



RADIUM THEATRE - REVISED DEVELOPMENT PLAN

Project Sponser: Little Opera House, LLC

Prepared By: Bora Architecture & Interiors

October 28th, 2024

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RADIUM THEATRE

ALAMEDA, CA

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SITE DEVELOPMENT PLAN

October 28th, 2024

CONTEXT

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AERIAL VIEW OF SITE



3. EXISTING RUNWAY



4. PARK AT LAGOON



1. UNDEVELOPED ADJACENT LOT



2. PARK AT LAGOON



5. NAVAL MUSEUM

RADIUM THEATRE

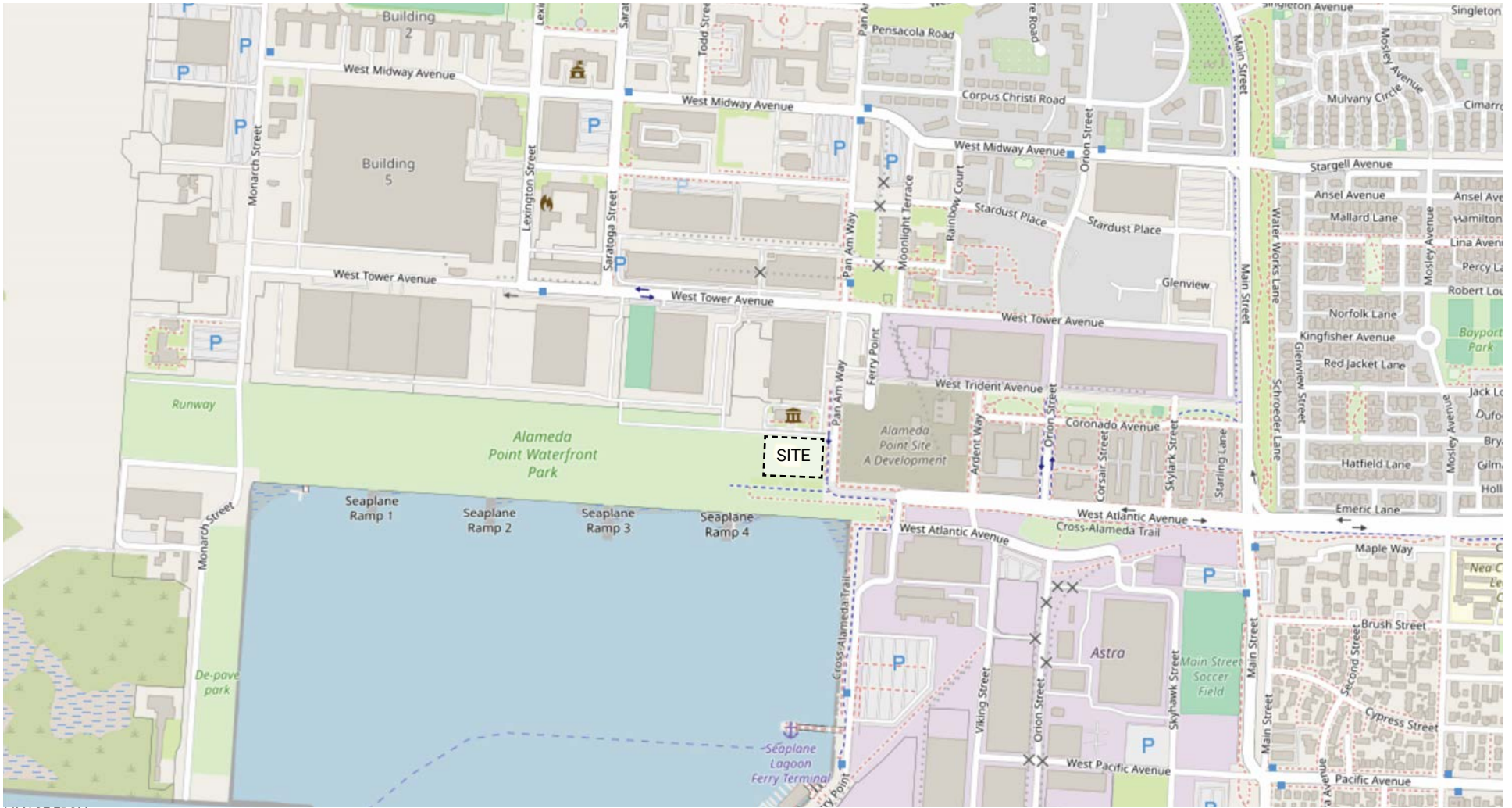
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SITE PHOTOS - EXISTING CONDITIONS



SITE DEVELOPMENT PLAN

October 28th, 2024



* IMAGE FROM www.openstreetmap.org

RADIUM THEATRE

ALAMEDA, CA

NEIGHBORING STREET LAYOUT



ALAMEDA POINT PLANNING GUIDE - OPEN SPACE FRAMEWORK

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



TRANSIT VILLAGE CENTER

* DRAWING FROM ALAMEDA POINT TOWN CENTER & WATERFRONT PRECISE PLAN, JULY 2014



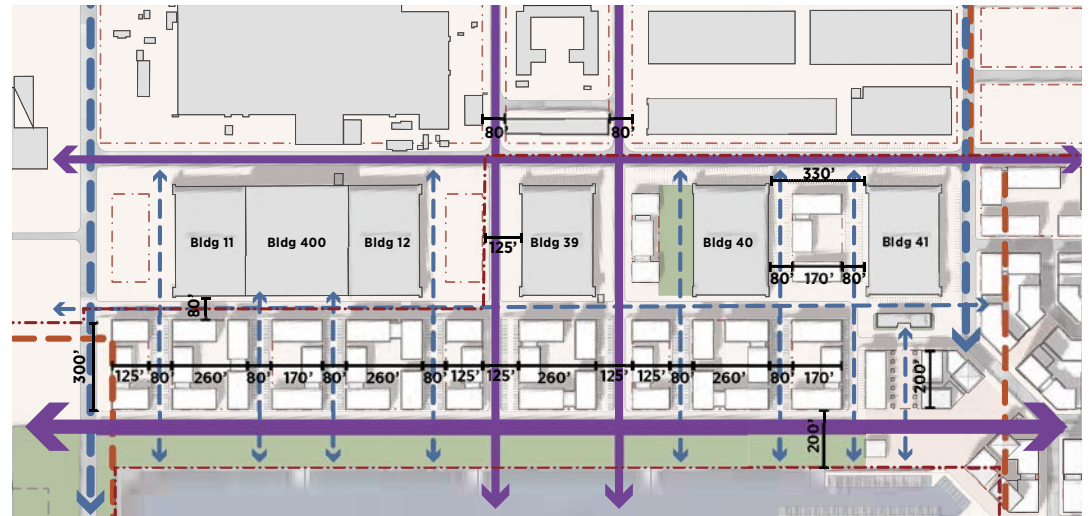
BUILDING HEIGHT WITHIN THE TAXIWAY SUB-AREA

* DRAWING FROM ALAMEDA POINT TOWN CENTER & WATERFRONT PRECISE PLAN, JULY 2014



ALAMEDA POINT - ZONING MAP

* DRAWING FROM www.alamedaca.gov



VIEW CORRIDORS & STREET ALIGNMENTS

* DRAWING FROM ALAMEDA POINT TOWN CENTER & WATERFRONT PRECISE PLAN, JULY 2014

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PLANNING CONTEXT

LAND USE & DEVELOPMENT

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LAND USE & DEVELOPMENT

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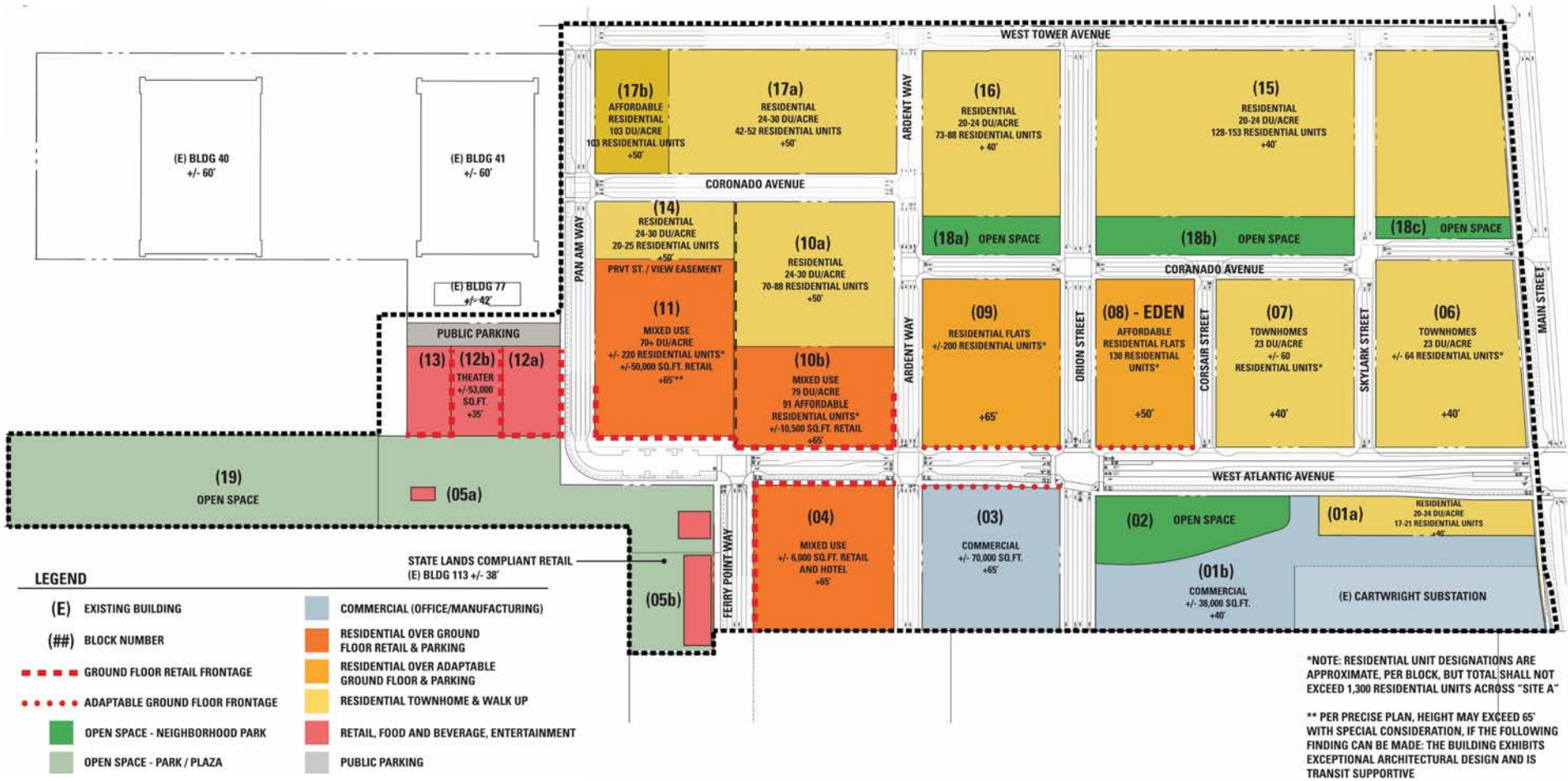


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* DRAWING FROM SITE A DEVELOPMENT PLAN

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LAND USE DIAGRAM

CITY OF ALAMEDA

30-4.24 Applicability 2. Waterfront Town Center Sub-district and Main Street Neighborhood Sub-district Specific Plans. Development within the A-P Main Street Neighborhood shall be consistent with the Main Street Neighborhood Specific Plan. Development within the A-P-Waterfront Town Center sub-district shall be consistent with the Town Center and Waterfront Precise Plan.

Project Address Blocks 12 & 13, Alameda Pt.

Project APN To be confirmed

Parcel Size 194' x 386' = 74,884 sf

Parcel ID To be confirmed

Zoning Designation AP-WTC

Zoning Map Designation AP-TC

WTC/Sub-District per 30-4.24 Waterfront Town Center (WTC). This sub-district provides lands for a mix of uses that include waterfront and visitor-serving uses, including retail, service, entertainment, lodging, recreational, and medium to high-density residential uses. Development standards are intended to create a pedestrian, bicycle, and transit supportive urban environment designed to de-emphasize the automobile and create a mixed-use environment that supports the emergence of a transit and pedestrian-friendly mixed-use waterfront neighborhood. Development in this district shall be consistent with the Town Center and Waterfront Precise Plan.

SITE REQUIREMENTS

Building Orientation Towards the main adjacent public right-of-way, main public entrance fronts on Pan Am Way

Pedestrian Orientation Outdoor Pedestrian Plaza and building frontage on Waterfront Park.

Front Setback Building setback established to preserve view corridor and create a public plaza shared jointly by theatre and existing naval air museum.

Rear Setback Building setback determined to accommodate view corridors on east and west

Side Setback Side setback not applicable

Setback Landscaping Front landscaping requirement met with public plaza design

Building Height Req's 50' in taxiway sub-area

Building Types & Building Frontage Design Theater / Entertainment: WTC / Permitted Use, no frontage design requirements



Education and Assembly

Use	Sub-district							
	E-1	E-2	E-3	E-4	AR	WTC	MS	
Animal shelter	C	C	—	—	P	—	—	
Conference center	—	C	—	—	P	P	P	
Library	—	C	C	—	P	P	P	
Museum	C	C	C	C	P	P	C	
Theater/entertainment	C	C	C	—	P	P	C	
Multiple screen theatre	—	—	—	—	—	—	—	

ADDITIONAL APPLICABLE SECTIONS

30-5.8 Height Exceptions Towers, spires, chimneys, machinery, penthouses, scenery lofts, cupolas, radio aerials, television antennas and similar architectural and utility structures and necessary mechanical appurtenances may be built and used to a height not more than twenty-five (25) feet above the height limit established for the district in which the structures are located; provided

30-6 Sign Regulations On Premises and Off premises signs

30-7 Off Street Parking 194' x 386' = 74,884 sf

30-7.3 Minimum Parking a. No Minimum. Except for the accessible parking spaces required by subsection 30-7.4, Off-street Parking for Persons with Disabilities, no off-street vehicle parking is required for any use.

Maximum Parking per Table A: Theaters 7 spaces per 1000sf - 65,000 sf Building = 455 max. spaces

30-7.4 Off Street Parking (persons w/ disabilities) Per CBC, chapter 11B, table below

30-7.5 Off Street EV d. Nonresidential—Retail uses, grocery stores, commercial recreation, restaurants, bars, cafes, theaters or similar uses with hourly parking demand. Ten (10%) percent of parking spaces provided shall be equipped with an installed Electric Vehicle Charging Station. One 80kW Direct Current Fast Charger may be substituted for up to five (5) Electric Vehicle Charging Stations.

30-7.6 Off Street Bicycle Parking Long Term: 1 per 5,000 sf (2 Minimum) 13 Required.
Short Term: 1 per 1,500 sf (2 Minimum) 44 Required.

11B-208.2 Minimum Number

Parking spaces complying with Section 11B-502 shall be provided in accordance with Table 11B-208.2 except as required by Sections 11B-208.2.1, 11B-208.2.2 and 11B-208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

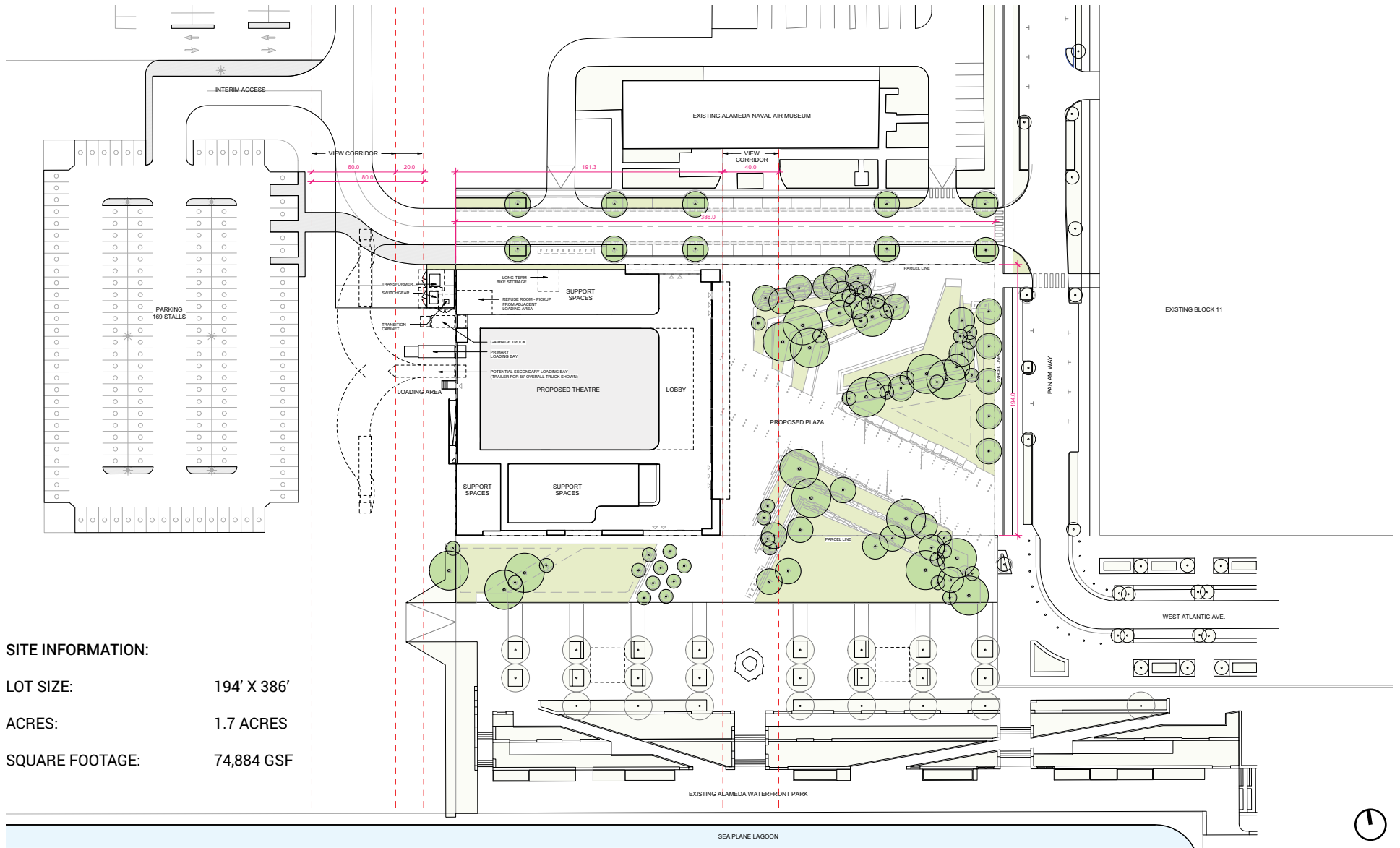
TABLE 11B-208.2
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

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ZONING ANALYSIS INFORMATION



SITE INFORMATION:

LOT SIZE: 194' X 386'
 ACRES: 1.7 ACRES
 SQUARE FOOTAGE: 74,884 GSF

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ILLUSTRATIVE SITE PLAN - PROPOSAL



SITE DEVELOPMENT PLAN

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CONCEPTUAL LANDSCAPE PLAN



SITE DEVELOPMENT PLAN

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LANDSCAPE CHARACTER - PRECEDENTS



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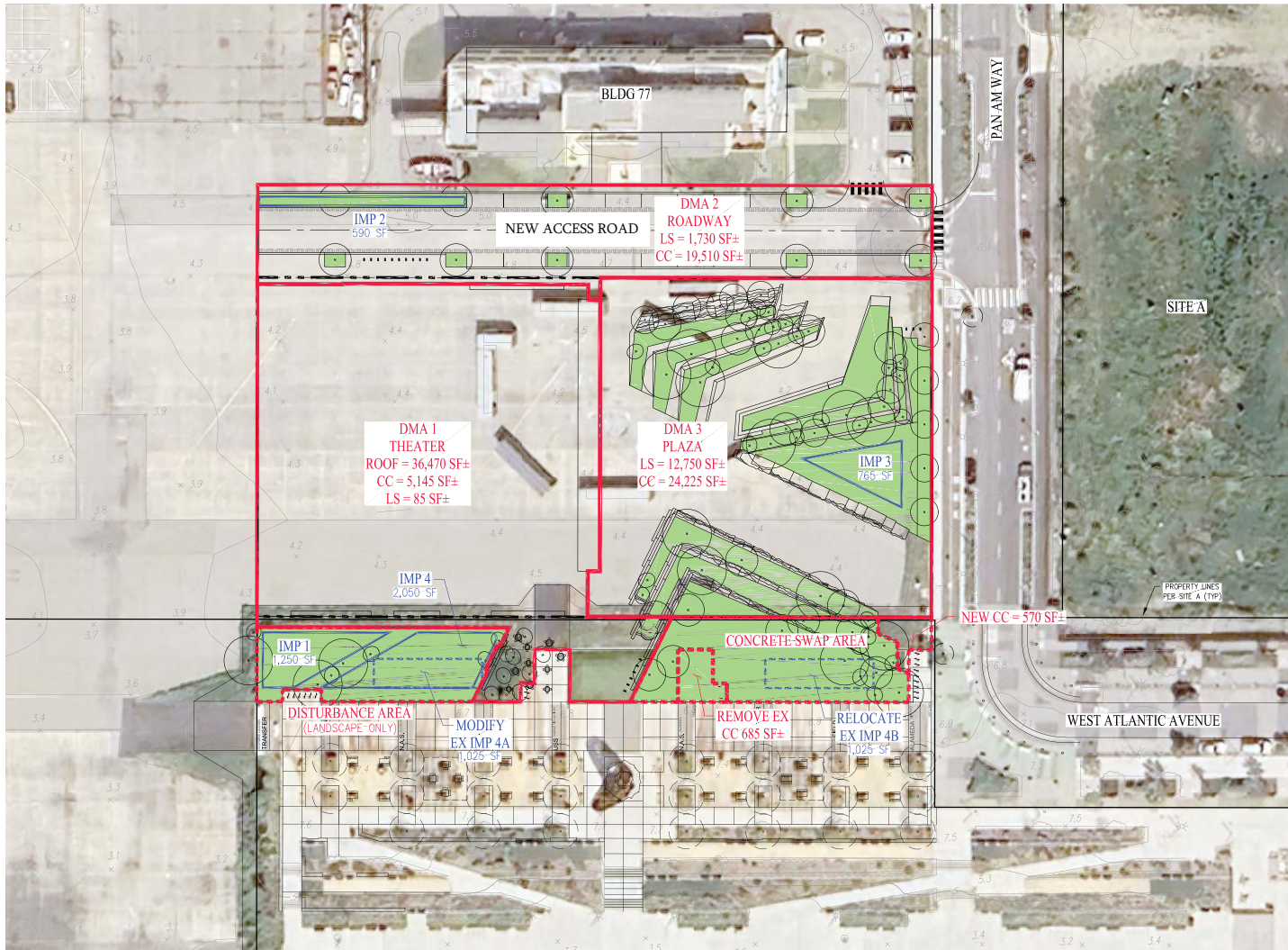
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CONCEPTUAL GRADING PLAN



SITE DEVELOPMENT PLAN

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LEGEND

- EXISTING STORM DRAIN
- DRAINAGE MANAGEMENT BOUNDARY (2.29 ACRES)
- DISTURBANCE / SWAP AREA BOUNDARY (0.30 ACRES)
- STORM WATER QUALITY BASIN
- PROPOSED PERVIOUS AREA (NEW OR REPLACED)

ALAMEDA POINT STORMWATER CONTROL PLAN

RADIUM THEATER

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

RADIUM THEATRE

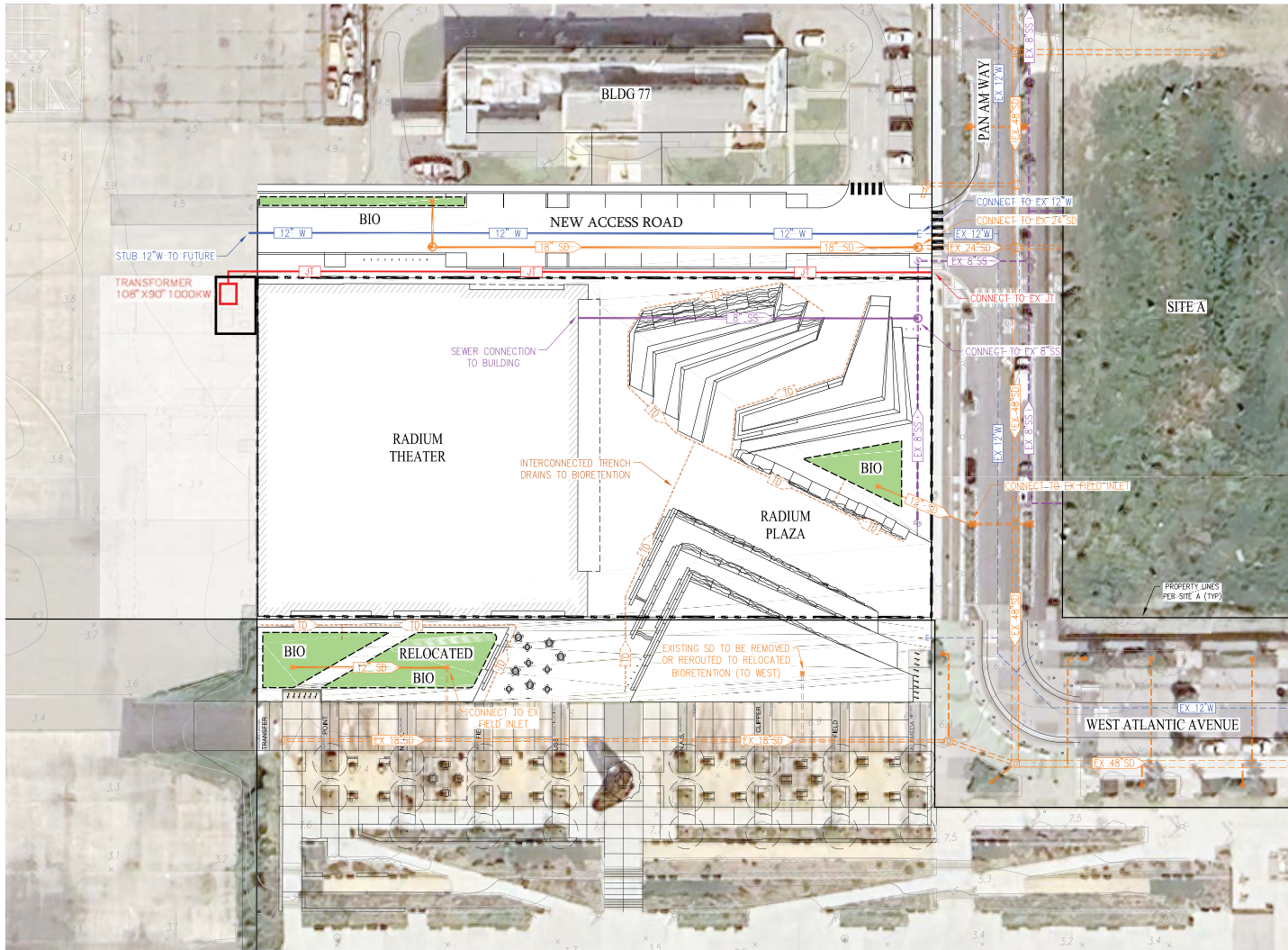
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CONCEPTUAL STORM WATER SITE PLAN



SITE DEVELOPMENT PLAN

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LEGEND

- |— W CONCEPTUAL POTABLE WATER
- |— SD CONCEPTUAL STORM DRAIN
- |— JT CONCEPTUAL JOINT TRENCH
- |— SS CONCEPTUAL SANITARY SEWER
- - - TD CONCEPTUAL TRENCH DRAIN
- |— BIO CONCEPTUAL BIORETENTION AREA

**ALAMEDA POINT
UTILITY PLAN
RADIUM THEATER**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

RADIUM THEATRE

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UTILITY PLAN



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CONCEPTUAL BUILDING HEIGHTS - PLAN & SECTION



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AERIAL VIEW OF MASSING LOOKING SW

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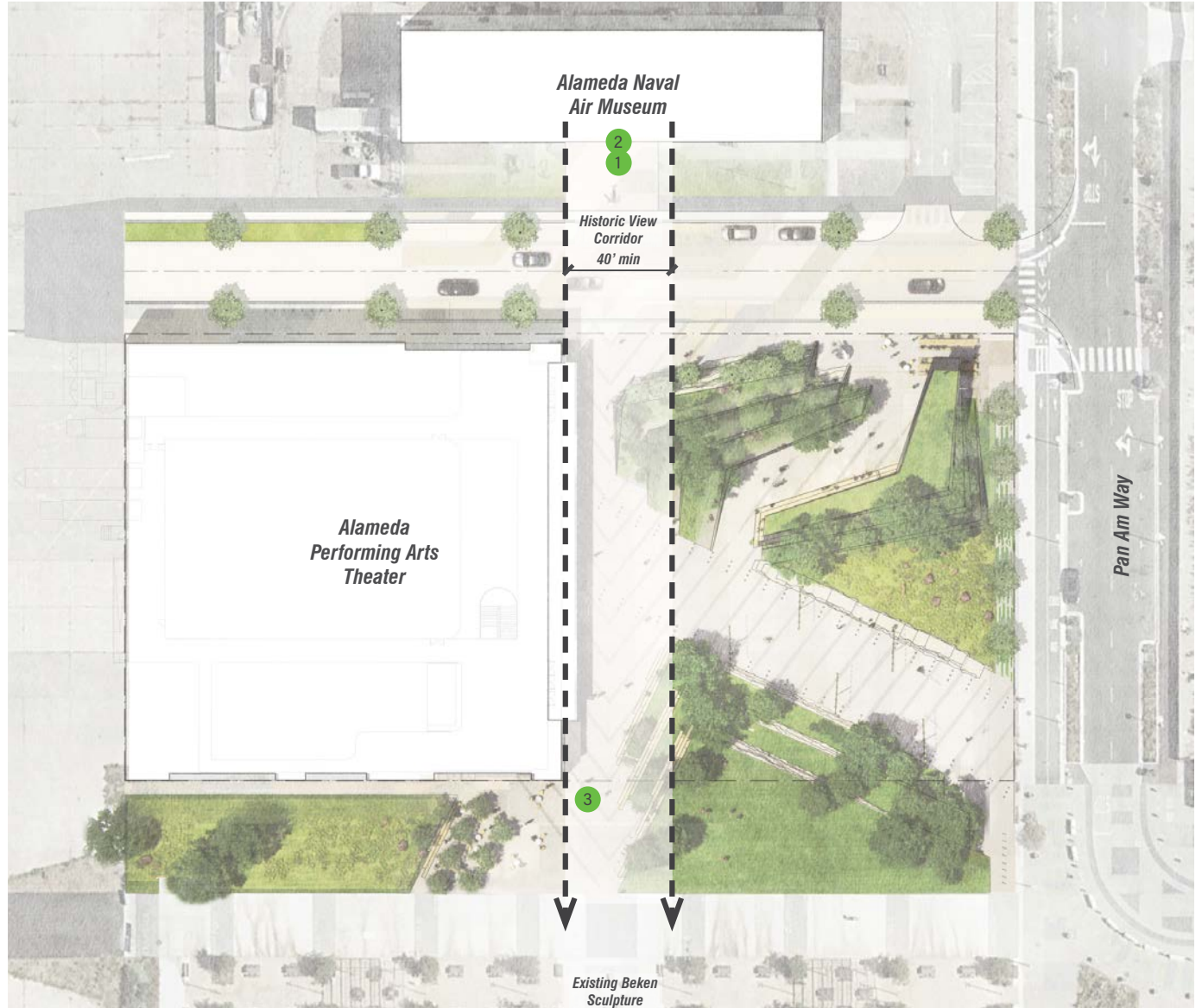
1 View from Alameda Naval Air Museum front stairs.



2 View from Alameda Naval Air Museum upper level.



3 View towards Alameda Naval Air Museum.



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NAVAL AIR MUSEUM VIEW CORRIDOR STUDY



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LOBBY



500 SEAT THEATRE



STUDIO THEATRE

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ARCHITECTURAL CHARACTER - INTERIOR

TRANSPORTATION & CIRCULATION

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TRANSPORTATION & CIRCULATION

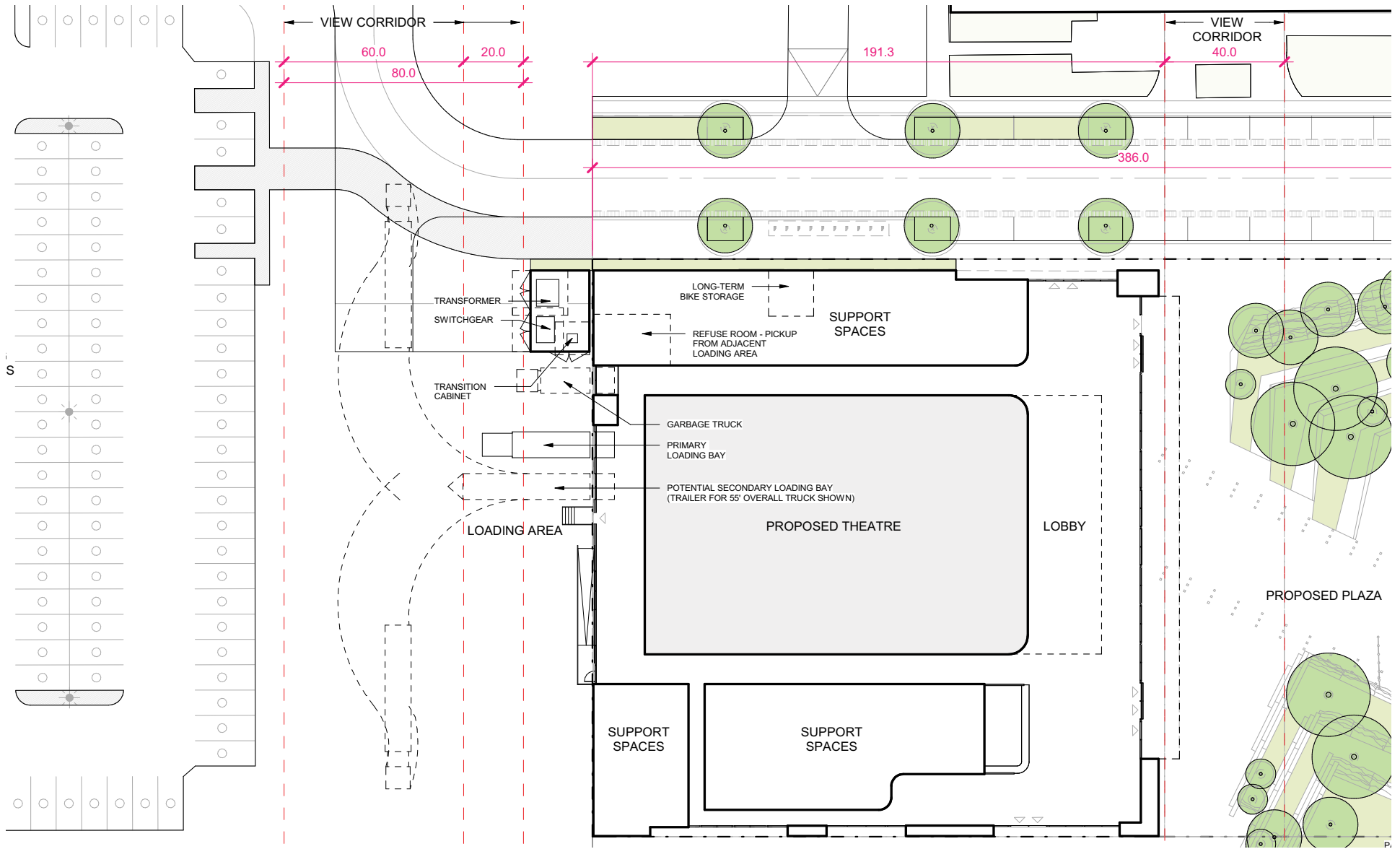




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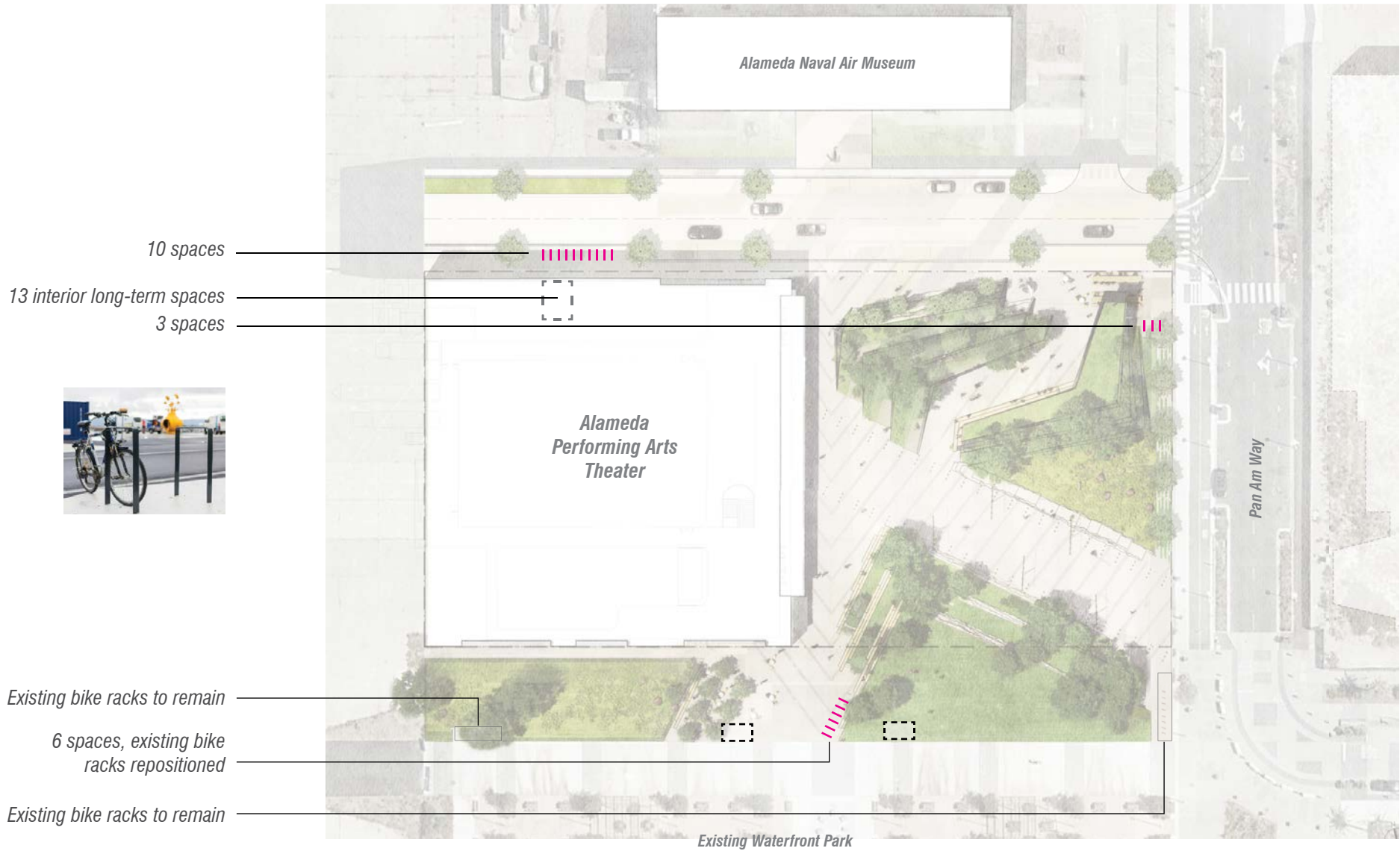
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CONTEXT / CIRCULATION PLAN



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TRUCK LOADING PLAN



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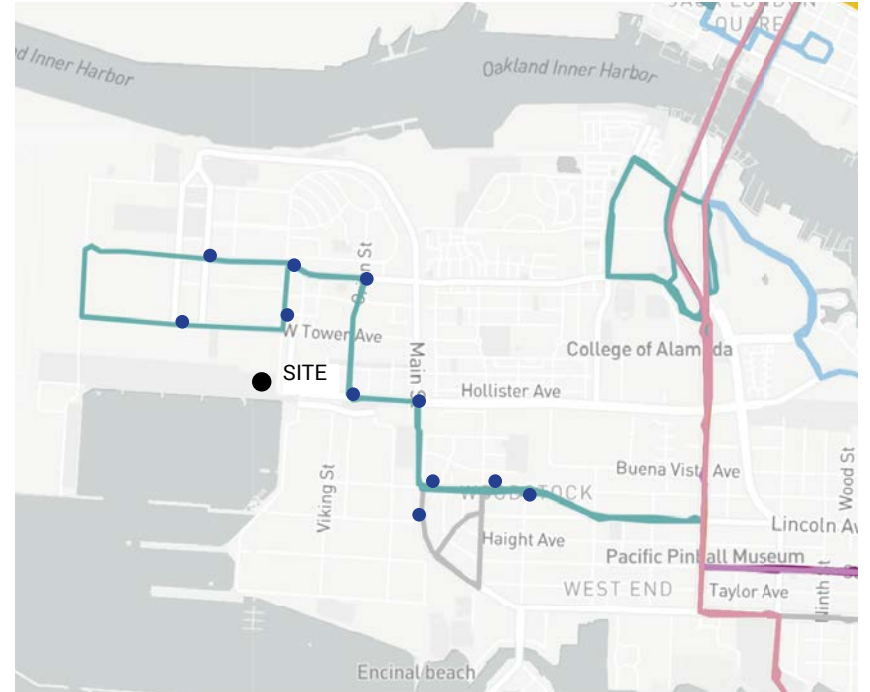
CONCEPTUAL SITE PLAN - BIKE PARKING





FERRY TERMINAL LOCATIONS

--- EVENT SHUTTLE ROUTE



TRANSIT MAP

● BUS STOP
 --- LINE 96
 --- LINE W

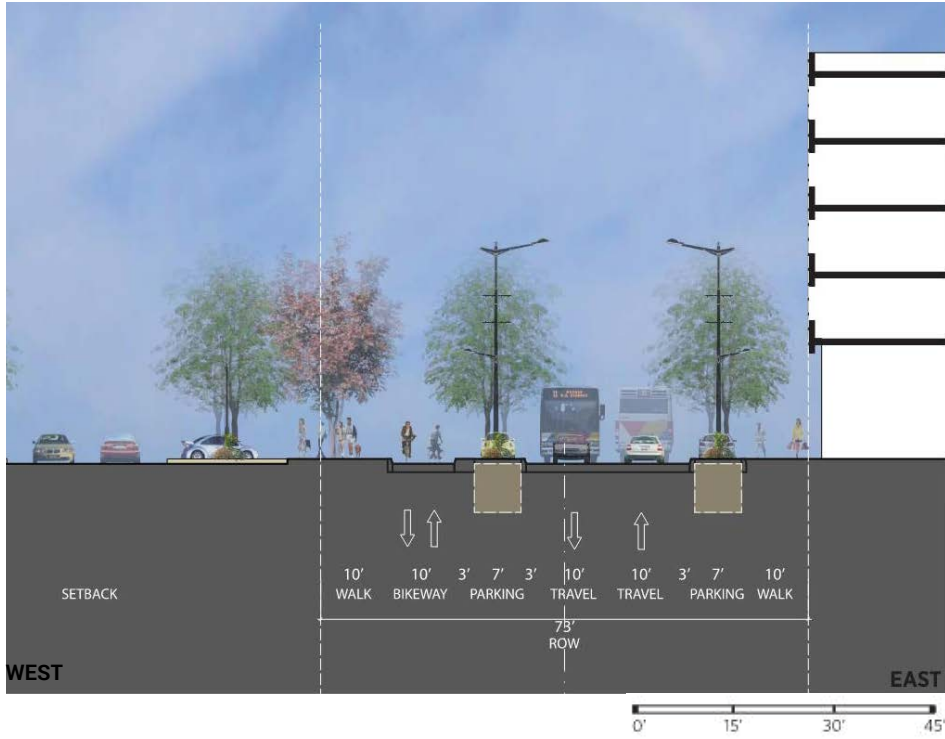
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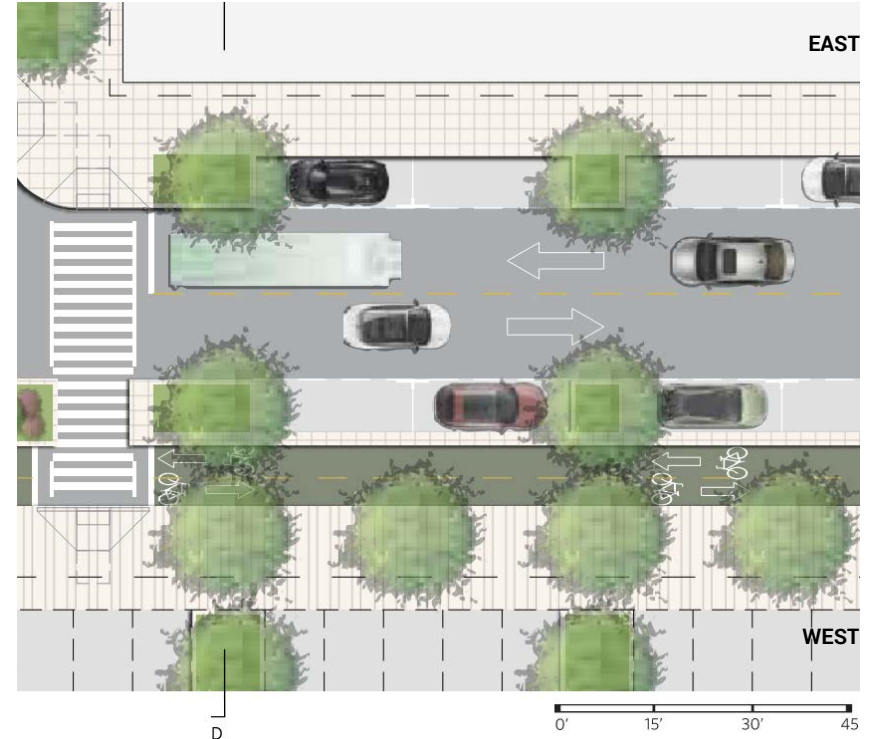
NOTE: ALL STREET IMPROVEMENTS TO BE DEVELOPED BY THE CITY OF ALAMEDA

TRANSIT - GROUND AND FERRY

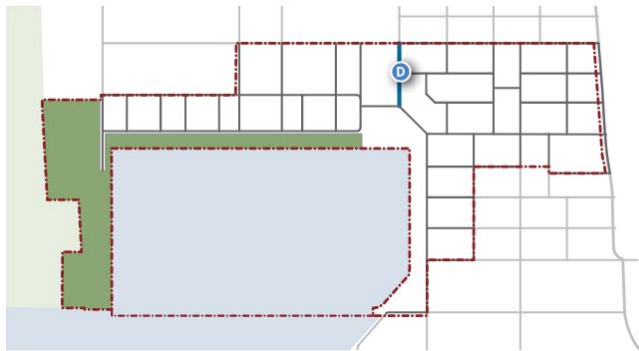




PAN AM WAY CROSS-SECTION



PAN AM WAY PARTIAL PLAN



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

RADIUM THEATRE NOTE: ALL STREET IMPROVEMENTS TO BE DEVELOPED BY THE CITY OF ALAMEDA
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RIGHT OF WAY PLAN & SECTION

OPEN SPACE

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OPEN SPACE

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RADIUM PLAZA CONCEPTUAL DESIGN

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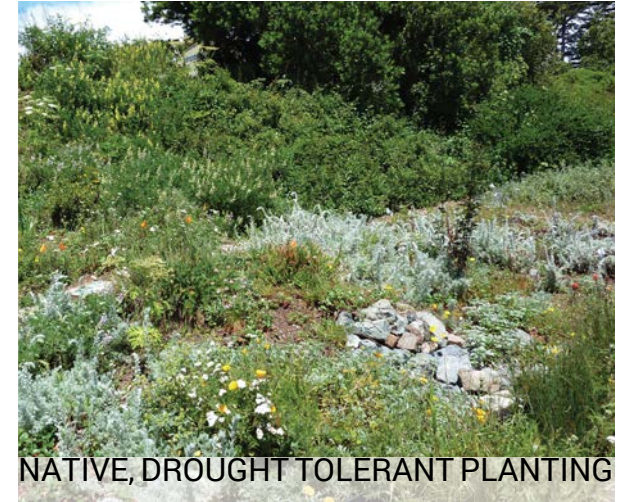
SITE DEVELOPMENT PLAN

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In keeping with the special character of the site, the Radium Theatre team is targeting a highly sustainable project that will reduce stormwater runoff, mitigate the heat island effect of a paved site, provide nature and greenery for the community while building a efficient theatre with high performance systems, on-site renewable energy PV panels, reduced energy usage, interiors suffused with daylight and views and public amenities that enhance the special qualities of this location. We are targeting a LEED Gold certification for the building.



MAXIMIZE OPEN SPACE/PARKS



NATIVE, DROUGHT TOLERANT PLANTING



HIGH PERFORMANCE BLDG DESIGN
TARGETING LEED GOLD



RENEWABLE ENERGY

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PROJECT SUSTAINABILITY



APPENDIX

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Stormwater Req's Checklist.....34

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APPENDIX





North Elevation



East Elevation



South Elevation



West Elevation

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CONCEPTUAL BUILDING ELEVATIONS

