

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.

September 4, 2018

# TIMELINE

- **NORTHERN WATERFRONT GENERAL PLAN AMENDMENT 2008**
- **MULTI FAMILY OVERLAY ESTABLISHED 2012**
- **NORTH WATERFRONT COVE ACQUIRES ENCINAL TERMINALS 2013**
- **PUBLIC SITE MEETING AND TOUR: OCTOBER 2015**
- **PUBLIC NEIGHBORHOOD WORKSHOPS: FALL 2015**
- **APPLICATION FILED FEBRUARY 2016**
- **COMMUNITY GROUP MEETINGS AND PRESENTATIONS IN 2016 AND 2017:**
  - ACT
  - ALAMEDA ASSOCIATION OF REALTORS BOARD
  - ALAMEDA CHAMBER OF COMMERCE GREDC
  - ALAMEDA COMMUNITY SAILING CENTER
  - ALAMEDA DEMOCRATIC CLUB
  - ALAMEDA HOME TEAM: MULTIPLE EVENTS AND TOURS
  - ALAMEDA ROTARY CLUB
  - BAY AREA COUNCIL
  - BIKE WALK ALAMEDA (BWA)
  - COMMUNITY ACTION FOR A SUSTAINABLE ALAMEDA (CASA)
  - DOWNTOWN ALAMEDA BUSINESS ASSOCIATION (DABA)
  - GREATER ALAMEDA BUSINESS ASSOCIATION (GABA)
  - KIWANIS
  - PLAN ALAMEDA
  - RENEWED HOPE
  - SIERRA CLUB
  - WEST ALAMEDA BUSINESS ASSOCIATION (WABA)
- **PLANNING BOARD RECOMMENDS APPROVAL OF TIDELANDS EXCHANGE PLAN: JULY 2017**
- **CITY COUNCIL REJECTS TIDELANDS EXCHANGE PLAN: DECEMBER 2017**
- **REVISED MASTER PLAN : 2018**

# MASTER PLAN HIGHLIGHTS

- **3 ACRES OF WATERFRONT OPEN SPACE AMENITIES**
  - Waterfront Promenade
  - Bay Trail extension
  - Opportunity for up to 160 slip Marina
- **589 UNITS OF HOUSING ACROSS A BROAD SPECTRUM**
  - 79 Deed Restricted Affordable (25 Very Low, 20 Low, 34 Moderate)
  - 153 Workforce/Affordable by Design
  - Opportunities for Senior Housing
  - Building Designs will need Design Review Approval
- **UP TO 50,000 SF OF COMMERCIAL USES**
  - Retail, commercial in a mixed use environment
- **TRANSPORTATION DEMAND MANAGEMENT PROGRAM**
  - Water transit docking facility and small craft launch
  - Subsidizes Line 19
  - ATMA Membership includes 1 AC Transit pass per household

# WHY SUPPORT ENCINAL TERMINALS

## PROVIDES BADLY NEEDED HOUSING ACROSS A BROAD SPECTRUM IN THE MIDST OF A REGIONAL HOUSING CRISIS

589 TOTAL RESIDENTIAL UNITS,  
IMMEDIATELY ADJACENT TO  
1 MILLION SF OF OFFICE SPACE AT  
MARINA VILLAGE

79 AFFORDABLE, SUBSIDIZED,  
DEED RESTRICTED HOMES

- 45 LOW/VERY LOW INCOME
- 34 MODERATE INCOME

### WORKFORCE HOUSING

- 153 HOMES SIZE RESTRICTION TO ASSURE BREADTH OF PRODUCT
  - 10% (51 UNITS) < 900 SF
  - 20% (102 UNITS) BETWEEN 900 SF AND 1200 SF



ENCINAL TERMINALS: a new mixed use waterfront community

# WHY SUPPORT ENCINAL TERMINALS

## RESPONSIVE TO COMMUNITY CONCERNS

- **TRAFFIC:** Close to \$300K at buildout in ANNUAL transit funds via the TMA which funds
  - Easy Passes for each household
  - Transit enhancements via service subsidies (Line 19) or shuttles
- **FISCAL SUSTAINABILITY:** \$565K to over \$1 Million in ANNUAL General Fund surplus
- **JOBS HOUSING BALANCE:** Places housing adjacent to over 1 Million square feet of office space in Marina Village and Wind River
- **ACCESSIBILITY:** New Universal Design Ordinance
- **FUNDING MECHANISM FOR MAINTENANCE:** CFD and GHAD formation

# WHY SUPPORT ENCINAL TERMINALS

- **THE PROJECT AS PROPOSED MEETS ALL OBJECTIVE CRITERIA CONTAINED IN THE GENERAL PLAN, MX AND MF ZONING ORDINANCES, DENSITY BONUS LAW, AFFORDABLE HOUSING ORDINANCE, AND ALL OBJECTIVE DEVELOPMENT STANDARDS**
- **THE PROJECT AS PROPOSED EMBODIES THE PLAN SET FORTH BY THE CITY'S VISION IN THE GENERAL PLAN FOR THE NORTHERN WATERFRONT THAT HAS BEEN IN PLACE FOR OVER 10 YEARS**

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# QUESTIONS/DISCUSSION



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# BACKUP MATERIAL



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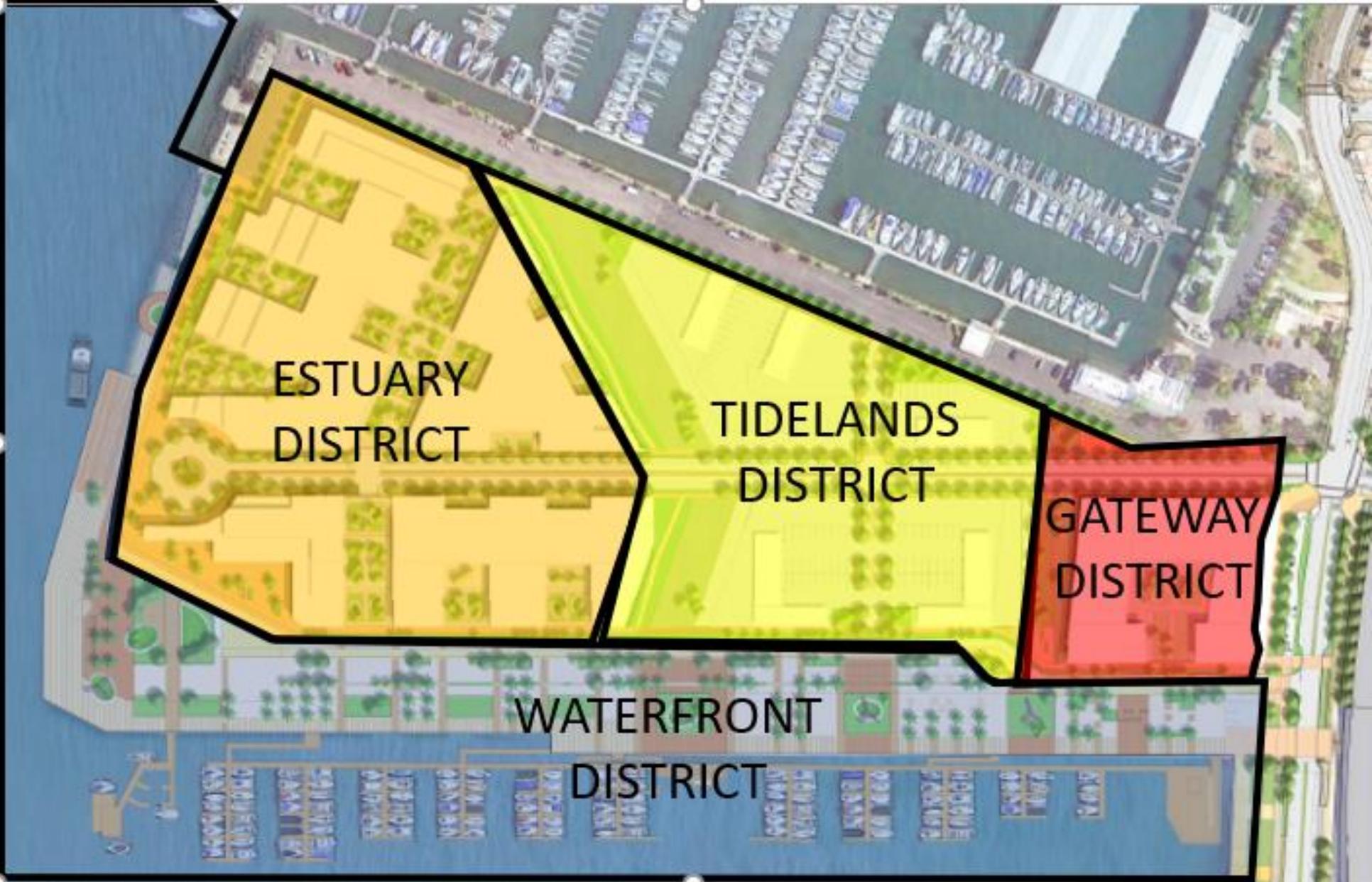


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# ILLUSTRATIVE HIGHLIGHTS



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ESTUARY  
DISTRICT

TIDELANDS  
DISTRICT

GATEWAY  
DISTRICT

WATERFRONT  
DISTRICT

**MASTER PLAN DISTRICTS**

# PLAN HIGHLIGHTS

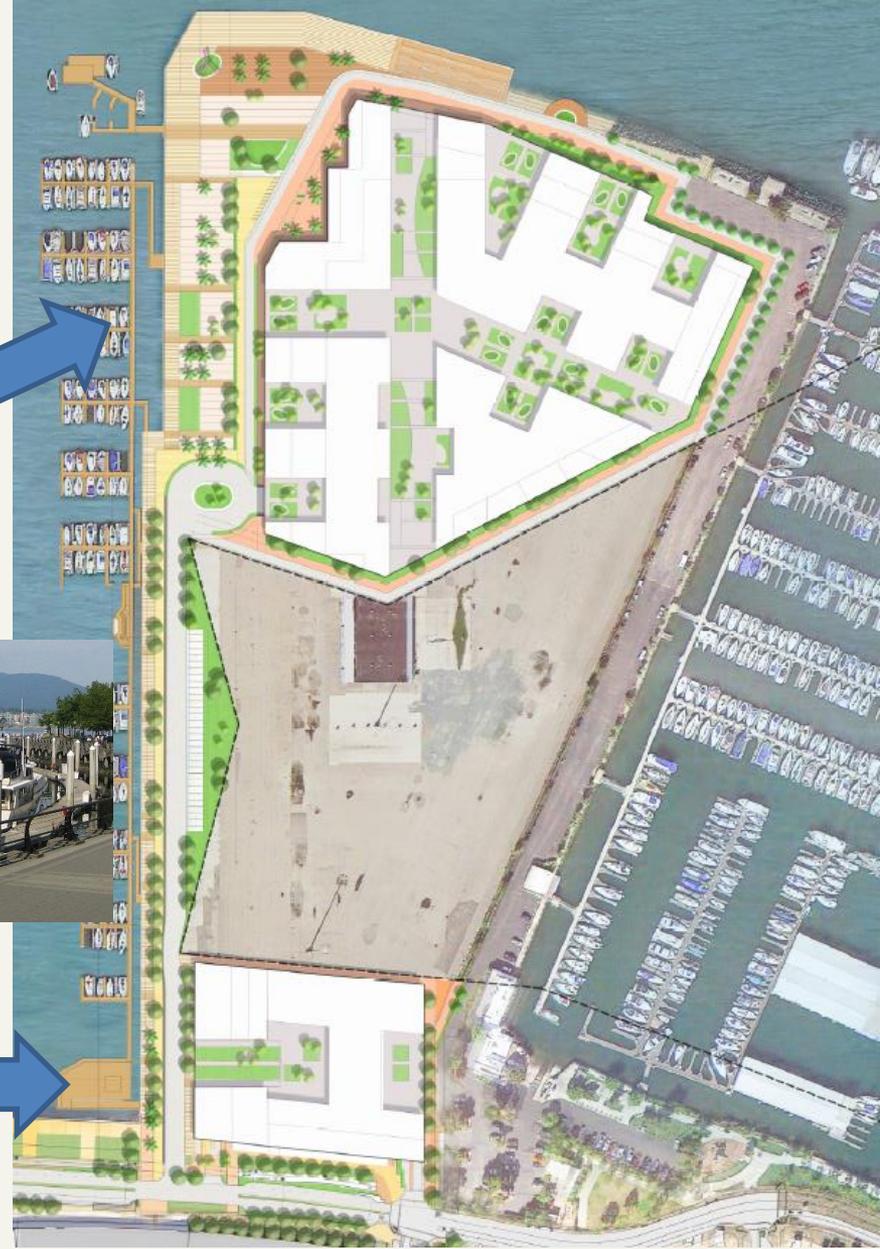
- GATEWAY MIXED USE DISTRICT



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# PLAN HIGHLIGHTS

- MARITIME, MARINA, SMALL CRAFT LAUNCH



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# MARINA/RECREATIONAL

## MARINA:

- UP TO 160 BERTHS
- VISITOR DOCKING SPACES

## SMALL CRAFT LAUNCH

- ALASKA BASIN



## WATER ACCESS FOR PEDESTRIANS



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# PLAN HIGHLIGHTS

## TIDELANDS DISTRICT OPPORTUNITIES



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# PLAN HIGHLIGHTS

- ESTUARY DISTRICT



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# TRANSIT AND PARKING

## TRANSIT

- TDM PROGRAM
  - AC TRANSIT PASSES
  - LINE 19 SUBSIDY
- ALAMEDA TMA
  - LINKED WITH ALAMEDA POINT
- WATER TRANSIT DOCKING FACILITY

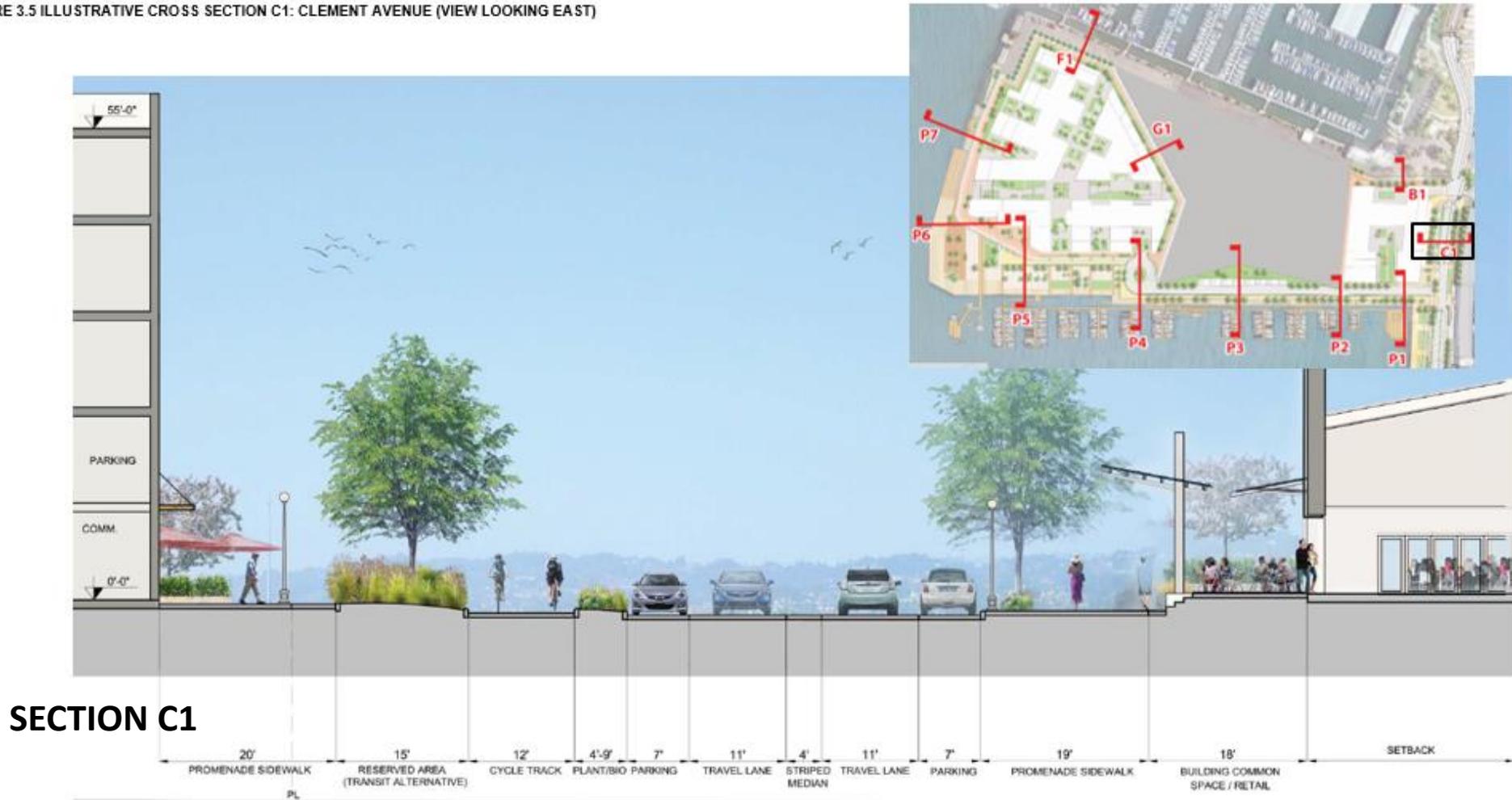
## PARKING

- STRUCTURED PARKING WILL ACCOMMODATE BOTH
  - PUBLIC PARKING FOR COMMERCIAL AND OPEN SPACE USERS
  - RESIDENTIAL PARKING FOR MULTI-FAMILY RESIDENCES



# SECTIONS

FIGURE 3.5 ILLUSTRATIVE CROSS SECTION C1: CLEMENT AVENUE (VIEW LOOKING EAST)



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# SECTIONS

FIGURE 3.8 ILLUSTRATIVE CROSS SECTION P1: ENTRY BOULEVARD AND BAY TRAIL (VIEW LOOKING NORTH FROM CLEMENT AVENUE)



**SECTION P1**

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# SECTIONS

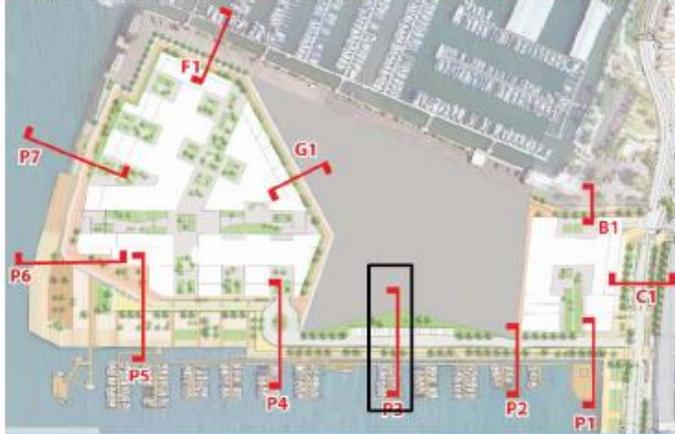
FIGURE 3.7 ILLUSTRATIVE CROSS SECTION P2: ENTRY BOULEVARD AND BAY TRAIL ADJACENT TO TIDELANDS DISTRICT (VIEW LOOKING NORTH).



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# SECTIONS

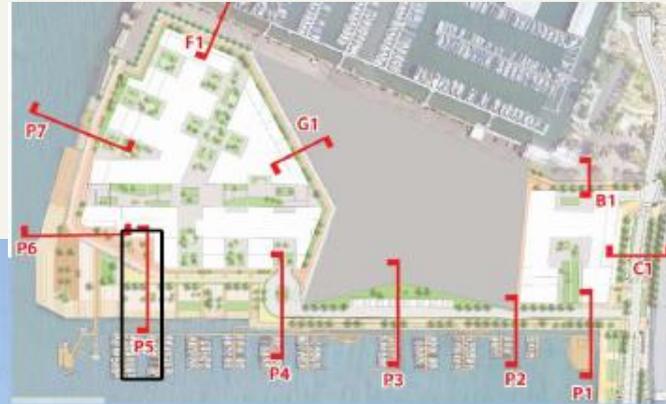
FIGURE 3.10 ILLUSTRATIVE CROSS SECTION P3: ENTRY BOULEVARD AND BAY TRAIL (VIEW LOOKING NORTH).



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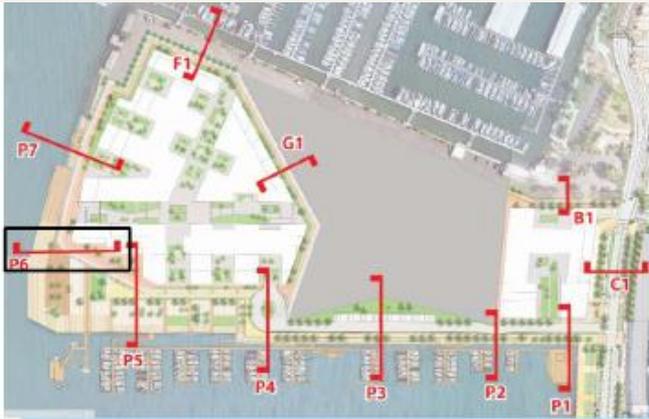
# SECTIONS



## SECTION P5

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# SECTIONS



# SECTIONS



**SECTION P7**

# SECTIONS



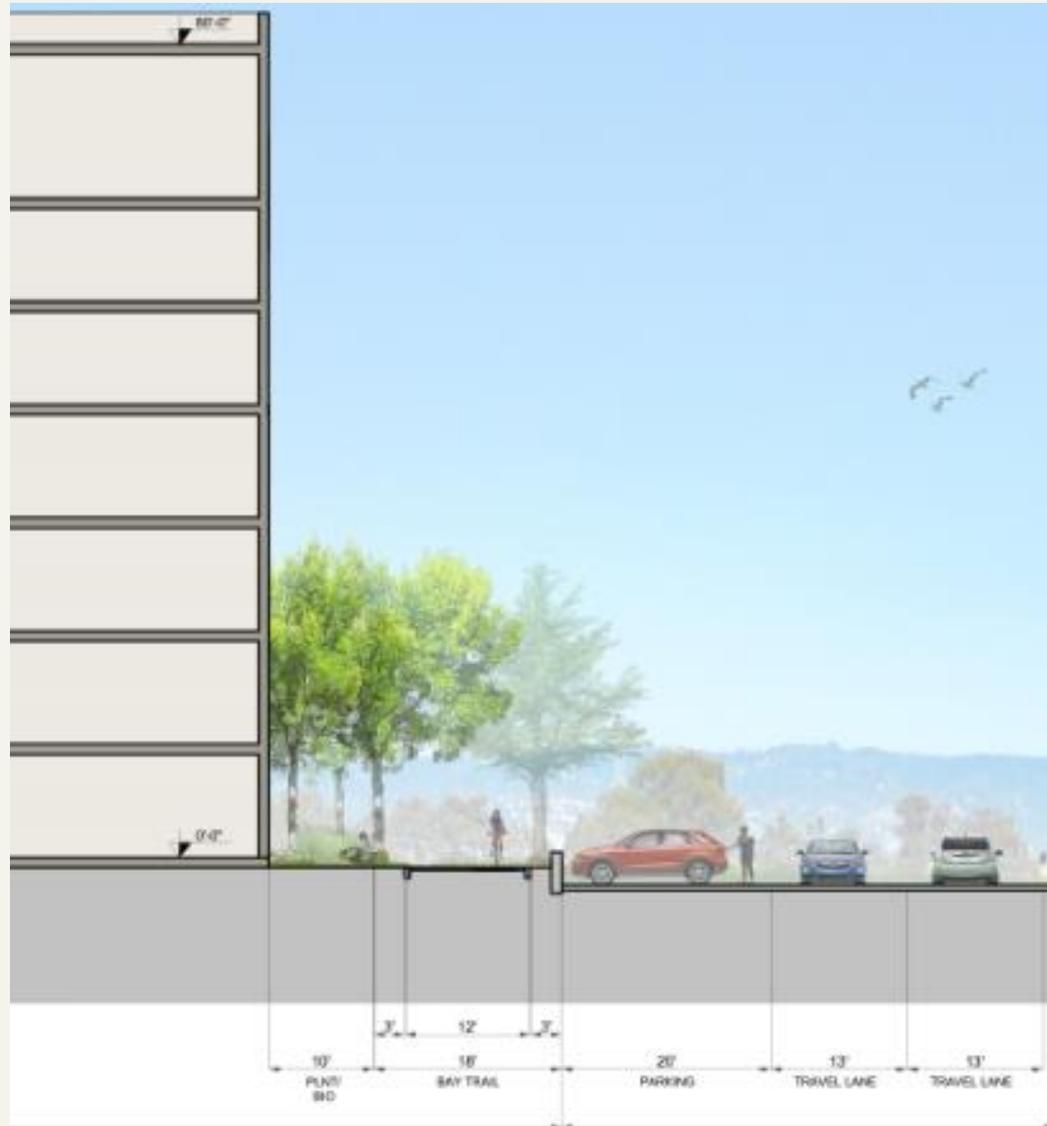
**SECTION F1**

# SECTIONS



**SECTION G1**

# SECTIONS



**SECTION B1**



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# WHY SUPPORT ENCINAL TERMINALS

## ■ MIXED USE DEVELOPMENT:

- the engine to make commercial development opportunities viable on a site that is currently unused and inaccessible

## ■ 30,000 TO 50,000 SF COMMERCIAL

- Maritime Commercial in the Tidelands District
- Incubator space
- Work/live studios
- Recreational sales and rentals
- Restaurants and Taverns
- Entertainment
- Artist studios and galleries
- Hotel



# WHY SUPPORT ENCINAL TERMINALS

## ■ FISCAL SUSTAINABILITY

- Development Impact Fees for citywide park expansions, transportation improvements, public safety facilities and other capital improvements needed to accommodate citywide growth
- Increase revenues to the General Fund ( $\geq$ \$560k, up to over \$1 million **per year**)