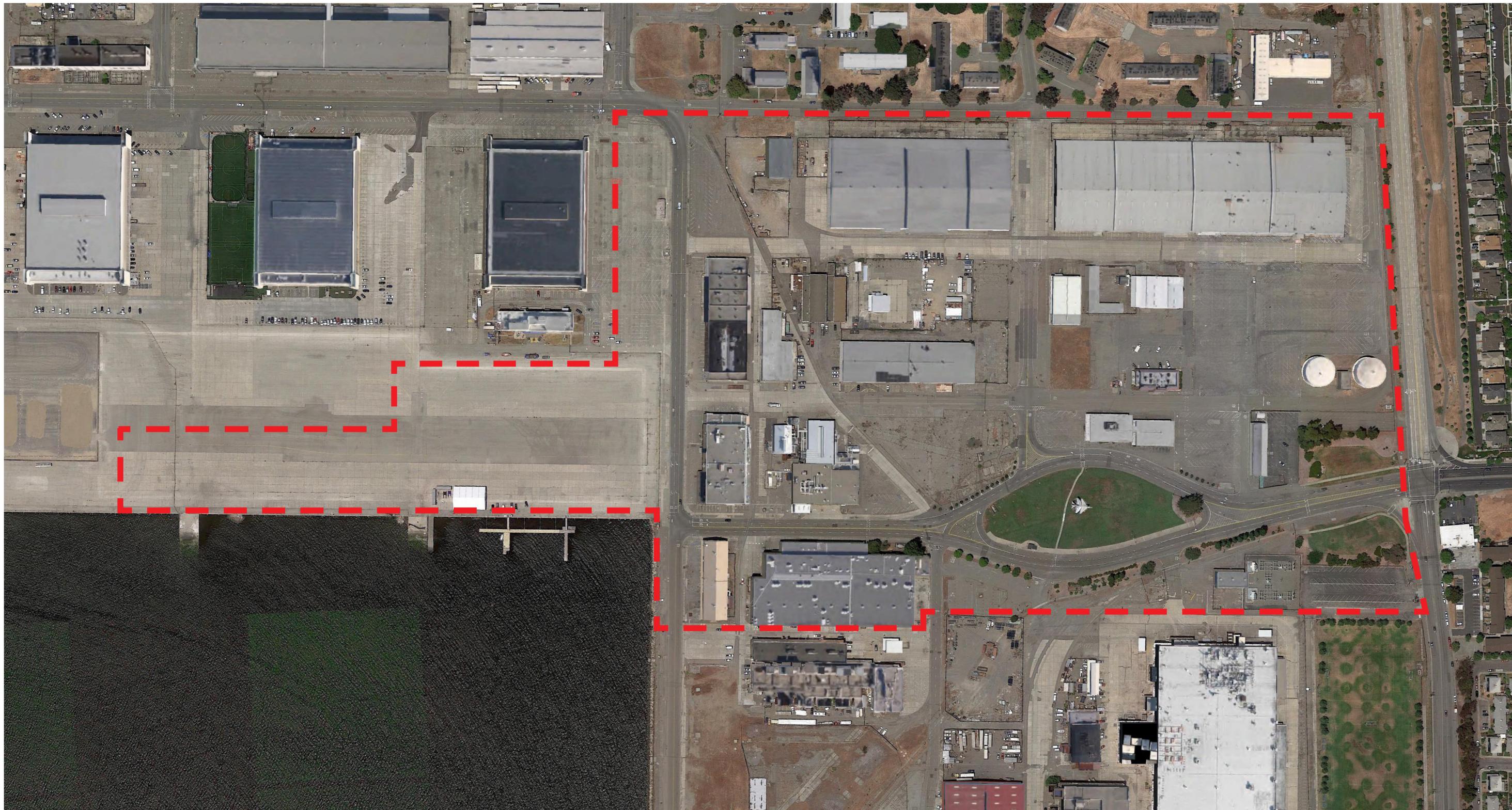


**PRECISE PLAN - ALAMEDA POINT LAND USE DIAGRAM**  
 \* DRAWING FROM JULY ALAMEDA POINT PRECISE PLAN



**AERIAL OF ALAMEDA POINT**



# ALAMEDA POINT

# ALAMEDA, CA

# EXISTING SITE "A"



# ALAMEDA POINT

# ALAMEDA, CA

# SITE PHOTOS



**EXISTING BUILDING 113**

**EXISTING BUILDING 113**

**ALAMEDA POINT**

**ALAMEDA, CA**

**SITE PHOTOS**

# pal·imp·sest

*/ˈpɑlɪmpˌsɛst/* 

*noun*

noun: **palimpsest**; plural noun: **palimpsests**

a manuscript or piece of writing material on which the original writing has been effaced to make room for later writing but of which traces remain.

**something reused or altered but still bearing visible traces of its earlier form**

"Sutton Place is a palimpsest of the taste of successive owners"

## Origin



mid 17th century: via Latin from Greek *palimpsestos*, from *palin* 'again' + *psēstos* 'rubbed smooth.'

Translate palimpsest to

Use over time for: palimpsest



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ALAMEDA, CA

WORKING CONCEPT



GRANVILLE ISLAND, VANCOUVER, CANADA



GRANVILLE ISLAND, VANCOUVER, CANADA

ALAMEDA POINT

ALAMEDA, CA

CONCEPT IMAGERY



GRANVILLE ISLAND, VANCOUVER, CANADA



GRANVILLE ISLAND, VANCOUVER, CANADA

ALAMEDA POINT

ALAMEDA, CA

CONCEPT IMAGERY



**KELLEY'S FRENCH BAKERY, SANTA CRUZ**

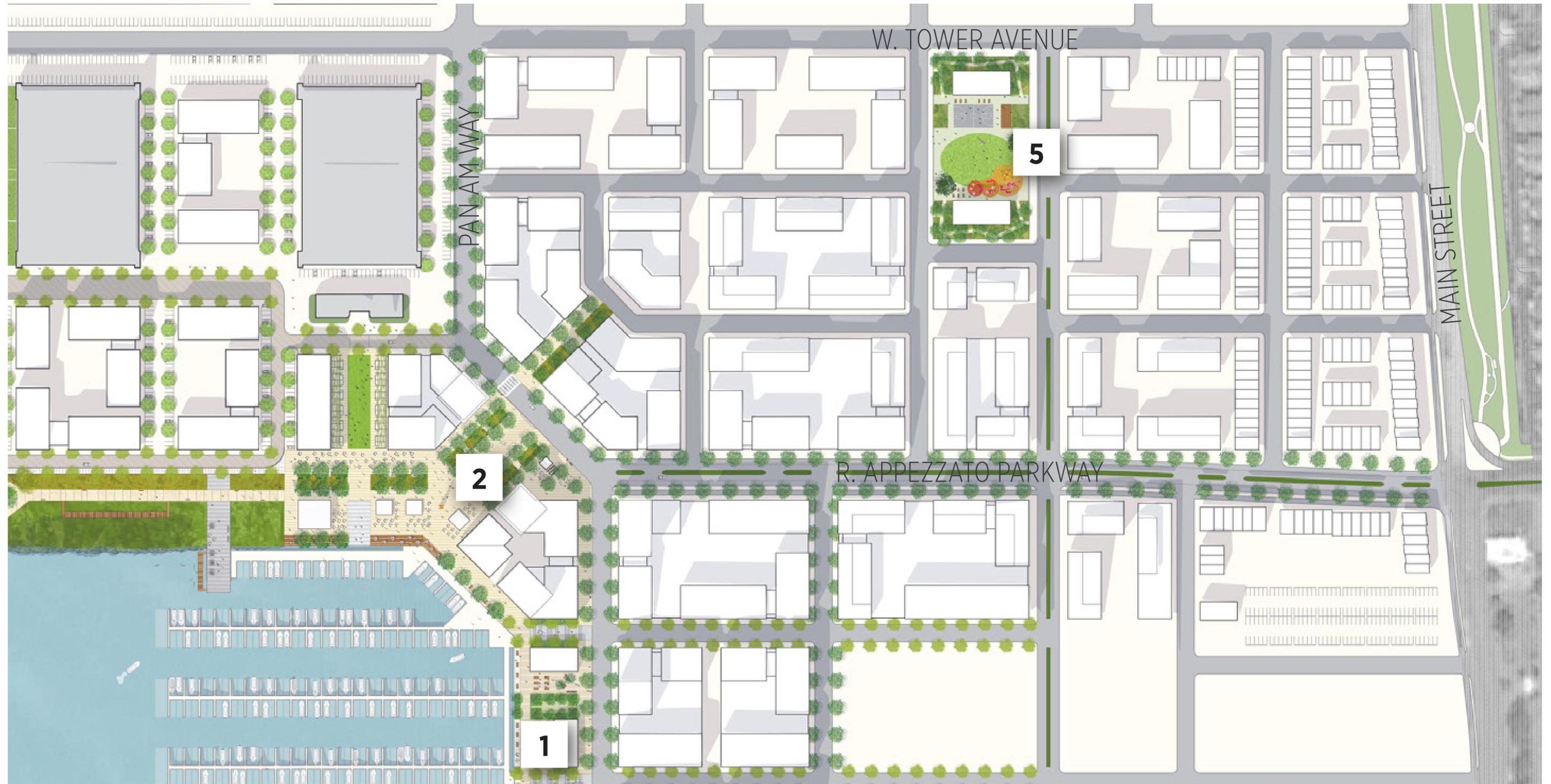


**SOUTHERN PACIFIC BREWING CO, SAN FRANCISCO**

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ALAMEDA, CA

CONCEPT IMAGERY

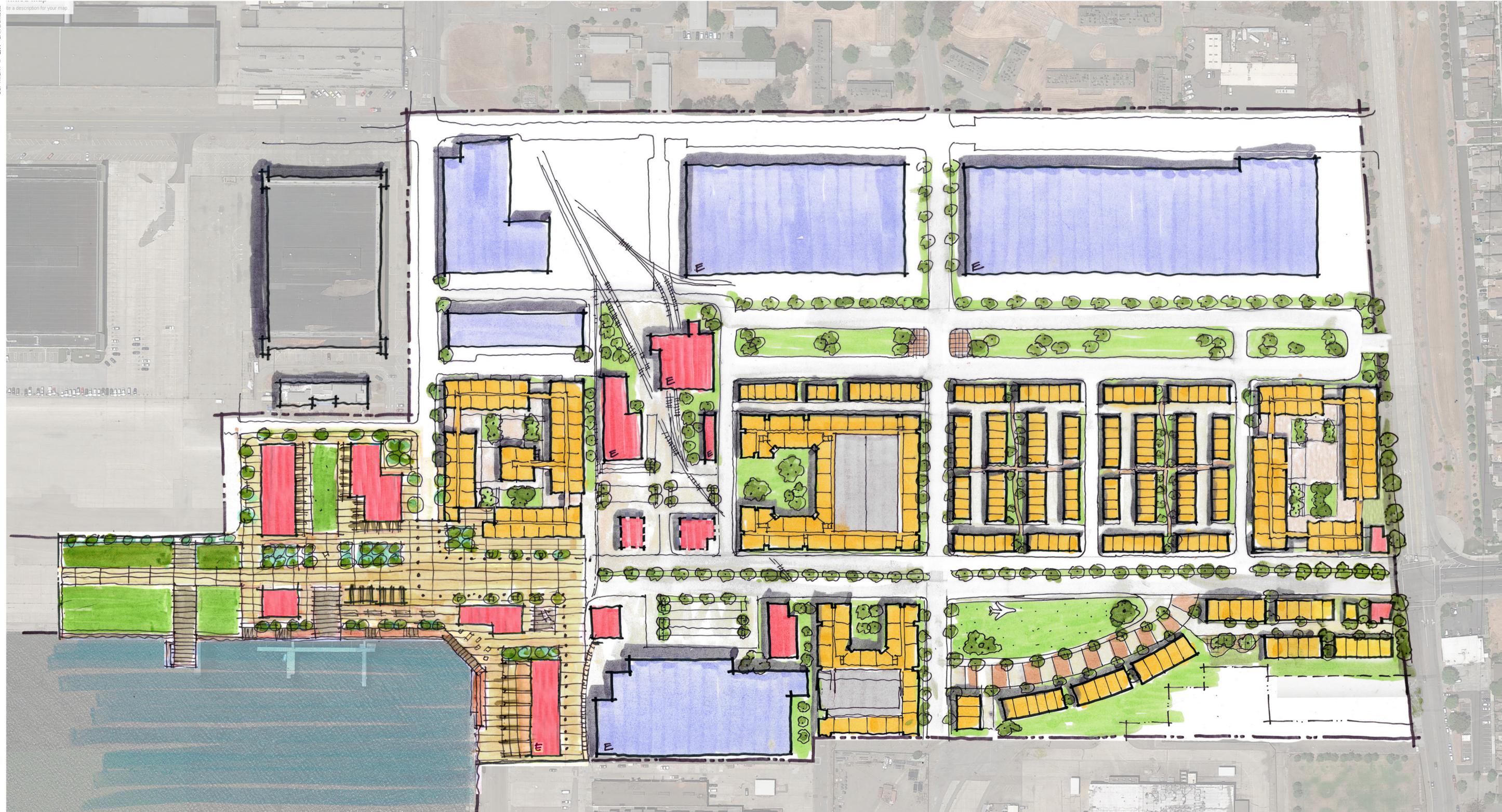


# ALAMEDA POINT

# ALAMEDA, CA

\* DRAWING FROM JULY ALAMEDA POINT PRECISE PLAN  
**PRECISE PLAN - ILLUSTRATIVE PLAN**

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ALAMEDA POINT

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ALAMEDA POINT PARTNERS - ILLUSTRATIVE PLAN

**BAR**architects

901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

**BKF** ignition  
architecture

**MBH**arch

**TRICON**  
Tableau  
DEVELOPMENT

**EDEN**  
HOUSING

THOMPSON  
DOREMAN

**oflu**

**SRMERNST**  
development partners  
MadisonMarquette

**KH**  
KwanHenmi

**FIELD**  
PAOLI

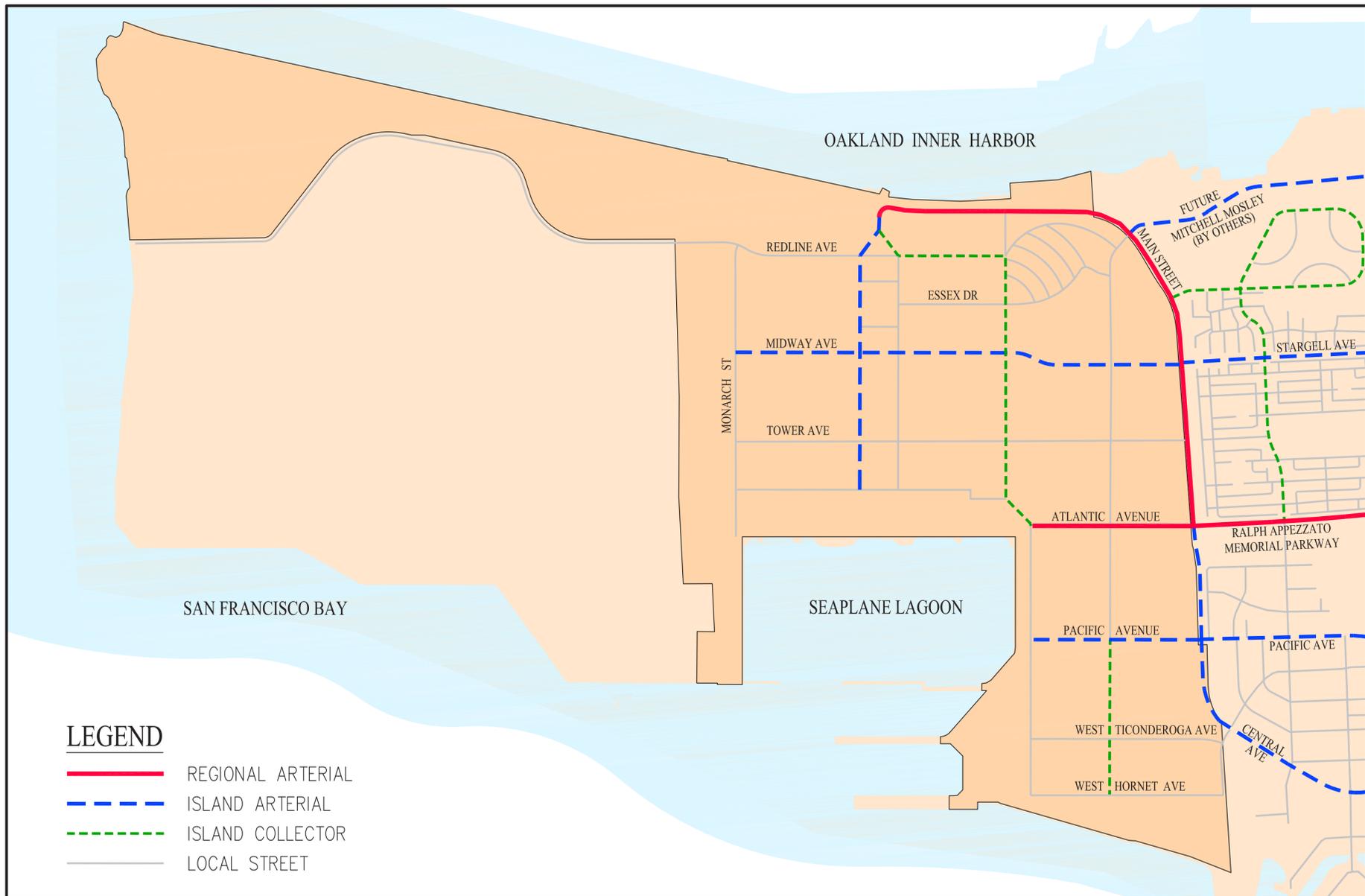
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**D<sub>e</sub> W<sub>o</sub>**

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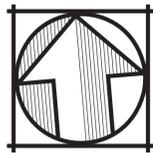


**A10**



ALAMEDA POINT  
 MASTER INFRASTRUCTURE PLAN  
 CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA  
 DATE: MARCH, 2014 SCALE: 1" = 1,500'  
 Carlson, Barbee, & Gibson, Inc.

FIGURE 22  
 PROPOSED STREET  
 CLASSIFICATIONS



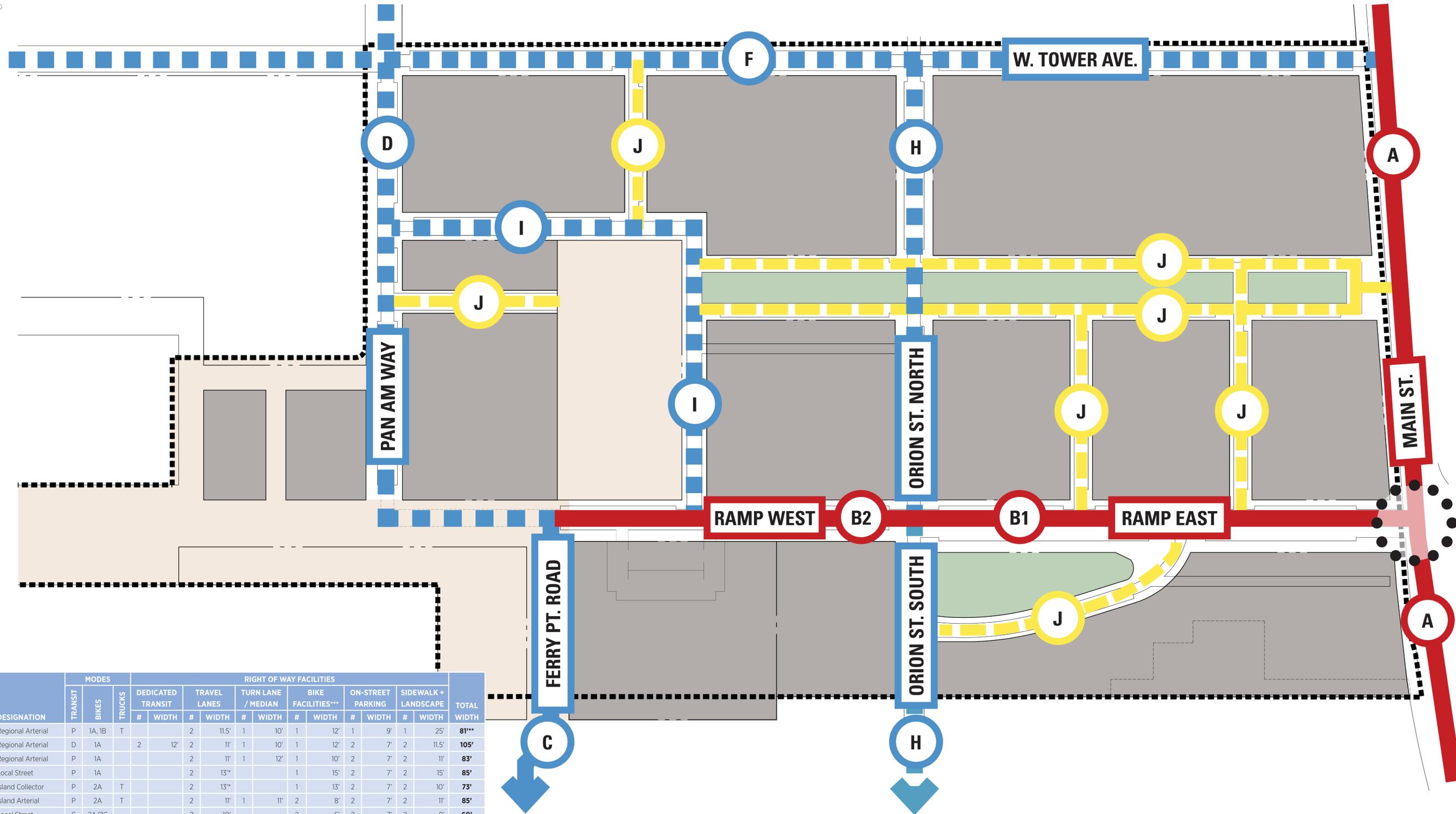
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\* DRAWING FROM MIP DOCUMENTS

MIP - STREET CLASSIFICATION PLAN



STREET	DESIGNATION	MODES			RIGHT OF WAY FACILITIES								TOTAL WIDTH		
		TRANSIT	BIKES	TRUCKS	DEDICATED TRANSIT #	TRAVEL LANES #	TURN LANE / MEDIAN #	BIKE FACILITIES*** #	ON-STREET PARKING #	SIDEWALK + LANDSCAPE #	WIDTH				
A MAIN STREET	Regional Arterial	P	1A, 1B	T	2	11.5'	1	10'	1	12'	1	9'	1	25'	81'
B1 APPEZZATO PARKWAY (E. OF ORION AVENUE)	Regional Arterial	D	1A		2	12'	2	11'	1	10'	12'	2	7'	2	115'
B2 APPEZZATO PARKWAY (W. OF ORION AVENUE)	Regional Arterial	P	1A		2	11'	1	12'	1	10'	2	7'	2	11'	83'
C FERRY POINT ROAD	Local Street	P	1A		2	13'			1	15'	2	7'	2	15'	85'
D PAN AM WAY	Island Collector	P	2A	T	2	13'			1	13'	2	7'	2	10'	73'
E PACIFIC AVENUE	Island Arterial	P	2A	T	2	11'	1	11'	2	8'	2	7'	2	11'	85'
F WEST TOWER AVENUE	Local Street	S	2A/2C		2	10'			2	5'	2	7'	2	8'	60'
G TAXIWAY / HISTORIC DISTRICT LOCAL STREET	Local Street		2B		2	10'			2	8'	2	7'	2	15'	80'
H ORION STREET	Local Street/ Island Collector	S	2A		2	13'			2	8'	2	7'	2	10'	76'
I TYPICAL LOCAL STREET	Local Street		2C		2	10'			2	5'	2	7'	2	8'	60'
J ALLEY	Alley		3B		2	10'					1	7'	2	6'	40'

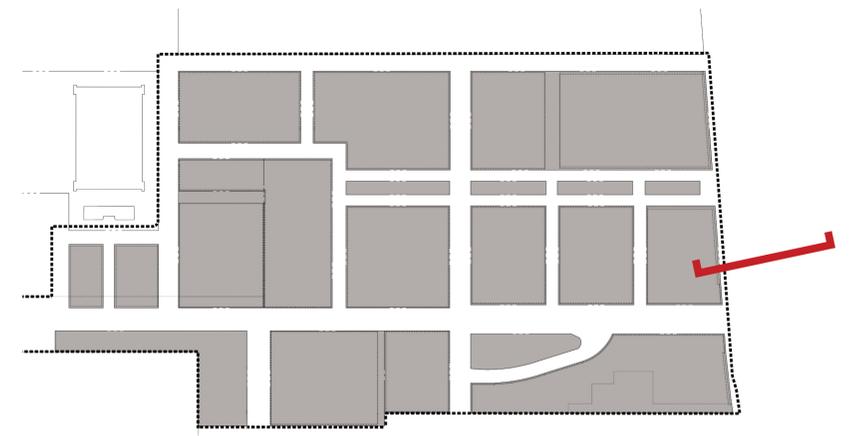
\* CHART FROM PRECISE PLAN DOCUMENTS

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ALAMEDA POINT PARTNERS - STREET CLASSIFICATION PLAN



**A. MAIN STREET R.O.W. SECTION**



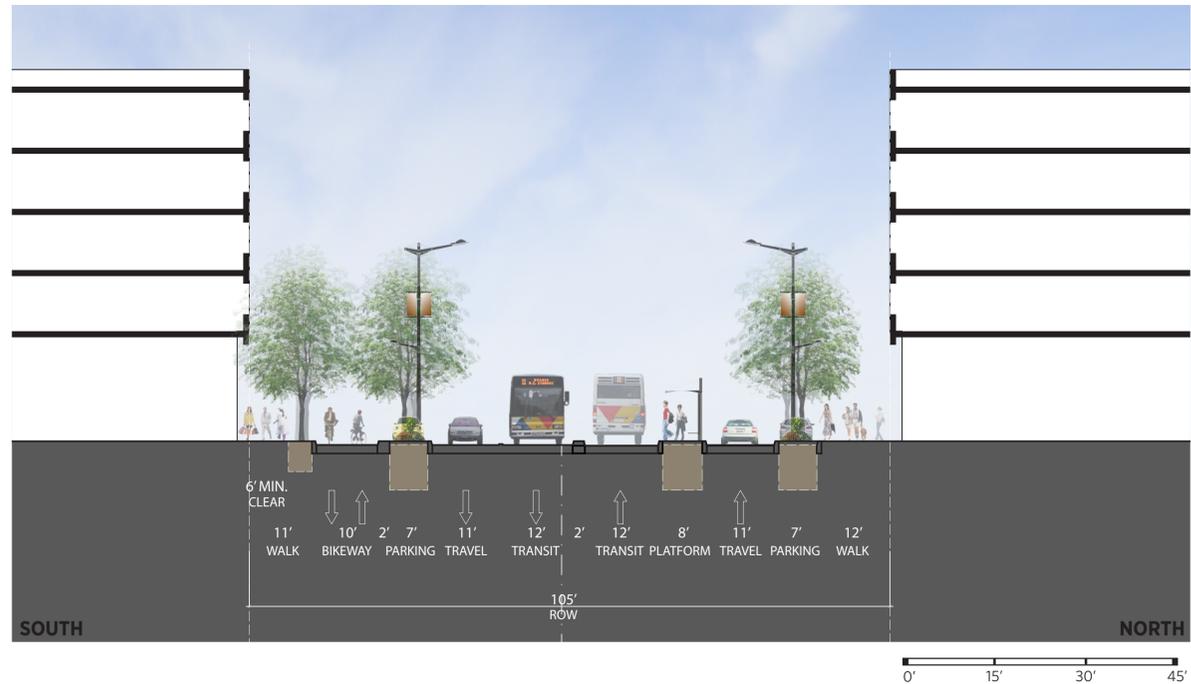
**KEY PLAN**

ALAMEDA POINT

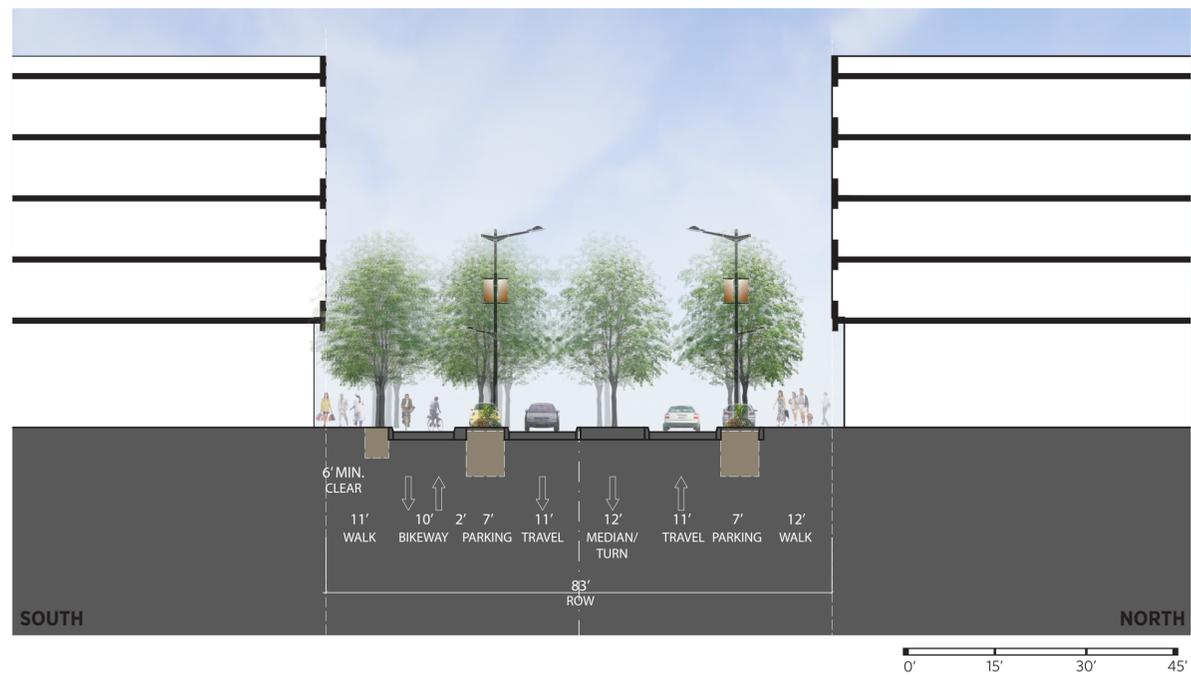
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\* DRAWING FROM PRECISE PLAN DOCUMENTS

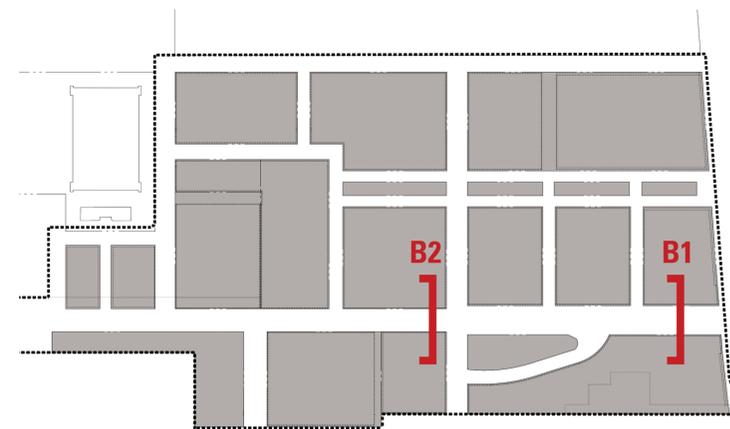
**PRECISE PLAN - RIGHT OF WAY SECTIONS**



**B1. RALPH APPEZZATO MEMORIAL PARKWAY - EAST 105' R.O.W. SECTION**



**B2. RALPH APPEZZATO MEMORIAL PARKWAY - WEST 83' R.O.W. SECTION**



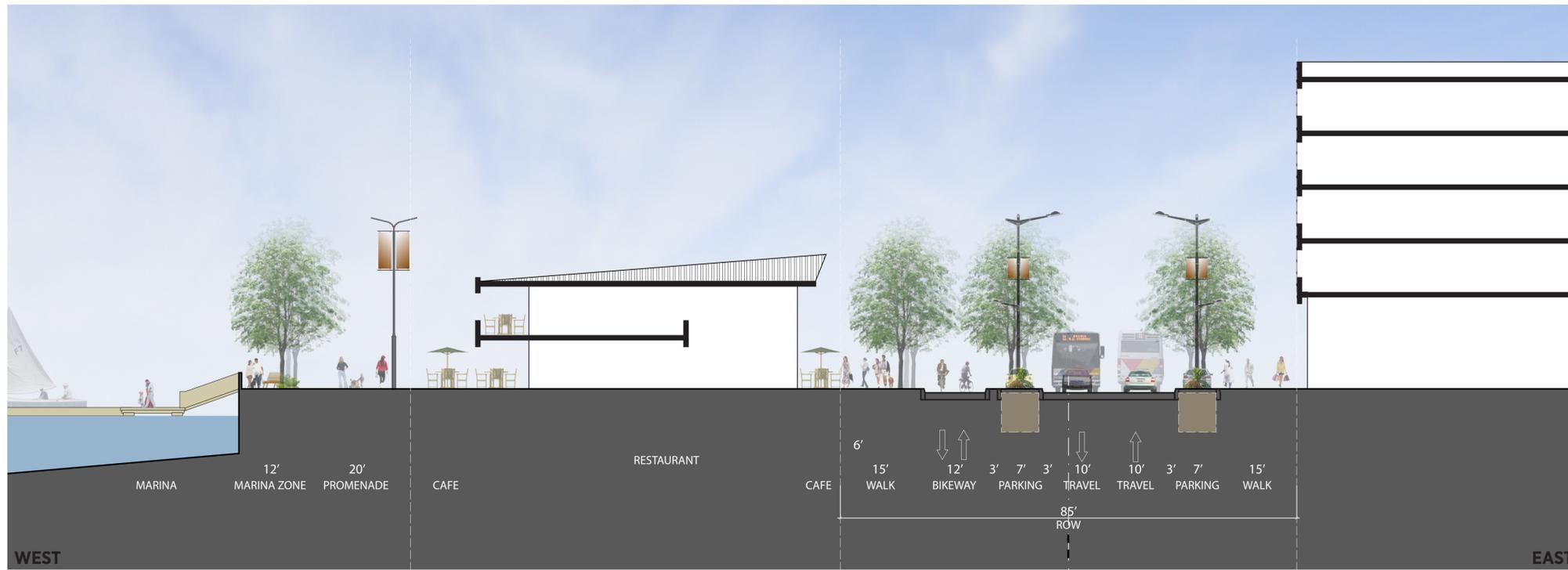
**KEY PLAN**

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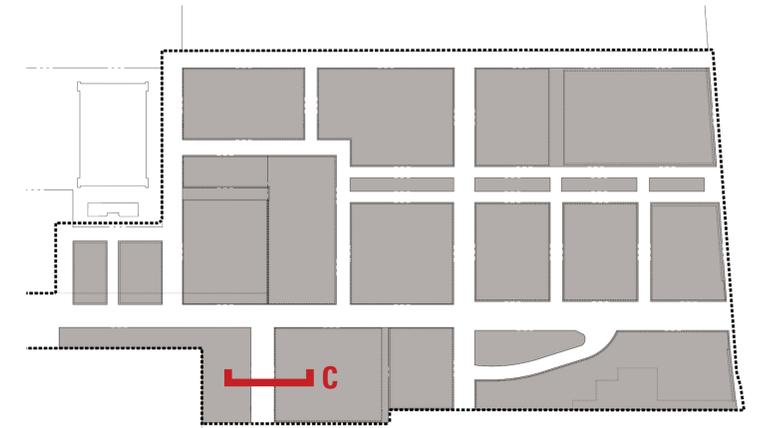
\* DRAWINGS FROM PRECISE PLAN DOCUMENTS

**PRECISE PLAN - RIGHT OF WAY SECTIONS**



**PRECISE PLAN FERRY POINT R.O.W. STREET SECTION**

\* DRAWING FROM PRECISE PLAN DOCUMENTS



**KEY PLAN**

+/- 52-FT



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

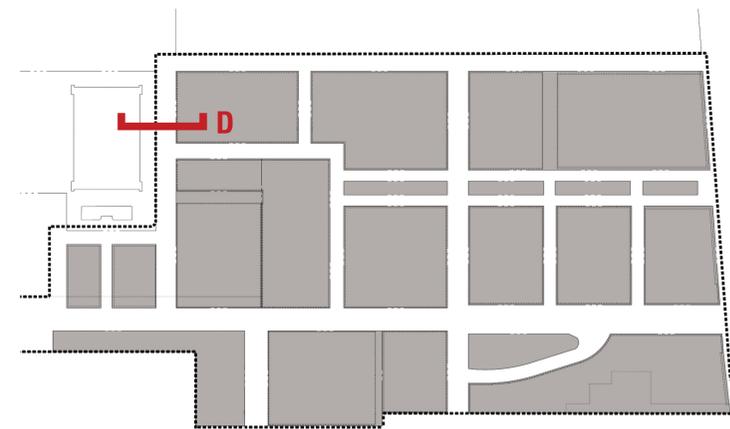
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RIGHT OF WAY SECTIONS



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



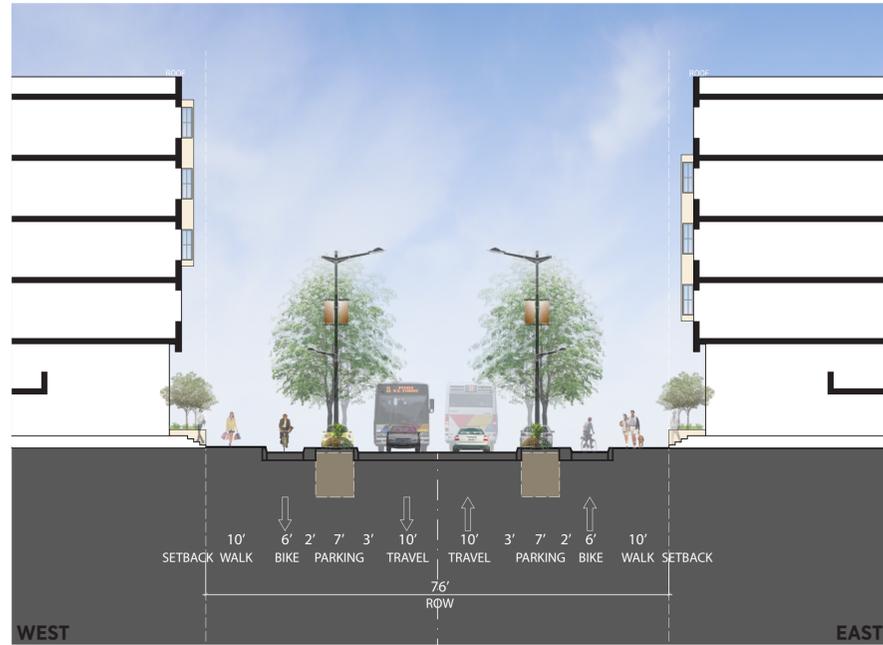
KEY PLAN

ALAMEDA POINT

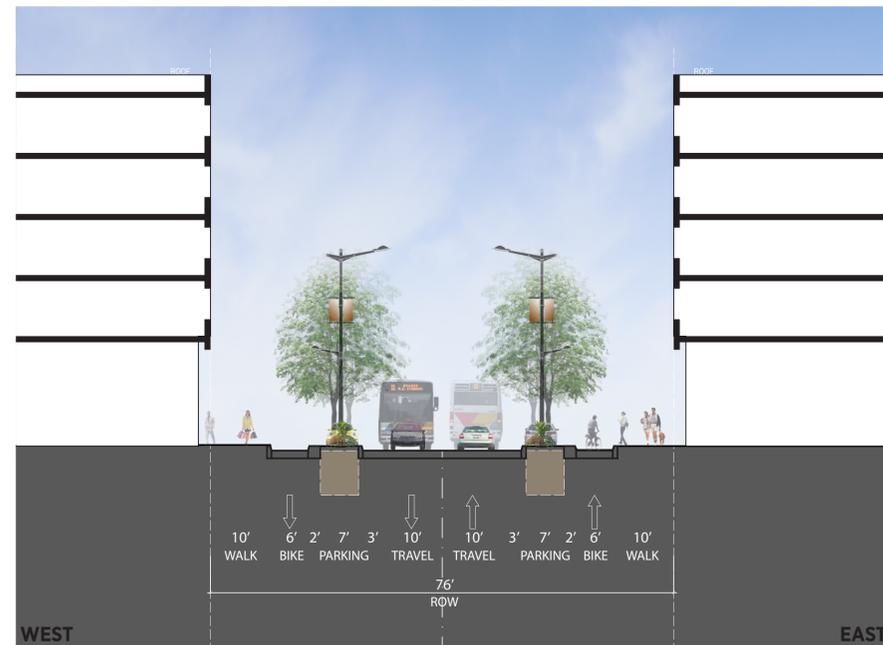
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\* DRAWING FROM PRECISE PLAN DOCUMENTS

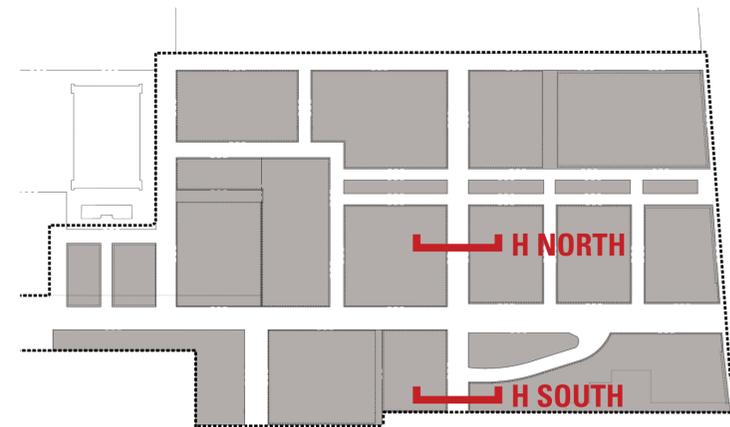
PRECISE PLAN - RIGHT OF WAY SECTIONS



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



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



**KEY PLAN**

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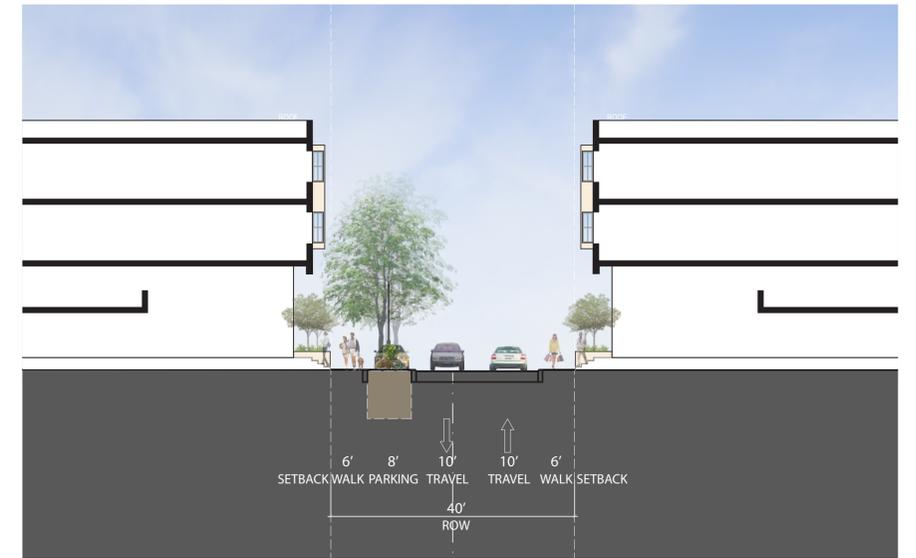
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\* DRAWINGS FROM PRECISE PLAN DOCUMENTS

**PRECISE PLAN - RIGHT OF WAY SECTIONS**

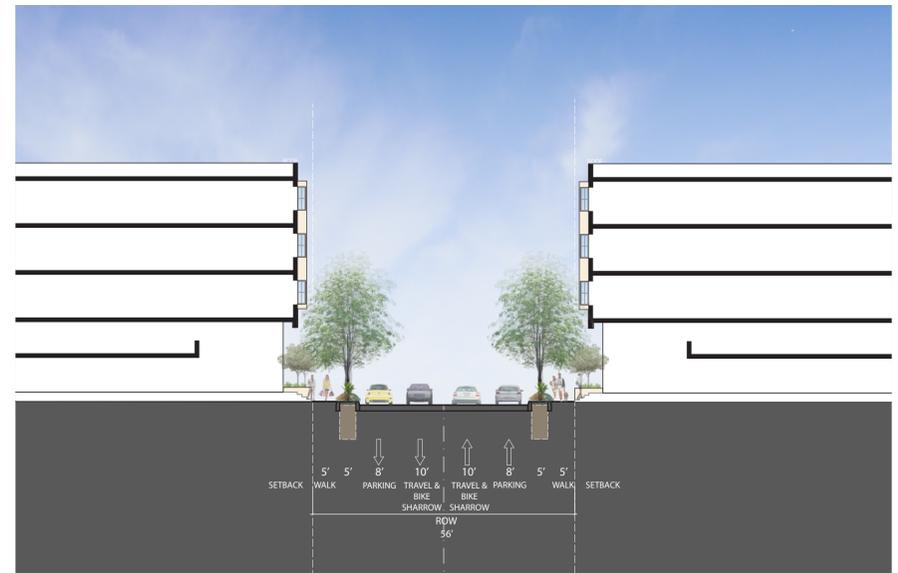


**J2. ALAMEDA POINT PARTNERS PARK BLOCK R.O.W. SECTION**



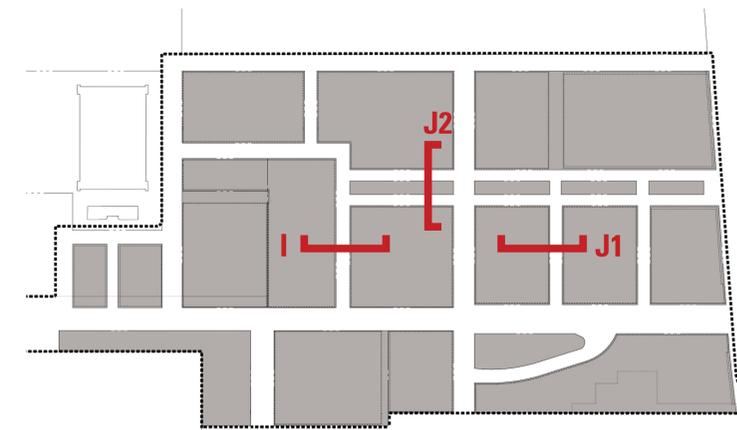
**J1. ALLEY R.O.W. SECTION**

\* DRAWING FROM PRECISE PLAN DOCUMENTS



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

\* DRAWING FROM PRECISE PLAN DOCUMENTS



**KEY PLAN**



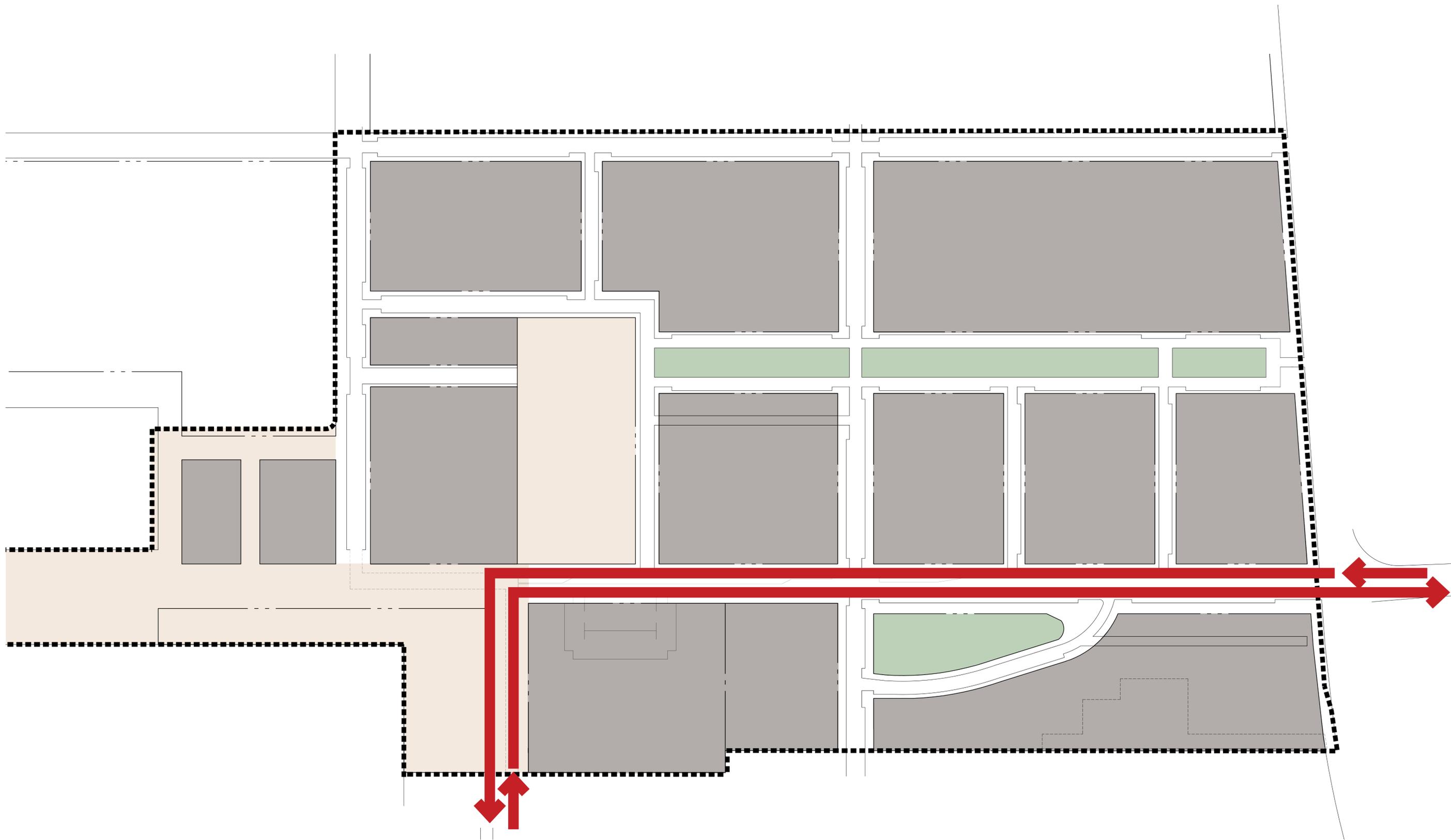
- Dedicated Transit
- Primary Transit
- Secondary Transit
- Other Street

\* DRAWING FROM JULY ALAMEDA POINT PRECISE PLAN

# ALAMEDA POINT

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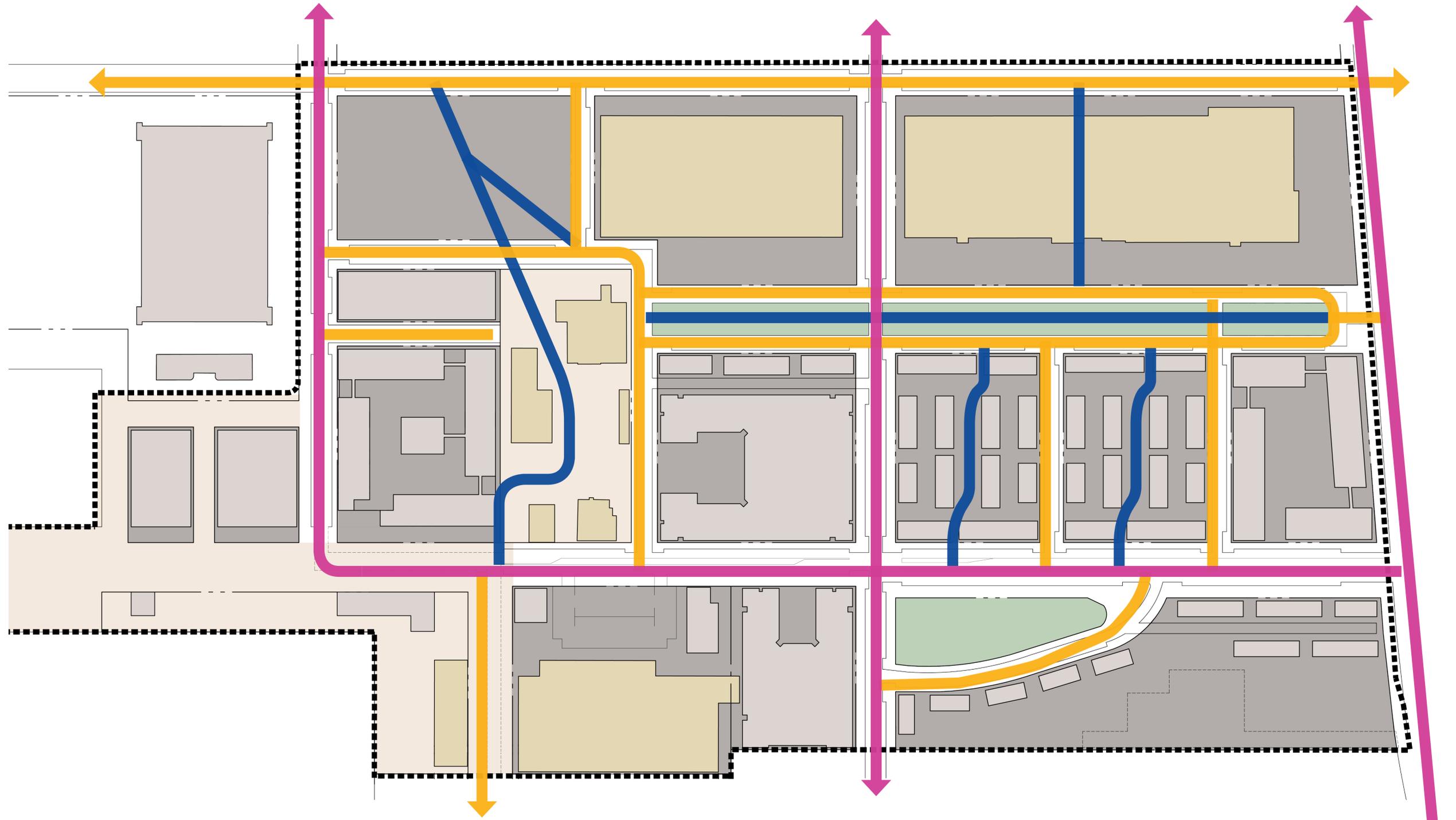
# PRECISE PLAN - TRANSIT NETWORK



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BRT TRANSIT ROUTES



- SEPERATED
- SHARED WITH VEHICLE
- SHARED WITH PEDESTRIAN

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BIKE PATH CIRCULATION



1



2



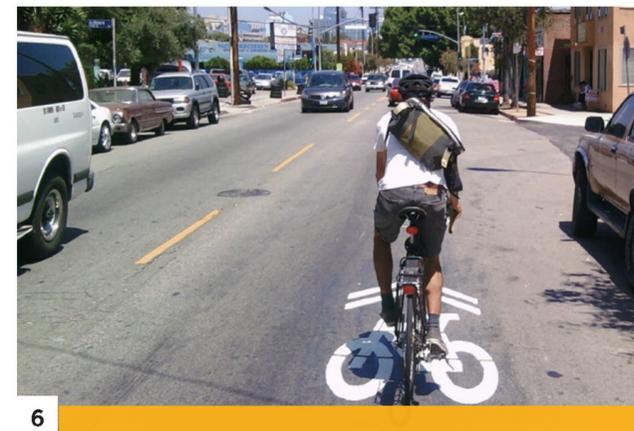
3



4



5



6

**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.

- SEPERATED
- SHARED WITH VEHICLE
- SHARED WITH PEDESTRIAN

- 1 TYPE 1A: SEPERATED 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

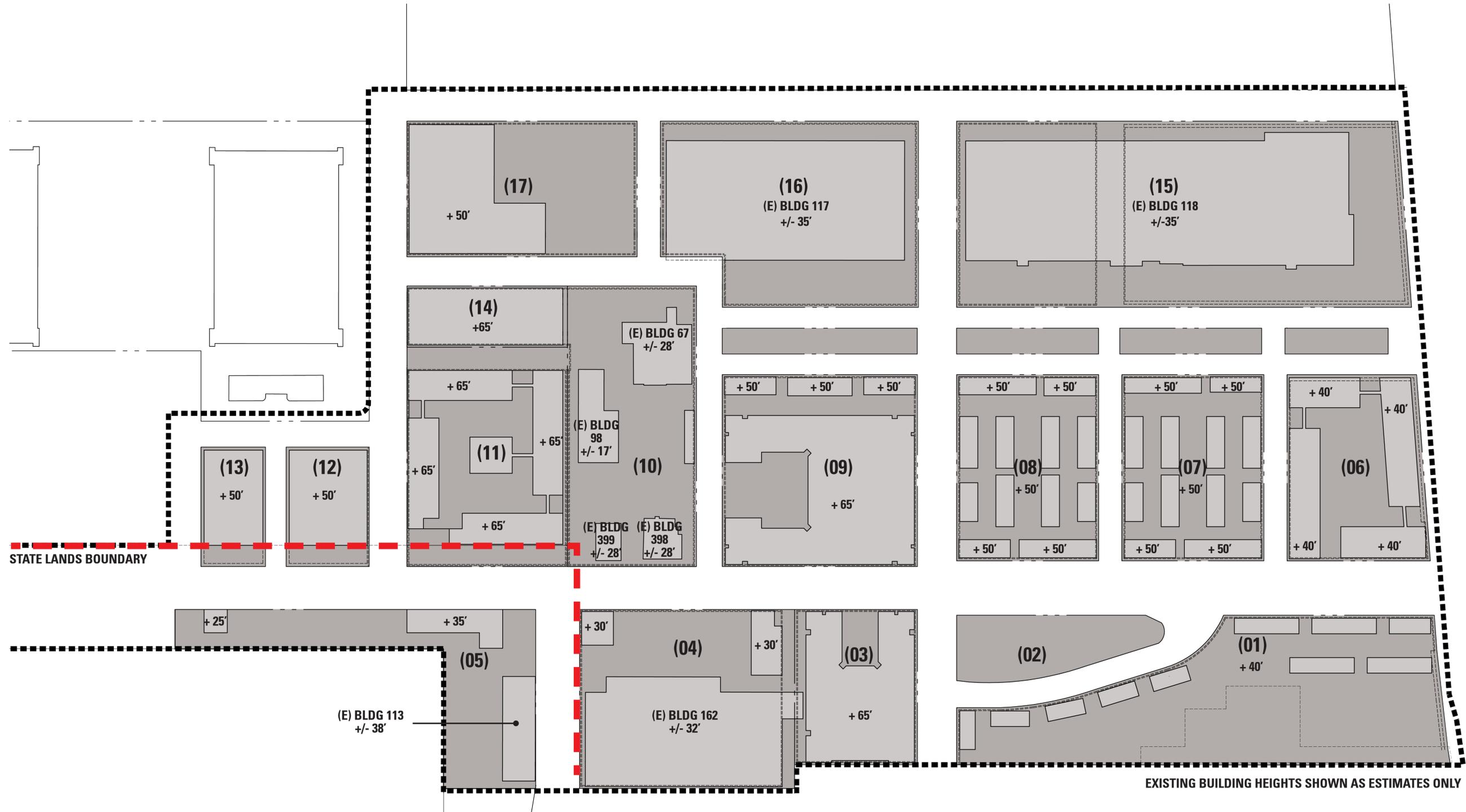


# ALAMEDA POINT

# ALAMEDA, CA

\* DRAWING FROM PRECISE PLAN DOCUMENTS

## PRECISE PLAN - BUILDING HEIGHTS

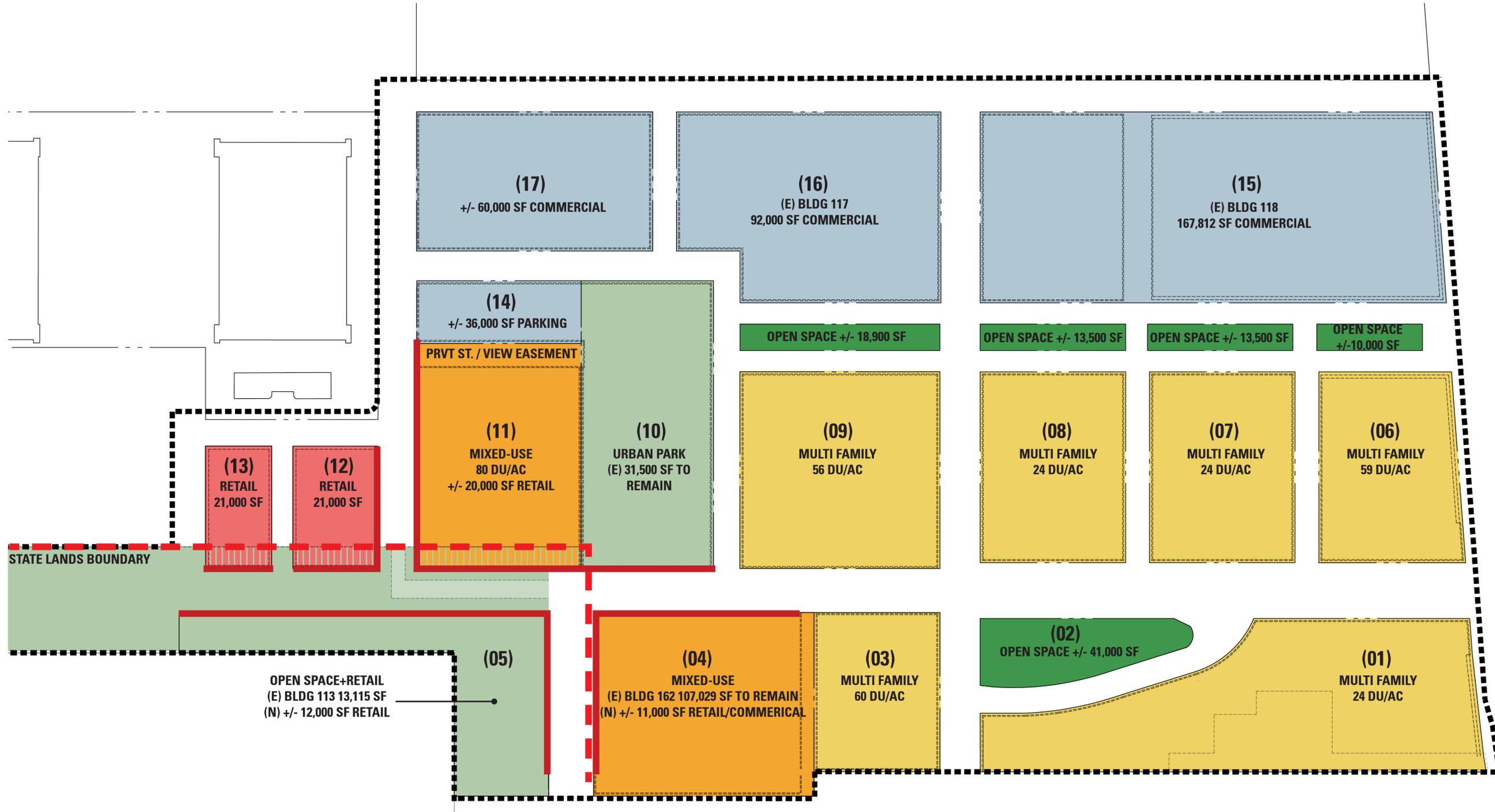


# ALAMEDA POINT

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# ALAMEDA POINT PARTNERS - BUILDING HEIGHT





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ALAMEDA POINT PARTNERS - LAND USE DESIGNATIONS



- A 0'-6" (upper levels may encroach into setback)
  - B 2'-4" (upper levels may encroach into setback)
  - C 4'-6" (bay windows and balconies may encroach into setback)
  - D 6'-12" (bay windows and balconies may encroach into setback)
  - E 6'-20" (bay windows and balconies may encroach into setback)
- \* Setbacks are measured from the edge of the adjacent right-of-way, or easement, unless otherwise specified.

# ALAMEDA POINT

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\* DRAWING FROM PRECISE PLAN DOCUMENTS

# PRECISE PLAN - BUILDING SETBACKS



# ALAMEDA POINT

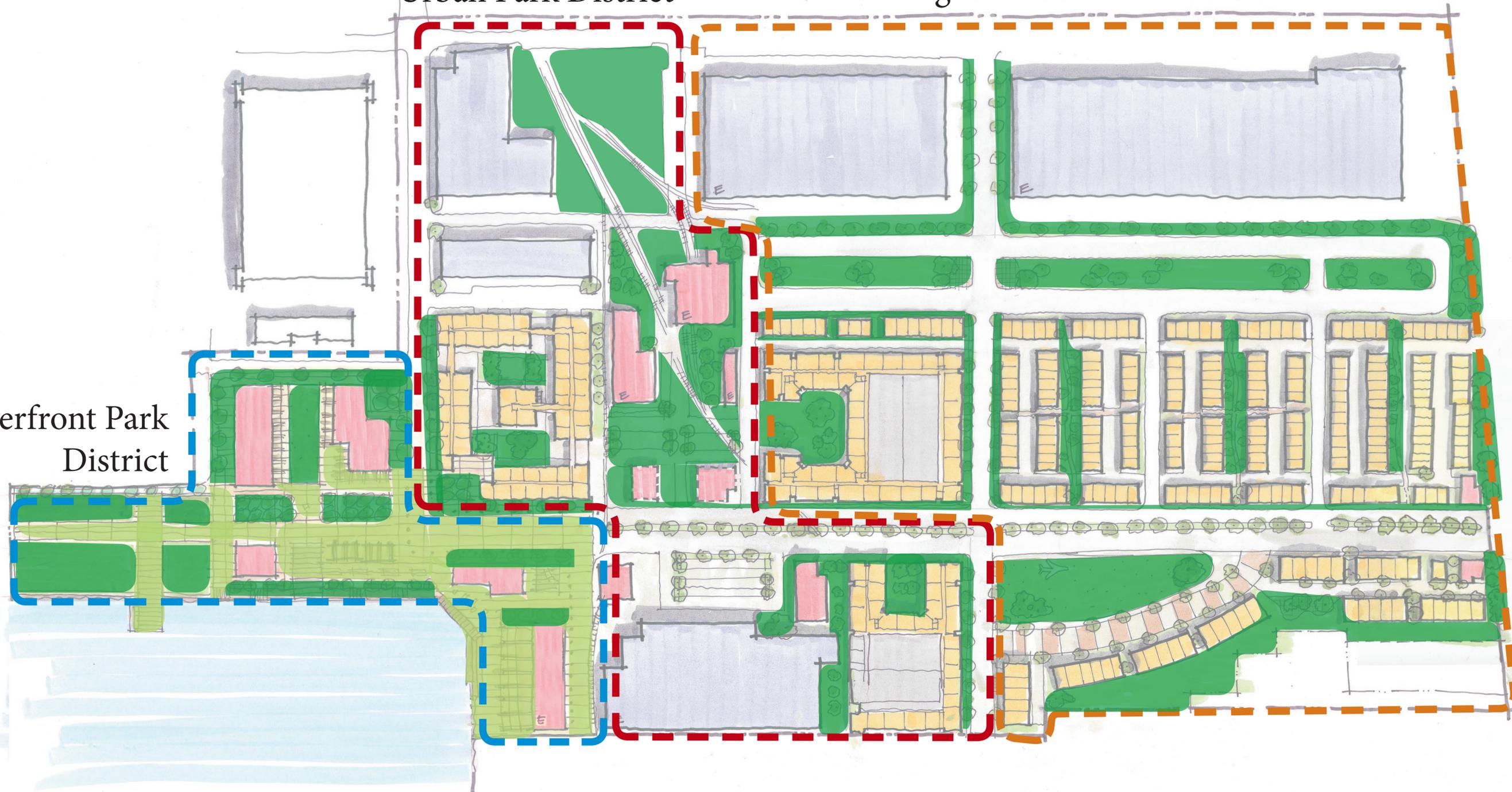
# ALAMEDA, CA

# ALAMEDA POINT PARTNERS - BUILDING SETBACKS VEHICLE INGRESS/EGRESS

Urban Park District

Neighborhood Park District

Waterfront Park District



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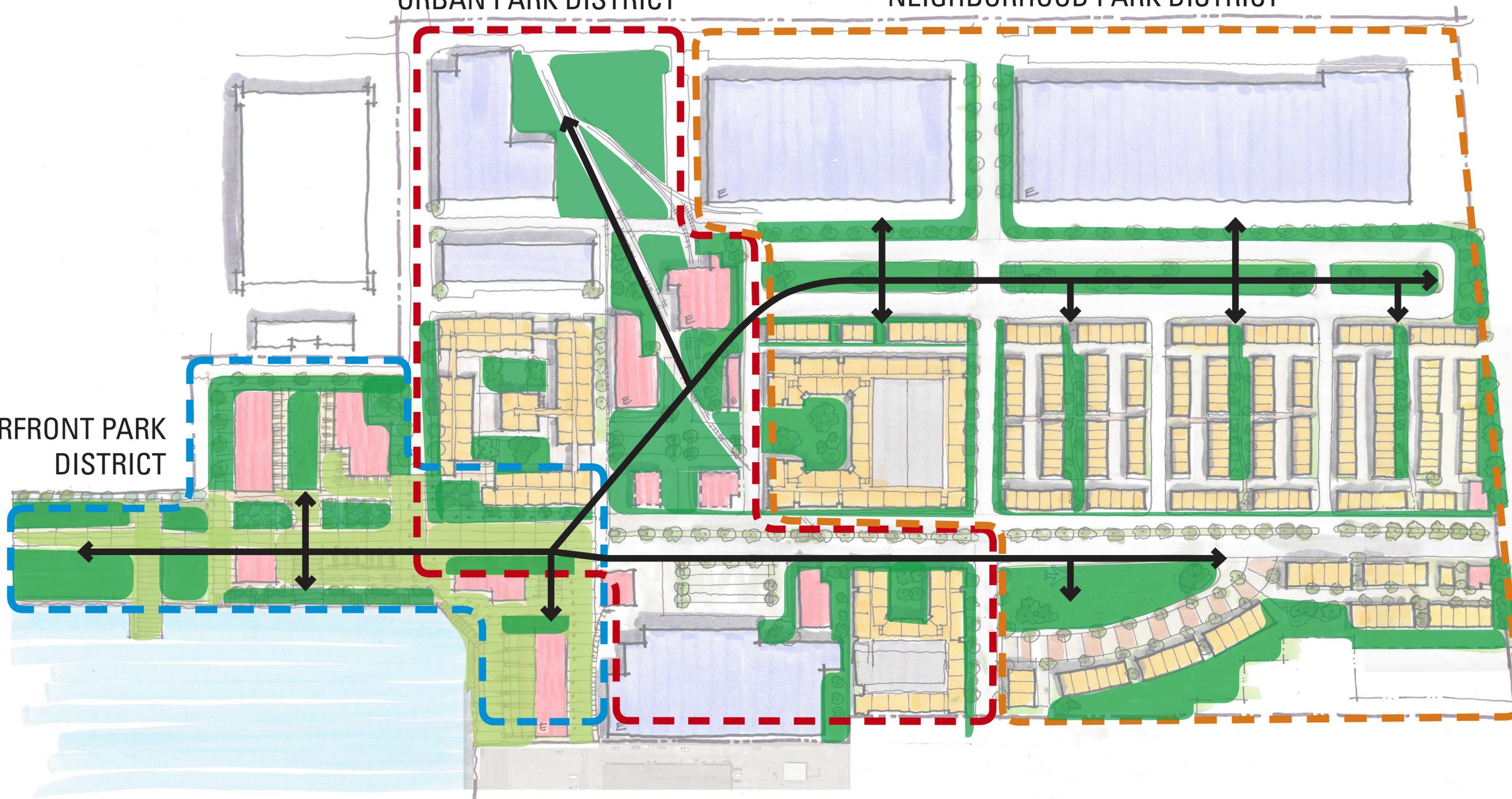
SITE PLAN



URBAN PARK DISTRICT

NEIGHBORHOOD PARK DISTRICT

WATERFRONT PARK DISTRICT



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ILLUSTRATIVE SITE PLAN - CONNECTIVITY



1



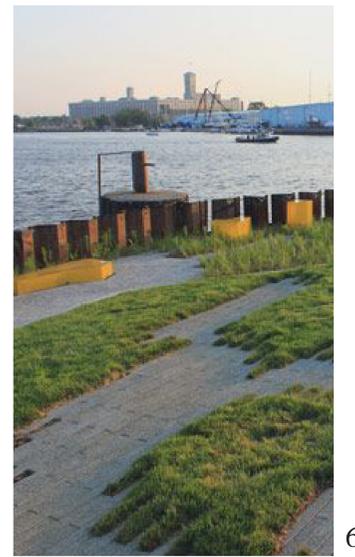
2



3



4



6



7



8



9

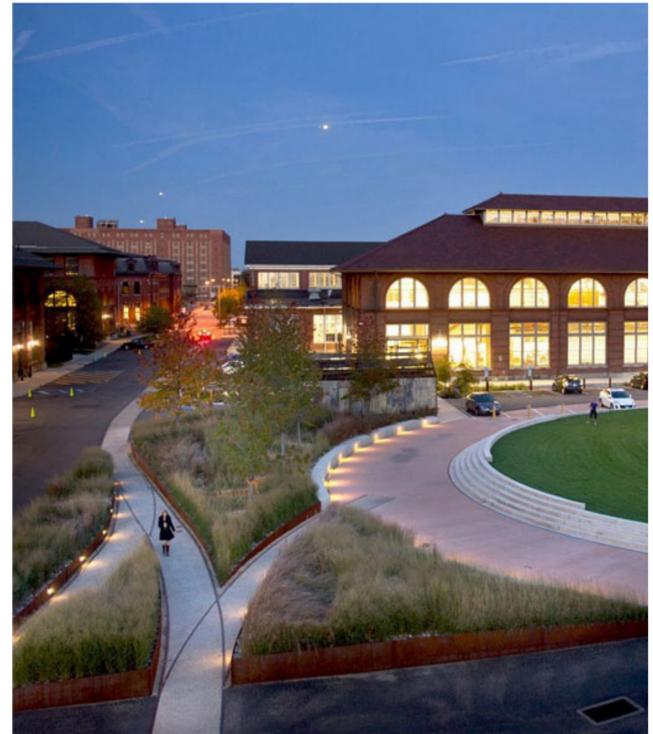
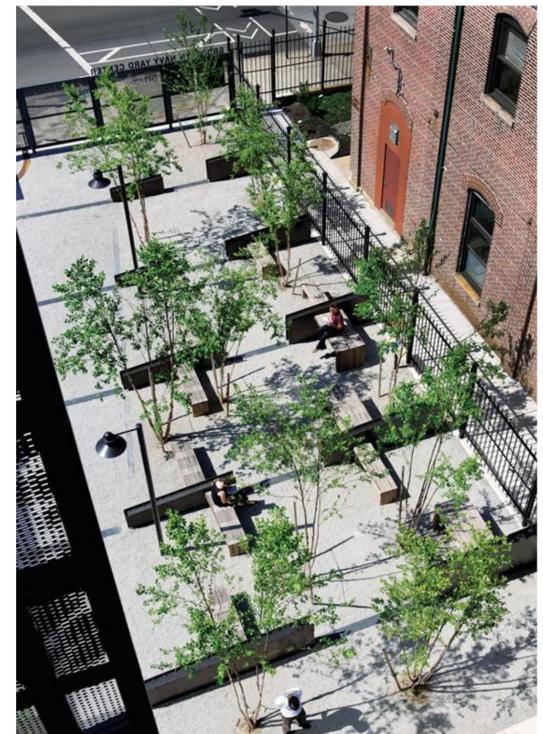
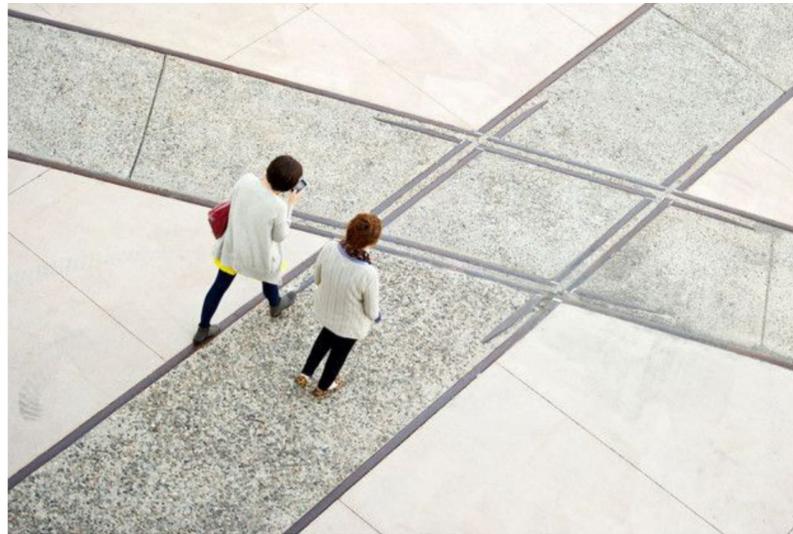


10

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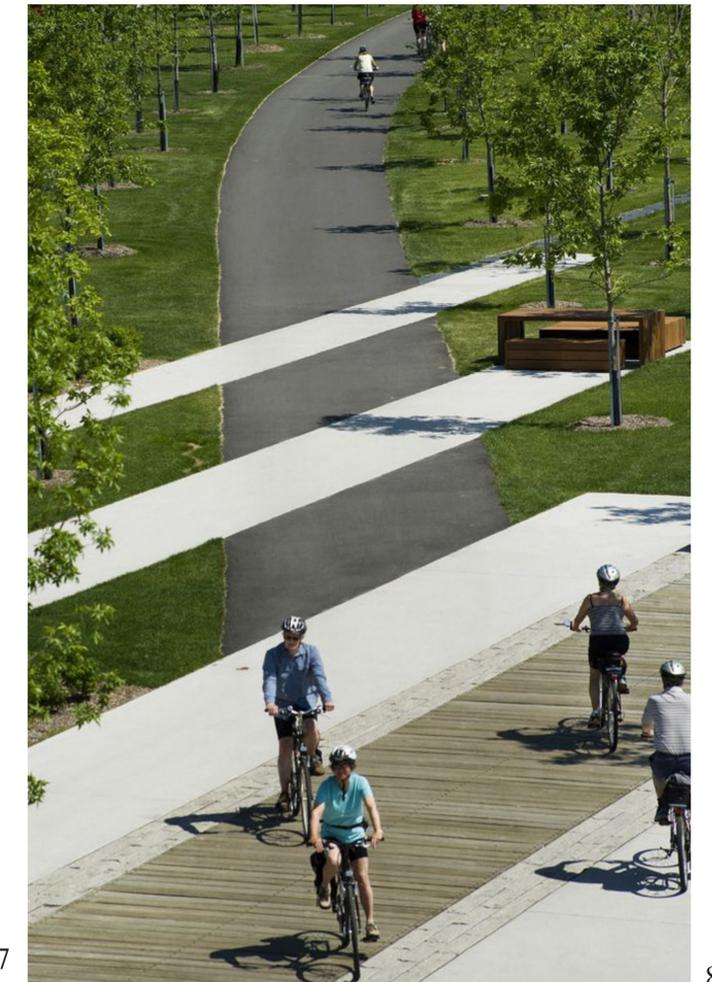
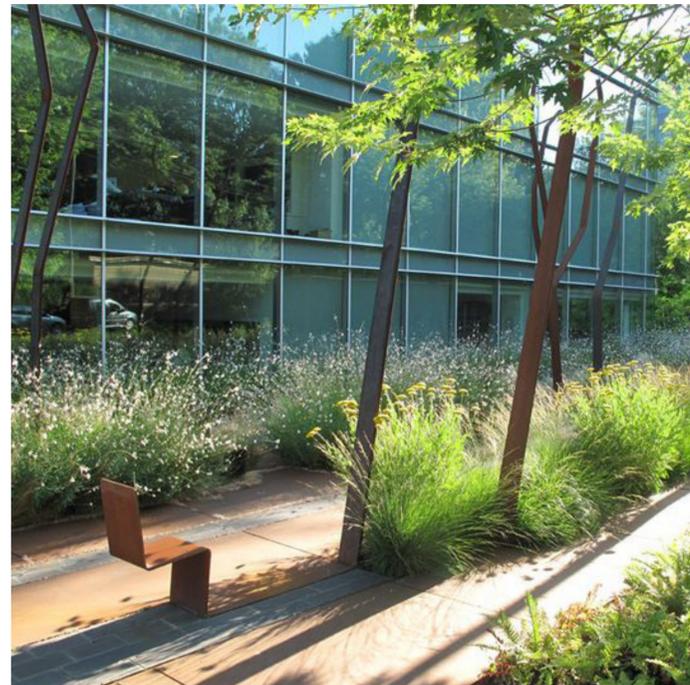
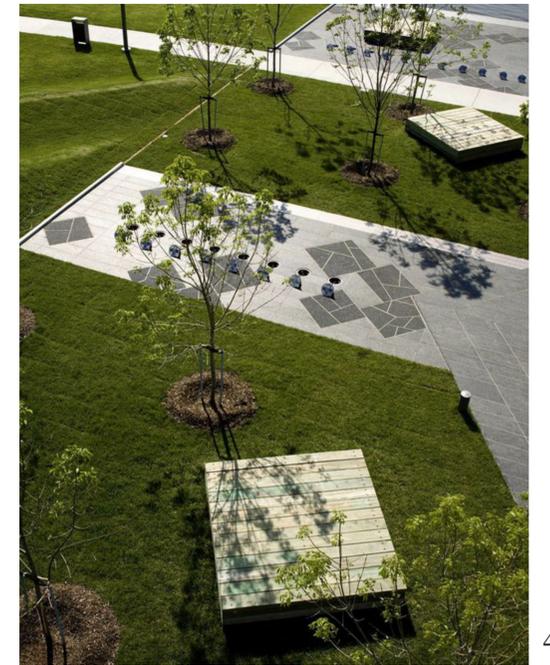
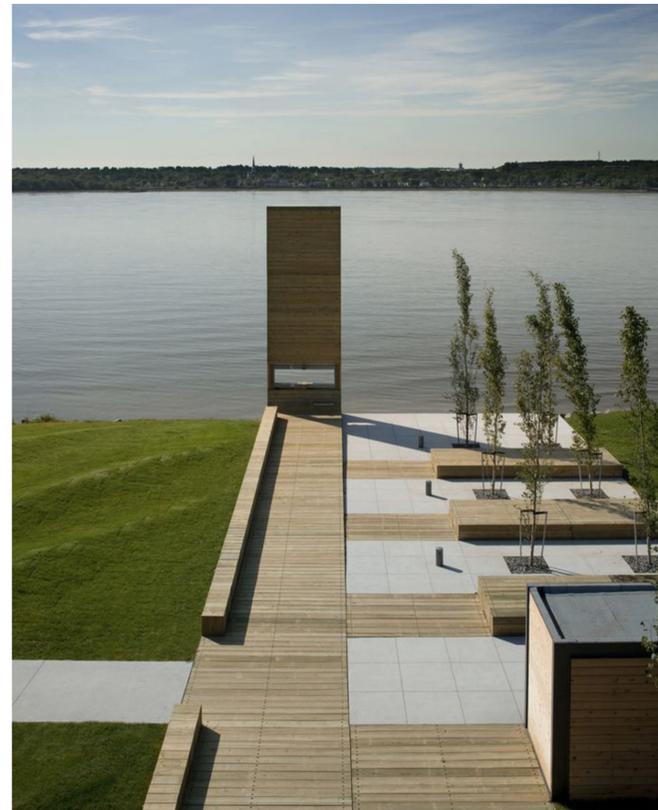
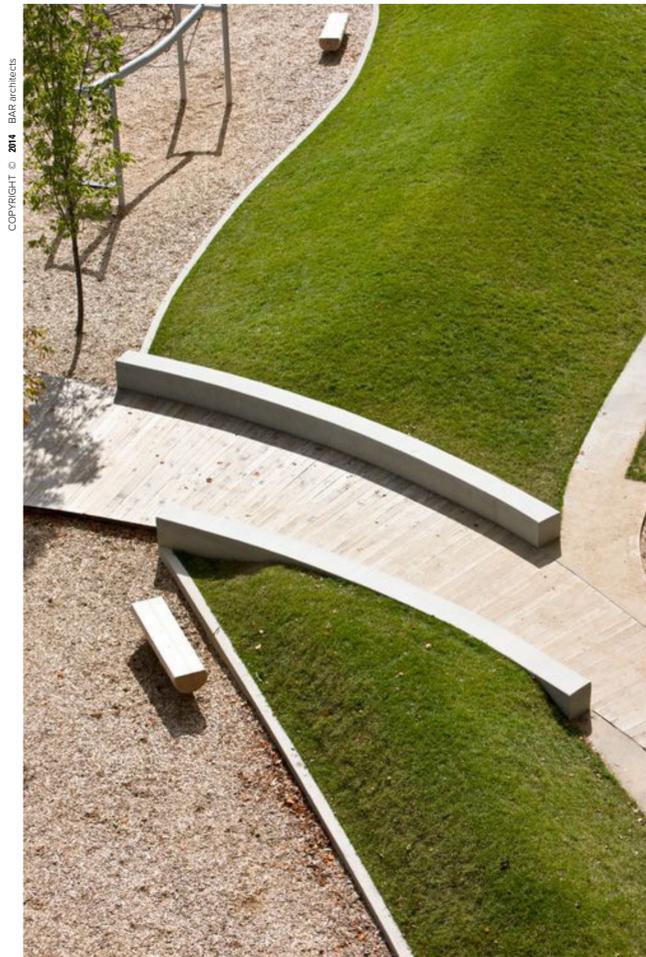
# WATERFRONT PARK CHARACTER



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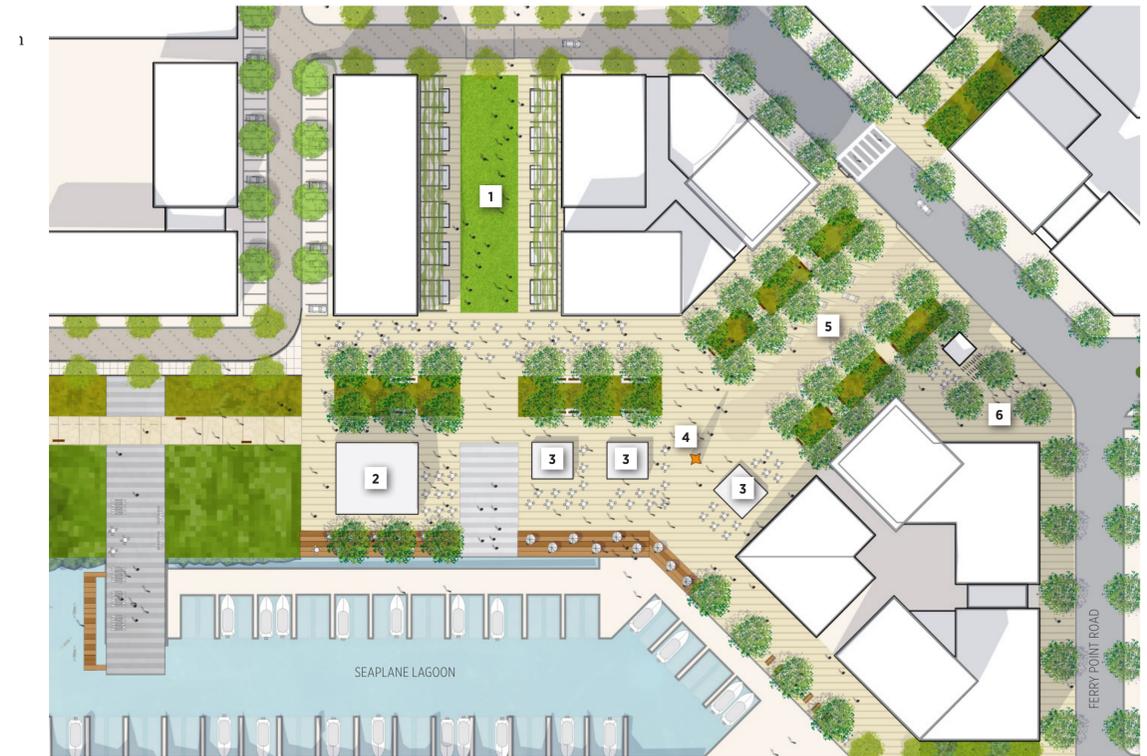
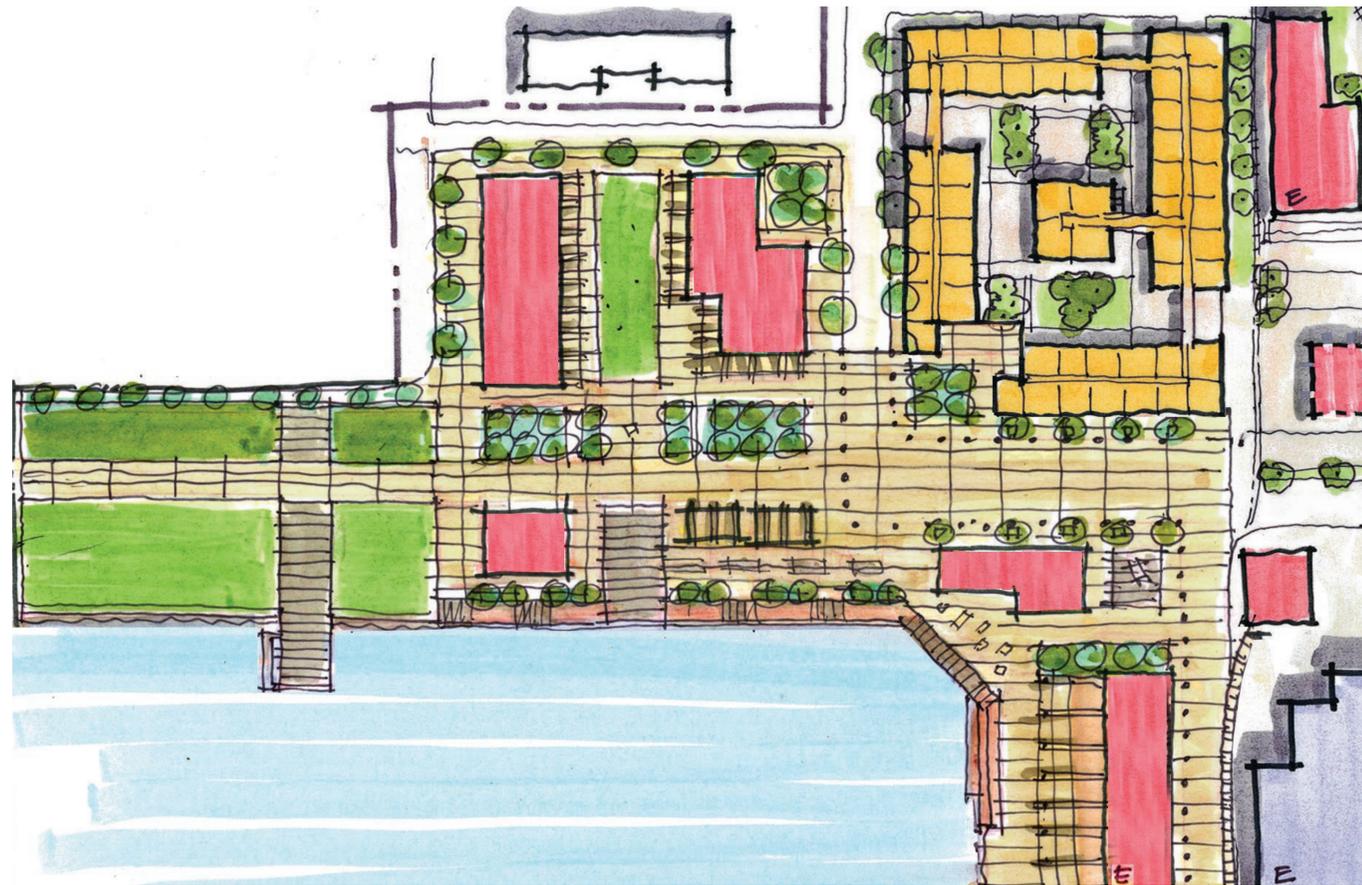
URBAN PARK CHARACTER



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# NEIGHBORHOOD PARK CHARACTER



\* DRAWING FROM JULY ALAMEDA POINT PRECISE PLAN

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# WATERFRONT PLAZA COMPARISONS



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

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\* DRAWING FROM JULY ALAMEDA POINT PRECISE PLAN

MARINA PROMENADE ILLUSTRATION