

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

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TO: All Design Review Board Members

FROM: Will Travis, Executive Director [415/352-3653 travis@bcdc.ca.gov]
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**SUBJECT: Tidewater Aquatic Center, City of Oakland, Alameda County;
(BCDC Application No. M06-8)
(For Board consideration on April 10, 2006)**

Project Summary

Applicant: East Bay Regional Park District (EBRPD)

Project Representatives: Mike Anderson, East Bay Regional Park District; Nancy Malone; Siegel & Strain; Chris Pattillo; PGAdesign.

Project Site. The proposed development would be located along the shoreline of the Oakland Estuary, just east of the High Street Bridge and just west of San Leandro Bay, in the City of Oakland, Alameda County. The proposed project would connect to the existing Bay Trail at the Martin Luther King Jr. Regional Shoreline to the south. Other adjacent land uses include a truck freight yard to the east of the property and Hanson Aggregates to the north of the property.

The project site is relatively flat parkland with minimal development. Currently, a Bay Trail segment connects Tidewater Avenue to the Bay Trail along Martin Luther King Regional Shoreline Park. Portions of the site along the shoreline and the existing pathway have been improved with native plantings and three benches. Aside from these improvements, the site is covered with non-native grasses and one existing tree. The site is currently open to the public although use of the site is low due to the lack of amenities.

Proposed Project. The proposed project is a result partnership between EBRPD and the Oakland Strokes involving the development of a park area and multi-use aquatic facility that would provide a range of boating opportunities for youths including rowing, kayaking, canoeing, classes and interpretive sessions. Within the Commission's jurisdiction, the project would include: a 2,760-square-foot portion of a 20,925-square-foot road; 3 buildings totaling 10,245-square-foot (the buildings would include an office, meeting room, restrooms, security residence, and boat bays for storage); 2 asphalt boat staging areas totaling 6,250-square-foot; a 3,130-square-foot secure storage area; a 2,500-square-foot lawn for boat staging; outdoor storage for canoes and kayaks totaling 1,050-square-foot; a 1,115-square-foot entry plaza; 2 security residence parking spaces totaling 495 square feet; a 480-foot-long, 12 to 25-foot-wide Bay Trail pathway along the shoreline; a 7,260-square-foot portion of a 13,500-square-foot public access picnic area; a 420-square-foot public restroom building; a 5,800-square-foot boat dock; 22,425-square-foot of landscaping; and site furnishings and signage. Additionally, a 25,200-square-foot public access parking lot with 56 spaces would be constructed completely outside of the Commission's jurisdiction.



Building San Francisco Bay State

Public Access

1. **Existing.** The existing public access on the site includes an approximately 10-foot-wide, 0.25-mile-long, paved Bay Trail pathway along the shoreline from Martin Luther King Regional Shoreline Park to Tidewater Avenue improved with three benches and landscaping.
2. **Proposed.** The proposed public access improvements for this project include:
 - a. The creation of a 12- to 25-foot-wide, 480-foot-long Bay Trail pathway connecting to the existing pathway on the southern portion of the site along the shoreline;
 - b. A 5,800-square-foot boat dock of which 5,672 square feet will be available for use by the public;
 - c. A 7,260-square-foot portion of a 13,500-square-foot public access picnic area with picnic tables and barbeque units. This area would be large enough for both passive and active recreation (such as frisbee-throwing and kite-flying);
 - d. A 25,200-square-foot public access parking area with 56 spaces (the entire parking area would be outside of BCDC's 100-foot shoreline band jurisdiction);
 - e. A 420-square-foot public restroom building;
 - f. Five new benches;
 - g. 22,425 square feet of landscaping; and
 - h. Two public access/Bay Trail signs.

Issues. The staff believes that the project raises the following public access issues:

1. **Would the proposed balconies have an adverse impact on the public access?** Balconies would be constructed on the southern and western sides of Building 1 and the northern and western sides of Building 2. These balconies would be 8 feet wide from the face of the building to the railing and would extend over landscaped areas adjacent to the building. The balconies would not be constructed over the proposed public access pathways in any area except the northern portion of Building 2. The balconies are designed to take advantage of the Bay setting and would create an additional component of security and safety by providing views of the entire shoreline at the project site. The staff believes that the balconies would also contribute to the building design by providing visual interest and architectural variety.

The Board should advise the Commission and the project sponsor whether the proposed balconies, particularly at Building 2, would have an adverse impact on the public access.

2. **Would the location of the public restroom building enhance public access?** An approximately 420-square-foot restroom building would be installed along the shoreline west of the proposed public access parking lot.

The Board should advise the Commission and the project sponsor on whether the siting and design of the restroom building would maintain and enhance public access to and along the shoreline, including views of the Bay.

3. **Would the design of the public access picnic area be useable?** A 7,260-square-foot portion of a 13,500-square-foot public access picnic area would be created along shoreline adjacent to the existing Bay Trail pathway. Picnic tables and barbeque units would be installed. The area would be designed for both passive and active recreation.

The Board should advise the Commission and the project sponsor on whether the design of this picnic area takes advantage of the existing site characteristics, activates the area, can accommodate both passive and active recreation, and is functional and useable.

4. **Would the existing landscaping along the shoreline adjacent to the existing Bay Trail pathway be adequate or should it be improved?** Native vegetation and weedy vegetation is currently growing on the existing shoreline, adjacent to the existing public access pathway, just south of proposed public access pathway.

The Board should advise the Commission and the project sponsor on whether the landscaping in this area should be improved or enhanced as part of the overall project.

5. **Would the location and size of the secure storage area impact a future public access connection to the west?** A 3,130-square-foot secure storage area is proposed adjacent to Building 3. This secure storage would be used for storing motor launches and boat trailers. The location of this storage area would be approximately 28 feet from the top of bank.

The Board should advise the Commission and the project sponsor as to whether the location and size of the secure storage would allow for an open and inviting future connection to the property to the west.