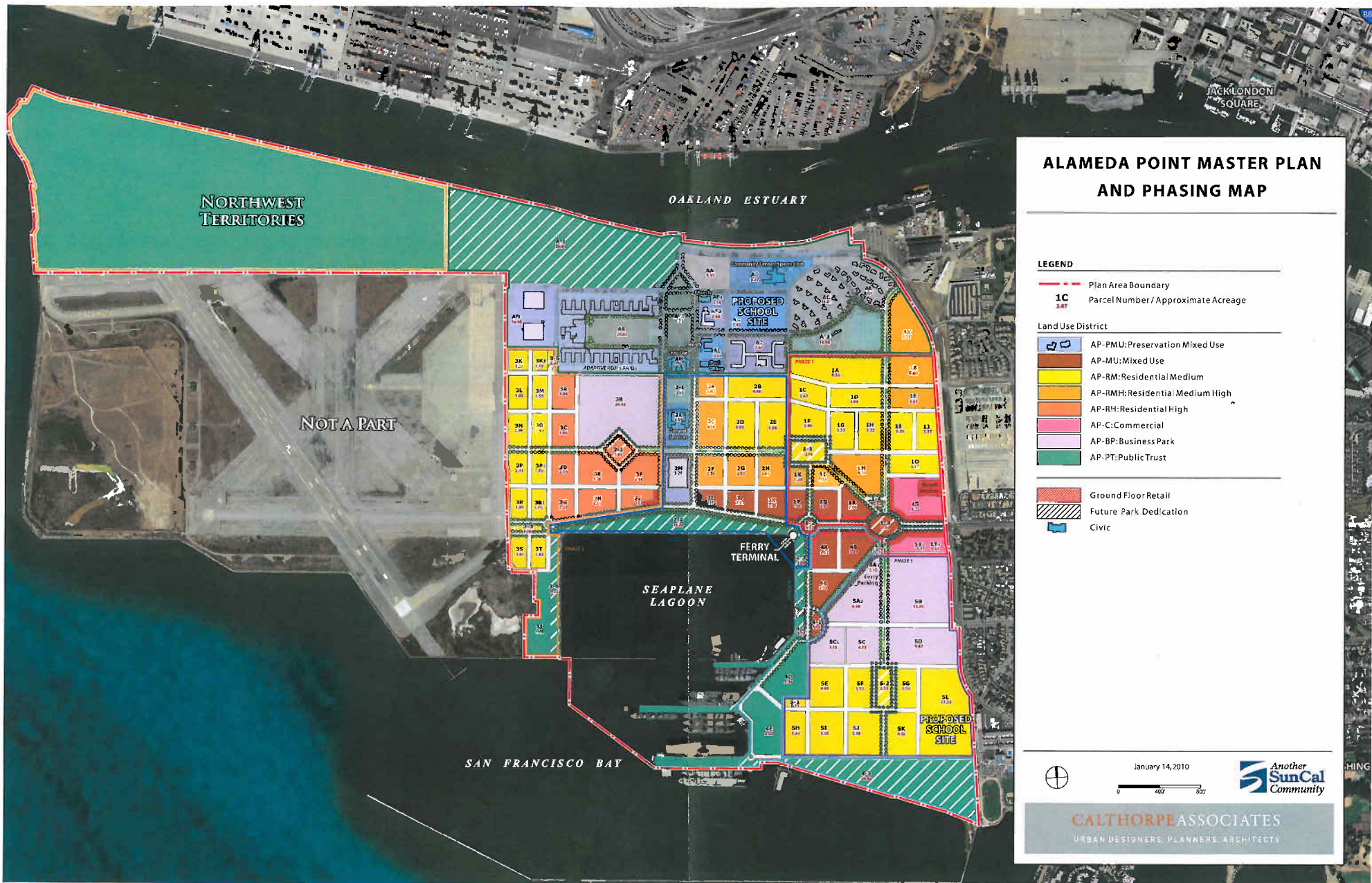


**Attachment K.      Development Plan**



## ALAMEDA POINT MASTER PLAN AND PHASING MAP

### LEGEND

- Plan Area Boundary
- 1C**  
2A7 Parcel Number / Approximate Acreage

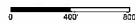
### Land Use District

- AP-PMU: Preservation Mixed Use
- AP-MU: Mixed Use
- AP-RM: Residential Medium
- AP-RMH: Residential Medium High
- AP-RH: Residential High
- AP-C: Commercial
- AP-BP: Business Park
- AP-PT: Public Trust

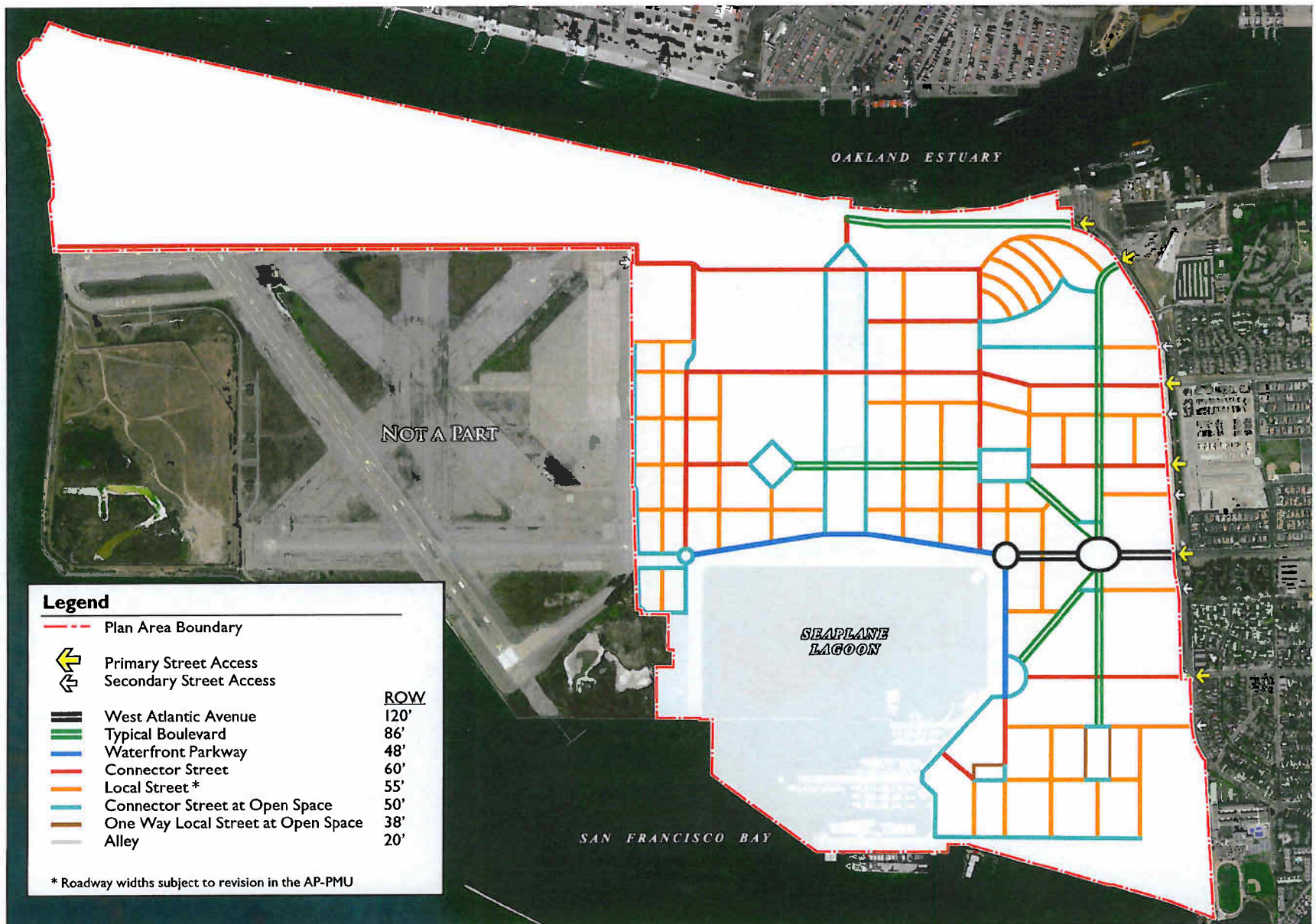
- Ground Floor Retail
- Future Park Dedication
- Civic



January 14, 2010

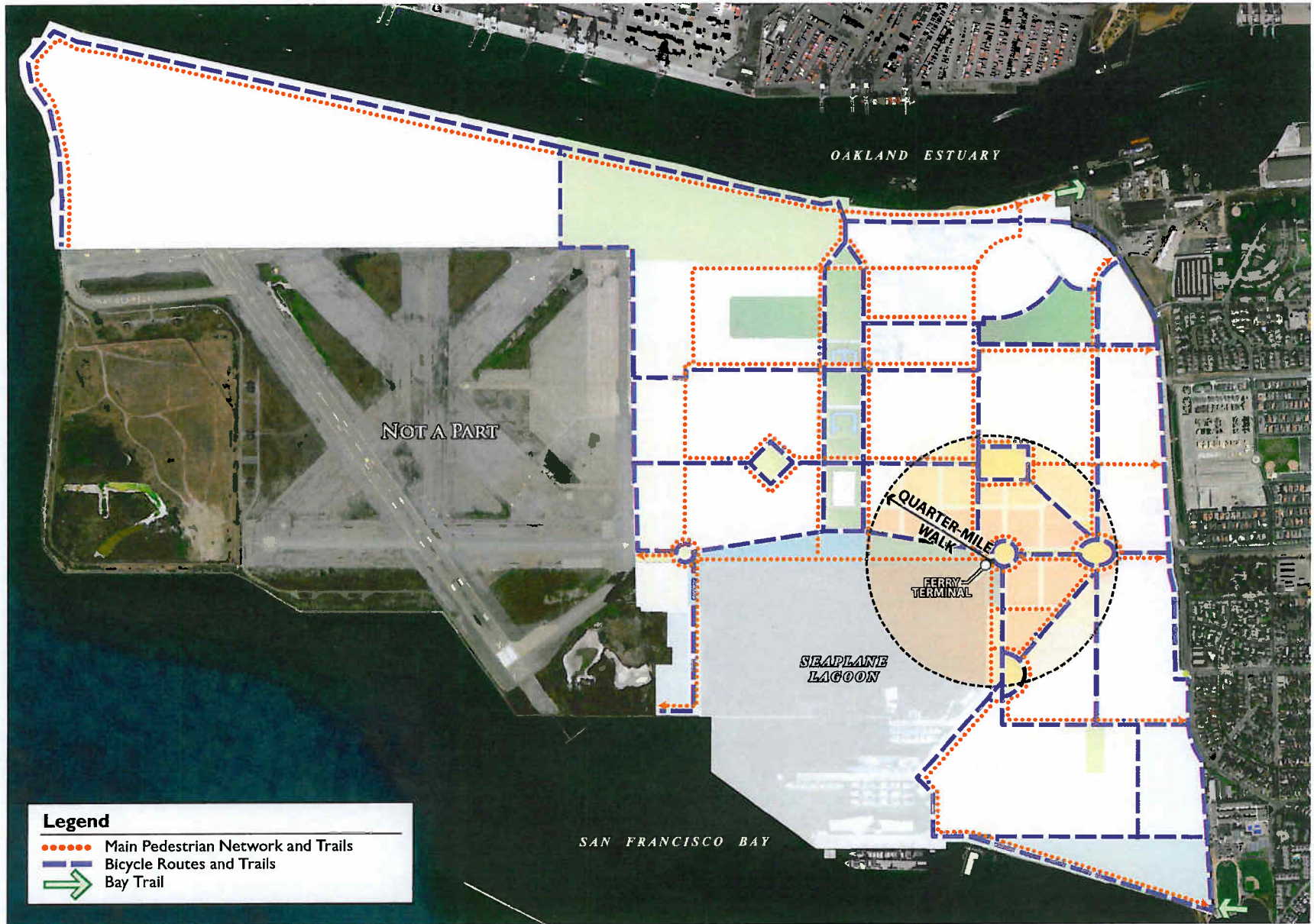


**CALTHORPE ASSOCIATES**  
URBAN DESIGNERS, PLANNERS, ARCHITECTS



Not to Scale

Master Plan Figure 5-1  
Street System

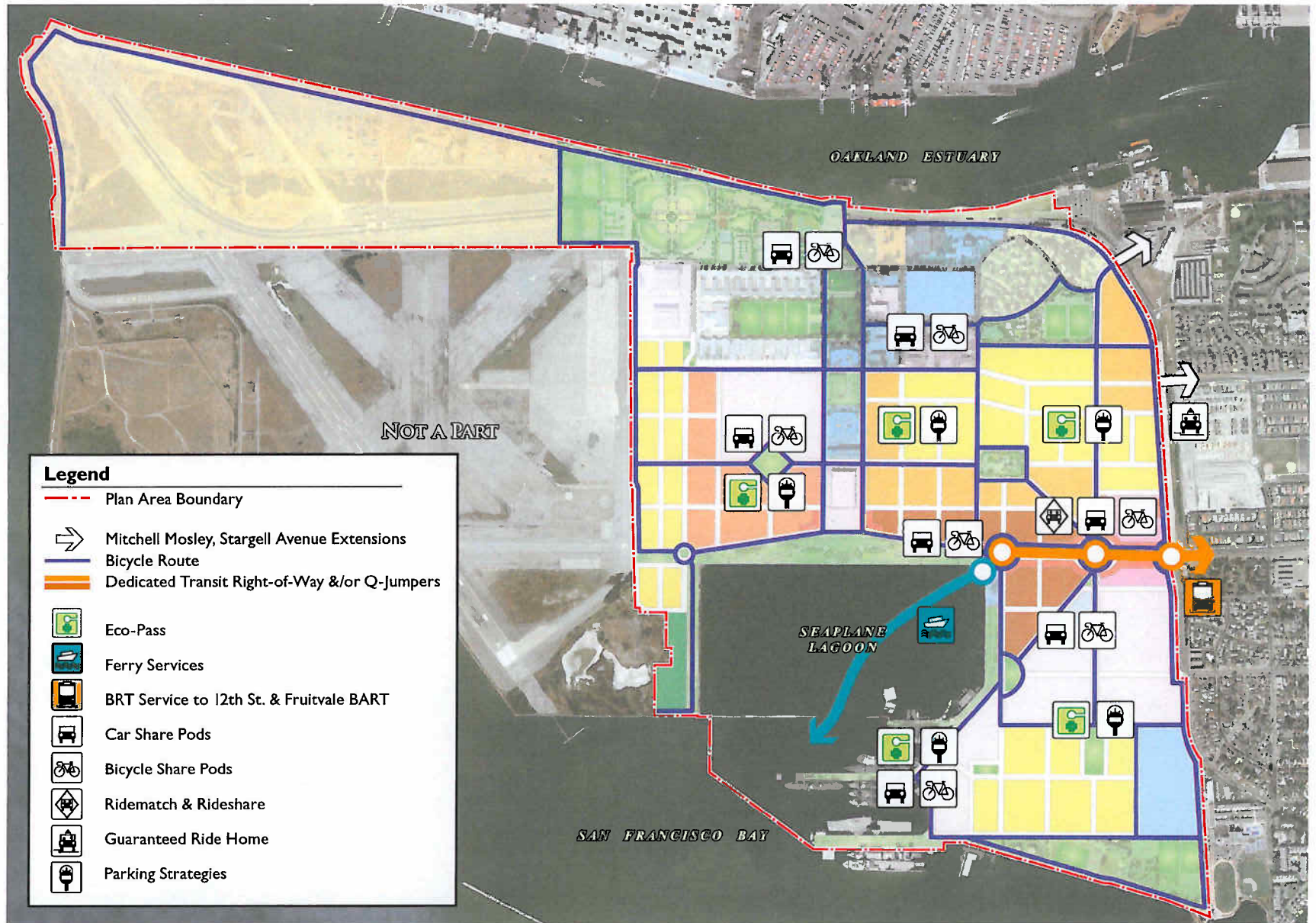


Not to Scale



Master Plan Figure 5-11

## Bicycle and Pedestrian Network

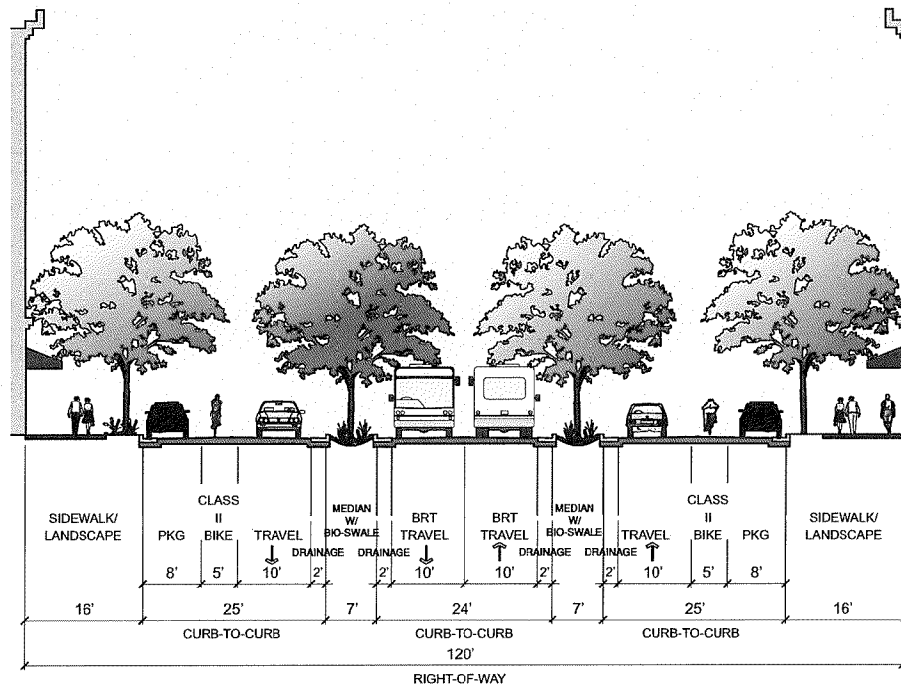


Not to Scale



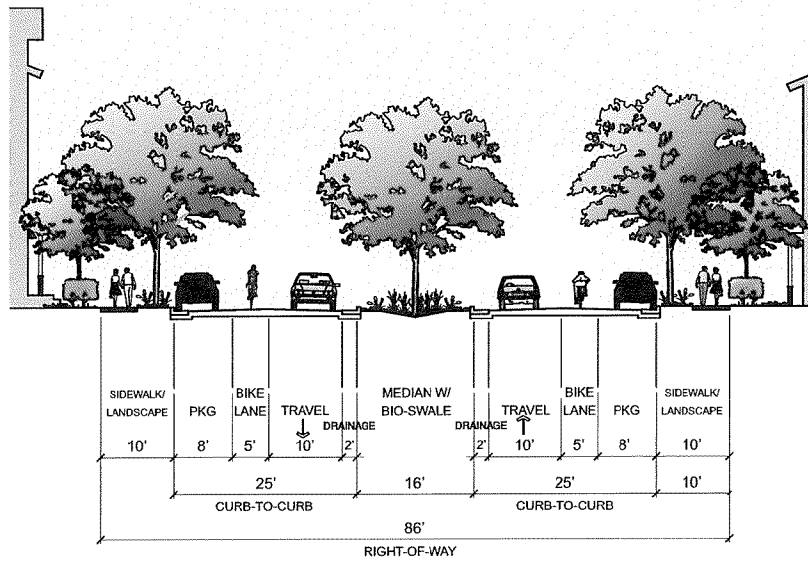
Master Plan Figure 5-10

# Transit-Oriented Development

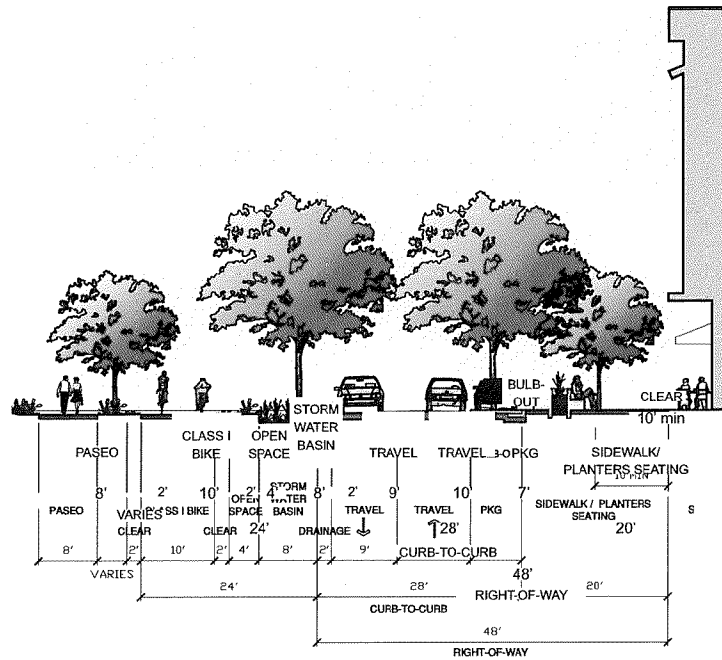


Master Plan Figure 5-2

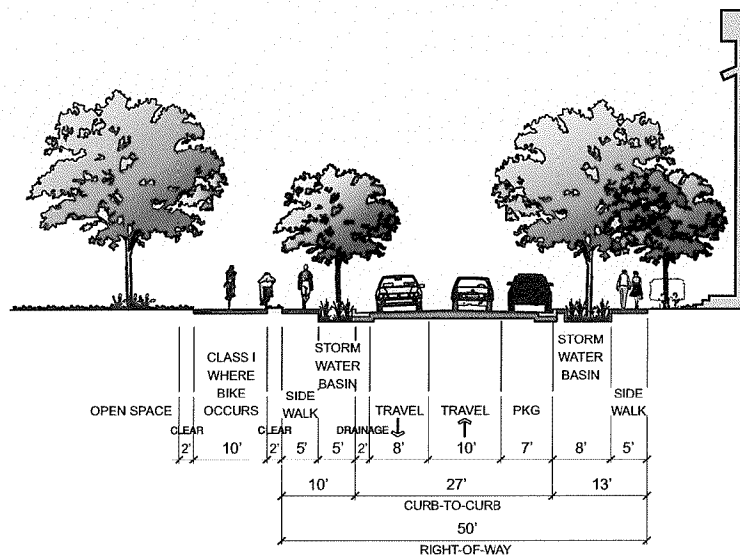
West Atlantic Avenue



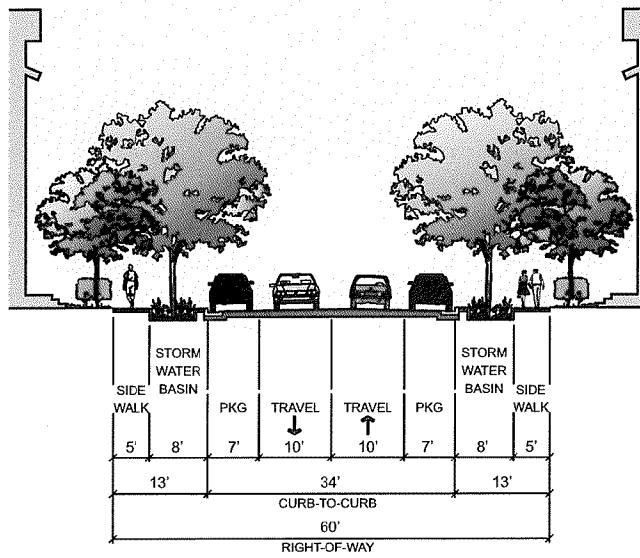
Master Plan Figure 5-3  
**Typical Boulevard**



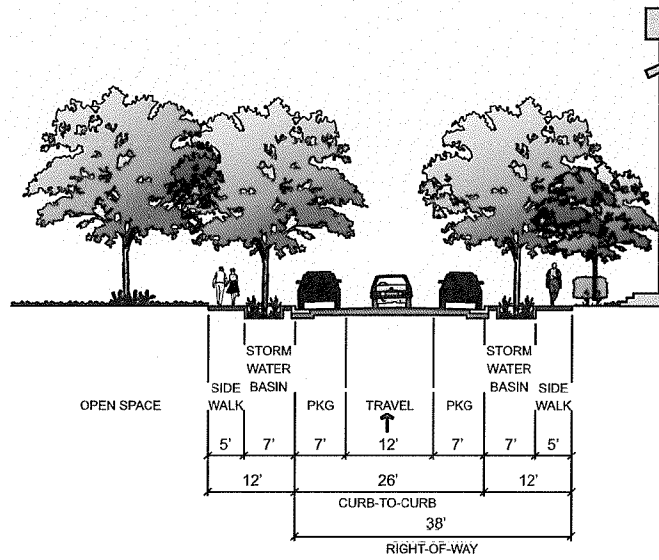
Master Plan Figure 5-4  
Waterfront Parkway



Master Plan Figure 5-5  
 Connector at Open Space

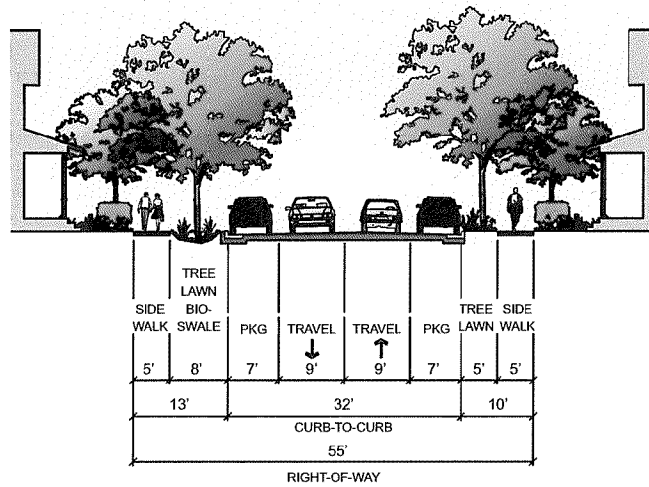


Master Plan Figure 5-6  
**Typical Connector**

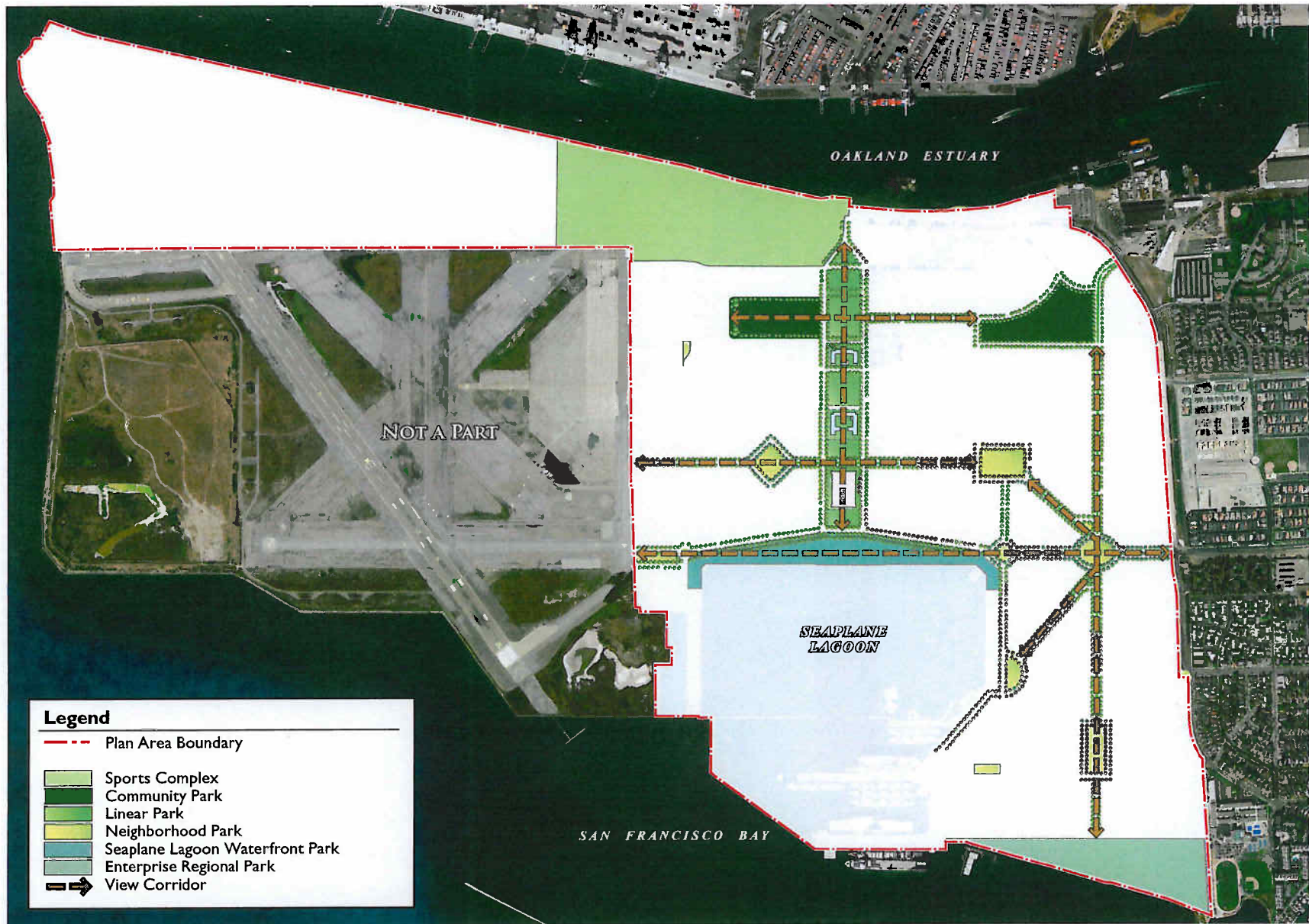



Master Plan Figure 5-7

# One Way Local Street at Open Space



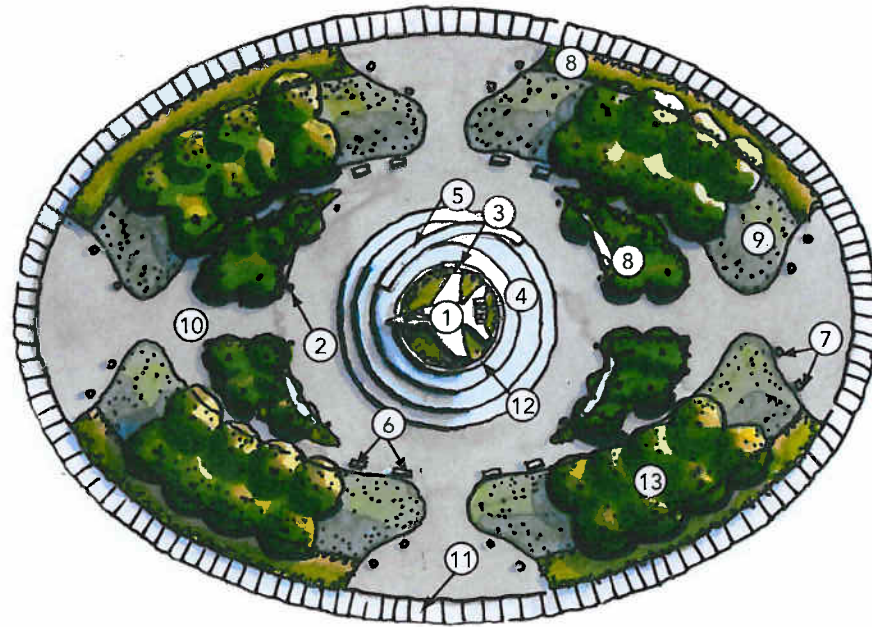
Master Plan Figure 5-8  
 Typical Local Street



Not to Scale 

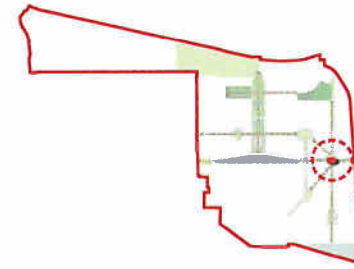
Master Plan Figure 4-1

## Conceptual Open Space Framework (Illustrative Only)



**Gateway Park - Proposed Elements**

- |                         |                        |
|-------------------------|------------------------|
| 1. Jet Monument         | 8. Colorful Plant Beds |
| 2. Historic Naval Flags | 9. Turf                |
| 3. Interpretive Plaque  | 10. Permeable Paving   |
| 4. Stairs               | 11. Sidewalk           |
| 5. Ramp                 | 12. Seat Wall          |
| 6. Benches              | 13. Tree Grove         |
| 7. Pedestrian Lights    |                        |



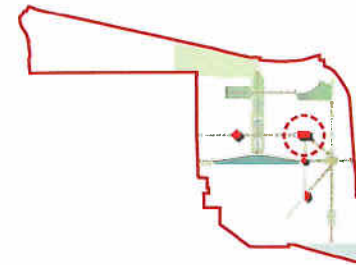
*Master Plan Figure 4-2*

**Gateway Park (Illustrative Only)**



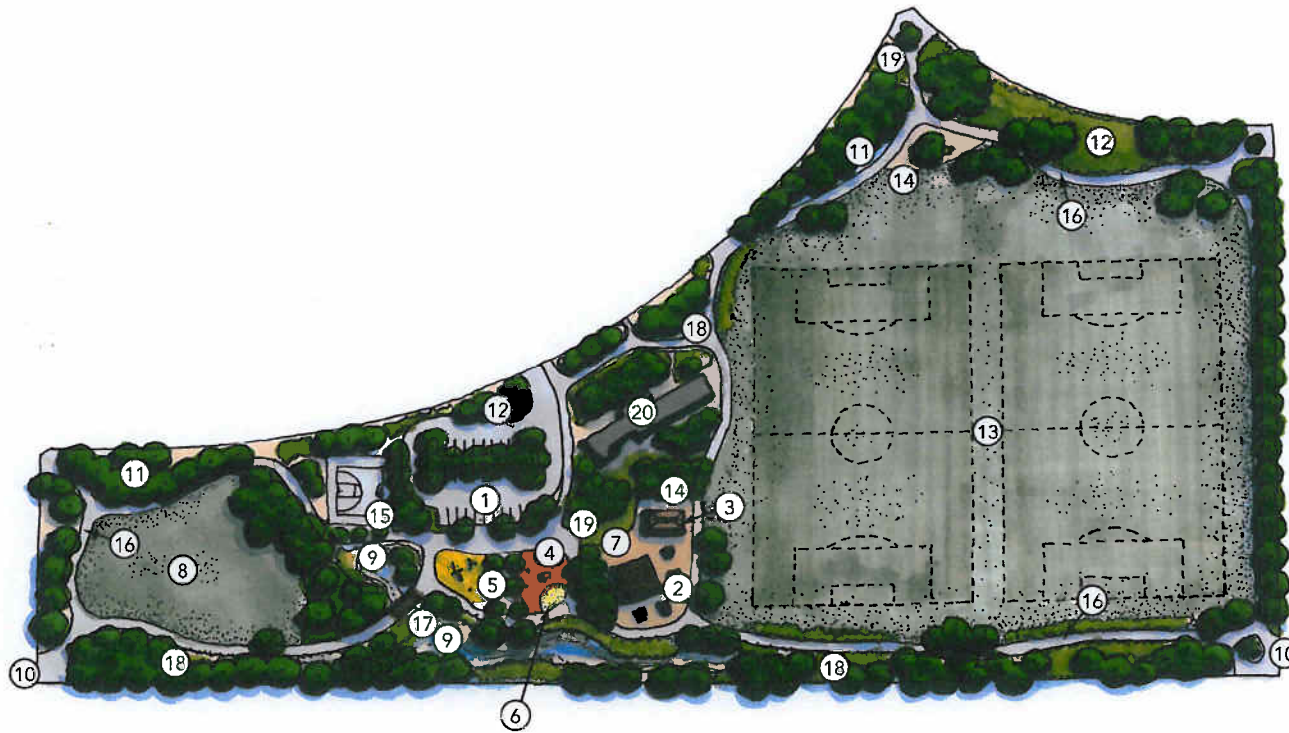
**Neighborhood Park - Proposed Elements**

- |   |   |
|---|---|
| 1. Children's Play Area<br>(2-5 year olds)  | 8. Open Meadow                              |
| 2. Children's Play Area<br>(5-12 year olds) | 9. Sidewalk                                 |
| 3. Sand and Water Play                      | 10. Special Entry Paving                    |
| 4. Gazebo Shade Structure                   | 11. Rain Garden /On-site<br>Water Retention |
| 5. Picnic Tables                            | 12. Tree Grove                              |
| 6. Barbeque Grills                          | 13. Colorful Plant Beds                     |
| 7. Permeable Paving                         | 14. Pedestrian Bridge                       |



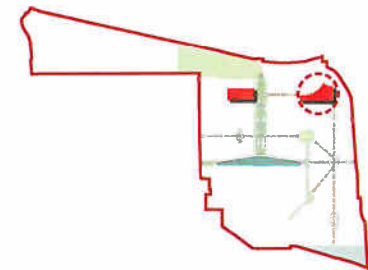
*Master Plan Figure 4-3*

**Neighborhood Park (Illustrative Only)**



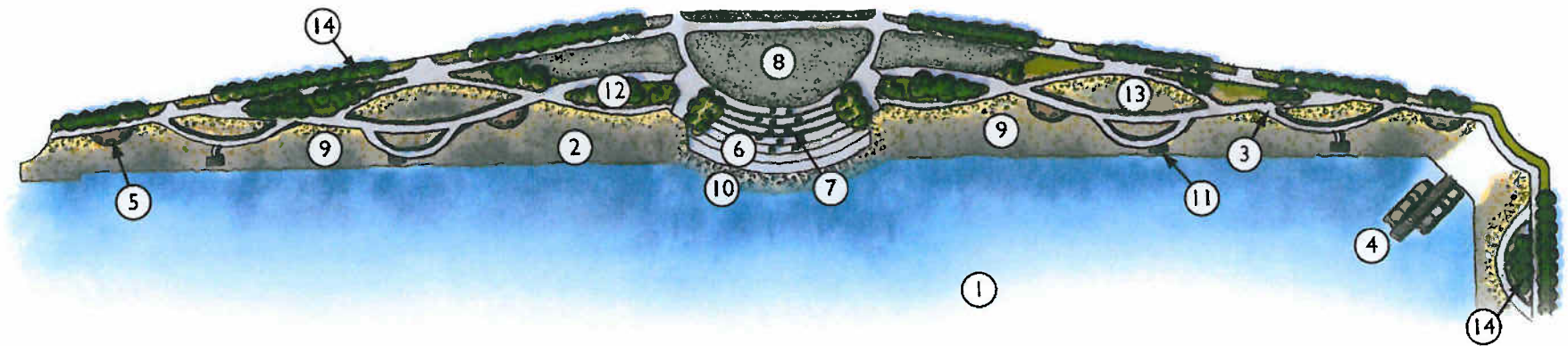
**Community Park - Proposed Elements**

- |  |  |                                       |
|--|--|---------------------------------------|
| 1. Parking Lot (30 Spaces)               | 8. Open Meadow                           | 16. Perimeter Walking / Jogging Trail |
| 2. Group Picnic Facilities               | 9. Rain Garden / On-site Water Retention | 17. Pedestrian Bridge                 |
| 3. Restroom Facilities                   | 10. Special Entry Paving                 | 18. Exercise Station                  |
| 4. Children's Play Area (2-5 year olds)  | 11. Tree Grove                           | 19. Public Art                        |
| 5. Children's Play Area (5-12 year olds) | 12. Colorful Plant Bed                   | 20. Admiral's House                   |
| 6. Sand and Water Play Area              | 13. Large Open Green                     |                                       |
| 7. Permeable Paving                      | 14. Informal Picnic Area                 |                                       |
|  | 15. Basketball Courts                    |                                       |



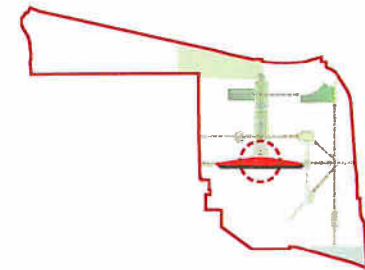
*Master Plan Figure 4-4*

**Community Park (Illustrative Only)**



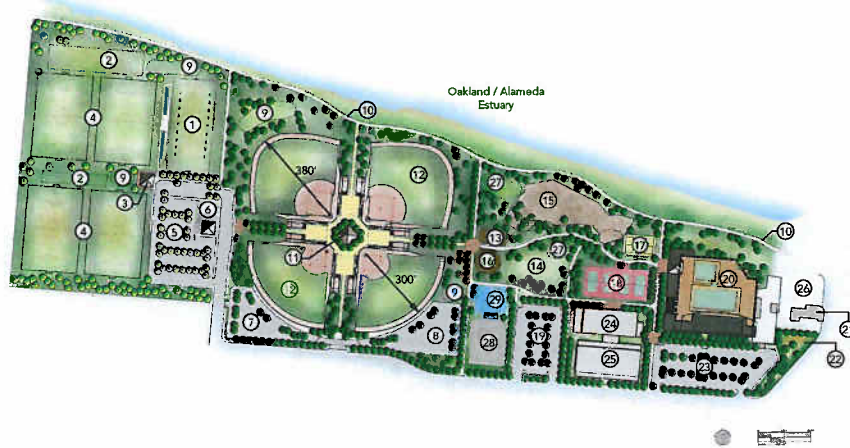
**Seaplane Lagoon - Proposed Elements**

- |                               |  |                         |
|-------------------------------|--|-------------------------|
| 1. Seaplane Lagoon            | 6. Wave Terrace Plaza                      | 12. Coastal Tree Grove  |
| 2. Pedestrian Walk (10' wide) | 7. Kinetic Public Art                      | 13. Rain Garden         |
| 3. Bike Path (12' wide)       | 8. Open Meadow                             | 14. Colorful Plant Beds |
| 4. Piers                      | 9. Native Planting                         | 15. Seating / Rest Area |
| 5. Kayak Access               | 10. Rip-rap                                | 16. Ferry               |
|                               | 11. Vista Points with Interpretive Signage |                         |



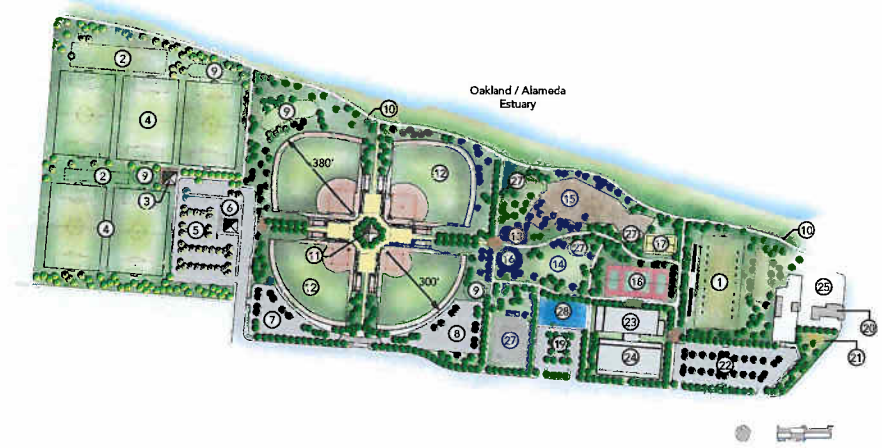
*Master Plan Figure 4-5*

**Seaplane Lagoon Waterfront Park (Illustrative Only)**



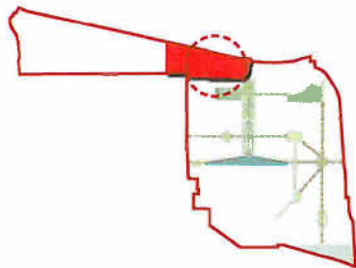
### Sports Complex (alt 01) - Proposed Elements

- |   |                                       |
|---|---------------------------------------|
| 1. Football/Lacrosse field (160' x 360')  | 14. Central green lawn area           |
| 2. Warm up fields                         | 15. BMX/mountain bike skills park     |
| 3. Restroom/concessions storage building  | 16. Group picnic with shade structure |
| 4. Soccer field (210' x 330')             | 17. Sand volleyball pit               |
| 5. Parking (200 spaces)                   | 18. Tennis courts                     |
| 6. Maintenance Building with storage yard | 19. Parking (158 spaces)              |
| 7. Parking (73 spaces)                    | 20. Swimming complex                  |
| 8. Parking (97 spaces)                    | 21. Existing guard shack              |
| 9. Group picnic                           | 22. Entry green                       |
| 10. Shoreline trail                       | 23. Parking (225 spaces)              |
| 11. Restroom/concessions storage building | 24. Multi-use building                |
| 12. Softball/baseball fields              | 25. Gymnasium                         |
| 13. Play area                             | 26. Existing parking                  |
|   | 27. Informal picnic                   |
|   | 28. Existing skate park               |
|   | 29. Basketball courts                 |



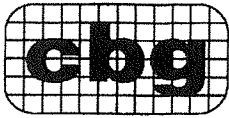
### Sports Complex (alt 02) - Proposed Elements

- |   |                                       |
|---|---------------------------------------|
| 1. Football/Lacrosse field (160' x 360')  | 14. Central green lawn area           |
| 2. Warm up fields                         | 15. BMX/mountain bike skills park     |
| 3. Restroom/concessions storage building  | 16. Group picnic with shade structure |
| 4. Soccer field (210' x 330')             | 17. Sand volleyball pit               |
| 5. Parking (200 spaces)                   | 18. Tennis courts                     |
| 6. Maintenance Building with storage yard | 19. Parking (81 spaces)               |
| 7. Parking (73 spaces)                    | 20. Existing guard shack              |
| 8. Parking (97 spaces)                    | 21. Entry green                       |
| 9. Group picnic                           | 22. Parking (225 spaces)              |
| 10. Shoreline trail                       | 23. Multi-use building                |
| 11. Restroom/concessions storage building | 24. Gymnasium                         |
| 12. Softball/baseball fields              | 25. Existing parking                  |
| 13. Play area                             | 26. Informal picnic                   |
|   | 27. Existing skate park               |
|   | 28. Basketball courts                 |



Master Plan Figure 4-6

## Sports Complex (Illustrative Only)



# MEMORANDUM

**FROM:** Christopher S. Harmison – Carlson, Barbee & Gibson, Inc.  
Angelo Obertello – Carlson, Barbee & Gibson Inc.

**SUBJECT:** Alameda Point – Vertical Datum Conversions

The following vertical datum conversions are based upon values published by the National Geodetic Survey (NGS), the City of Alameda, and a report prepared by Brian Kangas Foulk.

### ALAMEDA POINT VERTICAL DATUM SUMMARY

NGVD 29	NAVD 88	City of Alameda	NAS
0.00 feet	2.70 feet	-3.41 feet	104.23 feet

The delta between the North American Vertical Datum, 1988 (NAVD 88) and the National Geodetic Vertical Datum, 1929 (NGVD 29), based upon the NGS data sheet for PID HT0880, a brass disc stamped “Main ATL 1947” at the intersection of Main Street and Atlantic Avenue in the City of Alameda, is 2.70 feet. To obtain NAVD 88 elevations, add 2.70 feet to NGVD 29 elevations.

**NAVD 88 = NGVD 29 + 2.70 feet**

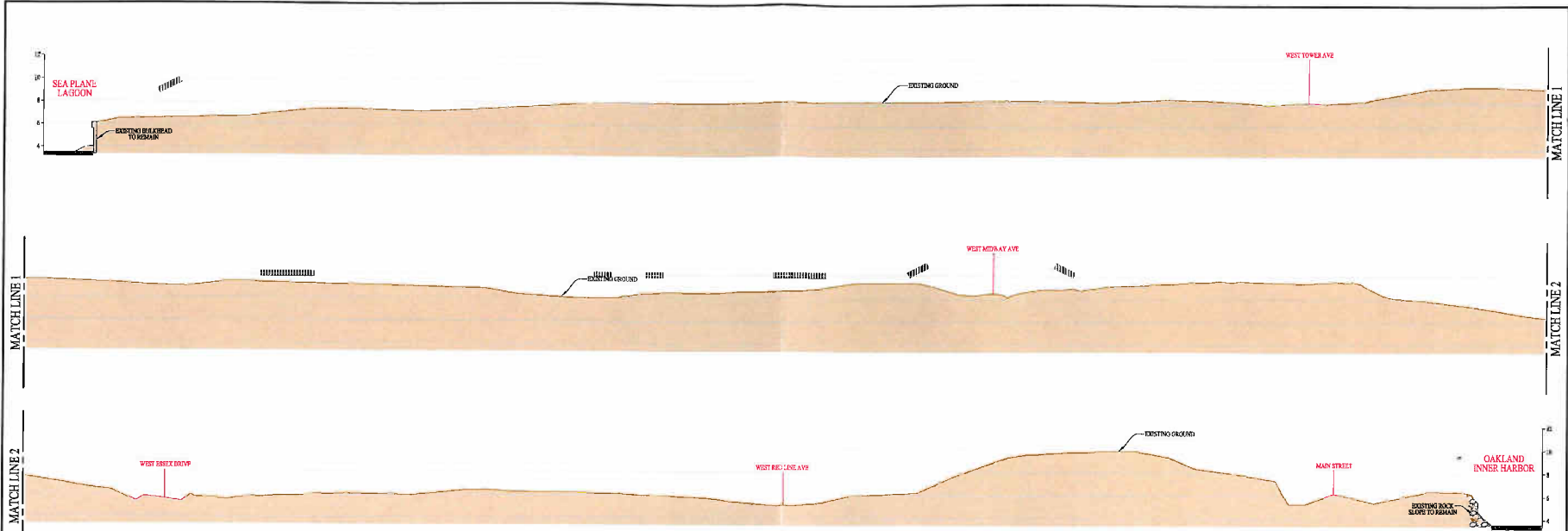
The delta between NGVD 29 and the City of Alameda vertical datum, based upon the “City of Alameda Tide and Datum Chart from U.S.C.&G.S. Jan 1943” is negative 3.41 feet. To obtain City of Alameda elevation, subtract 3.41 feet from NGVD 29 elevations..

**City of Alameda = NGVD 29 – 3.41 feet**

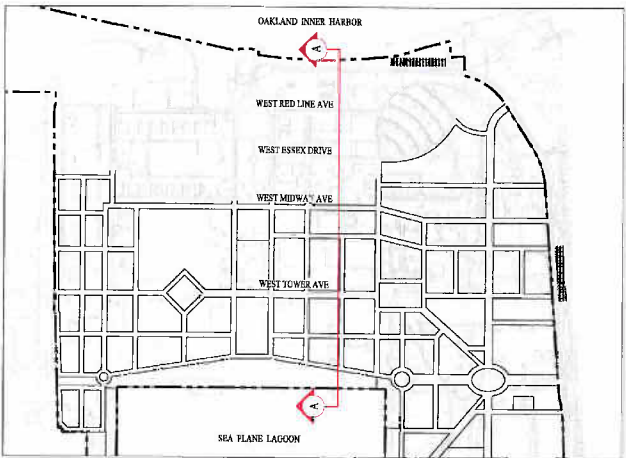
The delta between NGVD 29 and the Naval Air Station (NAS) datum, based upon the “Storm Drainage Study, Gravity and Pump Station Alternatives” report (draft) dated February 6, 2001, prepared by Brian Kangas Foulk, BKF job no. 980221-10, is 104.23 feet. To obtain NAS elevations, add 104.23 feet to NGVD 29 elevations.

**NAS = NGVD 29 + 104.23 feet**

If you have any questions, please do not hesitate to call us.



SECTION A-A  
 VERTICAL: 1" = 4'  
 HORIZONTAL: 1" = 40'



PLAN VIEW  
 SCALE: 1" = 800'

NOTE:  
 ALL ELEVATIONS ARE NGVD 29

**DRAFT**

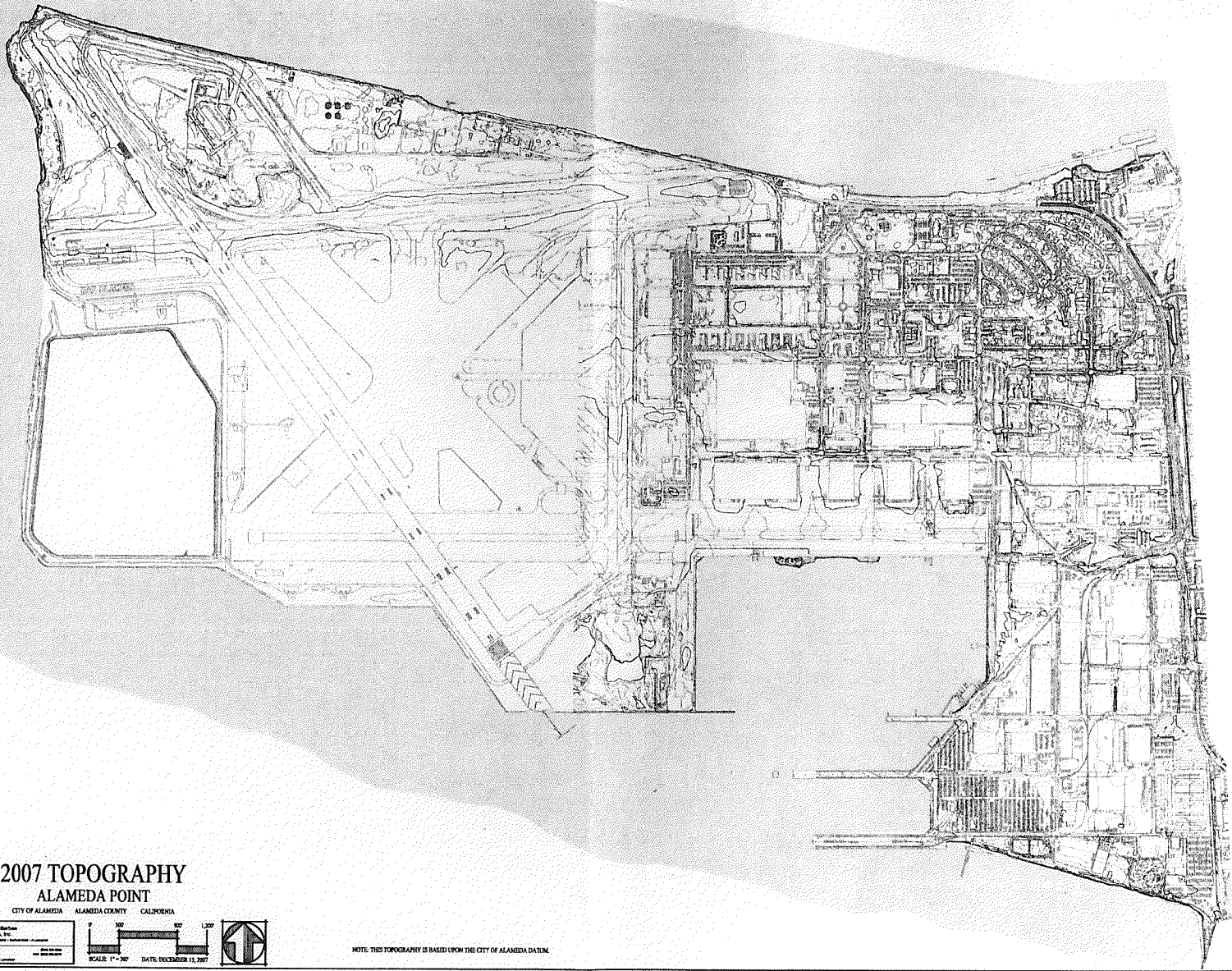
EAST OF SARATOGA STREET  
 EXISTING CROSS-SECTION  
 ALAMEDA POINT

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA



	Carlson, Barbee & Gibson, Inc. <small>CIVIL ENGINEERS - SURVEYORS - PLANNERS</small>	(925) 948-5555 FAX (925) 948-5576
	<small>8115 BOLLINGER COURT, SUITE 100          SAN RAMON, CALIFORNIA 94583</small>	<small>800 BAYVIEW LANSING</small>

©2010 ENGINEER/ARCHITECT SECTION A-A-A (SHEET) 2/10



**2007 TOPOGRAPHY**  
**ALAMEDA POINT**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

	Carlson, Barker & Wilson, Inc. <small>Professional Engineer License No. 45678</small>	
	0 100 200 300 FEET SCALE: 1" = 300' DATE: DECEMBER 11, 2007	

NOTE: THIS TOPOGRAPHY IS BASED UPON THE CITY OF ALAMEDA DATUM.

## Alameda Point Master Plan Development Schedule

**Anticipated Date of Commencement of Construction: July 20, 2012\***

<b>Phase (Stage)</b>	<b>Approximate Construction Begin-Complete</b>	<b>Residential Dwelling Units</b>	<b>Non-Residential (sq.ft.)</b>
Adaptive Reuse Phase	Years 1-20	309 + 186	563,000
Phase 1	Years 1-4	1044	881,000
Phase 2	Years 5-8	969	131,000
Phase 3	Years 9-12	1394	608,000
Phase 4	Years 13-16	536	539,000
Phase 5	Years 17-20	403	1,070,000

\*The anticipated date of commencement of construction is subject to a variety of factors including the date of transfer of the Alameda Point property from the Navy to the ARRA, the date of the public trust exchange with the State of California, and the date of the transfer from the ARRA to the Developer under the DDA.