The Island of Alameda:

The "Boatworks Green" project is situated close to the Park St. Bridge, one of the major access points onto the island of Alameda. This proposed new single family and multi-family residential community commands easy access to "mainland" assets (major freeways leading directly to San Francisco and East Bay cities, Jack London Square and downtown Oakland, Lake Merrit, the Oakland Airport, etc.) while enjoying the special benefits offered by the City of Alameda's "small town" culture and island geography.
Site Shoreline Remediation and Improvements:

At the time of demolition of all the structures on the site the applicant was approached by the Environmental Protection Agency with a request to make use of the Boatworks site for purposes of staging equipment to clean up the Estuary along the property. The waterway is owned by the US Army Corps of Engineers and was littered with vario us sunken vessels and navigation hazards that had been the subject of attention by numerous agencies for many years.

The applicant agreed to allow the EPA to use the site free of charge in exchange for a clean up and improvement of the shoreline, a plan developed and agreed to by the Alameda Community Development Dept., the Regional Water Quality Control Board, the US Army Corps of Engineers, and the Bay Conservation and Development Commission.

The applicant contributed significant financial resources (in excess of $2 million dollars) towards the final improvements, including disposal of contaminated soils and installation of fresh rip-rap along the shoreline. The EPA completed its work which included removing deteriorating concrete docks, restoring retaining walls along the former boatways that extend into the site and structurally reinforcing the existing concrete pier between the boatways. The result was a cleaned up waterfront with EPA and multi-agency approved improvements ready for lands ide development.
1. Length of Shoreline on Project Site 822'
2. Project Site within Shoreline Band 65,864 s.f.
3. Project Site outside Shoreline Band 355,901 s.f.
4. Total Project Site 421,765 s.f.
5. Project Site for Public Access 94,120 s.f.

(Box 5) Public Access Areas
5.a Total Public Access Area Including areas outside Commission's Jurisdiction 94,120 s.f.
5.b Public Access within shoreline band 44,945 s.f.
5.c Public access pathways within shoreline band 18,116 s.f.
5.d Public access area, landscaping within shoreline band 21,454 s.f.
5.e Public access area on fill 427 s.f.
5.f Public access on piers 1,082 s.f.
Community Green and Boatways Pier combine to form a unique Publicly Accessible Open Space for Alameda.

The project's Community Green is a generously dimensioned landscaped open field for use by the residential community and the public. The Green leads to the landscaped waterfront open space that includes an arc of blossoming fruit trees forming the outer edge of a stepped landscaped arena where the community can assemble to enjoy HOA organized events (this natural seating together with the Green doubles as a C-3 stormwater treatment area).

Part of the open space complex includes a concrete pier with an accessibility ramp and steps leading to seating areas and a viewing and fishing deck framed with flower boxes and text plaques detailing the history of the site. This pier brings the public closer to the water than at any other place along the northern waterfront at this end of the island. The waterfront open space continues the BCDC Bayside Trail beginning at the adjacent Park St. Landing to the East and concludes at a widened section of the landscaped area that features a large oak tree at the center of a ceremonial circle, and a connection to a continuation of the Bayside Trail when the Dutra Property to the West is developed in the future.
Common & Private Open Space along the Paseos.

The 2015 Site Plan provides an increased width between structures at the Main Paseo. In addition to the increased ground level open space, the 2015 proposed site plan adds a new design feature, large rooftop decks, for most of the unit types: (A-2, B-1, B-2, B-3, D-1, F-1). This elevated plane of recreational space provides not only a secure and private outdoor area with great views for individual units but also continues the step up from front yard, to living room deck, to rooftop deck exterior living space that contributes a multi-level private/public lattice to the paseos and roadway frontages. This multiplicity of indoor/outdoor spaces builds up the frequency of social interaction possibilities that helps build a strong community. From many of these rooftop decks Mt. Tam and the western sky will be visible along with the East Bay Hills and the breadth and width of Alameda itself.
Common & Private Open Space and the Community Green.

The Community Green at the intersection of the East-West Blanding Dr. and North-South Main Paseo is located at the heart of the Boatworks project and at the nexus of the main vehicular and pedestrian traffic flows. The Community Green serves as the front door to the Waterfront Open Space with ample room for casual recreational activities and as an iconic, drought tolerant, fescue covered central commons for the new and existing mixed-use neighborhood. The proposed site plan significantly widens the Community Green from the 2010/2011 width of 57' to the 2015 site plan width of 90' and relocates the previously adjacent roadway and public parking away from the common open space. Upper level private outdoor decks at the frontage units overlook the activities of the Green.
Extension of Blanding Drive through center of site and Oak St. Pathway at Eastern boundary of site.

The main East-West arterial through the site is the Blanding Dr. extension of Blanding Ave. Blanding Dr. (section FF) features parallel street parking along its northern side along with a dedicated Bike Lane and tree-lined landscaped sidewalks at either side of the road. The well defined spatial corridor breaks at the southern edge of the Community Green to provide an invitation to passers-by to explore the Waterfront Open Space beyond. Blanding Dr. leads to the public parking at Elm Dr. which connects the two main vehicular entrances to the site off Oak St. and Clement Ave.
A New Planned Residential Community Connecting the City with its Waterfront:

The "Boatworks Green" Community internal vehicular drives, bikeways and pedestrian paseos are organized to match and extend existing routes in the City. Main entrances align exactly opposite Blanding Ave. and Elm St. providing direct line extensions of roadways, sidewalks and bike paths into the Boatworks site.

Landscaped pedestrian pathways continue beyond Oak St. and Elm Drive to lead pedestrians up to the Publicly Accessible Open Space at the waterfront. In addition one major and two minor paseos' for pedestrians and bicycles-only lead from Clement Ave. up through the site, concluding at the Estuary Open Space. Our site plan is an exercise in enhancing the urban fabric of Alameda at a critical connection point to its northern waterfront.
The 2015 site plan retains the extension of Elm St. and Blanding Ave. into the site as well as the 30 unit multi-family building that houses the affordable housing units at the SE corner of the site as included in the approved 2010/2011 - 182 unit site plan. The 2015 edition proposes a similar mix of single family detached and attached 3 story, 1 and 2 car garage, 2 to 5 bedroom units that are ideal for starting and established extended families. All the townhome units have private front yards and have rooftop decks.

Phase 1 of the Development Plan calls for the construction and landscaping of most of the main publicly accessible open spaces (Majority of Waterfront Open Space, the community Green, and the Main Paseo) as well as the 30 unit multi-family housing structure that contains all the inclusionary affordable housing units.

Below please find a table displaying estimated commencement and completion dates for each Phase. These estimated dates are contingent upon the City of Alameda awarding the project a Building Permit before the end of 2016. The areas of the 4 Phases of the project are noted on sheet ps/DP-10 which has been revised to indicate most open space, all roads, and all inclusionary affordable housing will be constructed in Phase 1:

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EXHIBIT P