



## RADIUM THEATRE - DEVELOPMENT PLAN

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Project Sponser: Little Opera House, LLC

Prepared By: Bora Architecture & Interiors

**March 1, 2024**

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CONTEXT

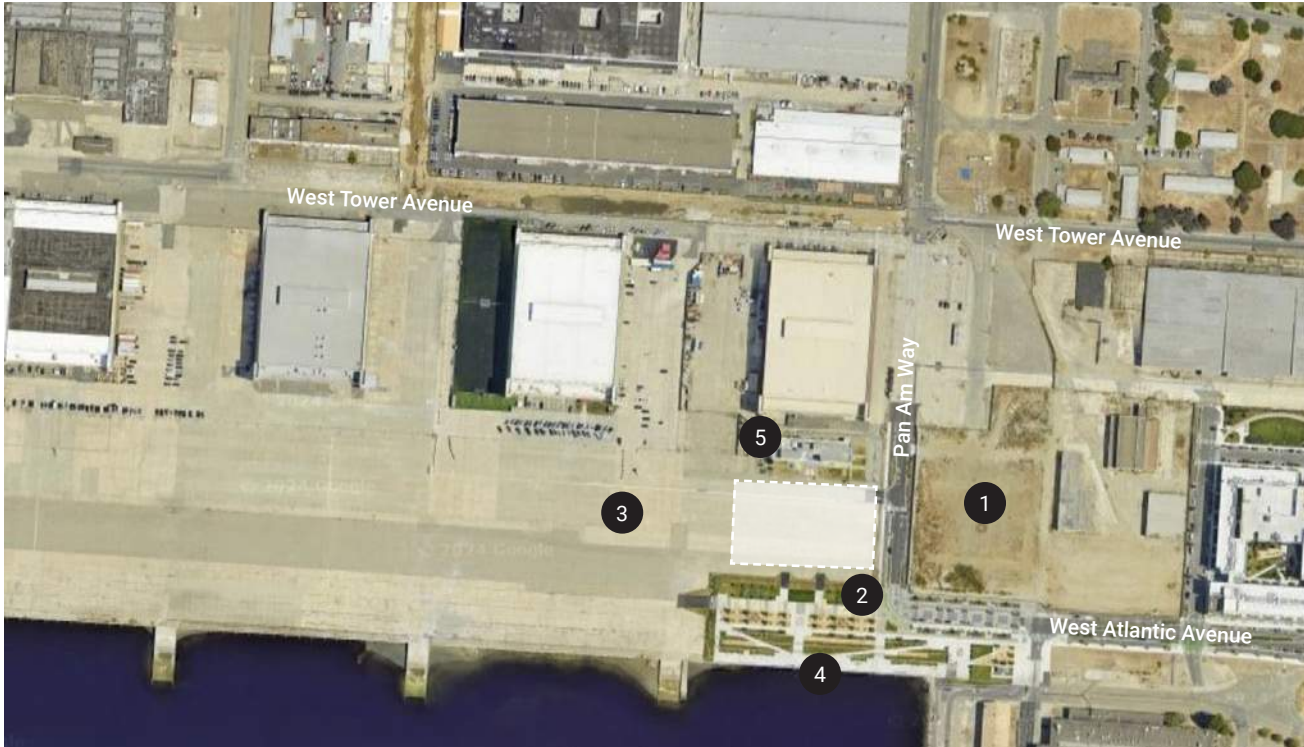
Site Photos - Existing Conditions.....04

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

## RADIUM THEATRE

ALAMEDA, CA

## SITE PHOTOS - EXISTING CONDITIONS

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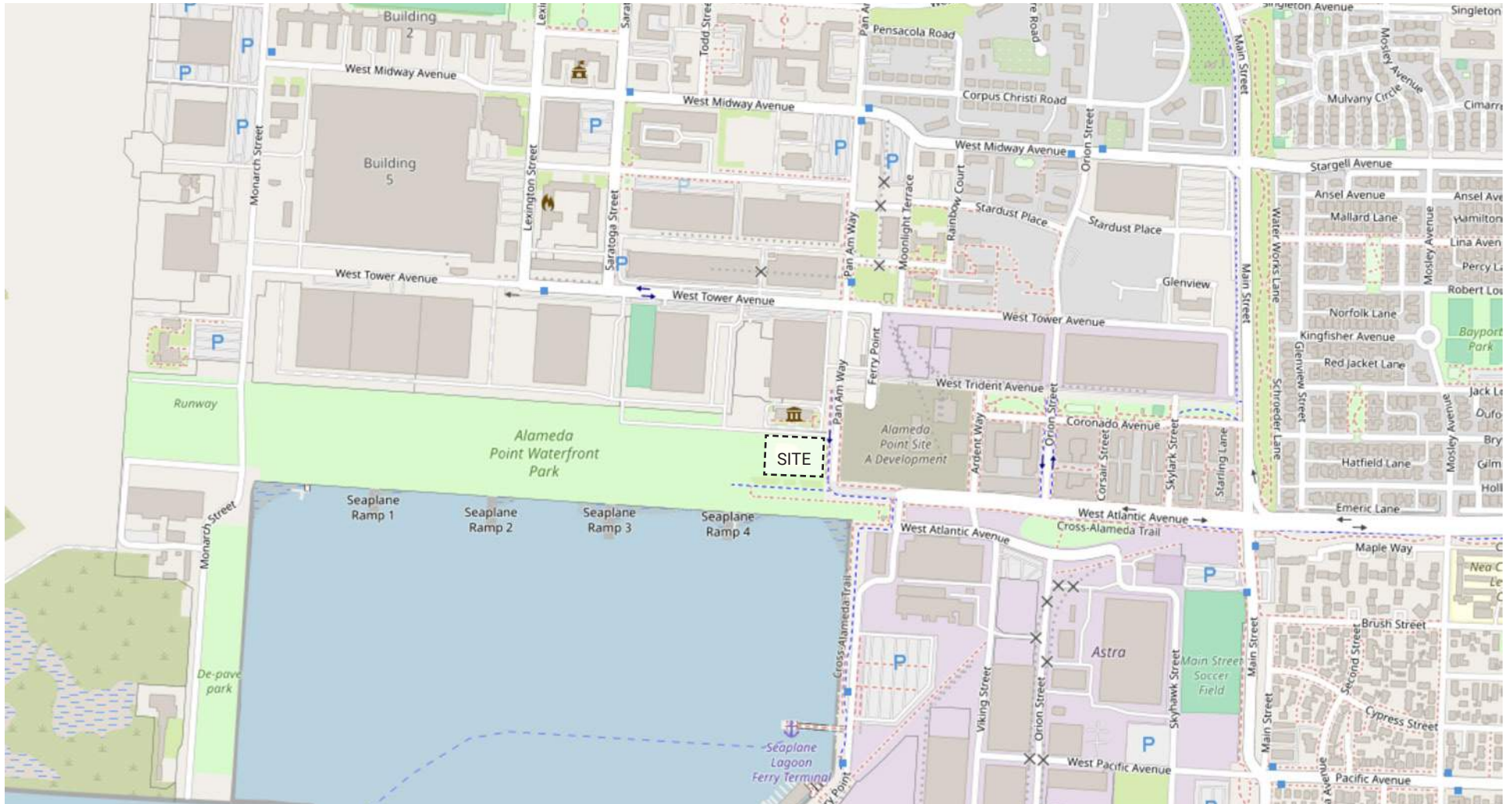
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\* IMAGE FROM [www.openstreetmap.org](http://www.openstreetmap.org)

## RADIUM THEATRE

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## NEIGHBORING STREET LAYOUT

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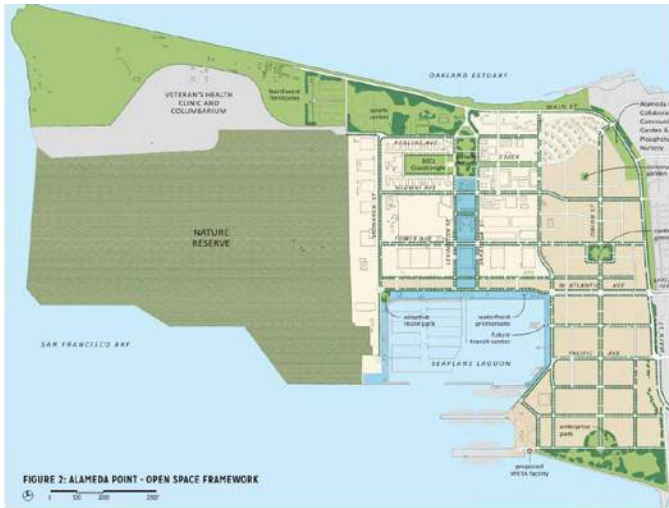


FIGURE 2: ALAMEDA POINT - OPEN SPACE FRAMEWORK

## ALAMEDA POINT PLANNING GUIDE - OPEN SPACE FRAMEWORK

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



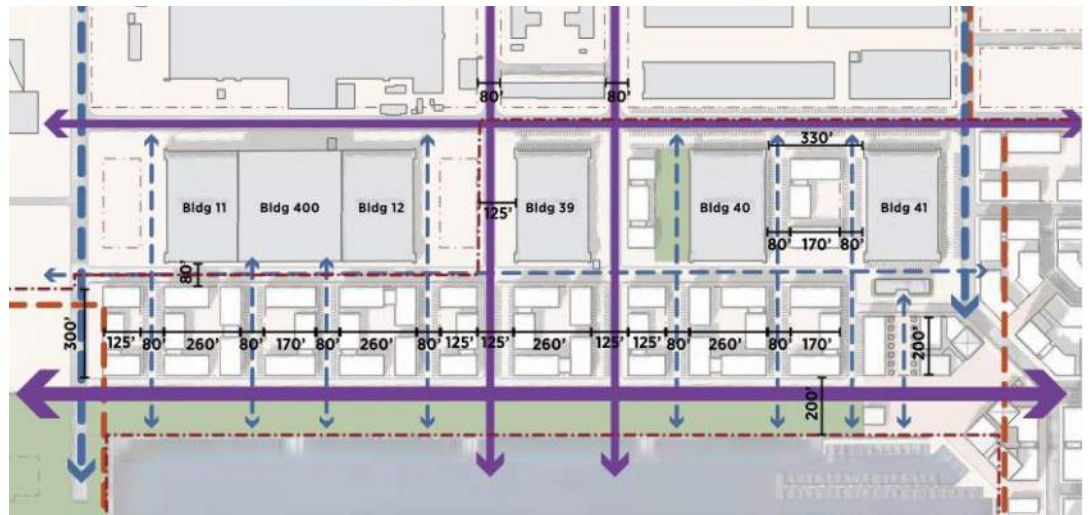
## ALAMEDA POINT - ZONING MAP

\* DRAWING FROM [www.alamedaca.gov](http://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

# RADIUM THEATRE

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# PLANNING CONTEXT

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## LAND USE & DEVELOPMENT

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Building Heights.....	11
Architectural Character - Exterior.....	12
Architectural Character - Interior .....	13
Aerial View of Site.....	14

## RADIUM THEATRE

ALAMEDA, CA

## LAND USE & DEVELOPMENT

RADIUM



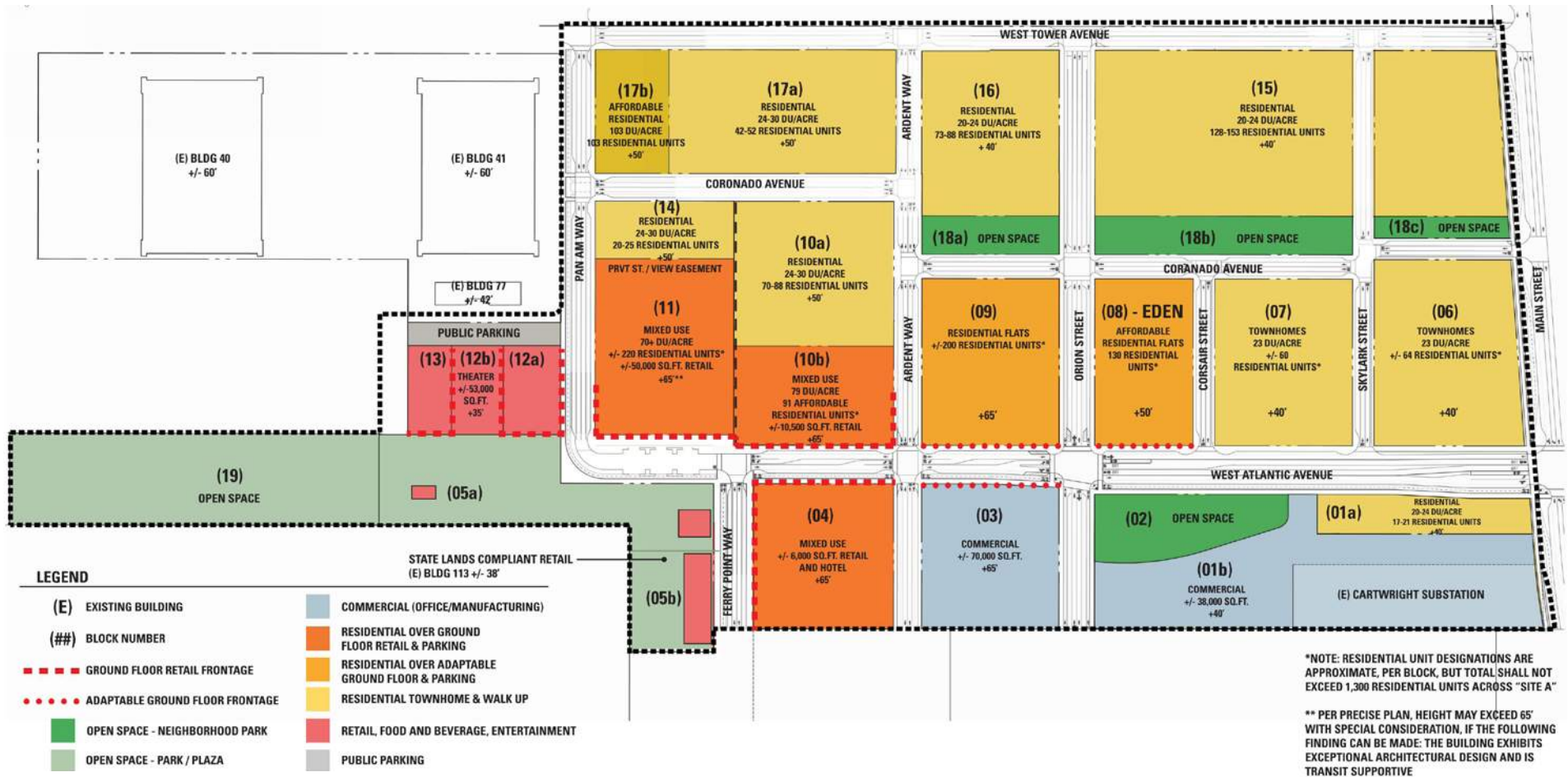
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\* DRAWING FROM SITE A DEVELOPMENT PLAN

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## LAND USE DIAGRAM



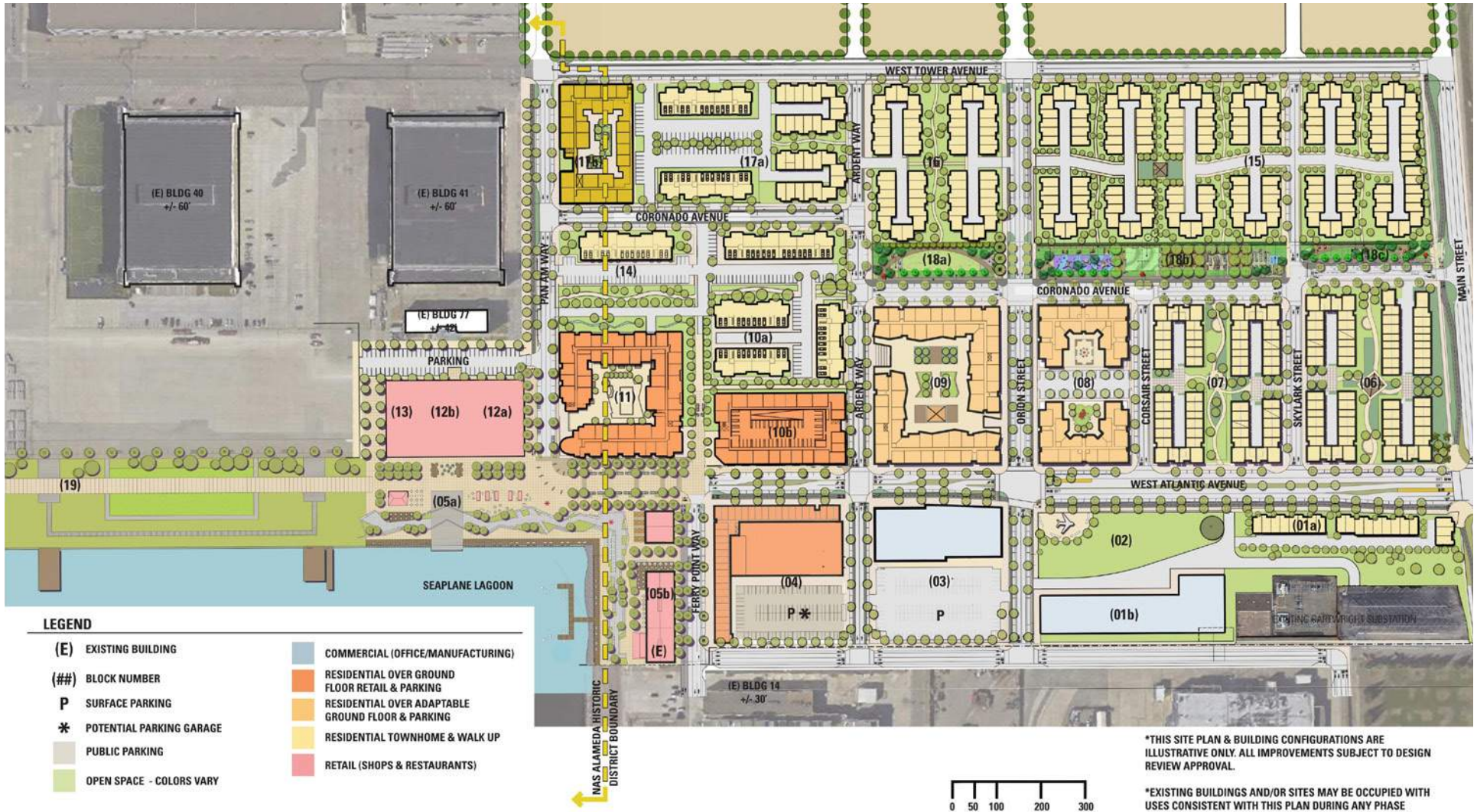
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## RADIUM THEATRE

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## ILLUSTRATIVE SITE PLAN - OVERALL

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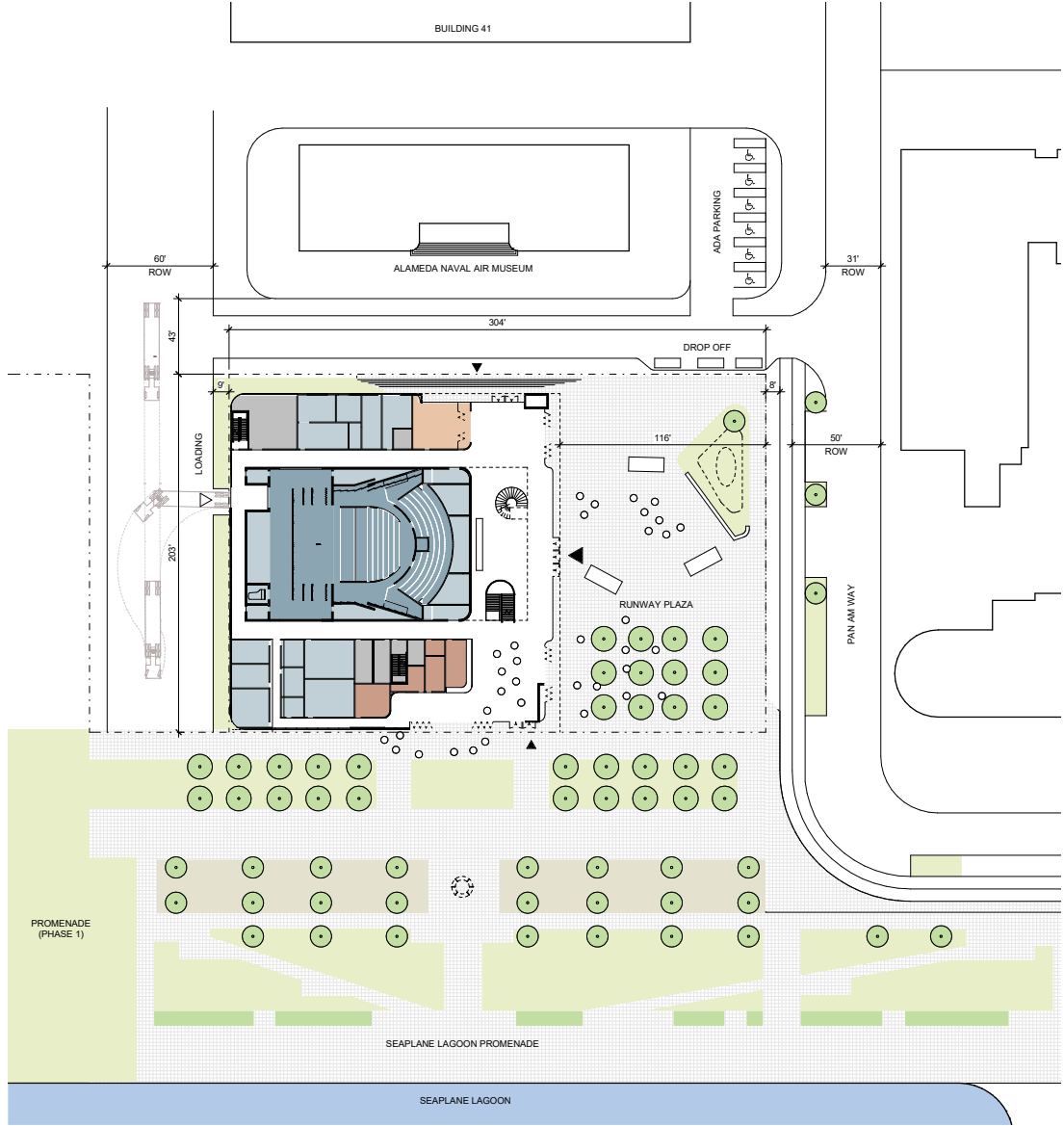
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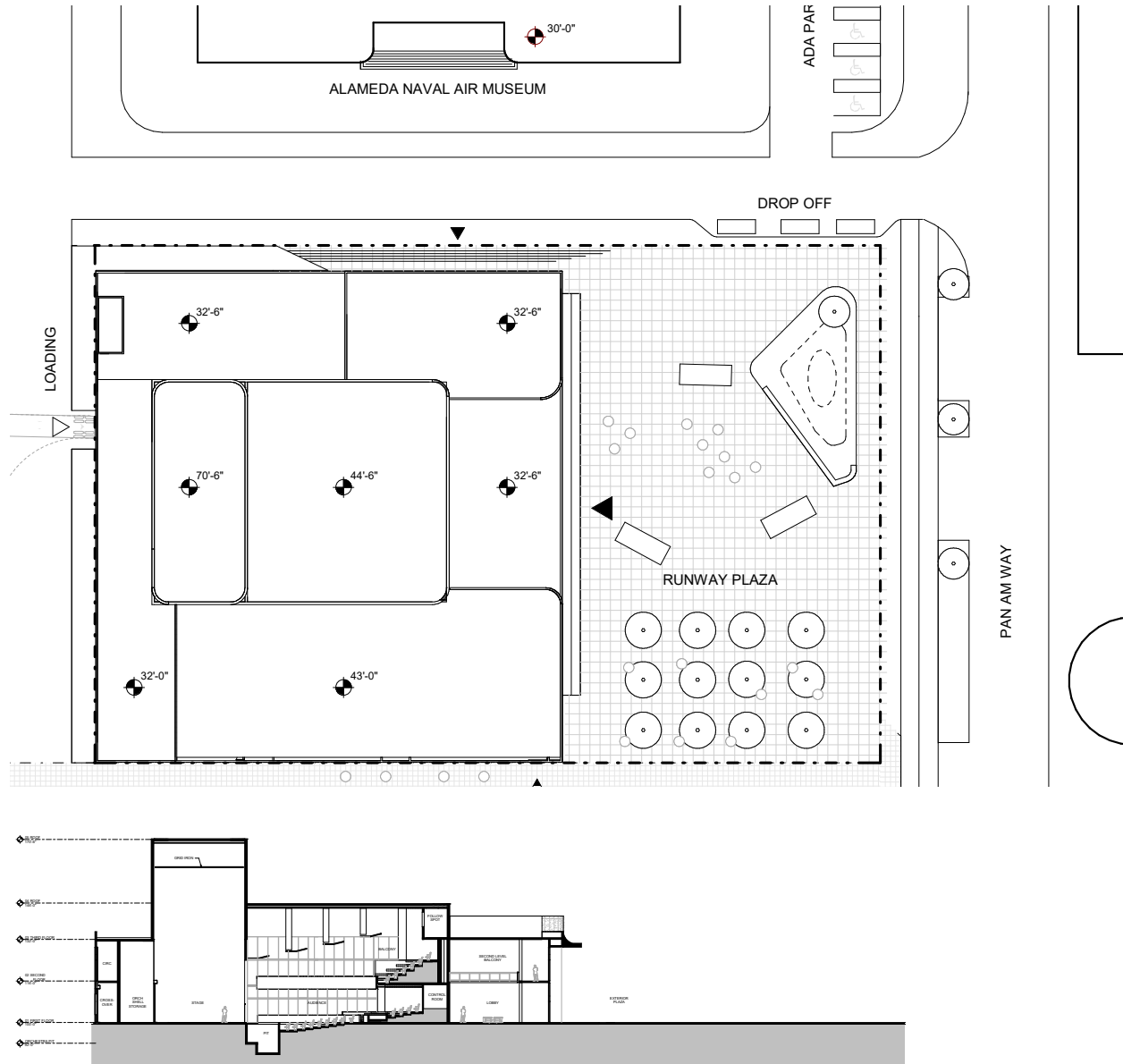
SITE INFORMATION:

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

Transit: Ground and Ferry.....	16
Public Parking/Bike Parking Plan .....	17
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## RADIUM THEATRE

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## TRANSPORTATION & CIRCULATION

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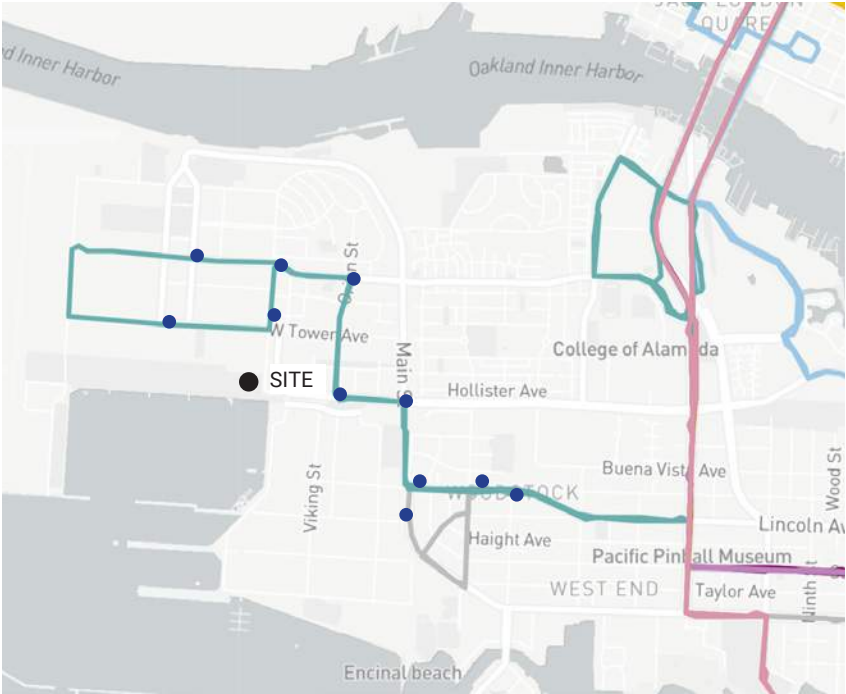
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FERRY TERMINAL LOCATIONS

--- EVENT SHUTTLE ROUTE



TRANSIT MAP

# RADIUM THEATRE

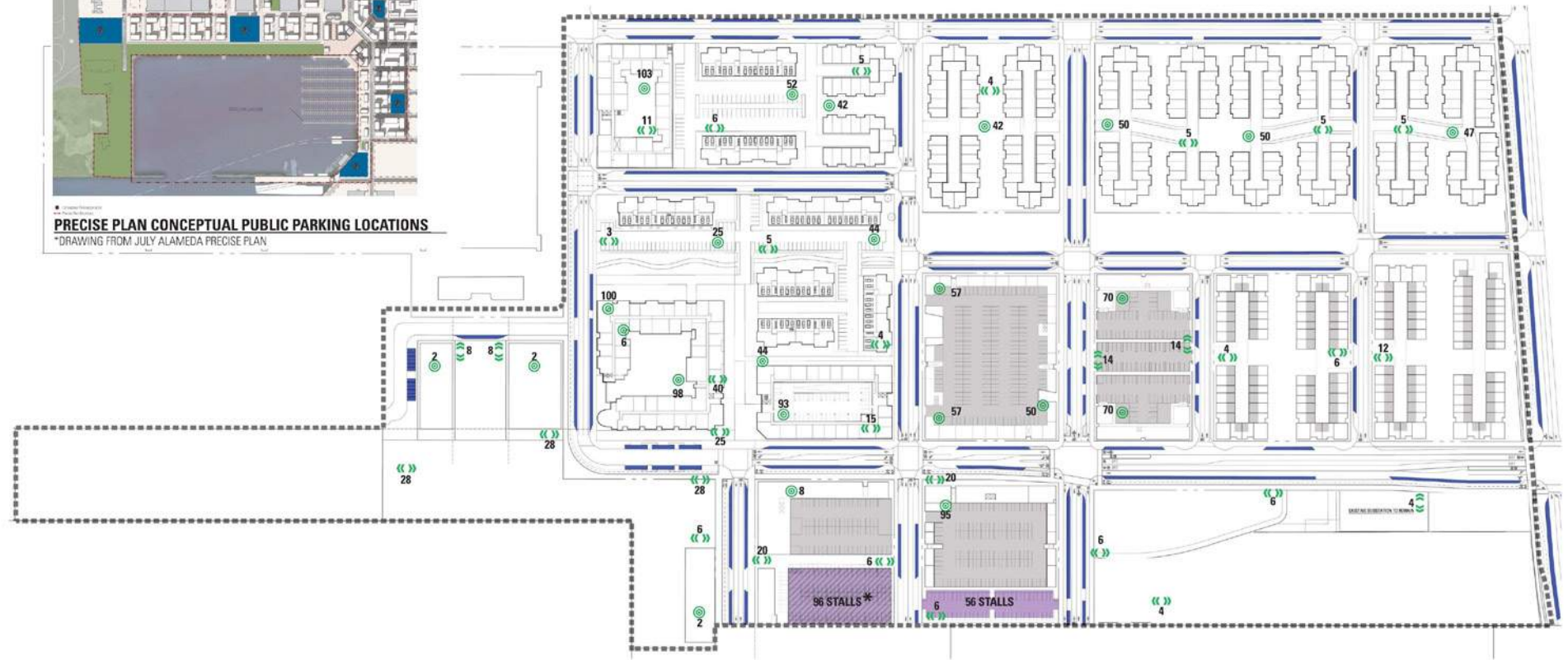
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NOTE: ALL STREET IMPROVEMENTS TO BE DEVELOPED BY THE CITY OF ALAMEDA

# 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

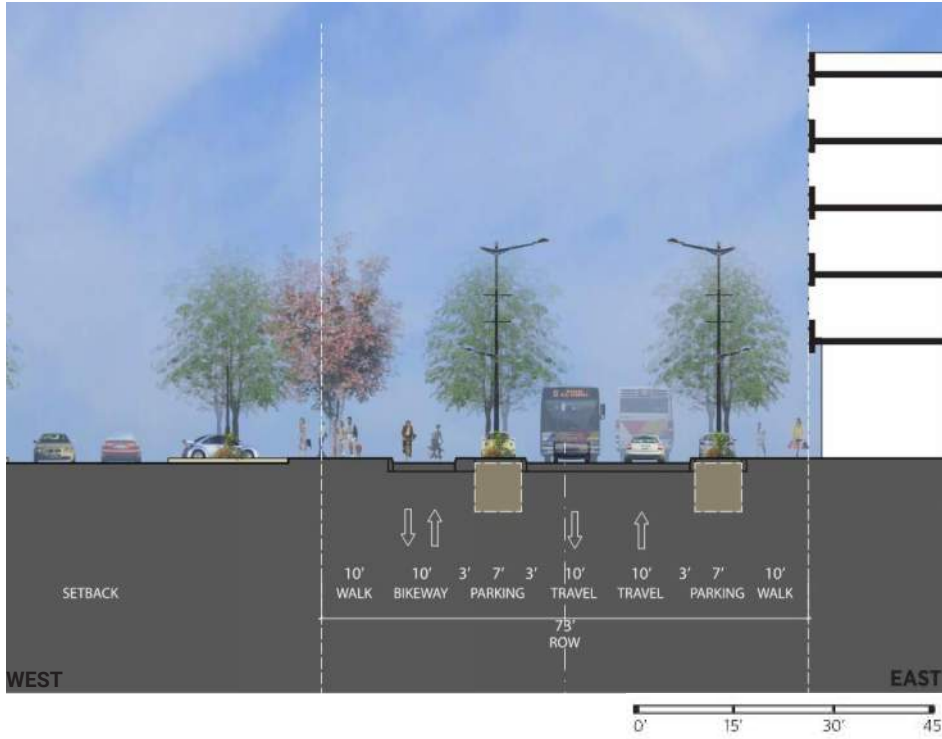
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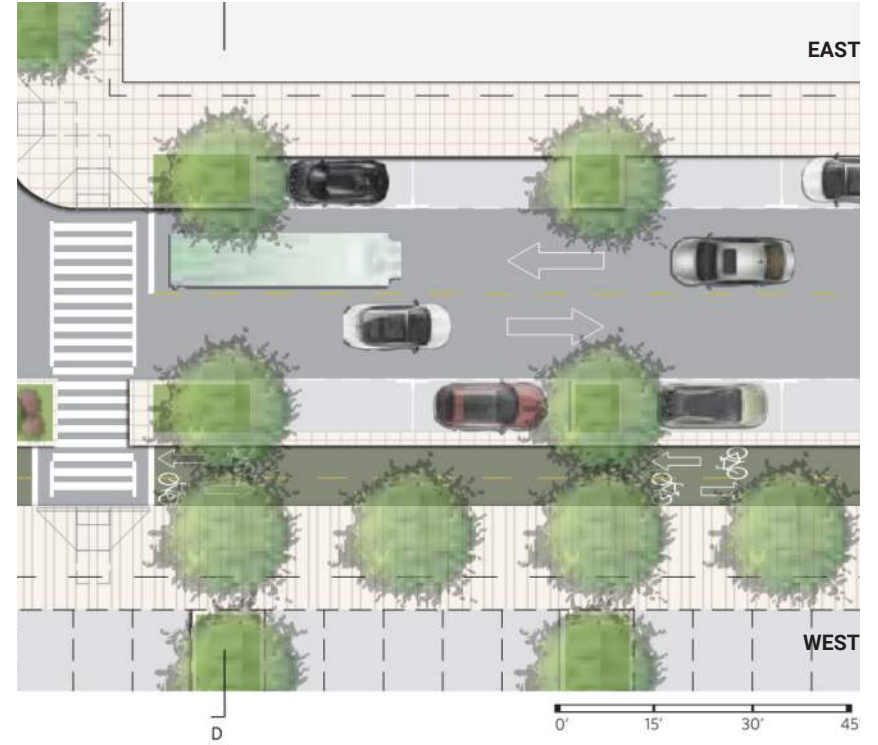
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# PUBLIC PARKING / BIKE PARKING PLAN

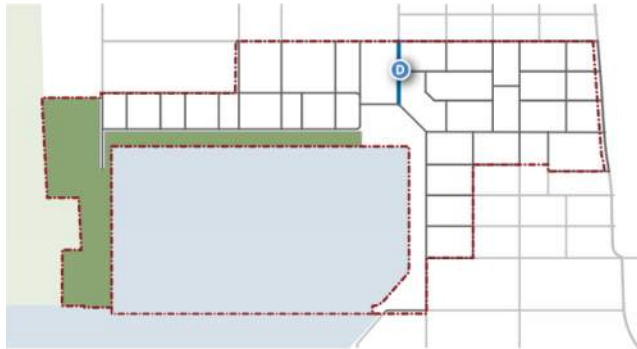




PAN AM WAY CROSS-SECTION



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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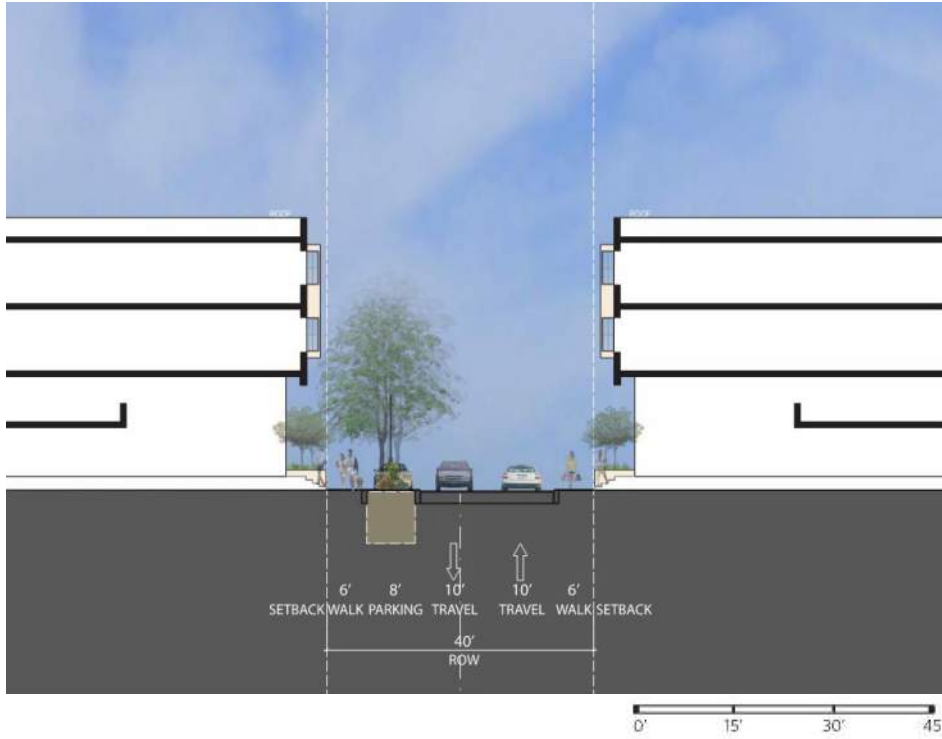
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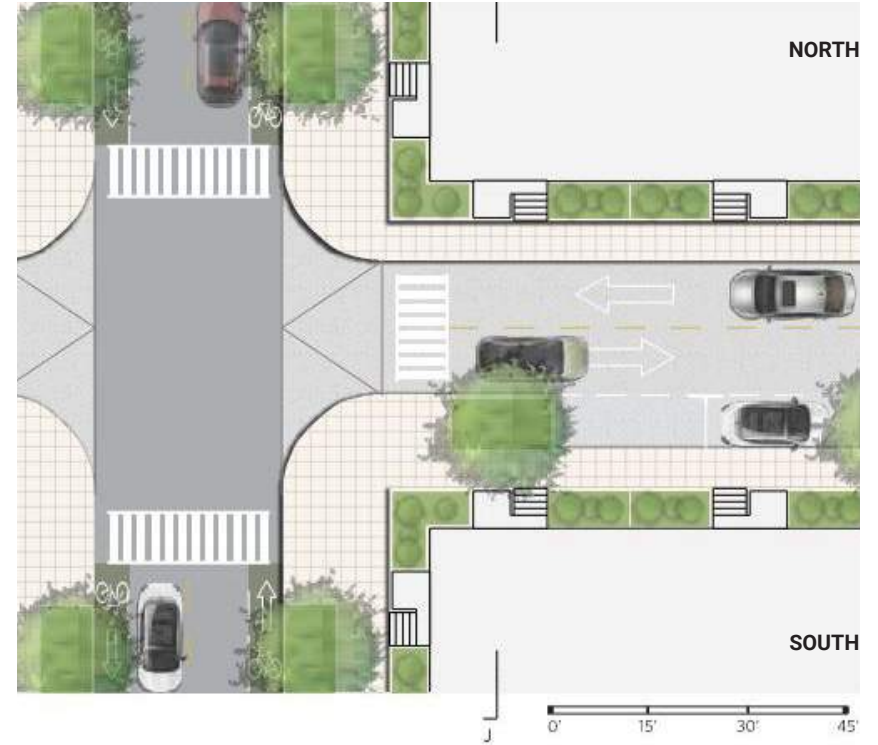
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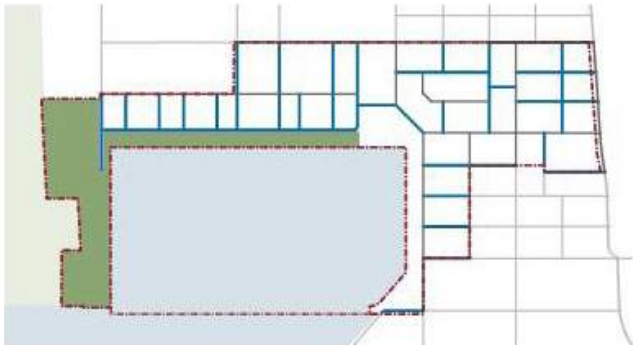
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ALLEY CROSS-SECTION



ALLEY PARTIAL PLAN



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## OPEN SPACE

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## OPEN SPACE

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- |                                    |  |   |
|------------------------------------|--|---|
| <b>A</b> PARK PROMENADE            | <b>E</b> RETAIL                            | <b>M</b> HISTORIC VIEW CORRIDOR AND WATER ACCESS        |
| <b>B</b> HISTORIC SEAPLANE RAMPS   | <b>F</b> WATERFRONT PROMENADE              | <b>N</b> WATER FRONT VIEWING TERRACE                    |
| <b>C</b> POTENTIAL RECREATION AREA | <b>G</b> SCULPTURE (*)                     | <b>O</b> PROPOSED SMALL CRAFT RENTAL FACILITY           |
| <b>D</b> WATERFRONT PLAZA          | <b>H</b> FLOATING SMALL CRAFT/KAYAK LAUNCH | <b>P</b> RESIDENTIAL OVER GROUND FLOOR RETAIL & PARKING |
|                                    | <b>K</b> SHARED USE PLAZA                  |   |
|                                    | <b>L</b> DROP OFF ZONE                     |   |

10 25 50 100 200

\*THIS SITE PLAN & BUILDING CONFIGURATIONS ARE ILLUSTRATIVE ONLY. ALL IMPROVEMENTS SUBJECT TO DESIGN REVIEW APPROVAL.

\* DRAWING FROM SITE A DEVELOPMENT PLAN

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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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