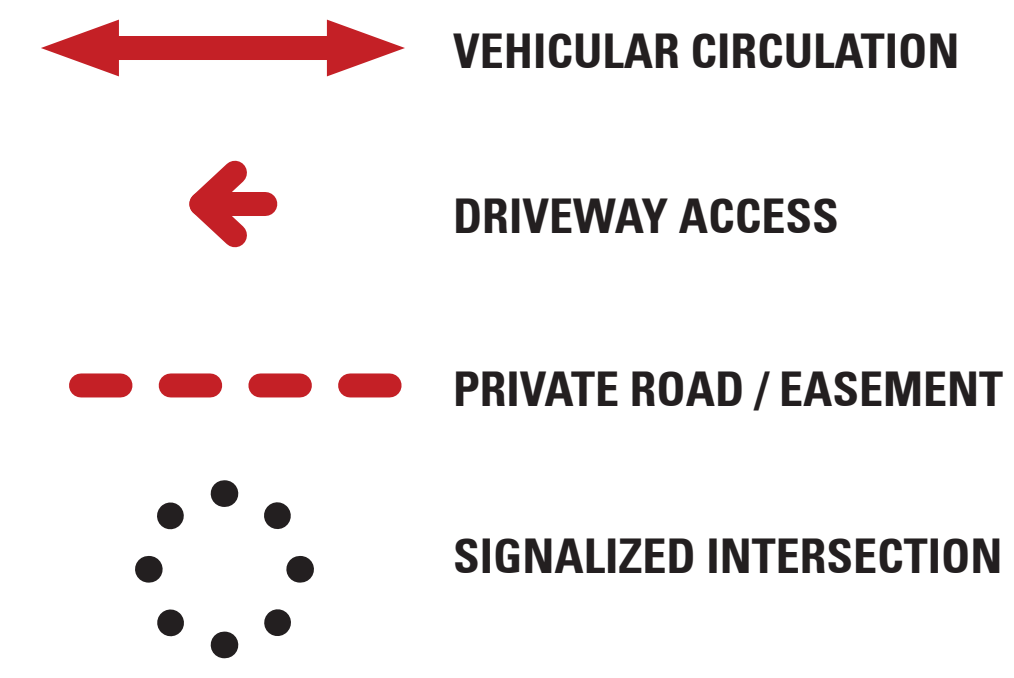
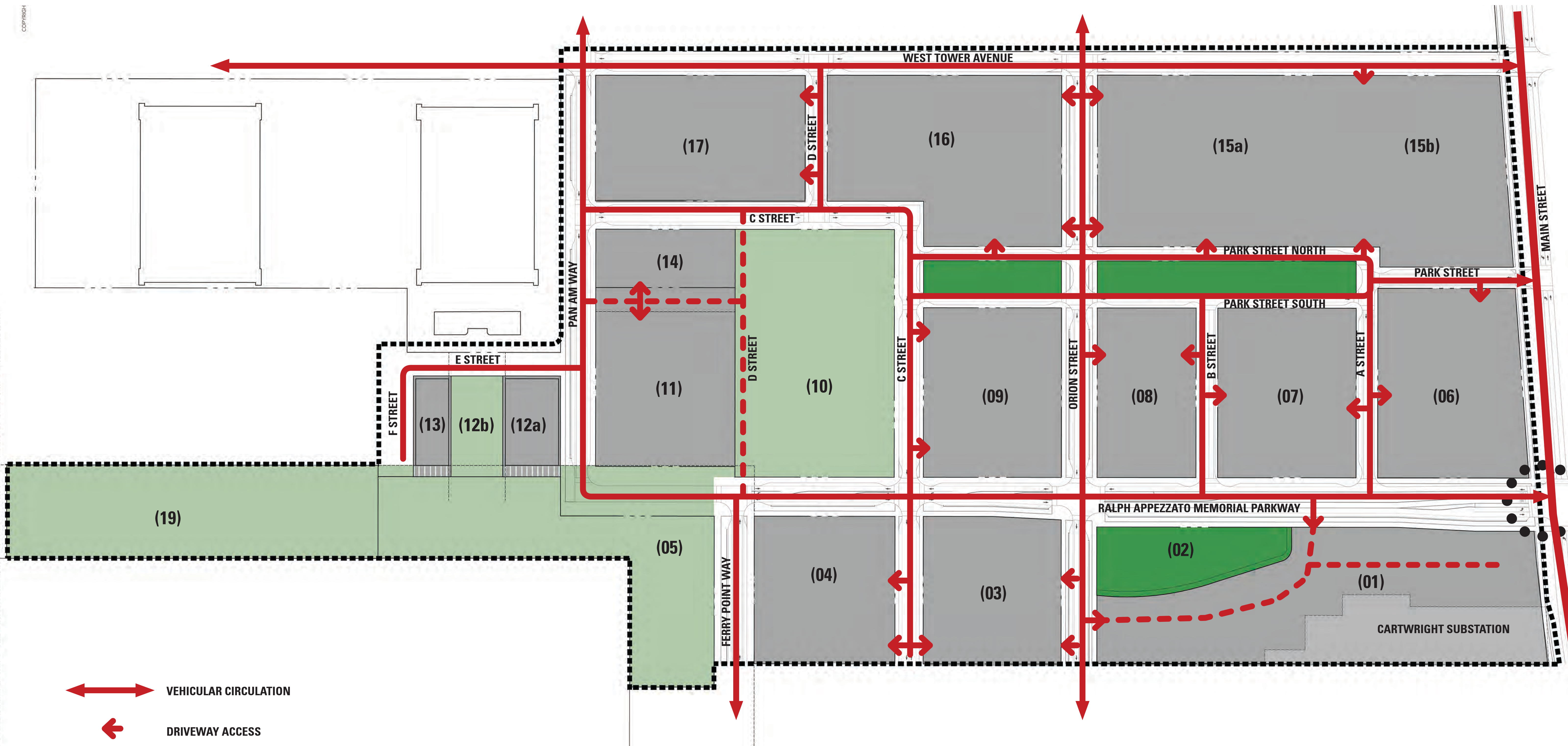
TYPICAL UPPER LEVEL PLAN



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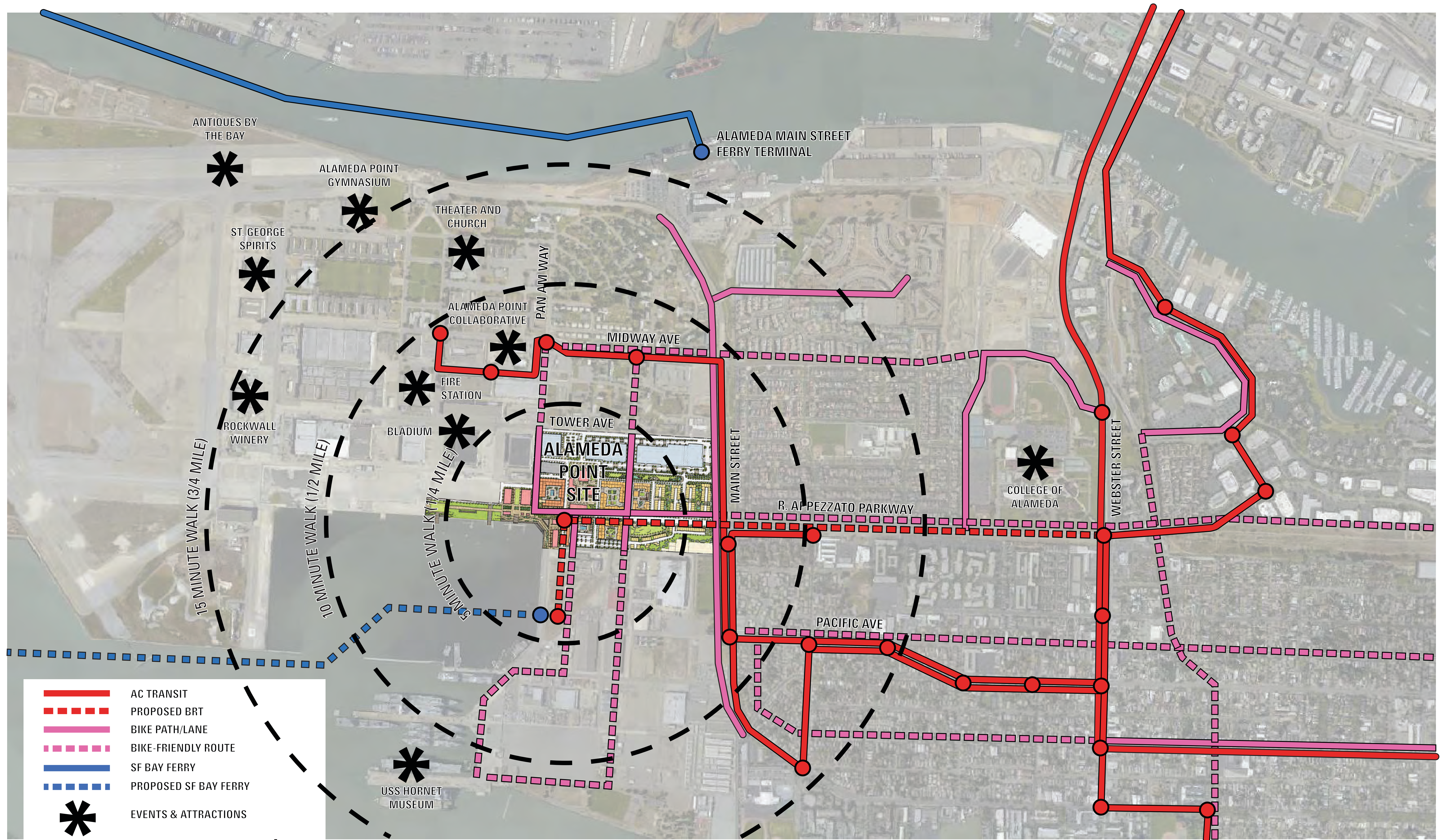
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PARCEL DIAGRAM



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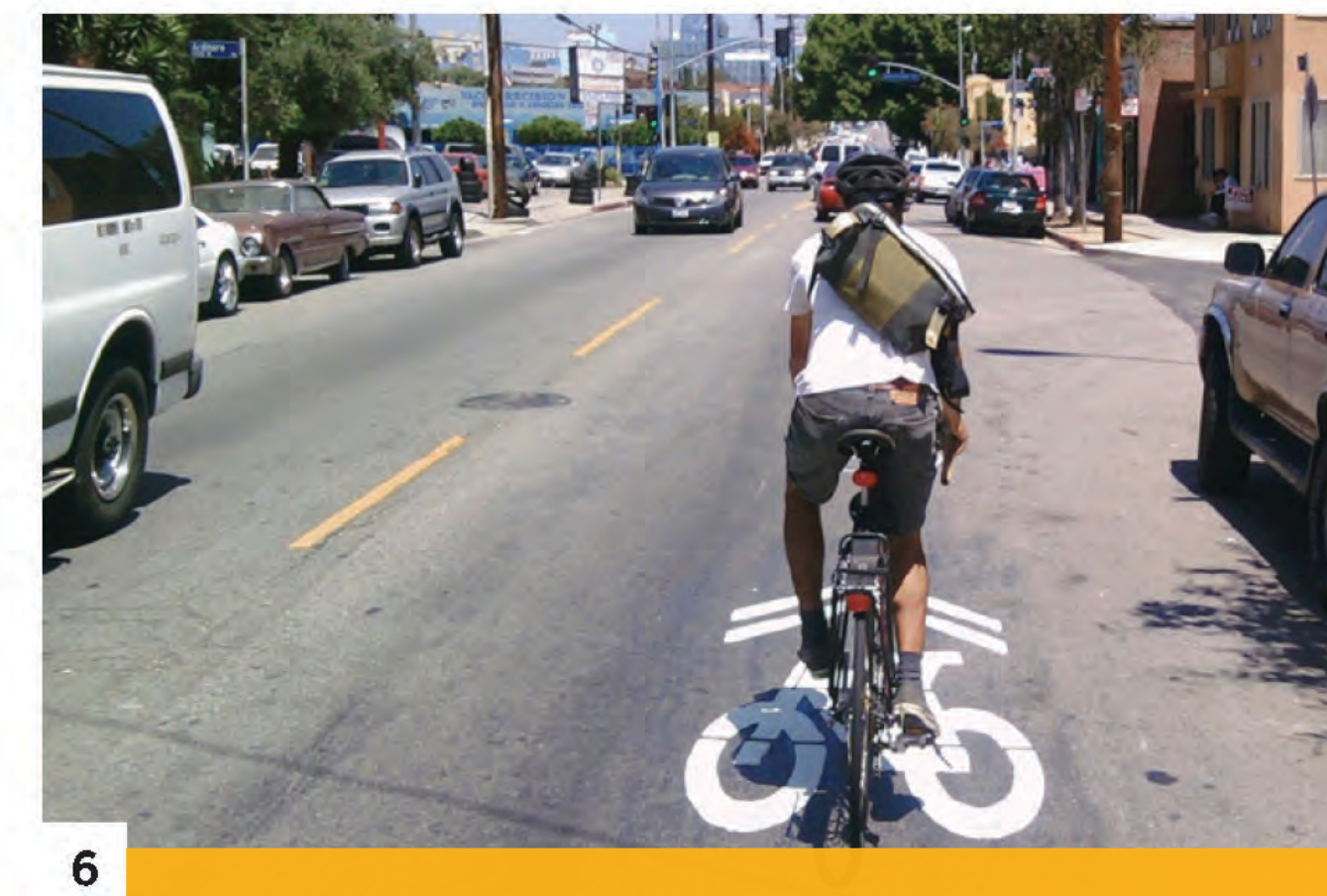
PROPOSED VEHICULAR ACCESS



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VICINITY MAP - PROPOSED TRANSIT ROUTE & BIKE CONNECTIVITY



BIKE FACILITY TYPES

The Precise Plan incorporates a full range of bike facilities in a coordinated network allowing cycling access to all areas of the Town Center and Waterfront.

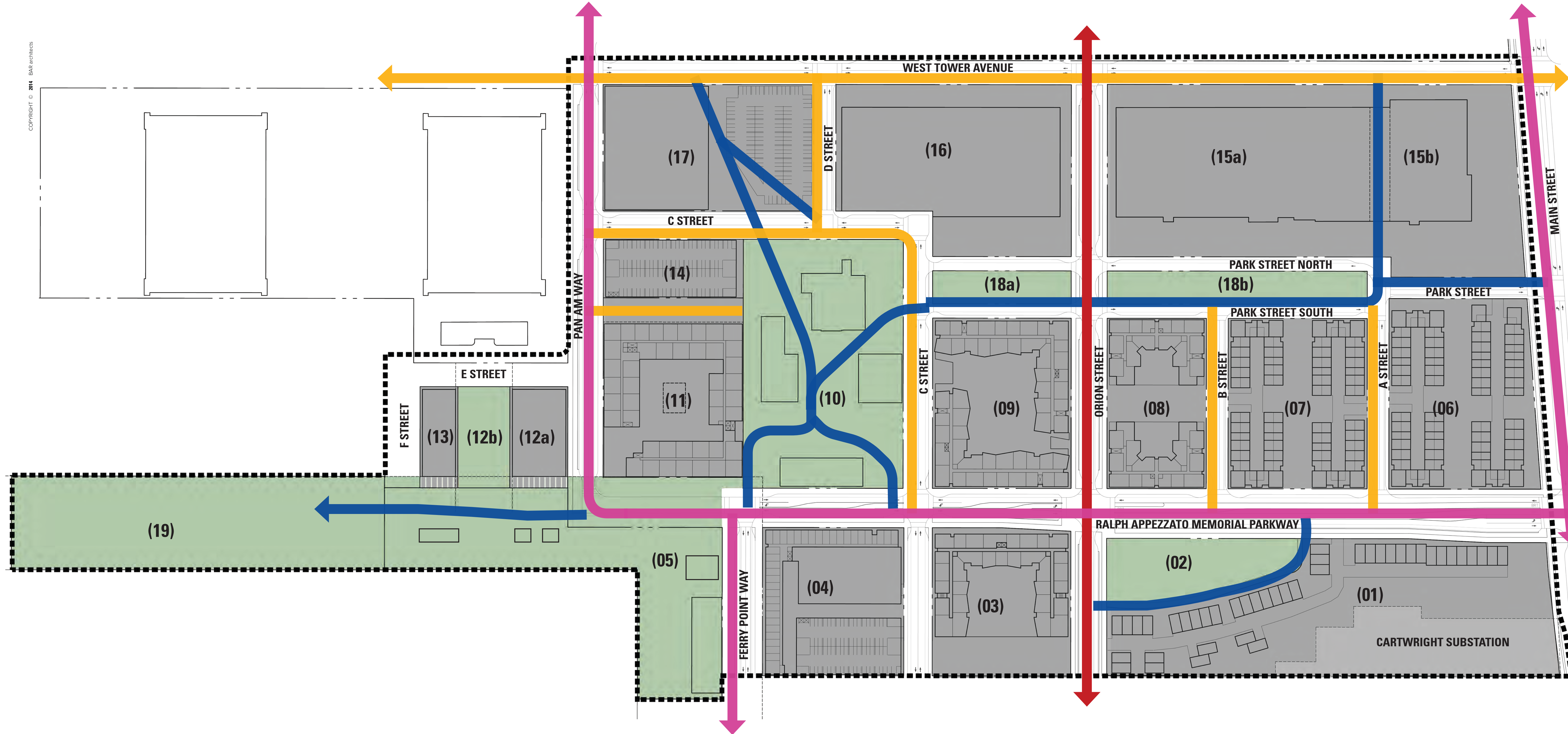
- SEPARATED BIKE TRAIL (1)
- SHARED PEDESTRIAN / BIKE TRAIL (2)
- BIKE LANES WITH PHYSICAL BARRIERS (3)
- BIKE LANES WITH PAINTED BUFFER (4,5,6)

- 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)

SOURCE: SAN FRANCISCO BICYCLE COALITION
* FROM JULY ALAMEDA POINT PRECISE PLAN

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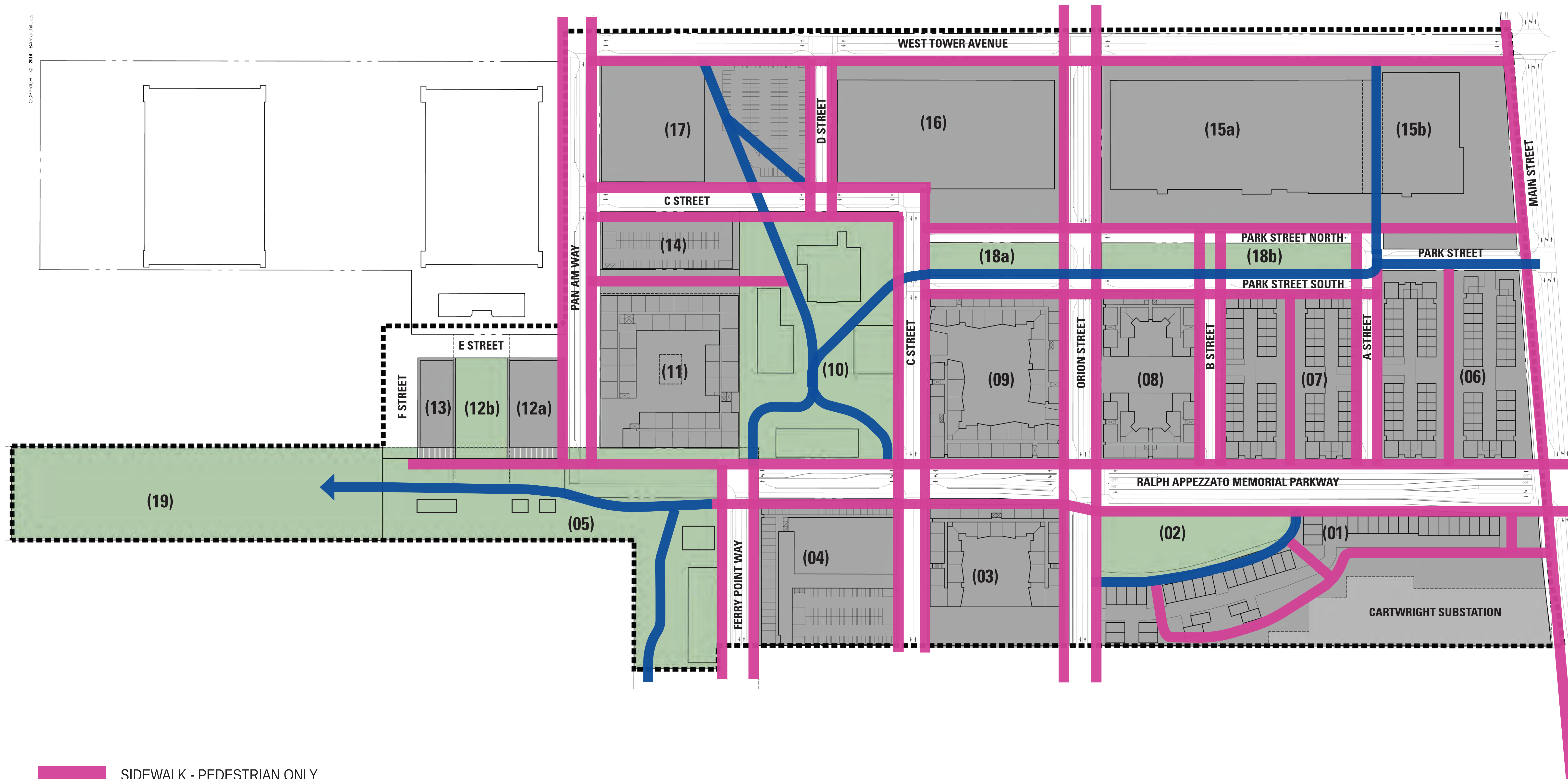
BIKE PATH TYPOLOGY



- 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)

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SITE A - BIKE PATH CIRCULATION

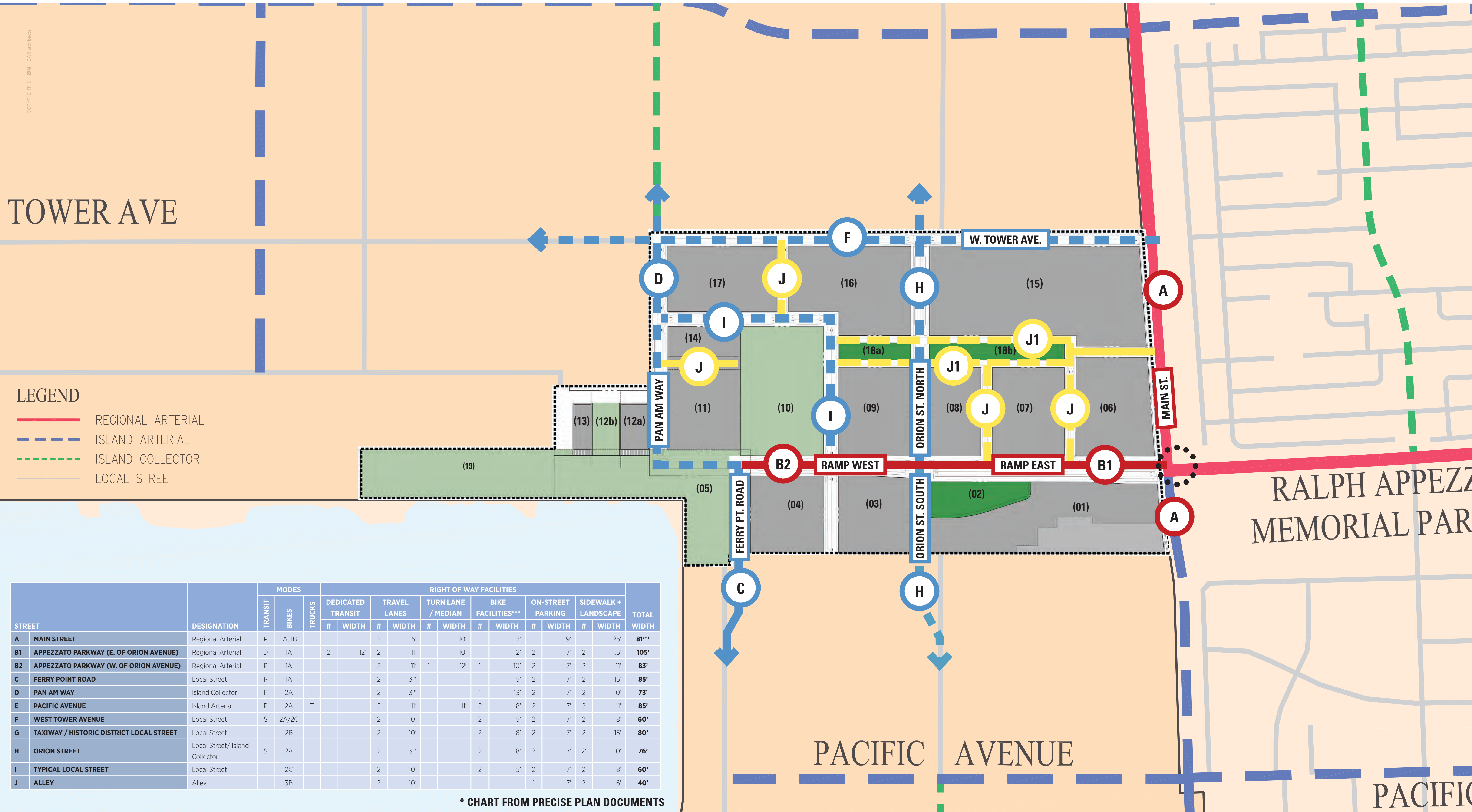


- SIDEWALK - PEDESTRIAN ONLY
- SHARED PEDESTRIAN / BIKE TRAIL

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SITE A - PEDESTRIAN CIRCULATION

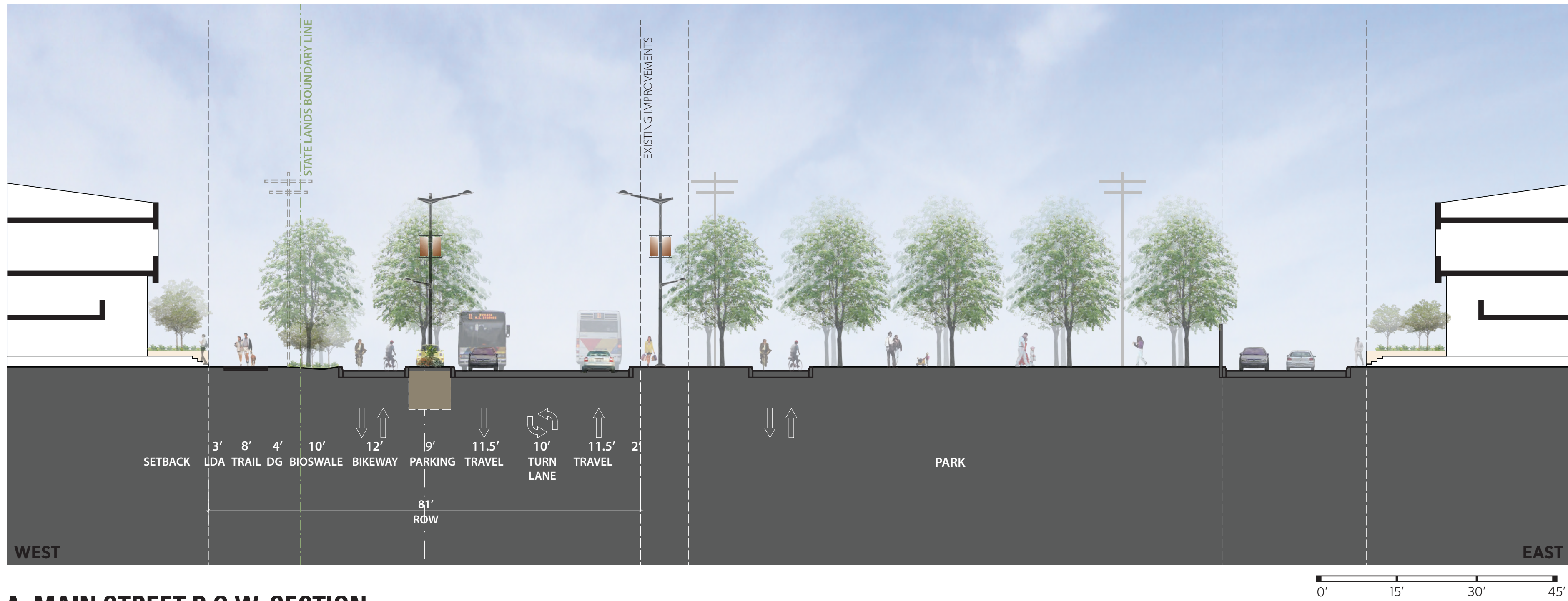




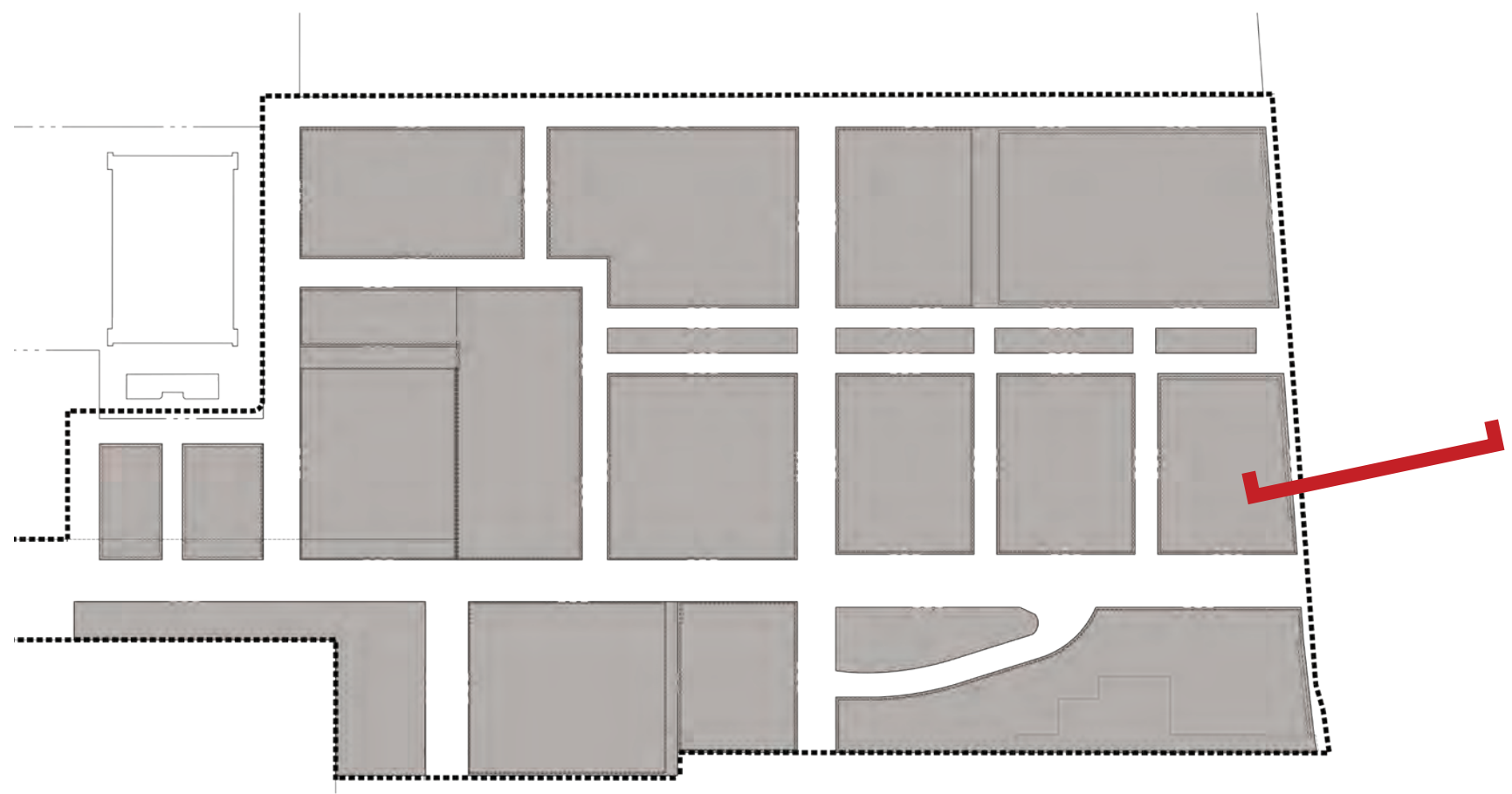
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PROPOSED STREET CLASSIFICATION PLAN - OVER M.I.P. PLAN



A. MAIN STREET R.O.W. SECTION



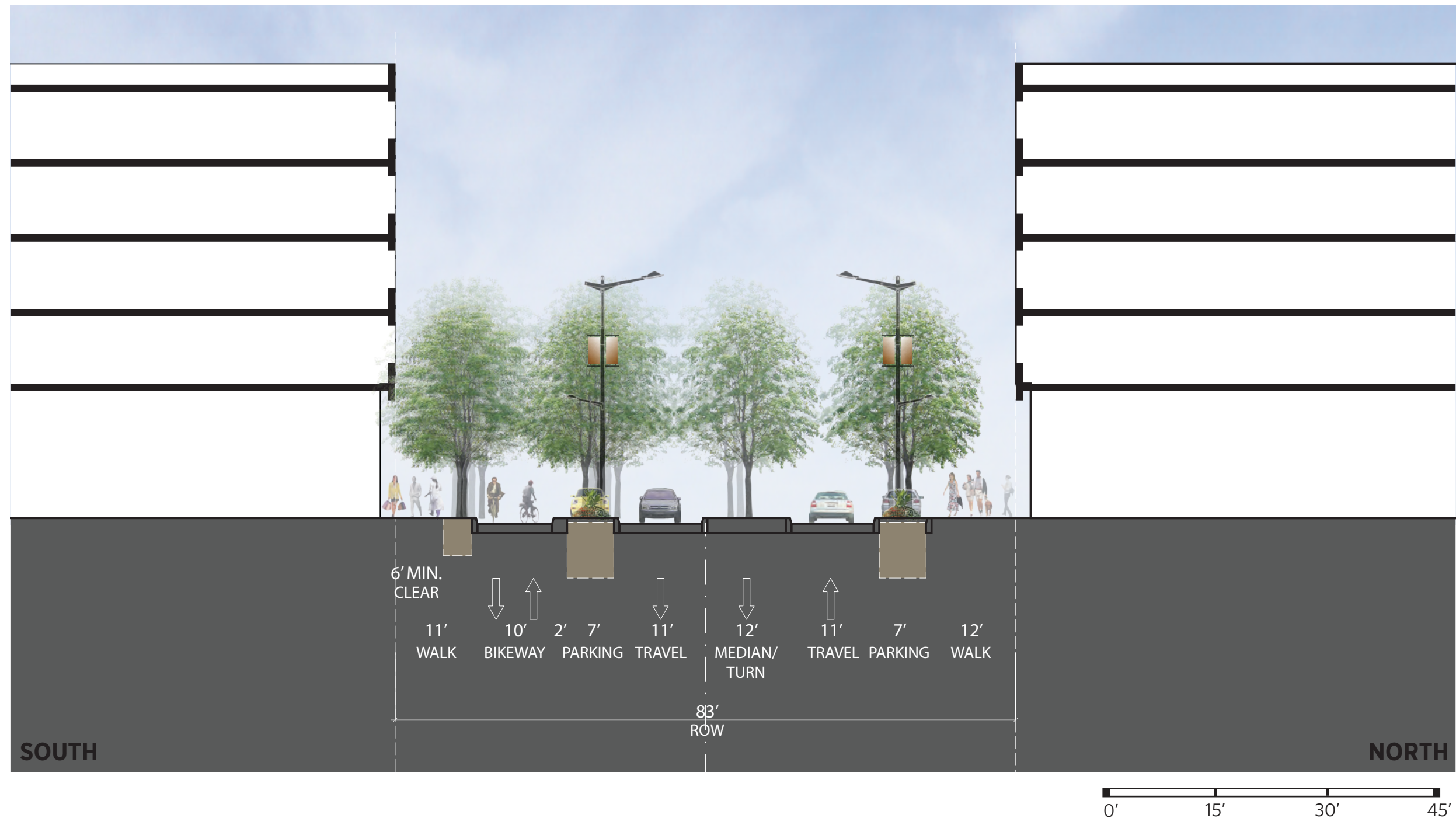
KEY PLAN

ALAMEDA POINT

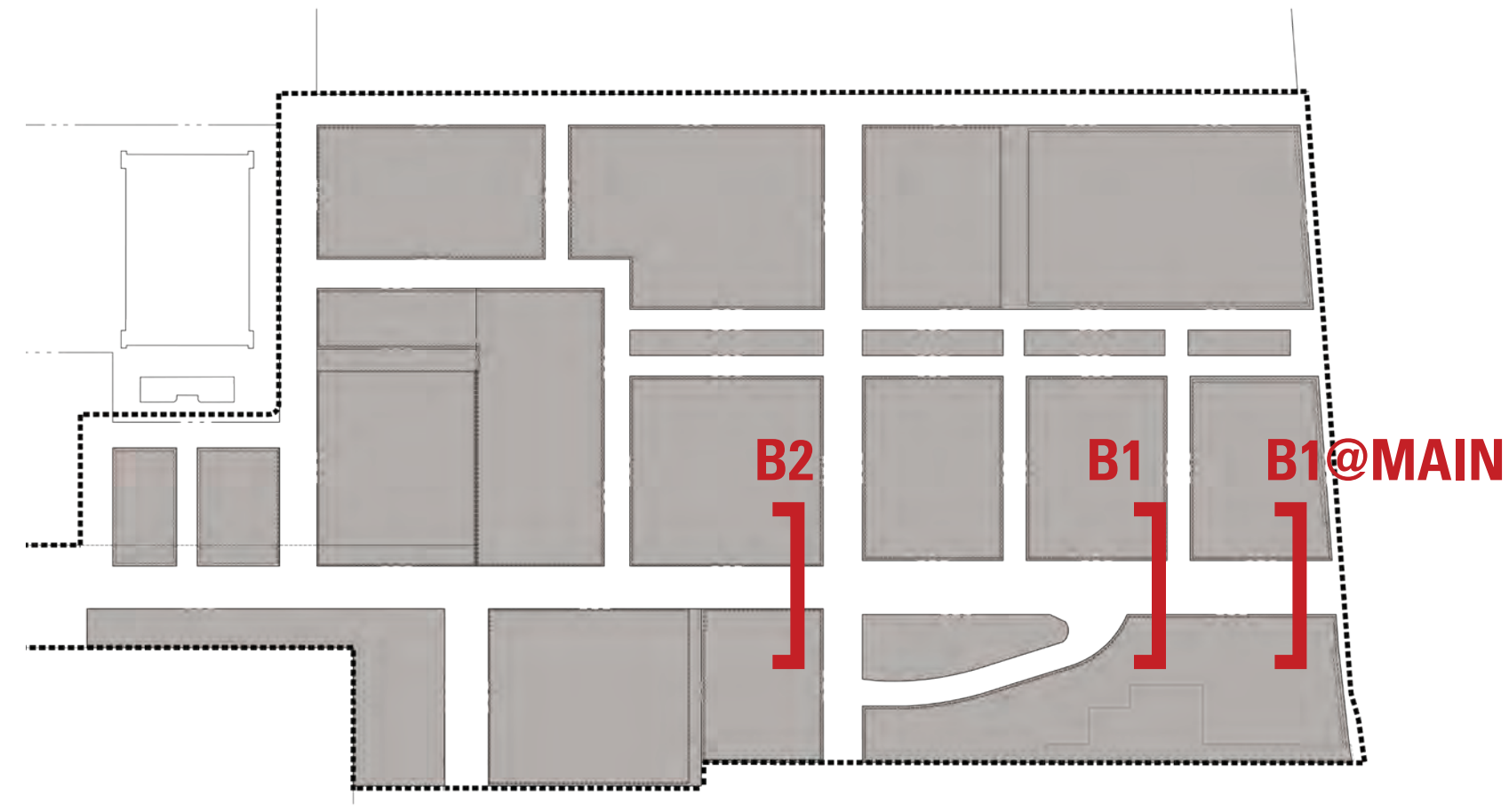
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* DRAWING FROM PRECISE PLAN DOCUMENTS

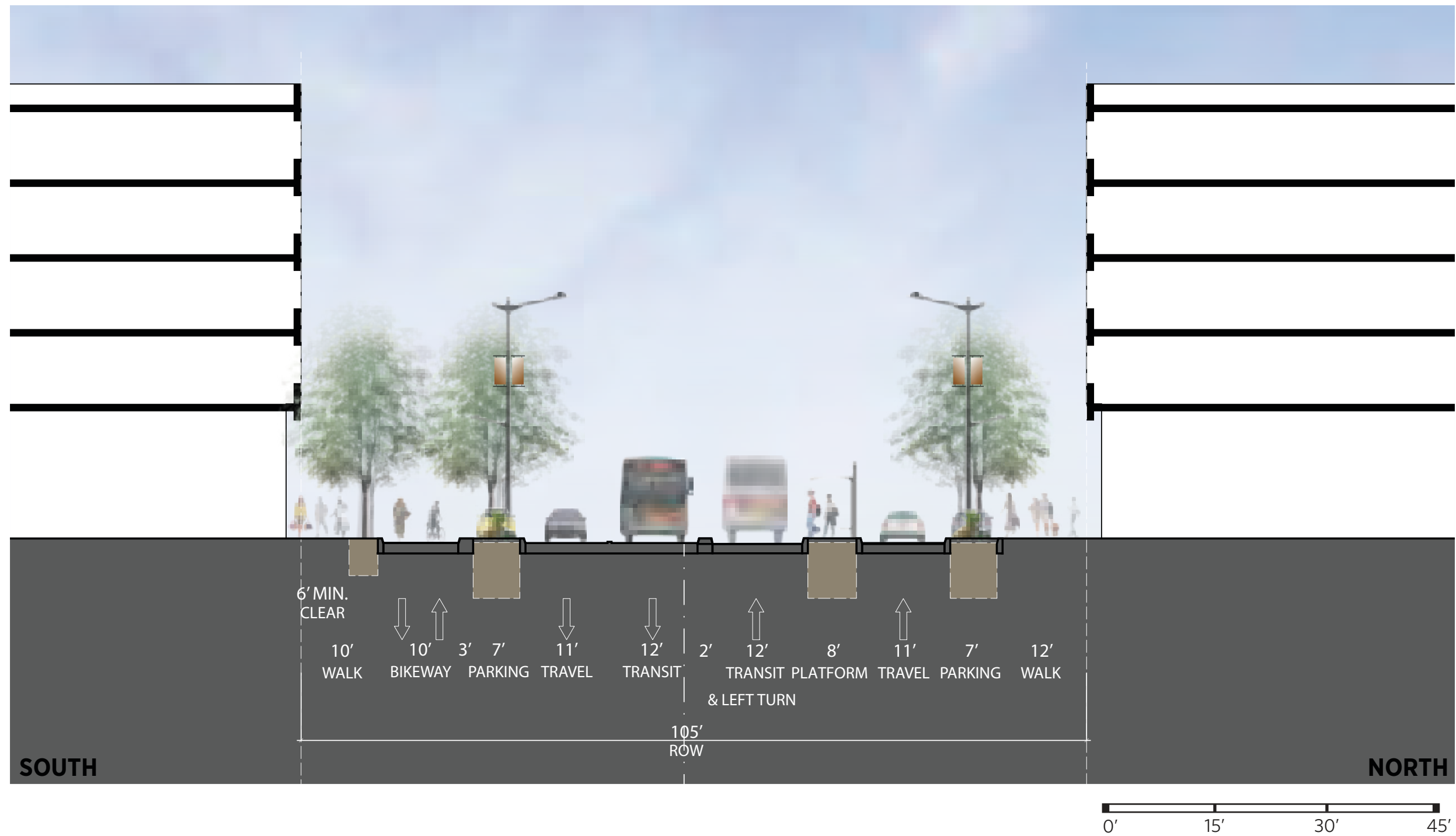
RIGHT OF WAY SECTIONS



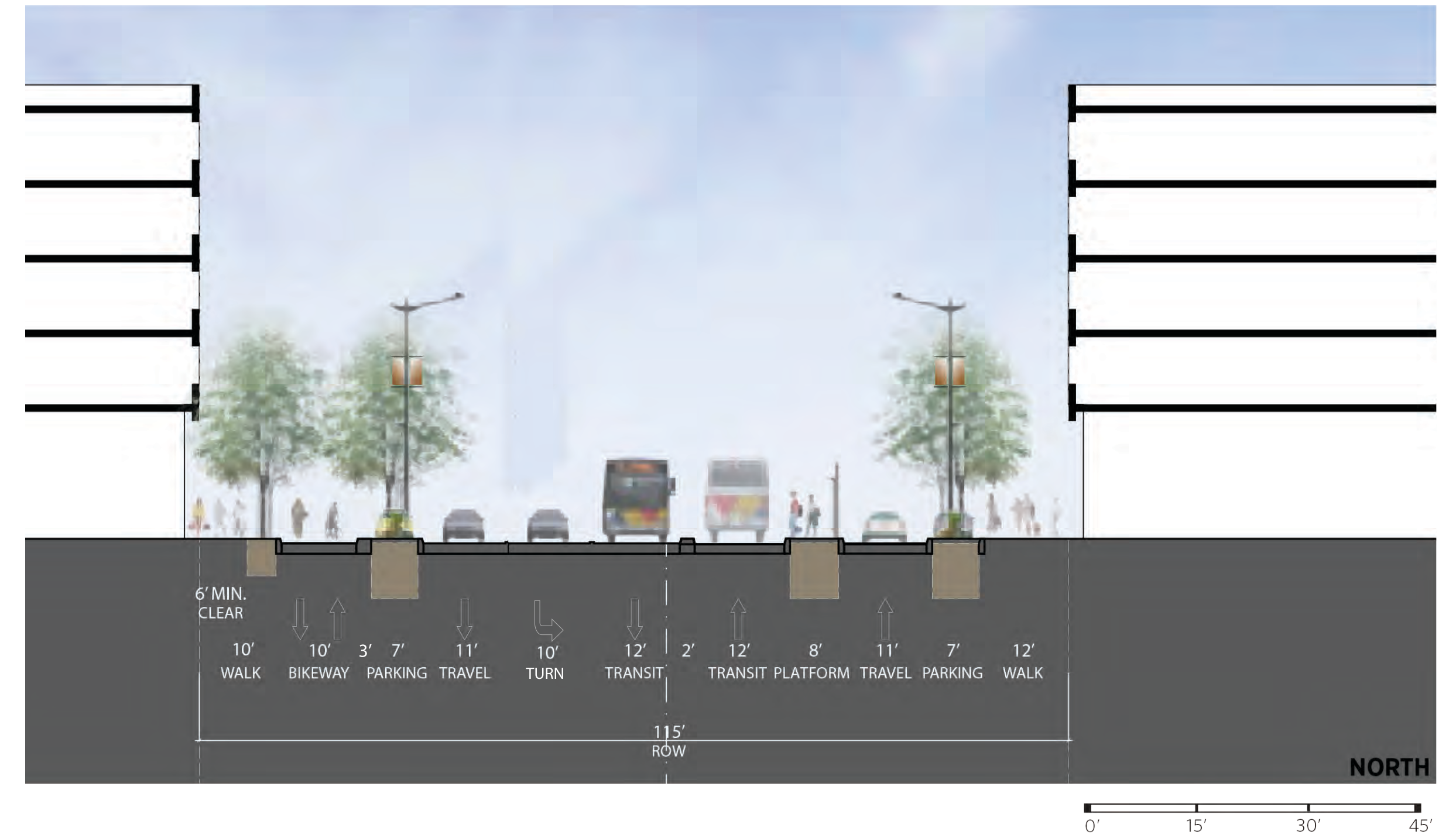
B2. RALPH APPEZZATO MEMORIAL PARKWAY - WEST 83' R.O.W. SECTION
DRAWING FROM PRECISE PLAN DOCUMENTS



KEY PLAN



B1. RALPH APPEZZATO MEMORIAL PARKWAY - EAST 105' R.O.W. SECTION
DRAWING REVISED FROM PRECISE PLAN DOCUMENTS



B1@MAIN. RALPH APPEZZATO MEMORIAL PARKWAY - EAST 115' R.O.W. SECTION AT MAIN STREET
DRAWING REVISED FROM PRECISE PLAN DOCUMENTS

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* DRAWINGS FROM PRECISE PLAN DOCUMENTS

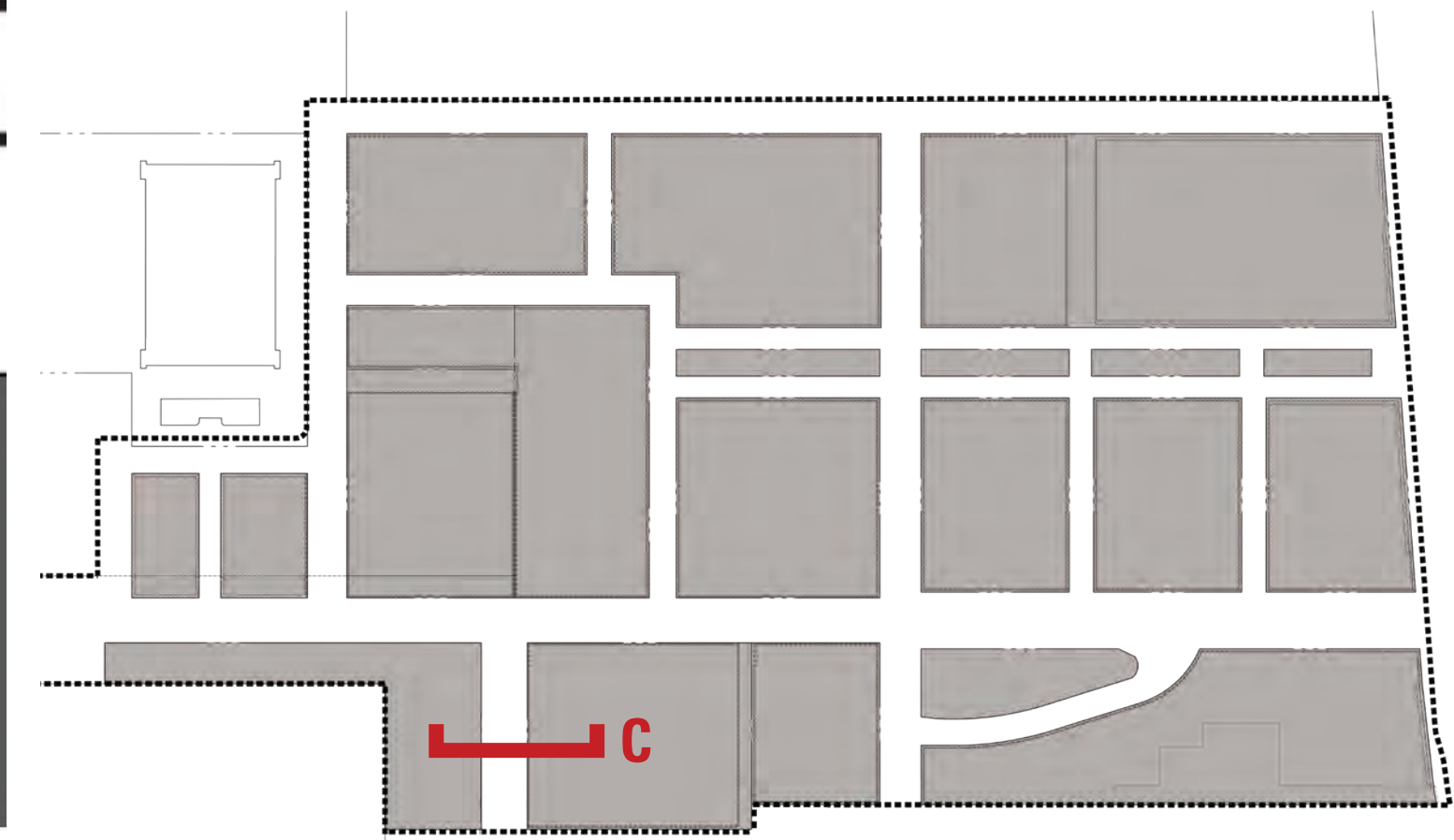
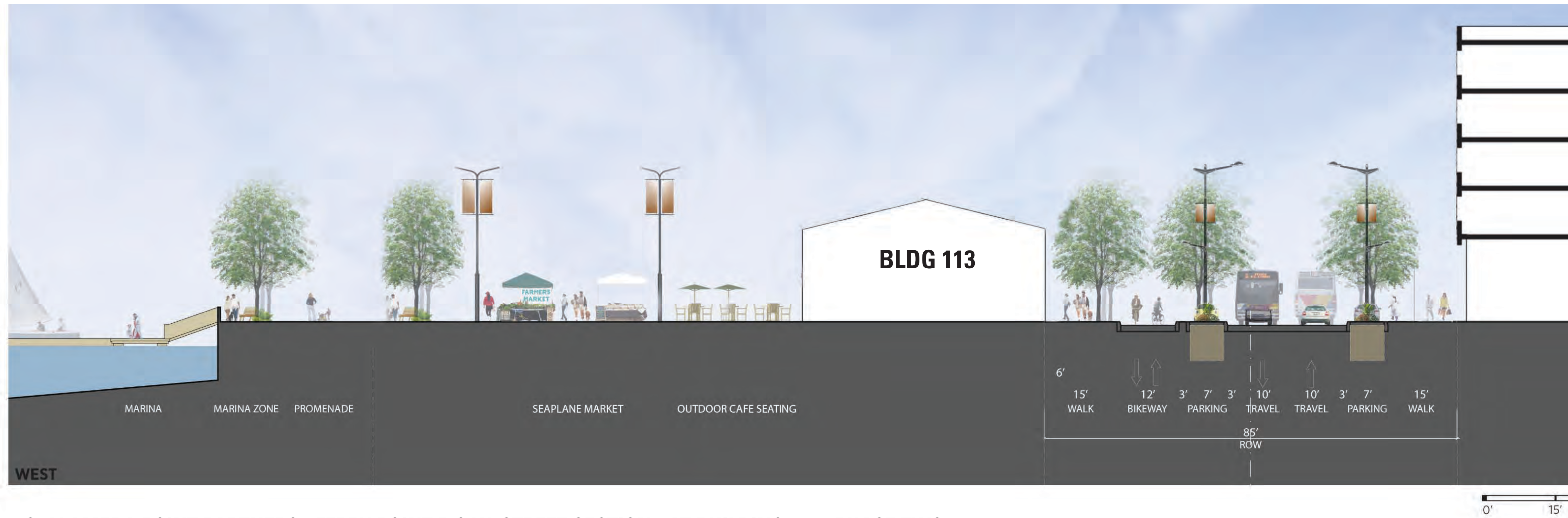
RIGHT OF WAY SECTIONS



ALAMEDA POINT

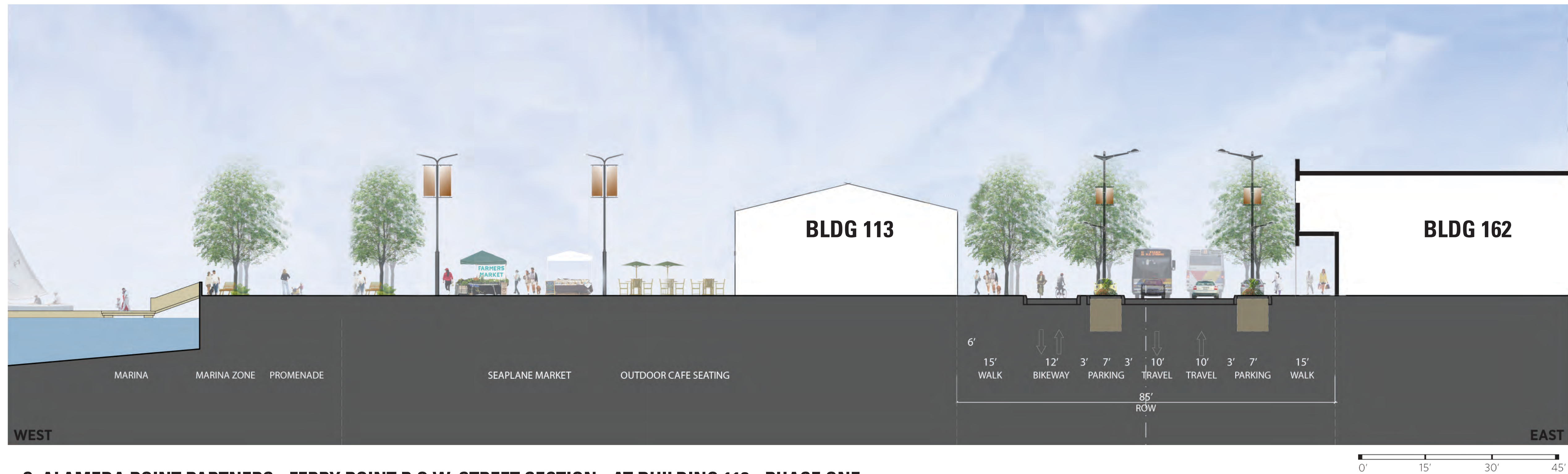
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SITE A - TRANSIT PLAN



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

KEY PLAN



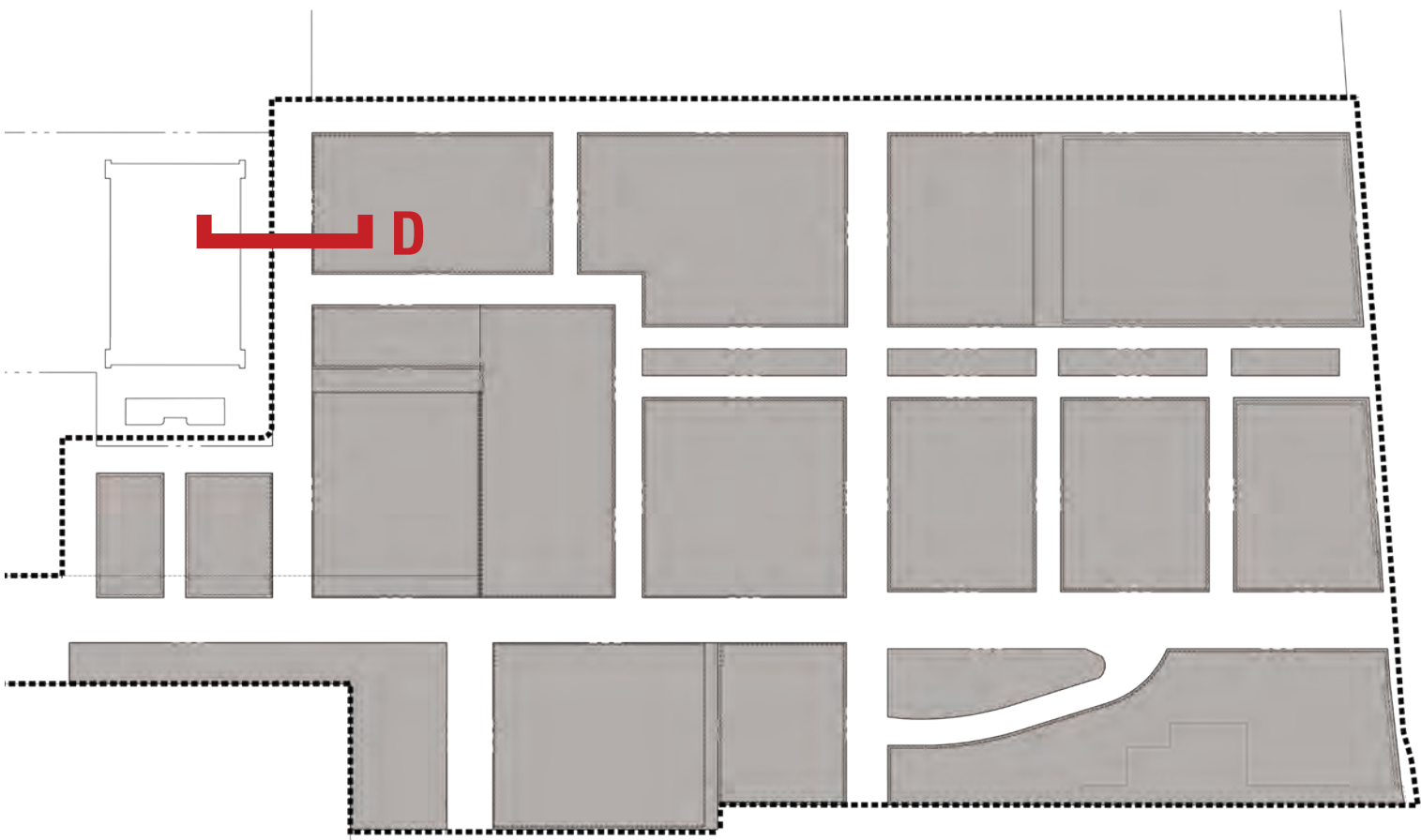
C. ALAMEDA POINT PARTNERS - FERRY POINT R.O.W. STREET SECTION - AT BUILDING 113 - PHASE ONE

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RIGHT OF WAY SECTIONS



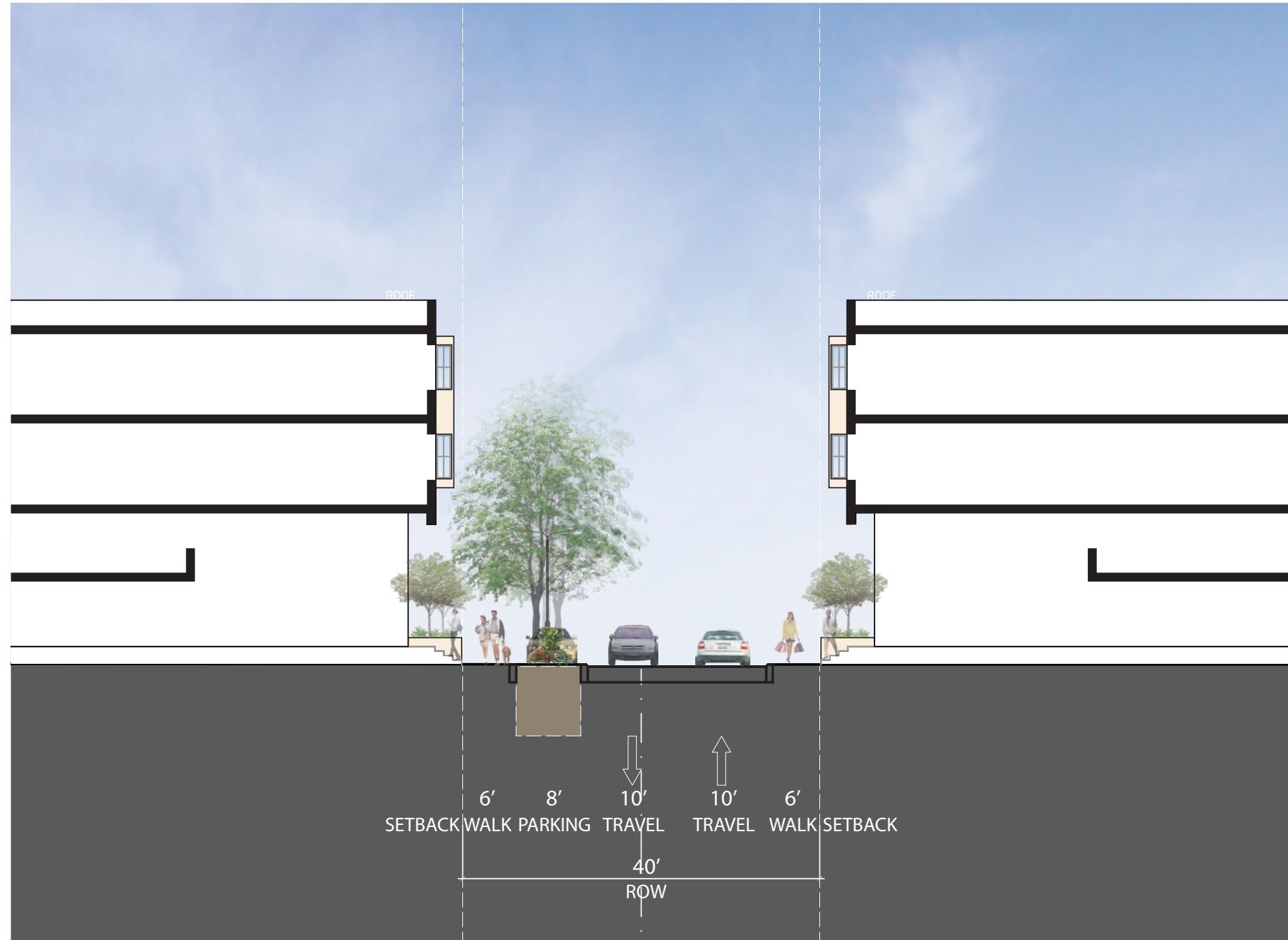
D. PAN AM WAY R.O.W. SECTION



KEY PLAN

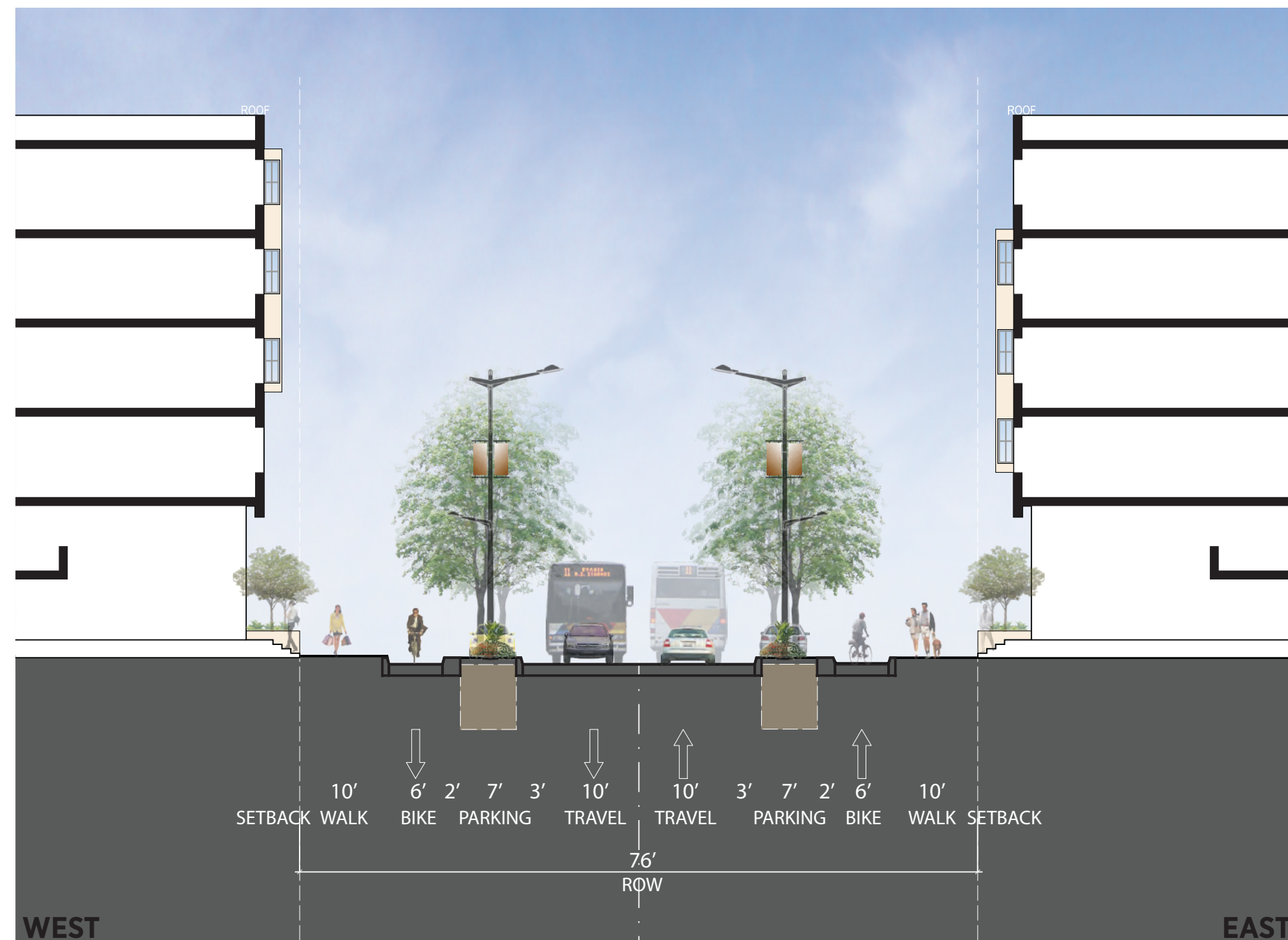
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* DRAWING FROM PRECISE PLAN DOCUMENTS
RIGHT OF WAY SECTIONS

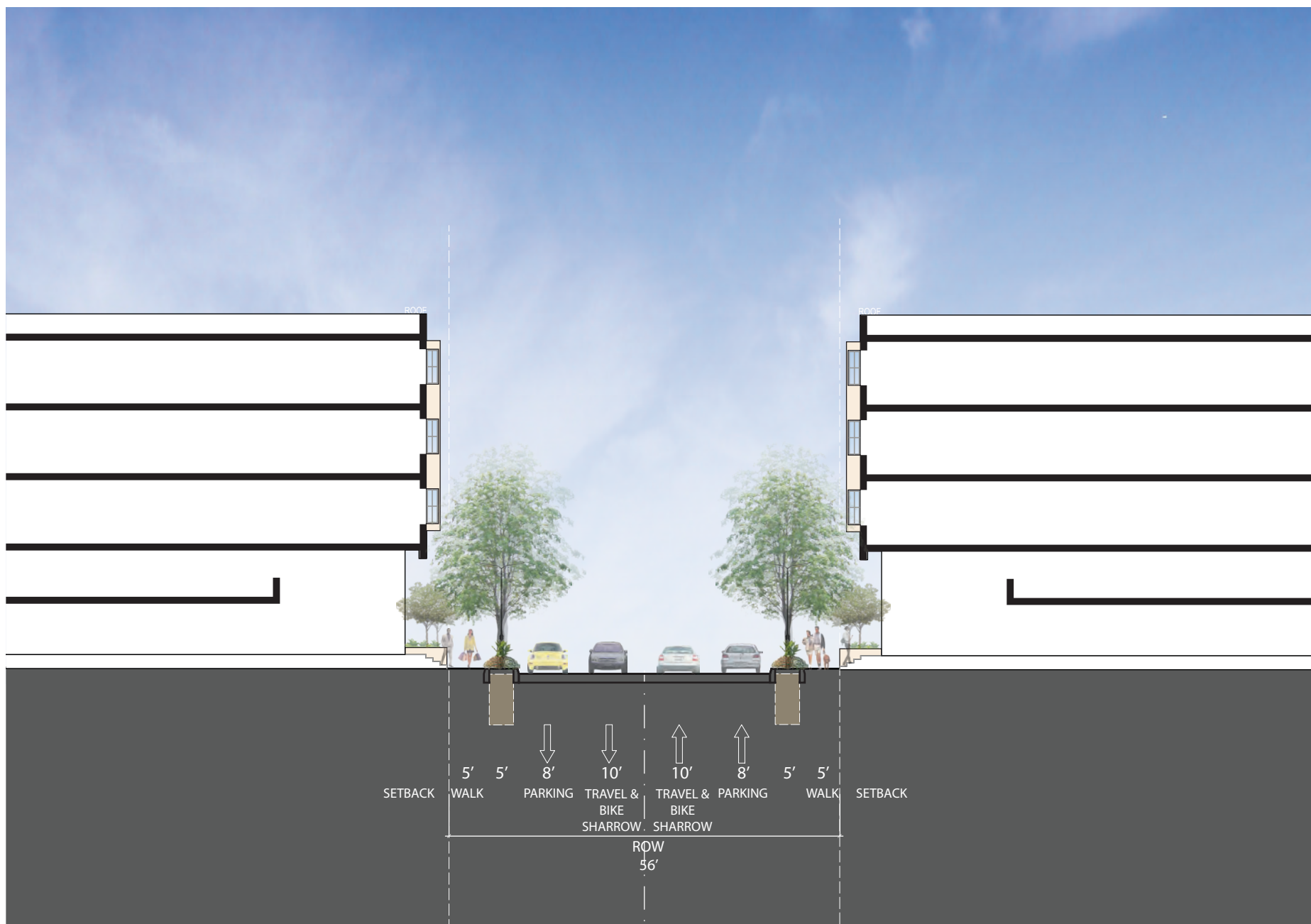


J. ALLEY R.O.W. SECTION

* DRAWING FROM PRECISE PLAN DOCUMENTS

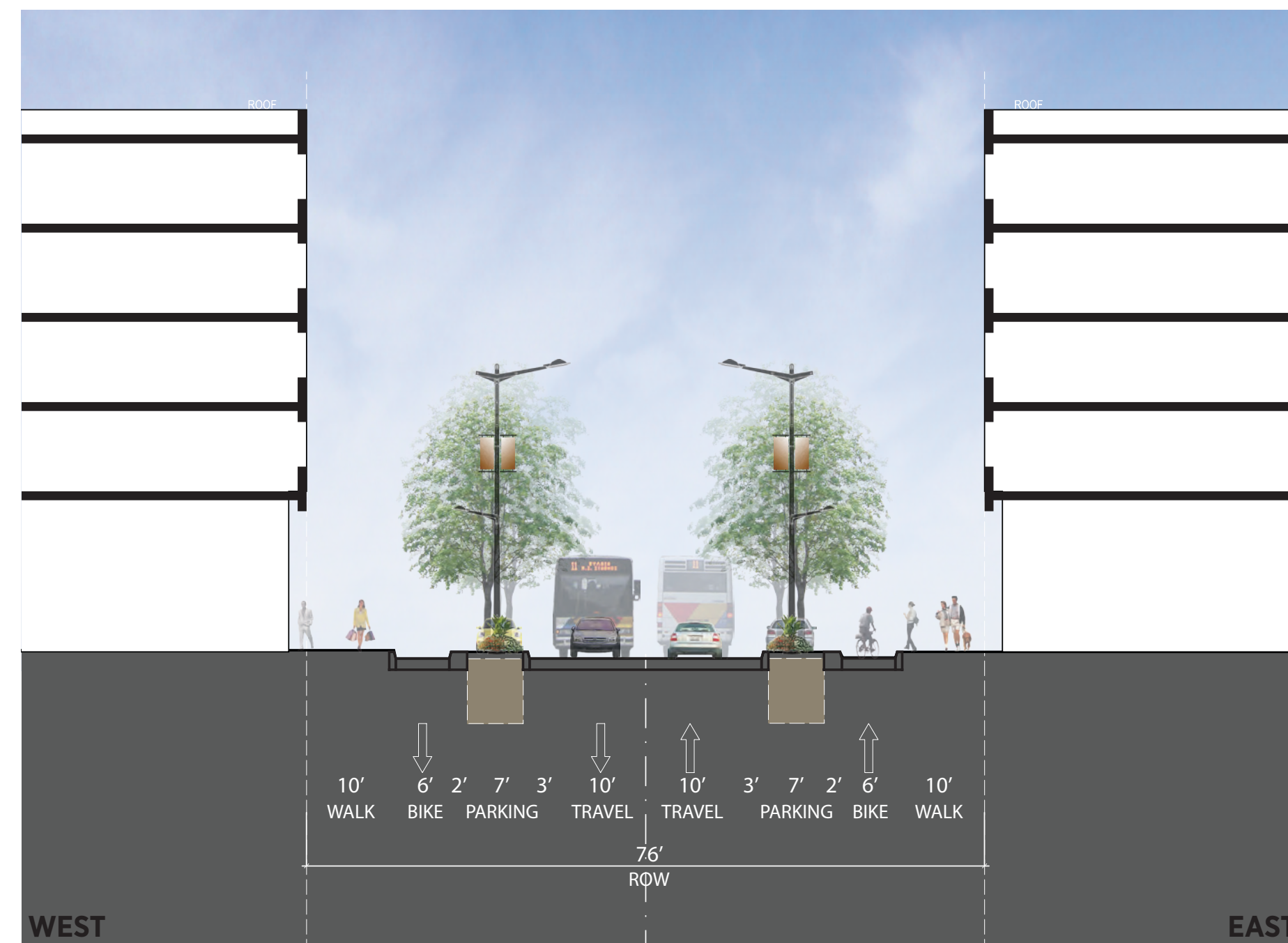


H. ORION STREET (NORTH) R.O.W. SECTION

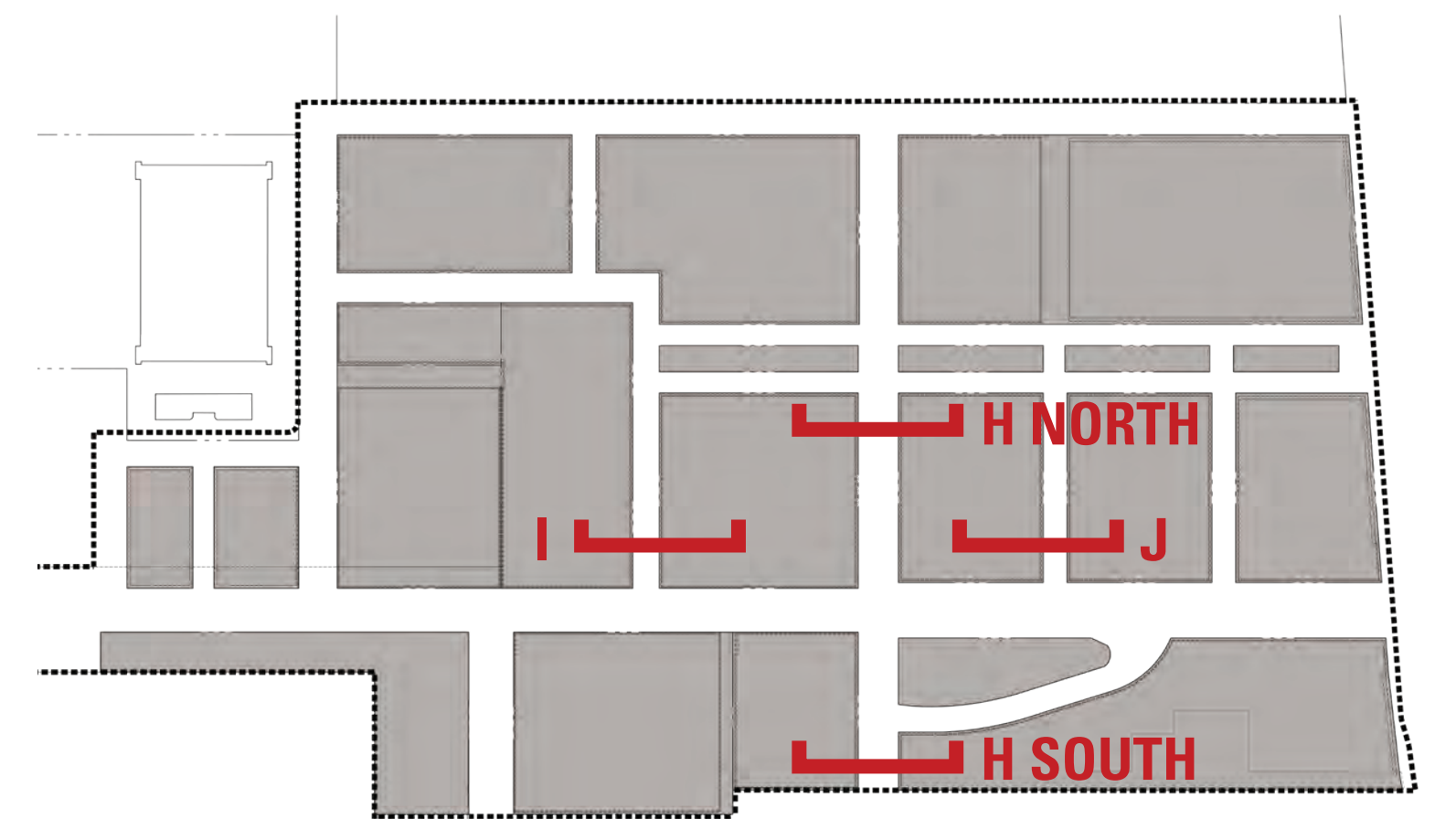


I. TYPICAL LOCAL STREET R.O.W. SECTION

* DRAWING FROM PRECISE PLAN DOCUMENTS



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

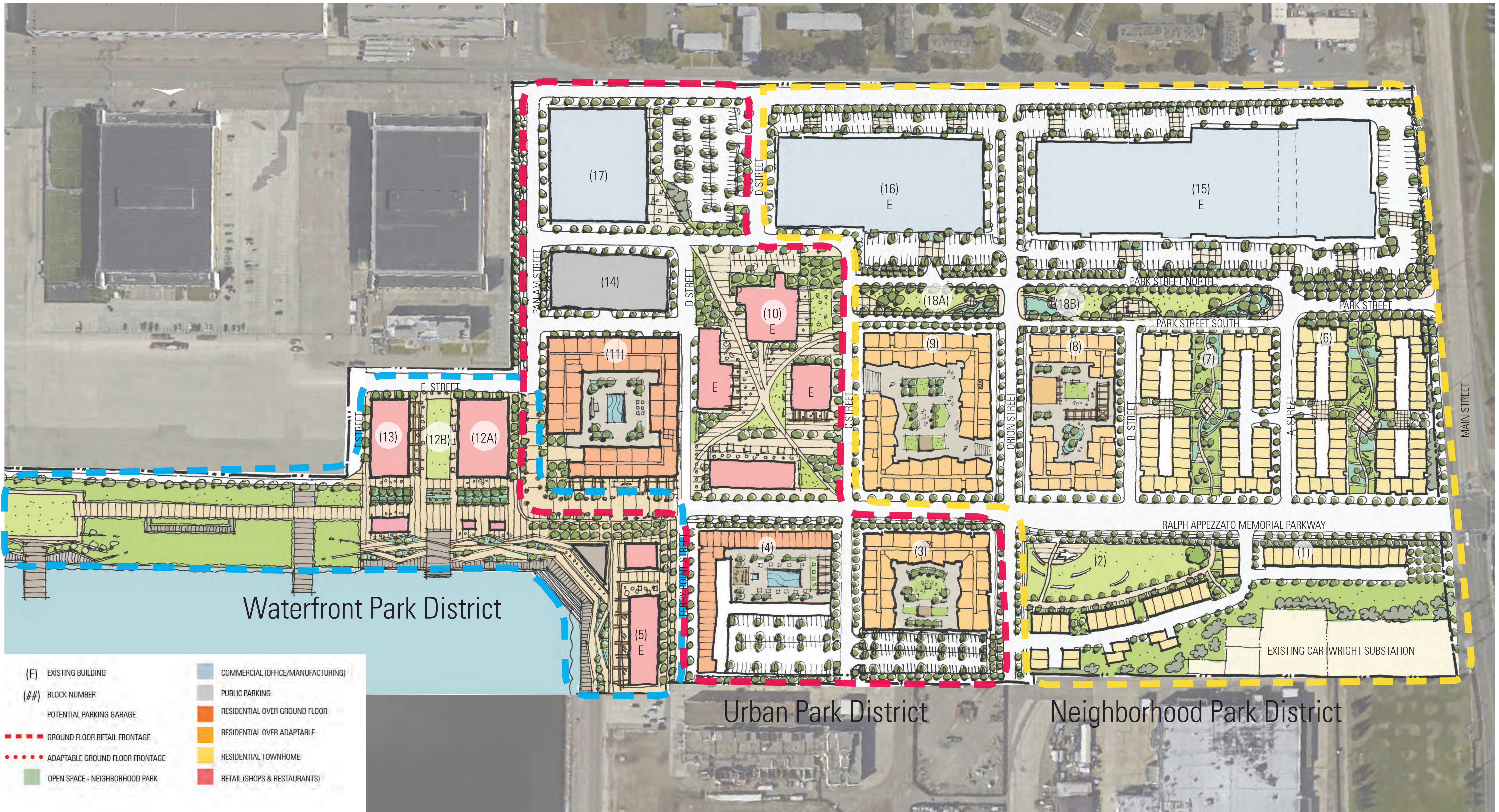


KEY PLAN

* DRAWINGS FROM PRECISE PLAN DOCUMENTS

RIGHT OF WAY SECTIONS

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ILLUSTRATIVE SITE PLAN - OPEN SPACE



1



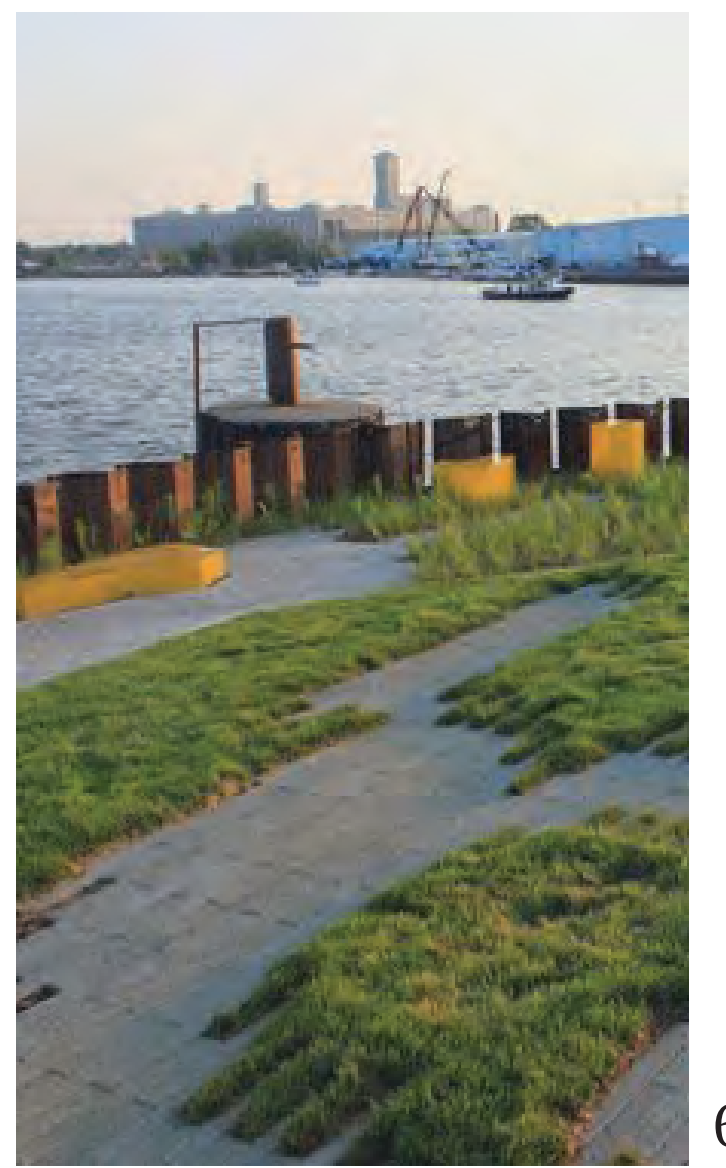
2



3



4



6



7



8



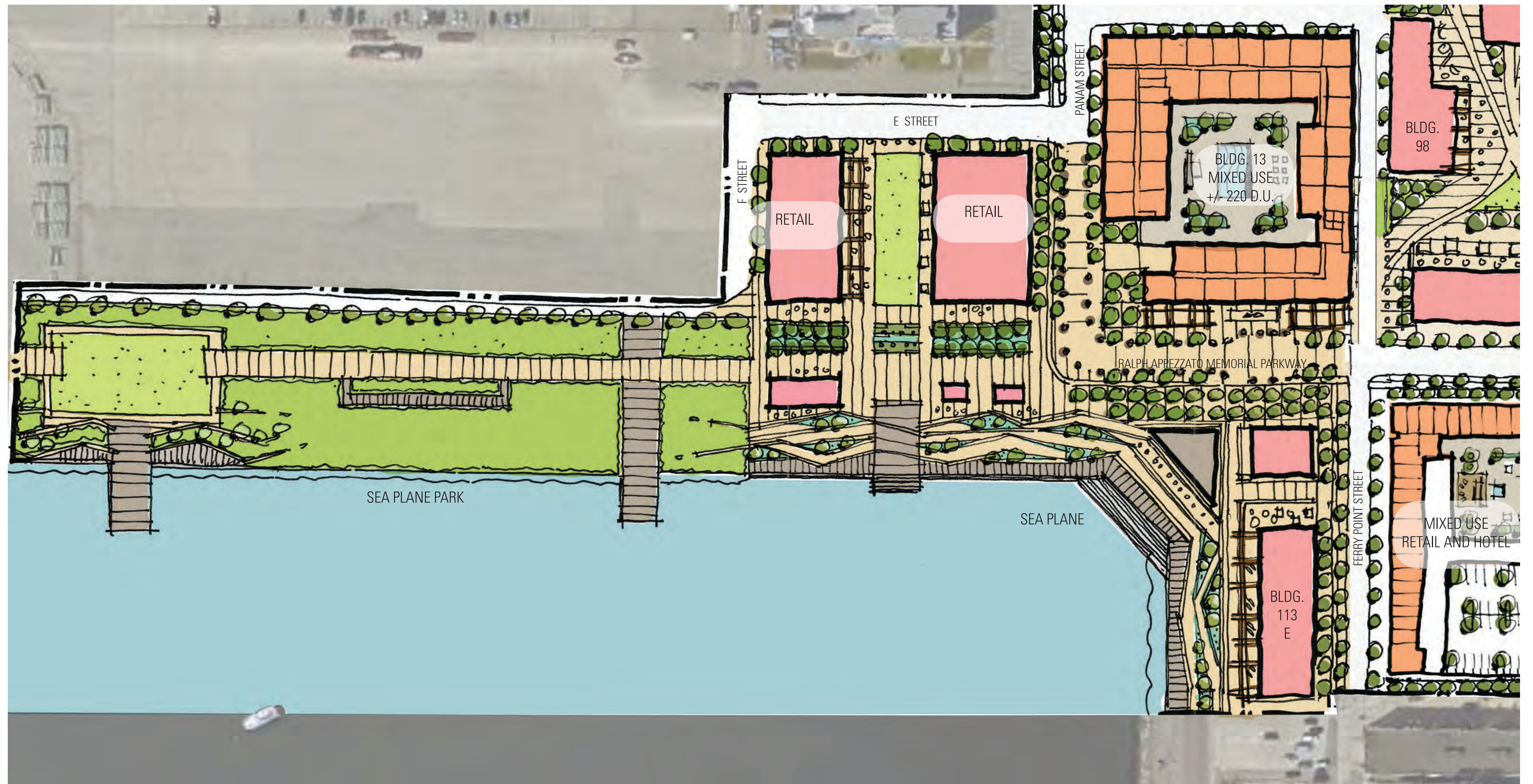
9



10

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WATERFRONT PARK CHARACTER



WATER FRONT PLAN

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WATERFRONT PARK

BARarchitects

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Sustainable Real Estate Development

SRMERNST
development partners
MadisonMarquette

KH
KwanHenmi

FIELD
PAOLI

Ap Ph
De Wo

02.23.15

14072



- 1 OUTDOOR CAFE SEATING
- 2 PEDESTRIAN PROMENADE
- 3 MARINA
- 4 MARINA EDGE SEATING AND PLANTING



- 1 MARINA BEYOND
- 2 ART SCULPTURE
- 3 WATERFRONT CAFE
- 4 OPEN FLEXIBLE PLAZA

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WATERFRONT PLAZA IMAGERY



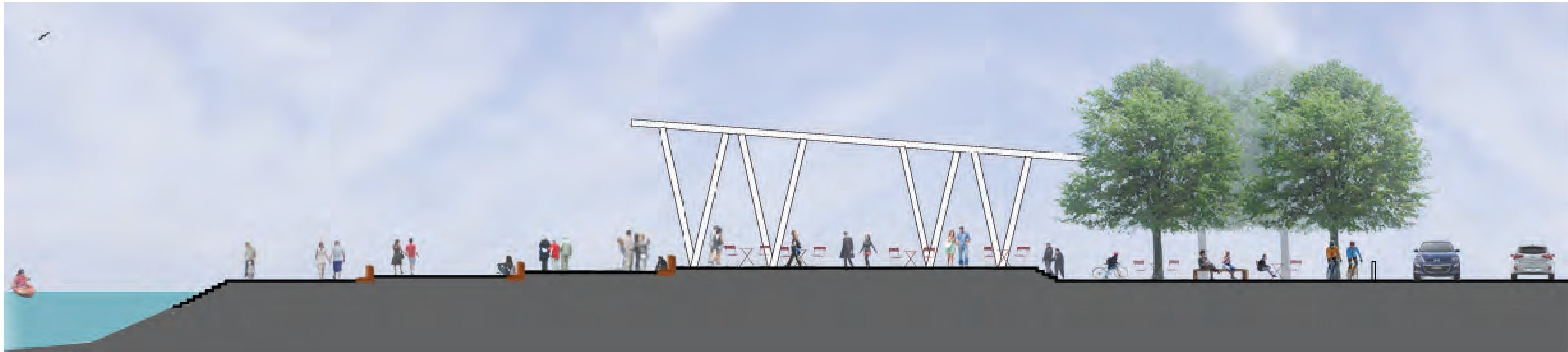
WATER FRONT PLAZA SECTION A



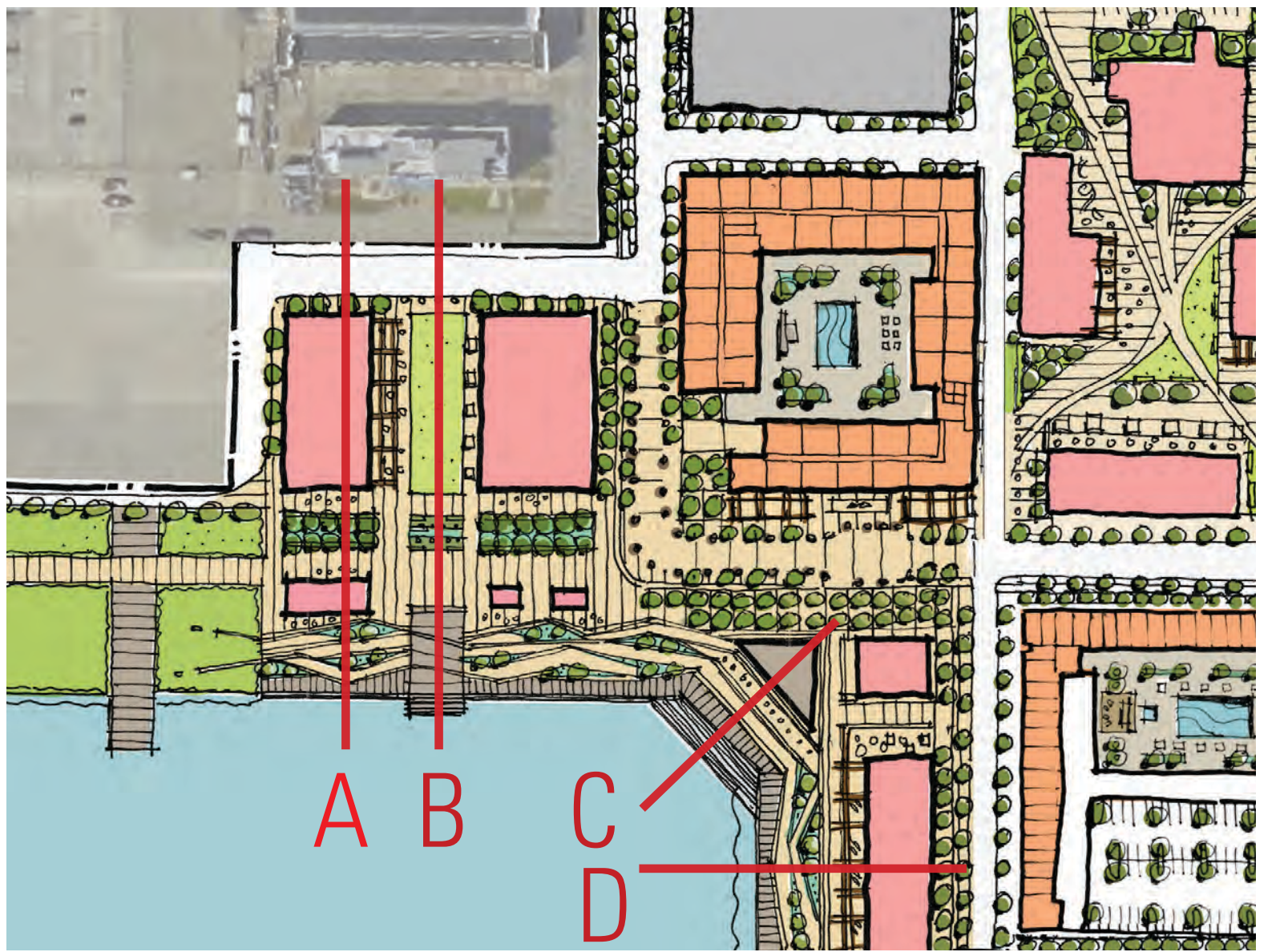
BOAT ACCESS SECTION C



WATER FRONT PLAZA SECTION B



AMPITHEATRE PAVILLION SECTION D



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WATERFRONT PLAZA SECTION

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DOREMAN

EBLU
Environmental Building Laboratory

SRMERNST
development partners
MadisonMarquette

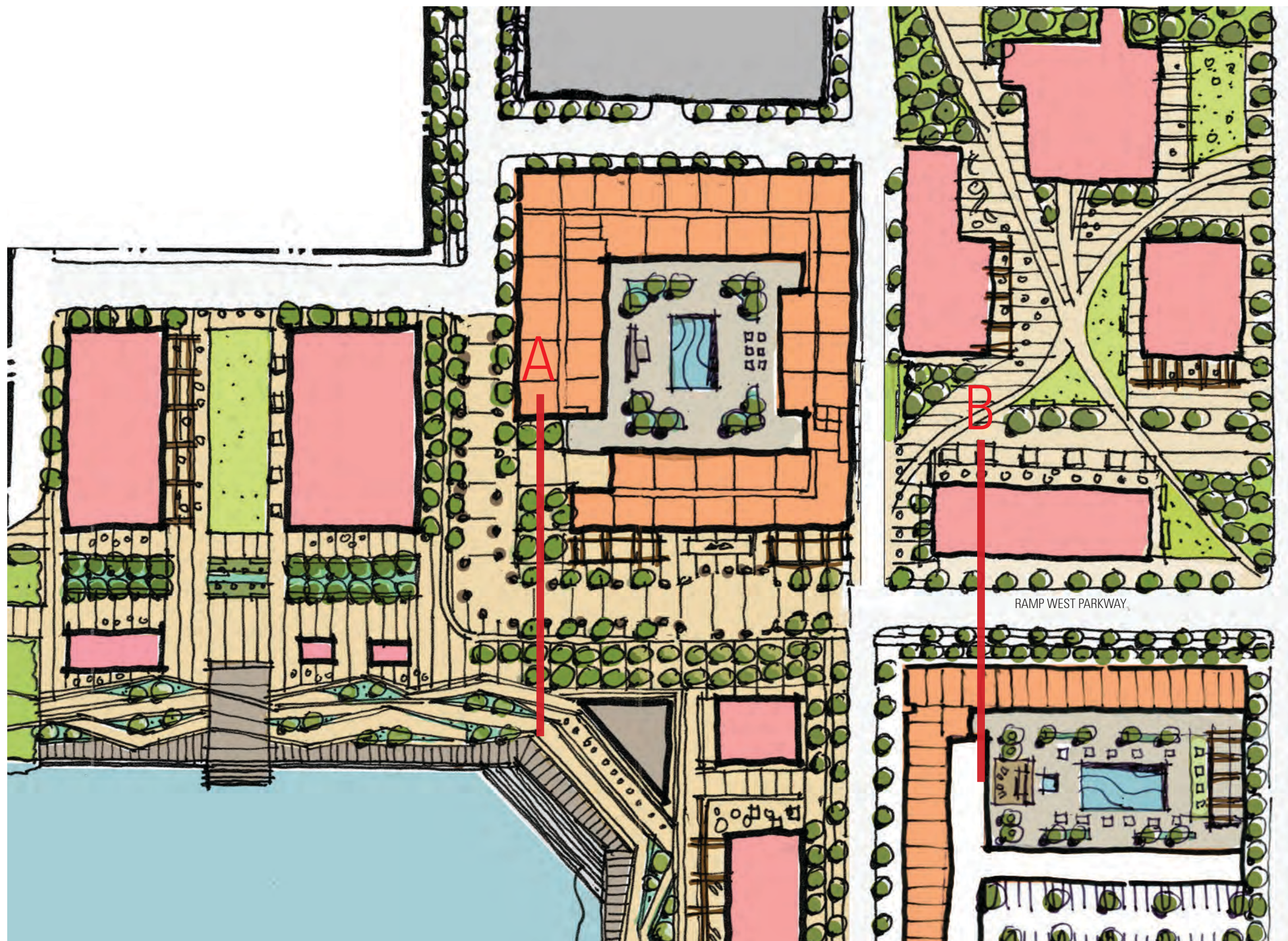
KH
KwanHenmi

FIELD
PAOLI

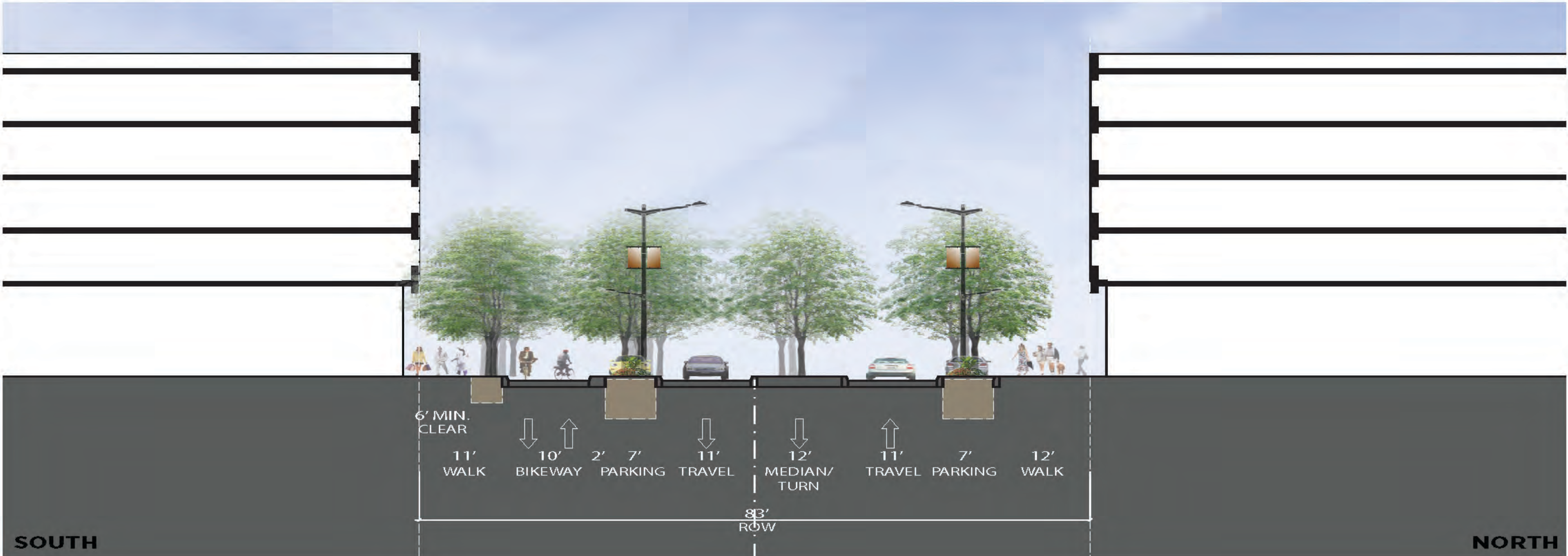
A_p **P_h**
D_e **W_o**

02.23.15

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SEA PLANE PLAZA



PRECISE PLAN - RAMP WEST



SECTION AT SEA PLANE PLAZA AND RAMP

ALAMEDA POINT

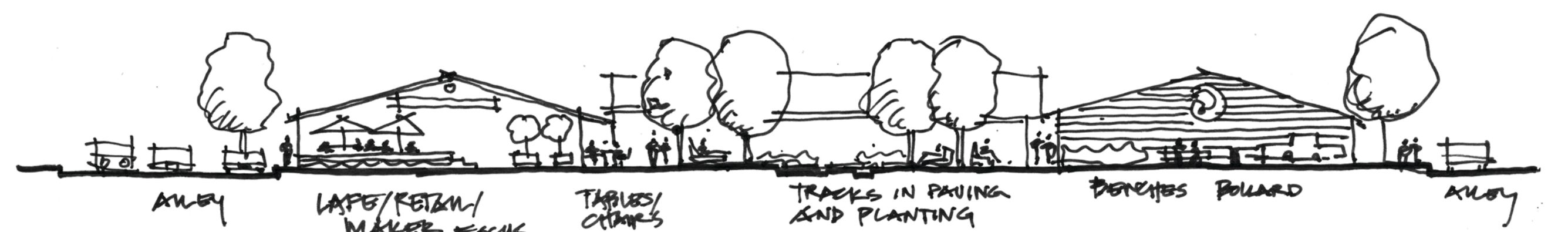
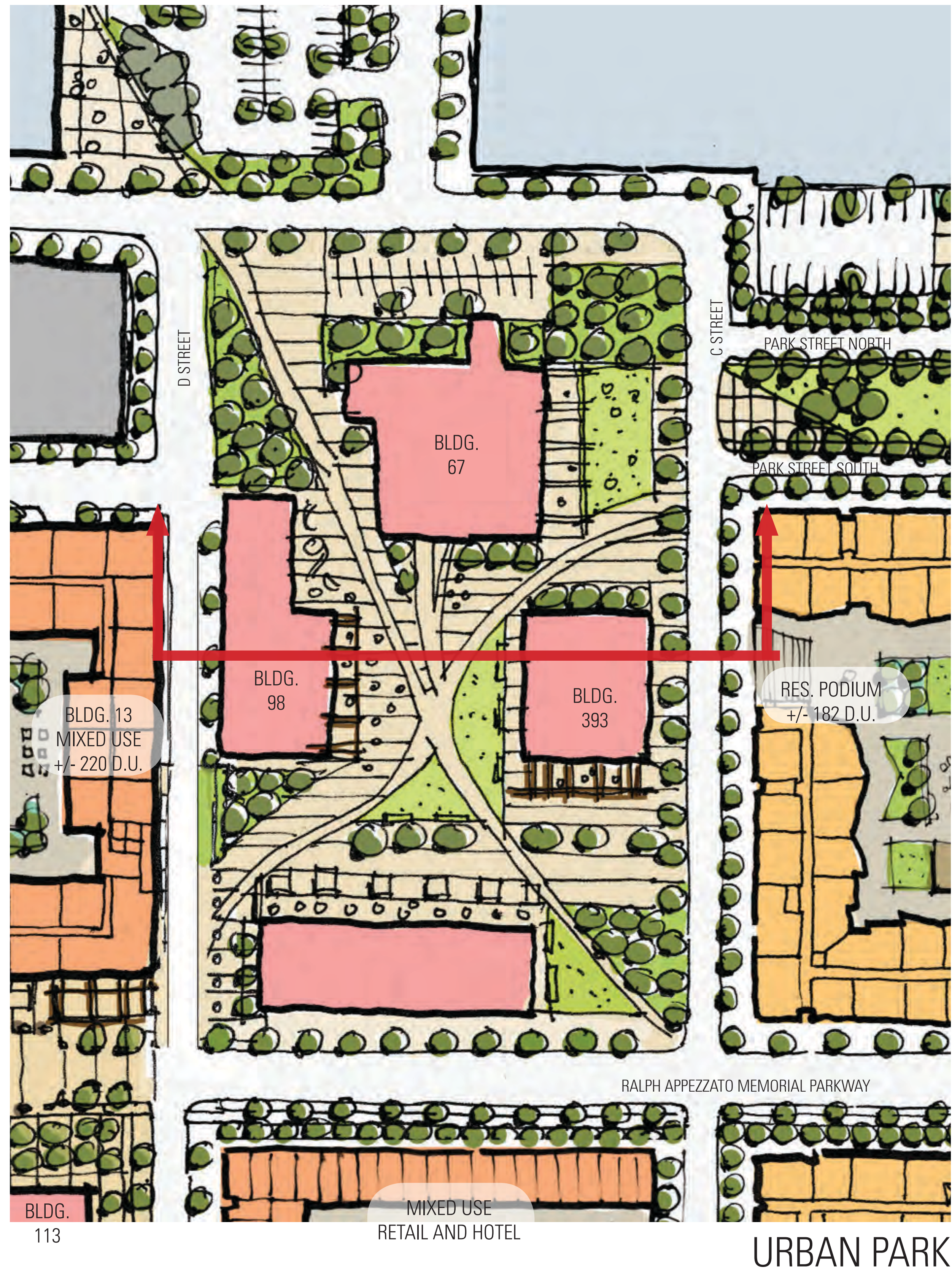
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SECTION AT SEA PLANE PLAZA AND RAMP



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URBAN PARK CHARACTER



PROPOSED SECTION

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URBAN PARK PLANS & SECTIONS



1



2



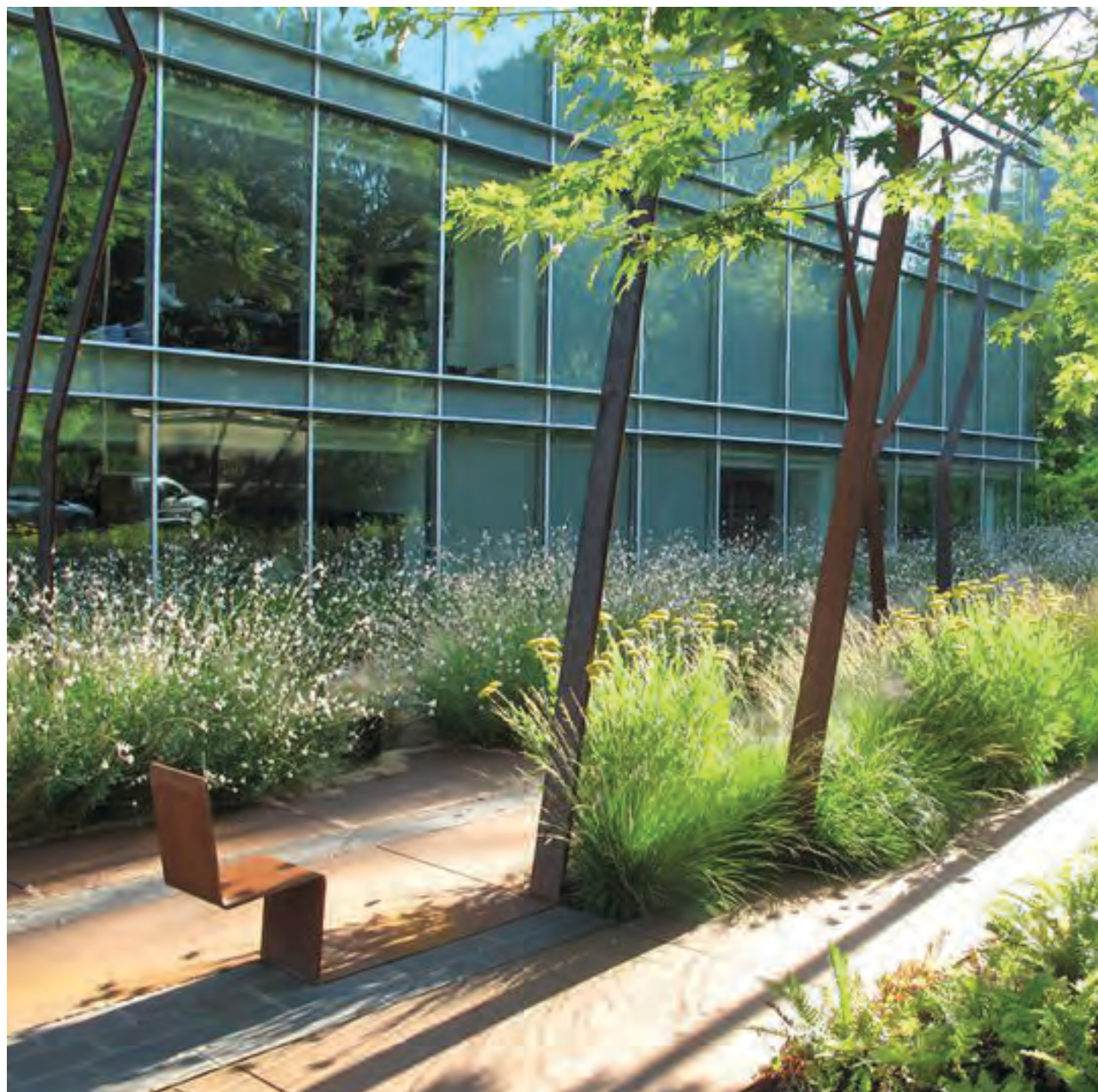
3



4



5



6



7

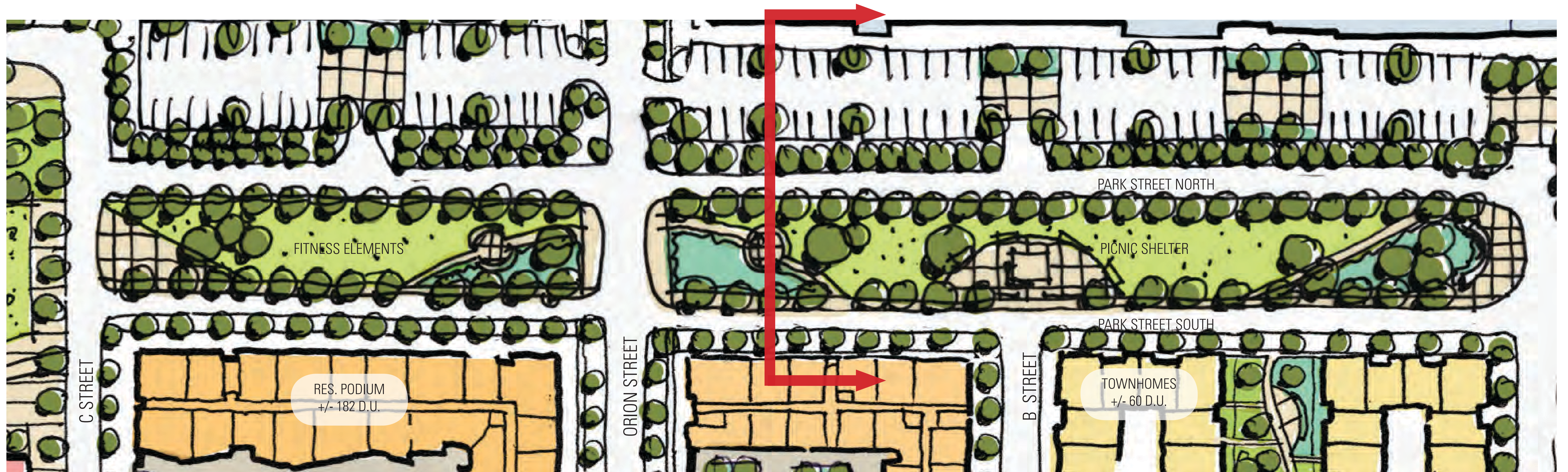


8

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NEIGHBORHOOD PARK CHARACTER



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NEIGHBORHOOD PARK PLAN & SECTION