

ENCINAL TERMINALS

A New Waterfront Mixed-Use Neighborhood

Alameda, California

WATERFRONT OPEN SPACE DEVELOPMENT PLAN

Alameda Recreation and Parks Commission

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TABLE OF CONTENTS

INTRODUCTION 3

LOCATION 4

VIEWS 5

WATERFRONT OPEN SPACE PLAN 6

WATERFRONT PLAN DETAILS 8

 WATERFRONT PLAZA 9

 MID-SOUTH WHARF 10

 MID-NORTH WHARF 11

 NORTHWEST WHARF 12

 NORTHERN ESTUARY EDGE 13

SECTIONS 14

 SOUTH WHARF 14

 NORTH WHARF 15

 CENTRAL AND EAST 16

LANDSCAPE 17

INTRODUCTION

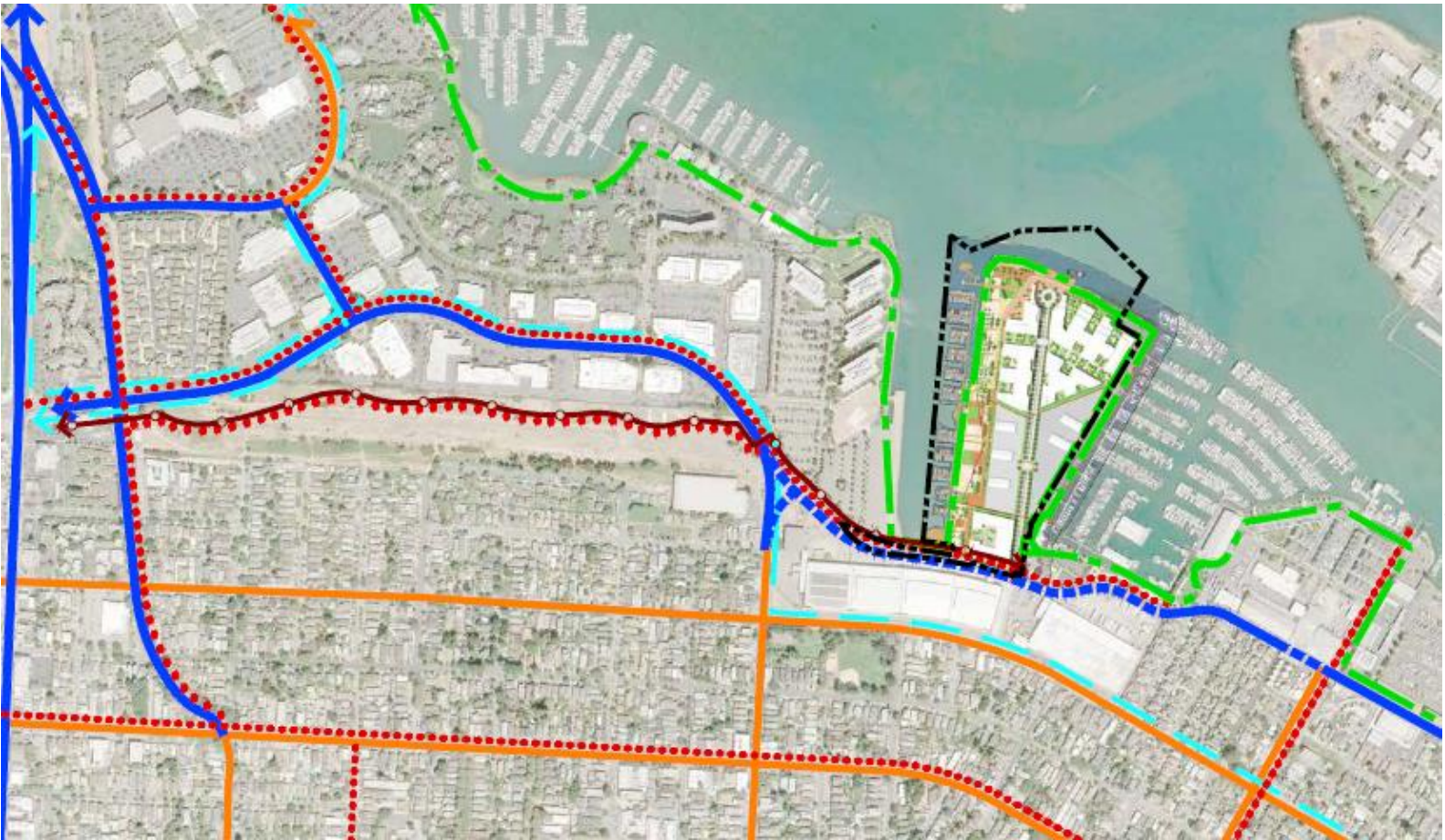
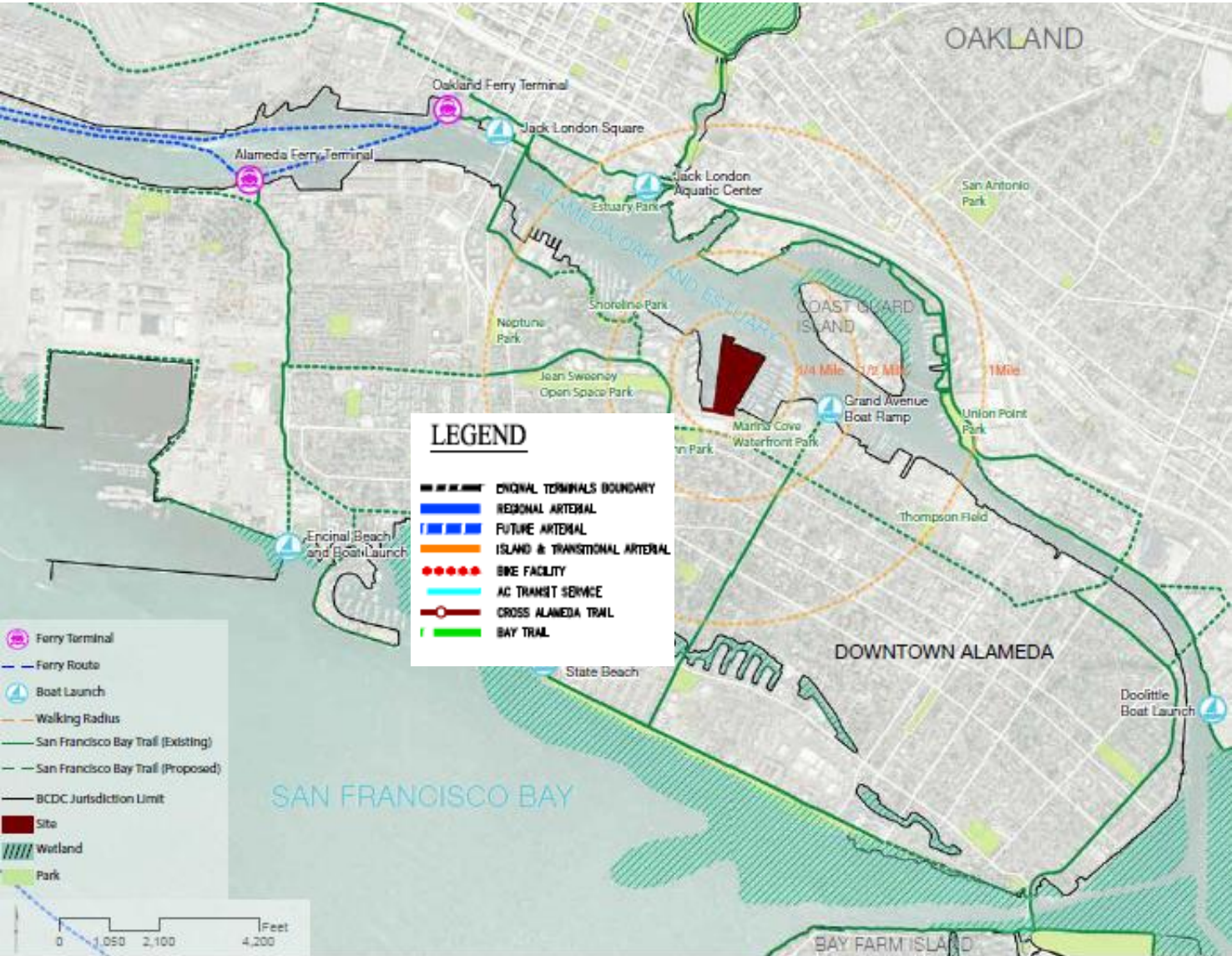
This mixed-use, 23-acre community will transform a vacant, blighted industrial site into an exceptional, vibrant waterfront showcase for the City of Alameda. The Master Plan replaces the container storage with a compatible mix of open space, residential, commercial, retail and maritime commercial uses. The plan features a number of waterfront amenities including a minimum of 3 acres of waterfront plaza and estuary-fronting promenade, and continuation of the Bay Trail along 2,400 lineal feet of previously inaccessible industrial property. The Bay Trail, which will circulate around the perimeter of the site, will include both a cycle track and walking path. As a mixed-use community, the site will blend local-serving retail and commercial uses with a broad array of potential housing options to suit the largest cross section of occupants for the site.

Details of this exciting project are shown on the pages that follow.



LOCATION

The Encinal Terminals site is located in the Northern Waterfront Priority Development Area of the City of Alameda. Approximately two miles south and west of downtown Oakland and approximately 12 miles from San Francisco (10 miles by ferry), the property is located on the north shore of Alameda overlooking the Oakland Estuary. It is surrounded on three sides by water with the Alaska Basin on the west, the Oakland Estuary on the north, the Fortman Marina on the east, and the future Atlantic / Clement Avenue on the south.



VIEWS



WATERFRONT OPEN SPACE AND CIRCULATION

The conceptual site plan provides a clear and attractive sequence of open spaces, beginning at its front door, where the Cross-Alameda Trail will extend from the nearby 22-acre Jean Sweeney Open Space Park.

The gateway to the waterfront access is the 6/10-acre Waterfront Plaza (outlined in red on Figure 2.2), located in the southwest portion of the site adjacent to Alaska Basin, which will include a retrofitted wharf and repairs to the bulkhead along Clement Avenue, and extensions to the Bay Trail and Cross-Alameda Trail.

Continuous permanent public access is provided around the perimeter of the site. The public access areas will include open spaces and ample opportunities for a range of recreational activities including walking, running, bicycling, rollerblading, fishing, watercraft launch, and vista points, and will include the necessary structural and safety improvements to allow convenient pedestrian access to the Alaska Basin and Encinal Terminals site. A permanent Public Access Path, comprising approximately 2 acres and which will incorporate the Bay Trail, will start at the southwest portion of the site and continue along the 1,600 lineal feet in on the west edge of the Gateway, Tidelands and Estuary Districts, both on the wharf and, at the northern portion, immediately inboard of the wharf. At the northwest corner, the path will wrap around the Estuary District, where it continues another 700 feet to its connection with Fortman Marina. The Public Access Path will be paved and separated from the roadway. When it reaches the Fortman property on the northeast portion of the site, the pedestrian path will continue onto the existing pedestrian Bay Trail path on the east edge of the adjoining Fortman property, near the Fortman fishing dock. The bicycle component of the Bay Trail will split from the pedestrian path and be accommodated along the east edge of the Estuary District and continue into the Tidelands District. In addition, a public path at the Tidelands property boundary, will connect the site from west to east.



As a result, there will be no less than 3 acres of public open space within the Master Plan, comprised of

- Waterfront Plaza (outlined in red): approximately 6/10-acres
- Public Access Path, Bay Trail and Estuary Promenade area (outlined in green): approximately 2.4 acres

In addition, the plan provides ample recreational opportunities on site, and ties into off-site trails, like the Cross -Alameda Trail and Bay Trail.

This Master Plan and illustrative plan assume that the 8/10-acre existing timber wharf at the northwest corner of the site will be removed, and that the timber pier at the north edge of the site will be replaced with a new water transit docking facility. There is potential additional open space acreage which may be provided in the Waterfront Amenity portion of the site, the approximately 1.8-acre section of the concrete wharf that lies north of the Waterfront Plaza. The Waterfront Amenity will require some combination of structural retrofit, repair or replacement of piers, rebuilding, demolition or possibly removal of portions of the wharf. The precise nature and extent of any such modifications, and the feasibility thereof, will be determined based on the outcome of future engineering and geotechnical studies. The final size, configuration and components of the Wharf Amenity overall may differ from what is shown in the illustrative site plan, which shows a total of 1.8 acres of wharf and assumes that all of the Waterfront Amenity is usable. Wharf-top improvements will be provided to the maximum extent feasible.

Other features of the waterfront include:

- A docking facility to encourage waterborne modes of transportation on the north central portion of the site.
- Opportunities for a public human powered/non-motorized boat launch facility for kayaks and stand up paddle boards in Alaska Basin and/or off the northern edge of the site, and pedestrian steps down to the water, either in the Alaska Basin and/or along the northern shoreline.
- Physical and visual connections between Alameda and the waterfront to the extent possible to support and enhance public access to the waterfront.
- Public use areas along the shoreline clearly delineated with “Public Shore” signs, planting and/or special features.
- Public amenities including, bike racks, benches, trash containers, restrooms, and drinking fountains for public use within the shoreline public access areas.
- Public art and public view areas within the public areas



WATERFRONT PLAN DETAILS



WATERFRONT PLAZA



Outdoor Cafe



Picnic Area



Waterfront Seating



Waterfront Seating



Kayak Rental Station



MID-SOUTH WHARF



Play Structure



Playground



Harbor Master



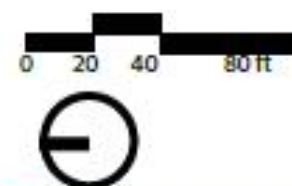
Sloped Turf/Lawn



Urban Beach/ Sandy Waterfront



Turf with Seating



MID-NORTH WHARF



Canopy



Picnic Area



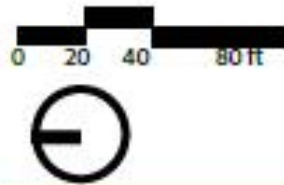
Public Art Plaza



BBQ/Picnic Area



Garden Room



NORTHWEST WHARF



Canopy



Irregular Seating with Planter



Turf Slope

NORTHERN ESTUARY EDGE

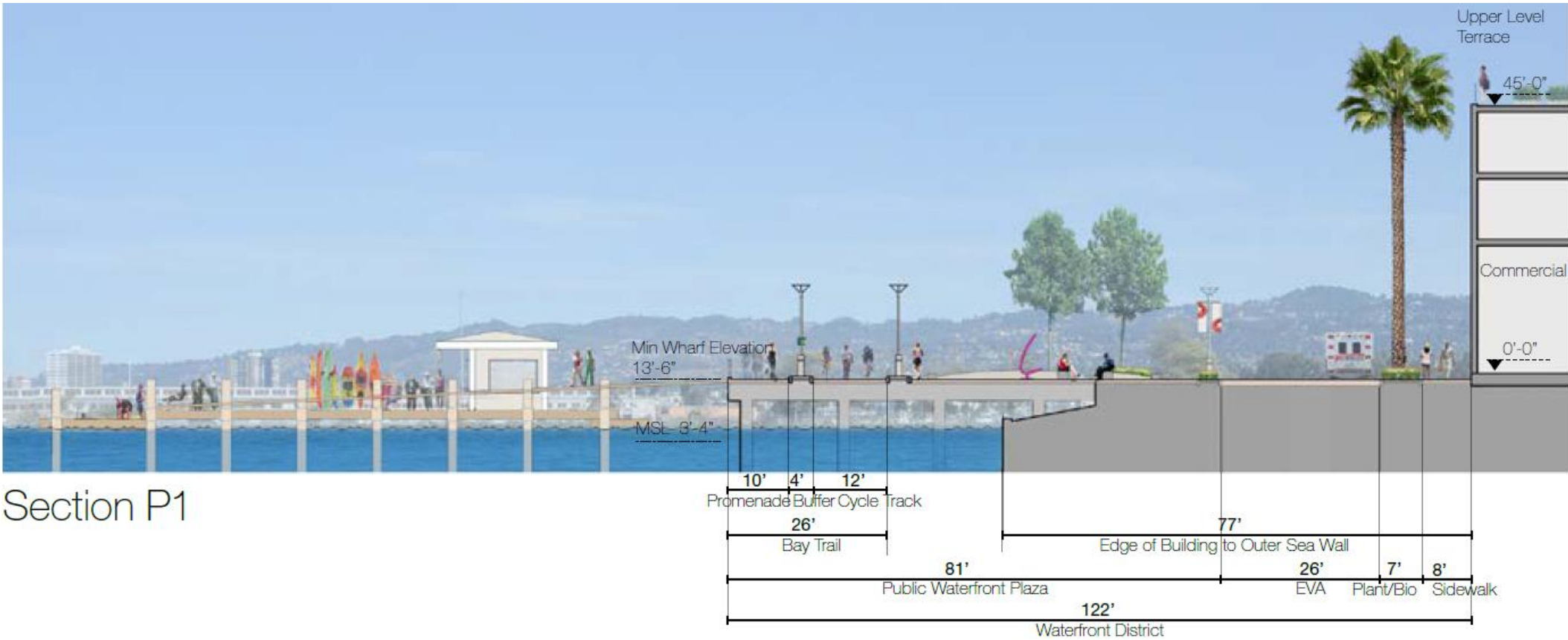


Seating with Planter

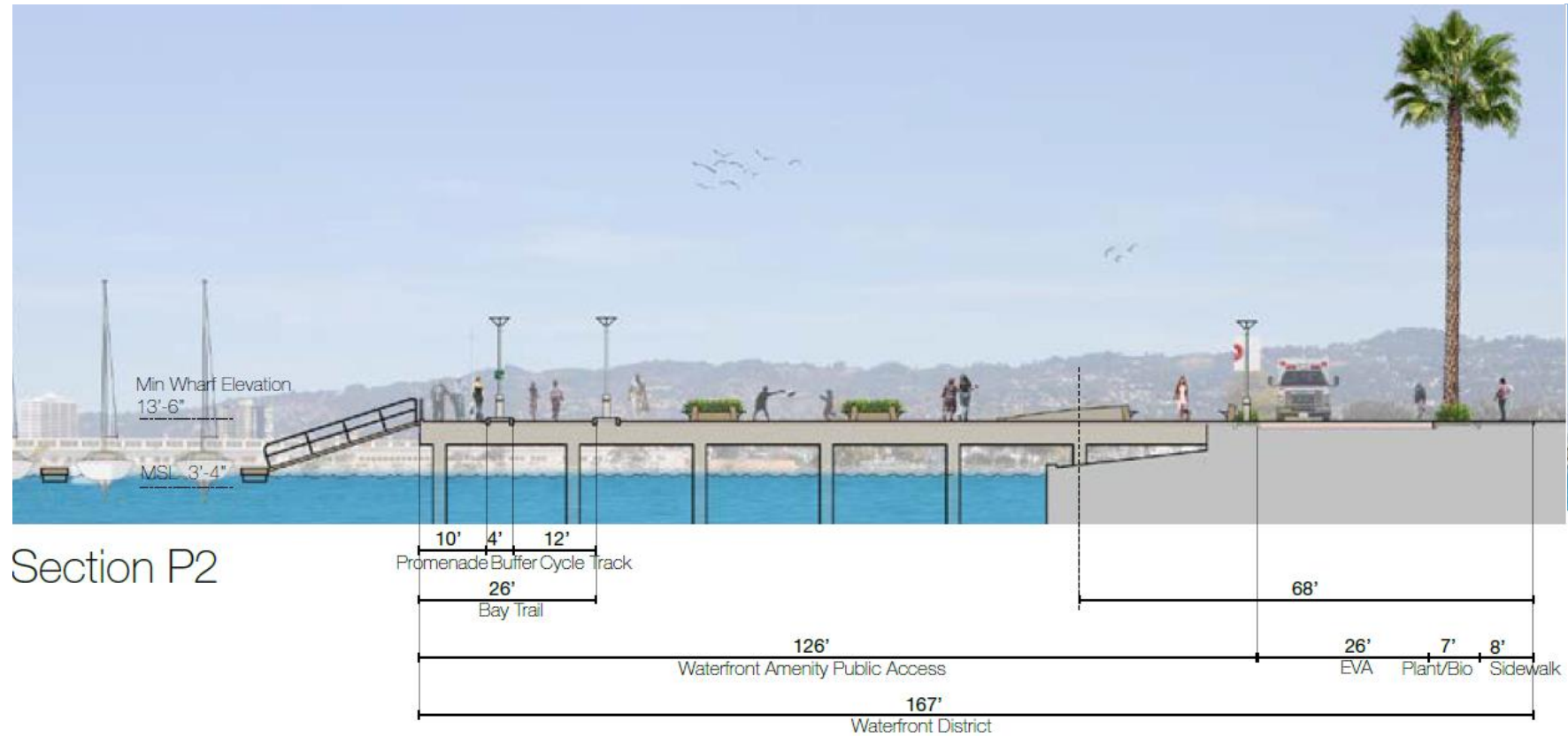


Waterfront Steps

SECTIONS: SOUTH WHARF



Section P1

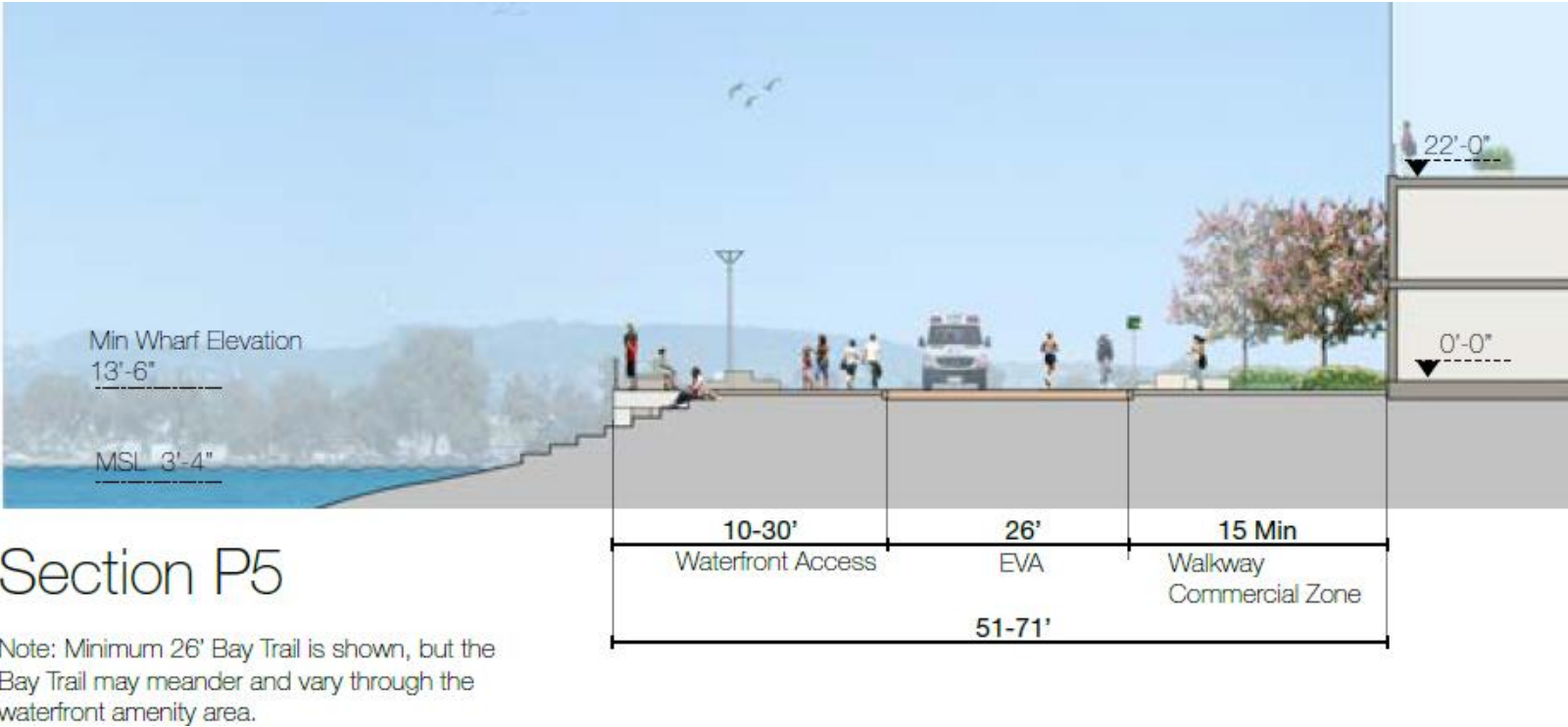
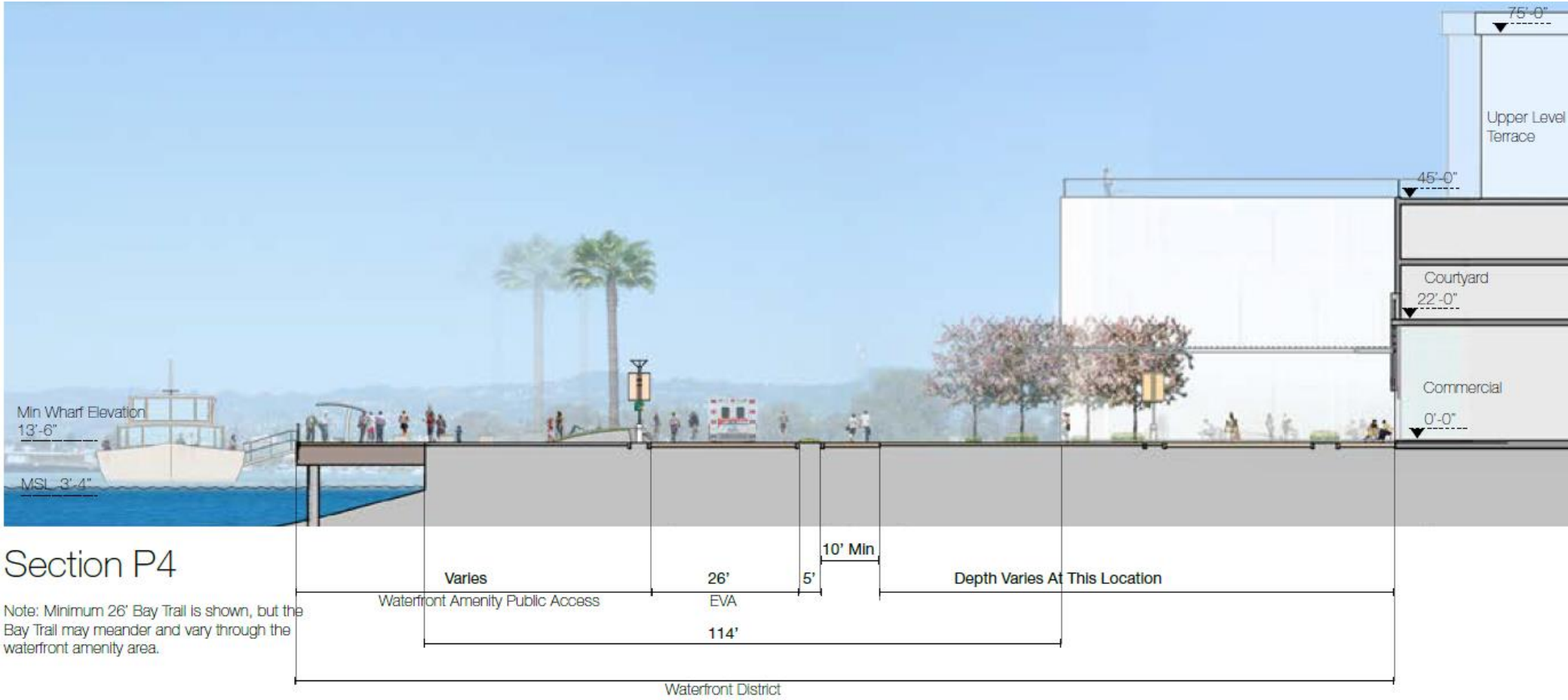


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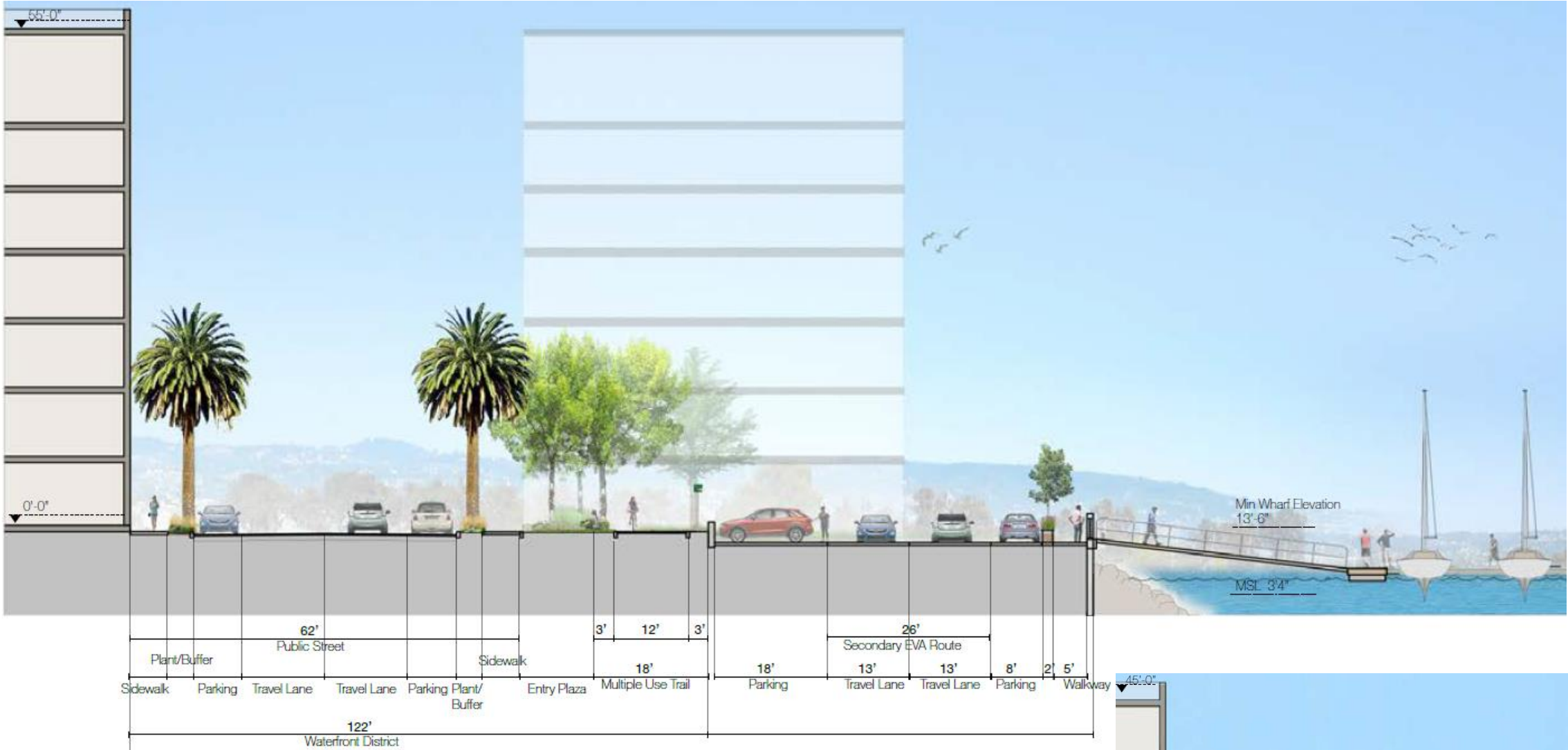


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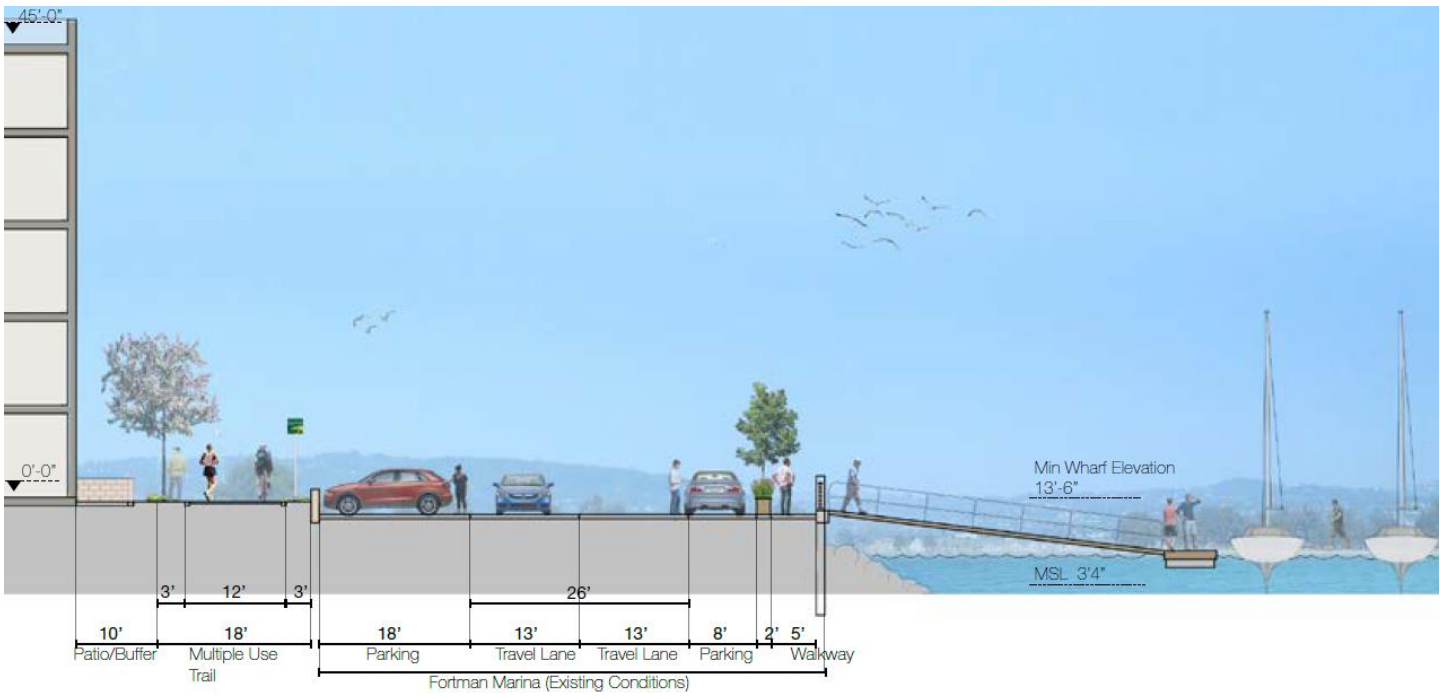
SECTIONS: NORTH WHARF



SECTIONS: CENTER AND EAST



Section B1



Section F1

LANDSCAPE

POTENTIAL PLANT PALETTE: WATERFRONT

NODES, ACCENTS, AND SEMI-PRIVATE GARDEN ZONES:

A number of special "spots" will occur at key locations throughout the community and will provide focal points. Plantings at these focal points, as well as in Gardens located in the residential areas will include colorful native ornamental materials as well as some non-native species as focal points.

Initial criteria for the selection of these materials includes:

- Colorful/flowering shrubs, perennials and ground covers
- Flowering ornamental trees and perennial plants
- Grasses and/or Turf (or lawn substitute)

Appropriate species to consider include:

- *Arctostaphylos* spp., Manzanita
- *Ameria maritima*, Sea-thrift
- *Baccharis pilularis* "pilularis", Dwarf Coyote Bush
- *Calamagrostis acutiflora*, Feather Reed Grass
- *Ceanothus* spp., Ceanothus
- *Cercis occidentalis*, Western Redbud
- *Deschampsia cespitosa*, Tufted Hairgrass
- *Eriogonum latifolium*, Coastal Buchwheat
- *Iris douglasiana*, Douglas Iris
- *Juncus patens*, Common Rush
- *Lupinus albifrons*, Silver Bush Lupine
- *Muhlenbergia rigens*, Deer Grass



ARCTOSTAPHYLOS EDMUNDSII
CARMEL SUR MANZANITA



ARMERIA MARITIMA
SEA-THRIFT



BACCHARIS PILULARIS 'PILULARIS'
DWARF COYOTE BUSH



CALAMAGROSTIS ACUTIFLORA
FEATHER REED GRASS



CEANOTHUS GRISEUS
VAR. HORIZONTALIS
DIAMOND HEIGHTS CEANOTHUS



CEANOTHUS THYRSIFLORUS
VAR. REPENS
CREEPING BLUE BLOSSOM



DESCHAMPSIA CESPITOSA
TUFTED HAIRGRASS



ERIOGONUM LATIFOLIUM
COASTAL BUCKWHEAT



FESTUCA RUBRA
RED FESCUE



FRAGARIA CHILOENSIS
BEACH STRAWBERRY



IRIS DOUGLASIANA
DOUGLAS IRIS



JUNCUS PATENS
COMMON RUSH



LUPINUS ALBIFRONS
SILVER BUSH LUPINE



MUHLENBERGIA RIGENS
DEER GRASS



ARCTOSTAPHYLOS DENSIFLORA
'HOWARD MCMINN'
MANZANITA



CERCIS OCCIDENTALIS
WESTERN REDBUD

POTENTIAL PLANT PALETTE: WATERFRONT/ENTRY BOULEVARD

The landscape of Encinal Terminals will celebrate its stunning location on the waterfront. All plant materials shall be compliant with Bay Friendly Landscape Guidelines, with the exception of isolated ornamental gardens and recreational turf areas. Plant materials will consist of mostly native and non-invasive species, tolerant of salt water and air. Views will be respected and framed by tree and plant locations. With the Development Plan and Design Review application for each subarea, a detailed landscape plan for each subarea will be included and will be materially consistent with the following plant zones.

WATERFRONT/ENTRY BOULEVARD ZONE

Plant materials will be salt and wind tolerant, arranged to not block views, and will support Bayfront habitat and species.

Anticipated trees include:

- Palm trees along the main entry drive
- Shoreline trees at the Northern Waterfront, which are tolerant of salt water and air

Appropriate tree species to consider include:

- *Arbutus unedo*, Strawberry Tree
- *Quercus Agrifolia*, Coast Live Oak
- *Washingtonia filifera*, California Fan Palm

Appropriate shrub and perennial species to consider include:

- *Agave shawii*, Shaw's Agave
- *Hebe 'Great Orme'*, Great Orme Hebe
- *Grevillea lanigera* 'Prostrate', Dwarf Woolly Grevillea
- *Phormium 'Amazing Red'*, New Zealand Flax
- *Yucca whipplei*, Our Lord's Candle



ARBUTUS MARINA
STRAWBERRY TREE



MORELLA CALIFORNICA
CALIFORNIA MYRTLE



QUERCUS AGRIFOLIA
COAST LIVE OAK



WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM



AGAVE SHAWII
SHAW'S AGAVE



HEBE 'GREAT ORME'
GREAT ORME HEBE



GREVILLEA LANIGERA
'PROSTRATE'
DWARF WOOLLY GREVILLEA



PHORMIUM 'AMAZING RED'
NEW ZEALAND FLAX



YUCCA WHIPPLEI
OUR LORD'S CANDLE



NEW WATERFRONT MIXED-USE NEIGHBORHOOD

DECEMBER 4, 2018