

EMERYVILLE PUBLIC MARKET

# PARCEL B

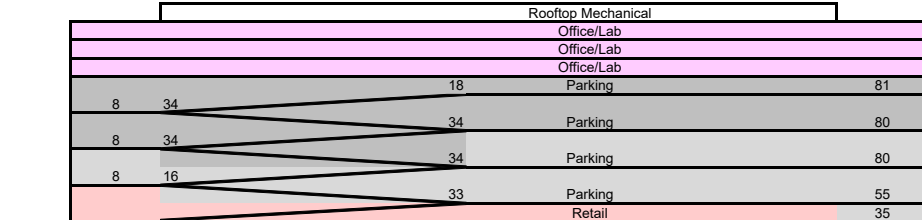
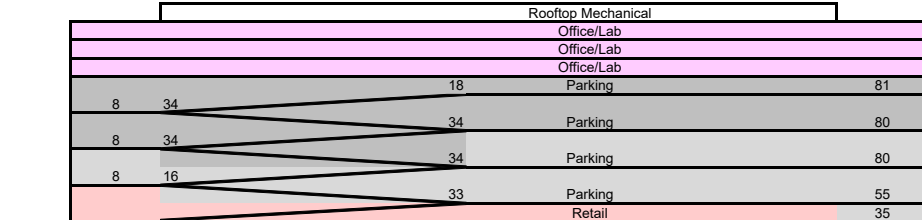
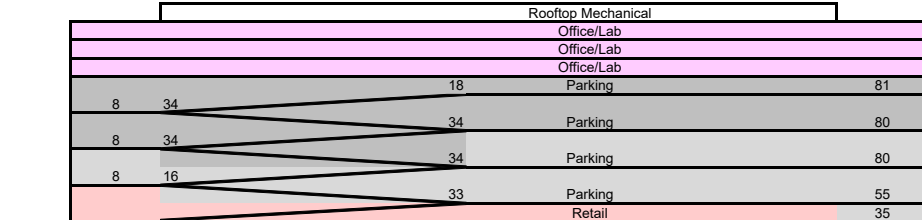
FINAL DEVELOPMENT PLAN

NOVEMBER 16, 2018

**CITY CENTER  
REALTY PARTNERS**



**HART HOWERTON**  
NEW YORK • SAN FRANCISCO

PROJECT DIRECTORY		PROJECT DESCRIPTION	SHEET INDEX																																																																																																																																																																							
<div><div><b>OWNER</b> AG CCRP Public Market, L.P. 170 Grant Avenue, 6th Floor San Francisco, CA 94108 (415) 395-2908 Contact: Mark G. Stefan mark@ccrppllc.com</div><div><b>DESIGN ARCHITECT</b> Hart Howerton One Union St. 3rd Floor San Francisco, CA 94111 (415) 439 2200 Main (415) 439 2201 Fax Contact: Eron Ashley eashley@harthowerton.com</div><div><b>LANDSCAPE ARCHITECT</b> Hart Howerton One Union St. 3rd Floor San Francisco, CA 94111 (415) 439 2200 Main (415) 439 2201 Fax Contact: Shilpa Patil Stoev sstoev@harthowerton.com</div><div><b>TRANSPORTATION PLANNING</b> Nelson Nygaard 116 New Montgomery St San Fransicso, CA (414) 284 1544 Contact: Peter Costa pcosta@nelsonnygaard.com</div><div><b>LAND USE COUNSEL</b> Holland &amp; Knight 50 California Street, Suite 2800 San Francisco, CA 9411 (415) 473-6900 Main (415) 473-6910 Fax Contact: Chelsea Maclean Chelsea.Maclean@hklaw.com</div></div> <div><div><b>ENVIRONMENTAL ENGINEER</b> PES Environmental, Inc. 1682 Novato Blvd, Suite 100 Novato, CA 94947 (415) 899 1600 Main (415) 899 1601 Fax Contact: William Mast wmast@pesenv.com</div><div><b>CIVIL ENGINEER</b> BKF Engineers 255 Shoreline Drive, Suite 200 Redwood City, CA 94065 (650) 482 6300 Contact: Tom Morse TMorse@BKF.com</div><div><b>GEOTECHNCIAL</b> ROCKRIDGE GEOTECHNICAL 270 Grand Avenue Oakland, CA 94610 (510) 420-5738 Contact: Craig Shields csshields@rockridgegeo.com</div></div>	<div>PROGRAM DATA</div> <table><tr><th colspan="7">BUILDING AREA SUMMARY</th></tr><tr><th>Level</th><th>Commercial - Office / Lab</th><th>Commercial - Office / Retail</th><th>Servicing</th><th>Vertical Circulation</th><th>Parking</th><th>Area (GSF)</th></tr><tr><td>Level 8</td><td>48,000</td><td>-</td><td>3,100</td><td>2,800</td><td>-</td><td>53,900</td></tr><tr><td>Level 7</td><td>48,000</td><td>-</td><td>3,100</td><td>2,800</td><td>-</td><td>53,900</td></tr><tr><td>Level 6</td><td>48,000</td><td>-</td><td>3,100</td><td>2,800</td><td>-</td><td>53,900</td></tr><tr><td>Level 5</td><td>-</td><td>-</td><td>500</td><td>2,000</td><td>29,000</td><td>31,500</td></tr><tr><td>Level 4</td><td>-</td><td>-</td><td>-</td><td>2,800</td><td>51,700</td><td>54,500</td></tr><tr><td>Level 3</td><td>-</td><td>-</td><td>-</td><td>2,800</td><td>51,700</td><td>54,500</td></tr><tr><td>Level 2</td><td>-</td><td>-</td><td>-</td><td>2,800</td><td>49,200</td><td>52,000</td></tr><tr><td>Level 1</td><td>1,600</td><td>14,100</td><td>32,200</td><td>2,800</td><td>3,300</td><td>54,000</td></tr><tr><td>Sub-Total</td><td>145,600</td><td>14,100</td><td>42,000</td><td>21,600</td><td>184,900</td><td></td></tr><tr><td>Total</td><td colspan="5"></td><td>408,200</td></tr></table> <div>PARKING DATA</div> <table><tr><th colspan="7">PARKING SUMMARY</th></tr><tr><td colspan="4"></td><td>Level</td><td>Parking Spaces</td><td>Parking Allocation</td></tr><tr><td colspan="4">Rooftop Mechanical</td><td>R</td><td></td><td></td></tr><tr><td colspan="4">Office/Lab</td><td>8</td><td></td><td></td></tr><tr><td colspan="4">Office/Lab</td><td>7</td><td></td><td></td></tr><tr><td colspan="4">Office/Lab</td><td>6</td><td></td><td></td></tr><tr><td colspan="4">Parking</td><td>5</td><td>99</td><td>Parcel B Office 313</td></tr><tr><td colspan="4">Parking</td><td>4</td><td>156</td><td></td></tr><tr><td colspan="4">Parking</td><td>3</td><td>156</td><td>Public Market District Uses 227</td></tr><tr><td colspan="4">Parking</td><td>2</td><td>112</td><td></td></tr><tr><td colspan="4">Retail</td><td>1</td><td>35</td><td></td></tr><tr><td colspan="4"></td><td></td><td>558</td><td></td></tr></table>	BUILDING AREA SUMMARY							Level	Commercial - Office / Lab	Commercial - Office / Retail	Servicing	Vertical Circulation	Parking	Area (GSF)	Level 8	48,000	-	3,100	2,800	-	53,900	Level 7	48,000	-	3,100	2,800	-	53,900	Level 6	48,000	-	3,100	2,800	-	53,900	Level 5	-	-	500	2,000	29,000	31,500	Level 4	-	-	-	2,800	51,700	54,500	Level 3	-	-	-	2,800	51,700	54,500	Level 2	-	-	-	2,800	49,200	52,000	Level 1	1,600	14,100	32,200	2,800	3,300	54,000	Sub-Total	145,600	14,100	42,000	21,600	184,900		Total						408,200	PARKING SUMMARY											Level	Parking Spaces	Parking Allocation	Rooftop Mechanical				R			Office/Lab				8			Office/Lab				7			Office/Lab				6			Parking				5	99	Parcel B Office 313	Parking				4	156		Parking				3	156	Public Market District Uses 227	Parking				2	112		Retail				1	35							558		<div>ARCHITECTURE</div> <div><div>GENERAL</div><div>A0.00 PROJECT DESCRIPTION &amp; CONTENTS</div><div>A1.01 SITE PHOTOS</div><div>A1.02 EXISTING SITE PLAN</div><div>A1.03 SITE PLAN AT FULL BUILD-OUT</div><div>PLANS</div><div>A2.01 SITE PLAN - LEVEL 1</div><div>A2.02 FLOOR PLAN 2 &amp; 3/4</div><div>A2.03 FLOOR PLAN 5 &amp; 6/7/8</div><div>A2.04 FLOOR PLAN 9</div><div>A2.05 SHADOW STUDIES</div><div>A2.06 CAR &amp; BIKE CIRCULATION</div><div>A2.07 PEDESTRIAN CIRCULATION</div><div>A2.08 VALET CIRCULATION</div><div>A2.09 SERVICING PLAN</div><div>A2.10 FIRE-FIGHTING ACESS SITE PLAN</div><div>A2.11 DISCARDS COLLECTION PLAN</div><div>A2.12 DISCARDS COLLECTION PLAN DETAIL</div><div>A2.13 DISTRICT WIDE PARKING RESOURCES</div><div>ELEVATIONS</div><div>A3.01 A. WEST ELEVATION</div><div>A3.02 B. EAST ELEVATION</div><div>A3.03 NORTH &amp; SOUTH ELEVATIONS</div><div>A3.04 CROSS SECTION 1</div><div>A3.05 CROSS SECTION 2</div><div>A3.06 LONGITUDINAL SECTION</div><div>A3.07 ELEVATION DETAIL - WEST ELEVATION</div><div>A3.08 ELEVATION DETAIL - EAST ELEVATION</div><div>A3.09 STOREFRONT DETAIL</div><div>VIEWS</div><div>A6.01 AERIAL VIEW AT FULL BUILD-OUT</div><div>A6.02 PERSPECTIVE VIEW 1</div><div>A6.03 PERSPECTIVE VIEW 2</div><div>A6.04 PERSPECTIVE VIEW 3</div><div>EXTERIOR DETAILS</div><div>A8.01 MATERIALS</div><div>LANDSCAPE</div><div>L1.01 LANDSCAPE AND HARDSCAPE PLAN</div><div>L1.02 TO BE DETERMINED</div><div>CIVIL</div><div>C1.01 GRADING</div><div>C1.02 UTILITIES</div><div>C1.03 STORMWATER MANAGEMENT</div></div>
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NOTE: ADDITIONAL PROJECT TEAM T.B.D

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AMTRAK OVERPASS



EMERY WEST STATION



SHELLMOUND STREET RECONSTRUCTION



SHELLMOUND VIEW TO PARCEL C



CHRISTIE PARK

## 1. EXISTING CONTEXT



PUBLIC MARKET ENTRY



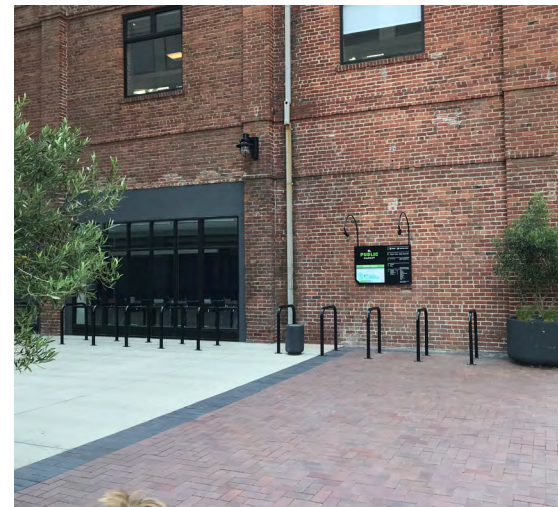
PUBLIC MARKET AND NEW WATERTANK



PUBLIC MARKET ALLEY



SHELLMOUND STREET



MARKET PLACE ALLEY



62ND PLAZA

## 2. EXISTING PUBLIC MARKET DISTRICT



EMME



PARCEL D



PARCEL C



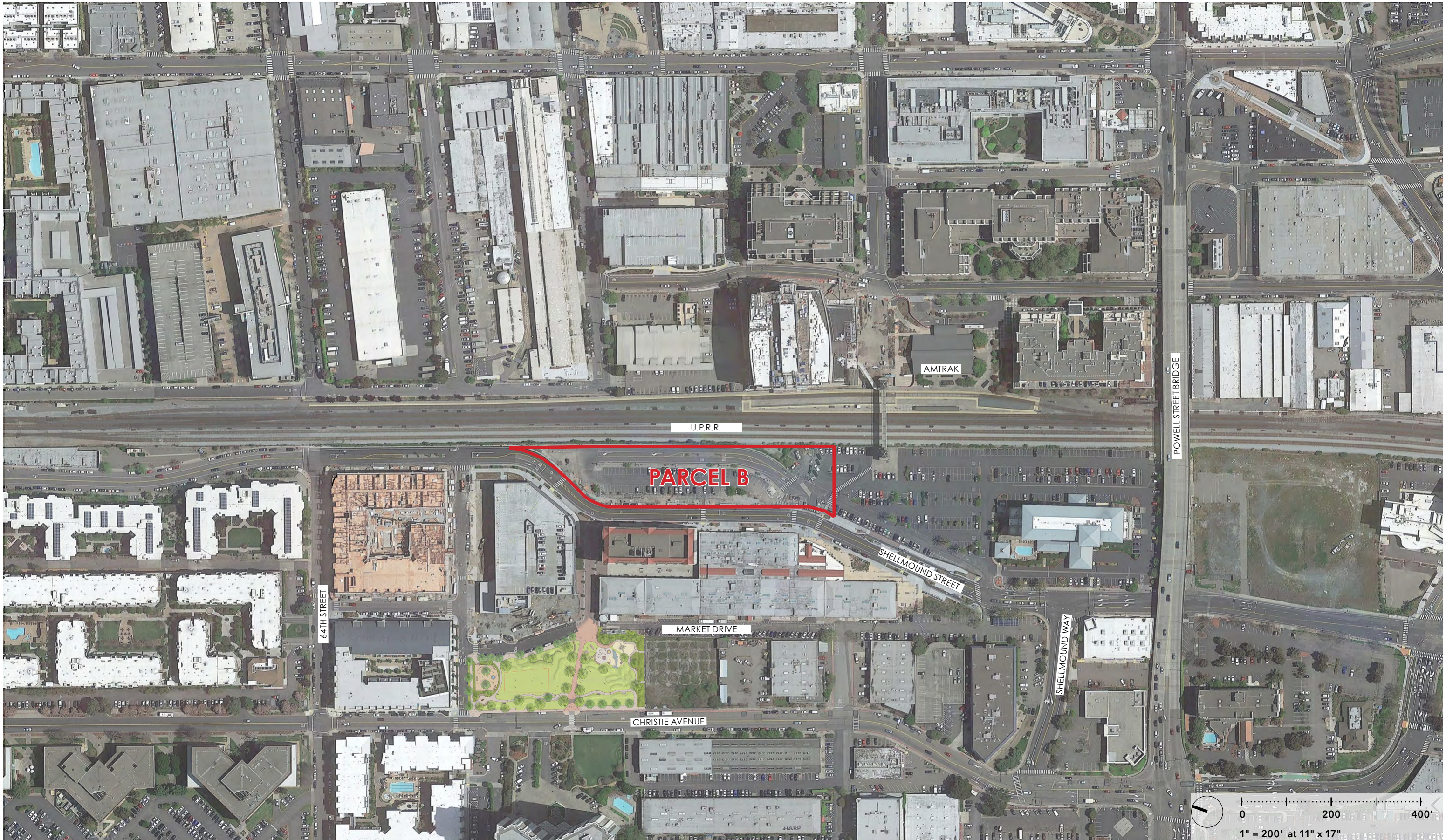
PARCEL A



PARCEL F

## 3. RECENT, APPROVED AND PIPELINE REDEVELOPMENT PROJECTS IN THE PUBLIC MARKET DISTRICT

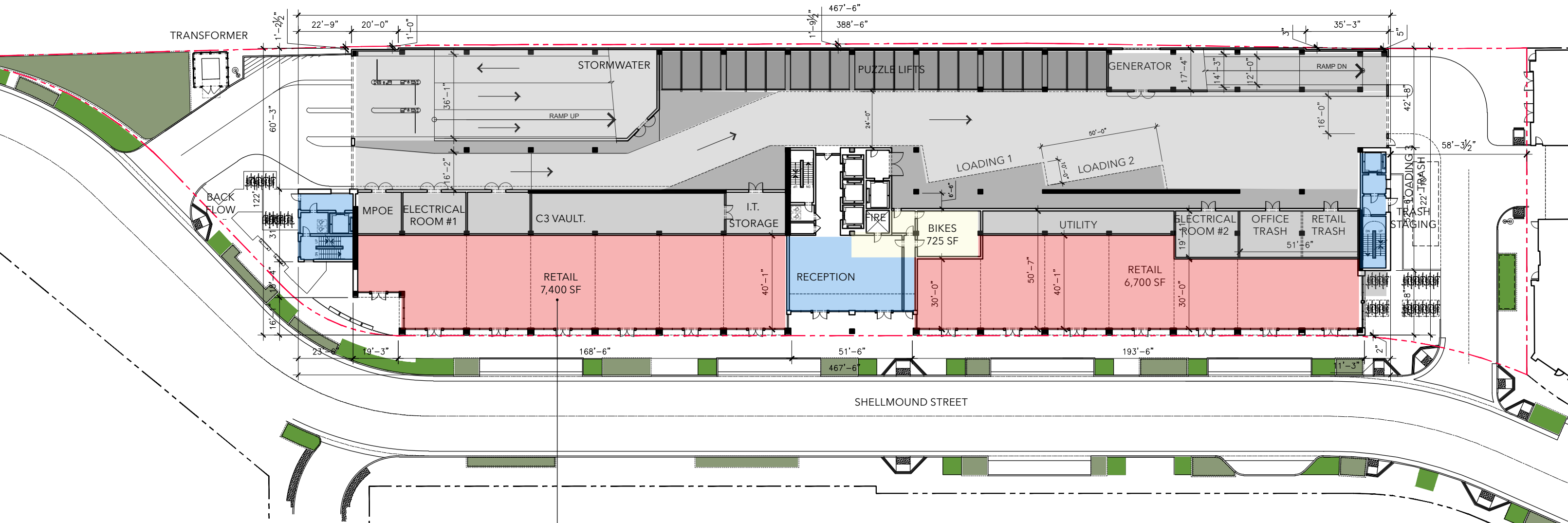




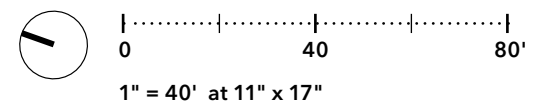








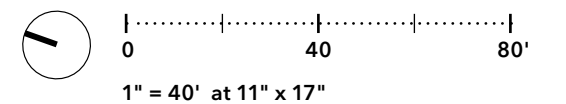
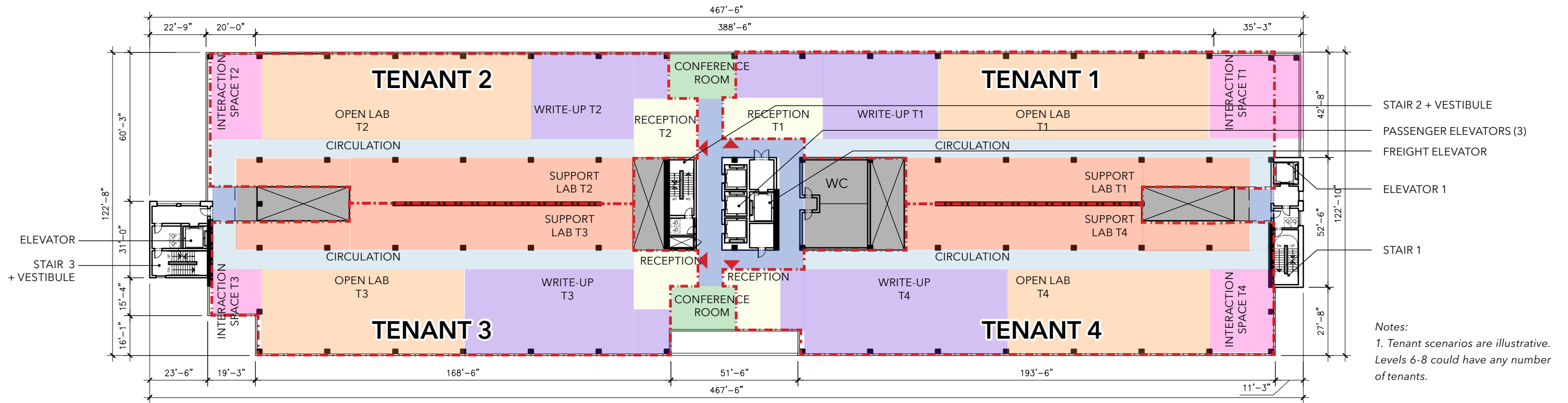
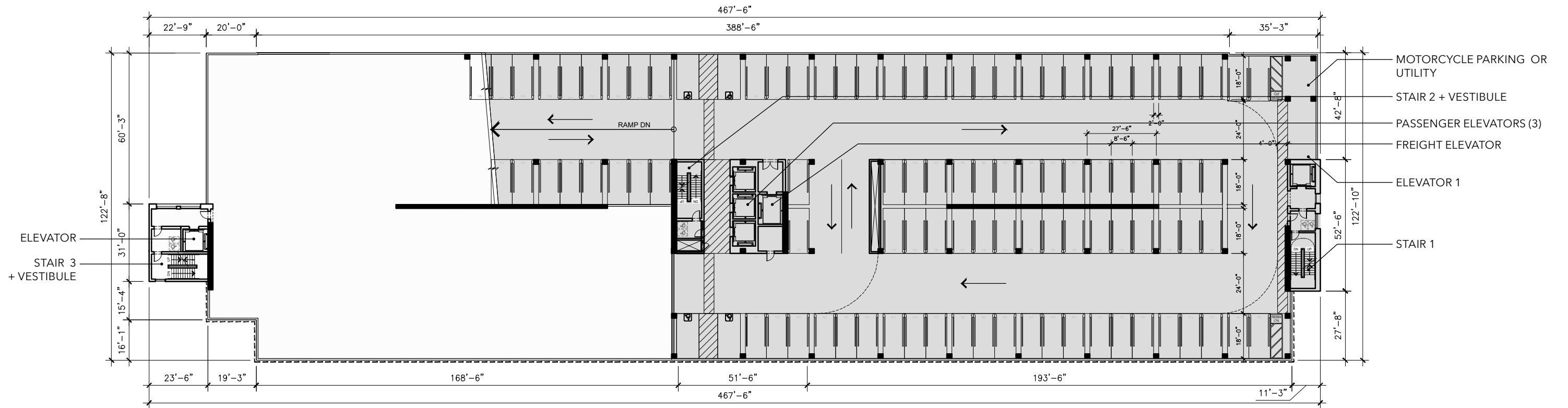
- IN-RETAIL
- STOREFRONT MODULES ARE 27'-6" ON CENTER. POSSIBLE STONE SIZES VARY.
  - TYPICAL RETAIL DEPTH 30'-40'. RETAIL AREA IS EXPECTED TO EVOLVE PER CITY REVIEW AND DETAIL DESIGN + PROGRAMMING.
  - TYPICAL SHOP COULD BE 1,060 SF.



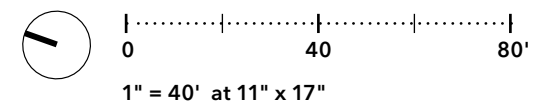
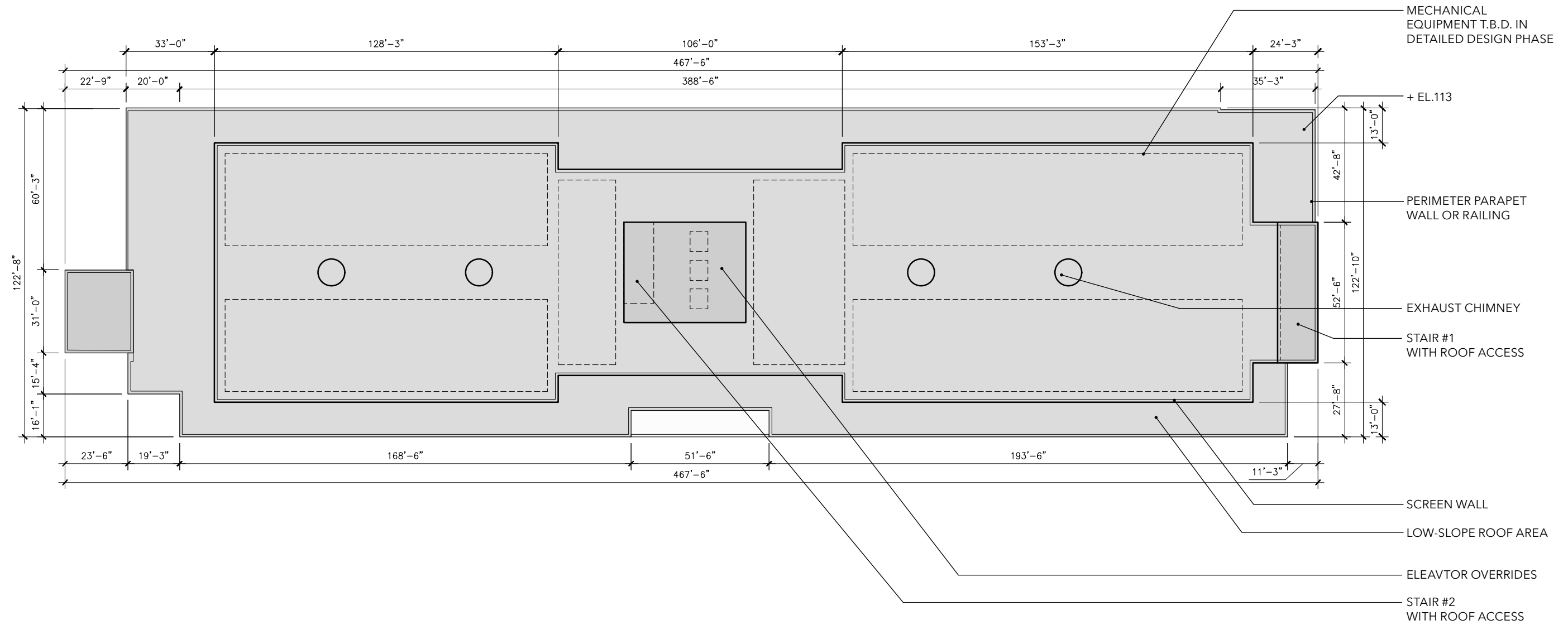




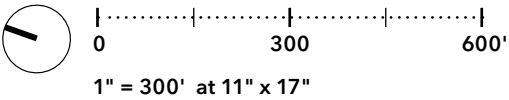
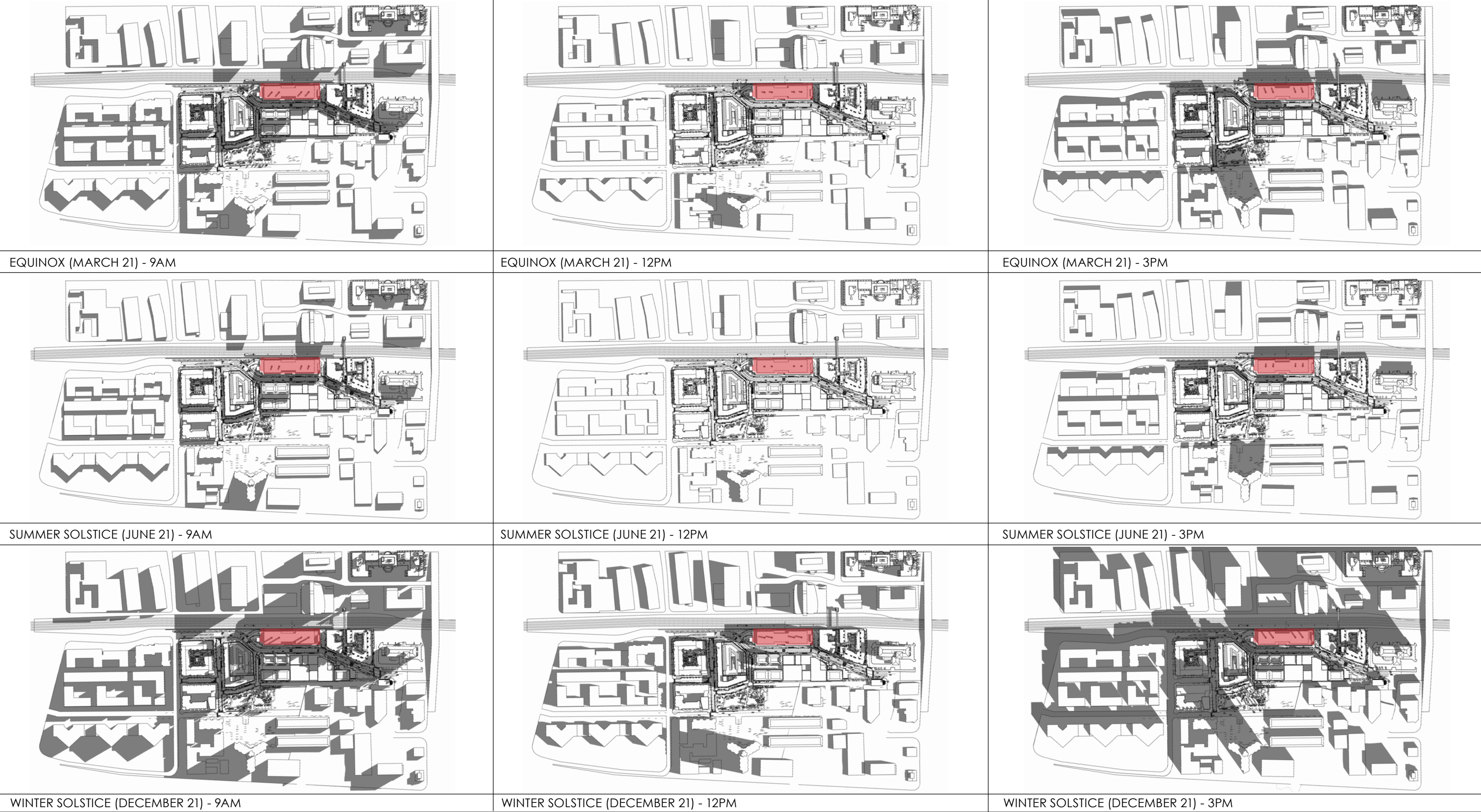




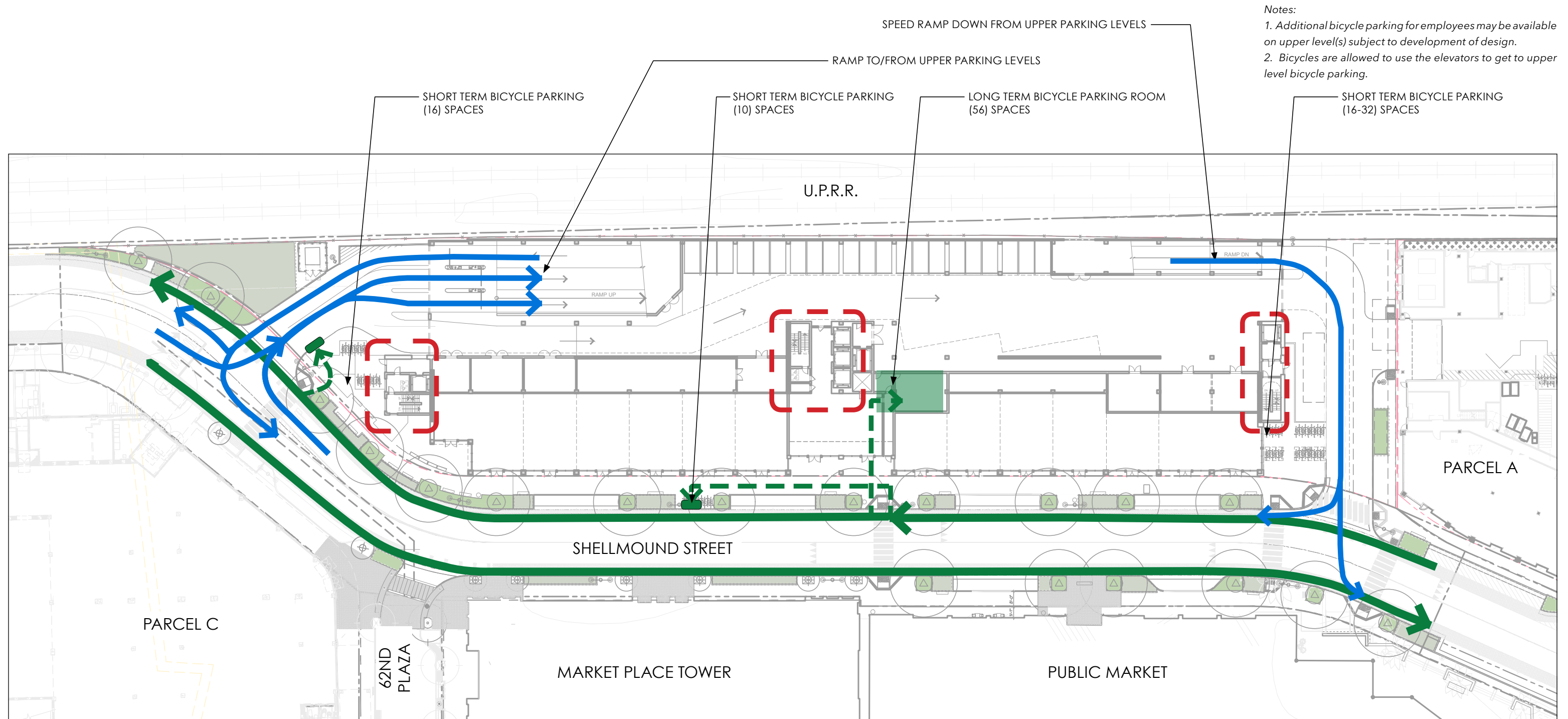








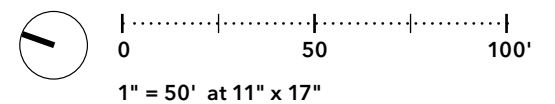




**LEGEND:**

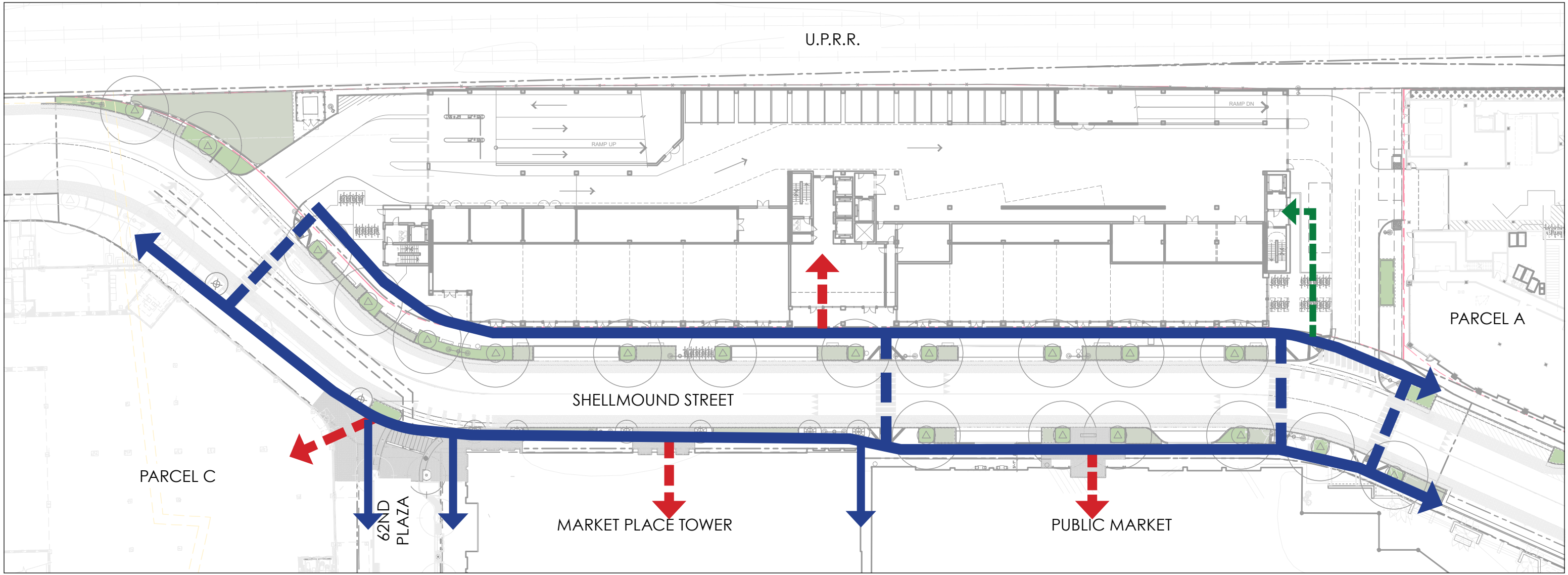
- ← BIKE CIRCULATION
- ← RIDER-BESIDE-BIKE CIRCULATION
- BIKE PARKING
- SECURE EMPLOYEE BIKE PARKING

- ← VEHICLE CIRCULATION
- VERTICAL CIRCULATION TO/FROM PARKING LEVELS

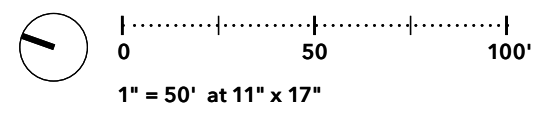




Notes:  
1. Pedestrian circulation and design of streetscape elements are consistent with Shellmound street tentative map, approved subdiv. #15-002.  
2. Shellmound Streetscape is existing.

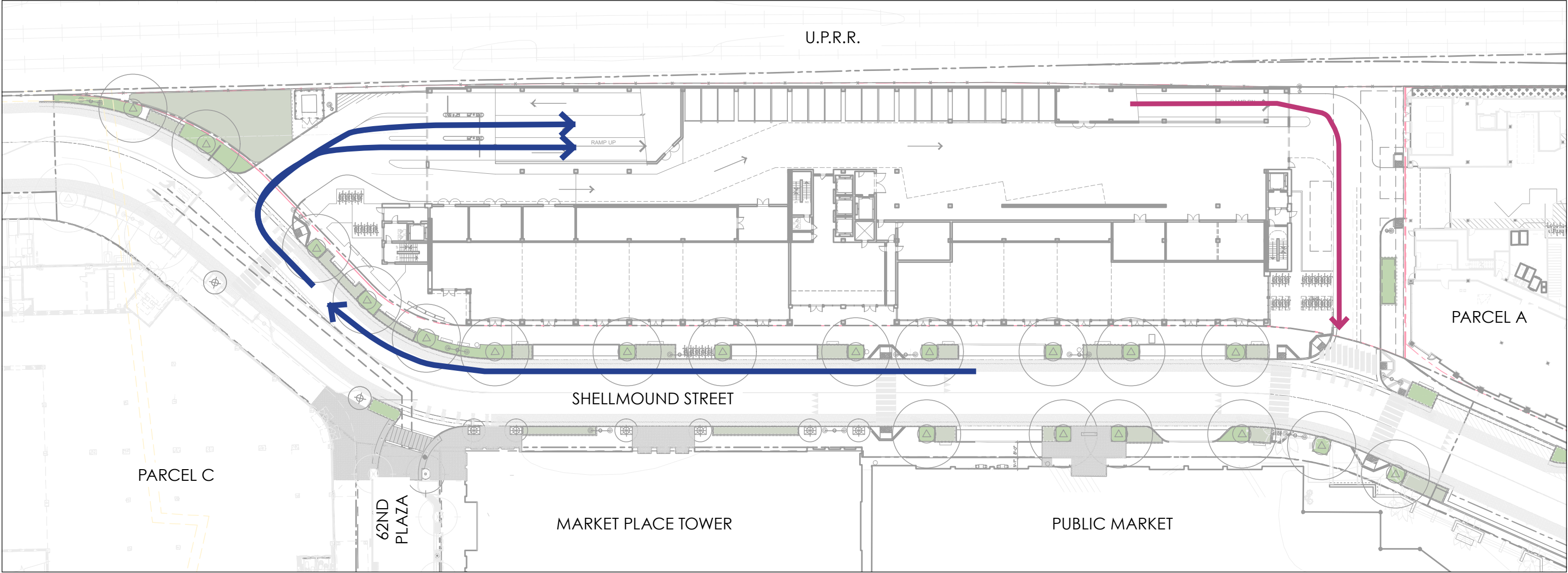


- LEGEND:**
- ← PEDESTRIAN CIRCULATION ROUTE
  - CROSSWALK
  - ← MAJOR BUILDING ACCESS POINT
  - ← SECONDARY ACCESS POINT








- Notes:
- 1. The valet parking concept is initially a "Valet assist" strategy where drivers drive up into the garage, to the lower 2 levels, and drop off their cars with an attendant, with some park-behind spaces employed as needed. For return, drivers return via elevators to their dropoff location or a possible in-garage valet stand.
  - 2. This is initially planned for the busy lunch hours.
  - 3. A Management company will be contracted as needed to operate the valet service.

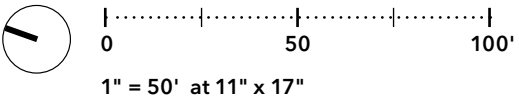


LEGEND:

 VEHICLE DROP-OFF ROUTE

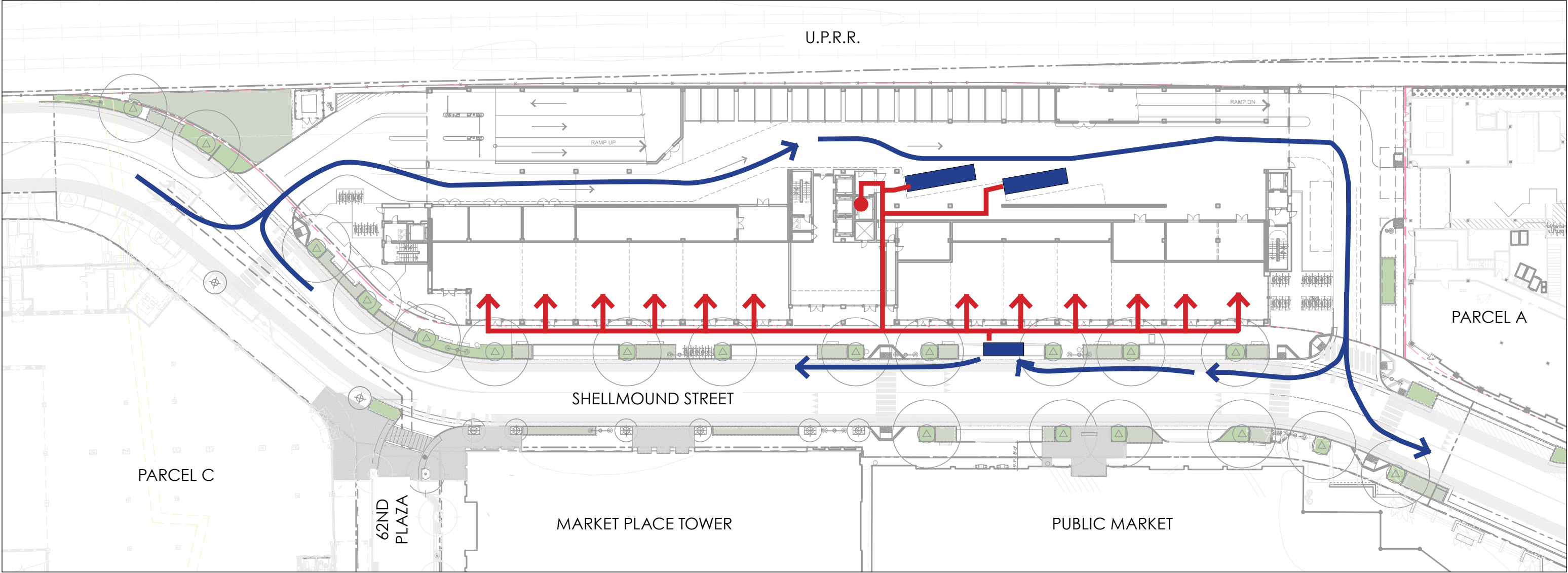
 VEHICLE RETURN ROUTE

 POSSIBLE VALET STAND

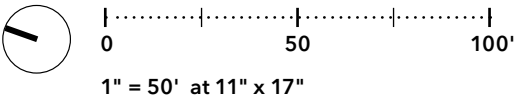




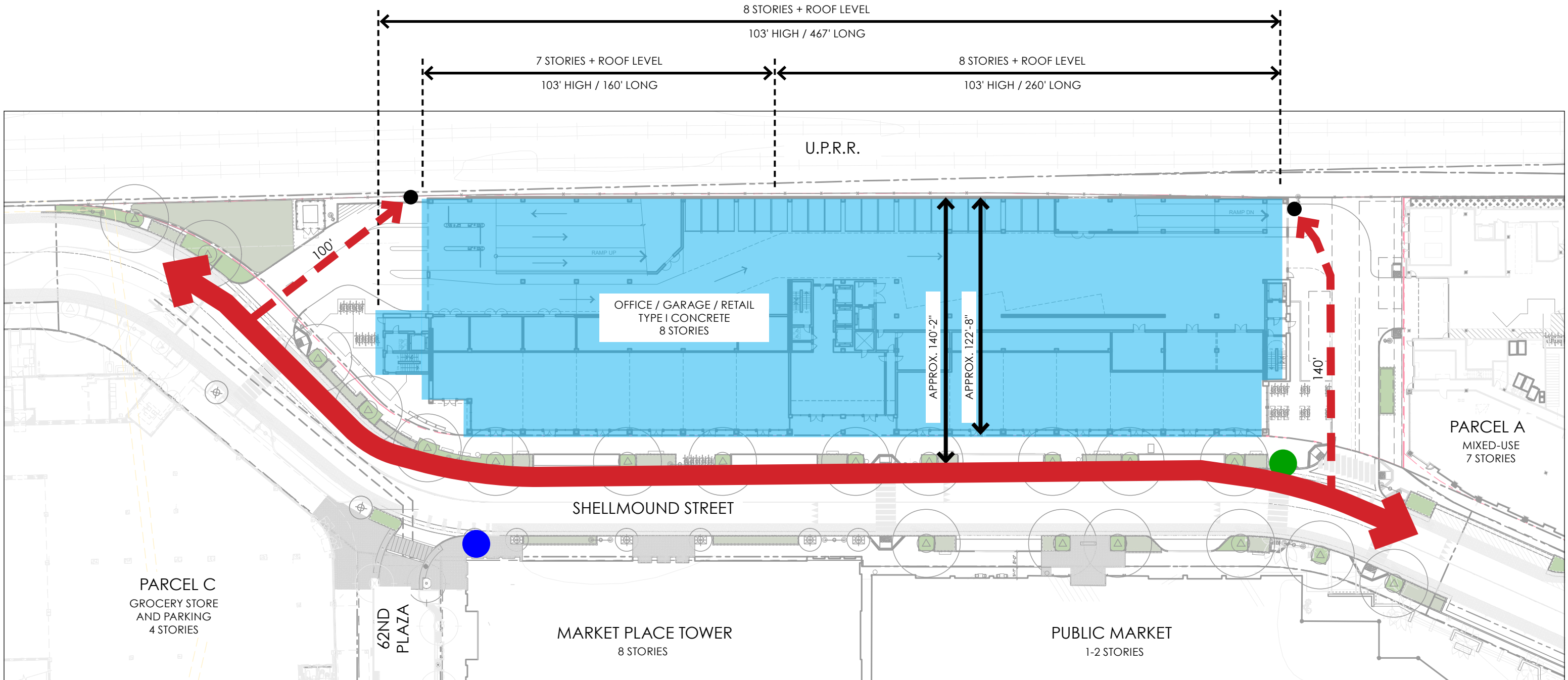
- Notes:
- 1. Deliveries to the upper floors: Delivery vehicles will park in the Ground Floor service area and deliver materials via the service elevator.
  - 2. Deliveries to the ground floor mixed uses will be made by service vehicles parked in the Ground Floor service area or in the on-street parking spaces. Deliveries will be made through their front doors via the public sidewalk, like in many urban downtown areas.








- LEGEND:
- DELIVERY VEHICLE SPACES
  - VEHICLE ROUTE
  - DELIVERY-PERSON ACCESSIBLE ROUTE INTO STORE

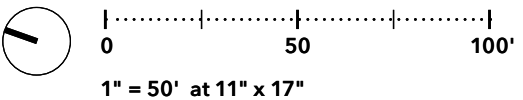






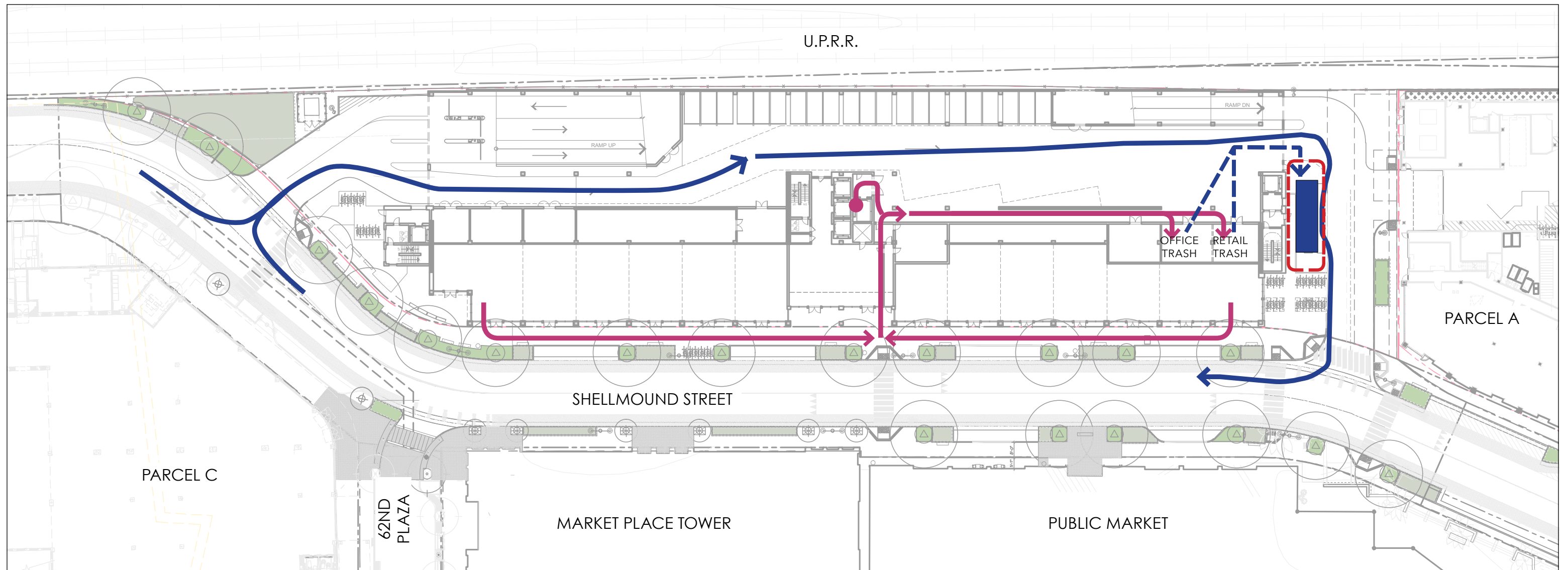
**LEGEND:**

-  EMERGENCY VEHICLE ACCESS ROUTE ALONG SHELLMOUND
-  E.V.A. ROUTE
-  PROPOSED PARCEL B BUILDING FOOTPRINT
-  PROPOSED FIRE HYDRANT
-  EXISTING FIRE HYDRANT TO REMAIN



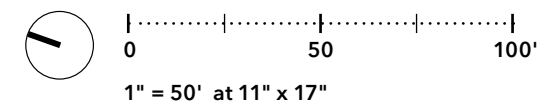


- Notes:
1. See detail on next page.
  2. Discards from upper floor are via service elevator.
  3. Discards from ground floor follow the illustrated route.

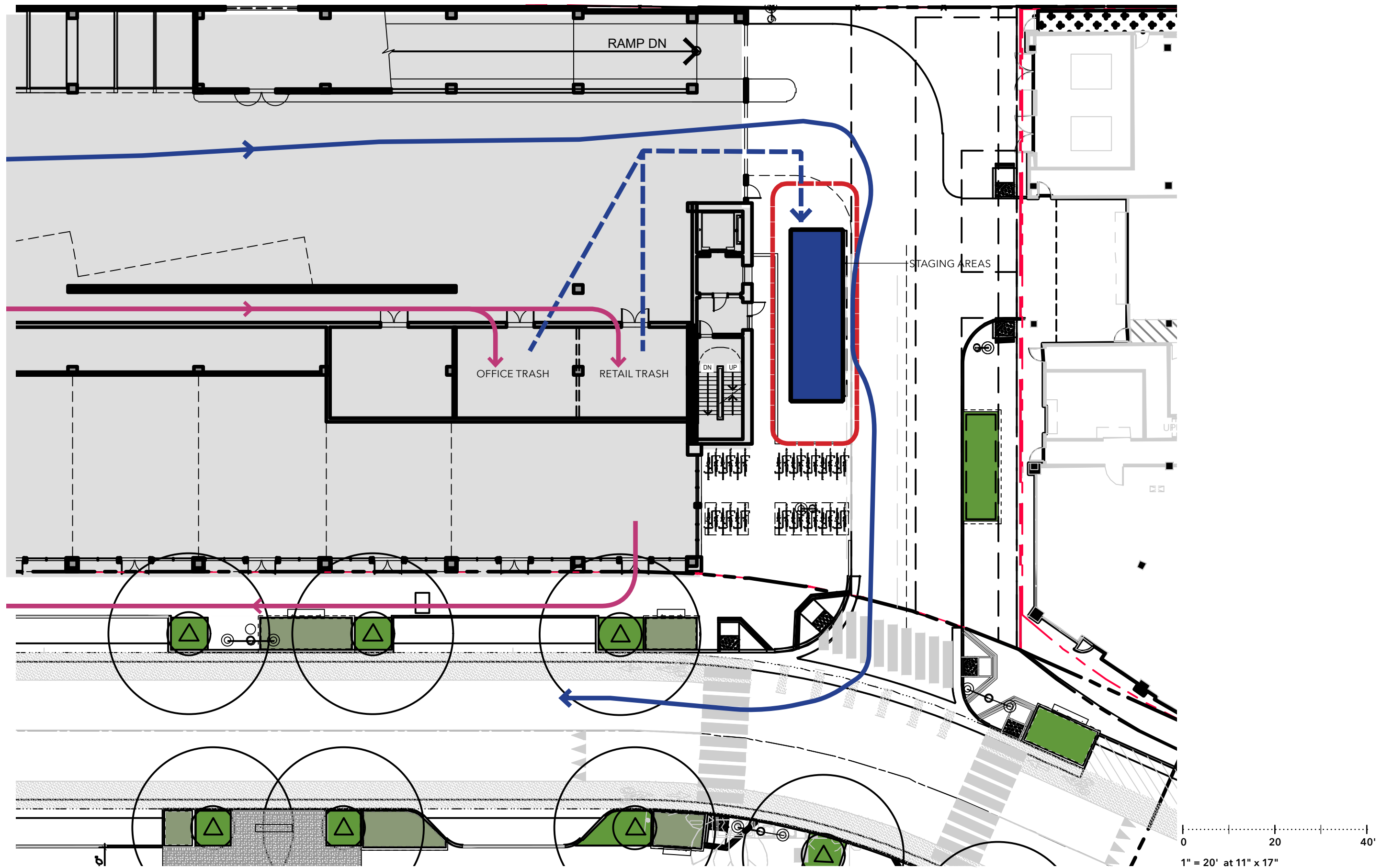


LEGEND:

- ← TRASH VEHICLE ROUTE
- HAULER VEHICLE PARKING/STAGING LOCATION (35' X 11')
- ← PATH OF TRAVEL FOR ON-SITE PERSONNEL TO/FROM TRASH ROOM FOR TRASH STAGING
- ← ACCESSIBLE ROUTE TO TRASH ROOM
- OUTDOOR STAGING AREA









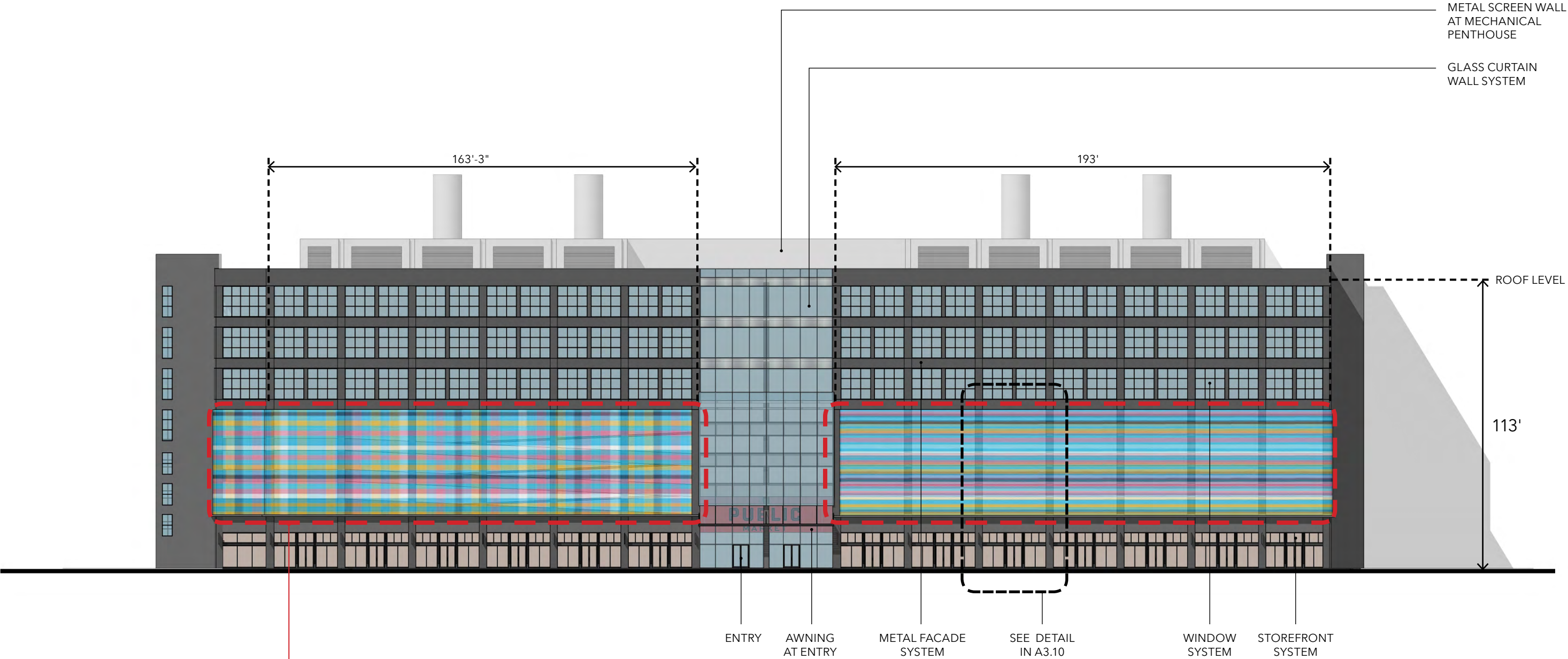


PUBLIC MARKET DISTRICT COMMERCIAL PARKING PROVIDED AS SHARED PARKING	
LOCATION	Shared Parking Spaces Available
PARCEL B	+240 est.
PARCEL C	203
MARKET DRIVE	153
TOTAL	596 SPACES

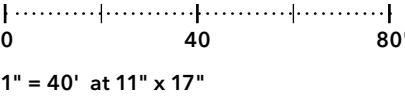
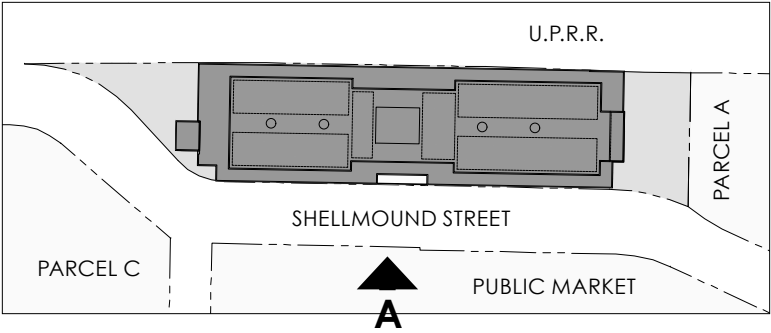
ADDITIONAL PUBLIC PARKING RESOURCES IN THE PUBLIC MARKET DISTRICT	
LOCATION	Parking Spaces
SHELLMOUND STREET	12
63RD STREET	14



Notes:  
Street trees and furnishings omitted for clarity.



ARTIST WILL CONSIDER THESE AREAS AS A CANVAS. PART OF PUBLIC MARKET DISTRICT ART PROGRAM UNDER PURVIEW OF EMERYVILLE PUBLIC ART COMMITTEE.

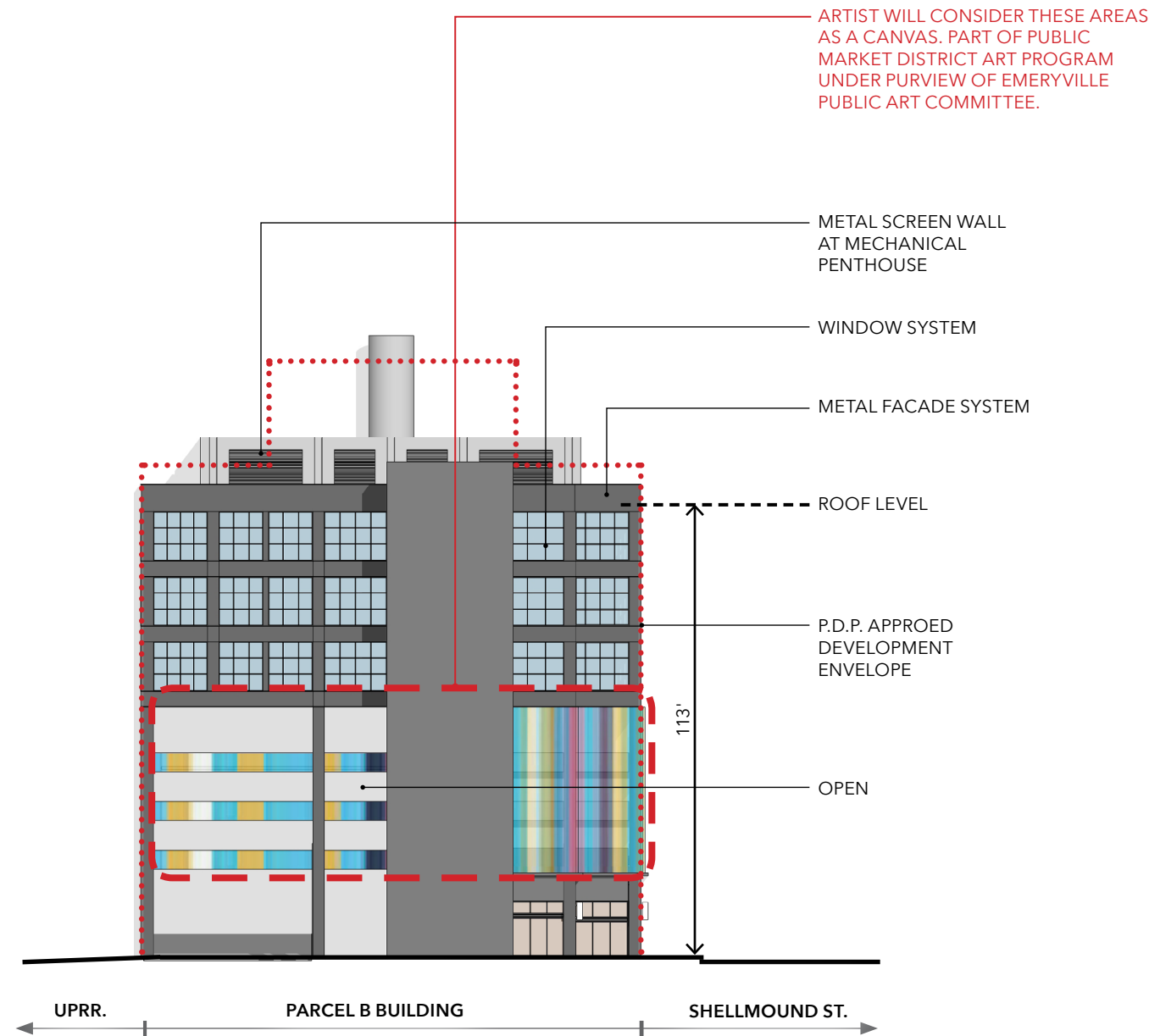




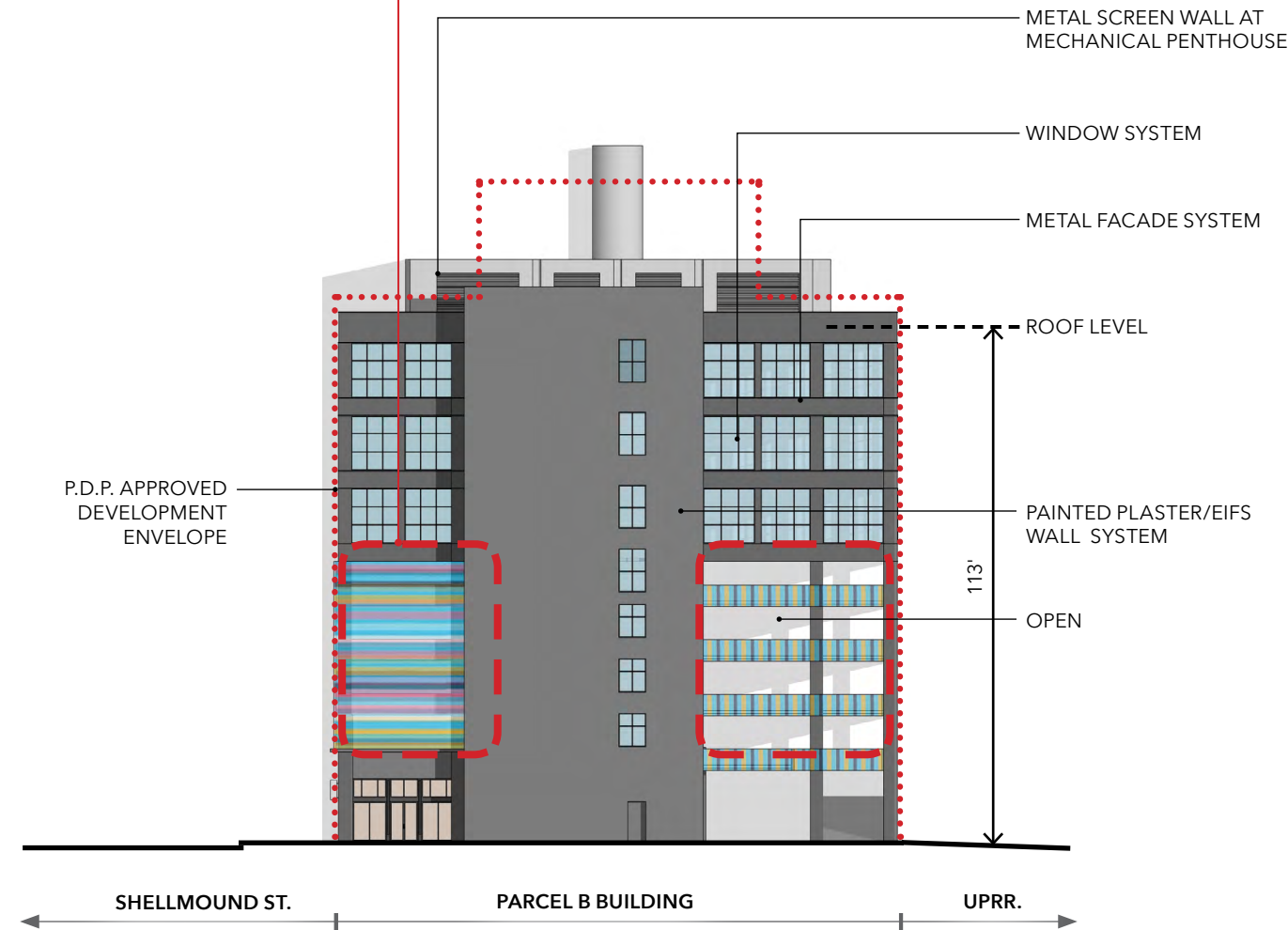




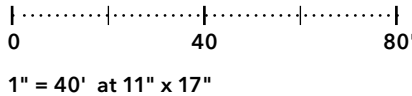
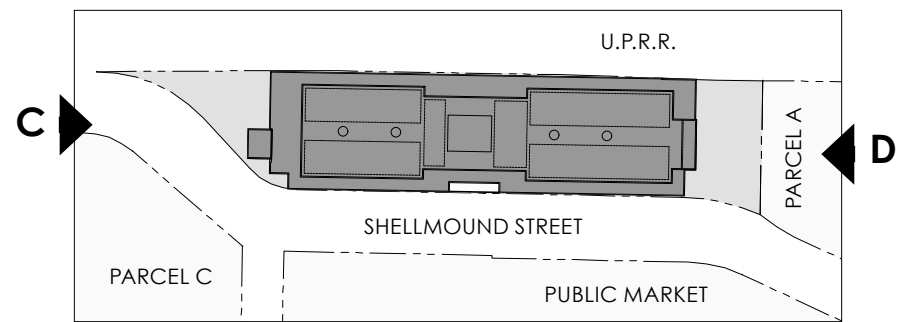
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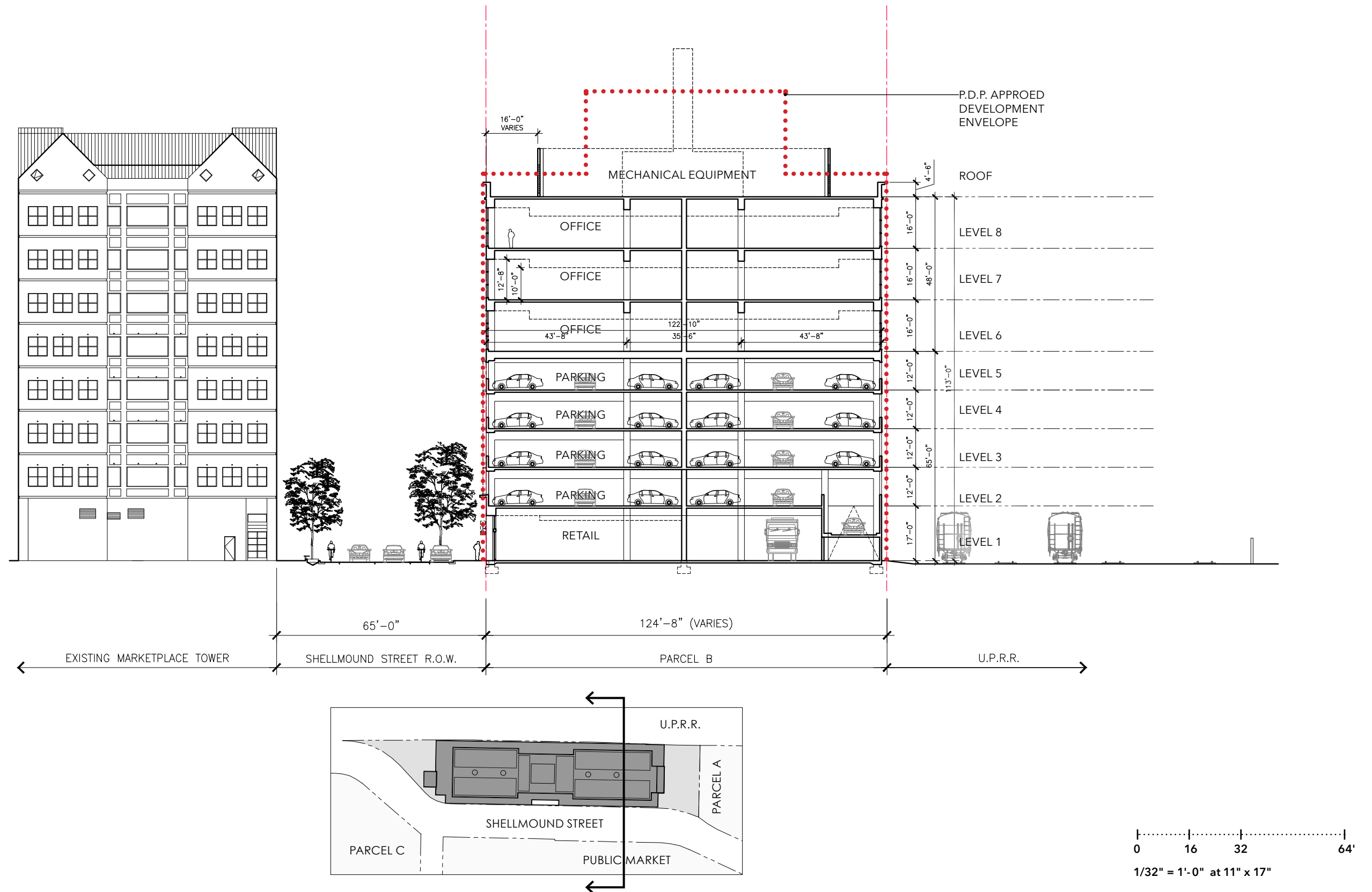
C. NORTH ELEVATION



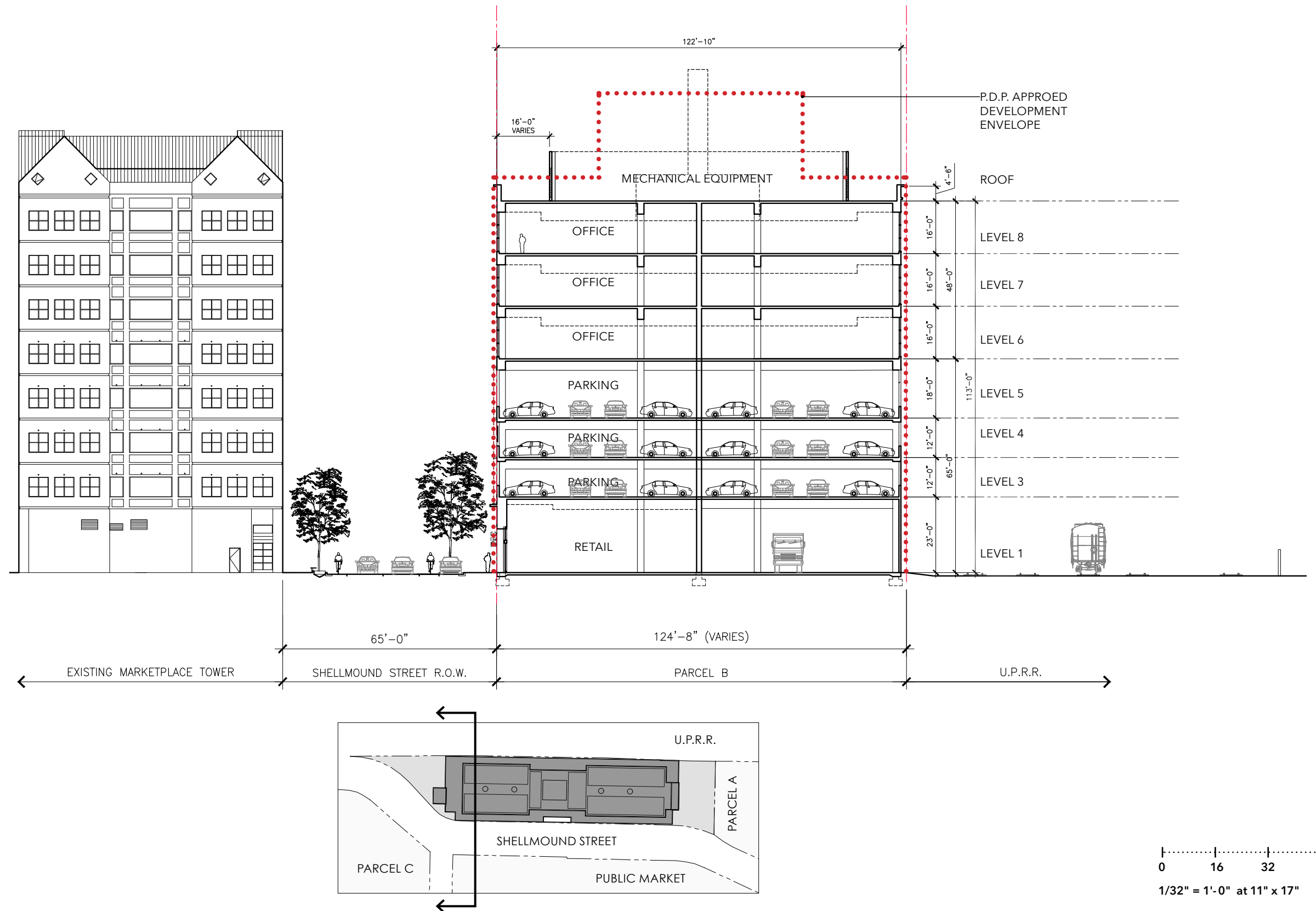
D. SOUTH ELEVATION



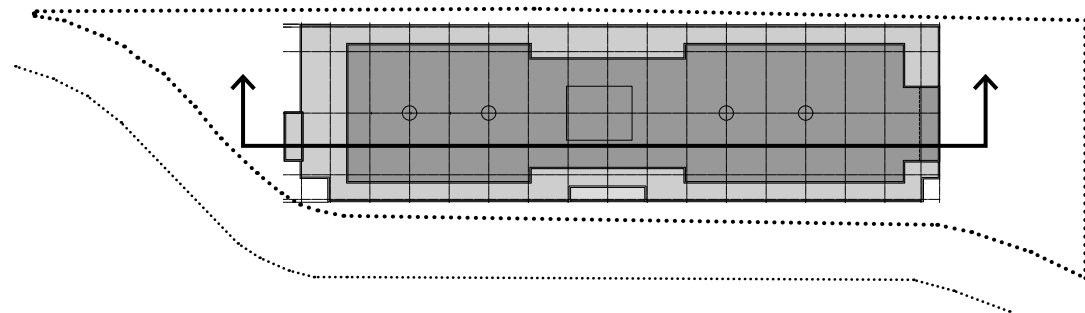
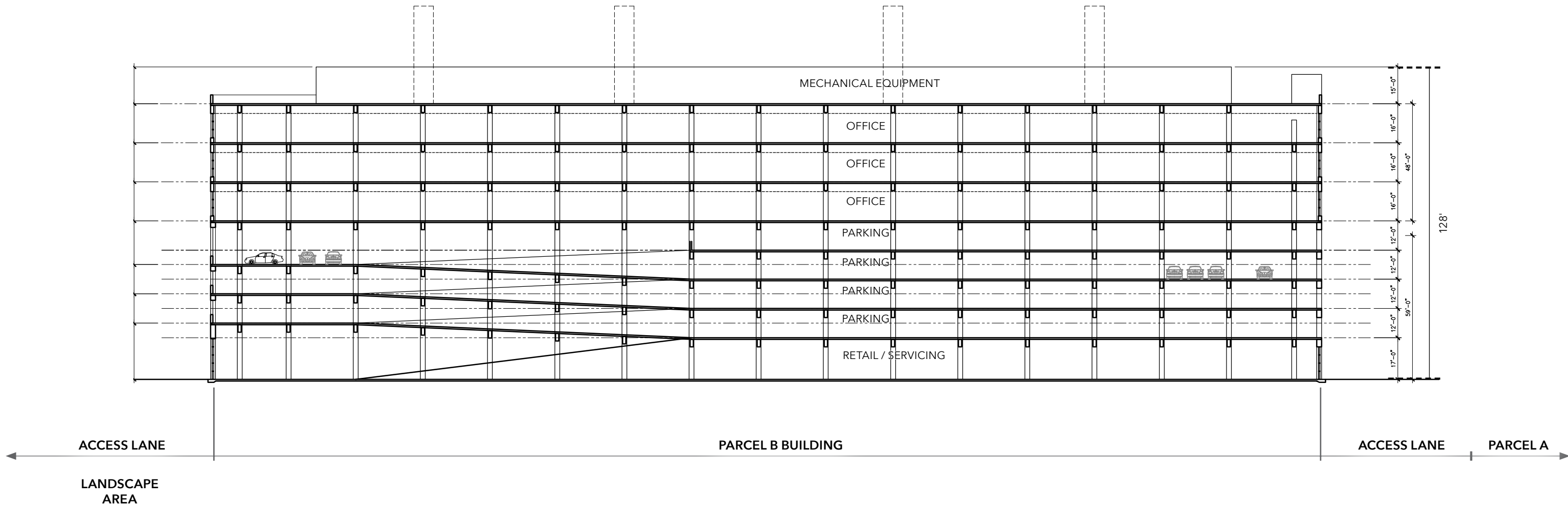








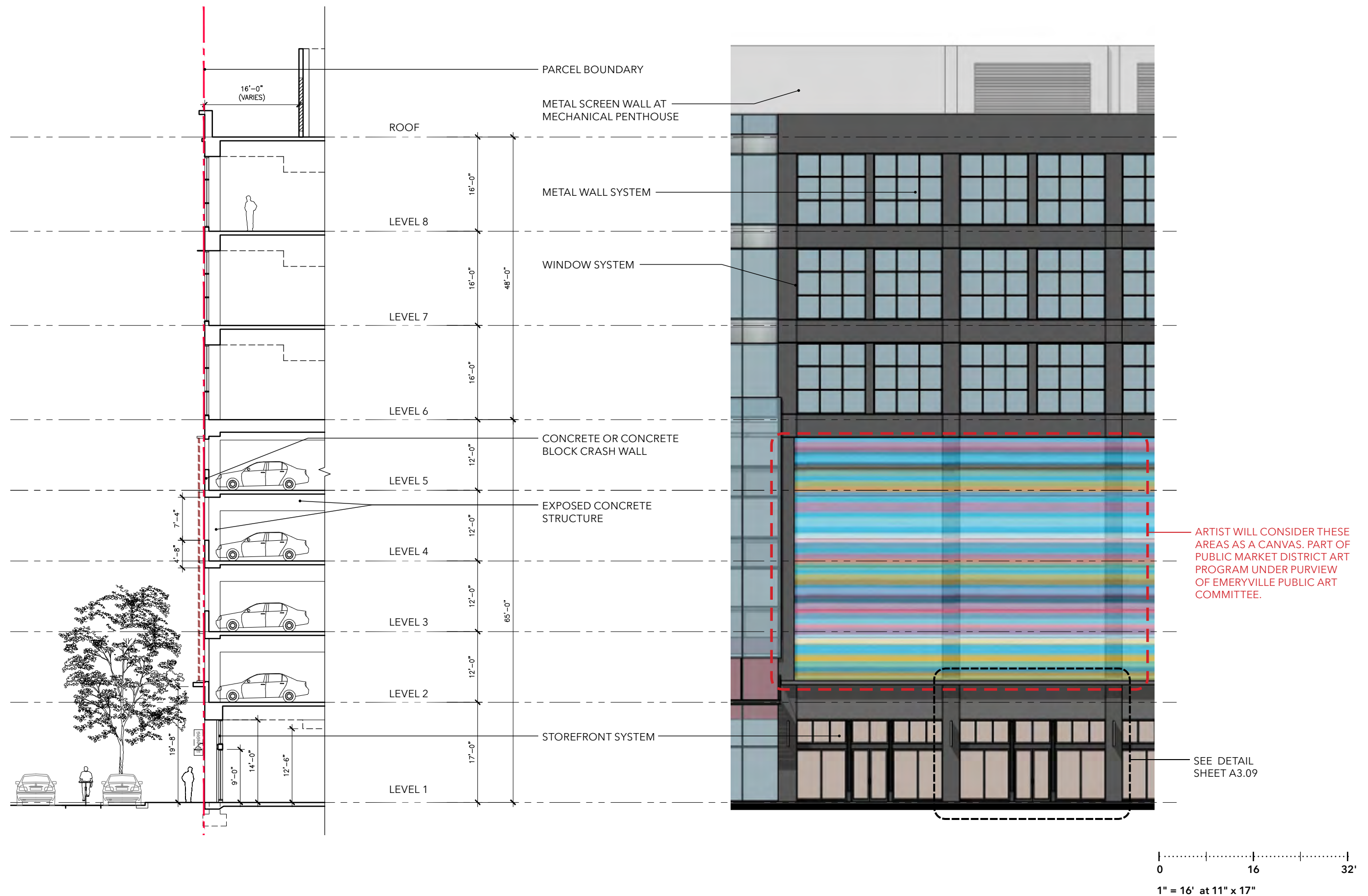




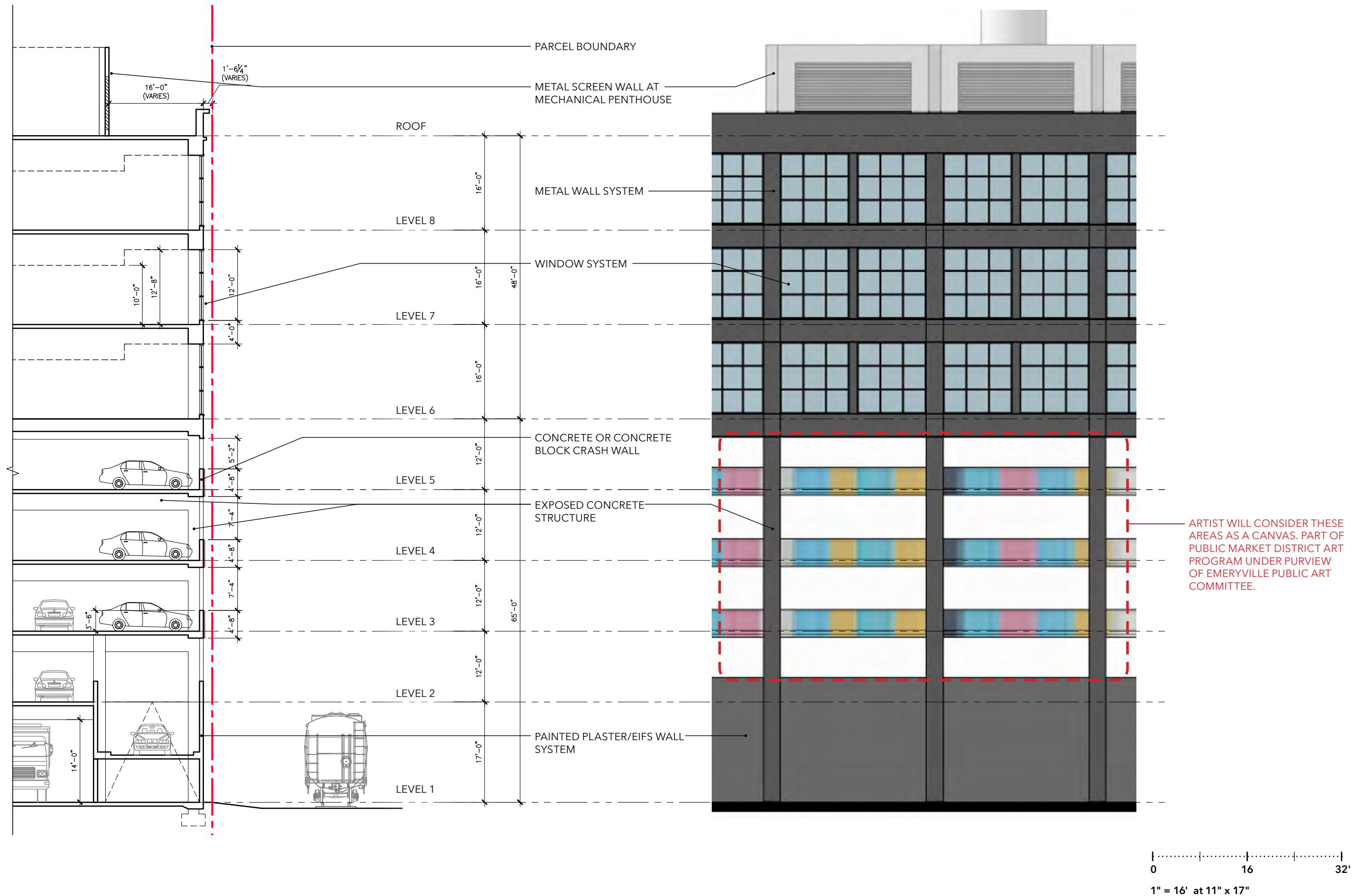
0 40 80'

1" = 40' at 11" x 17"

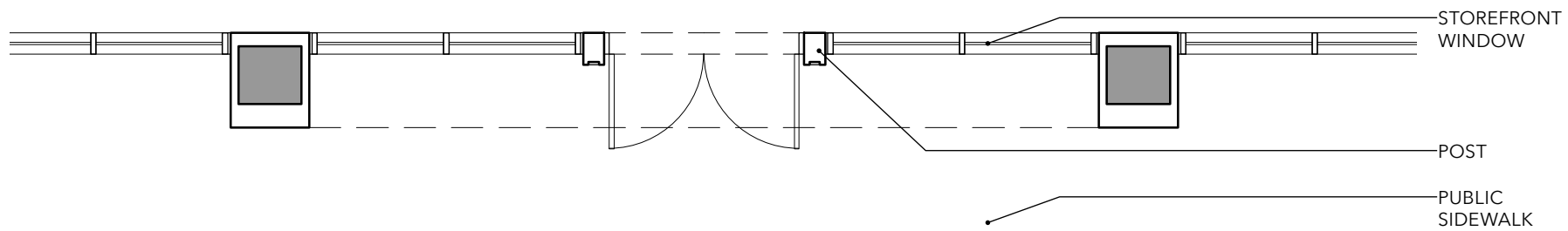
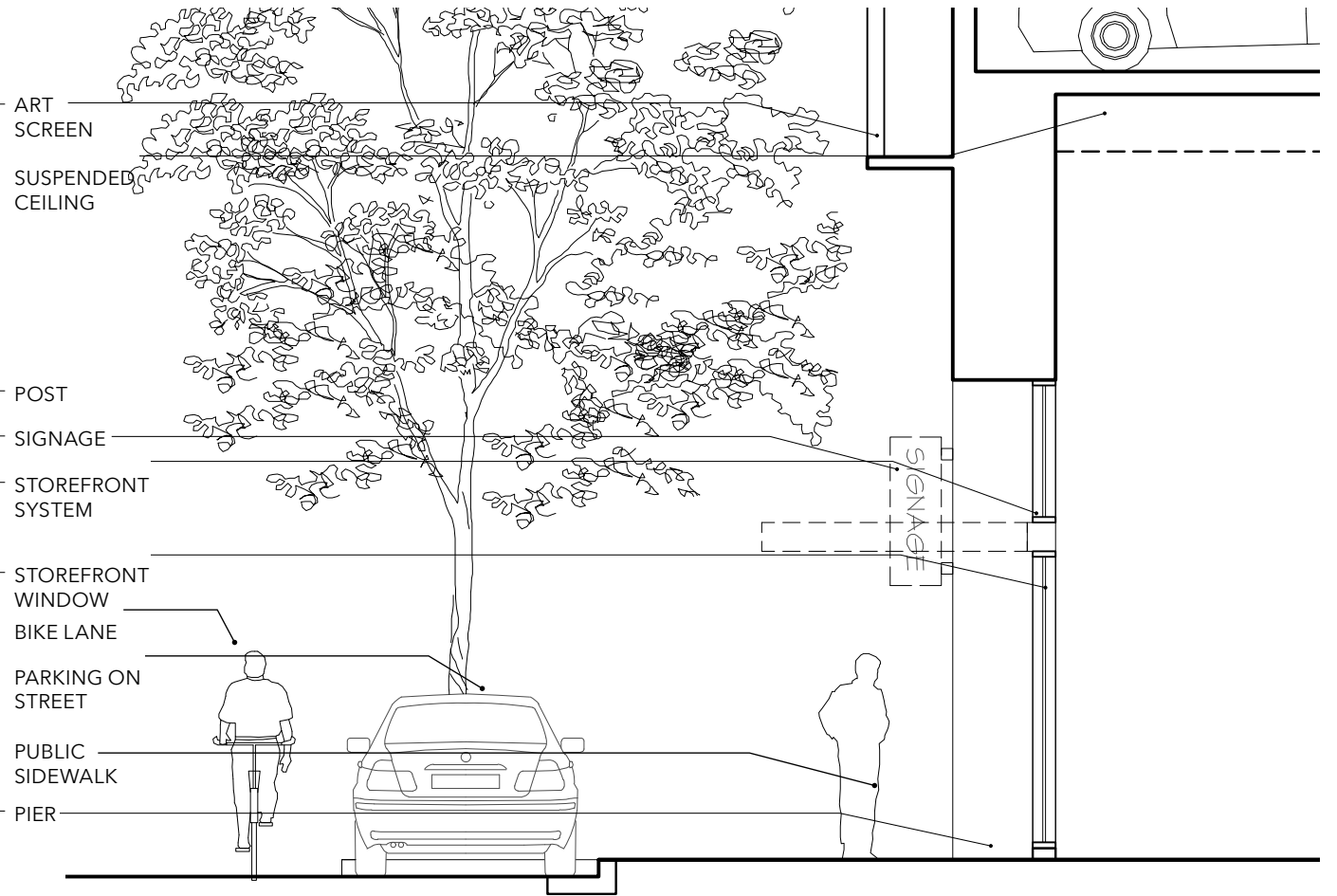




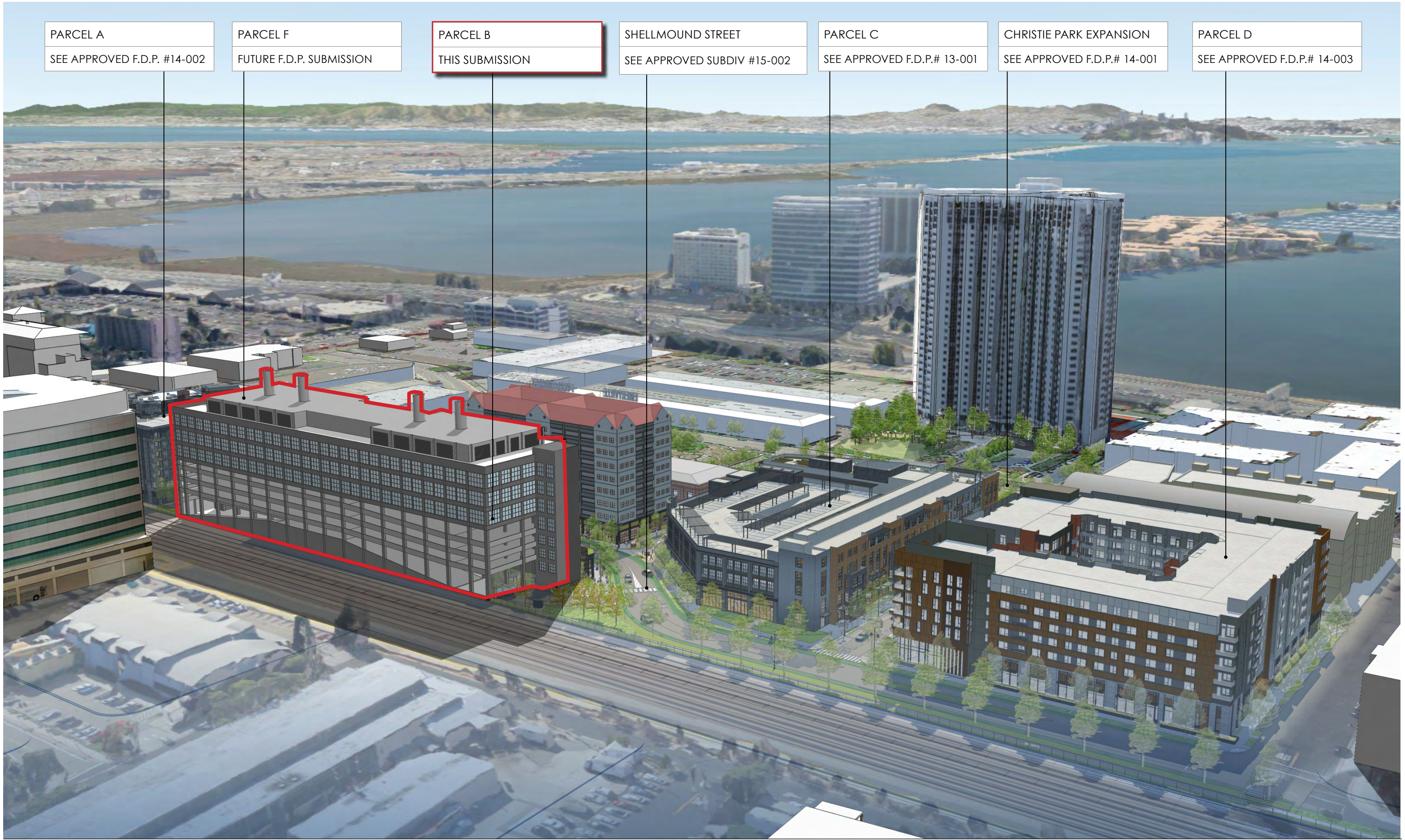
















ART SHOWN IN A HYPOTHETICAL AND ILLUSTRATIVE MANNER. ARTIST WILL CONSIDER THIS AREA AS A CANVAS THOSE AREAS INICATED ON TEH ELEVATION SHEETS. PART OF PUBLIC MARKET DISTRICT ART PROGRAM UNDER PURVIEW OF EMERYVILLE PUBLIC ART COMMITTEE.

VIEW LOOKING NORTH UP SHELLMOUND STREET





ART SHOWN IN A HYPOTHETICAL AND ILLUSTRATIVE MANNER. ARTIST WILL CONSIDER THIS AREA AS A CANVAS THOSE AREAS INDICATED ON THE ELEVATION SHEETS. PART OF PUBLIC MARKET DISTRICT ART PROGRAM UNDER PURVIEW OF EMERYVILLE PUBLIC ART COMMITTEE.

VIEW OF SHELLMOUND RETAIL





VIEW LOOKING SOUTH ON SHELLMOUND FROM 64TH STREET

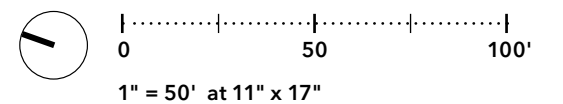
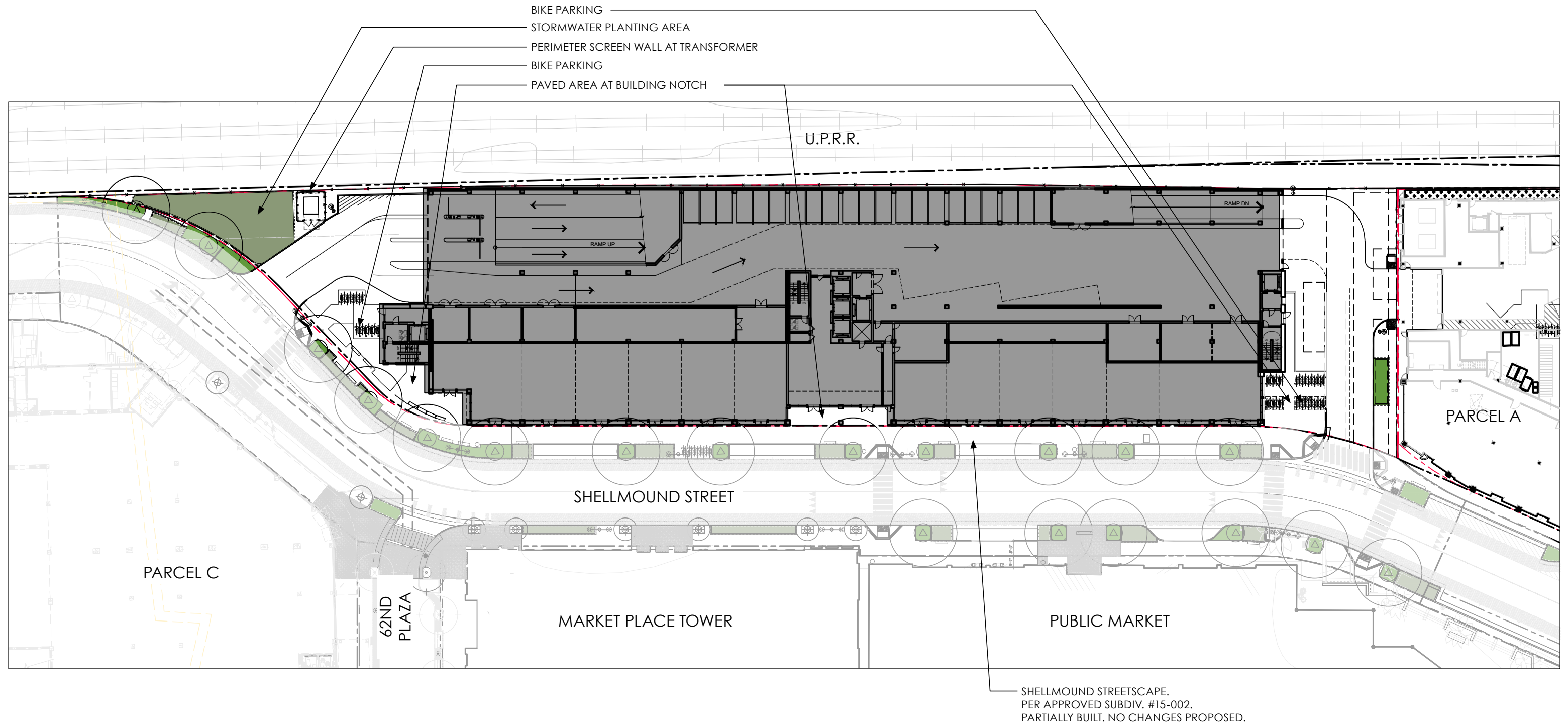
## EMERYVILLE PUBLIC MARKET - PARCEL B

*Emeryville, California*



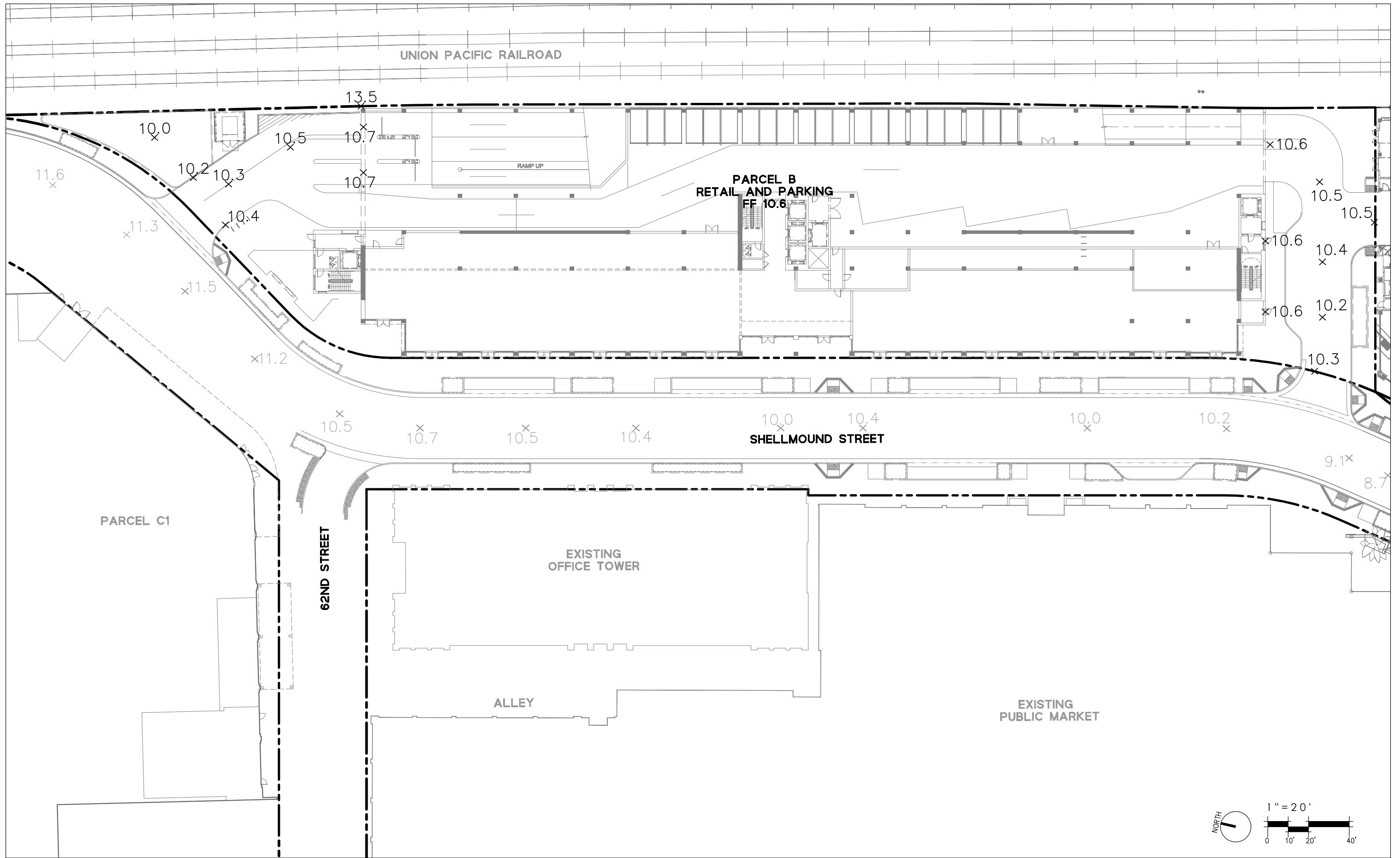
PAINT COLOR TO MATCH "CITYSCAPE" (SW 7067)	PAINT COLOR TO MATCH "GRIZZLE GRAY" (SW 7068)	PAINT COLOR TO MATCH "IRON ORE " (SW 7069)	PAINT COLOR TO MATCH "DARK BRONZE" (ANODIZED)	PAINT COLOR TO MATCH "CLASSIC BRONZE"
FINISHES + MATERIALS				
	PAINT TO MATCH "SLATE GRAY #18" BY CENTRIA	"STONE" TILE 3	"STONE" TILE 2	"STONE" TILE 1
FINISHES + MATERIALS				
METAL SCREEN WALL AT TRANSFORMER ENCLOSURE	METAL SCREEN WALL AND LOUVERS AT ROOF LEVEL	METAL AND GLASS WINDOW AND WALL SYSTEM	CURTAIN WALL SYSTEM AT ENTRY	STOREFRONT SYSTEM
WALL SYSTEMS				







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UNION PACIFIC RAILROAD

SD CISTERN

PARCEL B  
RETAIL AND PARKING

PARCEL C1

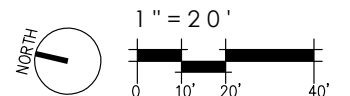
SHELLMOUND STREET

EXISTING  
OFFICE TOWER

ALLEY

EXISTING  
PUBLIC MARKET

62ND STREET



255 SHORELINE DRIVE, STE 200  
REDWOOD CITY, CA 94065  
650/482-6300  
650/482-6399 (FAX)

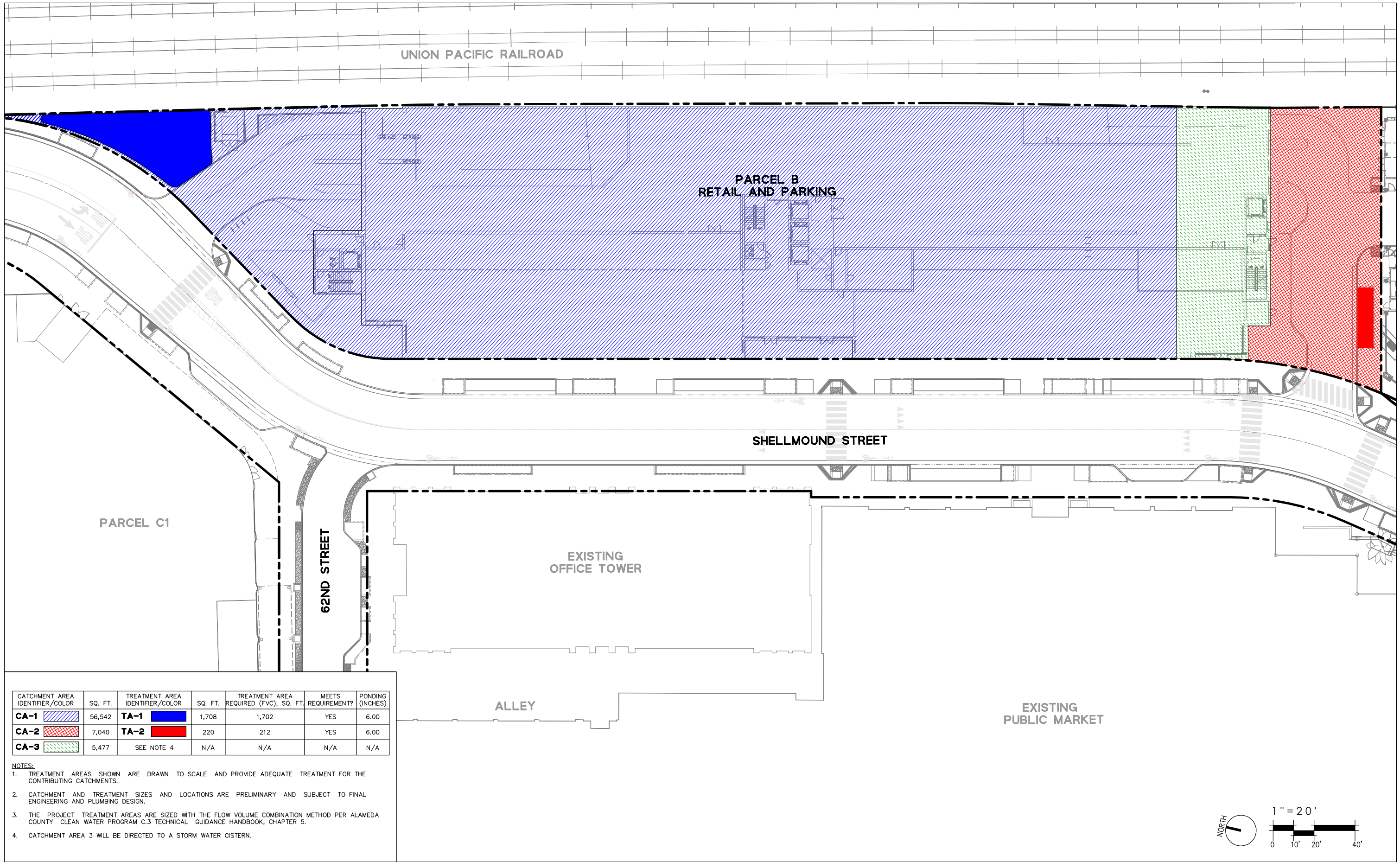
# EMERYVILLE MARKET PLACE - PARCEL B

Emeryville, California

UTILITY  
PLAN | C102  
PARCEL B | NOVEMBER 18, 2018



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CATCHMENT AREA IDENTIFIER/COLOR	SQ. FT.	TREATMENT AREA IDENTIFIER/COLOR	SQ. FT.	TREATMENT AREA REQUIRED (FVC), SQ. FT.	MEETS REQUIREMENT?	PONDING (INCHES)
CA-1	56,542	TA-1	1,708	1,702	YES	6.00
CA-2	7,040	TA-2	220	212	YES	6.00
CA-3	5,477	SEE NOTE 4	N/A	N/A	N/A	N/A

- NOTES:
- TREATMENT AREAS SHOWN ARE DRAWN TO SCALE AND PROVIDE ADEQUATE TREATMENT FOR THE CONTRIBUTING CATCHMENTS.
  - CATCHMENT AND TREATMENT SIZES AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING AND PLUMBING DESIGN.
  - THE PROJECT TREATMENT AREAS ARE SIZED WITH THE FLOW VOLUME COMBINATION METHOD PER ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 TECHNICAL GUIDANCE HANDBOOK, CHAPTER 5.
  - CATCHMENT AREA 3 WILL BE DIRECTED TO A STORM WATER CISTERN.