



# Brooklyn Basin - Oak to 9th Development Plan

*Prepared for Signature Properties and Reynolds and Brown by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers*

SEPTEMBER 2005

# Preliminary Development Plan Submittal

COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY  
City of Oakland, California  
Permit No. \_\_\_\_\_

## Developer

OAKLAND HARBOR PARTNERS  
4670 Willow Road  
Pleasanton, CA 94588  
Phone: (925)463-1122  
Fax: (925)463-0832

## Consultants

### Master Plan Architect:

ROMA Design Group  
1527 Stockton Street  
San Francisco, CA 94133  
Phone: (415)616-9900  
Fax: (415)788-8728

### Associated Architects:

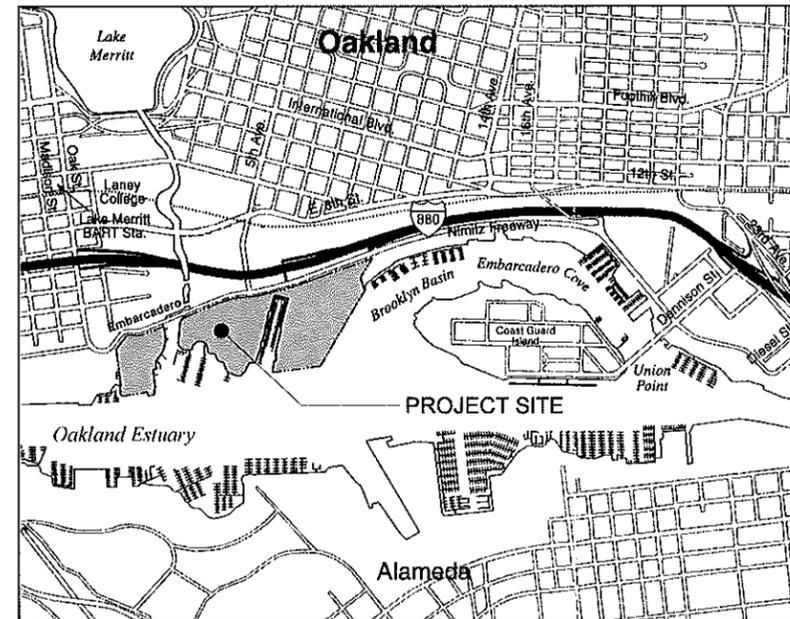
McLarand Vasquez & Partners  
1900 Main Street  
Irvine, CA 92614  
Phone: (949)809-3300  
Fax: (949)809-3350

### Civil Engineer:

BKF Engineers  
540 Prince Avenue  
Redwood City, CA 94063  
Phone: (650)482-6300  
Fax: (650)482-6399

### Coastal Engineer:

Moffatt & Nichol Engineers  
2001 North Main Street, Suite 360  
Walnut Creek, CA 94596  
Phone: (925)944-5411  
Fax: (925)944-4732

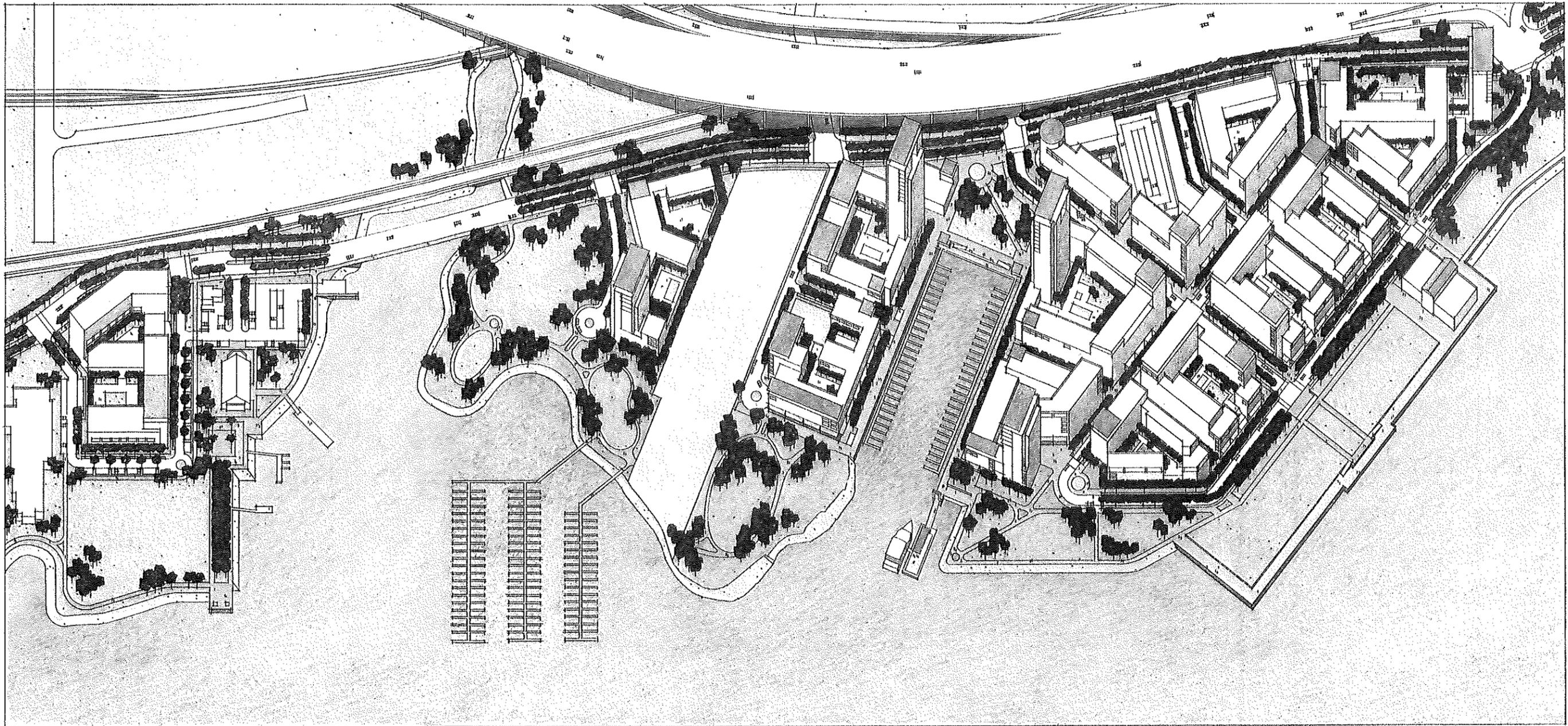


Vicinity Map

N.T.S. 

## List of Drawings

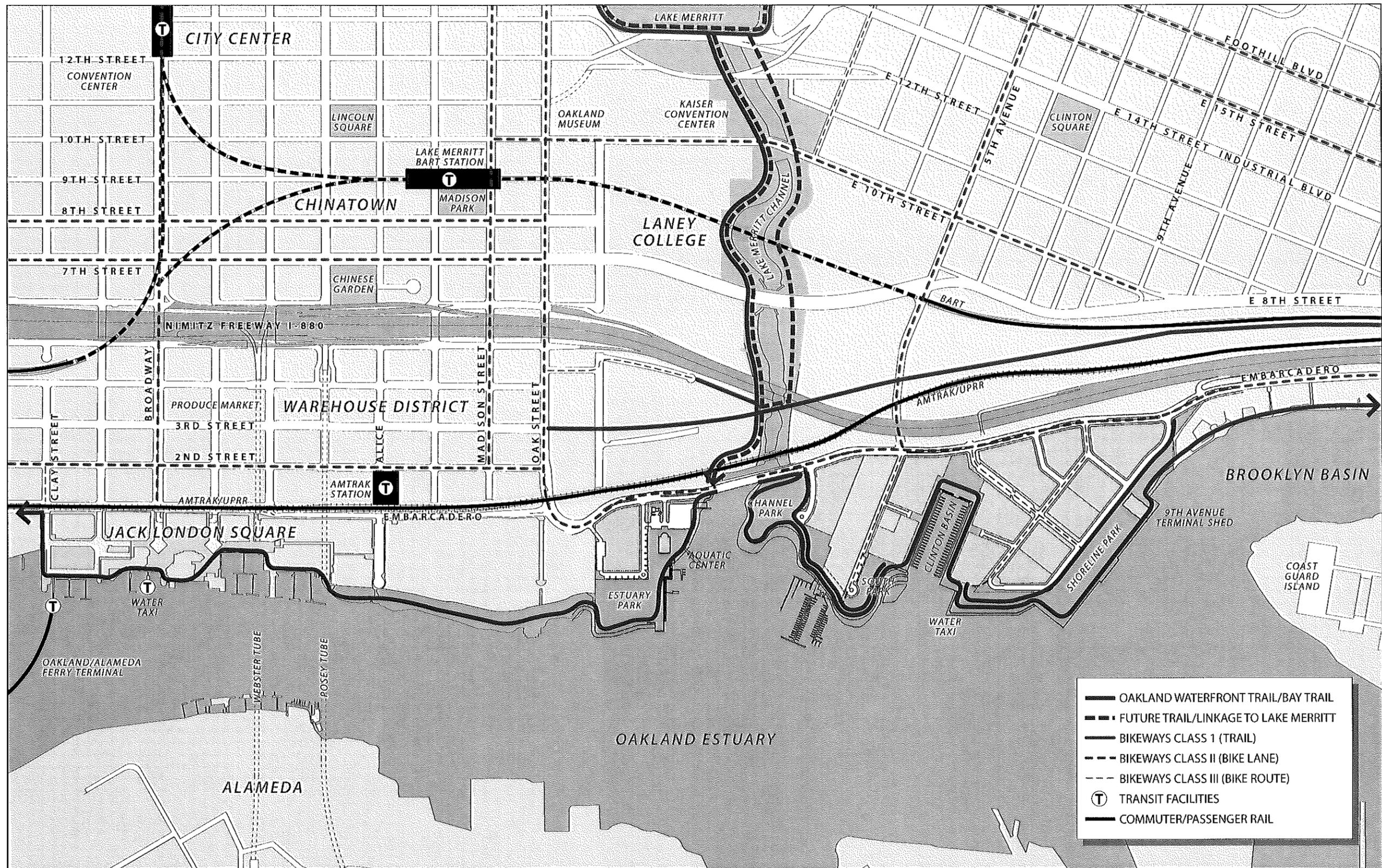
- | Sheet #                                      | Description:                                         |
|----------------------------------------------|------------------------------------------------------|
| <b>1. Overview - Master Development Plan</b> |                                                      |
| 1.1                                          | Axonometric View                                     |
| 1.2                                          | Context & Linkages                                   |
| 1.3                                          | Illustrative Development Plan                        |
| 1.4                                          | Development Program - Parcelization Plan             |
| <b>2. Shoreline</b>                          |                                                      |
| 2.1                                          | Shoreline Reconfiguration and Stabilization Plan     |
| 2.2                                          | Shoreline Sections                                   |
| 2.2a                                         | Shoreline Sections                                   |
| 2.2b                                         | Shoreline Sections                                   |
| <b>3. Parks and Open Space</b>               |                                                      |
| 3.1                                          | Parks and Open Space Plan                            |
| 3.2                                          | Pedestrian and Bike Circulation Diagram              |
| 3.3                                          | Enlarged Illustrative Plan - West                    |
| 3.4                                          | Enlarged Illustrative Plan - East                    |
| 3.5                                          | Enlarged Plan - Park Grading Concept - West          |
| 3.6                                          | Enlarged Plan - Park Grading Concept - East          |
| 3.7                                          | Enlarged Plan - Clinton Basin Quays and Gateway Park |
| 3.8                                          | Site Furnishings Diagram - West                      |
| 3.9                                          | Site Furnishings Diagram - East                      |
| 3.10                                         | Site Furnishings & Site Lighting Design Palette      |
| <b>4. Streets</b>                            |                                                      |
| 4.1                                          | Streets and Pedestrian Ways                          |
| 4.2                                          | Landscape Concept Plan                               |
| 4.3                                          | Street Sections                                      |
| 4.3a                                         | Street Sections                                      |
| 4.4                                          | Street Intersections                                 |
| 4.5                                          | Streetscape Standards - 50' and 60' R.O.W.           |
| 4.6                                          | Streetscape Standards - 90' R.O.W. Retail            |
| 4.7                                          | Streetscape Standards - 90' R.O.W. Residential       |
| 4.8                                          | Street Lighting Standards                            |
| <b>5. Buildings</b>                          |                                                      |
| 5.1                                          | Illustrative Ground Level Building Plan              |
| 5.2                                          | Illustrative Upper Level Building Plan               |
| 5.3                                          | Illustrative Building Sections                       |
| 5.4                                          | Illustrative Building Sections                       |
| 5.5                                          | Illustrative Building Sections                       |
| 5.6                                          | Illustrative Building Sections                       |
| <b>6. Civil Engineering</b>                  |                                                      |
| C-1                                          | Existing Topography                                  |
| C-2                                          | Existing Utilities                                   |
| C-3                                          | Preliminary Grading Concept Plan                     |
| C-4                                          | Preliminary Utility Concept Plan                     |



# Brooklyn Basin - Oak to 9th Development Plan

*Prepared for Signature Properties and Reynolds and Brown by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers*

APRIL 2004



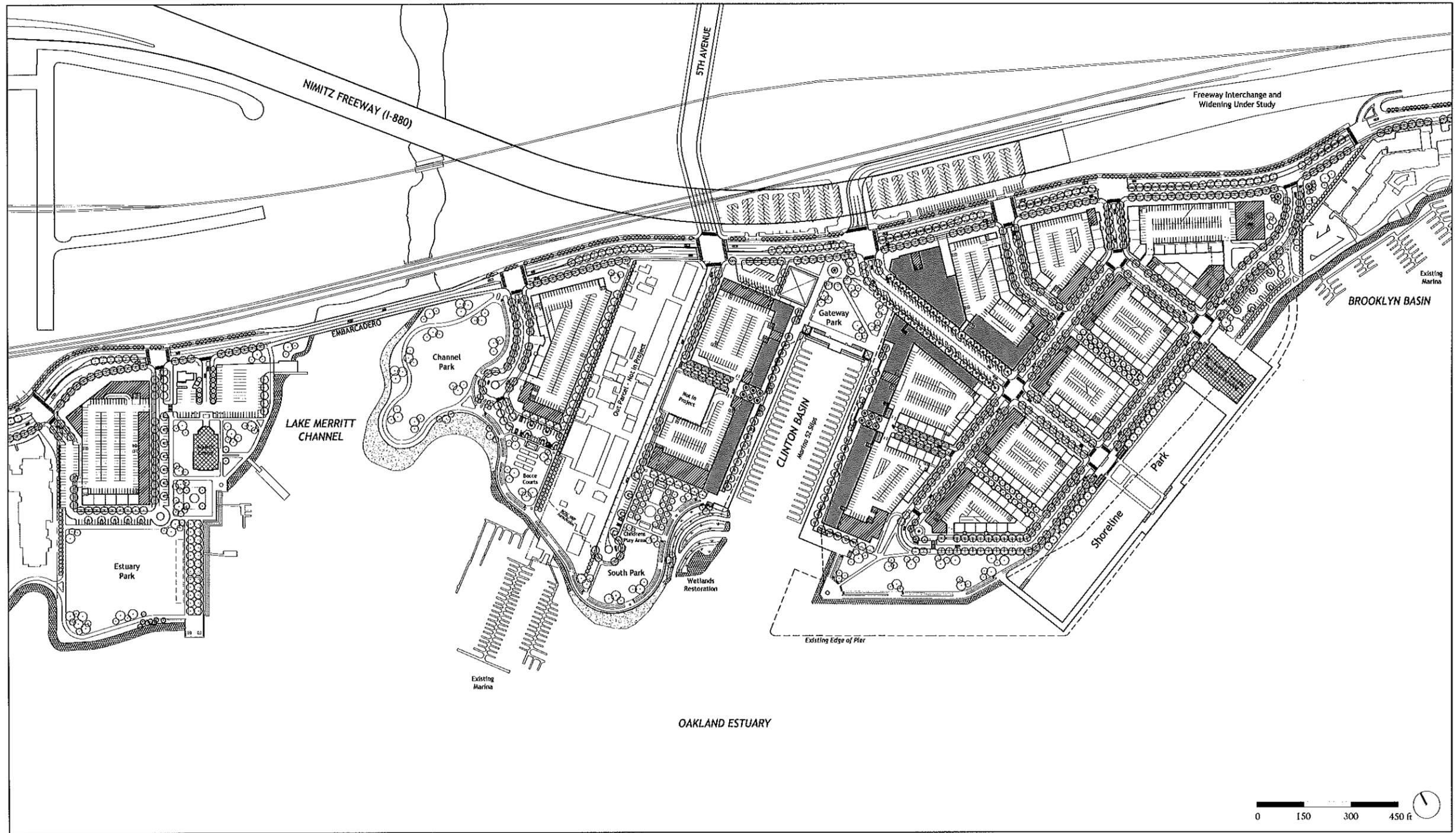
CONTEXT AND LINKAGES

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Signature Properties and Reynolds and Brown by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
I.2



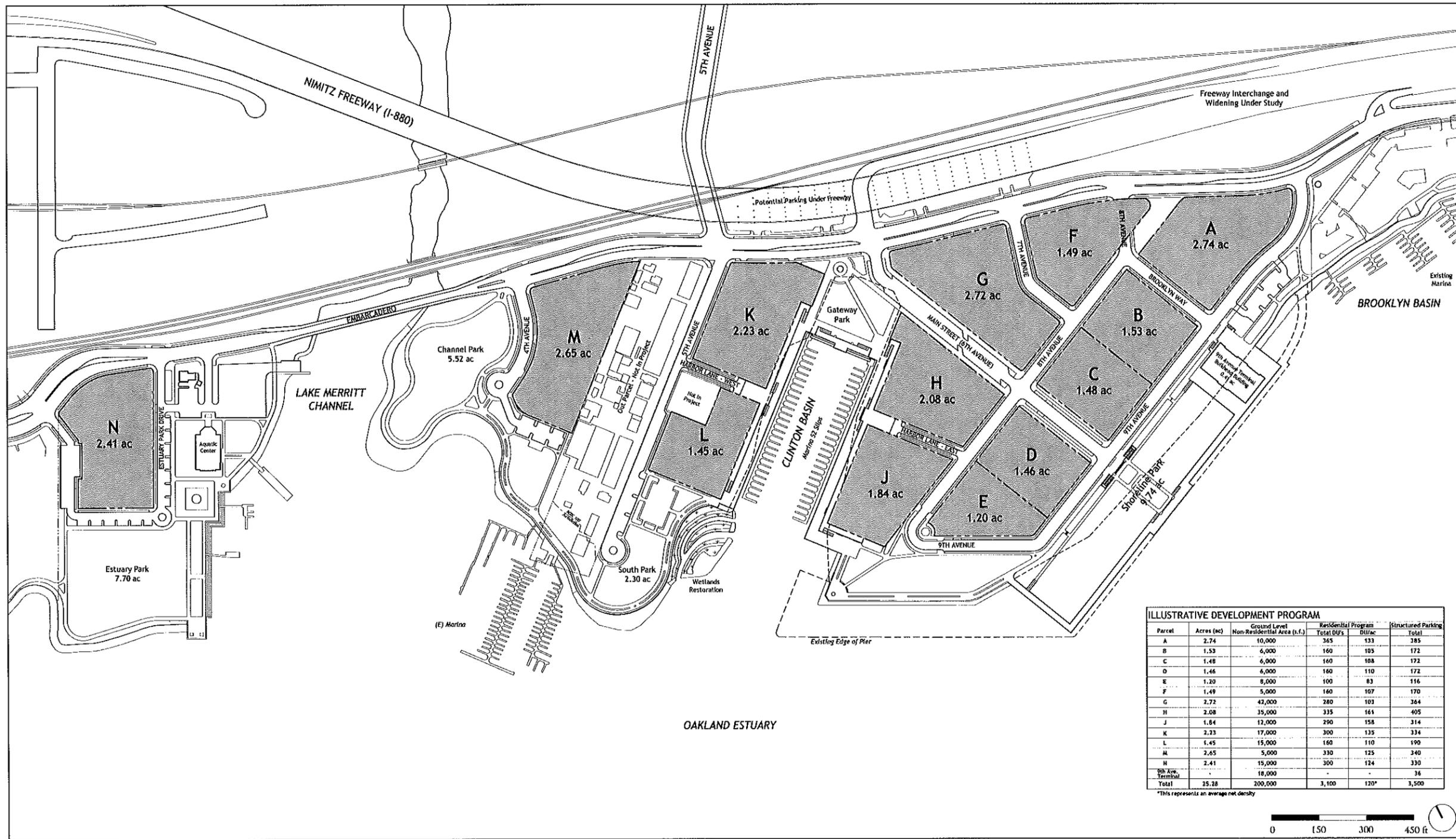
ILLUSTRATIVE DEVELOPMENT PLAN

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

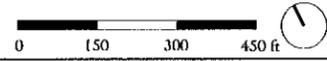
SHEET NO.  
**1.3**



**ILLUSTRATIVE DEVELOPMENT PROGRAM**

Parcel	Acres (ac)	Ground Level Non-Residential Area (s.f.)	Residential Program		Structured Parking
			Total DUs	DU/ac	
A	2.74	10,000	365	133	285
B	1.53	6,000	160	103	172
C	1.48	6,000	160	108	172
D	1.46	6,000	160	110	172
E	1.20	8,000	100	83	116
F	1.49	5,000	160	107	170
G	2.72	42,000	280	103	264
H	2.08	35,000	335	161	405
J	1.84	12,000	290	158	314
K	2.23	17,000	300	135	334
L	1.45	15,000	160	110	190
M	2.65	5,000	330	125	340
N	2.41	15,000	300	124	330
9th Ave. Terminal	-	18,000	-	-	36
<b>Total</b>	<b>25.28</b>	<b>200,000</b>	<b>3,100</b>	<b>120*</b>	<b>3,500</b>

\*This represents an average net density



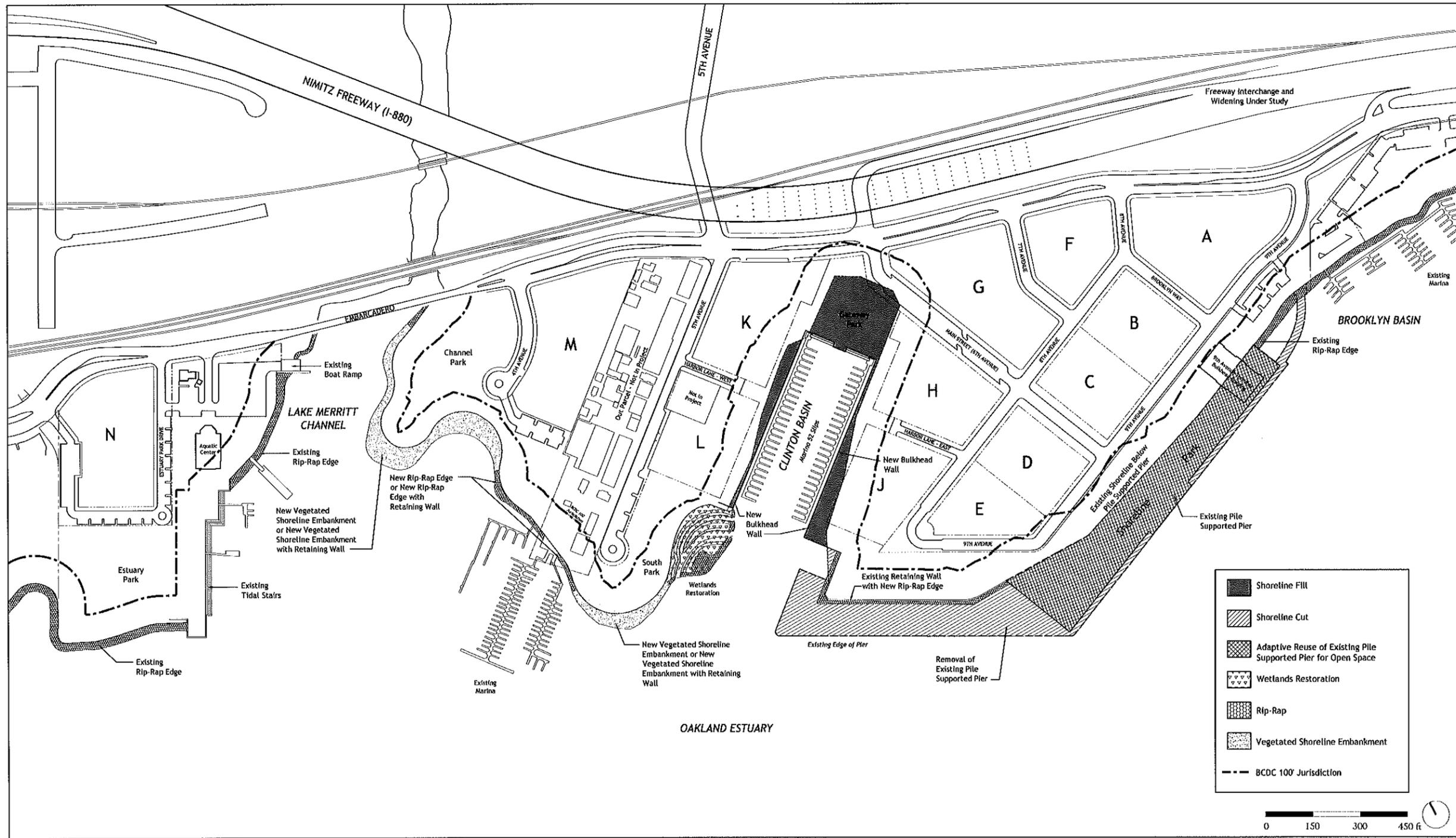
## DEVELOPMENT PROGRAM AND PARCELIZATION PLAN

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
**1.4**



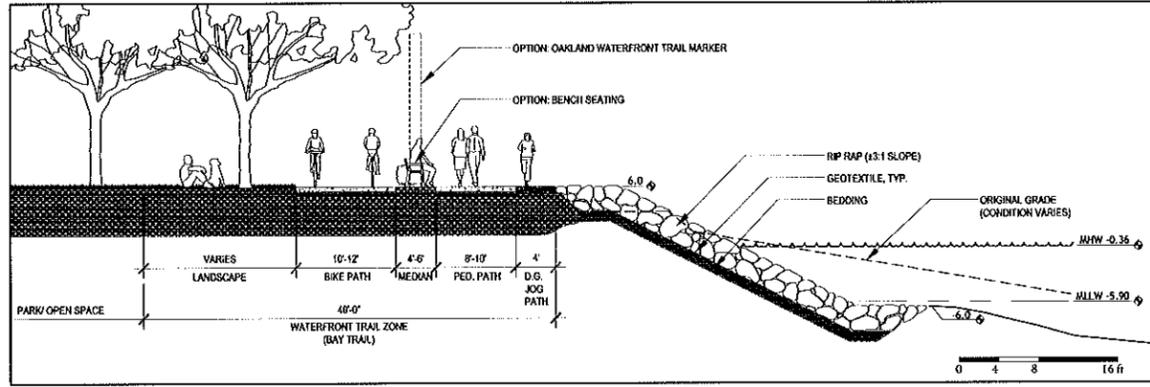
SHORELINE RECONFIGURATION AND STABILIZATION PLAN

# Brooklyn Basin - Oak to 9th Development Plan

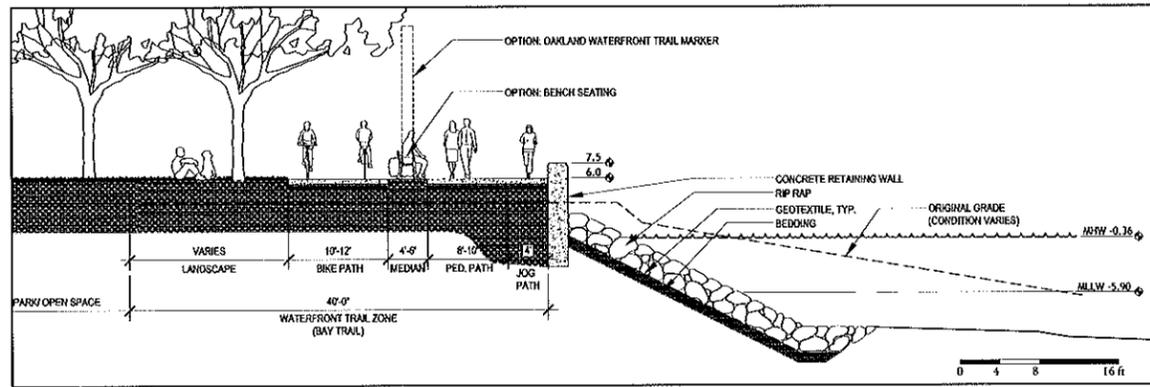
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

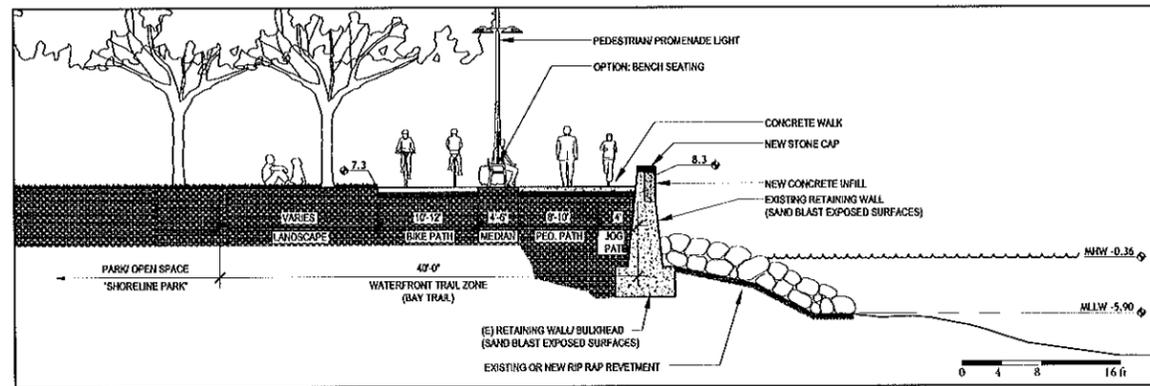
SHEET NO.  
**2.1**



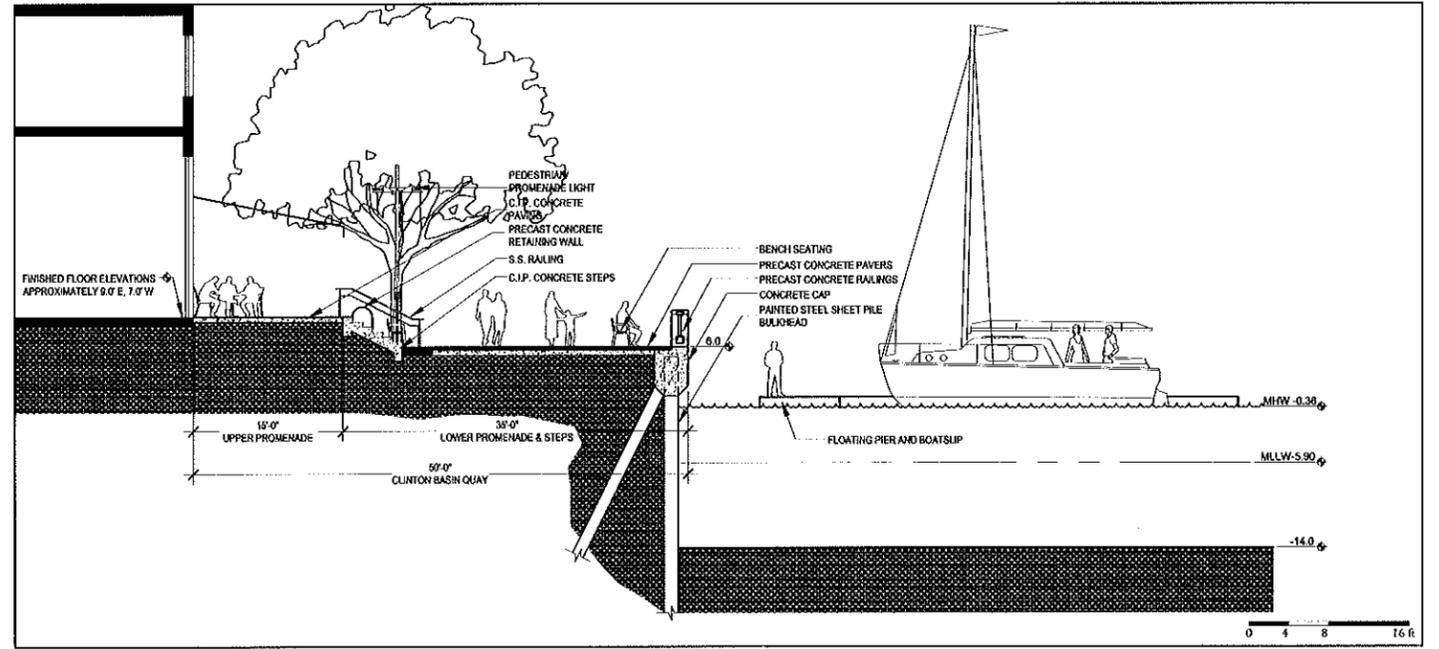
1 RIP-RAP SHORELINE EMBANKMENT WITH WATERFRONT / BAY TRAIL



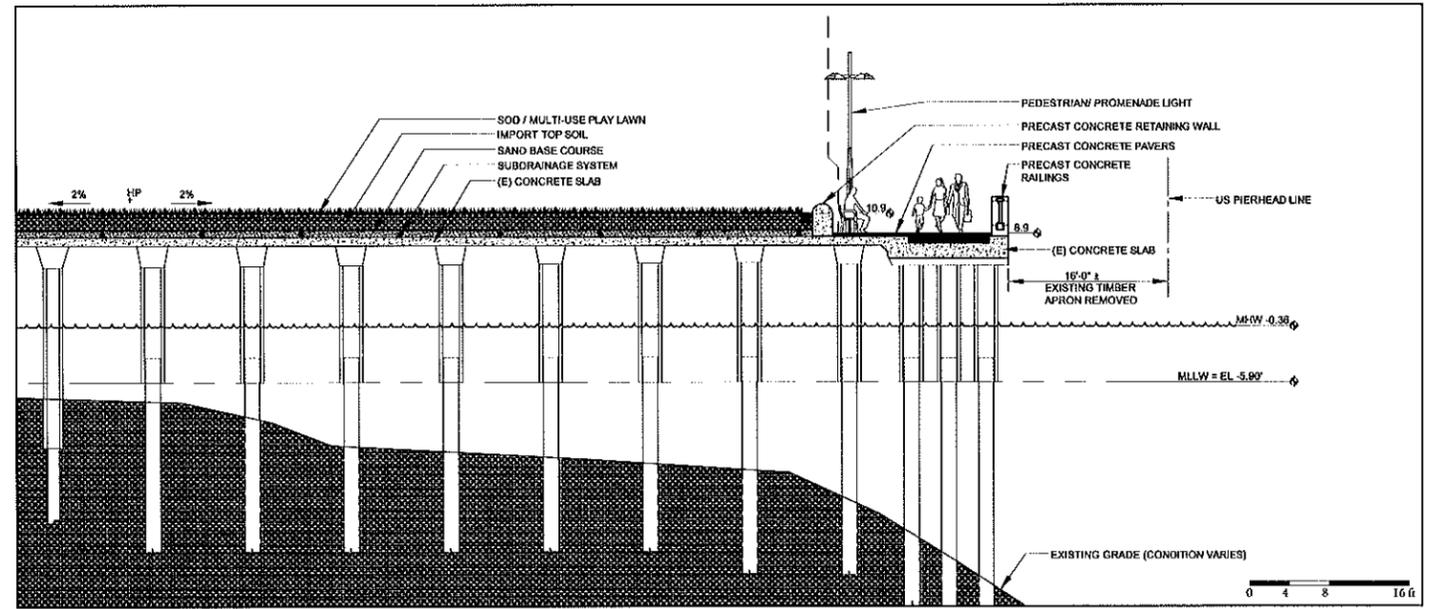
2 ALTERNATE RIP-RAP EDGE WITH RETAINING WALL



3 WATERFRONT TRAIL AT EXISTING RETAINING WALL



4 CLINTON BASIN QUAY



5 9TH AVENUE PIER RETROFIT - TYPICAL SECTION

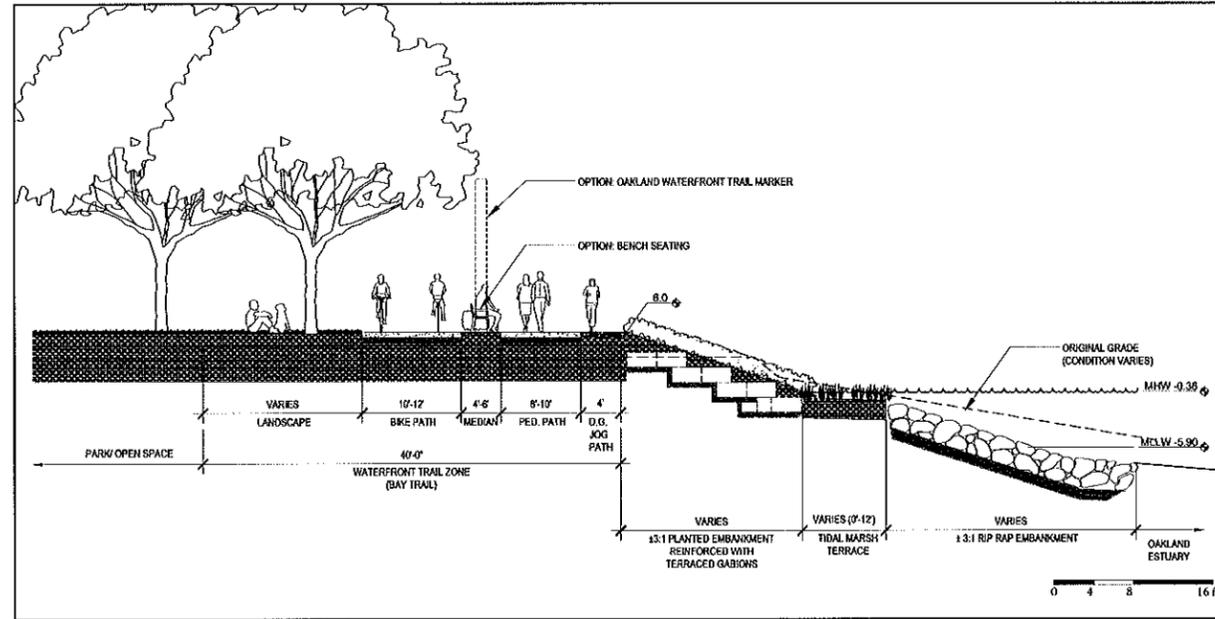
SHORELINE SECTIONS

# Brooklyn Basin - Oak to 9th Development Plan

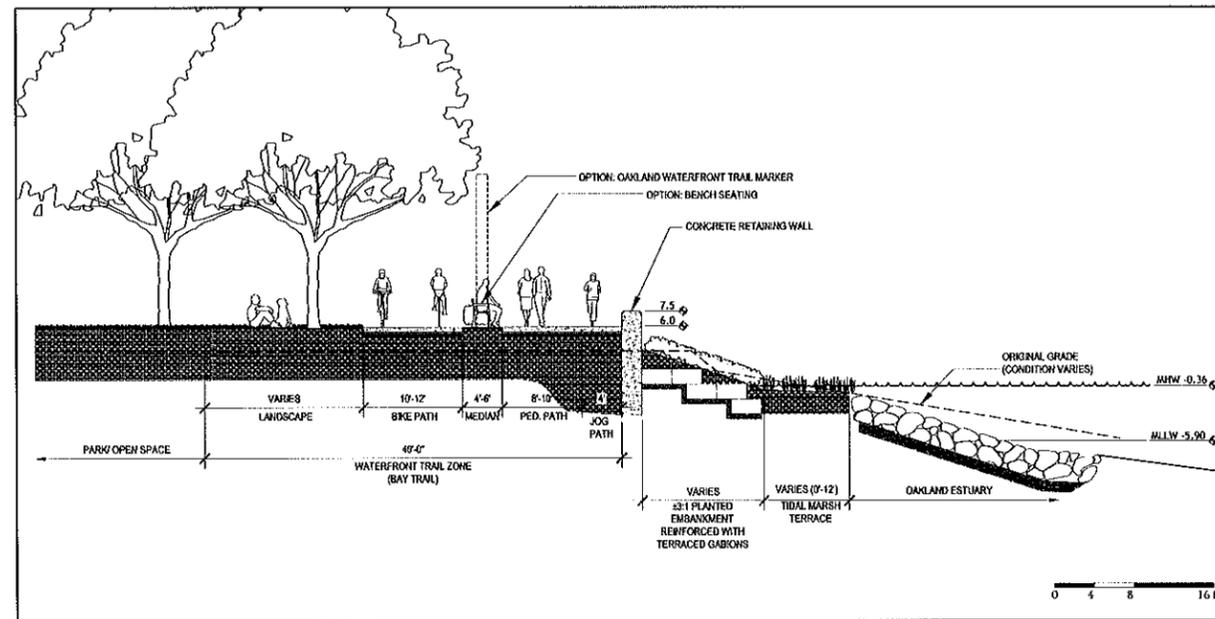
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
2.2



6 VEGETATED SHORELINE EMBANKMENT WITH WATERFRONT / BAY TRAIL



7 ALTERNATE VEGETATED SHORELINE WITH RETAINING WALL

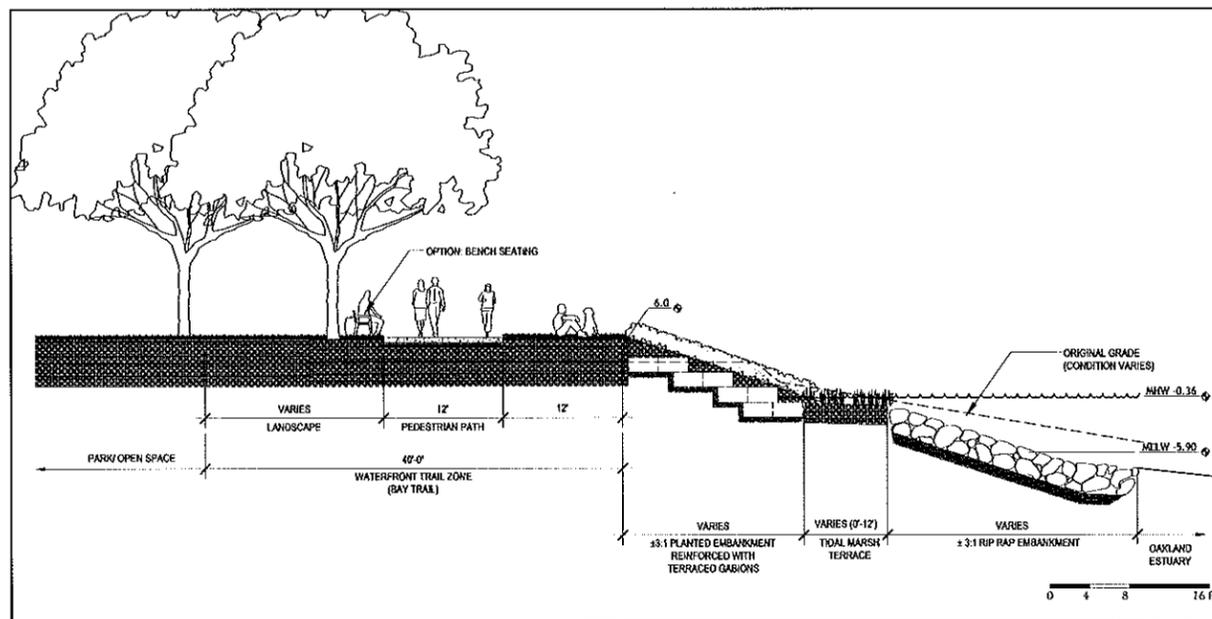
SHORELINE SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
2.2a



8 VEGETATED SHORELINE EMBANKMENT WITH HIKE / BIKE TRAIL (AT CHANNEL PARK)

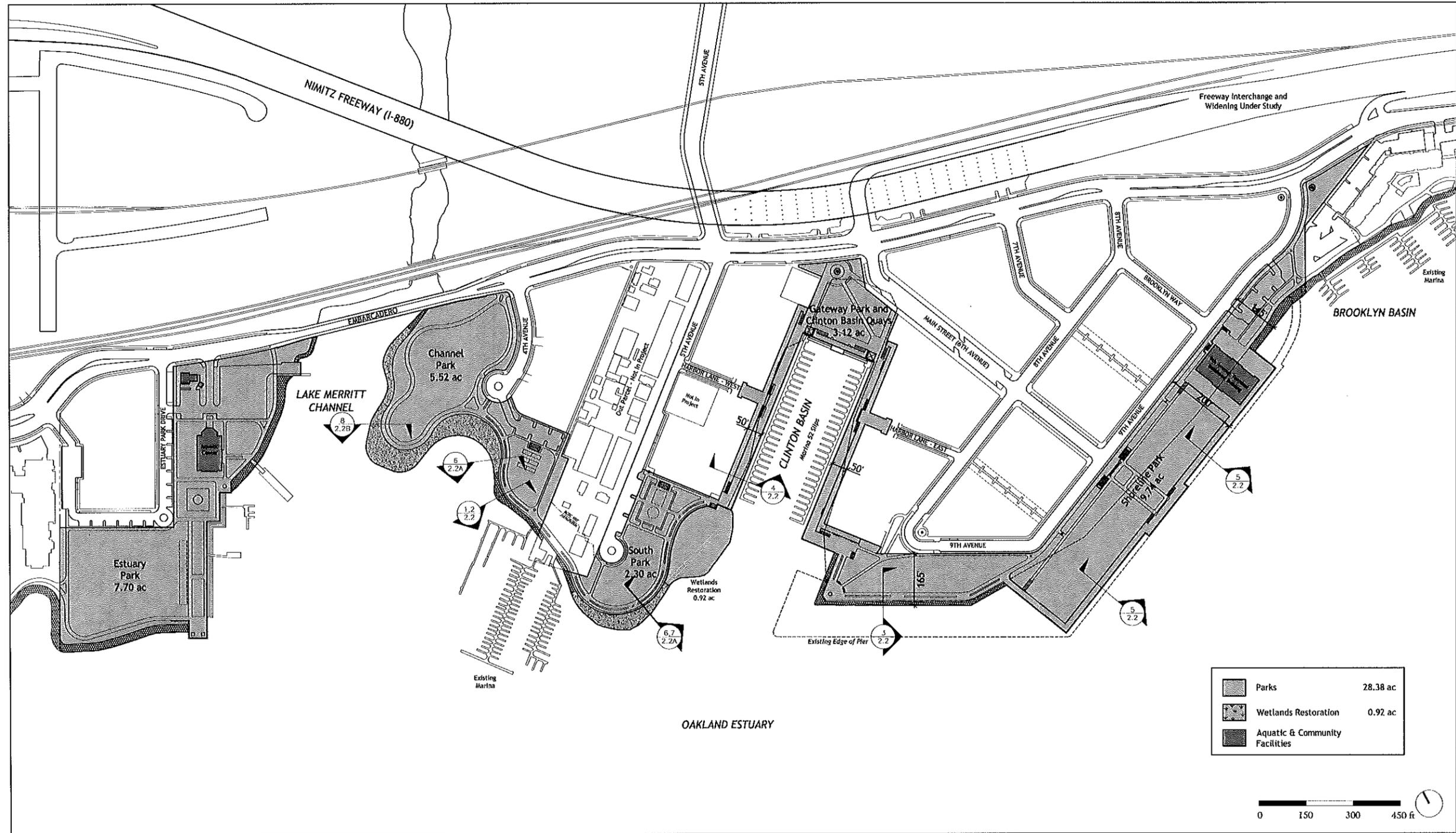
SHORELINE SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
2.2b



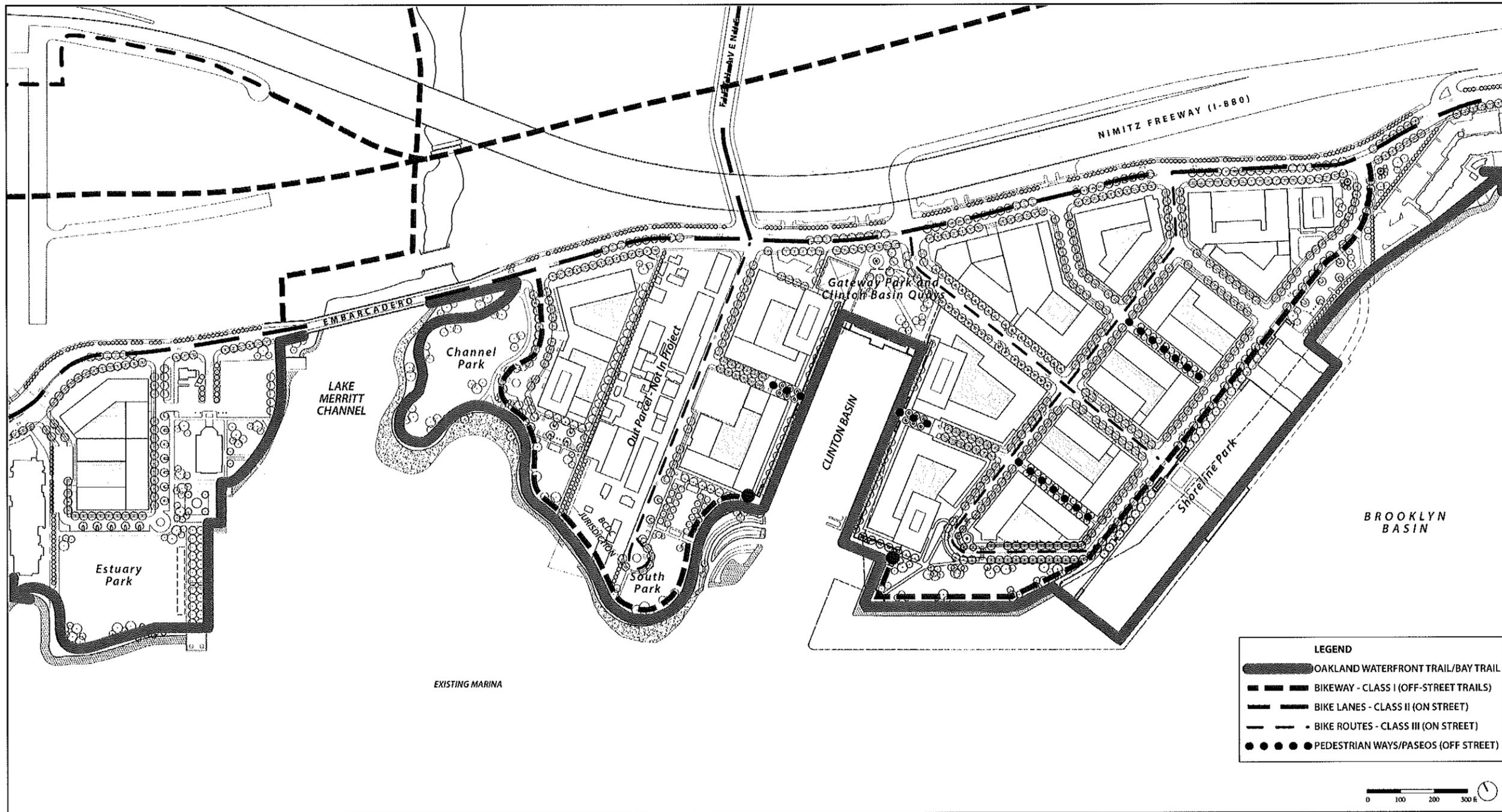
PARKS AND OPEN SPACE PLAN

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
**3.1**



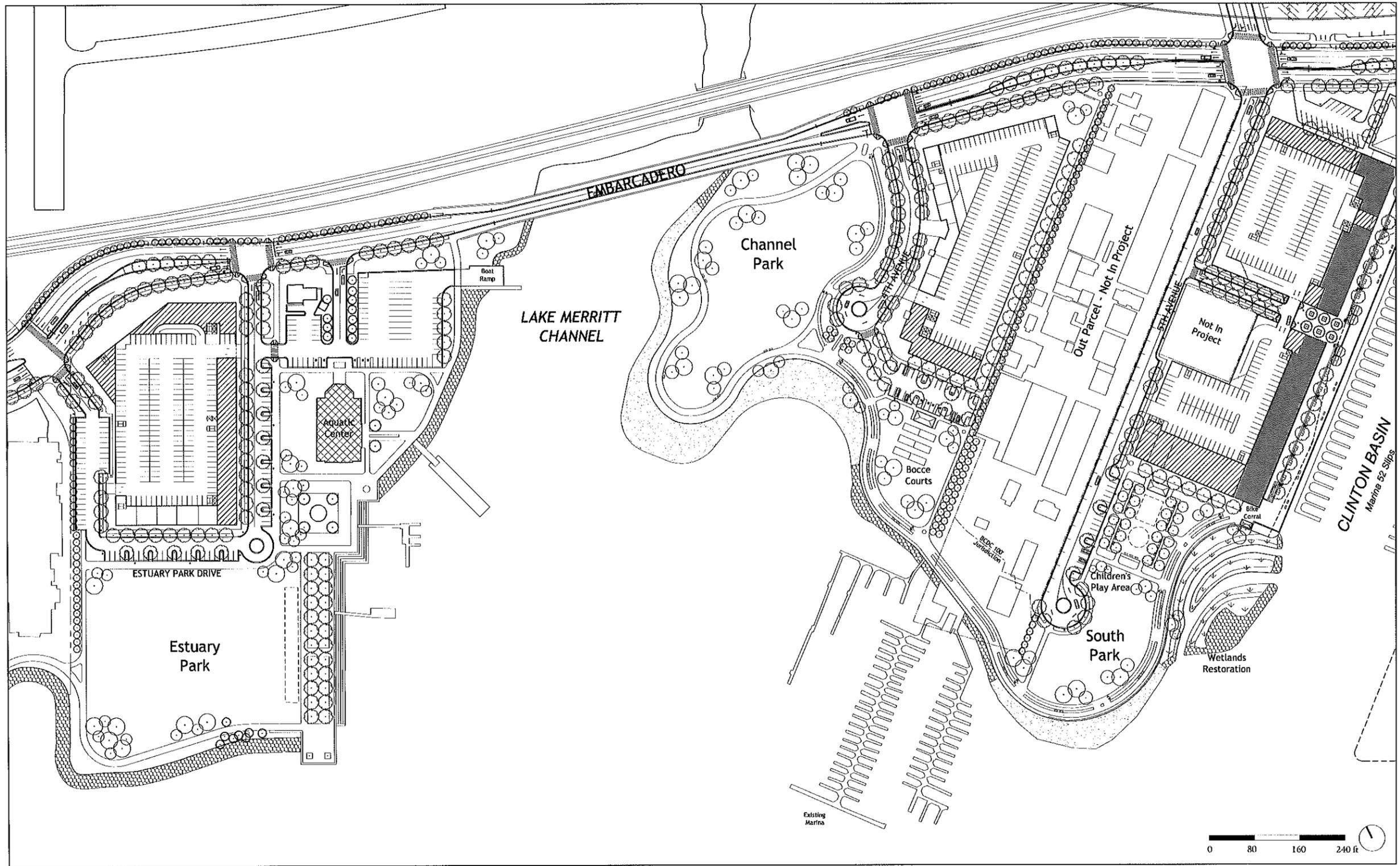
PEDESTRIAN AND BICYCLE CIRCULATION

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
3.2

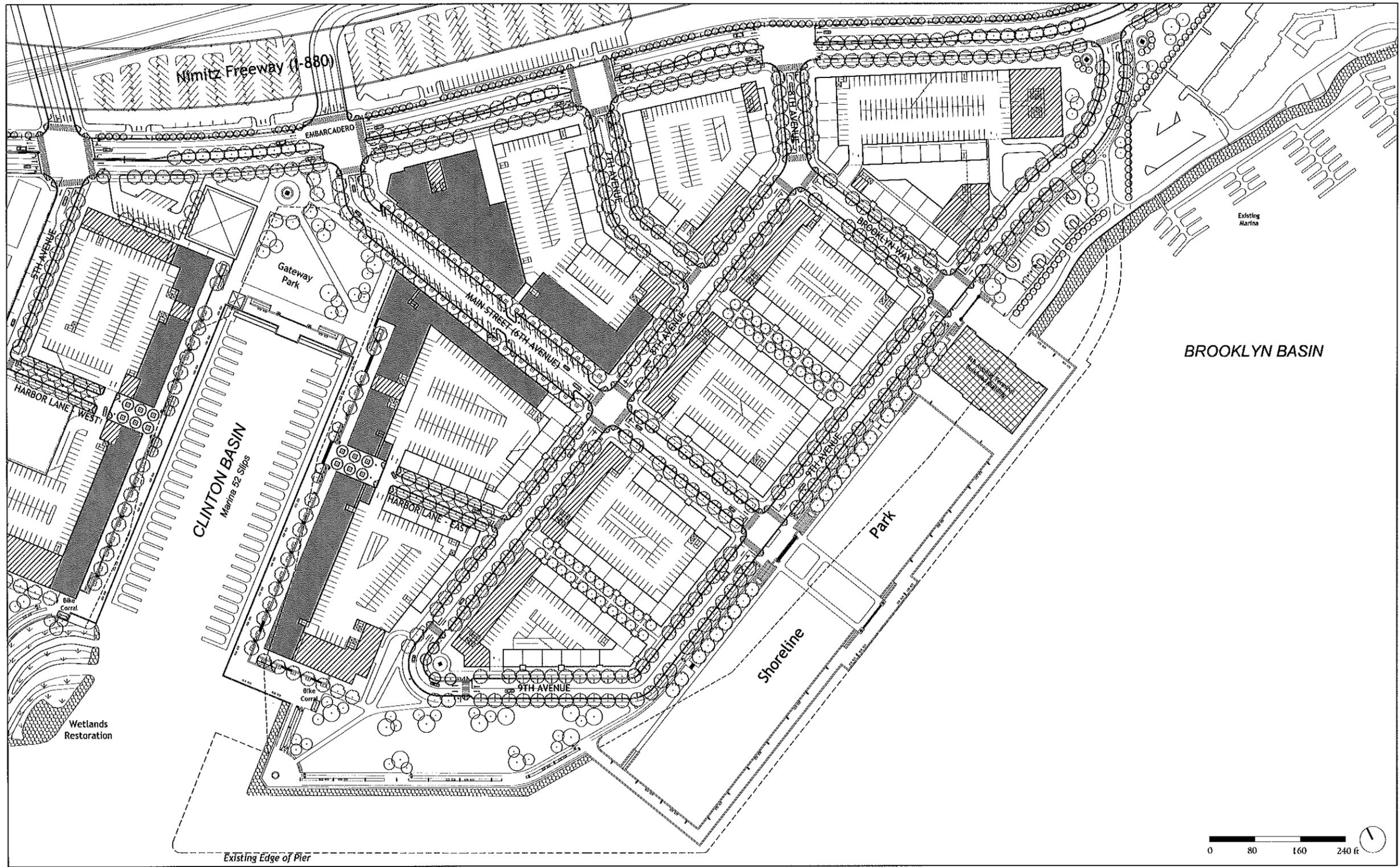


ENLARGED ILLUSTRATIVE PLAN - WEST

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers  
 SEPTEMBER 2005

SHEET NO.  
**3.3**

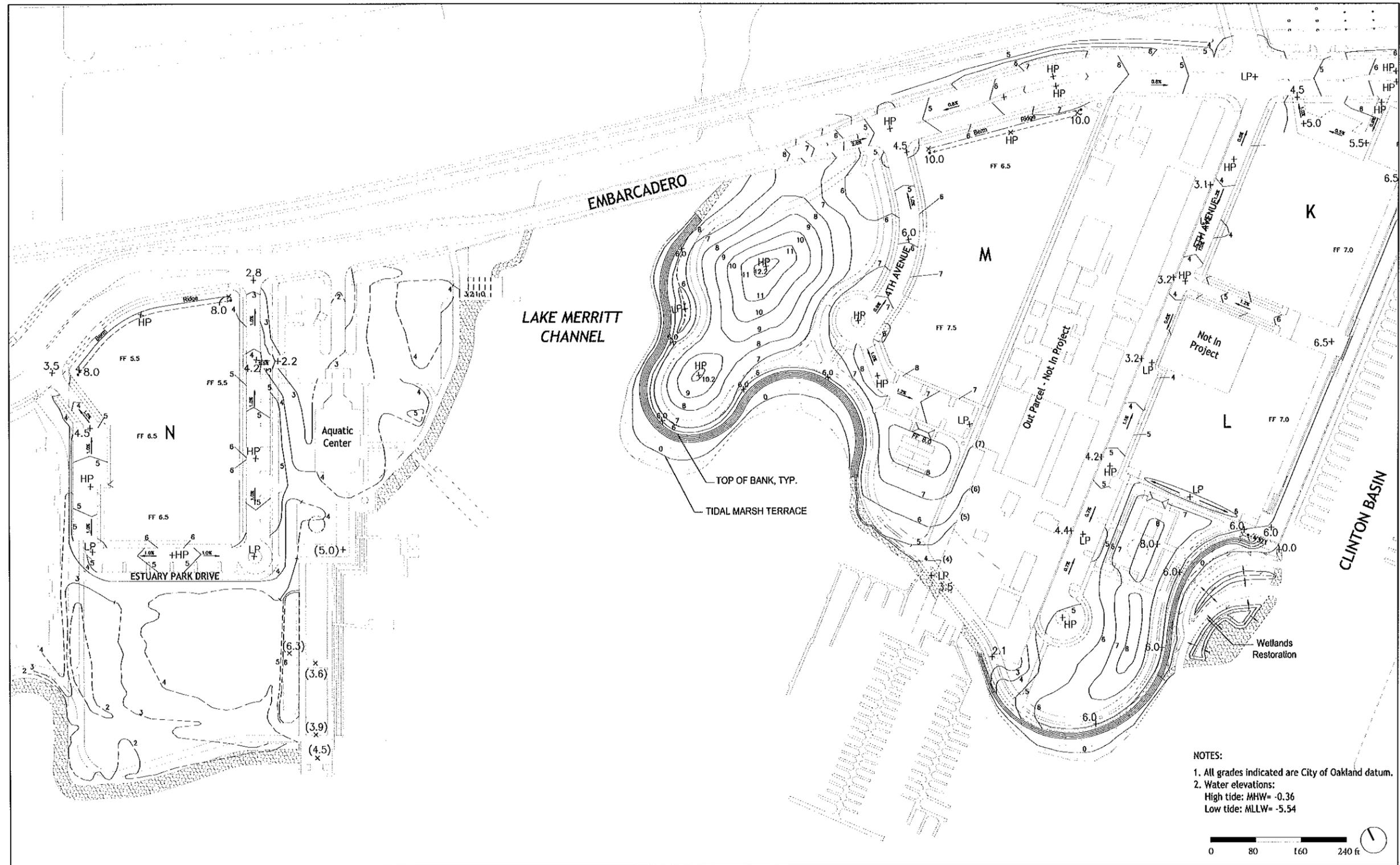


ENLARGED ILLUSTRATIVE PLAN - EAST

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers  
 SEPTEMBER 2005

SHEET NO.  
**3.4**



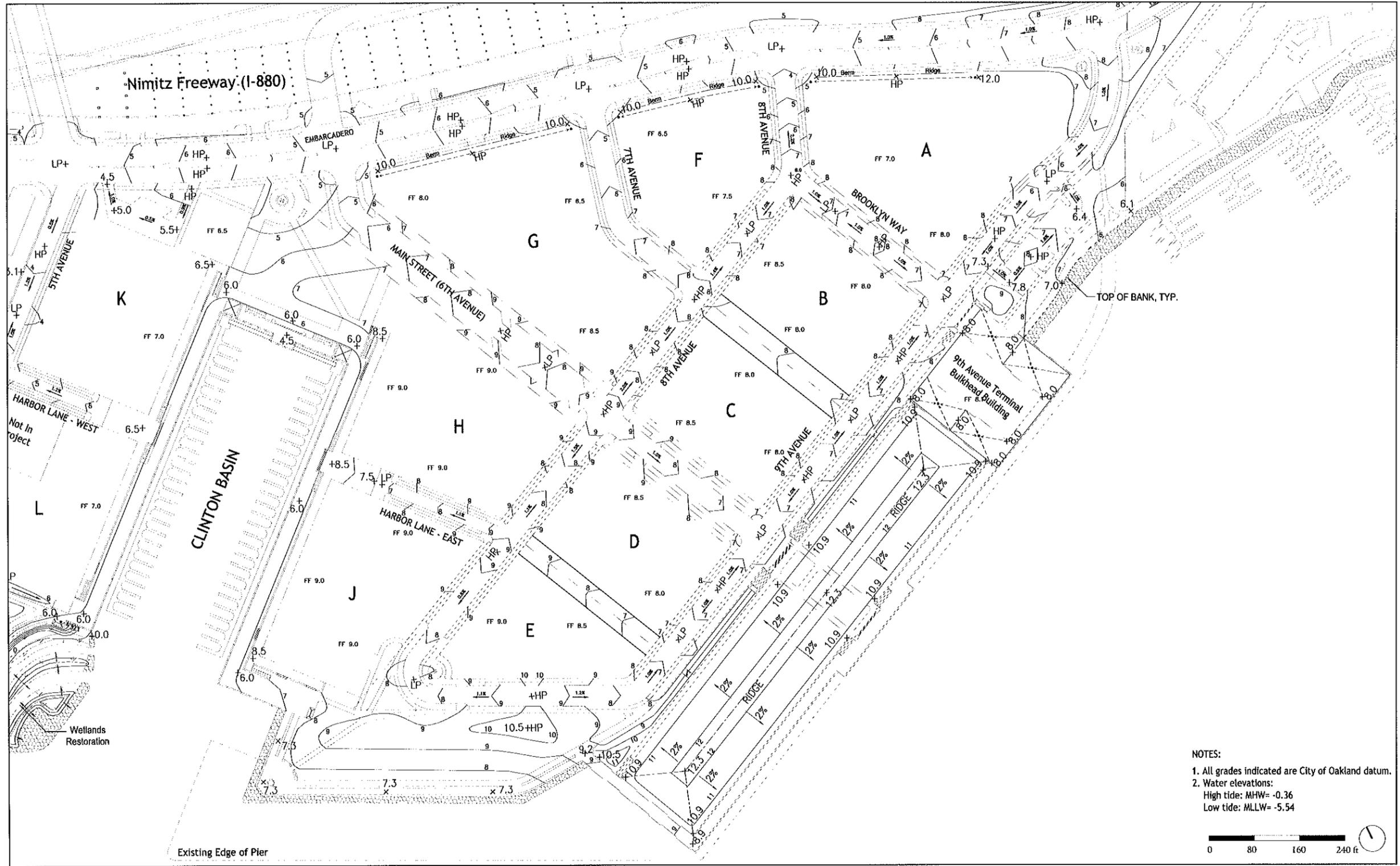
ENLARGED PLAN - PARK GRADING CONCEPT - WEST

# Brooklyn Basin - Oak to 9th Development Plan

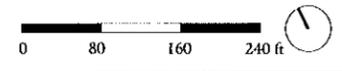
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
**3.5**



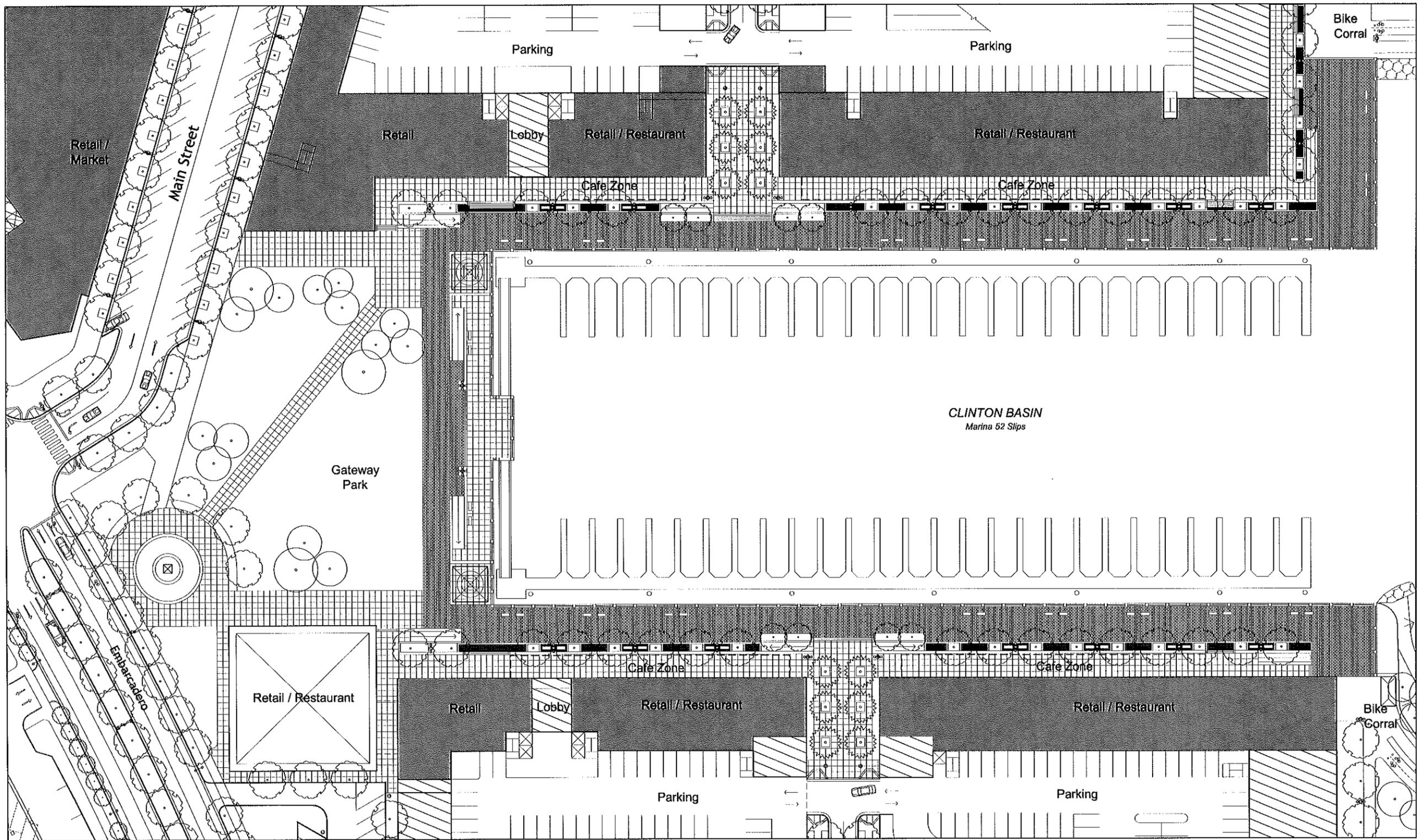
NOTES:  
 1. All grades indicated are City of Oakland datum.  
 2. Water elevations:  
 High tide: MHW= -0.36  
 Low tide: MLLW= -5.54



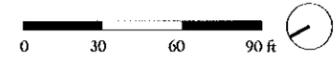
ENLARGED PLAN - PARK GRADING CONCEPT - EAST  
**Brooklyn Basin - Oak to 9th Development Plan**

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers  
 SEPTEMBER 2005

SHEET NO.  
**3.6**



ENLARGED PLAN - CLINTON BASIN QUAYS & GATEWAY PARK

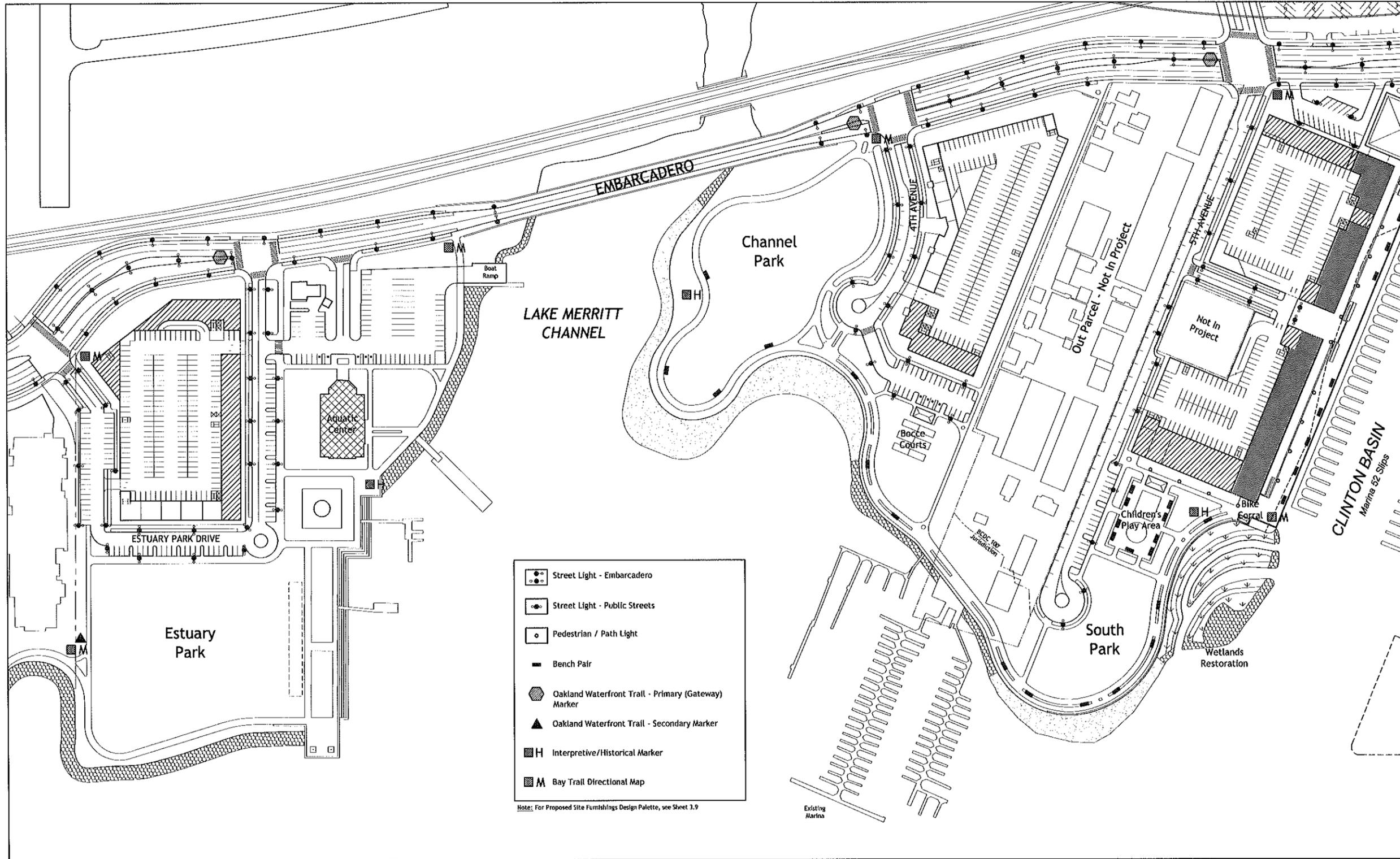


# Brooklyn Basin - Oak to 9th Development Plan

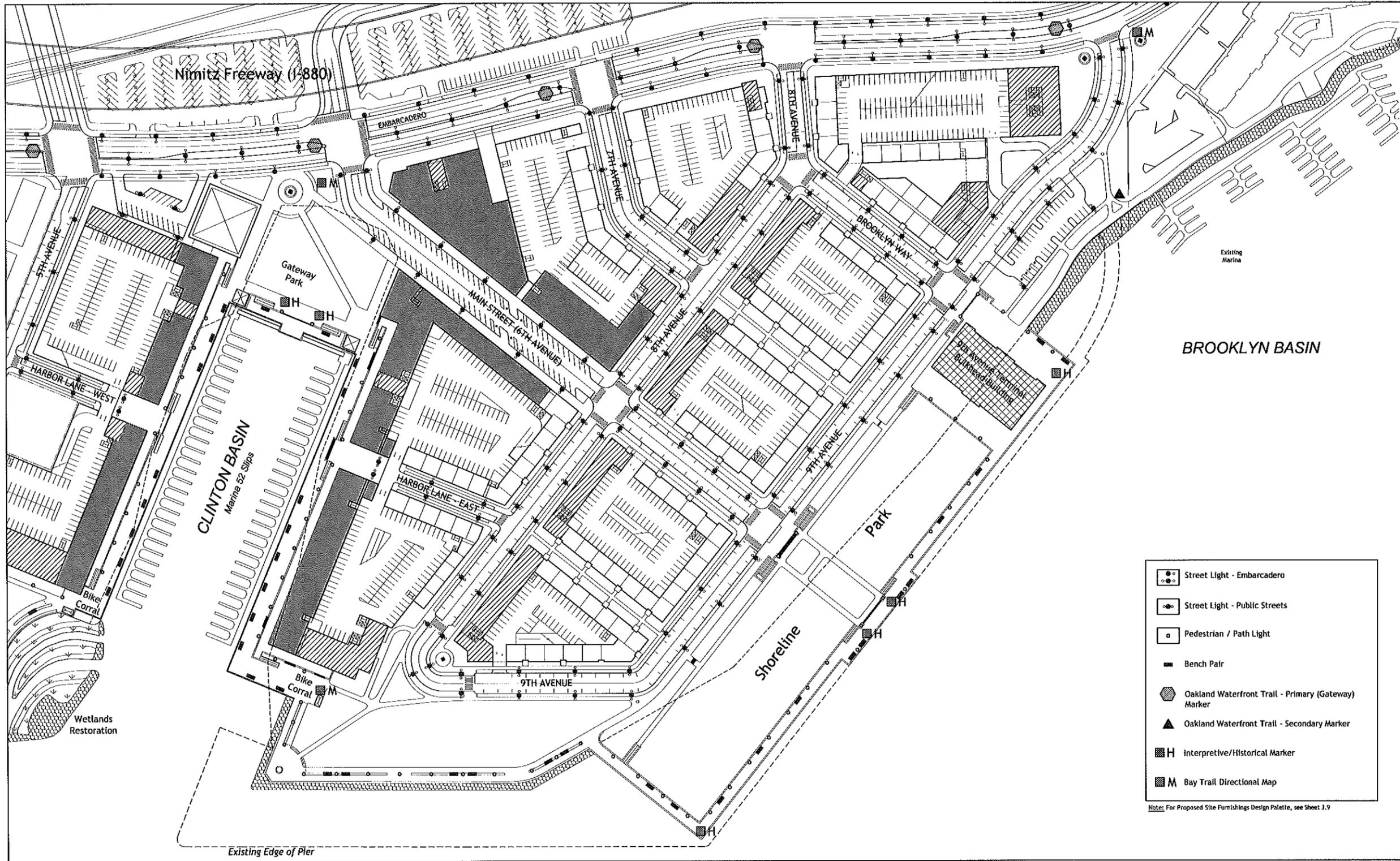
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
**3.7**



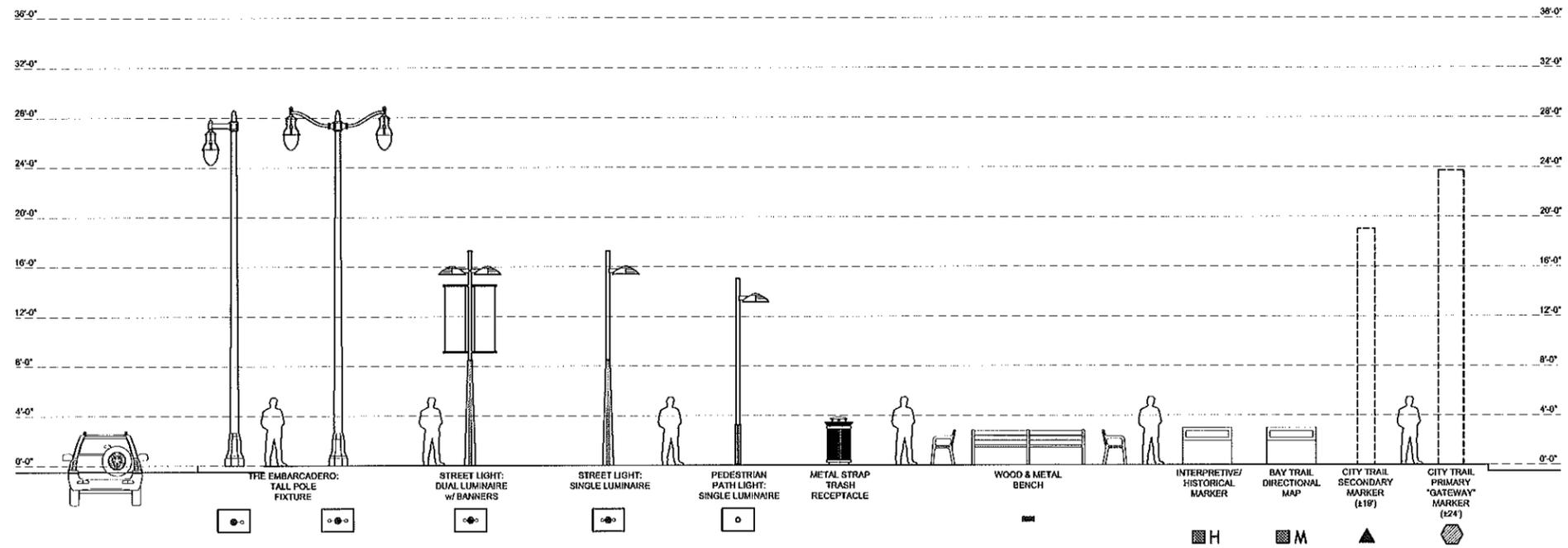
SITE FURNISHINGS DIAGRAM - WEST



- Street Light - Embarcadero
- Street Light - Public Streets
- Pedestrian / Path Light
- Bench Pair
- Oakland Waterfront Trail - Primary (Gateway) Marker
- Oakland Waterfront Trail - Secondary Marker
- Interpretive/Historical Marker
- Bay Trail Directional Map

Note: For Proposed Site Furnishings Design Palette, see Sheet 3.9

SITE FURNISHINGS DIAGRAM - EAST

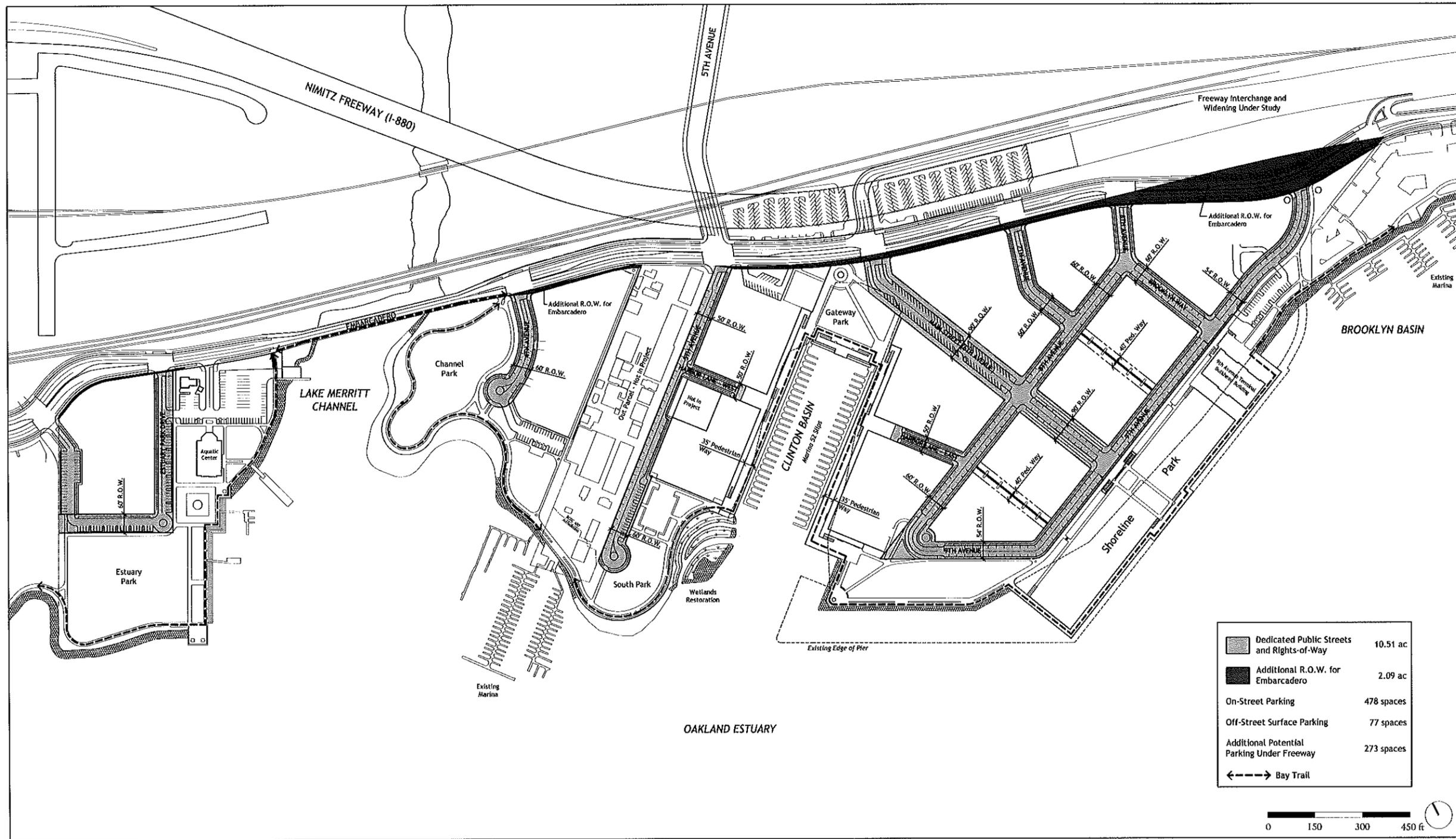


**SITE FURNISHINGS & SITE LIGHTING DESIGN PALETTE**

Scale: 3/16" = 1'-0"

	Street Light - Embarcadero
	Street Light - Public Streets
	Pedestrian / Path Light
	Bench Pair
	Oakland Waterfront Trail - Primary (Gateway) Marker
	Oakland Waterfront Trail - Secondary Marker
	Interpretive/Historical Marker
	Bay Trail Directional Map

**SITE FURNISHINGS & SITE LIGHTING DESIGN PALETTE**



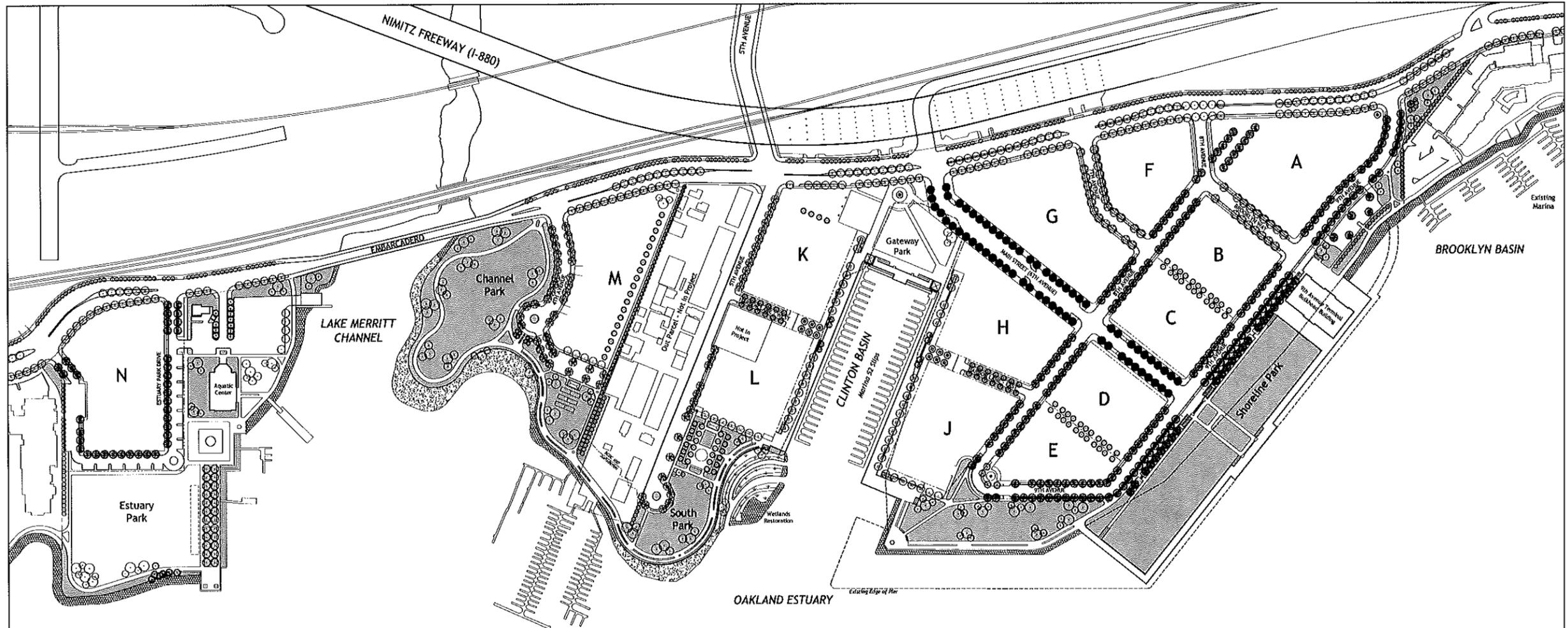
STREETS AND PEDESTRIAN WAYS

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
**4.1**



STREET TREE PALETTE		STREET TREE PALETTE		PARK TREE PALETTE	
	<b>The Embarcadero:</b> <ul style="list-style-type: none"> <li><i>Platanus acerifolia</i> 'Varwood', Varwood London Plane</li> <li><i>Populus nigra</i> 'Alphensia', Theres Poplar</li> </ul> <b>Alternates:</b> <ul style="list-style-type: none"> <li><i>Tilia tomentosa</i> 'Sterling', Silver Linden</li> <li><i>Gymnocarpium japonicum</i>, Sweetshade Tree</li> <li><i>Podocarpus gracilior</i>, Teak Pine</li> </ul>		<b>8th-9th Avenue Loop &amp; Estuary Park Drive:</b> <ul style="list-style-type: none"> <li><i>Tilia tomentosa</i> 'Sterling', Silver Linden</li> </ul> <b>Alternates:</b> <ul style="list-style-type: none"> <li><i>Platanus acerifolia</i> 'Varwood', Varwood London Plane</li> <li><i>Quercus shumardii</i>, Shumard Oak</li> </ul>		<b>Park Trees:</b> <ul style="list-style-type: none"> <li><i>Alnus cordata</i>, Italian Alder</li> <li><i>Arbutus Menziesii</i>, Madrone</li> <li><i>Cinnamomum camphora</i>, Camphor Tree</li> <li><i>Fraxinus scheidtii</i> 'Majestic Beauty', Evergreen Ash</li> <li><i>Jacaranda mimosifolia</i>, Jacaranda</li> <li><i>Leptospermum foeniculatum</i>, Australian Tea Tree</li> <li><i>Magnolia grandiflora</i>, Southern Magnolia</li> <li><i>Magficus laevis</i> 'Green Showers', Mayten Tree</li> <li><i>Melaleuca neopeltata</i>, Pink Melaleuca</li> <li><i>Melaleuca quinquenervia</i>, Cajuput Tree</li> <li><i>Pinus pinea</i>, Italian Stone Pine</li> <li><i>Populus fremontii</i> 'Newark', Newark Male Cottonwood</li> <li><i>Sequoia sempervirens</i> var., Coast Redwood</li> </ul>
	<b>Walk Street: (4th Avenue)</b> <ul style="list-style-type: none"> <li><i>Pistacia chinensis</i> 'Pearl Street', Chinese Pistache</li> </ul> <b>Alternates:</b> <ul style="list-style-type: none"> <li><i>Pyrus calleryana</i> 'Aristocrat', Aristocrat Pear</li> <li><i>Ulmus parvifolia</i> 'Drake', Evergreen Elm</li> </ul>		<b>Clinton Basin Quay:</b> <ul style="list-style-type: none"> <li><i>Platanus acerifolia</i> 'Varwood', Varwood London Plane</li> </ul> <b>Alternates:</b> <ul style="list-style-type: none"> <li><i>Tilia tomentosa</i> 'Sterling', Silver Linden</li> <li><i>Quercus coccoloba</i>, Scarlet Oak</li> </ul> <b>Palm Accents:</b> <ul style="list-style-type: none"> <li><i>Phoenix canariensis</i>, Canary Island Date Palm</li> </ul>		<b>Shoreline Embankment Plantings:</b> <ul style="list-style-type: none"> <li><i>Baccharis pilularis</i> 'Pigeon Point', Dwarf Coyote Brush</li> <li><i>Ceanothus Yankley Point</i>, California Lilac</li> <li><i>Dryas bicolor</i>, Yellow Forsyth Lily</li> <li><i>Echium fastuosum</i>, Pride of Madiera</li> <li><i>Linum catharticum</i>, Sea Lavender</li> <li><i>Ornithoglossum spicatum</i>, Salt Grass</li> <li><i>Grindelia stricta</i>, Gumplant</li> <li><i>Salicornia virginica</i>, Perennial Pickleweed</li> <li><i>Spartina foliosa</i>, Pacific Cordgrass</li> </ul>
	<b>Residential Streets: (7th Avenue, Brooklyn Way)</b> <ul style="list-style-type: none"> <li><i>Liriodendron tulipifera</i>, Tulip Poplar</li> </ul> <b>Alternates:</b> <ul style="list-style-type: none"> <li><i>Quercus rubra</i>, Red Oak</li> </ul>		<b>Harbor Lane (East &amp; West) &amp; Pedestrian Ways:</b> <ul style="list-style-type: none"> <li><i>Liriodendron tulipifera</i> 'Arnold', Columbus Tulip Poplar</li> </ul> <b>Alternates:</b> <ul style="list-style-type: none"> <li><i>Catalpa bignonioides</i>, Washington Hawthorn</li> <li><i>Carpinus betulus</i> 'fastigiata', Upright European Hornbeam</li> <li><i>Ginkgo biloba</i> 'Saratoga', Hakkenkai Tree</li> </ul>		<b>Turf Ground Cover:</b> <ul style="list-style-type: none"> <li>Dwarf Mediflon Sod, Tall Fescue Blend Sod</li> <li>Mixed Drought Tolerant &amp; Native Ground Covers</li> </ul>
	<b>Residential Streets: (4th &amp; 5th Avenues)</b> <ul style="list-style-type: none"> <li><i>Lycium sylvaticum</i>, Tupelo Tree</li> </ul> <b>Alternates:</b> <ul style="list-style-type: none"> <li><i>Ulmus parvifolia</i> 'Bree', Evergreen Elm</li> <li><i>Robinia lobbensis</i> 'Purple Robe', Idaho Locust</li> </ul>		<b>Palm Accents:</b> <ul style="list-style-type: none"> <li><i>Phoenix canariensis</i>, Canary Island Date Palm</li> <li><i>Washingtonia filifera</i>, California Fan Palm</li> </ul>		

LANDSCAPE CONCEPT PLAN

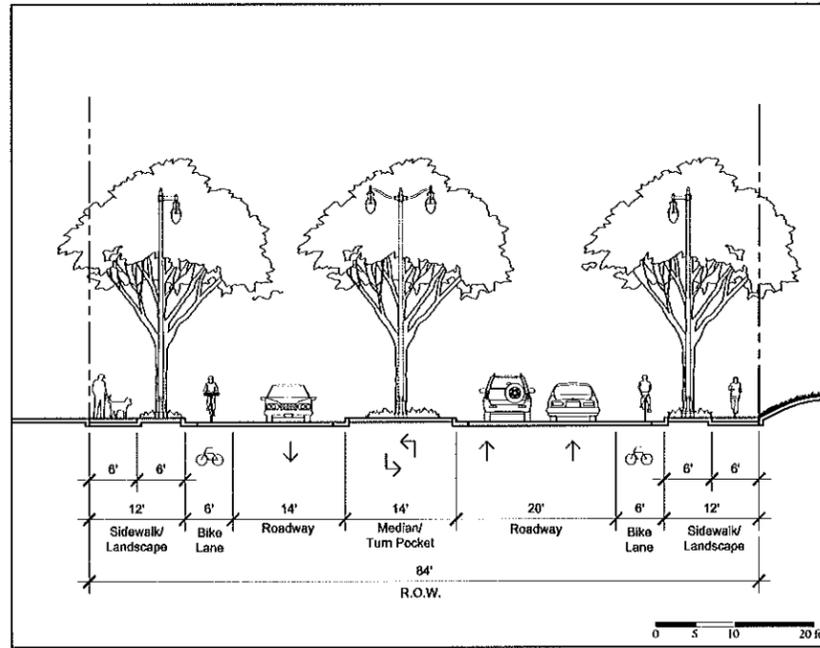


# Brooklyn Basin - Oak to 9th Development Plan

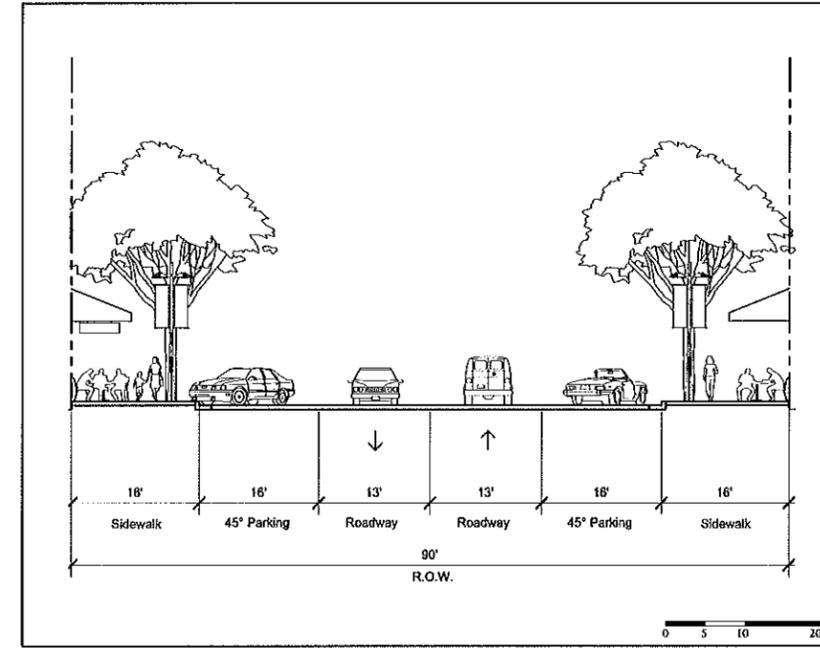
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

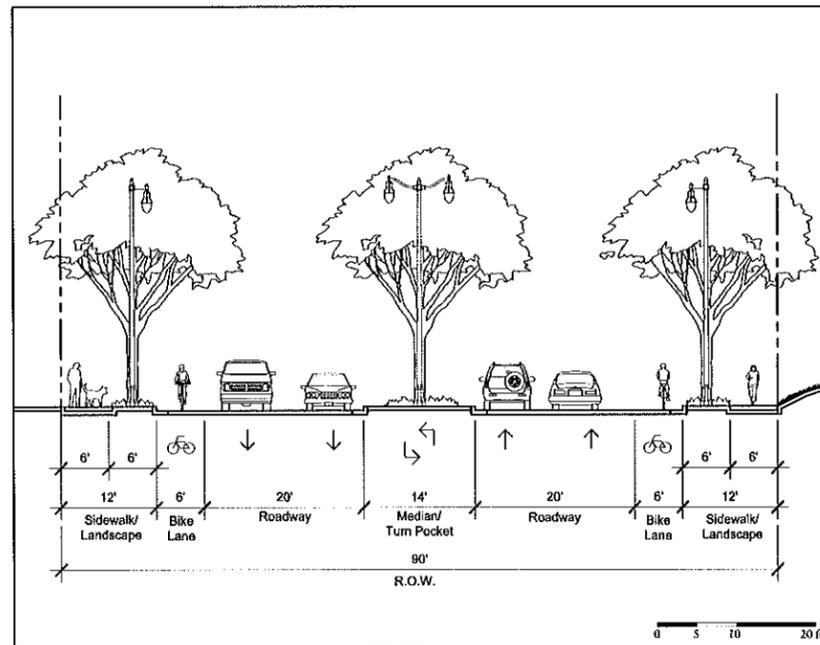
SHEET NO.  
**4.2**



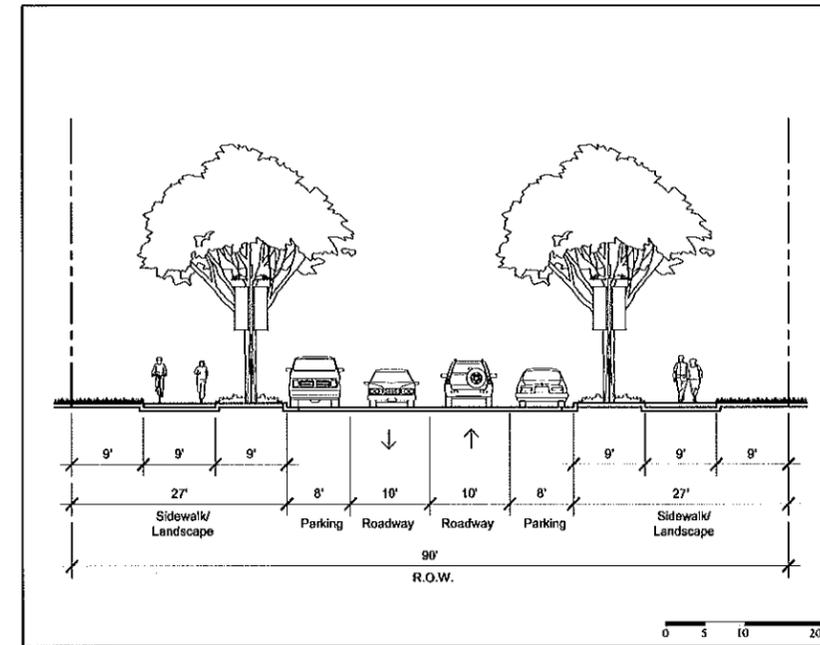
THE EMBARCADERO (East of 8th Avenue)



MAIN STREET - RETAIL



THE EMBARCADERO (East of Lake Merritt Channel to 8th Avenue)



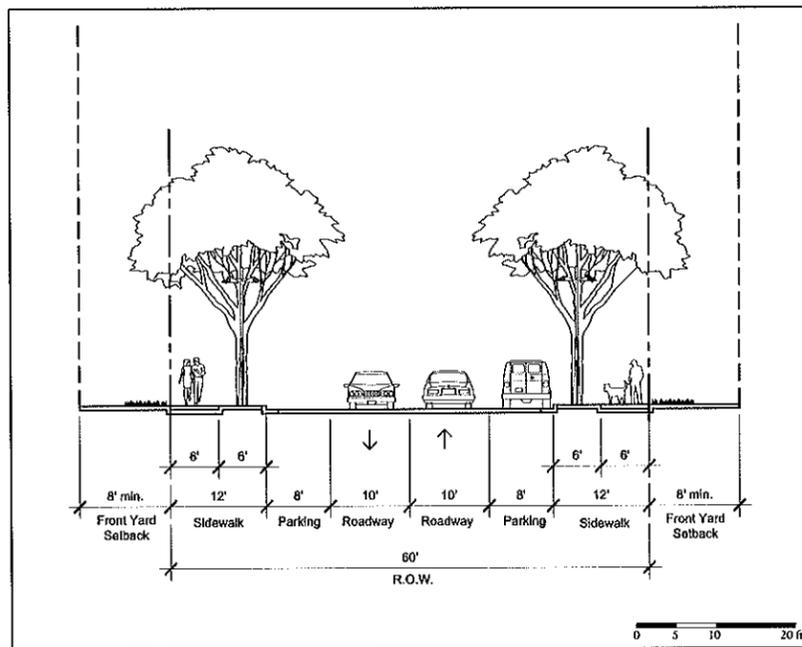
MAIN STREET - RESIDENTIAL

STREET SECTIONS

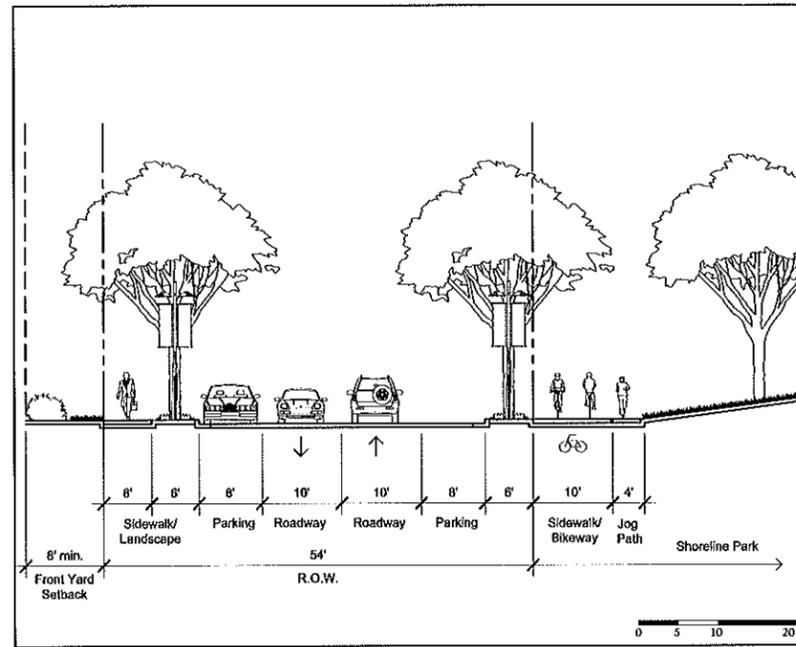
# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

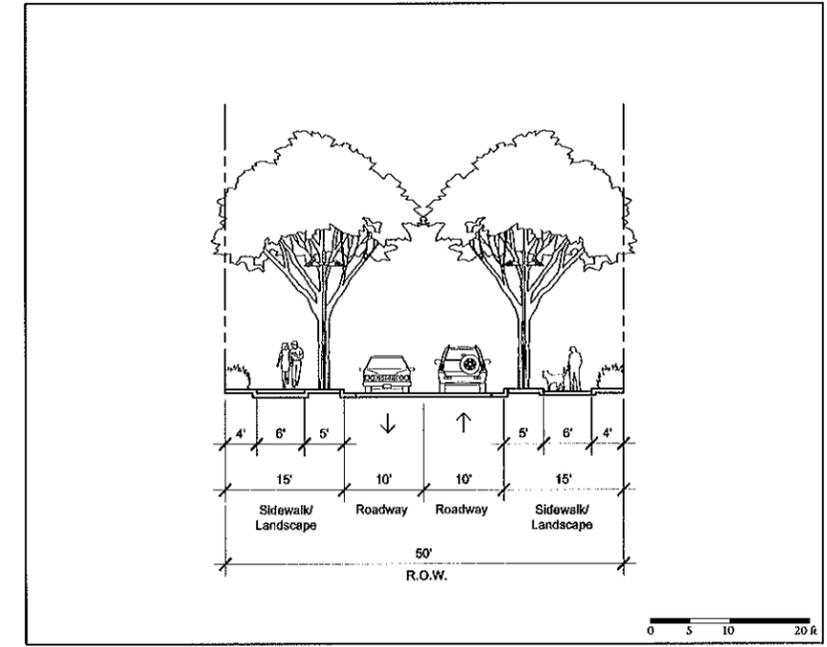
SEPTEMBER 2005



TYPICAL 60FT R.O.W. STREET



9TH AVENUE - 54FT R.O.W. STREET W/ BIKEWAY



HARBOR LANE EAST & WEST

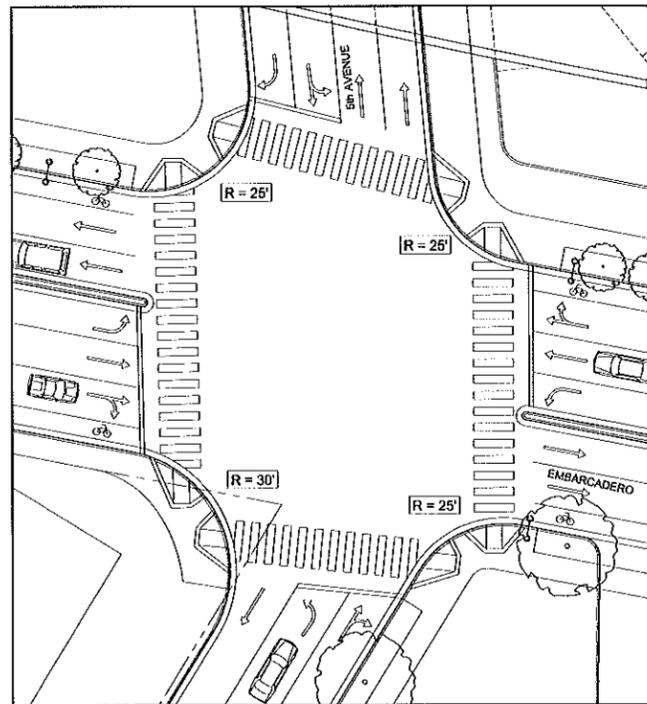
STREET SECTIONS

# Brooklyn Basin - Oak to 9th Development Plan

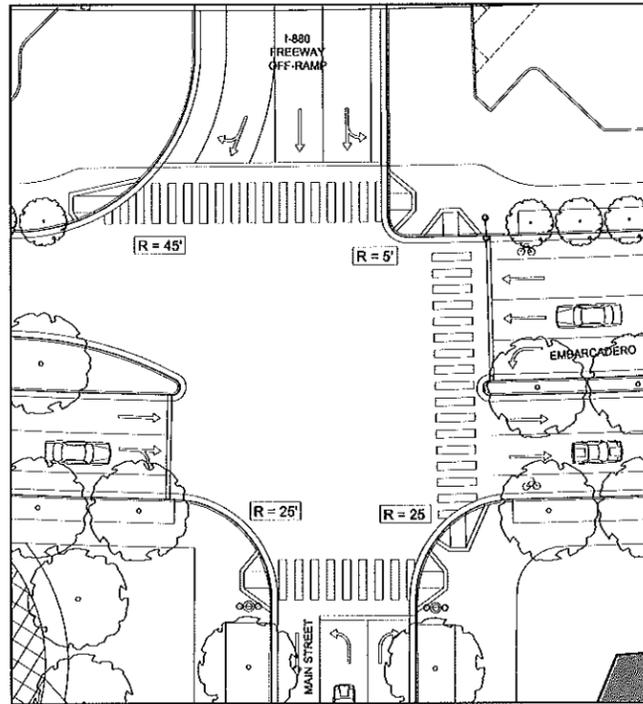
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

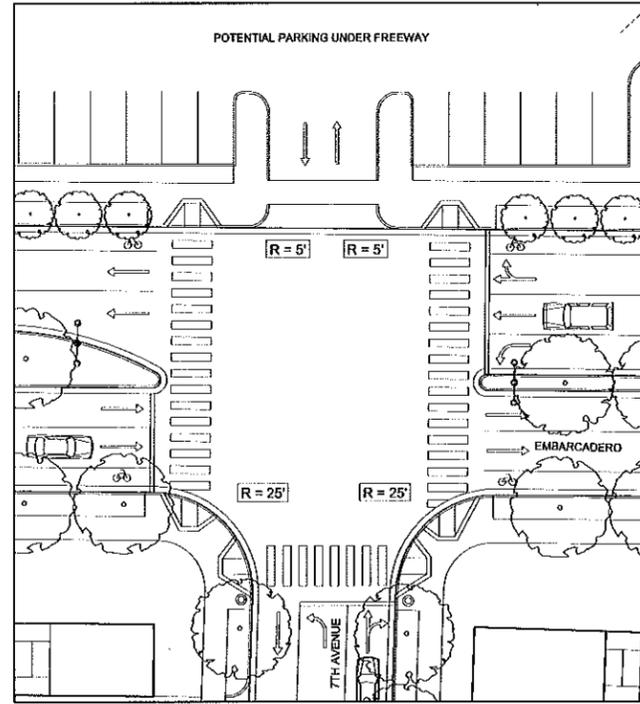
SHEET NO.  
4.3a



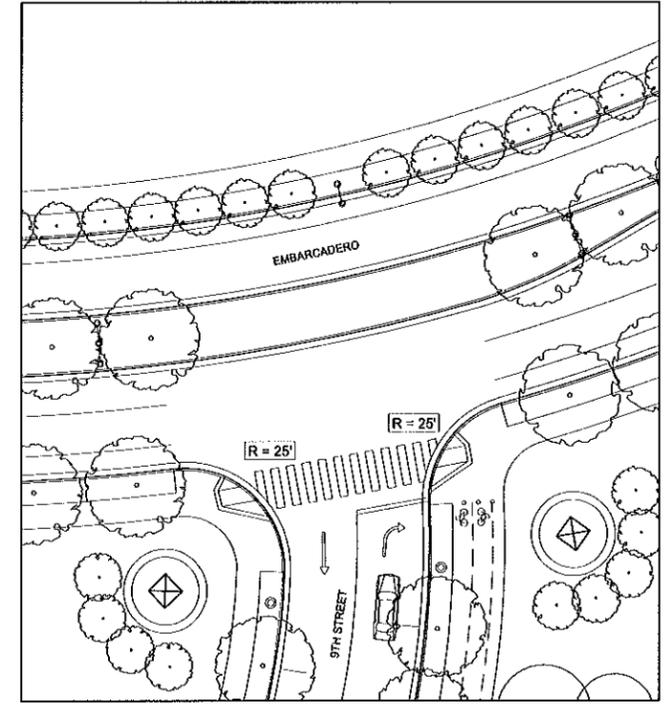
EMBARCADERO / 5TH AVENUE



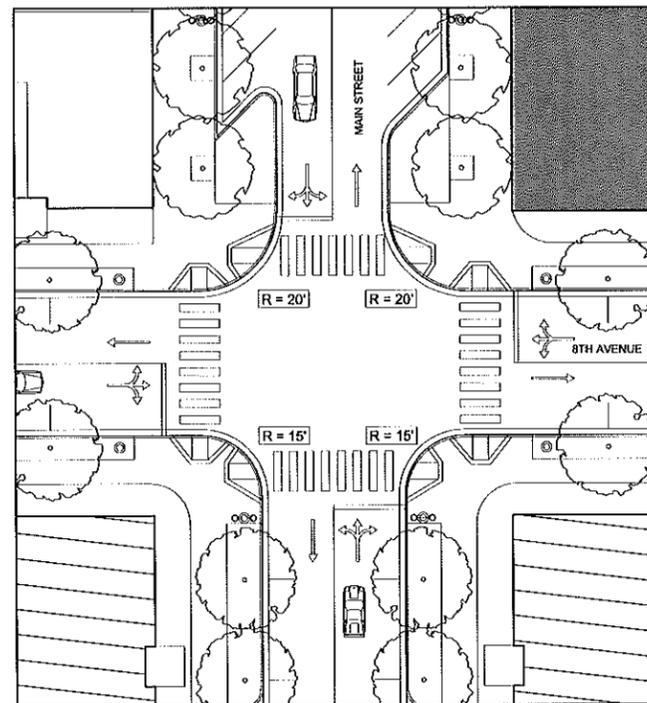
EMBARCADERO / MAIN STREET



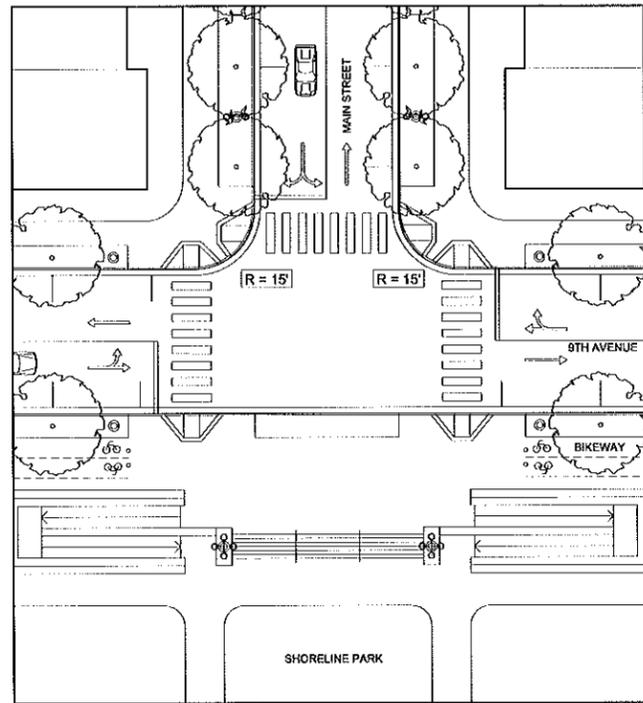
EMBARCADERO / 7TH AVENUE



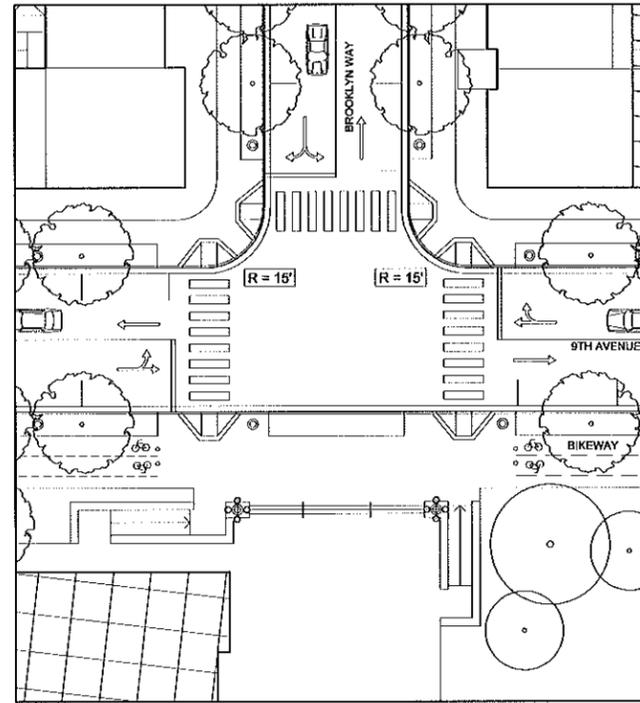
EMBARCADERO / 9TH AVENUE



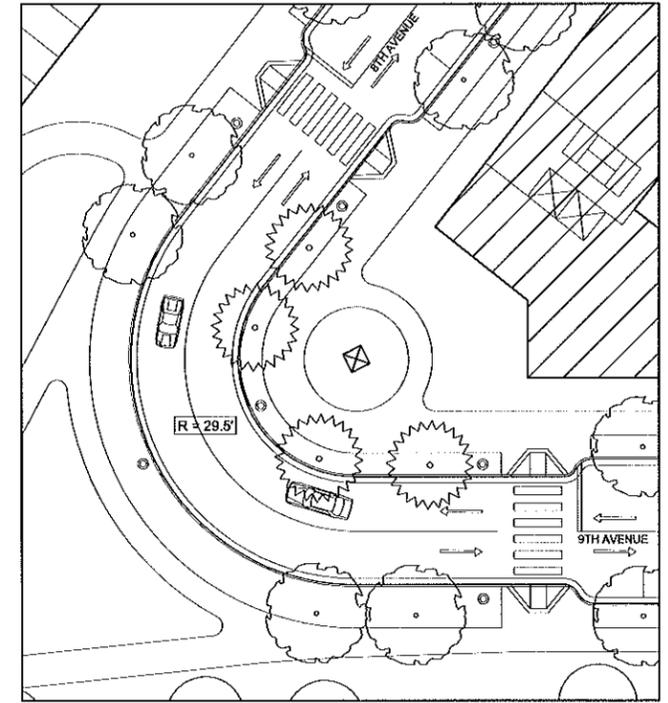
MAIN STREET / 8TH AVENUE



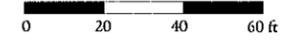
MAIN STREET / 9TH AVENUE



BROOKLYN WAY / 9TH AVENUE



8TH AVENUE / 9TH AVENUE



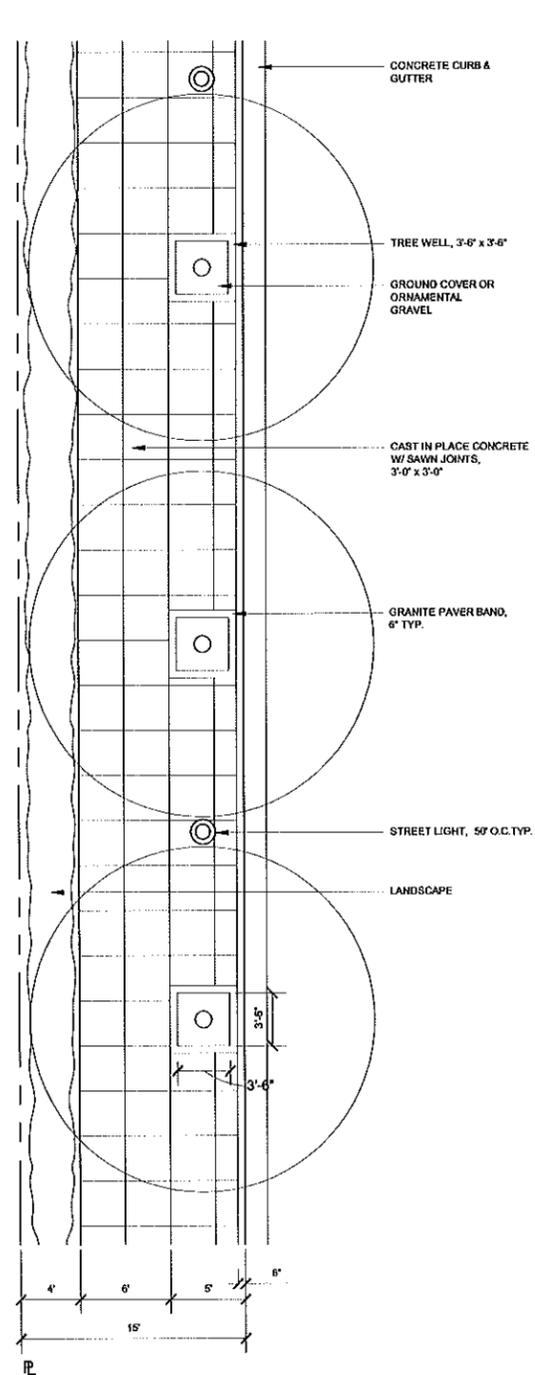
STREET INTERSECTIONS

Brooklyn Basin - Oak to 9th Development Plan

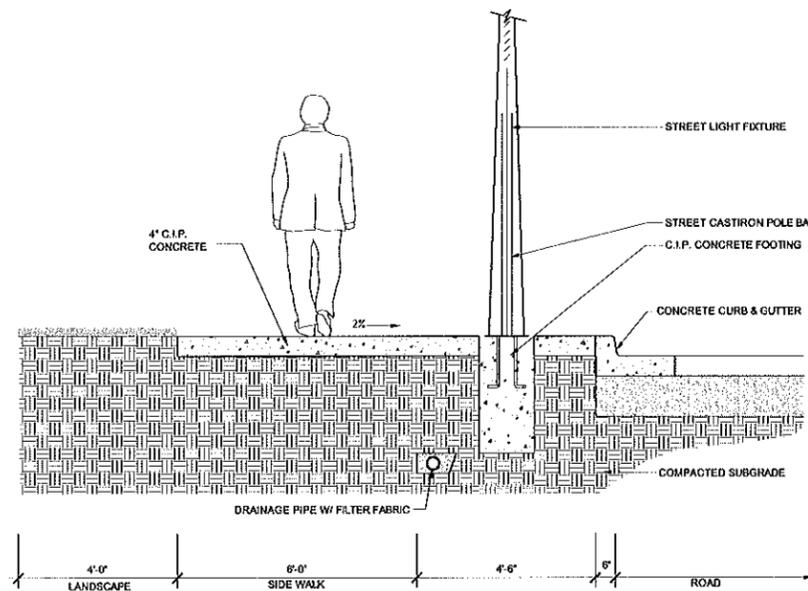
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

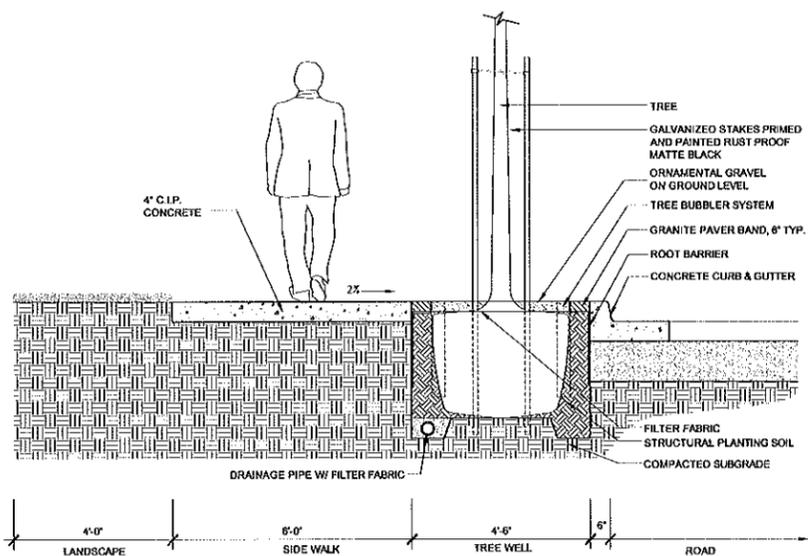
SHEET NO.  
4.4



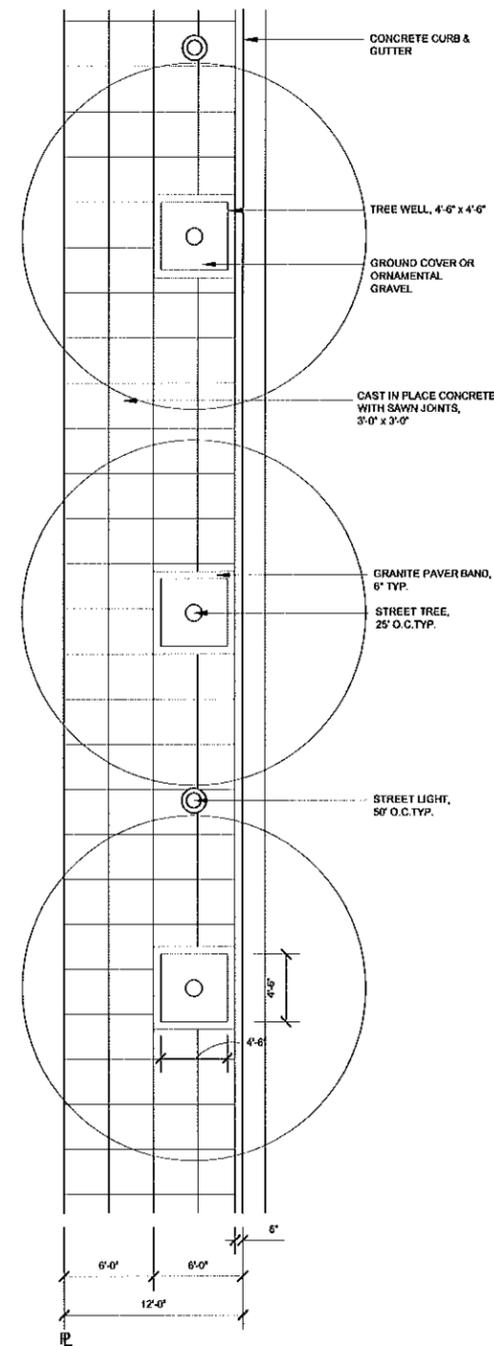
1 Typical Sidewalk Plan - 50' R.O.W.  
SCALE: 3/16" = 1'-0"



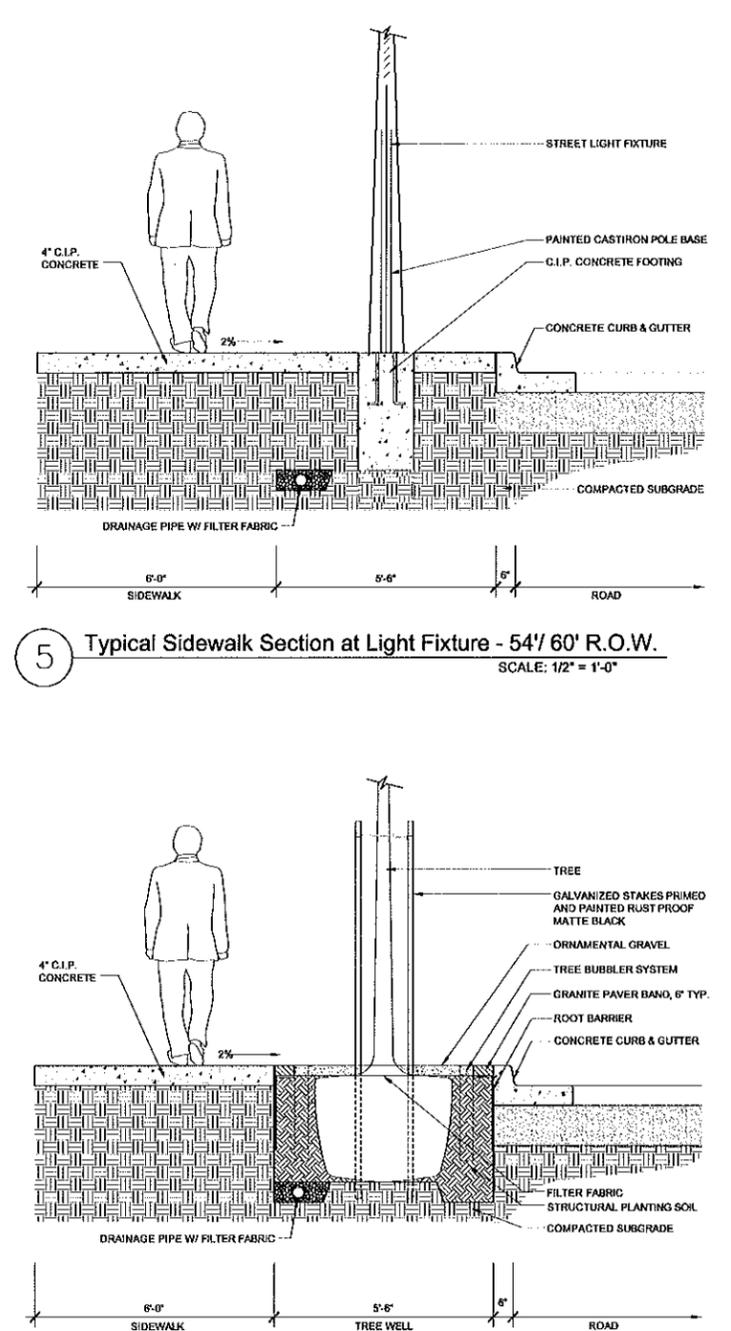
2 Typical Sidewalk Section at Light Fixture - 50' R.O.W.  
SCALE: 1/2" = 1'-0"



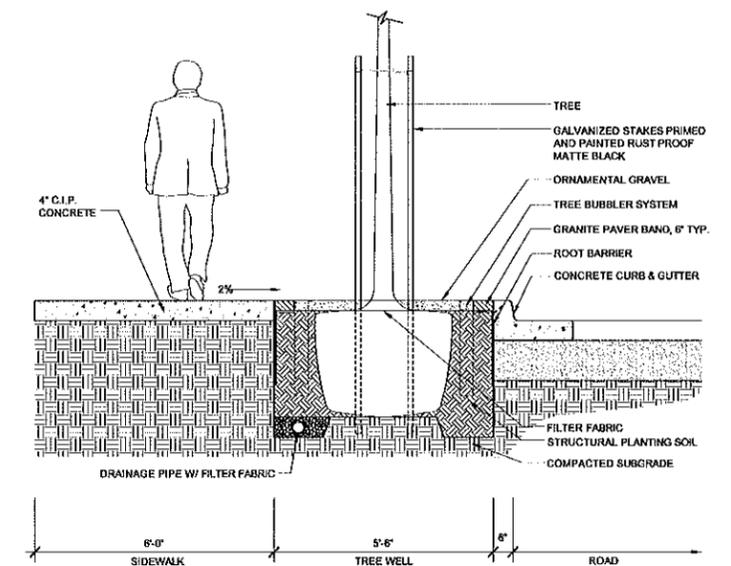
3 Typical Sidewalk Section at Street Tree - 50' R.O.W.  
SCALE: 1/2" = 1'-0"



4 Typical Sidewalk Plan - 60' R.O.W.  
SCALE: 3/16" = 1'-0"



5 Typical Sidewalk Section at Light Fixture - 60' R.O.W.  
SCALE: 1/2" = 1'-0"



6 Typical Sidewalk Section at Street Tree - 60' R.O.W.  
SCALE: 1/2" = 1'-0"

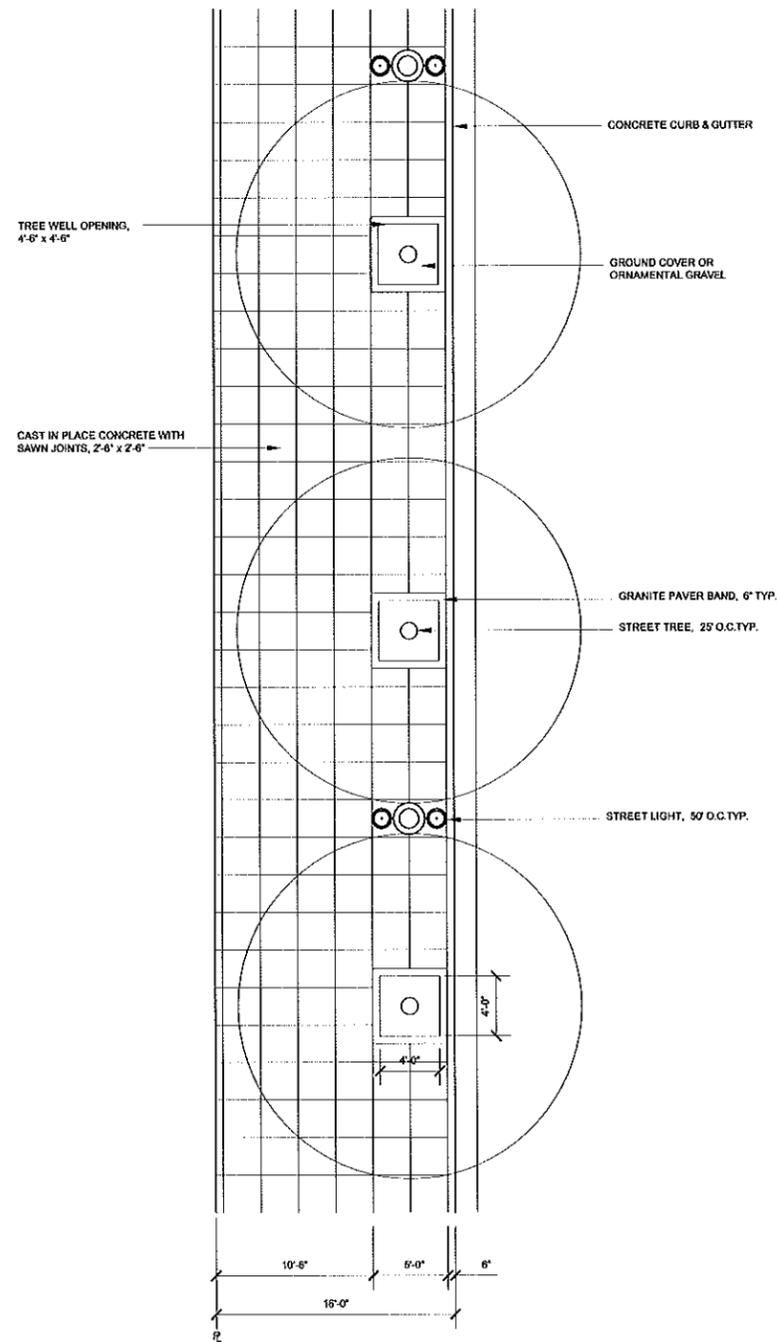


STREETSCAPE STANDARDS 50' AND 60' R.O.W.  
**Brooklyn Basin - Oak to 9th Development Plan**

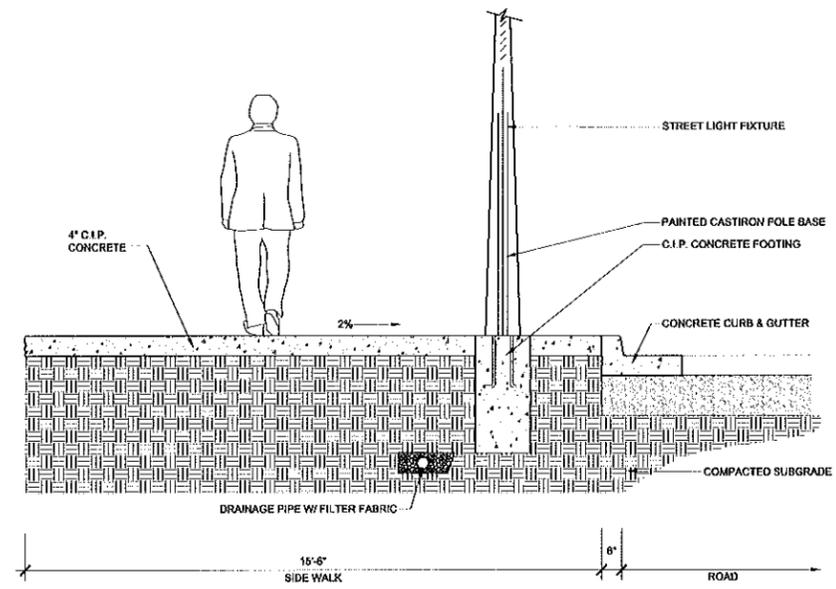
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

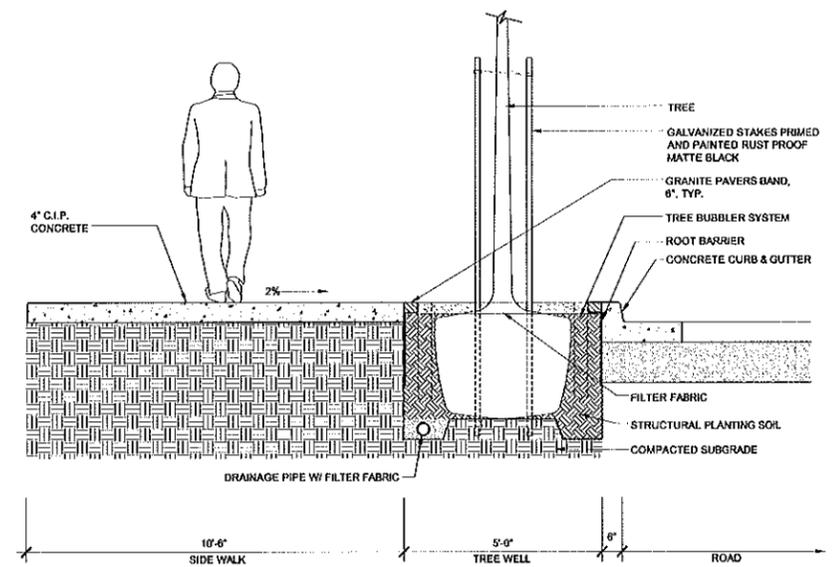
SHEET NO.  
**4.5**



1 Typical Sidewalk Plan- Retail Frontage  
SCALE: 3/16" = 1'-0"



2 Typical Sidewalk Section at Light Pole - Retail Frontage  
SCALE: 1/2" = 1'-0"



3 Typical Sidewalk Section at Street Tree - Retail Frontage  
SCALE: 1/2" = 1'-0"

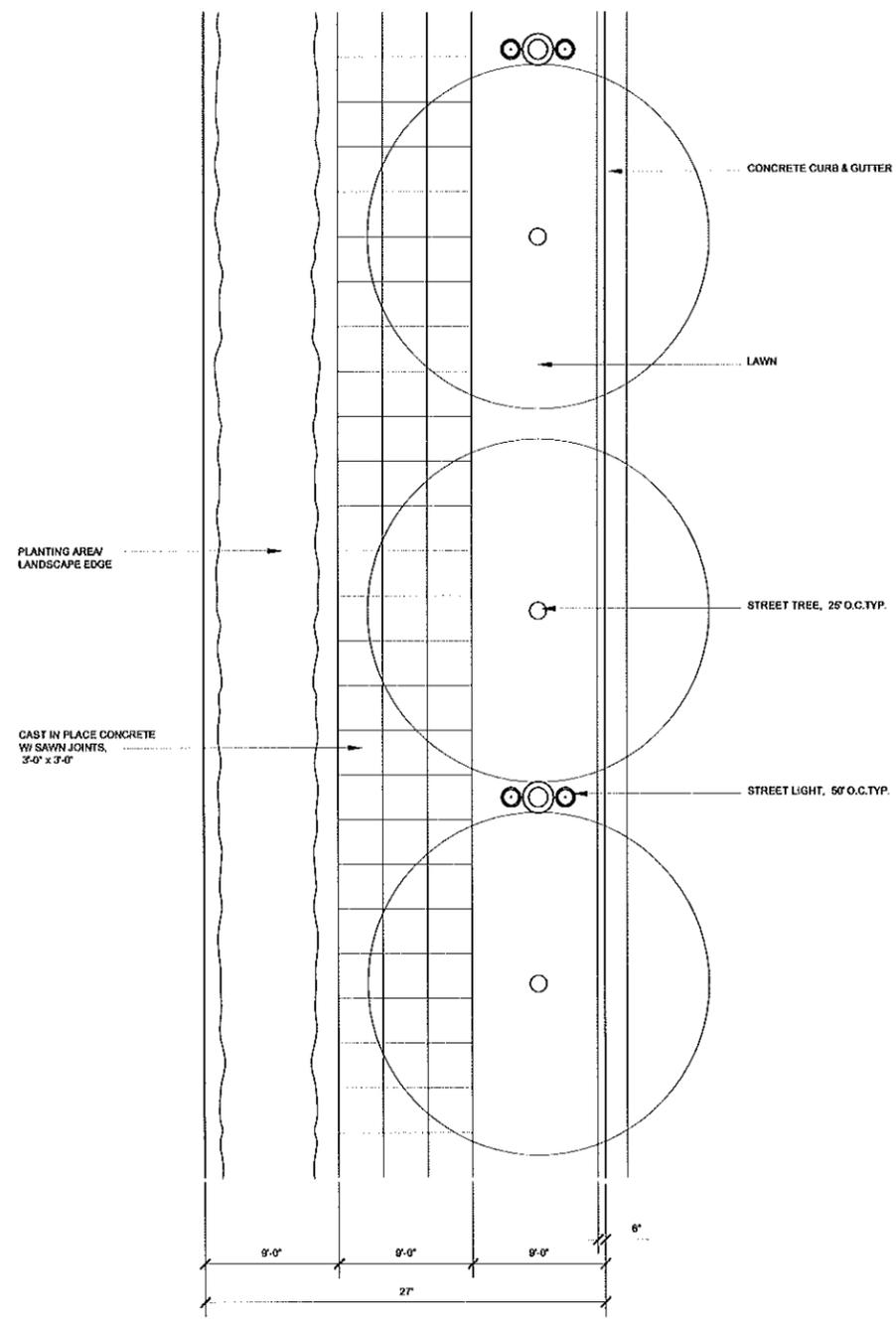
STREETSCAPE STANDARDS 90' RIGHT OF WAY- RETAIL FRONTAGE

# Brooklyn Basin - Oak to 9th Development Plan

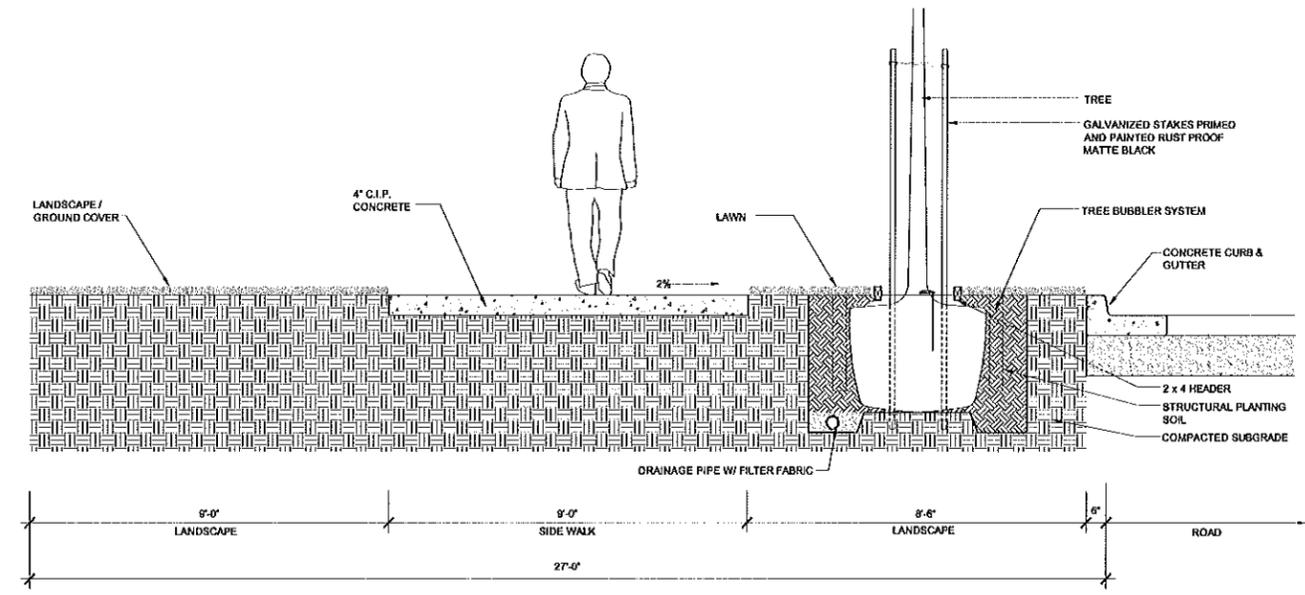
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

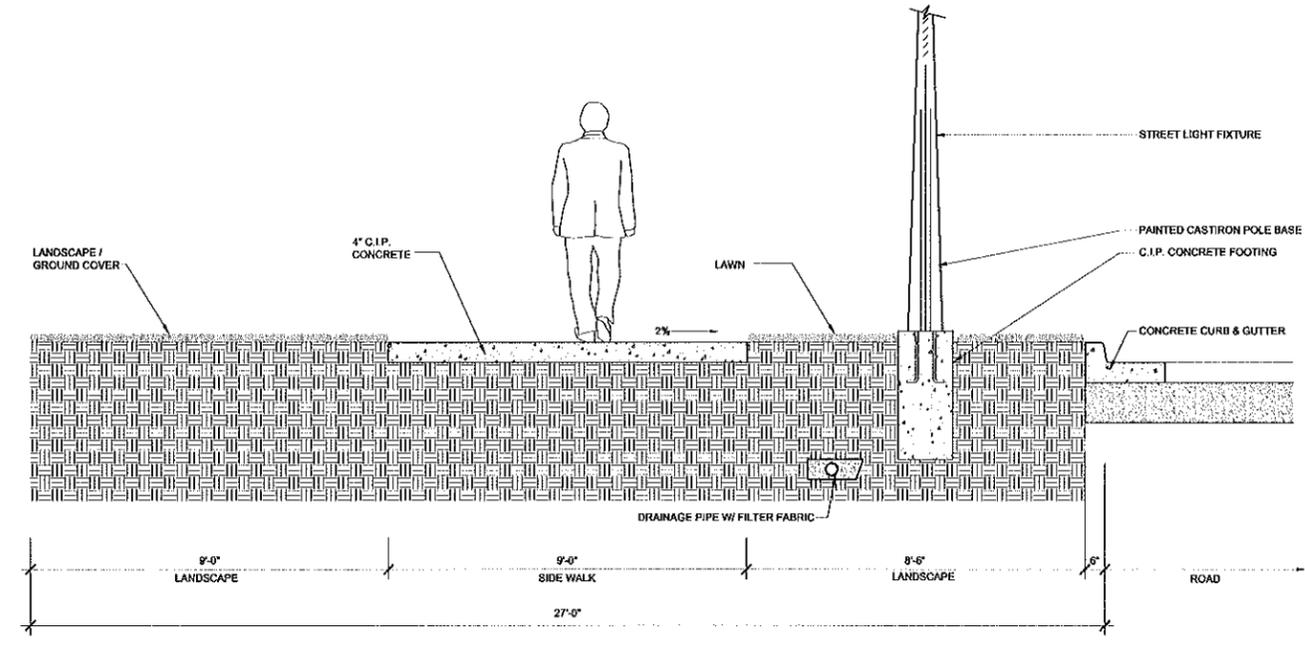
SHEET NO.  
**4.6**



1 Typical Sidewalk Plan- Residential Frontage  
SCALE: 3/16" = 1'-0"



2 Typical Sidewalk Section at Street Tree - Residential Frontage  
SCALE: 1/2" = 1'-0"



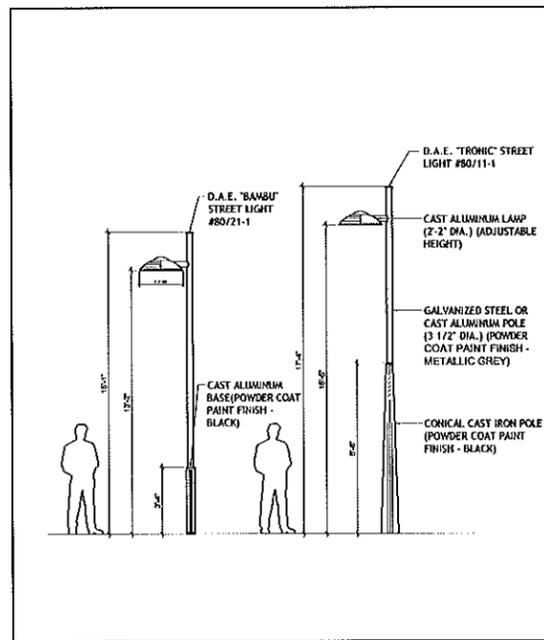
3 Typical Sidewalk Section at Light Pole - Residential Frontage  
SCALE: 1/2" = 1'-0"

STREETSCAPE STANDARDS 90' RIGHT OF WAY- RESIDENTIAL FRONTAGE

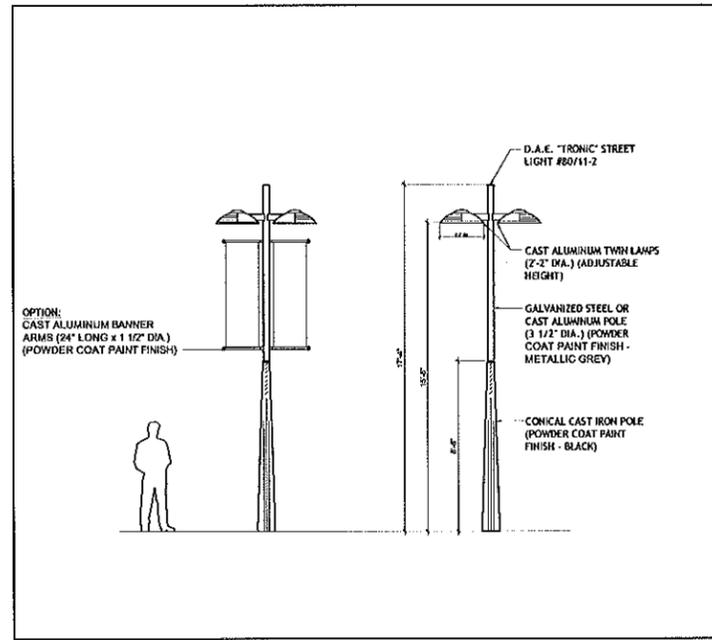
# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

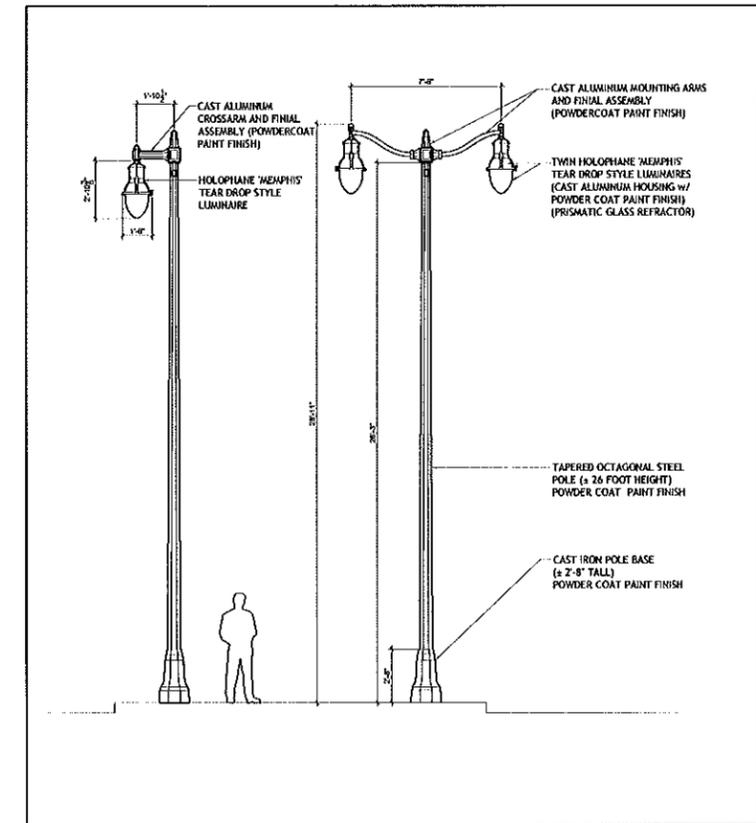
SEPTEMBER 2005



1B Pedestrian Light Pole & Street Light Pole - Single Luminaire  
SCALE: 1/4"=1'-0"



2B Street Light Pole - Dual Luminaire  
SCALE: 1/4"=1'-0"



3B The Embarcadero- Tall Pole Fixture  
SCALE: 1/4"=1'-0"

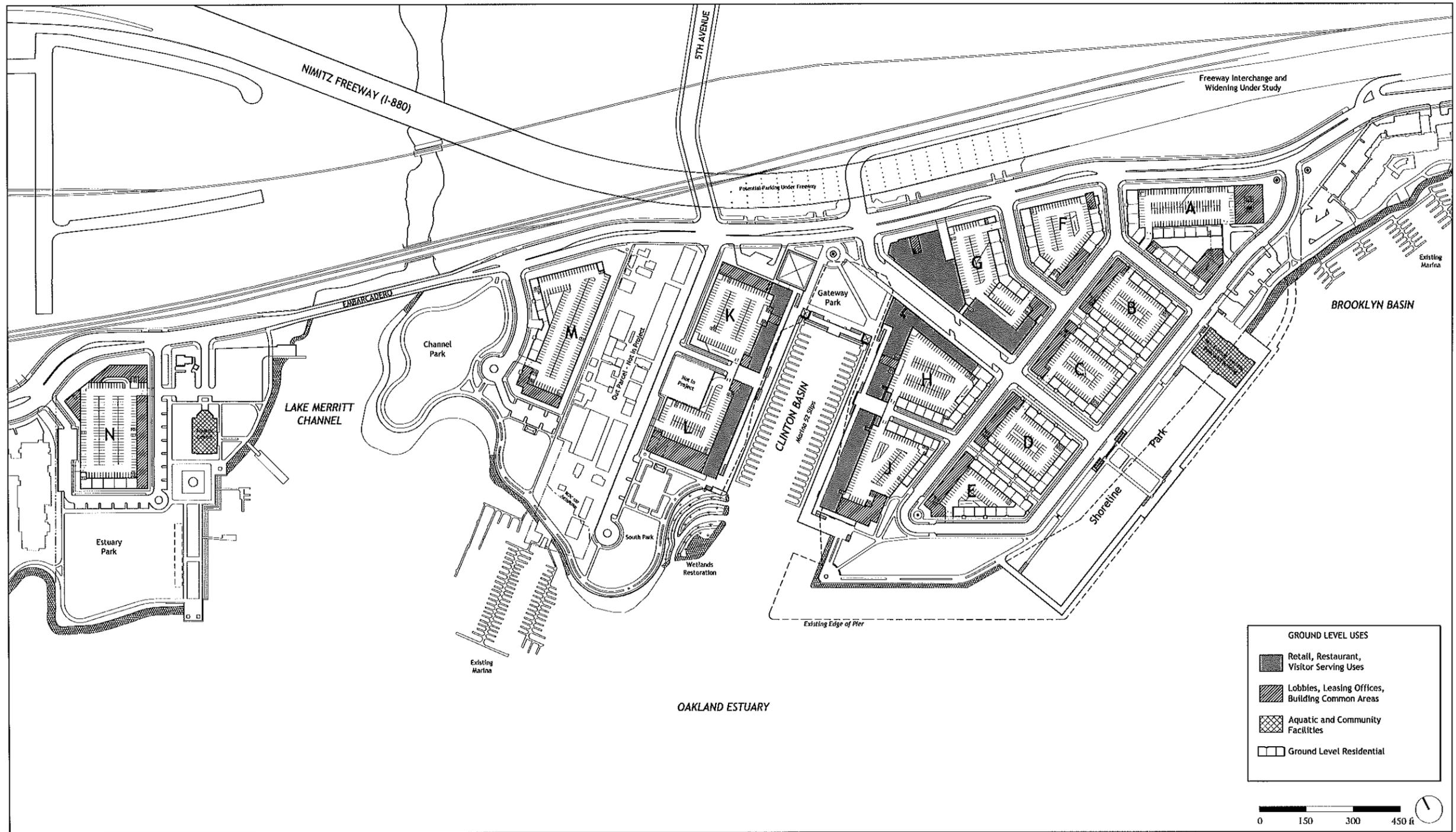
STREET LIGHTING STANDARDS

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
4.8



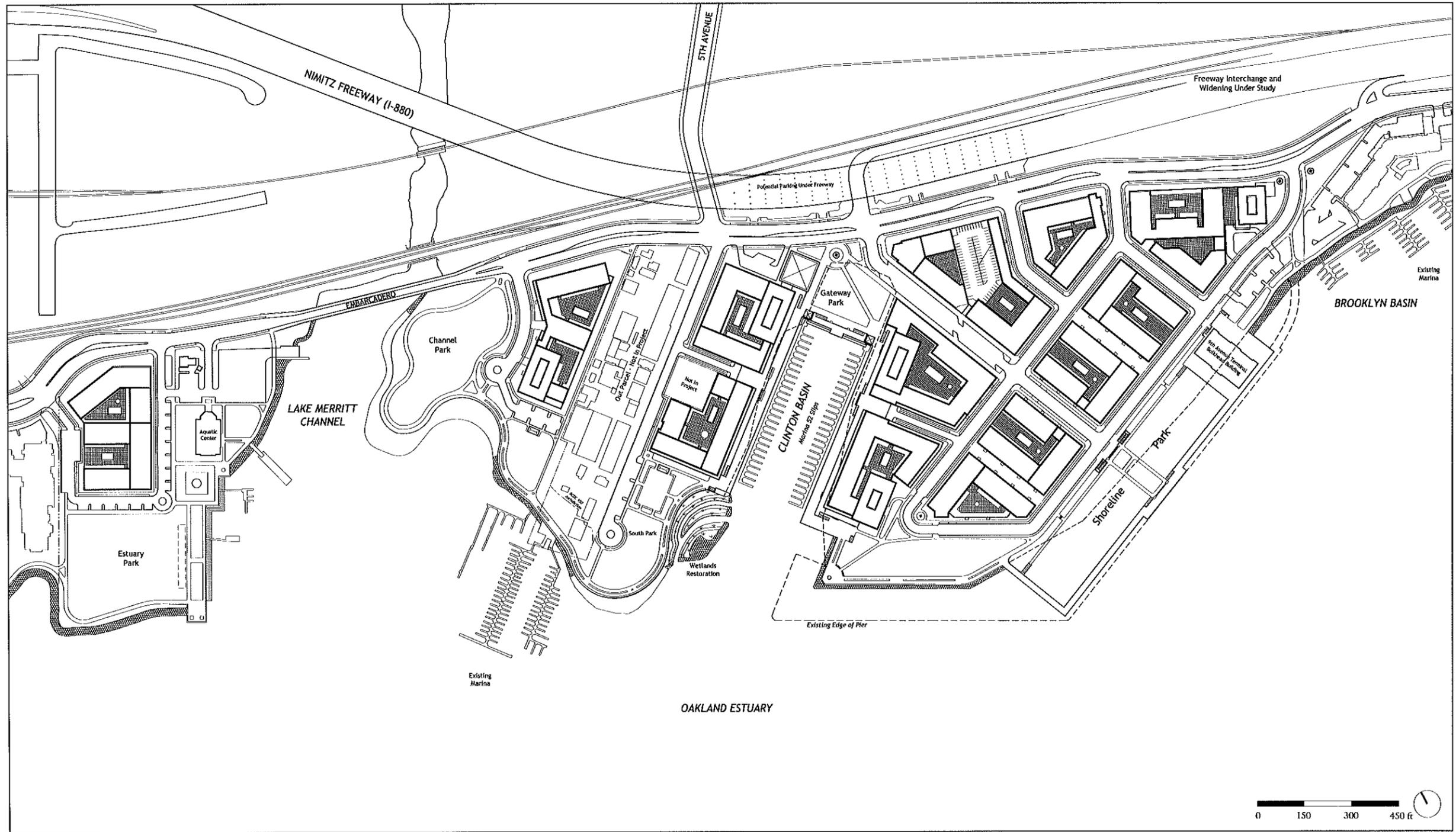
ILLUSTRATIVE GROUND LEVEL BUILDING PLAN

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
**5.1**



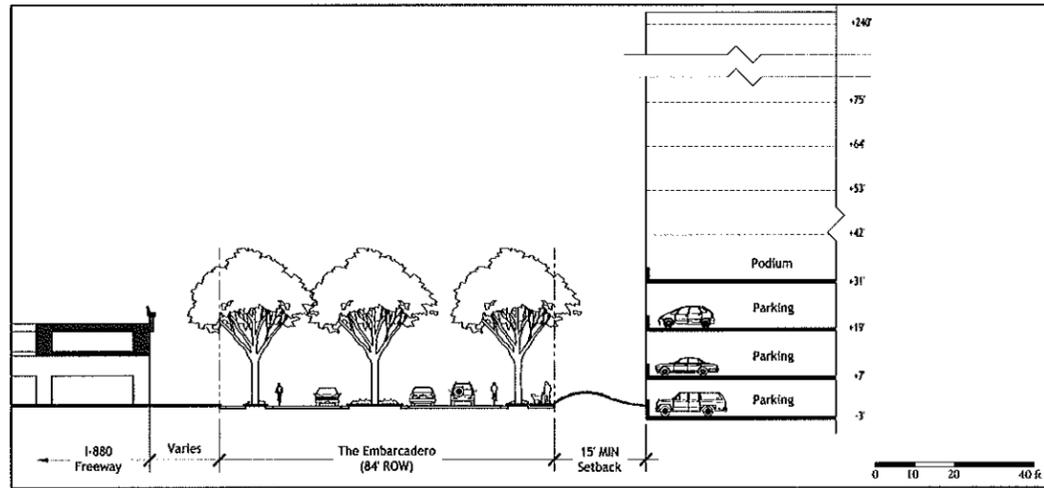
ILLUSTRATIVE UPPER LEVEL BUILDING PLAN

# Brooklyn Basin - Oak to 9th Development Plan

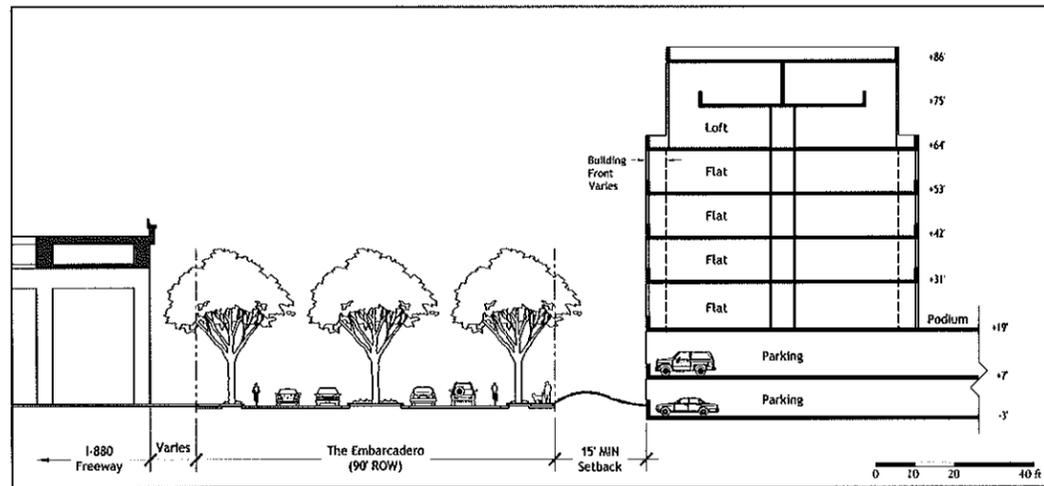
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

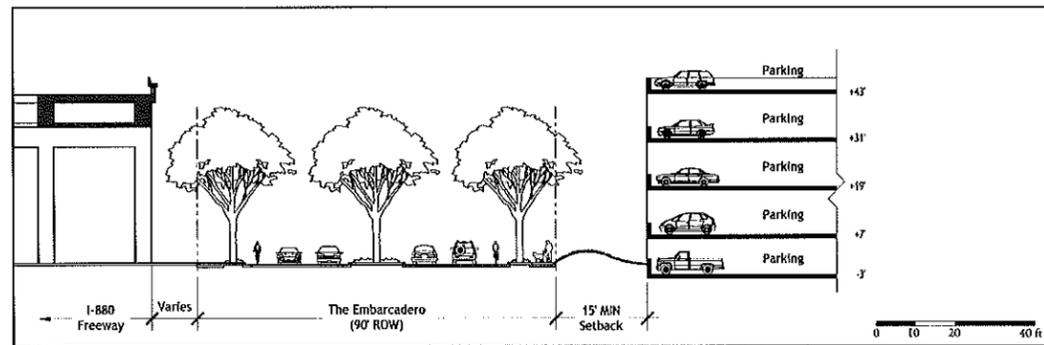
SHEET NO.  
**5.2**



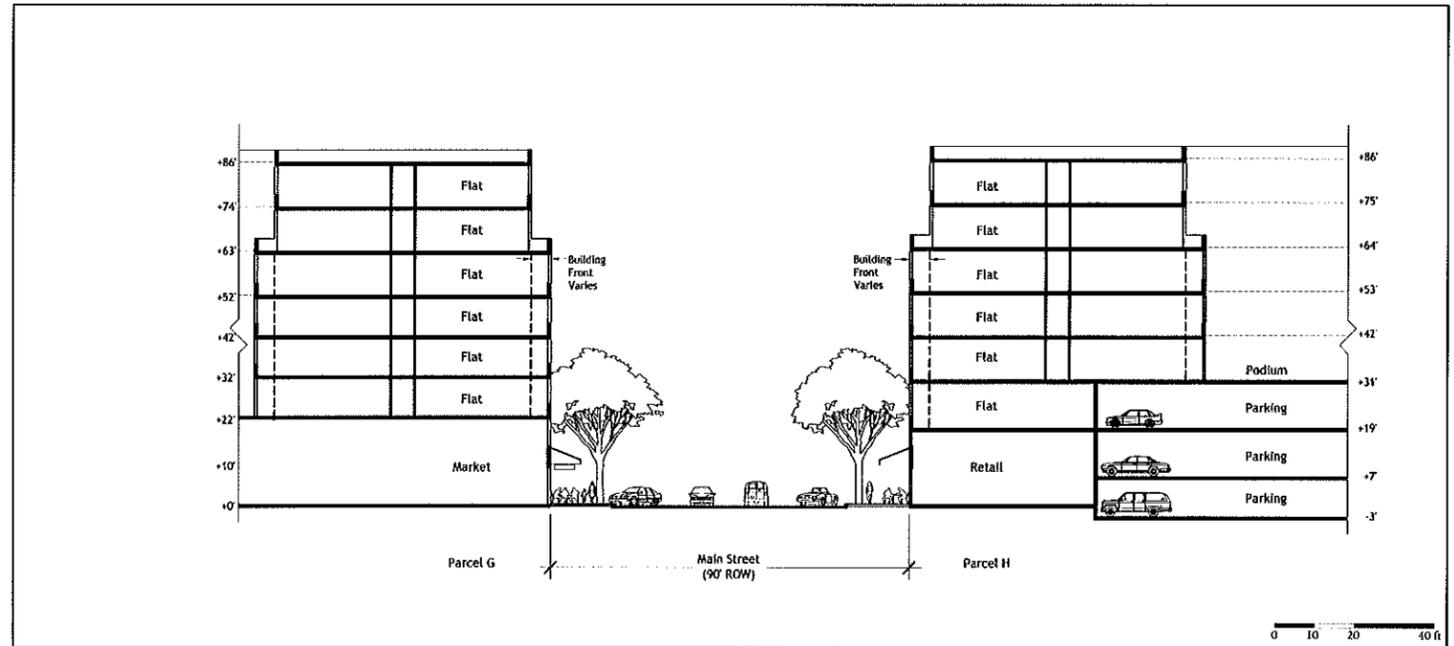
EMBARCADERO AT PARCEL A



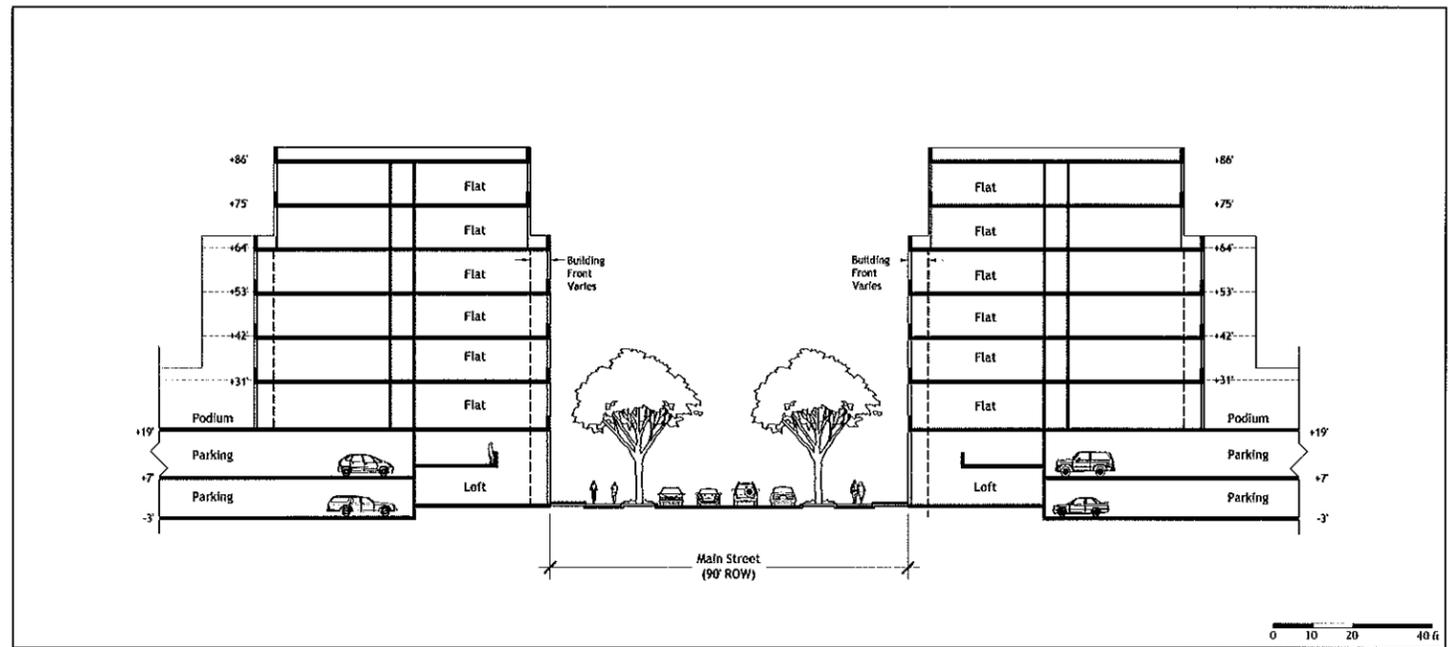
EMBARCADERO AT PARCEL F



EMBARCADERO AT PARCEL G



MAIN STREET AT PARCELS G & H



MAIN STREET AT PARCELS C & D

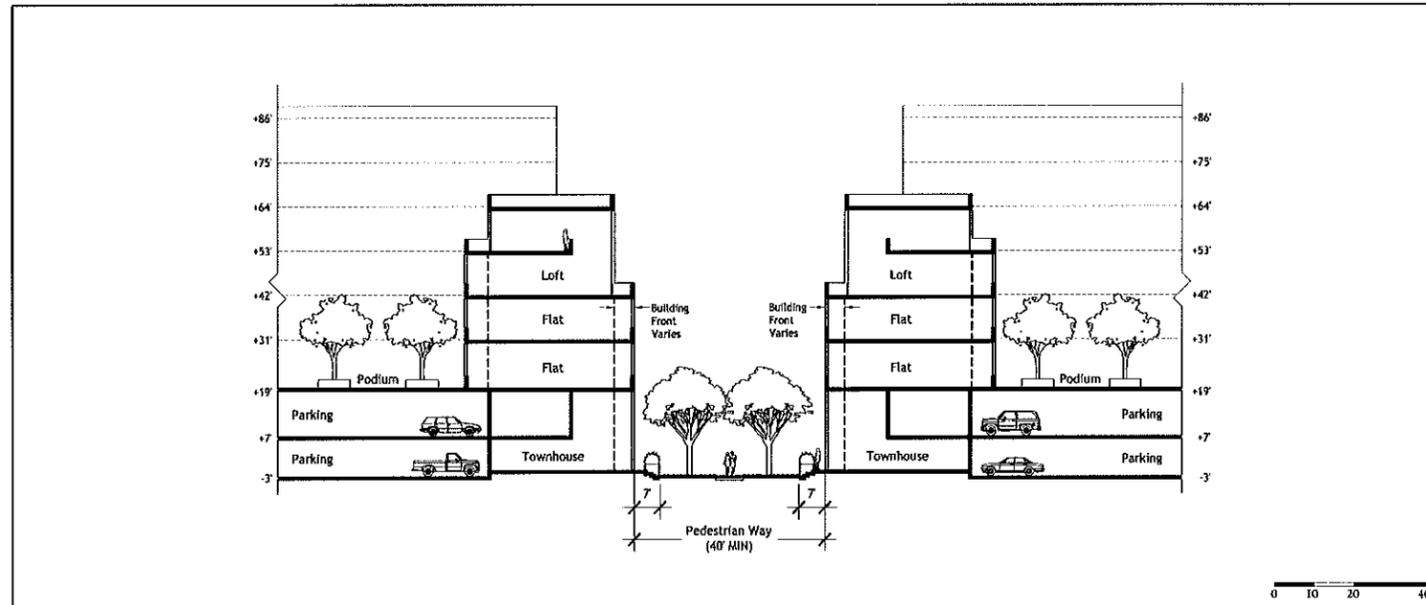
ILLUSTRATIVE BUILDING SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

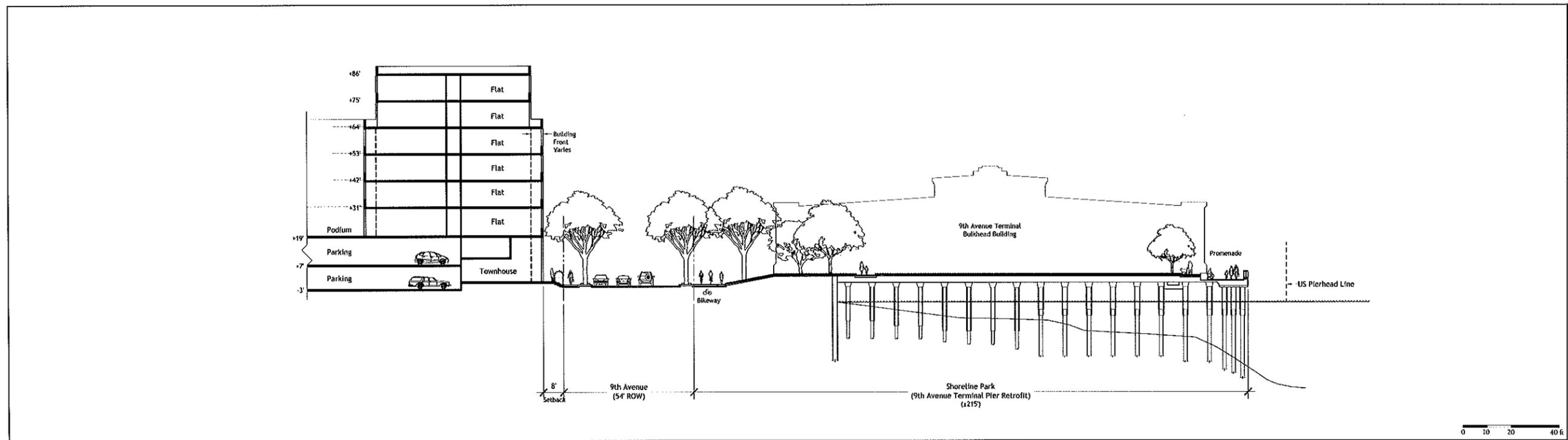
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
5.3



PEDESTRIAN WAYS BETWEEN PARCELS B, C, D & E



9th AVENUE AT PARCELS C, D, E & PIER RETROFIT

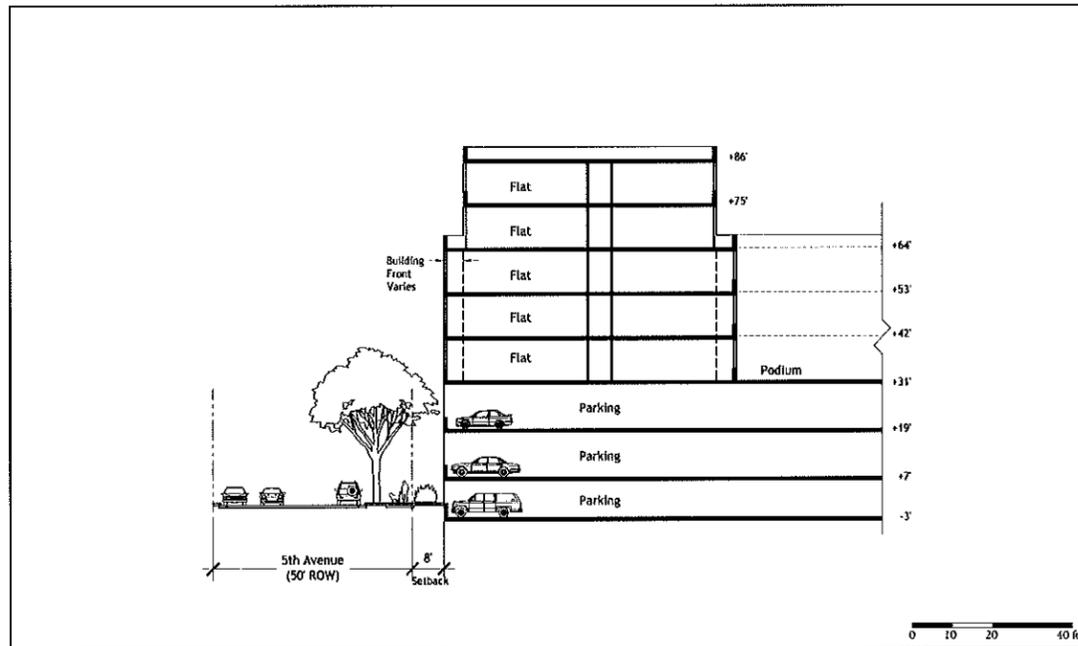
ILLUSTRATIVE BUILDING SECTIONS

# Brooklyn Basin - Oak to 9th Development Plan

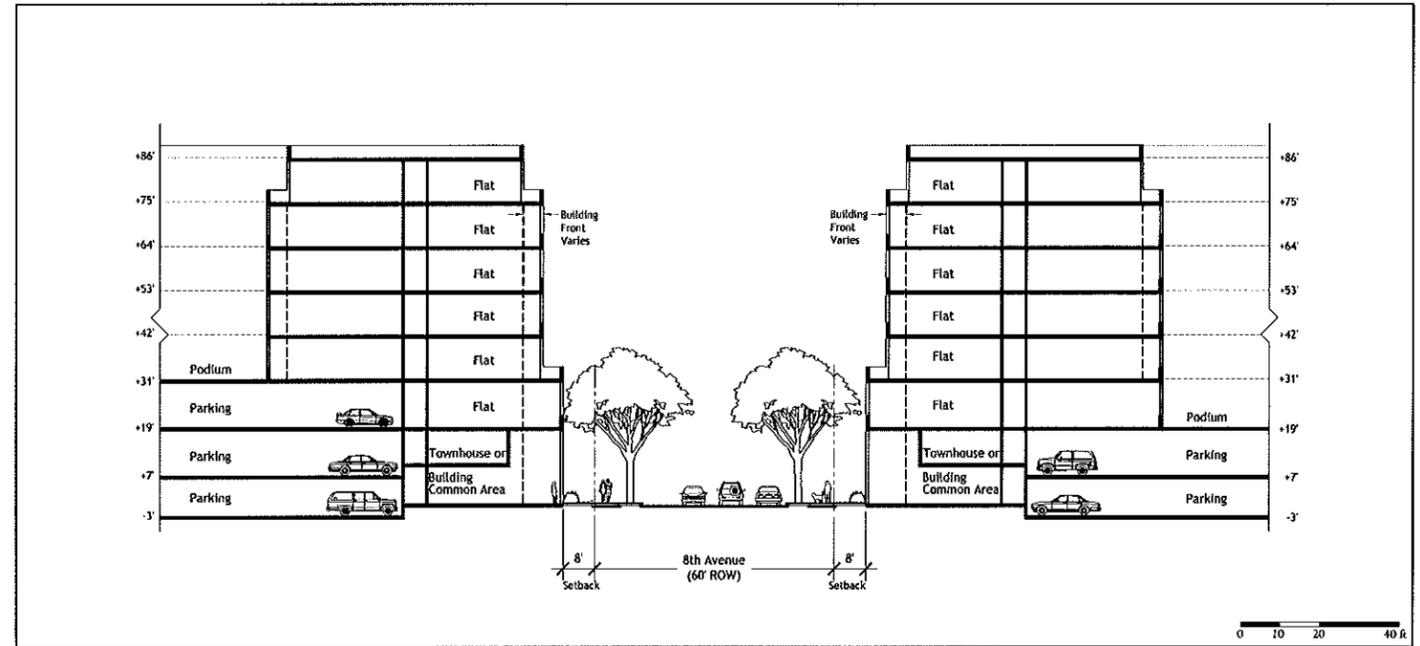
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

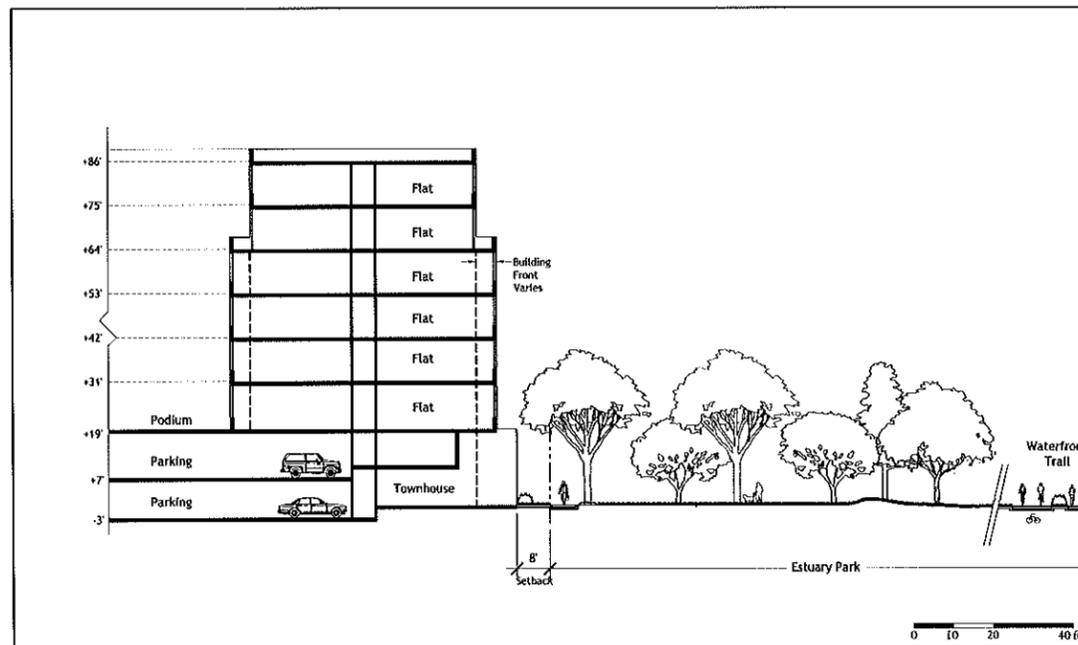
SHEET NO.  
**5.4**



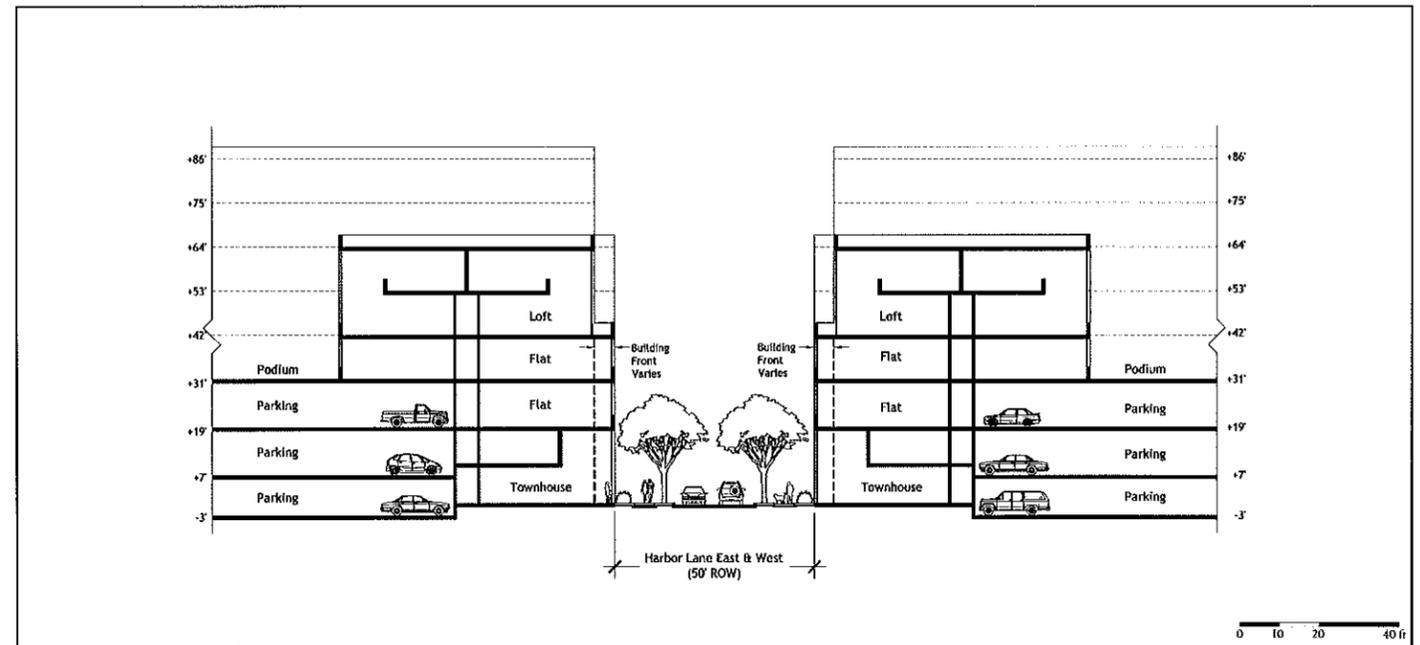
5th AVENUE AT PARCELS K & L



8th AVENUE AT PARCELS B, F, C, G, D, H, E & J



ESTUARY PARK DRIVE AT PARCEL N



HARBOR LANE EAST & WEST AT PARCELS H, J, K & L

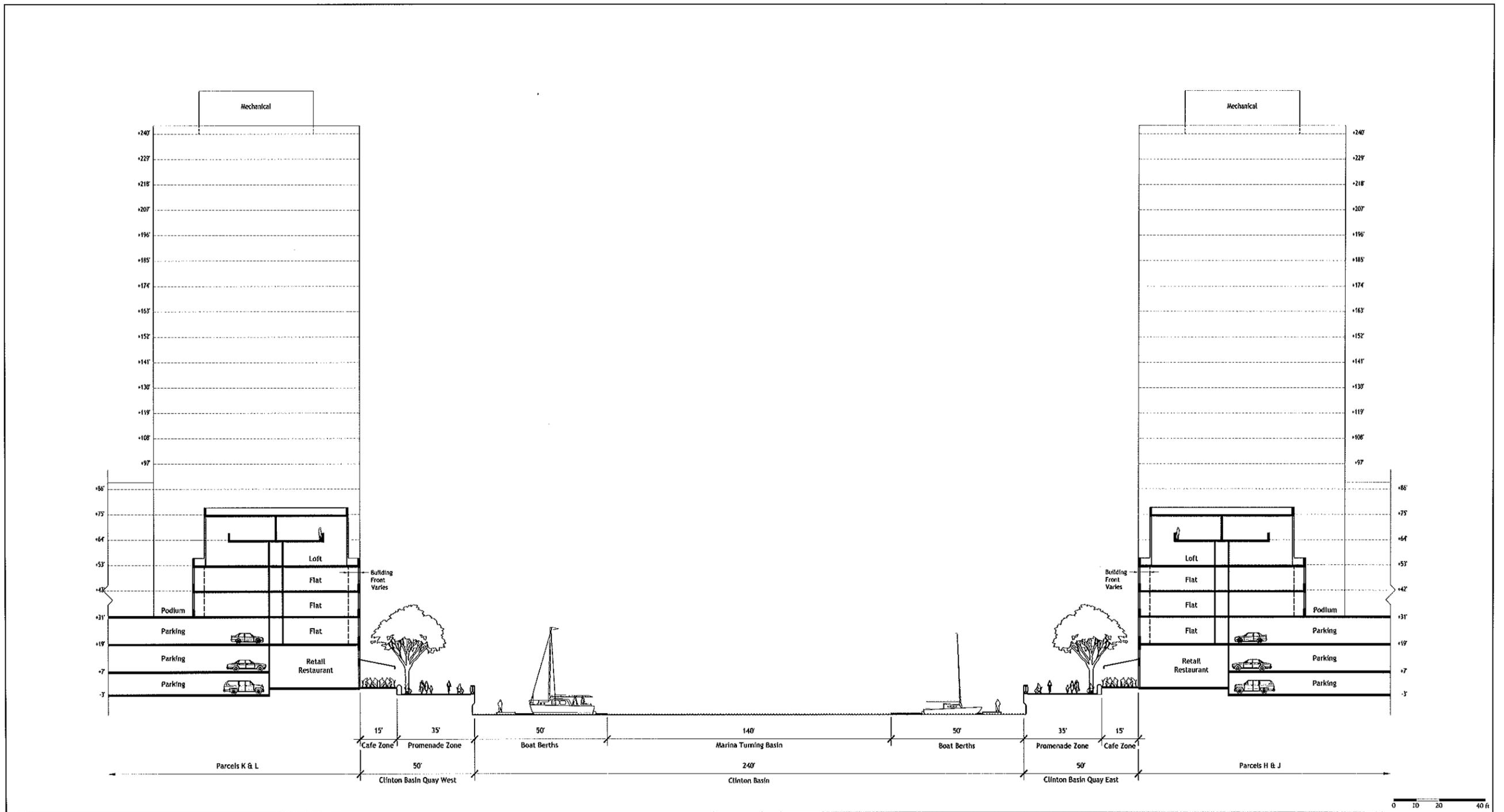
ILLUSTRATIVE BUILDING SECTIONS

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
**5.5**



CLINTON BASIN AT PARCELS H, K, J & L

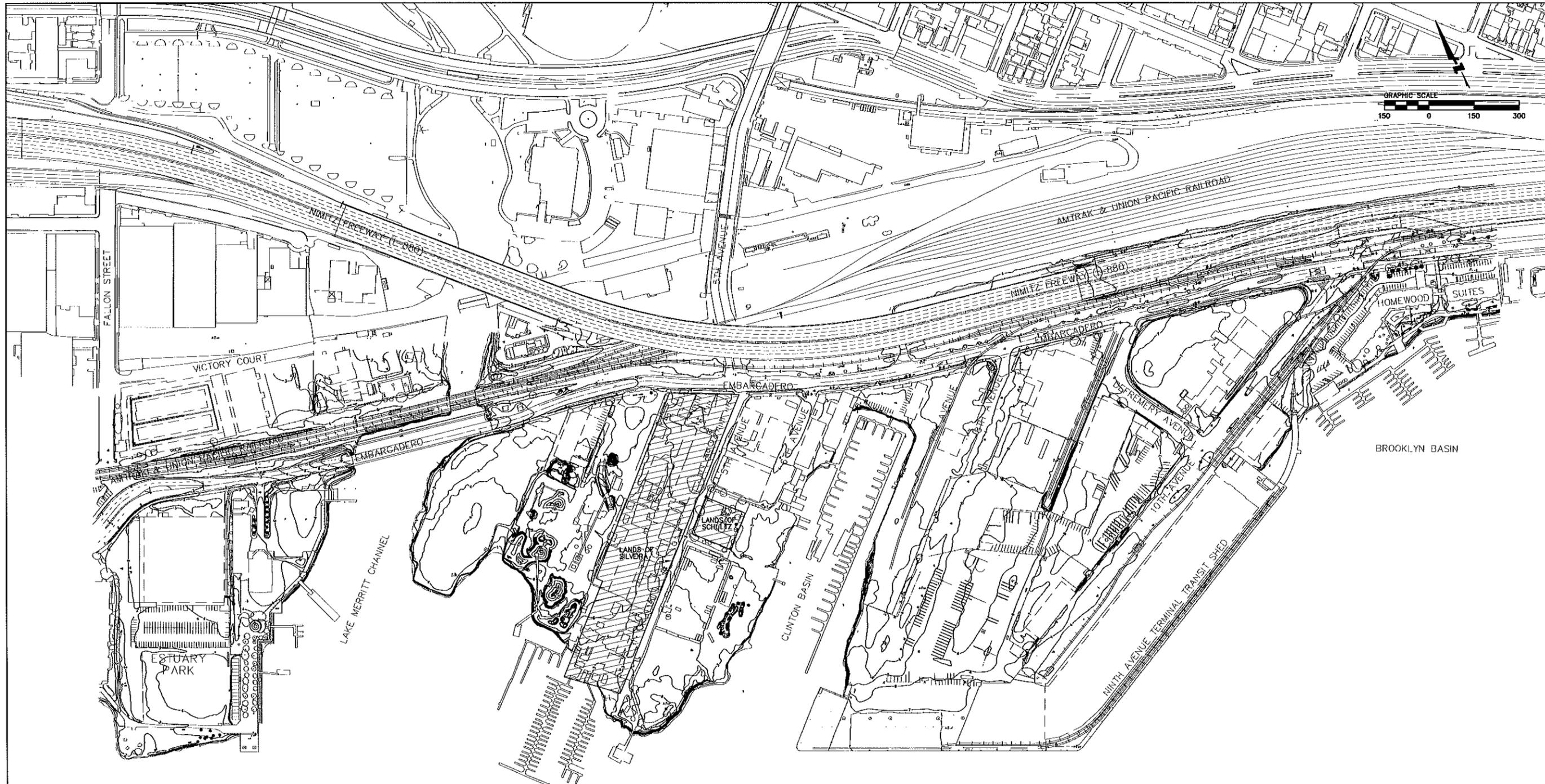
ILLUSTRATIVE BUILDING SECTIONS

# Brooklyn Basin - Oak to 9th Development Plan

Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

SEPTEMBER 2005

SHEET NO.  
5.6



OAKLAND ESTUARY

**NOTES:**

1) DATE OF AERIAL TOPOGRAPHIC SURVEY: 09-19-02 BY AERO GEODETIC CORP.

**BENCHMARK:**

2) ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM AND BASED ON CITY OF OAKLAND BENCHMARK "CS 84".  
 A FOUND U.S.C. & G.S. DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTHBOUND LANDS OF THE 880 FREEWAY, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE, 4.4 FEET ABOVE GROUND.  
 ELEVATION = 9.164 FT, CITY OF OAKLAND DATUM

**BROOKLYN BASIN**  
**Oak to 9th Development Plan**  
 CITY OF OAKLAND, CALIFORNIA

OAKLAND  
 HARBOR  
 PARTNERS

**ROMA**  
 URBAN DESIGN, MASTER PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 ROMA Design Group  
 1527 Stockton Street  
 San Francisco, California 94133  
 Telephone (415) 619-5900

CONSULTANT:  
**BKF**  
 ENGINEERS / SURVEYORS / PLANNERS  
 540 Price Avenue  
 Redwood City, CA 94061  
 650.482.6300 (TEL) 650.482.6399 (FAX)

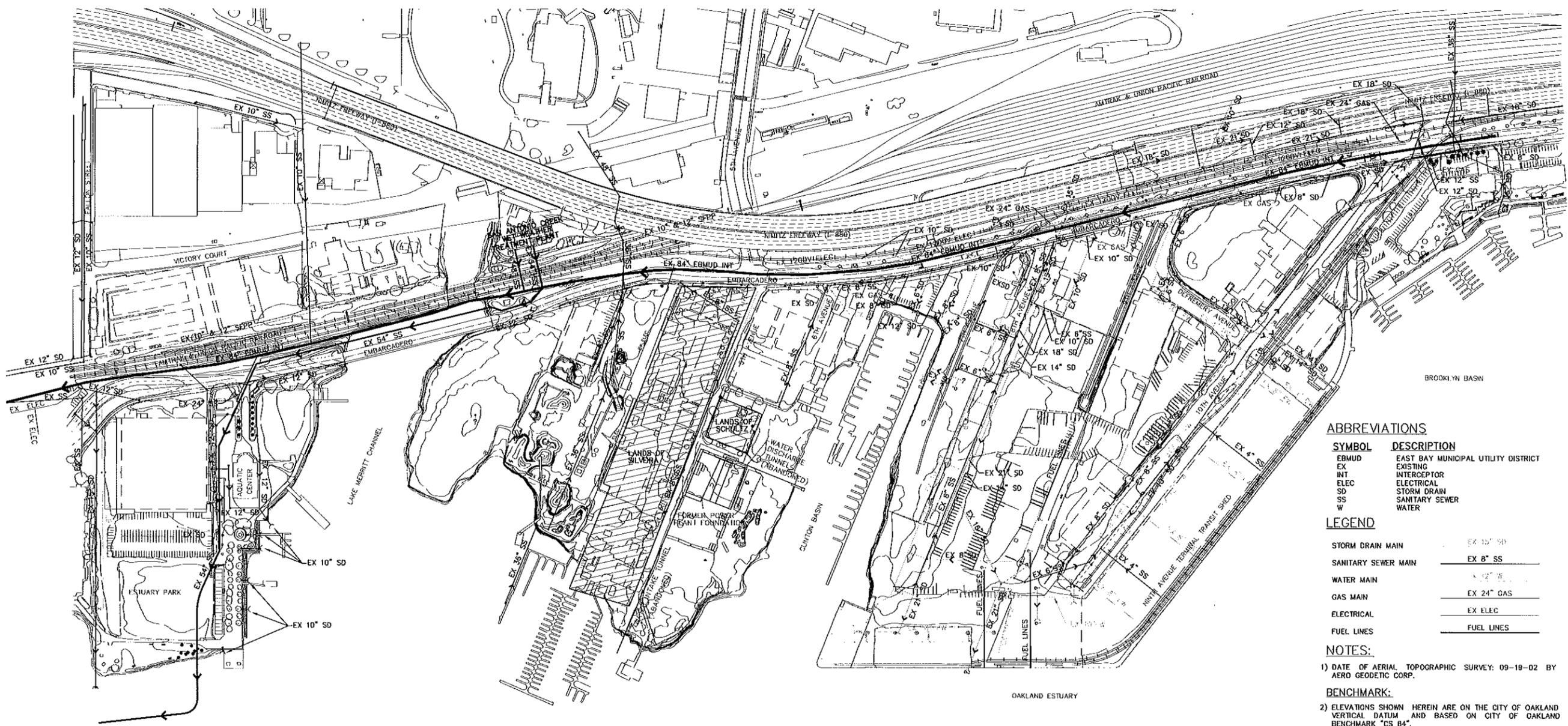
REVISION	DATE
P.U.D. SUBMITTAL	02-06-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05

SCALE:  
 1"=150'  
 DATE:  
 July 1, 2005  
 NOTE: THIS DRAWING IS  
 REDUCED AND NOT TO  
 SCALE IF SHEET SIZE IS  
 SMALLER THAN 24" x 36".

SHEET TITLE:  
 EXISTING TOPOGRAPHY

SHEET NO:  
**C-1**  
 XOFX  

CASE	DRAWER	SET
------	--------	-----



**ABBREVIATIONS**

SYMBOL	DESCRIPTION
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EX	EXISTING
INT	INTERCEPTOR
ELEC	ELECTRICAL
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

**LEGEND**

STORM DRAIN MAIN	EX 15" SD
SANITARY SEWER MAIN	EX 8" SS
WATER MAIN	EX 12" W
GAS MAIN	EX 24" GAS
ELECTRICAL	EX ELEC
FUEL LINES	FUEL LINES

**NOTES:**

1) DATE OF AERIAL TOPOGRAPHIC SURVEY: 09-19-02 BY AERO GEODETIC CORP.

**BENCHMARK:**

2) ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM AND BASED ON CITY OF OAKLAND BENCHMARK "CS 84" A FOUND U.S.C. & G.S. DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTHBOUND LANDS OF THE 880 FREEWAY, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE, 4.4 FEET ABOVE GROUND.

ELEVATION = 9.164 FT, CITY OF OAKLAND DATUM

**UTILITIES**

3) THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

**BROOKLYN BASIN**  
Oak to 9th Development Plan  
CITY OF OAKLAND, CALIFORNIA

OAKLAND HARBOR PARTNERS

**ROMA**  
URBAN DESIGN, MASTER PLANNING AND LANDSCAPE ARCHITECTURE  
ROMA Design Group  
1527 Stockton Street  
San Francisco, California 94133  
Telephone (415) 816-2900

CONSULTANT:  
**BKF**  
ENGINEERS/SURVEYORS/PLANNERS  
549 Price Avenue  
Redwood City, CA 94061  
650.402.6700(TEL) 650.402.6199 (FAX)

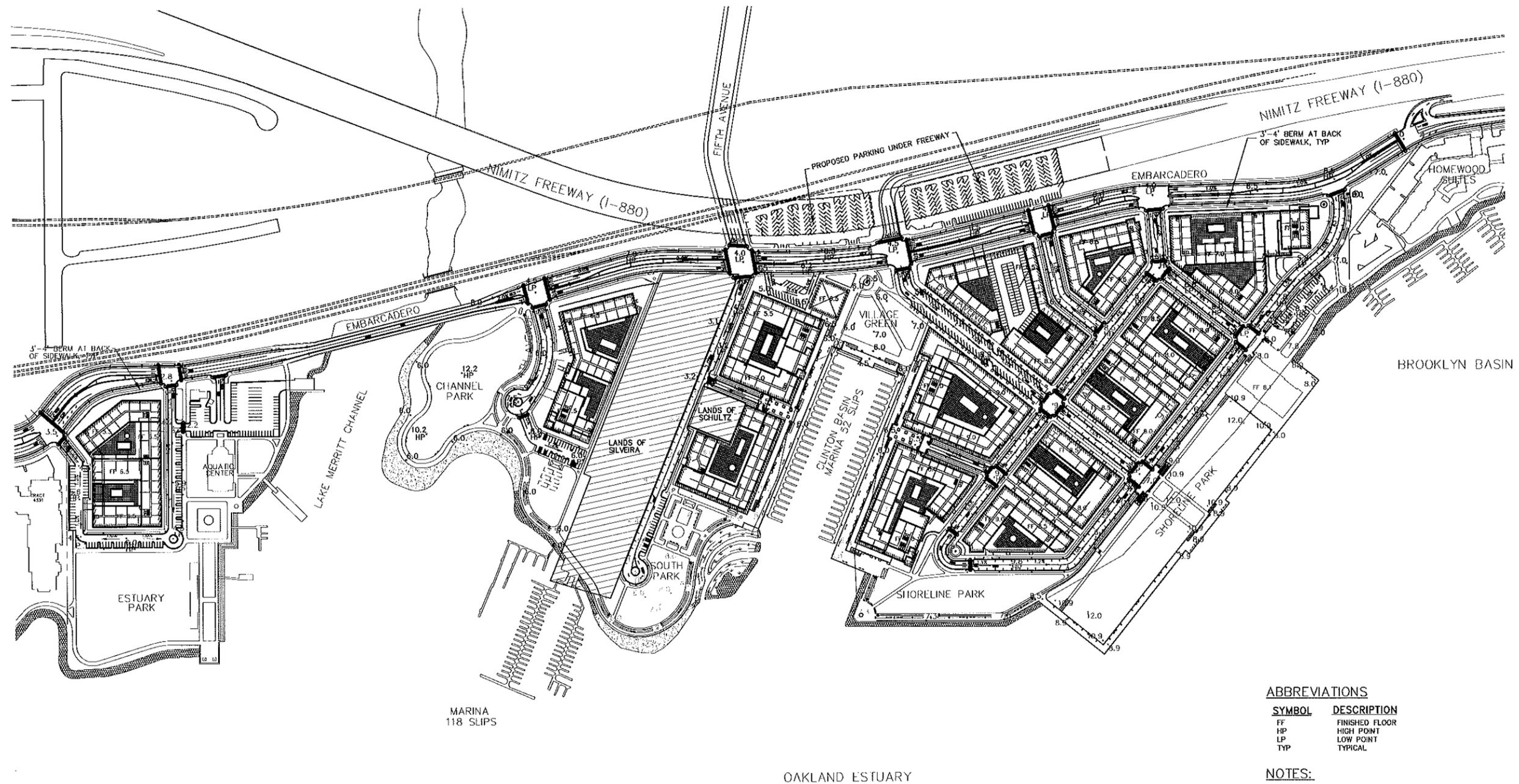
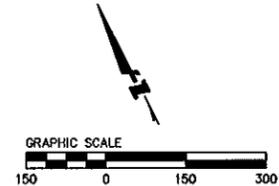
REVISION	DATE
P.U.D. SUBMITTAL	02-06-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05

SCALE: 1"=150'  
DATE: July 1, 2005  
NOTE: THIS DRAWING IS REDUCED AND NOT TO SCALE IF SHEET SIZE IS SMALLER THAN 24" x 36".

SHEET TITLE: EXISTING UTILITIES

SHEET NO: C-2  
XOFX

CASE	DRAWER	SET



**ABBREVIATIONS**

SYMBOL	DESCRIPTION
FF	FINISHED FLOOR
HP	HIGH POINT
LP	LOW POINT
TYP	TYPICAL

**NOTES:**

1) REFER TO DETAILED GRADING CONCEPT PLAN, STREET SECTIONS AND SHORELINE SECTIONS FOR ADDITIONAL INFORMATION.

**BROOKLYN BASIN**  
**Oak to 9th Development Plan**  
 CITY OF OAKLAND, CALIFORNIA

OAKLAND  
 HARBOR  
 PARTNERS

**ROMA**  
 URBAN DESIGN, MASTER PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 ROMA Design Group  
 1827 Stockton Street  
 San Francisco, California 94133  
 Telephone (415) 616-9900

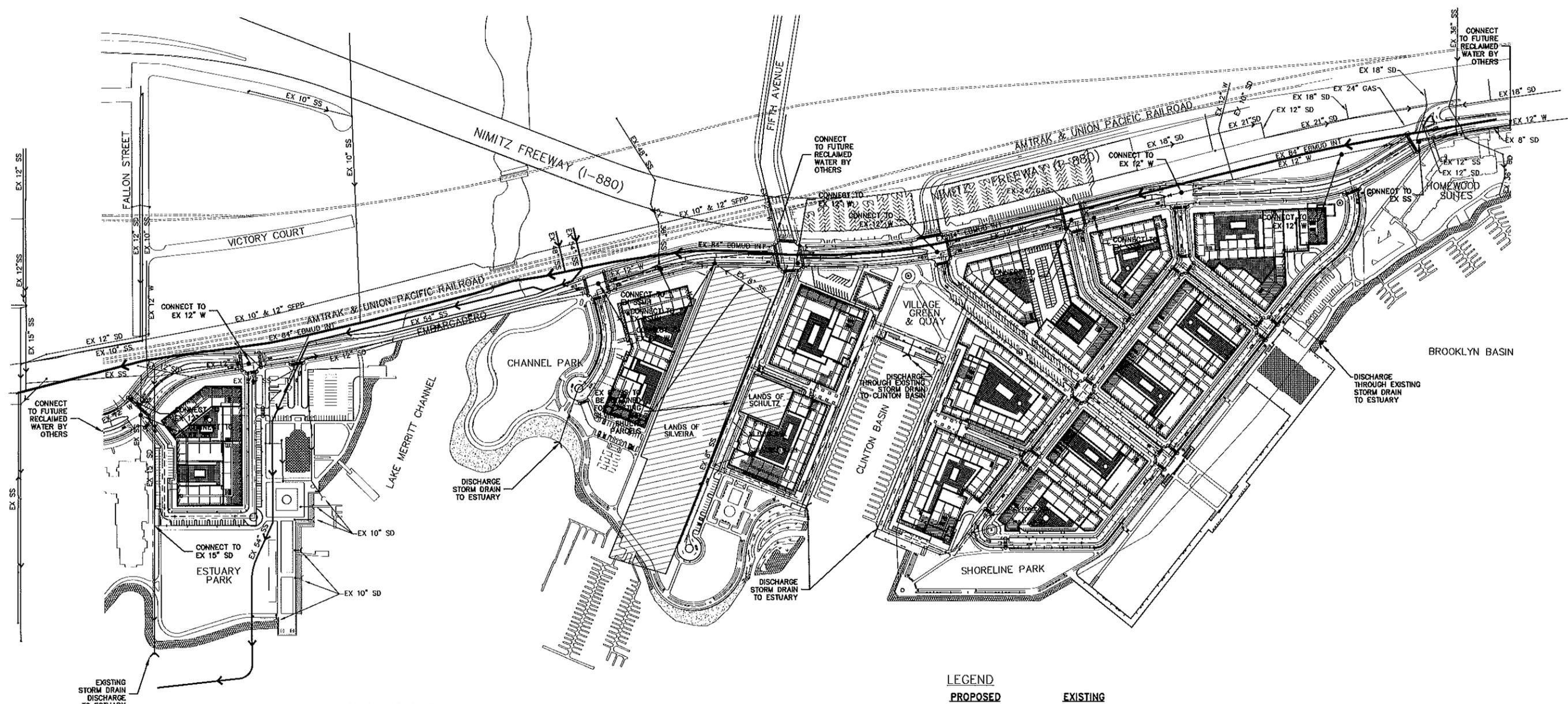
CONSULTANT:  
**BKF**  
 ENGINEERS / SURVEYORS / PLANNERS  
 548 Price Avenue  
 Redwood City, CA 94063  
 650.482.6300 (TEL) 650.482.6399 (FAX)

REVISION	DATE
P.U.D. SUBMITTAL	02-06-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05

SCALE:  
 1"=150'  
 DATE:  
 July 1, 2005  
 NOTE: THIS DRAWING IS  
 REDUCED AND NOT TO  
 SCALE IF SHEET SIZE IS  
 SMALLER THAN 24" x 36".

SHEET TITLE:  
**PRELIMINARY GRADING  
 CONCEPT PLAN**

SHEET NO: <b>C-3</b>		
XOFX		
CASE	DRAWER	SET



OAKLAND ESTUARY

**EXISTING UTILITIES**

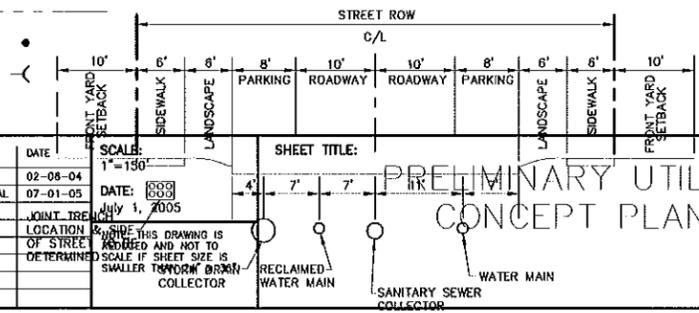
1) THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

**ABBREVIATIONS**

SYMBOL	DESCRIPTION
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EX	EXISTING
INT	INTERCEPTOR
RW	RECLAIMED WATER
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

**LEGEND**

PROPOSED	EXISTING
STORM DRAIN MAIN	EX 15" SD
SANITARY SEWER MAIN	EX 8" SS
WATER MAIN	EX 12" W
RECLAIMED WATER MAIN	
POINT OF CONNECTION TO EXISTING UTILITY	
STORM DRAIN DISCHARGE	



**BROOKLYN BASIN**  
Oak to 9th Development Plan  
CITY OF OAKLAND, CALIFORNIA

OAKLAND HARBOR PARTNERS

**ROMA**  
URBAN DESIGN, MASTER PLANNING AND LANDSCAPE ARCHITECTURE  
ROMA Design Group  
1547 Stockton Street  
San Francisco, California 94133  
Telephone (415) 818-2900

CONSULTANT:  
**Bkf**  
ENGINEERS / SURVEYORS / PLANNERS  
540 Price Avenue  
Redwood City, CA 94063  
650.482.6300 (TEL) 650.482.6399 (FAX)

REVISION	DATE
P.U.D. SUBMITTAL	02-08-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05

SCALE: 1"=150'  
DATE: 08/03  
July 1, 2005  
JOINT TRENCH LOCATION OF STREET DETERMINED

SHEET TITLE: **PRELIMINARY UTILITY CONCEPT PLAN**

SHEET NO: **C-4**  
XOFX  
CASE DRAWER SET

TYPICAL PUBLIC UTILITY LOCATIONS