



MARKETPLACE REDEVELOPMENT

APRIL 16, 2008



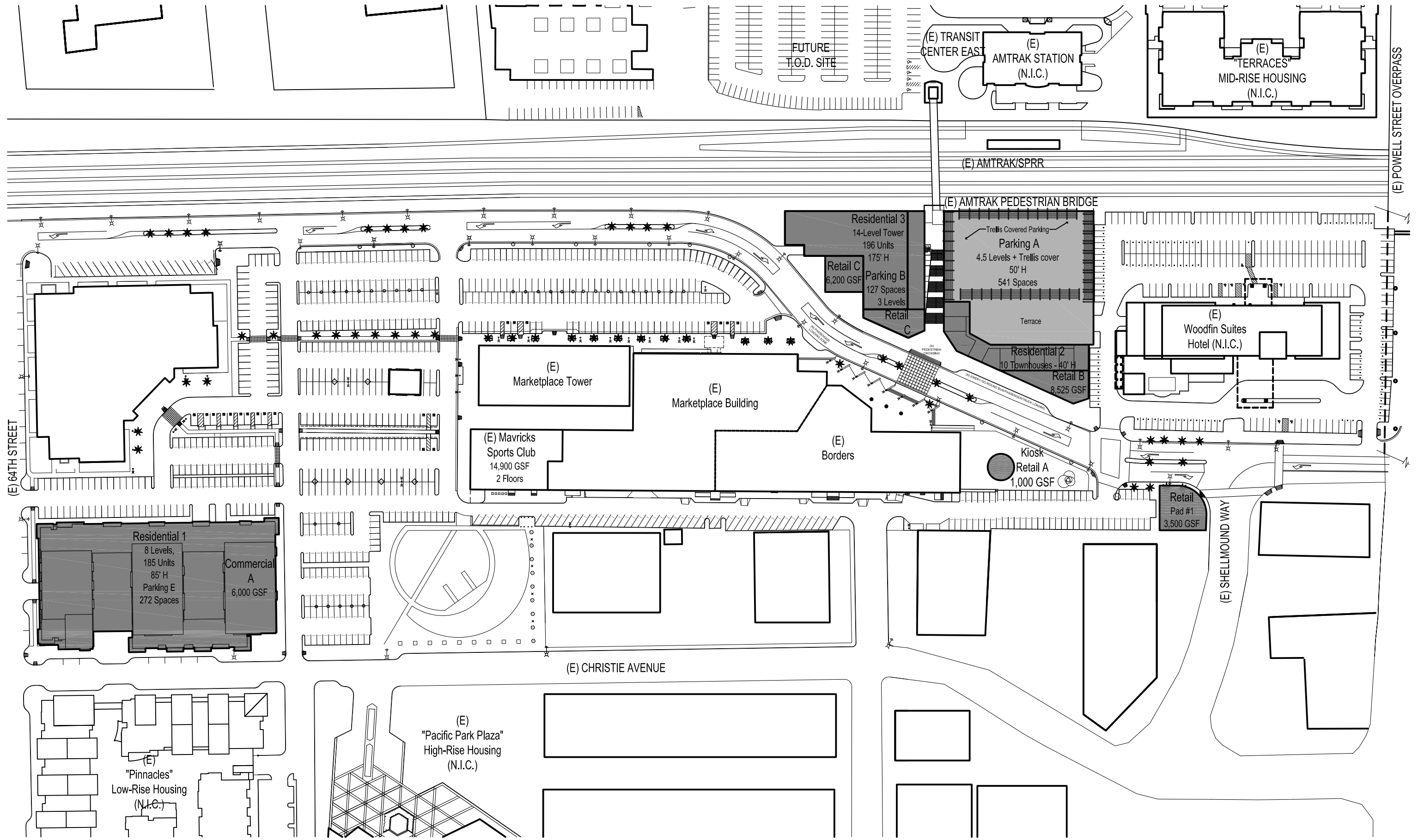
APPROVED
August 5, 2008

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ARCHITECTS



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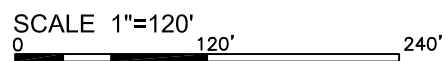
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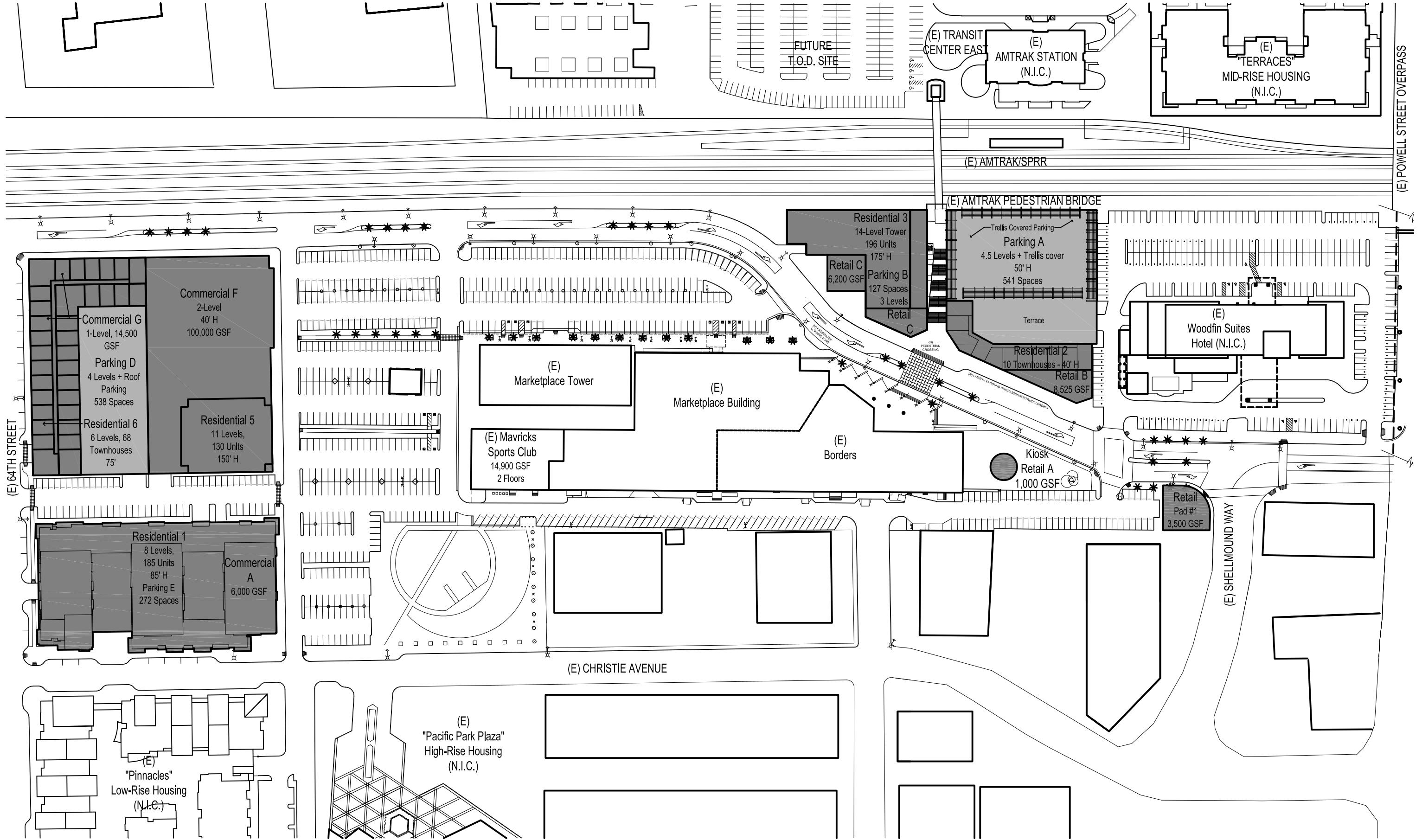
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MARKETPLACE REDEVELOPMENT - PHASE I

EMERYVILLE, CA



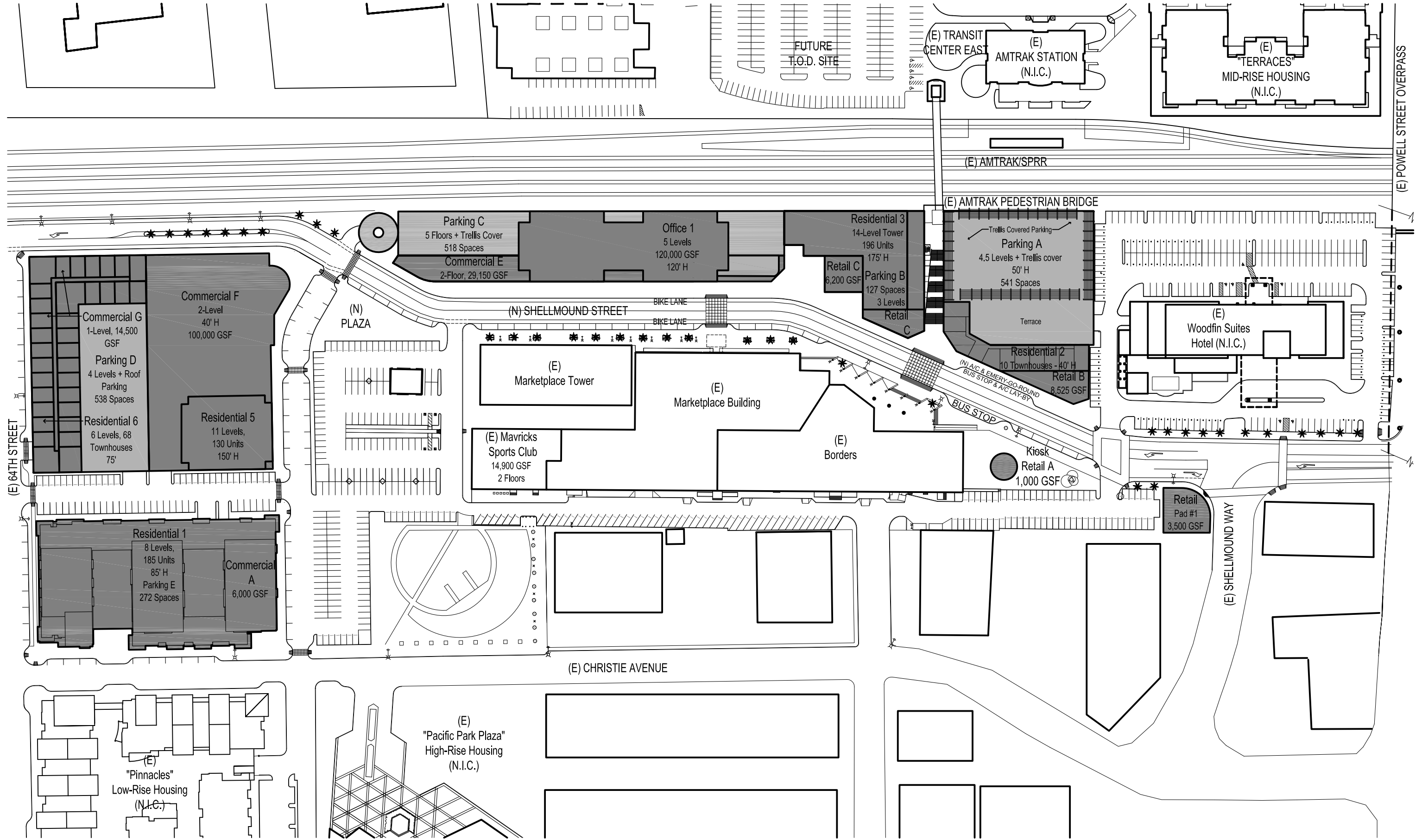
EMERYVILLE, CA



SCALE 1"=120'
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MARKETPLACE REDEVELOPMENT - PHASE IIA (OPTION 2)

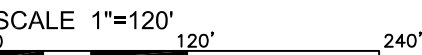
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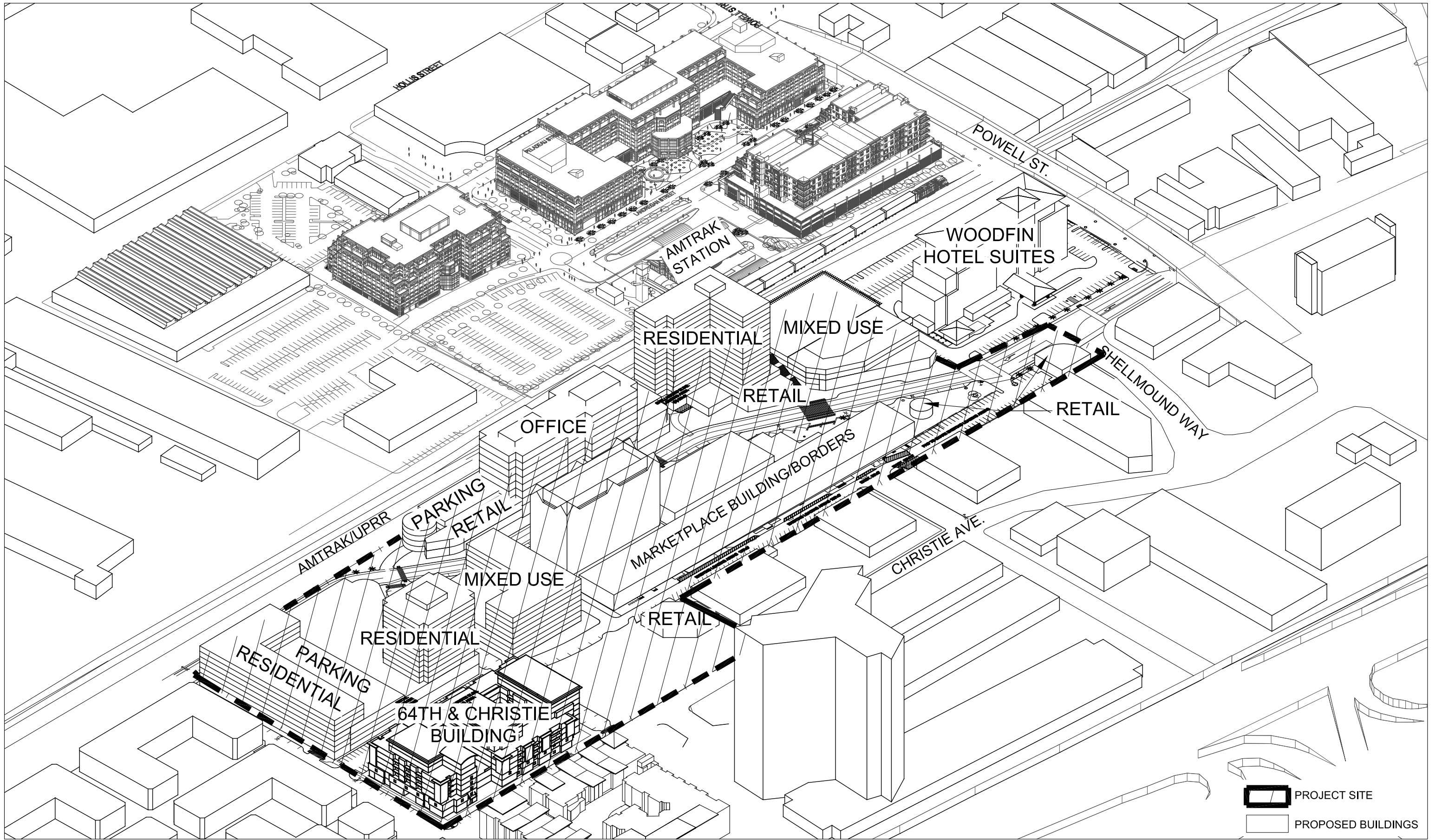
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MARKETPLACE REDEVELOPMENT - PHASE IIB

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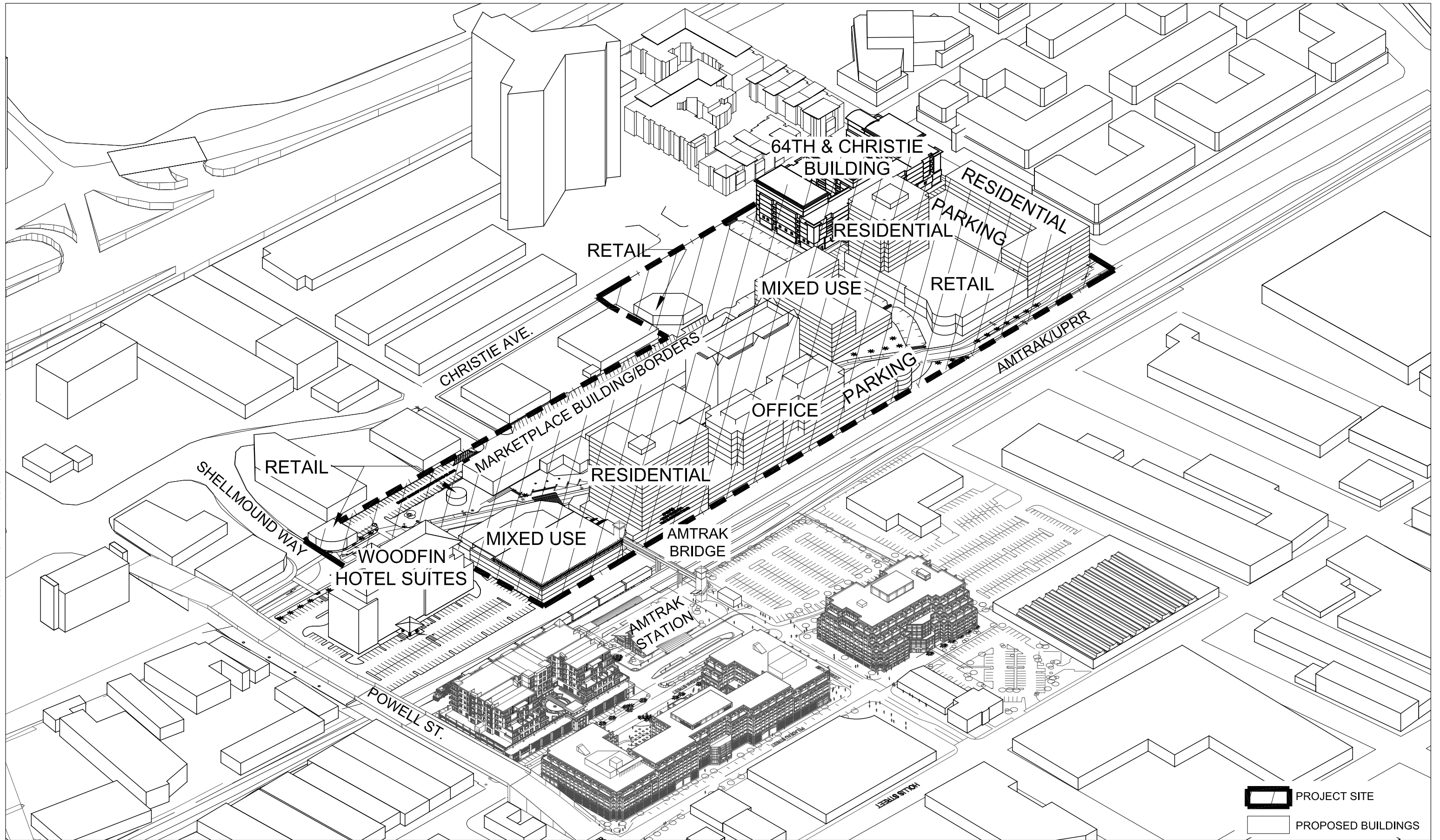
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SCALE: NONE
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MARKETPLACE REDEVELOPMENT

ILLUSTRATIVE BIRD'S EYE VIEW OF SITE



SCALE: NONE
0

MARKETPLACE REDEVELOPMENT

ILLUSTRATIVE BIRD'S EYE VIEW OF SITE

Emeryville Marketplace
Reduced Main Street Alternative

4/16/2008

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Project By Phase	Phase I			Phase IIA (Option 1)		
Existing Uses	GSF	Units	Parking	GSF	Units	Parking
Marketplace Tower	106,400	OPA Requirement		106,400	OPA Requirement	
(E) Borders	29,500			29,500		
(E) Mavericks Sports Club	18,000			18,000		
(E) Marketplace Tower Retail	14,860			14,860		
(E) Marketplace	36,206			36,206		
(E) Restaurant	5,034			5,034		
(E) Billiards	9,000			9,000		
(E) UA Theater	40,000			40,000		
(E) Woodfin	212,500			212,500		
Subtotal	259,000		1,067	259,000		1,067
OPA, Less Woodfin			862			862

Phase IIA (Option 2)		
GSF	Units	Parking
106,400	OPA Requirement	
29,500		
18,000		
14,860		
36,206		
5,034		
9,000		
212,500		
219,000		1,067
		862

Phase IIB		
GSF	Units	Parking
106,400	OPA Requirement	
29,500		
18,000		
14,860		
36,206		
5,034		
9,000		
212,500		
219,000		1,067
		862

Phase III		
GSF	Units	Parking
106,400	OPA Requirement	
29,500		
18,000		
14,860		
36,206		
5,034		
9,000		
212,500		
219,000		1,067
		862

New Uses						
Residential						
Residential 1 (64th & Christie Site)	170,989	185	278	170,989	185	278
Residential 2 (Garage Town Houses)	16,000	10	15	16,000	10	15
Residential 3 (Shellmound)	196,000	196	294	196,000	196	294
Residential 5 (Tower on UA Site)	129,800	130	195	129,800	130	195
Residential 6 (UA Town homes)	107,725	68	102	107,725	68	102
Residential 7 (Plaza)					85,676	86
						129
Subtotal	382,989	391	587	382,989	391	587
Office						
Office 1				120,000		288
Subtotal				120,000		288
Commercial						
Commercial A (64th and Christie)	6,000		19	6,000		19
Retail A (Kiosk)	1,000		3	1,000		3
Retail B (Shellmound Building)	8,525		27	8,525		27
Retail C (Shellmound Building)	6,200		20	6,200		20
Retail Pad #2	3,500		11	3,500		11
Commercial E (Shellmound)			29,150			93
Commercial F (UA Site)				100,000		320
Commercial G (UA Townhouses)				14,500		46
Commercial H (Mixed Use Plaza Building)					5,000	16
Retail Pad #1					6,000	19
Subtotal	25,225		81	139,725		447
Total, New Uses	408,214	391	667	760,239	589	1,330
10% Shared Parking Reduction			600			1,197

		1,540

Total, Project	667,214	391	1,462	816,364	391	1,806
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	979,239	589	2,059
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	1,128,389	589	2,402
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	1,225,065	674	2,550
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Parking Provided						
Surface Parking						
Existing Stalls			1158			1158
Less Woodfin			-205			-205
Stalls Gained Through Restriping			29			29
Stalls Lost for Shellmound Building			-250			-250
Stalls Lost in Shellmound Relocation			-242			-242
Stalls Lost in Front of Theater						-118
Stalls Lost Adjacent to Marketplace						-195
Subtotal, Surface Stalls			732			490
						614
						372
						177
Structured Parking						
Parking A (Shellmound Garage)			541			541
Parking B (Shellmound Tower)			127			127
Parking C (Shellmound)			518			518
Parking D (UA Site)						538
Parking E (64th & Christie)			272			272
Parking F (Plaza)						150
Subtotal, Structured Spaces			940			1,458
Total			1,672			1,948

			1,478
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			1,996
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			2,368
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			2,323
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MARKETPLACE REDEVELOPMENT

EMERYVILLE, CA

PEDESTRIAN, TRANSIT, AND BICYCLE
IMPROVEMENTS AT COMPLETION



10 AM



12 PM

SCALE NTS
0

MARKETPLACE REDEVELOPMENT

EMERYVILLE, CA

SPRING & FALL EQUINOX - MARCH 21 & SEPTEMBER 21





2 PM



4 PM

SCALE NTS
0

MARKETPLACE REDEVELOPMENT

EMERYVILLE, CA

SPRING & FALL EQUINOX - MARCH 21 & SEPTEMBER 21



10 AM



12 PM

SCALE NTS
0

MARKETPLACE REDEVELOPMENT

EMERYVILLE, CA

SUMMER SOLSTICE - JUNE 21



2 PM



4 PM

SCALE NTS
0

MARKETPLACE REDEVELOPMENT

EMERYVILLE, CA

SUMMER SOLSTICE - JUNE 21



10 AM



12 PM

SCALE NTS
0

MARKETPLACE REDEVELOPMENT

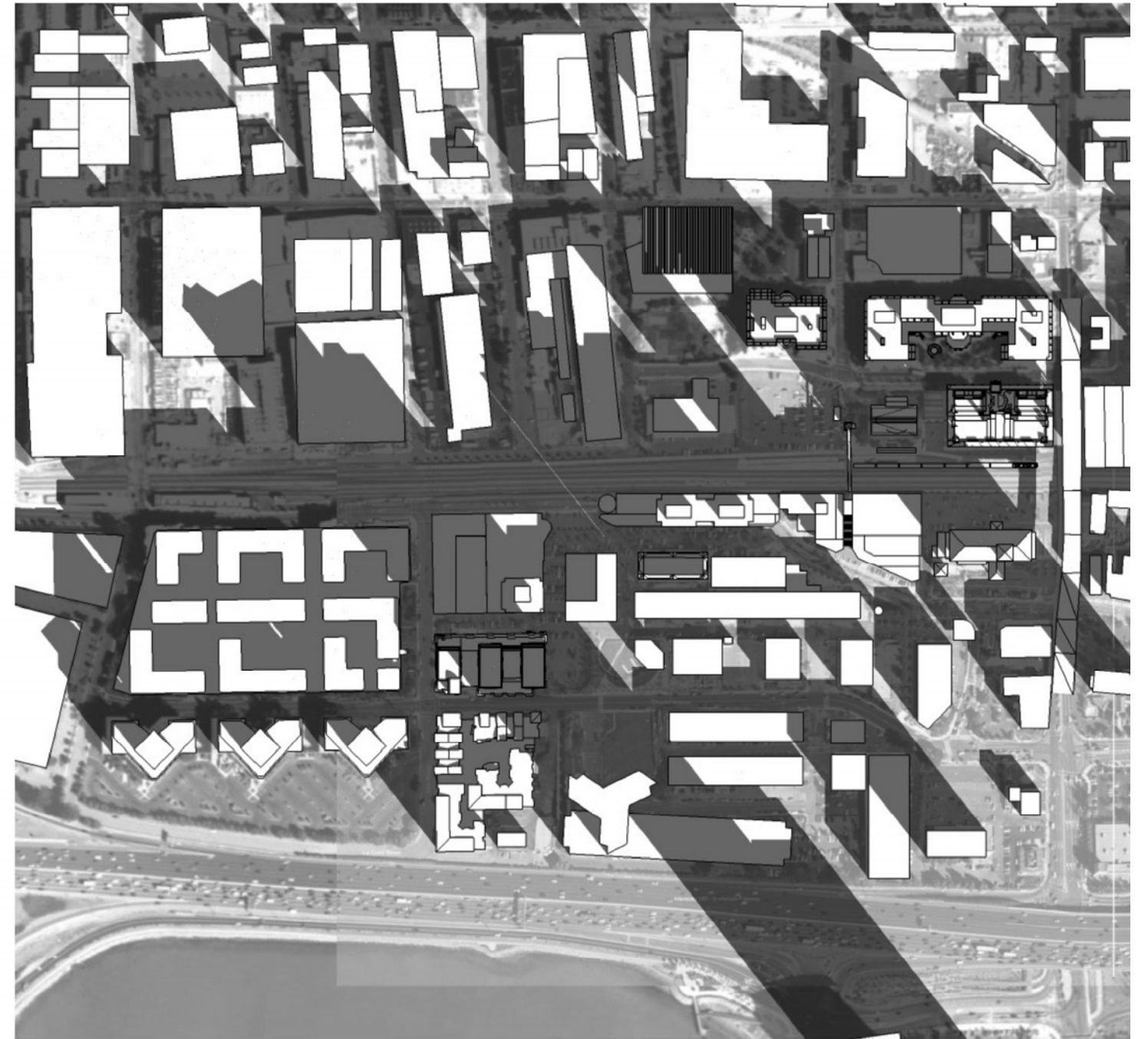
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WINTER SOLSTICE - DECEMBER 21





2 PM



4 PM