

# EMERYVILLE MARKET PLACE PARCEL B



FINAL DEVELOPMENT PLAN - SUBMISSION FOR APPROVAL

## LOCATION MAP



## NEIGHBORHOOD MAP



## PROJECT DIRECTORY

### OWNER

AG CCRP Public Market, L.P.  
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Contact: Craig Shields  
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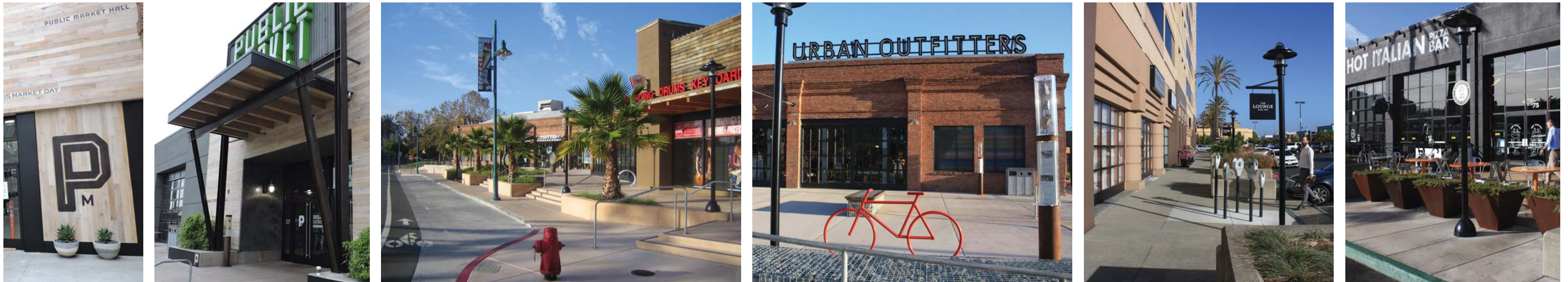


PROJECT DESCRIPTION		PROGRAM DATA		SHEET INDEX																																																																																																																																																																																																																																																																																																																																																																																																																																																		
<div>The current Final Development Plan application describes the following components of Parcel B of the Emeryville Public Market master plan area:</div> <div><ul style="list-style-type: none"><li>Retail garage: a new 4 story structure with commercial retail at level 1 and structured parking above on levels 2-4.</li><li>Retail pavilion: a new 1-2 story free-standing retail pavilion.</li></ul></div> <div>This work will follow the relocation of Shellmound Street to the west and include associated streetscape, landscape, and utilities improvements, and new and improved facilities for pedestrians and bicycles.</div> <div><div>PROGRAM</div><div>The major program components for Parcel B are commercial retail space and structured parking. Pending development of the design, the retail garage building is planned as a Type IA sprinklered building, and the retail pavilion is planned as a Type VA sprinklered building. Parcel B includes 300 structured parking spaces and the following commercial space:</div><div><ul style="list-style-type: none"><li>22,280 SF of Commercial Retail and Food &amp; Beverage tenant space, including up to 7,055 SF Food &amp; Beverage tenant space. These areas are the total for both buildings.</li></ul></div></div> <div><div>The parking garage is a parking resource for the Public Market district. The garage provides parking for the Public Market, the Marketplace Tower, and the future Parcel A retail, as well as the retail on Parcel B.</div></div> <div><div>OPEN SPACE</div><div>The site includes 2 open spaces: a plaza at the south end between the retail garage and the pavilion, and a plaza at the north end. Each plaza corresponds to a vertical circulation core.</div></div> <div><div>TRANSIT FACILITIES</div><div>The Parcel B Retail Garage project includes the following components of the district's Transportation Demand Management Plan facilities: parking spaces for car-share, car-pool, and electric vehicles; and bicycle parking.</div></div> <div><div>SIGNAGE</div><div>Signage is not part of this application and details have not been provided. Signage will be subsequently submitted to the Planning Commission for review and approval.</div></div> <div><div>ART PROGRAM</div><div>This FDP plans for 2D art elements to be included on the east side of the Parcel B building. Other potential art program elements could include a 2D art element on the north side, and a 3D sculptural element in one of the plaza areas, integrated with the landscape design. The art program is being developed per the terms of the Public Market Project Development Agreement. The art program will subsequently be reviewed by the Emeryville Public Art Committee.</div><div><div>The artwork shown in this submission is "place-holder" artwork, and is meant to indicate only the relative size and location of art program pieces, no the artworks themselves.</div></div><div><div>DISTRCT SHARED PARKING</div><div>The Public Market District represents Emeryville's move towards mixed-use, transit-oriented development, with a view towards reduced parking provision as expressed by current City policy. The District's design team has worked carefully to determine the parking demand, and will provide adequate parking at each stage of construction and at full build-out. Ultimately the District will employ a "shared parking" concept for commercial uses. The Parcel B parking garage is at the center of the Public Market District's shared parking strategy. The garage provides parking for the Public Market, the Marketplace Tower, and the future Parcel A retail, as well as the retail on Parcel B. Additional shared parking resources are located in the Parcel C garage and along Market Drive. Parcel B, Parcel C and Market Drive combine to provide 656 parking spaces, exceeding the parking demand. Additional public spaces, which are not factored into meeting the parking requirements, are located along 63rd Street and Shellmound Street.</div></div></div>	<table><tr><th colspan="6">PROGRAM AREAS (SF)</th></tr><tr><th rowspan="2">LEVEL</th><th colspan="4">USE</th><th rowspan="2">TOTAL</th></tr><tr><th colspan="2">RETAIL*</th><th colspan="2">PARKING, CIRCULATION, SERVICING</th></tr><tr><th></th><th>GARAGE BUILDING</th><th>PAVILION</th><th>GARAGE BUILDING</th><th>PAVILION</th><th></th></tr><tr><td>4</td><td>0</td><td>0</td><td>20,990</td><td>0</td><td>20,990</td></tr><tr><td>3</td><td>0</td><td>0</td><td>40,450</td><td>0</td><td>40,450</td></tr><tr><td>2</td><td>0</td><td>0</td><td>37,660</td><td>0</td><td>37,660</td></tr><tr><td>1</td><td>20,000</td><td>2,280</td><td>17,670</td><td>0</td><td>39,950</td></tr><tr><td>Sub-Totals</td><td colspan="2">22,280</td><td colspan="2">116,770</td><td>139,050</td></tr><tr><td colspan="5">TOTAL AREA</td><td>139,050</td></tr></table> <div>*Retail areas are Net.</div> <div>*Outdoor seating space not included.</div>	PROGRAM AREAS (SF)						LEVEL	USE				TOTAL	RETAIL*		PARKING, CIRCULATION, SERVICING			GARAGE BUILDING	PAVILION	GARAGE BUILDING	PAVILION		4	0	0	20,990	0	20,990	3	0	0	40,450	0	40,450	2	0	0	37,660	0	37,660	1	20,000	2,280	17,670	0	39,950	Sub-Totals	22,280		116,770		139,050	TOTAL AREA					139,050	<table><tr><th></th><th>1/4/2016</th><th>1/18/2016 UPDATE</th><th>2/10/2016 UPDATE</th><th>4/21/2016 UPDATE</th><th>5/13/2016 UPDATE</th><th>6/14/2016 FDP</th></tr><tr><td>GENERAL &amp; 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AB104	LEVEL 4 FLOOR PLAN	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB120	CAR & BIKE CIRCULATION	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB121	PEDESTRIAN CIRCULATION					X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB122	VALET CIRCULATION					X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB123	SERVICING PLAN					X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB124	WASTE MANAGEMENT PLANS					X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB125	FIRE-FIGHTING ACCESS SITE PLAN				X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB126	DISTRICT WIDE PARKING RESOURCES				X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB200	NORTH & SOUTH ELEVATIONS	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB201	WEST ELEVATION	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB202	WEST ELEVATION	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB203	WEST ELEVATION	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB204	EAST ELEVATION	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB205	EAST ELEVATION	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB206	EAST ELEVATION				X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB207	PAVILION ELEVATIONS				X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB221	ENLARGED ELEVATION & SECTION - SOUTH	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB222	ENLARGED ELEVATION & SECTION - MIDDLE	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB223	ENLARGED ELEVATION & SECTION - NORTH	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB224	ENLARGED ELEVATION & SECTION - SOUTH STAIRS				X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB231	SECTIONS	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB232	SECTIONS	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB240	MATERIALS & CHARCATER IMAGES	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB241	MATERIALS & CHARACTER IMAGES - PAVILION				X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB301	PERSPECTIVE VIEW	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB302	PERSPECTIVE VIEW	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
AB303	PERSPECTIVE VIEW	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
LANDSCAPE																																																																																																																																																																																																																																																																																																																																																																																																																																																						
L001	PARCEL B LANDSCAPE PLAN	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
L002	PLANTING PALETTE 1	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
L003	PLANTING PALETTE 2	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
L004	PLANTING PALETTE 3				X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
L005	ENLARGED LANDSCAPE PLAN	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
L006	ENLARGETD LANDSCAPE PLAN	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
L007	SITE MATERIALS & FURNISHINGS	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
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C101	GRADING PLAN	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
C102	UTILITY PLAN	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																
C103	CONCEPTUAL STORMWATER QUALITY PLAN	X	X	X	X	X																																																																																																																																																																																																																																																																																																																																																																																																																																																





1. EXISTING SHELLMOUND STREET AND PARKING FACILITIES

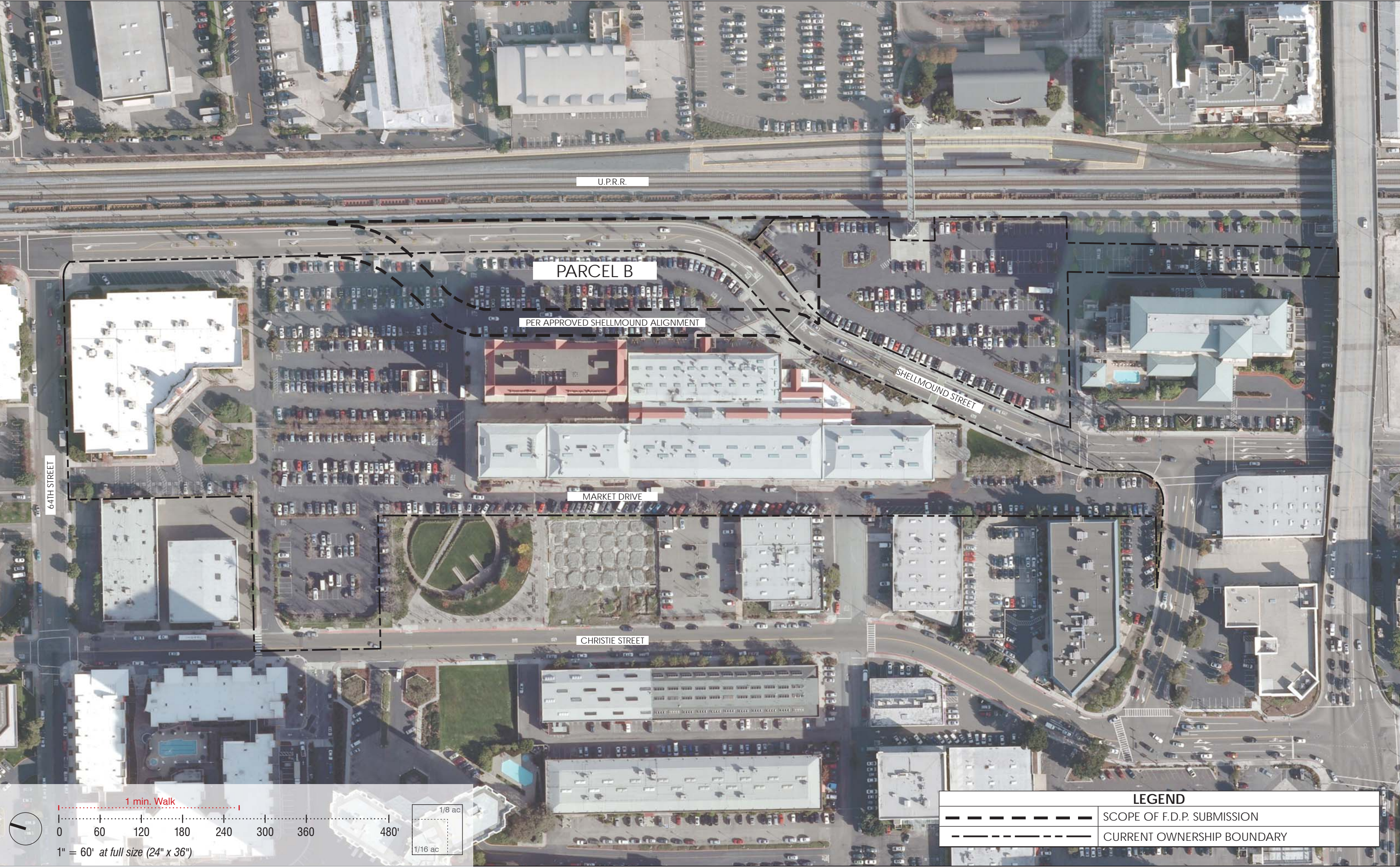


2. EXISTING PUBLIC MARKET



3. RECENT & APPROVED REDEVELOPMENT PROJECTS IN THE PUBLIC MARKET DISTRICT

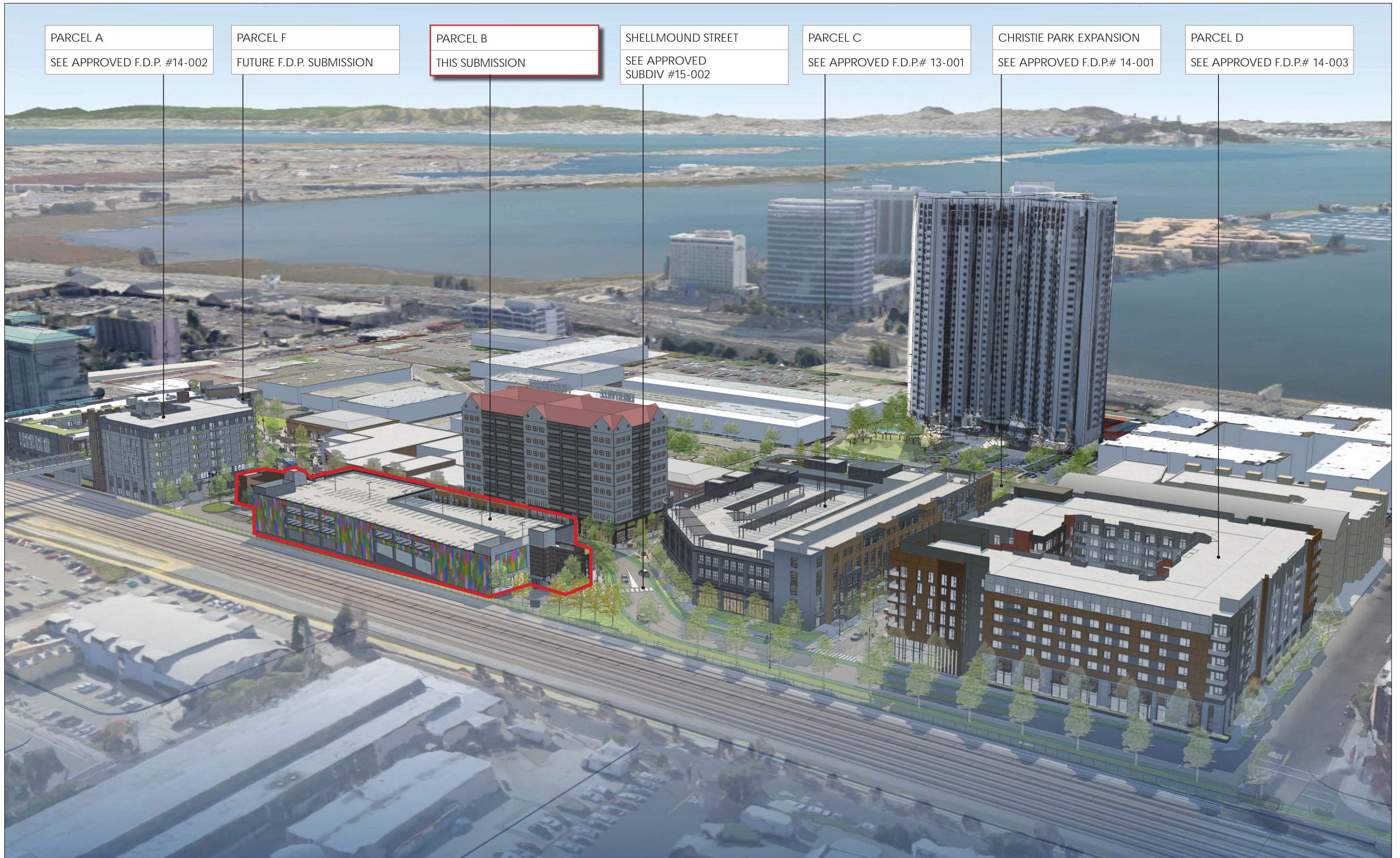




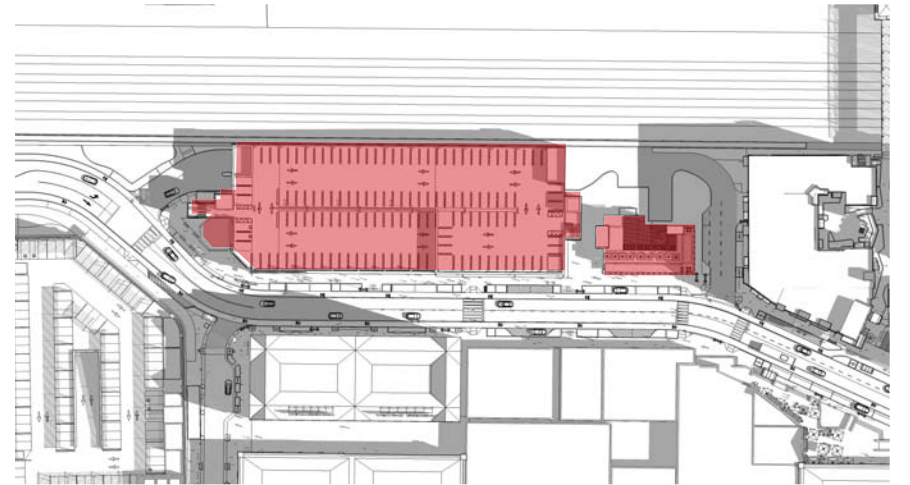
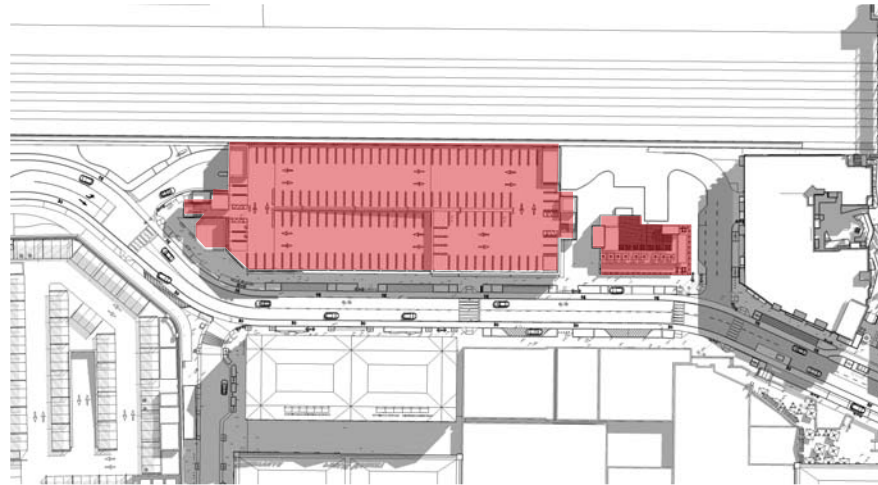
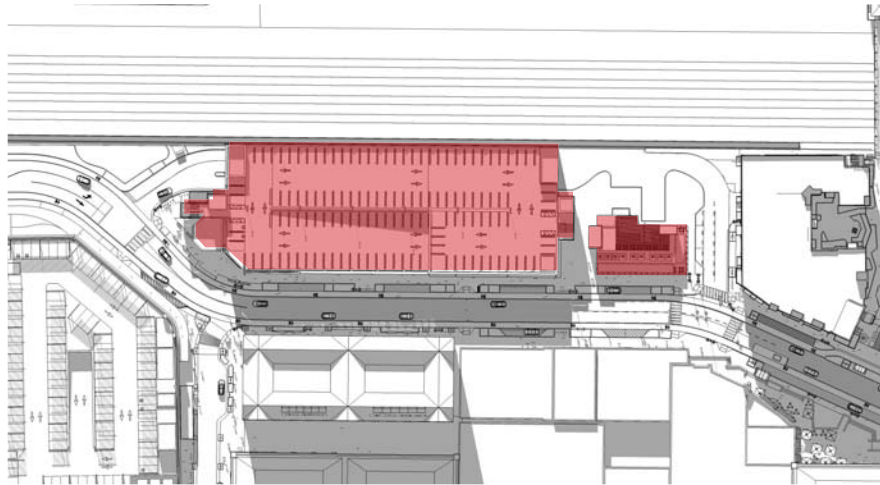








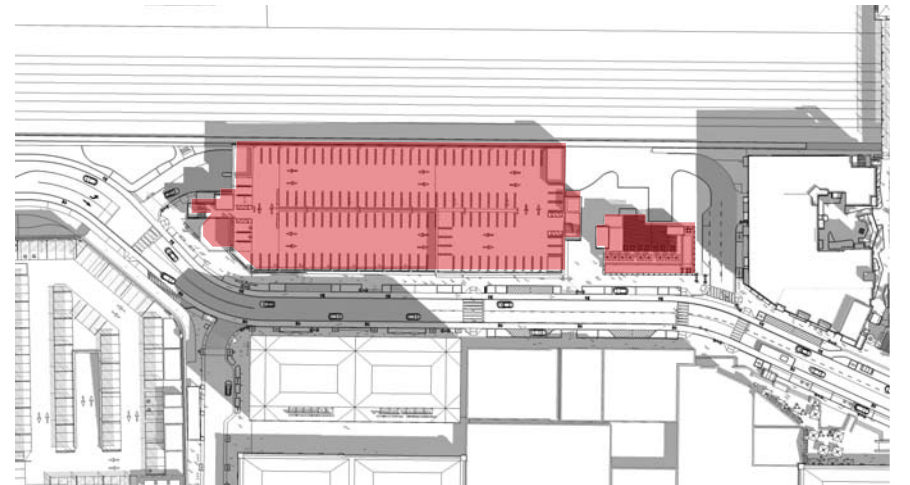
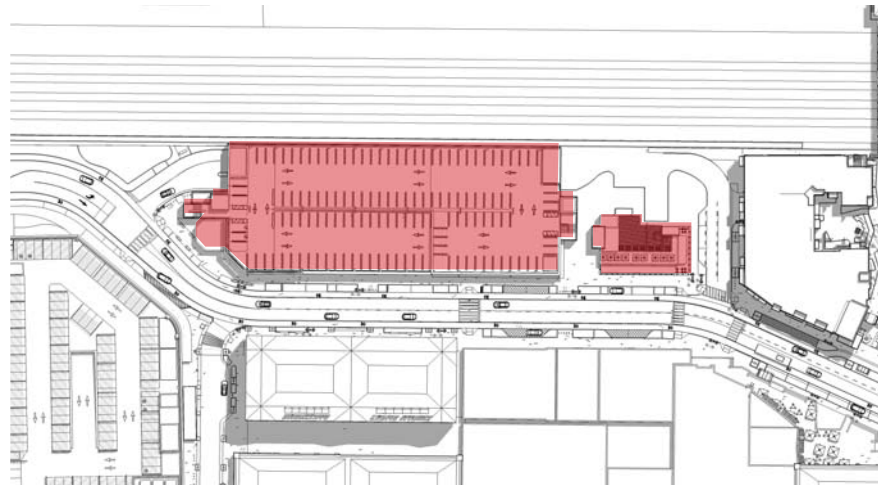
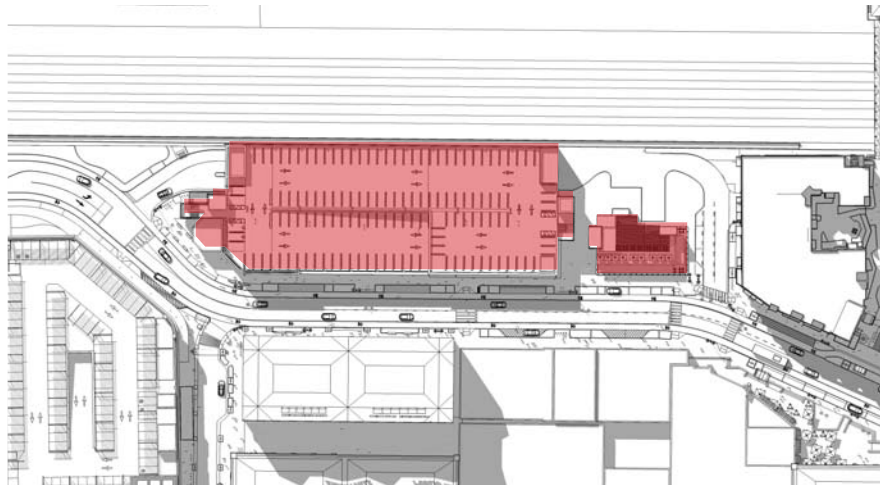




EQUINOX (MARCH 21) - 9AM

EQUINOX (MARCH 21) - 12PM

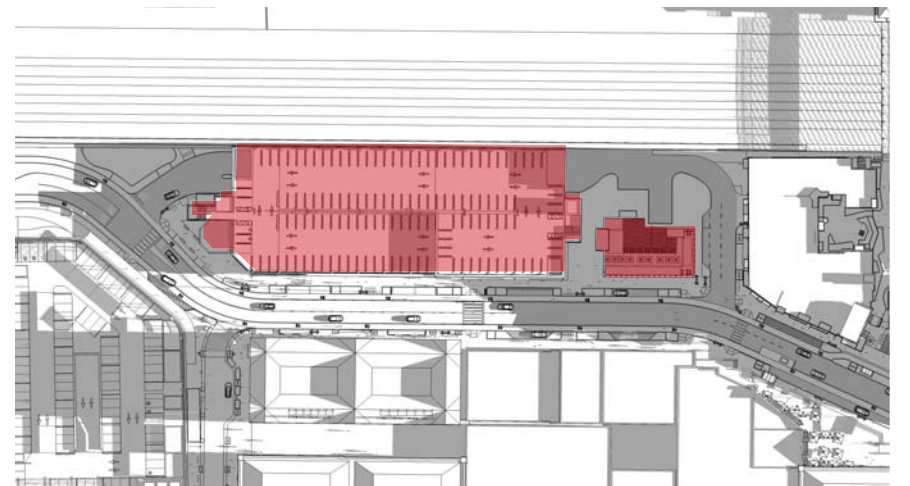
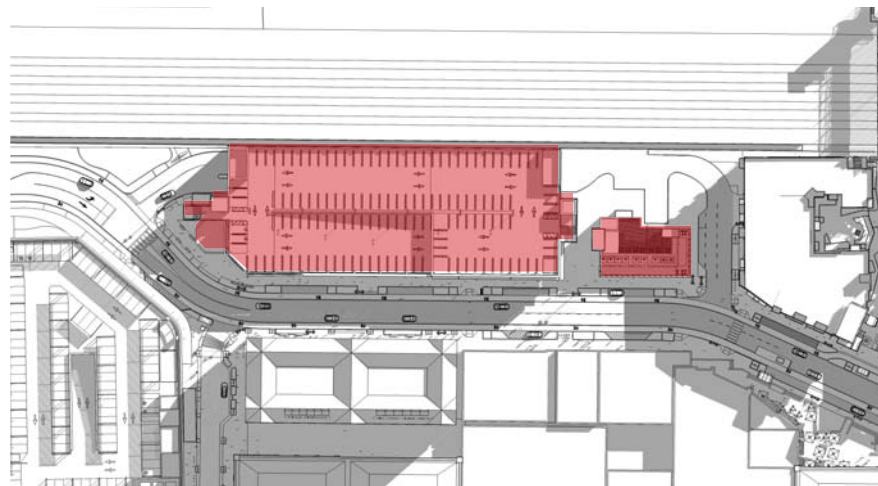
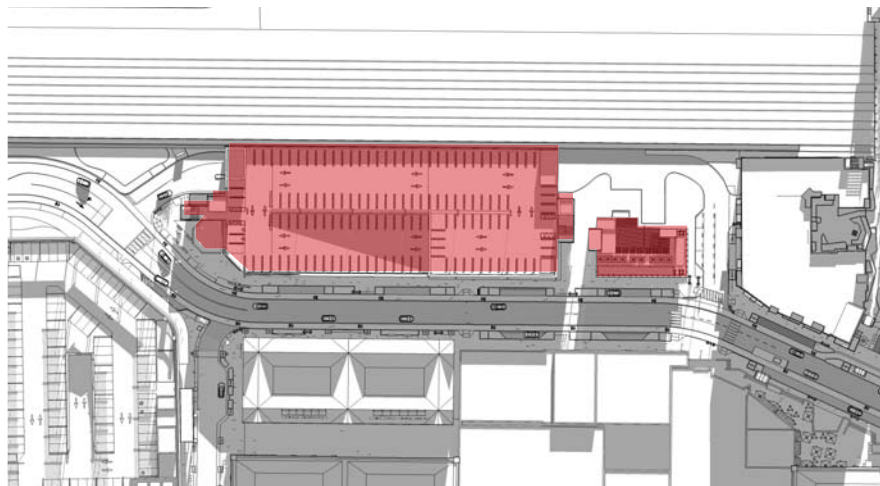
EQUINOX (MARCH 21) - 3PM



SUMMER SOLSTICE (JUNE 21) - 9AM

SUMMER SOLSTICE (JUNE 21) - 12PM

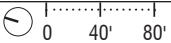
SUMMER SOLSTICE (JUNE 21) - 3PM



WINTER SOLSTICE (DECEMBER 21) - 9AM

WINTER SOLSTICE (DECEMBER 21) - 12PM

WINTER SOLSTICE (DECEMBER 21) - 3PM





DESIGN NARRATIVE

THE PARCEL B RETAIL GARAGE AND RETAIL PAVILION AT THE EMERYVILLE PUBLIC MARKET FULFILL CIVIC ROLES AT THREE SCALES.

1. THE PEDESTRIAN SCALE

THE RETAIL GARAGE IS DESIGNED WITH A CLEARLY ARTICULATED BASE THAT HOUSES THE RETAIL TENANTS. THE BASE ESTABLISHES A HIGH-QUALITY FRAMEWORK, WITH A RHYTHM OF CONCRETE AND MASONRY PIERS THAT SEPARATES THE STORES AND PROVIDE STRUCTURE FOR THE BUILDING ABOVE. THE STOREFRONTS ARE DESIGNED TO MAXIMIZE VISIBILITY OF MERCHANDISE AND TRANSPARENCY OF ACTIVITY BETWEEN INSIDE AND OUTSIDE. THE BASE IS CAPPED WITH A PROJECTING CORNICE, SHAPED TO FOCUS VIEWS AT THE STREET LEVEL AND ENABLE THE GARAGE ABOVE TO RECEDE VISUALLY. FOR USERS OF THE GARAGE, VISUAL CONNECTION TO THE STREET AND NATURAL LIGHT ARE AFFORDED BY THE VARIOUS SCREEN, LOUVER, AND OPEN FRAMEWORK TREATMENTS.



2. THE RETAIL STREET

THE RETAIL GARAGE FORMS ONE SIDE OF A TWO-SIDED URBAN RETAIL STREET. THE RETAIL GARAGE SHAPES THE PUBLIC SPACE INTO THE FORM OF A TRADITIONAL MAIN STREET, WITH ON-STREET PARKING, STREET TREES, AND ACTIVATED SIDEWALKS. THE STREET IS GENERALLY NARROW, AND VIEWS OF THE FULL ELEVATIONS OF THE GARAGE ABOVE ARE LIMITED. RATHER, THE RETAIL GARAGE FORMS THE MIDDLE LEG OF A CAREFULLY PLANNED PEDESTRIAN RETAIL CORRIDOR THAT TERMINATES IN THE THE PARCEL C GROCERY STORE.



3. IN THE DISTRICT

PARCEL B OCCUPIES A CENTRAL LOCATION AT ALONG THE EASTERN EDGE OF THE EMERYVILLE PUBLIC MARKET DISTRICT.

THE RETAIL GARAGE ENABLES THE SURFACE PARKING THAT CHARACTERIZES THE AREA TODAY TO BE RELOCATED ABOVE ACTIVE STREET USES, MAKING POSSIBLE THE WALKABLE MARKET PLACE DISTRICT.

THE MASSING OF THE RETAIL GARAGE IS COMPOSED OF TWO MAJOR PIECES: THE GARAGE’S “RAMPING” HALF ON THE NORTH SIDE AND “FLAT” HALF ON THE SOUTH SIDE. THE TWO HALVES HAVE DISTINCT ARCHITECTURAL EXPRESSIONS. BOTH HALVES FEATURE DESIGNS WHICH USE REPEATING “BAY” CONFIGURATIONS, ESTABLISHING A RHYTHM OF STRUCTURE, SCREENED OPENINGS, SIGNAGE, AND LIGHTING. THIS DESIGNS RECALL THE WAREHOUSE CHARACTER OF THE PUBLIC MARKET’S OLDER BUILDINGS AS WELL AS OTHER BUILDINGS OF A SIMILAR SIZE AND TYPE IN THE REGION. THE NORTH AND SOUTH ELEVATIONS ARE PUNCTUATED BY STAIRWAYS AND ELEVATORS, WRAPPED IN TRANSLUCENT PERFORATED METAL SCREENS. THE EAST ELEVATION, VISIBLE FROM ACROSS THE U.P.R.R. TRAIN TRACKS, HAS A RHYTHM OF SOLID WALLS, OPENINGS, AND EXPRESSED STRUCTURAL FRAMES. MOST OF THE SOLID WALL ELEMENTS FORM THE BACKDROP FOR A PROMINANT PUBLIC ART INSTALLATION.



AERIAL VIEW IN DISTRICT CONTEXT AT FULL BUILD-OUT

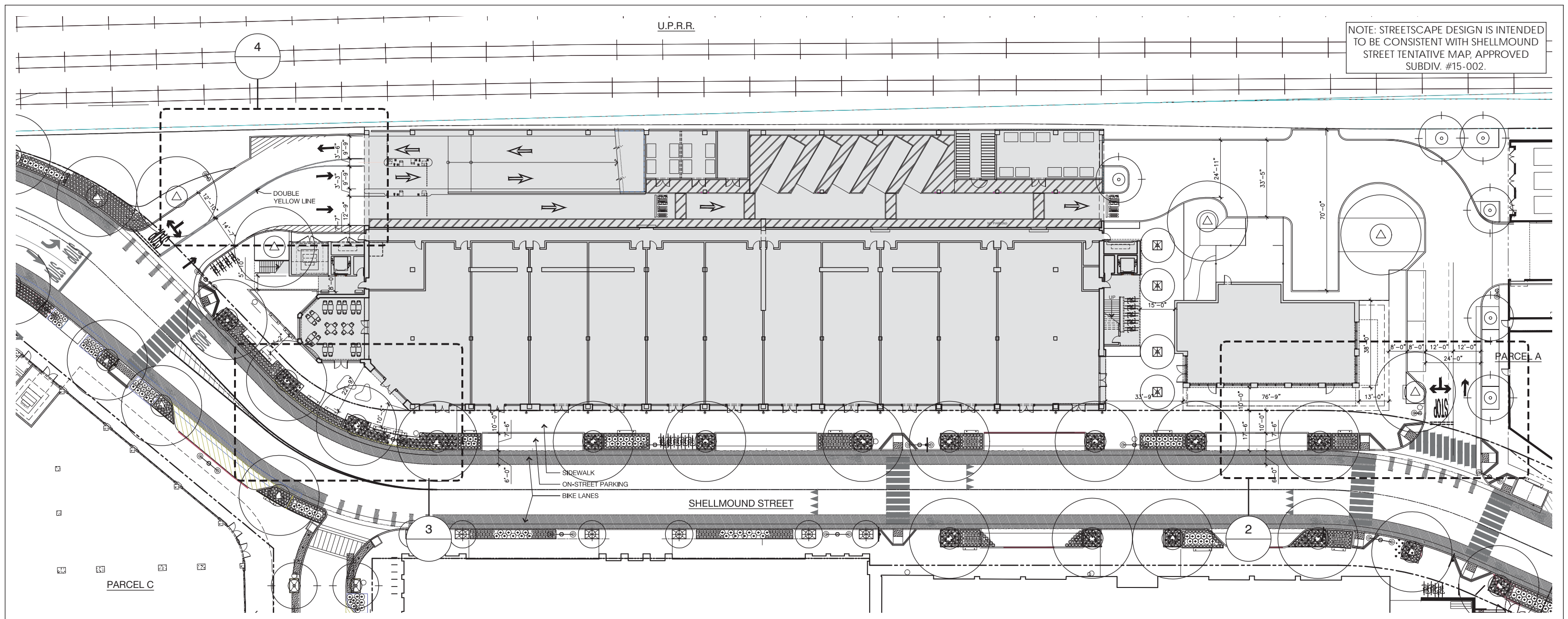


NORTH HALF



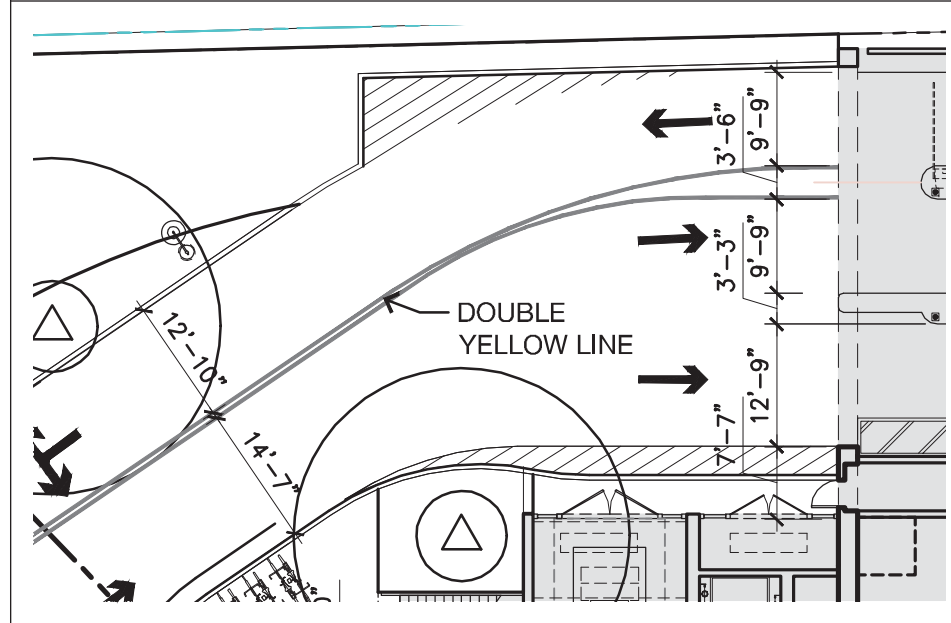
SOUTH HALF





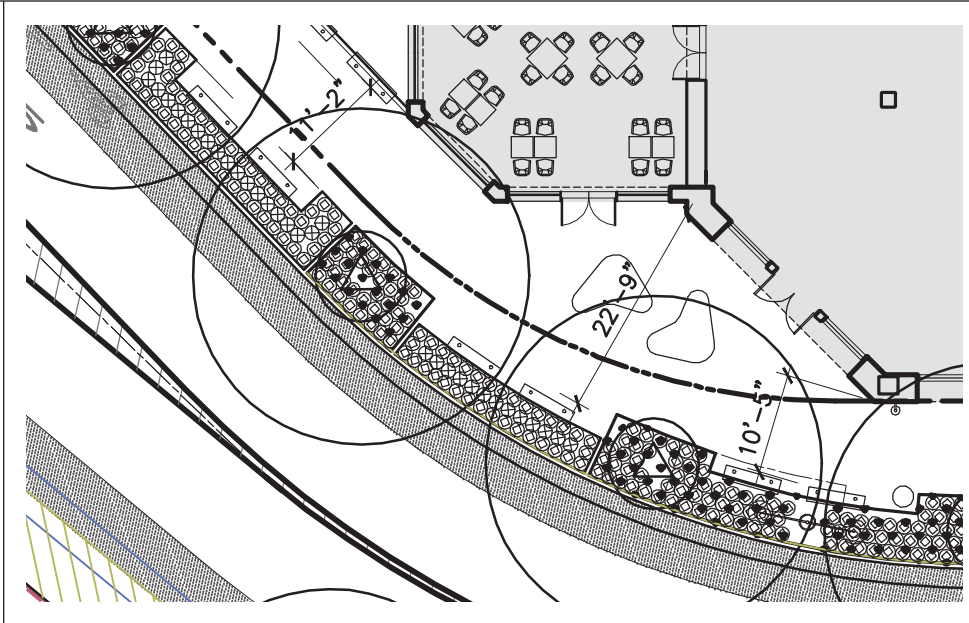
1. SITE PLAN

SCALE: 1" = 20'-0"



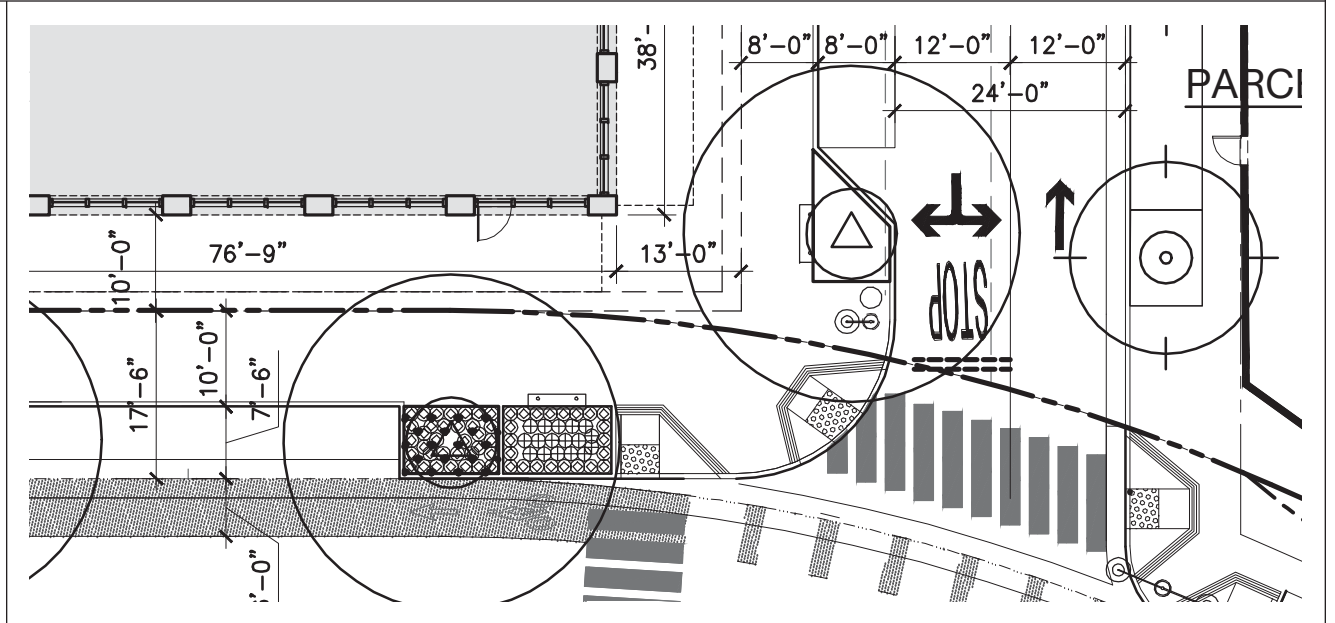
4. SITE PLAN DETAIL

SCALE: 1" = 10'-0"



3. SITE PLAN DETAIL

SCALE: 1" = 10'-0"



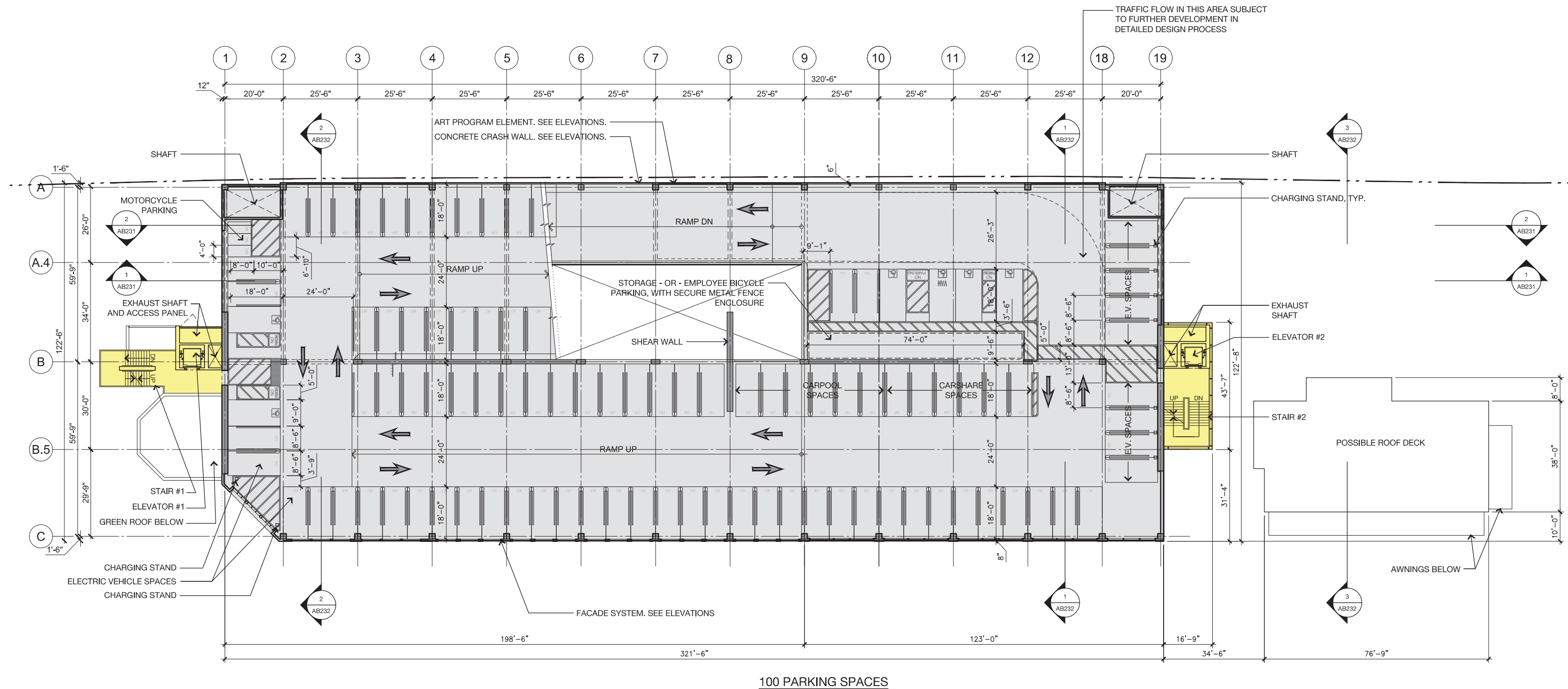
2. SITE PLAN DETAIL

SCALE: 1" = 10'-0"





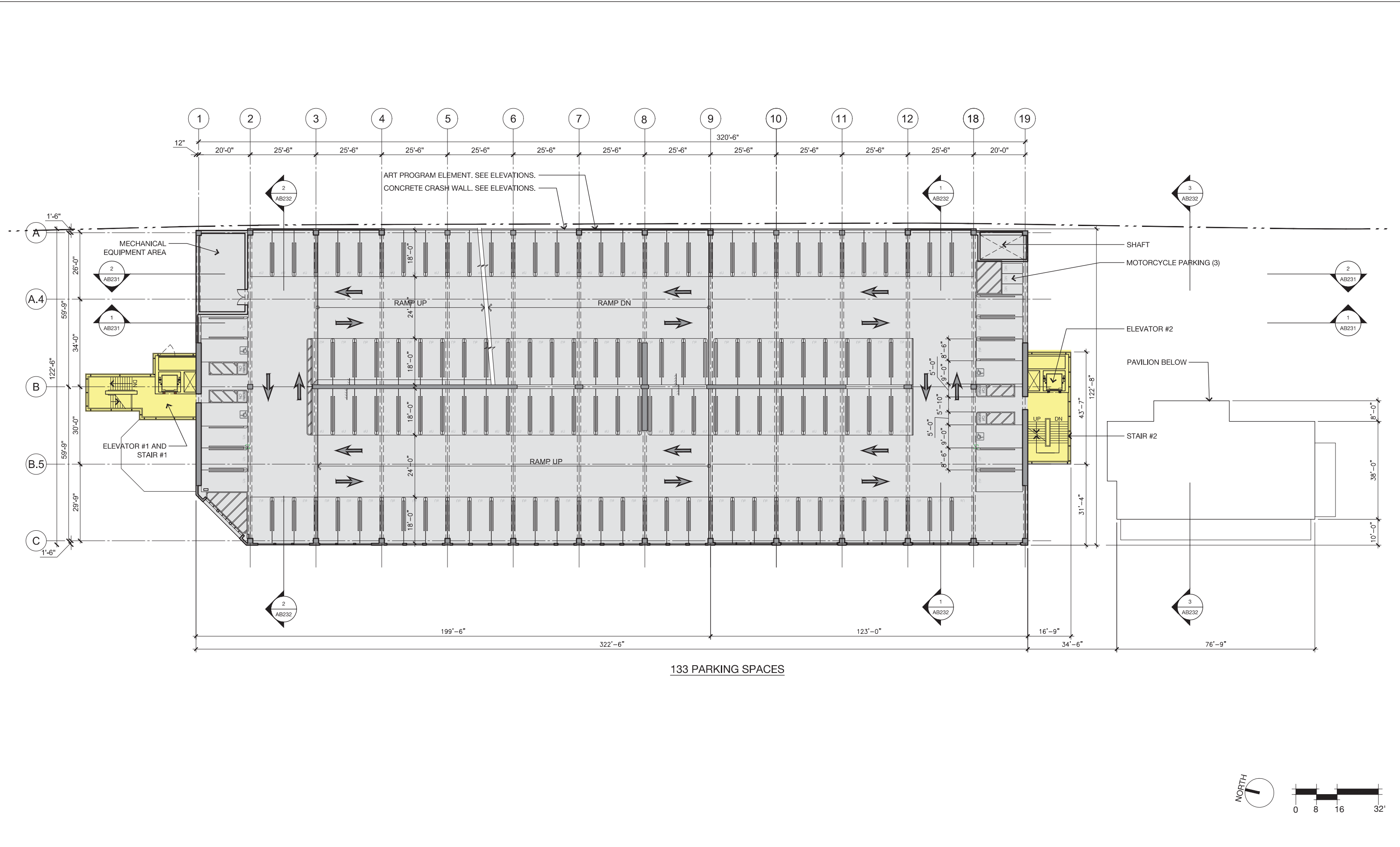




1. LEVEL 2 FLOOR PLAN

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

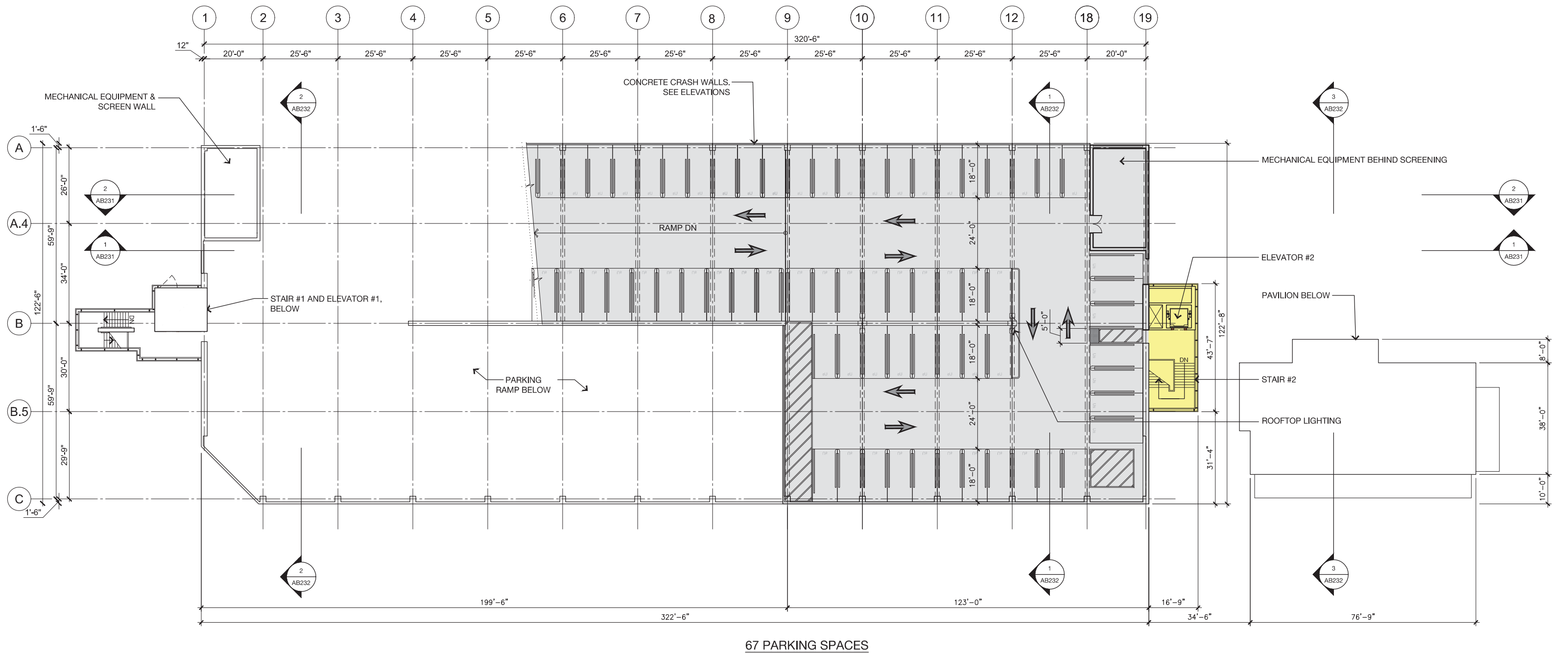




1. LEVEL 3 FLOOR PLAN

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

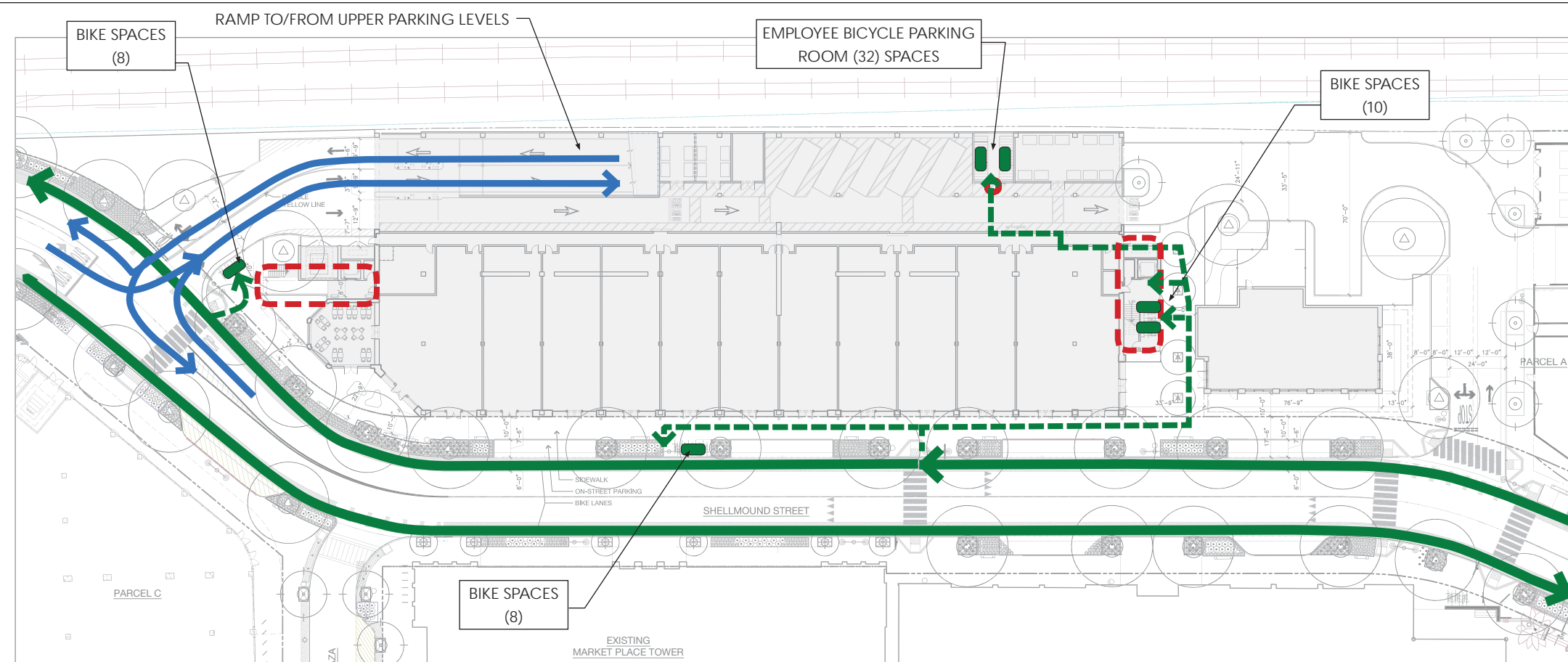




1. LEVEL 4 FLOOR PLAN

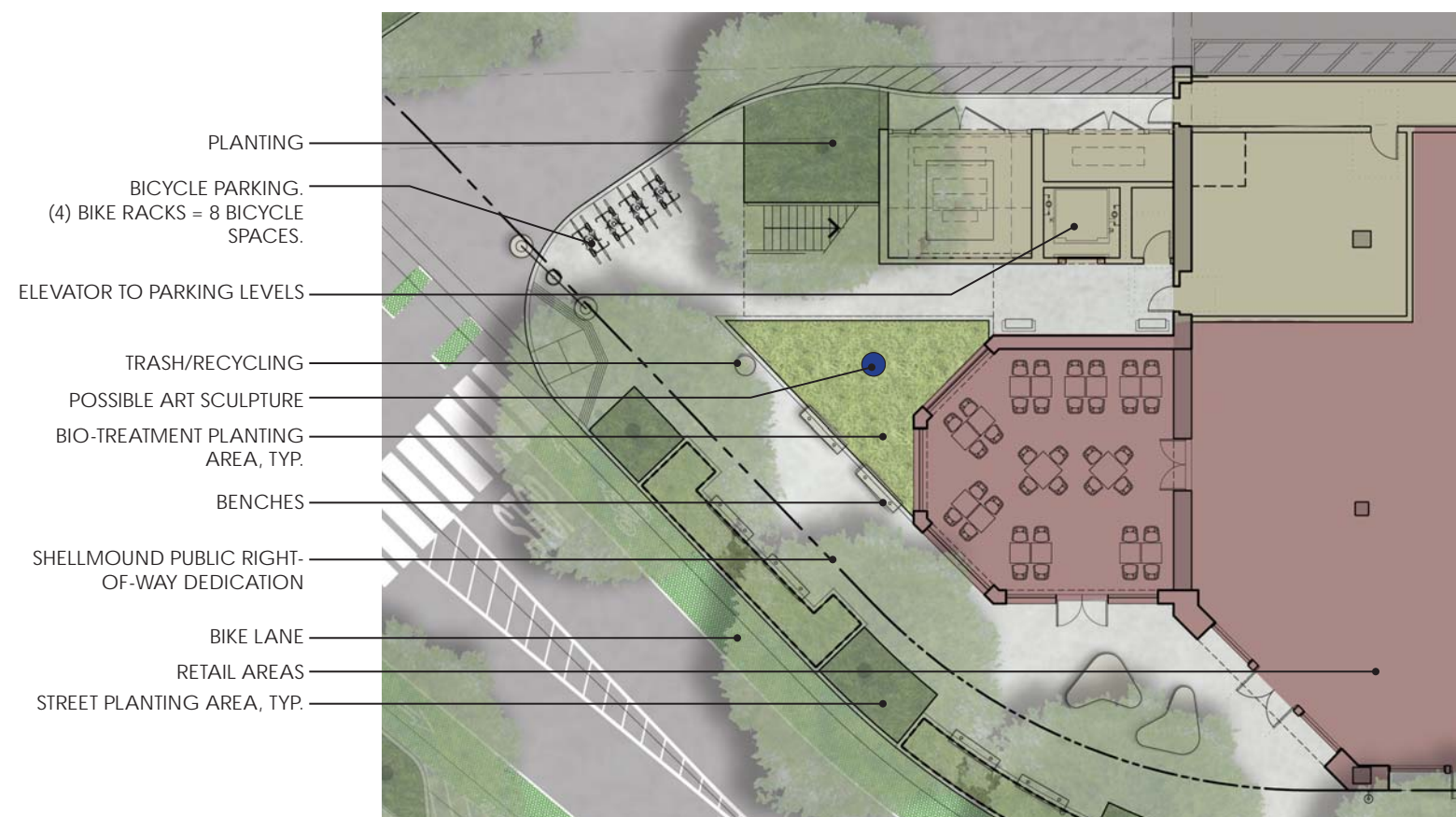
SCALE: 1/16" = 1'-0"





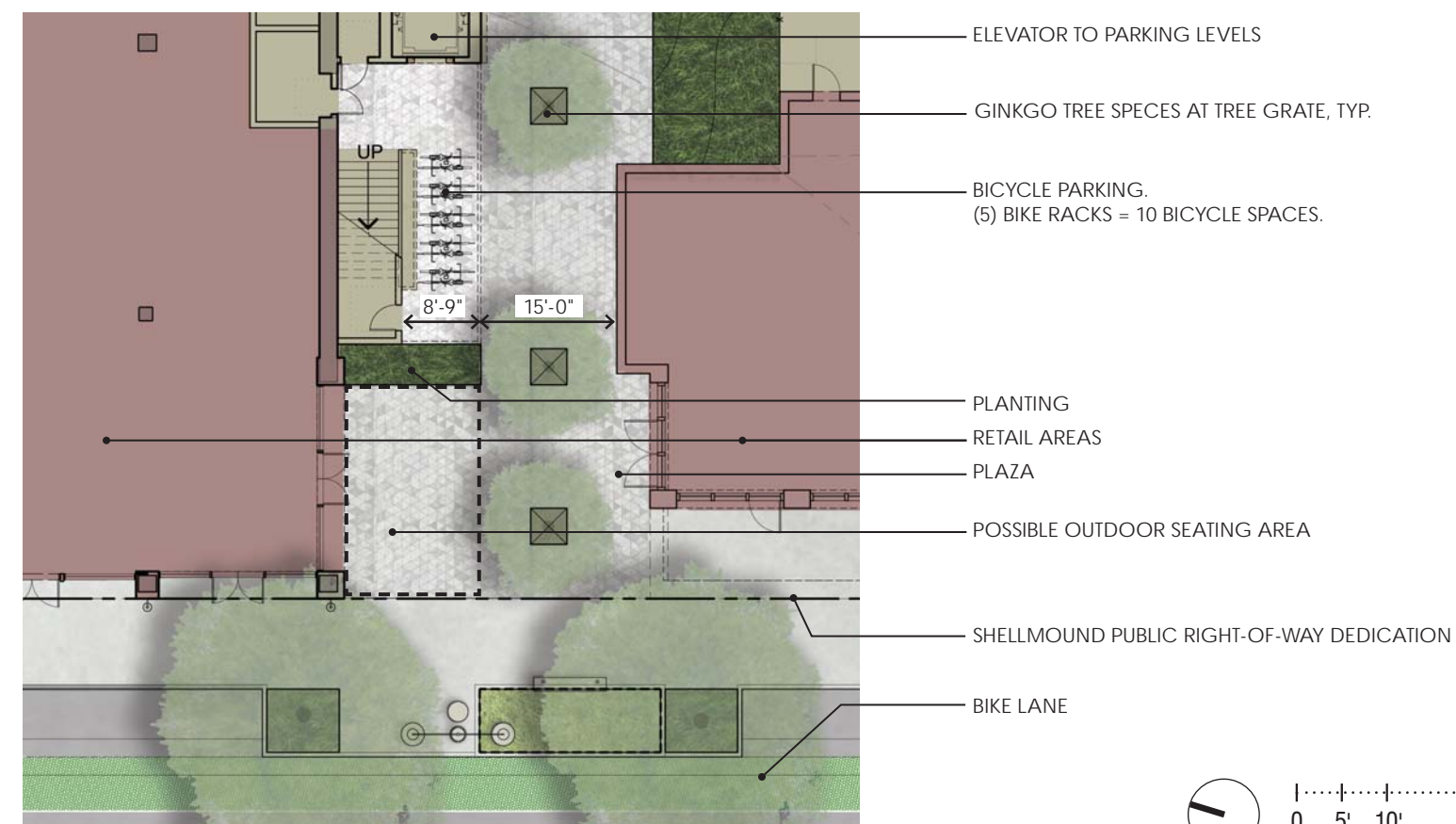
### 1. BIKE & CAR CIRCULATION

SCALE: 1" = 30'-0"



### 3. BICYCLE PARKING DETAIL

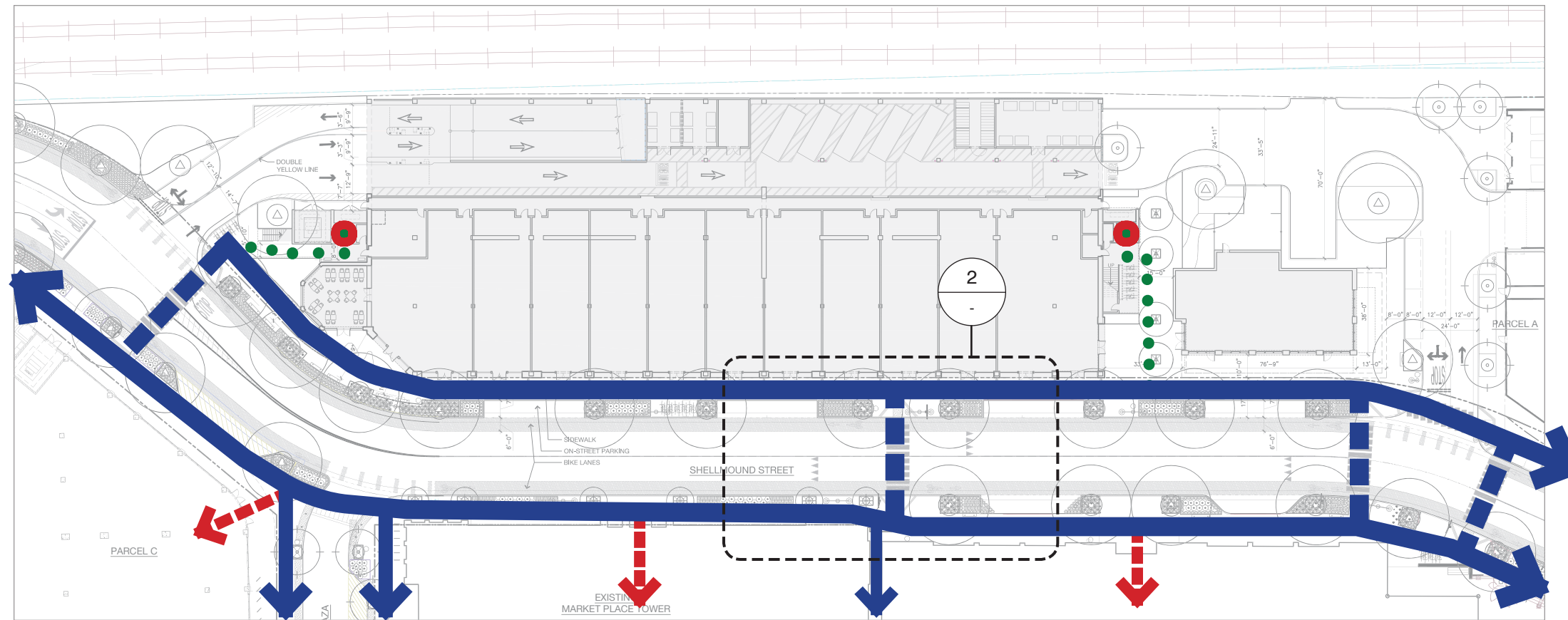
SCALE: 1" = 10'-0"



### 2. BICYCLE PARKING DETAIL

SCALE: 1" = 10'-0"



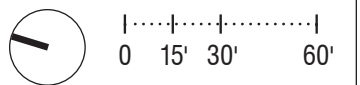


# LEGEND:

- PEDESTRIAN CIRCULATION ROUTE
- CROSSWALK
- MAJOR BUILDING ACCESS POINT
- ROUTE TO PARKING GARAGE ELEVATORS

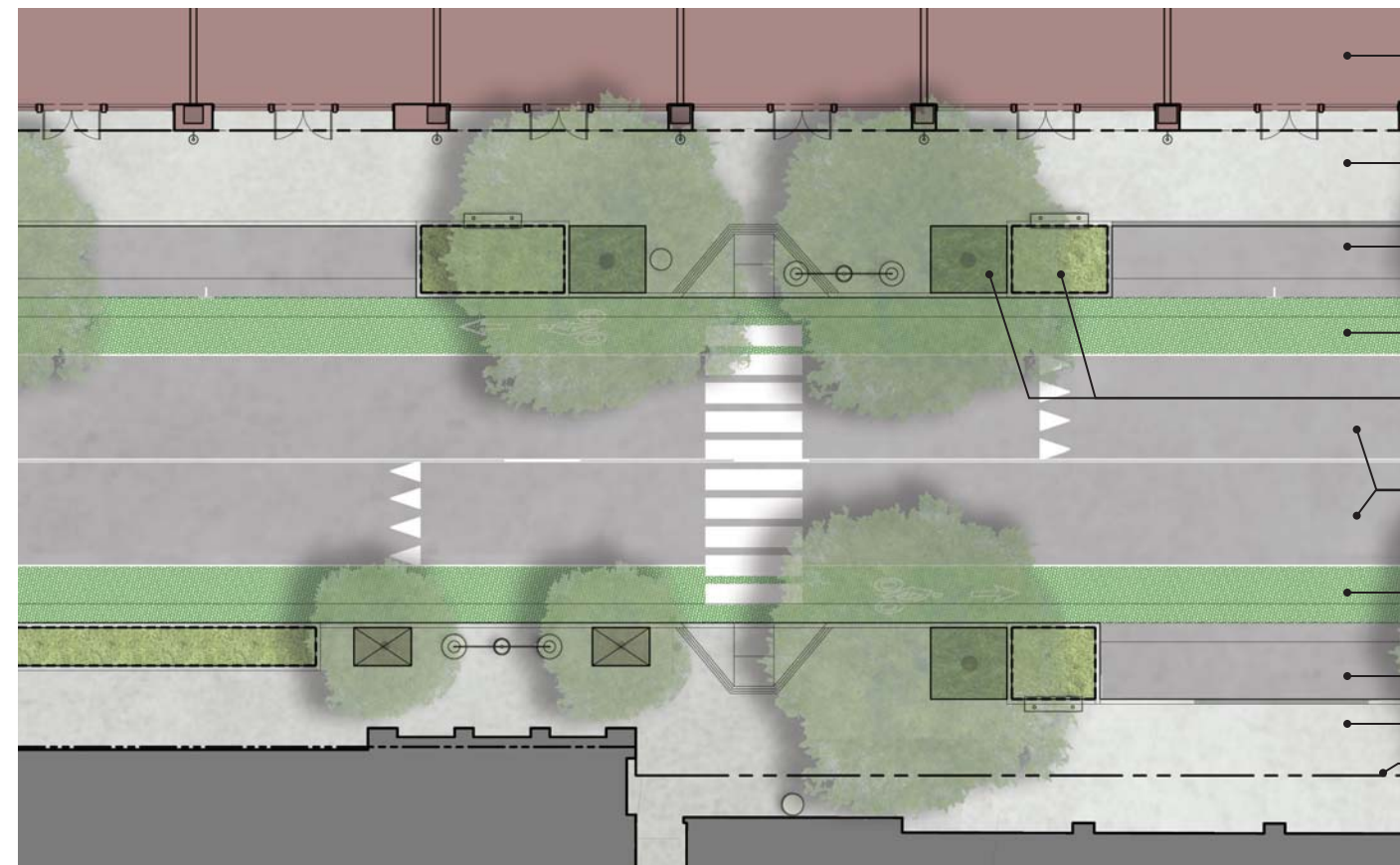
## NOTES:

- PEDESTRIAN CIRCULATION AND DESIGN OF STREETSCAPE ELEMENTS ARE CONSISTENT WITH SHELLMOUND STREET TENTATIVE MAP, APPROVED SUBDIV. #15-002.
- SEE AB100 FOR DIMENSIONS.

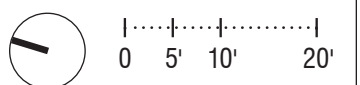


1. PEDESTRIAN CIRCULATION PLAN

SCALE: 1" = 30'-0"



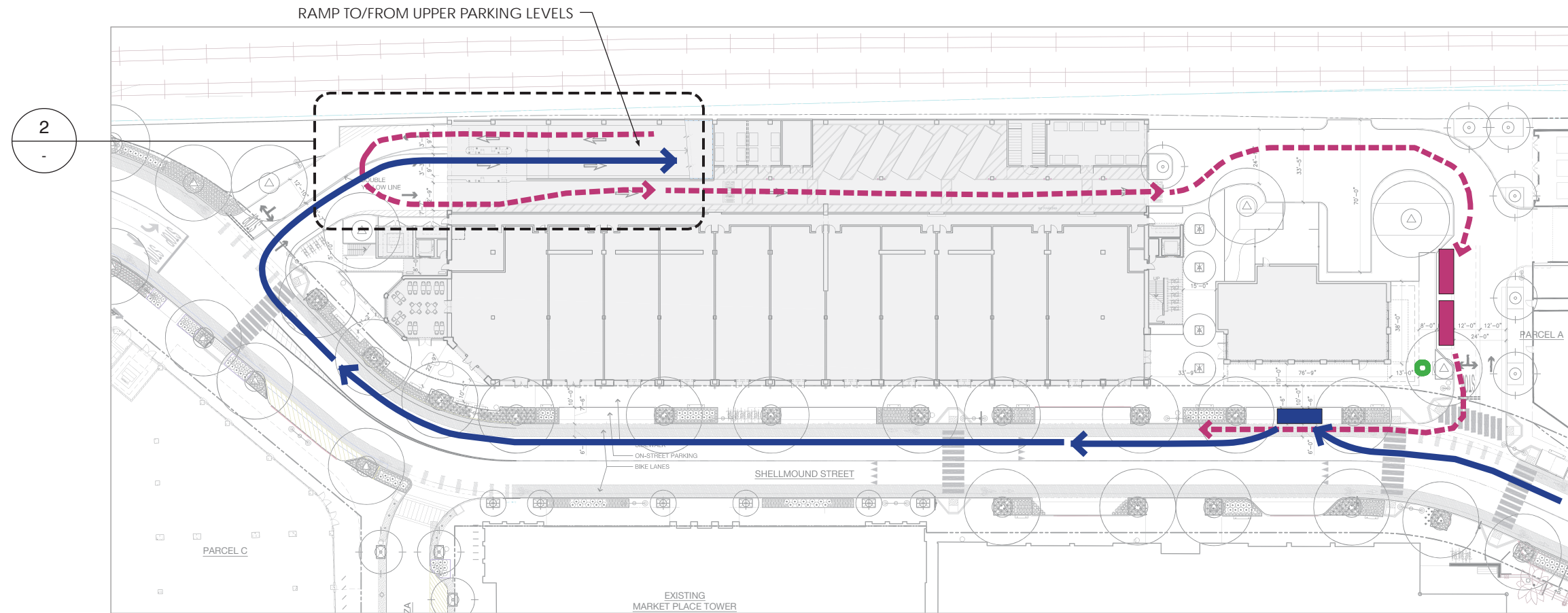
- PARCEL B RETAIL
- SIDEWALK
- ON-STREET PARKING SPACES
- BIKE LANE
- PLANTING
- VEHICLE TRAVEL LANES
- BIKE LANE
- ON-STREET PARKING SPACES
- SIDEWALK
- SHELLMOUND PUBLIC RIGHT-OF-WAY DEDICATION



2. PEDESTRIAN CIRCULATION PLAN DETAIL

SCALE: 1" = 10'-0"





#### LEGEND:

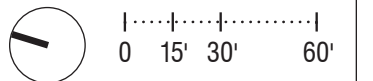
- VALET DROP-OFF
- VALET PICK-UP
- VEHICLE DROP-OFF ROUTE
- VEHICLE RETURN ROUTE
- POSSIBLE VALET STAND

#### NOTES:

THE VALET PARKING CONCEPT IS INITIALLY A "VALET ASSIST" STRATEGY WHERE DRIVERS DRIVE UP INTO THE GARAGE, TO THE UPPER 2 LEVELS, AND DROP OFF THEIR CARS WITH AN ATTENDANT, WITH SOME PARK-BEHIND SPACES EMPLOYED AS NEEDED. THIS IS INITIALLY PLANNED FOR THE BUSY LUNCH HOURS.

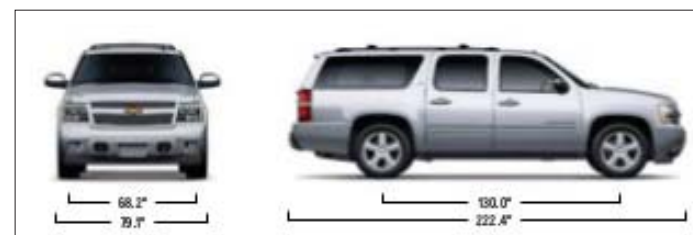
THE ON-STREET DROP-OFF SPACE IS PLANNED AS A "FULL VALE" DROP-OFF SPACE, IF NEEDED, BASED ON EVALUATION OF OPERATIONS.

A MANAGEMENT COMPANY WILL BE CONTRACTED AS NEEDED TO OPERATE THE VALET SERVICE.

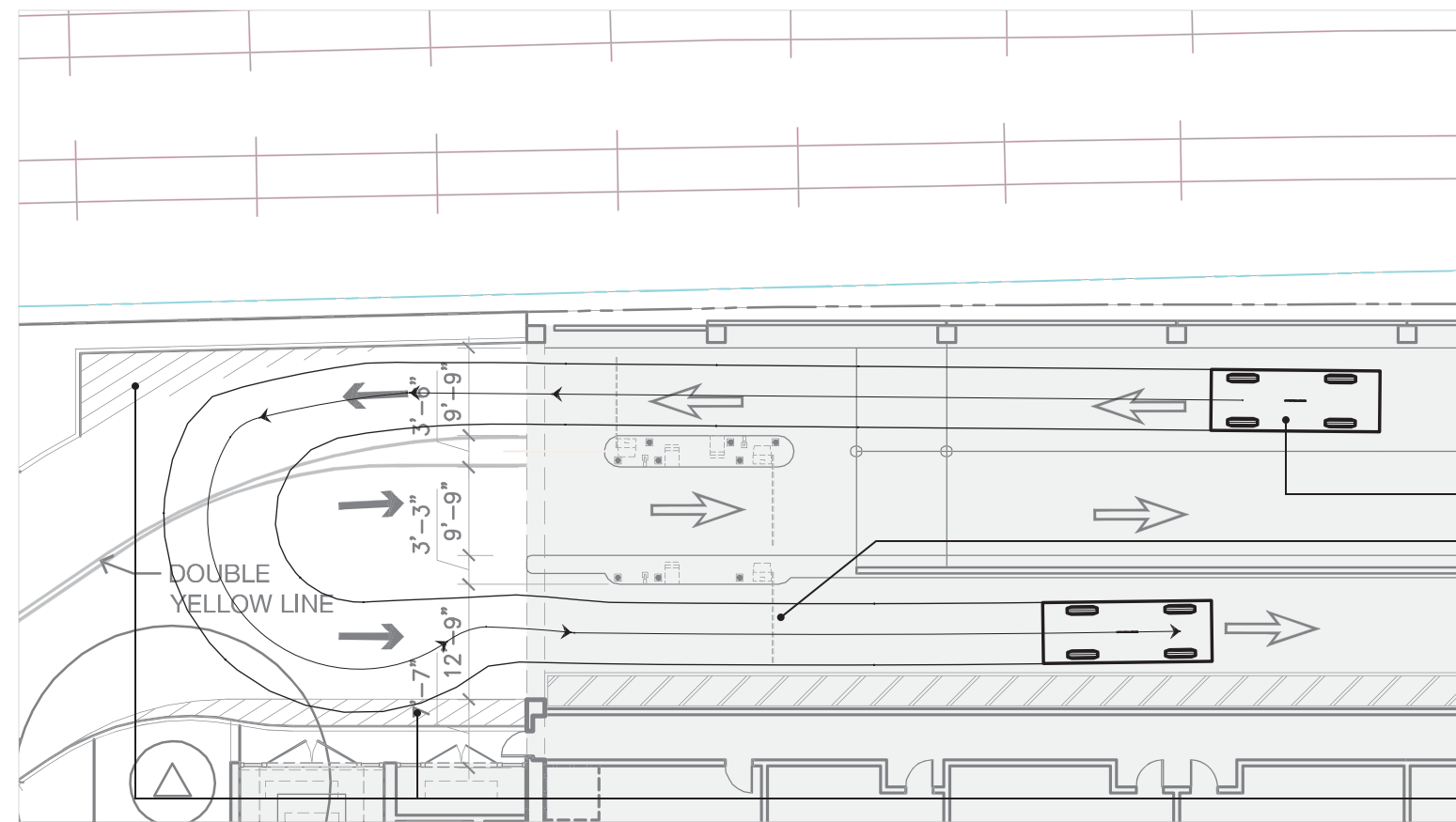


## 1. VALET PARKING ACCESS PLAN

SCALE: 1" = 30'-0"



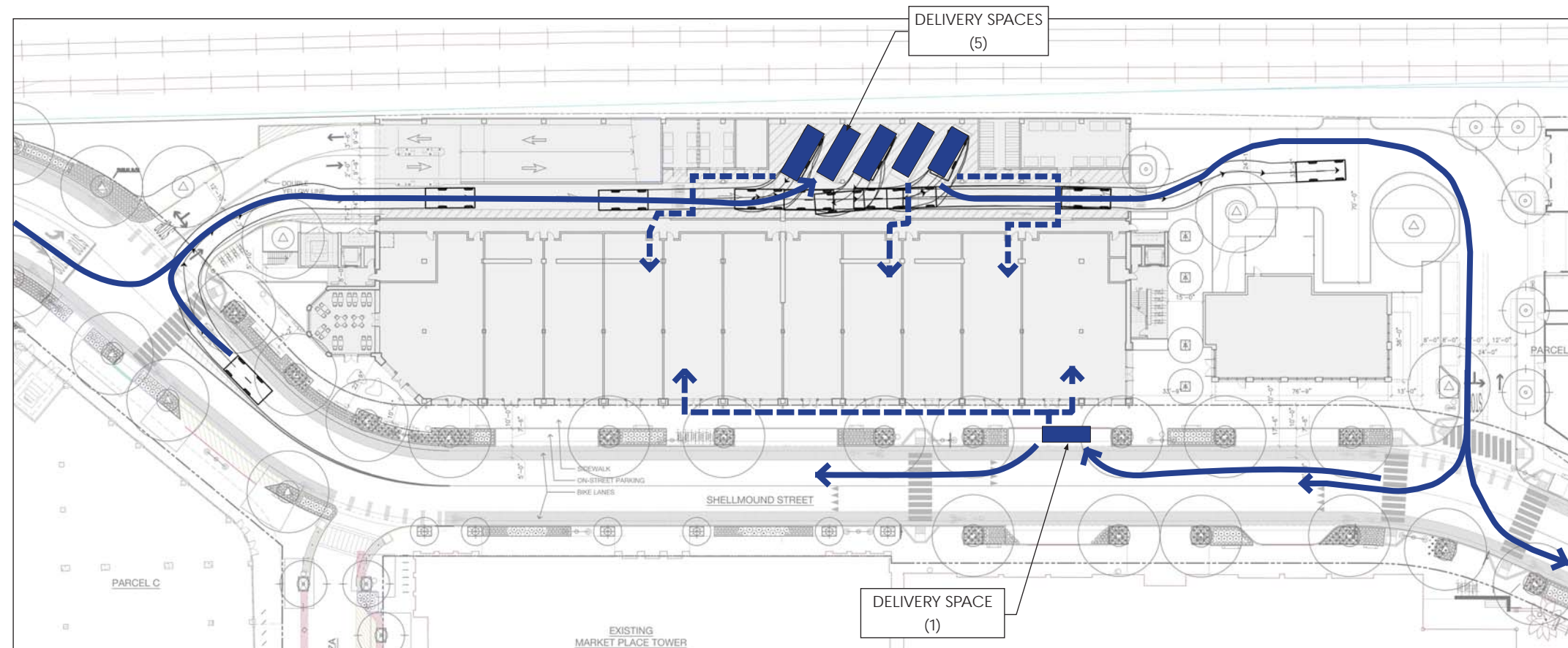
VEHICLE TRACKING BASED ON FULL CHEVROLET SUBURBAN S.U.V.



## 2. VEHICLE AUTO-TURN TRACKING DETAIL FOR VALET RETURN ROUTE

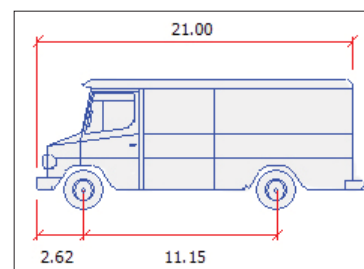
SCALE: 1" = 10'-0"



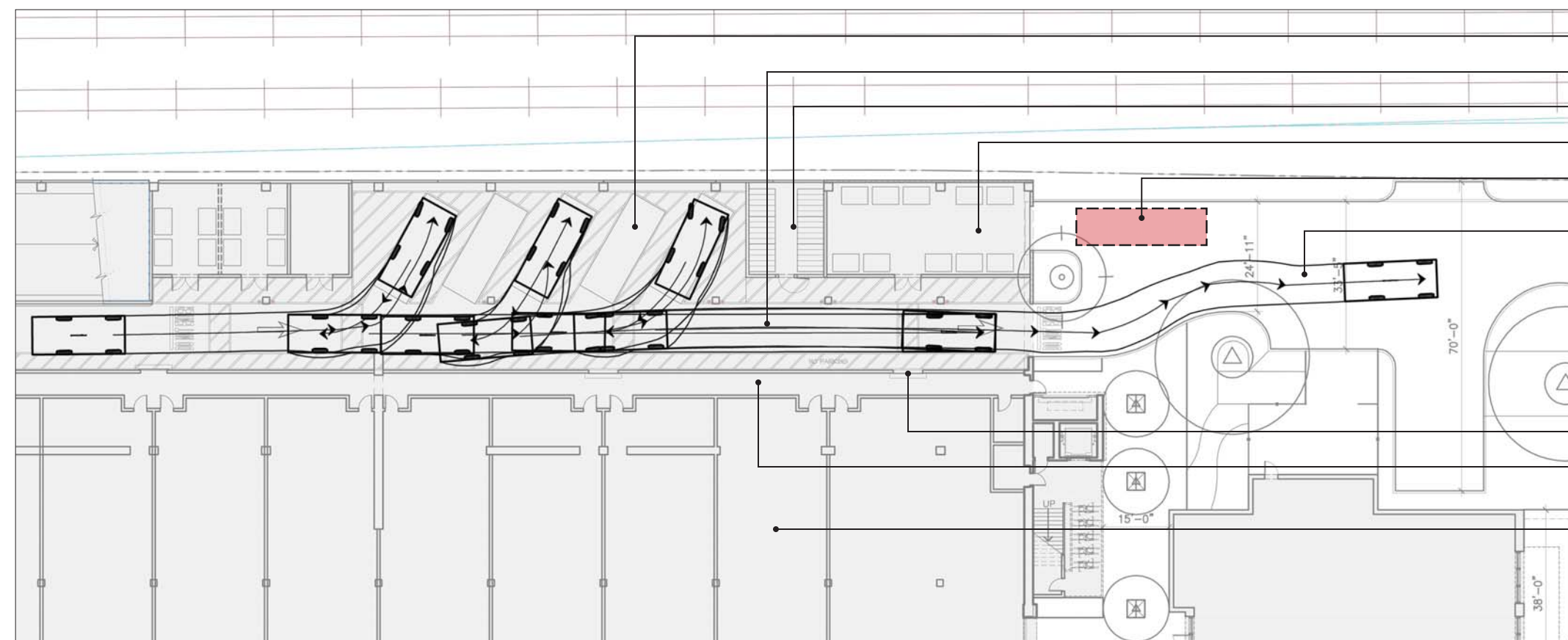


## 1. SERVICING PLAN

SCALE: 1" = 30'-0"



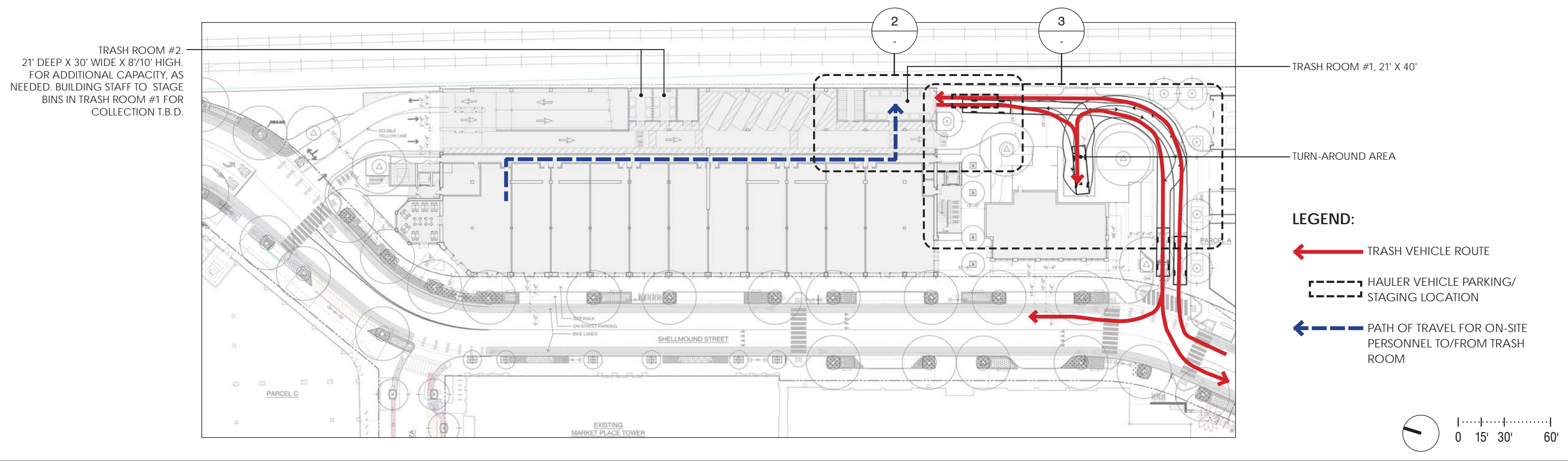
VEHICLE TRACKING BASED ON SMALL BOX TRUCK



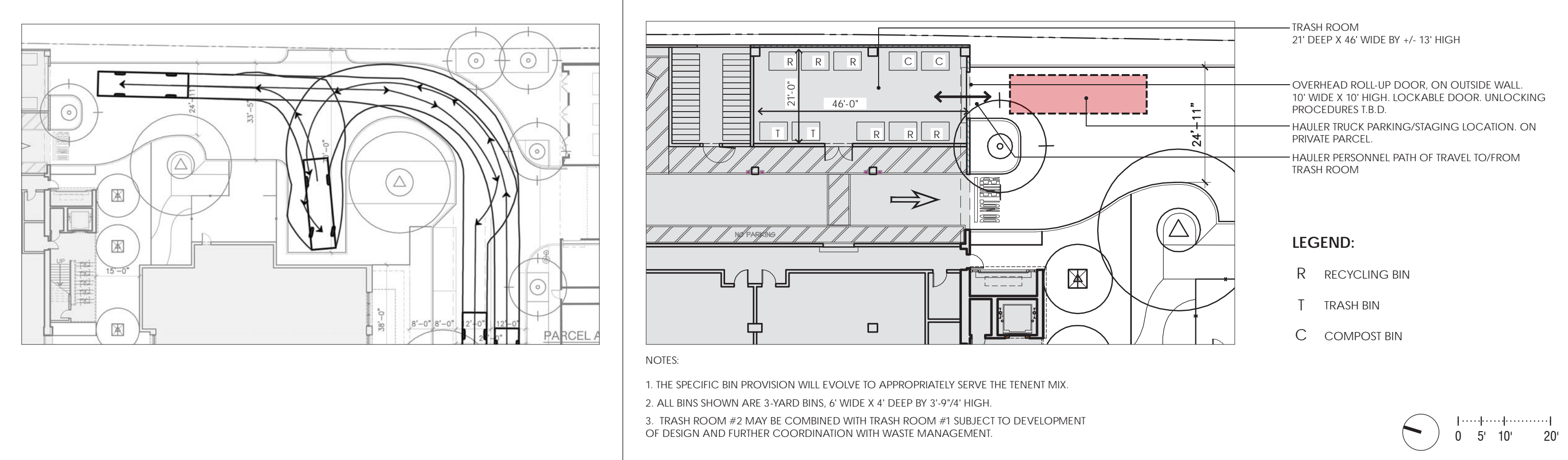
## 2. SERVICING DETAIL PLAN WITH VEHICLE TRACKING

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





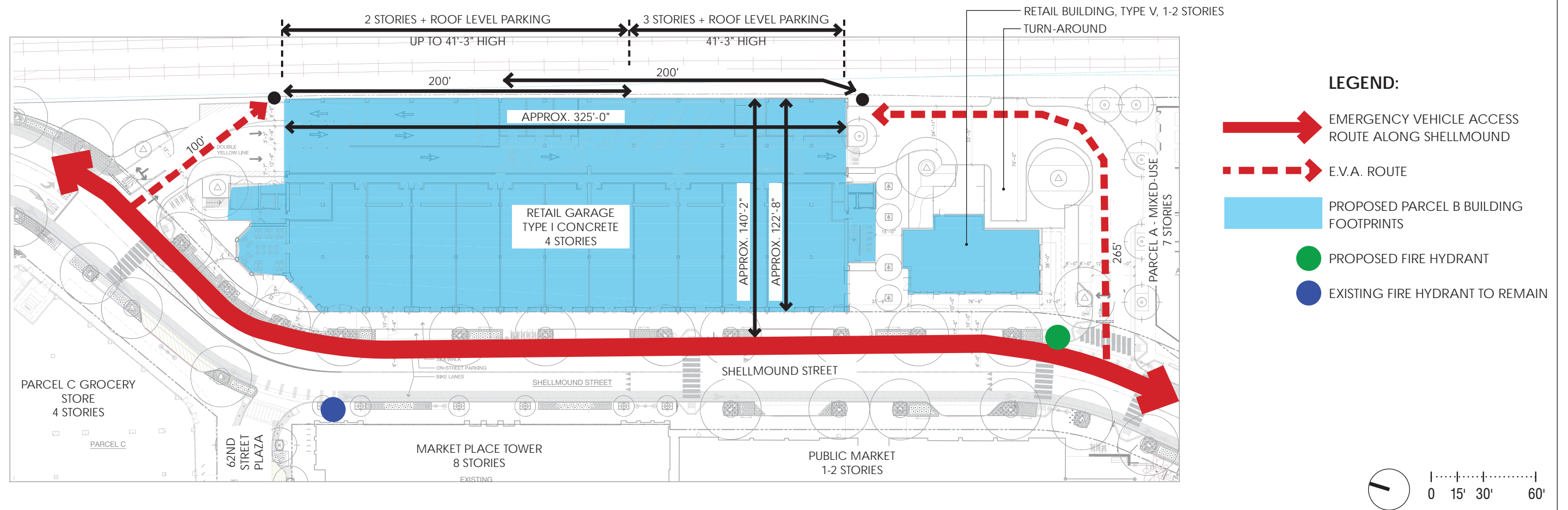
1. WASTE MANAGEMENT SERVICING PLAN



3. GARBAGE TRUCK VEHICLE TRACKING

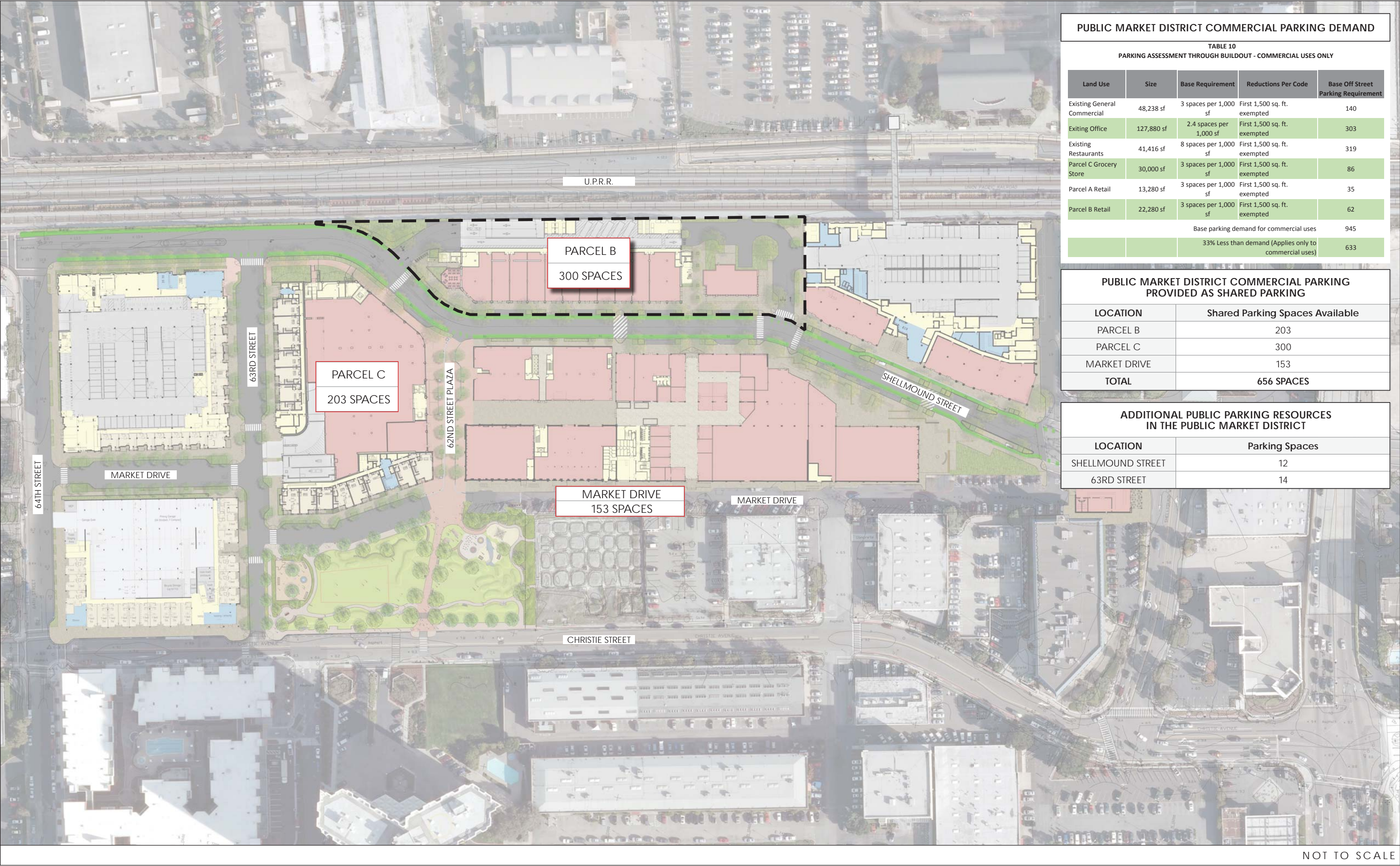
2. TRASH ROOM DETAIL PLAN





1. FIRE-FIGHTING ACCESS SITE PLAN





PUBLIC MARKET DISTRICT COMMERCIAL PARKING DEMAND				
TABLE 10 PARKING ASSESSMENT THROUGH BUILDOUT - COMMERCIAL USES ONLY				
Land Use	Size	Base Requirement	Reductions Per Code	Base Off Street Parking Requirement
Existing General Commercial	48,238 sf	3 spaces per 1,000 sf	First 1,500 sq. ft. exempted	140
Existing Office	127,880 sf	2.4 spaces per 1,000 sf	First 1,500 sq. ft. exempted	303
Existing Restaurants	41,416 sf	8 spaces per 1,000 sf	First 1,500 sq. ft. exempted	319
Parcel C Grocery Store	30,000 sf	3 spaces per 1,000 sf	First 1,500 sq. ft. exempted	86
Parcel A Retail	13,280 sf	3 spaces per 1,000 sf	First 1,500 sq. ft. exempted	35
Parcel B Retail	22,280 sf	3 spaces per 1,000 sf	First 1,500 sq. ft. exempted	62
Base parking demand for commercial uses				945
33% Less than demand (Applies only to commercial uses)				633

PUBLIC MARKET DISTRICT COMMERCIAL PARKING PROVIDED AS SHARED PARKING	
LOCATION	Shared Parking Spaces Available
PARCEL B	203
PARCEL C	300
MARKET DRIVE	153
TOTAL	656 SPACES

ADDITIONAL PUBLIC PARKING RESOURCES IN THE PUBLIC MARKET DISTRICT	
LOCATION	Parking Spaces
SHELLMOUND STREET	12
63RD STREET	14



METAL SCREEN AROUND STAIR #1  
ELEVATOR #1 IN CONCRETE ENCLOSURE  
MECHANICAL EQUIPMENT SCREEN  
WALL ENCLOSURE

POSSIBLE ART PROGRAM ELEMENT T.B.D.  
PLACEHOLDER ARTWORK SHOWN ONLY  
FOR SIZE/SCALE REFERENCE

PLASTER FINISH

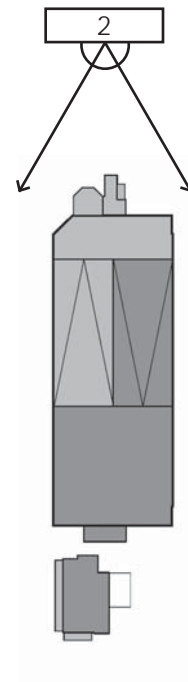
SIGNAGE  
OPEN

U.P.R.R.

2  
AB223

PLASTER FINISH  
METAL OR GLASS OR COMPOSITE  
PANEL  
OPEN METAL FRAMEWORK  
BLADE SIGN  
PAVILION WITH GREEN ROOF  
STREETLIGHTS ALONG SHELLMOUND  
STREET FURNISHINGS. SEE L001.

0 4 8 16'



2. NORTH ELEVATION

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

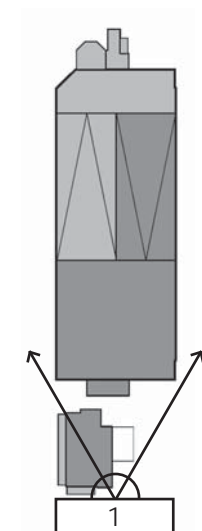
ELEVATOR #2 IN CONCRETE ENCLOSURE  
METAL SCREEN AROUND STAIR #2  
CORNICE  
BOARD-FORMED CONCRETE  
BLADE SIGNS  
PAINTED GRAPHIC (APPROX. 12' TALL X 24' WIDE)  
METAL OR G.F.R.C. CORNICE  
RETAIL STOREFRONT  
STAIR #2

SHELLMOUND STREET

1  
AB224

MECHANICAL EQUIPMENT SCREEN  
WALL ENCLOSURE  
OPEN  
PLASTER FINISH  
OPEN / DELIVERY VEHICLE EXIT  
ROLL-UP METAL DOOR AT  
TRASH ROOM

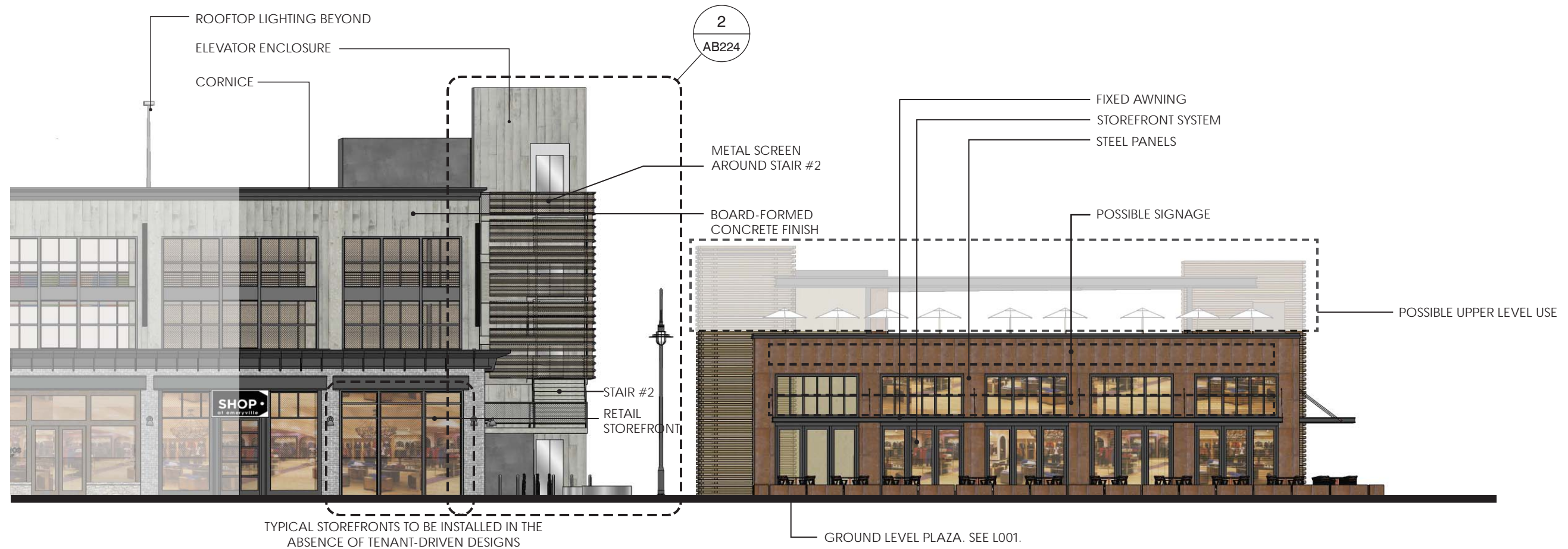
0 4 8 16'



1. SOUTH ELEVATION

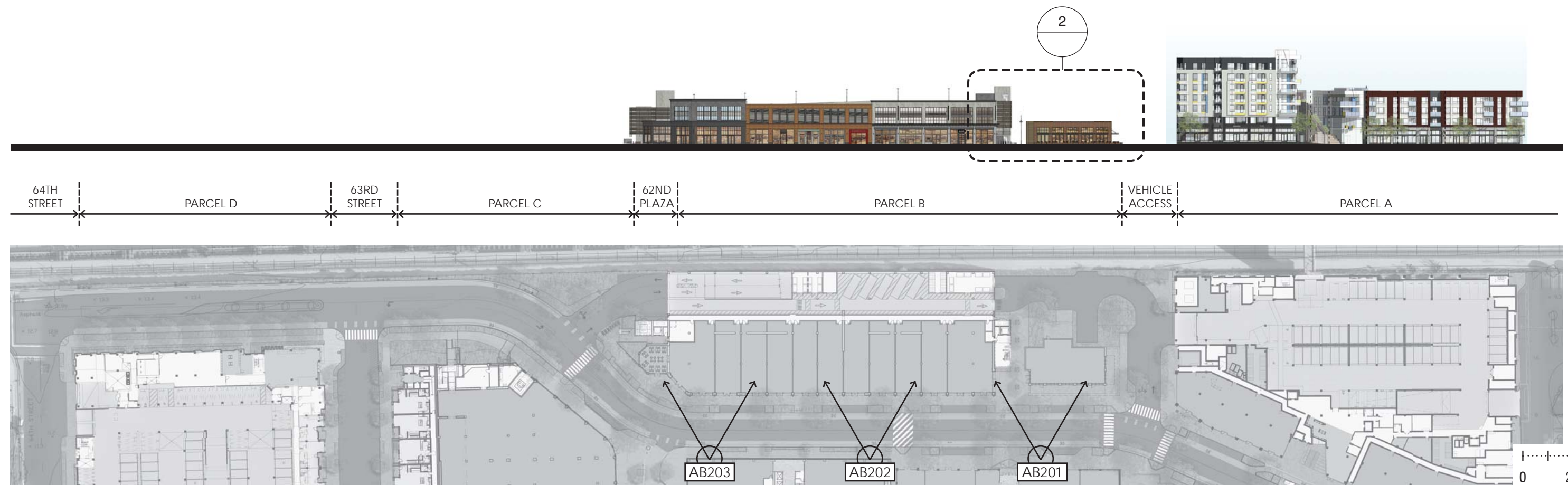
SCALE: 1/8" = 1'-0"





2. WEST ELEVATION - FACING SHELLMOUND- SOUTH PORTION

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



1. SITE ELEVATION ALONG SHELLMOUND AND KEY PLAN

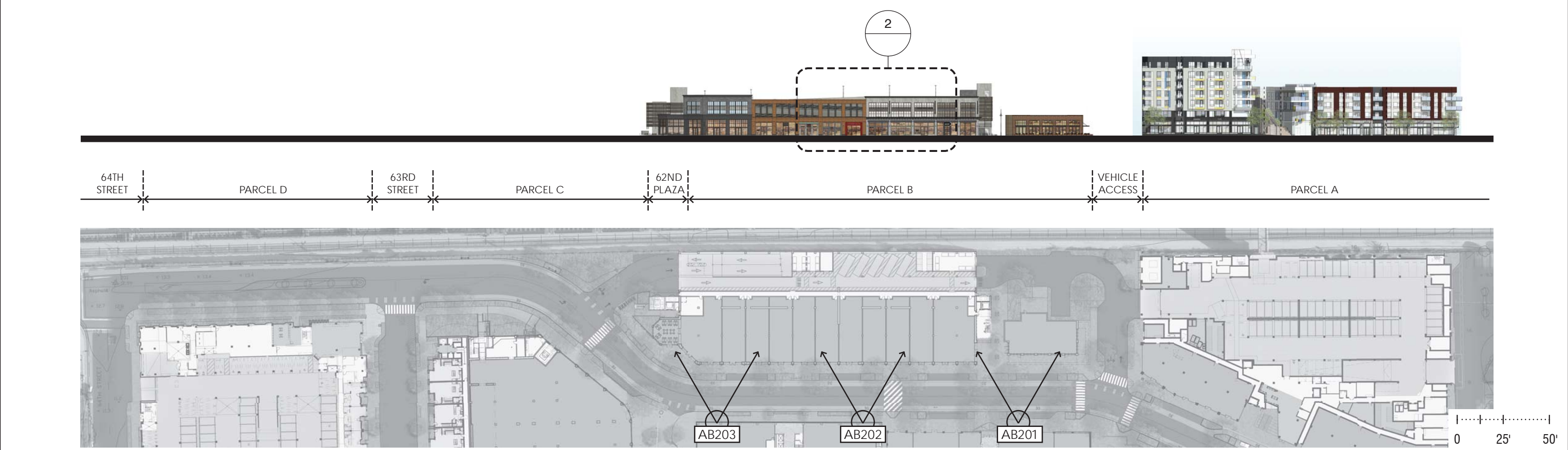
SCALE: 1" = 50'





2. WEST ELEVATION - FACING SHELLMOUND- MIDDLE PORTION

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



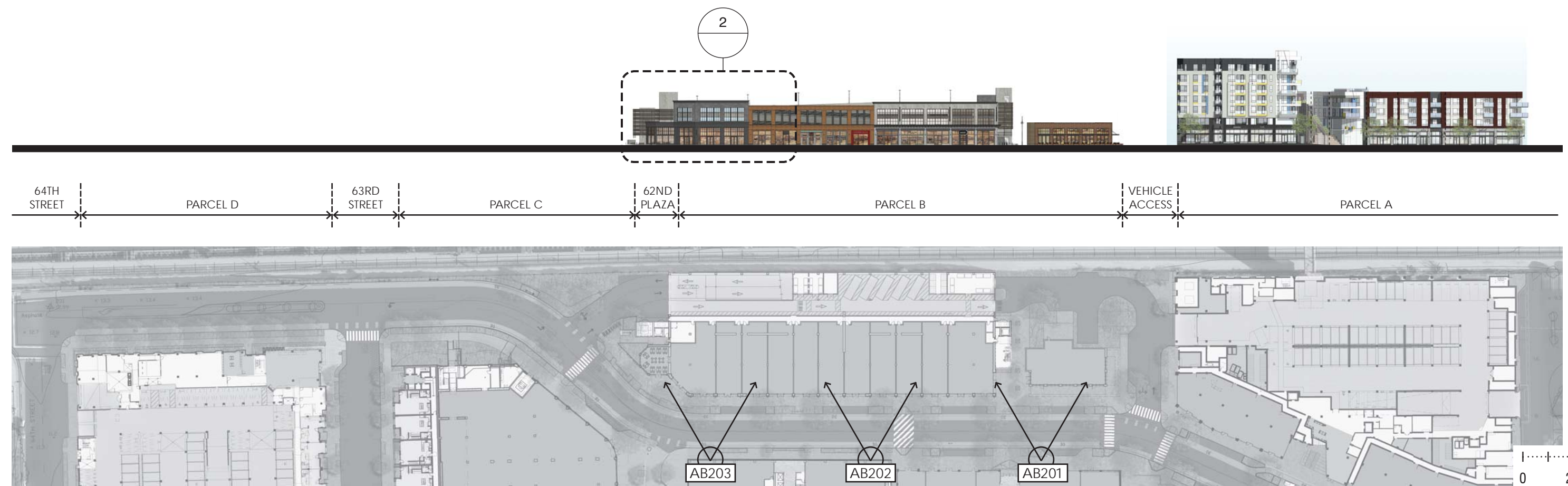
1. SITE ELEVATION ALONG SHELLMOUND AND KEY PLAN

SCALE: 1" = 50'



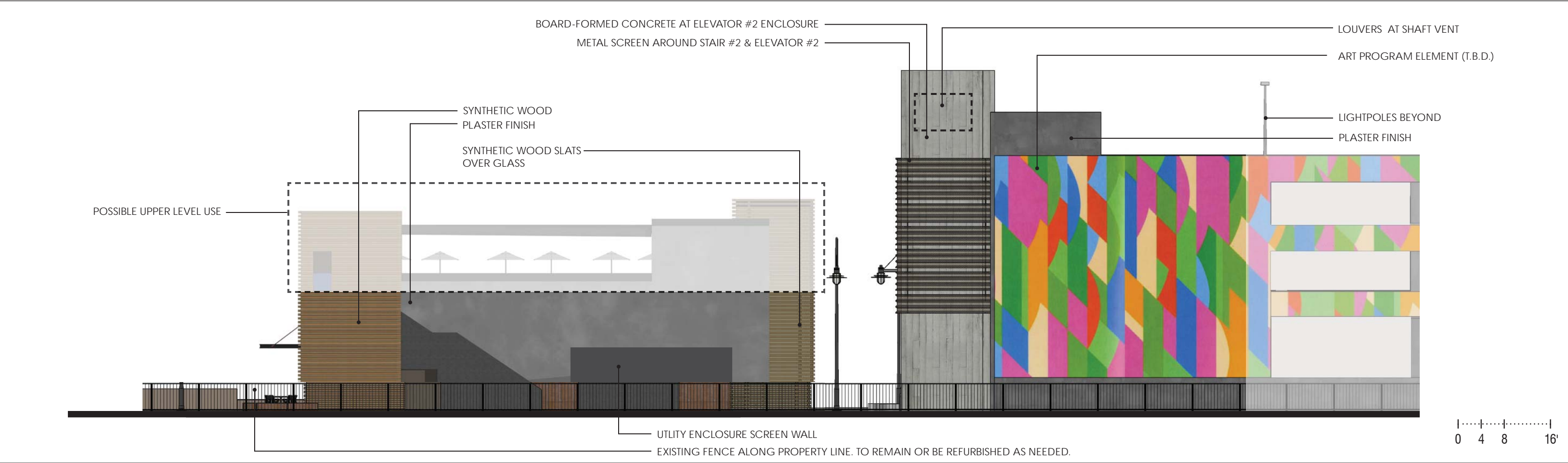


2. WEST ELEVATION - FACING SHELLMOUND- NORTH PORTION SCALE: 1/8" = 1'-0"



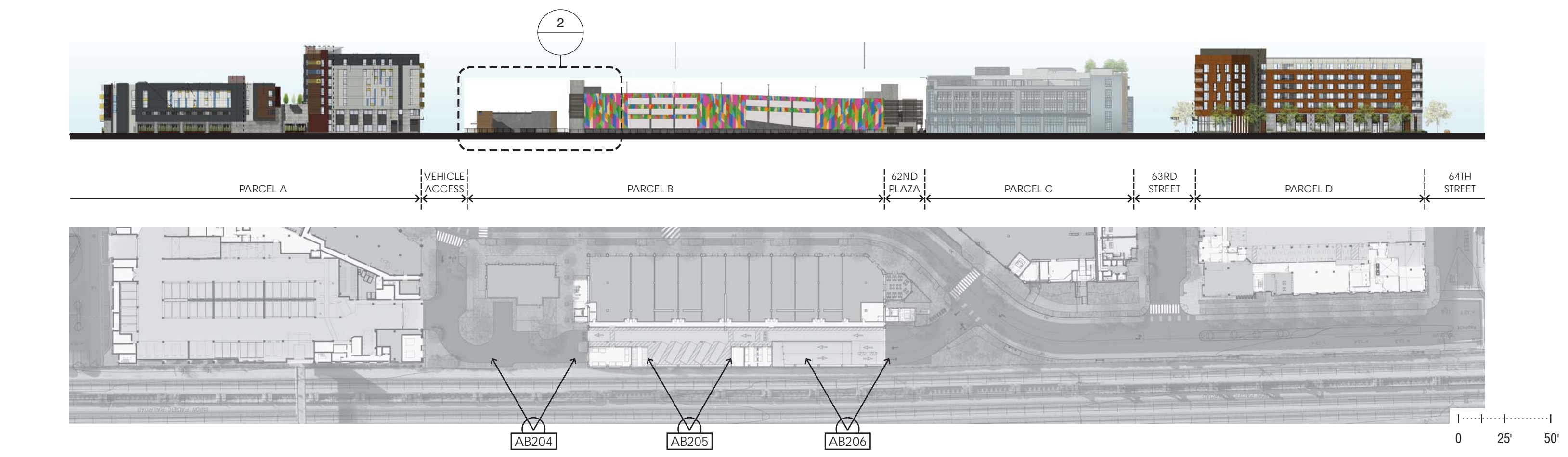
1. SITE ELEVATION ALONG SHELLMOUND AND KEY PLAN SCALE: 1" = 50'





2. EAST ELEVATION - FACING TRAIN TRACKS - SOUTH PORTION

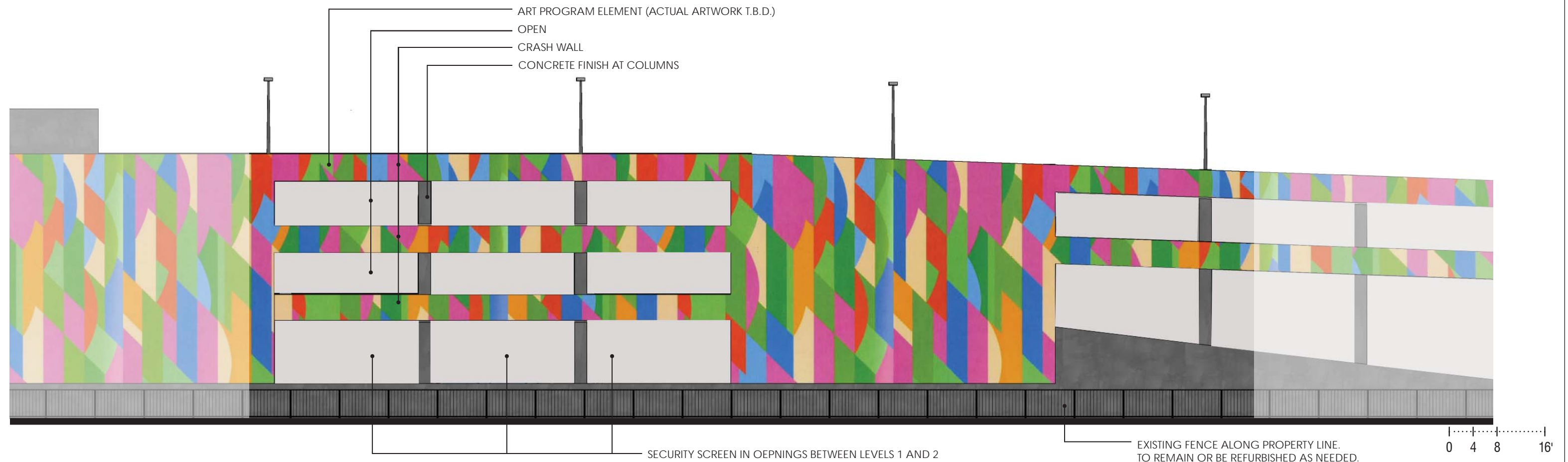
SCALE: 1/8" = 1'-0"



1. SITE ELEVATION AND KEY PLAN

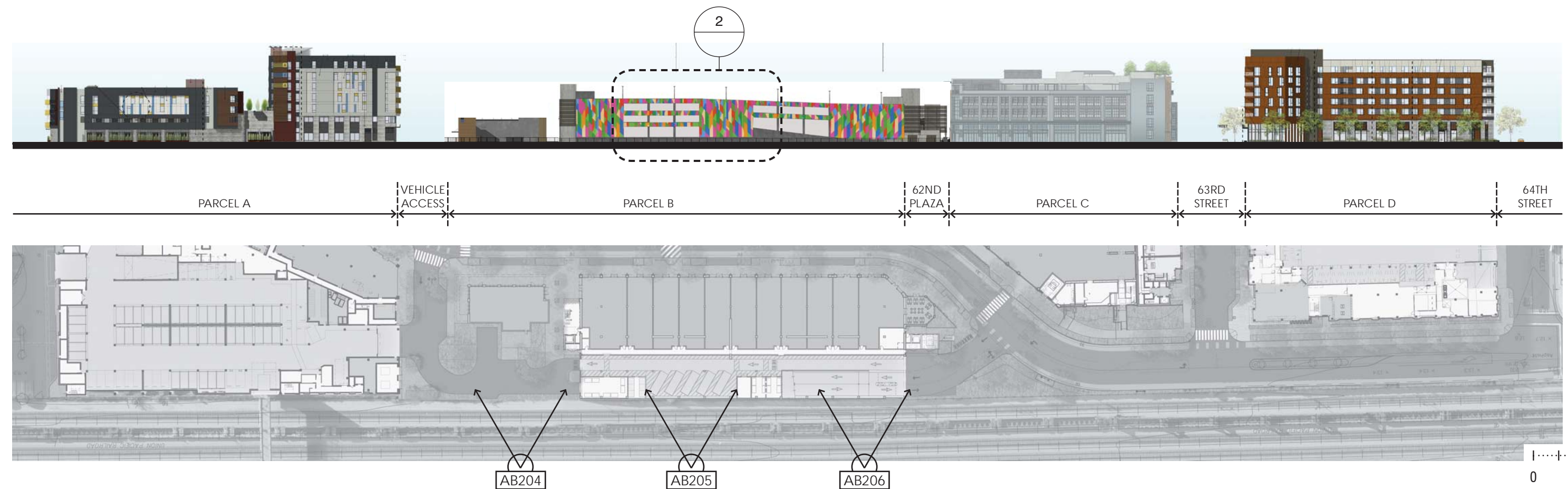
SCALE: 1" = 50'





2. EAST ELEVATION - FACING TRAIN TRACKS - NORTH PORTION

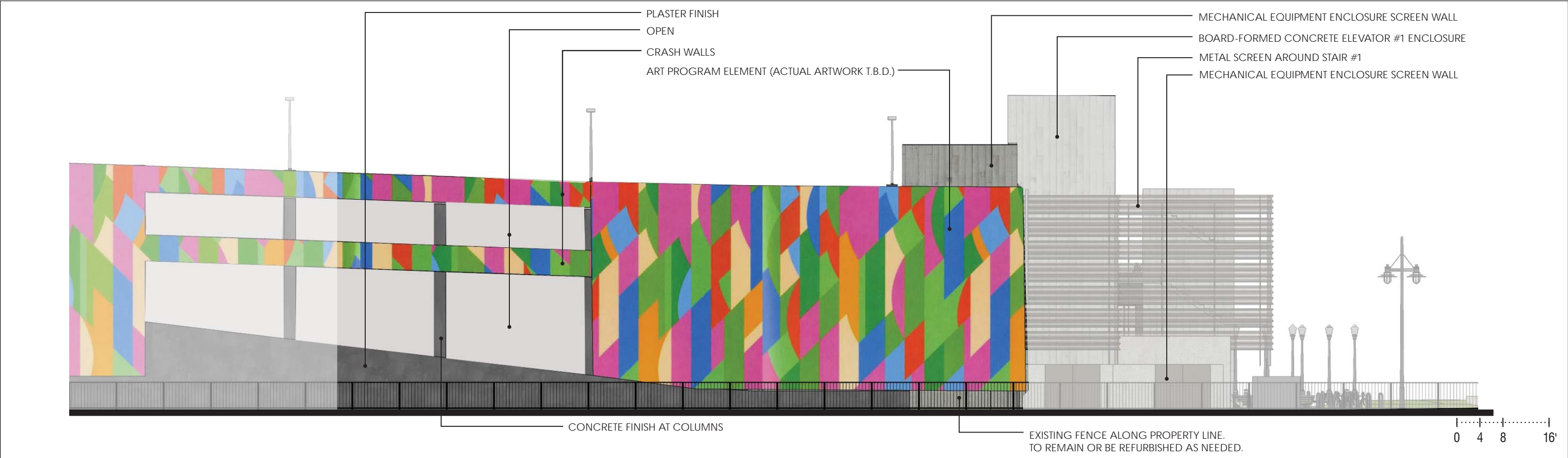
SCALE: 1/8" = 1'-0"



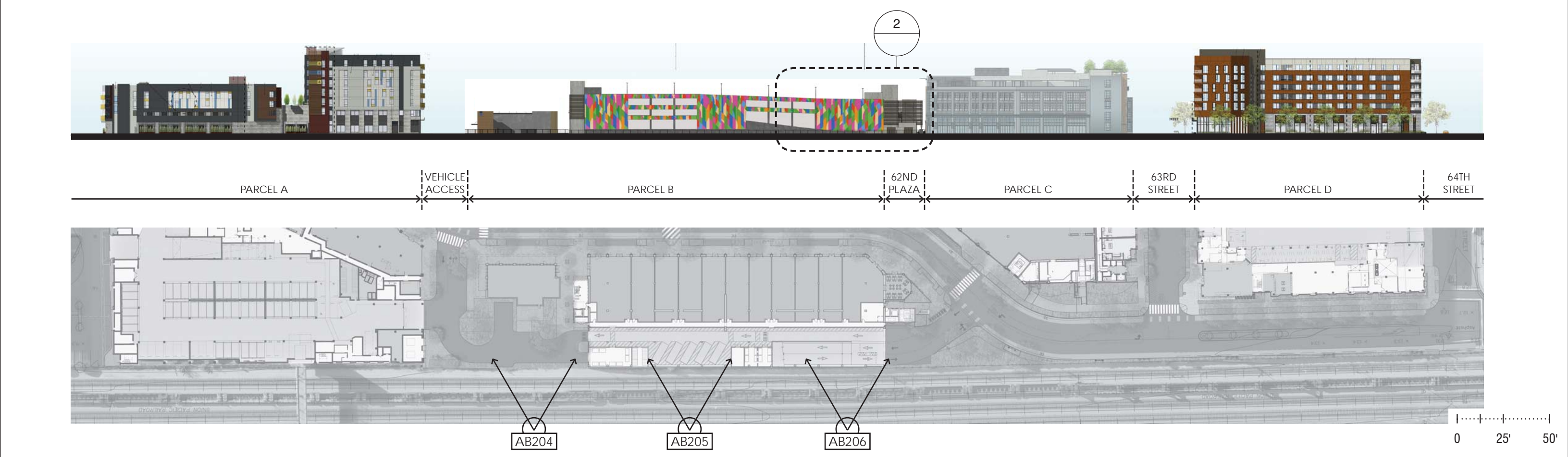
1. SITE ELEVATION AND KEY PLAN

SCALE: 1" = 50'



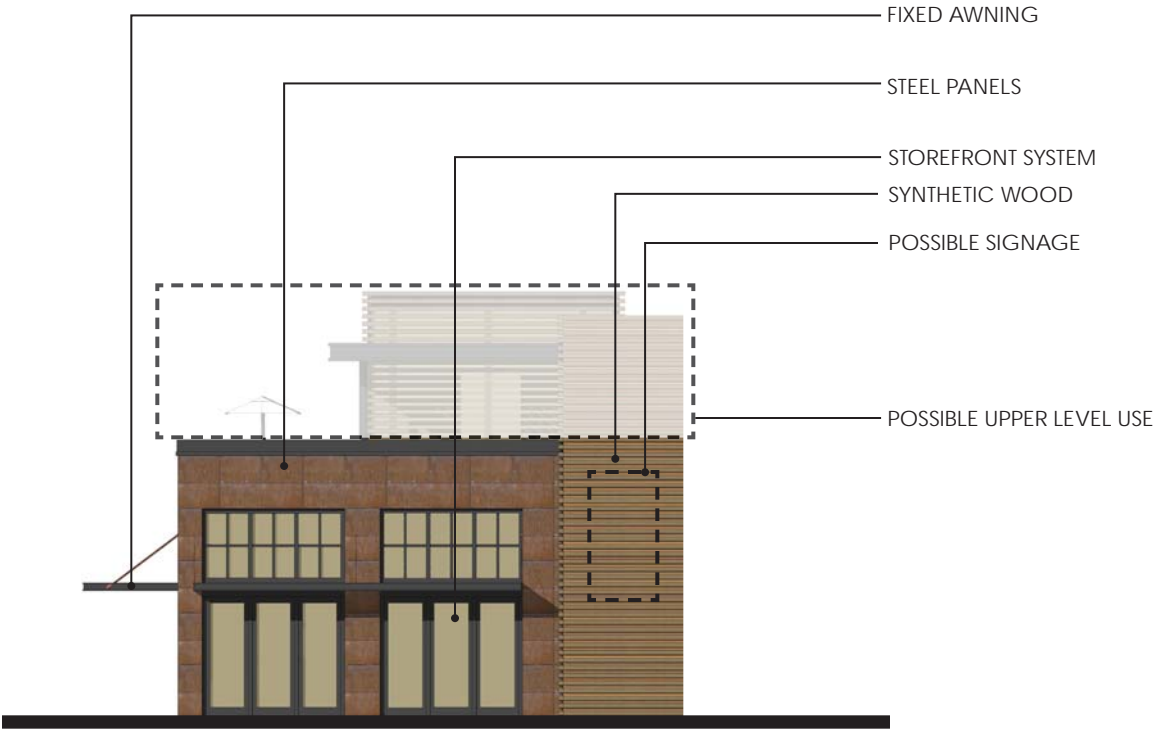


2. EAST ELEVATION - FACING TRAIN TRACKS - NORTH PORTION SCALE: 1/8" = 1'-0"



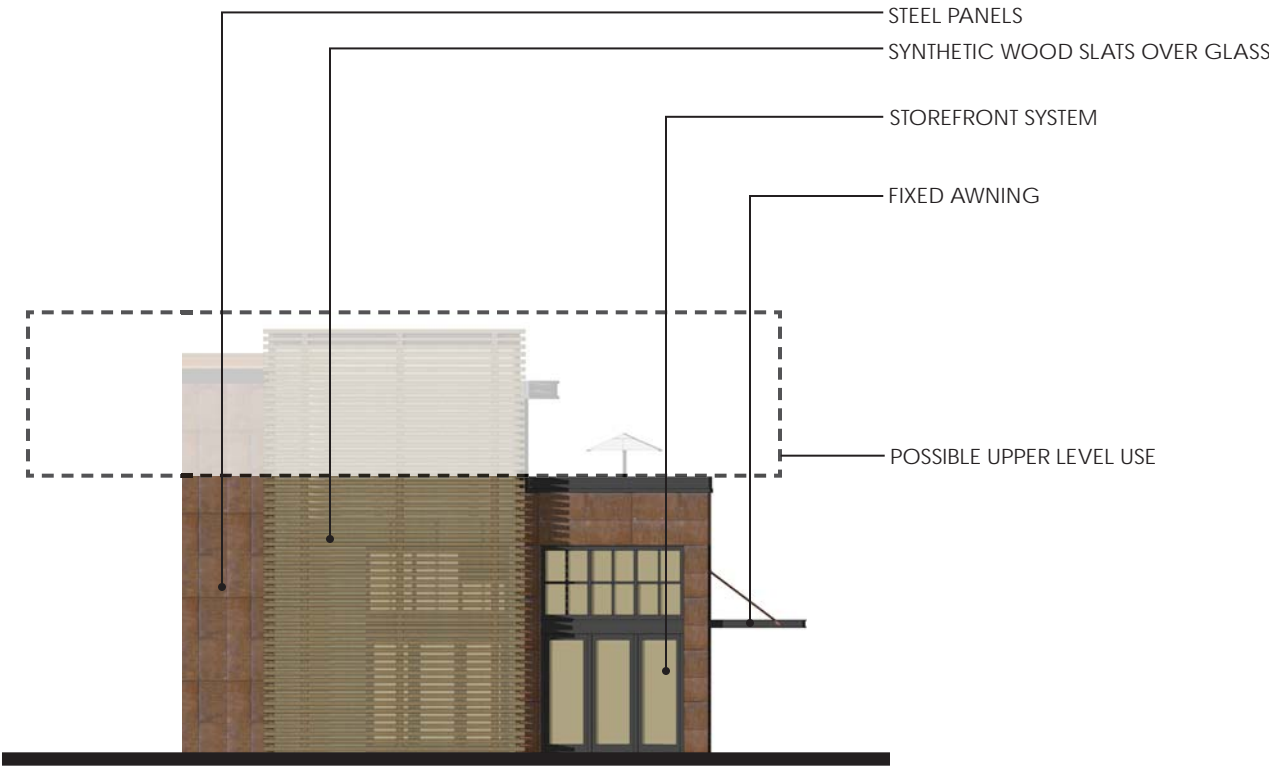
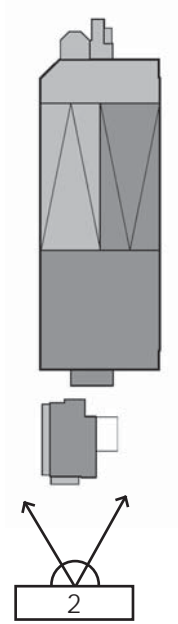
1. SITE ELEVATION AND KEY PLAN SCALE: 1" = 50'





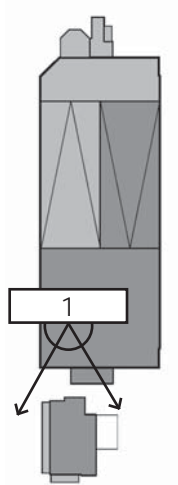
0 4 8 16'

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



0 4 8 16'

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



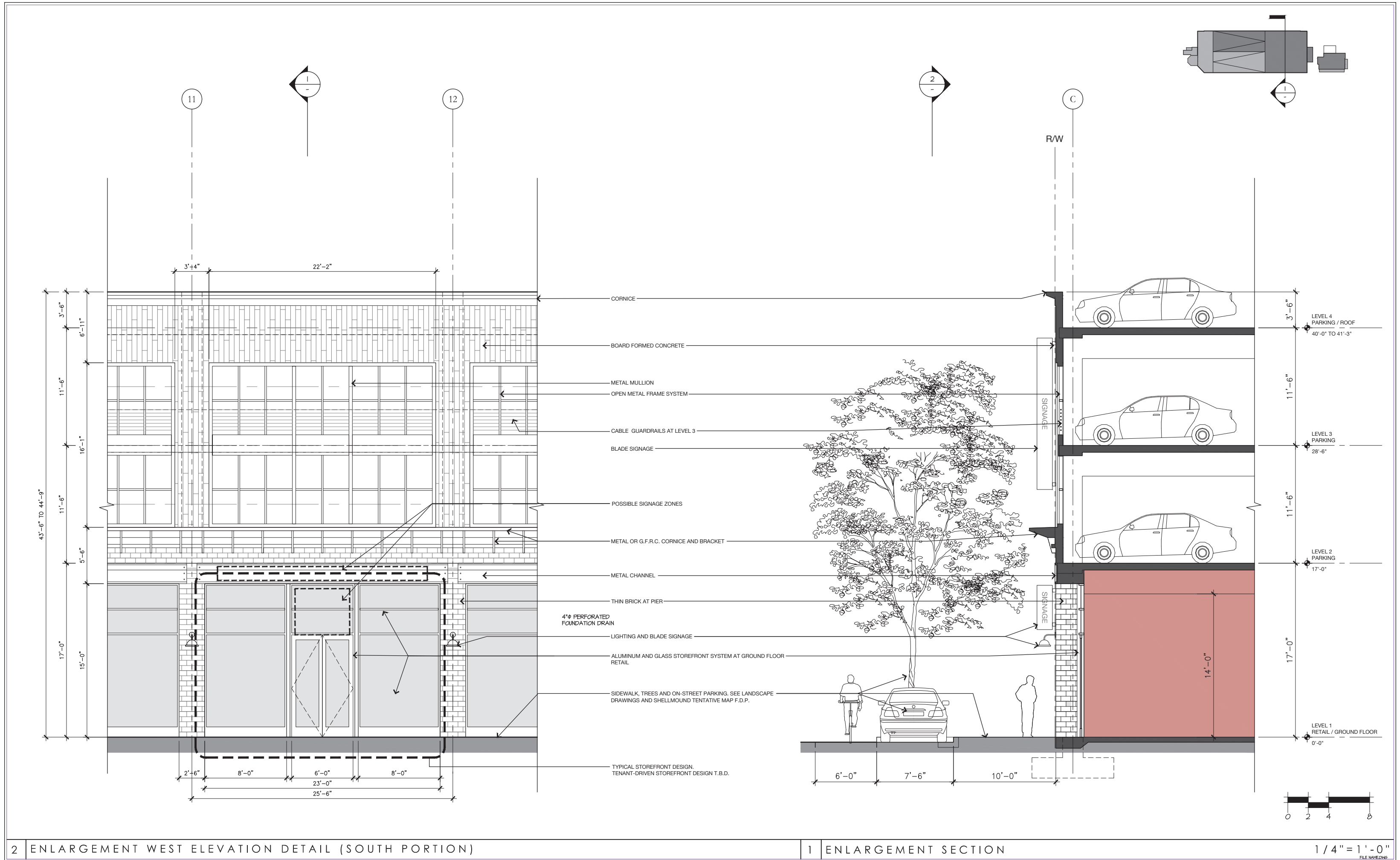
0 25' 50'

KEY PLAN SCALE: 1" = 50'

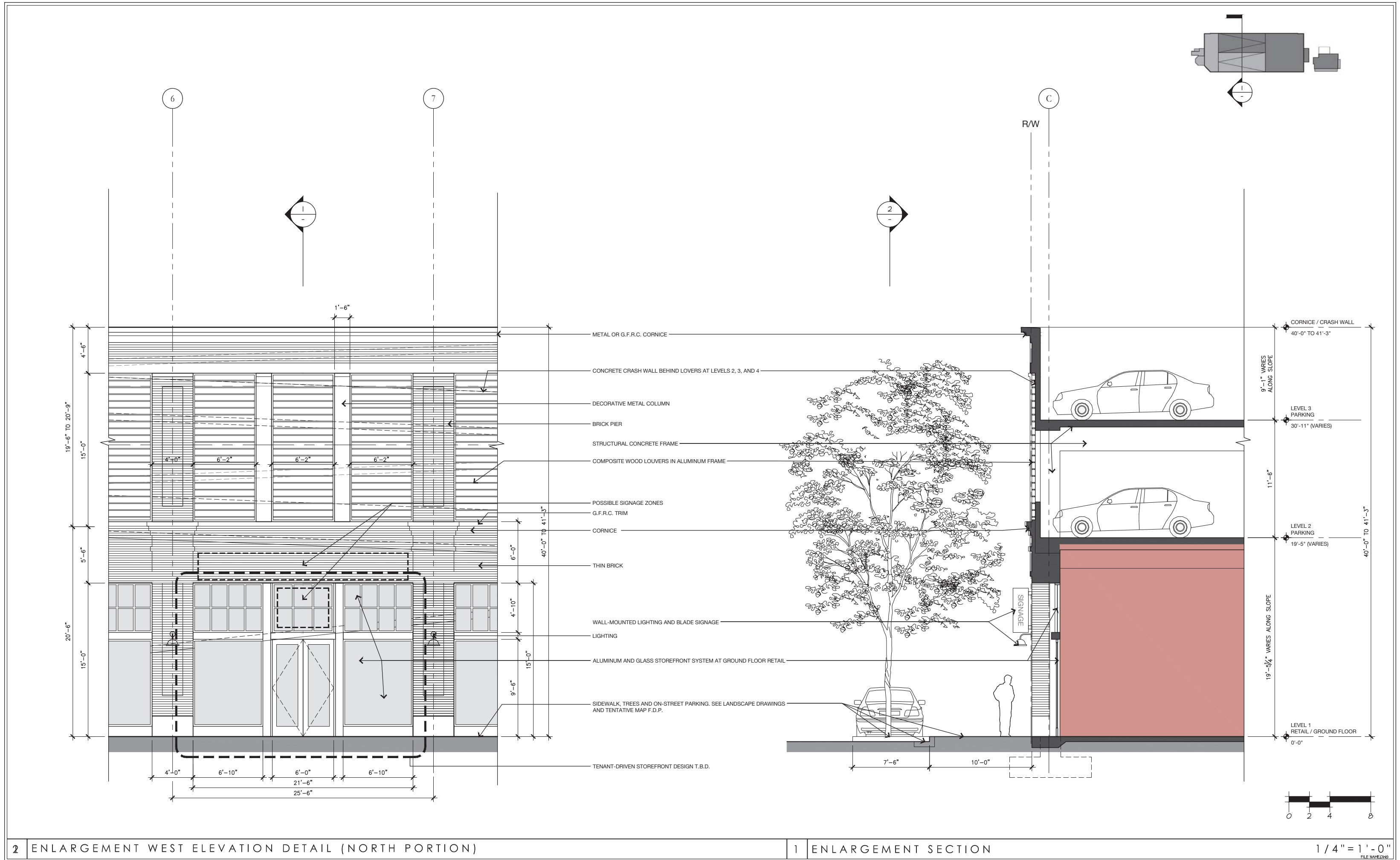
2. SOUTH ELEVATION

1. NORTH ELEVATION

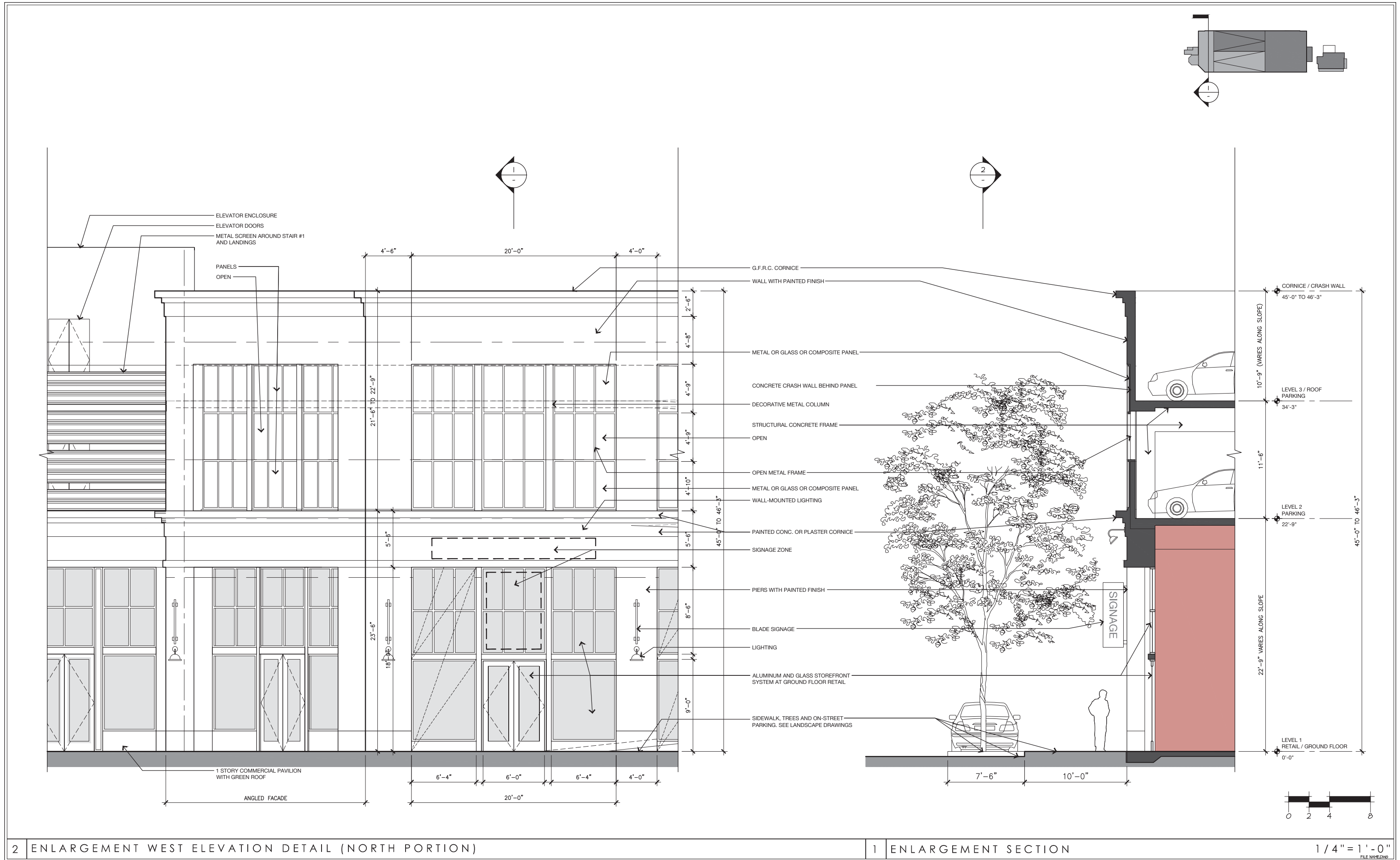




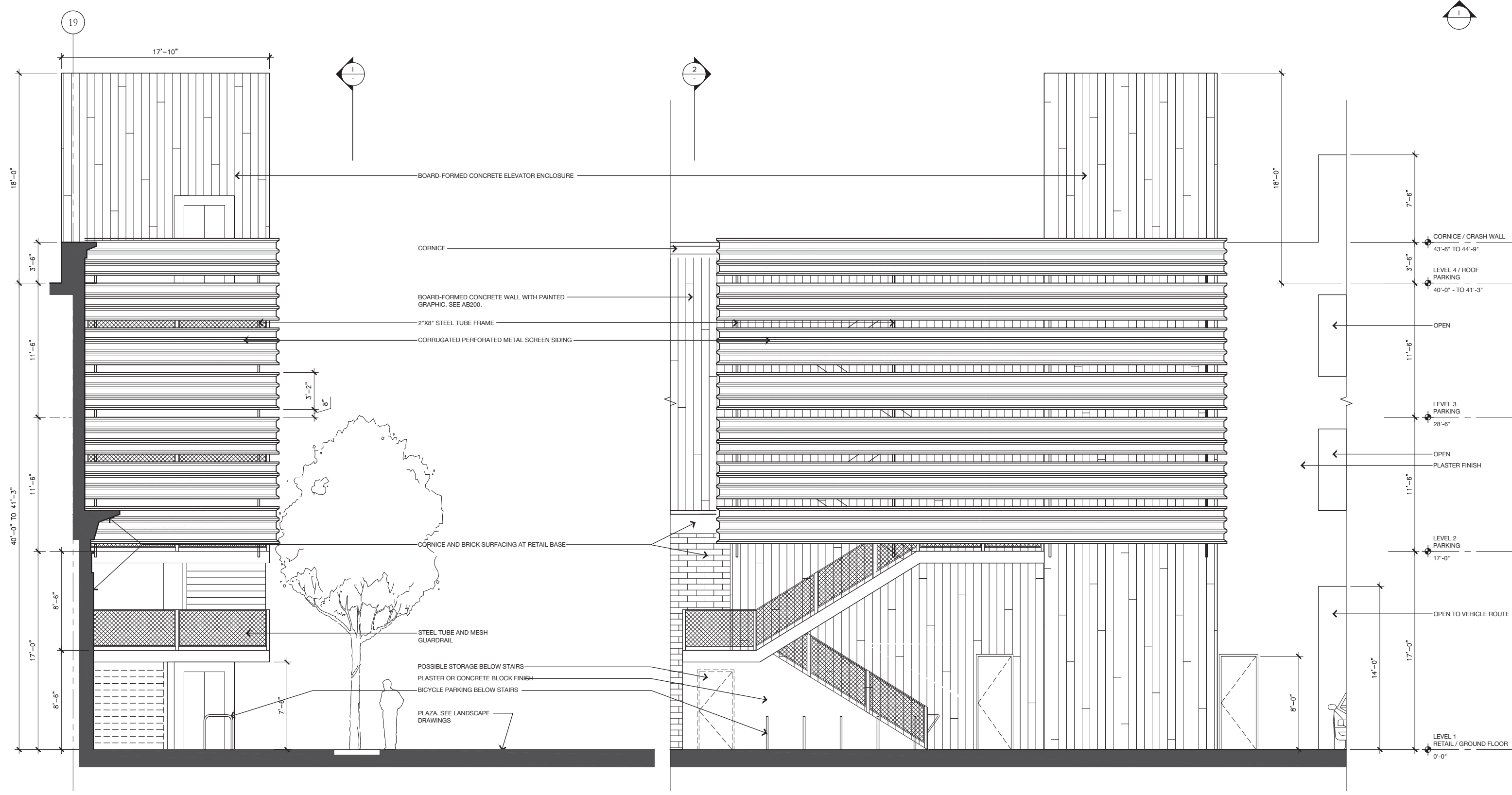
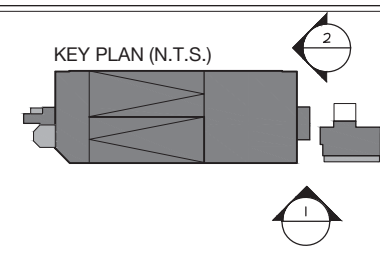










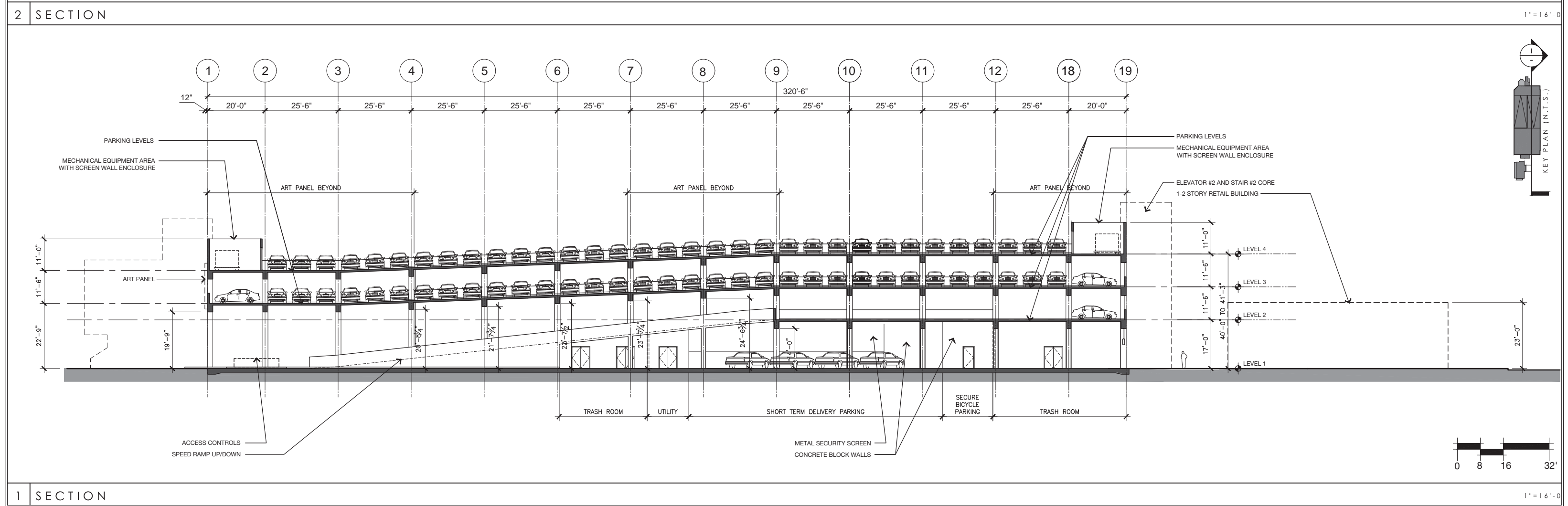
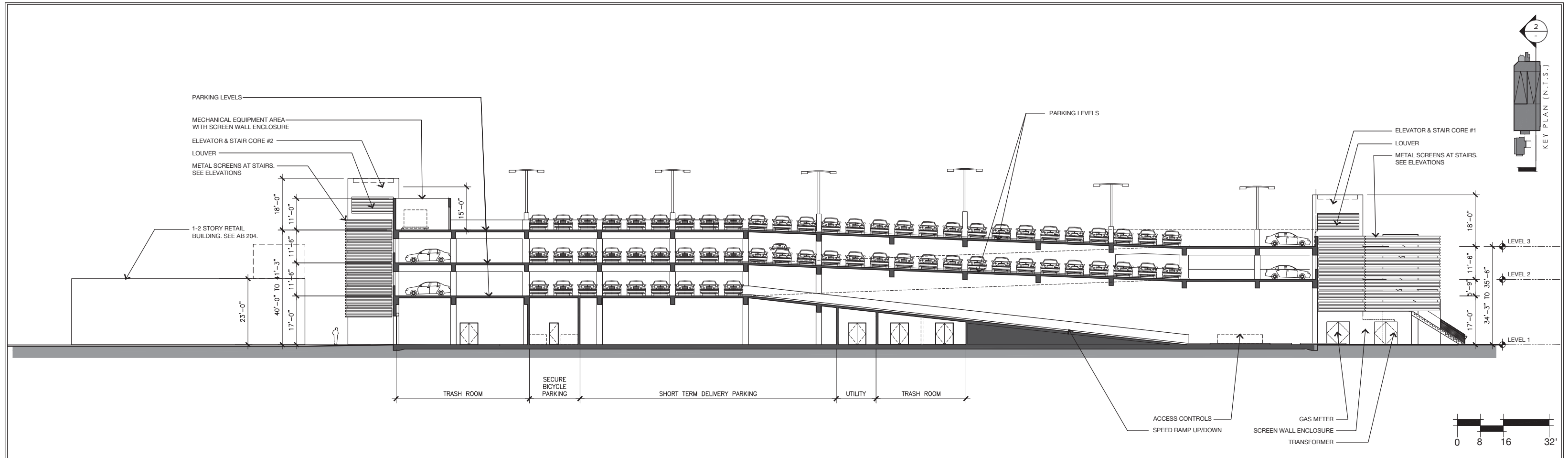


2 ENLARGEMENT WEST ELEVATION AT STAIR #2

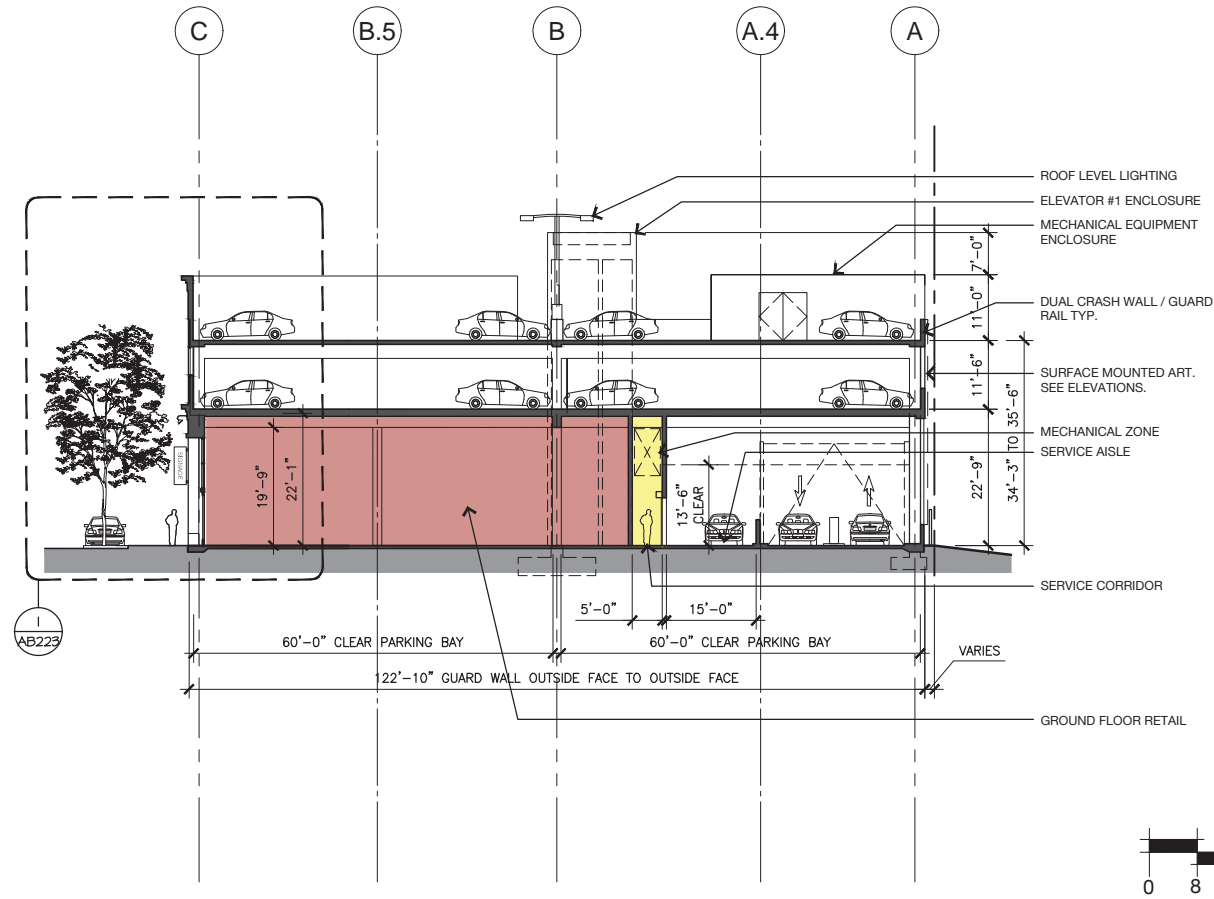
1 ENLARGEMENT SOUTH ELEVATION AT STAIR #2

1/4" = 1'-0"



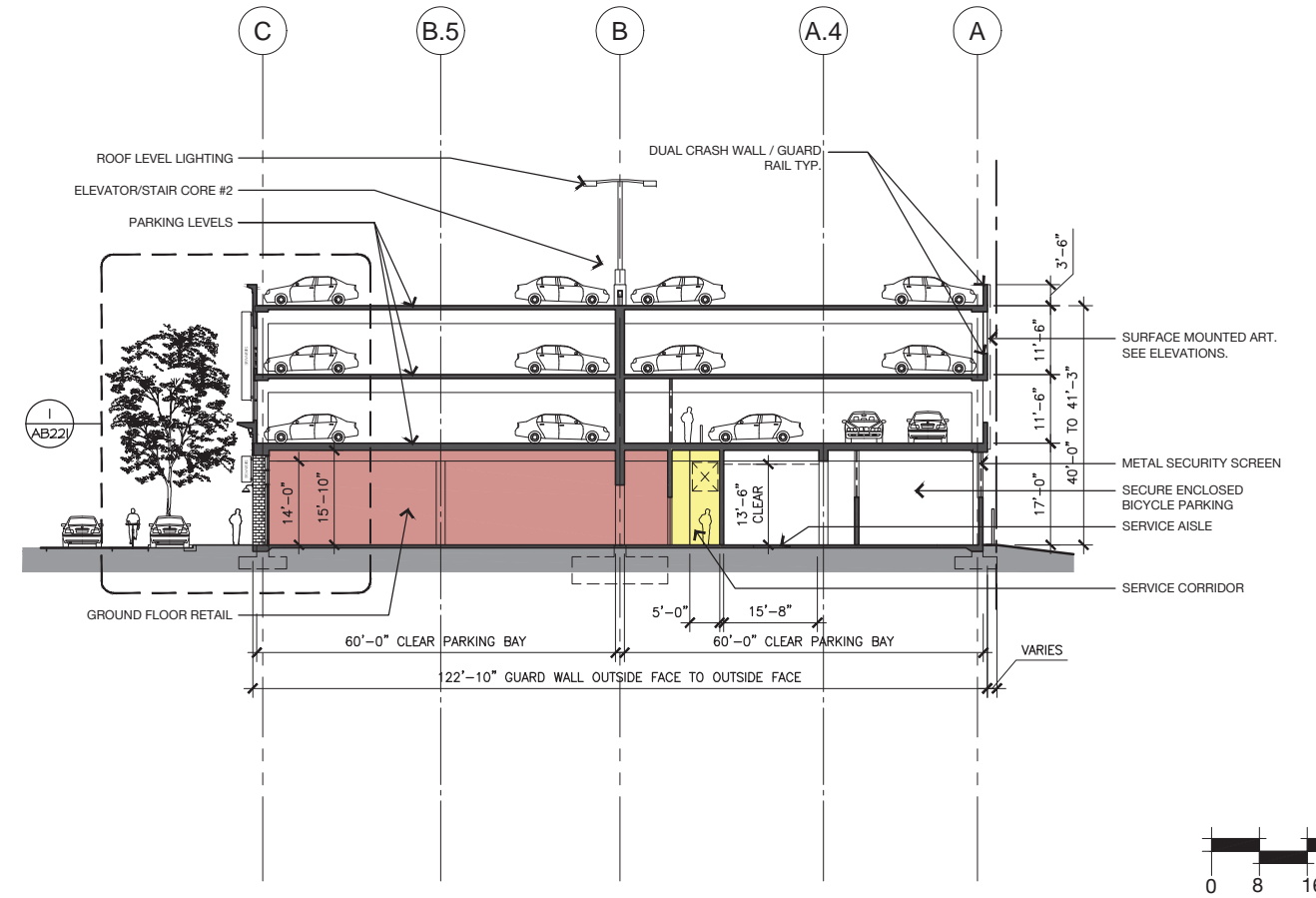






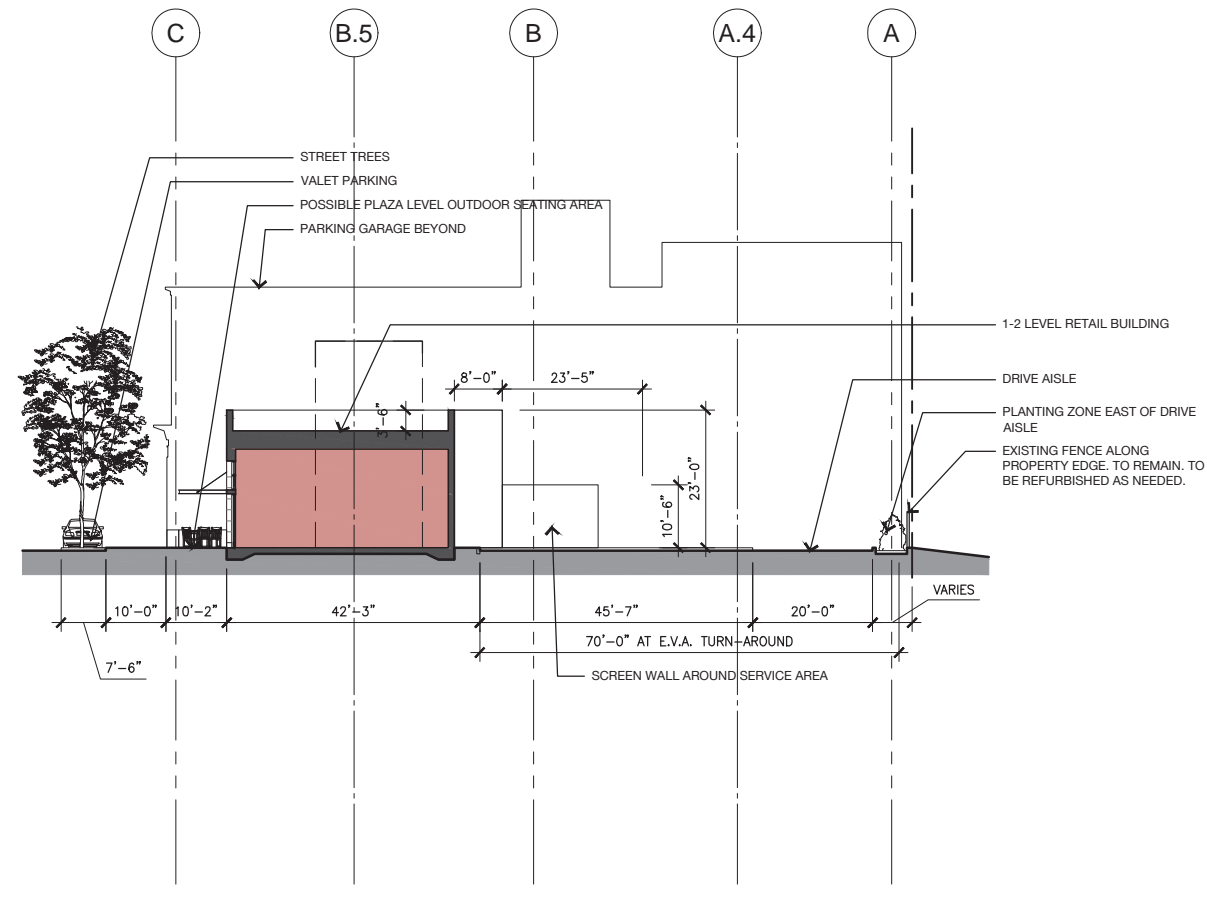
2 SECTION

1" = 16'-0"



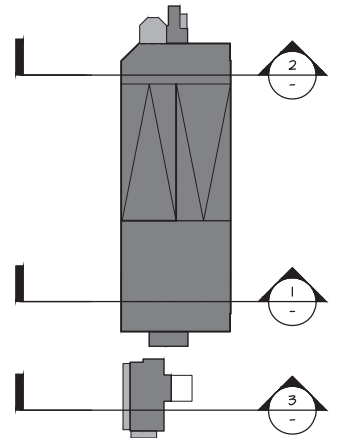
1 SECTION

1" = 16'-0"



3 SECTION











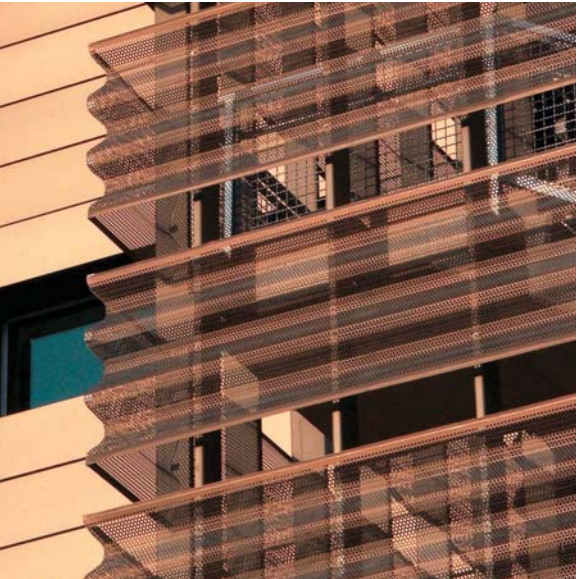

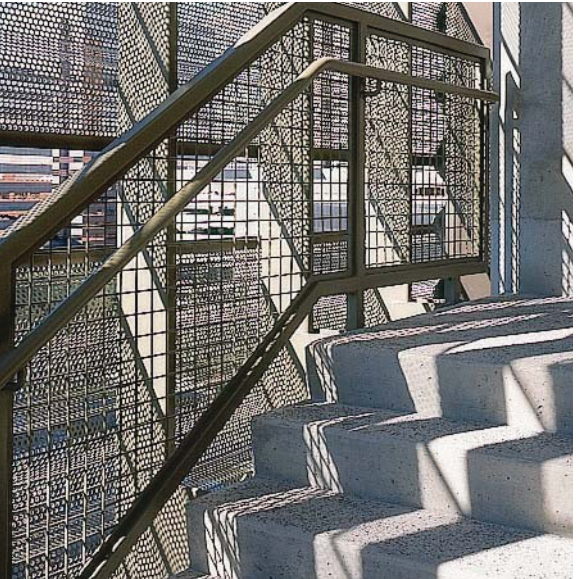
1" = 16'-0"



KEY PLAN

1" = 16'-0"



				
PLASTER WALLS	DARK PLASTER AT NORTH FRONT & EAST SIDE	STAIR GUARDRAILS	BOARD-FORMED CONCRETE WALLS	CONCRETE WALL WITH PAINTED GRAPHIC
				
	STEEL PANELS AT SOUTH PAVILION	THIN BRICK AT WALLS AND PIERS	COMPOSITE WOOD LOUVERS	STOREFRONT SYSTEMS
				
	NORTH PAVILION	METAL SCREEN AT STAIRS 1 AND 2	METAL SCREEN AT STAIRS 1 AND 2	METAL SCREEN AT STAIRS 1 AND 2









VIEW LOOKING NORTH UP SHELLMOUND STREET

HART | HOWERTON

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# EMERYVILLE MARKET PLACE

*Emeryville, California*

PERSPECTIVE VIEW | AB301  
PARCEL B | JUNE 14, 2016 <sup>AR1190</sup>





VIEW LOOKING NORTH UP SHELLMOUND STREET - DETAIL VIEW OF RETAIL AT CROSSWALK





VIEW LOOKING NORTH FROM THE STREET CORNER OF THE PROPOSED DEVELOPMENT SITE

HART | HOWERTON

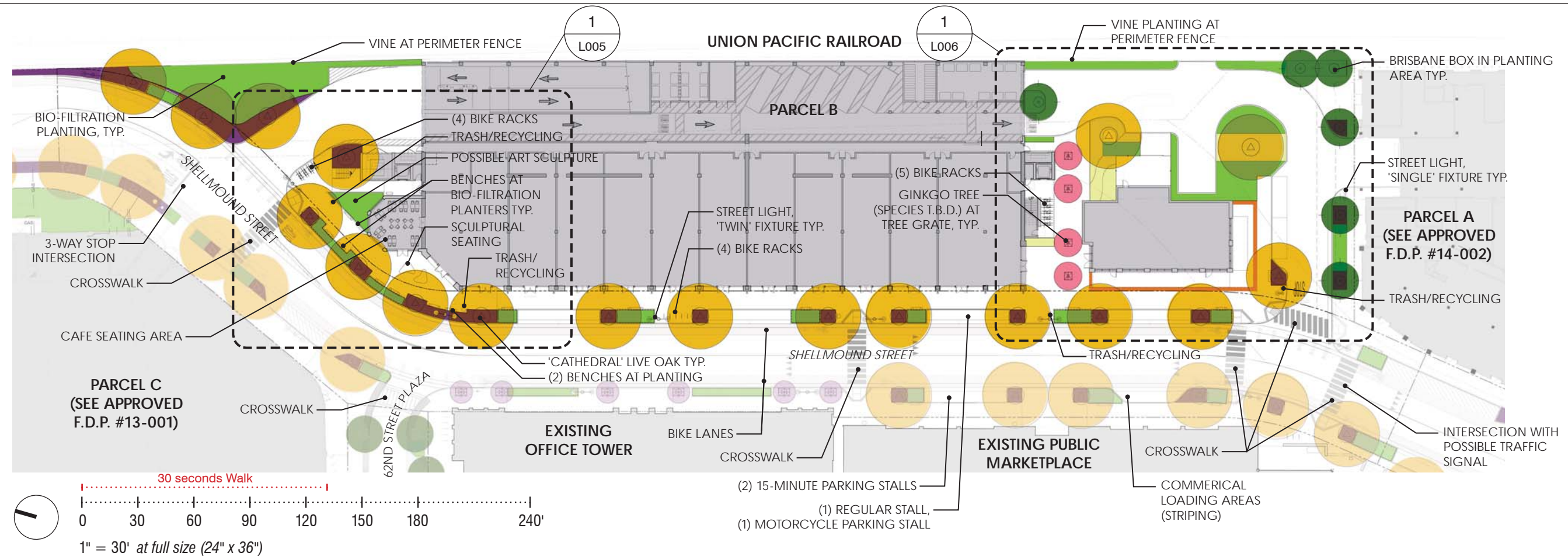
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# EMERYVILLE MARKET PLACE

*Emeryville, California*

PERSPECTIVE VIEW | AB303  
PARCEL B | JUNE 14, 2016 AR1192





STREETSCAPE PLANTING SCHEDULE	
STREETSCAPE TREES	
SYMBOL	SPECIES
	TRISTANIA CONFERTA / BRISBANE BOX
	QUERCUS VIRGINIANA 'CATHEDRAL' / 'CATHEDRAL' LIVE OAK
	GINGKO BILOBA 'PRINCETON SENTRY' / 'PRINCETON SENTRY' GINGKO
	GINGKO BILOBA 'SARATOGA' / 'SARATOGA' GINGKO, OR GINGKO BILOBA 'FAIRMOUNT' / 'FAIRMOUNT' GINGKO

VINES	
SYMBOL	SPECIES
	DISTICTIS BUCCINATORIA / RED TRUMPET VINE
	HARDENBERGIA VIOLACEA / LILAC VINE
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / DWARF BOSTON IVY
	PANDOREA JASMINOIDES 'ALBA' / WHITE BOWER VINE

STREETSCAPE PLANTING SCHEDULE (CONT')		
STREETSCAPE PERENNIAL / SHRUB MIX		
COLOR	CATEGORY	SPECIES
	BIOFILTRATION PLANTING	CAREX DIVULSA / BERKELEY SEDGE
		CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
		FESTUCA RUBRA 'MOLATE' / 'MOLATE' RED FESCUE
		LEYMUS TRITICOIDES 'ELKHORN GREEN' / CREEPING WILDRYE
		JUNCUS EFFUSES 'QUARTZ CREEK'
		MUHLENBERGIA RIGENS / DEER GRASS
		DIETES BIOCOLOR 'LIZ'S SELECTION' / 'LIZ'S SELECTION' FORTNIGHT LILY
		LIBERTIA P. 'GOLDLEAF' / NEW ZEALAND IRIS
		CAREX DIVULSA / BERKELEY SEDGE
		CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
	STREETSCAPE PLANTER	CAREX PRAEGRACILIS / DUNE FIELD SEDGE

STREETSCAPE PLANTING SCHEDULE (CONT')		
STREETSCAPE PERENNIAL / SHRUB MIX		
COLOR	CATEGORY	SPECIES
	GROUND COVER AND SHRUB PLANTING	DIETES IRIDIODES / FORTNIGHT LILY
		PHORMIUM SPECIES / NEW ZEALAND FLAX
		RIBES VIBURNIFOLIUM / CATALINA FRAGRANCE
		RIBES SANGUINEUM GLUTINOSUM / PINK FLOWERING CURRANT
		LAVATERA MARITIMA / TREE MALLOW
		WOODWARDIA FIMBRIATA / GIANT WESTERN CHAIN FERN
		CORNUS ALBA 'PRAIRIE FIRE' / 'PRAIRIE FIRE' DOGWOOD
		EUPHORBIA MYRSINITES / MYRTLE SPURGE
	CAFE PLANTERS	CORDYLINE BANKSII 'ELECTRIC PINK' / 'ELECTRIC PINK' GRASS TREE
		LEUCADENDRON SPP.
		EUPHORBIA SPP. / SPURGE
		AEONIUM SPP. / AEONIUM
		ASTERISCUS MARITIMUS / GOLD COIN DAISY
		LIMONIUM PEREZII / STATICE
		ERIGERON GLAUCUS 'WAYNE RODERICK' / 'WAYNE RODERICK' DAISY





QUERCUS VIRGINIANA 'CATHEDRAL' /  
'CATHEDRAL' LIVE OAK  
NOTE: SHELLMOUND STREET CANOPY  
TREE



TRISTANIA CONFERTA / BRISBANE BOX  
NOTE: 62ND, 63RD AND MARKET DRIVE  
STREET TREE



GINGKO BILOBA  
'PRINCETON SENTRY' / 'PRINCETON  
SENTRY' GINGKO



GINGKO BILOBA 'SARATOGA' / 'SARATOGA'  
GINGKO, OR GINGKO BILOBA 'FAIRMOUNT' /  
'FAIRMOUNT' GINGKO

## STREET AND PLAZA TREES



DISTICTIS BUCCINATORIA / RED  
TRUMPET VINE

★ MODERATE



HARDENBERGIA VIOLACEA / LILAC  
VINE

★ MODERATE



PARTHENOCISSUS TRICUSPIDATA  
'VEITCHII' / DWARF BOSTON IVY

★ LOW



PANDOREA JASMINOIDES 'ALBA' /  
WHITE BOWER VINE

★ MODERATE

## VINE PLANTINGS



BIO-FILTRATION  
PLANTINGS



CAREX DIVULSA /  
BERKELEY SEDGE  
★ LOW



CHONDROPETALUM TECTORUM /  
SMALL CAPE RUSH  
★ LOW



FESTUCA RUBRA 'PT. MOLATE' /  
'PT. MOLATE' RED FESCUE  
★ LOW



LEYMUS TRITICOIDES 'ELKHORN GREEN' /  
CREEPING WILDRYE  
★ LOW



JUNCUS EFFUSUS /  
QUARTZ CREEK  
★ MODERATE



MUHLENBERGIA RIGENS /  
DEER GRASS  
★ LOW

STREET TREE  
PLANTERS

WATER USE LEGEND

- ★ LOW WATER USE
- ★ MODERATE WATER USE
- ★ LIMITED USE IN  
BIOFILTRATION AREAS  
ONLY, DROUGHT  
TOLERANT, REGULAR  
WATER USE



CAREX DIVULSA /  
BERKELEY SEDGE  
★ LOW



CAREX PRAEGRACILIS /  
DUNE FIELD SEDGE  
★ MODERATE



CHONDROPETALUM TECTORUM /  
SMALL CAPE RUSH  
★ LOW



DIETES BICOLOR 'LIZ'S SELECTION' /  
FORTNIGHT LILY  
★ LOW



LIBERTIA P. 'GOLDLEAF' /  
NEW ZEALAND IRIS  
★ LOW



GROUND  
COVER /  
SHRUB MIX



DIETES IRIDIOIDES /  
FORTNIGHT LILY

★ LOW



PHORMIUM SPECIES /  
NEW ZEALAND FLAX

★ LOW



RIBES VIBURNIFOLIUM /  
CATALINA FRAGRANCE

★ LOW



RIBES SANGUINEUM  
GLUTINOSUM / PINK  
FLOWERING CURRANT

★ LOW



LAVATERA MARITIMA /  
TREE MALLOW

★ LOW



WOODWARDIA  
FIMBRIATA / GIANT  
WESTERN CHAIN FERN

★ MODERATE



CORNUS ALBA 'PRAIRIE FIRE' /  
'PRAIRIE FIRE' DOGWOOD

★ MODERATE

CAFE  
PLANTERS



EUPHORBIA MYRSINITES / MYRTLE  
SPURGE

★ LOW



CORDYLINE BANKSII 'ELECTRIC PINK' /  
'ELECTRIC PINK' GRASS TREE

★ MODERATE



LEUCADENDRON SPP.

★ LOW



EUPHORBIA SPP. / SPURGE

★ LOW



ASTERISCUS MARITIMUS /  
GOLD COIN DAISY

★ LOW



LIMONIUM PEREZII / STATICE

★ LOW



ERIGERON GLAUCUS 'WAYNE  
RODERICK' / 'WAYNE RODERICK' DAISY

★ MODERATE



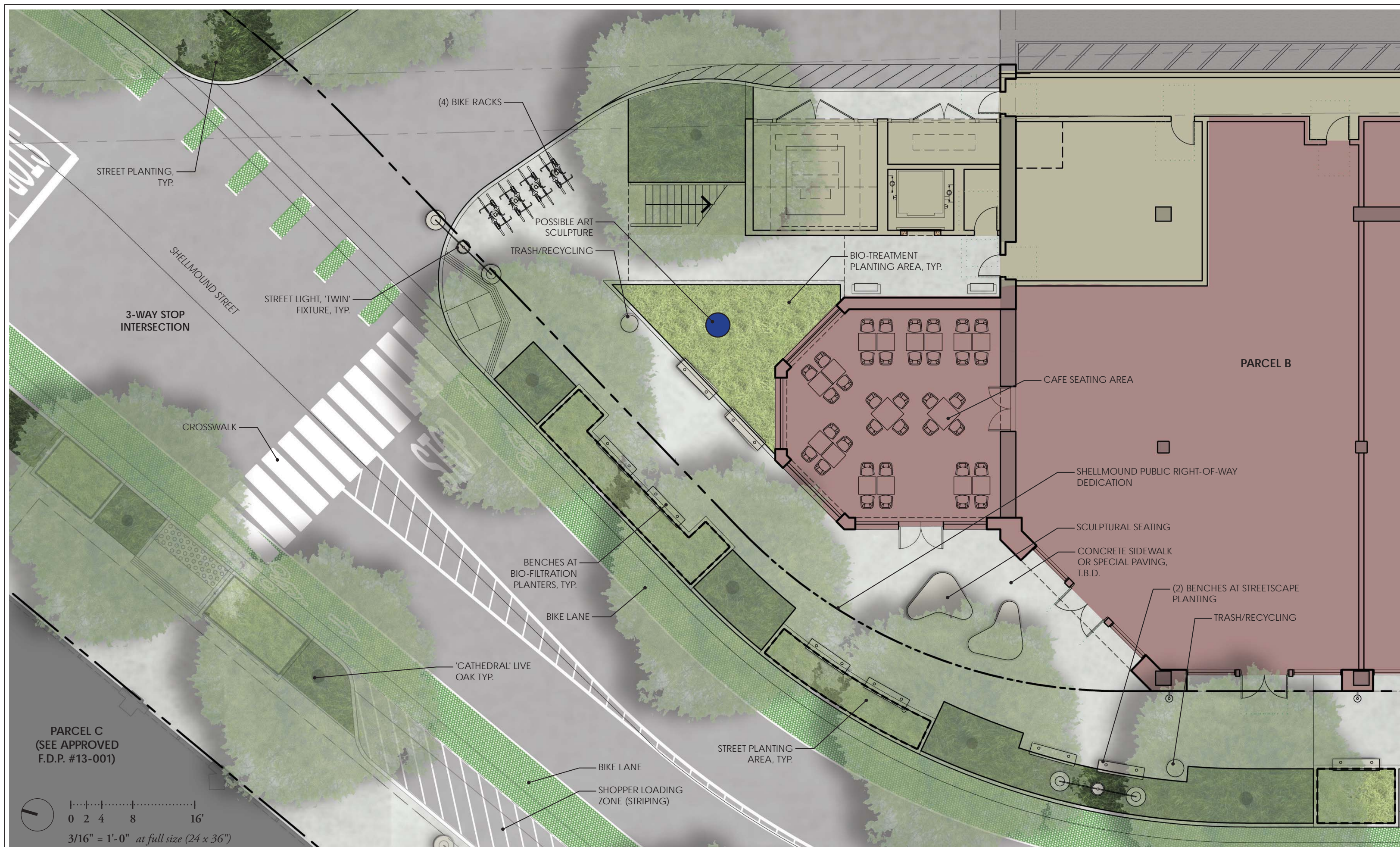
AEONIUM SPP. / AEONIUM

★ LOW

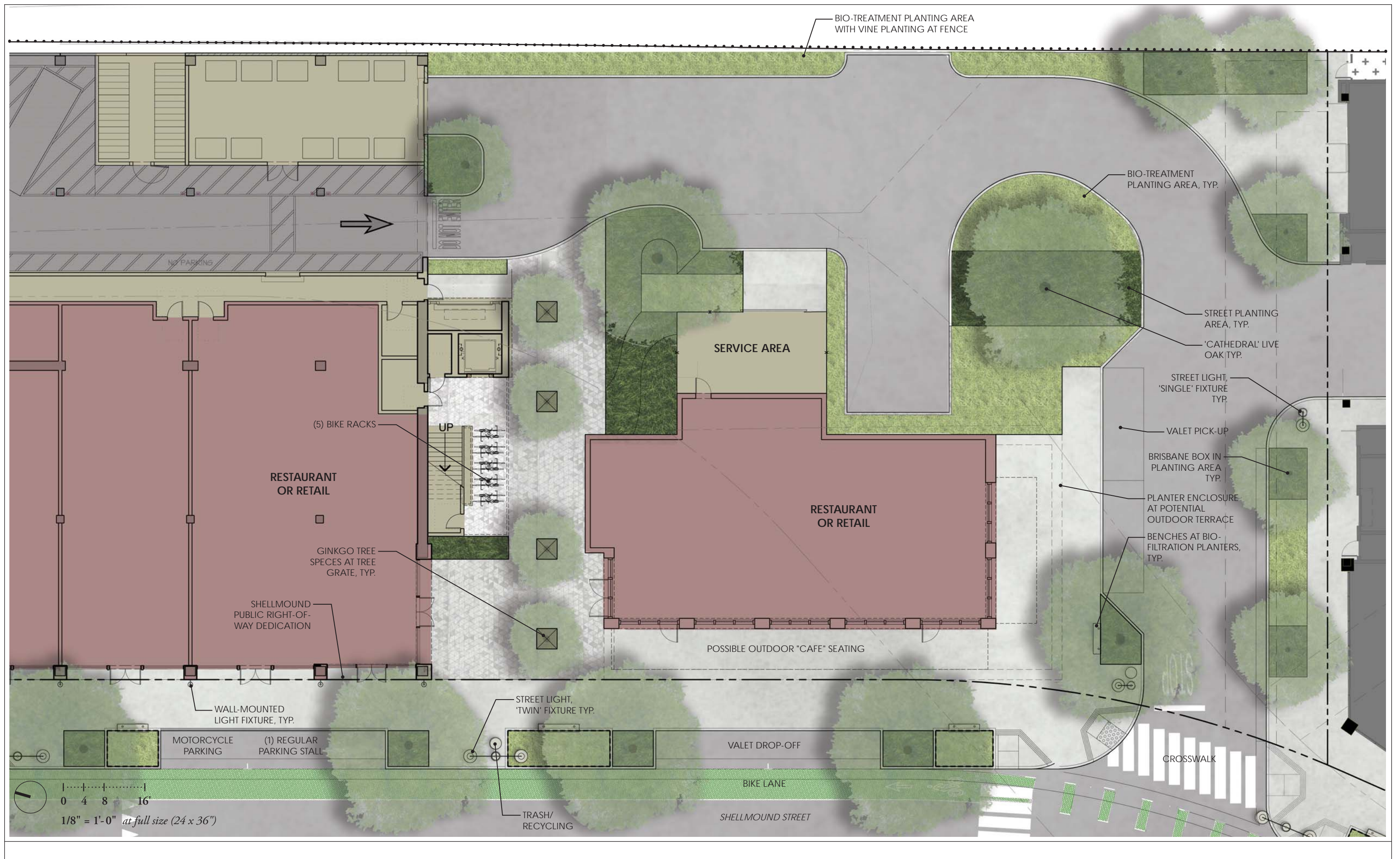
WATER USE LEGEND

- ★ LOW WATER USE
- ★ MODERATE WATER USE
- ★ LIMITED USE IN  
BIOFILTRATION AREAS  
ONLY, DROUGHT  
TOLERANT, REGULAR  
WATER USE

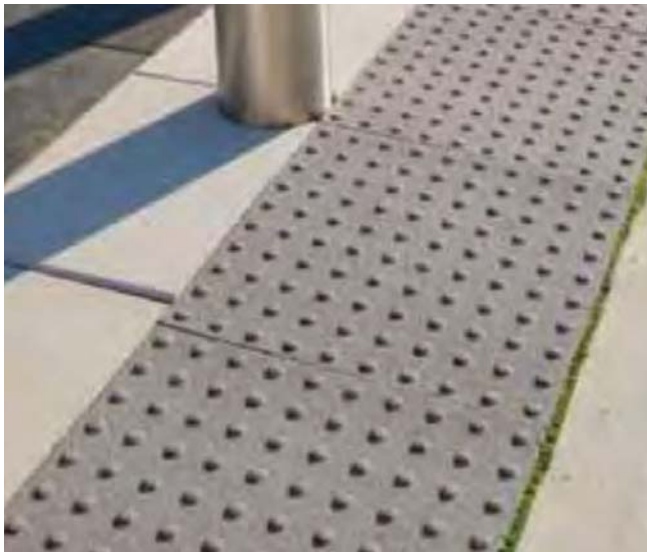




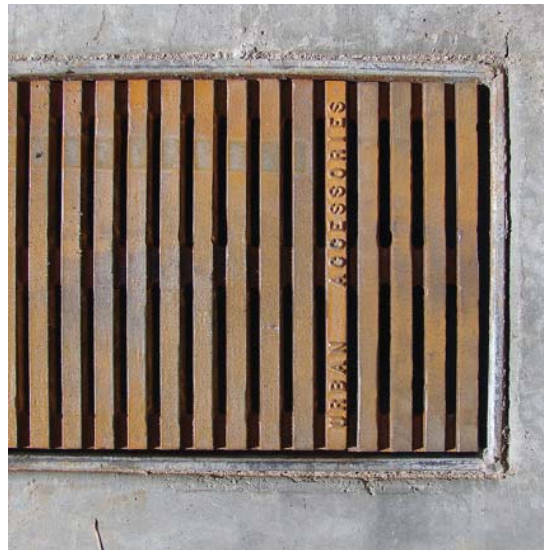








DETECTABLE TACTILE WARNING, SURFACE-APPLIED SYSTEM. DARK GRAY FOR USE AT ELEVATED AND REGULAR CROSSWALK RAMPS



LINEAR TRENCH GRATE, 6" WIDE STEEL, RAW NATURAL FINISH, PER CIVIL



TREE GRATE, STEEL, RAW NATURAL FINISH, 4' X 6' SIZE



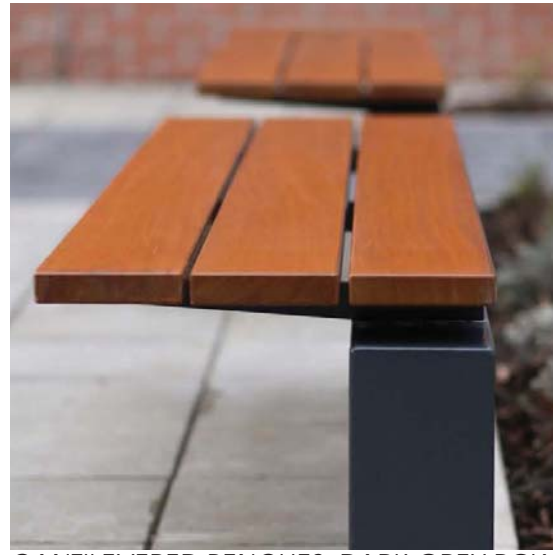
STREET LIGHTING POLE TO MATCH EXISTING. TWIN AND SINGLES, SEE PLAN FOR LOCATIONS.



BIKE RACK, SOLID CAST ALUMINUM POWDERCOAT FINISH, SURFACE MOUNT



PAIRED LITTER AND RECYCLING RECEPTACLES, SOLID CAST ALUMINUM WITH POWDERCOAT FINISH



CANTILEVERED BENCHES, DARK GREY POWDERCOAT FINISH, WOOD SEAT BOARDS



WALL-MOUNTED LIGHT FIXTURES AT PARCEL A, B AND C. PAINTED BLACK.



PLAZA CONCRETE PAVER, ADA COMPLIANT JOINTS, CHARCOAL AND NATURAL COLORS (3 TOTAL)



PLAZA SEATING (STEEL AND WOOD)



COLORFUL CAFE SEATING AT PLAZA



PLANTERS AT OUTDOOR TERRACES (WOOD, CORTEN OR TERRACOTTA)



UNION PACIFIC RAILROAD

PRELIMINARY

PARCEL B  
RETAIL AND PARKING  
FF 10.6

PARCEL C1

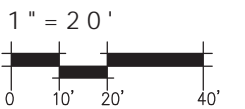
62ND STREET

EXISTING  
OFFICE TOWER

ALLEY

EXISTING  
PUBLIC MARKET

SHELLMOUND STREET



# EMERYVILLE MARKET PLACE

*Emeryville, California*



PRELIMINARY

UNION PACIFIC RAILROAD

PARCEL B  
RETAIL AND PARKING

CONNECT TO  
BUILDING

JOINT TRENCH

SHELLMOUND STREET

EXISTING  
OFFICE TOWER

ALLEY

EXISTING  
PUBLIC MARKET

PARCEL C1

62ND STREET



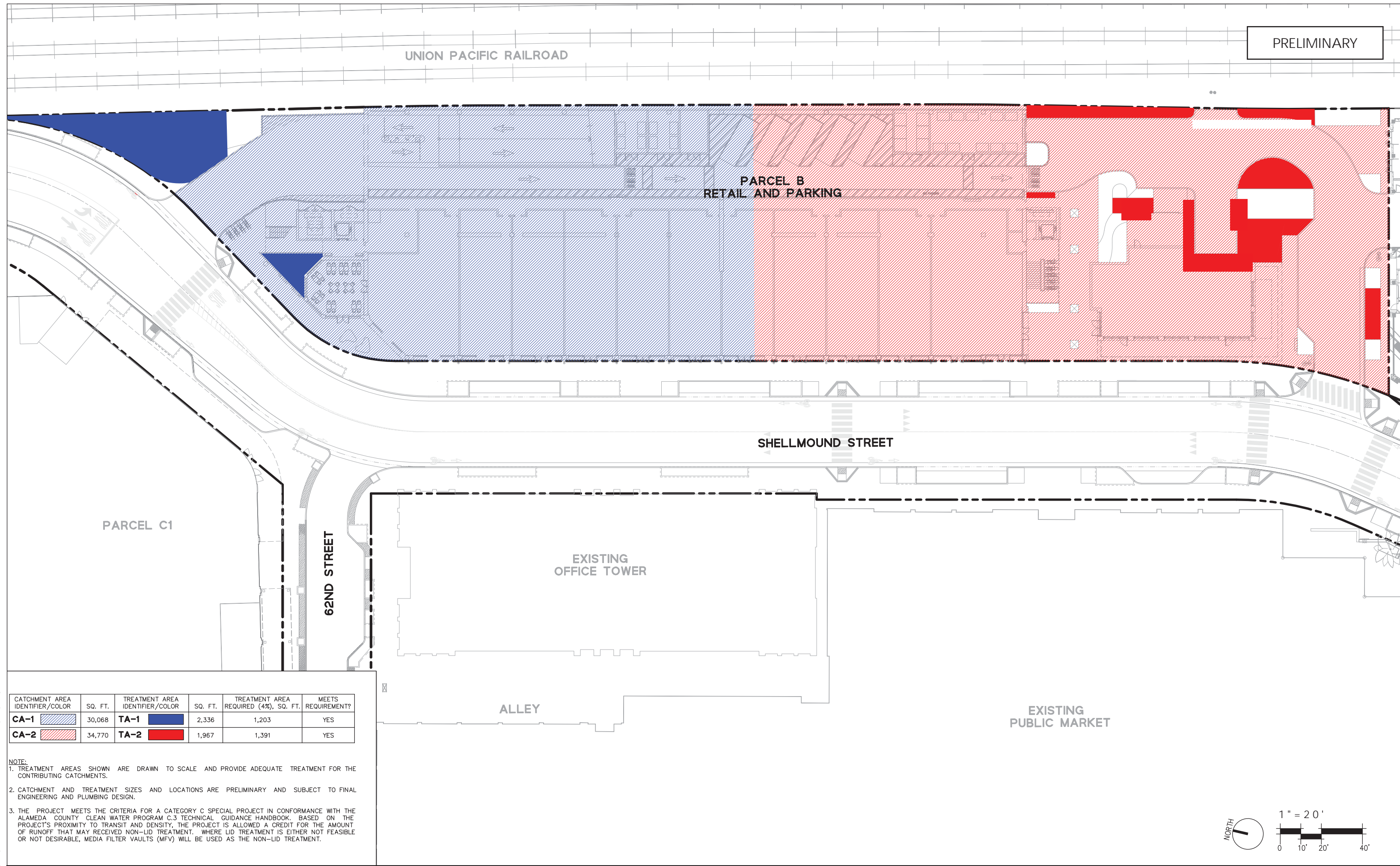
1" = 20'  
0 10' 20' 40'

# EMERYVILLE MARKET PLACE

Emeryville, California



F:\Eng\3\130183\DWG\HDP\Parcel B\LOTS\05-SWQ.dwg, Page Setup: ---, H1.ctb, Plot Scale: 1:0.2325, Adobe PDF



CATCHMENT AREA IDENTIFIER/COLOR	SQ. FT.	TREATMENT AREA IDENTIFIER/COLOR	SQ. FT.	TREATMENT AREA REQUIRED (4%), SQ. FT.	MEETS REQUIREMENT?
CA-1	30,068	TA-1	2,336	1,203	YES
CA-2	34,770	TA-2	1,967	1,391	YES

NOTE:  
1. TREATMENT AREAS SHOWN ARE DRAWN TO SCALE AND PROVIDE ADEQUATE TREATMENT FOR THE CONTRIBUTING CATCHMENTS.  
2. CATCHMENT AND TREATMENT SIZES AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING AND PLUMBING DESIGN.  
3. THE PROJECT MEETS THE CRITERIA FOR A CATEGORY C SPECIAL PROJECT IN CONFORMANCE WITH THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 TECHNICAL GUIDANCE HANDBOOK. BASED ON THE PROJECT'S PROXIMITY TO TRANSIT AND DENSITY, THE PROJECT IS ALLOWED A CREDIT FOR THE AMOUNT OF RUNOFF THAT MAY RECEIVED NON-LID TREATMENT. WHERE LID TREATMENT IS EITHER NOT FEASIBLE OR NOT DESIRABLE, MEDIA FILTER VAULTS (MFV) WILL BE USED AS THE NON-LID TREATMENT.