

Alameda Boatworks Green

September 06, 2016

2015 Proposed Site Plan



Waterfront Perspective



Alameda Boatworks Green

Main Paseo Entrance Perspective



Main Paseo Perspective



City of Alameda Proposed Site Plan – July, 2016



MAXIMUM BUILDING ENVELOPE ILLUSTRATION LOOKING NORTHWEST
BOATWORKS GREEN DEVELOPMENT PLAN | ALAMEDA, CALIFORNIA

30 JUNE 2016

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Alameda Boatworks Green

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Building Type	Unit Count	Approximate Lot Size	Setback Front	Side	Rear	Encroachment	Approximate SF Range	Height	Parking
Single-Family Detached Tall	» 18 Units (10%)	» 32' x 50'	» 10' streets	» 4' per side (8' total)	» 2'	» Porch into front setback up to 5'	» 1,880 to 2,770 sf	» 3 stories	» Maximum 2 off-street parking spaces
		» Corner Lot Width: Increase by minimum 4'	» 8' paseo or park	» 6' at Blanding Ave.	» Bay windows into front setback up to 2'	» Penthouse must be located toward the rear of the house.			
Single-Family Detached Regular	» 9 Units (5%)	» 34' x 65'	» 10' streets	» 4' per side (8' total)	» 2'	» Porch into front setback up to 5'	» 1,100 to 2,830 sf	» 2 stories	» Maximum 2 off-street parking spaces
		» Corner Lot Width: Increase by minimum 4'	» 8' paseo or park	» 6' at Blanding Ave.	» Bay windows into front setback up to 2'	» Penthouse must be located toward the rear of the house.			
		» 8' at Oak Street		» Main living, dining, and kitchen space on the ground floor.					
Townhouse Tall/Shallow	» 27 Units (15%)	» 16' to 21' x 30' to 32'	» 10' streets	» 0' (4' at building end)	» 2'	» Porch into front setback up to 5'	» 1,100 to 1,460 sf	» 3 stories	» Maximum 2 off-street parking spaces for 21' wide lots
		»	» 8' paseo or park	» 6' at Blanding Ave.	» Bay windows into front setback up to 2'	» Penthouse must be located toward the rear of the house.	» Minimum 1 off-street parking space for 16' wide lots		
		» End Lot Width: Increase by minimum 4'	» 8' at Oak Street	» Second Floor Habitable Space into rear setback up to 2'					
Townhouse Regular	» 36 Units (20%)	» 21' x 65'	» 10' streets	» 0' (4' at building end)	» 2'	» Bay windows into front setback up to 2'	» 1,450 to 2,050 sf	» 2 stories	» Maximum 2 off-street parking spaces
		» End Lot Width: Increase by minimum 4'	» 8' paseo or park	» 6' at Blanding Ave.	» Penthouse must be located toward the rear of the house.				
		» 8' at Oak Street		» Main living, dining, and kitchen space on the ground floor.					
Townhouse Tall	» 36 Units (20%)	» 21' x 50'	» 10' streets	» 0' (4' at building end)	» 2'	» Porch into front setback up to 5'	» 1,600 to 2,240 sf	» 3 stories	» Maximum 2 off-street parking spaces
		» End Lot Width: Increase by minimum 4'	» 8' paseo or park	» 6' at Blanding Ave.	» Bay windows into front setback up to 2'	» Penthouse must be located toward the rear of the house.			
Multi-Family	» 56 Units (31%)	» NA	» 10' streets	» 10' streets	» 0'	» Non-habitable architectural features may encroach up to 5' into the front setback.	» Studio: 450 sf	» 3 to 4 stories	» Minimum 1 off-street parking space per unit
			» 8' at Oak Street	» 8' at Oak Street		» 1 BR: 575 sf	» 5th story penthouse permitted if habitable space is setback a minimum of 10' from the building perimeter.	» This requirement may include dedicated alley spaces.	
						» 2 BR: 840 sf			
						» 3 BR: 1,100 sf	» Tandem spaces not permitted.		

PROGRAM ELEMENTS

BOATWORKS GREEN DEVELOPMENT PLAN | ALAMEDA, CALIFORNIA

30 JUNE 2016

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Calculation for Reduction in Floor area imposed by City Proposed guidelines of July 2016

City of Alameda Planning Dept. Proposed Site Plan for Boatworks Project - July 25, 2016

Building Type	Unit Count	Min. SF Range	Min. Area Total	Max. SF Range	Max. Area Total		
Single-Family Detached Tall	18	1,880	33,840	2,770	49,860		
Single-Family Detached Reg.	9	1,100	9,900	2,830	25,470		
Townhouse Tall/Shallow	27	1,100	29,700	1,460	39,420		
Townhouse Regular	36	1,450	52,200	2,050	73,800		
Townhouse Tall	36	1,600	57,600	2,240	80,640		
Sub-Total	126		183,240		269,190	183,240	269,190
						+	+
Combined Multi-Family*	56		66,100		85,588	66,100	66,100
			(not including garage level)		(including garage level)	=	=
Grand Total	182 units		249,340 sf.		354,778 sf.	249,340	335,290 sf.

*Combined Multi-family building computed through approximate building footprint (8,352 sf. for Building A and 11,136 sf. for Building B) multiplied by 3 floors for minimum, and 4 floors for maximum.

Boatworks Proposed Site Plan as approved by City Council in 2011

Building Type	Unit Count	Garage	Habitable Area	Area/ Unit	Area Total	Total Habitable Area	
A2	14	412	2,824	3,236	45,304	39,536	
B1	8	440	2,878	3,318	26,544	23,024	
B2	15	405	2,648	3,053	45,795	39,720	
B3	28	405	2,648	3,053	85,484	74,144	
B3R	4	410	2,546	2,956	11,824	10,184	
B5	8	324	2,106	2,430	19,440	16,848	
D1	30	405	2,191	2,596	77,880	65,730	
E1	38	243	1,697	1,940	73,720	64,486	
E2	2	307	1,100	1,407	2,814	2,200	
F1	5	488	2,680	3,168	15,840	13,400	
Sub-Total	152				404,645	349,272	404,645
							+
Multi-Family Building	30	7,931	43,563		51,494	43,563	43,563
							=
Grand Total	182 units				456,139 sf.	392,835 sf.	448,208 sf.

Area/ Unit = Garage + Habitable Area
Area Total = Area/ Unit x Unit Count

SF. Difference between the Proposals =
for maximum possible SF. **112,918 sf.**

SF. Difference between the Proposals =
for minimum possible SF. **198,868 sf.**

Prior Conditions Site Photos



SOUTHWEST CORNER @ CLEMENT AVE. - 2011



NORTHEAST VIEW - 2013



FORMER WAREHOUSE INTERIOR - 2011



NORTHWEST VIEW - 2013

Site Demolition and Preparation:

The 9.48 ac Boatworks site was at one time an active industrial center reflecting Alameda's once robust role in the manufacturing and supply world along its northern waterfront. Its various operations included the fabrication of major sections of the Alaska Pipeline barged directly from the on-site boatways through the Golden Gate and up the West Coast to Alaska. Commercial activities in the recent past included warehousing and boat storage and repair at the Nelson Marine Boatyard. At one point the applicant made a detailed proposal for renovation of the existing buildings into a live/work residential/commercial complex, but this option was rejected by the City of Alameda. Among the alternative development options considered by the 2011 EIR was one that included preservation of some of the larger industrial sheds along with new residential townhomes. A reduced density option that did not include the sheds, however, was preferred by the City of Alameda.

The large scale heavy timber and metal industrial buildings were entirely demolished by the applicant in 2012. In addition all the concrete covering most of the site as foundations and yards was crushed and distributed across the site suitable as base rock for future roads. The site has been made ready for grading and pouring of foundations once building permits are acquired.

The majority of the site has been remediated and the applicant is in receipt of a "no further action letter" from the DTSC. The western third of the site has a DTSC approved action plan and remediation activities commenced in 2012.

BartolDesign , A DIVISION OF BETA, INC. ARCHITECTURE PLANNING URBAN DESIGN 6050 HOLLIS STREET EMERYVILLE, CA 94608 510-654-3255	PRIOR CONDITIONS SITE PHOTOS		
Alameda Boatworks Green <small>2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA</small>	<small>DATE:</small> JUNE 27, 2016	ps/DP-5	

2012/ 2013: Demolition and EPA clearing



Current Conditions Site Photos



NORTHWEST VIEW AT WEST BOATWAY



NORTHEAST VIEW AT EAST BOATWAY



SOUTH VIEW AT WEST BOATWAY



SOUTHWEST VIEW OF CONCRETE PIER

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 various 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 landside development.

BartoDESIGN , A DIVISION OF BETA, INC. ARCHITECTURE PLANNING URBAN DESIGN 6050 HOLLIS STREET EMERYVILLE, CA 94608 510-654-3255	CURRENT CONDITIONS SITE PHOTOS	
Alameda Boatworks Green <small>2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA</small>	DATE: JUNE 27, 2016	ps/DP-6

Site Plan Comparison



1 2011 APPROVED SITE PLAN
DP-7.02



2 JANUARY 2015 WILLIAM LYON SITE PLAN
DP-7.02

BarthDesign, a division of BDA, Inc. ARCHITECTURE PLANNING DESIGN 8888 HOLLIS STREET EMERYVILLE, CA 94609 510-654-3255	2011/2015 SITE PLAN COMPARISON	
Alameda Boatworks Green 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA	DATE JUNE 27, 2016	ps/DP-7.02

Proposed Site Plan



2015 Proposed Site Plan: 182 Units + Open Space based on 2010 Approved Settlement Agreement and the 2011 approved Tentative Map (including 50 units planned for Universal Design, 27% of total)

This current 2015 reduced density site plan of 182 units substantially conforms to and improves upon the 2011 approved reduced density 182 unit site plan. The 2015 plan takes into account the difference in the shoreline topography of today and the previously proposed 2011 edition. This current site plan preserves the boatways in their existing configuration which generated modifications to the distribution of units facing the shoreline. The number of units directly facing the shoreline was reduced from 18 to 14 to accommodate the difference in geometry at the boatways and to eliminate a pinch point between those boatways and the proposed housing. The Central Green has also increased in size and quality.

In addition the proposed site plan provides up to 44 units: (24%) that can be considered as conforming to Universal Design criteria, 14 A-2 units and the five story, 30 unit multi-family elevator equipped building. An additional 43 units: B2/B3 (24%) can be considered as convertible to meet Aging-in-place criteria with the installation of a pre-planned or retrofitted residential elevator.

Publicly Accessible Open Space:		2 car garages for 104 townhomes & SFD's	Parking
Total Acres of Publicly Accessible Open Space:	2.13	1 car garages for 48 townhomes	208
		1 space/unit for Multi-Family	48
		Total Garage parking spaces	30
			286
		Parking @ Private Drives incl. guest and BCDC parking	46
		Total number of parking spaces	332

UNITS										Townhomes
Parcel Line	Unit	Front Yard	Total Habitable Area	Bedrooms	Yard	Private Rooftop Space	Private Open Space	Private Open Space	Total 152 Units	
30'	22' x 32' A2 EL	8' x 12'	2,824 sq ft 14 units	4 or 5 Bedrooms	Yard: 590 s.f. Deck: 106 s.f.	Private Rooftop Space: 450sf	Private Open Space: 1178sf	Private Open Space: 1280sf	2,878 sq ft 8 units	
23'	20' x 32' B2 EL	8' x 12'	2,648 sq ft 15 units	3 or 4 Bedrooms	Yard: 620 s.f. Deck: 74 s.f.	Private Rooftop Space: 396sf	Private Open Space: 1090sf	Private Open Space: 1090sf	2,648 sq ft 28 units	
23'	30' x 25' B3 EL	8' x 12'	2,548 sq ft 4 units	3 or 4 Bedrooms	Yard: 638 s.f. Deck: 75 s.f.	Private Rooftop Space: 405sf	Private Open Space: 1113sf		2,548 sq ft 4 units	
23'	30' x 25' B5 EL	10' x 12'	2,106 sq ft 8 units	3 or 3 Bedrooms	Yard: 207 s.f. Deck: 60 s.f.	Private Rooftop Space: 405sf	Private Open Space: 267sf		2,106 sq ft 8 units	
16'	25' x 14' D1	10' x 12'	2,191 sq ft 30 units	3 or 3 Bedrooms	Yard: 580 s.f. Deck: 80 s.f.	Private Rooftop Space: 337sf	Private Open Space: 840sf		2,191 sq ft 30 units	
16'	16' x 14' E1 EL	10' x 12'	1,697 sq ft 40 units	3 or 3 Bedrooms	Yard: 155 s.f. Deck: 35 s.f.	Private Rooftop Space: 150sf	Private Open Space: 340sf		1,697 sq ft 40 units	
33'-7"	20' x 12' F1	10' x 12'	2,680 sq ft 5 units	4 or 5 Bedrooms	Yard: 470 s.f. Deck: 101 s.f.	Private Rooftop Space: 387sf	Private Open Space: 1423sf		2,680 sq ft 5 units	

■ ■ ■

a. Accessible Open Space

EL

Indicates stacked closed space for retrofit to residential elevator

★

All 30 multi-unit units accessible by ADA elevator

Multi-family building

30 Units

Total No. of Units

182

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EMERYVILLE, CA 94608
510-654-3255

PROPOSED SITE PLAN

Alameda Boatworks Green
2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA

SEPT 09, 2016

ps/DP-8

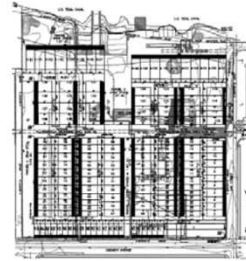
The Path Forward: Deny Subdivision Map Extension

- 2011 Map is 5 years old (3 years of extensions already)
- 2011 Map Requires Bay Fill
- Bay Fill is not Feasible or Permissible (BCDC)
- Applicant is unable to complete 2011 Map without Bay Fill.
- Applicant plans have different:
 - waterfront improvements,
 - number and configuration of waterfront lots, and
 - property lines.

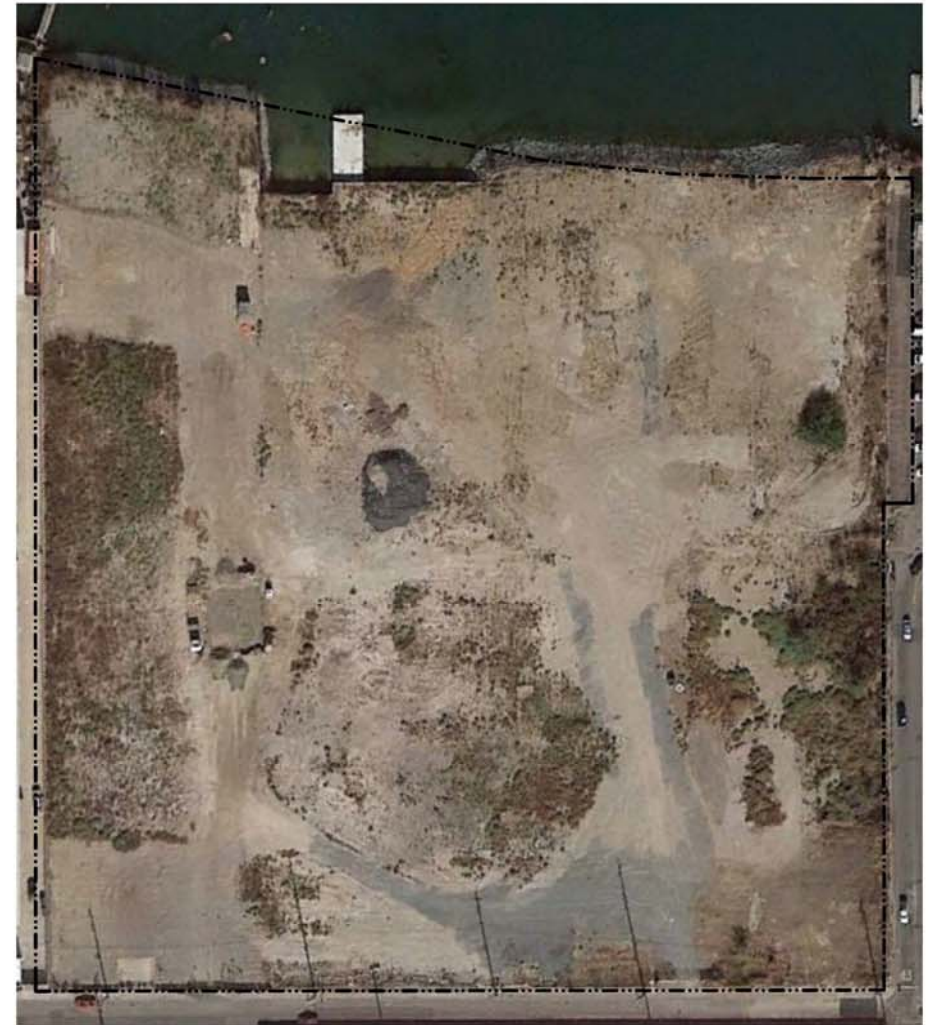
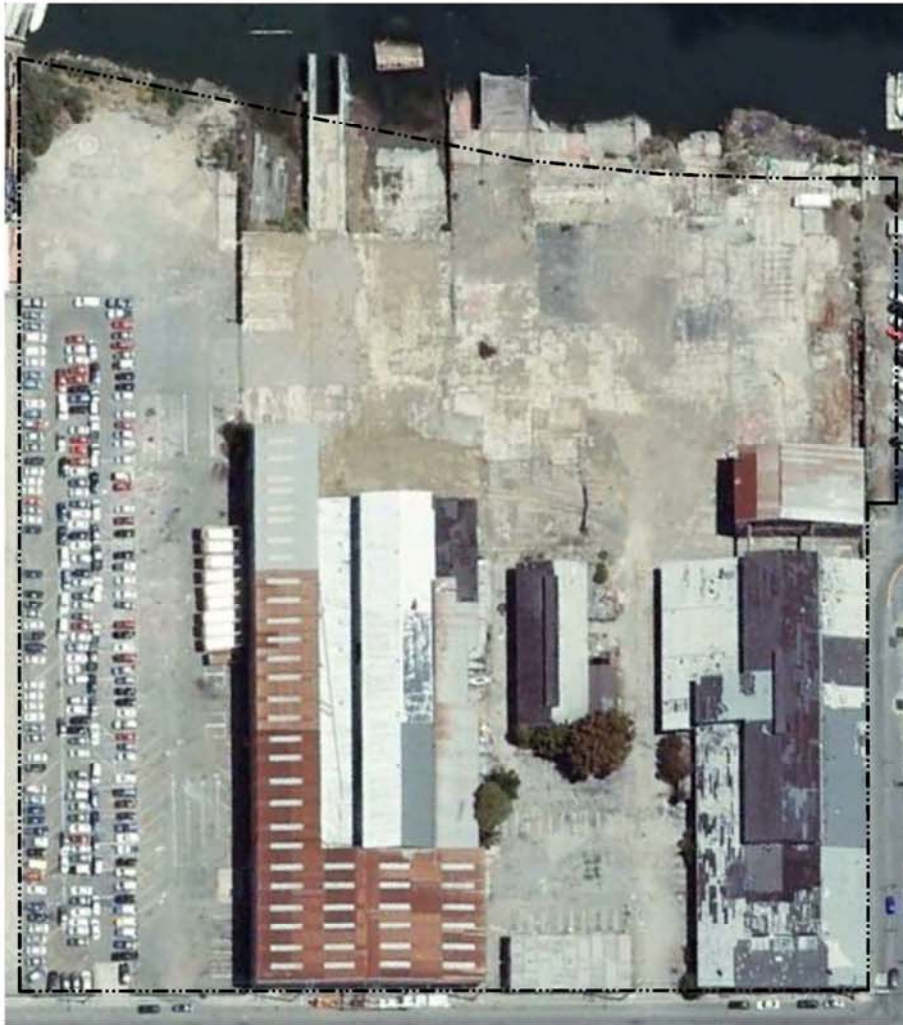
Recommendation: Deny the Extension

Proceed with:

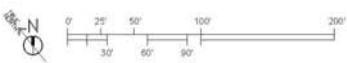
1. Development Plan (tonight)
2. Design Review (tonight)
3. Revised Tentative Map (future)



Aerial Photo Comparison



1 2011 AERIAL MAP (EXISTING CONDITIONS)
DP-7.01



2 2016 AERIAL MAP (CURRENT EXISTING CONDITIONS)
DP-7.01

BantaDESIGN, a division of BTA, INC. 1001 E. 14TH AVE. SUITE 100 DENVER, CO 80202 303-733-1234	2011/2016 AERIAL MAP COMPARISON	
Alameda Boatworks Green 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA	DATE: JUNE 27, 2016	ps/DP-7.01

Final Map



1 Approved 2011 Tentative Map Tract 8060 Plot Plan showing overlay of Open Space.



2 Final Map Plot Plan identical to Approved 2011 Tentative Map Tract 8060 with no revisions to lot lines showing overlay of additional Easements attached to Open Space, per Condition of Approval # 94 that requires applicant to provide alternatives to ensure there are no reductions in the proposed public park and park access improvements along the Estuary.

Parcel C Open Space = 1.67 ac
Easements attached to Open Space
(A) = 0.217 ac
(B) = 0.150 ac
(C) = 0.025 ac
(D) = 0.050 ac
Total Easements = 0.442 ac
TOTAL OPEN SPACE = 2.11 ac



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Final Map w/ Parcels
2016 SITE PLAN

Alameda Boatworks Green
2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA

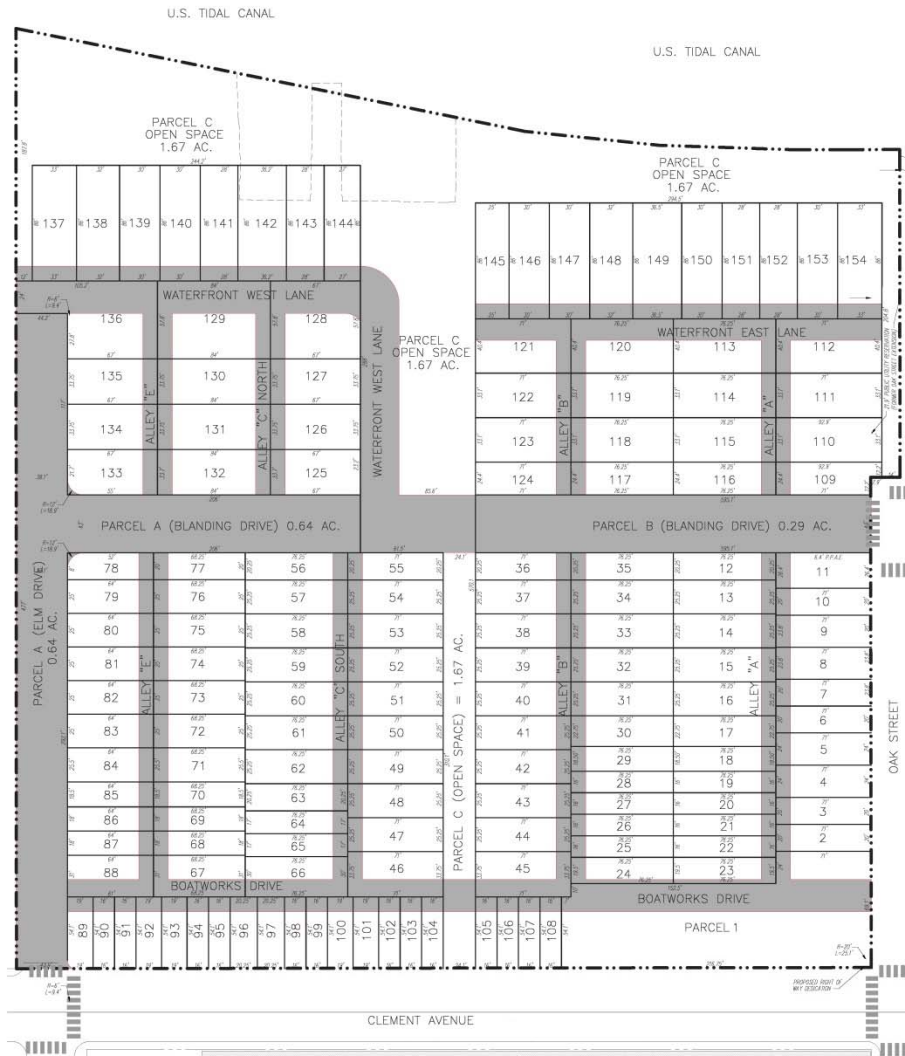
DATE
SEPT 06, 2016

FM-A.01

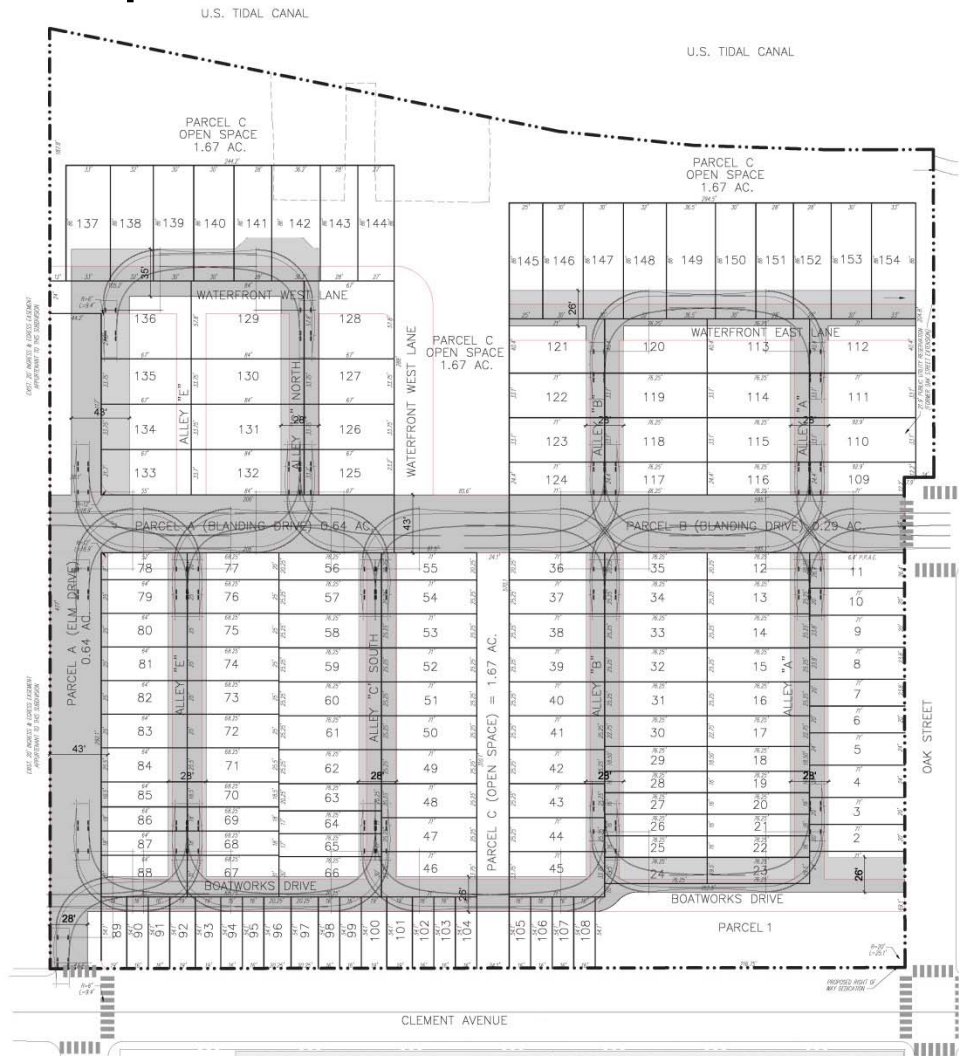
Alameda Boatworks Green

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Final Map



1 Approved 2011 Tentative Map Tract 8060 Plot Plan showing overlay of Private Roads.



2 Final Map Plot Plan Identical to Approved 2011 Tentative Map Tract 8060 with no revisions to lot lines showing overlay of proposed private roads coincident with previously approved private roads for 2011 Tentative map. (light gray = expanded road area) per Alameda Fire Dept. requirement for minimum 26' clear distance at road where it abuts a structure of 30' high or greater height.



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Final Map w/ Roads
2016 SITE PLAN

Alameda Boatworks Green
2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA

DATE:
SEPT 06, 2016

FM-A.02

Alameda Boatworks Green

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Final Map



- 1 Approved 2011 Tentative Map Tract 8060 Plot Plan showing overlay of proposed private roads, unit footprints, and open space.



Town homes and Single-family Dwellings	153 units
Multi-family units at Parcel 1	29 units
Units total	182 units

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2016 SITE PLAN

- 2 Final Map Plot Plan identical to Approved 2011 Tentative Map Tract 8060 with **no revisions to lot lines** showing overlay of proposed private roads, unit footprints, and open space.

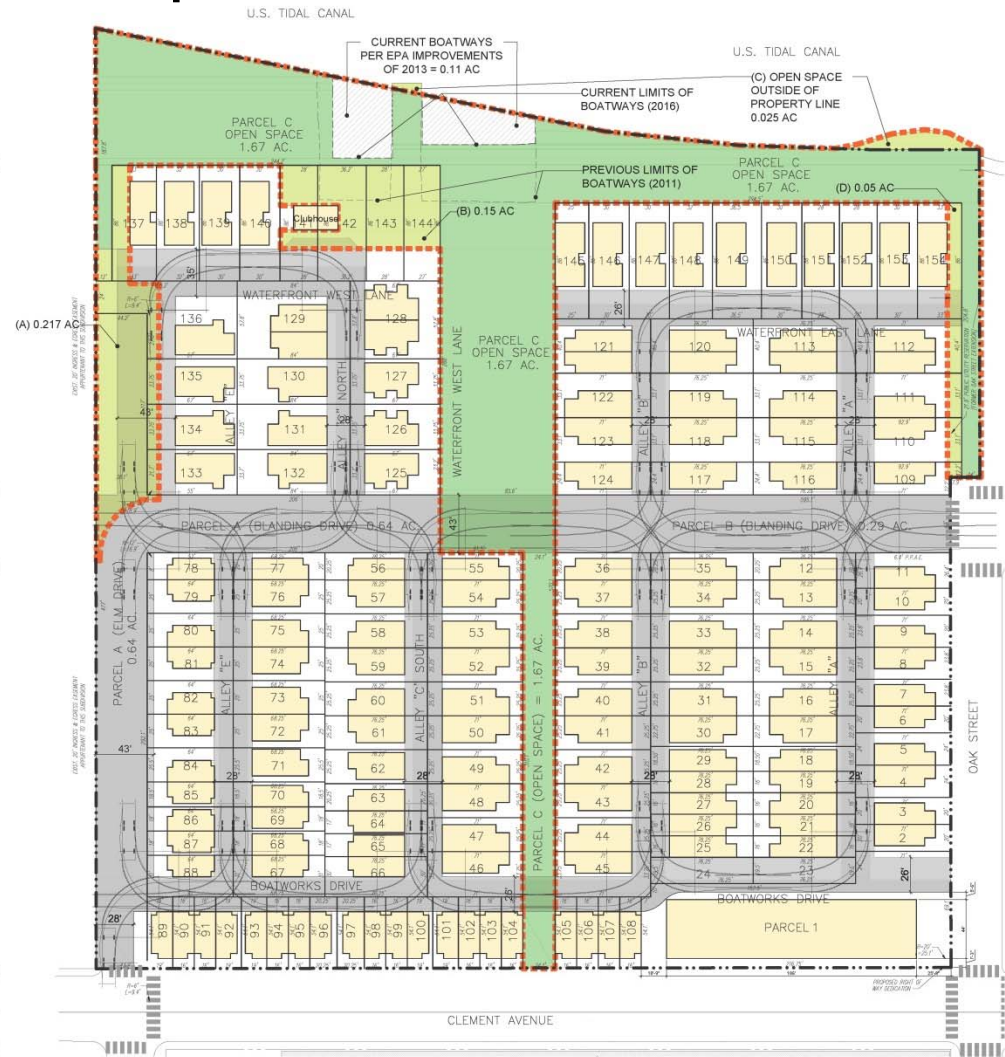
Alameda Boatworks Green
2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA

Town homes and Single-family Dwellings	153 units
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Units total	182 units

DATE: SEPT 06, 2016

FM-A.03

Parcel C Open Space = 1.67 ac
Easements attached to Open Space
(A) = 0.217 ac
(B) = 0.150 ac
(C) = 0.025 ac
(D) = 0.050 ac
Total Easements = 0.442 ac
TOTAL OPEN SPACE = 2.11 ac



Alameda Boatworks Green

Tentative Map same as Revised Final Map



1 Approved 2011 Tentative Map overlaid onto 2011 Aerial photo of site.



2 Final Map Plot Plan identical to Approved 2011 Tentative Map Tract 8060 with **no revisions to lot lines** showing proposed open space overlaid onto 2016 Aerial photo of site.

Town homes and Single-family Dwellings	153 units
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2016 SITE PLAN

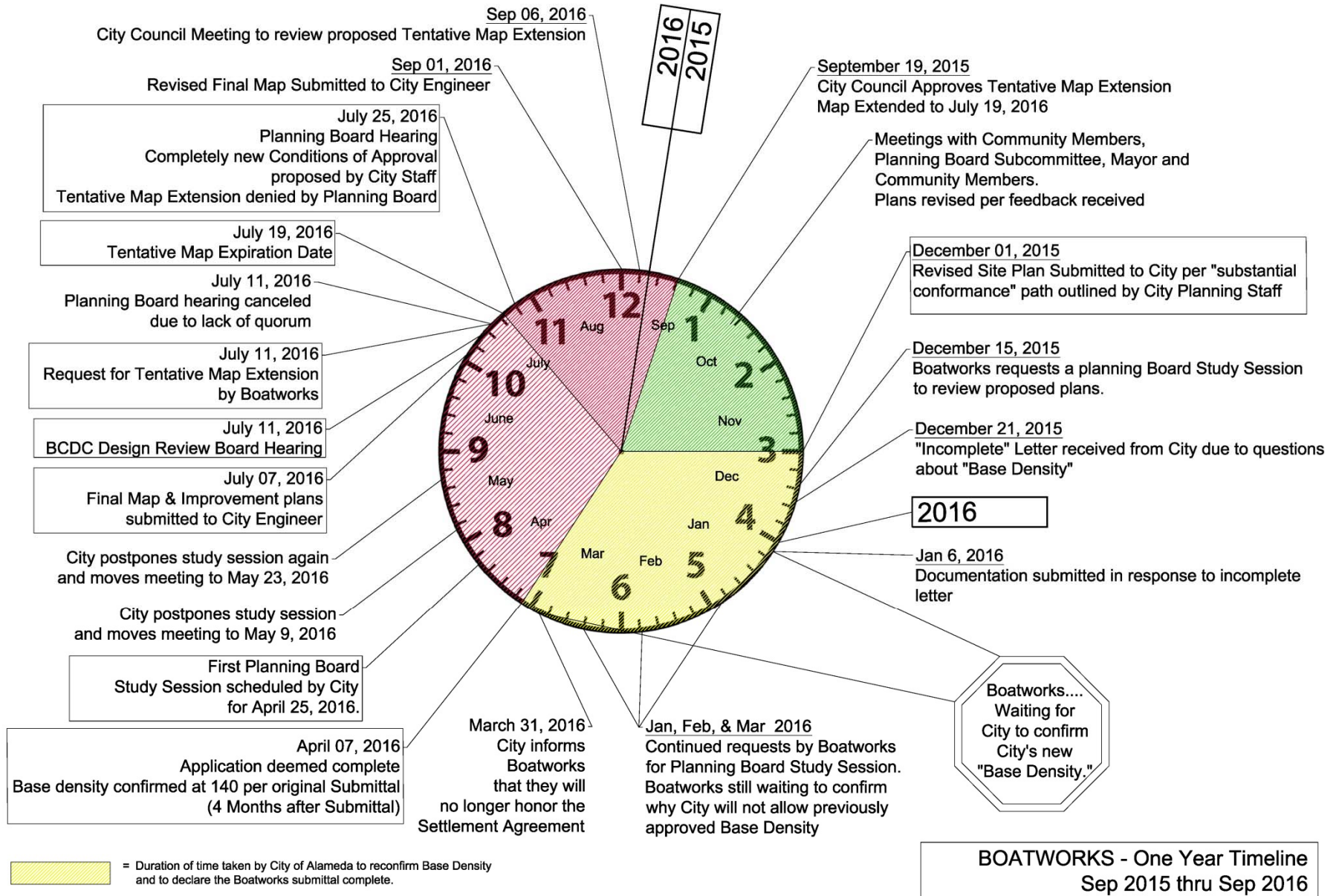
Alameda Boatworks Green
2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA

DATE:
SEPT 06, 2016

FM-A.04

Alameda Boatworks Green

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Waterfront Perspective

