

SALVATORE CARUSO  
DESIGN CORPORATION



November 26, 2014

**Alameda Point**  
**Bachelors Enlisted Quarters (BEQ)**  
**Letter of Justification**

Dear Members of the City of Alameda,

The Bachelors Enlisted Quarters (BEQ) is part of the NAS Alameda historical district with a total site area of 957,043 SF and a total built up area of 518,219 SF. Currently the site has two main longitudinal buildings with ten wings each (the Barracks) plus a mess hall building. They represent the best expression of the “Moderne” style that was the design theme for the entire historical military base, bearing most of the characteristic elements of the style: reinforced concrete materials, smooth surfaces, highly stylized vertical emphasis elements at the entrances, columns whose cross-section has been elongated transforming them into aerodynamic struts, and the overriding element of horizontal bands running continuously across the façade, over the windows and over the wall panels between the windows.

We are proposing to rehabilitate the existing historical buildings while rehabilitating all historical Architectural elements with adaptive reuse for the buildings which will initiate a rebirth to Alameda point historical district with quality projects that will revitalize the Alameda point into an ideal place to live, learn, shop and work.

By understanding the historical aspects of the BEQ buildings our development plan will rehabilitate the historical characteristics including but not limited to the horizontal band (quoins), windows, internal spiral staircases, massive oval section vertical columns and cast stone ornamental figures (Pegasus and Eagle).

Our proposal is to promote a style of environment in harmony with the Alameda point historical district. The proposed rehabilitation will include an International school (K-12) with a boarding school only for junior high school and up, commercial offices, senior facility and recreation/dinning. We are providing 500 bike racks and creating an outdoor open spaces for social life and activities which will enhance the environmentally friendly concepts and reducing the emissions to a minimum. Our project includes a substantial 20 million dollar back bone infrastructure improvement plan with roads, sidewalks, bike lanes and all utilities on Redline Avenue, W. Midway Avenue, Monarch Street and Lexington Street.

We request your support and looking forward to working together collaboratively to make the BEQ and surrounding area a great success.