

ENCINAL TERMINALS WATERFRONT OPEN SPACE

BCDC/CITY OF ALAMEDA
DESIGN REVIEW PLAN

June 10, 2019





Current Proposal: June 2019





December, 2018



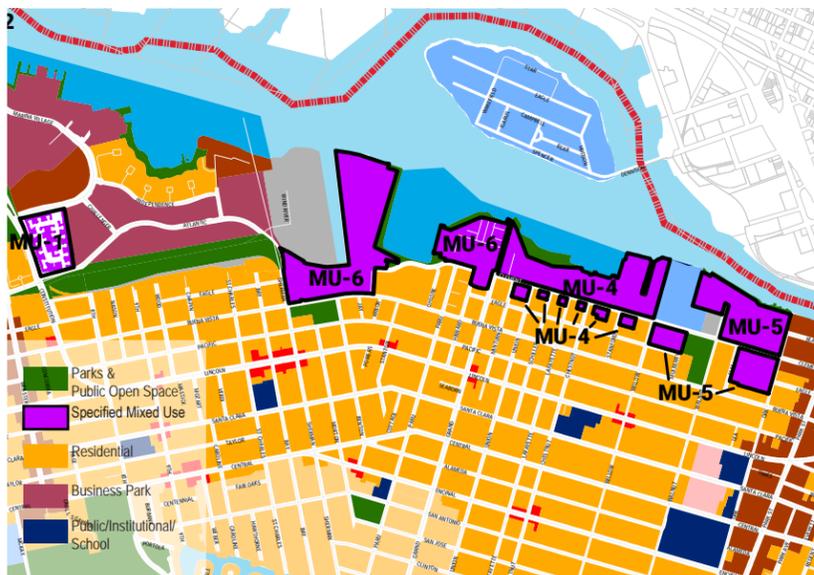
June, 2019

Proposal Comparison

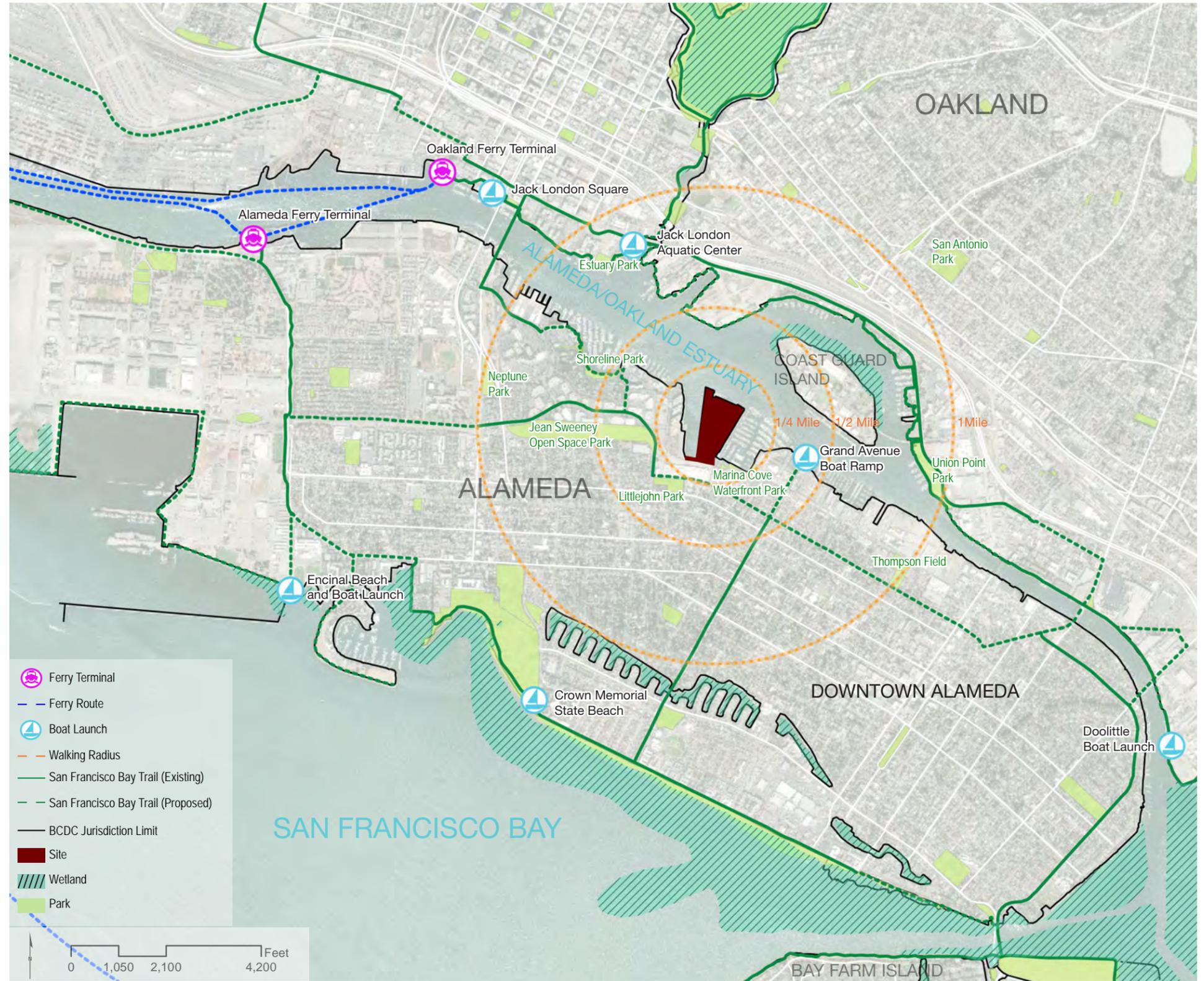




Regional Map

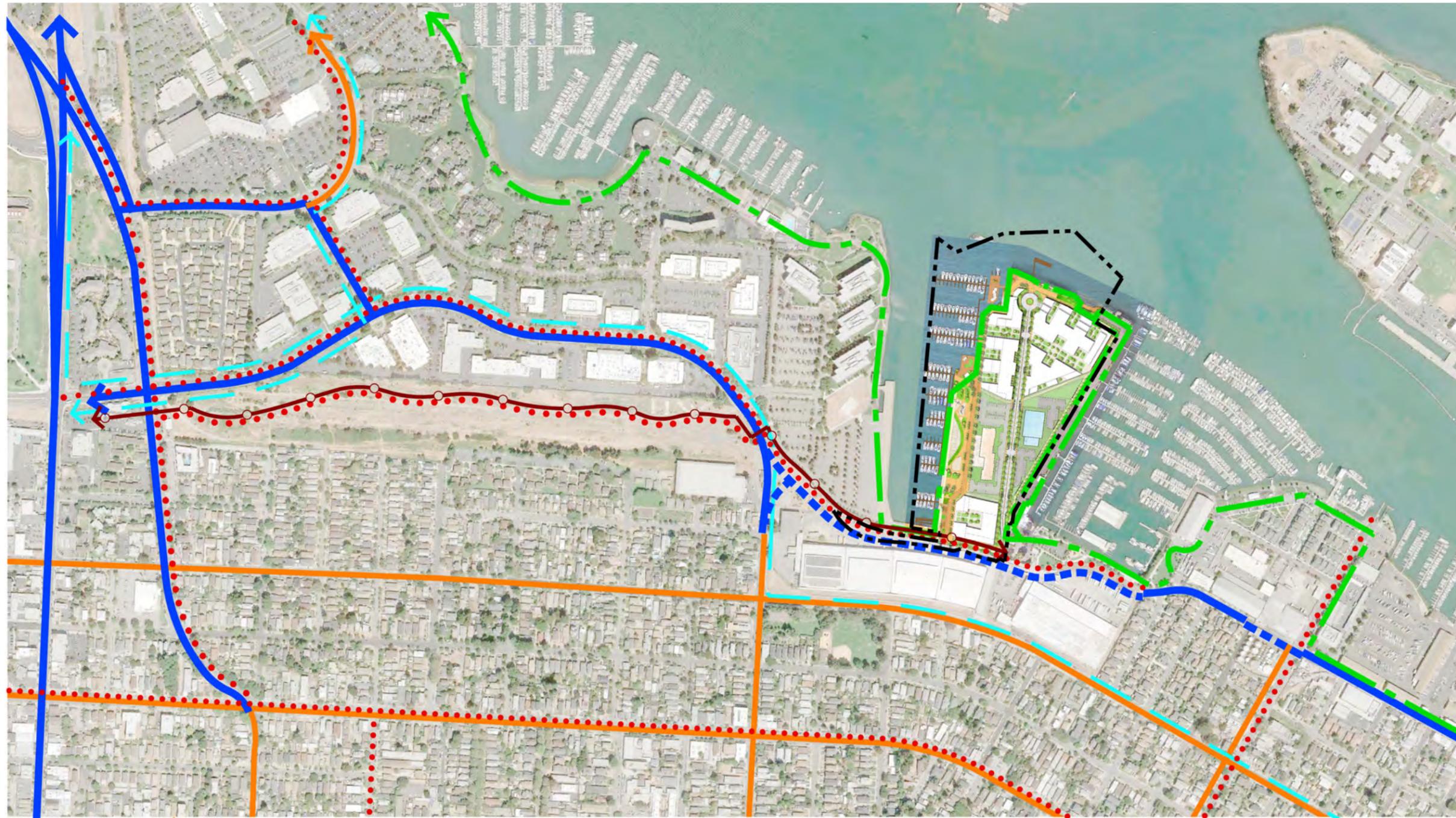


City of Alameda Zoning Map, 2016



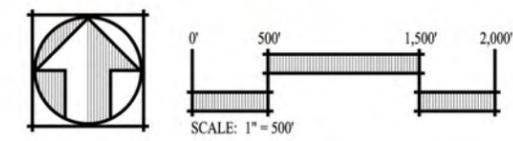
Site Context Maps





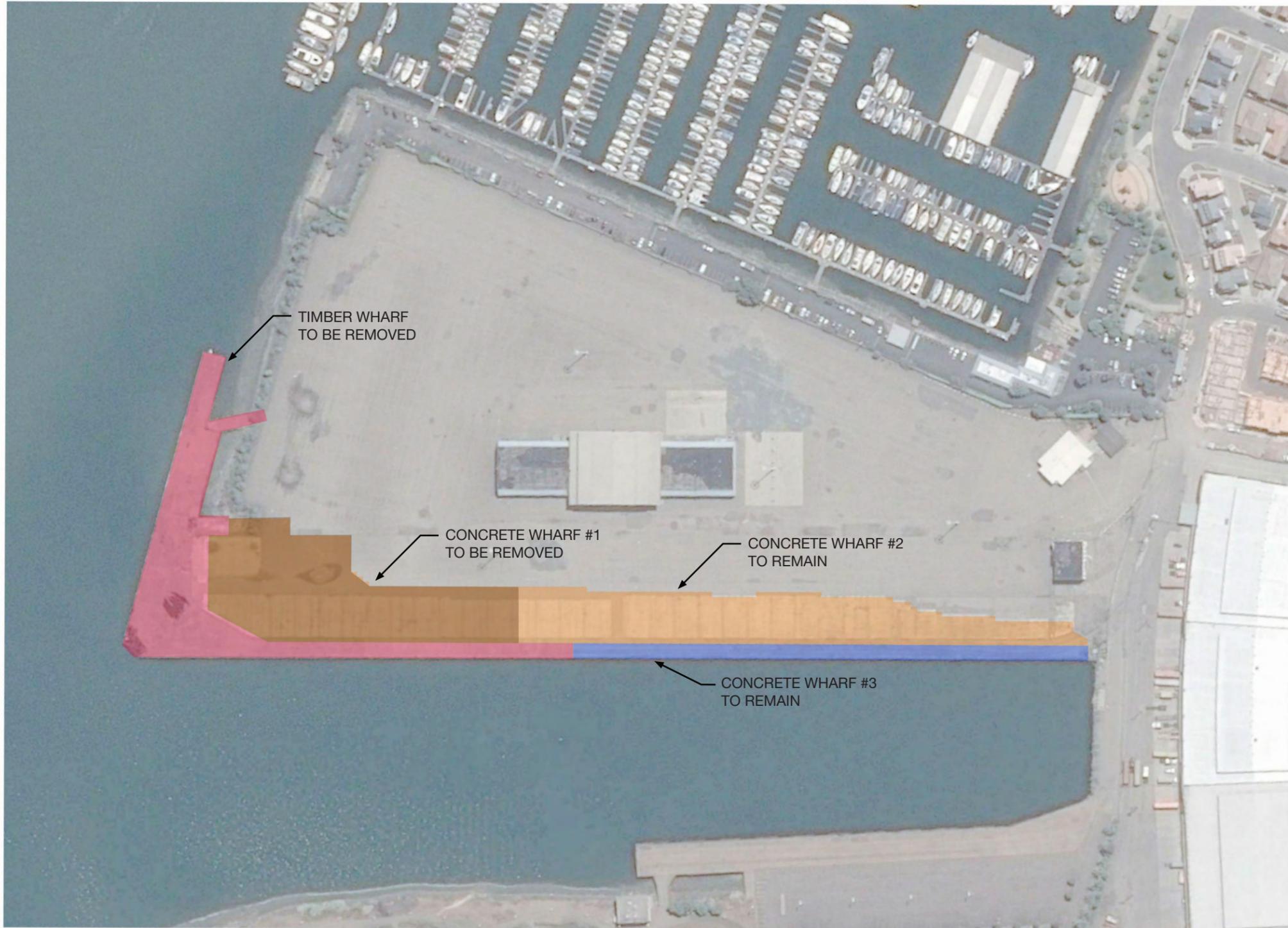
LEGEND

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



Site Context Maps





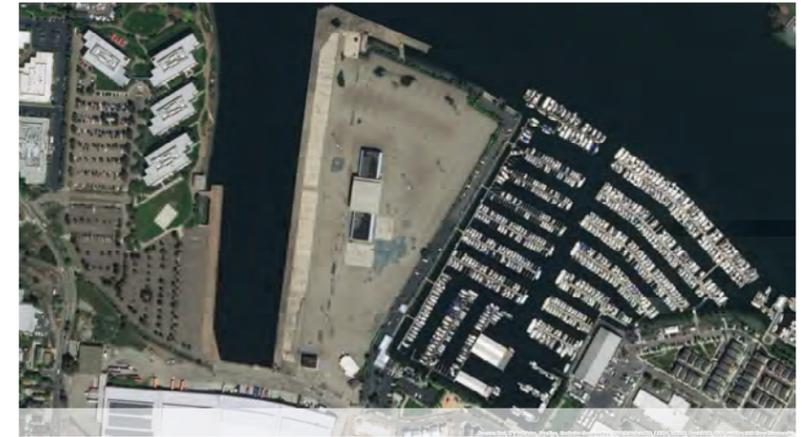
Site: Existing Conditions





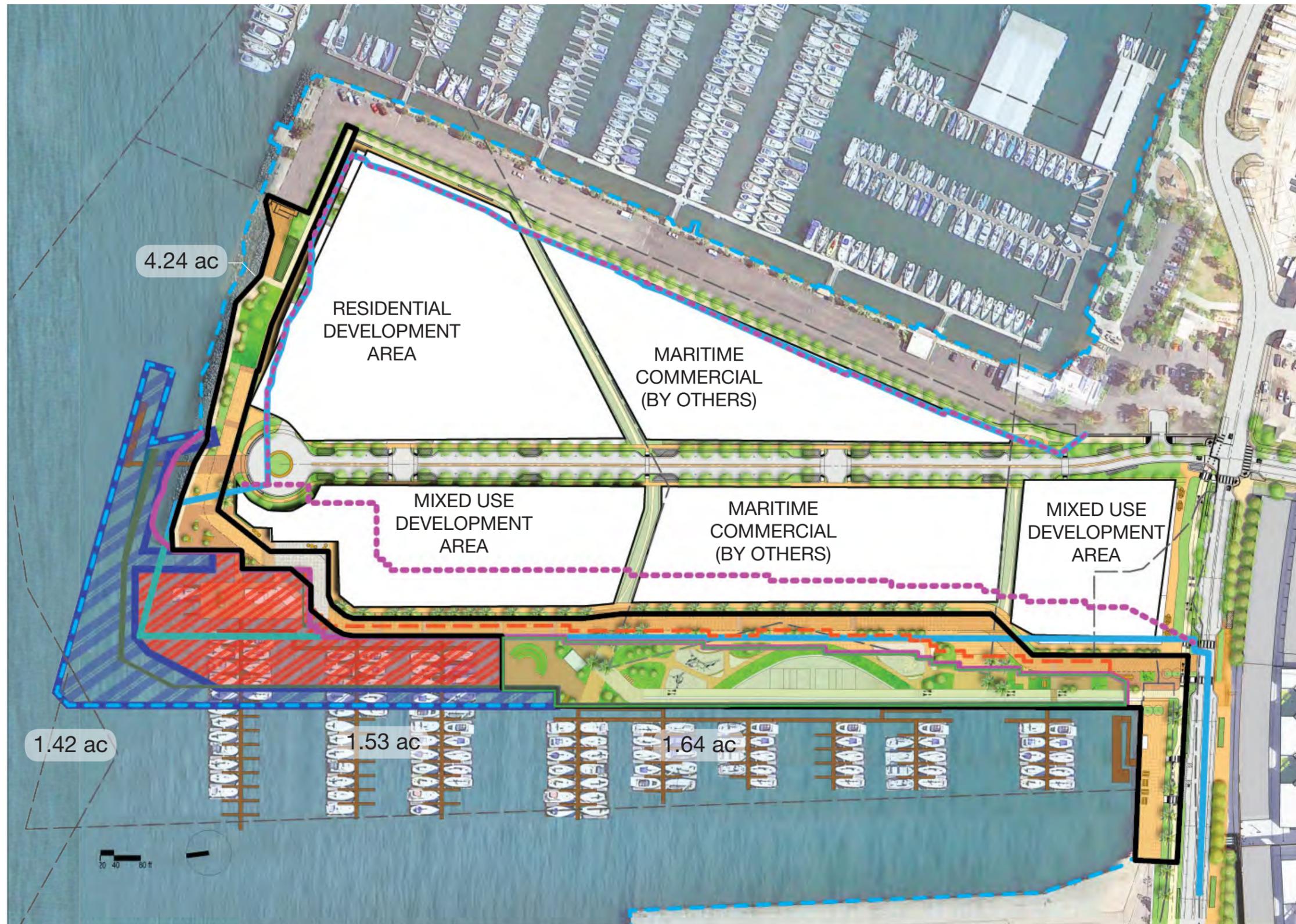
Views





Existing Conditions





- Public Boundary
- Shoreline/MHW
- Sea Wall/MHW
- - - - 100 ft Inland From MHW
- - - - Retaining Wall (Edge of Wharf)
- 100 ft Offset From Existing Wharf or Shore Edge
- ▭ Proposed Waterfront Promenade (4.24 ac)
- ▭ Wharf Over Submerged Lands (1.64 ac)
- ▨ Wharf Area To Be Removed (Timber, 1.42ac)
- ▨ Wharf Area to Be Removed (Concrete, 1.53 ac)

Development Plan-Wharf Conditions



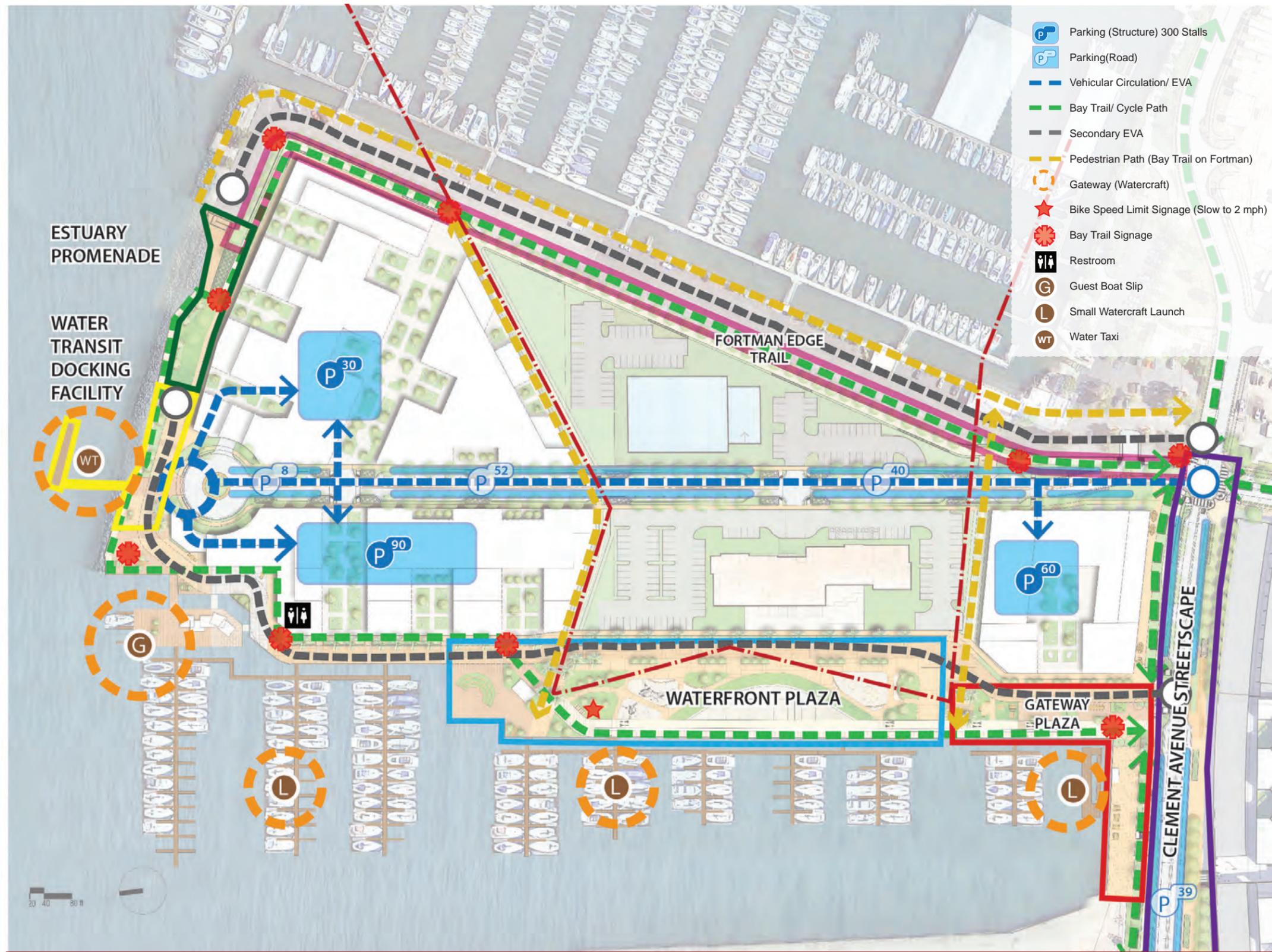
WATERFRONT OPEN SPACE AND CIRCULATION

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, and then continue along the waterfront.

The waterfront access begins at the inviting 9/10-acre Gateway Plaza located in the southwest portion of the site adjacent to Alaska Basin, which will include improvements to the bulkhead along Clement Avenue, and extensions to the Bay Trail and Cross-Alameda Trail.

The 2.2-acre Waterfront Plaza is the central hub of the open space. The spectacular space will provide ample opportunities for enjoying the vista points, and for a range of recreational activities for all ages including walking, running, bicycling, rollerblading, fishing, beach volleyball and playground areas. The Waterfront Plaza will include the necessary structural, seismic and safety improvements to allow convenient pedestrian access to the Alaska Basin and Encinal Terminals site.

The Bay Trail will circumnavigate the site, starting at the southwest portion of the site at the Gateway Plaza, then continuing along the water's edge through the Waterfront Plaza, then winding through the Waterfront Promenade, adjacent to the Gateway, Tidelands and Estuary Districts. The Waterfront Promenade 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. Here, the pedestrian path will continue onto the existing pedestrian Bay Trail path on the adjoining Fortman property near the fishing dock, while the bicycle component of the Bay Trail will split off and follow the east edge of the Estuary District and then 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

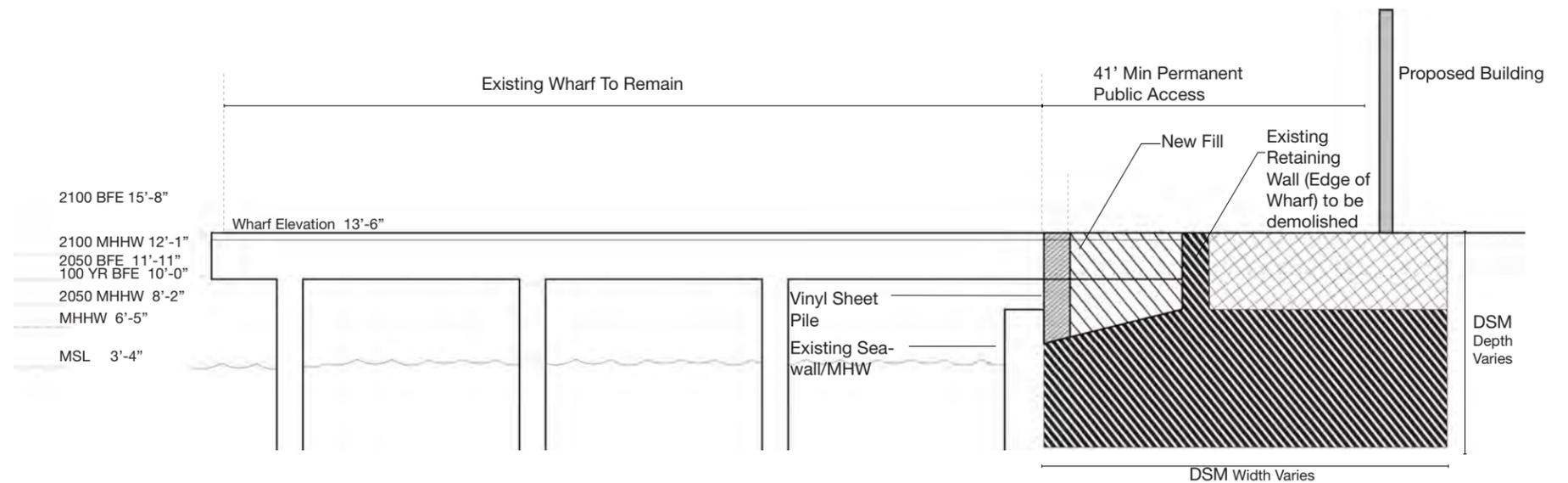
As a result, there will be more than 4 acres of public open space within the Master Plan, comprised of

- Gateway Plaza (outlined in red): approximately 9/10-acres
- Waterfront Plaza (outlined in blue), approximately 2.2 acres
- Waterfront Promenade, Public Access Path and Bay Trail area: approximately 1.1 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
- 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 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. In addition, approximately 1.5 acre of concrete wharf will ultimately be removed.



Typical Public Access/ Wharf Improvements Section



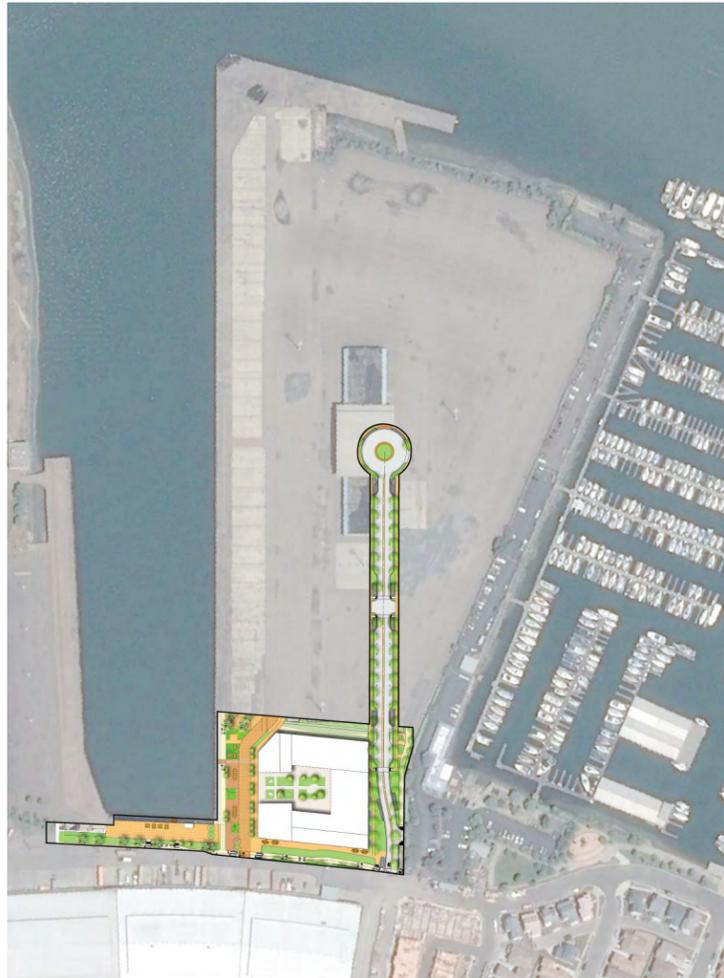
PHASING PLAN

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, as well as the completion of the roadway through the Tideland 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 that front onto the Tideland District.
- Marina (D) construction will trail the completion of the adjacent public access surface improvements but could occur concurrent with the landward development (A or B or D).
- The Tideland District (E and F), could be developed coincident with or following 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





Gateway District, Phase A

- Mixed use Residential/Commercial
- Road Extension through Tidelands
- Waterfront Plaza



Estuary District, Phase B-1

- Road extension to north end
- Development of Wharf Promenade
- Fenced wharf on the north, not accessible



Estuary District, Phase B-2

- B-2 scope is the same as B-1 with the addition of wharf removal

Project Phasing A&B





Estuary District, Phase C

- Demolition of wharf on the north
- Water Shuttle Dock
- Marina-First Phase
- Mixed Use Residential/Commercial
- Temporary Trail at east edge of Tidelands



Tidelands District, Phase D

- Maritime Commercial in the west portion of Tidelands



Tidelands District, Phase E

- Final Trail on east edge of Tidelands
- Completion of Maritime Commercial

Project Phasing C-E





SITE ACTIVITIES

1. Bay Trail/Promenade
2. Gateway Plaza
3. Bike Locker/Rack
4. Public Art
5. Sloped Turf/Lawn
6. Play Structure
7. Playground
8. Beach Volleyball
9. Outdoor Cafe
10. Kayak Rental Station
11. Planting Area
12. BBQ/Picnic
13. Restroom
14. Overlook/Viewpoint
15. Seating
16. Small Watercraft Launch
17. Harbormaster/Kiosk
18. Pedestrian Path
19. Floating Dock
20. Water Shuttle Dock
21. Drop Off
22. Public Access
23. Marina
24. Destination Plaza
25. Garage Entrance
26. Above Grade Courtyard(Private)
27. Cross Alameda Trail

←--→ Circulation/Movements

Concept and Programming





9 Outdoor Cafe



12 BBQ/ Picnic Area



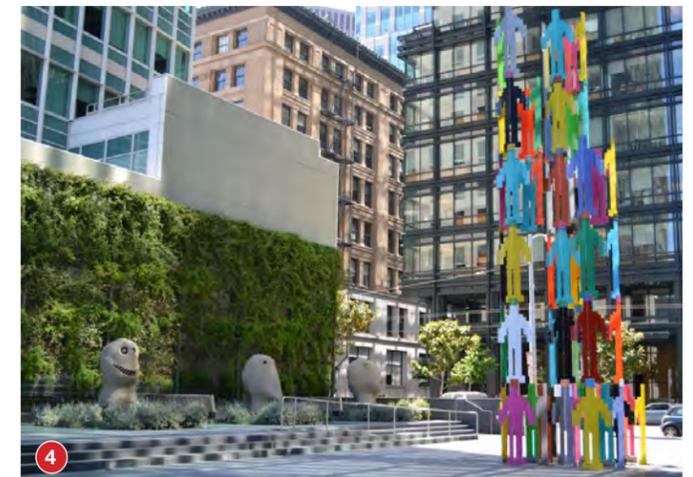
15 Waterfront Seating



12



10 Kayak Rental Station



4 Public Art



Detailed Plan: Gateway Plaza





6 Turf with Seating



7 Play Structure



8 Playground



12 Planting Area



6 Sloped Turf/Lawn



9 Urban Beach/ Sandy Waterfront



Detailed Plan: Waterfront Plaza





Bike Locker/Rack



Turf Slope



Irregular Seating with Planter



HarborMaster



Linear Seating with Planter

Detailed Plan: Waterfront Promenade South





9 Exterior Cafe



5 Turf Slope



19 Guest floating dock



15 Irregular Seating with Planter



15 Seating on floating dock



15 Linear Seating with Planter

0 20 40 80 ft



Detailed Plan: Waterfront Promenade North

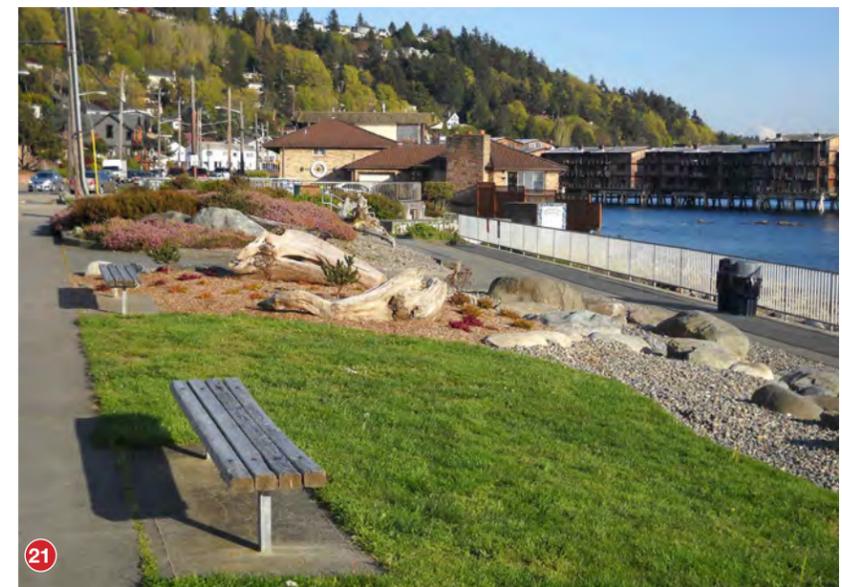




0 20 40 80 ft



Seating with Planter



Viewpoint

Detailed Plan: Waterfront Promenade Northeast



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. A broader combination of native and adaptive plants will be included in the final design. The plants will be considered for the challenging site conditions and soils. Once the site specific soils have been tested a site specific amendment plan will be developed and the planting plans will be adjusted accordingly.

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

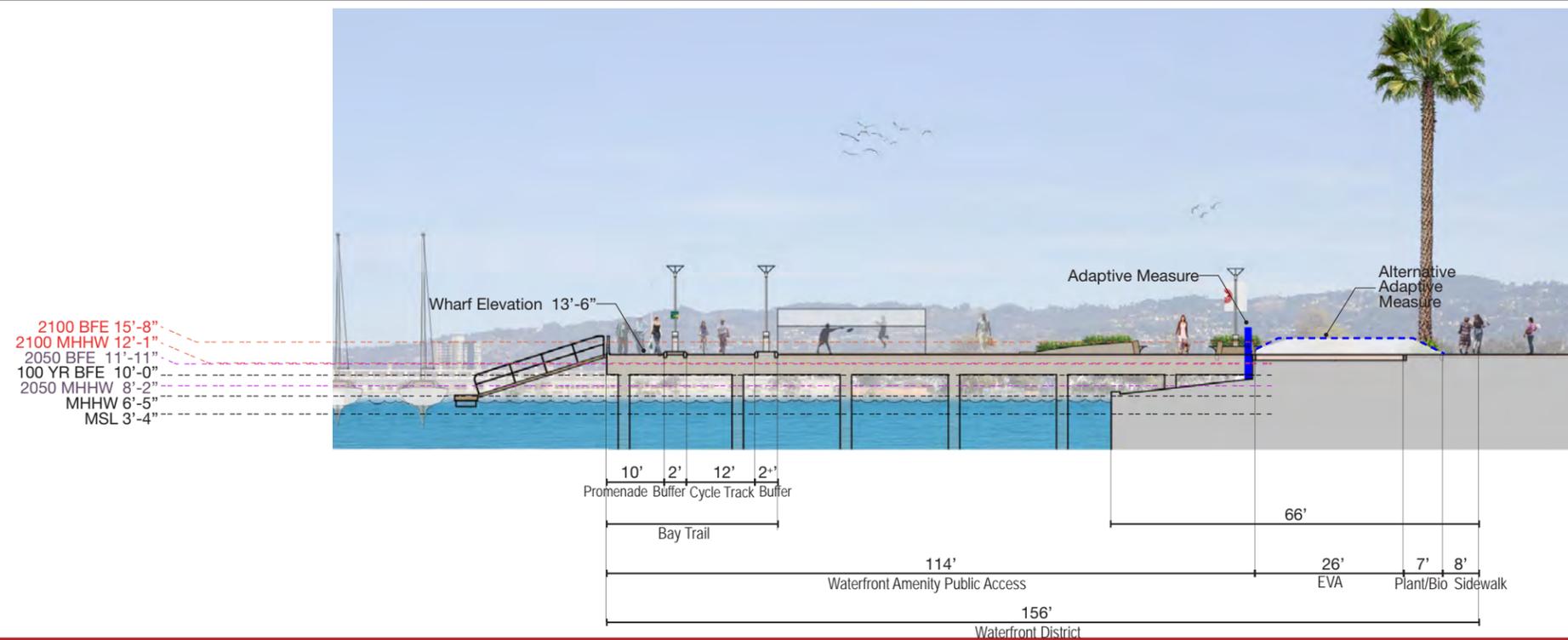


CERCIS OCCIDENTALIS
WESTERN REDBUD

Section P1



Section P2



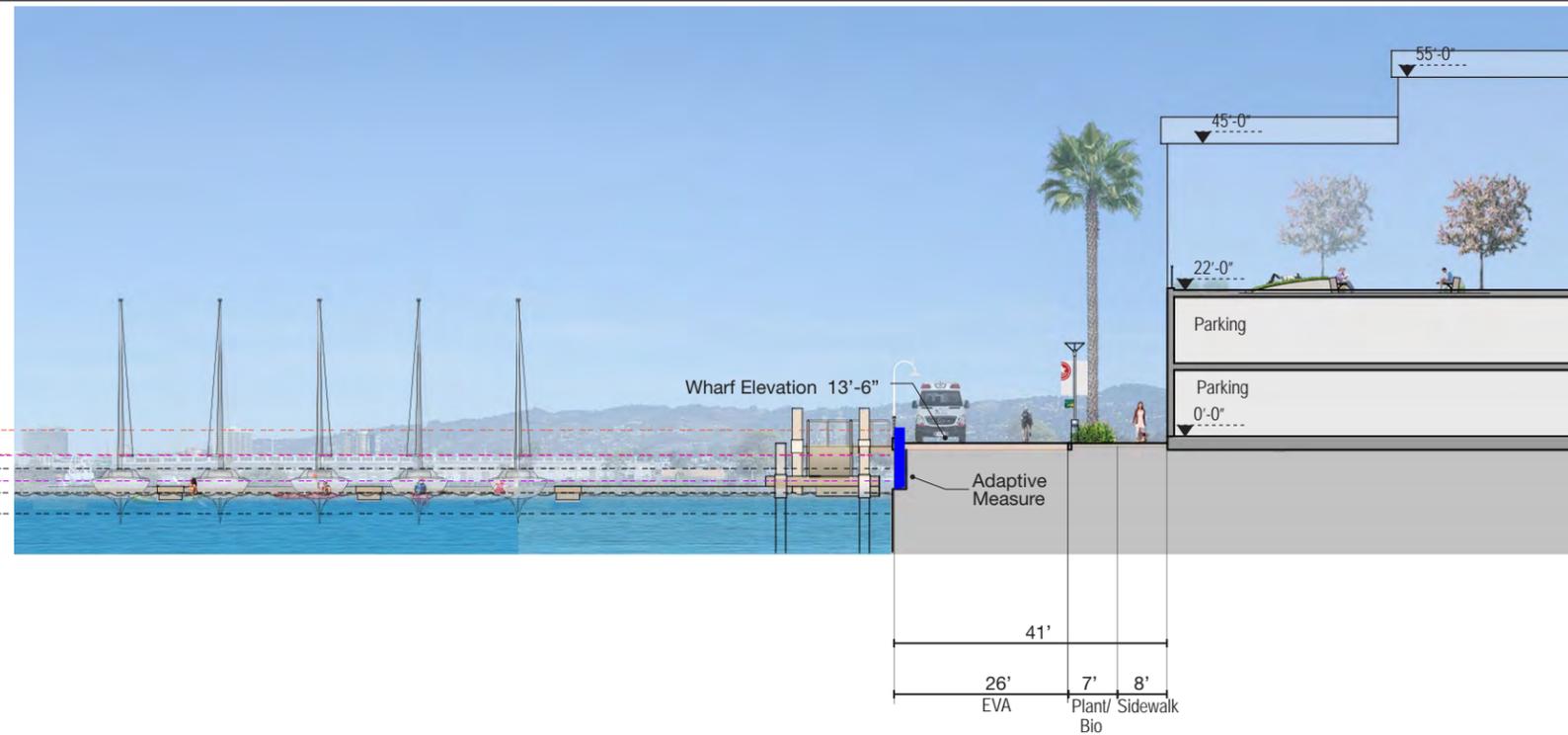
Site Sections & Sea Level Rise Adaptive Measures: P1-P2



Section P3

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

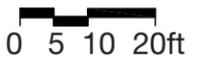
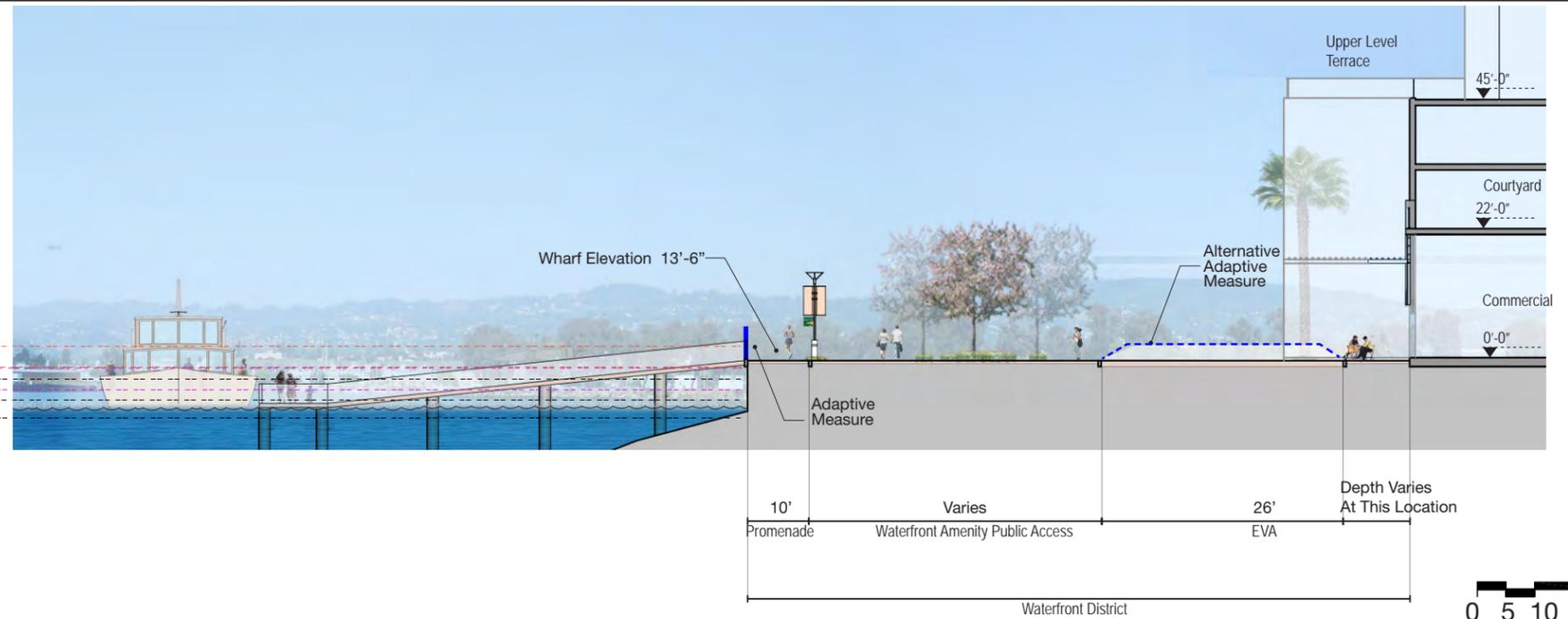
2100 BFE 15'-8"
 2100 MHHW 12'-1"
 2050 BFE 11'-11"
 100 YR BFE 10'-0"
 2050 MHHW 8'-2"
 MHHW 6'-5"
 MSL 3'-4"



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"



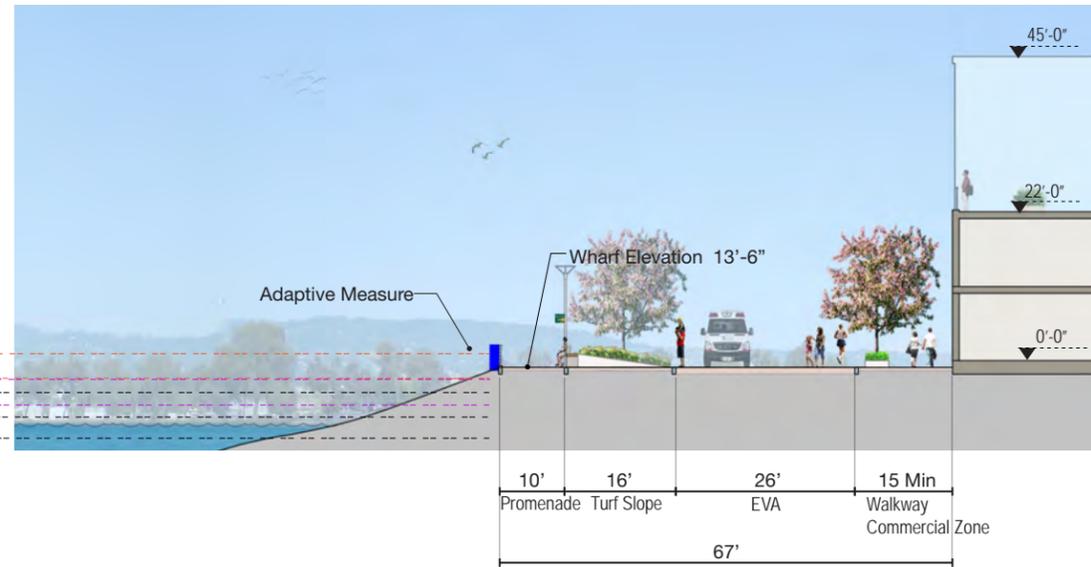
Site Sections & Sea Level Rise Adaptive Measures: P3-P4



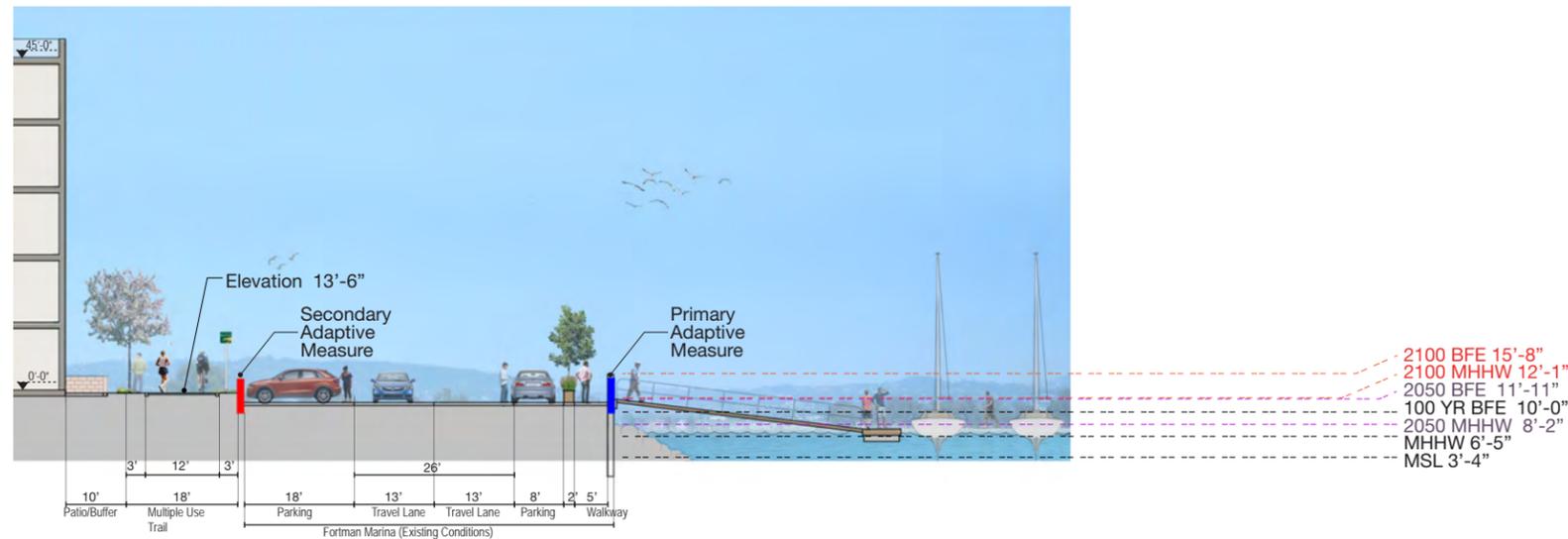
Section P5

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

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 2100 MHHW 12'-1"
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 2050 MHHW 8'-2"
 MHHW 6'-5"
 MSL 3'-4"



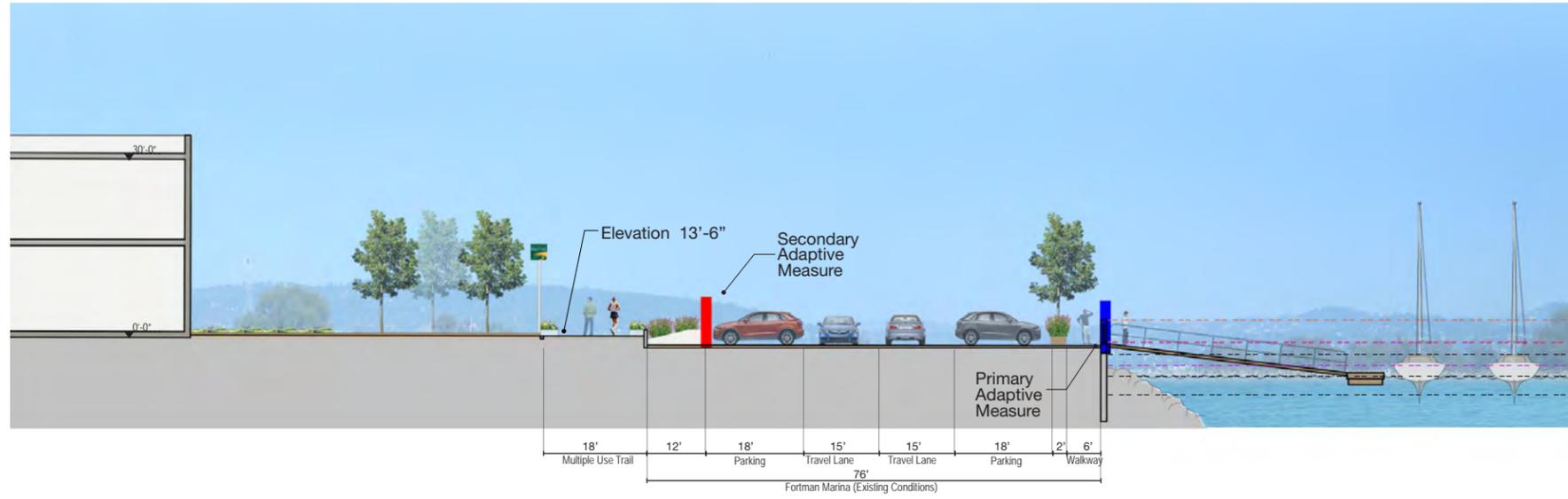
Section F1



Site Sections & Sea Level Rise Adaptive Measures: P5 & F1

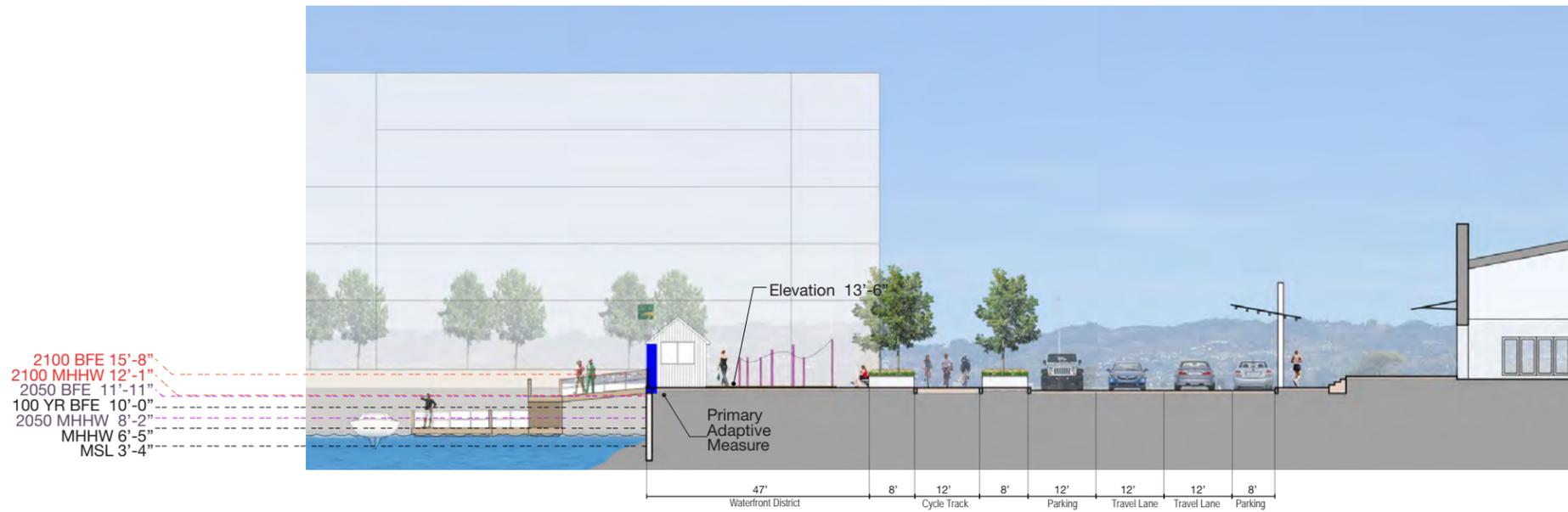


Section F2



- 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 C1



- 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 & Sea Level Rise Adaptive Measures: F2 & C1





STAR HARBOR
ALAMEDA