

THE OAKLAND ATHLETICS
7000 COLISEUM WAY
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OAKLAND ATHLETICS HOWARD TERMINAL BALLPARK DISTRICT MASTERPLAN
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
12/17/2021

24" x 36" Arch D - SHEET SIZE

VICINITY PLAN



PLANNED UNIT DEVELOPMENT PLAN SUBMITTAL
COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY
CITY OF OAKLAND, CALIFORNIA
PERMIT NO:_____

DRAWING LIST

SECTION	NO.	DESCRIPTION	SCOPE
0.0 GENERAL			
	0.0.0	COVER SHEET	BIG
	0.0.1	DRAWING LIST	BIG
	0.0.2	DESCRIPTION OF PROPOSAL	BIG
1.0 BASELINE			
1. MASTERPLAN OVERVIEW	1.1.1	AXONOMETRIC VIEW	BIG
	1.1.2	ILLUSTRATIVE DEVELOPMENT PLAN	BIG
	1.1.3	DEVELOPMENT PROGRAM - PARCELIZATION PLAN	BIG
	1.1.4	ILLUSTRATIVE GROUND LEVEL BUILDING PLAN	BIG
	1.1.5	ILLUSTRATIVE PHASING PLAN	BIG
	1.1.6	ILLUSTRATIVE DEVELOPMENT PLAN - PHASE 1	BIG
2. CIVIL ENGINEERING	1.2.1	EXISTING TOPOGRAPHY	BKF
	1.2.2	EXISTING UTILITIES	BKF
	1.2.3	PRELIMINARY GRADING PLAN	BKF
	1.2.4	PRELIMINARY STORM, SEWER, & WATER PLAN	BKF
	1.2.5	PRELIMINARY STORMWATER MANAGEMENT PLAN	BKF
	1.2.5.A	STORMWATER MANAGEMENT - STREET ENLARGEMENT	BKF
	1.2.10	PRELIMINARY GRADING PLAN - PHASE 1	BKF
	1.2.11	PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 1	BKF
	1.2.12	PRELIMINARY GRADING PLAN - PHASE 2	BKF
	1.2.13	PRELIMINARY STORM, SEWER,& WATER PLAN - PHASE 2	BKF
3. PARKS AND OPEN SPACE	1.3.1	PARKS AND OPEN SPACE PLAN	JCFO
	1.3.2	PARKS AND OPEN SPACE PARCELIZATION PLAN	JCFO
	1.3.3	PEDESTRIAN AND BIKE CIRCULATION DIAGRAM	JCFO
	1.3.4	EMERGENCY VEHICLE ACCESS PLAN	JCFO
	1.3.5	EMERGENCY VEHICLE ACCESS PLAN	JCFO
	1.3.6	ENLARGED PLAN (BLOCK 1)	JCFO
	1.3.7	ENLARGED PLAN (STOMPER PLAZA AND MLK PLAZA)	JCFO
	1.3.8	ENLARGED PLAN (JEFFERSON STREET CONNECTOR)	JCFO
4. STREETS	1.4.1	LANDSCAPE CONCEPT PLAN	JCFO
	1.4.2	STREETS AND PEDESTRIAN WAYS	JCFO
	1.4.3	STREETS AND PEDESTRIAN WAYS KEY PLAN	JCFO
	1.5.1	STREET SECTIONS	JCFO
	1.5.2	STREET SECTIONS	JCFO
	1.5.3	STREET SECTIONS	JCFO
	1.5.4	STREET SECTIONS	JCFO
	1.5.5	STREET SECTIONS	JCFO
	1.6.1	PASEO SECTIONS	JCFO
	1.6.2	PASEO SECTIONS	JCFO
	1.6.3	PASEO SECTIONS	JCFO
	1.6.4	PASEO SECTIONS	JCFO
	1.6.5	PASEO SECTIONS	JCFO
	1.7.1	SHORELINE SECTIONS - WATERFRONT PARK	JCFO
	1.7.2	SHORELINE SECTIONS - ACTIVATION ZONE / HARBOR AMPHITHEATER	JCFO
	1.7.3	SHORELINE SECTIONS - WATERPLAZA	JCFO
	1.7.4	SHORELINE SECTIONS - PIER PARK	JCFO
	1.8.1	STREETSCAPE STANDARDS	JCFO
	1.9.1	PASEO LOADING	BIG
2.0 MARITIME RESERVATION SCENARIO			
1. MASTERPLAN OVERVIEW	2.1.1	M.R.S. AXONOMETRIC VIEW	BIG
	2.1.2	M.R.S. ILLUSTRATIVE DEVELOPMENT PLAN	BIG
	2.1.3	M.R.S. DEVELOPMENT PROGRAM - PARCELIZATION PLAN	BIG
	2.1.4	M.R.S. ILLUSTRATIVE PHASING PLAN	BIG
	2.1.5	M.R.S. ILLUSTRATIVE GROUND LEVEL BUILDING PLAN	BIG
2. CIVIL ENGINEERING	2.2.1	M.R.S. PRELIMINARY GRADING PLAN	BKF
	2.2.2	M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN	BKF
	2.2.3	M.R.S. PRELIMINARY STORMWATER MANAGEMENT PLAN	BKF
	2.2.10	M.R.S. PRELIMINARY GRADING PLAN - PHASE 1	BKF
	2.2.11	M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 1	BKF
	2.2.12	M.R.S. PRELIMINARY GRADING PLAN - PHASE 2	BKF
	2.2.13	M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 2	BKF
3. PARKS AND OPEN SPACE	2.3.1	M.R.S. PARKS AND OPEN SPACE PLAN	JCFO
	2.3.2	M.R.S. PARKS AND OPEN SPACE PARCELIZATION PLAN	JCFO
	2.3.3	M.R.S. PEDESTRIAN AND BIKE CIRCULATION DIAGRAM	JCFO
	2.3.4	M.R.S. EMERGENCY VEHICLE ACCESS PLAN	JCFO
	2.3.5	M.R.S. EMERGENCY VEHICLE ACCESS PLAN	JCFO
	2.3.6	M.R.S. ENLARGED PLAN (OVERLOOK PARK)	JCFO
4. STREETS	2.4.1	M.R.S. LANDSCAPE CONCEPT PLAN	JCFO
	2.4.2	M.R.S. STREETS AND PEDESTRIAN WAYS	JCFO
	2.4.3	M.R.S. STREETS AND PEDESTRIAN WAYS KEY PLAN	JCFO
	2.7.1	M.R.S. SHORELINE SECTIONS - WATERFRONT PROMENADE / HARBOR AMPHITH	JCFO
3.0 PROJECT OPTIONS			
1. FIRE STATION	3.1.1	EXISITNG FIRE STATION REMOVAL	BIG
	3.1.2	ENLARGED EXISTING FIRE STATION REMOVAL	BIG
2. VISTRA VARIANT	3.2.1	VISTRA VARIANT	BIG
	3.2.2	ENLARGED VISTRA VARIANT	BIG
3. GRADE SEPARATION	3.3.1	GRADE SEPARATION OVERPASS - PARCELIZATION PLAN	BIG
	3.3.2	GRADE SEPARATION OVERPASS - PHASE 1	BIG
4.0 BALLPARK			
	4.1.1	BALLPARK FIELD LEVEL	BIG
	4.1.2	BALLPARK MAIN LEVEL	BIG
	4.1.3	BALLPARK ROOF	BIG

PROJECT TEAM

DEVELOPER:
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BKF ENGINEERS
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TRANSPORTATION ENGINEER:
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300 Brannan Street, Suite 212
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24" x 36" Arch D - SHEET SIZE

DESCRIPTION OF PROPOSAL

THE OAKLAND ATHLETICS INVESTMENT GROUP, LLC (THE OAKLAND A'S OR PROJECT SPONSOR) IS PROPOSING TO CONSTRUCT A NEW MAJOR LEAGUE BASEBALL (MLB) BALLPARK, AS WELL AS RESIDENTIAL AND COMMERCIAL (MIXED USE) DEVELOPMENT, CREATING A NEW OAKLAND WATERFRONT BALLPARK DISTRICT. THE PROPOSED PROJECT WOULD BE CONSTRUCTED IN PHASES.

THE PROJECT SITE PROPOSED FOR DEVELOPMENT OF THE NEW BALLPARK DISTRICT INCLUDES THE CHARLES P. HOWARD TERMINAL (HOWARD TERMINAL) LOCATED AT THE PORT OF OAKLAND, AND ADJACENT PROPERTIES. THE PROJECT SITE IS LOCATED ON THE OAKLAND WATERFRONT, NORTH OF AND ACROSS THE OAKLAND-ALAMEDA ESTUARY FROM THE CITY OF ALAMEDA; JUST WEST OF THE SAN FRANCISCO BAY FERRY'S OAKLAND TERMINAL AND JACK LONDON SQUARE; AND IMMEDIATELY SOUTH OF THE UNION PACIFIC RAILROAD CORRIDOR AND EMBARCADERO WEST, AND ACCESSED VIA MARKET STREET AND MARTIN LUTHER KING JR. WAY.

TABLE 1 BELOW ILLUSTRATES THE PROPOSED LAND USE PROGRAM.

THE PROPOSED PROJECT INCLUDES TWO SCENARIOS: A BASELINE SCENARIO AND A MARITIME RESERVATION SCENARIO.

IN THE BASELINE SCENARIO, THE PROJECT WOULD BE BUILT OUT ON THE APPROXIMATELY 55-ACRE SITE.

UNDER THE MARITIME RESERVATION SCENARIO INCLUDED IN THE EXCLUSIVE NEGOTIATION TERM SHEET (ENTS) BETWEEN THE PROJECT SPONSOR AND THE PORT OF OAKLAND, THE PORT HAS ESTABLISHED A "MARITIME RESERVATION AREA" AT THE SOUTHWEST CORNER OF HOWARD TERMINAL FOR UP TO APPROXIMATELY 10 YEARS FROM THE APPROVAL DATE OF THE ENA (MAY 13, 2019). AT ANY POINT WITHIN THE RESERVATION PERIOD, THE PORT OF OAKLAND MAY CHOOSE TO EXERCISE ITS OPTION AND TAKE BACK ALL OR A PORTION OF THE MARITIME RESERVATION AREA FROM THE PROJECT SPONSOR TO ACCOMMODATE POSSIBLE EXPANSION OF THE EXISTING INNER HARBOR TURNING BASIN THAT IS USED TO TURN LARGE VESSELS WITHIN OAKLAND'S INNER HARBOR. IF SO, UP TO APPROXIMATELY 10 ACRES OF THE MARITIME RESERVATION AREA WOULD BE RETURNED TO THE PORT TO ACCOMMODATE EXPANSION OF THE TURNING BASIN.

IF THE PORT EXERCISES THIS OPTION, THE PROJECT SITE PLAN WOULD BE MODIFIED, AND THE PROPOSED DEVELOPMENT WOULD BE MORE DENSE AS A RESULT OF FITTING THE SAME DEVELOPMENT PROGRAM (I.E. THE SAME BALLPARK AND MIX OF OTHER USES PROPOSED) ONTO THE SMALLER SITE. CHANGES TO THE PROJECT SITE PLAN THAT WOULD OCCUR WITH THE MARITIME RESERVATION SCENARIO WOULD OCCUR WITHIN THE AREA OF THE PROJECT SITE THAT WOULD BE DEVELOPED AFTER PHASE 1.

THIS APPLICATION INCLUDES EXHIBITS FOR BOTH SCENARIOS. FOR THE MARITIME RESERVATION SCENARIO, THE EXHIBITS ILLUSTRATE THE MAXIMUM POTENTIAL IMPACT OF THE EXPANDED TURNING BASIN. HOWEVER, THE PORT COULD ELECT TO MOVE FORWARD WITH A SMALLER EXPANSION OF THE TURNING BASIN, IN WHICH CASE THE MARITIME RESERVATION AREA WOULD BE REDUCED AND THE REDUCTION IN THE PROJECT SITE RESULTING FROM THE MARITIME RESERVATION SCENARIO WOULD ALSO BE REDUCED. WHILE THE SPECIFIC REDUCTION OF THE PROJECT SITE AREA UNDER THE MARITIME RESERVATION SCENARIO IS UNKNOWN AT THIS TIME, THIS APPLICATION PROVIDES FOR FLEXIBILITY IN FINAL DEVELOPMENT PLAN'S AS THE PROJECT IS DEVELOPED IN PHASES SUFFICIENT TO ACCOMMODATE THE REDUCTION 10 ACRES OR LESS OF THE MARITIME RESERVATION AREA FROM THE PROJECT SITE.

THIS APPLICATION ALSO INCLUDES PLANS FOR THE FOLLOWING PROJECT CONFIGURATIONS: THE PEAKER POWER PLANT VARIANT, THE BRUSH STREET OVERPASS ALTERNATIVE, AND AN OPTION TO RELOCATE FIRE STATION #2.

THE PEAKER POWER PLANT VARIANT SHOWN IN THIS APPLICATION MATCHES THAT DESCRIBED IN THE PROJECT'S ENVIRONMENTAL IMPACT REPORT (EIR). THE VARIANT MAY OR MAY NOT BE IMPLEMENTED AND CONSISTS OF TWO PRIMARY COMPONENTS: THE CONVERSION OF THE POWER PLANT FROM JET FUEL TO BATTERY STORAGE (NO PHYSICAL EFFECT ON SITE PLAN), THE REHABILITATION OF THE HISTORIC STRUCTURE AND THE REDUCTION OF THE WEST WING BY APPROXIMATELY 75' TO IMPROVE PEDESTRIAN CIRCULATION AROUND THE BALLPARK. THIS VARIANT ALSO INCLUDES REDEVELOPMENT OF THE JET FUEL STORAGE FACILITY LOCATED ADJACENT TO THE HISTORIC STRUCTURE.

THE BRUSH STREET OVERPASS ALTERNATIVE SHOWN IN THIS APPLICATION ALSO MATCHES THE ALTERNATIVE STUDIED IN THE PROJECT'S EIR. THE ALTERNATIVE WAS STUDIED IN THE DRAFT EIR AND COULD POTENTIALLY BE SELECTED BY THE CITY FOR IMPLEMENTATION.

FINALLY, AT THE REQUEST OF THE CITY, THIS APPLICATION ALSO INCLUDES A SITE PLAN OPTION THAT REMOVES FIRE STATION #2, LOCATED AT CLAY STREET AND WATER STREET. THE PROJECT PROPOSES TO RETAIN AND REHABILITATE FIRE STATION #2 IN ITS CURRENT LOCATION; THE PROJECT DOES NOT PROPOSE TO DEMOLISH AND RELOCATE THIS STRUCTURE. HOWEVER, ITS DEMOLITION AND RELOCATION ON SITE IS STUDIED IN THE PROJECT'S DRAFT EIR AND INCLUDED IN THIS APPLICATION SHOULD FUNDS BECOME AVAILABLE.

TABLE 1: HOWARD TERMINAL DEVELOPMENT PROGRAM

Use (total)	Maximum Total	Maximum Program Sq. Ft.	Maximum Parking Ratio	Maximum Parking Spaces
Ballpark (capacity)	35,000	1,200,000	Flat rate*	2,000
Residential (units)	3,000	3,300,000	1/unit	3,000
Office (sf)	1,500,000	1,500,000	2/1,000 sf	3,000
Retail/Cultural/Civic (sf)	270,000	270,000	2.6/1,000 sf	700
Hotel (rooms)	400	280,000	0.5/room	200
Performance Center (capacity)	3,500	50,000	Shared	-
Total	-	**6,600,000**	-	**8,900**

BALLPARK WILL HAVE 3,500 SURFACE PARKING LOT STALLS IN THE INTERIM PHASES OF DEVELOPMENT, REDUCED TO 2,000 STRUCTURED SPACES AT BUILDOUT

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TITLE
DESCRIPTION OF PROPOSAL

DRAWING NO.
0.0.2

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
NTS — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D- SHEET SIZE

NOTES:

1. MASSING AND ARCHITECTURE SHOWN IS ILLUSTRATIVE ONLY. ACTUAL DESIGN AND DEVELOPMENT PROPOSALS WILL VARY IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT PERMIT, FUTURE FDP'S, ZONING, AND DESIGN GUIDELINES.
2. MASSING SHOWN DOES NOT ILLUSTRATE MAXIMUM HEIGHTS ON ALL BLOCKS.
3. MASSING ILLUSTRATES HOW THE MAXIMUM DEVELOPMENT PROGRAM MIGHT LAYOUT ON SITE IN ACCORDANCE WITH THE TOWER MASSING REQUIREMENTS IN THE DESIGN GUIDELINES.



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TITLE

AXONOMETRIC VIEW

DRAWING NO. 1.1.1

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	NTS	ARCH D	12/17/21

24" x 36" Arch D - SHEET SIZE

NOTES:

1. LAYOUT SHOWN IS ILLUSTRATIVE ONLY.
2. MARTIN LUTHER KING JR. WAY IS NOT THE DESIGNATED TRUCK ROUTE TO THE SITE.

LEGEND:

PROJECT SITE BOUNDARY

BLOCK BOUNDARY

LINDEN STREET
FILBERT STREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
4TH STREET
2ND STREET
CASTRO STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
MLK JR. WAY
BLOCK 11
FILBERT ST.
MYRTLE STREET
MARKET ST.
BLOCK 15
STREET A
BLOCK 12
BLOCK 4
BLOCK 3
BLOCK 2
MARTIN LUTHER KING JR. WAY
MARTIN LUTHER KING JR. WAY
BLOCK 5
BLOCK 1
BLOCK 6
PEAKER POWER PLANT A
JEFFERSON STREET
CLAY STREET
PEAKER POWER PLANT B
BLOCK 18
FIRE STATION
WASHINGTON STREET
PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL
BLOCK 16
STREET B
BLOCK 8
BLOCK 7
LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL
OAKLAND ESTUARY

SCALE:
0 10 50 100 200 400

N

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TITLE

ILLUSTRATIVE DEVELOPMENT PLAN 1.1.2

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D SHEET SIZE

DEVELOPMENT ACREAGE:

DEVELOPMENT PARCEL	ACRES (ac)	LAND USE
BLOCK 1	13.04	Ballpark
BLOCK 2	0.24	Mixed-Use
BLOCK 3	0.47	Mixed-Use
BLOCK 4	0.95	Mixed-Use
BLOCK 5	0.96	Mixed-Use
BLOCK 6	0.95	Mixed-Use
BLOCK 7	0.76	Public Trust Consistent
BLOCK 8	0.50	Public Trust Consistent
BLOCK 9	0.56	Mixed-Use
BLOCK 10	0.91	Mixed-Use
BLOCK 11	1.22	Mixed-Use
BLOCK 12	1.37	Mixed-Use
BLOCK 13	1.19	Non-Residential
BLOCK 14	1.31	Non-Residential
BLOCK 15	1.65	Non-Residential
BLOCK 16	0.91	Public Trust Consistent
BLOCK 17	3.29	Non-Residential
BLOCK 18	0.55	Mixed-Use
PPP-A	1.48	Power Plant/Mixed-Use
PPP-B	0.36	Mixed-Use
TOTAL	**32.67**	

PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL

SCALE:
0 10 50 100 200 400

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TITLE
DEVELOPMENT PROGRAM - PARCELIZATION PLAN 1.1.3

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 12/17/21
PROJECT NAME | SCALE | FORMAT | DATE

24" x 36" Arch D SHEET SIZE

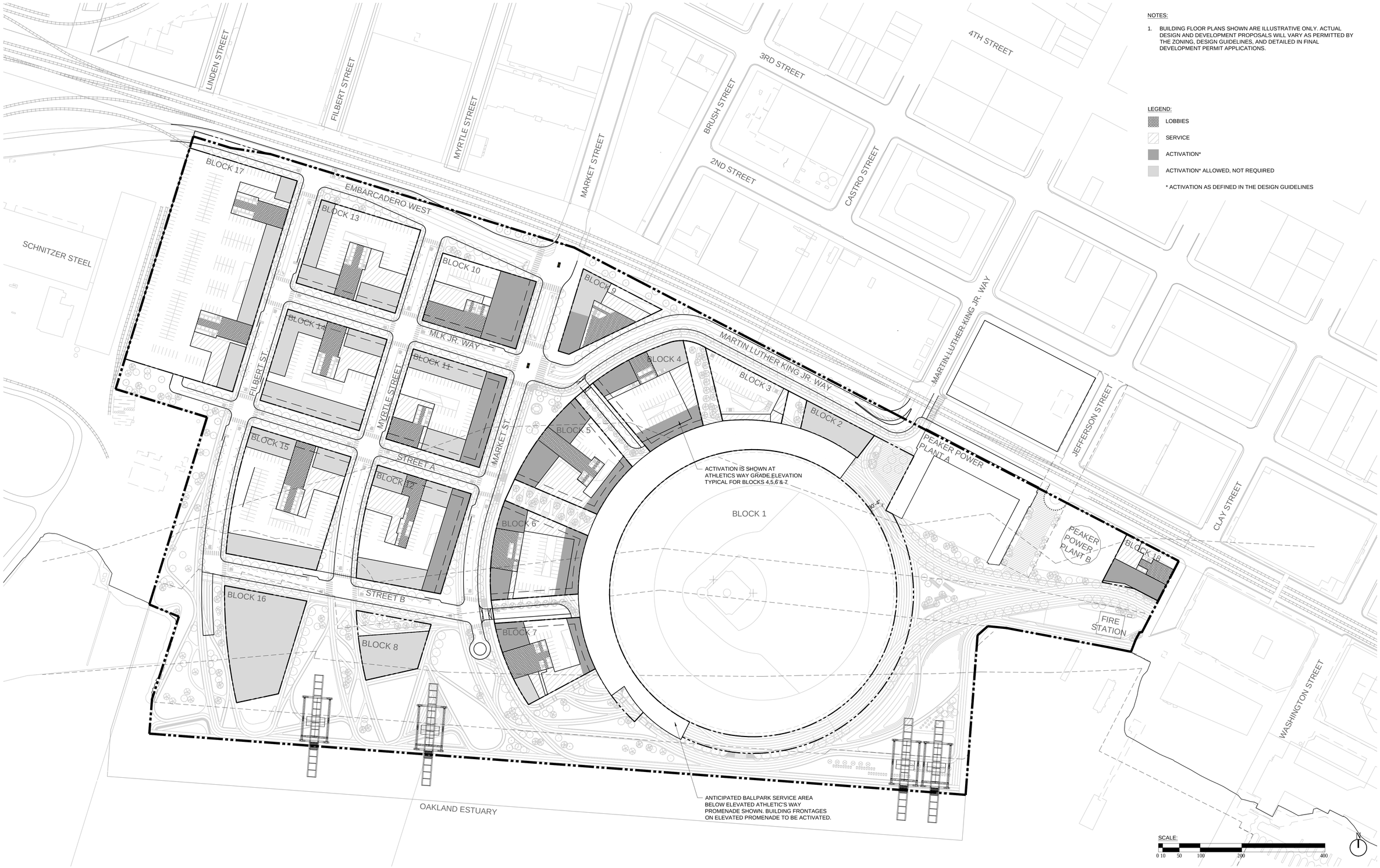
NOTES:

1. BUILDING FLOOR PLANS SHOWN ARE ILLUSTRATIVE ONLY. ACTUAL DESIGN AND DEVELOPMENT PROPOSALS WILL VARY AS PERMITTED BY THE ZONING, DESIGN GUIDELINES, AND DETAILED IN FINAL DEVELOPMENT PERMIT APPLICATIONS.

LEGEND:

- LOBBIES
- SERVICE
- ACTIVATION*
- ACTIVATION* ALLOWED, NOT REQUIRED

* ACTIVATION AS DEFINED IN THE DESIGN GUIDELINES



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TITLE

ILLUSTRATIVE GROUND LEVEL BUILDING PLAN 1.1.4

DRAWING NO.

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1" = 100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE

NOTES:

1. THE TWO PROJECT PHASES ILLUSTRATED ON THIS EXHIBIT WILL BE DEVELOPED IN SUB-PHASES IN RESPONSE TO MARKET CONDITIONS.
2. AS CONTEMPLATED UNDER THE DEVELOPMENT AGREEMENT, CONSTRUCTION OF THE BALLPARK IN PHASE 1 MUST COMMENCE BEFORE OTHER VERTICAL DEVELOPMENT MAY OCCUR. EXCEPT AS MAY BE LIMITED BY THE DEVELOPMENT AGREEMENT OR THE PORT TRANSACTION DOCUMENTS, THE PROJECT APPLICANT RETAINS THE RIGHT TO DEVELOP THE VERTICAL DEVELOPMENT IN SUCH ORDER AND TIME AS IT DETERMINES IN THE EXERCISE OF ITS BUSINESS JUDGMENT.

PHASE 2

PHASE 1

PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL

LINDEN STREET
FILBERT STREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
4TH STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
EMBARCADERO WEST
SCHNITZER STEEL
FILBERT ST.
MLK JR. WAY
MYRTLE STREET
MARKET ST
STREET A
STREET B
PEAKER POWER PLANT A
PEAKER POWER PLANT B
FIRE STATION
OAKLAND ESTUARY

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18

SCALE:
0 10 50 100 200 400

N

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TITLE
ILLUSTRATIVE PHASING PLAN 1.1.5

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
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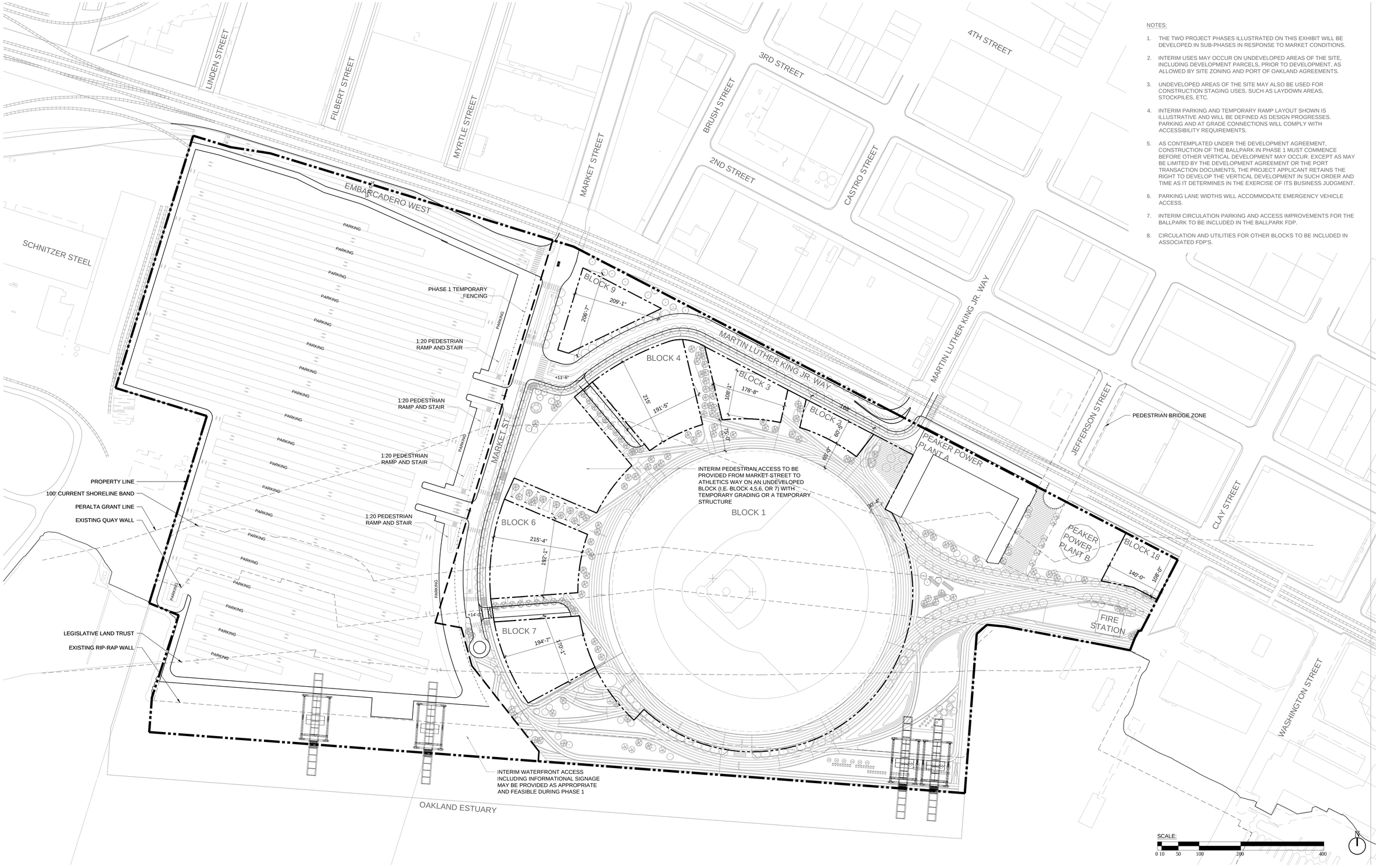

NOTES:

1. THE TWO PROJECT PHASES ILLUSTRATED ON THIS EXHIBIT WILL BE DEVELOPED IN SUB-PHASES IN RESPONSE TO MARKET CONDITIONS.
2. INTERIM USES MAY OCCUR ON UNDEVELOPED AREAS OF THE SITE, INCLUDING DEVELOPMENT PARCELS, PRIOR TO DEVELOPMENT, AS ALLOWED BY SITE ZONING AND PORT OF OAKLAND AGREEMENTS.
3. UNDEVELOPED AREAS OF THE SITE MAY ALSO BE USED FOR CONSTRUCTION STAGING USES, SUCH AS LAYDOWN AREAS, STOCKPILES, ETC.
4. INTERIM PARKING AND TEMPORARY RAMP LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES. PARKING AND AT GRADE CONNECTIONS WILL COMPLY WITH ACCESSIBILITY REQUIREMENTS.
5. AS CONTEMPLATED UNDER THE DEVELOPMENT AGREEMENT, CONSTRUCTION OF THE BALLPARK IN PHASE 1 MUST COMMENCE BEFORE OTHER VERTICAL DEVELOPMENT MAY OCCUR. EXCEPT AS MAY BE LIMITED BY THE DEVELOPMENT AGREEMENT OR THE PORT TRANSACTION DOCUMENTS, THE PROJECT APPLICANT RETAINS THE RIGHT TO DEVELOP THE VERTICAL DEVELOPMENT IN SUCH ORDER AND TIME AS IT DETERMINES IN THE EXERCISE OF ITS BUSINESS JUDGMENT.
6. PARKING LANE WIDTHS WILL ACCOMMODATE EMERGENCY VEHICLE ACCESS.
7. INTERIM CIRCULATION PARKING AND ACCESS IMPROVEMENTS FOR THE BALLPARK TO BE INCLUDED IN THE BALLPARK FDP.
8. CIRCULATION AND UTILITIES FOR OTHER BLOCKS TO BE INCLUDED IN ASSOCIATED FDP'S.

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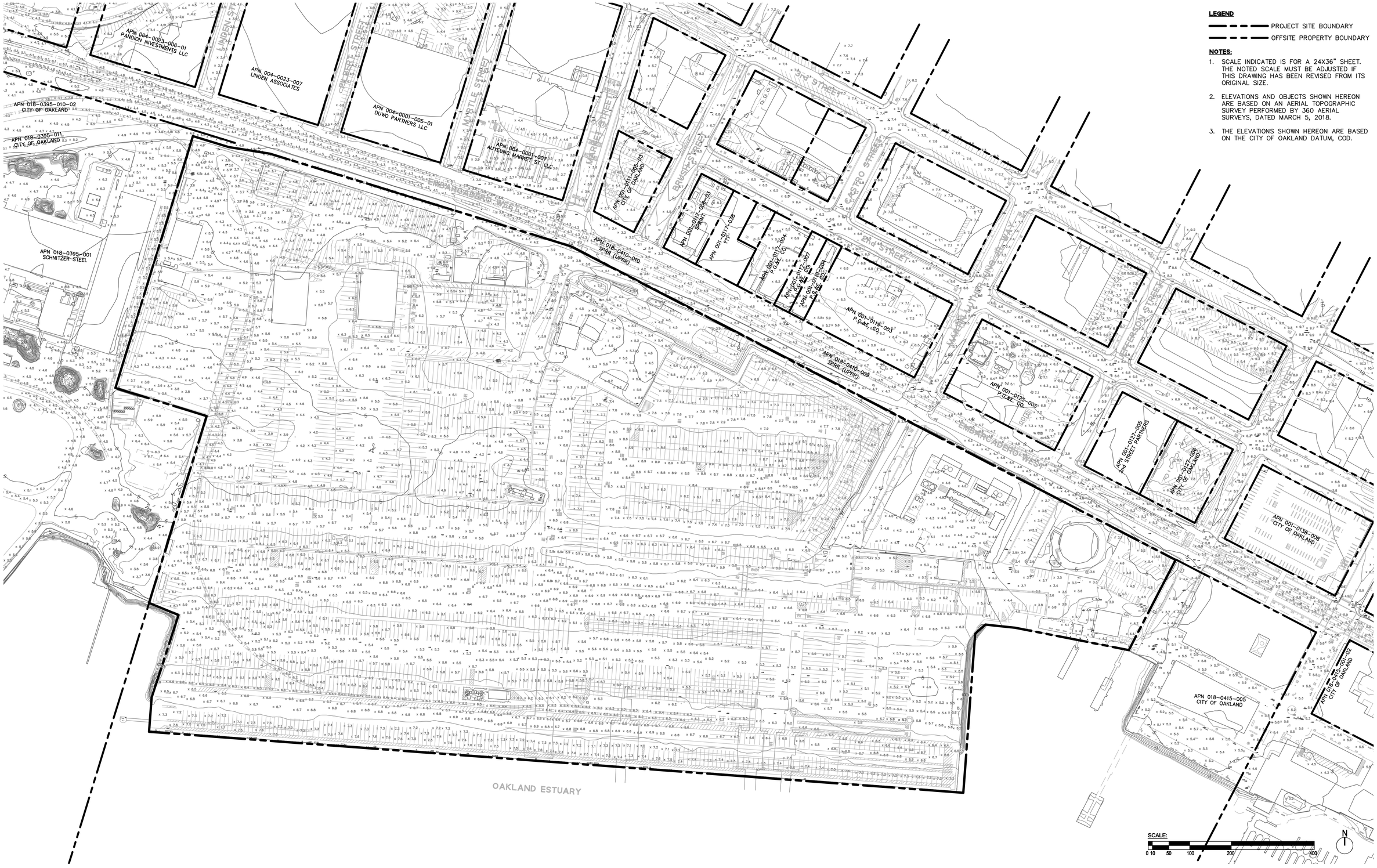
TITLE DRAWING NO.

ILLUSTRATIVE DEVELOPMENT PLAN - PHASE 1 1.1.6

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1" = 100'	ARCH D	12/17/21



LEGEND

PROJECT SITE BOUNDARY

OFFSITE PROPERTY BOUNDARY

NOTES:

1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
2. ELEVATIONS AND OBJECTS SHOWN HEREON ARE BASED ON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY 360 AERIAL SURVEYS, DATED MARCH 5, 2018.
3. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.

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TITLE

EXISTING TOPOGRAPHY

DRAWING NO.

1.2.1

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 12/17/21

PROJECT NAME | SCALE | FORMAT | DATE

24" x 36" Arch D SHEET SIZE



LEGEND

- PROJECT SITE BOUNDARY
- OFFSITE PROPERTY BOUNDARY

EXISTING UTILITY LEGEND:

- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD ELECTRICAL LINE

ABBREVIATIONS:

ABD	ABANDONED
ELEC	ELECTRICAL
EX	EXISTING
G	GAS
OH	OVERHEAD
SD	STORM DRAIN
SS	SANITARY SEWER
T	TELECOMMUNICATIONS
W	WATER

NOTES:

1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
2. THE UTILITIES SHOWN HEREON ARE DERVIED FROM RECORD DATA AND SURFACE OBSERVATION. UTILITY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATION, SIZE, AND PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

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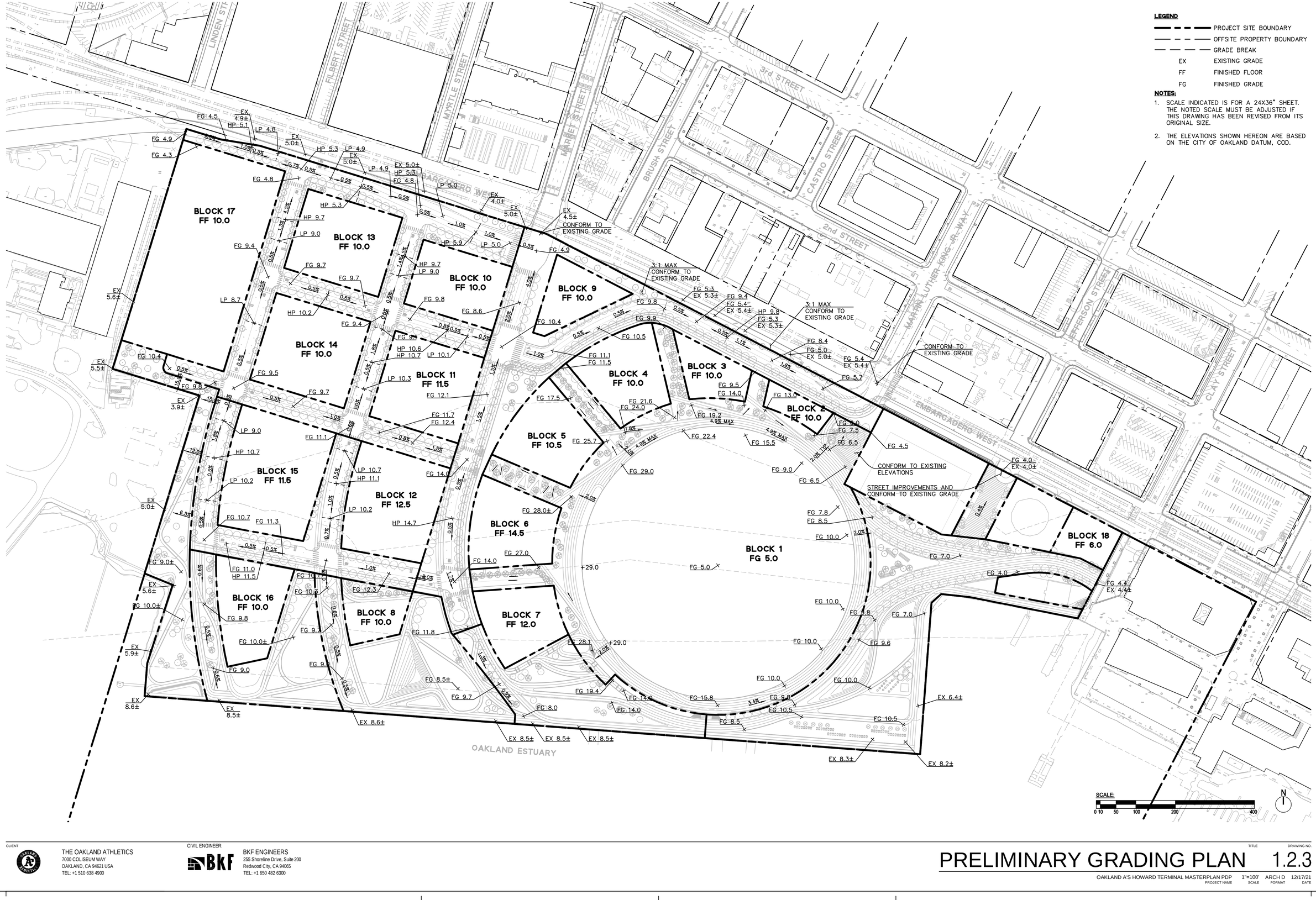
TITLE: EXISTING UTILITIES
DRAWING NO.: 1.2.2

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | PROJECT NAME
1"=100' | SCALE
ARCH D | FORMAT
12/17/21 | DATE

24" x 36" Arch D SHEET SIZE



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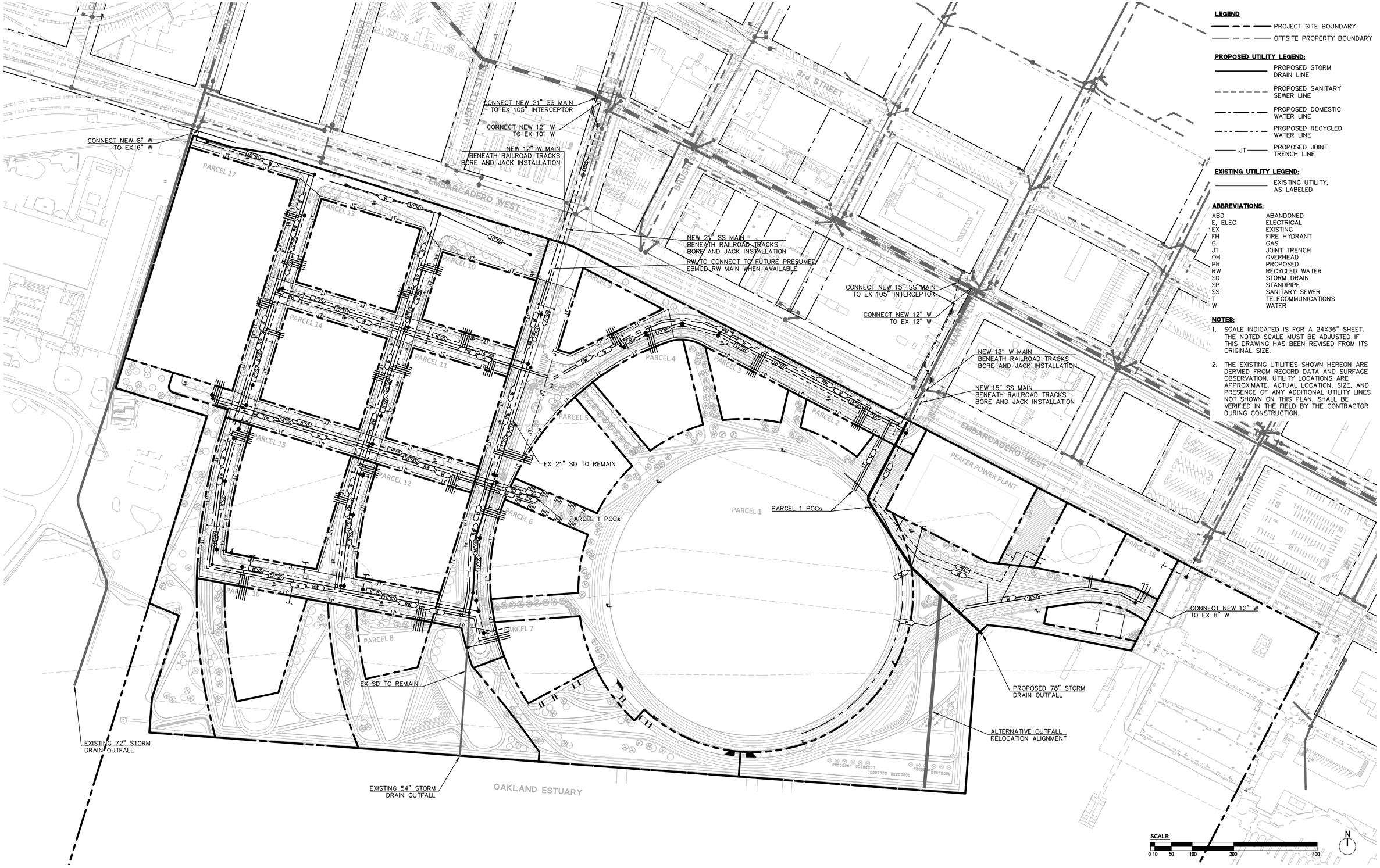
TITLE
PRELIMINARY GRADING PLAN

DRAWING NO.
1.2.3

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE



LEGEND

PROJECT SITE BOUNDARY

OFFSITE PROPERTY BOUNDARY

PROPOSED UTILITY LEGEND:

PROPOSED STORM DRAIN LINE

PROPOSED SANITARY SEWER LINE

PROPOSED DOMESTIC WATER LINE

PROPOSED RECYCLED WATER LINE

JT PROPOSED JOINT TRENCH LINE

EXISTING UTILITY LEGEND:

EXISTING UTILITY, AS LABELED

ABBREVIATIONS:

ABD	ABANDONED
E, ELEC	ELECTRICAL
EX	EXISTING
FH	FIRE HYDRANT
G	GAS
JT	JOINT TRENCH
OH	OVERHEAD
PR	PROPOSED
RW	RECYCLED WATER
SD	STORM DRAIN
SP	STANDPIPE
SS	SANITARY SEWER
T	TELECOMMUNICATIONS
W	WATER

NOTES:

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2. THE EXISTING UTILITIES SHOWN HEREON ARE DERVIED FROM RECORD DATA AND SURFACE OBSERVATION. UTILITY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATION, SIZE, AND PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

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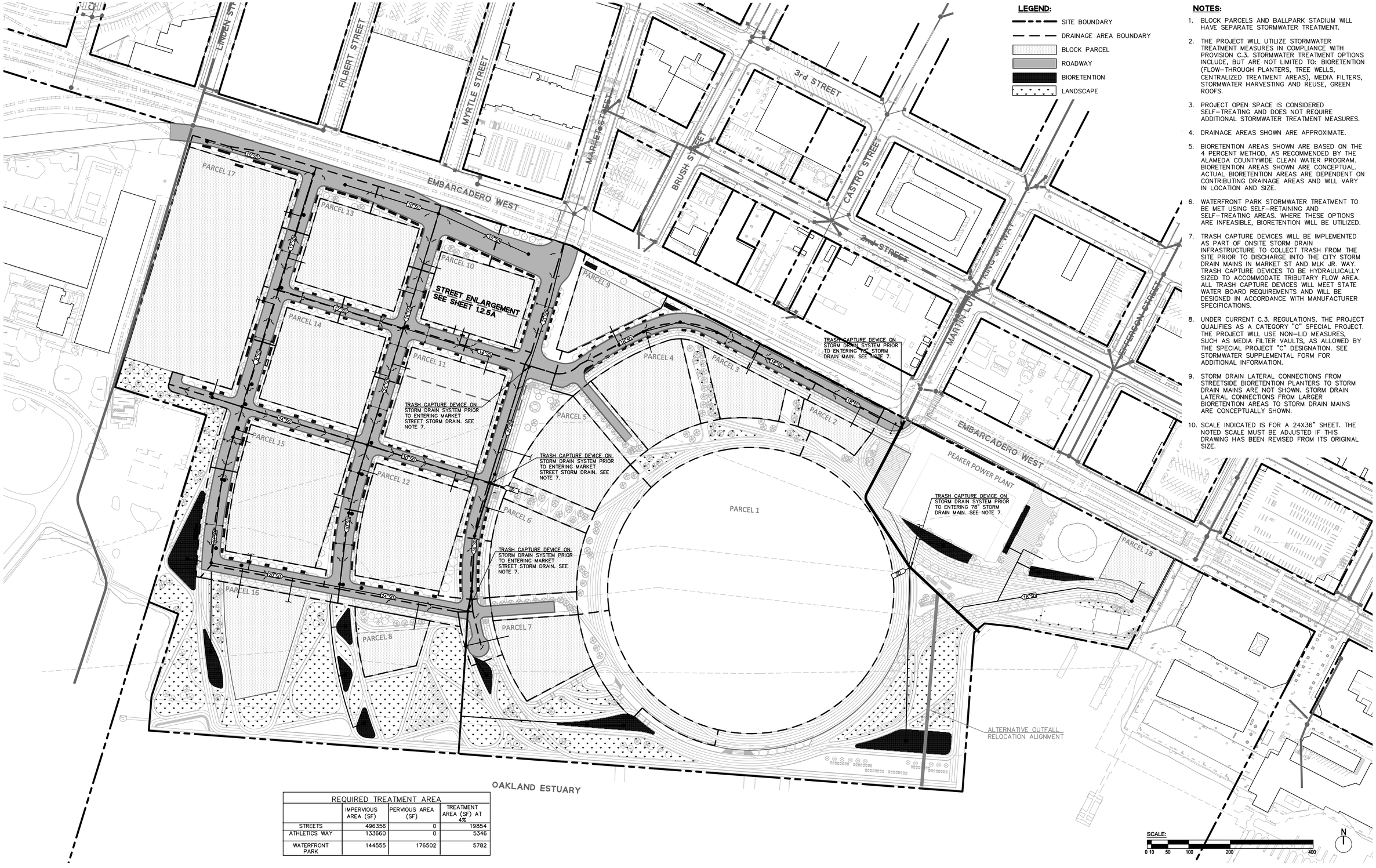
TITLE

PRELIMINARY STORM, SEWER, & WATER PLAN

DRAWING NO. 1.2.4

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE



LEGEND:

- SITE BOUNDARY
- DRAINAGE AREA BOUNDARY
- BLOCK PARCEL
- ROADWAY
- BIORETENTION
- LANDSCAPE

NOTES:

1. BLOCK PARCELS AND BALLPARK STADIUM WILL HAVE SEPARATE STORMWATER TREATMENT.
2. THE PROJECT WILL UTILIZE STORMWATER TREATMENT MEASURES IN COMPLIANCE WITH PROVISION C.3. STORMWATER TREATMENT OPTIONS INCLUDE, BUT ARE NOT LIMITED TO: BIORETENTION (FLOW–THROUGH PLANTERS, TREE WELLS, CENTRALIZED TREATMENT AREAS), MEDIA FILTERS, STORMWATER HARVESTING AND REUSE, GREEN ROOFS.
3. PROJECT OPEN SPACE IS CONSIDERED SELF–TREATING AND DOES NOT REQUIRE ADDITIONAL STORMWATER TREATMENT MEASURES.
4. DRAINAGE AREAS SHOWN ARE APPROXIMATE.
5. BIORETENTION AREAS SHOWN ARE BASED ON THE 4 PERCENT METHOD, AS RECOMMENDED BY THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM. BIORETENTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL BIORETENTION AREAS ARE DEPENDENT ON CONTRIBUTING DRAINAGE AREAS AND WILL VARY IN LOCATION AND SIZE.
6. WATERFRONT PARK STORMWATER TREATMENT TO BE MET USING SELF–RETAINING AND SELF–TREATING AREAS. WHERE THESE OPTIONS ARE INFEASIBLE, BIORETENTION WILL BE UTILIZED.
7. TRASH CAPTURE DEVICES WILL BE IMPLEMENTED AS PART OF ONSITE STORM DRAIN INFRASTRUCTURE TO COLLECT TRASH FROM THE SITE PRIOR TO DISCHARGE INTO THE CITY STORM DRAIN MAINS IN MARKET ST AND MLK JR. WAY. TRASH CAPTURE DEVICES TO BE HYDRAULICALLY SIZED TO ACCOMMODATE TRIBUTARY FLOW AREA. ALL TRASH CAPTURE DEVICES WILL MEET STATE WATER BOARD REQUIREMENTS AND WILL BE DESIGNED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
8. UNDER CURRENT C.3. REGULATIONS, THE PROJECT QUALIFIES AS A CATEGORY "C" SPECIAL PROJECT. THE PROJECT WILL USE NON–LID MEASURES, SUCH AS MEDIA FILTER VAULTS, AS ALLOWED BY THE SPECIAL PROJECT "C" DESIGNATION. SEE STORMWATER SUPPLEMENTAL FORM FOR ADDITIONAL INFORMATION.
9. STORM DRAIN LATERAL CONNECTIONS FROM STREETSIDE BIORETENTION PLANTERS TO STORM DRAIN MAINS ARE NOT SHOWN. STORM DRAIN LATERAL CONNECTIONS FROM LARGER BIORETENTION AREAS TO STORM DRAIN MAINS ARE CONCEPTUALLY SHOWN.
10. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.

REQUIRED TREATMENT AREA			
	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA (SF) AT 4%
STREETS	496356	0	19854
ATHLETICS WAY	133660	0	5346
WATERFRONT PARK	144555	176502	5782

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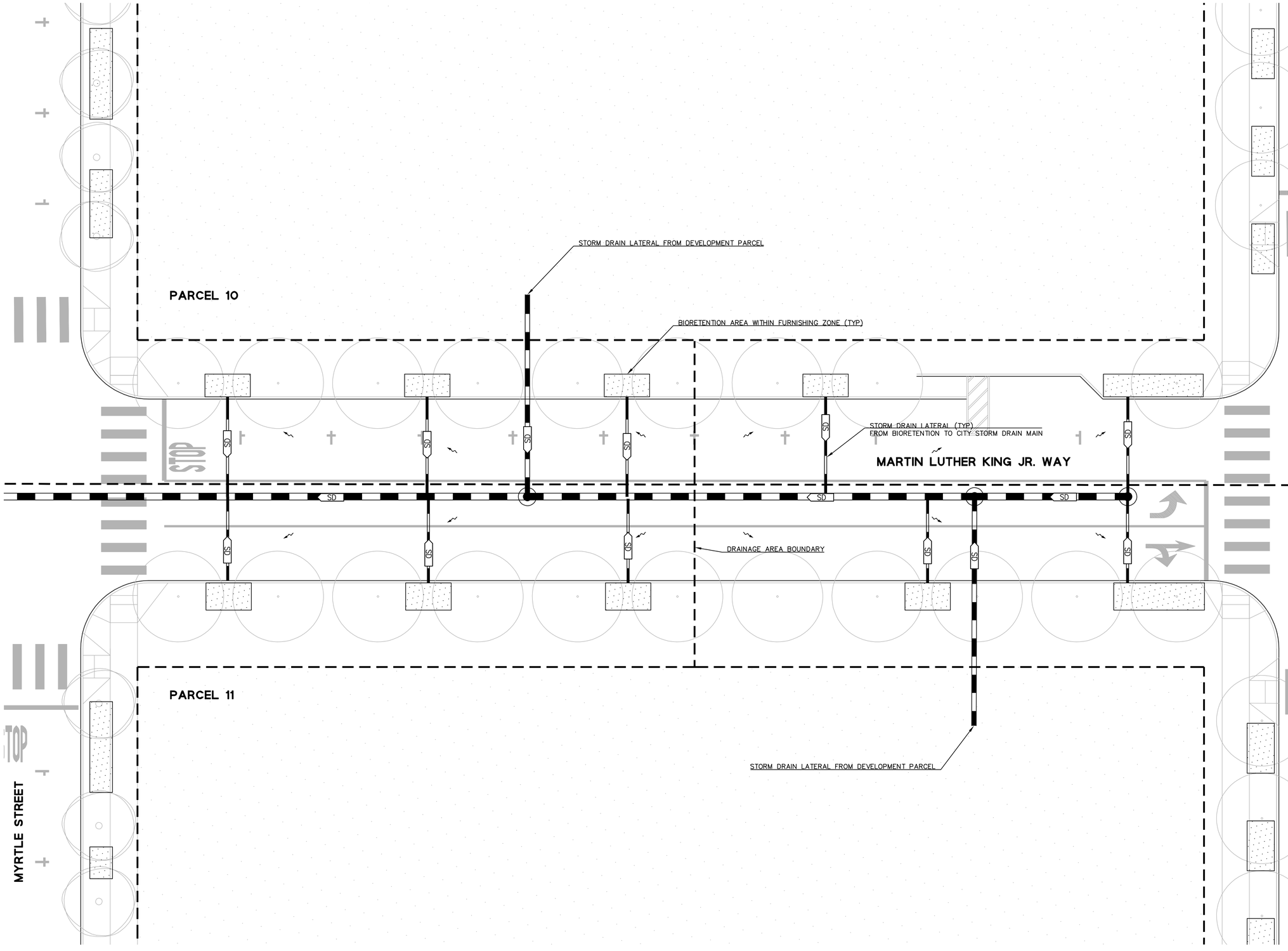
TITLE: PRELIMINARY STORMWATER MANAGEMENT PLAN

DRAWING NO.: 1.2.5

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" ANSI D SHEET SIZE



LEGEND:

- SITE BOUNDARY
- DRAINAGE AREA BOUNDARY
- BLOCK PARCEL
- ROADWAY
- BIORETENTION
- LANDSCAPE

NOTES:

1. BLOCK PARCELS AND BALLPARK STADIUM WILL HAVE SEPARATE STORMWATER TREATMENT.
2. THE PROJECT WILL UTILIZE STORMWATER TREATMENT MEASURES IN COMPLIANCE WITH PROVISION C.3. STORMWATER TREATMENT OPTIONS INCLUDE, BUT ARE NOT LIMITED TO: BIORETENTION (FLOW–THROUGH PLANTERS, TREE WELLS, CENTRALIZED TREATMENT AREAS), MEDIA FILTERS, STORMWATER HARVESTING AND REUSE, GREEN ROOFS.
3. PROJECT OPEN SPACE IS CONSIDERED SELF–TREATING AND DOES NOT REQUIRE ADDITIONAL STORMWATER TREATMENT MEASURES.
4. DRAINAGE AREAS SHOWN ARE APPROXIMATE.
5. BIORETENTION AREAS SHOWN ARE BASED ON THE 4 PERCENT METHOD, AS RECOMMENDED BY THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM. BIORETENTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL BIORETENTION AREAS ARE DEPENDENT ON CONTRIBUTING DRAINAGE AREAS AND WILL VARY IN LOCATION AND SIZE.
6. WATERFRONT PARK STORMWATER TREATMENT TO BE MET USING SELF–RETAINING AND SELF–TREATING AREAS. WHERE THESE OPTIONS ARE INFEASIBLE, BIORETENTION WILL BE UTILIZED.
7. TRASH CAPTURE DEVICES WILL BE IMPLEMENTED AS PART OF ONSITE STORM DRAIN INFRASTRUCTURE TO COLLECT TRASH FROM THE SITE PRIOR TO DISCHARGE INTO THE CITY STORM DRAIN MAINS IN MARKET ST AND MLK JR. WAY. TRASH CAPTURE DEVICES TO BE HYDRAULICALLY SIZED TO ACCOMMODATE TRIBUTARY FLOW AREA. ALL TRASH CAPTURE DEVICES WILL MEET STATE WATER BOARD REQUIREMENTS AND WILL BE DESIGNED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
8. UNDER CURRENT C.3. REGULATIONS, THE PROJECT QUALIFIES AS A CATEGORY "C" SPECIAL PROJECT. THE PROJECT WILL USE NON–LID MEASURES, SUCH AS MEDIA FILTER VAULTS, AS ALLOWED BY THE SPECIAL PROJECT "C" DESIGNATION. SEE STORMWATER SUPPLEMENTAL FORM FOR ADDITIONAL INFORMATION.

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PRELIMINARY STORMWATER MANAGEMENT PLAN - ILLUSTRATIVE STREET ENLARGEMENT

TITLE

DRAWING NO. 1.2.5A

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=10'	ARCH D	12/17/21
PROJECT NAME	SCALE	FORMAT	DATE

24" x 36" Arch D SHEET SIZE

LEGEND

PROJECT SITE BOUNDARY	
OFFSITE PROPERTY BOUNDARY	
GRADE BREAK	
EX	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE

NOTES:

1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
2. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.
3. INTERIM PARKING LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES.
4. ACCESSIBLE PARKING SPACES WILL BE PROVIDED. CURB RAMPS, DEMARCATED CROSSWALKS, AND ACCESSIBLE WALKS WILL ALSO BE PROVIDED TO CONNECT THE PARKING LOT AND PHASE 1 DEVELOPMENT.
5. BLOCK 5 DEVELOPMENT IS NOT INCLUDED IN PHASE 1. DURING PHASE 1, BLOCK 5 WILL BE USED TO FACILITATE INTERIM PEDESTRIAN ACCESS BETWEEN ATHLETICS WAY AND MARKET STREET.

SCALE: 0 10 50 100 200 400

N

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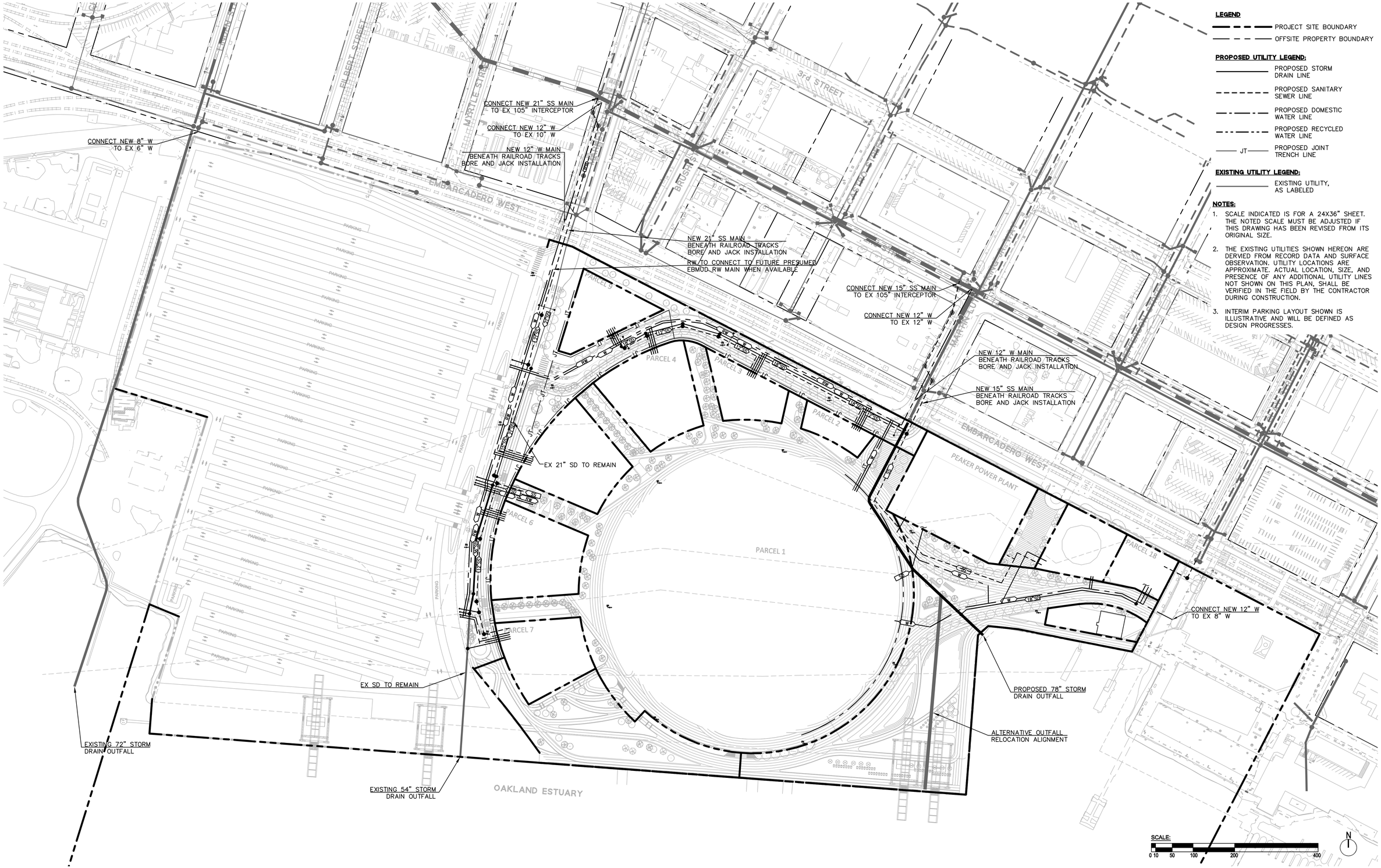
TITLE: PRELIMINARY GRADING PLAN - PHASE 1
DRAWING NO.: 1.2.10

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | PROJECT NAME
1"=100' | SCALE
ARCH D | FORMAT
12/17/21 | DATE

24" x 36" Arch D SHEET SIZE



LEGEND

- PROJECT SITE BOUNDARY
- OFFSITE PROPERTY BOUNDARY

PROPOSED UTILITY LEGEND:

- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED RECYCLED WATER LINE
- JT — PROPOSED JOINT TRENCH LINE

EXISTING UTILITY LEGEND:

- EXISTING UTILITY, AS LABELED

NOTES:

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2. THE EXISTING UTILITIES SHOWN HEREON ARE DERVIED FROM RECORD DATA AND SURFACE OBSERVATION. UTILITY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATION, SIZE, AND PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.
3. INTERIM PARKING LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES.

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TITLE: PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 1

DRAWING NO.: 1.2.11

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE

LEGEND

- PROJECT SITE BOUNDARY
- OFFSITE PROPERTY BOUNDARY
- GRADE BREAK
- EX EXISTING GRADE
- FF FINISHED FLOOR
- FG FINISHED GRADE

NOTES:

1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
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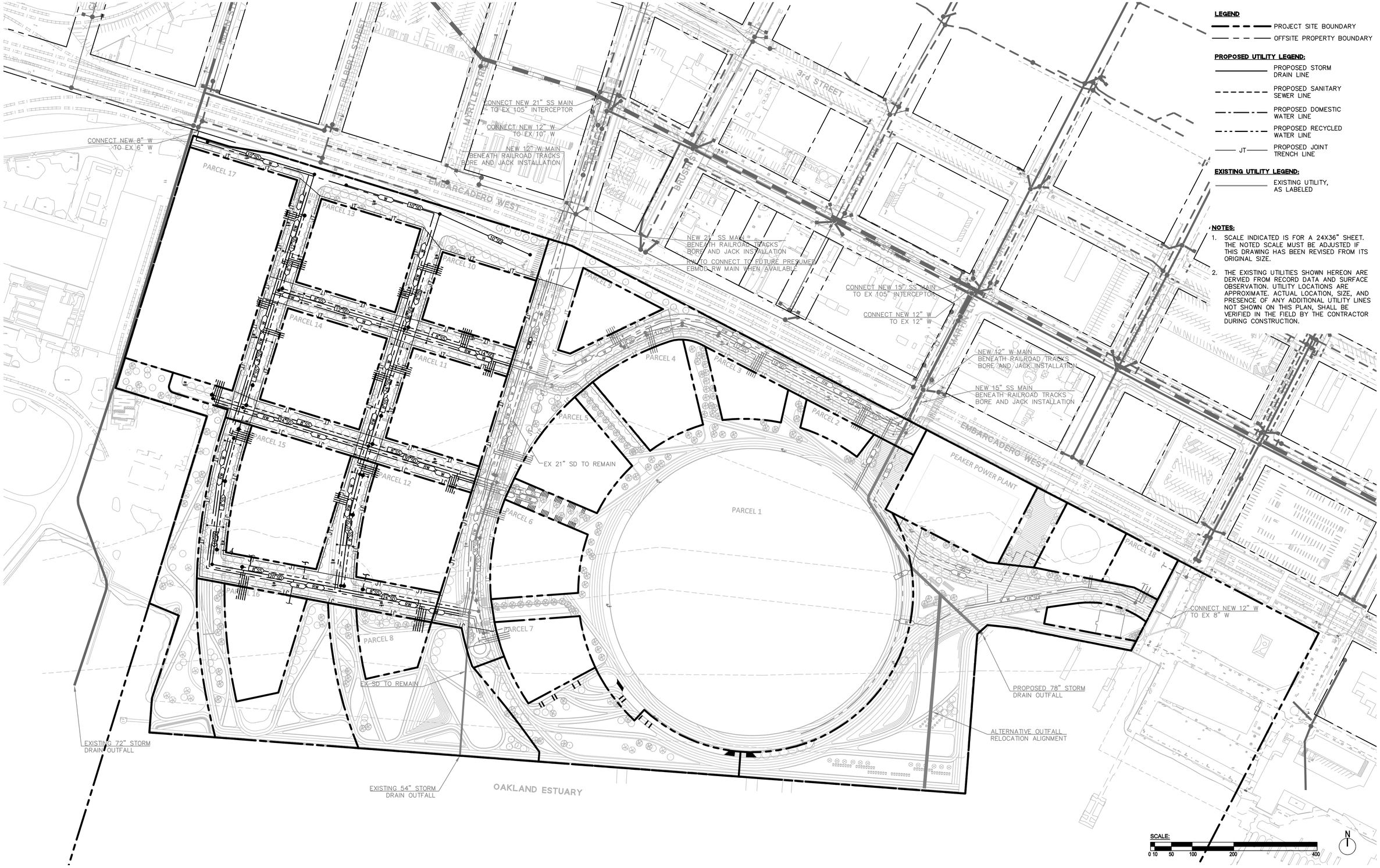
TITLE

PRELIMINARY GRADING PLAN - PHASE 2

DRAWING NO. 1.2.12

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE



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TITLE

PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 2

DRAWING NO. 1.2.13

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D - SHEET SIZE

LEGEND:

	WATERFRONT PARK OPEN SPACE	10.3 ACRES
	ROOFTOP PARK	2.5 ACRES
	ATHLETICS WAY	5.0 ACRES
	PLAZA OPEN SPACE	.5 ACRES
	TOTAL PARKS AND OPEN SPACE	18.3 ACRES

LINDEN STREET
FILBERT SREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
BLOCK 11
MLK JR. WAY
FILBERT STREET
MYRTLE STREET
MARKET STREET
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
BLOCK 15
BLOCK 12
STREET A
STREET A
BLOCK 6
BLOCK 1
BLOCK 16
STREET B
STREET B
BLOCK 8
BLOCK 7
ALL 1.6.1
ALL 1.6.2
ALL 1.6.3
ALL 1.6.4
ALL 1.6.5
PEAKER POWER PLANT A
PEAKER POWER PLANT B
BLOCK 18
FIRE STATION
PEDESTRIAN BRIDGE ZONE
PERALTA GRANT LINE
100' CURRENT SHORELINE BAND
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIPRAP WALL
1 1.7.1
2 1.7.1
3 1.7.2
4 1.7.3
ALL 1.7.4
3 1.5.4
WEST END PARK
WEST PLAZA
FILBERT ST. TERRACE
HARBOR AMPHITHEATER & ACTIVATION ZONE
CRANE PLAZA
OVERLOOK PARK
WATER PLAZA
PIER PARK

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LANDSCAPE ARCHITECT
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TITLE
PARKS AND OPEN SPACE PLAN

DRAWING NO.
1.3.1

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1" = 100'	ARCH D	12/17/21

24" x 36" Arch D -SHEET SIZE

LEGEND:

	WATERFRONT PARK OPEN SPACE	10.3 ACRES
	PHASE 1 (A & B)	
	A: 2.4 ACRES	
	B1: 1.3 ACRES	
	B2: .3 ACRES	
	TOTAL: 4.0 ACRES	
	PHASE 2 (C,D & E)	
	C: 2.8 ACRES	
	D: 1.8 ACRES	
	E: 1.7 ACRES	
	TOTAL: 6.3 ACRES	
	ROOFTOP PARK	2.5 ACRES
	ATHLETICS WAY	5.0 ACRES
	PLAZA OPEN SPACE	.5 ACRES
	TOTAL OPEN SPACE	18.3 ACRES

PARKS TO BE CONSTRUCTED PURSUANT TO THE DEVELOPMENT AGREEMENT

LINDEN STREET
FILBERT SREET
MYRTLE STREET
MARKET STREET
3RD STREET
BRUSH STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
MLK JR. WAY
BLOCK 11
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
BLOCK 15
STREET A
BLOCK 12
BLOCK 6
BLOCK 1
BLOCK 16
STREET B
BLOCK 8
BLOCK 7
BLOCK 18
PEAKER POWER PLANT A
PEAKER POWER PLANT B
PEDESTRIAN BRIDGE ZONE
FIRE STATION
ALL 1.6.1
ALL 1.6.2
ALL 1.6.3
ALL 1.6.4
ALL 1.6.5
PERALTA GRANT LINE
100' CURRENT SHORELINE BAND
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIPRAP WALL
E
D
C
B2
B1
A
WEST END PARK
WEST PLAZA
FILBERT ST. TERRACE
HARBOR AMPHITHEATER & ACTIVATION ZONE
CRANE PLAZA
OVERLOOK PARK
WATER PLAZA
PIER PARK

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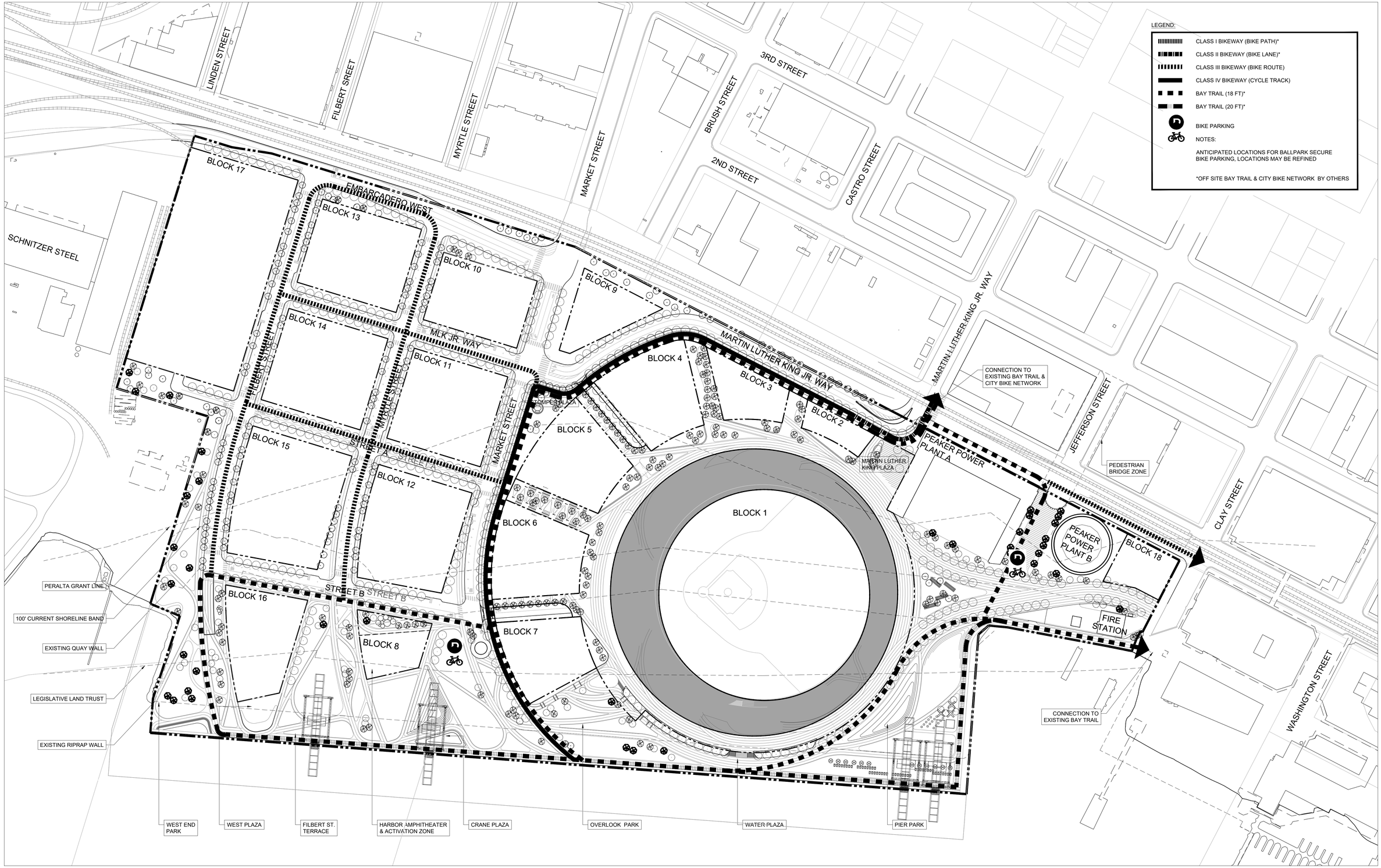
TITLE
PARKS AND OPEN SPACE PARCELIZATION PLAN 1.3.2

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D - SHEET SIZE



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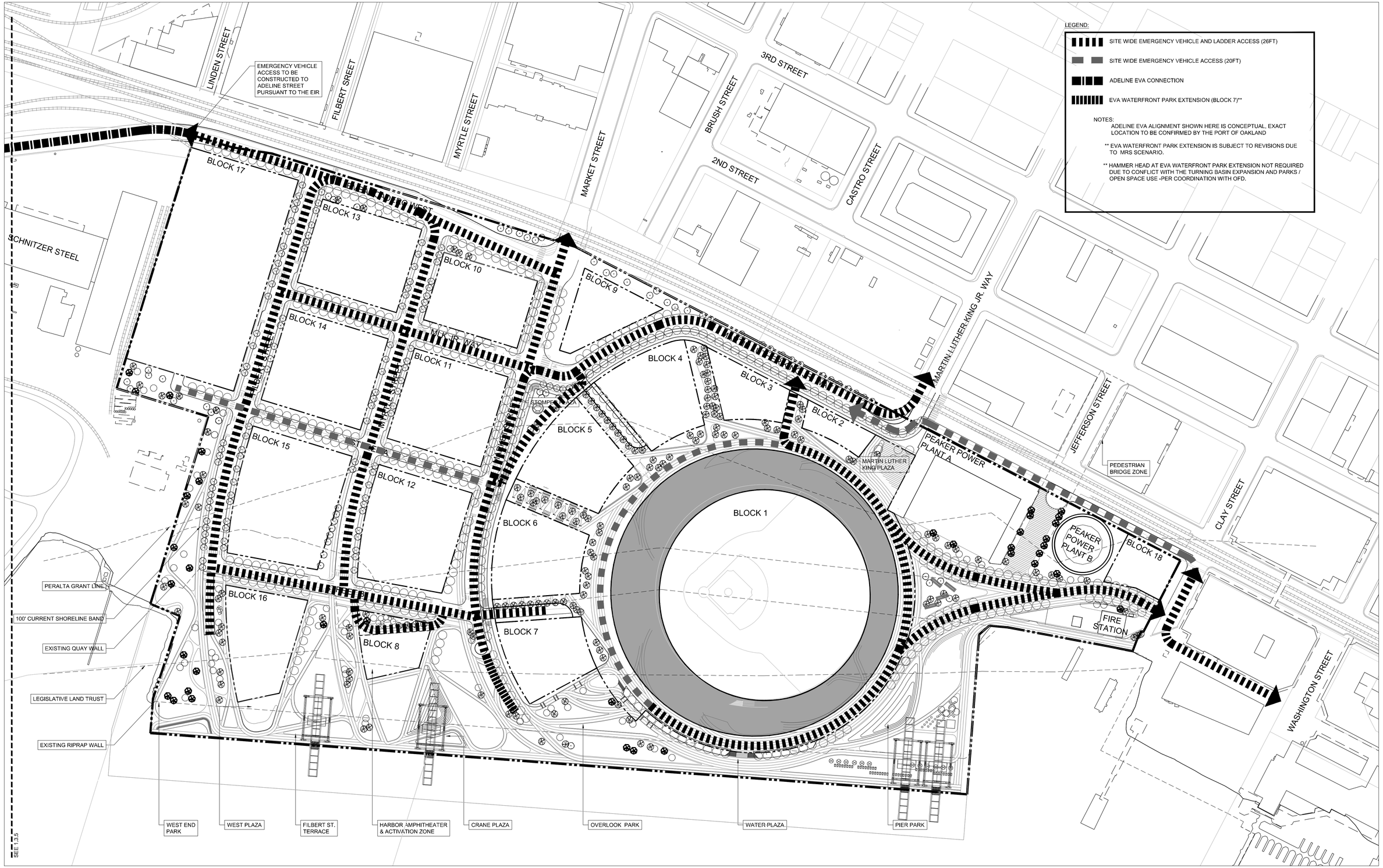
TITLE

PEDESTRIAN AND BIKE CIRCULATION DIAGRAM

DRAWING NO. **1.3.3**

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1" = 100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE



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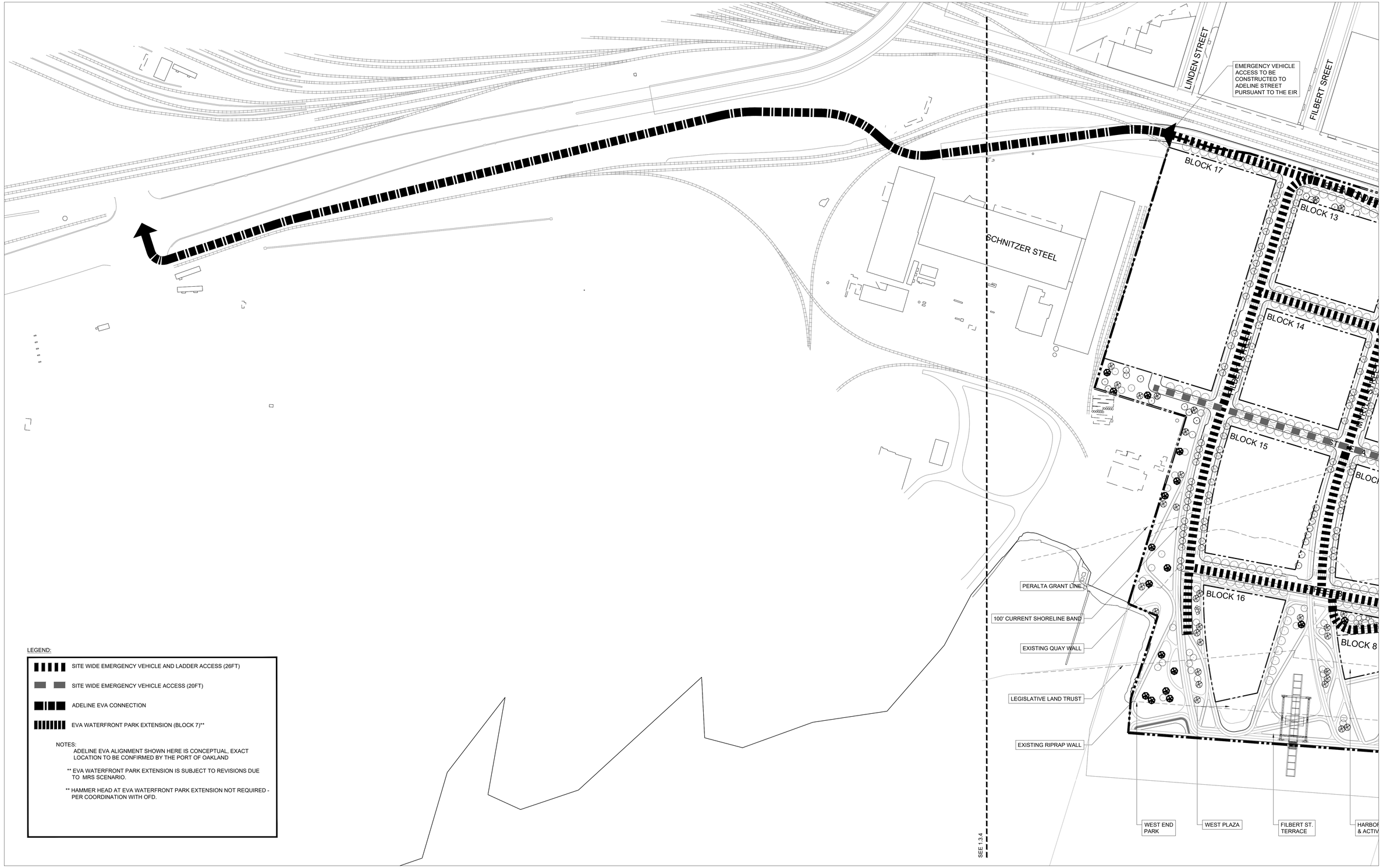
TITLE

EMERGENCY VEHICLE ACCESS PLAN 1.3.4

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D -SHEET SIZE



LEGEND:

- SITE WIDE EMERGENCY VEHICLE AND LADDER ACCESS (26FT)
- SITE WIDE EMERGENCY VEHICLE ACCESS (20FT)
- ADELINE EVA CONNECTION
- EVA WATERFRONT PARK EXTENSION (BLOCK 7)**

NOTES:

ADELINE EVA ALIGNMENT SHOWN HERE IS CONCEPTUAL, EXACT LOCATION TO BE CONFIRMED BY THE PORT OF OAKLAND

** EVA WATERFRONT PARK EXTENSION IS SUBJECT TO REVISIONS DUE TO MRS SCENARIO.

** HAMMER HEAD AT EVA WATERFRONT PARK EXTENSION NOT REQUIRED - PER COORDINATION WITH OFD.

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TITLE

EMERGENCY VEHICLE ACCESS PLAN 1.3.5

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD | 1" = 100.0001' | ARCH D | 12/03/21

PROJECT NAME | SCALE | FORMAT | DATE

24" x 36" Arch D - SHEET SIZE

BLOCK 11

BLOCK 4
350' MAX HT.

BLOCK 3
250' MAX HT.

MARTIN LUTHER KING JR. WAY

MARTIN

STOMPER PLAZA

BLOCK 5
400' MAX HT.

BLOCK 2
100' MAX HT.

MARKET STREET

MARTIN LUTHER KING PLAZA

OAKLAND POWER PLANT-A

JEFFERSON STREET

BLOCK 12

BLOCK 1

BLOCK 6
350' MAX HT.

OAKLAND
POWER PLANT-B

BLOCK 7
250' MAX HT.

PIER PARK LAWN

LEGISLATIVE LAND
TRUST

OVERLOOK PARK

PIER PARK HILL

SHORELINE BAND

PERALTA GRANT LINE

SHORELINE BAND

WATER PLAZA

PIER PARK BEACH

SEE DESIGN GUIDELINES FOR
SECURITY / TICKETING PERIMETER
FENCING PRECEDENTS

N

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TITLE

ENLARGED PLAN 1.3.6

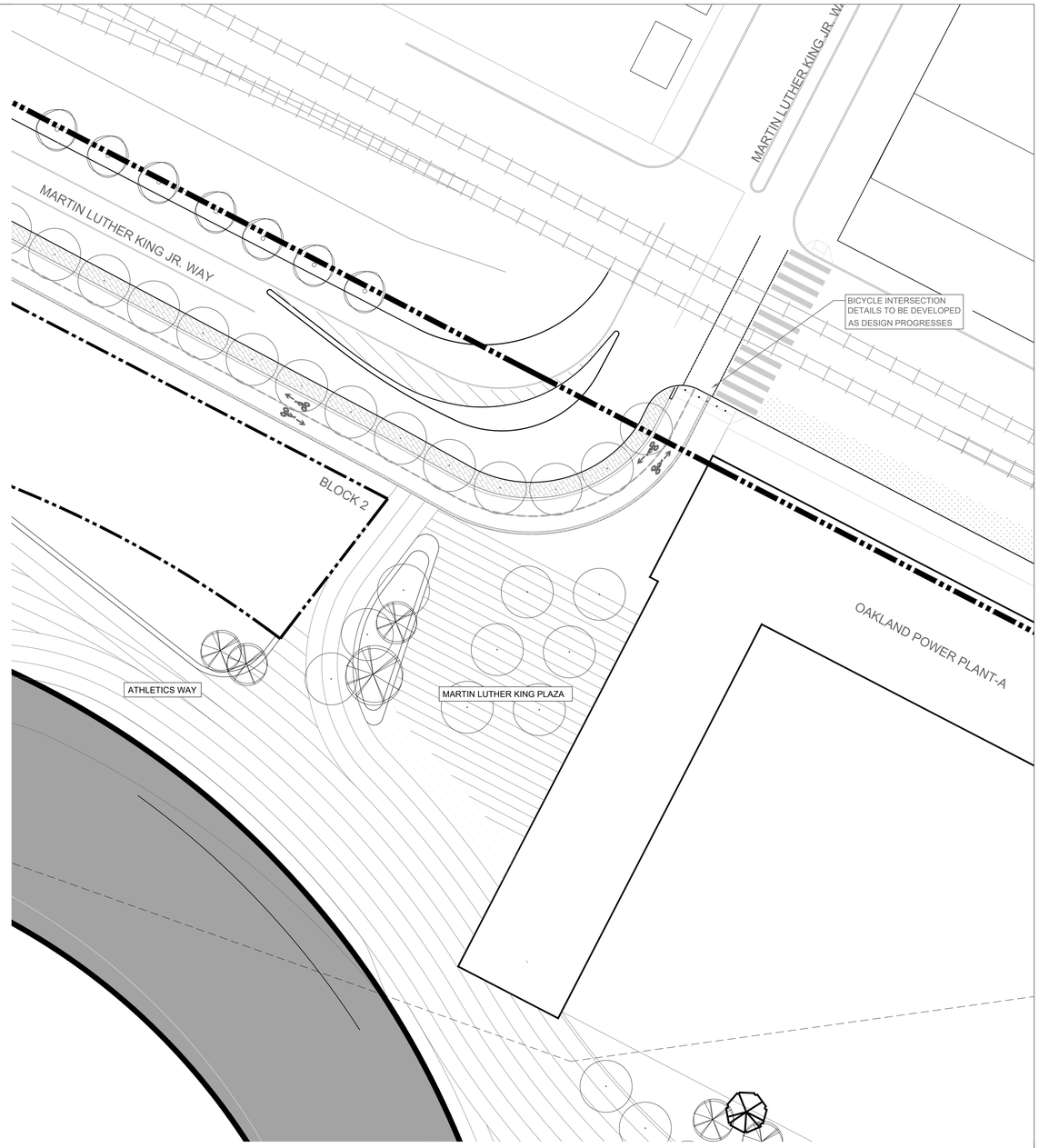
DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1"=50'	ARCH D	12/17/21
PROJECT NAME	SCALE	FORMAT	DATE

24" x 36" Arch D - SHEET SIZE



2 **STOMPER PLAZA**
SCALE: 1"=25'-0"
ENLARGEMENT PLAN



1 **MARTIN LUTHER KING PLAZA**
SCALE: 1"=25'-0"
ENLARGEMENT PLAN

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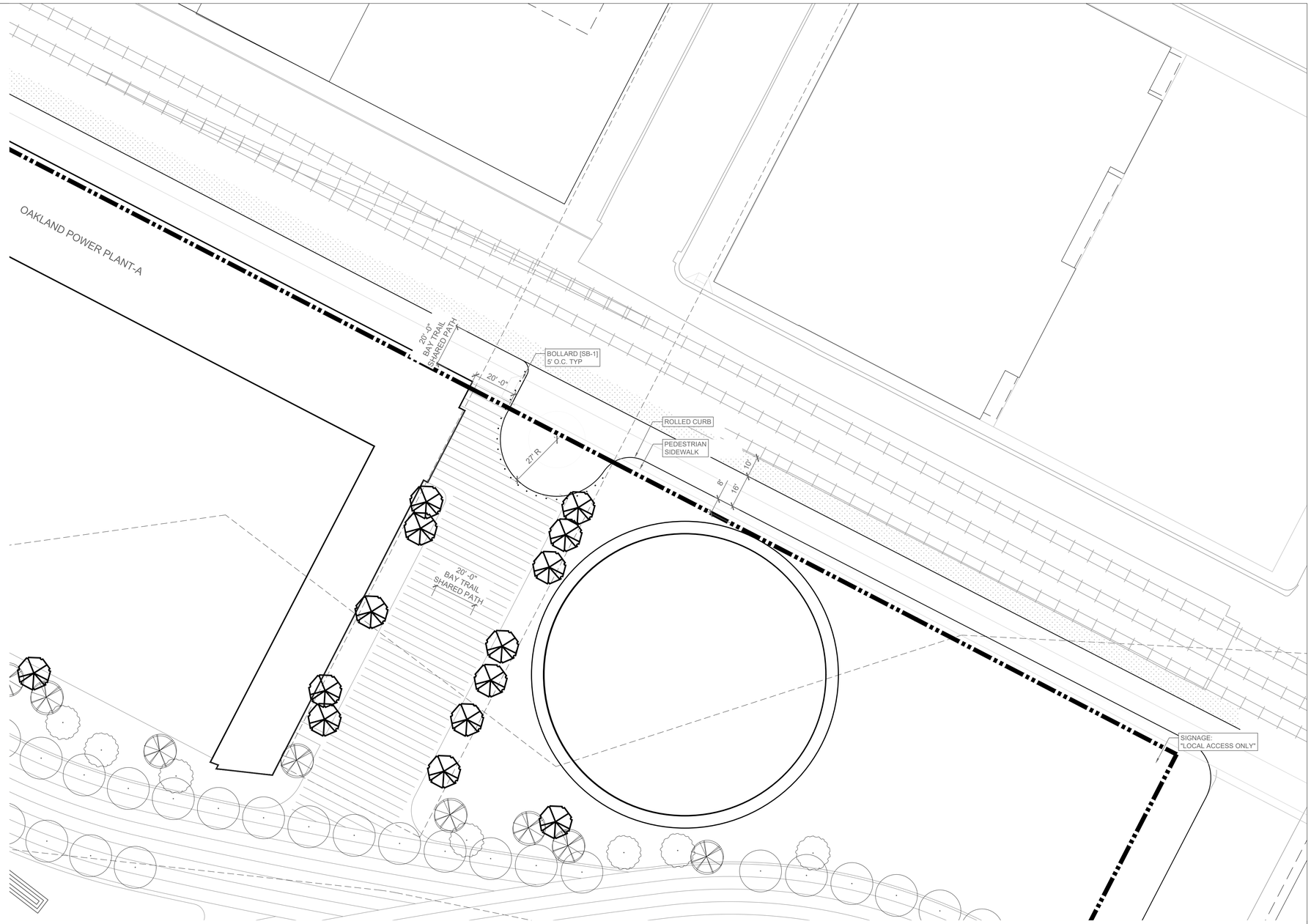
TITLE
ENLARGED PLAN **1.3.7**

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD (PROJECT NAME) | 1"=25' (SCALE) | ARCH D (FORMAT) | 12/17/21 (DATE)

24" x 36" Arch D - SHEET SIZE



1 **JEFFERSON STREET CONNECTOR**
SCALE: 1"=25'-0"

ENLARGEMENT PLAN

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TITLE
ENLARGED PLAN 1.3.8

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1"=25'	ARCH D	12/17/21
PROJECT NAME	SCALE	FORMAT	DATE

24" x 36" Arch D - SHEET SIZE

LINDEN STREET
FILBERT SREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
MLK JR. WAY
BLOCK 11
BLOCK 4
BLOCK 3
BLOCK 2
STOMP PLAZA
BLOCK 5
BLOCK 15
STREET A
BLOCK 12
BLOCK 6
BLOCK 1
PEAKER POWER PLANT A
PEAKER POWER PLANT B
BLOCK 18
CLAY STREET
BLOCK 16
STREET B
BLOCK 8
BLOCK 7
FIRE STATION
WASHINGTON STREET
PERALTA GRANT LINE
100' CURRENT SHORELINE BAND
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIPRAP WALL
WEST END PARK
WEST PLAZA
FILBERT ST. TERRACE
HARBOR AMPHITHEATER & ACTIVATION ZONE
CRANE PLAZA
OVERLOOK PARK
WATER PLAZA
PIER PARK
PEDESTRIAN BRIDGE ZONE

LEGEND:

SYMBOL	DESCRIPTION	SPECIES
	PRIMARY STREET ALLÉES & PASEOS	ACER BUERGERANUM ACER RUBRUM 'ARMSTRONG' ACER X FREEMANII 'JEFFERSRED' ARBUTUS 'MARINA' GINKGO BILOBA 'AUTUMN GOLD', 'SARATOGA' GLEDITSIA TRIACANTHOS 'SHADEMASTER' LOPHOSTEMON CONFERTUS LYONOTHAMNUS FLORIBUNDIS ASPLENIFOLIUS METROSIDEROS EXCELUS NYSSA SYLVATICA PYRUS CALLERYANA 'ARISTOCRAT' QUERCUS AGRIFOLIA QUERCUS SHUMARDI TILIA TORMENTOSA TRISTANIOPSIS LAURINA ULMUS 'FRONTIER' ULMUS AMERICANA ULMUS PROPINQUIA
	SECONDARY STREET TREES & STORM WATER GARDENS	ACER SACCHARUM NIGRUM ALBIZIA JULIBRISSIN AESCULUS CARNEA 'BRIOTII' FRAXINUS AMERICANA 'EMPIRE' GEIJERA PARVIFLORA LYONOTHAMNUS FLORIBUNDUS ASPENIFOLIOUS NYSSA SYLVATICA PLATUNUS ACERIFOLIA QUERCUS AGRIFOLIA QUERCUS PALUSTRUS GLEDITSIA TRIACANTHOS VAR. INERMIS MAGNOLIA SPP GINKGO BILOBA NYSSA SYLVATICA TRISTANIOPSIS LAURINA MELALEUCA QUINQUENERVIA CERCIS CANADENSIS
	ATHLETIC'S WAY PROMENADE & GROVES	ACER X FREEMANII 'JEFFERSRED' CARPINUS BETULUS 'FASTIGIATA' CERCIS CANADENSIS CHIONENTHUS RETUSUS CHITALPA TASHKENTENSIS GINGKO BILOBA 'PRINCETON SENTRY' KOELREUTERIA BIPINNATA MAGNOLIA GRANDIFOLIA 'SAINT MARY' MELALEUCA QUINQUENERVIA PARRIOTA PERSICA PODOCARPUS GRACILIOR PRUNUS CALLERYANA 'ARISTOCRAT' PRUNUS CARASIFERIA 'KRAUTER VESUVIUS'
	WATERFRONT TREE CLUSTERS & WINDBREAKS	ACER CAMPESTRE 'QUEEN ELIZABETH' AESCULUS CARNEA 'BRIOTII' ARBUTUS 'MARINA' CERCIS CANADENSIS CHIONANTHUS RETUSUS PRUNUS X BLIREANA RHUS LANCEA ULMUS PORPINQUA 'EMERALD SUNS'

NOTE:
FINAL APPROVAL OF ANY STREET TREES ARE SUBJECT TO CONSISTENCY WITH CITY'S STREET TREE LIST OR APPROVAL BY PLANNING AND TREE DIVISION AT FIRST FDP.

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TITLE
LANDSCAPE CONCEPT PLAN

DRAWING NO.
1.4.1

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1"=100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D - SHEET SIZE

LEGEND:

	ATHLETICS WAY: PEDESTRIAN & EVA ACCESS	5.0 ACRES
	RIGHT OF WAY: DEDICATED PUBLIC STREETS	10.45 ACRES
	ACCESS WAYS: PEDESTRIAN ACCESS EASEMENTS & BALLPARK SERVICE ROAD	1.2 ACRES
	ON-SITE BAY TRAIL IMPROVEMENTS	
	OFF-SITE BAY TRAIL	
	TOTAL PARKS & OPEN SPACE	14.6 ACRES

LINDEN STREET
FILBERT SREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
SCHNITZER STEEL
EMBARCADERO WEST
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
BLOCK 11
BLOCK 15
BLOCK 12
STREET A
MLK JR WAY
FILBERT STREET
MYRTLE STREET
MARKET STREET
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 1
BLOCK 18
BLOCK 16
BLOCK 8
BLOCK 7
STREET B
CONNECTION TO OFF-SITE BAY TRAIL
PEDESTRIAN BRIDGE ZONE
PEAKER POWER PLANT A
PEAKER POWER PLANT B
FIRE STATION
MARTIN LUTHER KING PLAZA
COMPER PLAZA
ALL 1.6.1
ALL 1.6.2
ALL 1.6.3
ALL 1.6.4
ALL 1.6.5
ALL 1.7.1
ALL 1.7.2
ALL 1.7.3
ALL 1.7.4
ALL 1.5.4
PERALTA GRANT LINE
100' CURRENT SHORELINE BAND
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIPRAP WALL
WEST END PARK
WEST PLAZA
FILBERT ST. TERRACE
HARBOR AMPHITHEATER & ACTIVATION ZONE
CRANE PLAZA
OVERLOOK PARK
WATER PLAZA
PIER PARK

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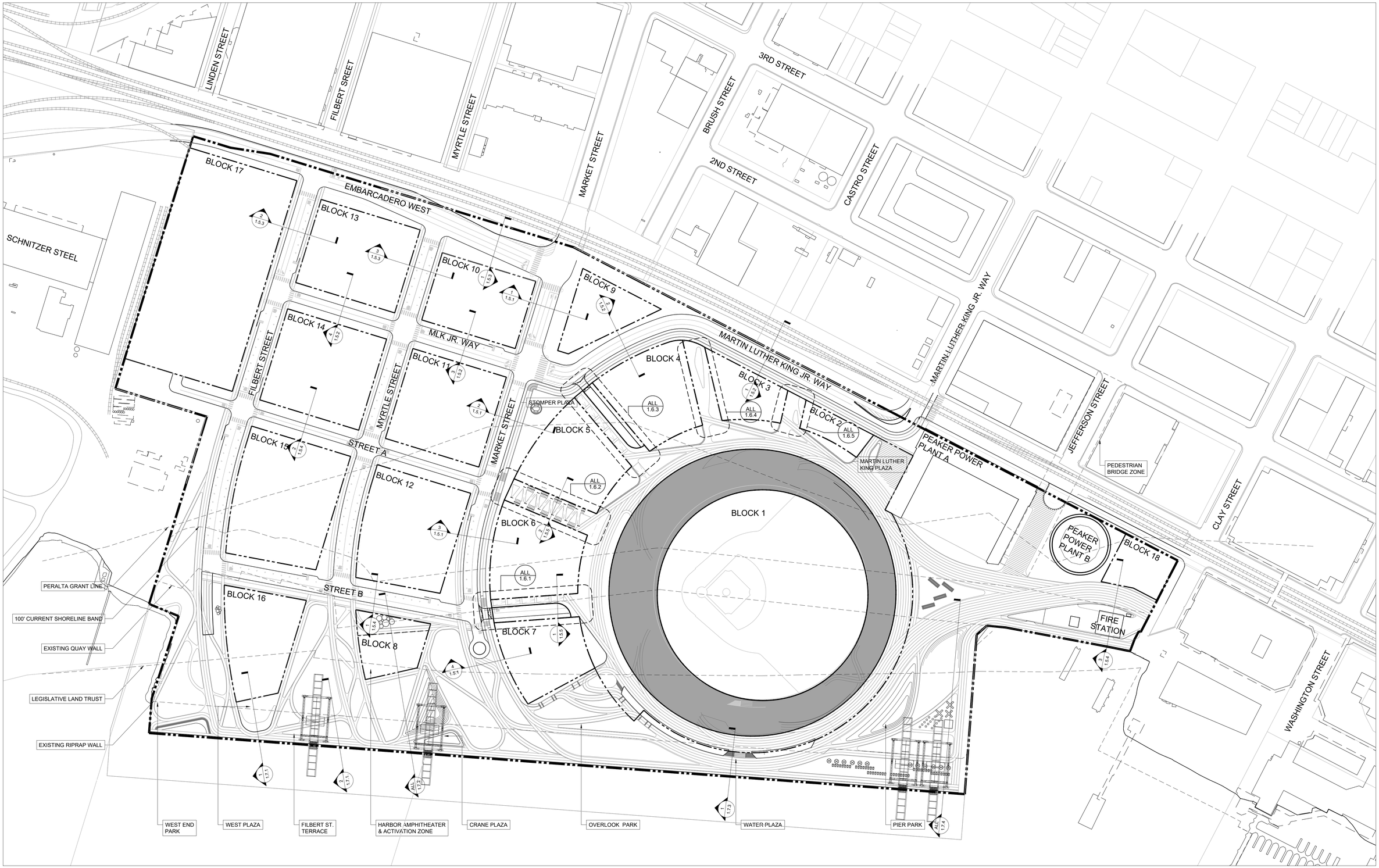
TITLE
STREETS AND PEDESTRIAN WAYS 1.4.2

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D - SHEET SIZE



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LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS

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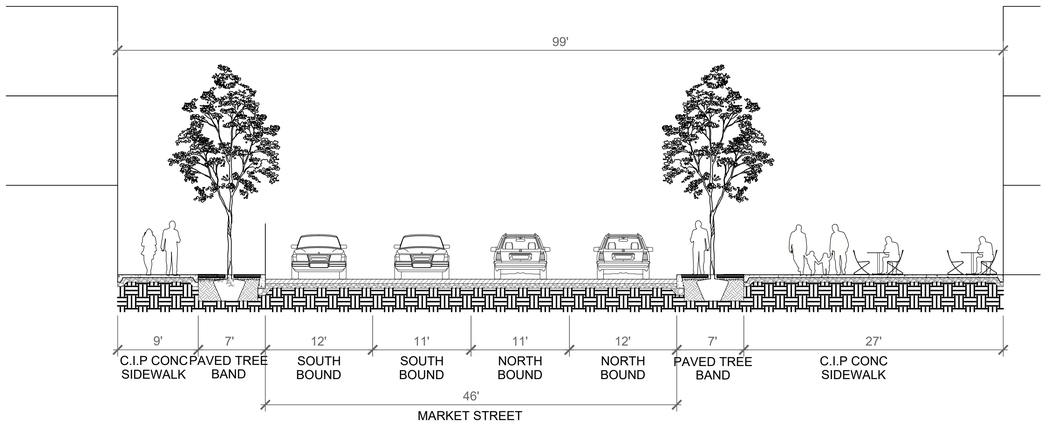
TITLE

STREETS AND PEDESTRIAN WAYS KEY PLAN

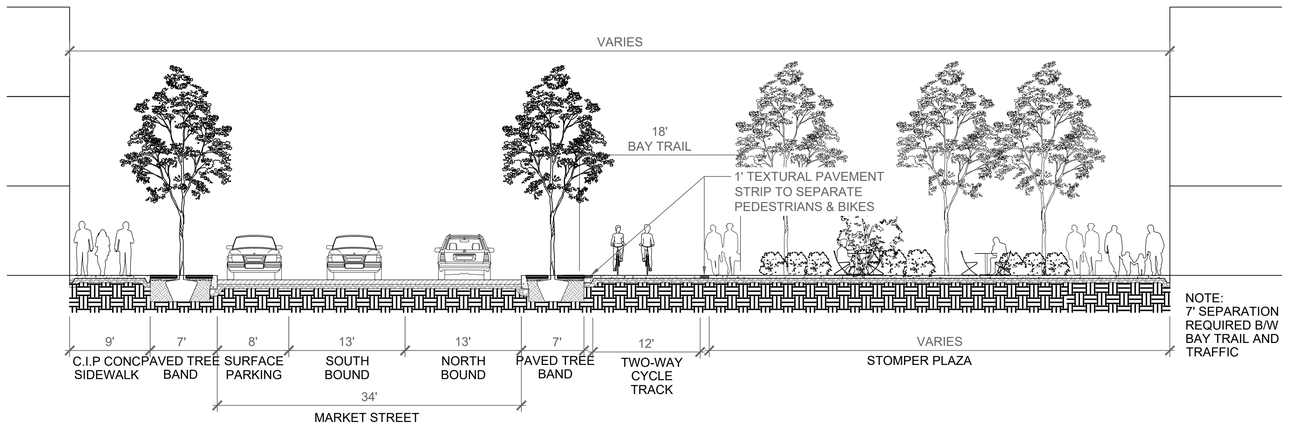
DRAWING NO. **1.4.3**

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1" = 100'	ARCH D	12/17/21
PROJECT NAME	SCALE	FORMAT	DATE

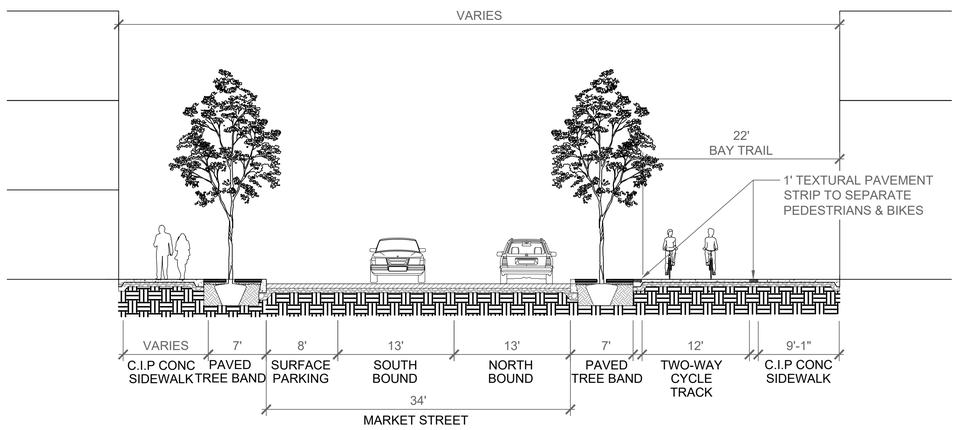
24" x 36" Arch D -SHEET SIZE



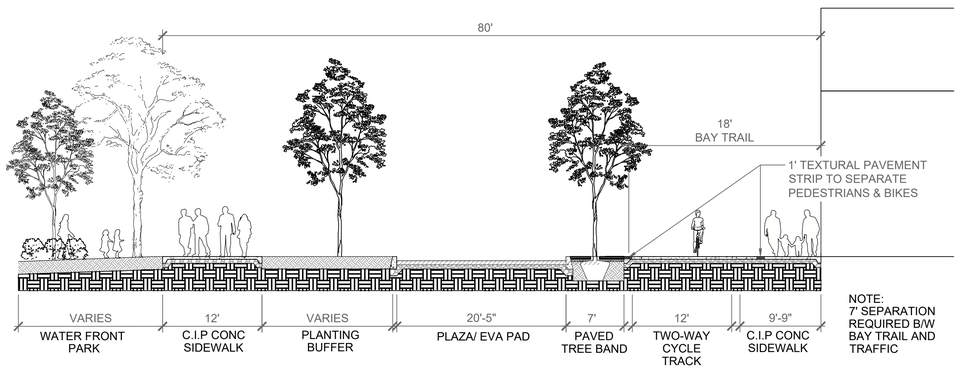
1 **SECTION M1 - MARKET STREET**
SCALE: 1/8"=1'-0"
SECTION



2 **SECTION M2- MARKET STREET AT STOMPER PLAZA**
SCALE: 1/8"=1'-0"
SECTION



3 **SECTION M3 - MARKET STREET**
SCALE: 1/8"=1'-0"
SECTION



4 **SECTION M4 - MARKET STREET**
SCALE: 1/8"=1'-0"
SECTION

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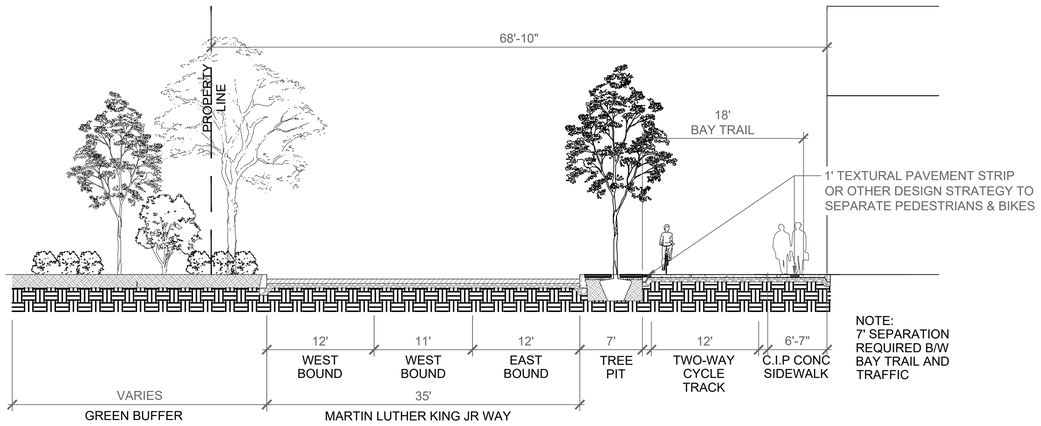
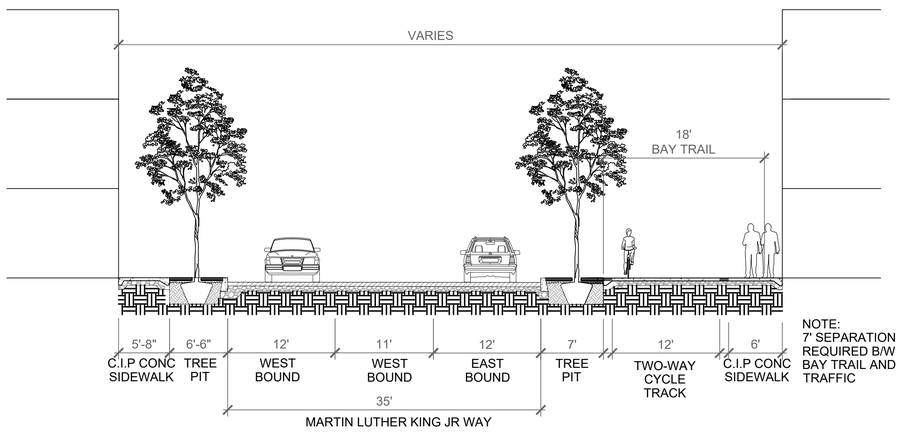
TITLE
STREET SECTIONS 1.5.1
DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD | 1/8"=1' | ARCH D | 12/17/21
PROJECT NAME | SCALE | FORMAT | DATE

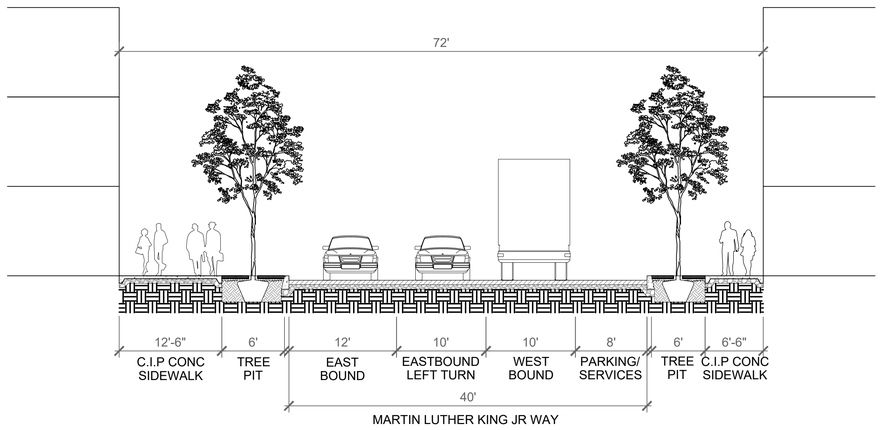
24" x 36" Arch D -SHEET SIZE



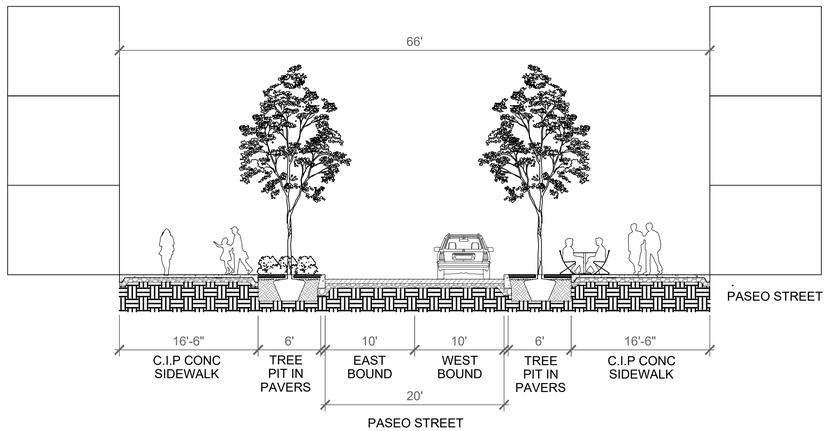
1 **SECTION MK1 - MARTIN LUTHER KING JR WAY AT RAIL ROAD**
SCALE: 1/8"=1'-0"
SECTION



2 **SECTION MK2 - MARTIN LUTHER KING JR WAY**
SCALE: 1/8"=1'-0"
SECTION



3 **SECTION MK3 - MARTIN LUTHER KING JR WAY**
SCALE: 1/8"=1'-0"
SECTION



4 **SECTION MK4 - MARTIN LUTHER KING JR WAY**
SCALE: 1/8"=1'-0"
SECTION

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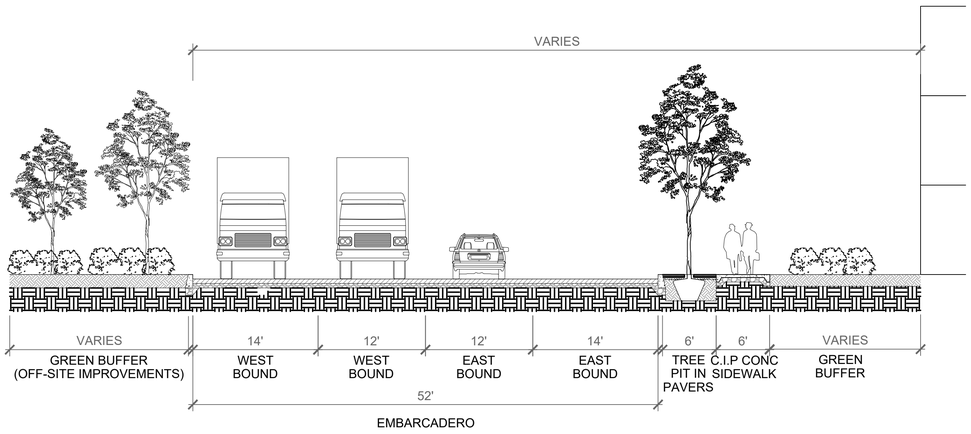
TITLE
STREET SECTIONS 1.5.2
DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1/8"=1' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

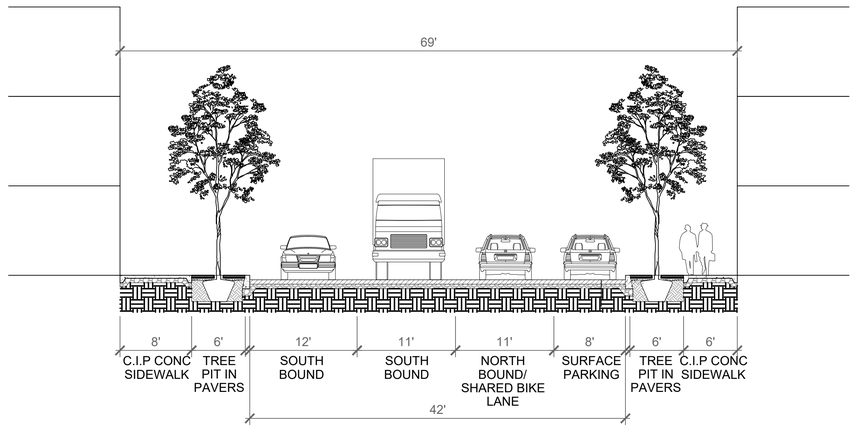
24" x 36" Arch D - SHEET SIZE



1 SECTION EM - EMBARCADERO WEST

SCALE: 1/8"=1'-0"

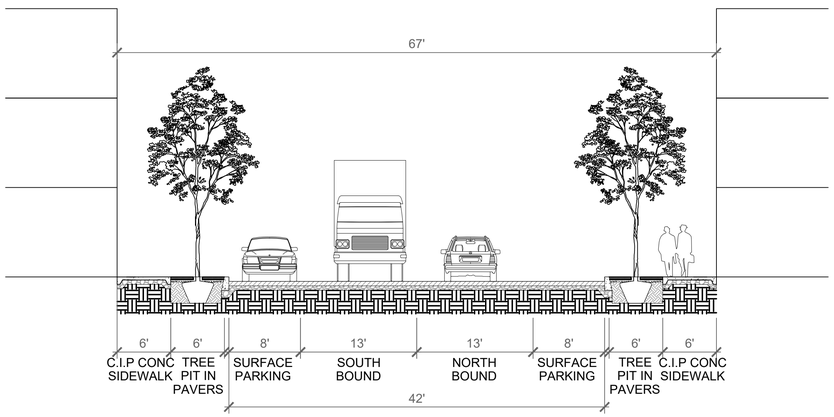
SECTION



2 SECTION D1 - DISTRICT STREETS

SCALE: 1/8"=1'-0"

SECTION



MYRTLE STREET

* NOTE: Filbert Street South of MLK JR Way similar except Right of Way Width is 69'-0", therefore sidewalk width on west is 8'-0"

3 SECTION D2 - DISTRICT STREETS

SCALE: 1/8"=1'-0"

SECTION

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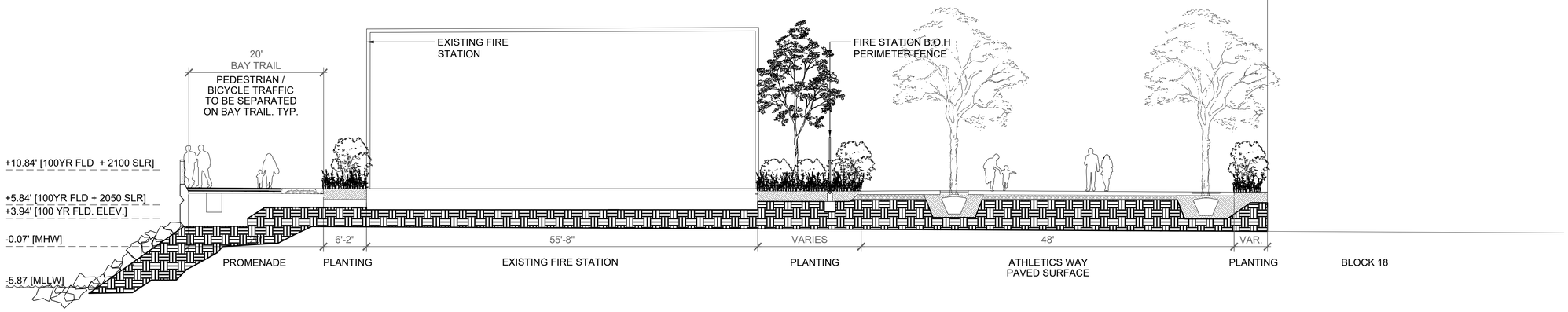
TITLE

STREET SECTIONS 1.5.3

DRAWING NO.

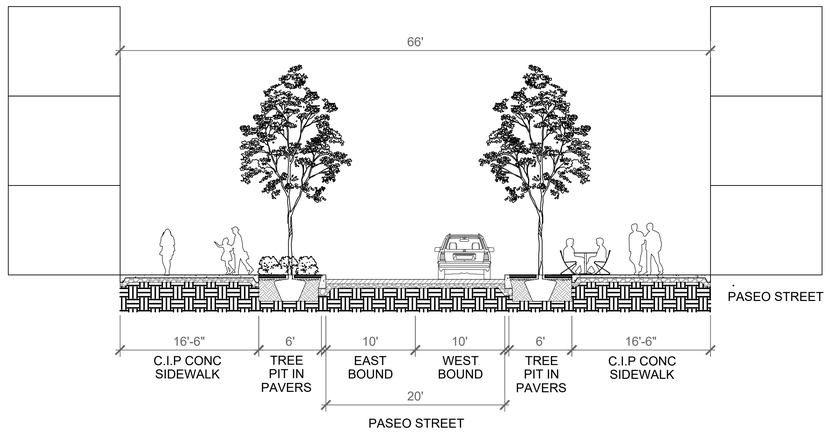
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1/8"=1'	ARCH D	12/17/21
PROJECT NAME	SCALE	FORMAT	DATE

24" x 36" Arch D SHEET SIZE



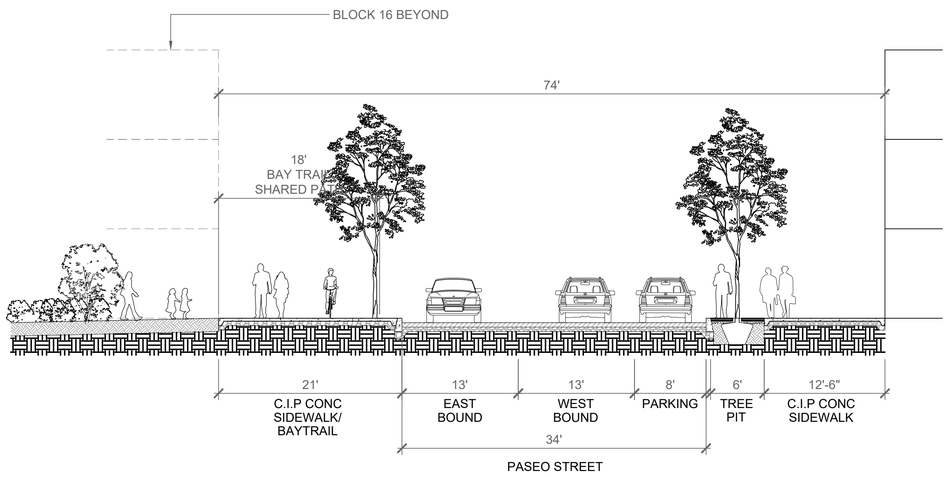
3 **ATHLETICS WAY @ FIRE STATION**
SCALE: 1/8"=1'-0"

SECTION



2 **SECTION A - NEIGHBORHOOD STREET**
SCALE: 1/8"=1'-0"

SECTION



1 **SECTION B - NEIGHBORHOOD STREET**
SCALE: 1/8"=1'-0"

SECTION

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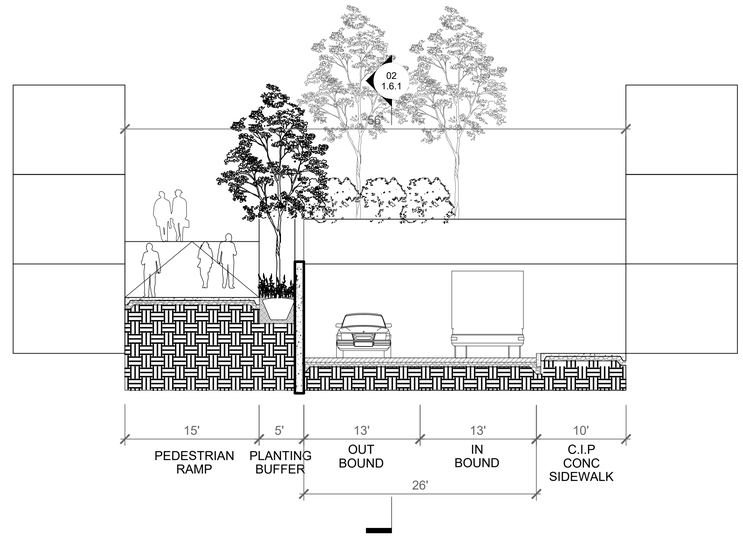
TITLE
STREET SECTIONS **1.5.4**

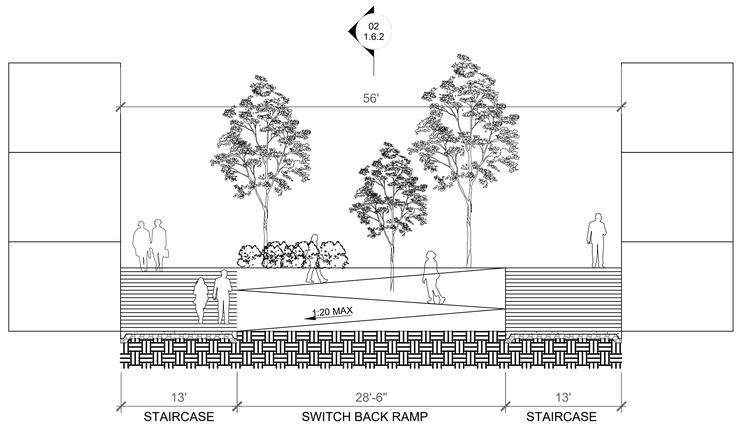
DRAWING NO.

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1/8"=1'	ARCH D	12/17/21

24" x 36" Arch D -SHEET SIZE



1 **SECTION S - SERVICE PASEO**
SCALE: 1/8"=1'-0"
SECTION



2 **SECTION P - PEDESTRIAN PASEO**
SCALE: 1/8"=1'-0"
SECTION

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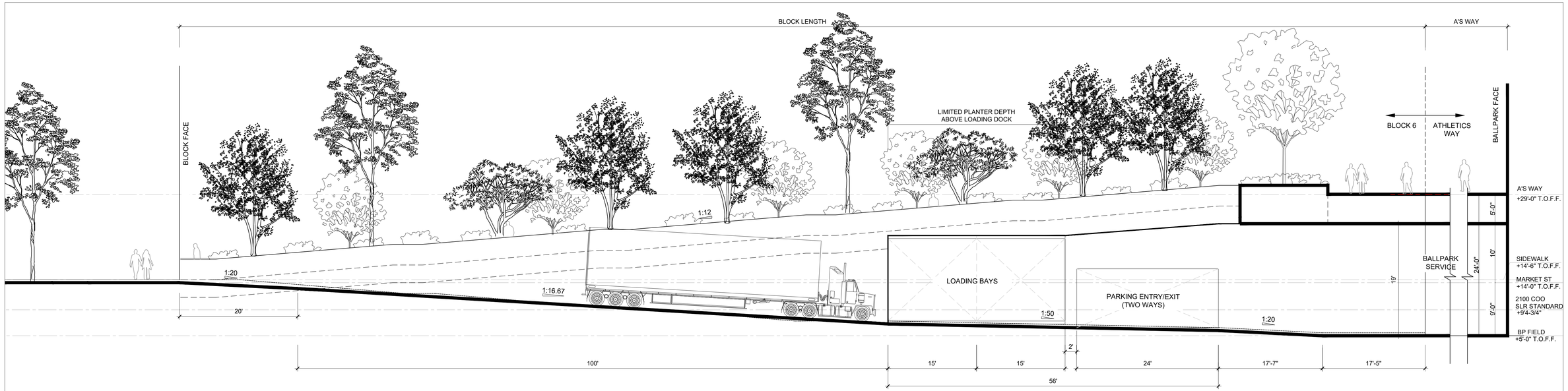
TITLE
PASEO SECTIONS **1.5.5**

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1/8"=1' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

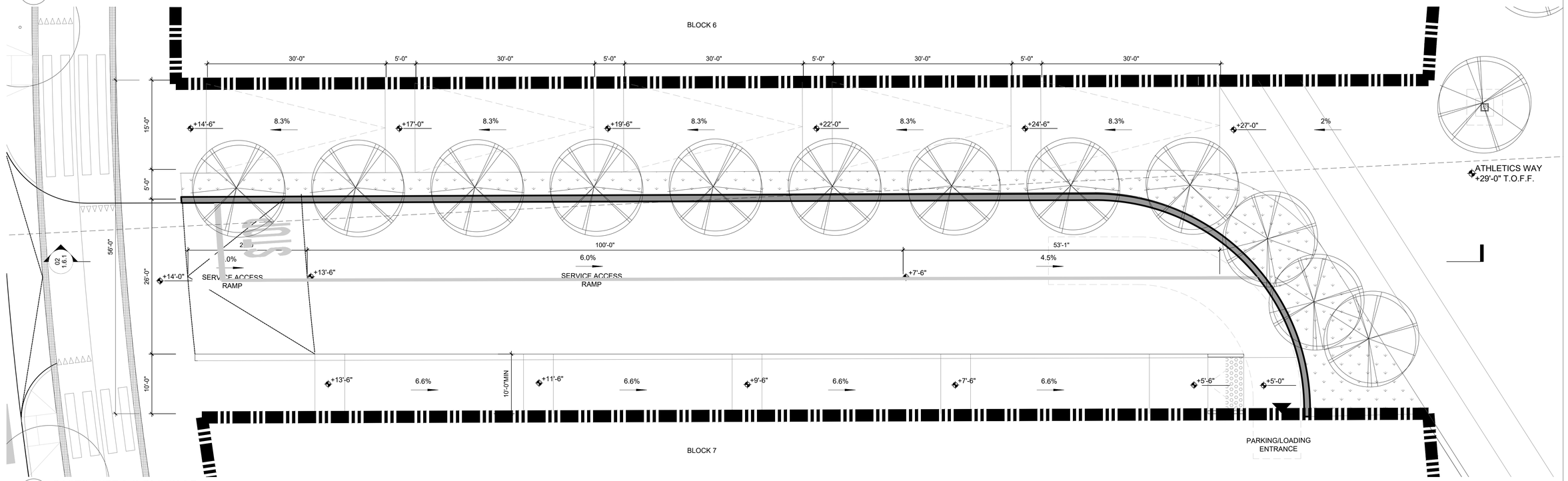
24" x 36" Arch D SHEET SIZE



2 PASEO TYPE 2 @ BLOCK 6/7 _ SECTION 1

SCALE: 1/8"=1'-0"

SECTION



1 PASEO TYPE 2 @ BLOCK 6/7

SCALE: 1/8"=1'-0"

ENLARGEMENT PLAN

CLIENT

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LANDSCAPE ARCHITECT

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TEL: +1 415 943 9197

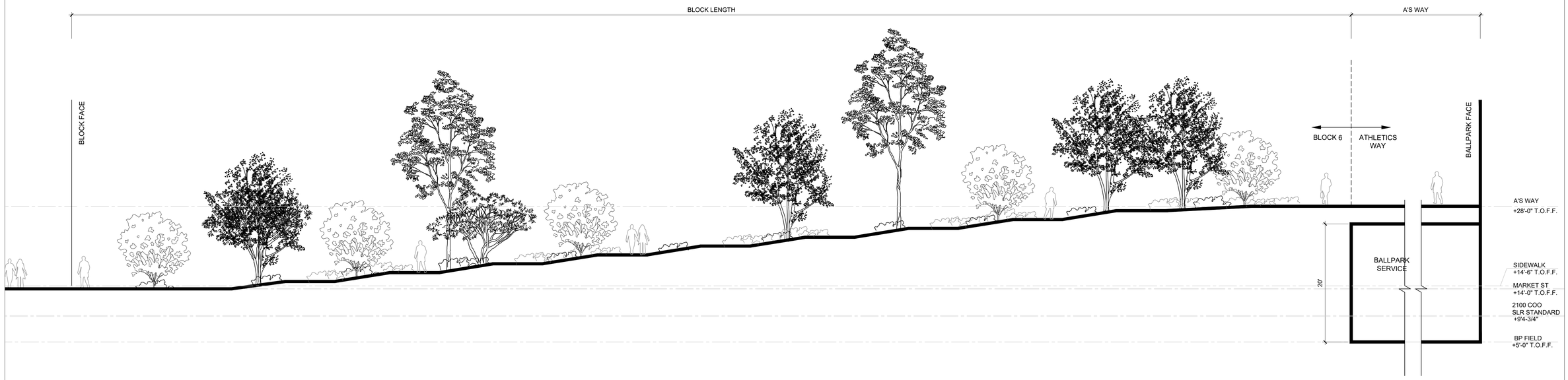
TITLE

PASEO SECTIONS 1.6.1

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1/8"=1'	ARCH D	12/17/21
PROJECT NAME	SCALE	FORMAT	DATE

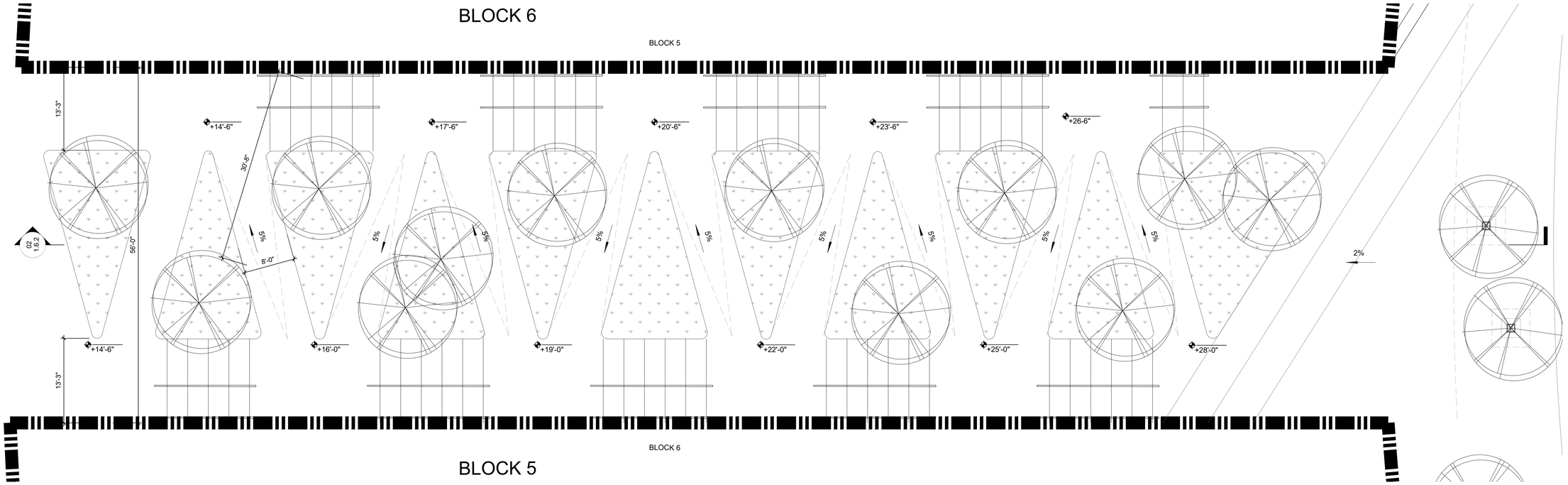
24" x 36" Arch D - SHEET SIZE



2 PASEO TYPE 1 @ BLOCK 5/6 _ SECTION 1

SCALE: 1/8"=1'-0"

SECTION



1 PASEO TYPE 1 @ BLOCK 5/6

SCALE: 1/8"=1'-0"

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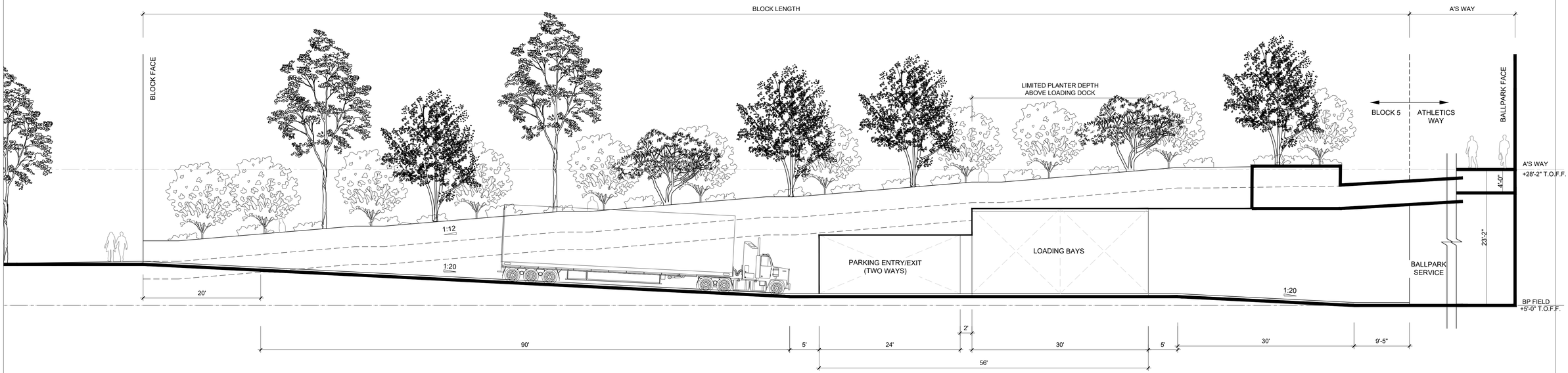
TITLE
PASEO SECTIONS

DRAWING NO.
1.6.2

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD (PROJECT NAME) | 1/8"=1' (SCALE) | ARCH D (FORMAT) | 12/17/21 (DATE)

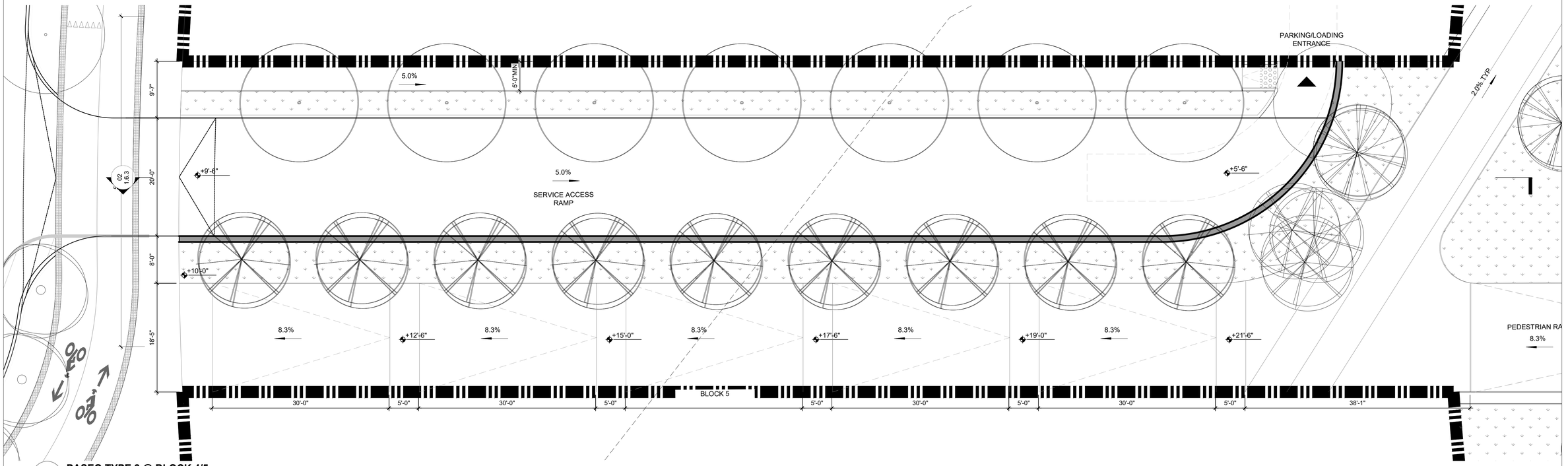
24" x 36" Arch D - SHEET SIZE



2 PASEO TYPE 2 @ BLOCK 4/5 _ SECTION 1

SCALE: 1/8"=1'-0"

SECTION



1 PASEO TYPE 2 @ BLOCK 4/5

SCALE: 1/8"=1'-0"

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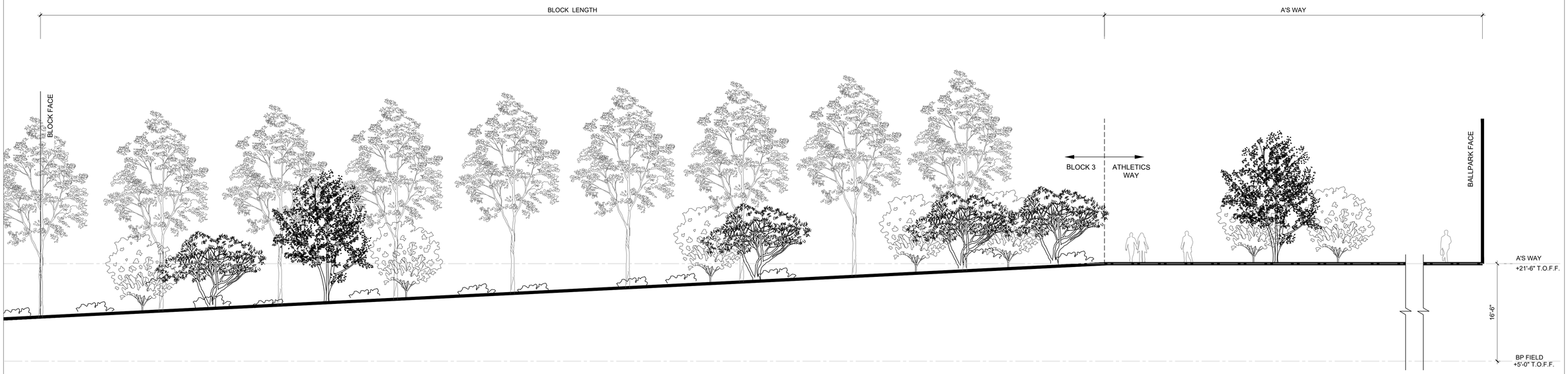
TITLE

PASEO SECTIONS

DRAWING NO. **1.6.3**

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1/8"=1'	ARCH D	12/17/21

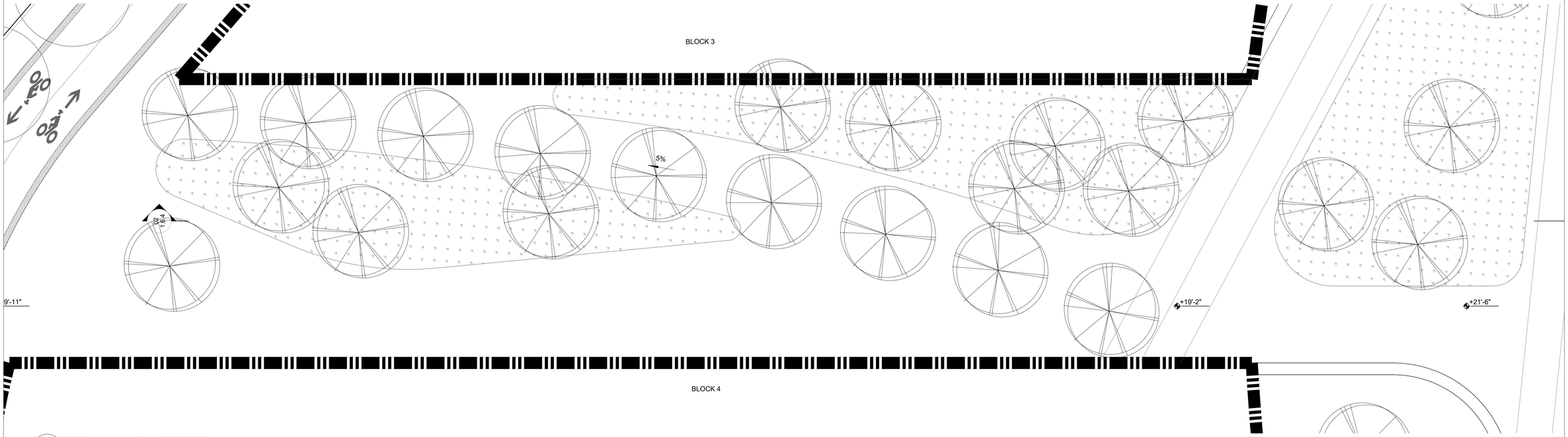
24" x 36" Arch D - SHEET SIZE



2 PASEO TYPE 1 @ BLOCK 3/4 _ SECTION 1

SCALE: 1/8"=1'-0"

SECTION



1 PASEO TYPE 1 @ BLOCK 3/4

SCALE: 1/8"=1'-0"

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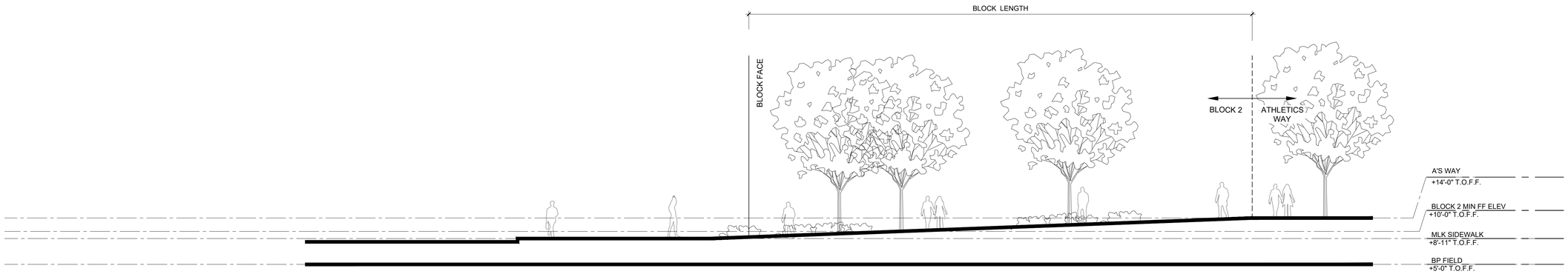
TITLE

PASEO SECTIONS

DRAWING NO. **1.6.4**

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1/8"=1'	ARCH D	12/17/21

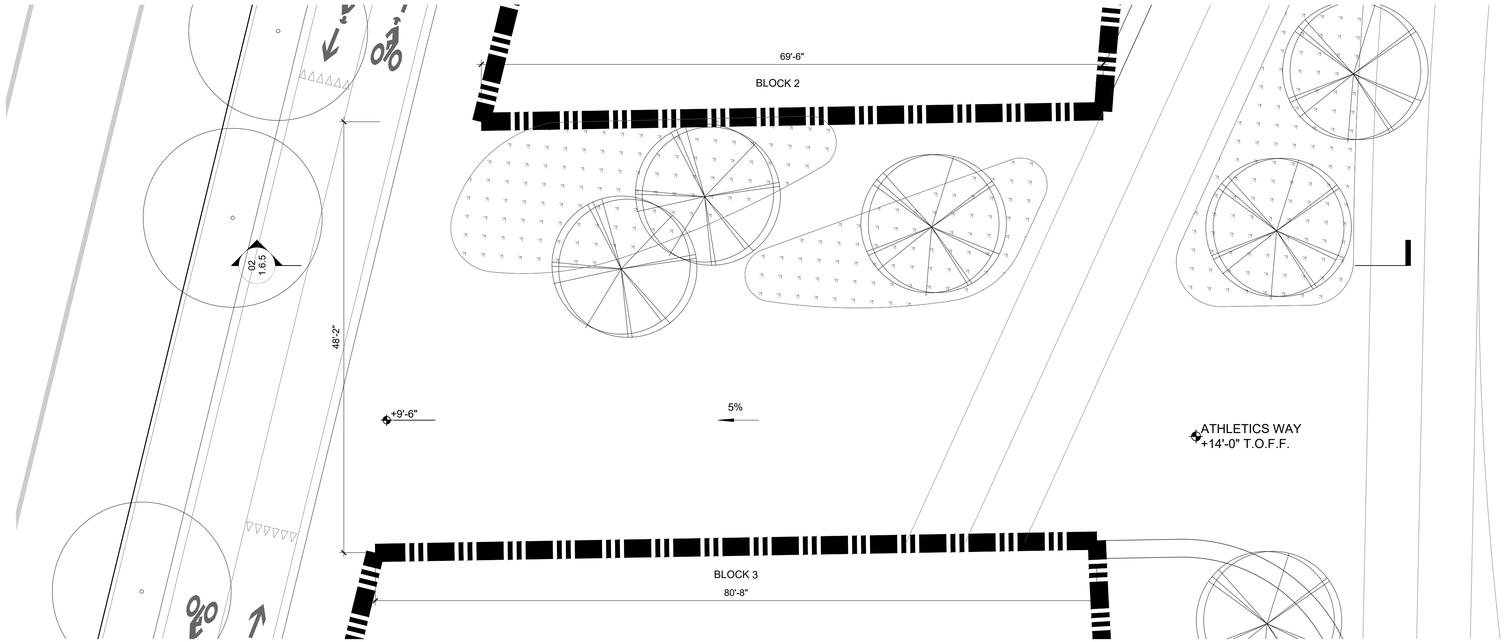
24" x 36" Arch D SHEET SIZE



2 PASEO TYPE 1 @ BLOCK 2/3 _ SECTION 1

SCALE: 1/8"=1'-0"

SECTION



1 PASEO TYPE 1 @ BLOCK 2/3

SCALE: 1/8"=1'-0"

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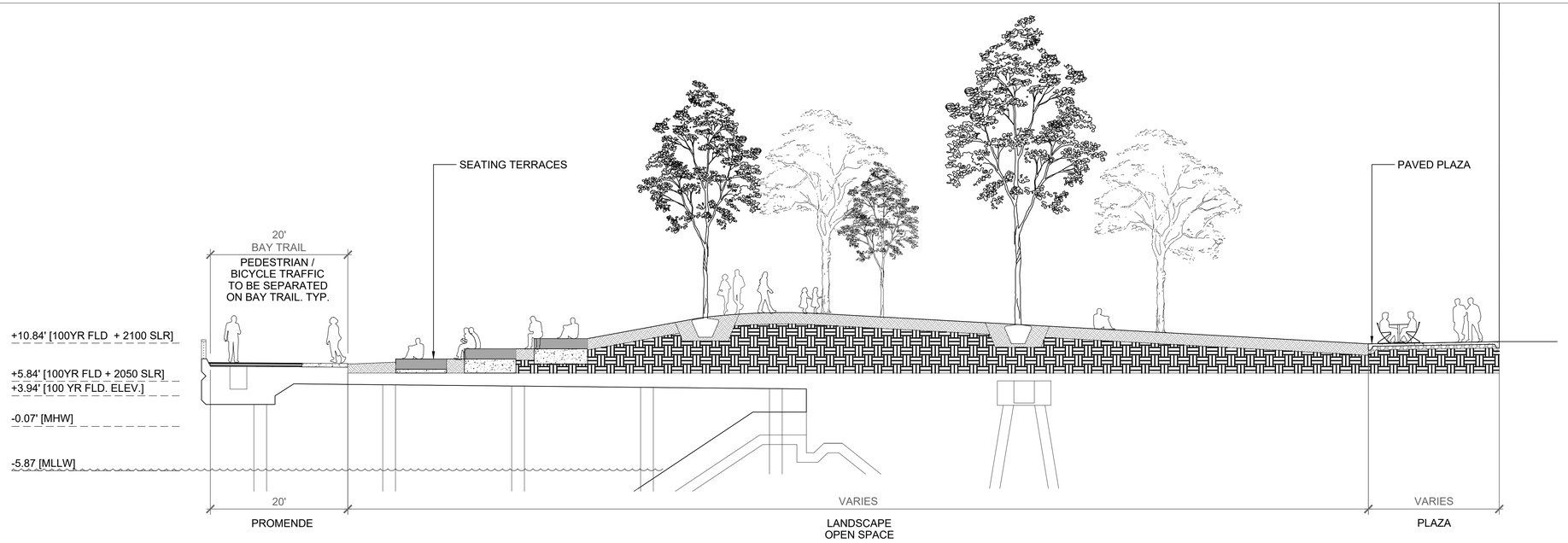
TITLE
PASEO SECTIONS 1.6.5

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1/8"=1' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D -SHEET SIZE



2 WATERFRONT PARK SECTION 2

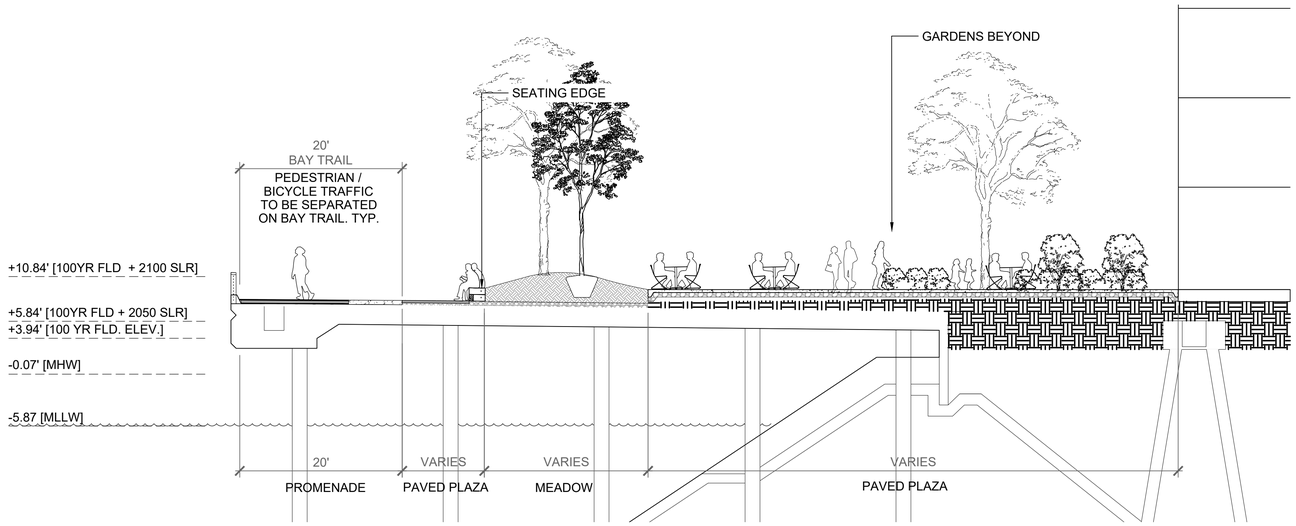
SCALE: 1/8"=1'-0"

SECTION

LEGEND:

- PLANTING SOILS
- COMPACTED SUBGRADE
- LIGHT WEIGHT SOILS

NOTE: FILL AND PLANTING ON WHARF SUBJECT TO CHANGE PENDING FURTHER STRUCTURAL ANALYSIS OF THE EXISTING WHARF.



1 WATERFRONT PARK SECTION 1

SCALE: 1/8"=1'-0"

SECTION

*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)

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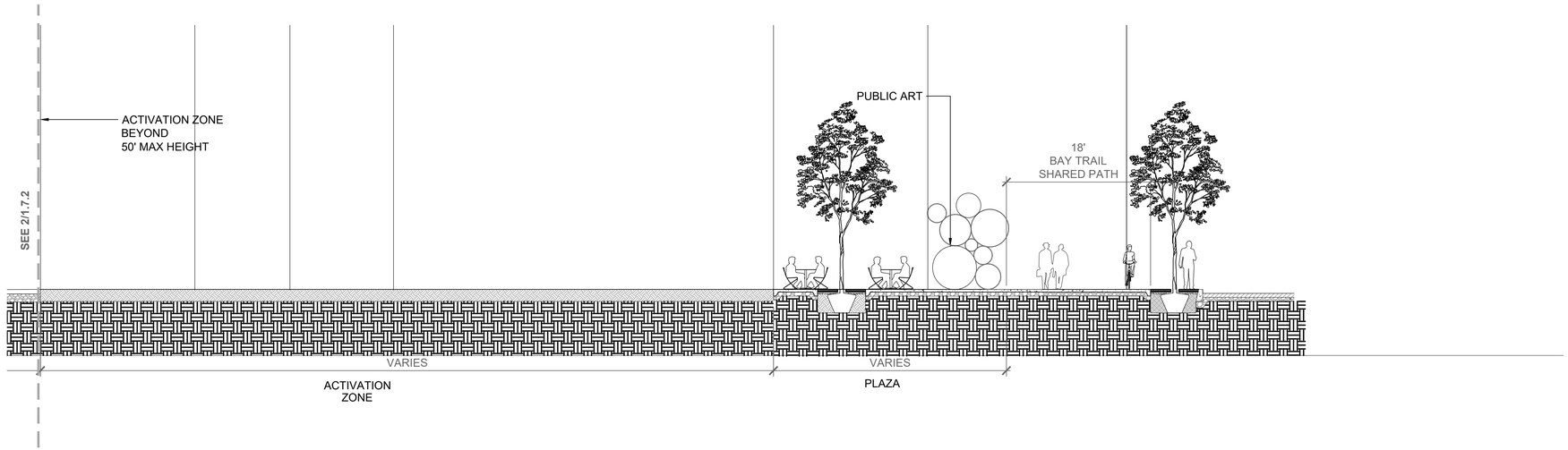
TITLE

SHORELINE SECTIONS

DRAWING NO. **1.7.1**

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1/8"=1'	ARCH D	12/17/21

24" x 36" Arch D -SHEET SIZE



LEGEND:

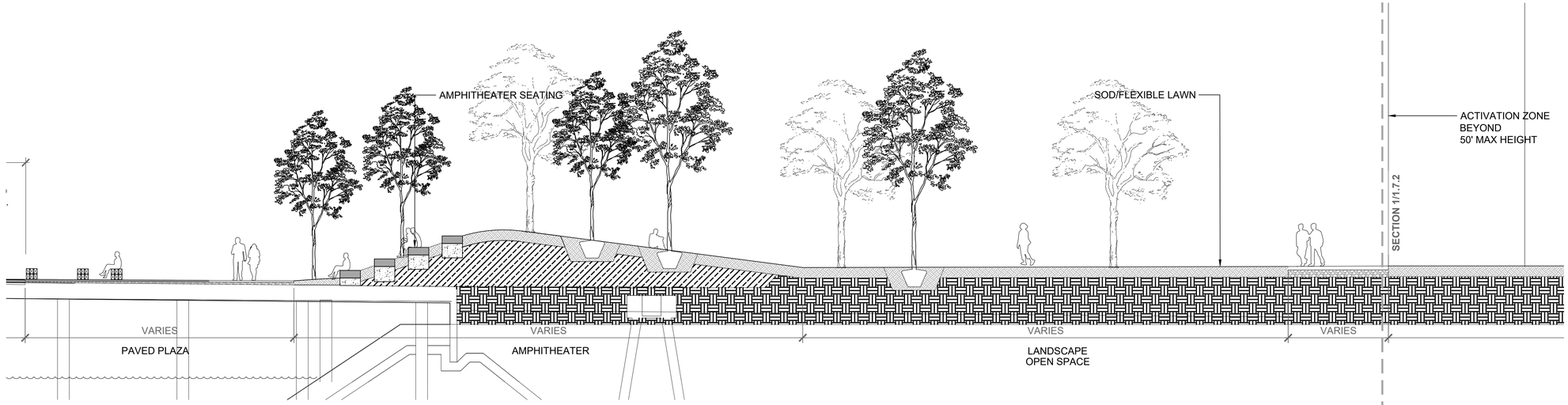
- PLANTING SOILS
- COMPACTED SUBGRADE
- LIGHT WEIGHT SOILS

NOTE: FILL AND PLANTING ON WHARF SUBJECT TO CHANGE PENDING FURTHER STRUCTURAL ANALYSIS OF THE EXISTING WHARF.

1 WATERFRONT PARK AT ACTIVATION ZONE

SCALE: 1/8"=1'-0"

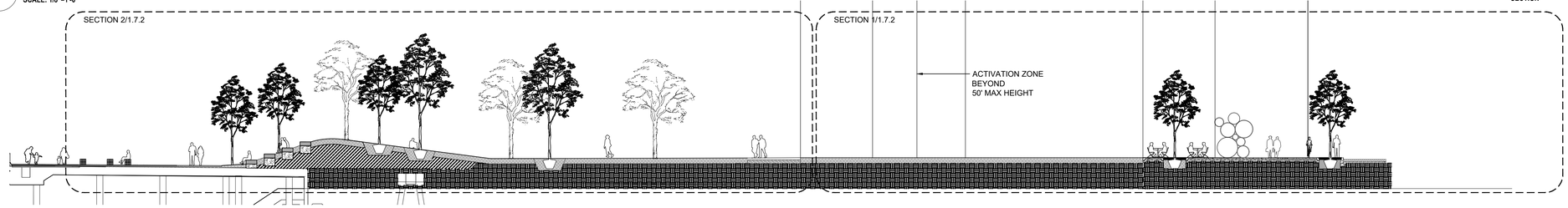
SECTION



2 WATERFRONT PARK AT HARBOR AMPHITHEATER

SCALE: 1/8"=1'-0"

SECTION



3 WATERFRONT PARK AT HARBOR AMPHITHEATER & ACTIVATION ZONE KEY SECTION

SCALE: 1/16"=1'-0"

SECTION

*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)

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TITLE
SHORELINE SECTIONS 1.7.2

DRAWING NO.

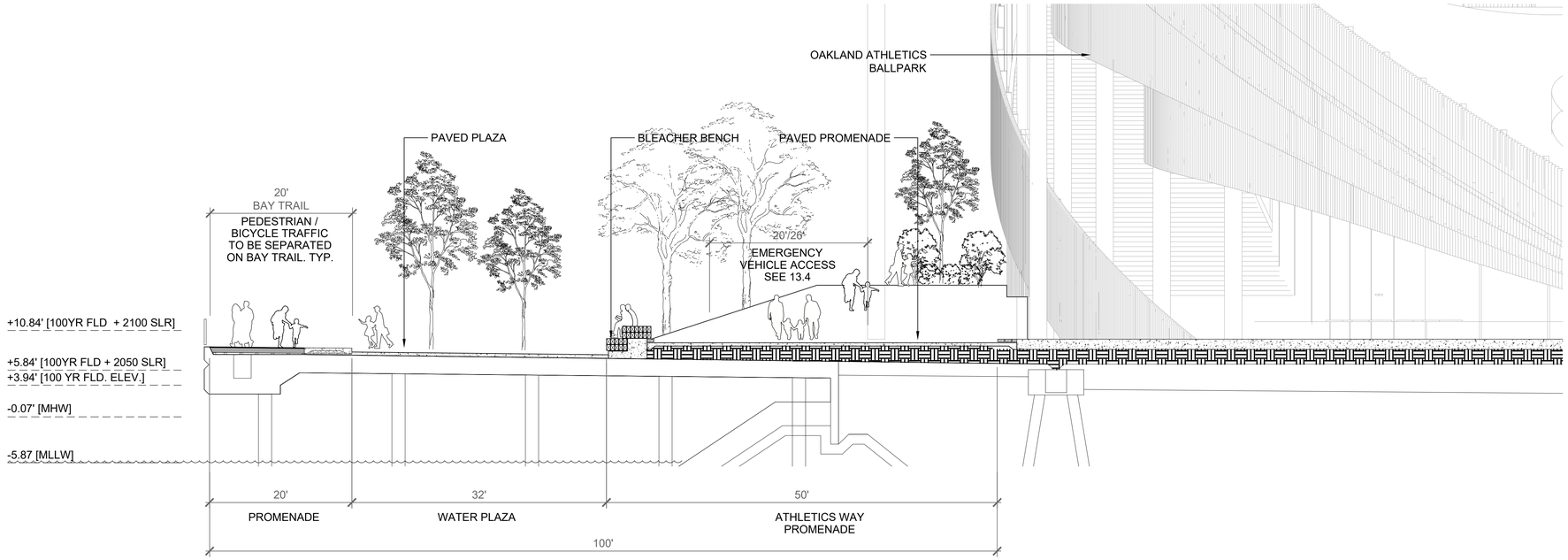
PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1/8"=1'	ARCH D	12/17/21

24" x 36" ANSI D SHEET SIZE

LEGEND:

- PLANTING SOILS
- COMPACTED SUBGRADE
- LIGHT WEIGHT SOILS

NOTE: FILL AND PLANTING ON WHARF SUBJECT TO CHANGE PENDING FURTHER STRUCTURAL ANALYSIS OF THE EXISTING WHARF.



1 **WATERFRONT PARK @ WATERPLAZA**

SCALE: 1/8"=1'-0"

SECTION

*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)

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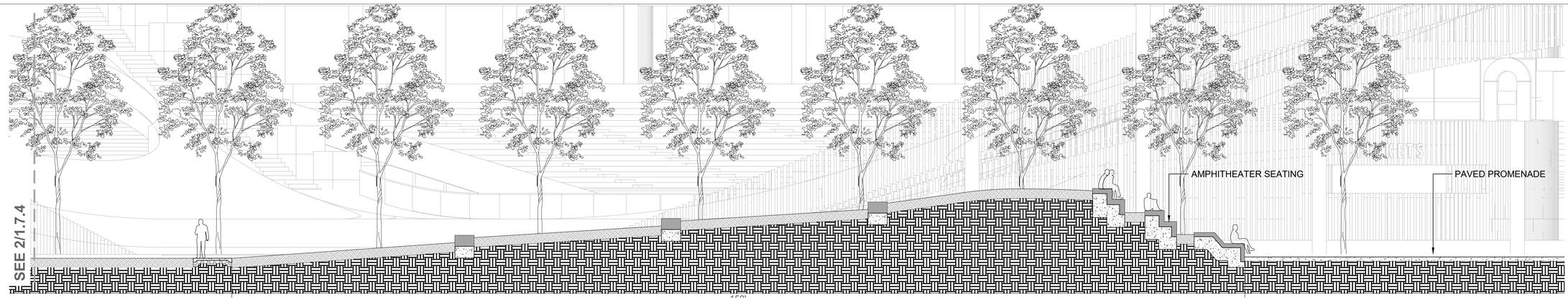
TITLE

SHORELINE SECTIONS

DRAWING NO. **1.7.3**

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1/8"=1'	ARCH D	12/17/21

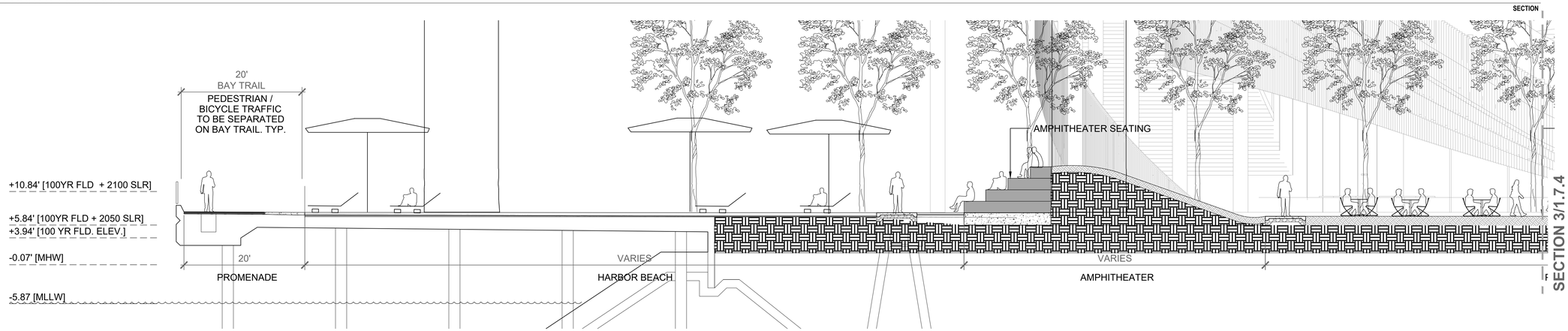
24" x 36" Arch D SHEET SIZE



3 WATERFRONT PARK AT PIER PARK

SCALE: 1/8"=1'-0"

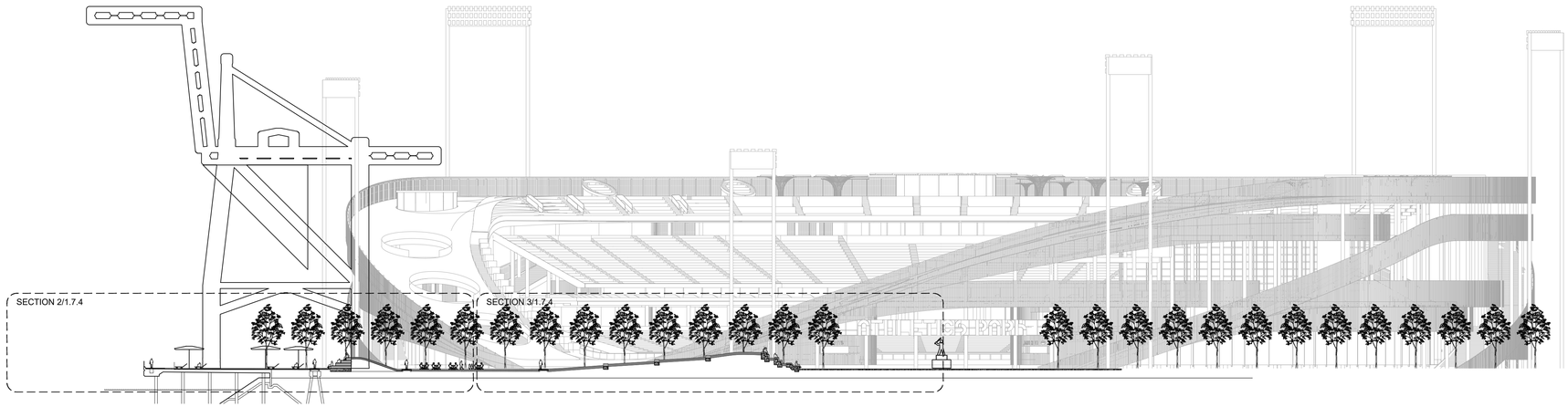
SECTION



2 WATERFRONT PARK AT PIER PARK

SCALE: 1/8"=1'-0"

SECTION



1 PIER PARK KEY SECTION

SCALE: 1/16"=1'-0"

SECTION

*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)

LEGEND:

- PLANTING SOILS
- COMPACTED SUBGRADE
- LIGHT WEIGHT SOILS

NOTE: FILL AND PLANTING ON WHARF SUBJECT TO CHANGE PENDING FURTHER STRUCTURAL ANALYSIS OF THE EXISTING WHARF.

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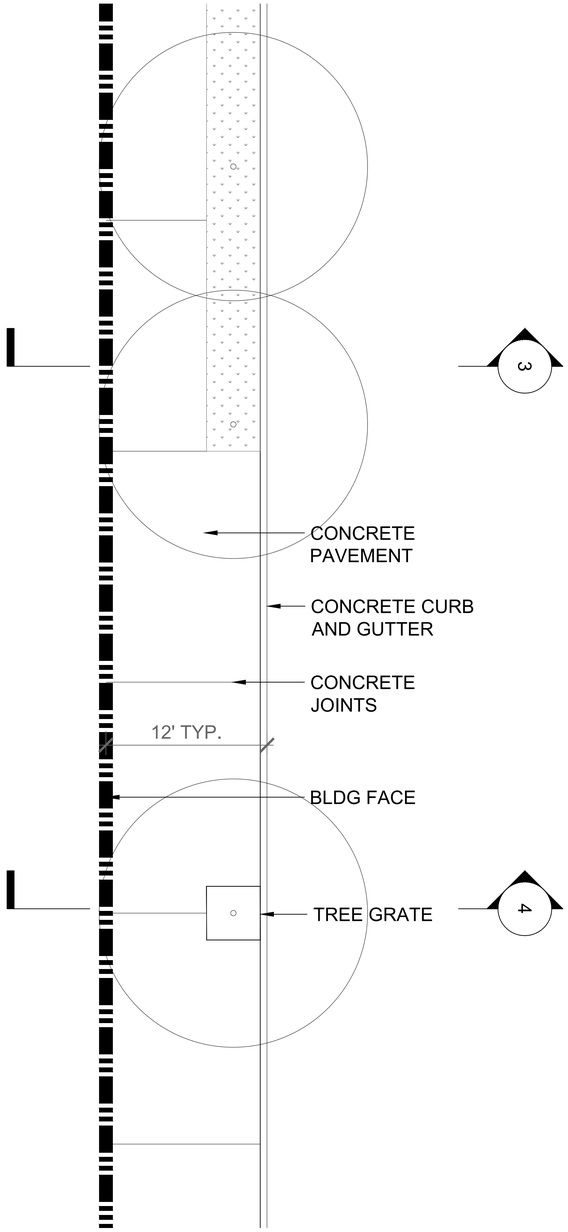
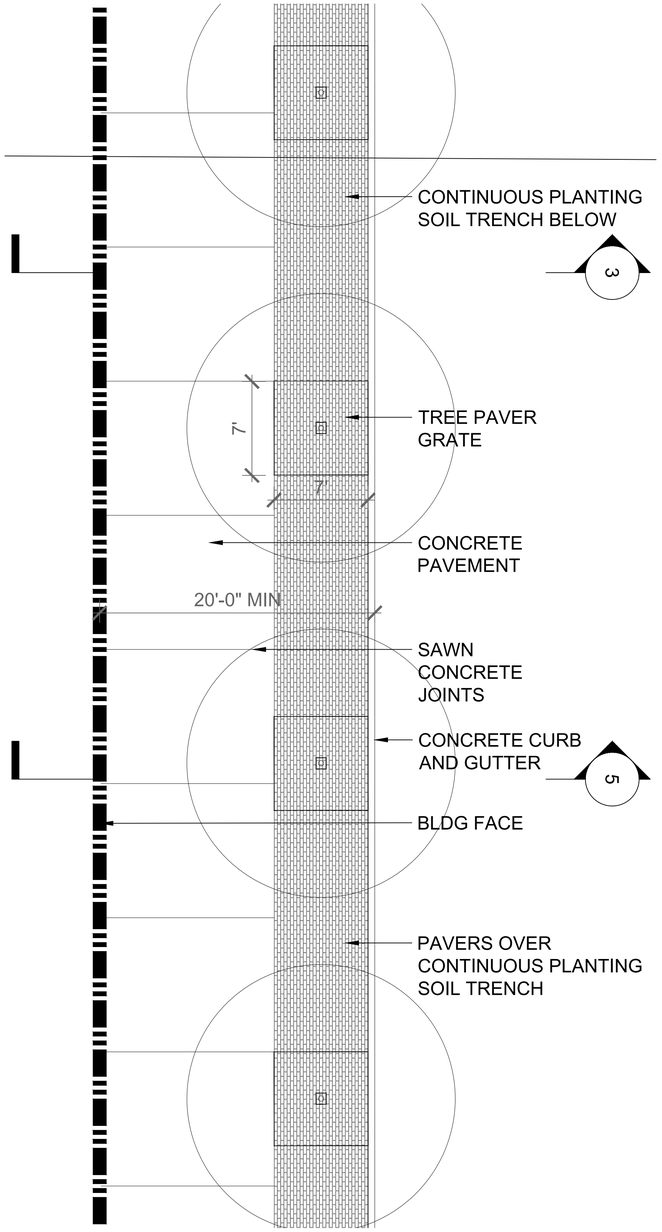
TITLE: SHORELINE SECTIONS

DRAWING NO.: 1.7.4

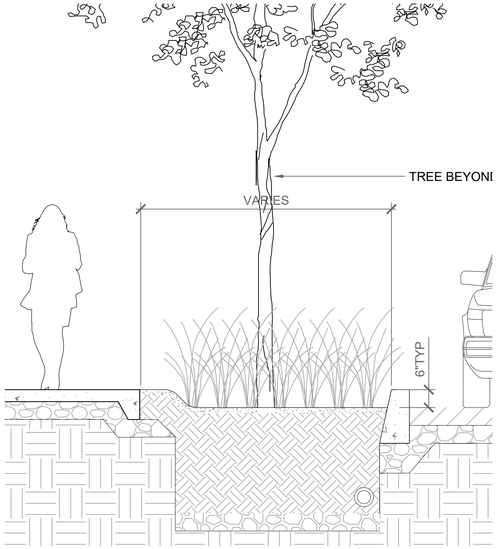
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1/8"=1' — SCALE
ARCH D — FORMAT
12/17/21 — DATE



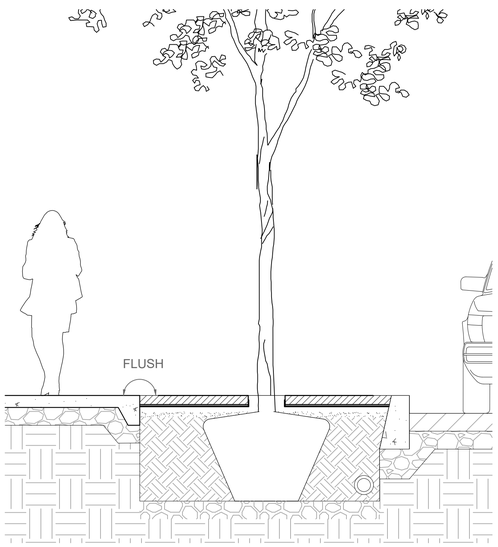
1 **DISTRICT D1 SIDEWALK - TYPICAL ENLARGEMENT PLAN**
SCALE: 1/8"=1'-0" SECTION



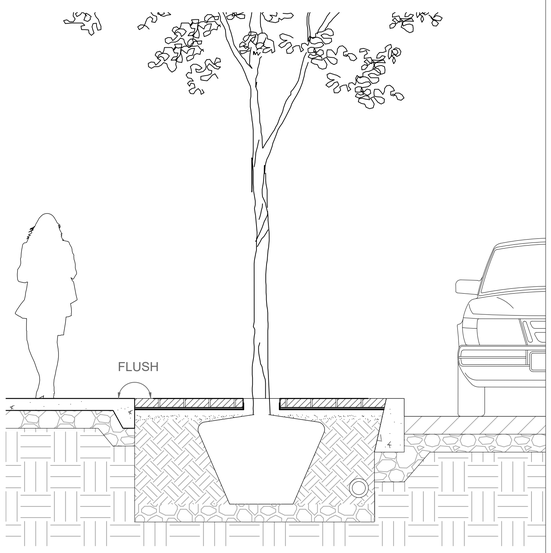
2 **MARKET STREET SIDEWALK - TYPICAL ENLARGEMENT PLAN**
SCALE: 1/8"=1'-0" SECTION



3 **DISTRICT D1 SIDEWALK - TYPICAL SECTION**
SCALE: 1/8"=1'-0" SECTION



4 **DISTRICT D1 SIDEWALK - TYPICAL SECTION**
SCALE: 1/8"=1'-0" SECTION



5 **MARKET STREET SIDEWALK - TYPICAL SECTION**
SCALE: 1/8"=1'-0" SECTION

NOTE:
MANY ELEMENTS WILL NEED TO BE COORDINATED IN THE PROJECT'S STREETSCAPE, INCLUDING, BUT NOT LIMITED TO:

- PLANTINGS AND TREES
- LIGHTS
- ABOVE GROUND AND UNDERGROUND UTILITIES
- STORMWATER TREATMENT
- ADA ACCESS AND PARKING

AS THE DESIGN PROCESS PROGRESSES, IT MAY BECOME CLEAR THAT SOME OF THESE ELEMENTS ARE IN CONFLICT WITH ONE ANOTHER. IN THESE INSTANCES, THE PROJECT TEAM WILL WORK WITH THE CITY OF OAKLAND TO IDENTIFY PRIORITIES AND ENSURE THE DESIGN WORKS.

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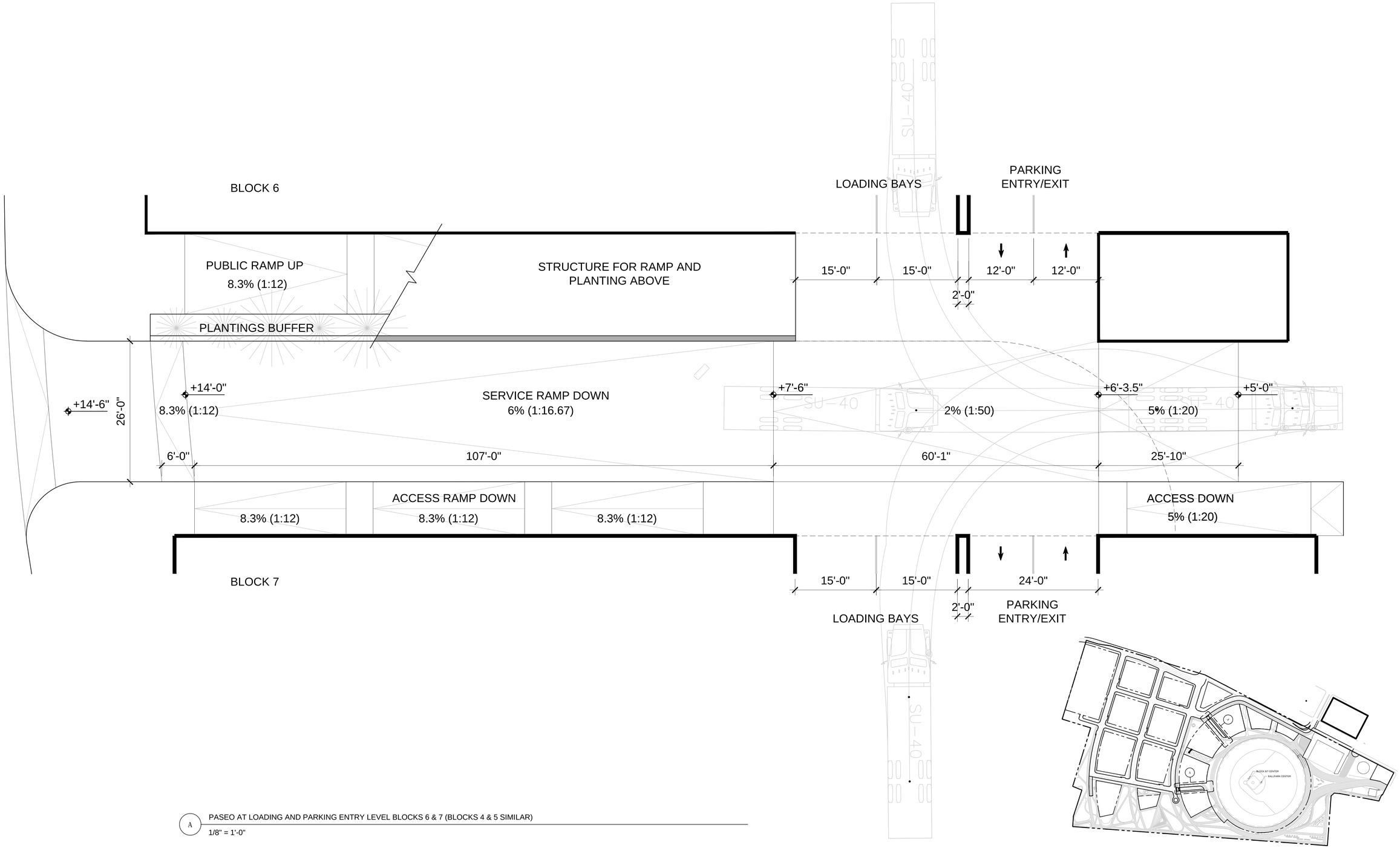
TITLE
STREETSCAPE STANDARDS

DRAWING NO. **1.8.1**

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD (PROJECT NAME) | 1/8"=1' (SCALE) | ARCH D (FORMAT) | 12/17/21 (DATE)

24" x 36" Arch D SHEET SIZE

24" x 36" Arch D - SHEET SIZE



A PASEO AT LOADING AND PARKING ENTRY LEVEL BLOCKS 6 & 7 (BLOCKS 4 & 5 SIMILAR)

1/8" = 1'-0"

24" x 36" Arch D SHEET SIZE

NOTES:

1. MASSING AND ARCHITECTURE SHOWN ILLUSTRATIVE ONLY, ACTUAL DESIGN AND DEVELOPMENT PROPOSALS WILL VARY IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT PERMIT, FUTURE FDP'S, ZONING, AND DESIGN GUIDELINES.
2. MASSING SHOWN DOES NOT ILLUSTRATE MAXIMUM HEIGHTS ON ALL BLOCKS.
3. MASSING ILLUSTRATES HOW THE MAXIMUM DEVELOPMENT PROGRAM MIGHT LAYOUT ON SITE IN ACCORDANCE WITH THE TOWER MASSING REQUIREMENTS IN THE DESIGN GUIDELINES.
4. MARITIME RESERVATION SCENARIO ILLUSTRATES THE MAXIMUM POTENTIAL IMPACT OF TURNING BASIN EXPANSION. IF A TURNING BASIN EXPANSION OCCURS THAT IS LESS THAN THE MAXIMUM IMPACT, SITE DEVELOPMENT WILL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS ILLUSTRATED HEREIN.



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DESIGN CONSULTANT

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BROOKLYN, NY 11201 USA
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TITLE

M.R.S. AXONOMETRIC VIEW

DRAWING NO. 2.1.1

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	NTS	ARCH D	12/17/21

24" x 36" Arch D - SHEET SIZE

NOTES:

1. LAYOUT SHOWN IS ILLUSTRATIVE ONLY.
2. MARTIN LUTHER KING JR. WAY IS NOT THE DESIGNATED TRUCK ROUTE TO THE SITE.
3. THE MARITIME RESERVATION SCENARIO REFLECTS THE PROPOSED DEVELOPMENT PLAN SHOULD THE PORT OF OAKLAND ELECT TO EXPAND THE INNER HARBOR TURNING BASIN.
4. MARITIME RESERVATION SCENARIO ILLUSTRATES THE MAXIMUM POTENTIAL IMPACT OF THE TURNING BASIN EXPANSION IF PURSUED BY THE PORT OF OAKLAND AS A SEPARATE PROJECT. IF A TURNING BASIN EXPANSION OCCURS THAT IS LESS THAN THE MAXIMUM IMPACT, SITE DEVELOPMENT WILL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS ILLUSTRATED HEREIN.

LINDEN STREET
FILBERT STREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
4TH STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
MLK JR. WAY
BLOCK 11
FILBERT ST.
MYRTLE STREET
MARKET ST.
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
STREET A
BLOCK 12
PEAKER POWER PLANT A
PEDESTRIAN BRIDGE ZONE
BLOCK 1
BLOCK 6
BLOCK 7
+14-4'
PEAKER POWER PLANT B
BLOCK 18
FIRE STATION
REFER TO BASELINE SCENARIO
PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL
OAKLAND ESTUARY

SCALE:
0 10 50 100 200 400
N

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TITLE
M.R.S. ILLUSTRATIVE DEVELOPMENT PLAN 2.1.2

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D - SHEET SIZE

NOTES:

1. MARITIME RESERVATION SCENARIO ILLUSTRATES THE MAXIMUM POTENTIAL IMPACT OF THE TURNING BASIN EXPANSION IF PURSUED BY THE PORT OF OAKLAND AS A SEPARATE PROJECT. IF A TURNING BASIN EXPANSION OCCURS THAT IS LESS THAN THE MAXIMUM IMPACT, SITE DEVELOPMENT WILL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS ILLUSTRATED HEREIN.

DEVELOPMENT ACREAGE:

DEVELOPMENT PARCEL	ACRES (ac)	LAND USE
BLOCK 1	13.04	Ballpark
BLOCK 2	0.24	Mixed-Use
BLOCK 3	0.47	Mixed-Use
BLOCK 4	0.95	Mixed-Use
BLOCK 5	0.96	Mixed-Use
BLOCK 6	0.95	Mixed-Use
BLOCK 7	0.76	Public Trust Consistent
BLOCK 9	0.56	Mixed-Use
BLOCK 10	0.91	Mixed-Use
BLOCK 11	1.22	Mixed-Use
BLOCK 12	0.90	Mixed-Use
BLOCK 13	1.19	Non-Residential
BLOCK 14	1.31	Non-Residential
BLOCK 17	3.29	Non-Residential
BLOCK 18	0.55	Mixed-Use
PPP-A	1.48	Power Plant/Mixed-Use
PPP-B	0.36	Mixed-Use
TOTAL	**29.14**	

LINDEN STREET
FILBERT STREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
4TH STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
3.29 AC
200' MAX HT.
270'-4"
530'
BLOCK 13
1.19 AC
300' MAX HT.
249'
209'
BLOCK 10
0.91 AC
600' MAX HT.
235'
169'
BLOCK 14
1.31 AC
400' MAX HT.
249'
229'
BLOCK 11
1.22 AC
600' MAX HT.
235'
226'
BLOCK 12
0.90 AC
400' MAX HT.
235'
BLOCK 9
209'-1"
206'-7"
MLK JR. WAY
FILBERT ST.
MYRTLE STREET
MARKET ST.
STREET A
BLOCK 4
215'
191'-5"
BLOCK 3
178'-8"
108'-1"
BLOCK 2
155'
75'-0"
60'-5"
65'-0"
BLOCK 5
215'
192'-6"
BLOCK 6
215'-4"
192'-1"
BLOCK 1
REFER TO BASELINE SCENARIO
+14'-4"
BLOCK 7
194'-7"
170'-1"
PEAKER POWER PLANT A
PEAKER POWER PLANT B
BLOCK 18
140'-0"
108'-0"
FIRE STATION
JEFFERSON STREET
PEDESTRIAN BRIDGE ZONE
CLAY STREET
WASHINGTON STREET
PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL
OAKLAND ESTUARY

SCALE:
0 10 50 100 200 400
N

CLIENT
THE OAKLAND ATHLETICS
7000 COLISEUM WAY
OAKLAND, CA 94621 USA
TEL: +1 510 638 4900

DESIGN CONSULTANT
BJARKE INGELS GROUP
45 MAIN STREET, FLOOR 9
BROOKLYN, NY 11201 USA
TEL: +1 347-549-4141 FAX: +1 866-738-4336

TITLE
M.R.S. DEVELOPMENT PROGRAM - PARCELIZATION PLAN 2.1.3

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D - SHEET SIZE

NOTES:

1. THE TWO PROJECT PHASES ILLUSTRATED ON THIS EXHIBIT WILL BE DEVELOPED IN SUB-PHASES IN RESPONSE TO MARKET CONDITIONS.
2. MARITIME RESERVATION SCENARIO ILLUSTRATES THE MAXIMUM POTENTIAL IMPACT OF THE TURNING BASIN EXPANSION IF PURSUED BY THE PORT OF OAKLAND AS A SEPARATE PROJECT. IF A TURNING BASIN EXPANSION OCCURS THAT IS LESS THAN THE MAXIMUM IMPACT, SITE DEVELOPMENT WILL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS ILLUSTRATED HEREIN.
3. AS CONTEMPLATED UNDER THE DEVELOPMENT AGREEMENT, CONSTRUCTION OF THE BALLPARK IN PHASE 1 MUST COMMENCE BEFORE OTHER VERTICAL DEVELOPMENT MAY OCCUR. EXCEPT AS MAY BE LIMITED BY THE DEVELOPMENT AGREEMENT OR THE PORT TRANSACTION DOCUMENTS, THE PROJECT APPLICANT RETAINS THE RIGHT TO DEVELOP THE VERTICAL DEVELOPMENT IN SUCH ORDER AND TIME AS IT DETERMINES IN THE EXERCISE OF ITS BUSINESS JUDGMENT.

LINDEN STREET
FILBERT STREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
4TH STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 14
BLOCK 11
BLOCK 12
BLOCK 9
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
BLOCK 1
BLOCK 6
BLOCK 7
BLOCK 18
MLK JR. WAY
FILBERT ST.
MYRTLE STREET
MARKET ST.
STREET A
+14.45'
PEAKER POWER PLANT A
PEAKER POWER PLANT B
FIRE STATION
PEDESTRIAN BRIDGE ZONE
OAKLAND ESTUARY

PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL

PHASE 2

PHASE 1

REFER TO BASELINE SCENARIO

SCALE:
0 10 50 100 200 400
N

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TITLE
M.R.S. ILLUSTRATIVE PHASING PLAN 2.1.4

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 12/17/21
PROJECT NAME | SCALE | FORMAT | DATE

24" x 36" Arch D SHEET SIZE

NOTES:

1. BUILDING FLOOR PLANS SHOWN ARE ILLUSTRATIVE ONLY. ACTUAL DESIGN AND DEVELOPMENT PROPOSALS WILL VARY AS PERMITTED BY THE ZONING, DESIGN GUIDELINES, AND DETAILED IN FINAL DEVELOPMENT PERMIT APPLICATIONS.
2. MARITIME RESERVATION SCENARIO ILLUSTRATES THE MAXIMUM POTENTIAL IMPACT OF THE TURNING BASIN EXPANSION IF PURSUED BY THE PORT OF OAKLAND AS A SEPARATE PROJECT. IF A TURNING BASIN EXPANSION OCCURS THAT IS LESS THAN THE MAXIMUM IMPACT, SITE DEVELOPMENT WILL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS ILLUSTRATED HEREIN.

LEGEND:

- LOBBIES
- SERVICE
- ACTIVATION*
- ACTIVATION* ALLOWED, NOT REQUIRED

* ACTIVATION AS DEFINED IN THE DESIGN GUIDELINES

LINDEN STREET
FILBERT STREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
4TH STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
BLOCK 11
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
BLOCK 1
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 18
MLK JR. WAY
FILBERT ST.
MYRTLE STREET
MARKET ST.
STREET A
+14'-0"
PEAKER POWER PLANT A
PEAKER POWER PLANT B
FIRE STATION
PEDESTRIAN BRIDGE ZONE
PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL
OAKLAND ESTUARY

SCALE:
0 10 50 100 200 400

N

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OAKLAND, CA 94621 USA
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DESIGN CONSULTANT
BJARKE INGELS GROUP
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BROOKLYN, NY 11201 USA
TEL: +1 347-549-4141 FAX: +1 866-738-4336

TITLE
M.R.S. ILLUSTRATIVE GROUND LEVEL BUILDING PLAN

DRAWING NO. 2.1.5

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 12/17/21
PROJECT NAME | SCALE | FORMAT | DATE

24" x 36" Arch D SHEET SIZE



LEGEND

PROJECT SITE BOUNDARY	
OFFSITE PROPERTY BOUNDARY	
GRADE BREAK	
EX	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE

NOTES:

1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
2. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.

CLIENT

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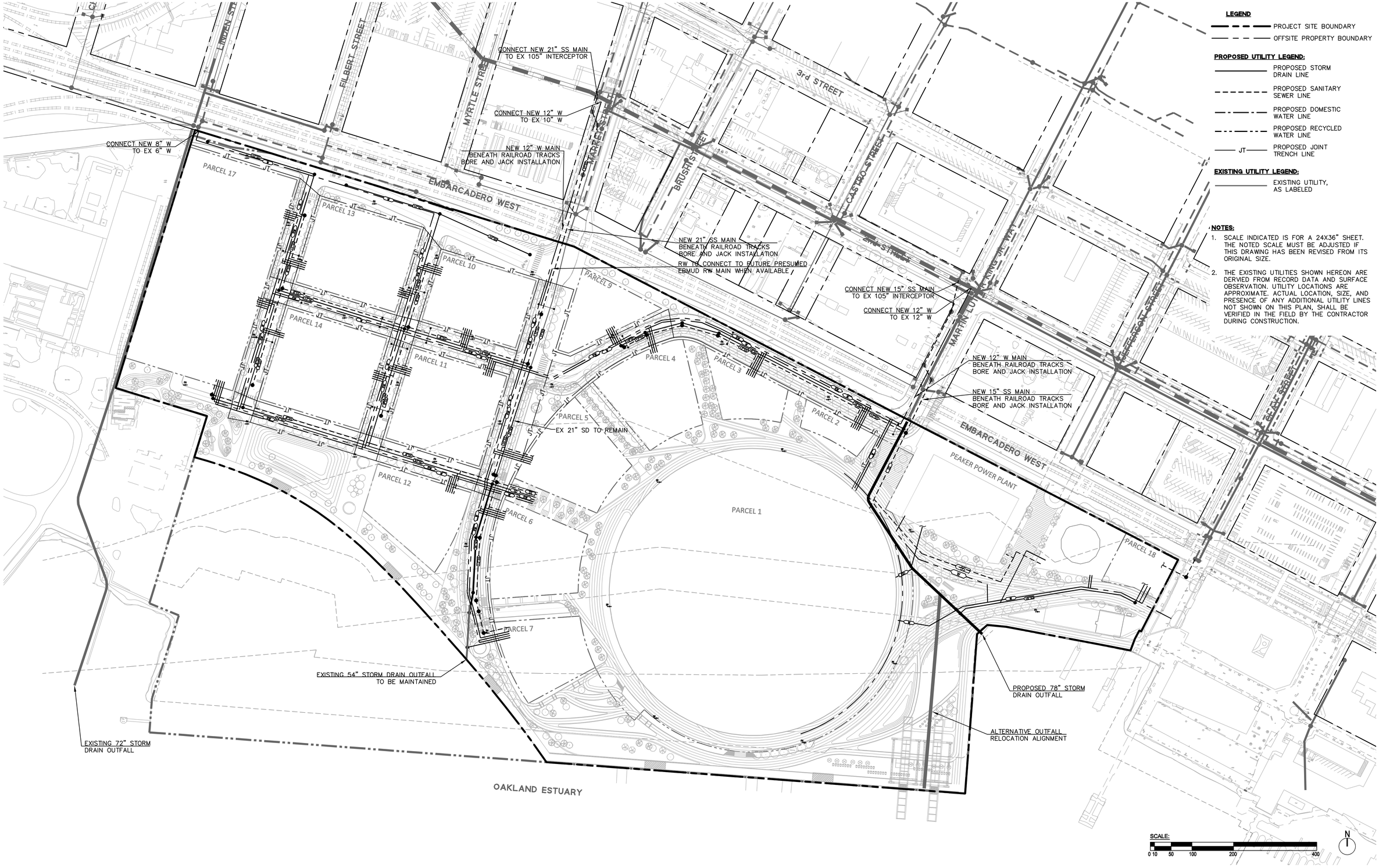
TITLE

M.R.S. PRELIMINARY GRADING PLAN

DRAWING NO. 2.2.1

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE



LEGEND

- PROJECT SITE BOUNDARY
- OFFSITE PROPERTY BOUNDARY

PROPOSED UTILITY LEGEND:

- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED RECYCLED WATER LINE
- JT PROPOSED JOINT TRENCH LINE

EXISTING UTILITY LEGEND:

- EXISTING UTILITY, AS LABELED

NOTES:

1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
2. THE EXISTING UTILITIES SHOWN HEREON ARE DERVIED FROM RECORD DATA AND SURFACE OBSERVATION. UTILITY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATION, SIZE, AND PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

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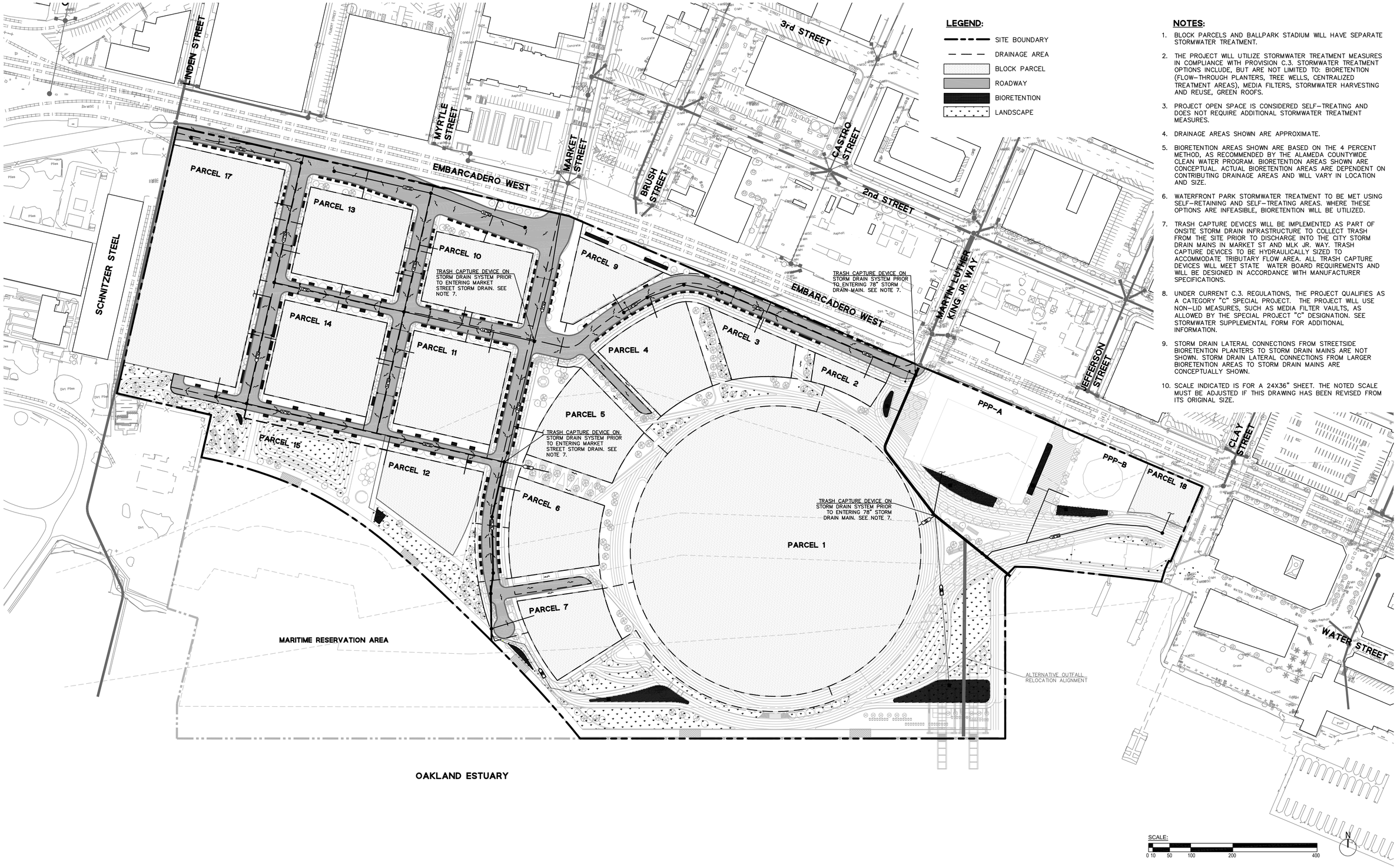
TITLE

M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN

DRAWING NO. 2.2.2

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE



LEGEND:

- SITE BOUNDARY
- DRAINAGE AREA
- BLOCK PARCEL
- ROADWAY
- BIORETENTION
- LANDSCAPE

NOTES:

1. BLOCK PARCELS AND BALLPARK STADIUM WILL HAVE SEPARATE STORMWATER TREATMENT.
2. THE PROJECT WILL UTILIZE STORMWATER TREATMENT MEASURES IN COMPLIANCE WITH PROVISION C.3. STORMWATER TREATMENT OPTIONS INCLUDE, BUT ARE NOT LIMITED TO: BIORETENTION (FLOW–THROUGH PLANTERS, TREE WELLS, CENTRALIZED TREATMENT AREAS), MEDIA FILTERS, STORMWATER HARVESTING AND REUSE, GREEN ROOFS.
3. PROJECT OPEN SPACE IS CONSIDERED SELF–TREATING AND DOES NOT REQUIRE ADDITIONAL STORMWATER TREATMENT MEASURES.
4. DRAINAGE AREAS SHOWN ARE APPROXIMATE.
5. BIORETENTION AREAS SHOWN ARE BASED ON THE 4 PERCENT METHOD, AS RECOMMENDED BY THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM. BIORETENTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL BIORETENTION AREAS ARE DEPENDENT ON CONTRIBUTING DRAINAGE AREAS AND WILL VARY IN LOCATION AND SIZE.
6. WATERFRONT PARK STORMWATER TREATMENT TO BE MET USING SELF–RETAINING AND SELF–TREATING AREAS. WHERE THESE OPTIONS ARE INFEASIBLE, BIORETENTION WILL BE UTILIZED.
7. TRASH CAPTURE DEVICES WILL BE IMPLEMENTED AS PART OF ONSITE STORM DRAIN INFRASTRUCTURE TO COLLECT TRASH FROM THE SITE PRIOR TO DISCHARGE INTO THE CITY STORM DRAIN MAINS IN MARKET ST AND MLK JR. WAY. TRASH CAPTURE DEVICES TO BE HYDRAULICALLY SIZED TO ACCOMMODATE TRIBUTARY FLOW AREA. ALL TRASH CAPTURE DEVICES WILL MEET STATE WATER BOARD REQUIREMENTS AND WILL BE DESIGNED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
8. UNDER CURRENT C.3. REGULATIONS, THE PROJECT QUALIFIES AS A CATEGORY "C" SPECIAL PROJECT. THE PROJECT WILL USE NON–LID MEASURES, SUCH AS MEDIA FILTER VAULTS, AS ALLOWED BY THE SPECIAL PROJECT "C" DESIGNATION. SEE STORMWATER SUPPLEMENTAL FORM FOR ADDITIONAL INFORMATION.
9. STORM DRAIN LATERAL CONNECTIONS FROM STREETSIDE BIORETENTION PLANTERS TO STORM DRAIN MAINS ARE NOT SHOWN. STORM DRAIN LATERAL CONNECTIONS FROM LARGER BIORETENTION AREAS TO STORM DRAIN MAINS ARE CONCEPTUALLY SHOWN.
10. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.

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TITLE
M.R.S. PRELIMINARY STORMWATER MANAGEMENT PLAN

DRAWING NO. 2.2.3

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE



LEGEND

— — — —	PROJECT SITE BOUNDARY
— — — —	OFFSITE PROPERTY BOUNDARY
— — — —	GRADE BREAK
EX	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE

NOTES:

1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
2. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.
3. INTERIM PARKING LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES.
4. ACCESSIBLE PARKING SPACES WILL BE PROVIDED. CURB RAMPS, DEMARCATED CROSSWALKS, AND ACCESSIBLE WALKS WILL ALSO BE PROVIDED TO CONNECT THE PARKING LOT AND PHASE 1 DEVELOPMENT.
5. BLOCK 5 DEVELOPMENT IS NOT INCLUDED IN PHASE 1. DURING PHASE 1, BLOCK 5 WILL BE USED TO FACILITATE INTERIM PEDESTRIAN ACCESS BETWEEN ATHLETICS WAY AND MARKET STREET.

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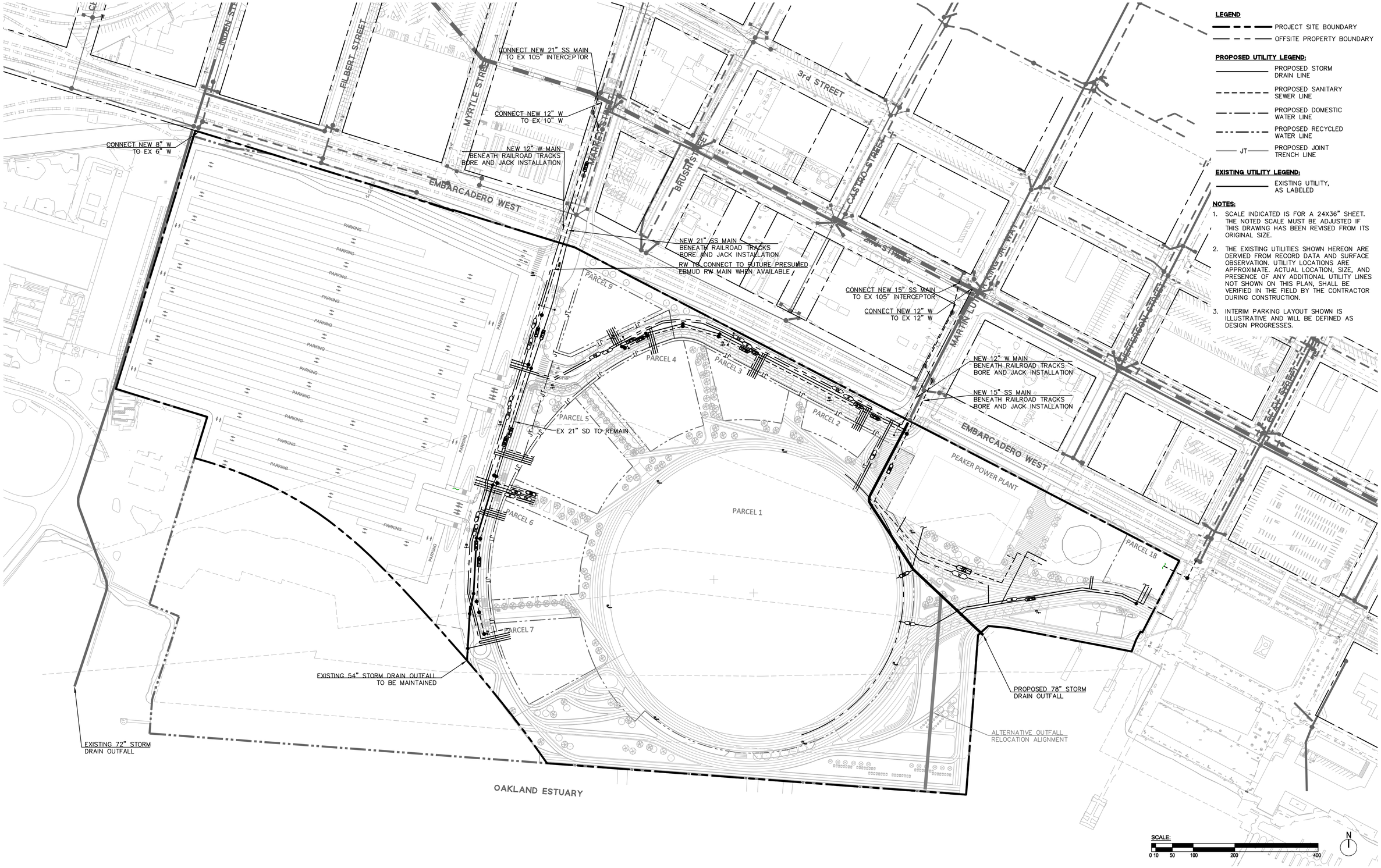
TITLE

M.R.S. PRELIMINARY GRADING PLAN - PHASE 1

DRAWING NO. 2.2.10

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE



LEGEND

- PROJECT SITE BOUNDARY
- OFFSITE PROPERTY BOUNDARY

PROPOSED UTILITY LEGEND:

- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED RECYCLED WATER LINE
- JT — PROPOSED JOINT TRENCH LINE

EXISTING UTILITY LEGEND:

- EXISTING UTILITY, AS LABELED

NOTES:

1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
2. THE EXISTING UTILITIES SHOWN HEREON ARE DERVIED FROM RECORD DATA AND SURFACE OBSERVATION. UTILITY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATION, SIZE, AND PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.
3. INTERIM PARKING LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES.

SCALE: 0 10 50 100 200 400

N

CLIENT:
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OAKLAND, CA 94621 USA
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Redwood City, CA 94065
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TITLE: M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 1

DRAWING NO.: 2.2.11

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | PROJECT NAME
1"=100' | SCALE
ARCH D | FORMAT
12/17/21 | DATE

24" x 36" Arch D SHEET SIZE

LEGEND

- PROJECT SITE BOUNDARY
- OFFSITE PROPERTY BOUNDARY
- GRADE BREAK
- EX EXISTING GRADE
- FF FINISHED FLOOR
- FG FINISHED GRADE

NOTES:

1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
2. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.

LINDEN ST · FILBERT STREET · MYRTLE STREET · MARKET STREET · BRUSH STREET · CASTRO STREET · 3rd STREET · 2nd STREET · MARTIN LUTHER KING JR. WAY · JEFFERSON STREET · CLAY STREET · EMBARCADERO WEST

BLOCK 17 FF 10.0 · BLOCK 13 FF 10.0 · BLOCK 10 FF 10.0 · BLOCK 9 FF 10.0 · BLOCK 14 FF 10.0 · BLOCK 11 FF 11.5 · BLOCK 4 FF 10.0 · BLOCK 3 FF 10.0 · BLOCK 2 FF 10.0 · BLOCK 5 FF 10.5 · BLOCK 12 FF 12.5 · BLOCK 6 FF 14.5 · BLOCK 1 FG 5.0 · BLOCK 18 FF 6.0 · BLOCK 7 FF 12.0

CONFORM TO EXISTING GRADE · 3:1 MAX CONFORM TO EXISTING GRADE · CONFORM TO EXISTING ELEVATIONS · STREET IMPROVEMENTS AND CONFORM TO EXISTING GRADE

OAKLAND ESTUARY

SCALE: 0 10 50 100 200 400

N

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TITLE
M.R.S. PRELIMINARY GRADING PLAN - PHASE 2

DRAWING NO. 2.2.12

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE



LEGEND

PROJECT SITE BOUNDARY

OFFSITE PROPERTY BOUNDARY

PROPOSED UTILITY LEGEND:

PROPOSED STORM DRAIN LINE

PROPOSED SANITARY SEWER LINE

PROPOSED DOMESTIC WATER LINE

PROPOSED RECYCLED WATER LINE

JT PROPOSED JOINT TRENCH LINE

EXISTING UTILITY LEGEND:

EXISTING UTILITY, AS LABELED

NOTES:

1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
2. THE EXISTING UTILITIES SHOWN HEREON ARE DERVIED FROM RECORD DATA AND SURFACE OBSERVATION. UTILITY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATION, SIZE, AND PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

CLIENT

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CIVIL ENGINEER:

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Redwood City, CA 94065
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TITLE

M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 2 2.2.13

DRAWING NO.

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1"=100'	ARCH D	12/17/21

24" x 36" Arch D - SHEET SIZE

LEGEND:

	WATERFRONT PARK OPEN SPACE	6.9 ACRES
	ROOFTOP PARK	2.5 ACRES
	ATHLETICS WAY	5.0 ACRES
	PLAZA OPEN SPACE	.5 ACRES
	TOTAL PARKS & OPEN SPACE	14.9 ACRES

SEE 1.5 SERIES FOR PHASE 1 STREET & PEDESTRIAN WAY SECTIONS.

LINDEN STREET
FILBERT SREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
BLOCK 11
MLK JR. WAY
FILBERT STREET
MYRTLE STREET
MARKET STREET
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
BLOCK 12
STREET A
BLOCK 6
BLOCK 7
BLOCK 1
PEAKER POWER PLANT A
PEAKER POWER PLANT B
BLOCK 18
FIRE STATION
PEDESTRIAN BRIDGE ZONE
PERALTA GRANT LINE
100' CURRENT SHORELINE BAND
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIPRAP WALL
WEST END PARK
HARBOR AMPHITHEATER
MYRTLE PLAZA
HARBOR LAWN
MARKET ST. PICNIC GROVE
OVERLOOK PARK
WATER PLAZA
PIER PARK

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633 Battery Street, Suite 118
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TEL: +1 415 943 9197

TITLE
M.R.S PARKS AND OPEN SPACE PLAN

DRAWING NO. **2.3.1**

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1"=100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D -SHEET SIZE

LEGEND:

	WATERFRONT PARK OPEN SPACE	6.9 ACRES
	PHASE 1 (A & B)	
	A: 2.4 ACRES	
	B1: 1.5 ACRES	
	B2: .4 ACRES	
	TOTAL: 4.3 ACRES	
	PHASE 2 (C,D, & E)	
	C: 1.1 ACRES	
	D: .9 ACRES	
	E: .6 ACRES	
	TOTAL: 2.6 ACRES	
	ROOFTOP PARK	2.5 ACRES
	ATHLETICS WAY	5.0 ACRES
	PLAZA OPEN SPACE	.5 ACRES
	TOTAL OPEN SPACE TOTAL SITE: ~33%	14.9 ACRES

PARKS TO BE CONSTRUCTED PURSUANT TO THE DEVELOPMENT AGREEMENT

LINDEN STREET
FILBERT SREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
BLOCK 11
MLK JR. WAY
FILBERT STREET
MYRTLE STREET
MARKET STREET
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
BLOCK 12
BLOCK 6
BLOCK 7
BLOCK 1
BLOCK 18
STREET A
PEAKER POWER PLANT A
PEAKER POWER PLANT B
PEDESTRIAN BRIDGE ZONE
FIRE STATION
E
D
C
B2
B1
A
ALL 1.6.1
ALL 1.6.2
ALL 1.6.3
ALL 1.6.4
ALL 1.6.5
ALL 1.7.4
1.5.1
1.5.2
1.5.3
1.5.4
1.7.3
PERALTA GRANT LINE
100' CURRENT SHORELINE BAND
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIPRAP WALL
WEST END PARK
HARBOR AMPHITHEATER
MYRTLE PLAZA
HARBOR LAWN
MARKET ST. PICNIC GROVE
OVERLOOK PARK
WATER PLAZA
PIER PARK

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LANDSCAPE ARCHITECT
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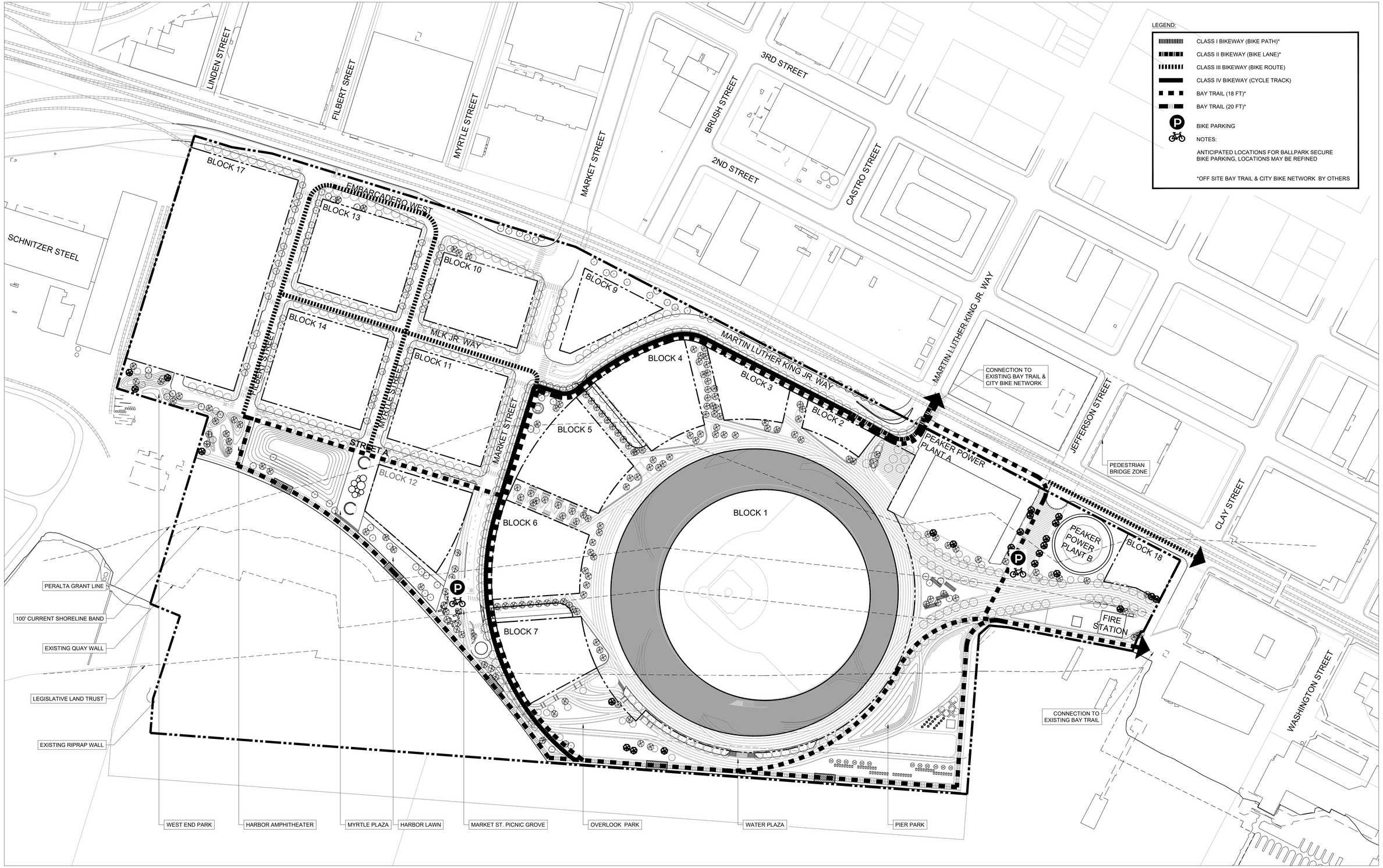
TITLE
M.R.S PARKS AND OPEN SPACE PARCELIZATION PLAN **2.3.2**

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1"=100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D - SHEET SIZE



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TITLE

M.R.S PEDESTRIAN AND BIKE CIRCULATION DIAGRAM 2.3.3

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1"=100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D -SHEET SIZE

LEGEND:

- SITE WIDE EMERGENCY VEHICLE AND LADDER ACCESS (26FT)
- SITE WIDE EMERGENCY VEHICLE ACCESS (20FT)
- ADELINE EVA CONNECTION

NOTES:
ADELINE EVA ALIGNMENT SHOWN HERE IS CONCEPTUAL, EXACT LOCATION TO BE CONFIRMED BY THE PORT OF OAKLAND

** HAMMER HEAD AT EVA WATERFRONT PARK EXTENSION NOT REQUIRED DUE TO CONFLICT WITH THE TURNING BASIN EXPANSION AND PARKS / OPEN SPACE USE -PER COORDINATION WITH OFD.

EMERGENCY VEHICLE ACCESS TO BE CONSTRUCTED TO ADELINE STREET PURSUANT TO THE EIR

LINDEN STREET
FILBERT SREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
SCHNITZER STEEL
PEAKER POWER PLANT A
PEAKER POWER PLANT B
PEDESTRIAN BRIDGE ZONE
FIRE STATION

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 17
BLOCK 18

PERALTA GRANT LINE
100' CURRENT SHORELINE BAND
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIPRAP WALL

WEST END PARK
HARBOR AMPHITHEATER
MYRTLE PLAZA
HARBOR LAWN
MARKET ST. PICNIC GROVE
OVERLOOK PARK
WATER PLAZA
PIER PARK

SEE 2,3,5

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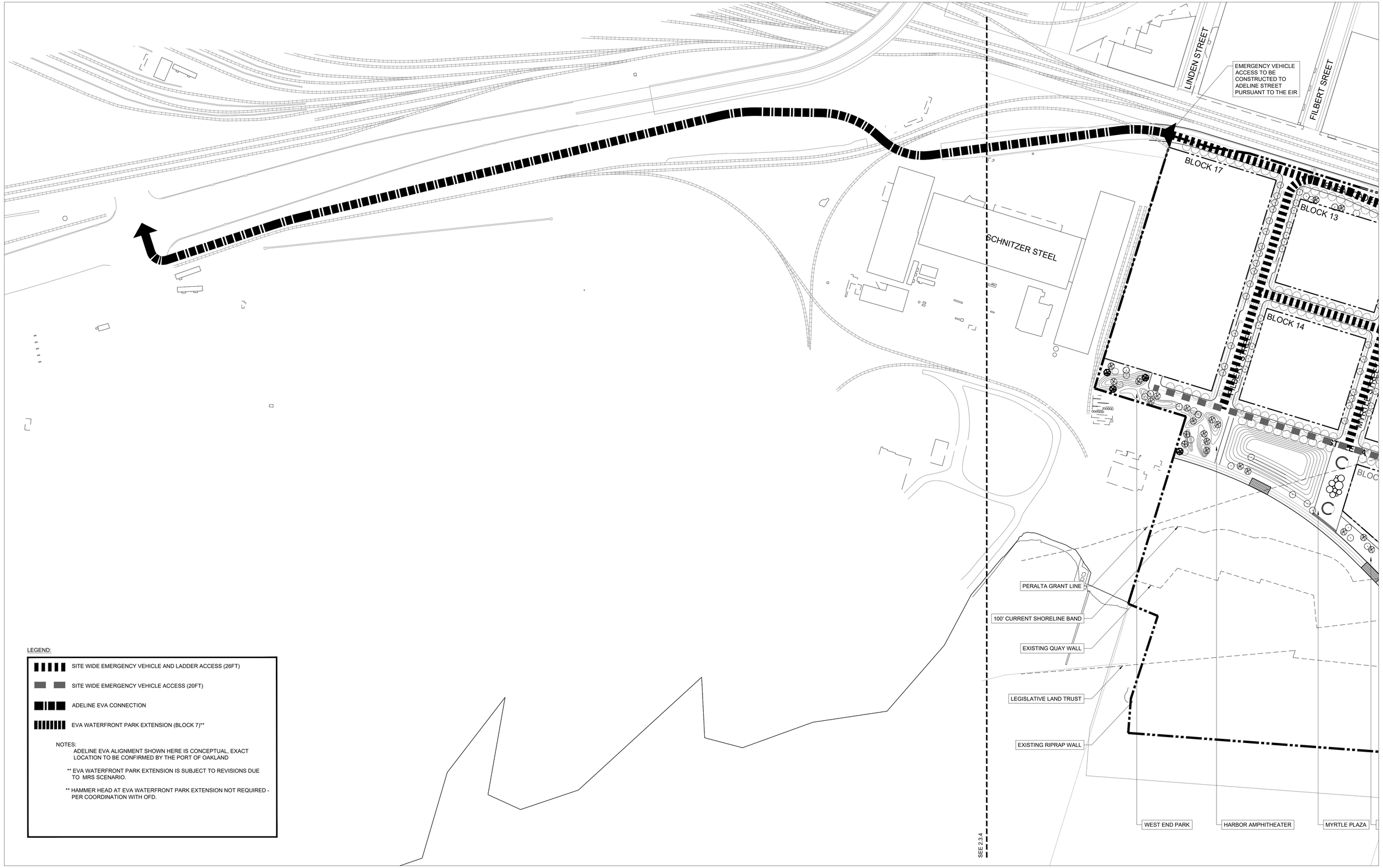
TITLE
M.R.S EMERGENCY VEHICLE ACCESS PLAN

DRAWING NO.
2.3.4

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD (PROJECT NAME) | 1" = 100' (SCALE) | ARCH D (FORMAT) | 12/17/21 (DATE)

24" x 36" Arch D -SHEET SIZE



LEGEND:

- SITE WIDE EMERGENCY VEHICLE AND LADDER ACCESS (26FT)
- SITE WIDE EMERGENCY VEHICLE ACCESS (20FT)
- ADELINE EVA CONNECTION
- EVA WATERFRONT PARK EXTENSION (BLOCK 7)**

NOTES:

ADELINE EVA ALIGNMENT SHOWN HERE IS CONCEPTUAL, EXACT LOCATION TO BE CONFIRMED BY THE PORT OF OAKLAND

** EVA WATERFRONT PARK EXTENSION IS SUBJECT TO REVISIONS DUE TO MRS SCENARIO.

** HAMMER HEAD AT EVA WATERFRONT PARK EXTENSION NOT REQUIRED - PER COORDINATION WITH OFD.

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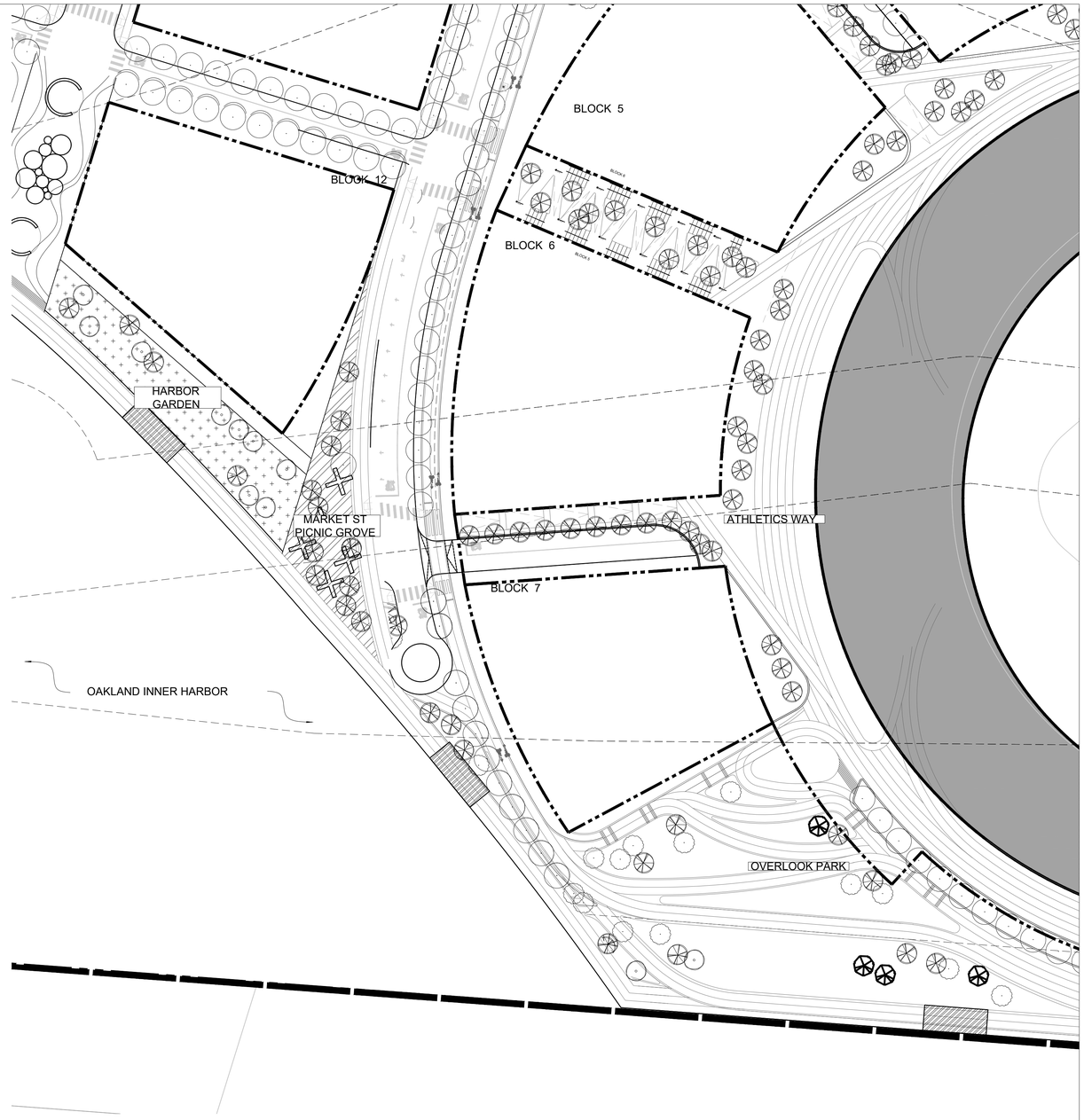
TITLE

M.R.S EMERGENCY VEHICLE ACCESS PLAN

DRAWING NO. **2.3.5**

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1" = 100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE



1 **MARKET STREET PLAZA**
SCALE: 1"=50'-0"

ENLARGEMENT PLAN

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TITLE
M.R.S ENLARGED PLANS

DRAWING NO.
2.3.6

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1"=50' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D - SHEET SIZE

LINDEN STREET
FILBERT SREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
BLOCK 11
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
BLOCK 12
BLOCK 6
BLOCK 1
BLOCK 7
BLOCK 18
MLK JR. WAY
FILBERT STREET
MYRTLE STREET
MARKET STREET
STREET A
PEAKER POWER PLANT A
PEAKER POWER PLANT B
FIRE STATION
PEDESTRIAN BRIDGE ZONE
PERALTA GRANT LINE
100' CURRENT SHORELINE BAND
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIPRAP WALL
WEST END PARK
HARBOR AMPHITHEATER
MYRTLE PLAZA
HARBOR LAWN
MARKET ST. PICNIC GROVE
OVERLOOK PARK
WATER PLAZA
PIER PARK

LEGEND:

SYMBOL	DESCRIPTION	SPECIES
	PRIMARY STREET ALLÉES & PASEOS	ACER BUERGERANUM ACER RUBRUM 'ARMSTRONG' ACER X FREEMANII 'JEFFERSRED' ARBUTUS 'MARINA' GINKGO BILOBA 'AUTUMN GOLD', 'SARATOGA' GLEDITSIA TRIACANTHOS 'SHADEMASTER' LOPHOSTEMON CONFERTUS LYONOTHAMNUS FLORIBUNDIS ASPLENIFOLIUS METROSIDEROS EXCELUS NYSSA SYLVATICA PYRUS CALLERYANA 'ARISTOCRAT' QUERCUS AGRIFOLIA QUERCUS SHUMARDI TILIA TORMENTOSA TRISTANIOPSIS LAURINA ULMUS 'FRONTIER' ULMUS AMERICANA ULMUS PROPINQUIA
	SECONDARY STREET TREES & STORM WATER GARDENS	ACER SACCHARUM NIGRUM ALBIZIA JULIBRISSIN AESCULUS CARNEA 'BRIOTII' FRAXINUS AMERICANA 'EMPIRE' GEIJERA PARVIFLORA LYONOTHAMNUS FLORIBUNDUS ASPENIFOLIOUS NYSSA SYLVATICA PLATUNUS ACERIFOLIA QUERCUS AGRIFOLIA QUERCUS PALUSTRUS GLEDITSIA TRIACANTHOS VAR. INERMIS MAGNOLIA SPP GINKGO BILOBA NYSSA SYLVATICA TRISTANIOPSIS LAURINA MELALEUCA QUINQUENERVIA CERCIS CANADENSIS
	ATHLETIC'S WAY PROMENADE & GROVES	ACER X FREEMANII 'JEFFERSRED' CARPINUS BETULUS 'FASTIGIATA' CERCIS CANADENSIS CHIONENTHUS RETUSUS CHITALPA TASHKENTENSIS GINGKO BILOBA 'PRINCETON SENTRY' KOELREUTERIA BIPINNATA MAGNOLIA GRANDIFOLIA 'SAINT MARY' MELALEUCA QUINQUENERVIA PARRIOTA PERSICA PODOCARPUS GRACILIOR PRUNUS CALLERYANA 'ARISTOCRAT' PRUNUS CARASIFERIA 'KRAUTER VESUVIUS'
	WATERFRONT TREE CLUSTERS & WINDBREAKS	ACER CAMPESTRE 'QUEEN ELIZABETH' AESCULUS CARNEA 'BRIOTII' ARBUTUS 'MARINA' CERCIS CANADENSIS CHIONANTHUS RETUSUS PRUNUS X BLIREANA RHUS LANCEA ULMUS PORPINQUA 'EMERALD SUNS'

NOTE:
FINAL APPROVAL OF ANY STREET TREES ARE SUBJECT TO CONSISTENCY WITH CITY'S STREET TREE LIST OR APPROVAL BY PLANNING AND TREE DIVISION AT FIRST FDP.

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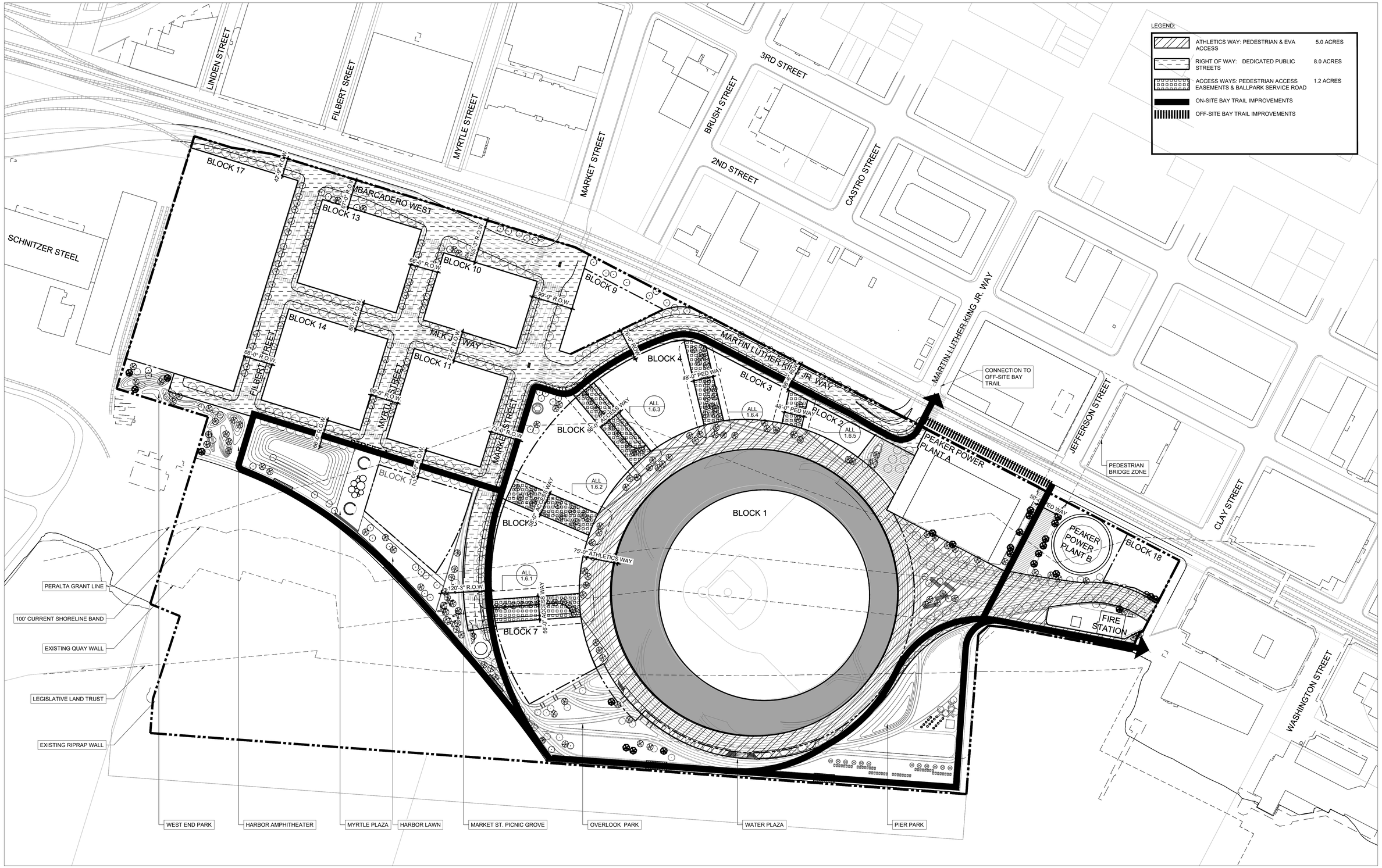
TITLE
M.R.S. LANDSCAPE CONCEPT PLAN

DRAWING NO. **2.4.1**

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD (PROJECT NAME) | 1" = 100' (SCALE) | ARCH D (FORMAT) | 12/17/21 (DATE)

24" x 36" Arch D - SHEET SIZE



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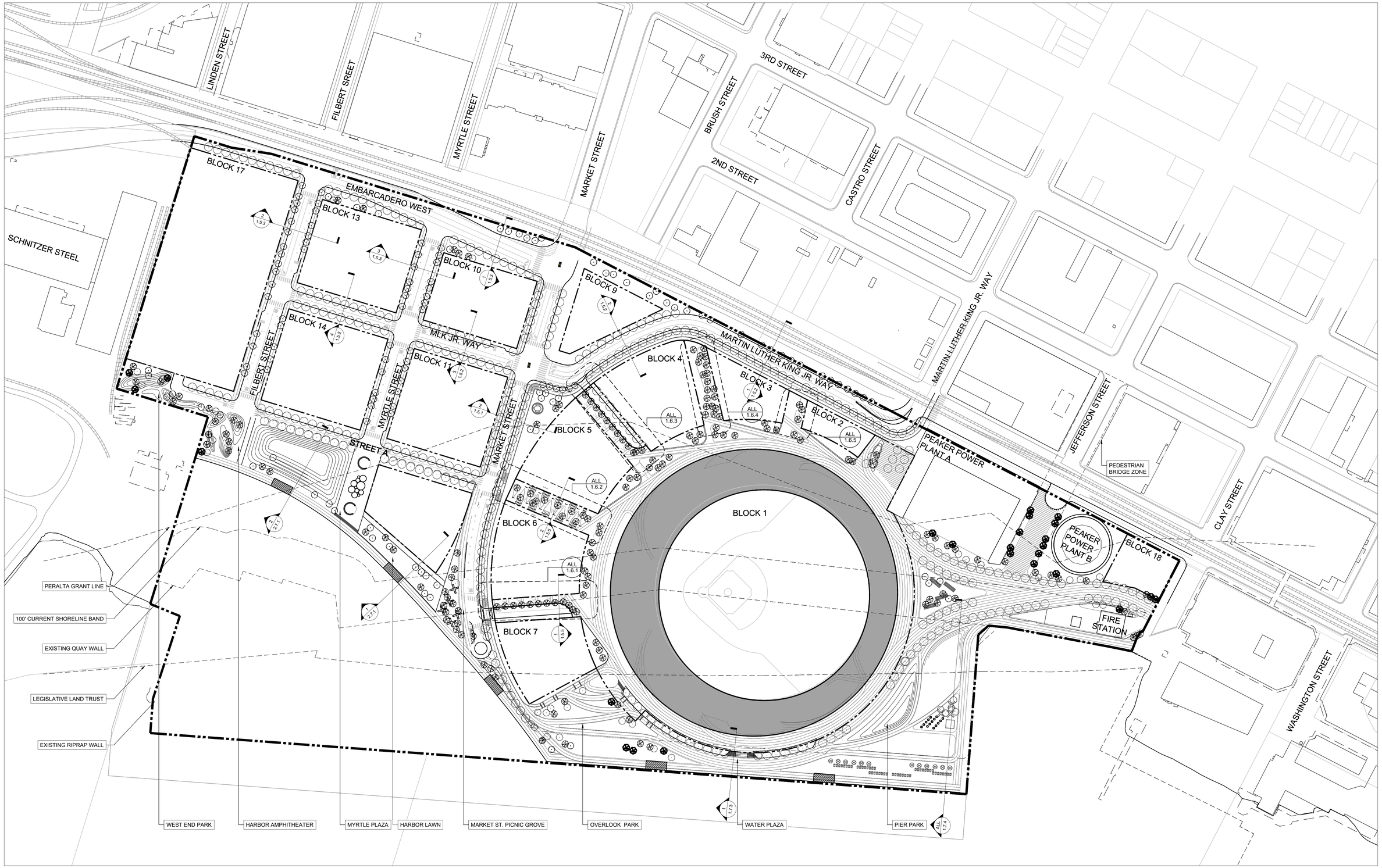
TITLE

M.R.S STREETS AND PEDESTRIAN WAYS

DRAWING NO. **2.4.2**

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D - SHEET SIZE



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TITLE

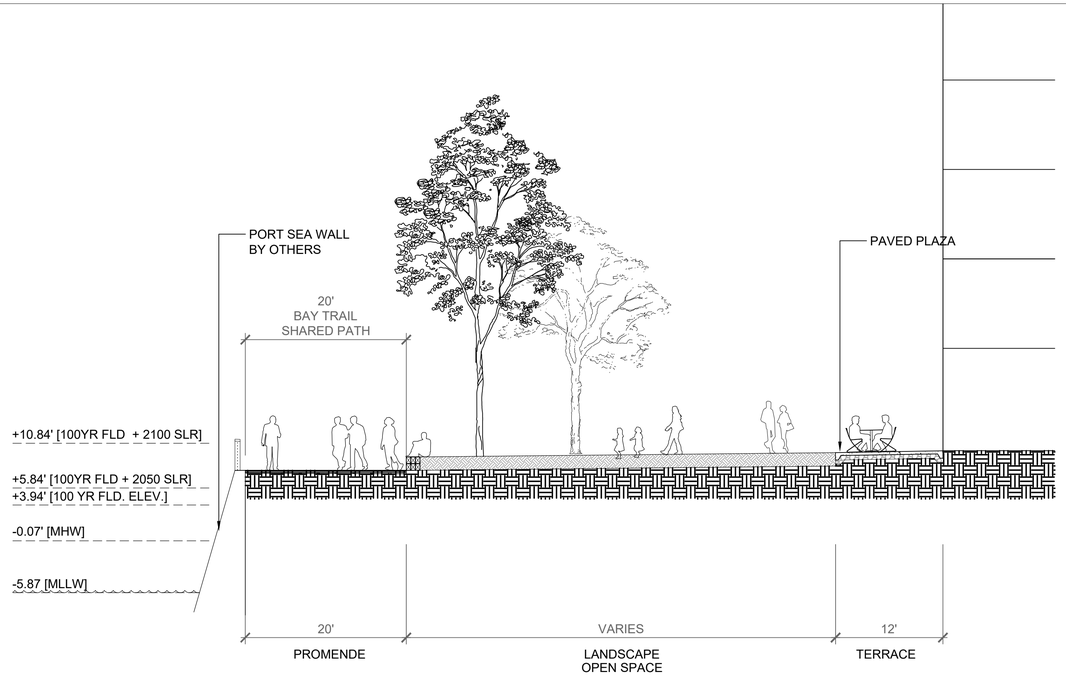
M.R.S. STREETS AND PEDESTRIAN WAYS KEY PLAN **2.4.3**

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD | 1" = 100' | ARCH D | 12/17/21

PROJECT NAME | SCALE | FORMAT | DATE

24" x 36" Arch D -SHEET SIZE



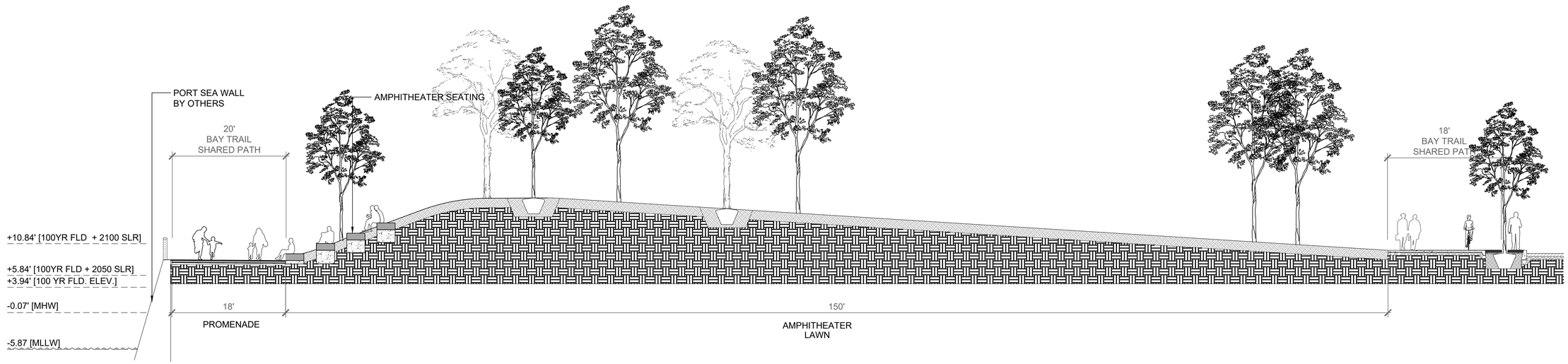
1 **M.R.S. WATERFTONT PROMENADE**
SCALE: 1/8"=1'-0"

SECTION

LEGEND:

- PLANTING SOILS
- COMPACTED SUBGRADE
- LIGHT WEIGHT SOILS

NOTE: FILL AND PLANTING ON WHARF SUBJECT TO CHANGE PENDING FURTHER STRUCTURAL ANALYSIS OF THE EXISTING WHARF.



2 **M.R.S HARBOR AMPHITHEATER**
SCALE: 1/8"=1'-0"

SECTION

*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)

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TITLE
M.R.S. SHORELINE SECTIONS

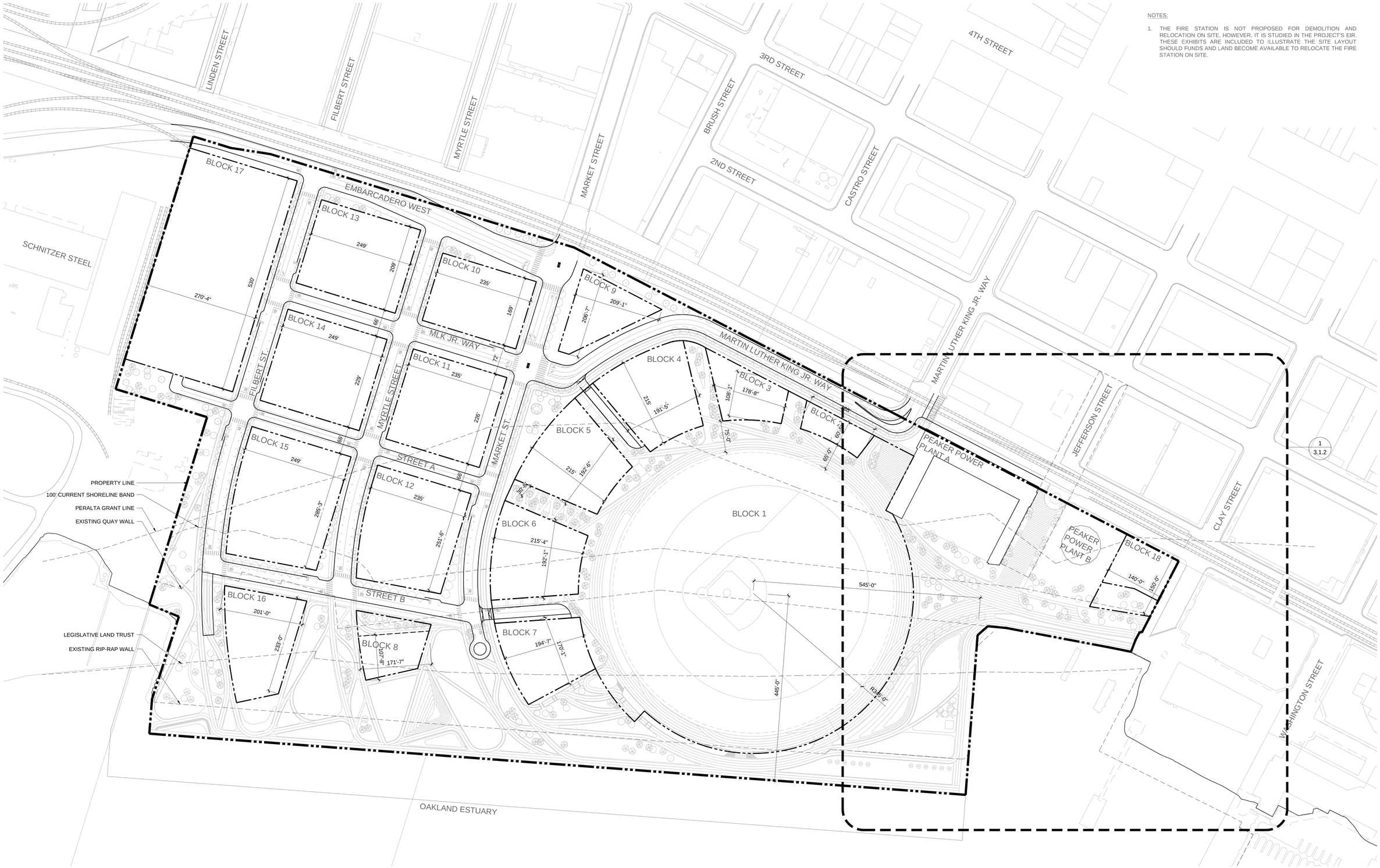
DRAWING NO. **2.7.1**

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PUD	1/8"=1'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE

NOTES:

1. THE FIRE STATION IS NOT PROPOSED FOR DEMOLITION AND RELOCATION ON SITE. HOWEVER, IT IS STUDIED IN THE PROJECT'S EIR. THESE EXHIBITS ARE INCLUDED TO ILLUSTRATE THE SITE LAYOUT SHOULD FUNDS AND LAND BECOME AVAILABLE TO RELOCATE THE FIRE STATION ON SITE.



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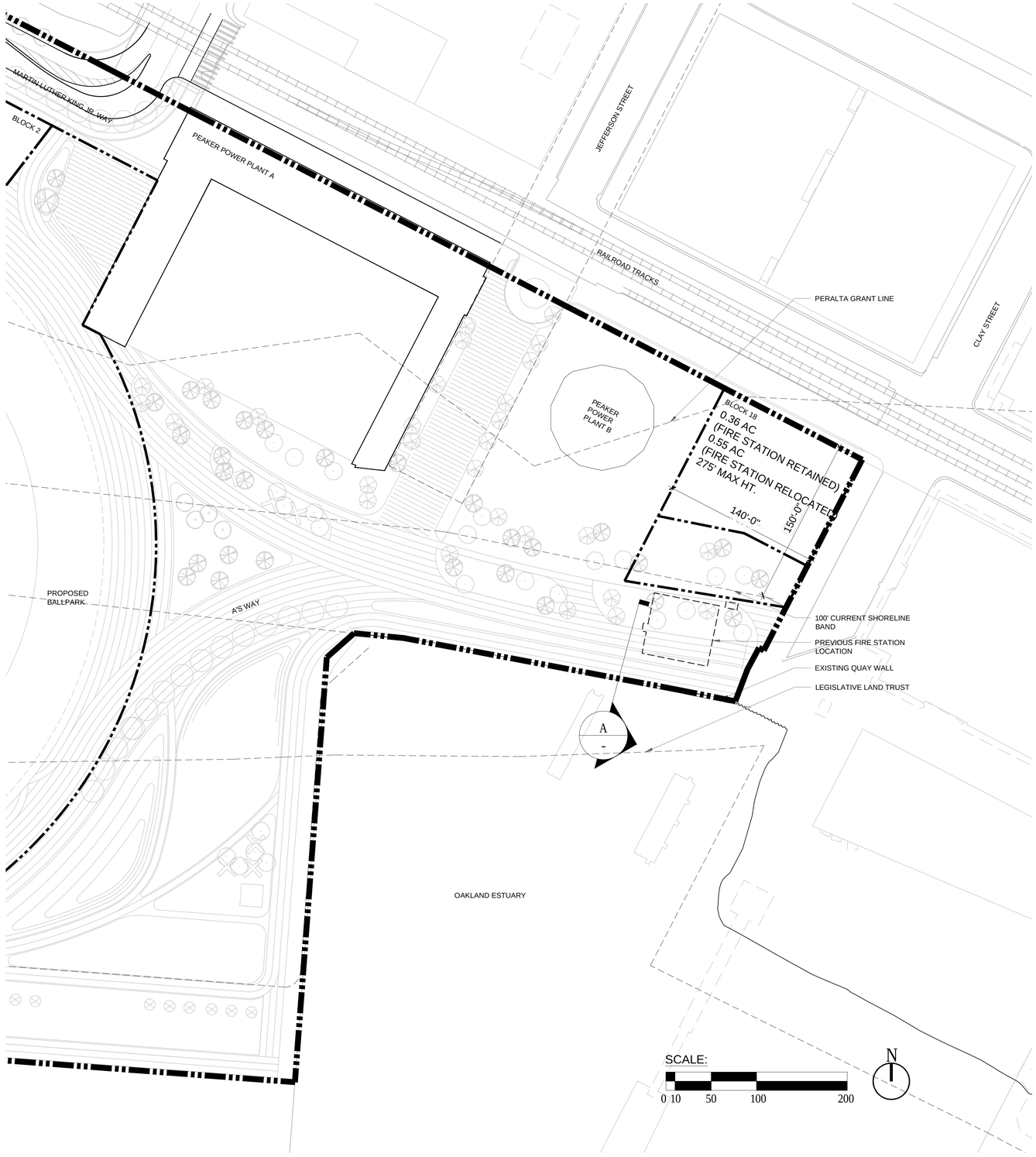
TITLE

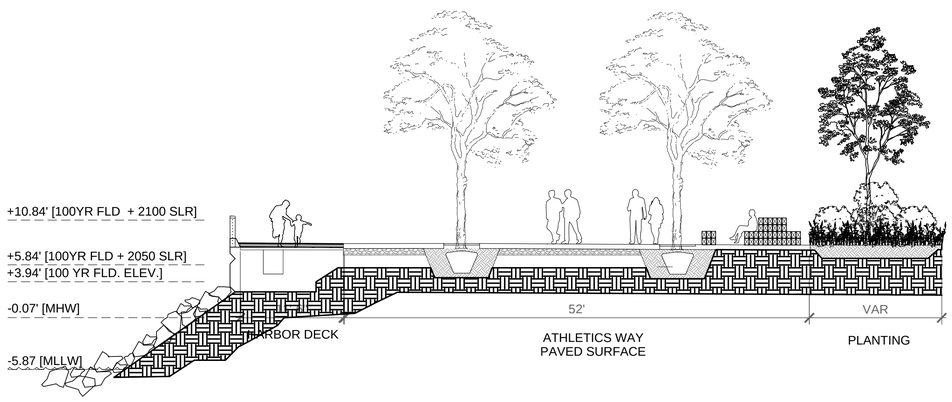
EXISTING FIRE STATION REMOVAL

DRAWING NO. 3.1.1

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1" = 100'	ARCH D	12/17/21

24" x 36" Arch D SHEET SIZE





A SECTION DETAIL

1/8" = 1'-0"

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TITLE

ENLARGED EXISTING FIRE STATION REMOVAL

DRAWING NO. 3.1.2

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1" = 50'	ARCH D	12/17/21

24" x 36" Arch D - SHEET SIZE

NOTES:

1. LAYOUT SHOWN IS ILLUSTRATIVE ONLY.

LEGEND:

STRUCTURES TO BE REMOVED

LINDEN STREET
FILBERT STREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
4TH STREET
2ND STREET
CASTRO STREET
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
SCHNITZER STEEL
EMBARCADERO WEST
MLK JR. WAY
MARTIN LUTHER KING JR. WAY
FILBERT ST.
MYRTLE STREET
MARKET ST.
STREET A
STREET B
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
PEAKER POWER PLANT A
PEAKER POWER PLANT B
FIRE STATION
PEDESTRIAN BRIDGE ZONE
1
3.2.2
PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL
OAKLAND ESTUARY
545'
445'
R645'
SCALE:
0 10 50 100 200 400
N

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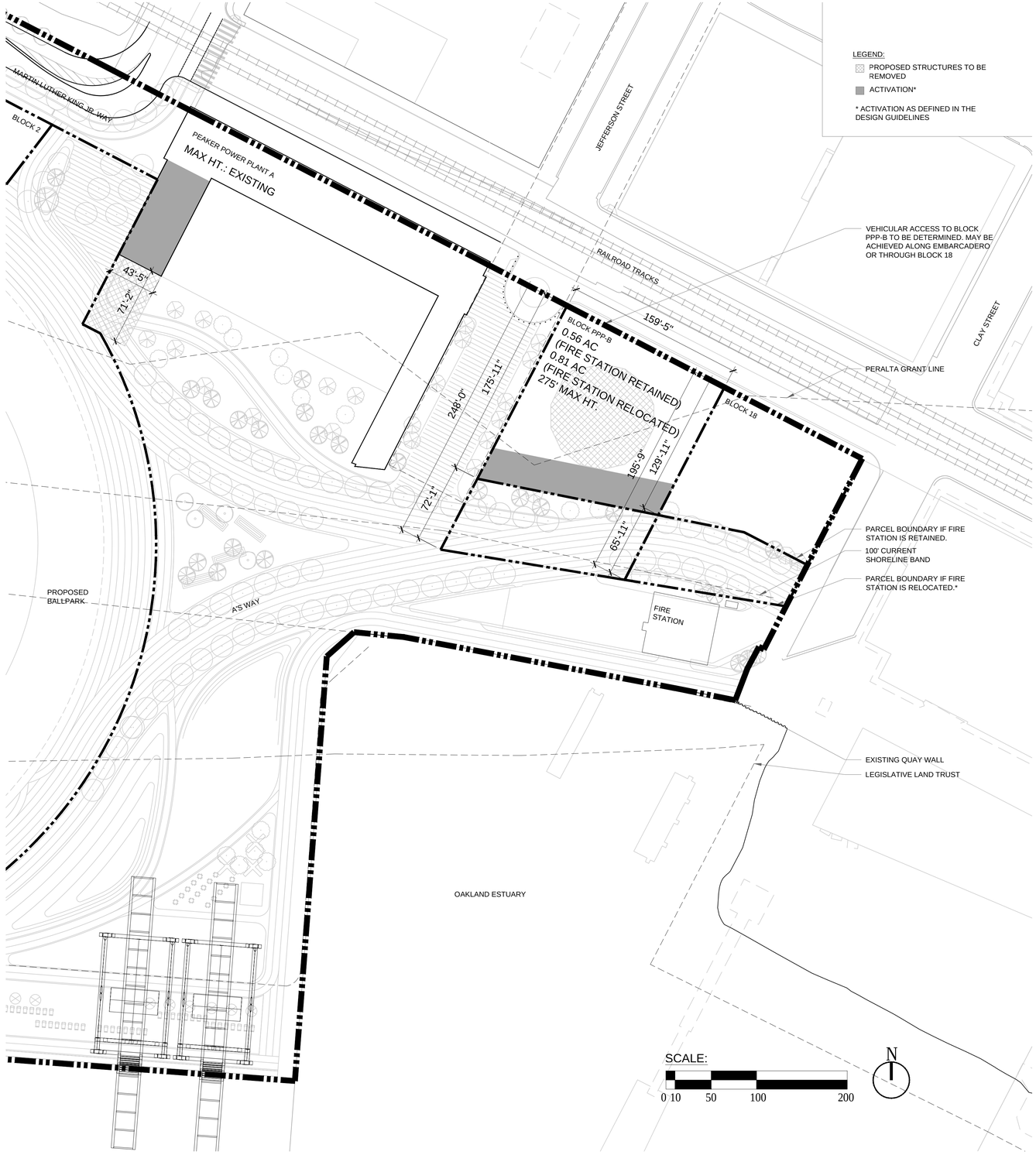
TITLE
VISTRA VARIANT 3.2.1

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 12/17/21
PROJECT NAME | SCALE | FORMAT | DATE

24" x 36" Arch D SHEET SIZE



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TITLE
ENLARGED VISTRA VARIANT 3.2.2

DRAWING NO.

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1" = 50'	ARCH D	12/17/21

24" x 36" Arch D - SHEET SIZE

NOTES:

1. LAYOUT SHOWN IS ILLUSTRATIVE ONLY.
2. MARTIN LUTHER KING JR. WAY IS NOT THE DESIGNATED TRUCK ROUTE TO THE SITE.
3. FINAL ALIGNMENT OF OVERPASS SUBJECT TO CHANGE PENDING PERMITTING WITH CPUC. BLOCK AND STREET ALIGNMENTS MAY ADJUST AS NECESSARY TO ACCOMODATE THE OVERPASS ALIGNMENT.
4. 16'-6" MINIMUM VERTICAL CLEARANCE PROVIDED BENEATH THE OVERPASS AT MARKET STREET AND ACCESS ROAD.

DEVELOPMENT PARCEL	ACRES (ac)	LAND USE
BLOCK 1	13.04	Ballpark
BLOCK 2	0.24	Mixed-Use
BLOCK 3	0.47	Mixed-Use
BLOCK 4	0.95	Mixed-Use
BLOCK 5	0.96	Mixed-Use
BLOCK 6	0.95	Mixed-Use
BLOCK 7	0.76	Public Trust Consistent
BLOCK 8	0.50	Public Trust Consistent
BLOCK 9	0.51	Mixed-Use
BLOCK 10	2.23	Mixed-Use
BLOCK 11	1.22	Mixed-Use
BLOCK 12	1.37	Mixed-Use
BLOCK 13	0.00	Non-Residential
BLOCK 14	1.31	Non-Residential
BLOCK 15	1.65	Non-Residential
BLOCK 16	0.91	Public Trust Consistent
BLOCK 17	3.29	Non-Residential
BLOCK 18	0.55	Mixed-Use
PPP-A	1.48	Power Plant/Mixed-Use
PPP-B	0.36	Mixed-Use
TOTAL	**32.75**	

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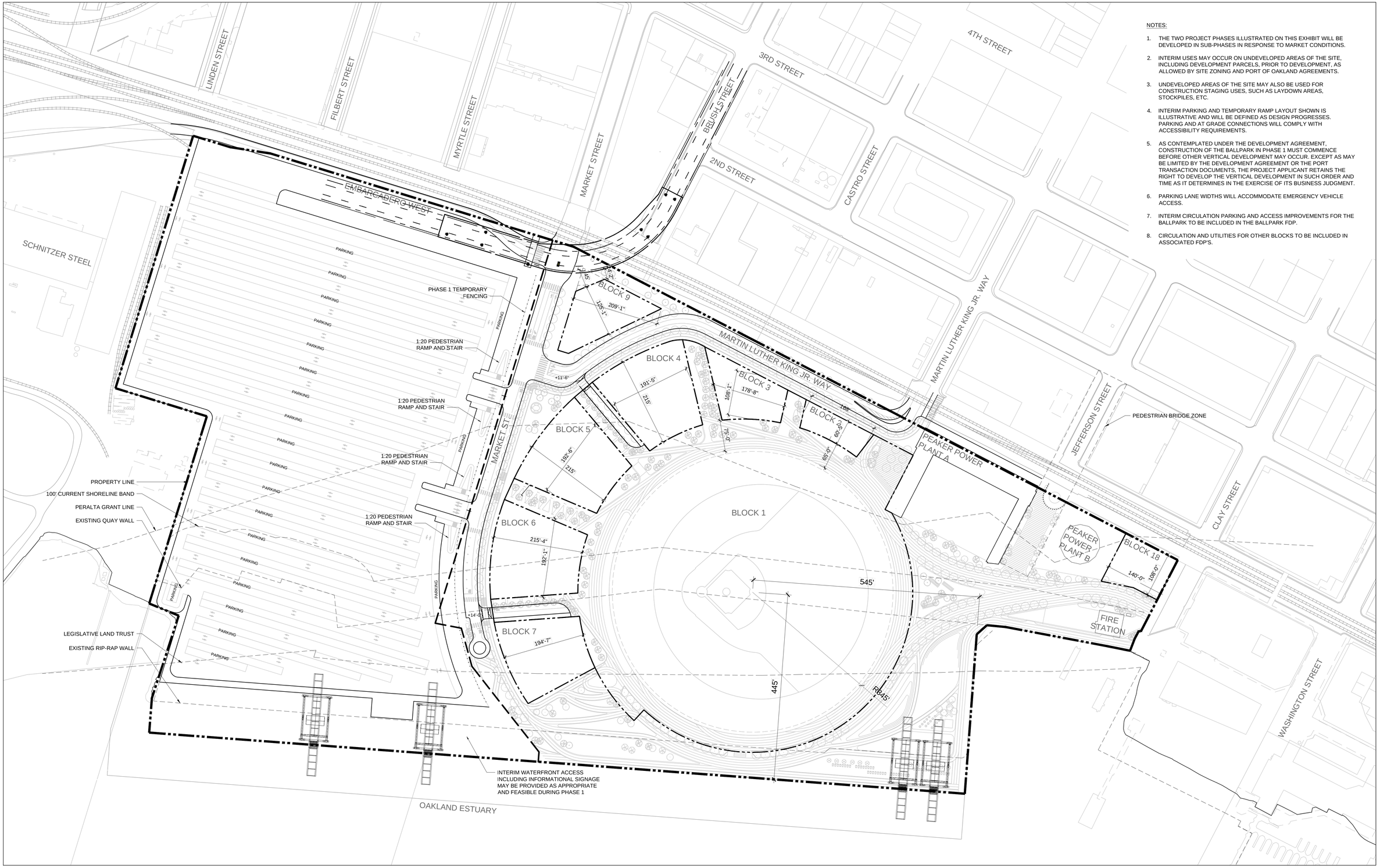
TITLE
GRADE SEPARATION OVERPASS - PARCELIZATION PLAN

DRAWING NO. 3.3.1

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP (PROJECT NAME) | 1" = 100' (SCALE) | ARCH D (FORMAT) | 12/17/21 (DATE)

24" x 36" Arch D - SHEET SIZE



NOTES:

1. THE TWO PROJECT PHASES ILLUSTRATED ON THIS EXHIBIT WILL BE DEVELOPED IN SUB-PHASES IN RESPONSE TO MARKET CONDITIONS.
2. INTERIM USES MAY OCCUR ON UNDEVELOPED AREAS OF THE SITE, INCLUDING DEVELOPMENT PARCELS, PRIOR TO DEVELOPMENT, AS ALLOWED BY SITE ZONING AND PORT OF OAKLAND AGREEMENTS.
3. UNDEVELOPED AREAS OF THE SITE MAY ALSO BE USED FOR CONSTRUCTION STAGING USES, SUCH AS LAYDOWN AREAS, STOCKPILES, ETC.
4. INTERIM PARKING AND TEMPORARY RAMP LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES. PARKING AND AT GRADE CONNECTIONS WILL COMPLY WITH ACCESSIBILITY REQUIREMENTS.
5. AS CONTEMPLATED UNDER THE DEVELOPMENT AGREEMENT, CONSTRUCTION OF THE BALLPARK IN PHASE 1 MUST COMMENCE BEFORE OTHER VERTICAL DEVELOPMENT MAY OCCUR. EXCEPT AS MAY BE LIMITED BY THE DEVELOPMENT AGREEMENT OR THE PORT TRANSACTION DOCUMENTS, THE PROJECT APPLICANT RETAINS THE RIGHT TO DEVELOP THE VERTICAL DEVELOPMENT IN SUCH ORDER AND TIME AS IT DETERMINES IN THE EXERCISE OF ITS BUSINESS JUDGMENT.
6. PARKING LANE WIDTHS WILL ACCOMMODATE EMERGENCY VEHICLE ACCESS.
7. INTERIM CIRCULATION PARKING AND ACCESS IMPROVEMENTS FOR THE BALLPARK TO BE INCLUDED IN THE BALLPARK FDP.
8. CIRCULATION AND UTILITIES FOR OTHER BLOCKS TO BE INCLUDED IN ASSOCIATED FDP'S.

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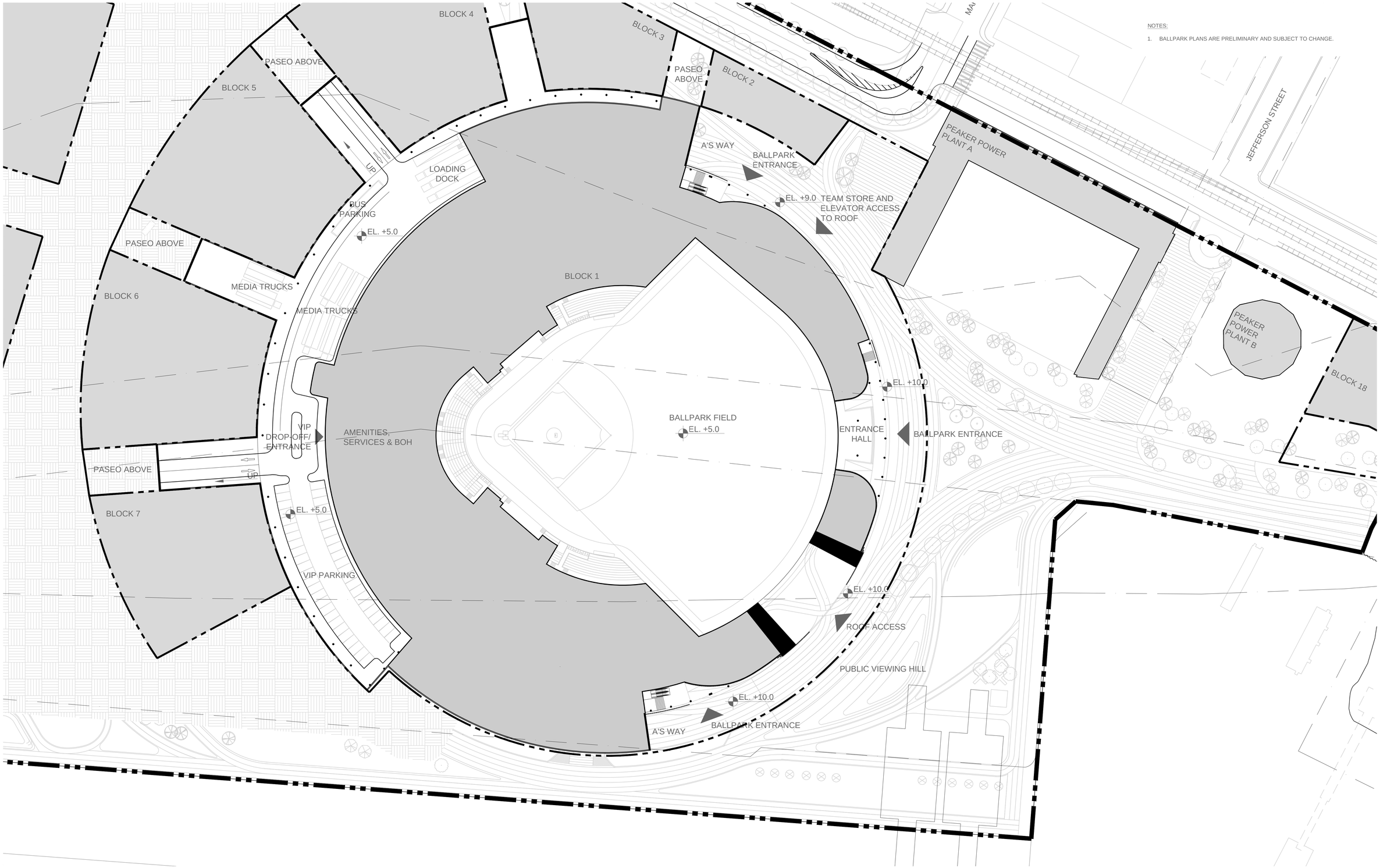
TITLE

GRADE SEPARATION OVERPASS - PHASE 1 3.3.2

PROJECT NAME	SCALE	FORMAT	DATE
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1" = 100'	ARCH D	12/17/21

DRAWING NO.

24" x 36" Arch D - SHEET SIZE



NOTES:

1. BALLPARK PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

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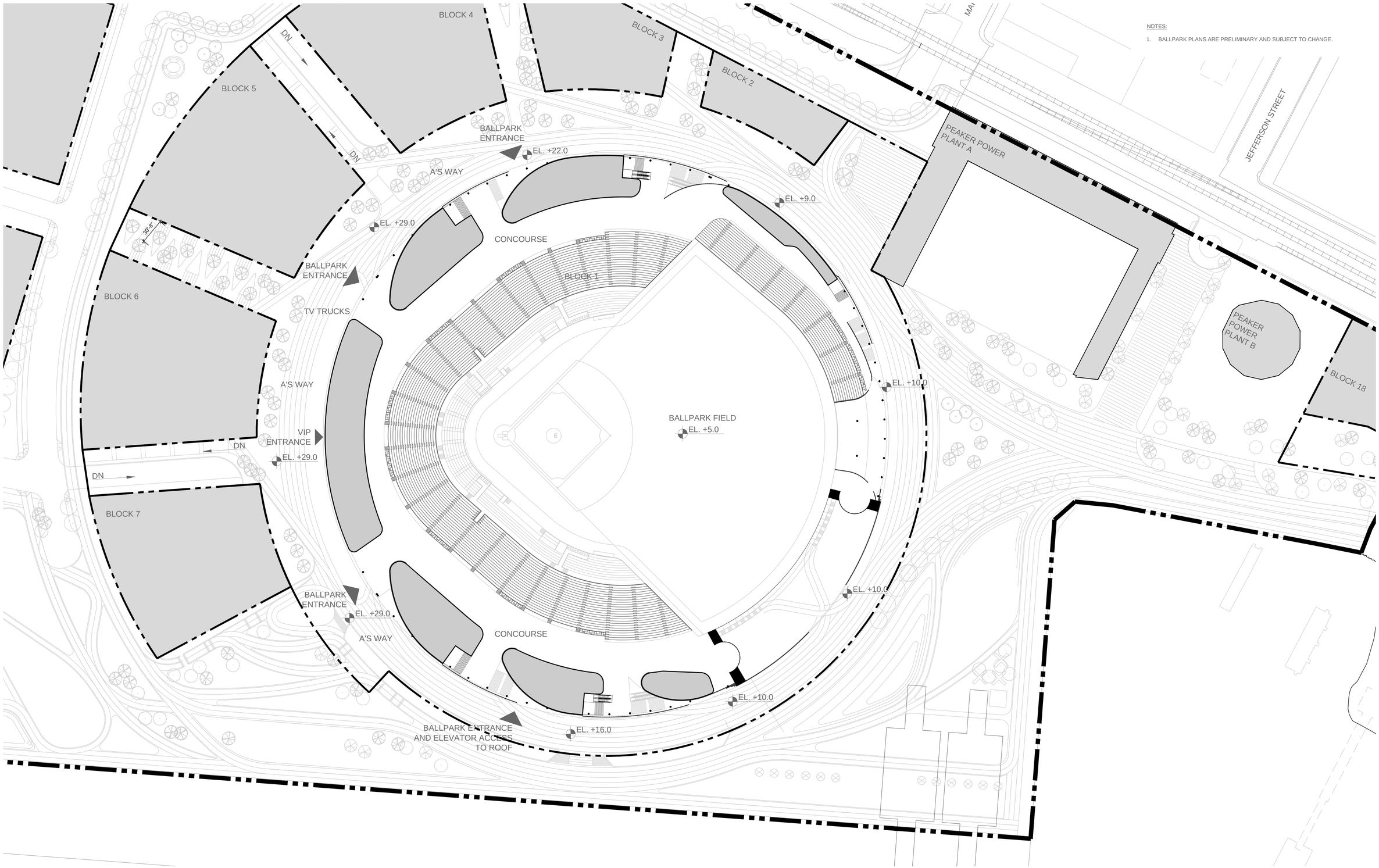
TITLE

BALLPARK FIELD LEVEL

DRAWING NO. 4.1.1

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1" = 50' — SCALE
ARCH D — FORMAT
12/17/21 — DATE

24" x 36" Arch D SHEET SIZE



NOTES:

1. BALLPARK PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

CLIENT

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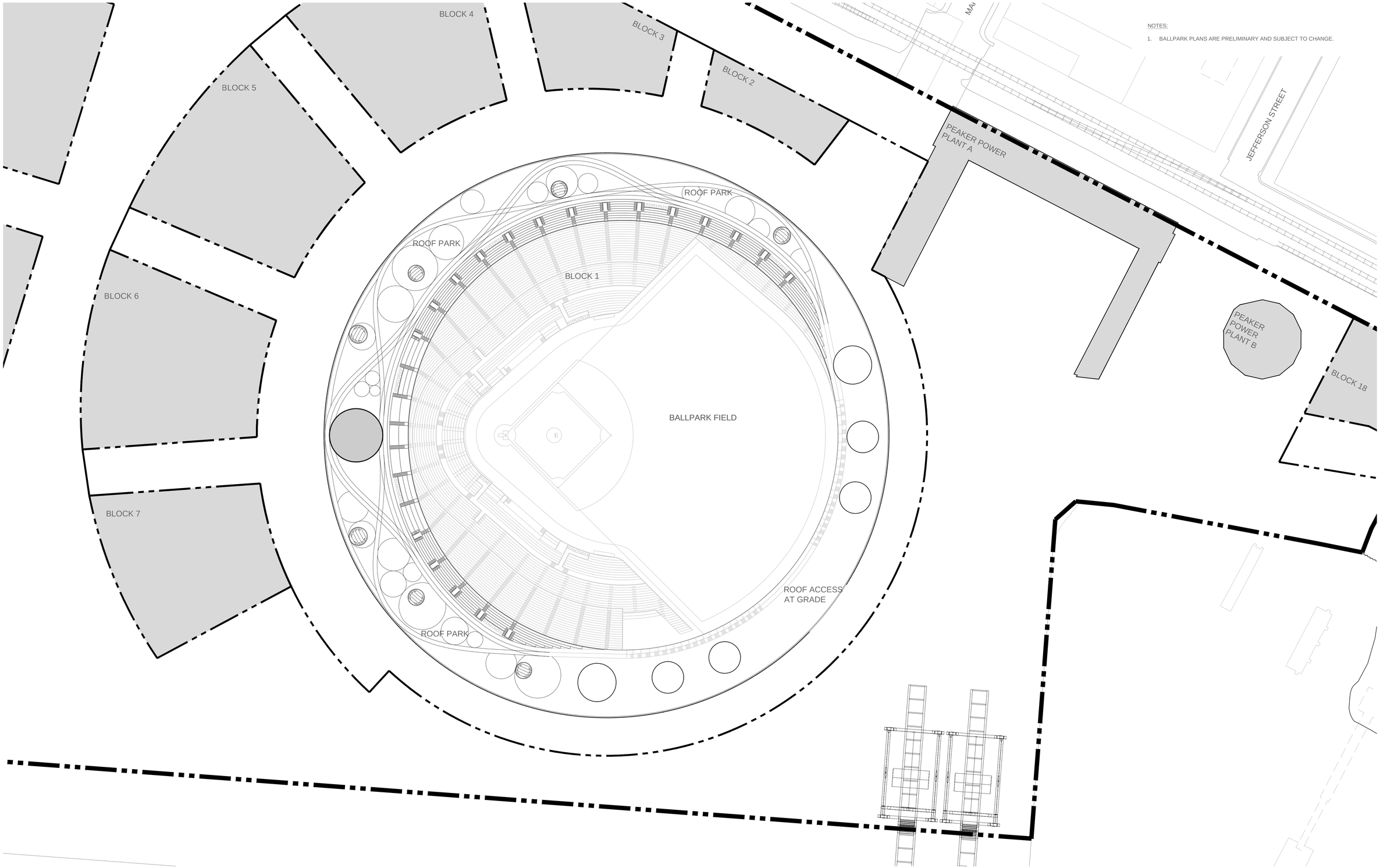
TITLE

BALLPARK MAIN LEVEL 4.1.2

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1" = 50'	ARCH D	12/17/21
PROJECT NAME	SCALE	FORMAT	DATE

24" x 36" Arch D SHEET SIZE



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TITLE

BALLPARK ROOF 4.1.3

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP	1" = 50'	ARCH D	12/17/21
PROJECT NAME	SCALE	FORMAT	DATE