

View of wharf from Ferry Point, looking east.



View west to Mount Tamalpais from west end of wharf.



View looking east from east end of the wharf. Richmond Yacht Club beyond.



View of site from Miller Knox Regional Park.



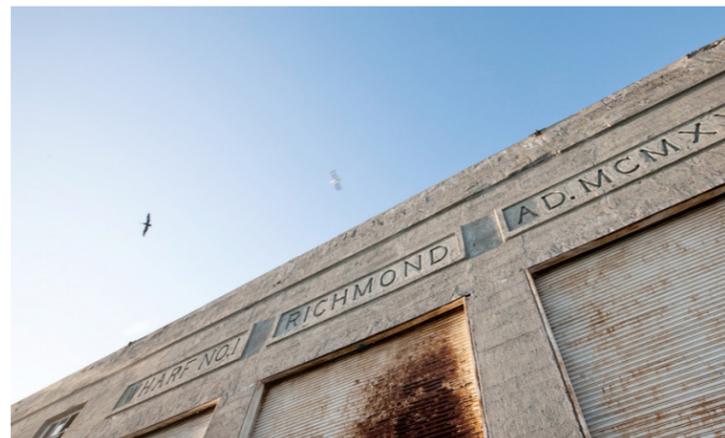
View west along south facade of wharf building.



East end of existing warehouse buildings with rail lines in foreground.



View south towards San Francisco skyline.



1915 wharf building facade with pediment sign.



Bird's eye view of site in its current condition with Miller Knox Regional Park beyond.



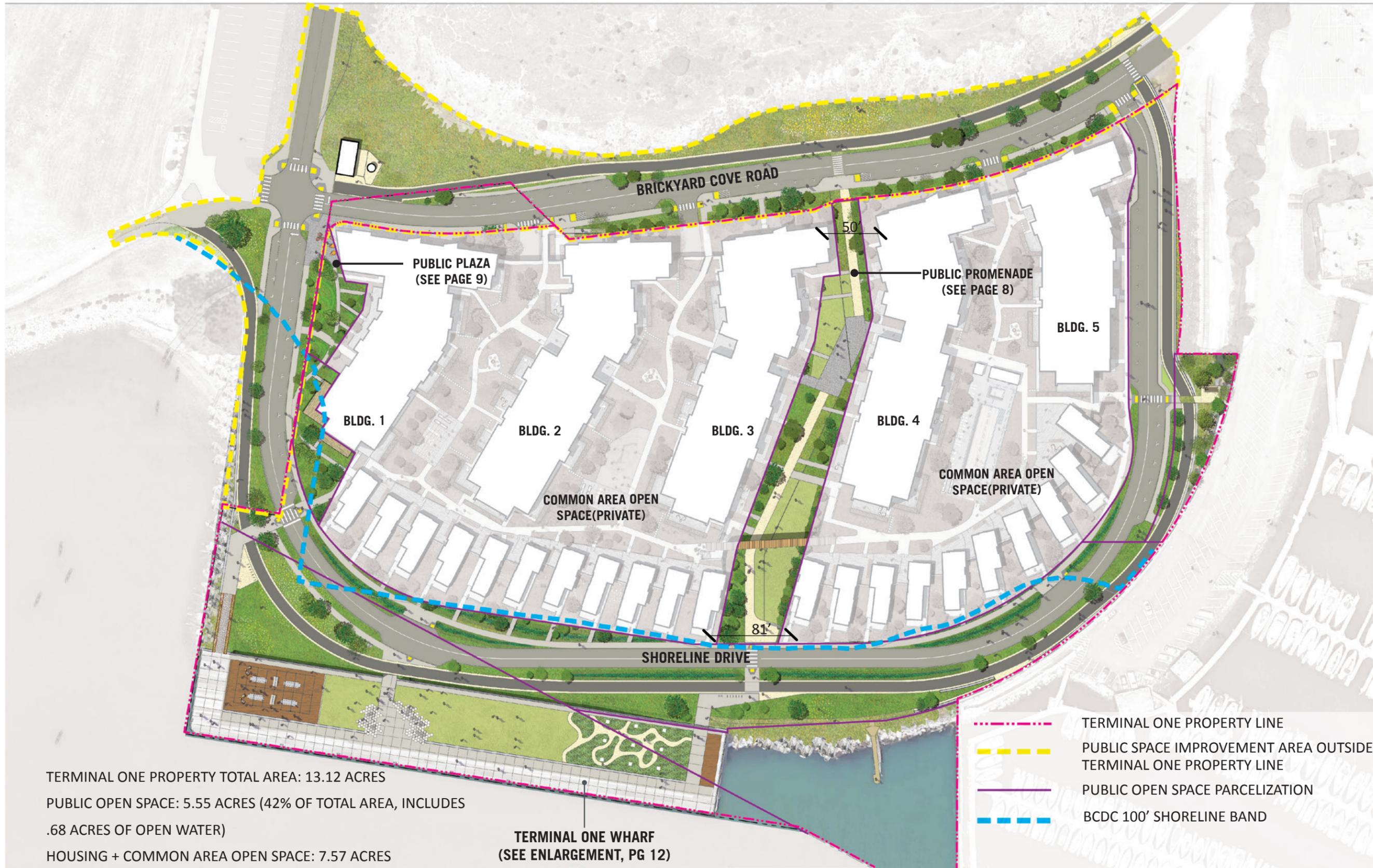
PUBLIC SITE FEATURES

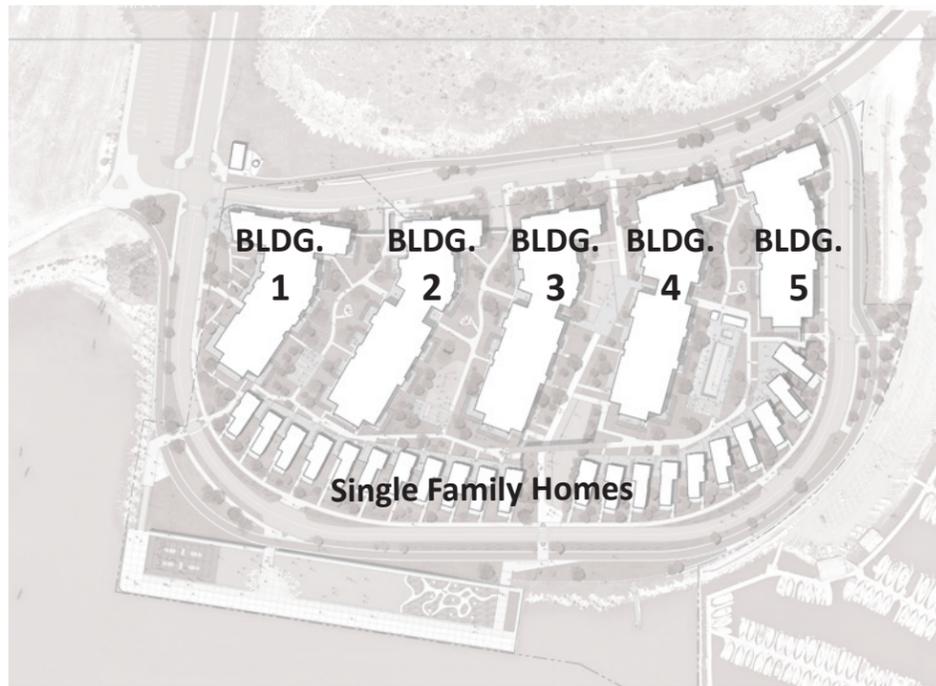
- A Existing Bay Trail
- B Proposed Bay Trail extension
- C Trash collection area
- D Existing tie-off pier
- E Existing rail line
- F Rip-Rap revetment
- G Stormwater treatment gardens
- H Way-Finding graphics/bike parking
- I Entry plaza
- J Maritime artifact/public art
- K Ground floor retail
- L Way-finding graphics
- M Existing pump station
- N Loading/drop-off zone
- O Speed Table Pedestrian Crossing
- P Public On-Street Parking, TYP.
- Q Public Promenade at ground level-ped/bike only w/emergency access
- R Lawn with "Turf Block" for emergency access

PRIVATE SITE FEATURES

- 1 Fire pit lounge area on podium
- 2 Pool and spa area on podium
- 3 Amenity area/trellis on podium
- 4 Pedestrian bridge & bay overlook
- 5 Podium terrace access
- 6 Podium play area
- 7 Garden planting on podium, TYP.
- 8 Private patio, TYP.
- 9 Stormwater flow-through planter on podium, TYP.
- 10 Garage access

+13.5' Spot Elevation Edge of Podium





LATITUDE RESIDENTIAL/RETAIL LAND USES:

Total Number of Residential Units -- 316

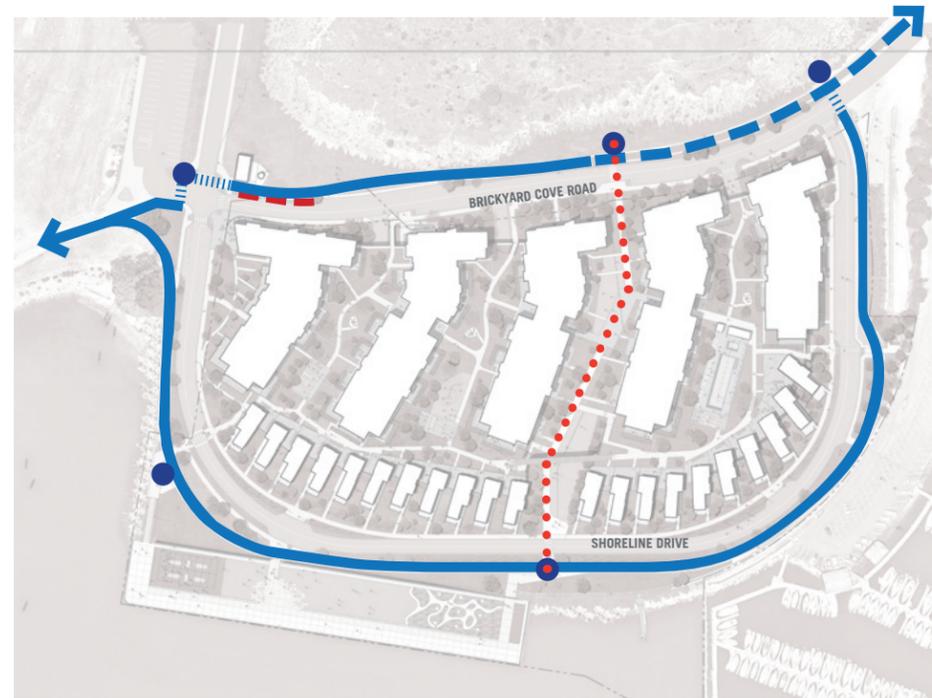
Total Retail Square Footage --2,000 sf +/-

Unit Count/Building Heights

Building Type	Number of Units	Max. Building Height
<u>Condominium Flats</u>		
Bldg. 1	64	61.5'
Bldg. 2	58	61.5'
Bldg. 3	68	61.5'
Bldg. 4	59	51.5'
Bldg. 5	46	51.5'
Total:	295	
<u>Single Family Homes</u>		
Two Story	11	25'
Three Story	10	35'
Total:	21	

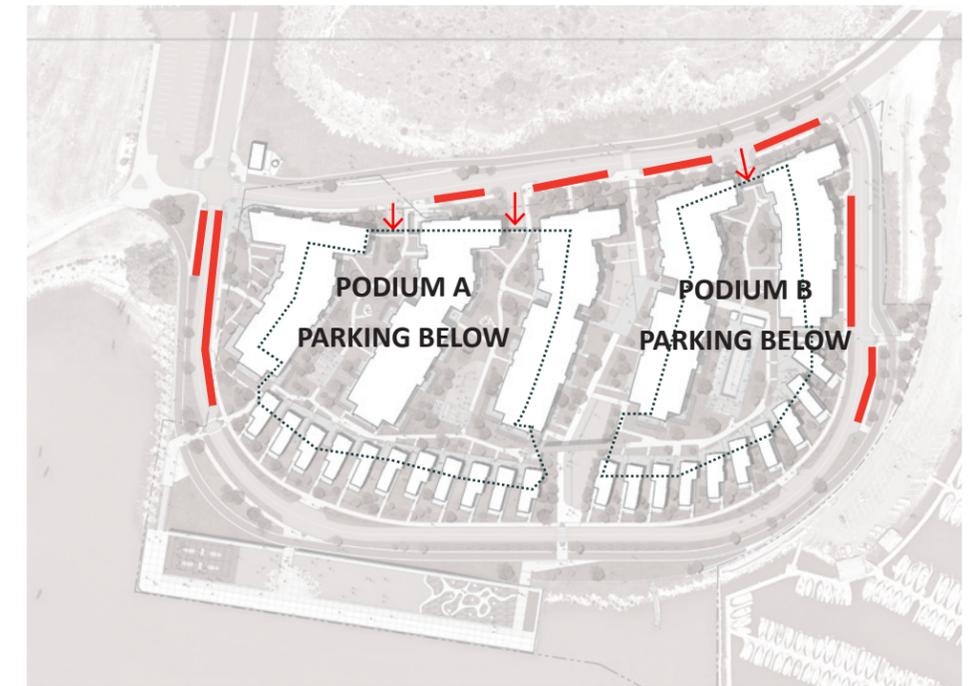
Unit Types/Average Net Square Footage

Unit Type	Number of Units	Average Net Square Footage
<u>Condominium Flats</u>		
1 Bedroom	44	938
2 Bedroom	209	1,355
3 Bedroom	42	1,754
Total:	295	1,350
<u>Single Family Homes</u>		
3 Bedroom	11	2,000+
4 Bedroom	10	3,000+
Total:	21	2,500+



EXISTING AND PROPOSED BAY TRAIL CIRCULATION

- (E) Bay Trail
- Bay Trail Extension
- Bay Trail Extension Crossing
- Pedestrian and Bicycle Promenade (at ground level)
- Location of 14' wide Bay Trail with guardrail
- Bicycle Node: Locations to provide seating, wayfinding signage, and/or bicycle parking.



PARKING

- On-Street Public Parking Count
Shoreline Drive -- 29 Spaces
Brickyard Cove Road -- 11 Spaces
Total-- 40 Spaces
- Resident/Guest/Employee Private Parking Count
Podium Parking Garages -- **601 Spaces**

Parking Note: On-street public parking spaces will be time-limited to discourage use by residents/guests/employees.

NTS



Viewpoint S5: Existing view from Ferry Point Fishing pier



Viewpoint S2: Existing view from Miller/Knox ridge

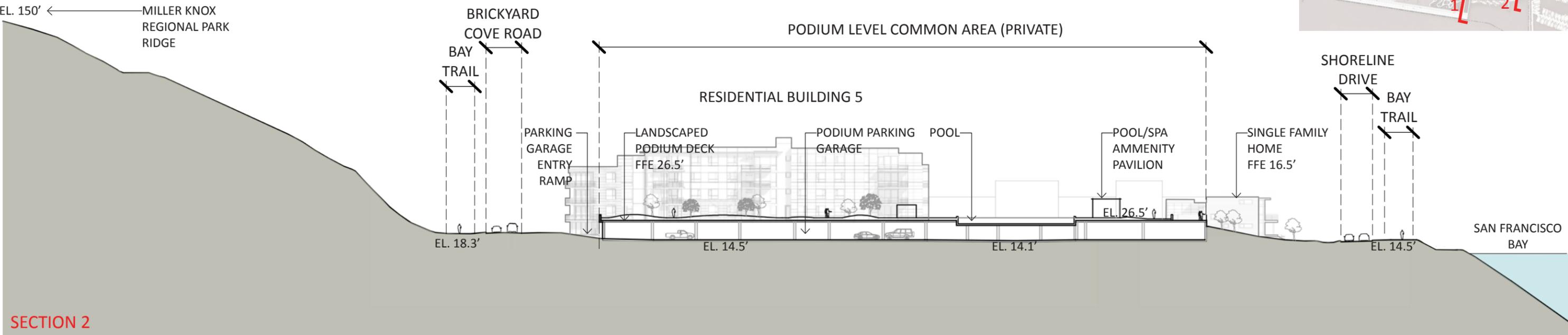
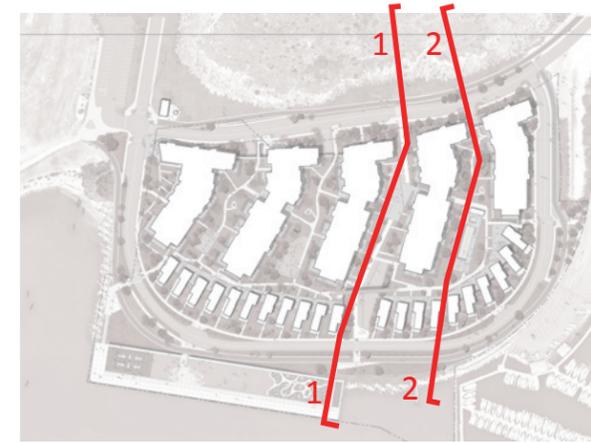
Note:
 At the time these photo-simulations were prepared, the improvement plans for the wharf contemplated extensive reuse of steel trusses from the Terminal One warehouse to frame three large canopy structures that were to be located at the eastern and western ends and in the center of the wharf. Current plans call for a more limited use of the warehouse trusses as part of the canopy structure for a single smaller family picnic pavilion at the west end of the wharf. In addition, the photo-simulations show Condominium Building No. 4 as a five-story building constructed over a single-story podium. Under current plans, however, the fifth floor of Building No. 4 has been eliminated and the building reduced to four stories over podium. These changes in the design of the Latitude Project will have the effect of reducing the visual impacts as shown in the DEIR simulations.



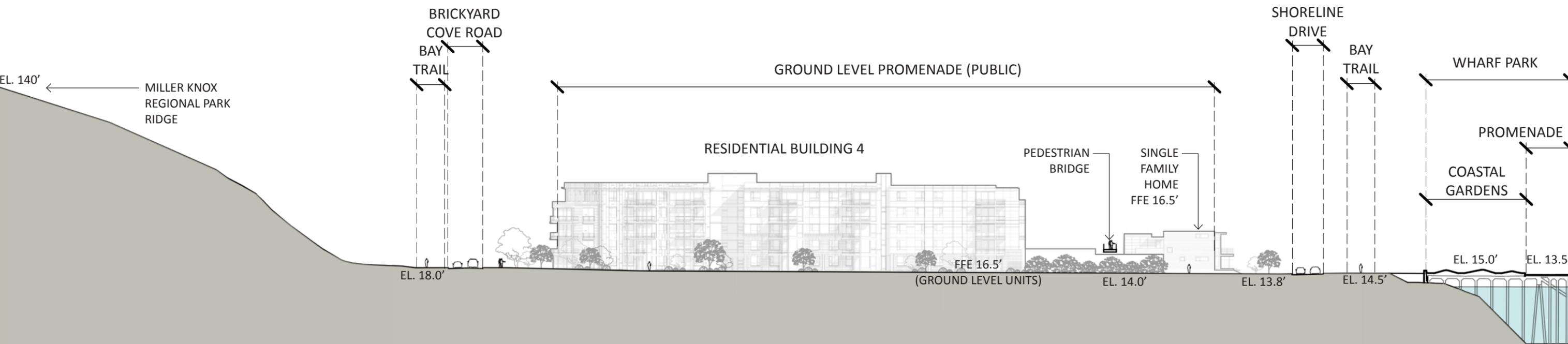
Viewpoint S5: Visual Simulation of Proposed Project



Viewpoint S2: Visual Simulation of Proposed Project



SECTION 2



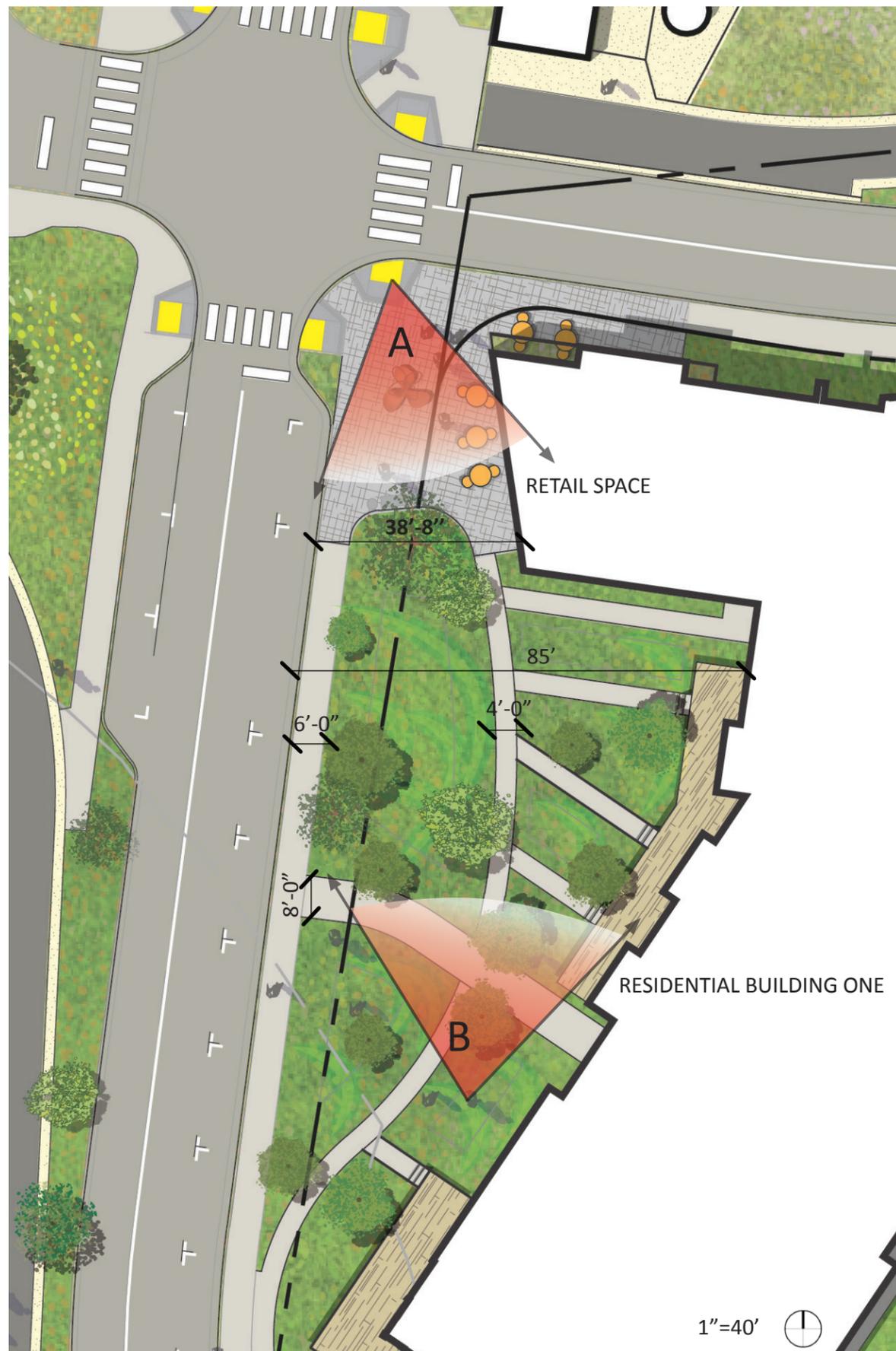
SECTION 1



VIEW A: A Public Promenade connects Brickyard Cove Road to the waterfront and opens views to the bay and the San Francisco skyline beyond. Residential Patios line the promenade. Private patios are raised above the promenade and separated by garden planting and stormwater treatment gardens. Small turf areas allow for lounging and recreation.



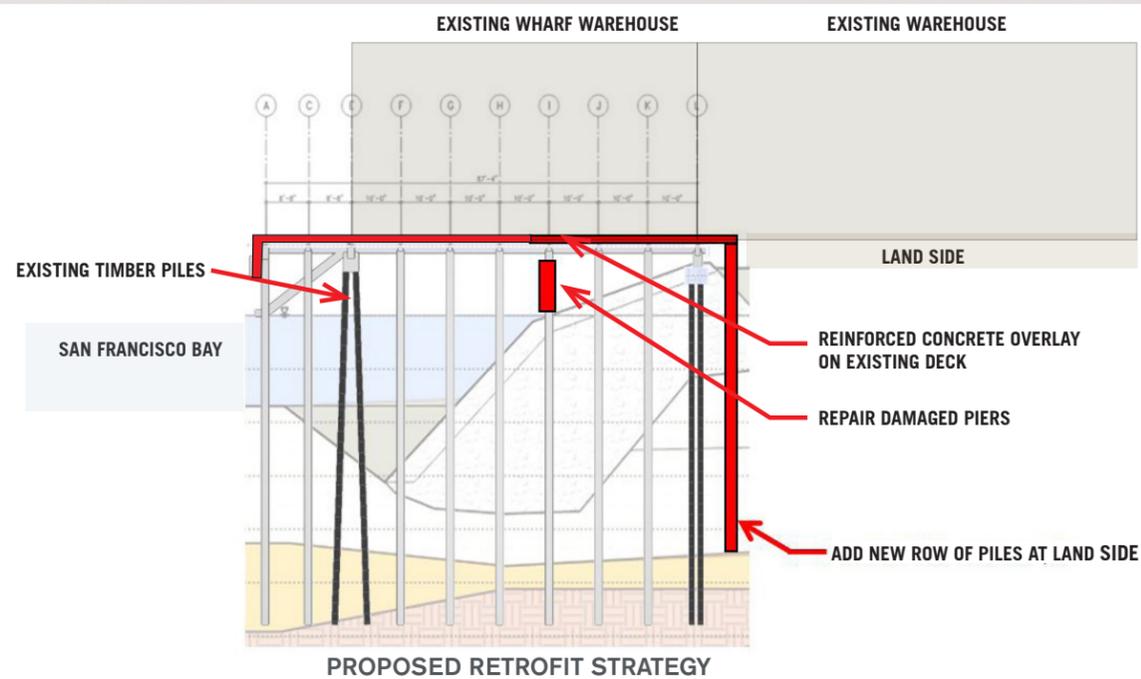
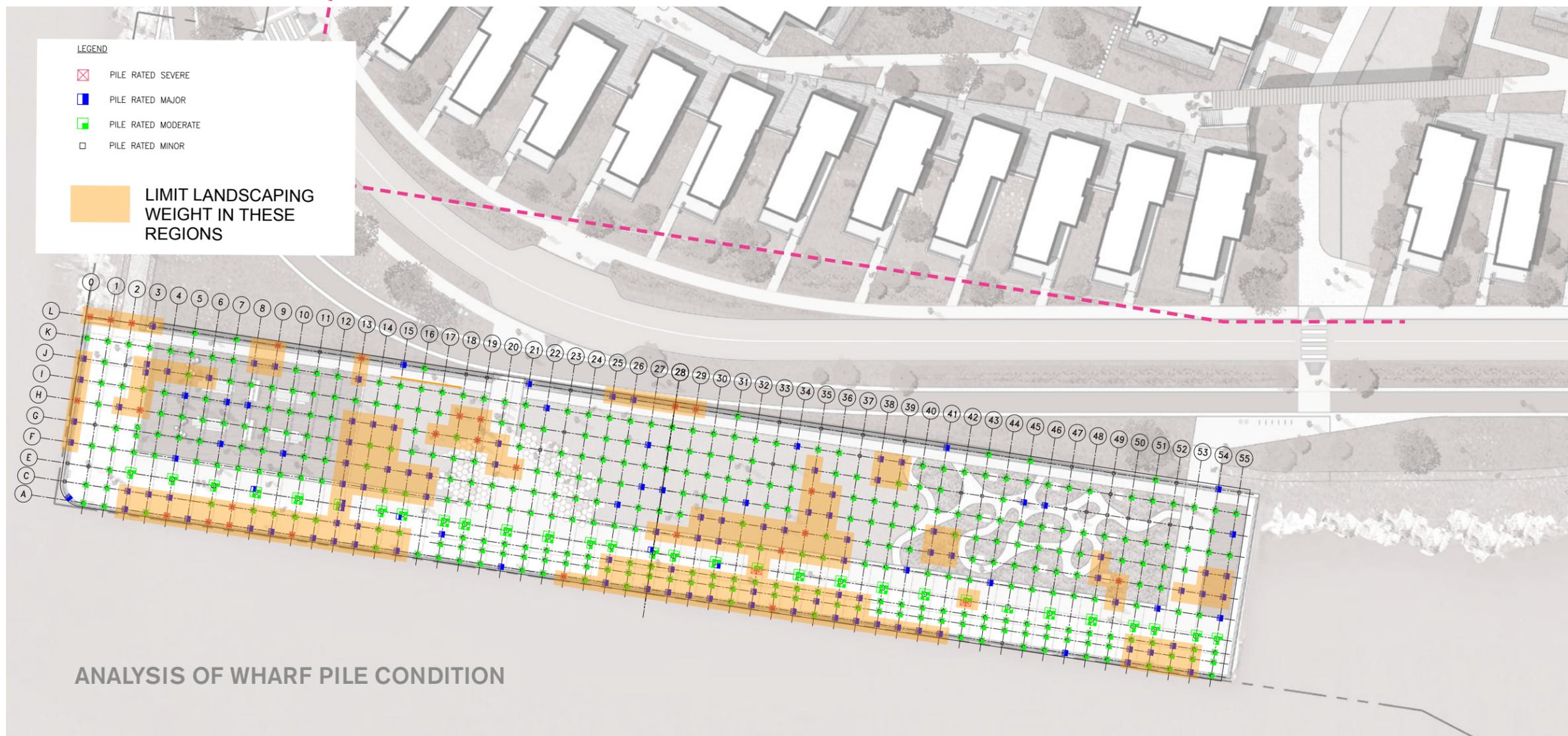
VIEW B: View from plaza adjacent to primary building entries. The pedestrian bridge that connects the two residential podium courtyards can be seen beyond, framing dramatic views of the bay and the city beyond.

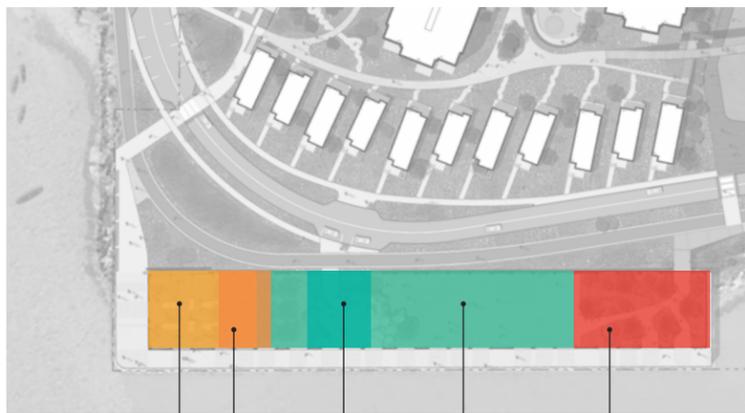


VIEW A: An open plaza with special paving offers seating, public art, and open views to the west. Tree planting is organized to open up these views and to provide wind screening to the southwest to protect from prevailing winds.



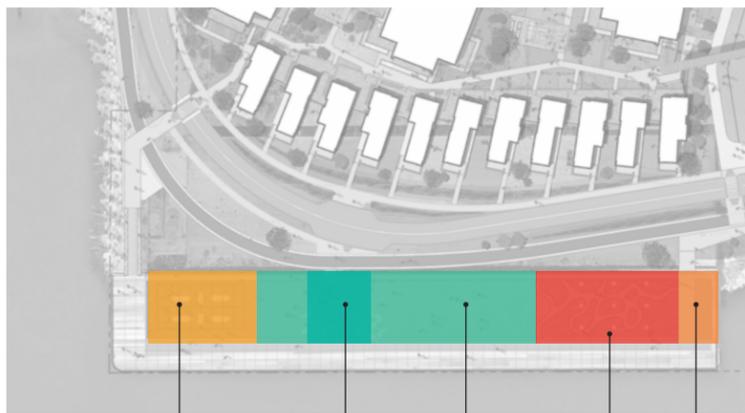
VIEW B: A garden walkway provides wind screening and a planted separation between private patios and public sidewalk. Dune-inspired landforms are planted with native California plants. Stormwater treatment areas accept plaza and roof rain water runoff and are planted with native plants.





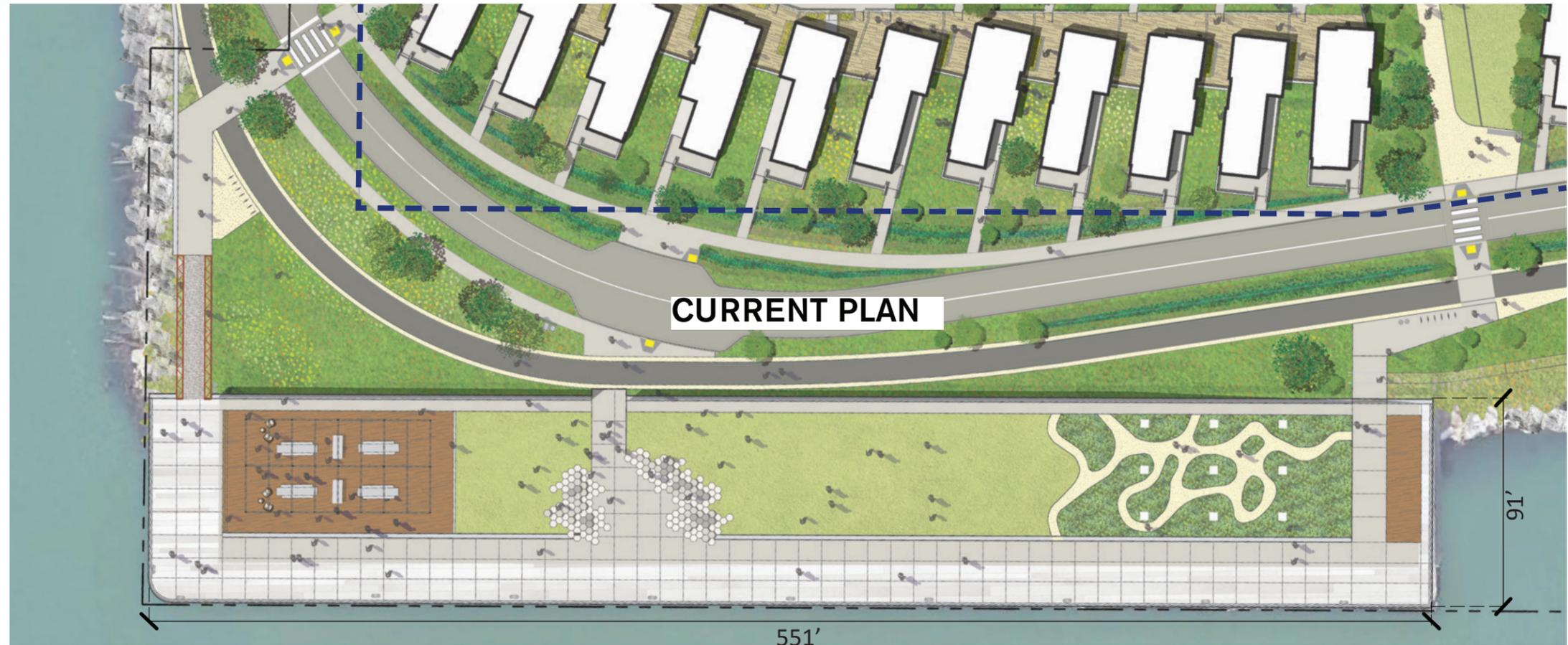
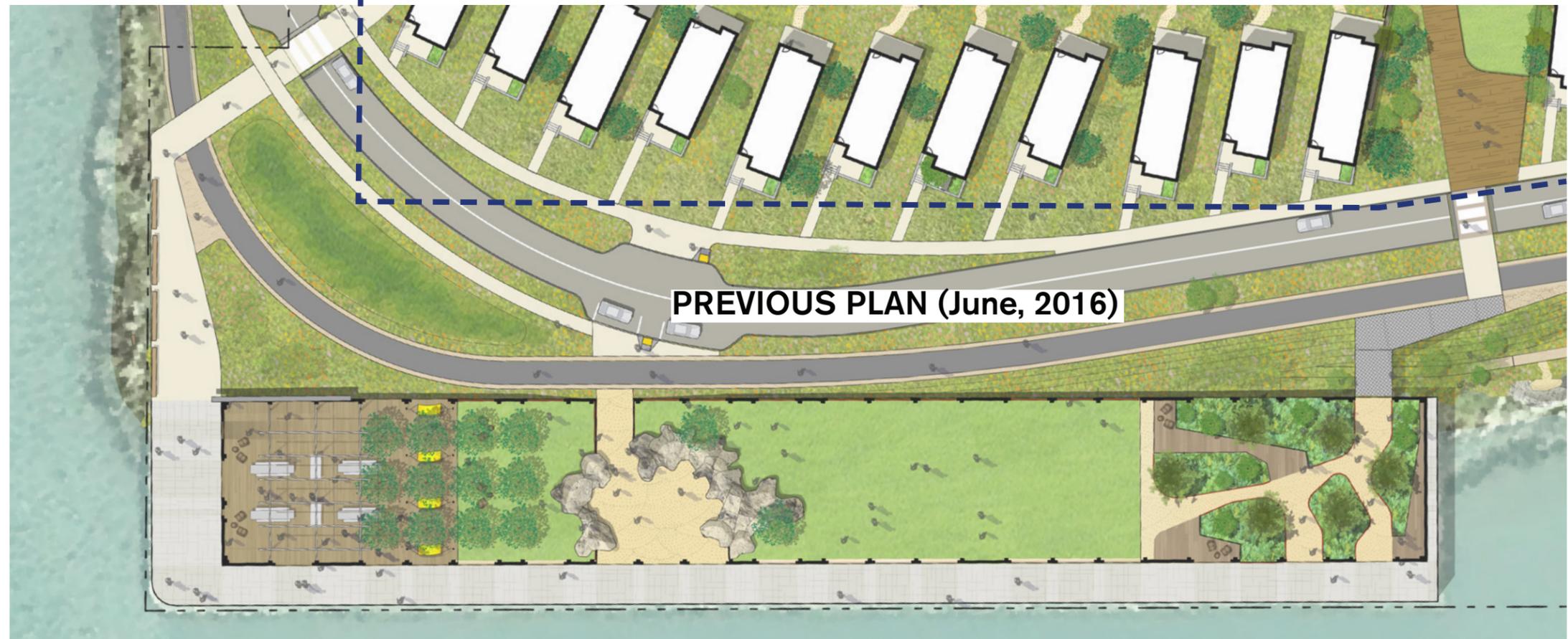
PICNIC DECK HAMMOCK GROVE PLAY THEATER LAWN COASTAL GARDENS

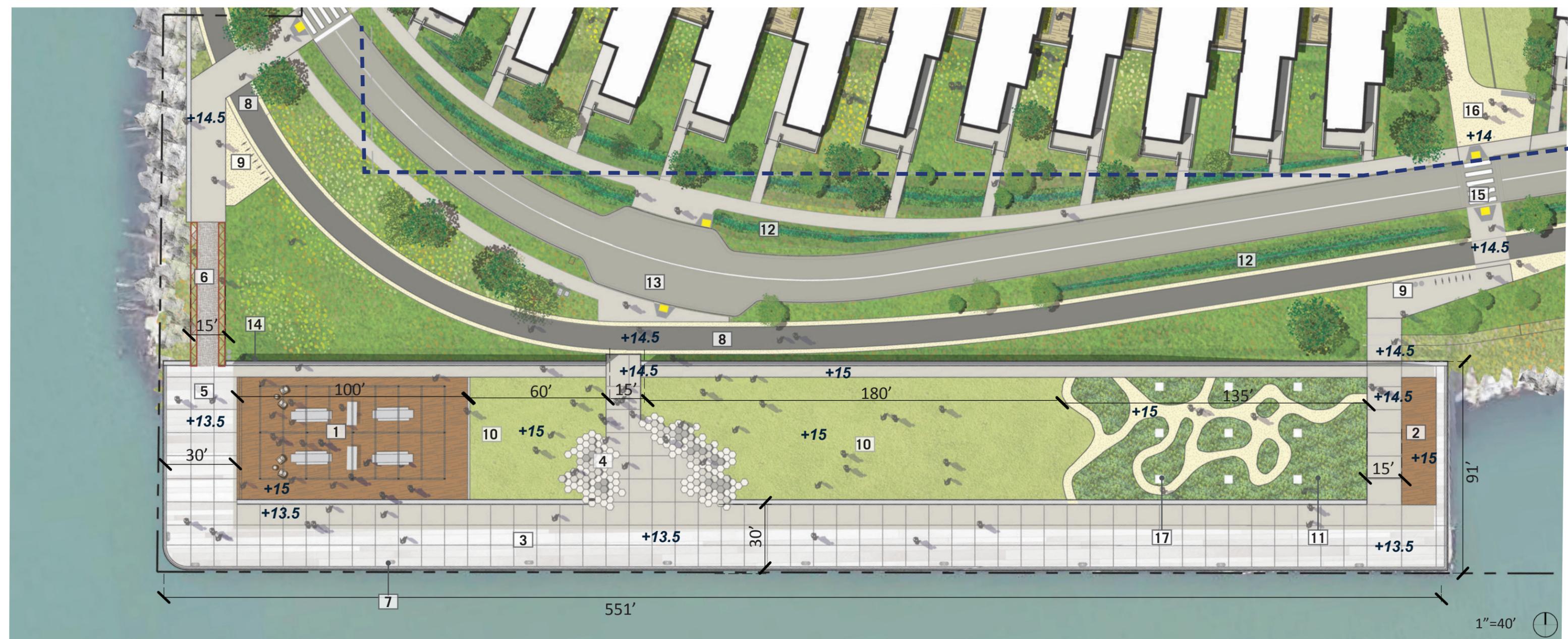
← MORE ACTIVE MORE PASSIVE →



PICNIC DECK PLAY THEATER LAWN COASTAL GARDENS VIEWING DECK

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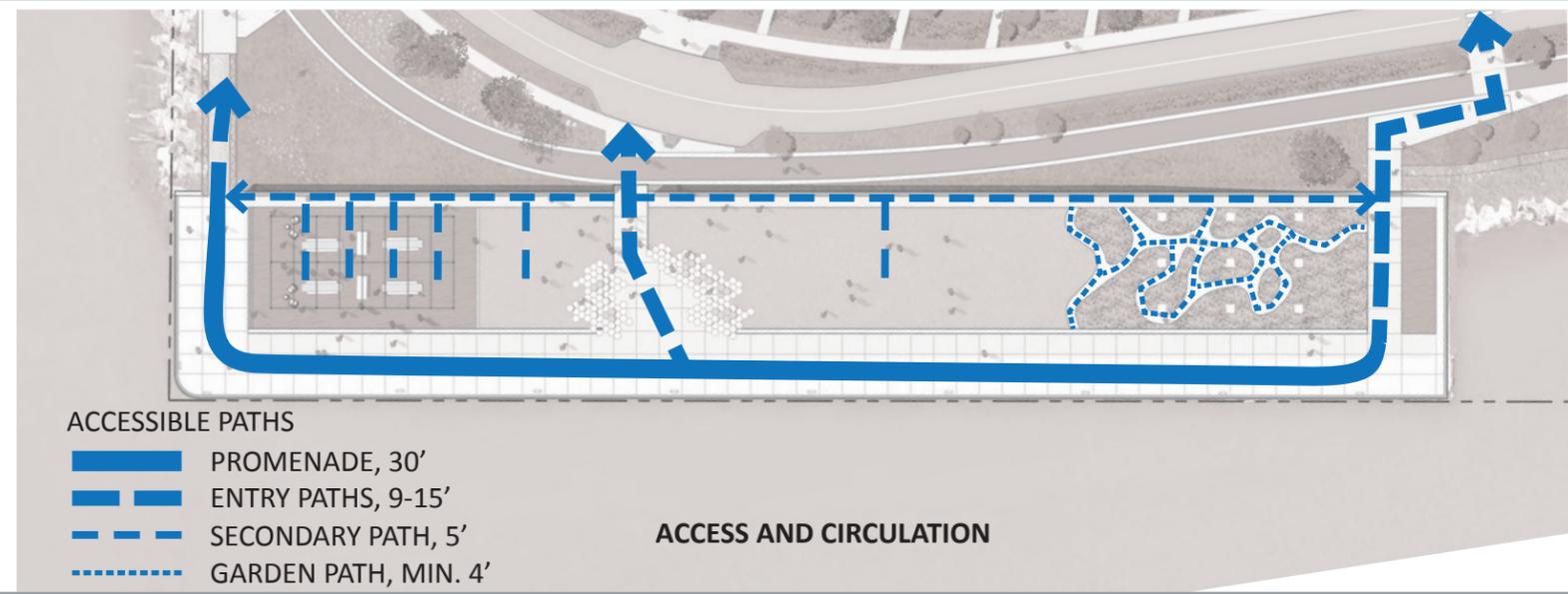


FEATURES:

- 1. Elevated picnic deck
- 2. Overlook deck
- 3. Wharf promenade
- 4. Play theater
- 5. Repaved wharf
- 6. Elevated walk connecting Bay Trail to Wharf Park
- 7. Existing mooring bollard preserved in place, Typ.
- 8. Bay Trail shoreline extension
- 9. Bike parking & wayfinding graphics
- 10. Synthetic turf flexible use area
- 11. Coastal planting areas
- 12. Stormwater treatment area
- 13. ADA parking and loading
- 14. Re-use wharf pediment sign at park entry
- 15. Raised table crossing
- 16. Public Promenade entry plaza
- 17. Potential sculpture location

LEGEND

- +14.5** SPOT ELEVATION
- - -** BCDC 100' SHORELINE BAND



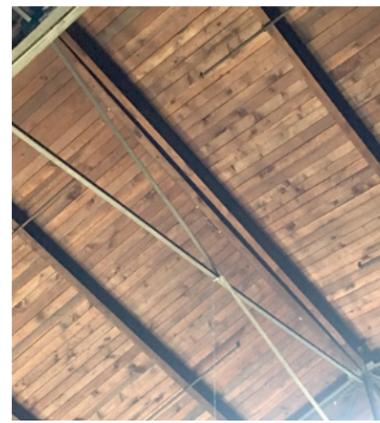


WHARF NO. 1

HISTORIC PHOTOGRAPH OF WHARF BEFORE FILL



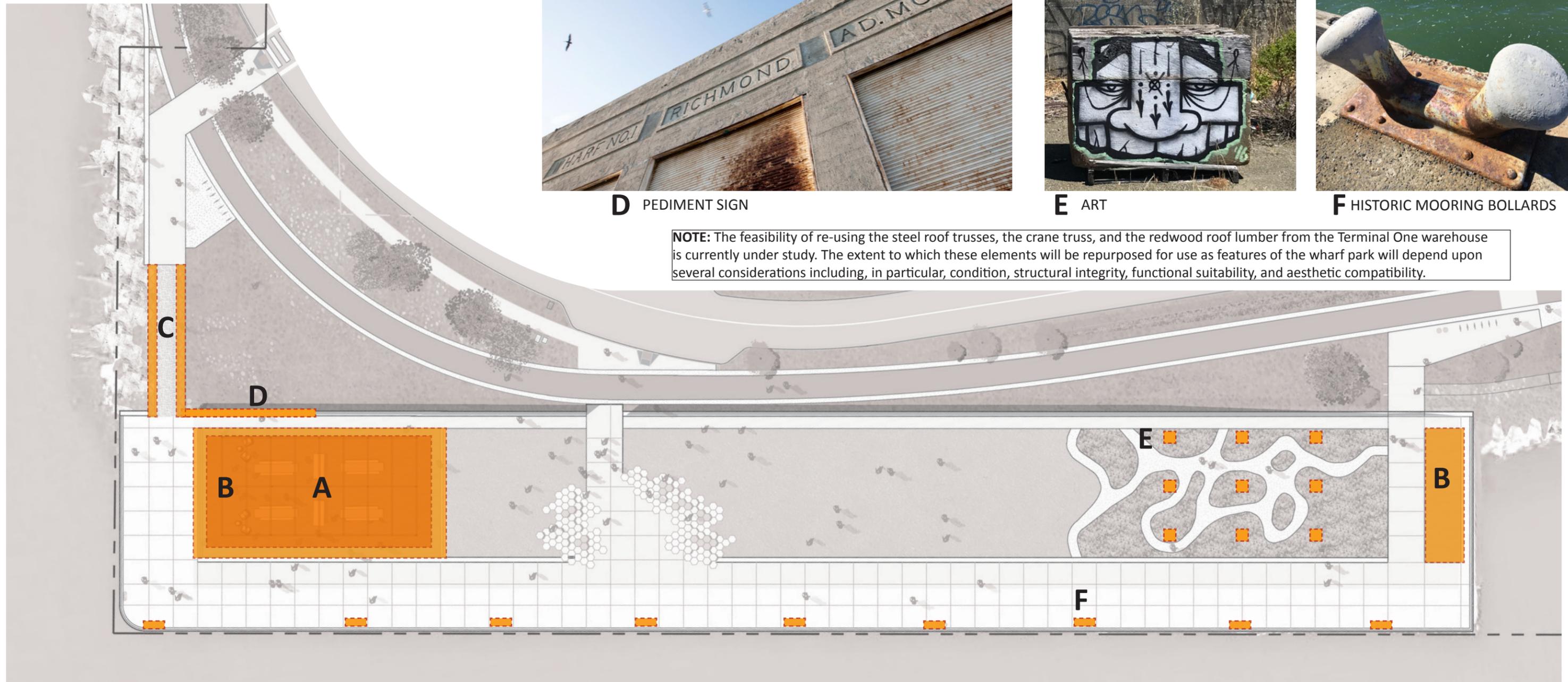
A STEEL ROOF TRUSS (UNDER STUDY)



B REDWOOD ROOF AND BEAMS (UNDER STUDY)



C CRANE TRUSS (UNDER STUDY)



D PEDIMENT SIGN

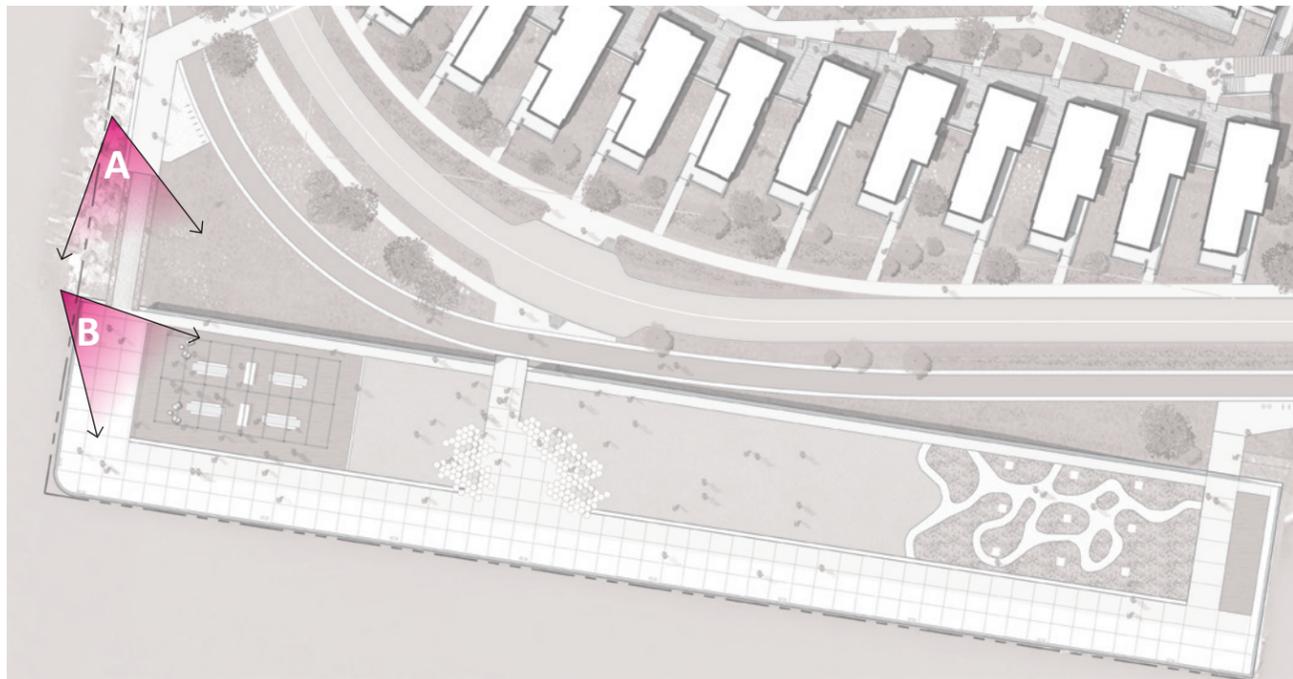


E ART



F HISTORIC MOORING BOLLARDS

NOTE: The feasibility of re-using the steel roof trusses, the crane truss, and the redwood roof lumber from the Terminal One warehouse is currently under study. The extent to which these elements will be repurposed for use as features of the wharf park will depend upon several considerations including, in particular, condition, structural integrity, functional suitability, and aesthetic compatibility.



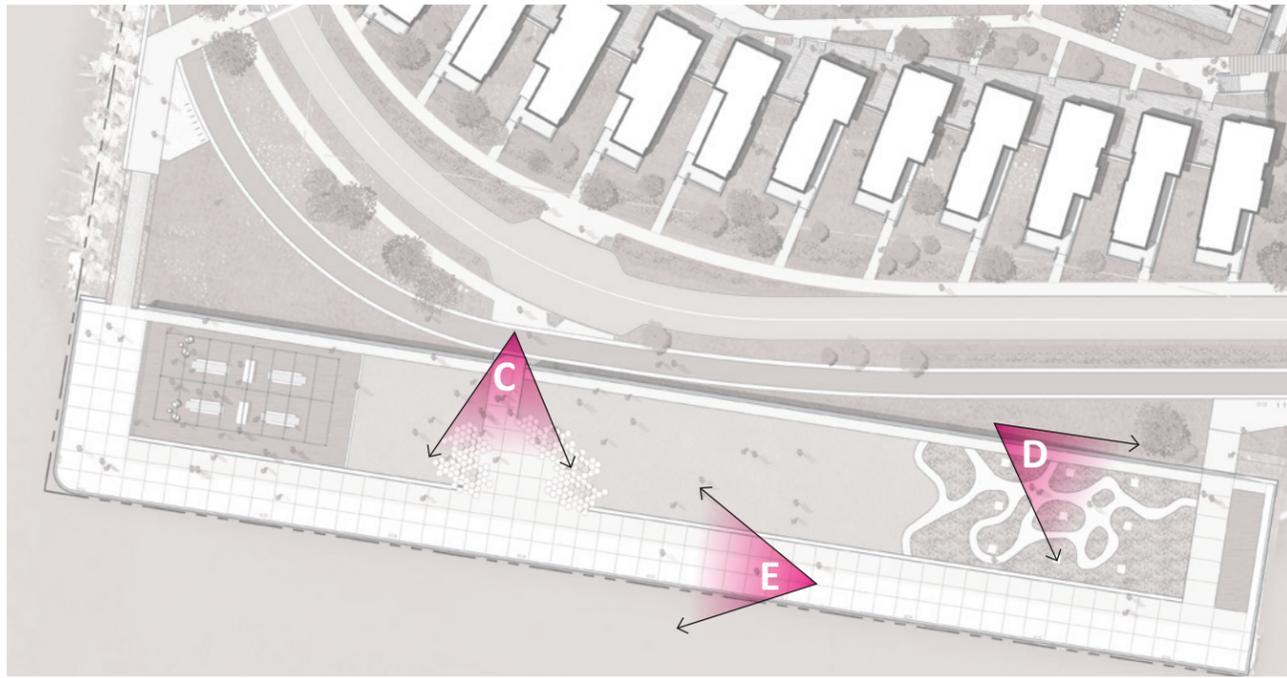
ILLUSTRATIVE VIEWS



View A: West entry of the wharf includes a raised walk potentially featuring re-use of the historic crane truss. The existing warehouse pediment sign will be repurposed as park marker and signage.



View B: A group picnic area anchors the active west end of the park. The deck is raised 18" above the wharf promenade, allowing visitors unobstructed panoramic views to the Bay Bridge, San Francisco, Angel Island, Mount Tamalpais, Ferry Point and the Richmond Bridge. Three steps and an accessible sloped walk provide access to the deck. The deck may incorporate reclaimed roof beams and rafters from the Terminal One warehouse.



ILLUSTRATIVE VIEWS



View C: Entry from the center of the wharf into the Play Theater with stepped precast units for climbing and seating, surrounded by a flexible synthetic turf lawn for play and events.



View D: A coastal sculpture garden anchors the east end of the wharf park. Meandering crushed stone paths and low earth mounds planted with a coast-inspired plant palette provide a subdued setting for sculpture by local artists. The coastal garden could potentially feature art currently found on the site.



View E: Wharf promenade looking west towards Mount Tamalpais. Seat walls reinforce the simple geometry of the historic wharf, define the park spaces and help retain soil for raised lawn, gardens, and viewing decks. The raised picnic deck can be seen in the background.



Sea Level Definitions:

BFE - Base Flood Elevation: The computed elevation to which floodwater is anticipated to rise during the base flood. Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles.¹

MHHW - Mean High High Water: The average height of the higher high waters over a 19-year period. For shorter periods of observation, corrections are applied to eliminate known variations and reduce the result to the equivalent of a mean 19-year value.²

MSL - Mean Sea Level: The average height of the surface of the sea for all stages of the tide over a 19-year period, usually determined from hourly height readings.²

MLLW - Mean Low Low Water: The average height of the lower low waters over a 19-year period. For shorter periods of observations, corrections are applied to eliminate known variations and reduce the results to the equivalent of a mean 19-year value. Frequently abbreviated to Lower Low Water.²

¹Definition provided by FEMA <http://www.fema.gov/base-flood-elevation>

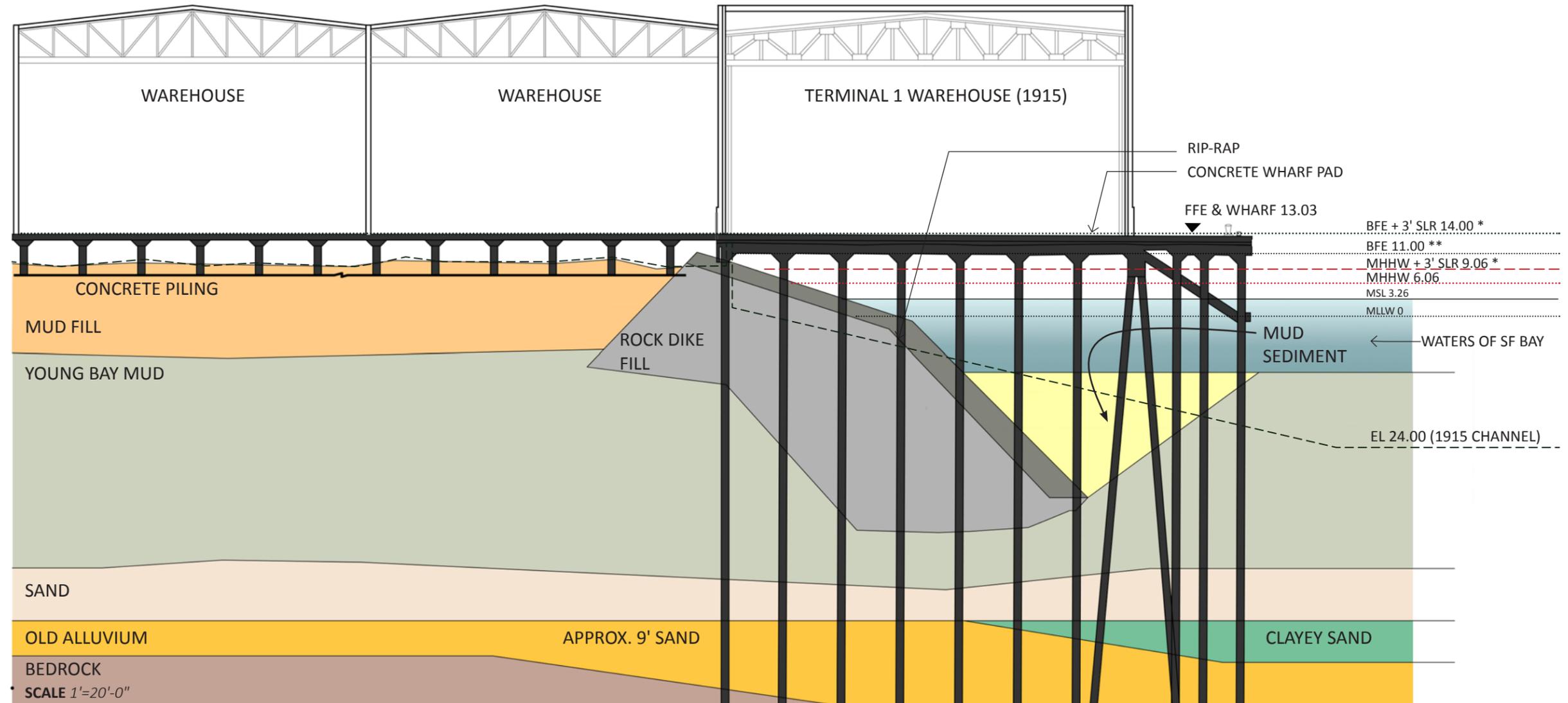
²Definition provided by NOAA <http://shoreline.noaa.gov/glossary.html>

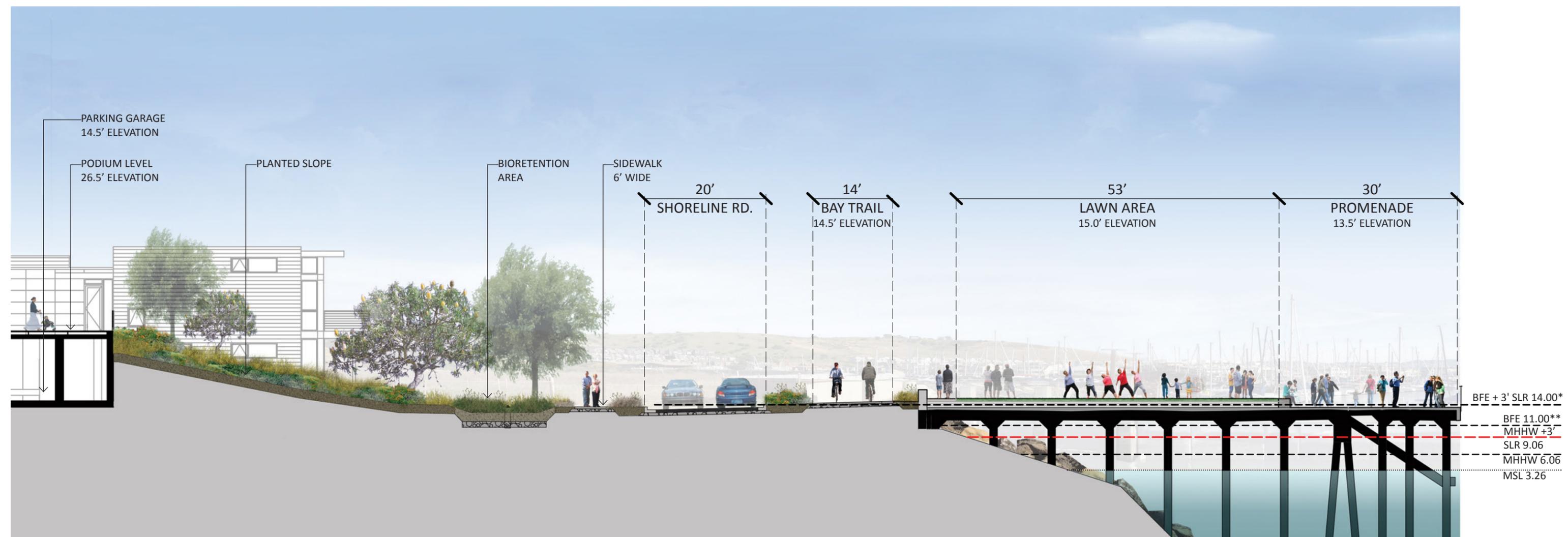
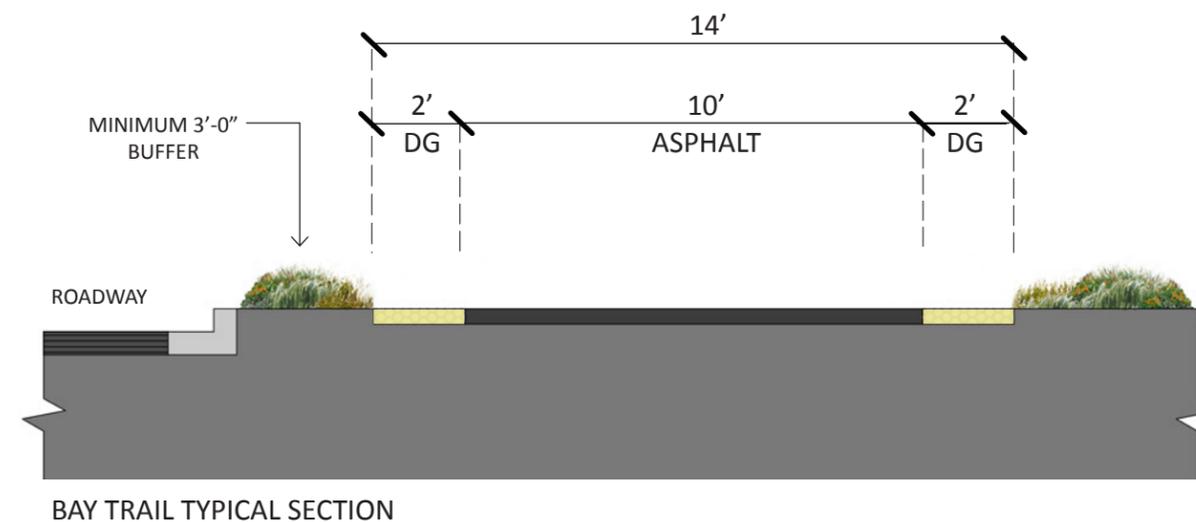
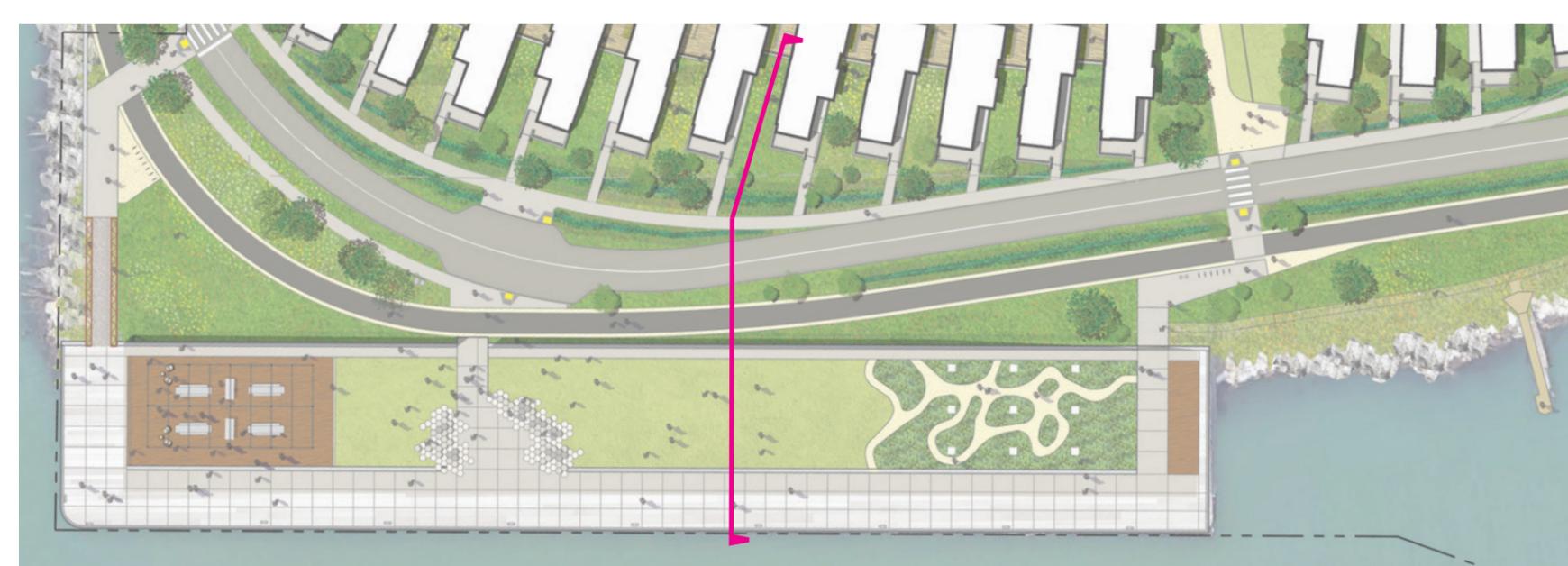
Document Sources:
 EVALUATION OF TERMINAL ONE - Base Flood Elevation and Inundation Area: Prepared for the Briscoe Ivester & Bazel LLP, January 1 2015 (Job No. 20145024-10) by BKF Civil Engineers.

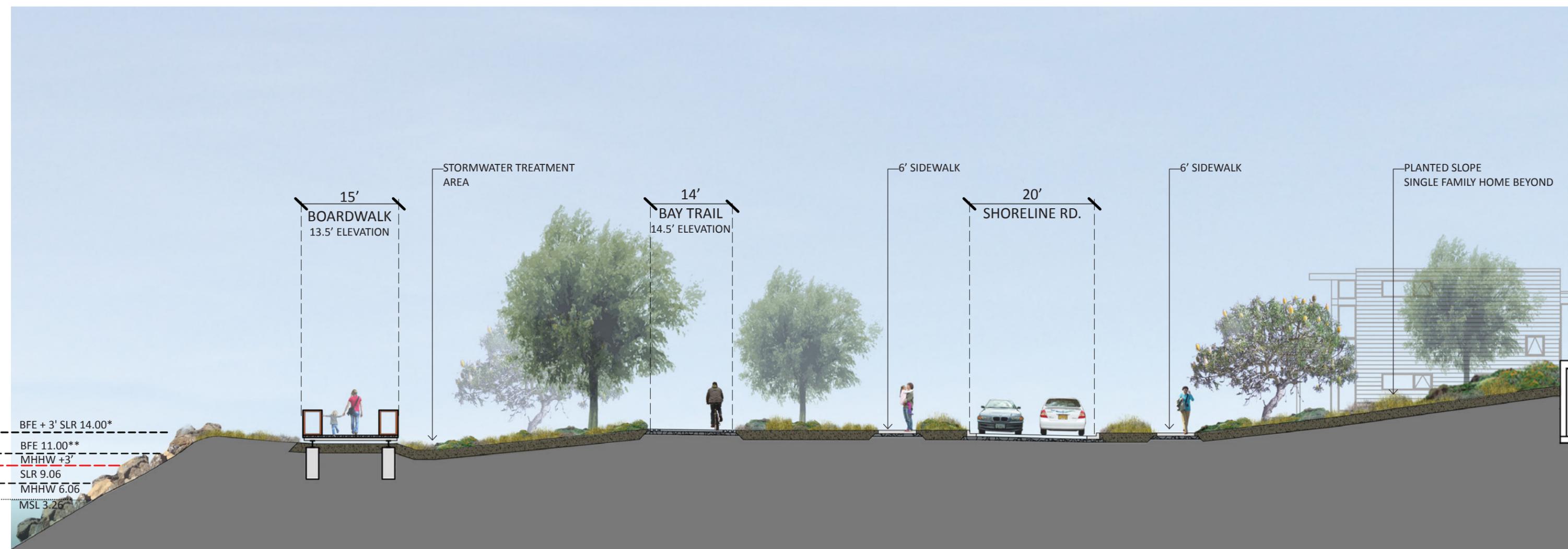
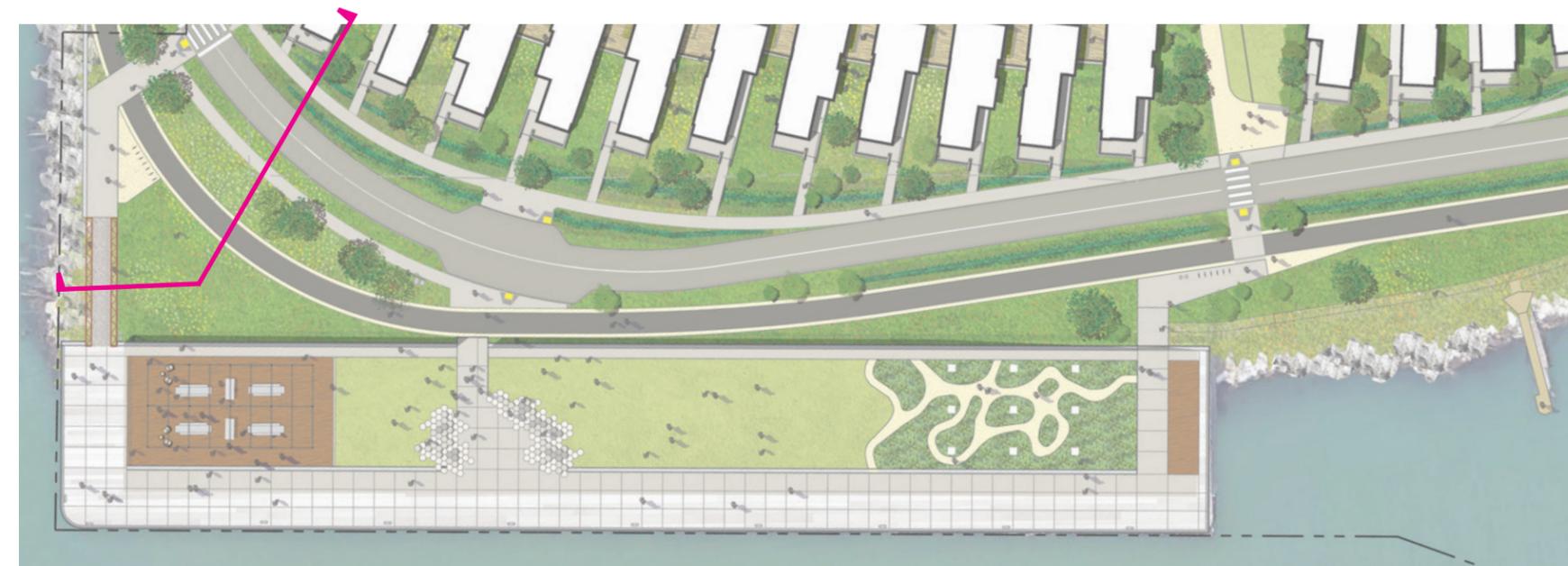
GEOTECHNICAL ANALYSIS - Terminal One Site 1500 Dornan Dr. Richmond CA: Prepared for Laconia development by Engeo Consultants.

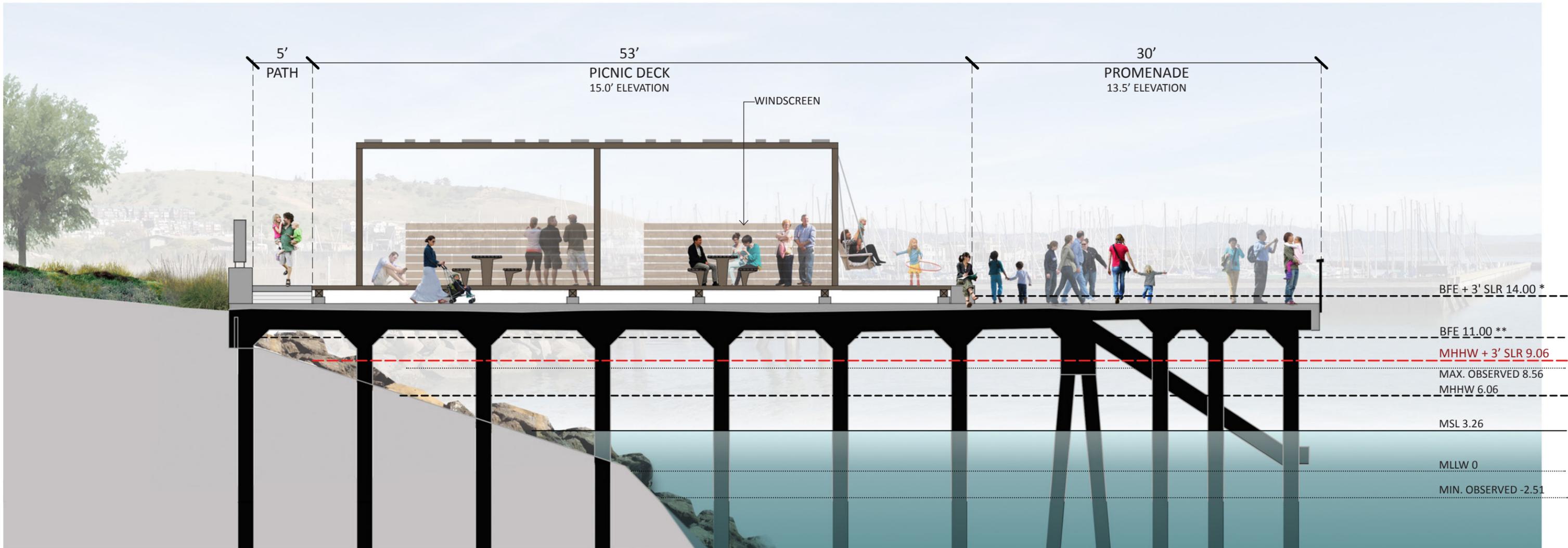
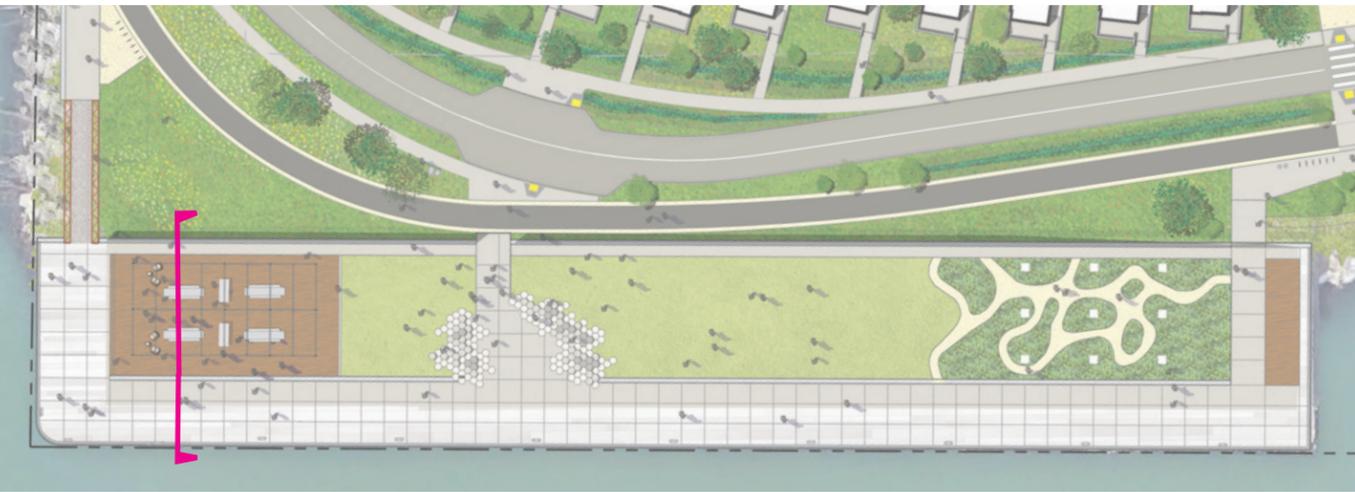
RICHMOND HARBOR PROJECT - General Design Outer Harbor Wharf No. 1, Plate 6: Prepared for the City of Richmond, September 1912 by Haviland & Tibbetts Civil Engineers.

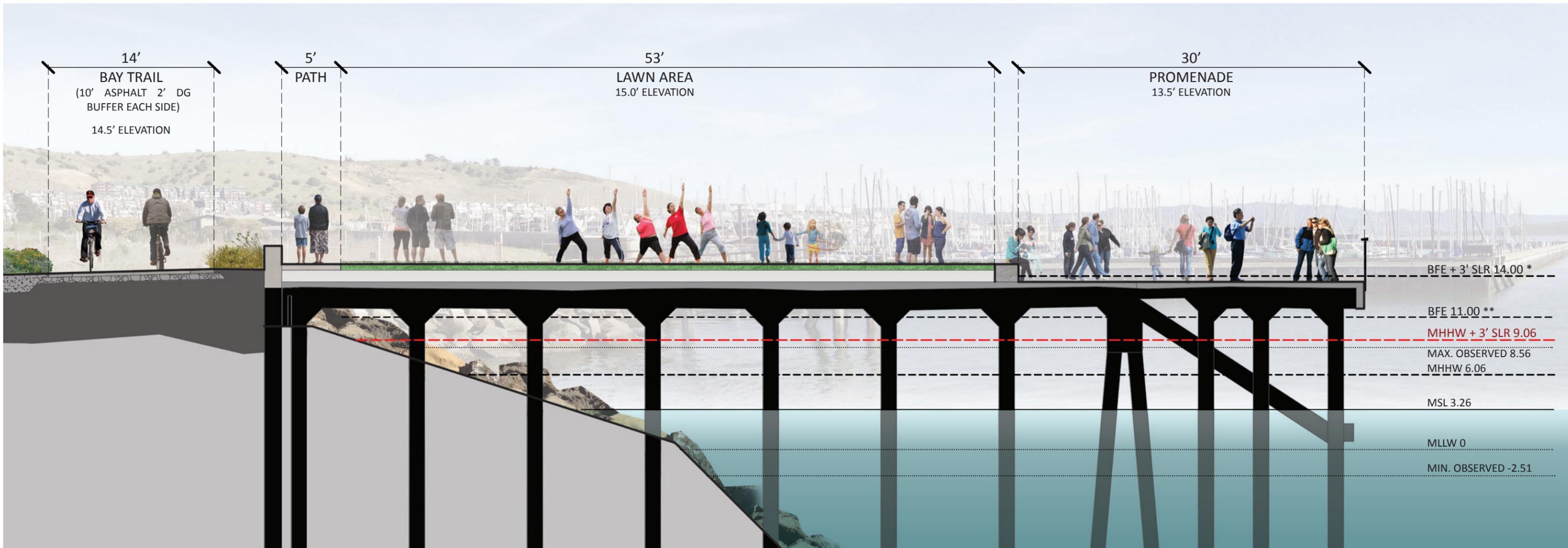
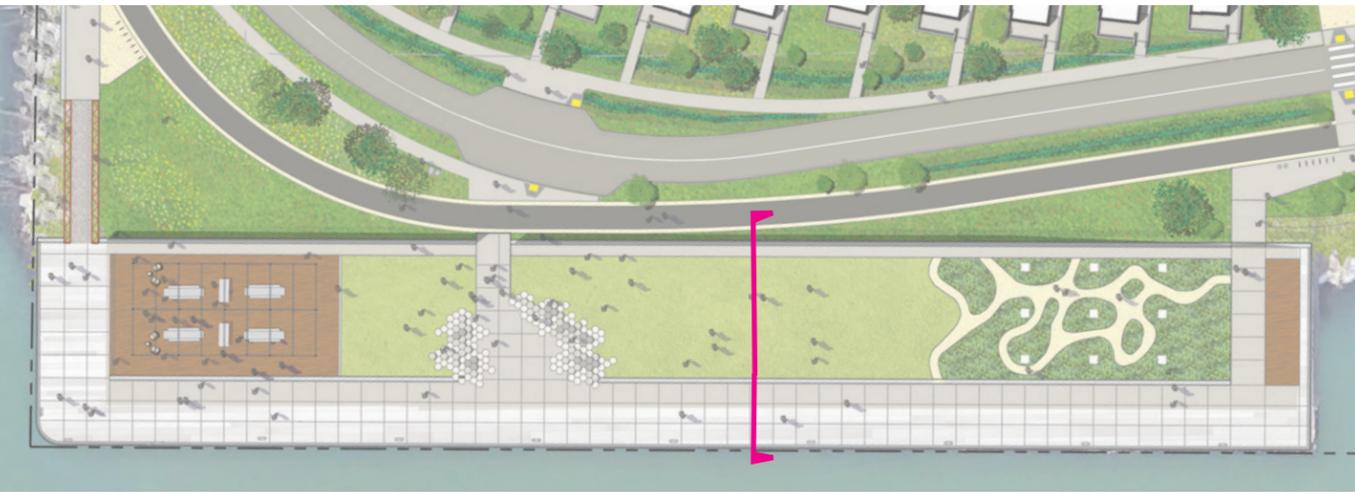
NOTES:
 1. All Elevations are based on NAVD 88.
 2. NOAA, Station 941863 Richmond, CA
 * Terminal One Project, Draft E.I.R., ESA/140325 Feb. 2016, P.2-23
 ** Base Flood Elevation and Areas of Inundation Memo, BKF 01.15.2015

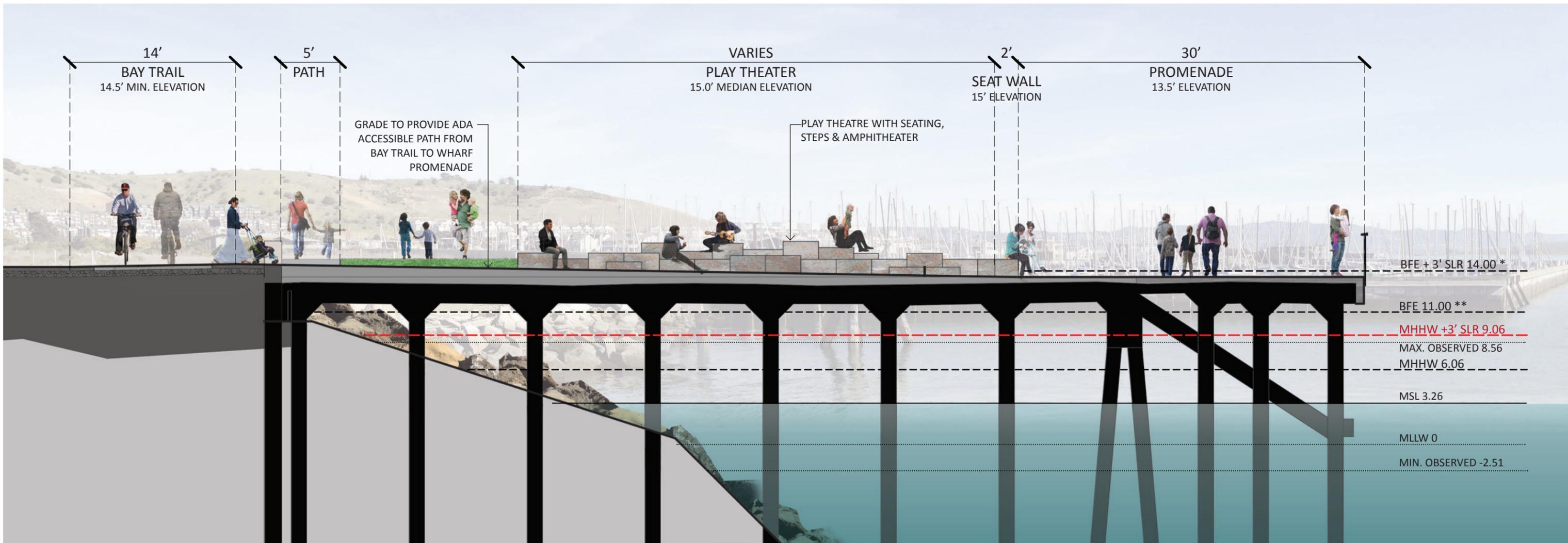
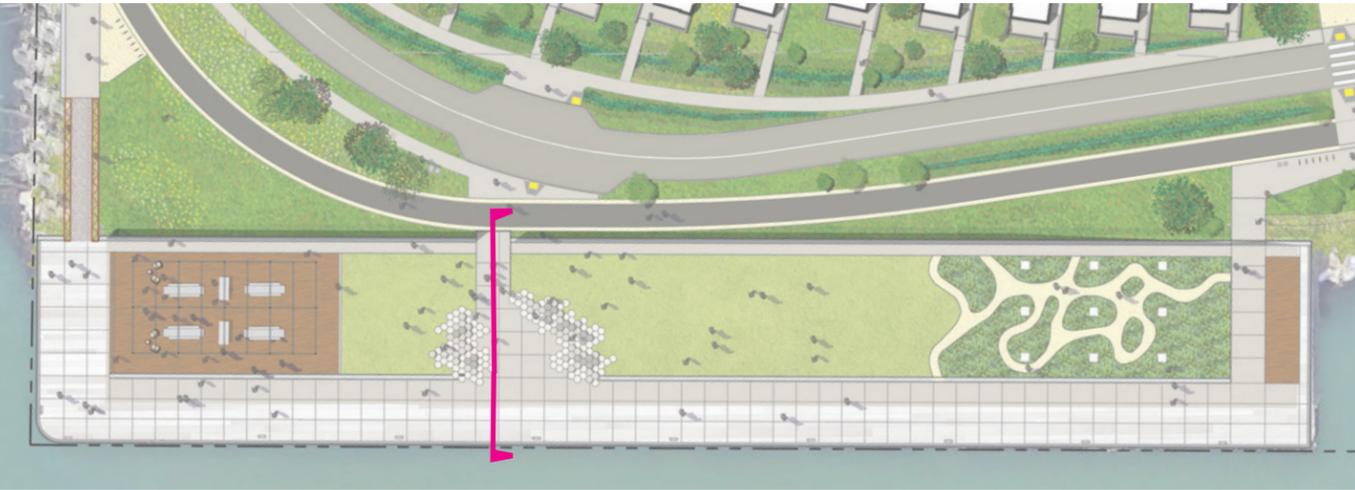


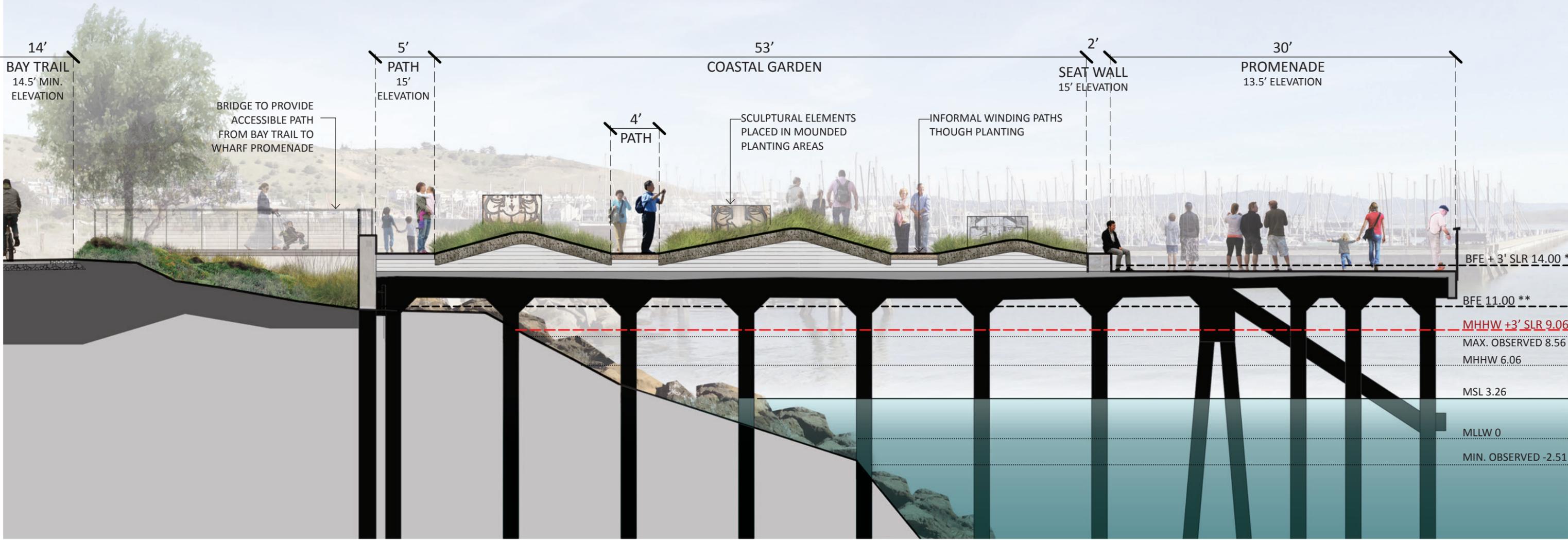
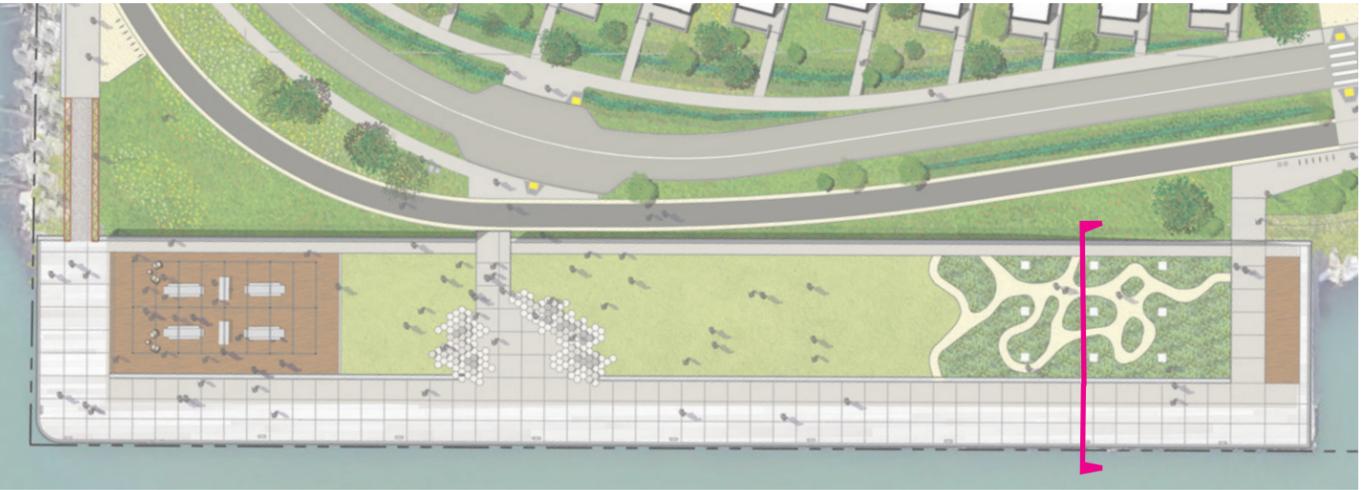
















NATIVE COASTAL AND COAST ADAPTED PLANTING



NORTH PERIMETER AND PUBLIC PROMENADE PLANTING



COASTAL GARDEN - GRASSES/PACIFIC COAST IRIS



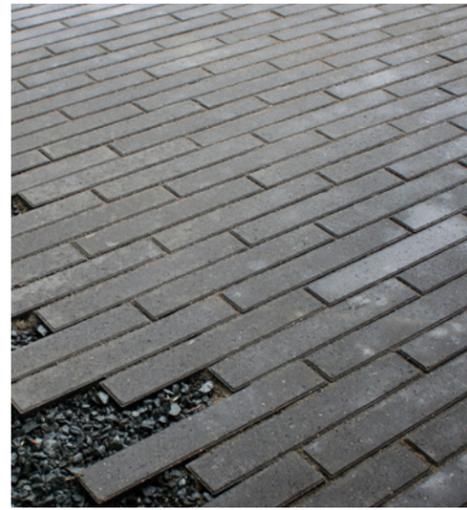
SYNTHETIC TURF



PODIUM MEADOWS AND GARDEN:



CONCRETE UNIT PAVERS AT NORTHWEST PLAZA AND PUBLIC PROMENADE PLAZA



WOOD DECKING



STABILIZED CRUSHED STONE PAVING



BAY TRAIL - TYPICAL MATERIALS



TURF BLOCK AT PEDESTRIAN PROMENADE EVA ACCESS

NOTE: MATERIALS AND FURNISHINGS SHOWN TO ILLUSTRATE GENERAL CHARACTER. FINAL MATERIALS AND FURNISHINGS MAY VARY.



STEEL AND WOOD BENCH



TRASH CAN



BIKE RACK



WALL LIGHT AT WHARF PARK PROMENADE



STREET LIGHT