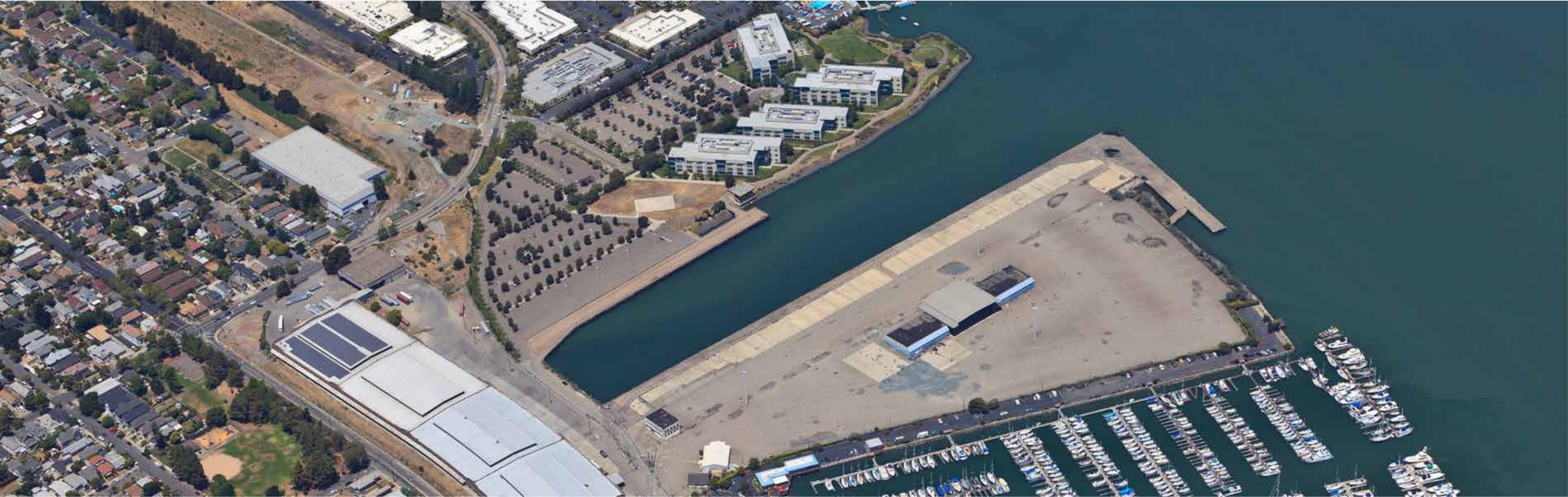
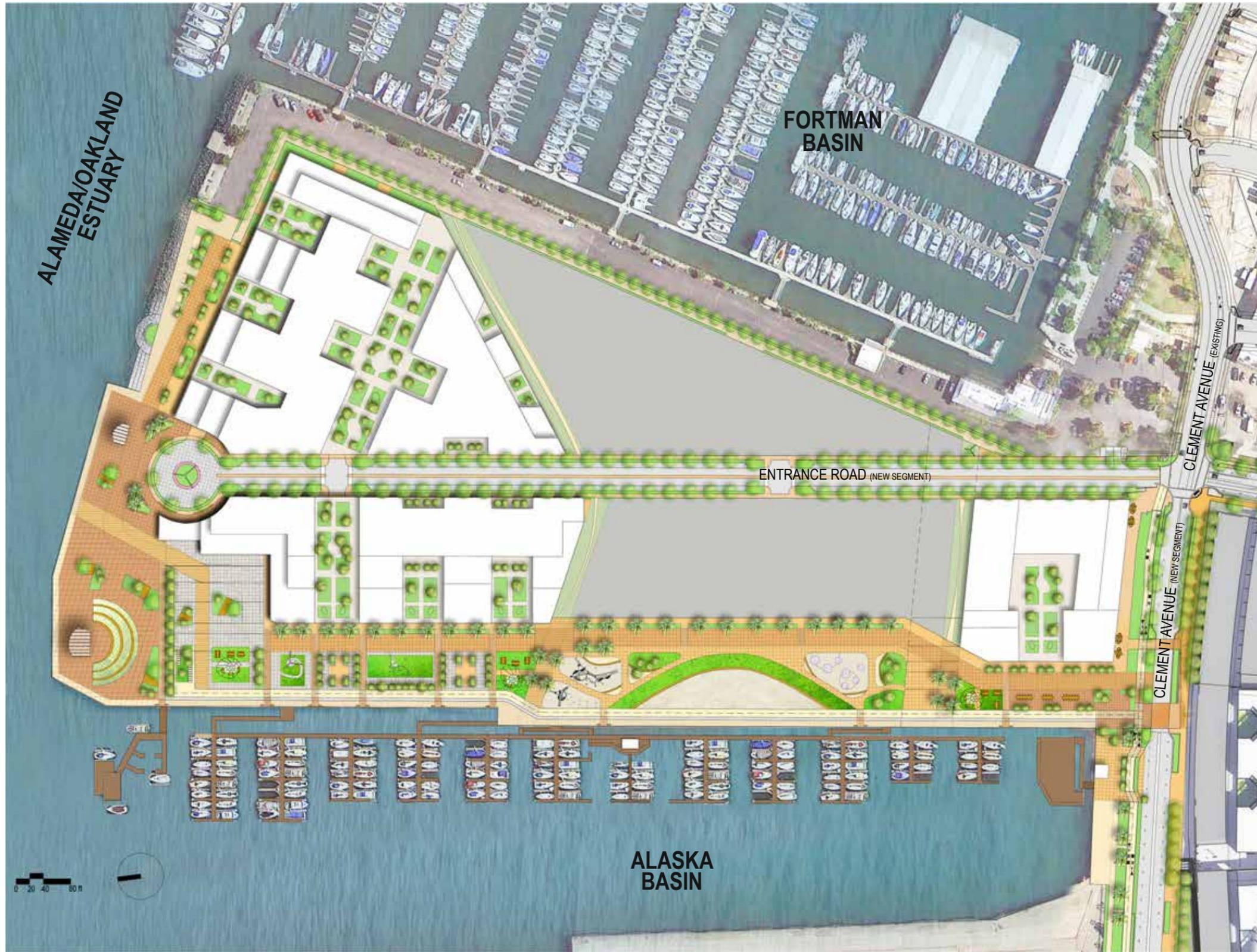


ENCINAL TERMINALS WATERFRONT OPEN SPACE

BCDC/CITY OF ALAMEDA
DESIGN REVIEW PLAN

December 17, 2018



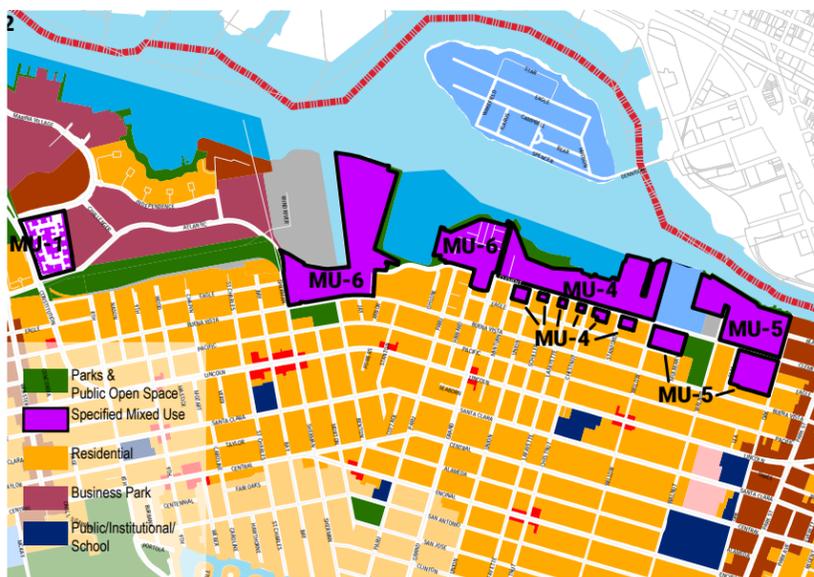


Current Proposal: December 2018





Regional Map

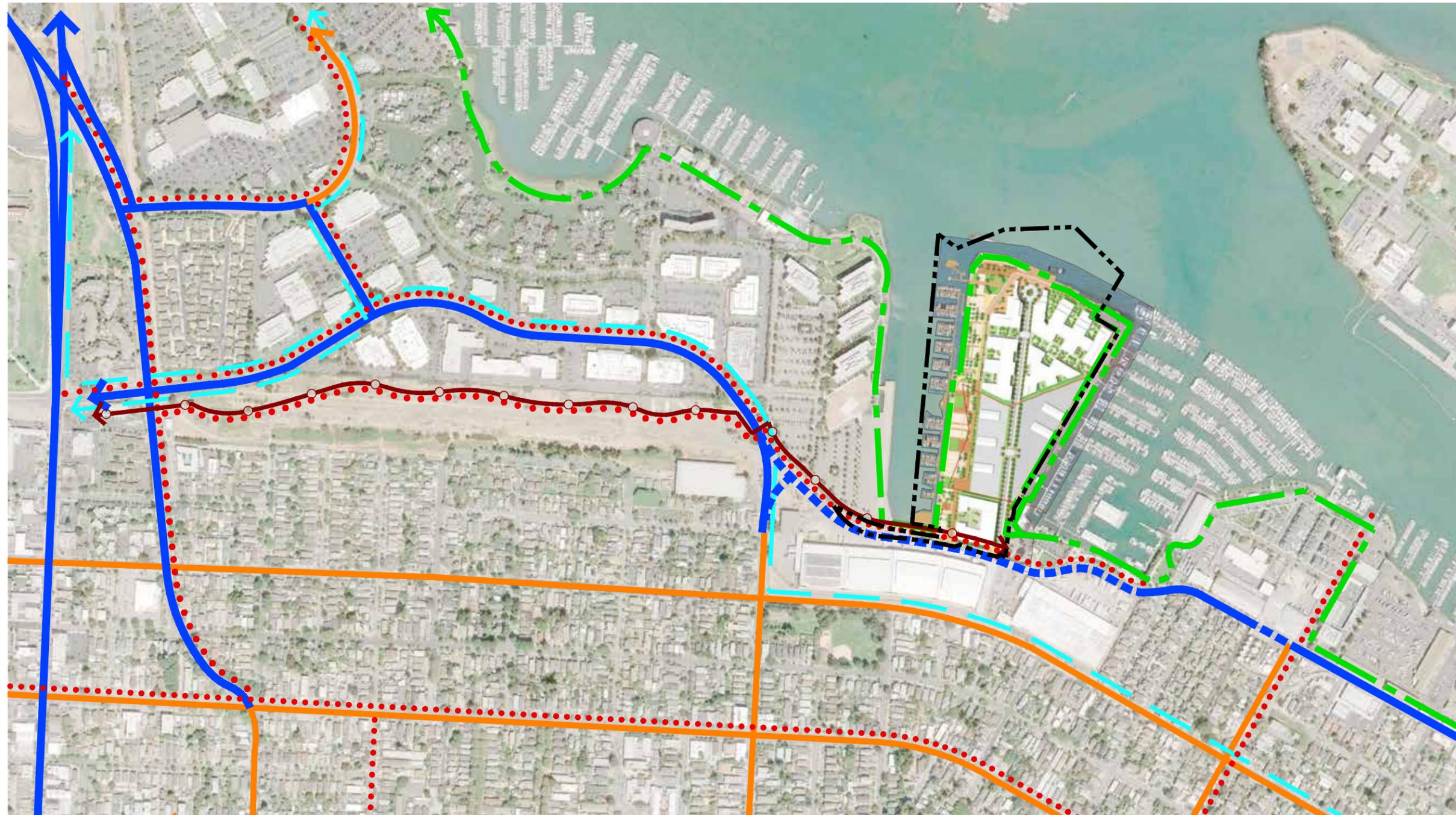


City of Alameda Zoning Map, 2016



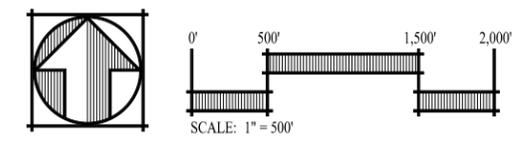
Site Context Maps





LEGEND

- ENCINAL TERMINALS BOUNDARY
- REGIONAL ARTERIAL
- - - FUTURE ARTERIAL
- ISLAND & TRANSITIONAL ARTERIAL
- BIKE FACILITY
- AC TRANSIT SERVICE
- CROSS ALAMEDA TRAIL
- - - BAY TRAIL



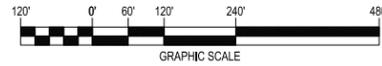
Site Context Maps





Site: Existing Conditions





DEMOLITION MEASURES

- ① DEMOLISH AND REMOVE EXISTING BUILDING
- ② DEMOLISH AND REMOVE EXISTING STORM DRAIN FACILITIES
- ③ DEMOLISH AND REMOVE EXISTING WATER FACILITIES
- ④ DEMOLISH AND REMOVE EXISTING SANITARY SEWER FACILITIES
- ⑤ DEMOLISH AND REMOVE EXISTING GAS FACILITIES
- ⑥ UNDERGROUND EXISTING OVERHEAD POWER FACILITIES
- ⑦ REMOVE EXISTING RAILROAD RAILS
- ⑧ REMOVE EXISTING FENCING
- ⑨ REMOVE EXISTING ELECTROLIERS
- ⑩ ABANDON EXISTING STORM DRAIN OUTFALL
- ⑪ DEMOLISH EXISTING WHARF

PRESERVATION MEASURES

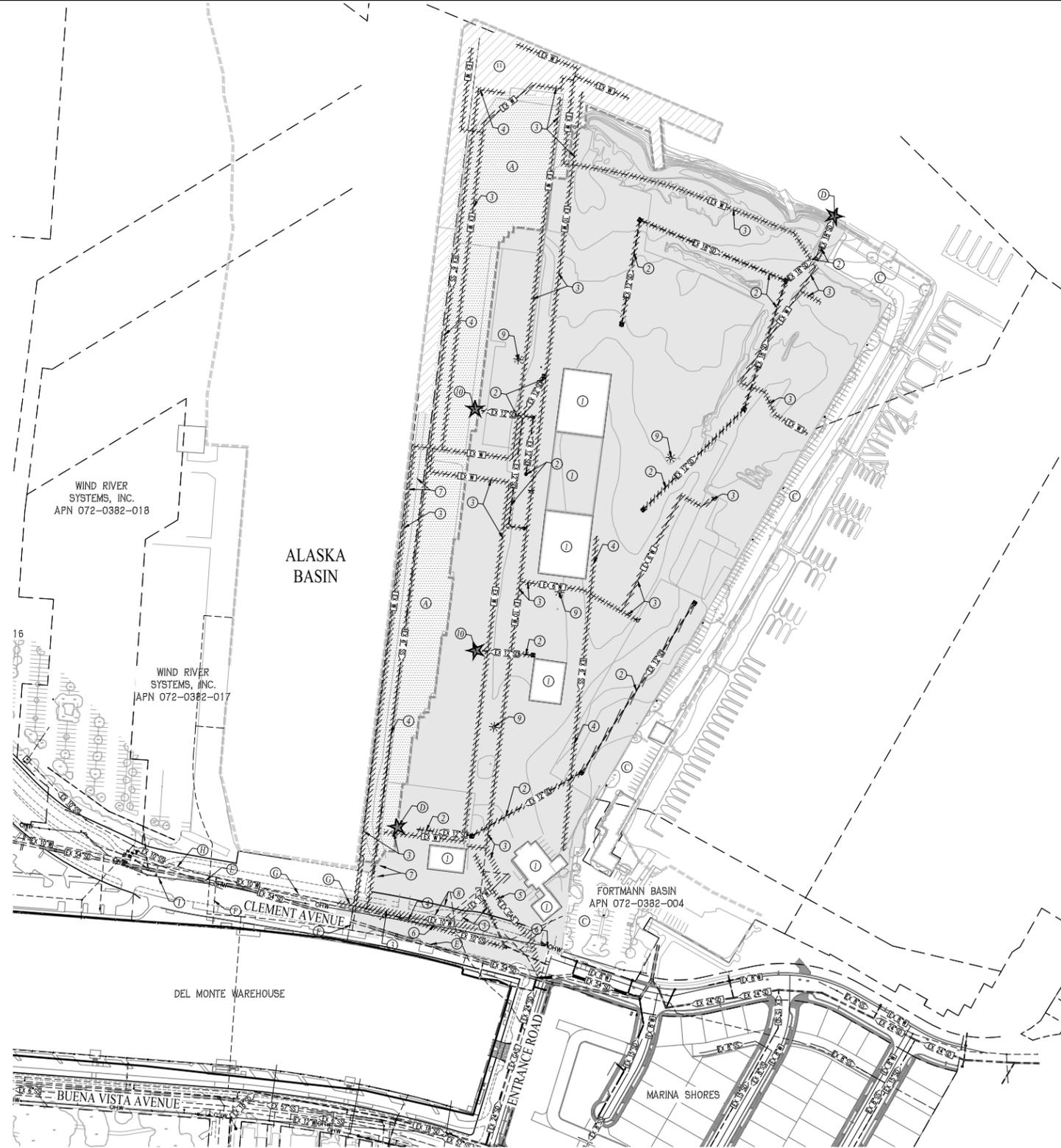
- Ⓐ EXISTING CONCRETE WHARF TO REMAIN
- Ⓒ PRESERVE EXISTING FORTMANN MARINA ACCESS ROAD & PARKING LOT
- Ⓓ RETROFIT EXISTING STORM DRAIN OUTFALL
- Ⓔ PRESERVE EXISTING STORM DRAIN FACILITIES
- Ⓕ PRESERVE EXISTING WATER SERVICES
- Ⓖ PRESERVE EXISTING WATER FACILITIES
- Ⓗ PRESERVE EXISTING SANITARY SEWER FACILITIES
- Ⓛ PRESERVE EXISTING OVERHEAD FACILITIES

ABBREVIATIONS

AC	ACRE	MIN	MINIMUM
BW	BACK OF WALK	MSL	MEAN SEA LEVEL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PL	PROPERTY LINE
EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT
FF	FINISHED FLOOR	R	RADIUS
FG	FINISHED GRADE	R/W	RIGHT OF WAY
GB	GRADE BREAK	SF	SQUARE FEET
HP	HIGH POINT	SD	STORM DRAIN
INV	INVERT ELEVATION	SS	SANITARY SEWER
LS	LANDSCAPE	TC	TOP OF CURB
LP	LOW POINT	W	WATER
MAX	MAXIMUM	WF	WHARF

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PARCEL BOUNDARY
	EXISTING WHARF LIMIT LINE
	EXISTING UTILITIES TO BE REMOVED
	EXISTING OVERHEAD UTILITIES
	EXISTING FENCE
	EXISTING STORM DRAIN OUTFALL
	EXISTING CATCH BASIN/FIELD INLET
	EXISTING ELECTROLIER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING ASPHALT / CONCRETE TO BE REMOVED
	EXISTING CONCRETE WHARF TO REMAIN
	EXISTING TIMBER WHARF TO REMAIN

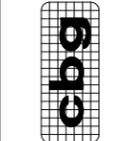


PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE: JAN 2017
DRAWN BY: MSB
PROJ ENGR: AAA
PROJ MGR: AJO



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SACRAMENTO: (916) 375-1877



PROJECT ADDRESS: CALIFORNIA

DEMOLITION PLAN

ENCINAL TERMINALS CITY OF ALAMEDA

SHEET NUMBER
5
OF 21
JOB NUMBER
1236-31

Site: Wharf Construction





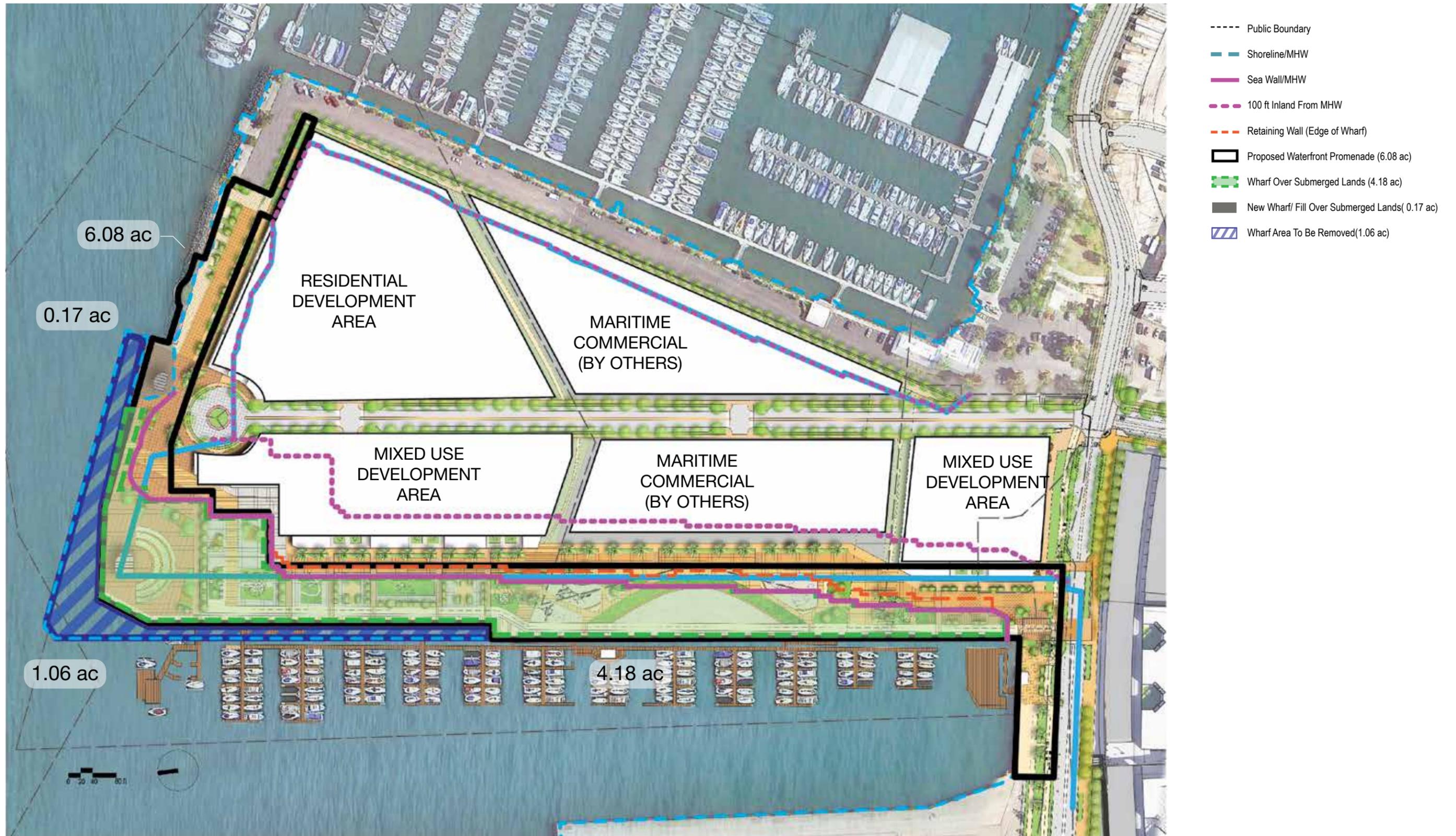
Views



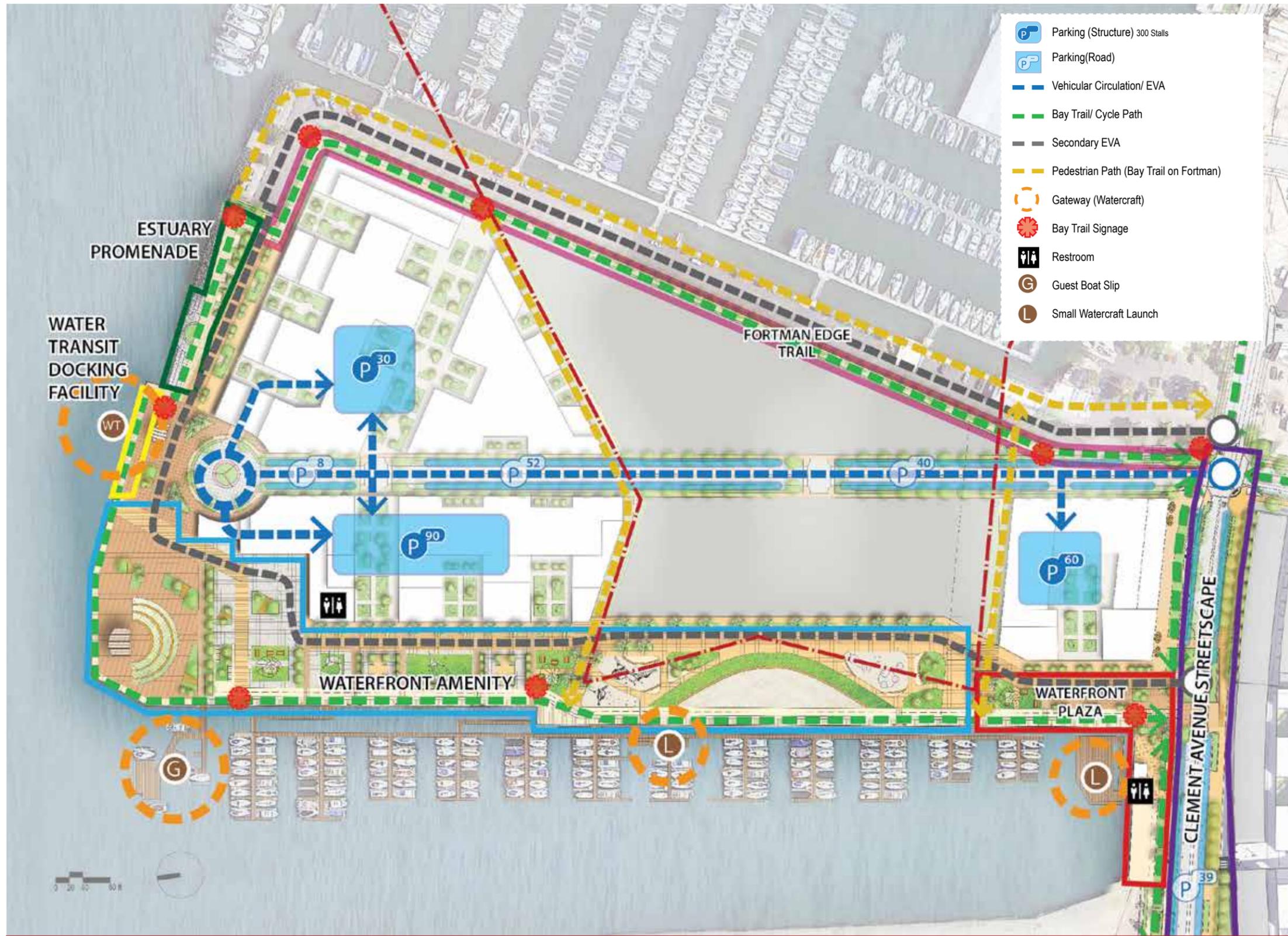


Existing Conditions





Development Plan-Wharf Conditions



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 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, with 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, which will incorporate the Bay Trail, will start at the southwest portion of the site and continue along the 1,600 lineal feet 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 at the northeast portion of the site, where the pedestrian path will continue onto the existing pedestrian Bay Trail path on the east edge of the adjoining Fortman property near the 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.

Circulation and Public Access



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

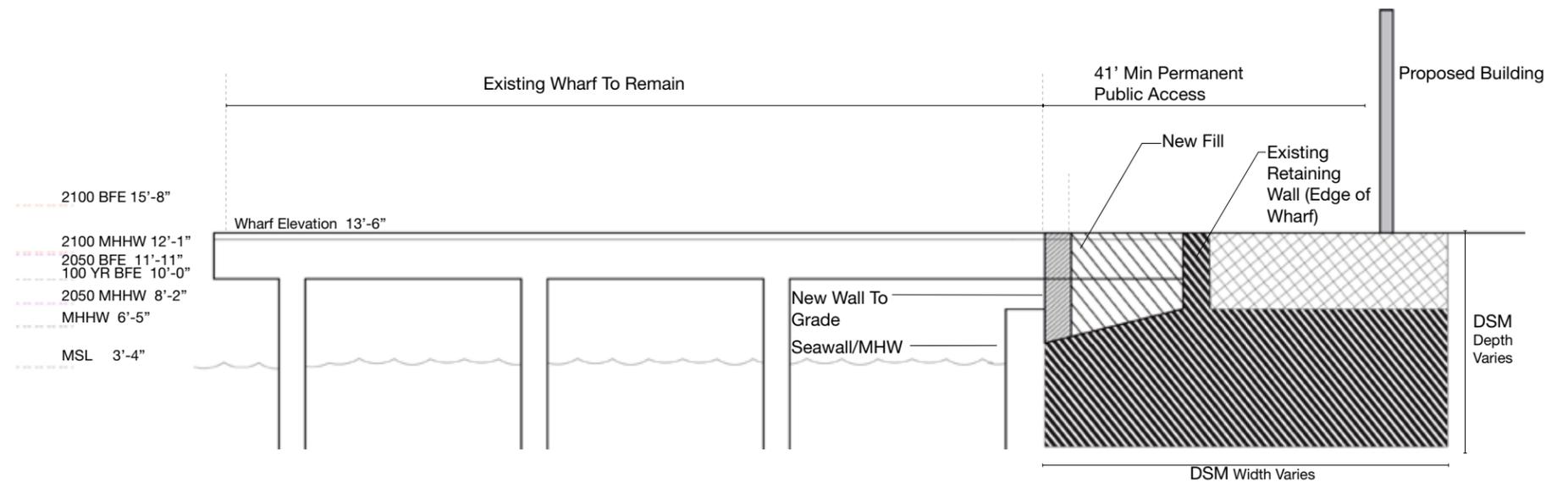
- Waterfront Plaza (outlined in red): approximately 6/10-acres
- Public Access Path, Bay Trail and Estuary Promenade area: approximately 2.4 acres

Other features of the waterfront include:

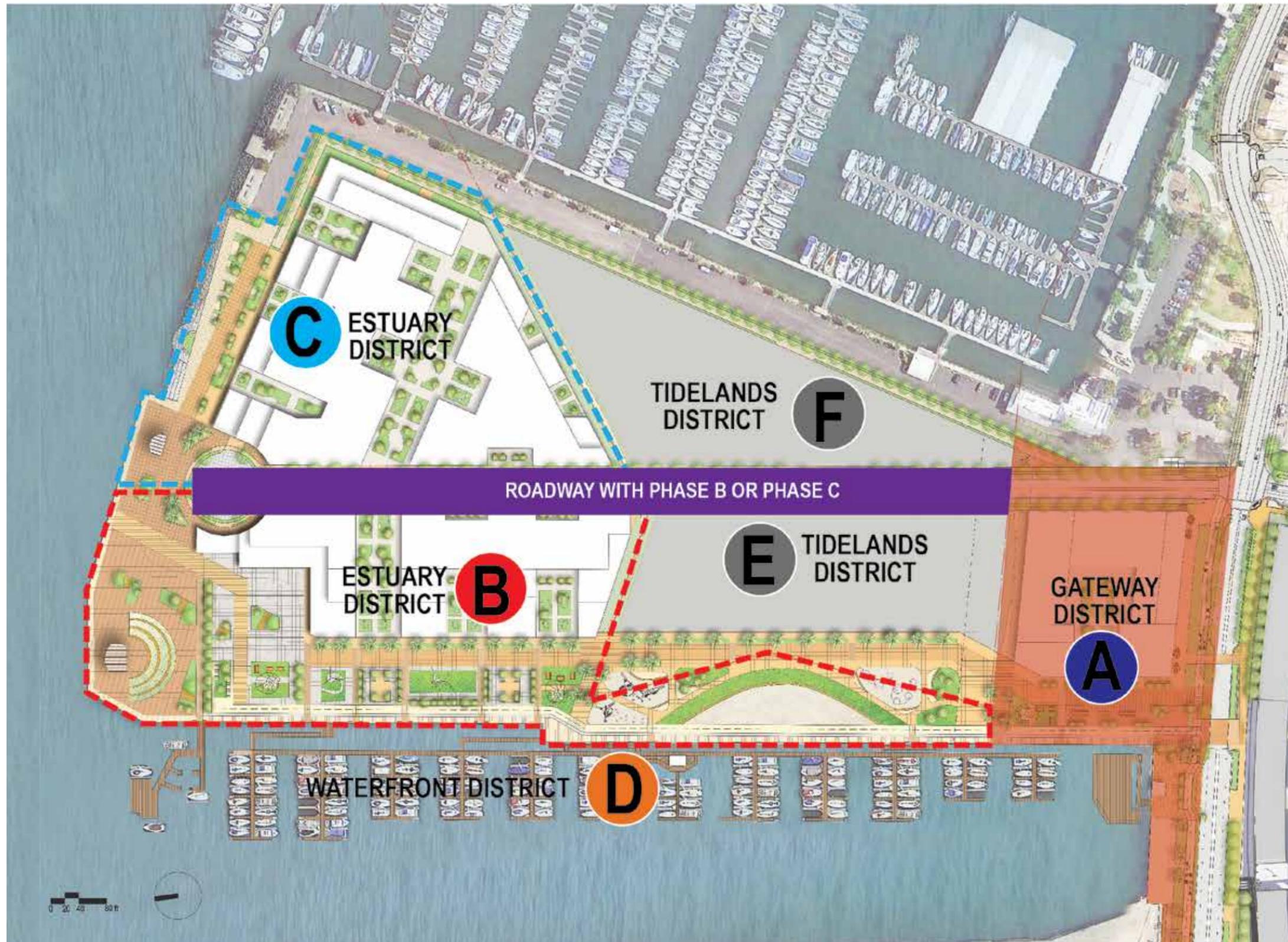
- A docking facility to encourage waterborne modes of transportation on the north central portion of the site.
- Opportunities for a public human powered/non-motorized boat launch facility for kayaks and stand up paddle boards in Alaska Basin and/or off the northern edge of the site, and pedestrian steps 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

The Master Plan assumes 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.

On 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.



Typical Public Access/ Wharf Improvements Section



PHASING PLAN

Though conceptual and based on many factors that cannot be known with certainty, construction phasing for the site is anticipated as follows:

- The first Construction Phase is expected to include the areas identified as the Gateway District and the adjacent portions of the Waterfront District.
- The next likely construction phase would be within the Estuary District, whether B and C are built concurrently or separately. The entry boulevard road improvements will be completed with the first of these buildings, and construction of Estuary District B and C will include completion of the adjacent portions of the Waterfront District and the portion fronting on the Tidelands District.
- Marina (D) construction could occur concurrent with the landward development (A or B or E), but it is likely that it will trail the completion of the adjacent public access surface improvements
- The Tidelands District (E and F), could be developed coincident with the Gateway (A) or Estuary (B/C) Districts.
- Construction of the public water shuttle dock will occur with the construction of the adjacent portion of the Waterfront District public open space.
- Construction of the public small craft launch will occur prior to occupancy of the 400th housing unit

Development Plan-Phasing Diagram





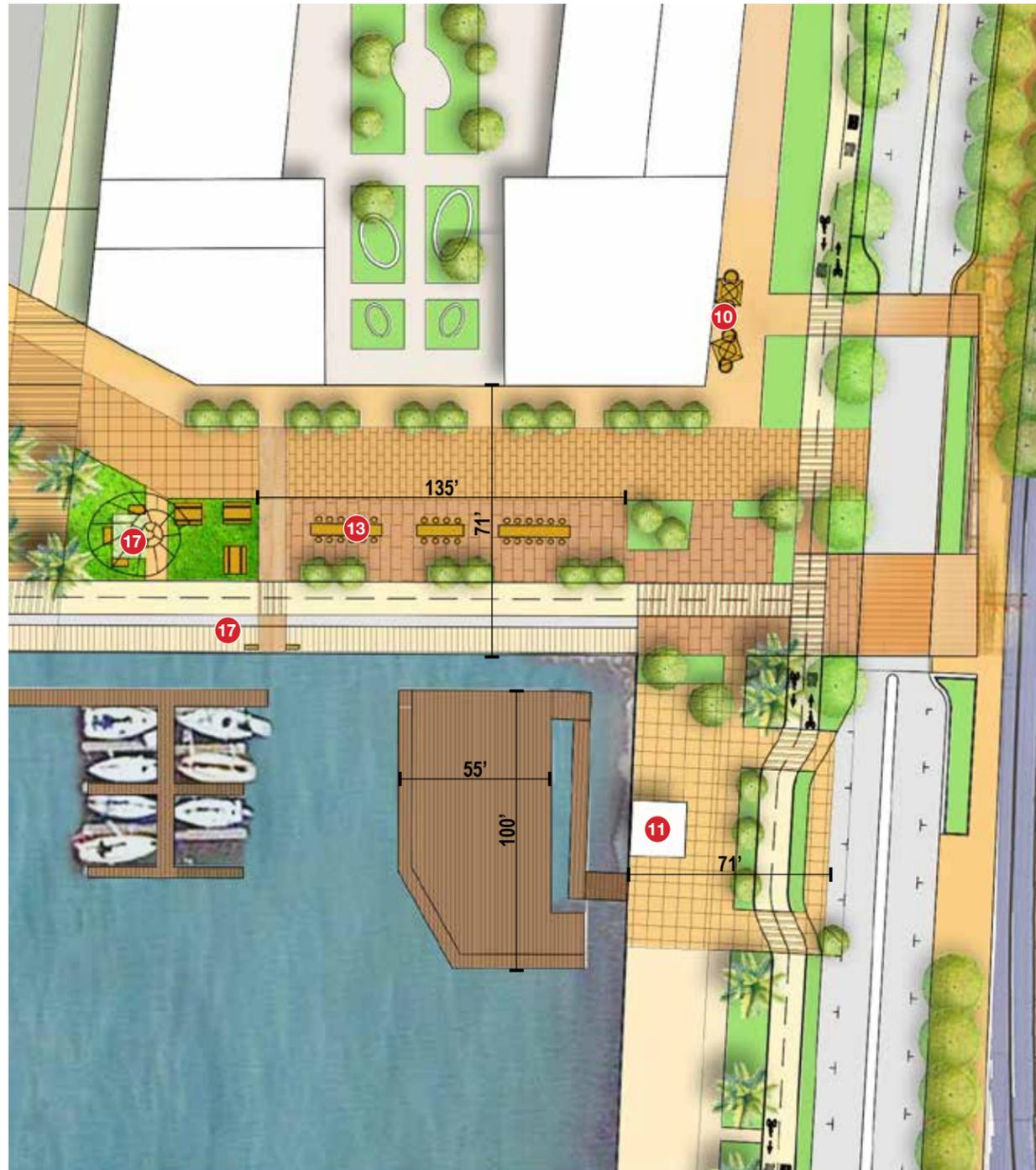
SITE ACTIVITIES

1. Bay Trail/Promenade
2. Entry Plaza
3. Bike Locker/Rack
4. Public Art
5. Shade Canopy
6. Sloped Turf/Lawn
7. Play Structure
8. Playground
9. Beach Volleyball/Frisbee
10. Outdoor Cafe
11. Kayak Rental Booth
12. Planting Area
13. Picnic Area
14. Waterfront Steps
15. Restroom
16. Small Event Space
17. Seating
18. Small Watercraft Launch
19. Harbor Master/Restroom
20. Garden Rooms
21. Pedestrian Path
22. Water Shuttle Dock
23. Overlook/Viewpoint
24. BBQ/Picnic
25. Drop Off
26. Permanent Access
27. Marina
28. Destination Plaza
29. Garage Entrance
30. Above Grade Courtyard
31. Cross Alameda Trail

←--> Circulation/Movements

Concept and Programming





10 Outdoor Cafe



13 Picnic Area



17 Waterfront Seating



17 Waterfront Seating



11 Kayak Rental Station

Detailed Plan: Waterfront South





7
Play Structure



8
Playground



19
Harbor Master



9
Urban Beach/ Sandy Waterfront



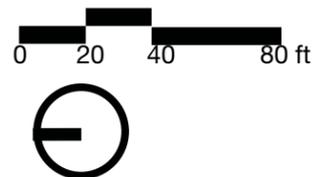
9



6
Turf with Seating

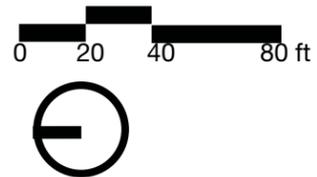


6
Sloped Turf/Lawn



Detailed Plan: Waterfront Middle





4 5
Canopy



4



13
Picnic Area



4
Public Art Plaza



24
BBQ/Picnic Area



20
Garden Room

Detailed Plan: Waterfront Middle North





5 Canopy



5



17 Irregular Seating with Planter



6 Turf Slope

Detailed Plan: Waterfront North





0 20 40 80 ft



Detailed Plan: Waterfront Northeast



Seating with Planter



Waterfront Steps



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

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
- *Armeria 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

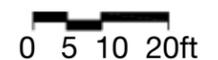
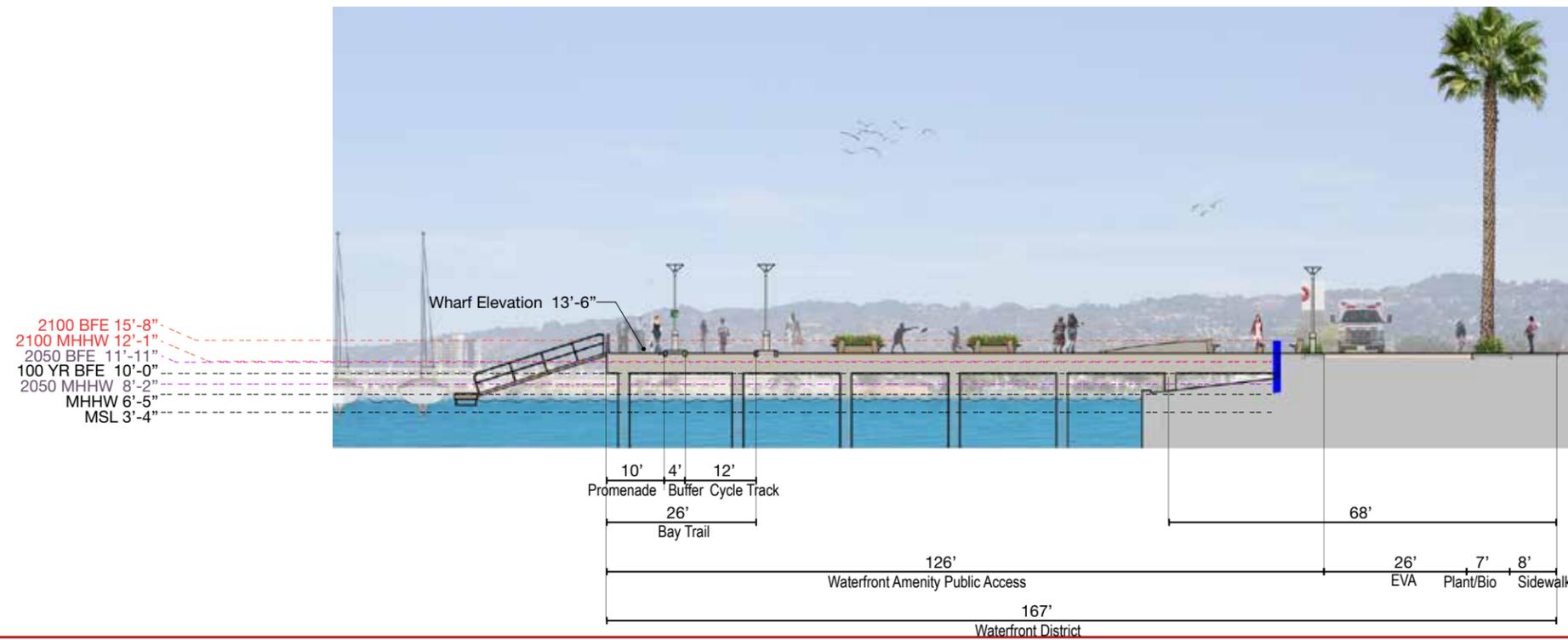
MATERIALS AND SIGNAGE



Section P1



Section P2



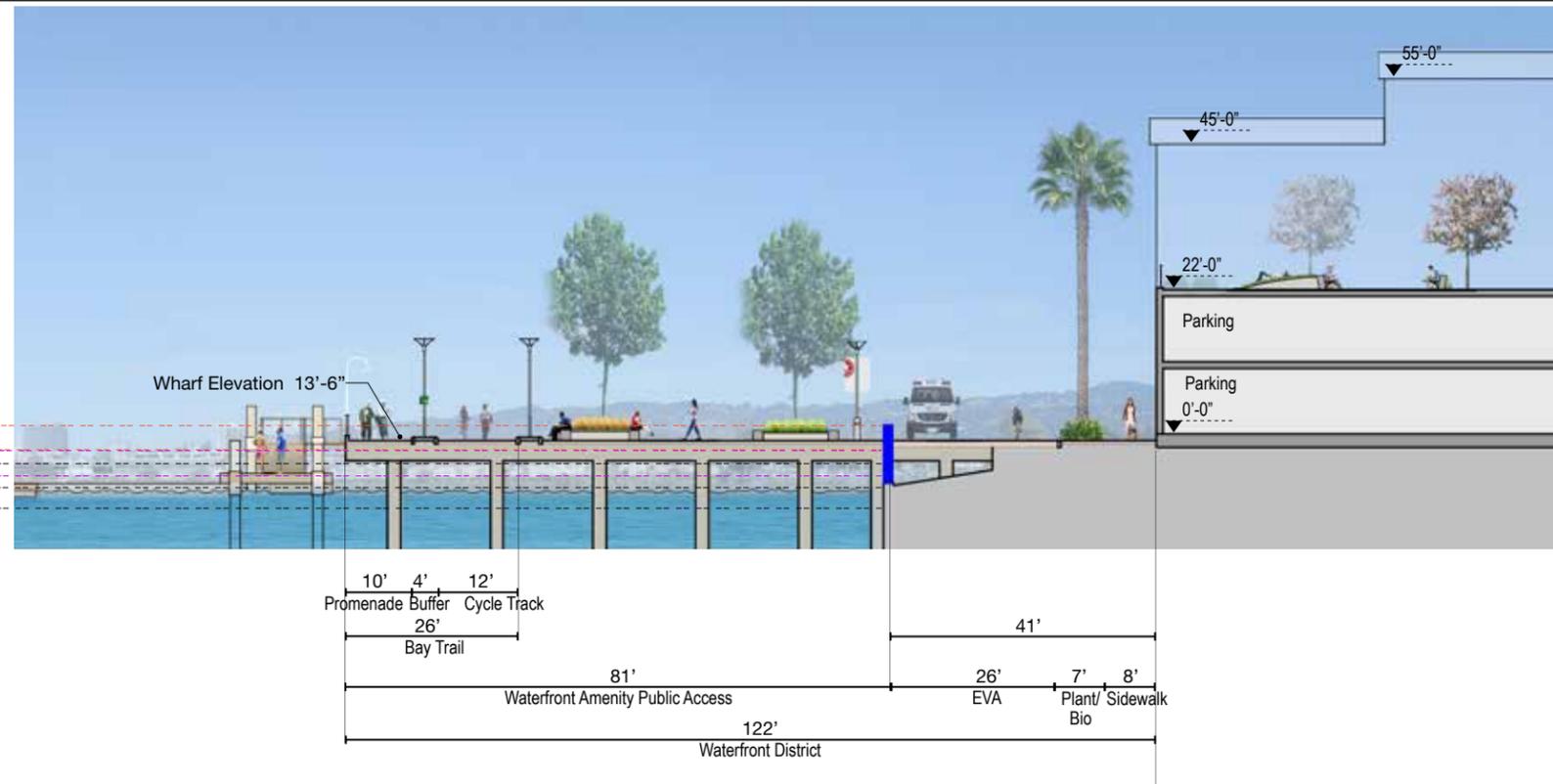
Site Sections: P1-P2



Section P3

Note: Minimum 26' Bay Trail is shown, but the Bay Trail may meander and vary through the waterfront amenity area.

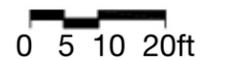
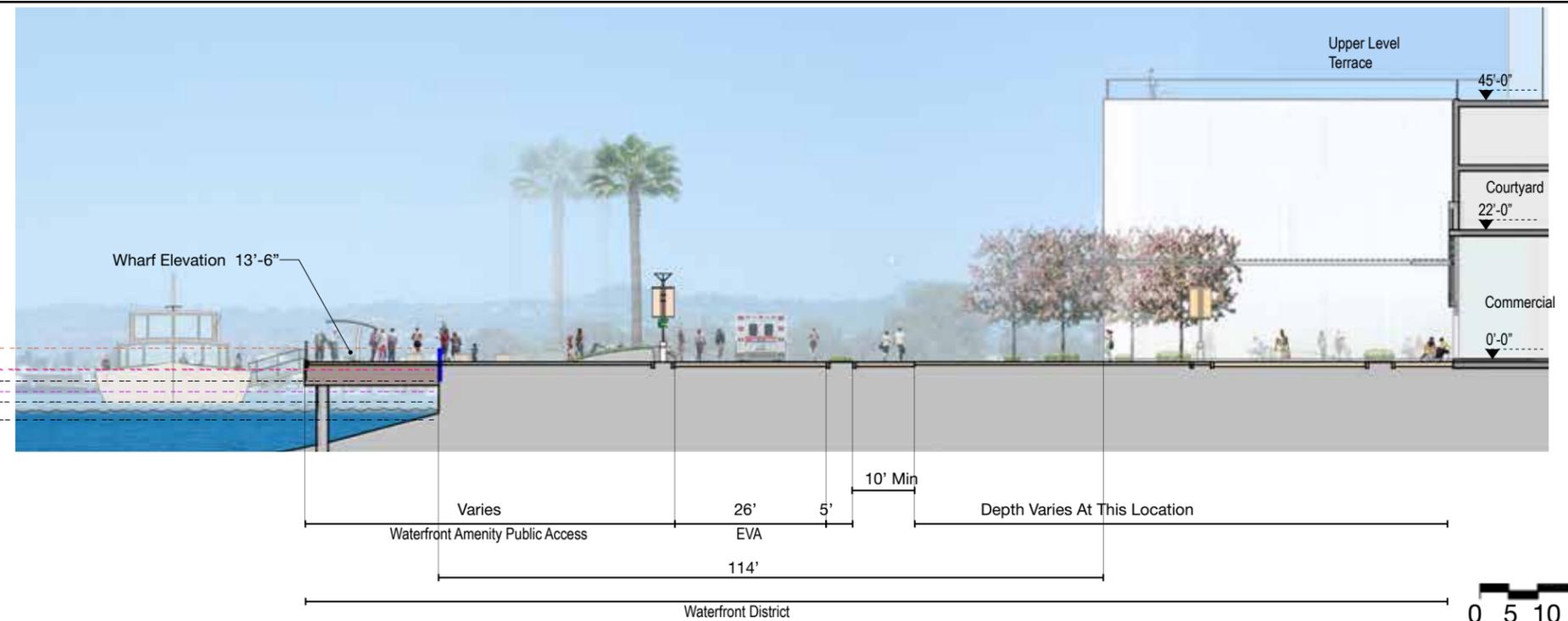
2100 BFE 15'-8"
 2100 MHHW 12'-1"
 2050 BFE 11'-11"
 100 YR BFE 10'-0"
 2050 MHHW 8'-2"
 MHHW 6'-5"
 MSL 3'-4"



Section P4

Note: Minimum 26' Bay Trail is shown, but the Bay Trail may meander and vary through the waterfront amenity area.

2100 BFE 15'-8"
 2100 MHHW 12'-1"
 2050 BFE 11'-11"
 100 YR BFE 10'-0"
 2050 MHHW 8'-2"
 MHHW 6'-5"
 MSL 3'-4"



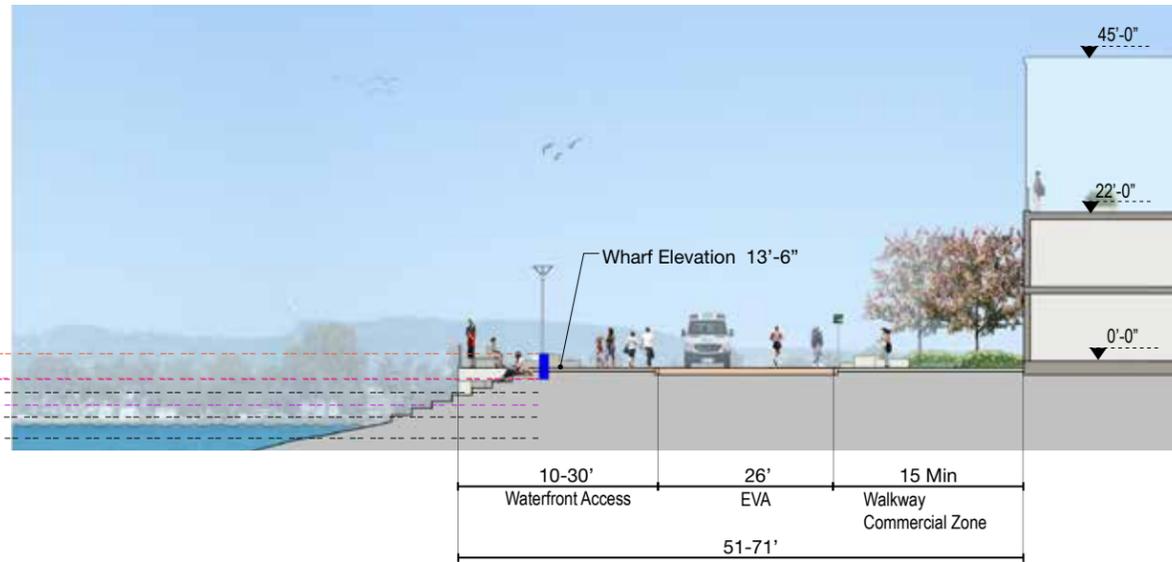
Site Sections: P3-P4



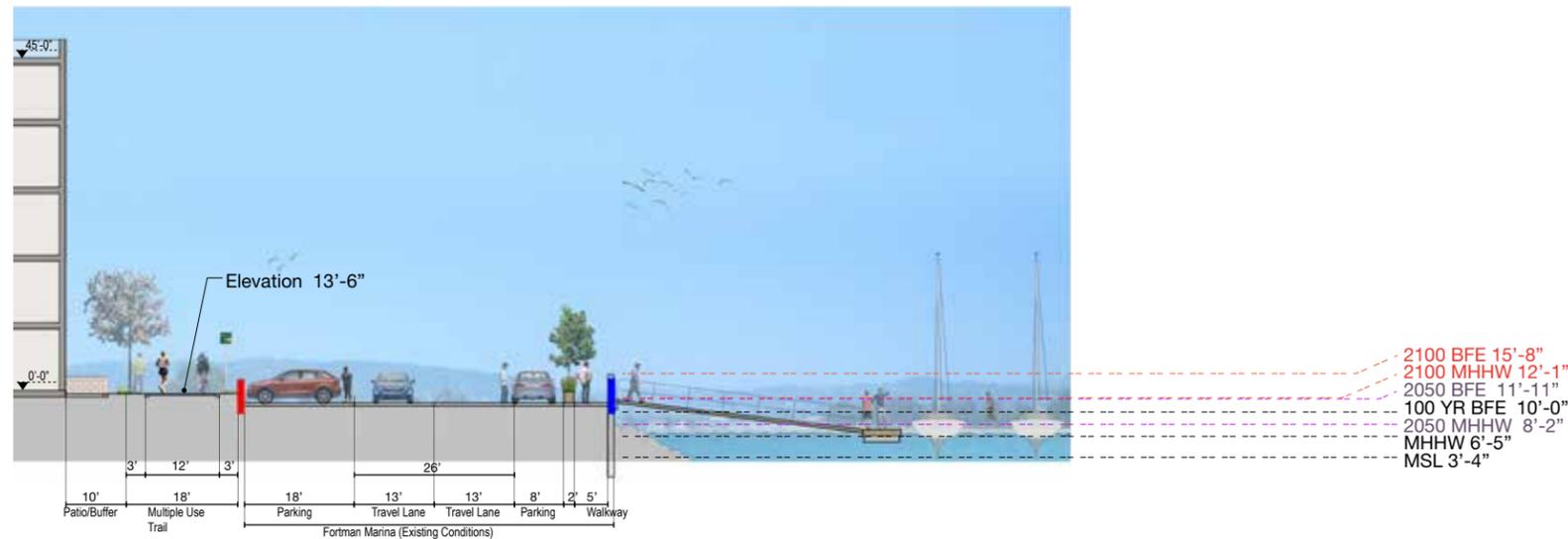
Section P5

Note: Minimum 26' Bay Trail is shown, but the Bay Trail may meander and vary through the waterfront amenity area.

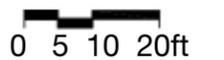
2100 BFE 15'-8"
 2100 MHHW 12'-1"
 2050 BFE 11'-11"
 100 YR BFE 10'-0"
 2050 MHHW 8'-2"
 MHHW 6'-5"
 MSL 3'-4"



Section F1



2100 BFE 15'-8"
 2100 MHHW 12'-1"
 2050 BFE 11'-11"
 100 YR BFE 10'-0"
 2050 MHHW 8'-2"
 MHHW 6'-5"
 MSL 3'-4"



Site Sections: P5 & F1





STAR HARBOR
ALAMEDA