

PARCEL A
SEE APPROVED F.D.P. #14-002

PARCEL B
THIS SUBMISSION

SHELLMOUND STREET
SEE APPROVED SUBDIV #15-002

PARCEL C
SEE APPROVED F.D.P.# 13-001

CHRISTIE PARK EXPANSION
SEE APPROVED F.D.P.# 14-001

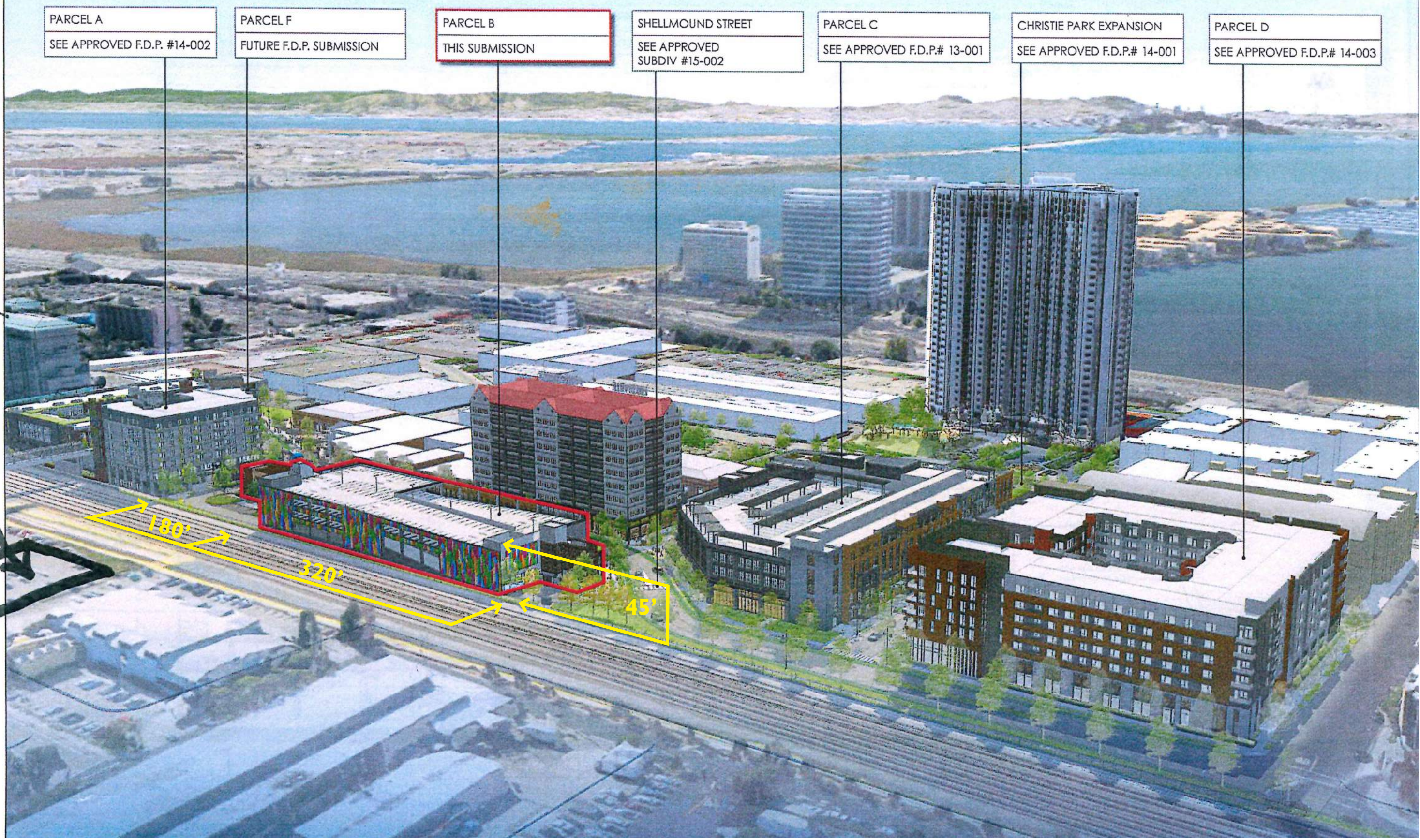
PARCEL D
SEE APPROVED F.D.P.# 14-003

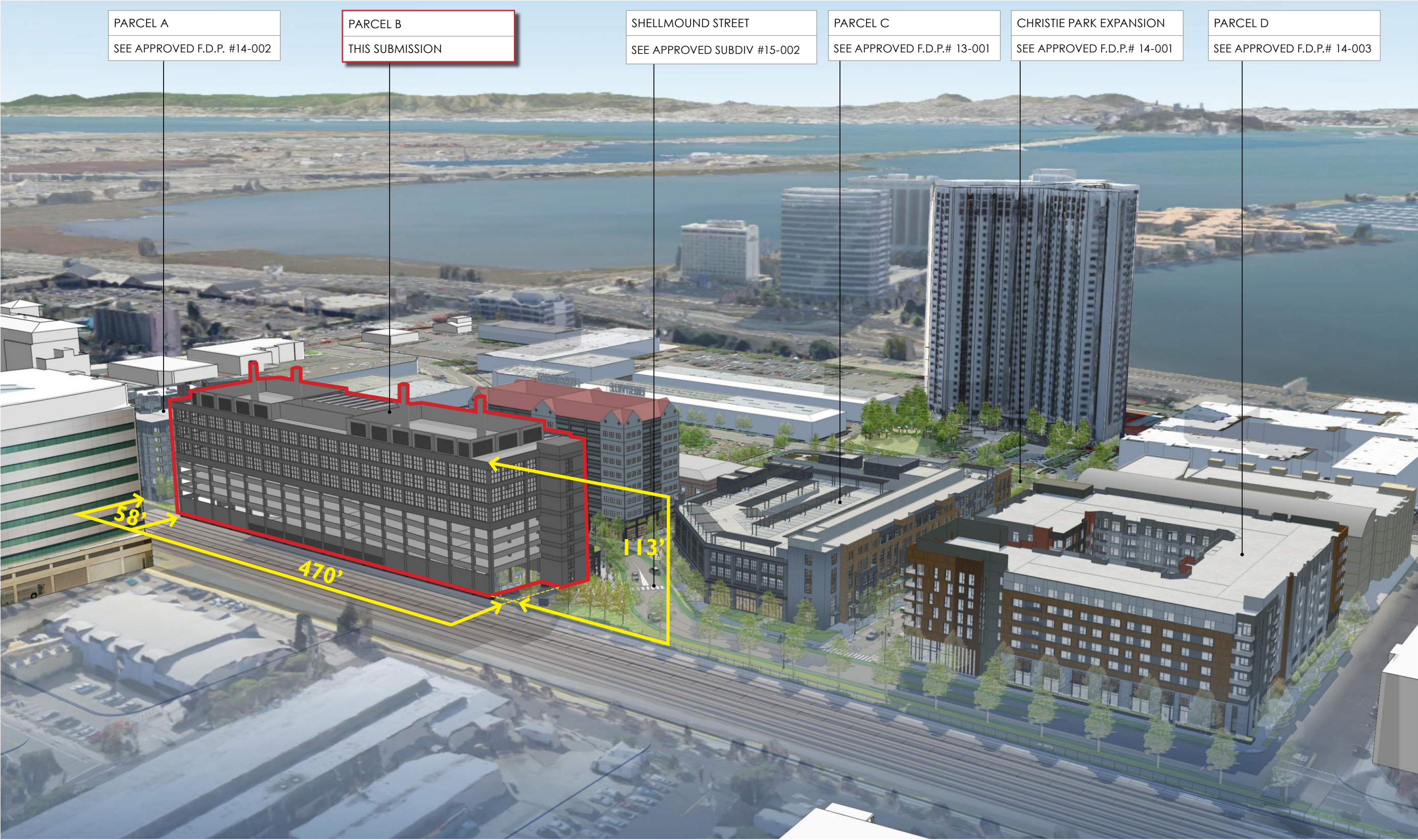
EMERYVILLE PUBLIC MARKET **PARCEL B**

DEVELOPMENT ALTERNATIVES

- 1 PROJECT PLANNING HISTORY
- 2 BUILDING PLANNING OPTIONS

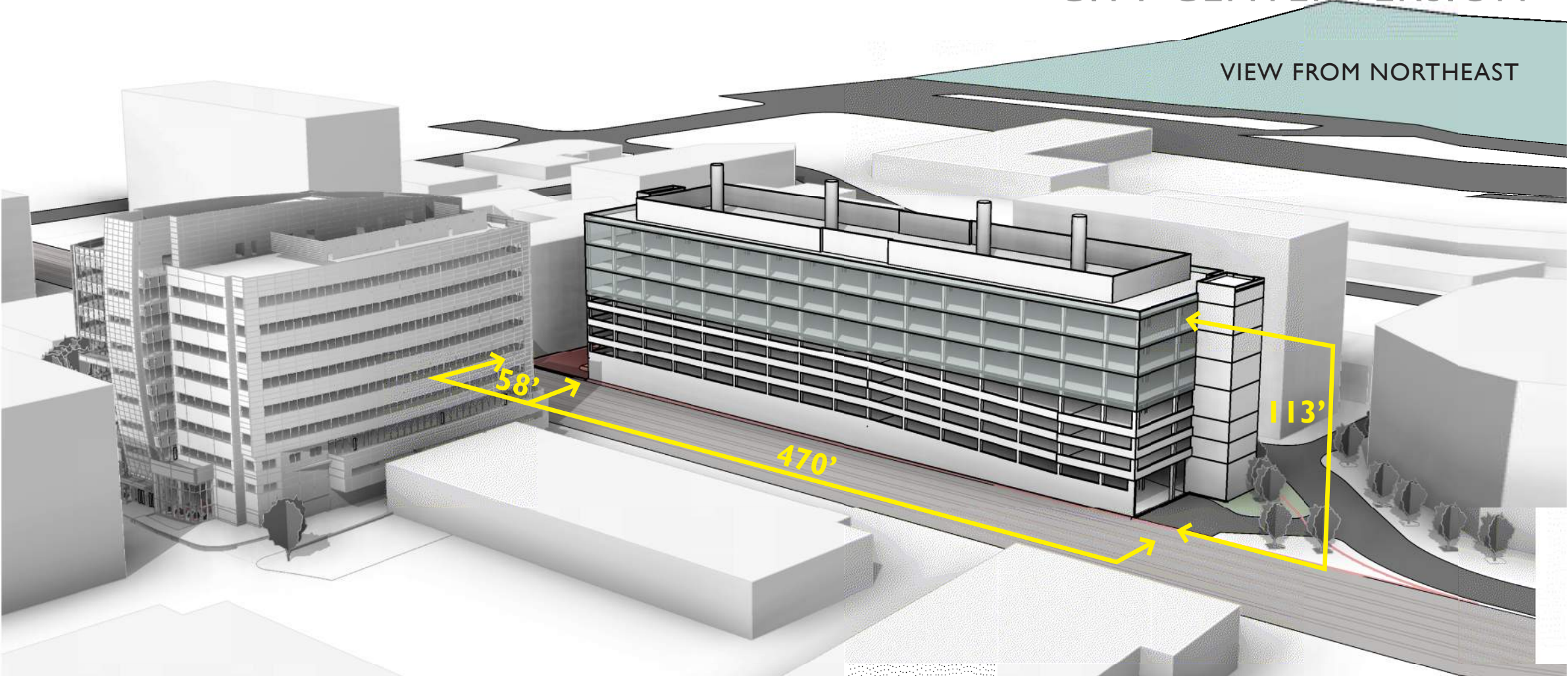
PROJECT PLANNING HISTORY





CITY CENTER VERSION

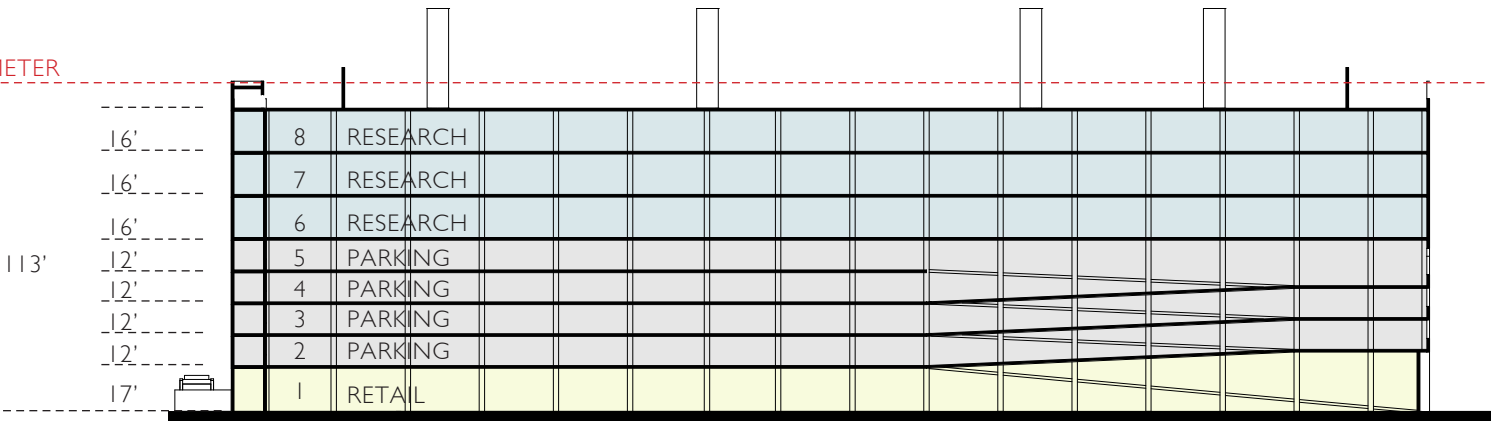
VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



120' ZONING PERIMETER

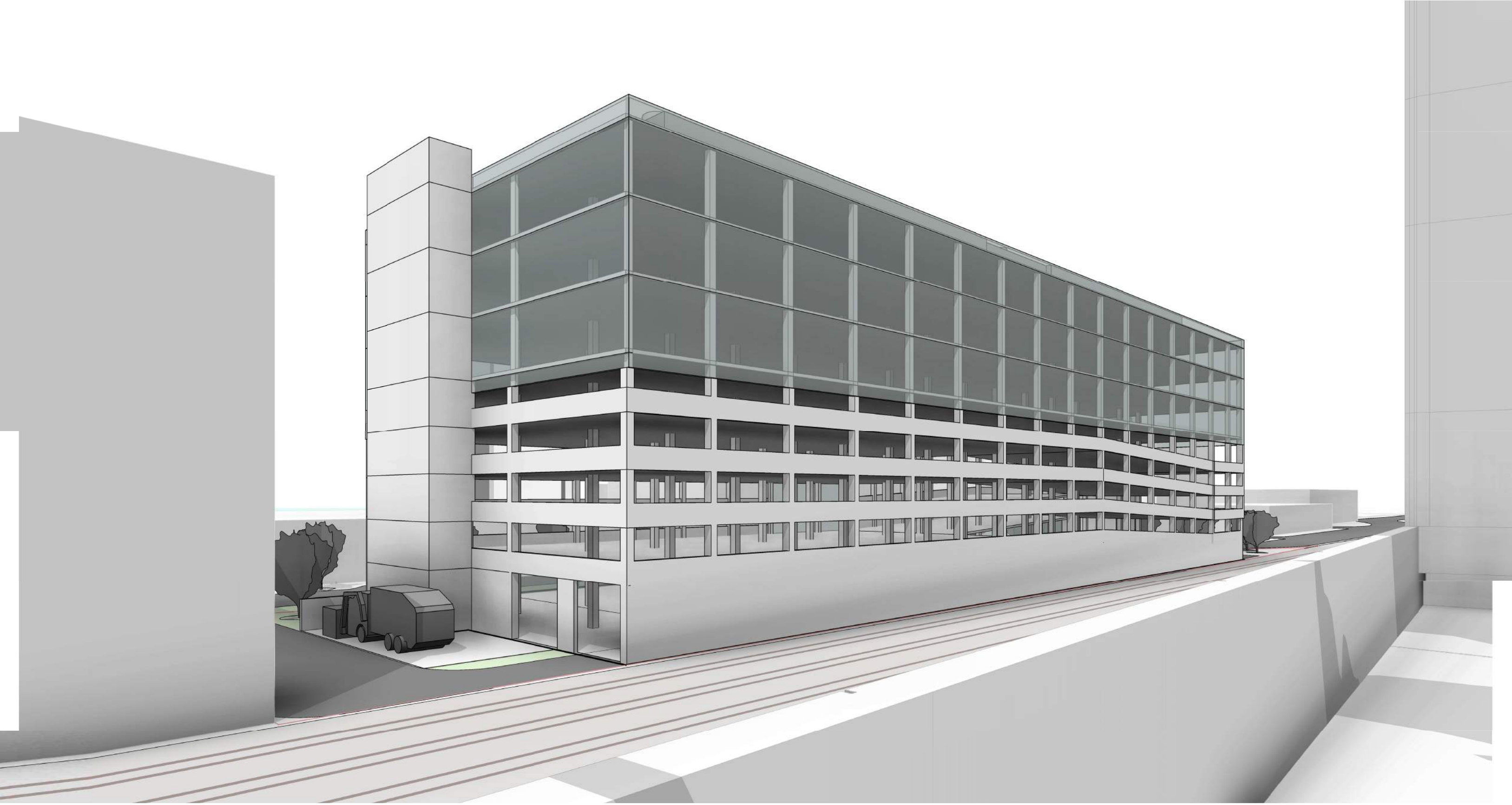


LONGITUDINAL SECTION

Building Area Summary - Current Building Concept

Level	Research Lab	Commercial Retail	Servicing	Vertical Circulation	Parking	Parking Spaces	Area (GSF)
L - 8	48,020		3,250	2,230			53,500
L - 7	48,020		3,250	2,230			53,500
L - 6	48,020		3,250	2,230			53,500
L - 5			8,490	1,710	29,000	83	
L - 4				2,230	51,270	154	
L - 3				2,230	36,970	154	
L - 2				2,230	49,770	131	
L - 1	2,000	15,800	5,970	2,230	27,500	38	
Sub-Total	146,060	15,800	24,210	17,320	194,510	560	160,500
Building Area							179,180
Parking & Servicing							218,720
Total							397,900

VIEW FROM EMERY STATION WEST - CITY CENTER VERSION



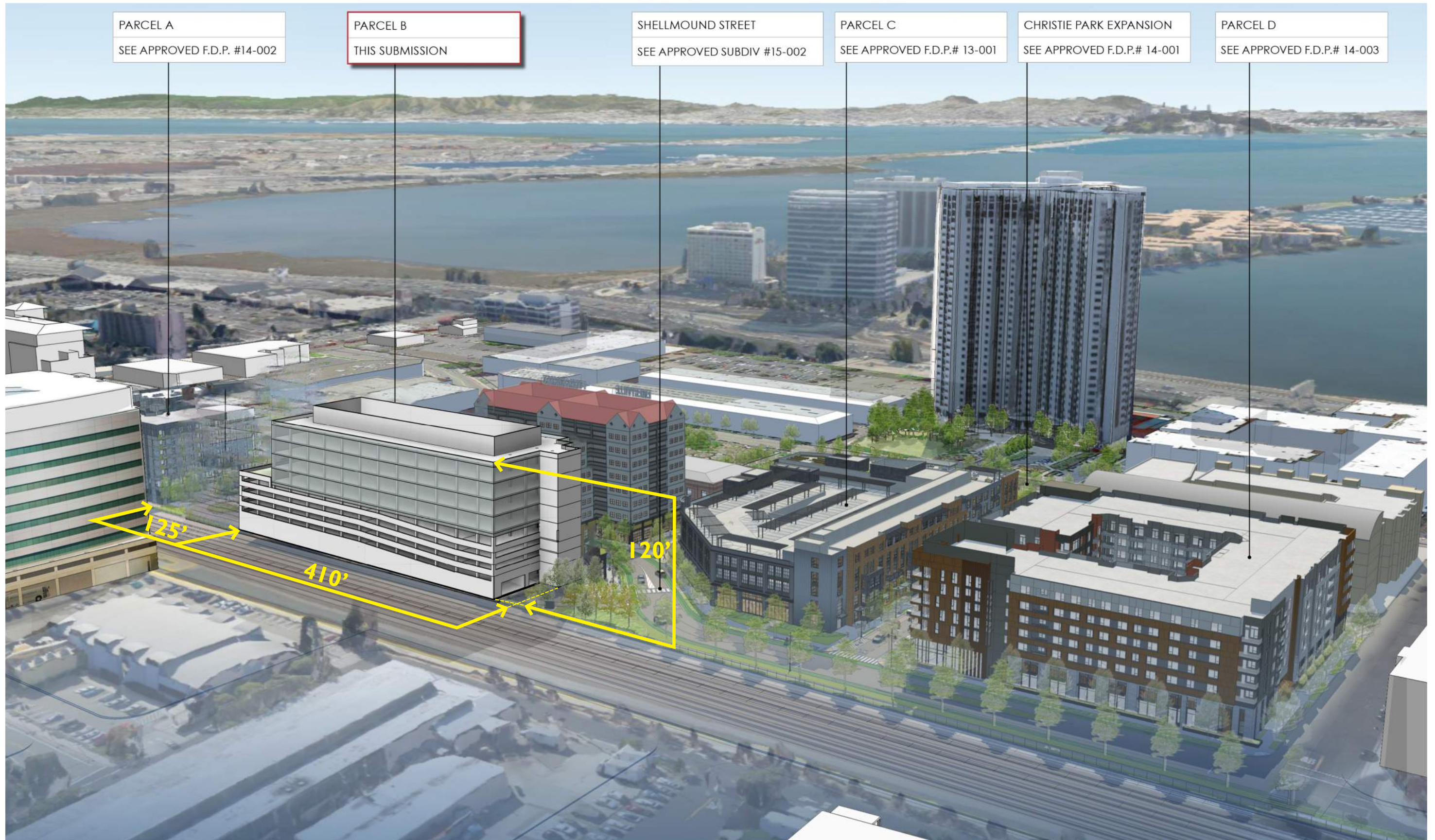
VIEW FROM SHELLMOUND STREET - CITY CENTER VERSION



2 BUILDING PLANNING OPTIONS

APPEAL OPTION I

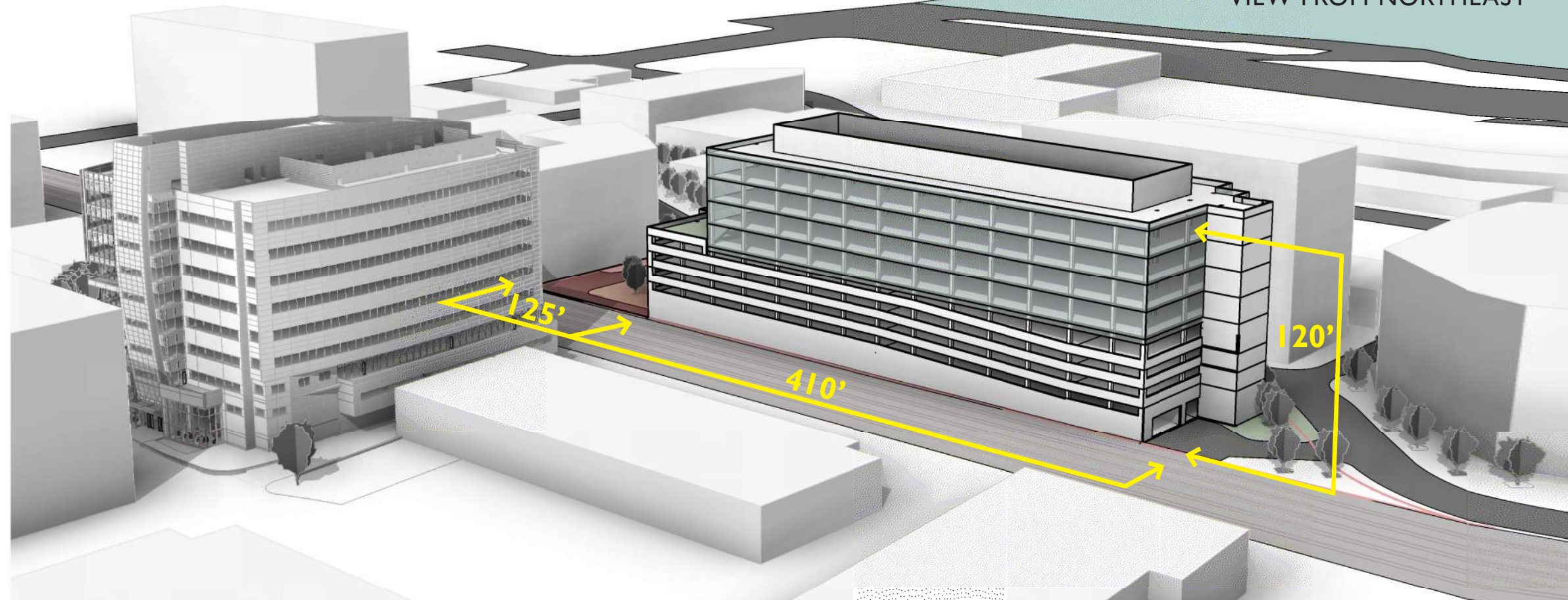
- SAME COMMERCIAL SQUARE FOOTAGE AS ORIGINAL PROPOSAL
- STAYS WITHIN 120 FOOT HEIGHT LIMIT
- PARKING AT 460 SPACES (STILL MEETS CODE)
- DOUBLES OPEN SPACE BETWEEN PARCEL A & B (+125 FEET)



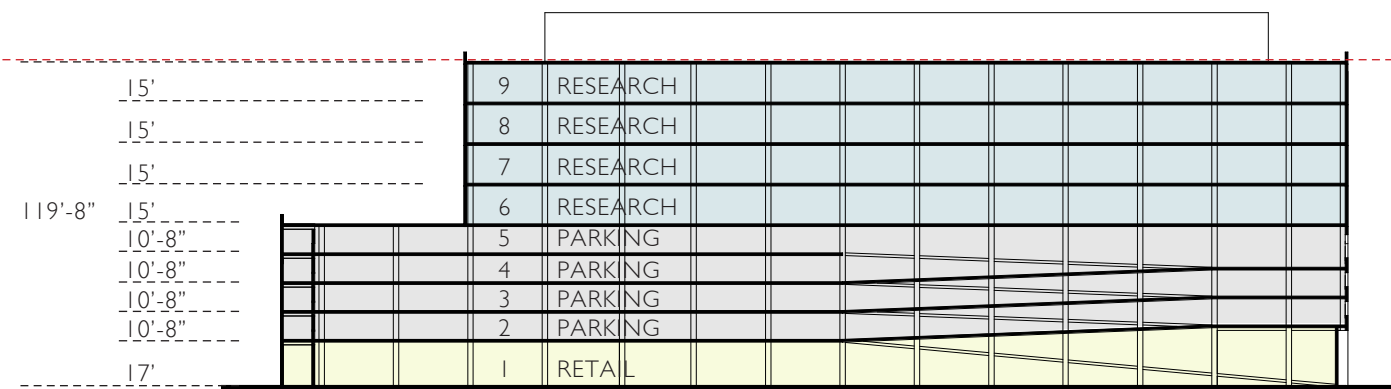
APPEAL OPTION I

VIEW FROM NORTHEAST

VIEW FROM SOUTHWEST



120' ZONING PERIMETER



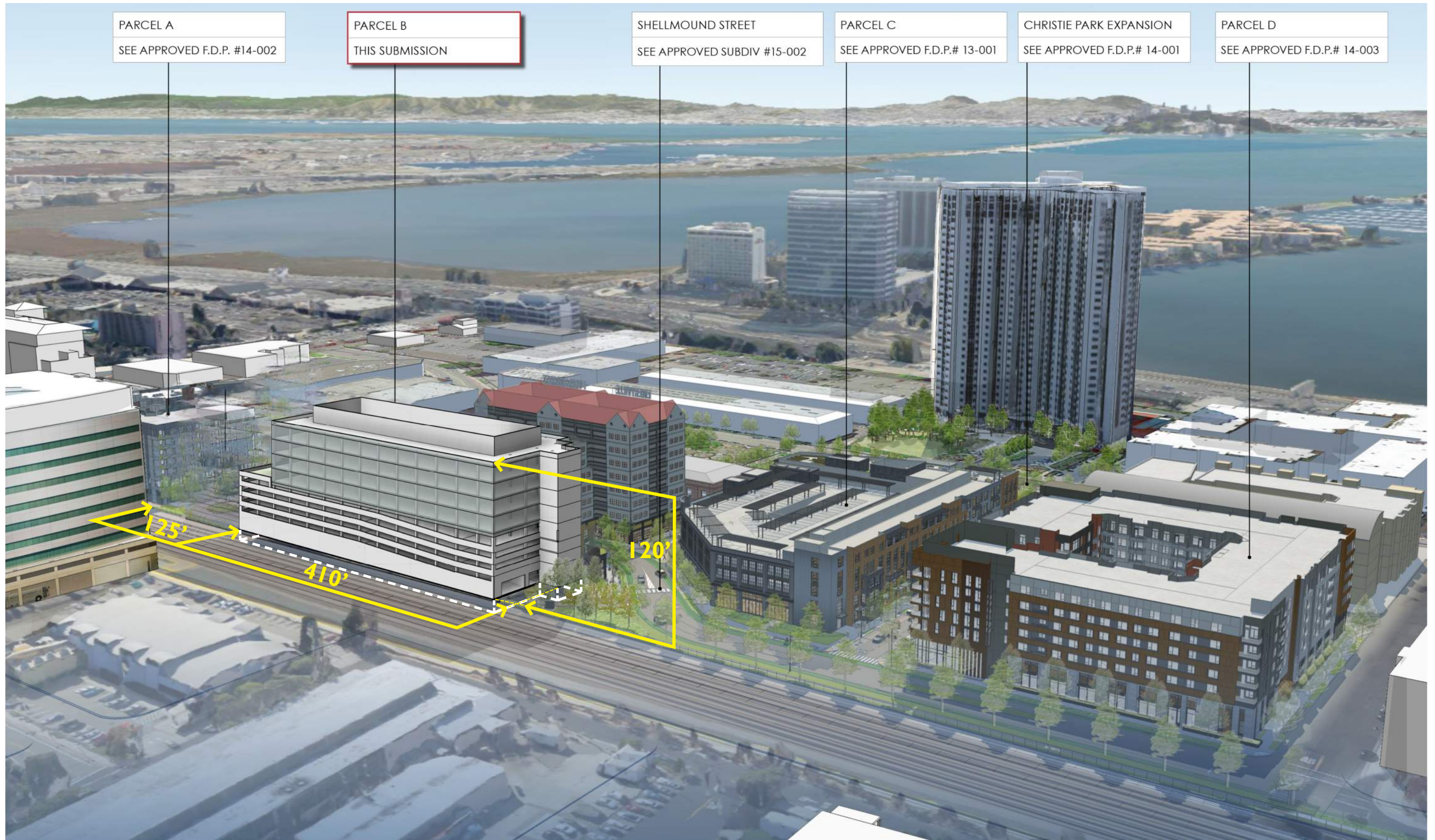
LONGITUDINAL SECTION

Building Area Summary - Option I

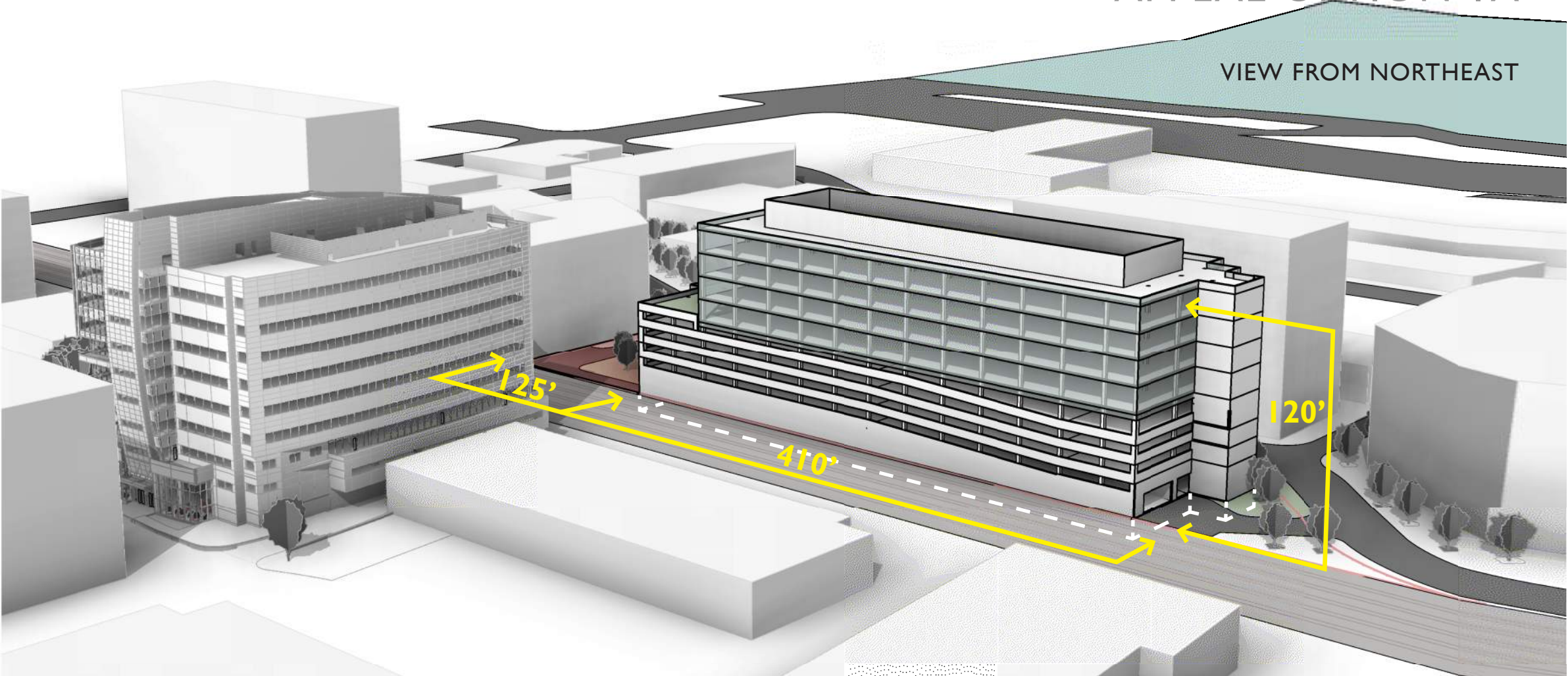
Level	Research Lab	Commercial Retail	Servicing	Vertical Circulation	Parking	Parking Spaces	Area (GSF)
L - 9	34,620		3,250	2,230			40,100
L - 8	34,620		3,250	2,230			40,100
L - 7	34,620		3,250	2,230			40,100
L - 6	34,620		3,250	2,230			40,100
L - 5			8,490	1,710	22,200	59	
L - 4				2,230	44,470	130	
L - 3				2,230	30,170	130	
L - 2				2,230	42,970	115	
L - 1	2,000	13,500	5,970	2,230	20,700	26	
Sub-Total	140,480	13,500	27,460	19,550	160,510	460	160,400
Building Area							173,530
Parking & Servicing							187,970
Total							361,500

APPEAL OPTION 1A

- SAME AS OPTION 1 BUT WITH A LEVEL OF BELOW-GRADE PARKING TO RESTORE PARKING COUNT TO ORIGINAL PROPOSAL



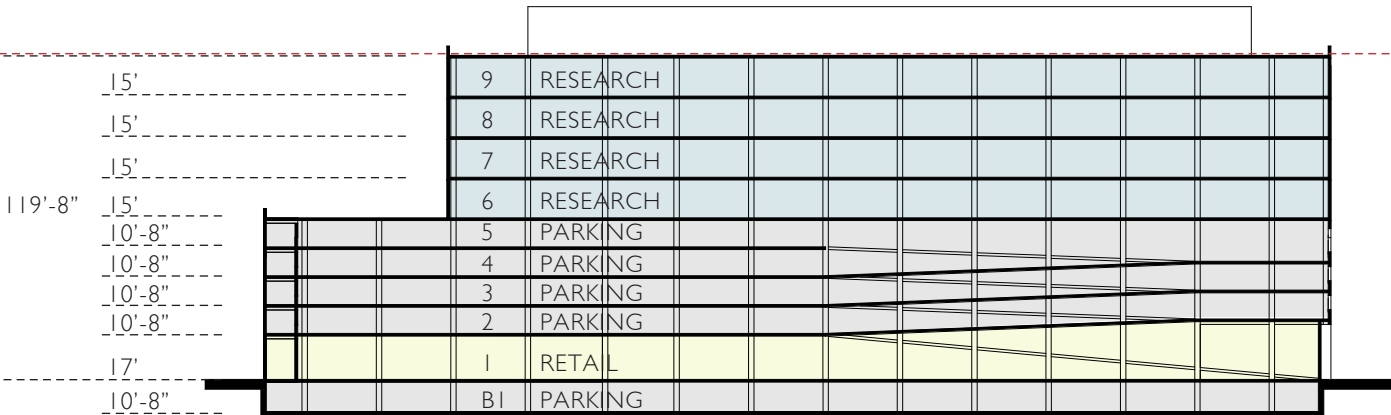
VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST

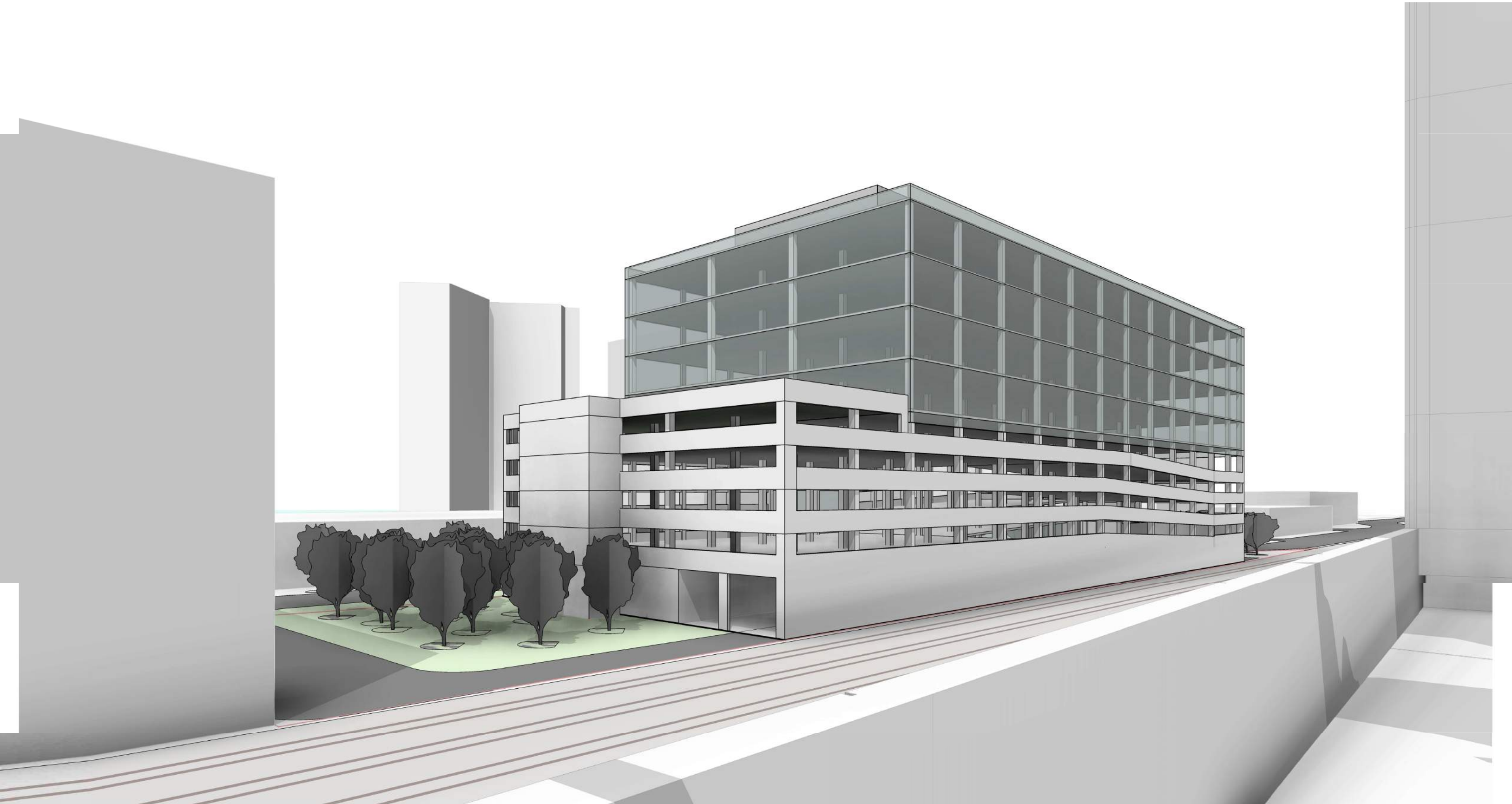


120' ZONING PERIMETER



LONGITUDINAL SECTION

Building Area Summary - Option 1A							
Level	Research Lab	Commercial Retail	Servicing	Vertical Circulation	Parking	Parking Spaces	Area (GSF)
L - 9	34,620		3,250	2,230			40,100
L - 8	34,620		3,250	2,230			40,100
L - 7	34,620		3,250	2,230			40,100
L - 6	34,620		3,250	2,230			40,100
L - 5			8,490	1,710	22,200	59	
L - 4				2,230	44,470	130	
L - 3				2,230	30,170	130	
L - 2				2,230	42,970	115	
L - 1	2,000	13,500	5,970	2,230	20,700	26	
B - 1			5,970	2,230	42,970	100	
Sub-Total	140,480	13,500	33,430	21,780	203,480	560	160,400
Building Area							175,760
Parking & Servicing							236,910
Total							412,670





CITY CENTER VERSION - UNINTERRUPTED FACADES

