



PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

# Brooklyn Basin - Oak to 9th Development Plan

OCTOBER 2006

REVISED DECEMBER 2022



# Preliminary Development Plan Submittal

COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY  
City of Oakland, California  
Permit No. \_\_\_\_\_

## Developer

Zarsion-OHP I, LLC  
2335 Broadway  
Oakland, CA 94612  
Phone: (510) 251-9270

## Consultants

### Master Plan Architect:

ROMA Design Group  
1527 Stockton Street  
San Francisco, CA 94133  
Phone: (415)616-9900  
Fax: (415)788-8728

### Associated Architects:

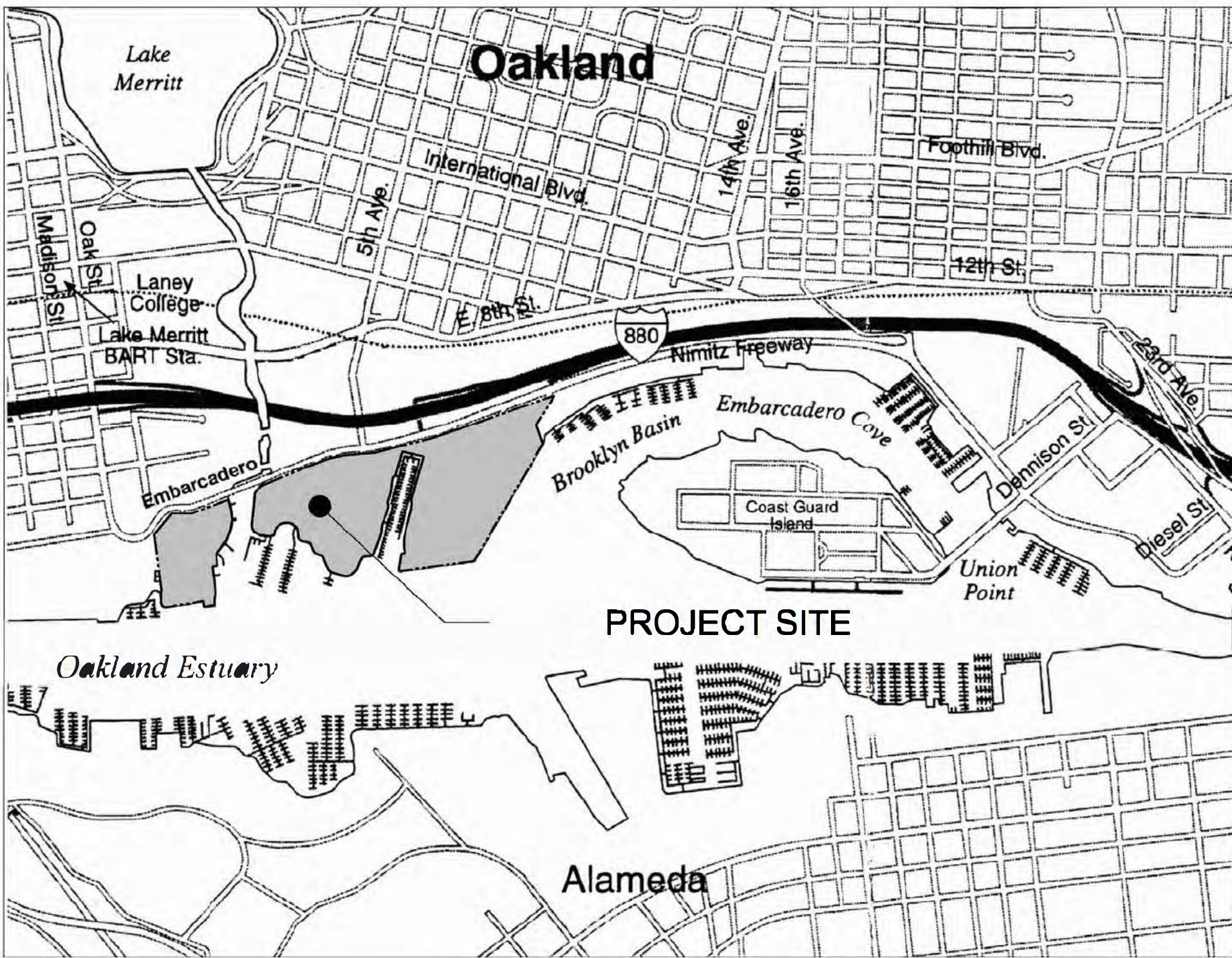
McLarand Vasquez & Partners  
1900 Main Street  
Irvine, CA 92614  
Phone: (949)809-3300  
Fax: (949)809-3350

### Civil Engineer:

BKF Engineers  
255 Shoreline Drive, Suite 200  
Redwood City, CA 94065  
Phone: (650)482-6300  
Fax: (650)482-6399

### Coastal Engineer:

Moffatt & Nichol Engineers  
2001 North Main Street, Suite 360  
Walnut Creek, CA 94596  
Phone: (925)944-5411  
Fax: (925)944-4732



Vicinity Map

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AXONOMETRIC VIEW

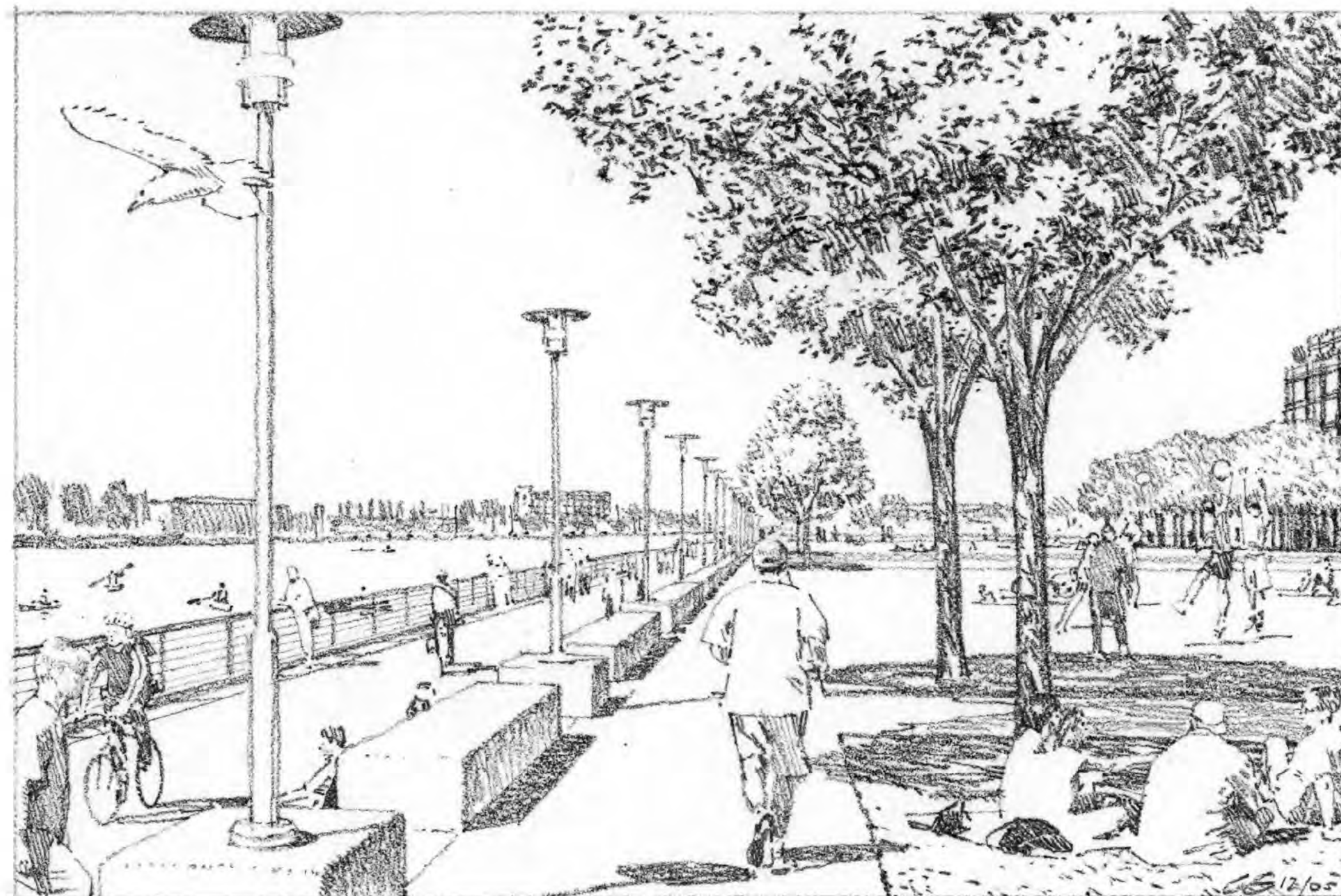
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SHEET NO.  
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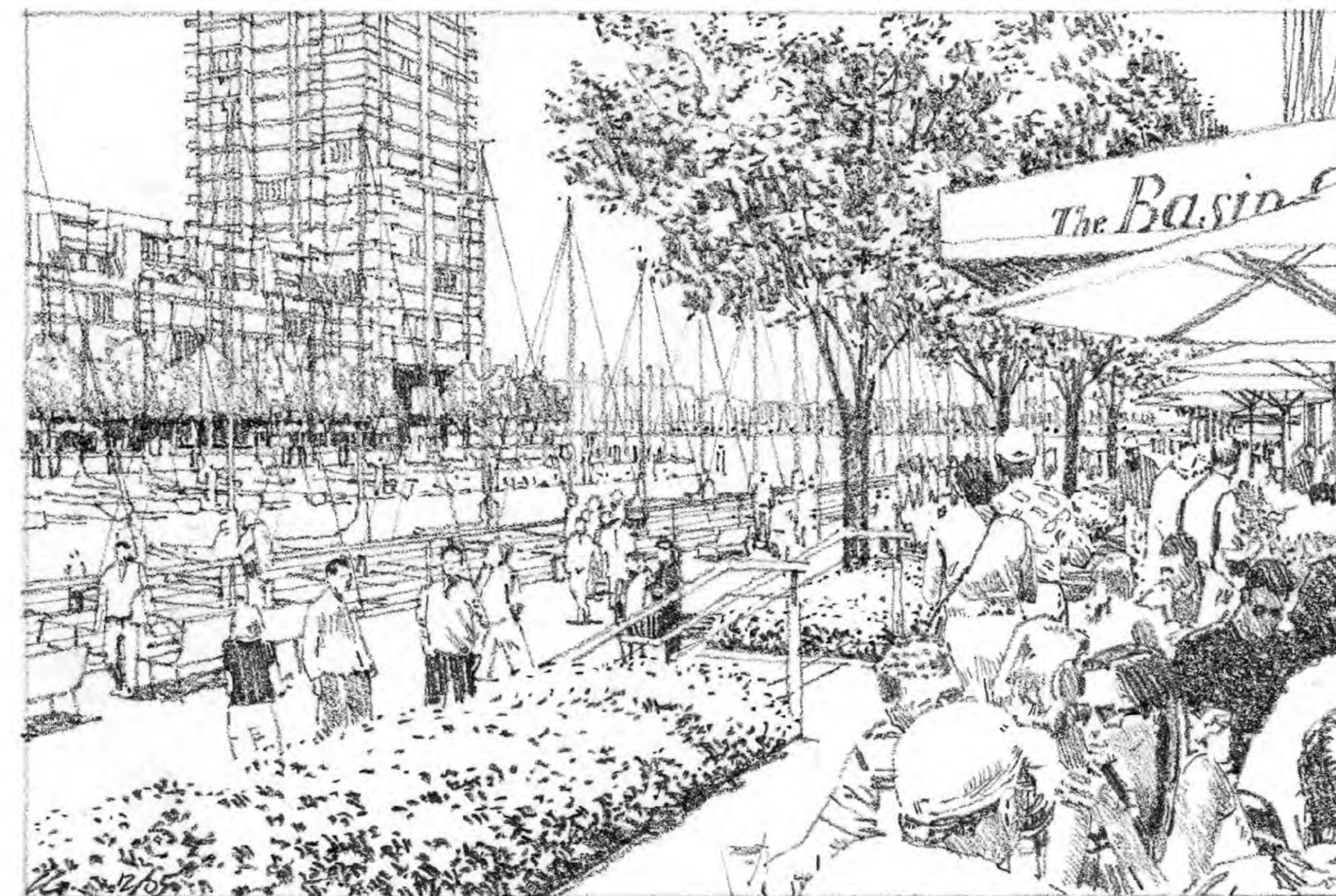
Shoreline Park Promenade



Residential Streetscape Character



Retail Streetscape Character



Clinton Basin Quay

## ILLUSTRATIONS

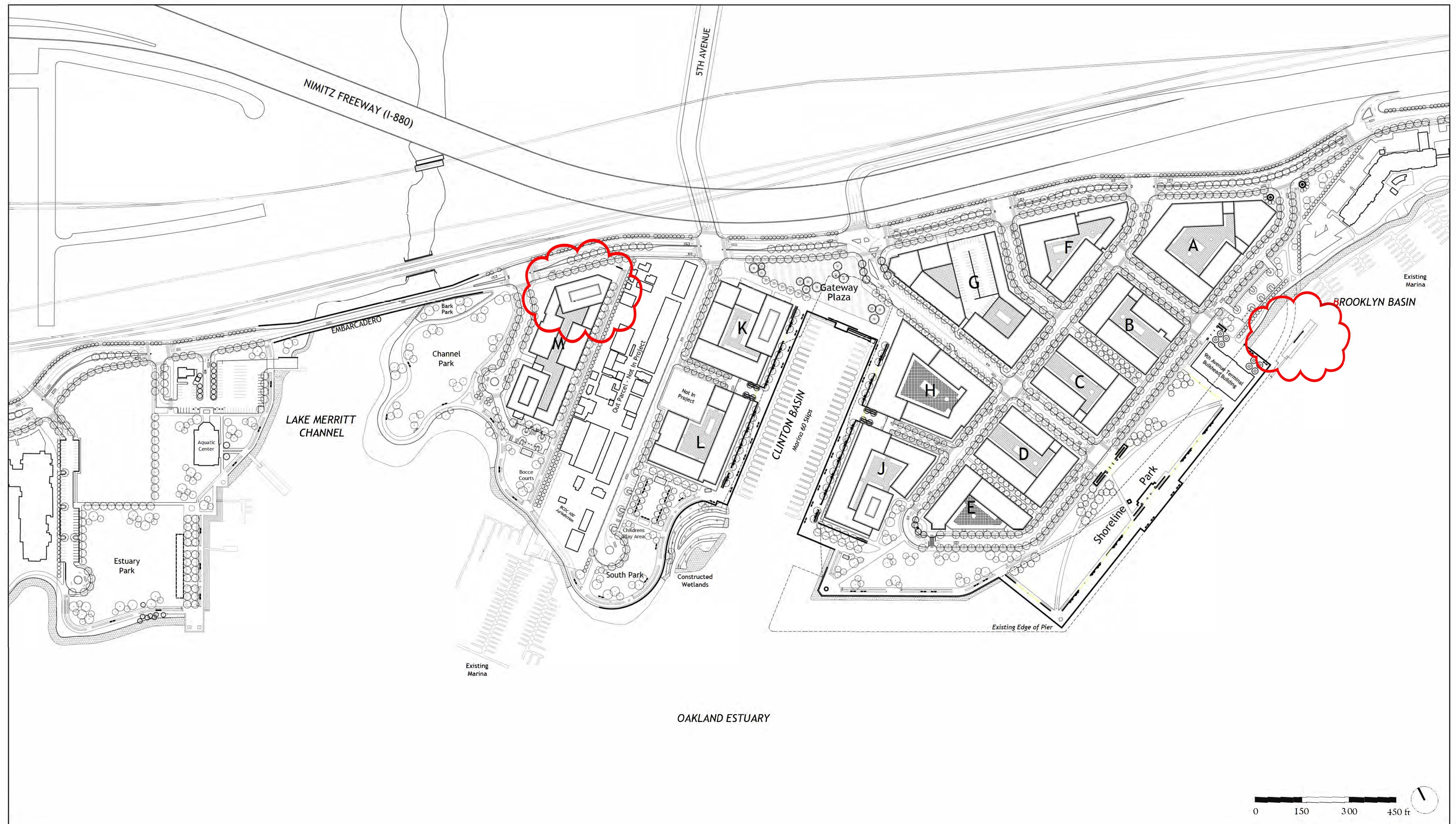
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## ILLUSTRATIVE DEVELOPMENT PLAN

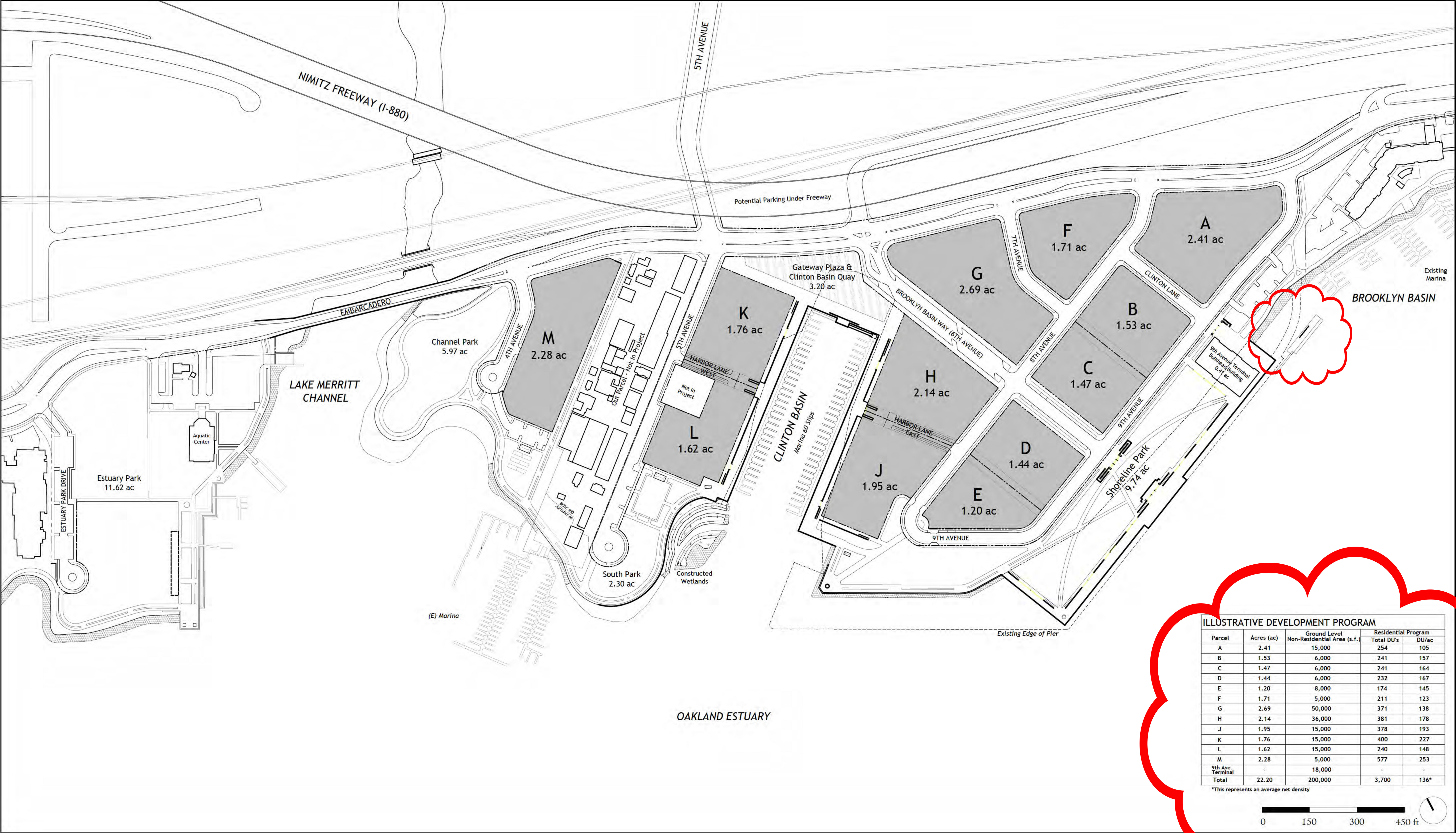
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AMENDED NOVEMBER 5, 2014  
 PROPOSED MARCH 2018 AMENDMENT  
 REVISION 2, FEBRUARY 2022  
 APRIL 2022 REVISION

SHEET NO.  
**1.3**

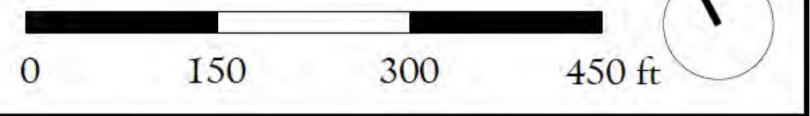




**ILLUSTRATIVE DEVELOPMENT PROGRAM**

Parcel	Acres (ac)	Ground Level Non-Residential Area (s.f.)	Residential Program Total DU's	DU/ac
A	2.41	15,000	254	105
B	1.53	6,000	241	157
C	1.47	6,000	241	164
D	1.44	6,000	232	167
E	1.20	8,000	174	145
F	1.71	5,000	211	123
G	2.69	50,000	371	138
H	2.14	36,000	381	178
J	1.95	15,000	378	193
K	1.76	15,000	400	227
L	1.62	15,000	240	148
M	2.28	5,000	577	253
9th Ave. Terminal	-	18,000	-	-
<b>Total</b>	<b>22.20</b>	<b>200,000</b>	<b>3,700</b>	<b>136*</b>

\*This represents an average net density



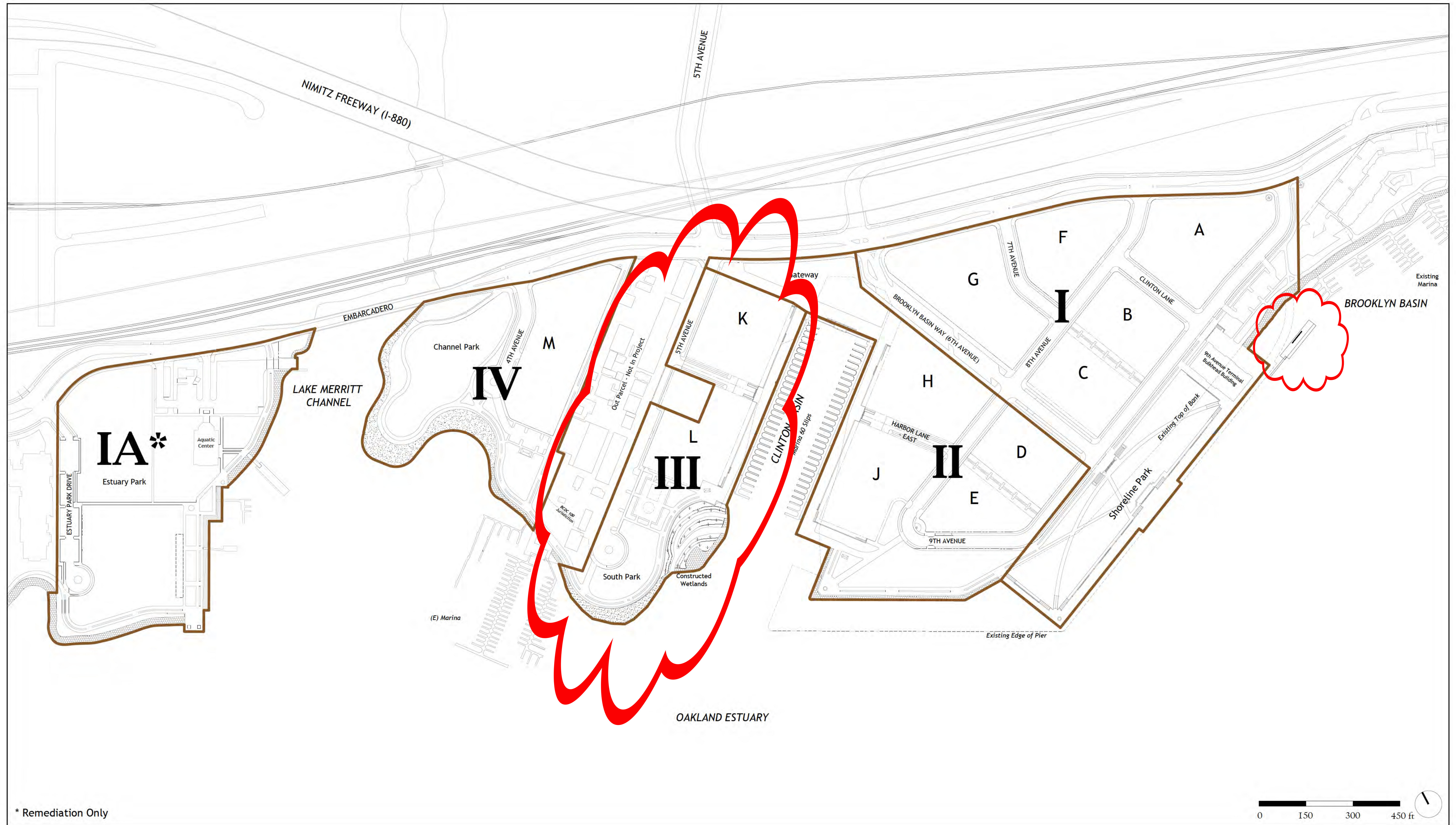
# DEVELOPMENT PROGRAM AND PARCELIZATION PLAN

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\* Remediation Only

## PHASING PLAN

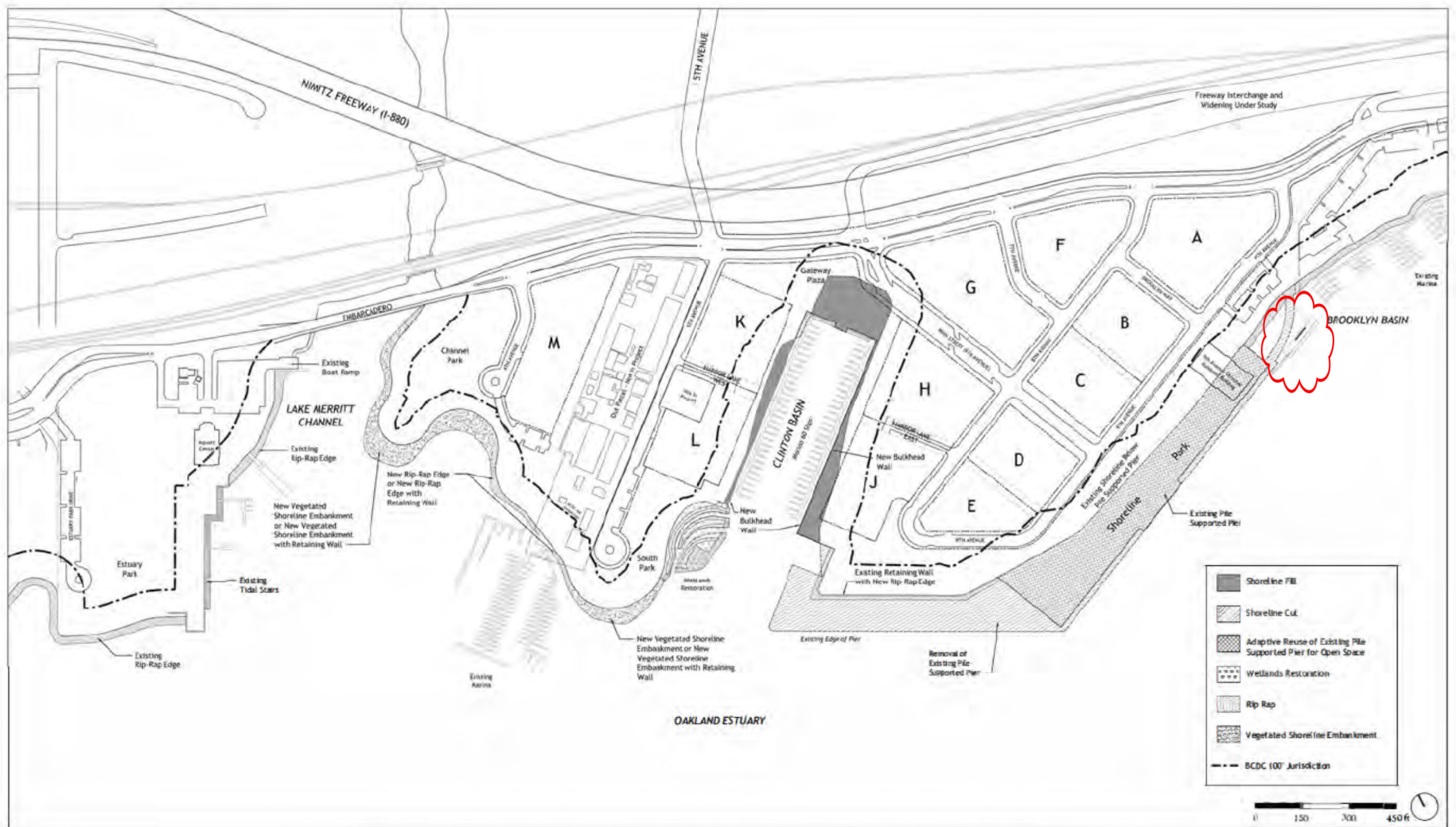
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1.5





## SHORELINE RECONFIGURATION AND STABILIZATION PLAN

# Brooklyn Basin - Oak to 9th Development Plan

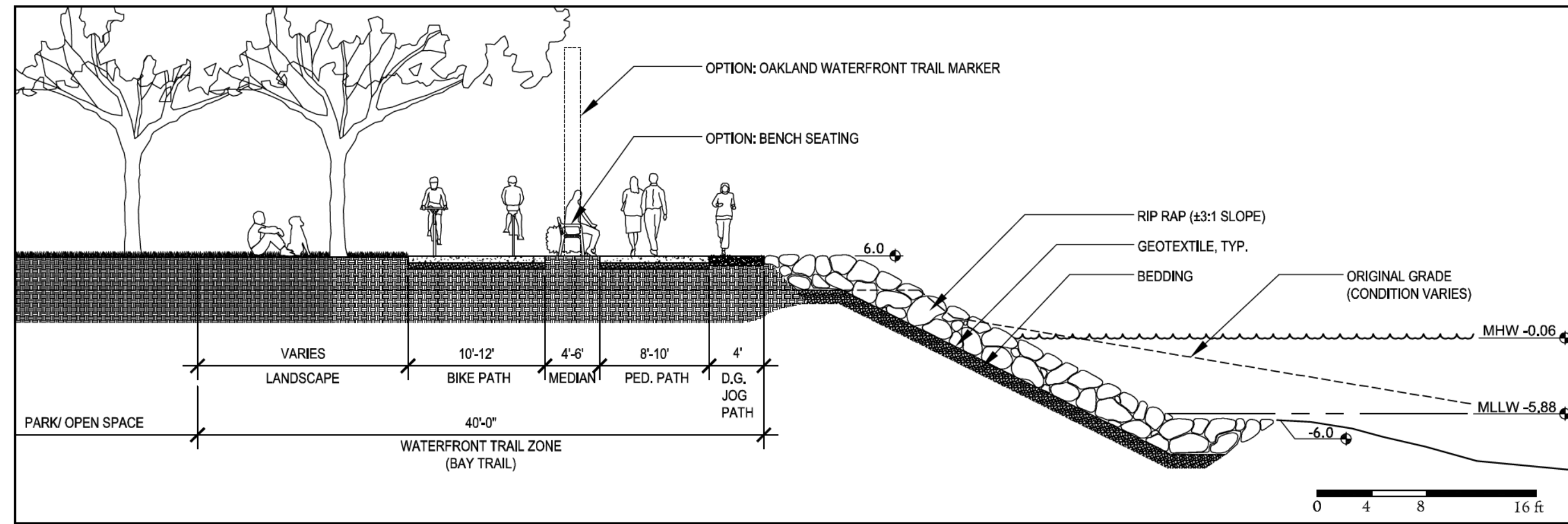
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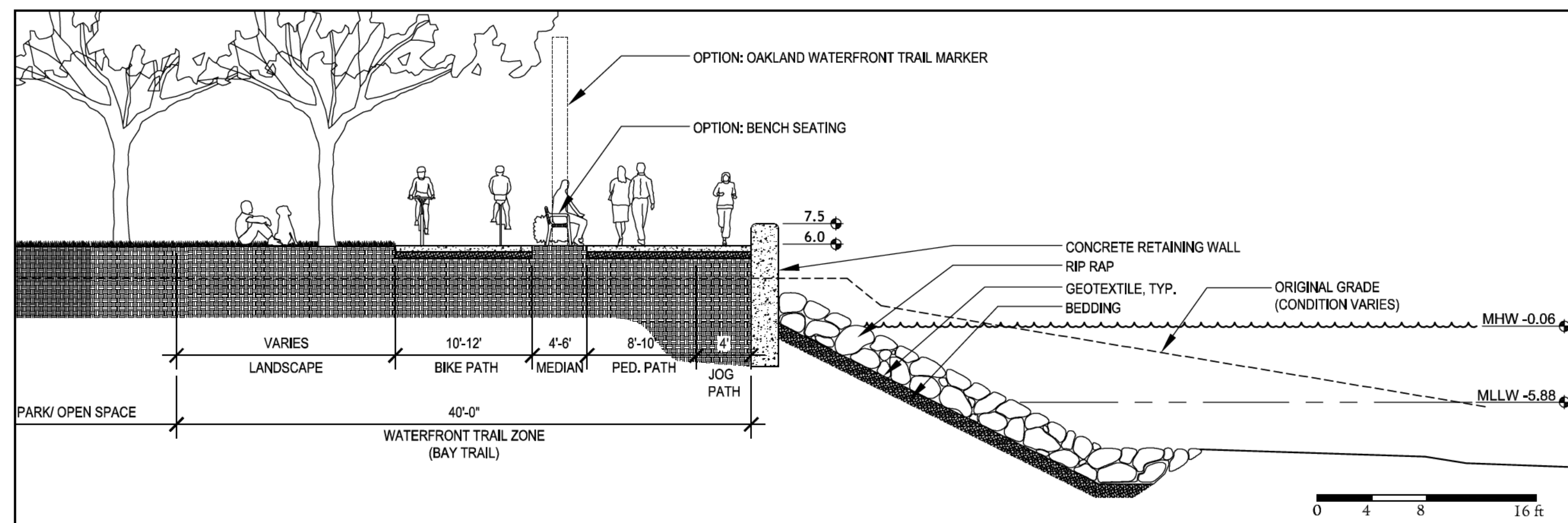
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2.1

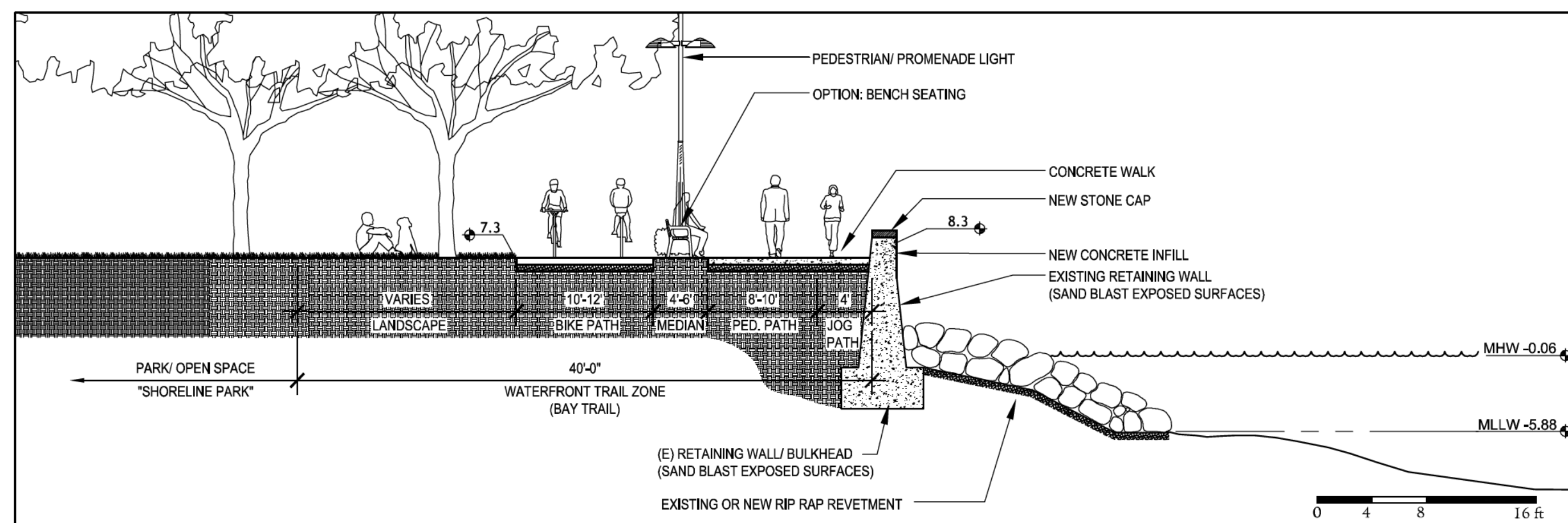




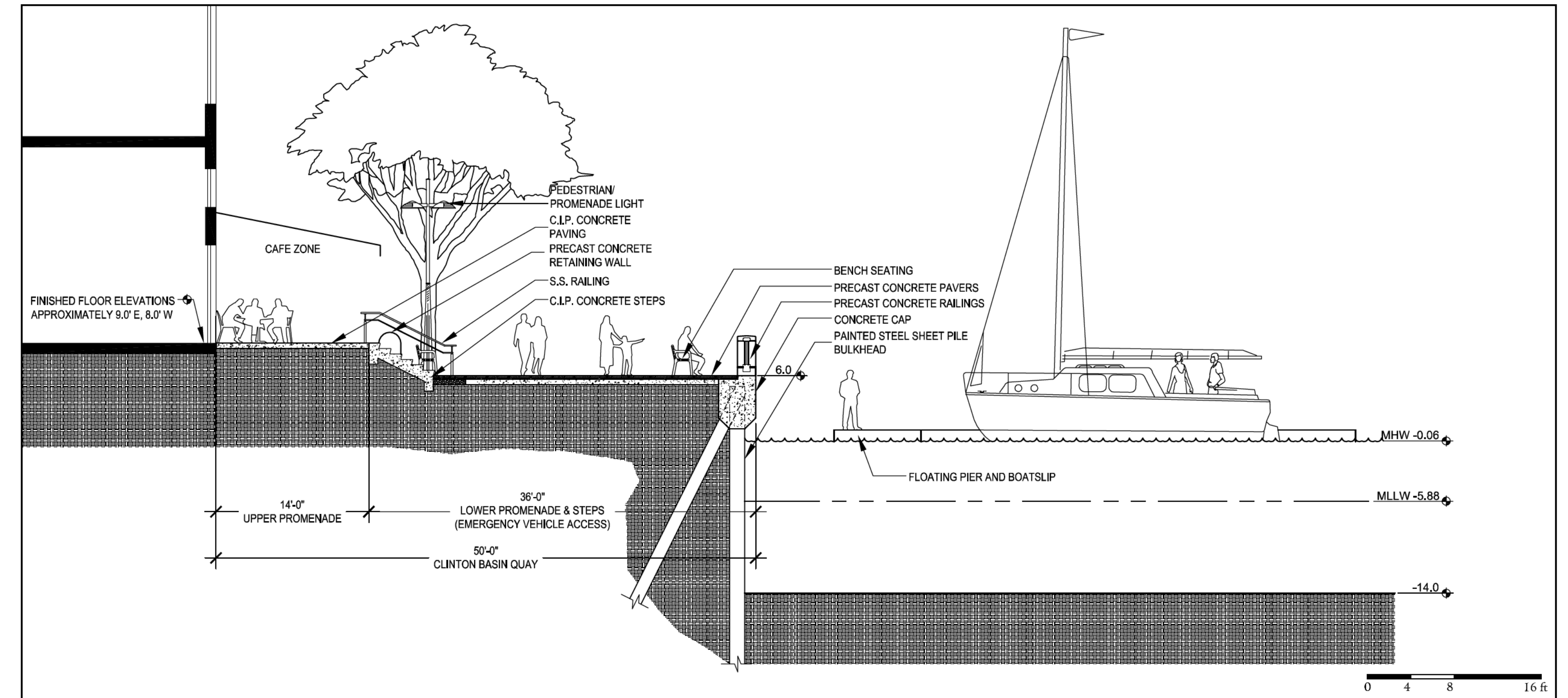
1 RIP-RAP SHORELINE EMBANKMENT WITH WATERFRONT / BAY TRAIL



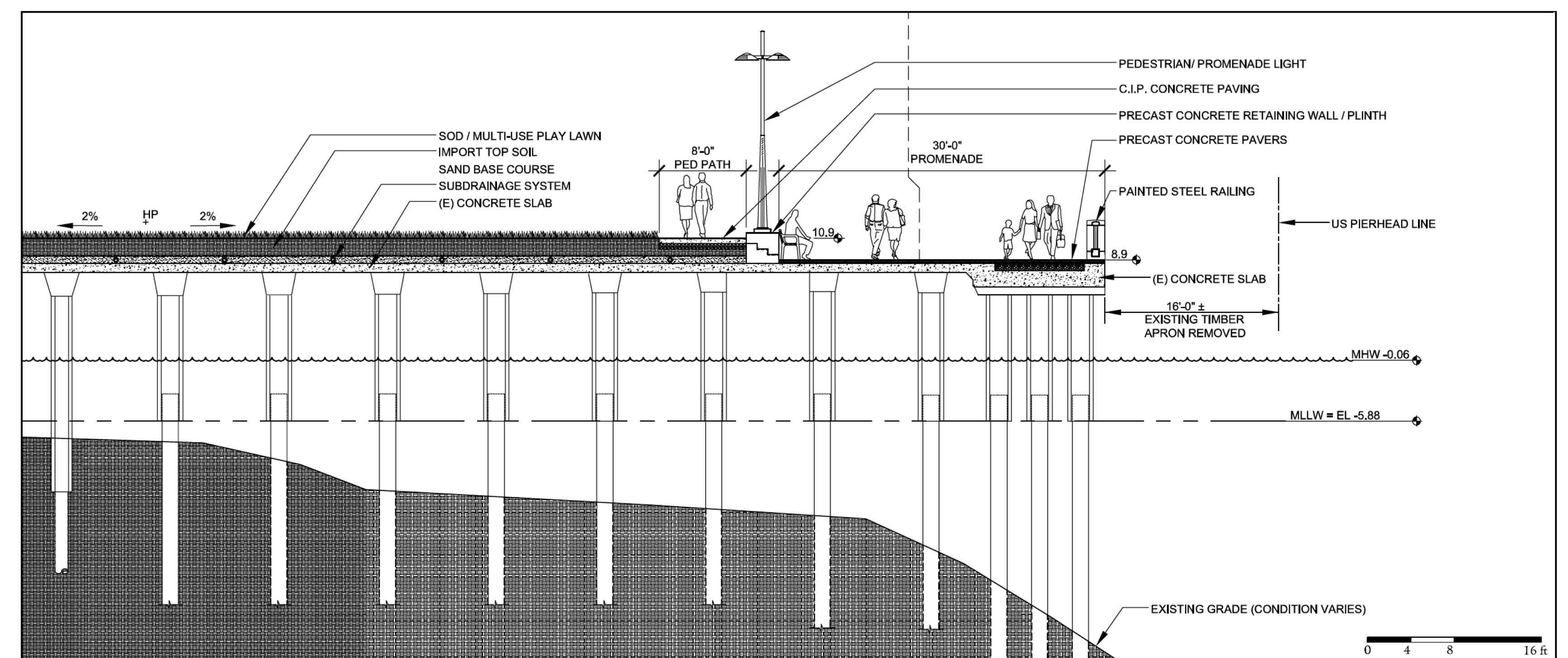
2 ALTERNATE RIP-RAP EDGE WITH RETAINING WALL



3 WATERFRONT TRAIL AT EXISTING RETAINING WALL



4 CLINTON BASIN QUAY (East Side)



5 9TH AVENUE PIER RETROFIT - TYPICAL SECTION

## SHORELINE SECTIONS

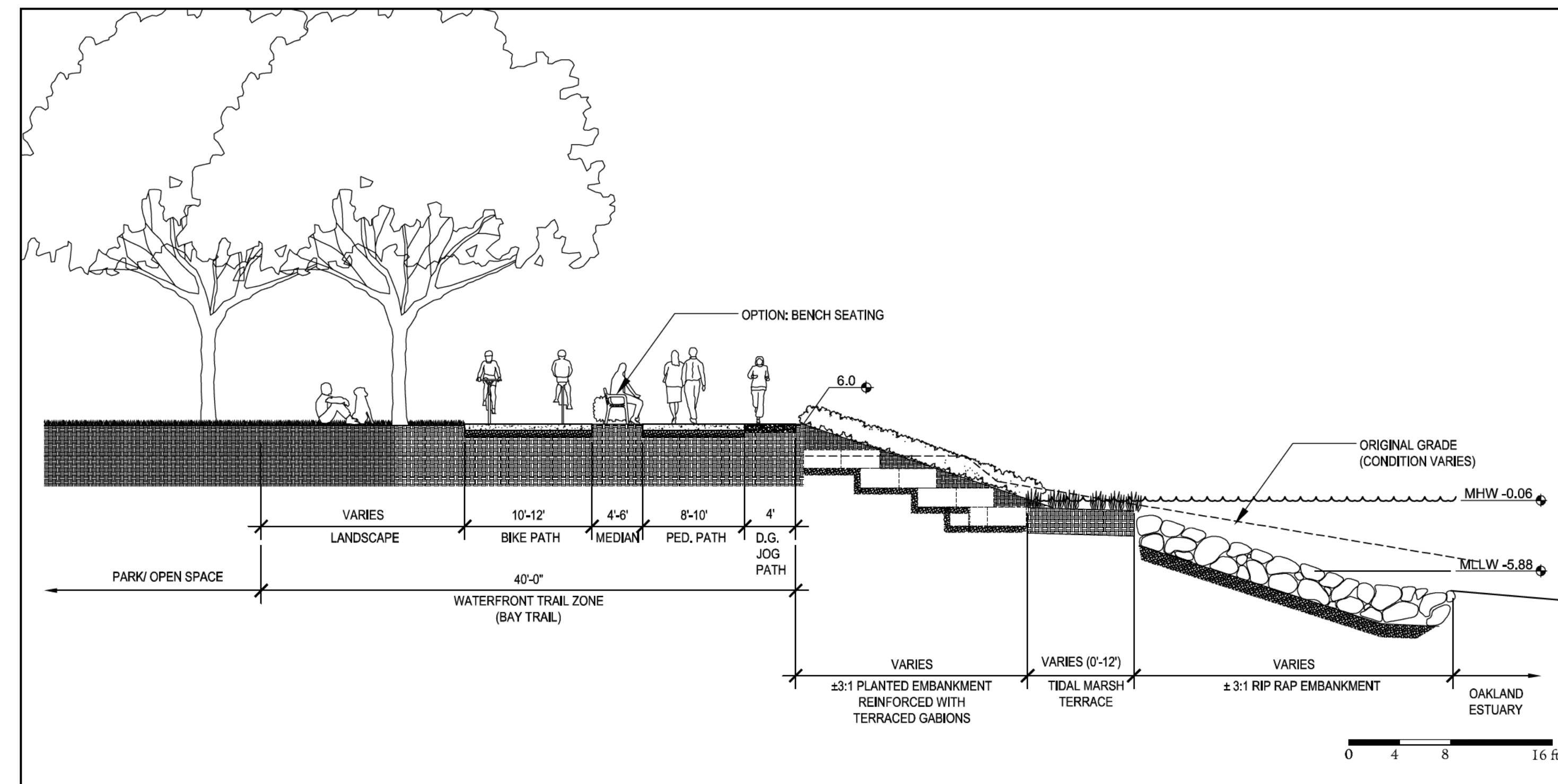
# Brooklyn Basin - Oak to 9th Development Plan

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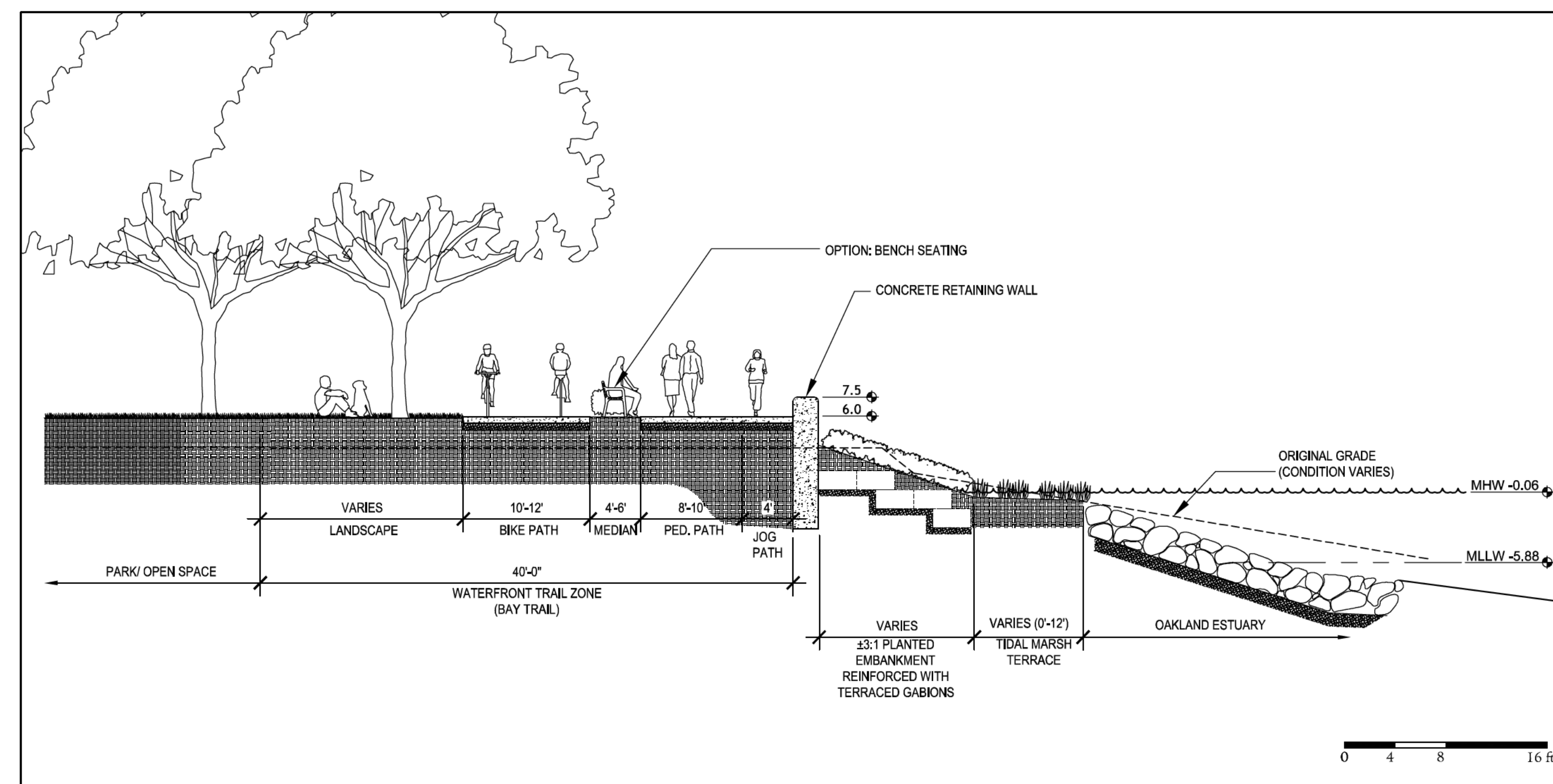
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6 VEGETATED SHORELINE EMBANKMENT WITH WATERFRONT / BAY TRAIL



7 ALTERNATE VEGETATED SHORELINE WITH RETAINING WALL

## SHORELINE SECTIONS

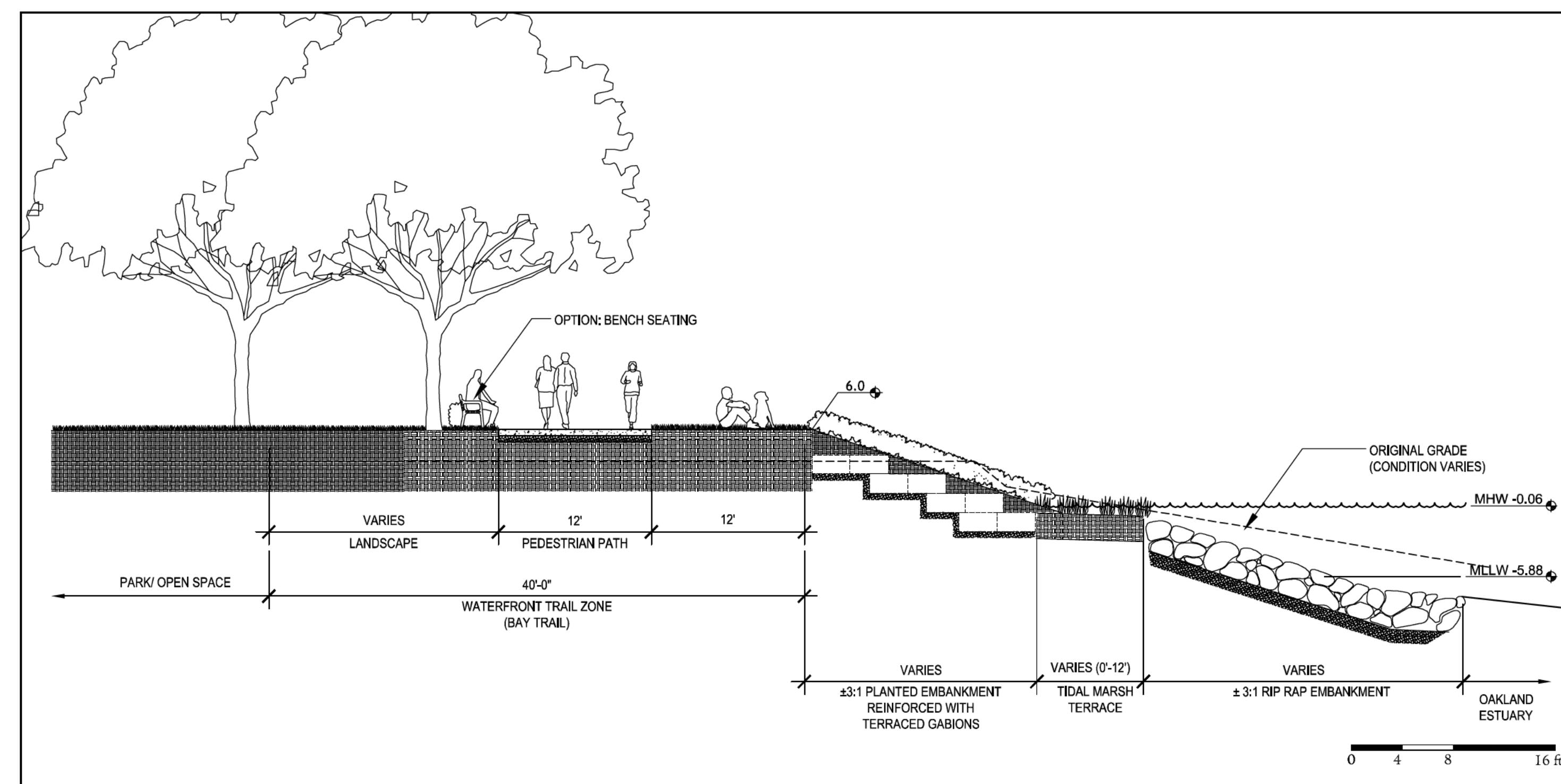
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8

VEGETATED SHORELINE EMBANKMENT WITH HIKE / BIKE TRAIL (AT CHANNEL PARK)

## SHORELINE SECTIONS

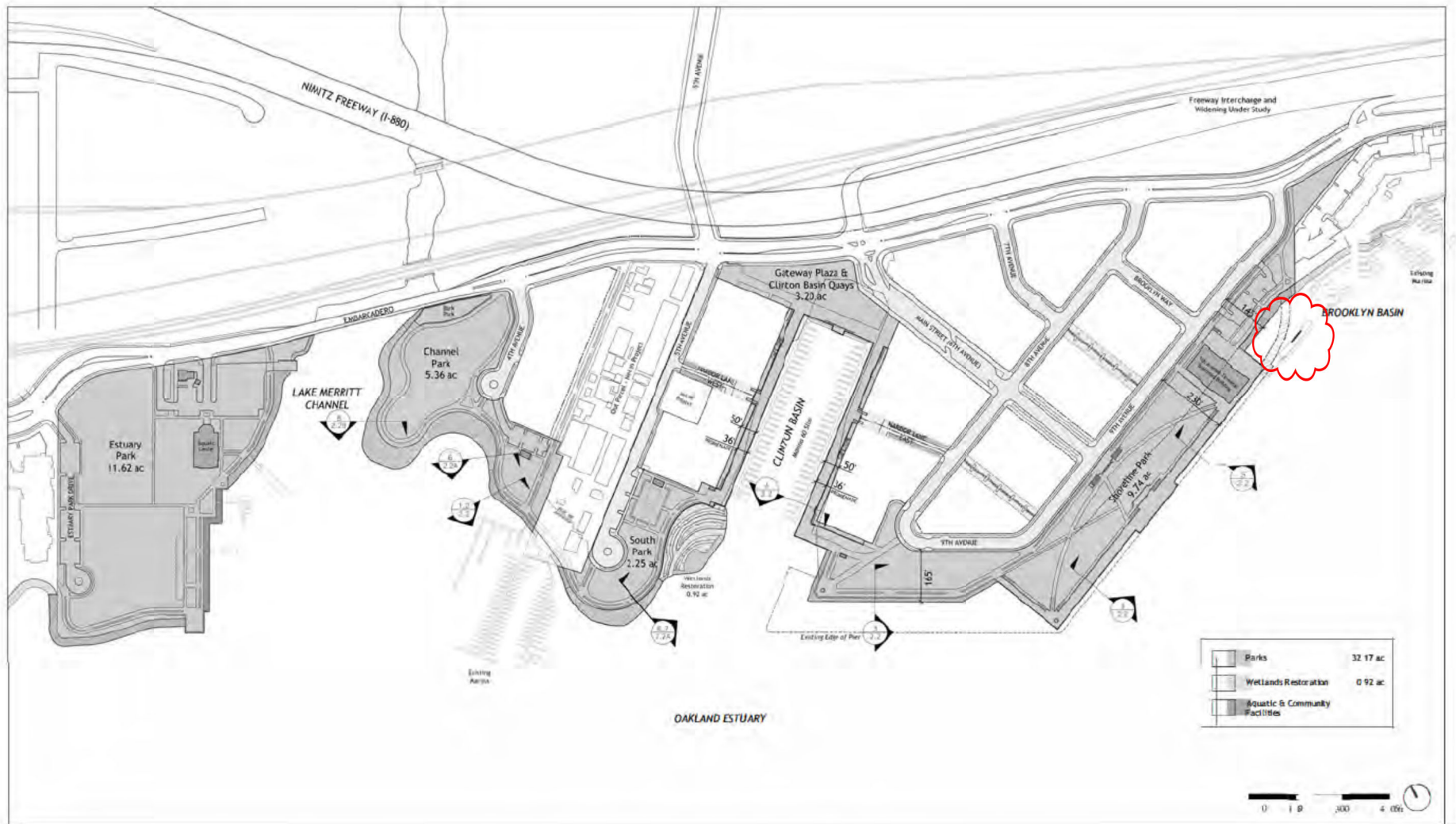
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2.2b





## PARKS AND OPEN SPACE PLAN

# Brooklyn Basin - Oak to 9th Development Plan

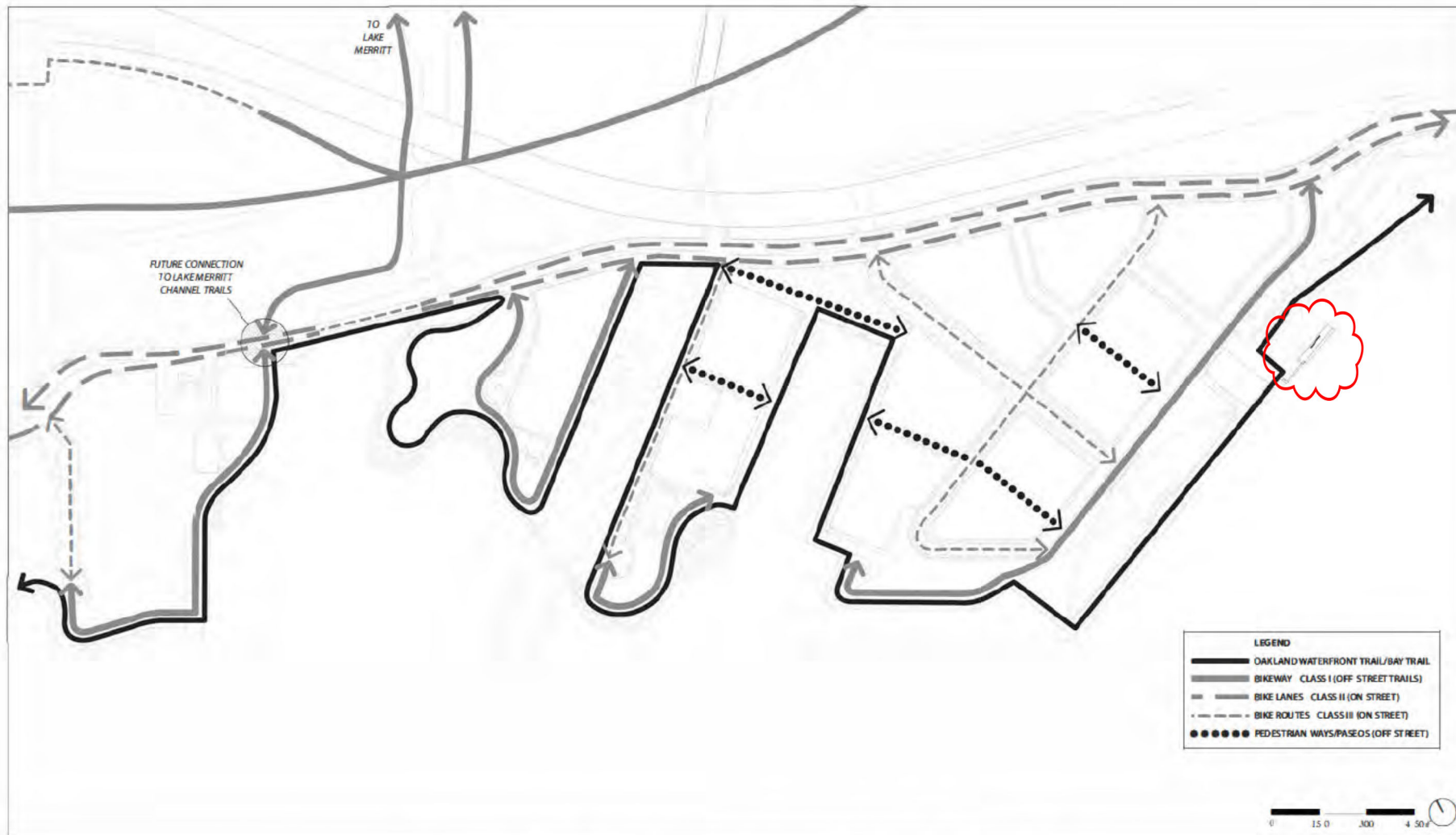
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3.1





# PEDESTRIAN & BICYCLE CIRCULATION DIAGRAM

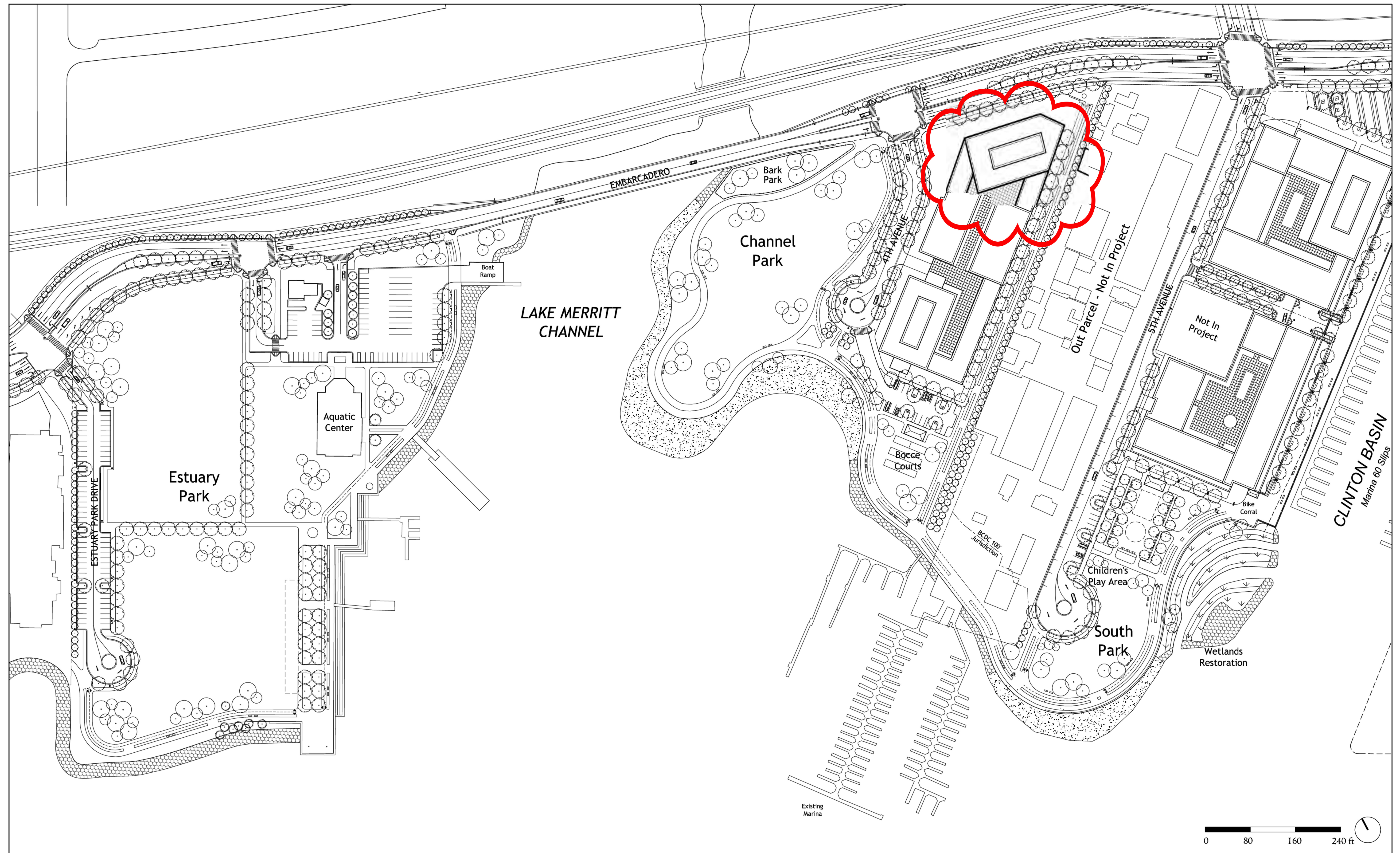
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ENLARGED ILLUSTRATIVE PLAN - WEST

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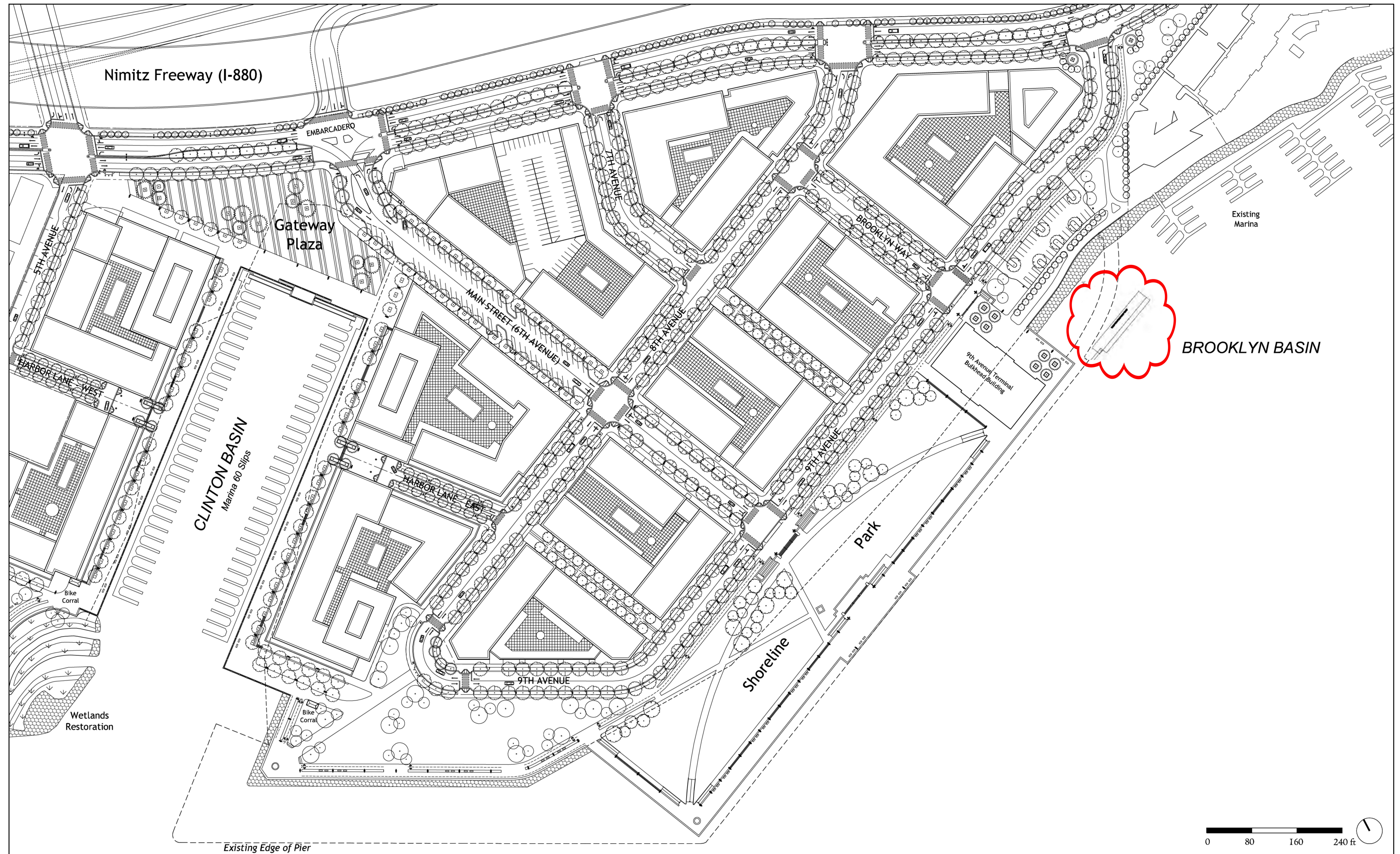
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**3.3**





ENLARGED ILLUSTRATIVE PLAN - EAST

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**3.4**









## ENLARGED PLAN - PARK GRADING CONCEPT - EAST

# Brooklyn Basin - Oak to 9th Development Plan

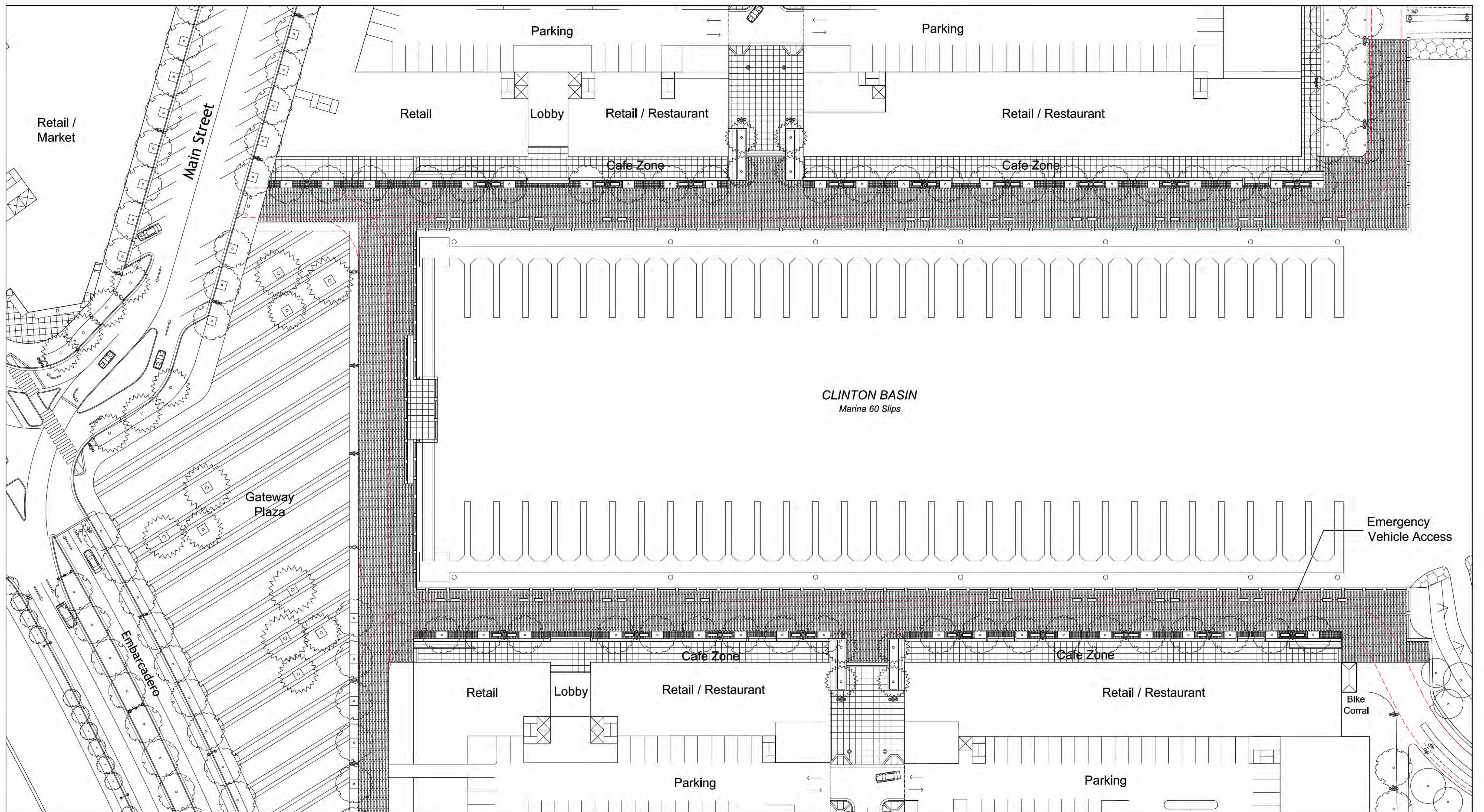
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**3.6**



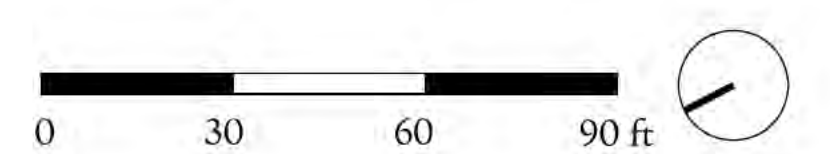


ENLARGED PLAN - CLINTON BASIN QUAYS

# Brooklyn Basin - Oak to 9th Development Plan

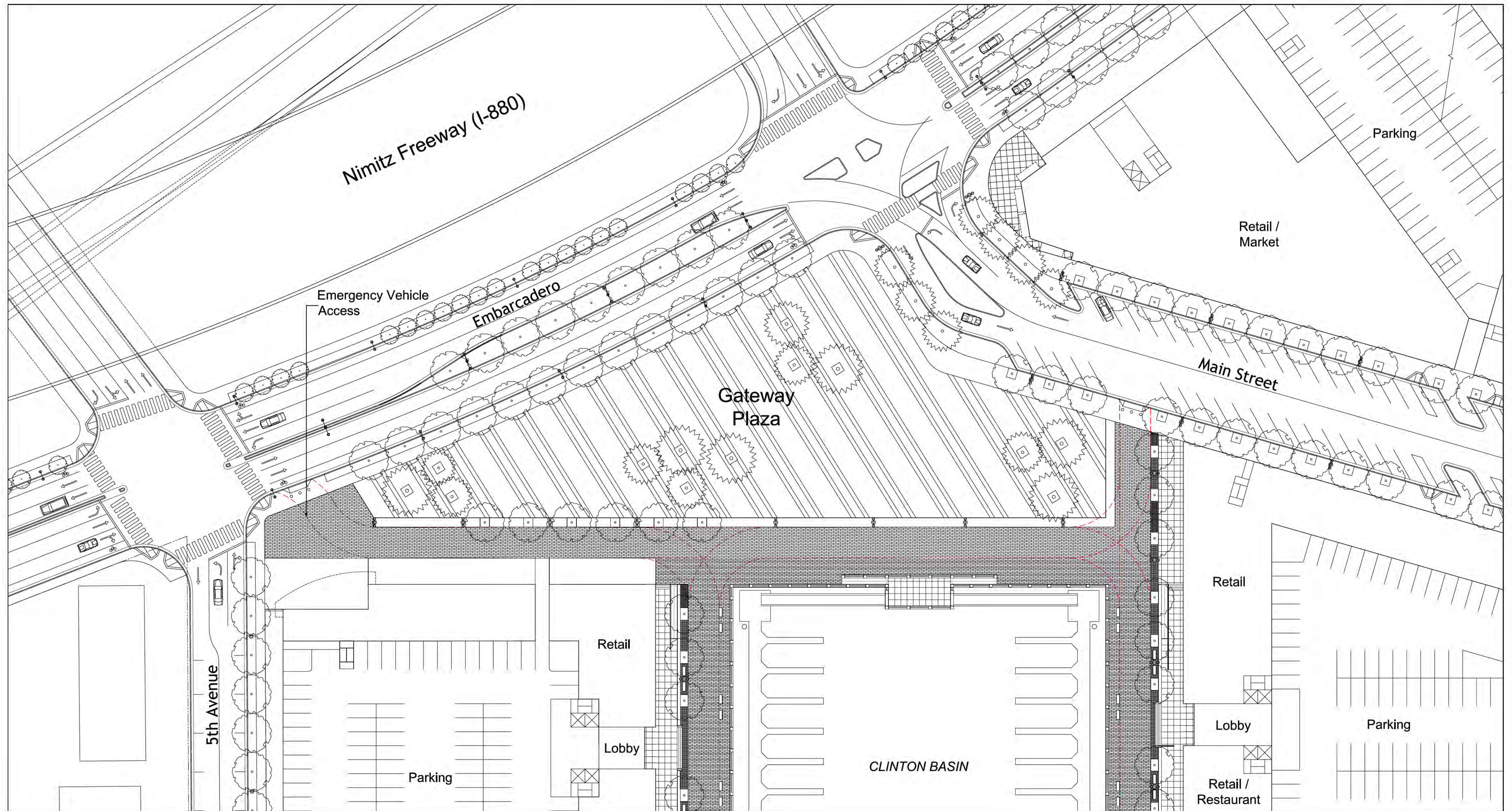
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**3.7a**





ENLARGED PLAN - GATEWAY PLAZA

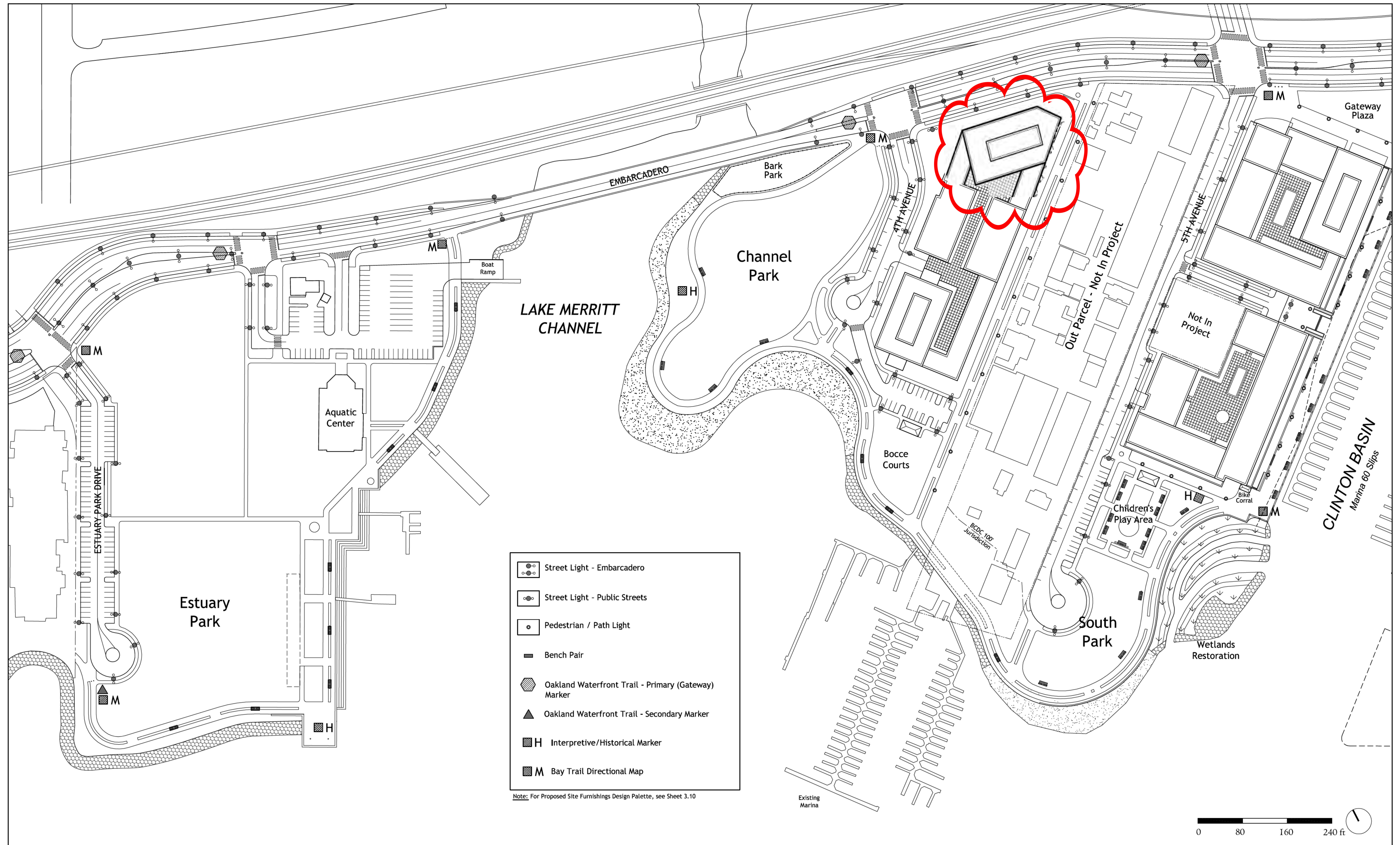
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3.7b





# SITE FURNISHINGS DIAGRAM - WEST

## Brooklyn Basin - Oak to 9th Development Plan

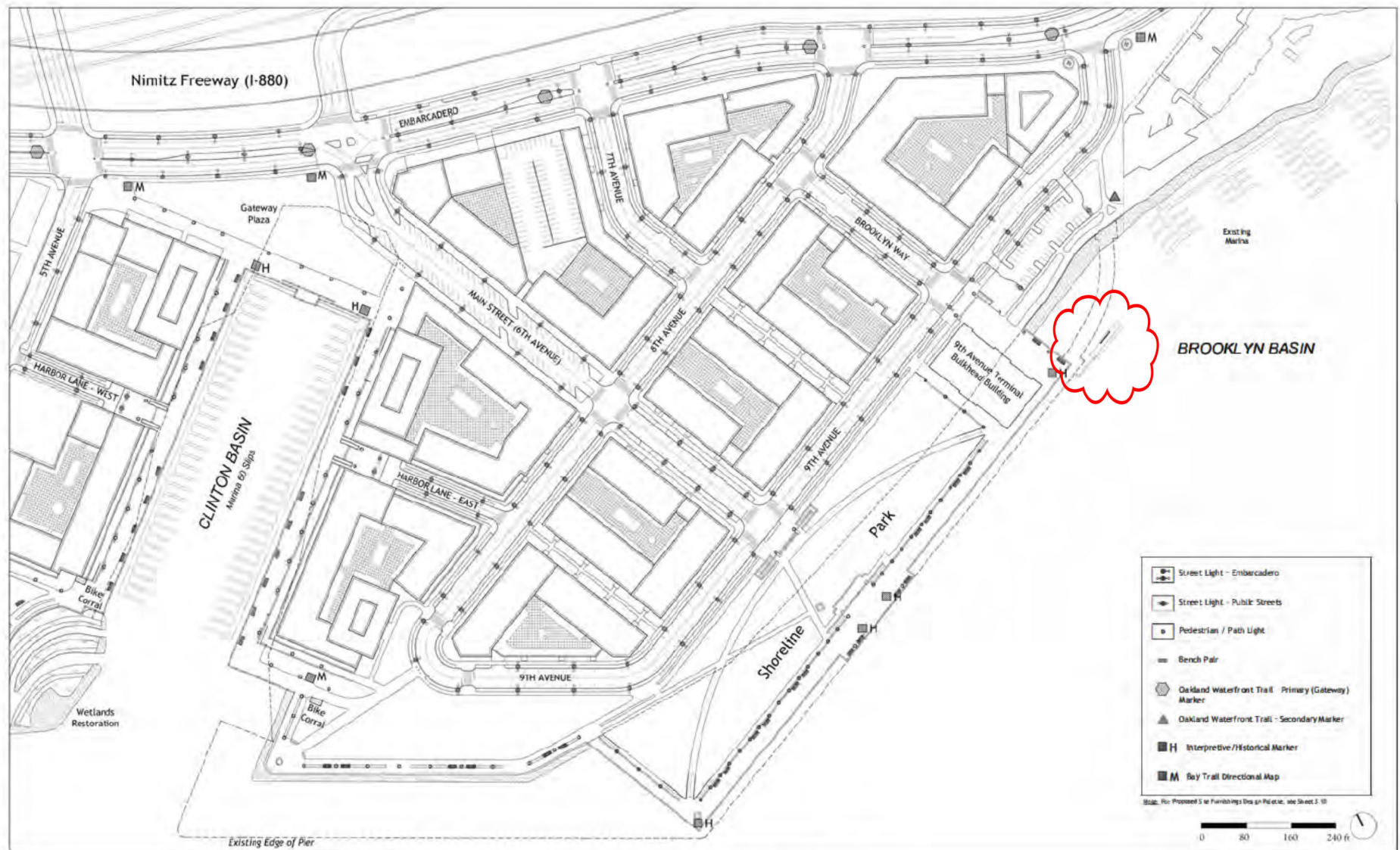
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**3.8**





# SITE FURNISHINGS DIAGRAM - EAST

## Brooklyn Basin - Oak to 9th Development Plan

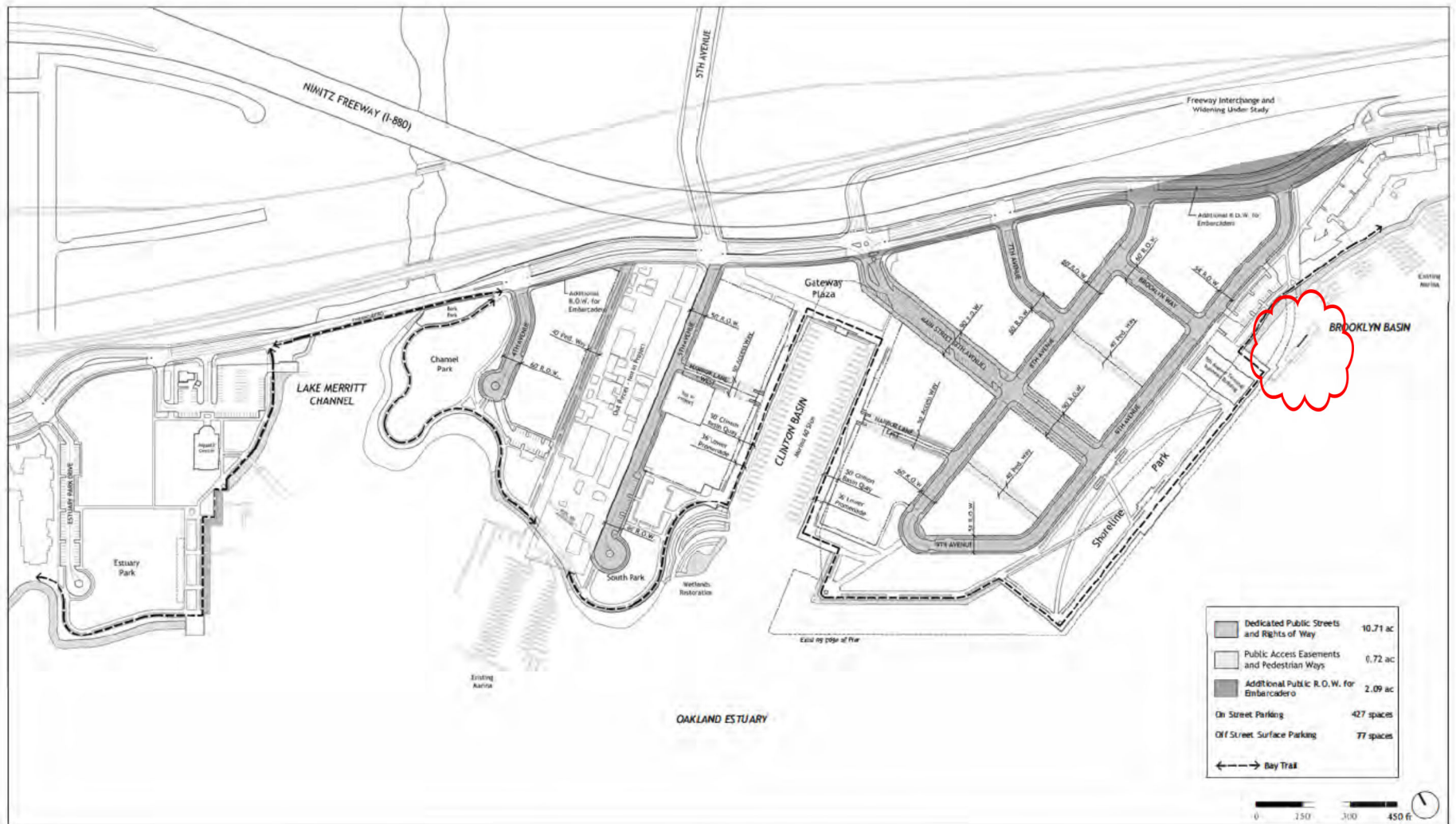
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

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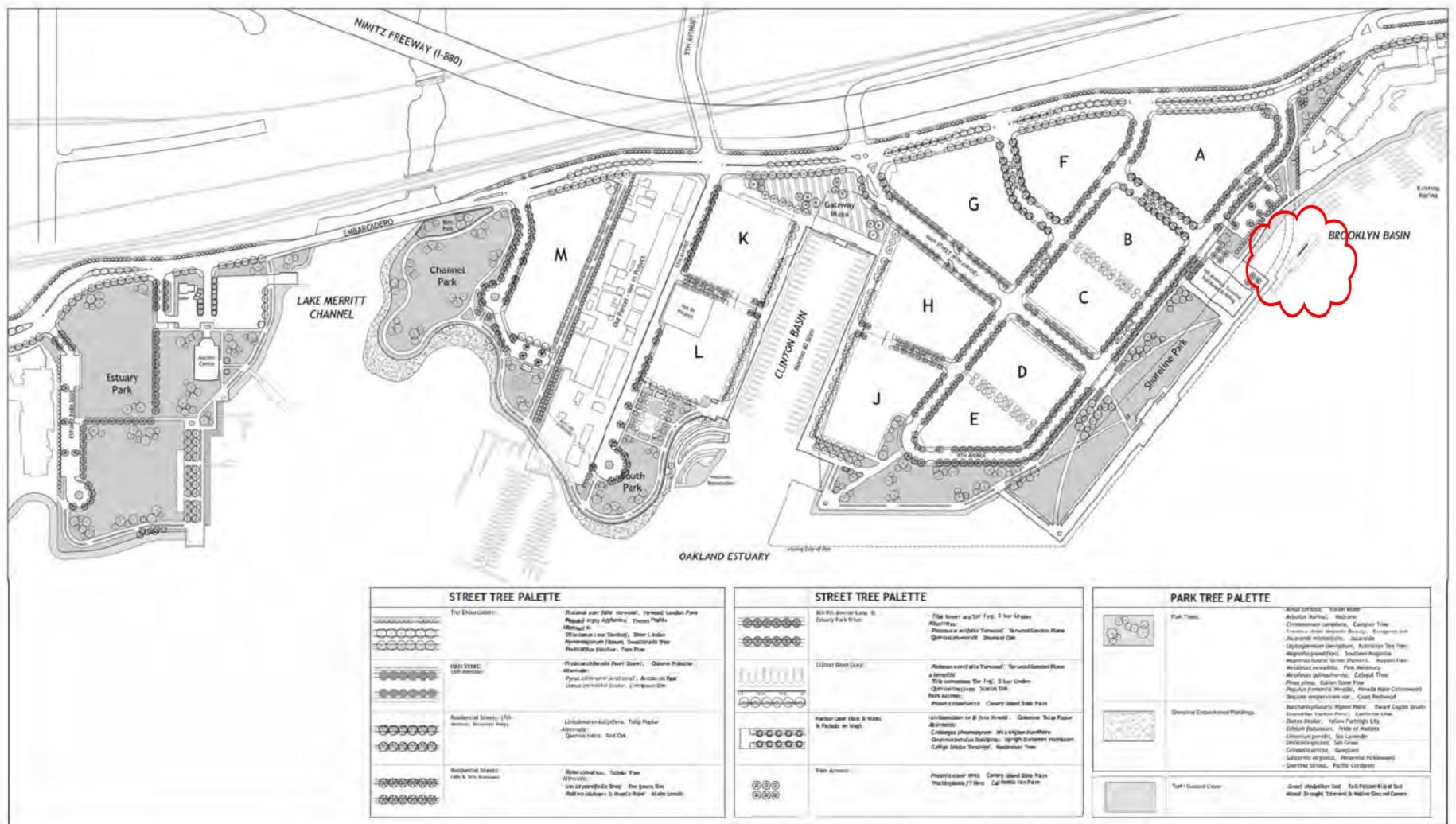
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**3.9**









## LANDSCAPE CONCEPT PLAN

# Brooklyn Basin - Oak to 9th Development Plan

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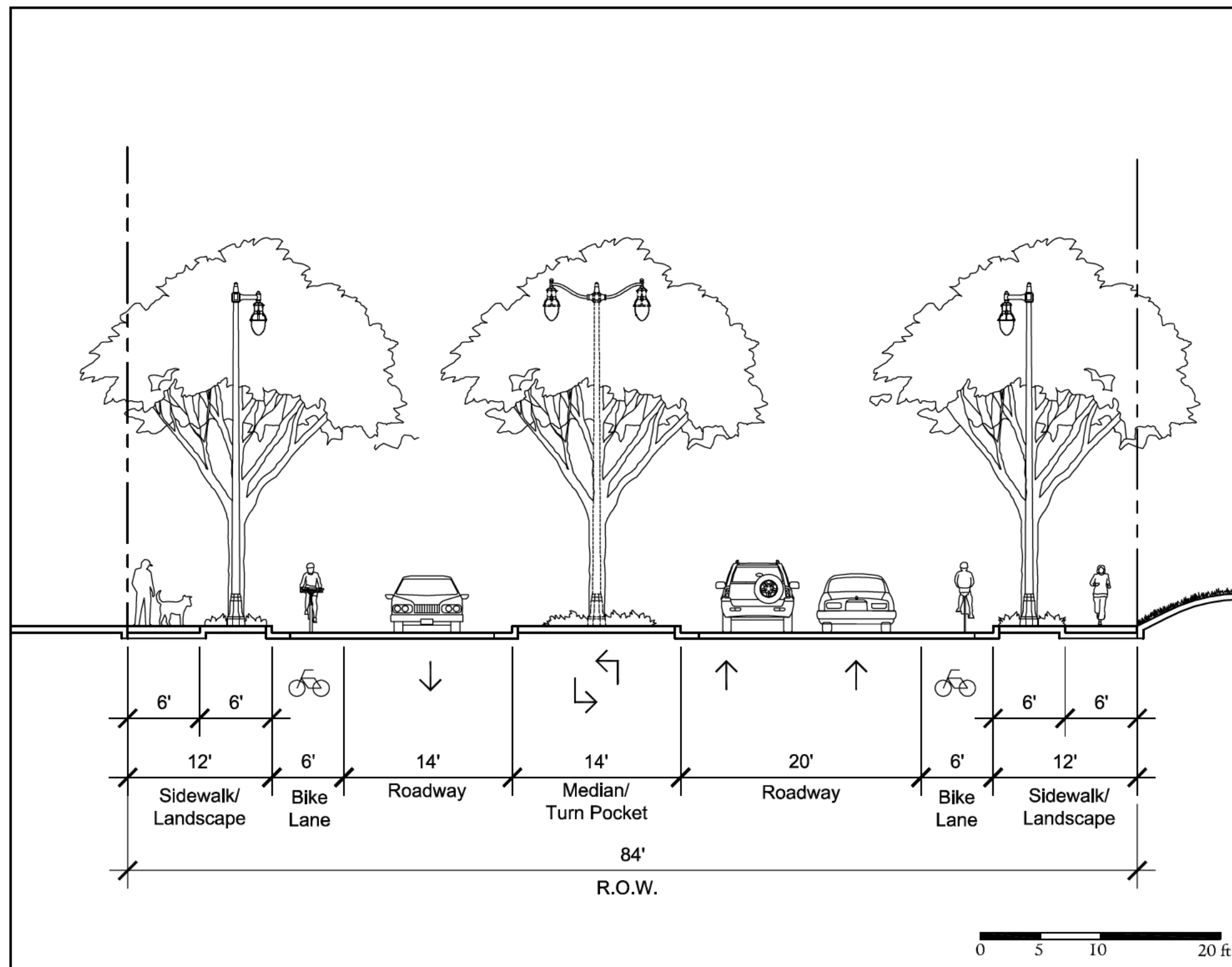
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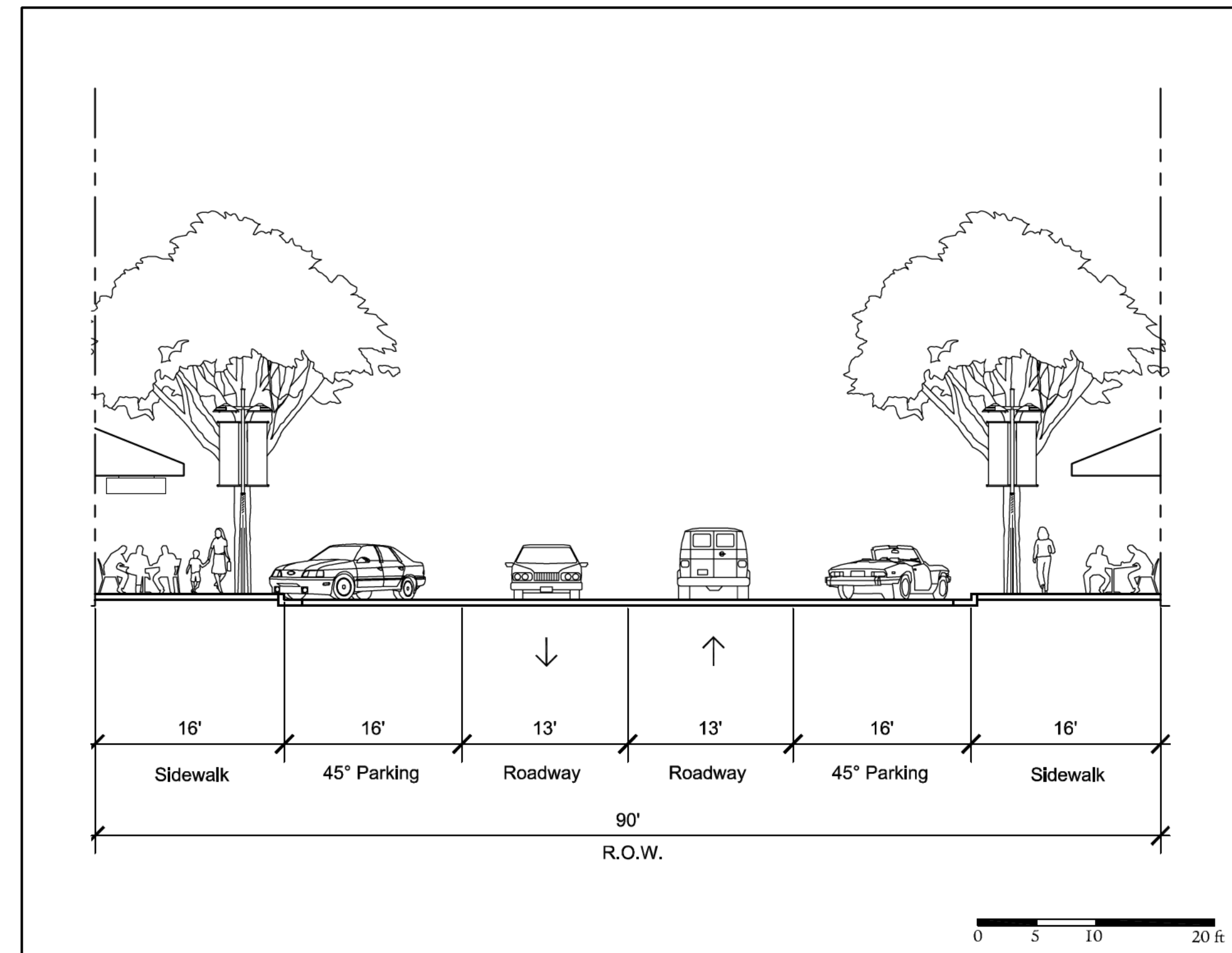


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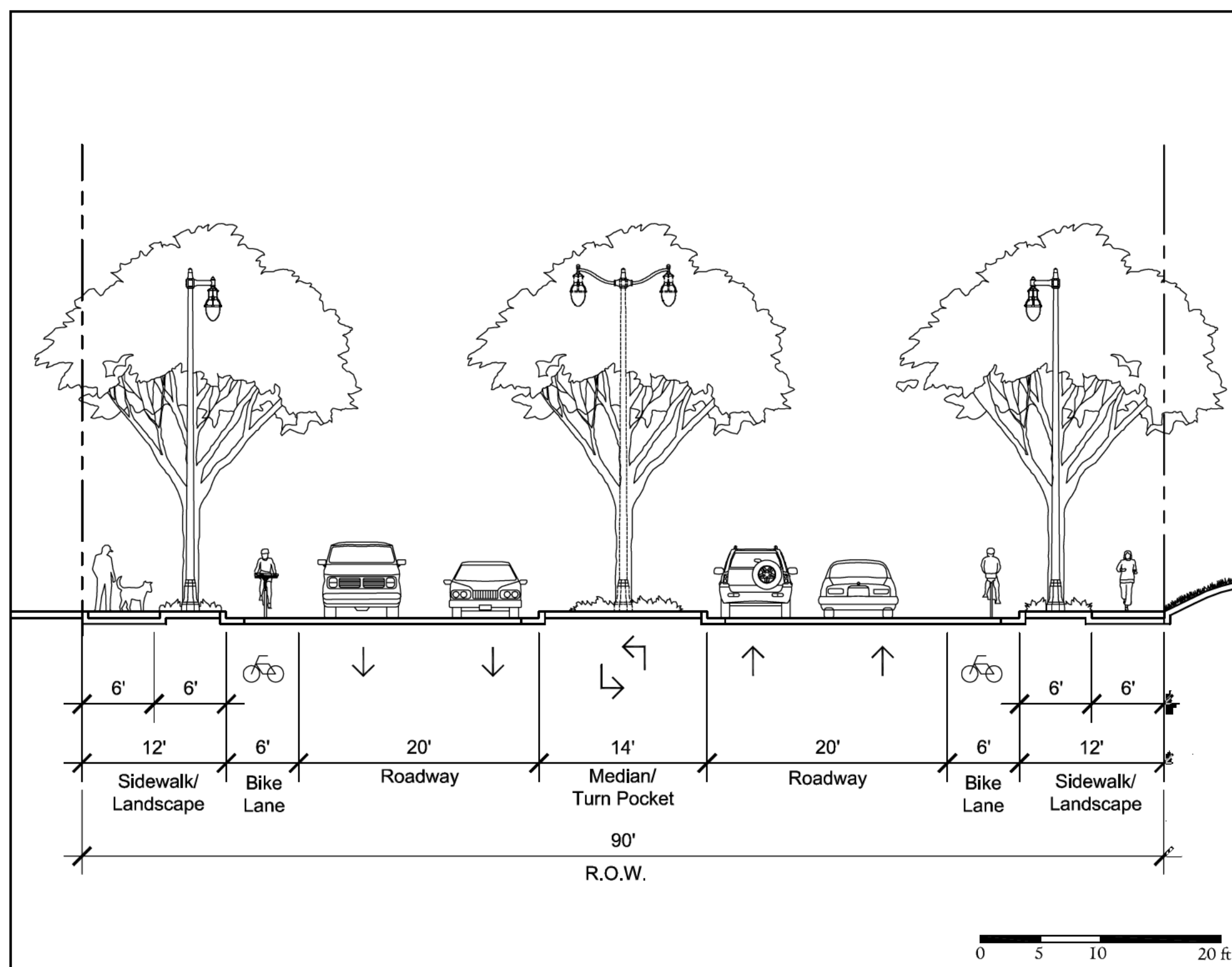




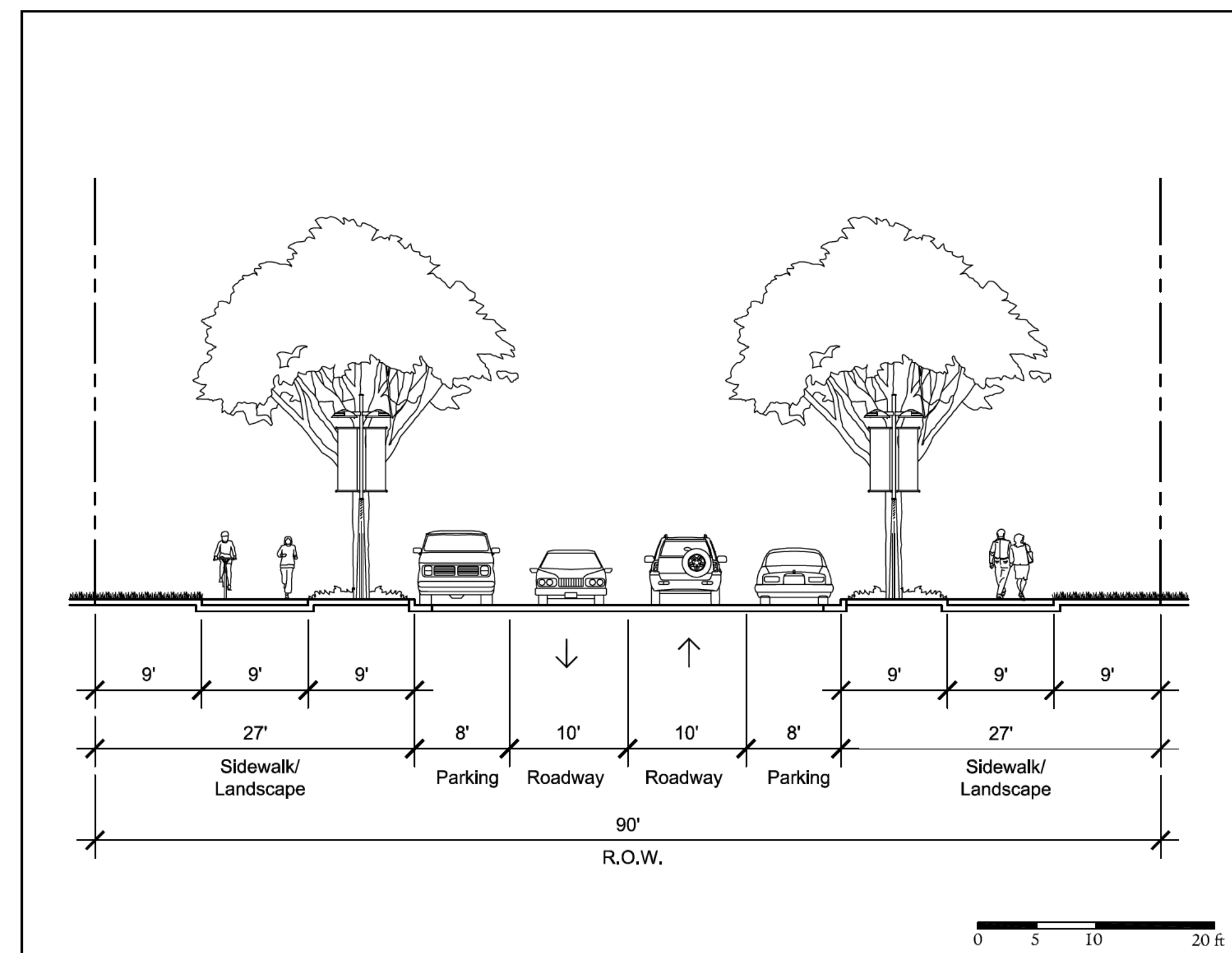
THE EMBARCADERO (East of 8th Avenue)



MAIN STREET - RETAIL



THE EMBARCADERO (East of Lake Merritt Channel to 8th Avenue)



MAIN STREET - RESIDENTIAL

## STREET SECTIONS

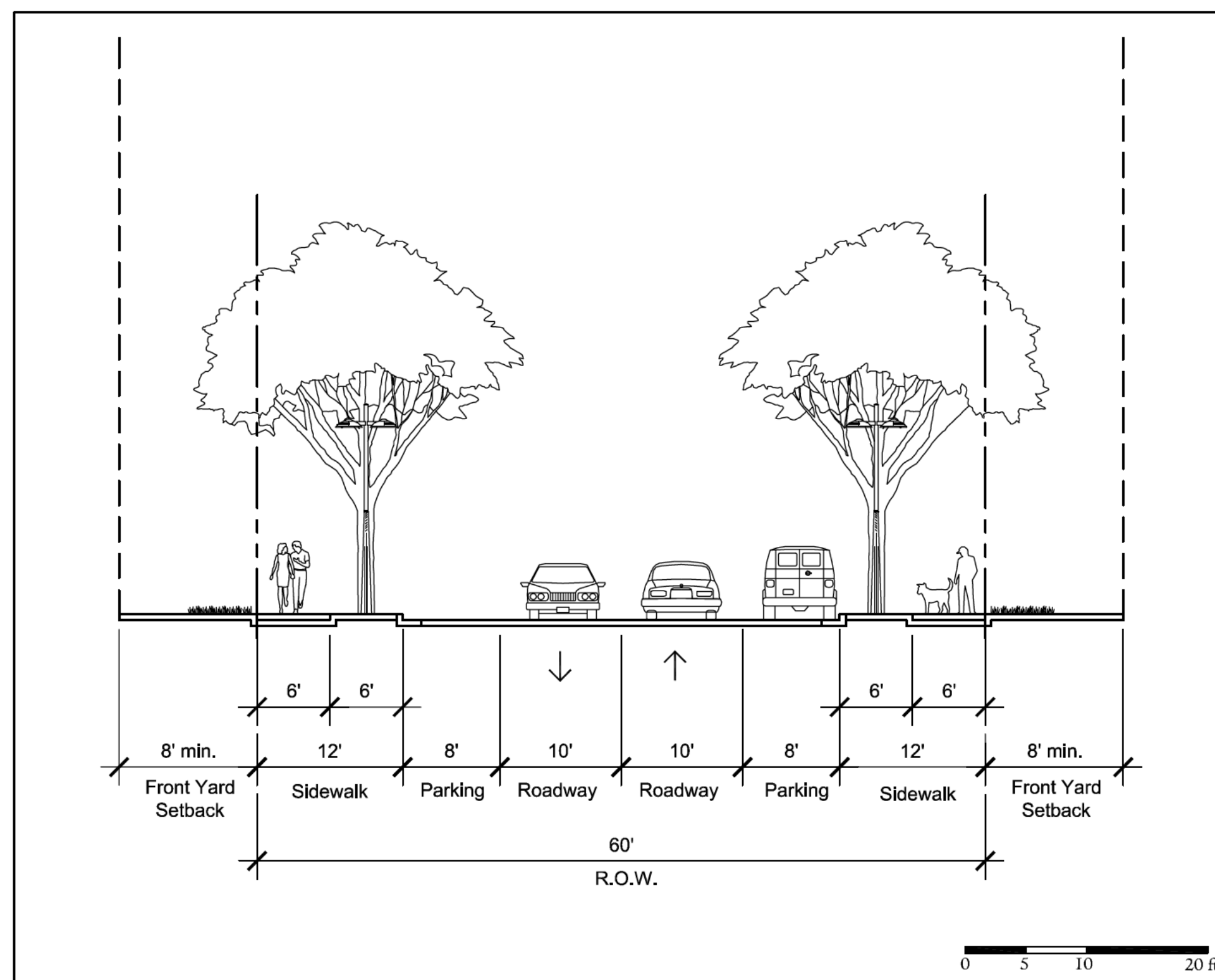
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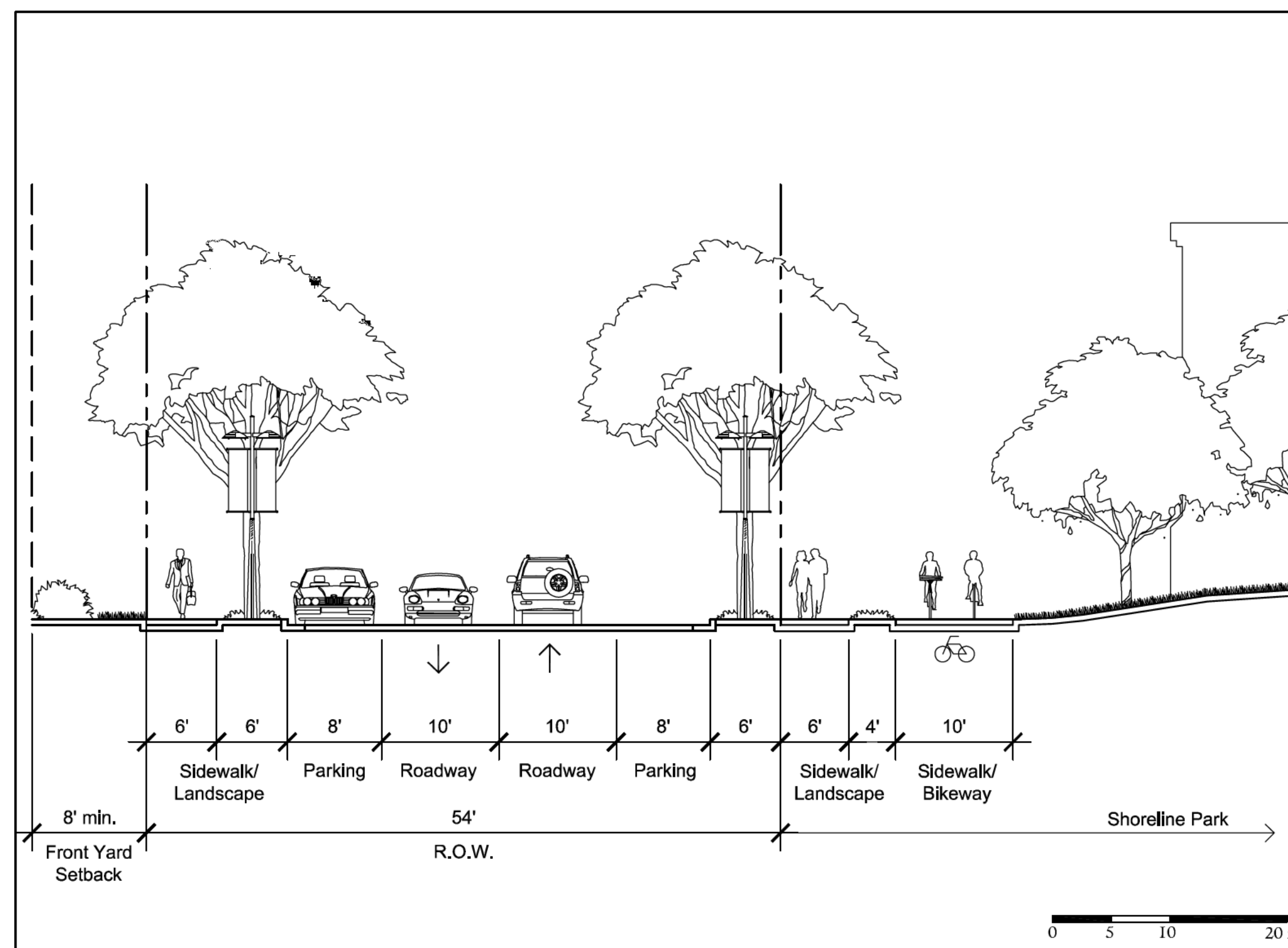
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4.3a

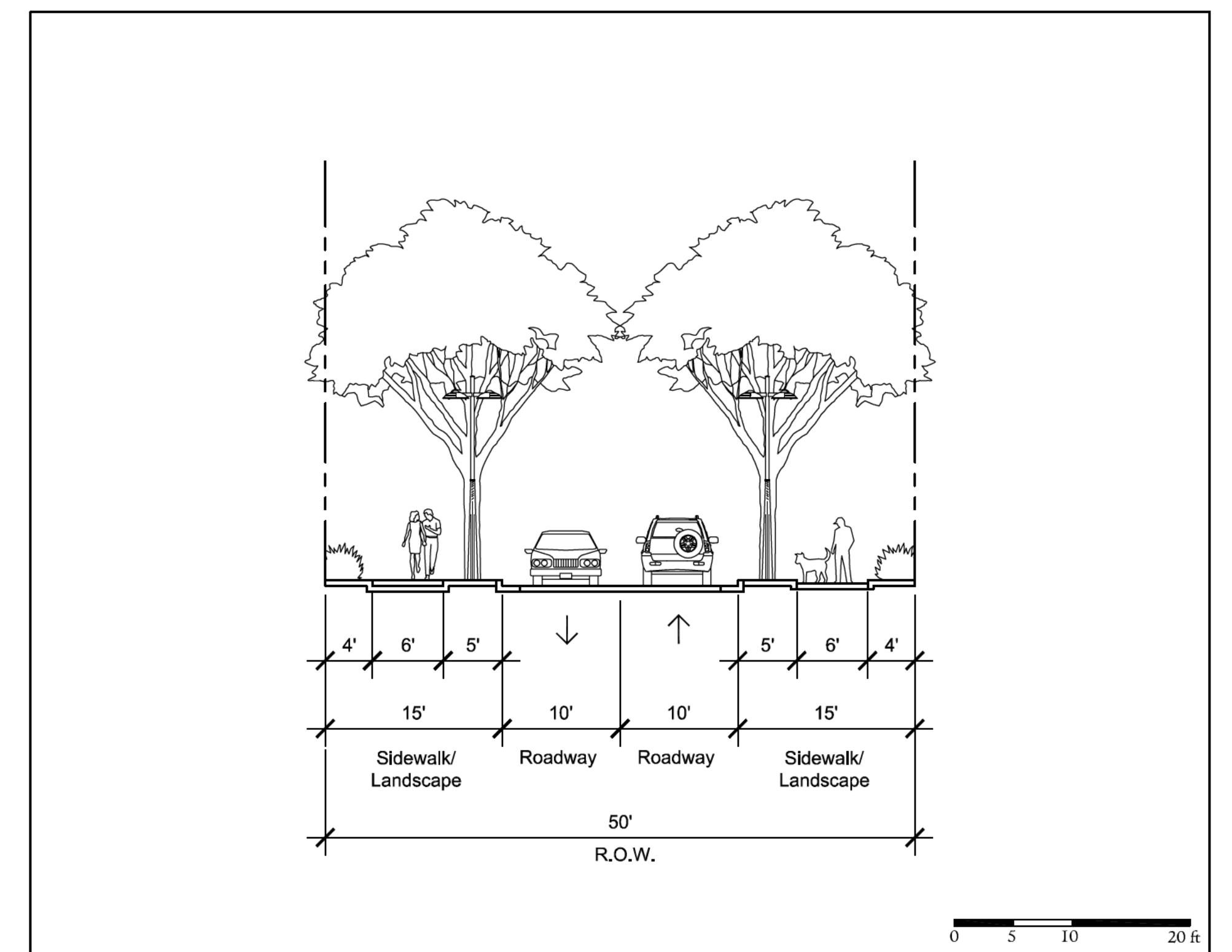




TYPICAL 60FT R.O.W. STREET



9TH AVENUE - 54FT R.O.W. STREET W/ BIKEWAY



HARBOR LANE EAST & WEST

## STREET SECTIONS

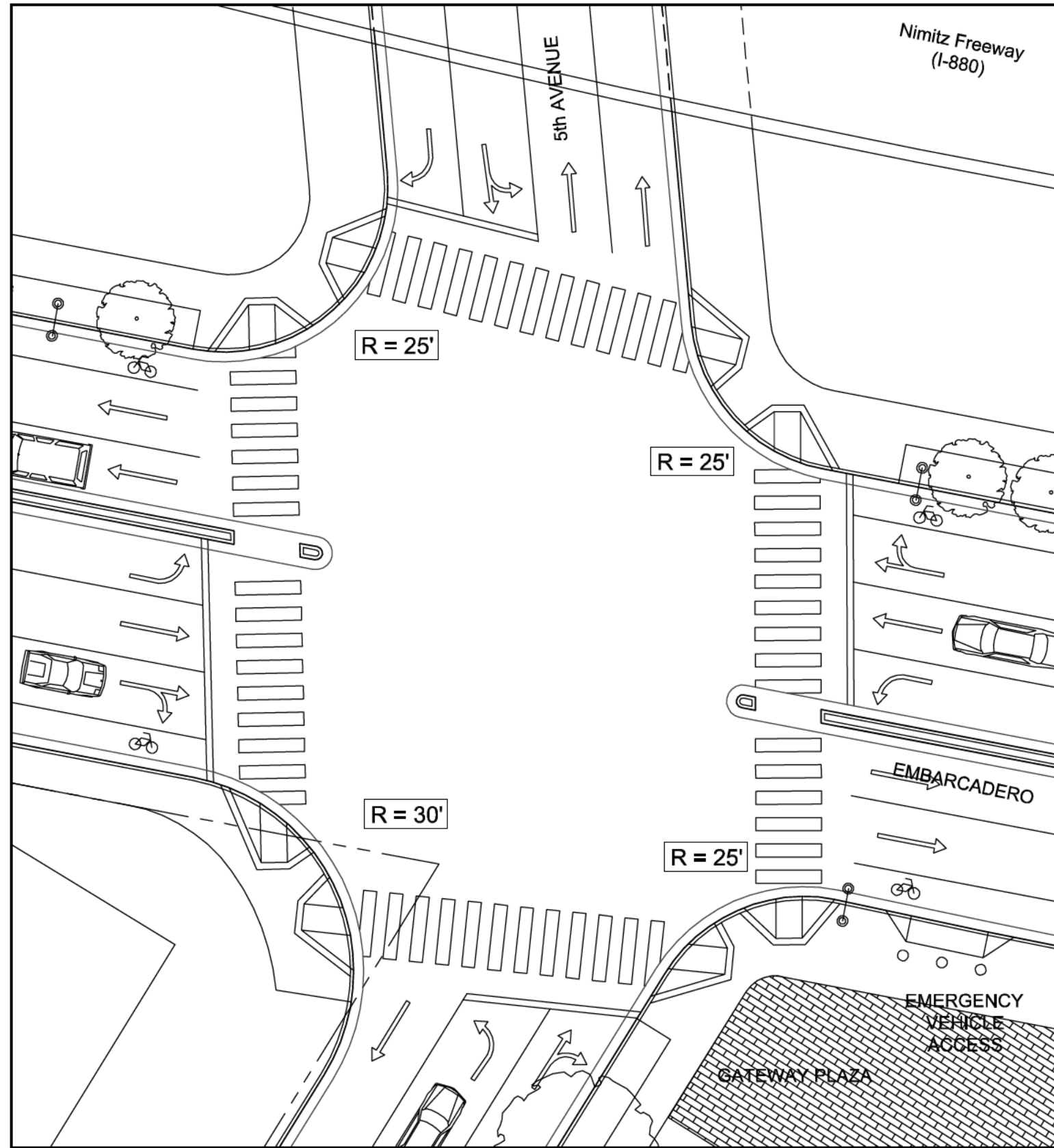
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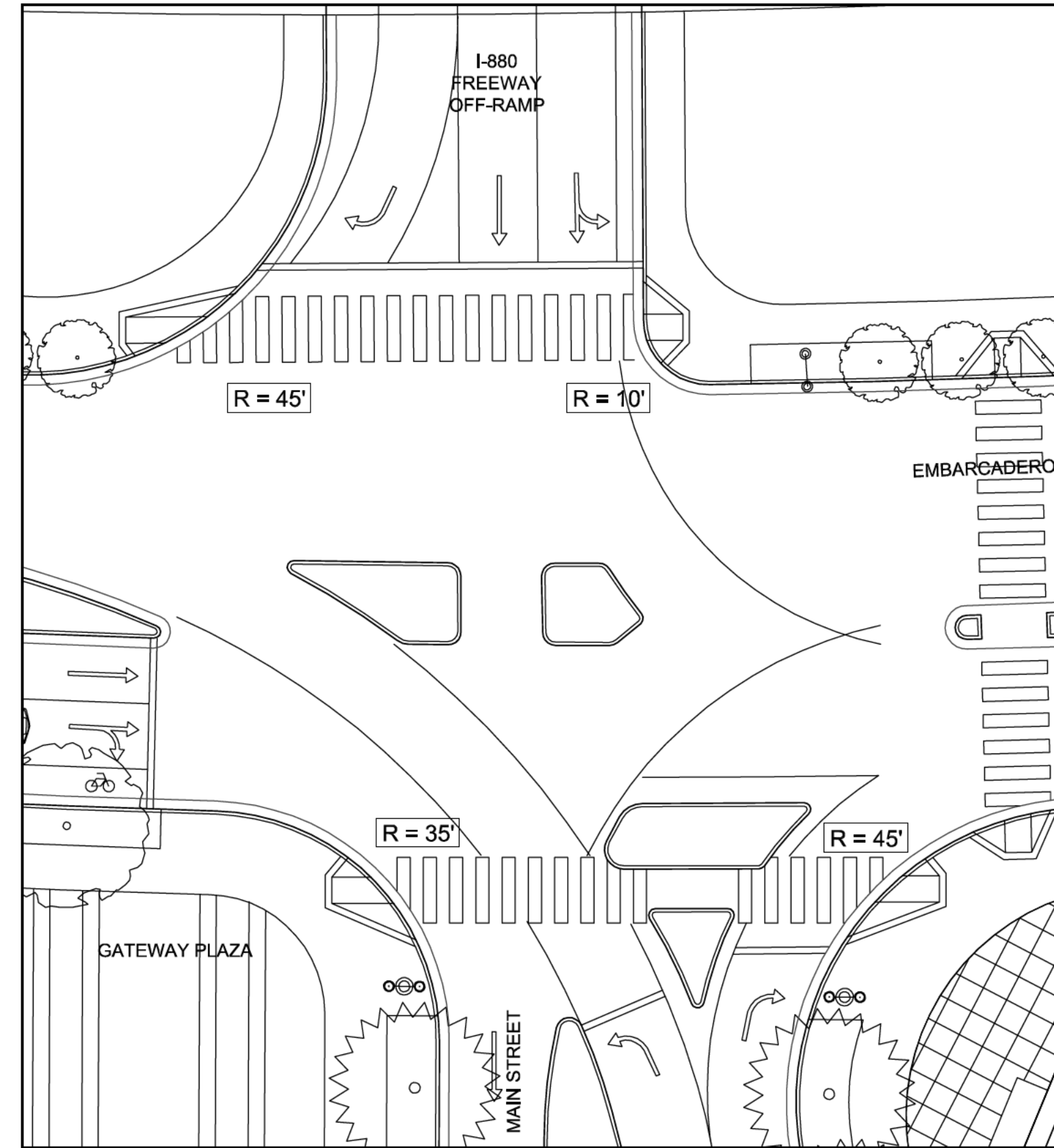
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SHEET NO.  
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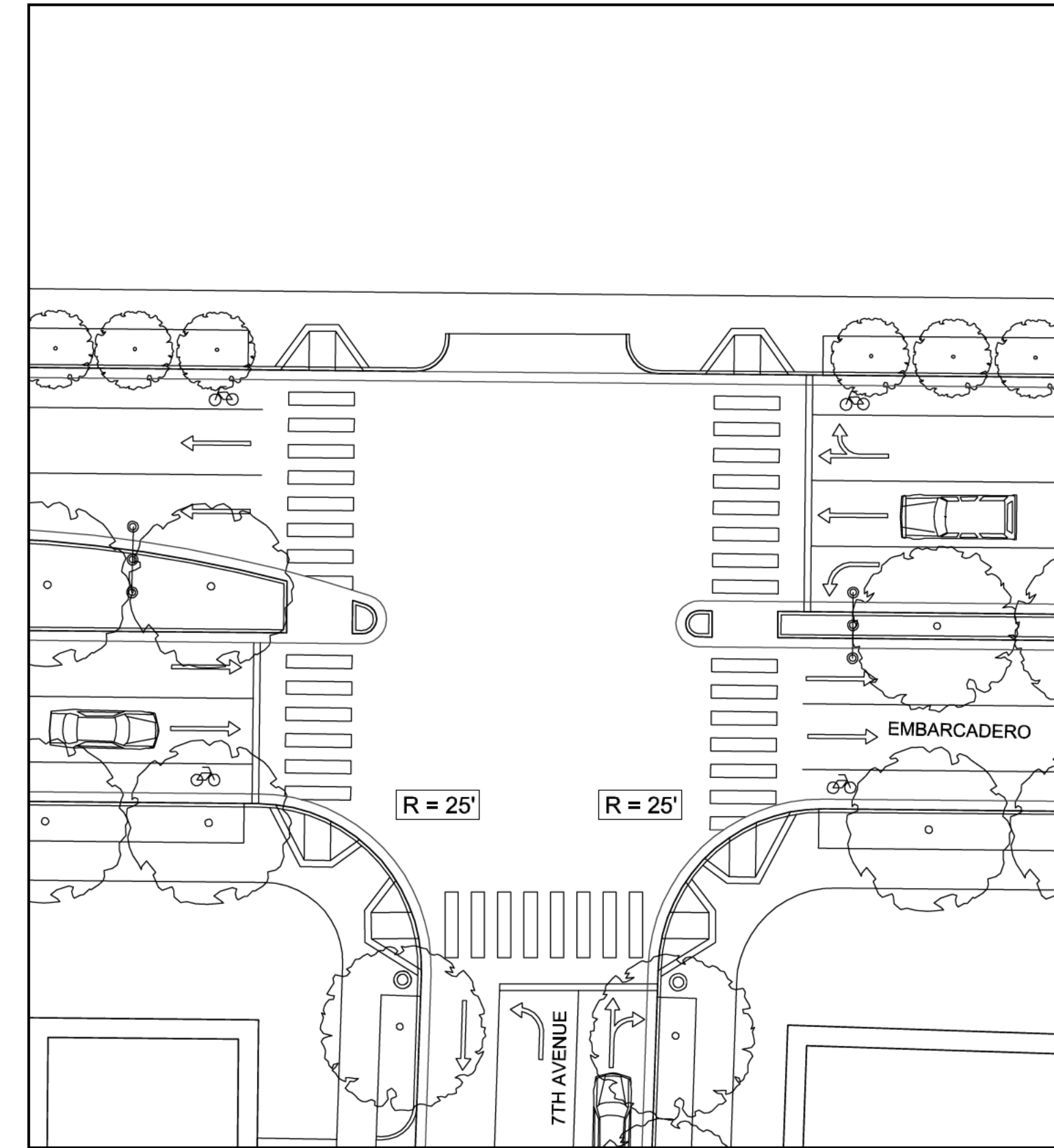




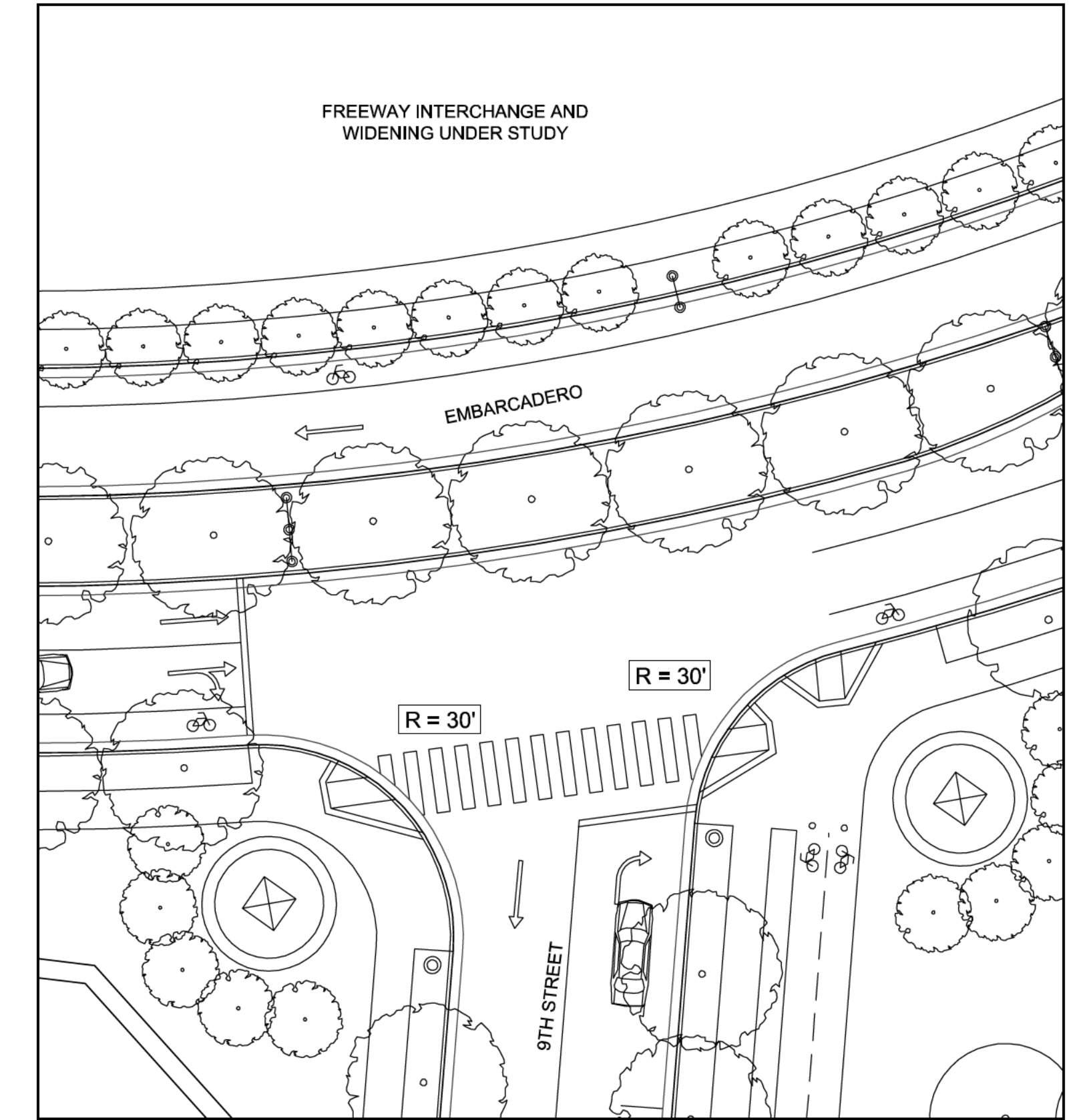
EMBARCADERO / 5TH AVENUE



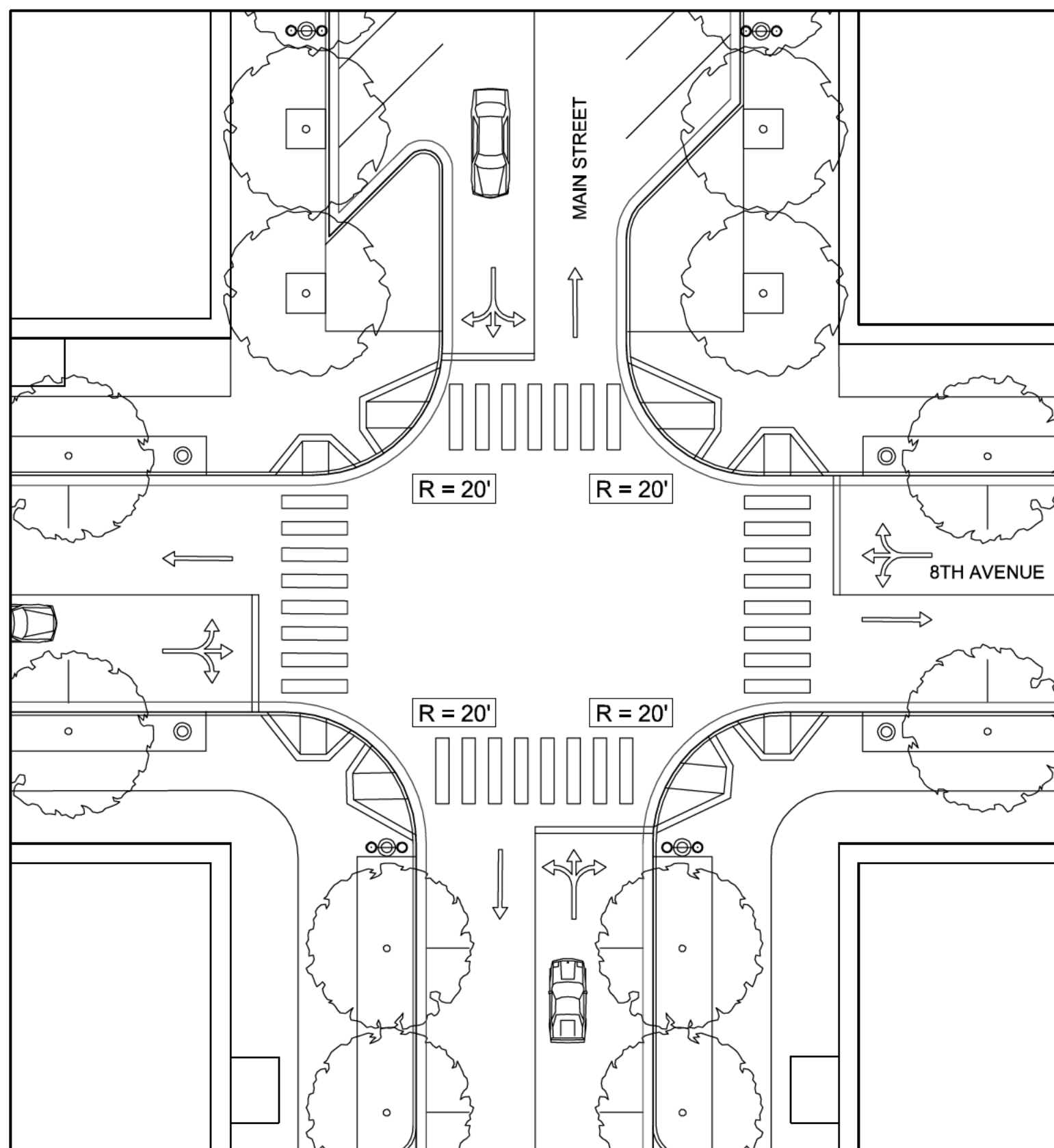
EMBARCADERO / MAIN STREET



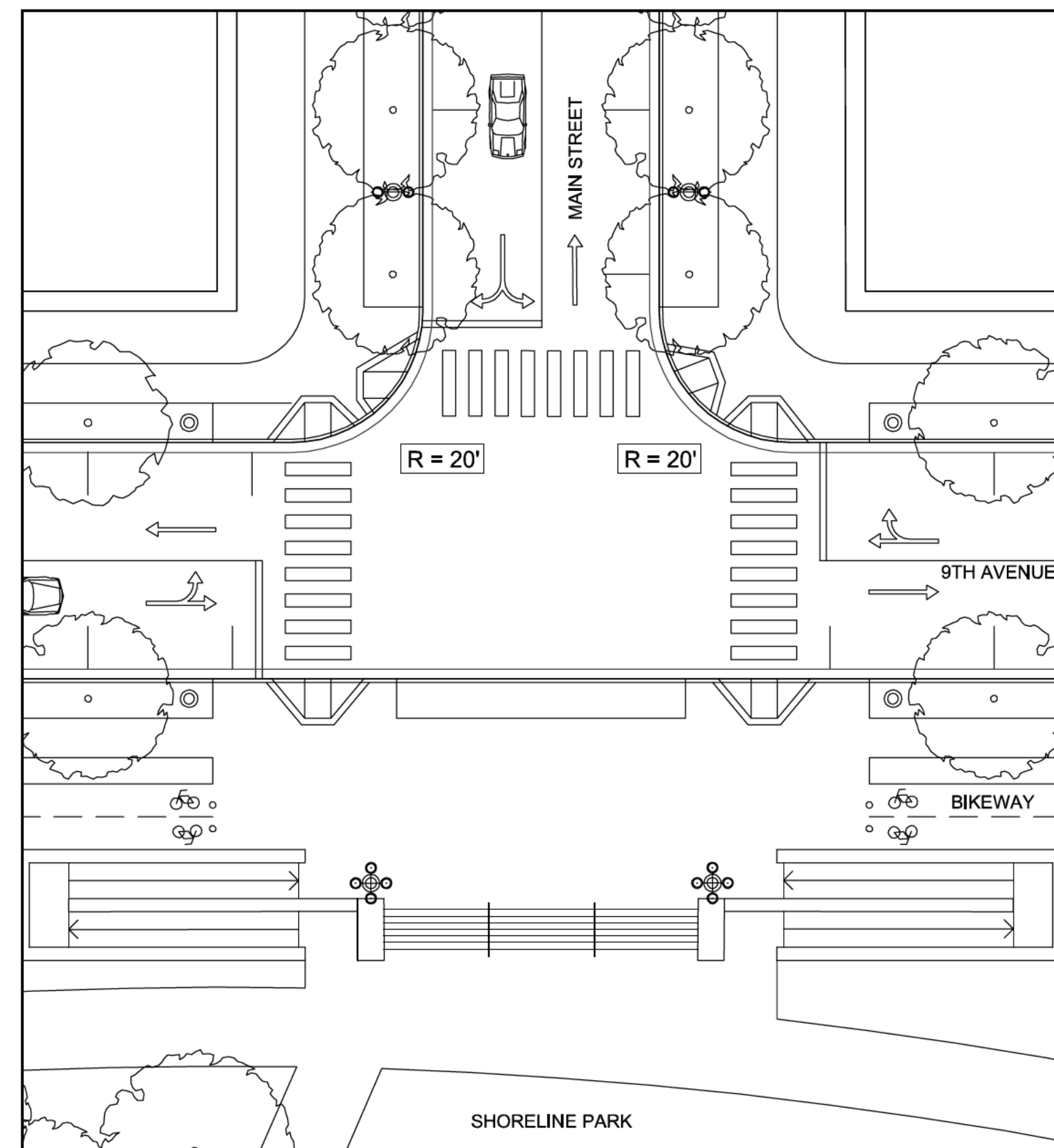
EMBARCADERO / 7TH AVENUE



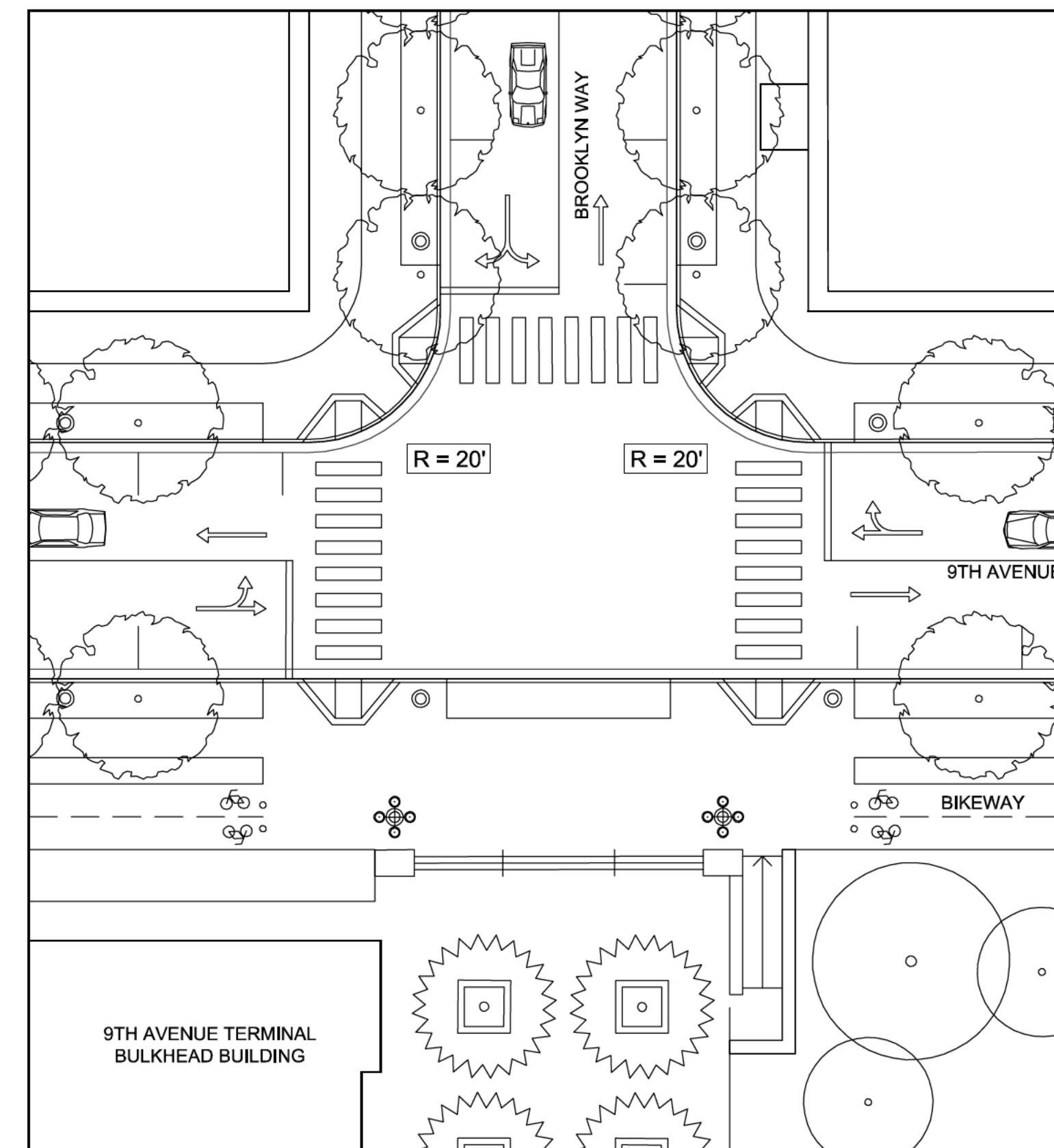
EMBARCADERO / 9TH AVENUE



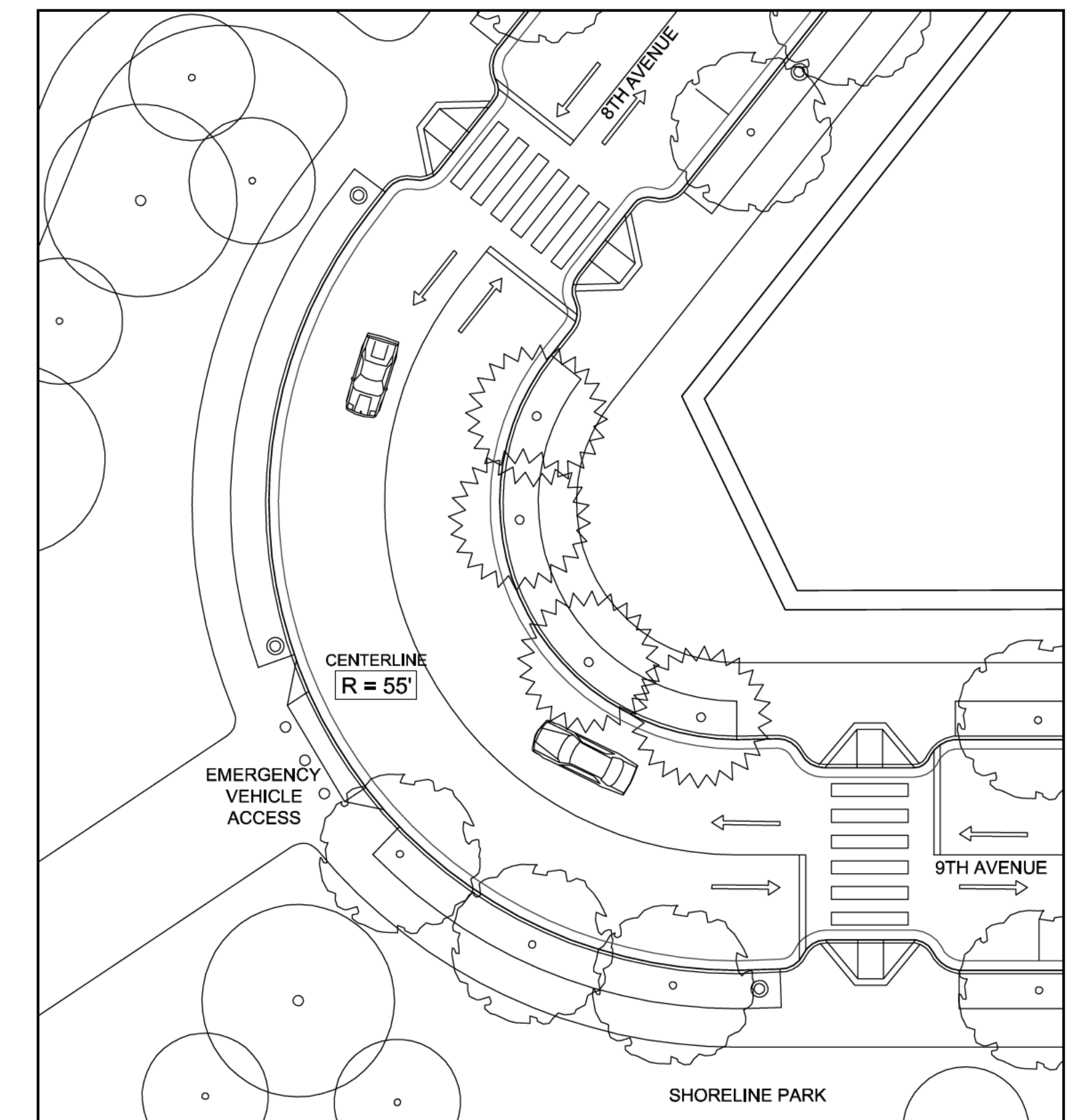
MAIN STREET / 8TH AVENUE



MAIN STREET / 9TH AVENUE



BROOKLYN WAY / 9TH AVENUE



8TH AVENUE / 9TH AVENUE

0 20 40 60 ft

# STREET INTERSECTIONS

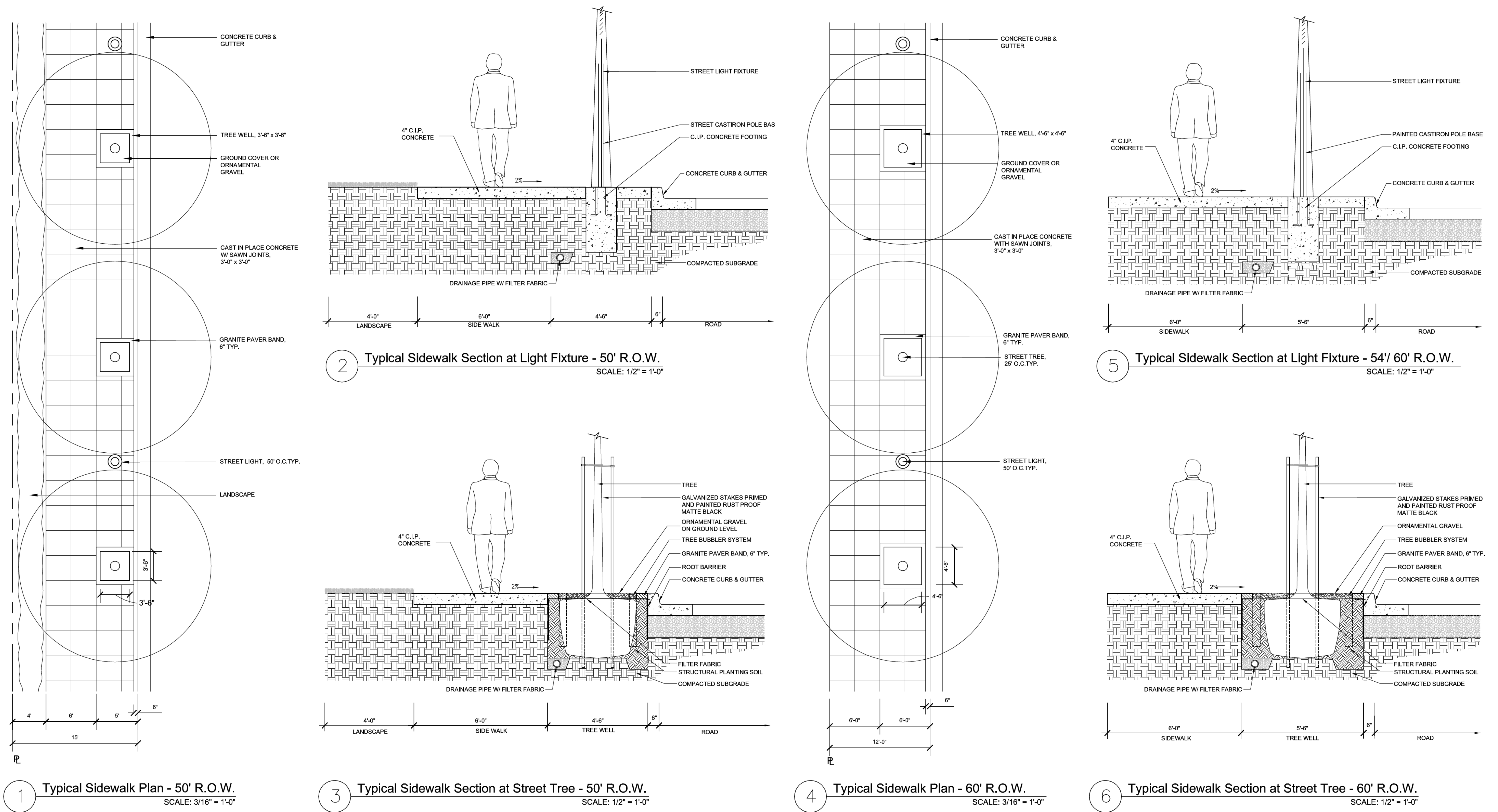
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STREETSCAPE STANDARDS 50' AND 60' R.O.W.

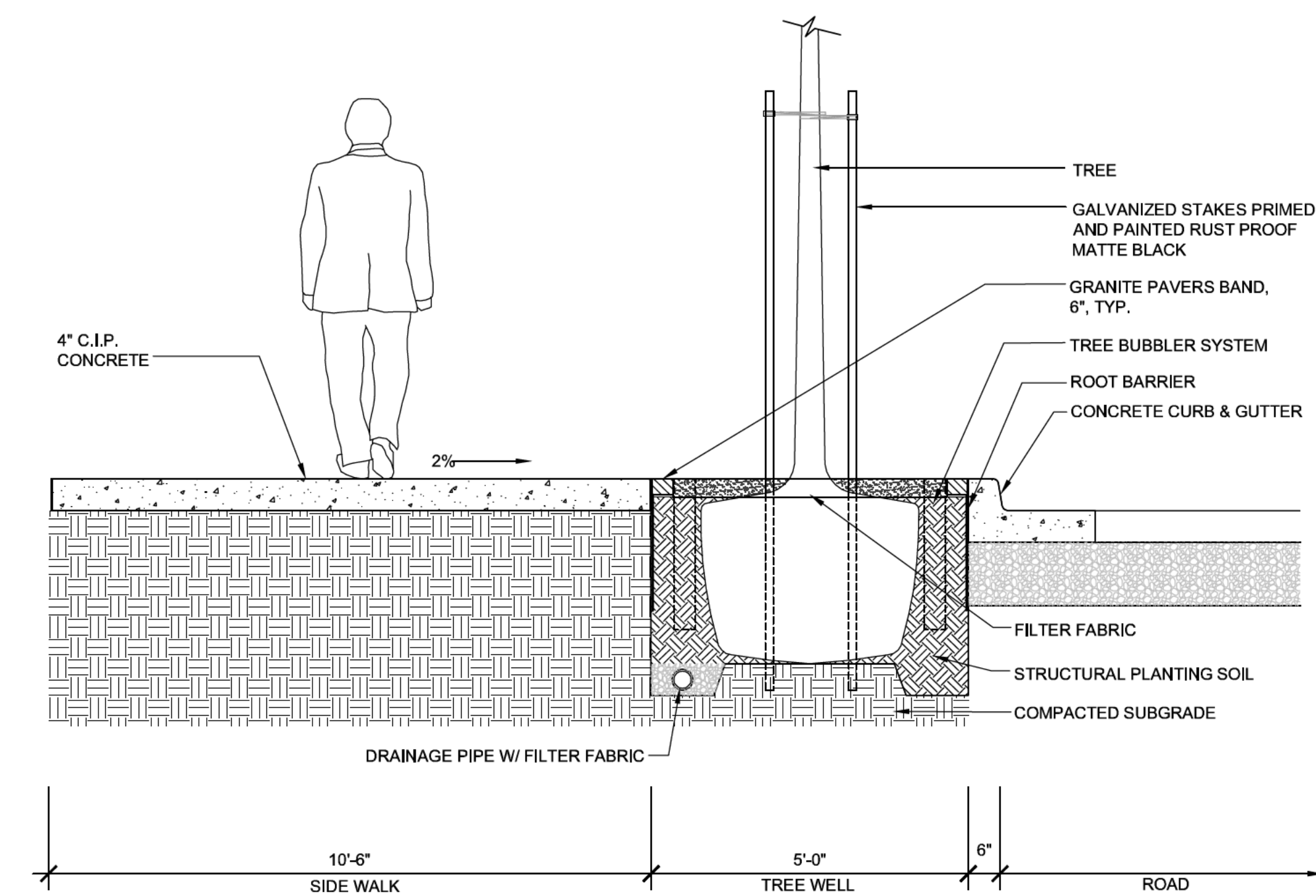
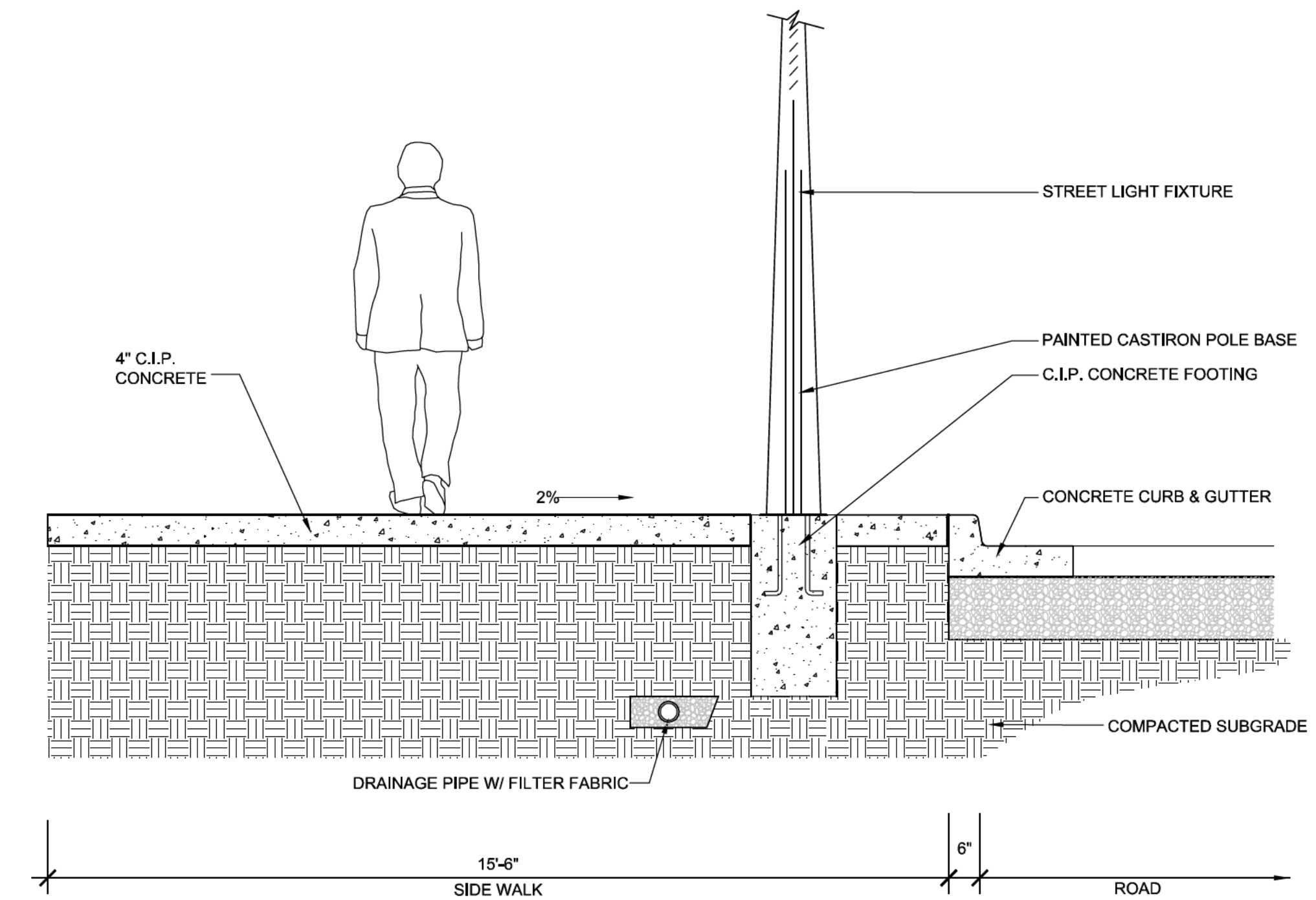
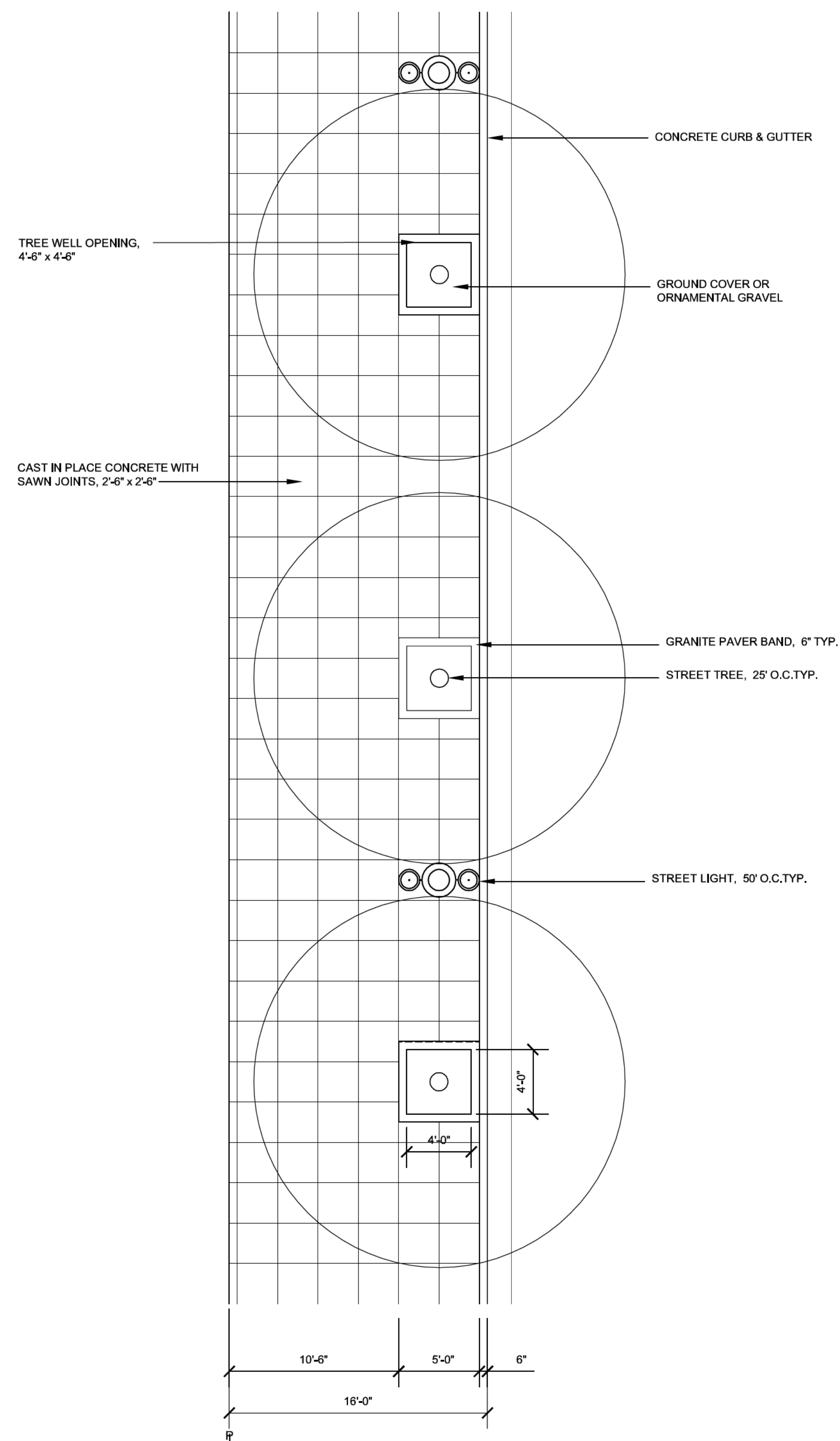
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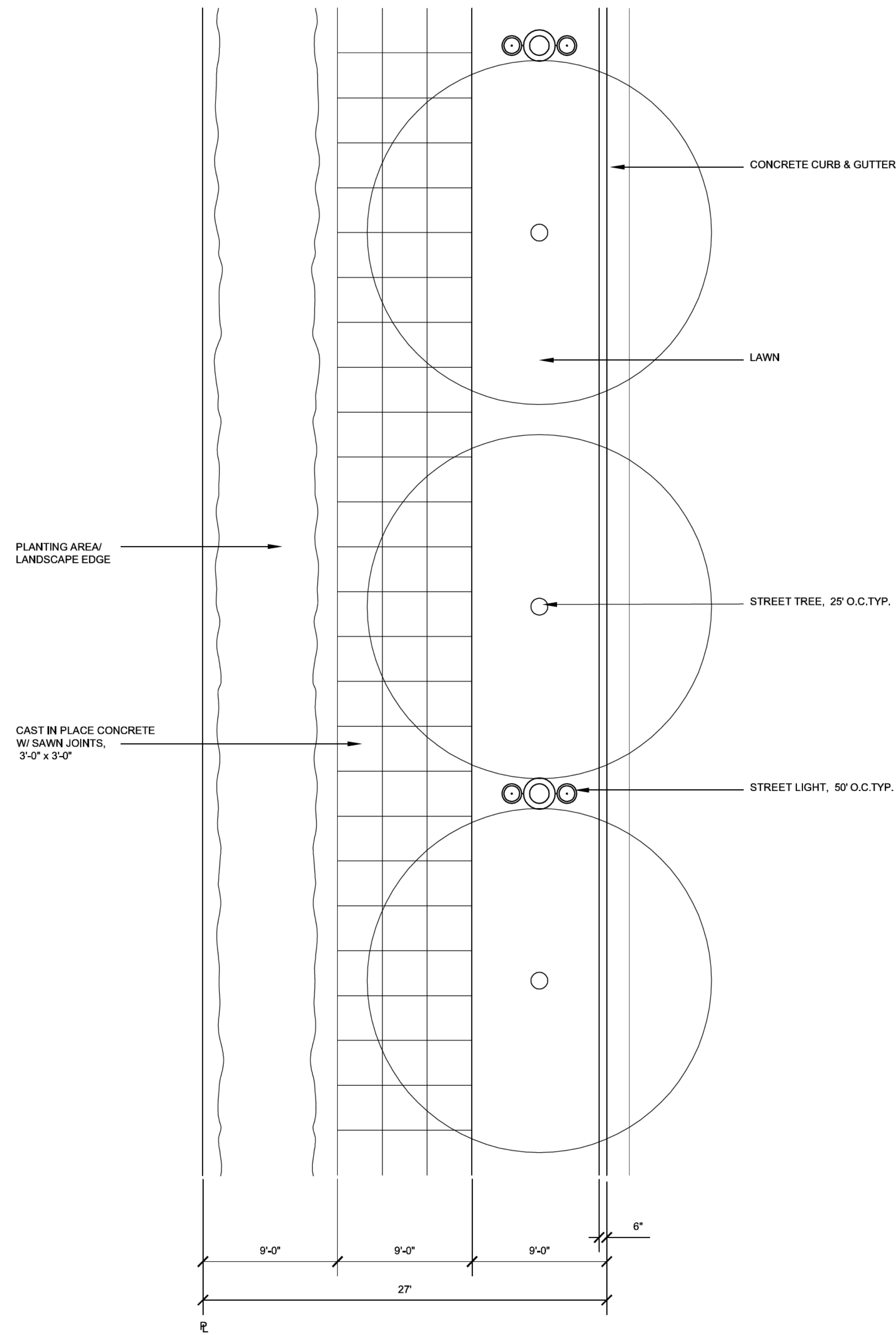
## STREETSCAPE STANDARDS 90' RIGHT OF WAY- RETAIL FRONTAGE

# Brooklyn Basin - Oak to 9th Development Plan

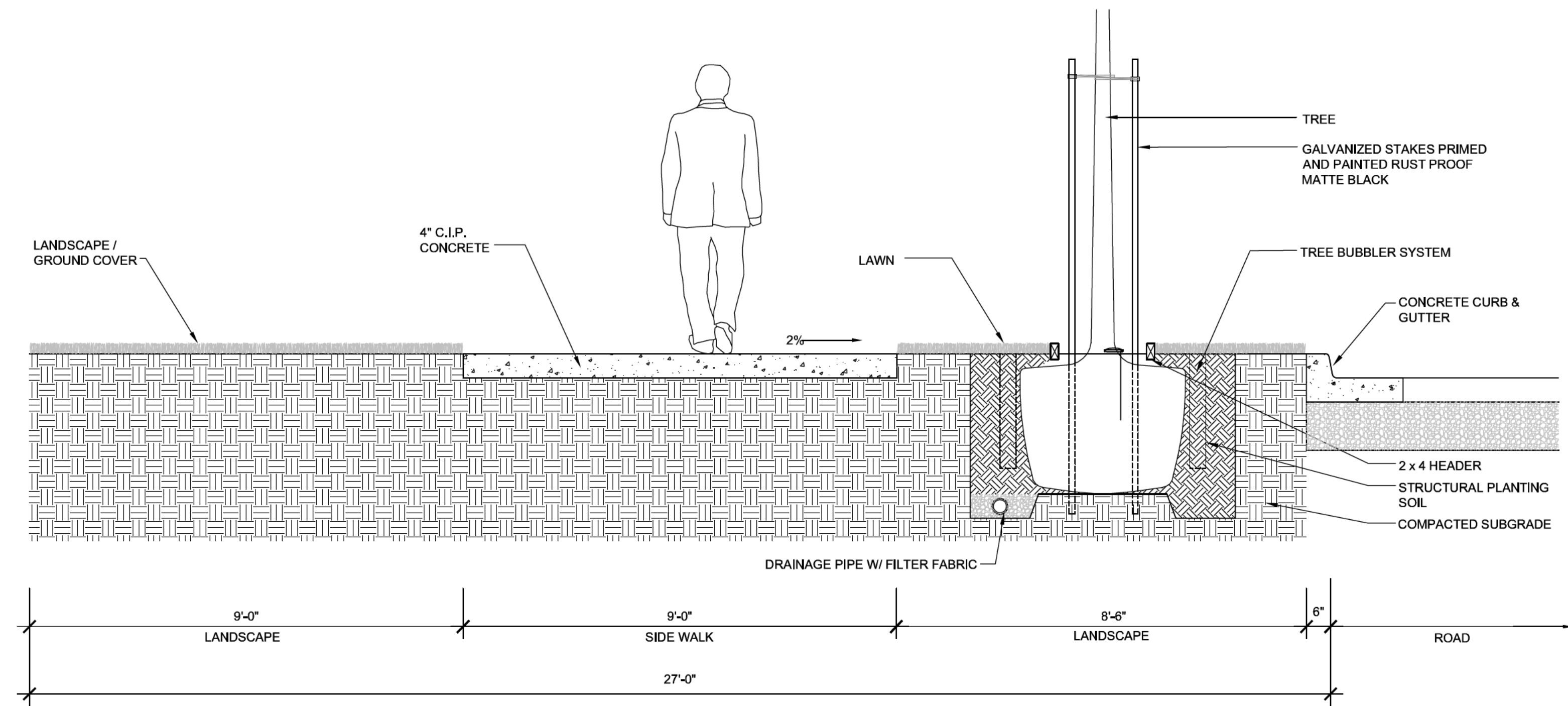
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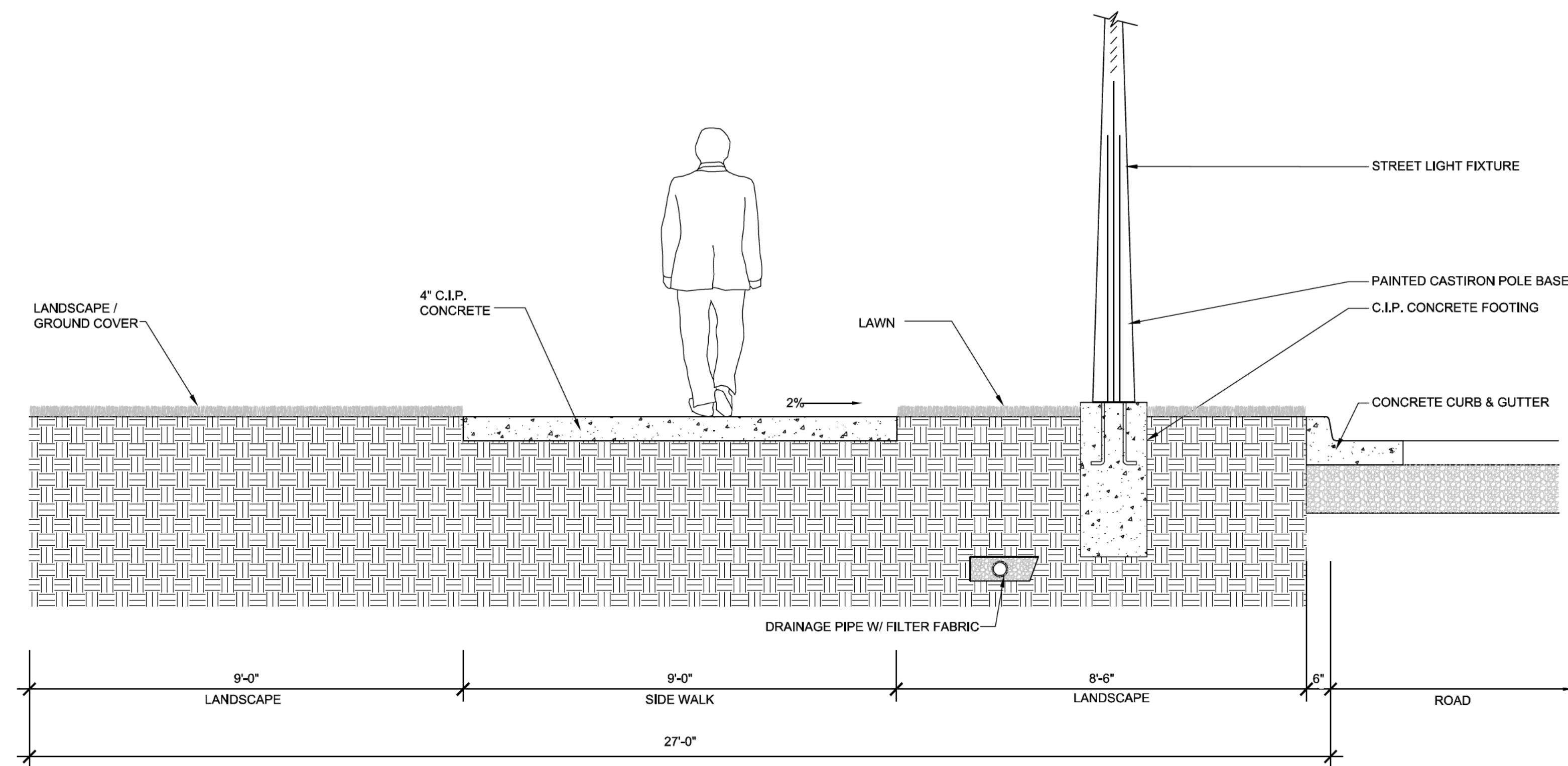




1 Typical Sidewalk Plan- Residential Frontage  
SCALE: 3/16" = 1'-0"



2 Typical Sidewalk Section at Street Tree - Residential Frontage  
SCALE: 1/2" = 1'-0"



3 Typical Sidewalk Section at Light Pole - Residential Frontage  
SCALE: 1/2" = 1'-0"

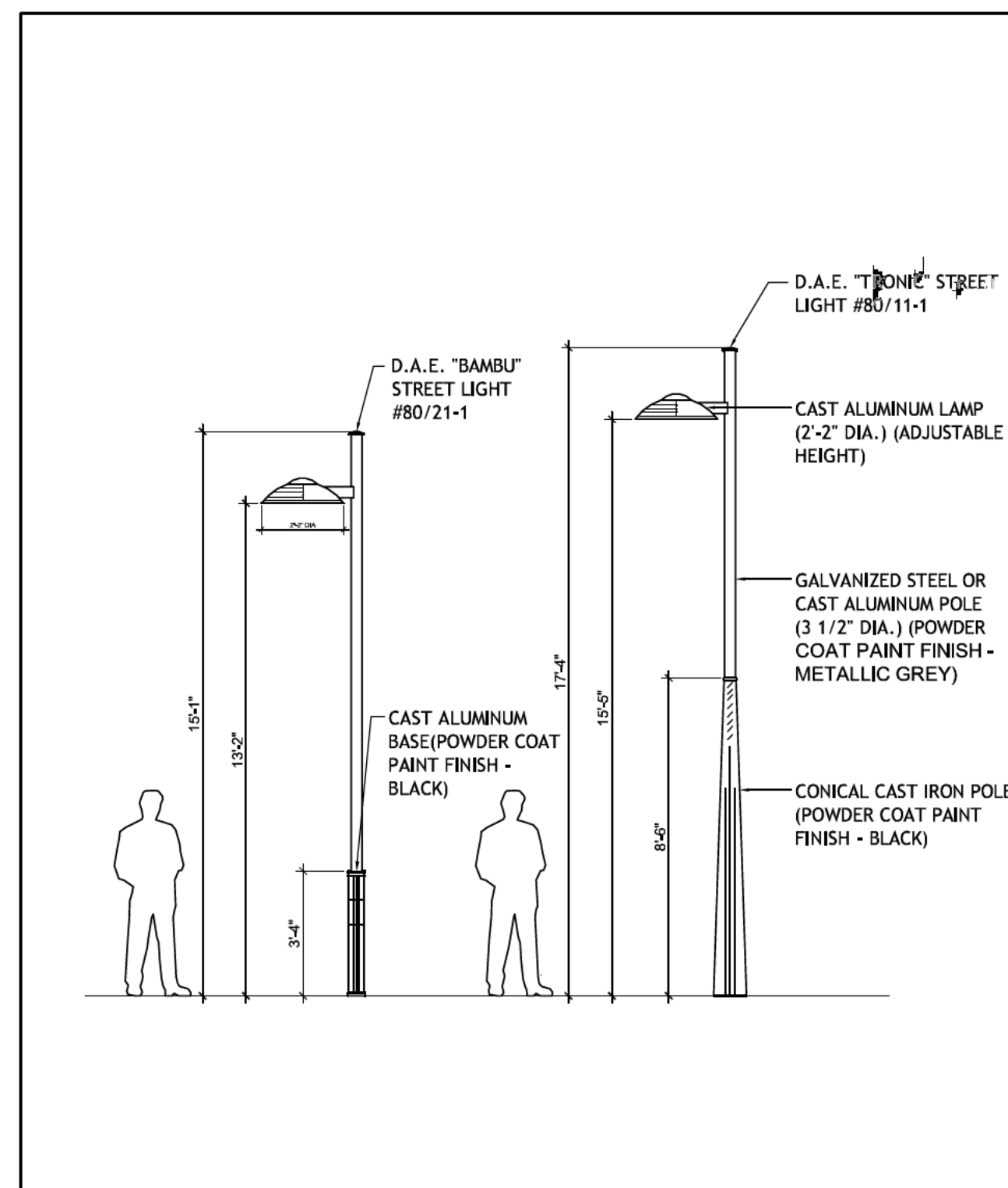
## STREETSCAPE STANDARDS 90' RIGHT OF WAY- RESIDENTIAL FRONTAGE

# Brooklyn Basin - Oak to 9th Development Plan

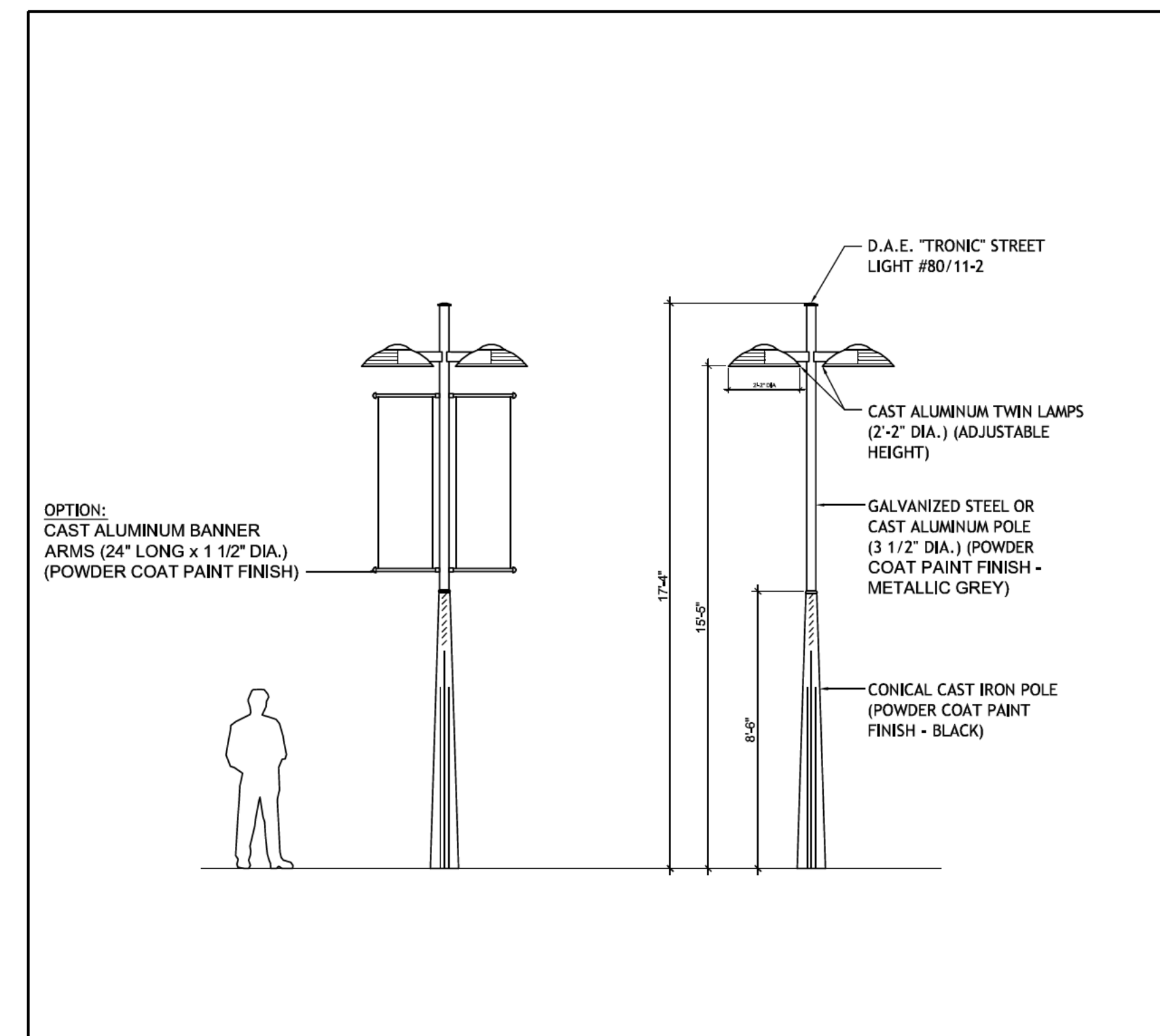
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

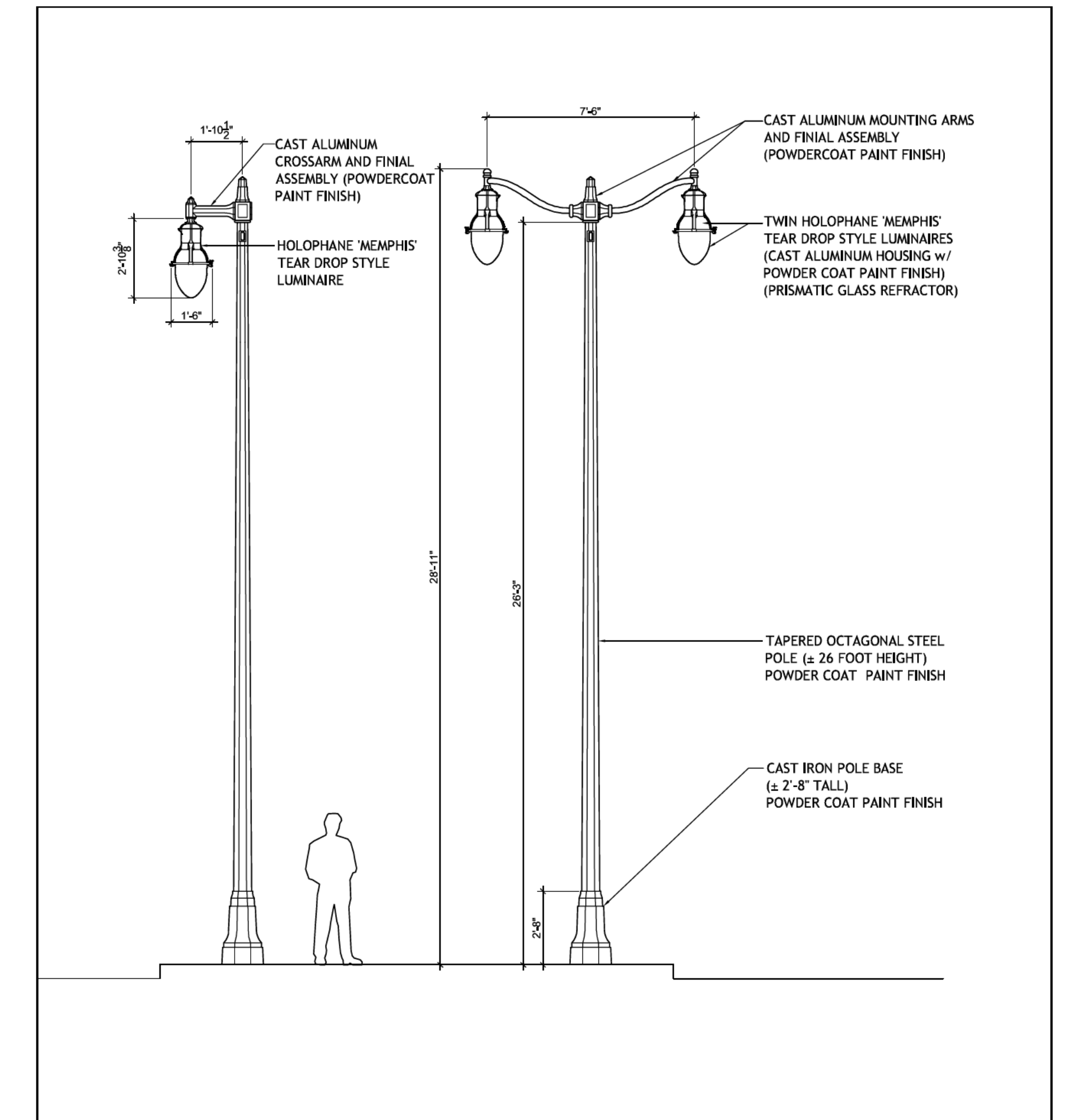




1B Pedestrian Light Pole & Street Light Pole - Single Luminaire  
SCALE: 1/4"=1'-0"



2B Street Light Pole - Dual Luminaire  
SCALE: 1/4"=1'-0"



3B The Embarcadero- Tall Pole Fixture  
SCALE: 1/4"=1'-0"

## STREET LIGHTING STANDARDS

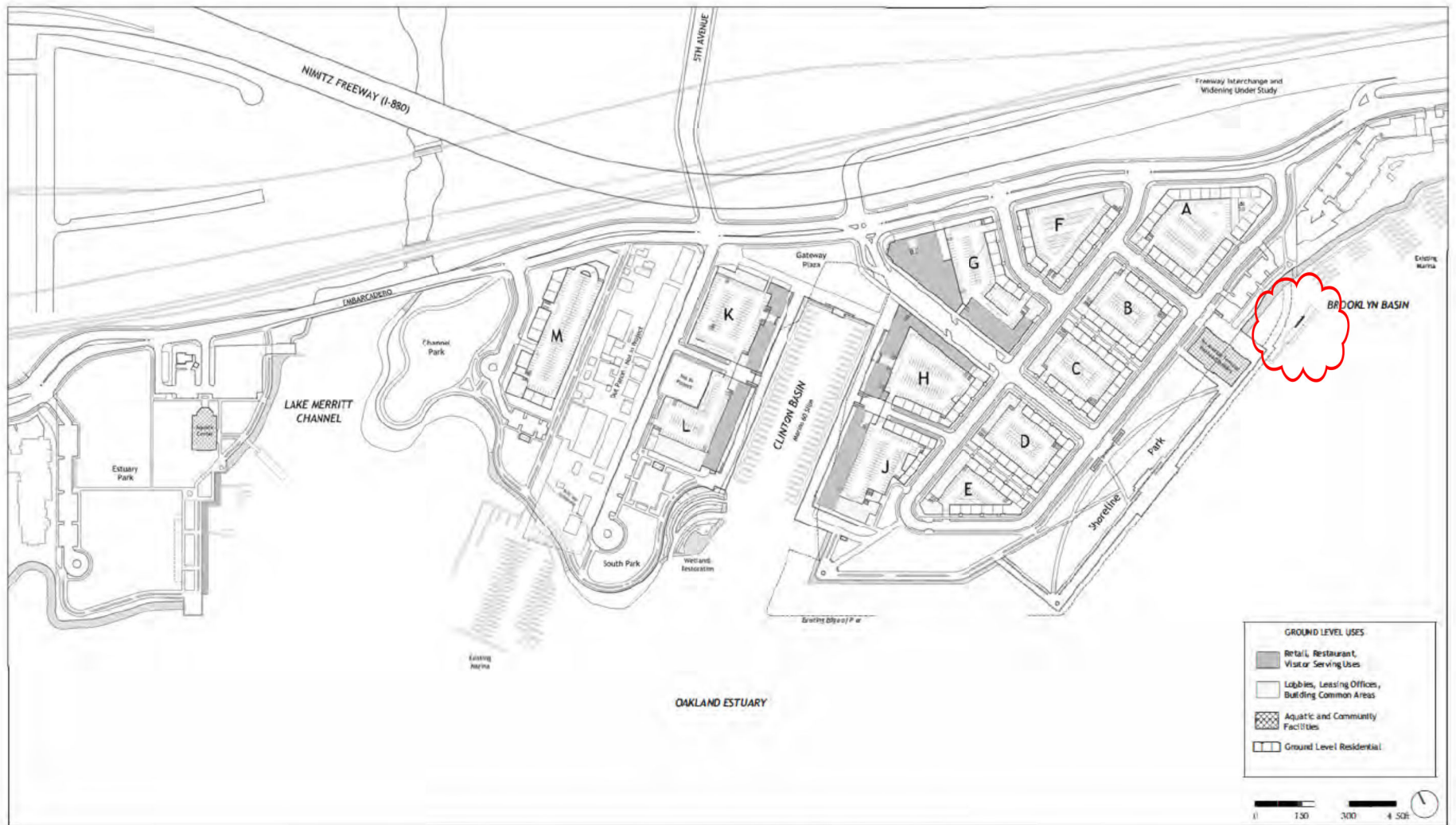
# Brooklyn Basin - Oak to 9th Development Plan

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OCTOBER 2006

SHEET NO.  
4.8





## ILLUSTRATIVE GROUND LEVEL BUILDING PLAN

# Brooklyn Basin - Oak to 9th Development Plan

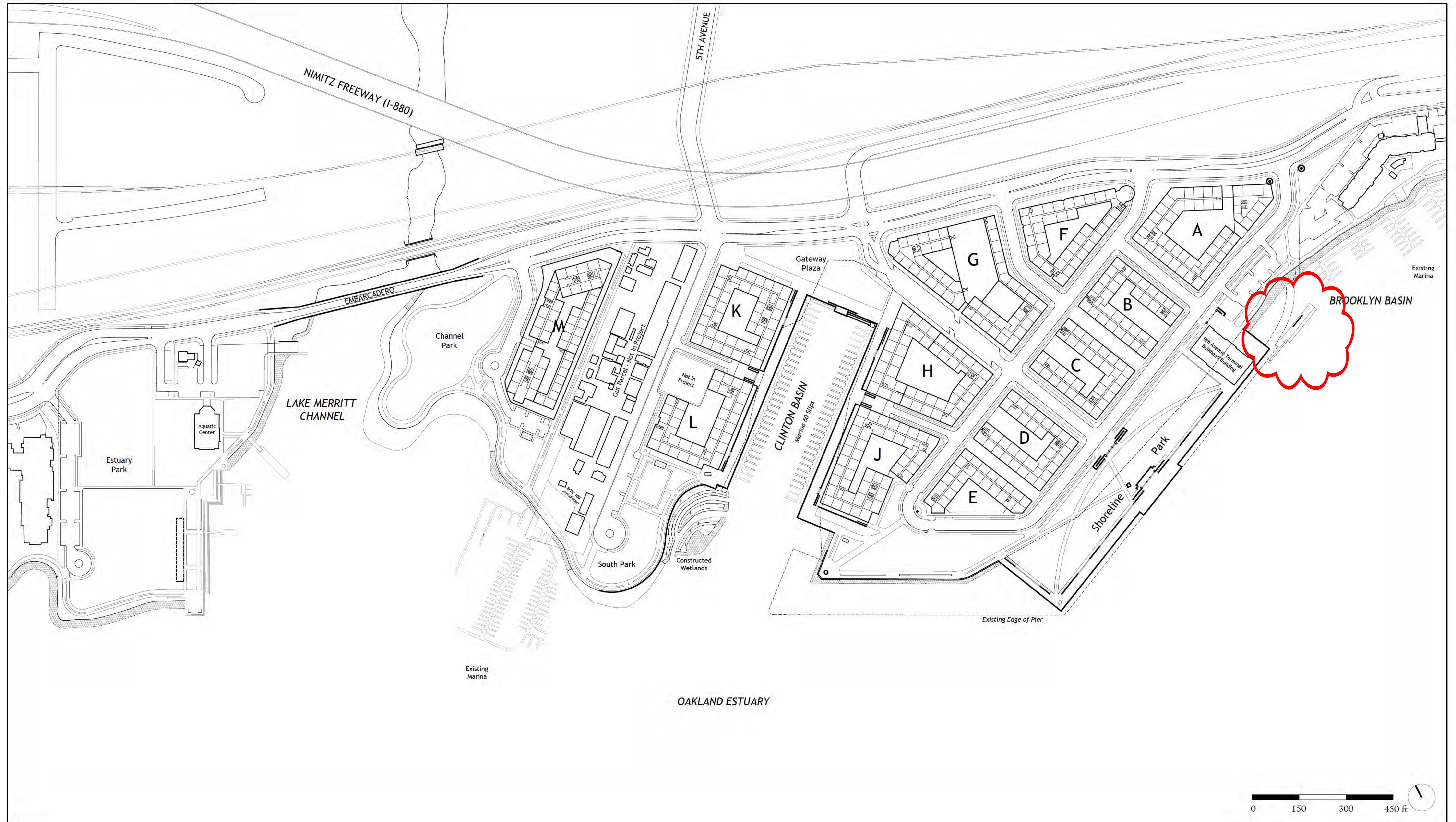
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

REVISIONS APRIL 2022

SHEET NO.  
5.1





## ILLUSTRATIVE UPPER LEVEL BUILDING PLAN

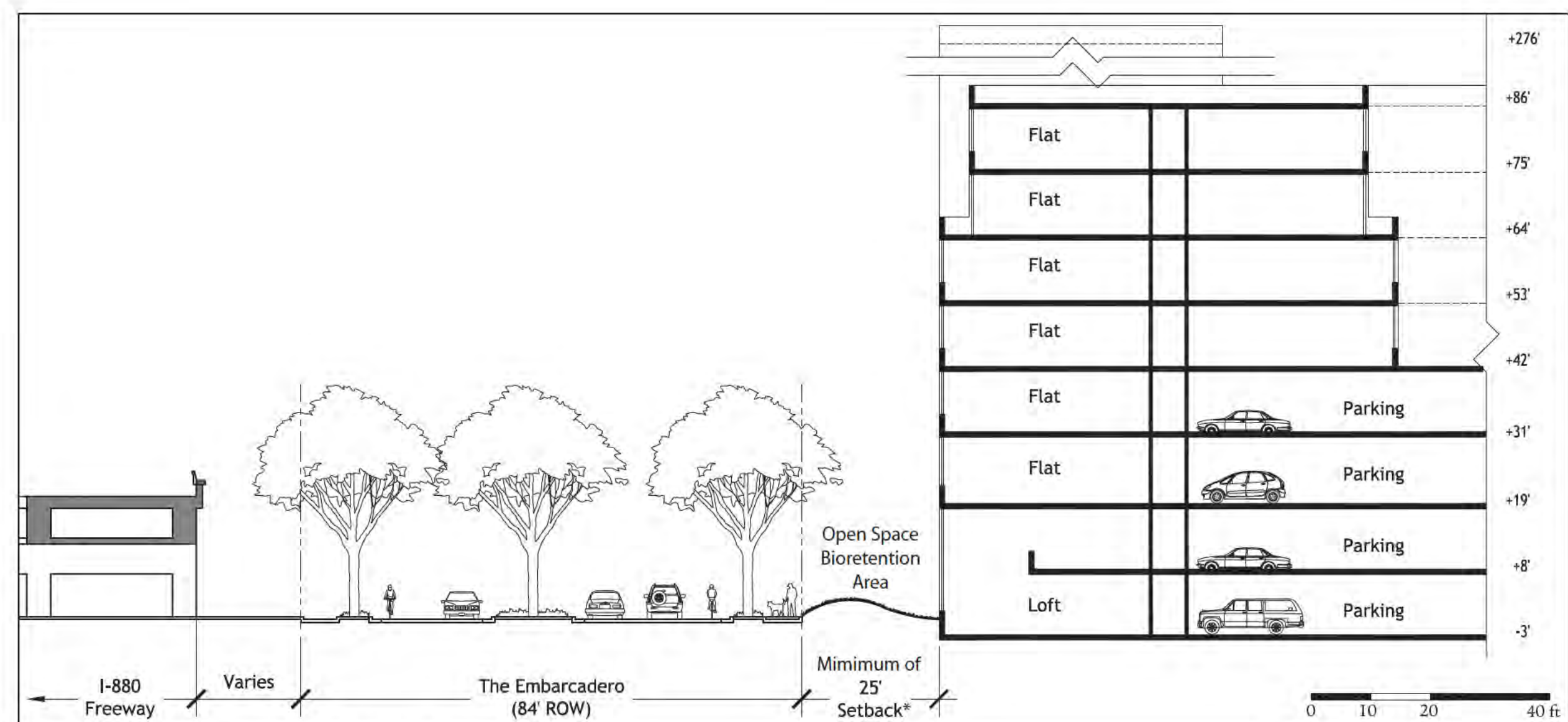
# Brooklyn Basin - Oak to 9th Development Plan

*Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers*

AMENDED NOVEMBER 5, 2014  
 PROPOSED MARCH 2018 AMENDMENT  
 REVISION 2, FEBRUARY 2022  
 APRIL 2022 REVISION

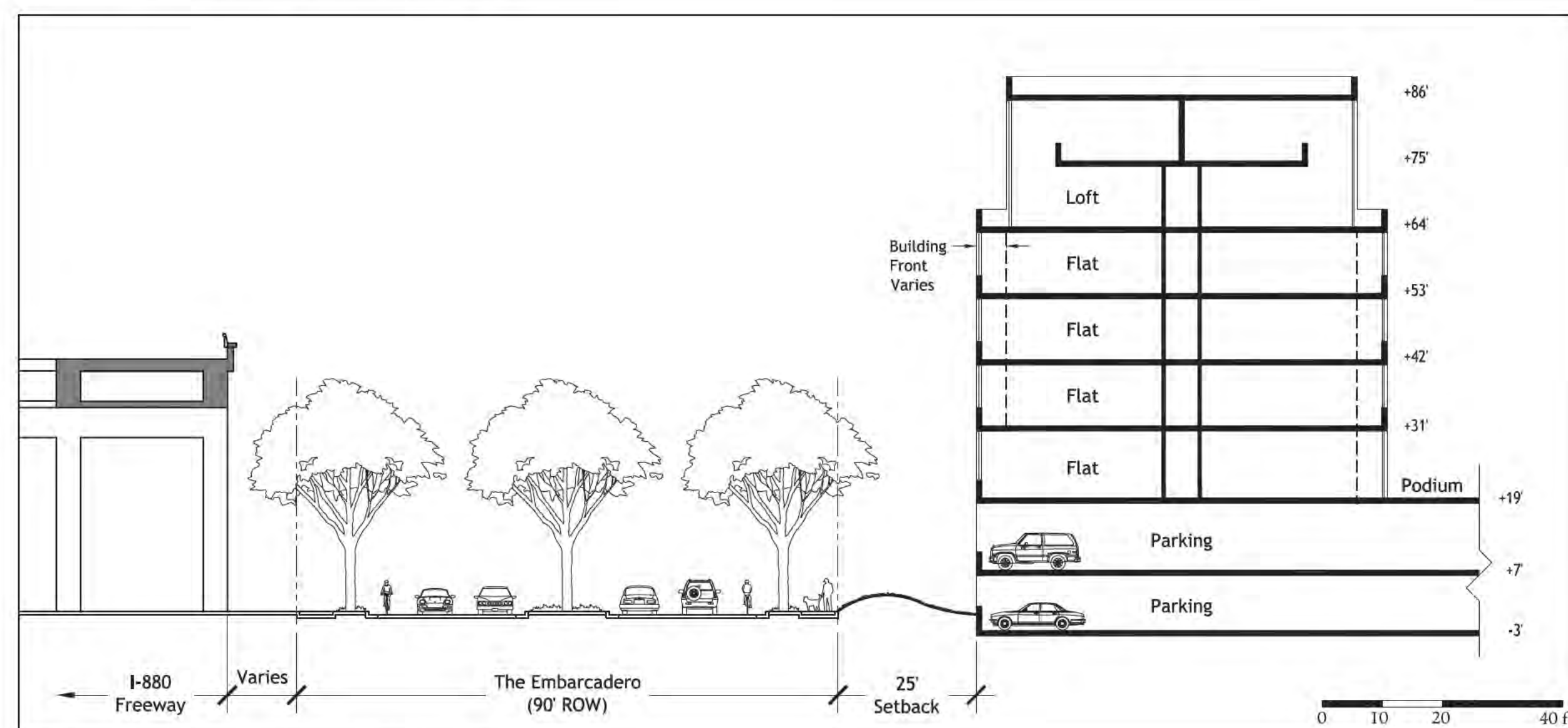
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**5.2**



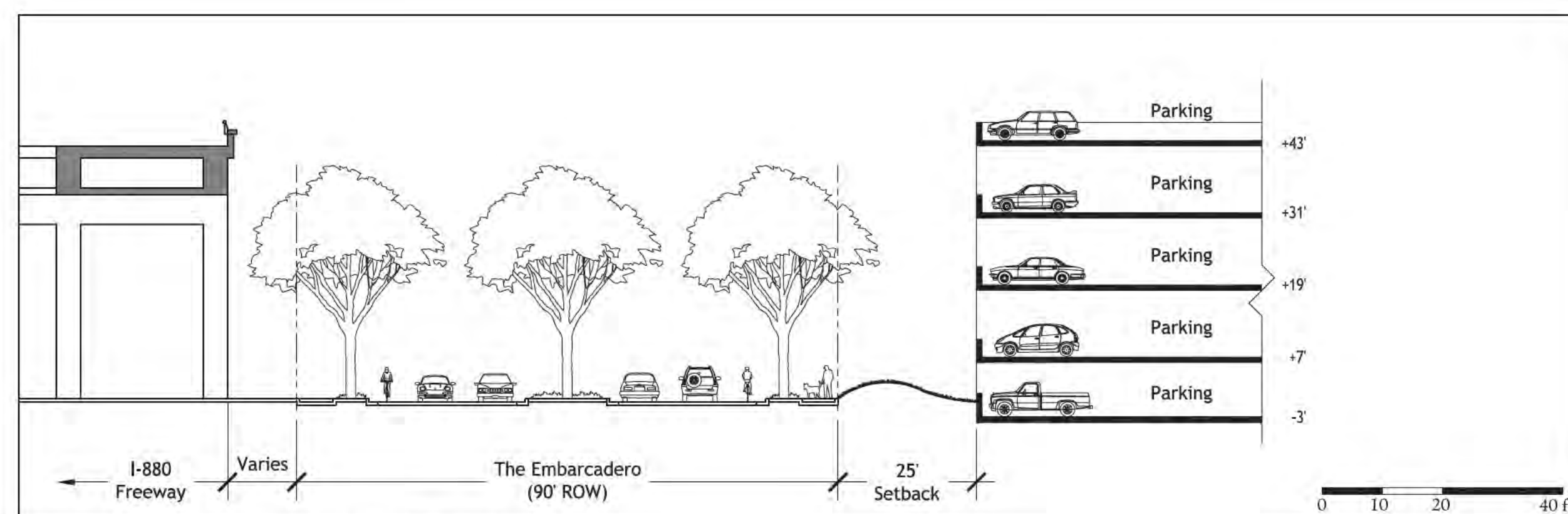


EMBARCADERO AT PARCEL A

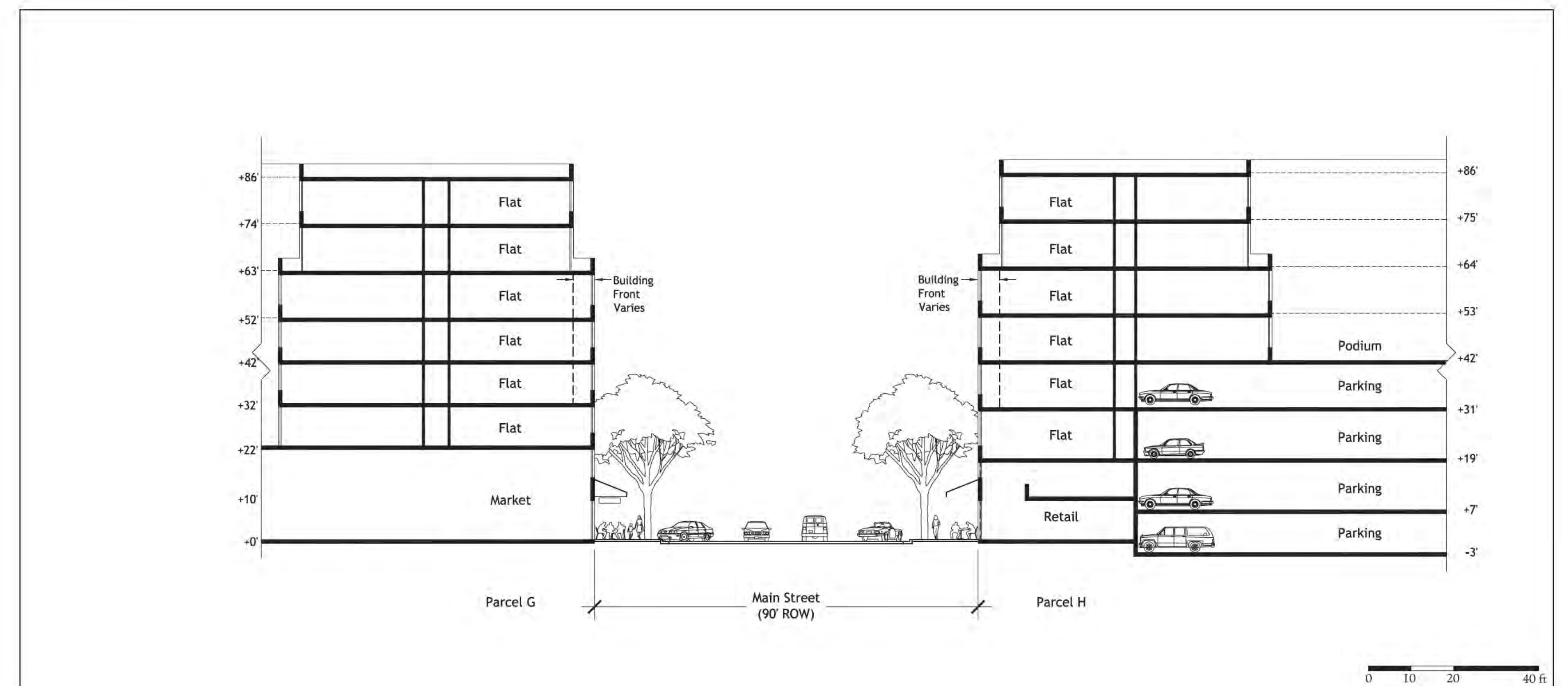
\*Setback inclusive of bio-retention area.



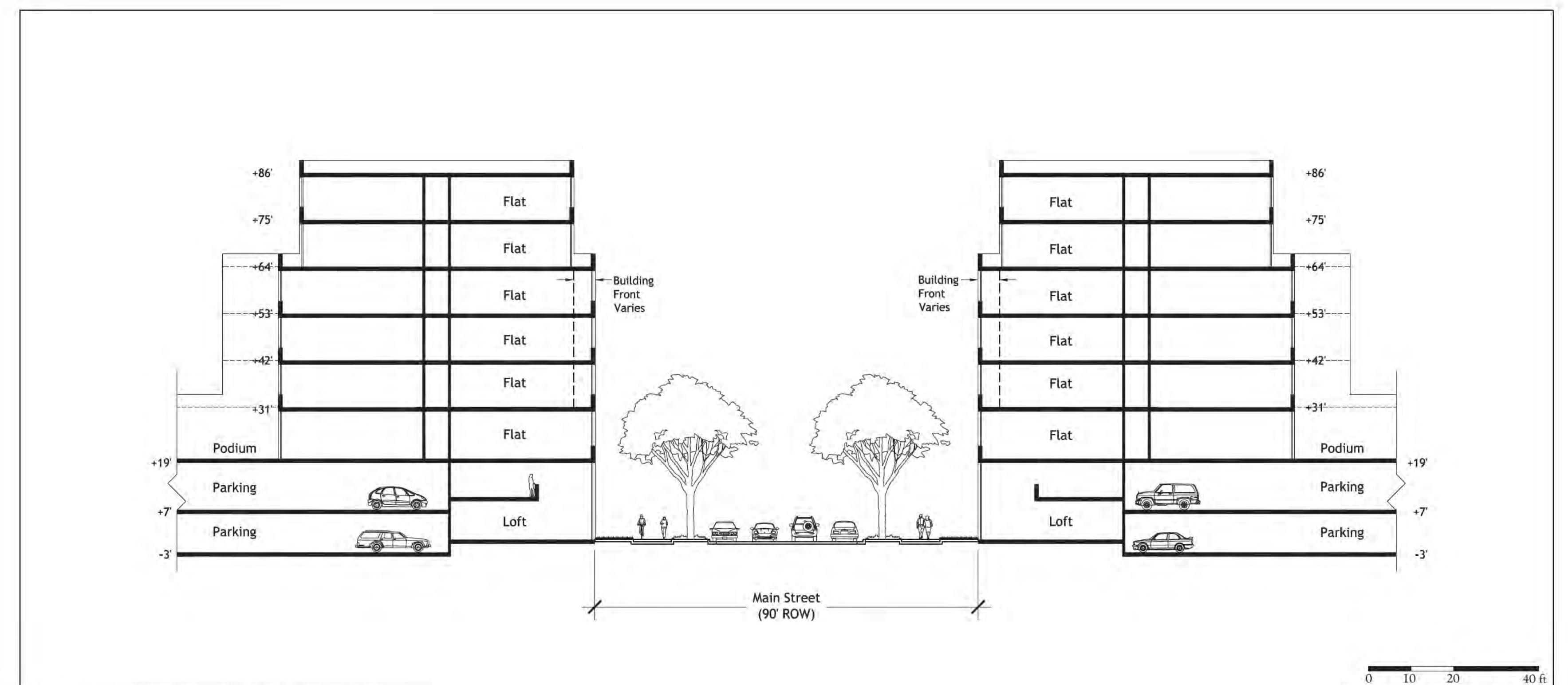
EMBARCADERO AT PARCEL F



EMBARCADERO AT PARCEL G



MAIN STREET AT PARCELS G & H



MAIN STREET AT PARCELS C & D

## ILLUSTRATIVE BUILDING SECTIONS

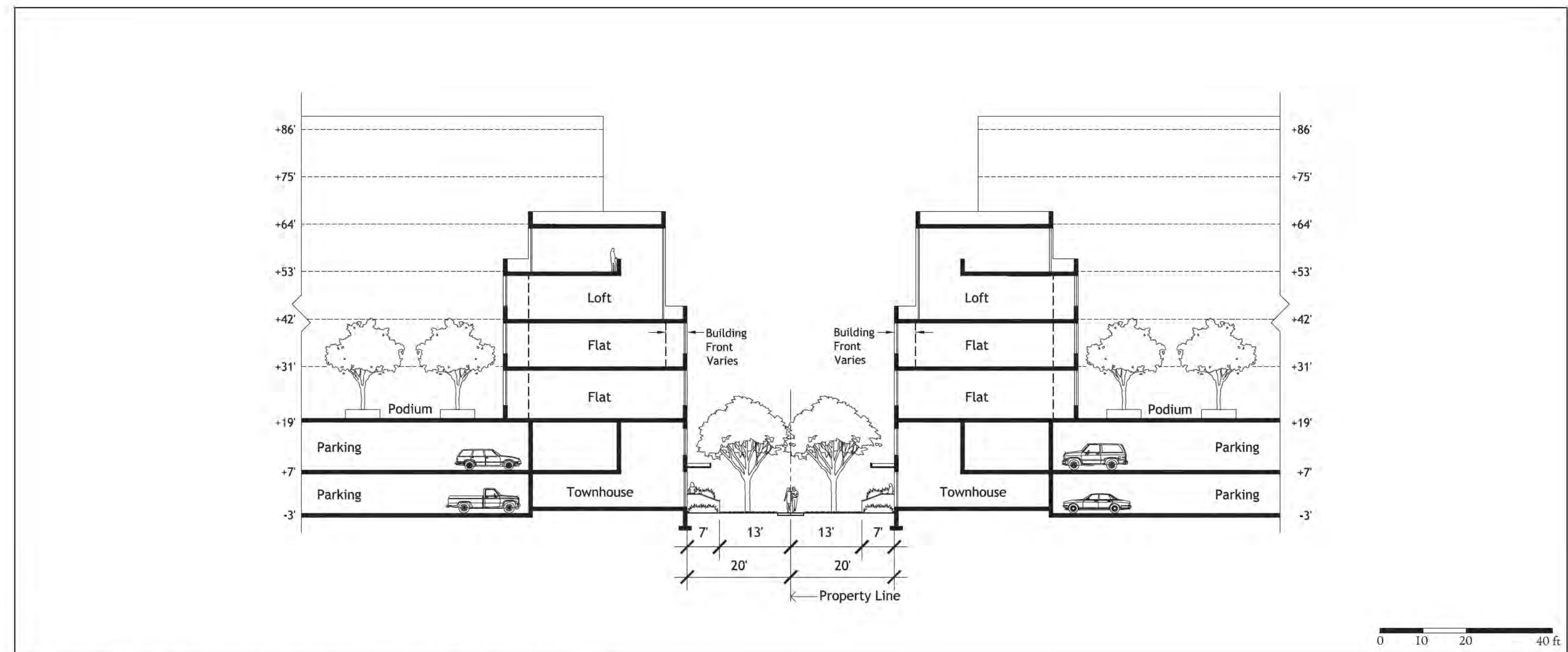
# Brooklyn Basin - Oak to 9th Development Plan

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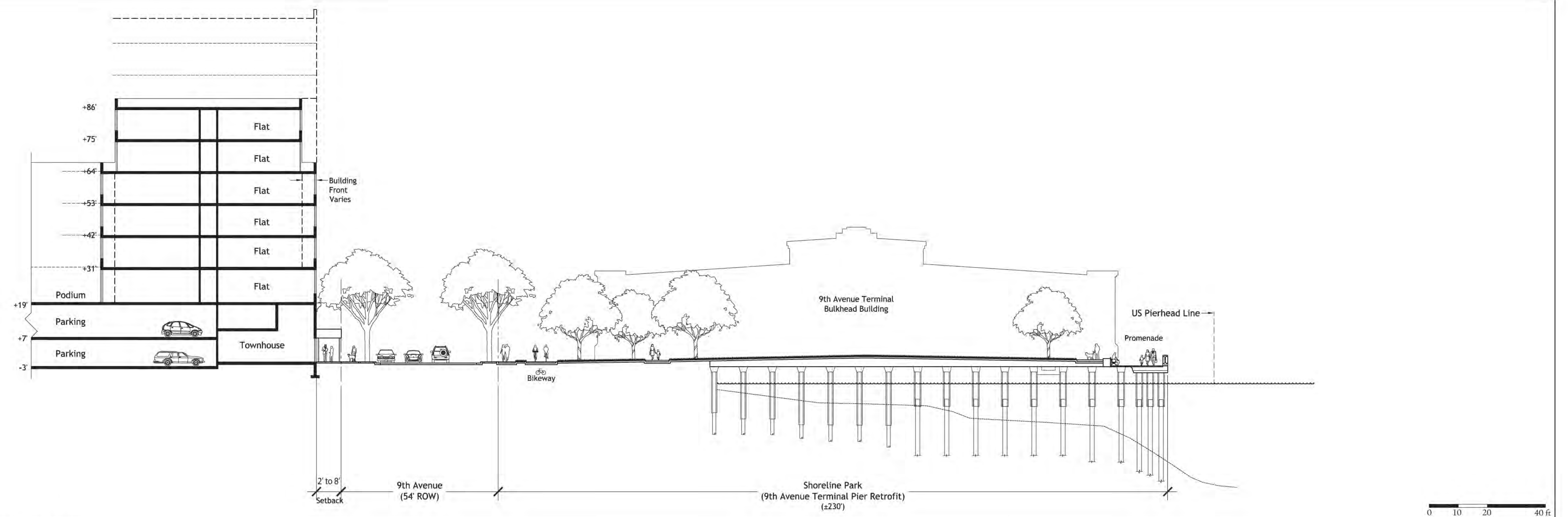
APRIL 2015

SHEET NO.  
5.3





PEDESTRIAN WAYS BETWEEN PARCELS B, C, D & E



9th AVENUE AT PARCELS C, D, E & PIER RETROFIT

## ILLUSTRATIVE BUILDING SECTIONS

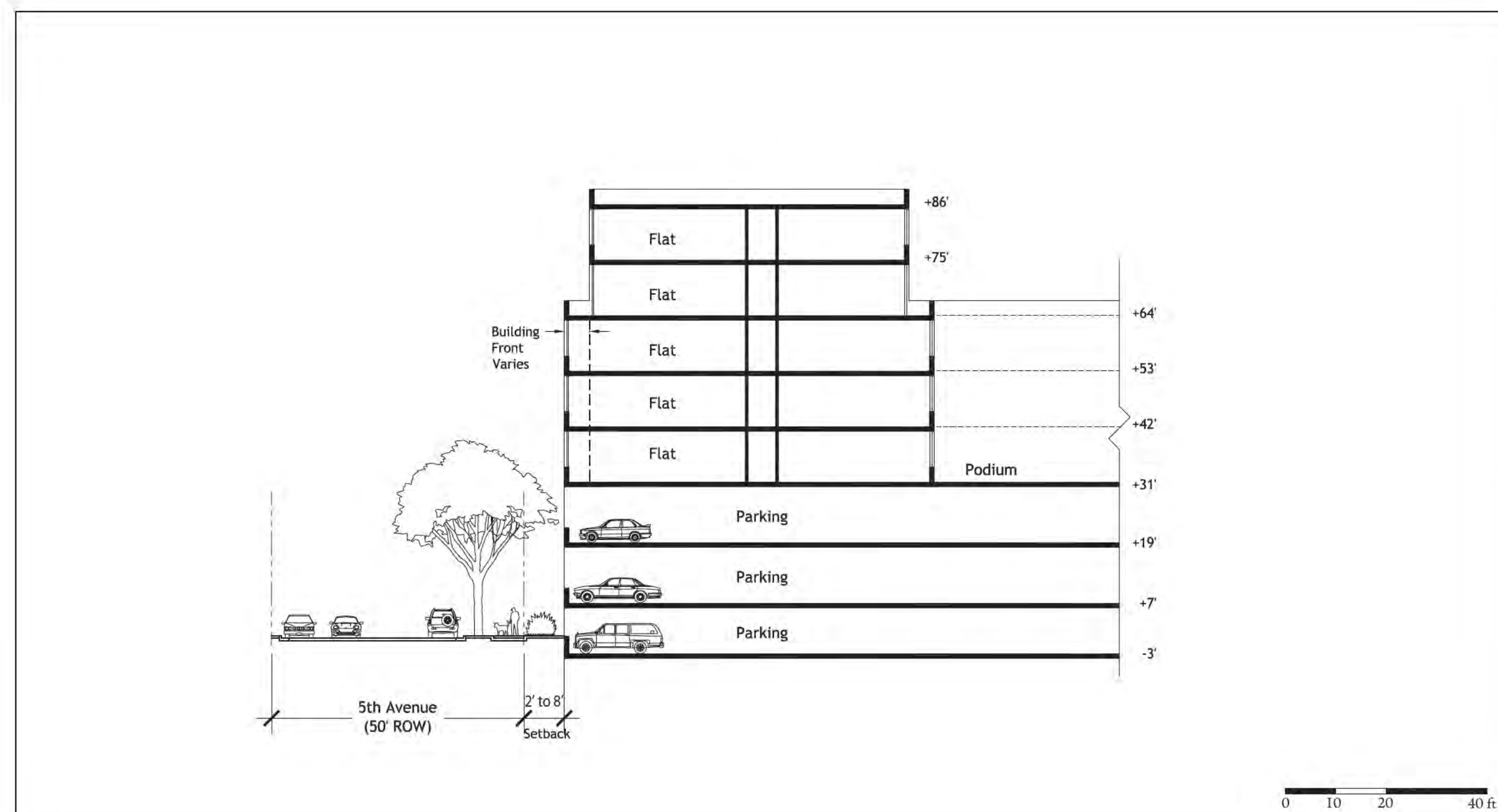
# Brooklyn Basin - Oak to 9th Development Plan

*Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers*

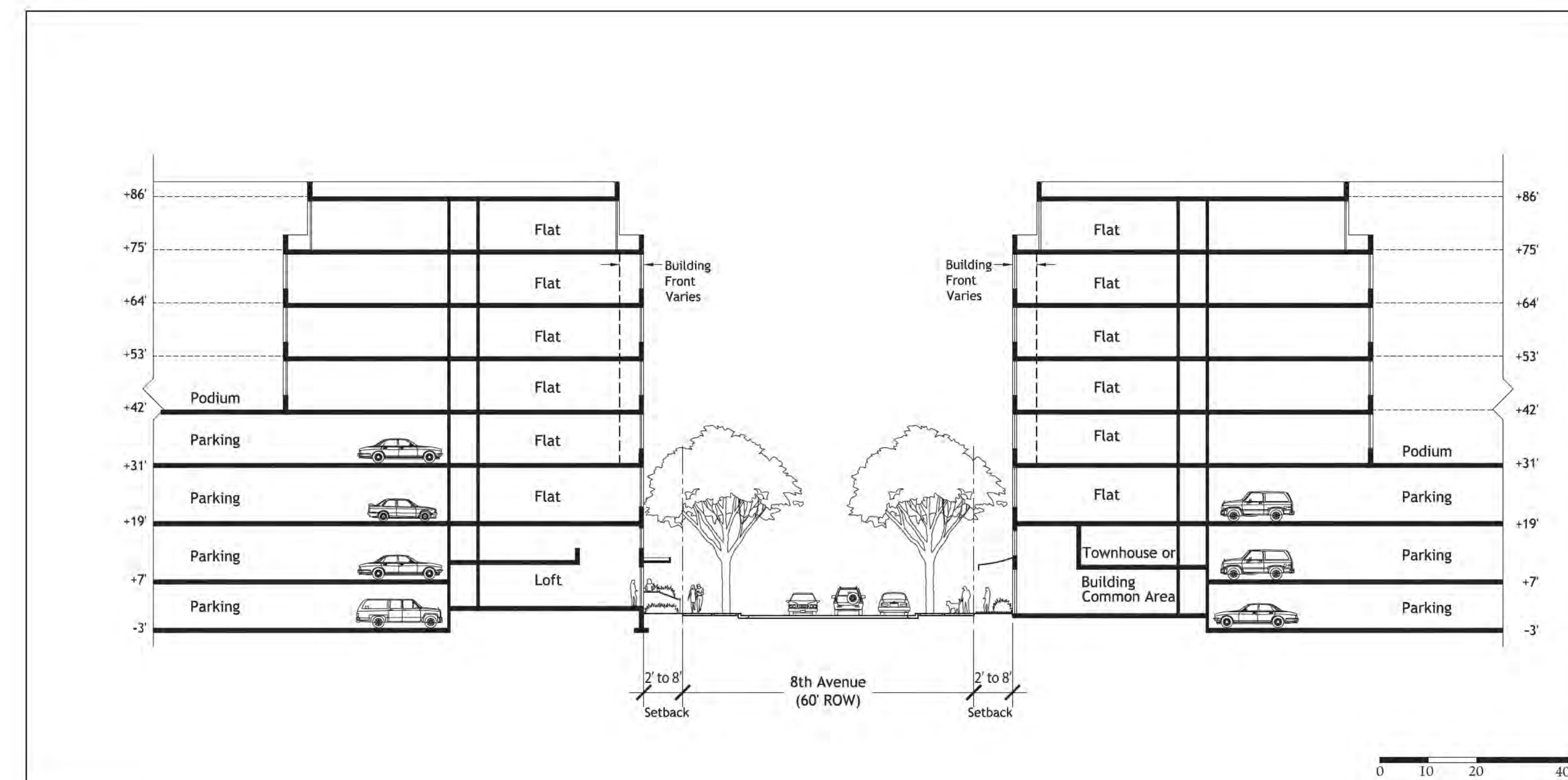
APRIL 2015

SHEET NO.  
**5.4**

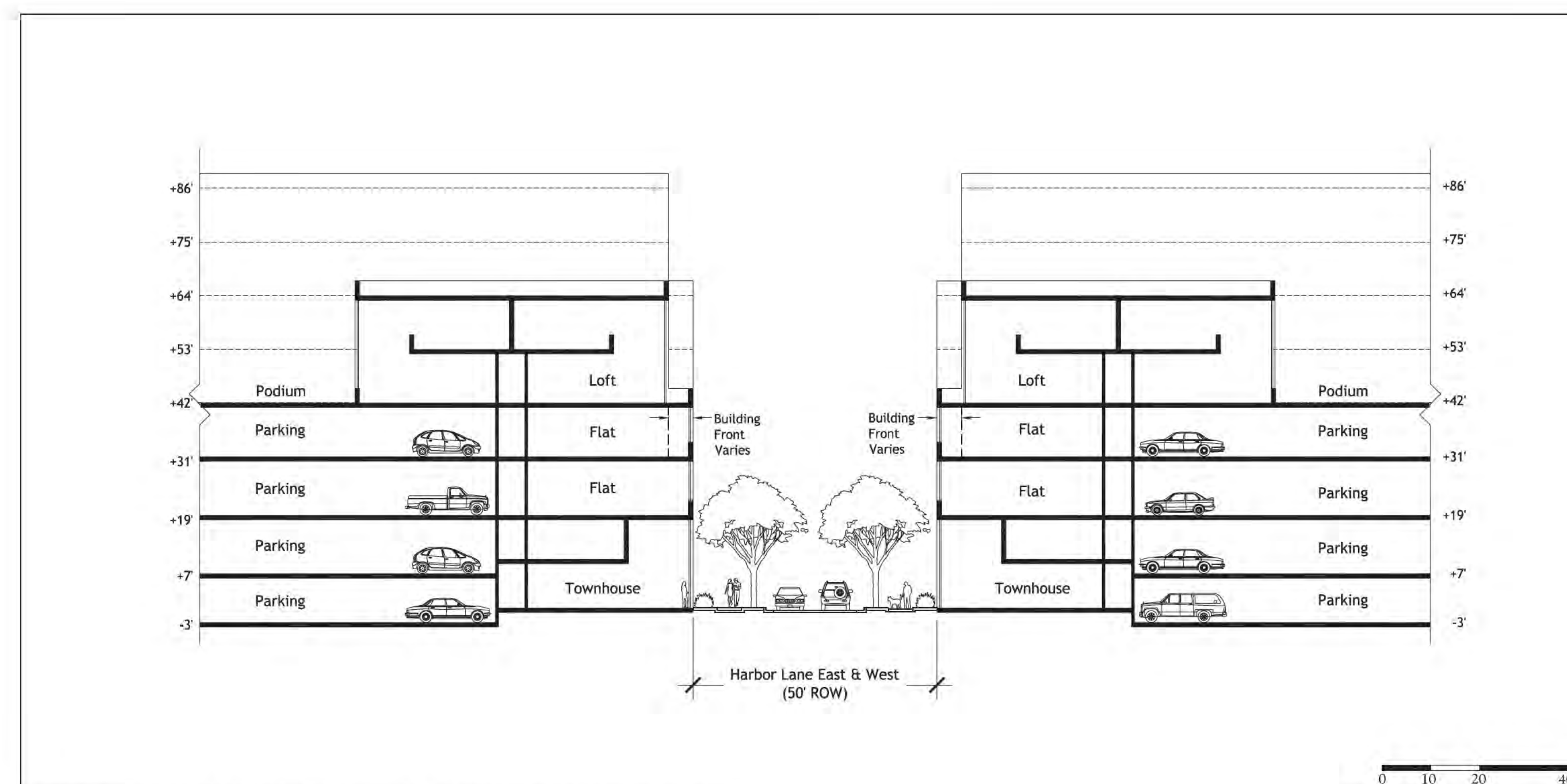




5th AVENUE AT PARCELS K & L



8th AVENUE AT PARCELS B, F, C, G, D, H, E & J



HARBOR LANE EAST & WEST AT PARCELS H, J, K & L

## ILLUSTRATIVE BUILDING SECTIONS

# Brooklyn Basin - Oak to 9th Development Plan

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APRIL 2015

SHEET NO.  
**5.5**





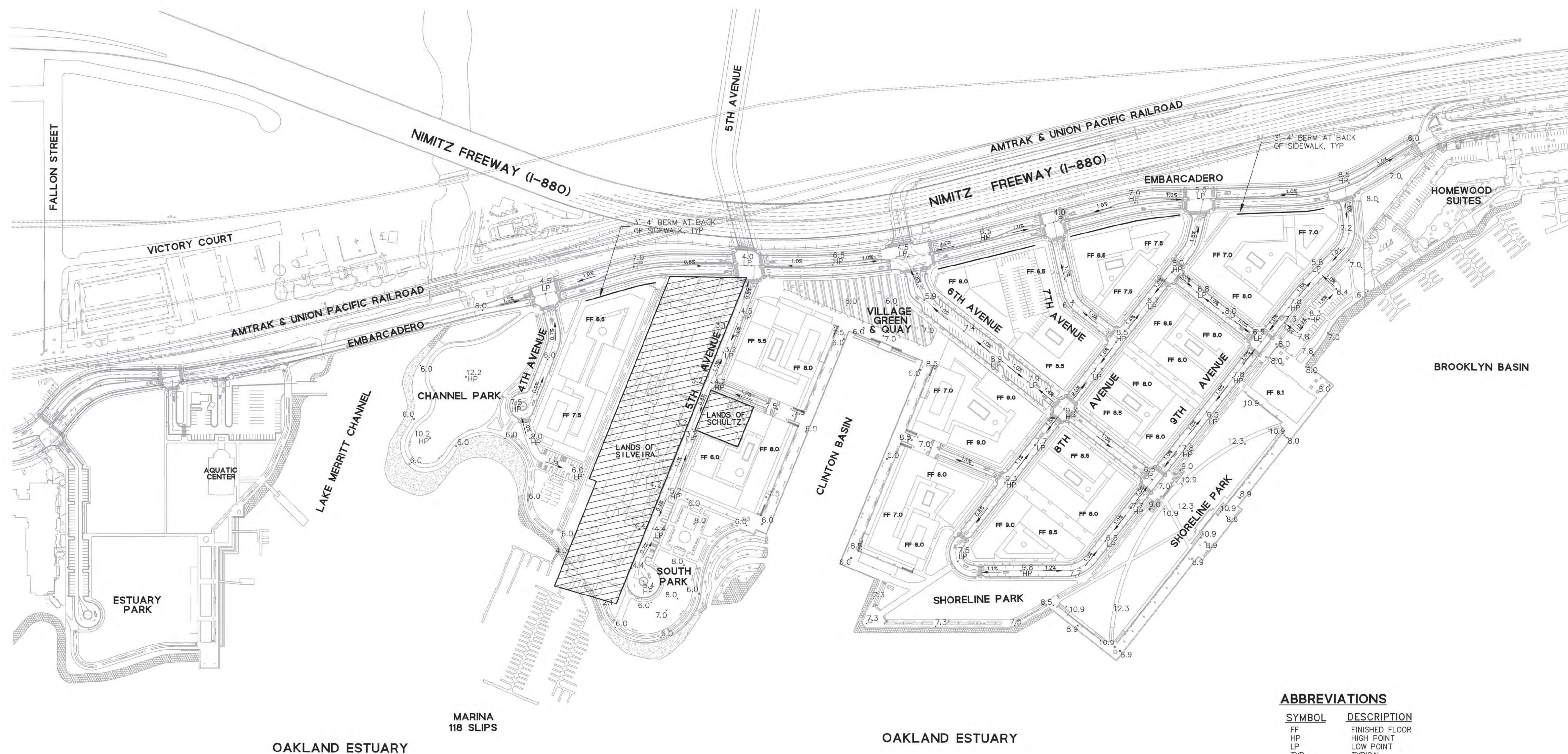
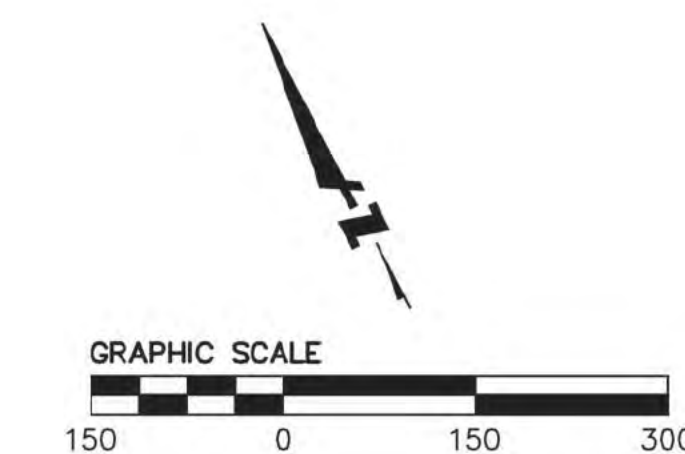












# BROOKLYN BASIN

## Oak to 9th Development Plan

CITY OF OAKLAND, CALIFORNIA

**OAKLAND  
HARBOR  
PARTNERS**

ROMA  
URBAN DESIGN, MASTER PLANNING AND  
LANDSCAPE ARCHITECTURE

*ROMA Design Group  
1527 Stockton Street  
San Francisco, California 94133  
Telephone (415) 616-9900*

CONSULTANT:



ENGINEERS / SURVEYORS / PLANNERS

255 Shoreline Drive, Suite 200  
Redwood City, CA 94065  
650.482.6300(TEL) 650.482.6399 (FAX)

REVISION	DATE
P.U.D. SUBMITTAL	02-06-01
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-01
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	12-06-01
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-20-01
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-16-01

SCALE:  
1"=150'

DATE:  
October 16, 2006

NOTE: THIS DRAWING IS  
REDUCED AND NOT TO  
SCALE IF SHEET SIZE IS  
SMALLER THAN 24" x 36"

SHEET TITLE:

# PRELIMINARY GRADING CONCEPT PLAN

SHEET NO:
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C-3

CASE	DRAWER	SET
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