

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

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TO: Design Review Board Members

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SUBJECT: Bay Ship and Yacht Dry Dock and Public Access Improvements, City and County of Alameda; First Review
(For Board consideration on October 8, 2012)

Project Summary

Project Applicant: Bay Ship and Yacht

Project Representatives: Alan Cameron, Bay Ship & Yacht; Christine Boudreau, Boudreau & Associates; Matthew S. Gaber, OMG Landscape Architects & Urban Designers.

Project Site. The proposed project is located near the Bay Ship & Yacht site, at 2900 Main Street on the northwestern shoreline of the City of Alameda, west and east of the existing Alameda Point Ferry Terminal. The proposed public access site is defined along the southern boundary by a dog park and parking lot for the Alameda ferry. The northern edge is the shoreline along the Oakland Inner Harbor and features majestic views of the San Francisco skyline plus unique vistas of the Port of Oakland shipping terminals. The western edge of the site is an unimproved gravel parking area, the eastern edge terminates in the Ferry Terminal facility. The site was formerly used for industrial and maritime uses, remnants of this rich history are apparent in the abandoned pilings and paving materials (see Exhibits, pp. 1 – 2).

Proposed Project and Public Access. The proposed project involves mooring, operating and maintaining an approximately 32,770-square-foot dry dock, adjacent to an existing, approximately 32,700-square-foot dry dock (see Exhibits, pp. 2 – 5). The proposed new dry dock has a retractable telescoping cover. When closed, the dry dock would be approximately 65 feet in height from pier deck to the top of the cover; when opened, the dry dock would be approximately 33 feet in height from pier deck to the top of the dry dock. Currently, an existing, approximately 17,337-square-foot public access area that extends 270 feet along the shoreline is located just south of where the new dry dock would be located. The placement of the new dry dock would obstruct views of the Bay from this existing public access area (see Exhibits, pp. 2 and 5).

The project would involve the construction of approximately 970 linear feet of new Bay trail along the shoreline west of the Ferry Terminal and approximately 2 acres of open space to mitigate for the view impacts from the new dry dock and to provide additional public access (see Exhibits, pp. 2, 6 and 7). The public access improvements would feature a new 8-foot-wide multi-use public trail paralleling the shoreline, six overlook areas and drought tolerant, low-maintenance plantings. Similar to the existing Bay Trail immediately adjacent to Bay Ship & Yacht's facilities, interpretive elements salvaged from the shipyard would be repurposed to provide unique seating opportunities and gateways. When completed, the public access improvements would extend the Bay Trail to the west and create a strong pedestrian link from the ferry terminal to Main Street. According to the applicant, "the intention is to create a visually stimulating environment that celebrates the very dynamic past and present uses at the site and beyond." The views from the new public access area would include views of the San Francisco skyline, the Bay Bridge, and unique vistas of the Port of Oakland shipping terminals.



Making San Francisco Bay Better

Bay Plan Policies. The *San Francisco Bay Plan's* policies on Public Access state that "a proposed fill project should increase public access to the Bay to the maximum extent feasible" and that the public access improvements "...should be designed and built to encourage diverse Bay-related activities and movement to and along the shoreline..." The policies require that the *Public Access Design Guidelines* be used as a guide to siting and designing public access consistent with a proposed project. The Bay Plan policies on Appearance, Design and Scenic Views further state that "all bayfront development should be designed to enhance the pleasure of the user or viewer of the Bay" and that "maximum efforts should be made to provide, enhance, or preserve views of the Bay and shoreline, especially from public areas, from the Bay itself, and from the opposite shore."

Board Advice. The Board's advice is sought on the following three issues and questions:

1. **Does the proposed project maintain and enhance the visual quality of the Bay, shoreline and adjacent developments?** The Board should advise the Commission and the project applicant whether the proposed project and public access area provide adequate views to the Bay, particularly with the loss of the Bay views from the existing public access area. The Board should advise on whether the overlook areas are appropriately sited and contribute to the diversity of public spaces along the Bay.
2. **Are the connections to the proposed public access areas adequate to lead the public to and along the project site?** The Board should advise the Commission and the project applicant on whether the proposed project provides adequate connections from the public access area to the ferry terminal, Main Street, the Bay Trail and adjacent areas to the west and south. The Board should also advise on whether the proposed connections promote safe pedestrian and bicycle access along the Bay, whether they provide the necessary links needed at the site, and whether they provide clear and continuous transitions to the existing trails and pathways currently at the site.
3. **Are the proposed public access amenities adequate for the use of the space?** The Board should advise on whether the proposed public access amenities, such as seating, trash receptacles, overlooks and landscaping treatment, are adequate for the public access areas and the site and sufficient for the projected users.