



ENCINAL TERMINALS

Alaska Packers Association, Alameda, California.
Largest Fleet of Sailing Vessels in the World

S-789



TIM LEWIS COMMUNITIES

ENCINAL TERMINALS

Alameda, California

- Tim Lewis Communities
- Page/BMS Design Group
- VTBS Architects
- Carlson, Barbee & Gibson, Inc.

January 9, 2017

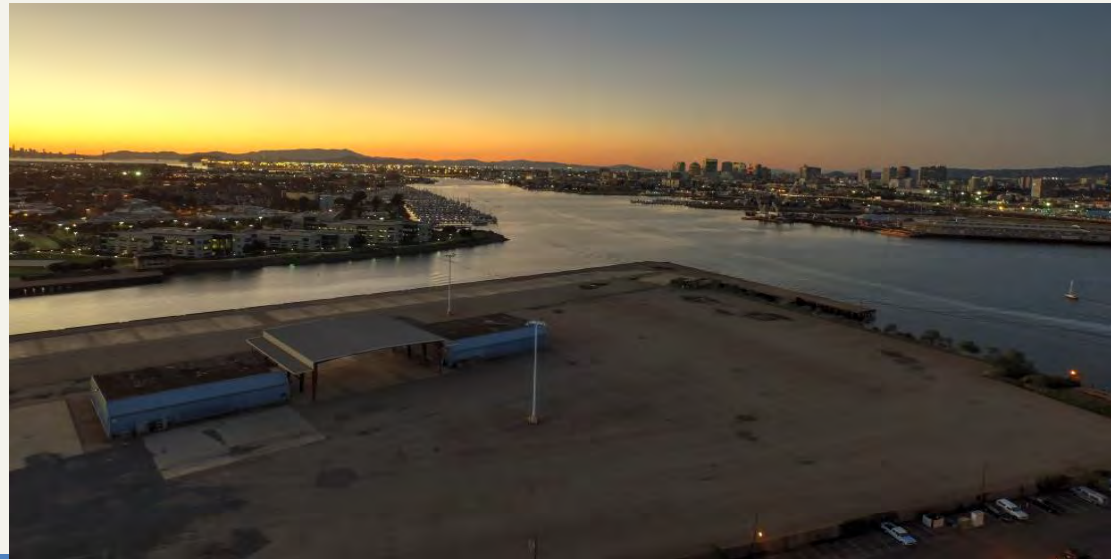
GENERAL SITE CONTEXT



ENCINAL TERMINALS: a new mixed use waterfront community

PROPERTY SUMMARY

- Site Area: 32 Acres (including submerged lands)
 - 23 upland acres (17 ac private (NWCLLC), 6 ac City Owned)
 - 9 Submerged acres
- Zoning: MX (Mixed Use) with MF (Multi-Family Overlay= 30 DU/AC)
- Northern Waterfront Plan (City): Create a vibrant waterfront space with a variety of uses (retail, commercial, residential)



COMMUNITY SITE PLANNING PROCESS

- PRE-AP MEETINGS WITH STAFF & STAKEHOLDERS 2013 TO 2015
- SITE MEETING AND TOUR: OCTOBER 2015
- PUBLIC MEETINGS: OCTOBER AND NOVEMBER 2015
- PUBLIC WORKSHOP: DECEMBER 2015
- **PLANNING BOARD WORK SESSIONS:**
 - PLANNING BOARD WORKSHOP 1: JANUARY 2016
 - PLANNING BOARD EIR SCOPING SESSION: MAY 2016
 - PLANNING BOARD WORKSHOP 2: JUNE 2016
 - PLANNING BOARD WORKSHOP 3: OCTOBER 2016
 - PLANNING BOARD WORKSHOP 4: JANUARY 2017
- CITY COUNCIL HEARINGS: 2017

SITE CONTEXT

- Chipman aka Marina Shores
 - 35 SFD, 54 TH
 - Approved 2012
 - About 70% occupied now, with full occupancy in 2017
- Del Monte Warehouse
 - 380 unit Master Plan approved in 2014
 - Construction in 2017
 - Occupancies in late 2018
- Encinal Terminals
 - Proposed Opportunity: Mixed Use Community with 2,400 LF of new waterfront for public access, transit, water amenities, small craft, marina
 - \$40 Million Infrastructure cost



OPPORTUNITY



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HIGHLIGHTS OF THE CONCEPTUAL PLAN



PLAN HIGHLIGHTS

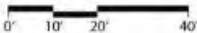
- 14 ACRES OF PUBLIC SPACE (60%)
- CENTRAL BOULEVARD
- PROMENADE
 - Public plazas
 - Pedestrian and bicycle dominated “shared plaza”
 - Water shuttle dock
- WATERFRONT PARK
 - Active and passive
 - Performance venue
- MARITIME COMMERCIAL ZONE

CONCEPTUAL/ILLUSTRATIVE SECTIONS



G1 SECTION AT MARITIME MARKET FACING WEST

DRAFT



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MARITIME CORE CONCEPT



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MARITIME MARKET IMAGERY



The Shed, Healdsburg



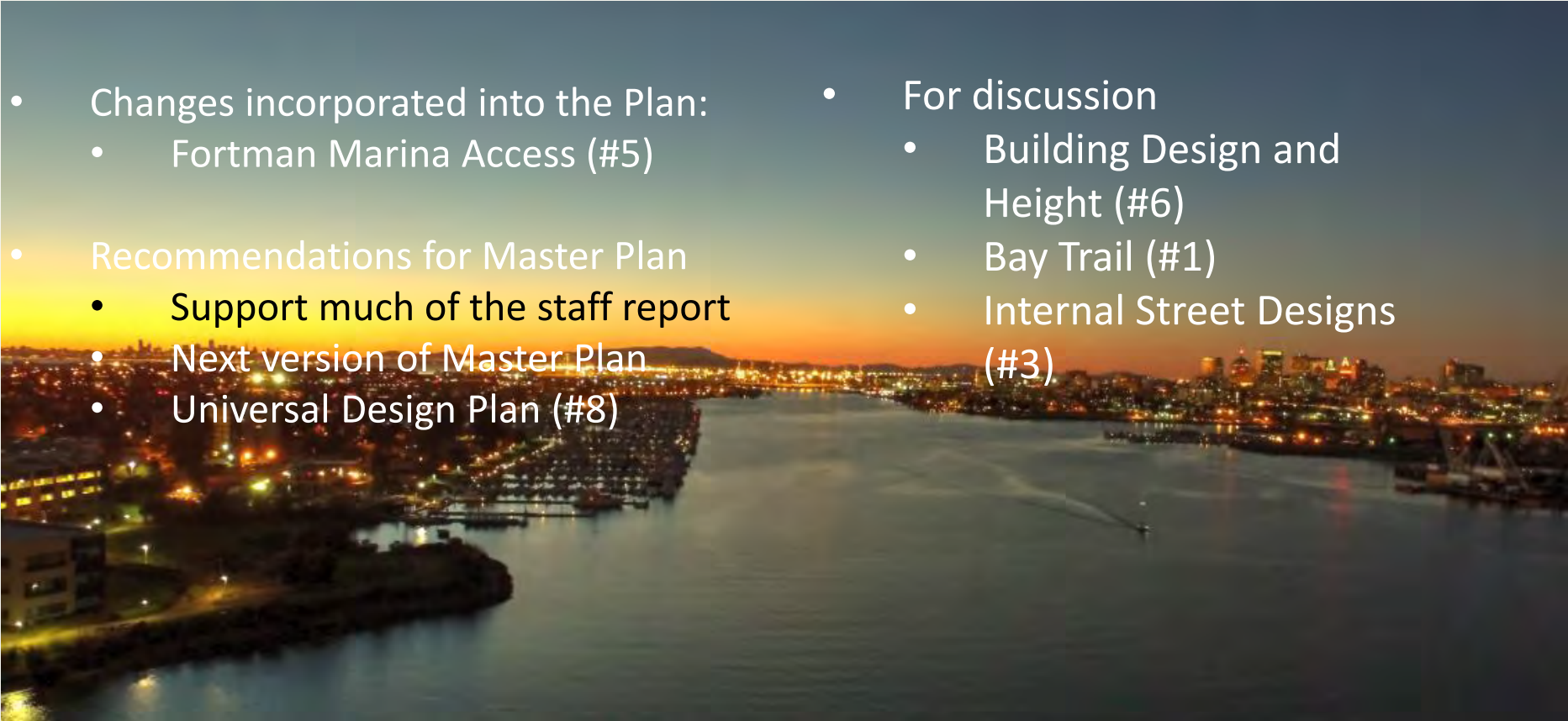
Oxbow Market, Napa



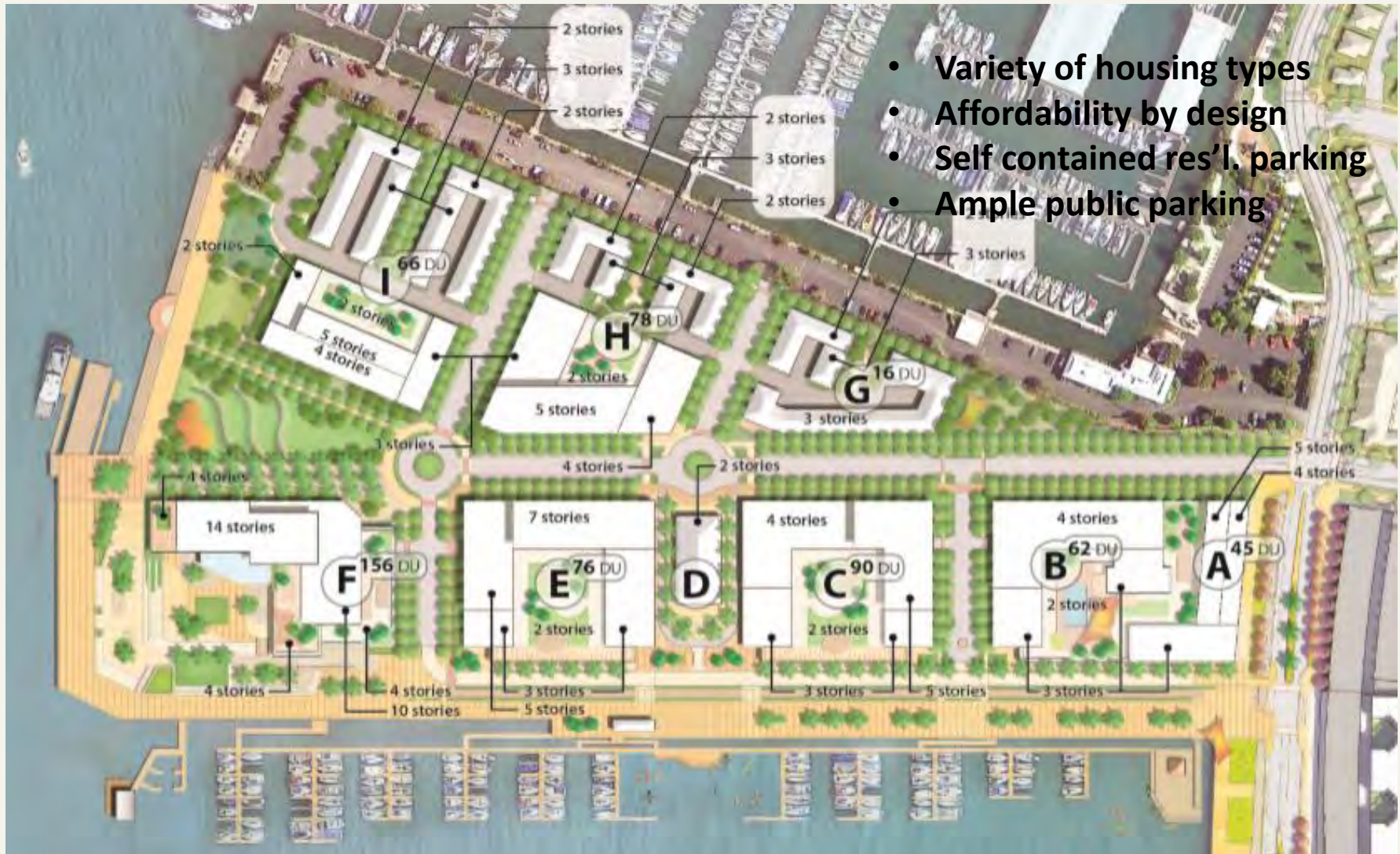
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TONIGHT'S DISCUSSION

STAFF REPORT 11 RECOMMENDATIONS

- 
- Changes incorporated into the Plan:
 - Fortman Marina Access (#5)
 - Recommendations for Master Plan
 - Support much of the staff report
 - Next version of Master Plan
 - Universal Design Plan (#8)
 - For discussion
 - Building Design and Height (#6)
 - Bay Trail (#1)
 - Internal Street Designs (#3)

CONCEPTUAL ILLUSTRATIVE PLAN



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STAFF RECOMMENDATIONS: BUILDING HEIGHT #6

Site Plan Guidelines used in model:

1) Cascade from center to water

- Within 125' of water, building height maximized at 3 stories
- Within 175' of water, building height maximized at 4 stories

2) Central Boulevard

- Minimum 3 stories
- Maximum 7 stories

3) Building face to face diversity in heights

4) Block to block building mass diversity

CONCEPTUAL ILLUSTRATIVE : LEVEL PLAN



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3D MODEL: PREFERRED



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CONCEPTUAL ILLUSTRATIVE DETAIL



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3D MODEL: PREFERRED



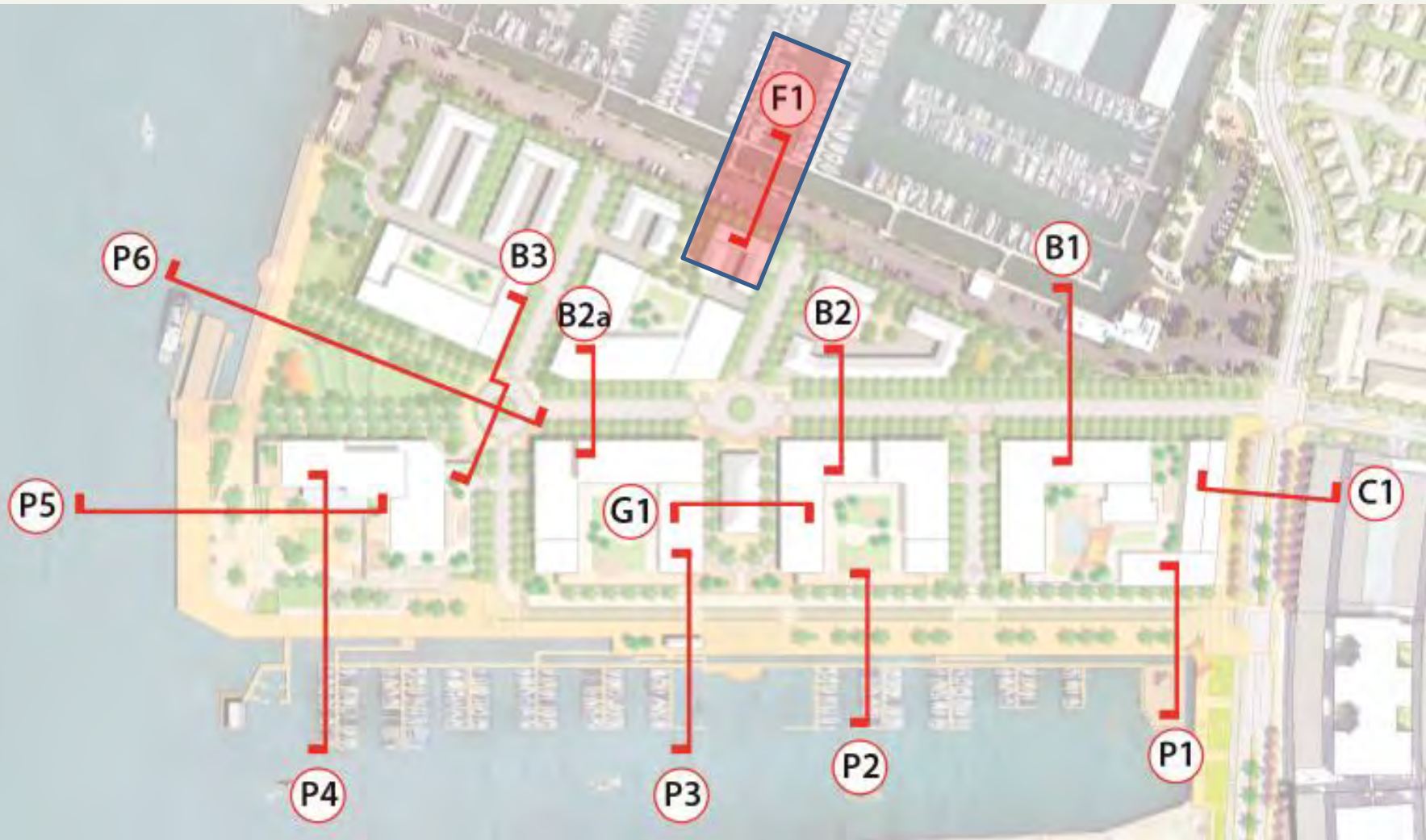
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STAFF RECOMMENDATIONS: BAY TRAIL #1



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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STAFF RECOMMENDATIONS: BAY TRAIL #1 EXISTING CONDITIONS



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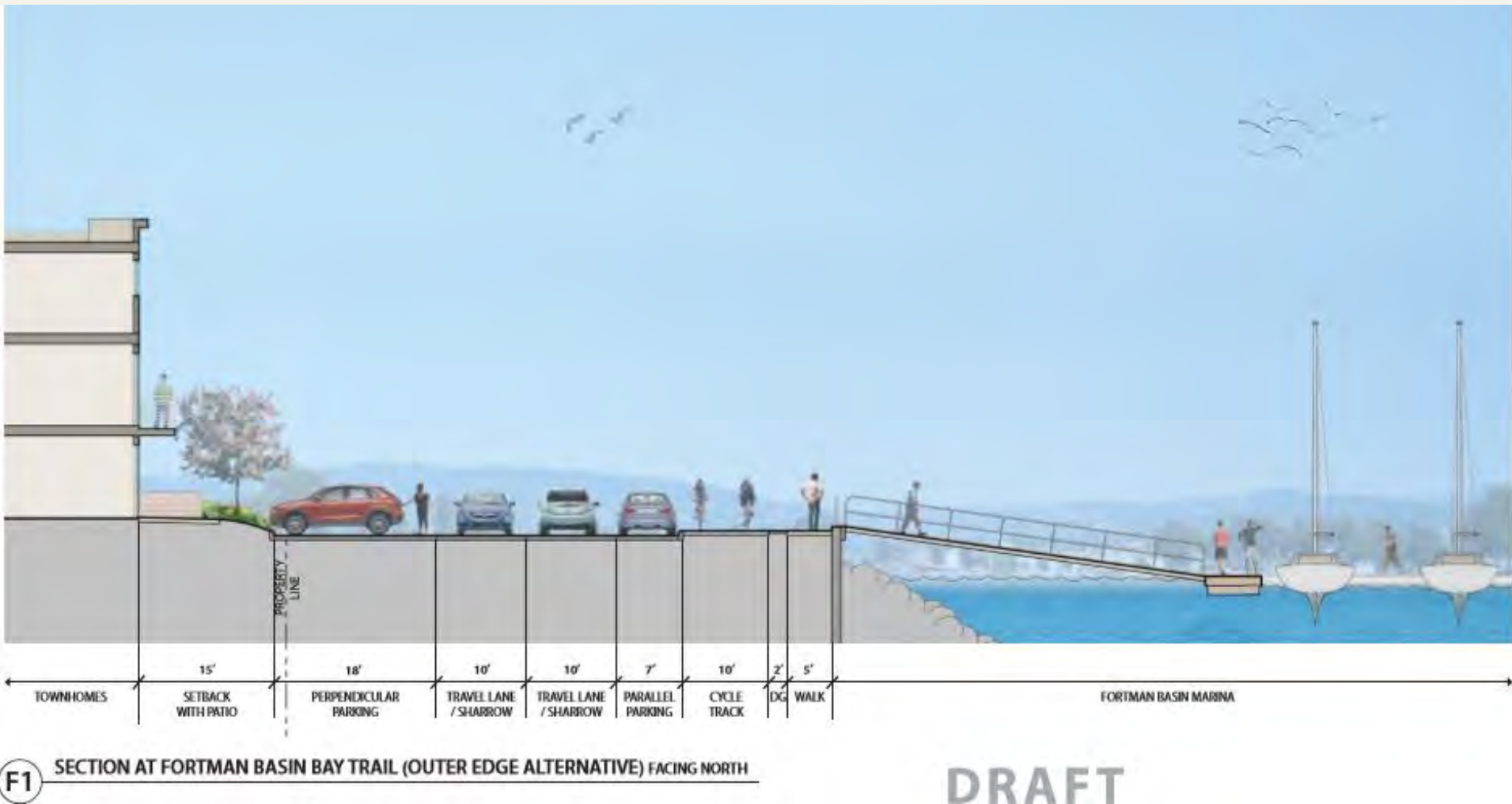
STAFF RECOMMENDATIONS: BAY TRAIL #1

STAFF REPORT RECOMMENDATION



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STAFF RECOMMENDATIONS: BAY TRAIL #1 FORTMAN PROPERTY ALTERNATIVE



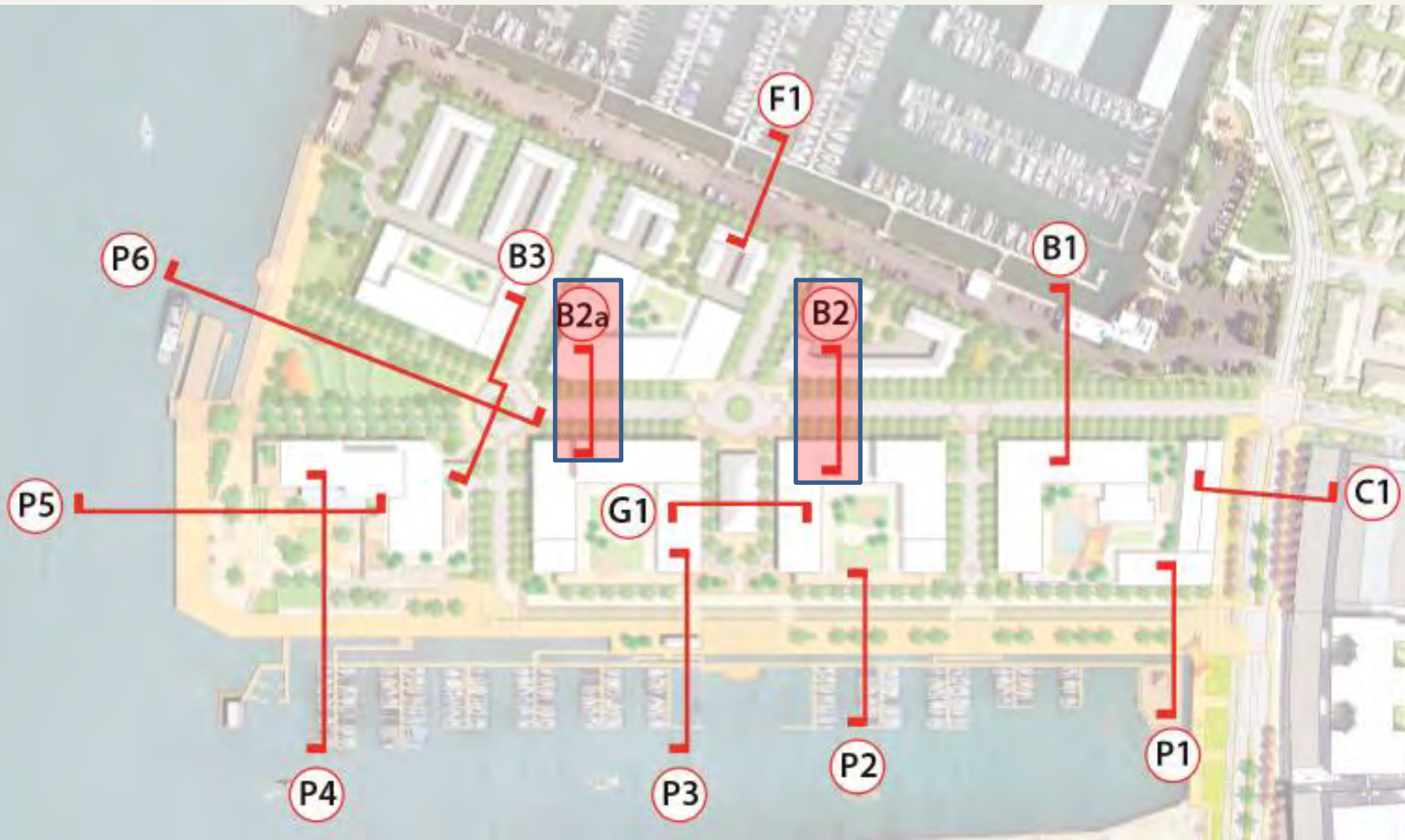
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STAFF RECOMMENDATIONS: INTERNAL STREET DESIGNS #3



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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CONCEPTUAL/ILLUSTRATIVE SECTIONS IN PACKAGE



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CONCEPTUAL/ILLUSTRATIVE SECTIONS IN PACKAGE



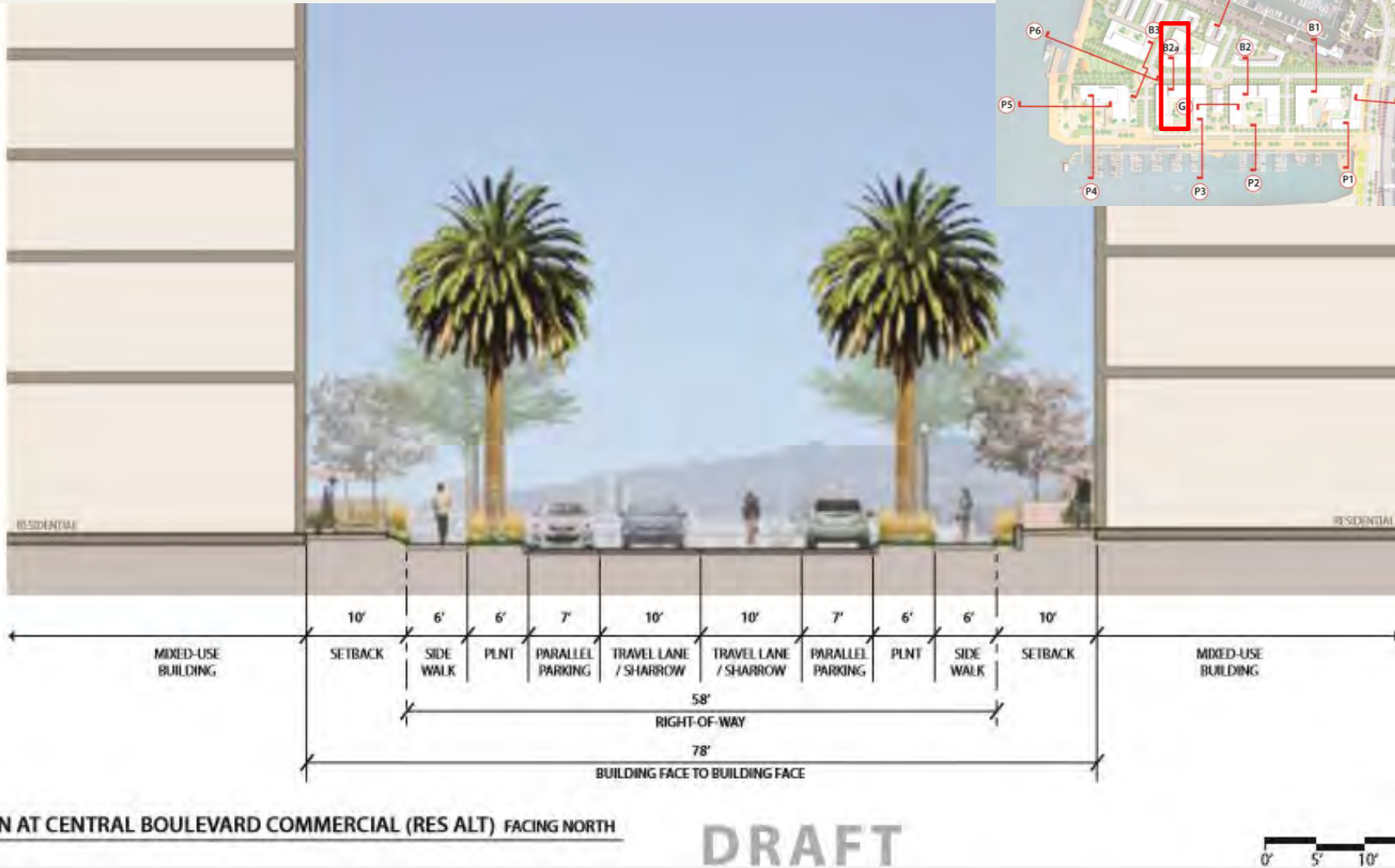
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CONCEPTUAL/ILLUSTRATIVE SECTIONS IN PACKAGE



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CONCEPTUAL/ILLUSTRATIVE SECTIONS: NEW



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CONCEPTUAL/ILLUSTRATIVE SECTIONS: NEW



B2a SECTION AT CENTRAL BOULEVARD COMMERCIAL (QC ALT) FACING NORTH

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CONCEPTUAL/ILLUSTRATIVE SECTIONS: NEW



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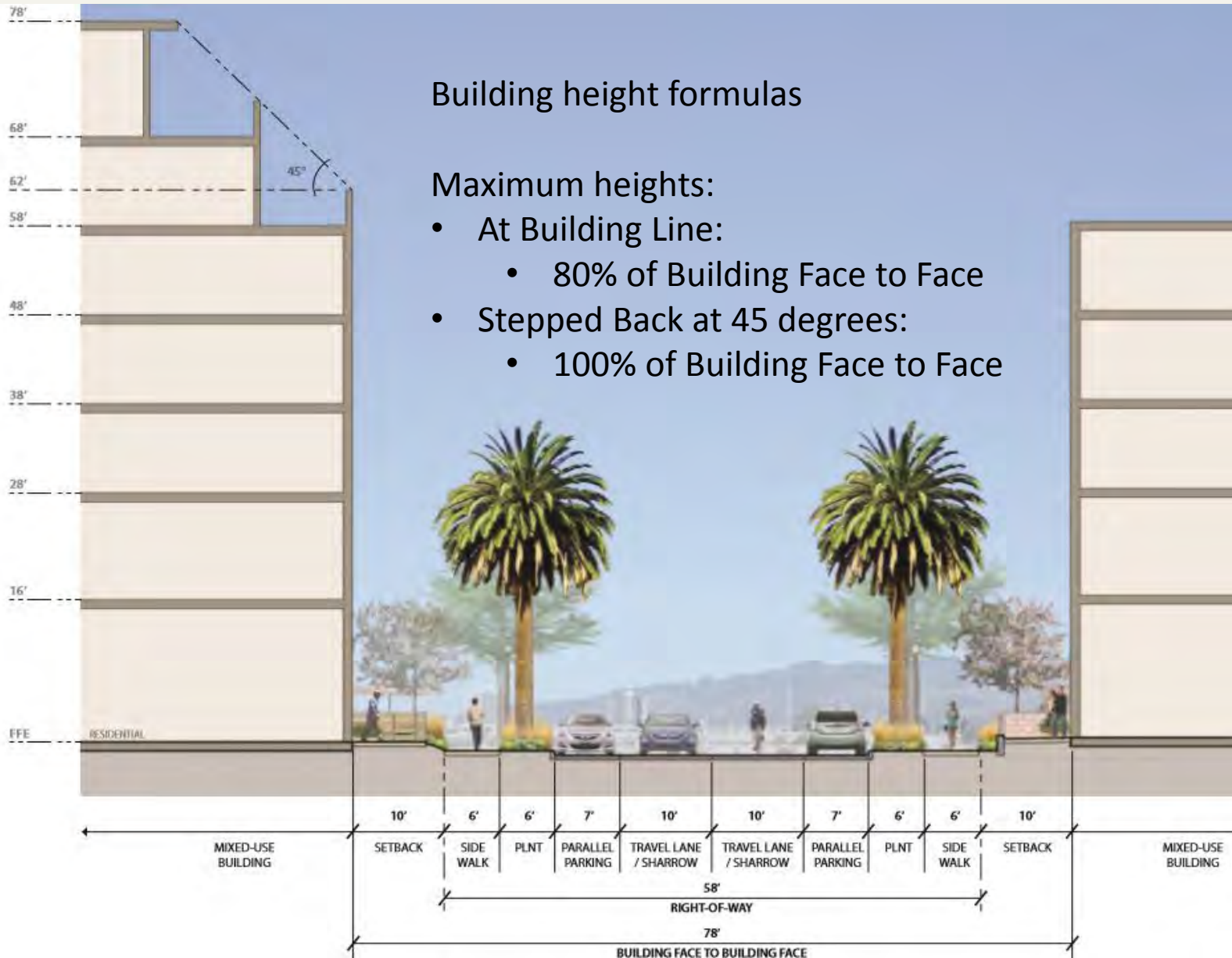
MASTER PLAN ORGANIZATION/FRAMEWORK

- TONIGHT: Staff and Planning Board Direction
- **NEXT STEPS:**
 - Update Master Plan to reflect Direction
 - Master Plan defines rules and guidelines
 - Use of Blocks and Zones in the Master Plan

Building height formulas

Maximum heights:

- At Building Line:
 - 80% of Building Face to Face
- Stepped Back at 45 degrees:
 - 100% of Building Face to Face





GROUND FLOOR RETAIL ZONES



HEIGHT OVERLAY ZONES

QUESTIONS



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Alameda, California

October 10, 2016

- Everything after this is for reference only, to respond to questions.
- 1: Current Sections that were in their packet
- 2. Other backup

STAFF RECOMMENDATIONS: BAY TRAIL #1 FORTMAN/ENCINAL PROPERTY ALTERNATIVE



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PLAN HIGHLIGHTS

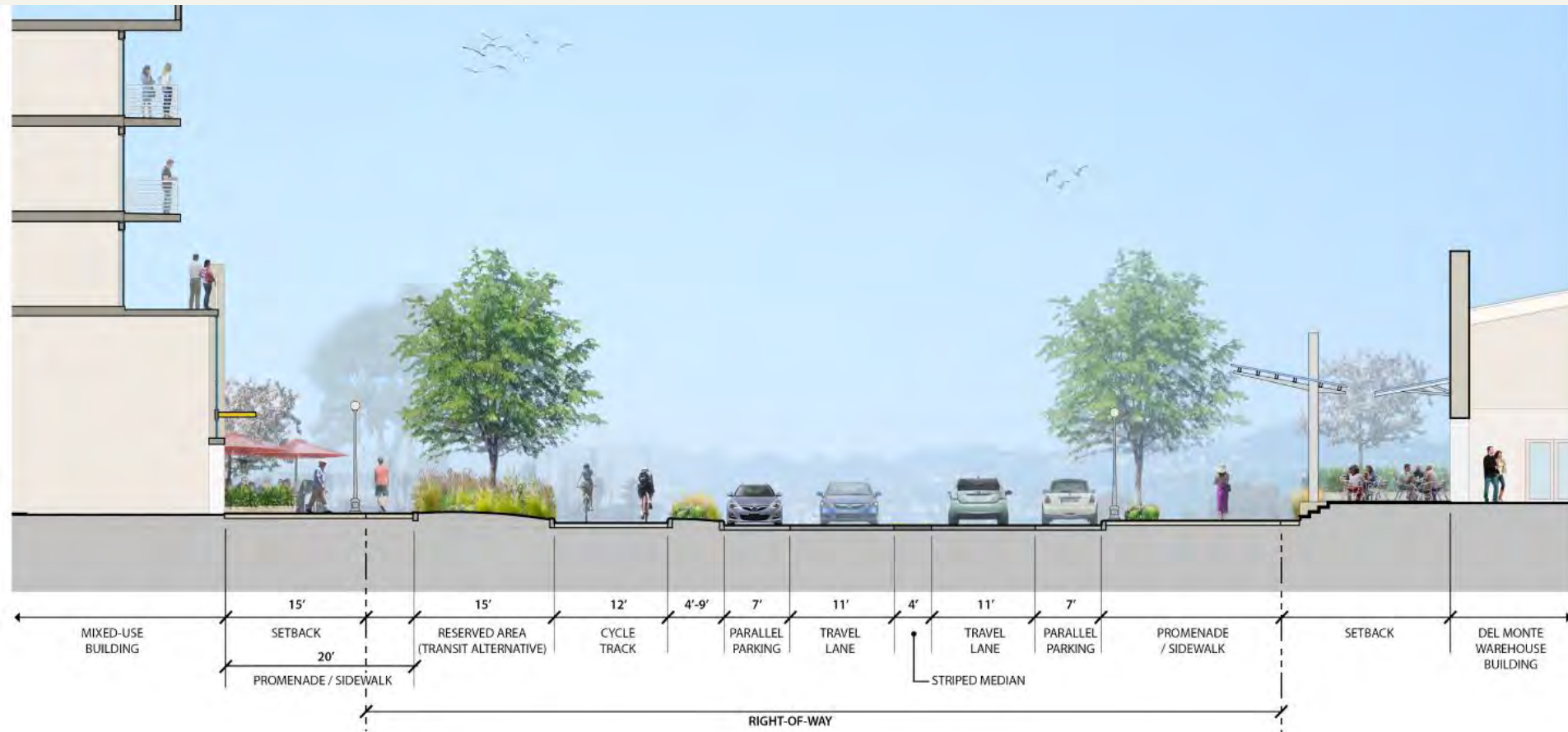
- CLEMENT FRONTAGE MIXED USE



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CONCEPTUAL/ILLUSTRATIVE SECTIONS

Clement Avenue, looking East (DM Warehouse on right)



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BUILDING HEIGHT VS ROAD SECTION



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PLAN HIGHLIGHTS

- PUBLIC SPACE/WATERFRONT PROMENADE



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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PLAN HIGHLIGHTS

- MARITIME, MARINA, SMALL CRAFT LAUNCH



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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PLAN HIGHLIGHTS

- NORTHWEST ESTUARY CORNER



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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PLAN HIGHLIGHTS

WATERFRONT PARK



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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LAND USE HIGHLIGHTS



CENTRAL
BOULEVARD



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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PLAN HIGHLIGHTS

■ MARITIME GREEN



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CONCEPTUAL/ILLUSTRATIVE SECTIONS



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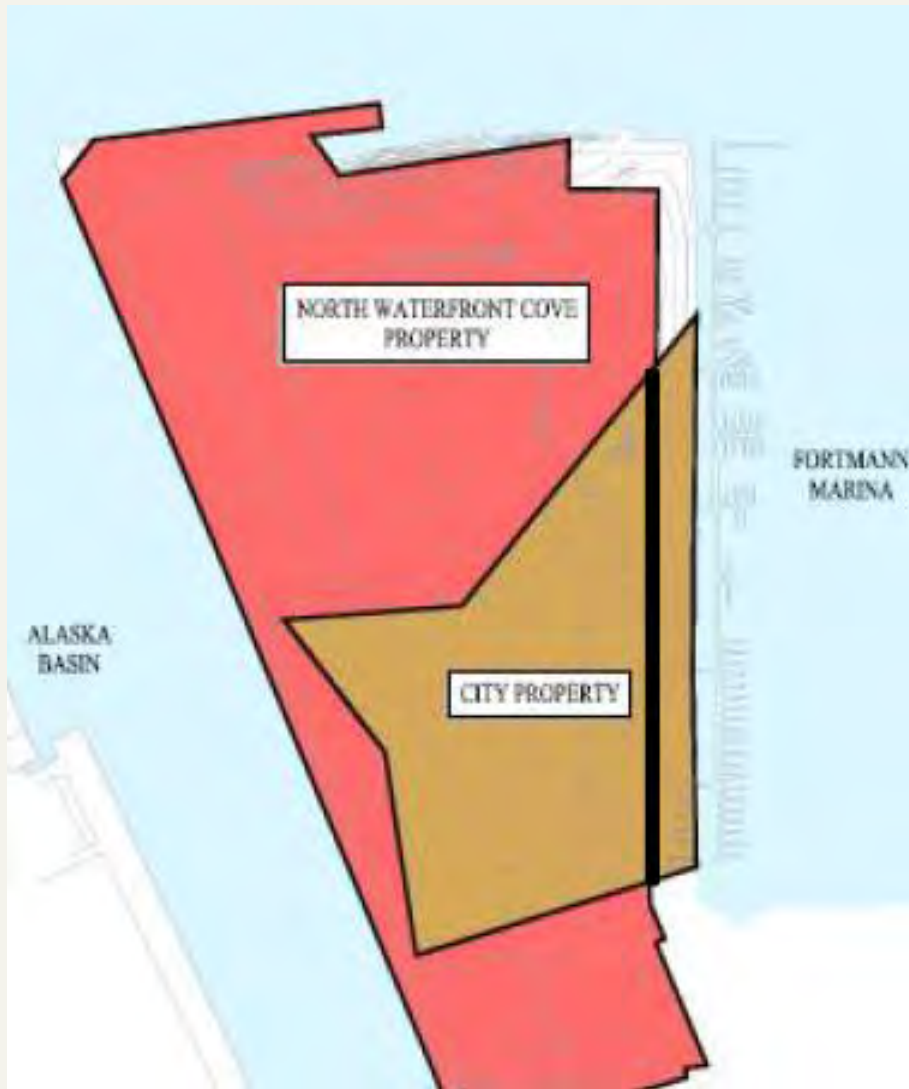


TIDELANDS TRUST



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TIDELANDS

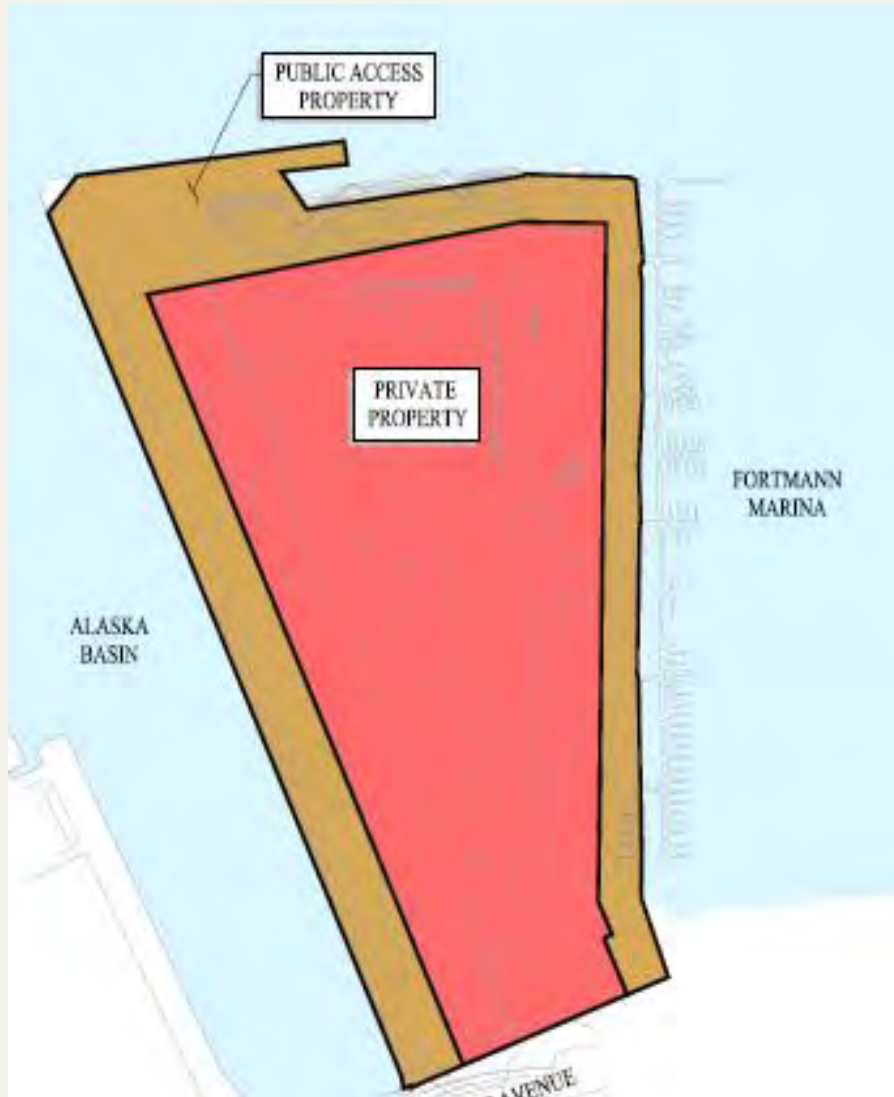


TIDELANDS TRUST: Regulates land use in tidelands areas

- **Allowable uses:** Restaurants, hotels, retail, marine related commerce, open space, roadways
- **Not allowed:** Residential and non-marine related commercial

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TIDELANDS



- **NORTHERN WATERFRONT PLAN** contemplates a swap
- **CONCEPT IN THE NWP:** move public trust lands and uses adjacent to the waterfront

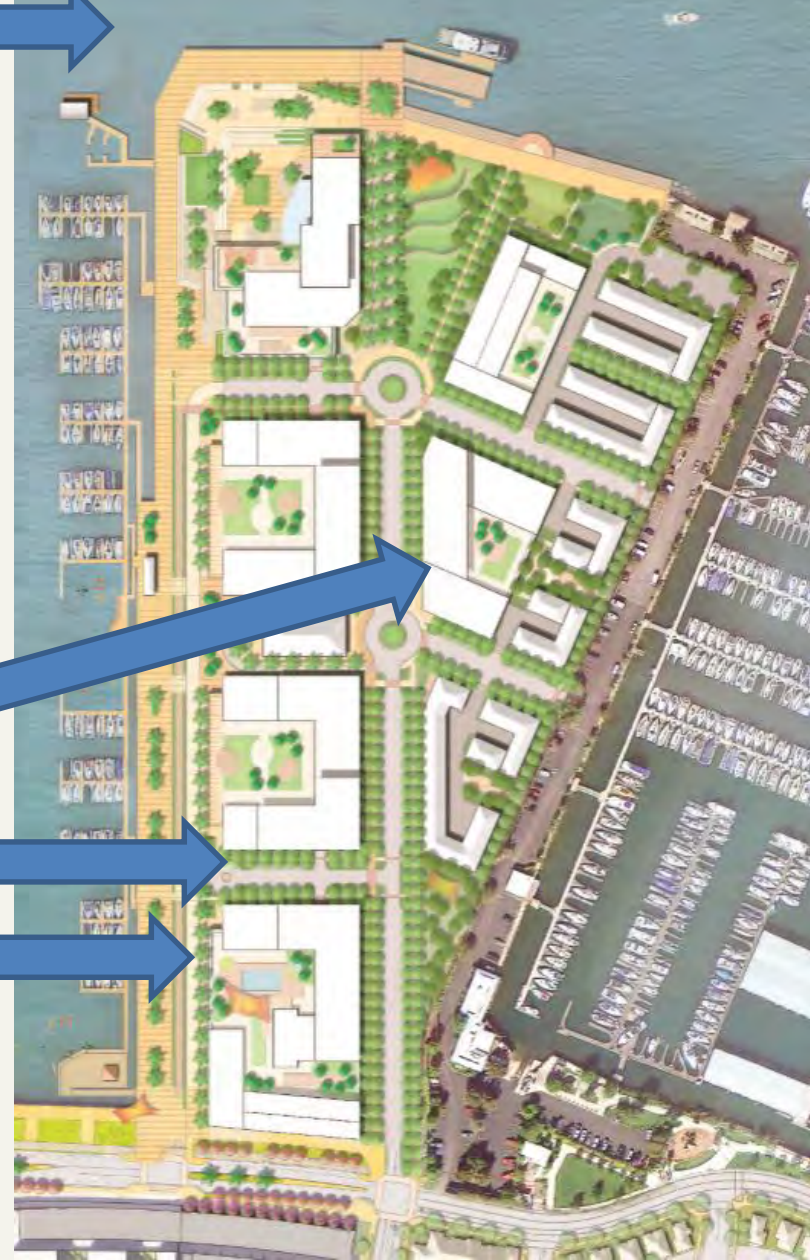
TIDELANDS SWAP AREA



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LAND USE HIGHLIGHTS

- MIXED USE DEVELOPMENT AREAS



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JUNE FEEDBACK

BUILDING HEIGHT TRADEOFF

- Increased building height creates opportunity for more Open Space and/or Other Uses
 - Open Space:
 - More open space not necessarily better
 - Open space should be unique
 - Utilize freed up space for Other Uses
 - Commercial
 - Retail
 - Maker spaces or Live-Work
- 250' (20 stories) too high but would consider other selective increased building heights vs GP height limits

JUNE FEEDBACK

- SITE LAYOUT
 - Make the most of a unique waterfront location
 - Promenade is the key amenity
 - Putting the major entry road on the wharf not preferred
 - Create a Central Boulevard
 - Tidelands Swap
 - Minimize pavement