



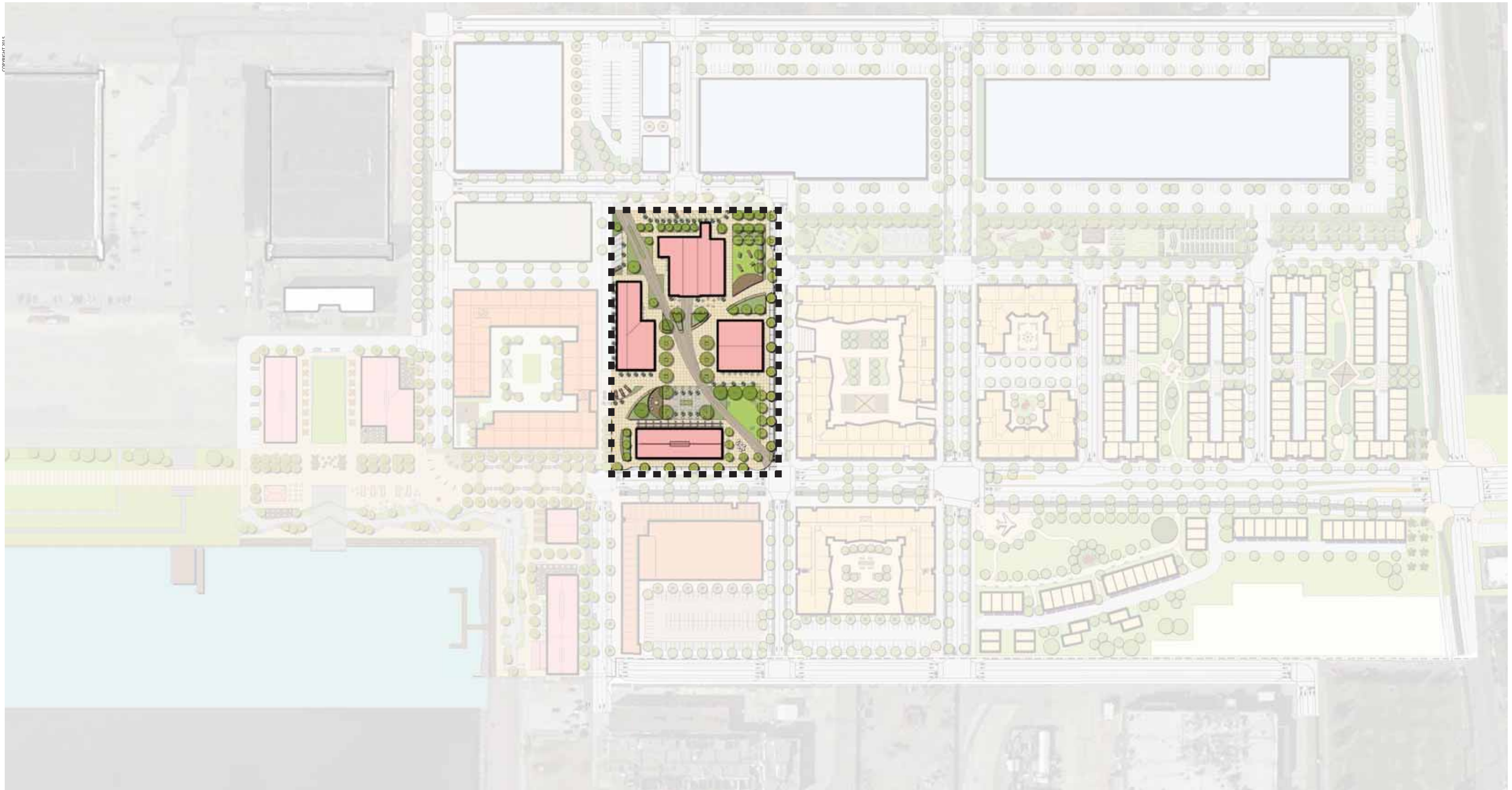
ALAMEDA POINT BLOCK 10 STUDY SESSION PLANNING BOARD - JANUARY 12, 2016

VICINITY MAP

ZONING & OPEN SPACE

<p>ZONING DATA:</p> <p>ALAMEDA POINT DEVELOPMENT PLAN</p>	<p>SITE AREA CALCULATIONS:</p> <p>GROSS SITE AREA: 4.12 ACRES OPEN SPACE AREA: 3.05 ACRES</p>	<p>BUILDING OPEN SPACE:</p> <p>NOT APPLICABLE</p>
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PROJECT TEAM			
<p>OWNER:</p> <p>ALAMEDA POINT PARTNERS LLC. 2220 LIVINGSTON STREET SUITE 208 OAKLAND, CA 94606 T: (510) 219-5376 CONTACT: JOE ERNST EMAIL: JERNST@SRMERNST.COM</p>	<p>ARCHITECT:</p> <p>BCV ARCHITECTS 1527 STOCKTON ST., 4TH FLOOR SAN FRANCISCO, CA 94133 T: (415) 398-6538 CONTACT: COLIN ALLEY EMAIL: ALLEY@BCVARCH.COM</p>	<p>LANDSCAPE ARCHITECT:</p> <p>APRIL PHILIPS DESIGN WORKS 1530 5TH AVE, STE A SAN RAFAEL, CA 94901 T: (415) 457-2774 CONTACT: APRIL PHILIPS EMAIL: APHILIPS@APDW.COM</p>	<p>CIVIL ENGINEER:</p> <p>BKF ENGINEERS 150 CALIFORNIA ST. #650 SAN FRANCISCO, CA 94111 T: (415) 930-7900 CONTACT: DANIEL SCHAEFER EMAIL: DSCHAEFER@BKF.COM</p>
BUILDING & PARKING STATISTICS	DRAWING INDEX		
<p>NOT APPLICABLE</p>	<ul style="list-style-type: none"> A.01 COVER SHEET A.02 SITE A OVERALL SITE PLAN - BLOCK 10 A.03 DISTRICT NEIGHBORHOOD PLAN A.04 URBAN/INDUSTRIAL LANDSCAPE A.05 PRESERVING WEST SEAPLANE LAGOON AVE A.06 GROUND PLANE AS CHARACTER OF PLACE A.07 ARCHITECTURAL SITE PLAN A.08 SITE PLAN CONCEPT IMAGERY A.09 PRELIMINARY TENANT PLAN A.10 BLOCK 10 AERIAL PERSPECTIVE A.11 BLOCK 10 AERIAL PERSPECTIVE A.12 BLOCK 10 ELEVATIONS A.13 BLOCK 10 ELEVATIONS A.14 BLOCK 10 SITE SECTION A.15 THE DISTILLERY FLOOR PLAN & ELEVATIONS A.16 THE DISTILLERY PERSPECTIVE A.17 THE DISTILLERY PERSPECTIVE A.18 THE DISTILLERY PERSPECTIVE A.19 WEST SEAPLANE SHOPS FLOOR PLAN & ELEVATIONS A.20 WEST SEAPLANE SHOPS PERSPECTIVE A.21 BUILDING 67 FLOOR PLAN & ELEVATIONS A.22 BUILDING 67 PERSPECTIVE 	<ul style="list-style-type: none"> A.23 BUILDING 112 FLOOR PLAN & ELEVATIONS A.24 BUILDING 112 PERSPECTIVE A.25 BLOCK 10 PERSPECTIVE A.26 BLOCK 10 PERSPECTIVE A.27 BLOCK 10 PERSPECTIVE A.28 BLOCK 10 PERSPECTIVE A.29 BLOCK 10 PERSPECTIVE 	<ul style="list-style-type: none"> L1 SITE A - OPEN SPACE PROGRAMMING L2 SITE A - FAMILY PLAY PROGRAMMING IDEAS L3 APPROVED DEVELOPMENT PLAN - BLOCK 10 L4 SITE A OVERALL SITE PLAN - BLOCK 10 L5 SITE A OVERALL SITE PLAN - BLOCK 10 L6 URBAN/INDUSTRIAL LANDSCAPE L7 PLANTING PALETTE: TREES L8 PLANTING PALETTE: SHRUBS AND GRASSES



ALAMEDA POINT BLOCK 10

ALAMEDA, CA

SITE A OVERALL SITE PLAN - BLOCK 10



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A.02





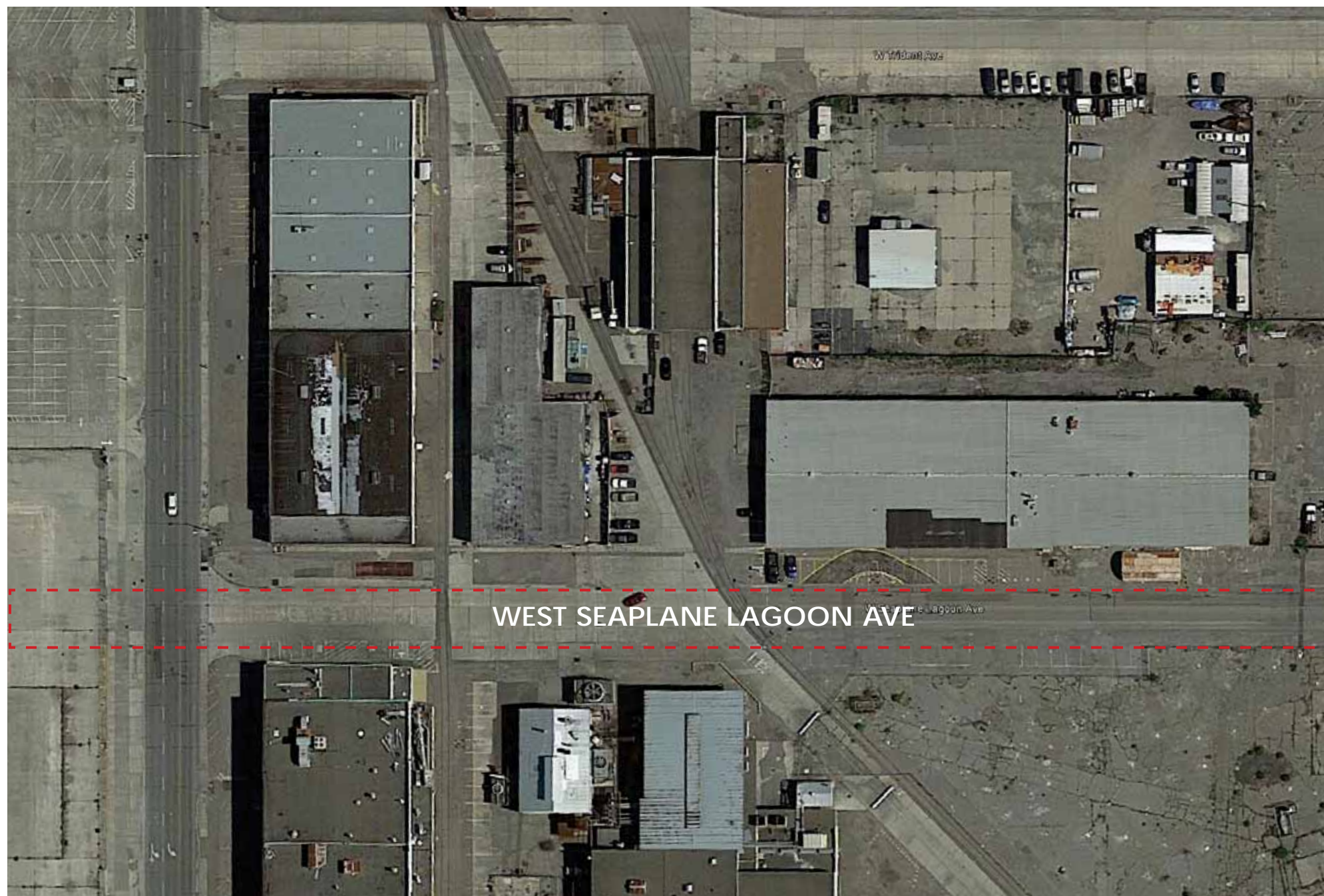
ALAMEDA POINT BLOCK 10

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URBAN/INDUSTRIAL LANDSCAPE



ALAMEDA POINT PARTNERS



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PRESERVING WEST SEAPLANE LAGOON AVE

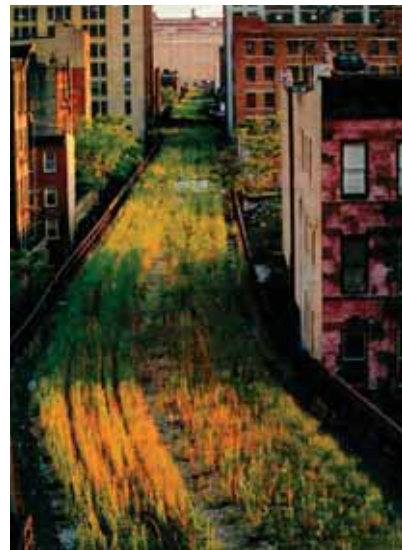


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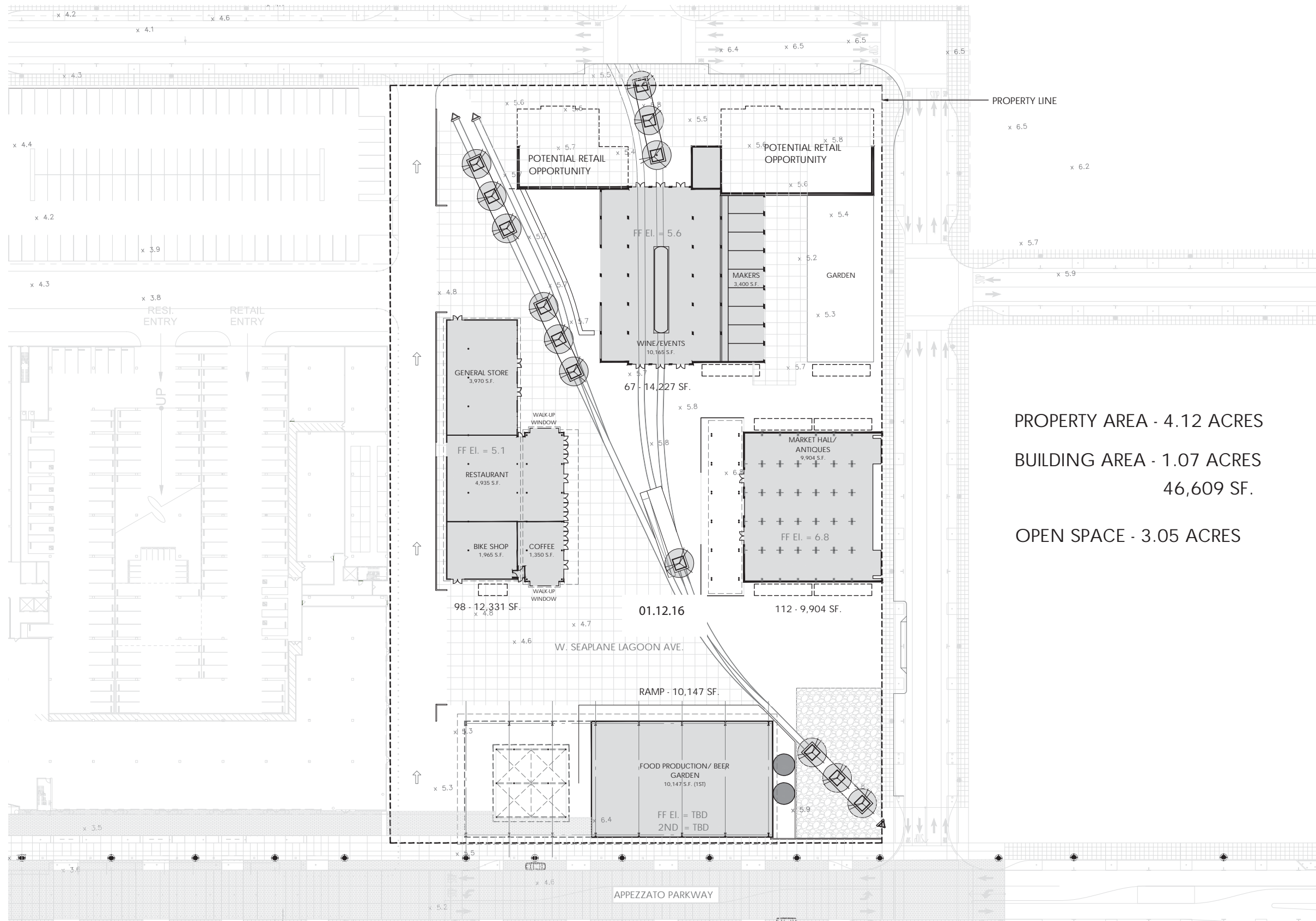
A.05



ALAMEDA POINT BLOCK 10

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GROUND PLANE AS CHARACTER OF PLACE



PROPERTY AREA - 4.12 ACRES
 BUILDING AREA - 1.07 ACRES
 46,609 SF.
 OPEN SPACE - 3.05 ACRES

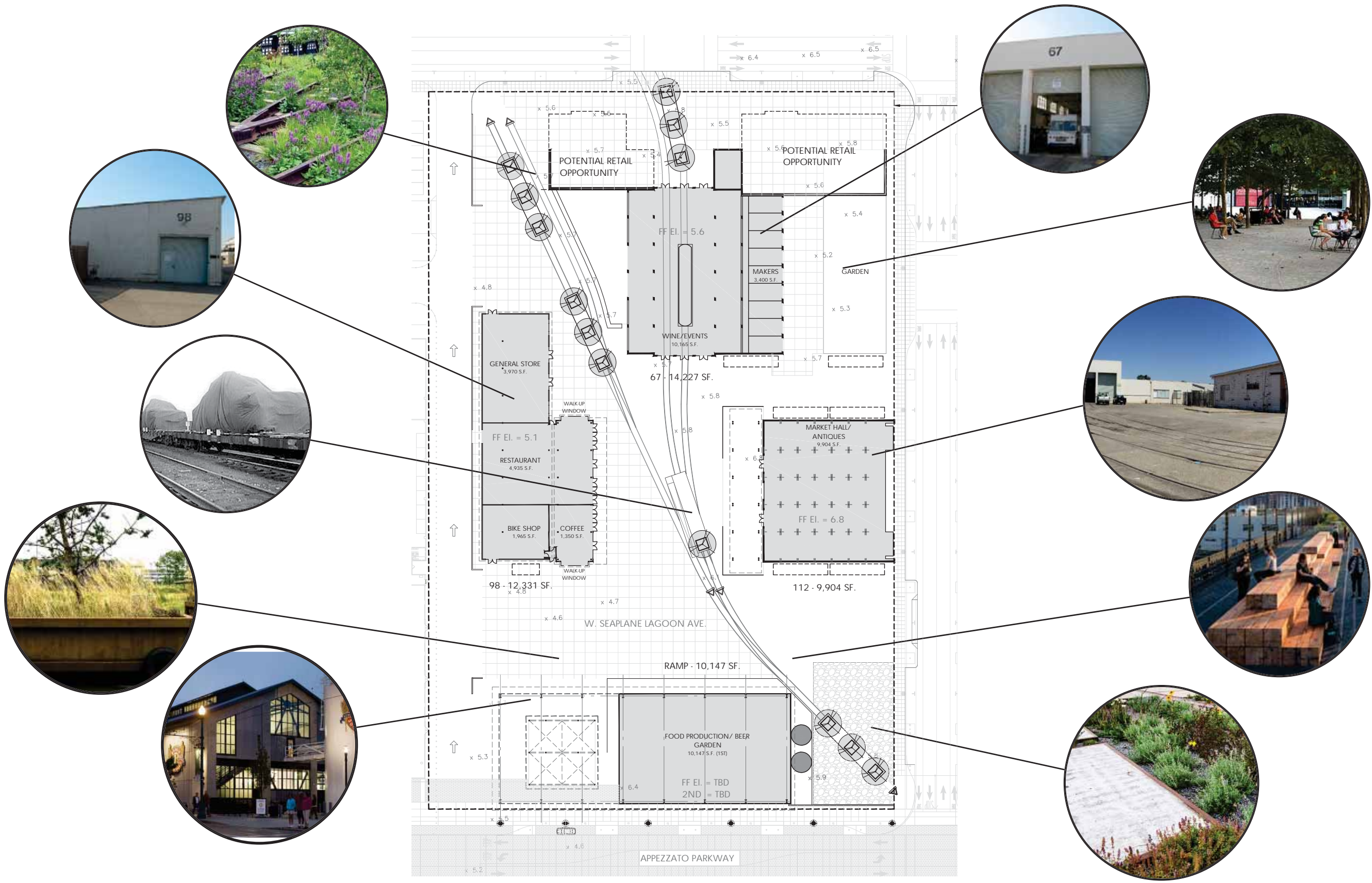
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ARCHITECTURAL SITE PLAN



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SITE PLAN CONCEPT IMAGERY

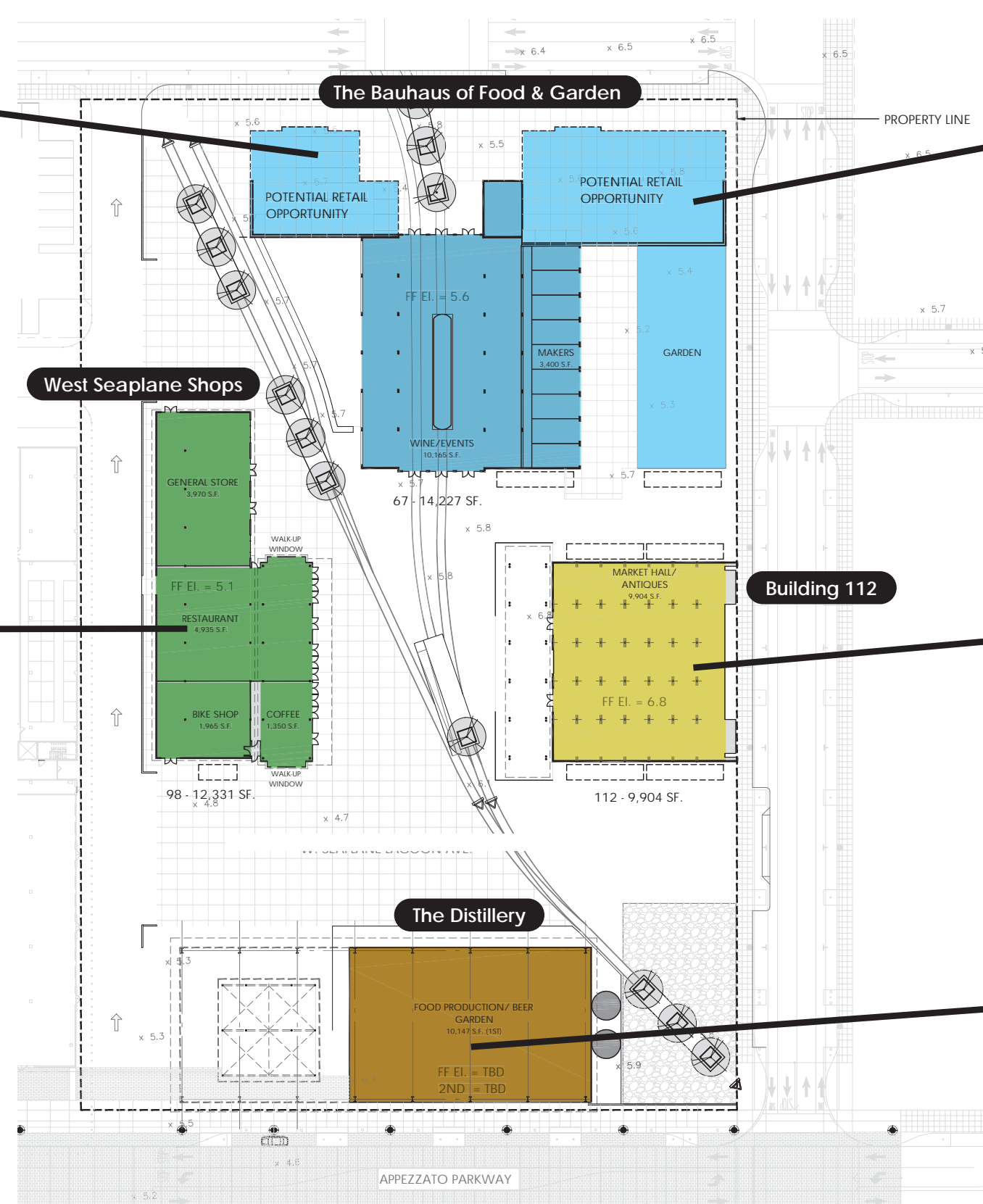
- Pizzaiolo
- Maritime Wine Tasting Studio
- Urband Legends
- Irish Monkey Cellar
- Central Kitchen

- Farmshop
- Flora Grubb
- The Gardener
- Atelier Dion
- Travis McFlynn
- Crockett Pottery
- Ribbonaire
- Homestead Apothecary

- Cycle Sports
- Robinson Wheelworks
- The Shed
- Standard & Strange
- Timeless Roaster
- Fatted Calf

- Antiques
- Furniture
- Big Daddy's
- HD Buttercup
- Lacis
- March
- Wooden Duck
- ArtSpan
- Grenouille
- French Antiques
- Patine (Antiques)
- Elsie Green Antiques

- Founders Brewing Co
- Line 5
- Philz Coffee House
- Spirit Works
- St. George Spirits
- Thirsty Bear
- Sight Glass Coffee



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BLOCK 10 AERIAL PERSPECTIVE



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BLOCK 10 AERIAL PERSPECTIVE



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SOUTH ELEVATION



WEST ELEVATION

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BLOCK 10 ELEVATIONS



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NORTH ELEVATION



EAST ELEVATION

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BLOCK 10 ELEVATIONS



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SITE SECTION



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BLOCK 10 SITE SECTION

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NORTH ELEVATION



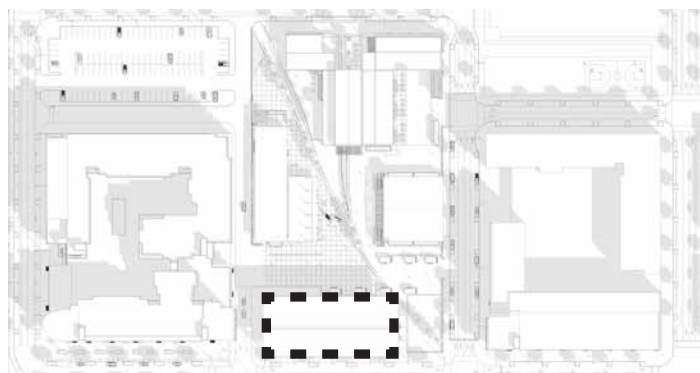
SOUTH ELEVATION



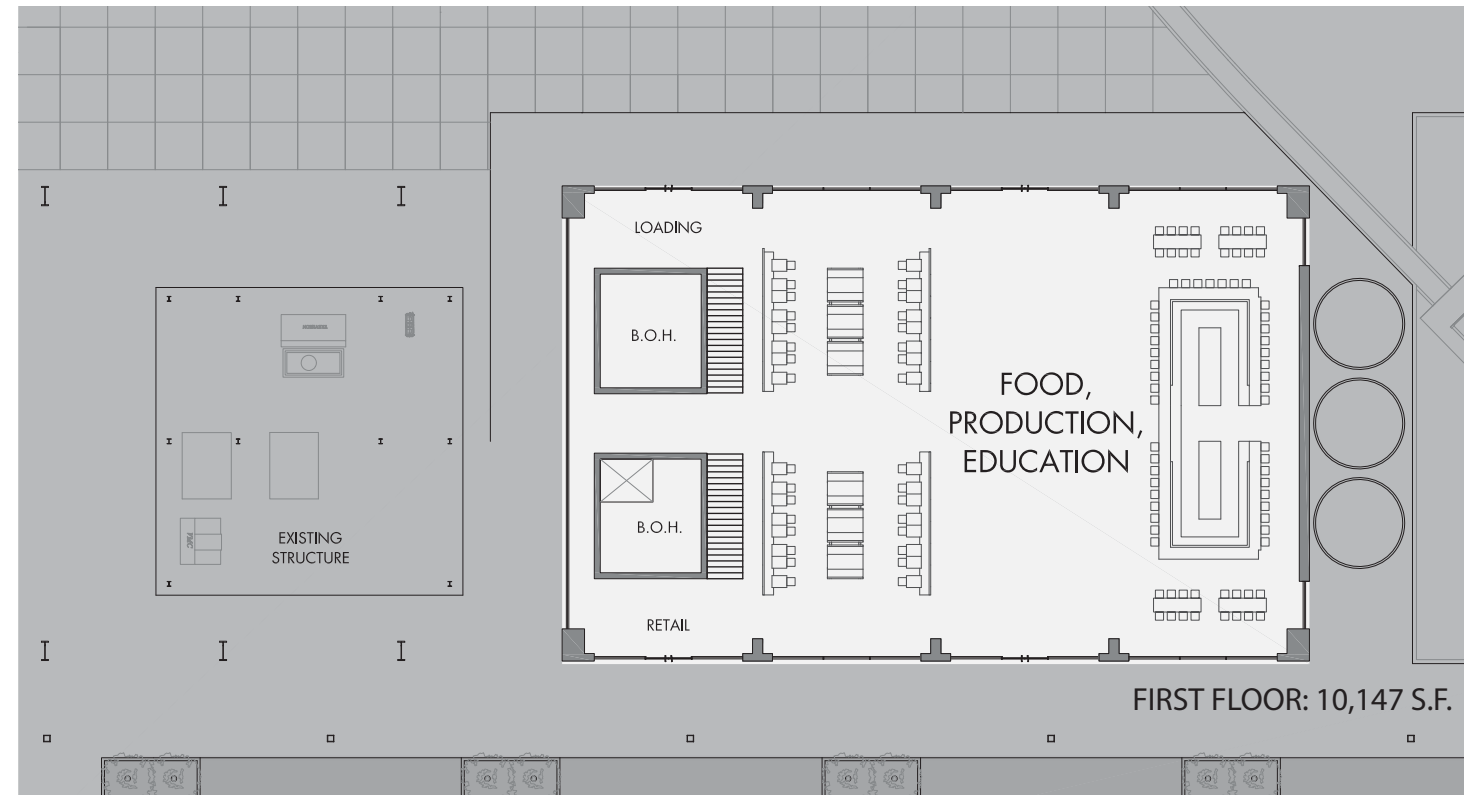
WEST ELEVATION



EAST ELEVATION

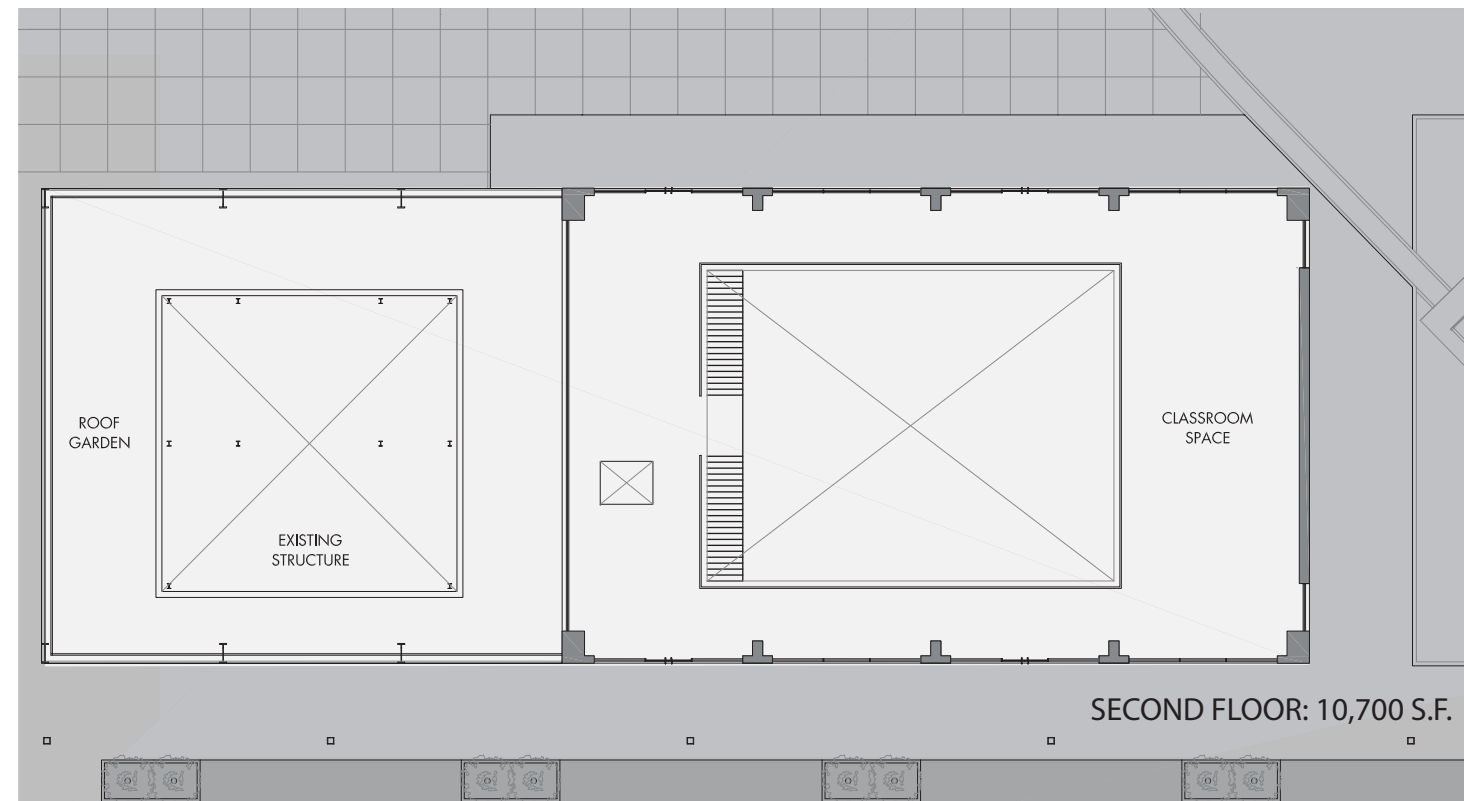


KEY PLAN



FIRST FLOOR: 10,147 S.F.

FIRST FLOOR PLAN



SECOND FLOOR: 10,700 S.F.

SECOND FLOOR PLAN

ALAMEDA POINT BLOCK 10

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THE DISTILLERY FLOOR PLAN & ELEVATIONS



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ALAMEDA POINT BLOCK 10

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THE DISTILLERY PERSPECTIVE



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THE DISTILLERY PERSPECTIVE

BCV

A. P.
D. W.



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THE DISTILLERY PERSPECTIVE



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SOUTH ELEVATION



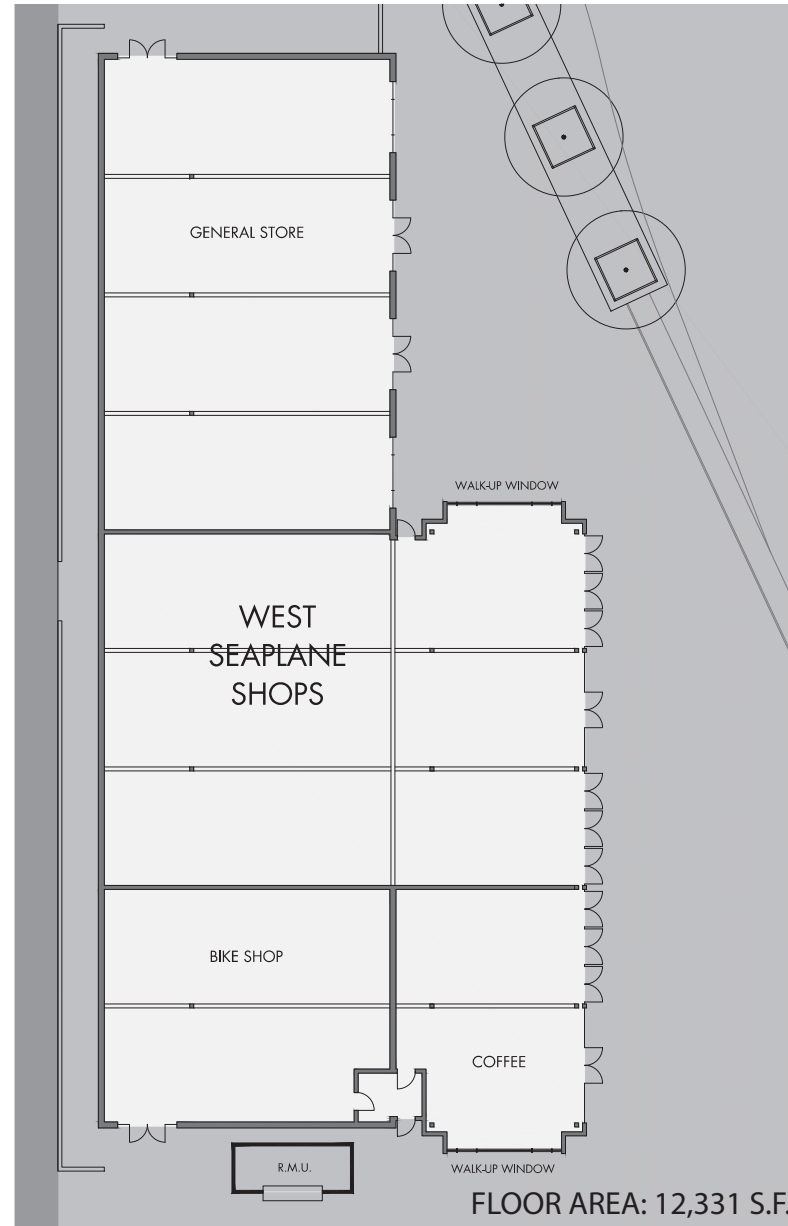
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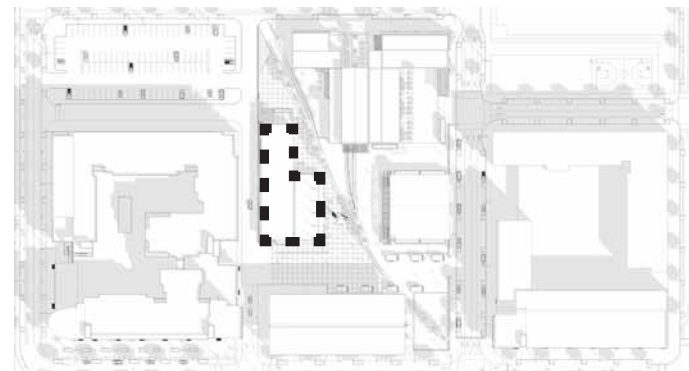
WEST ELEVATION



EAST ELEVATION



FLOOR PLAN



KEY PLAN



ALAMEDA POINT BLOCK 10

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WEST SEAPLANE SHOPS PERSPECTIVE



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WEST ELEVATION



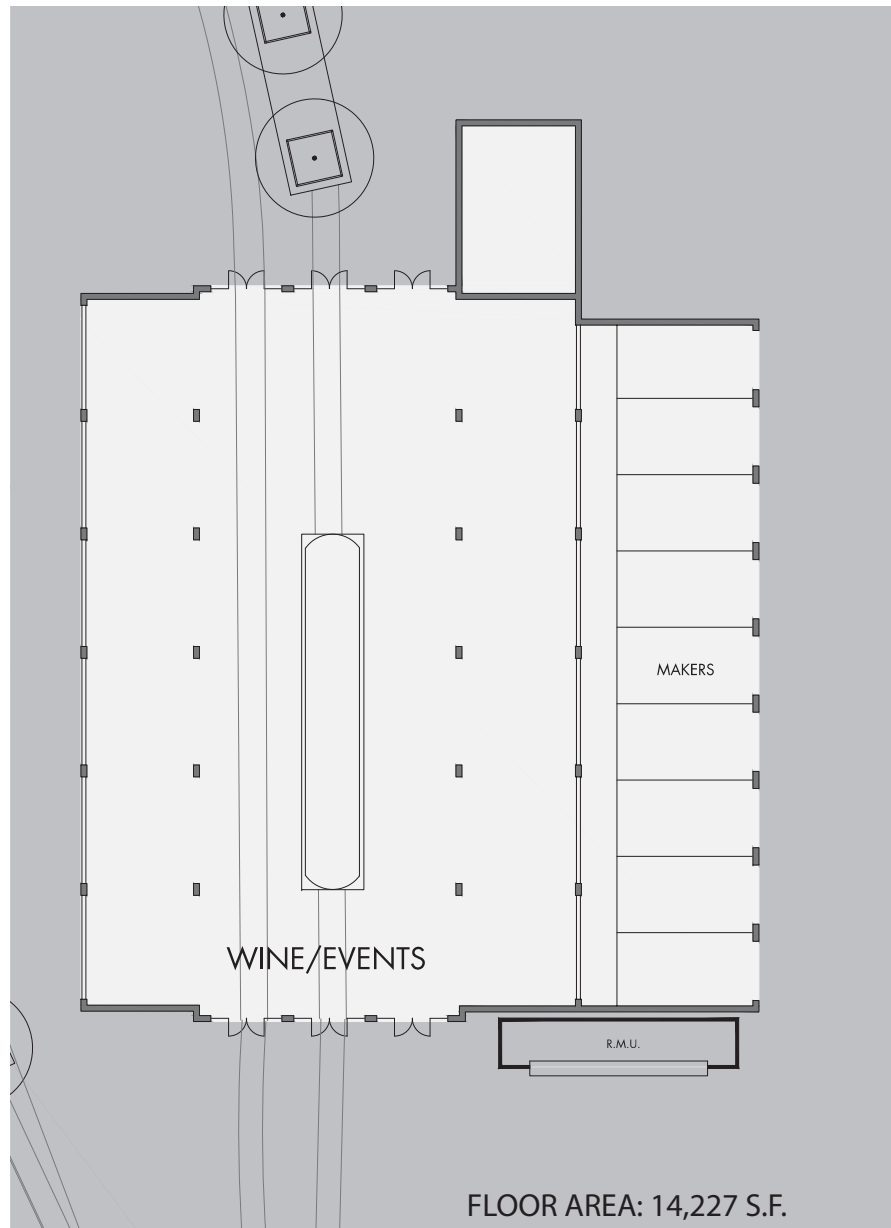
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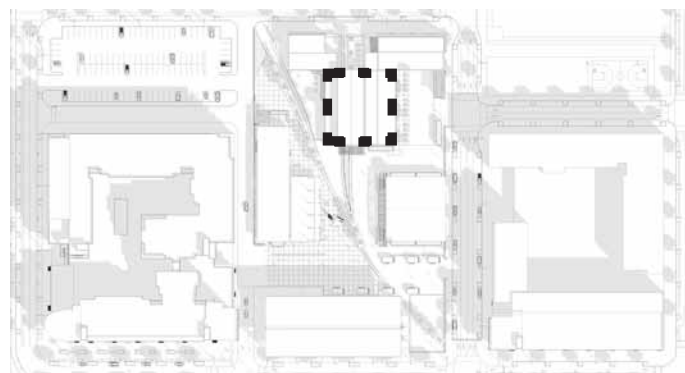
SOUTH ELEVATION



NORTH ELEVATION



FIRST FLOOR PLAN



KEY PLAN



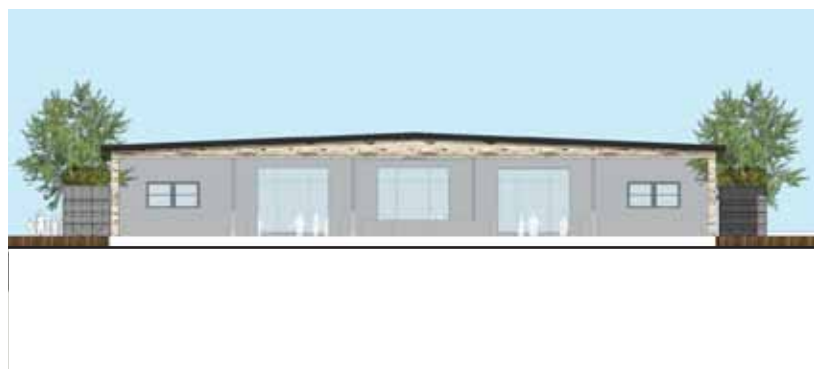
ALAMEDA POINT BLOCK 10

ALAMEDA, CA

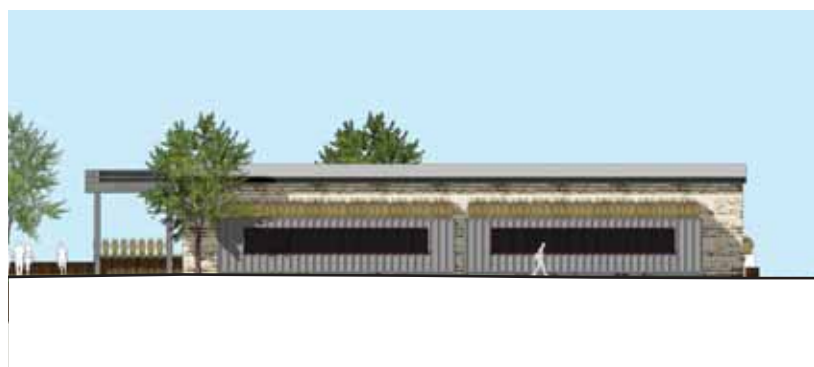
BUILDING 67 PERSPECTIVE



WEST ELEVATION



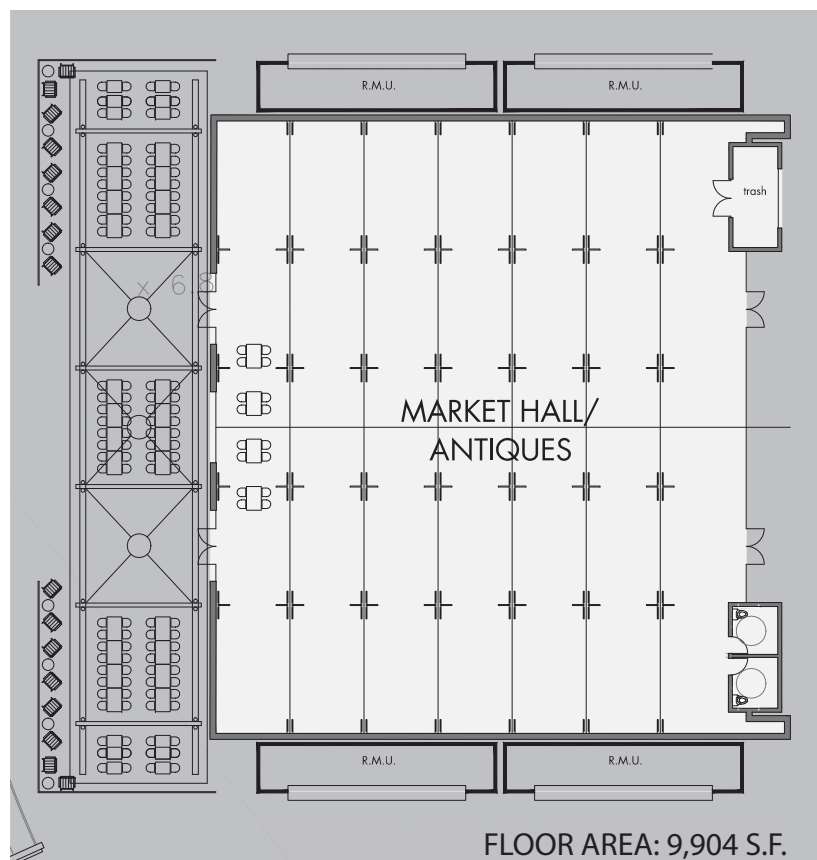
EAST ELEVATION



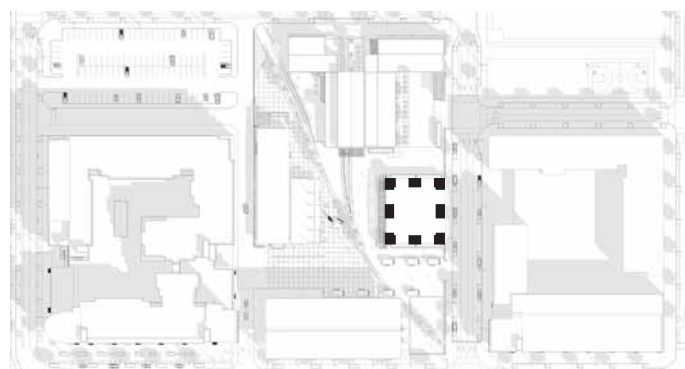
SOUTH ELEVATION



NORTH ELEVATION



FLOOR PLAN



KEY PLAN



ALAMEDA POINT BLOCK 10

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BUILDING 112 PERSPECTIVE



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A.24



ALAMEDA POINT BLOCK 10

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BLOCK 10 PERSPECTIVE



ALAMEDA POINT PARTNERS

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ALAMEDA POINT BLOCK 10

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BLOCK 10 PERSPECTIVE



ALAMEDA POINT BLOCK 10

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BLOCK 10 PERSPECTIVE



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BLOCK 10 PERSPECTIVE



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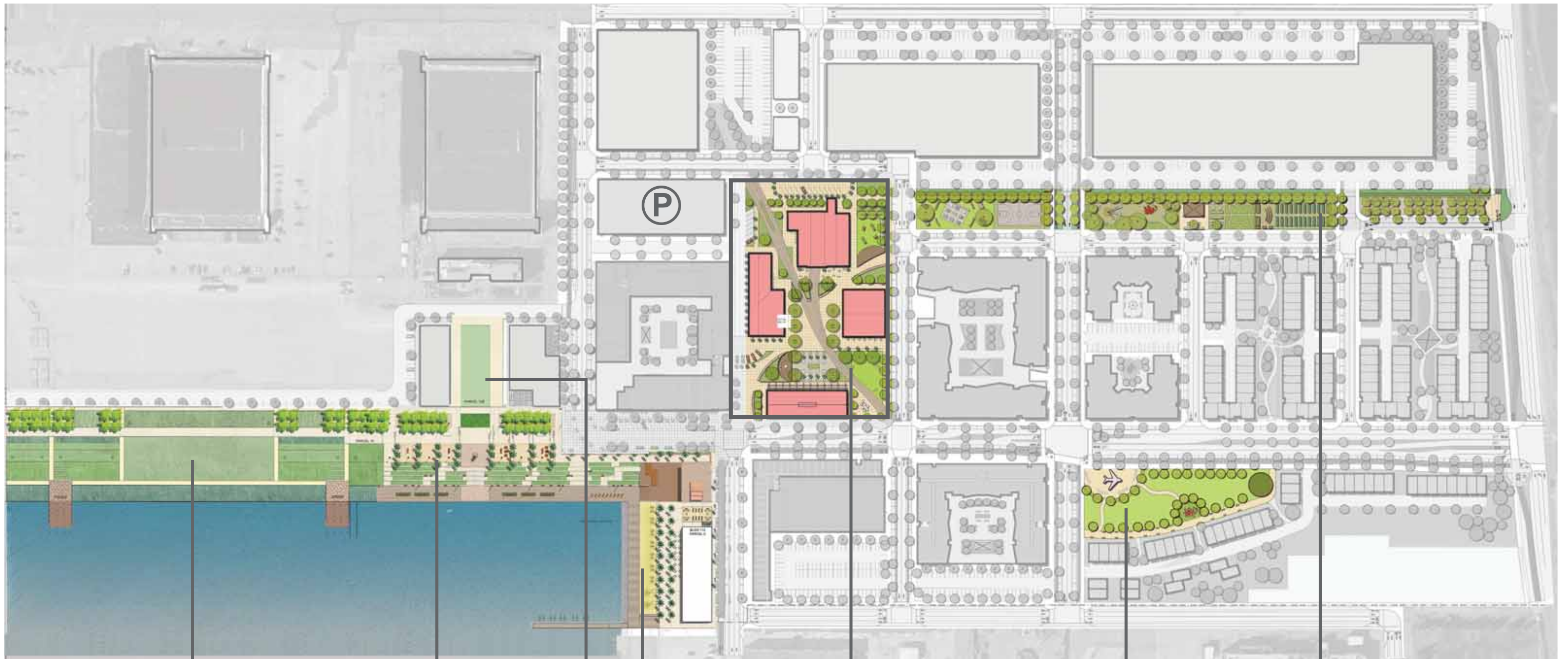
A.28



ALAMEDA POINT BLOCK 10

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BLOCK 10 PERSPECTIVE



WATERFRONT PARK PHASE 3

- 1. Native Ecological Area
- 2. Recreational Lawn
- 3. Areas for Volleyball, etc.
- 4. Natural Discovery Play
- 5. Access to Water
- 6. Trails and Pathways
- 7. Historic Seaplane Ramps

WATERFRONT PARK PHASE 1

- 1. Waterfront Promenade
- 2. Overlook and Deck
- 3. Waterfront Cafe
- 4. Public Restrooms
- 5. View Terraces
- 6. Flexible Event Space
- 7. Multi-Purpose Lawn
- 8. Natural Discovery + Historical Play
- 9. Timeline and History Elements
- 10. Picnic and Hammock Area
- 11. Public Art

WATERFRONT PARK PHASE 2

- 1. Waterfront Promenade
- 2. Sunset Deck
- 3. Restaurant
- 4. Beach Terrace
- 5. Beach Play
- 6. Public Small Craft Boat Dock
- 7. Sloped Event Lawn
- 8. Potential Market Area

URBAN PARK PHASE 1

- 1. Plazas and Event Space
- 2. Natural Discovery + Historical Play
- 3. Cafe and Outdoor Dining Areas
- 4. Restroom
- 5. Varied Seating Areas
- 6. Public Art
- 7. Historic Rail Tracks in Paving
- 8. Retrofitted Existing Buildings
- 9. Retail/Maker Focus

COMMUNITY PARK PHASE 3

- 1. Plaza with Historic Plane
- 2. Community Event Lawn
- 3. Historical Play
- 4. Sitting and Strolling Gardens
- 5. Flexible Open Space

NEIGHBORHOOD PARK PHASE 1, 2, & 3

- 1. Cross Training Fitness Station
- 2. Trails and Pathways
- 3. Variety of Site Furnishings
- 4. Recreation Courts for Sports
- 5. Active and Passive Open Space
- 6. Structured Play + Discovery Play
- 7. BBQ Shelter and Picnic Area
- 8. Community Garden
- 9. Sitting & Strolling Gardens
- 10. Game Tables and Ping Pong

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SITE A - OPEN SPACE PROGRAMMING

Natural Discovery Play

AT: WATERFRONT PARK PHASE 1 & 3, URBAN PARK, NEIGHBORHOOD PARK

ranges from natural features that can be enjoyed in play to features using natural materials for interaction



Historical Play

AT: WATERFRONT PARK PHASE 1 & URBAN PARK

ranges from interacting with Naval Air Station historical facts



Beach Play

AT: WATERFRONT PARK PHASE 2

ranges from sand play and features in sand to play with



and elements and includes features such as hammocks and creative chalk zones

Structured Play

AT: NEIGHBORHOOD PARK

ranges from fitness to play ground structures for various age groups with an emphasis on family fitness



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SITE A - FAMILY PLAY PROGRAMMING IDEAS



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APPROVED DEVELOPMENT PLAN- BLOCK 10



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L3



"Eroding" Stormwater Treatment Area



Rail Track in Concrete



Salvaged Wood Seating



Salvaged Wood Flooring similar to Waterfront Overlook

PARKING

BLDG 11



Potential Development Pad

Potential Development Pad

Bldg 67

Bldg 98

Special Paving

Bldg 112

Existing Concrete

Concrete Pavement

NEIGHBORHOOD PARK

Featured Wall

Connection To Neighborhood Park

Moveable Planter

Olive Trees on Rolling Rail Stock

Planted Roof

Wood Bench (Retaining Wall)

Steps / Ramps



DG with Kids Discovery Play



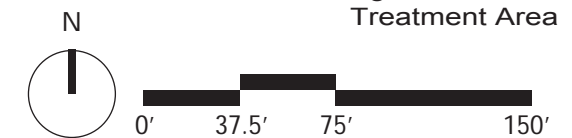
Garden Grove, DG and Bocce Court Open to Maker Space



Movable Planters (On Wheels)



"Eroding" Stormwater Treatment Area



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SITE A OVERALL SITE PLAN - BLOCK 10



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L4



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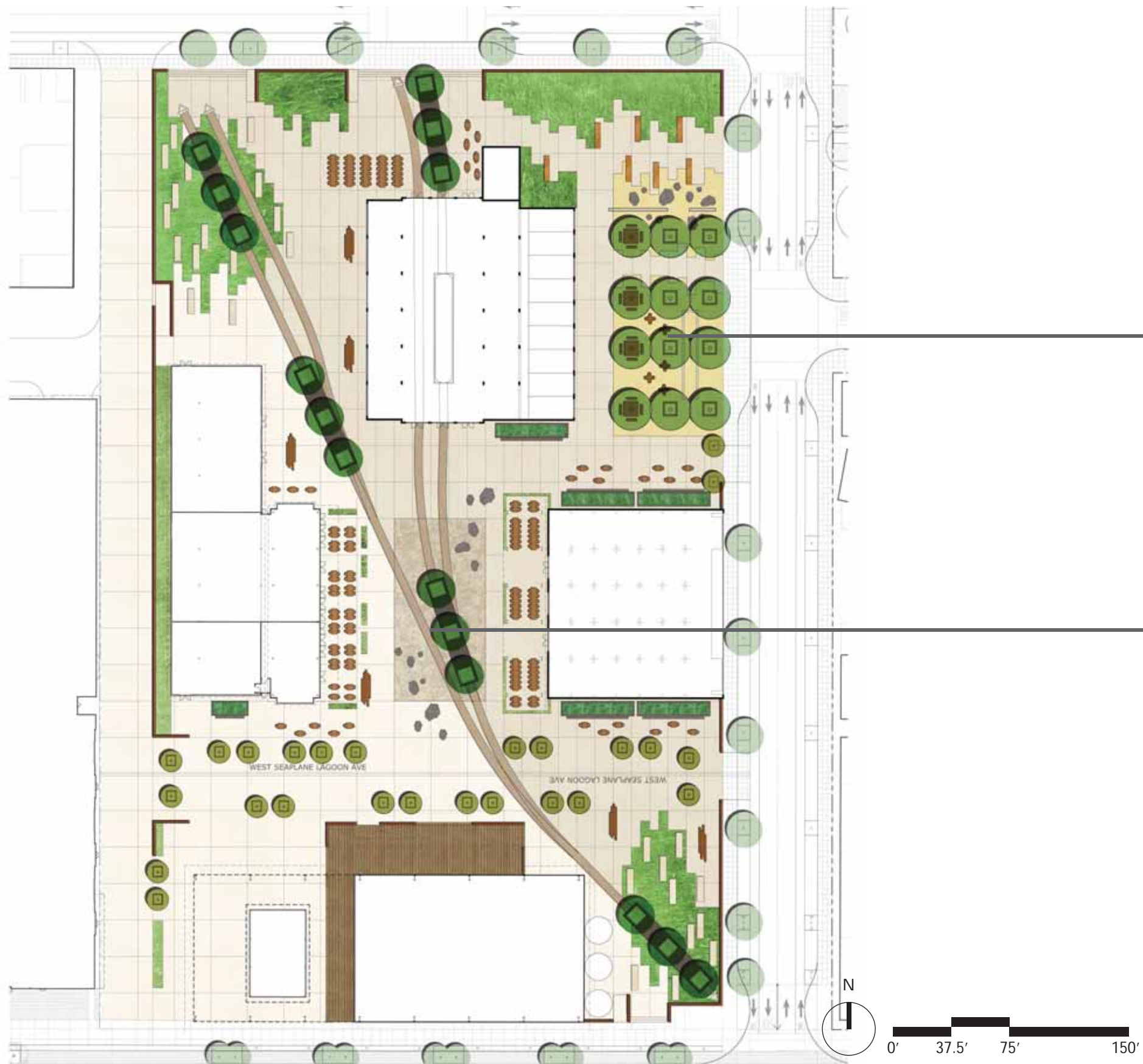
SITE A OVERALL SITE PLAN - BLOCK 10



ALAMEDA POINT BLOCK 10

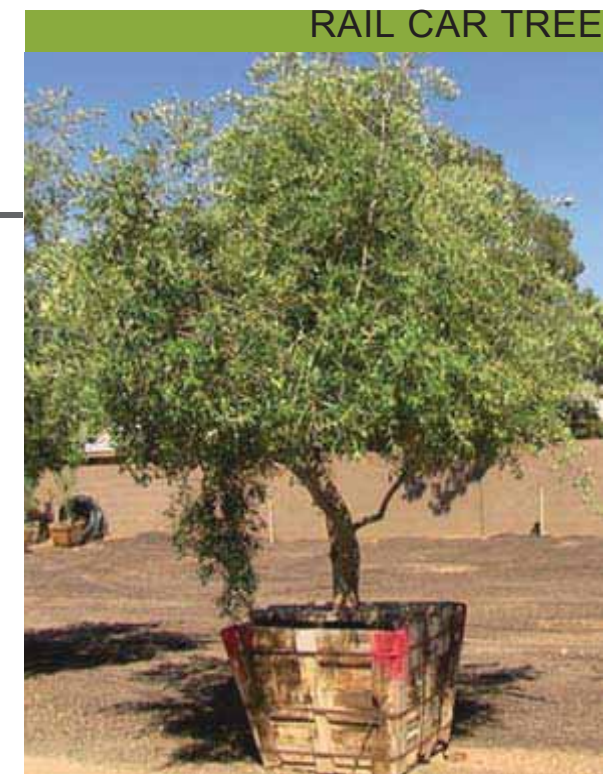
ALAMEDA, CA

URBAN/INDUSTRIAL LANDSCAPE



OPTION 1: GINKGO BILOBA

OPTION 2: PLATANUS X ACERIFOLIA 'YARWOOD'



OLEA EUROPAEA 'MONHER'

Note: The planting will follow the Bay Friendly landscaping guidelines.

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ALAMEDA, CA

PLANTING PALETTE: TREES



URBAN SHRUBS

WUCOLS - VERY LOW



Escholzia californica
California Poppy

WUCOLS - VERY LOW



Eriogonum fasciculatum
California Buckwheat

WUCOLS - LOW



Arctostaphylos hookeri
Monterey Carpet
Manzanita

WUCOLS - LOW



Achillea millefolium
Yarrow

WUCOLS - LOW



Salvia leucophylla
Purple Sage

WUCOLS - LOW



Ceanothus thyrsiflorus
California Lilac

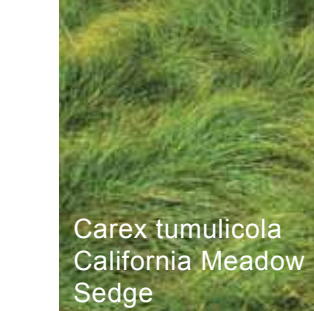
STORMWATER PLANTS

WUCOLS - NA



Spartina foliosa
Cordgrass

WUCOLS - LOW



Carex tumulicola
California Meadow
Sedge

WUCOLS - LOW



Juncus patens
California Grey Rush

WUCOLS - LOW



Distichlis spicata
Salt Grass

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PLANTING PALETTE: SHRUBS AND GRASSES