

29 February 2016, Updated 3/16/16

ALAMEDA POINT 9 & 9I REDEVELOPMENT

srmErnst Development Partners

Building 9I 651 West Tower Avenue

Building 9 707 West Tower Avenue

STATEMENT OF DESIGN INTENT

The project proposes to adaptively reuse former Navy buildings 9I (651 W. Tower) and 9 (707 W. Tower) for multi-tenant specialty food and beverage production with ancillary retail space.

The national specialty food market is growing dramatically, posting 20% annual growth over the past five years. The Bay Area, with its foodie culture, is exceeding national growth. Locally-sourced, small-batch consumer-packaged goods (CPG) are taking a central role in consumer preferences. The lack of properly outfitted production space represents the biggest constraint to growth for these companies as the Bay Area continues to lose manufacturing space to other uses such as housing and office. The project will lever the food and beverage movement already taking place at Alameda Point, and create a community of producers having common needs and objectives.

The developer intends to restore and/or retain the majority of existing building facades, including door and window systems, with limited changes to door, window, canopy and sunshading systems where required to make the buildings more functional for 21st century office and light industrial uses.

Building 9I was constructed in 1942 as a wood-framed aircraft parts storehouse. It is single-story and has a building foot print of approximately 40,800 sq. ft. A wood-framed canopy structure was added to the north side of the building in the mid-1940's. The project proposes to restore the building exterior, including repair and/or limited like-kind replacement of the lapboard siding, repair and reuse of the wood-framed, multi-light windows and repair and reuse of the existing wood slider doors. Two new storefront doors will be added to accommodate new tenant needs as shown on the proposed building elevations. The canopy structure on the north side of the building is in very poor condition, has poor foundation design and column spacing prohibiting functional reuse. It currently extends 40' from the face of the main building. This structure will be removed and replaced with an enclosed single-story addition measuring 30' deep by 300' long. The new addition will have four (4) roll-up doors for loading

activities on the north side of the building. Grade level exterior patios will be added to the southeast and southwest corners of the building providing outdoor seating for the tenants and their public tasting rooms. This building is proposed to have two (2) tenants ranging in size from 20,000 sf to 30,000 sf.

Building 9 was constructed in two phases in 1940 and 1942 as an aircraft parts storehouse. The single-story high-bay building has a footprint of approximately 80,907 sq. ft. It is a steel-framed structure with a wood roof deck and cement plaster exterior finish system. A wood framed canopy structure was added to the north side during the mid-1940. This existing canopy extends approximately 40' from the face of the building and covers a portion of the steel sash windows with roofing material. The structure is in poor condition, has a poorly functioning column spacing and foundation design, and obstructs clear path for EVAE and efficient loading activities. Therefore, it will be demolished and replaced with a new steel framed canopy approximately 12' deep that is structurally independent of the existing building and allows for required EVAE while providing weather protection for loading activities. The steel sash windows that have been covered with roofing will be restored.

The long elevations on the north and south sides of the building each have a series of six (6) evenly spaced, 24' tall slider doors in between tall, and multi-light steel sash windows. On the south elevations facing West Tower, all six (6) of these existing doors will be restored to operational condition. New storefront entry doors and code required exit doors will be added as required by tenants, and have been designed to fit within the existing steel sash window structure in order to maintain as much of the existing architectural character as possible. Primary loading activities will take place on the north side of the building where three (3) of the existing slider doors will be restored and three (3) will be replaced with new roll-up doors necessary for more efficient loading operations. In addition, new openings for roll-up doors will be added as required by tenants, fitting these doors within existing steel sash structure as shown in the proposed building elevations. On the west end is a four-panel 'hanger door' that slides into pilasters on either side of the door. The east end of the building has a single slider door similar to the doors on the north and south elevations. The existing doors on the east, south and west elevations will be restored and made operational.

On the south and east elevations, the windows are currently covered by an opaque window film. This is necessary to mitigate heat gain in the building on the long southern exposure. This film will be removed and replaced with a semi-transparent film that allows view and light but continues to mitigate heat gain. In addition, a removable horizontal sunscreen will be mounted on the exterior face of the window to further mitigate heat gain while preserving views. Also on the southern face is an existing canopy suspended off the face of the building that is located over the second door from

the west end and provides weather protection. This same canopy feature will be installed over the second door from the east end, and these two doors will open onto two large corridors that service the second floor and provide access to loading areas on the north side of the building.

The existing clear height within the building is approximately 42 feet to the underside of steel roof trusses. The proposed design would add a 2nd story of approximately 70,000 sf, with a floor level approximately 25' above the first floor. At the second floor level, there are currently no eye-level view windows; only clerestory windows above allowing for natural light into the building. Ribbon windows, aligned with the existing sash windows above and below, will be installed to create view for tenant common areas on the second floor. The building is anticipated to house approximately 30 tenants. The ground floor is expected to have eight to ten tenants, ranging in size from 4,000 sf to 20,000 sf. The target market for the second floor tenants is smaller users, with an average size of 2,000 sf.

In general, where existing doors and windows are retained, they will be maintained and/or restored to original operating condition. Where new storefront doors, roll up doors and windows will be added to meet code access requirements and facilitate more efficient loading and tenant access, these features will be located to complement the existing rhythm of fenestrations and constructed with complimentary modern materials in order to not dilute or take away from the existing features.

Site Design Features that are incorporated include four exterior deck areas, two at each building, and a patio area filling the space between the two central decks. Planting areas will be above grade in pots, raised wood planters and large diameter steel pipe bollards with inset planters at the large door openings. It is the developer's intent to reuse redwood planking from the two canopies that will be demolished for reuse in deck and planter areas.

As part of the food and beverage production program that is planned for these buildings, tap rooms and tasting rooms will produce and serve their products including beer, wine and distilled spirits. The tap rooms and tasting rooms will include food service and will have similar operating hours to restaurants, operating seven days a week and closing at midnight. The proposed decks and patios will serve as outdoor seating areas for the tap rooms, tasting rooms and for other food and beverage producers.