

**Final Development Plan
64th and Christie Building**

**Preliminary Application Submittal
TMG Partners
October 1, 2008**

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- 2) Attachments

Attachments

- 1) Location of existing and proposed water, sewer, utility, and drainage facilities
- 2) Building Plans and Elevations with Landscaping and Site improvements
- 3) Proposed plans for street improvements and overall Marketplace site plan
- 4) Application forms

Narrative describing FDP purpose and scope and conformance with PDP

The attached FDP materials illustrate a project consistent with the PDP recently approved for the Marketplace Redevelopment Site. The site is developed with a residential building as shown in the PDP that is within or smaller than the massing and building height shown in the PDP. While the number of units is greater than shown on the PDP map and land use tables, the units overall within the 25-year build out of the entire Marketplace Redevelopment PDP will be consistent with the approval as allowed by the PDP conditions of approval. Below the major project features are described, with a review of conformance with the PDP.

Additional detail will follow shortly in the form of a matrix of Conditions of Approval and EIR Mitigation Monitoring to demonstrate conformance with these approval documents. More detailed landscape, lighting, signage, building materials, site improvement and street improvement details, will also be submitted shortly.

1) LAND USE

The FDP is Consistent with Land Use Approved in PDP. Proposed building creates a vibrant mixed use neighborhood with an active ground floor featuring shopkeeper/live work units.

The building is designed for to provide rental units, but shall be mapped for condominiums.

2) BUILDING HEIGHT AND MASSING

Proposed FDP is Consistent with Building Height and Massing Approved in PDP.

3) GREEN SITE AND BUILDING DESIGN

The proposed building features green site and building design elements and the proposed building is expected to achieve LEED Silver ranking, in addition to the LEED ND ranking of the overall neighborhood plan.

5) AFFORDABLE HOUSING REQUIREMENTS

The proposed project meeting the affordability required in the PDP by providing 15% affordable units, 9% of which shall be affordable to 120% of AMI and 6% of which shall be affordable to 9% of AMI. The project sponsor is seeking grant funding which if obtained will deepen affordability to 50% of AMI.

6) SITE CIRCULATION AND TRAFFIC/PARKING

The proposed site circulation and parking plan is consistent with the PDP on the overall Marketplace site. The proposed site circulation is illustrated on the attached graphics.

7) CONSISTENCY WITH PDP CONDITIONS OF APPROVAL AND EIR MITIGATION MONITORING PLAN

A matrix of conformance with PDP Conditions of Approval and the EIR Mitigation Monitoring Program will be submitted shortly with proposed easements and detailed landscaping plans.

The design of the expanded Christie Avenue Park will be submitted with the future mixed use building FDP when sufficient funds have been identified to pay for the design and the construction of the park. As the attached overall Marketplace PDP site plan indicates, the concept for the expansion of the park in Phase I and how this would impact site access and parking has been shown.

Attachment 1

Location of existing and proposed water, sewer, utility, and drainage facilities

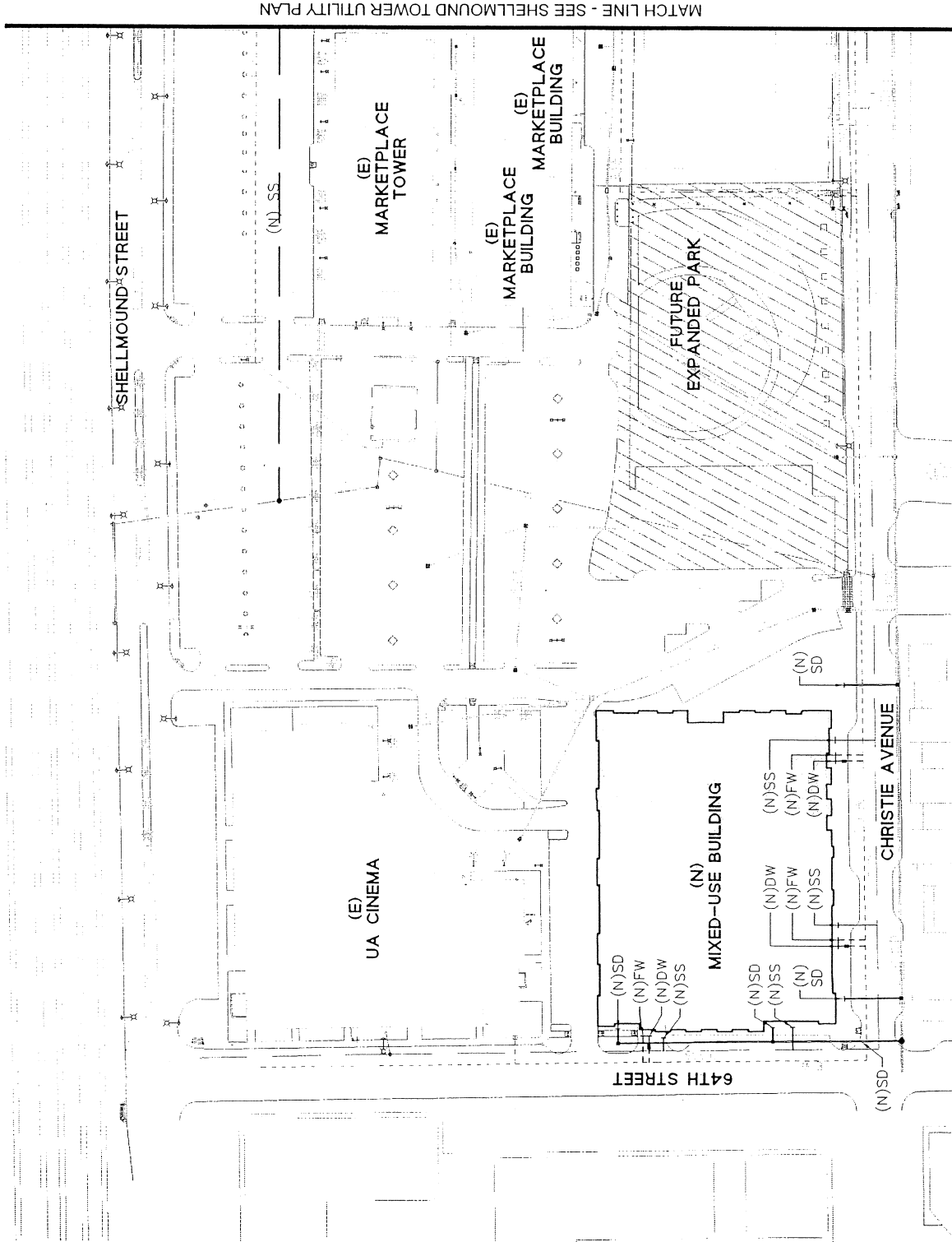
SEPTEMBER 22, 2008

MARKETPLACE REDEVELOPMENT FINAL DEVELOPMENT PLAN

EMERYVILLE, CALIFORNIA

64TH & CHRISTIE
UTILITY PLAN

HELLER MANUS
ARCHITECTS



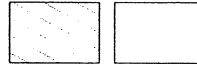
MATCH LINE - SEE SHELLMOUND TOWER UTILITY PLAN



ABBREVIATION:

- (E) EXISTING
- ELEC ELECTRICAL
- DW DOMESTIC WATER
- FW FIRE HYDRANT
- FW FIRE WATER
- G GAS
- (N) NEW
- SD STORM DRAIN
- SS SANITARY SEWER
- W WATER MAIN

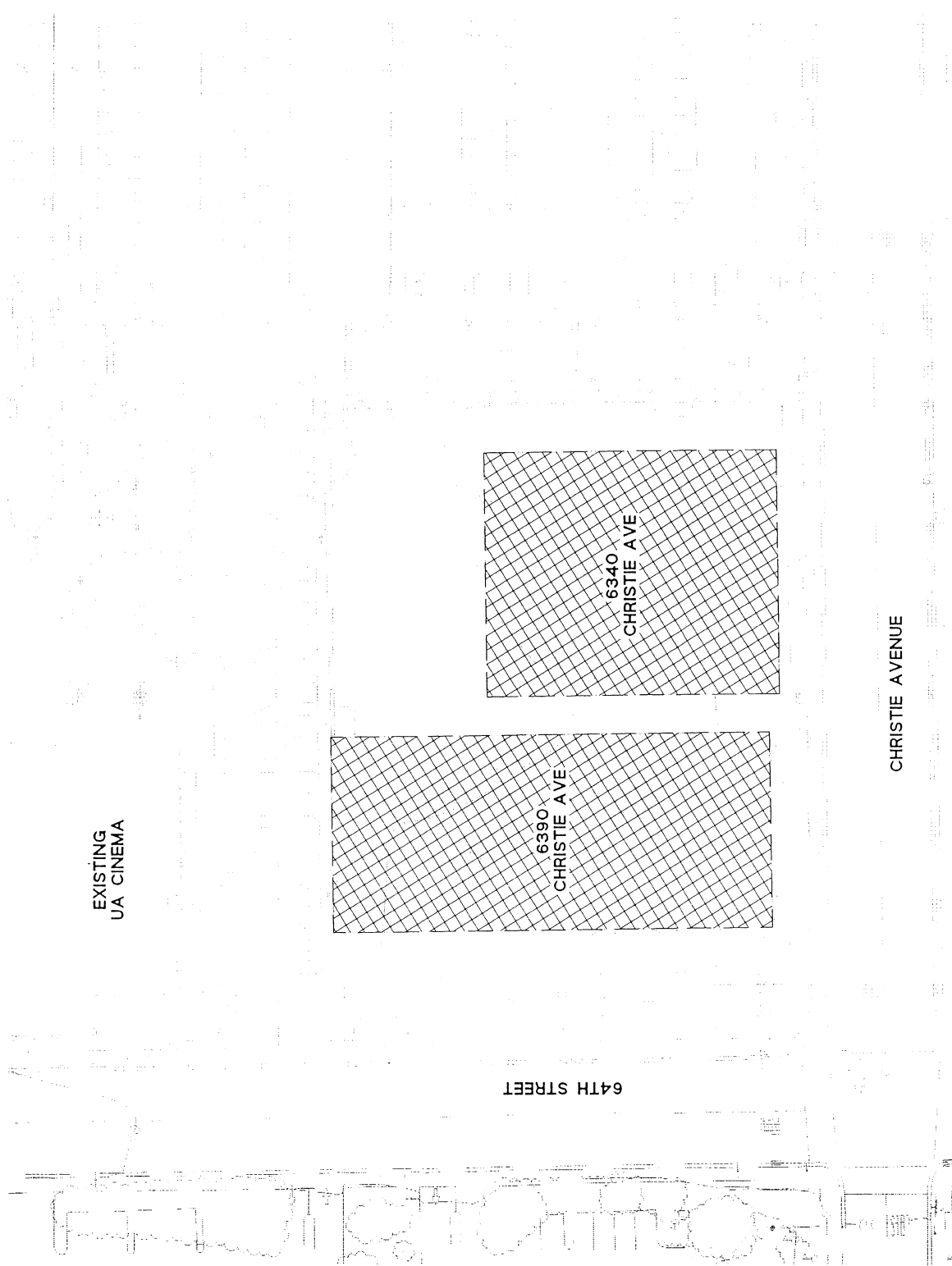
LEGEND:



DRAFT

Attachment 2

Building Plans and Elevations with Landscaping and Site improvements



EXISTING
UA CINEMA

64TH STREET

6390
CHRISTIE AVE

6340
CHRISTIE AVE

CHRISTIE AVENUE

DRAFT

64TH & CHRISTIE
DEMOLITION PLAN

HELLER MANUS
ARCHITECTS

MARKETPLACE REDEVELOPMENT FINAL DEVELOPMENT PLAN

EMERYVILLE, CALIFORNIA

SEPTEMBER 22, 2008

64TH & CHRISTIE MARKETPLACE FINAL DEVELOPMENT PLAN

TYPE III residential over 2 level TYPE I garage

RESIDENTIAL UNIT SUMMARY

	SA studio 476 sf	1A 1 bed 747 sf	1B 1 bed 788 sf	2A 2 bed 1084 sf	2B 2bed corner 1145 sf	shop keeper 1bed 820 sf	shop keeper 2bed 1150 sf	TOTAL
Level A (street)								7
Level 1	9	10	8	4	3	5	2	34
Level 2	10	17	8	5	4	0	0	44
Level 3	10	17	8	5	4	0	0	44
Level 4	10	17	8	5	4	0	0	44
Level 5	10	17	8	5	4	0	0	44
	49	78	40	24	19	5	2	217
Percentage	23%	54%		20%		3%		100%

PARKING SUMMARY

LEVEL B	LEVEL A
92 standard stalls 9 tandem stalls 25 compact stalls 126 stalls	41 standard stalls 7 tandem stalls 31 compact stalls 79 stalls 24 compact stalls for UA Theatres in garage 11 parallel stalls for UA Theatres outside garage 114 stalls

TOTAL STALLS: 240 stalls (includes 35 stalls for UA theatres)

SHEET INDEX

- T.1 PROJECT SUMMARY
- A.1 LEVEL B BUILDING PLAN
- A.2 LEVEL A BUILDING PLAN
- A.3 LEVEL 1 BUILDING PLAN
- A.4 LEVEL 5 BUILDING PLAN
- A.5 ROOF BUILDING PLAN
- A.6 64TH STREET ELEVATION
- A.7 CHRISTIE AVENUE ELEVATION
- A.8 BUILDING SECTION

PROJECT VICINITY



(E) CHRISTIE AVENUE

64TH & CHRISTIE FINAL DEVELOPMENT PLAN

EMERYVILLE, CALIFORNIA

DATE: 9.23.08

PROJECT #: 2004.626

SCALE: 1"=30'

30' 60' 90'



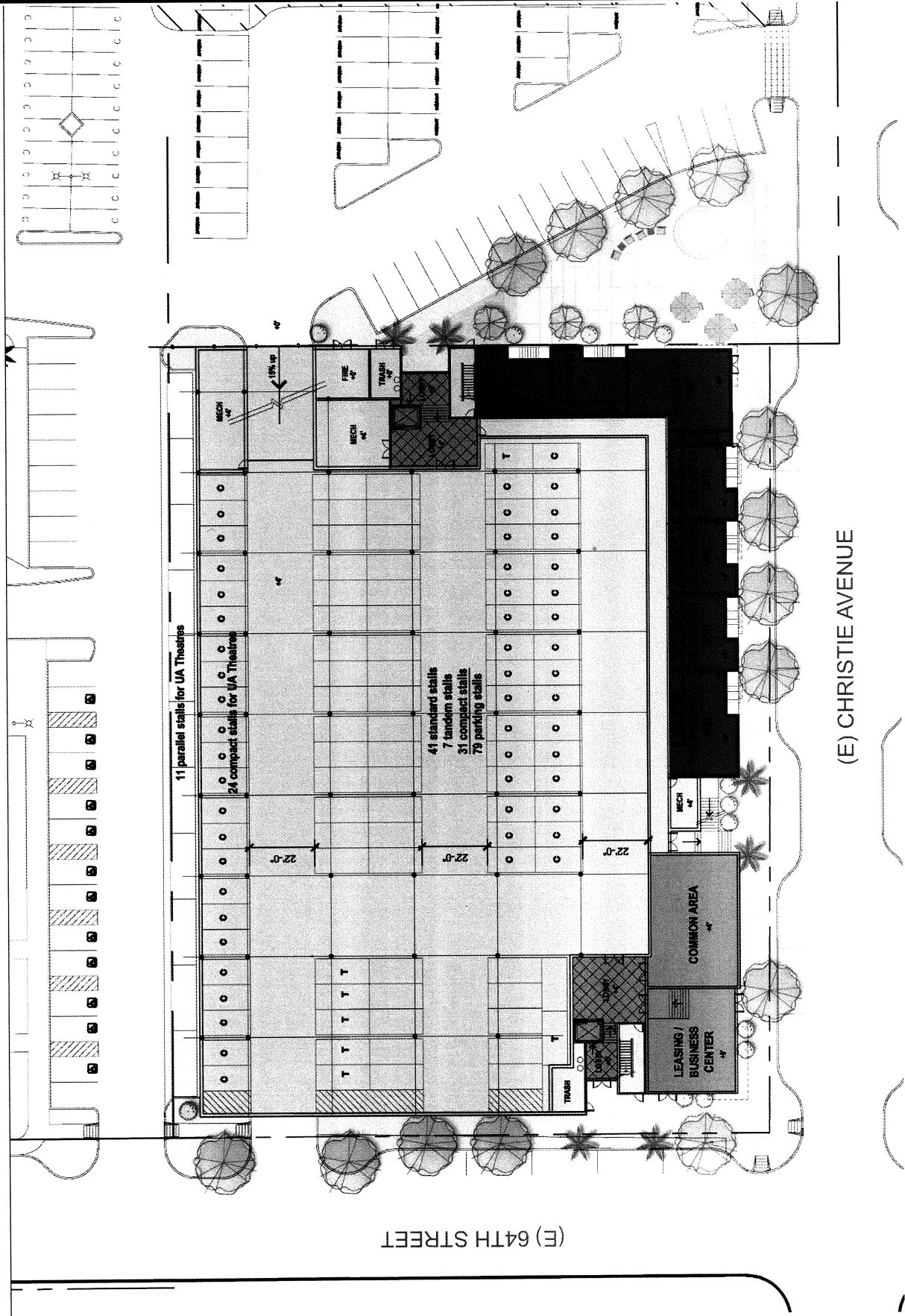
NORTH

SHEET # A.2

LEVEL A
(STREET)

MV & P

McLorand, Vasquez & Partners



McLarand, Vosquez & Partners

(E) CHRISTIE AVENUE

64TH & CHRISTIE FINAL DEVELOPMENT PLAN

EMERYVILLE, CALIFORNIA

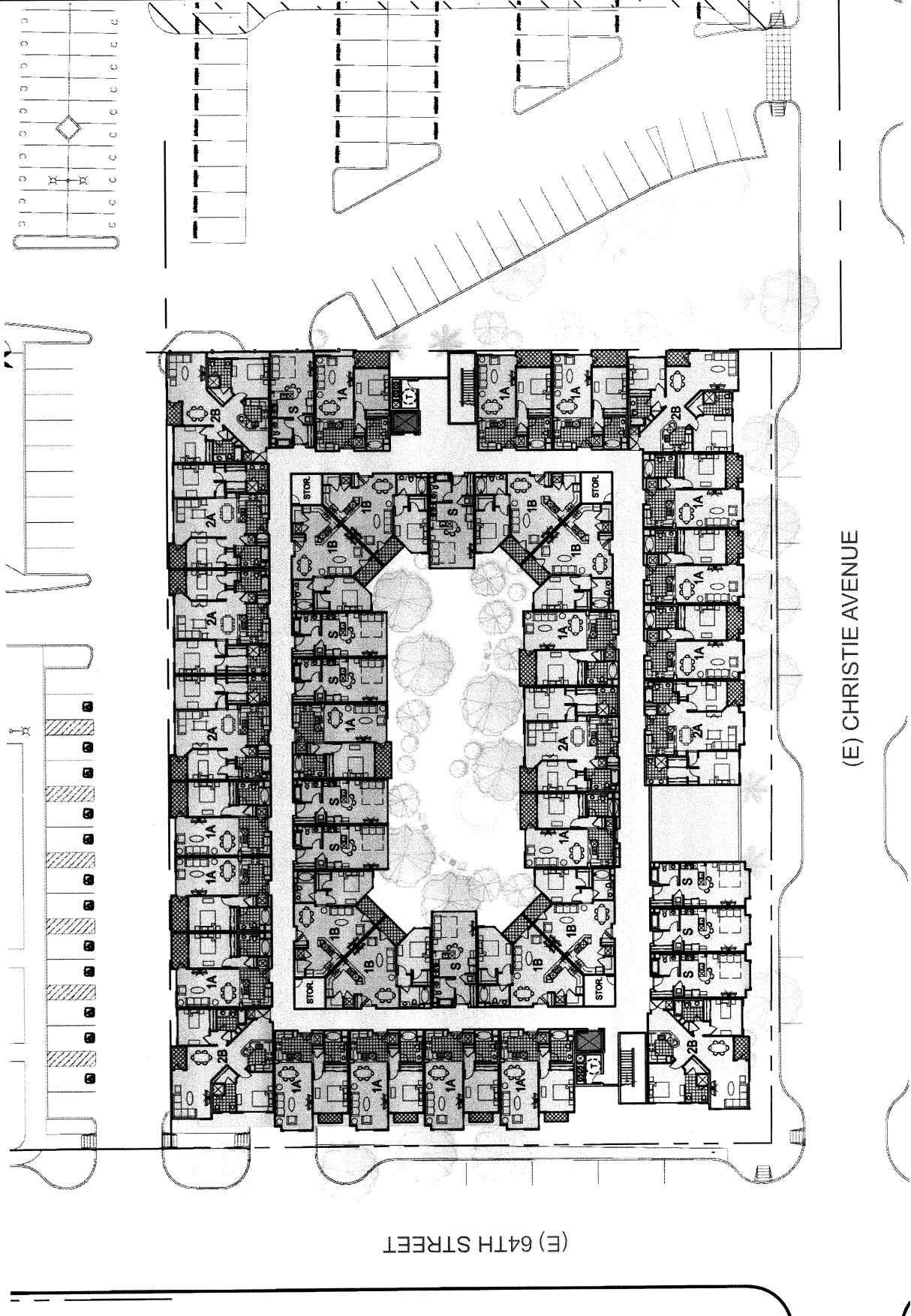
DATE: 9.23.08
PROJECT #: 2004.626
SCALE: 1"=30'
30' 60' 90'

NORTH
SHEET #: A.4
LEVEL 5

mv & p

100

McLorand, Vasquez & Partners



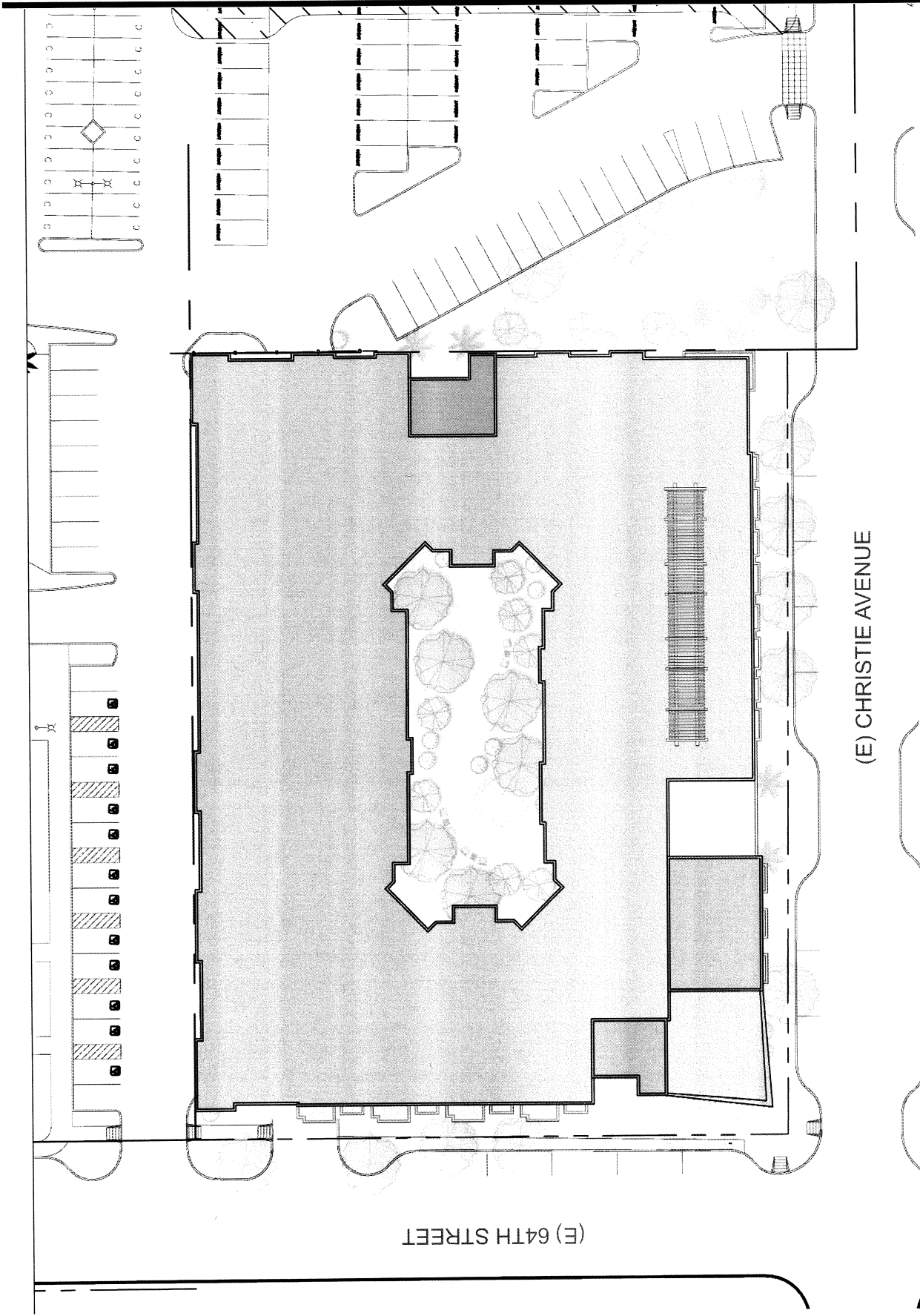
64TH & CHRISTIE
FINAL DEVELOPMENT PLAN
 EMERYVILLE, CALIFORNIA

DATE: 9.23.08
 PROJECT #: 2004.626
 SCALE: 1"=30'
 30' 60' 90'

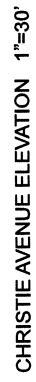
NORTH
 SHEET #: A.5

ROOF PLAN

MV & D
 MCLORND, VASQUEZ & PARTNERS



64TH STREET ELEVATION 1"=30'



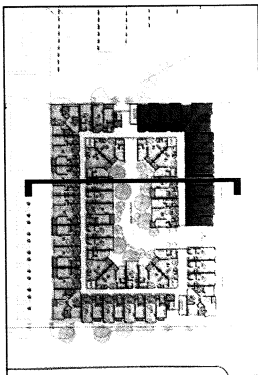
EMERYVILLE, CALIFORNIA

NORTH
SHEET # : A.8

BUILDING
SECTION

W & P

McLarand, Vosquez & Partners

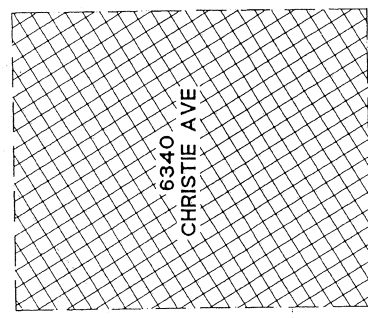
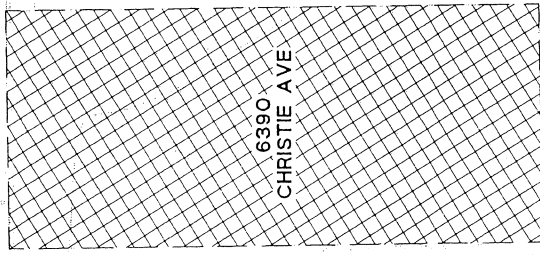


BUILDING SECTION 1"=20'

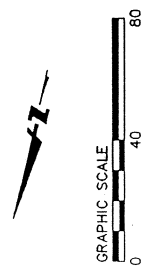
CHRISTIE AVENUE

EXISTING
UA CINEMA

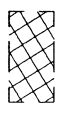
64TH STREET



CHRISTIE AVENUE



LEGEND:



EXISTING BUILDING
TO BE DEMOLISHED

DRAFT

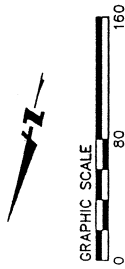
64TH & CHRISTIE
DEMOLITION PLAN
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MARKETPLACE REDEVELOPMENT FINAL DEVELOPMENT PLAN

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MATCH LINE - SEE SHELLMOUND TOWER UTILITY PLAN

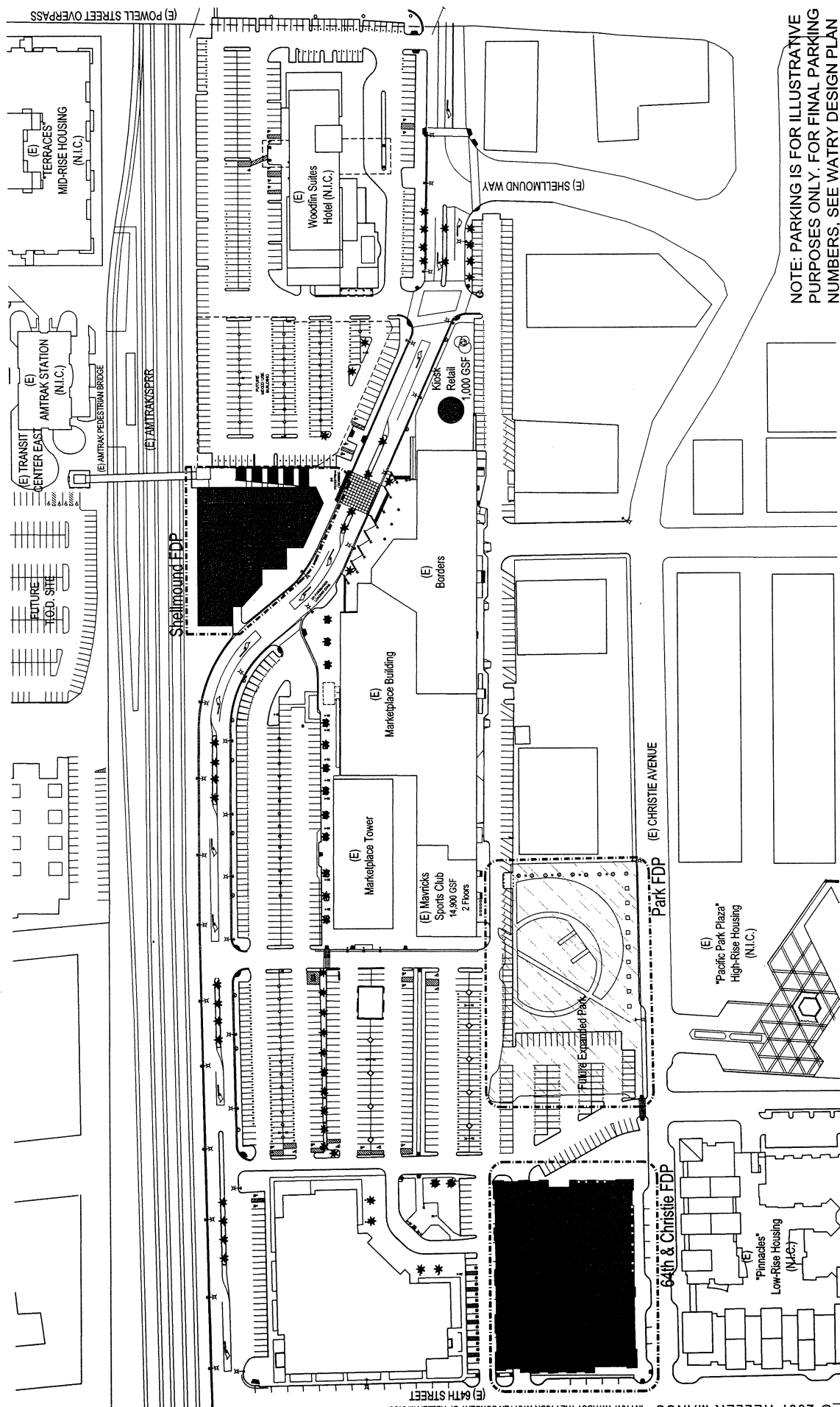


(E)	EXISTING
ELEC	ELECTRICAL
DW	DOMESTIC WATER
FH	FIRE HYDRANT
FW	FIRE WATER
G	GAS
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER MAIN

APPROXIMATE AREA OF FUTURE EXPANDED PARK	PROPOSED BUILDING FOOTPRINT

Attachment 3

Proposed plans for street improvements and overall Marketplace site plan



NOTE: PARKING IS FOR ILLUSTRATIVE PURPOSES ONLY. FOR FINAL PARKING NUMBERS, SEE WATRY DESIGN PLAN

MARKETPLACE REDEVELOPMENT PRELIMINARY DEVELOPMENT PLAN

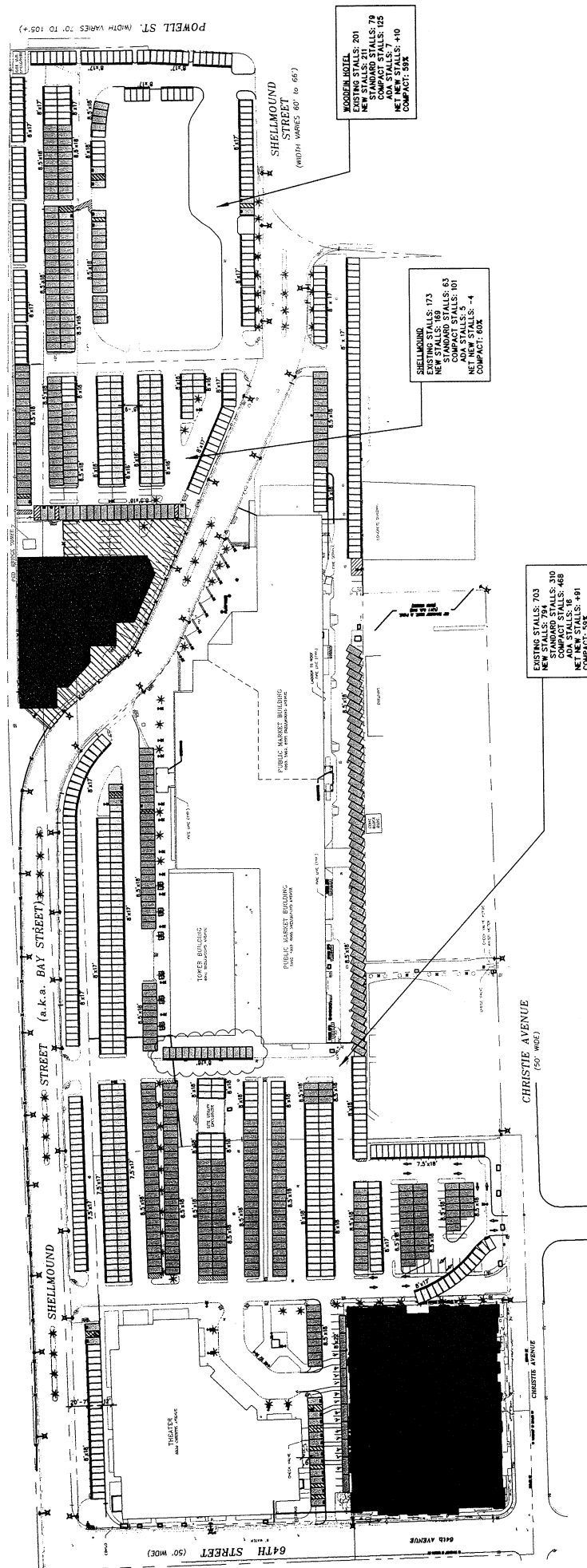
SCALE 1"=120' 120' 240'

EMERYVILLE, CA

SITE PLAN

HELLER MANUS ARCHITECTS

RAILROAD RIGHT OF WAY



TOTAL STALLS: 1,174

EMERYVILLE MARKETPLACE

EMERYVILLE, CA

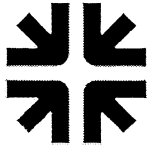


ONGRADE RESTRIPE 1.0 v2
SCALE: 1"=60'-0"
2008.09.26

WATRY DESIGN, INC.
Architects • Engineers • Parking Planners



Attachment 4
Application forms



City Of Emeryville

INCORPORATED 1896

1333 Park Avenue
Emeryville, California 94608-3517

Tel: (510)-596-4300 Fax: (510) 658-8095

PLANNING APPLICATION FORM Planning Division

PROJECT NAME: 64M + Christine, FDP FEE: \$ 5,000

(List each applicant- Use additional sheets, If necessary.)

TYPE OF PROJECT: Final Development Plan / Residential
Mixed Use

TYPE OF APPLICATION(S):

- ☐ General Plan Amendment
- ☐ Rezoning
- ☐ Planned Development
- ☐ Conditional Use Permit
- ☐ Variance
- ☐ Major Subdivision
- ☐ Minor Subdivision
- ☐ Design Review
- ☐ Sign Permit
- ☒ Other

ASSESSOR'S PARCEL NUMBER: 049.1492.006.01 049.1492.008

List each applicant- Use additional sheets, if necessary.

Applicant(s) Name: TMC PARTNERS Telephone No. 415.772.5900

Mailing Address: 100 BUSH ST. 126th Floor

City SAN FRANCISCO State CA Zip Code 94104

Applicant's interest in property (e.g., owner, lessee, agent of owner, other):

Managing General Partner of owner, Rockwood
CHRISTIE LLC

Name of owner(s): Rockwood Christie LLC Telephone No. 415.772.5900

Mailing address of owner(s): See above

City _____ State _____ Zip Code _____

Date title acquired: 2005

Location of property (no. & street): 6340 and 6390 Christie

Exact legal description of property (lot, block and subdivision or attach metes and bounds description):

see attached

Zoning District: Marketplace Redevelopment (PD)

General Plan Designation: ML

Dated at Emeryville, California, this 31st day of Oct. 202008 I (We) certify under the penalty of perjury that the foregoing is true and correct.

Devin
(Applicant's Signature)

I (We) _____ hereby certify under penalty of perjury, that I (We) am the owner(s) of property involved in this application, that I (We) join in said application, and that the statements and information contained herein are in all respects true and correct.

(Owner's Signature)

PLANNING DEPARTMENT

File No. _____ Assessor's Parcel No. _____

Date Received _____ By _____

Planning Commission
Hearing Date _____ Action _____

Notices _____ Posted _____ Mailed _____ City Council (If appealed)

EIR Status: Exempt _____ Neg. Dec. _____ Hearing Date _____

EIR _____ Action _____

2007-2008

For Fiscal Year Beginning July 1, 2007 and Ending June 30, 2008

ALAMEDA COUNTY**SECURED PROPERTY TAX STATEMENT**

Donald R. White, Treasurer and Tax Collector

1221 Oak Street

Oakland, California 94612-4285

REC'D OCT 24 2007

Parcel Number	Tracer Number	Tax-Rate Area	Special Handling
49-1492-6-1	119255	14-003	999 999

Location of Property

6390 CHRISTIE AVE

Assessed to on January 1, 2007

ROCKWOOD CHRISTIE LLC

ROCKWOOD CHRISTIE LLC

100 BUSH ST # 26

SAN FRANCISCO CA 94104-3902



Tax-Rate Breakdown		
Taxing Agency	Tax Rate	Tax Amount
COUNTYWIDE TAX	1.0000%	28,611.00
VOTER APPROVED DEBT SERVICE :		
SCHOOL UNIFIED	.0139%	397.69
SCHOOL COMM COLL	.0223%	638.03
BAY AREA RAPID TRANSIT	.0076%	217.44
EAST BAY REGIONAL PARK	.0080%	228.89
EBMUD SPEC DIST 1	.0065%	185.97
TOTAL	1.0583%	30,279.02

Fixed Charges and/or Special Assessments		
Description	Phone	Amount
MOSQUITO ABATEMENT	(510)783-7744	1.74
CSA PARAMEDIC	(510)618-2055	99.84
PARAMEDIC SUPPLMNT	(510)596-3750	96.00
EMERY SCHOOL TAX	(800)676-7516	2,160.00
FLOOD BENEFIT 12	(510)670-5552	69.12
AC TRANSIT MEAS BB	(800)676-7516	48.00
EMERY-GO-ROUND BID	(800)676-7516	1,512.00
B/S STREET EXT-AD	(866)807-6864	373.80
EBMUD WETWEATHER	(510)287-1852	88.20
EAST BAY TRAIL LLD	(800)273-5167	5.44
Total Fixed Charges and Special Assessments		4,454.14

Tax Computation Worksheet			
Description	Full Valuation	x Tax Rate	= Tax Amount
LAND IMPROVEMENTS	806,310		
FIXTURES	2,054,790		
TOTAL REAL PROPERTY	2,861,100		
PERSONAL PROPERTY			
GROSS ASSESSMENT & TAX	2,861,100	1.0583%	30,279.02
HOMEOWNERS EXEMPTION			
OTHER EXEMPTION			
NET ASSESSMENT AND TAX	2,861,100	1.0583%	30,279.02
			30,279.02
First Installment	Second Installment	Total Amount Due	
\$17,366.58	\$17,366.58	\$34,733.16	

PLEASE READ IMPORTANT MESSAGES

Return Check Charge \$25.00 - \$35.00

SECOND INSTALLMENT PAYMENT, 2007-2008

2

PARCEL NO. 49-1492-6-1

TRACER NO. 119255

2

THIS AMOUNT DUE FEB. 1, 2008 →

\$17,366.58

Pay this amount after APRIL 10, 2008
(This includes delinquent penalty of 10%
and \$10.00 cost)

\$19,113.23

Do Not Use This Stub After
June 30, 2008SEND THIS STUB WITH
YOUR SECOND PAYMENT

Make checks payable to: Donald R. White, Tax Collector, Alameda County

Your cancelled check is your receipt.

12008 6119255002 4001736658 00000000

ECHECK ACCEPTED
ONLINE @ www.acgov.org THROUGH JUNE 30, 2008CREDIT CARD (AMEX,VISA/MASTERCARD,DISCOVER)
ACCEPTED BY PHONE (510) 272-6800 OR ONLINE
@ www.acgov.org THROUGH JUNE 30, 2008.
A CONVENIENCE FEE EQUAL TO 2.5% OF THE TAX
AMOUNT DUE WILL BE ADDED TO YOUR TOTAL
PAYMENT.

PLEASE SEE REVERSE FOR MORE INFORMATION

Tax Collector's Office
Payment Questions/Credit Card Payments
(510) 272-6800Assessor's Office
Valuation/Exemption
(510) 272-3787 (510) 272-3770**FIRST INSTALLMENT PAYMENT, 2007-2008**

1

PARCEL NO. 49-1492-6-1

TRACER NO. 119255

1

THIS AMOUNT DUE NOV. 1, 2007 →

\$17,366.58

Pay this amount after DECEMBER 10, 2007
(This includes delinquent penalty of 10%)

\$19,103.23

Do Not Use This Stub After
June 30, 2008SEND THIS STUB WITH
YOUR FIRST PAYMENT

Make checks payable to: Donald R. White, Tax Collector, Alameda County

Your cancelled check is your receipt.

12008 6119255001 4001736658 00000000

Rockwood Christie, LLC

WHI001

DONALD R. WHITE

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
10-31-07	10/07 1 49-1492	Parcel No: 49-1492-6-1	17366.58
10-31-07	10/07 1 49-1492	Parcel No: 49-1492-8	14181.21
CHECK DATE	12-03-07	CHECK NUMBER 1442	TOTAL > 31547.79

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Rockwood Christie, LLC
100 Bush Street, 26th Floor
San Francisco, CA 94104
(415) 772-5900

Union Bank of California
Real Estate Industry Deposits
400 California Street
San Francisco, CA 94104

FAC (T)MARCHCHECK PDE45334-89 3642 0360-49 12/03/2007 11:18:33 1442 31547.79

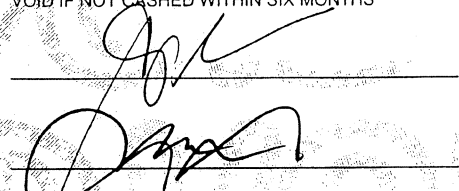
11-49
1210

DATE December 3, 2007 CHECK NO. 1442 AMOUNT \$*****31,547.79

Pay: *****Thirty-one thousand five hundred forty-seven dollars and 79 cents

VOID IF NOT CASHED WITHIN SIX MONTHS

PAY TO THE ORDER OF DONALD R. WHITE
Alameda County Tax Coll.
1221 Oak St.
Oakland, CA 94612-4287



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000001442⑈ ⑆121000497⑆2870049202⑈