



RADIUM THEATRE - DEVELOPMENT PLAN

Project Sponsor: Little Opera House, LLC

Prepared By: Bora Architecture & Interiors

March 1, 2024

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RADIUM THEATRE
ALAMEDA, CA

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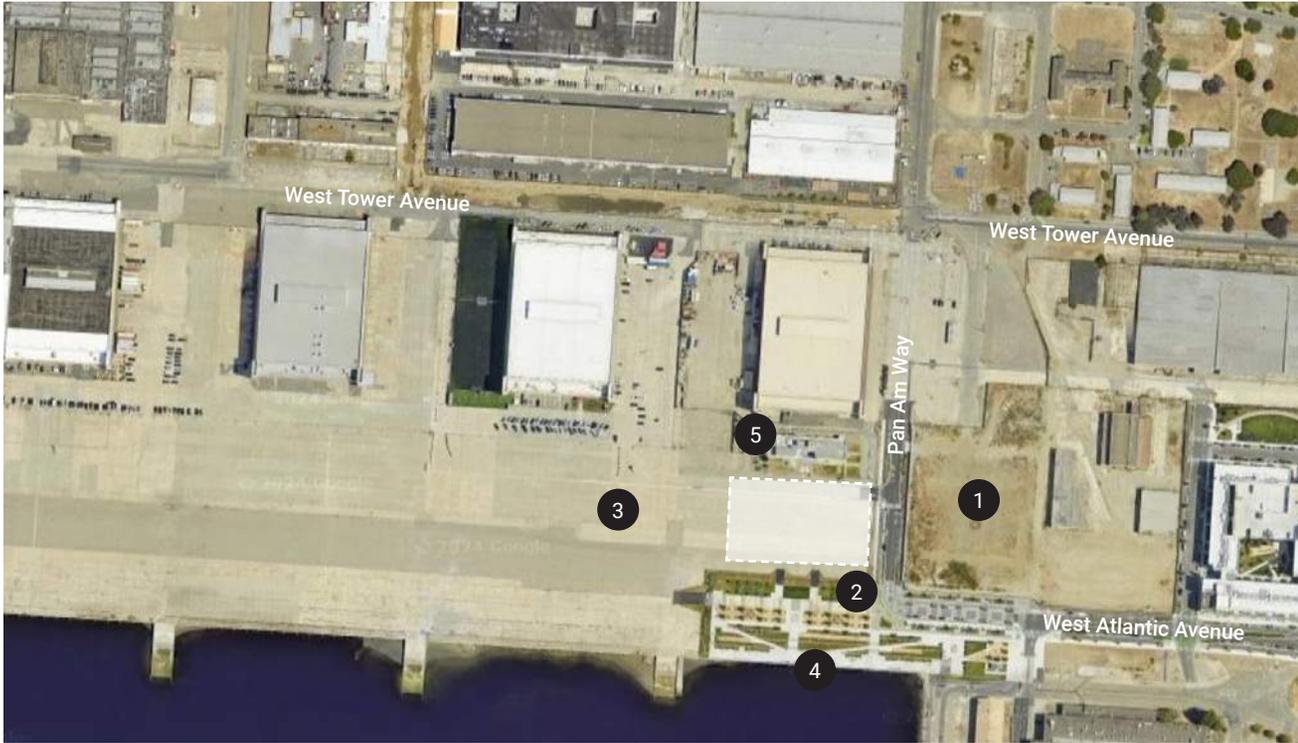
CONTEXT

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RADIUM THEATRE

ALAMEDA, CA





AERIAL VIEW OF SITE



3. EXISTING RUNWAY



4. PARK AT LAGOON



1. UNDEVELOPED ADJACENT LOT



2. PARK AT LAGOON



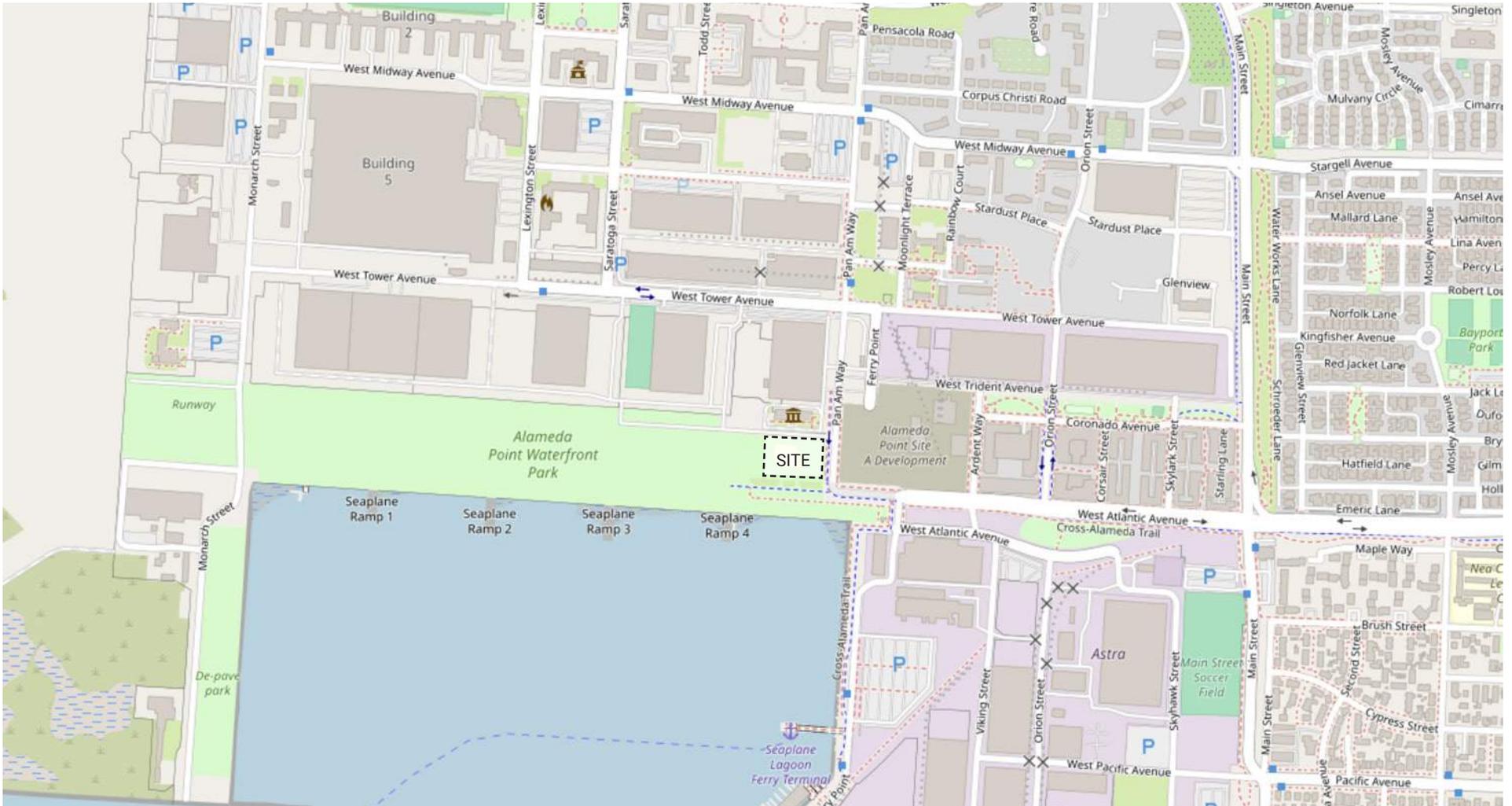
5. NAVAL MUSEUM

RADIUM THEATRE

ALAMEDA, CA

SITE PHOTOS - EXISTING CONDITIONS





* 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



PRECISE PLAN - TOWN CENTER AREA

* DRAWING FROM SITE A DEVELOPMENT PLAN



ALAMEDA POINT - ZONING MAP

* DRAWING FROM www.alamedaca.gov



VIEW CORRIDORS & STREET ALIGNMENTS

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

RADIUM THEATRE

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PLANNING CONTEXT



LAND USE & DEVELOPMENT

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RADIUM THEATRE

ALAMEDA, CA

LAND USE & DEVELOPMENT

RADIUM

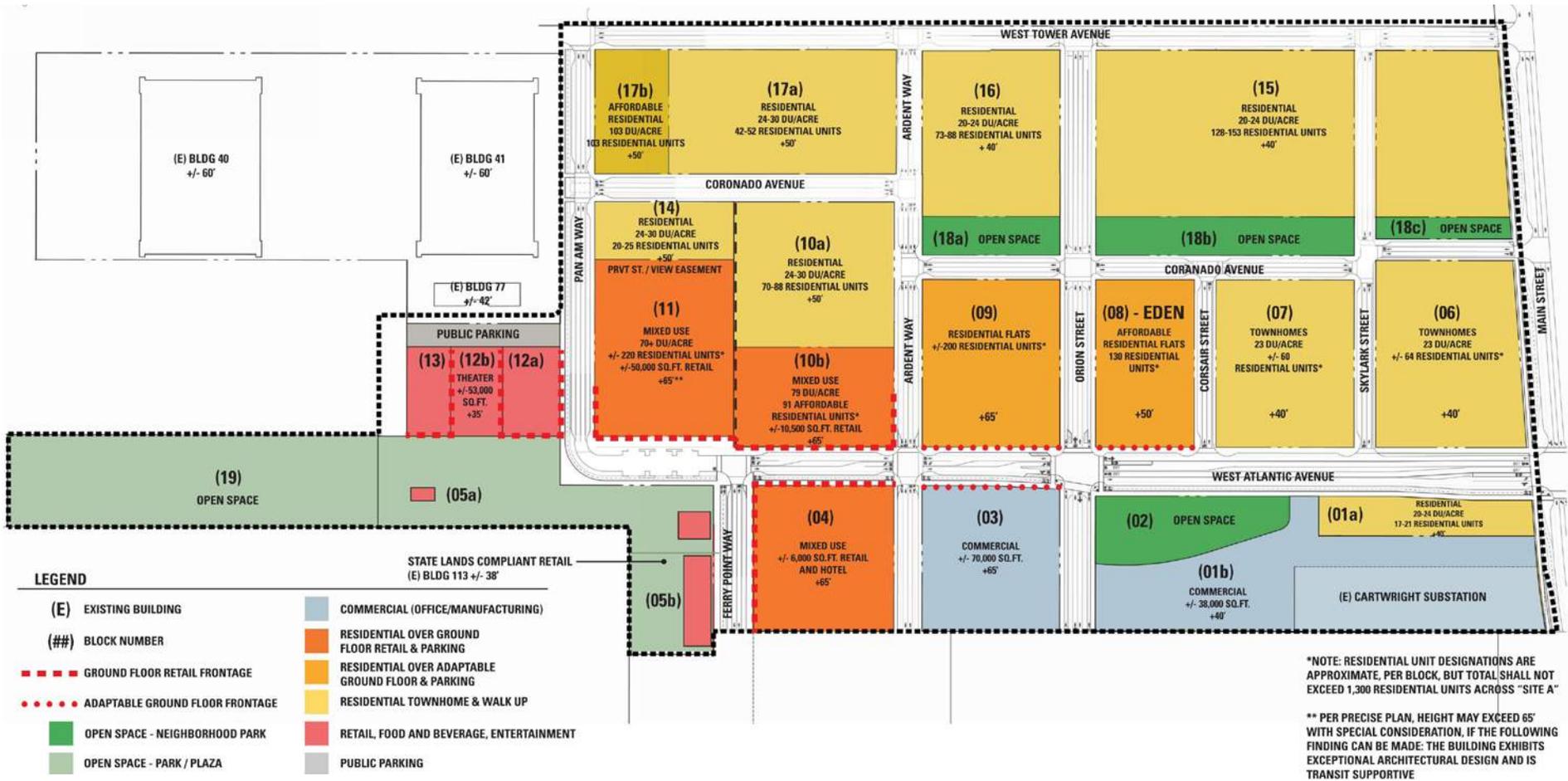


URBANMIX
DEVELOPMENT



BORA

SITE DEVELOPMENT PLAN
March 1, 2024



* DRAWING FROM SITE A DEVELOPMENT PLAN

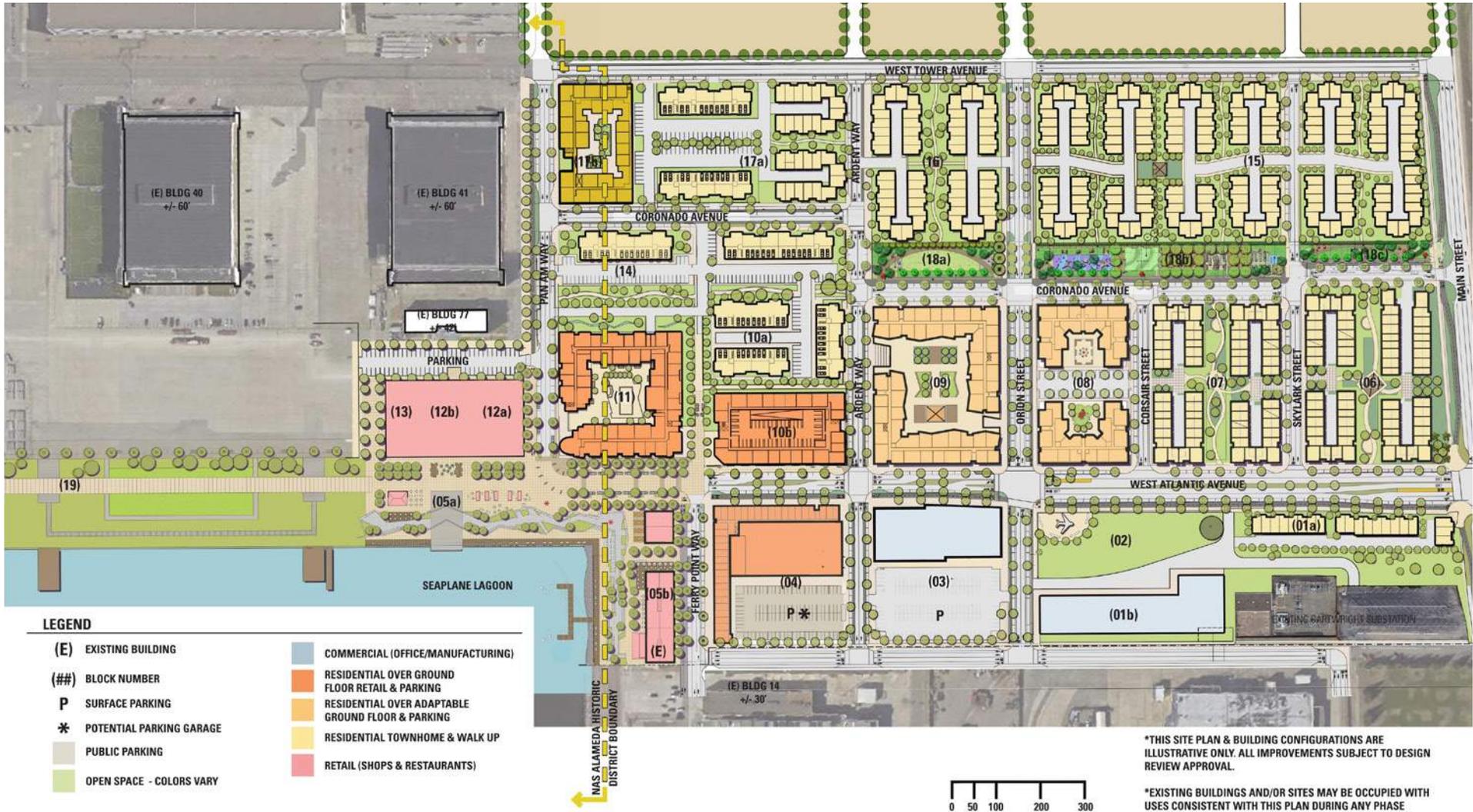
RADIUM THEATRE

ALAMEDA, CA

LAND USE DIAGRAM



SITE DEVELOPMENT PLAN
March 1, 2024



* DRAWING FROM SITE A DEVELOPMENT PLAN

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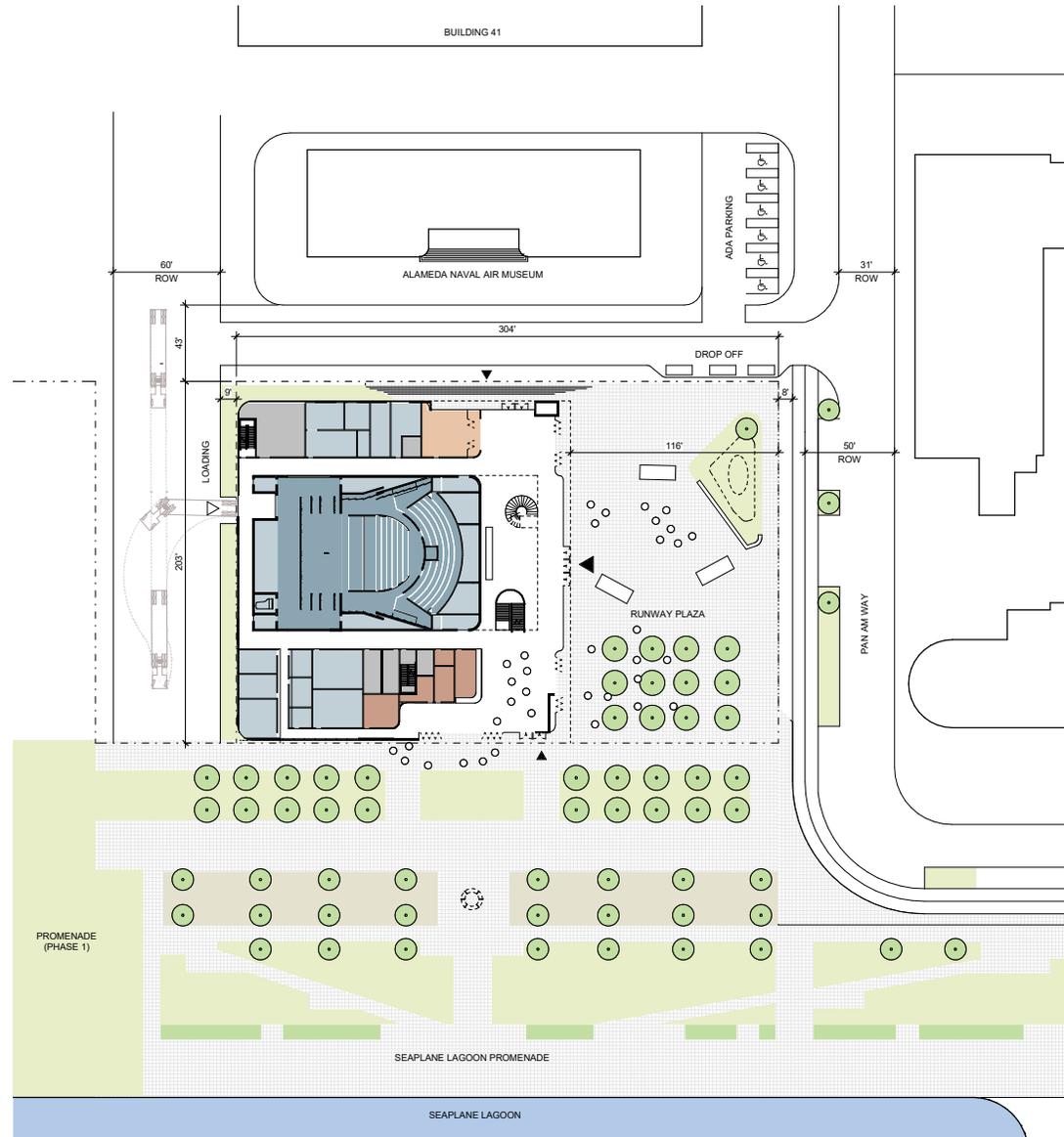
ALAMEDA, CA

ILLUSTRATIVE SITE PLAN - OVERALL



SITE INFORMATION:

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

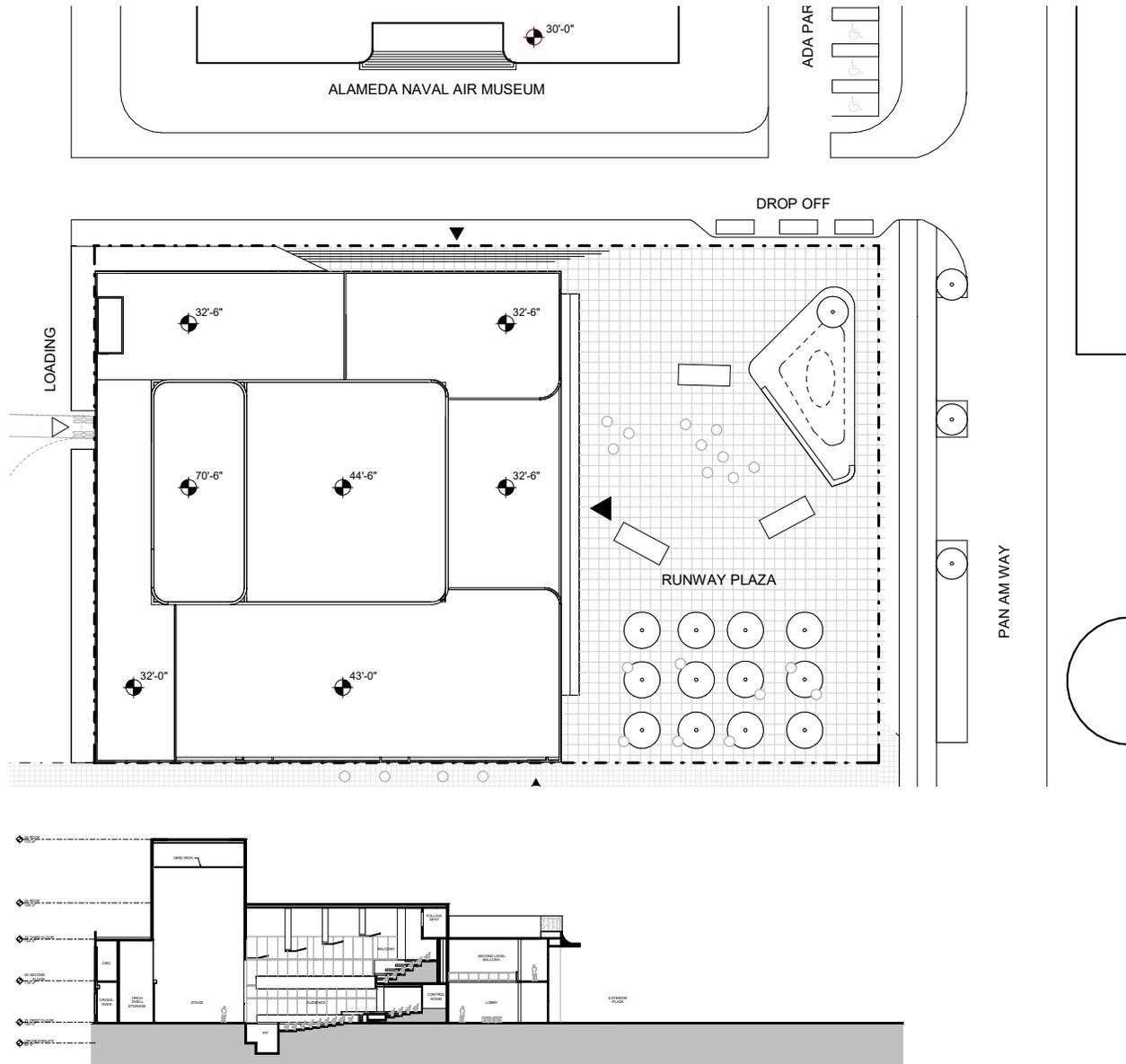


RADIUM THEATRE

ALAMEDA, CA

ILLUSTRATIVE SITE PLAN - PROPOSAL





RADIUM THEATRE

ALAMEDA, CA

BUILDING HEIGHTS - PLAN & SECTION



RADIUM THEATRE

ALAMEDA, CA

ARCHITECTURAL CHARACTER - EXTERIOR





LOBBY



500 SEAT THEATRE



STUDIO THEATRE

RADIUM THEATRE

ALAMEDA, CA

ARCHITECTURAL CHARACTER - INTERIOR





RADIUM THEATRE

ALAMEDA, CA

AERIAL VIEW OF SITE LOOKING WEST

RADIUM



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SITE DEVELOPMENT PLAN
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TRANSPORTATION & CIRCULATION

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RADIUM THEATRE

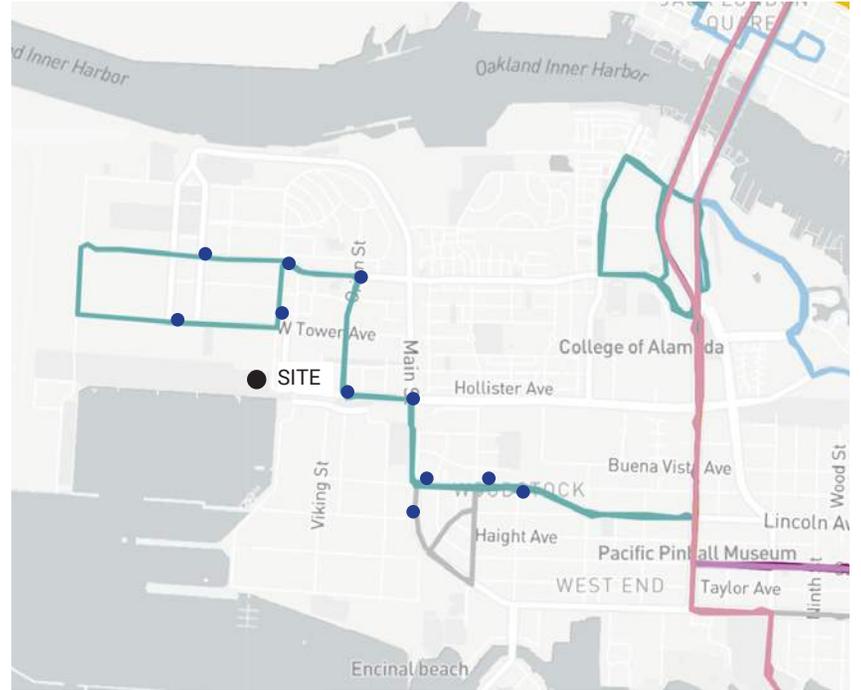
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TRANSPORTATION & CIRCULATION



FERRY TERMINAL LOCATIONS

--- EVENT SHUTTLE ROUTE



TRANSIT MAP

● BUS STOP
 --- LINE 96
 --- LINE W

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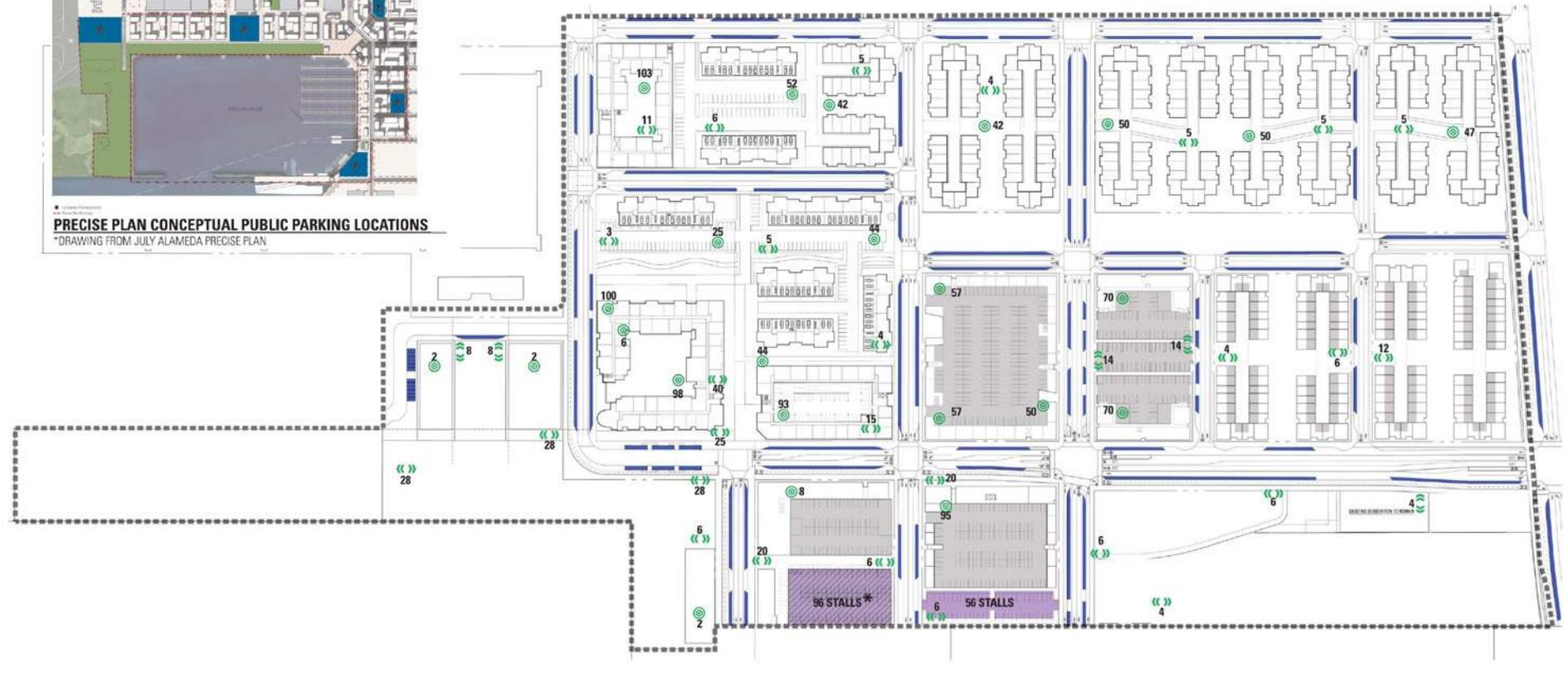
NOTE: ALL STREET IMPROVEMENTS TO BE DEVELOPED BY THE CITY OF ALAMEDA

TRANSIT - GROUND AND FERRY





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

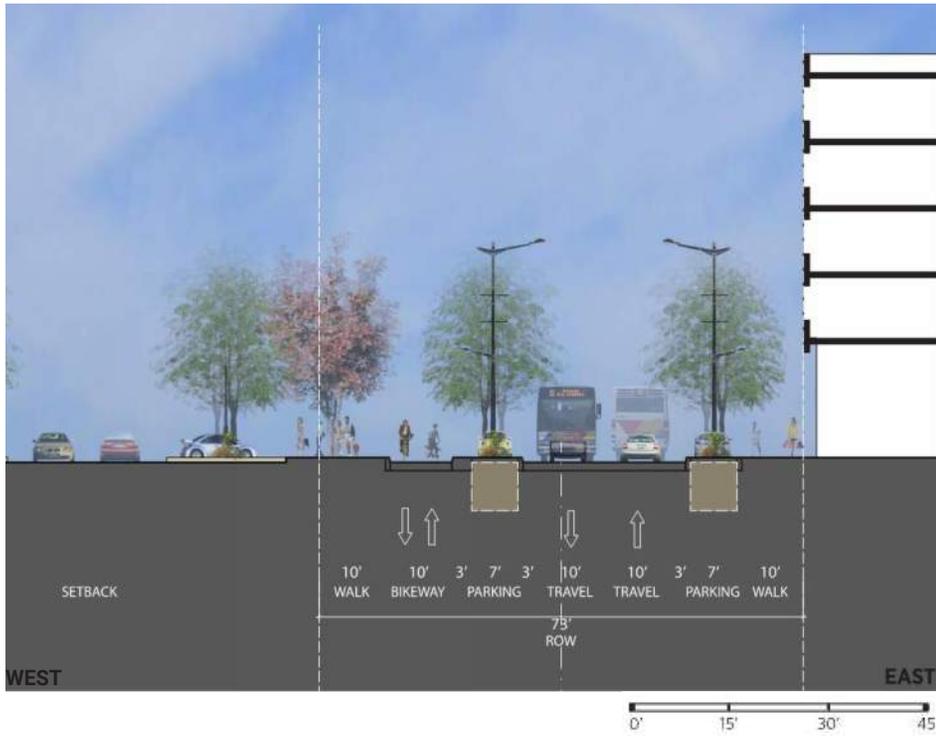
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ALAMEDA, CA

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

PUBLIC PARKING / BIKE PARKING PLAN

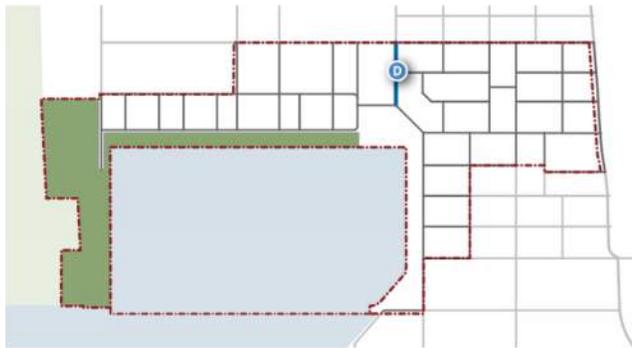




PAN AM WAY CROSS-SECTION



PAN AM WAY PARTIAL PLAN



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

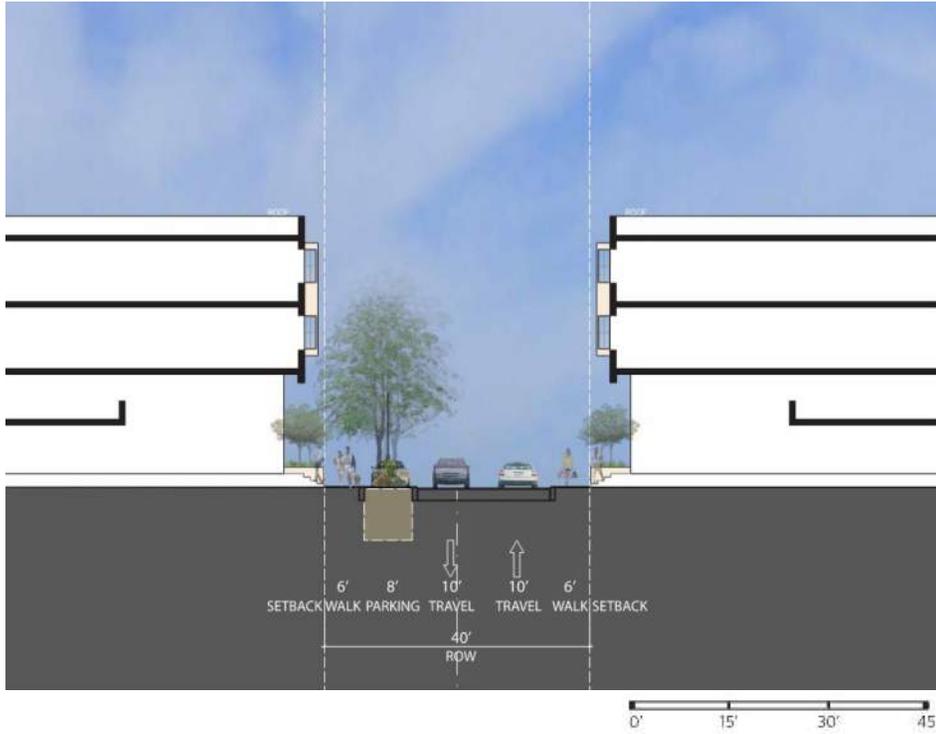
RADIUM THEATRE

ALAMEDA, CA

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

RIGHT OF WAY PLAN & SECTION

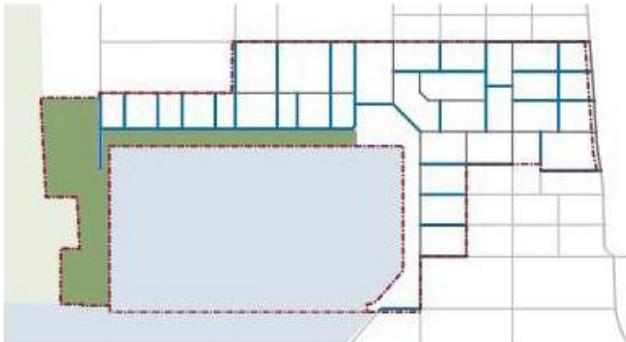




ALLEY CROSS-SECTION



ALLEY PARTIAL PLAN



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

RADIUM THEATRE

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RIGHT OF WAY PLAN & SECTION



OPEN SPACE

Waterfront Park & Plaza Plan.....	21
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RADIUM THEATRE

ALAMEDA, CA

OPEN SPACE



- | | | |
|------------------------------------|--------------------------------------------|---------------------------------------------------------|
| 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 | |

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

* DRAWING FROM SITE A DEVELOPMENT PLAN

RADIUM THEATRE

ALAMEDA, CA

WATERFRONT PARK & PLAZA PLAN



RADIUM THEATRE

ALAMEDA, CA

RADIUM PLAZA CONCEPTUAL DESIGN





MAXIMIZE OPEN SPACE/PARKS



NATIVE, DROUGHT TOLERANT PLANTING



RENEWABLE ENERGY



CAR CHARGING STATIONS



DEDICATED BIKE PATHS/PARKING



ACCESS TO PARKING SHUTTLE

RADIUM THEATRE

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PROJECT SUSTAINABILITY

