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JULY 2016 ALAMEDA MARINA DRAFT MASTER PLAN
OBJECTIVES & VISION

Excerpt from Draft Master Plan document:

“The Alameda Marina Master Plan builds upon the City’s vision for the Northern Waterfront to create a vibrant mixed-use development that celebrates and maintains a maritime focus and offers the chance to integrate existing uses with new opportunities to provide employment, residences, and recreation for current and future residents of the city. The objectives of the Alameda Master Plan below are:

1. **Improve and enhance the Maritime Commercial Marina**

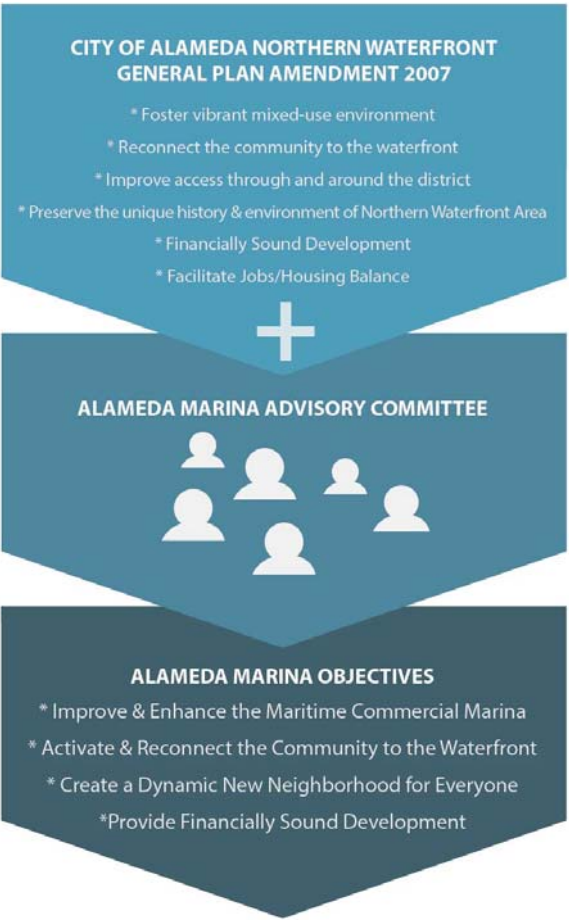
The Master Plan acknowledges the history of Alameda Marina and its economic development role in the City. To maintain Alameda Marina as a working waterfront, this Master Plan aims to retain Alameda Marina’s maritime uses by creating a Maritime Core that utilizes the maritime footprint more efficiently. This Maritime Core seeks to encourage the retention and development of waterfront and maritime related job and business opportunities that relate to the area’s unique waterfront location. Additionally the Master Plan intends to upgrade and rehabilitate facilities, unique buildings, as feasible, and provide land for existing maritime businesses, boat berthing and maintenance, boat storage, and waterfront commercial recreation businesses. The Master Plan also proposes sea level rise protection and other infrastructure upgrades that will bring Alameda Marina up to date to make it a safe and accessible place.

2. **Activate and reconnect the community to the waterfront**

The Master Plan proposes to reconnect the community to the waterfront by extending the existing city grid into the site to allow for additional view corridors and access points through the site to the shoreline edge. Proposed new open space areas within and along the shoreline edge with a Bay Trail component in the Master Plan will create public amenities and opportunities for gathering spaces for existing and future community members.

3. **Create a Dynamic New Neighborhood for Everyone.**

The Master Plan seeks to integrate Alameda Marina’s core maritime uses, including those governed by the Tidelands Lease, with renovated and new compatible uses, including various types of housing. By requiring a mix of maritime, residential, and open space uses, the Master Plan will provide opportunities



for the improvement of the existing boat Marina and shoreline infrastructure; maintain and generate new jobs; create better and new open space and recreational areas; and provide options for housing that meet the needs of a wide demographic that includes universally designed units, affordable, rental, work force market-rate, senior housing and market-rate units.

4. **Provide Financially Sound Development**

The Master Plan recognizes that in order to create a successful project, it will need to be economically sustainable and financially sound. The Master Plan requires that new development fund and construct the public facilities and services that are needed to serve the plan area, achieve General Plan objectives, and avoid any financial impact on the City’s ability to provide services to the rest of the City.”

APRIL 10, 2017 PLANNING BOARD SUBCOMMITTEE
RECOMMENDATIONS

Excerpt of City File 2017-4157, Memo from Andrew Thomas to Planning Board

“On April 10th, the subcommittee advised the applicant and City staff that the subcommittee recommends that the commercial plans for Alameda Marina achieve the following objectives: (in order of priority):

1. **Maritime Commercial Focus:**

The commercial plans for Alameda Marina should preserve the necessary land area and physical improvements and facilities necessary to support a boatyard at Alameda Marina, but may allow for flexible uses of the spaces. Priority would be maritime-serving boatyard, but as the city does not control the market, spaces should have the ability to adapt to other uses, while always maintaining the ability to re-adapt for maritime/boatyard uses.

2. **Existing Buildings:**

The commercial plans for Alameda Marina should preserve the greatest number of existing buildings possible: to 1) provide opportunities for maritime and other commercial businesses, and 2) create a more interesting development plan that includes a combination of new and existing buildings on the site. It is expected that there are many trade-offs in making this decision, including financial ones.

3. **The Graving Dock:**

The commercial plans should work to preserve the graving dock to create a more unique project design that retains this unique water feature, and avoid any uncertainty about the feasibility of regional permits to allow for filling of the graving dock.

4. **Dry Boat Storage and Tidelands Configuration:**

The subcommittee encouraged the applicant and staff to consider an adjustment to the Tidelands property configuration to: 1) allow for consolidation of maritime uses such as the dry boat storage with the other maritime facilities adjacent to the boatyard, and 2) remove property lines that currently run through the middle of existing buildings. The subcommittee also stated that at least 50 dry boat storage spaces should be retained in the plan.”

As part of the approach to this next iteration of the Alameda Marina master plan site plan the development team has evaluated the 2016 Draft Master Plan Vision and Objectives along side the Planning Board Subcommittee’s April 10th recommendations.

This evaluation showed there are many similarities within the Draft MP Vision and the PB Subcommittee’s recommendations. The proposed master plan site plan in this package builds upon the vision set forth by the Master Plan integrating as best possible the recommendations from the Planning Board Subcommittee.

1.) BOAT YARD/FLEX SPACE

- +/- 8 acres of land total dedicated to the commercial core (see sheet A4.1 & A4.2 for more details)
- +/- 43,000 sf for boat yard/flex space including:
 - 20,000 sf boat yard building
 - 20,000 sf boat yard land area
 - 3,000 sf boat yard water area (travel lift)
- +/- 143,000 sf in commercial core (see sheet A4.2 for more details):
 - In combination of existing and new buildings/spaces
 - Horizontally and vertically mixed in the site
 - Commercial spaces A and B integrated within Multifamily Wrap buildings

2.) EXISTING BUILDINGS

- 11 existing buildings (shown as hatched buildings) for adaptive re-use in site plan (see sheets A7.0 to A7.4 for more details and analysis on trade-offs of keeping existing buildings)
- Buildings located mainly in commercial core to provide opportunities for maritime and other commercial businesses.

3.) GRAVING DOCK

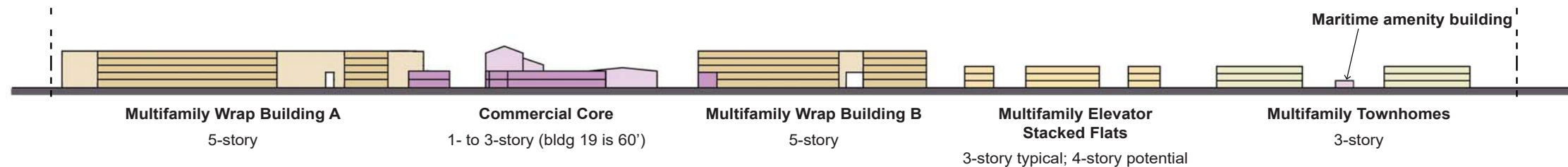
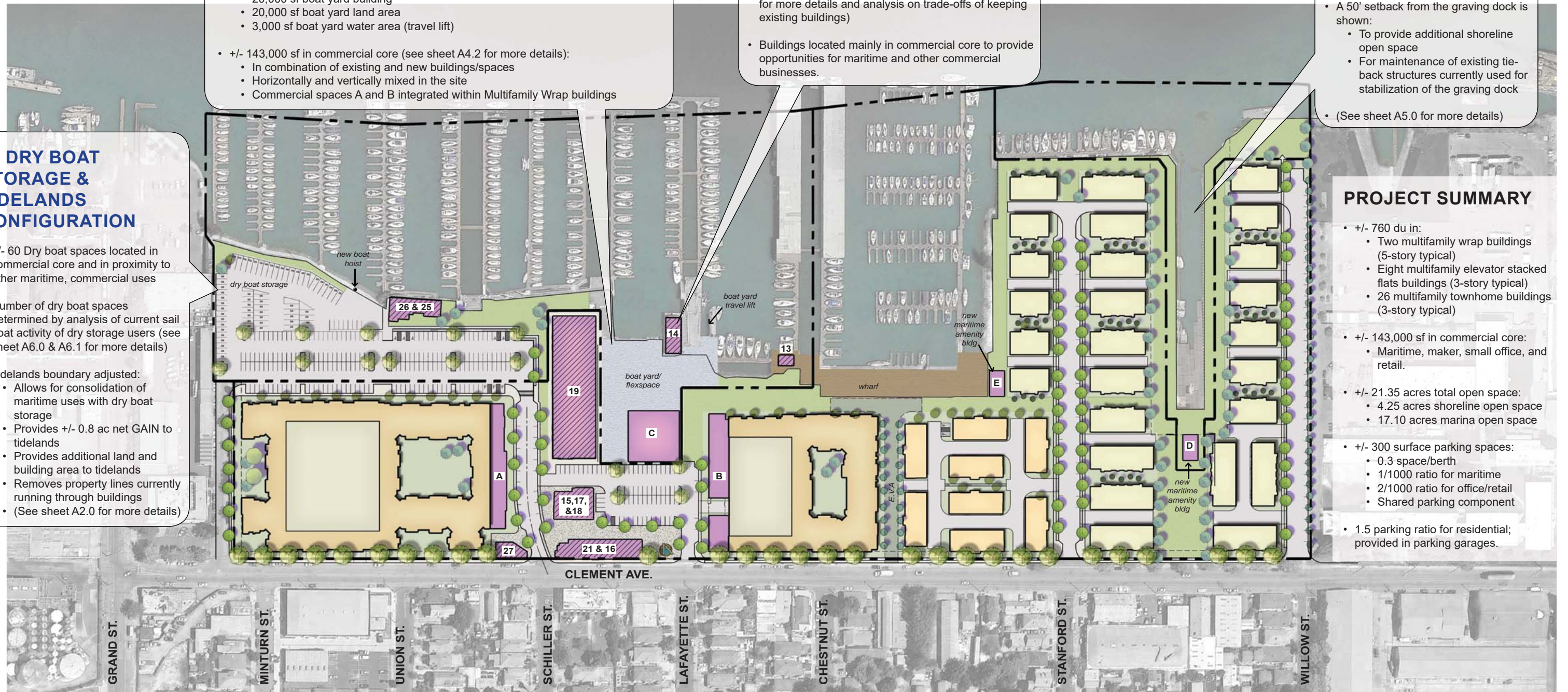
- Graving dock is preserved to be used as a unique water feature in the site
- A 50' setback from the graving dock is shown:
 - To provide additional shoreline open space
 - For maintenance of existing tie-back structures currently used for stabilization of the graving dock
- (See sheet A5.0 for more details)

4.) DRY BOAT STORAGE & TIDELANDS CONFIGURATION

- +/- 60 Dry boat spaces located in commercial core and in proximity to other maritime, commercial uses
- Number of dry boat spaces determined by analysis of current sail boat activity of dry storage users (see sheet A6.0 & A6.1 for more details)
- Tidelands boundary adjusted:
 - Allows for consolidation of maritime uses with dry boat storage
 - Provides +/- 0.8 ac net GAIN to tidelands
 - Provides additional land and building area to tidelands
 - Removes property lines currently running through buildings
 - (See sheet A2.0 for more details)

PROJECT SUMMARY

- +/- 760 du in:
 - Two multifamily wrap buildings (5-story typical)
 - Eight multifamily elevator stacked flats buildings (3-story typical)
 - 26 multifamily townhome buildings (3-story typical)
- +/- 143,000 sf in commercial core:
 - Maritime, maker, small office, and retail.
- +/- 21.35 acres total open space:
 - 4.25 acres shoreline open space
 - 17.10 acres marina open space
- +/- 300 surface parking spaces:
 - 0.3 space/berth
 - 1/1000 ratio for maritime
 - 2/1000 ratio for office/retail
 - Shared parking component
- 1.5 parking ratio for residential; provided in parking garages.



APRIL 10, 2017 PLANNING BOARD SUBCOMMITTEE RECOMMENDATIONS

Excerpt of City File 2017-4157, Memo from Andrew Thomas to Planning Board

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PROPOSED CONCEPTUAL MASTER SITE PLAN TRADE-OFFS SUMMARY

The following summarizes the changes and trade-offs from the **2016 MP Draft LU** and **EIR NOP description** to the **2017 Proposed MP Site Plan** :

- **Tidelands** overall acreage increase. (see sheet A2.0 for more details)
 - Increase in Marina/Water area
 - Increase in Uplands area with increase of Maritime, Commercial building square footage
- **Commercial Core** Acreage is +/- 25.41 acres; 58% of the total site.* (see sheet A4.1 for more details)
 - Land Side: +/- 7.97 acres
 - Boat Marina Side: +/- 17.44 acres
- 2016 Master Plan Land Use proposed +/- 25.32 acres, 58% of the total site.
 - Land Side: +/- 9.08 acres
 - Boat Marina Side: +/- 16.24 acres

**the land side acreage reduction from 2016 MP acreage, resulted from tidelands adjustments, relocation of dry storage space; increase in boat marina acreage (which includes graving dock); space for boat yard/flex space.*
- +/- 40,000 sf **boat yard/flex space** included in the Commercial Core.
- 11 **existing buildings** for adaptive re-use incorporated in site plan. (see sheets A7.0 to A7.4 for more details).
- **Graving Dock** Preserved; increased water/marina open space.
- **Seawall** length increase and **bulkhead** improvements and infrastructure costs increase.
 - 2016 Master Plan with filled graving dock, Seawall was +/- 3100 linear feet; Proposed Conceptual Master Site Plan with maintained graving dock, Seawall is +/- 4000 linear feet.
- Public land **open space** acreage is +/- 4.25 acres (2016 MP proposed 4.95 acres)
 - Loss of guest docks in east end of site and large “Aquatic Park” on west end of site-location of proposed dry boat storage.
- Connectivity of **Dry Boat Storage** with Commercial Core. (see sheet A6.1 for more details)
- Overall **unit range/density** increases.
- Loss of dedicated multifamily **affordable housing** block and decrease in overall affordable component; gain of diversity of product type and affordable units spread throughout the site.



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ALAMEDA MARINA
ALAMEDA, CA # 2014-0798
MAY 25, 2017

PLANNING BOARD SUBCOMMITTEE
MEETING #3 PACKAGE (REVISION 1)



PROPOSED CONCEPTUAL MASTER PLAN SITE PLAN
TRADE-OFFS SUMMARY

PROPOSED CONCEPTUAL MASTER SITE PLAN OVERALL PROJECT SUMMARY

PROPOSED RESIDENTIAL SUMMARY

	Approx. # of Units	Approx. % of total units	# of buildings in site	Approx. building stories
Multifamily Wrap	569 du	75%	2 buildings	5-story
Multifamily Elevator Stacked Flats	48 du	6%	8 buildings	3-story typical; 4-story potential
Multifamily Townhomes	143 du	19%	26 buildings	3-story
Residential Sub-totals	760 du	100%	36 buildings	

(Note: The Density Bonus # of 779 du will be used to study environmental impacts)

PROPOSED COMMERCIAL CORE SUMMARY

(see sheet A4.1 and A4.2 for more information)

Commercial Core SF	Approx. SF	% of total
Maritime (includes Boat Yard/Flex space)	43985 sf	31%
Maker	20800 sf	15%
Small Office	66200 sf	46%
Retail	12187 sf	9%
Commercial Core Sub-totals	143172 sf	100%

Commercial Core Acreage	Approx. Acres	% of total
Land Side	7.98 acres	32%
Boat Marina	17.10 acres	68%
Total Commercial Core Acreage	25.08 acres	100%

% Of total Site 57% (note: total site is +/- 44.14 acres; some common public open space is included in the commercial core acreage)

PROPOSED PUBLIC COMMON OPEN SPACE

(see sheets A5.0 for more information)

Shoreline Open Space	4.25 acres
Marina Open Space	17.10 acres
Open Space Sub-totals	21.35 acres

% Of total Site 48% (note: total site is +/- 44.14 acres; public common open space occurs in the commercial core and in residential neighborhoods)

PARKING SUMMARY

(see sheet A3.0 for location of surface parking)

Commercial Core	Proposed Ratio	Proposed #s	Total Required Parking
Marina/Boat Berth	0.3 space/berth*	530 berths	159 spaces
Maritime	1/1000 space/sf	43985 sf	44 spaces
Maker/Small Office/Retail	2/1000 space/sf	99187 sf	198 spaces
Total Required Parking			401 spaces

Commercial Parking Provided 300 surface spaces**
Dry Storage 60 spaces

*Berth ratio determined by existing peak hour usage.

** A shared parking program will need to be implemented for the spaces not provided

Residential Neighborhoods	Proposed Ratio	Proposed #s	Total Required Parking
Multifamily Wrap	1.5 space/du	569 du	853.5 spaces
Multifamily Elevator Stacked Flats	1.5 space/du	48 du	72 spaces
Multifamily Townhomes	1.5 space/du	143 du	214.5 spaces
Residential Sub-totals		760 du	1140 spaces

Residential Parking Provided 1140 spaces***
Residential Guest Spaces Provided 90 on-stree spaces
Residential Parking Sub-total 1230 spaces

*** Residential parking will be provided in garages and/or on-grade garage structures. Final number of spaces subject to change.

The City's required parking ratios per ordinance are:

- 0.5 space/berth for the marina
- 1/1000 space/sf for Maritime
- 4/1000 space/sf for Office
- 2 space/du for Residential units less than 3,000 sf

For reference, Del Monte's parking ratios are:

- 1/1000 space/sf for Maritime
- 2/1000 space/sf for Office
- 1.25 space/du for Residential



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ALAMEDA MARINA
ALAMEDA, CA # 2014-0798
MAY 25, 2017

PLANNING BOARD SUBCOMMITTEE
MEETING #3 PACKAGE (REVISION 1)



PROPOSED CONCEPTUAL SITE PLAN OVERALL
SUMMARY

5.0

JULY 2016 ALAMEDA MARINA DRAFT MASTER PLAN
LAND USE

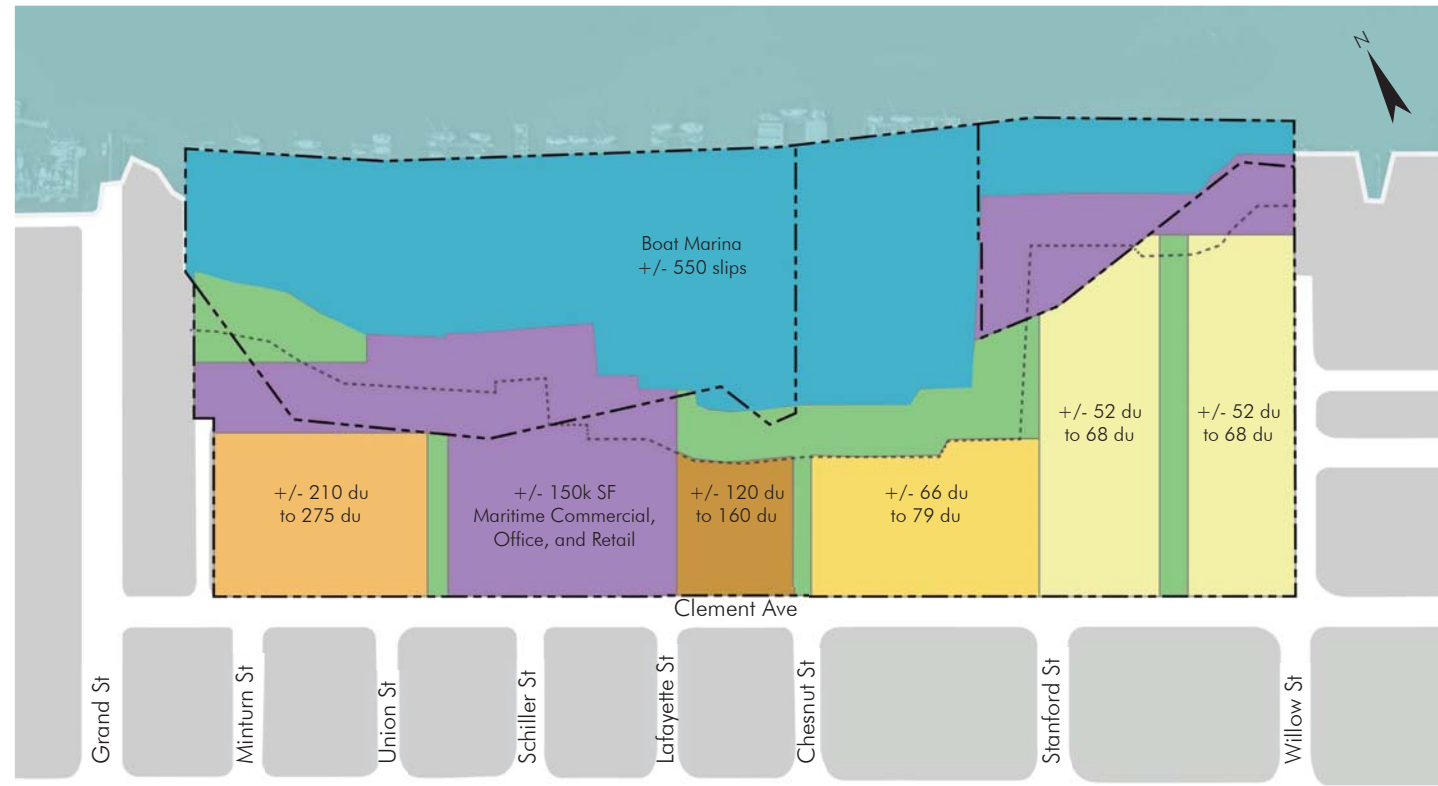


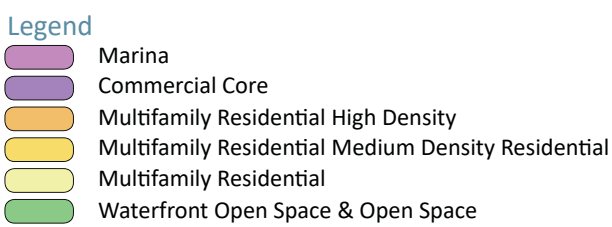
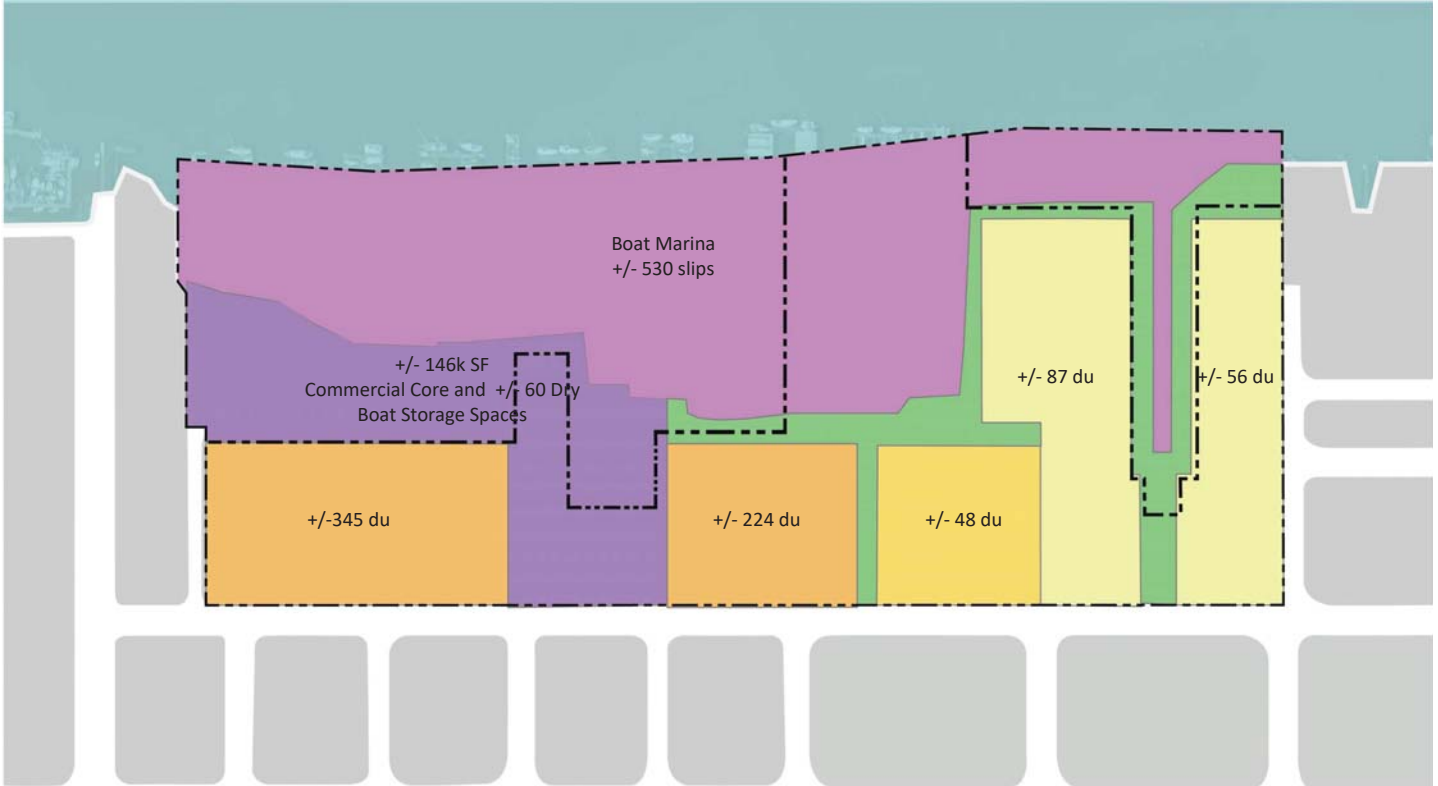
Exhibit 3.1 - Land Uses



NOVEMBER 2016 ALAMEDA MARINA EIR NOP DESCRIPTION

- 250,000 square feet of commercial space
 - 115,000 sf dedicated to maritime uses
 - 135,000 sf for office and retail
- Existing boat marina (approximately 550 boat slips) to remain
- Approximately 90 dry boat storage spaces
- 670 residential units maximum
 - 160 senior affordable uits
 - 285 rental units
 - 225 market-rate units

MAY 2017 PROPOSED MASTER PLAN LAND USE



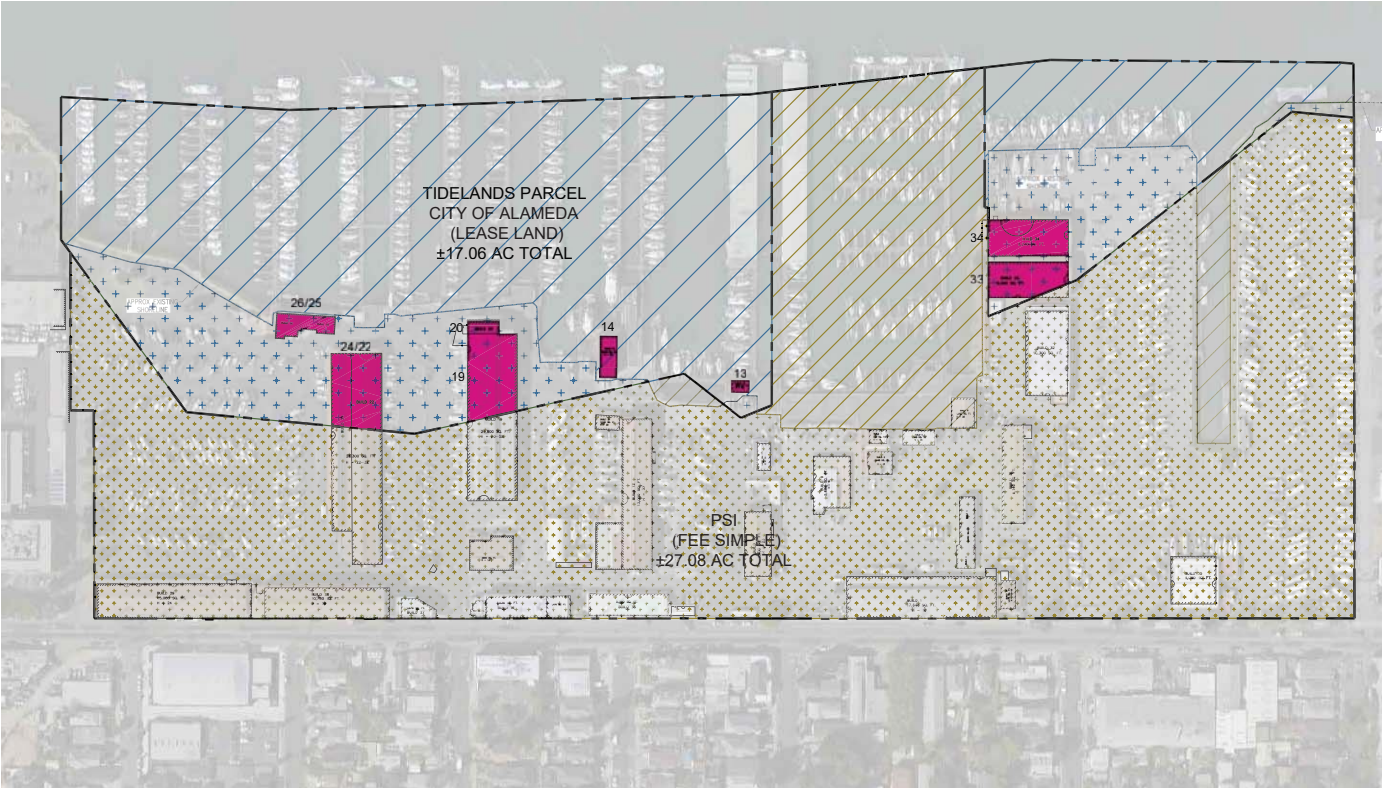
Summary of changes from 2016 MP Draft LU and EIR NOP description to 2017 Proposed MP Site Plan:

- **Commercial Core:**
 - Boat yard use maintained in allowed uses with space shown on site plan (see sheet A1.1 for more details)
 - Overall Square footage decreases
- **Graving dock** retained
- More **existing buildings** retained; within Commercial Core and along shoreline
- Connectivity of **Dry Storage** with Commercial Core
- Overall **unit range** increase
- Loss of dedicated multifamily **affordable housing** block; decrease in overall affordable component
- Loss of large **open space** in west end and overall open space (see sheet A5.0 for more details)

See sheet 3.0 for more detailed information on proposed MP Site Plan

	EXISTING	2016 DRAFT MP SITE PLAN	2017 MAY CONCEPTUAL MP SITE PLAN	CHANGE FROM 2016 MP TO 2017 MAY CONCEPT SITE PLAN
Commercial Core	+/- 249,312 gross sf	+/- 150,000 gross sf <ul style="list-style-type: none">note: Nov. EIR studied 250,000 gross sf	+/- 143,172 gross sf	- 6,828 gross sf
Boat Yard	+/- 1.33 acres total of boat yard space: <ul style="list-style-type: none">East yard is +/- 0.75 acresWest yard (DIY boat yard) is +/- 0.58 acres	No designated Boat Yard Space	+/- 0.98 acres Boat Yard/Flex space on west side of bldg 12.	+ 0.98 acres for Boat Yard/Flex Space in commercial core. <ul style="list-style-type: none">See sheets A5.0 and A4.1 for more info.
Boat Marina (Berths / Slips)	+/- 530 slips	+/- 550 slips <ul style="list-style-type: none">Same approximate # used in the Nov. EIR NOPPlan contemplated potential modifications to the east end of the boat marina to accomodate design of new guest dock facilities and boat hoist launch area.	+/- 530 slips <ul style="list-style-type: none">Number remains roughly the ame as existing, however may be subject to change with further refinement.	- 20 slips
Dry Storage	+/- 720 spaces <ul style="list-style-type: none">2 boat hoists(See sheet A6.0 for more details)	<ul style="list-style-type: none">+/- 90 dry boat spacesLocated in the east end of the site near location of one of the existing boat hoists.1 new boat hoist launch area in east end.	+/- 60 dry boat spaces <ul style="list-style-type: none">Located in west end of the site near the commercial core.1 new boat hoist lanch area in west end.	- 30 dry boat spaces
Open Space	+/- 17.10 acres of boat marina/water. <ul style="list-style-type: none">(See sheet A5.0 for more details)	+/- 21.47 acres total comprised of: <ul style="list-style-type: none">+/- 16.52 acres of boat/marina water (this # accounts for a filled graving dock at +/- 0.58 acres).+/- 4.95 acres common shoreline public open space.	+/- 21.35 acres total comprised of: <ul style="list-style-type: none">+/- 17.10 acres of boat/marina water.+/- 4.25 acres common shoreline public open space.	- 0.12 acres of total open space overall based on: <ul style="list-style-type: none">+ 0.58 acres in boat/marina water (maintaining graving dock).- 0.70 acres in common shoreline public open space.
Graving Dock & Sea Wall	Graving Dock: +/- 50’ wide; +/- 600’ <ul style="list-style-type: none">+/- 4000 linear feet of shoreline sea wall.	Filled and capped Graving Dock <ul style="list-style-type: none">+/- 3100 linear feet of shoreline sea wall.	Graving Dock maintained <ul style="list-style-type: none">+/- 4000 linear feet of shoreline sea wall.	Graving Dock maintained <ul style="list-style-type: none">+ 900 linear feet of shoreline sea wall.
Parking and Parking Ratios	+/- 440 unassigned surface spaces City Ordinance Parking Ratios: <ul style="list-style-type: none">0.5 space/berth for the marina1/1000 space/sf for Maritime4/1000 space/sf for Office2 space/du for Residential units less than 3,000 sf	+/- 350 surface spaces for commercial core and marina; shared parking program component Parking Ratios: <ul style="list-style-type: none">0.3 space/berth for the marina1/1000 space/sf for Maritime2/1000 space/sf for Maker/Small Office/Retail1.5 space/du for Residential units less than 3,000 sf	+/- 300 surface spaces for commercial core and marina; shared parking program component Parking Ratios: <ul style="list-style-type: none">0.3 space/berth for the marina1/1000 space/sf for Maritime2/1000 space/sf for Maker/Small Office/Retail1.5 space/du for Residential units less than 3,000 sf	-50 surface spaces for commercial core. Parking ratios have not changed; boat berth ratios based on current use and Maritime and Maker/Small Office/Retail ratios based on comparison with Del Monte project. Residential ratio is in-between the City’s required 2.0 space/du and Del Monte’s 1.5 space/du
Residential Units Multifamily Wrap Multifamily Elevator Stacked Flats Multifamily Townhomes Affordable	None	+/- 650 du total: +/- 670 du (Nov. NOP description): +/- 275 du +/- 285 du +/- 79 du +/- 85 du +/- 136 du +/- 140 du +/- 160 du +/- 160 du <i>*No Density Bonus (below 30 du/ac)</i>	+/- 760 du total*: +/- 569 du +/- 48 du +/- 143 du +/- 103 du of the total will be affordable units that is distributed throughout the site. <ul style="list-style-type: none"><i>Density Bonus Required (above the 30 du/ac)</i>	+ 110 du from 2016 MP draft site plan; + 90 du from Nov. NOP description; Will require density bonus (above the 30du/ac). <i>*Note: Density bonus # of 779 du will be used to study environmental impacts.</i>
Site Access Points	4 vehicular access points	6 vehicular access points (includes 1 EVA)	6 vehicular access points (includes 1 EVA)	No change
Existing Buildings (Rehab)	37 buildings (see sheets A7.0 to A7.4 for more details)	3 potential buildings for rehab (19, 25, and 26)	11 potential buildings for rehab (13, 14, 15, 16, 17, 18, 19, 21, 25, 26, and 27)	+8 buildings for rehab

EXISTING TIDELANDS BOUNDARY



KEY LEGEND

LAND (LEASE)	LAND (FEE SIMPLE)
MARINA/WATER (LEASE)	MARINA/WATER (FEE SIMPLE)

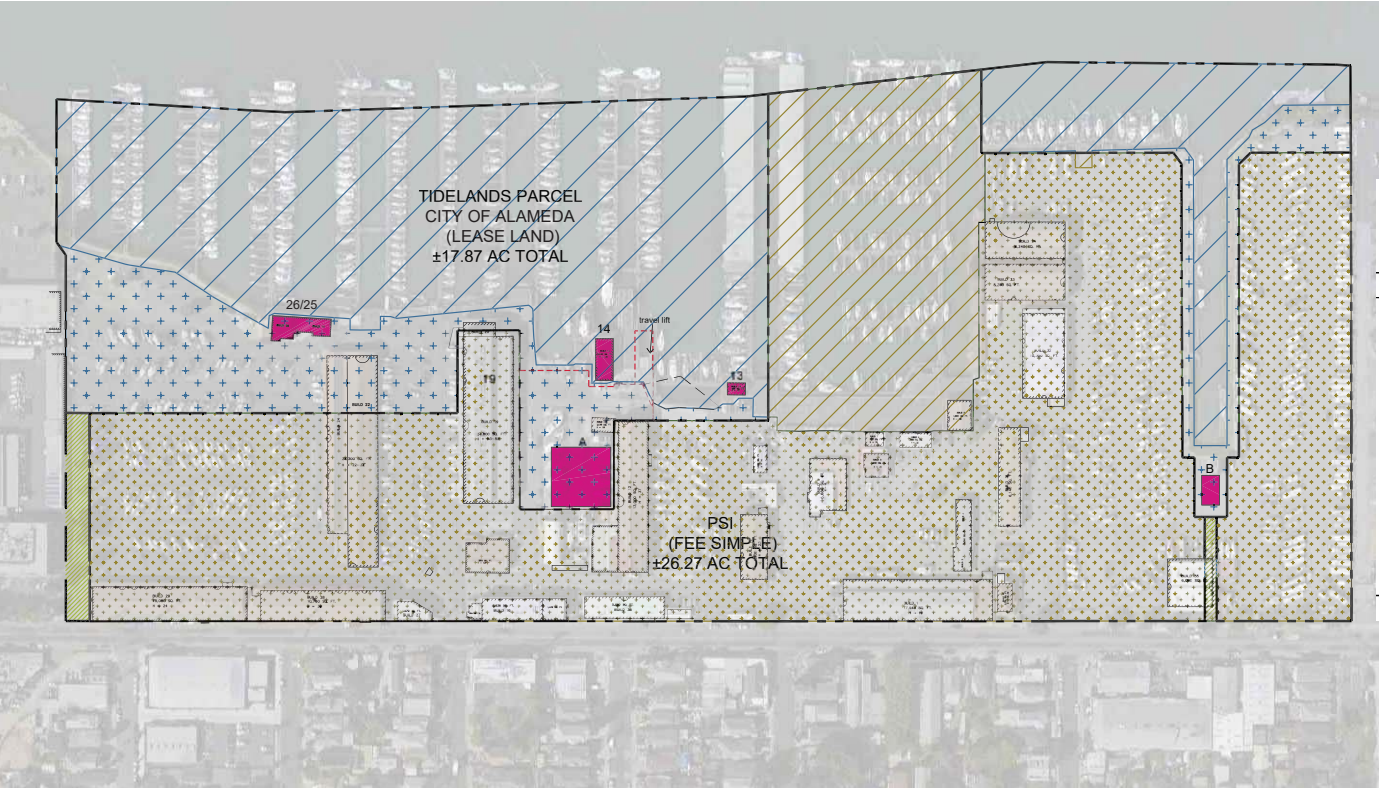
Existing Tidelands

	Lease / Tidelands	Fee Simple	Total acres
Land	4.89 acres	21.62 acres	26.51 acres
Marina/Water	12.17 acres	5.46 acres	17.63 acres
Total	17.06 acres	27.08 acres	44.14 acres

Current buildings in Lease/ Tidelands boundary (based off ALTA file)

	Lease / Tidelands
Bldg 19 footprint	11670 sf
Bldg 20 footprint	1260 sf
Bldg 26/25 footprint	3190 sf
Bldg 24/22 footprint	10765 sf
Bldg 14 footprint	2100 sf
Bldg 13 footprint	620 sf
Bldg 34 footprint	8240 sf
Bldg 33 footprint	7450 sf
Total SF	45295 sf

PROPOSED ADJUSTED TIDELANDS BOUNDARY



KEY LEGEND

LAND (LEASE)	LAND (FEE SIMPLE)	POTENTIAL EASEMENT AREA
MARINA/WATER (LEASE)	MARINA/WATER (FEE SIMPLE)	BOAT YARD/FLEX SPACE AREA

Adjusted Tidelands

	Lease / Tidelands	Fee Simple	Total acres
Land	5.05 acres	21.46 acres	26.51 acres
Marina/Water	12.82 acres	4.81 acres	17.63 acres
Total	17.87 acres	26.27 acres	44.14 acres

Tidelands easements 0.40 acres
(in East end & Alameda Marina Dr)

Adjusteds Lease/ Tidelands boundary (based off ALTA file, rehab Bldg 19, boat yard space & boat yard building, & new marina bldg)

	Lease / Tidelands
Bldg 19	0 sf
Bldg 20 footprint	0 sf
Bldg 26/25 footprint	3190 sf
Bldg 24/22 footprint	0 sf
Bldg 14 footprint	2100 sf
Bldg 13 footprint	620 sf
Bldg 34 footprint	0 sf
Bldg 33 footprint	0 sf
Bldg A GROSS	20000 sf
Bldg B (near graving dock)	1500 sf
Boat Yard Land Area	20000 sf
Boat Yard Water Area	3000 sf
Total SF	50,410 sf



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ALAMEDA, CA # 2014-0798
MAY 25, 2017

PLANNING BOARD SUBCOMMITTEE
MEETING #3 PACKAGE (REVISION 1)



TIDELANDS BOUNDARIES



View of Dilapidated Wharf



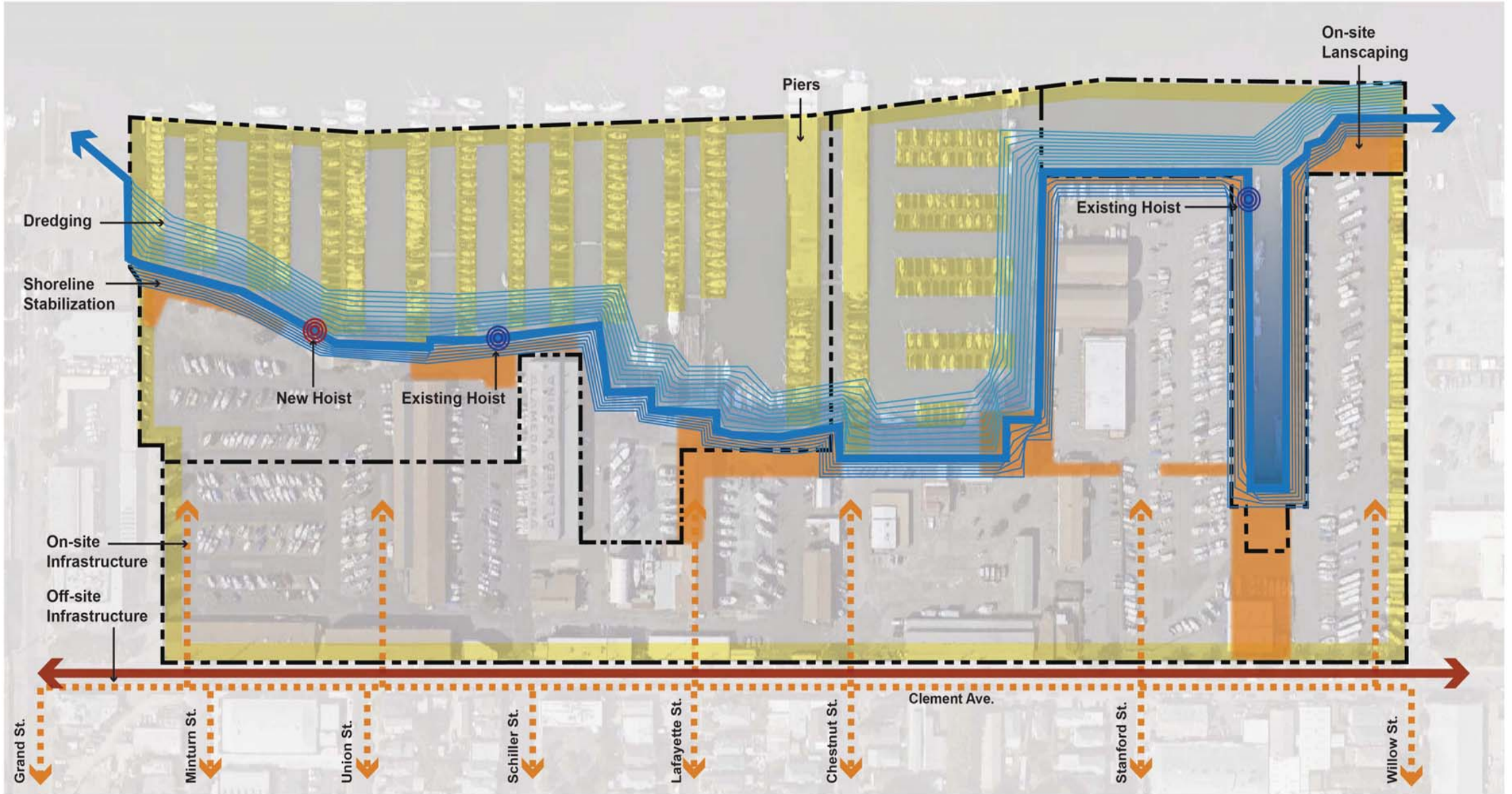
View of Boat Hoist



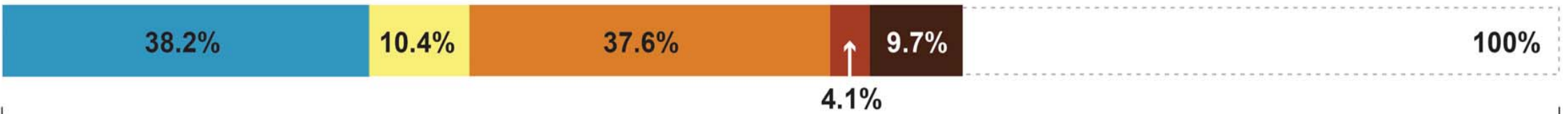
View of Clement Ave.

Bar Graph Legend:

- Project Boundary
- Shoreline
- ⊙ New Boat Hoist
- ⊙ Existing Boat Hoist
- Shoreline/ Sea Wall
- Marina Upgrades / Infrastructure
- Onsite & Offsite Improvements / Utilities
- Clement Ave. Upgrades / Infrastructure
- Site Prep (Environmental, Demo)



$$\$30,062,374 + \$6,560,855 + \$24,920,466 + \$2,550,636 + \$6,042,404 = \$70,136,735^*$$



\$0 *The cost to rehabilitate existing buildings (\$22,190,390) is not included in the infrastructure costs

\$100,000,000



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ALAMEDA MARINA
ALAMEDA, CA
MAY 25, 2017
2014-0798

PLANNING BOARD SUBCOMMITTEE
MEETING #3 PACKAGE (REVISION 1)



N.T.S.

INFRASTRUCTURE COSTS

A3.0

Partial Tenant List:

Maritime
Doyle Sailmakers
Hogin Sails
Electric Motosports
Svendsens Enterprises LLC

Office
New Engineering
Hot Rod Shop, Inc.
Biotech Scale Up Inc.
Quine Intellectual Property
Community Crime
Sound Watershed Consulting
Loisos & Ubbelhode
PK Safety

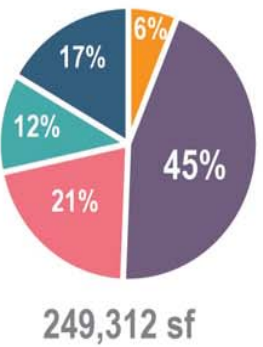
Warehouse
Excel Graphics
DA Security & Fire
Fasco Fasteners Co., Inc.
BEI Construction Co.

Retail
Ira Menitove
Alameda Aikikai
Golf Works

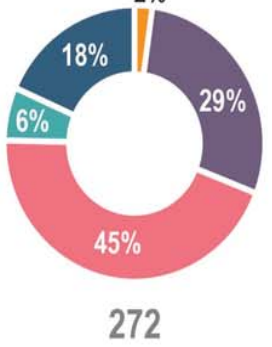
Maker
Hot Rod Shop, Inc.



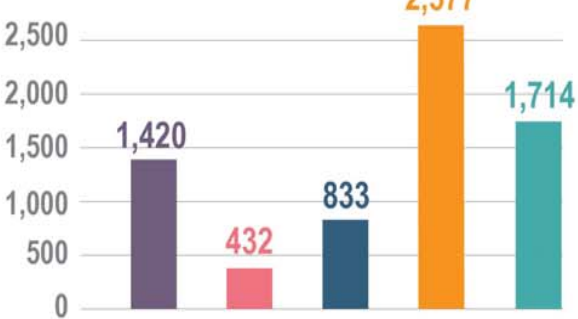
Square Footage:



Full Time Employees:



Sq ft. / Employee

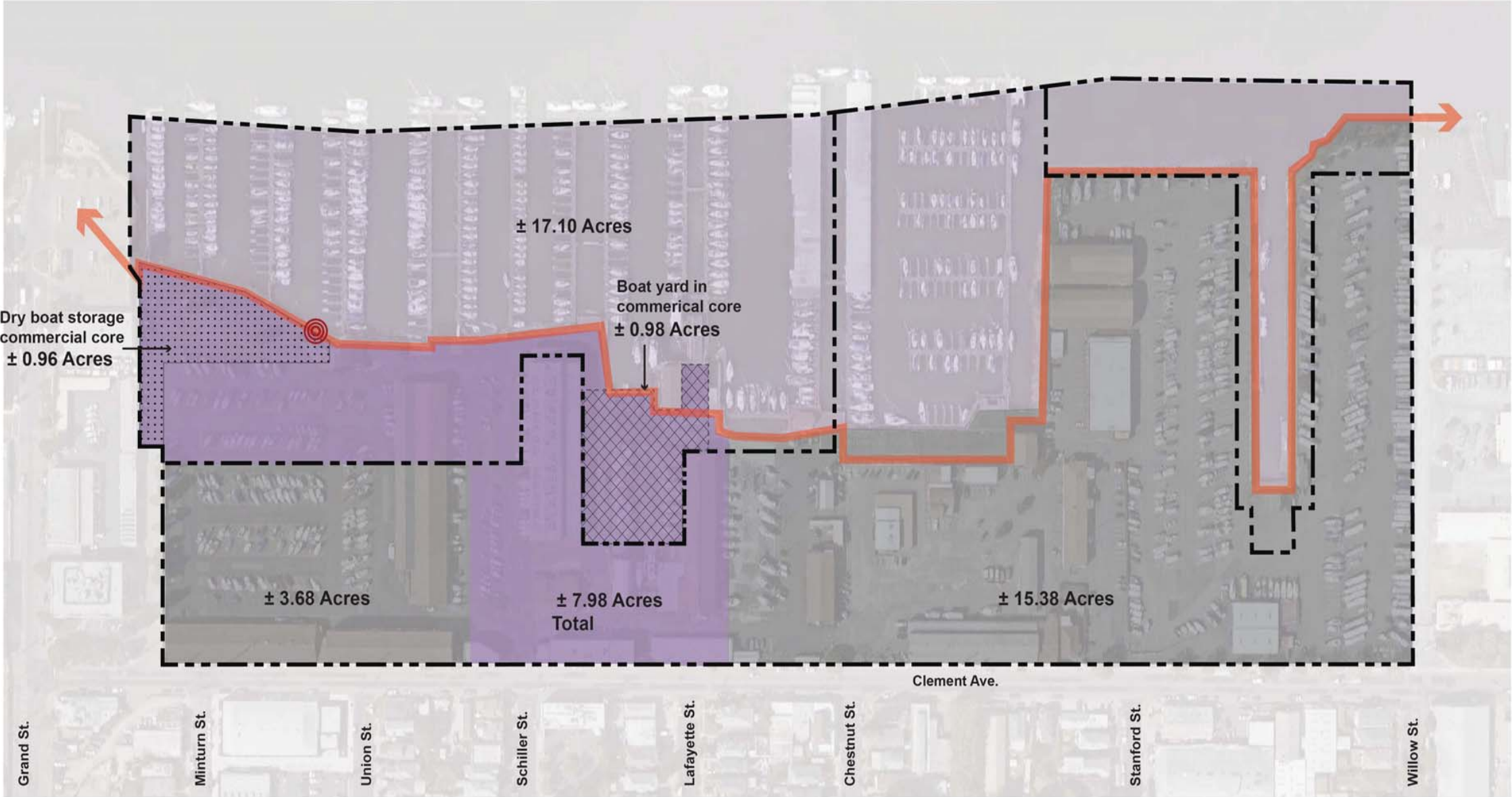


**COMMERCIAL CORE
ACREAGE:**

Boat Marina	± 17.10 acres
Land Side	± 7.98 acres
	± 25.08 acres

**ALAMEDA MARINA SITE
ACREAGE:**

Commercial Core	± 25.08 acres
Residential, Open Space, & Maritime Amenity	± 19.06 acres
	± 44.14 acres



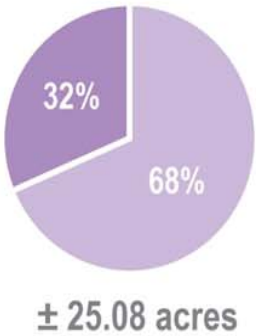
Map Legend:

- Project Boundary
- Shoreline
- Boat Hoist
- Commercial Core: Land Side
- Commercial Core: Boat Marina
- Commercial Core: Boat Yard Use/Flex Space
- Commercial Core: Dry Storage

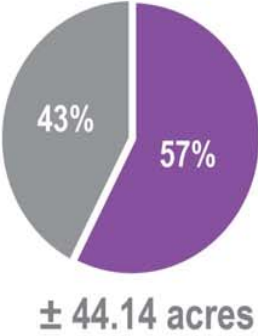
Charts Legend:

- Commercial Core
- Residential, Open Space & Maritime Amenity

Commercial Core Total Acreage:



Alameda Marina Site Acreage:



Architecture + Planning
888.456.5849
ktgy.com



ALAMEDA MARINA
ALAMEDA, CA # 2014-0798
MAY 25, 2017

PLANNING BOARD SUBCOMMITTEE
MEETING #3 PACKAGE (REVISION 1)



PROPOSED COMMERCIAL CORE ACREAGE

PHASE 1

Building 13	± 585	SQ FT
Building 14	± 3,500	SQ FT
Building 16 & 21	± 8,306	SQ FT
Building 19	± 59,800	SQ FT
Building 25 & 26	± 3,475	SQ FT
Building 27	± 2,471	SQ FT
Building 15,17,18	± 3,585	SQ FT
		± 81,722 SQ FT

PROPOSED COMMERCIAL CORE AT BUILD OUT

Building 13	± 585	SQ FT
Building 14	± 3,500	SQ FT
Building 16 & 21	± 8,306	SQ FT
Building 19	± 59,800	SQ FT
Building 25 & 26	± 3,475	SQ FT
Building 27	± 3,471	SQ FT
Building 15, 17,18	± 3,585	SQ FT
Commercial A	± 7,890	SQ FT
Commercial B	± 7,560	SQ FT
Building C	± 20,000	SQ FT
Building D	± 1,500	SQ FT
Building E	± 1,500	SQ FT
Boat Yard & Water	± 23,000	SQ FT
		± 143,172 SQ FT

PROPOSED POTENTIAL COMMERCIAL CORE AT BUILD OUT

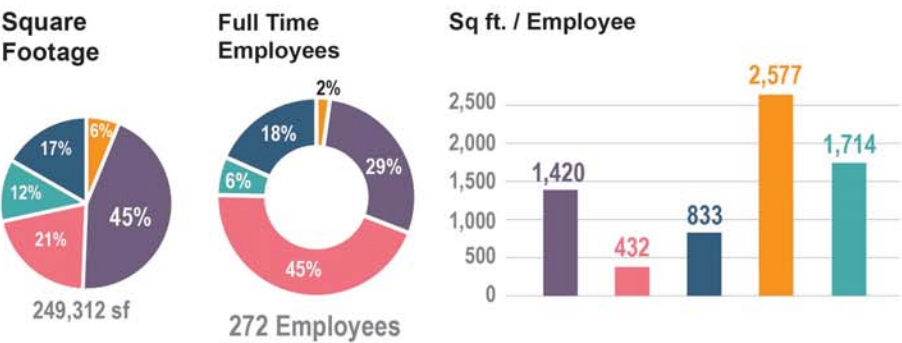
*All numbers are flexible and subject to change



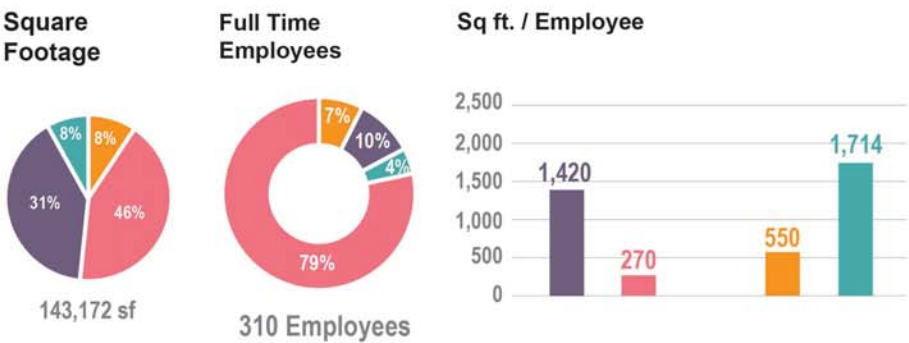
Legend:

- Project Boundary
- Shoreline
- Maritime
- Small Office
- Warehouse
- Retail
- Boat Hoist
- Parking
- Boat Yard
- Dry Boat Storage

Existing:



Proposed at Buildout:



VS.

*Employee count based off existing employee ratio for maritime; small office, uses 270 s.f./employee based off World Business Council for Sustainable Development's study; retail uses 550 s.f./employee based off USGBC LEED default occupancy counts.

GRAVING DOCK AND EXISTING OPEN SPACE

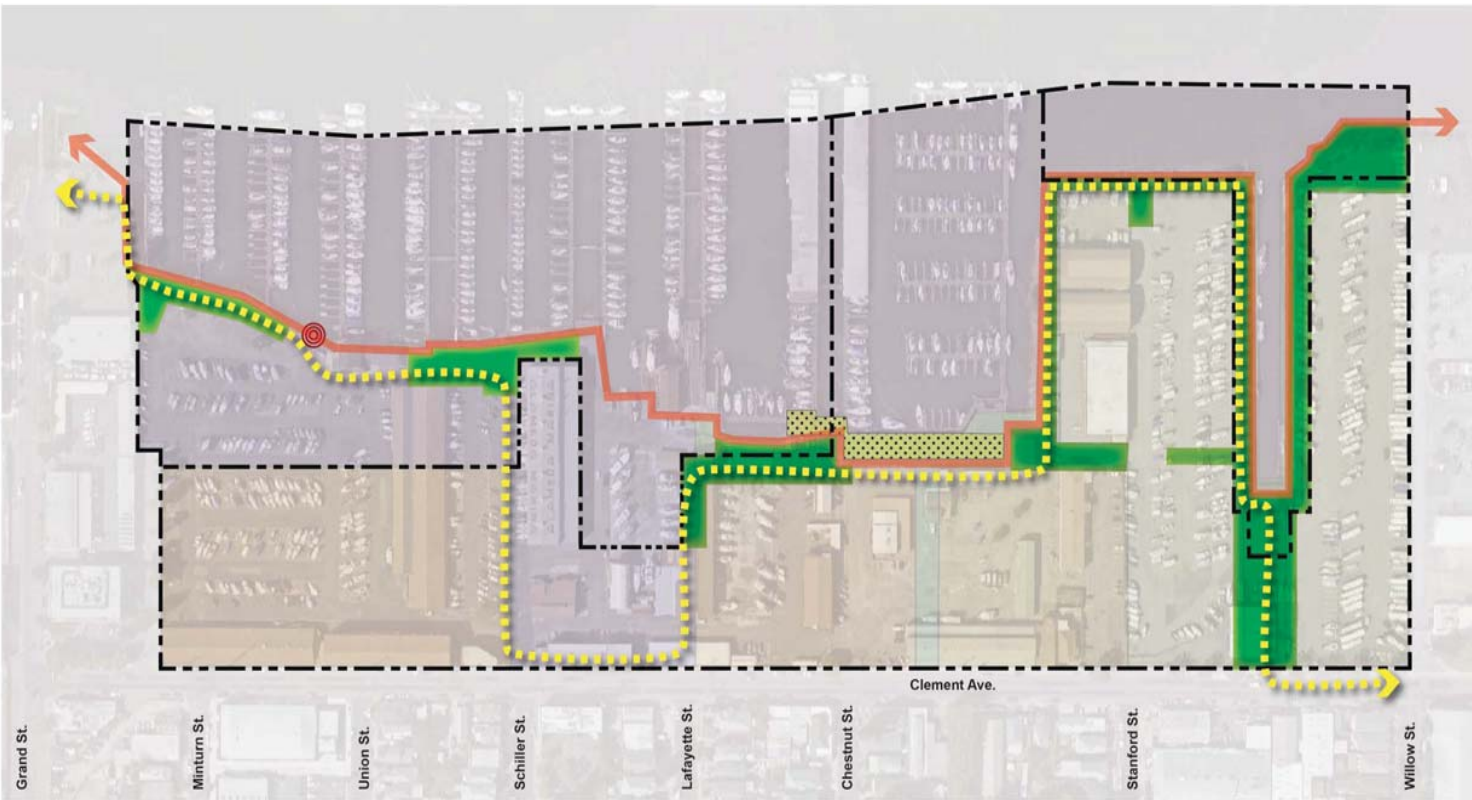


- Map Legend:**
- Project Boundary
 - Shoreline
 - Boat Hoist
 - Public Open Space (Land side)
 - Existing Trail / Bay Trail Connection
 - Public Wharf

Existing Open Space:

- Existing open space is mainly the Boat Marina/Water which is +/- 17.10 acres.
- There is not much identifiable programmed open space area.
- Existing shoreline access is limited/there is no clear path or access points to the shoreline from Clement Ave.
- Currently there is a wharf in the central portion of the site. A portion of it has been taped off and is currently not in use due to safety issues.

GRAVING DOCK AND PROPOSED OPEN SPACE



- Map Legend:**
- Project Boundary
 - Shoreline
 - Boat Hoist
 - Public Open Space (Land side)
 - Potential SF Bay Trail
 - Public Wharf

Proposed Open Space:

- Proposed land side open space is +/- 4.25 acres.
- Open space around the graving dock will allow for a connection from Clement Avenue to the shoreline/water.
- A majority of the wharf is proposed to be repaired.
- The SF Bay Trail will have the opportunity to meander throughout the site to provide shoreline/water access while also avoiding conflicts with maritime boat yard uses.



View of existing Wharf Area



View of an existing trail near buildings 33 & 34

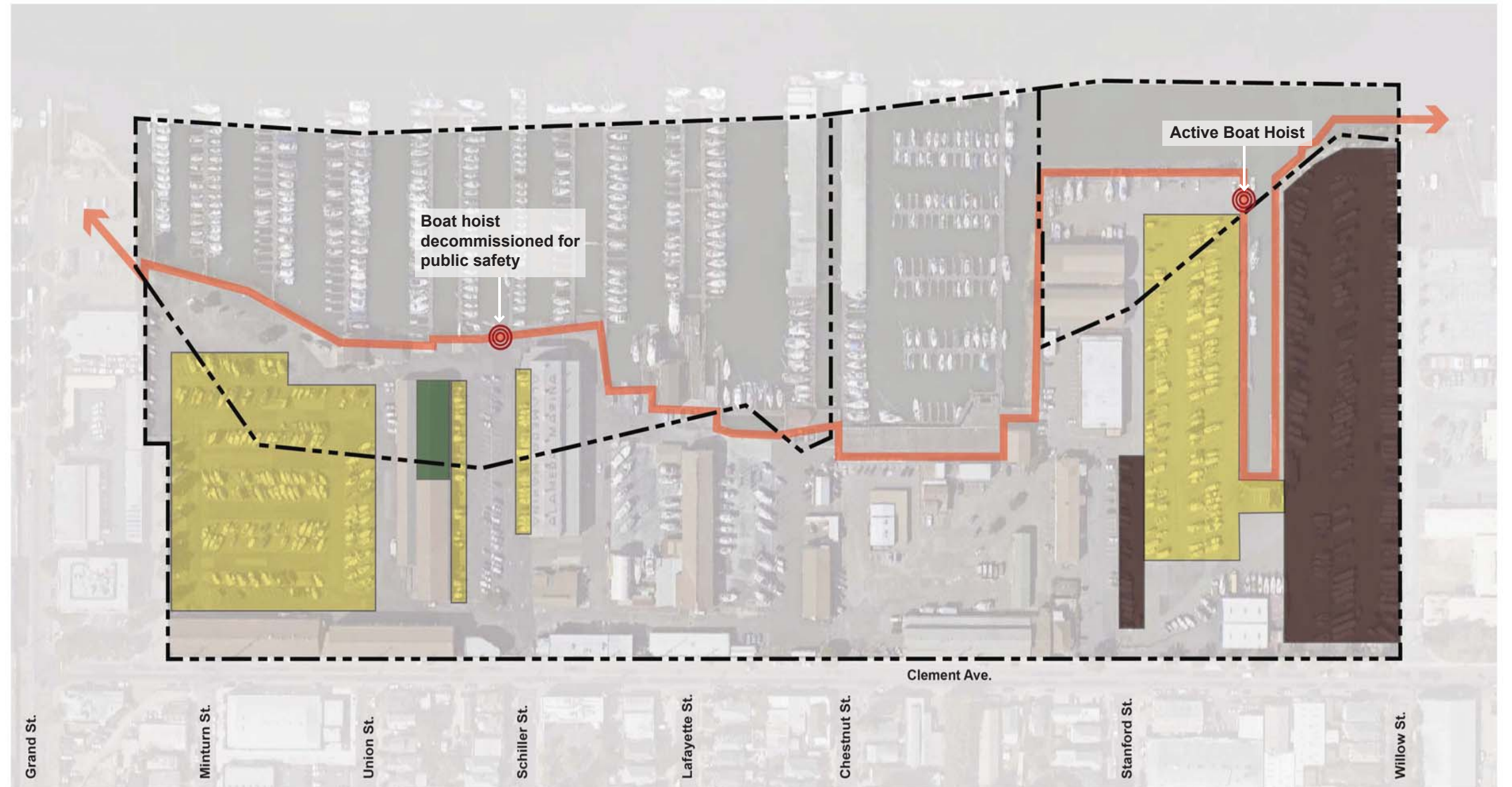


Views of the existing Graving Dock



Graving Dock:

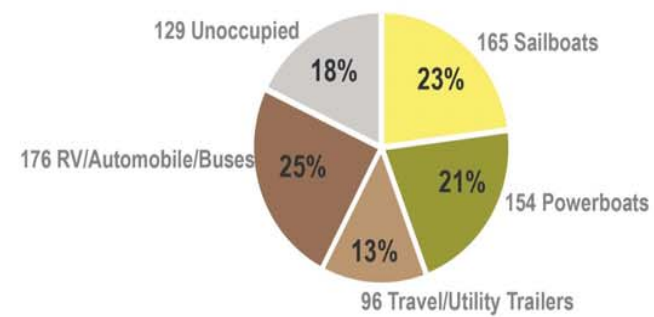
- The existing Graving Dock is:
- +/- 500 feet in length (north to south)
 - +/- 60 feet in width (east to west)
 - +/- 1,000 linear feet in shoreline
 - Has a tie-back structure that runs 50 feet from the shoreline edge inward.



Map Legend:

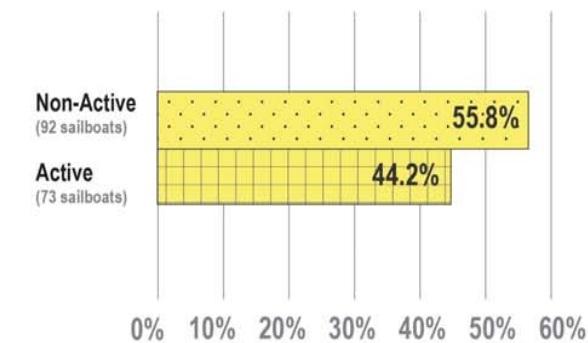
- Project Boundary
- Shoreline
- Mixed Powerboat/Sailboat and RV Storage
- Mixed Powerboat and Automobiles
- Mostly RV/Trailer Storage
- ⊙ Boat Hoist

Dry Storage Breakdown



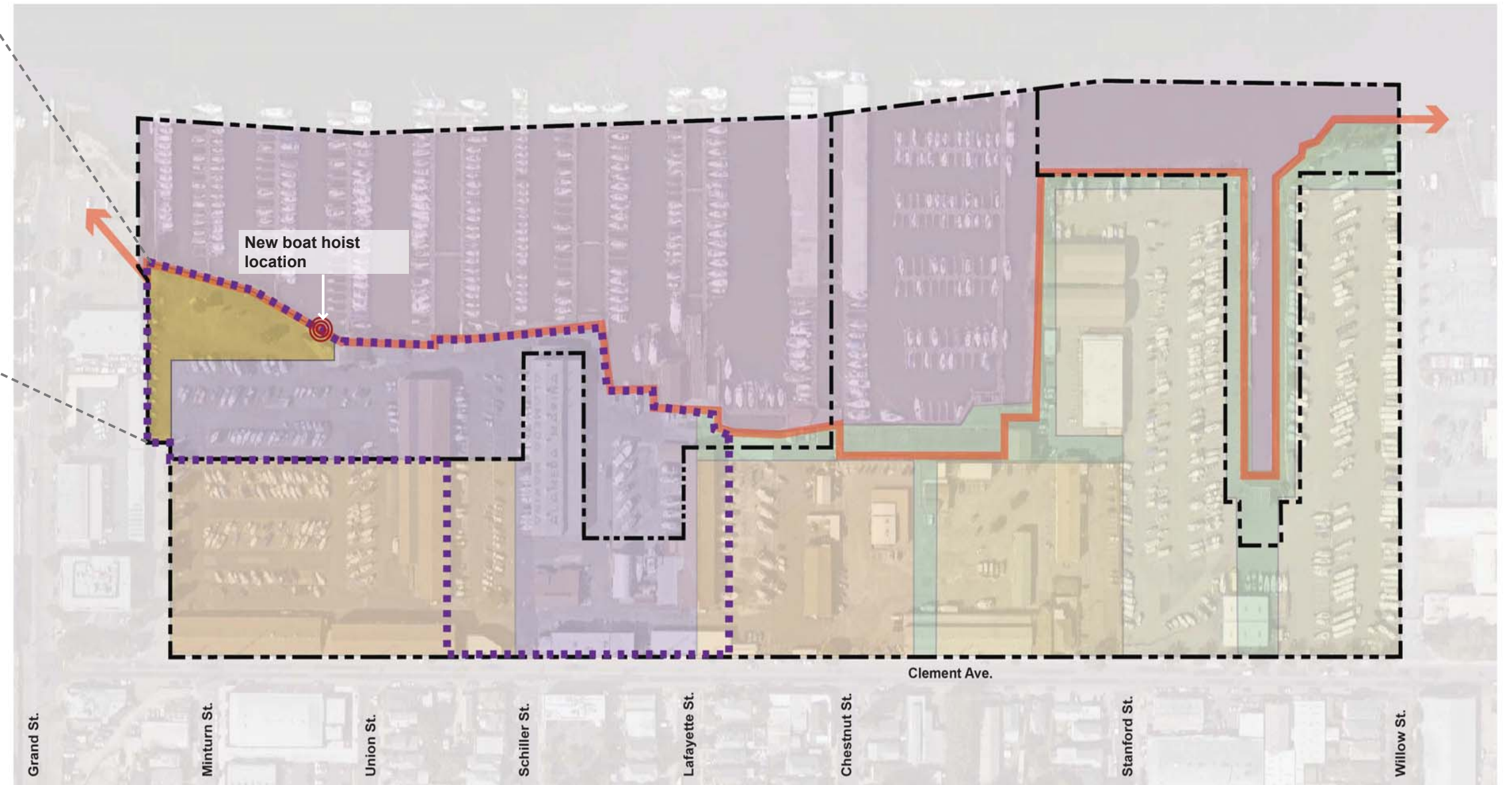
720 spaces total

Sailboats Activity



Registered & Insured Sailboats:

49 out of the 165 sailboats are registered and insured. That is **29.7%** of the sailboats.

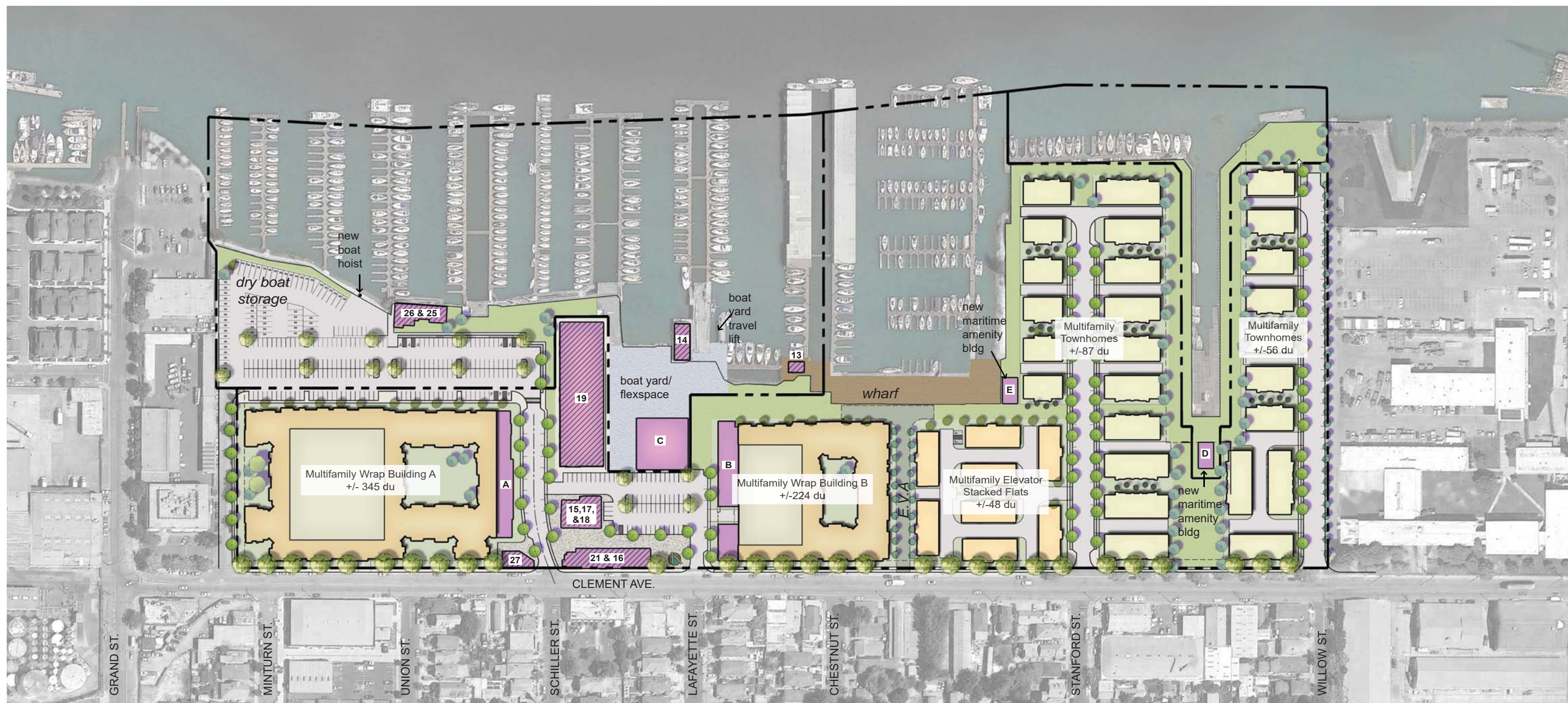


Map Legend:

- Project Boundary
- Shoreline
- Sail Boat Dry Storage
- Commercial Core
- ⊙ Boat Hoist

Proposed Dry Storage:

- +/- 60 dry boat storage spaces
- Number of dry boat spaces determined by analysis of current sail boat activity of dry storage users.
- Dry boat storage spaces are combination of: 10'-6" x 22' and 10'-6" x 30'; dimensions of dry boat storage spaces currently existing on-site.
- Dry boat storage area accommodates a travel mule to help move boats to and from space to hoist.
- Dry boat storage within the proposed commercial core and in closer proximity to other maritime uses compared to the east end location proposed in the 2016 Master Plan.





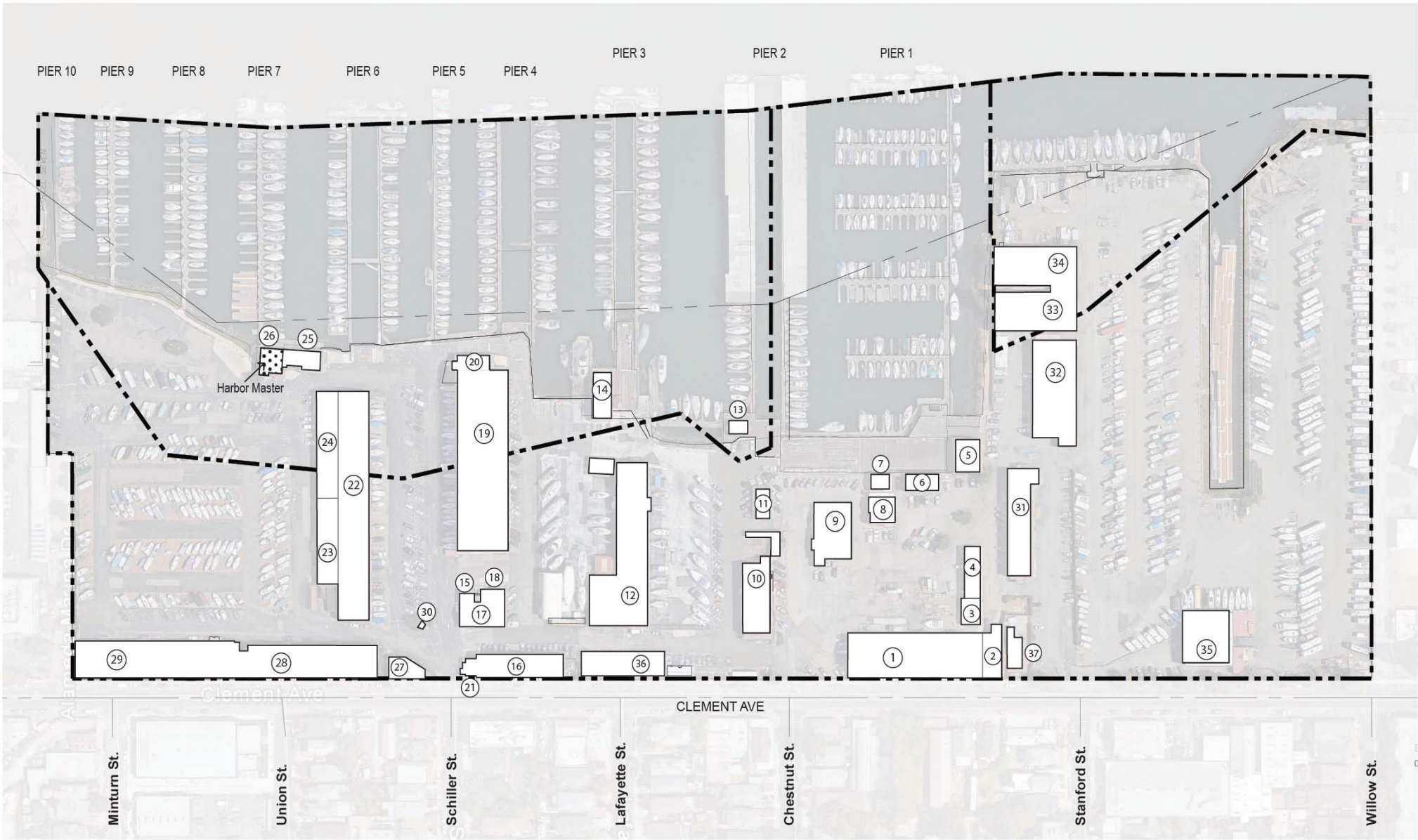
View of Buildings 28 and 29 from Clement St.



View of Building 14 with 19 in background



View from Schiller St. to buildings 27, 21, 16, and 19 (background)



Existing Buildings Diagram

• 37 Buildings



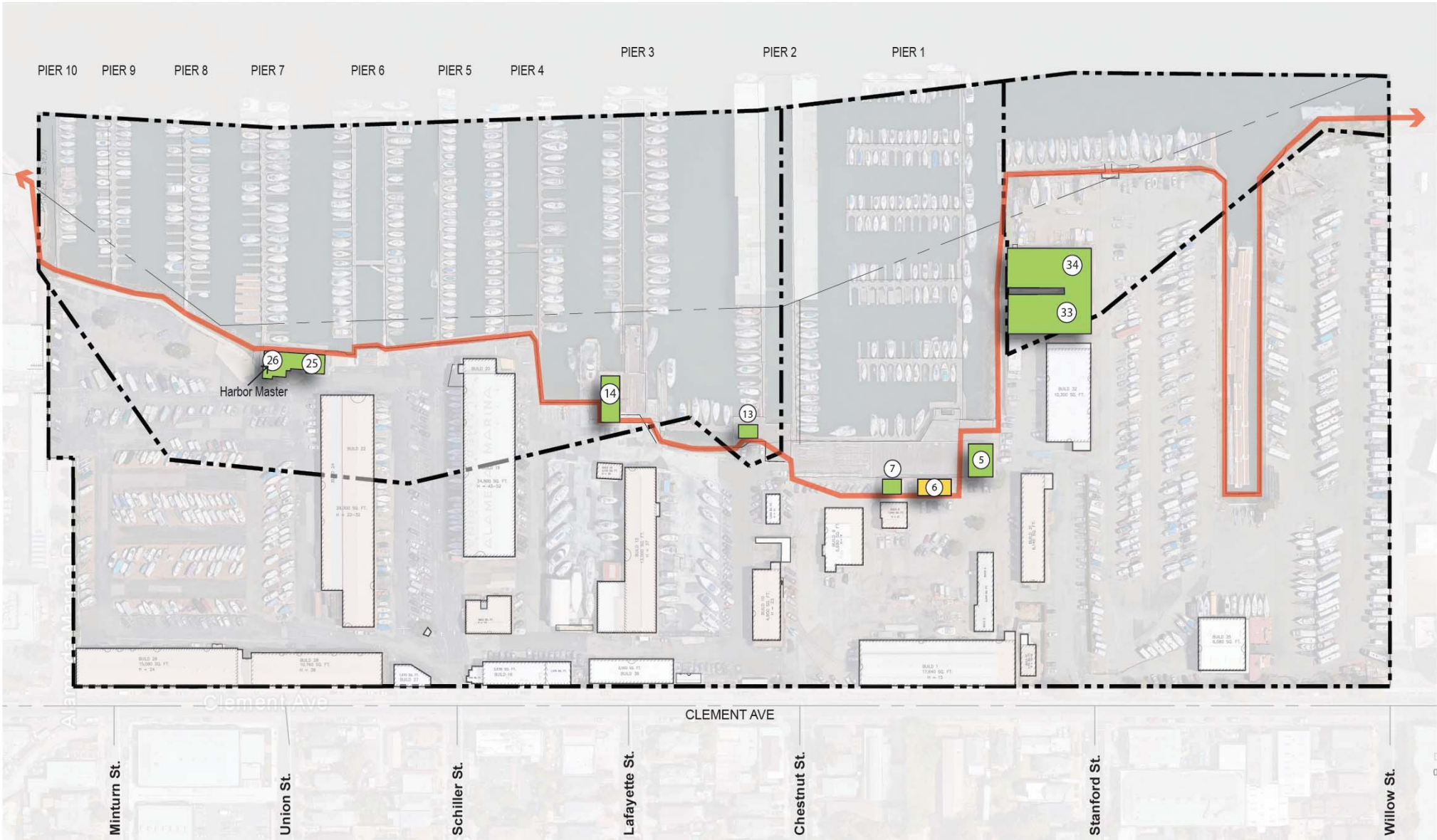
View of Building 14



View of Buildings 33 (left) and 34 (right)



View of Building 13



LEGEND:

- Contributor building
- Contributor building, individually eligible for listing
- Non-contributor building
- Shoreline Edge

SPECIAL CONDITIONS

Bldg #	Clement Street Impacts	Failing Seawall Foundation	Hazardous Materials	Addition
5		X		
6		X		
7		X		
13		X		
14		X		
25		X		
26		X		
33		X		
34		X		

CONSTRUCTION ISSUES:

Deferred Maintenance	ADA	Seismic
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X



View of Building 1



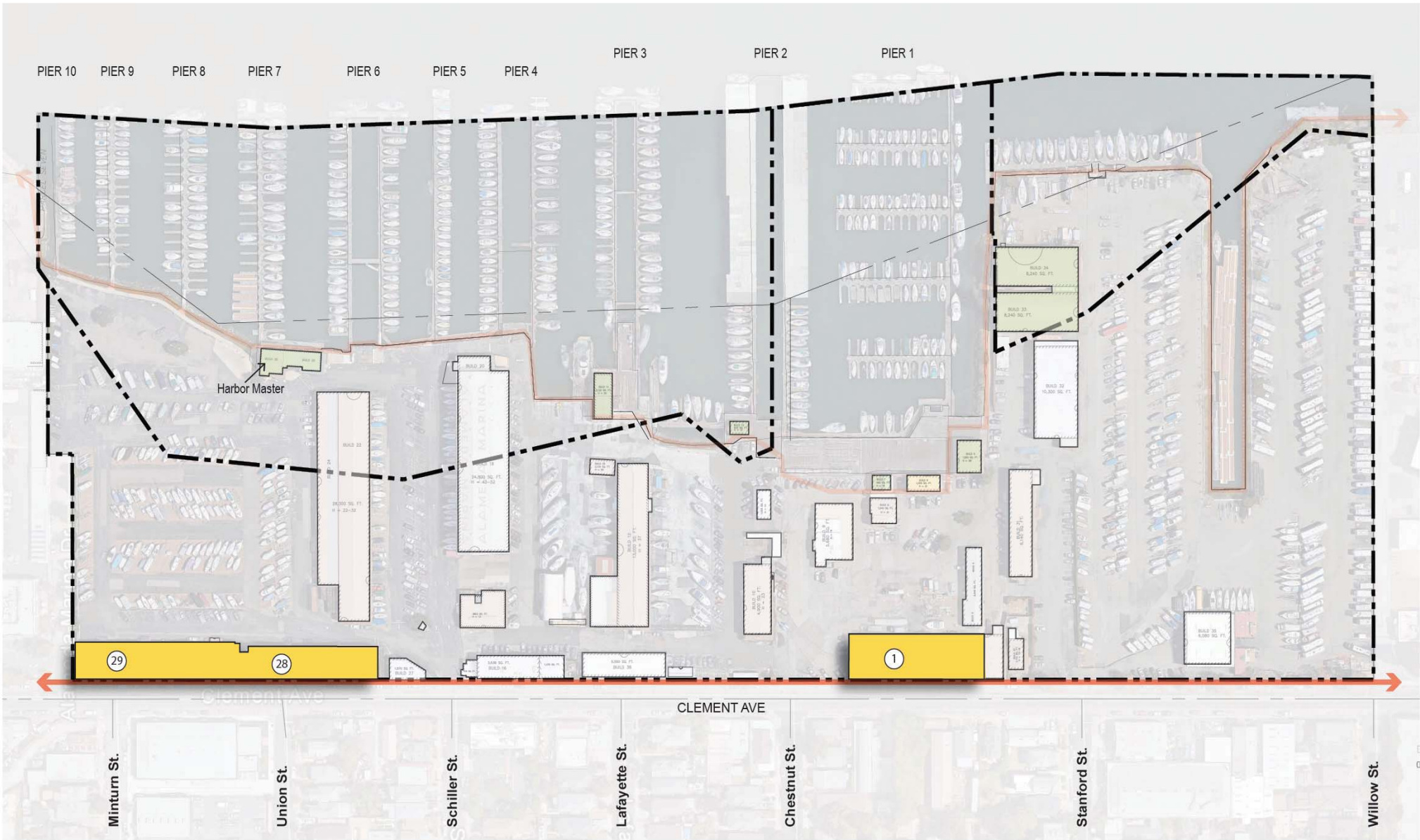
View of Building 28



View of Building 29

LEGEND:

- Contributor building
- Contributor building, individually eligible for listing
- Non-contributor building
- Clement Edge



SPECIAL CONDITIONS

Bldg #	Clement Street Impacts	Failing Seawall Foundation	Hazardous Materials	Addition
1	X			
28	X			
29	X			

CONSTRUCTION ISSUES:

Deferred Maintenance	ADA	Seismic
X	X	X
X	X	X
X	X	X



ALAMEDA MARINA
ALAMEDA, CA # 2014-0798
MARCH 25, 2017

PLANNING BOARD SUBCOMMITTEE
MEETING #3 PACKAGE

N.T.S.



N.T.S.

SITE IMPROVEMENTS: CLEMENT EDGE

A7.2



View of Building 12, East Facade



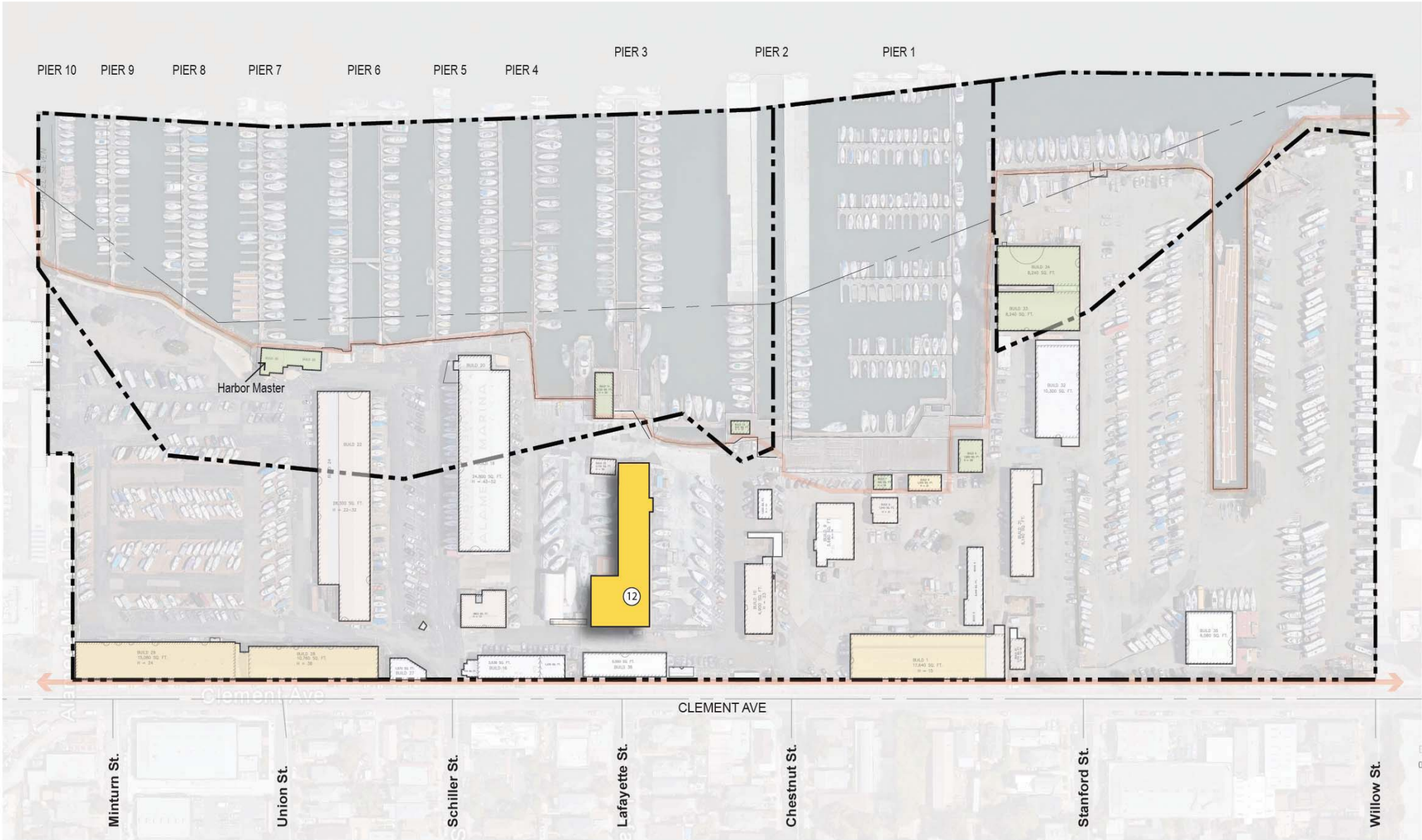
View of Building 12, West Facade



View of Building 12

LEGEND:

- Contributor building
- Contributor building, individually eligible for listing
- Non-contributor building
- Shoreline Edge



SPECIAL CONDITIONS

Bldg #	Clement Street Impacts	Failing Seawall Foundation	Hazardous Materials	Addition
12			X	

CONSTRUCTION ISSUES:

Deferred Maintenance	ADA	Seismic
X	X	X



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N.T.S.



N.T.S.

SITE IMPROVEMENTS: HAZARDOUS MATERIALS
IMPACT



View of Building 19



View of Building 16



View of Building 27

LEGEND:

- Contributor building

Contributor building, individually eligible for listing

Non-contributor building w/ potential for adaptive reuse

Potential save TBD

Shoreline Edge
- Non-contributor building

Shoreline improvements

Clement Ave. improvements

Hazardous materials



SPECIAL CONDITIONS

Bldg #	Clement Street Impacts	Failing Seawall Foundation	Hazardous Materials	Addition
13		X		
14		X		
15				
16	X			
17				
18				
19				
21				X
25		X		
26		X		
27	X			

CONSTRUCTION ISSUES

Deferred Maintenance	ADA	Seismic
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X

ADAPTIVE REUSE:

Proposed Adaptive Reuse
\$3,049,725
\$3,297,500
\$42,500
\$653,140
\$185,725
\$76,500
\$11,256,000
\$52,870
\$1,612,200
\$1,683,175
\$210,035
\$22,119,370

Although all existing buildings have construction issues of deferred maintenance, ADA, and seismic,

- Buildings 16,19, & 27 have prominent historic district contribution
- Buildings 13,14,15,16, 17, 18, 19, 21, 25, 26, & 27 are located in optimal location in relationship with each other and can be adaptively reused as the potential core if economically viable.