

# ALAMEDA MARINA MASTER PLAN



# ALAMEDA MARINA: A PUBLIC PRIVATE PARTNERSHIP

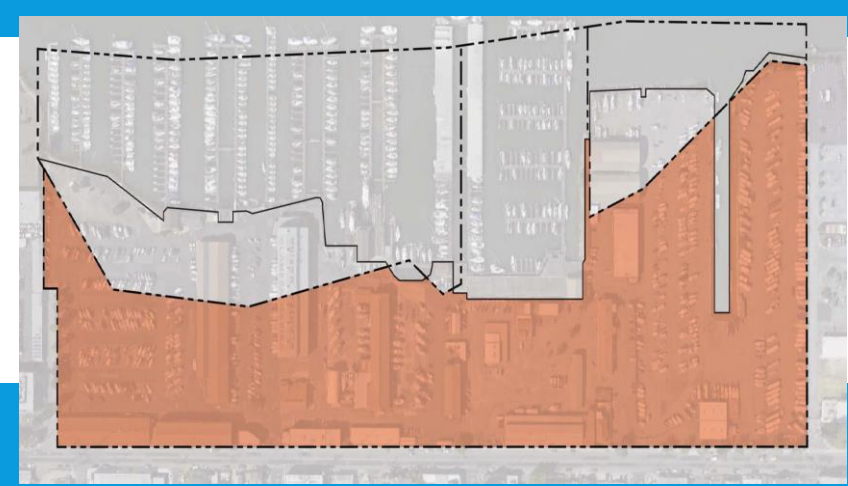
17 acres public trust lands + 27 acres private

2012 Lease - Redevelop and Reinvest in Property

2012 Housing Element – MF Designation

2016 Draft Plan – Planning Board Subcommittee

May 29, 2018 – Planning Board Unanimous  
Recommendation to Approve Master Plan

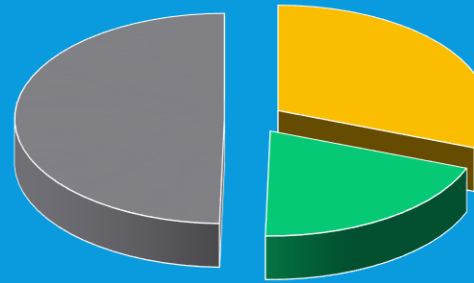


# A MIXED USE MASTER PLAN: HOUSING, MARITIME COMMERCIAL AND OPEN SPACE

## Mixed Use:

- ◇ 760 Housing unit , incl. 104 affordable units
- ◇ 180-250,000 commercial, incl. boatyard facilities
- ◇ 530 slip commercial marina
- ◇ Public open space

## Acreage



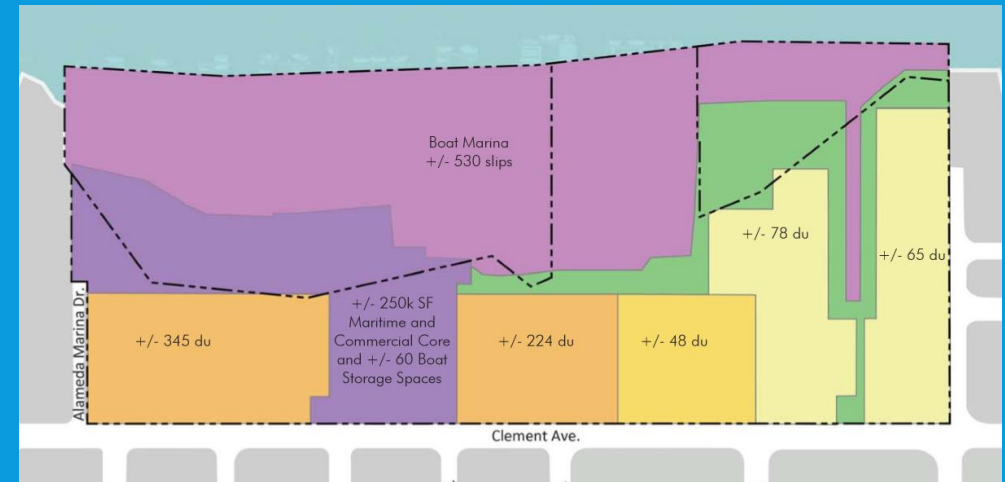
■ Res ■ Parks/Str ■ Com. Land

## 20 acres – Commercial

(17 acres marina + 2.7 landside)

## 12 acres - residential

8 acres – public open space,  
trails, and roads. (4.3 acres of  
public roads, trails + 3.6 of parks.)





# HOUSING : RESPONDING TO THE HOUSING CRISES

## Alameda Marina

- ◆ Zoned for Housing in 2012
- ◆ Multifamily By Right
- ◆ Critical to City's RHNA Obligations

## Alameda Marina Master Plan:

- ◆ 104 affordable units -
- ◆ Density Bonus – 760 units capped (779 possible)

## Planning Board Adjustments

- ◆ 50% for sale – 50% for rent
- ◆ Graving dock preservation and reuse

## City Council clarifying Amendment #1:

- ◆ 30% market rate “workforce” or “middle income”



## City Does Not Have Discretion To:

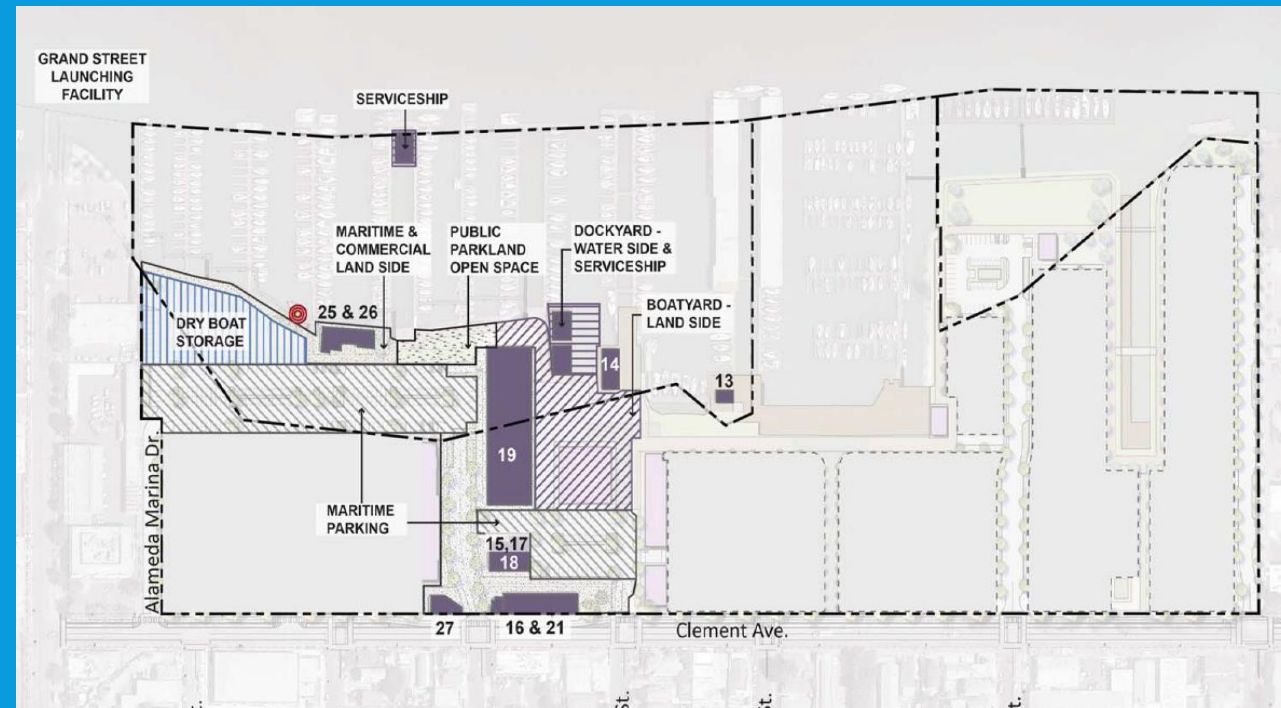
- ◆ Deny housing at Alameda Marina
- ◆ Reduce housing units - project meets objective standards and no health and safety impacts.
- ◆ Traffic and Historic Preservation are not health and safety impacts.

# MARITIME CORE: A MARINA FOR THE FUTURE

## Planning Board + Community Priority:

Commercial Mixed Use with Maritime uses:

- Improved 530 Slip Marina
- A Certified Clean Marina
- New Parking and Bay Trail Improvements
- New Dry Boat Storage Area with 3-ton hoist
- 125,000 -250,000 square feet of leasable maritime work space
- 348 parking spaces
- No Residential





# THE BOATYARD: A PLANNING BOARD + COMMUNITY PRIORITY

## Planning Board Amendments:

- Site Graded for boatyard
- Travel lift rails retained for boatyard
- RFQ for boatyard operator (before any permits issued)
- Identify infrastructure and space needs
- Worst Case Scenario – Other maritime commercial uses. Concierge Services.

## City Council Clarifying Amendment #2:

- 6 month check-in with City Council on Boatyard Operator process

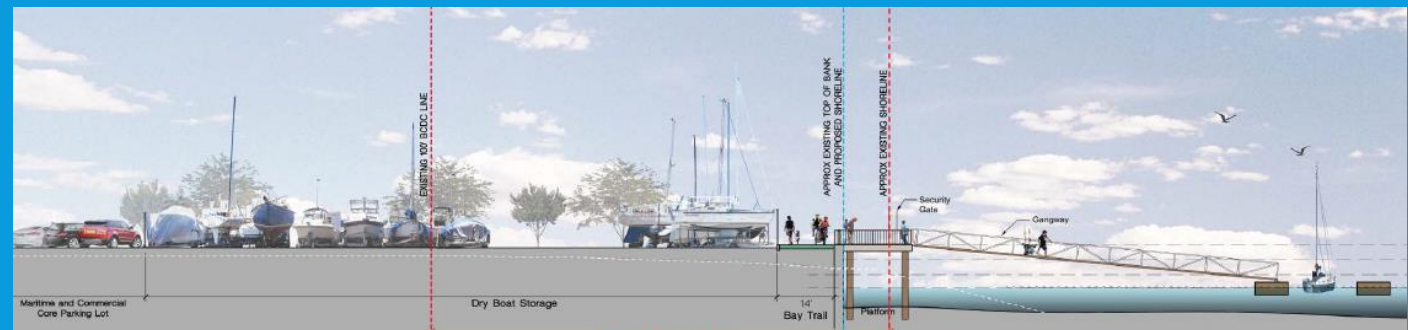
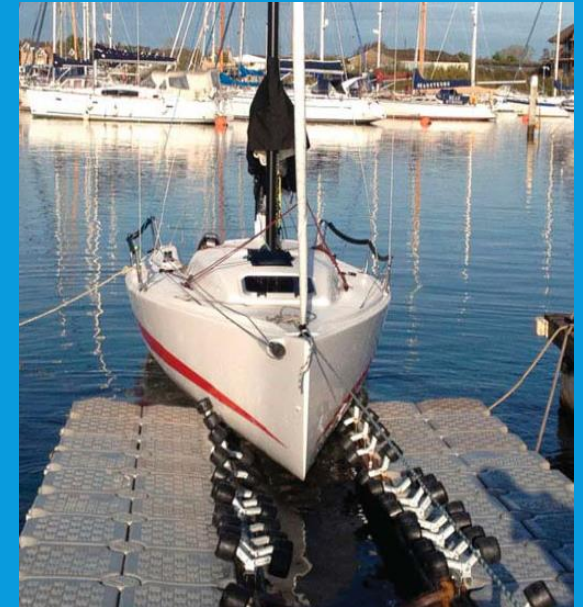
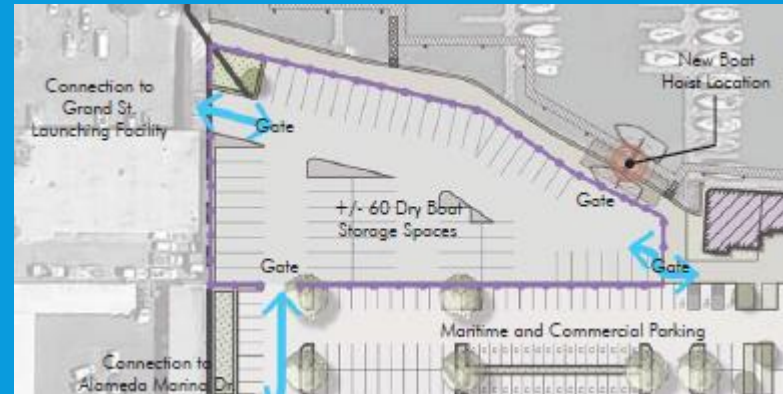


# DRY BOAT STORAGE: A CRITICAL SERVICE FOR BOATERS

Today: 48 insured and registered boats in un-secured facility

Planning Board Changes:

- 60 spaces in secured facility
  - Three ton lift in facility
  - Dredge to accommodate
  - Access to Grand Marina Ramp
  - In Slip Dry Boat Storage – Versa Dock
- Council Amendment #3:
- Two “mules” for Dry Boat Storage.





# MARINA PARKING:

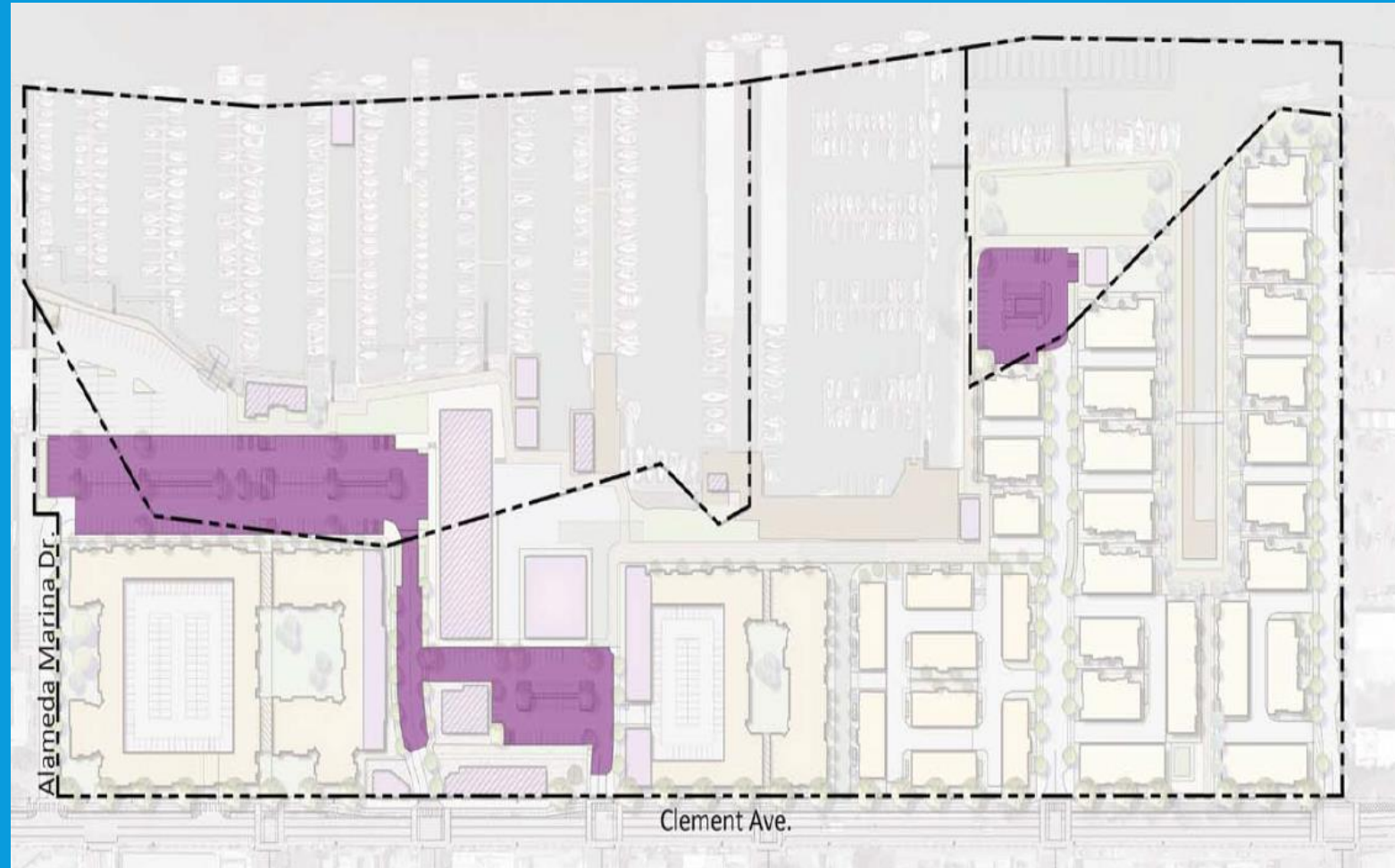
## Planning Board Plan:

- 348 parking spaces for marina users, commercial users, and open space visitors
- Shared use, but no residential use

## City Council Amendment #4:

### Parking Management Program

- short term open space users,
- live-aboard users,
- recreational boaters with slips or dry boat storage,
- drop off areas for marina slip tenants, and
- commercial tenants and visitors.





# SEA LEVEL RISE: PREPARING FOR THE FUTURE

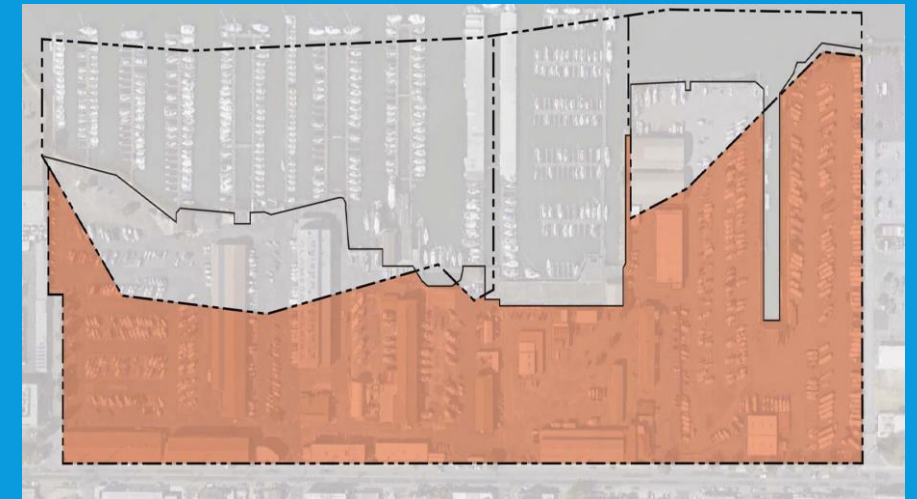
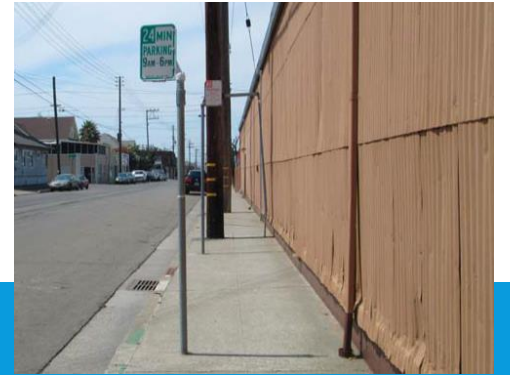
Plan based upon BCDC and Federal Agency Guidance

- Build for mid-century (3 feet of sea level rise)
- Plan for end of century (Plan design and establish funding now.)

Do not build for end of century now:

- Risky: don't know end of century now. (We will know more at mid century.)
- Don't need end of century now. (We need it in 80 years.)

Council Amendment #5: "may" to "shall"

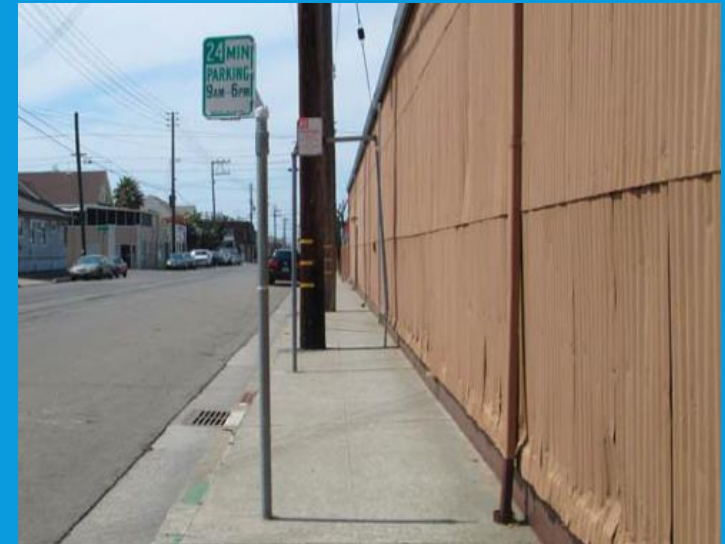
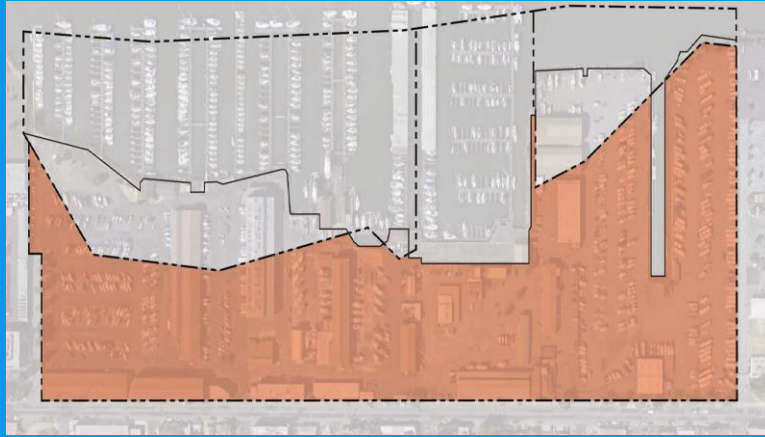


# INVESTMENT IN PUBLIC LANDS: 17 ACRES - \$20-\$25 MILLION

Significant Deferred  
Maintenance

Improvements:

- Marina and Boatyard Infrastructure
- Seawall + Bulkheads + Piles
- Marina Parking and Facilities
- Dry Boat Storage and Hoist
- Clement Avenue Improvements



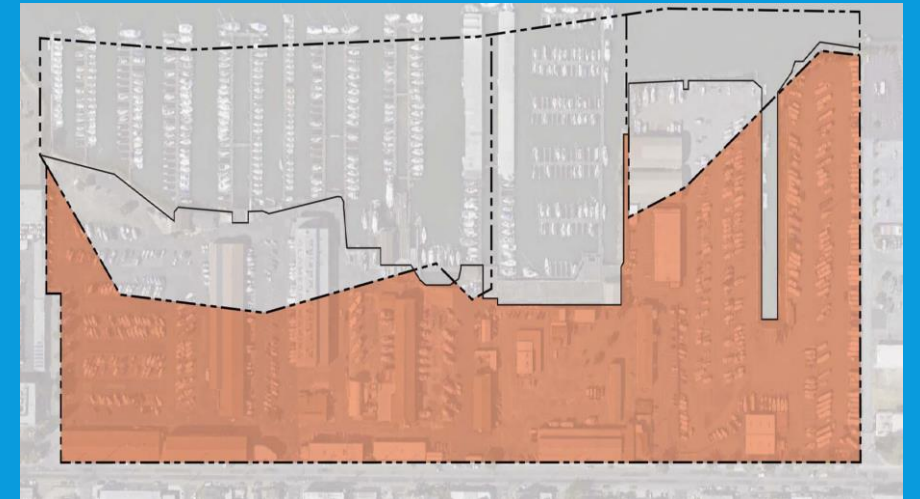


# CONSEQUENCES OF INACTION

Continued deterioration of public lands and facilities

Alameda tax payers take on financial responsibility for improvements

Property owner develops private property consistent with MF Zoning Designation – 779 units, not 760 – no commercial core area.



# PLANNING BOARD + STAFF RECOMMENDATION: APPROVE THE ALAMEDA MARINA MIXED USE MASTER PLAN

