TOWN CENTER CORE PROGRESS UPDATE

ALAMEDA POINT
TOWN CENTER AND WATERFRONT PRECISE PLAN

PLANNING BOARD MEETING
14 OCTOBER 2013

SKIDMORE, OWINGS & MERRILL LLP
CMG LANDSCAPE ARCHITECTURE
KWAN HENMI ARCHITECTURE/PLANNING
TOWN MAKERS

SOM

TODAY

1. Town Center Core Land Use, Height + Massing
2. Historic District Infill + Massing
3. Phasing & Interim Placemaking Potential

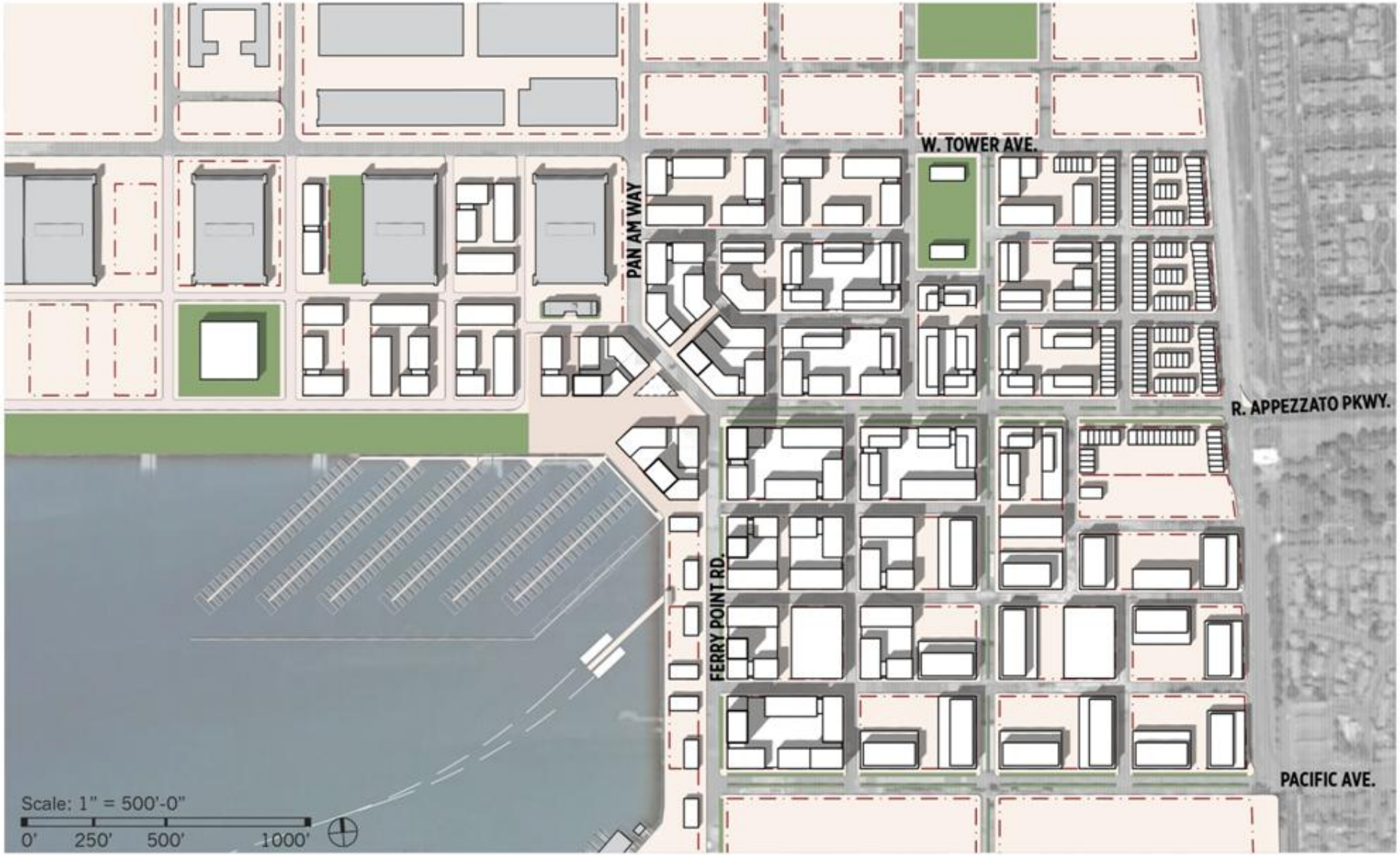
1 TOWN CENTER CORE LAND USE, HEIGHT + MASSING

TOWN CENTER CORE CONSIDERATIONS

Criteria for Development in the Town Center Core:

- Sense of arrival
- Relationship to the water
- Preservation of significant view corridors
- Viability of (short) Retail Street
- Orientation towards Pedestrians and Cyclists
- Traffic Flow
- Creation of a vibrant public place
- Feasibility / Sense of Completion of Phase 1, and relationship to Phase 0
- Impact to Historic District Cultural Landscape

TOWN CENTER CORE - PREFERRED CONFIGURATION



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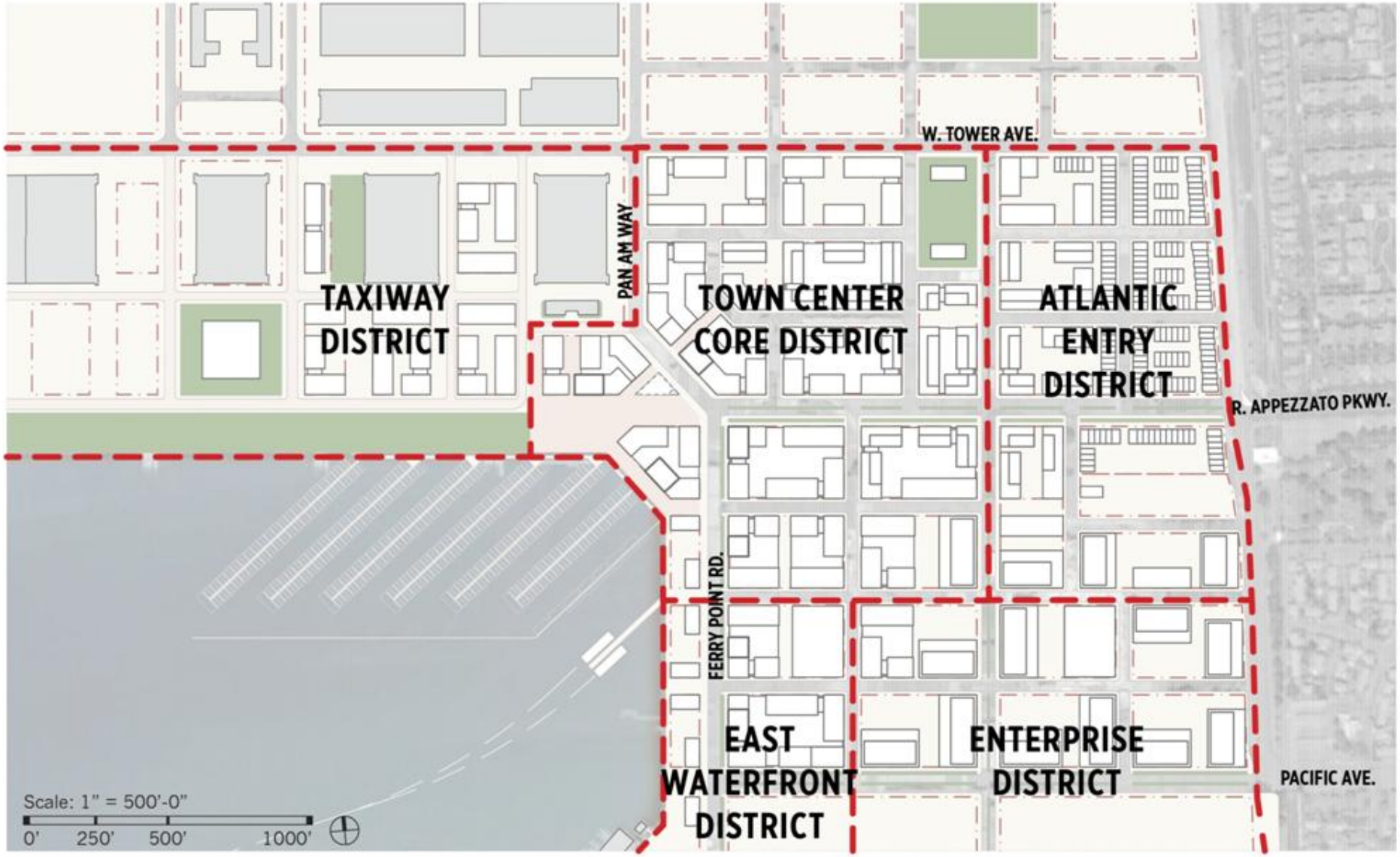
TOWN CENTER CORE SUB-AREAS



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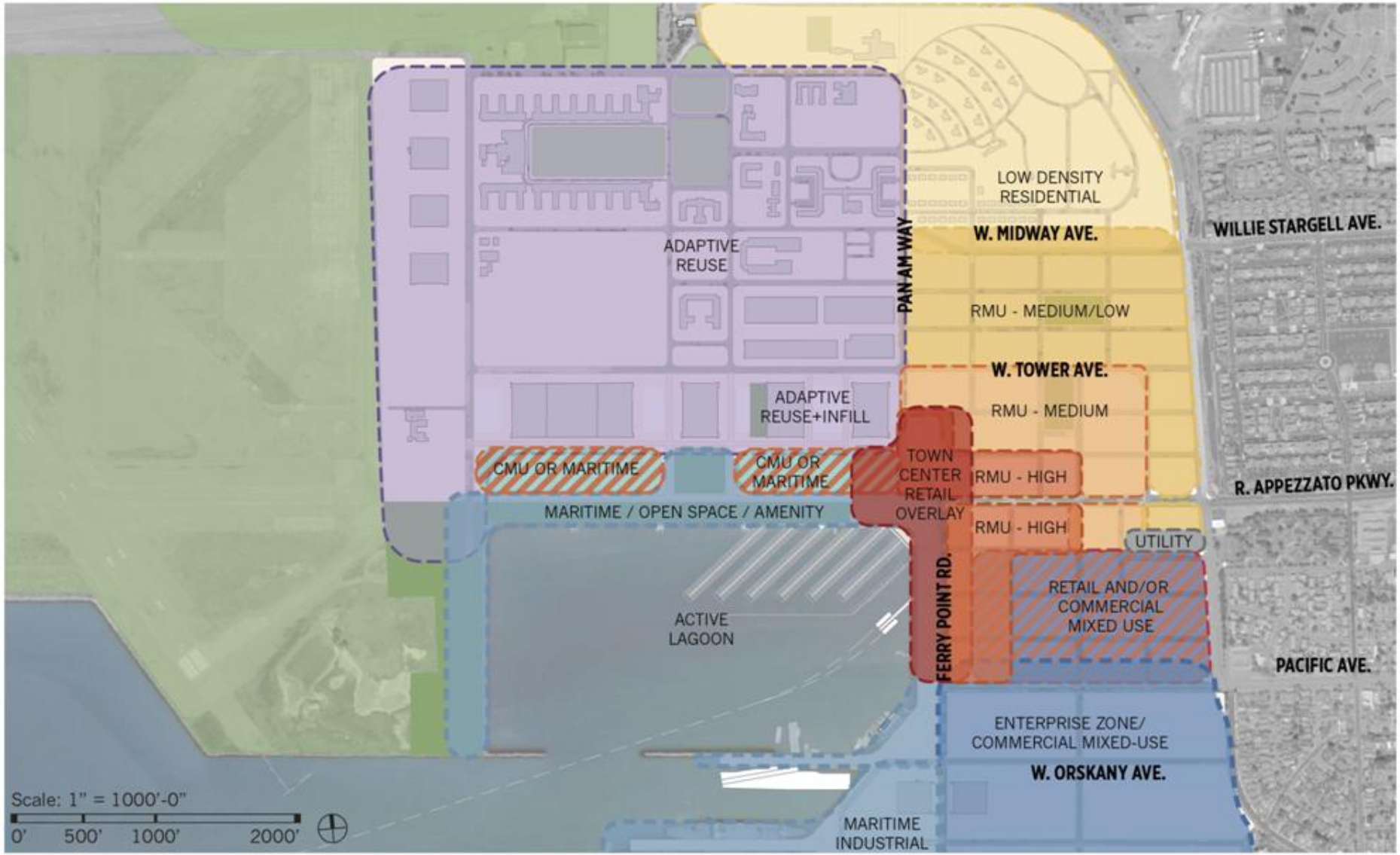
OVERALL LAND USE CONCEPT



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RESIDENTIAL MIXED-USE

Medium-Low

- 20-30 du/ac; height up to 35' (3 stories)
- Townhouses, Stacked Townhouses, Walk-up Flats (live-work, small-scale commercial and retail allowable)
- Parking 1.5 spaces/du

Medium

- 40-60 du/ac; height up to 50'
- Walk-up Flats and 3-4 story apartments (live-work, small-scale commercial and retail allowable)
- Parking 1 spaces/du

High

- 80-100 du/ac; height up to 65' (> 65' with special consideration)
- 4-5 story apartments (live-work, ground-floor commercial and retail encouraged)
- Parking 1 spaces/du

COMMERCIAL MIXED-USE + RETAIL

Commercial Mixed-Use

- FAR 1.5-2.0; height up to 65' (> 65' with special consideration)
- 3-4 story office (residential, live-work and retail allowable)
- Parking 2/1000sf

Retail, Food + Beverage, Entertainment, Hotel, and other visitor-serving uses

- Street-fronting Ground-level retail
- Parking 2/1000sf (4/1000sf for F&B)
- For small establishments, parking may be accommodated on-street

LAND USE

W. TOWER AVE.
PAN AM WAY
FERRY POINT RD.
R. APPEZZATO PKWY.
PACIFIC AVE.
3-4 FLS
2-4 FLS
2-4 FLS
2-3 FLS
4-5 FLS
3-5 FLS
3-5 FLS
2-4 FLS
2-3 FLS
2-4 FLS
4-5 FLS*
3-5 FLS
3-5 FLS
2-4 FLS
2-3 FLS
2-5 FLS*
4-5 FLS*
3-5 FLS
2-4 FLS
2-3 FLS
EXISTING UTILITY
1-2
4-5 FLS*
3-5 FLS
2-3 FLS
1-2
3-5 FLS*
2-3 FLS
1-2
3-5 FLS*
2-3 FLS
Residential Mixed-Use (RMU)
Maritime (M)
Commercial Mixed-Use (CMU)
CMU or Enterprise (C
Retail, F&B, Entertainment (R)
CMU or Maritime (CM
Enterprise (E)
Open Space (OS)
Utility (U)
* Taller Building(s) allowed with special consideration
Scale: 1" = 500'-0"
0'
250'
500'
1000'

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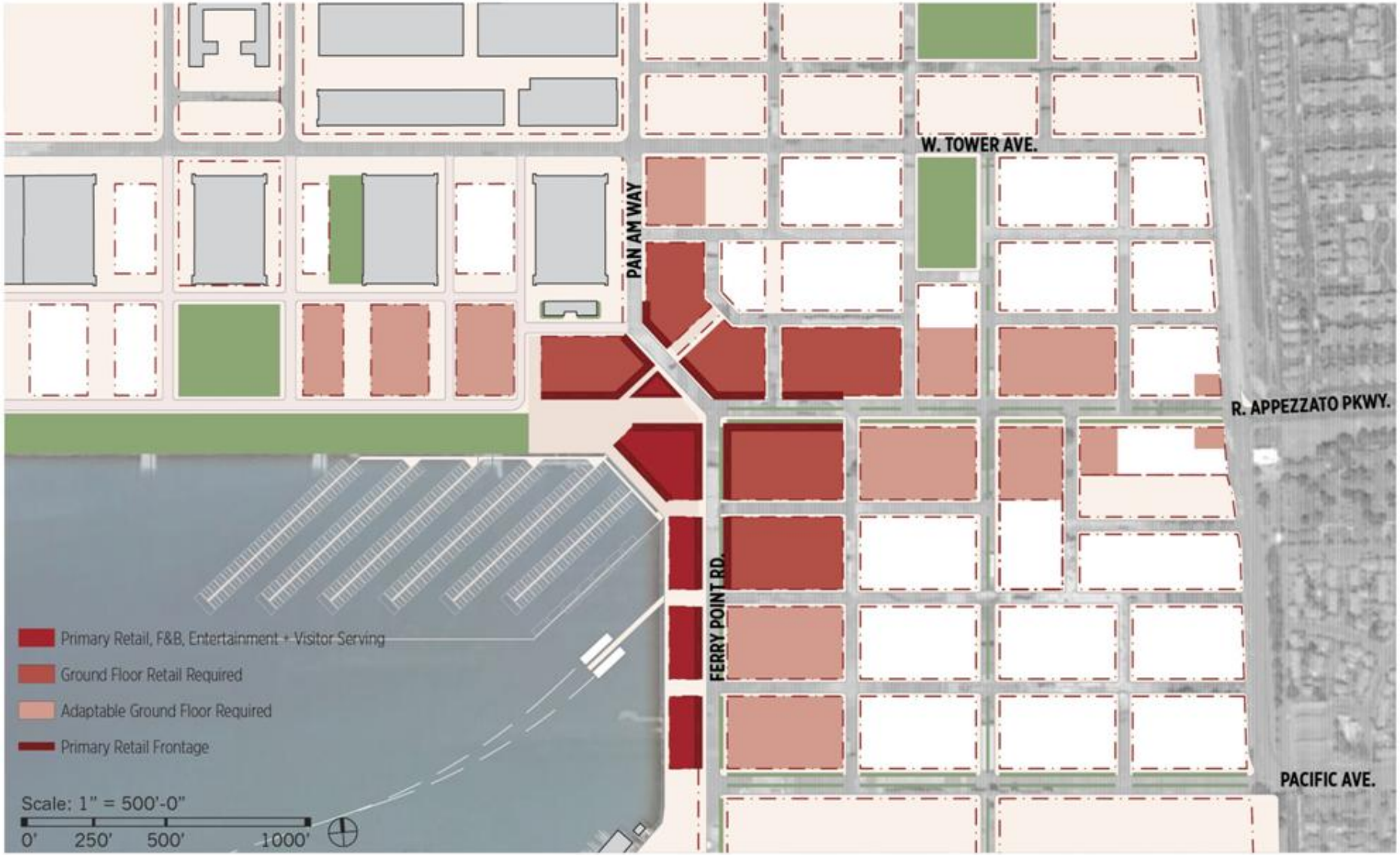
RETAIL USE + FRONTAGE



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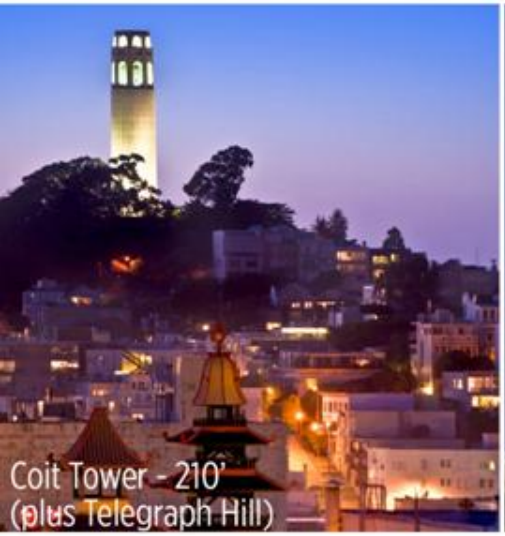
LANDMARKS


Coit Tower - 210'
(plus Telegraph Hill)

ArcelorMittal - 376'

de Young Tower- 144'

City Hall - 65'
(originally 120')

USS Hornet - 190' (above waterline)

Ferry Building - 235'

Turning Torso - 282'

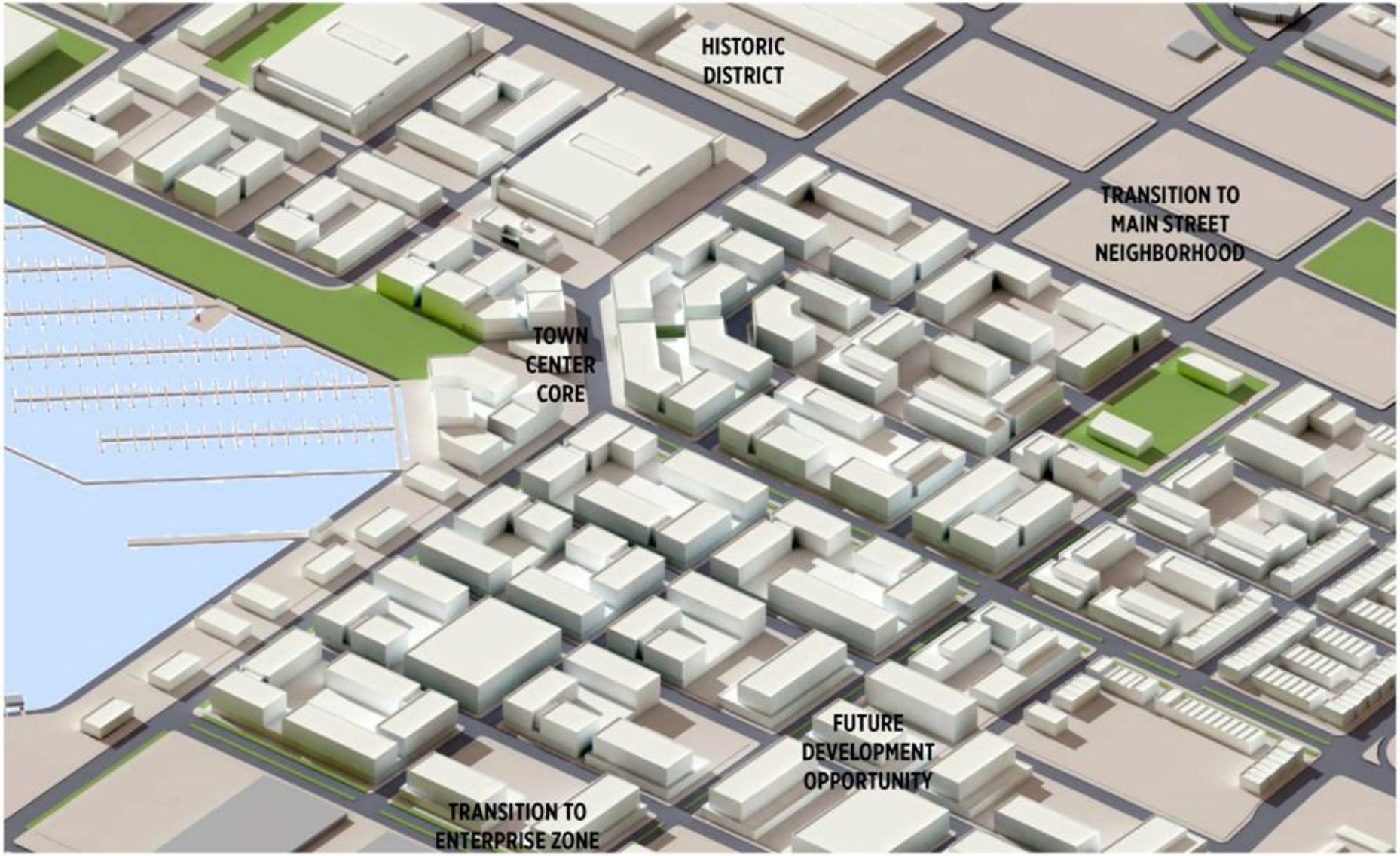
Flatiron Building - 120'

Tribune Tower - 305'

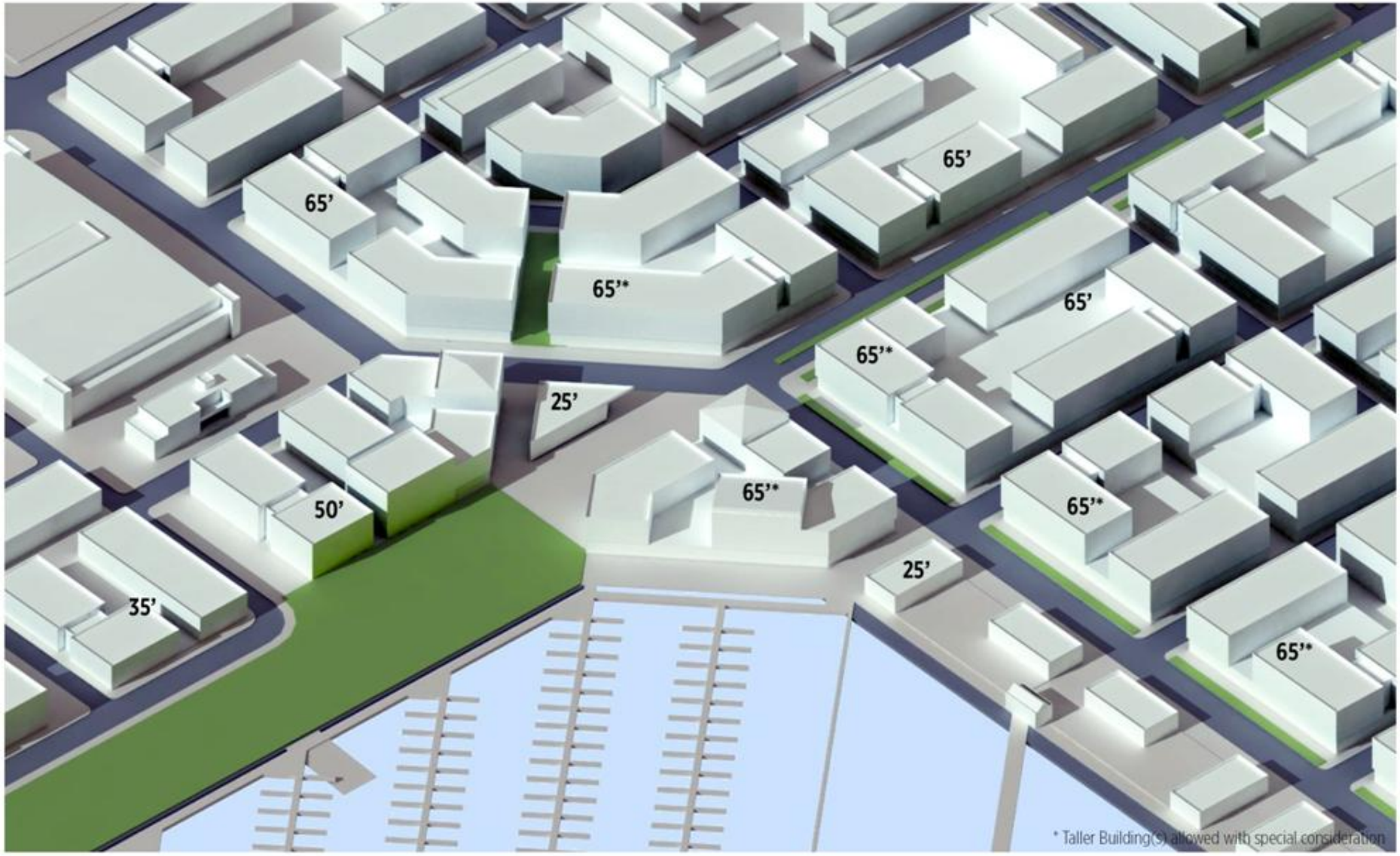
LANDMARK CONSIDERATIONS

- Location and Visibility
- Placement and Orientation
- Architectural Character and Quality
- Height
- Heritage
- Function (Building, Art, Landscape, other)

OVERALL MASSING CONCEPT



CORE MASSING OPTION 1



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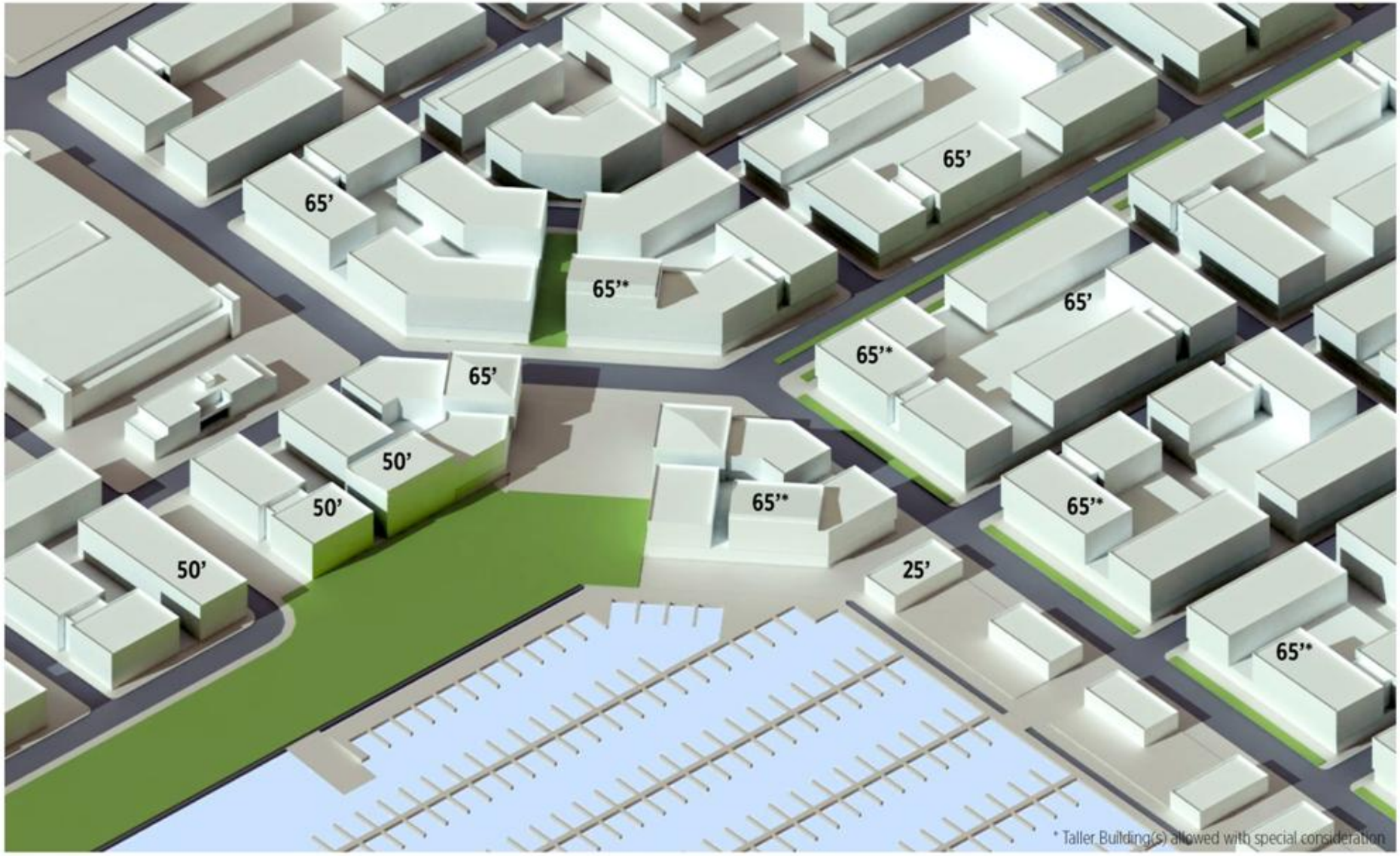
CORE MASSING OPTION 2



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2 HISTORIC DISTRICT INFILL + MASSING

HISTORIC DISTRICT BUILDINGS

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HISTORIC DISTRICT

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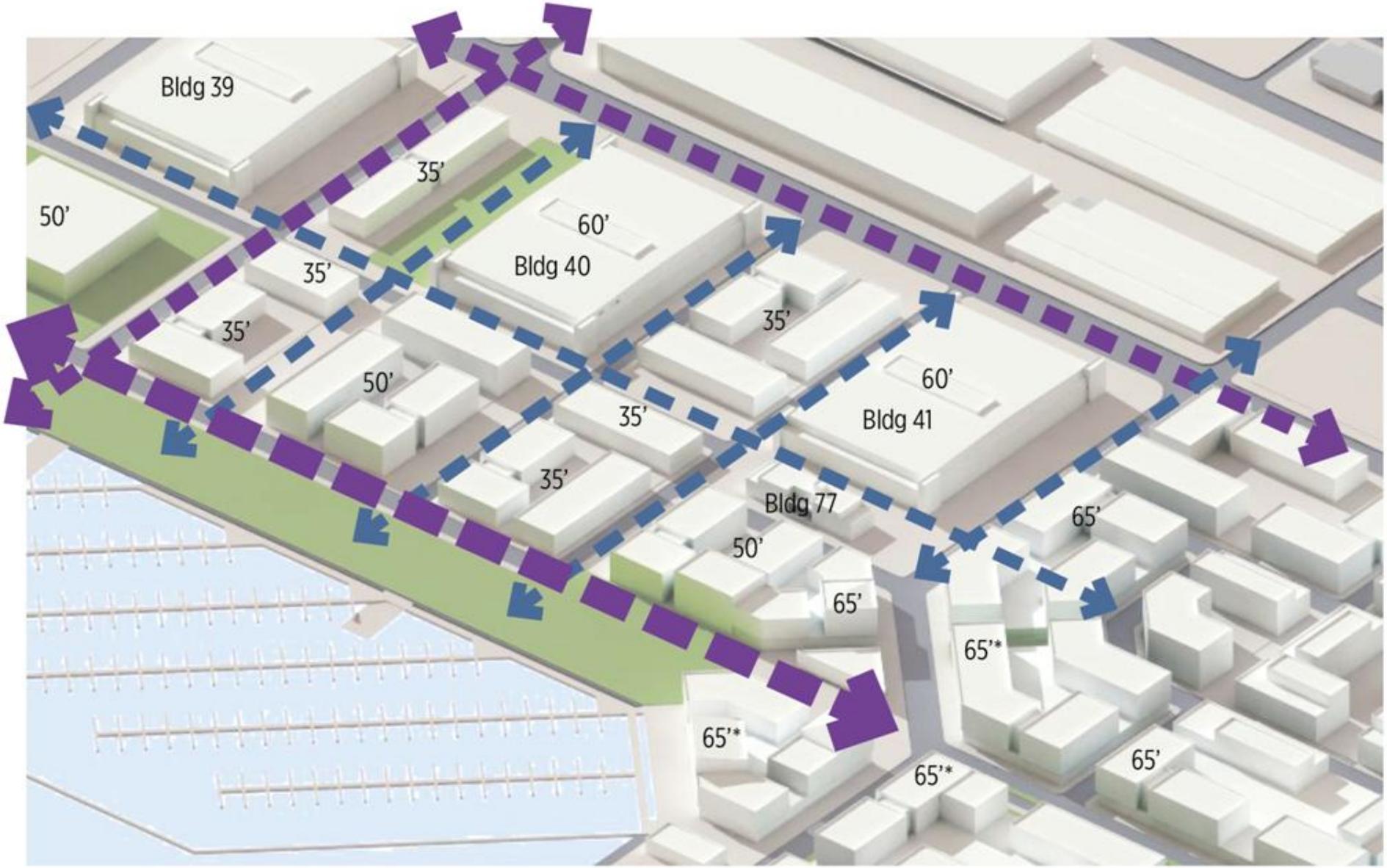
HISTORIC DISTRICT MASSING OPTION 1



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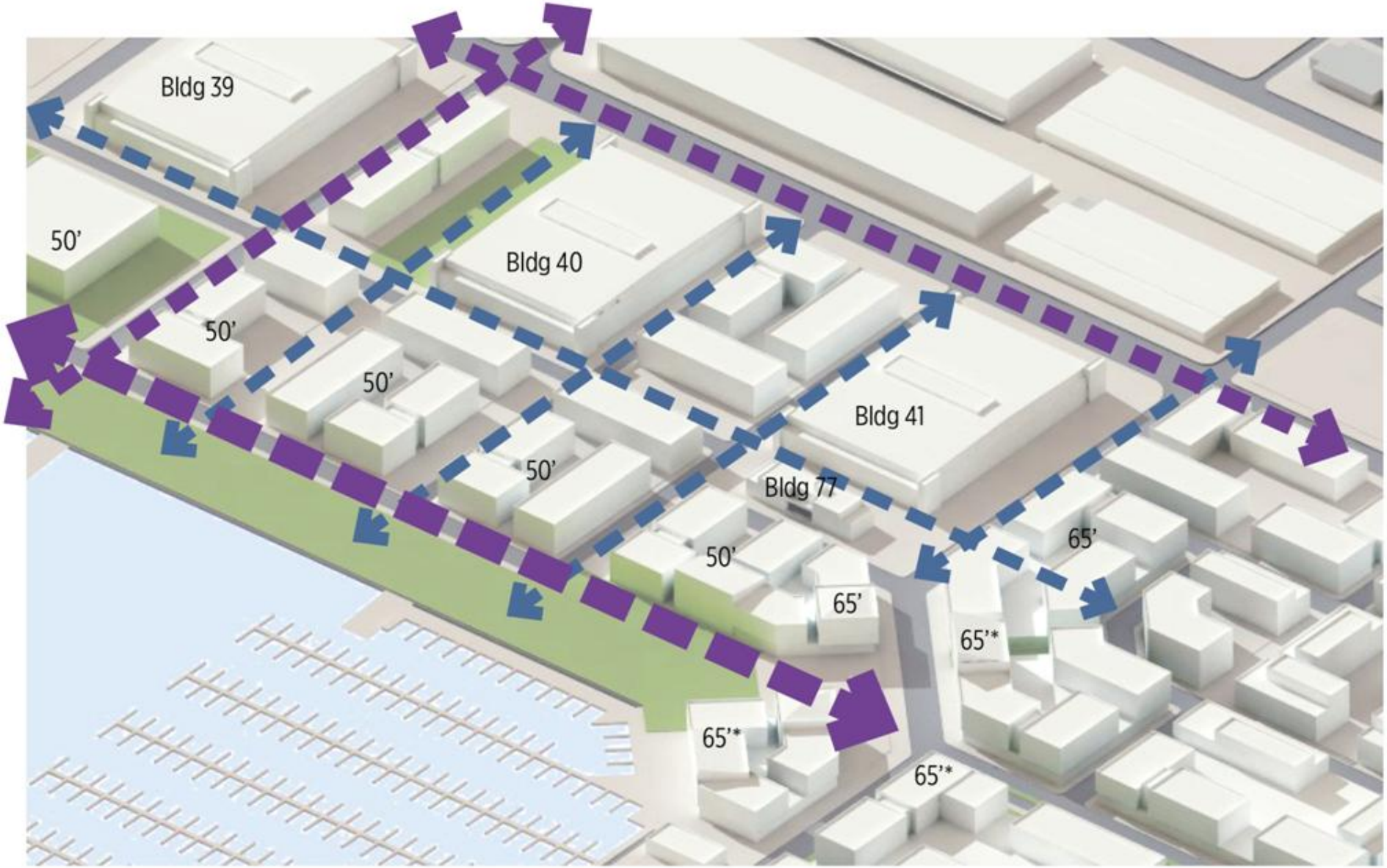
HISTORIC DISTRICT MASSING OPTION 2



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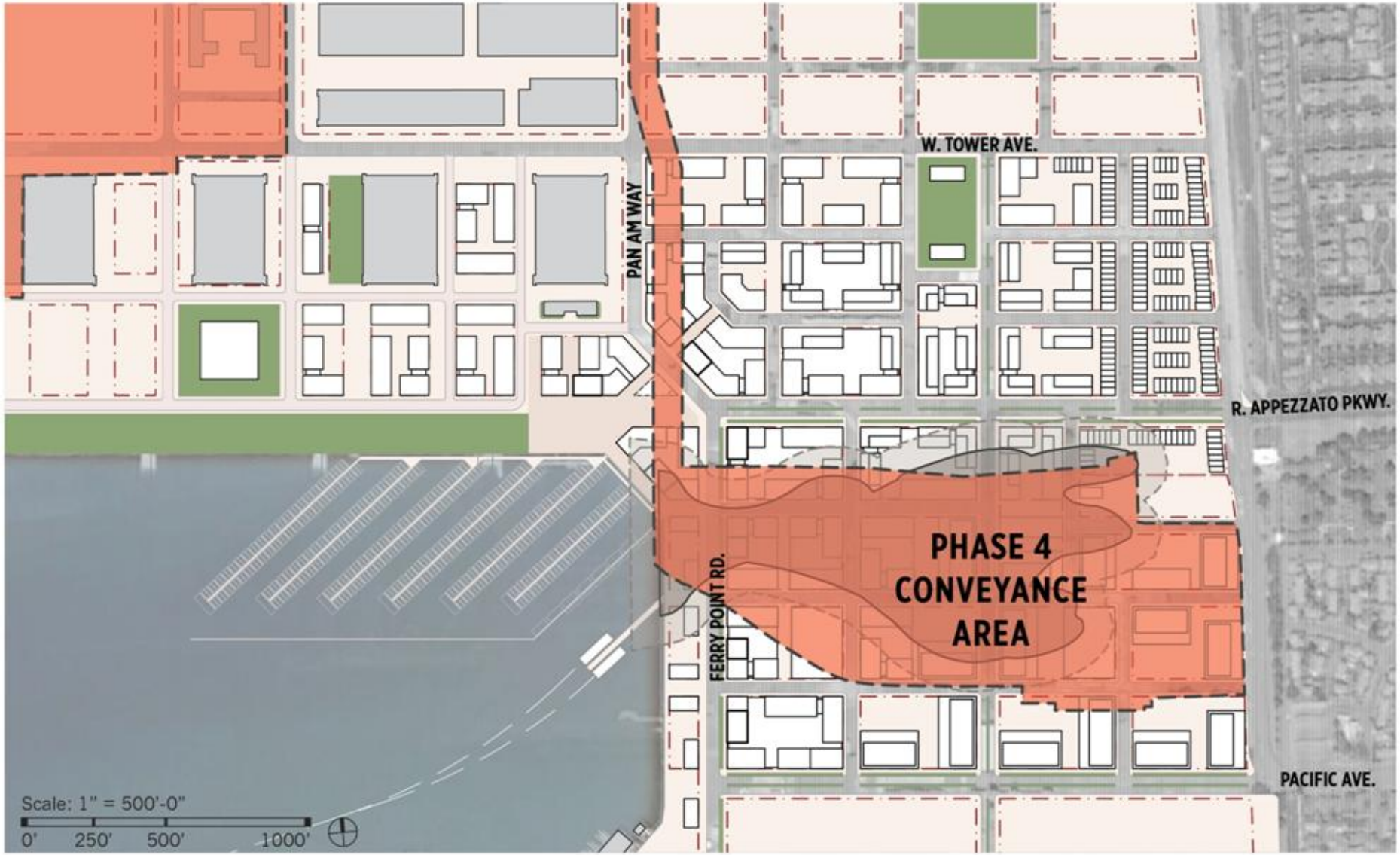
3 INTERIM PLACEMAKING POTENTIAL

PHASING CONSTRAINTS



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INTERIM PLACEMAKING

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DISCUSSION