

PROJECT DESCRIPTION

TODD JERSEY ARCHITECTURE, INC. AND OPEN DOOR DEVELOPMENT¹ ARE TEAMING UP TO BRING ALAMEDA THE FIRST DEVELOPMENT IN THE NATION THAT COMBINES COLIVING RESIDENTIAL UNITS WITH COWORKING SHARED MAKER SPACES WITHIN A NEWLY BUILT PROJECT. OUR PROJECT PROPOSES THE BUILDING OF (4) 15,000SF 3-STORY MIXED-USE BUILDINGS ON A 1.4-ACRE SITE² AT THE CORNER OF MARINER SQUARE DRIVE AND MARINA VILLAGE PARKWAY. THE STREET LEVEL WILL HAVE 20,000SF FOR COLLABORATIVE LIGHT MANUFACTURING (COWORKING) WHILE THE UPPER TWO LEVELS WILL CONTAIN 40,000SF OF COLLABORATIVE RESIDENTIAL LIVING SPACE (COLIVING)³.

THE PURPOSE OF THE PROJECT IS TO CREATE A DIVERSE COMMUNITY OF PEOPLE (AND BUSINESSES) LIVING AND WORKING TOGETHER IN WAYS WHICH SUPPORT ALMOST LIMITLESS CREATIVE EXPRESSION WHILE GENERATING HIGH LEVELS OF COMMUNITY RESILIENCE AND GENERAL WELL-BEING.

ADDITIONAL PROJECT FEATURES AND GOALS INCLUDE:

- 1,000SF ROOF GARDENS ON EACH BUILDING
- LARGE VEGGIE GARDEN AND VEGGIE GROWING GREENHOUSES ON SITE
- PARKING AREAS DESIGNED FOR MULTI-USE
- “NET ZERO” ENERGY FOR THE RESIDENTIAL SECTOR. WE WILL GENERATE ALL THE ENERGY FOR THE CO-LIVING SPACES FROM SOLAR PANELS ON OUR ROOFTOPS
- INDOOR SECURE BIKE PARKING AT 1 SPACE PER BEDROOM
- AMPLE OUTDOOR SECURE PARKING FOR THE COMMERCIAL SECTOR
- USE OF PROGRAMS FOR EQUITABLE MOBILITY AND THE REDUCTION IN RELIANCE ON PRIVATE CARS AND MITIGATION OF TRAFFIC AND COMMUTING TRIPS
- HIGH PERFORMANCE BUILDING ENVELOPE TO REDUCE HEATING AND COOLING LOADS
- UNIVERSAL DESIGN
- SUBSTANTIAL REDUCTION IN PROJECT “ECOLOGICAL FOOTPRINT” OVER CONVENTIONAL DEVELOPMENTS

OUR SITE IS CURRENTLY ZONED M (MANUFACTURING) WHICH DISALLOWS RESIDENTIAL. THEREFORE, WE MUST REQUEST A ZONING MODIFICATION TO BUILD THIS DYNAMIC PROJECT. WE HAVE DISCUSSED THIS ISSUE WITH YOUR PLANNING DIRECTOR, ANDREW THOMAS. ANDREW HAS SUGGESTED WE REQUEST A ZONING MODIFICATION FROM M TO CM (COMMERCIAL-MANUFACTURING). RESIDENTIAL ABOVE COMMERCIAL IS ALLOWED IN THE CM DISTRICT⁴.

NOTES:
1. OPEN DOOR DEVELOPMENT ALONG WITH PARTNERS LIKE TODD JERSEY ARCHITECTURE, INC. IS CHAMPIONING CO-LIVING NATIONALLY. THEY HAVE DEVELOPED SEVERAL SUCCESSFUL CO-LIVING PROJECTS IN THE EAST BAY WITH OTHERS IN THE PIPELINE, INCLUDING A FEW PROJECTS IN PORTLAND OREGON. FOR MORE INFORMATION ON OPEN DOOR AND COLIVING, VISIT THEIR WEBSITE AT: WWW.OPENDOOR.IO

2. THE PROJECT SITE IS APPROXIMATELY 1.4-ACRES AND JUST NORTH OF THE ENTRANCE TO THE POSEY TUBE. THE POSEY

TUBE IS RUNNING BELOW AND WITHIN A 50-FOOT-WIDE RIGHT OF WAY (ROW) THAT TRAVERSES THE SITE. YOU CAN SEE THIS ROW ON OUR PLANS. THE SITE IS CURRENTLY VACANT AND IN A FORMER INDUSTRIAL AREA THAT CURRENTLY HAS A MIX OF COMMERCIAL AND HOSPITALITY PROJECTS. THE ZONING FOR THE SITE IS M. WE ARE REQUESTING A ZONING CHANGE FROM M TO CM TO ACCOMMODATE THE RESIDENTIAL COMPONENT OF OUR DEVELOPMENT.

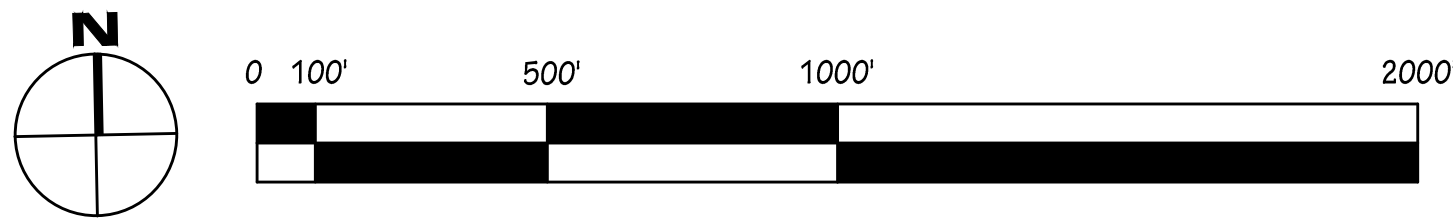
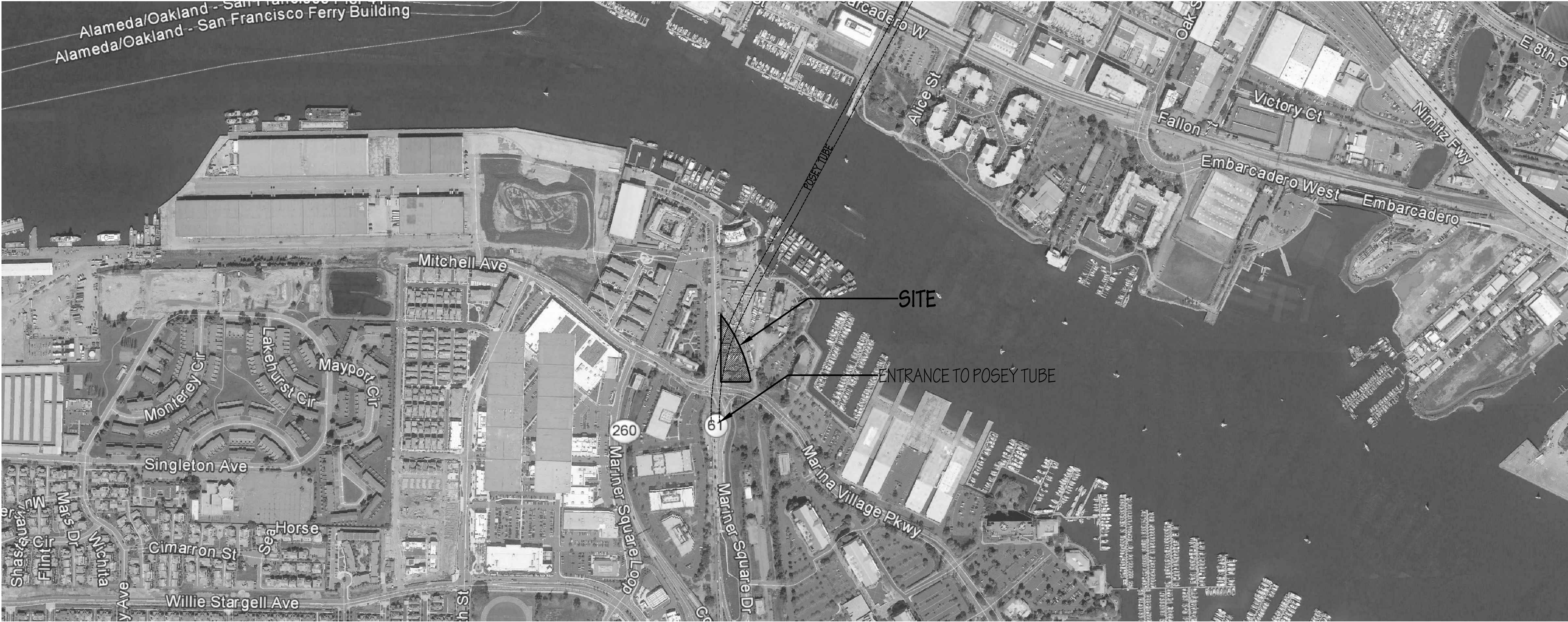
3. OUR COLIVING UNITS (OR PODS, AS WE CALL THEM) HAVE 12 PRIVATE BEDROOMS, EACH WITH A PRIVATE BATH. THESE 12 BEDROOMS SHARE A SPACIOUS GREAT ROOM SPACE WITH A COMMERCIAL QUALITY KITCHEN AND A COMMERCIAL QUALITY LAUNDRY ROOM.

4. THE COMBINATION OF USES WE PROPOSE (ALLOWABLE UNDER CM ZONE) ACTIVATE THIS NOW DORMANT SITE IN WAYS THAT ARE CONSISTENT WITH THE INTENT OF THE M ZONE WHICH WAS CREATED TO PRESERVE SPACE IN ALAMEDA FOR MANUFACTURING AND AVOID THE ISSUE WITH MIXING RESIDENTIAL AND MANUFACTURING. WE

HAVE NO CONCERNS ABOUT MIXING OUR MOSTLY CREATIVE CLASS DEMOGRAPHIC WITH MANUFACTURING. THE CULTURAL CREATIVES THRIVE IN THESE AREAS ALREADY. WE ALSO THINK IT’S A BENEFIT TO CHANGE FROM M TO CM BECAUSE WE BELIEVE THAT AT THIS POINT, THE SITE IS UNLIKELY TO BE DEVELOPED FOR MANUFACTURING USES ALONE. BY ADDING RESIDENTIAL TO THE MIX, WE CAN USE SOME OF THE INCOME FROM THE THRIVING RESIDENTIAL SECTOR TO SUBSIDIZE THE MAKER SPACES. THESE MAKER SPACES IN TURN SUPPORT AND ENERGIZE THE RESIDENTIAL SECTOR.

PROJECT INFORMATION					
TYPE OF USE	BLDG-1	BLDG-2	BLDG-3	BLDG-4	TOTAL AREA (SQ FT.)
COMMERCIAL	5200	5000	5000	4500	19700
RESIDENTIAL	9000	9000	10500	8500	37000
TOTAL BUILDING AREA	14200	14000	15500	13000	56700
PARKING	34 (21 STANDARD /13 COMPACT /2 ADA)				11000
TOTAL SITE AREA					53500

VICINITY MAP



TJ

PROJECT NAME

MARINER SQUARE
COLIVING+COWORKING

PROJECT ADDRESS

MARINER SQUARE DRIVE
ALAMEDA, CA 94501

SUBMITTAL TYPE

CONCEPTUAL DESIGN

PRINTING DATE

07-18-17

CHECKED BY
T. Jersey

DRAWN BY
P. LIU

SHEET TITLE

SCALE

TITLE SHEET

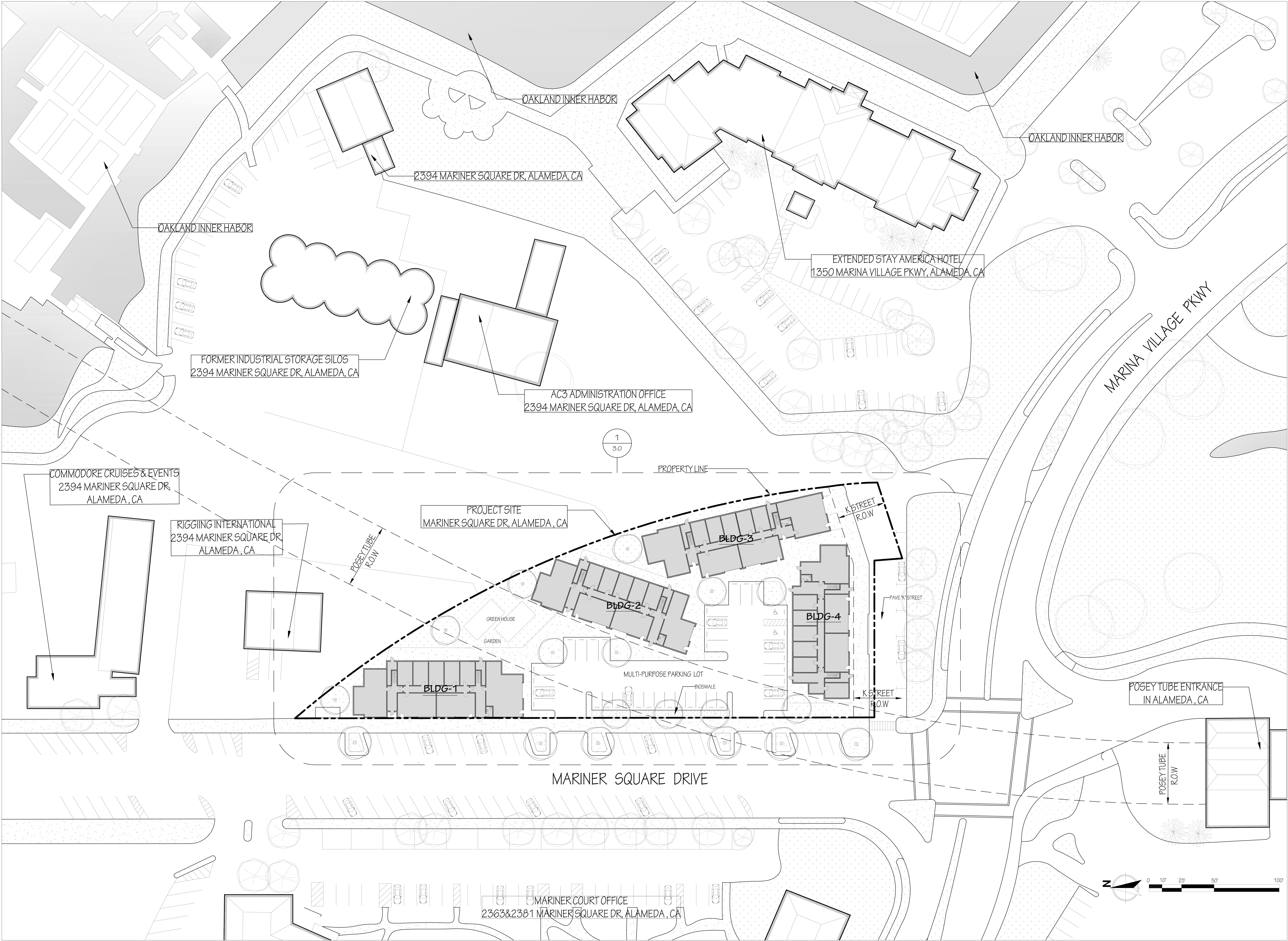
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LICENSED ARCHITECT
TODD C. JERSEY
C23142
REX 7-31-17
STATE OF CALIFORNIA

SHEET NUMBER

1.0

TODD JERSEY ARCHITECTURE
1321 8TH STREET, SUITE #2, BERKELEY, CALIFORNIA
(510) 528-5477 . WWW.TODDJERSEYARCHITECTURE.COM



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NEIGHBORHOOD SCALE
SITE PLAN

SCALE

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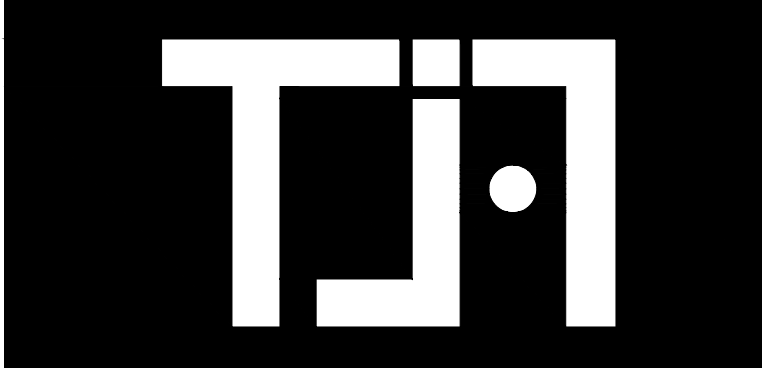
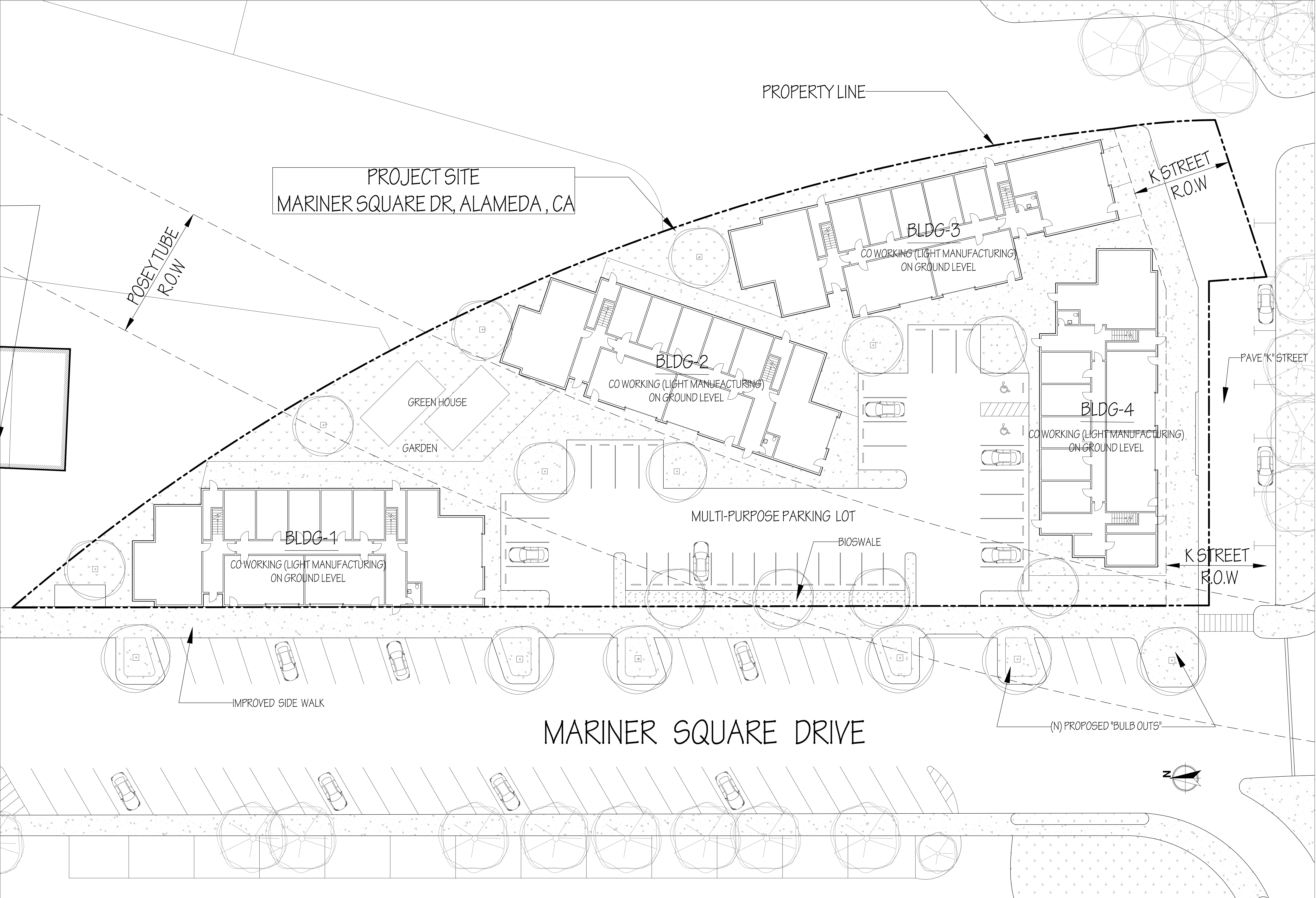
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SITE PLAN

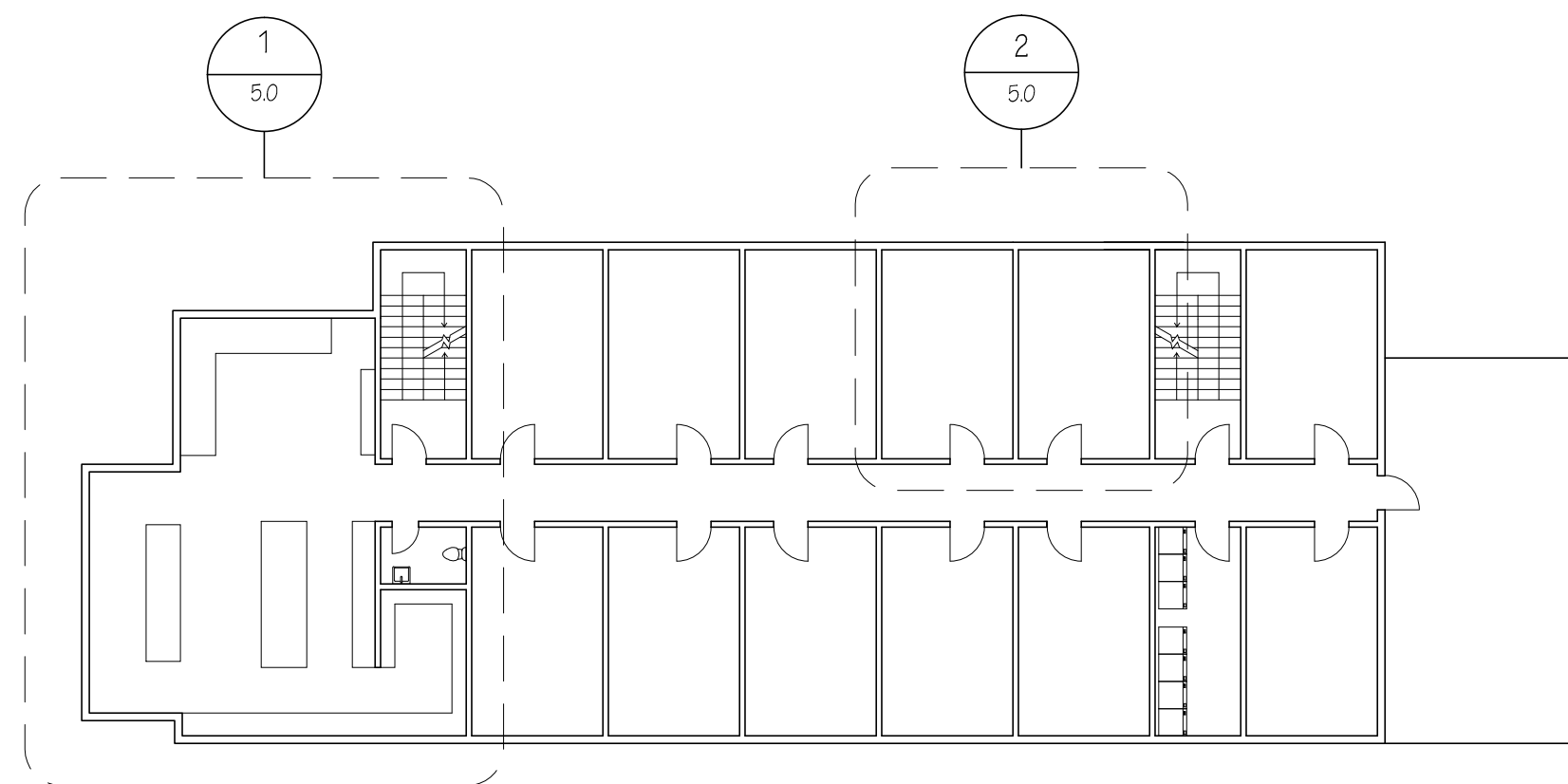
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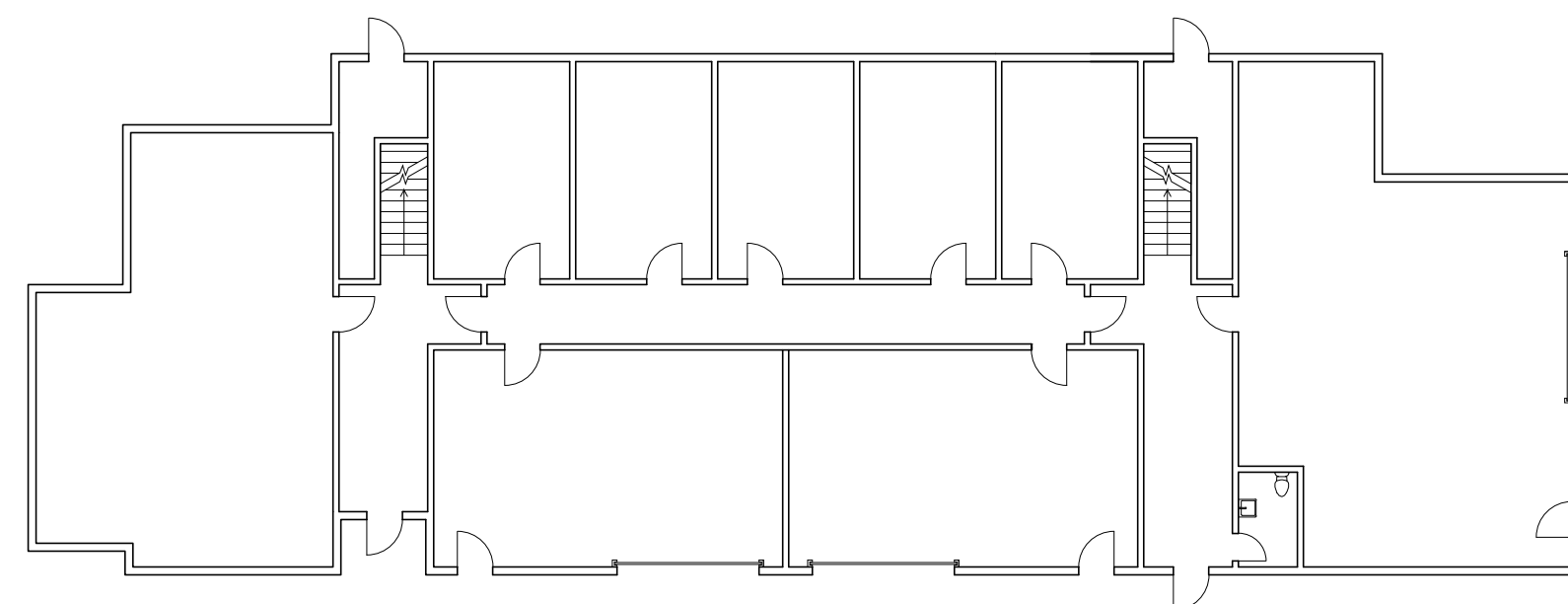
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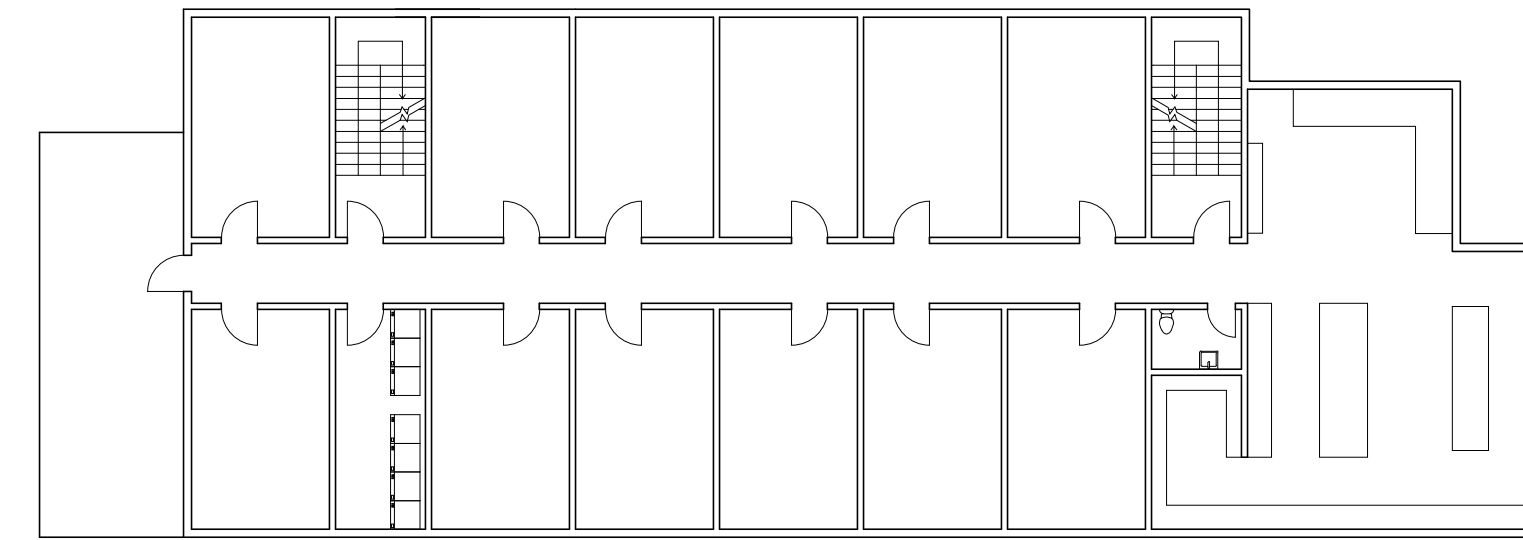


LEVEL 2+3
CO-LIVING

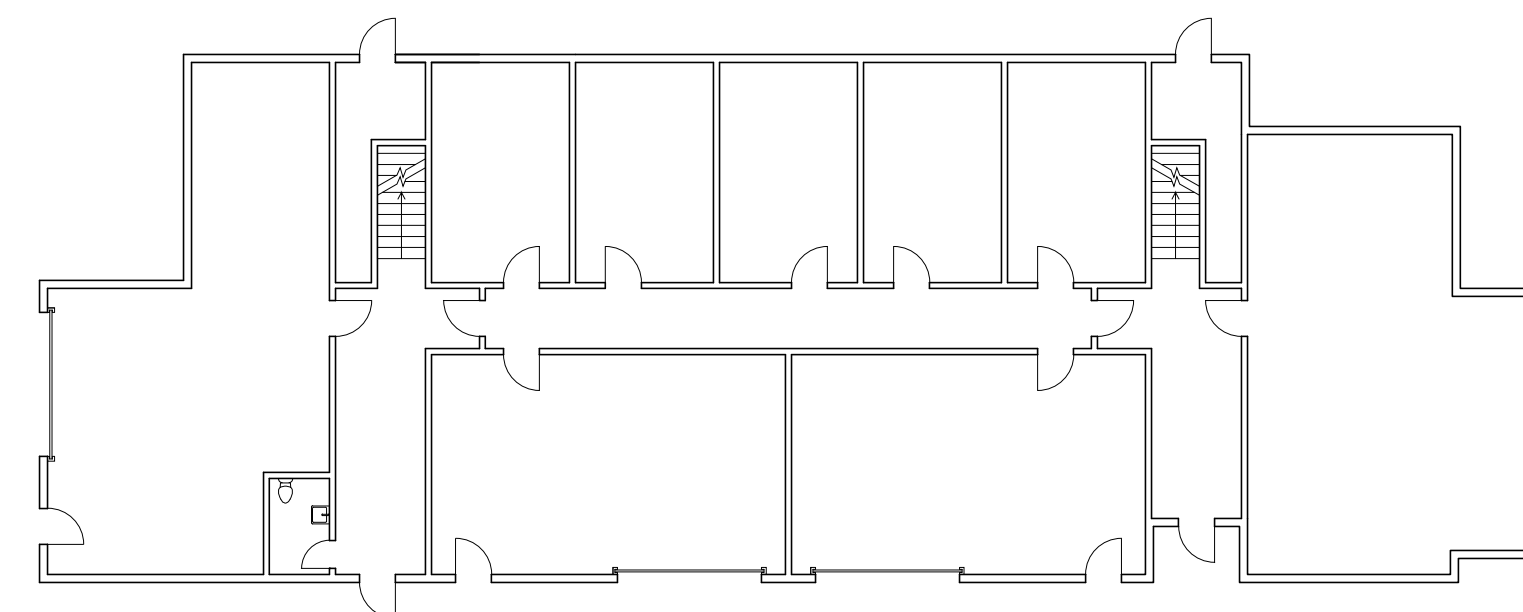


GROUND LEVEL
CO-WORKING (LIGHT MANUFACTURING)

BUILDING 1- FLOOR PLANS

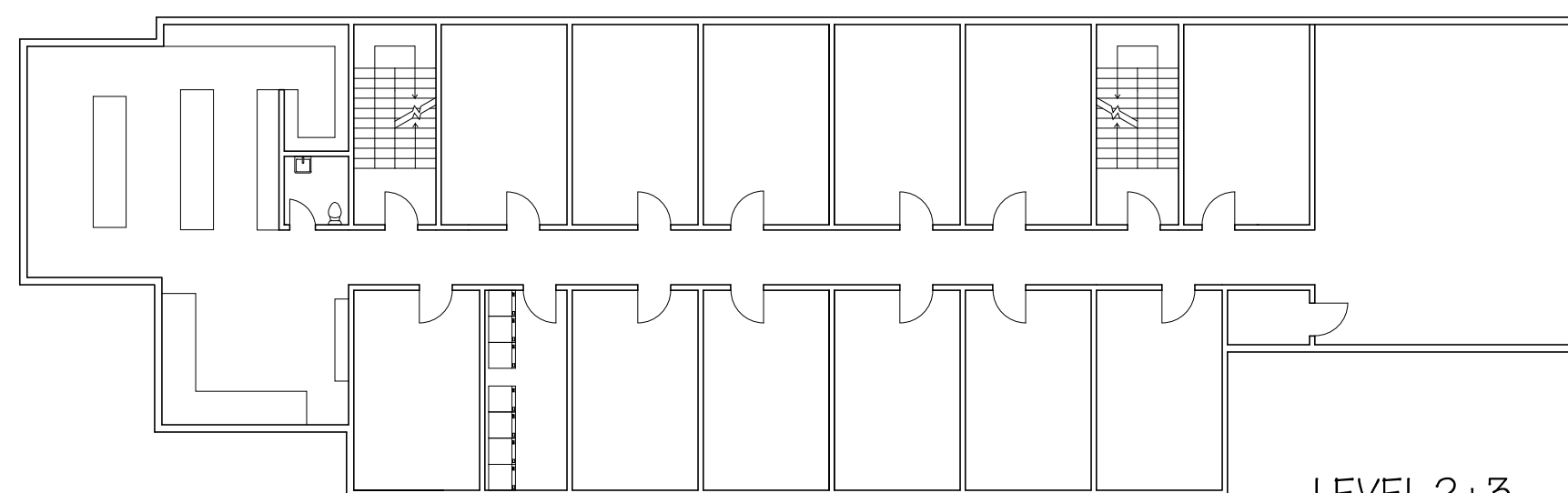
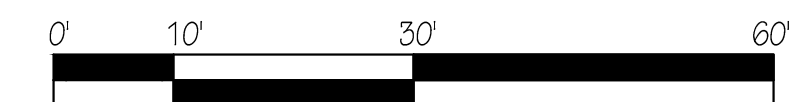


LEVEL 2+3
CO-LIVING

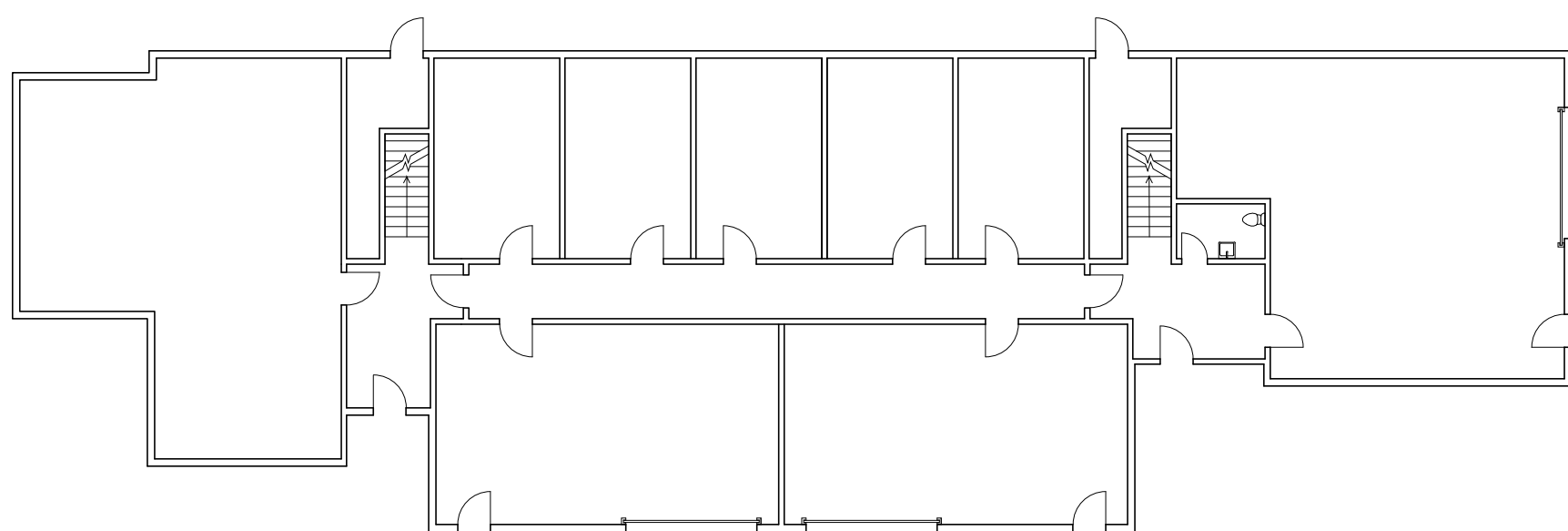


GROUND LEVEL
CO-WORKING (LIGHT MANUFACTURING)

BUILDING 2- FLOOR PLANS

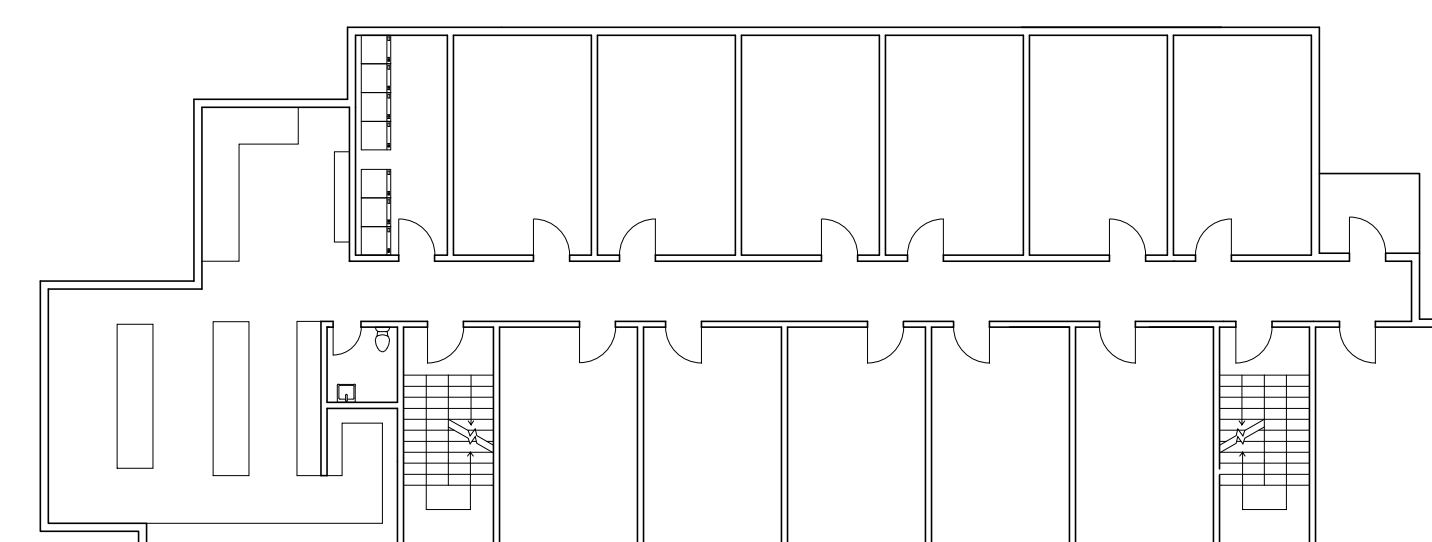


LEVEL 2+3
CO-LIVING

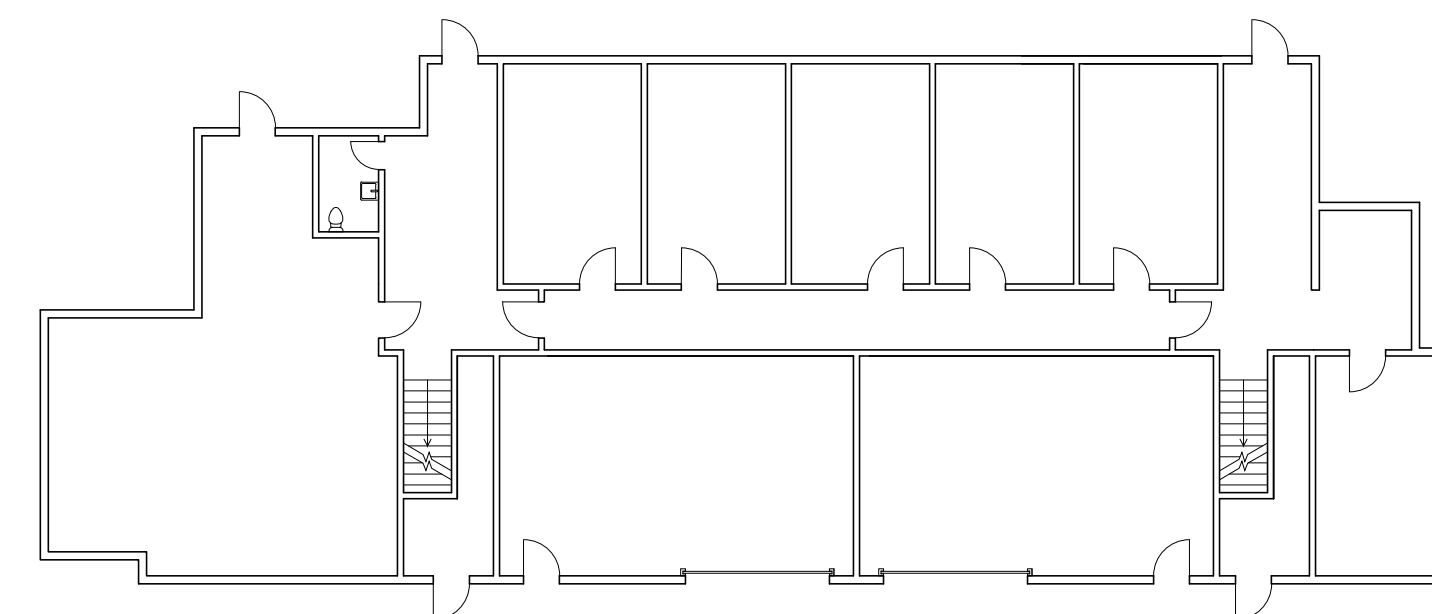


GROUND LEVEL
CO-WORKING (LIGHT MANUFACTURING)

BUILDING 3- FLOOR PLANS

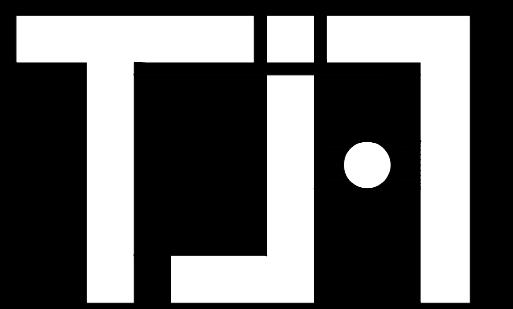
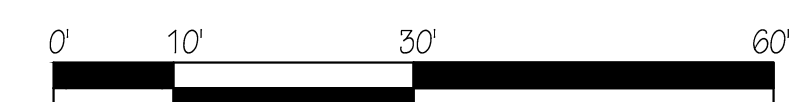


LEVEL 2+3
CO-LIVING



GROUND LEVEL
CO-WORKING (LIGHT MANUFACTURING)

BUILDING 4- FLOOR PLANS



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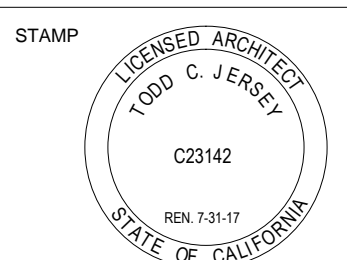
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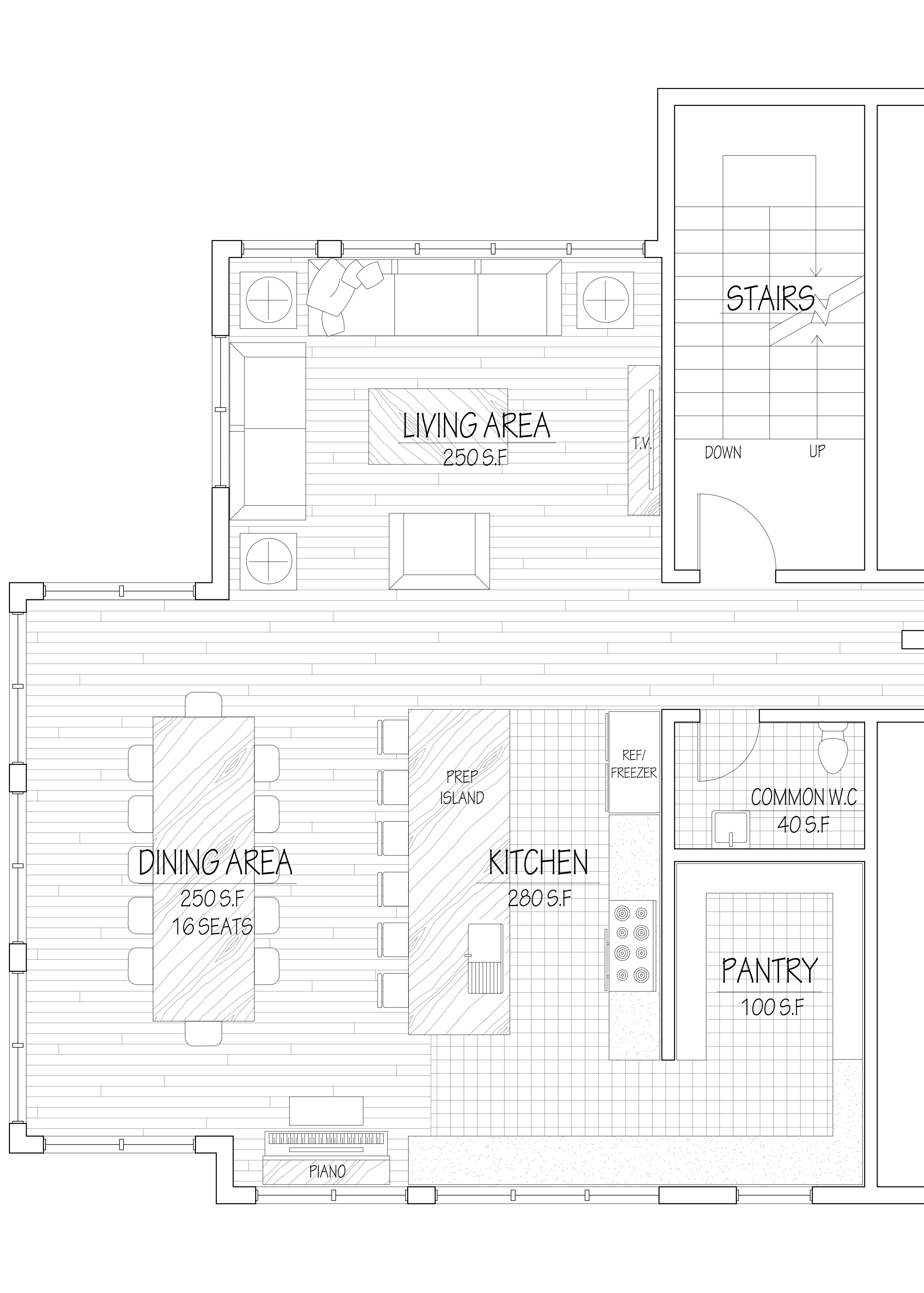
FLOOR PLANS



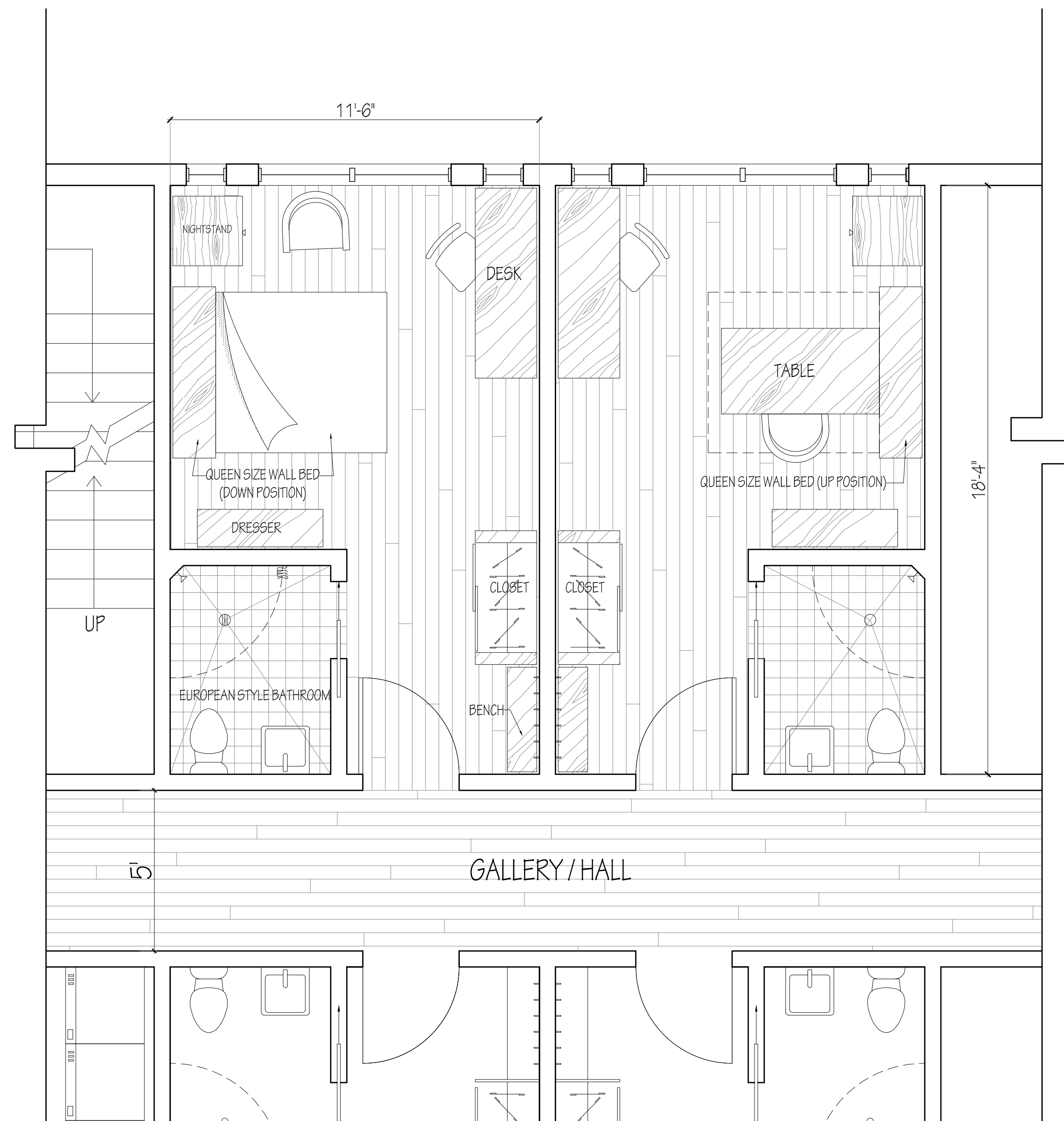
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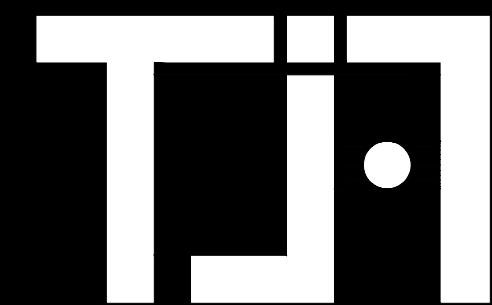
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1 GREAT ROOM
780 S.F. (920 S.F. WITH PANTRY + BATHROOM)



2 TYPICAL RESIDENTIAL BEDROOM UNIT
210 S.F.



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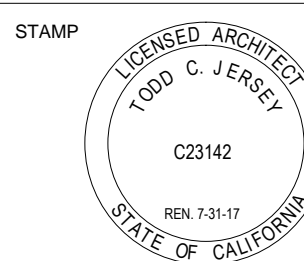
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SHEET TITLE

SCALE

ENLARGED PLANS



SHEET NUMBER

5.0

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