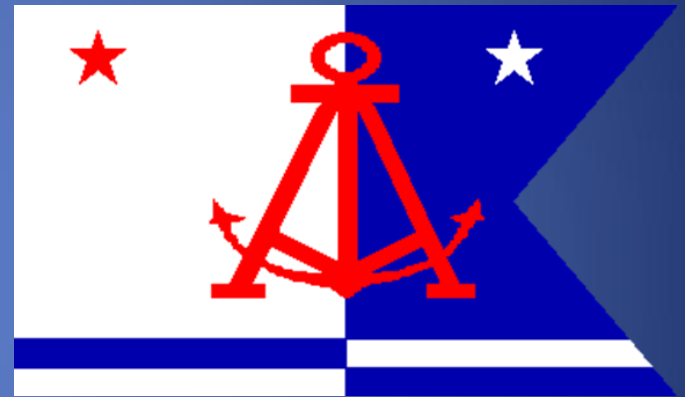


City Council July 10, 2018

Alameda Marina



**Save
Alameda's
Working
Waterfront**



**Volunteer group to Save
Historic Buildings
Maritime Businesses and Skilled Jobs
Affordable Boating**

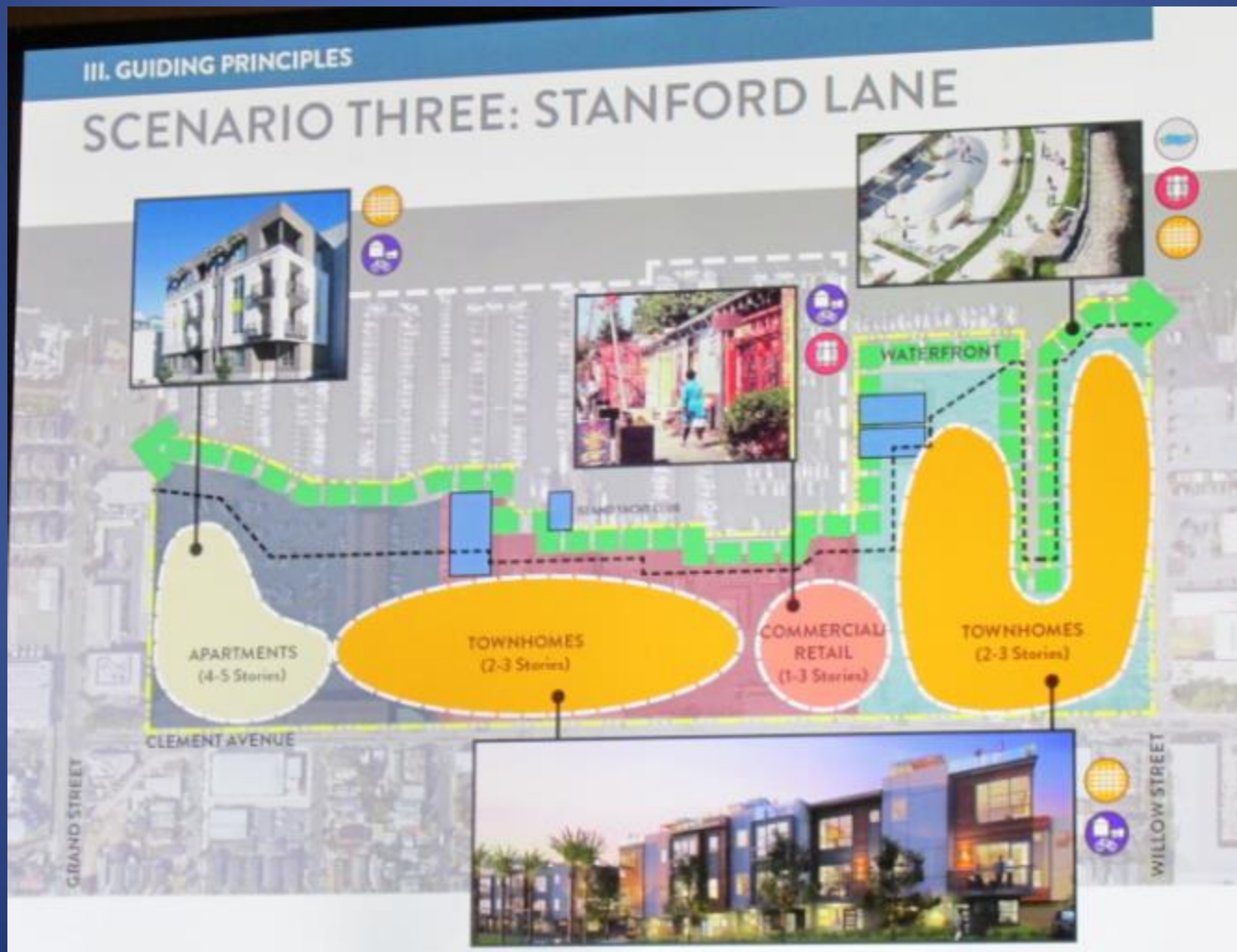
info@SAWWaction.org

Presented by Bob Nader
Re: 6-C
7/10/18

Affordable housing insights

- Affordable housing quotas drive development
- Affordable housing isn't really that affordable
- Demand for affordable housing outstrips supply
- Shortage of construction workers
- Marina's have waiting lists for certain berths while others are empty
- ADU/ Tiny Homes / boats a solution?
 - Upcycle workforce model of “Changing Gears”?
- Need real / innovative solutions
 - while preserving culture!

Baywest Nov 2015- Progress!



contact@SAWWaction.org

60 Boats (30 ft.?) - Not the biggest
Need functional equivalent land/sea
logistics, space quantity/size of mid 2015

60 boats ~30 ft



Dry Sailing Area

Great Land/Sea
Logistics

Needs to include capability of 33ft Boat (2 end to end spaces)

Mast rigged for dry storage

Double axle restricts turning

Mast raising/lowering staging area?

Mast down turning radius logistics?



Queuing for the Hoist

Proof of concept of mules logistics, duty cycle required

**No charge contingency plan for mules/hoists
such as mobile crane/ travel lift**



Dry Sail Space vs Wet Slip

Typical Boat 30x10, 4500lbs with trailer 34 ft. Turning radius needs to be considered with double axle trailer

Prep bill (not including haul/launch) of \$800+. quick scuff and reapplying a new layer. NOT allowed to do any prep on my bottom except alcohol wipe.

Dry sailing 31 ft space \$165 - **\$1980yr**

Wet Slip:

Alameda slip = \$309 + **\$57 trailer** - \$4392yr

Bottom Cleaning = \$77 x 17 cleanings - \$1309yr

Bottom Job (Haulout, paint DIY) = \$800

(you cannot DIY bottom prep at any yard now so now that would be \$2956)

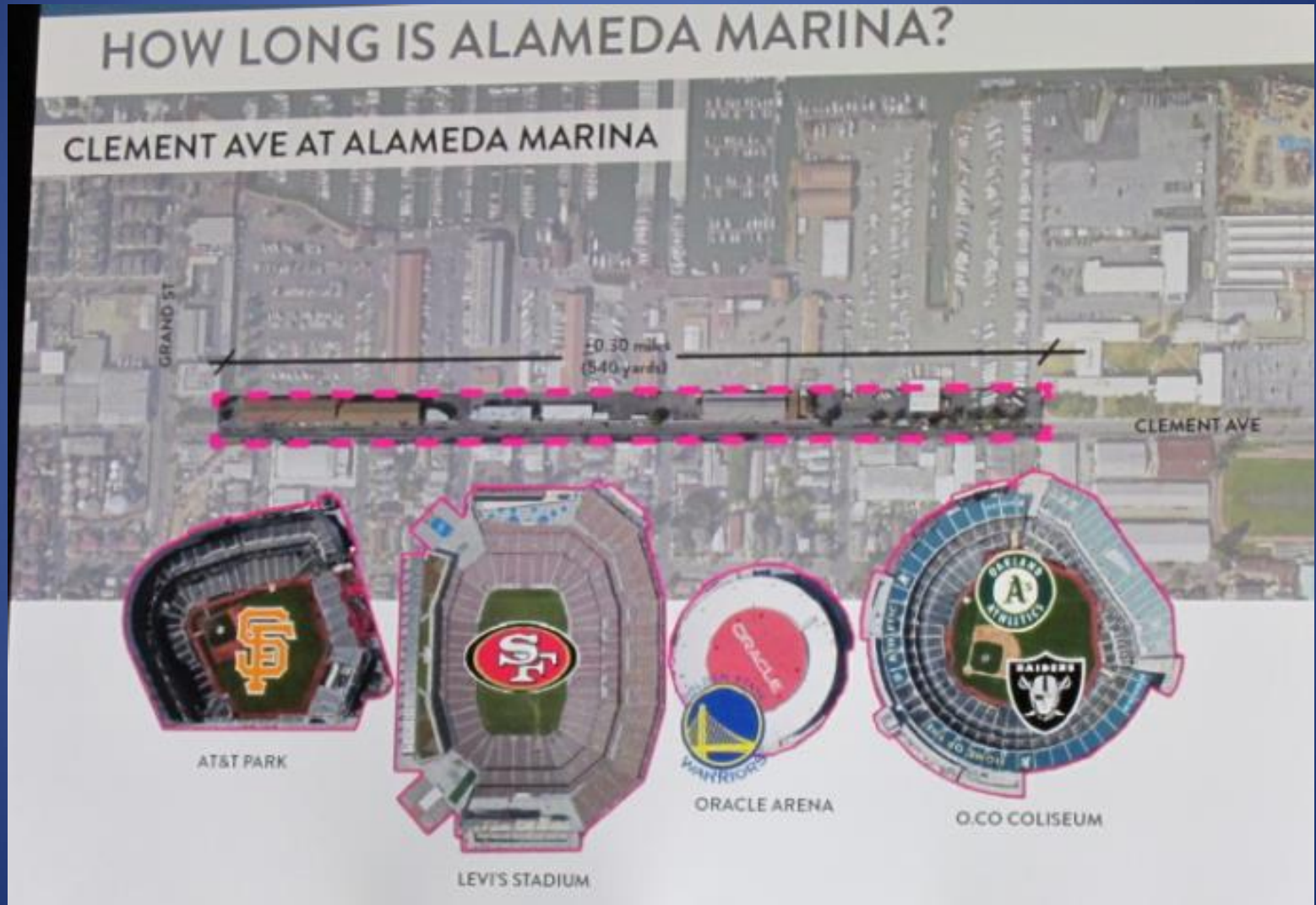
First year with total **\$6501**

Its reasonable to have Versa-docks for all boats but at dry sail area rates for boats displaced since mid 2015

@ current yard rate that would total \$8657yr

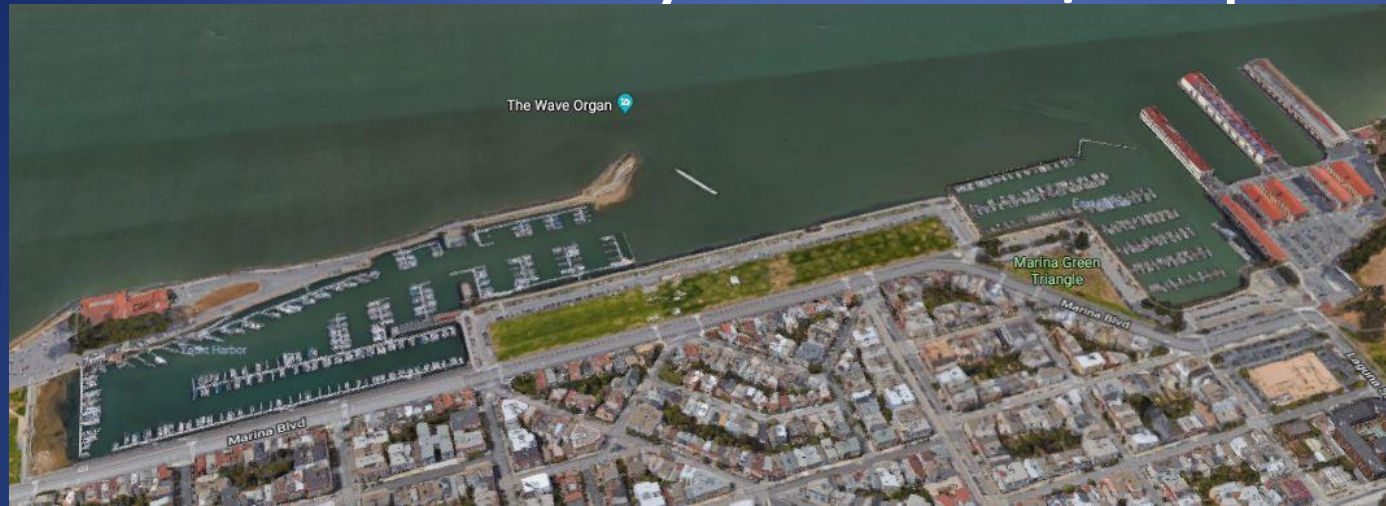
contact@SAWWaction.org

Baywest Nov 2015



Need parking plan for dense urban area

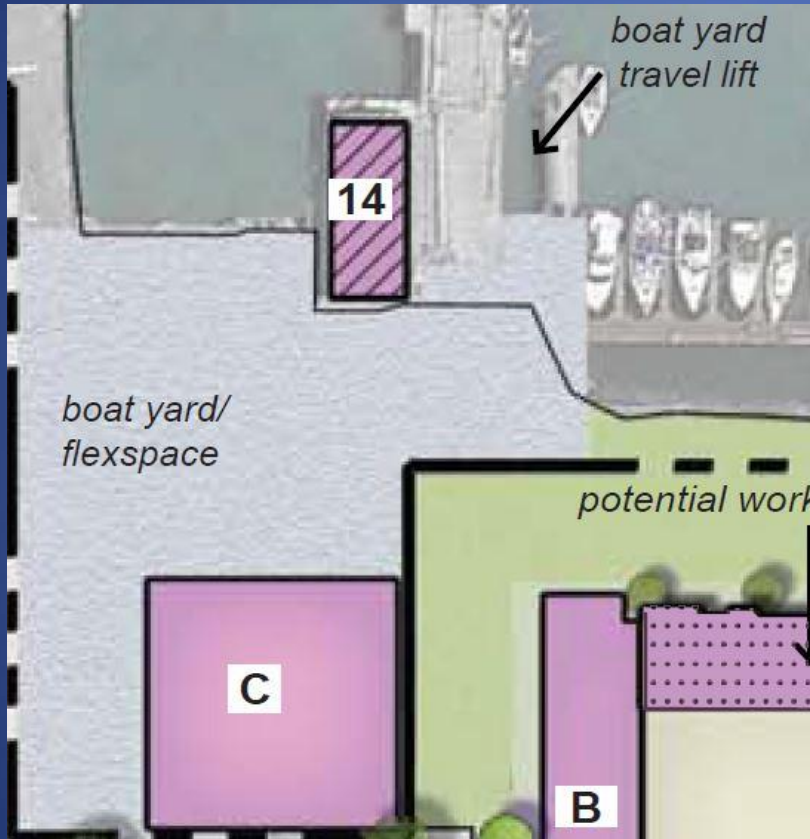
EX: SF City Marina 7/24 permits



EX: South Beach Marina similar 300 spaces for 700 berths

contact@SAWWaction.org

Boat Yard



- Need a full service boat yard!
- 4000 boats on the estuary and Alameda
- Needs the elevator for large boats and floating home backup

**Elevator also useful for boats too large for
travel lift- \$\$ for Yard operator**



Issues

- Improved communication between Marinas, Tenants, Boating community and City at City Wide level
- Dry storage is inadequate.
 - Space Size / Quantity
 - Layout logistics (land and water)
 - Should be functional equivalent of mid 2015 (2 hoists)
 - Versa-dock all boat sizes and types. Dry sail fee price for displaced dry sailed boats since mid 2015
 - Proof of concept on mules with no charge contingency
- Boatyard
 - Should be functional equivalent of mid 2015
 - City should oversee requirements / proposals
- Parking spaces for marina berth holder inadequate (number and proximity to berths)
- Inadequate affordable housing- fresh approach?

Thank you!

contact@SAWWaction.org

References

1. Affordable Housing – See Ref 6 pages on affordable housing
2. Dry Storage-Versa docks
3. Marina Parking in a dense urban setting
4. Boatyard
5. Communications
6. May 29th planning board presentation

Ref. 2 Dry Sailing

1. July 2nd meeting with representatives of SAWW, City Hall, Baywest
 1. Thanks for the discussion which included several topics
 2. Versa docks to be made available for all boat types and sizes typical for Alameda Marina <http://versadock.com/dock-builder/> to be offered at “market rate” to all those who desire.
 3. Boatyard to include elevator for boats too large for travel lift which are important/desirable for boat yard operators and floating homes
 4. Parking plan to be functional equivalent of viable marinas in dense urban environments such as SF City Marina and South Beach
2. The versa dock approach is nice and has some benefits though cost is high at “market rate” for wet slip vs. dry sail space. Trailerable boats still need a place to store trailer (remote at lower cost) and have additional costs as shown in July 10th City Council presentation.
 1. Wet slip <http://alamedamarina.net/berthing.html>
 2. Dry Sail <http://alamedamarina.net/rv.html>
3. Displaced Dry sailed boats should have Versa Dock and Slip comparable to Dry sailed fee
4. See Ref 6 May 29th planning board presentation

Ref. 2 Dry Sailing- Wet Slip base fee

Wet slip <http://alamedamarina.net/berthing.html> without additional costs associated with wet slip w/wo Versa Dock

ALAMEDA MARINA

STANDARD BERTHS

SLIP LENGTH	PRICE PER FOOT
24'	\$7.00
28'	\$8.25
32'	\$8.50
36'	\$9.50
40'	\$10.00

Ref. 2 Dry Sailing- Dry Storage fee

Dry Sail <http://alamedamarina.net/rv.html>

ALAMEDA MARINA

RV'S AND DRY STORAGE RATES

ALL SAIL/ POWER BOATS / RV STORAGE

MONTHLY

22'

\$110.00

30'

\$145.00

32'

\$145.00

34'

\$175.00

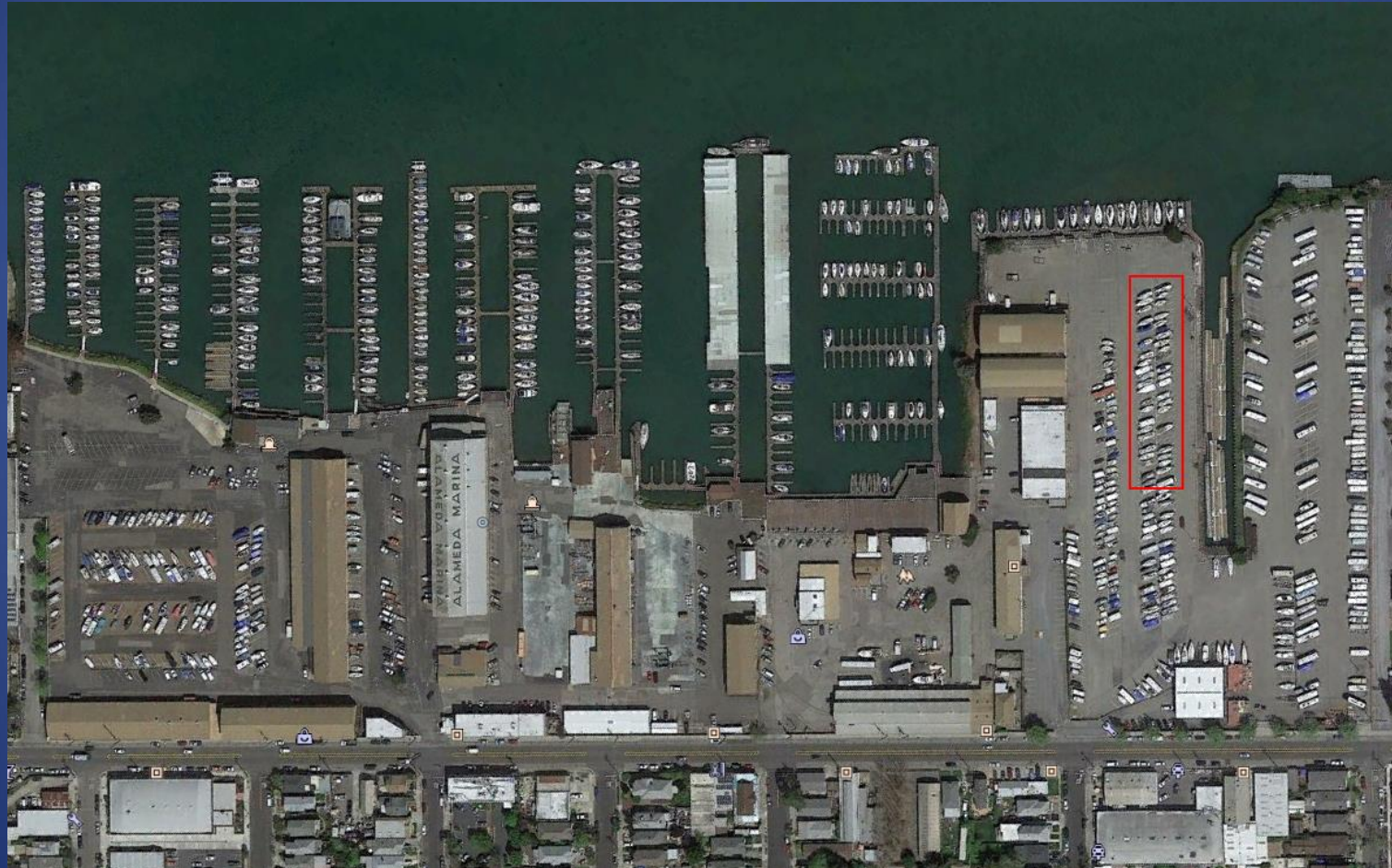
40'

\$205.00

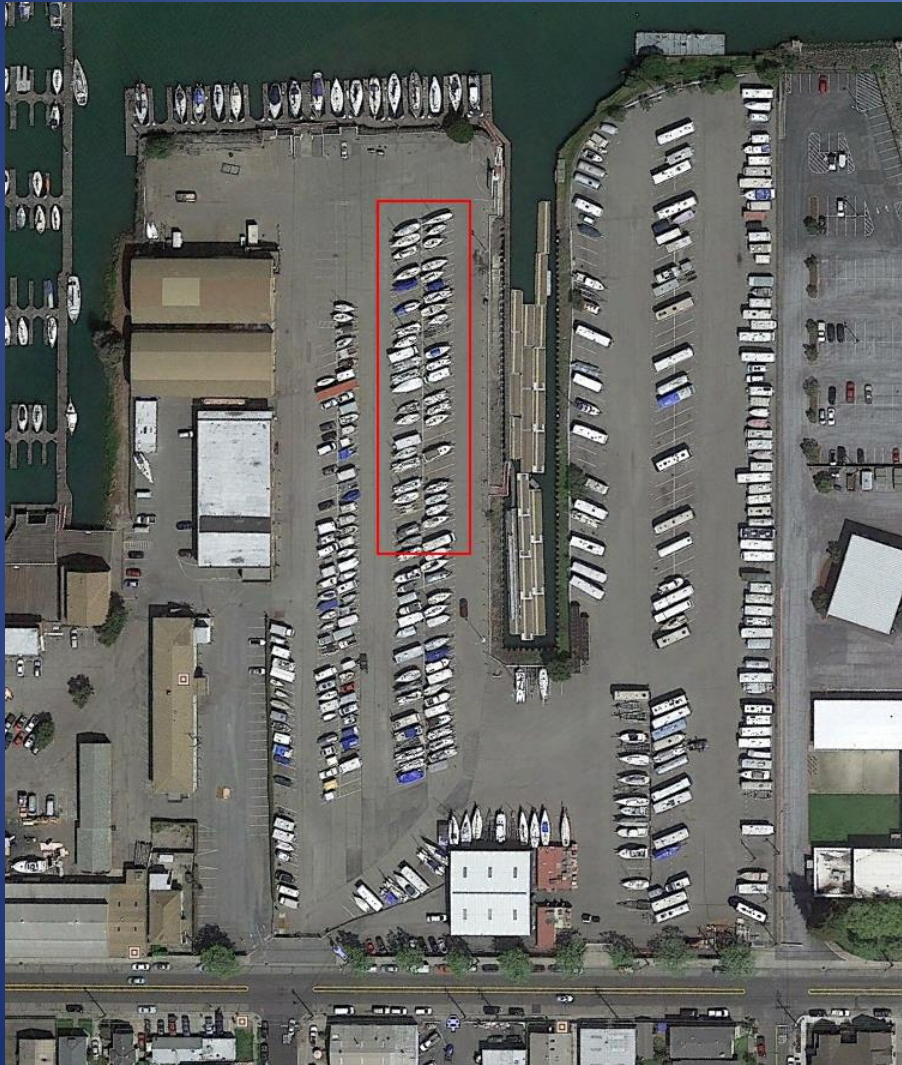
50'

\$230.00

Ref. 2 Dry Sailing- 60 boats highlighted



Ref. 2 Dry Sailing- 60 boats highlighted



Ref. 2 Dry Sailing- 60 boats highlighted



60 Boats (30 ft.?) - Not the biggest
Need functional equivalent land/sea
logistics, space quantity/size of mid 2015

60 boats ~30 ft

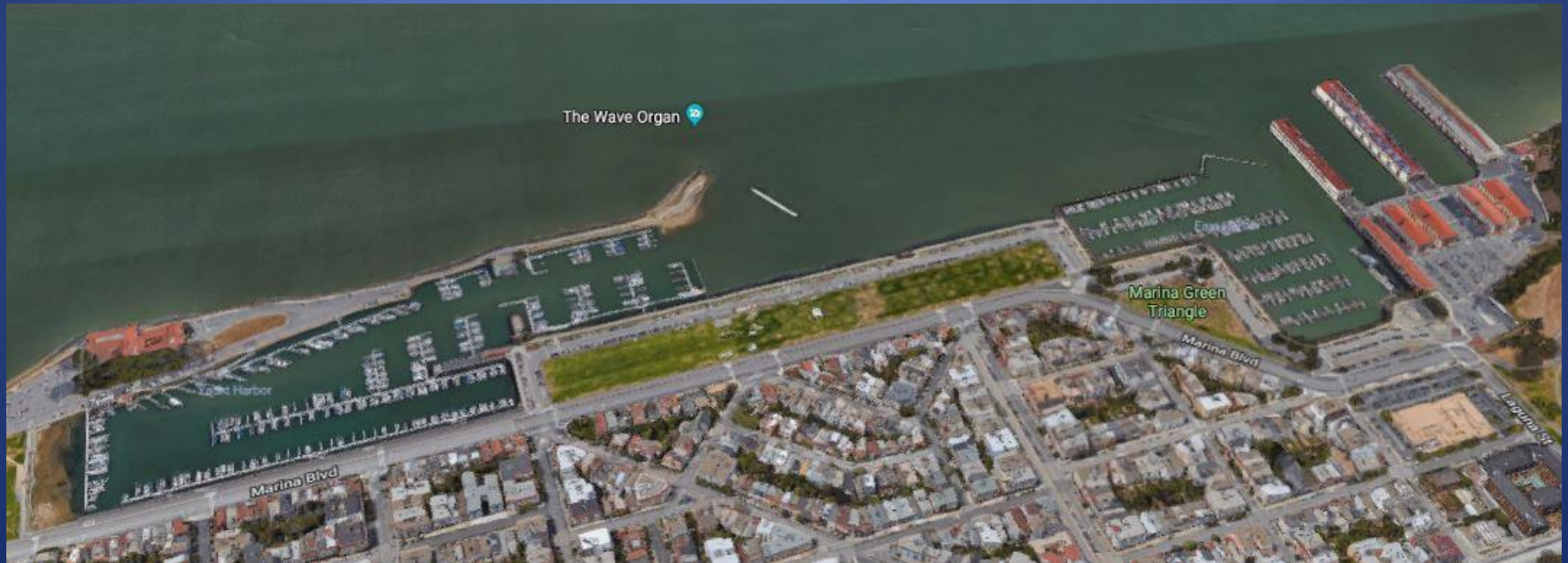


Dry Sailing Area

Great Land/Sea
Logistics

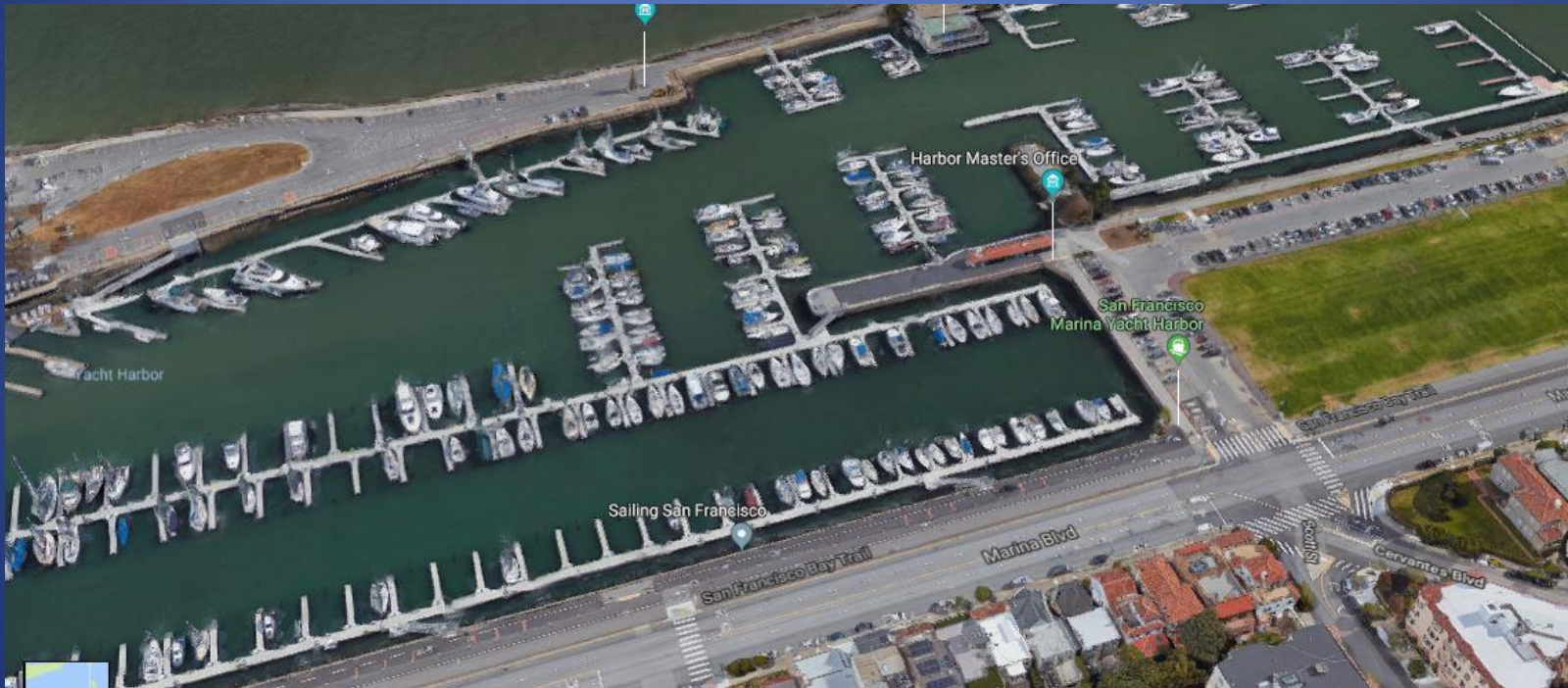
Ref. 3 Marina Parking in a dense urban setting

1. July 2nd meeting with representatives of SAWW, City Hall, Baywest
 1. Thanks for the discussion which included several topics
 2. Parking plan to be functional equivalent of viable marinas in dense urban environments such as SF City Marina and South Beach
 3. Permits, Drop off/Loading Areas, Dock Carts (possibly motorized)
2. See Ref 6 May 29th planning board presentation



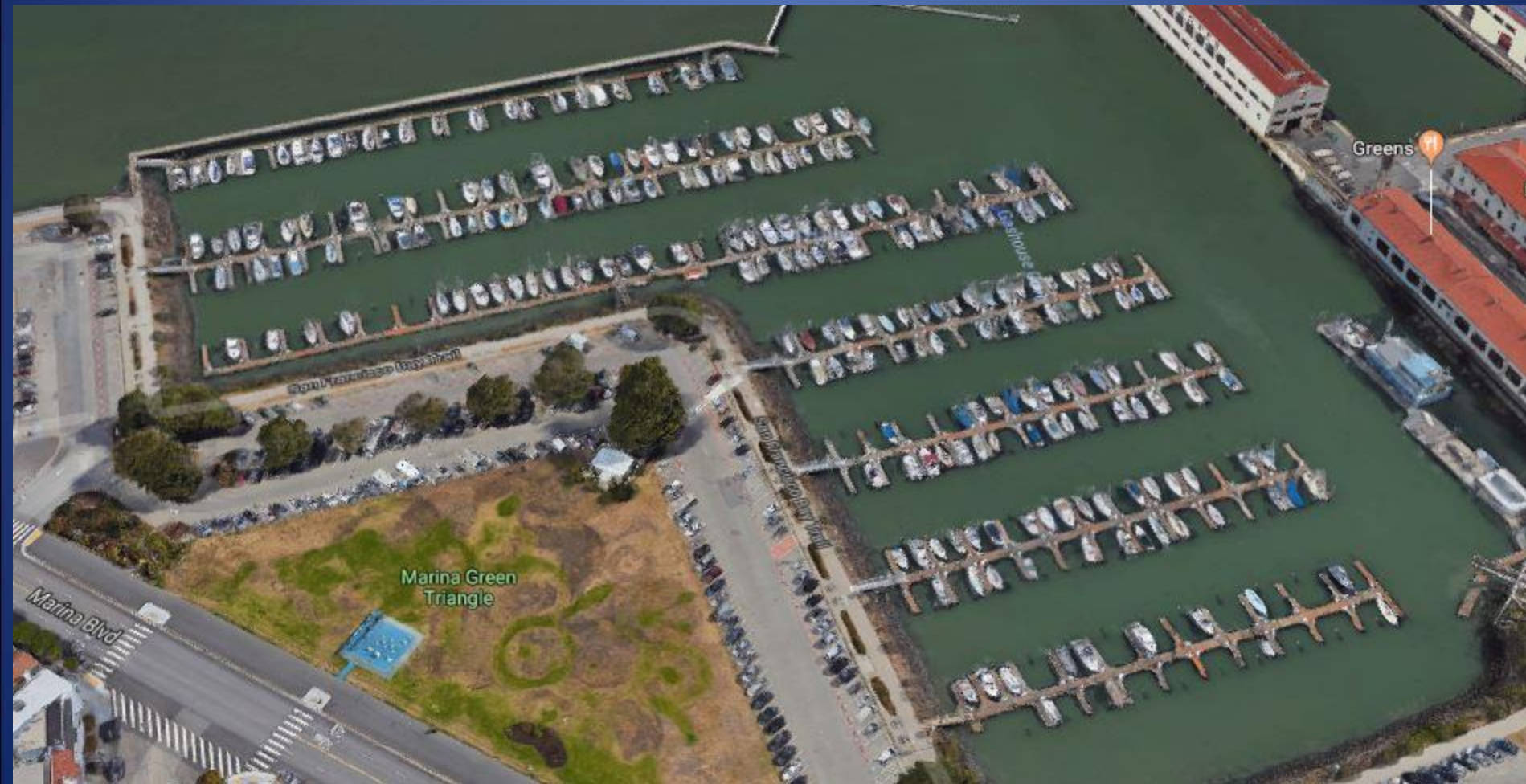
Ref. 3 Marina Parking in a dense urban setting

SF City Marina West Basin



Ref. 3 Marina Parking in a dense urban setting

SF City Marina Gas House Cove



contact@SAWWaction.org

Ref. 3 Marina Parking in a dense urban setting

SF City Marina – 24/7 Marina Permit Parking



Ref. 3 Marina Parking in a dense urban setting

SF City Marina – 24/7 Marina Permit Parking adjacent to all Marina Gates
(see red line)



Ref. 4 Boatyard

1. July 2nd meeting with representatives of SAWW, City Hall, Baywest
 1. Thanks for the discussion which included several topics
 2. Boatyard to include elevator for boats too large for travel lift which are important/desirable for boat yard operators and floating homes
2. See Ref 6 May 29th planning board presentation

Ref. 5 Communications

1. Improved communication between Marinas, Tenants, Boating community and City at City Wide level

Ref 6 May 29th planning board presentation follows :

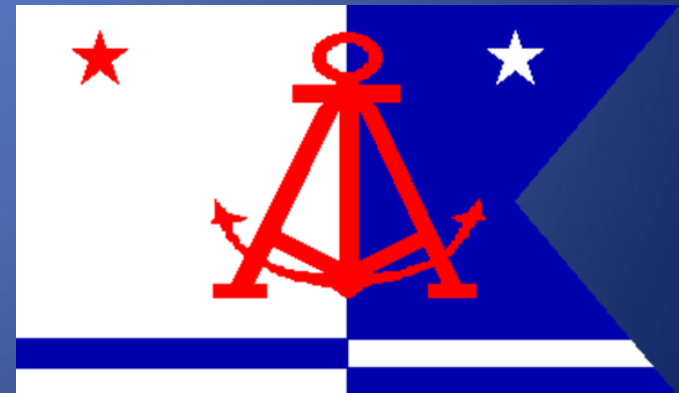
Planning Board 5/29/18

Comments on Master Plan

Alternative approach to affordable housing



Save
Alameda's
Working
Waterfront



contact@SAWWaction.org

Progress! But...

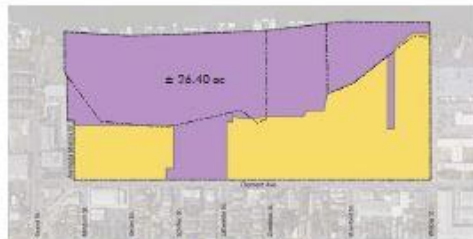


Exhibit 1.1 - Alameda Marina Mixed-Use Plan

Maritime, Commercial Core and Open Space
Residential

Alameda Marina Site Acreage:

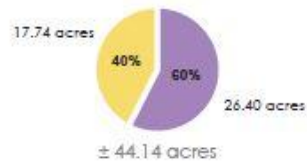


Exhibit 1.2 - Conceptual birdseye perspective at full development

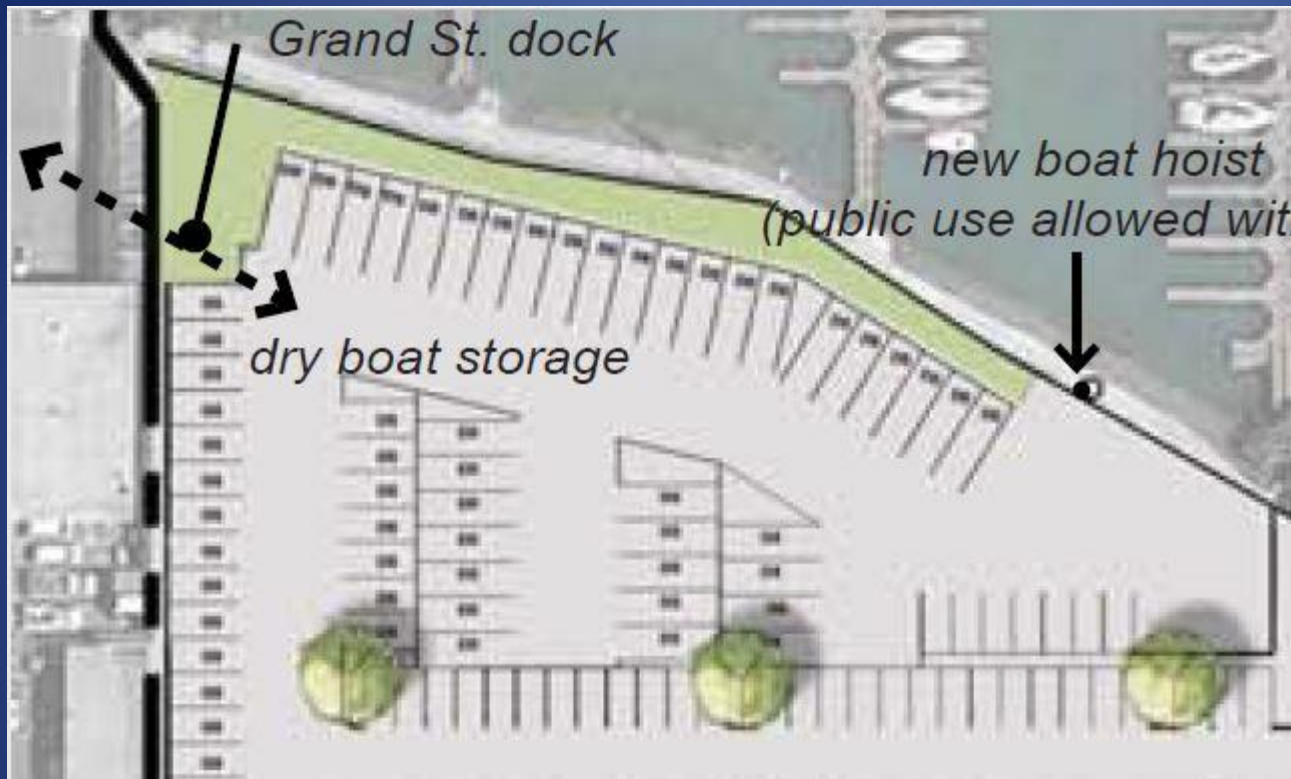


Exhibit 1.3 - Conceptual Site Plan

Issues

- Dry storage is inadequate.
 - Space size
 - Space Quantity
 - Layout logistics (land and water)
 - Should be functional equivalent of mid 2015 (2 hoists)
- Boatyard
 - Should be functional equivalent of mid 2015
 - City should oversee requirements / proposals
- Parking spaces for marina berth holder inadequate (number and proximity to berths)
- Inadequate affordable housing- fresh approach?

Previous Revised Plan



- Too few
- Too short
- Not Aligned
- Too shallow
- 40 hp limit too low
- PARKING?
- How does traffic flow work?

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.

Proposed Dry Storage Area EIR issue with dredging?



Maritime Ecosystem: Shopping Center, Park, Hardware Stores, Accessories, Boat Storage (Dry and Wet).

- Houses can be many places.
 - Maritime Ecosystem can not – Look -don't touch water
- Where is the parking in the plan? Use logistics?



33ft Boat (2 end to end spaces) Mast rigged for dry storage



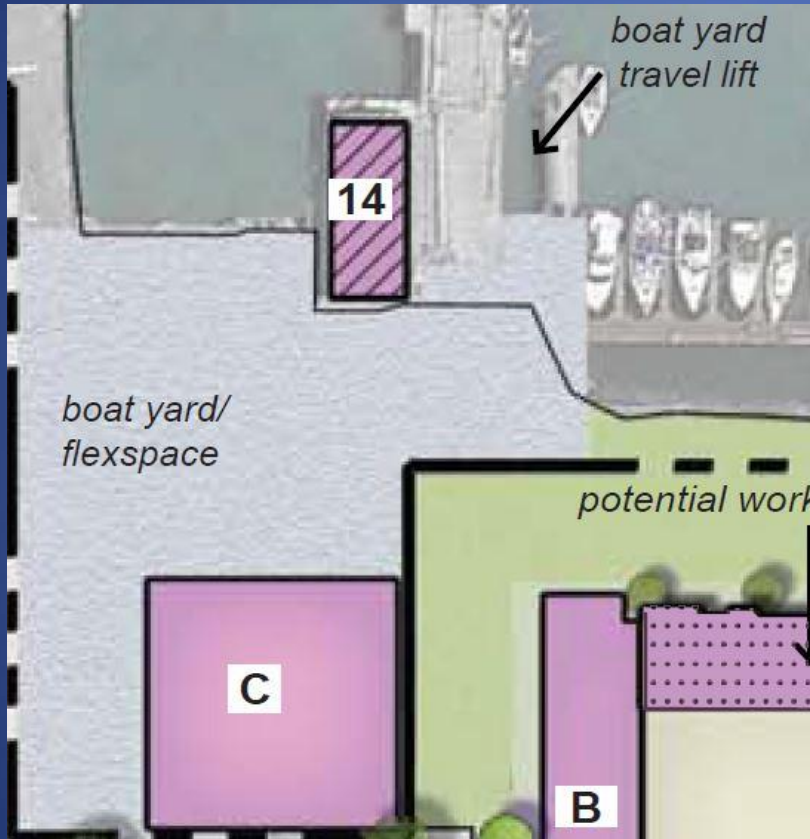
Queuing for the Hoist



Affordable, Eco Friendly, Mast Up Storage on Tidelands with the only 3 ton hoist South of Bay Bridge



Bayship/Svendensen's Boat Yard



- 50% smaller- now vacated
- Where is elevator for floating homes?
- When boat yards go away, they don't come back
- Sailing is on upswing with recovery and new developments show marinas!
- 3BF record 362 boats
- Alameda Sailing Center rapidly grew to capacity
- Alameda has lost Stones, Nelsons, Aeolian, and Grand is 50% smaller
- When was most recent new boatyard?

Replacement for SVENDSEN'S ?
Over 6000 boats on the Estuary!!

Affordable Homes need the Elevator for maintenance !



Elevator and Boat Yard
contact@SAWWaction.org

Elevator also useful for boats too
large for travel lift- PT boat 80 ft



Affordable housing insights

- Affordable housing quotas drive development
- Affordable housing isn't really that affordable
- Demand for affordable housing outstrips supply
- Shortage of construction workers
- Marina's have waiting lists for certain berths while others are empty
- ADU and Tiny Homes a solution?
 - Upcycle model of “Changing Gears”

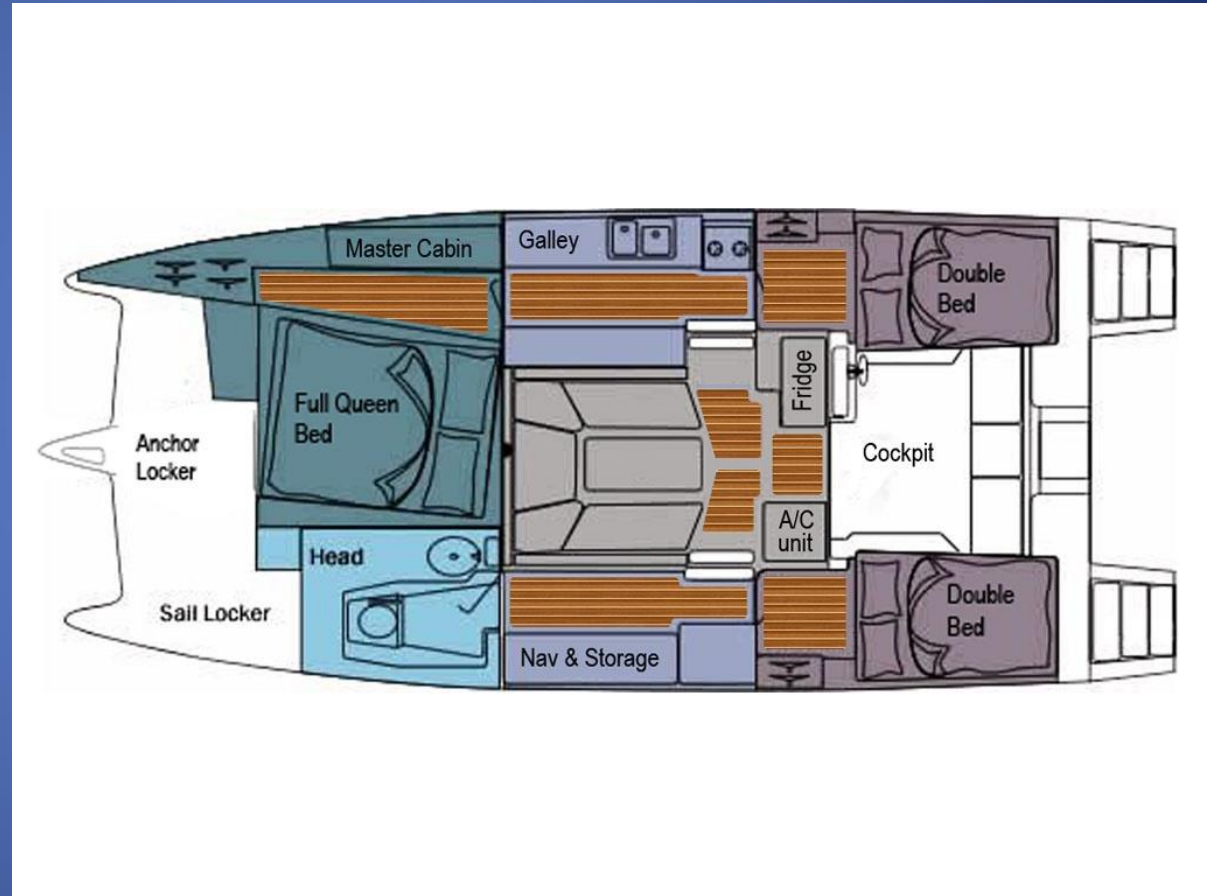
Maker Space for Tiny Homes / ADU



- Upcycle workforce to address construction worker shortages
- Feeds Boatyard work/workers
- 10% live aboard limit is guideline with waiting lists
- Work with BCDC another 10+% of berths is a lot of affordable housing “lots” “Shovel ready”

contact@SAWWaction.org

Pre Fabbed Tiny Floating Home



- Shallow draft
- 3 bedroom 100k\$
- Off grid potential reduces utilities demand
 - Power-solar/battery
 - Holding tank
 - sanitation
 - water

Interior



Summary

- Dry storage is inadequate.
 - Space size
 - Space Quantity
 - Layout logistics (land and water)
 - Should be functional equivalent of mid 2015 (2 hoists)
- Boatyard
 - Should be functional equivalent of mid 2015
 - City should oversee requirements / proposals
- Parking spaces for marina berth holder inadequate (number and proximity to berths)
- Consider alternative solutions to housing affordability / capacity synergistic with site and city goals



CITY OF ALAMEDA

City Council Meeting

Presentation by Rodney Pimentel

Re: 6-C

7/10/18

10 July 2018

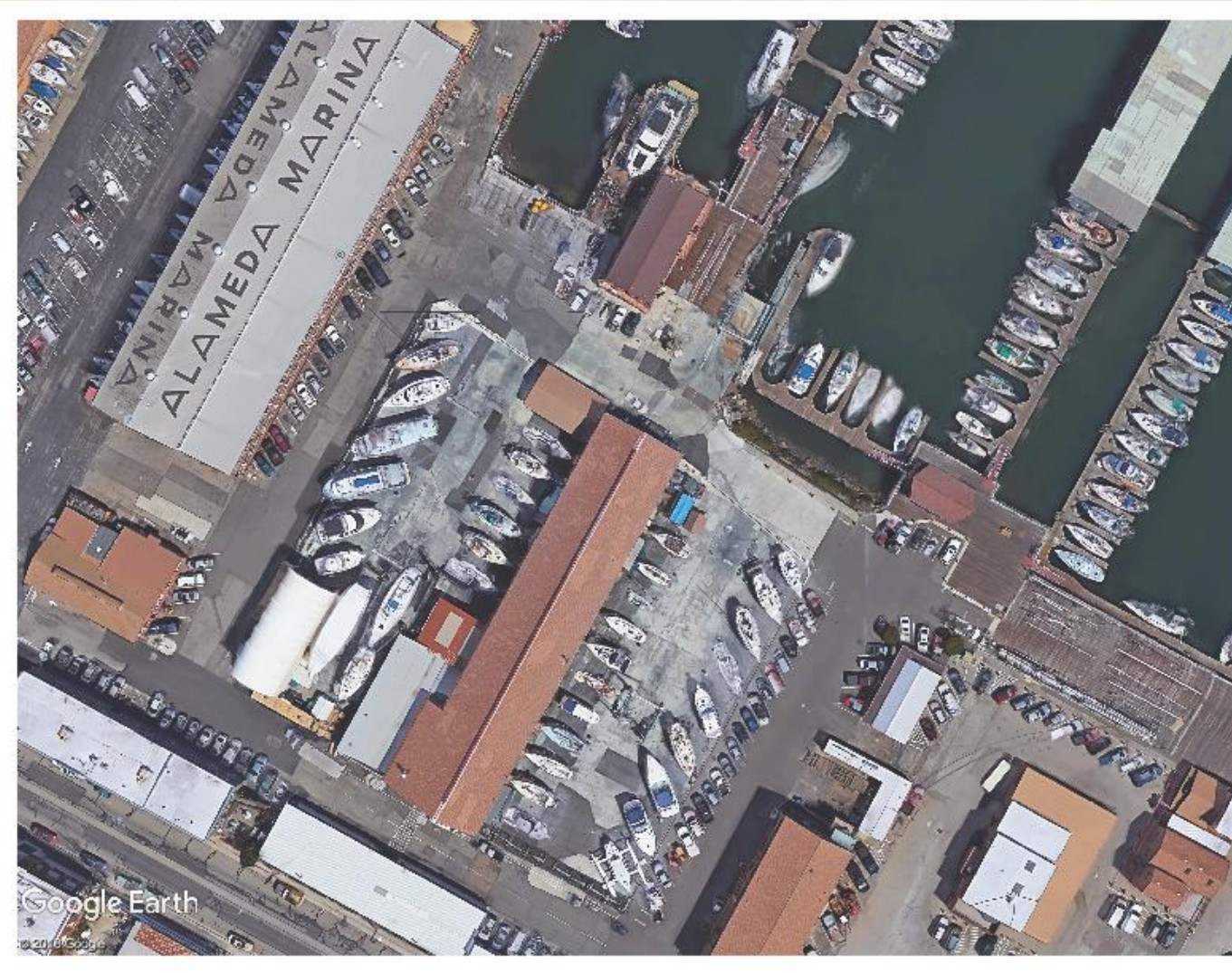
19 marinas with 3000 Boats



Boatyard Capacity reduced from 65 to 28 spaces



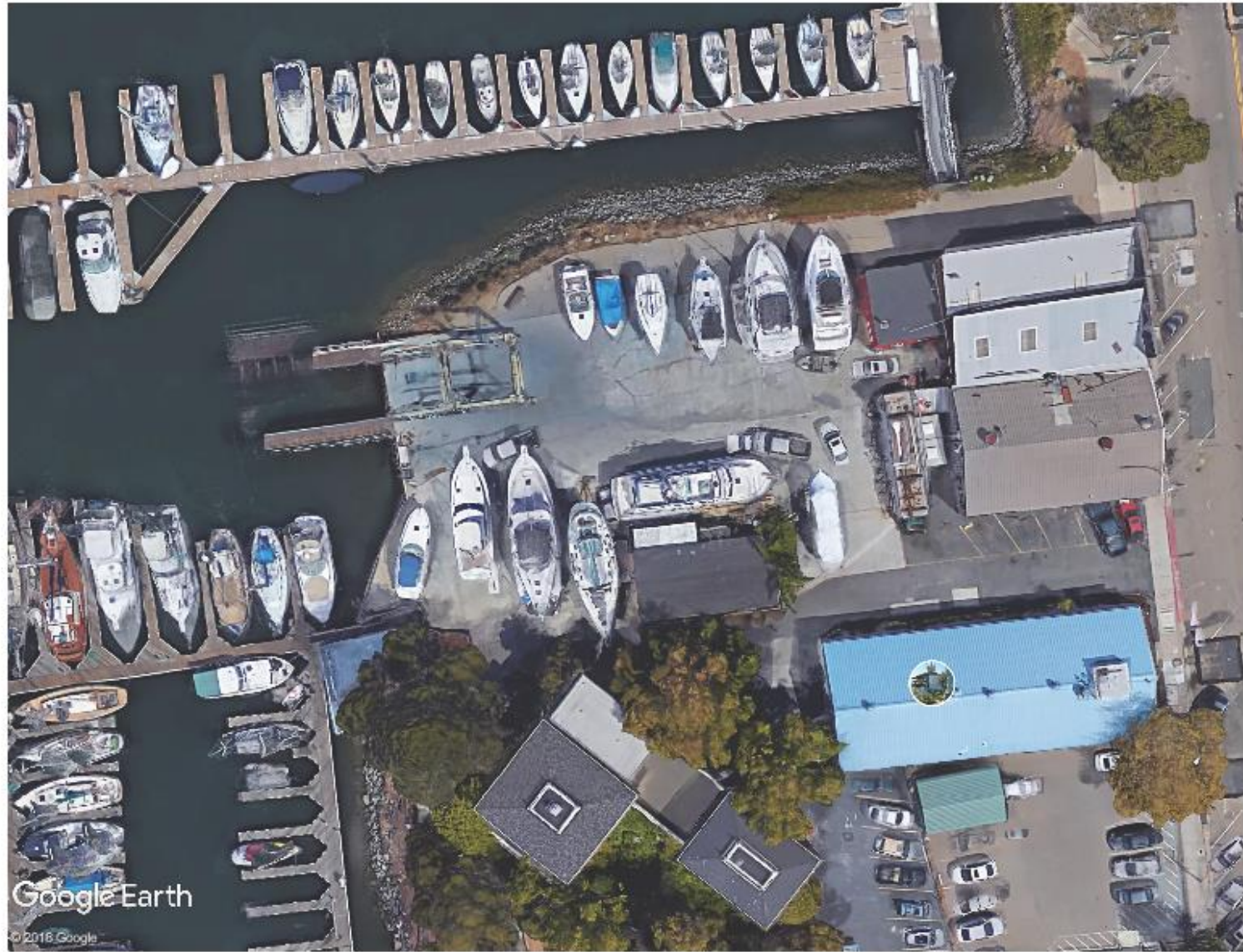
SVENDSEN'S BOATWORKS: 37 SPACES



GRAND MARINA: 18 SPACES



BRITISH MARINE: 10 SPACES





Save Alameda's Working Waterfront

10 July 2018

Presented by Paul Houtz

Re: 6-C

7/10/2018





CF 1613HR



Development Areas in Alameda as of June 2018

Priority Development Area

Name of Development	Year to be Constructed	Number of Housing Units	Office/Commercial Sq Feet	# Very Low Units	# Low Units	# Moderate	Notes
Alameda Landing Phase 1	2016	300	300,000	25	6	16	Under Construction mostly completed
Marina Shores	2016	89		3	7	6	Under Construction - completed recently
2100 Clement	2016-17	52		2	2	3	Under Construction
2437 Eagle Ave Island High	2017	22		10	12		Under Construction soon
Del Monte Warehouse	2017-18	380 + 31		17	14	24	31 Senior Housing in construction/approved
Boatworks	2018-20	182		13	8		Approved - pending law suits
VF Outdoor	TBA	none	50,000				Approved
1435 Webster	TBA	9	commercial				Ground Floor commercial - Approved
Fernside	TBA	11				1 or 2	Approved
Site A	2017-27	800	400,000	48	80	72	Approved - in default of agreement
Alameda Marina	TBA 2018	760	Marina, Commercial, TBA	Will replace working Marina and 84 businesses & 280 jobs			Developer now requesting 760 Units.
1800-2033 Clement							
Encinal Terminals							
North Housing							
Main Street Neighborhood	TBA	269	40,000sq ft	[200]			[Replace 200 existing units (Colaborative)]
*Shipways (1, 2, 3 & 4)	TBA	292	apartments				application in planning
**Alameda Landing Waterfront (on Estuary)	TBA	375	Commercial, Business, Retail				Development agreement changed to approve housing + comercial
Rosefield Village	TBA	56					40 existing replaced with 91 new
Communal Living	TBA						** withdrawn - single units with common kitchen area
Total Units In Progress		4973					
Westmore Assisted Living	TBA		127 withdrawn				Unit count may be lower per Planning Board
**Harbor Bay Club House	TBA		80 withdrawn				private club replaced with housing
Zoned Residenial - No applications at this time							
*Corp Yard + Shelter		*45					City owned property. May never be developed.
*Penzoil	TBA	*18					Required for Clement St. extension
*Ron Goode		11					Occupied with business
Total Future		74					No development plans right now
Total All Development Units		5047		118	129	123	
		Number is Approximate					* Acres x maximum capacity
							** Not Zoned Residenial
							Alameda Average Persons per Unit = 2.57

Submitted by Gretchen Lipow
Re: G-C 7/10/18

