



PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

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

Preliminary Development Plan Submittal

COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY

City of Oakland, California

Permit No. _____

Developer

OAKLAND HARBOR PARTNERS

4670 Willow Road
Pleasanton, CA 94588
Phone: (925)463-1122
Fax: (925)463-0832

Consultants

Master Plan Architect:

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

Associated Architects:

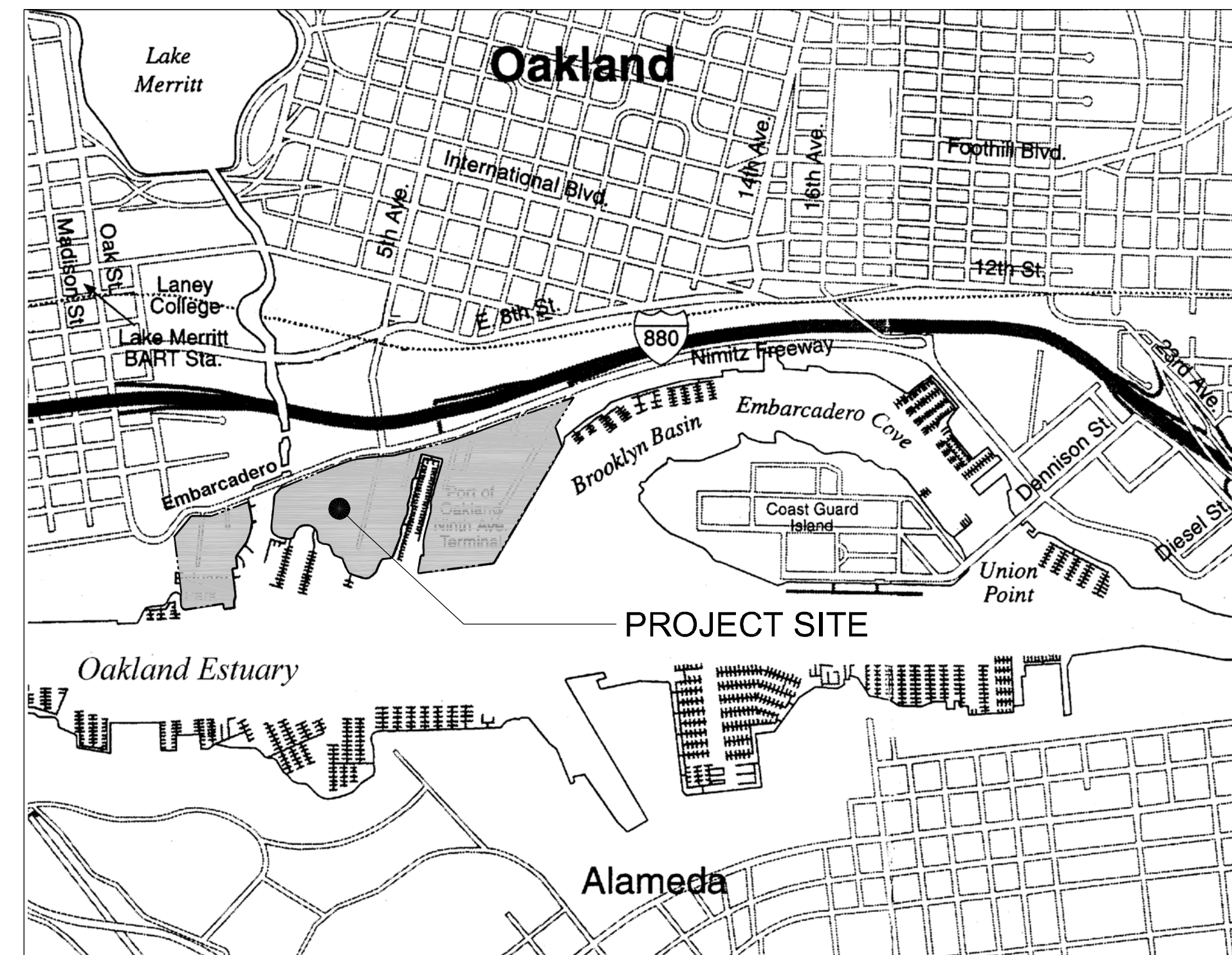
McLarand Vasquez & Partners
1900 Main Street
Irvine, CA 92614
Phone: (949)809-3300
Fax: (949)809-3350

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

List of Drawings

Sheet #

Description:

1. Overview - Master Development Plan

- 1.1 Axonometric View
- 1.2 Illustrations
- 1.3 Illustrative Development Plan
- 1.4 Development Program - Parcelization Plan
- 1.5 Phasing Plan

2. Shoreline

- 2.1 Shoreline Reconfiguration and Stabilization Plan
- 2.2 Shoreline Sections
- 2.2a Shoreline Sections
- 2.2b Shoreline Sections

3. Parks and Open Space

- 3.1 Parks and Open Space Plan
- 3.2 Pedestrian and Bike Circulation Diagram
- 3.3 Enlarged Illustrative Plan - West
- 3.4 Enlarged Illustrative Plan - East
- 3.5 Enlarged Plan - Park Grading Concept - West
- 3.6 Enlarged Plan - Park Grading Concept - East
- 3.7a Enlarged Plan - Clinton Basin Quays
- 3.7b Enlarged Plan - Gateway Plaza
- 3.8 Site Furnishings Diagram - West
- 3.9 Site Furnishings Diagram - East
- 3.10 Site Furnishings & Site Lighting Design Palette

4. Streets

- 4.1 Streets and Pedestrian Ways
- 4.2 Landscape Concept Plan
- 4.3a Street Sections
- 4.3b Street Sections
- 4.4 Street Intersections
- 4.5 Streetscape Standards - 50' and 60' R.O.W.
- 4.6 Streetscape Standards - 90' R.O.W. Retail
- 4.7 Streetscape Standards - 90' R.O.W. Residential
- 4.8 Street Lighting Standards

5. Buildings

- 5.1 Illustrative Ground Level Building Plan
- 5.2 Illustrative Upper Level Building Plan
- 5.3 Illustrative Building Sections
- 5.4 Illustrative Building Sections
- 5.5 Illustrative Building Sections
- 5.6 Illustrative Building Sections

6. Civil Engineering

- C-1 Existing Topography
- C-2 Existing Utilities
- C-3 Preliminary Grading Concept Plan
- C-4 Preliminary Utility Concept Plan



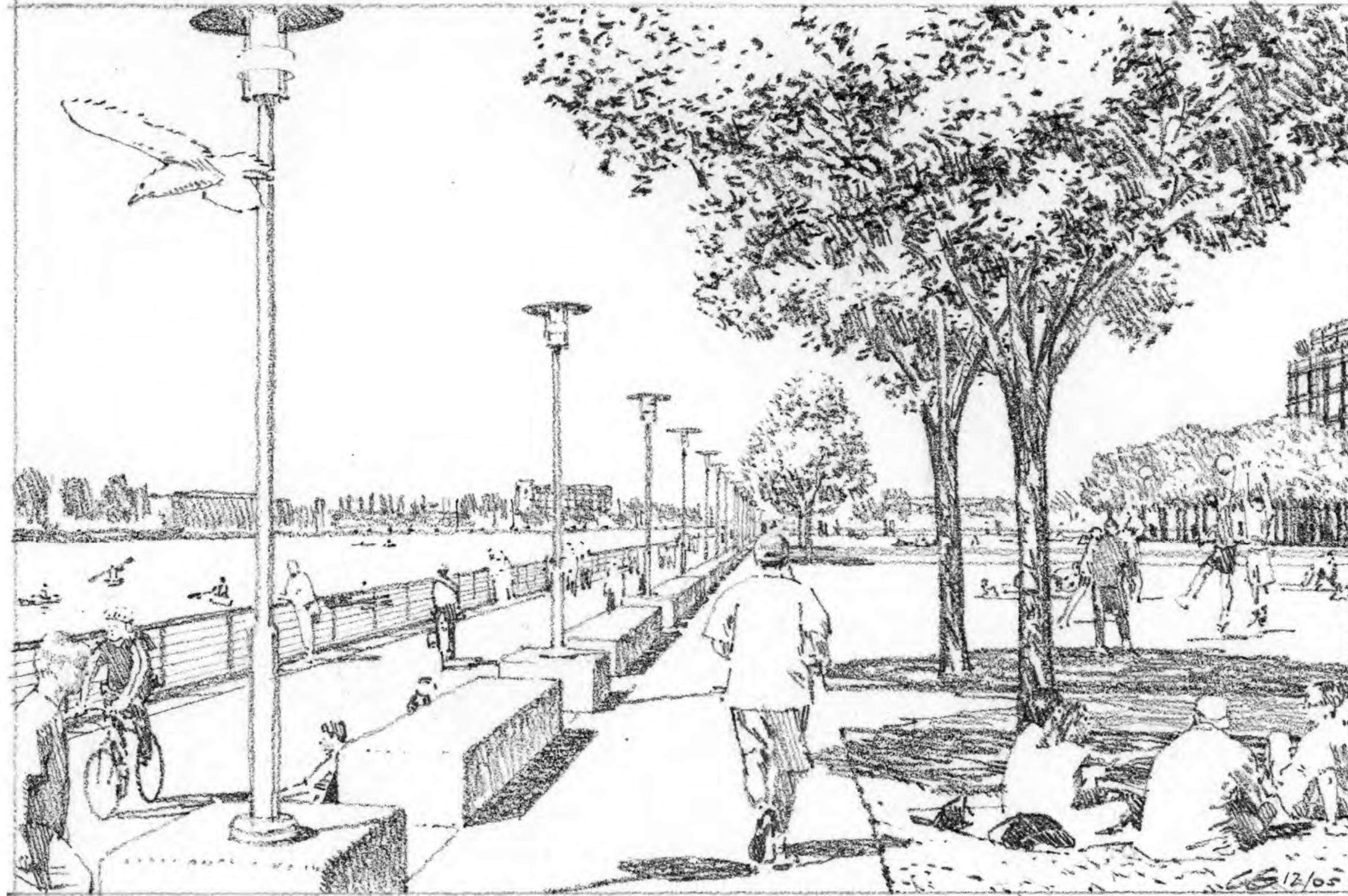
AXONOMETRIC VIEW

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

SHEET NO.
I.I



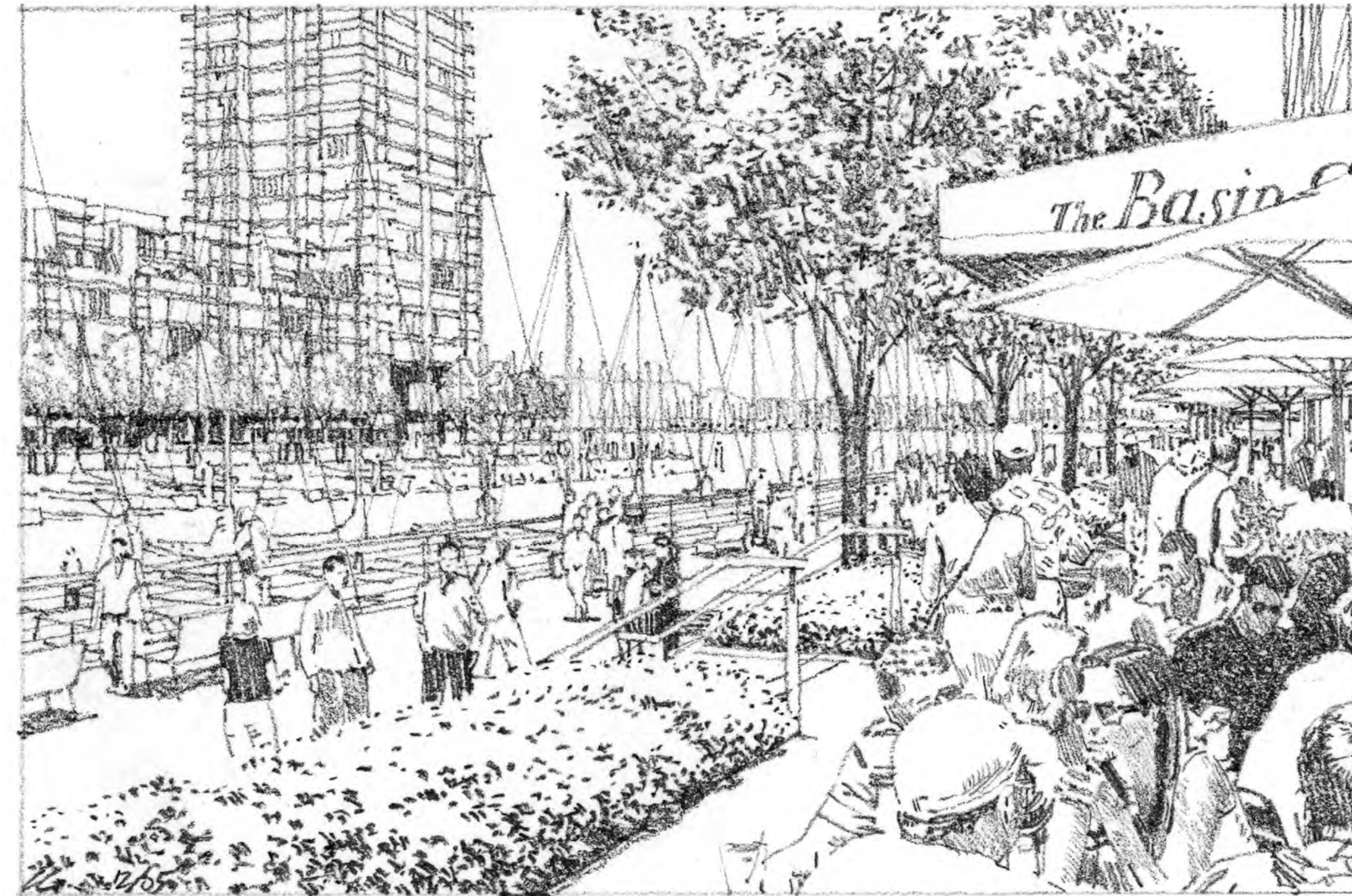
Shoreline Park Promenade



Residential Streetscape Character



Retail Streetscape Character



Clinton Basin Quay

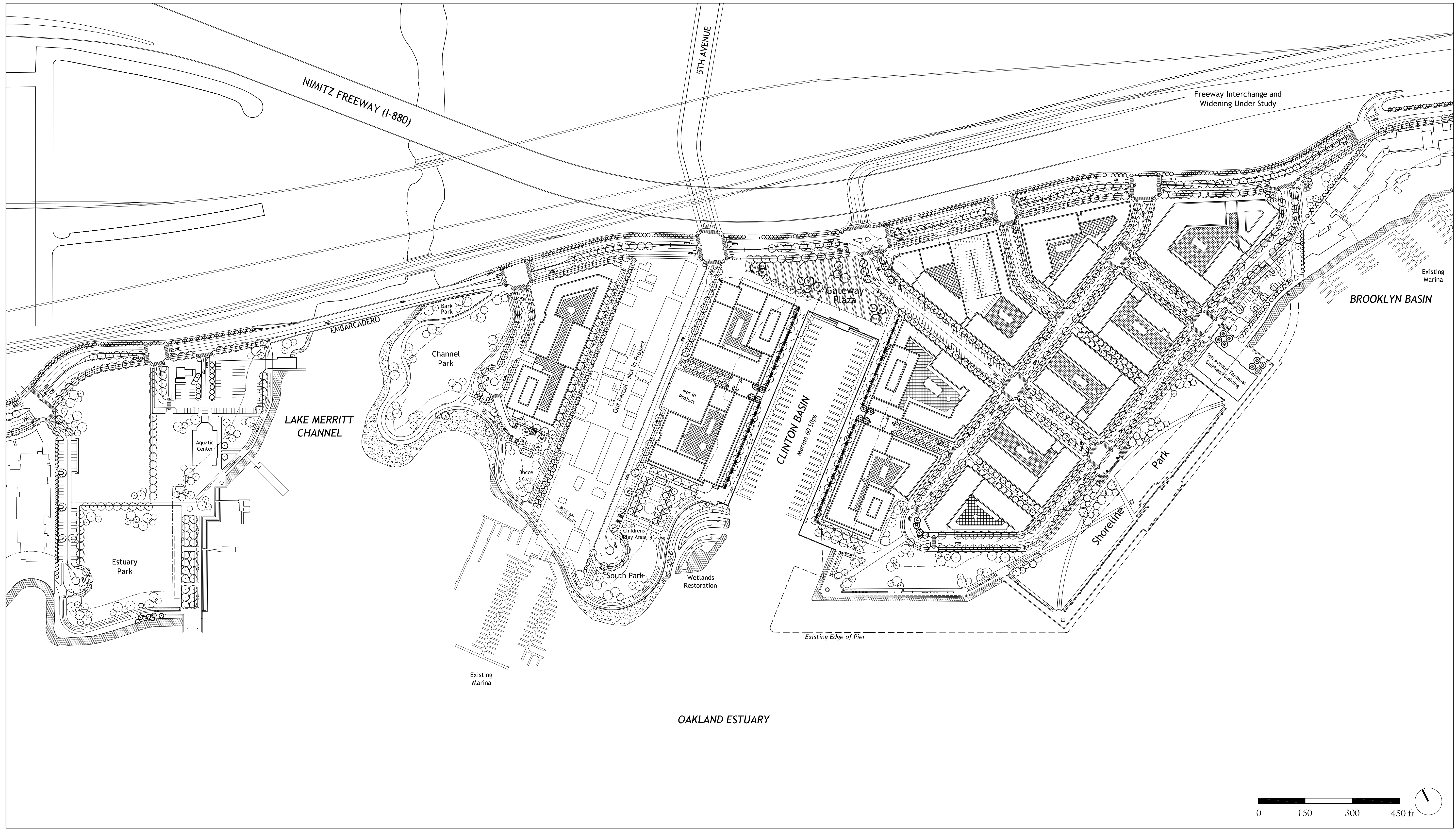
ILLUSTRATIONS

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

SHEET NO.
I.2



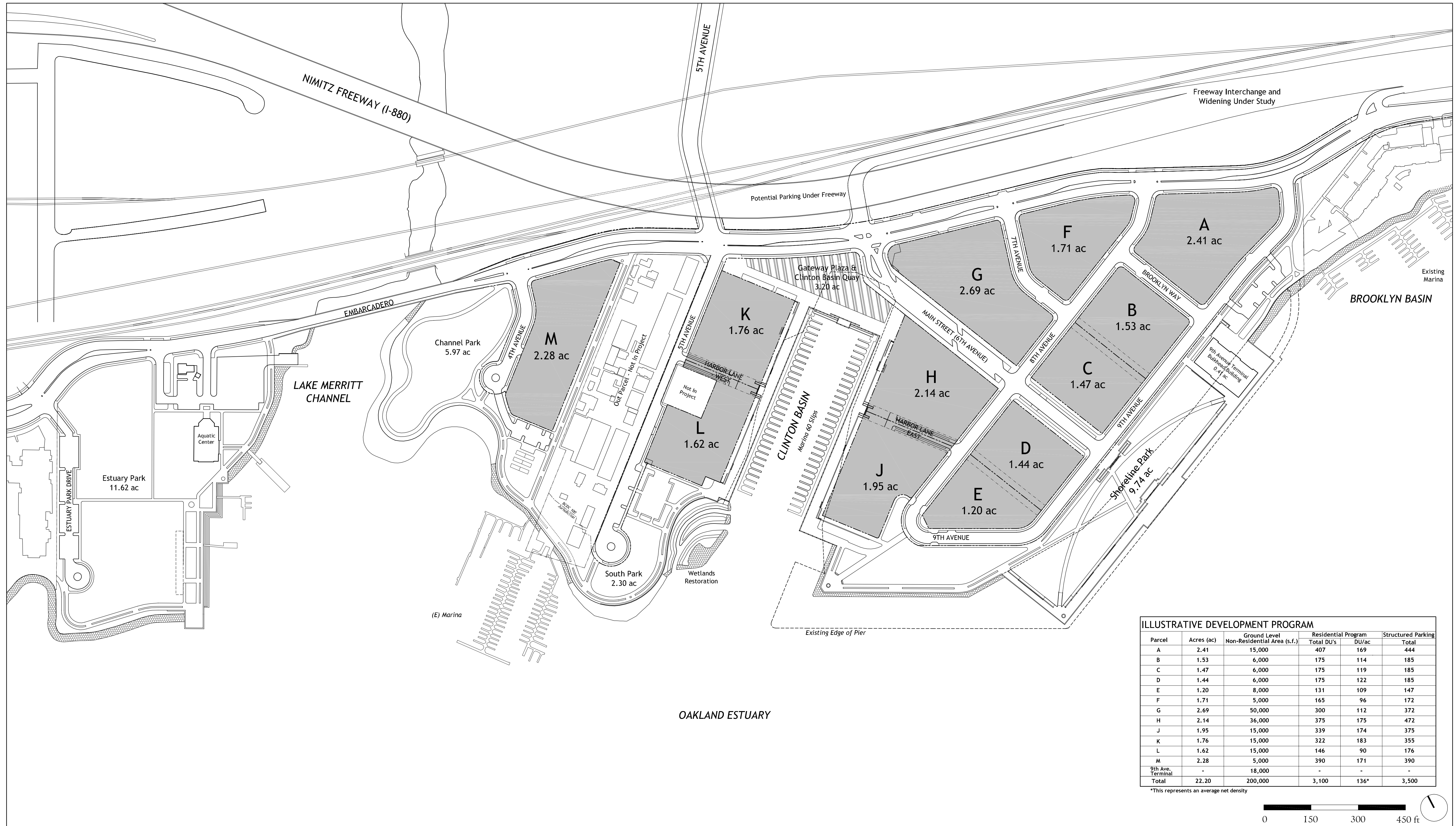
ILLUSTRATIVE DEVELOPMENT PLAN

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

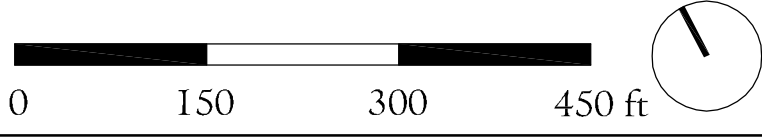
SHEET NO.
1.3



ILLUSTRATIVE DEVELOPMENT PROGRAM

Parcel	Acres (ac)	Ground Level		Residential Program		Structured Parking	
		Non-Residential Area (s.f.)	Total DU's	DU/ac	Total		
A	2.41	15,000	407	169	444		
B	1.53	6,000	175	114	185		
C	1.47	6,000	175	119	185		
D	1.44	6,000	175	122	185		
E	1.20	8,000	131	109	147		
F	1.71	5,000	165	96	172		
G	2.69	50,000	300	112	372		
H	2.14	36,000	375	175	472		
J	1.95	15,000	339	174	375		
K	1.76	15,000	322	183	355		
L	1.62	15,000	146	90	176		
M	2.28	5,000	390	171	390		
9th Ave. Terminal	-	18,000	-	-	-		
Total	22.20	200,000	3,100	136*	3,500		

*This represents an average net density



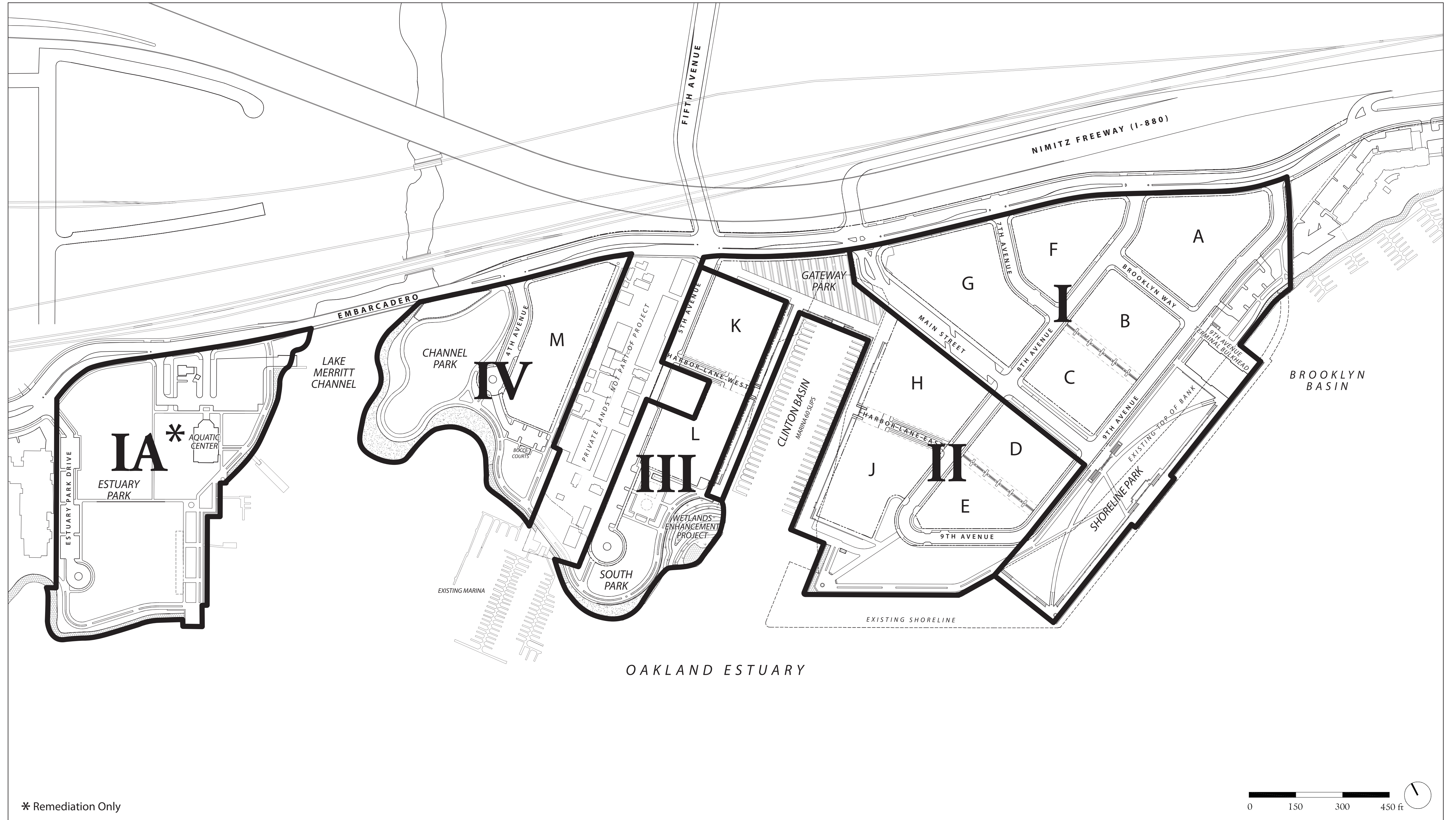
DEVELOPMENT PROGRAM AND PARCELIZATION PLAN

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

SHEET NO.
1.4



* Remediation Only

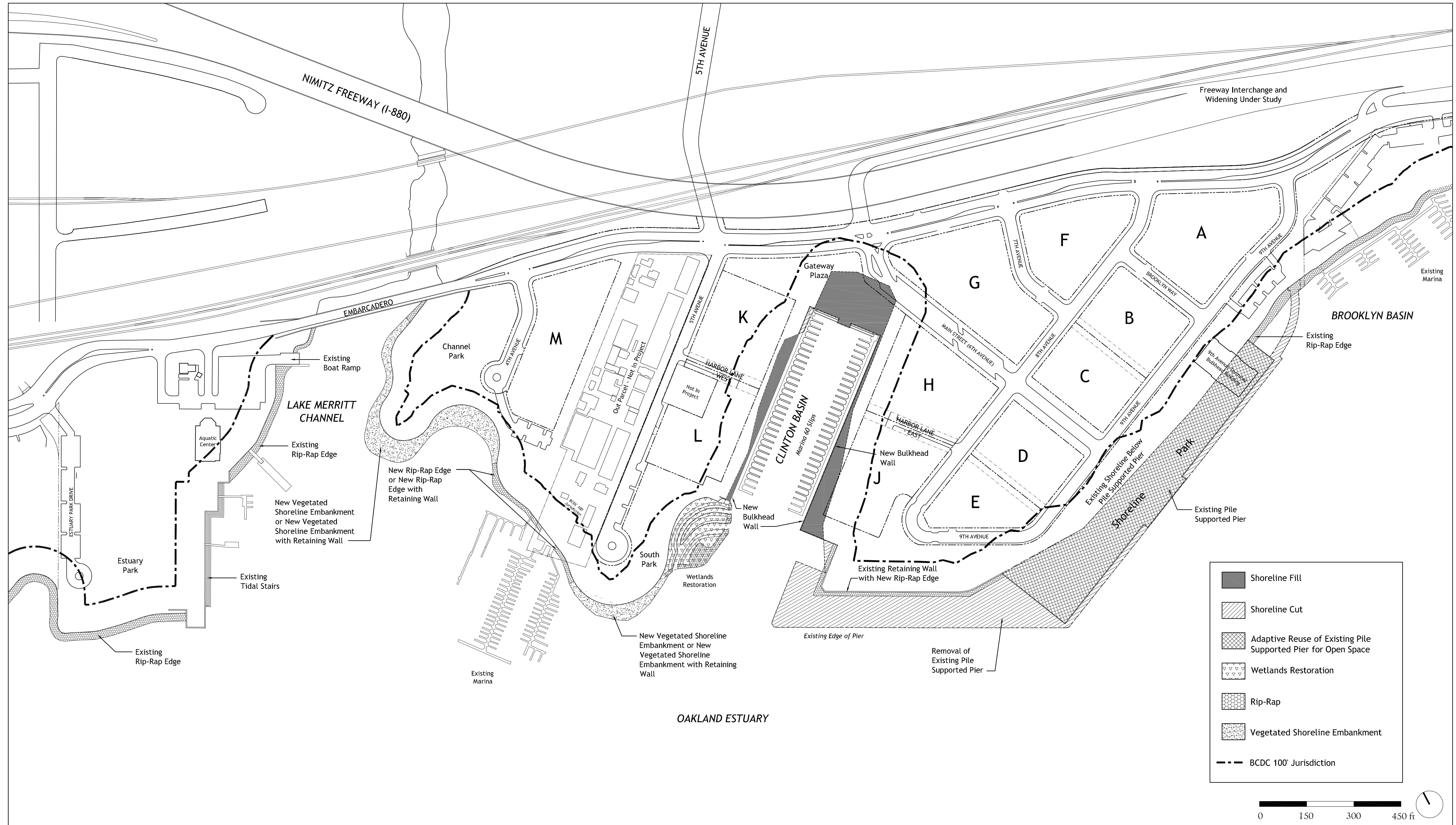
PHASING PLAN

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

SHEET NO.
1.5



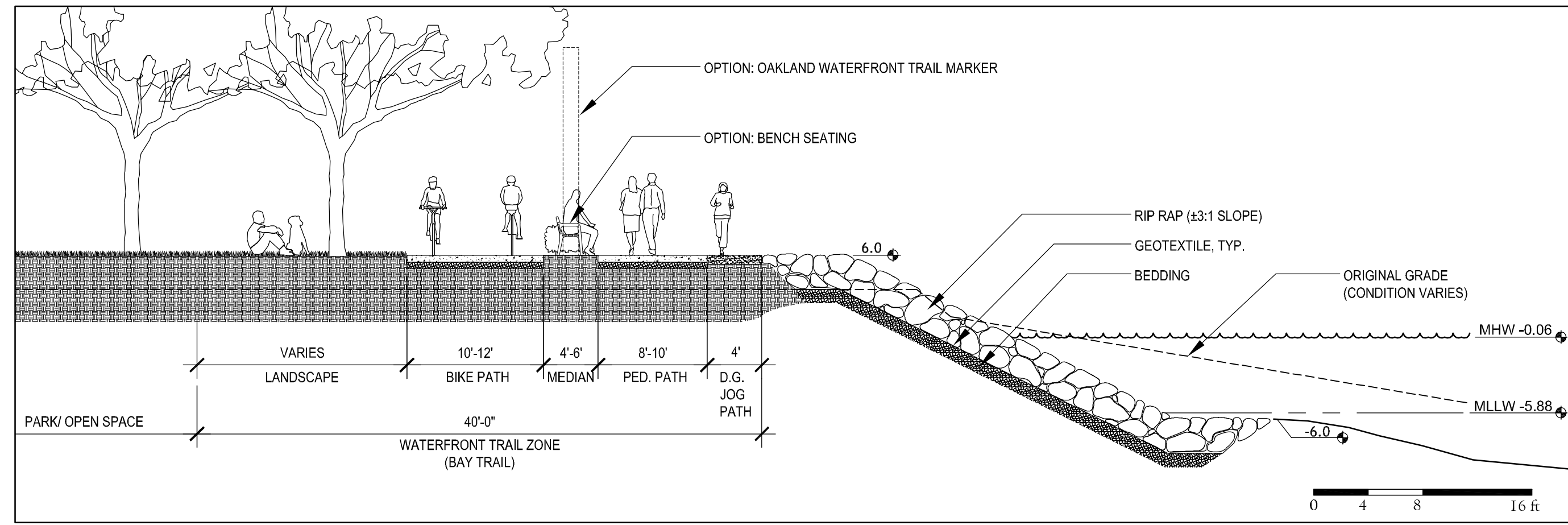
SHORELINE RECONFIGURATION AND STABILIZATION PLAN

Brooklyn Basin - Oak to 9th Development Plan

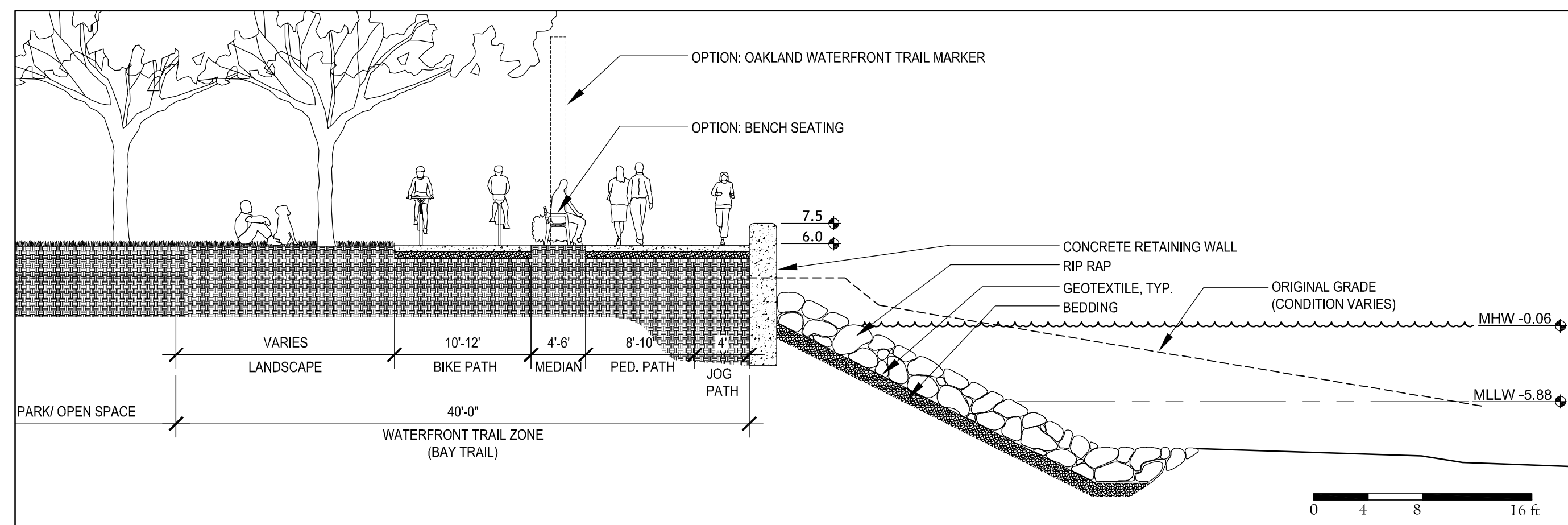
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

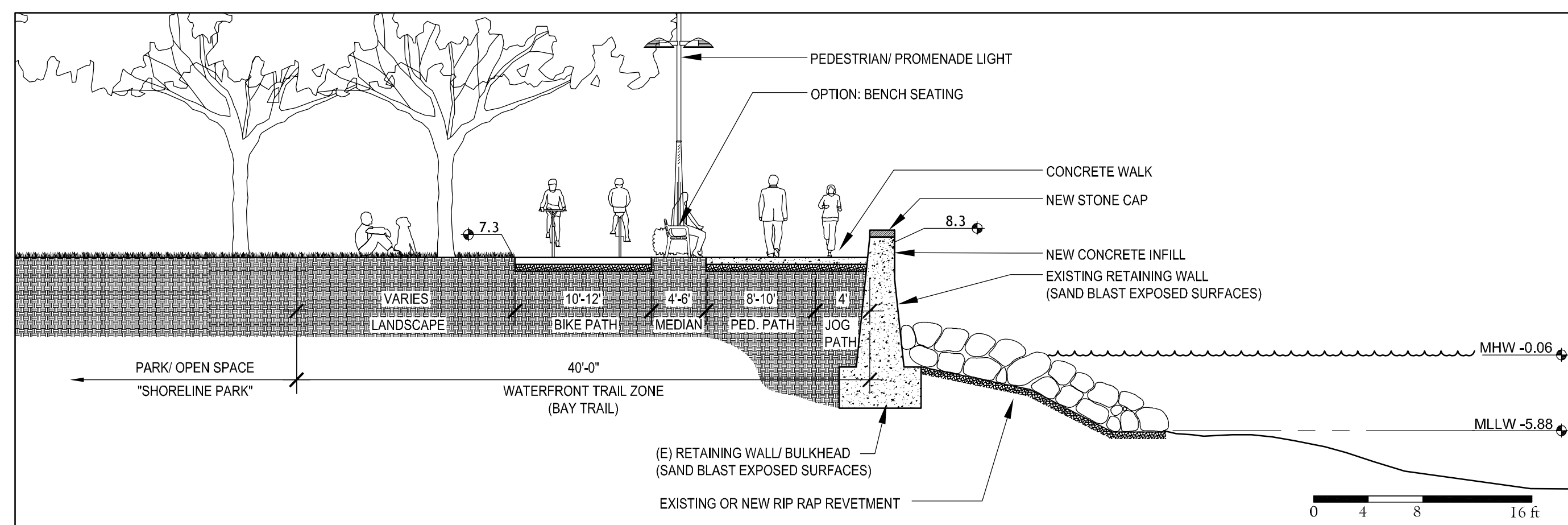
SHEET NO.
2.1



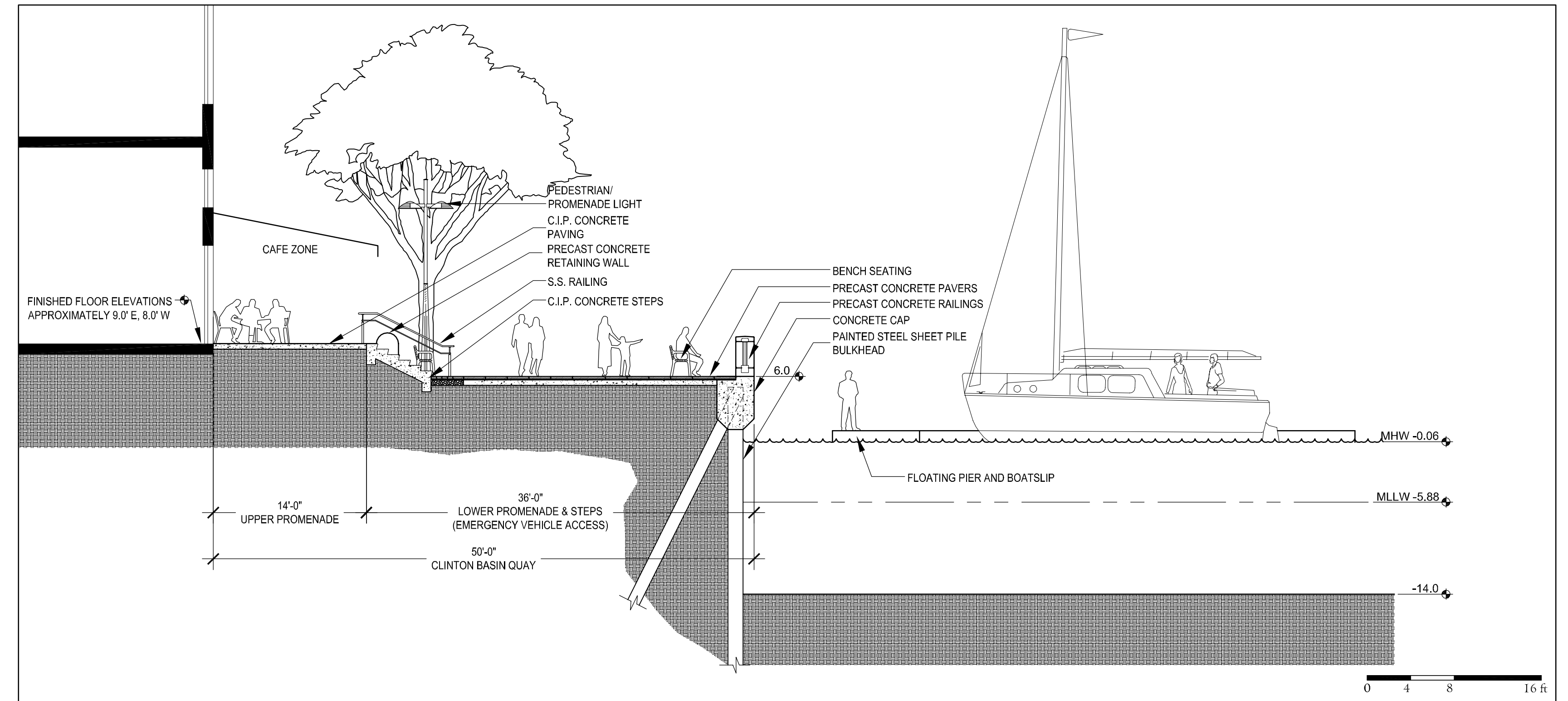
1 RIP-RAP SHORELINE EMBANKMENT WITH WATERFRONT / BAY TRAIL



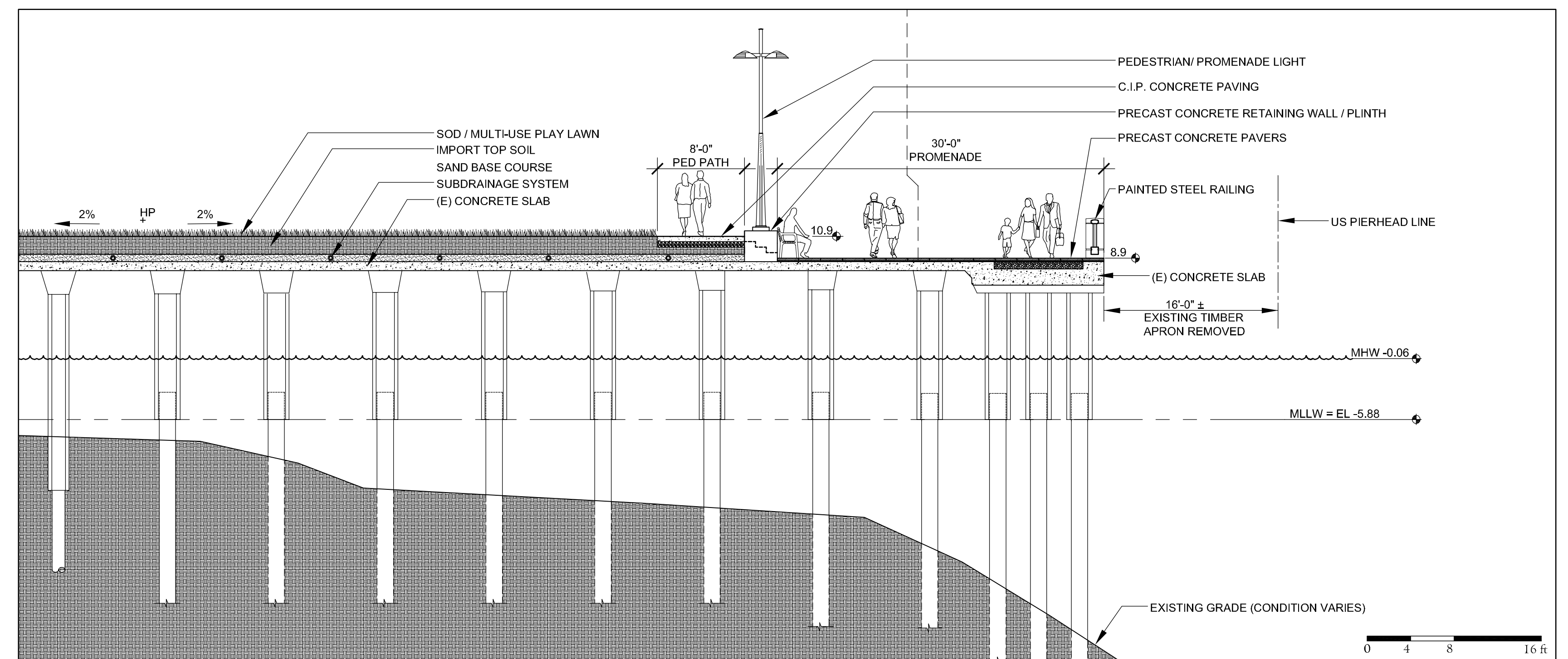
2 ALTERNATE RIP-RAP EDGE WITH RETAINING WALL



3 WATERFRONT TRAIL AT EXISTING RETAINING WALL



4 CLINTON BASIN QUAY (East Side)



5 9TH AVENUE PIER RETROFIT - TYPICAL SECTION

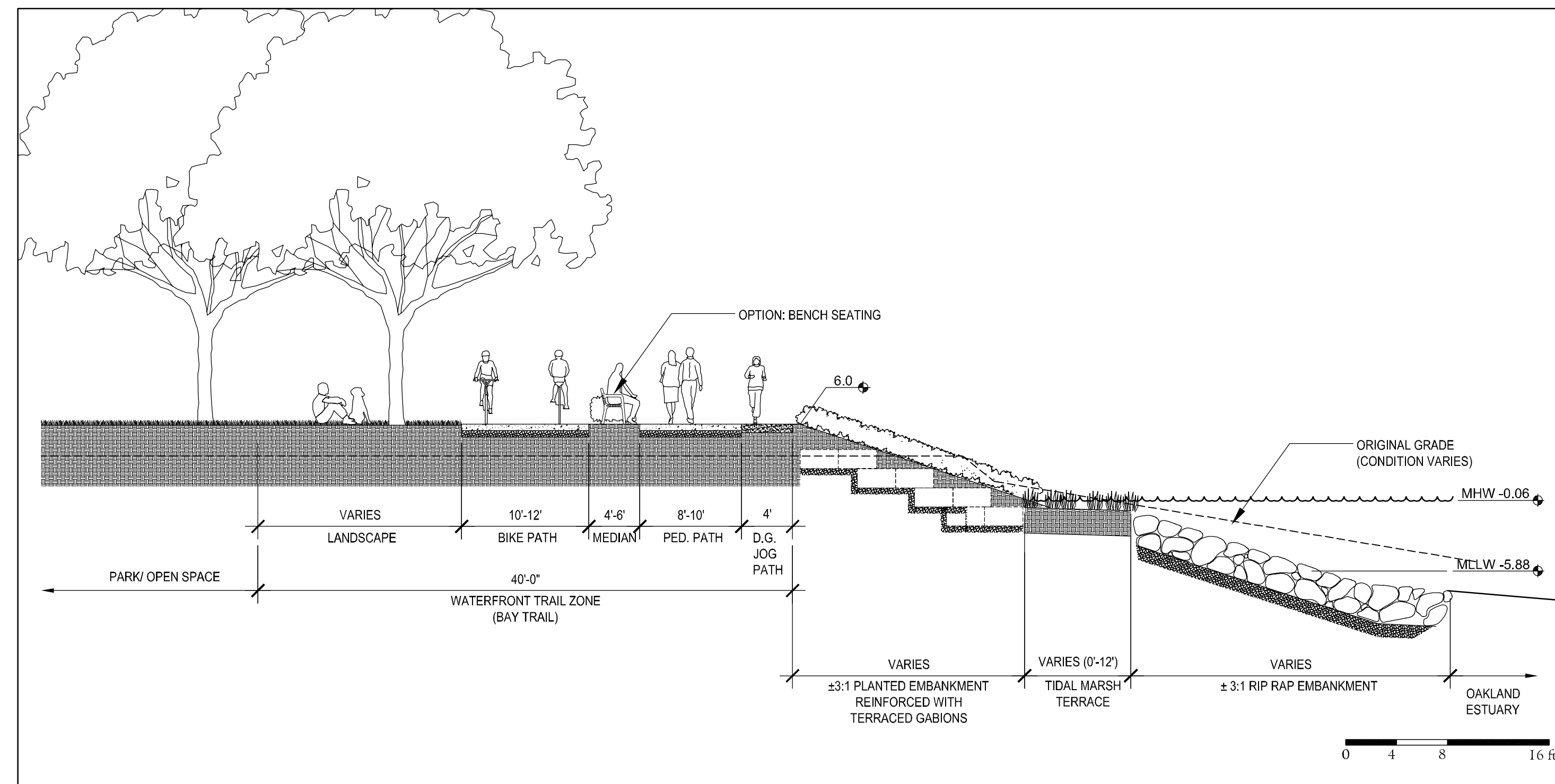
SHORELINE SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

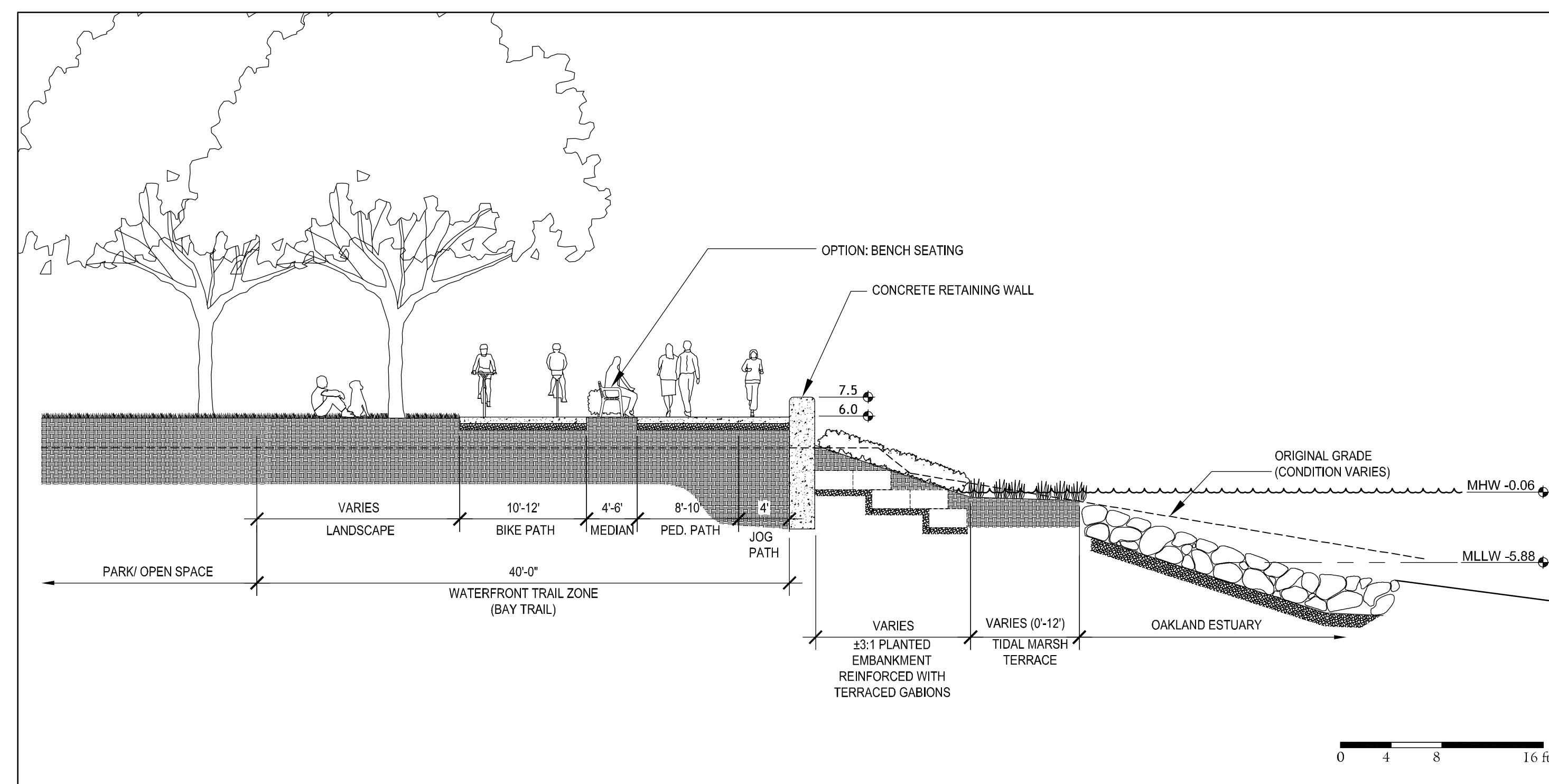
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

SHEET NO.
2.2



6 VEGETATED SHORELINE EMBANKMENT WITH WATERFRONT / BAY TRAIL



7 ALTERNATE VEGETATED SHORELINE WITH RETAINING WALL

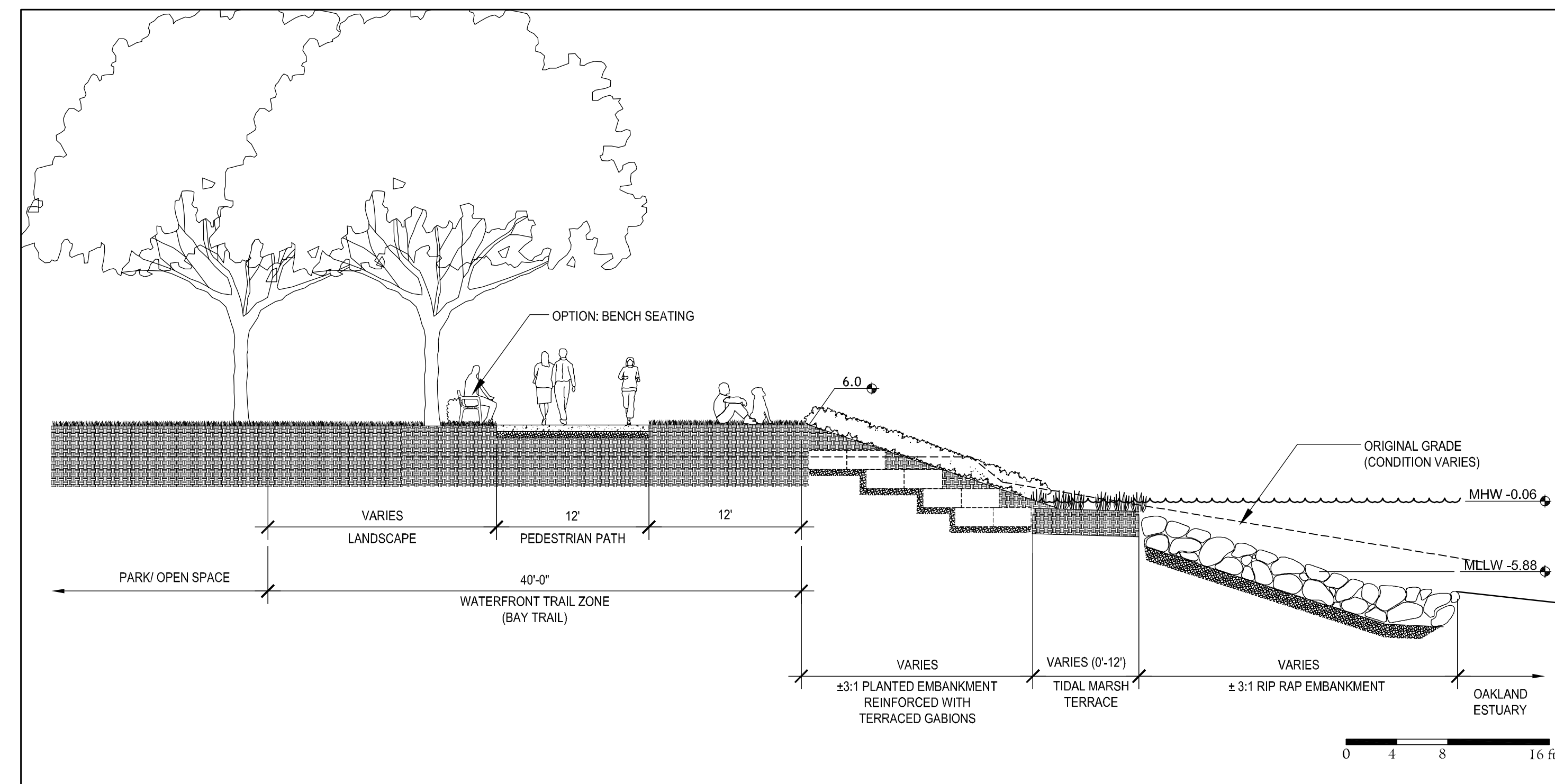
SHORELINE SECTIONS

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

OCTOBER 2006

SHEET NO.
2.2a



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

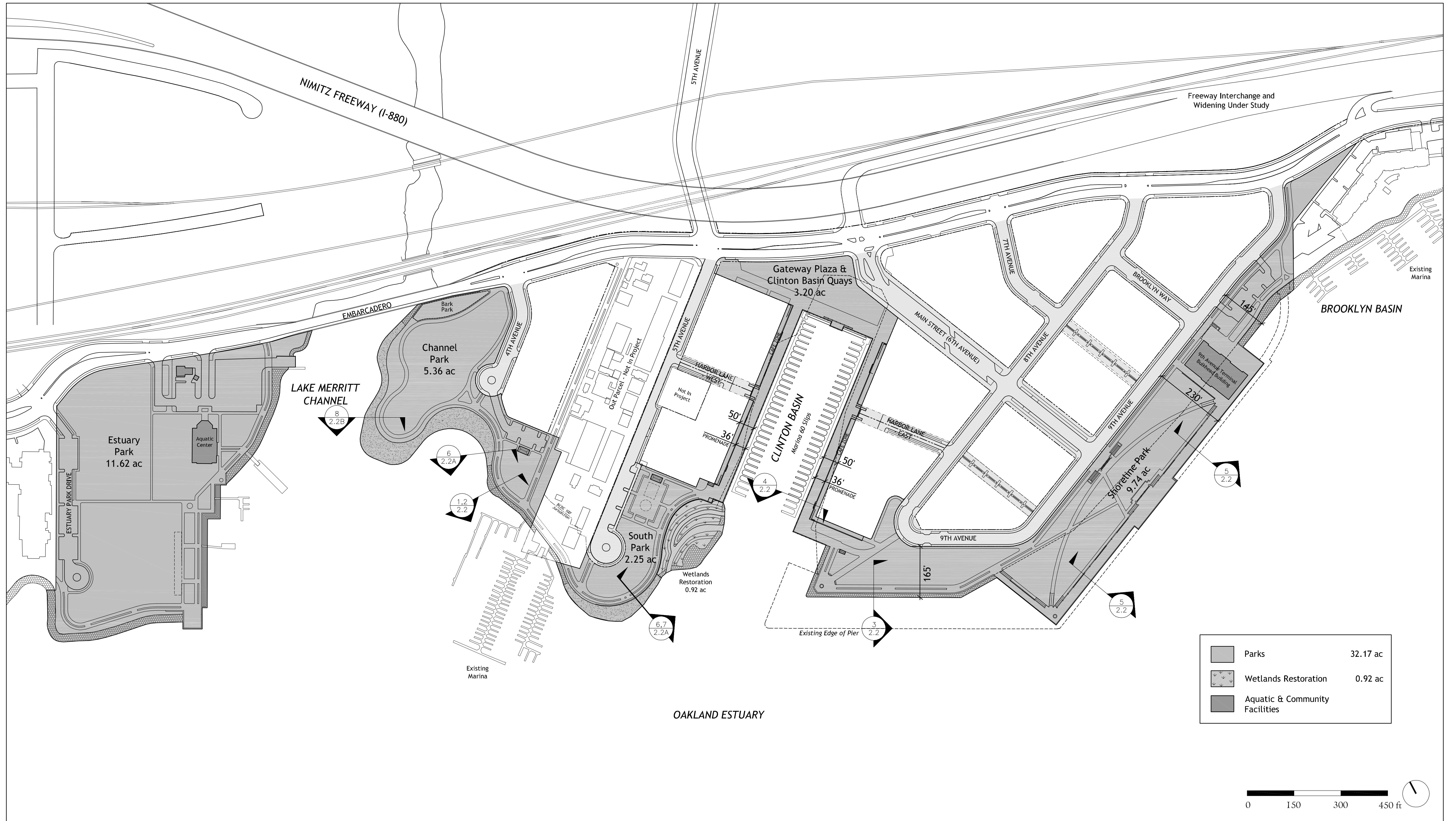
SHORELINE SECTIONS

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

OCTOBER 2006

SHEET NO.
2.2b



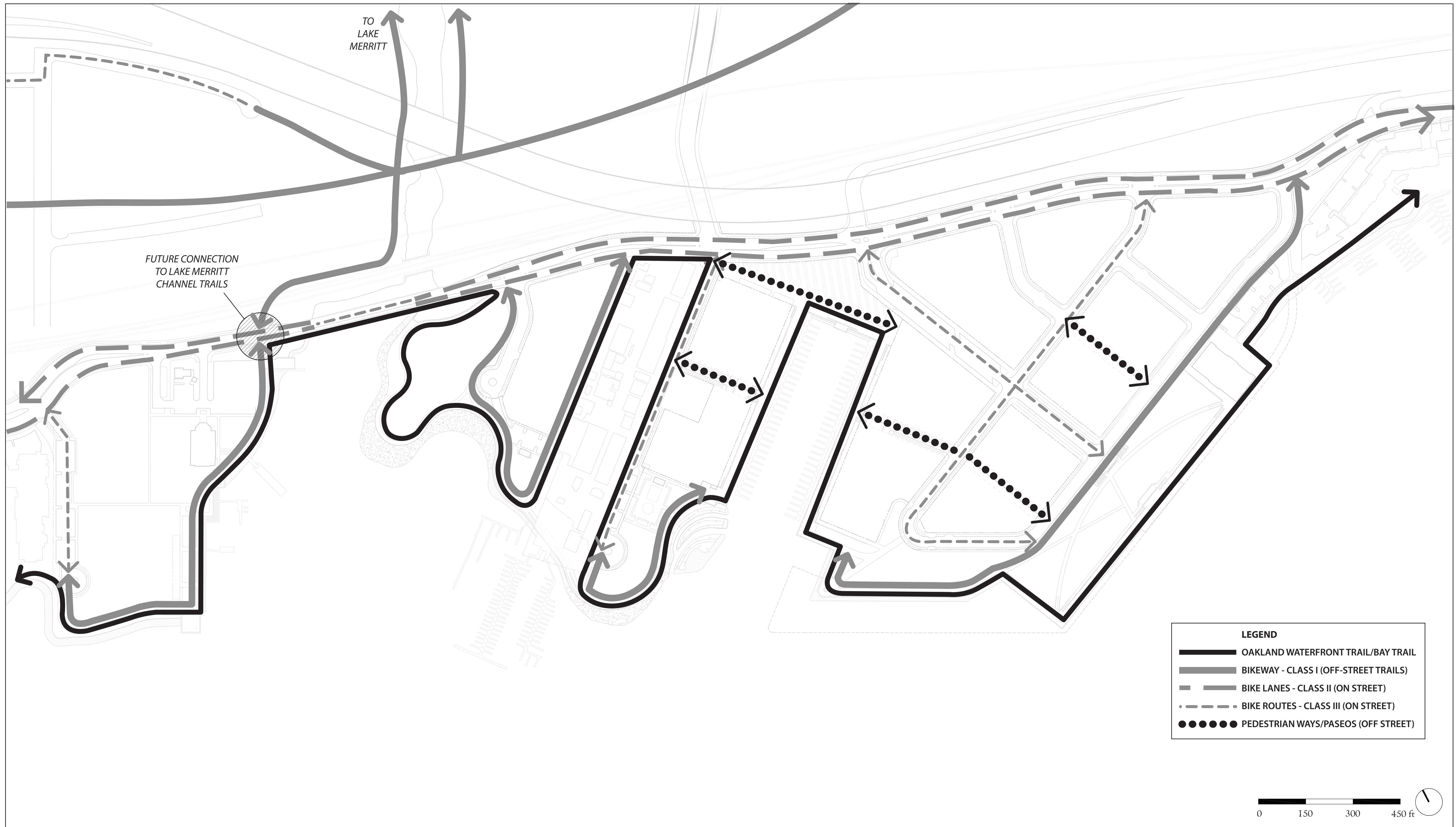
PARKS AND OPEN SPACE PLAN

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

SHEET NO.
3.1



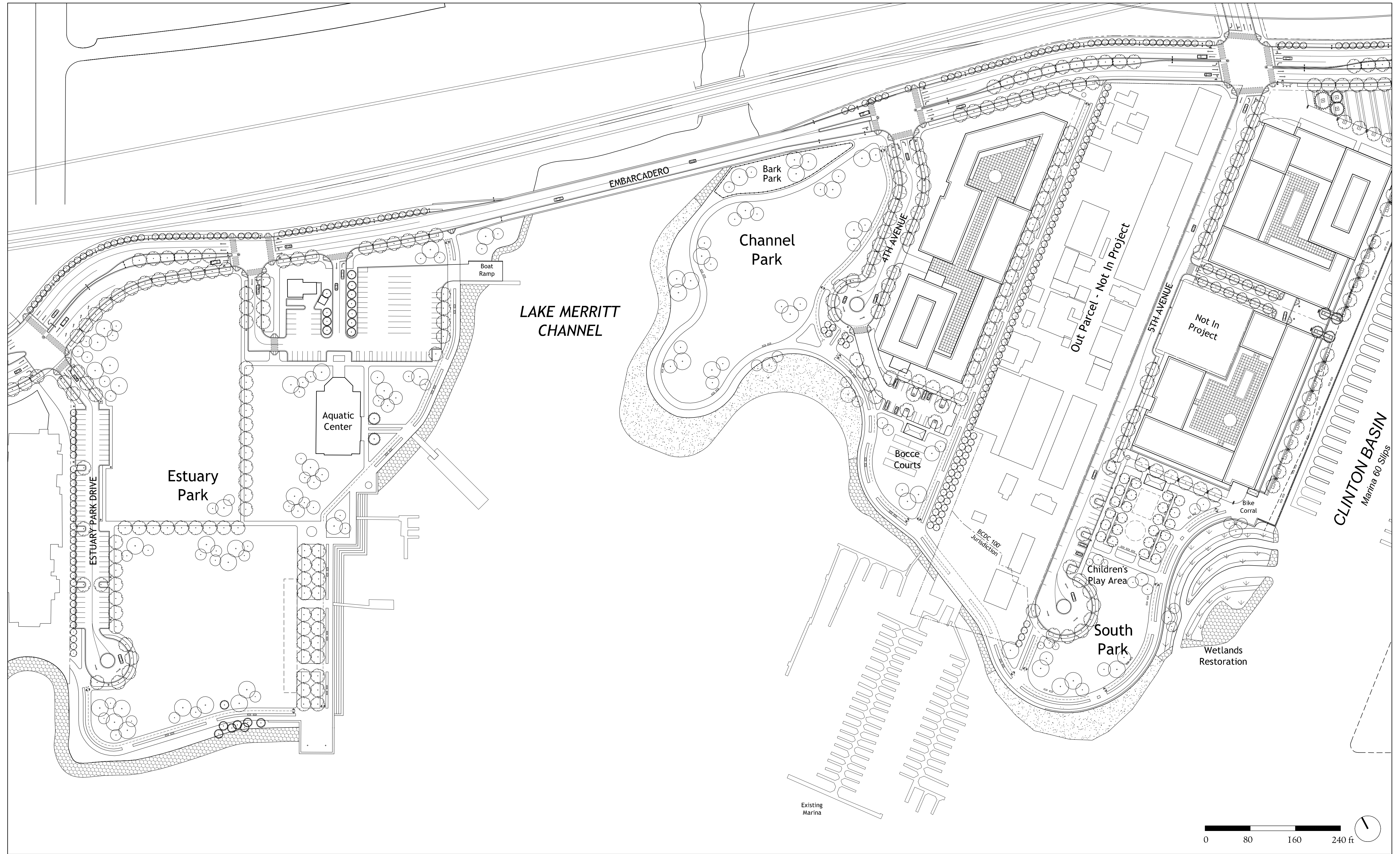
PEDESTRIAN & BICYCLE CIRCULATION DIAGRAM

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

SHEET NO.
3.2



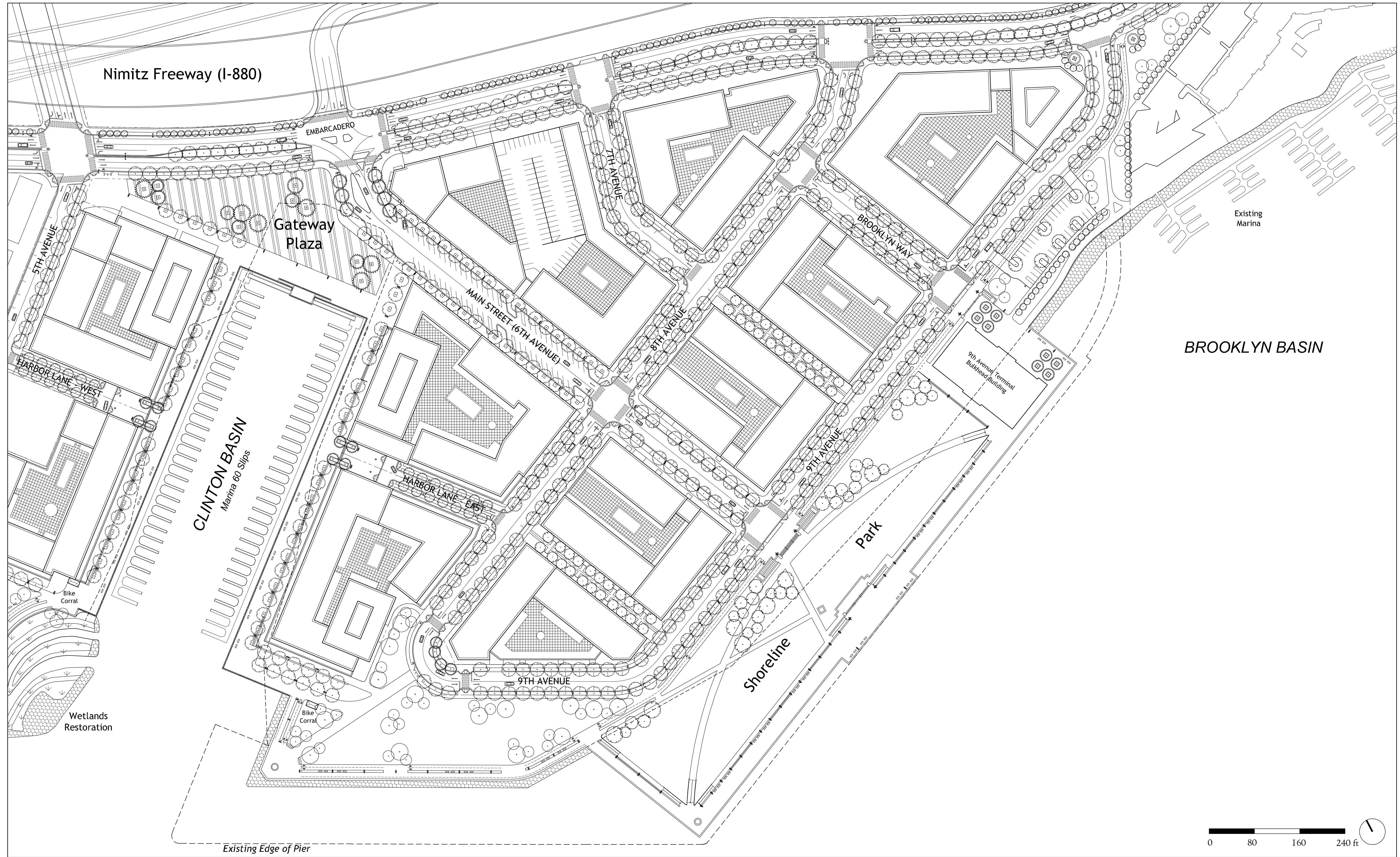
ENLARGED ILLUSTRATIVE PLAN - WEST

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

SHEET NO.
3.3



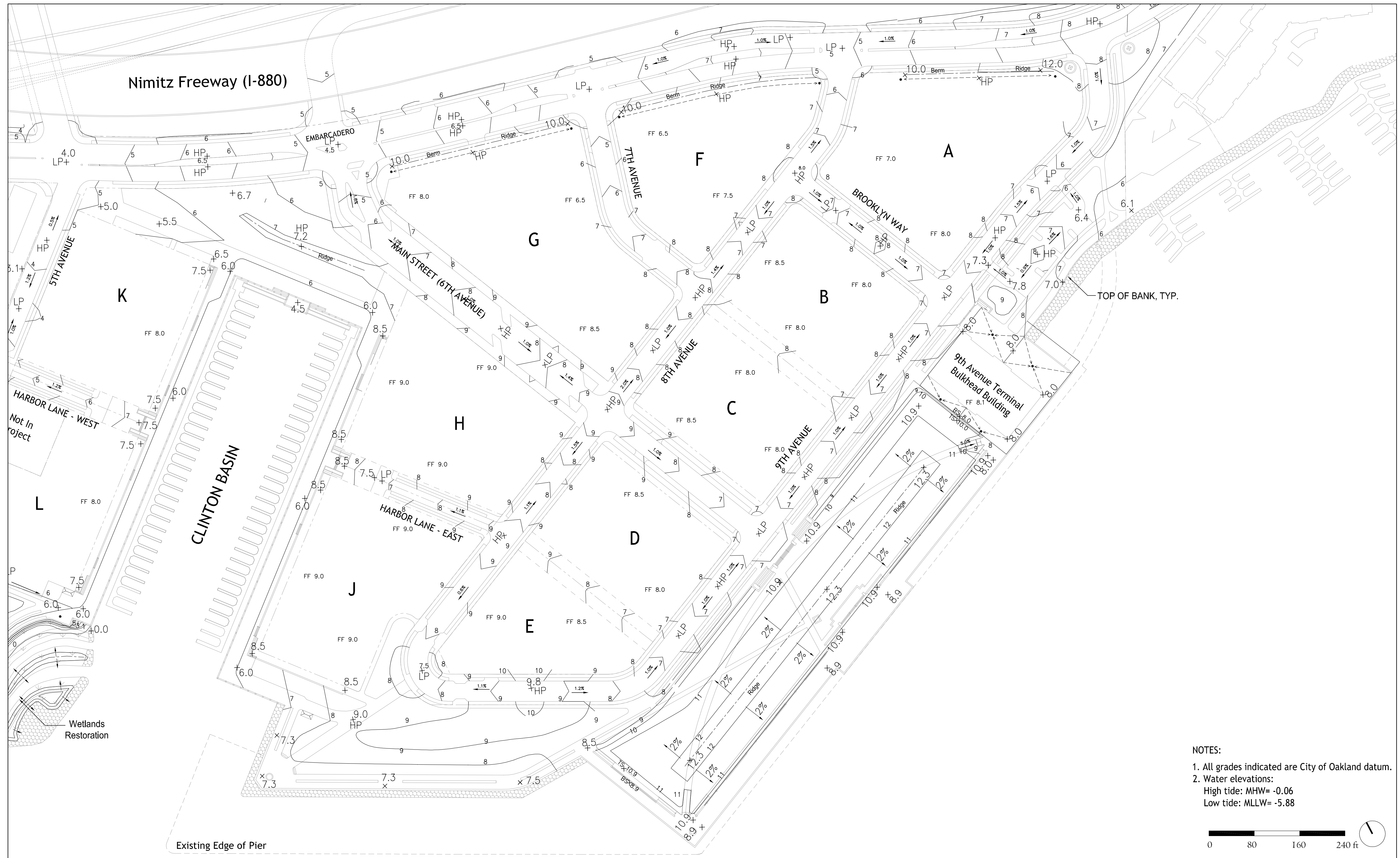
ENLARGED ILLUSTRATIVE PLAN - EAST

Brooklyn Basin - Oak to 9th Development Plan

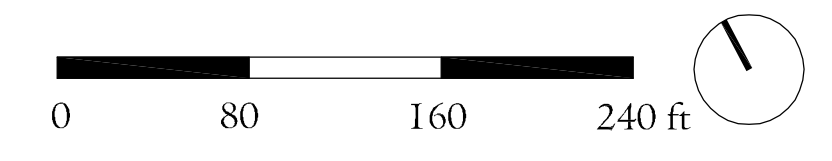
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

SHEET NO.
3.4



- NOTES:
1. All grades indicated are City of Oakland datum.
 2. Water elevations:
High tide: MHW= -0.06
Low tide: MLLW= -5.88



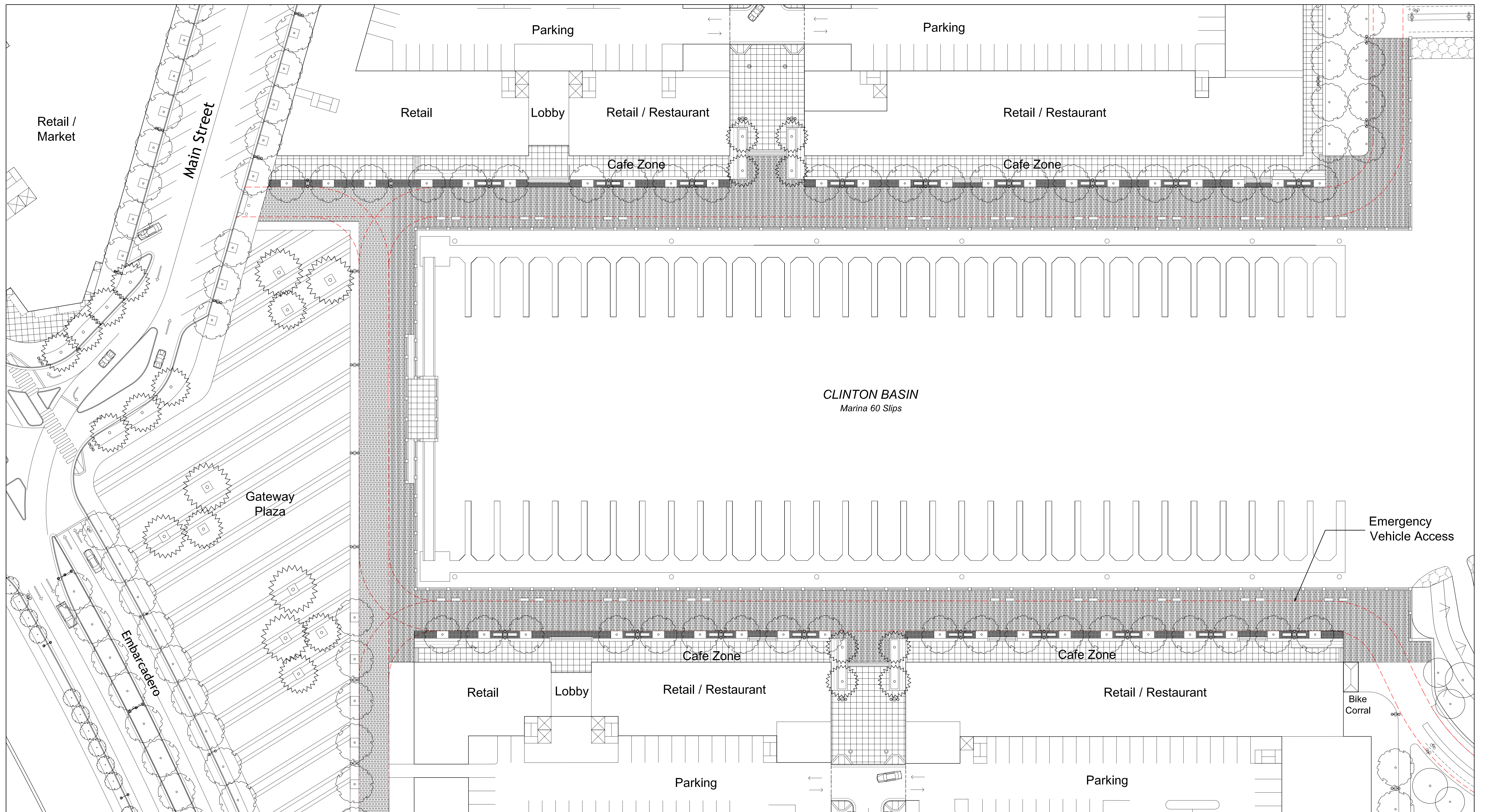
ENLARGED PLAN - PARK GRADING CONCEPT - EAST

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

OCTOBER 2006

SHEET NO.
3.6

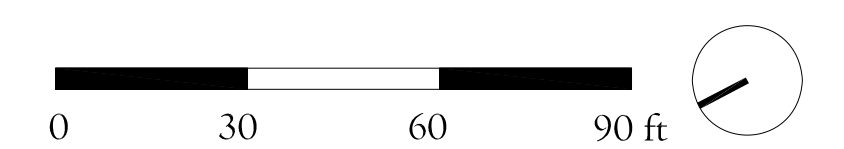


ENLARGED PLAN - CLINTON BASIN QUAYS

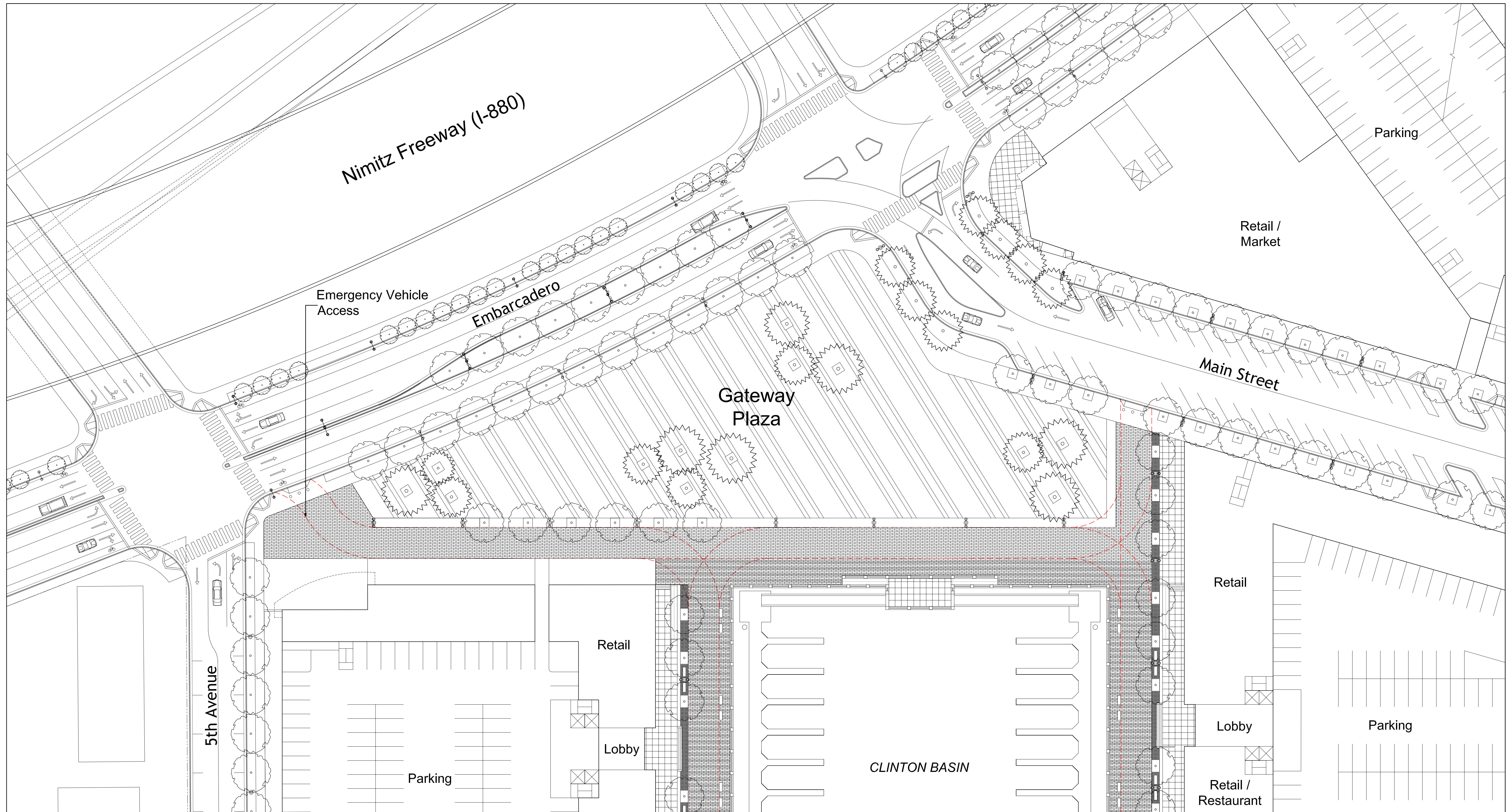
Brooklyn Basin - Oak to 9th Development Plan

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

OCTOBER 2006



SHEET NO.
3.7a

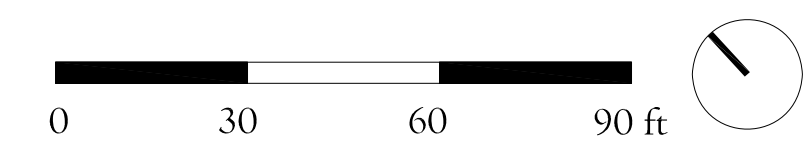


ENLARGED PLAN - GATEWAY PLAZA

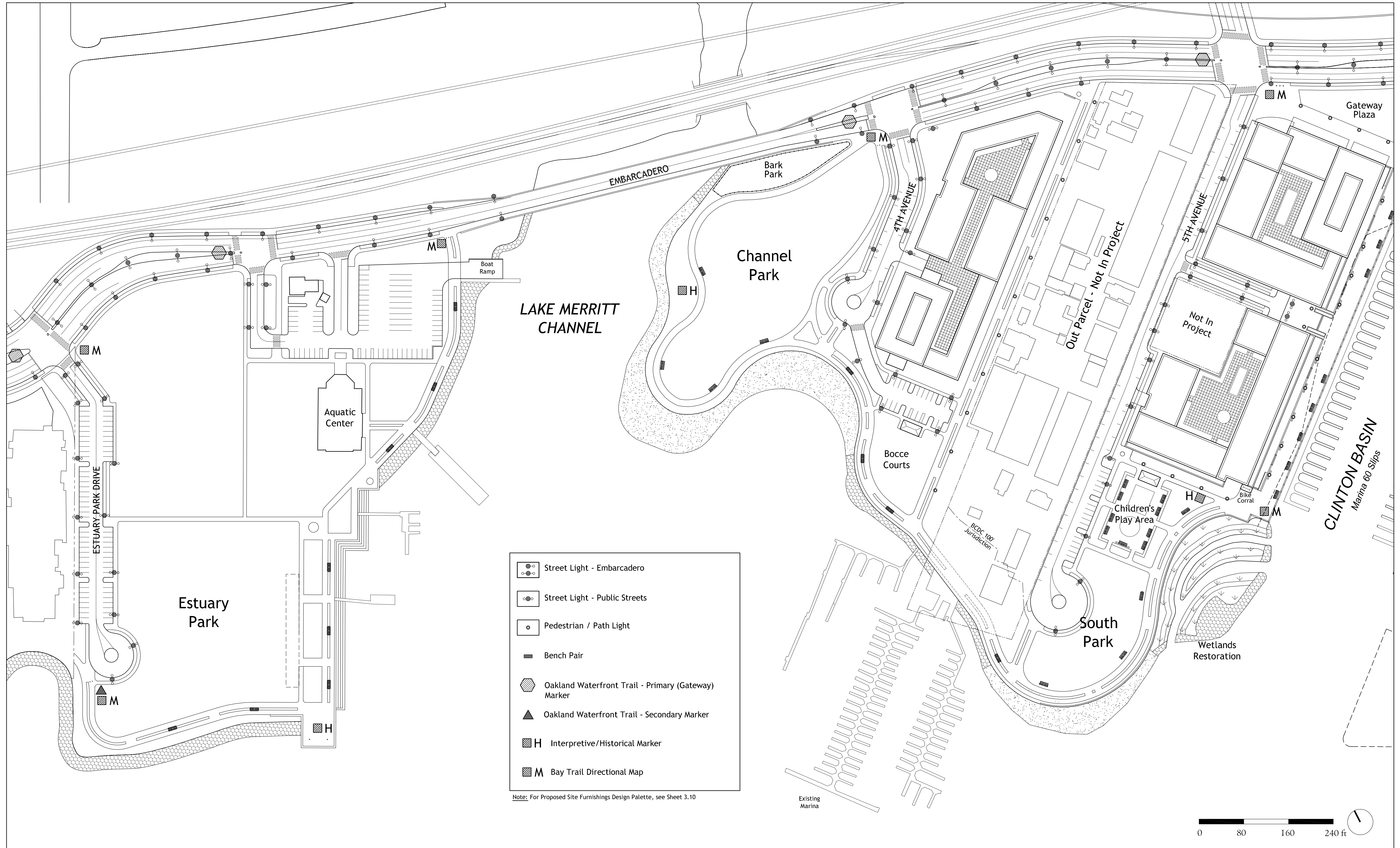
Brooklyn Basin - Oak to 9th Development Plan

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

OCTOBER 2006



SHEET NO.
3.7b



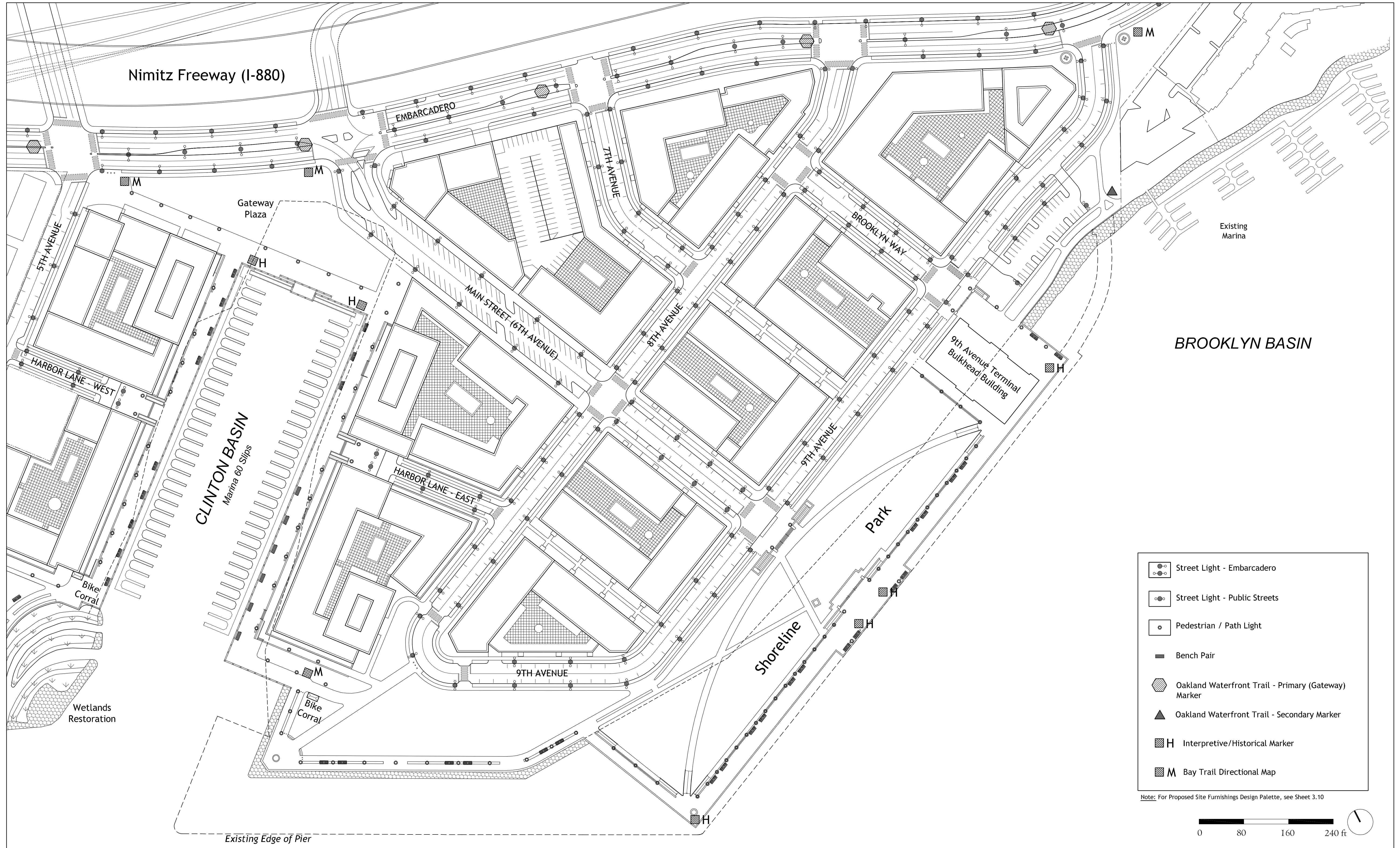
SITE FURNISHINGS DIAGRAM - WEST

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

SHEET NO.
3.8



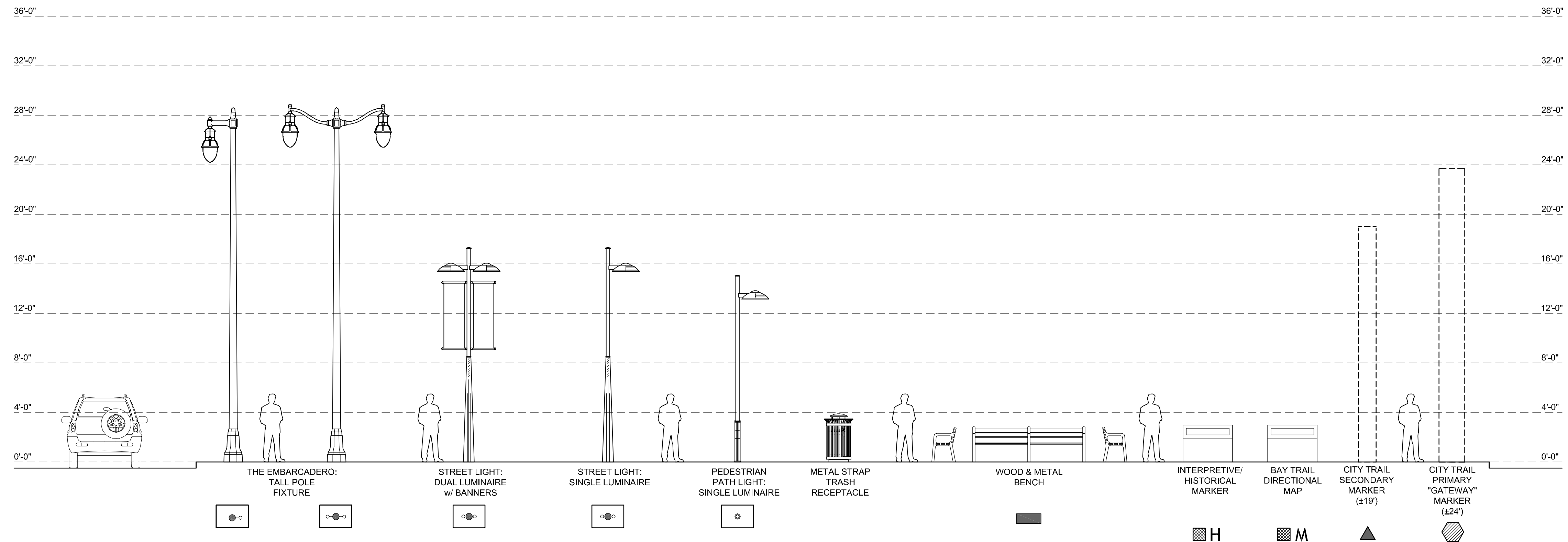
SITE FURNISHINGS DIAGRAM - EAST

Brooklyn Basin - Oak to 9th Development Plan

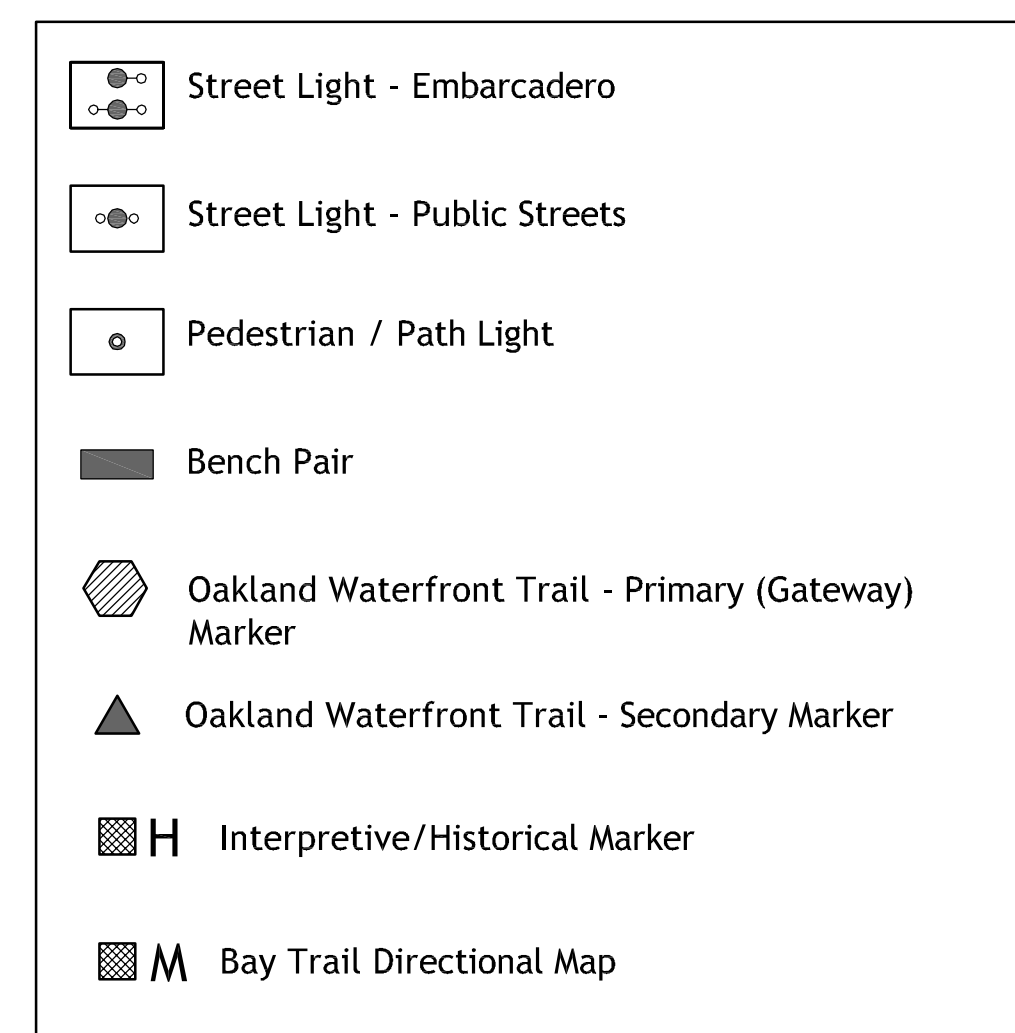
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

SHEET NO.
3.9



SITE FURNISHINGS & SITE LIGHTING DESIGN PALETTE
 Scale: 3/16" = 1'-0"



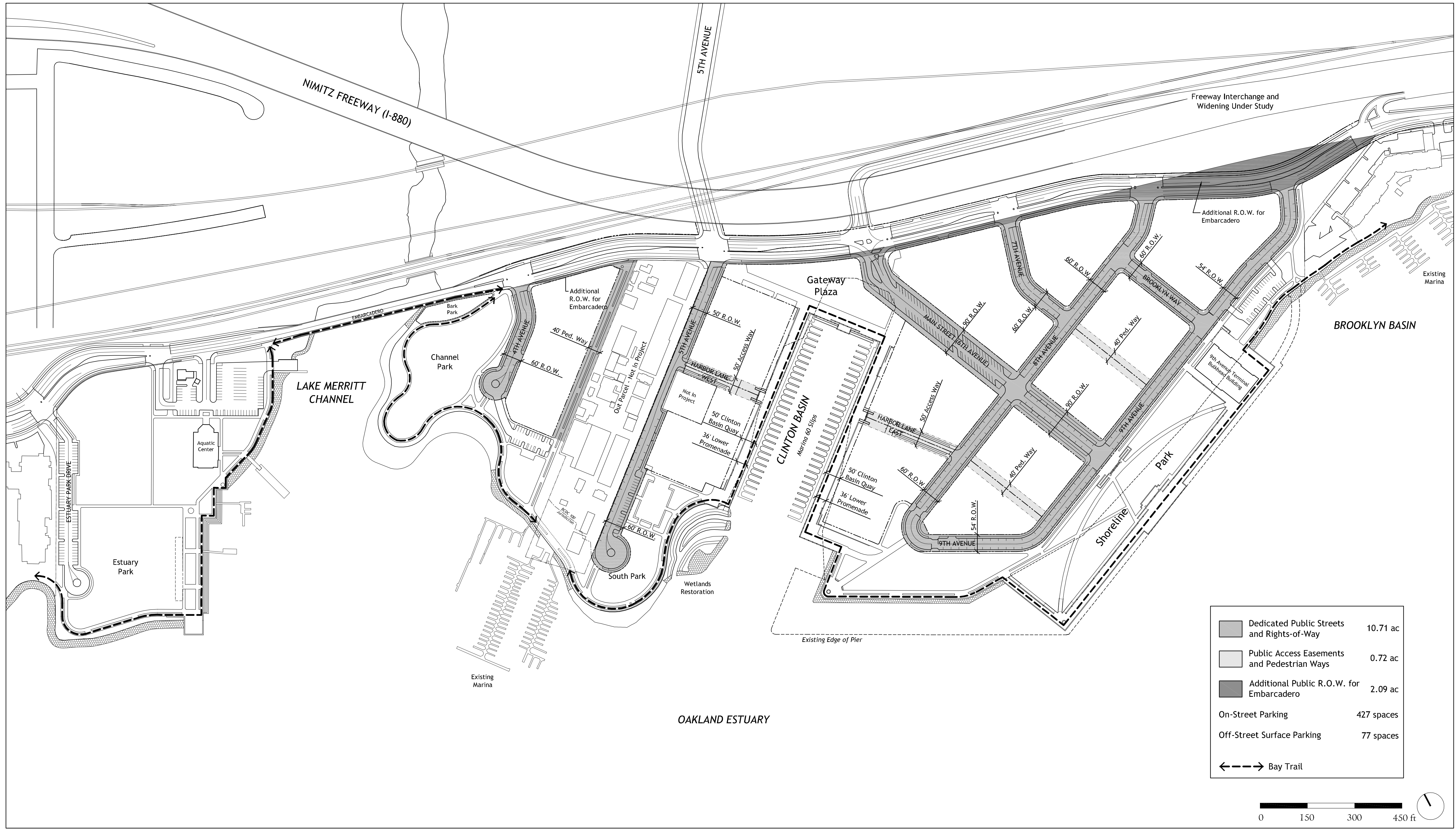
SITE FURNISHINGS & SITE LIGHTING DESIGN PALETTE

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

SHEET NO.
3.10



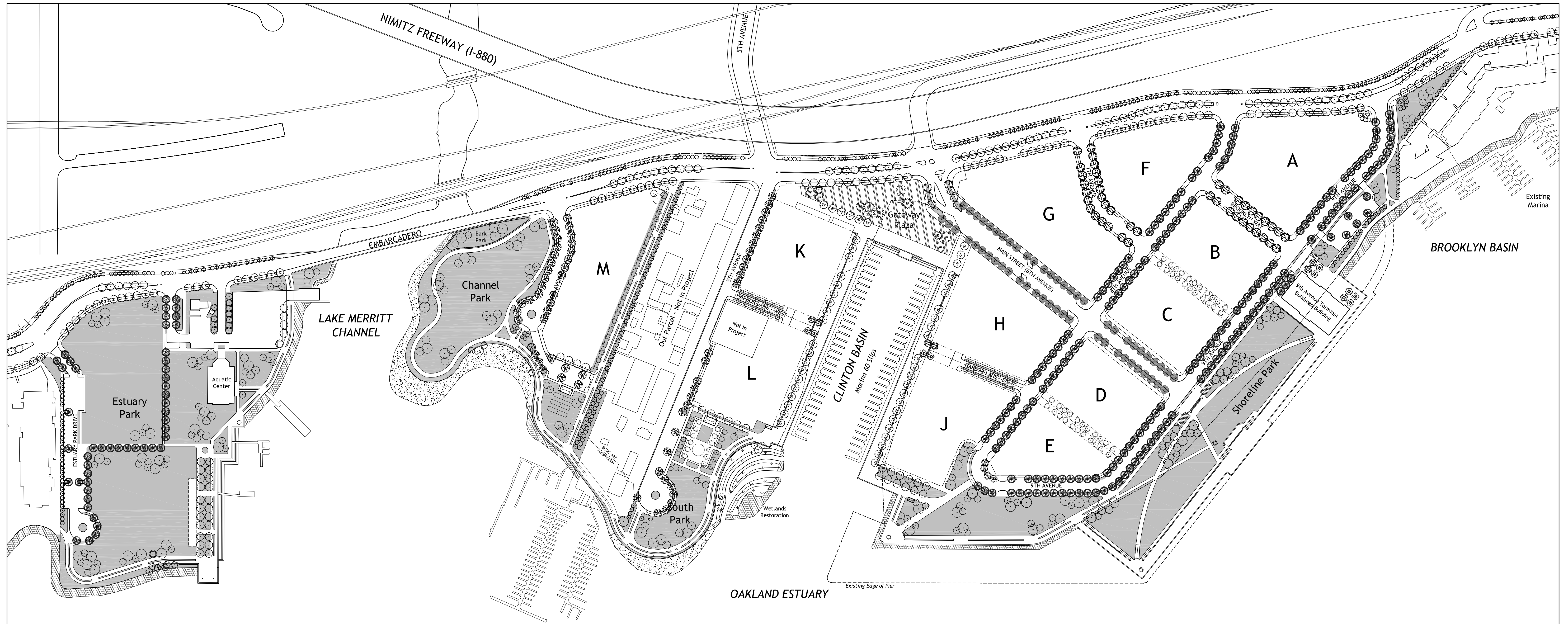
STREETS AND PEDESTRIAN WAYS

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

SHEET NO.
4.1



STREET TREE PALETTE	
<p>The Embarcadero:</p> <ul style="list-style-type: none"> - <i>Platanus acerifolia</i> 'Yarwood', Yarwood London Plane - <i>Populus nigra</i> 'Afghanica', Thieves Poplar <p>Alternates:</p> <ul style="list-style-type: none"> - <i>Tilia tomentosa</i> 'Sterling', Silver Linden - <i>Hymenoporum flavum</i>, Sweetshade Tree - <i>Podocarpus gracillior</i>, Fern Pine 	
<p>Main Street: (6th Avenue)</p> <ul style="list-style-type: none"> - <i>Pistacia chinensis</i> 'Pearl Street', Chinese Pistache <p>Alternate:</p> <ul style="list-style-type: none"> - <i>Pyrus calleryana</i> 'Aristocrat', Aristocrat Pear - <i>Ulmus parvifolia</i> 'Drake', Evergreen Elm 	
<p>Residential Streets: (7th Avenue, Brooklyn Way)</p> <ul style="list-style-type: none"> - <i>Liriodendron tulipifera</i>, Tulip Poplar <p>Alternate:</p> <ul style="list-style-type: none"> - <i>Quercus rubra</i>, Red Oak 	
<p>Residential Streets: (4th & 5th Avenues)</p> <ul style="list-style-type: none"> - <i>Nyssa sylvatica</i>, Tupelo Tree <p>Alternate:</p> <ul style="list-style-type: none"> - <i>Ulmus parvifolia</i> 'Brea', Evergreen Elm - <i>Robinia idahoensis</i> 'Purple Robe', Idaho Locust 	

STREET TREE PALETTE	
<p>8th-9th Avenue Loop & Estuary Park Drive:</p> <ul style="list-style-type: none"> - <i>Tilia tomentosa</i> 'Sterling', Silver Linden <p>Alternates:</p> <ul style="list-style-type: none"> - <i>Platanus acerifolia</i> 'Yarwood', Yarwood London Plane - <i>Quercus shumardii</i>, Shumard Oak 	
<p>Clinton Basin Quay:</p> <ul style="list-style-type: none"> - <i>Platanus acerifolia</i> 'Yarwood', Yarwood London Plane <p>Alternates:</p> <ul style="list-style-type: none"> - <i>Tilia tomentosa</i> 'Sterling', Silver Linden - <i>Quercus coccinea</i>, Scarlet Oak <p>Palm Accents:</p> <ul style="list-style-type: none"> - <i>Phoenix canariensis</i>, Canary Island Date Palm 	
<p>Harbor Lane (East & West) & Pedestrian Ways:</p> <ul style="list-style-type: none"> - <i>Liriodendron tulipifera</i> 'Arnold', Columnar Tulip Poplar <p>Alternates:</p> <ul style="list-style-type: none"> - <i>Crataegus phaenopyrum</i>, Washington Hawthorn - <i>Carpinus betulus fastigiata</i>, Upright European Hornbeam - <i>Ginkgo biloba</i> 'Sarotoga', Maidenhair Tree 	
<p>Palm Accents:</p> <ul style="list-style-type: none"> - <i>Phoenix canariensis</i>, Canary Island Date Palm - <i>Washingtonia filifera</i>, California Fan Palm 	

PARK TREE PALETTE	
<p>Park Trees:</p> <ul style="list-style-type: none"> - <i>Ainus cordata</i>, Italian Alder - <i>Arbutus Marina</i>, Madrone - <i>Cinnamomum camphora</i>, Camphor Tree - <i>Fraxinus uhdei</i> 'Majestic Beauty', Evergreen Ash - <i>Jacaranda mimosifolia</i>, Jacaranda - <i>Leptospermum laevigatum</i>, Australian Tea Tree - <i>Magnolia grandiflora</i>, Southern Magnolia - <i>Maytenus boaria</i> 'Green Showers', Mayten Tree - <i>Melaleuca nesophila</i>, Pink Melaleuca - <i>Melaleuca quinquenervia</i>, Cajuput Tree - <i>Pinus pinus</i>, Italian Stone Pine - <i>Populus fremontii</i> 'Nevada', Nevada Male Cottonwood - <i>Sequoia sempervirens</i> var., Coast Redwood 	
<p>Shoreline Embankment Plantings</p> <ul style="list-style-type: none"> - <i>Baccharis pilularis</i> 'Pigeon Point', Dwarf Coyote Brush - <i>Ceanothus 'Yankee Point'</i>, California Lilac - <i>Diets bicolor</i>, Yellow Fortnight Lily - <i>Echium fastuosum</i>, Pride of Madiera - <i>Limnium pereslii</i>, Sea Lavender - <i>Distichlis spicata</i>, Salt Grass - <i>Grindelia stricta</i>, Gumplant - <i>Salicornia virginica</i>, Perennial Pickleweed - <i>Spartina foliosa</i>, Pacific Cordgrass 	
<p>Turf / Ground Cover</p> <ul style="list-style-type: none"> - 'Dwarf Medallion' Sod, Tall Fescue Blend Sod - Mixed Drought Tolerant & Native Ground Covers 	

LANDSCAPE CONCEPT PLAN

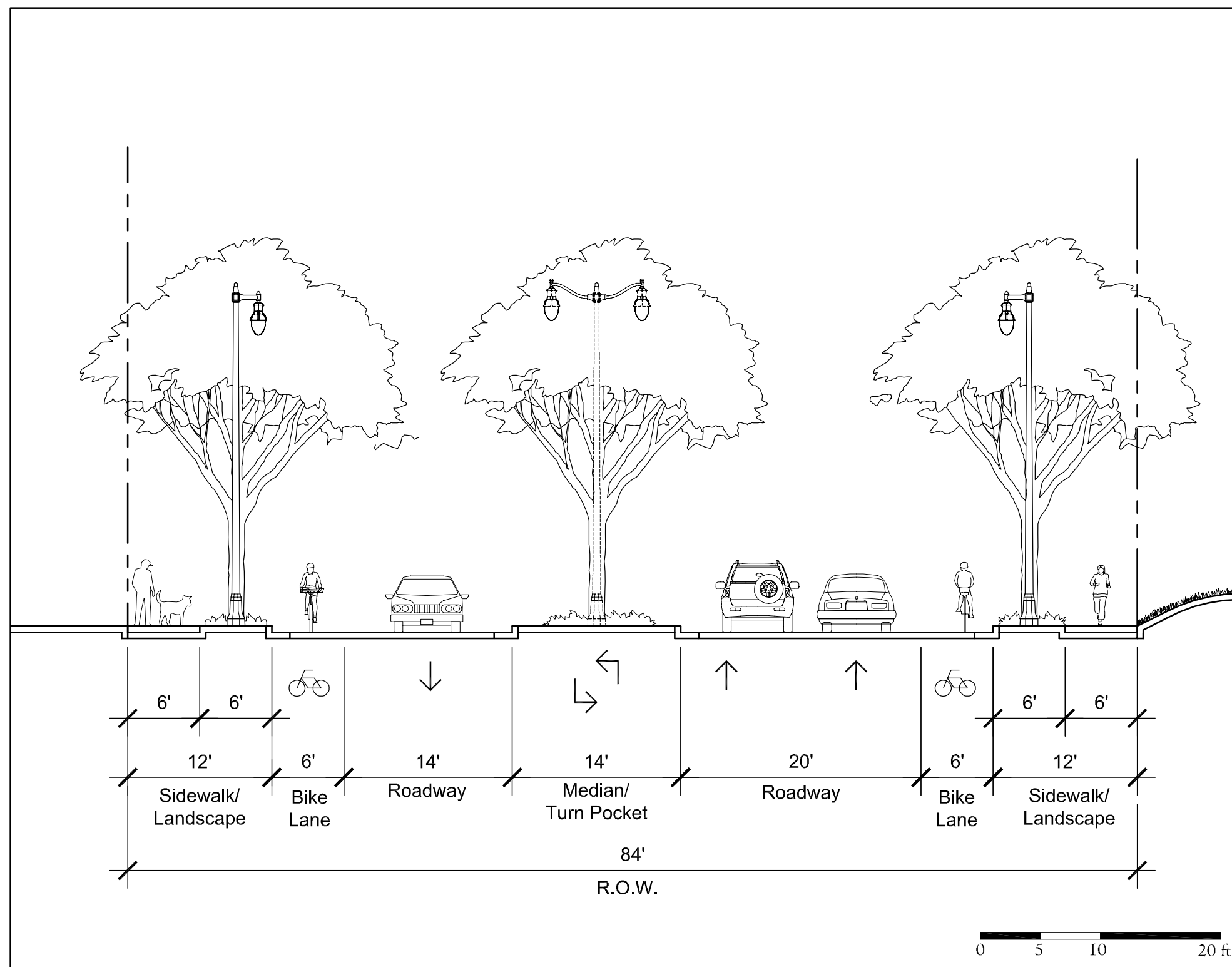
Brooklyn Basin - Oak to 9th Development Plan

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

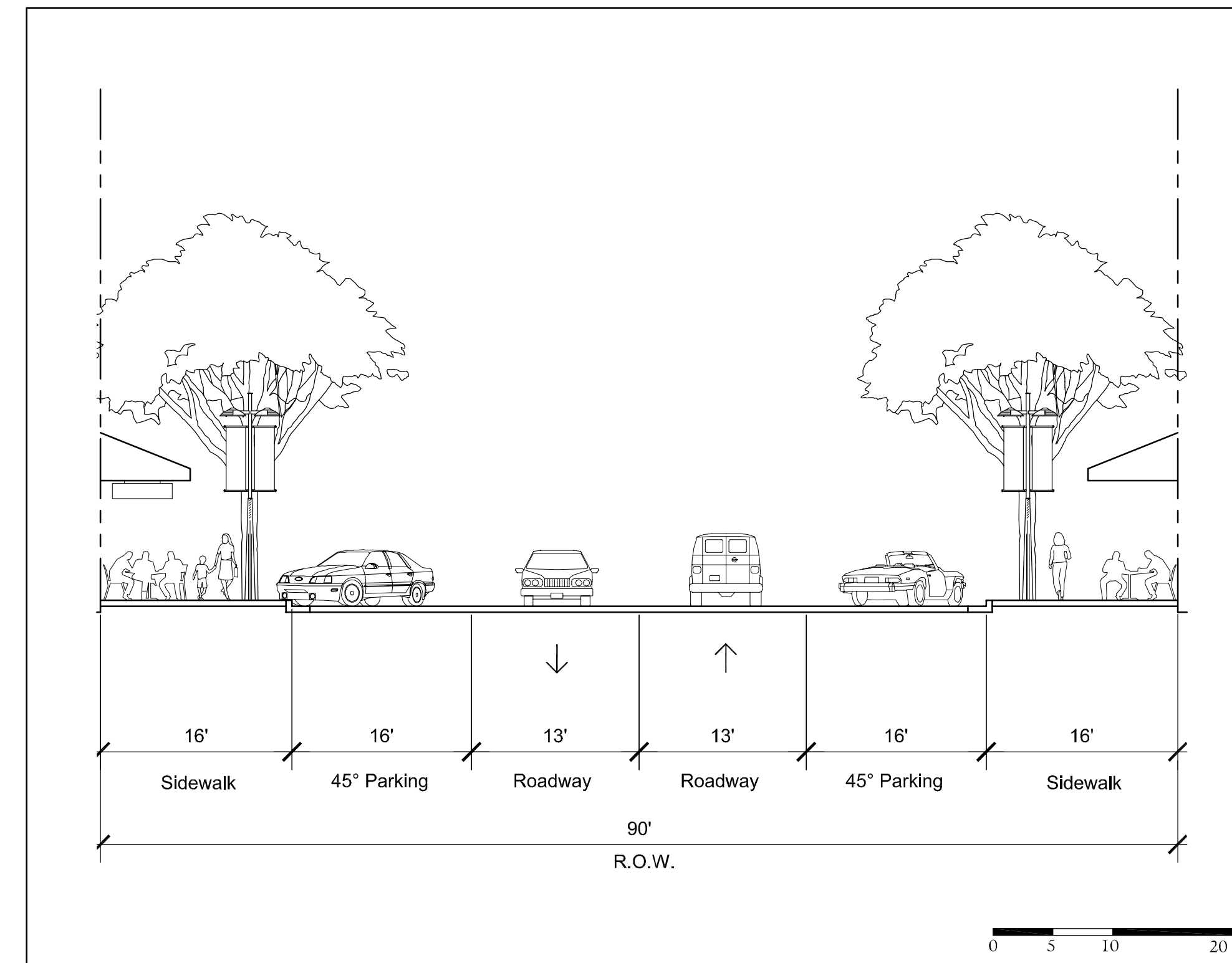
OCTOBER 2006



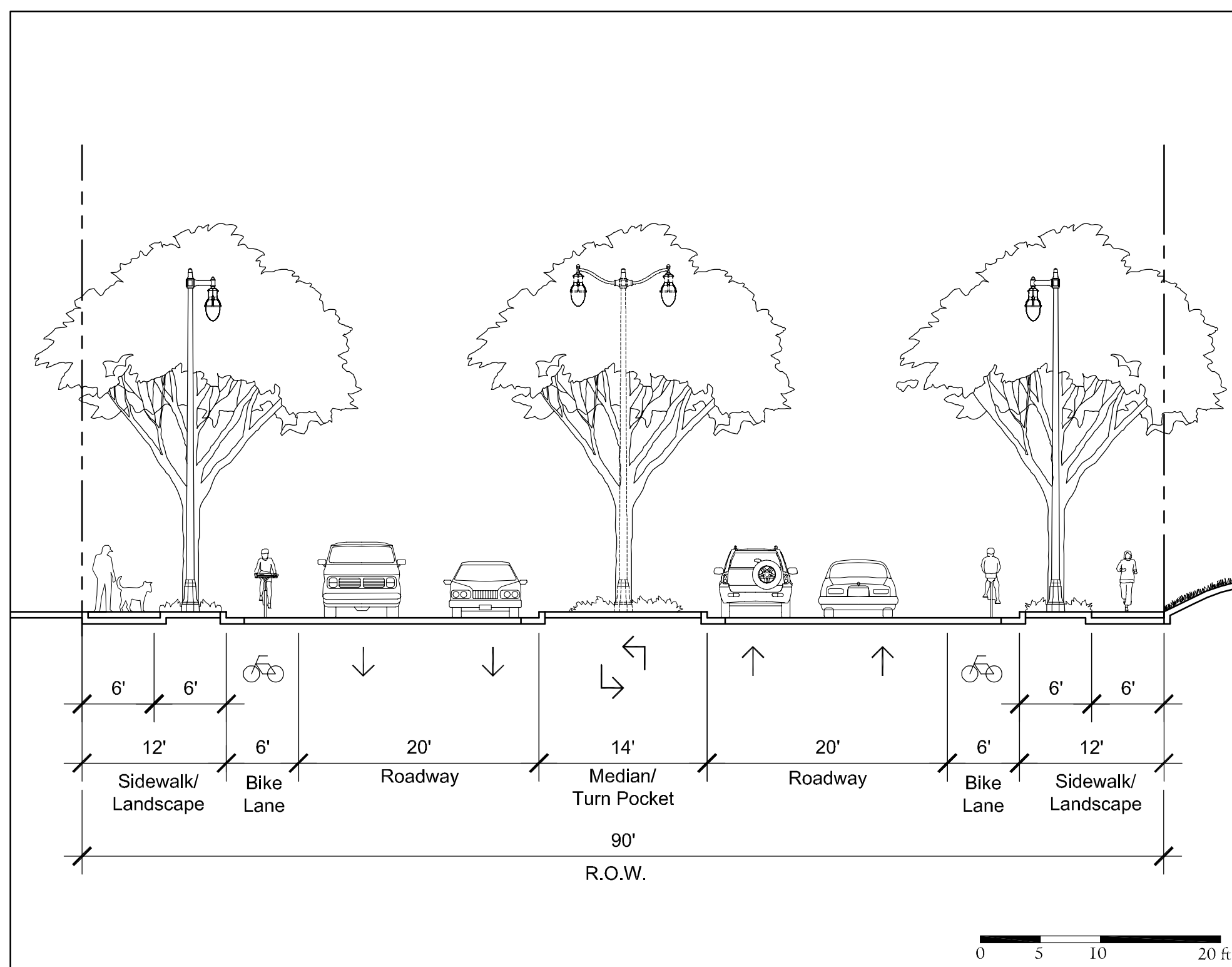
SHEET NO.
4.2



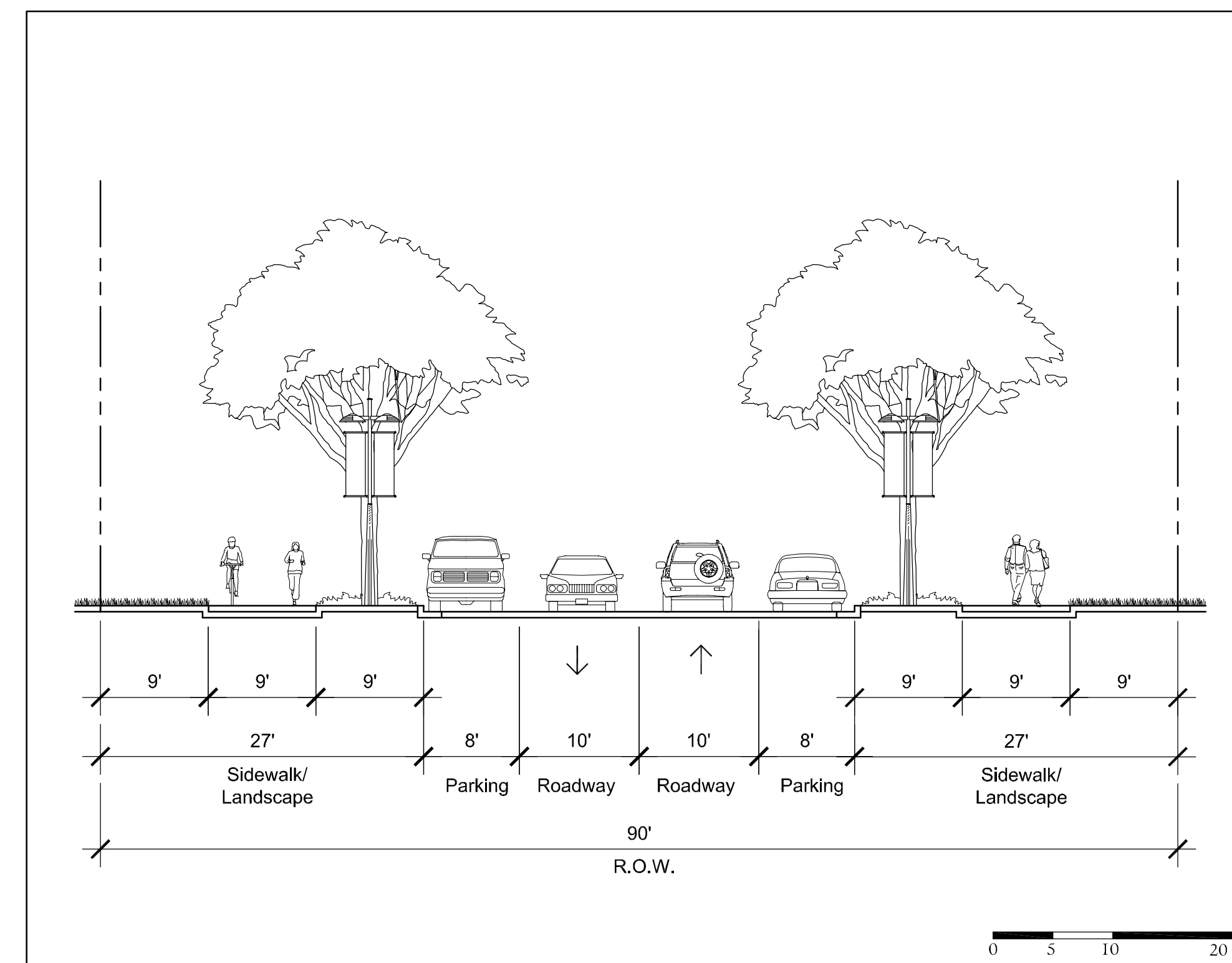
THE EMBARCADERO (East of 8th Avenue)



MAIN STREET - RETAIL



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



MAIN STREET - RESIDENTIAL

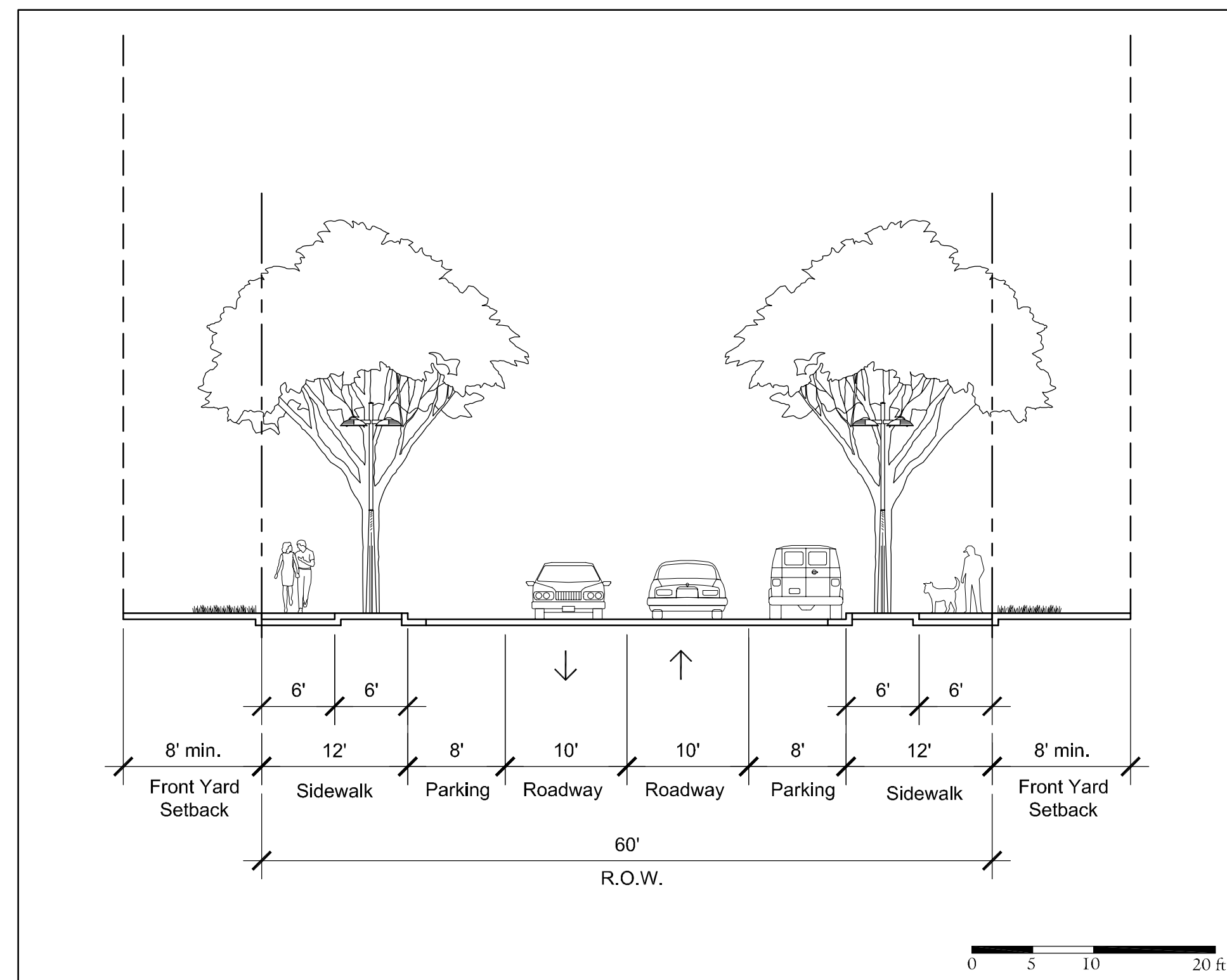
STREET SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

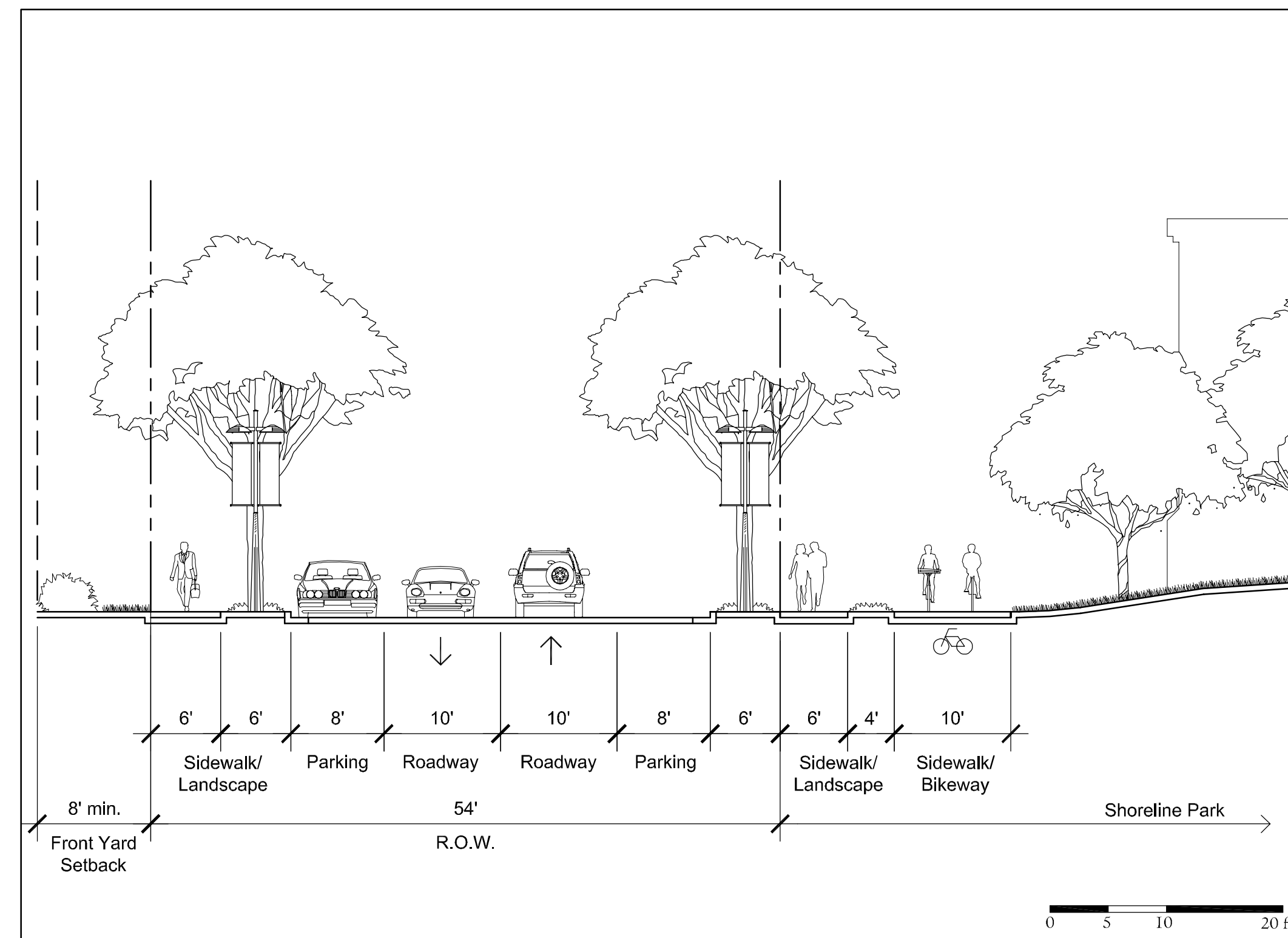
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

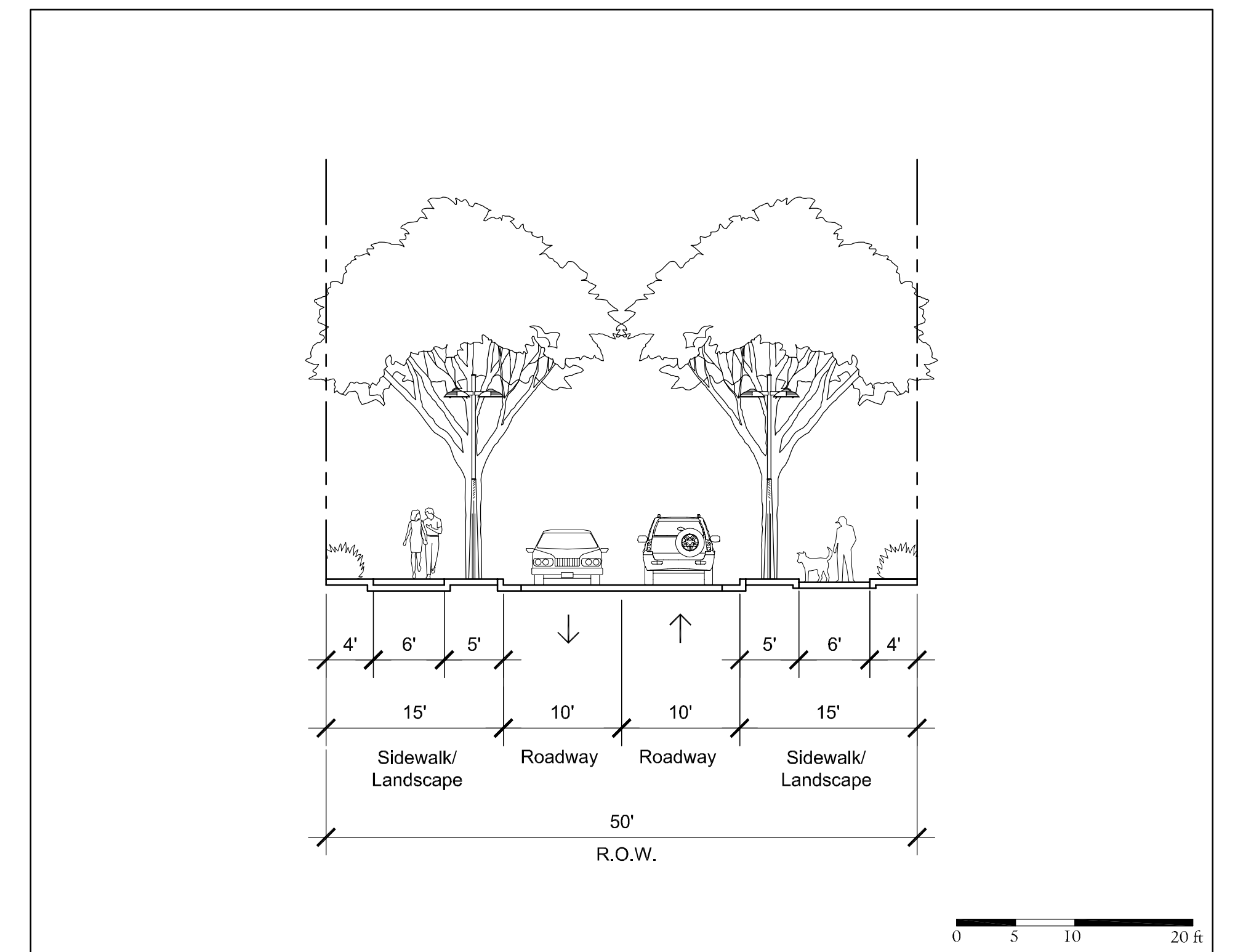
SHEET NO.
4.3a



TYPICAL 60FT R.O.W. STREET



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



HARBOR LANE EAST & WEST

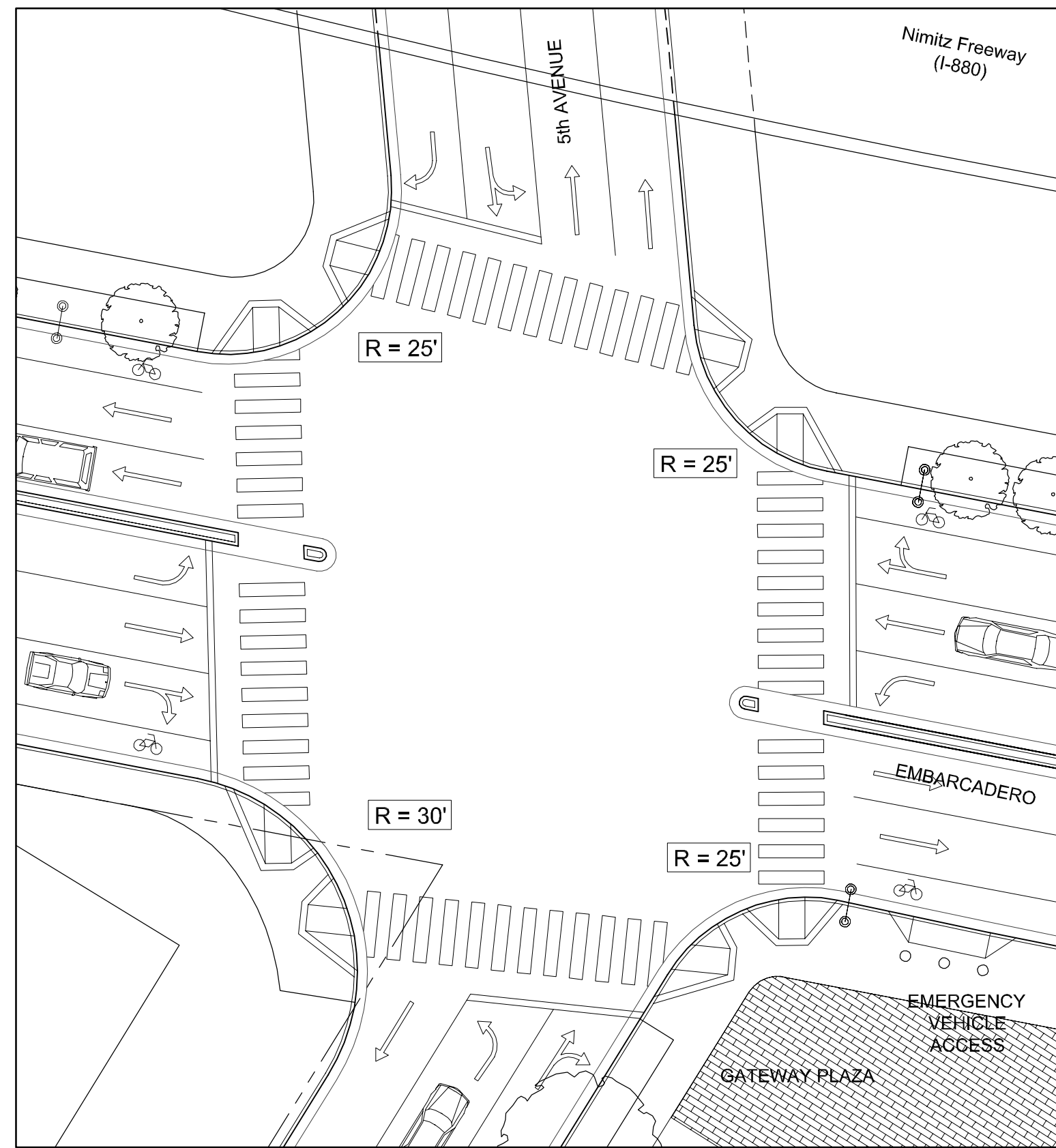
STREET SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

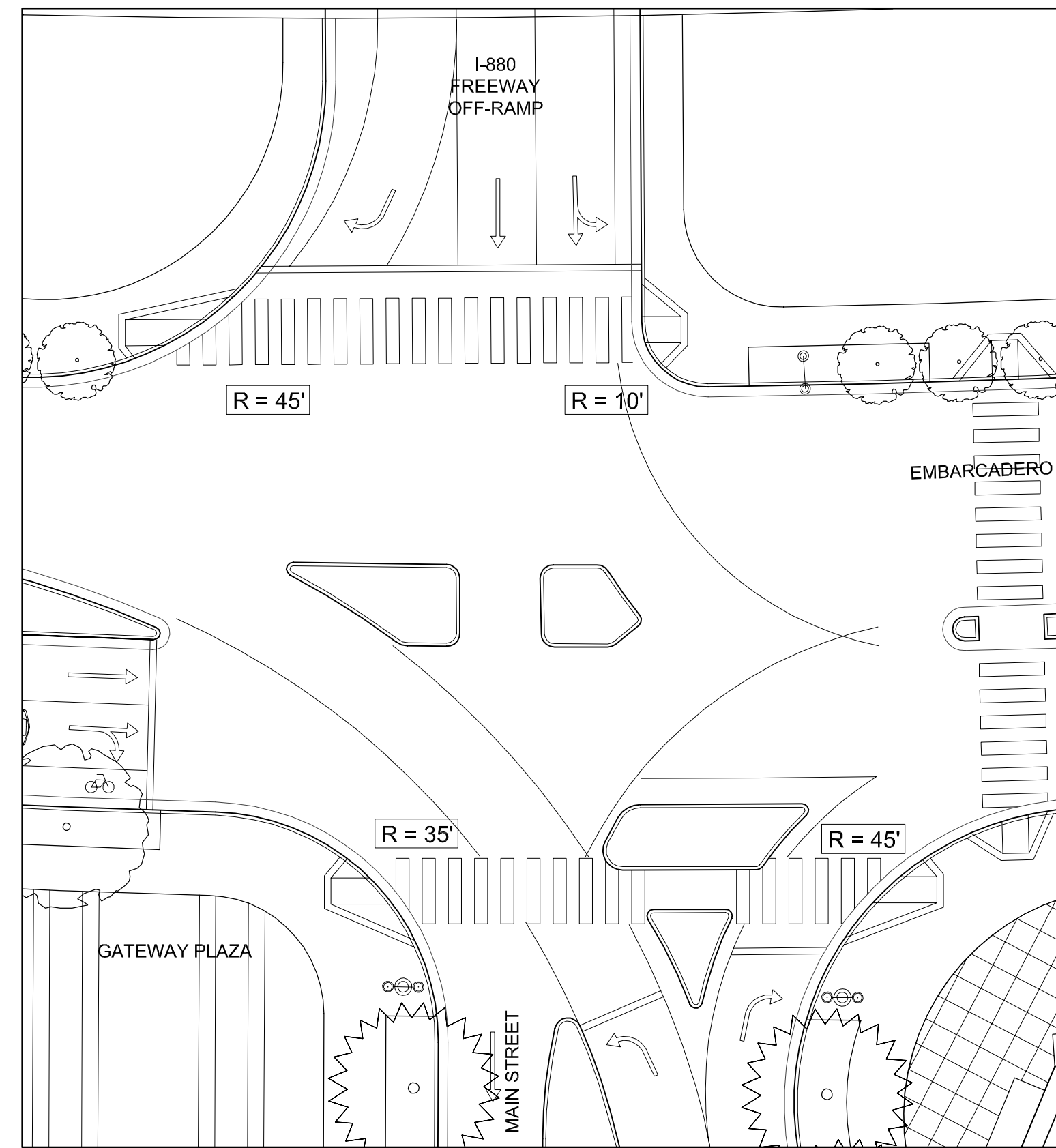
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

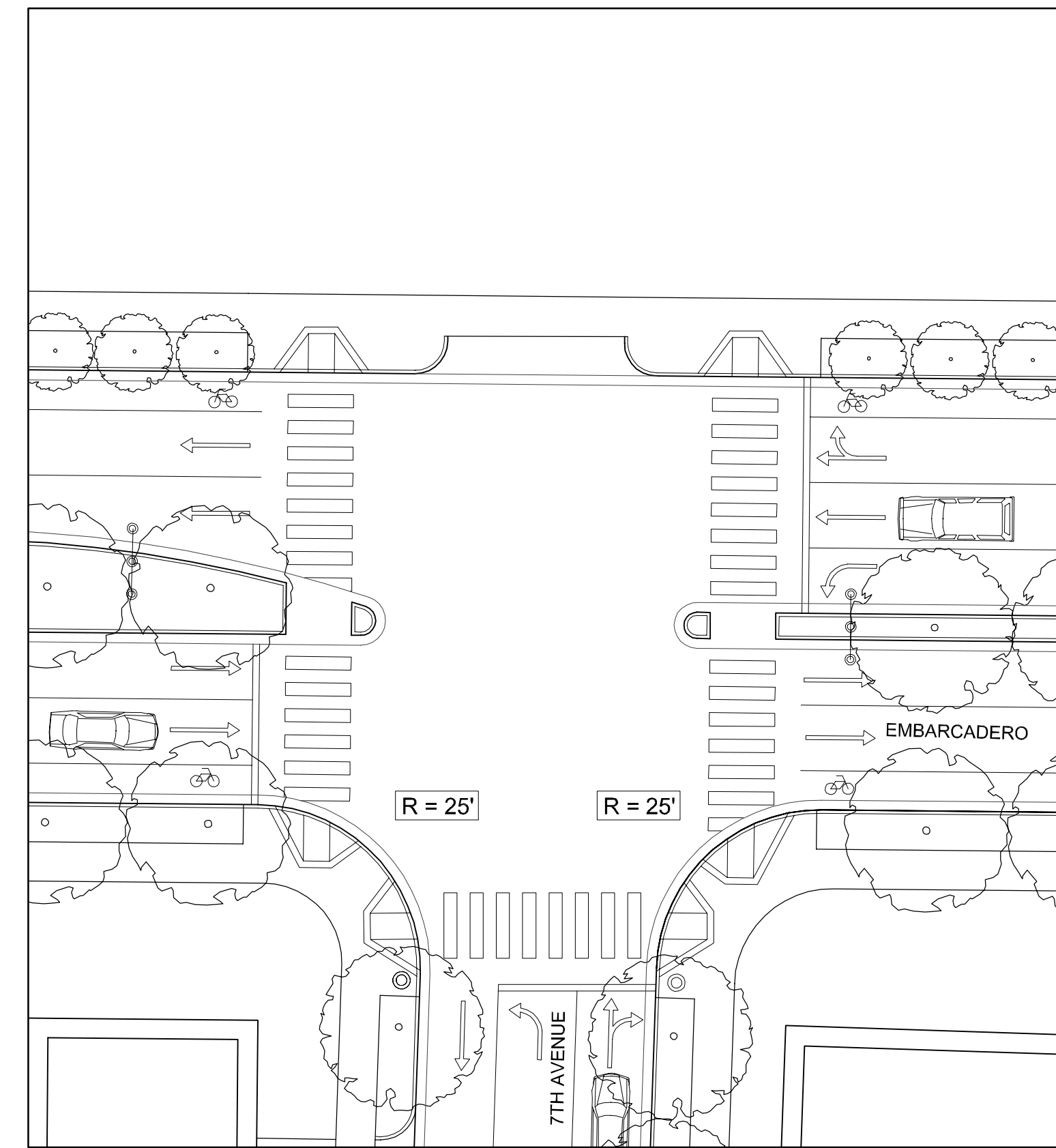
SHEET NO.
4.3b



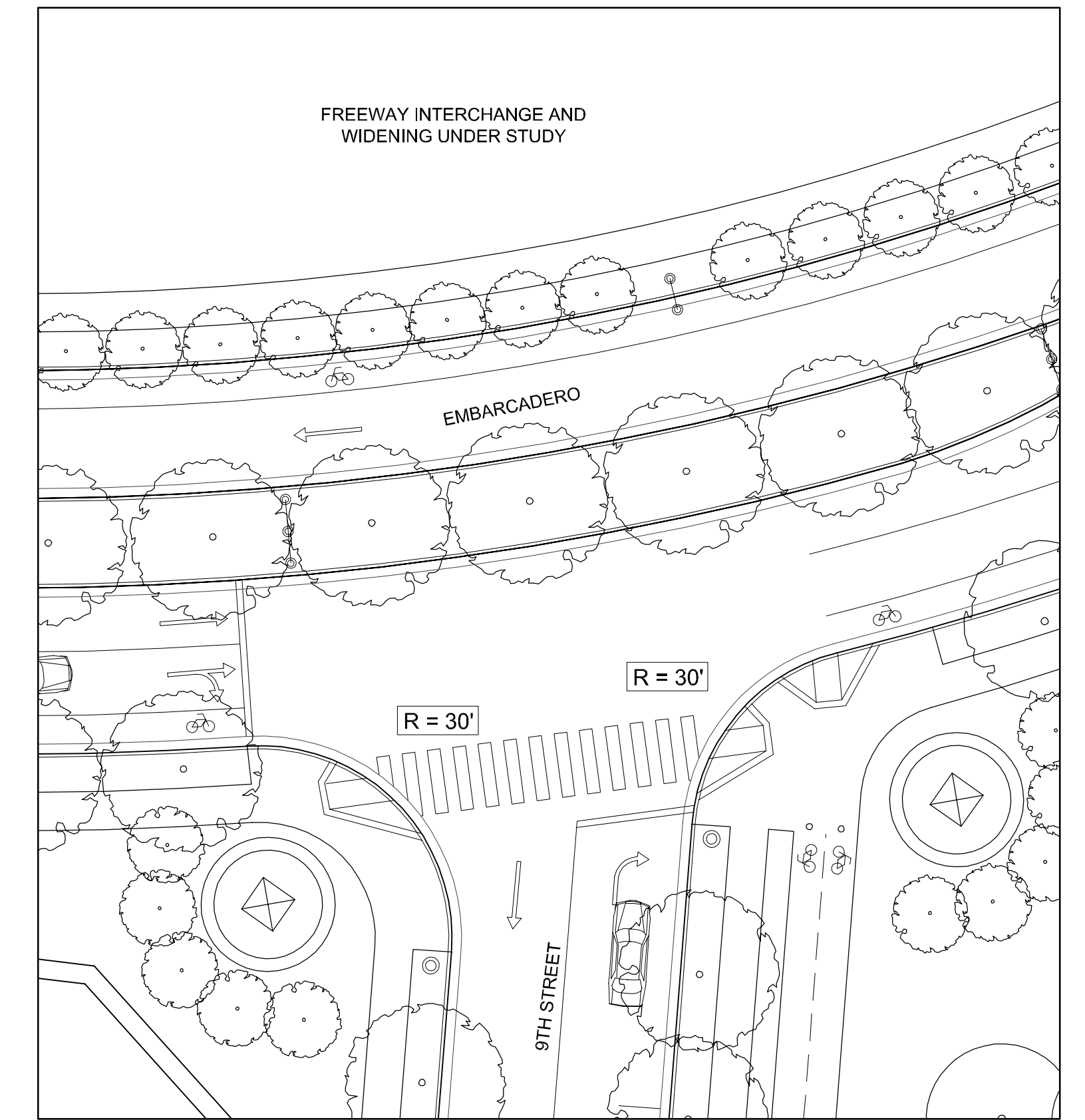
EMBARCADERO / 5TH AVENUE



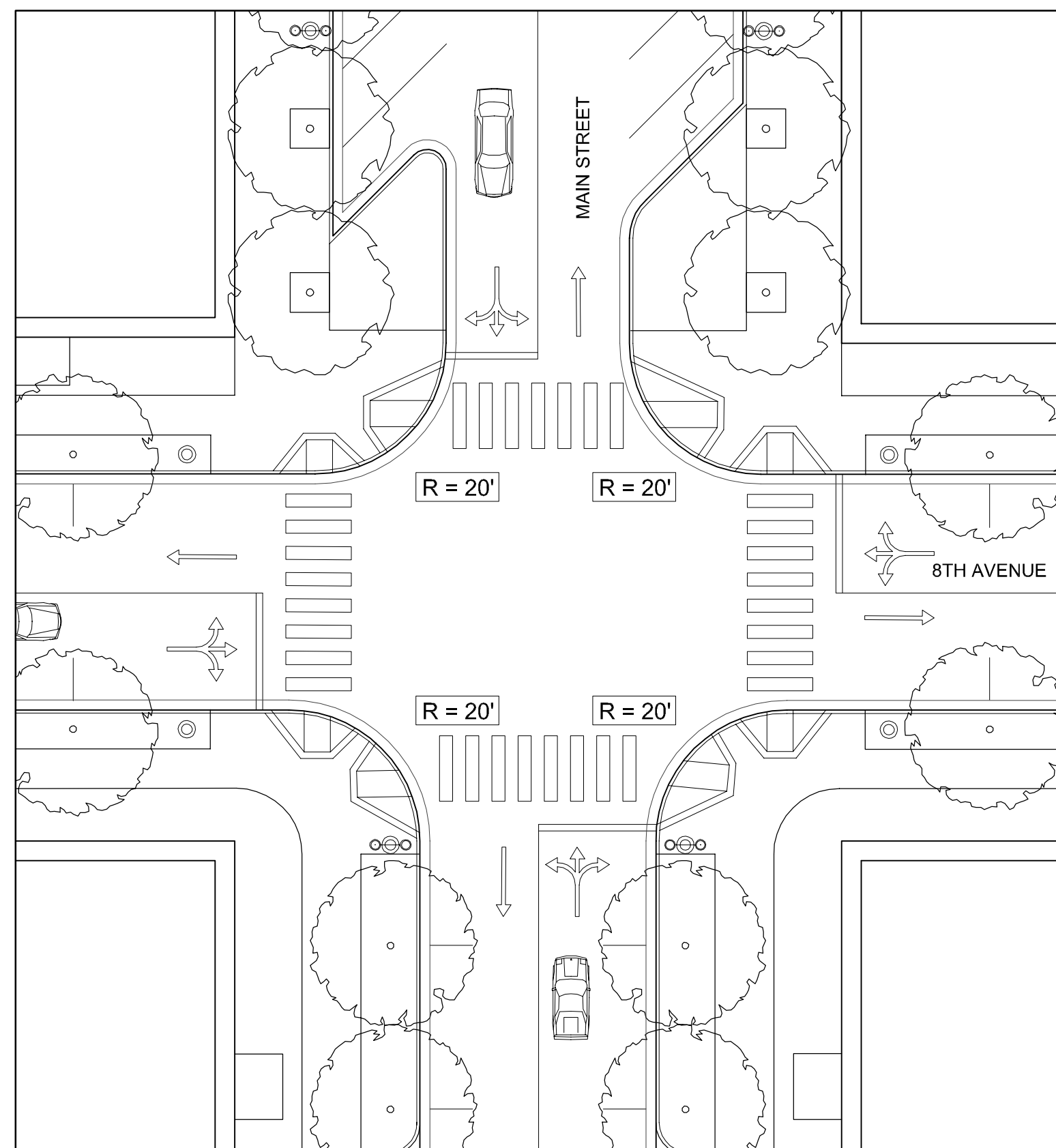
EMBARCADERO / MAIN STREET



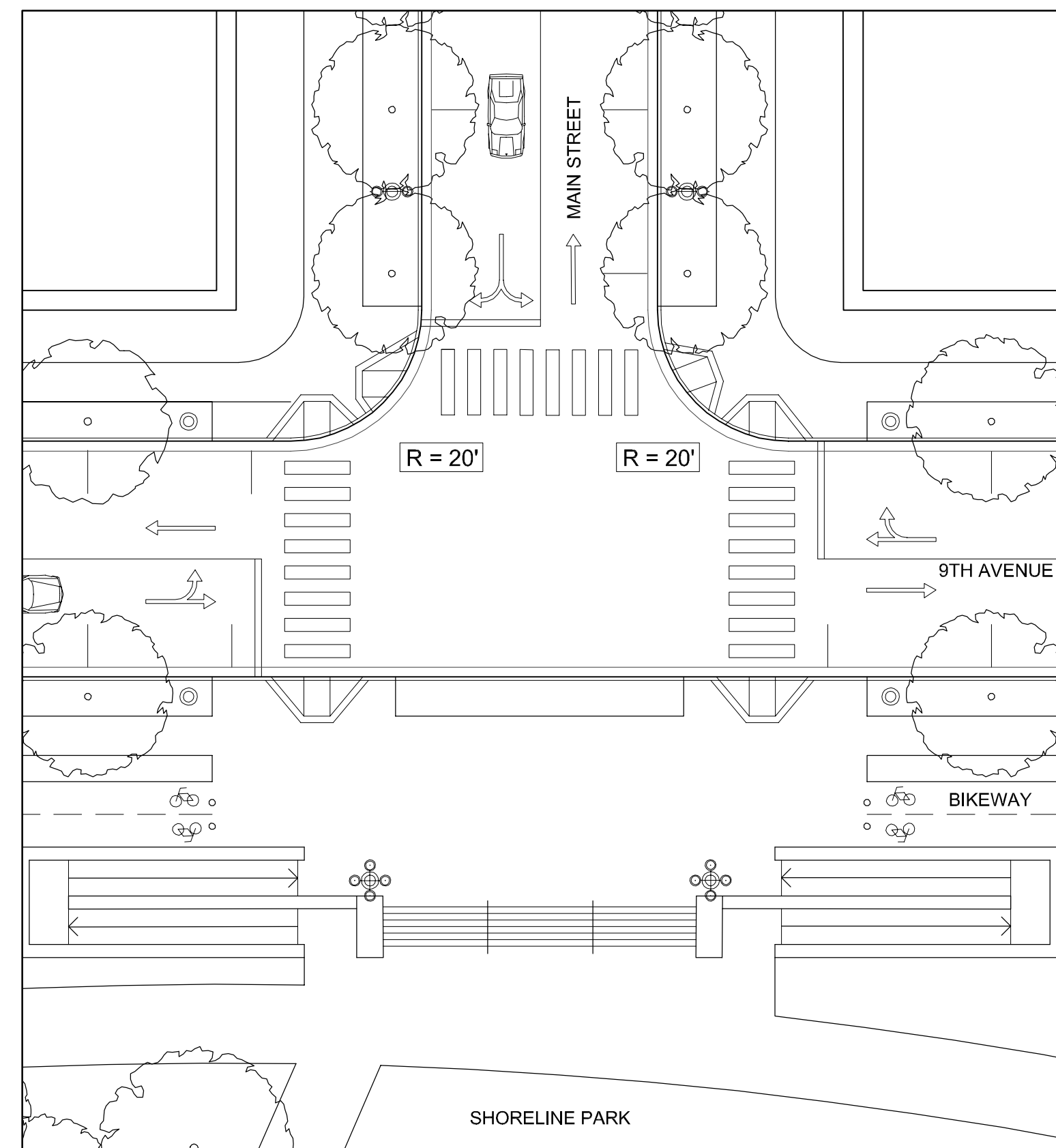
EMBARCADERO / 7TH AVENUE



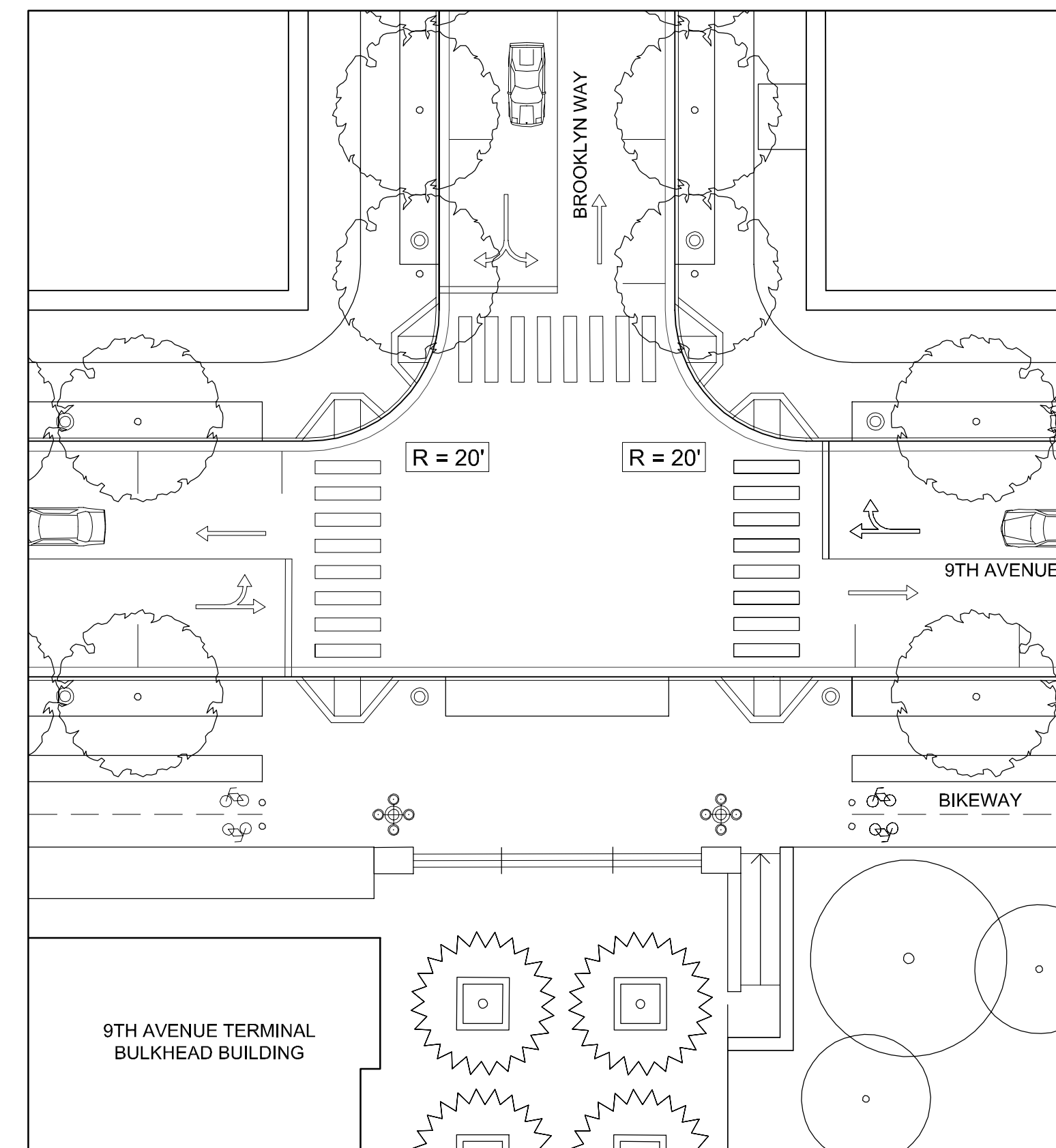
EMBARCADERO / 9TH AVENUE



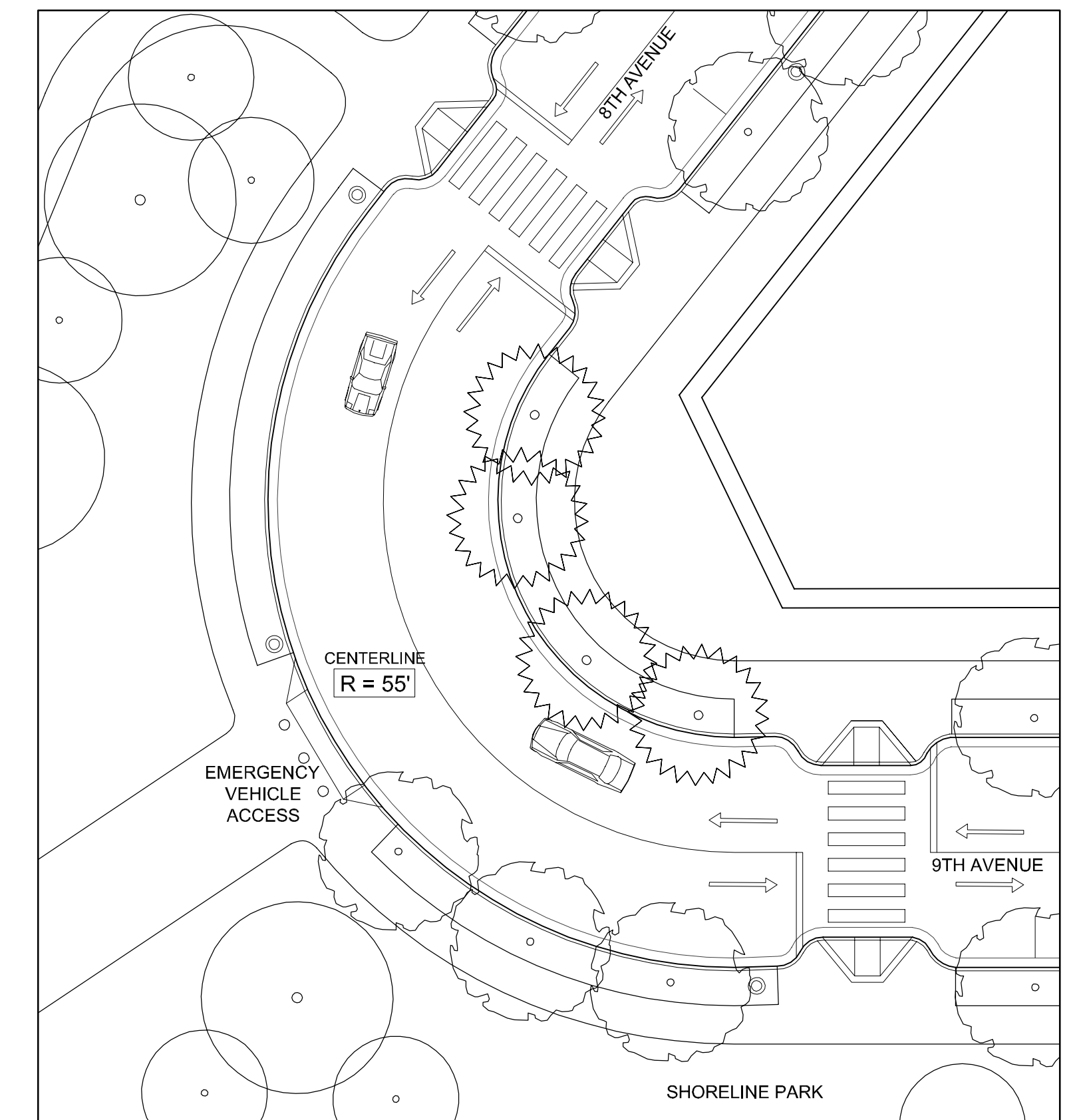
MAIN STREET / 8TH AVENUE



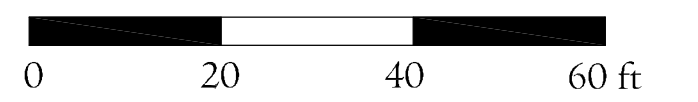
MAIN STREET / 9TH AVENUE



BROOKLYN WAY / 9TH AVENUE



8TH AVENUE / 9TH AVENUE



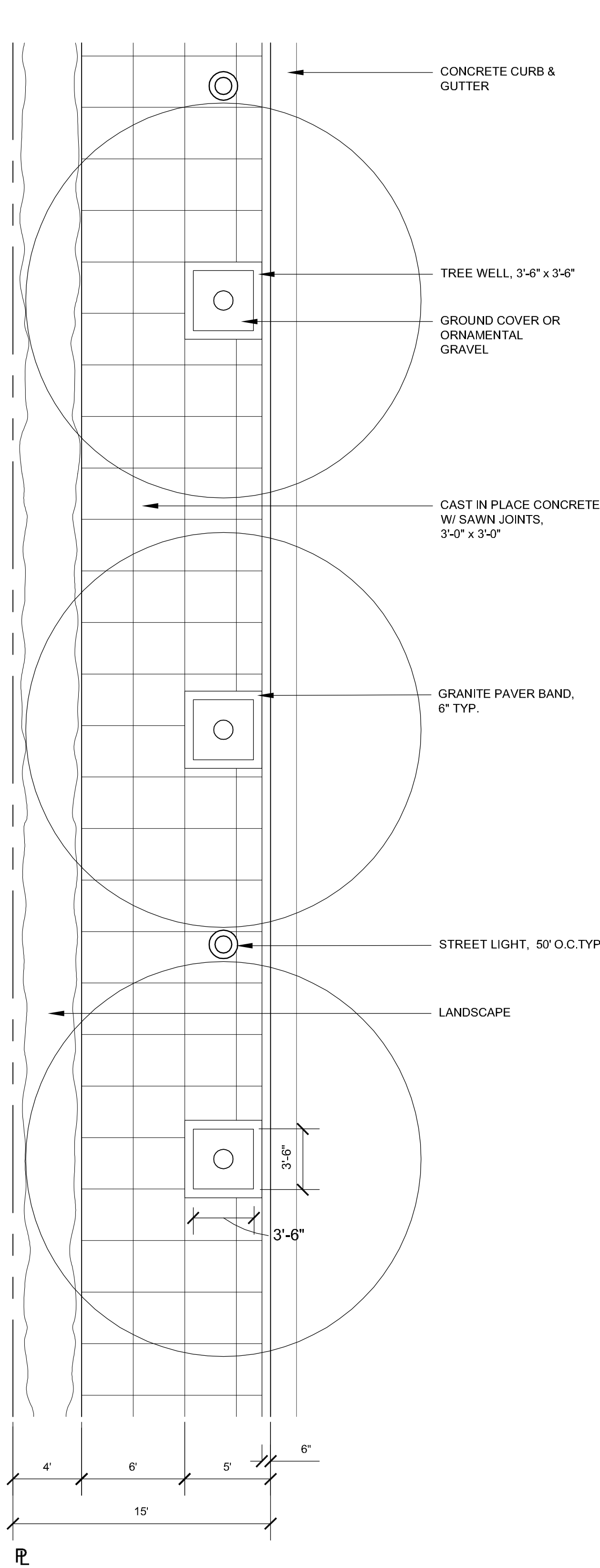
STREET INTERSECTIONS

Brooklyn Basin - Oak to 9th Development Plan

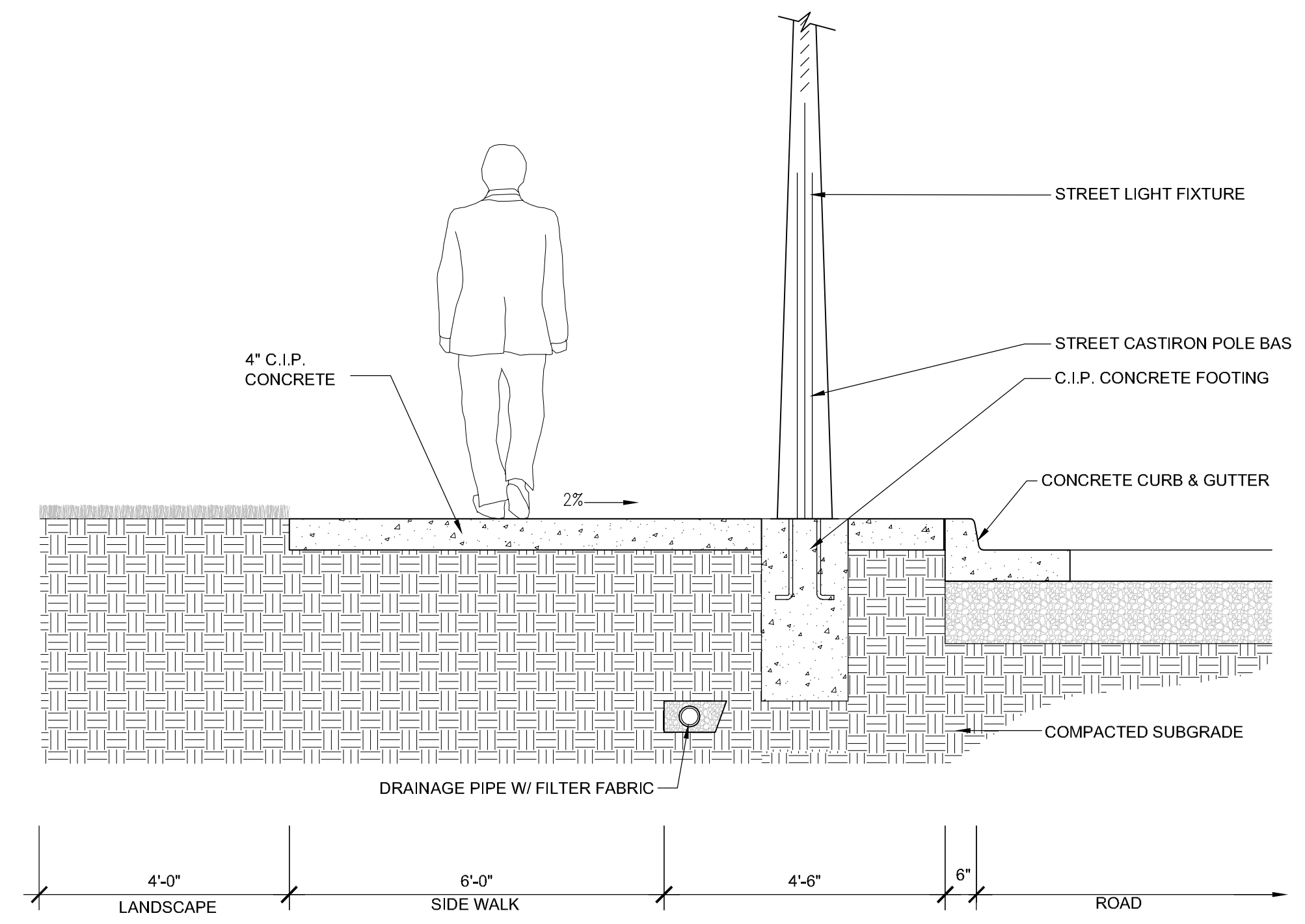
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

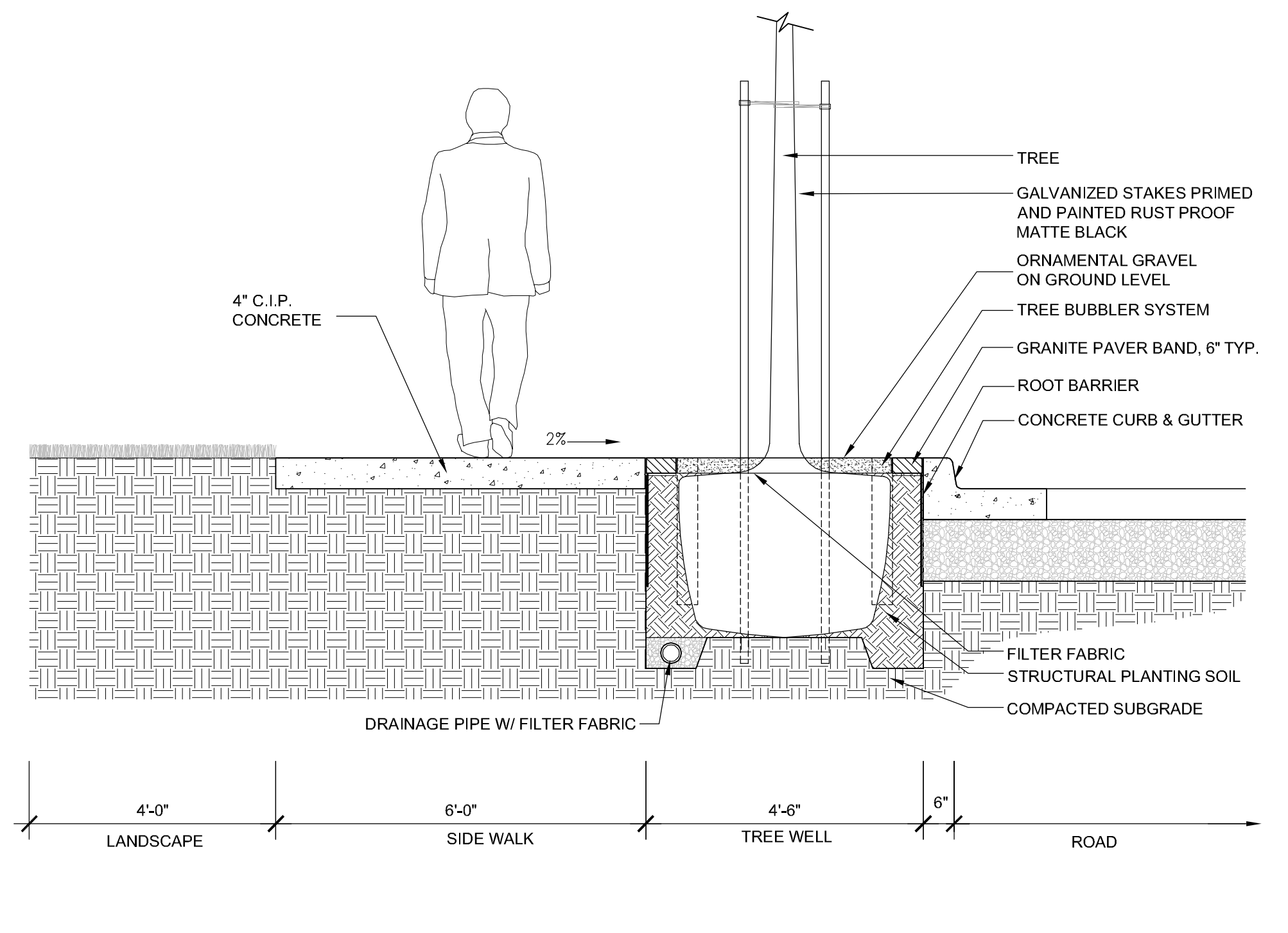
SHEET NO.
4.4



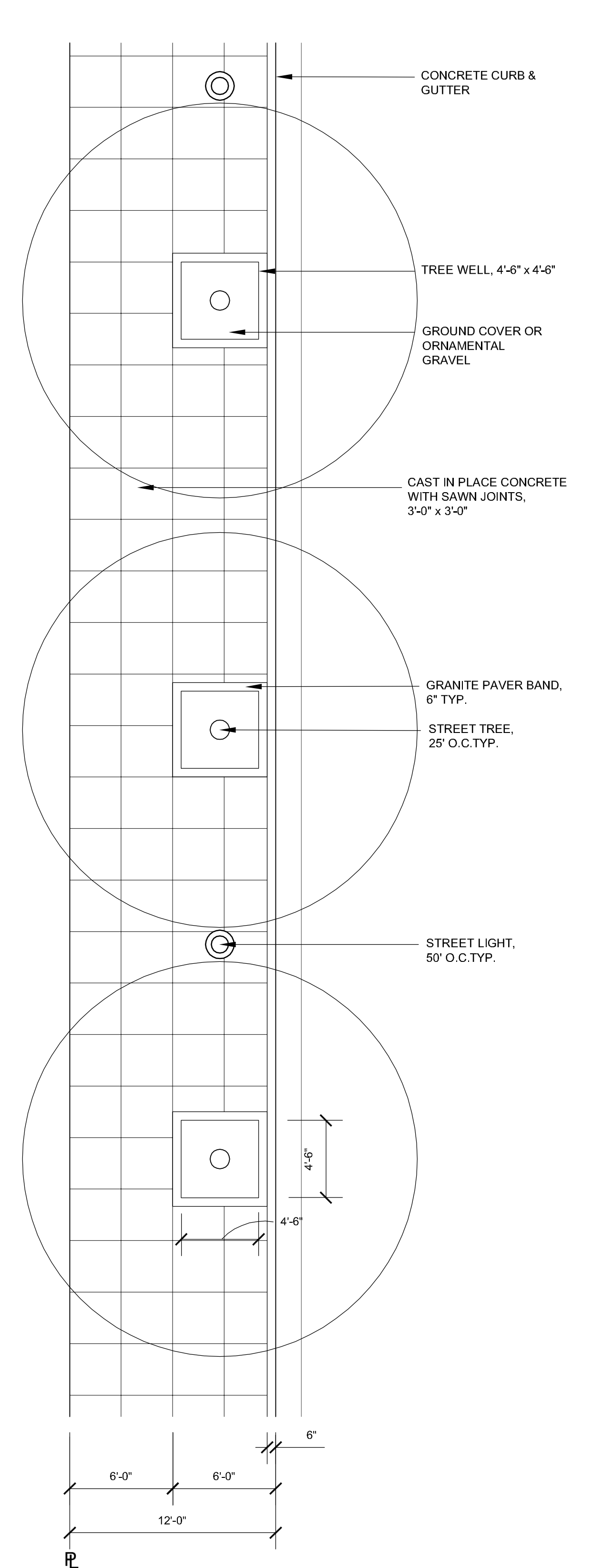
1 Typical Sidewalk Plan - 50' R.O.W.
SCALE: 3/16" = 1'-0"



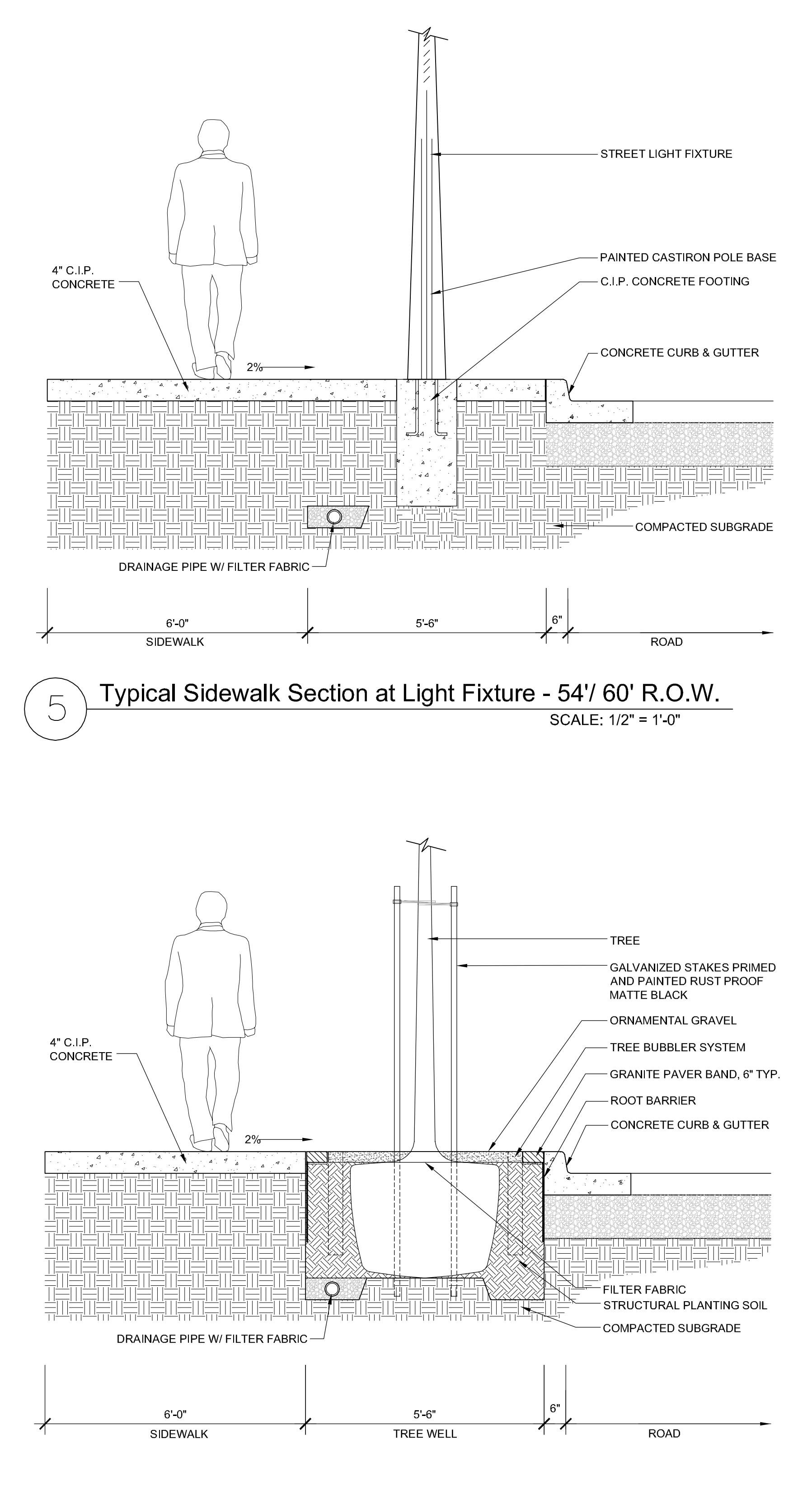
2 Typical Sidewalk Section at Light Fixture - 50' R.O.W.
SCALE: 1/2" = 1'-0"



3 Typical Sidewalk Section at Street Tree - 50' R.O.W.
SCALE: 1/2" = 1'-0"

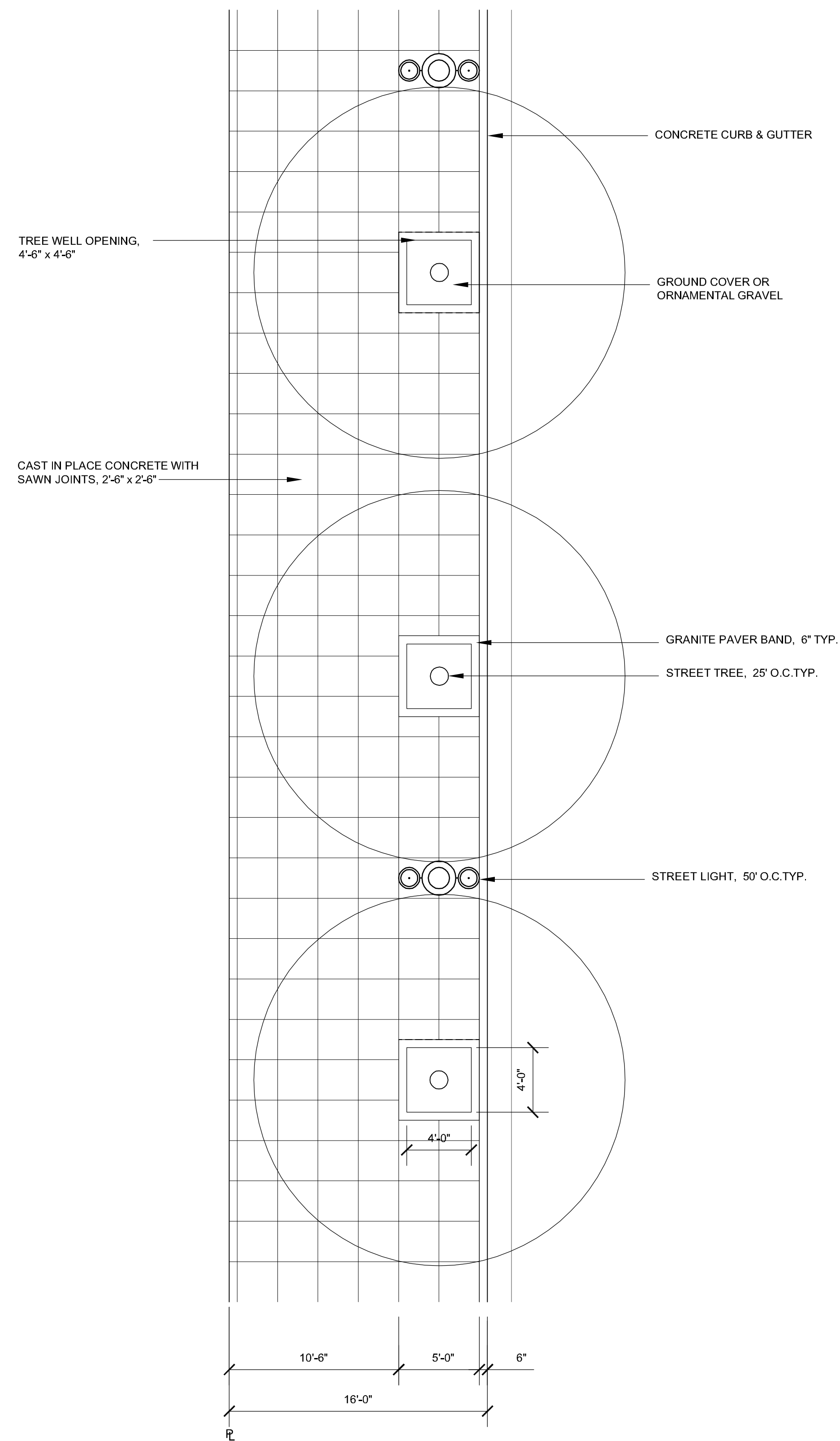


4 Typical Sidewalk Plan - 60' R.O.W.
SCALE: 3/16" = 1'-0"

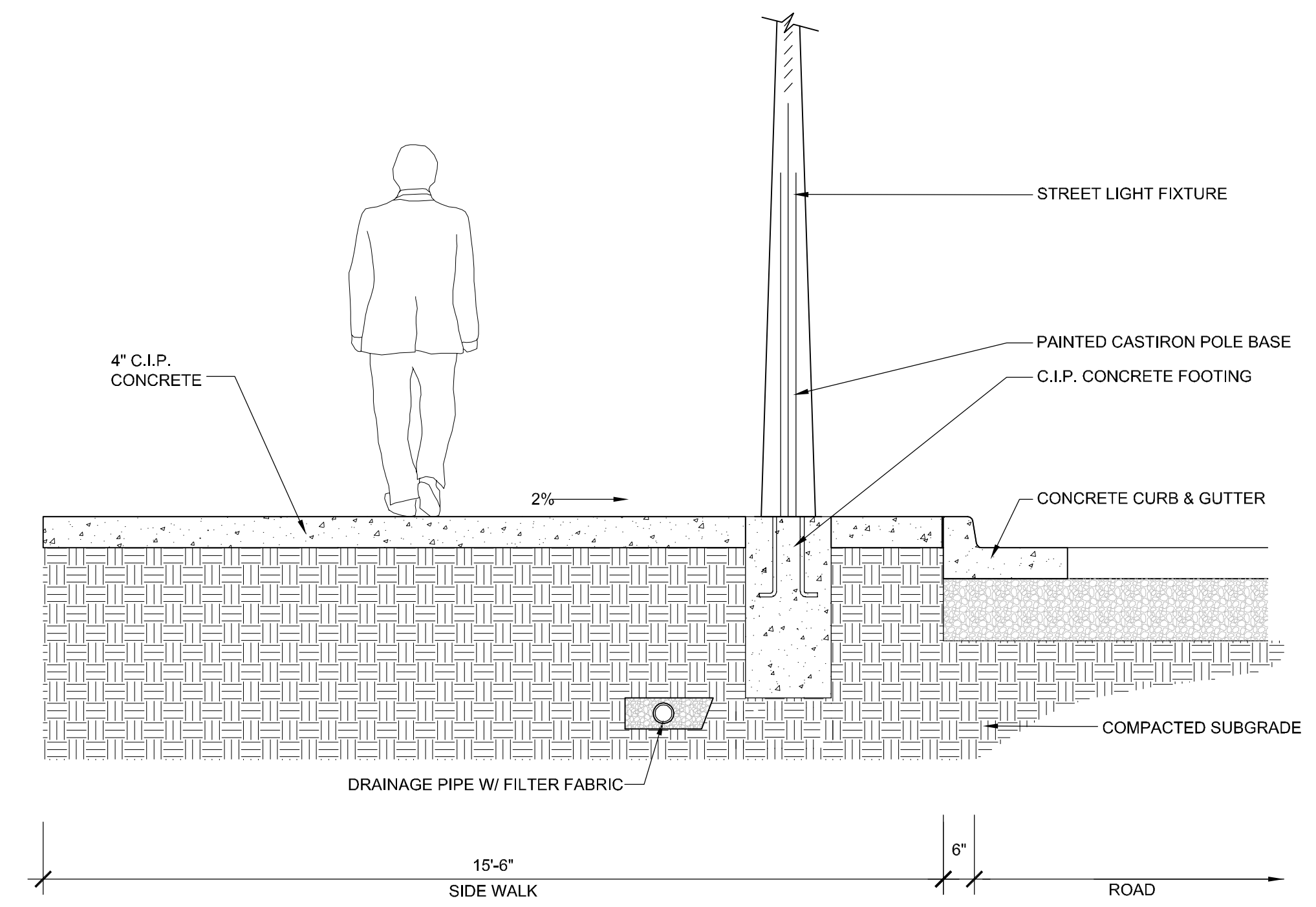


6 Typical Sidewalk Section at Street Tree - 60' R.O.W.
SCALE: 1/2" = 1'-0"

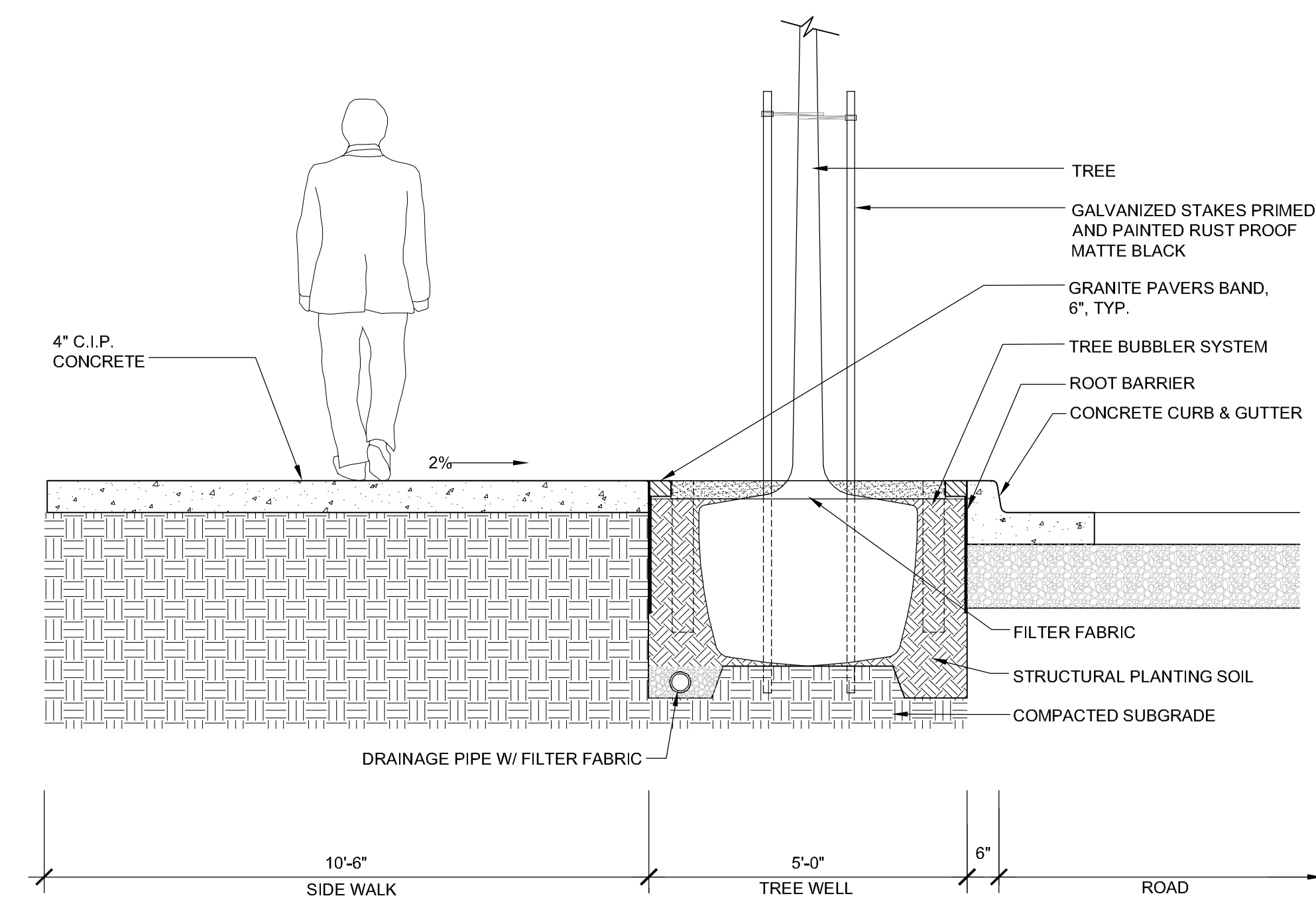
STREETSCAPE STANDARDS 50' AND 60' R.O.W.
Brooklyn Basin - Oak to 9th Development Plan
 Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers
 OCTOBER 2006



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



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



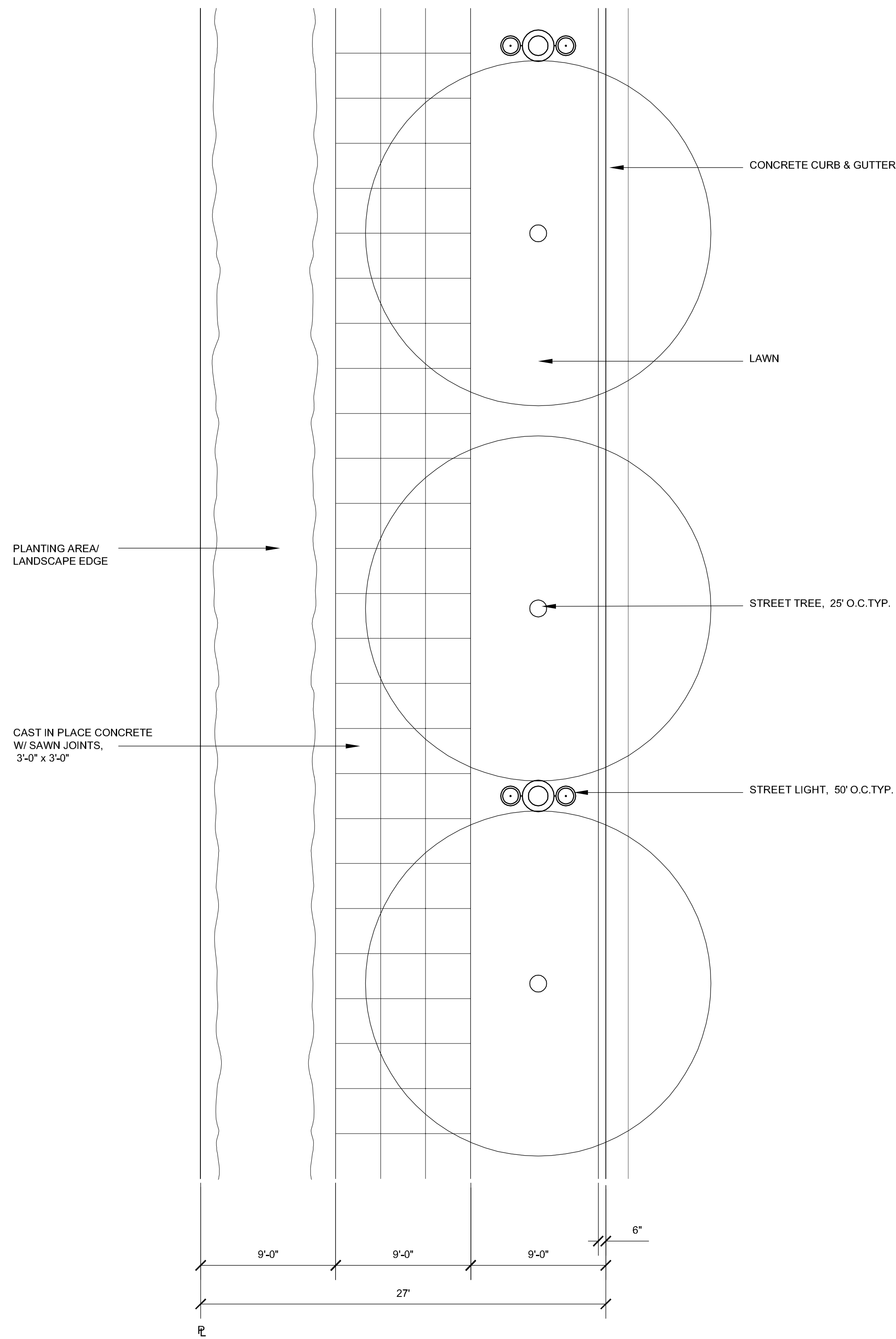
3 Typical Sidewalk Section at Street Tree - Retail Frontage
SCALE: 1/2" = 1'-0"

STREETSCAPE STANDARDS 90' RIGHT OF WAY- RETAIL FRONTAGE

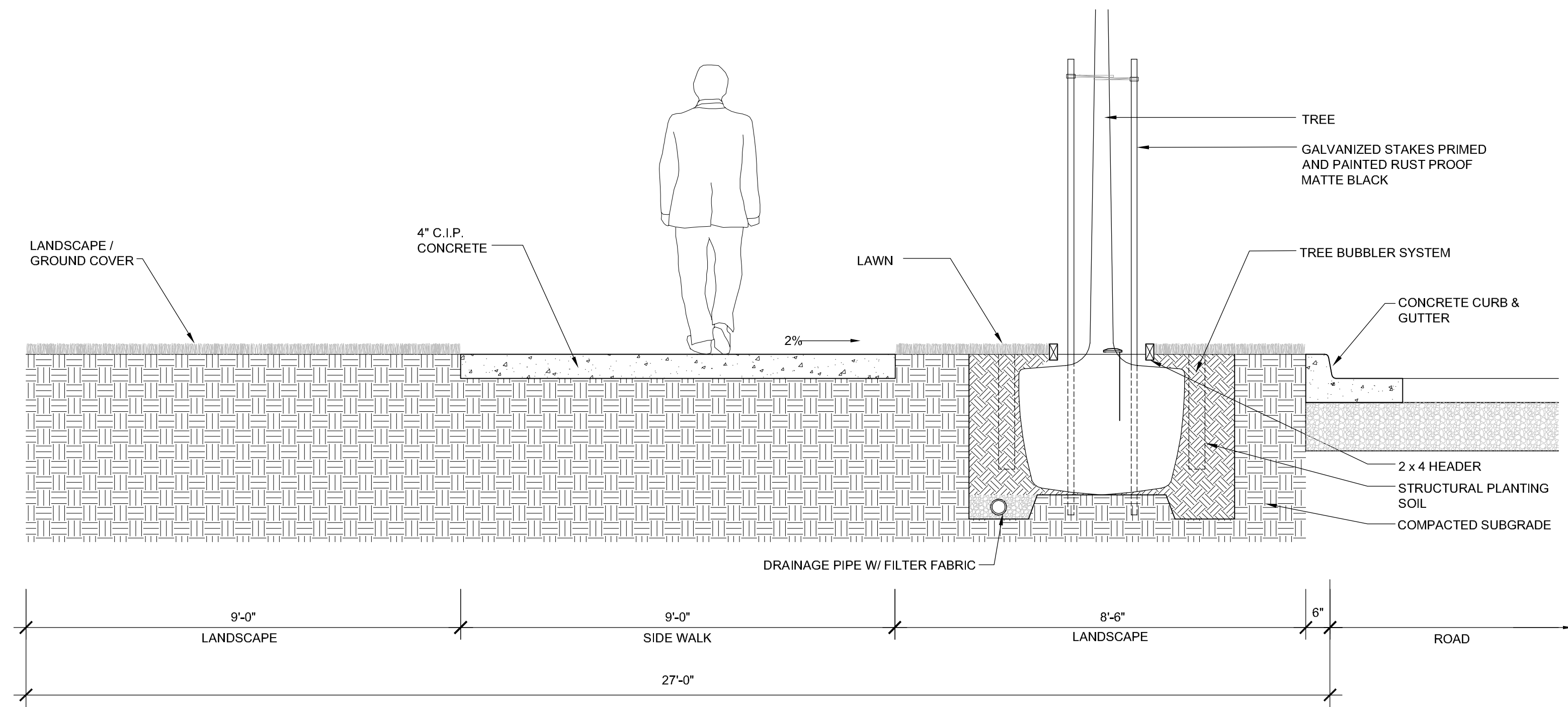
Brooklyn Basin - Oak to 9th Development Plan

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

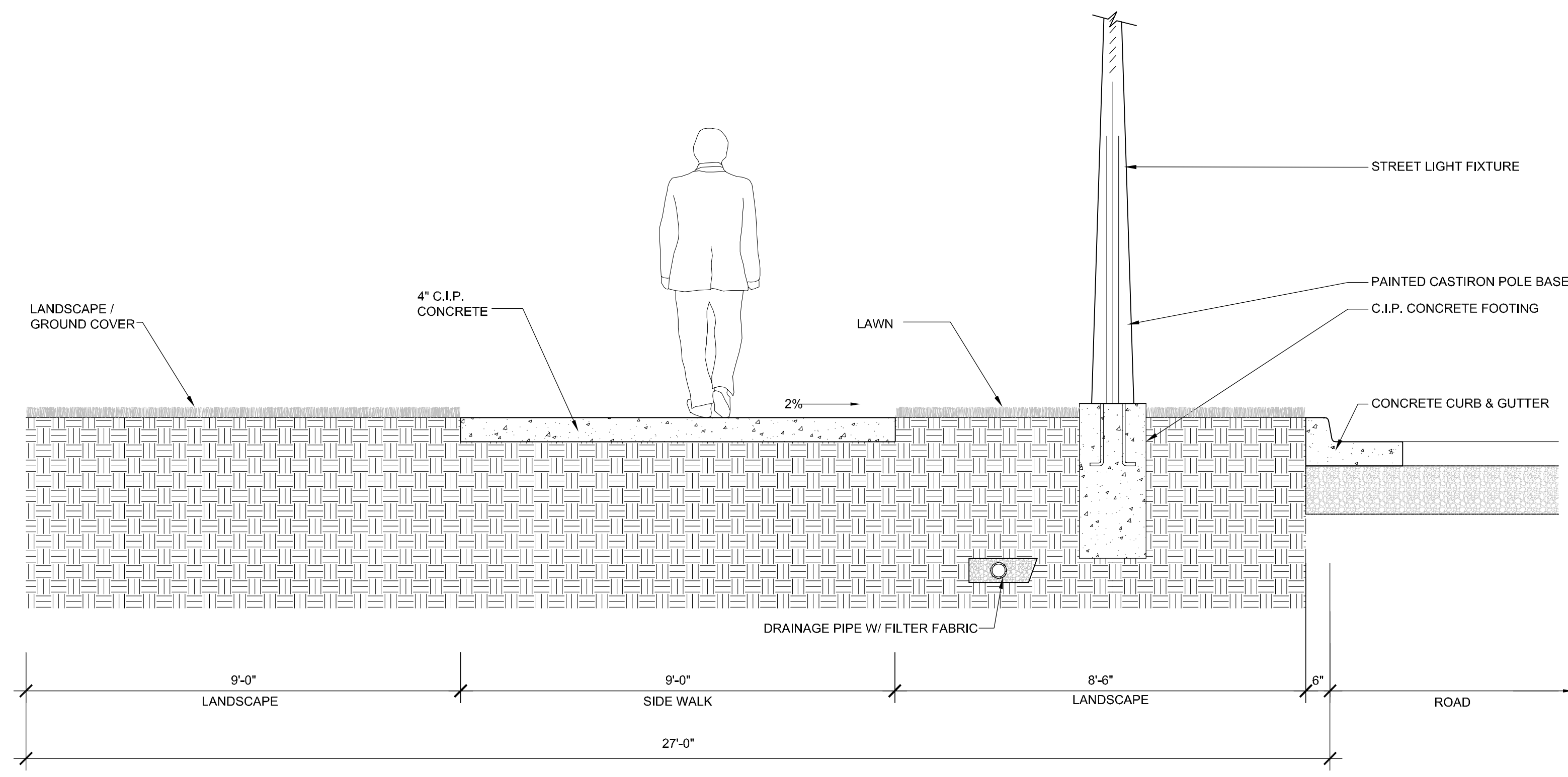
OCTOBER 2006



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"



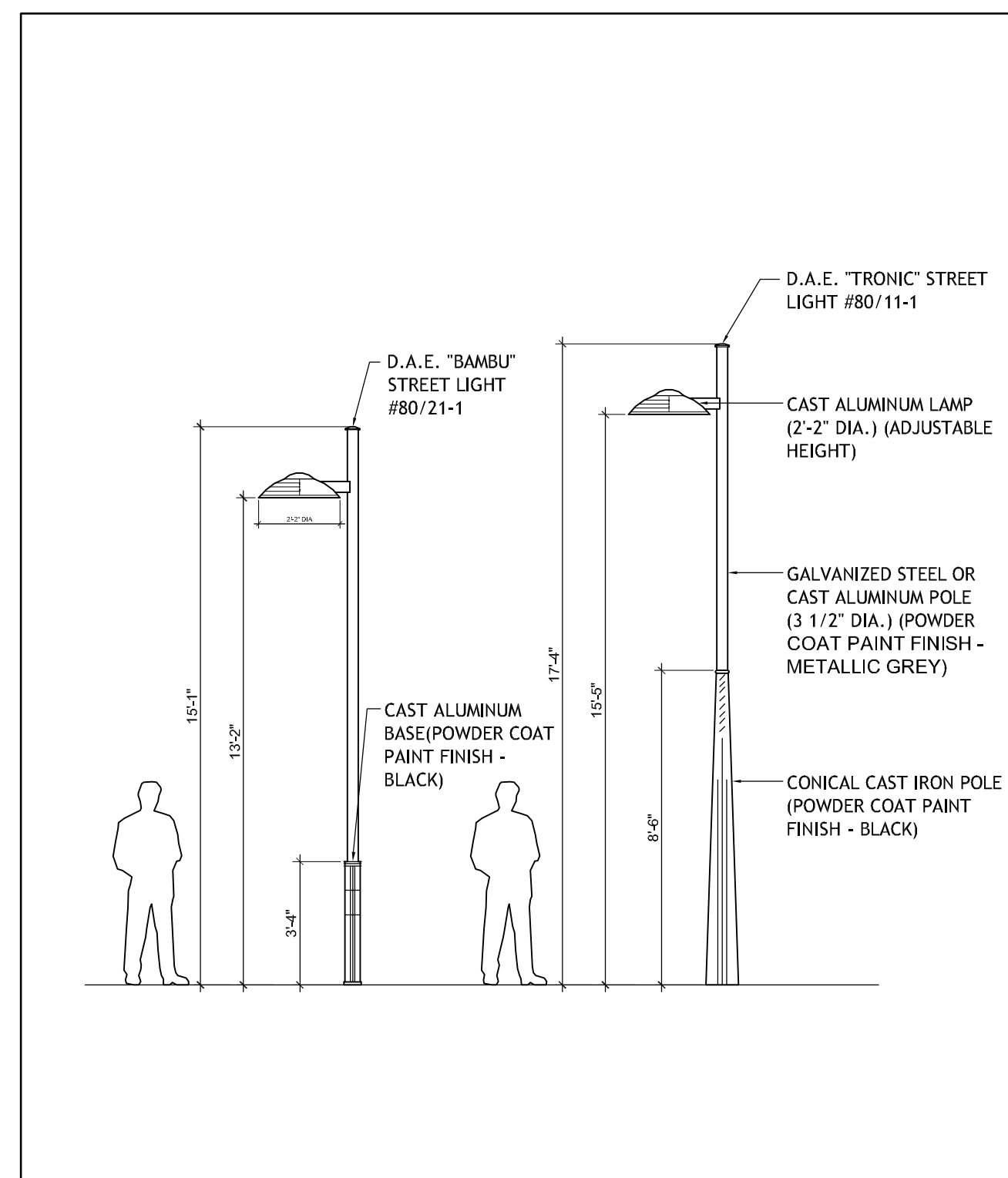
3 Typical Sidewalk Section at Light Pole - Residential Frontage
SCALE: 1/2" = 1'-0"

STREETSCAPE STANDARDS 90' RIGHT OF WAY- RESIDENTIAL FRONTAGE

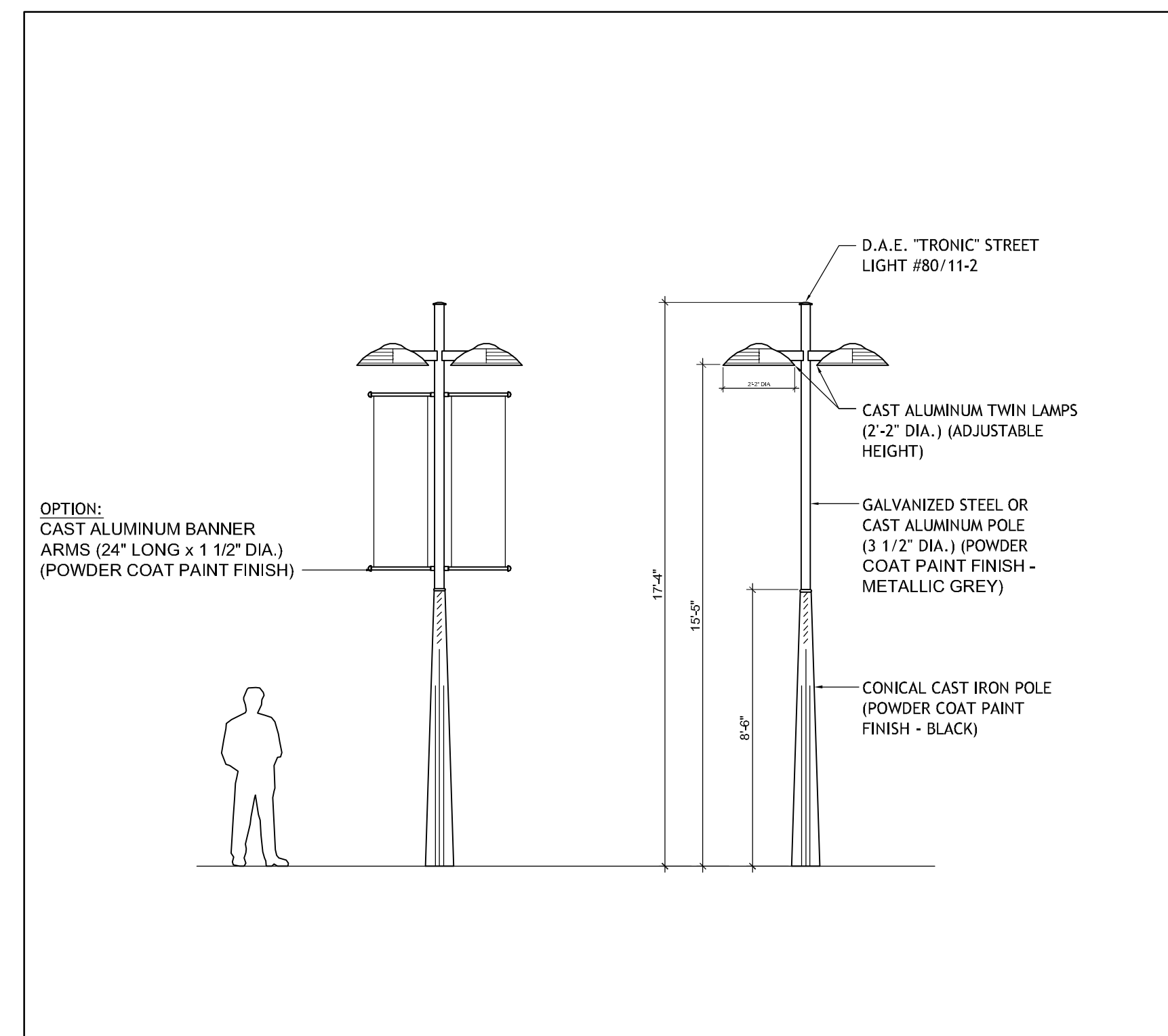
Brooklyn Basin - Oak to 9th Development Plan

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

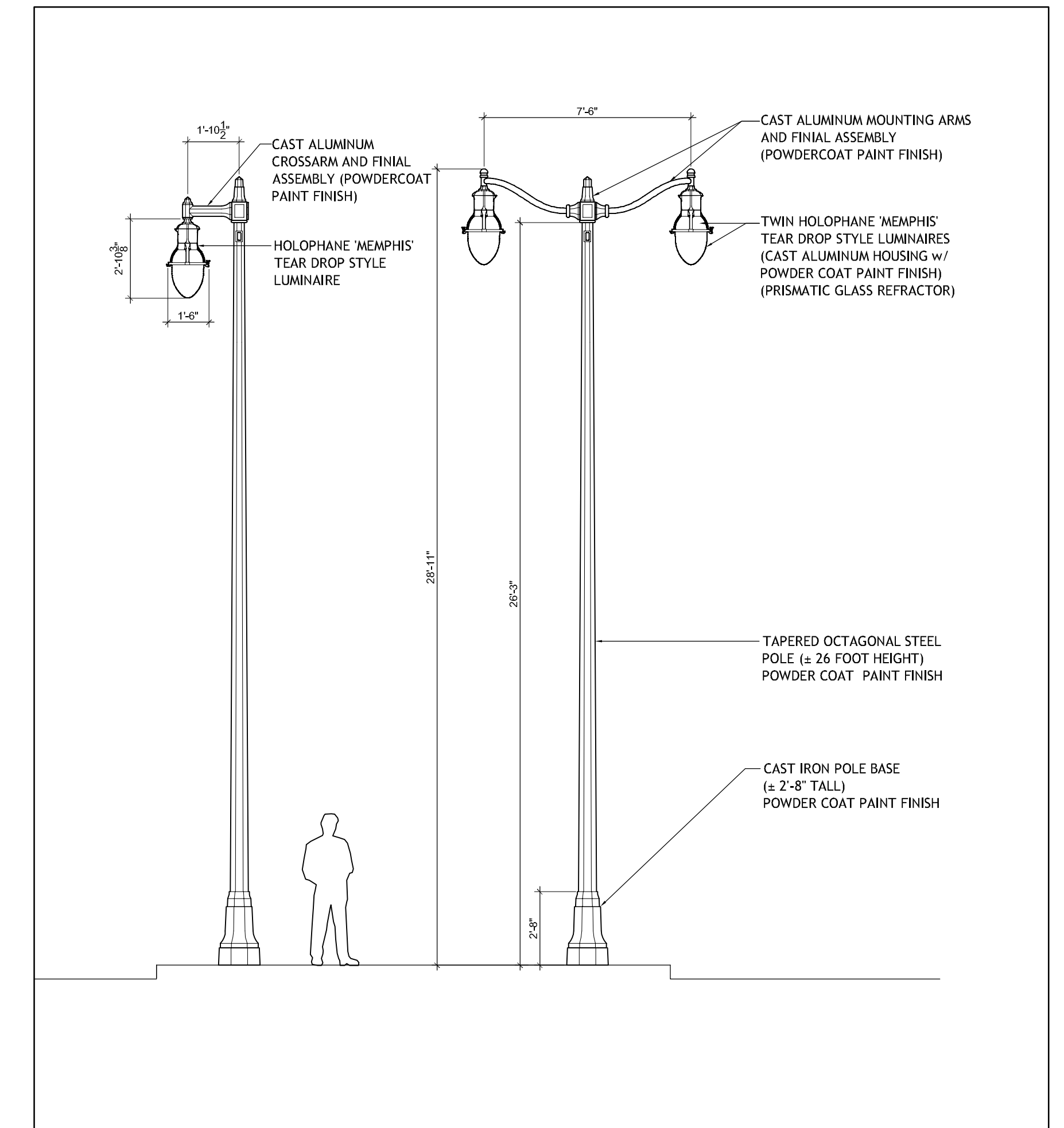
OCTOBER 2006



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"



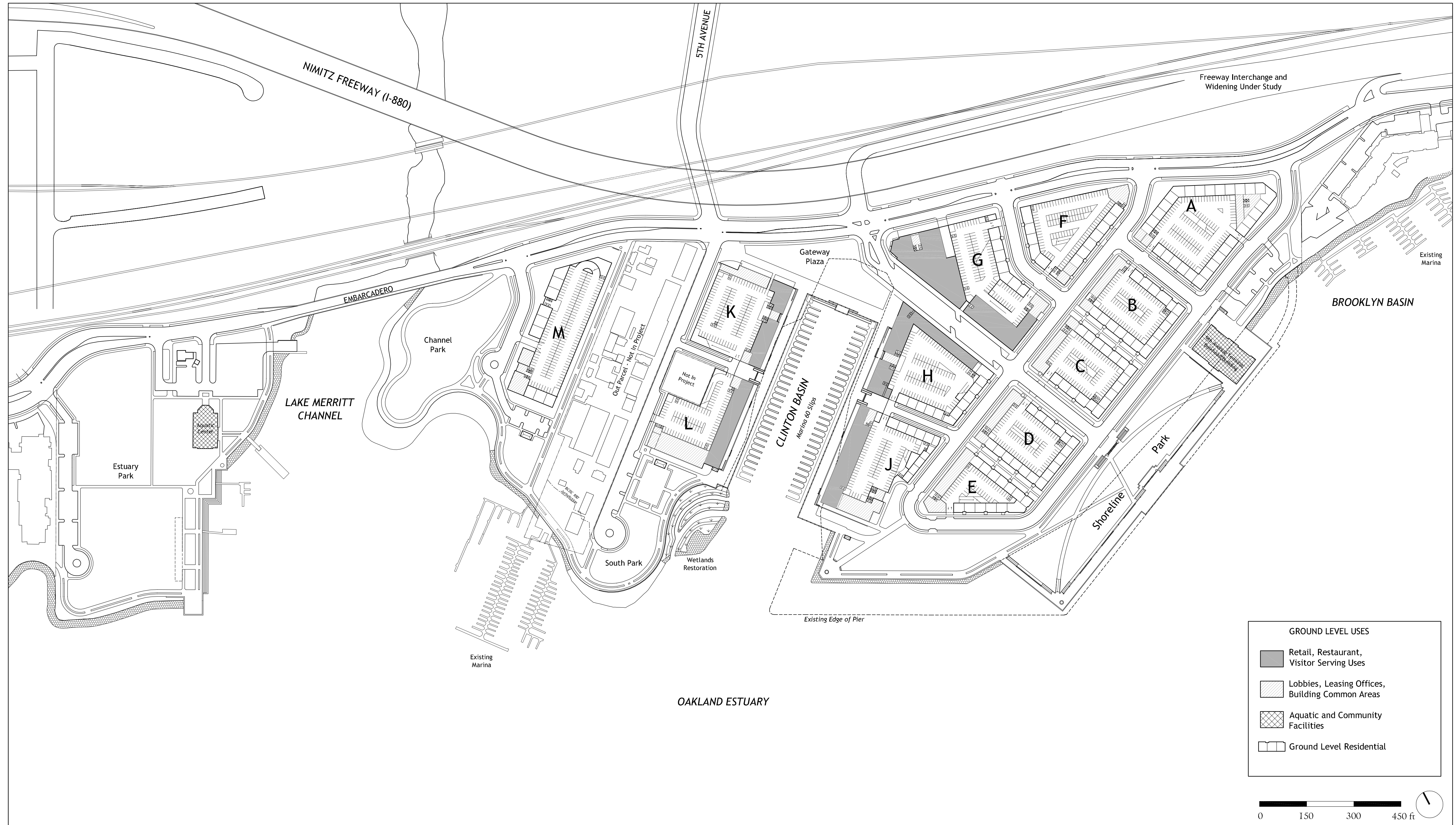
3B The Embarcadero- Tall Pole Fixture
SCALE: 1/4"=1'-0"

STREET LIGHTING STANDARDS

Brooklyn Basin - Oak to 9th Development Plan

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

OCTOBER 2006



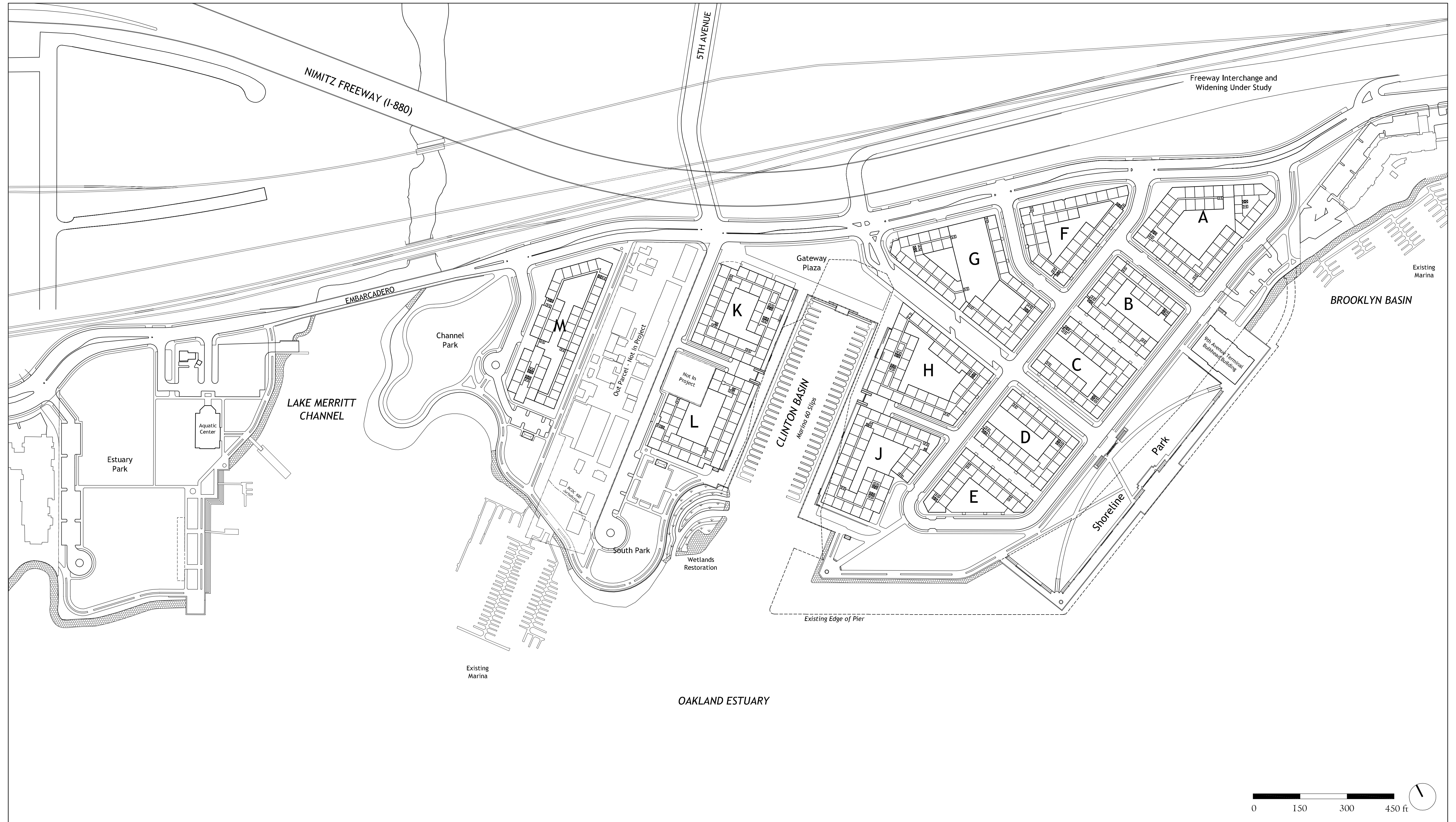
ILLUSTRATIVE GROUND LEVEL BUILDING PLAN

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

SHEET NO.
5.1



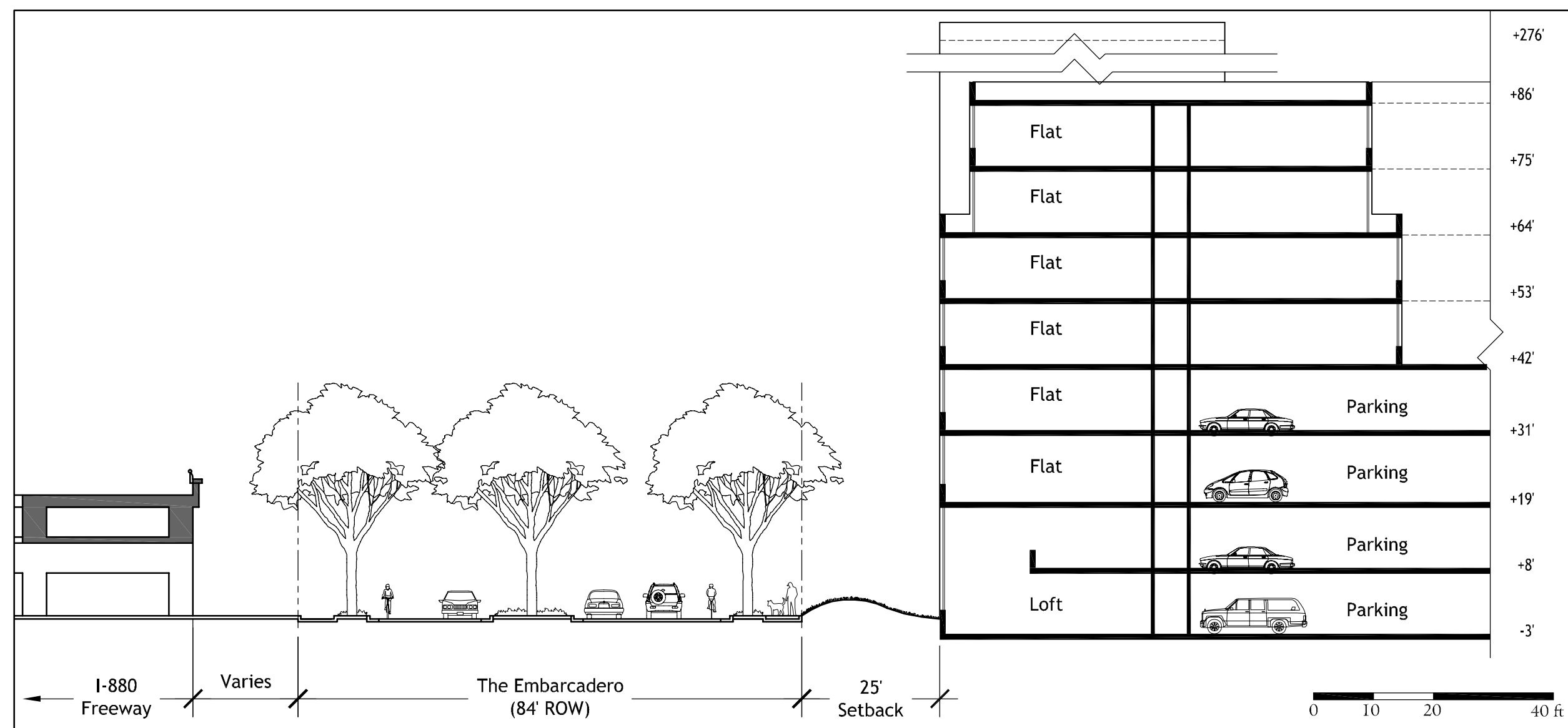
ILLUSTRATIVE UPPER LEVEL BUILDING PLAN

Brooklyn Basin - Oak to 9th Development Plan

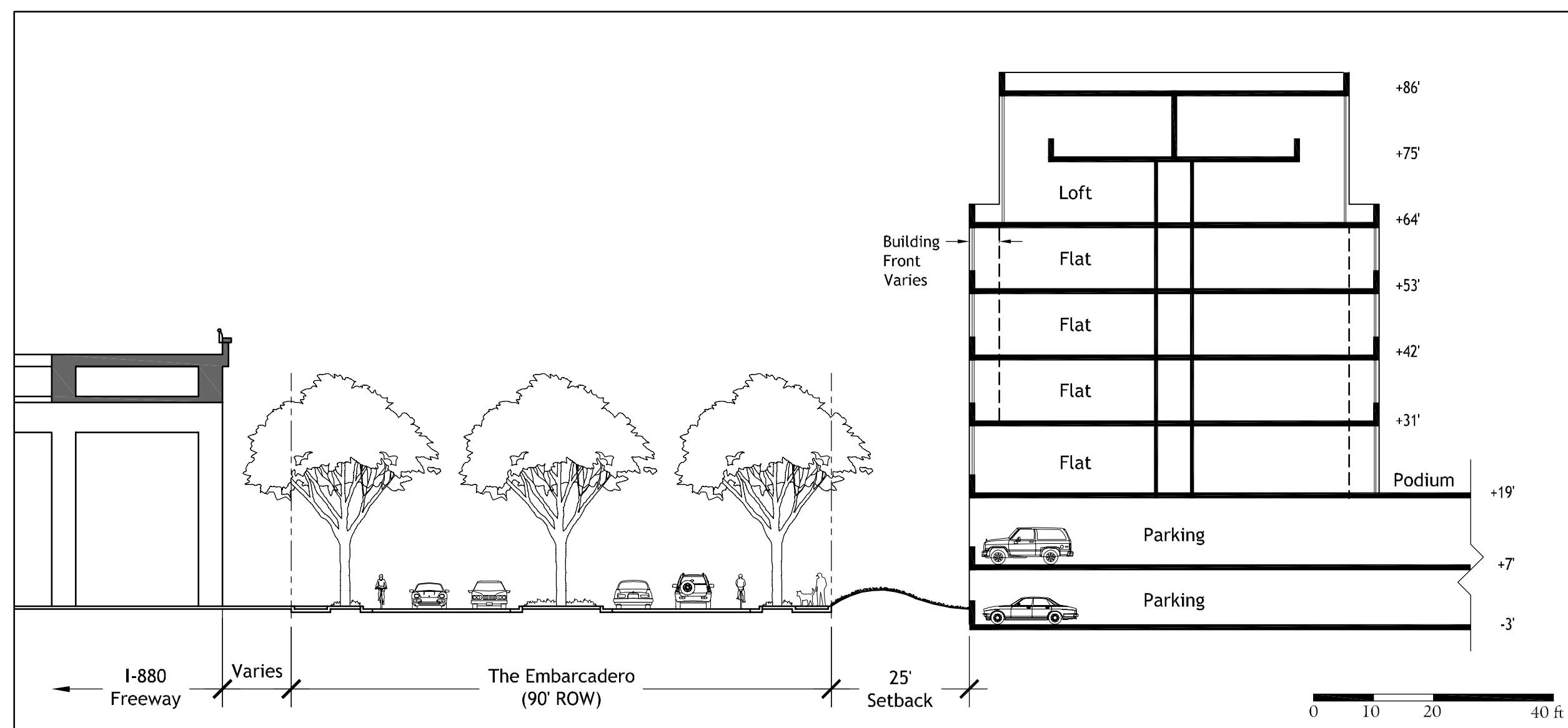
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

OCTOBER 2006

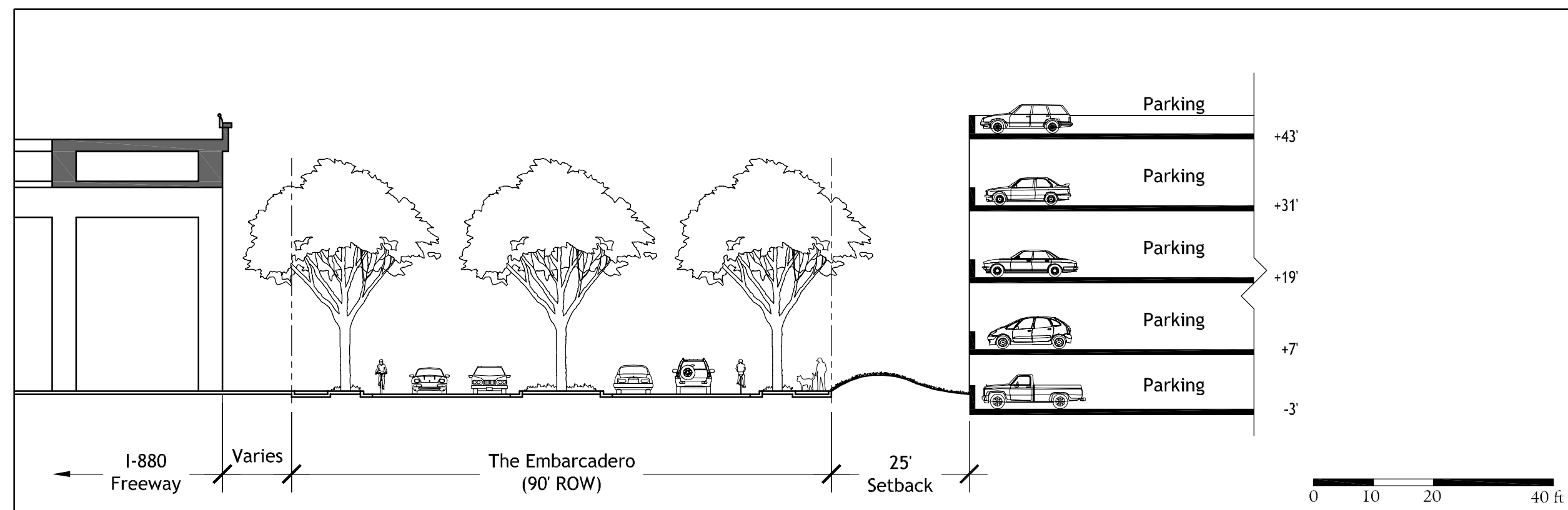
SHEET NO.
5.2



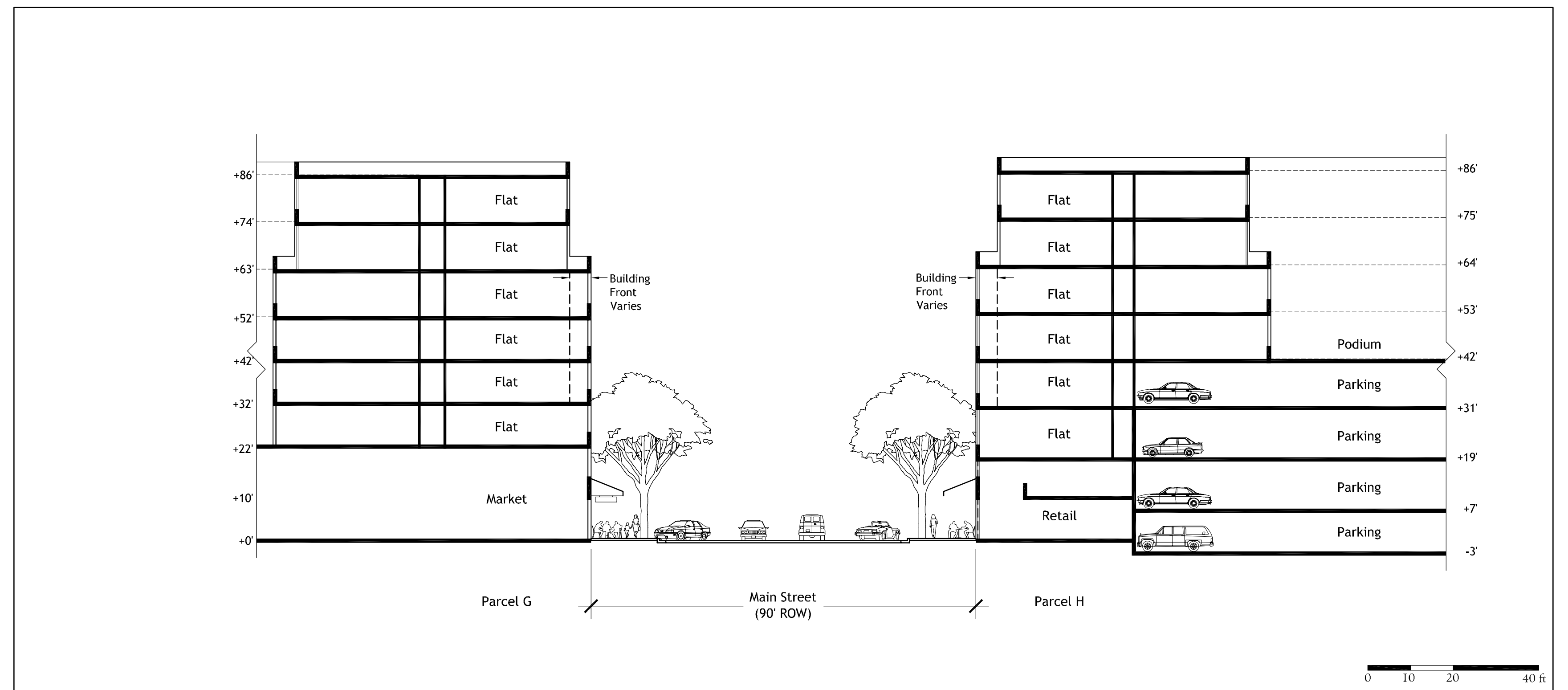
EMBARCADERO AT PARCEL A



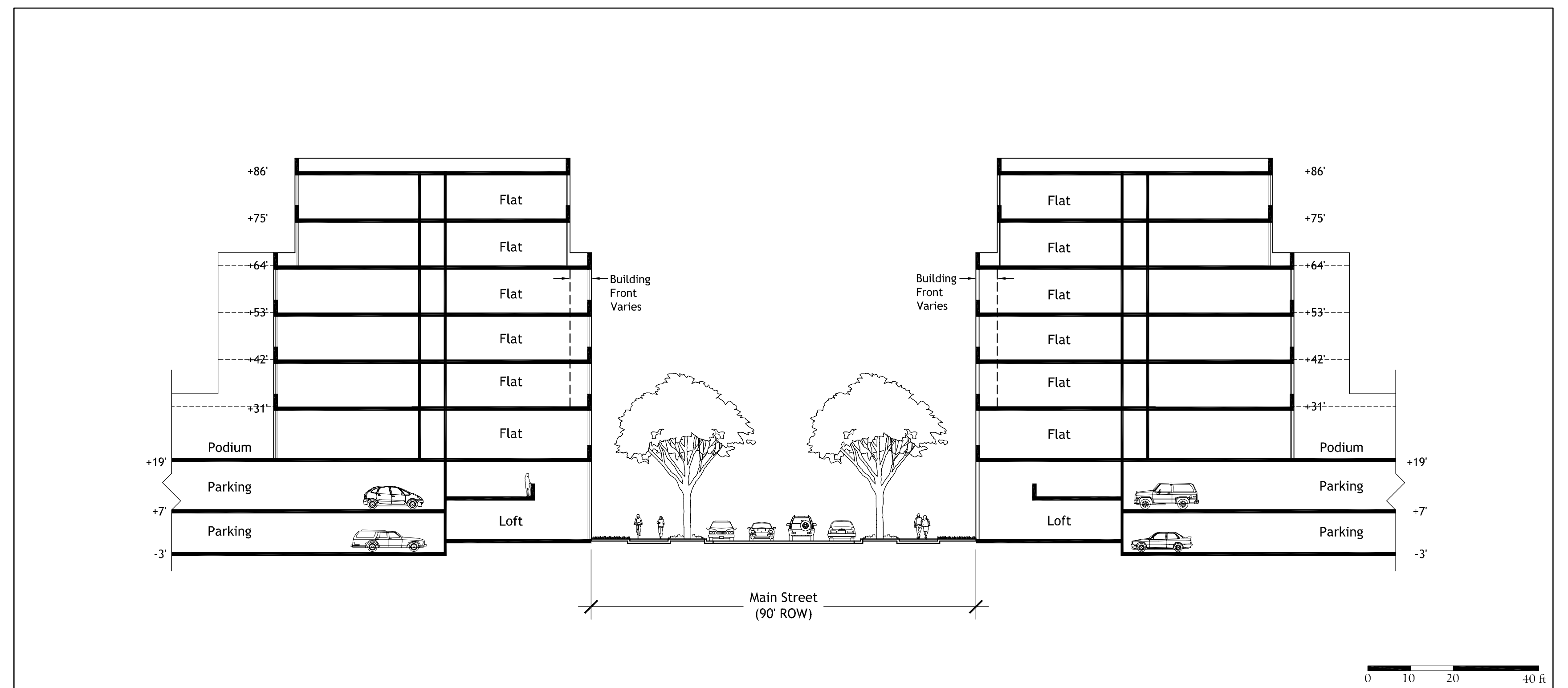
EMBARCADERO AT PARCEL F



EMBARCADERO AT PARCEL G



MAIN STREET AT PARCELS G & H



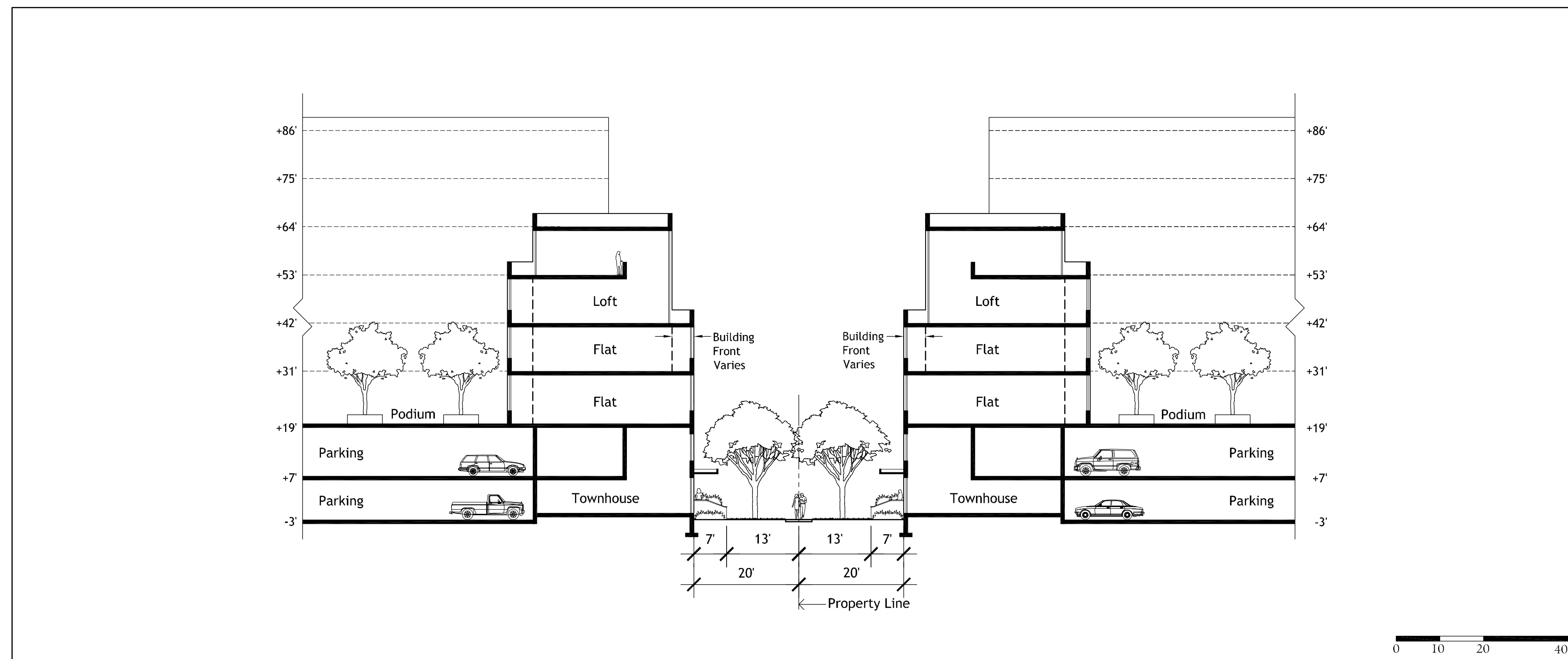
MAIN STREET AT PARCELS C & D

ILLUSTRATIVE BUILDING SECTIONS

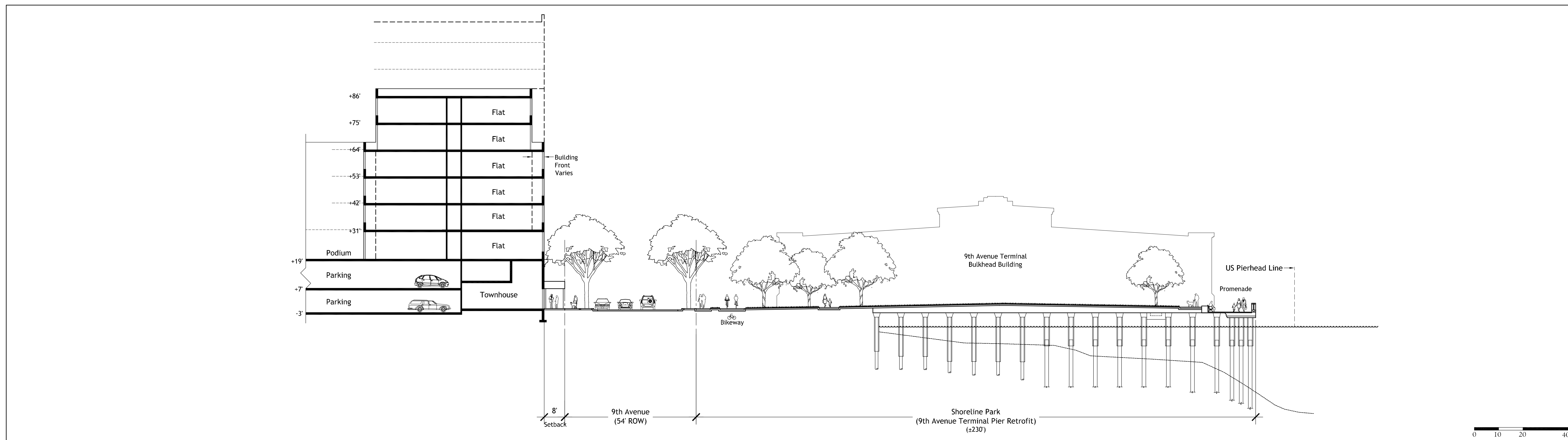
Brooklyn Basin - Oak to 9th Development Plan

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

OCTOBER 2006



PEDESTRIAN WAYS BETWEEN PARCELS B, C, D & E



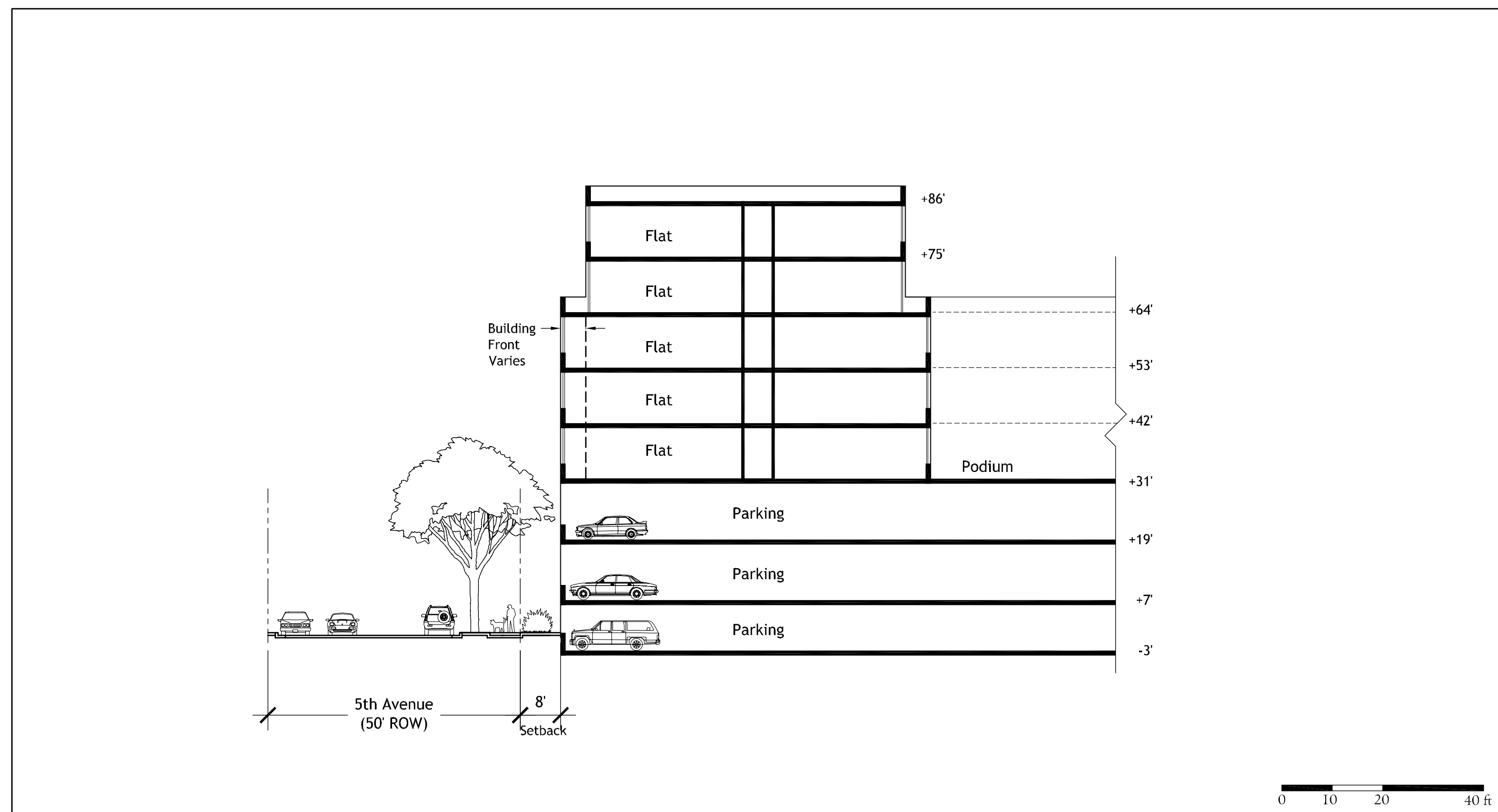
9th AVENUE AT PARCELS C, D, E & PIER RETROFIT

ILLUSTRATIVE BUILDING SECTIONS

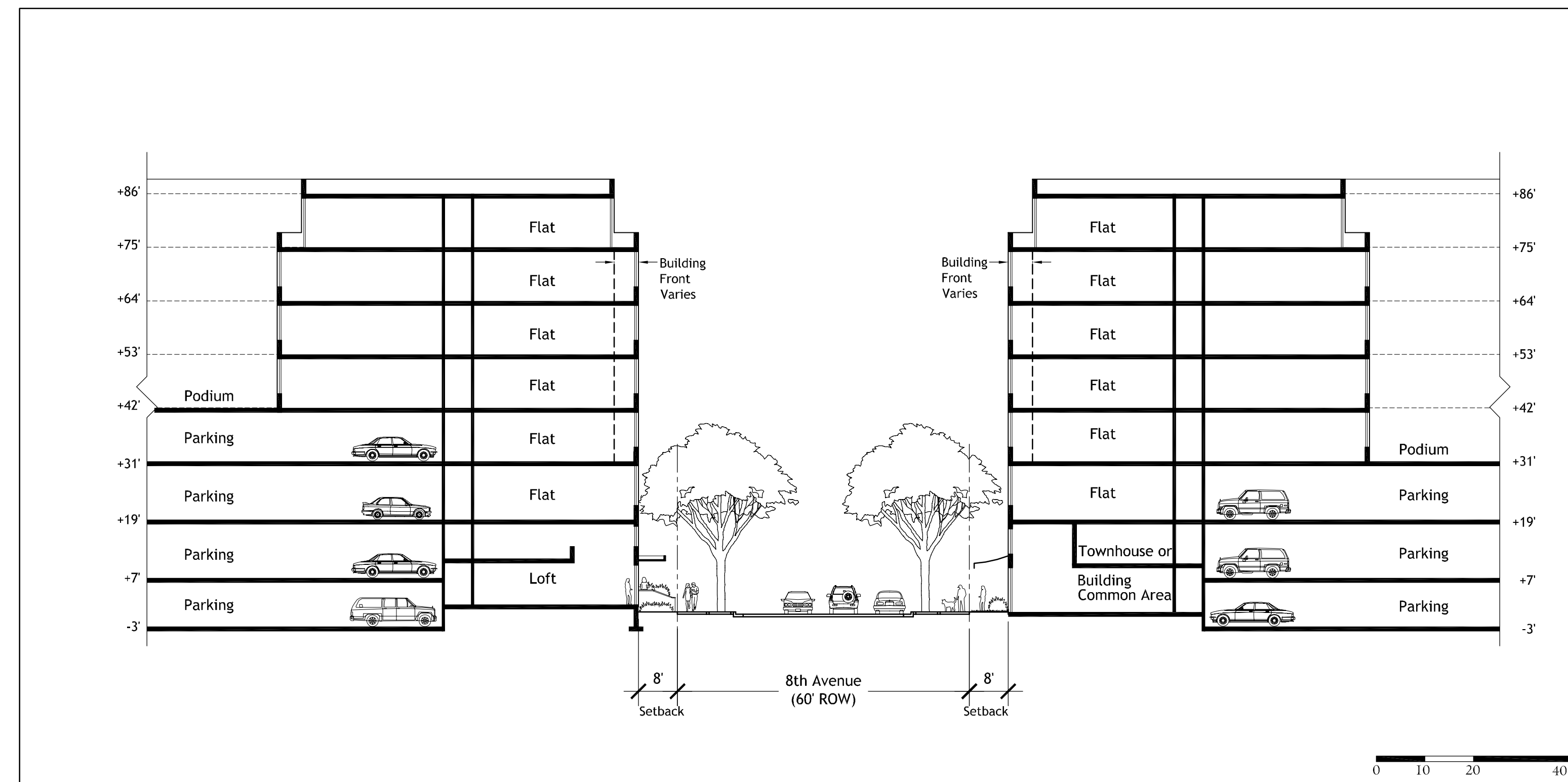
Brooklyn Basin - Oak to 9th Development Plan

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

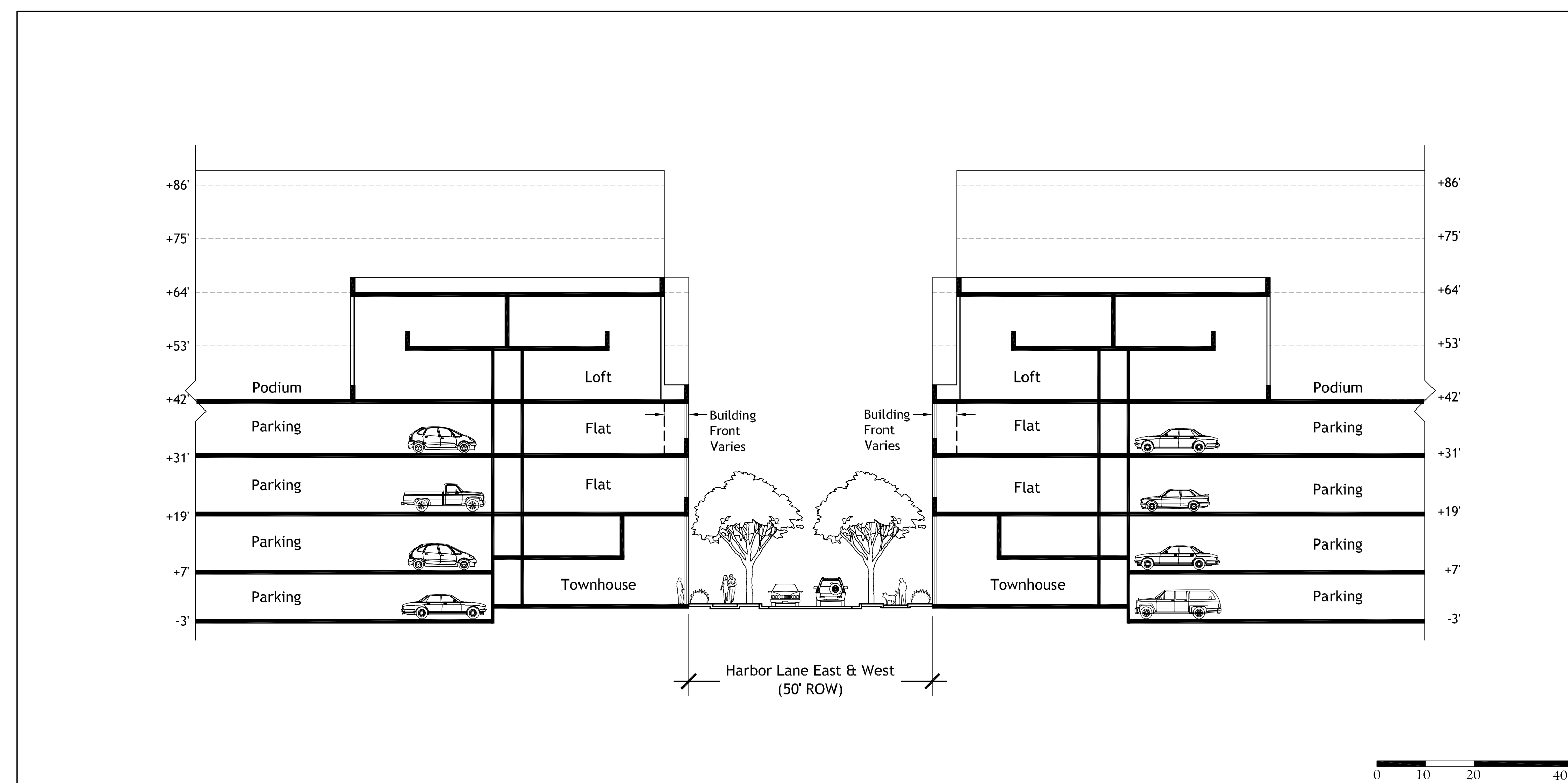
OCTOBER 2006



5th AVENUE AT PARCELS K & L



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



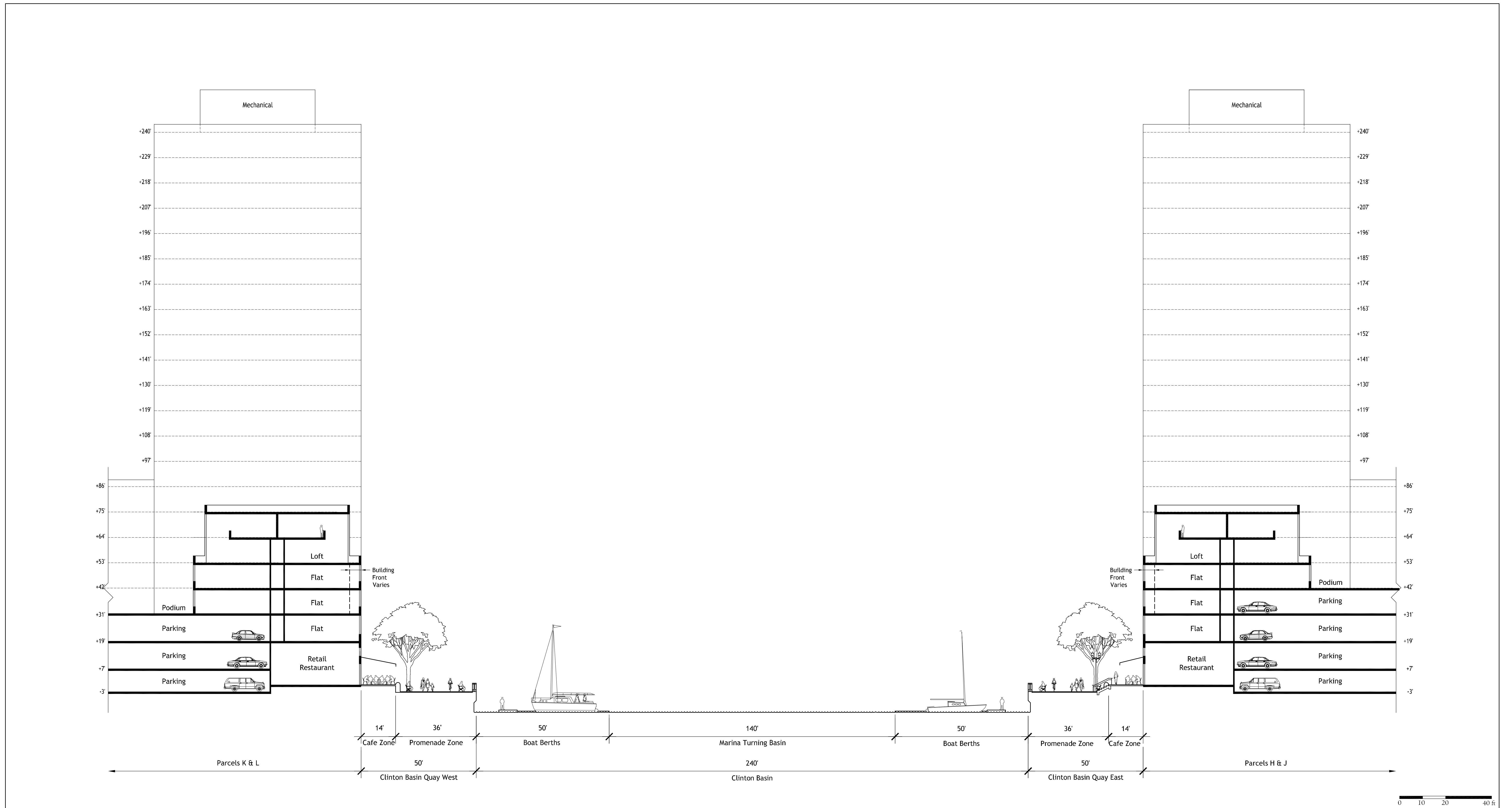
HARBOR LANE EAST & WEST AT PARCELS H, J, K & L

ILLUSTRATIVE BUILDING SECTIONS

Brooklyn Basin - Oak to 9th Development Plan

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

OCTOBER 2006



CLINTON BASIN AT PARCELS H, K, J & L

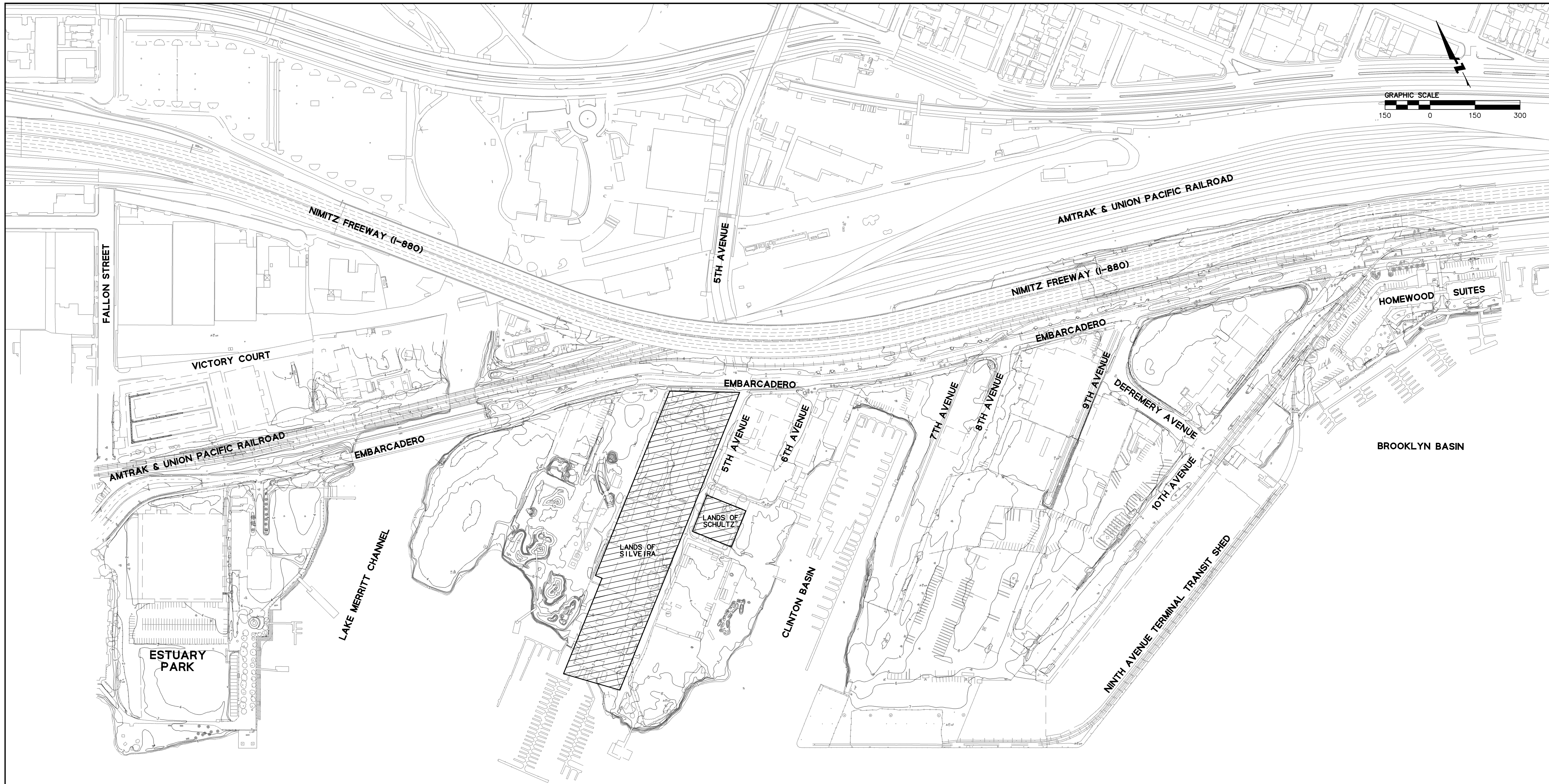
ILLUSTRATIVE BUILDING SECTIONS

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

OCTOBER 2006

SHEET NO.
5.6



OAKLAND ESTUARY

NOTES:

1) DATE OF AERIAL TOPOGRAPHIC SURVEY: 09-19-02 BY AERO GEODETIC CORP.

BENCHMARK:

2) ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM AND BASED ON CITY OF OAKLAND BENCHMARK "CS 84". A FOUND U.S.C. & G.S. DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTHBOUND LANDS OF THE 880 FREEWAY, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE, 4.4 FEET ABOVE GROUND.

ELEVATION = 9.164 FT, CITY OF OAKLAND DATUM

DRAWING NAME: 1527 STATION STREET, 10/16/06, 10/16/06

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 Station Street
San Francisco, California 94133
Telephone (415) 816-8900

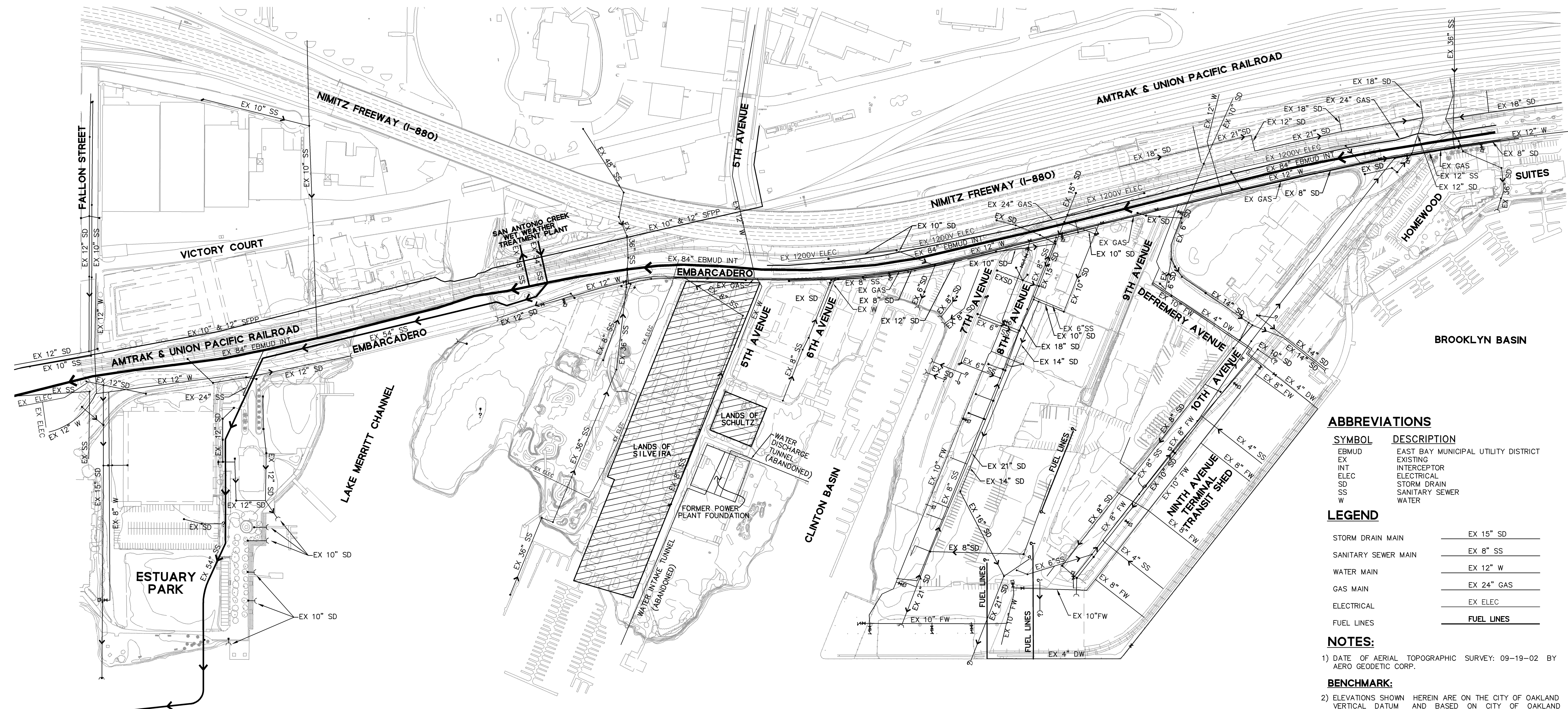
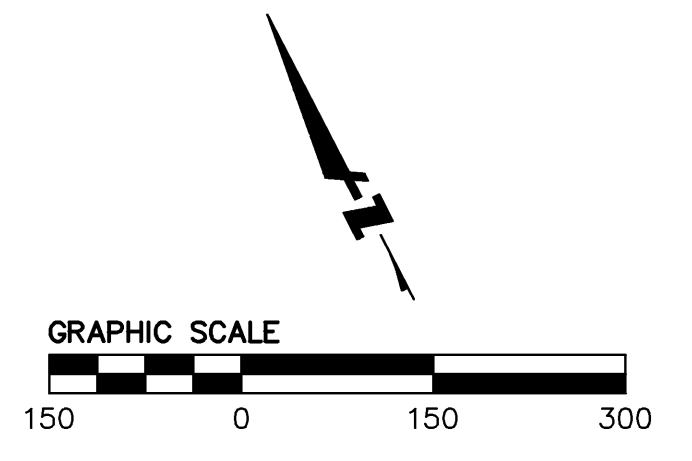
CONSULTANT:
BKF
ENGINEERS / SURVEYORS / PLANNERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
650.482.6300 (TEL) 650.482.6399 (FAX)

REVISION	DATE
P.U.D. SUBMITTAL	02-06-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	12-06-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-20-06
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-16-06

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:
EXISTING TOPOGRAPHY

SHEET NO:
C-1
CASE DRAWER SET



ABBREVIATIONS

SYMBOL	DESCRIPTION
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EX	EXISTING
INT	INTERCEPTOR
ELEC	ELECTRICAL
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

LEGEND

STORM DRAIN MAIN	EX 15" SD
SANITARY SEWER MAIN	EX 8" SS
WATER MAIN	EX 12" W
GAS MAIN	EX 24" GAS
ELECTRICAL	EX ELEC
FUEL LINES	FUEL LINES

- NOTES:**
- DATE OF AERIAL TOPOGRAPHIC SURVEY: 09-19-02 BY AERO GEODETIC CORP.
 - BENCHMARK:**
ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM AND BASED ON CITY OF OAKLAND BENCHMARK "CS 84".
A FOUND U.S.C. & G.S. DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTHBOUND LANDS OF THE 880 FREEWAY, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE, 4.4 FEET ABOVE GROUND.
ELEVATION = 9.164 FT, CITY OF OAKLAND DATUM
 - UTILITIES**
THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

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) 616-8900

CONSULTANT:
BKF
ENGINEERS / SURVEYORS / PLANNERS
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
650.482.6300(TX) 650.482.6399 (FX)

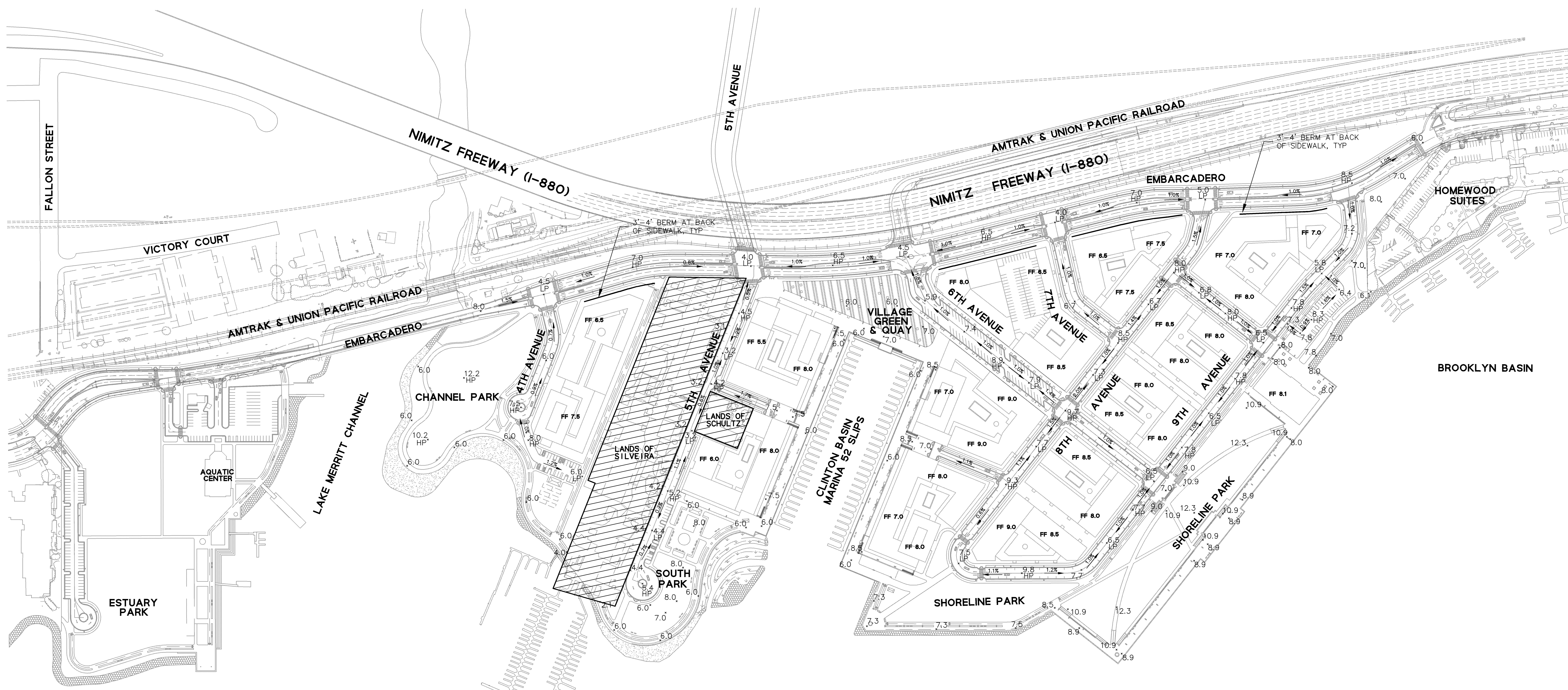
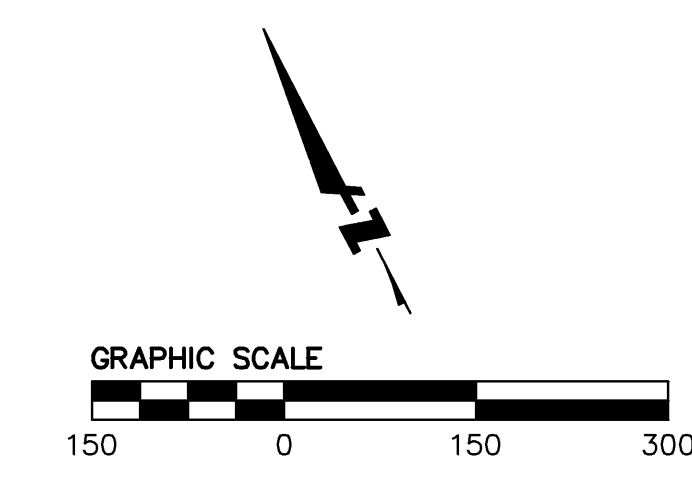
REVISION	DATE
P.U.D. SUBMITTAL	02-06-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	12-06-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-20-06
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-16-06

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:
EXISTING UTILITIES

SHEET NO:
C-2
CASE DRAWER SET

DRAWING NAME: BROOKLYN BASIN OAK TO 9TH DEVELOPMENT PLAN SHEET C-2 DATE: 10/16/06



ABBREVIATIONS

SYMBOL	DESCRIPTION
FF	FINISHED FLOOR
HP	HIGH POINT
LP	LOW POINT
TYP	TYPICAL

NOTES:
 1) REFER TO DETAILED GRADING CONCEPT PLAN, STREET SECTIONS AND SHORELINE SECTIONS FOR ADDITIONAL INFORMATION.

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
 1627 Stockton Street
 San Francisco, California 94133
 Telephone (415) 816-8900

CONSULTANT:
BKF
 ENGINEERS / SURVEYORS / PLANNERS
 255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 650.482.6300(TEL.) 650.482.6399 (FAX)

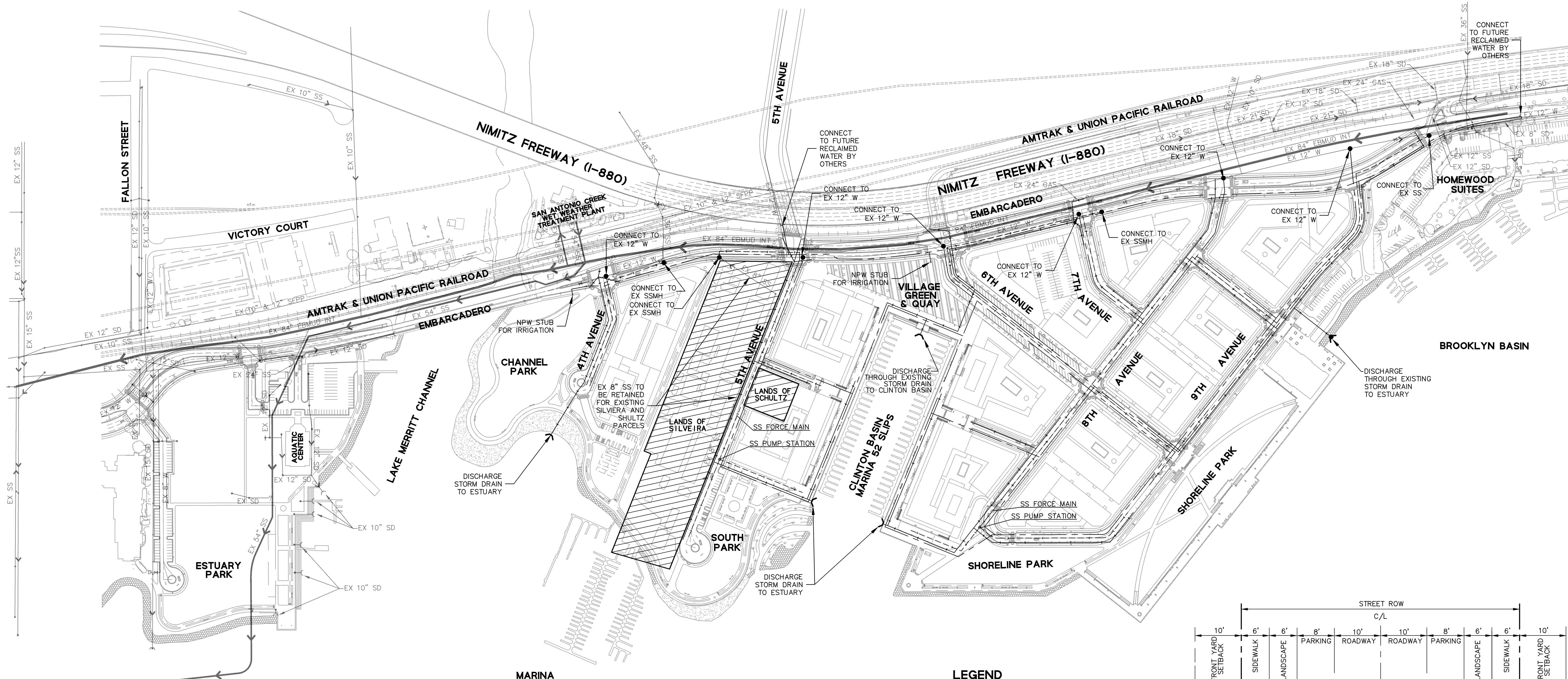
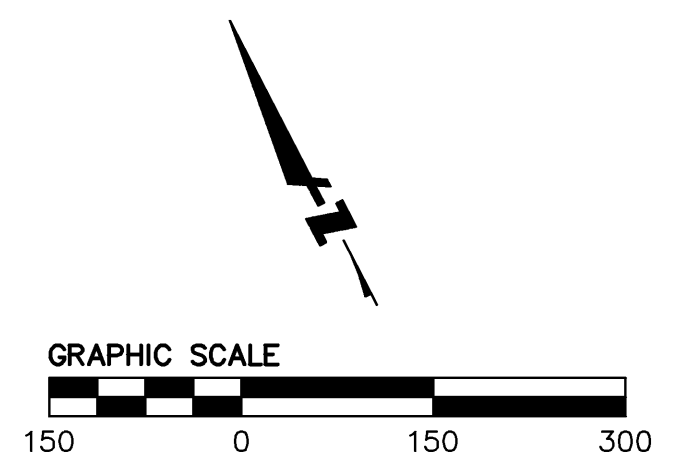
REVISION	DATE
P.U.D. SUBMITTAL	02-06-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	12-06-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-20-06
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-16-06

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:
C-3
 CASE DRAWER SET

DRAWN BY: JAMES E. HARRIS
 CHECKED BY: JAMES E. HARRIS
 DATE: 10/16/06



OAKLAND ESTUARY

EXISTING UTILITIES

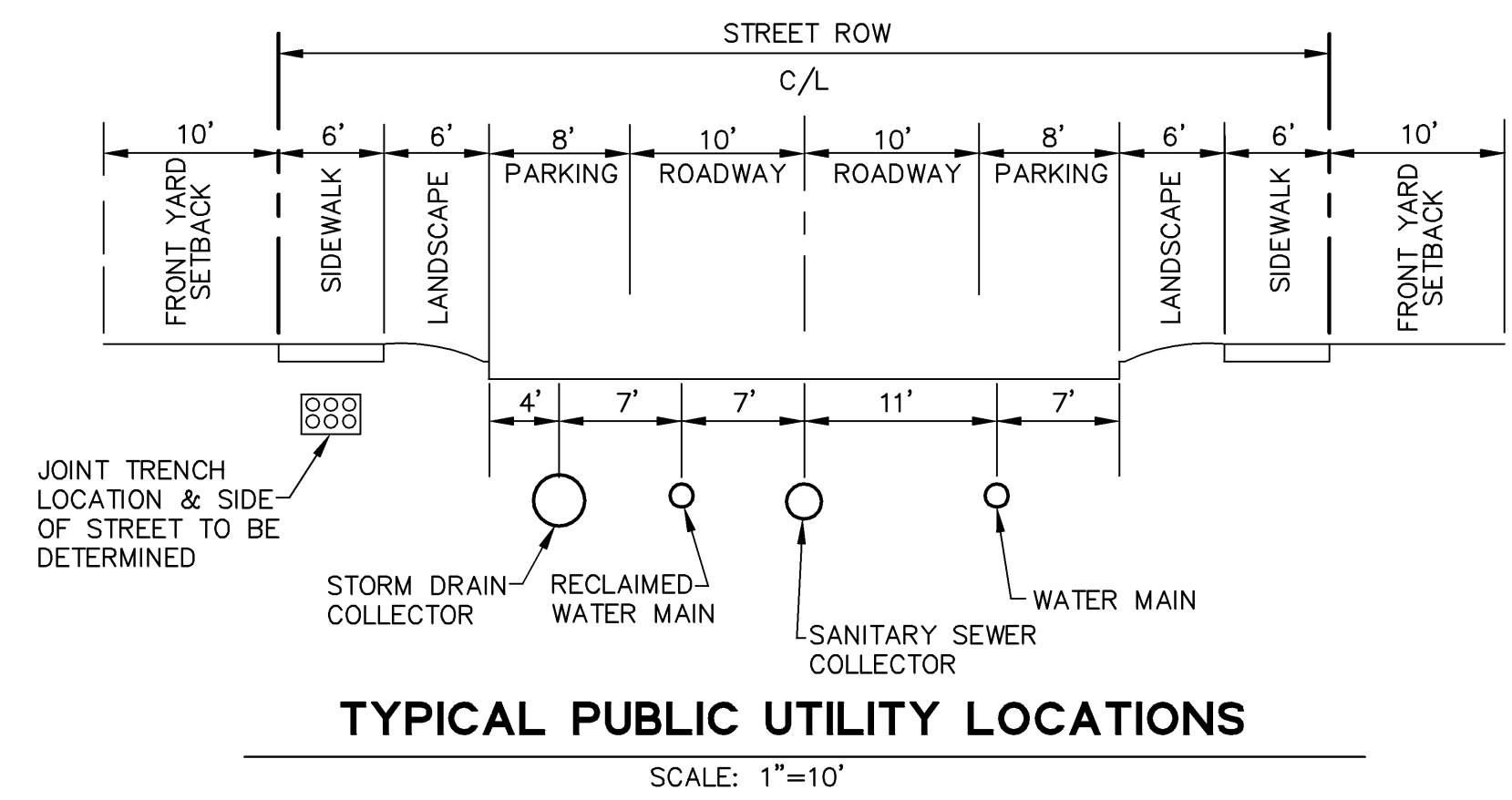
1) THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

ABBREVIATIONS

SYMBOL	DESCRIPTION
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EX	EXISTING
INT	INTERCEPTOR
RW	RECLAIMED WATER
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

LEGEND

	PROPOSED	EXISTING
STORM DRAIN MAIN	—————	EX 15" SD
SANITARY SEWER MAIN	-----	EX 8" SS
WATER MAIN	-----	EX 12" W
RECLAIMED WATER MAIN	-----	
POINT OF CONNECTION TO EXISTING UTILITY	•	
STORM DRAIN DISCHARGE	⊥	⊥



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 94103
Telephone (415) 816-8900

CONSULTANT:
BKF
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	02-06-04
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-01-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	12-06-05
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	07-20-06
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL	10-16-06

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 UTILITY CONCEPT PLAN

SHEET NO:
C-4
CASE DRAWER SET

DRAWING NAME: PRELIM UTILITY PLAN DATE: 10/16/06