

APPLICANT'S SUPPORTING STATEMENT AND PROJECT DESCRIPTION

Overton Moore Properties

2000 Marina

January 20, 2017

2000 MARINA OBJECTIVES

The following are the Development Goals and objectives for 2000 Marina, Overton Moore Properties latest development project in the East Bay:

- Redevelop underutilized land into a state of the art buildings that creates economic development;
- Provide new, high paying jobs to the area that exceed the past employee base of 65 employees;
- Provide highly flexible space that can cater to various industries including: food, manufacturing, cleantech assembly, digitization/technology, fulfillment and wholesale trade distribution;
- Increase the value of the property with the new construction that generate long term sustainable property tax revenue for the City of San Leandro;
- Increase Air Quality in the area from the previous use.
- Promote transit connectivity with users connecting to BART and LINKS;

2000 BUILDING ATTRIBUTES

2000 Marina will be a speculative Advanced Manufacturing building representing approximately 297,000 square feet. Flexibility has become a key issue as companies transform their business operations and technology pushes change at an ever increasing pace. The Advanced Manufacturing building at 2000 Marina will provide large unobstructed spaces that accommodate many types of activities and that support changing operations in a changing business landscape. The base building features include:

- 4,000 amps of power with the ability to expand;
- Two sewer lines running laterally from east to west on the south and north part of the building;
- Natural gas to the building;
- 32' clear height;
- 2 ½% skylights;
- Clear story glass;
- 138 provided auto parking stalls, (Approximately 65 stalls can be made to replace truck trailer parking in the truck court located at the rear of the building);
- 63 dock high truck trailer parking positions;

In keeping with the forward looking configuration of the Advanced Manufacturing building, we will provide an architectural vocabulary that resonates with corporate headquarters and high identity. Since this project will be the first new development along the Shoreline corridor the southern part of the building will be enhanced. Two story lanterns of glass accentuate the office corners of the facility creating a play of solid and void in the massing of the 32 foot tall facilities. Clearstories of glazing occur high on the concrete tilt up panels between the corners providing natural light deep into the building offices and footprint. Metal panel elements are used as accents and multi-colored paint compositions break down the scale of the concrete tilt up walls. The office areas will also have an operable garage door that will open to a private patio. The overall design will provide for distinctive image for corporate users.

Generous setbacks with landscaping along Marina Boulevard will provide a consistent visual identity for 2000 Marina. The enhanced landscaping will have varied tree species and shrubs with plant species that are drought tolerant. At 32' clear, the tall envelope of the buildings can accommodate a wide range of users looking for efficient facilities. The buildings will also be equipped with state of the art ESFR sprinkler systems. The truck dock yards are wider than typical, located in the rear of the property not visible from the street and allowing for interior maneuverability within the truck courts and off the streets.

2000 Marina can be parked at 1.8 parking stalls per 1,000 square feet with the elimination of some dock doors, allowing for more job intensive operations than many existing buildings in the area.

SUSTAINABILITY

Construction of 2000 Marina will be in conformance with "Cal-Green" building regulations, the most stringent, environmentally-friendly building code in the United States. Cal-Green is a comprehensive, far-reaching set of regulations which mandate environmentally-advanced building practices and regulations designed to serve natural resources and deduce greenhouse gas emissions, energy consumption and water use.

To augment its environmentally responsible building and site design, 2000 Marina will incorporate sustainable design features to further reduce its environmental footprint, including but not limited to:

- Reduced water use for landscape irrigation using drought tolerant plants;
- Encourage the use of alternative means of transportation and the incorporation of connectivity with users to BART and LINKS to the project;
- 2 - 1/2 % skylights and clear story glass to bring in natural light into the building and limit interior lighting;
- Provide users with the ability to use roof-mounted solar systems;

- Treat all storm water through bioswales before it enters into the storm drain system; and
- Crushing, recycling and re-using existing asphalt and concrete.

PROJECT MARKETING AND PROPOSED USES

The overall goal is to pre-lease the Advanced Manufacturing Building upon completion to a user that brings jobs to San Leandro. With the rapidly changing pace of how companies use facilities to serve their customers, we feel by adding additional features in the speculative building provide us the opportunity to see many opportunities.

The project will be exposed to all users looking to expand or re-locate in Northern California. After careful review of the past fifty lease and sale transactions along the I-880 corridor from Milpitas to Richmond during the past three years, we believe one or more of the following uses will occupy the building:

Advanced Manufacturing Research, Assembly, Supply & Distribution

Assembly of components

Clean Energy Vehicle Research, Development, Assembly, Manufacturing, Sales, & Distribution

Clean-Tech Research, Development, Sales & Distribution

Consumer & Wholesale Home Improvement & Interior Décor Showroom, Sales, Distribution

Consumer & Commercial Building Material Warehouse, Sales & Distribution

Consumer E-Commerce Sortation, Packaging, Assembly, Sales & Distribution

Defense Industry Research, Development, Sales & Distribution

Emergency Vehicle Maintenance & Dispatch

Food & Beverage Production, Processing, Packaging, Sales & Distribution

Health, Fitness, Sports, Entertainment Facility

High Value Technology Inventory

Import/Export of retail and wholesale goods

Last Mile Distribution

Medical Equipment Supply Manufacturing, Research, Development, Sales & Distribution

Office Supply Retail & Wholesale Warehouse, Sales & Distribution

Pet Food & Supply Production, Research, Development, Sales & Distribution

Public & Private Utility Equipment Maintenance, Supply, Sales & Distribution

Regional Consumer Retail

Recreational Vehicle Manufacturing, Assembly, Maintenance, Sales & Distribution

Retail & Wholesale Consumer Goods Assembly, Packaging, Sales & Distribution

Reverse Logistics, Assembly, Packaging & Distribution

Satellite Communications Research, Development, Sales & Distribution

Technology Hardware Maintenance, Research, Development, Assembly, Sales & Distribution

Vehicle & Heavy Equipment Research, Development, Manufacturing, Assembly, Sales & Distribution