

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

# OAKLAND ATHLETICS HOWARD TERMINAL BALLPARK DISTRICT MASTERPLAN
## PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
07/19/2021

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 |
| | 1.2.10 | 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 PHASING PLAN | JCFO |
| | 1.3.3 | PEDESTRIAN AND BIKE CIRCULATION DIAGRAM | JCFO |
| | 1.3.4 | EMERGENCY VEHICLE ACCESS PLAN | JCFO |
| | 1.3.5 | ENLARGED PLAN (BLOCK 1) | JCFO |
| | 1.3.6 | ENLARGED PLAN (STOMPER PLAZA AND MKL PLAZA) | 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 | ACCESS WAY SECTIONS | JCFO |
| | 1.6.2 | ACCESS WAY SECTIONS | JCFO |
| | 1.6.3 | ACCESS WAY SECTIONS | JCFO |
| | 1.6.4 | ACCESS WAY SECTIONS | JCFO |
| | 1.6.5 | ACCESS WAY 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 | STREE STANDARDS | JCFO |
| **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 PHASING 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. 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 |
| | 2.4.4 | M.R.S. SHORELINE SECTIONS - WATERFRONT PROMENADE / HARBOR AMPHITHEATER | JCFO |
| **3.0 PROJECT OPTIONS** | | | |
| | 3.1.1 | EXISITNG FIRE STATION REMOVAL | BIG |
| | 3.1.2 | ENLARGED EXISTING FIRE STATION REMOVAL | BIG |
| | 3.2.1 | VISTRA VARIANT | BIG |
| | 3.2.2 | ENLARGED VISTRA VARIANT | BIG |
| | 3.3.1 | GRADE SEPARATION OVERPASS - PARCELIZATION PLANS | BIG |

## PROJECT TEAM


DEVELOPER:
THE OAKLAND ATHLETICS
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DESIGN CONSULTANT:
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LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
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CIVIL ENGINEER:
BKF ENGINEERS
255 Shoreline Drive, Suite 200
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TRANSPORTATION ENGINEER:
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2201 Broadway, Suite 602
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LIGHTING CONSULTANT:
HLB LIGHTING DESIGN INC.
300 Brannan Street, Suite 212
San Francisco, CA 94107
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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 PUD 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 PDP 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) | Total | Program Sq. Ft. | Parking Ratio | 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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TEL: +1 347-549-4141 FAX: +1 866-738-4336

24" x 36" Arch D - SHEET SIZE

NOTE:
MASSING AND ARCHITECTURE SHOWN IS ILLUSTRATIVE ONLY. ACTUAL DESIGN AND DEVELOPMENT PROPOSALS WILL VARY IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT PERMIT, ZONING, AND DESIGN GUIDELINES.




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TITLE

# AXONOMETRIC VIEW

DRAWING NO. 1.1.1

| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | NTS | ARCH D | 7/16/21 |
|---|---|---|---|
| PROJECT NAME | SCALE | FORMAT | DATE |

24" x 36" Arch D - SHEET SIZE

NOTES:

1. LAYOUT SHOWN IS ILLUSTRATIVE ONLY.

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.
+11'-6"
MARTIN LUTHER KING JR. WAY
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
BLOCK 15
STREET A
BLOCK 12
BLOCK 6
BLOCK 1
PEAKER POWER PLANT A
PEAKER POWER PLANT B
BLOCK 18
FIRE STATION
BLOCK 16
STREET B
+14'-0"
BLOCK 7
BLOCK 8
OAKLAND ESTUARY

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

N


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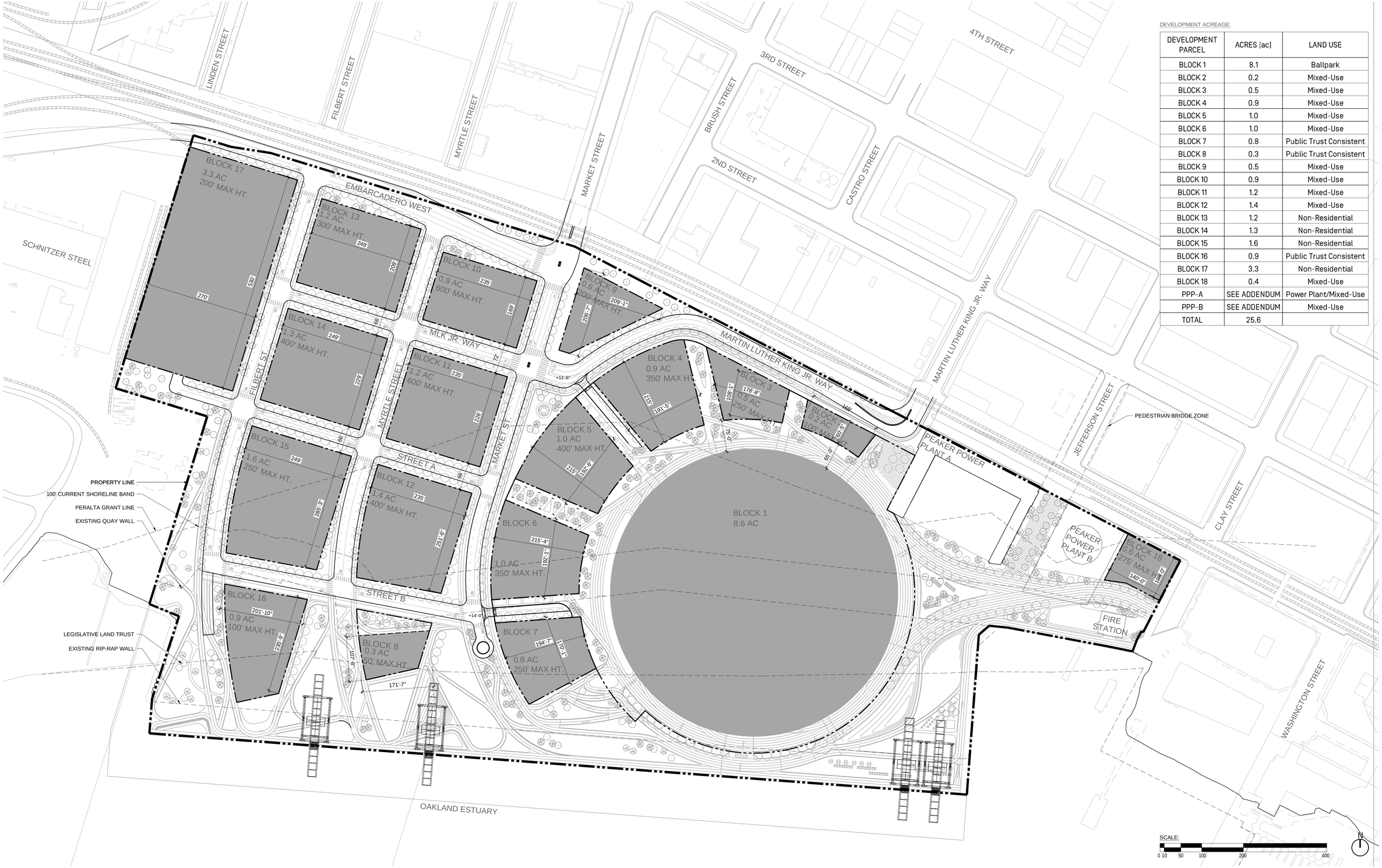
DESIGN CONSULTANT
BJARKE INGELS GROUP
45 MAIN STREET, FLOOR 9
BROOKLYN, NY 11201 USA
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TITLE
# ILLUSTRATIVE DEVELOPMENT PLAN 1.1.2

DRAWING NO.

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE




DEVELOPMENT ACREAGE:

| DEVELOPMENT PARCEL | ACRES (ac) | LAND USE |
|---|---|---|
| BLOCK 1 | 8.1 | Ballpark |
| BLOCK 2 | 0.2 | Mixed-Use |
| BLOCK 3 | 0.5 | Mixed-Use |
| BLOCK 4 | 0.9 | Mixed-Use |
| BLOCK 5 | 1.0 | Mixed-Use |
| BLOCK 6 | 1.0 | Mixed-Use |
| BLOCK 7 | 0.8 | Public Trust Consistent |
| BLOCK 8 | 0.3 | Public Trust Consistent |
| BLOCK 9 | 0.5 | Mixed-Use |
| BLOCK 10 | 0.9 | Mixed-Use |
| BLOCK 11 | 1.2 | Mixed-Use |
| BLOCK 12 | 1.4 | Mixed-Use |
| BLOCK 13 | 1.2 | Non-Residential |
| BLOCK 14 | 1.3 | Non-Residential |
| BLOCK 15 | 1.6 | Non-Residential |
| BLOCK 16 | 0.9 | Public Trust Consistent |
| BLOCK 17 | 3.3 | Non-Residential |
| BLOCK 18 | 0.4 | Mixed-Use |
| PPP-A | SEE ADDENDUM | Power Plant/Mixed-Use |
| PPP-B | SEE ADDENDUM | Mixed-Use |
| TOTAL | 25.6 | |

SCALE:
0 10 50 100 200 400

N


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TITLE
# DEVELOPMENT PROGRAM - PARCELIZATION PLAN 1.1.3

DRAWING NO.

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |

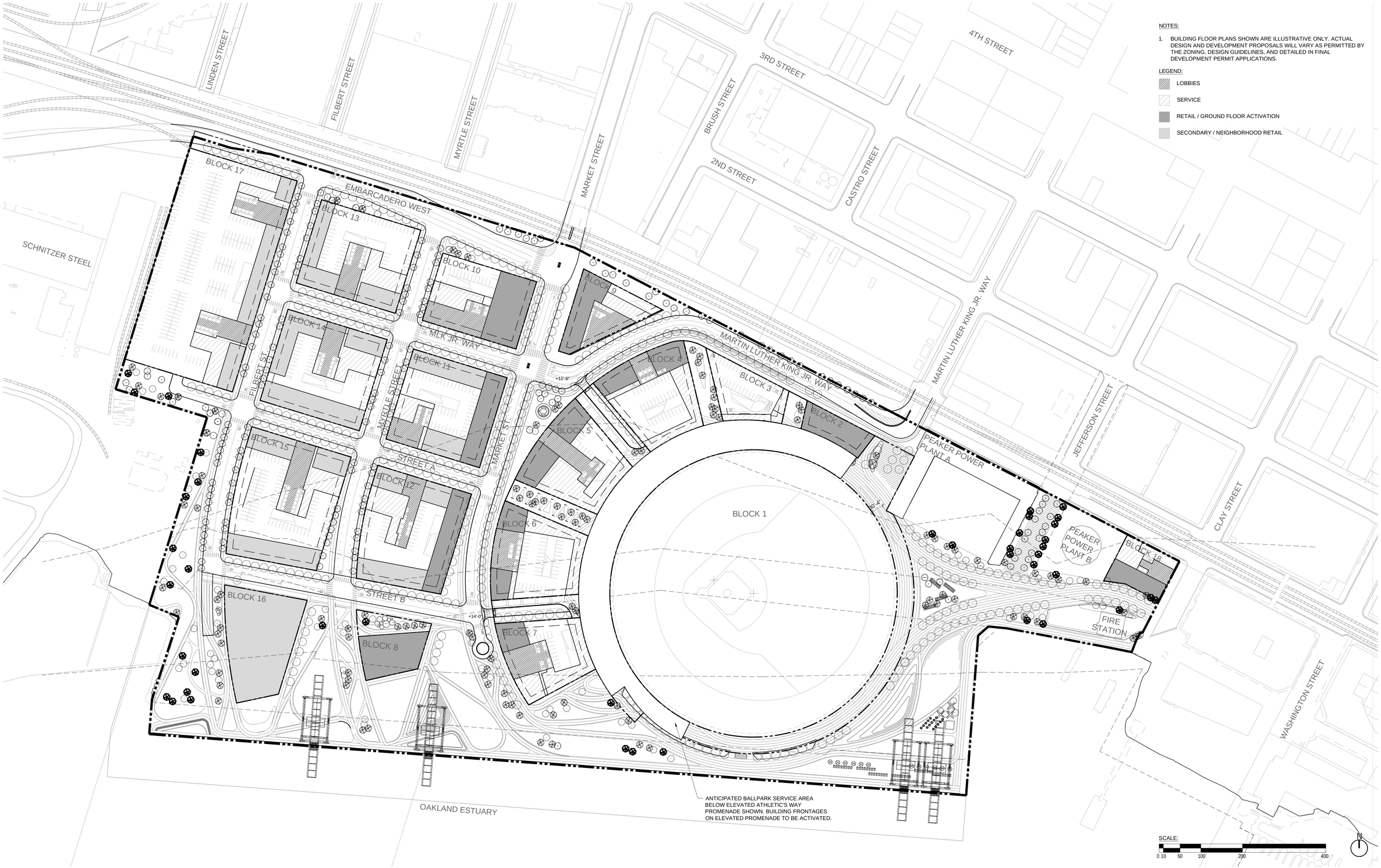
24" x 36" Arch D - SHEET SIZE

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
- RETAIL / GROUND FLOOR ACTIVATION
- SECONDARY / NEIGHBORHOOD RETAIL





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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 | 7/16/21 |

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.

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
BLOCK 17
BLOCK 13
BLOCK 10
BLOCK 9
BLOCK 14
MLK JR. WAY
FILBERT ST.
MYRTLE STREET
BLOCK 11
MARKET ST
+11'-6"
MARTIN LUTHER KING JR. WAY
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
BLOCK 15
STREET A
BLOCK 12
PEAKER POWER PLANT A
PEAKER POWER PLANT B
BLOCK 18
BLOCK 6
BLOCK 1
BLOCK 16
STREET B
+14'-0"
BLOCK 7
BLOCK 8
FIRE STATION
OAKLAND ESTUARY

PHASE 2

PHASE 1

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

N

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TITLE

# ILLUSTRATIVE PHASING PLAN 1.1.5

DRAWING NO.

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |

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. 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. INTERIM PARKING LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES.
4. 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
EMBARCADERO WEST
SCHNITZER STEEL
MARTIN LUTHER KING JR. WAY
JEFFERSON STREET
CLAY STREET
WASHINGTON STREET
MARKET ST
PEDESTRIAN BRIDGE ZONE
PEAKER POWER PLANT A
PEAKER POWER PLANT B
FIRE STATION
OAKLAND ESTUARY

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 6
BLOCK 7
BLOCK 9
BLOCK 18

209'-1"
206'-7"
178'-8"
108'-1"
215'
191'-5"
215'-4"
192'-1"
194'-7"
170'-1"
140'-0"
198'-0"
+11'-6"
+14'-0"
30'-4"

PARKING

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
N

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TITLE
# ILLUSTRATIVE DEVELOPMENT PLAN - PHASE 1

DRAWING NO.
1.1.6

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |

24" x 36" Arch D SHEET SIZE

**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.

APN 004-0023-006-01
PANDION INVESTMENTS LLC

APN 004-0023-007
LINDEN ASSOCIATES

APN 004-0001-005-01
OUWO PARTNERS LLC

APN 004-0001-007
AUYEUNG MARKET ST. LLC

APN 018-0395-010-02
CITY OF OAKLAND

APN 018-0395-011
CITY OF OAKLAND

APN 018-0395-001
SCHNITZER STEEL

APN 001-0011-006-05
CITY OF OAKLAND

APN 001-0177-008-03
SPRINT

APN 001-0177-008
PP&E

APN 001-0177-004
P.G.&E. CO.

APN 001-0177-007
P.G.&E. CO.

APN 001-0185-004
P.G.&E. CO.

APN 018-0410-010
SSRR (UPRR)

APN 001-0116-003
P.G.&E. CO.

APN 018-0410-009
SSRR (UPRR)

APN 001-0125-005
P.G.&E. CO.

APN 001-0127-008
2nd STREET PARTNERS

APN 001-0125-006
CITY OF OAKLAND

APN 001-0138-008
CITY OF OAKLAND

APN 018-0415-005
CITY OF OAKLAND

APN 018-0415-001-02
CITY OF OAKLAND

LINDEN STREET
MYRTLE STREET
ADELINE STREET
BRUSH STREET
3rd STREET
2nd STREET
CASTRO STREET
JEFFERSON STREET
WASHINGTON STREET
MARKET STREET
EMBARCADERO WEST
EMBARCADERO

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

CIVIL ENGINEER:
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
TEL: +1 650 482 6300

TITLE: EXISTING TOPOGRAPHY

DRAWING NO.: 1.2.1

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 7/19/21 |



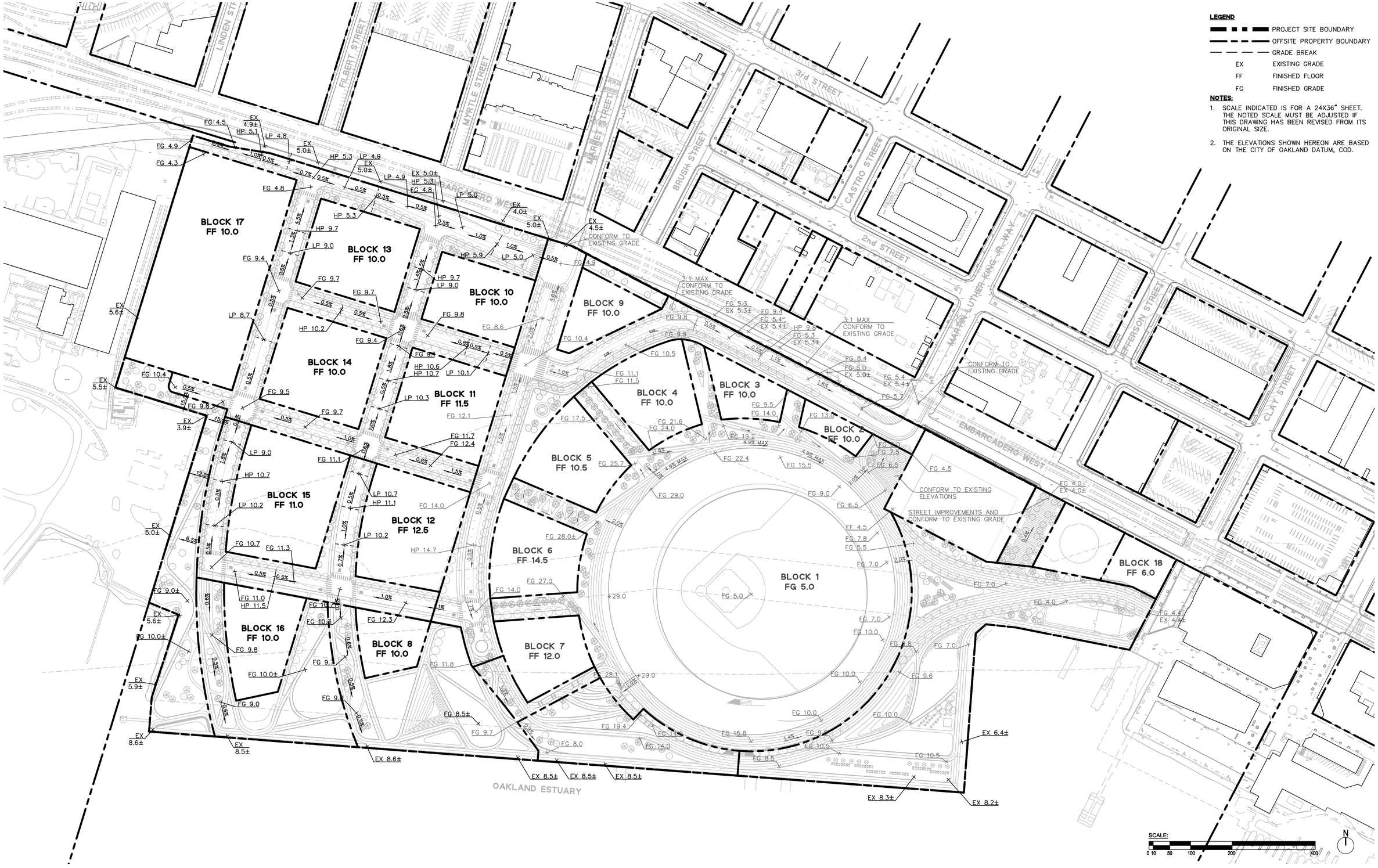

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Redwood City, CA 94065
TEL: +1 650 482 6300

TITLE: EXISTING UTILITIES
DRAWING NO.: 1.2.2

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 7/19/21 |

24" x 36" Arch D SHEET SIZE




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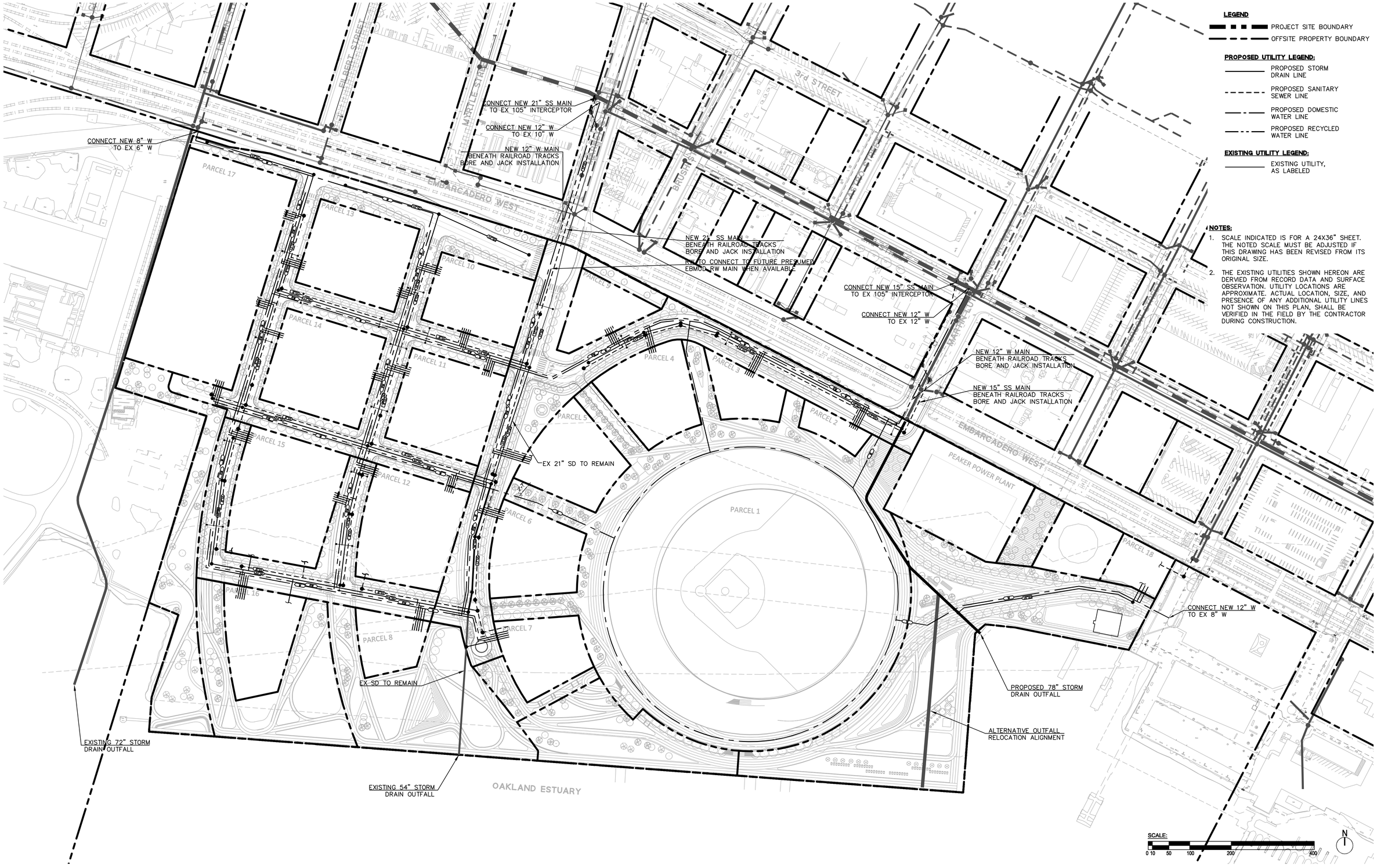
TITLE

# PRELIMINARY GRADING PLAN

DRAWING NO. 1.2.3

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 7/19/21 |

24" x 36" Arch D SHEET SIZE




CLIENT

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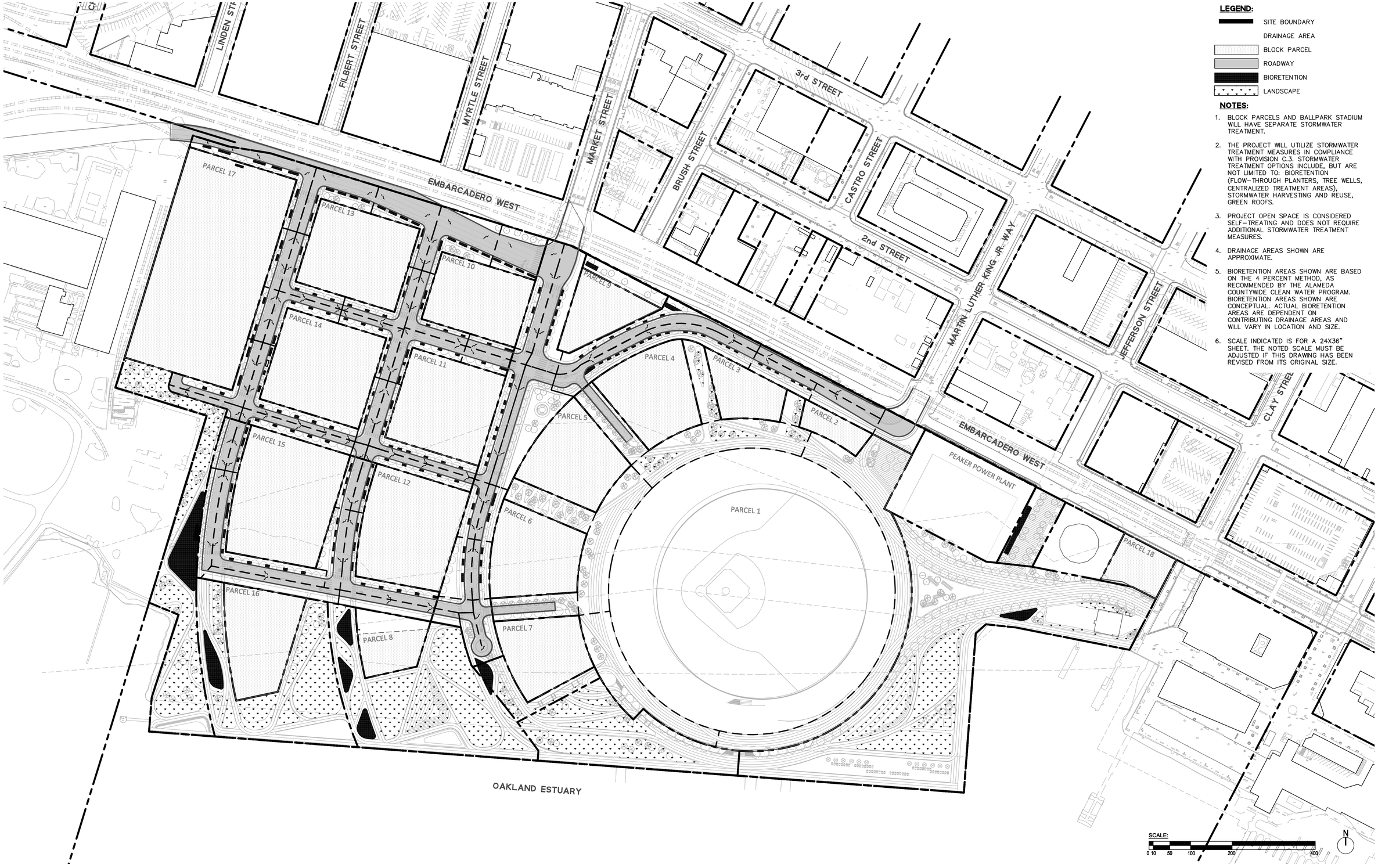
TITLE

# 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 | 7/19/21 |

24" x 36" Arch D SHEET SIZE




CLIENT

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TEL: +1 650 482 6300

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 | 7/19/21 |

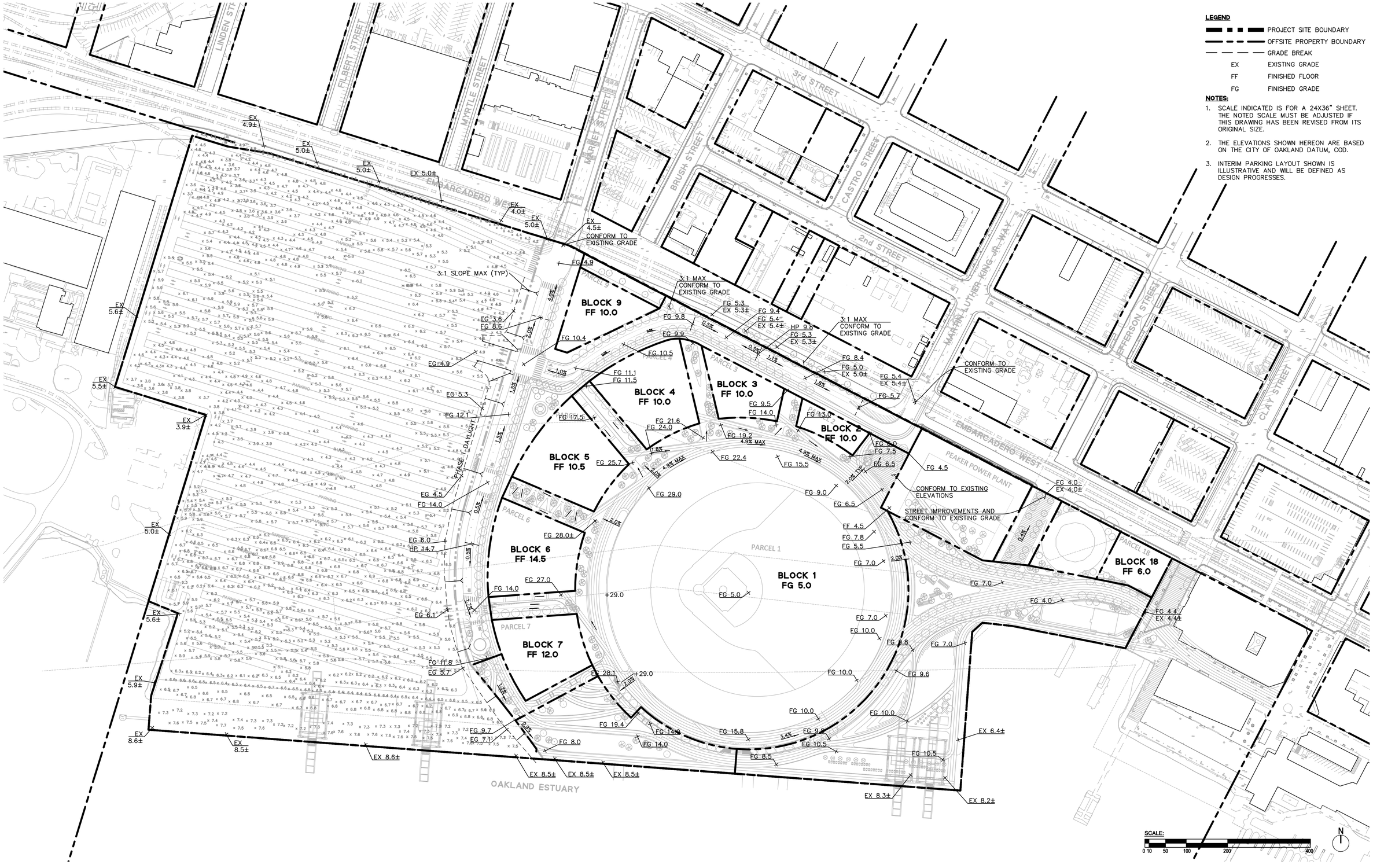
24" x 36" Arch D SHEET SIZE

**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.





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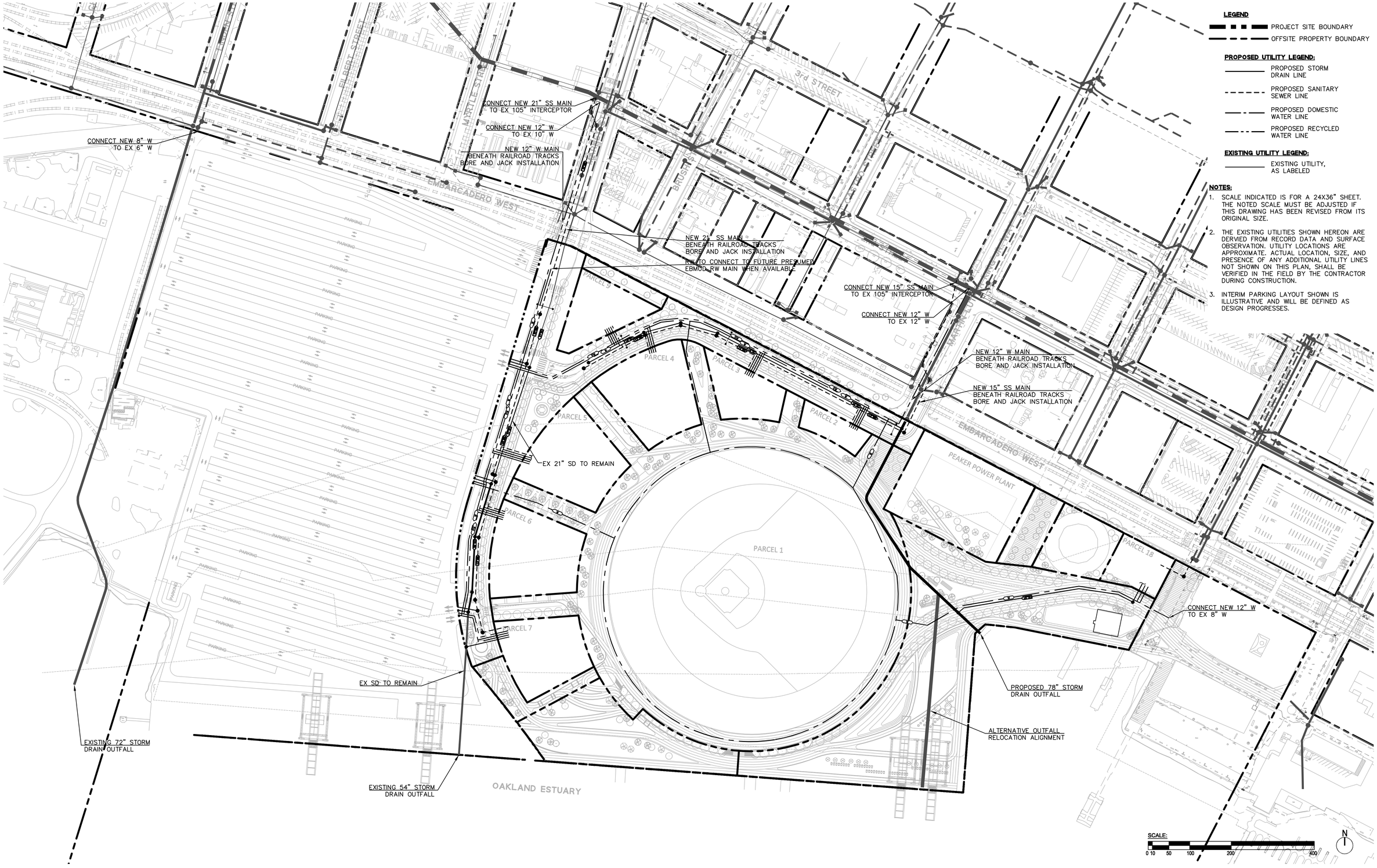

TITLE

# PRELIMINARY GRADING PLAN - PHASE 1

DRAWING NO. 1.2.10

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 7/19/21 |

24" x 36" Arch D SHEET SIZE




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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 | 7/19/21 |

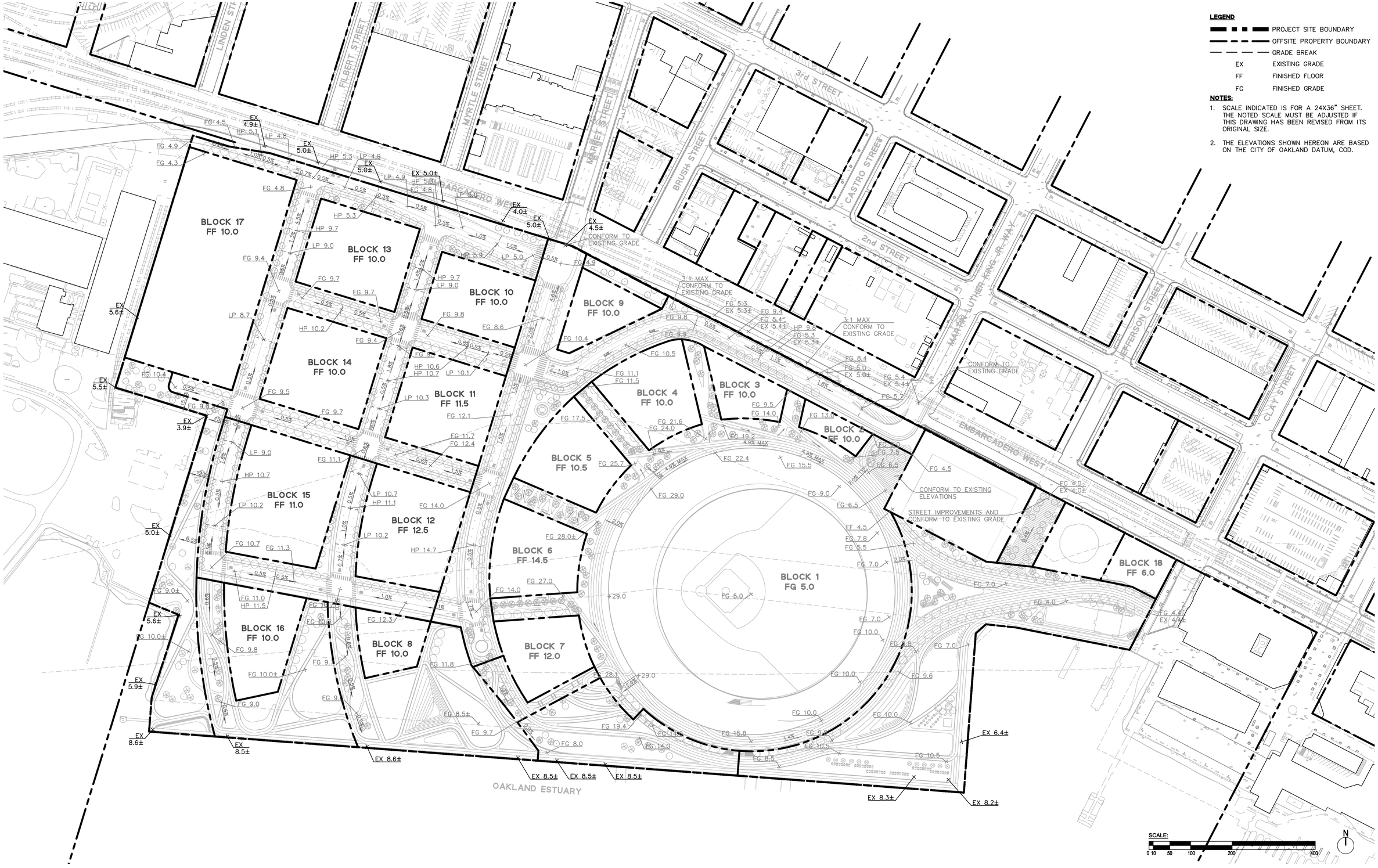
24" x 36" Arch D SHEET SIZE

**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.





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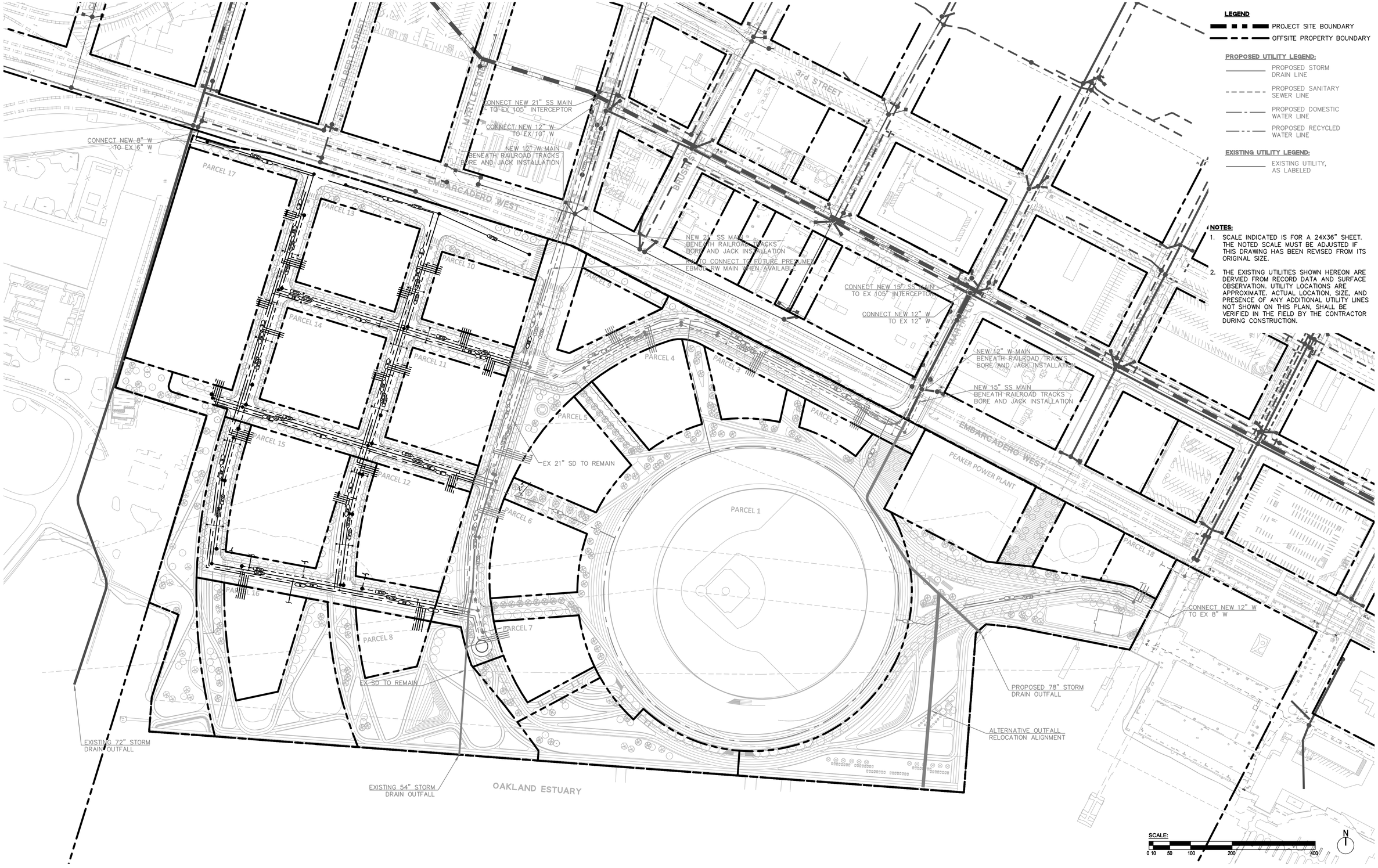
CIVIL ENGINEER:
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
TEL: +1 650 482 6300


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 | 7/19/21 |

24" x 36" Arch D SHEET SIZE




CLIENT

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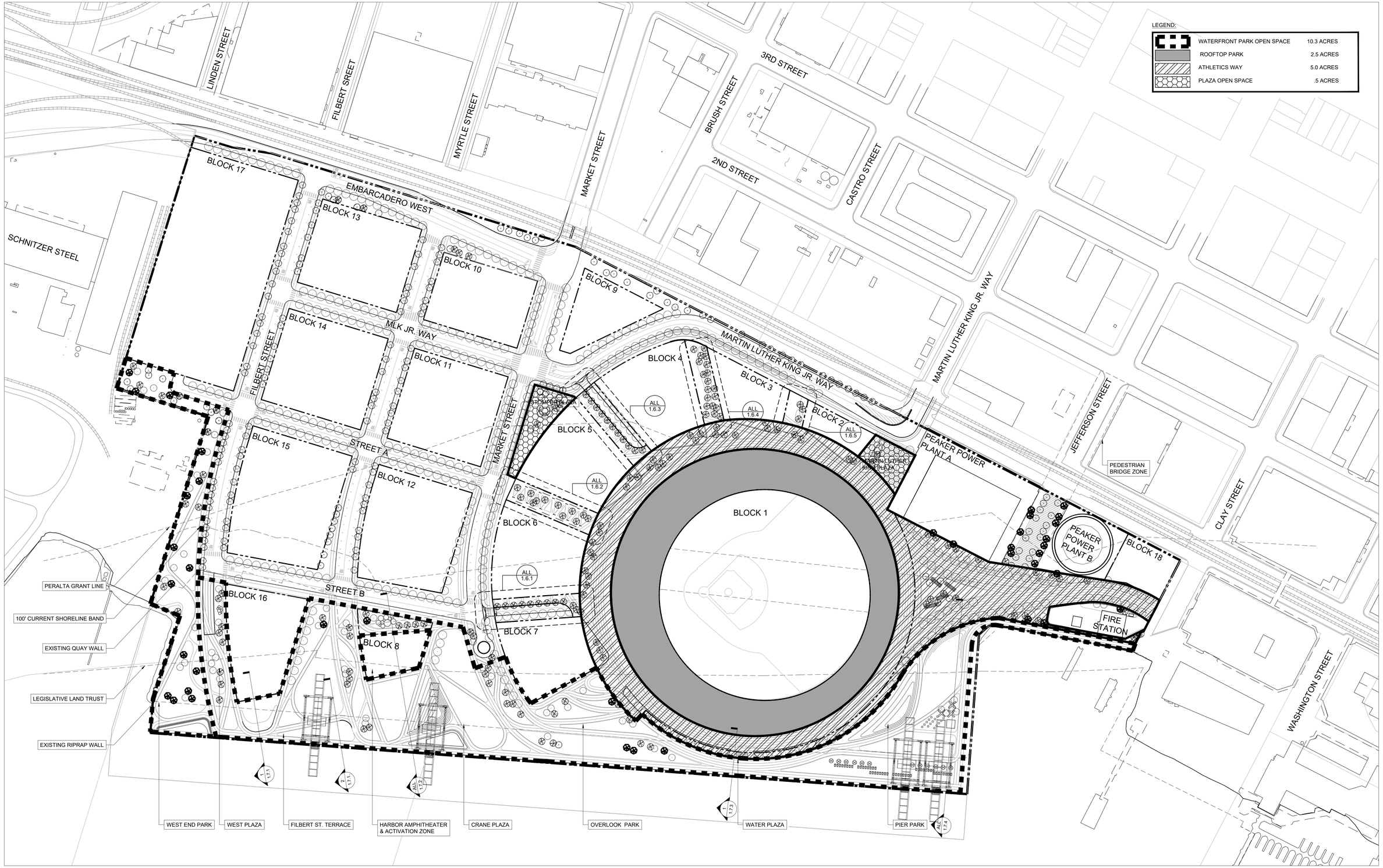
TITLE

# 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 | 7/19/21 |

24" x 36" Arch D - SHEET SIZE





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LANDSCAPE ARCHITECT

JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9197


TITLE

# PARKS AND OPEN SPACE PLAN

DRAWING NO. **1.3.1**

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
7/16/21 — DATE

24" x 36" Arch D - SHEET SIZE

LEGEND:

| | | |
|---|---|---|
| | WATERFRONT PARK OPEN SPACE | 10.3 ACRES |
| | PHASE 1 (A,B&C): 4.3 ACRES | |
| | PHASE 2 (D,E&F): 6.0 ACRES | |
| | ROOFTOP PARK | 2.5 ACRES |
| | ATHLETICS WAY | 5.0 ACRES |
| | PLAZA OPEN SPACE | .5 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
MLK JR. WAY
BLOCK 11
FILBERT STREET
BLOCK 15
STREET A
BLOCK 12
MARKET STREET
STOMPER PLAZA
BLOCK 5
BLOCK 4
BLOCK 3
BLOCK 2
ALL 1.6.3
ALL 1.6.4
ALL 1.6.5
ALL 1.6.2
ALL 1.6.1
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 16
STREET B
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
F
E
D
C
B
A
ALL 1.7.1
ALL 1.7.2
ALL 1.7.3
ALL 1.7.4
WEST END PARK
WEST PLAZA
FILBERT ST. TERRACE
HARBOR AMPHITHEATER & ACTIVATION ZONE
CRANE PLAZA
OVERLOOK PARK
WATER PLAZA
PIER PARK

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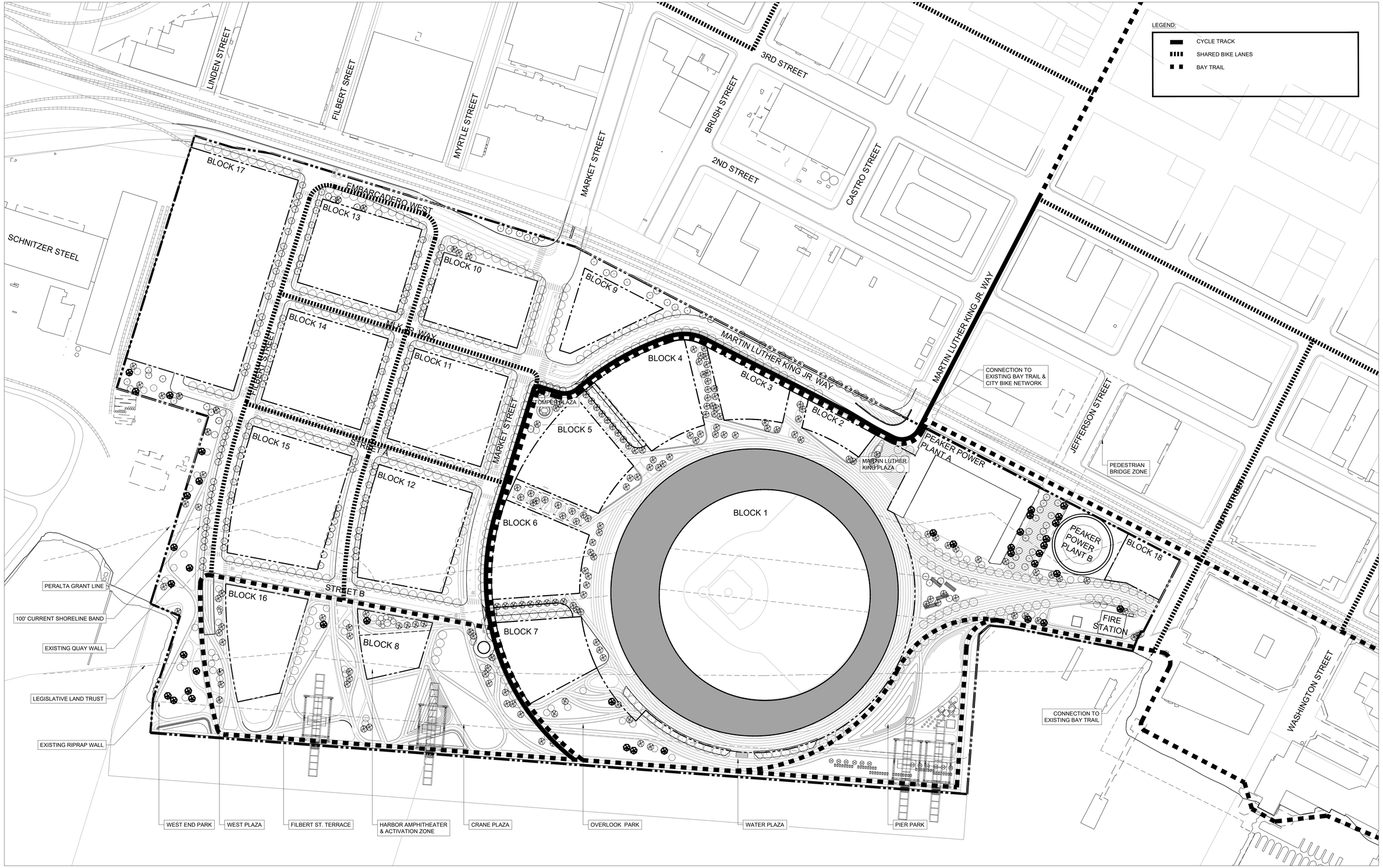
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9197

TITLE
# PARKS AND OPEN SPACE PHASING PLAN 1.3.2

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
7/16/21 — DATE

24" x 36" Arch D - SHEET SIZE





CLIENT

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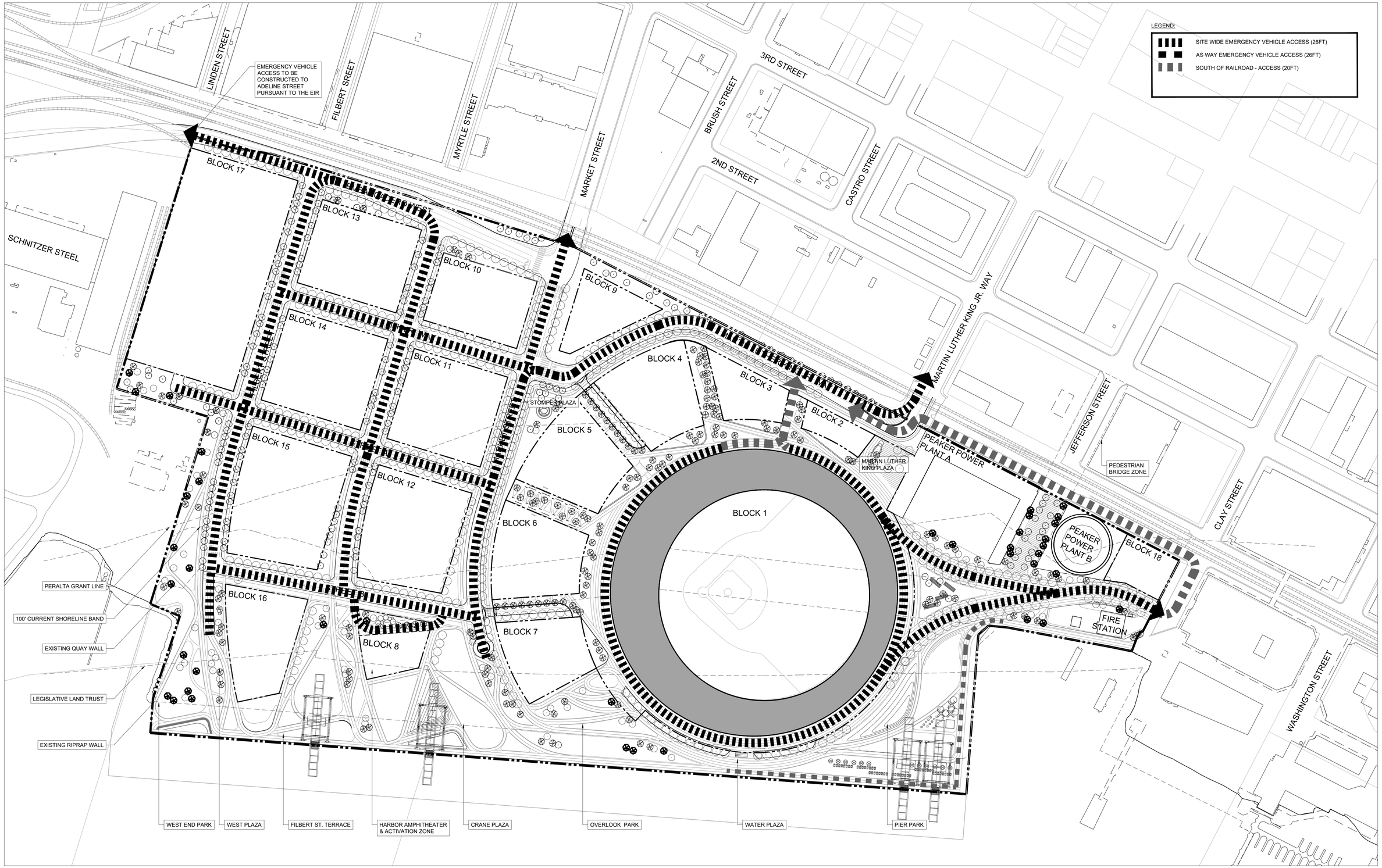

TITLE

# PEDESTRIAN AND BIKE CIRCULATION DIAGRAM

DRAWING NO. **1.3.3**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE




CLIENT

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TITLE

# EMERGENCY VEHICLE ACCESS PLAN 1.3.4

DRAWING NO.

| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |
|---|---|---|---|
| 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

N

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TITLE

# ENLARGED PLAN 1.3.5

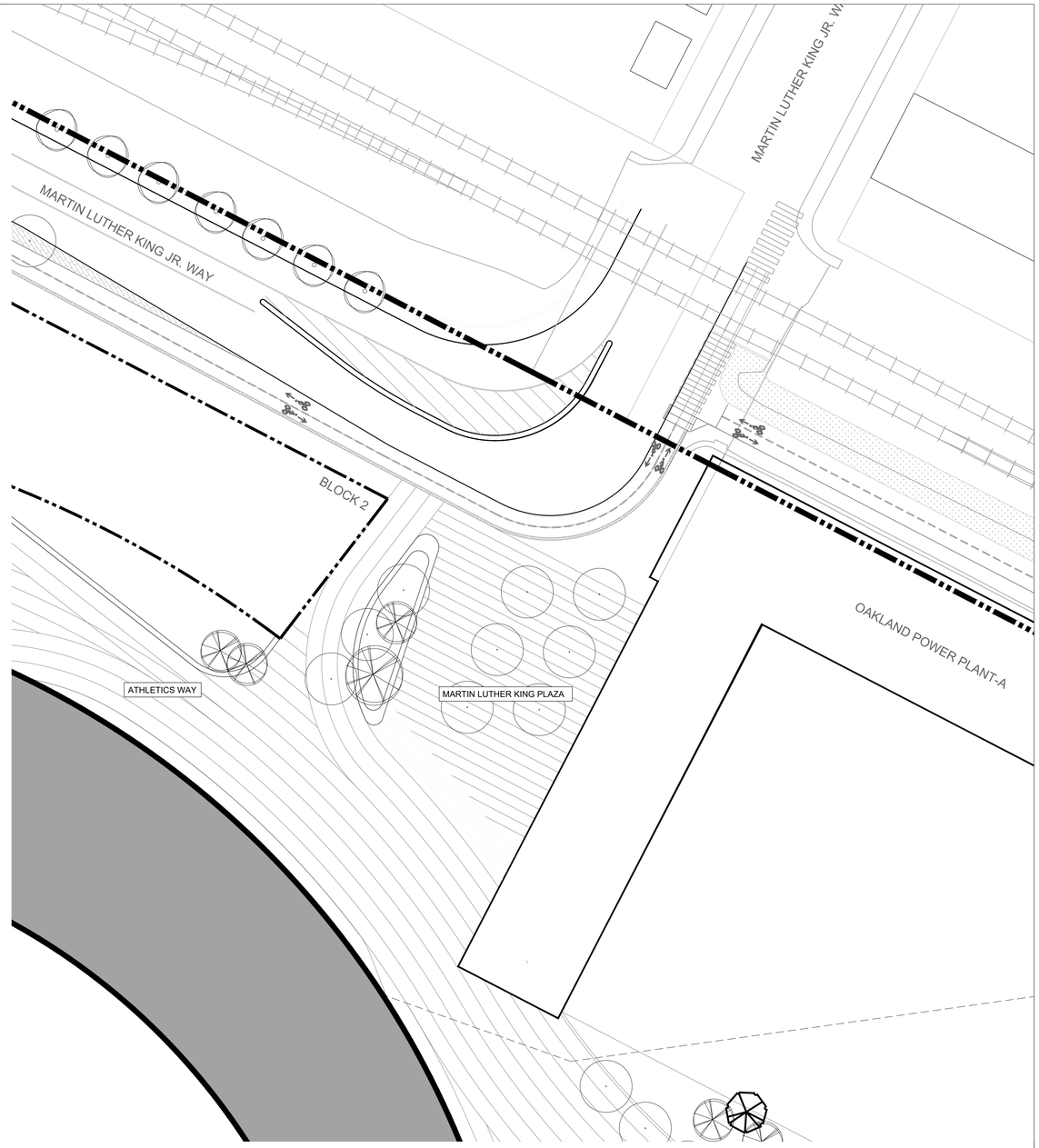
DRAWING NO.

| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=50' | ARCH D | 7/16/21 |
|---|---|---|---|
| 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

N

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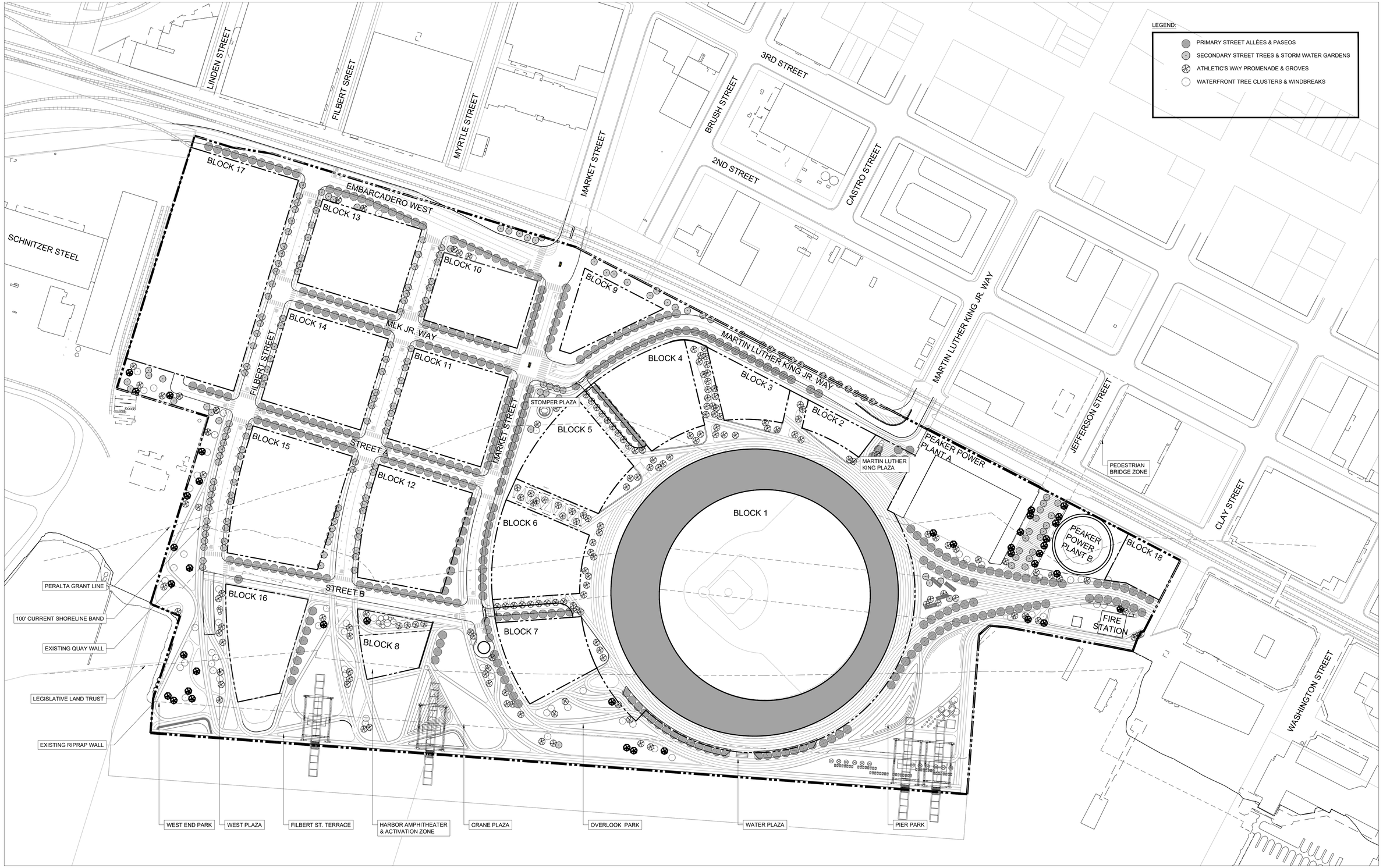
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
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San Francisco, CA 94111
TEL: +1 415 943 9197

TITLE
# ENLARGED PLAN **1.3.6**

DRAWING NO.

| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1'=25' | ARCH D | 7/16/21 |
|---|---|---|---|
| PROJECT NAME | SCALE | FORMAT | DATE |

24" x 36" Arch D - SHEET SIZE





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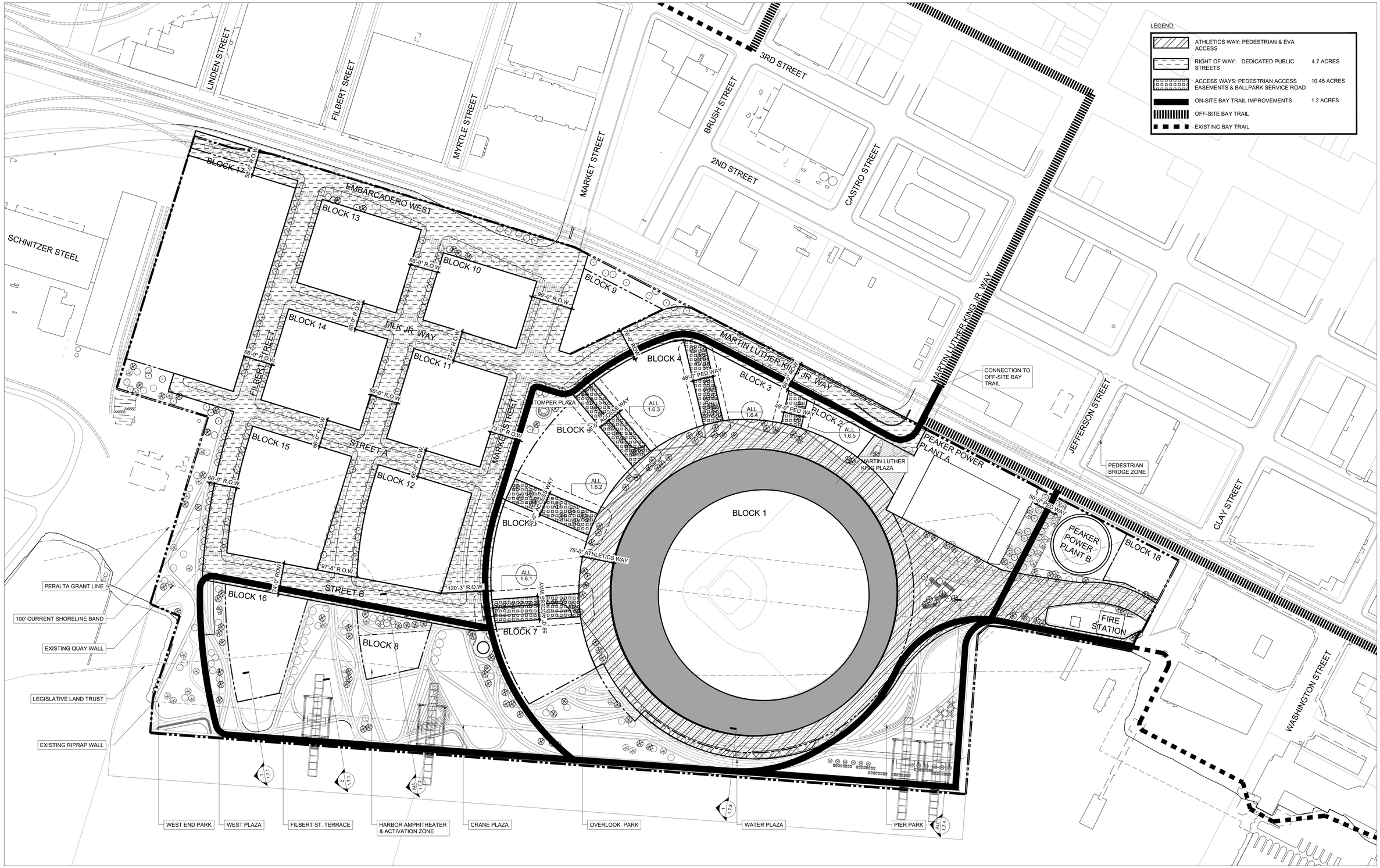

TITLE

# LANDSCAPE CONCEPT PLAN

DRAWING NO. **1.4.1**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE





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LANDSCAPE ARCHITECT

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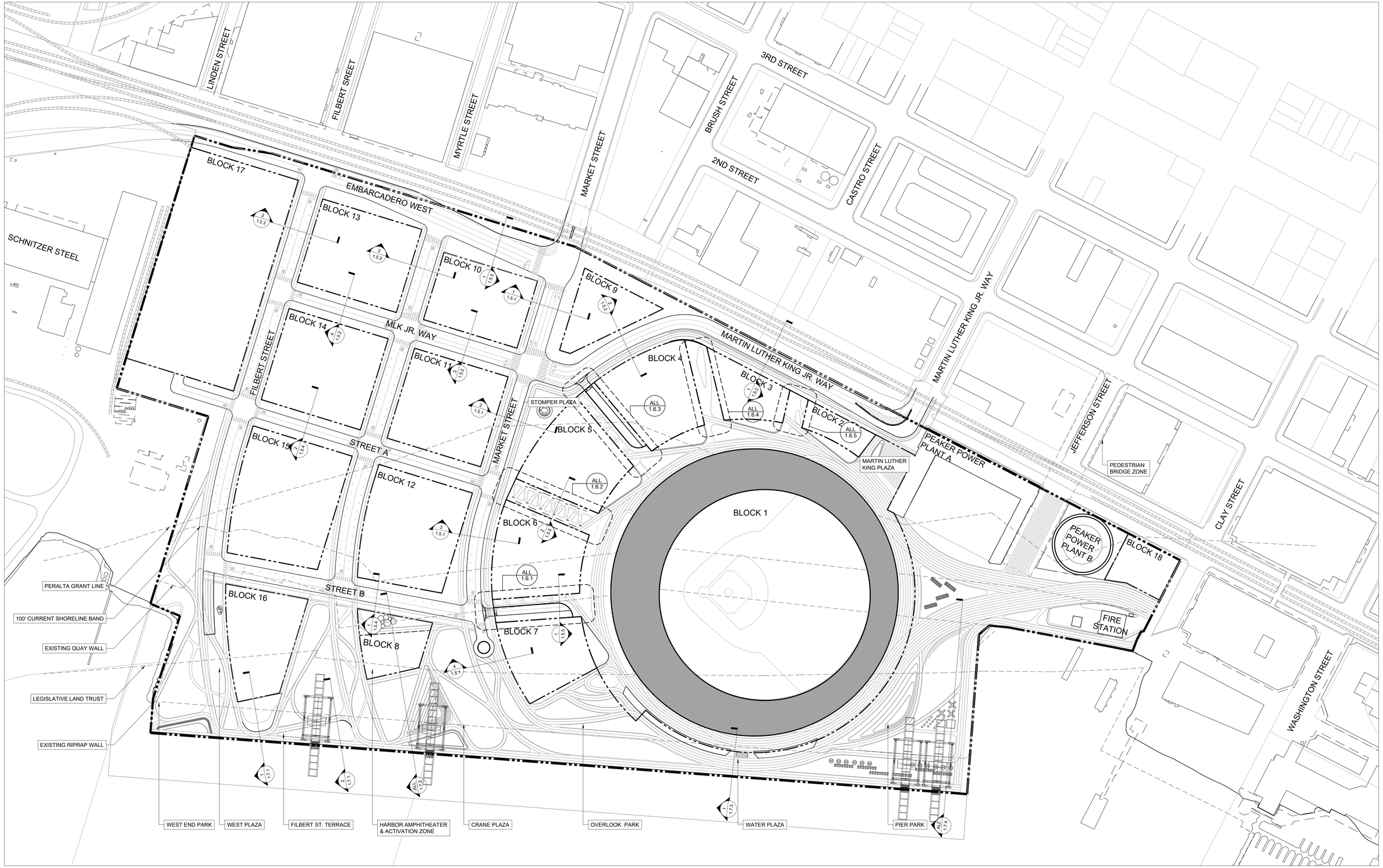

TITLE

# STREETS AND PEDESTRIAN WAYS

DRAWING NO. **1.4.2**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE




CLIENT

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LANDSCAPE ARCHITECT

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633 Battery Street, Suite 118
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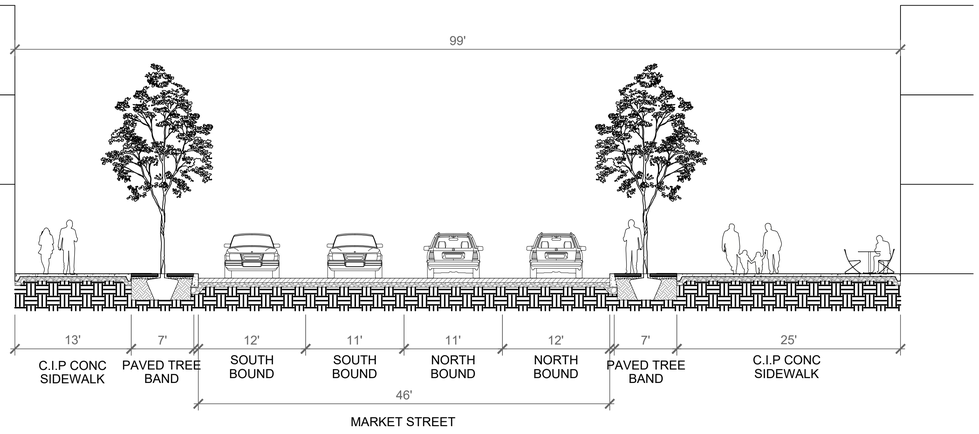
TITLE

# STREETS AND PEDESTRIAN WAYS KEY PLAN 1.4.3

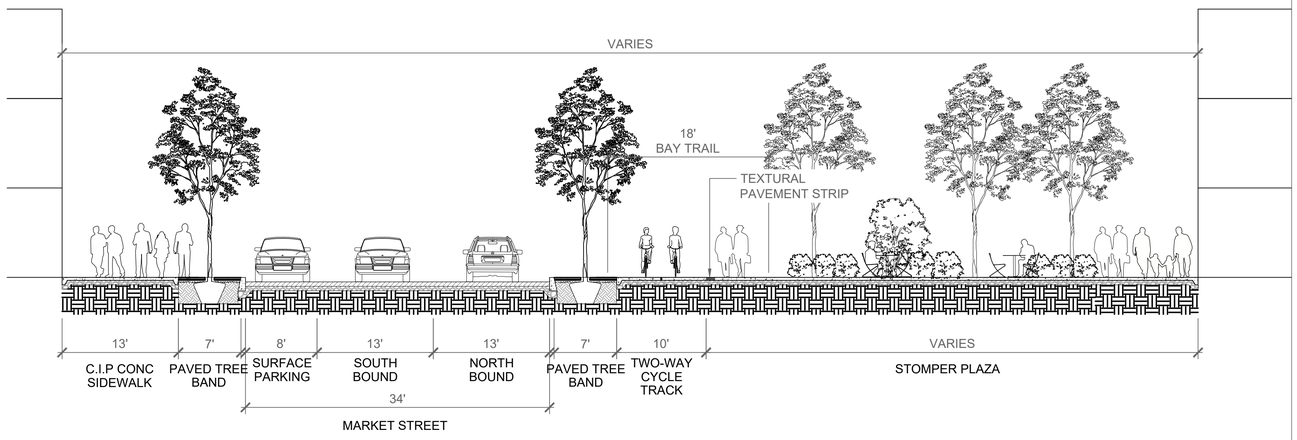
DRAWING NO.

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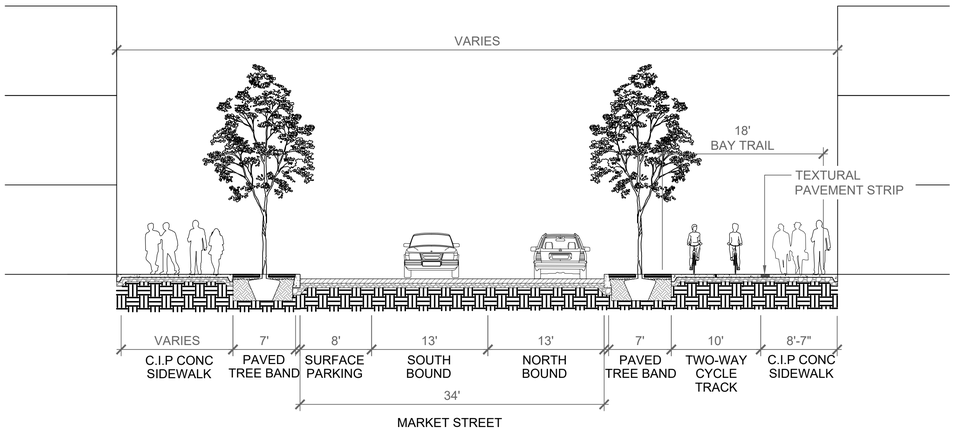
24" x 36" Arch D -SHEET SIZE



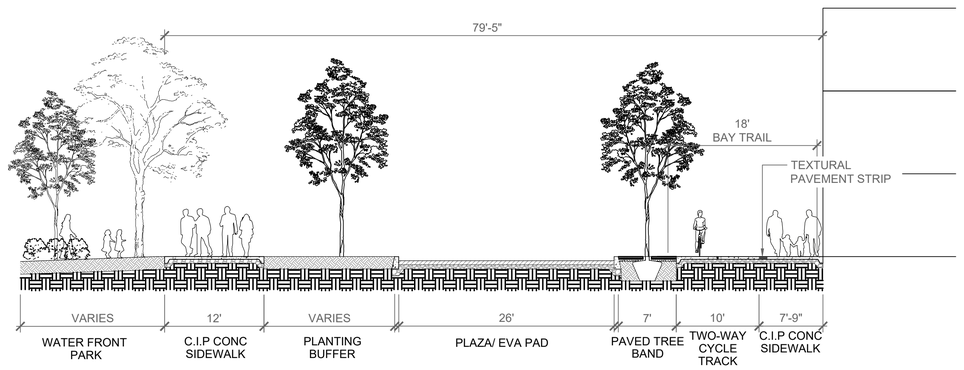

1 **SECTION M1 - MARKET STREET**
SCALE: 1/8"=1'-0"
SECTION




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

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

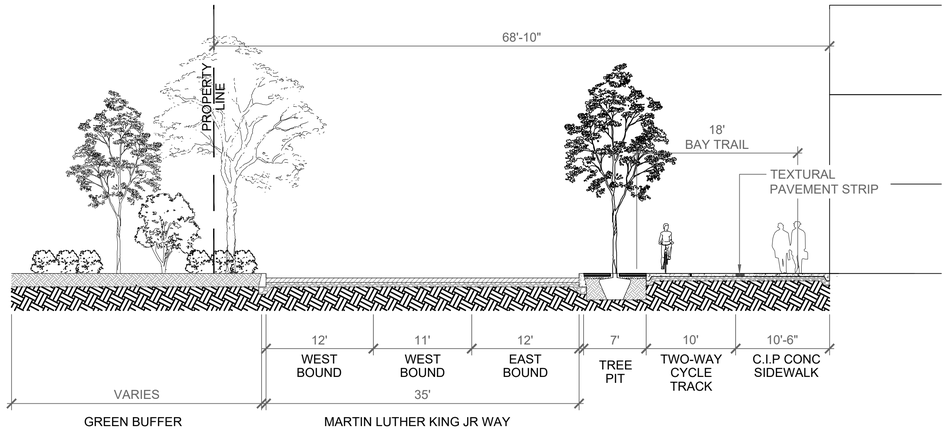
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9197

TITLE
# STREET SECTIONS

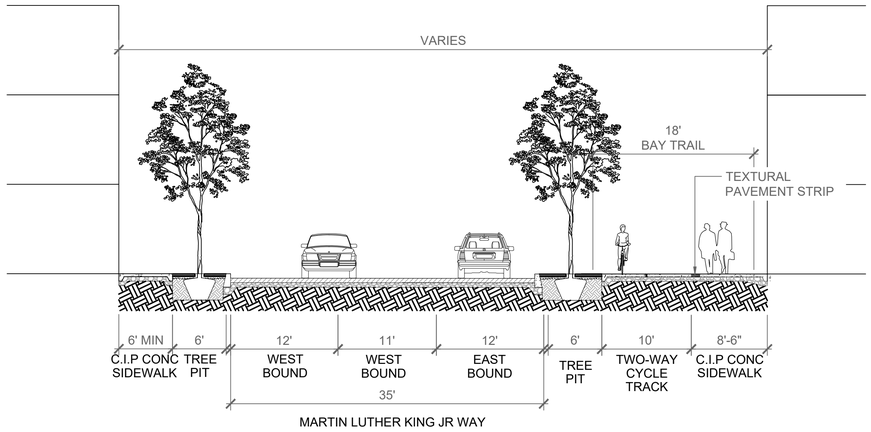
DRAWING NO. **1.5.1**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1/8"=1' | ARCH D | 7/16/21 |

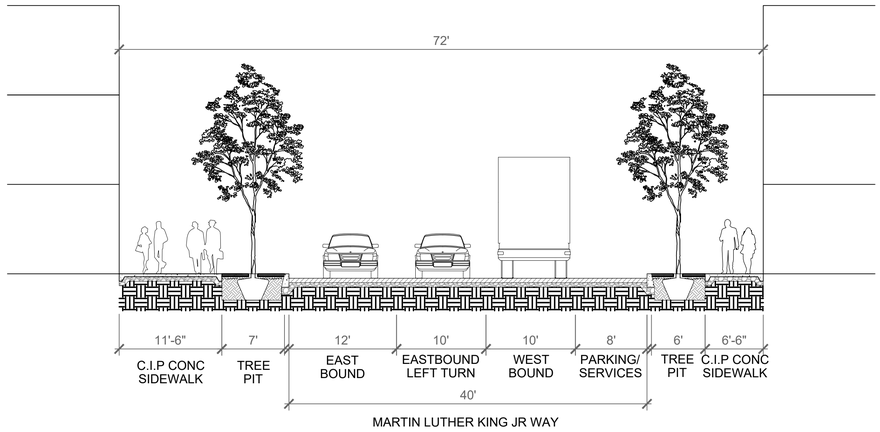
24" x 36" Arch D -SHEET SIZE



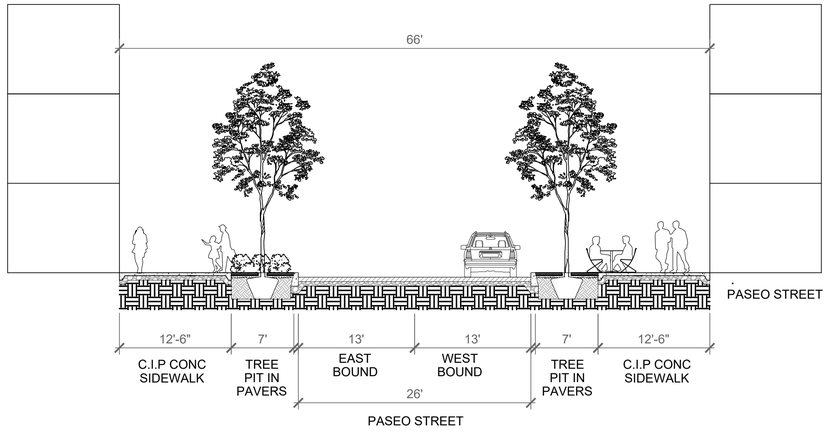

1 **SECTION MK1 - MARTIN LUTHER KING JR WAY AT RAIL ROAD**
SCALE: 1/8"=1'-0"
SECTION




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

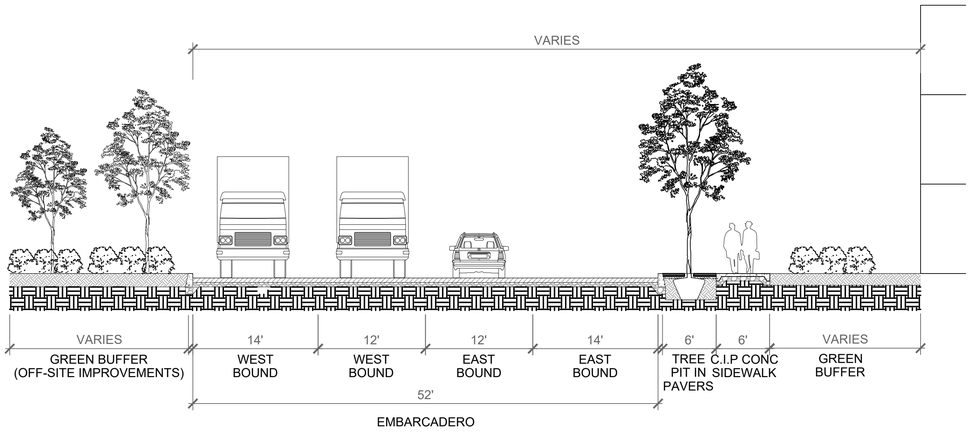
CLIENT
THE OAKLAND ATHLETICS
7000 COLISEUM WAY
OAKLAND, CA 94621 USA
TEL: +1 510 638 4900

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JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
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TITLE
# STREET SECTIONS 1.5.2
DRAWING NO.

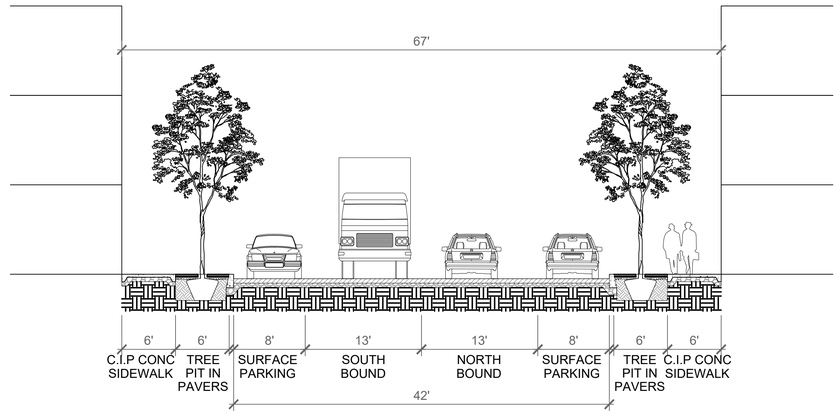
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1/8"=1' — SCALE
ARCH D — FORMAT
7/16/21 — DATE

24" x 36" Arch D -SHEET SIZE



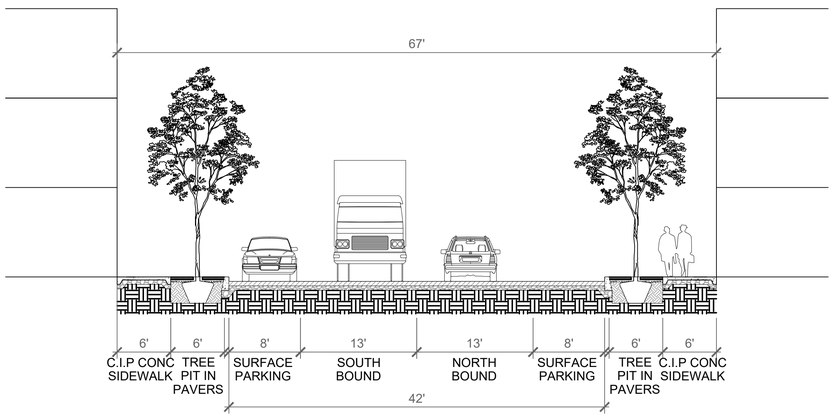

1 **SECTION EM - EMBARCADERO WEST**
SCALE: 1/8"=1'-0"

SECTION




2 **SECTION D1 - DISTRICT STREETS**
SCALE: 1/8"=1'-0"

SECTION




3 **SECTION D2 - DISTRICT STREETS**
SCALE: 1/8"=1'-0"

SECTION

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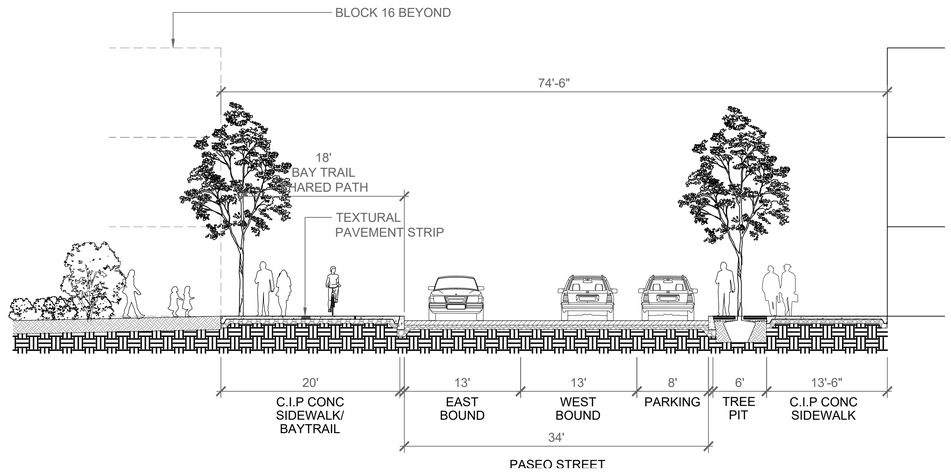
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
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San Francisco, CA 94111
TEL: +1 415 943 9197

TITLE
# STREET SECTIONS 1.5.3

DRAWING NO.

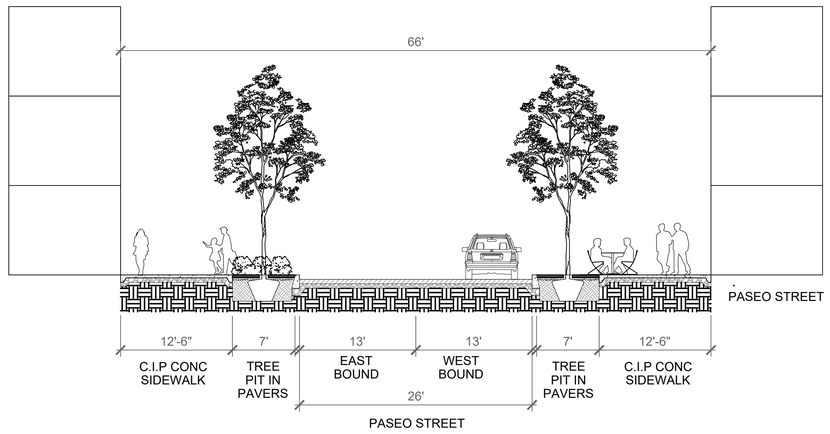
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1/8"=1' — SCALE
ARCH D — FORMAT
7/16/21 — DATE

24" x 36" Arch D SHEET SIZE




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

SECTION




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

SECTION

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OAKLAND, CA 94621 USA
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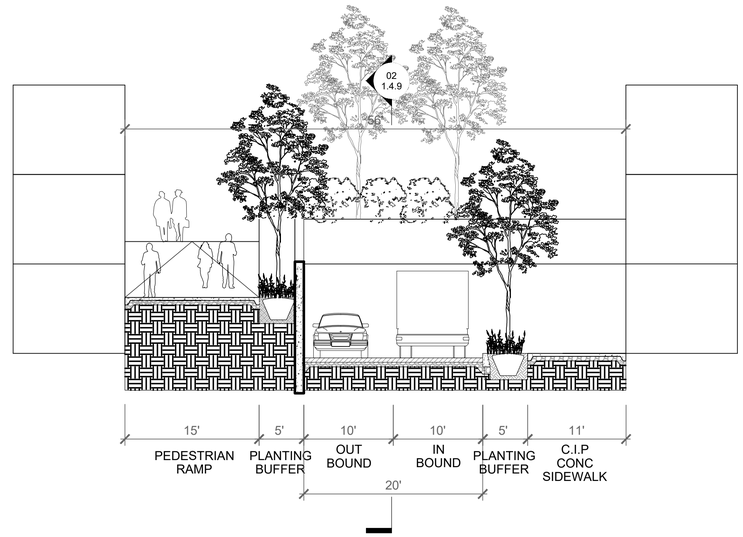
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9197

TITLE
# STREET SECTIONS **1.5.4**

DRAWING NO.

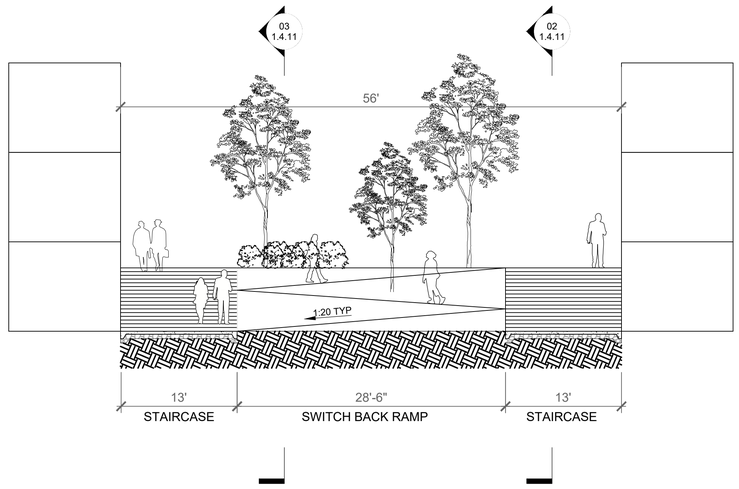
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1/8"=1' — SCALE
ARCH D — FORMAT
7/16/21 — DATE

24" x 36" Arch D SHEET SIZE




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

SECTION




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

SECTION

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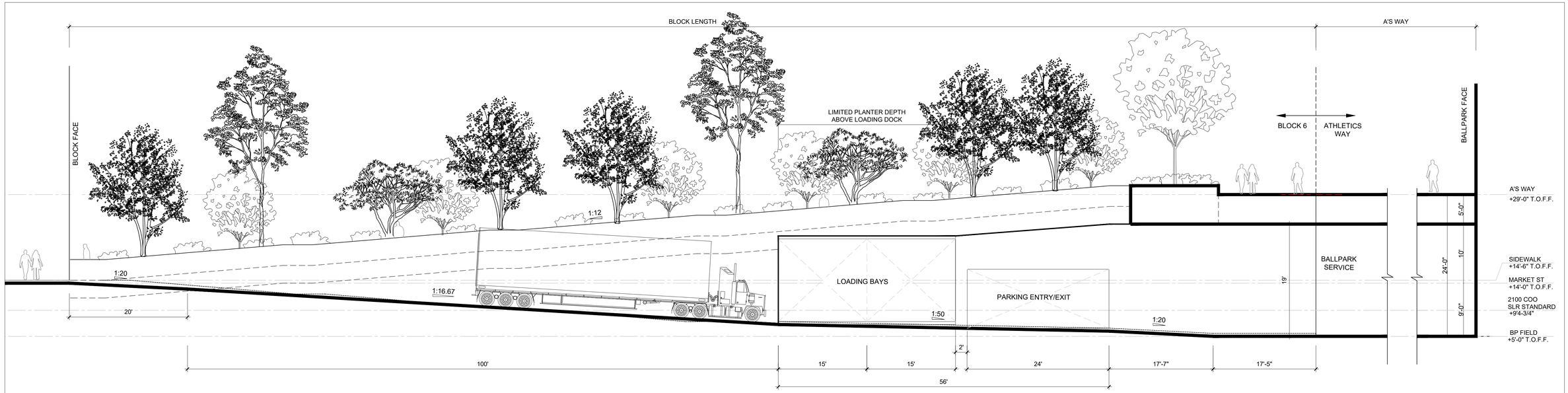
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
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San Francisco, CA 94111
TEL: +1 415 943 9197

TITLE
# STREET SECTIONS **1.5.5**

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1/8"=1' — SCALE
ARCH D — FORMAT
7/16/21 — DATE

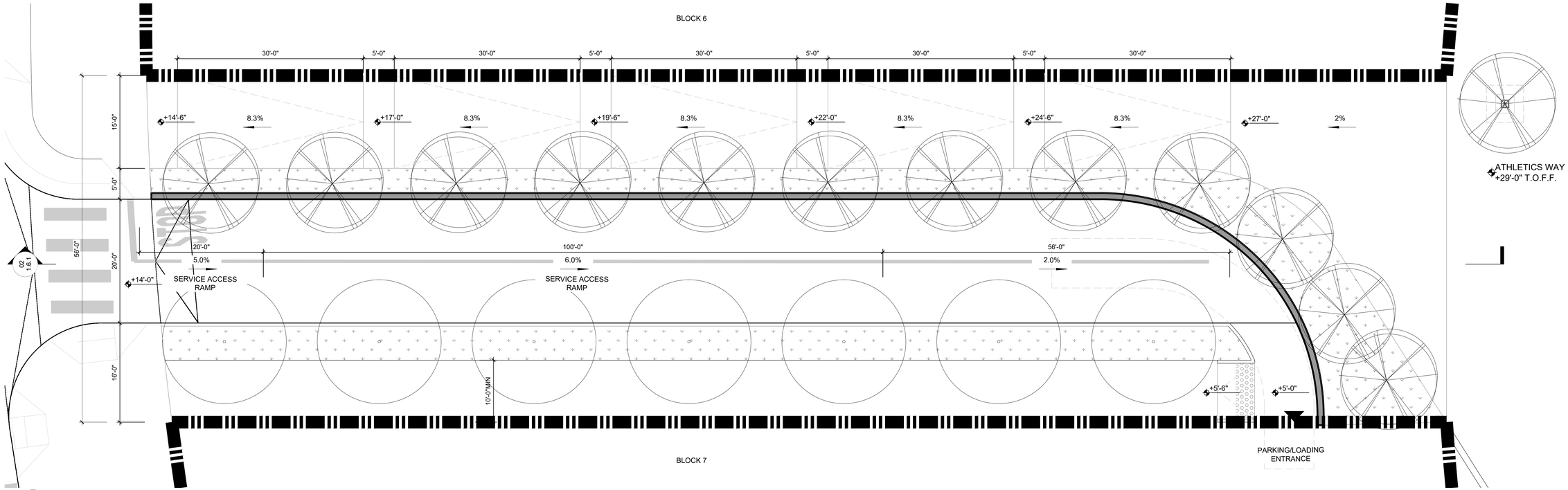
24" x 36" Arch D - SHEET SIZE




## 2 ACCESS WAY TYPE 1 @ BLOCK 6/7 _ SECTION 1

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

SECTION




## 1 ACCESS WAY TYPE 1 @ BLOCK 6/7

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

ENLARGEMENT PLAN


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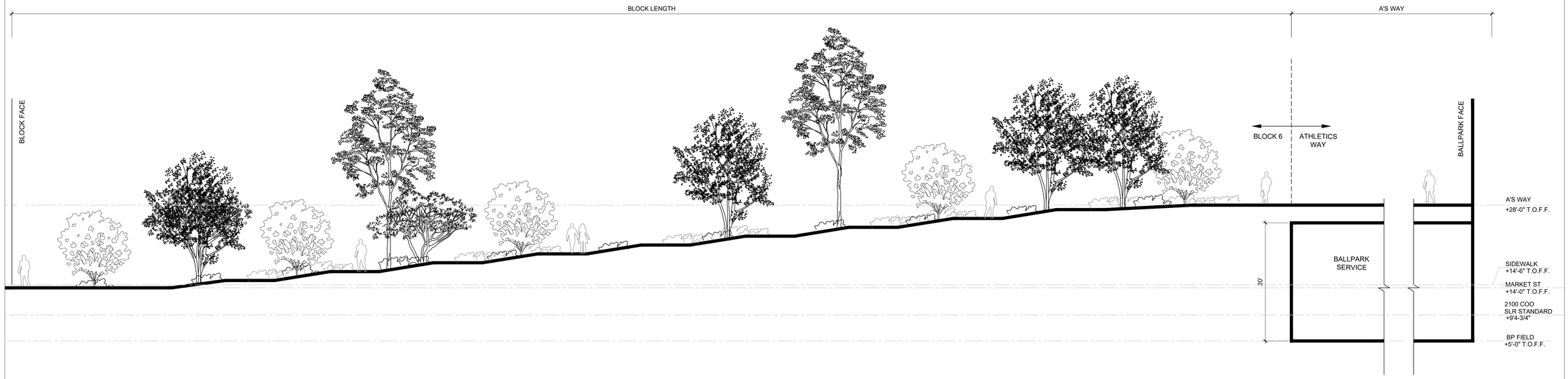

TITLE

# ACCESS WAY SECTIONS

DRAWING NO. **1.6.1**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1/8"=1' | ARCH D | 7/16/21 |

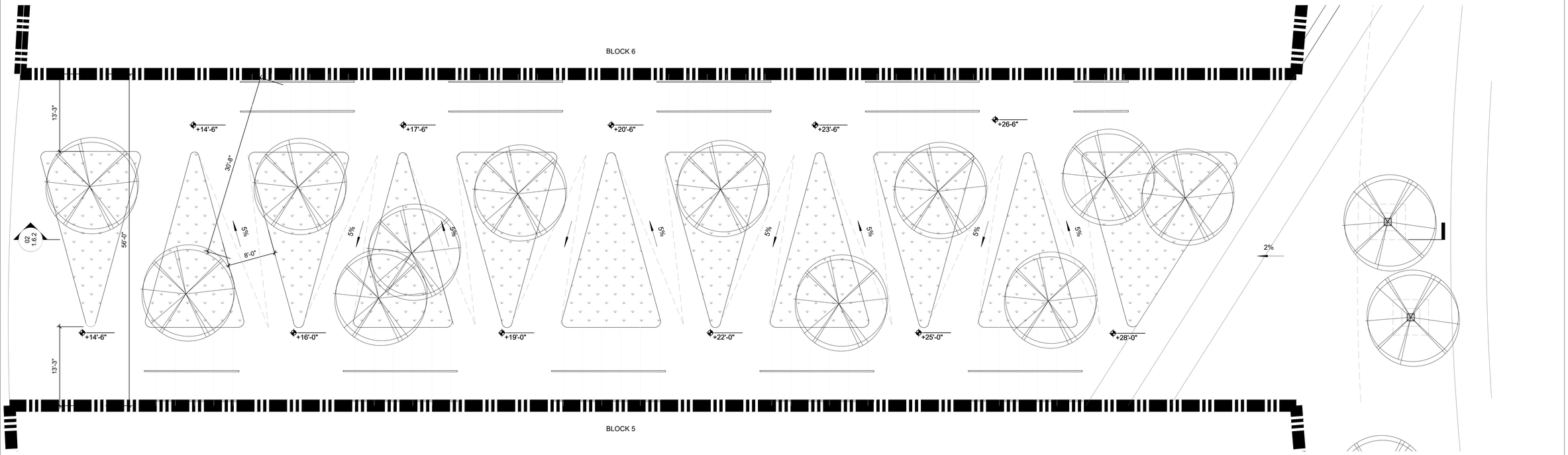
24" x 36" Arch D - SHEET SIZE




2 **ACCESS WAY TYPE 1 @ BLOCK 5/6 _ SECTION 1**

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

SECTION




1 **ACCESS WAY TYPE 1 @ BLOCK 5/6**

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

ENLARGEMENT PLAN

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THE OAKLAND ATHLETICS
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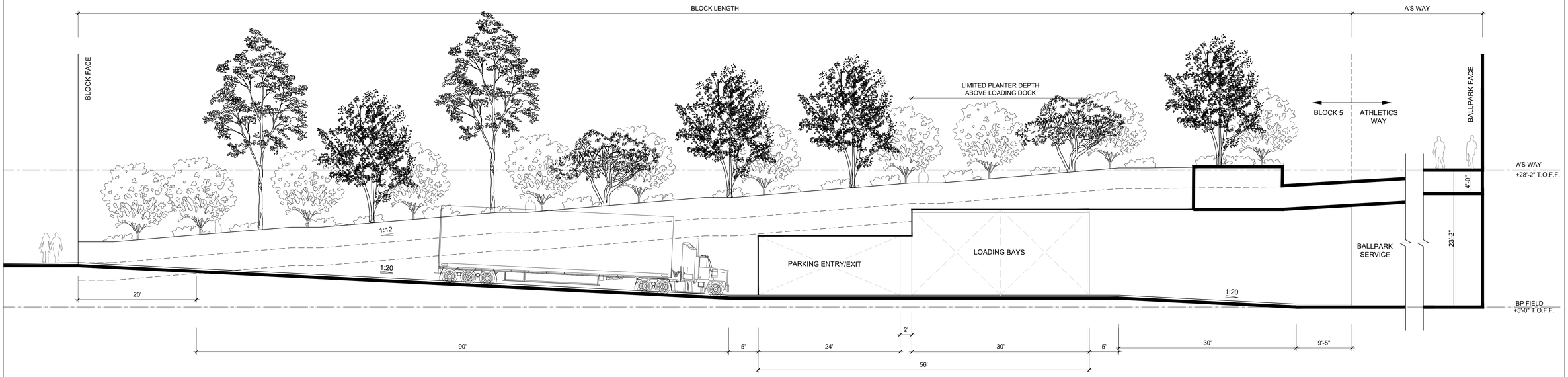
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9197

TITLE
# ACCESS WAY SECTIONS

DRAWING NO.
**1.6.2**

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1/8"=1' — SCALE
ARCH D — FORMAT
7/16/21 — DATE

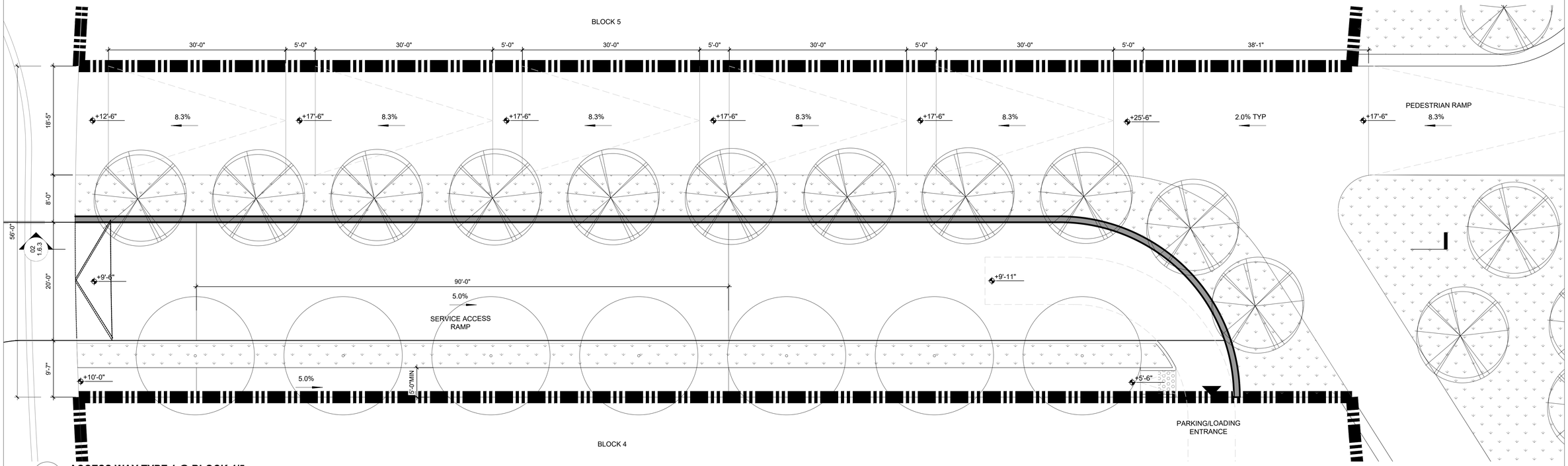
24" x 36" Arch D - SHEET SIZE




## 2 ACCESS WAY TYPE 1 @ BLOCK 4/5 _ SECTION 1

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

SECTION




## 1 ACCESS WAY TYPE 1 @ BLOCK 4/5

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

ENLARGEMENT PLAN


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San Francisco, CA 94111
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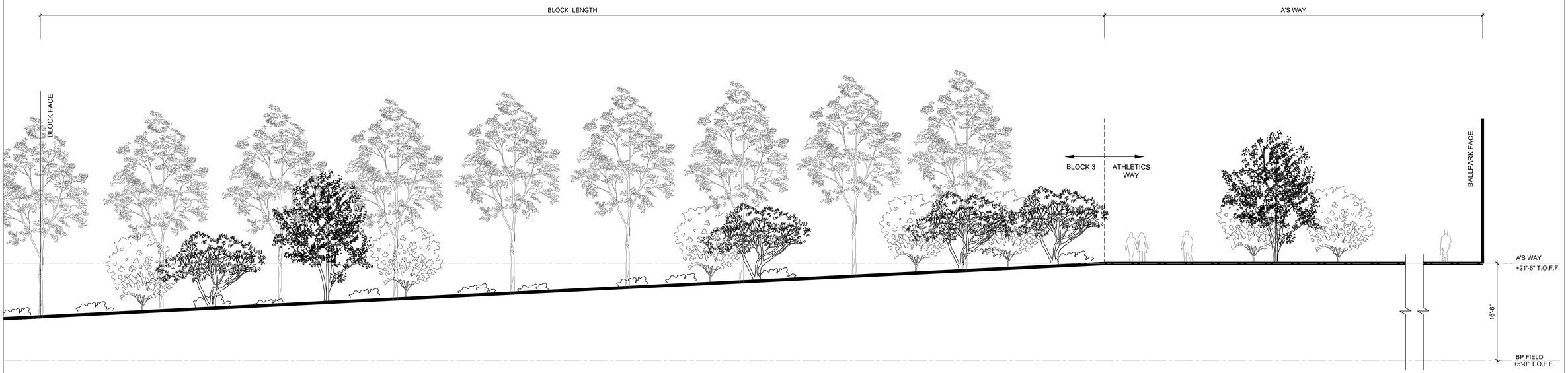

TITLE

# ACCESS WAY SECTIONS

DRAWING NO. **1.6.3**

| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1/8"=1' | ARCH D | 7/16/21 |
|---|---|---|---|
| PROJECT NAME | SCALE | FORMAT | DATE |

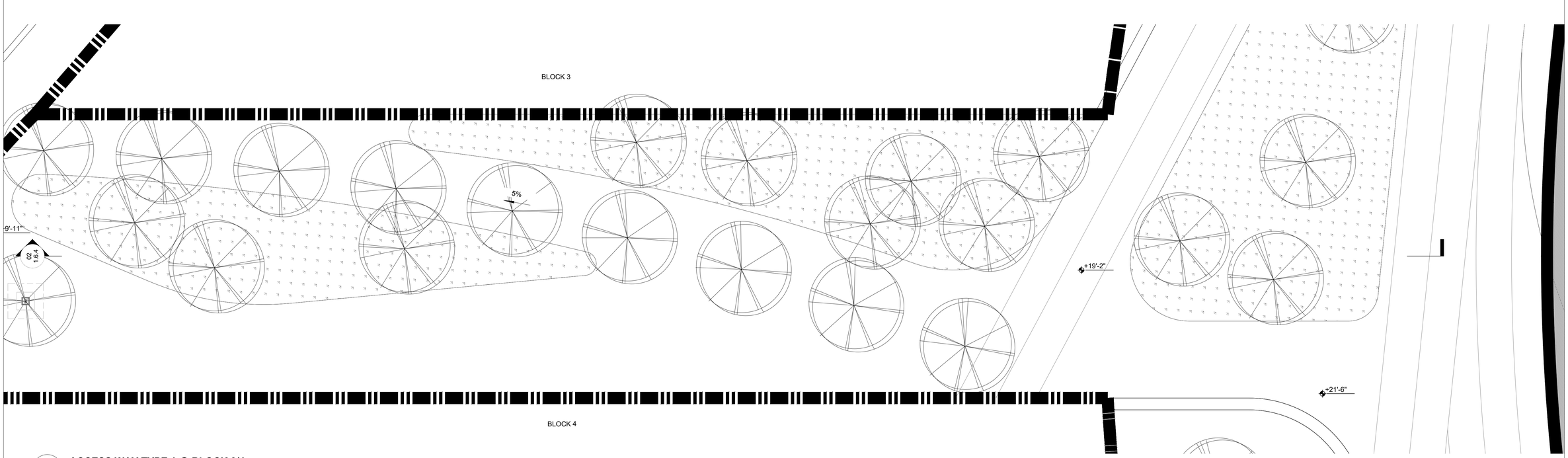
24" x 36" Arch D - SHEET SIZE




## 2 ACCESS WAY TYPE 1 @ BLOCK 3/4 _ SECTION 1

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

SECTION




## 1 ACCESS WAY TYPE 1 @ BLOCK 3/4

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

ENLARGEMENT PLAN


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633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9197

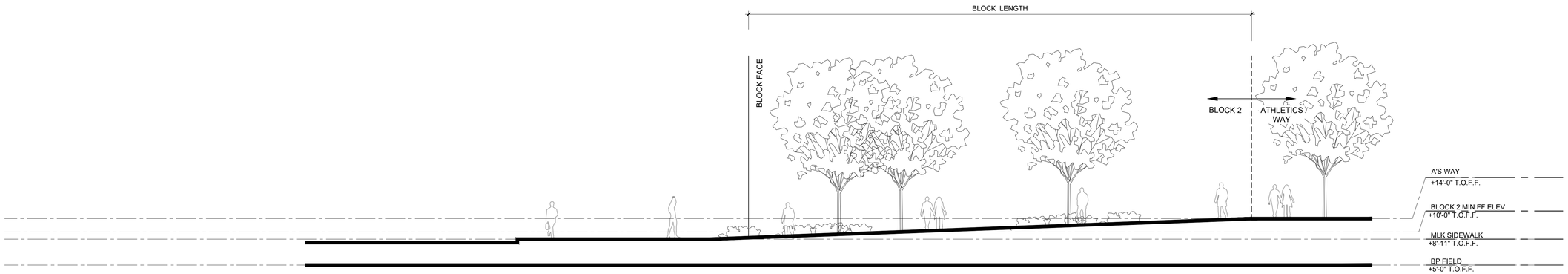

TITLE

# ACCESS WAY SECTIONS

DRAWING NO. **1.6.4**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1/8"=1' | ARCH D | 7/16/21 |

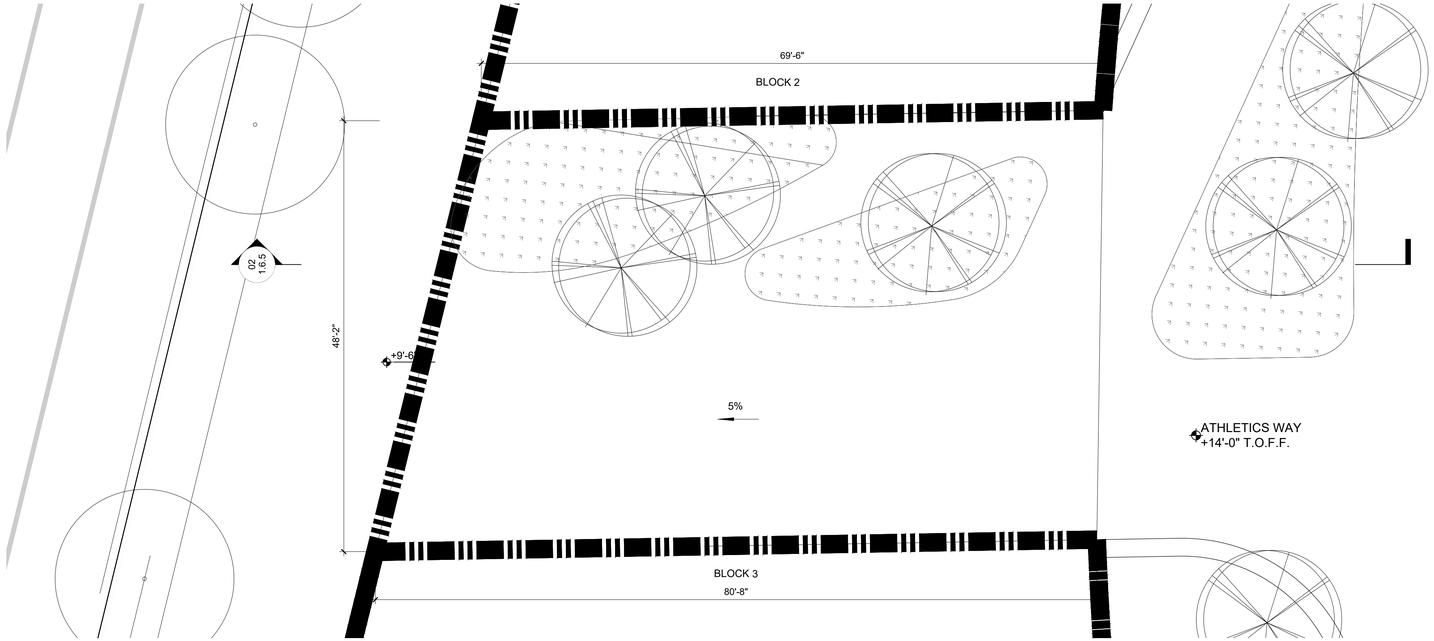
24" x 36" Arch D SHEET SIZE




## 2 ACCESS WAY TYPE 1 @ BLOCK 2/3 _ SECTION 1

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

SECTION




## 1 ACCESS WAY TYPE 1 @ BLOCK 2/3

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

ENLARGEMENT PLAN

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OAKLAND, CA 94621 USA
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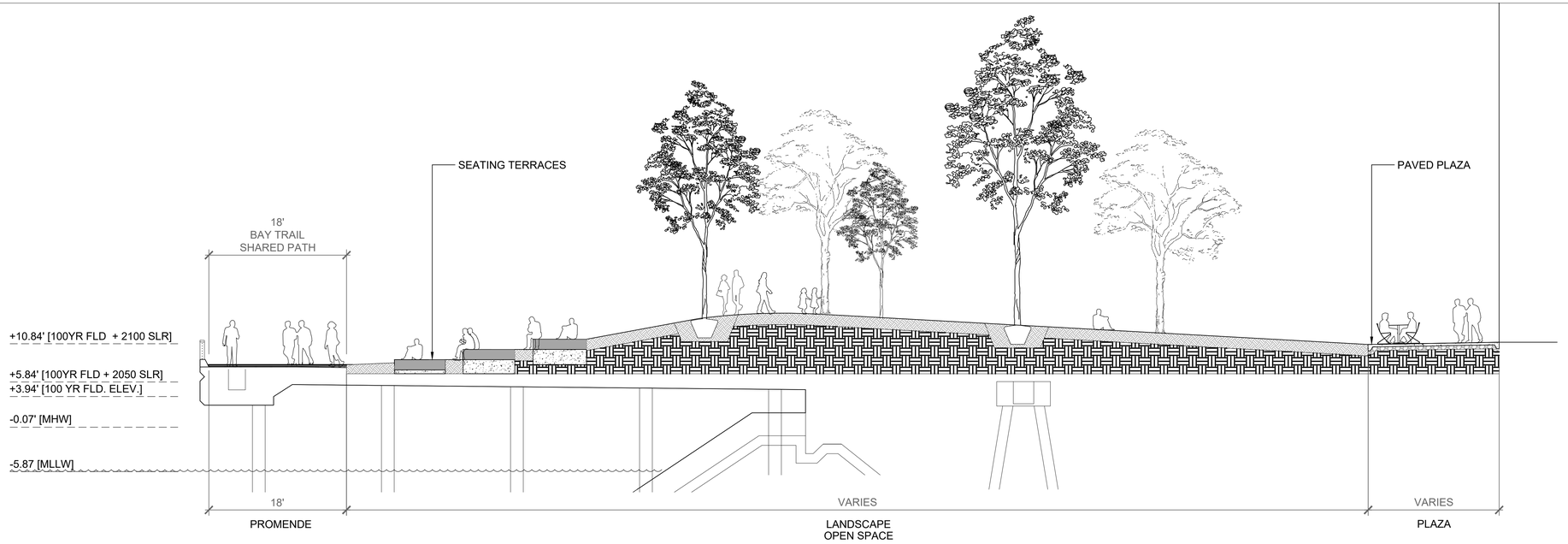
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9197

TITLE
# ACCESS WAY SECTIONS

DRAWING NO.
**1.6.5**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1/8"=1' | ARCH D | 7/16/21 |

24" x 36" Arch D -SHEET SIZE




## 2 WATERFRONT PARK SECTION 2

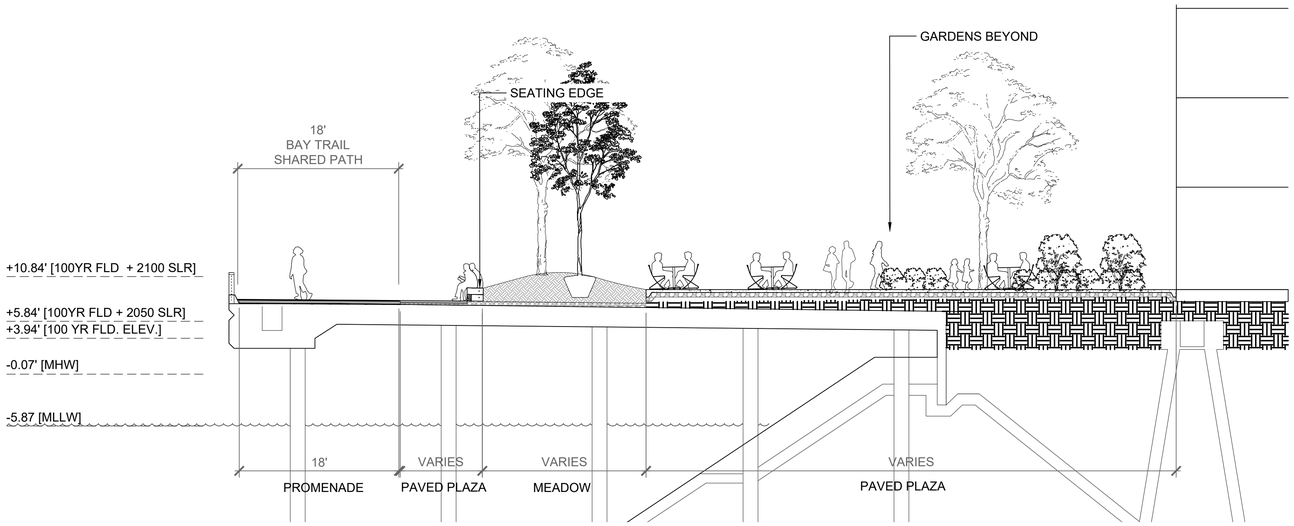
SCALE: 1/8"=1'-0"

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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OAKLAND, CA 94621 USA
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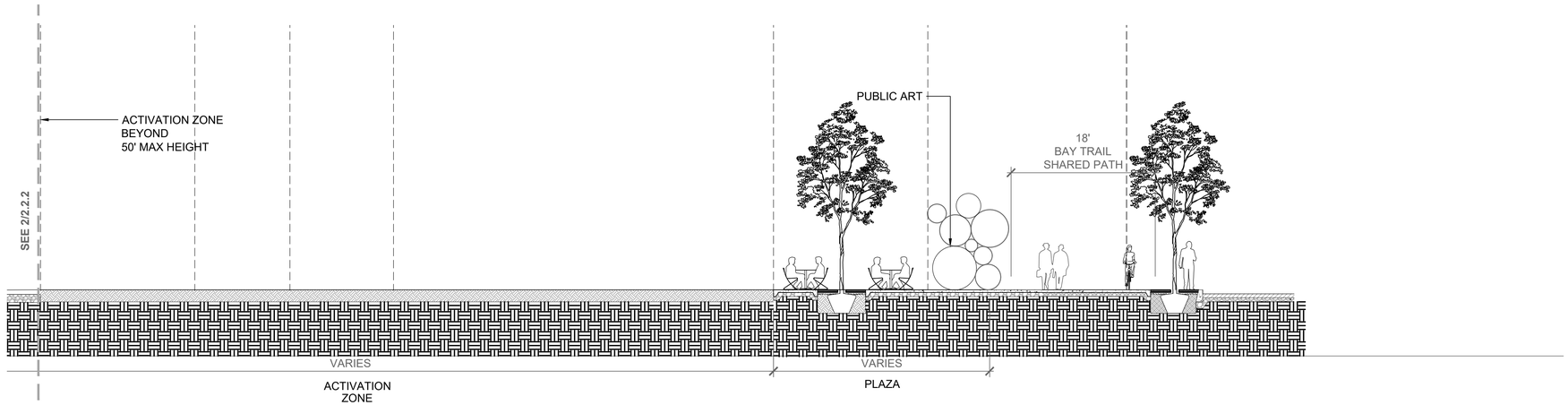
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9157

TITLE: SHORELINE SECTIONS

DRAWING NO.: 1.7.1

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1/8"=1' | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE



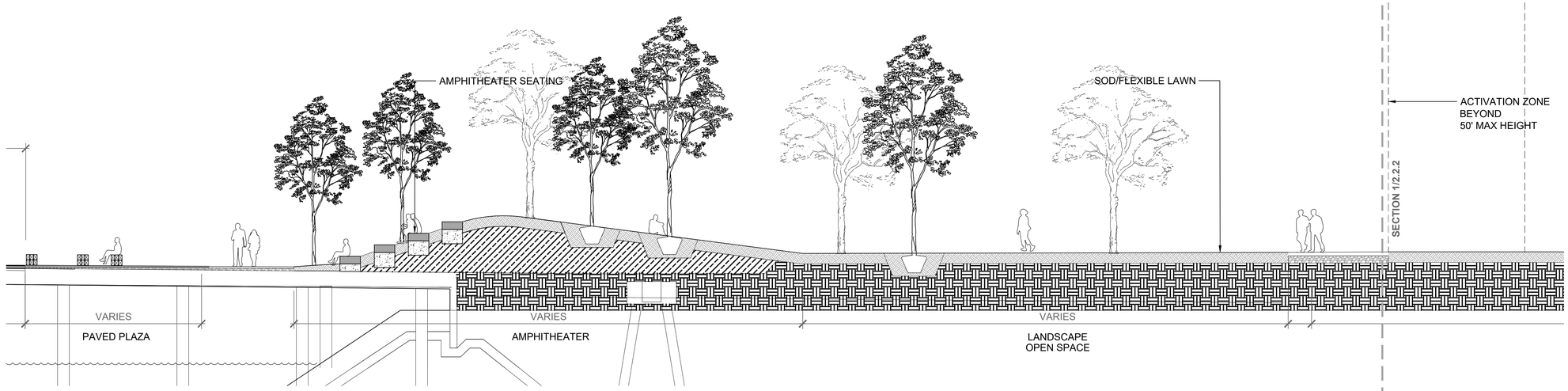

LEGEND:

- PLANTING SOILS
- COMPACTED SUBGRADE
- LIGHT WEIGHT SOILS

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

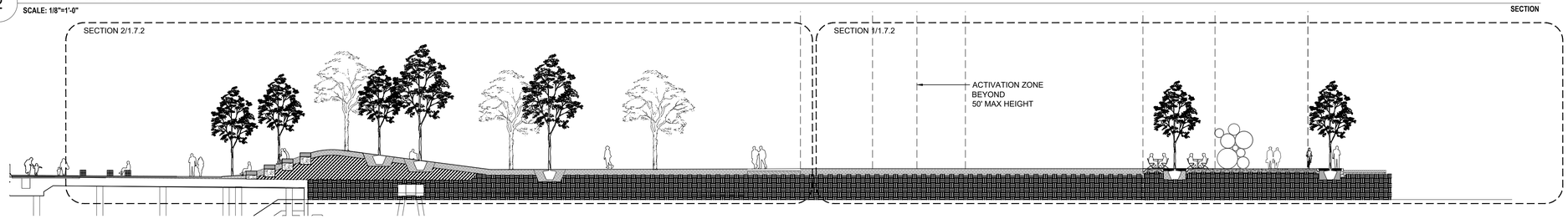
## 1 WATERFRONT PARK AT ACTIVATION ZONE

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




## 2 WATERFRONT PARK AT HARBOR AMPHITHEATER

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




## 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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San Francisco, CA 94111
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TITLE
# SHORELINE SECTIONS 1.7.2

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1/8"=1' | ARCH D | 7/16/21
PROJECT NAME | SCALE | FORMAT | DATE

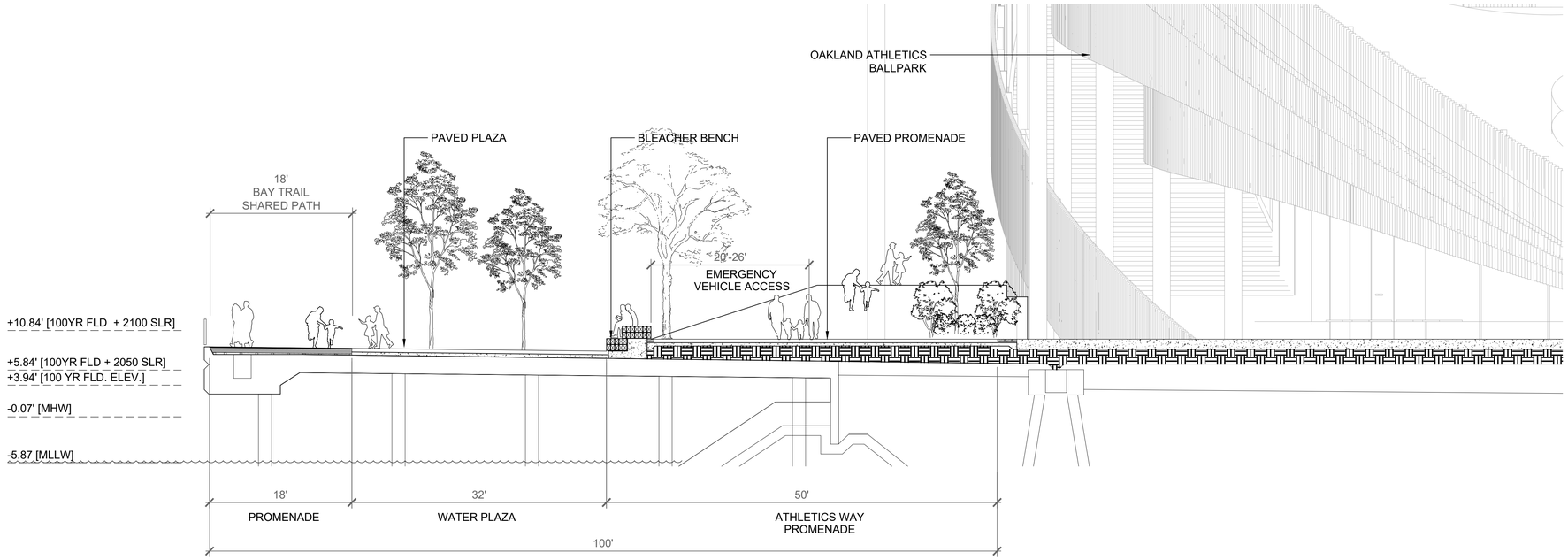
LEGEND:

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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LANDSCAPE ARCHITECT

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San Francisco, CA 94111
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TITLE

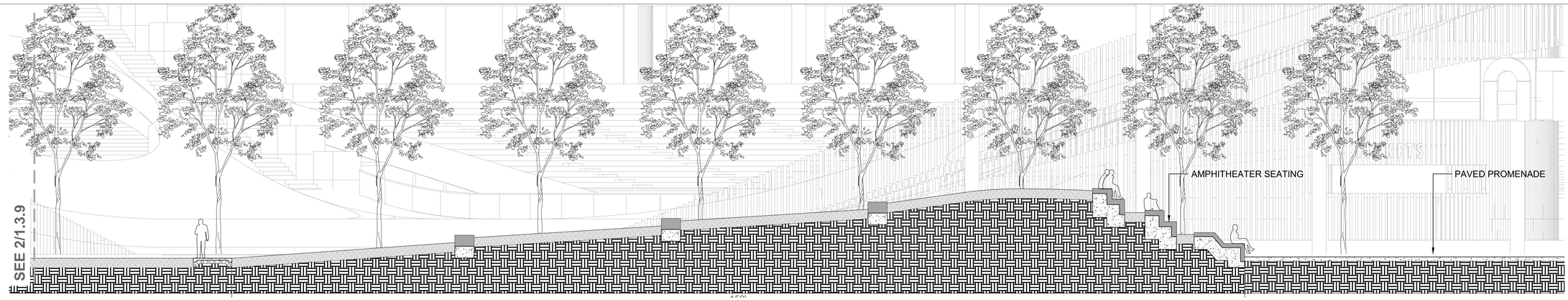
# SHORELINE SECTIONS

DRAWING NO. **1.7.3**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1/8"=1' | ARCH D | 7/16/21 |

24" x 36" ARCH D SHEET SIZE

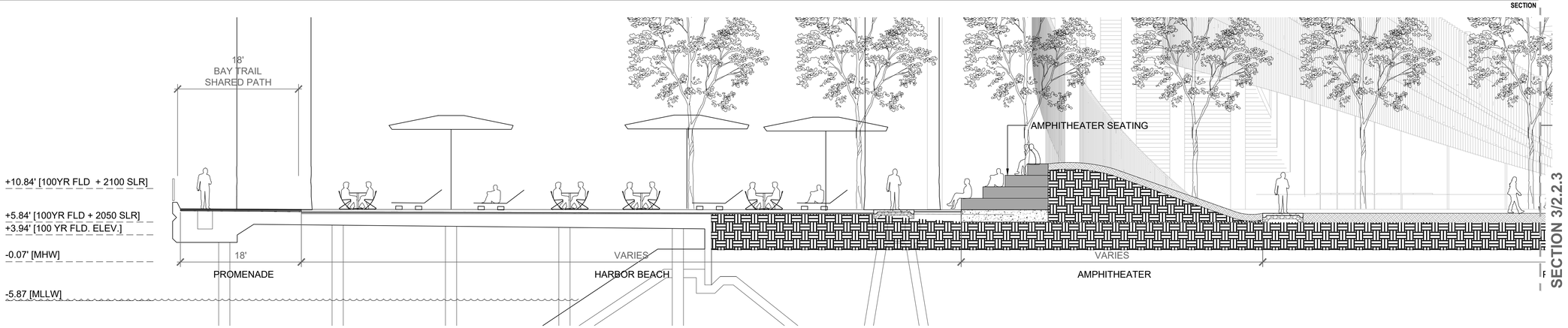
24" x 36" Arch D - SHEET SIZE




## 3 WATERFRONT PARK AT PIER PARK

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

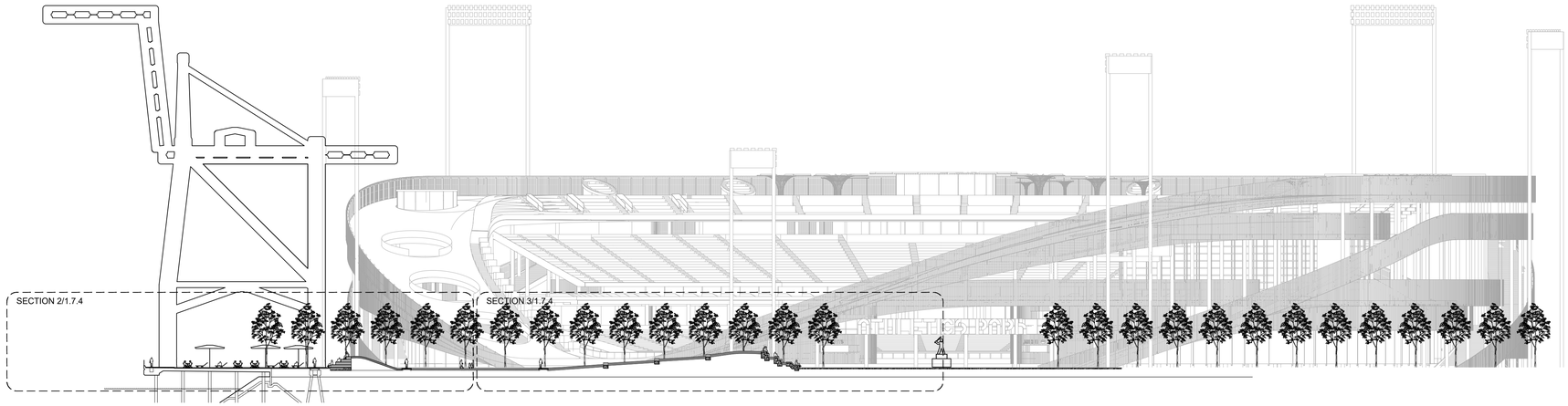
SECTION




## 2 WATERFRONT PARK AT PIER PARK

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

SECTION




## 1 PIER PARK KEY SECTION

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

SECTION

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.

*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)


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OAKLAND, CA 94621 USA
TEL: +1 510 638 4900

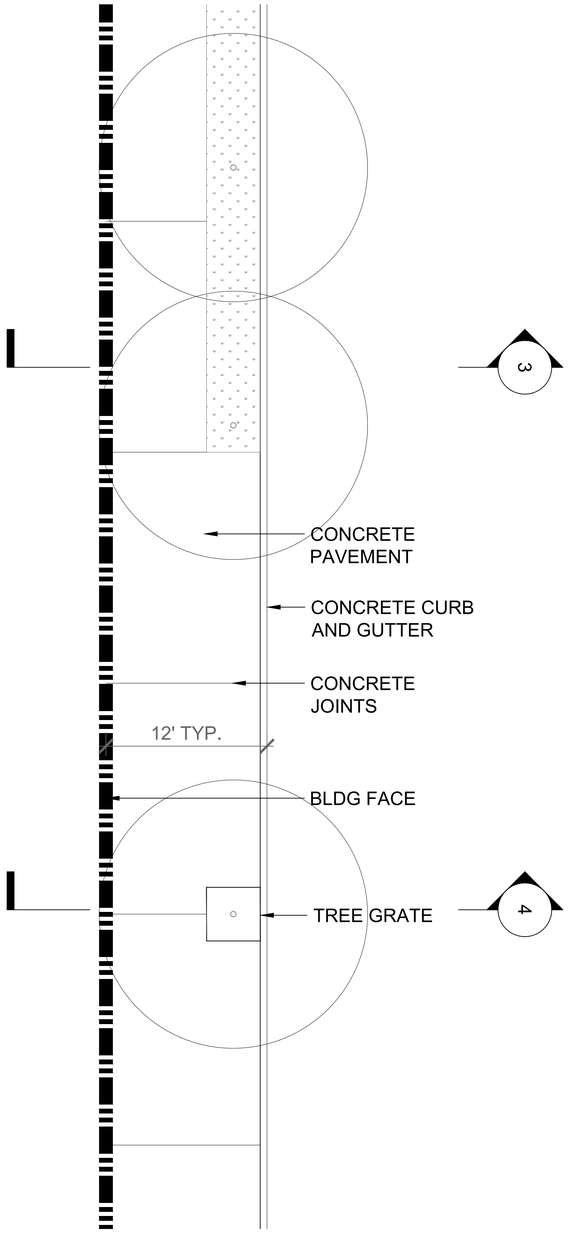
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9157


TITLE: SHORELINE SECTIONS

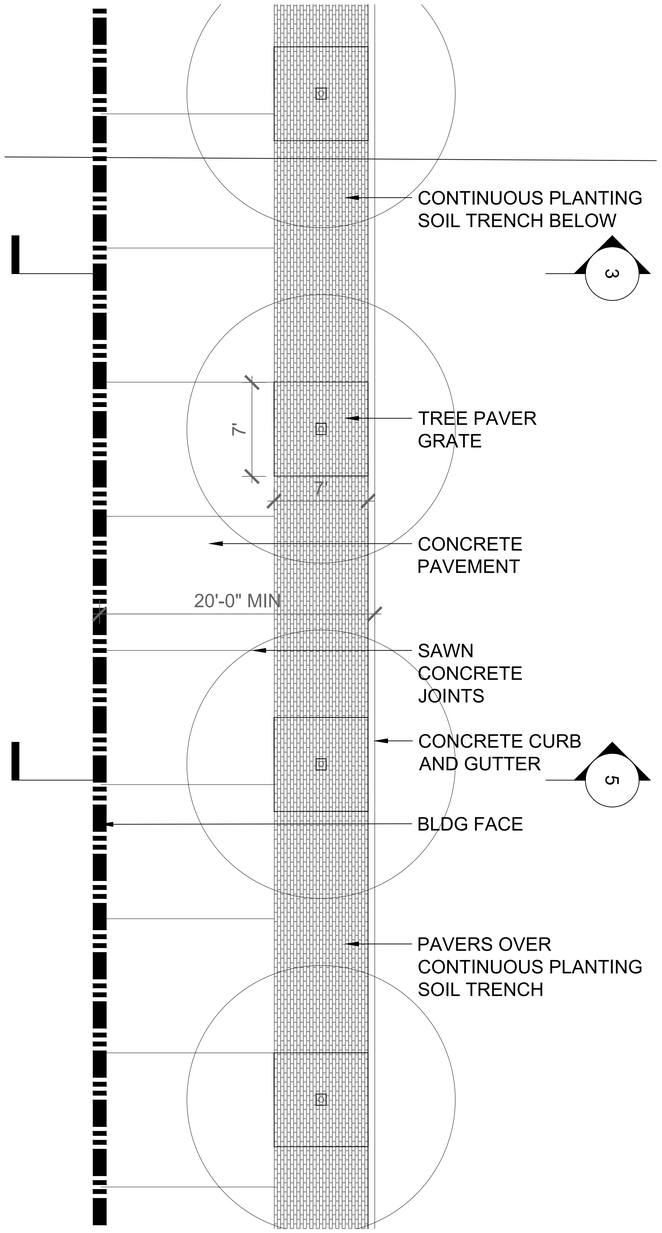
DRAWING NO.: 1.7.4

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1/8"=1' | ARCH D | 7/16/21 |

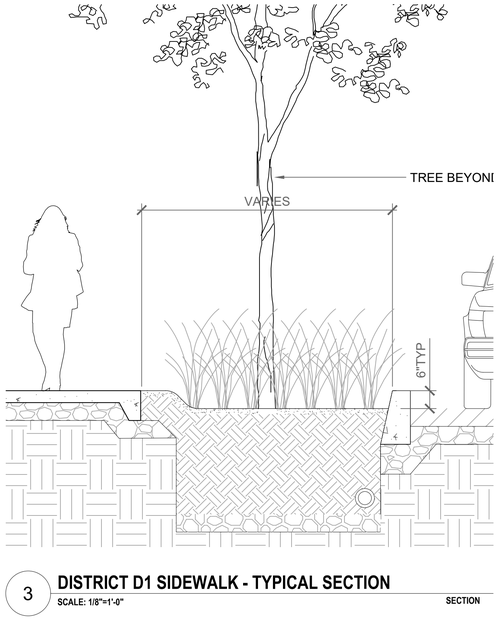
24" x 36" Arch D SHEET SIZE



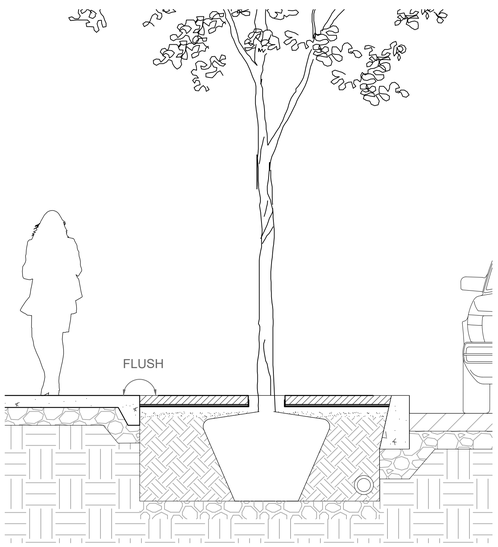

1 **DISTRICT D1 SIDEWALK - TYPICAL ENLARGEMENT PLAN**
SCALE: 1/8"=1'-0" SECTION



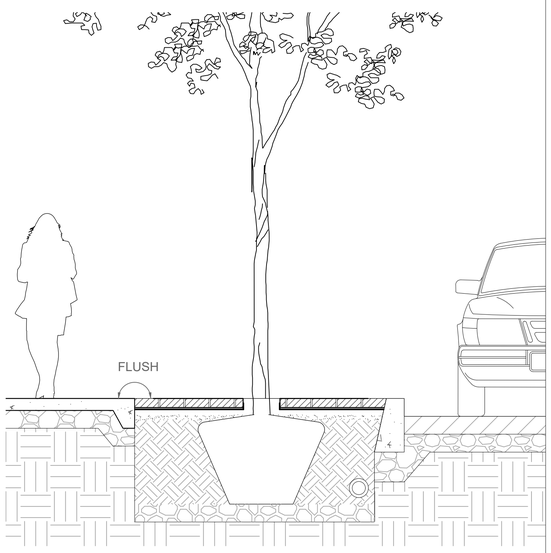

2 **MARKET STREET SIDEWALK - TYPICAL ENLARGEMENT PLAN**
SCALE: 1/8"=1'-0" SECTION




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

CLIENT
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7000 COLISEUM WAY
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TEL: +1 510 638 4900

LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9197

TITLE
# STREETSCAPE STANDARDS

DRAWING NO. **1.8.1**

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1/8"=1' — SCALE
ARCH D — FORMAT
7/16/21 — DATE

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, ZONING, AND DESIGN GUIDELINES.

2. 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.




CLIENT

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7000 COLISEUM WAY
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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. AXONOMETRIC VIEW

DRAWING NO. 2.1.1

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | NTS | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE

NOTES:

1. LAYOUT SHOWN IS ILLUSTRATIVE ONLY.
2. THE MARITIME RESERVATION SCENARIO REFLECTS THE PROPOSED DEVELOPMENT PLAN SHOULD THE PORT OF OAKLAND ELECT TO EXPAND THE INNER HARBOR TURNING BASIN.
3. 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 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
+11'-6"
+14'-0"
PEAKER POWER PLANT A
PEAKER POWER PLANT B
FIRE STATION
PEDESTRIAN BRIDGE ZONE
REFER TO BASELINE SCENARIO
PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL
LEGISLATIVE LAND TRUST
-RAP WALL
OAKLAND ESTUARY

SCALE:
0 10 50 100 200 400
N

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OAKLAND, CA 94621 USA
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TEL: +1 347-549-4141 FAX: +1 866-738-4336

TITLE
# M.R.S. ILLUSTRATIVE DEVELOPMENT PLAN 2.1.2

DRAWING NO.

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |

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:

| PARCEL | ACRES (ac) | LAND USE |
|---|---|---|
| BLOCK 1 | 8.10 | Ballpark |
| BLOCK 2 | 0.25 | Mixed-Use |
| BLOCK 3 | 0.52 | Mixed-Use |
| BLOCK 4 | 0.96 | Mixed-Use |
| BLOCK 5 | 0.97 | Mixed-Use |
| BLOCK 6 | 0.95 | Mixed-Use |
| BLOCK 7 | 0.83 | Public Trust Consistent |
| BLOCK 9 | 0.59 | Mixed-Use |
| BLOCK 10 | 0.81 | Mixed-Use |
| BLOCK 11 | 1.25 | Mixed-Use |
| BLOCK 12 | 0.95 | Mixed-Use |
| BLOCK 13 | 1.03 | Non-Residential |
| BLOCK 14 | 1.34 | Non-Residential |
| BLOCK 17 | 2.66 | Non-Residential |
| BLOCK 18 | 0.60 | Mixed-Use |
| PPP-A | SEE ADDENDUM | Power Plant/Mixed-Use |
| PPP-B | SEE ADDENDUM | Mixed-Use |
| TOTAL | 19.13 | |

LINDEN STREET
FILBERT STREET
MYRTLE STREET
MARKET STREET
BRUSH STREET
3RD STREET
4TH STREET
2ND STREET
CASTRO STREET
EMBARCADERO WEST
SCHNITZER STEEL
BLOCK 17
3.3 AC
200' MAX HT.
BLOCK 13
1.2 AC
300' MAX HT.
BLOCK 10
0.9 AC
600' MAX HT.
BLOCK 14
1.3 AC
400' MAX HT.
BLOCK 11
1.2 AC
600' MAX HT.
BLOCK 12
0.9 AC
400' MAX HT.
MLK JR. WAY
FILBERT ST.
MYRTLE STREET
STREET A
MARKET ST.
BLOCK 9
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 1
REFER TO BASELINE SCENARIO
MARTIN LUTHER KING JR. WAY
PEAKER POWER PLANT A
PEAKER POWER PLANT B
BLOCK 18
FIRE STATION
JEFFERSON STREET
PEDESTRIAN BRIDGE ZONE
CLAY STREET
WASHINGTON STREET
OAKLAND ESTUARY
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
N

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DESIGN CONSULTANT
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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
7/16/21 — 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
+11'-6"
+14'-0"
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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TEL: +1 510 638 4900

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

TITLE
# M.R.S. ILLUSTRATIVE PHASING PLAN 2.1.4

DRAWING NO.

| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |
|---|---|---|---|
| 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
- RETAIL / GROUND FLOOR ACTIVATION
- SECONDARY / NEIGHBORHOOD RETAIL

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
+11'-6"
+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
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. ILLUSTRATIVE GROUND LEVEL BUILDING PLAN 2.1.5

DRAWING NO.

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |

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.

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

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

BLOCK 17 FF 10.0 · BLOCK 13 FF 10.0 · BLOCK 10 FF 10.0 · BLOCK 9 FF 10.0 · BLOCK 4 FF 10.0 · BLOCK 3 FF 10.0 · BLOCK 2 FF 10.0 · BLOCK 14 FF 10.0 · BLOCK 11 FF 11.6 · BLOCK 5 FF 10.5 · BLOCK 12 FF 12.5 · BLOCK 6 FF 14.5 · BLOCK 7 FF 12.0 · BLOCK 18 FF 6.0

PEAKER POWER PLANT · OAKLAND ESTUARY

CONFORM TO EXISTING GRADE · 3:1 MAX CONFORM TO EXISTING GRADE · CONFORM TO EXISTING ELEVATIONS FF 4.5 · STREET IMPROVEMENTS AND CONFORM TO EXISTING GRADE

SCALE: 0 10 50 100 200 400

N

CLIENT

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TEL: +1 510 638 4900

CIVIL ENGINEER:

BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
TEL: +1 650 482 6300

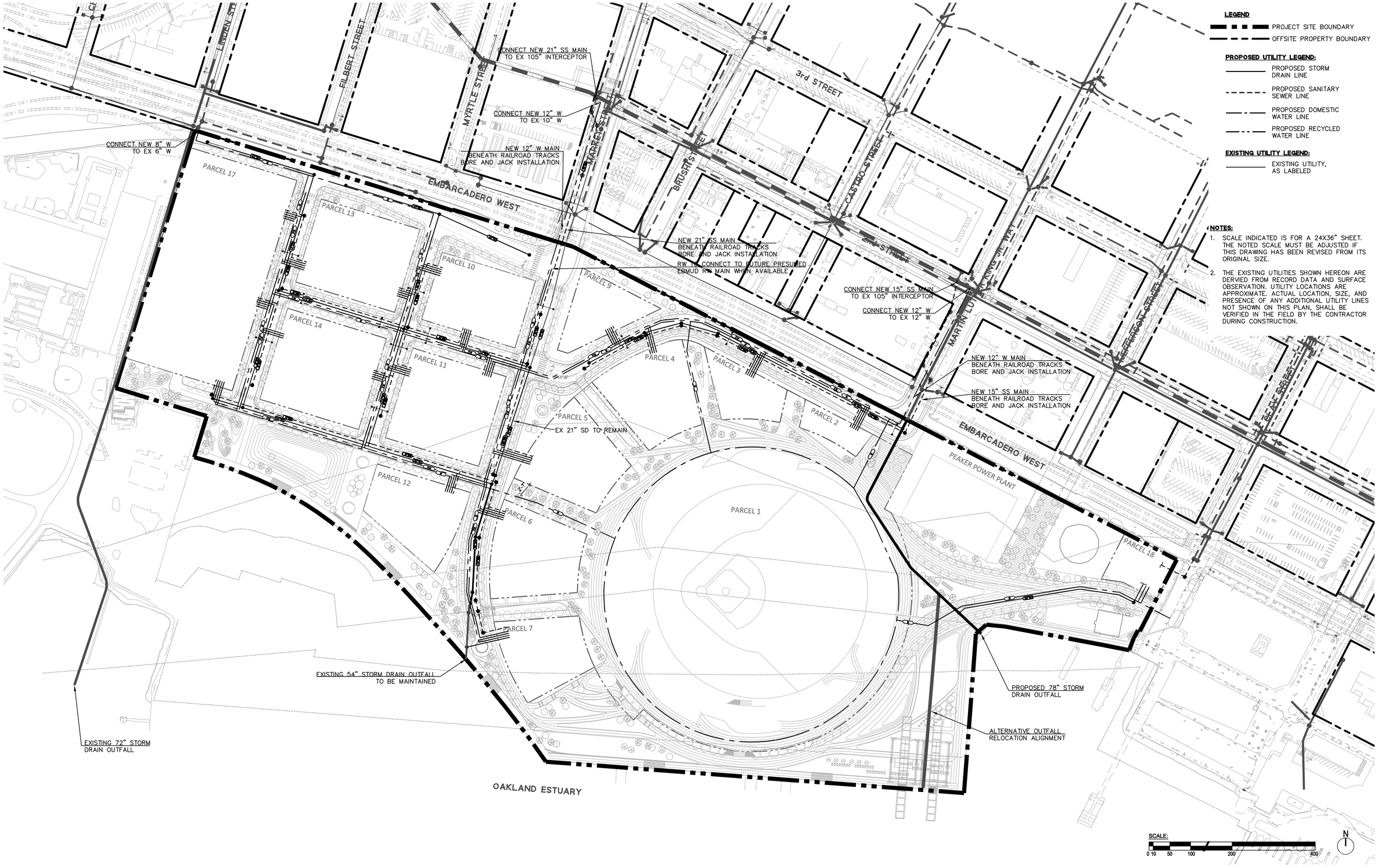
TITLE

# 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 | 7/19/21 |

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

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

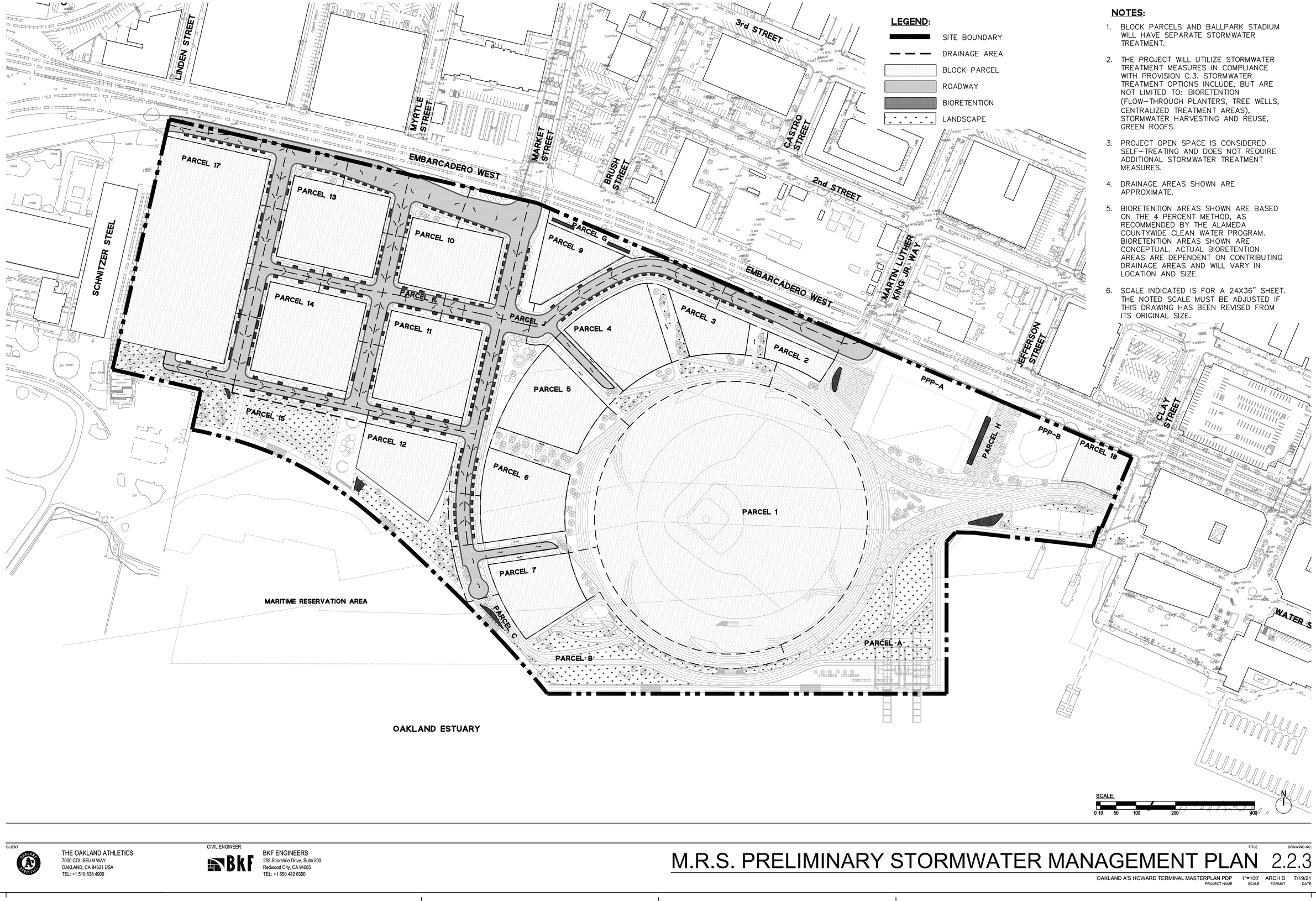
CIVIL ENGINEER:
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
TEL: +1 650 482 6300

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 | 7/19/21 |

24" x 36" Arch D SHEET SIZE




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


CLIENT
THE OAKLAND ATHLETICS
7000 COLISEUM WAY
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TEL: +1 510 638 4900

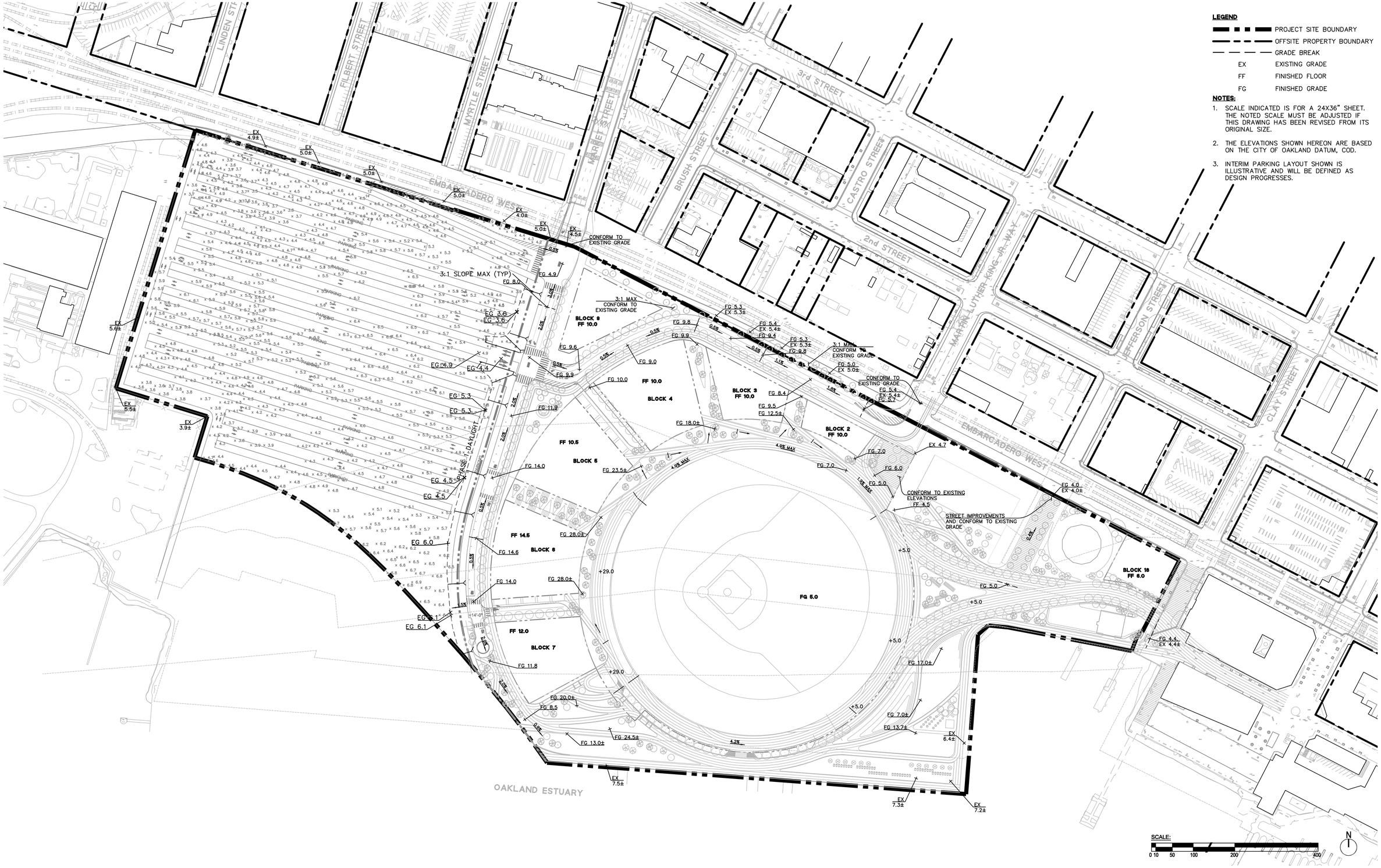
CIVIL ENGINEER:
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
TEL: +1 650 482 6300


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 | 7/19/21 |

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.

CLIENT

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TEL: +1 510 638 4900

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Redwood City, CA 94065
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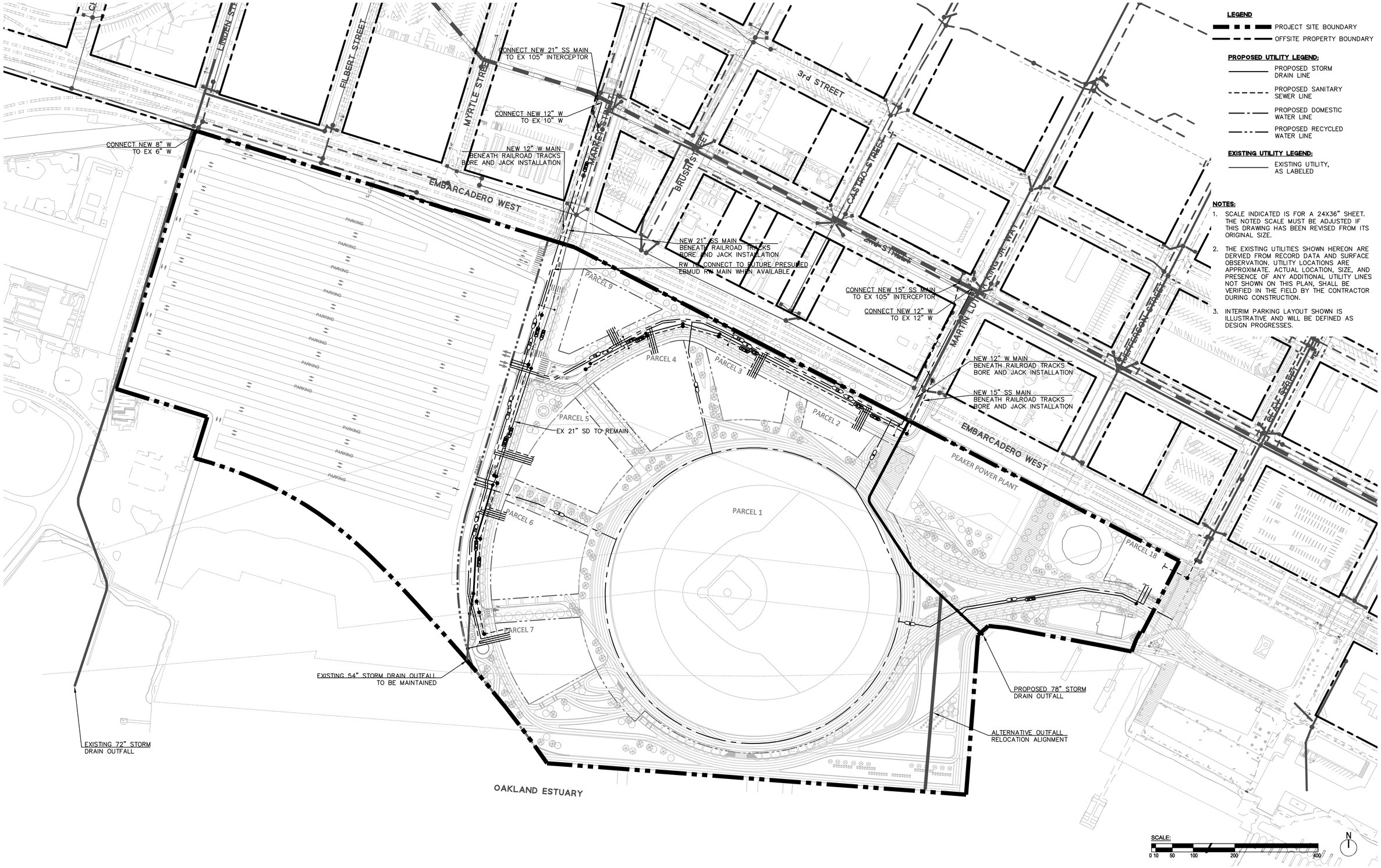
TITLE

# 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 | 7/19/21 |

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

**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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TEL: +1 510 638 4900

CIVIL ENGINEER:

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Redwood City, CA 94065
TEL: +1 650 482 6300

TITLE

# M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 1

DRAWING NO. 2.2.11

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 7/19/21 |

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.

SCALE: 0 10 50 100 200 400

N

CLIENT

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

CIVIL ENGINEER:

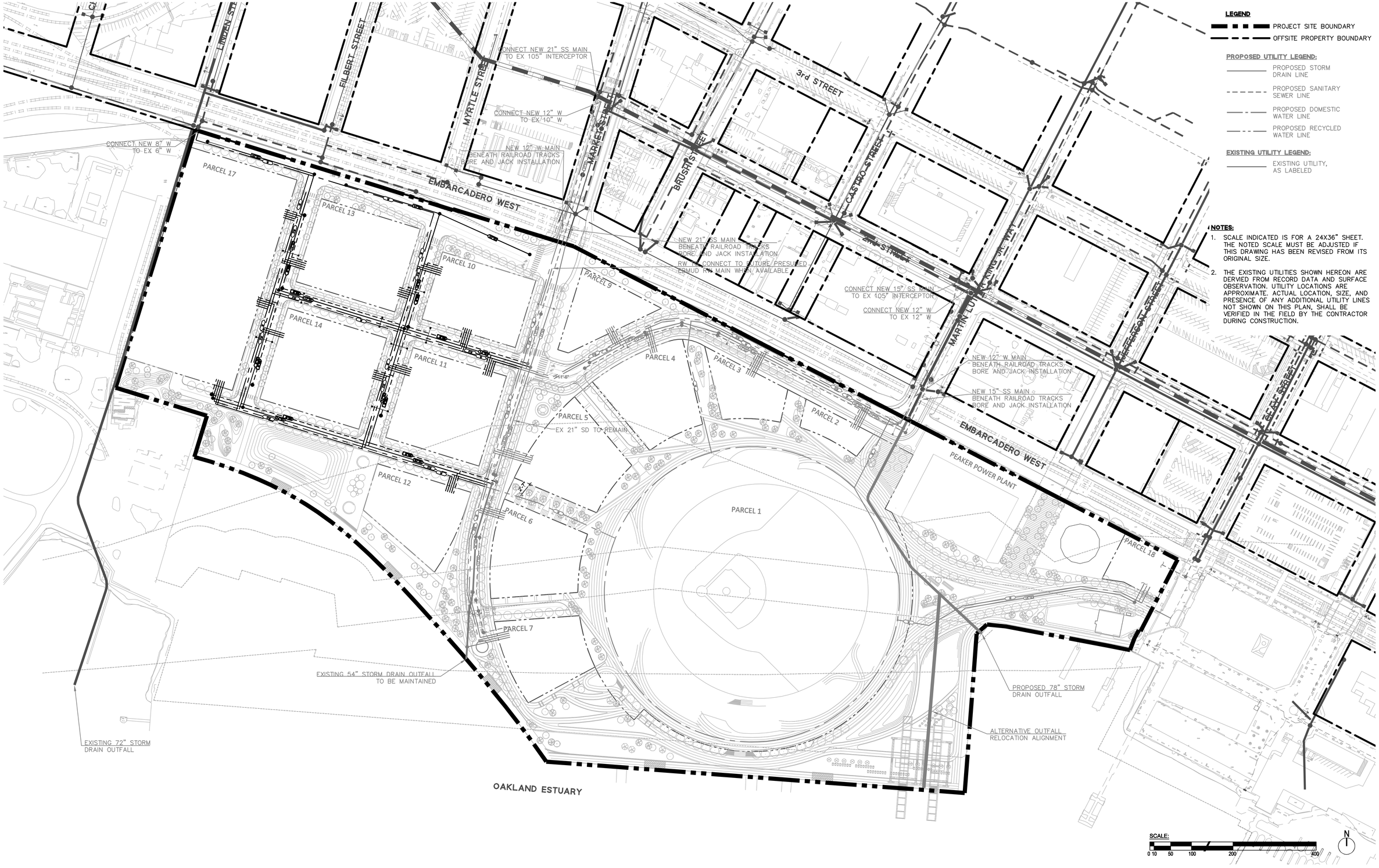
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
TEL: +1 650 482 6300

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 | 7/19/21 |

24" x 36" Arch D SHEET SIZE




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OAKLAND, CA 94621 USA
TEL: +1 510 638 4900

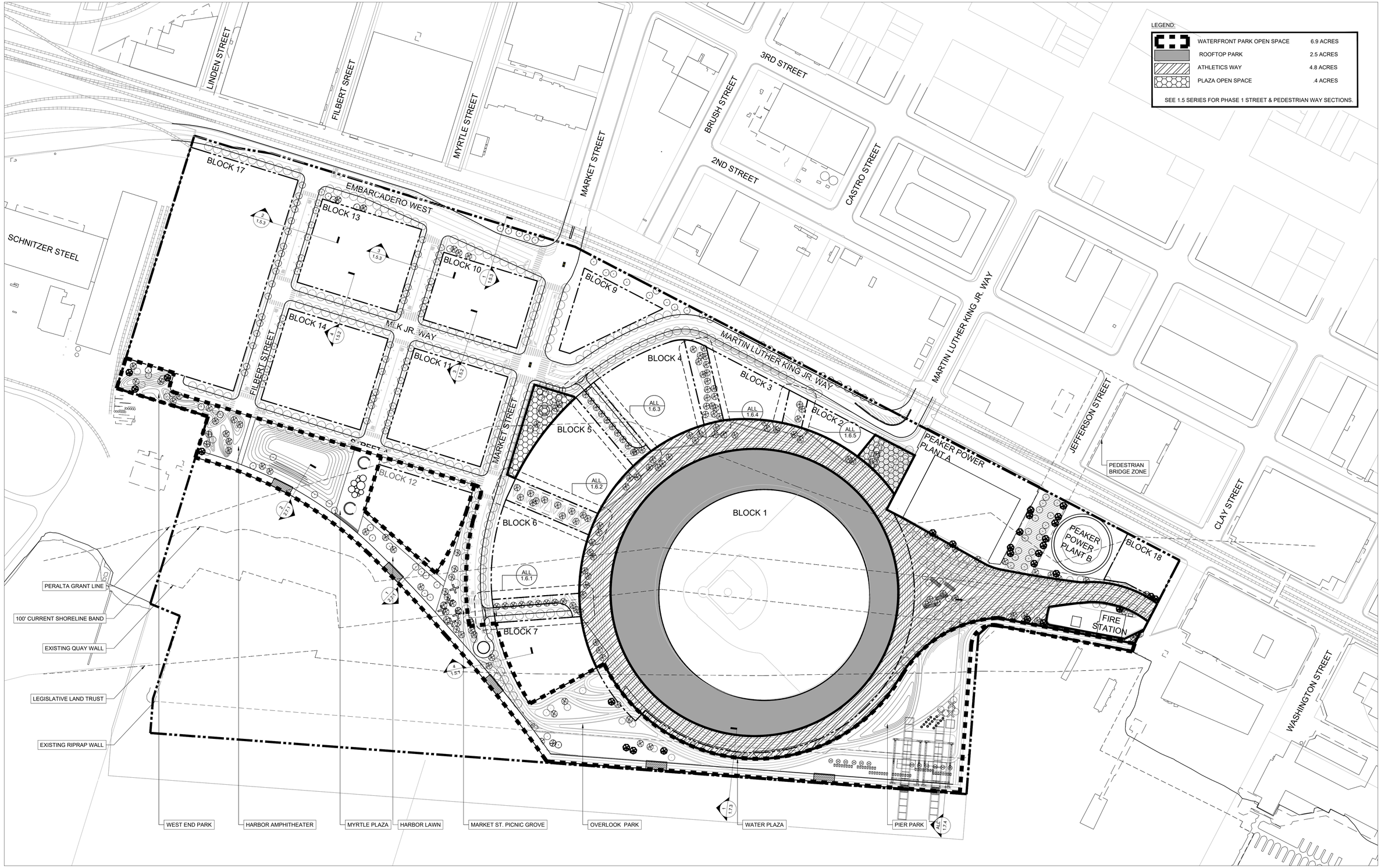
CIVIL ENGINEER:
BKF ENGINEERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
TEL: +1 650 482 6300

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

DRAWING NO.: 2.2.13

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 7/19/21 |

24" x 36" Arch D - SHEET SIZE




CLIENT

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LANDSCAPE ARCHITECT

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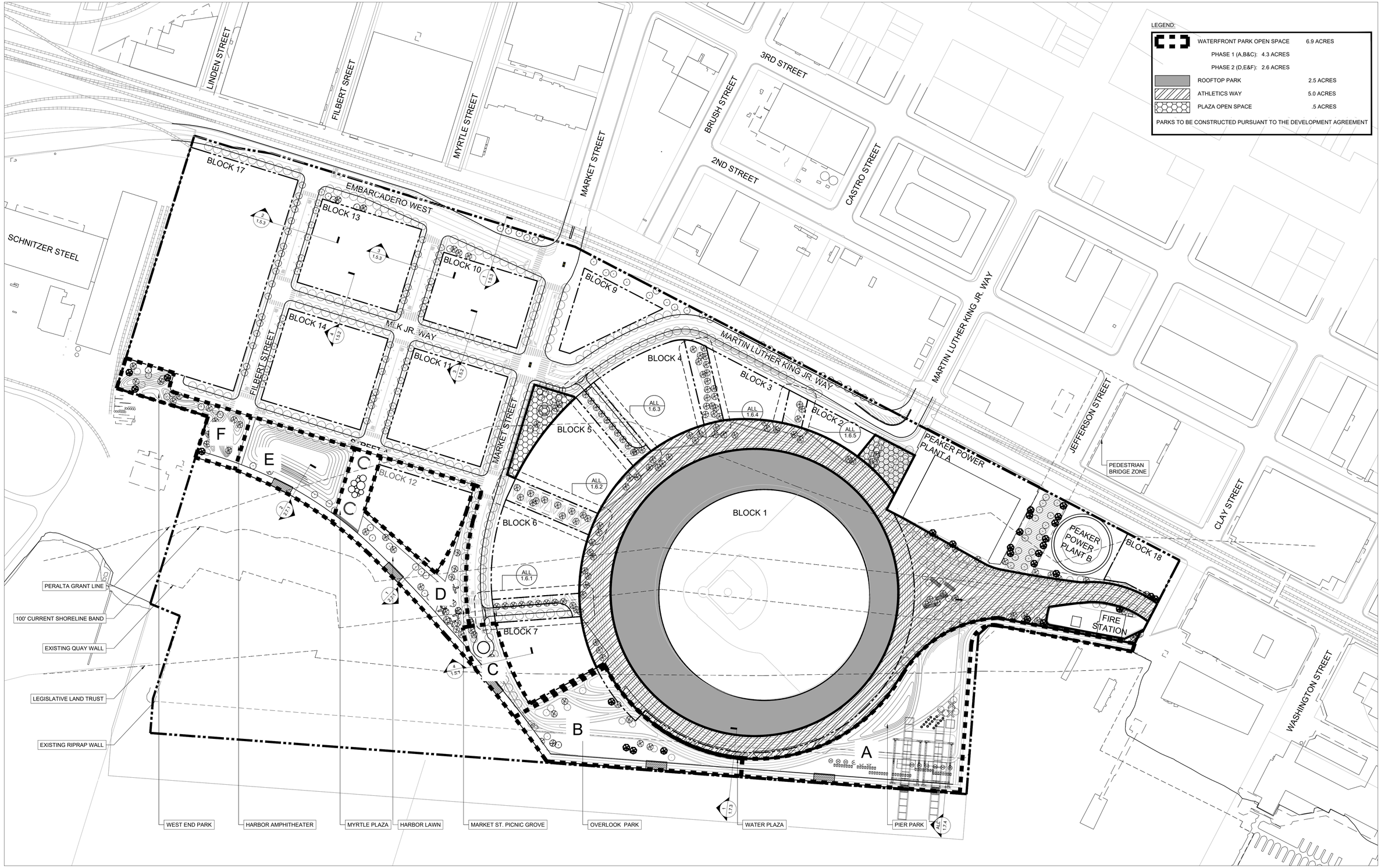
TITLE

# M.R.S PARKS AND OPEN SPACE PLAN

DRAWING NO. **2.3.1**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE




CLIENT

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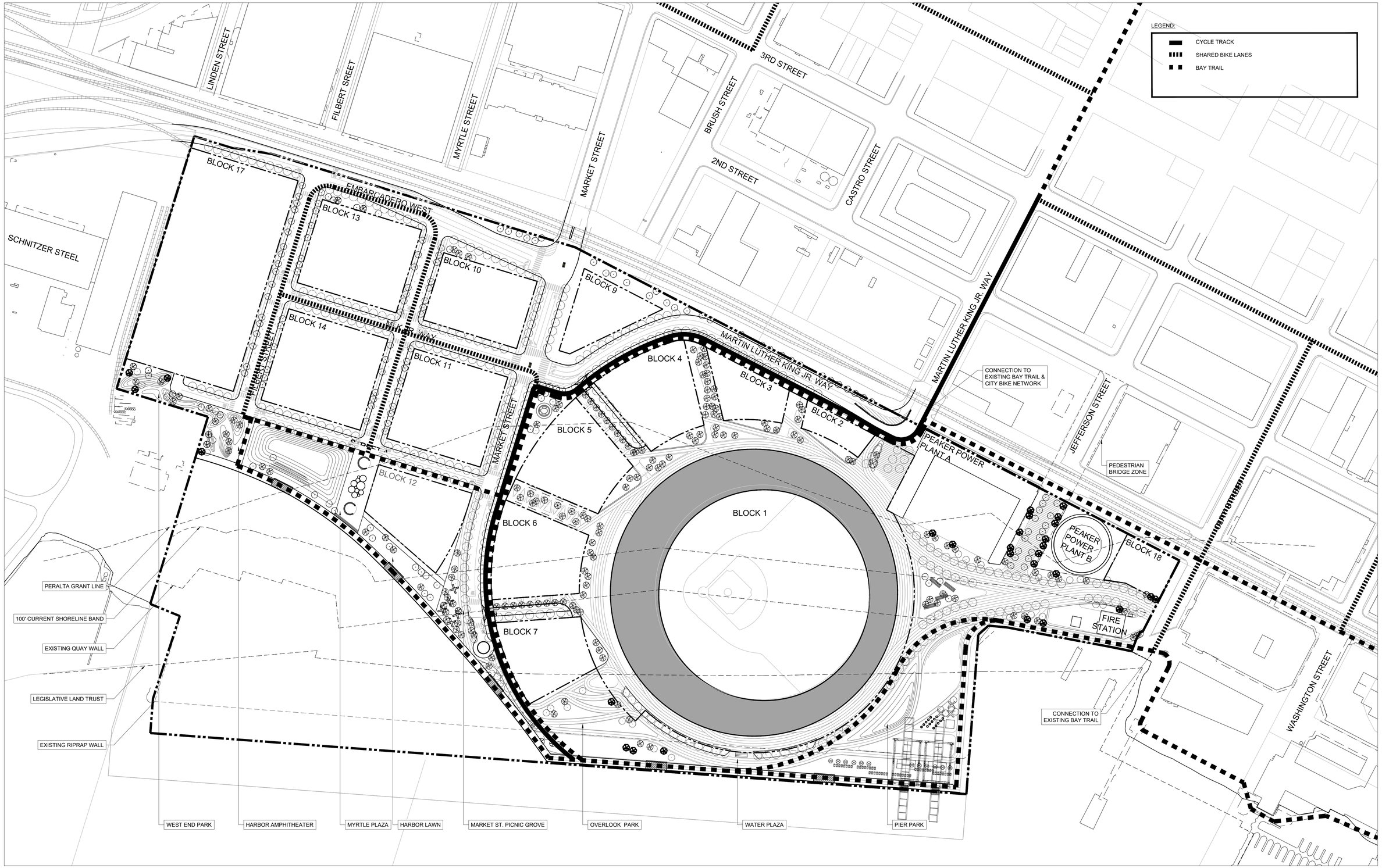
TITLE

# M.R.S PARKS AND OPEN SPACE PHASING PLAN 2.3.2

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1"=100' — SCALE
ARCH D — FORMAT
7/16/21 — DATE

24" x 36" Arch D - SHEET SIZE




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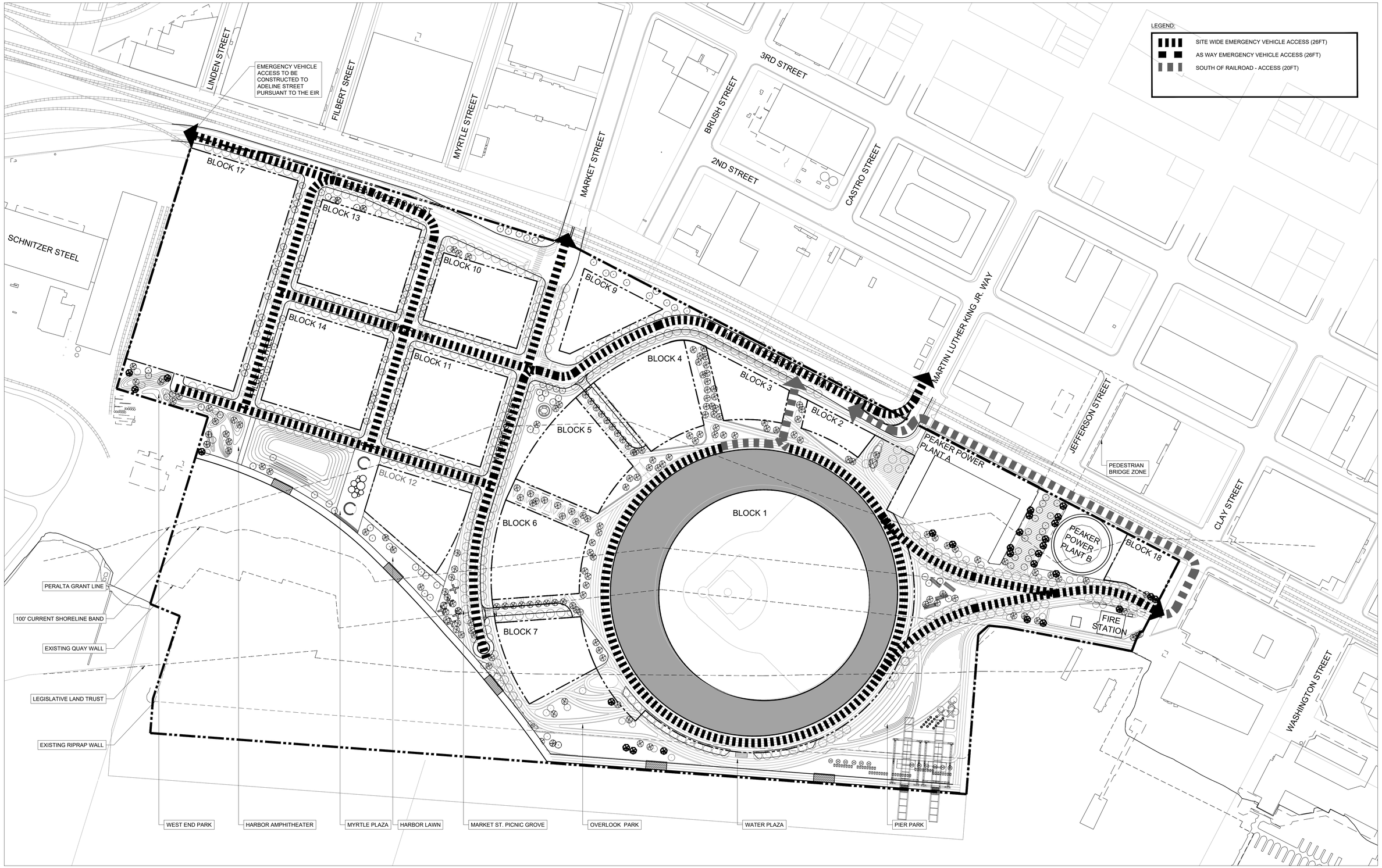
TITLE

# M.R.S PEDESTRIAN AND BIKE CIRCULATION DIAGRAM

DRAWING NO. **2.3.3**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE




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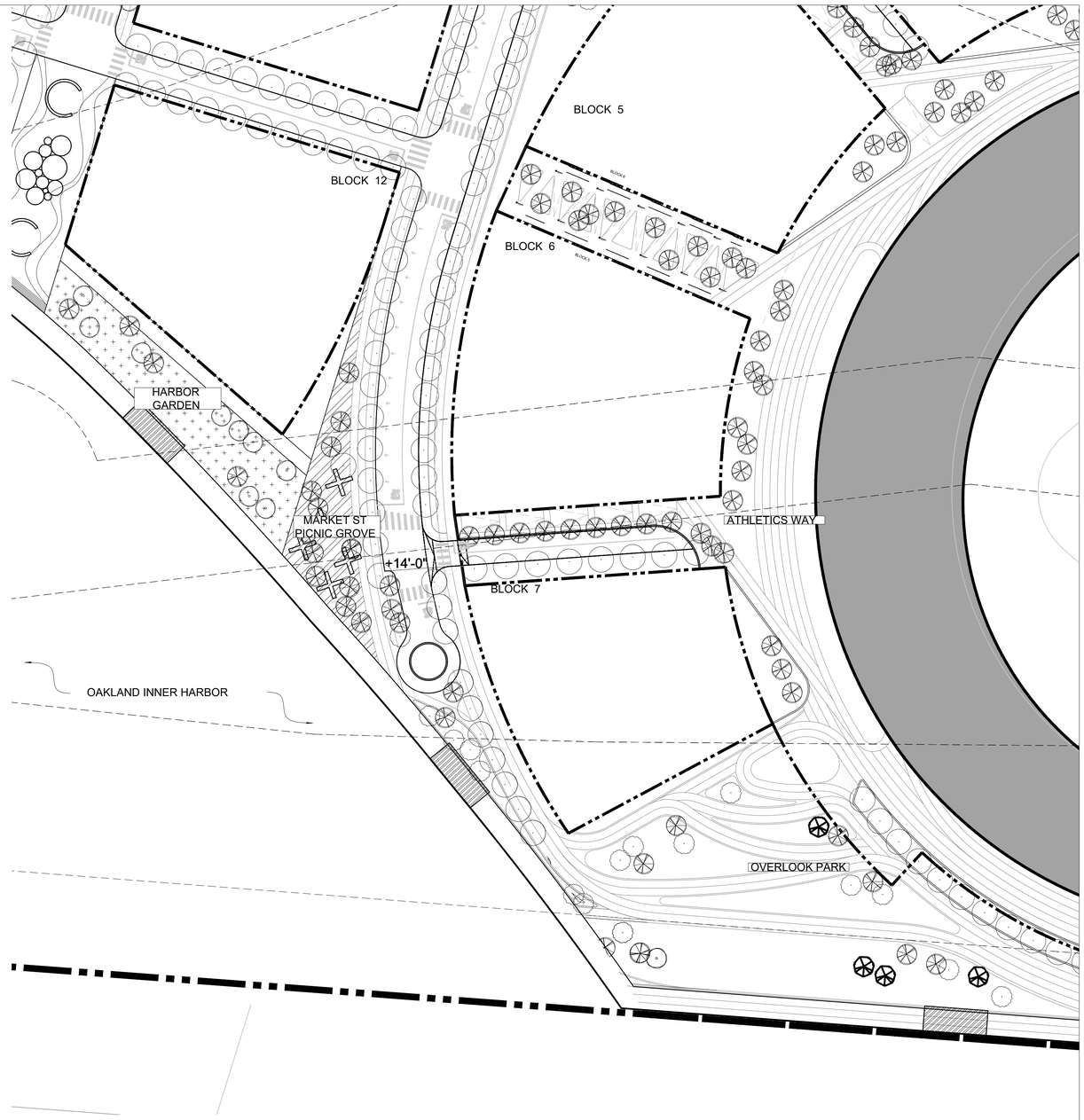
TITLE

# M.R.S EMERGENCY VEHICLE ACCESS PLAN

DRAWING NO. **2.3.4**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=100' | ARCH D | 7/16/21 |

24" x 36" Arch D SHEET SIZE




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

ENLARGEMENT PLAN


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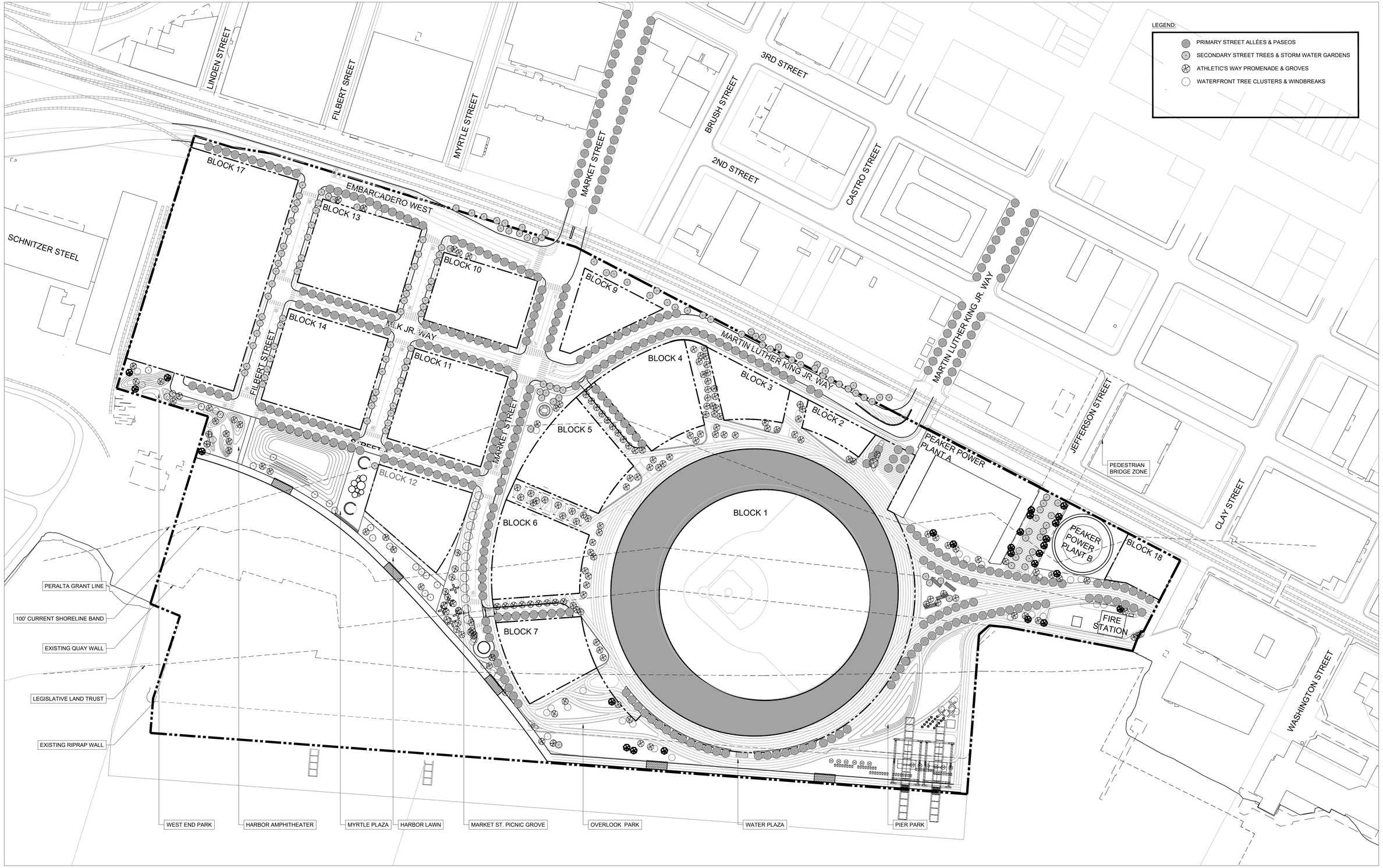
LANDSCAPE ARCHITECT
JAMES CORNER FIELD OPERATIONS
633 Battery Street, Suite 118
San Francisco, CA 94111
TEL: +1 415 943 9197


TITLE
# M.R.S ENLARGED PLANS

DRAWING NO. **2.3.5**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1"=50' | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE





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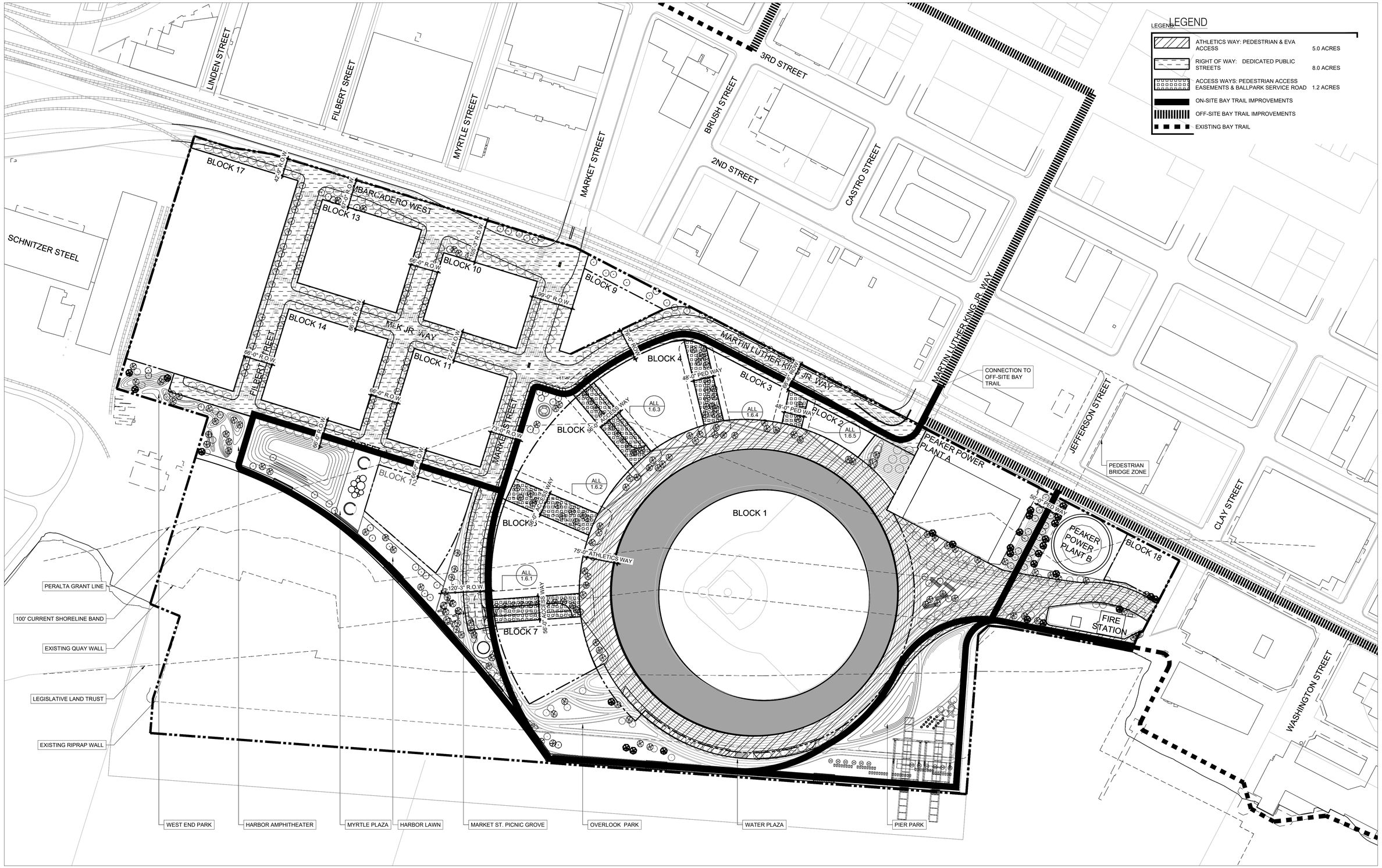

TITLE

# M.R.S. LANDSCAPE CONCEPT PLAN

DRAWING NO. **2.4.1**

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE





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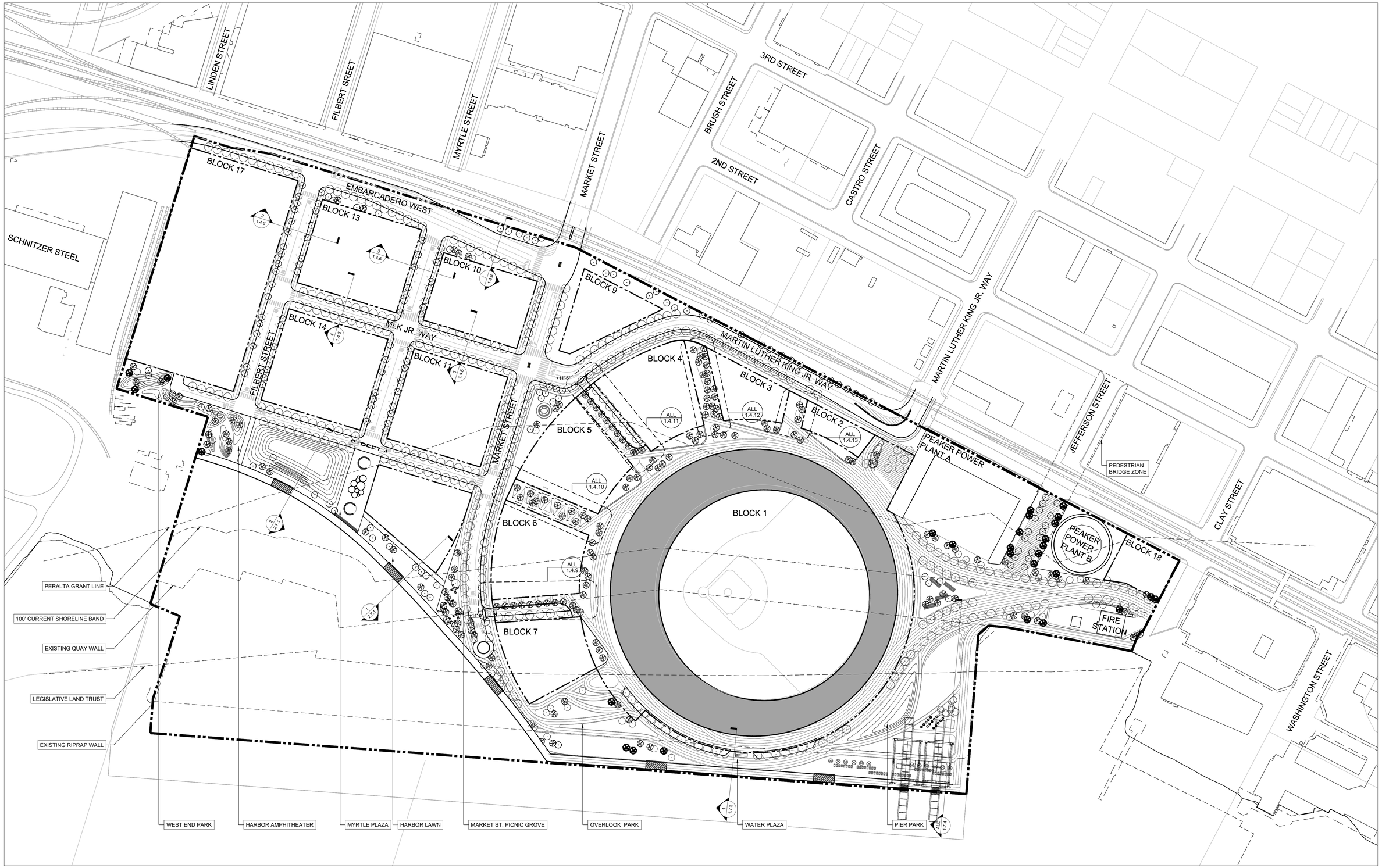

TITLE

# M.R.S STREETS AND PEDESTRIAN WAYS 2.4.2

DRAWING NO.

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP — PROJECT NAME
1" = 100' — SCALE
ARCH D — FORMAT
7/16/21 — DATE

24" x 36" Arch D - SHEET SIZE




CLIENT

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San Francisco, CA 94111
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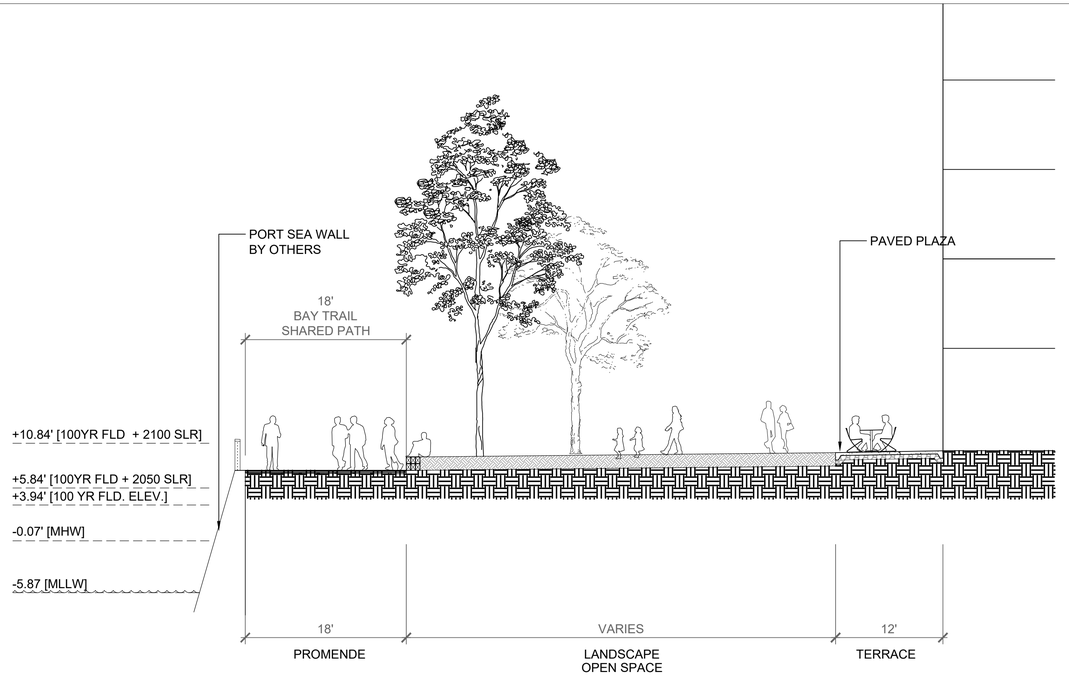
TITLE

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

DRAWING NO.

| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |
|---|---|---|---|
| PROJECT NAME | SCALE | FORMAT | DATE |

24" x 36" Arch D -SHEET SIZE



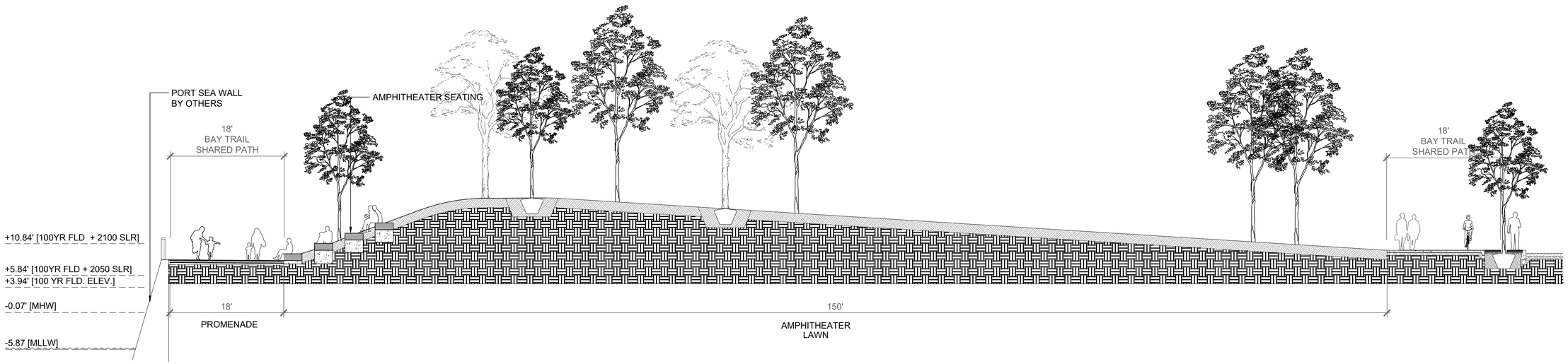

1 **M.R.S. WATERFTONT PROMENADE**
SCALE: 1/8"=1'-0"

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 PDP | 1/8"=1' | ARCH D | 7/16/21 |

24" x 36" Arch D - SHEET SIZE





CLIENT

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DESIGN CONSULTANT

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

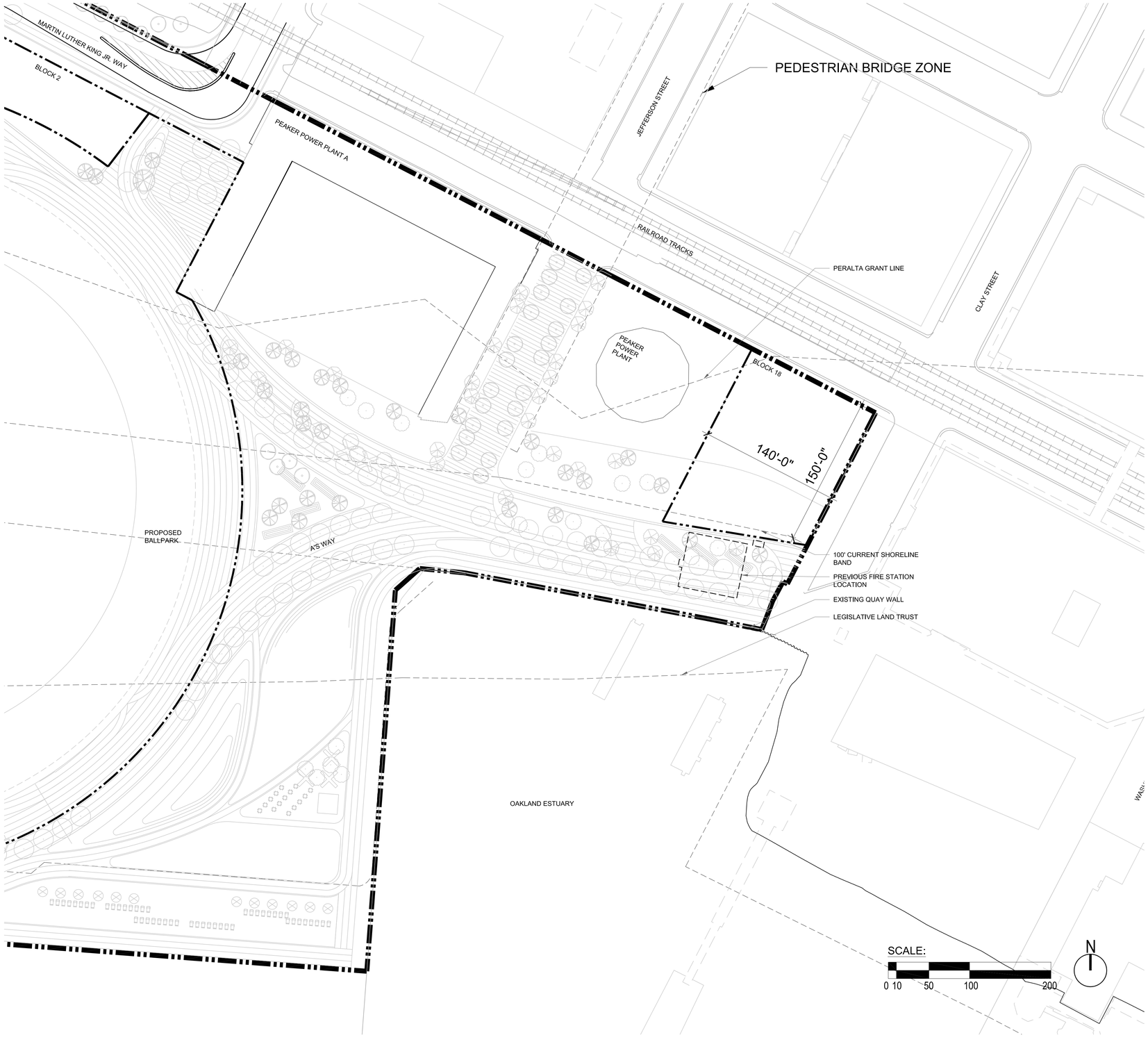

TITLE

# 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 | 7/16/21 |

24" x 36" Arch D -SHEET SIZE




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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 | 7/16/21 |

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

SCALE: 0 10 50 100 200 400

N

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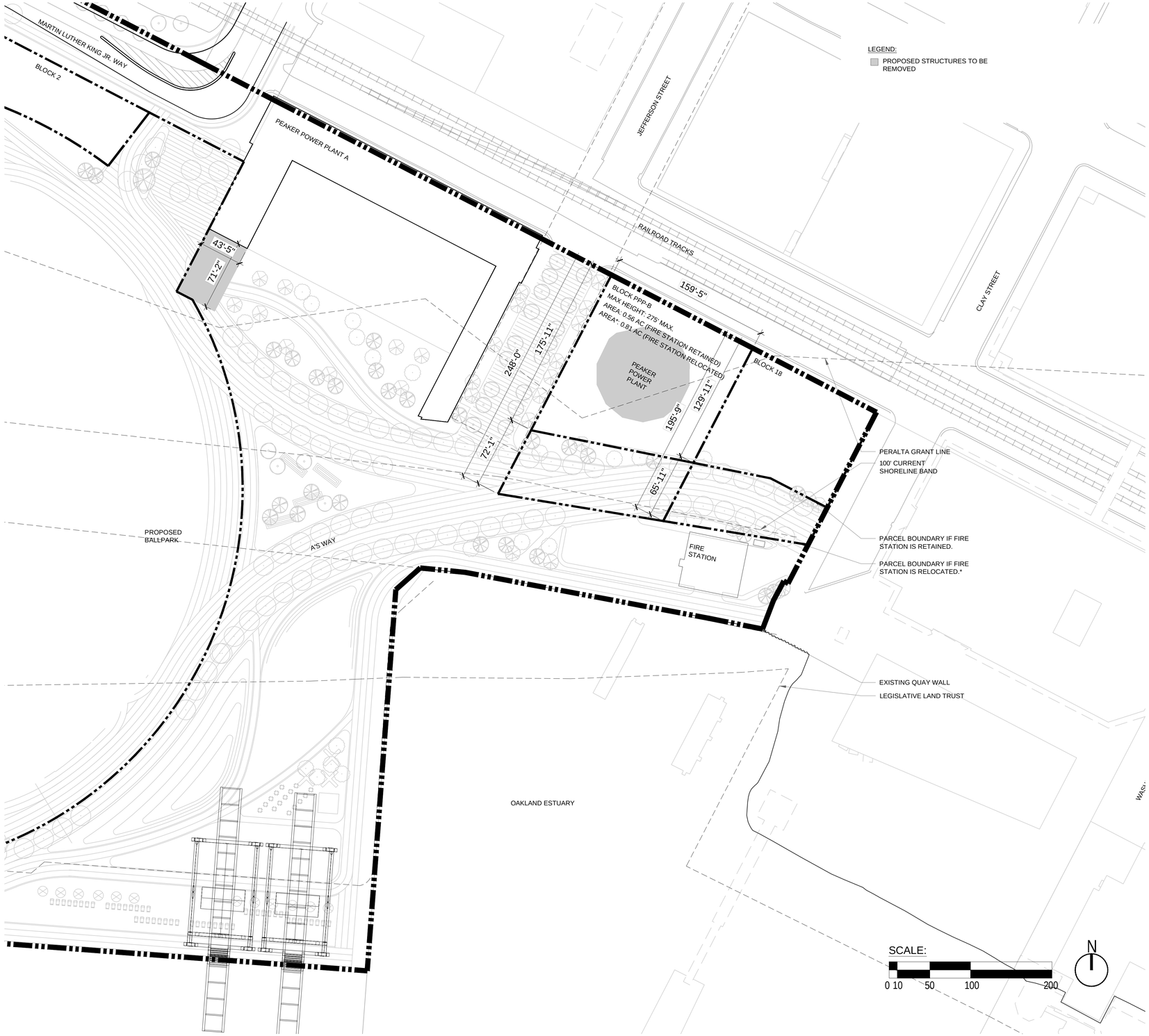
TITLE

# VISTRA VARIANT 3.2.1

DRAWING NO.

| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |
|---|---|---|---|
| PROJECT NAME | SCALE | FORMAT | DATE |

24" x 36" Arch D - SHEET SIZE





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TITLE

# ENLARGED VISTRA VARIANT 3.2.2

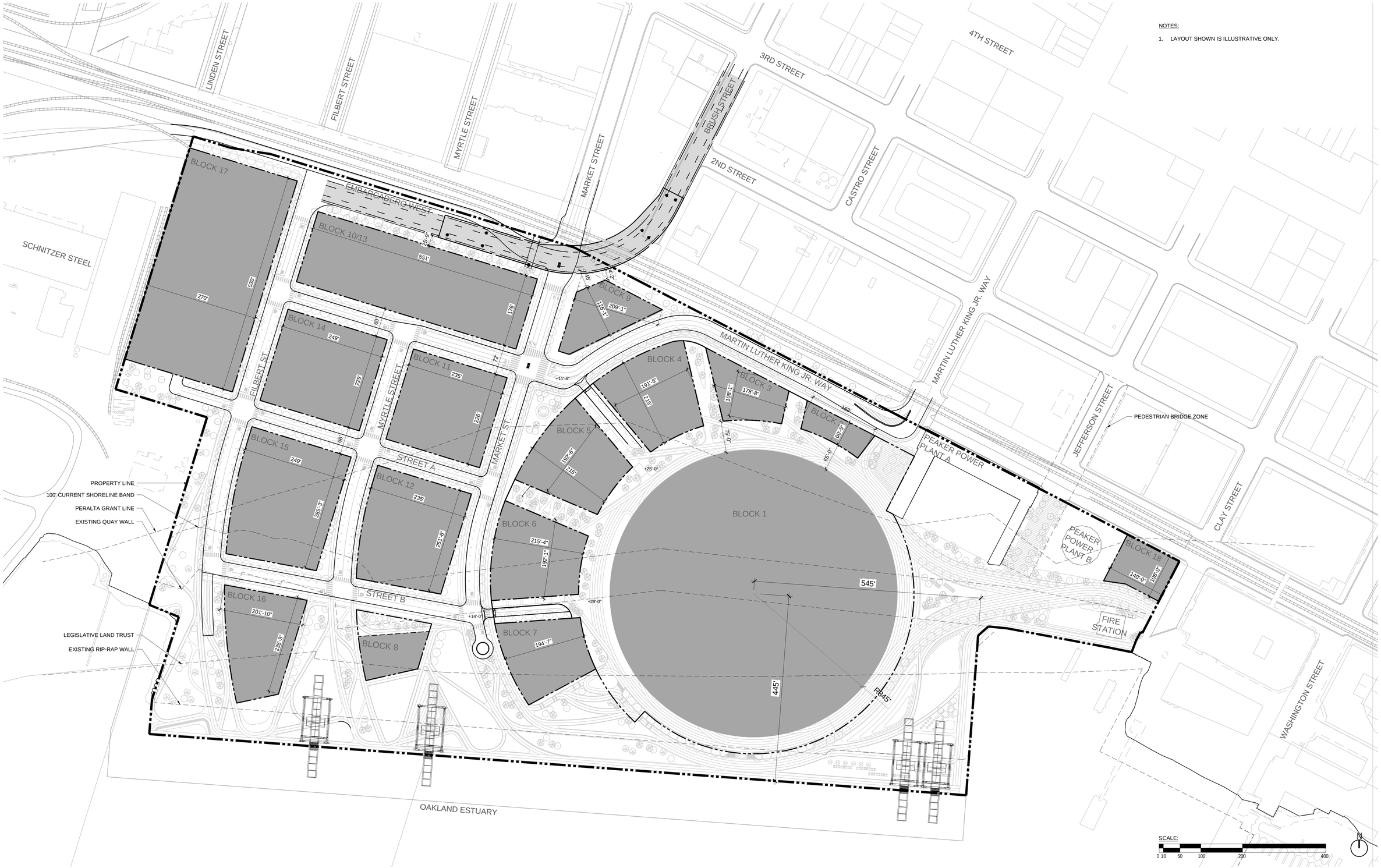
DRAWING NO.

| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 50' | ARCH D | 7/16/21 |
|---|---|---|---|
| PROJECT NAME | SCALE | FORMAT | DATE |

24" x 36" Arch D - SHEET SIZE

NOTES:

1. LAYOUT SHOWN IS ILLUSTRATIVE ONLY.





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TITLE

# GRADE SEPARATION OVERPASS - PARCELIZATION PLAN

DRAWING NO. 3.3.1

| PROJECT NAME | SCALE | FORMAT | DATE |
|---|---|---|---|
| OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP | 1" = 100' | ARCH D | 7/16/21 |