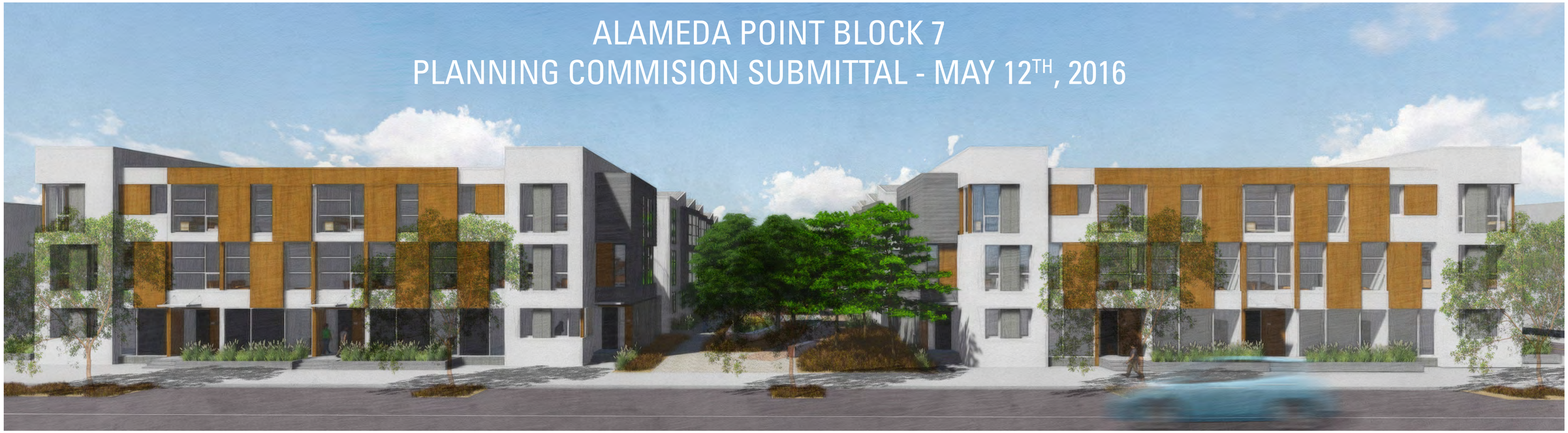
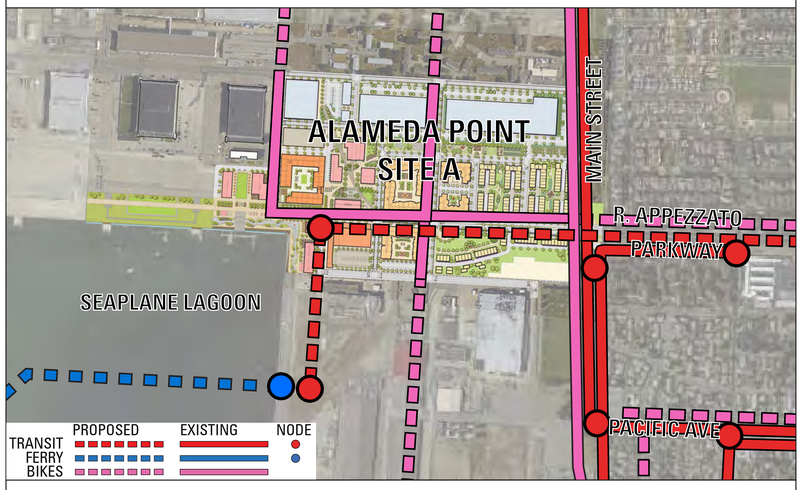
ALAMEDA POINT BLOCK 7
PLANNING COMMISION SUBMITTAL - MAY 12TH, 2016



VICINITY MAP



ZONING & OPEN SPACE

ZONING DATA:

GENERAL PLAN: AP-WTC

SITE AREA CALCULATIONS:

TOTAL SITE AREA: 105,800 SQ FT
TOTAL BUILDING FOOTPRINT = 24,300
TOTAL LANDSCAPE = 21,600 SQ FT

BUILDING OPEN SPACE:

30,600 SQ FT

PROJECT TEAM

OWNER:

THOMPSON | DORFMAN PARTNERS, LLC
39 FORREST STREET, SUITE 201
MILL VALLEY, CA 94941
T: (415) 381-3001
CONTACT: BRUCE DORFMAN
EMAIL: BD@THOMPSONDORFMAN.COM

ARCHITECT:

KWAN HENMI ARCHITECTURE & PLANNING
456 MONTGOMERY STREET, SUITE #200
SAN FRANCISCO, CA 94104
T: (415) 777-4770
CONTACT: BRUCE KINNAN
EMAIL: BRUCE.KINNAN@KWANHENMI.COM

LANDSCAPE ARCHITECT:

THE GUZZARDO PARTNERSHIP INC.
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
T: (415) 433-4672
CONTACT: PAUL LETTIERI
EMAIL: PLETTIERI@TGP-INC.COM

CIVIL ENGINEER:

BKF ENGINEERS
1646 N. CALFORNIA BLVD, #400
WALNUT CREEK, CA 94596
T: (925) 940-2207
CONTACT: CHRIS MILLS
EMAIL: CMILLS@BKF.COM

BUILDING & PARKING STATISTICS

UNIT NAME	TOWNHOUSE 1	TOWNHOUSE 2	TOWNHOUSE 3	TOWNHOUSE 4	TOTALS
	3 BR + DEN, 3 1/2 BA	2 BR + DEN, 3 1/2 BA	3 BR + DEN, 3 1/2 BA	3 BR + DEN, 3 1/2 BA	
NO. OF UNITS	36	8	8	8	**60**
FLOOR 1	388 SF	259 SF	600 SF	389 SF	
FLOOR 2	868 SF	631 SF	876 SF	810 SF	
FLOOR 3	868 SF	631 SF	876 SF	810 SF	
	2,124 SF	1,521 SF	2,352 SF	2,009 SF	
GARAGE	398 SF	329 SF	628 SF	378 SF	
NO. OF CARS	2	1	2	1	
PARKING	72	8	16	8	**104**
TOTAL SF	90,792	14,800	23,840	19,096	**148,528**

DRAWING INDEX

ALAMEDA POINT BLOCK 7 | **ALAMEDA, CA**

COVER SHEET

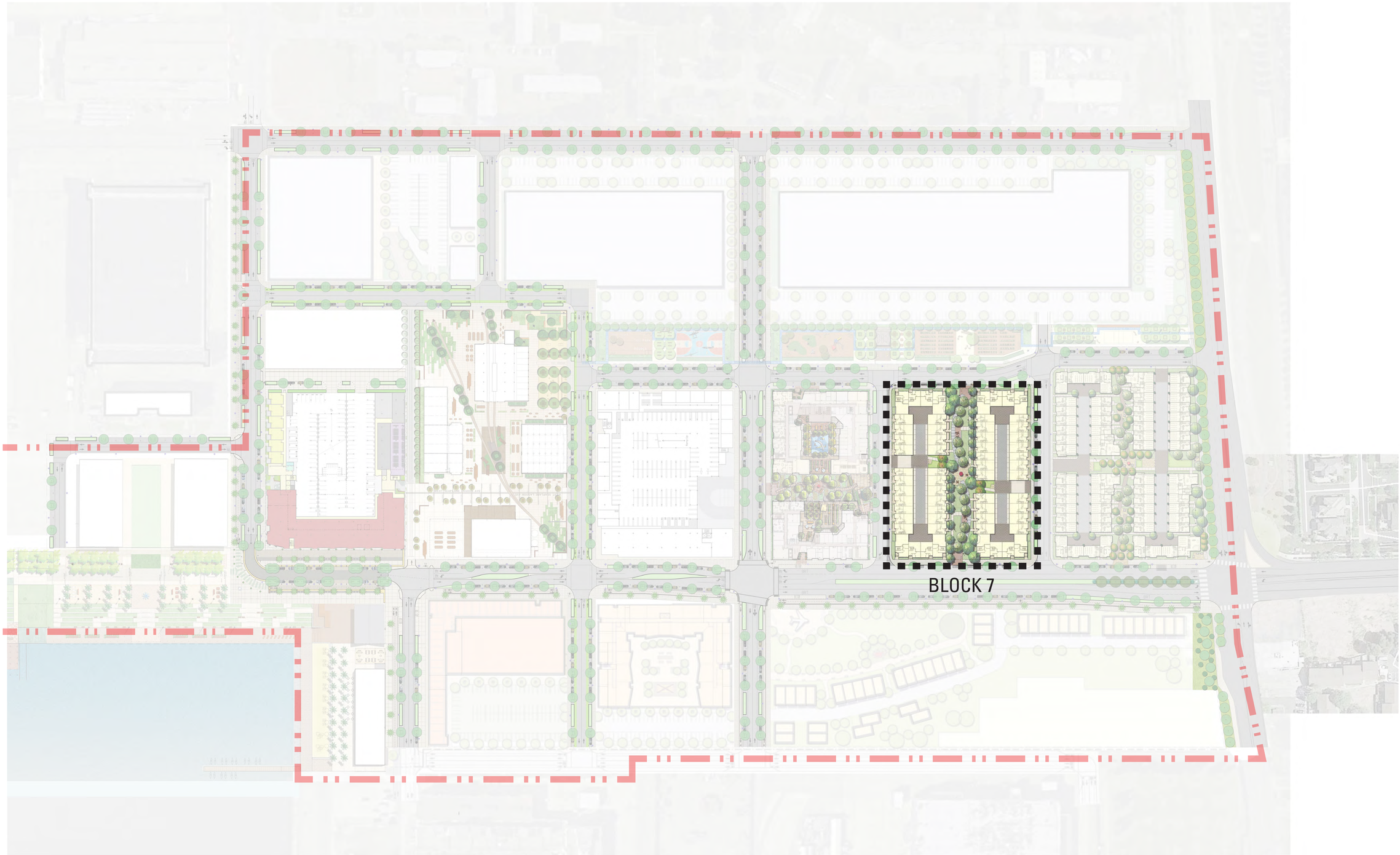
KwanHenmi

Exhibit 3
Item 7-B, 5/23/16
Planning Board Meeting

ALAMEDA POINT PARTNERS

14072

05.12.16



ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

SITE A OVERALL SITE PLAN

KwanHenmi

ALAMEDA POINT PARTNERS

14072

05.12.16

1

SAWTOOTH ROOFS OCCUR ACROSS THE TOPS OF SURROUNDING HANGARS AND OTHER NEIGHBORING FACILITIES

TYPICAL TOWNHOUSE UNITS ALONG B STREET

BOLD VERTICAL MASSES FRAME AND PUNCTUATE HORIZONTAL RUNS OF WINDOWS WITH COLOR ACCENTS

TYPICAL TOWNHOUSE UNITS ALONG MEMORIAL PARKWAY

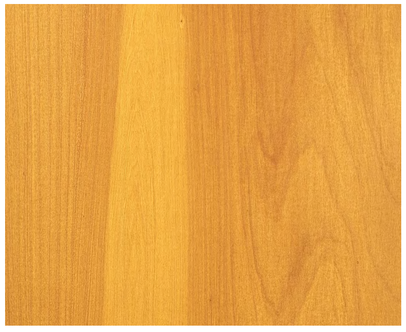
HANGAR DOORS LAYER AND STEP BACK, WITH REPEATED HORIZONTAL BANDS

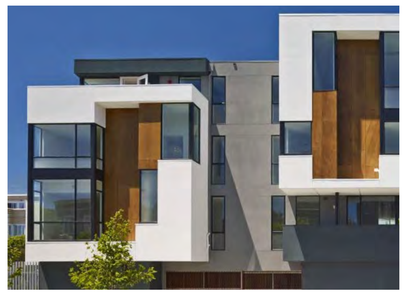
TYPICAL TOWNHOUSE UNITS ALONG LANDSCAPE CORRIDOR

HANGARS WITH STRONG VERTICAL BOUNDING MASSES PUNCTUATE THE MAIN ROAD

BLOCK 7 CORNER, AT MEMORIAL PARKWAY & B STREET

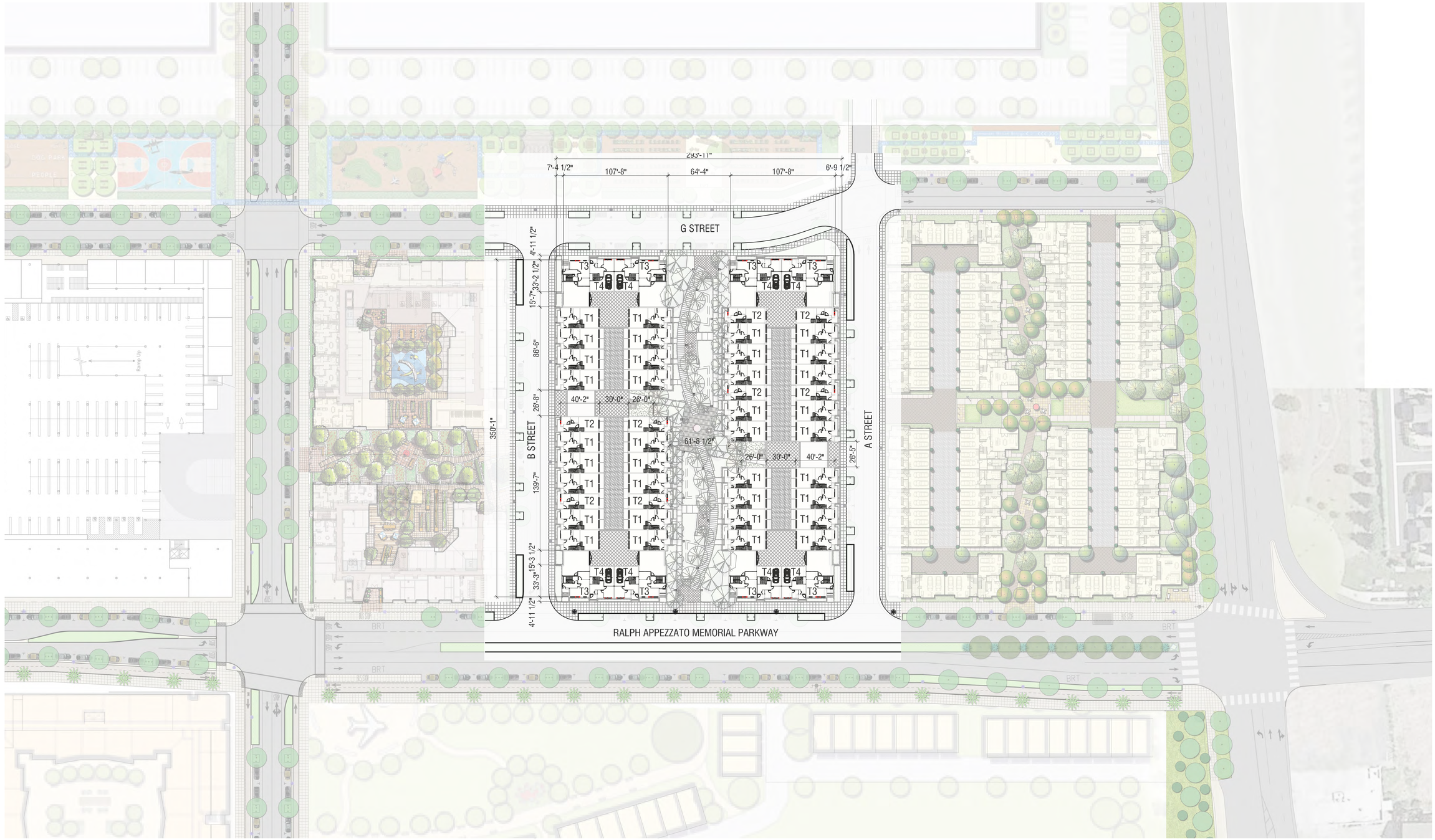
WOOD GRAIN PHENOLIC PANELS, FEATURING THE RICH TEXTURE OF WOOD WITH WARM OR EVEN GOLDEN HUES, ECHOING THE RICH CHARACTER OF THE EXISTING HANGAR DOOR METALS





ALAMEDA POINT BLOCK 7 | **ALAMEDA, CA**

CONTEXTUAL INFLUENCES: HANGAR DOORS



ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

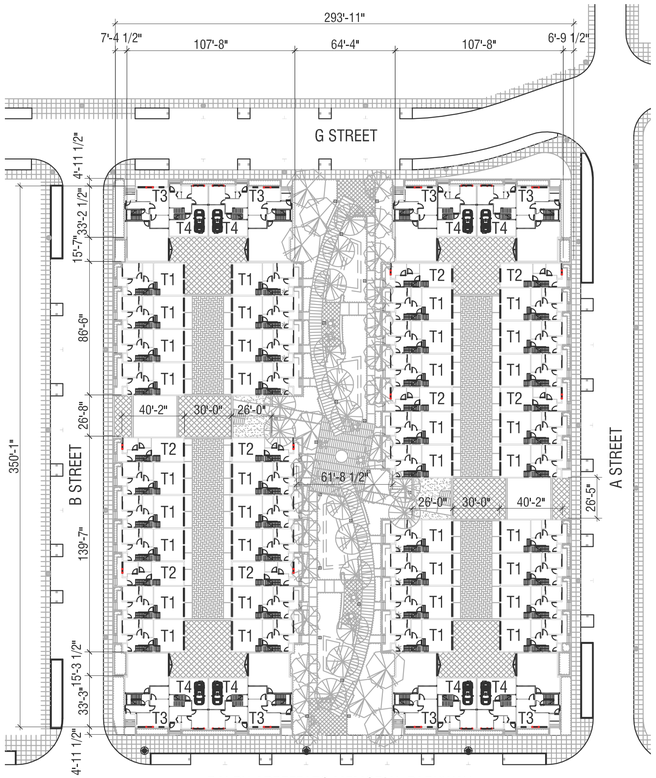
ARCHITECTURAL SITE PLAN

KwanHenmi

ALAMEDA POINT PARTNERS

14072 | 05.12.16

0 25 50 75



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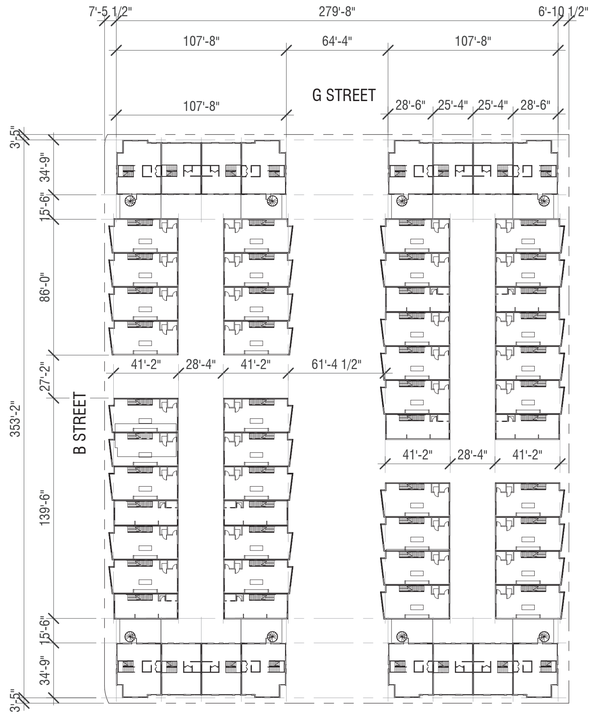

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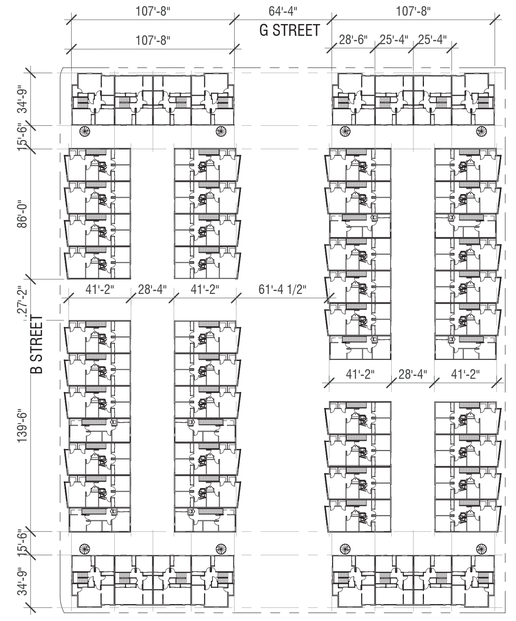

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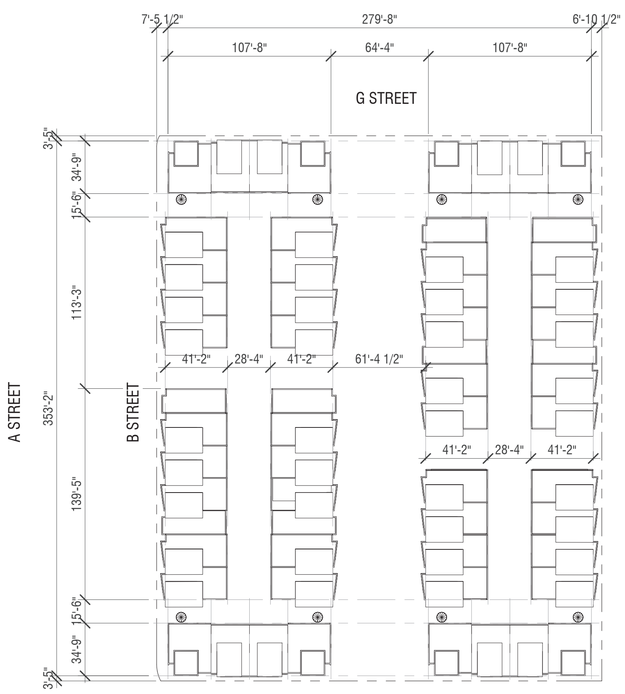

ROOF

BUILDING & PARKING STATISTICS

UNIT NAME	TOWNHOUSE 1	TOWNHOUSE 2	TOWNHOUSE 3	TOWNHOUSE 4	TOTALS
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ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

ARCHITECTURAL FLOOR PLANS

KwanHenmi

ALAMEDA POINT PARTNERS

14072 | 05.12.16

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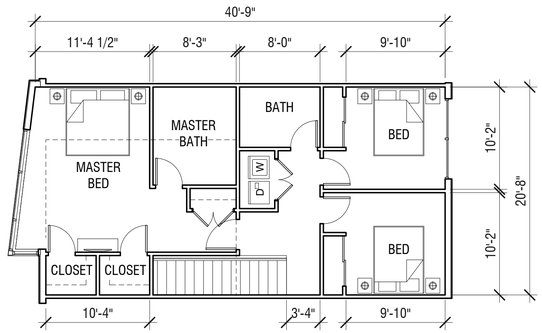
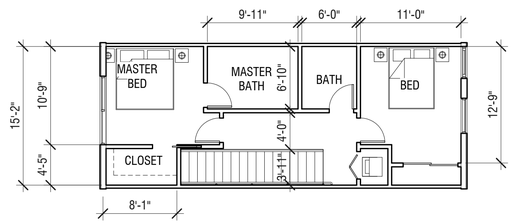
THIRD





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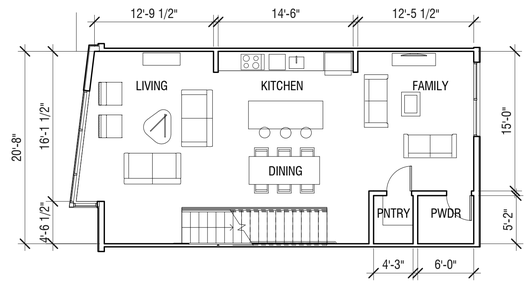

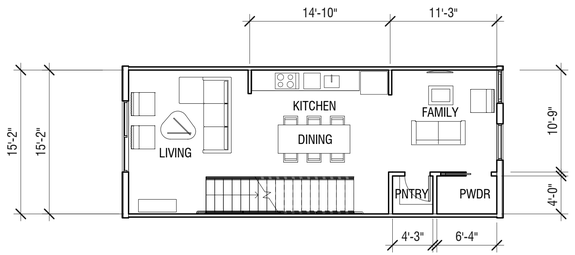

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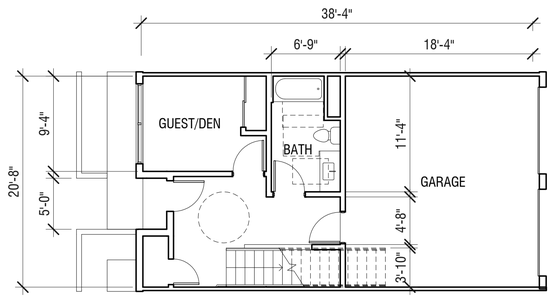
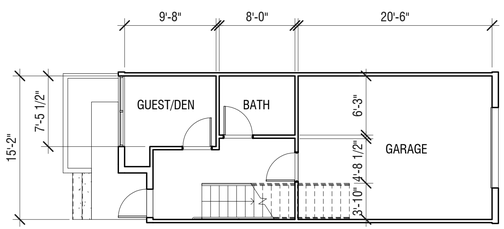


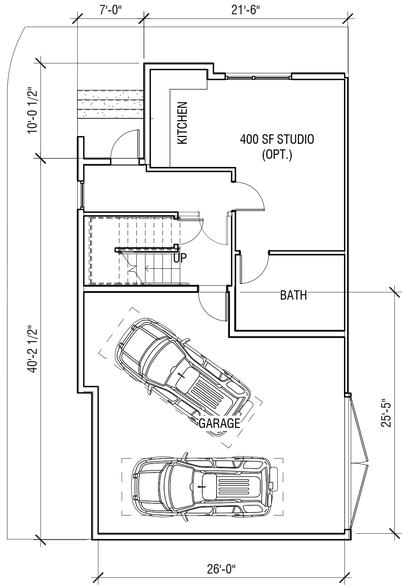


TYPICAL UNIT "T1" (A&B STREET) 1/8" = 1'-0"

TYPICAL UNIT "T2" (A&B STREET) 1/8" = 1'-0"

TYPICAL UNIT “T3” (BLOCK CORNERS)

1/8” = 1’-0”



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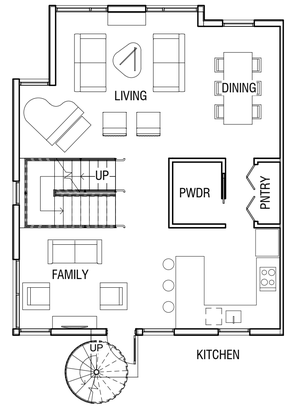

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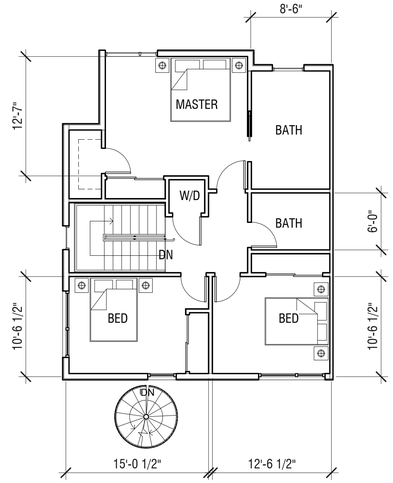
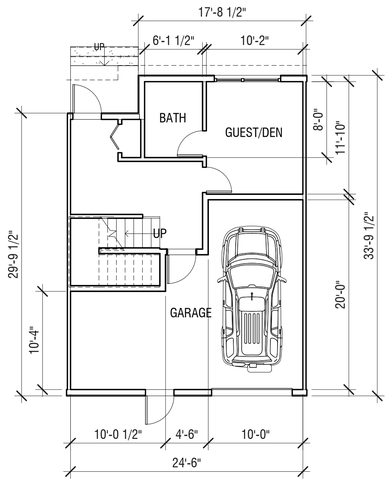


THIRD

TYPICAL UNIT “T4” (BLOCK ENDS)

1/8” = 1’-0”



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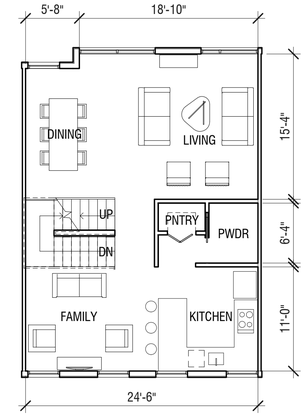

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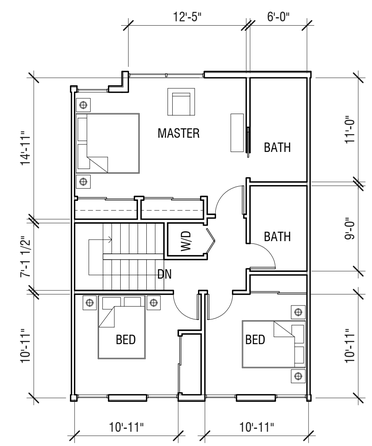


THIRD

BLOCK OVERVIEW ALONG B STREET

B STREET PARKING COURTYARD ENTRY

B STREET BLOCK END

BLOCK OVERVIEW ALONG RALPH APPEZZATO MEMORIAL PARKWAY

BLOCK OVERVIEW ALONG RALPH APPEZZATO MEMORIAL PARKWAY

LANDSCAPE CORRIDOR OVERVIEW - DAY

LANDSCAPE CORRIDOR OVERVIEW - EVENING

LANDSCAPE CORRIDOR VIEWED FROM THE NORTH

ELEVATION - BLOCK END

1/16" = 1'-0"

SECTION - EAST/WEST

1/16" = 1'-0"

ELEVATION - SIDE STREET (LANDSCAPE CORRIDOR SIMILAR)

1/16" = 1'-0"

ELEVATION - TYPICAL UNITS

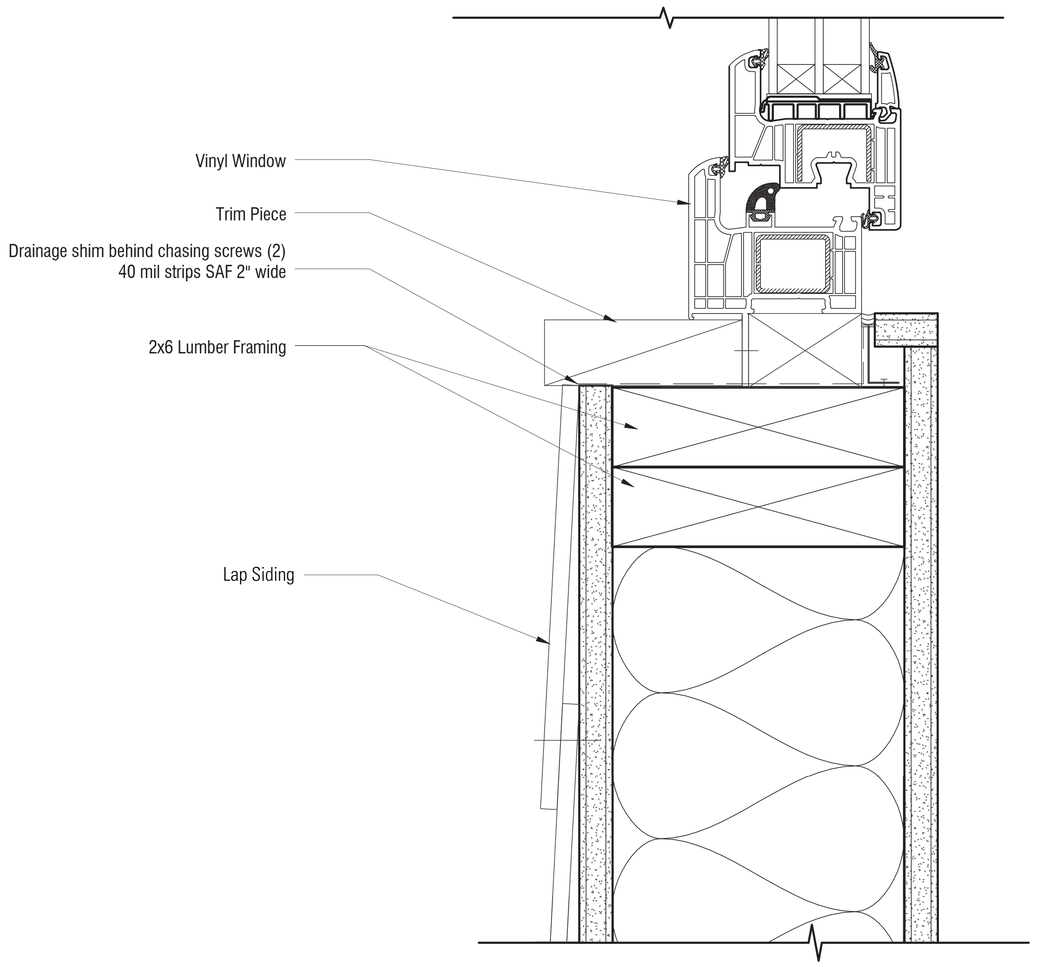
1/8" = 1'-0"

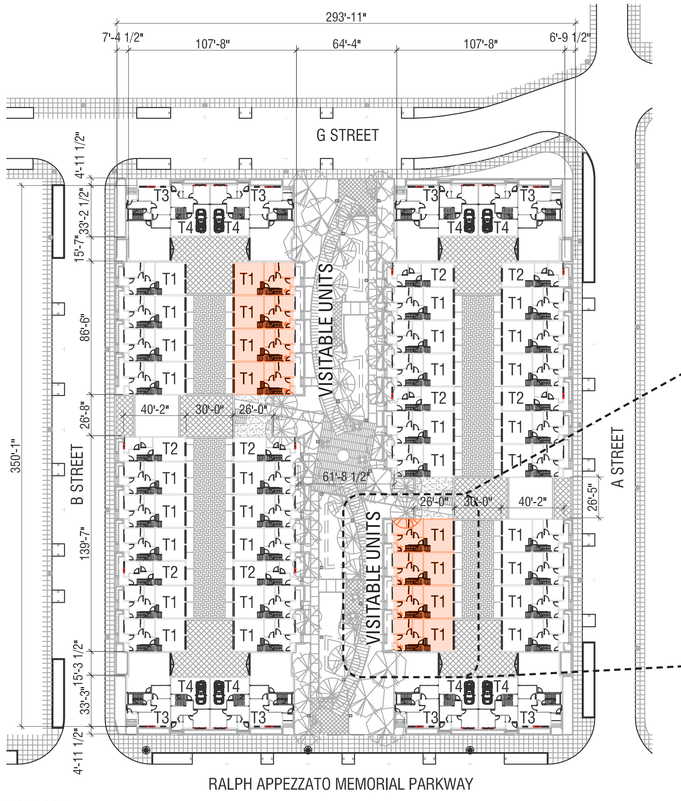
ELEVATION - TYPICAL UNITS AT END OF BLOCK

1/8" = 1'-0"

ELEVATION - TYPICAL UNITS AT BLOCK END

1/8" = 1'-0"





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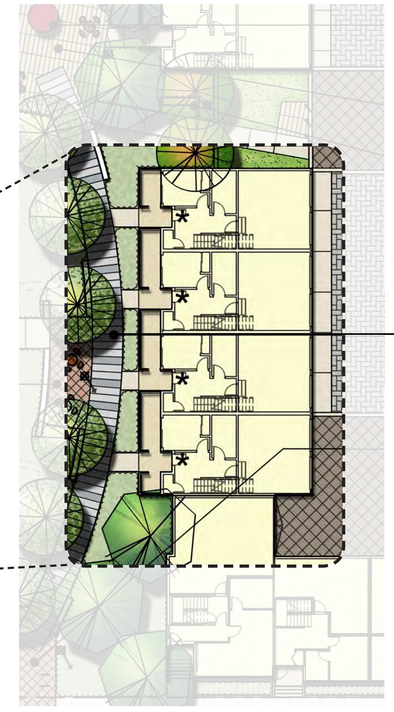
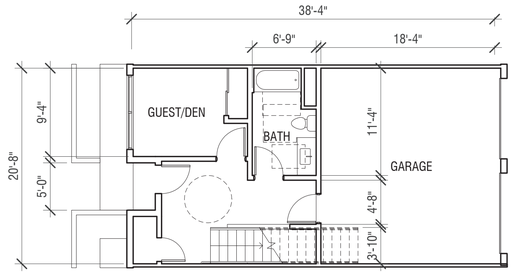


8' WIDE PEDESTRIAN WALKWAY, SLOPED UP TO ACCESSIBLE UNIT ENTRIES



Block 7 has a mix of townhouse units on a relatively flat block. There will be accessible routes throughout, and over 13% will have accessible ground floor spaces (8 units). The code minimum is 10%. The midblock park space will also be accessible to the disabled

The accessible units will be integrated into the grading of the park to provide a natural transition between public and private. This transition will be integrated into all users experience.

The accessible ground floor will provide for a guest/den room and accessible bath.

GREEN BUILDING FEATURES

- through use of high performance buidling envelopes and optimized daylighting / lighting controls, we will be exceeding Title 24 energy and resource efficiency thresholds, providing healthier homes for residents

- sloped roofs provide opportunity for integrating sustainable energy sytems such as solar photovolatic panels or solar water heating to help offset the total energy load

- low VOC paints for improved indoor air quality

- high efficiency light fixtures and Energy Star appliances

- low flow toilets and showerheads

- through a combination of all of these, we can minimize the utility costs to residents and maximize energy efficiency

LANDSCAPE DESIGN

- enhances natural draining of water on-site through permeable paving and stormwater treatment planters rather than into the storm water system

- drought resistant planting reduces water usage:

PLANT PALETTE

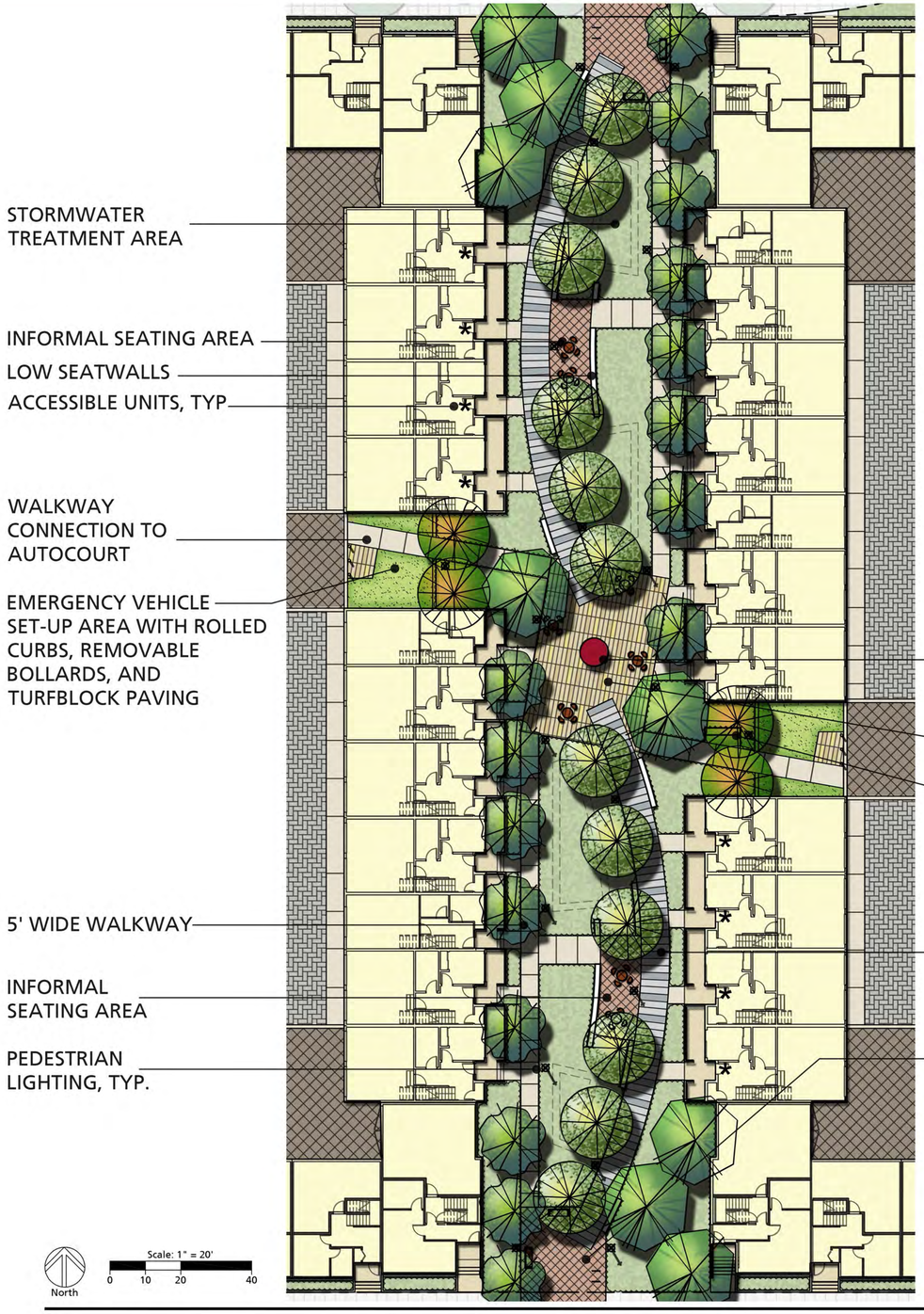
trees, shrubs, perennials/grasses, groundcover

moderate water usage

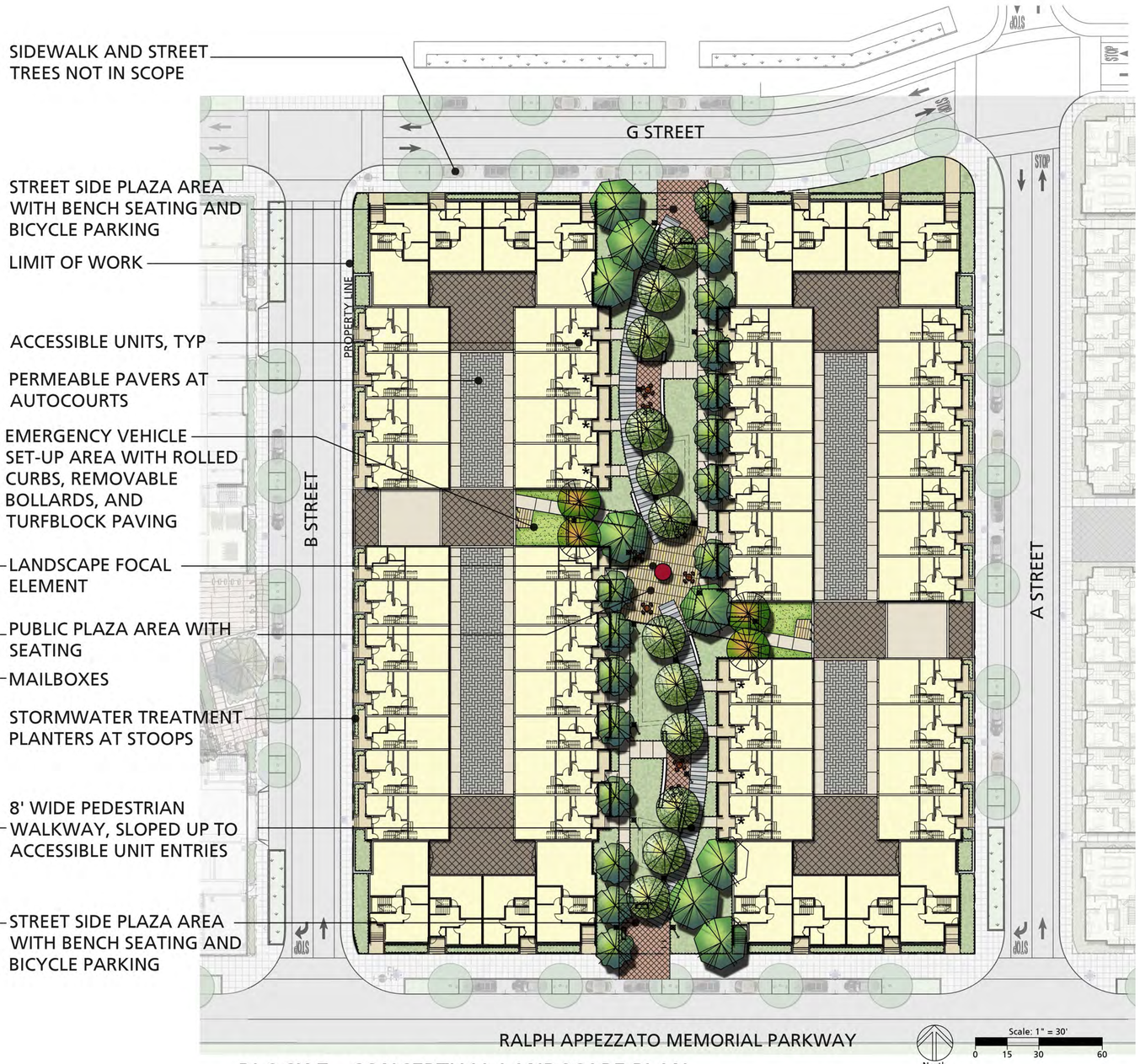
- Lophostemon confertus
- Hypericum moserianum
- Platanus acerifolia ‘Columbia‘
- Liriope muscari ‘Big Blue‘

low water usage

- Arbutus x ‘Marina‘
- Lyothamnus floribundus
- Pistacia chinensis
- Ulmus parvifolia ‘Drake‘
- Arctostaphylos ‘Howard McMinn‘
- Asparagus densiflorus
- Chondropetalum teuctorum
- Dietes bicolor
- Leonotis leonurus
- Loropetalum chinense ‘Suzanne‘
- Nandina domestica ‘Firepower‘
- Erigeron karvainskianus
- Chondropetalum tectorum
- Phormium ‘Monrovia Red‘
- Muhlenbergia ‘Regal Mist‘
- Cotoneaster ‘Lowfast‘



BLOCK 7 - CENTRAL OPEN SPACE ENLARGEMENT
SCALE: 1" = 20'



BLOCK 7 - CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 30'

ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

CONCEPTUAL LANDSCAPE PLAN


LOPHOSTEMON CONFERTUS


LYOTHAMNUS FLORIBUNDUS


ULMUS PARVIFOLIA


MUHLENBERGIA 'REGAL MIST'


HYPERICUM X MOSERIANUM


CHONDROPETALUM TECTORUM


PHORMIUM 'MONROVIA RED


CURVED SEATWALLS

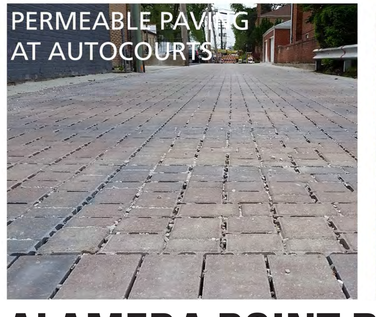

PEDESTRIAN LIGHTING


WASTE RECEPTACLES


BIKE PARKING


ERIGERON KARVAINSKIANUS

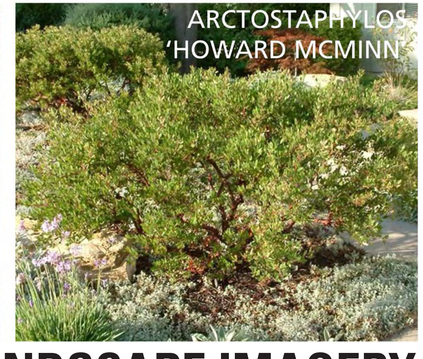

DIETES BICOLOR


PERMEABLE PAVING AT AUTOCOURTS


ACCENT PAVING AT WALKWAYS

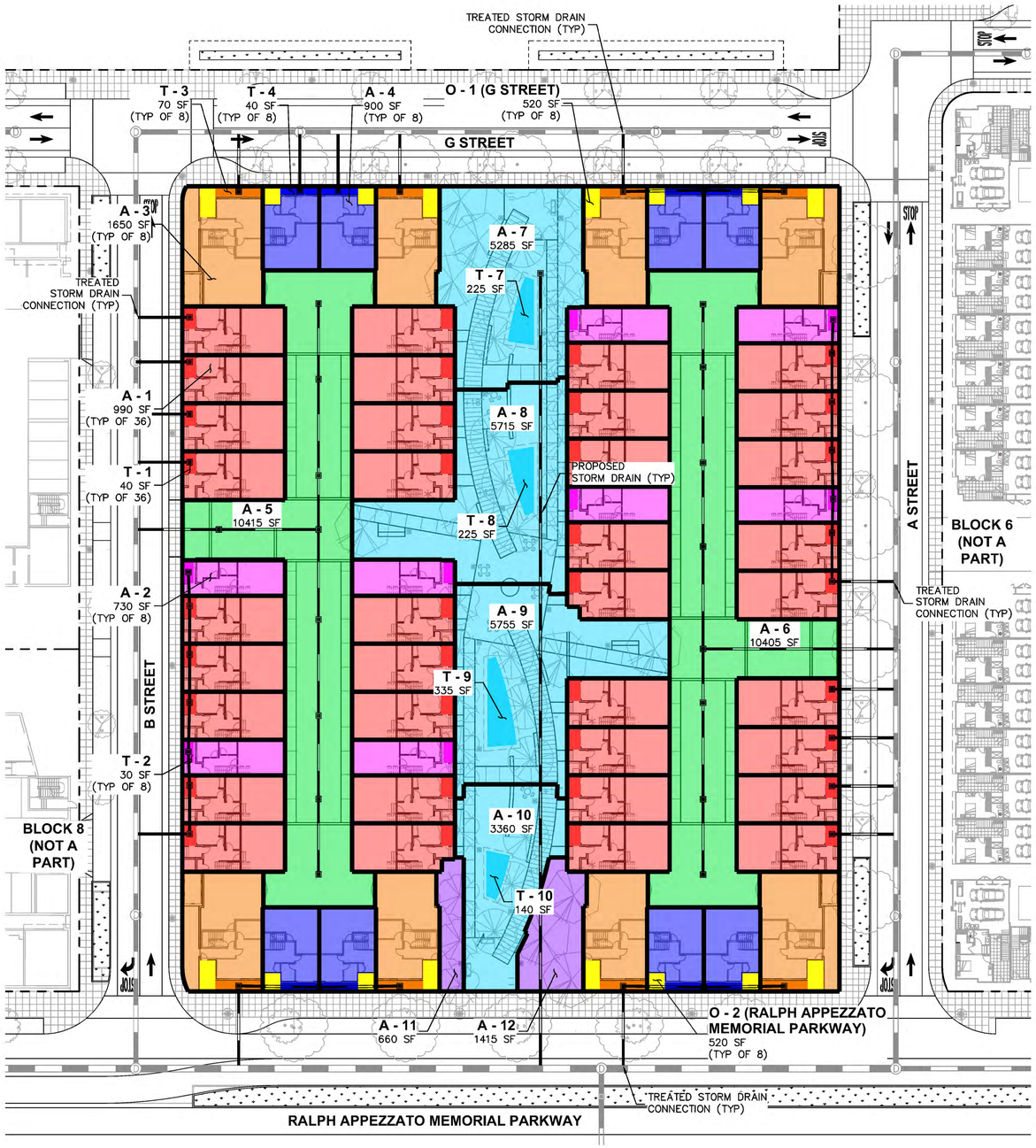

PUBLIC SEATING


FLOW THROUGH STORMWATER TREATMENT PLANTERS


ARCTOSTAPHYLOS 'HOWARD MCMINN'

ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

CONCEPTUAL LANDSCAPE IMAGERY



NOTES

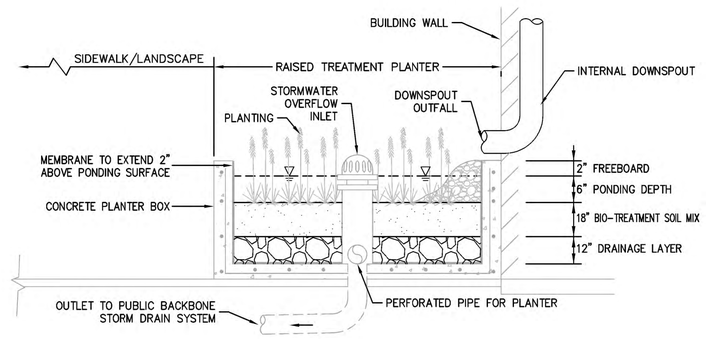
1. TREATMENT AREA PRELIMINARILY SIZED USING 4% OF CORRESPONDING DRAINAGE MANAGEMENT AREA.
2. TRASH CAPTURE AND COMPLIANCE WITH C.10 WILL BE PART OF THE ALAMEDA POINT SITE A STORMWATER OUTFALL IMPROVEMENTS.
3. AREA DRAINING TO OFFSITE TREATMENT TO BE TREATED IN BIORETENTION AREAS WITHIN PUBLIC RIGHT-OF-WAY ADJACENT TO BUILDINGS.

ABBREVIATIONS

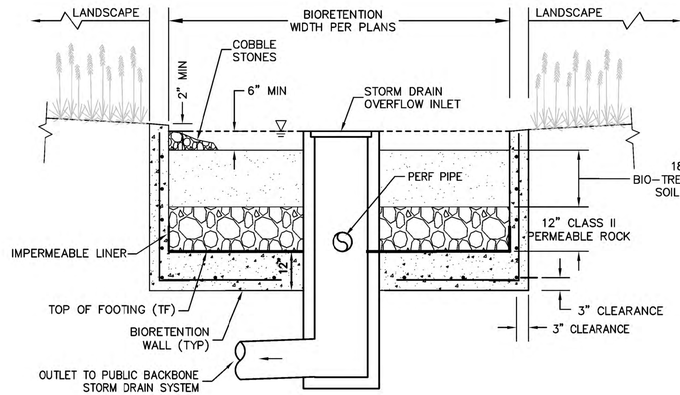
A	DRAINAGE MANAGEMENT AREA
BIO	BIORETENTION AREA
DMA	DRAINAGE MANAGEMENT AREA
FTP	FLOW-THROUGH PLANTER
O	AREA TO BE TREATED BY OFFSITE BIORETENTION
SF	SQUARE FEET
ST	SELF-TREATMENT
T	TREATMENT AREA
TYP	TYPICAL

LEGEND

- SHED A-1
- SHED A-2
- SHED A-3
- SHED A-4
- SHEDS A-5, 6
- SHEDS A-7, 8, 9, 10
- SHEDS A-11, 12
- OFFSITE TREATMENT SHEDS O-1, 2
- TREATMENT AREA T-1
- TREATMENT AREA T-2
- TREATMENT AREA T-3
- TREATMENT AREA T-4
- TREATMENT AREAS T-7, 8, 9, 10



1 FLOW-THROUGH PLANTER
NTS

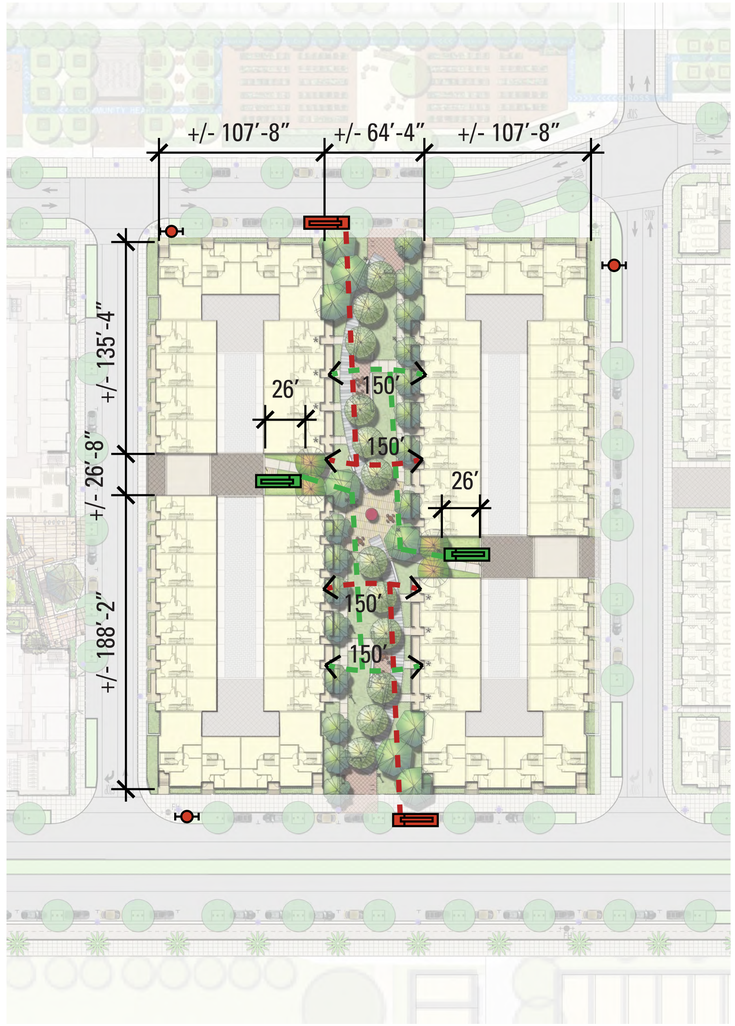


2 BIORETENTION AREA (STRUCTURED)
NTS

SHED	SHED AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT NAME	TREATMENT AREA PROVIDED (SF)	TREATMENT MEASURE	COUNT
A - 1	990	40	T - 1	40	FTP	36
A - 2	730	30	T - 2	30	FTP	8
A - 3	1650	70	T - 3	70	FTP	8
A - 4	900	40	T - 4	40	FTP	8
A - 5	10415	SELF-TREATMENT (PERMEABLE PAVERS)				1
A - 6	10405	SELF-TREATMENT (PERMEABLE PAVERS)				1
A - 7	5285	220	T - 7	225	BIO	1
A - 8	5715	230	T - 8	225	BIO	1
A - 9	5755	240	T - 9	335	BIO	1
A - 10	3360	140	T - 10	140	BIO	1
A - 11	660	SELF-TREATMENT				1
A - 12	1415	SELF-TREATMENT				1
O - 1	520	AREA TO BE TREATED OFFSITE (G STREET), SEE NOTE 3				
O - 2	520	AREA TO BE TREATED OFFSITE (RALPH APPEZZATO MEMORIAL PARKWAY), SEE NOTE 3				

ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

PRELIMINARY STORMWATER MANAGEMENT PLAN



LEGEND

PROPOSED FIRE HYDRANT

150' HOSE MAX PULL W/ FIRE TRUCK

ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

FIRE ACCESS DIAGRAM

KwanHenmi

ALAMEDA POINT PARTNERS

14072 | 05.12.16

0 25 50 75

OPTION 1: INDIVIDUAL UNIT COLLECTION @ COURTYARD

INDIVIDUAL WASTE BINS ARE BROUGHT OUT ALONG UNIT GARAGES, WITH CONSOLIDATED TRASH BIN AREA FOR BLOCK END UNITS

OPTION 2: CONSOLIDATED COLLECTION @ COURTYARD

A WOOD SLAT SCREENED, CONSOLIDATED WASTE COLLECTION ENCLOSURE IS PROVIDED ACROSS FROM EACH PARKING COURTYARD ENTRY

OPTION 3: CONSOLIDATED COLLECTION @ PERIMETER

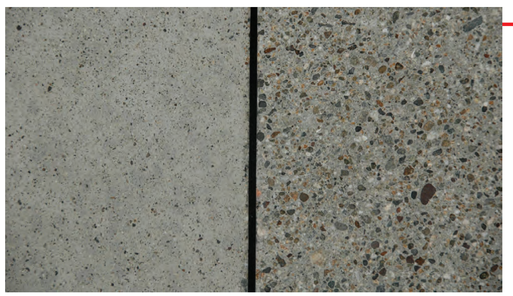
A WOOD SLAT SCREENED, CONSOLIDATED WASTE COLLECTION ENCLOSURE IS PROVIDED ALONGSIDE UTILITY SHEDS SERVING THE BLOCK. DURING WEEKLY COLLECTIONS, WASTE COLLECTION BINS ARE ROLLED OUT TO THE STREET FOR PICKUP

LEGEND

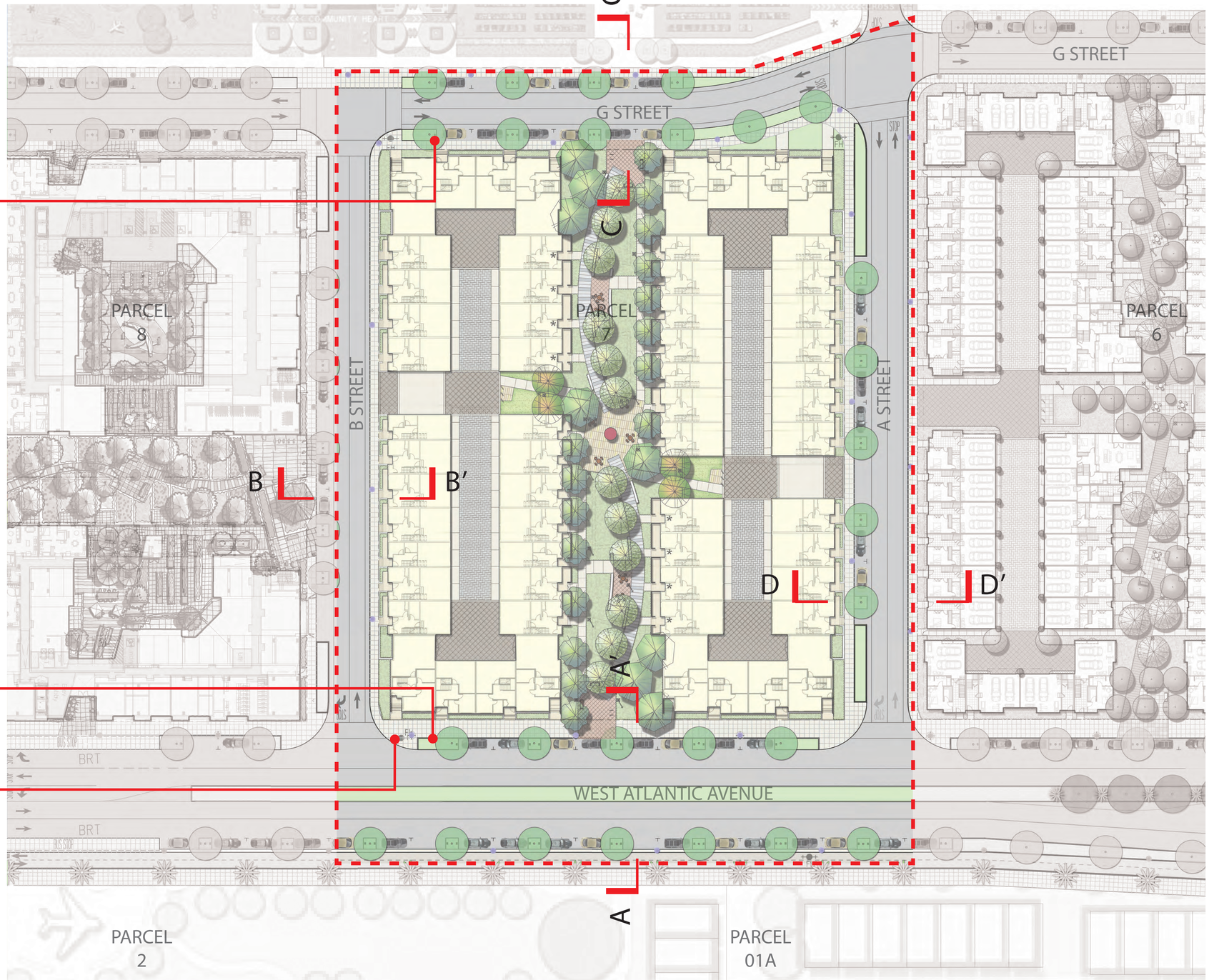
WASTE COLLECTION REGION (INDIVIDUAL OR MASS)

BOLLARD

STONE COBBLES AT TREE WELLS



CONCRETE



ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

STREET SECTIONS OVERVIEW

GLS LANDSCAPE ARCHITECTURE
2677 Mission Street, No. 200
San Francisco, CA 94110-3105
415.285.3614 | glsarch.com

ALAMEDA POINT PARTNERS

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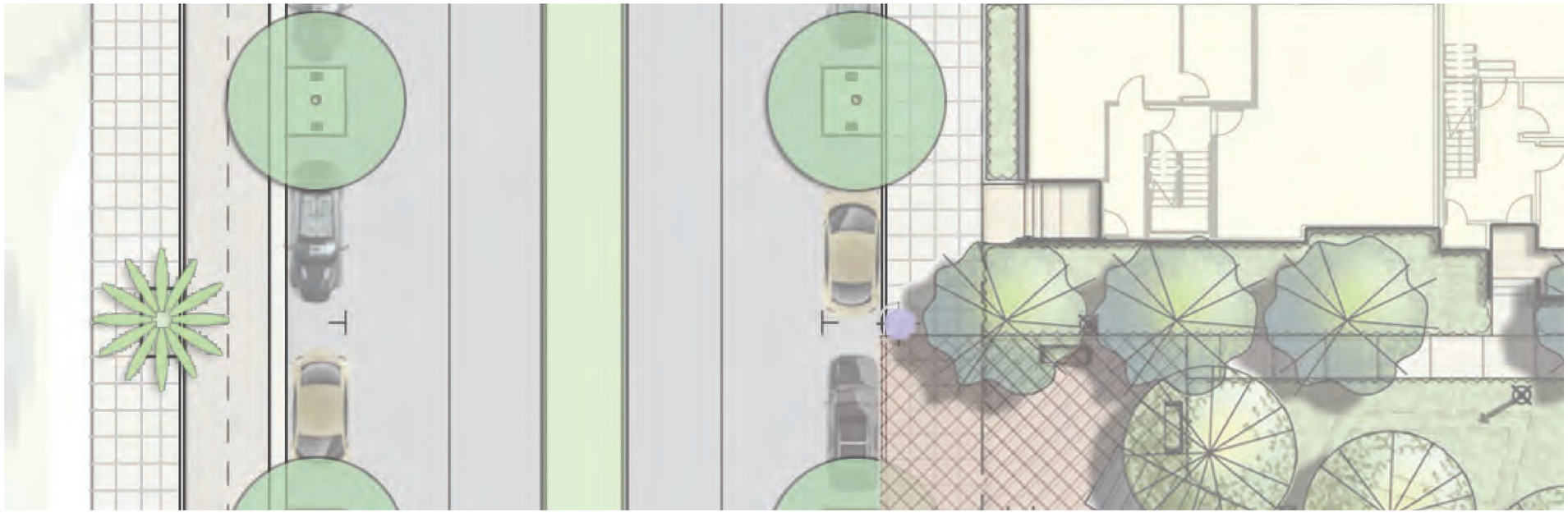
A

A′

A



A′

BLOCK 2 | 11′ WALK | 10′ BIKES | 2′ RAISED BUFFER | 7′ PARK | 11′ DRIVE AISLE | 12′ BRT | 12′ BIORETENTION MEDIAN | 12′ BRT | 11′ DRIVE AISLE | 7′ PARK | 12′ WALK | BLOCK 7

ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

WEST ATLANTIC AVENUE SECTION

GLS LANDSCAPE ARCHITECTURE
2677 Mission Street, No. 200
San Francisco, CA 94110-3105
415.285.3614 | glsarch.com

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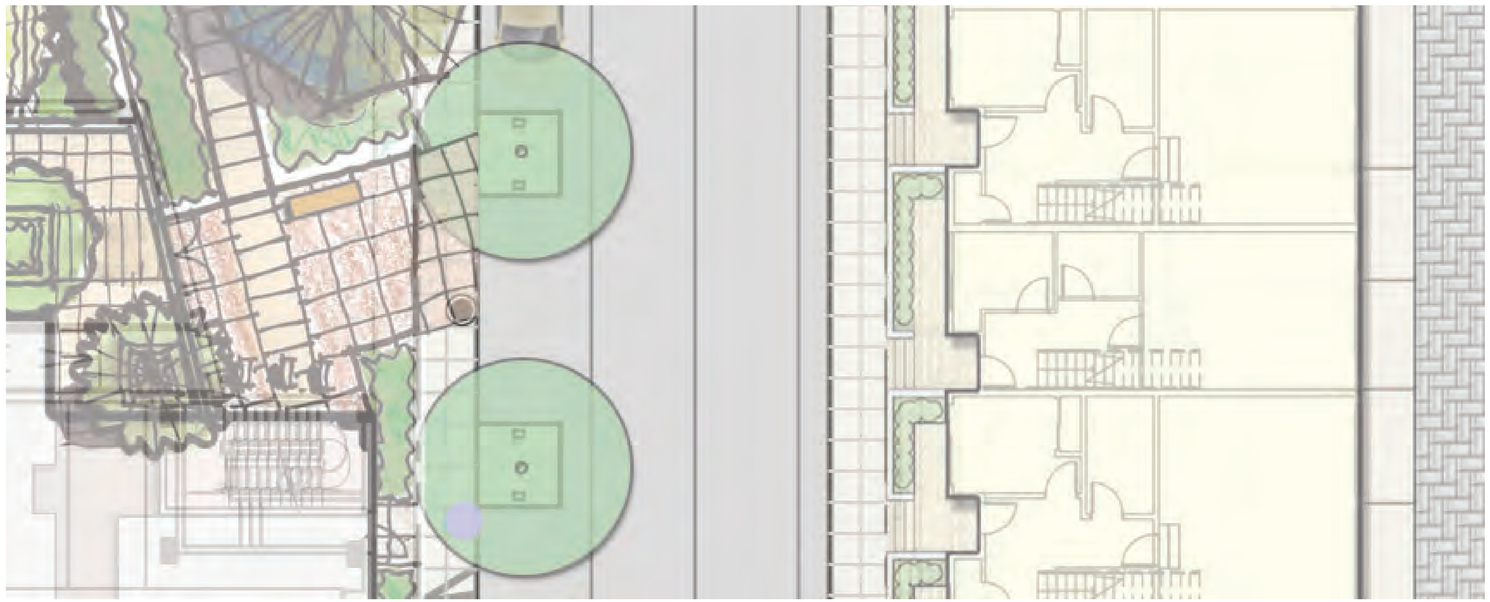
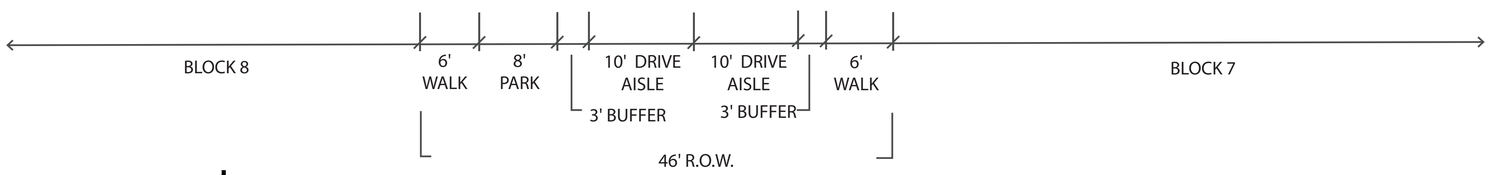
B

B

B



B'



ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

B STREET SECTION

GLS LANDSCAPE ARCHITECTURE
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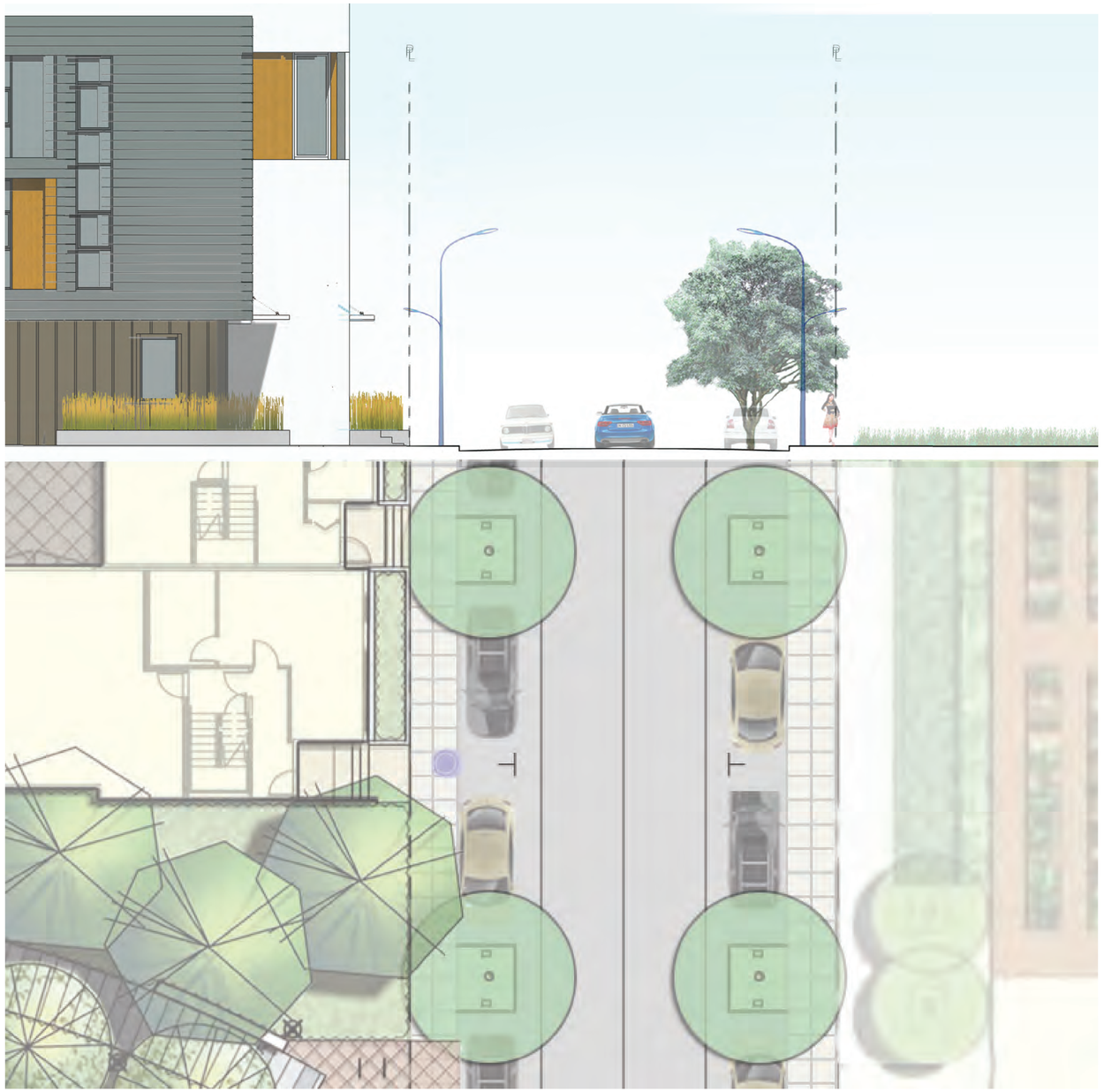
San Francisco, CA 94110-3105
415.285.3614 | glsarch.com

ALAMEDA POINT PARTNERS

14072 | 05.12.16

C

C



C

C'

ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

G STREET SECTION

GLS LANDSCAPE ARCHITECTURE
2677 Mission Street, No. 200
San Francisco, CA 94110-3105
415.285.3614 | glsarch.com

ALAMEDA POINT PARTNERS

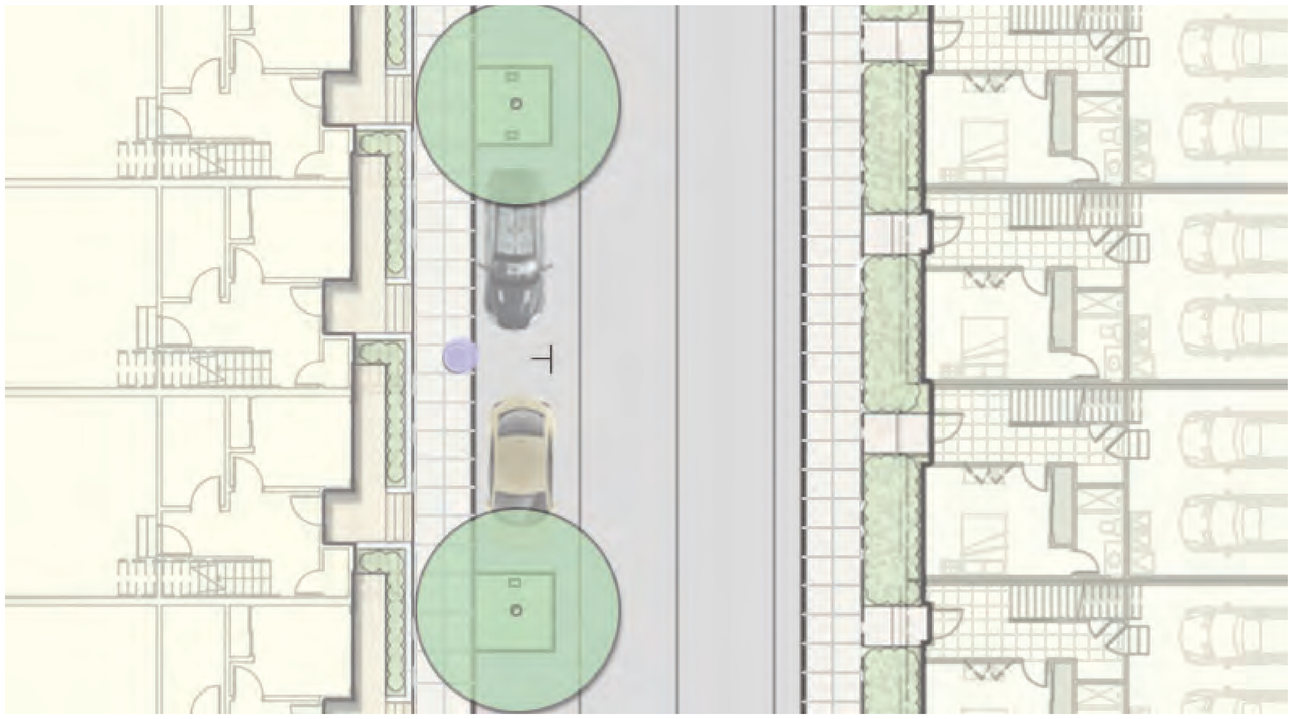
14072

05.12.16

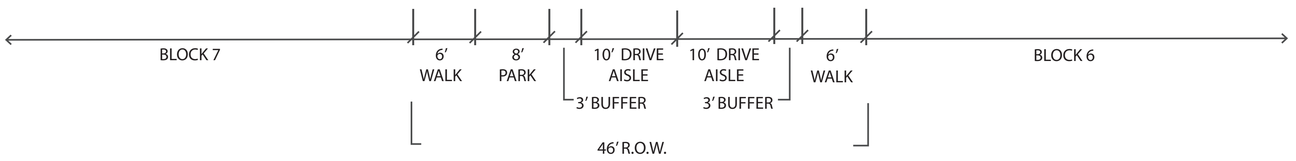
D

D′

D



D′



ALAMEDA POINT BLOCK 7 | ALAMEDA, CA

A STREET SECTION

GLS LANDSCAPE ARCHITECTURE
2677 Mission Street, No. 200
San Francisco, CA 94110-3105
415.285.3614 | glsarch.com

ALAMEDA POINT PARTNERS

14072

05.12.16

CITY OF ALAMEDA
Stormwater Treatment Measure Design Criteria
Certification Form

This form is to be completed and stamped by a civil engineer licensed in the State of California who has been verified by the City of Alameda to meet the criteria listed in Provision C.3.f of the Alameda Countywide Clean Water Program (ACCWP)'s Municipal Regional Stormwater NDPES Permit for the purposes of providing certification of the design criteria for stormwater treatment measures. Submit this completed form to CWP Specialist, City of Alameda Public Works Department, 950 West Mall Square, Alameda, CA 94501.

Project Location or Address: _____

Project Name (if applicable): Alameda Point Site A – Block 7

Property Owner's Name: _____

Project Applicant's Name: Alameda Point Partners, LLC

❑ Owner ❑ Contractor ❑ Engineer/Architect ❑ Developer

Applicant's Address: 39 Forrest Street, Suite 201, Mill Valley, CA 94941

Applicant's Phone: 415-381-3001 Fax: _____ Email: sh@thompsondorfman.com

Parcel/Tract No.: _____ Lot No.: _____ APN # _____

The stormwater treatment measures meet the following section(s) of the Provision C.3.d hydraulic sizing design criteria (see next page and indicate 1a, 1b, 2a, 2b, 2c and/or 3):

3. Combination Flow and Volume Design Basis

☑Civil Engineer ☐ Licensed Architect ☐Landscape Architect Registration No.: 51158

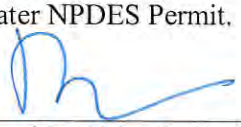
Name of Firm: BKF Engineers

Street Address: 1646 N. California Blvd., Suite 400, Walnut Creek, CA 94596

Phone No.: 925-940-2200 Email Address: dschaefer@bkf.com

Fax No.: 925-940-2299

I hereby certify (1) that I am licensed and registered in the State of California; (2) that I understand the groundwater protection principles applicable to the site of the above-named project, including the groundwater protection principles described in Provision C.3.d.iv. of the Alameda Countywide Clean Water Program's Municipal Regional Stormwater NPDES Permit; and (3) that the design documents for the above-named project, dated 3/2/16, meet the City of Alameda's stormwater treatment measure design criteria listed on Page 2 of this form, including the requirements of Provisions C.3.d of the ACCWP's Municipal Regional Stormwater NPDES Permit.



3.17.16

Signature of Certifying Professional Date

Professional Stamp of Certifying Professional

To be completed by Agency staff:

1. Is verification of qualifying training in project file?
   ❑ Yes ❑ No

2. Did qualifying training occur within the last 3 years?
   ❑ Yes ❑ No

Staff Name

Date

Stormwater Treatment Measure Design Criteria
Certification Form

When conducting alternative certification review, qualified professionals will review project applicant design submittals to determine whether they meet the design criteria set forth below, as well as the groundwater protection requirements discussed in Provision C.3.d.iv., Limitations on the Use of Infiltration Devices in Stormwater Treatment Systems, of the Municipal Regional Stormwater NPDES Permit.

THE FOLLOWING IS TEXT EXCERPTED FROM PROVISION C.3.d OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT.

TREATMENT MEASURE DESIGN CRITERIA FROM PROVISION C.3.d.i.

C.3.d.i. Numeric Sizing Criteria For Stormwater Treatment Systems
The Permittees shall require that stormwater treatment systems constructed for Regulated Projects meet at least one of the following hydraulic sizing design criteria:

1. **Volume Hydraulic Design Basis**
Treatment systems whose primary mode of action depends on volume capacity shall be designed to treat stormwater runoff equal to:

   a) The maximized stormwater capture volume for the area, on the basis of historical rainfall records, determined using the formula and volume capture coefficients set forth in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ ASCE Manual of Practice No. 87, (1998), pages 175-178 (e.g., approximately the 85th percentile 24-hour storm runoff event); or

   b) The volume of annual runoff required to achieve 80 percent or more capture, determined in accordance with the methodology set forth in Section 5 of the California Stormwater Quality Association's Stormwater Best Management Practices Handbook, New Development and Redevelopment (2003), using local rainfall data.

2. **Flow Hydraulic Design Basis**
Treatment systems whose primary mode of action depends on flow capacity shall be sized to treat:

   a) 10 percent of the 50-year peak flowrate; or

   b) The flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area, based on historical records of hourly rainfall depths; or

   c) The flow of runoff resulting from a rain event equal to at least 0.2 inches per hour intensity.

3. **Combination Flow and Volume Design Basis**
Treatment systems that use a combination of flow and volume capacity shall be sized to treat at least 80 percent of the total runoff over the life of the project, using local rainfall data.

Stormwater Requirements Checklist

Municipal Regional Stormwater Permit (MRP 2.0)
Stormwater Controls for Development Projects

CITY OF ALAMEDA
PUBLIC WORKS DEPARTMENT
950 WEST MALL SQUARE, ROOM 110
ALAMEDA, CA 94501
510 747-7930

I. Applicability of C.3 and C.6 Stormwater Requirements

I.A. Enter Project Data *(For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)*

I.A.1 Project Name: Alameda Point Site A – Block 7

I.A.2 Project Address (include cross street):

I.A.3 Project APN: I.A.4 Project Watershed[1]: Oakland Estuary

I.A.5 Applicant Name: Alameda Point Partners, LLC I.A.6 Date Submitted: 3/21/2016

I.A.7 Applicant Address: 39 Forrest Street, Suite 201, Mill Valley, CA 94941

I.A.8 Applicant Phone: 415-381-3001 I.A.9 Applicant Email Address: sh@thompsondorfman.com

I.A.10 Development type: (check all that apply)

☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed-Use ☐ Streets, Roads, etc.

☐ 'Redevelopment' as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred[2]

☐ 'Special land use categories' as defined by MRP: (1) auto service facilities[3], (2) retail gasoline outlets, (3) restaurants[3], (4) uncovered parking area (stand-alone or part of a larger project)

I.A.11 Project Description[4]: Redevelopment of existing site Block 7, to be replaced with housing and landscape.

(Also note any past or future phases of the project.)

I.A.12 Total Area of Site: 2.43 acres I.A.13 Slope on Site: 1%

I.A.14 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area:_2.43_ acres.

I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?

I.B.1 Enter the amount of impervious surface[4] created and/or replaced by the project (if the total amount is 5,000 sq.ft. or more):

Table of Impervious and Pervious Surfaces

Type of Impervious Surface	a Pre-Project Impervious Surface (sq.ft.)	b Existing Impervious Surface to be Replaced[7] (sq.ft.)	C New Impervious Surface to be Created[7] (sq.ft.)	d Post-project pervious surface (sq.ft.)
Roof area(s) – excluding any portion of the roof that is vegetated ("green roof")	10,800	59,540	0	
Impervious[5] sidewalks, patios, paths, driveways	73,895	8,720	0	
Impervious[5] uncovered parking[6]	21,130	0	0	37,565
Streets (public)		0	0	
Streets (private)		0	0	
Totals:	**105,825**	**68,260**	**0**	**37,565**
Area of Existing Impervious Surface to remain in place		N/A		
Total New Impervious Surface *(sum of totals for columns b and c):*		**68,260**		

[1] Watershed is defined by the maps from the Alameda County Flood Control District at http://acfloodcontrol.org/resources/explore-watersheds

[2] Roadway projects that replace existing impervious surface are subject to C.3 requirements only if one or more lanes of travel are added.

[3] Standard Industrial Classification (SIC) codes are in Section 2.3 of the C.3 Technical Guidance (download at www.cleanwaterprogram.org)

[4] Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.

[5] Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3.d.

[6] Uncovered parking includes top level of a parking structure.

[7] "Replace" means to install new impervious surface where existing impervious surface is removed. "Create" means to install new impervious surface where there is currently no impervious surface.

I.B. Is the project a "C.3 Regulated Project" per MRP 2.0 Provision C.3.b? (continued)

		Yes	No	NA
I.B.2	In Item I.B.1, does the Total New Impervious Surface equal 10,000 sq.ft. or more? *If YES, skip to Item I.B.5 and check "Yes." If NO, continue to Item I.B.3.*	☒	☐	☐
I.B.3	Does the Item I.B.1 Total New Impervious Surface equal 5,000 sq.ft. or more, but less than 10,000 sq.ft? *If YES, continue to Item I.B.4. If NO, skip to Item I.B.5 and check "No."*	☐	☐	☐
I.B.4	Is the project a "Special Land Use Category" per Item I.A.10? For uncovered parking, check YES only if there is 5,000 sq.ft or more uncovered parking. *If NO, go to Item I.B.5 and check "No." If YES, go to Item I.B.5 and check "Yes."*	☐	☐	☐
I.B.5	Is the project a C.3 Regulated Project? *If YES, go to Item I.B.6; if NO, continue to Item I.C.*	☒	☐	☐
I.B.6	Does the total amount of Replaced impervious surface equal 50 percent or more of the Pre-Project Impervious Surface? *If YES, stormwater treatment requirements apply to the whole site; if NO, these requirements apply only to the impervious surface created and/or replaced.*	☒	☐	☐
I.B.7	Is the project installing a total of 3,000 sq.ft. or more (excluding private-use patios in single family homes, townhomes, or condominiums) of new pervious pavement systems? (Pervious pavement systems include pervious concrete, pervious asphalt, pervious pavers and grid pavers etc. and are described in the C3 Technical Guidance at www.cleanwaterprogram.org) If YES, stormwater treatment system inspection requirements (C.3.h) apply; (Municipal staff – add this site to your list of sites needing a final inspection at the end of construction and on-going O&M inspections.) If NO, inspection requirements only apply if there are other treatment systems installed on the project.	☒	☐	☐

I.C. Projects that are NOT C.3 Regulated Projects

If you answered NO to Item I.B.5, or the project creates/replaces less than 5,000 sq. ft. of impervious surface, then the project is NOT a C.3 Regulated Project, and stormwater treatment is not required, BUT the City does require that appropriate source controls and site design measures are integrated with the project design. Skip to Section II.

I.D. Projects that ARE C.3 Regulated Projects

If you answered YES to Item I.B.5, then the project is a C.3 Regulated Project. The project must include appropriate site design measures and source controls AND hydraulically-sized stormwater treatment measures. Hydromodification management may also be required; refer to Section II to make this determination. If final discretionary approval was granted on or after **DECEMBER 1, 2011**, Low Impact Development (LID) requirements apply, except for "Special Projects." See Section II.

I.E. Identify C.6 Construction-Phase Stormwater Requirements

		Yes	No
I.E.1	Does the project disturb 1.0 acre (43,560 sq.ft.) or more of land? (See Item I.A.14). *If Yes, obtain coverage under the state's Construction General Permit at https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp. Submit to the municipality a copy of your Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) before a grading or building permit is issued. And, see below prior to continuing on to Section II.* *If No, see below prior to continuing on to Section II.*	☒	☐

- NOTE TO APPLICANT: All projects require appropriate stormwater best management practices (BMPs) during construction to comply with the Alameda Municipal Code. Refer to the Section II.D to identify appropriate construction BMPs.

II. Implementation of Stormwater Requirements

II.A. Complete the appropriate sections for the project. For non-C.3 Regulated Projects, Sections II.B, II.C, and II.D apply. For C.3 Regulated Projects, all sections of Section II apply.

II.B. Select Appropriate Site Design Measures

- *Required for C.3 Regulated Projects.*
- *Projects that create and/or replace 2,500 - 10,000 sq.ft. of impervious surface, and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface, must include one of Site Design Measures a through f.*[8]
- *All other projects are encouraged to implement site design measures, which may be required at municipality discretion.*
- *Consult with municipal staff about requirements for your project.*

II.B.1 Are the following site design measure included, as relevant, in the project plans to the maximum extent practicable?

Yes	No	Plan Sheet No.	
☐	☒		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☒	☐		b. Direct roof runoff onto vegetated areas.
☒	☐		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☒	☐		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☒	☐		e. Construct sidewalks, walkways, and/or patios with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) or for small projects see the BASMAA Pervious Paving Factsheet. For these documents and others go to www.cleanwaterprogram.org and click on "Resources."
☐	☒		f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) or for small projects see the BASMAA Pervious Paving Factsheet. For these documents and others go to the program website at: www.cleanwaterprogram.org and click on "Resources."
☒	☐		g. Minimize land disturbance and impervious surface (especially parking lots).
☒	☐		h. Maximize permeability by clustering development and preserving open space.
☒	☐		i. Use micro-detention, including distributed landscape-based detention.
☒	☐		j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
☒	☐		k. Self-treating area (see Section 4.1 of the C.3 Technical Guidance)
☐	☒		l. Self-retaining area (see Section 4.2 of the C.3 Technical Guidance)
☐	☒		m. Plant or preserve interceptor trees (Section 4.5, C.3 Technical Guidance)

[8] See MRP Provision C.3.a.i(6) for non-C.3 Regulated Projects, C.3.c.i(2)(a) for Regulated Projects, C.3.i for projects that create/replace 2,500 to 10,000 sq.ft. of impervious surface and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface.

II.C. Select appropriate source controls *(Applies to C.3 Regulated Projects; encouraged for other projects. Consult municipal staff.[9])*

Are these features in project?		Features that require source control measures	Source control measures (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans?		
Yes	No			Yes	No	Plan Sheet No.
☒	☐	Storm Drain	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	☐	☒	
☒	☐	Floor Drains	Plumb interior floor drains to sanitary sewer[10] [or prohibit].	☐	☒	
☒	☐	Parking garage	Plumb interior parking garage floor drains to sanitary sewer.[9]	☐	☒	
☒	☐	Landscaping	▪ Retain existing vegetation as practicable. ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Minimize use of pesticides and quick-release fertilizers. ▪ Use efficient irrigation system; design to minimize runoff.	☐	☒	
☐	☒	Pool/Spa/Fountain	Provide connection to the sanitary sewer to facilitate draining.[9]	☐	☒	
☐	☒	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: ▪ Connected to a grease interceptor prior to sanitary sewer discharge. [9] ▪ Large enough for the largest mat or piece of equipment to be cleaned. ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.	☐	☒	
☒	☐	Refuse Areas	▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[9]	☐	☒	
☐	☒	Outdoor Process Activities [11]	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[9]	☐	☒	
☐	☒	Outdoor Equipment/ Materials Storage	▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[9], and contain by berms or similar.	☐	☒	
☐	☒	Vehicle/ Equipment Cleaning	▪ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer[9], and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer.[9]	☐	☒	
☐	☒	Vehicle/ Equipment Repair and Maintenance	▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer. [9] ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer. [9]	☐	☒	
☐	☒	Fuel Dispensing Areas	▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area.	☐	☒	
☐	☒	Loading Docks	▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from loading dock areas to the sanitary sewer.[9] ▪ Install door skirts between the trailers and the building.	☐	☒	
☒	☐	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer.[9]	☐	☒	
☒	☐	Miscellaneous Drain or Wash Water	▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[9] ▪ Roof drains shall drain to unpaved area where practicable. ▪ Drain boiler drain lines, roof top equipment, all washwater to sanitary sewer [9].	☐	☒	
☐	☒	Architectural Copper	▪ Discharge rinse water to sanitary sewer [9], or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	☐	☒	

[9] See MRP Provision C.3.a.i(7) for non-C.3 Regulated Projects and Provision C.3.c.i(1) for C.3 Regulated Projects.
[10] Any connection to the sanitary sewer system is subject to sanitary district approval.
[11] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

II.D. Implement Construction Best Management Practices (BMPs) *(Applies to all projects – see Provision C.6 for more details.)*

Yes	No	Best Management Practice (BMP)
☒	☐	Attach the municipality's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
☒	☐	Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
☒	☐	Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
☒	☐	Provide notes, specifications, or attachments describing the following: ▪ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ▪ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ▪ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ▪ Provisions for temporary and/or permanent irrigation.
☒	☐	Perform clearing and earth moving activities only during dry weather.
☒	☐	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
☒	☐	Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
☒	☐	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.
☒	☐	Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
☒	☐	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
☒	☐	Limit construction access routes and stabilize designated access points.
☒	☐	No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.
☒	☐	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
☒	☐	Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.
☒	☐	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

PROJECTS THAT ARE <u>NOT</u> C.3 REGULATED PROJECTS, SKIP TO SECTION II.H TO COMPLETE.

II.E. Biotreatment, Infiltration and Rain Water Harvesting and Use.

Applicants are encouraged to maximize infiltration of stormwater if site conditions allow.

If feasible and desired, infiltration and rainwater harvesting may be cost effective solutions depending on the project.

II.F. Stormwater Treatment Measures (Applies to C.3 Regulated Projects)

II.F.1 Check the applicable box and indicate the treatment measures to be included in the project.

Yes	No	
☐	☒	Is the project a Special Project? (See Appendix K of the C.3 Technical Guidance for criteria.) If Yes, complete the Special Projects Worksheet (go to the program website at: www.cleanwaterprogram.org and click on "Resources") and consult with municipal staff about the need to prepare a discussion of the feasibility and infeasibility of 100% LID treatment. Indicate the type of non-LID treatment to be used, the hydraulic sizing method*, and percentage of the amount of runoff specified in Provision C.3.d that is treated: Non-LID Treatment — Hydraulic sizing method* — % of C.3.d amount of runoff treated ☐ Media filter ☐ Tree well filter
☒	☐	Is the project using biotreatment to treat the C.3.d amount of runoff? For more information on infiltration and rainwater harvesting and use of stormwater, refer to the C3 Technical Guidance downloadable at the program website: www.cleanwaterprogram.org If Yes, indicate the biotreatment measures to be used, and the hydraulic sizing method: Biotreatment Measures — Hydraulic sizing method* ☒ Bioretention area — Combination hydraulic sizing approach ☒ Flow-through planter — Combination hydraulic sizing approach ☐ Other (specify):
☐	☒	Is the project using infiltration or rainwater harvesting/use? For more information on infiltration and rainwater harvesting and use of stormwater, refer to the C3 Technical Guidance downloadable at the program website: www.cleanwaterprogram.org If Yes, indicate the measures to be used, and hydraulic sizing method: LID Treatment Measure (non-biotreatment) — Hydraulic sizing method* ☐ Rainwater harvesting and use ☐ Bioinfiltration[12] ☐ Infiltration trench ☐ Other (specify):_____

***Hydraulic Sizing Method:** Indicate which of the following Provision C.3.d.i hydraulic sizing methods were used:

1. Volume based approaches – Refer to Provision C.3.d.i.(1):
   1(a) Urban Runoff Quality Management approach, or
   1(b) 80% capture approach (recommended volume-based approach).
2. Flow-based approaches – Refer to Provision C.3.d.i.(2):
   2(a) 10% of 50-year peak flow approach,
   2(b) Percentile rainfall intensity approach, or
   2(c) 0.2-Inch-per-hour intensity approach (this is recommended flow-based approach AND the basis for the 4% rule of thumb described in Section 5.1 of the C.3 Technical Guidance).
3. Combination hydraulic sizing approach -- Refer to Provision C.3.d.i.(3):
   If a combination flow and volume design basis was used, indicate which flow-based and volume-based criteria were used.

[12] See Section 6.1 of the C.3 Technical Guidance for conditions in which bioretention areas provide bioinfiltration.

II.G. Project Submittals for Site Stormwater Quality Management

The project applicant/proponent shall provide the City the following submittals for approval by the Public Works Department (PW) according to the deadlines indicated. Item II.G.1 shall be completed prior to the project planning application being deemed complete and the review for Development Plan approval (final discretionary approval). Items II.G.2 through G.4 are advisory at the planning application stage and shall be completed prior to the issuance of the first grading or building permit and prior to the issuance of any occupancy permit, respectively. (Complete this section for C.3 Regulated Projects)

II.G.1 Prepare and submit a stormwater drainage management area (DMA) plan that details the low impact development (LID) techniques, if applicable, and/or the stormwater treatment measure(s) to be used for 100% of the project's impervious surface area subject to C.3. As part of the submittal, the applicant/developer shall submit a stamped, signed Certification Form from a qualified independent civil engineer with stormwater treatment facility design experience, licensed in the State of California, and acceptable to PW that indicates the LID techniques and treatment measure(s) design meets the established hydraulic sizing design criteria for stormwater treatment measures. Obtain a copy of the City of Alameda's Design Criteria Certification Form from the PW Clean Water Program office.

Have a completed DMA Plan and Design Criteria Certification Form been submitted for review and approval by PW?

☒ Yes. *Continue to Item II.G.2.*

☐ No. Complete and submit the DMA plan and Design Criteria Certification Form.

II.G.2 Project applicant shall acknowledge the need to prepare and submit to the City Public Works Department for review and approval, prior to issuance of the first grading or building permit, a stormwater treatment measures site plan, a stormwater treatment measures operations and maintenance (O&M) plan, and a template annual maintenance reporting form for the approved and certified LID techniques and/or stormwater treatment measures. These submittals shall be either used as the necessary Exhibits to a stormwater treatment measures Maintenance Agreement or incorporated into the maintenance responsibilities of the property/homeowner association.

☒ Yes, acknowledged. *Continue to Item II.G.3.*

II.G.3 Project applicant shall acknowledge the need to either execute a stormwater treatment measures maintenance agreement with the City or incorporate the maintenance responsibilities with the property/homeowners association for all approved LID techniques and stormwater treatment measures.

☒ Yes, acknowledged. *Continue to II.G.4.*

II.G.4 Project applicant shall acknowledge the need to submit a construction certification report (Report) affirming that all project site stormwater treatment measures have been constructed per the City approved plans and specifications, prior to the issuance of any occupancy permit. The Report shall be submitted in a form acceptable to the Public Works and prepared by a registered civil engineer, licensed in the State of California.

☒ Yes, acknowledged.

II.H Project Owner and Applicant Information:

Project Owner/Agent: Alameda Point Partners, LLC

Address: 39 Forrest Street, Suite 201, Mill Valley, CA 94941

Phone: 415-381-3001 Email: sh@thompsondorfman.com

- *Applicant must call for inspection and receive inspection within 45 days of installation of treatment measures and/or hydromodification management controls.*

Name of applicant completing the form Bruce Dorfman

Signature: _____ Date: _____

III. For Completion By Municipal Staff

III.1 Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

☐ Yes ☐ No Name of Reviewer_____

III.2. Confirm Operations and Maintenance (O&M) Submittal:

The following questions apply to C.3 Regulated Projects and Hydromodification Management Projects.

		Yes	No	N/A
III.2.a	Was maintenance plan submitted?	☐	☐	☐
III.2.b	Was maintenance plan approved?	☐	☐	☐
III.2.c	Was maintenance agreement submitted? (Date executed:_____)	☐	☐	☐

- *Attach the executed maintenance agreement as an appendix to this checklist.*

III.3 Annual Operations and Maintenance (O&M) Submittals:

For C.3 Regulated Projects and Hydromodification Management Projects, indicate the dates on which the Applicant submitted annual reports for project O&M: _____

_____

III.4 Comments:

_____

_____

_____

_____

III.5 Notes:

Section I Notes:_____

Section II Notes:_____

Section III Notes:_____

III.6 Project Close-Out:

III.7.a	Were final Conditions of Approval met?	☐	☐	
III.7.b	Was initial inspection of the completed treatment measure(s) conducted? (Date of inspection:_____)	☐	☐	☐
III.7.c	Was maintenance plan submitted? (Date executed:_____)	☐	☐	☐
III.7.d	Was project information provided to staff responsible for O&M verification inspections? (Date provided to inspection staff:_____)	☐	☐	☐

Name of staff confirming project is closed out:_____

Signature:_____ Date:_____

Name of O&M staff receiving information:_____

Signature:_____ Date:_____

Appendices

Appendix A: O&M Agreement
Appendix B: O&M Annual Report Form