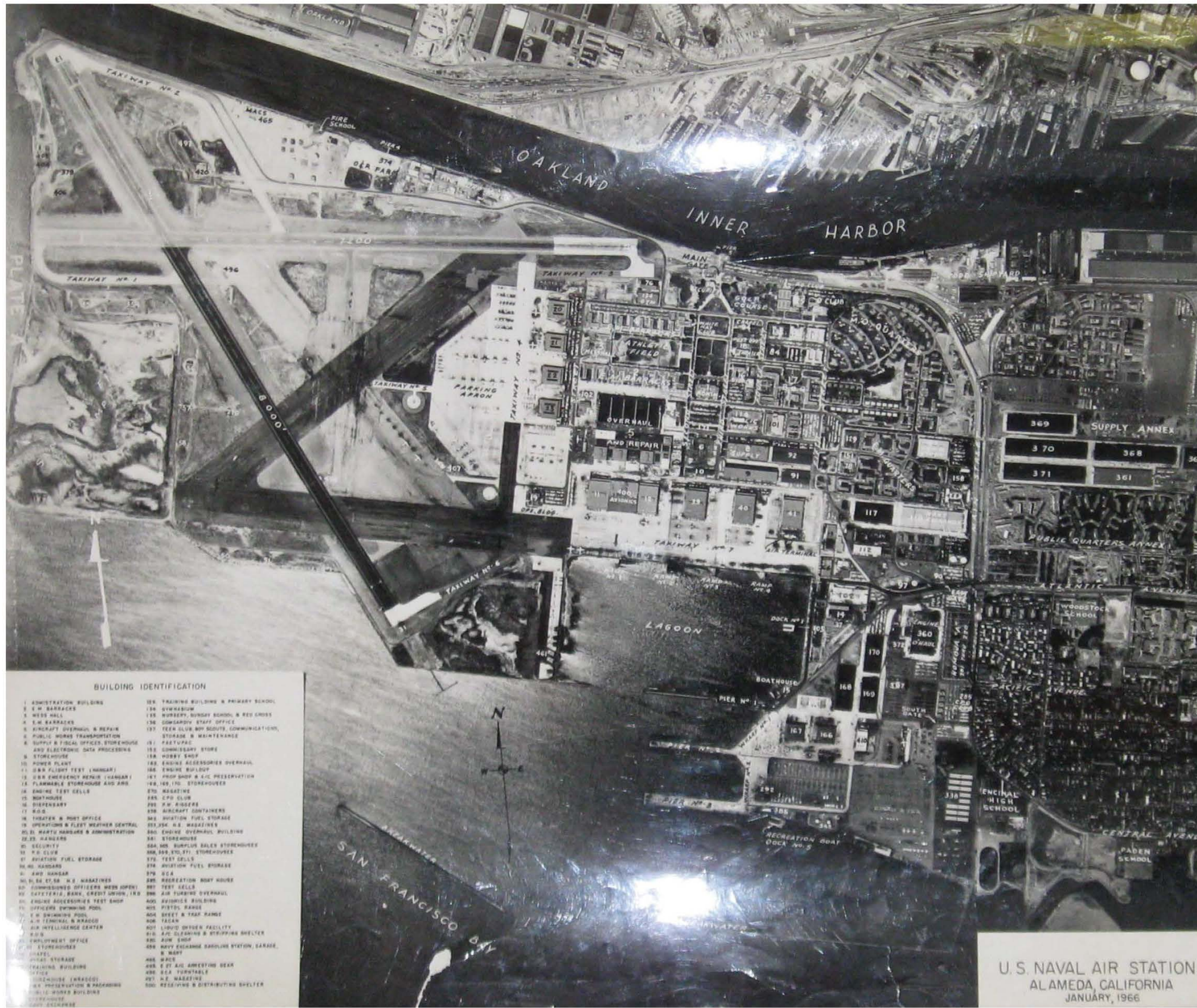


**ALAMEDA POINT – SITE A  
BLOCK 11 AND THE WATERFRONT PARK  
HISTORICAL ADVISORY BOARD  
JANUARY 7, 2016**





**BUILDING IDENTIFICATION**

|   |   |
|---|---|
| 1. ADMINISTRATION BUILDING  | 128. TRAINING BUILDING & PRIMARY SCHOOL   |
| 2. I. M. BARRACKS   | 134. SYMPOSIUM                            |
| 3. WOODS HALL   | 135. WORKSHOP, SUNDAY SCHOOL, & RED CROSS |
| 4. S. M. BARRACKS   | 136. SOWARDY STAFF OFFICE                 |
| 5. AIRCRAFT OVERHAUL & REPAIR   | 137. YOUNG MEN'S CHRISTIAN ASSOCIATION    |
| 6. PUBLIC WORKS TRANSPORTATION  | 138. STORAGE & MAINTENANCE                |
| 7. SUPPLY & FISCAL OFFICES STOREHOUSE   | 139. PASTORAL                             |
| 8. AND ELECTRONIC DATA PROCESSING   | 140. COMMUNITY STORE                      |
| 9. STOREHOUSE   | 141. HONEY SHOP                           |
| 10. POWER PLANT   | 142. ENGINE ACCESSORIES OVERHAUL          |
| 11. O. B. FLIGHT TEST (MAGAZINE)  | 143. ENGINE BUILDUP                       |
| 12. O. B. EMERGENCY REPAIR (GARAGE)   | 144. PROP SHOP & A/C PRESERVATION         |
| 13. FLAMMABLE STOREHOUSE AND A/R  | 145. 100. STOREHOUSE                      |
| 14. ENGINE TEST CELLS   | 146. NEGATIVE                             |
| 15. BATHHOUSE   | 147. 270 CLUB                             |
| 16. DISPENSARY  | 148. 270 BARBERS                          |
| 17. R.O.D.  | 149. AIRCRAFT CONTAINERS                  |
| 18. THEATER & POST OFFICE   | 150. AVIATION FUEL STORAGE                |
| 19. OPERATIONS & FLEET WEATHER CENTRAL  | 151. J.M.C. H.Q. MAGAZINES                |
| 20. 21. WARTS HANGAR & ADMINISTRATION   | 152. ENGINE OVERHAUL BUILDING             |
| 22. 23. HANGARS   | 153. STOREHOUSE                           |
| 24. SECURITY  | 154. 100. BUNNIPUS BILES STOREHOUSE       |
| 25. 270 CLUB  | 155. 270. STOREHOUSE                      |
| 26. AVIATION FUEL STORAGE   | 156. TEST CELLS                           |
| 27. 28. HANGARS   | 157. AVIATION FUEL STORAGE                |
| 29. 30. HANGAR  | 158. 270                                  |
| 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000. |   |

U.S. NAVAL AIR STATION  
ALAMEDA, CALIFORNIA  
JANUARY, 1966

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

HISTORIC AERIAL PHOTO





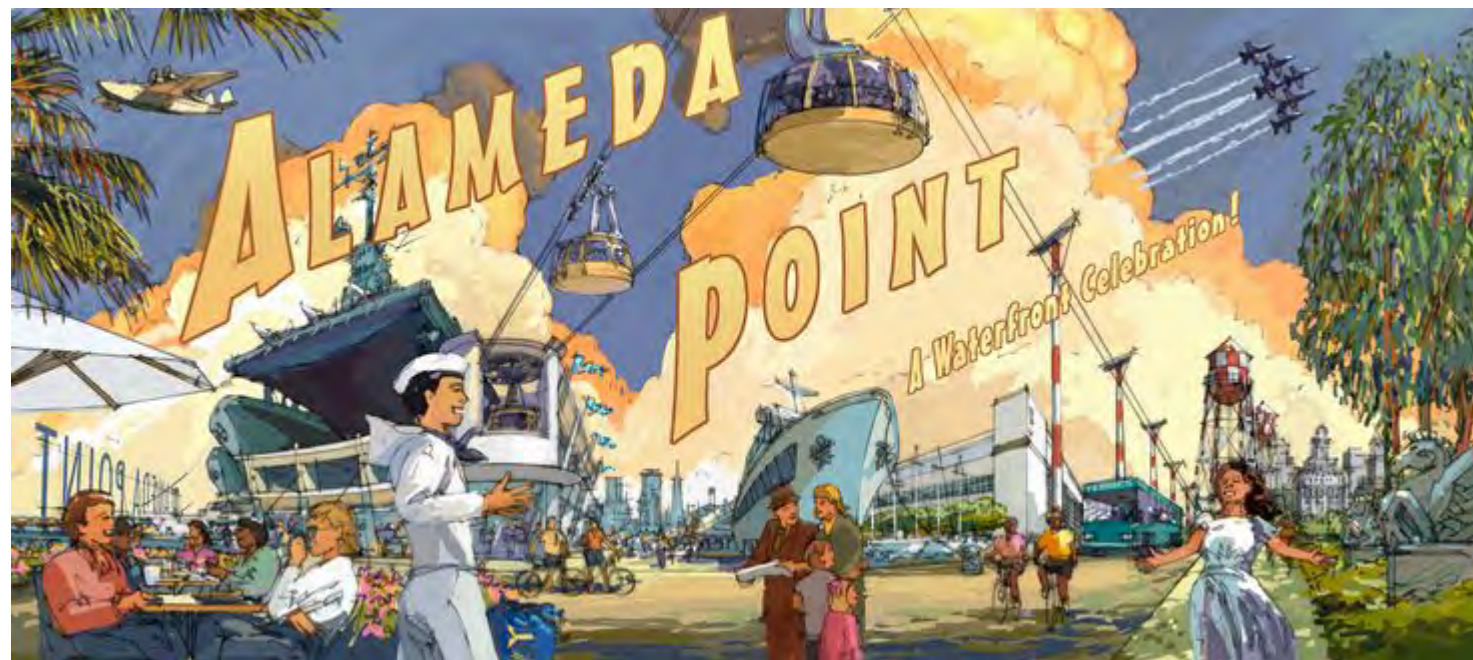
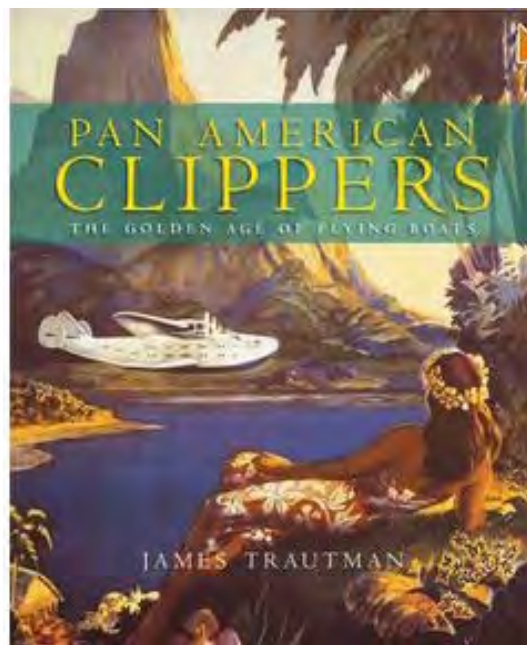
ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

SITE A PHOTOS





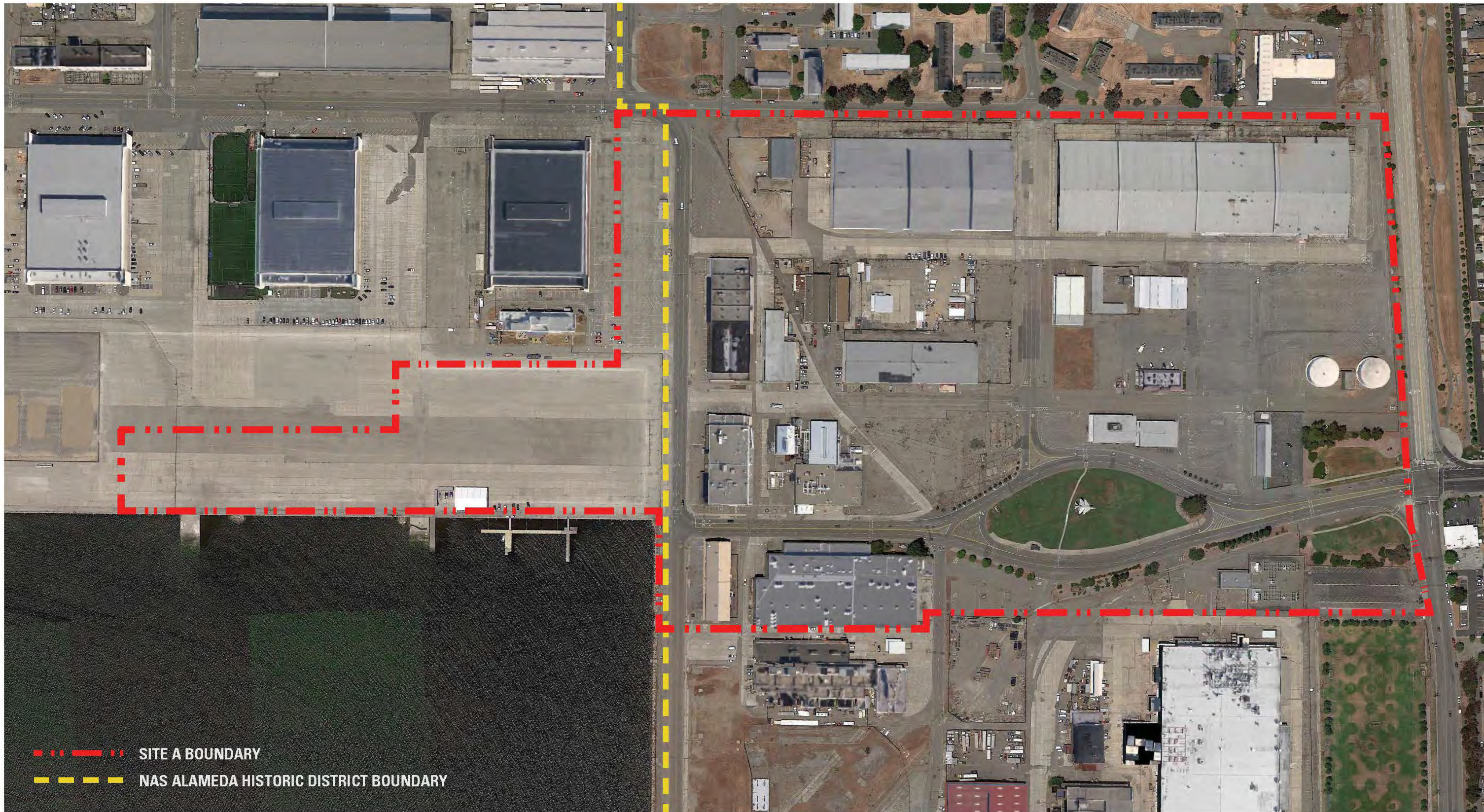
Entrance, U. S. Naval Air Station, Alameda, California



# ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

# ALAMEDA POINT HISTORY



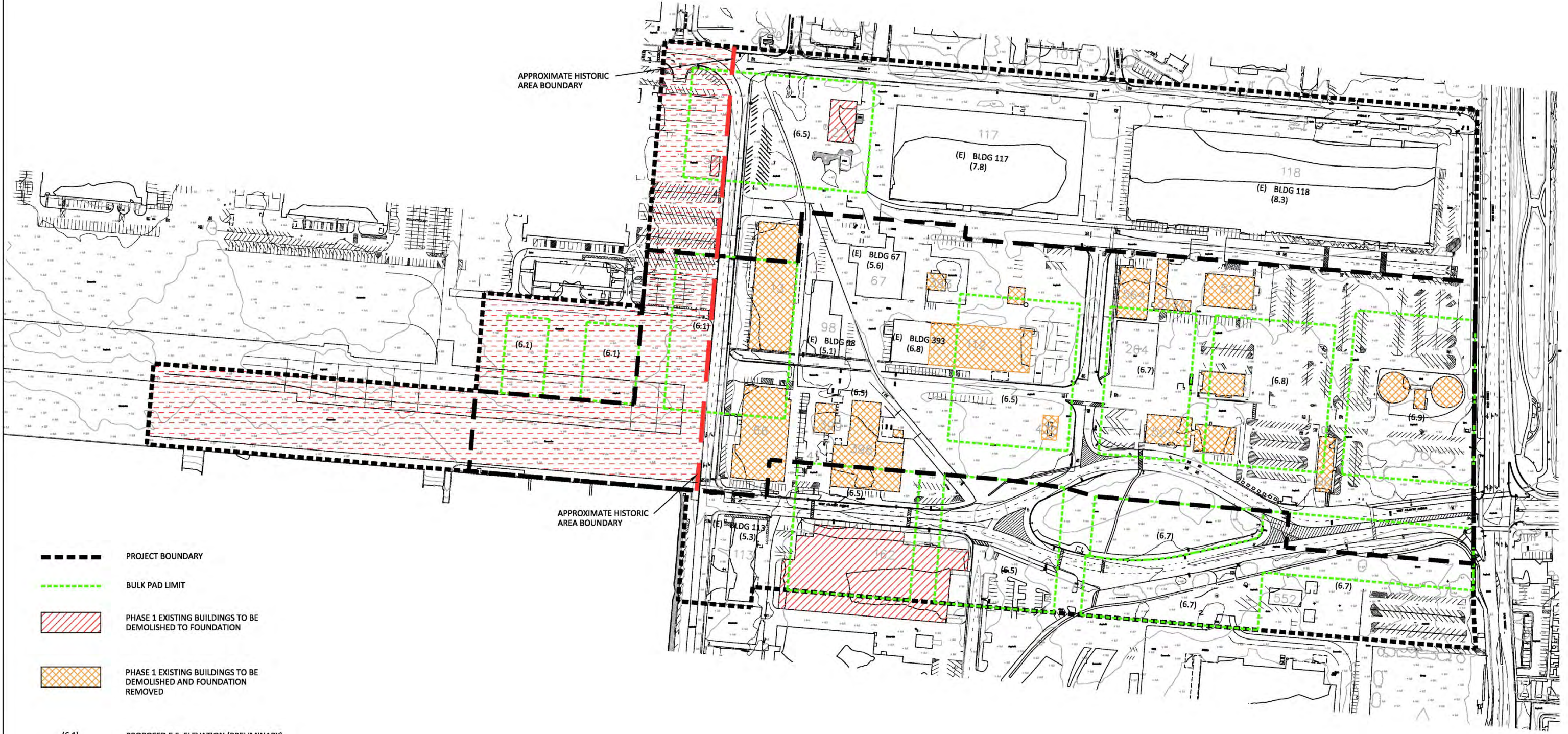










- - - SITE A BOUNDARY  
- - - NAS ALAMEDA HISTORIC DISTRICT BOUNDARY

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

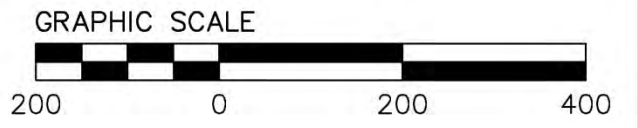
**EXISTING SITE AERIAL**



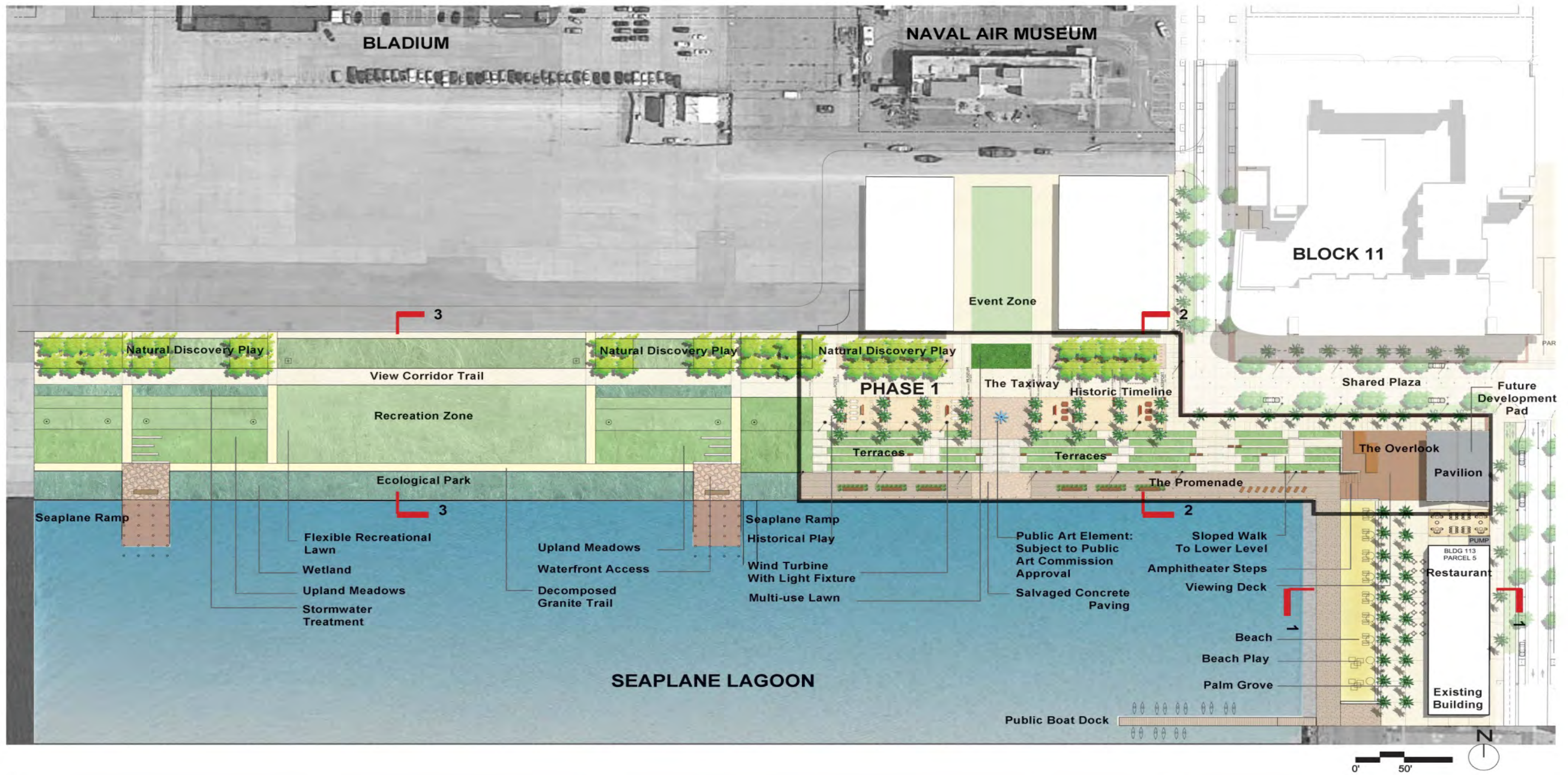


-  PROJECT BOUNDARY
-  BULK PAD LIMIT
-  PHASE 1 EXISTING BUILDINGS TO BE DEMOLISHED TO FOUNDATION
-  PHASE 1 EXISTING BUILDINGS TO BE DEMOLISHED AND FOUNDATION REMOVED
-  PROPOSED F.F. ELEVATION (PRELIMINARY)
-  PHASE 1 DEVELOPMENT AREA
-  BUILDING NUMBER
-  HISTORIC AREA PAVEMENT DEMOLISHED

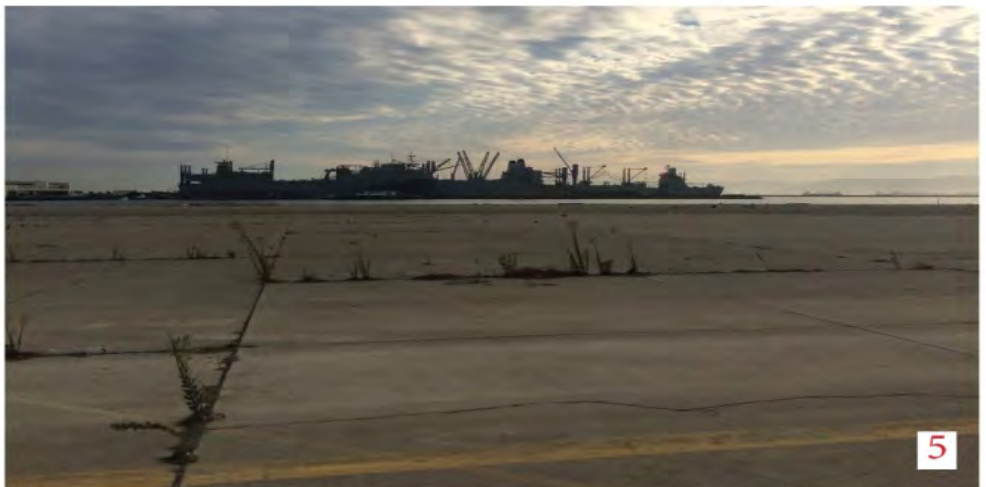
**ALAMEDA POINT MIXED USE  
BUILDING DEMO PLAN - PHASE 1**  
01/07/2016











**AP** **Ph**  
**D** **Wo**  
 APRIL PHILIPS DESIGN WORKS  
 LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:  
Waterfront Park Phase I

# WATERFRONT PARK - EXISTING CONDITIONS

L - 3  
01.07.2016  
01.11.2016  
01.14.2016

SRMERNST  
MADISON MARQUETTE  
THOMPSON DORFMAN PARTNERS  
TRAMMELL CROW RESIDENTIAL





**WATERFRONT PARK  
PHASE 1 PROGRAMING**

1. Waterfront Promenade
2. Overlook and Deck
3. Waterfront Cafe
4. Public Restrooms
5. View Terraces
6. Flexible Event Space
7. Multi-Purpose Lawn
8. Natural Discovery + Historical Play
9. Timeline and History Elements
10. Picnic and Hammock Area
11. Public Art







**AP** **Ph**  
**D** **Wo**  
**APRIL PHILIPS DESIGN WORKS**  
 LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:  
 Waterfront Park Phase I

**THE OVERLOOK  
 PERSPECTIVE**

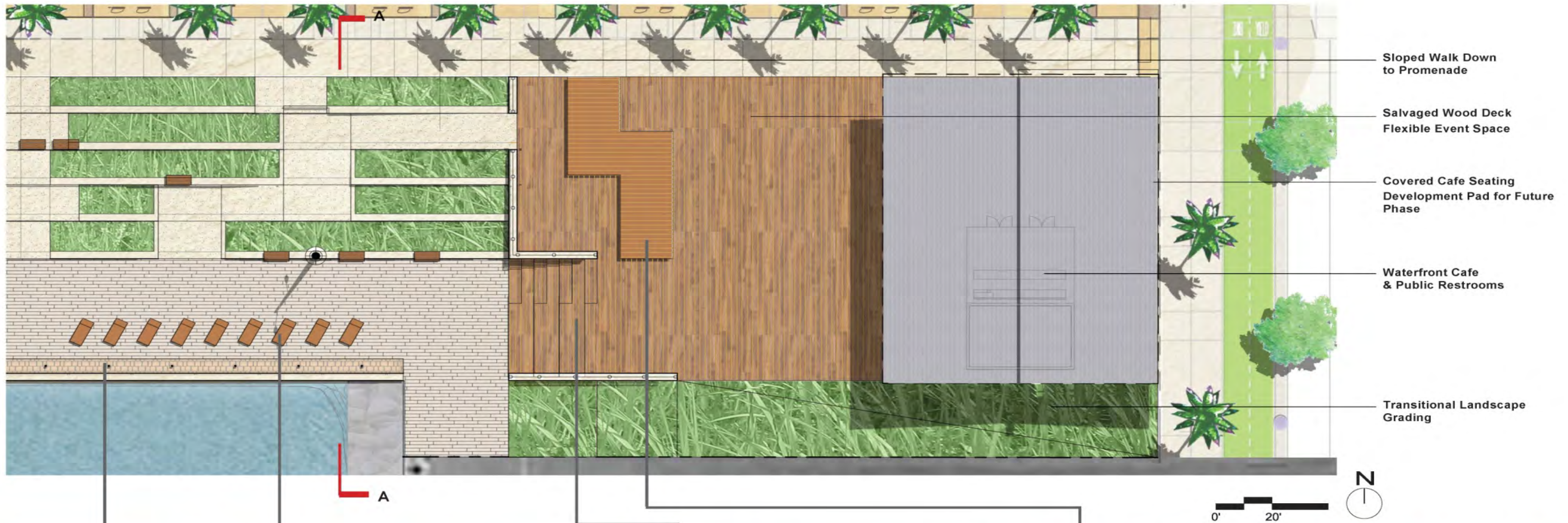
LW - 5

01.07.2016  
 01.11.2016  
 01.14.2016

SRMERNST  
 MADISON MARQUETTE  
 THOMPSON DORFMAN PARTNERS  
 TRAMMELL CROW RESIDENTIAL







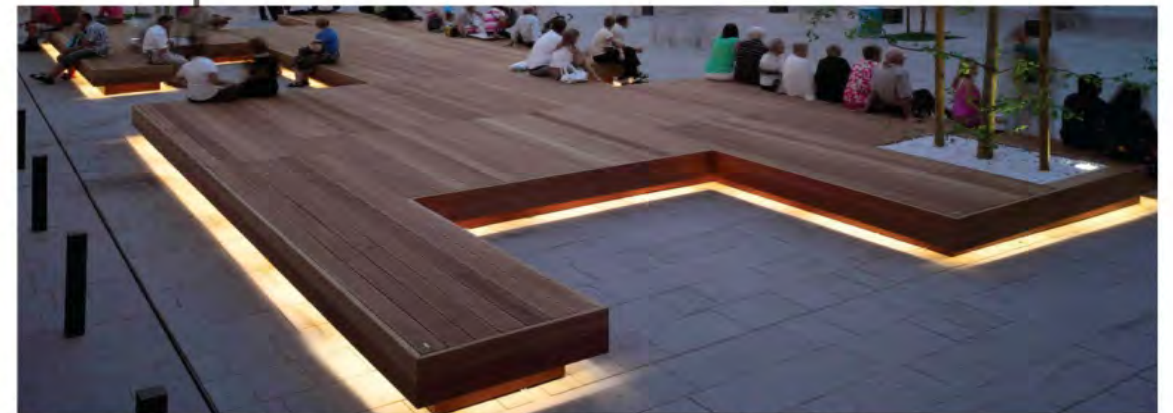
COBBLE PAVING & LIGHTED MARKER



CHAISE LOUNGE CHAIR



STEPS / AMPHITHEATER



FEATURED PLATFORM SEATING WITH ACCENT LIGHT





SECTION A

**APRIL PHILIPS DESIGN WORKS**  
 LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:  
Waterfront Park Phase I

**THE OVERLOOK -  
SECTION A**

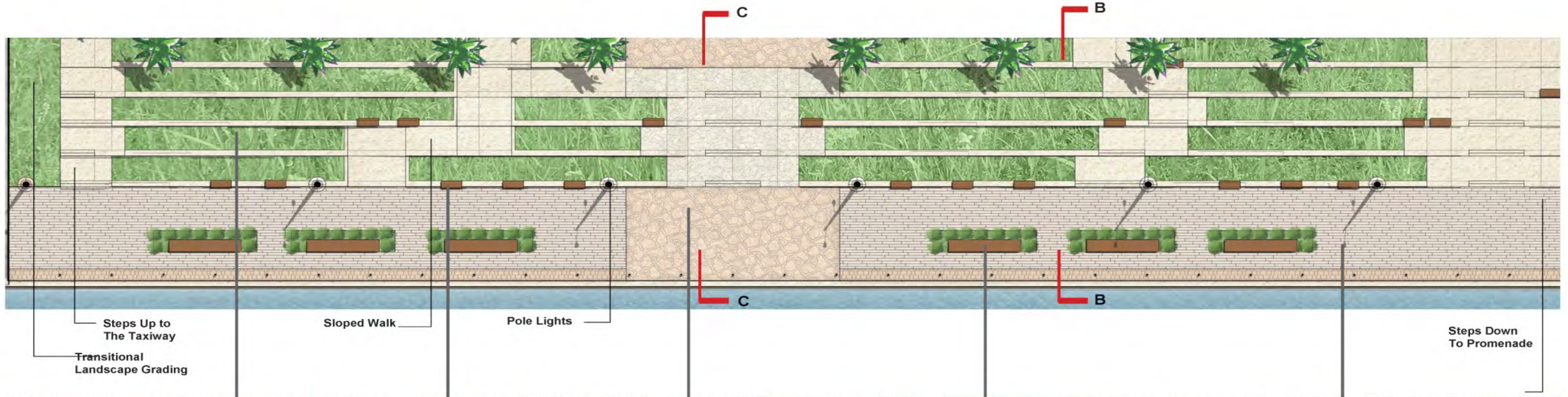
LW - 7

01.07.2016  
01.11.2016  
01.14.2016

SRMERNST  
MADISON MARQUETTE  
THOMPSON DORFMAN PARTNERS  
TRAMMELL CROW RESIDENTIAL







**TERRACES WITH UPLAND MEADOW PLANTING**



**BENCHES AT TERRACE EDGE WITH MIX OF ADA SEATING OPTIONS**



**SPECIALTY SEATING & SALVAGED CONCRETE PAVING**



**BENCHES AT PROMENADE EDGE WITH MIX OF ADA SEATING OPTIONS**



**LINEAR PAVERS AT PROMENADE**





**A<sub>p</sub> P<sub>h</sub>**  
**D<sub>e</sub> W<sub>o</sub>**  
**APRIL PHILIPS DESIGN WORKS**  
 LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:  
 Waterfront Park Phase I

# THE PROMENADE PERSPECTIVE

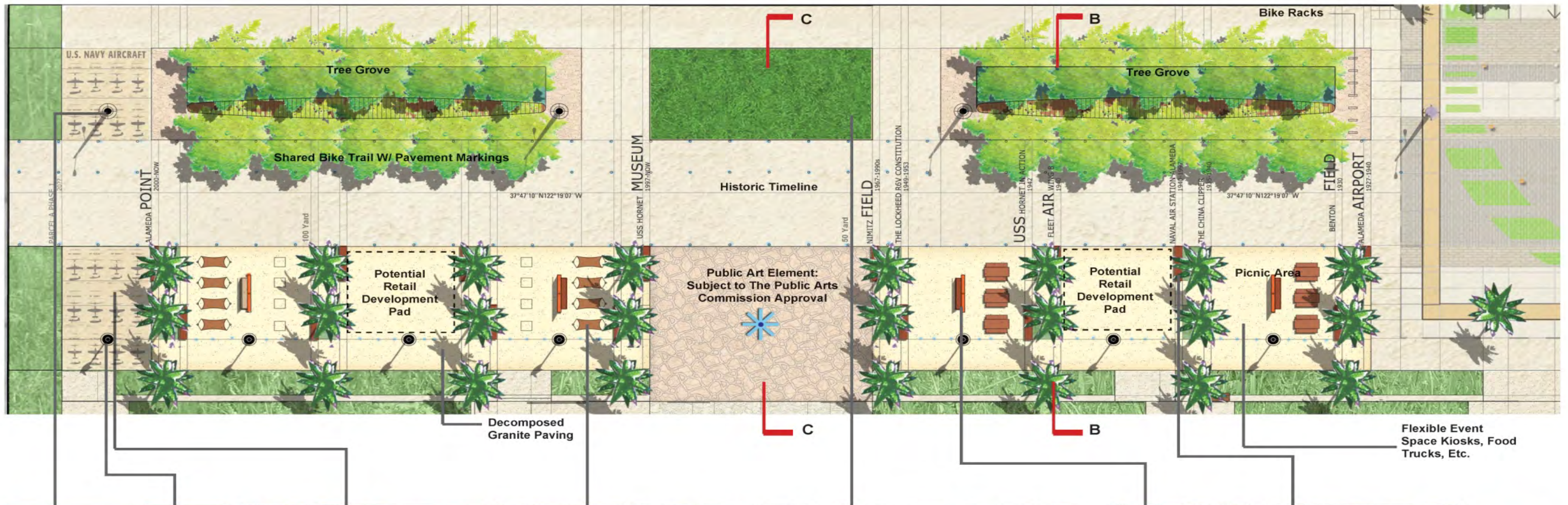
LW - 10

01.07.2016  
 01.11.2016  
 01.14.2016

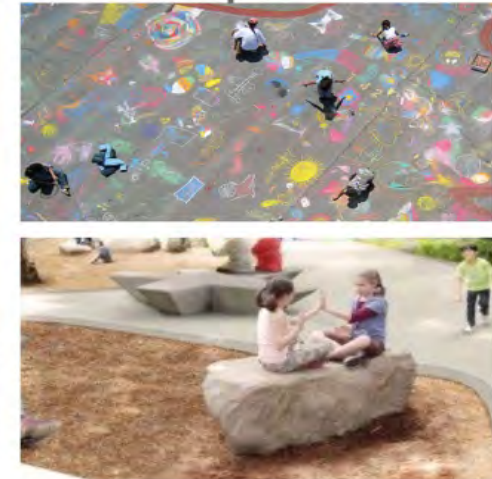
SRMERNST  
 MADISON MARQUETTE  
 THOMPSON DORFMAN PARTNERS  
 TRAMMELL CROW RESIDENTIAL







POLE LIGHT AND WIND TURBINE



HISTORICAL PLAY WITH CHALK AND CLIMBABLE ROCK



HAMMOCKS AND GAME TABLES



MULTIPURPOSE LAWN



PIVOT WALL WITH BENCH & GABION SEAT WALL



SITE AMENITIES

APRIL PHILIPS DESIGN WORKS  
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:  
Waterfront Park Phase I

THE TAXIWAY PLAN

LW -16

01.07.2016  
01.11.2016  
01.14.2016

SRMERNST  
MADISON MARQUETTE  
THOMPSON DORFMAN PARTNERS  
TRAMMELL CROW RESIDENTIAL



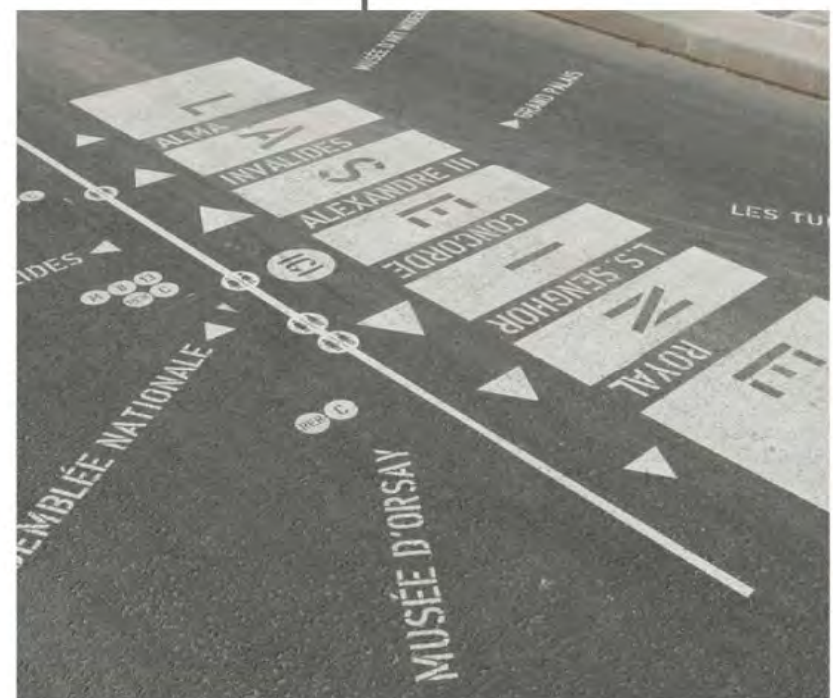




KIDS PLAY INSPIRED BY HISTORY



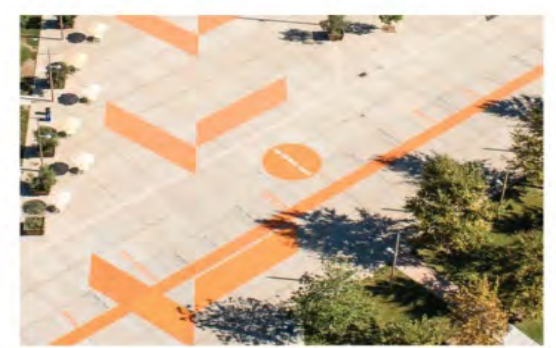
20 SQUADRONS - HISTORIC MARKERS



HISTORY TIMELINE IN PAVING



AVIATION THEMED BENCH

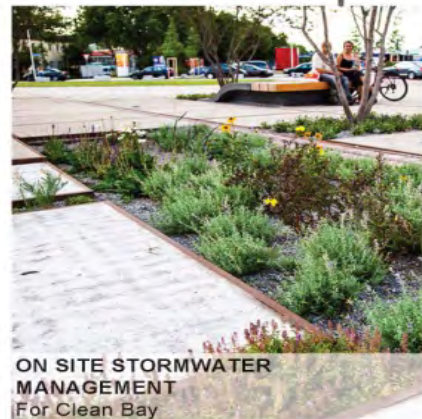


NOTE: The Waterfront Park will adhere to the Cultural Landscape Guidelines of The Naval Air Station Alameda Historic District set forth by the City of Alameda in Resolution No. 14771. The park will endeavor to retain and enhance the historic character of the property.





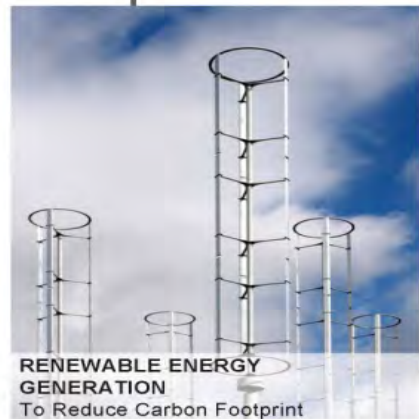




**ON SITE STORMWATER MANAGEMENT**  
For Clean Bay



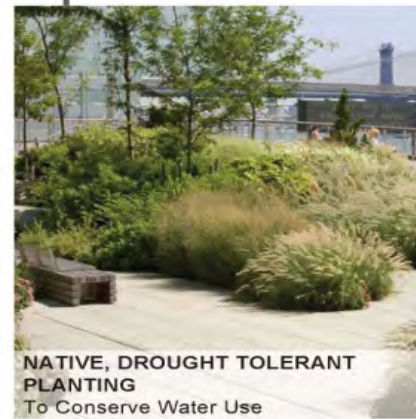
**SEA LEVEL RISE DEFENSE**  
To Protect the Site



**RENEWABLE ENERGY GENERATION**  
To Reduce Carbon Footprint



**BIKE PATH AND PARKING**  
To Reduce Vehicle Demand



**NATIVE, DROUGHT TOLERANT PLANTING**  
To Conserve Water Use



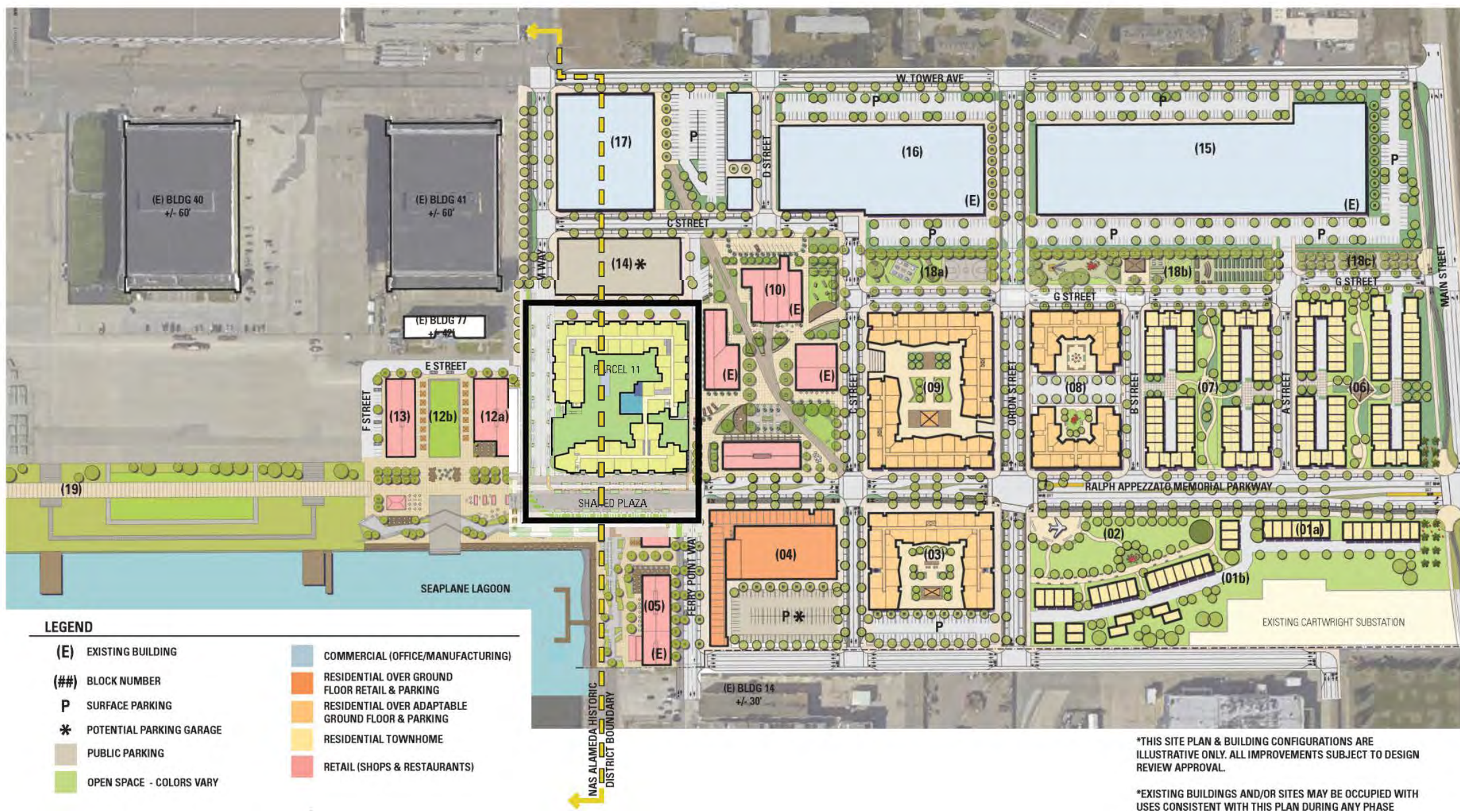
**SALVAGED MATERIAL REUSE**  
To Reduce Waste



**LOW FLOW TOILET FIXTURES**  
To Conserve Water Use

Note: The Waterfront Park design will adhere to the Site Biological Restrictions to provide the necessary protection of the nearby Alameda Point California Least Tern colony.

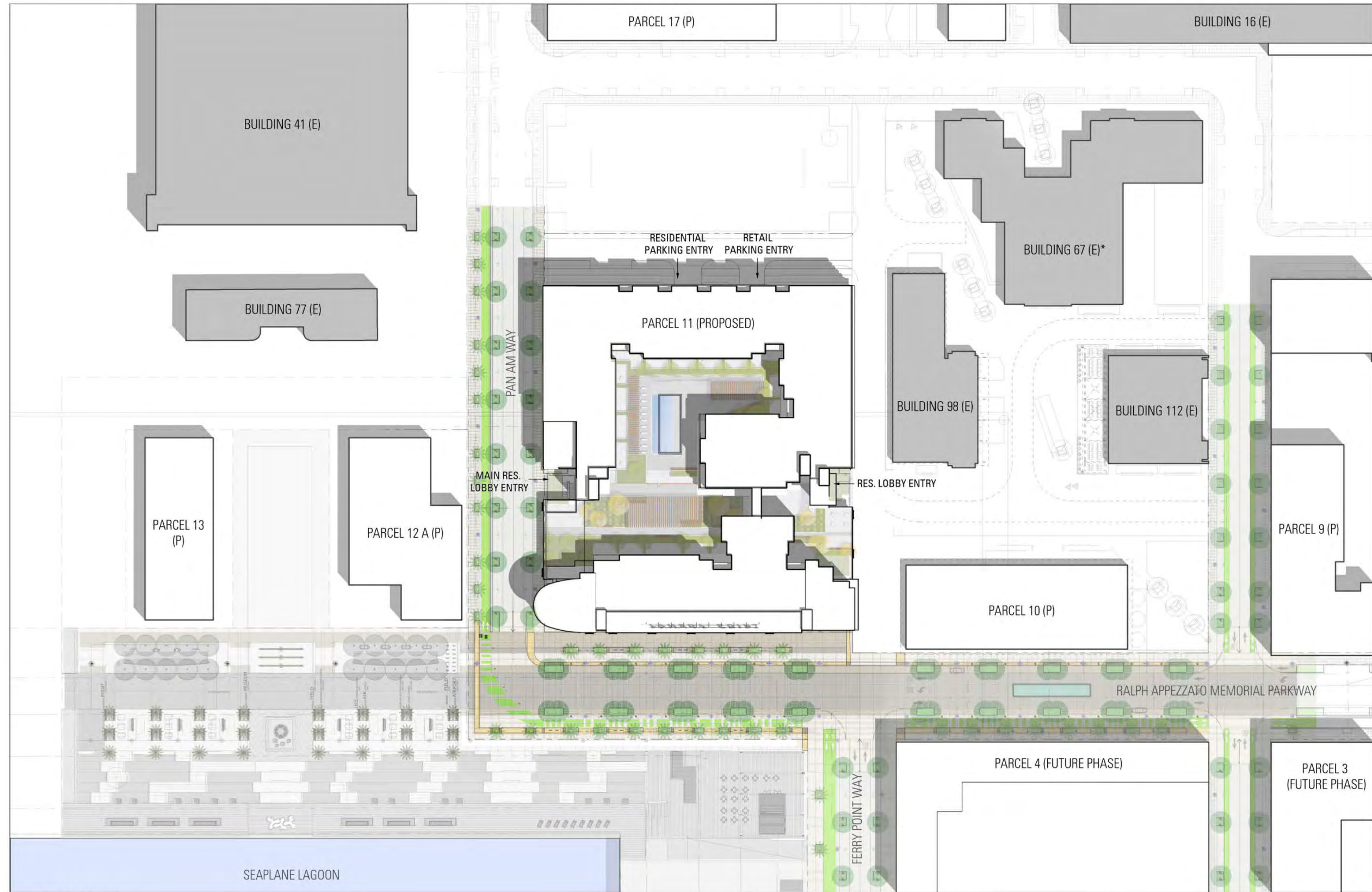




ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

**SITE A PLAN**





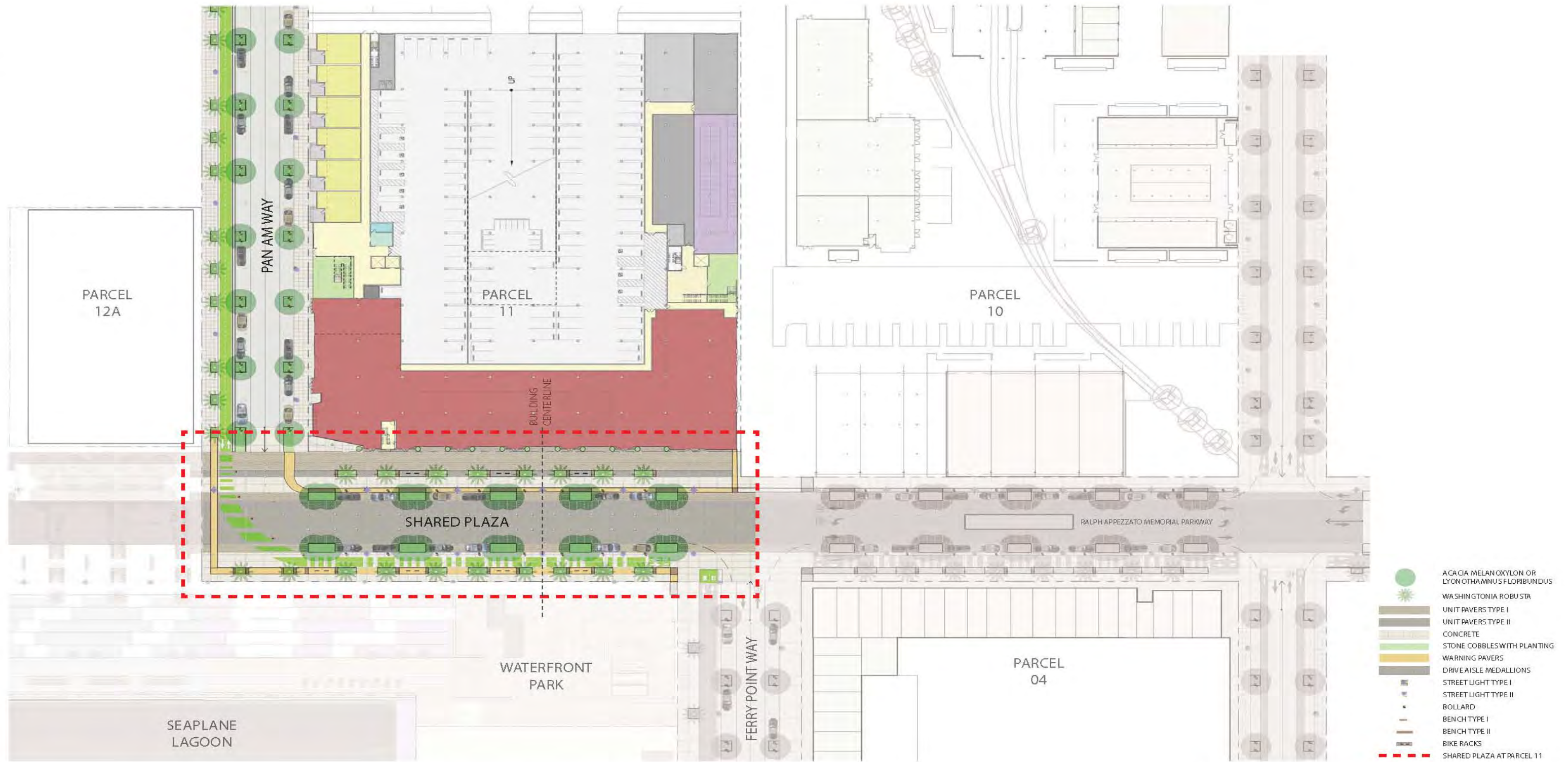
1 SITE PLAN  
2

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

PARCEL 11 SITE PLAN



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ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

SHARED PLAZA KEY PLAN



02/15/2016



ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

SITE PLAN WITH SECTION-ELEVATION

**BAR architects**  
 901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

gls

ALAMEDA POINT PARTNERS

14072

12.01.15



6





ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

RETAIL STREET VIEW

**BAR** architects  
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

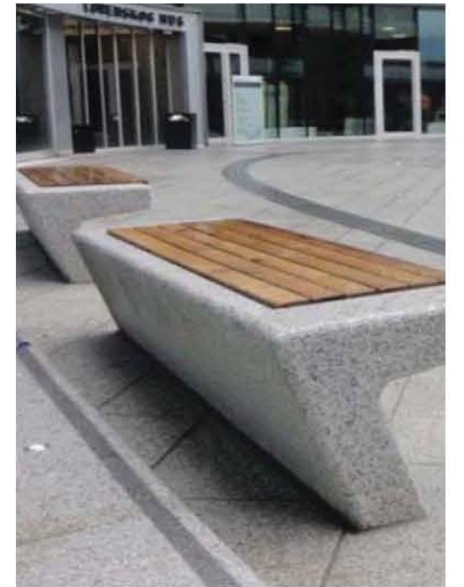
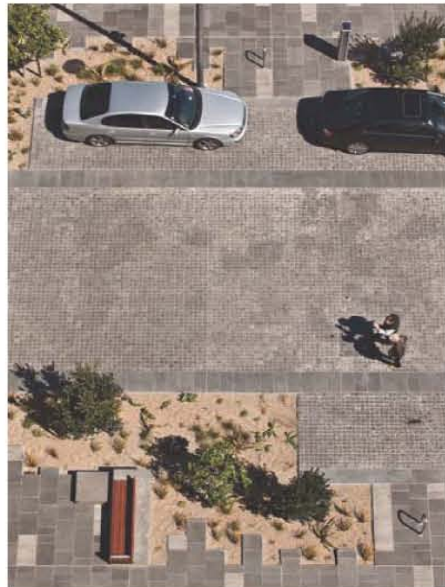
gls

ALAMEDA POINT PARTNERS

14072

12.01.15





ALAMEDA POINT BLOCK 11 & SHARED PLAZA | ALAMEDA, CA

SHARED PLAZA PRECEDENT IMAGES



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ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

**BIRD'S EYE PERSPECTIVE**



COPYRIGHT 2016



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

SITE PHOTOS





ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

# DESIGN REFERENCES AND SITE INSPIRATION





ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

VIEW FROM WATERFRONT





ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

VIEW FROM WATERFRONT (ARCH. ONLY)





ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

VIEW FROM SOUTHEAST





ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

VIEW FROM SOUTHEAST (ARCH. ONLY)





EXTERIOR ELEVATION - SOUTH  
1/16" = 1'-0"

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

SOUTH ELEVATION + DESIGN REFERENCES





ALAMEDA POINT BLOCK 11 | ALAMEDA, CA **ENLARGED SOUTH ELEVATION + DESIGN REFERENCES**





ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

**RETAIL STREET VIEW**





**EXTERIOR ELEVATION - WEST**

1/16" = 1'-0"

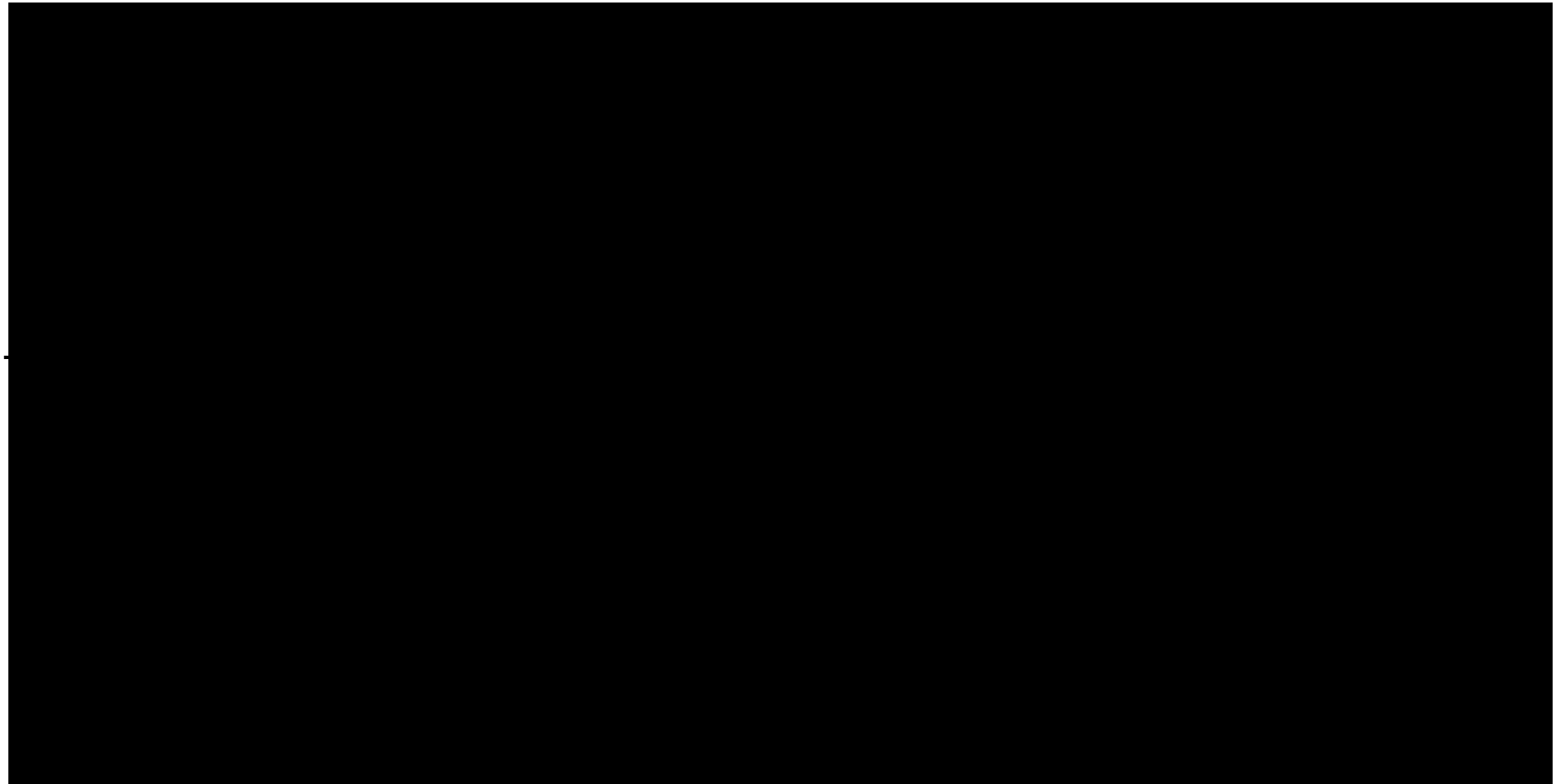
ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

**WEST ELEVATION**





**BUILDING 77**



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

**ENLARGED WEST ELEVATION + DESIGN REFERENCE**





1  
24 PERSPECTIVE VIEW FROM NW

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

VIEW FROM NORTHWEST





**EXTERIOR ELEVATION - NORTH**  
 1/16" = 1'-0"

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

**NORTH ELEVATION**



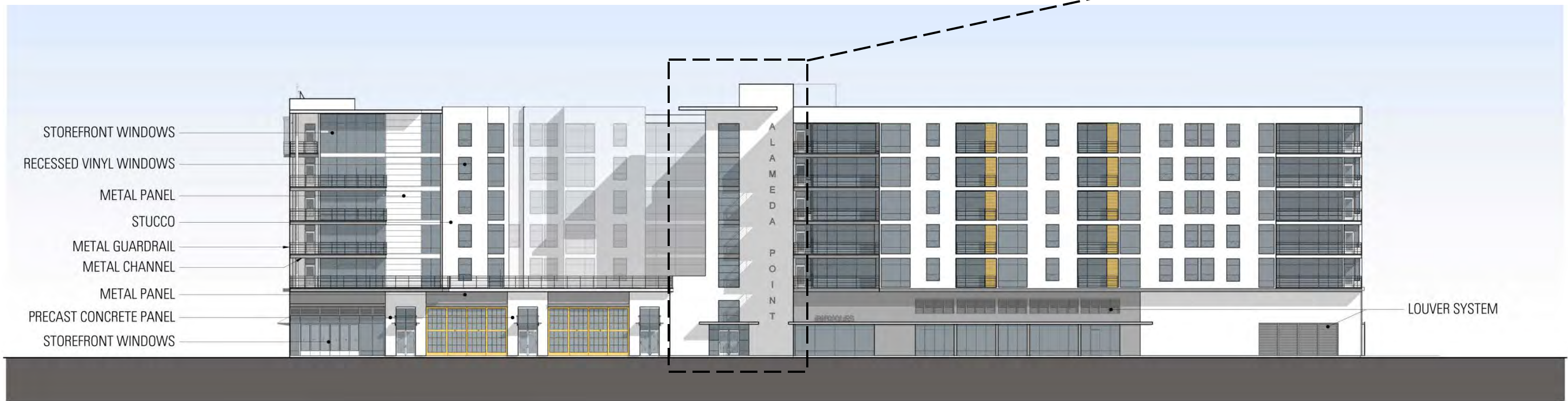


1  
23 PERSPECTIVE VIEW FROM NE

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

VIEW FROM NORTHEAST





**EXTERIOR ELEVATION - EAST**  
1/16" = 1'-0"

**ALAMEDA POINT BLOCK 11 | ALAMEDA, CA**

**EAST ELEVATION + DESIGN REFERENCE**



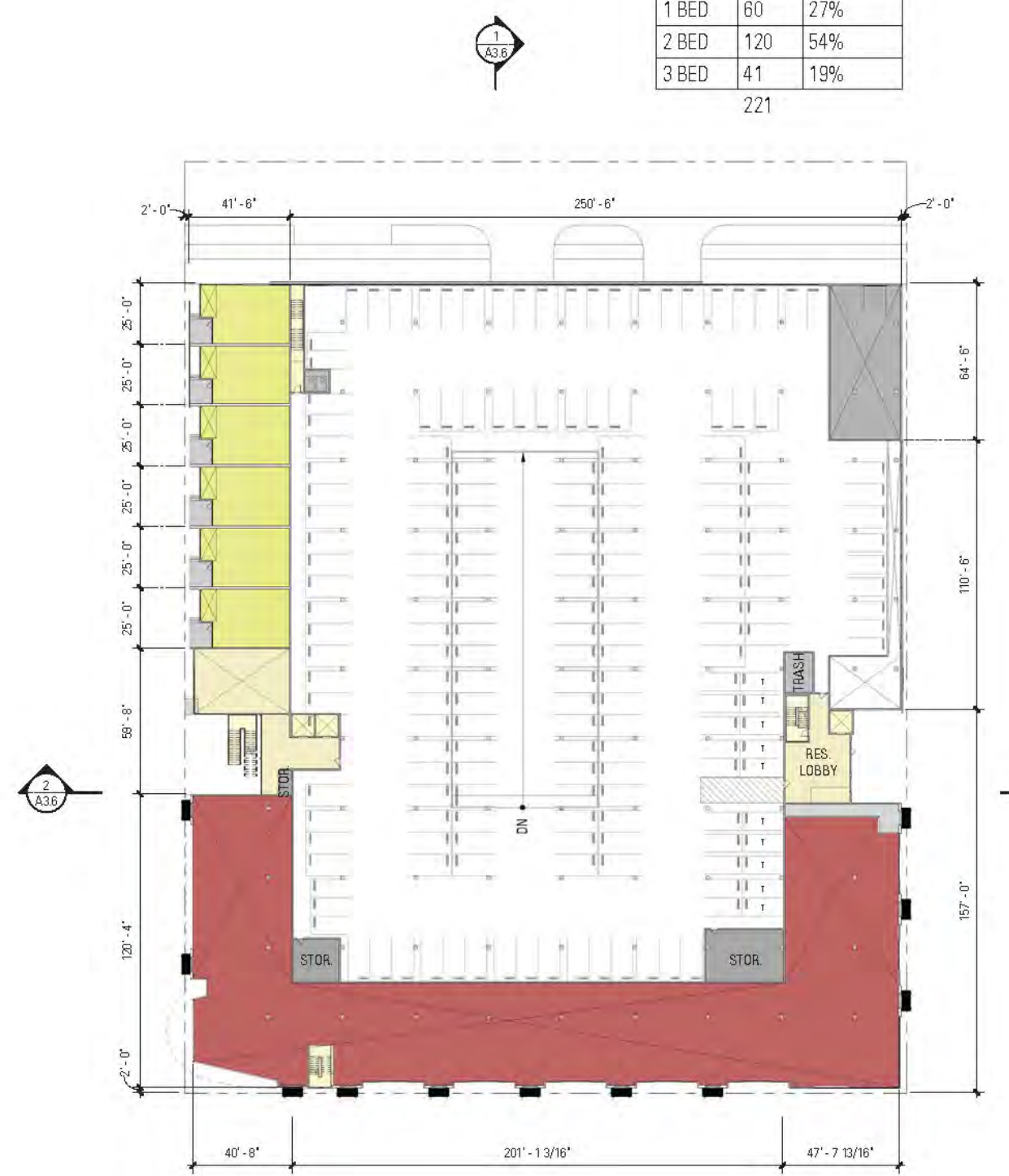


ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

VIEW FROM WATERFRONT



| TOTAL UNIT MIX |     |     |
|----------------|-----|-----|
| 1 BED          | 60  | 27% |
| 2 BED          | 120 | 54% |
| 3 BED          | 41  | 19% |
| 221            |     |     |



ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

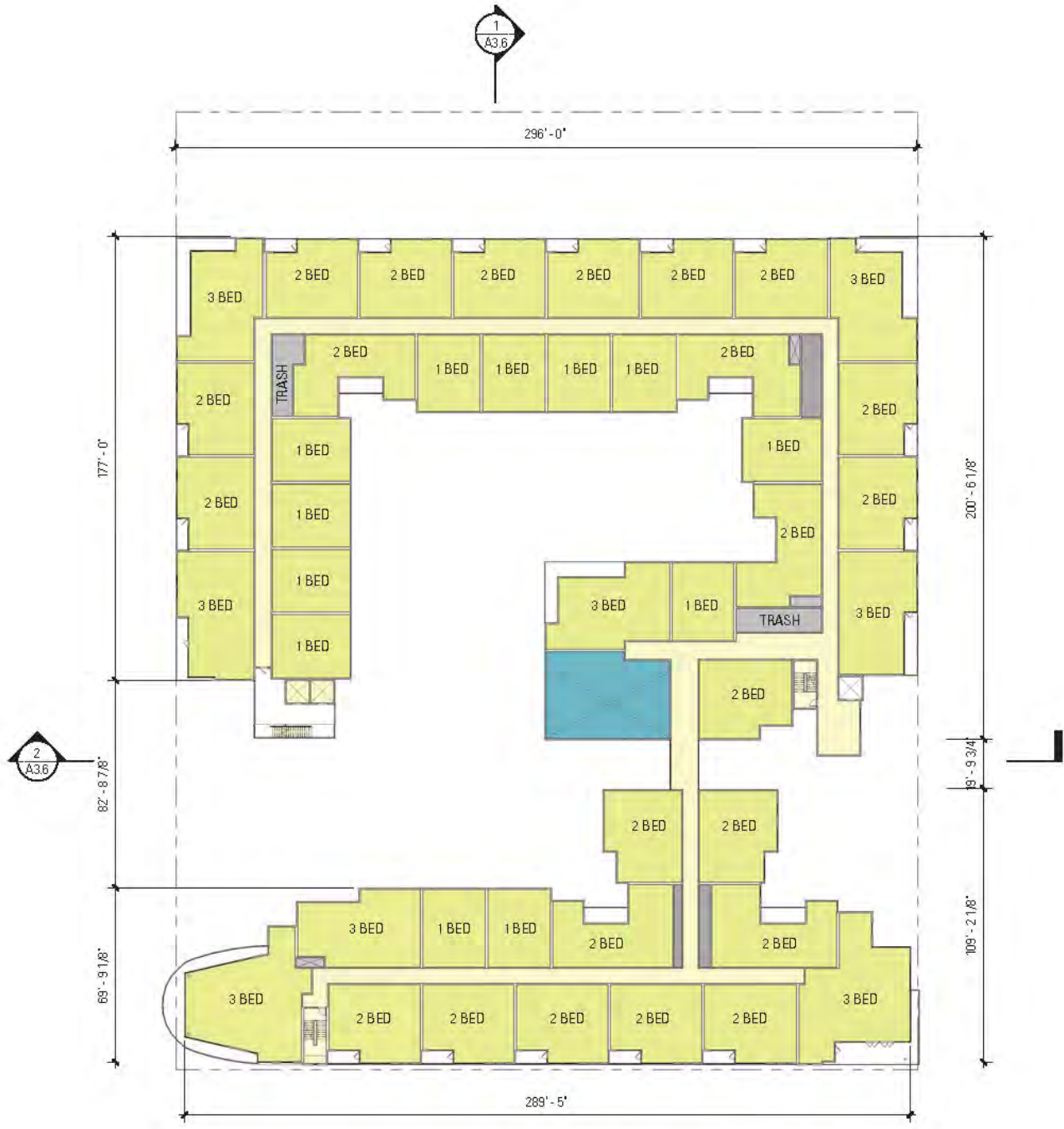
FLOOR PLANS





**LEVEL 3**  
1/32" = 1'-0"

|         |       |    |
|---------|-------|----|
| LEVEL 3 | 1 BED | 12 |
| LEVEL 3 | 2 BED | 23 |
| LEVEL 3 | 3 BED | 7  |
|         |       | 42 |



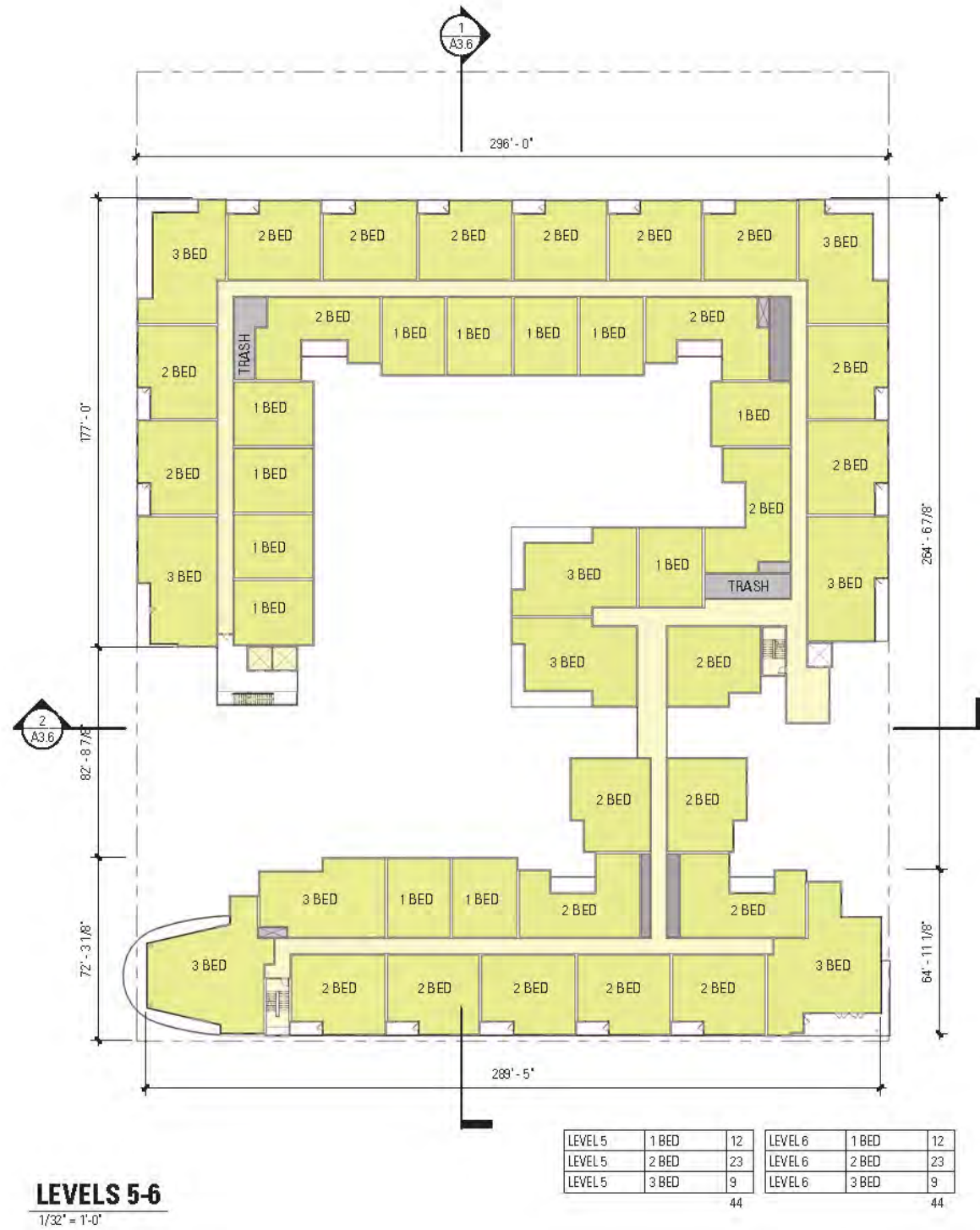
**LEVEL 4**  
1/32" = 1'-0"

|         |       |    |
|---------|-------|----|
| LEVEL 4 | 1 BED | 12 |
| LEVEL 4 | 2 BED | 23 |
| LEVEL 4 | 3 BED | 8  |
|         |       | 43 |

ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

**FLOOR PLANS**





ALAMEDA POINT BLOCK 11 | ALAMEDA, CA

FLOOR PLANS