

TOWN CENTER CORE PROGRESS UPDATE



**ALAMEDA POINT
TOWN CENTER AND
WATERFRONT PRECISE PLAN**

PLANNING BOARD MEETING
14 OCTOBER 2013

SKIDMORE, OWINGS & MERRILL LLP
CMG LANDSCAPE ARCHITECTURE
KWAN HENMI ARCHITECTURE/PLANNING
TOWN MAKERS

SOM

TODAY



- 1. Town Center Core Land Use, Height + Massing**
- 2. Historic District Infill + Massing**
- 3. Phasing & Interim Placemaking Potential**

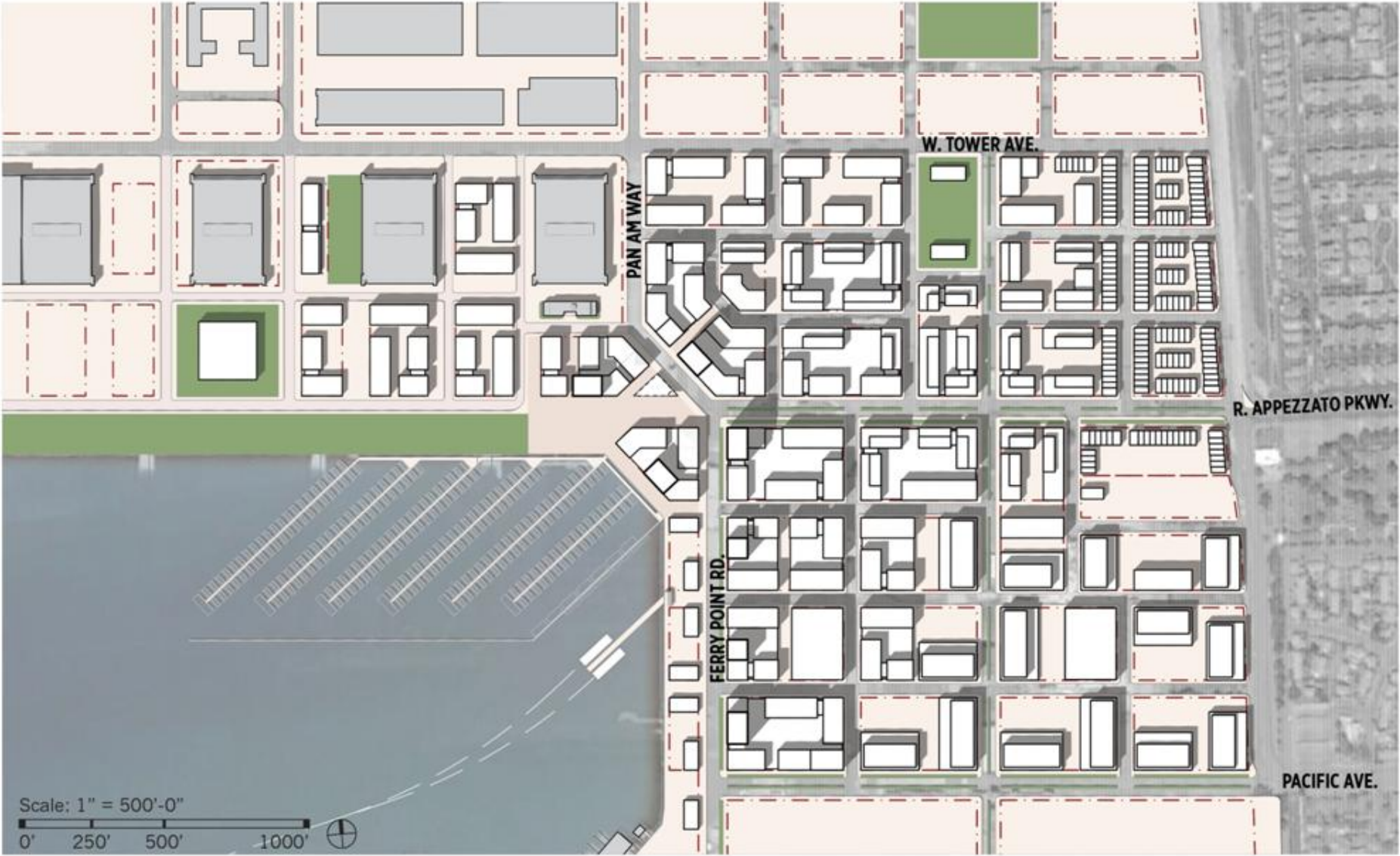
1 TOWN CENTER CORE LAND USE, HEIGHT + MASSING

TOWN CENTER CORE CONSIDERATIONS

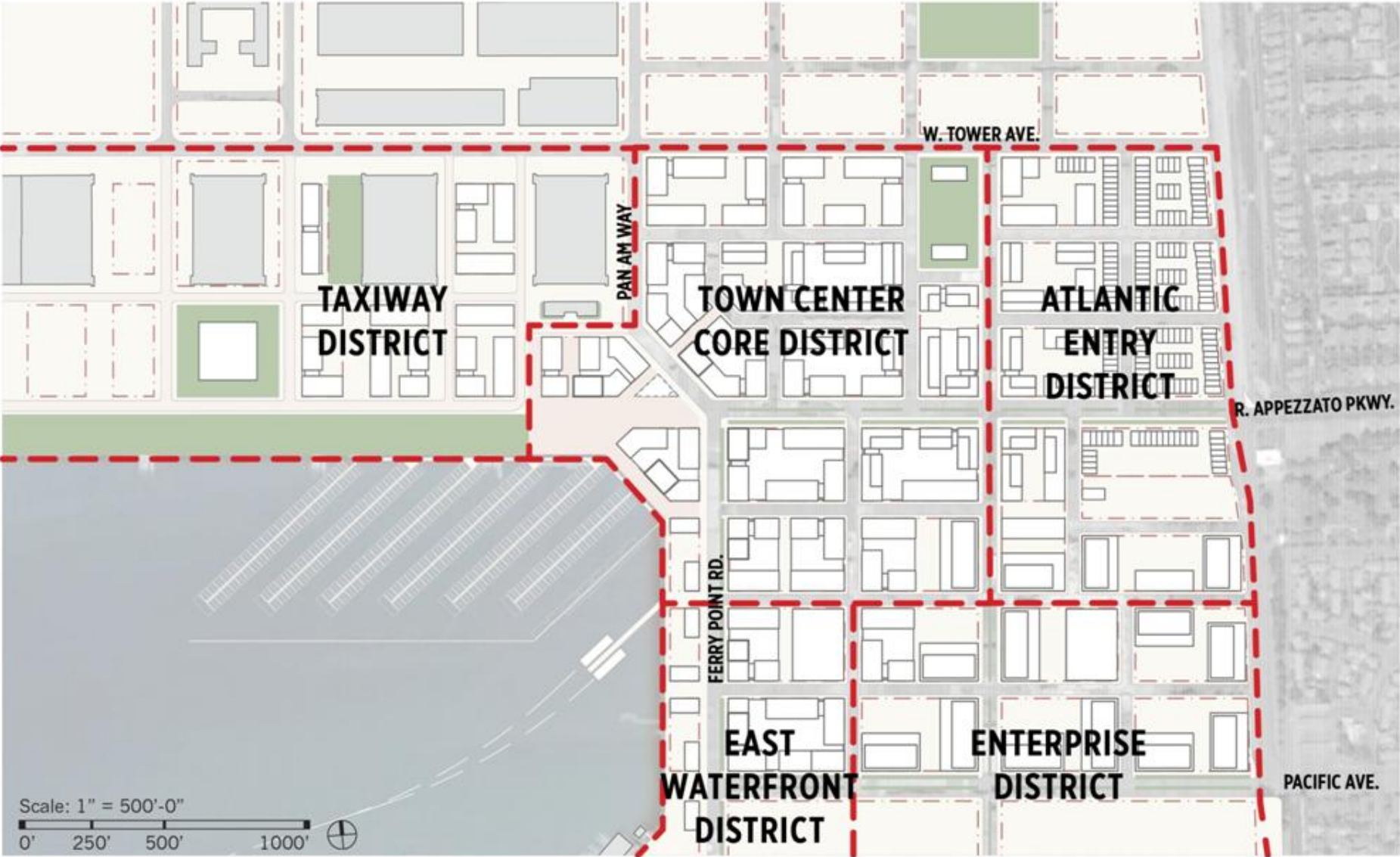
Criteria for Development in the Town Center Core:

- Sense of arrival
- Relationship to the water
- Preservation of significant view corridors
- Viability of (short) Retail Street
- Orientation towards Pedestrians and Cyclists
- Traffic Flow
- Creation of a vibrant public place
- Feasibility / Sense of Completion of Phase 1, and relationship to Phase 0
- Impact to Historic District Cultural Landscape

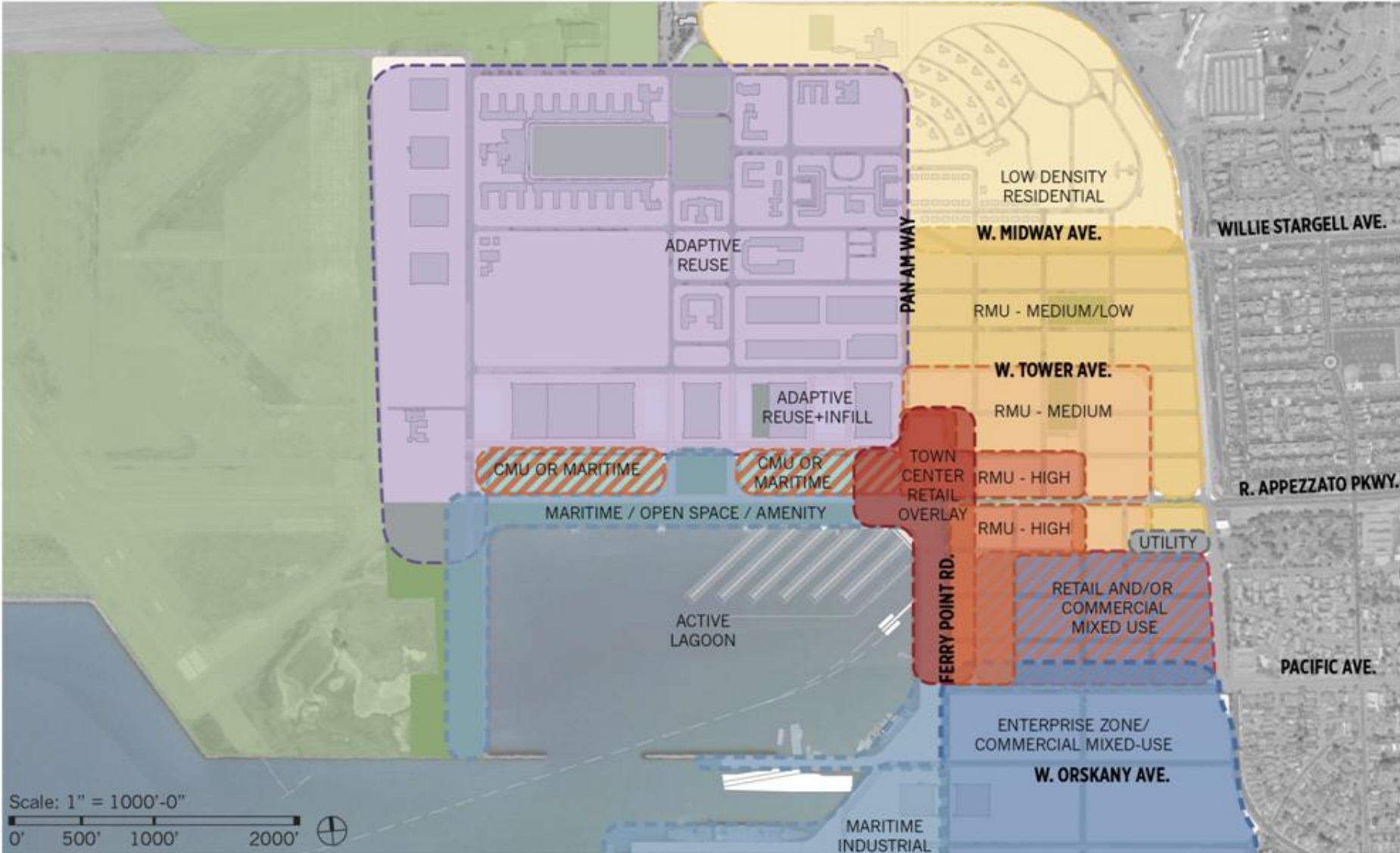
TOWN CENTER CORE - PREFERRED CONFIGURATION



TOWN CENTER CORE SUB-AREAS



OVERALL LAND USE CONCEPT



RESIDENTIAL MIXED-USE



Medium-Low

- 20-30 du/ac; height up to 35' (3 stories)
- Townhouses, Stacked Townhouses, Walk-up Flats (live-work, small-scale commercial and retail allowable)
- Parking 1.5 spaces/du



Medium

- 40-60 du/ac; height up to 50'
- Walk-up Flats and 3-4 story apartments (live-work, small-scale commercial and retail allowable)
- Parking 1 spaces/du



High

- 80-100 du/ac; height up to 65' (> 65' with special consideration)
- 4-5 story apartments (live-work, ground-floor commercial and retail encouraged)
- Parking 1 spaces/du

COMMERCIAL MIXED-USE + RETAIL



Commercial Mixed-Use

- FAR 1.5-2.0; height up to 65' (> 65' with special consideration)
- 3-4 story office (residential, live-work and retail allowable)
- Parking 2/1000sf



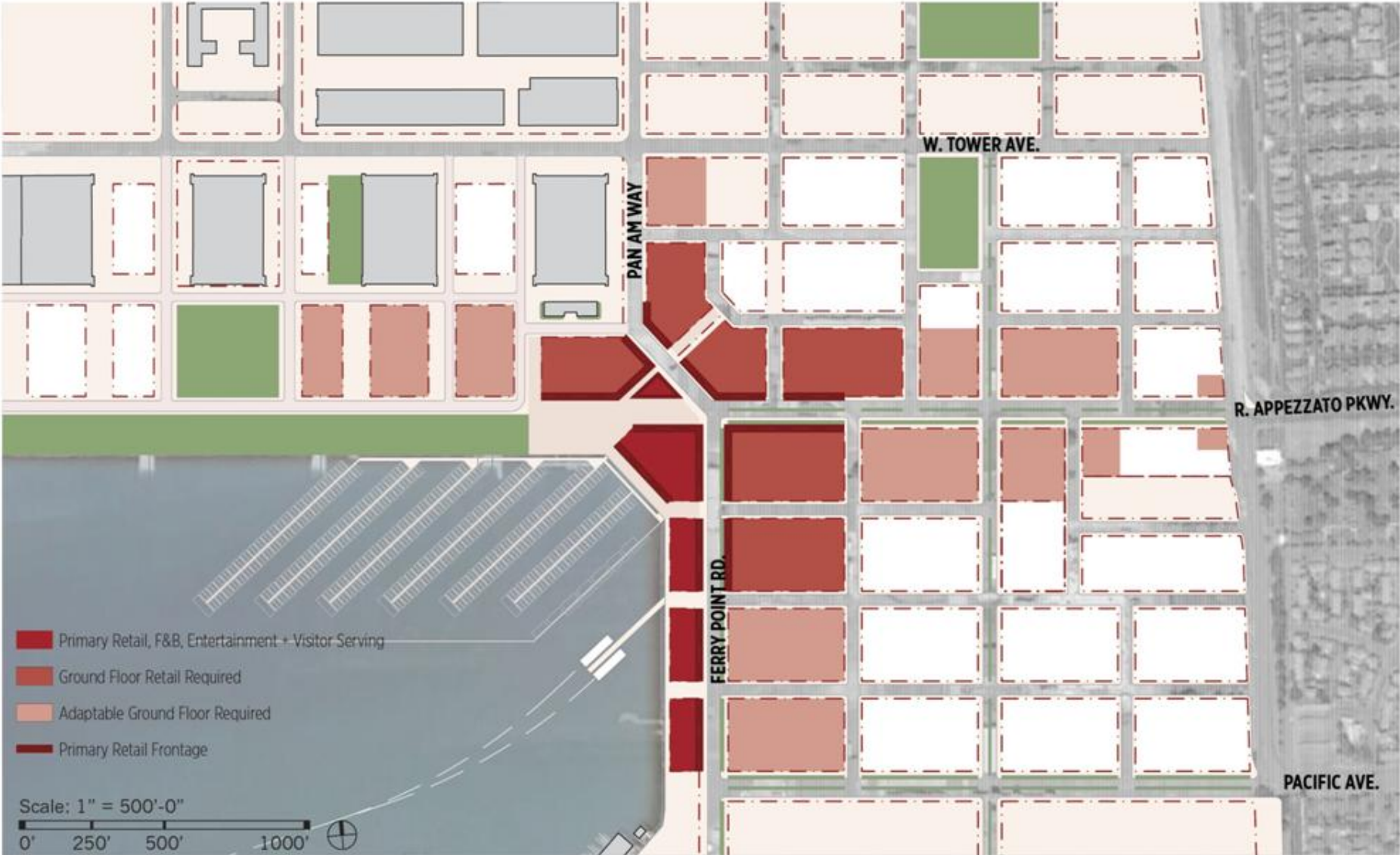
Retail, Food + Beverage, Entertainment, Hotel, and other visitor-serving uses

- Street-fronting Ground-level retail
- Parking 2/1000sf (4/1000sf for F&B)
- For small establishments, parking may be accommodated on-street

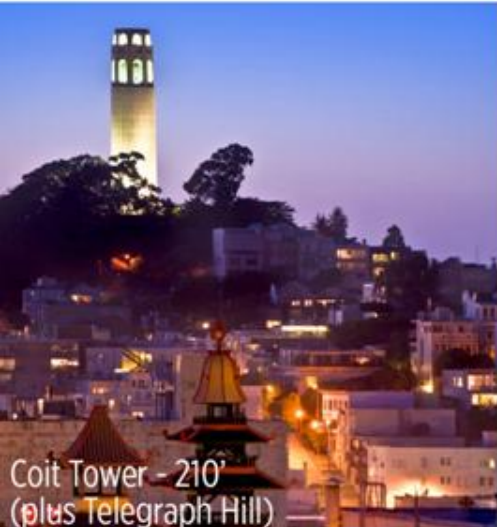
LAND USE



RETAIL USE + FRONTAGE



LANDMARKS



Coit Tower - 210'
(plus Telegraph Hill)



ArcelorMittal - 376'



de Young Tower - 144'



City Hall - 65'
(originally 120')



ALAMEDA CITY HALL



USS Hornet - 190' (above waterline)



Ferry Building - 235'



Turning Torso - 282'



Flatiron Building - 120'



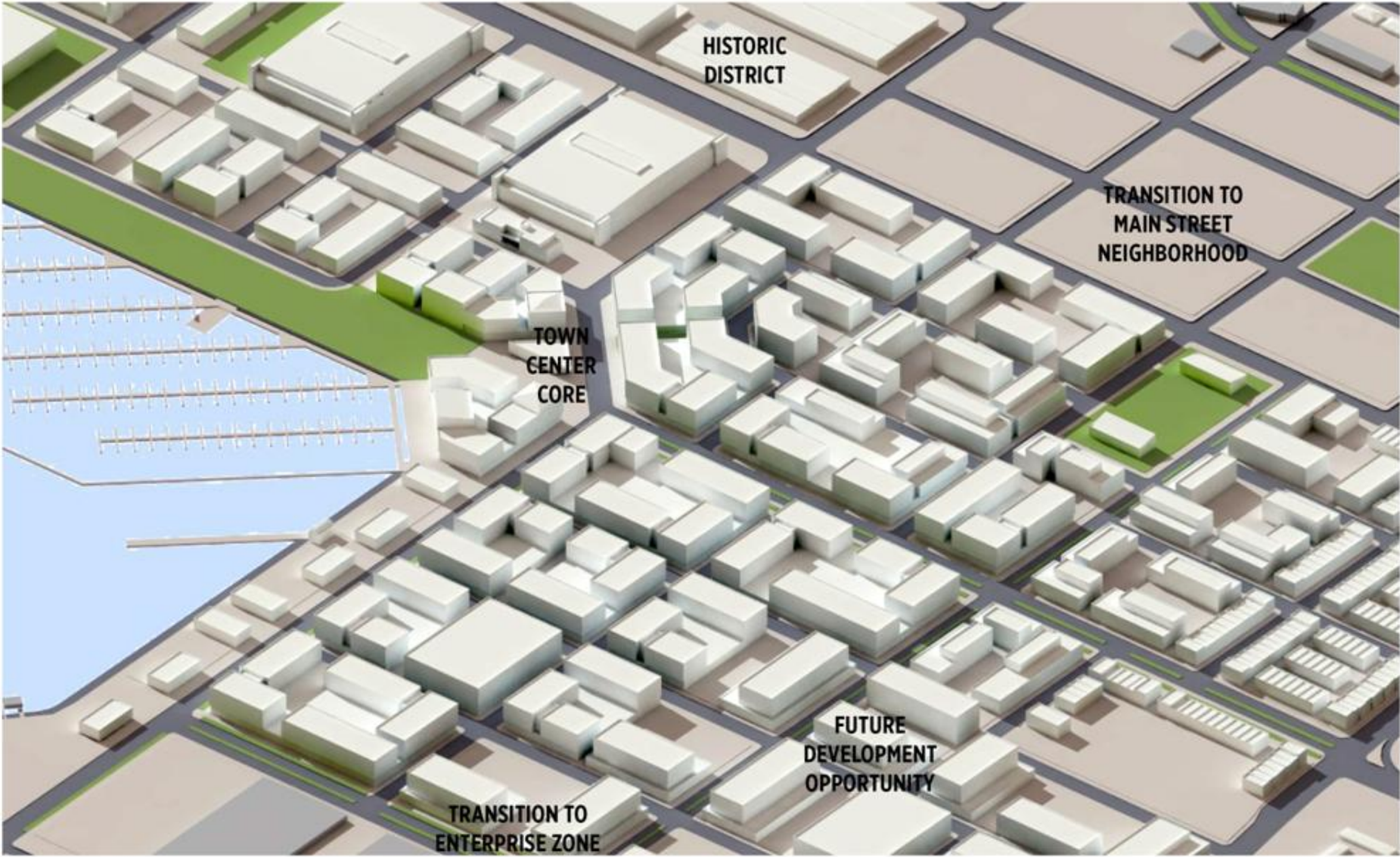
Tribune Tower - 305'

LANDMARK CONSIDERATIONS

- Location and Visibility
- Placement and Orientation
- Architectural Character and Quality
- Height
- Heritage
- Function (Building, Art, Landscape, other)



OVERALL MASSING CONCEPT



CORE MASSING OPTION 1



CORE MASSING OPTION 2



* Taller Building(s) allowed with special consideration

2 HISTORIC DISTRICT INFILL + MASSING

HISTORIC DISTRICT BUILDINGS

**BLDG 77
(PAN AM TERMINAL)**

**HANGAR 41
(VACANT)**

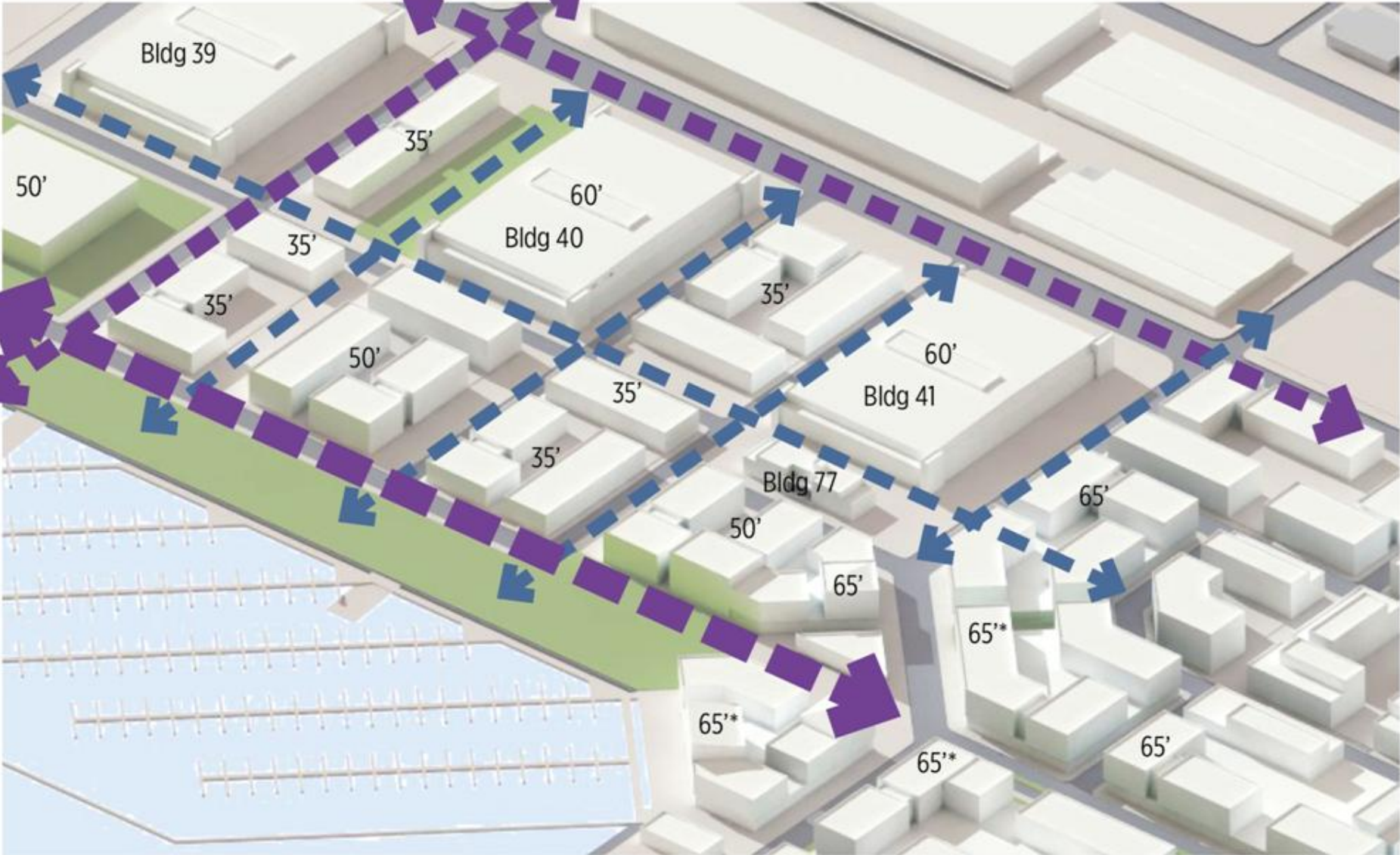
**HANGAR 40
(BLADIUM)**



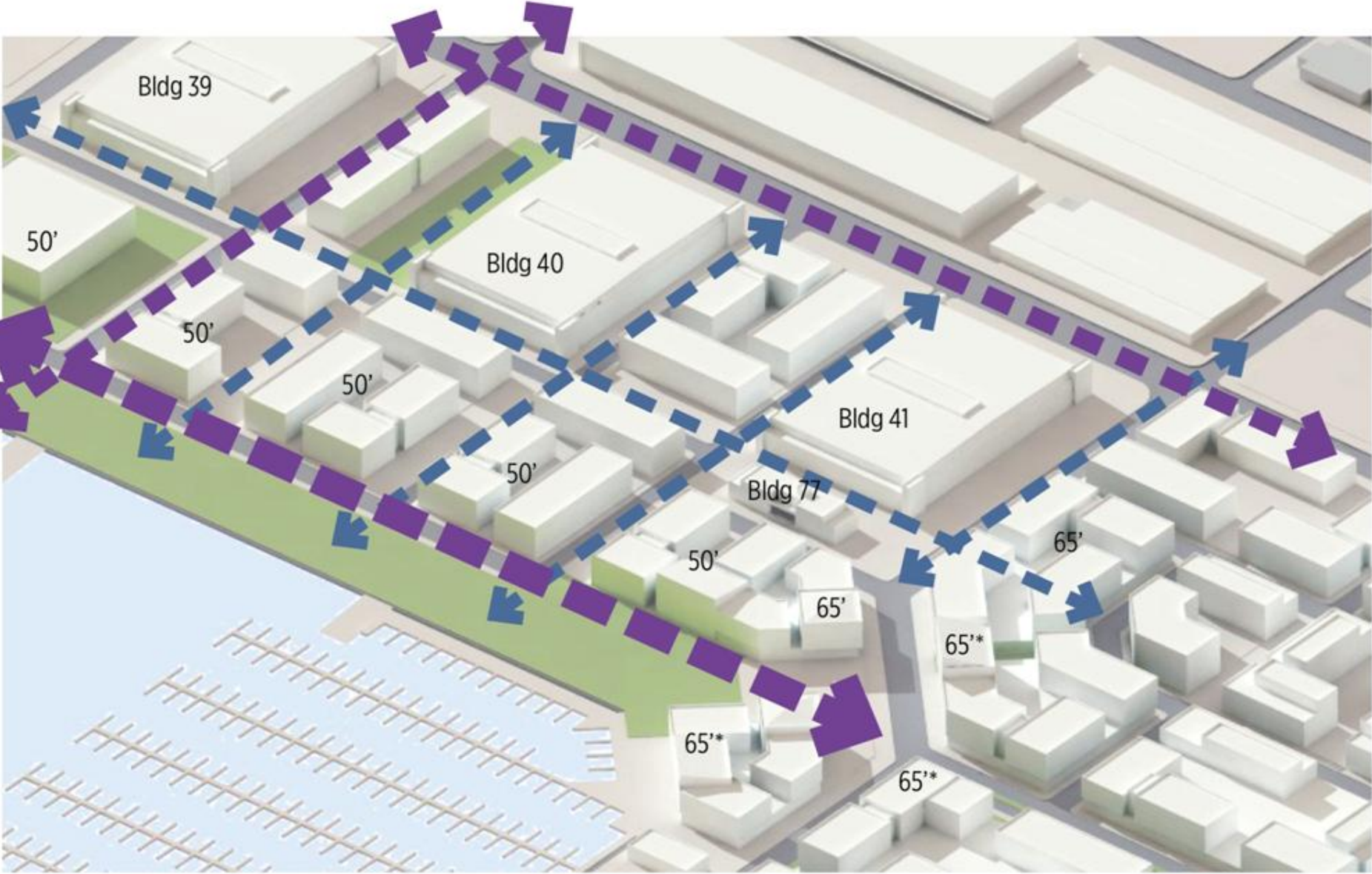
HISTORIC DISTRICT



HISTORIC DISTRICT MASSING OPTION 1

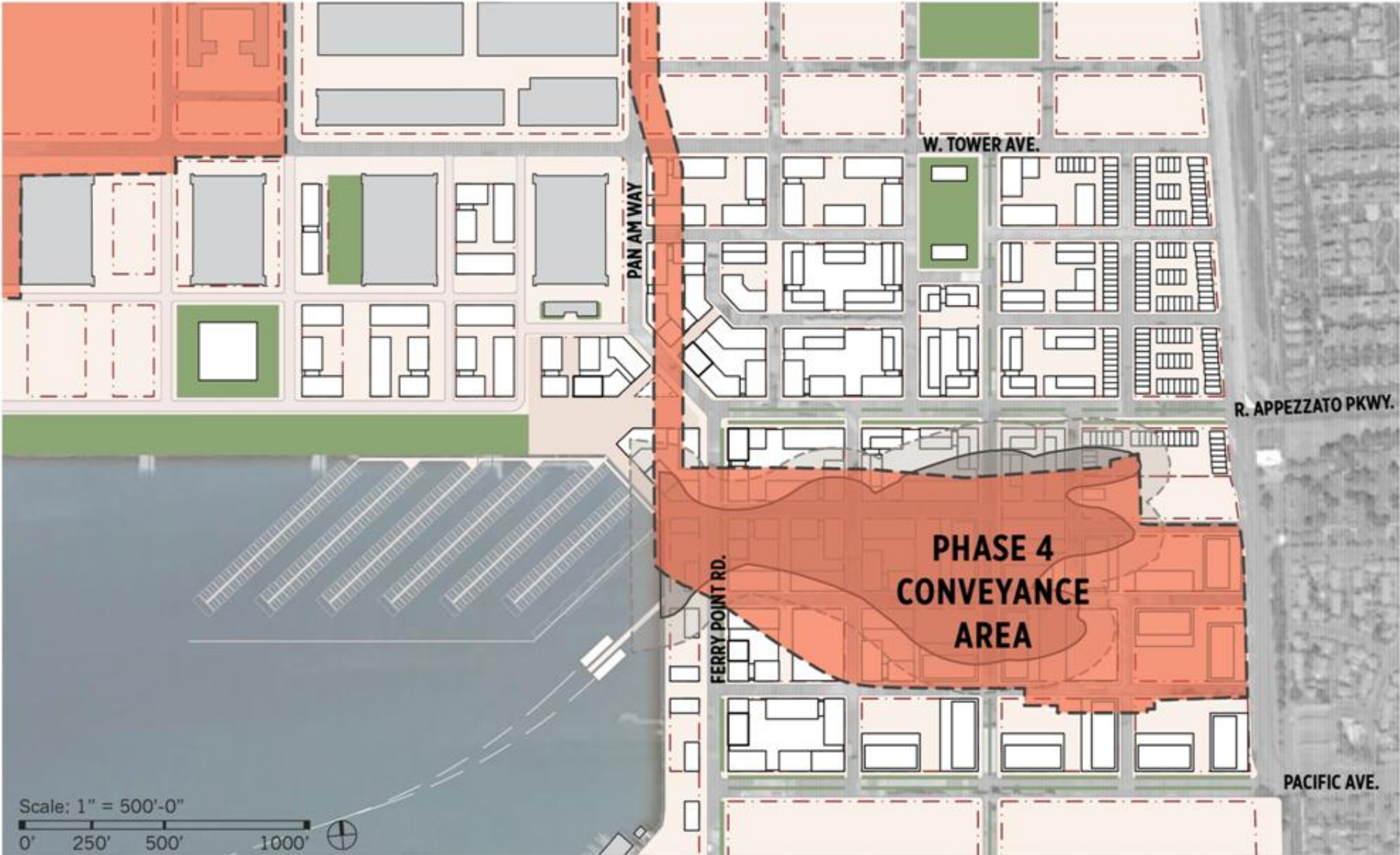


HISTORIC DISTRICT MASSING OPTION 2



3 INTERIM PLACEMAKING POTENTIAL

PHASING CONSTRAINTS



INTERIM PLACEMAKING



INTERIM PLACEMAKING



INTERIM PLACEMAKING



DISCUSSION

