



THE OAKLAND ATHLETICS
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OAKLAND ATHLETICS HOWARD TERMINAL BALLPARK DISTRICT MASTERPLAN
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
09/23/2022

VICINITY PLAN



PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
CITY OF OAKLAND, CALIFORNIA

DRAWING LIST

SECTION	NO.	DESCRIPTION	SCOPE	
0.0 GENERAL	0.0.0	COVER SHEET	BIG	
	0.0.1	DRAWING LIST	BIG	
	0.0.2	DESCRIPTION OF PROPOSAL	BIG	
1.0 BASELINE	1. MASTERPLAN OVERVIEW	1.1.1	AXONOMETRIC VIEW	BIG
		1.1.2	ILLUSTRATIVE DEVELOPMENT PLAN	BIG
		1.1.3	DEVELOPMENT PROGRAM - PARCELIZATION PLAN	BIG
		1.1.4	ILLUSTRATIVE GROUND LEVEL BUILDING PLAN	BIG
		1.1.5	ILLUSTRATIVE PDP PHASING PLAN	BIG
		1.1.6	ILLUSTRATIVE DEVELOPMENT PLAN - PDP PHASE 1	BIG
	2. CIVIL ENGINEERING	2.1	EXISTING TOPOGRAPHY	BKF
		2.2	EXISTING UTILITIES	BKF
		2.3	PRELIMINARY GRADING PLAN	BKF
		2.4	PRELIMINARY STORM, SEWER, & WATER PLAN	BKF
		2.5	PRELIMINARY STORMWATER MANAGEMENT PLAN	BKF
		2.5.A	STORMWATER MANAGEMENT - STREET ENLARGEMENT	BKF
		2.10	PRELIMINARY GRADING PLAN - PHASE 1	BKF
		2.11	PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 1	BKF
		2.12	PRELIMINARY GRADING PLAN - PHASE 2	BKF
		2.13	PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 2	BKF
3. PARKS AND OPEN SPACE	3.1	PARKS AND OPEN SPACE PLAN	JCFO	
	3.2	PARKS AND OPEN SPACE PARCELIZATION PLAN	JCFO	
	3.3	PEDESTRIAN AND BIKE CIRCULATION DIAGRAM	JCFO	
	3.4	EMERGENCY VEHICLE ACCESS PLAN	JCFO	
	3.5	EMERGENCY VEHICLE ACCESS PLAN	JCFO	
	3.6	ENLARGED PLAN (BLOCK 1)	JCFO	
	3.7	ENLARGED PLAN (STOMPER PLAZA AND MLK PLAZA)	JCFO	
	3.8	ENLARGED PLAN (JEFFERSON STREET CONNECTOR)	JCFO	
4. STREETS	4.1	LANDSCAPE CONCEPT PLAN	JCFO	
	4.2	STREETS AND PEDESTRIAN WAYS	JCFO	
	4.3	STREETS AND PEDESTRIAN WAYS KEY PLAN	JCFO	
	4.4	STREET SECTIONS	JCFO	
	4.5	STREET SECTIONS	JCFO	
	4.6	STREET SECTIONS	JCFO	
	4.7	STREET SECTIONS	JCFO	
	4.8	STREET SECTIONS	JCFO	
	4.9	STREET SECTIONS	JCFO	
	4.10	STREET SECTIONS	JCFO	
	4.11	STREET SECTIONS	JCFO	
	4.12	STREET SECTIONS	JCFO	
	4.13	STREET SECTIONS	JCFO	
	4.14	STREET SECTIONS	JCFO	
	4.15	STREET SECTIONS	JCFO	
	4.16	STREET SECTIONS	JCFO	
	4.17	STREET SECTIONS	JCFO	
	4.18	STREET SECTIONS	JCFO	
	4.19	STREET SECTIONS	JCFO	
2.0 MARITIME RESERVATION SCENARIO	1. MASTERPLAN OVERVIEW	2.1.1	M.R.S. AXONOMETRIC VIEW	BIG
		2.1.2	M.R.S. ILLUSTRATIVE DEVELOPMENT PLAN	BIG
		2.1.3	M.R.S. DEVELOPMENT PROGRAM - PARCELIZATION PLAN	BIG
		2.1.4	M.R.S. ILLUSTRATIVE GROUND LEVEL BUILDING PLAN	BIG
		2.1.5	M.R.S. ILLUSTRATIVE PHASING PLAN	BIG
		2.1.6	M.R.S. ILLUSTRATIVE DEVELOPMENT PLAN - PDP PHASE 1	BIG
2. CIVIL ENGINEERING	2.2.1	M.R.S. PRELIMINARY GRADING PLAN	BKF	
	2.2.2	M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN	BKF	
	2.2.3	M.R.S. PRELIMINARY STORMWATER MANAGEMENT PLAN	BKF	
	2.2.10	M.R.S. PRELIMINARY GRADING PLAN - PHASE 1	BKF	
	2.2.11	M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 1	BKF	
	2.2.12	M.R.S. PRELIMINARY GRADING PLAN - PHASE 2	BKF	
	2.2.13	M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN - PHASE 2	BKF	
3. PARKS AND OPEN SPACE	3.1	M.R.S. PARKS AND OPEN SPACE PLAN	JCFO	
	3.2	M.R.S. PARKS AND OPEN SPACE PARCELIZATION PLAN	JCFO	
	3.3	M.R.S. PEDESTRIAN AND BIKE CIRCULATION DIAGRAM	JCFO	
	3.4	M.R.S. EMERGENCY VEHICLE ACCESS PLAN	JCFO	
	3.5	M.R.S. EMERGENCY VEHICLE ACCESS PLAN	JCFO	
	3.6	M.R.S. ENLARGED PLAN (OVERLOOK PARK)	JCFO	
4. STREETS	4.1	M.R.S. LANDSCAPE CONCEPT PLAN	JCFO	
	4.2	M.R.S. STREETS AND PEDESTRIAN WAYS	JCFO	
	4.3	M.R.S. STREETS AND PEDESTRIAN WAYS KEY PLAN	JCFO	
	4.4	M.R.S. SHORELINE SECTIONS - WATERFRONT PROMENADE / HARBOR AMPHITHEATER	JCFO	
3.0 PROJECT OPTIONS	1. FIRE STATION	3.1.1	EXISTING FIRE STATION REMOVAL	BIG
		3.1.2	ENLARGED EXISTING FIRE STATION REMOVAL	BIG
4.0 BALLPARK	1. BALLPARK PLANS	4.1.1	BALLPARK FIELD LEVEL	BIG
		4.1.2	BALLPARK MAIN LEVEL	BIG
		4.1.3	BALLPARK ROOF	BIG
	2. BALLPARK TURNING MOVEMENTS	4.2.1	WB-67 TRUCK TURNING MOVEMENTS	F&P
		4.2.2	WB-67 TRUCK TURNING MOVEMENTS - PDP PHASE 1	F&P
		4.2.3	SU-40 MEDIA TRUCK TURNING MOVEMENTS	F&P
		4.2.4	SU-40 MEDIA TRUCK TURNING MOVEMENTS - PDP PHASE 1	F&P
		4.2.5	45' BUS TURNING MOVEMENTS	F&P
		4.2.6	45' BUS TURNING MOVEMENTS - PDP PHASE 1	F&P
		4.2.7	WB-40 TRUCK TURNING MOVEMENTS	F&P
		4.2.8	WB-40 TRUCK TURNING MOVEMENTS - PDP PHASE 1	F&P

PROJECT TEAM

DEVELOPER:	THE OAKLAND ATHLETICS 7000 COLISEUM WAY OAKLAND, CA 94621 USA TEL: +1 510 638 4900
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CIVIL ENGINEER:	BKF ENGINEERS BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 TEL: +1 650 482 6377
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LIGHTING CONSULTANT:	HLB LIGHTING DESIGN INC. HLB LIGHTING DESIGN INC. 300 BRANNAN STREET, SUITE 212 SAN FRANCISCO, CA 94107 TEL: +1 415 348 8273

DESCRIPTION OF PROPOSAL

THE OAKLAND ATHLETICS INVESTMENT GROUP, LLC (THE OAKLAND A'S OR PROJECT SPONSOR) IS PROPOSING TO CONSTRUCT A NEW MAJOR LEAGUE BASEBALL (MLB) BALLPARK, AS WELL AS RESIDENTIAL AND COMMERCIAL (MIXED USE) DEVELOPMENT, CREATING A NEW OAKLAND WATERFRONT BALLPARK DISTRICT. THE PROPOSED PROJECT WOULD BE CONSTRUCTED IN PHASES.

THE PDP INCLUDES TWO PHASES OF DEVELOPMENT ON SITE: PDP PHASE 1 AND PDP PHASE 2. PDP PHASE 1 INCLUDES THE BALLPARK, ASSOCIATED INFRASTRUCTURE AND DEVELOPMENT PARCELS EAST OF MARKET STREET. PDP PHASE 2 INCLUDES THE BALANCE OF THE SITE WEST OF MARKET STREET. THIS GENERAL PHASING BREAKDOWN REFLECTS THE GENERAL PROGRESSION OF INFRASTRUCTURE BUILD OUT ACROSS THE SITE. PDP PHASE 1 INFRASTRUCTURE WILL BE BUILT FIRST WITH THE BALLPARK AND IS NOT AFFECTED BY THE MARITIME RESERVATION SCENARIO. PDP PHASE 2 INFRASTRUCTURE WILL FOLLOW PDP PHASE 1. OUTSIDE THE DEVELOPMENT AGREEMENT, THERE ARE NO CONDITIONS ON THE SEQUENCE OF DEVELOPMENT ACROSS THE SITE. DEVELOPMENT WILL OCCUR ACCORDING TO MARKET CONDITIONS.

THE PROJECT SITE PROPOSED FOR DEVELOPMENT OF THE NEW BALLPARK DISTRICT INCLUDES THE CHARLES P. HOWARD TERMINAL (HOWARD TERMINAL) LOCATED AT THE PORT OF OAKLAND, AND ADJACENT PROPERTIES. THE PROJECT SITE IS LOCATED ON THE OAKLAND WATERFRONT, NORTH OF AND ACROSS THE OAKLAND-ALAMEDA ESTUARY FROM THE CITY OF ALAMEDA; JUST WEST OF THE SAN FRANCISCO BAY FERRY'S OAKLAND TERMINAL AND JACK LONDON SQUARE; AND IMMEDIATELY SOUTH OF THE UNION PACIFIC RAILROAD CORRIDOR AND EMBARCADERO WEST, AND ACCESSED VIA MARKET STREET AND MARTIN LUTHER KING JR. WAY.

TABLE 1 BELOW ILLUSTRATES THE PROPOSED LAND USE PROGRAM.

THE PROPOSED PROJECT INCLUDES TWO SCENARIOS: A BASELINE SCENARIO AND A MARITIME RESERVATION SCENARIO.

IN THE BASELINE SCENARIO, THE PROJECT WOULD BE BUILT OUT ON THE APPROXIMATELY 55-ACRE SITE.

UNDER THE MARITIME RESERVATION SCENARIO INCLUDED IN THE EXCLUSIVE NEGOTIATION TERM SHEET (ENTS) BETWEEN THE PROJECT SPONSOR AND THE PORT OF OAKLAND, THE PORT HAS ESTABLISHED A "MARITIME RESERVATION AREA" AT THE SOUTHWEST CORNER OF HOWARD TERMINAL FOR UP TO APPROXIMATELY 10 YEARS FROM THE APPROVAL DATE OF THE ENA (MAY 13, 2019). AT ANY POINT WITHIN THE RESERVATION PERIOD, THE PORT OF OAKLAND MAY CHOOSE TO EXERCISE ITS OPTION AND TAKE BACK ALL OR A PORTION OF THE MARITIME RESERVATION AREA FROM THE PROJECT SPONSOR TO ACCOMMODATE POSSIBLE EXPANSION OF THE EXISTING INNER HARBOR TURNING BASIN THAT IS USED TO TURN LARGE VESSELS WITHIN OAKLAND'S INNER HARBOR. IF SO, UP TO APPROXIMATELY 10 ACRES OF THE MARITIME RESERVATION AREA WOULD BE RETURNED TO THE PORT TO ACCOMMODATE EXPANSION OF THE TURNING BASIN.

IF THE PORT EXERCISES THIS OPTION, THE PROJECT SITE PLAN WOULD BE MODIFIED, AND THE PROPOSED DEVELOPMENT WOULD BE DENSER AS A RESULT OF FITTING THE SAME DEVELOPMENT PROGRAM (I.E. THE SAME BALLPARK AND MIX OF OTHER USES PROPOSED) ONTO THE SMALLER SITE. CHANGES TO THE PROJECT SITE PLAN THAT WOULD OCCUR WITH THE MARITIME RESERVATION SCENARIO WOULD OCCUR WITHIN THE AREA OF THE PROJECT SITE THAT WOULD BE DEVELOPED AFTER PDP PHASE 1.

THIS APPLICATION INCLUDES EXHIBITS FOR BOTH SCENARIOS. FOR THE MARITIME RESERVATION SCENARIO, THE EXHIBITS ILLUSTRATE THE MAXIMUM POTENTIAL IMPACT OF THE EXPANDED TURNING BASIN. HOWEVER, THE PORT COULD ELECT TO MOVE FORWARD WITH A SMALLER EXPANSION OF THE TURNING BASIN, IN WHICH CASE THE MARITIME RESERVATION AREA WOULD BE REDUCED AND THE REDUCTION IN THE PROJECT SITE RESULTING FROM THE MARITIME RESERVATION SCENARIO WOULD ALSO BE REDUCED. WHILE THE SPECIFIC REDUCTION OF THE PROJECT SITE AREA UNDER THE MARITIME RESERVATION SCENARIO IS UNKNOWN AT THIS TIME, THIS APPLICATION PROVIDES FOR FLEXIBILITY IN FINAL DEVELOPMENT PLAN AS THE PROJECT IS DEVELOPED IN PHASES SUFFICIENT TO ACCOMMODATE THE REDUCTION OF 10 ACRES OR LESS OF THE MARITIME RESERVATION AREA FROM THE PROJECT SITE.

THIS APPLICATION ALSO INCLUDES AN OPTION TO RELOCATE FIRE STATION #2.

THE EXISTING CRANES ON SITE MAY OR MAY NOT BE RETAINED, PENDING SAFETY, FEASIBILITY, AND ECONOMIC STUDIES.

THE PEAKER POWER PLANT PROPERTY SHOWN IN THIS APPLICATION IMPLEMENTS A PORTION OF THE VARIANT ANALYZED IN THE PROJECT'S ENVIRONMENTAL IMPACT REPORT (EIR). THE PROPOSED COMPONENTS OF THE VARIANT INCLUDE: THE CONVERSION OF THE POWER PLANT FROM JET FUEL TO BATTERY STORAGE (NO PHYSICAL EFFECT ON SITE PLAN, NO FINAL DEVELOPMENT PERMIT NEEDED), THE REHABILITATION OF THE HISTORIC STRUCTURE AND THE REDUCTION OF THE WEST WING (REVIEWED UNDER A FUTURE FINAL DEVELOPMENT PERMIT) BY APPROXIMATELY 75' TO IMPROVE PEDESTRIAN CIRCULATION AROUND THE BALLPARK. REDEVELOPMENT OF THE JET FUEL STORAGE FACILITY LOCATED ADJACENT TO THE HISTORIC STRUCTURE IS NOT INCLUDED IN THIS APPLICATION.

FINALLY, AT THE REQUEST OF THE CITY, THIS APPLICATION ALSO INCLUDES A SITE PLAN OPTION THAT REMOVES FIRE STATION #2, LOCATED AT CLAY STREET AND WATER STREET. THE PROJECT PROPOSES TO RETAIN AND REHABILITATE FIRE STATION #2 IN ITS CURRENT LOCATION; THE PROJECT DOES NOT PROPOSE TO DEMOLISH AND RELOCATE THIS STRUCTURE. HOWEVER, ITS DEMOLITION AND RELOCATION ON SITE IS STUDIED IN THE PROJECT'S EIR AND INCLUDED IN THIS APPLICATION SHOULD FUNDS BECOME AVAILABLE.

THE HOWARD TERMINAL DESIGN GUIDELINES DOCUMENT IS ANOTHER IMPORTANT PIECE OF THIS APPLICATION. THIS DOCUMENT PROVIDES A SET OF STANDARDS THAT WILL INFORM THE DESIGN OF ALL BUILDINGS ON SITE. THIS DOCUMENT ALSO PROVIDES AN OVERVIEW OF THE PUBLIC OPEN SPACE CONCEPTS THAT WILL BE FURTHER DETAILED IN FINAL DEVELOPMENT PLANS (FDP) AS EACH BLOCK/BUILDING IS BUILT.

AFFORDABLE HOUSING BUILDINGS, PARKING STRUCTURES, STRUCTURES IN THE PARKS AND OPEN SPACE AREAS, AND BLOCK 17 DO NOT HAVE A MINIMUM HEIGHT. ALL OTHER BUILDINGS ON SITE HAVE A MINIMUM HEIGHT OF 60'.

TABLE 1: HOWARD TERMINAL DEVELOPMENT PROGRAM

Use (total)	Maximum Total	Maximum Parking Ratio	Maximum Parking Spaces
Ballpark (capacity)	35,000	Flat rate*	2,000
Residential (units)	3,000	1/unit	3,000
Commercial/Office (sf)	1,500,000	2/1,000 sf	3,000
Retail/Cultural/Civic (sf)	270,000	2.6/1,000 sf	700
Hotel (rooms)	400	0.5/room	200
Performance Center (capacity)	3,500	Shared	-
Total	-	-	8,900

BALLPARK WILL HAVE UP TO 3,500 SURFACE PARKING LOT STALLS IN THE INTERIM PHASES OF DEVELOPMENT, REDUCED TO A MAXIMUM OF 2,000 STRUCTURED SPACES AT BUILDOUT

TABLE 2: MINIMUM LOADING BERTH REQUIREMENTS

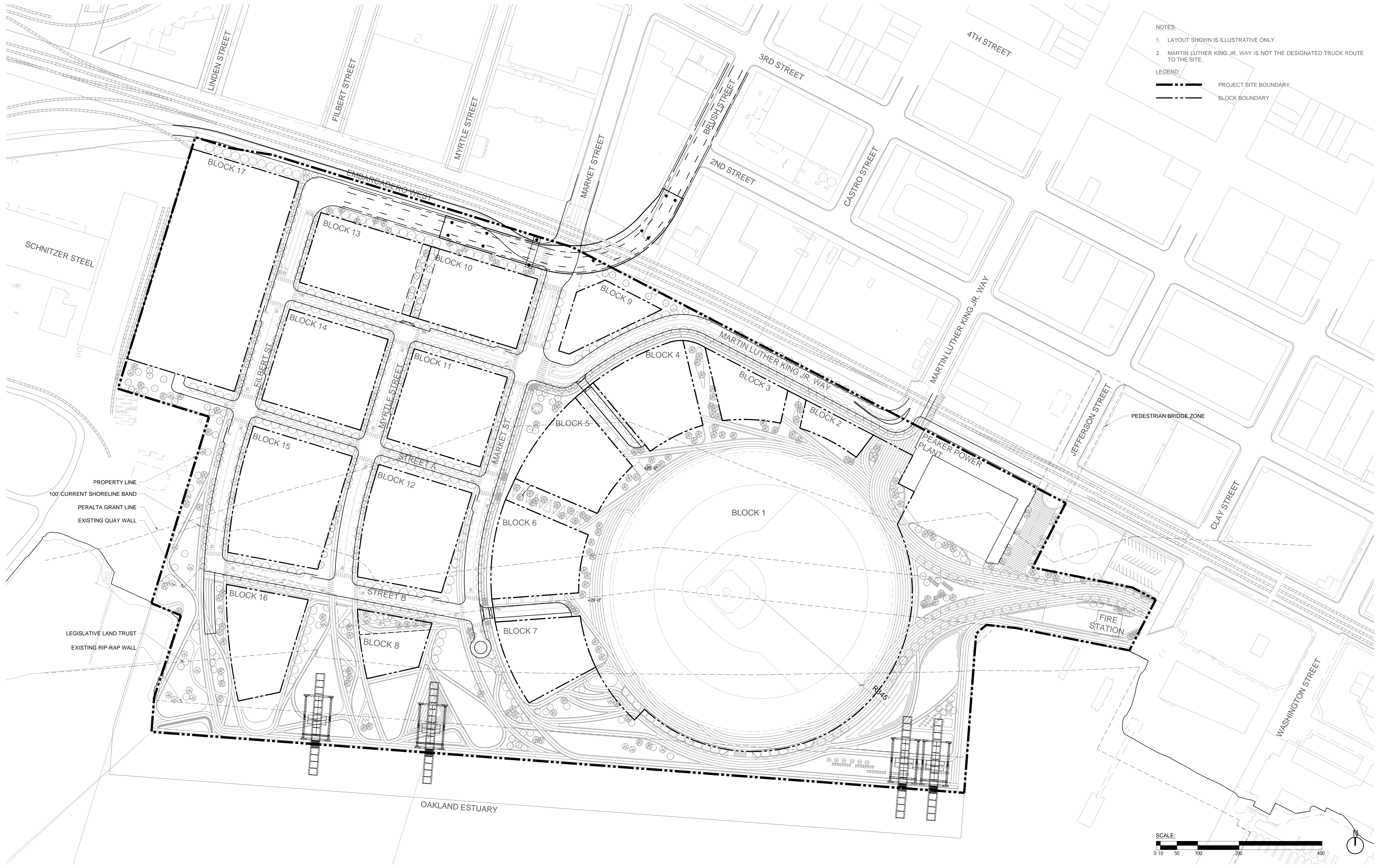
Residential	1 berth/building
Non-residential	
Less than 100,000 sf	0 berths
100,000 to 200,000 sf	1 berths
200,000 sf or more	2 berths

NO BUILDING IS REQUIRED TO EXCEED 2 LOADING BERTHS. HOWEVER, ADDITIONAL BERTHS ARE ALLOWED IF AN OPERATIONAL NEED IS DEMONSTRATED.



- NOTES:
1. MASSING AND ARCHITECTURE SHOWN IS ILLUSTRATIVE ONLY. ACTUAL DESIGN AND DEVELOPMENT PROPOSALS WILL VARY IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT PERMIT, FUTURE FDP'S, ZONING, AND DESIGN GUIDELINES.
 2. MASSING SHOWN DOES NOT ILLUSTRATE MAXIMUM HEIGHTS ON ALL BLOCKS.
 3. MASSING ILLUSTRATES HOW THE MAXIMUM DEVELOPMENT PROGRAM MIGHT LAYOUT ON SITE IN ACCORDANCE WITH THE TOWER MASSING REQUIREMENTS IN THE DESIGN GUIDELINES.

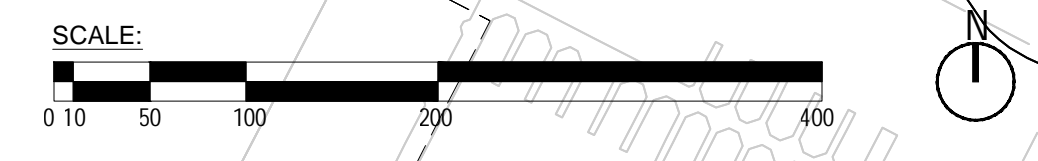


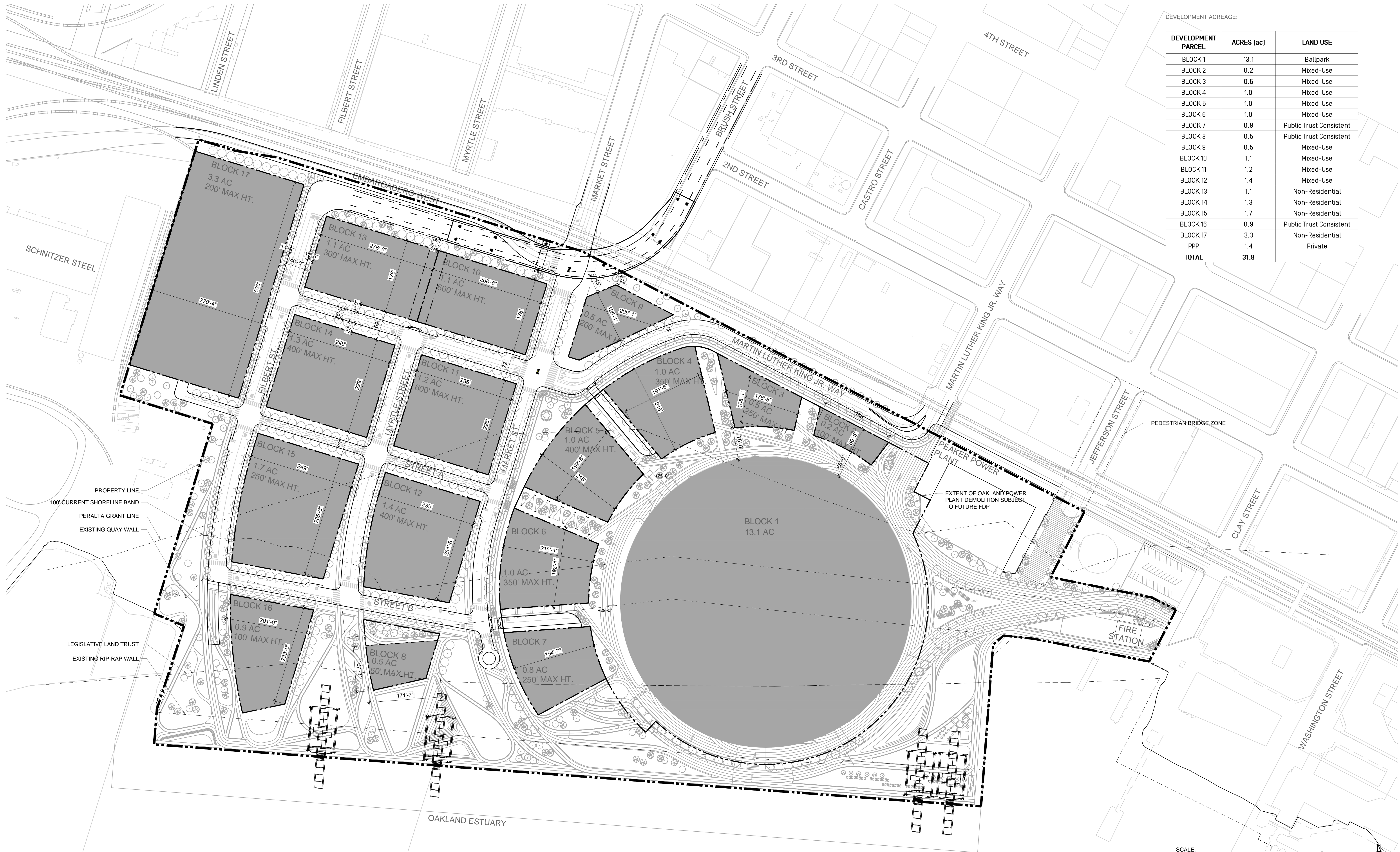


- NOTES:
- LAYOUT SHOWN IS ILLUSTRATIVE ONLY.
 - MARTIN LUTHER KING JR. WAY IS NOT THE DESIGNATED TRUCK ROUTE TO THE SITE.
- LEGEND:
- PROJECT SITE BOUNDARY
 - BLOCK BOUNDARY

PROPERTY LINE
 100' CURRENT SHORELINE BAND
 PERALTA GRANT LINE
 EXISTING QUAY WALL

LEGISLATIVE LAND TRUST
 EXISTING RIP-RAP WALL

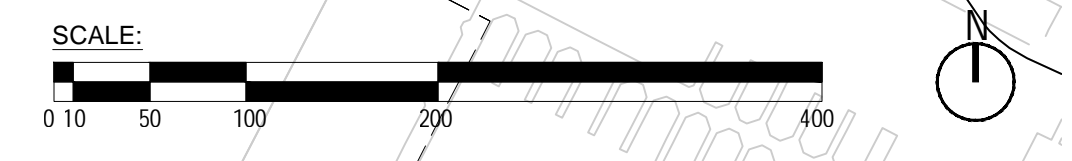


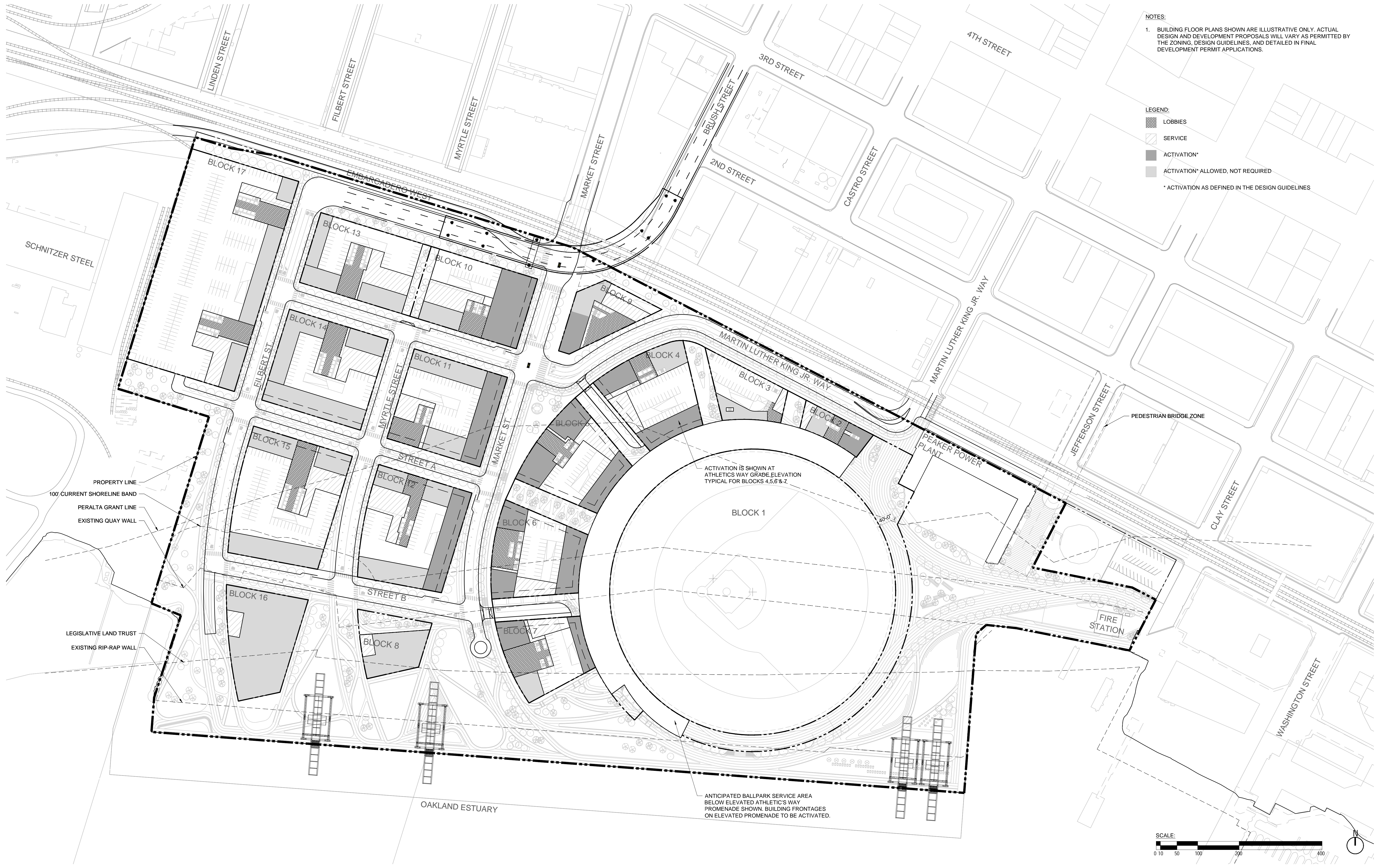


DEVELOPMENT ACREAGE:

DEVELOPMENT PARCEL	ACRES (ac)	LAND USE
BLOCK 1	13.1	Balpark
BLOCK 2	0.2	Mixed-Use
BLOCK 3	0.5	Mixed-Use
BLOCK 4	1.0	Mixed-Use
BLOCK 5	1.0	Mixed-Use
BLOCK 6	1.0	Mixed-Use
BLOCK 7	0.8	Public Trust Consistent
BLOCK 8	0.5	Public Trust Consistent
BLOCK 9	0.5	Mixed-Use
BLOCK 10	1.1	Mixed-Use
BLOCK 11	1.2	Mixed-Use
BLOCK 12	1.4	Mixed-Use
BLOCK 13	1.1	Non-Residential
BLOCK 14	1.3	Non-Residential
BLOCK 15	1.7	Non-Residential
BLOCK 16	0.9	Public Trust Consistent
BLOCK 17	3.3	Non-Residential
PPP	1.4	Private
TOTAL	31.8	

PROPERTY LINE
 100' CURRENT SHORELINE BAND
 PERALTA GRANT LINE
 EXISTING QUAY WALL
 LEGISLATIVE LAND TRUST
 EXISTING RIP-RAP WALL





NOTES:

1. BUILDING FLOOR PLANS SHOWN ARE ILLUSTRATIVE ONLY. ACTUAL DESIGN AND DEVELOPMENT PROPOSALS WILL VARY AS PERMITTED BY THE ZONING, DESIGN GUIDELINES, AND DETAILED IN FINAL DEVELOPMENT PERMIT APPLICATIONS.

LEGEND:

- LOBBIES
- SERVICE
- ACTIVATION*
- ACTIVATION* ALLOWED, NOT REQUIRED

* ACTIVATION AS DEFINED IN THE DESIGN GUIDELINES

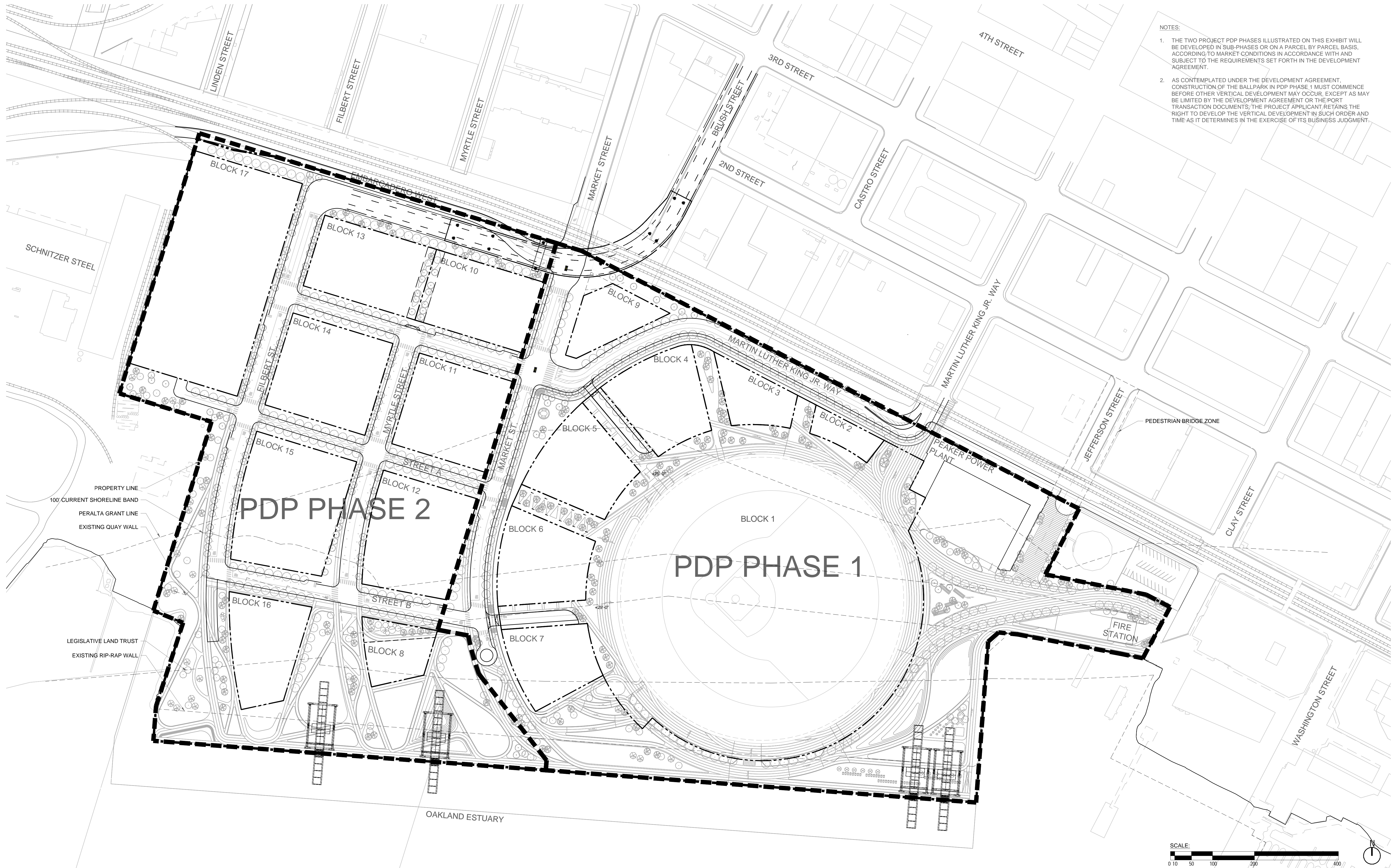
PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL

LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL

ACTIVATION IS SHOWN AT ATHLETICS WAY GRADE ELEVATION TYPICAL FOR BLOCKS 4,5,6 & 7.

ANTICIPATED BALLPARK SERVICE AREA BELOW ELEVATED ATHLETIC'S WAY PROMENADE SHOWN. BUILDING FRONTAGES ON ELEVATED PROMENADE TO BE ACTIVATED.

SCALE:
0 10 50 100 200 400

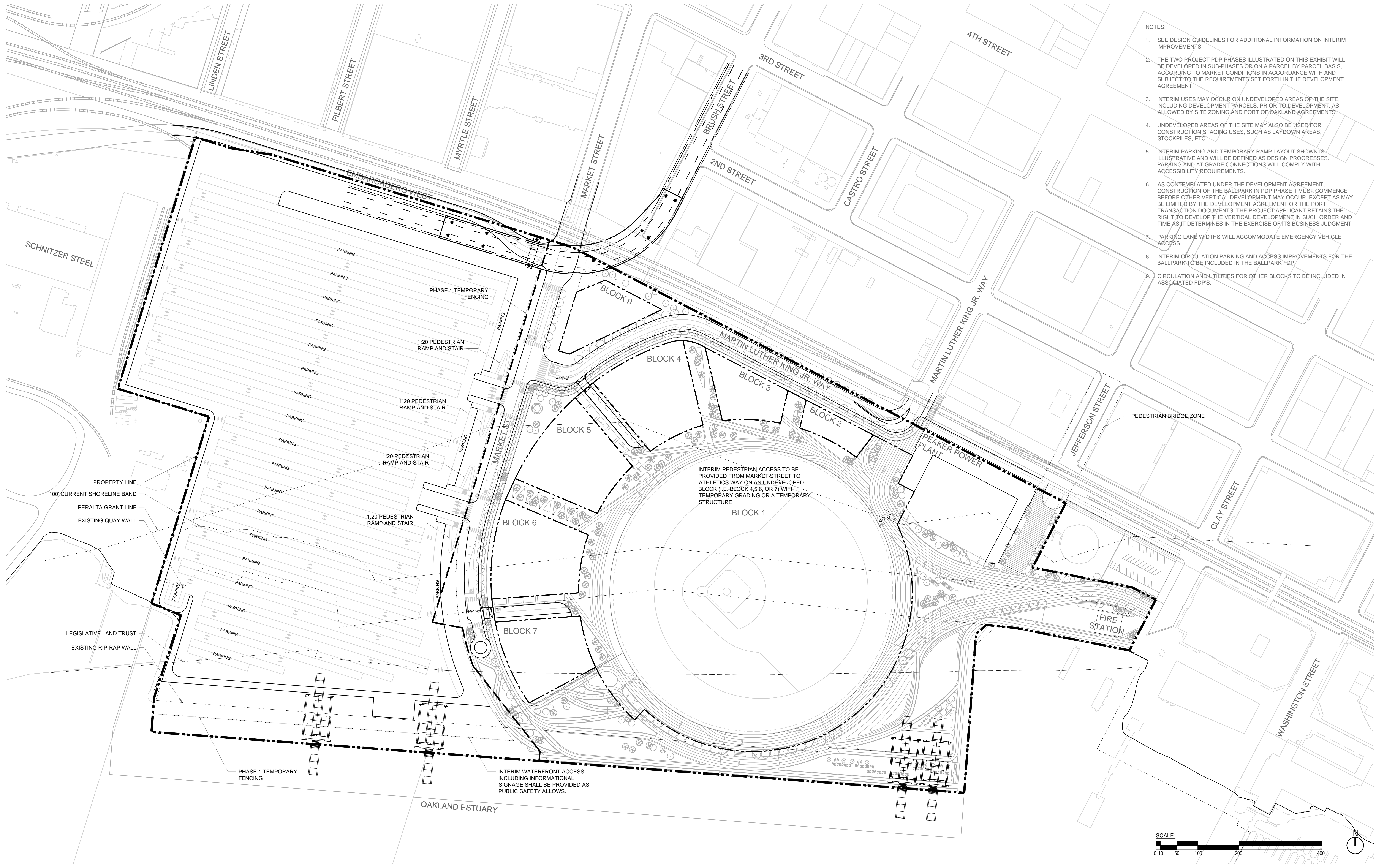


- NOTES:
1. THE TWO PROJECT PDP PHASES ILLUSTRATED ON THIS EXHIBIT WILL BE DEVELOPED IN SUB-PHASES OR ON A PARCEL BY PARCEL BASIS, ACCORDING TO MARKET CONDITIONS IN ACCORDANCE WITH AND SUBJECT TO THE REQUIREMENTS SET FORTH IN THE DEVELOPMENT AGREEMENT.
 2. AS CONTEMPLATED UNDER THE DEVELOPMENT AGREEMENT, CONSTRUCTION OF THE BALLPARK IN PDP PHASE 1 MUST COMMENCE BEFORE OTHER VERTICAL DEVELOPMENT MAY OCCUR, EXCEPT AS MAY BE LIMITED BY THE DEVELOPMENT AGREEMENT OR THE PORT TRANSACTION DOCUMENTS, THE PROJECT APPLICANT RETAINS THE RIGHT TO DEVELOP THE VERTICAL DEVELOPMENT IN SUCH ORDER AND TIME AS IT DETERMINES IN THE EXERCISE OF ITS BUSINESS JUDGMENT.

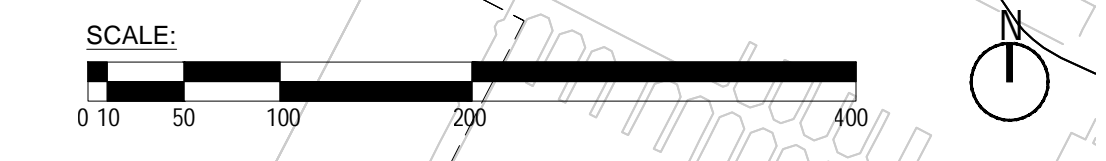
PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL

LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL





- NOTES:
- SEE DESIGN GUIDELINES FOR ADDITIONAL INFORMATION ON INTERIM IMPROVEMENTS.
 - THE TWO PROJECT PDP PHASES ILLUSTRATED ON THIS EXHIBIT WILL BE DEVELOPED IN SUB-PHASES OR ON A PARCEL BY PARCEL BASIS, ACCORDING TO MARKET CONDITIONS IN ACCORDANCE WITH AND SUBJECT TO THE REQUIREMENTS SET FORTH IN THE DEVELOPMENT AGREEMENT.
 - INTERIM USES MAY OCCUR ON UNDEVELOPED AREAS OF THE SITE, INCLUDING DEVELOPMENT PARCELS, PRIOR TO DEVELOPMENT, AS ALLOWED BY SITE ZONING AND PORT OF OAKLAND AGREEMENTS.
 - UNDEVELOPED AREAS OF THE SITE MAY ALSO BE USED FOR CONSTRUCTION STAGING USES, SUCH AS LAYDOWN AREAS, STOCKPILES, ETC.
 - INTERIM PARKING AND TEMPORARY RAMP LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES. PARKING AND AT GRADE CONNECTIONS WILL COMPLY WITH ACCESSIBILITY REQUIREMENTS.
 - AS CONTEMPLATED UNDER THE DEVELOPMENT AGREEMENT, CONSTRUCTION OF THE BALLPARK IN PDP PHASE 1 MUST COMMENCE BEFORE OTHER VERTICAL DEVELOPMENT MAY OCCUR. EXCEPT AS MAY BE LIMITED BY THE DEVELOPMENT AGREEMENT OR THE PORT TRANSACTION DOCUMENTS, THE PROJECT APPLICANT RETAINS THE RIGHT TO DEVELOP THE VERTICAL DEVELOPMENT IN SUCH ORDER AND TIME AS IT DETERMINES IN THE EXERCISE OF ITS BUSINESS JUDGMENT.
 - PARKING LANE WIDTHS WILL ACCOMMODATE EMERGENCY VEHICLE ACCESS.
 - INTERIM CIRCULATION PARKING AND ACCESS IMPROVEMENTS FOR THE BALLPARK TO BE INCLUDED IN THE BALLPARK FDP.
 - CIRCULATION AND UTILITIES FOR OTHER BLOCKS TO BE INCLUDED IN ASSOCIATED FDP'S.



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TITLE
ILLUSTRATIVE DEVELOPMENT PLAN - PDP PHASE 11.1.6

TITLE
 DRAWING NO.
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP PROJECT NAME
 1" = 100' SCALE
 ARCH D
 09/23/22 DATE



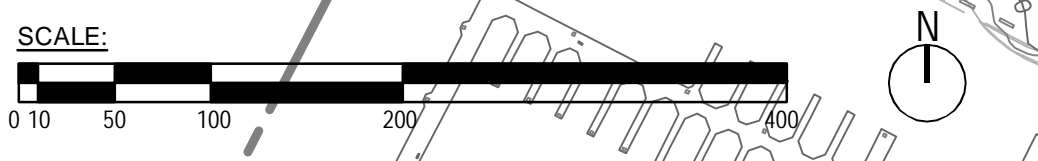
LEGEND

— — — — — PROJECT SITE BOUNDARY

- - - - - OFFSITE PROPERTY BOUNDARY

NOTES:

- SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
- ELEVATIONS AND OBJECTS SHOWN HEREON ARE BASED ON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY 360 AERIAL SURVEYS, DATED MARCH 5, 2018.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.



CLIENT

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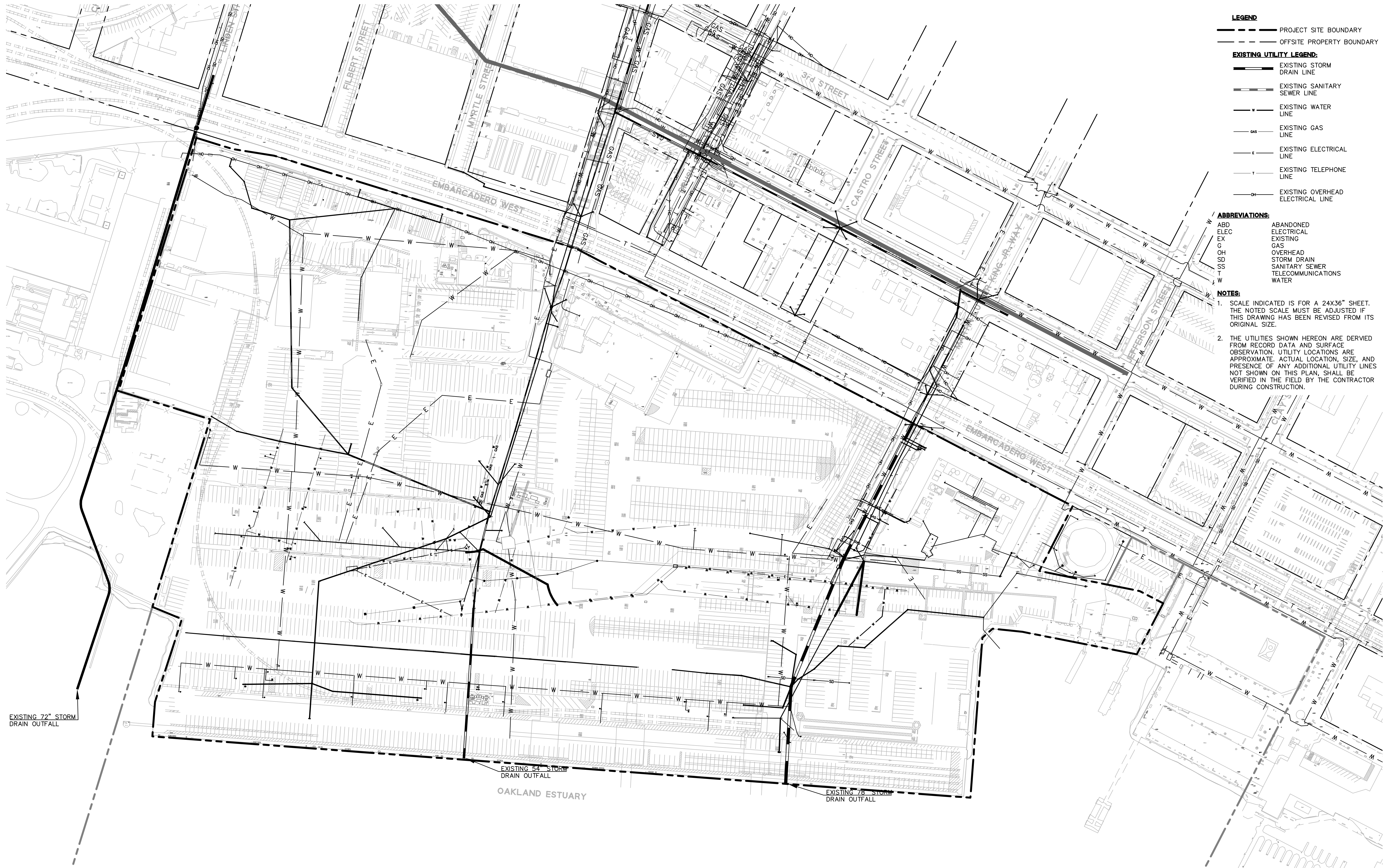
CIVIL ENGINEER:

BKF
 255 Shoreline Drive, Suite 200
 Redwood City, CA 94065
 TEL: +1 650 482 6300

EXISTING TOPOGRAPHY 1.2.1

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP 1"=100' ARCH D 09/23/22
 PROJECT NAME SCALE FORMAT DATE

TITLE DRAWING NO.



- LEGEND**
- PROJECT SITE BOUNDARY
 - - - OFFSITE PROPERTY BOUNDARY
- EXISTING UTILITY LEGEND:**
- EXISTING STORM DRAIN LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - GAS EXISTING GAS LINE
 - EXISTING ELECTRICAL LINE
 - EXISTING TELEPHONE LINE
 - EXISTING OVERHEAD ELECTRICAL LINE

- ABBREVIATIONS:**
- ABD ABANDONED ELECTRICAL
 - ELEC EXISTING ELECTRICAL
 - EX EXISTING GAS
 - G GAS
 - OH OVERHEAD STORM DRAIN
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - T TELECOMMUNICATIONS
 - W WATER

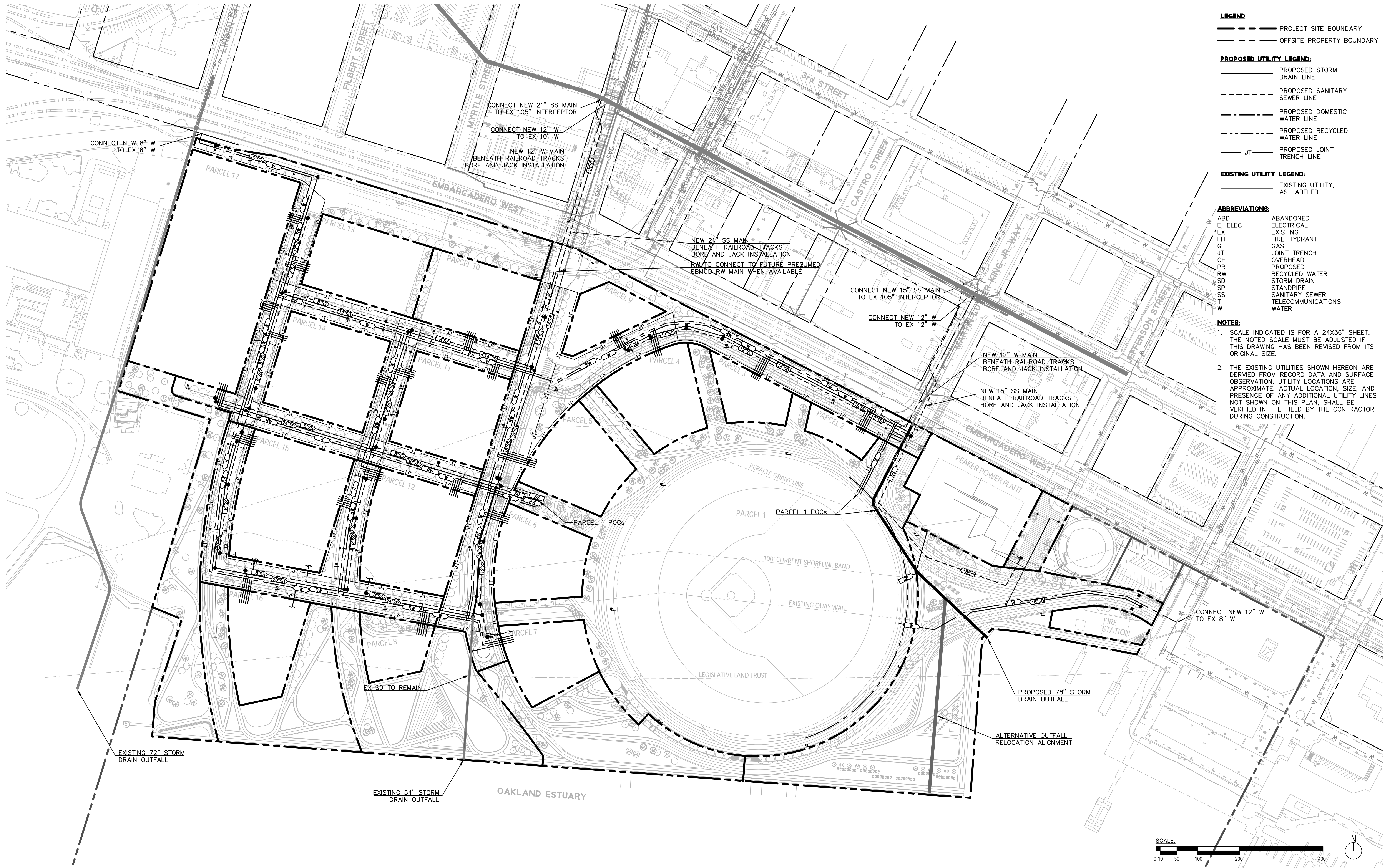
- NOTES:**
1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
 2. THE UTILITIES SHOWN HEREON ARE DERIVED FROM RECORD DATA AND SURFACE OBSERVATION. UTILITY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATION, SIZE, AND PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

EXISTING 72" STORM DRAIN OUTFALL

EXISTING 54" STORM DRAIN OUTFALL

EXISTING 78" STORM DRAIN OUTFALL

OAKLAND ESTUARY




- LEGEND**
- PROJECT SITE BOUNDARY
 - - - OFFSITE PROPERTY BOUNDARY
- PROPOSED UTILITY LEGEND:**
- PROPOSED STORM DRAIN LINE
 - - - PROPOSED SANITARY SEWER LINE
 - · - · - PROPOSED DOMESTIC WATER LINE
 - · - · - PROPOSED RECYCLED WATER LINE
 - JT — PROPOSED JOINT TRENCH LINE

- EXISTING UTILITY LEGEND:**
- EXISTING UTILITY, AS LABELED

- ABBREVIATIONS:**
- ABD ABANDONED ELECTRICAL
 - E, ELEC EXISTING
 - EX EXISTING
 - FH FIRE HYDRANT
 - G GAS
 - JT JOINT TRENCH
 - OH OVERHEAD
 - PR PROPOSED
 - RW RECYCLED WATER
 - SD STORM DRAIN
 - SP STANDPIPE
 - SS SANITARY SEWER
 - T TELECOMMUNICATIONS
 - W WATER

- NOTES:**
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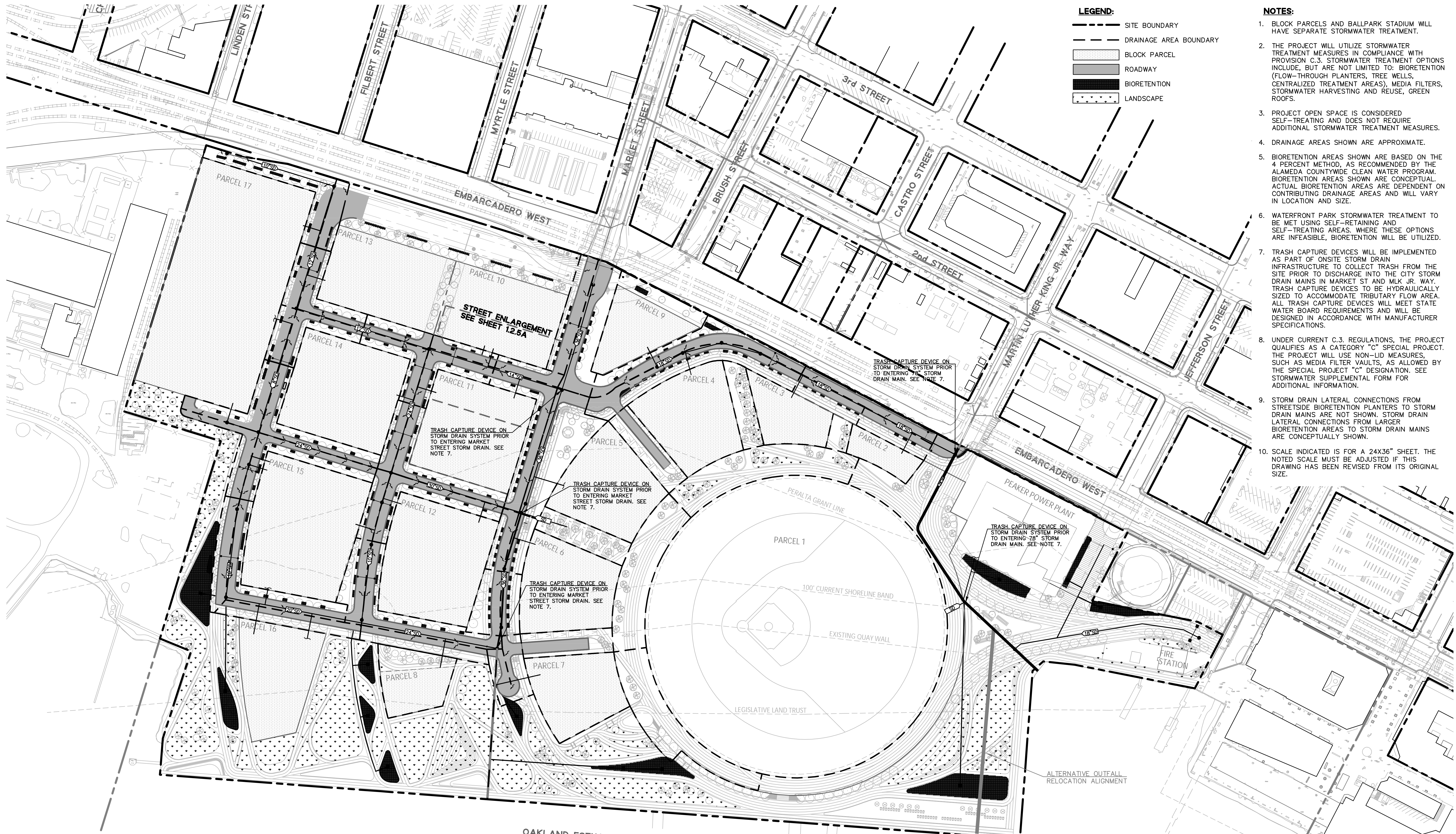


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CIVIL ENGINEER:
 BKF ENGINEERS
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 Redwood City, CA 94065
 TEL: +1 650 482 6300

PRELIMINARY STORM, SEWER, & WATER PLAN 1.2.4

TITLE DRAWING NO.
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP ARCH D 09/23/22
 PROJECT NAME SCALE FORMAT DATE



- LEGEND:**
- SITE BOUNDARY
 - - - DRAINAGE AREA BOUNDARY
 - ▨ BLOCK PARCEL
 - ▬ ROADWAY
 - BIORETENTION
 - ⋯ LANDSCAPE

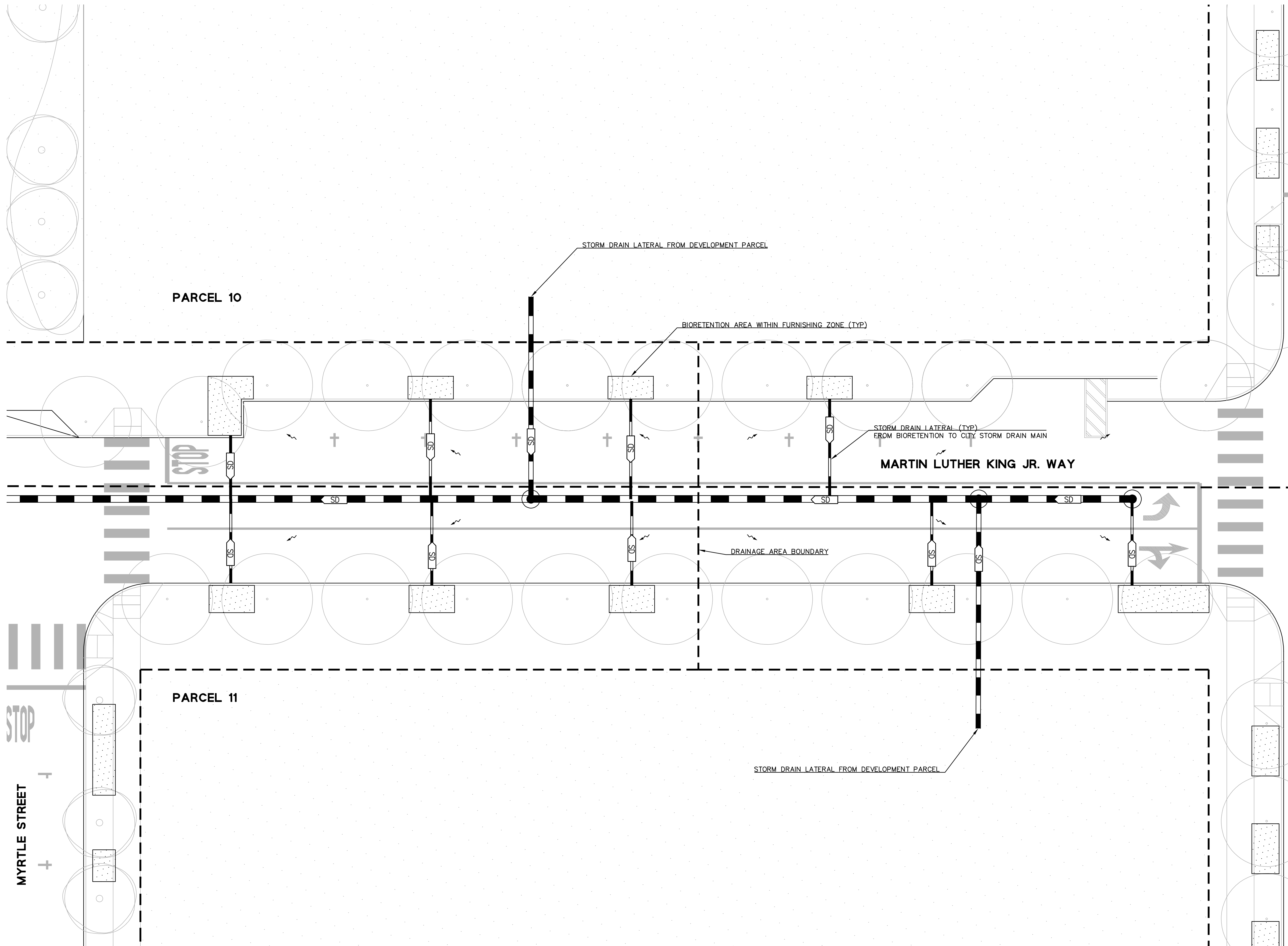
- NOTES:**
1. BLOCK PARCELS AND BALLPARK STADIUM WILL HAVE SEPARATE STORMWATER TREATMENT.
 2. THE PROJECT WILL UTILIZE STORMWATER TREATMENT MEASURES IN COMPLIANCE WITH PROVISION C.3. STORMWATER TREATMENT OPTIONS INCLUDE, BUT ARE NOT LIMITED TO: BIORETENTION (FLOW-THROUGH PLANTERS, TREE WELLS, CENTRALIZED TREATMENT AREAS), MEDIA FILTERS, STORMWATER HARVESTING AND REUSE, GREEN ROOFS.
 3. PROJECT OPEN SPACE IS CONSIDERED SELF-TREATING AND DOES NOT REQUIRE ADDITIONAL STORMWATER TREATMENT MEASURES.
 4. DRAINAGE AREAS SHOWN ARE APPROXIMATE.
 5. BIORETENTION AREAS SHOWN ARE BASED ON THE 4 PERCENT METHOD, AS RECOMMENDED BY THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM. BIORETENTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL BIORETENTION AREAS ARE DEPENDENT ON CONTRIBUTING DRAINAGE AREAS AND WILL VARY IN LOCATION AND SIZE.
 6. WATERFRONT PARK STORMWATER TREATMENT TO BE MET USING SELF-RETAINING AND SELF-TREATING AREAS, WHERE THESE OPTIONS ARE INFEASIBLE, BIORETENTION WILL BE UTILIZED.
 7. TRASH CAPTURE DEVICES WILL BE IMPLEMENTED AS PART OF ONSITE STORM DRAIN INFRASTRUCTURE TO COLLECT TRASH FROM THE SITE PRIOR TO DISCHARGE INTO THE CITY STORM DRAIN MAINS IN MARKET ST AND MLK JR. WAY. TRASH CAPTURE DEVICES TO BE HYDRAULICALLY SIZED TO ACCOMMODATE TRIBUTARY FLOW AREA. ALL TRASH CAPTURE DEVICES WILL MEET STATE WATER BOARD REQUIREMENTS AND WILL BE DESIGNED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
 8. UNDER CURRENT C.3. REGULATIONS, THE PROJECT QUALIFIES AS A CATEGORY "C" SPECIAL PROJECT. THE PROJECT WILL USE NON-LID MEASURES, SUCH AS MEDIA FILTER VAULTS, AS ALLOWED BY THE SPECIAL PROJECT "C" DESIGNATION. SEE STORMWATER SUPPLEMENTAL FORM FOR ADDITIONAL INFORMATION.
 9. STORM DRAIN LATERAL CONNECTIONS FROM STREETSIDE BIORETENTION PLANTERS TO STORM DRAIN MAINS ARE NOT SHOWN. STORM DRAIN LATERAL CONNECTIONS FROM LARGER BIORETENTION AREAS TO STORM DRAIN MAINS ARE CONCEPTUALLY SHOWN.
 10. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.

REQUIRED TREATMENT AREA

	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA (SF) AT 4%
STREETS	493970	0	19800
ATHLETICS WAY	217800	0	8700
WATERFRONT PARK	225000	225000	9000

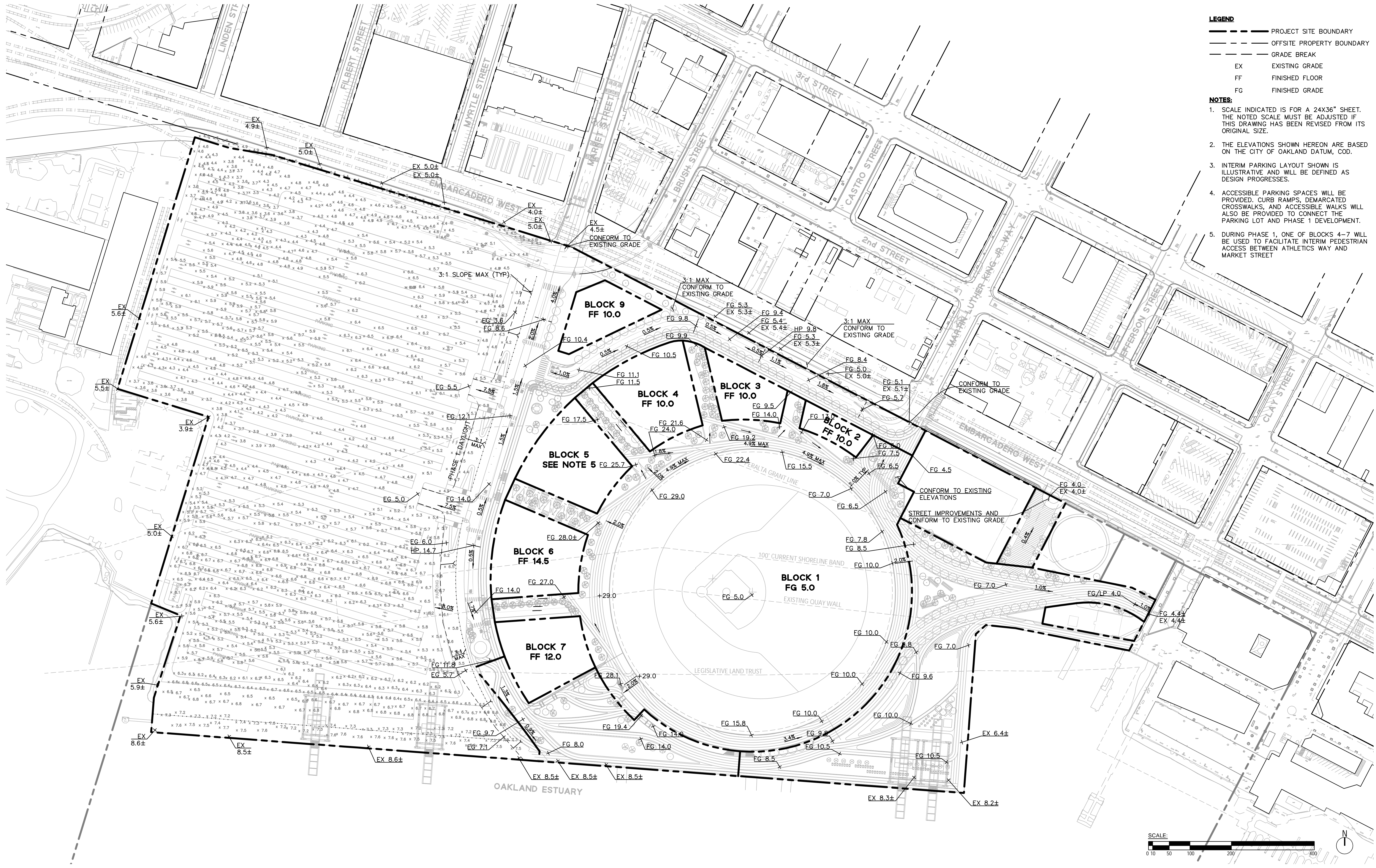
OAKLAND ESTUARY





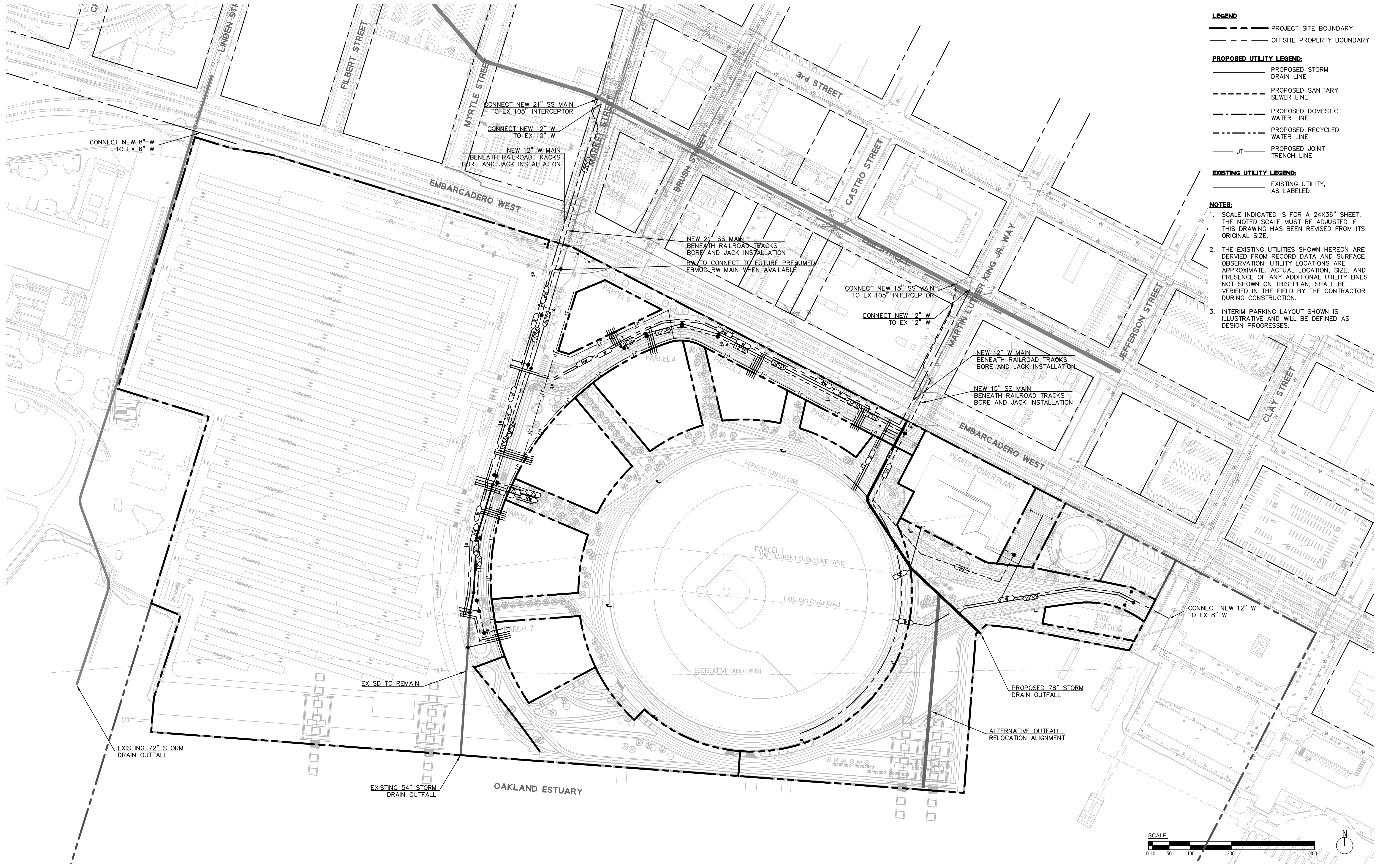
- LEGEND:**
- SITE BOUNDARY
 - DRAINAGE AREA BOUNDARY
 - [Stippled Box] BLOCK PARCEL
 - [Solid Grey Box] ROADWAY
 - [Black Box] BIORETENTION
 - [Dotted Box] LANDSCAPE

- NOTES:**
1. BLOCK PARCELS AND BALLPARK STADIUM WILL HAVE SEPARATE STORMWATER TREATMENT.
 2. THE PROJECT WILL UTILIZE STORMWATER TREATMENT MEASURES IN COMPLIANCE WITH PROVISION C.3. STORMWATER TREATMENT OPTIONS INCLUDE, BUT ARE NOT LIMITED TO: BIORETENTION (FLOW-THROUGH PLANTERS, TREE WELLS, CENTRALIZED TREATMENT AREAS), MEDIA FILTERS, STORMWATER HARVESTING AND REUSE, GREEN ROOFS.
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- LEGEND**
- PROJECT SITE BOUNDARY
 - OFFSITE PROPERTY BOUNDARY
 - - - GRADE BREAK
 - EX EXISTING GRADE
 - FF FINISHED FLOOR
 - FG FINISHED GRADE
- NOTES:**
1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
 2. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.
 3. INTERIM PARKING LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES.
 4. ACCESSIBLE PARKING SPACES WILL BE PROVIDED. CURB RAMPS, DEMARCATED CROSSWALKS, AND ACCESSIBLE WALKS WILL ALSO BE PROVIDED TO CONNECT THE PARKING LOT AND PHASE 1 DEVELOPMENT.
 5. DURING PHASE 1, ONE OF BLOCKS 4-7 WILL BE USED TO FACILITATE INTERIM PEDESTRIAN ACCESS BETWEEN ATHLETICS WAY AND MARKET STREET





- LEGEND**
- PROJECT SITE BOUNDARY
 - - - OFFSITE PROPERTY BOUNDARY
- PROPOSED UTILITY LEGEND:**
- PROPOSED STORM DRAIN LINE
 - - - PROPOSED SANITARY SEWER LINE
 - · · PROPOSED DOMESTIC WATER LINE
 - - - PROPOSED RECYCLED WATER LINE
 - JT — PROPOSED JOINT TRENCH LINE
- EXISTING UTILITY LEGEND:**
- EXISTING UTILITY, AS LABELED

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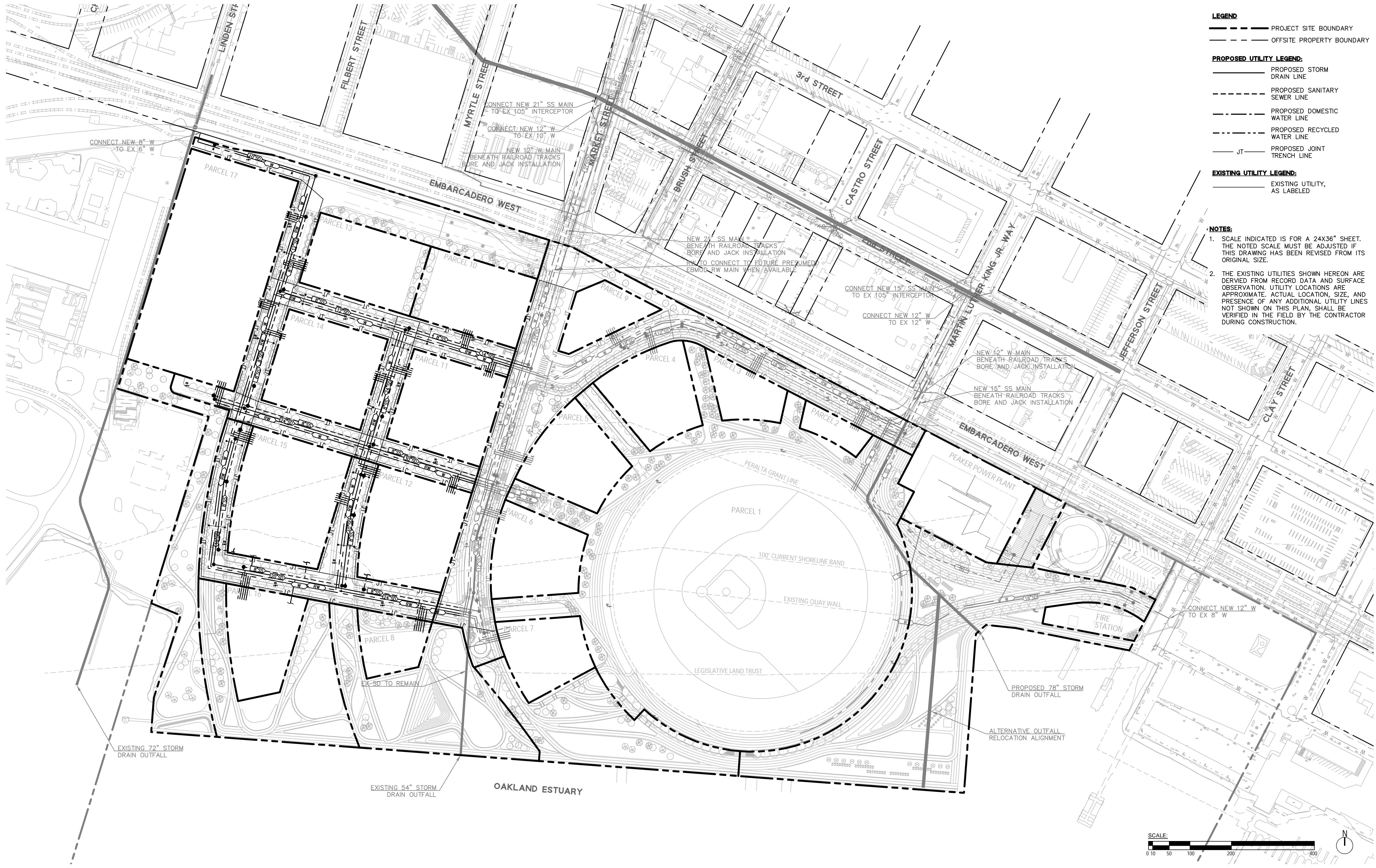
LEGEND

- PROJECT SITE BOUNDARY
- OFFSITE PROPERTY BOUNDARY
- GRADE BREAK
- EX EXISTING GRADE
- FF FINISHED FLOOR
- FG FINISHED GRADE

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- PROPOSED UTILITY LEGEND:**
- PROPOSED STORM DRAIN LINE
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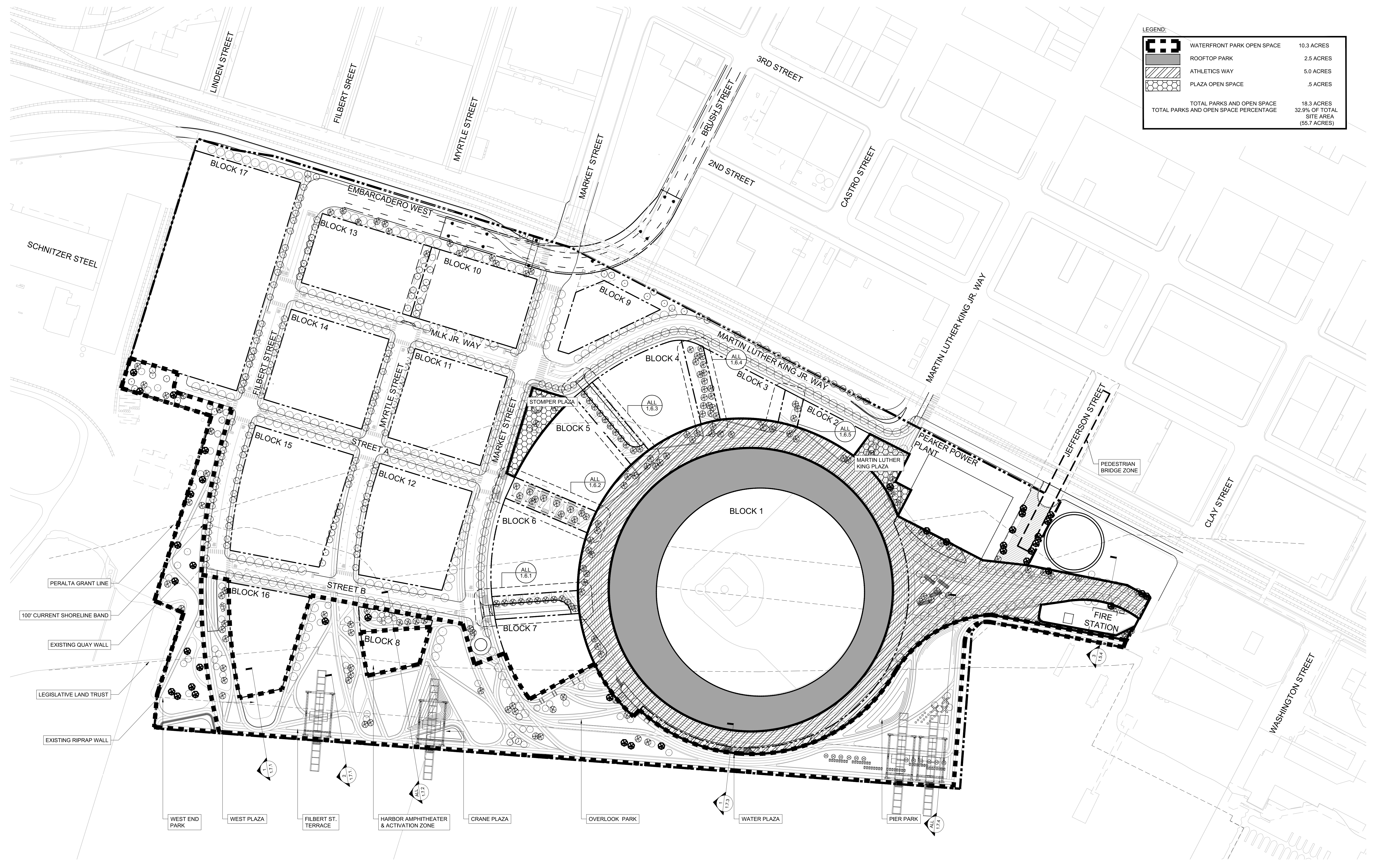
CIVIL ENGINEER:
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 255 Shoreline Drive, Suite 200
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PRELIMINARY STORM, SEWER, & WATER PLAN - PDP PHASE 2 1.2.13

TITLE DRAWING NO.
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP 1"=100' ARCH D 09/23/22
 PROJECT NAME SCALE FORMAT DATE

LEGEND:

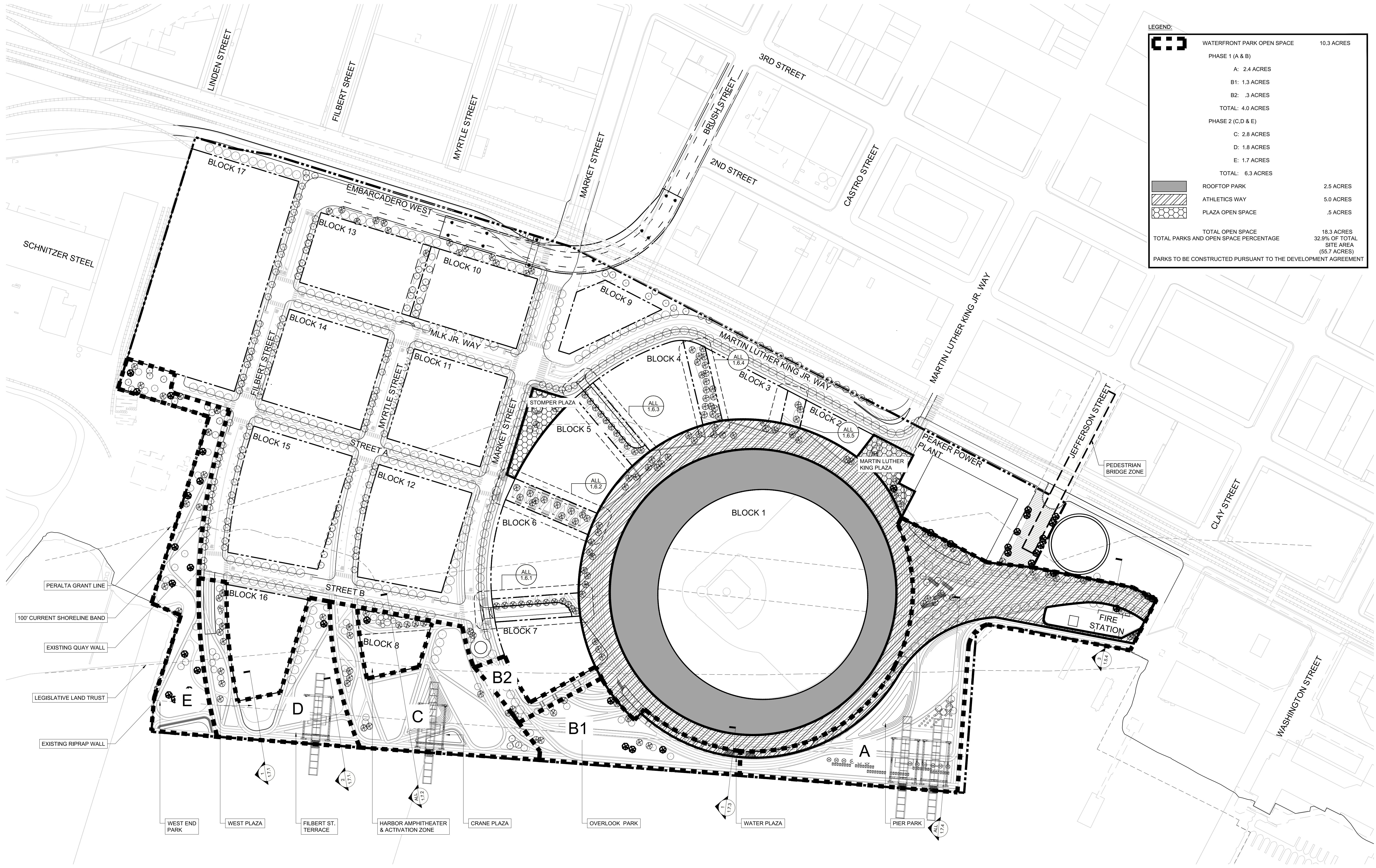
	WATERFRONT PARK OPEN SPACE	10.3 ACRES
	ROOFTOP PARK	2.5 ACRES
	ATHLETICS WAY	5.0 ACRES
	PLAZA OPEN SPACE	.5 ACRES
TOTAL PARKS AND OPEN SPACE		18.3 ACRES
TOTAL PARKS AND OPEN SPACE PERCENTAGE		32.9% OF TOTAL SITE AREA (55.7 ACRES)



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LANDSCAPE ARCHITECT:
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 San Francisco, CA 94111
 TEL: +1 415 943 9197

TITLE
PARKS AND OPEN SPACE PLAN 1.3.1
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP ARCH D 09/23/22
 PROJECT NAME SCALE FORMAT DATE



LEGEND:

	WATERFRONT PARK OPEN SPACE	10.3 ACRES
PHASE 1 (A & B)		
	A: 2.4 ACRES	
	B1: 1.3 ACRES	
	B2: .3 ACRES	
	TOTAL: 4.0 ACRES	
PHASE 2 (C, D & E)		
	C: 2.8 ACRES	
	D: 1.8 ACRES	
	E: 1.7 ACRES	
	TOTAL: 6.3 ACRES	
	ROOFTOP PARK	2.5 ACRES
	ATHLETICS WAY	5.0 ACRES
	PLAZA OPEN SPACE	.5 ACRES
	TOTAL OPEN SPACE	18.3 ACRES
	TOTAL PARKS AND OPEN SPACE PERCENTAGE	32.9% OF TOTAL SITE AREA (55.7 ACRES)
PARKS TO BE CONSTRUCTED PURSUANT TO THE DEVELOPMENT AGREEMENT		

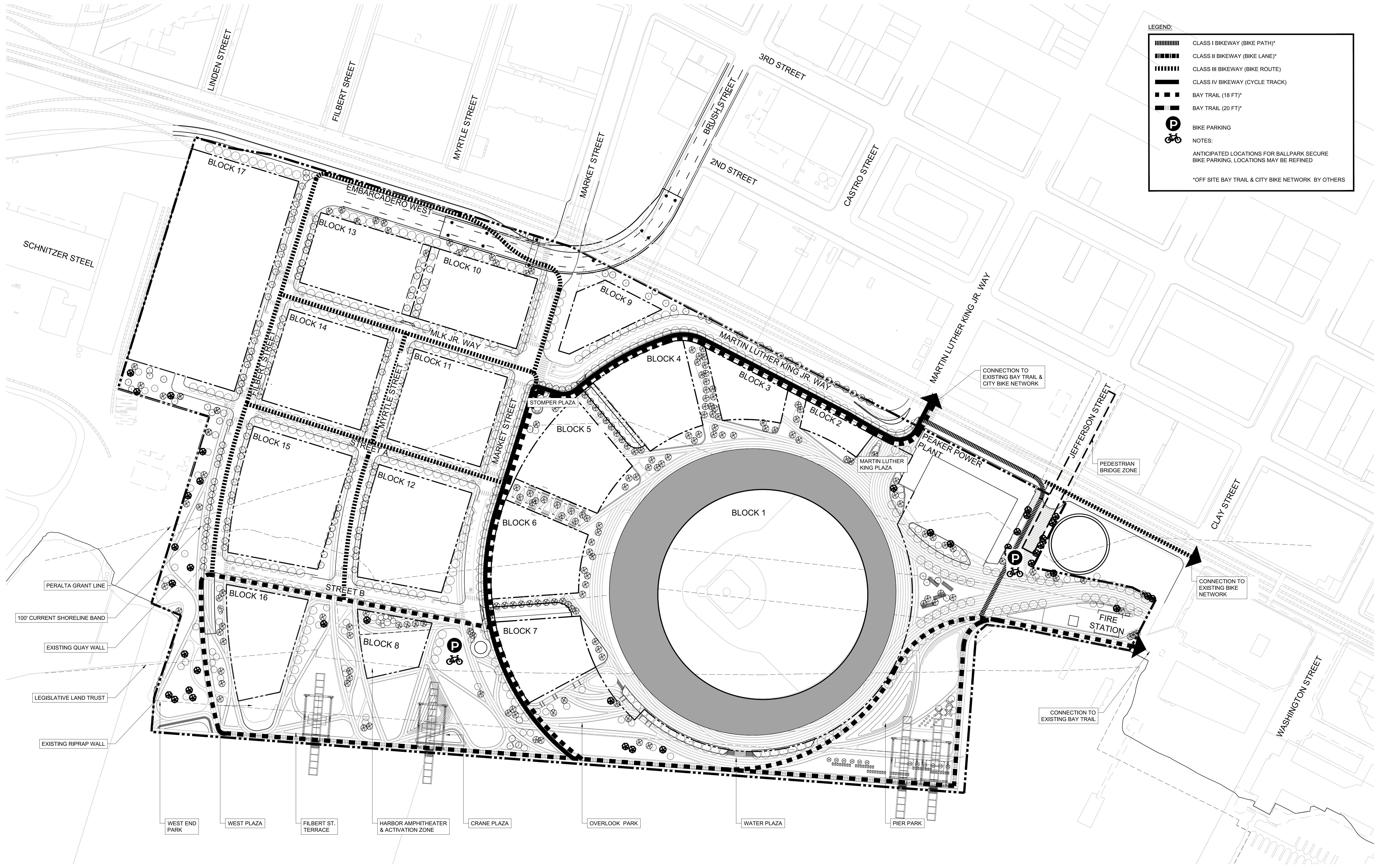
PERALTA GRANT LINE
 100' CURRENT SHORELINE BAND
 EXISTING QUAY WALL
 LEGISLATIVE LAND TRUST
 EXISTING RIPRAP WALL

WEST END PARK WEST PLAZA FILBERT ST. TERRACE HARBOR AMPHITHEATER & ACTIVATION ZONE CRANE PLAZA OVERLOOK PARK WATER PLAZA PIER PARK

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PARKS AND OPEN SPACE PARCELIZATION PLAN 1.3.2



LEGEND:

- CLASS I BIKEWAY (BIKE PATH)*
- CLASS II BIKEWAY (BIKE LANE)*
- CLASS III BIKEWAY (BIKE ROUTE)
- CLASS IV BIKEWAY (CYCLE TRACK)
- BAY TRAIL (18 FT)*
- BAY TRAIL (20 FT)*
- BIKE PARKING
- NOTES:
ANTICIPATED LOCATIONS FOR BALLPARK SECURE BIKE PARKING, LOCATIONS MAY BE REFINED
- *OFF SITE BAY TRAIL & CITY BIKE NETWORK BY OTHERS

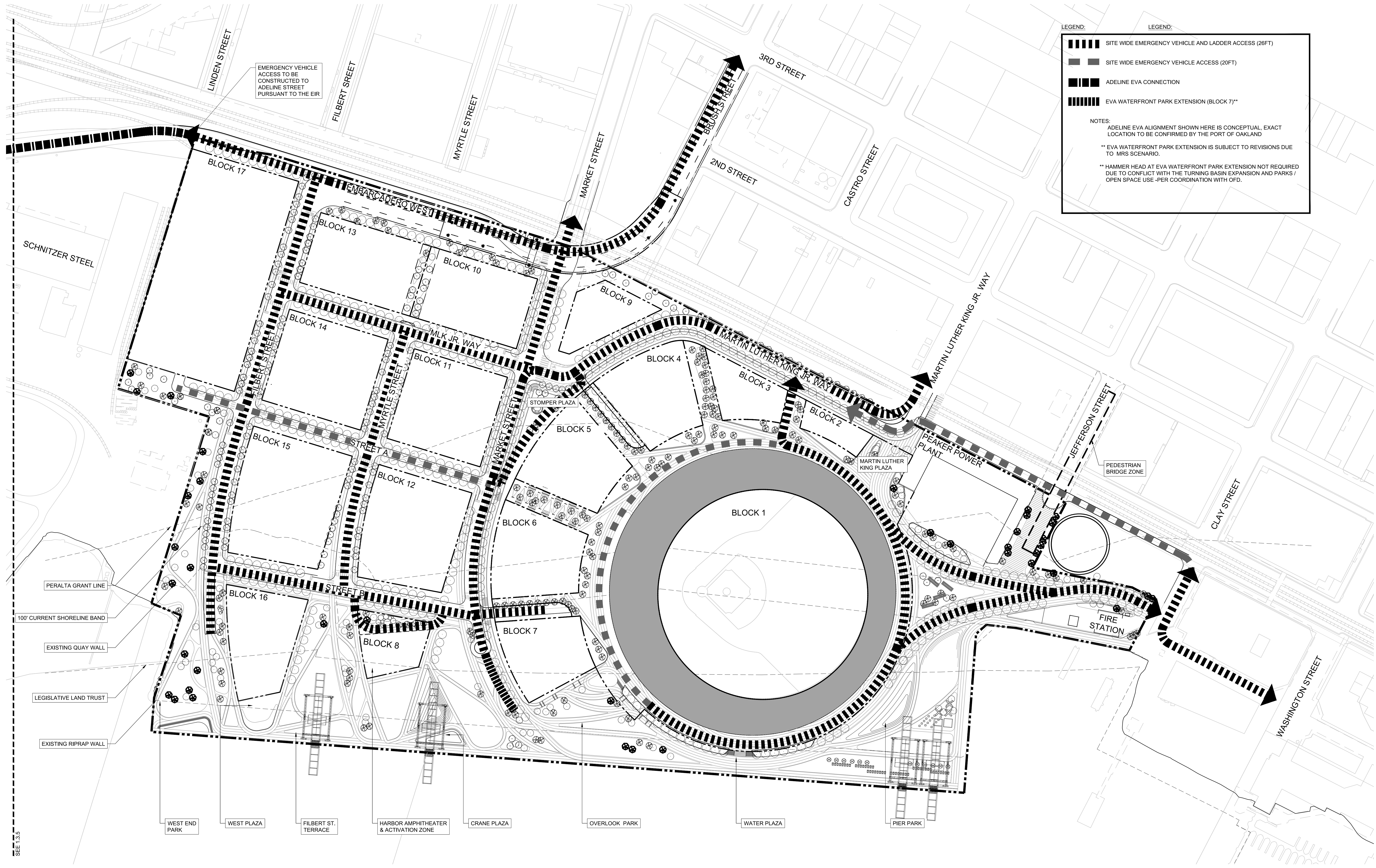
PERALTA GRANT LINE
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PEDESTRIAN AND BIKE CIRCULATION DIAGRAM 1.3.3



LEGEND:

- SITE WIDE EMERGENCY VEHICLE AND LADDER ACCESS (26FT)
- SITE WIDE EMERGENCY VEHICLE ACCESS (20FT)
- ADELINE EVA CONNECTION
- EVA WATERFRONT PARK EXTENSION (BLOCK 7)**

NOTES:

- ADELINE EVA ALIGNMENT SHOWN HERE IS CONCEPTUAL, EXACT LOCATION TO BE CONFIRMED BY THE PORT OF OAKLAND
- ** EVA WATERFRONT PARK EXTENSION IS SUBJECT TO REVISIONS DUE TO MRS SCENARIO.
- ** HAMMER HEAD AT EVA WATERFRONT PARK EXTENSION NOT REQUIRED DUE TO CONFLICT WITH THE TURNING BASIN EXPANSION AND PARKS / OPEN SPACE USE -PER COORDINATION WITH OFD.

EMERGENCY VEHICLE ACCESS TO BE CONSTRUCTED TO ADELINE STREET PURSUANT TO THE EIR

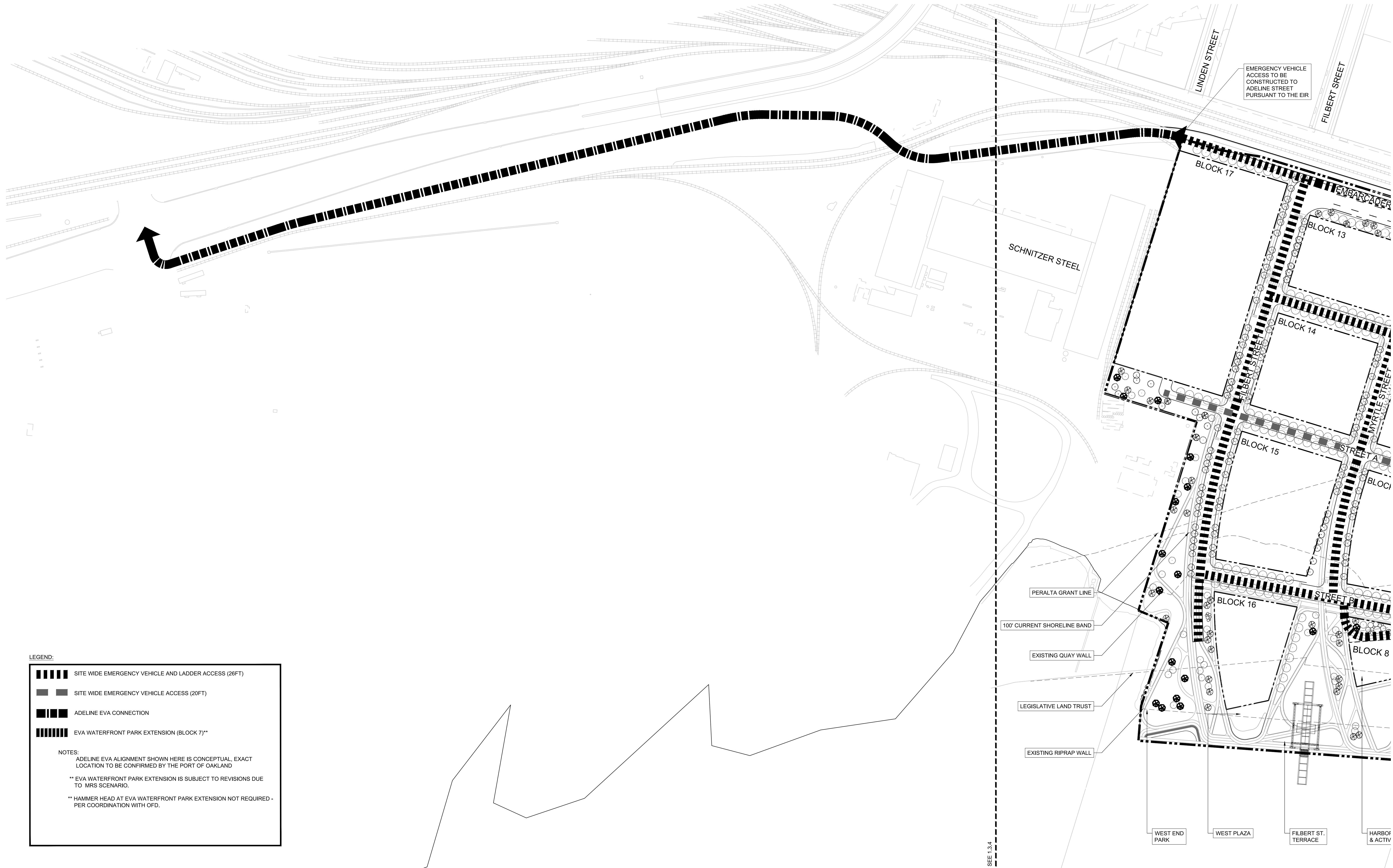
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EMERGENCY VEHICLE ACCESS PLAN 1.3.4



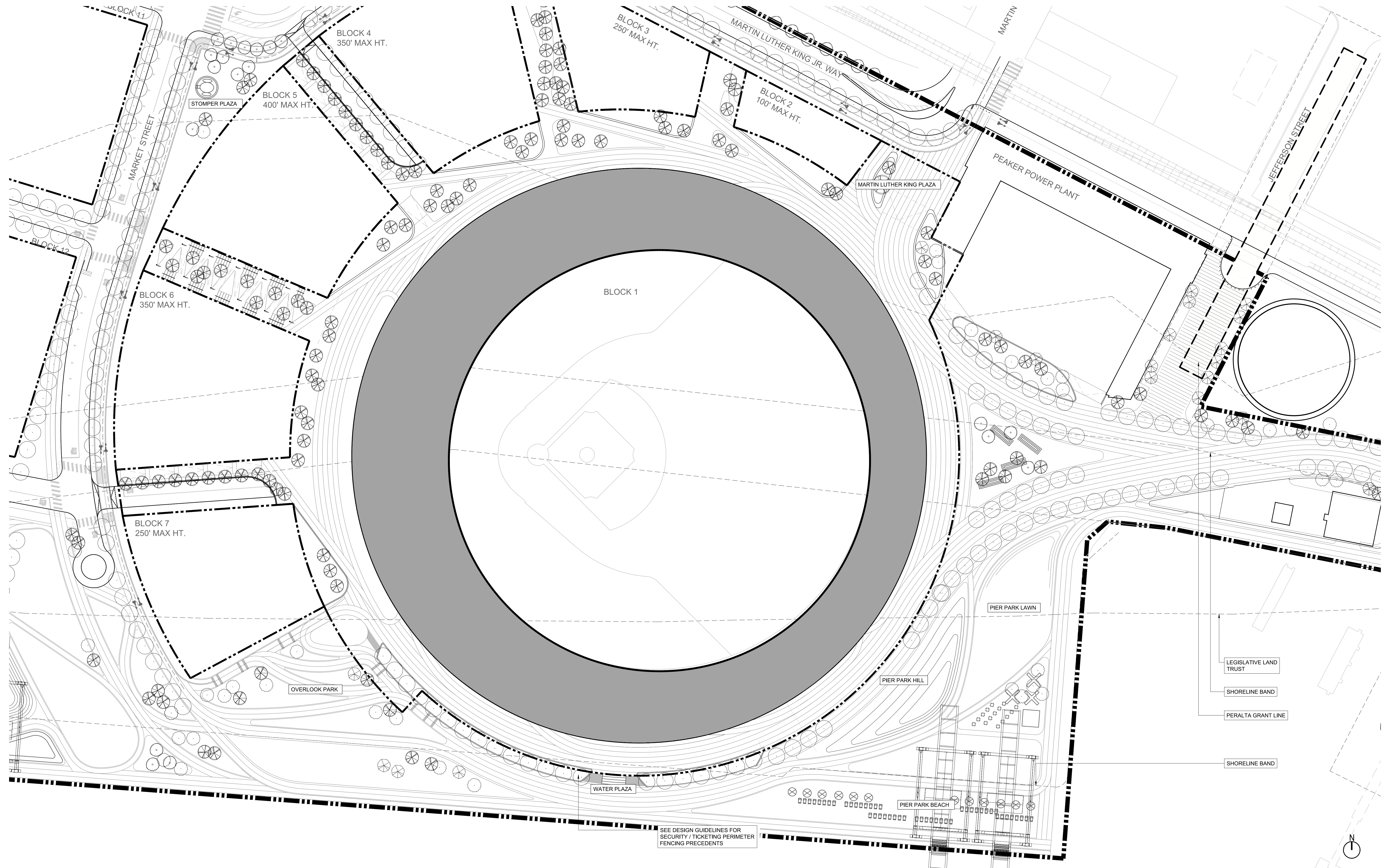
LEGEND:

- SITE WIDE EMERGENCY VEHICLE AND LADDER ACCESS (26FT)
- SITE WIDE EMERGENCY VEHICLE ACCESS (20FT)
- ADELINE EVA CONNECTION
- EVA WATERFRONT PARK EXTENSION (BLOCK 7)**

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- ** HAMMER HEAD AT EVA WATERFRONT PARK EXTENSION NOT REQUIRED - PER COORDINATION WITH OFD.

SEE 1.3.4

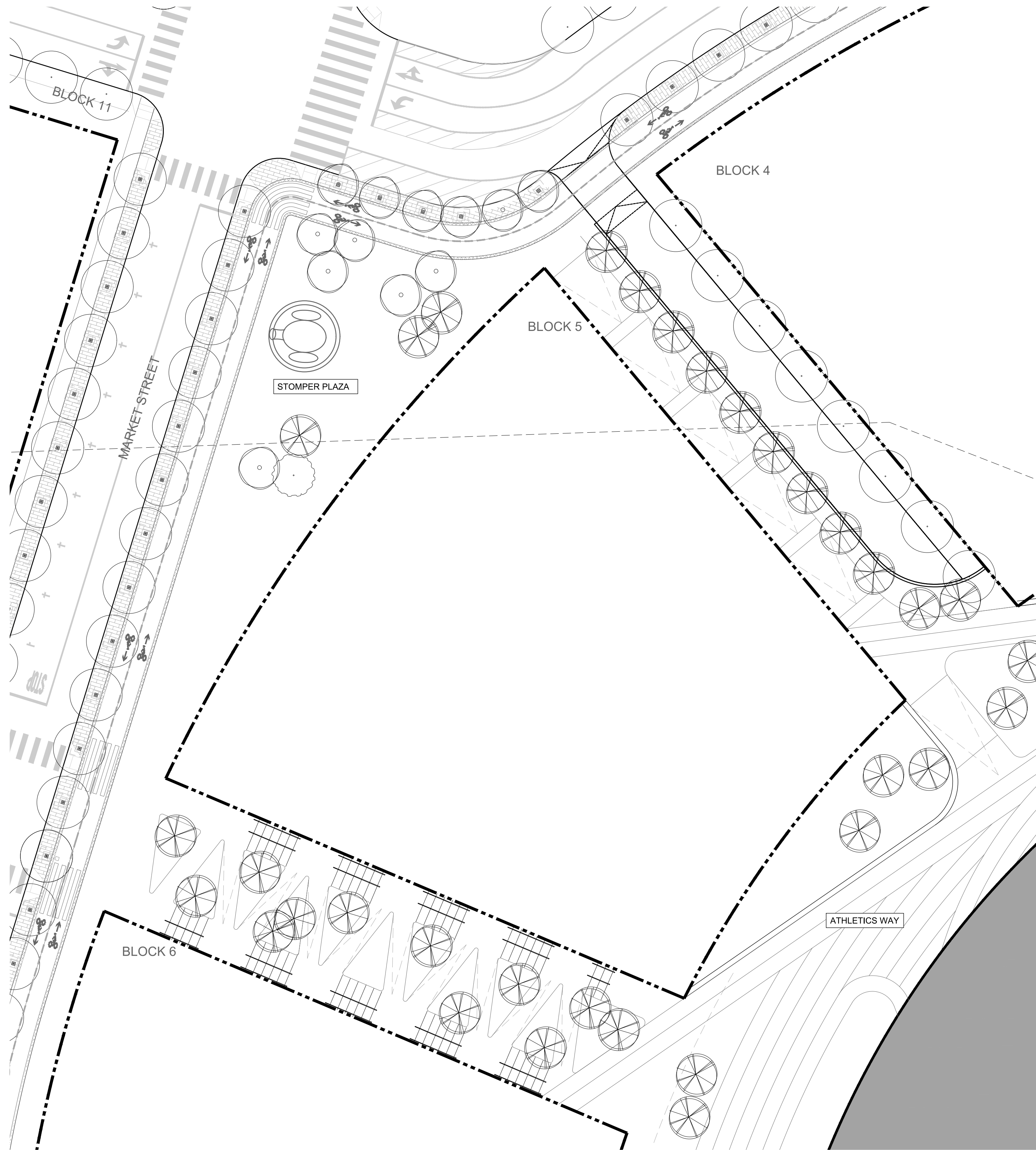


SEE DESIGN GUIDELINES FOR SECURITY / TICKETING PERIMETER FENCING PRECEDENTS

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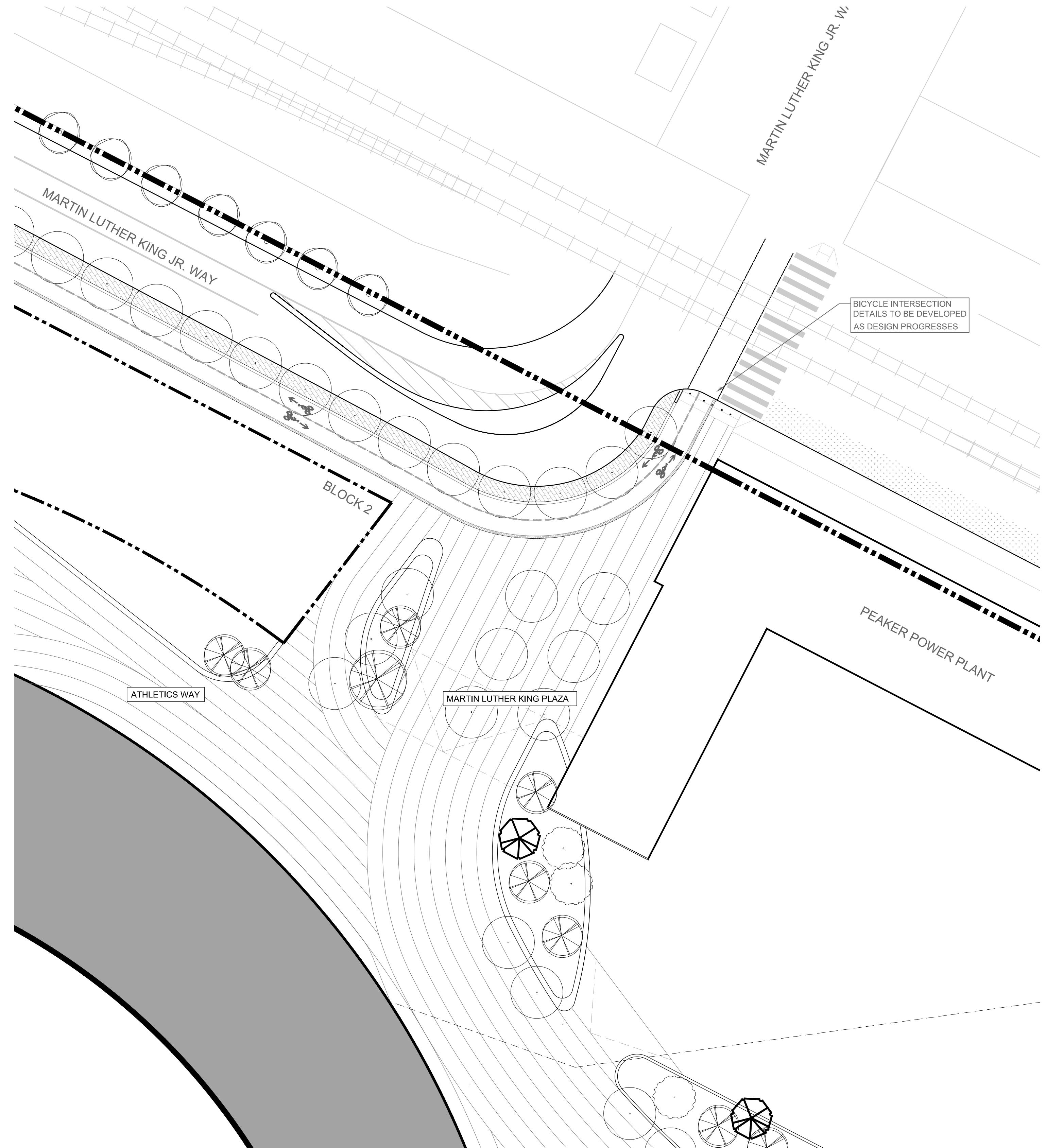
LANDSCAPE ARCHITECT:
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TITLE
ENLARGED PLAN 1.3.6
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP PROJECT NAME
 1"=50' SCALE
 ARCH D 09/23/22
 DATE



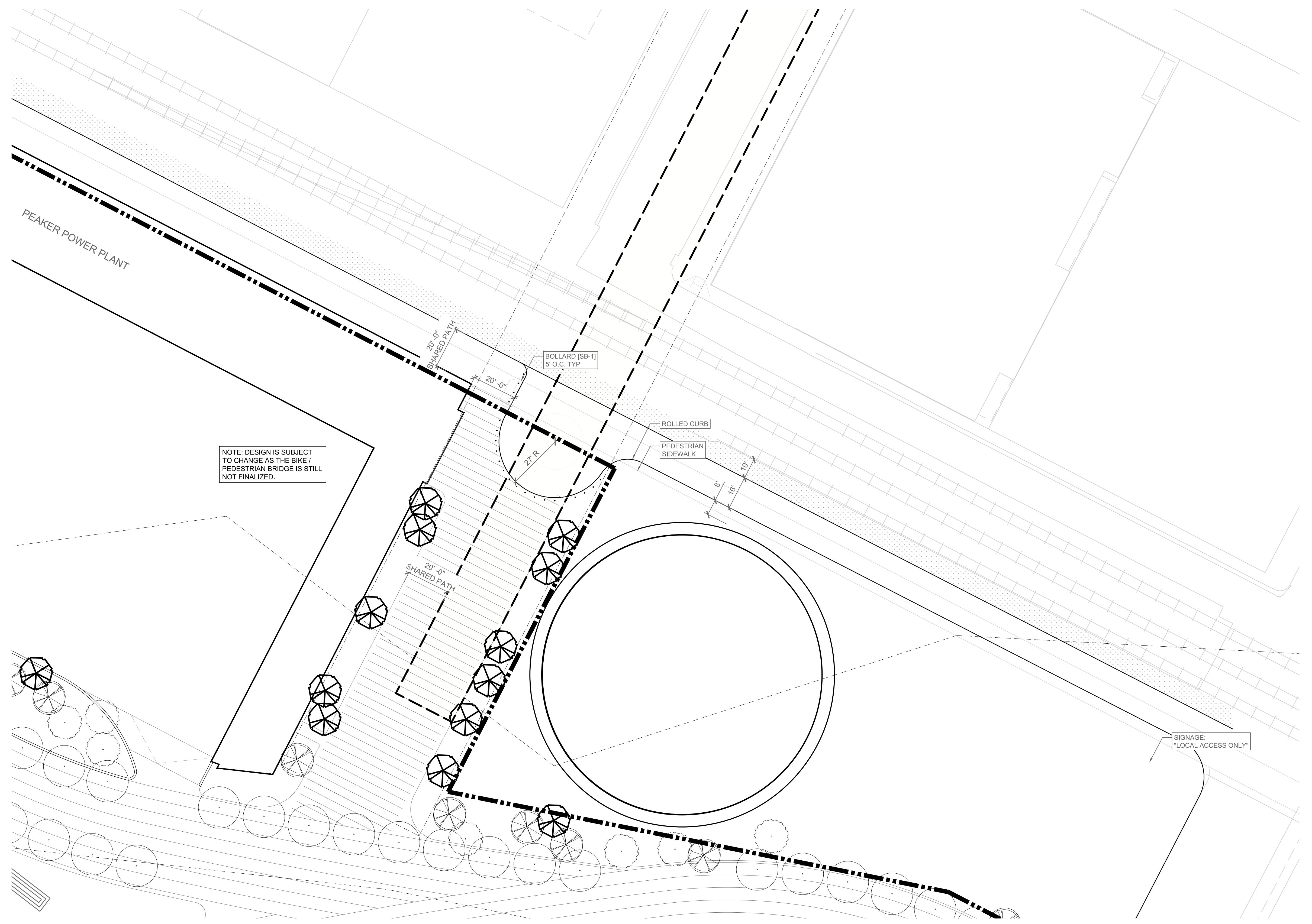
2 STOMPER PLAZA
SCALE: 1"=25'-0"

ENLARGEMENT PLAN



1 MARTIN LUTHER KING PLAZA
SCALE: 1"=25'-0"

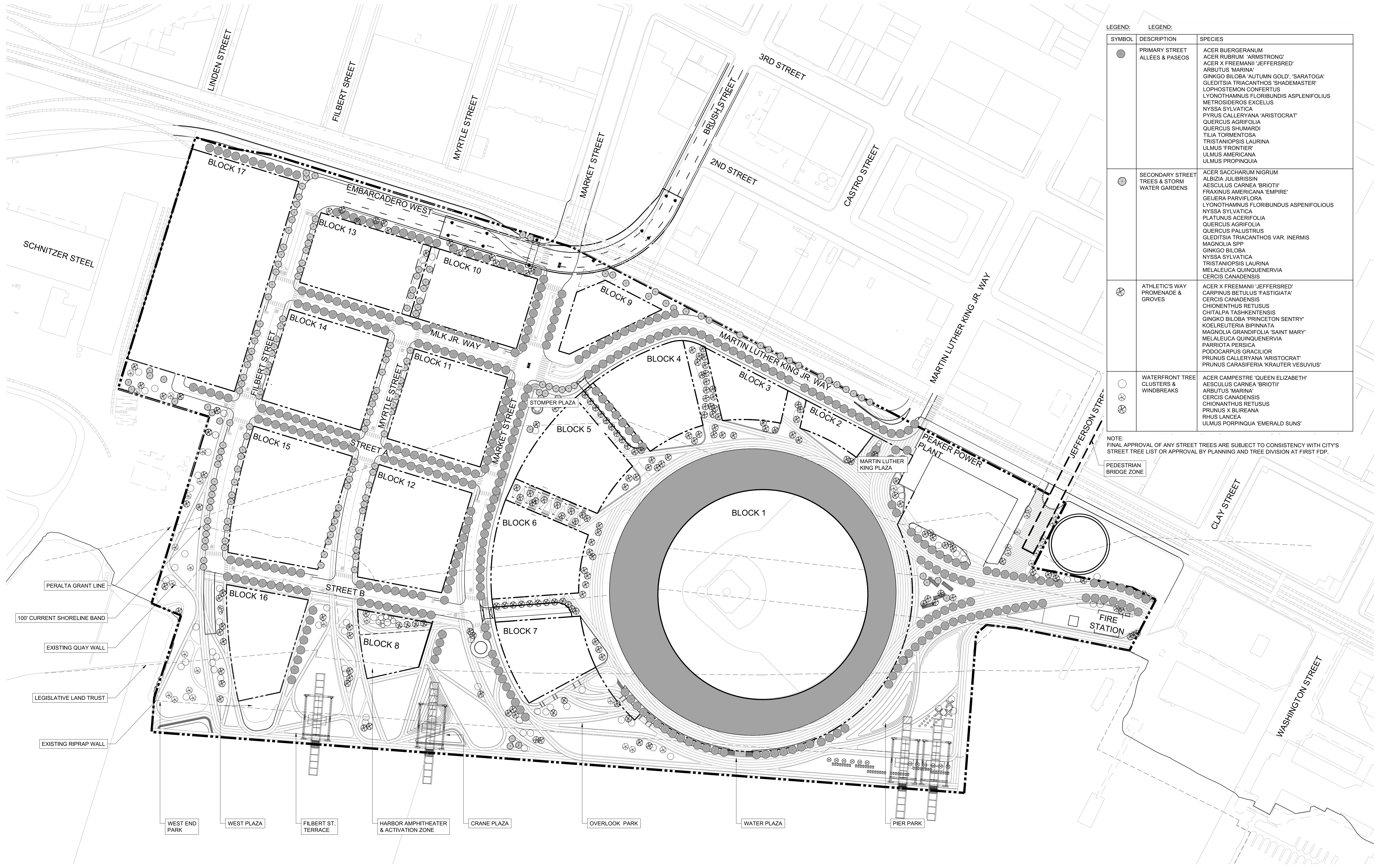
ENLARGEMENT PLAN



NOTE: DESIGN IS SUBJECT TO CHANGE AS THE BIKE / PEDESTRIAN BRIDGE IS STILL NOT FINALIZED.

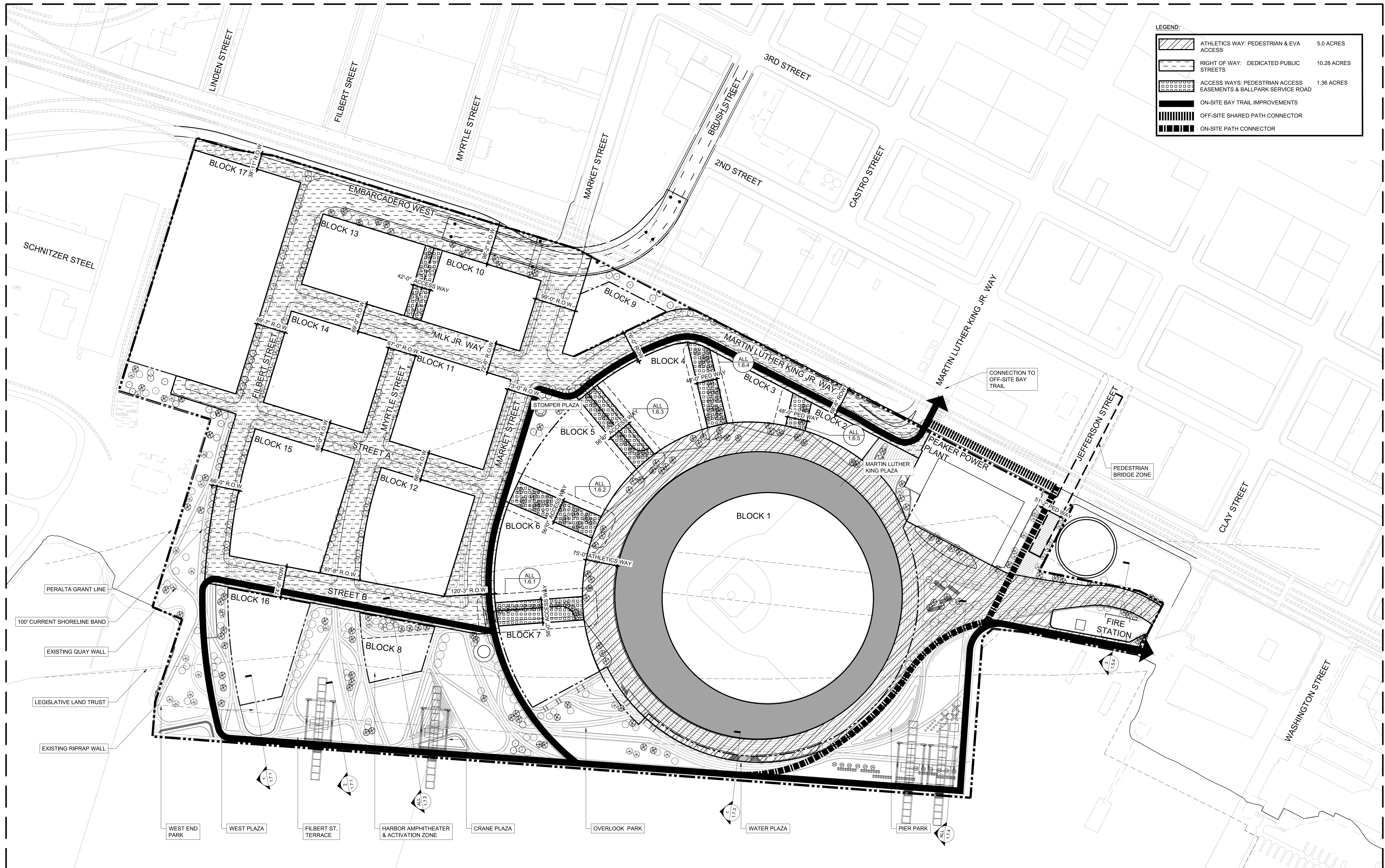
1 JEFFERSON STREET CONNECTOR
SCALE: 1"=25'-0"

ENLARGEMENT PLAN



SYMBOL	DESCRIPTION	SPECIES
●	PRIMARY STREET ALLEES & PASEOS	ACER BUERGERANUM ACER RUBRUM 'ARMSTRONG' ACER X FREEMANNII 'JEFFERSRED' ARBUTUS 'MARINA' GINKGO BILOBA 'AUTUMN GOLD', 'SARATOGA' GLEDITSIA TRIACANTHOS 'SHADEMASTER' LOPHOSTEMON CONFERTUS LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS METROSIDEROS EXCELUS NYSSA SYLVATICA PYRUS CALLERYANA 'ARISTOCRAT' QUERCUS AGRIFOLIA QUERCUS SHUMARDI TILIA TORMENTOSA TRISTANIOPSIS LAURINA ULMUS 'FRONTIER' ULMUS AMERICANA ULMUS PROPINQUA
○	SECONDARY STREET TREES & STORM WATER GARDENS	ACER SACCHARUM NIGRUM ALBIZIA JULIBRISIN AESCULUS CARNEA 'BRIOTII' FRAXINUS AMERICANA 'EMPIRE' GEJERA PARVIFLORA LYONOTHAMNUS FLORIBUNDUS ASPENIFOLIUS NYSSA SYLVATICA PLATANUS AGRIFOLIA QUERCUS AGRIFOLIA QUERCUS PALUSTRIS GLEDITSIA TRIACANTHOS VAR. INERMIS MAGNOLIA SPP GINKGO BILOBA NYSSA SYLVATICA TRISTANIOPSIS LAURINA MELALEUCA QUINQUENERVIA CERCIS CANADENSIS
⊗	ATHLETIC'S WAY PROMENADE & GROVES	ACER X FREEMANNII 'JEFFERSRED' CARPINUS BETULUS 'FASTIGIATA' CERCIS CANADENSIS CHIONANTHUS RETUSUS CHITALPA 'TASHKENTENSIS GINKGO BILOBA 'PRINCETON SENTRY' KOELREUTERIA BIPINNATA MAGNOLIA GRANDIFOLIA 'SAINT MARY' MELALEUCA QUINQUENERVIA PARRIOTA PERSICA PODOCARPUS 'GRACILIOR PRUNUS CALLERYANA 'ARISTOCRAT' PRUNUS CARASIFERIA 'KRAUTER VESUVIUS'
⊙	WATERFRONT TREE CLUSTERS & WINDBREAKS	ACER CAMPESTRE 'QUEEN ELIZABETH' AESCULUS CARNEA 'BRIOTII' ARBUTUS 'MARINA' CERCIS CANADENSIS CHIONANTHUS RETUSUS PRUNUS X BLIREANA RHUS LANCEA ULMUS PROPINQUA 'EMERALD SUNS'

NOTE: FINAL APPROVAL OF ANY STREET TREES ARE SUBJECT TO CONSISTENCY WITH CITY'S STREET TREE LIST OR APPROVAL BY PLANNING AND TREE DIVISION AT FIRST FDP.



LEGEND:

	ATHLETICS WAY: PEDESTRIAN & EVA ACCESS	5.0 ACRES
	RIGHT OF WAY: DEDICATED PUBLIC STREETS	10.28 ACRES
	ACCESS WAYS: PEDESTRIAN ACCESS EASEMENTS & BALLPARK SERVICE ROAD	1.36 ACRES
	ON-SITE BAY TRAIL IMPROVEMENTS	
	OFF-SITE SHARED PATH CONNECTOR	
	ON-SITE PATH CONNECTOR	

PERALTA GRANT LINE
 100' CURRENT SHORELINE BAND
 EXISTING QUAY WALL
 LEGISLATIVE LAND TRUST
 EXISTING RIPRAP WALL

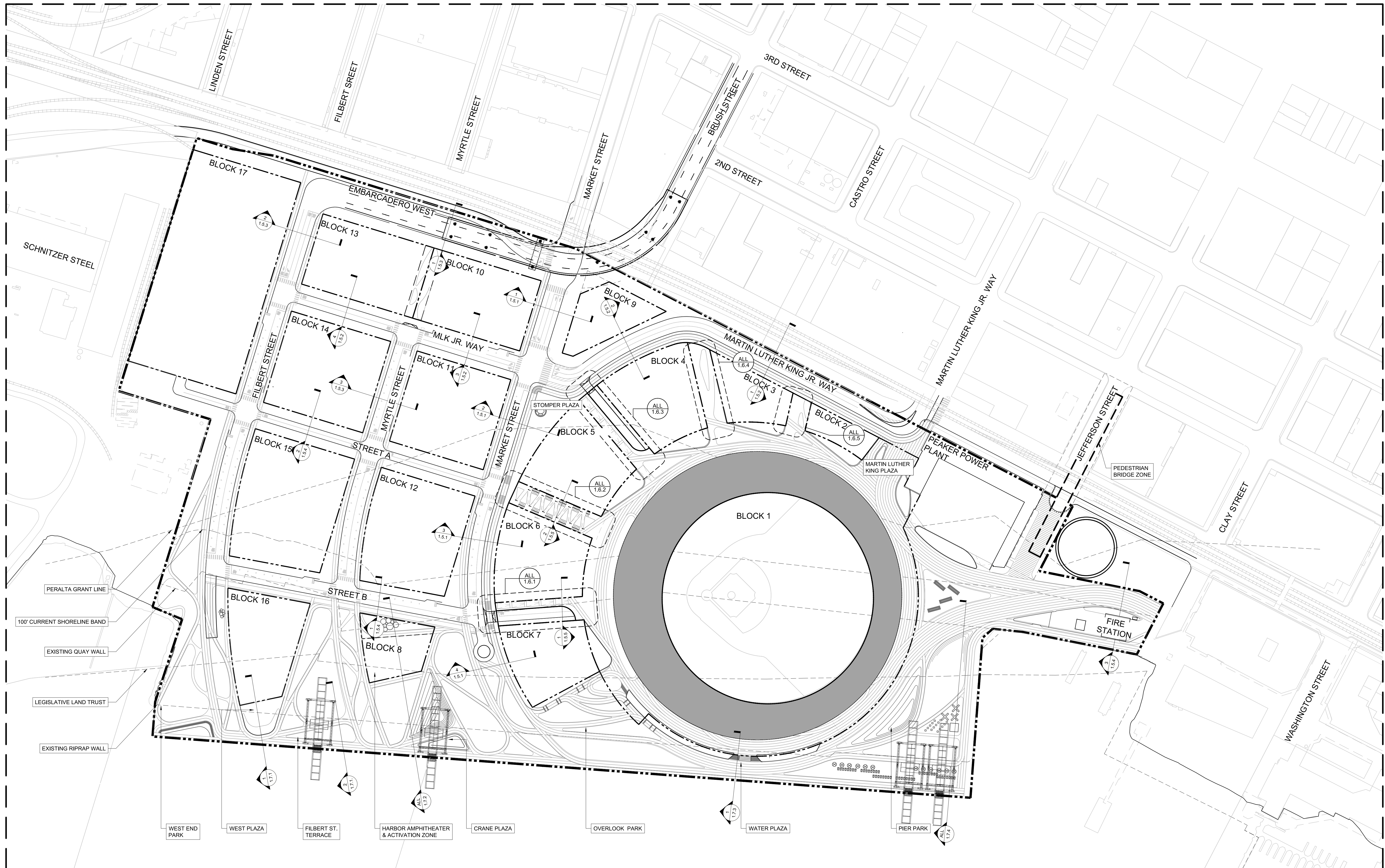
WEST END PARK WEST PLAZA FILBERT ST. TERRACE HARBOR AMPHITHEATER & ACTIVATION ZONE CRANE PLAZA OVERLOOK PARK WATER PLAZA PIER PARK

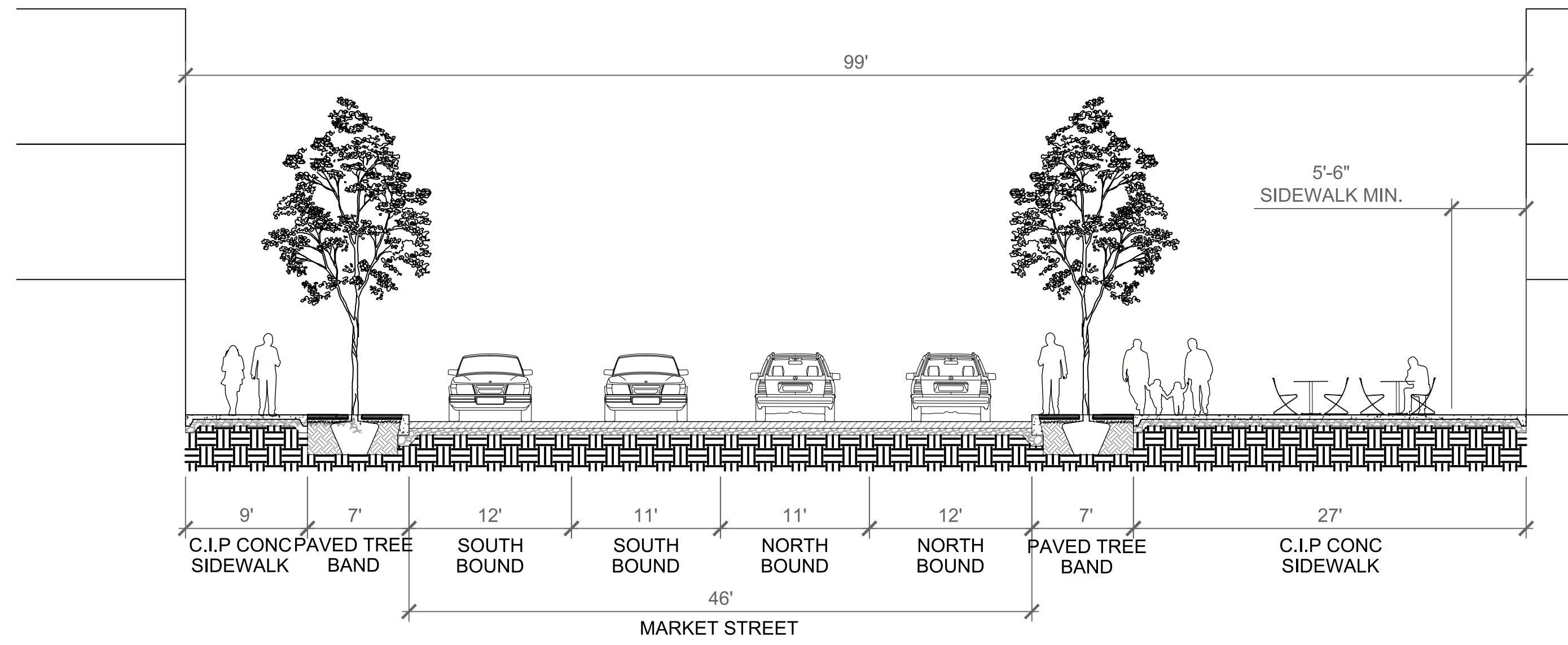
CLIENT
 THE OAKLAND ATHLETICS
 7000 COLISEUM WAY
 OAKLAND, CA 94621 USA
 TEL: +1 510 638 4900

LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
 649 Front Street, Floor 3
 San Francisco, CA 94111
 TEL: +1 415 943 9197

TITLE DRAWING NO.
STREETS AND PEDESTRIAN WAYS 1.4.2

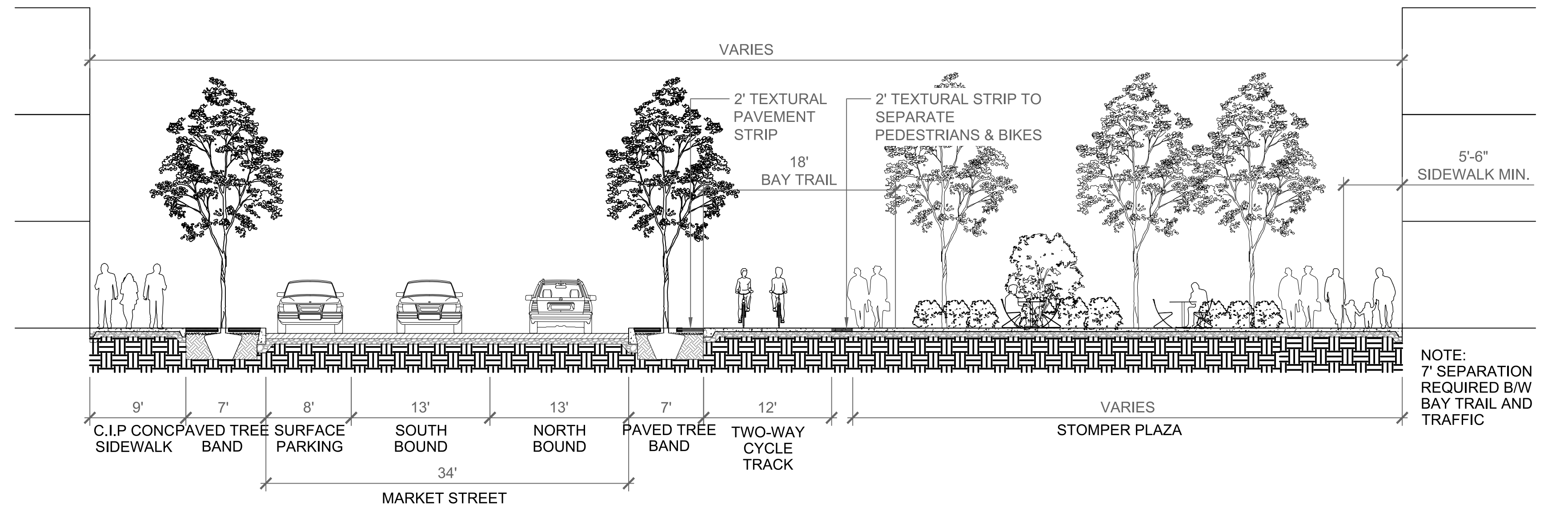
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP 1" = 100' ARCH D 09/23/22
 PROJECT NAME SCALE FORMAT DATE





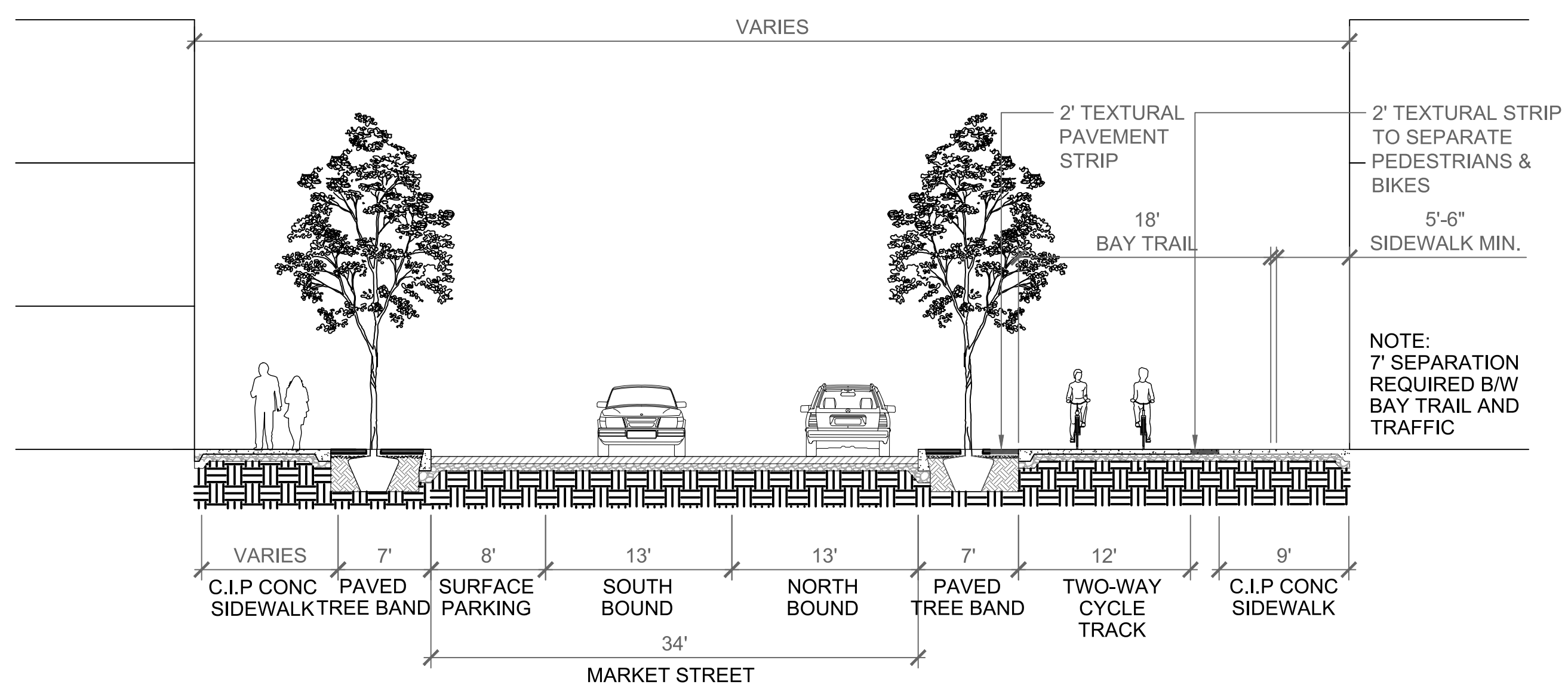
1 SECTION M1 - MARKET STREET
SCALE: 1/8"=1'-0"

SECTION



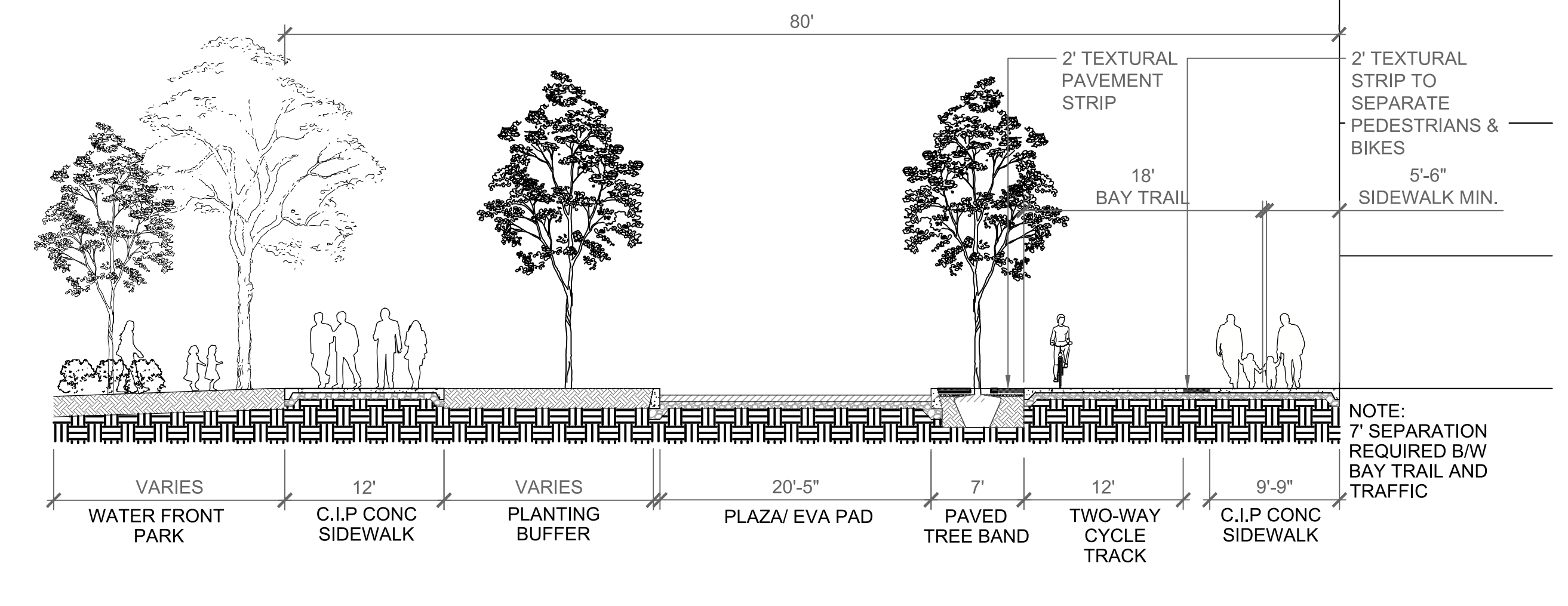
2 SECTION M2 - MARKET STREET AT STOMPER PLAZA
SCALE: 1/8"=1'-0"

SECTION



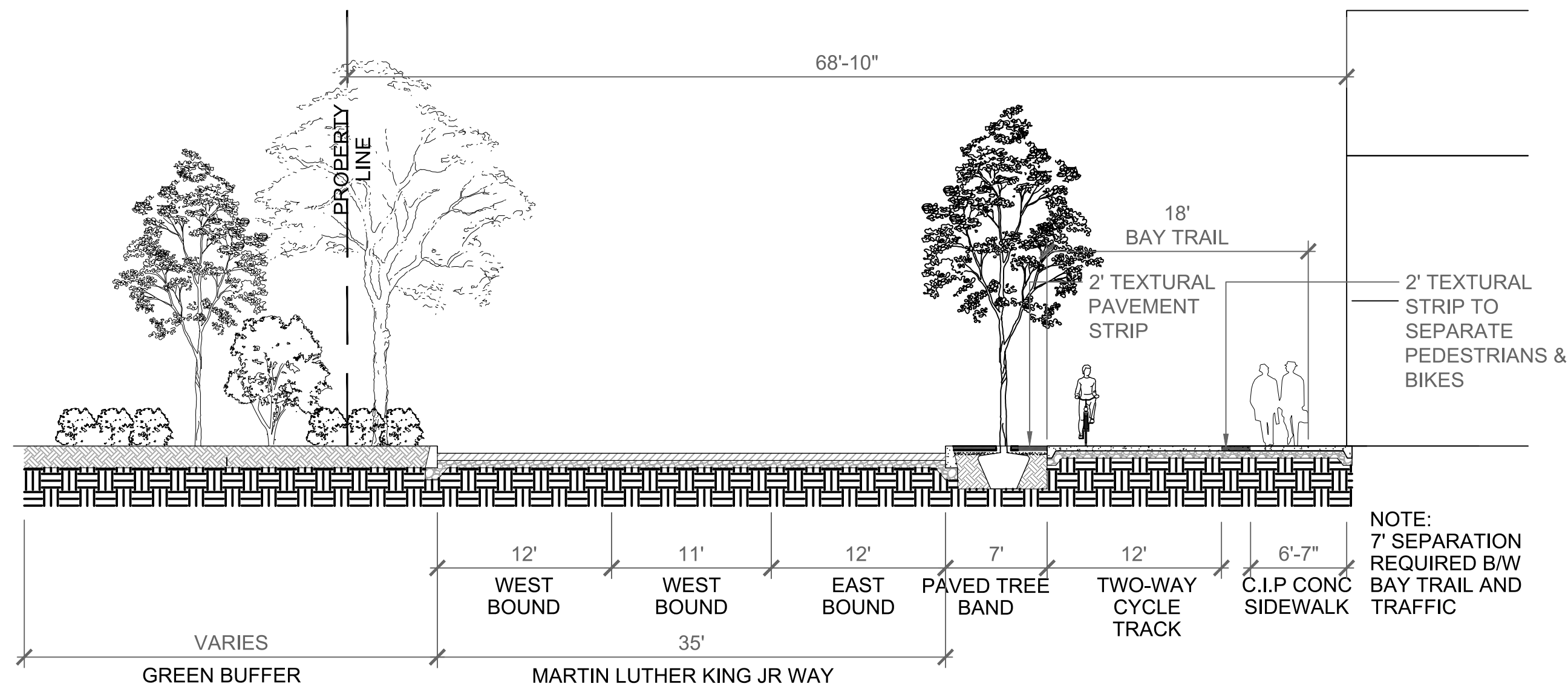
3 SECTION M3 - MARKET STREET
SCALE: 1/8"=1'-0"

SECTION

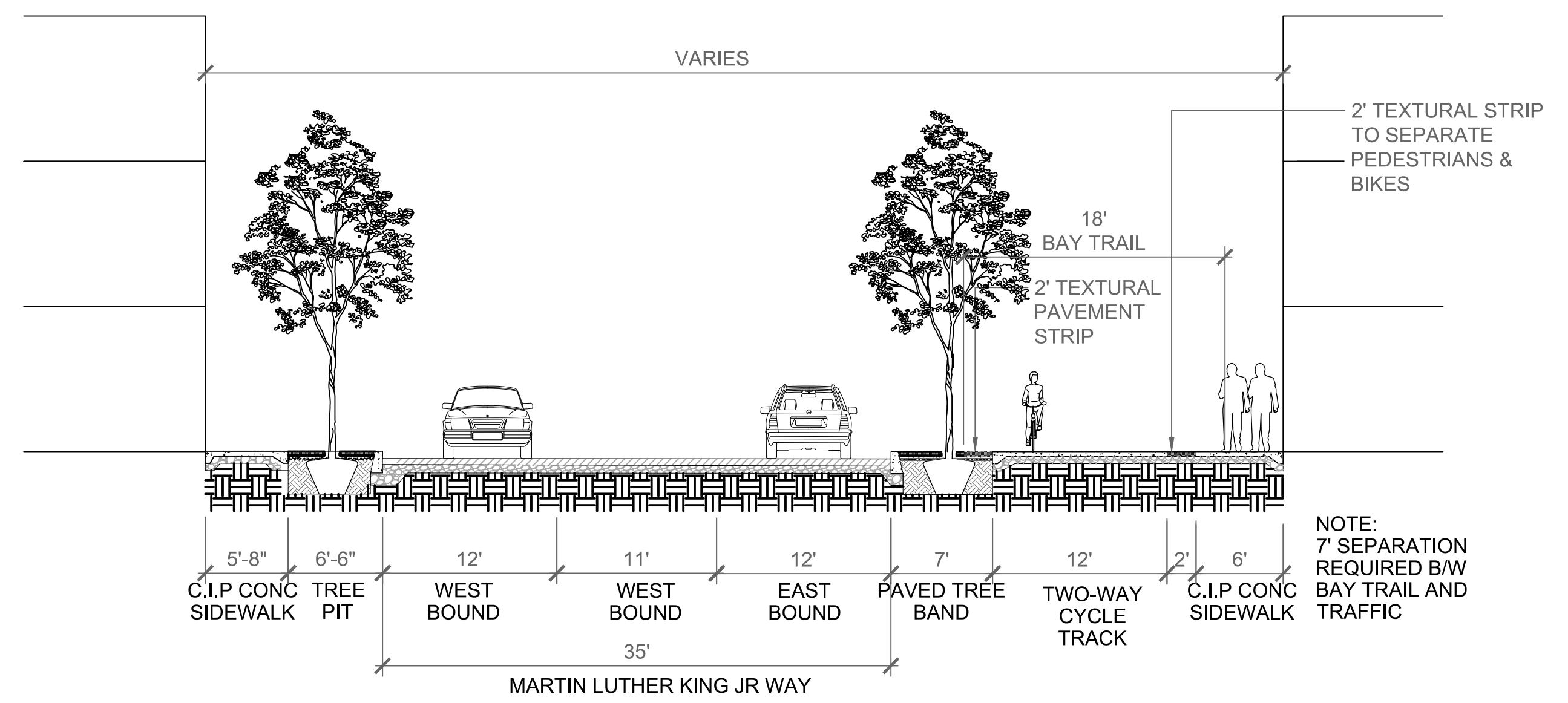


4 SECTION M4 - MARKET STREET
SCALE: 1/8"=1'-0"

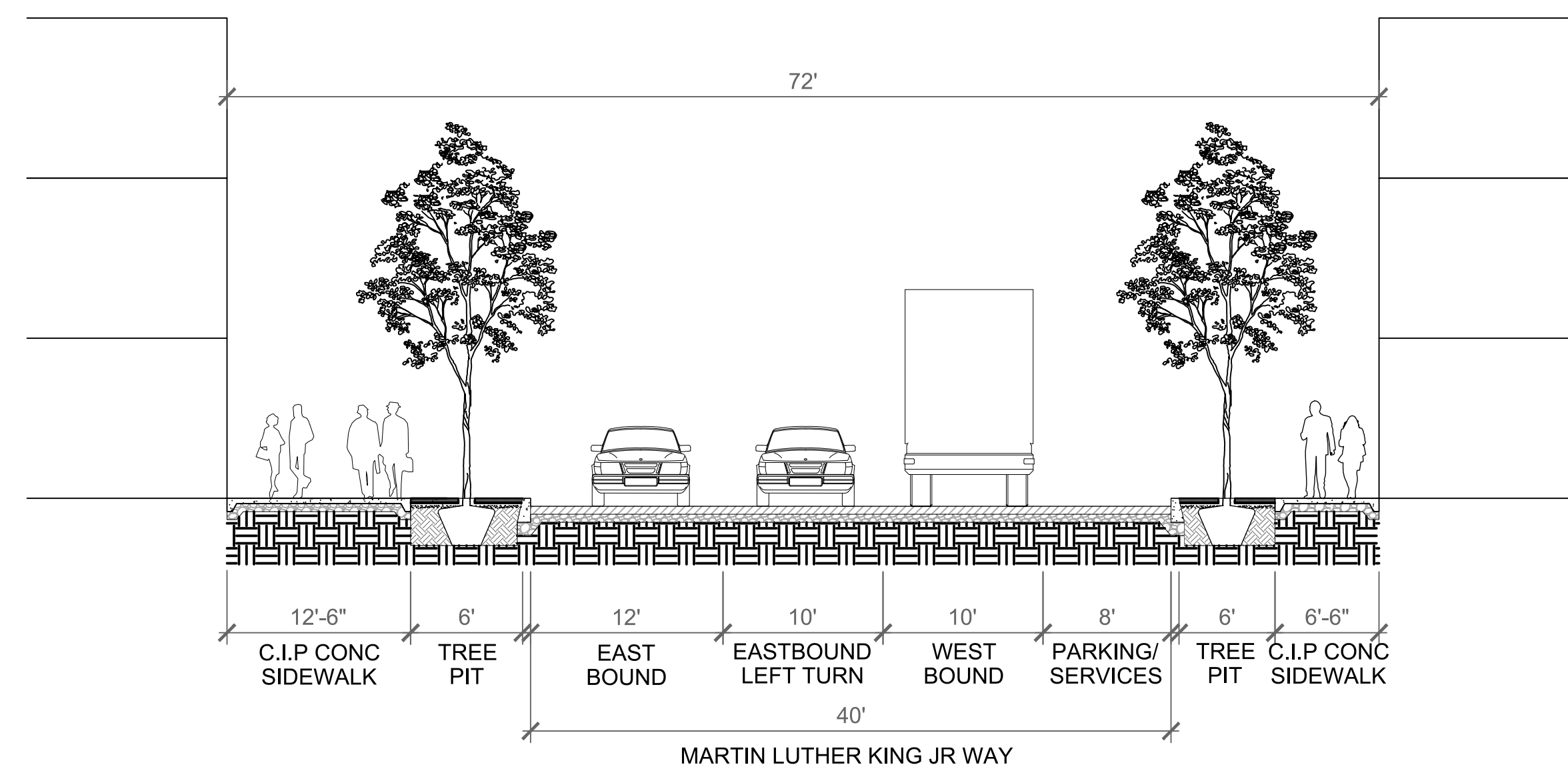
SECTION



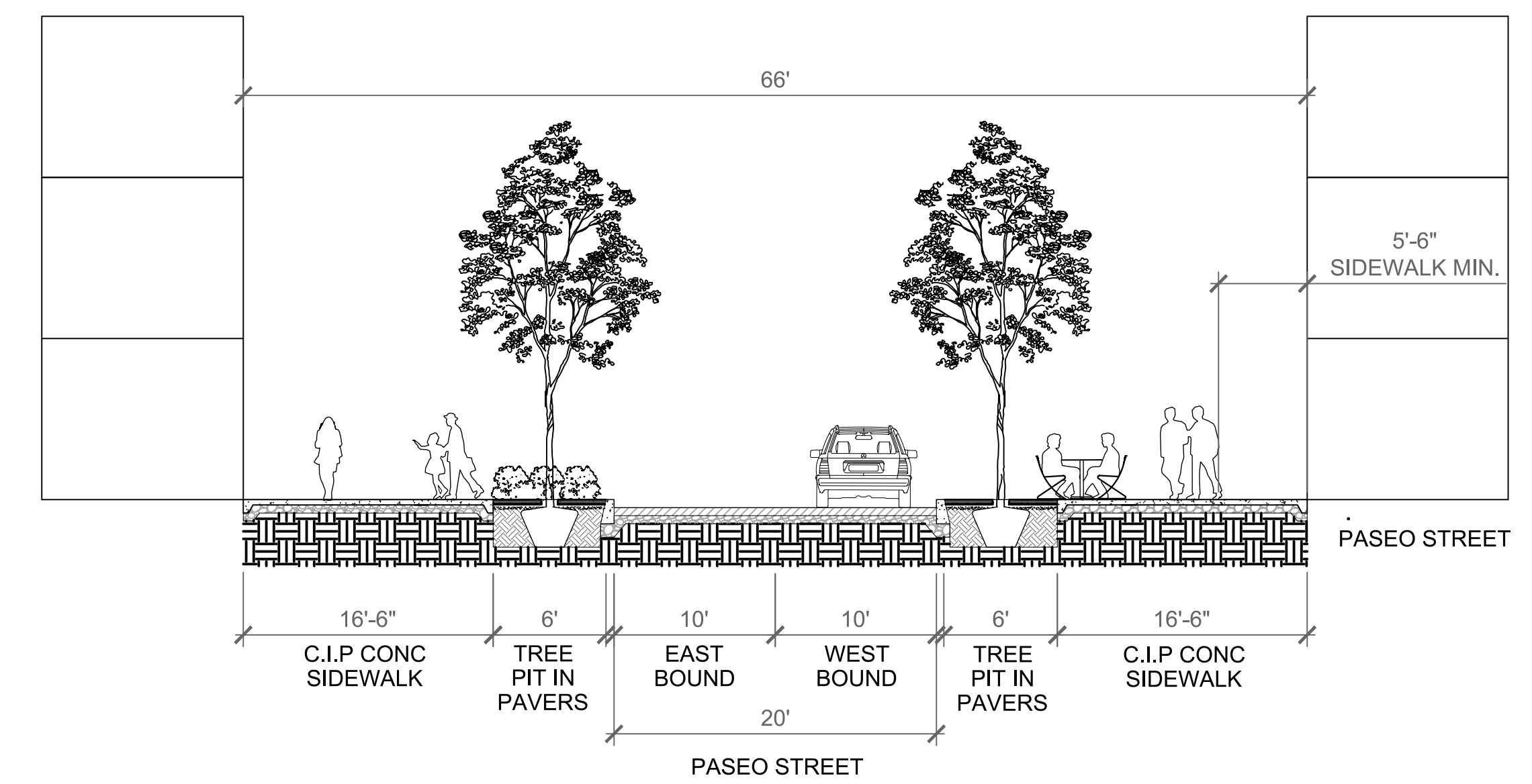
1 SECTION MK1 - MARTIN LUTHER KING JR WAY AT RAIL ROAD
SCALE: 1/8"=1'-0"



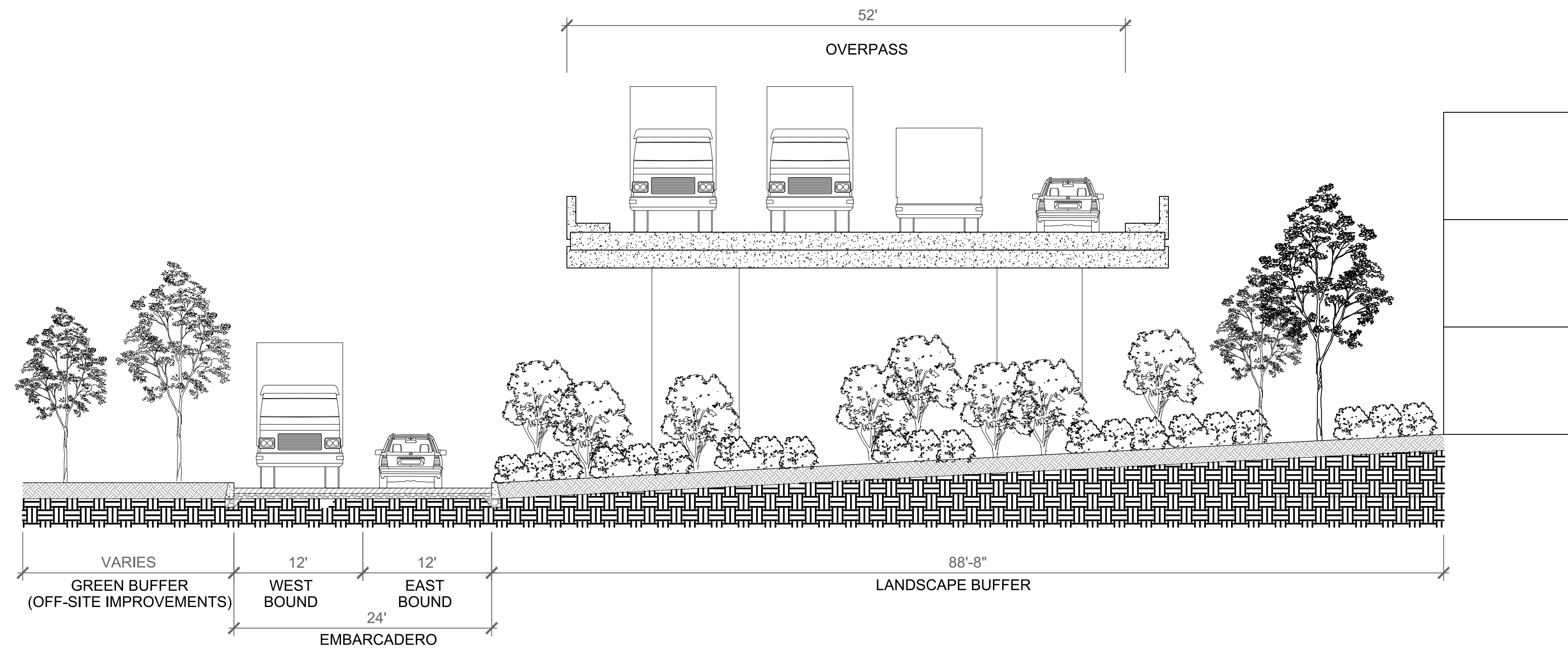
2 SECTION MK2 - MARTIN LUTHER KING JR WAY
SCALE: 1/8"=1'-0"



3 SECTION MK3 - MARTIN LUTHER KING JR WAY
SCALE: 1/8"=1'-0"

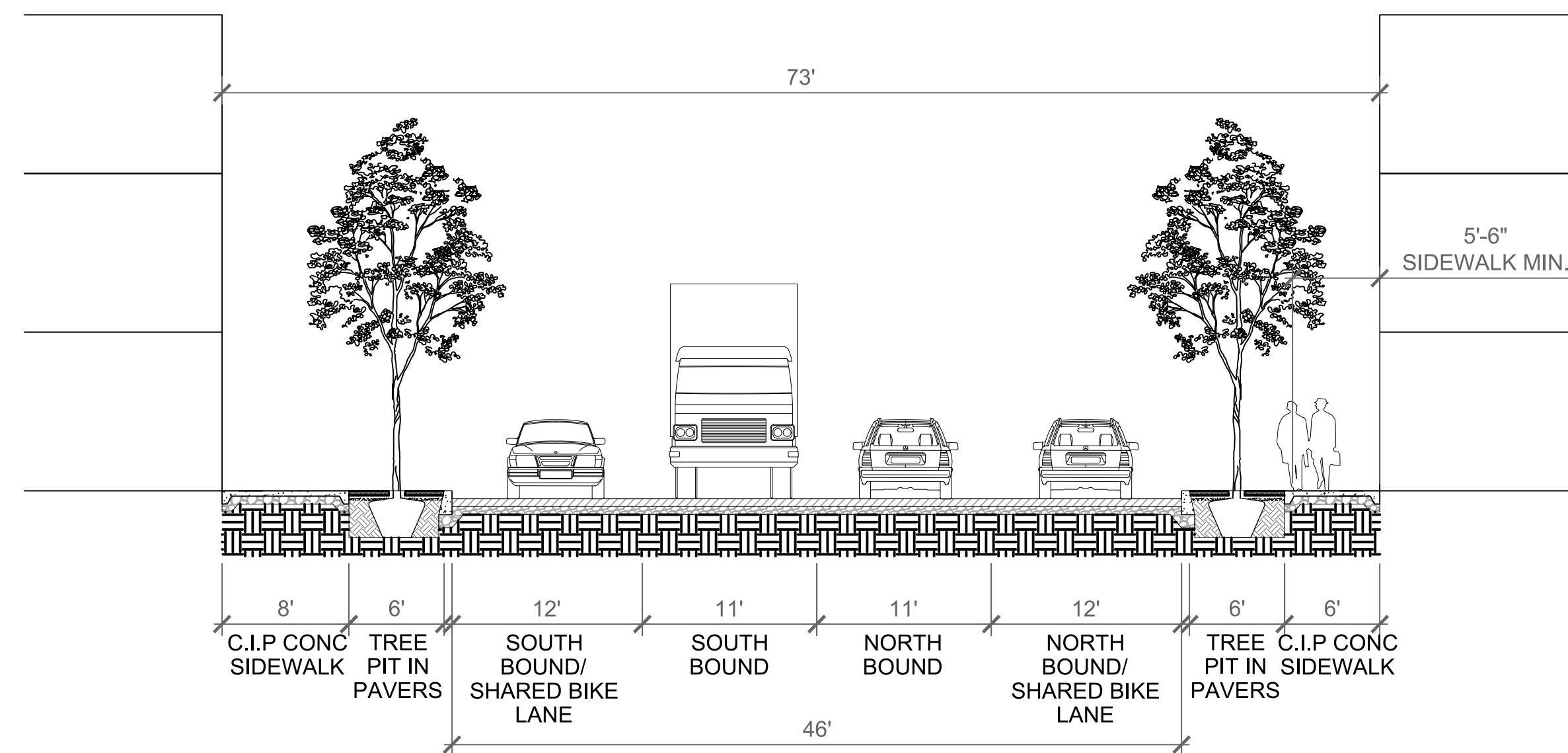


4 SECTION MK4 - MARTIN LUTHER KING JR WAY
SCALE: 1/8"=1'-0"



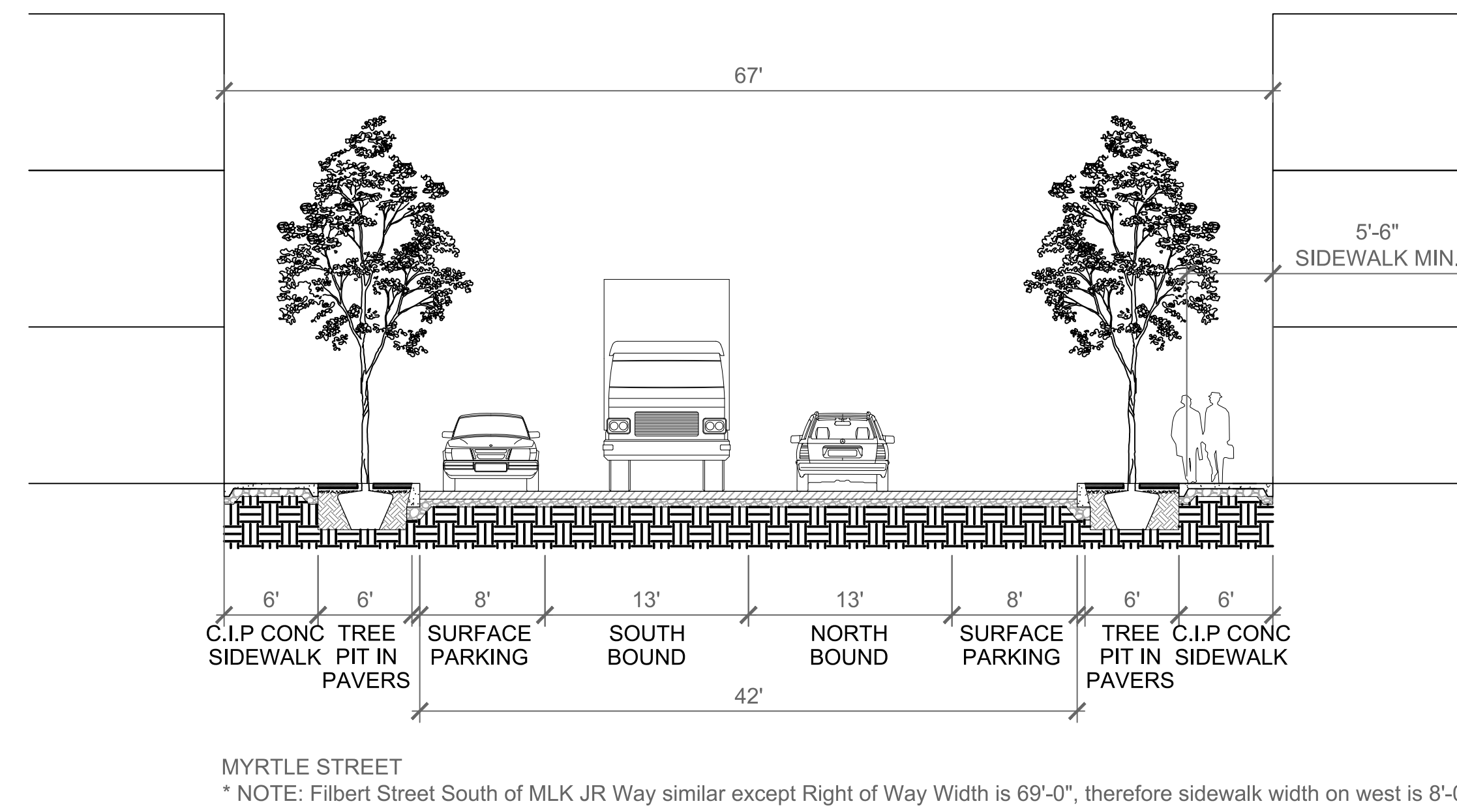
1 SECTION EM - EMBARCADERO WEST
SCALE: 1/8"=1'-0"

SECTION



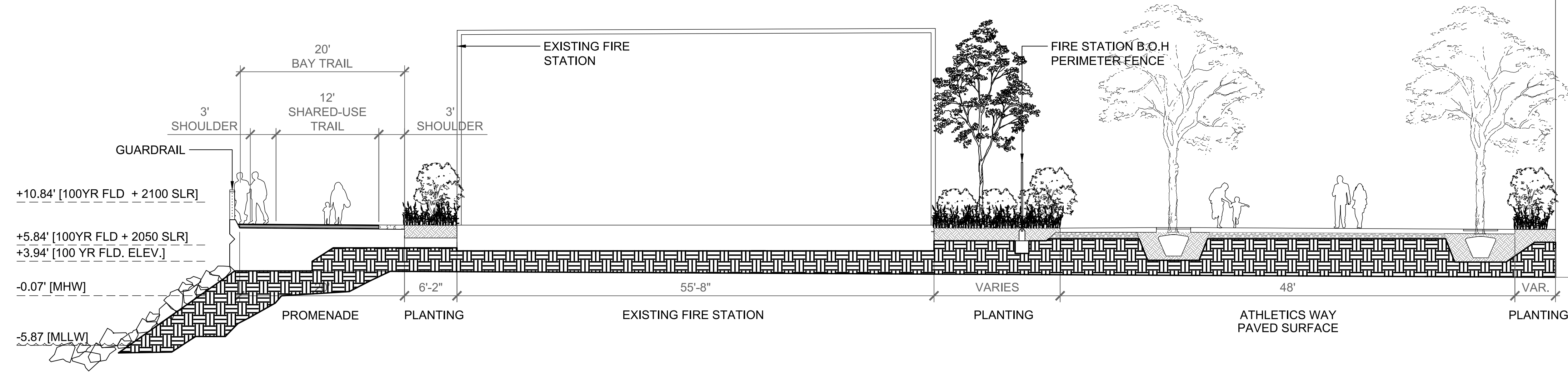
2 SECTION D1 - DISTRICT STREETS
SCALE: 1/8"=1'-0"

SECTION



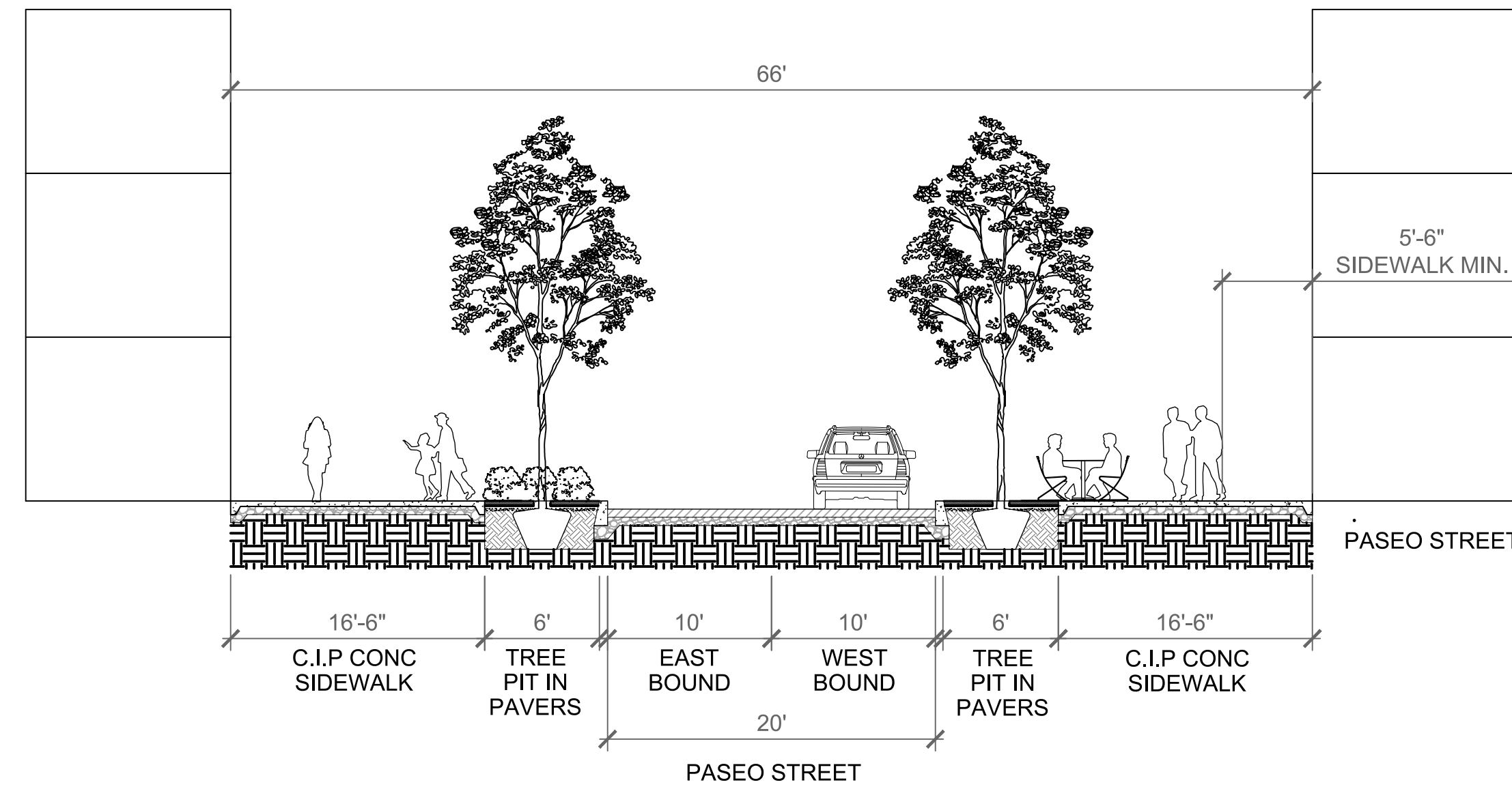
3 SECTION D2 - DISTRICT STREETS
SCALE: 1/8"=1'-0"

SECTION



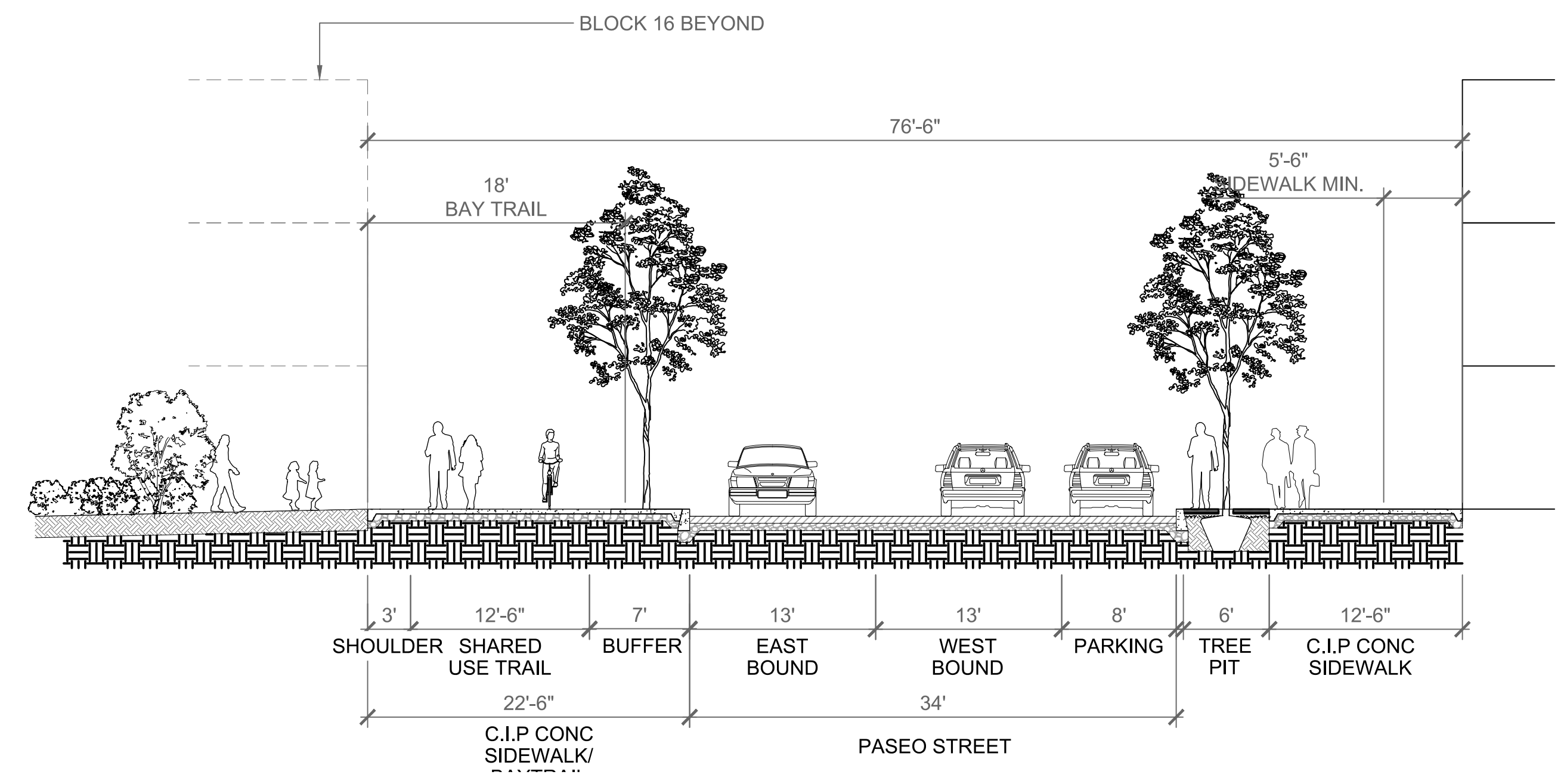
3 ATHLETICS WAY @ FIRE STATION
SCALE: 1/8"=1'-0"

SECTION



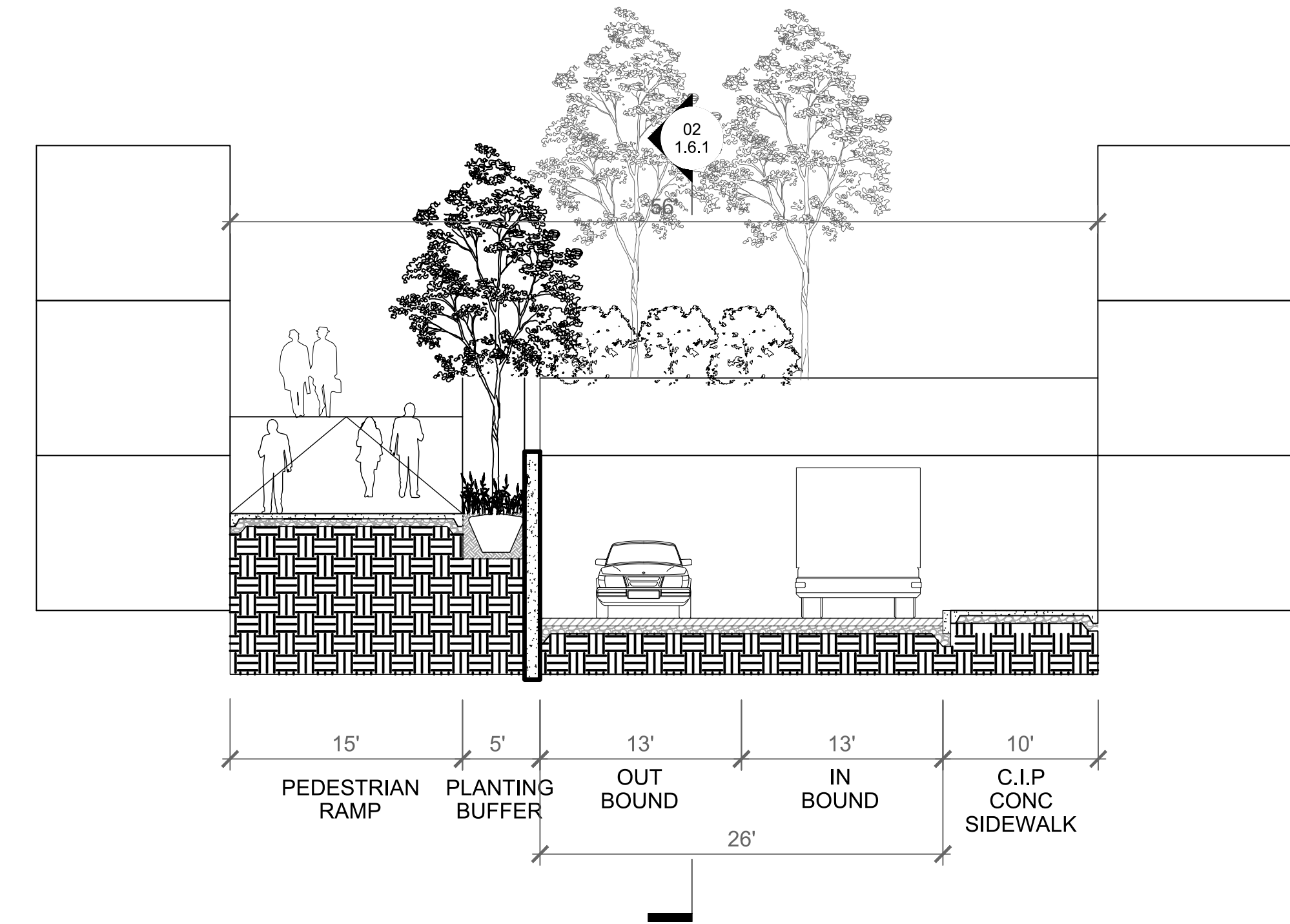
2 SECTION A - NEIGHBORHOOD STREET
SCALE: 1/8"=1'-0"

SECTION



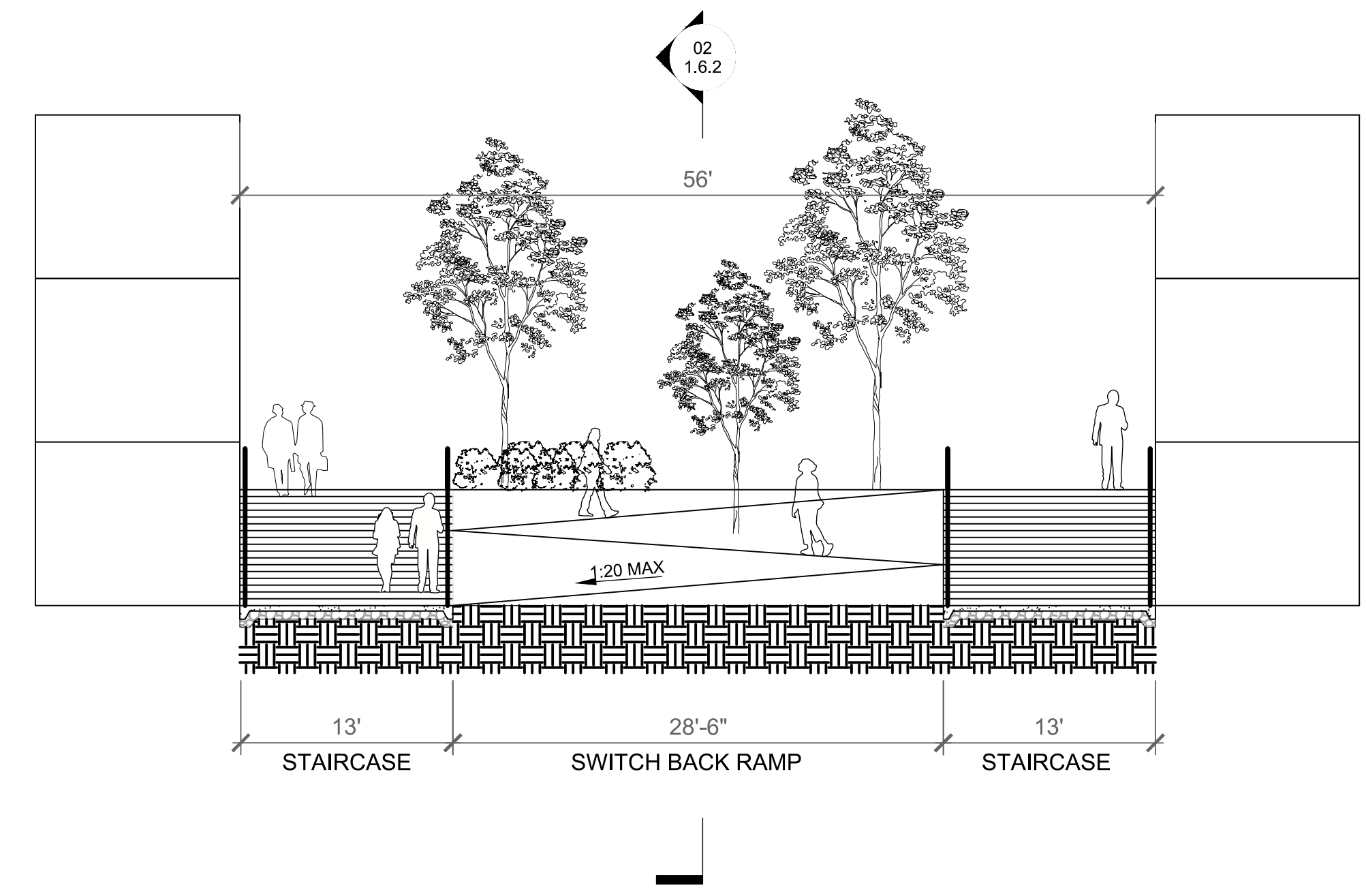
1 SECTION B - NEIGHBORHOOD STREET
SCALE: 1/8"=1'-0"

SECTION



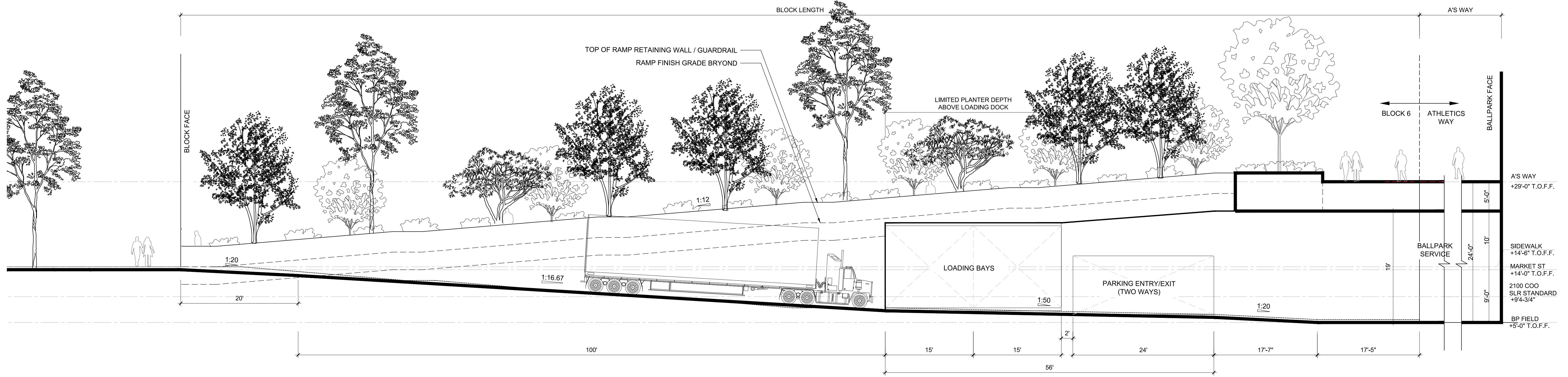
1 SECTION S - SERVICE PASEO
SCALE: 1/8"=1'-0"

SECTION

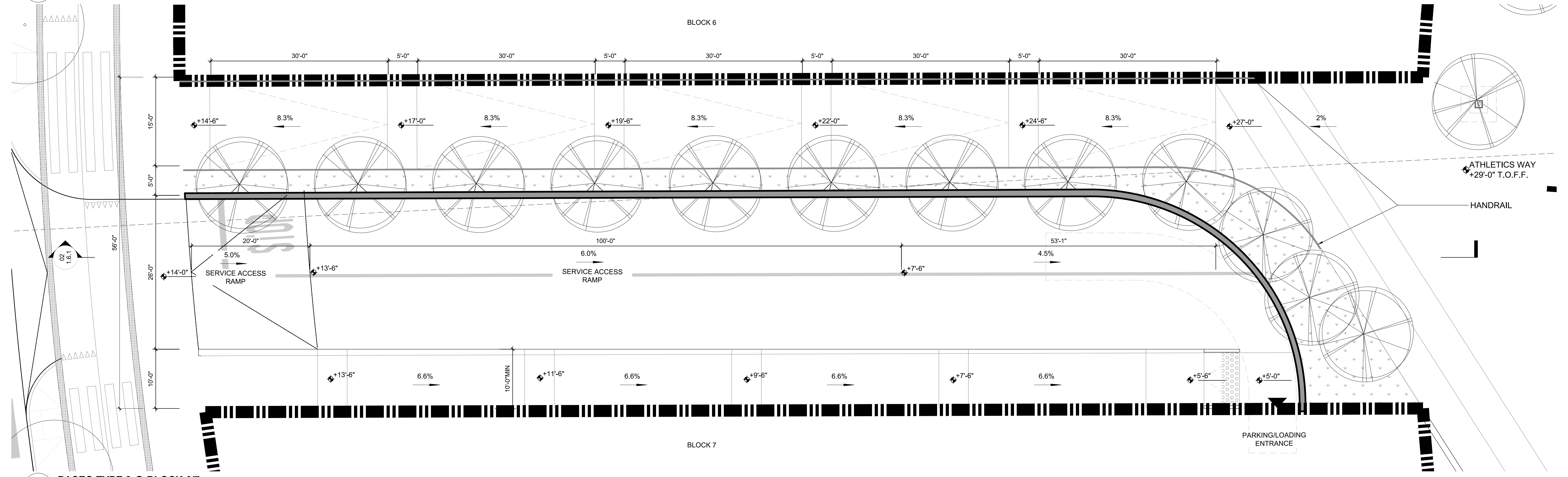


2 SECTION P - PEDESTRIAN PASEO
SCALE: 1/8"=1'-0"

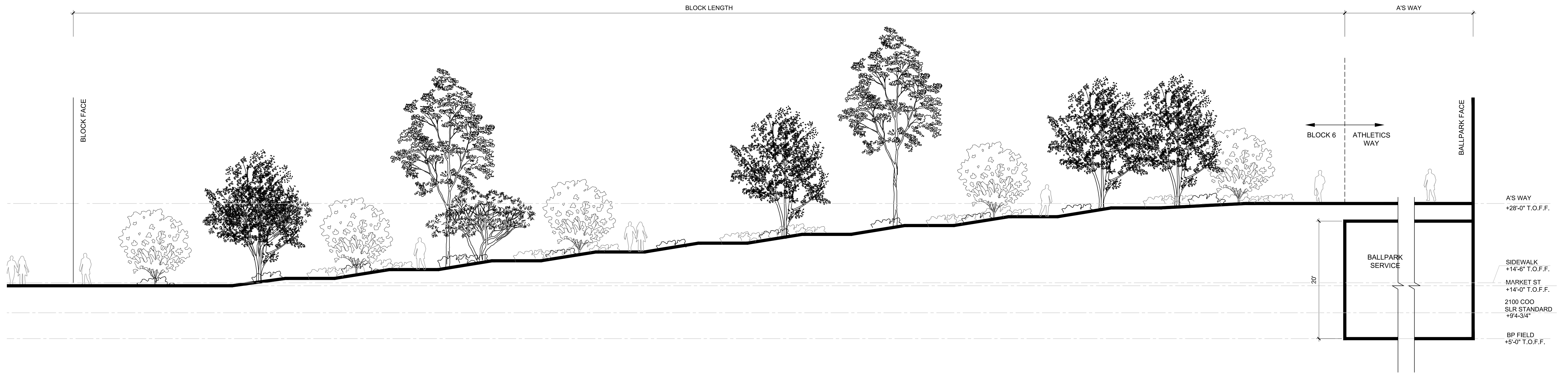
SECTION



2 PASEO TYPE 2 @ BLOCK 6/7 _ SECTION 1
SCALE: 1/8"=1'-0"

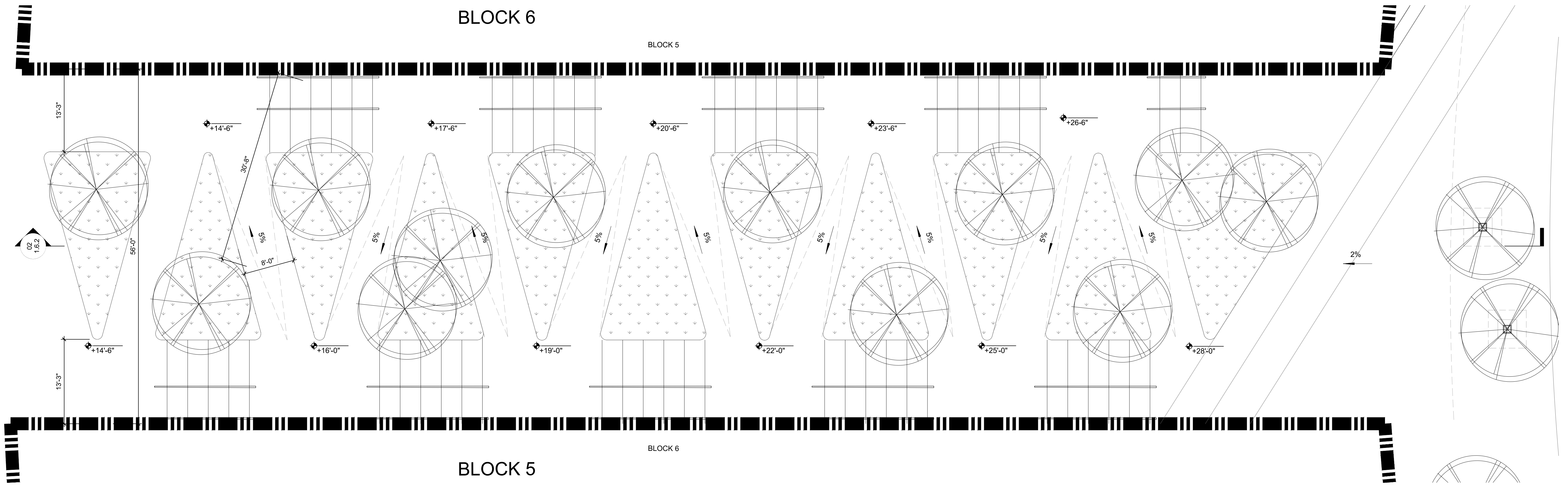


1 PASEO TYPE 2 @ BLOCK 6/7
SCALE: 1/8"=1'-0"



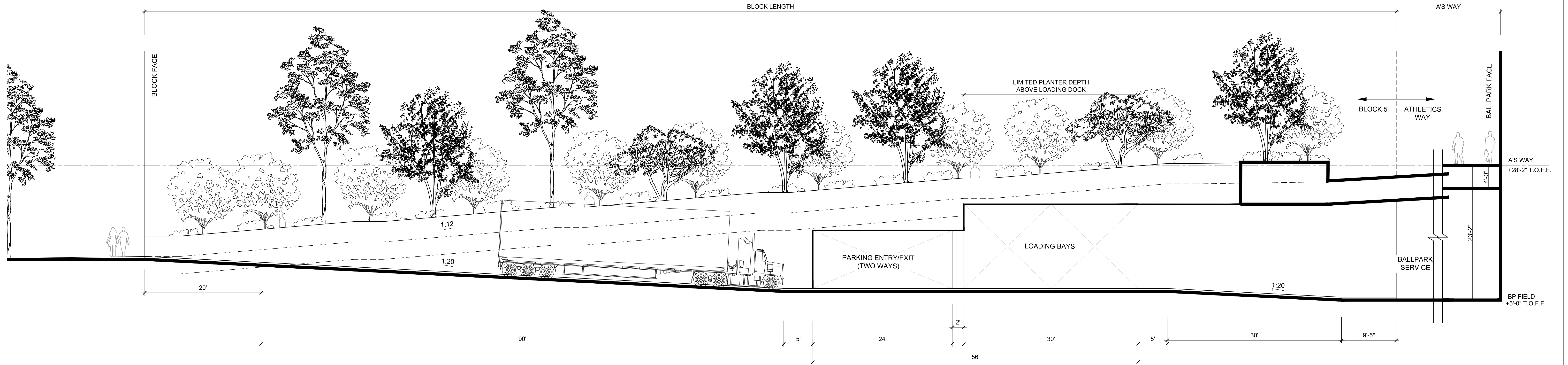
2 PASEO TYPE 1 @ BLOCK 5/6 _ SECTION 1
SCALE: 1/8"=1'-0"

SECTION



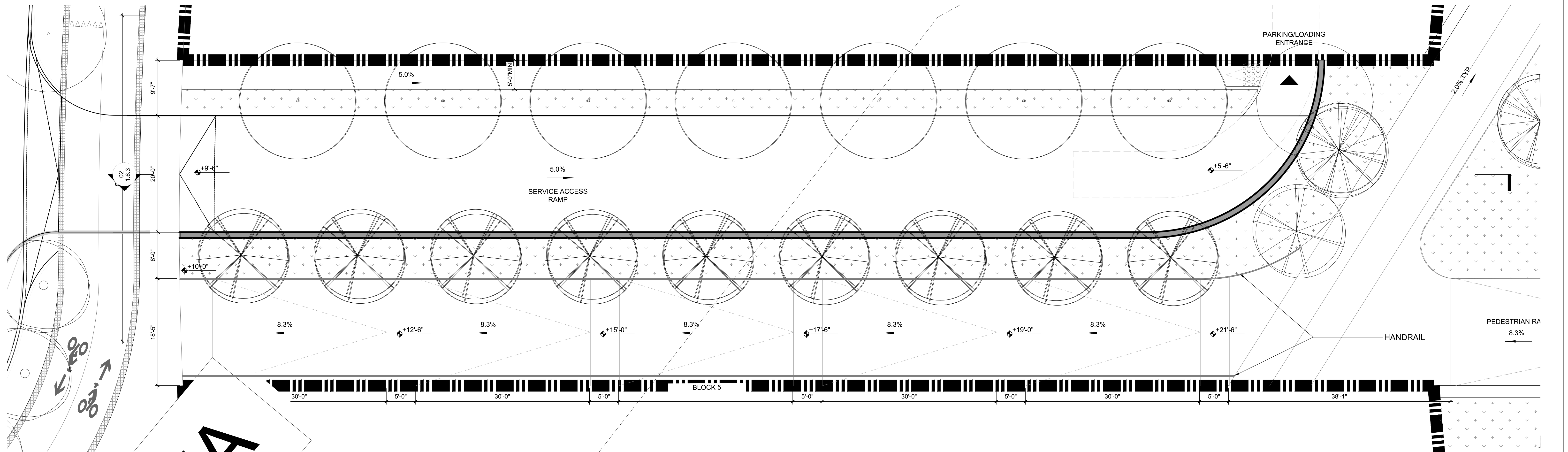
1 PASEO TYPE 1 @ BLOCK 5/6
SCALE: 1/8"=1'-0"

ENLARGEMENT PLAN



2 PASEO TYPE 2 @ BLOCK 4/5 _ SECTION 1
SCALE: 1/8"=1'-0"

SECTION



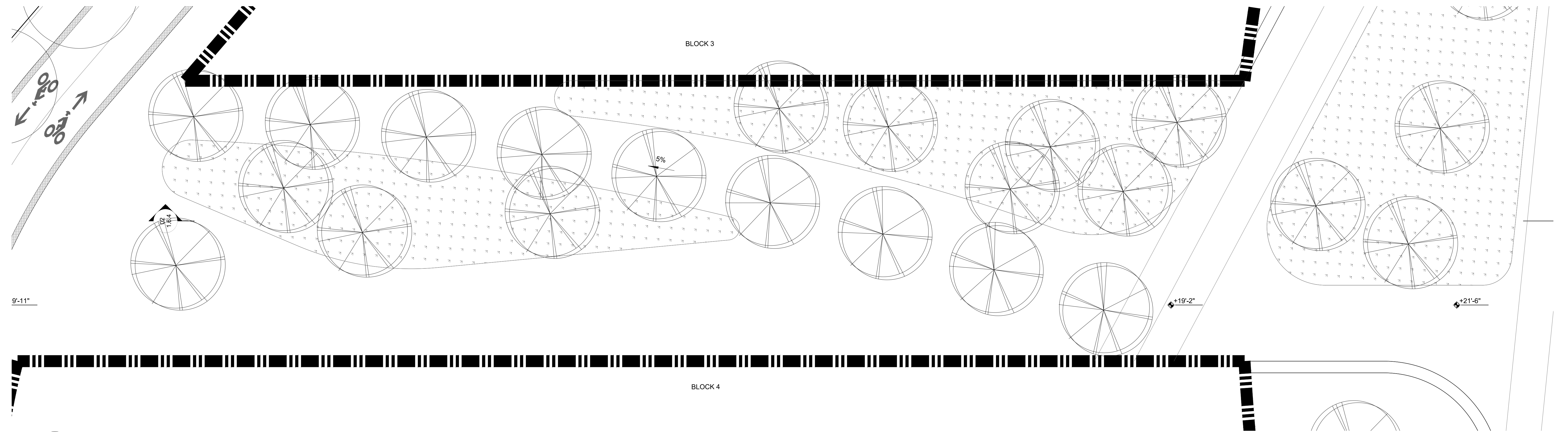
1 PASEO TYPE 2 @ BLOCK 4/5
SCALE: 1/8"=1'-0"

ENLARGEMENT PLAN



2 PASEO TYPE 1 @ BLOCK 3/4 _ SECTION 1
SCALE: 1/8"=1'-0"

SECTION



1 PASEO TYPE 1 @ BLOCK 3/4
SCALE: 1/8"=1'-0"

ENLARGEMENT PLAN

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LANDSCAPE ARCHITECT:

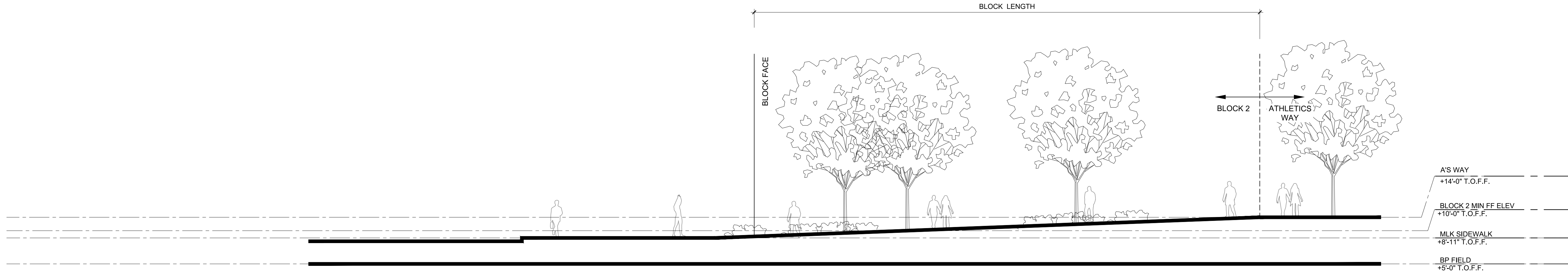


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TITLE DRAWING NO.

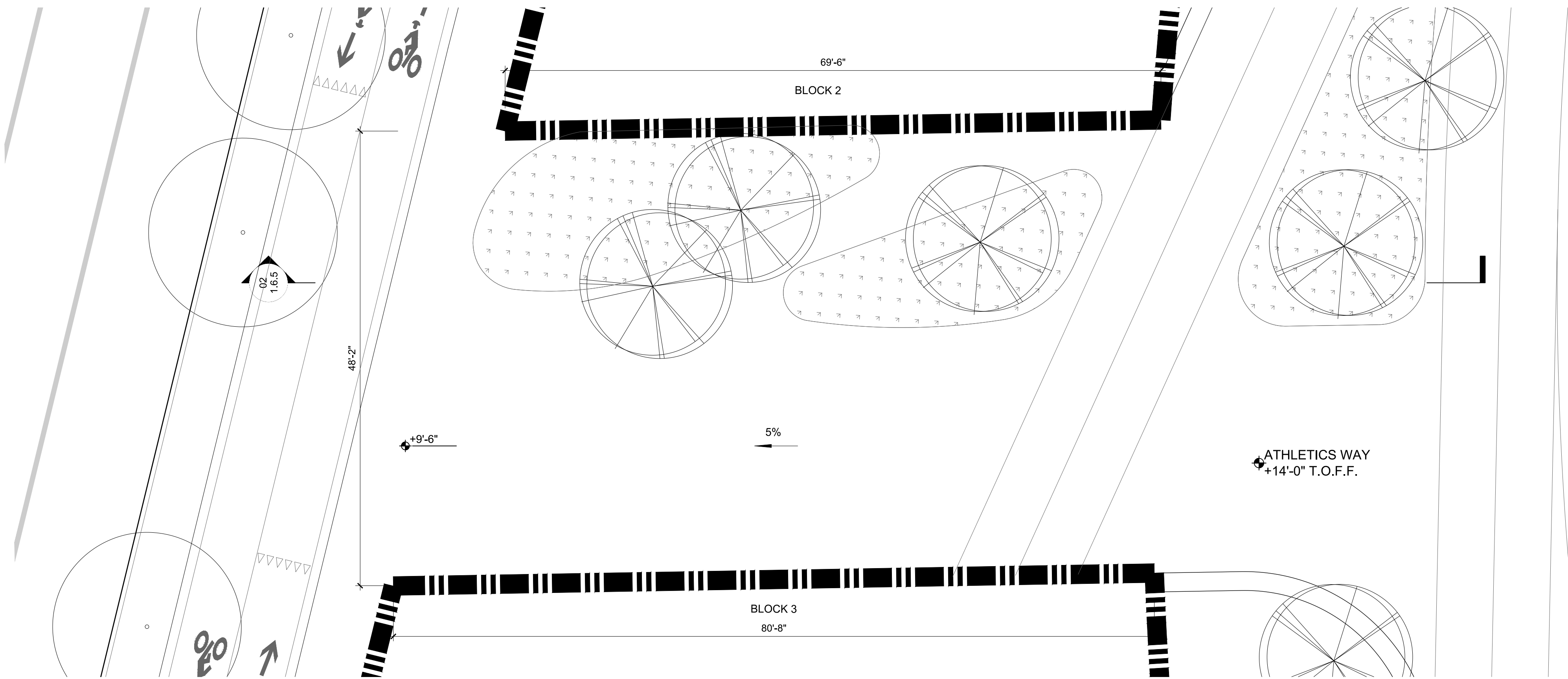
PASEO SECTIONS 1.6.4

OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP PROJECT NAME 1/8"=1' SCALE ARCH D 09/23/22 DATE



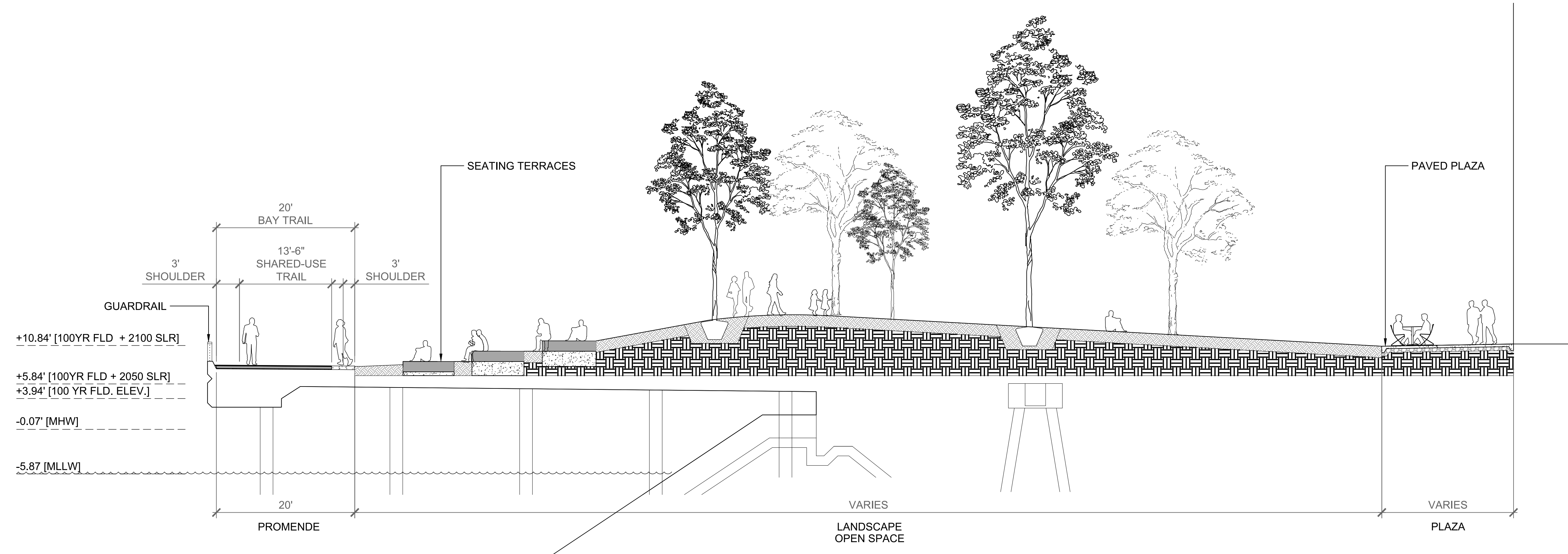
2 PASEO TYPE 1 @ BLOCK 2/3 _ SECTION 1
SCALE: 1/8"=1'-0"

SECTION



1 PASEO TYPE 1 @ BLOCK 2/3
SCALE: 1/8"=1'-0"

ENLARGEMENT PLAN



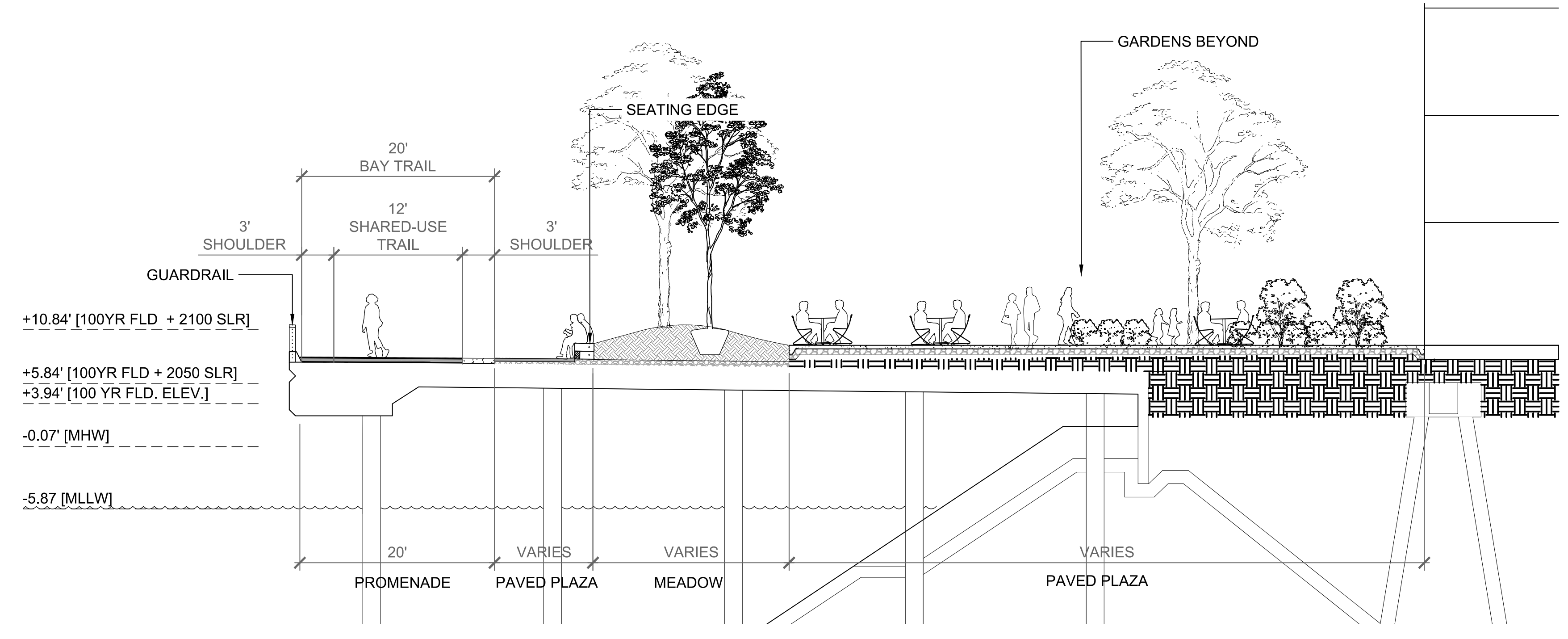
LEGEND:

- PLANTING SOILS
- COMPACTED SUBGRADE
- LIGHT WEIGHT SOILS

NOTE: FILL AND PLANTING ON WHARF SUBJECT TO CHANGE PENDING FURTHER STRUCTURAL ANALYSIS OF THE EXISTING WHARF.

2 WATERFRONT PARK SECTION 2
SCALE: 1/8"=1'-0"

SECTION



1 WATERFRONT PARK SECTION 1
SCALE: 1/8"=1'-0"

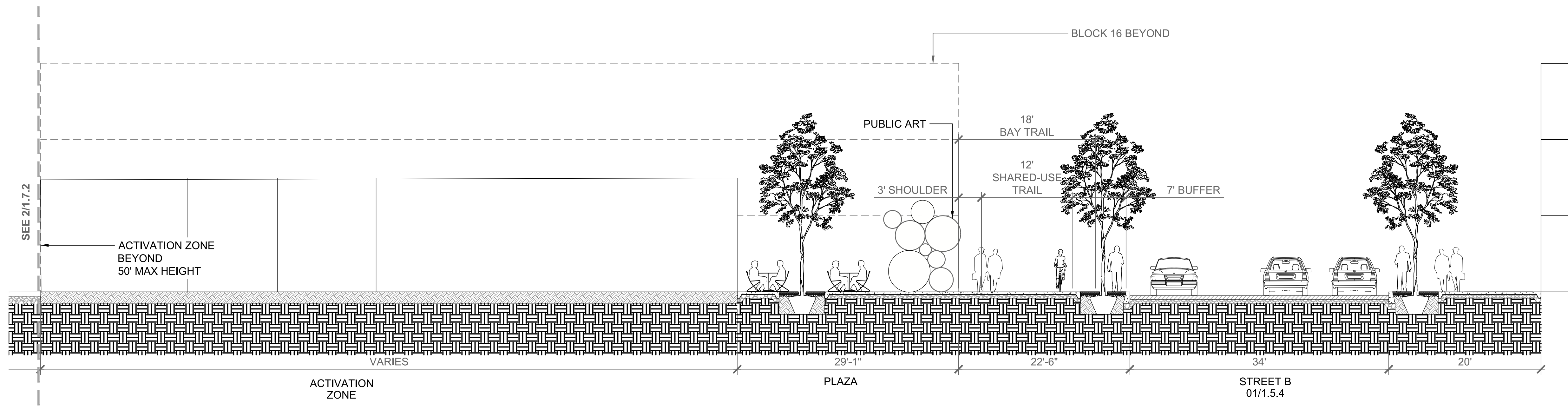
SECTION

*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)

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 San Francisco, CA 94111
 TEL: +1 415 943 9197

TITLE
SHORELINE SECTIONS 1.7.1
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP PROJECT NAME
 1/8"=1' SCALE
 ARCH D 09/23/22 DATE

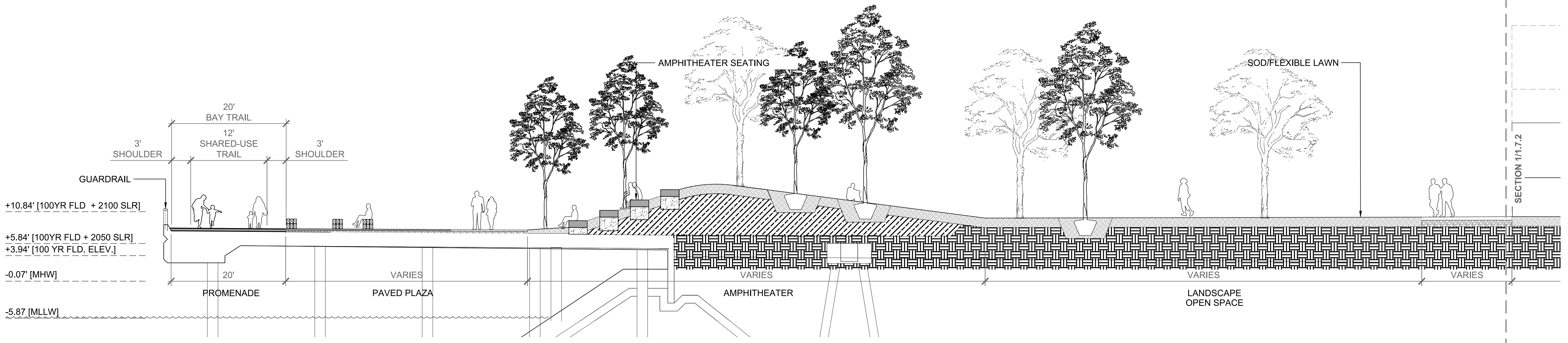


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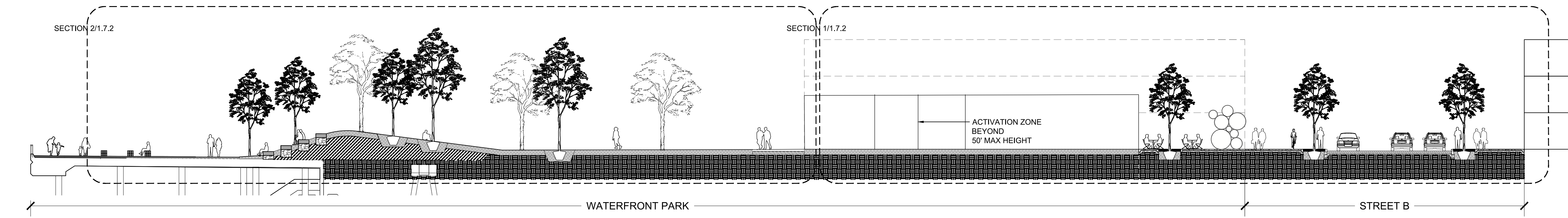
- PLANTING SOILS
- COMPACTED SUBGRADE
- LIGHT WEIGHT SOILS

NOTE: FILL AND PLANTING ON WHARF SUBJECT TO CHANGE PENDING FURTHER STRUCTURAL ANALYSIS OF THE EXISTING WHARF.

1 WATERFRONT PARK AT ACTIVATION ZONE
SCALE: 1/8"=1'-0"



2 WATERFRONT PARK AT HARBOR AMPHITHEATER
SCALE: 1/8"=1'-0"



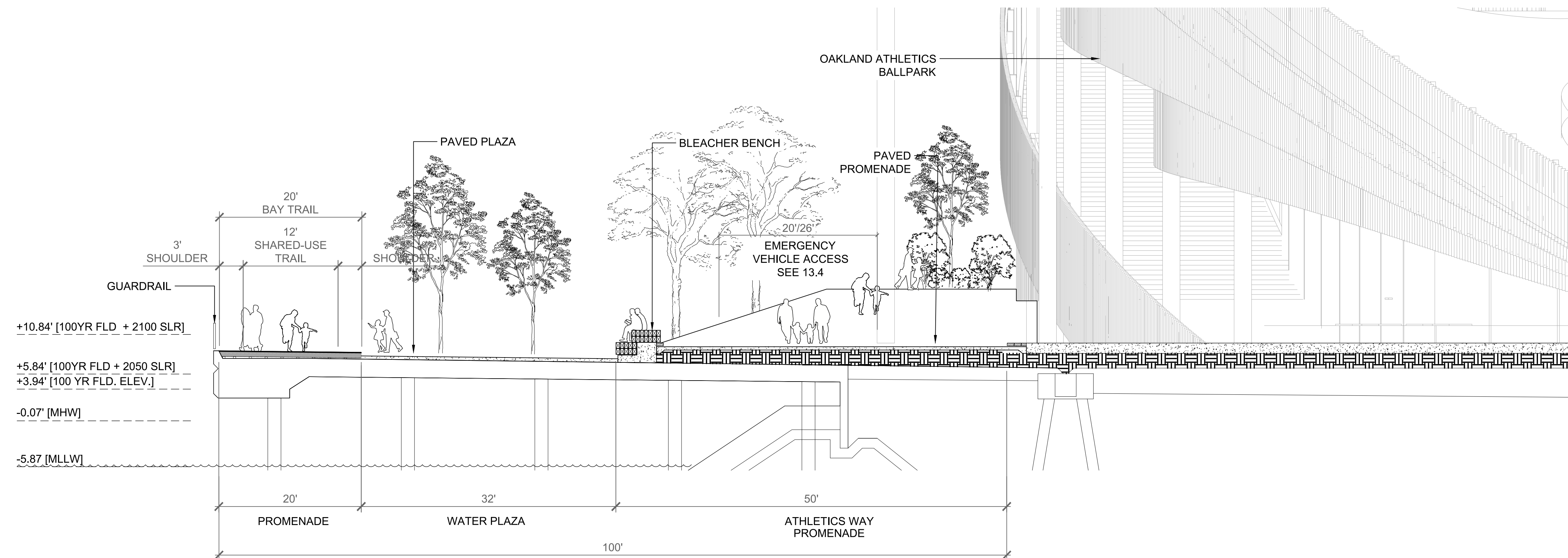
3 WATERFRONT PARK AT HARBOR AMPHITHEATER & ACTIVATION ZONE KEY SECTION
SCALE: 1/16"=1'-0"

*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)

LEGEND:

	PLANTING SOILS
	COMPACTED SUBGRADE
	LIGHT WEIGHT SOILS

NOTE: FILL AND PLANTING ON WHARF SUBJECT TO CHANGE PENDING FURTHER STRUCTURAL ANALYSIS OF THE EXISTING WHARF.



1 WATERFRONT PARK @ WATERPLAZA
SCALE: 1/8"=1'-0"

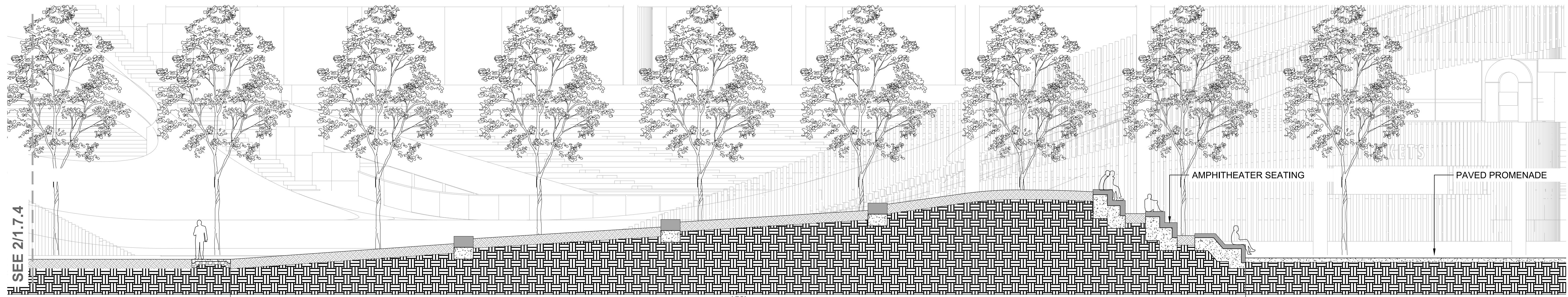
SECTION

*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)

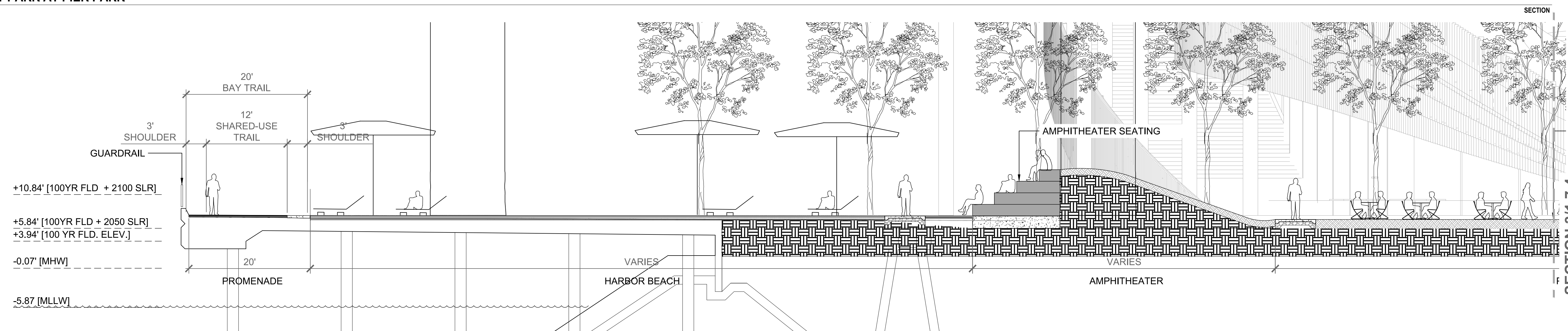
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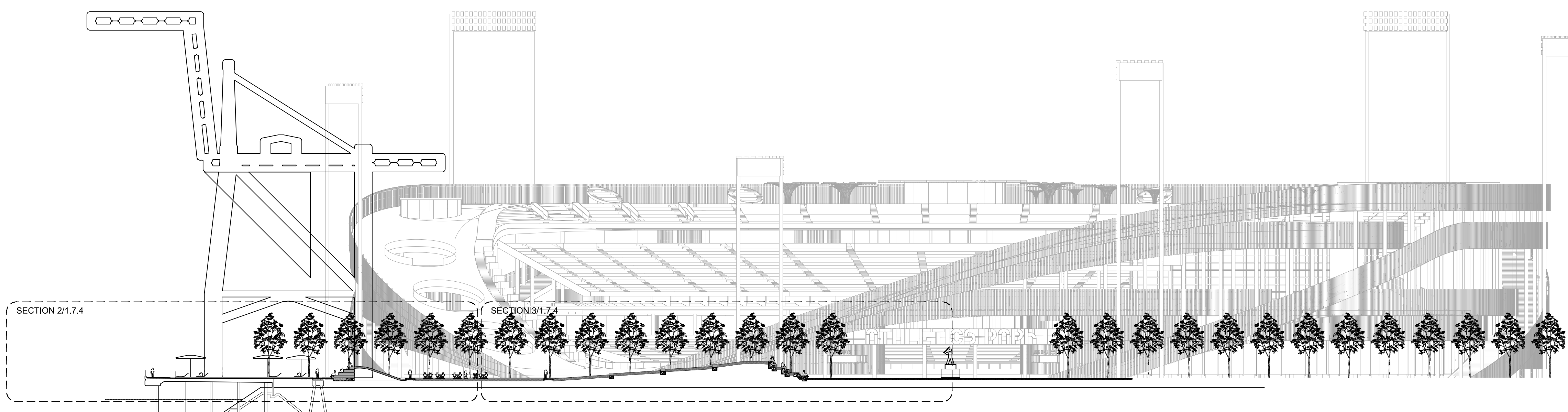
TITLE
SHORELINE SECTIONS 1.7.3
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP PROJECT NAME
 1/8"=1' SCALE
 ARCH D FORMAT
 09/23/22 DATE



3 WATERFRONT PARK AT PIER PARK
SCALE: 1/8"=1'-0"

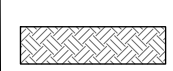

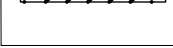


2 WATERFRONT PARK AT PIER PARK
SCALE: 1/8"=1'-0"



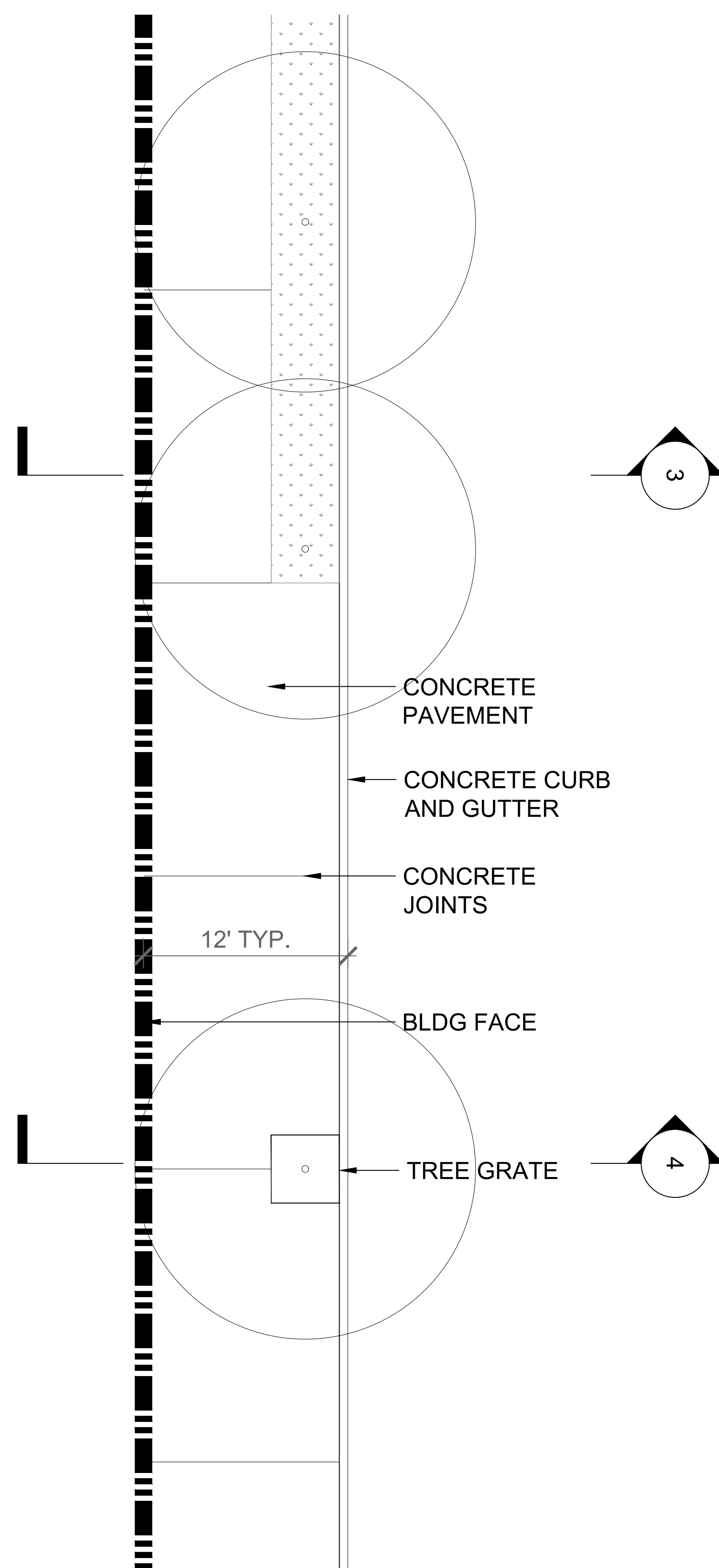
1 PIER PARK KEY SECTION
SCALE: 1/16"=1'-0"

LEGEND:

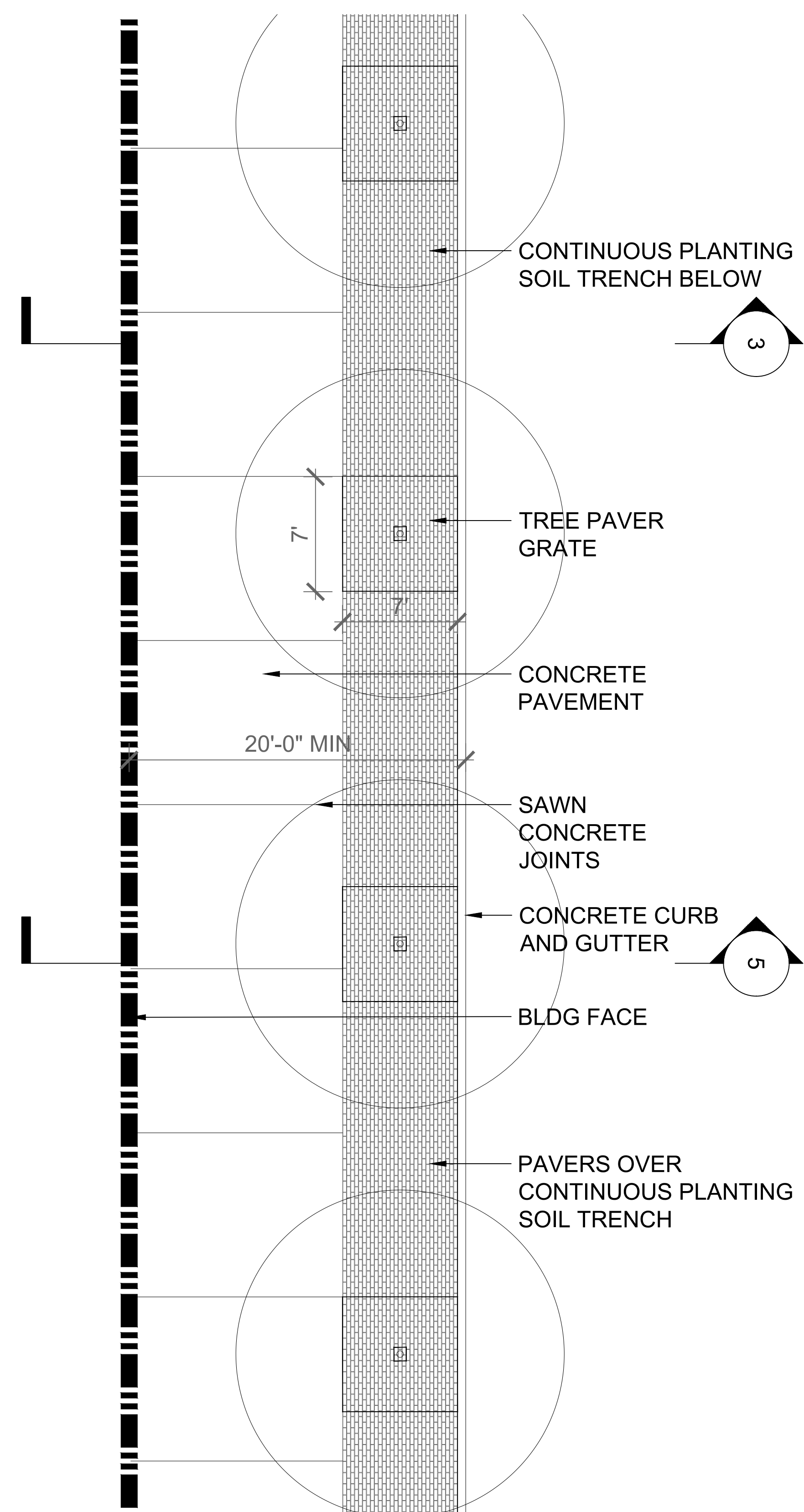
-  PLANTING SOILS
-  COMPACTED SUBGRADE
-  LIGHT WEIGHT SOILS

NOTE: FILL AND PLANTING ON WHARF SUBJECT TO CHANGE PENDING FURTHER STRUCTURAL ANALYSIS OF THE EXISTING WHARF.

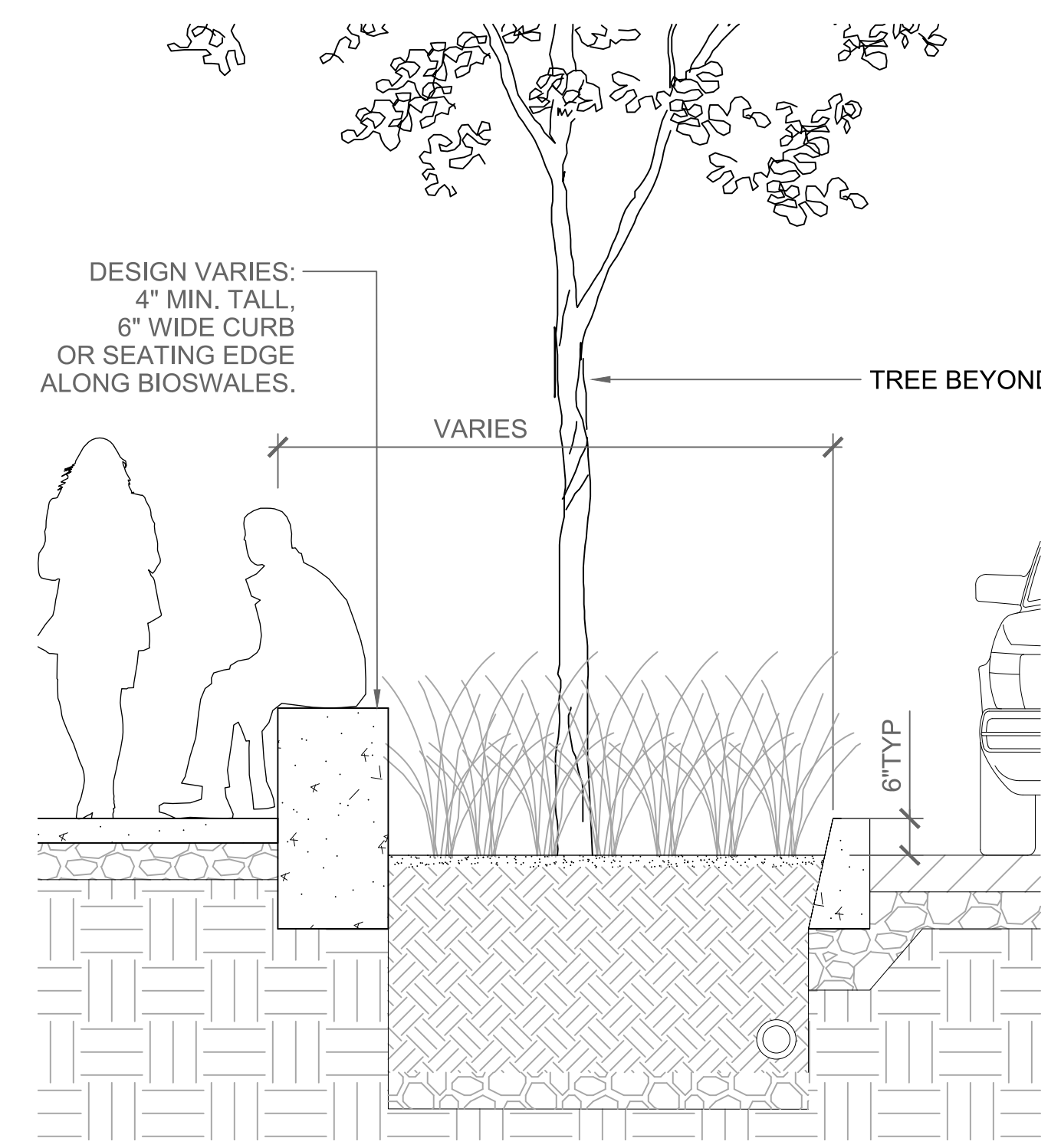
*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)



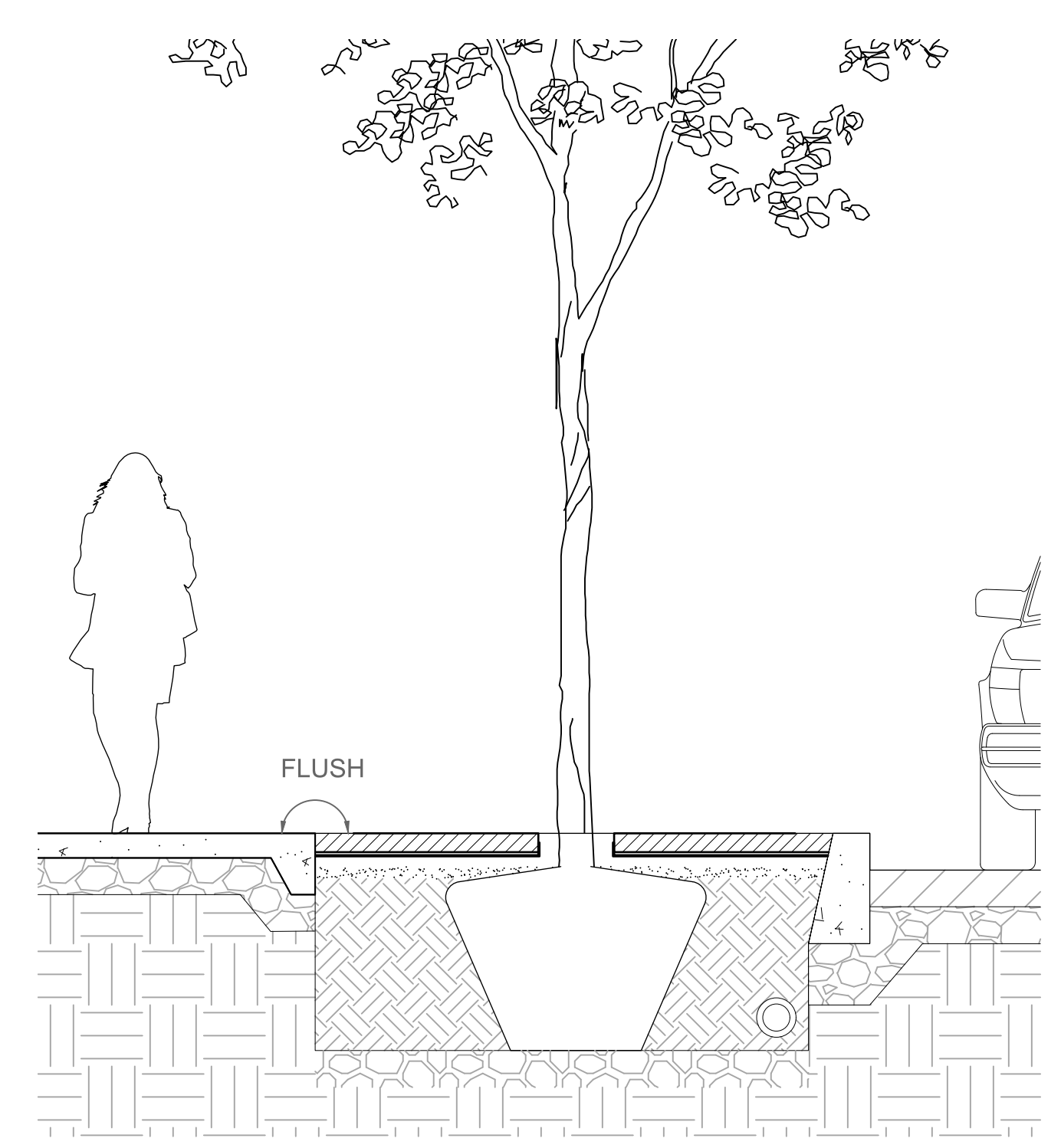
1 DISTRICT D1 SIDEWALK - TYPICAL ENLARGEMENT PLAN
SCALE: 1/8"=1'-0" SECTION



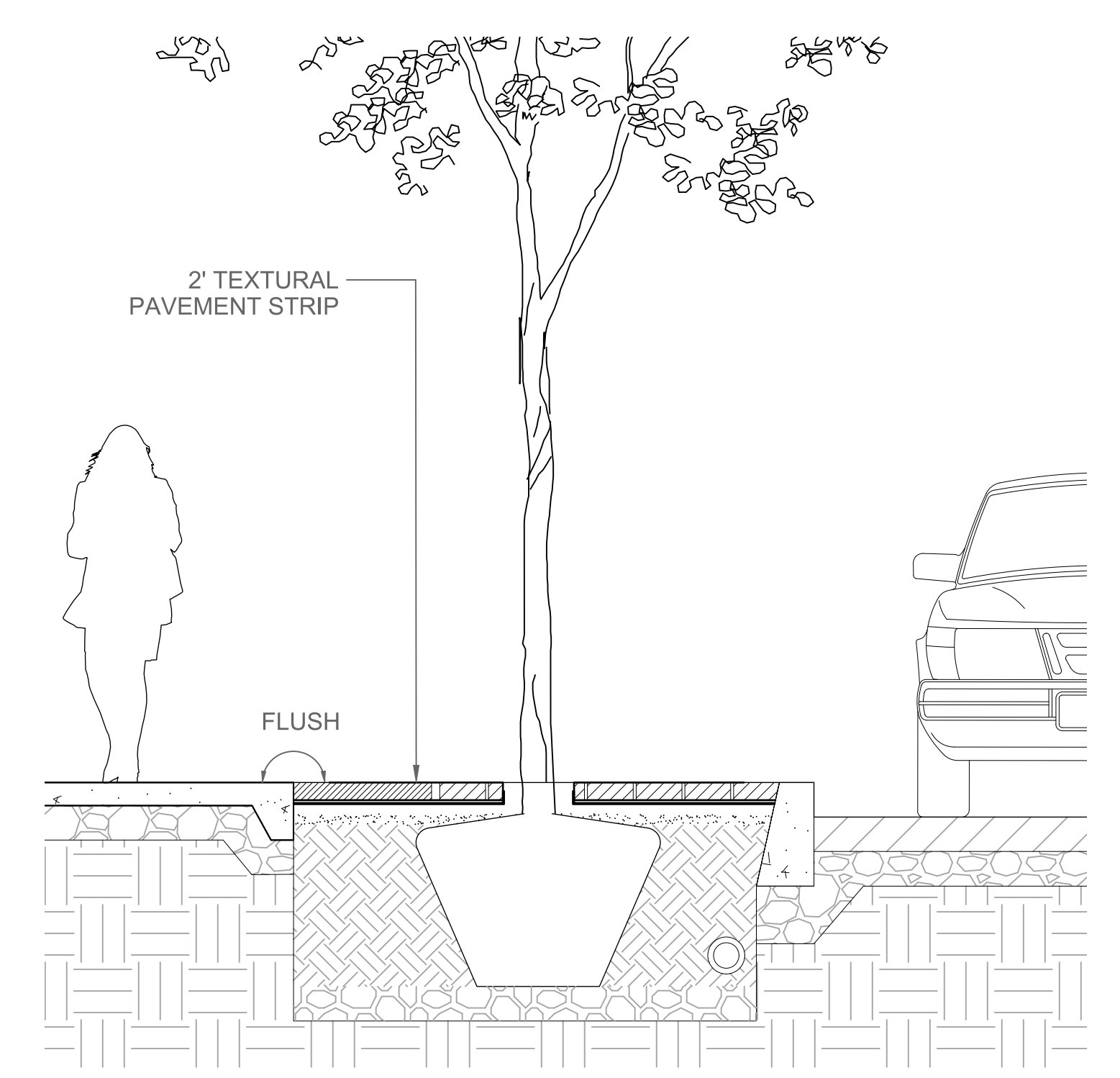
2 MARKET STREET SIDEWALK - TYPICAL ENLARGEMENT PLAN
SCALE: 1/8"=1'-0" SECTION



3 DISTRICT D1 SIDEWALK - TYPICAL SECTION
SCALE: 1/8"=1'-0" SECTION



4 DISTRICT D1 SIDEWALK - TYPICAL SECTION
SCALE: 1/8"=1'-0" SECTION

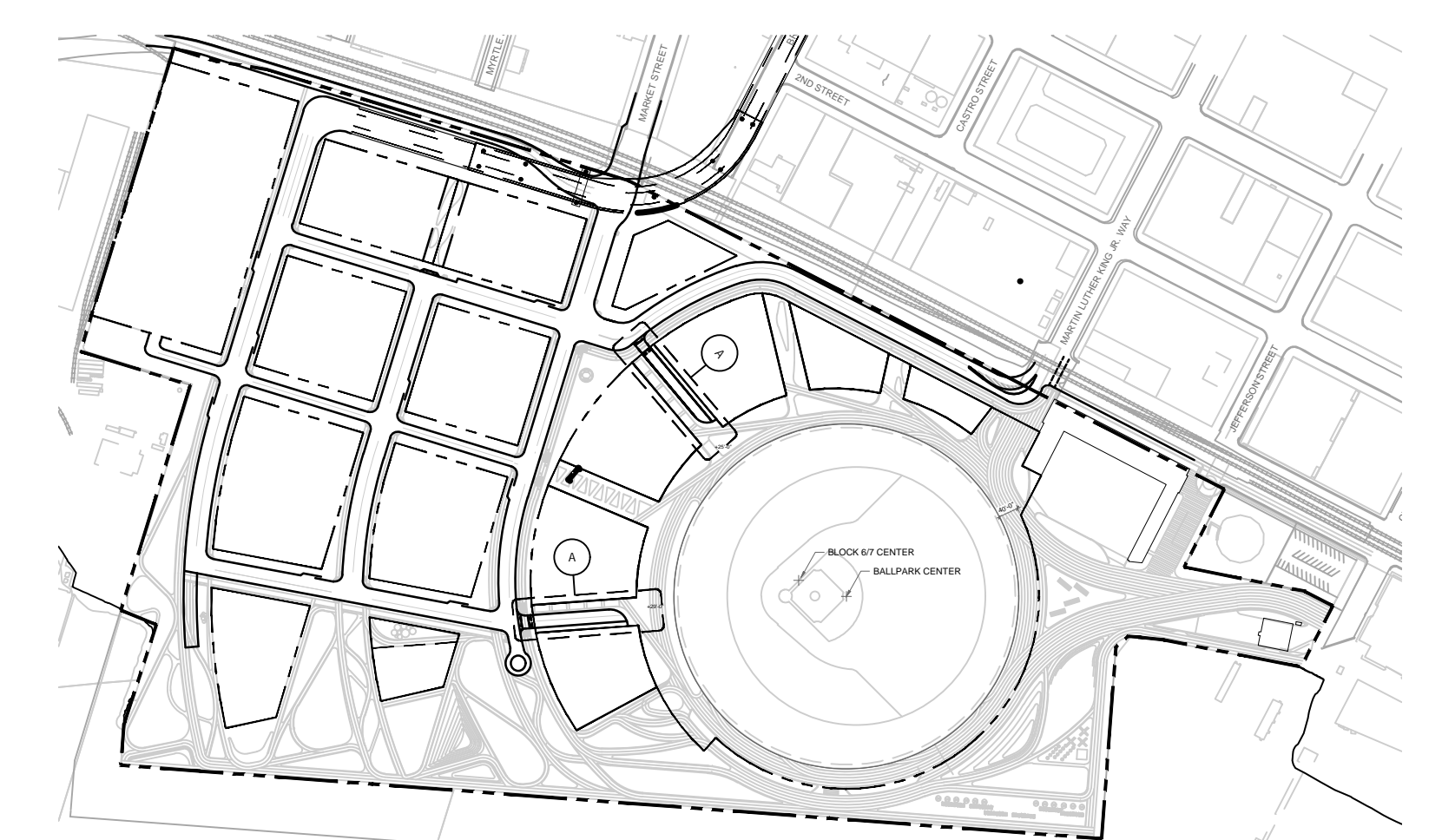
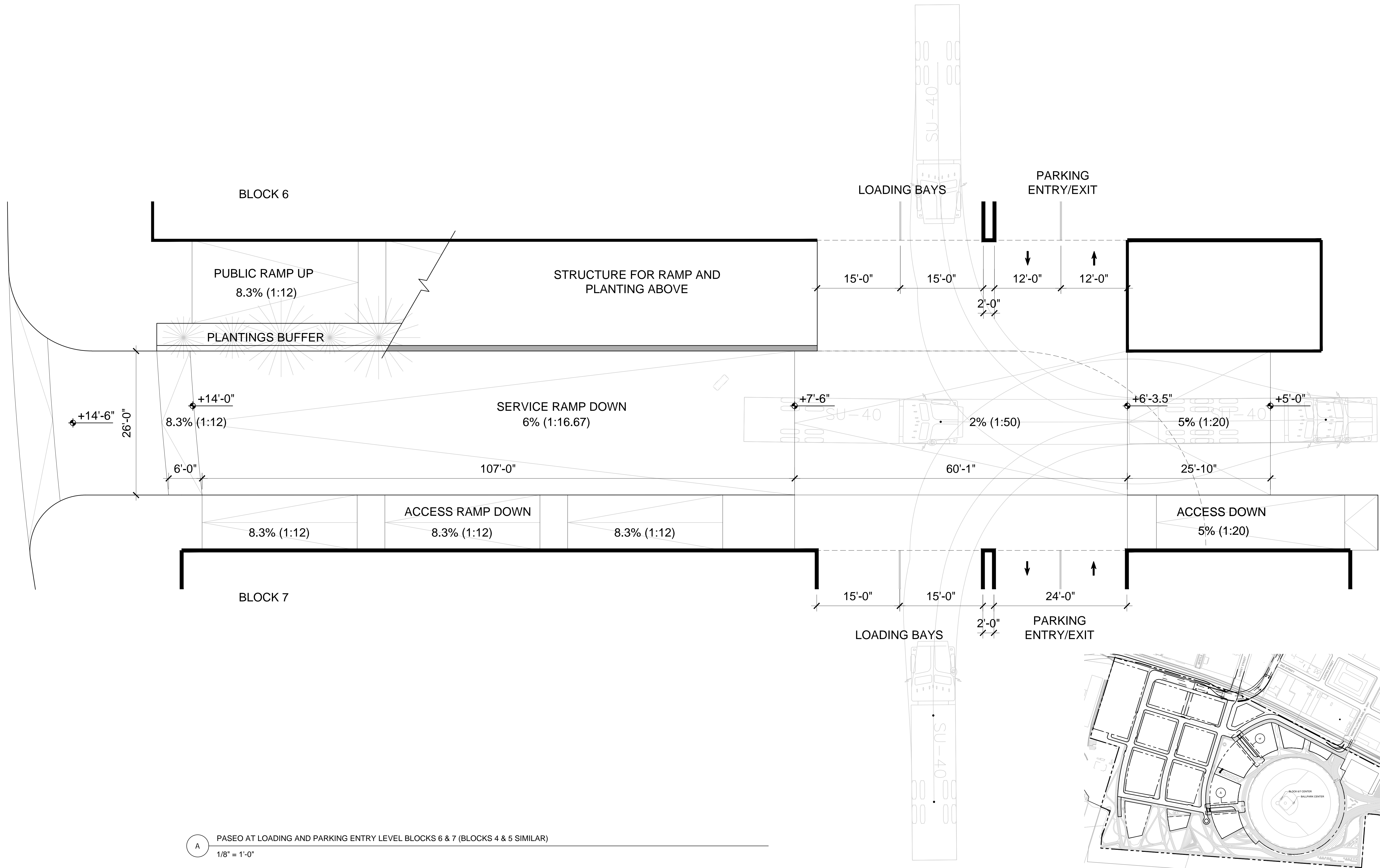


5 MARKET STREET SIDEWALK - TYPICAL SECTION
SCALE: 1/8"=1'-0" SECTION

NOTE:
MANY ELEMENTS WILL NEED TO BE COORDINATED IN THE PROJECT'S STREETScape, INCLUDING, BUT NOT LIMITED TO:

- PLANTINGS AND TREES
- LIGHTS
- ABOVE GROUND AND UNDERGROUND UTILITIES
- STORMWATER TREATMENT
- ADA ACCESS AND PARKING

AS THE DESIGN PROCESS PROGRESSES, IT MAY BECOME CLEAR THAT SOME OF THESE ELEMENTS ARE IN CONFLICT WITH ONE ANOTHER. IN THESE INSTANCES, THE PROJECT TEAM WILL WORK WITH THE CITY OF OAKLAND TO IDENTIFY PRIORITIES AND ENSURE THE DESIGN WORKS.



A PASEO AT LOADING AND PARKING ENTRY LEVEL BLOCKS 6 & 7 (BLOCKS 4 & 5 SIMILAR)
 1/8" = 1'-0"



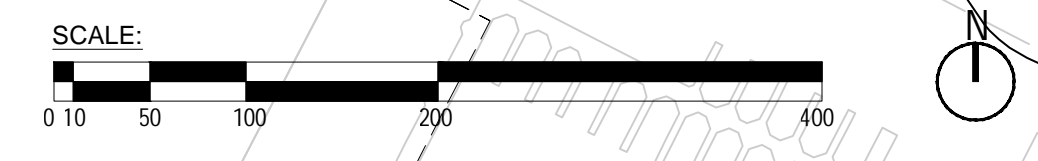
- NOTES:
1. MASSING AND ARCHITECTURE SHOWN ILLUSTRATIVE ONLY, ACTUAL DESIGN AND DEVELOPMENT PROPOSALS WILL VARY IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT PERMIT, FUTURE FDP'S, ZONING, AND DESIGN GUIDELINES.
 2. MASSING SHOWN DOES NOT ILLUSTRATE MAXIMUM HEIGHTS ON ALL BLOCKS.
 3. MASSING ILLUSTRATES HOW THE MAXIMUM DEVELOPMENT PROGRAM MIGHT LAYOUT ON SITE IN ACCORDANCE WITH THE TOWER MASSING REQUIREMENTS IN THE DESIGN GUIDELINES.
 4. MARITIME RESERVATION SCENARIO ILLUSTRATES THE MAXIMUM POTENTIAL IMPACT OF TURNING BASIN EXPANSION. IF A TURNING BASIN EXPANSION OCCURS THAT IS LESS THAN THE MAXIMUM IMPACT, SITE DEVELOPMENT WILL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS ILLUSTRATED HEREIN.



- NOTES:
1. LAYOUT SHOWN IS ILLUSTRATIVE ONLY.
 2. MARTIN LUTHER KING JR. WAY IS NOT THE DESIGNATED TRUCK ROUTE TO THE SITE.
 3. THE MARITIME RESERVATION SCENARIO REFLECTS THE PROPOSED DEVELOPMENT PLAN SHOULD THE PORT OF OAKLAND ELECT TO EXPAND THE INNER HARBOR TURNING BASIN.
 4. MARITIME RESERVATION SCENARIO ILLUSTRATES THE MAXIMUM POTENTIAL IMPACT OF THE TURNING BASIN EXPANSION IF PURSUED BY THE PORT OF OAKLAND AS A SEPARATE PROJECT. IF A TURNING BASIN EXPANSION OCCURS THAT IS LESS THAN THE MAXIMUM IMPACT, SITE DEVELOPMENT WILL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS ILLUSTRATED HEREIN. IN THE MARITIME RESERVATION SCENARIO, 32% OF THE SITE IS REQUIRED TO BE OPEN SPACE.
 5. AN UPDATED SITE PLAN WILL BE REQUIRED FOR THE RECORD ONCE ANY TURNING BASIN EXPANSION PROJECT PROCESS BEGINS WITH THE PORT.

PROPERTY LINE
 100' CURRENT SHORELINE BAND
 PERALTA GRANT LINE
 EXISTING QUAY WALL

LEGISLATIVE LAND TRUST
 EXISTING RIP-RAP WALL





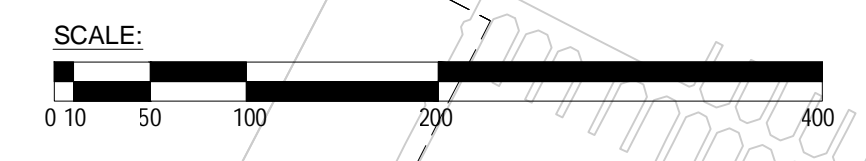
NOTES:
 1. MARITIME RESERVATION SCENARIO ILLUSTRATES THE MAXIMUM POTENTIAL IMPACT OF THE TURNING BASIN EXPANSION IF PURSUED BY THE PORT OF OAKLAND AS A SEPARATE PROJECT. IF A TURNING BASIN EXPANSION OCCURS THAT IS LESS THAN THE MAXIMUM IMPACT, SITE DEVELOPMENT WILL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS ILLUSTRATED HEREIN.

DEVELOPMENT ACREAGE:

DEVELOPMENT PARCEL	ACRES (ac)	LAND USE
BLOCK 1	13.1	Ballpark
BLOCK 2	0.2	Mixed-Use
BLOCK 3	0.5	Mixed-Use
BLOCK 4	1.0	Mixed-Use
BLOCK 5	1.0	Mixed-Use
BLOCK 6	1.0	Mixed-Use
BLOCK 7	0.8	Public Trust Consistent
BLOCK 9	0.5	Mixed-Use
BLOCK 10	1.1	Mixed-Use
BLOCK 11	1.2	Mixed-Use
BLOCK 12	0.9	Mixed-Use
BLOCK 13	1.1	Non-Residential
BLOCK 14	1.3	Non-Residential
BLOCK 17	3.3	Non-Residential
PPP	1.4	Private
TOTAL	28.3	

PROPERTY LINE
 100' CURRENT SHORELINE BAND
 PERALTA GRANT LINE
 EXISTING QUAY WALL

LEGISLATIVE LAND TRUST
 EXISTING RIP-RAP WALL



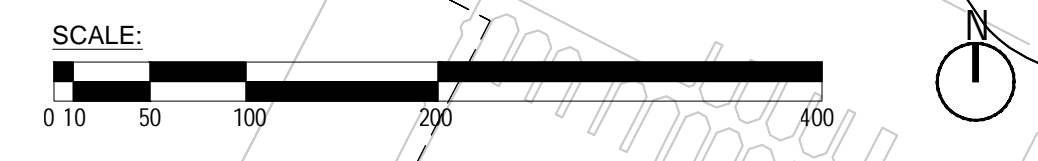


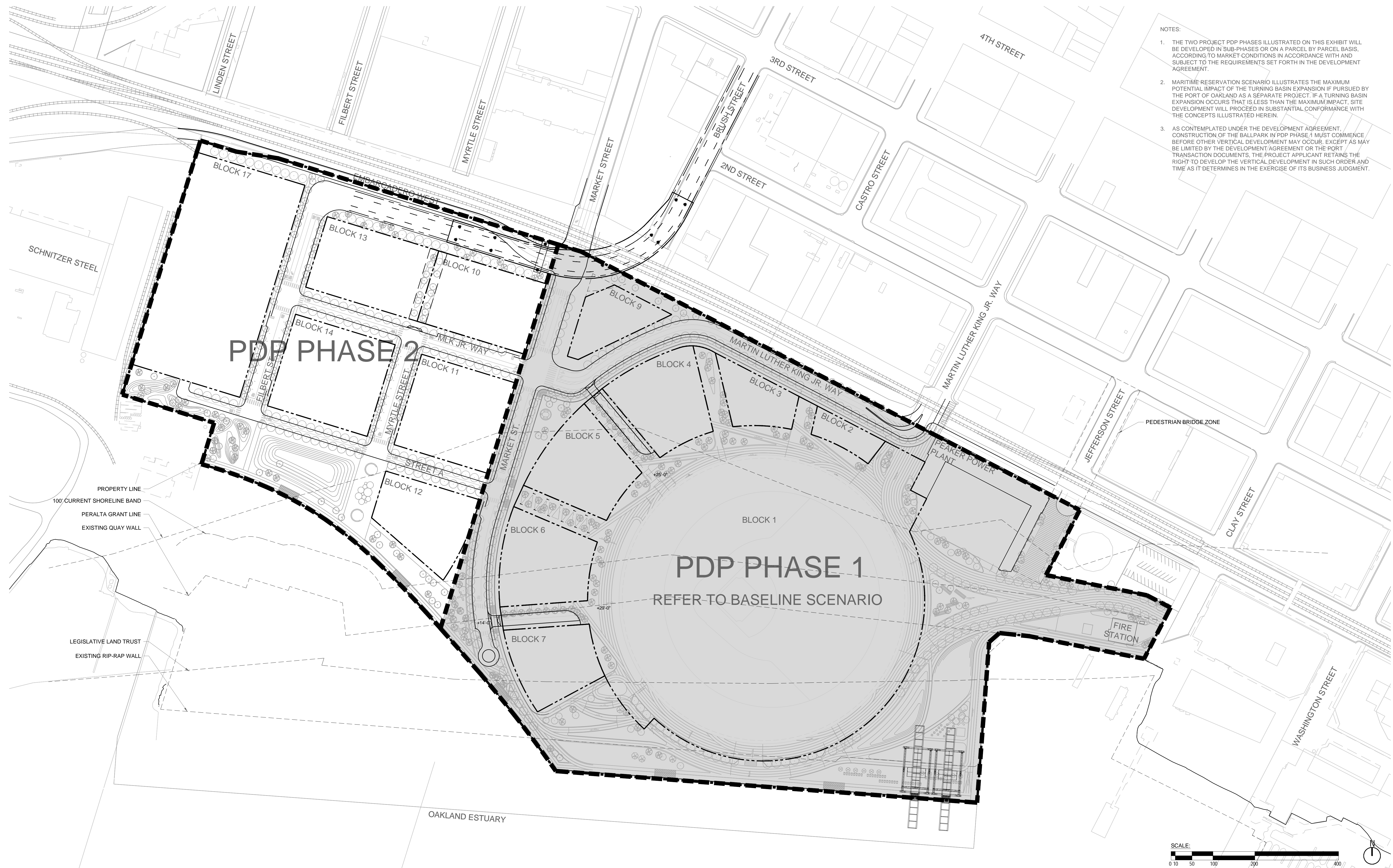
- NOTES:**
- BUILDING FLOOR PLANS SHOWN ARE ILLUSTRATIVE ONLY. ACTUAL DESIGN AND DEVELOPMENT PROPOSALS WILL VARY AS PERMITTED BY THE ZONING, DESIGN GUIDELINES, AND DETAILED IN FINAL DEVELOPMENT PERMIT APPLICATIONS.
 - MARITIME RESERVATION SCENARIO ILLUSTRATES THE MAXIMUM POTENTIAL IMPACT OF THE TURNING BASIN EXPANSION IF PURSUED BY THE PORT OF OAKLAND AS A SEPARATE PROJECT. IF A TURNING BASIN EXPANSION OCCURS THAT IS LESS THAN THE MAXIMUM IMPACT, SITE DEVELOPMENT WILL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS ILLUSTRATED HEREIN.
- LEGEND:**
- LOBBIES
 - SERVICE
 - ACTIVATION*
 - ACTIVATION* ALLOWED, NOT REQUIRED
- * ACTIVATION AS DEFINED IN THE DESIGN GUIDELINES

PROPERTY LINE
100' CURRENT SHORELINE BAND
PERALTA GRANT LINE
EXISTING QUAY WALL

LEGISLATIVE LAND TRUST
EXISTING RIP-RAP WALL

REFER TO BASELINE SCENARIO



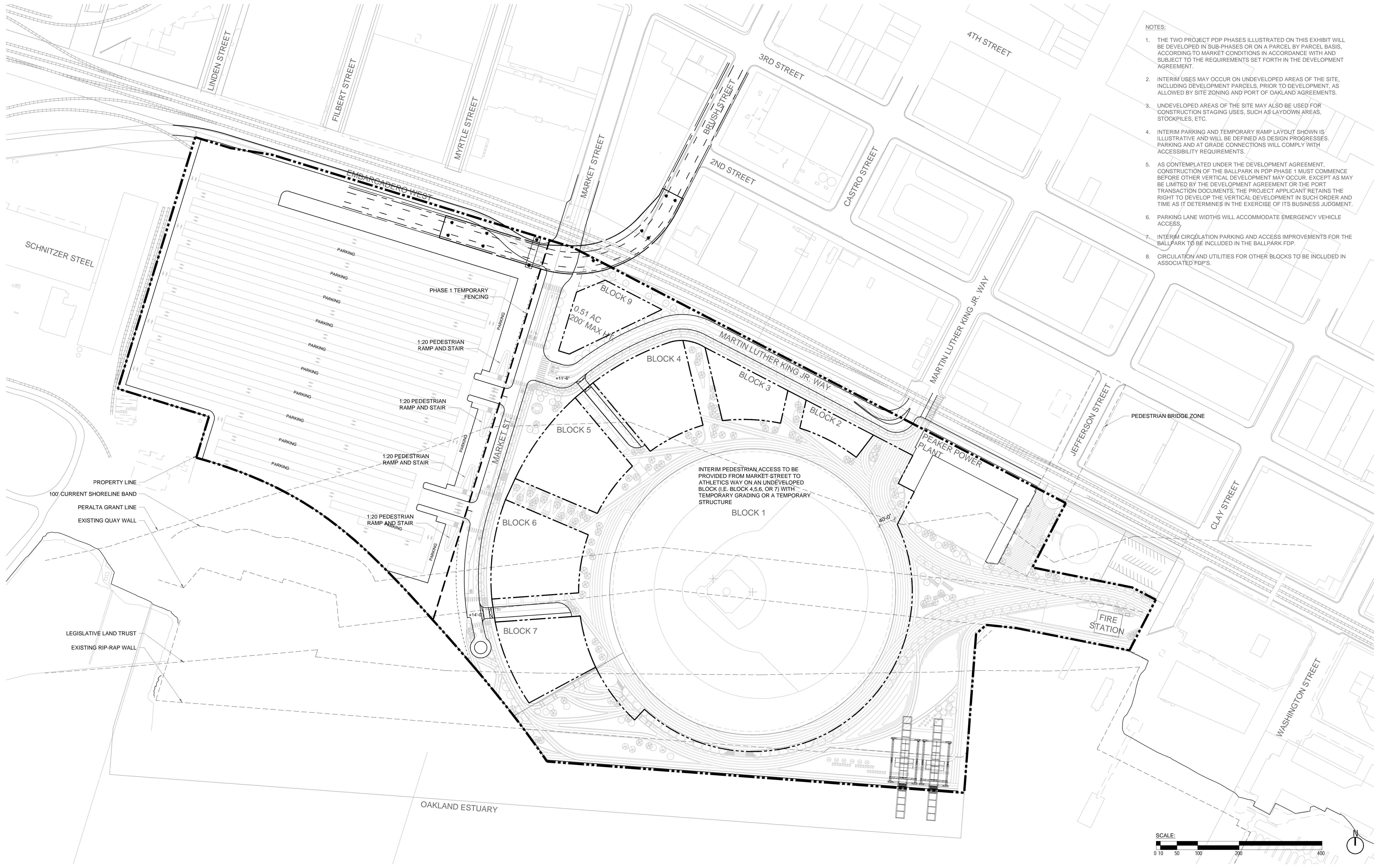


- NOTES:
1. THE TWO PROJECT PDP PHASES ILLUSTRATED ON THIS EXHIBIT WILL BE DEVELOPED IN SUB-PHASES OR ON A PARCEL BY PARCEL BASIS, ACCORDING TO MARKET CONDITIONS IN ACCORDANCE WITH AND SUBJECT TO THE REQUIREMENTS SET FORTH IN THE DEVELOPMENT AGREEMENT.
 2. MARITIME RESERVATION SCENARIO ILLUSTRATES THE MAXIMUM POTENTIAL IMPACT OF THE TURNING BASIN EXPANSION IF PURSUED BY THE PORT OF OAKLAND AS A SEPARATE PROJECT. IF A TURNING BASIN EXPANSION OCCURS THAT IS LESS THAN THE MAXIMUM IMPACT, SITE DEVELOPMENT WILL PROCEED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS ILLUSTRATED HEREIN.
 3. AS CONTEMPLATED UNDER THE DEVELOPMENT AGREEMENT, CONSTRUCTION OF THE BALLPARK IN PDP PHASE 1 MUST COMMENCE BEFORE OTHER VERTICAL DEVELOPMENT MAY OCCUR, EXCEPT AS MAY BE LIMITED BY THE DEVELOPMENT AGREEMENT OR THE PORT TRANSACTION DOCUMENTS. THE PROJECT APPLICANT RETAINS THE RIGHT TO DEVELOP THE VERTICAL DEVELOPMENT IN SUCH ORDER AND TIME AS IT DETERMINES IN THE EXERCISE OF ITS BUSINESS JUDGMENT.

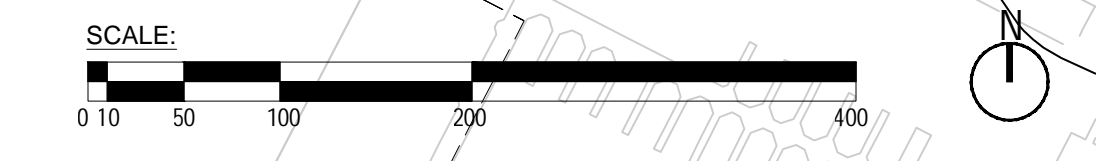
PROPERTY LINE
 100' CURRENT SHORELINE BAND
 PERALTA GRANT LINE
 EXISTING QUAY WALL


LEGISLATIVE LAND TRUST
 EXISTING RIP-RAP WALL





- NOTES:
1. THE TWO PROJECT PDP PHASES ILLUSTRATED ON THIS EXHIBIT WILL BE DEVELOPED IN SUB-PHASES OR ON A PARCEL BY PARCEL BASIS, ACCORDING TO MARKET CONDITIONS IN ACCORDANCE WITH AND SUBJECT TO THE REQUIREMENTS SET FORTH IN THE DEVELOPMENT AGREEMENT.
 2. INTERIM USES MAY OCCUR ON UNDEVELOPED AREAS OF THE SITE, INCLUDING DEVELOPMENT PARCELS, PRIOR TO DEVELOPMENT, AS ALLOWED BY SITE ZONING AND PORT OF OAKLAND AGREEMENTS.
 3. UNDEVELOPED AREAS OF THE SITE MAY ALSO BE USED FOR CONSTRUCTION STAGING USES, SUCH AS LAYDOWN AREAS, STOCKPILES, ETC.
 4. INTERIM PARKING AND TEMPORARY RAMP LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES. PARKING AND AT GRADE CONNECTIONS WILL COMPLY WITH ACCESSIBILITY REQUIREMENTS.
 5. AS CONTEMPLATED UNDER THE DEVELOPMENT AGREEMENT, CONSTRUCTION OF THE BALLPARK IN PDP PHASE 1 MUST COMMENCE BEFORE OTHER VERTICAL DEVELOPMENT MAY OCCUR, EXCEPT AS MAY BE LIMITED BY THE DEVELOPMENT AGREEMENT OR THE PORT TRANSACTION DOCUMENTS. THE PROJECT APPLICANT RETAINS THE RIGHT TO DEVELOP THE VERTICAL DEVELOPMENT IN SUCH ORDER AND TIME AS IT DETERMINES IN THE EXERCISE OF ITS BUSINESS JUDGMENT.
 6. PARKING LANE WIDTHS WILL ACCOMMODATE EMERGENCY VEHICLE ACCESS.
 7. INTERIM CIRCULATION PARKING AND ACCESS IMPROVEMENTS FOR THE BALLPARK TO BE INCLUDED IN THE BALLPARK FDP.
 8. CIRCULATION AND UTILITIES FOR OTHER BLOCKS TO BE INCLUDED IN ASSOCIATED FDP'S.



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 BJARKE INGELS GROUP
 45 MAIN STREET, FLOOR 9
 BROOKLYN, NY 11201 USA
 TEL: +1 347-549-4141 FAX: +1 866-738-4336

TITLE
M.R.S. ILLUSTRATIVE DEVELOPMENT PLAN - PDP PHASE 1.2.1.6

TITLE
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP ARCH D 09/23/22
 PROJECT NAME SCALE FORMAT DATE

- LEGEND**
- PROJECT SITE BOUNDARY
 - OFFSITE PROPERTY BOUNDARY
 - - - GRADE BREAK
 - EX EXISTING GRADE
 - FF FINISHED FLOOR
 - FG FINISHED GRADE

- NOTES:**
1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
 2. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.

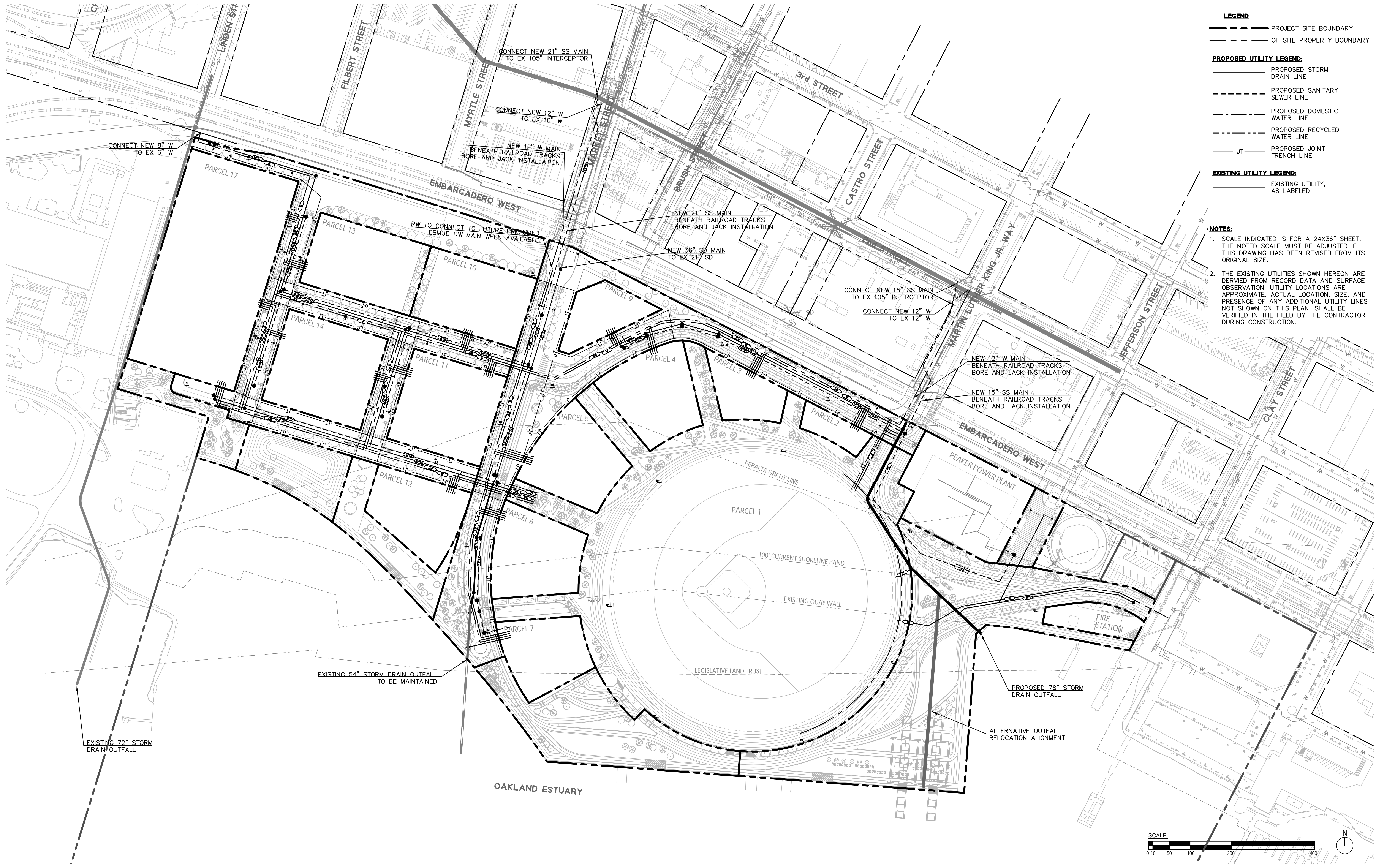


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BKF ENGINEERS
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 Redwood City, CA 94065
 TEL: +1 650 482 6300

M.R.S. PRELIMINARY GRADING PLAN 2.2.1

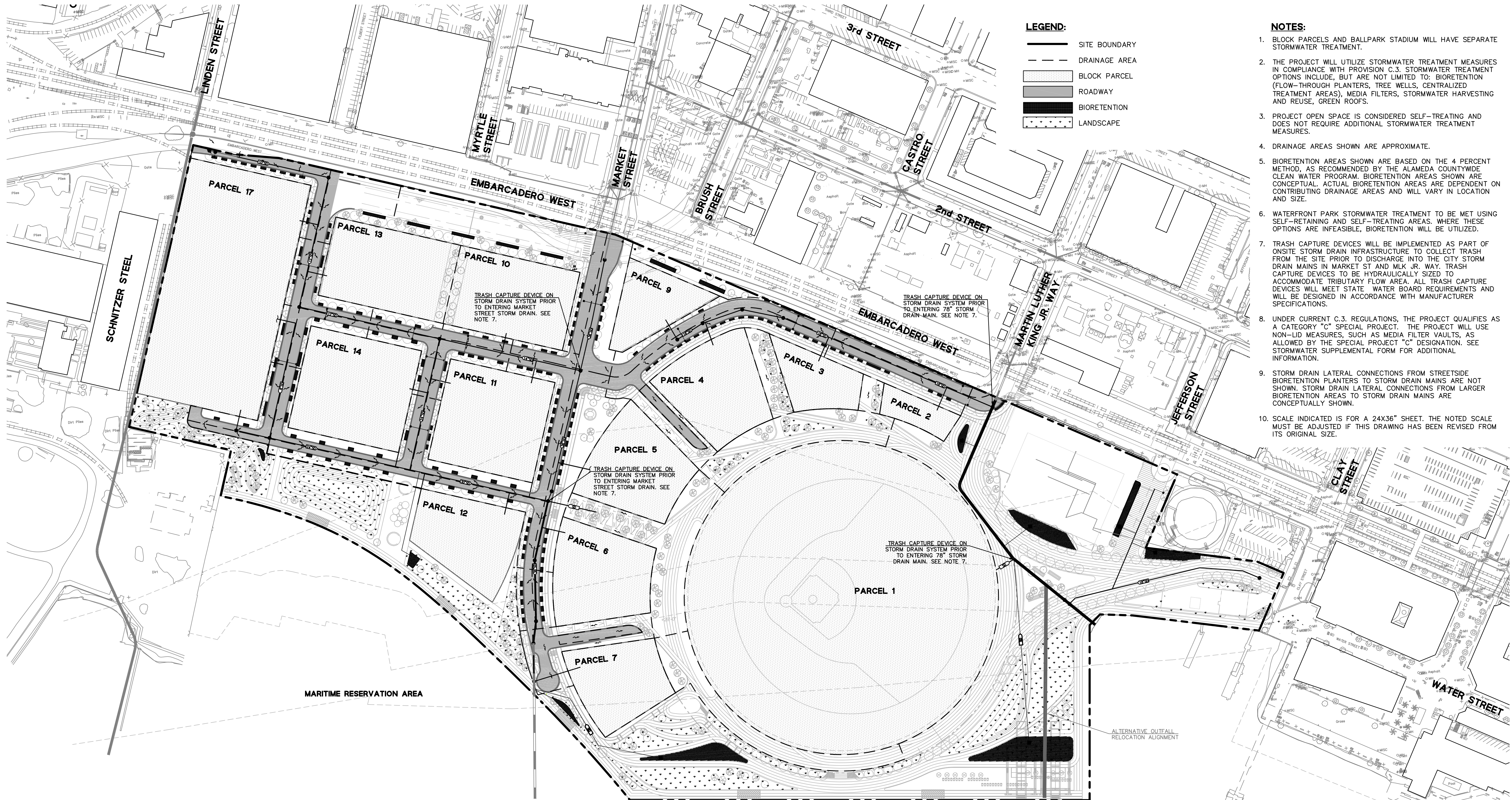
TITLE DRAWING NO.
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP ARCH D 09/23/22
 PROJECT NAME SCALE FORMAT DATE
 1"=100' ARCH D 09/23/22
 SCALE DATE



- LEGEND**
- PROJECT SITE BOUNDARY
 - - - OFFSITE PROPERTY BOUNDARY
- PROPOSED UTILITY LEGEND:**
- PROPOSED STORM DRAIN LINE
 - - - PROPOSED SANITARY SEWER LINE
 - PROPOSED DOMESTIC WATER LINE
 - - - PROPOSED RECYCLED WATER LINE
 - JT — PROPOSED JOINT TRENCH LINE
- EXISTING UTILITY LEGEND:**
- EXISTING UTILITY, AS LABELED

- NOTES:**
1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
 2. THE EXISTING UTILITIES SHOWN HEREON ARE DERIVED FROM RECORD DATA AND SURFACE OBSERVATION. UTILITY LOCATIONS ARE APPROXIMATE. ACTUAL LOCATION, SIZE, AND PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.





LEGEND:

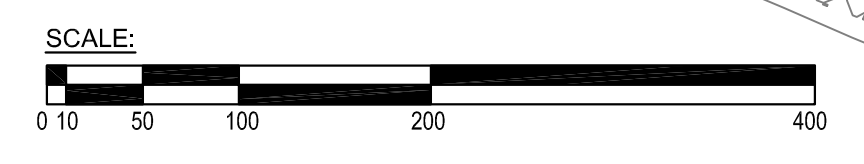
- SITE BOUNDARY
- - - DRAINAGE AREA
- ▨ BLOCK PARCEL
- ▩ ROADWAY
- BIORETENTION
- ⋯ LANDSCAPE

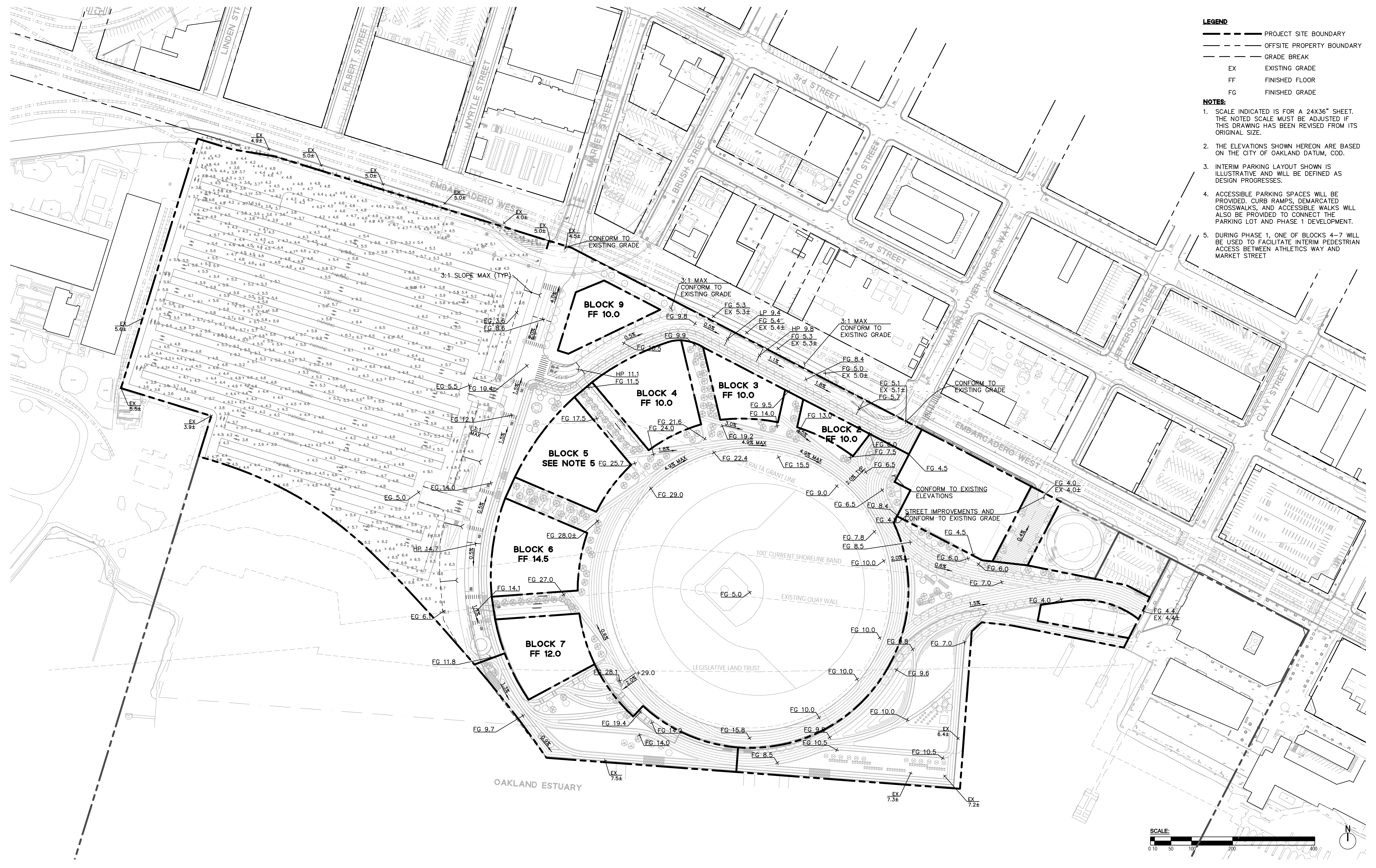
- NOTES:**
- BLOCK PARCELS AND BALLPARK STADIUM WILL HAVE SEPARATE STORMWATER TREATMENT.
 - THE PROJECT WILL UTILIZE STORMWATER TREATMENT MEASURES IN COMPLIANCE WITH PROVISION C.3. STORMWATER TREATMENT OPTIONS INCLUDE, BUT ARE NOT LIMITED TO: BIORETENTION (FLOW-THROUGH PLANTERS, TREE WELLS, CENTRALIZED TREATMENT AREAS), MEDIA FILTERS, STORMWATER HARVESTING AND REUSE, GREEN ROOFS.
 - PROJECT OPEN SPACE IS CONSIDERED SELF-TREATING AND DOES NOT REQUIRE ADDITIONAL STORMWATER TREATMENT MEASURES.
 - DRAINAGE AREAS SHOWN ARE APPROXIMATE.
 - BIORETENTION AREAS SHOWN ARE BASED ON THE 4 PERCENT METHOD, AS RECOMMENDED BY THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM. BIORETENTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL BIORETENTION AREAS ARE DEPENDENT ON CONTRIBUTING DRAINAGE AREAS AND WILL VARY IN LOCATION AND SIZE.
 - WATERFRONT PARK STORMWATER TREATMENT TO BE MET USING SELF-RETAINING AND SELF-TREATING AREAS. WHERE THESE OPTIONS ARE INFEASIBLE, BIORETENTION WILL BE UTILIZED.
 - TRASH CAPTURE DEVICES WILL BE IMPLEMENTED AS PART OF ONSITE STORM DRAIN INFRASTRUCTURE TO COLLECT TRASH FROM THE SITE PRIOR TO DISCHARGE INTO THE CITY STORM DRAIN MAINS IN MARKET ST AND MLK JR. WAY. TRASH CAPTURE DEVICES TO BE HYDRAULICALLY SIZED TO ACCOMMODATE TRIBUTARY FLOW AREA. ALL TRASH CAPTURE DEVICES WILL MEET STATE WATER BOARD REQUIREMENTS AND WILL BE DESIGNED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
 - UNDER CURRENT C.3. REGULATIONS, THE PROJECT QUALIFIES AS A CATEGORY "C" SPECIAL PROJECT. THE PROJECT WILL USE NON-LID MEASURES, SUCH AS MEDIA FILTER VAULTS, AS ALLOWED BY THE SPECIAL PROJECT "C" DESIGNATION. SEE STORMWATER SUPPLEMENTAL FORM FOR ADDITIONAL INFORMATION.
 - STORM DRAIN LATERAL CONNECTIONS FROM STREETSIDE BIORETENTION PLANTERS TO STORM DRAIN MAINS ARE NOT SHOWN. STORM DRAIN LATERAL CONNECTIONS FROM LARGER BIORETENTION AREAS TO STORM DRAIN MAINS ARE CONCEPTUALLY SHOWN.
 - SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.

MARITIME RESERVATION AREA

OAKLAND ESTUARY

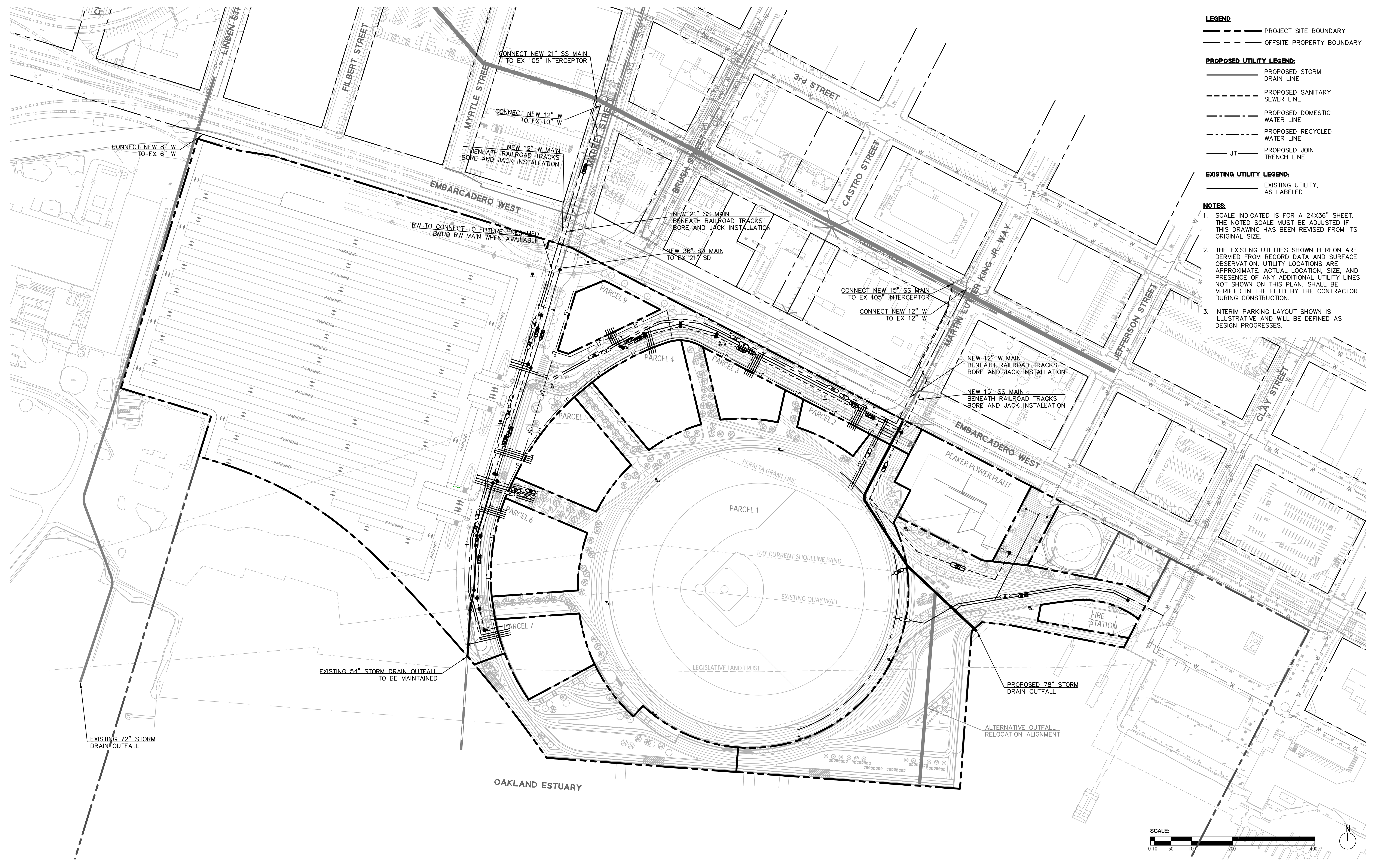
REQUIRED TREATMENT AREA			
	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA (SF) AT 4%
STREETS	518000	0	20700
ATHLETICS WAY	217800	0	8700
WATERFRONT PARK	150000	150000	6000





- LEGEND**
- PROJECT SITE BOUNDARY
 - OFFSITE PROPERTY BOUNDARY
 - - - GRADE BREAK
 - EX EXISTING GRADE
 - FF FINISHED FLOOR
 - FG FINISHED GRADE

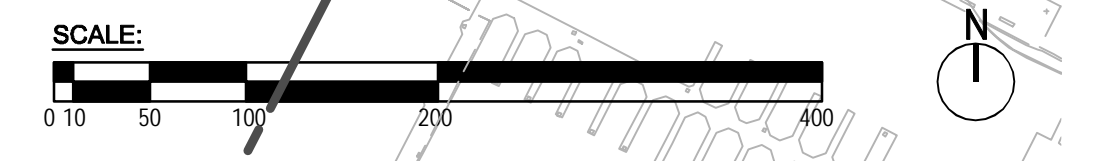
- NOTES:**
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 2. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.
 3. INTERIM PARKING LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES.
 4. ACCESSIBLE PARKING SPACES WILL BE PROVIDED. CURB RAMPS, DEMARCATED CROSSWALKS, AND ACCESSIBLE WALKS WILL ALSO BE PROVIDED TO CONNECT THE PARKING LOT AND PHASE 1 DEVELOPMENT.
 5. DURING PHASE 1, ONE OF BLOCKS 4-7 WILL BE USED TO FACILITATE INTERIM PEDESTRIAN ACCESS BETWEEN ATHLETICS WAY AND MARKET STREET



- LEGEND**
- PROJECT SITE BOUNDARY
 - - - OFFSITE PROPERTY BOUNDARY
- PROPOSED UTILITY LEGEND:**
- PROPOSED STORM DRAIN LINE
 - - - PROPOSED SANITARY SEWER LINE
 - - - PROPOSED DOMESTIC WATER LINE
 - - - PROPOSED RECYCLED WATER LINE
 - JT — PROPOSED JOINT TRENCH LINE

- EXISTING UTILITY LEGEND:**
- EXISTING UTILITY, AS LABELED

- NOTES:**
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 3. INTERIM PARKING LAYOUT SHOWN IS ILLUSTRATIVE AND WILL BE DEFINED AS DESIGN PROGRESSES.

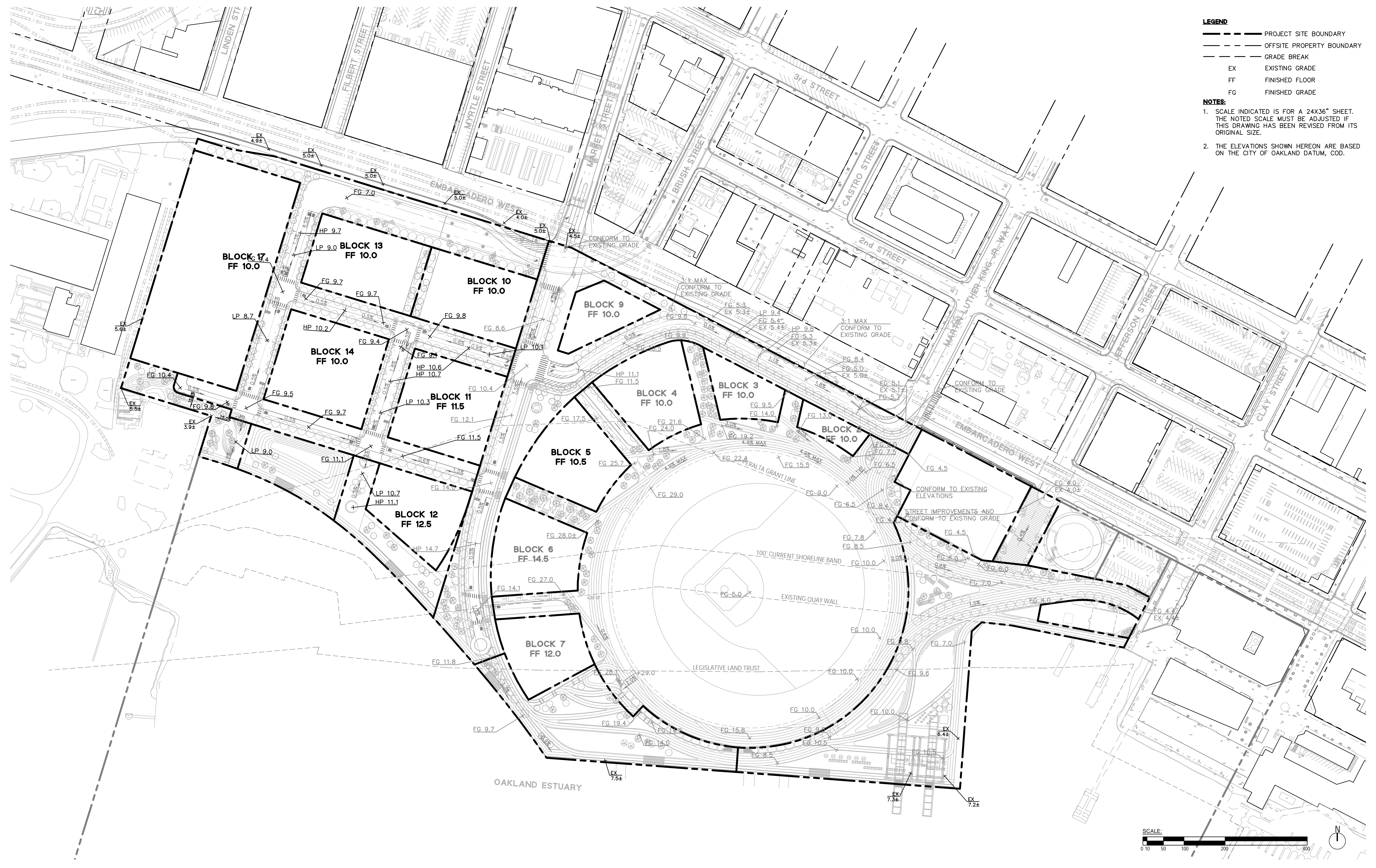


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M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN - PDP PHASE 1 2.2.11

TITLE: OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP PROJECT NAME
 SCALE: 1"=100'
 ARCH D 09/23/22
 DATE



- LEGEND**
- PROJECT SITE BOUNDARY
 - OFFSITE PROPERTY BOUNDARY
 - GRADE BREAK
 - EX EXISTING GRADE
 - FF FINISHED FLOOR
 - FG FINISHED GRADE
- NOTES:**
1. SCALE INDICATED IS FOR A 24X36" SHEET. THE NOTED SCALE MUST BE ADJUSTED IF THIS DRAWING HAS BEEN REVISED FROM ITS ORIGINAL SIZE.
 2. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OAKLAND DATUM, COD.

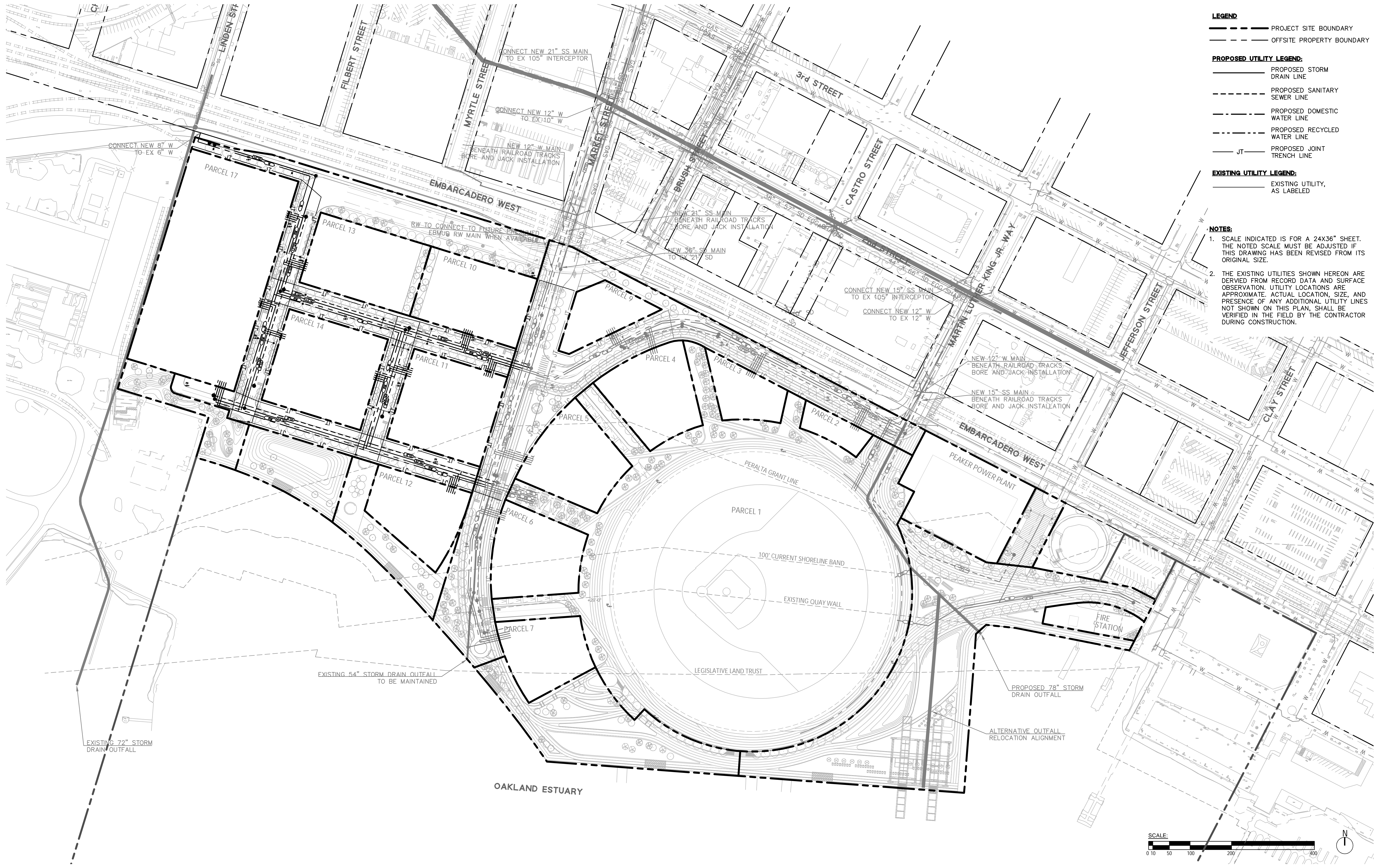


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M.R.S. PRELIMINARY GRADING PLAN - PDP PHASE 2 2.2.12

TITLE DRAWING NO.
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP 1"=100' ARCH D 09/23/22
 PROJECT NAME SCALE FORMAT DATE



- LEGEND**
- PROJECT SITE BOUNDARY
 - - - OFFSITE PROPERTY BOUNDARY
- PROPOSED UTILITY LEGEND:**
- PROPOSED STORM DRAIN LINE
 - - - PROPOSED SANITARY SEWER LINE
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- EXISTING UTILITY LEGEND:**
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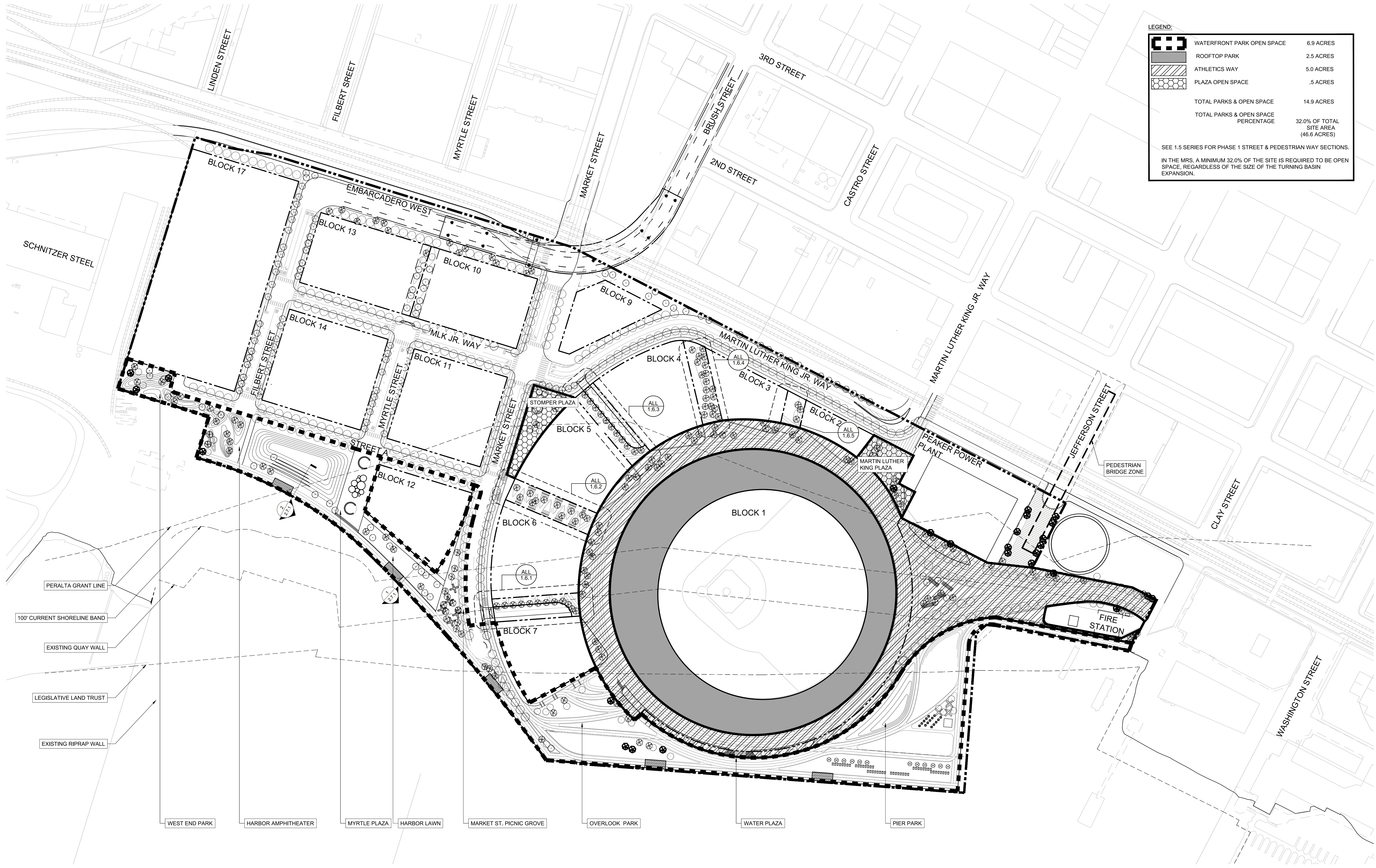


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M.R.S. PRELIMINARY STORM, SEWER, & WATER PLAN - PDP PHASE 2.2.13

TITLE: OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP
 PROJECT NAME: OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP
 SCALE: 1"=100'
 ARCH D
 DATE: 09/23/22



LEGEND:

	WATERFRONT PARK OPEN SPACE	6.9 ACRES
	ROOFTOP PARK	2.5 ACRES
	ATHLETICS WAY	5.0 ACRES
	PLAZA OPEN SPACE	.5 ACRES
	TOTAL PARKS & OPEN SPACE	14.9 ACRES
	TOTAL PARKS & OPEN SPACE PERCENTAGE	32.0% OF TOTAL SITE AREA (46.6 ACRES)

SEE 1.5 SERIES FOR PHASE 1 STREET & PEDESTRIAN WAY SECTIONS.
 IN THE MRS, A MINIMUM 32.0% OF THE SITE IS REQUIRED TO BE OPEN SPACE, REGARDLESS OF THE SIZE OF THE TURNING BASIN EXPANSION.

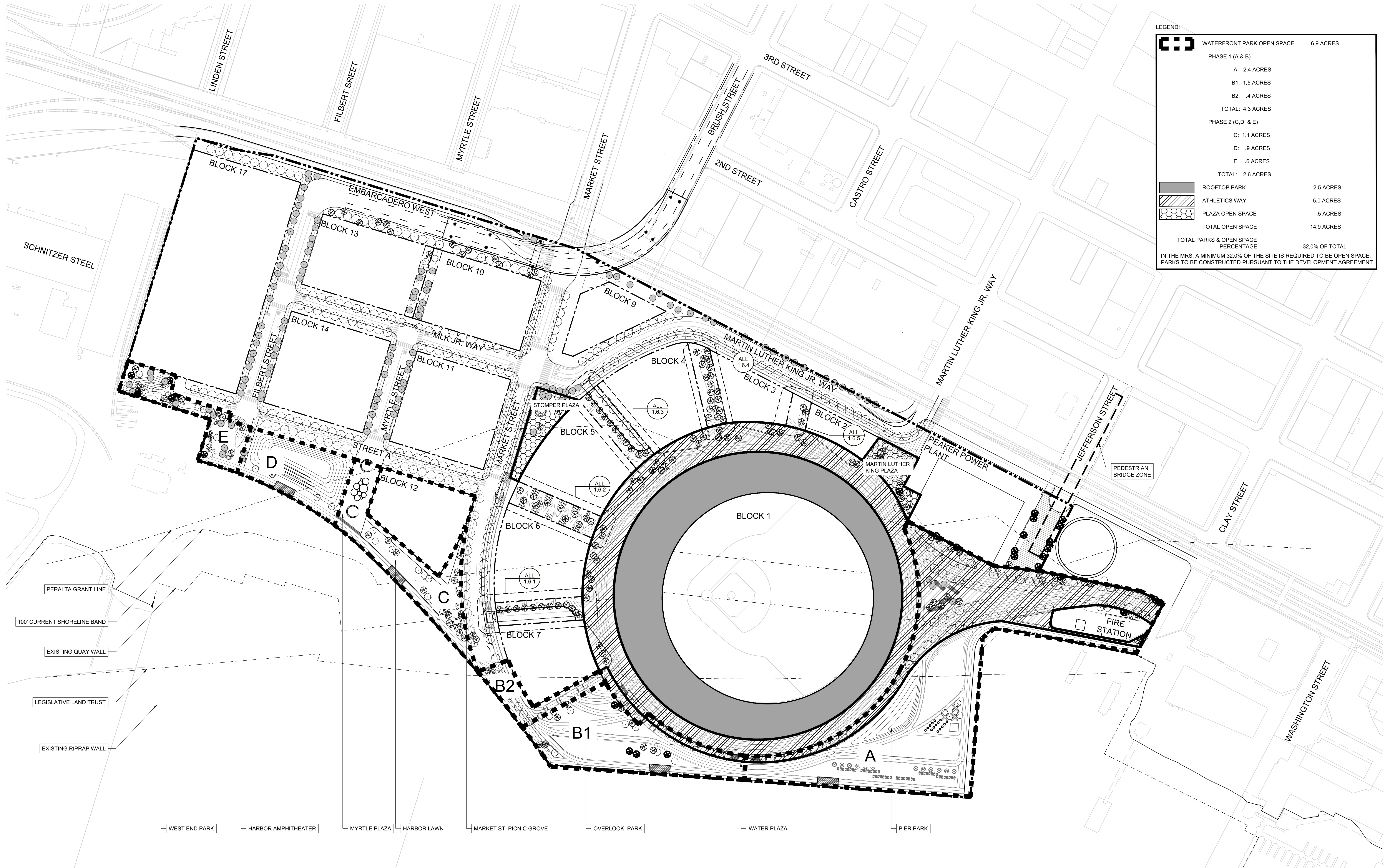
- PERALTA GRANT LINE
- 100' CURRENT SHORELINE BAND
- EXISTING QUAY WALL
- LEGISLATIVE LAND TRUST
- EXISTING RIPRAP WALL

- WEST END PARK
- HARBOR AMPHITHEATER
- MYRTLE PLAZA
- HARBOR LAWN
- MARKET ST. PICNIC GROVE
- OVERLOOK PARK
- WATER PLAZA
- PIER PARK

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 San Francisco, CA 94111
 TEL: +1 415 943 9197

TITLE
M.R.S PARKS AND OPEN SPACE PLAN 2.3.1
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP PROJECT NAME
 1"=100' SCALE
 ARCH D 09/23/22 FORMAT
 DATE



LEGEND:

	WATERFRONT PARK OPEN SPACE	6.9 ACRES
PHASE 1 (A & B)		
	A:	2.4 ACRES
	B1:	1.5 ACRES
	B2:	.4 ACRES
	TOTAL:	4.3 ACRES
PHASE 2 (C, D, & E)		
	C:	1.1 ACRES
	D:	.9 ACRES
	E:	.6 ACRES
	TOTAL:	2.6 ACRES
	ROOFTOP PARK	2.5 ACRES
	ATHLETICS WAY	5.0 ACRES
	PLAZA OPEN SPACE	.5 ACRES
	TOTAL OPEN SPACE	14.9 ACRES
	TOTAL PARKS & OPEN SPACE PERCENTAGE	32.0% OF TOTAL

IN THE M.R.S. A MINIMUM 32.0% OF THE SITE IS REQUIRED TO BE OPEN SPACE. PARKS TO BE CONSTRUCTED PURSUANT TO THE DEVELOPMENT AGREEMENT.

- PERALTA GRANT LINE
- 100' CURRENT SHORELINE BAND
- EXISTING QUAY WALL
- LEGISLATIVE LAND TRUST
- EXISTING RIPRAP WALL

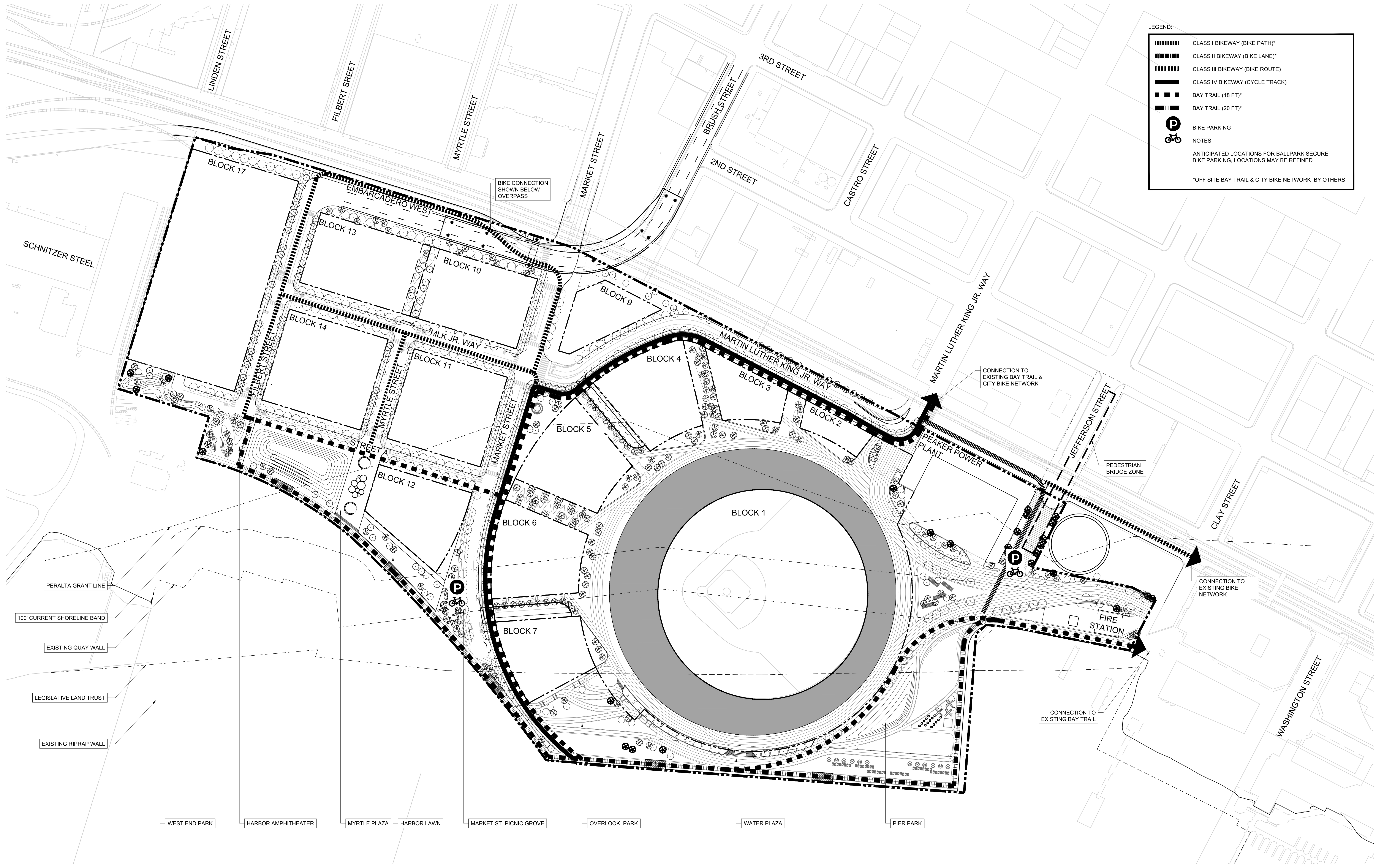
- WEST END PARK
- HARBOR AMPHITHEATER
- MYRTLE PLAZA
- HARBOR LAWN
- MARKET ST. PICNIC GROVE
- OVERLOOK PARK
- WATER PLAZA
- PIER PARK

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M.R.S PARKS AND OPEN SPACE PARCELIZATION PLAN **2.3.2**

TITLE: M.R.S PARKS AND OPEN SPACE PARCELIZATION PLAN 2.3.2
 DRAWING NO.:
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP PROJECT NAME
 1"=100' SCALE
 ARCH D 09/23/22
 DATE



LEGEND:

- CLASS I BIKEWAY (BIKE PATH)*
- CLASS II BIKEWAY (BIKE LANE)*
- CLASS III BIKEWAY (BIKE ROUTE)
- CLASS IV BIKEWAY (CYCLE TRACK)
- BAY TRAIL (18 FT)*
- BAY TRAIL (20 FT)*
- BIKE PARKING
- NOTES:
- ANTICIPATED LOCATIONS FOR BALLPARK SECURE BIKE PARKING, LOCATIONS MAY BE REFINED
- *OFF SITE BAY TRAIL & CITY BIKE NETWORK BY OTHERS

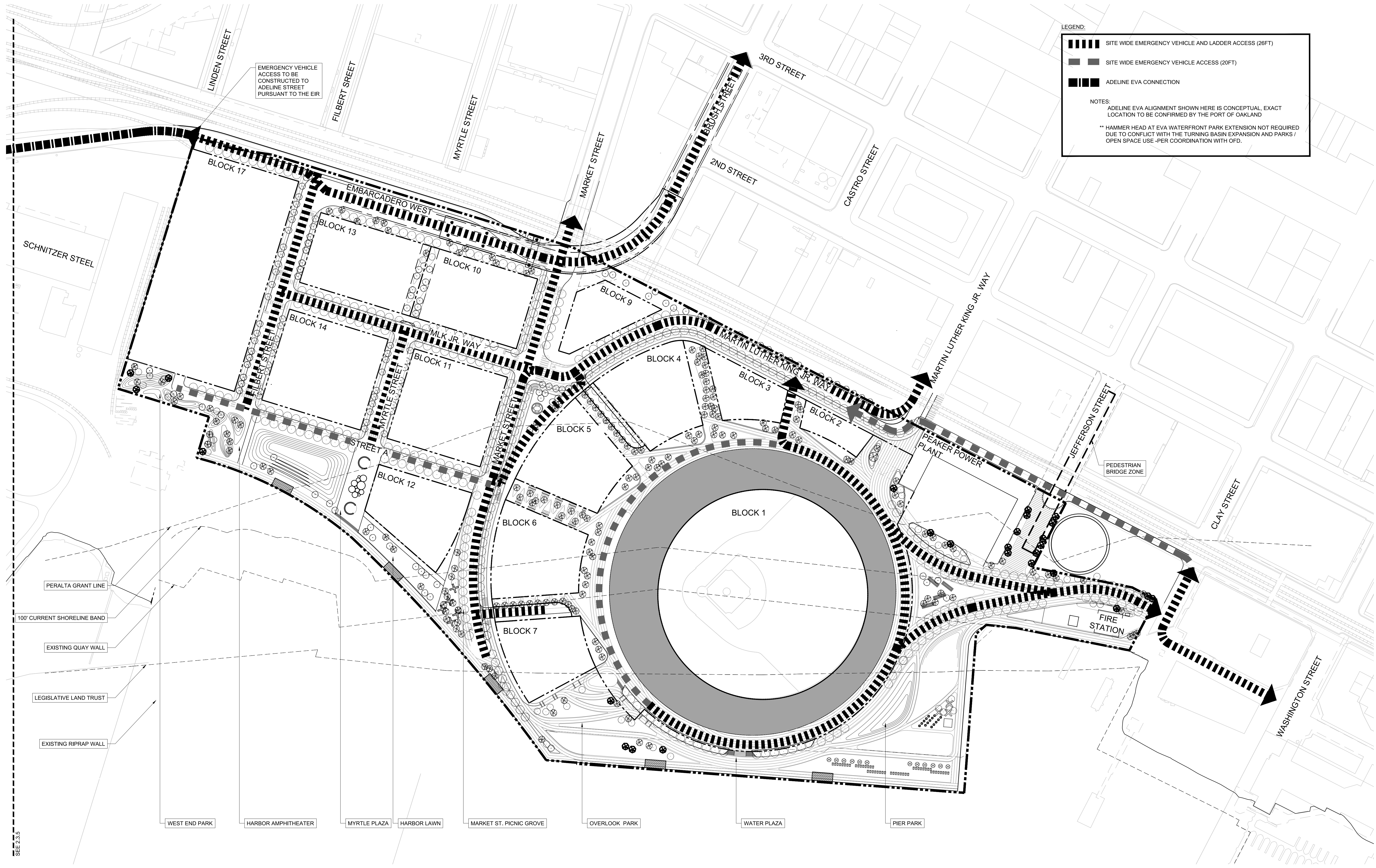
- PERALTA GRANT LINE
- 100' CURRENT SHORELINE BAND
- EXISTING QUAY WALL
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- EXISTING RIPRAP WALL

- WEST END PARK
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- OVERLOOK PARK
- WATER PLAZA
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M.R.S PEDESTRIAN AND BIKE CIRCULATION DIAGRAM 2.3.3



LEGEND:

- SITE WIDE EMERGENCY VEHICLE AND LADDER ACCESS (26FT)
- SITE WIDE EMERGENCY VEHICLE ACCESS (20FT)
- ADELINE EVA CONNECTION

NOTES:

- ADELINE EVA ALIGNMENT SHOWN HERE IS CONCEPTUAL, EXACT LOCATION TO BE CONFIRMED BY THE PORT OF OAKLAND
- ** HAMMER HEAD AT EVA WATERFRONT PARK EXTENSION NOT REQUIRED DUE TO CONFLICT WITH THE TURNING BASIN EXPANSION AND PARKS / OPEN SPACE USE -PER COORDINATION WITH OFD.

EMERGENCY VEHICLE ACCESS TO BE CONSTRUCTED TO ADELINE STREET PURSUANT TO THE EIR

SCHNITZER STEEL

PERALTA GRANT LINE

100' CURRENT SHORELINE BAND

EXISTING QUAY WALL

LEGISLATIVE LAND TRUST

EXISTING RIPRAP WALL

WEST END PARK

HARBOR AMPHITHEATER

MYRTLE PLAZA

HARBOR LAWN

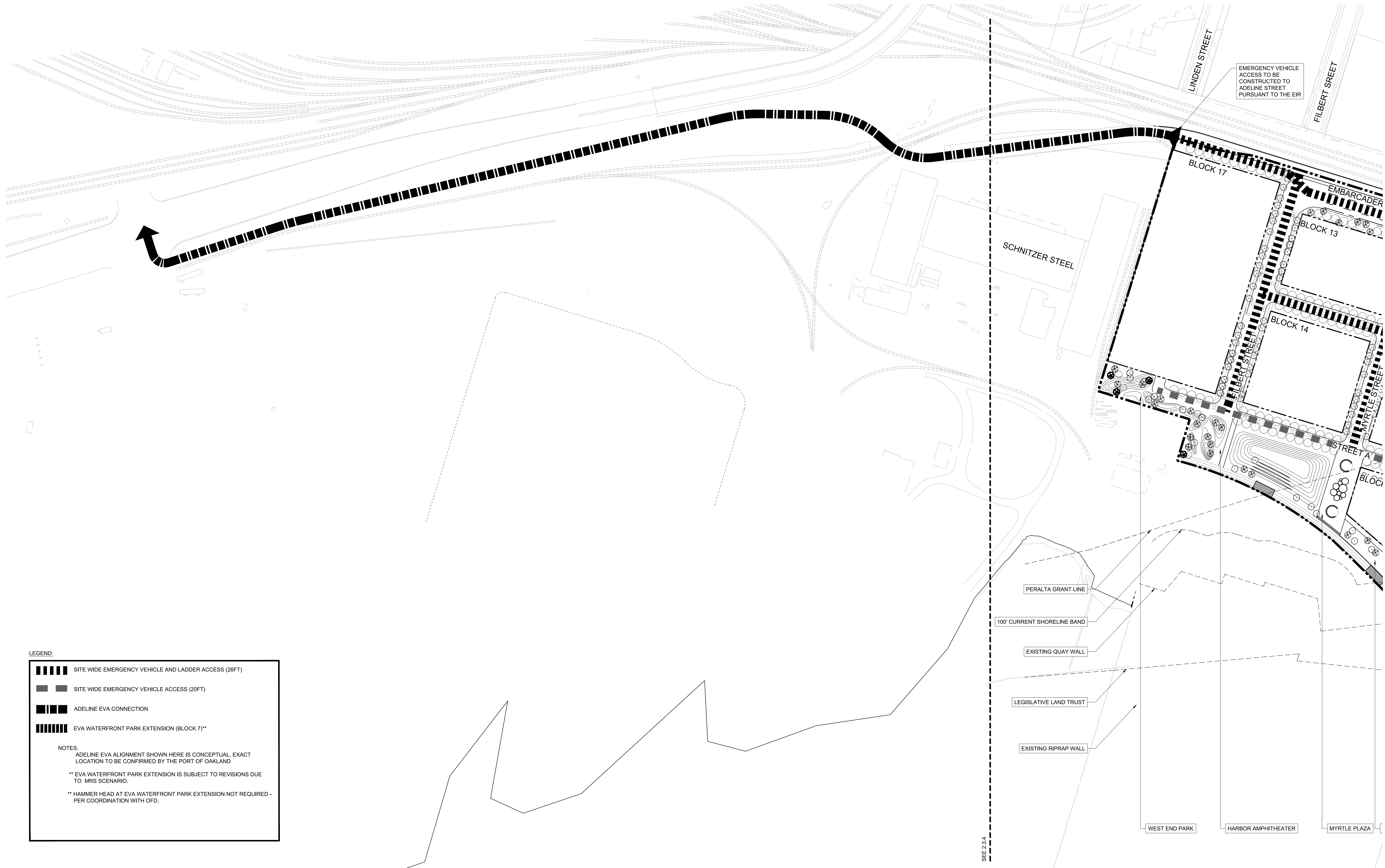
MARKET ST. PICNIC GROVE

OVERLOOK PARK

WATER PLAZA

PIER PARK

SEE 2.3.5

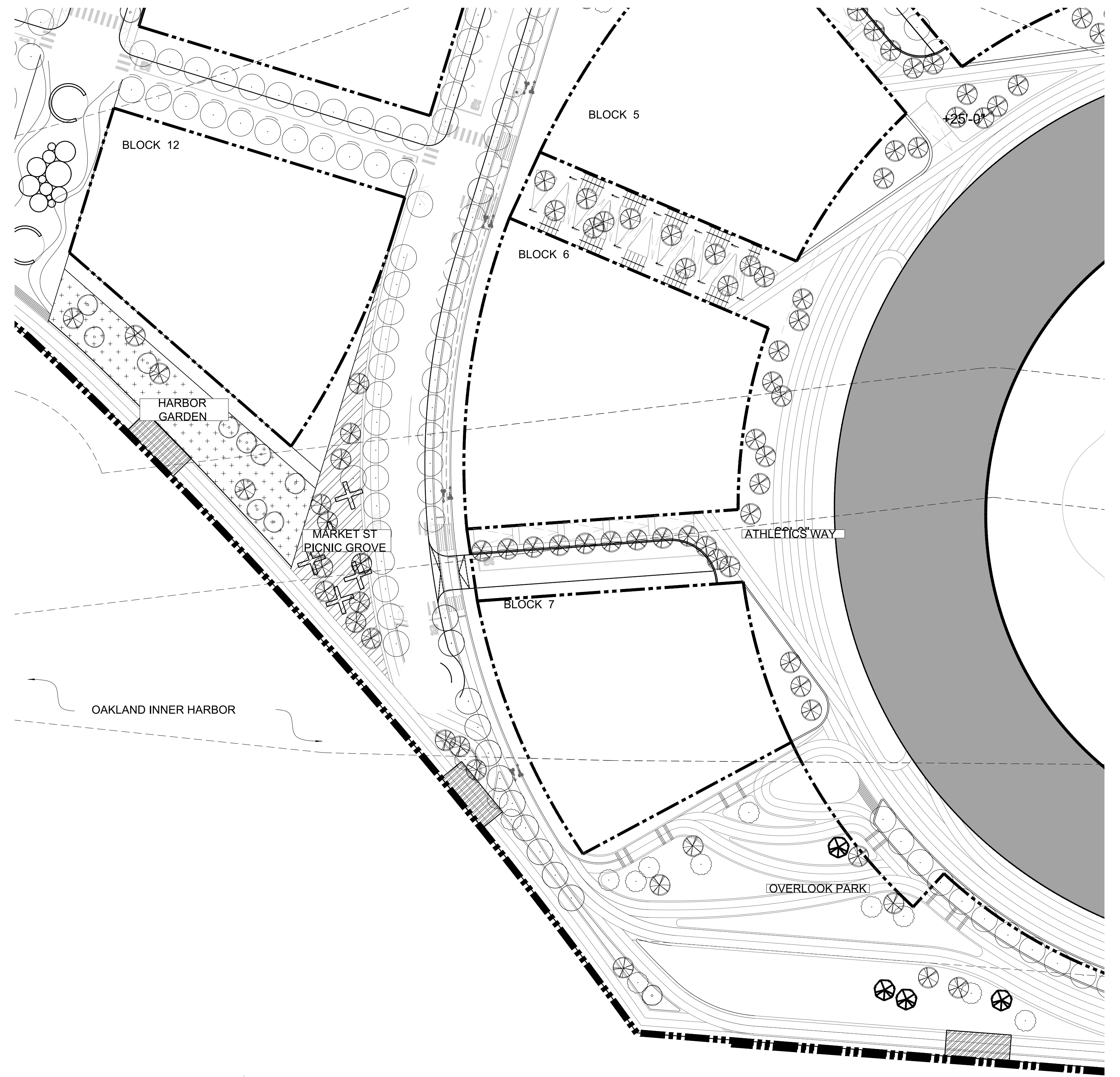


LEGEND:

- ████████ SITE WIDE EMERGENCY VEHICLE AND LADDER ACCESS (26FT)
- ██████ SITE WIDE EMERGENCY VEHICLE ACCESS (20FT)
- ██████ ADELINE EVA CONNECTION
- ████████ EVA WATERFRONT PARK EXTENSION (BLOCK 7)**

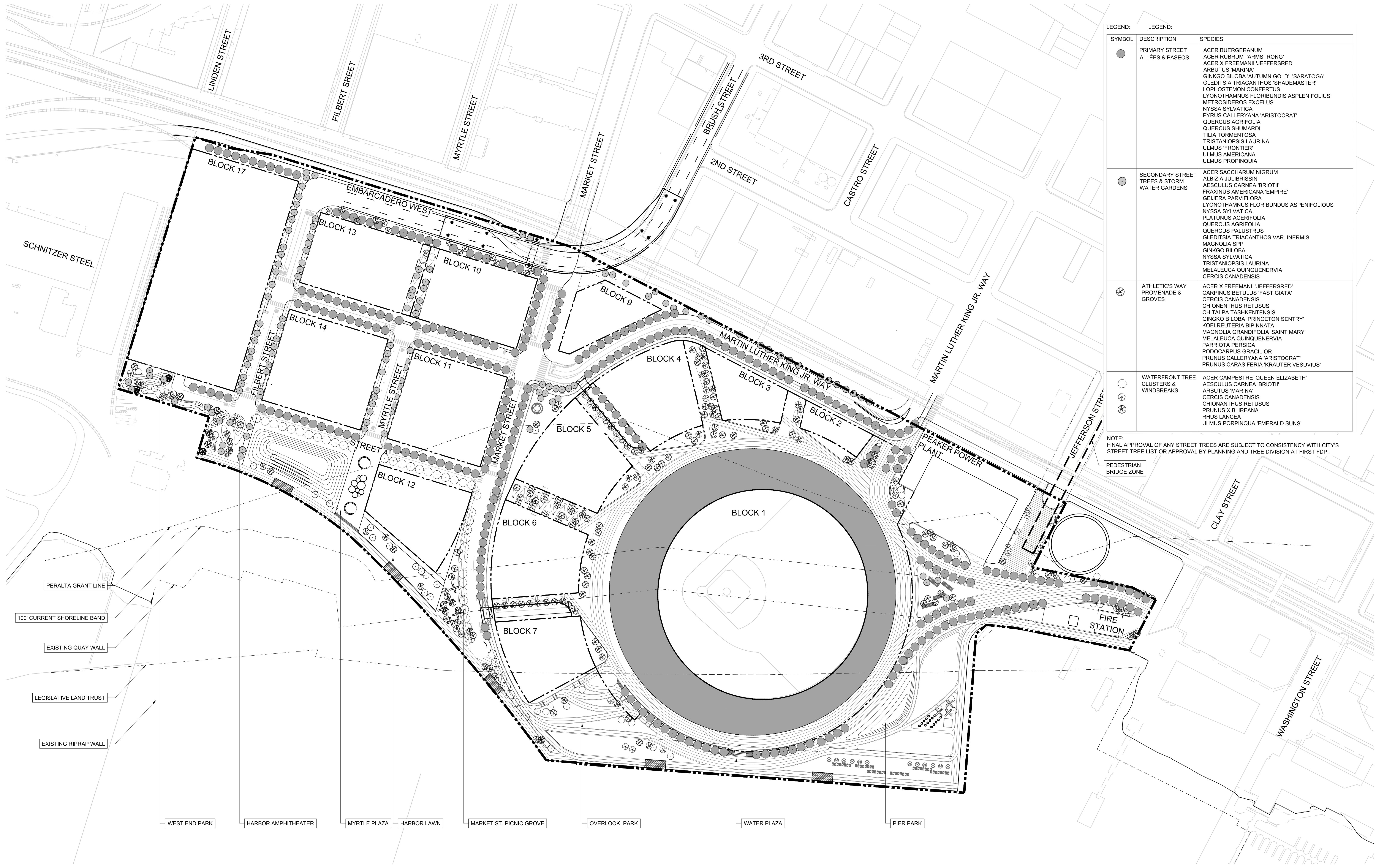
NOTES:

- ADELINE EVA ALIGNMENT SHOWN HERE IS CONCEPTUAL, EXACT LOCATION TO BE CONFIRMED BY THE PORT OF OAKLAND
- ** EVA WATERFRONT PARK EXTENSION IS SUBJECT TO REVISIONS DUE TO MRS SCENARIO.
- ** HAMMER HEAD AT EVA WATERFRONT PARK EXTENSION NOT REQUIRED - PER COORDINATION WITH OFD.



1 MARKET STREET PLAZA
SCALE: 1"=50'-0"

ENLARGEMENT PLAN

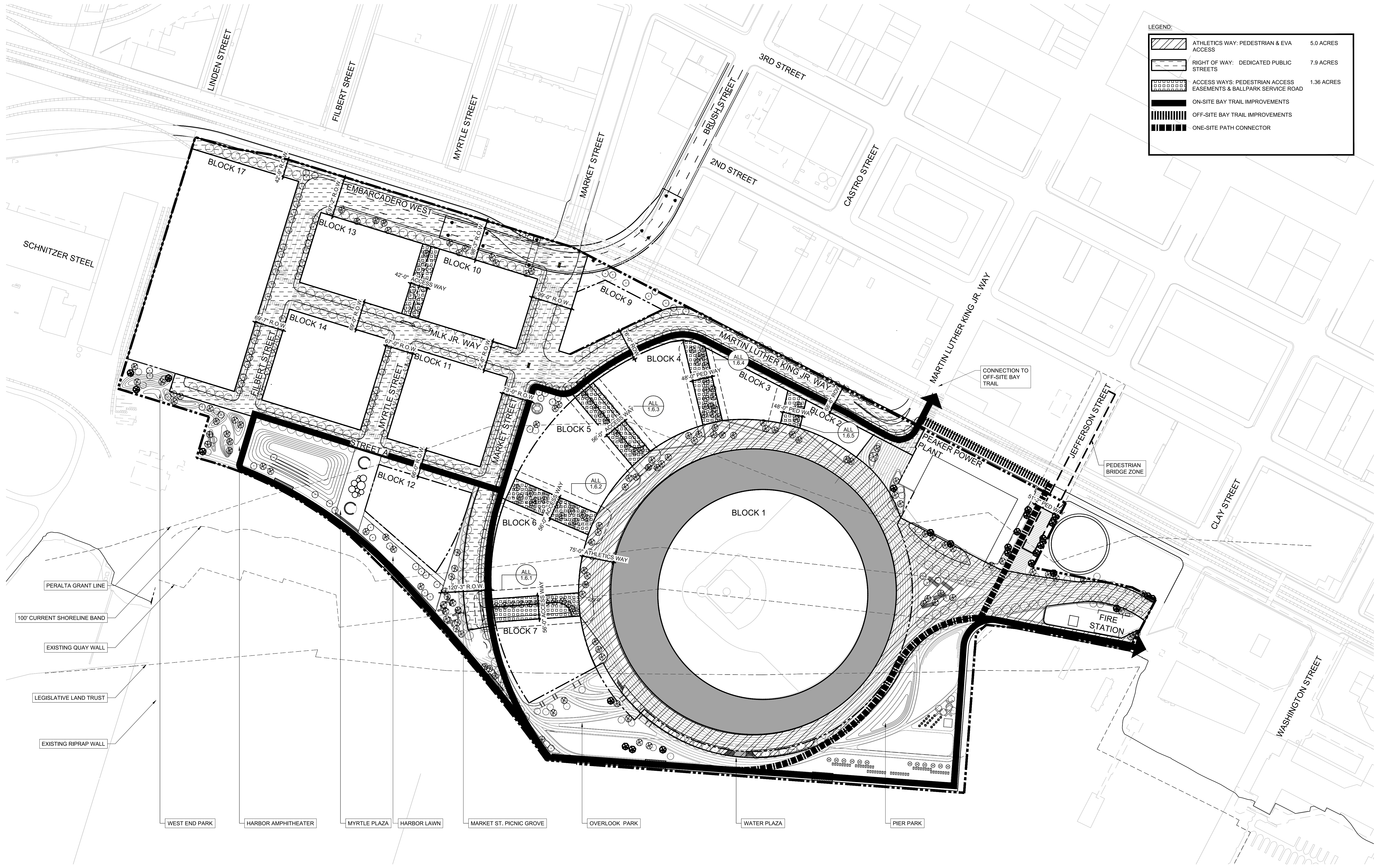


SYMBOL	DESCRIPTION	SPECIES
●	PRIMARY STREET ALLEES & PASEOS	ACER BUERGERANUM ACER RUBRUM 'ARMSTRONG' ACER X FREEMANII 'JEFFERSRED' ARBUTUS 'MARINA' GINKGO BILOBA 'AUTUMN GOLD', 'SARATOGA' GLEDITSIA TRIACANTHOS 'SHADEMASTER' LOPHOSTEMON CONFERTUS LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS METROSIDEROS EXCELUS NYSSA SYLVATICA PYRUS CALLERYANA 'ARISTOCRAT' QUERCUS AGRIFOLIA QUERCUS SHUMARDI TILIA TORMENTOSA TRISTANIOPSIS LAURINA ULMUS 'FRONTIER' ULMUS AMERICANA ULMUS PROPINQUA
○	SECONDARY STREET TREES & STORM WATER GARDENS	ACER SACCHARUM NIGRUM ALBIZIA JULIBRISIN AESCULUS CARNEA 'BRIOTII' FRAXINUS AMERICANA 'EMPIRE' GEJERA PARVIFLORA LYONOTHAMNUS FLORIBUNDUS ASPENIFOLIUS NYSSA SYLVATICA PLATANUS AGRIFOLIA QUERCUS AGRIFOLIA QUERCUS PALUSTRIS GLEDITSIA TRIACANTHOS VAR. INERMIS MAGNOLIA SPP GINKGO BILOBA NYSSA SYLVATICA TRISTANIOPSIS LAURINA MELALEUCA QUINQUENERVIA CERCIS CANADENSIS
⊗	ATHLETIC'S WAY PROMENADE & GROVES	ACER X FREEMANII 'JEFFERSRED' CARPINUS BETULUS 'FASTIGIATA' CERCIS CANADENSIS CHIONANTHUS RETUSUS CHITALPA 'TASHKENTENSIS GINKGO BILOBA 'PRINCETON SENTRY' KOELREUTERIA BIPINNATA MAGNOLIA GRANDIFOLIA 'SAINT MARY' MELALEUCA QUINQUENERVIA PARRIOTA PERSICA PODOCARPUS 'GRACILIOR' PRUNUS CALLERYANA 'ARISTOCRAT' PRUNUS CARASIFERIA 'KRAUTER VESUVIUS'
⊙	WATERFRONT TREE CLUSTERS & WINDBREAKS	ACER CAMPESTRE 'QUEEN ELIZABETH' AESCULUS CARNEA 'BRIOTII' ARBUTUS 'MARINA' CERCIS CANADENSIS CHIONANTHUS RETUSUS PRUNUS X BLIREANA RHUS LANCEA ULMUS PROPINQUA 'EMERALD SUNS'

NOTE: FINAL APPROVAL OF ANY STREET TREES ARE SUBJECT TO CONSISTENCY WITH CITY'S STREET TREE LIST OR APPROVAL BY PLANNING AND TREE DIVISION AT FIRST FDP.

- PERALTA GRANT LINE
- 100' CURRENT SHORELINE BAND
- EXISTING QUAY WALL
- LEGISLATIVE LAND TRUST
- EXISTING RIPRAP WALL

- WEST END PARK
- HARBOR AMPHITHEATER
- MYRTLE PLAZA
- HARBOR LAWN
- MARKET ST. PICNIC GROVE
- OVERLOOK PARK
- WATER PLAZA
- PIER PARK



LEGEND:

	ATHLETICS WAY: PEDESTRIAN & EVA ACCESS	5.0 ACRES
	RIGHT OF WAY: DEDICATED PUBLIC STREETS	7.9 ACRES
	ACCESS WAYS: PEDESTRIAN ACCESS EASEMENTS & BALLPARK SERVICE ROAD	1.36 ACRES
	ON-SITE BAY TRAIL IMPROVEMENTS	
	OFF-SITE BAY TRAIL IMPROVEMENTS	
	ONE-SITE PATH CONNECTOR	

SCHNITZER STEEL

PERALTA GRANT LINE

100' CURRENT SHORELINE BAND

EXISTING QUAY WALL

LEGISLATIVE LAND TRUST

EXISTING RIPRAP WALL

WEST END PARK

HARBOR AMPHITHEATER

MYRTLE PLAZA

HARBOR LAWN

MARKET ST. PICNIC GROVE

OVERLOOK PARK

WATER PLAZA

PIER PARK

CLIENT

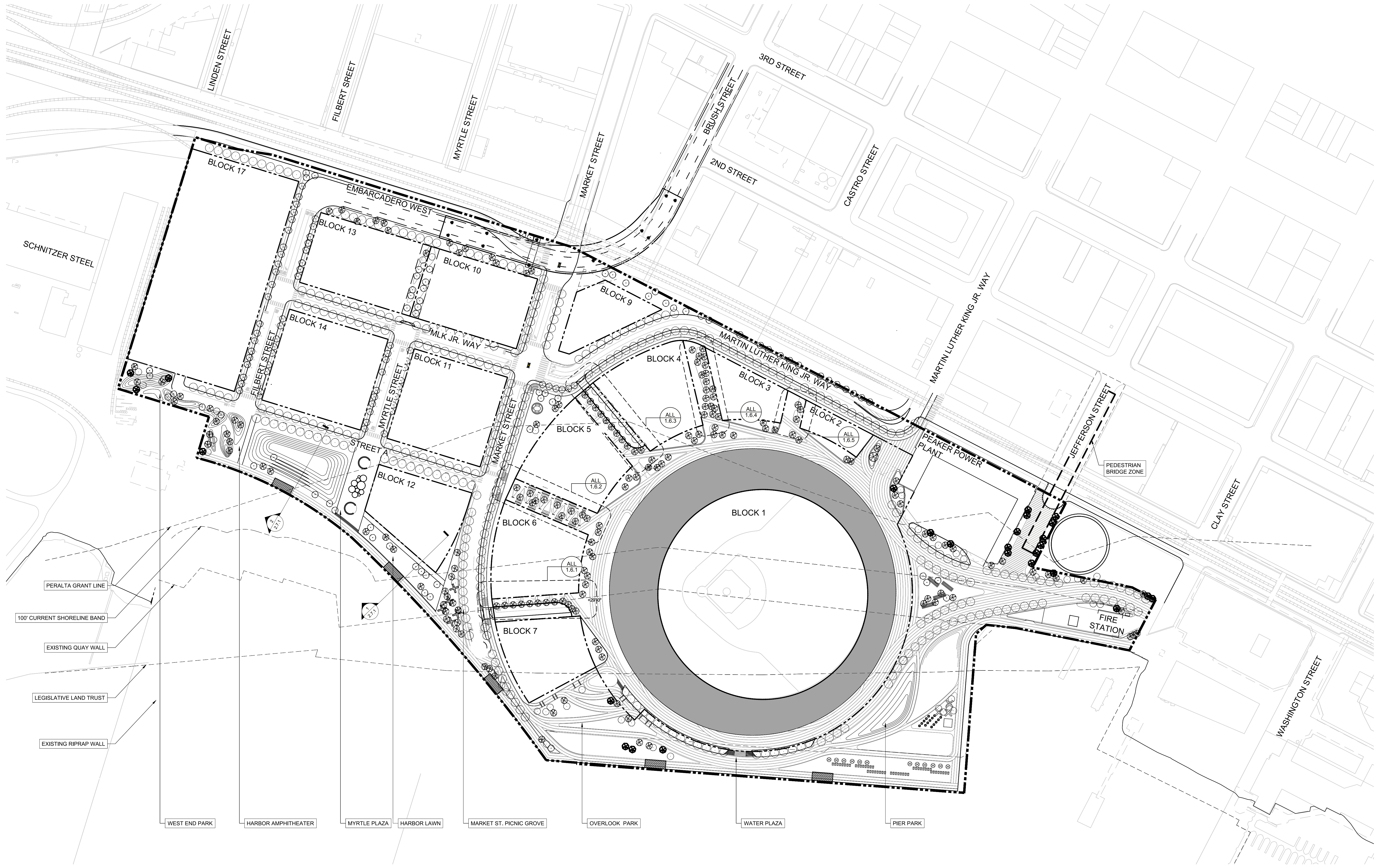
THE OAKLAND ATHLETICS
7000 COLISEUM WAY
OAKLAND, CA 94621 USA
TEL: +1 510 638 4900

LANDSCAPE ARCHITECT:

JAMES CORNER FIELD OPERATIONS
649 Front Street, Floor 3
San Francisco, CA 94111
TEL: +1 415 943 9197

M.R.S STREETS AND PEDESTRIAN WAYS 2.4.2

TITLE: M.R.S STREETS AND PEDESTRIAN WAYS 2.4.2
DRAWING NO.:
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP ARCH D 09/23/22
PROJECT NAME: SCALE: 1" = 100' ARCH D 09/23/22
DATE: 09/23/22

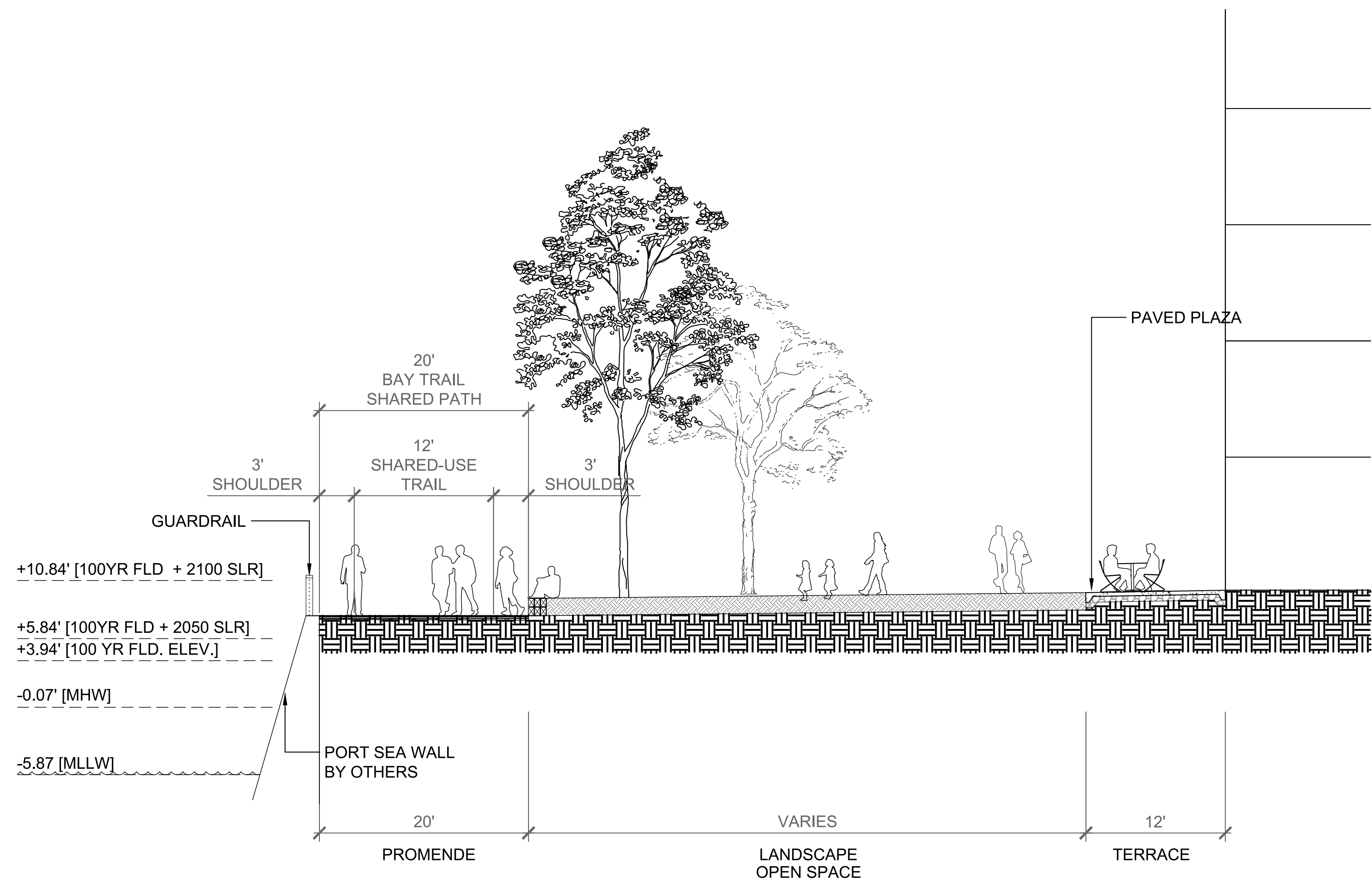


CLIENT
THE OAKLAND ATHLETICS
 7000 COLISEUM WAY
 OAKLAND, CA 94621 USA
 TEL: +1 510 638 4900

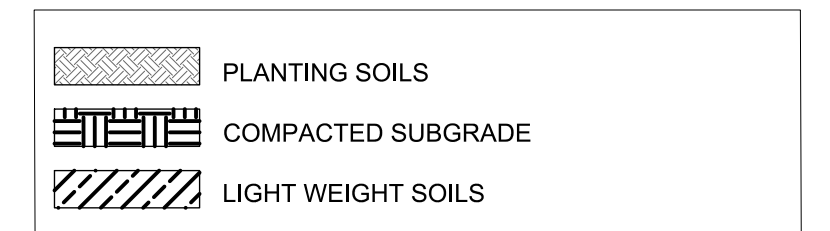
LANDSCAPE ARCHITECT:
JAMES CORNER FIELD OPERATIONS
 649 Front Street, Floor 3
 San Francisco, CA 94111
 TEL: +1 415 943 9197

M.R.S. STREETS AND PEDESTRIAN WAYS KEY PLAN **2.4.3**

TITLE
 DRAWING NO.
 OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP ARCH D 09/23/22
 PROJECT NAME SCALE FORMAT DATE



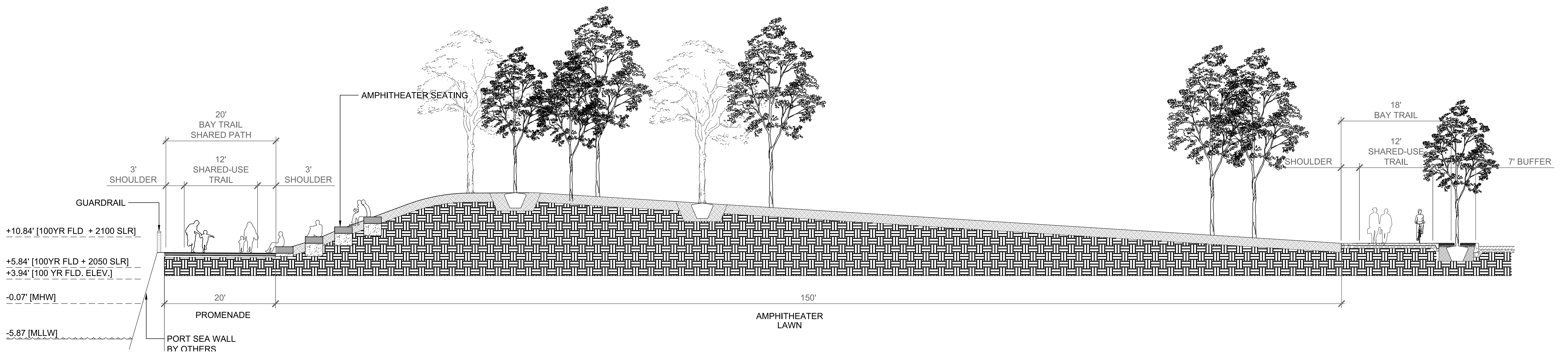
LEGEND:



NOTE: FILL AND PLANTING ON WHARF SUBJECT TO CHANGE PENDING FURTHER STRUCTURAL ANALYSIS OF THE EXISTING WHARF.

1 M.R.S. WATERFONT PROMENADE
SCALE: 1/8"=1'-0"

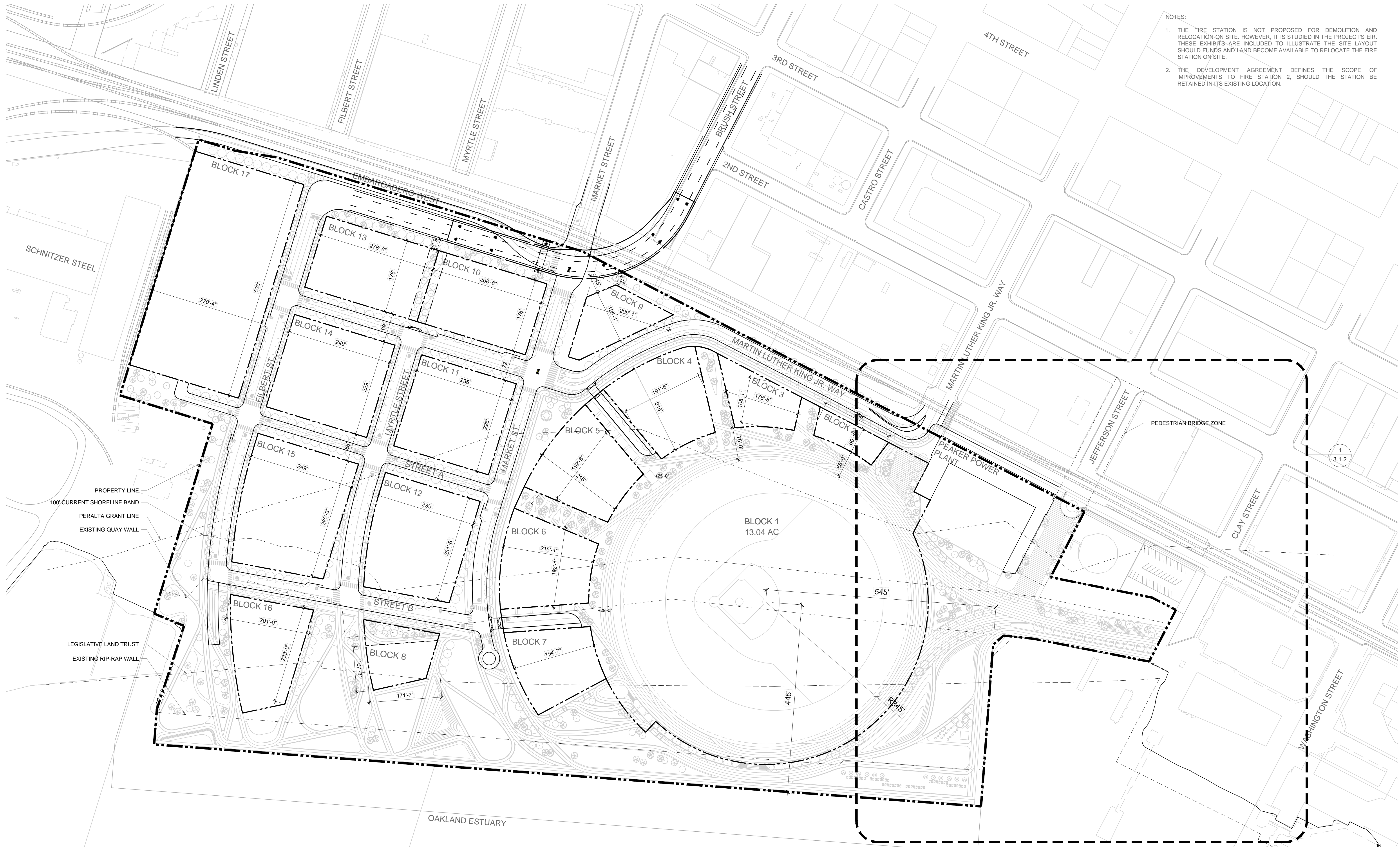
SECTION



2 M.R.S HARBOR AMPHITHEATER
SCALE: 1/8"=1'-0"

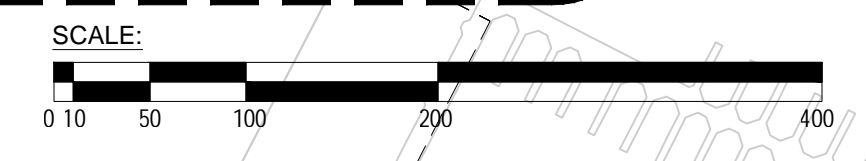
SECTION

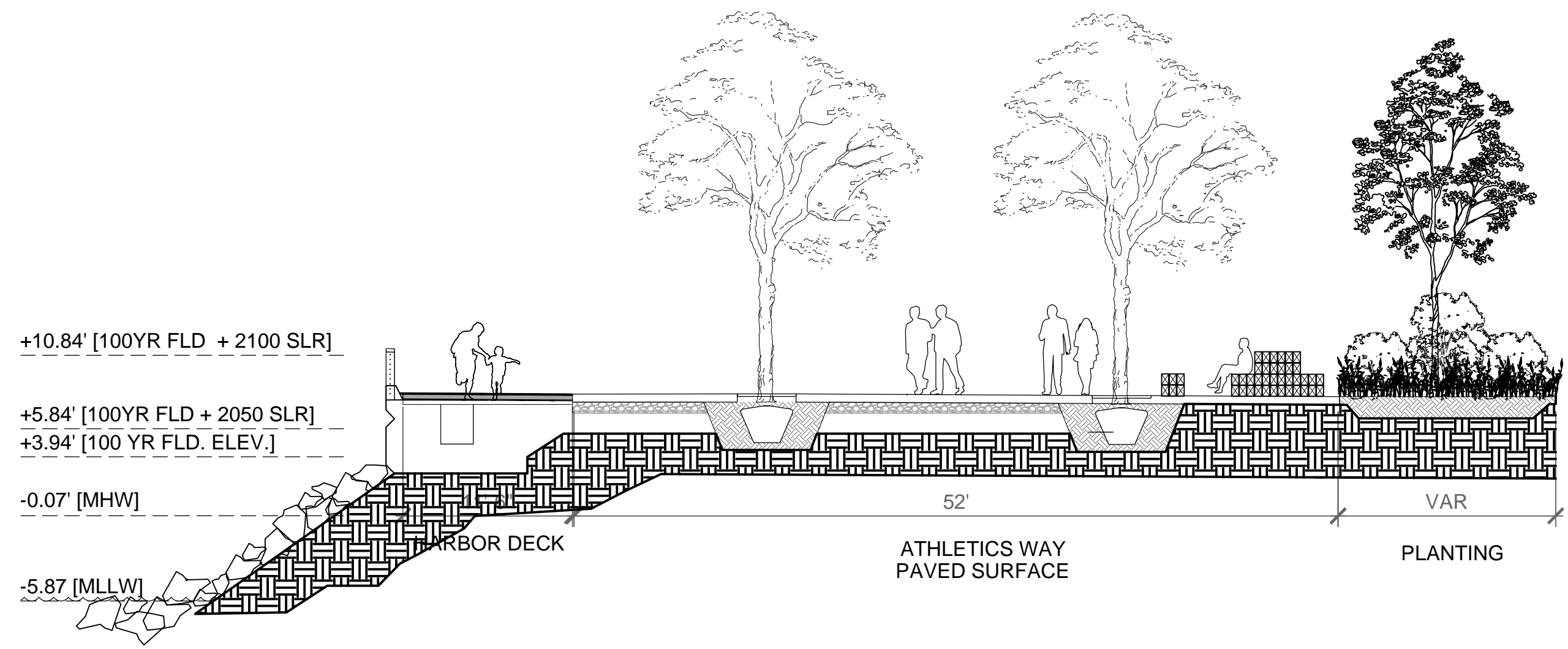
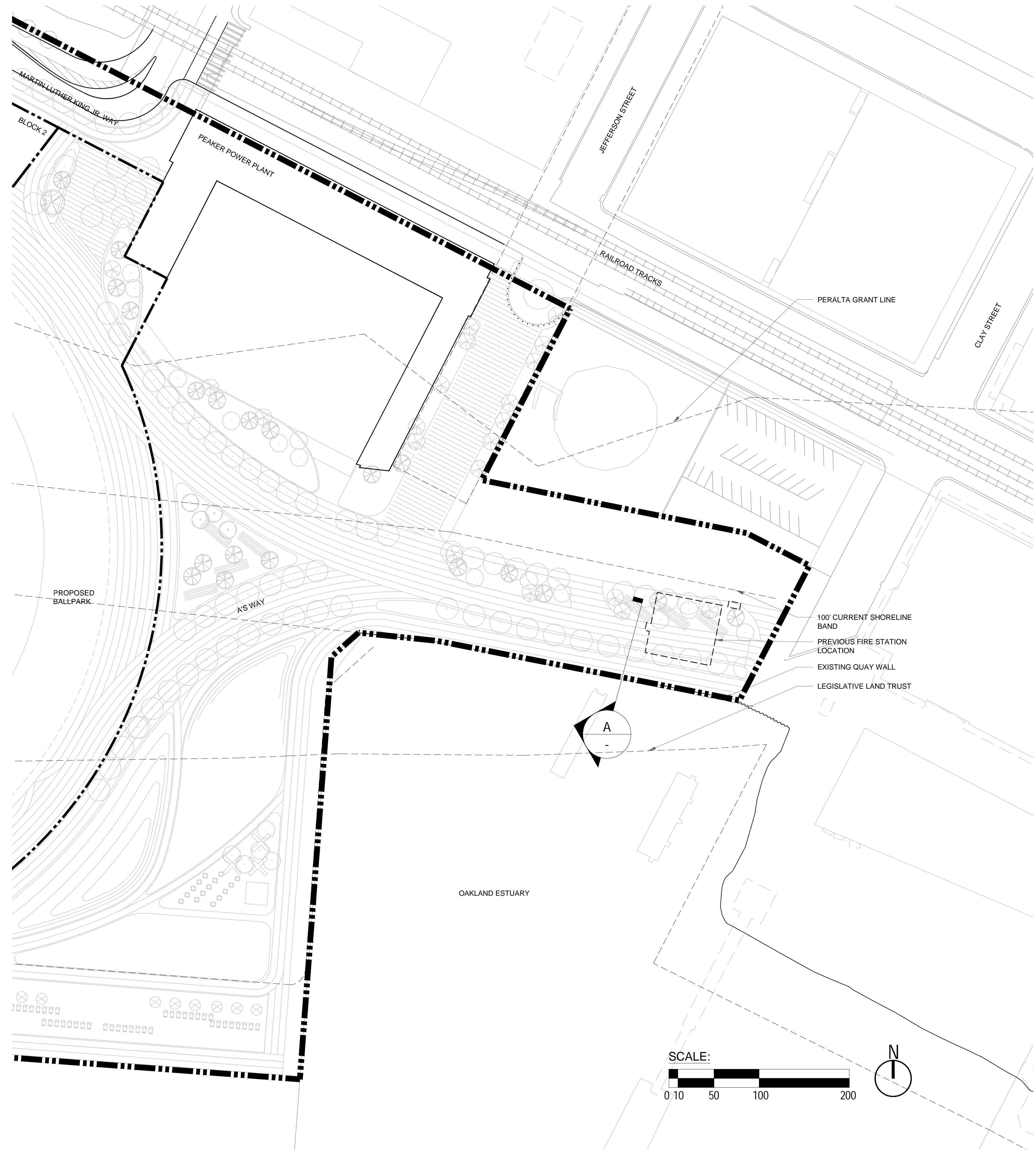
*SECTIONS SHOWN AT OAKLAND CITY DATUM (OCD)



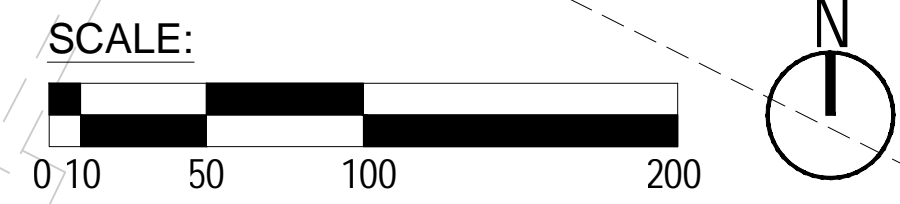
- NOTES:
1. THE FIRE STATION IS NOT PROPOSED FOR DEMOLITION AND RELOCATION ON SITE. HOWEVER, IT IS STUDIED IN THE PROJECT'S EIR. THESE EXHIBITS ARE INCLUDED TO ILLUSTRATE THE SITE LAYOUT SHOULD FUNDS AND LAND BECOME AVAILABLE TO RELOCATE THE FIRE STATION ON SITE.
 2. THE DEVELOPMENT AGREEMENT DEFINES THE SCOPE OF IMPROVEMENTS TO FIRE STATION 2, SHOULD THE STATION BE RETAINED IN ITS EXISTING LOCATION.

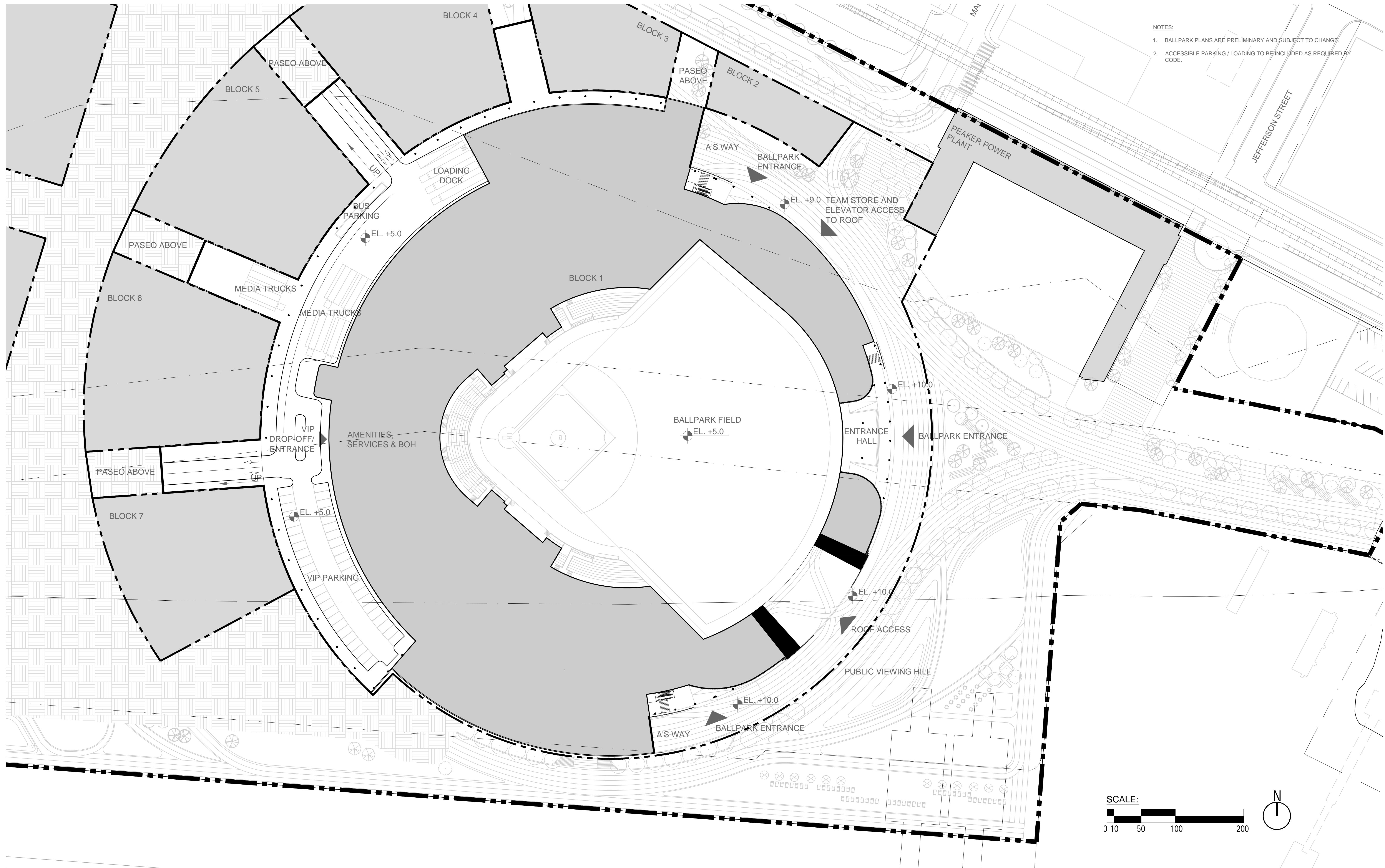
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3.1.2



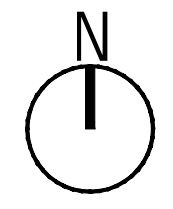
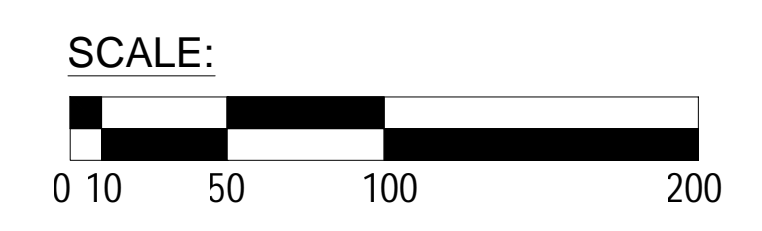


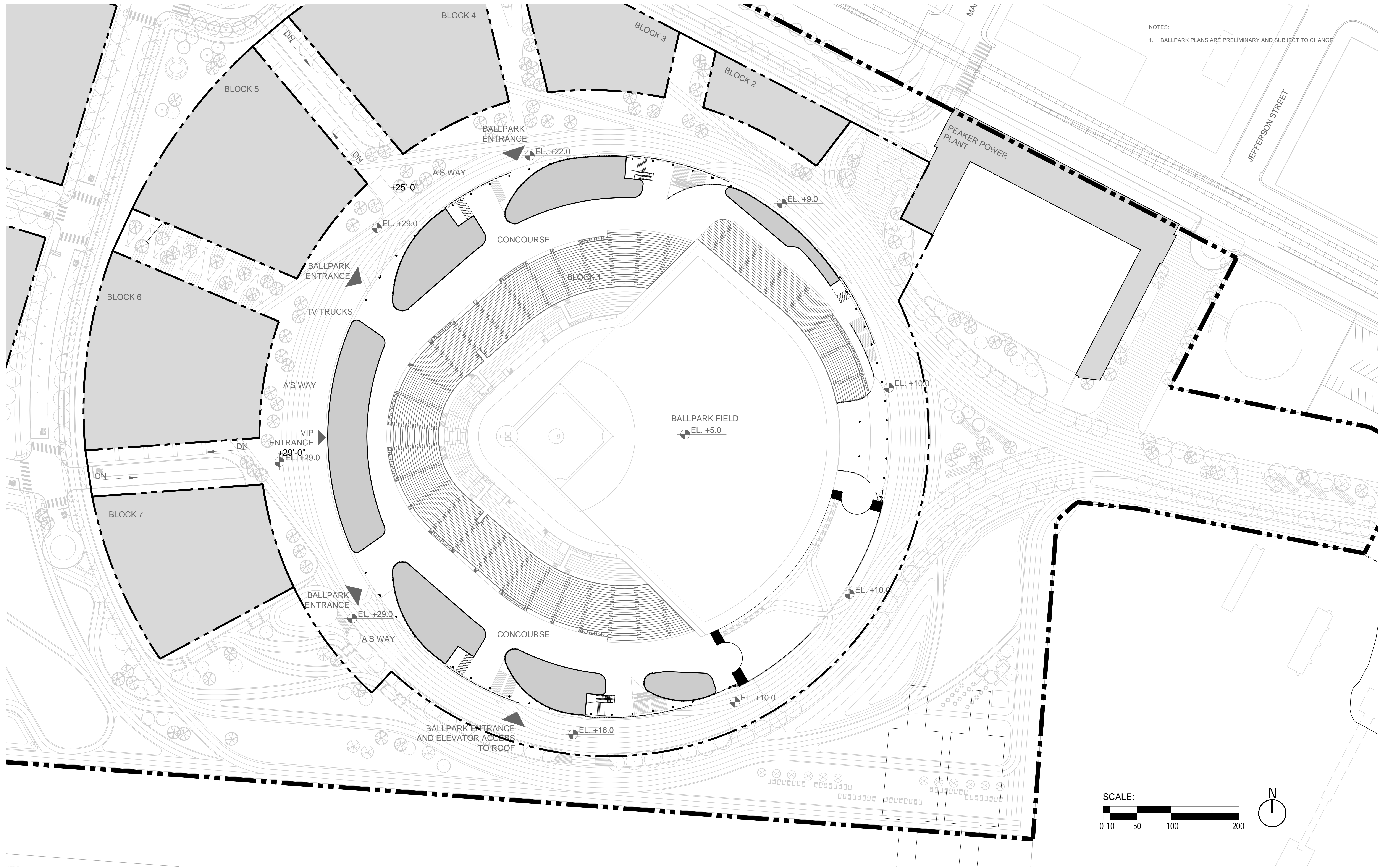
SECTION DETAIL
1/8" = 1'-0"



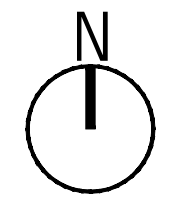
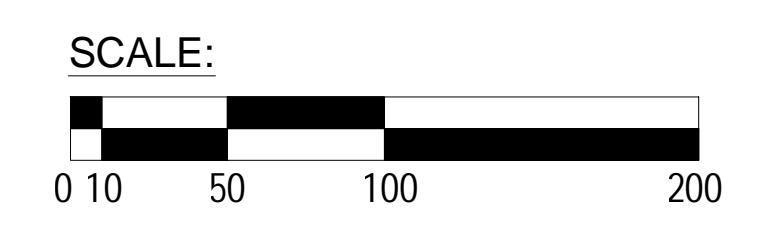


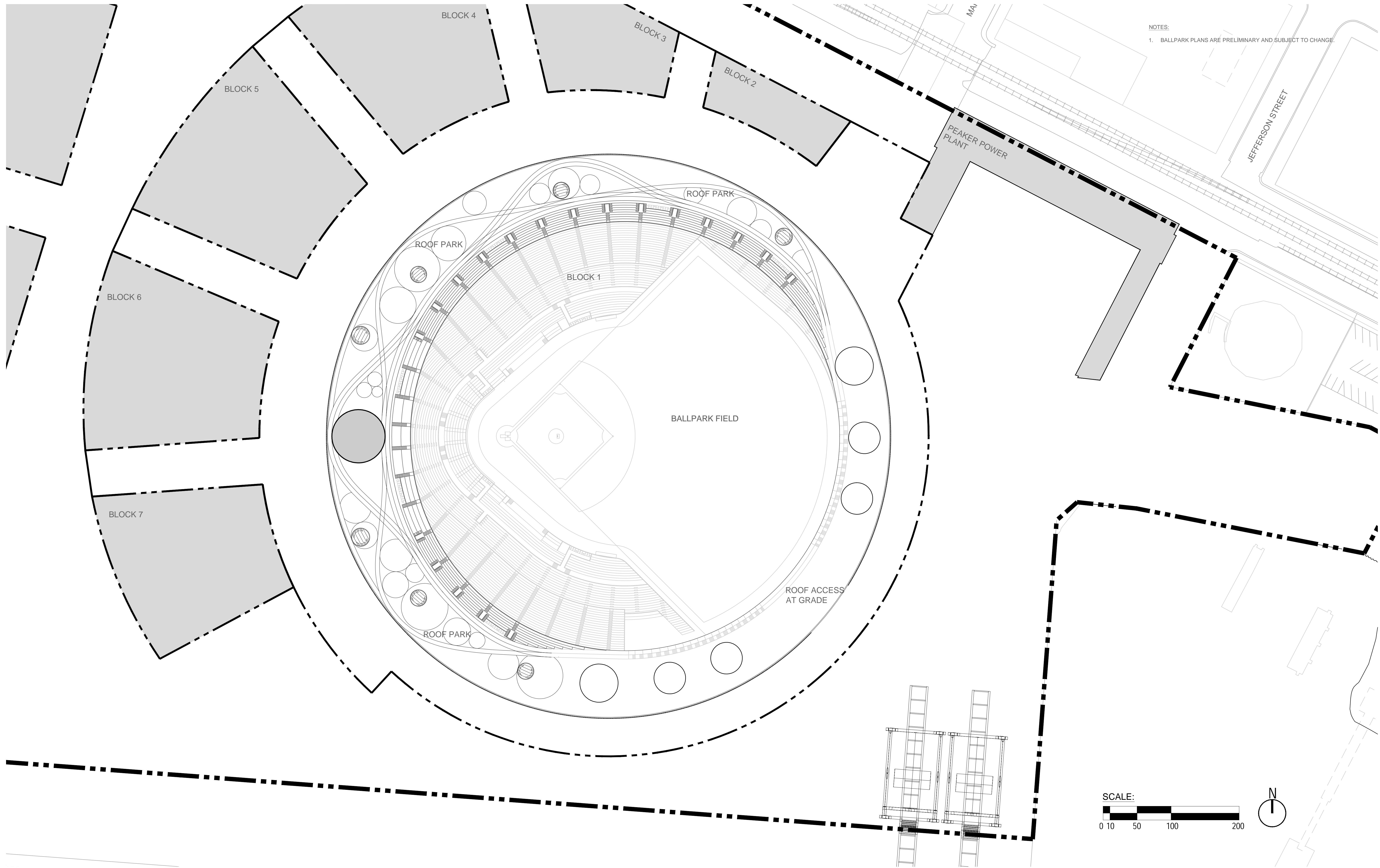
- NOTES:
1. BALLPARK PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.
 2. ACCESSIBLE PARKING / LOADING TO BE INCLUDED AS REQUIRED BY CODE.





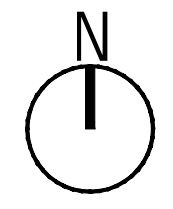
NOTES:
 1. BALLPARK PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

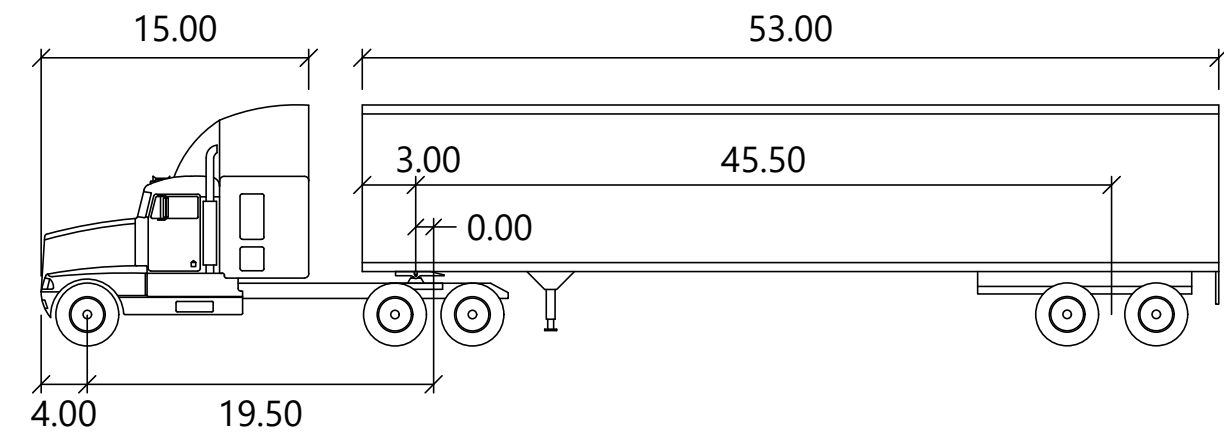




NOTES:
 1. BALLPARK PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

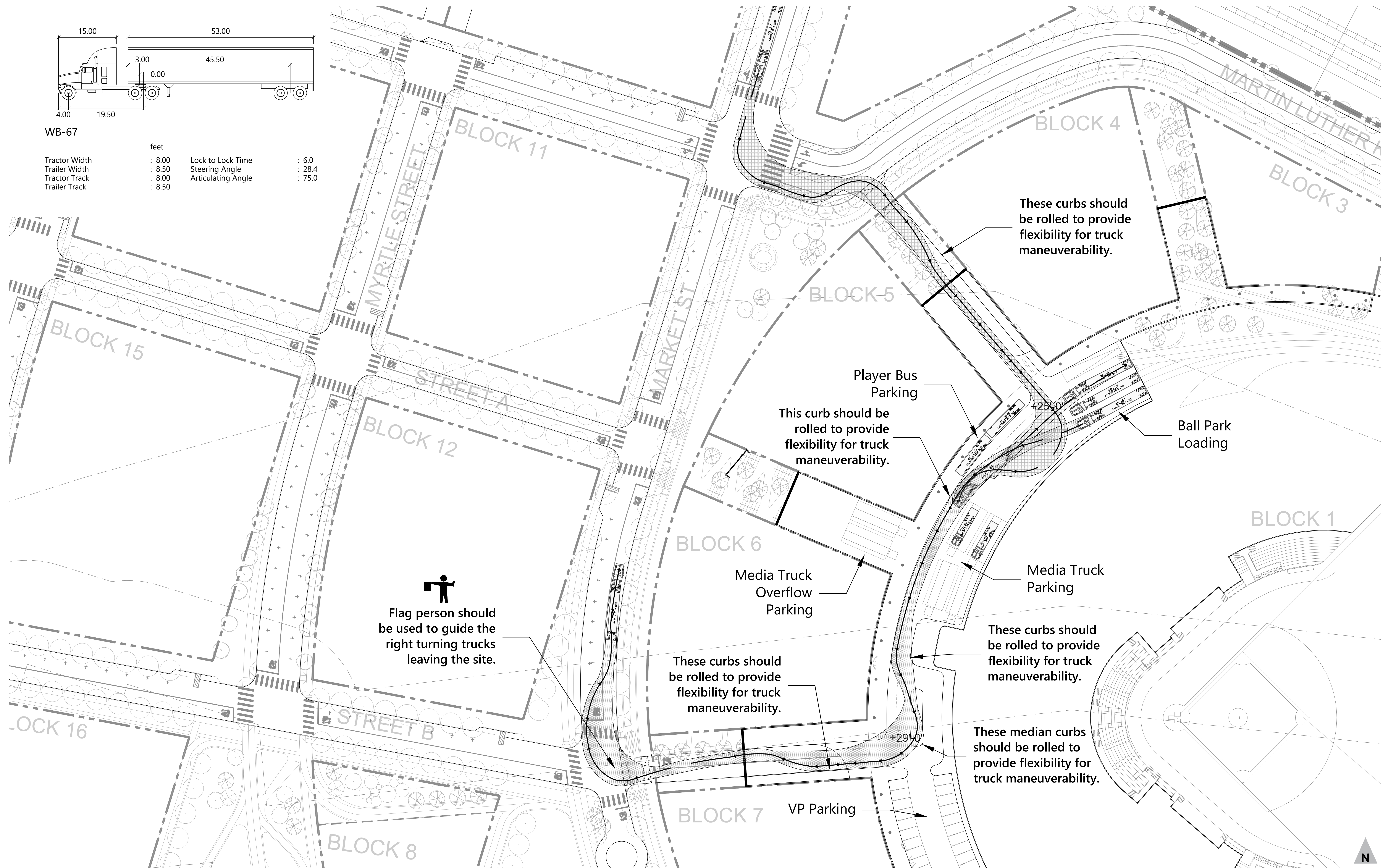
SCALE:
 0 10 50 100 200





WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



These curbs should be rolled to provide flexibility for truck maneuverability.

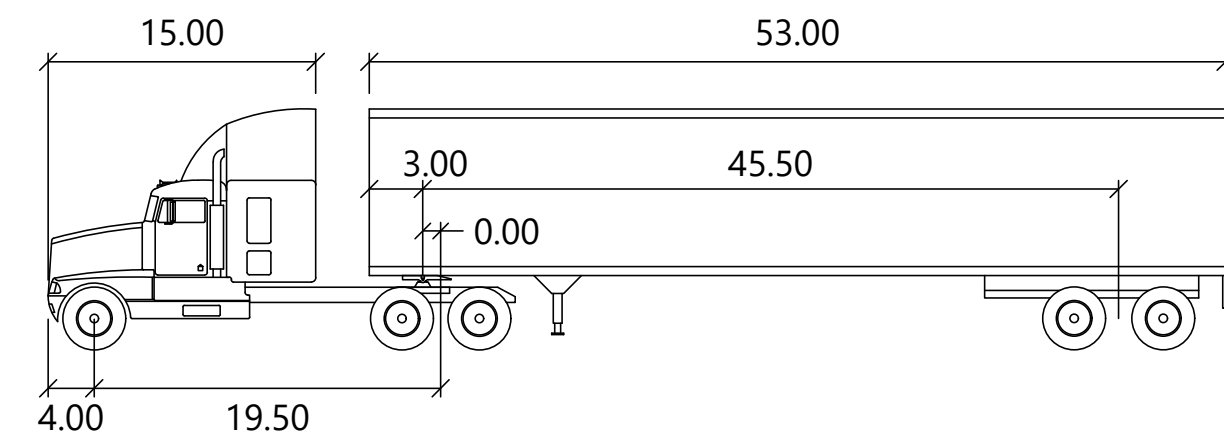
This curb should be rolled to provide flexibility for truck maneuverability.

Flag person should be used to guide the right turning trucks leaving the site.

These curbs should be rolled to provide flexibility for truck maneuverability.

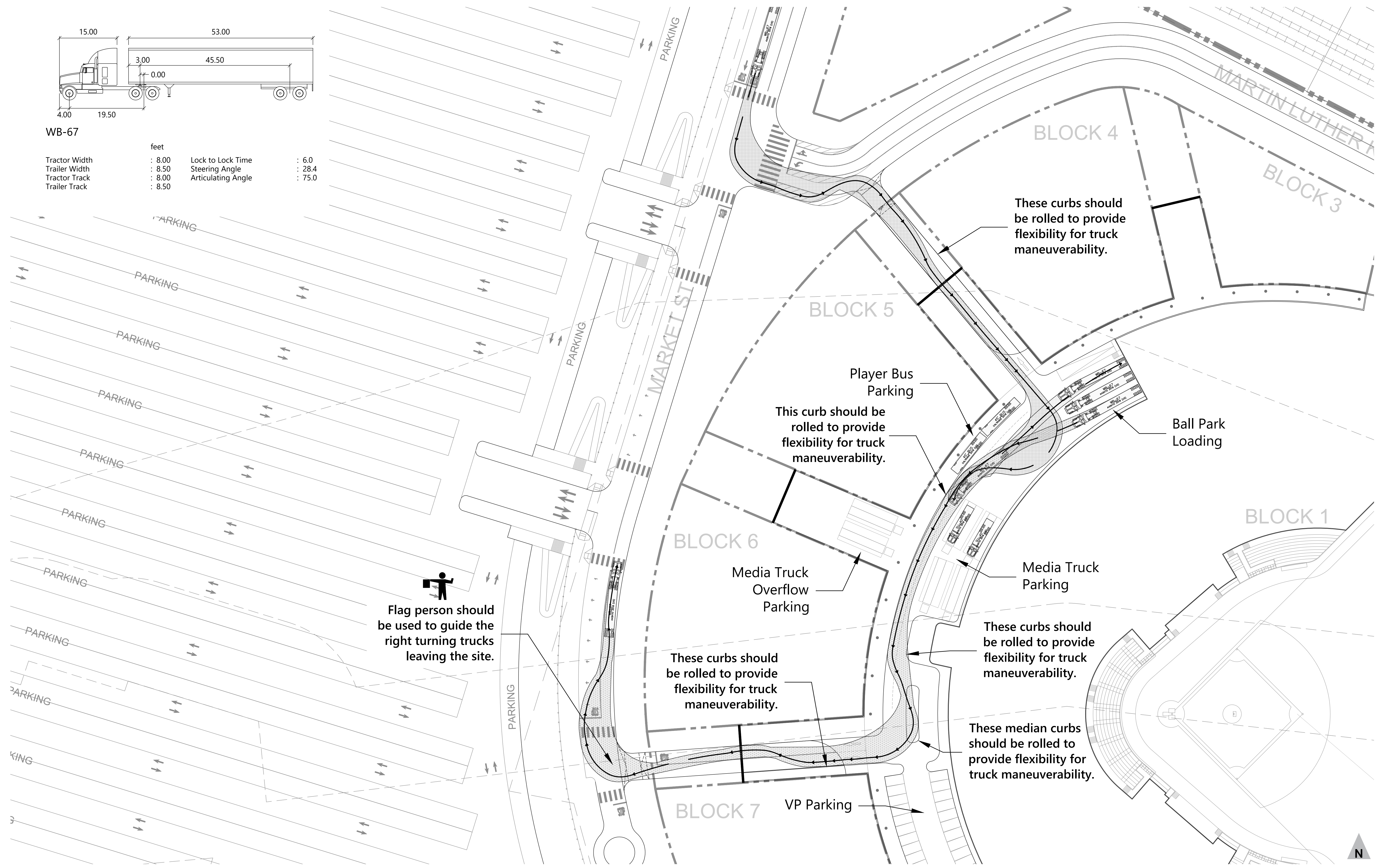
These curbs should be rolled to provide flexibility for truck maneuverability.

These median curbs should be rolled to provide flexibility for truck maneuverability.



WB-67

	feet	
Tractor Width	: 8.00	Lock to Lock Time : 6.0
Trailer Width	: 8.50	Steering Angle : 28.4
Tractor Track	: 8.00	Articulating Angle : 75.0
Trailer Track	: 8.50	



Flag person should be used to guide the right turning trucks leaving the site.

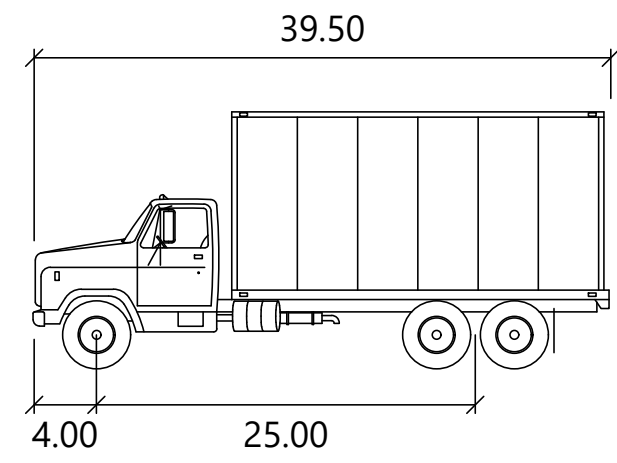
These curbs should be rolled to provide flexibility for truck maneuverability.

This curb should be rolled to provide flexibility for truck maneuverability.

These curbs should be rolled to provide flexibility for truck maneuverability.

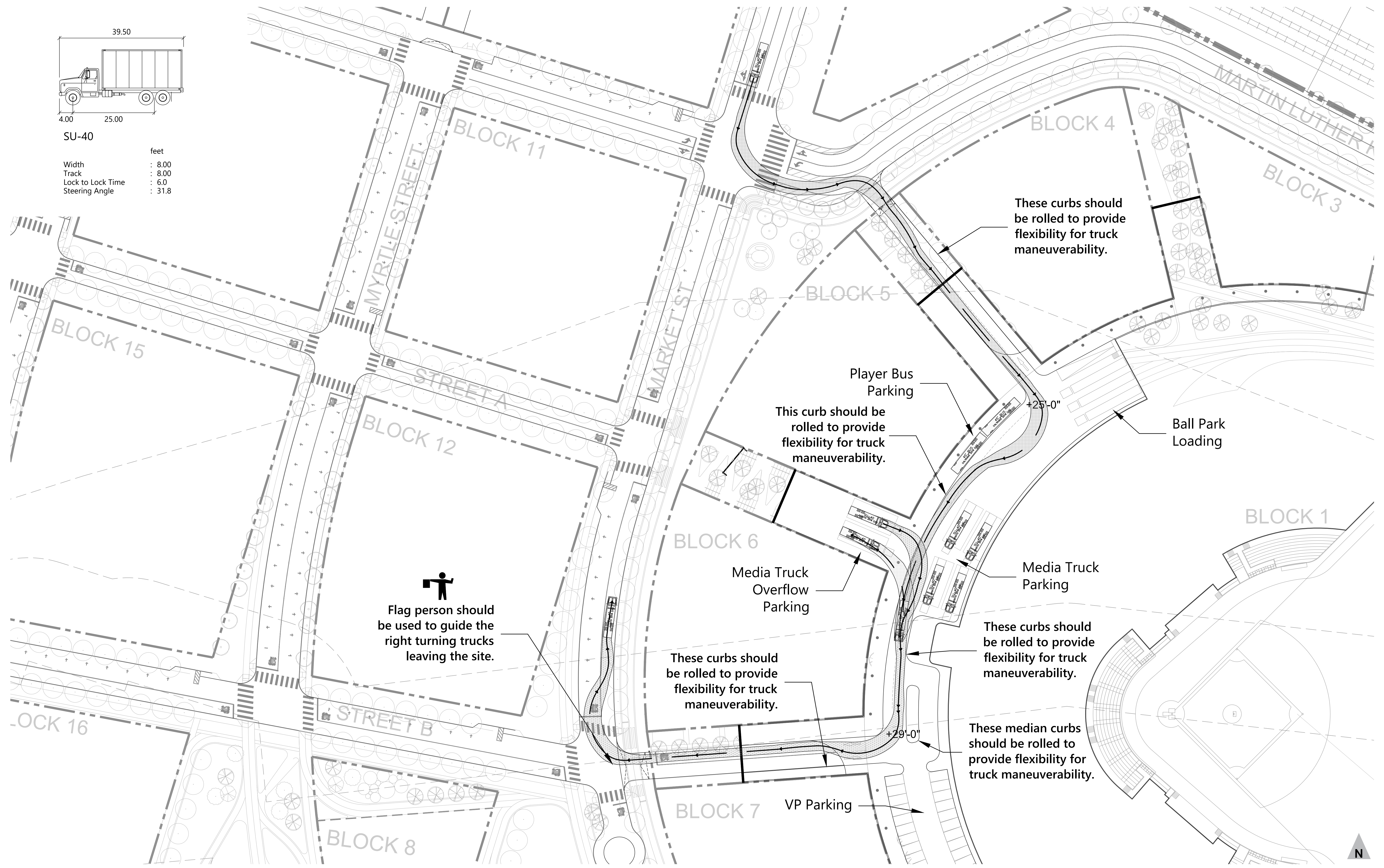
These curbs should be rolled to provide flexibility for truck maneuverability.

These median curbs should be rolled to provide flexibility for truck maneuverability.



SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



These curbs should be rolled to provide flexibility for truck maneuverability.

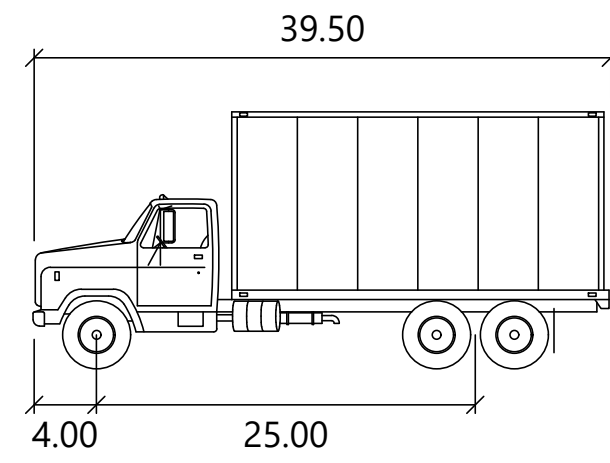
This curb should be rolled to provide flexibility for truck maneuverability.

Flag person should be used to guide the right turning trucks leaving the site.

These curbs should be rolled to provide flexibility for truck maneuverability.

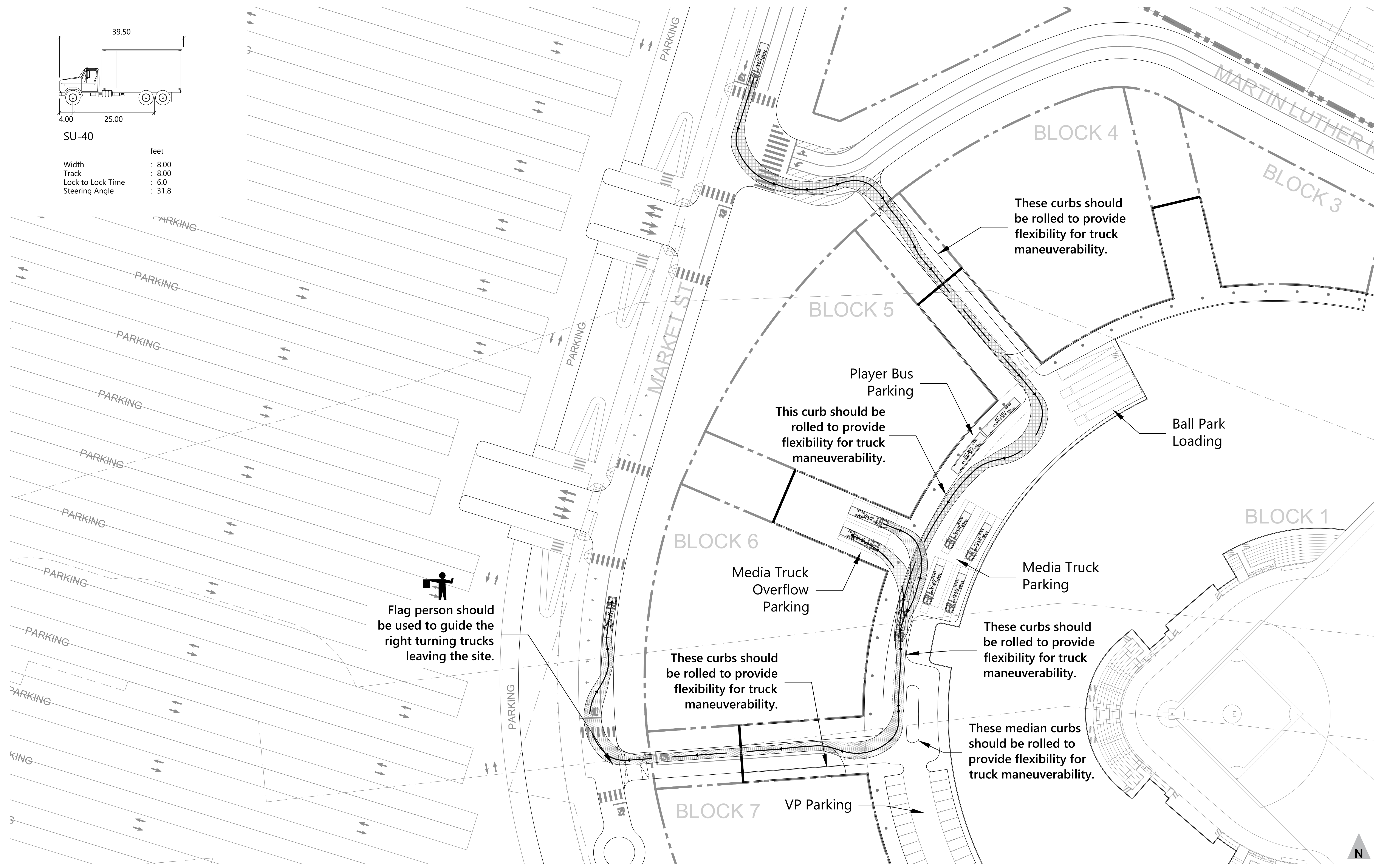
These curbs should be rolled to provide flexibility for truck maneuverability.

These median curbs should be rolled to provide flexibility for truck maneuverability.



SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



These curbs should be rolled to provide flexibility for truck maneuverability.

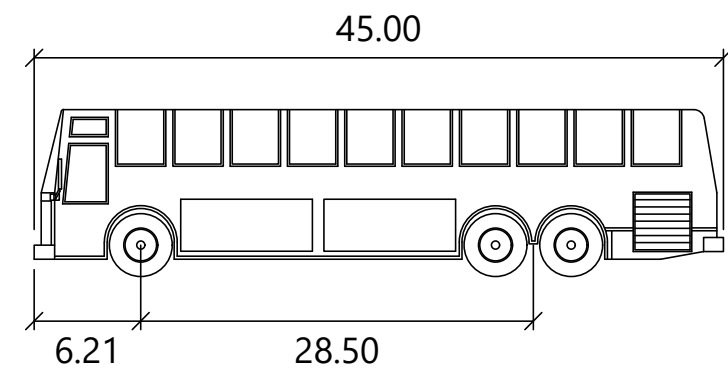
This curb should be rolled to provide flexibility for truck maneuverability.

Flag person should be used to guide the right turning trucks leaving the site.

These curbs should be rolled to provide flexibility for truck maneuverability.

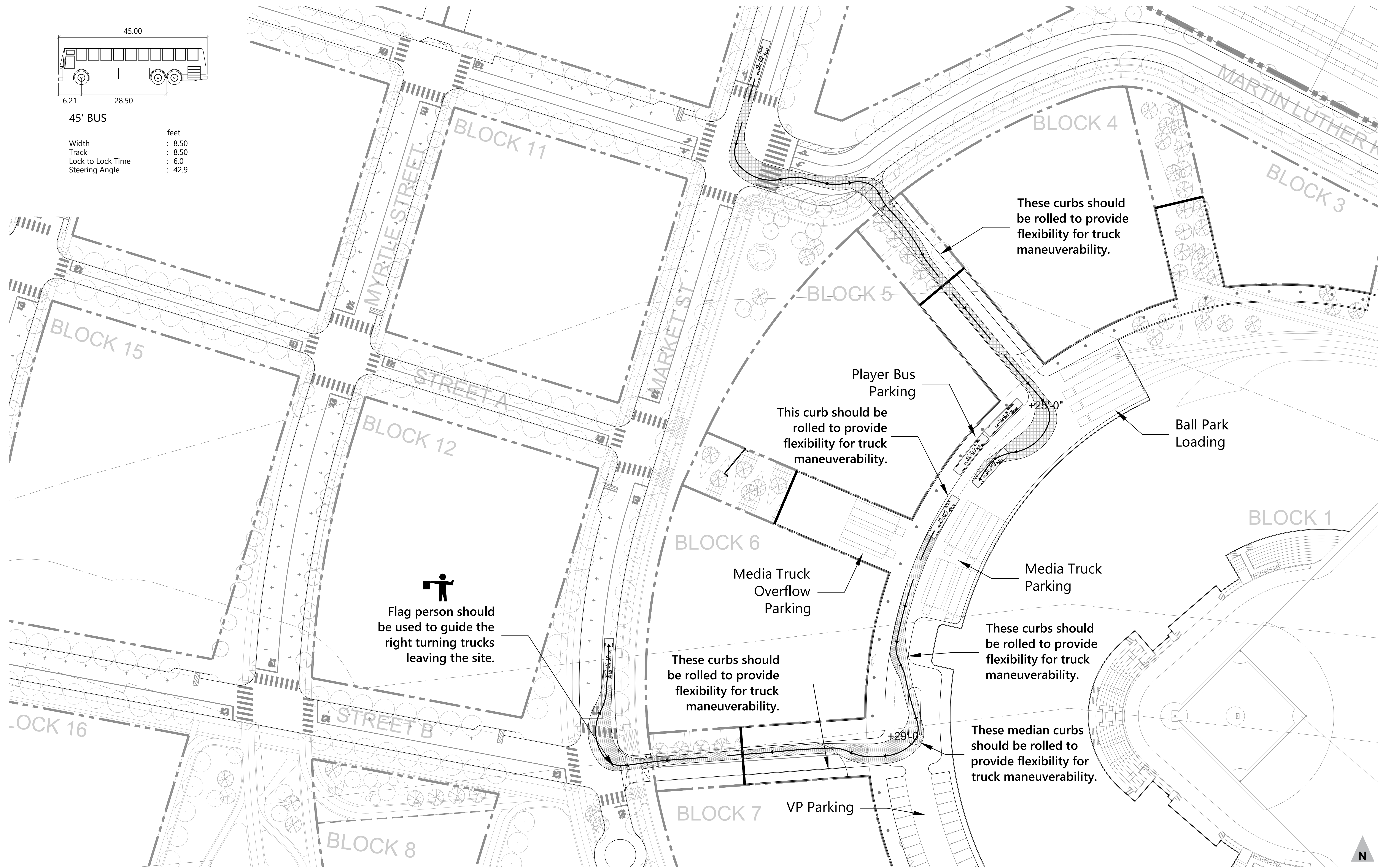
These curbs should be rolled to provide flexibility for truck maneuverability.

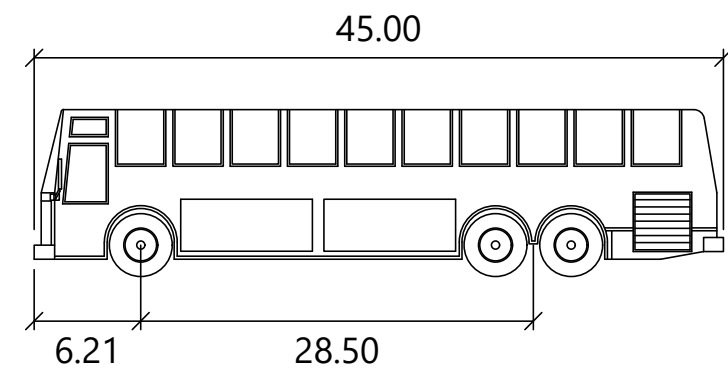
These median curbs should be rolled to provide flexibility for truck maneuverability.



45' BUS

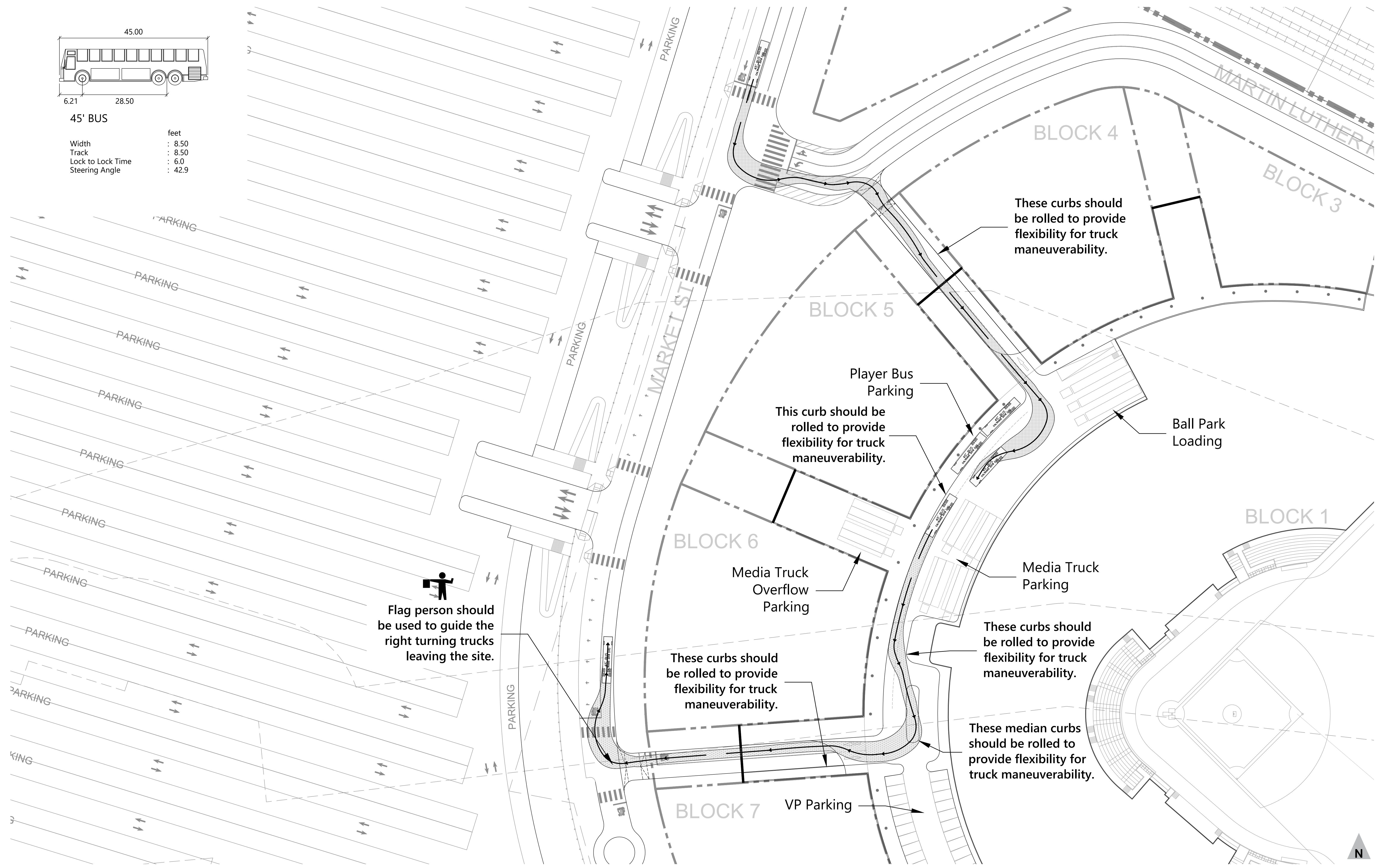
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 42.9





45' BUS

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 42.9



CLIENT



THE OAKLAND ATHLETICS
 7000 COLISEUM WAY
 OAKLAND, CA 94621 USA
 TEL: +1 510 638 4900

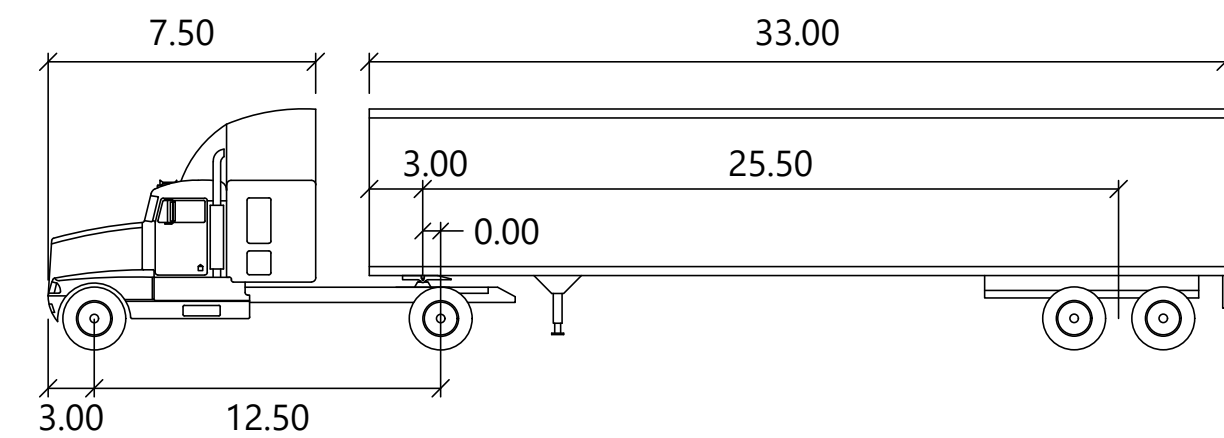
TRANSPORTATION ENGINEER

FEHR & PEERS
 2201 Broadway, Suite 602
 Oakland, CA 94612
 TEL: +1 510 834 3200

TITLE DRAWING NO.

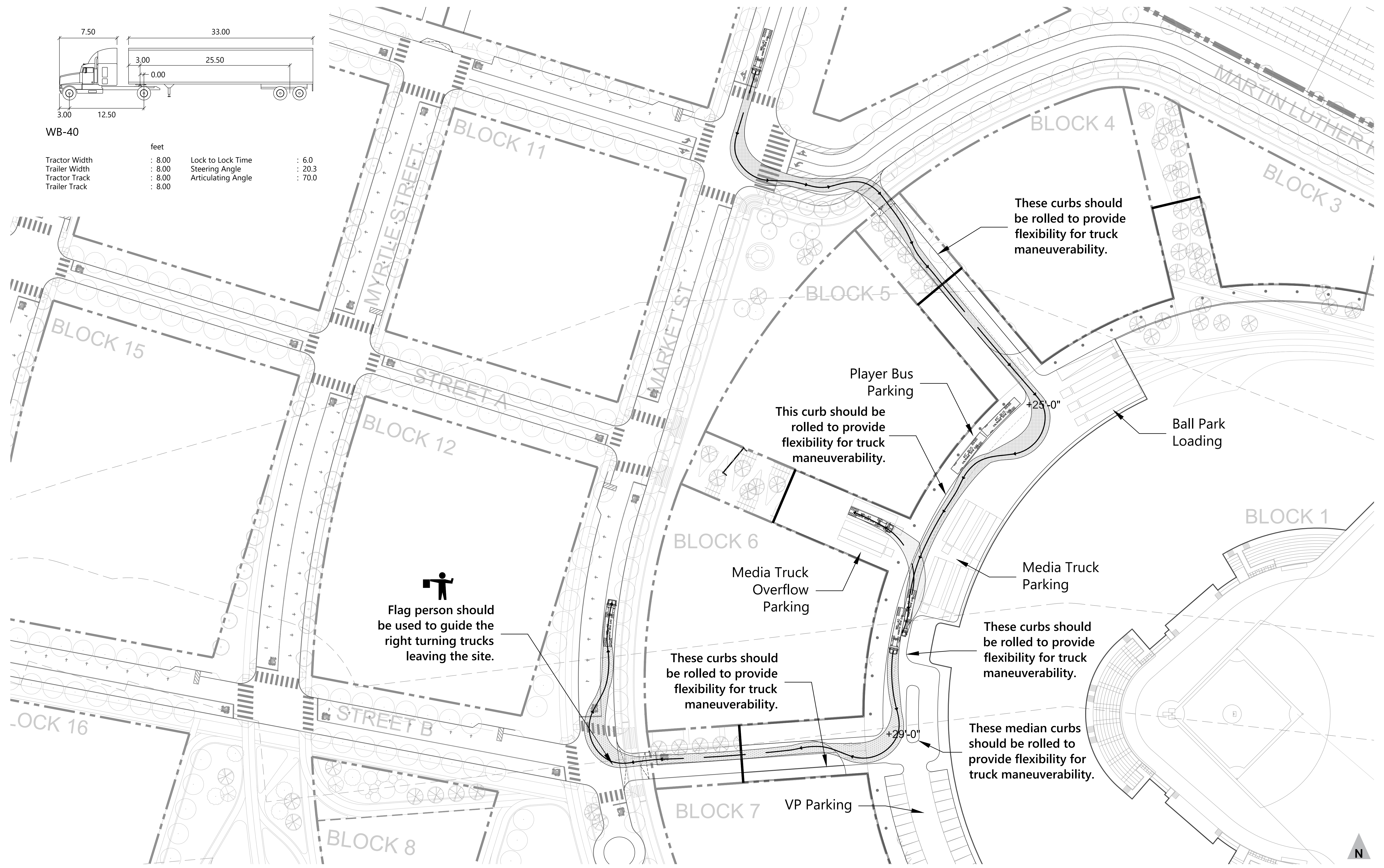
45' BUS TURNING MOVEMENTS 4.2.6

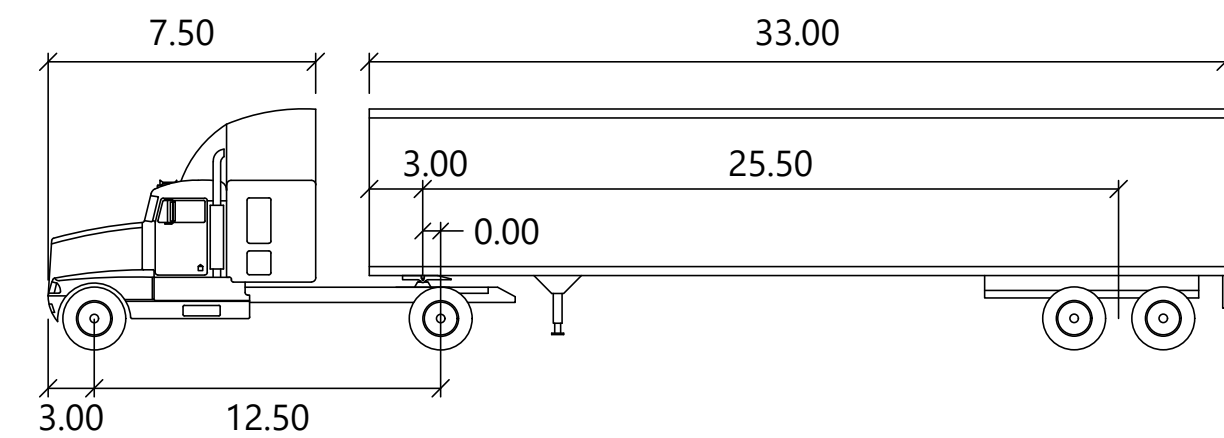
OAKLAND A'S HOWARD TERMINAL MASTERPLAN PDP PROJECT NAME
 1:40 ARCH D 09/23/22 SCALE FORMAT DATE



WB-40

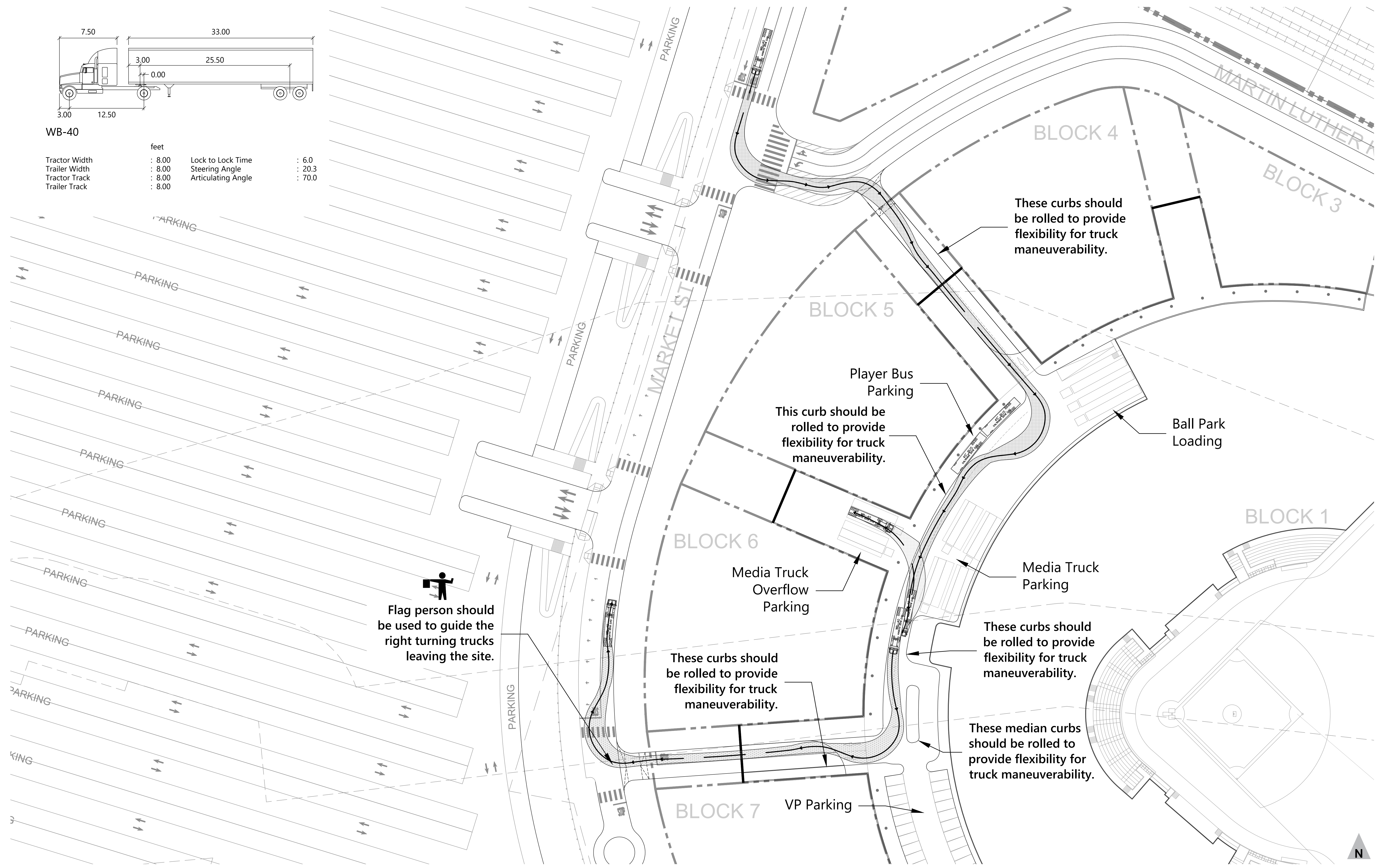
	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		





WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		



Flag person should be used to guide the right turning trucks leaving the site.

These curbs should be rolled to provide flexibility for truck maneuverability.

This curb should be rolled to provide flexibility for truck maneuverability.

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These curbs should be rolled to provide flexibility for truck maneuverability.

These median curbs should be rolled to provide flexibility for truck maneuverability.