



ALAMEDA MARINA MASTER PLAN

ALAMEDA MARINA, LLC

SEPTEMBER 3, 2020



SMITH+SMITH
LANDSCAPE ARCHITECTS



SIMPSON
GUMPERTZ
& HEGER



BDE
ARCHITECTURE



LUBIN | OLSON
LUBIN OLSON & NIEWIADOMSKI LLP

PROJECT LOCATION



PROJECT TIMELINE

2012

- PSI & City of Alameda execute new 66-year Tidelands Lease
- P3 project
- City of Alameda Rezone

2015

- 1st of many stakeholder meetings held

2016

- Draft Master Plan submitted to City of Alameda

2017

- City of Planning Board workshop leads to 6-month long Planning Board Subcommittee Session

2018

- March: BCDC DRB meeting #1
- May: Master Plan approval
- July: City Council approval
- Aug: BCDC Major Permit application
- Sept: BCDC DRB meeting #2 and approval

2019

- Jan: Recreation & Park Commission approval
- Feb: Open Space Development plan to Planning Board
- March: Open Space Development plan to Planning Board approval
- April: HAB approval #1
- June: Phase 1A demo plans submittal; Planning Board Tentative Map and Wrap A approval; City Council approves Tentative Map
- July: BCDC Engineering Criteria Review Board Approval
- Sept: HAB approval #2; Phase 1A demo permit issuance
- Oct: Planning Board Design Review approval Wrap A
- Nov: Phase II demo plans submitted

2020

- BCDC Commission

CITY AND AGENCY APPROVALS

May 2018	Unanimous recommendation of Master Plan from City of Alameda Planning Board to City Council
July 2018	Unanimous approval of Master Plan and EIR certification from City of Alameda City Council
Sept. 2018	BCDC Design Review Board Presentation and approval
Jan. 2019	City of Alameda Recreation & Park Commission approval
March 2019	City of Alameda Open Space Development Plan approval
April 2019	City of Alameda Historic Advisory Board Approval #1
June 2019	City of Alameda Planning Board Tentative Map approval
July 2019	City of Alameda City Council Tentative Map approval
July 2019	BCDC Engineering Criteria Review Board Approval
Sept. 2019	City of Alameda Historic Advisory Board Approval #2
Oct. 2019	Unanimous Design Review approval from City of Alameda Planning Board

COMMUNITY OUTREACH & ENGAGEMENT

- 76 community meetings
- Community Advisory Group
- Planning Board Sub-Committee

2015

2019



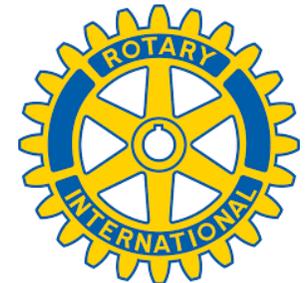
Bay Area Association
of Disabled Sailors



CENTER FOR CREATIVE
LAND RECYCLING
RECLAIM. CONNECT. TRANSFORM.



EAST BAY FOR EVERYONE



RE-IMAGINE ALAMEDA MARINA

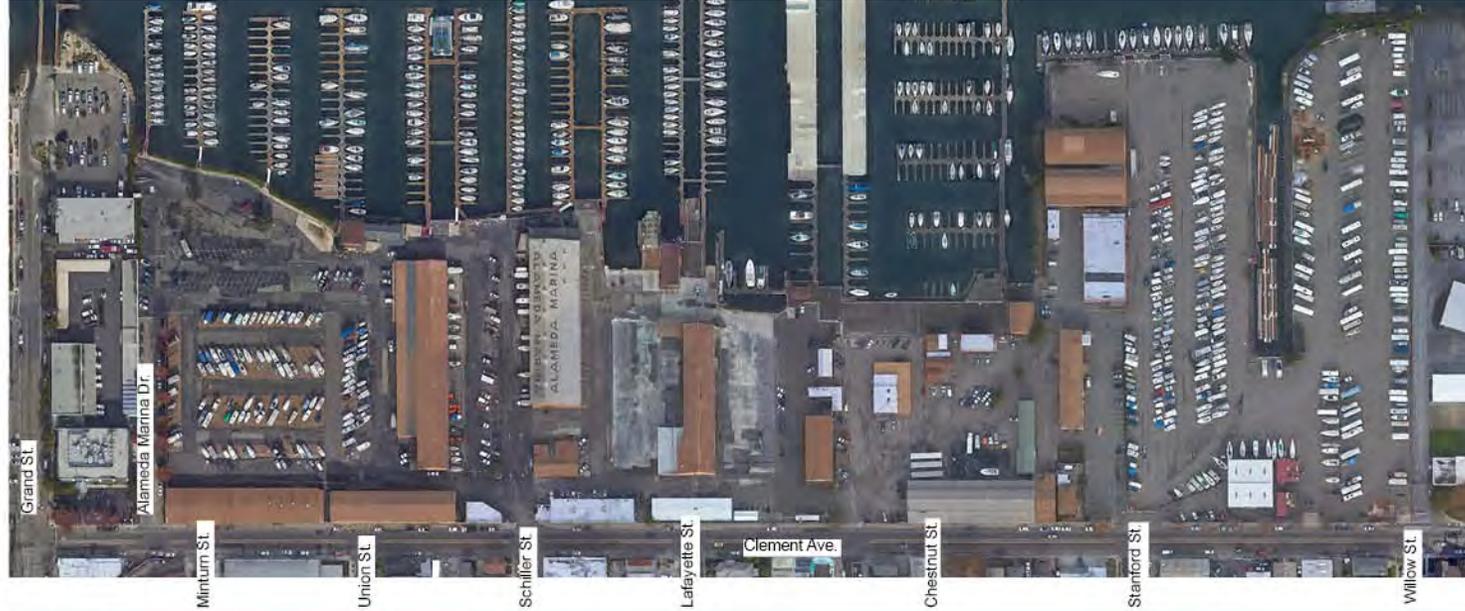
Master Plan program

- Maintain and Improve ±529 boat marina
- Maritime Commercial Core
- 760 residential units
 - 104 Affordable
- ± 4000 LF Bay Trail
- ±3.5 Acres of Public Parkland Open Space
- ±16.9 Acres Water Open Space

Community Benefits

- Shoreline improvements: Sea Level Rise Adaptation
 - Waterfront access in each development phase
- 35 public shore access parking
- Clement Ave. improvements

ALAMEDA MARINA YESTERDAY/TODAY AND TOMORROW



BEFORE



AFTER

Lafayette St.
extension

Building 19

Boat yard/Flex space

Boat Marina,
Pier 4

Boat Marina,
Pier 3



Building 27

Building 19

Building 21

Schiller Street extension

Clement Avenue





THE UNIVERSITY

Pedestrian corridor to public access

Amenity use

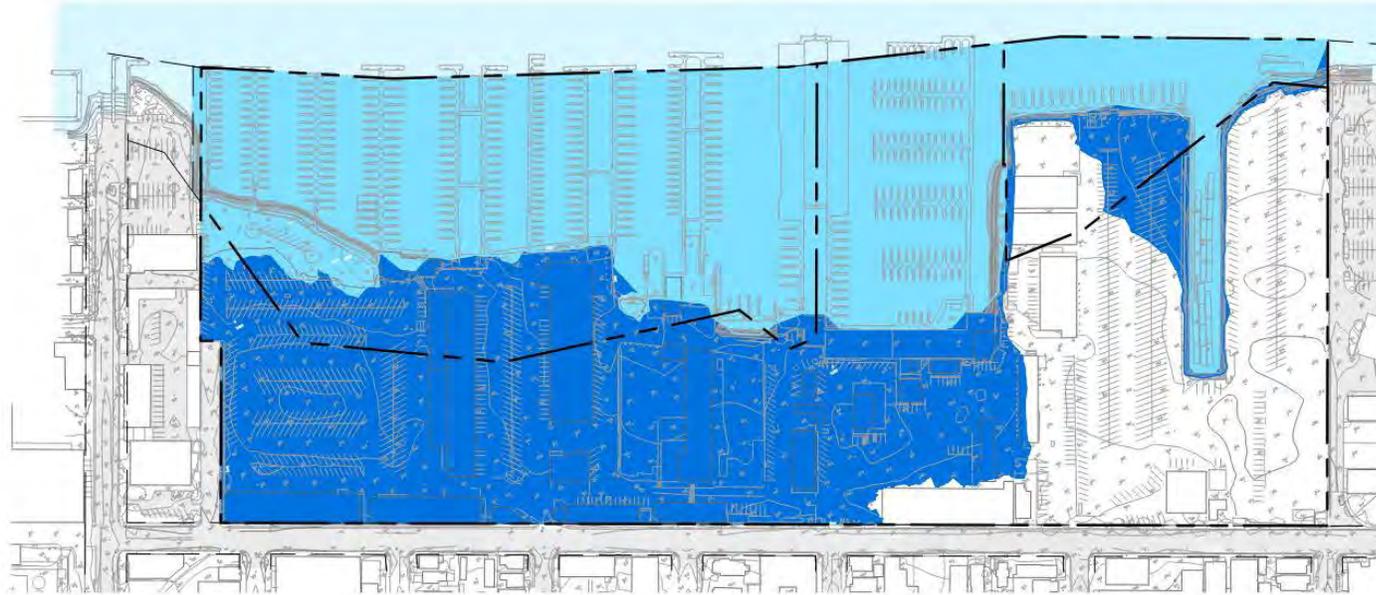
Clement Avenue



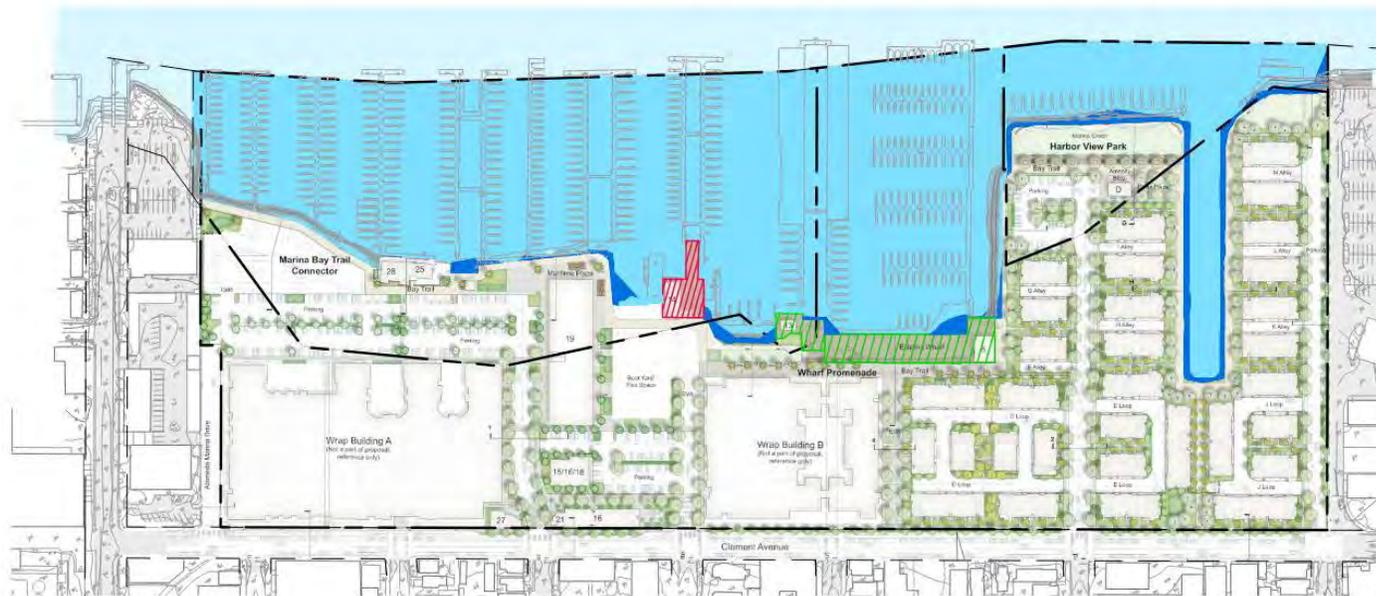
View and
access to
waterfront



SEA LEVEL RISE



EXISTING CONDITIONS



PROPOSED CONDITIONS

SEA LEVEL RISE CRITERIA

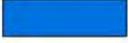
THE PROPOSED ELEVATION OF THE WATERFRONT PUBLIC ACCESS AREAS IS 13.5 WHICH EQUATES TO 7.1' ABOVE MHHW ELEVATION OF 6.4 AND 6' ABOVE THE KING TIDE ELEVATION OF 7.5.

THE 2100 PROJECTION AT HIGH EMISSIONS SCENARIO FOR A MEDIUM-HIGH RISK AVERSION SITE OF 6.9' SEA LEVEL RISE WOULD YIELD MEAN HIGH WATER LEVELS OF ELEVATION 13.3, SLIGHTLY BELOW THE WATERFRONT PUBLIC ACCESS.

THERE ARE SEVERAL POTENTIAL ADAPTIVE MEASURES THAT MAY BE EMPLOYED IN THE FUTURE TO MITIGATE EXTREME SLR AND SUPPORT MAINTAINING PUBLIC ACCESS. SOME OF THESE POTENTIAL MEASURES INCLUDE:

- IMPLEMENTATION OF FLOODWALLS, EARTHEN BERMS, ELEVATED WHARVES AND OTHER STORM DRAIN SYSTEM ENHANCEMENTS.
- THE WHARF WILL BE RECONSTRUCTED AT HIGHER ELEVATION PROVIDING PROTECTION FROM ADDITIONAL SEA LEVEL RISE PROJECTED FOR THE LIFE SPAN OF THE NEW STRUCTURE.

LEGEND

-  100 YEAR WATER SURFACE ELEVATION (9.8')
-  MHHW + 6.9' SEA LEVEL RISE (13.3')
-  EXISTING STRUCTURE TO BE EITHER:
 - RAISED OR FLOOD PROTECTED, OR
 - DEMOLISHED
-  EXISTING WHARF TO BE RECONSTRUCTED/ ADAPTED IN 2060-2070±

ALAMEDA MARINA FIGURE 3

SEA LEVEL RISE INUNDATION - (MHHW + 6.9')

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: AUGUST 6, 2020 SCALE: 1"=250'



CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

PROJECT PHASING



PHASE IA: Start Q1/2021-Completion Q4/2024*

- Wrap A: Multi-family residential
- Dry Boat Storage
- Maritime and Marina, Public access (including public shore) parking lot, Bay Trail, Public Restroom



PHASE II: Start 2021-Completion 2024*

- East End Townhomes Multi-family residential
- Harbor View Park, east end parking lot
- Waterlife Park
- Wharf Promenade
- Bay Trail, Clement Ave Open Space, Waterlife Park Floating Dock and Pedestrian Bridge



PHASE IB: Start 2022-Completion 2024*

- Maritime Commercial Core
- Maritime and Marina parking lot
- Bay Trail



PHASE III: Start 2025-Completion 2028*

- Wrap B: Multi-family residential
- Surrounding EVA and Landscaping

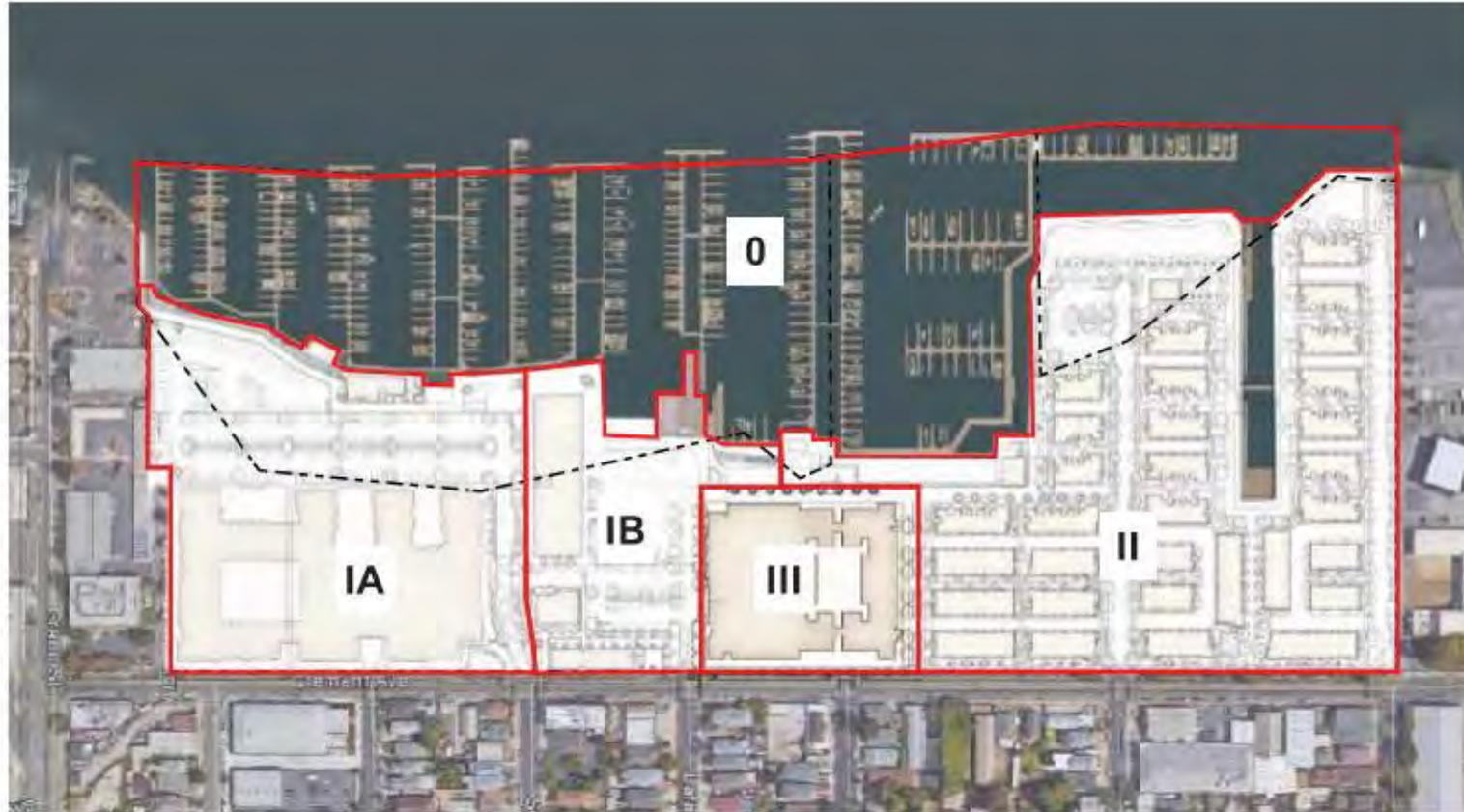
September 1, 2020

GENERAL PHASING NOTES:

Each phase shall include at minimum, the adjacent shoreline improvements and adjacent Clement Avenue improvements. Marina improvements will occur throughout all phases.

*Approximate dates

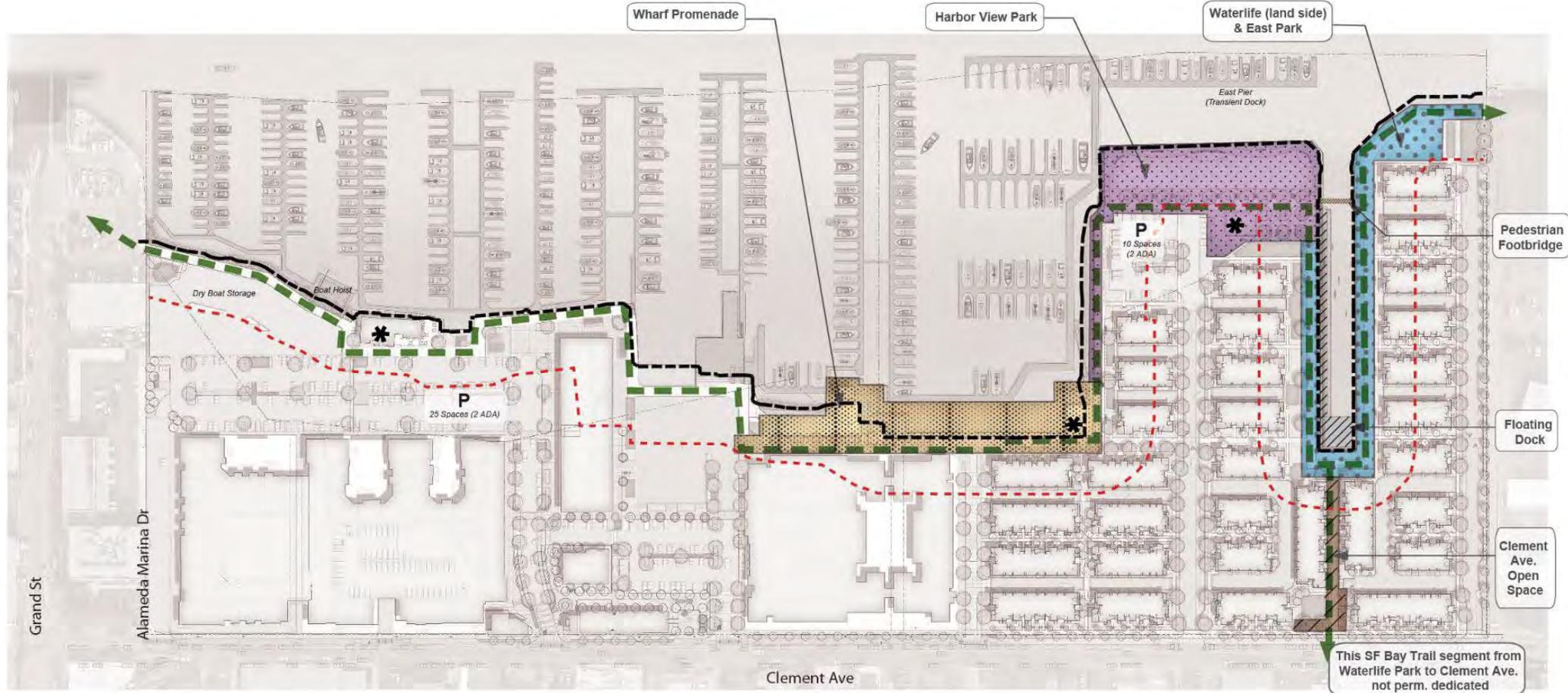
PROJECT PHASING: COMPOSITE



ALL PHASES

- 0: Existing Boat Marina and Slips, Shoreline infrastructure and sea level rise improvements, marina and slip upgrades
- IA: Start Q1/2021-Completion Q2/2024
- IB: Start 2022-Completion 2024
- II: Start 2021-Completion 2024
- III: Start 2025-Completion 2028

PUBLIC ACCESS & OPEN SPACE



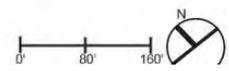
Grand St
Alameda Marina Dr
Minturn St
Union St
Schiller St
Lafayette St
Chestnut St
Stanford St
Willow St
Clement Ave

Legend

- Perm. Dedicated (unless noted); Proposed SF Bay Trail (+/-4,000 LF)
- 100' Shoreline Band
- Mean High Water Line
- Restrooms
- Public Shore Parking

- Public Access & Perm. Dedicated: Wharf Promenade (+/- 1.18 acres)
- Public Access & Perm. Dedicated: Harbor View Park (+/- 1.22 acres)
- Public Access & Perm. Dedicated: Waterlife Park (land side) & East Park (+/- 0.96 acres)

- Public Access: Clement Ave Open Space (+/- 0.15 acres)
- Public Access: Floating Dock (+/- 8,250 SF)
- Public Access: Pedestrian Footbridge (+/- 624 SF)



VIEW CORRIDORS

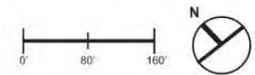


Legend

 View Corridor

View Corridor descriptions:

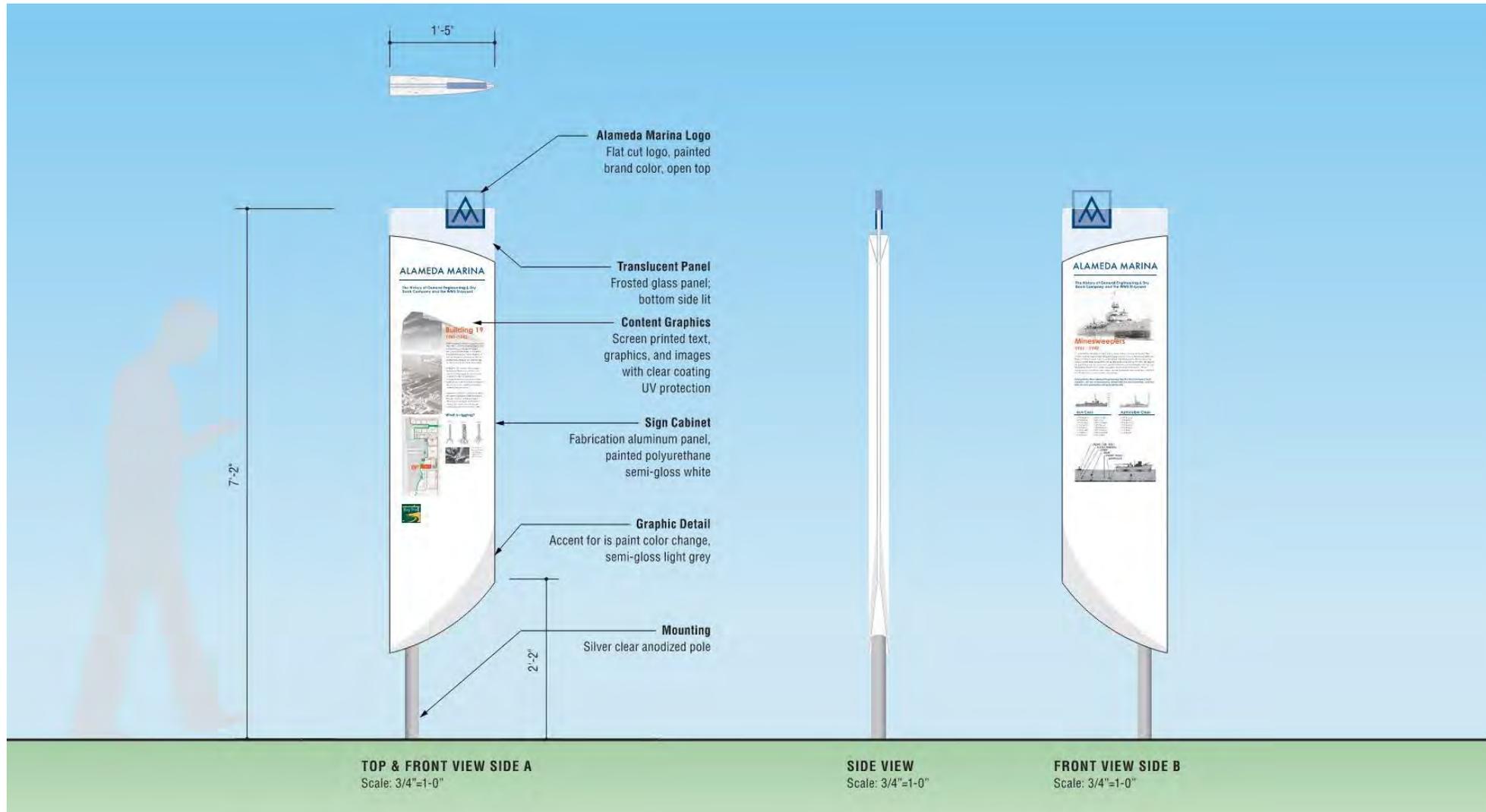
- View Corridor A: Alameda Marina Drive (+/- 50' wide)
- View Corridor B: Schiller Street (+/-45' at Clement Ave. and +/-75' wide at bldg. 19)
- View Corridor C: Lafayette Street (+/- 45' wide)
- View Corridor D: between Chestnut St. and Stanford St.(+/- 55' wide)
- View Corridor E: Stanford Street (+/- 75' wide)
- View Corridor F: between Stanford St. and Willow St. (+/- 25' wide)
- View Corridor G: Willow St. (+/- 50' wide)



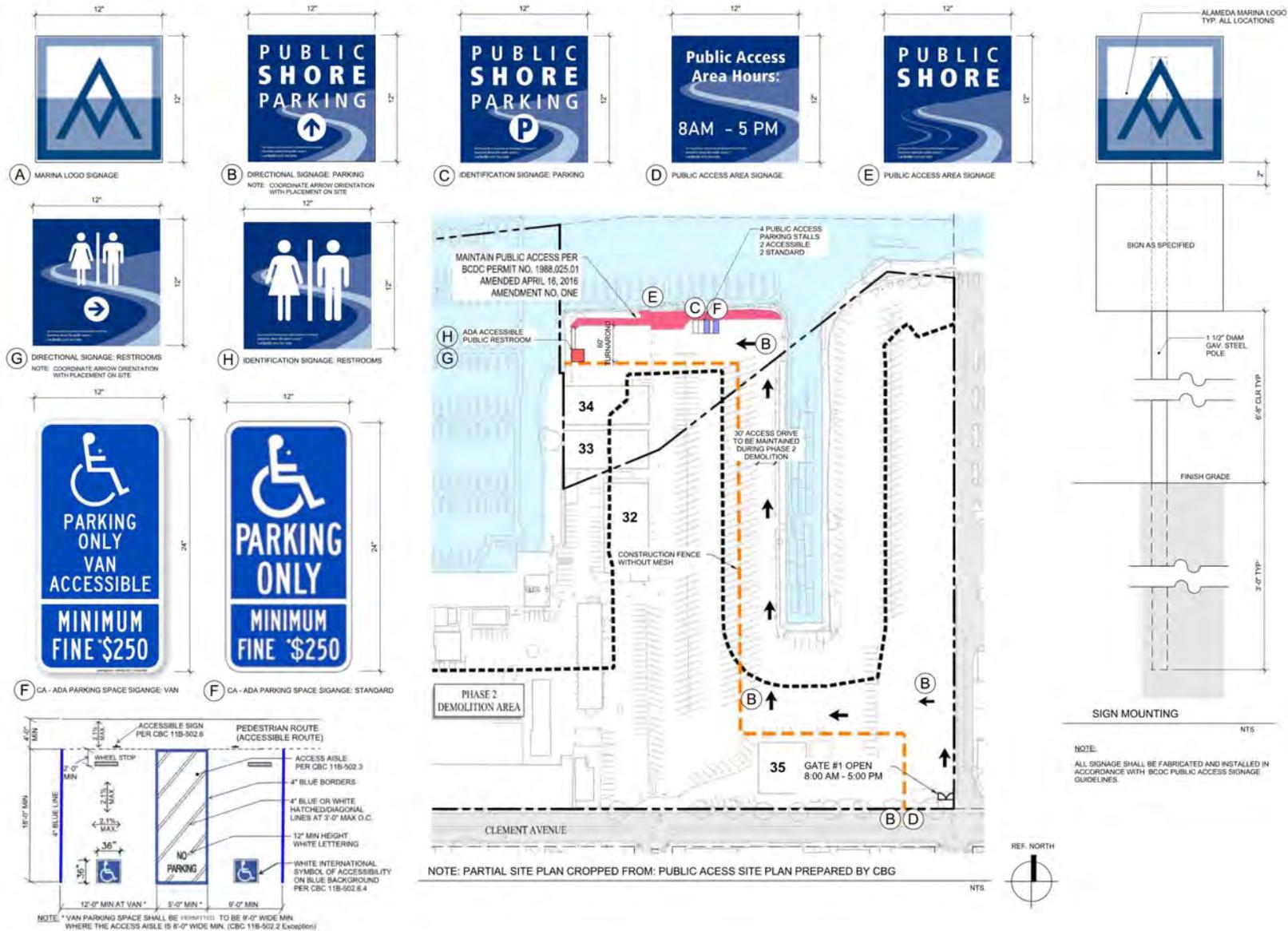


Interim Bay Trail provides view corridor and access to waterfront

HISTORY WALK: CONCEPTUAL SIGNAGE



TEMPORARY SHORELINE ACCESS AND SIGNAGE



Oakland Hills in the background



Building 19



Boat Hoist



Dry Boat Storage



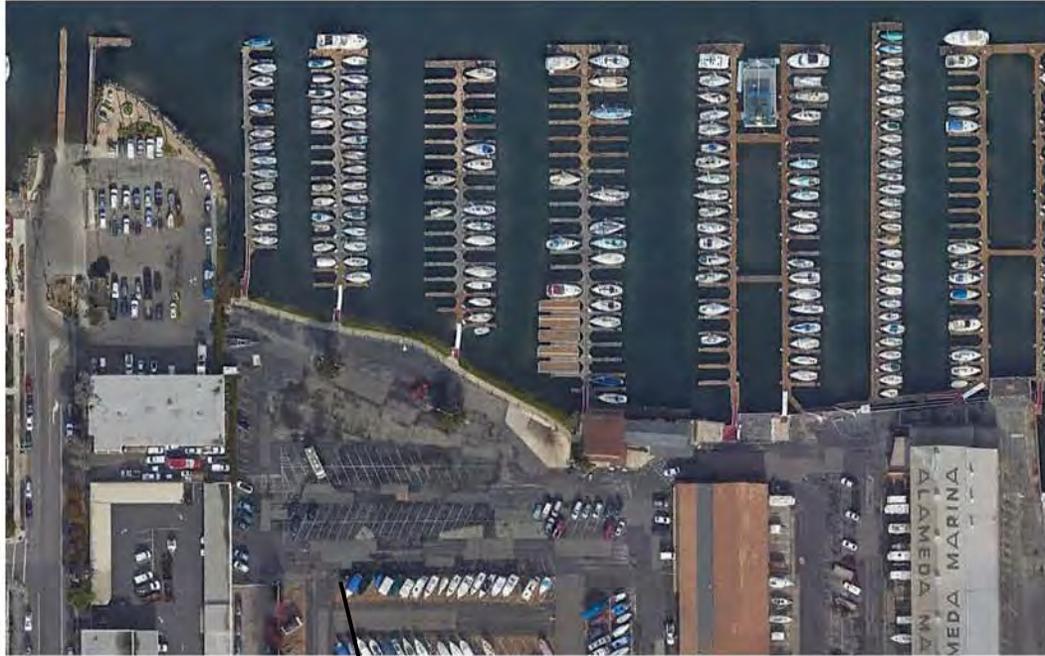
Boat Marina, Pier 9



SF Bay Trail



MARITIME CONNECTOR/BOAT HOIST



BEFORE

Parking/RV Storage



AFTER

Boat Hoist

Bldg 25/36

SF Bay Trail

Dry Boat Storage

PUBLIC ACCESS & OPEN SPACE: DRY BOAT STORAGE

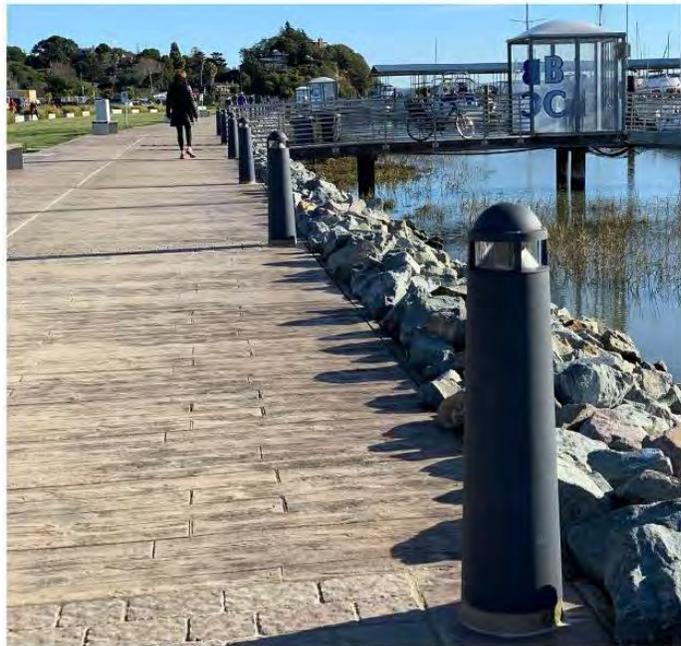


Section A – Marina Bay Trail Connector

Scale: 1" = 10'-0"



Gangway



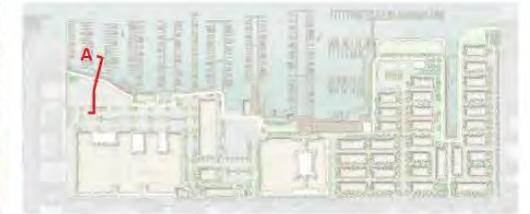
Stamped Concrete Bay Trail at Waterfront near Marina



Security Fences



Bay Trail Sign

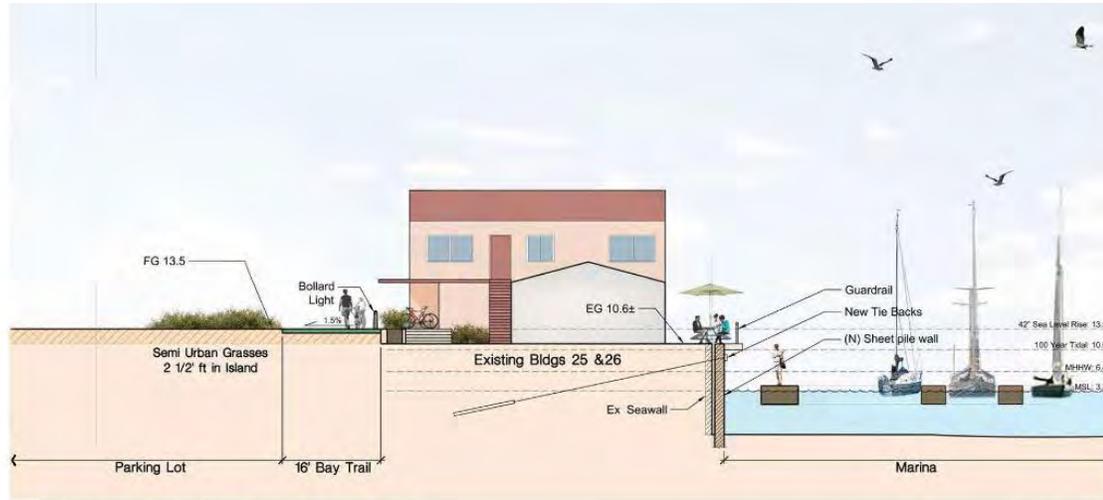


Key Map



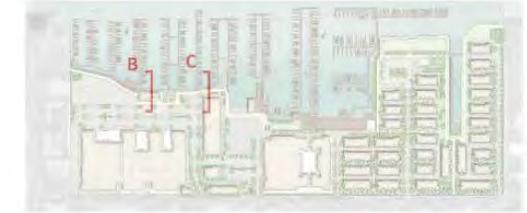
Dry Boat Storage

PUBLIC ACCESS & OPEN SPACE: BLDG. 25 & 26

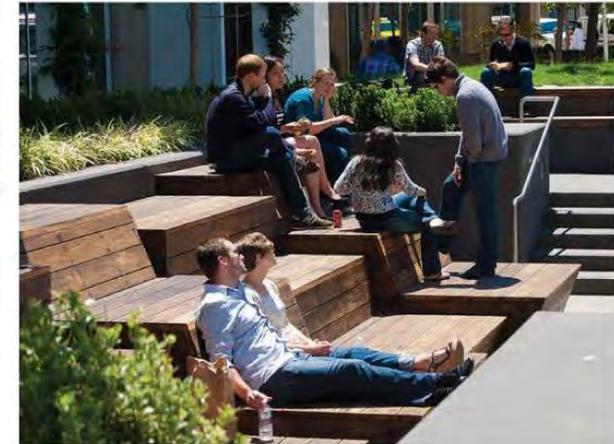


Section B – Existing Building 25 & 26

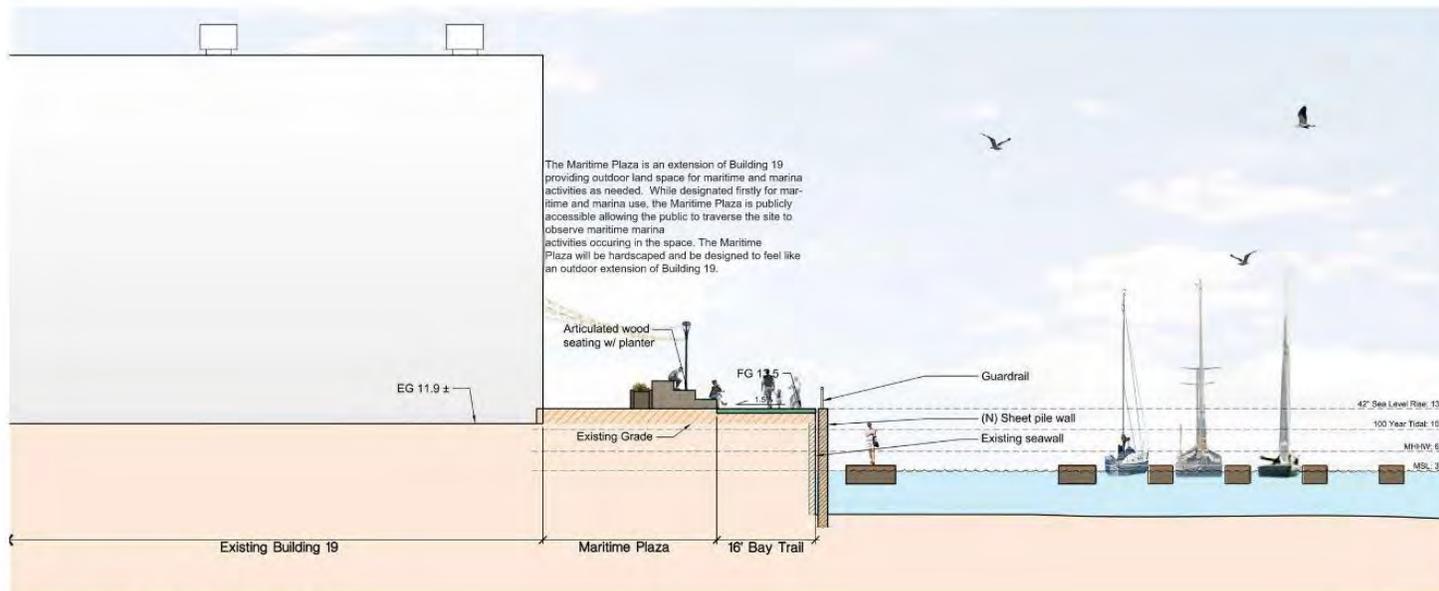
Scale: 1" = 10'-0"



Key Map



Wood Seating



Section C – Maritime Yard

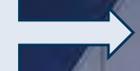
Scale: 1" = 10'-0"



Railing (42" Height)



Residential Building



Boat Marina



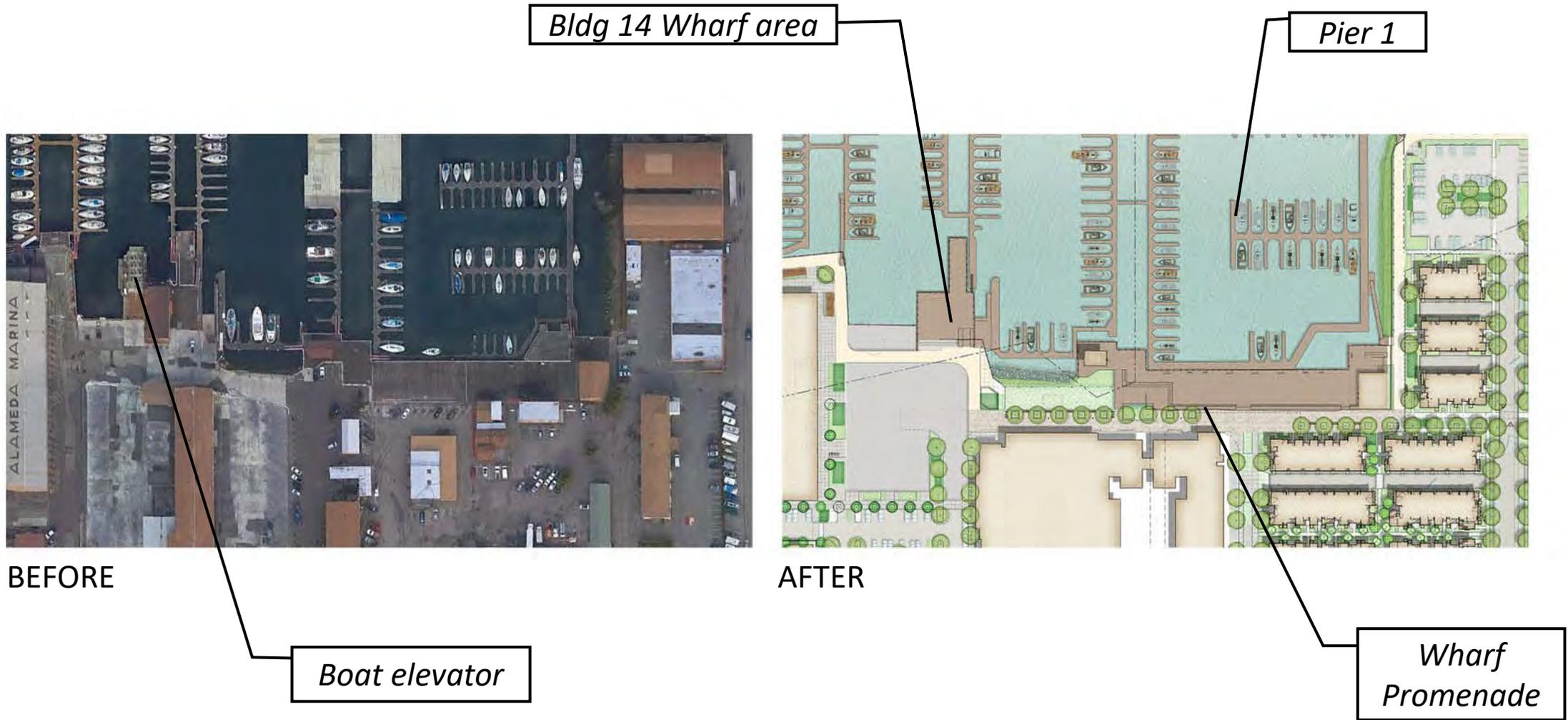
SF Bay Trail



Amenity Use



WHARF PROMENADE



Townhomes



Estuary



footbridge



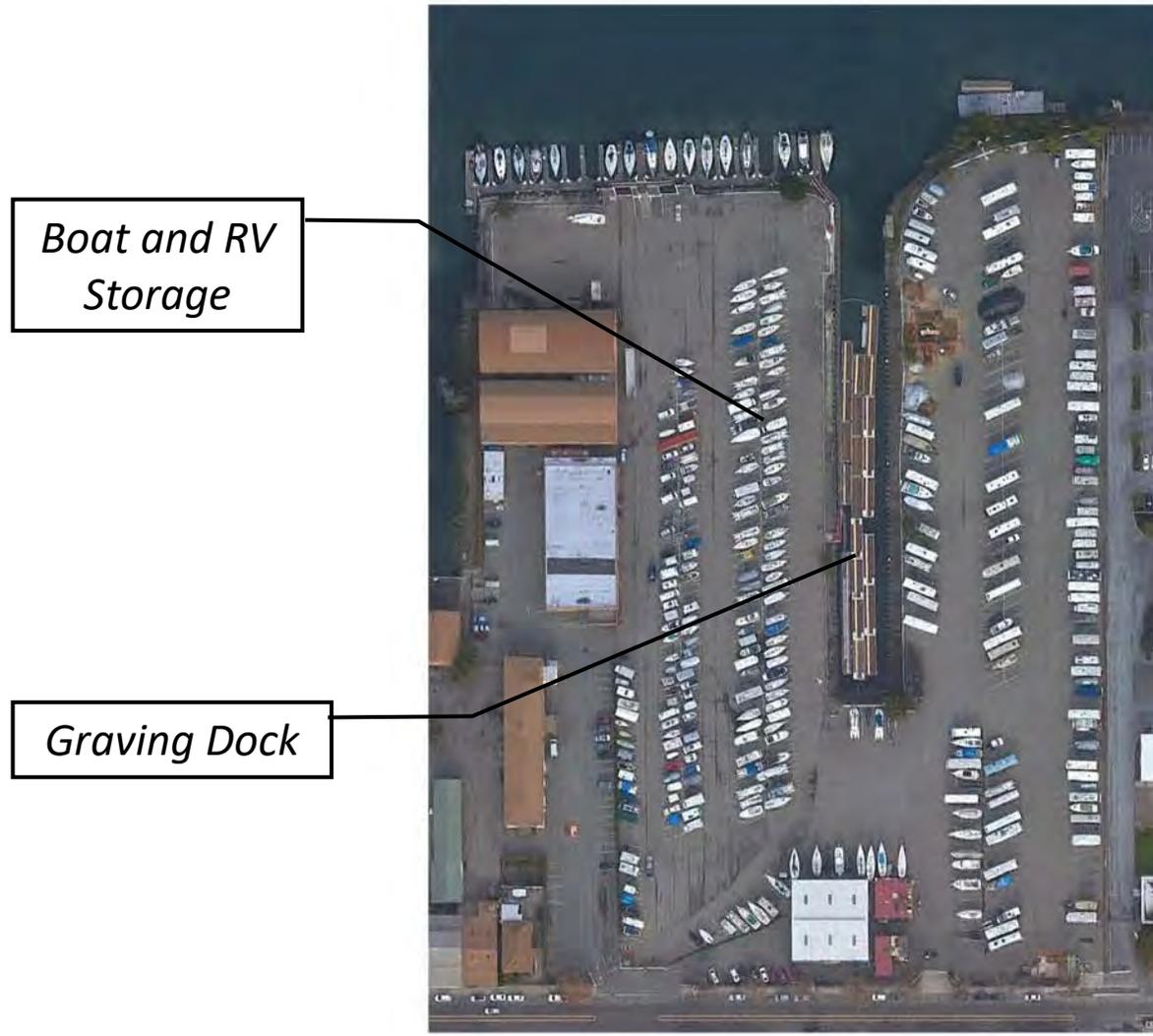
Floating docks



SF Bay Trail



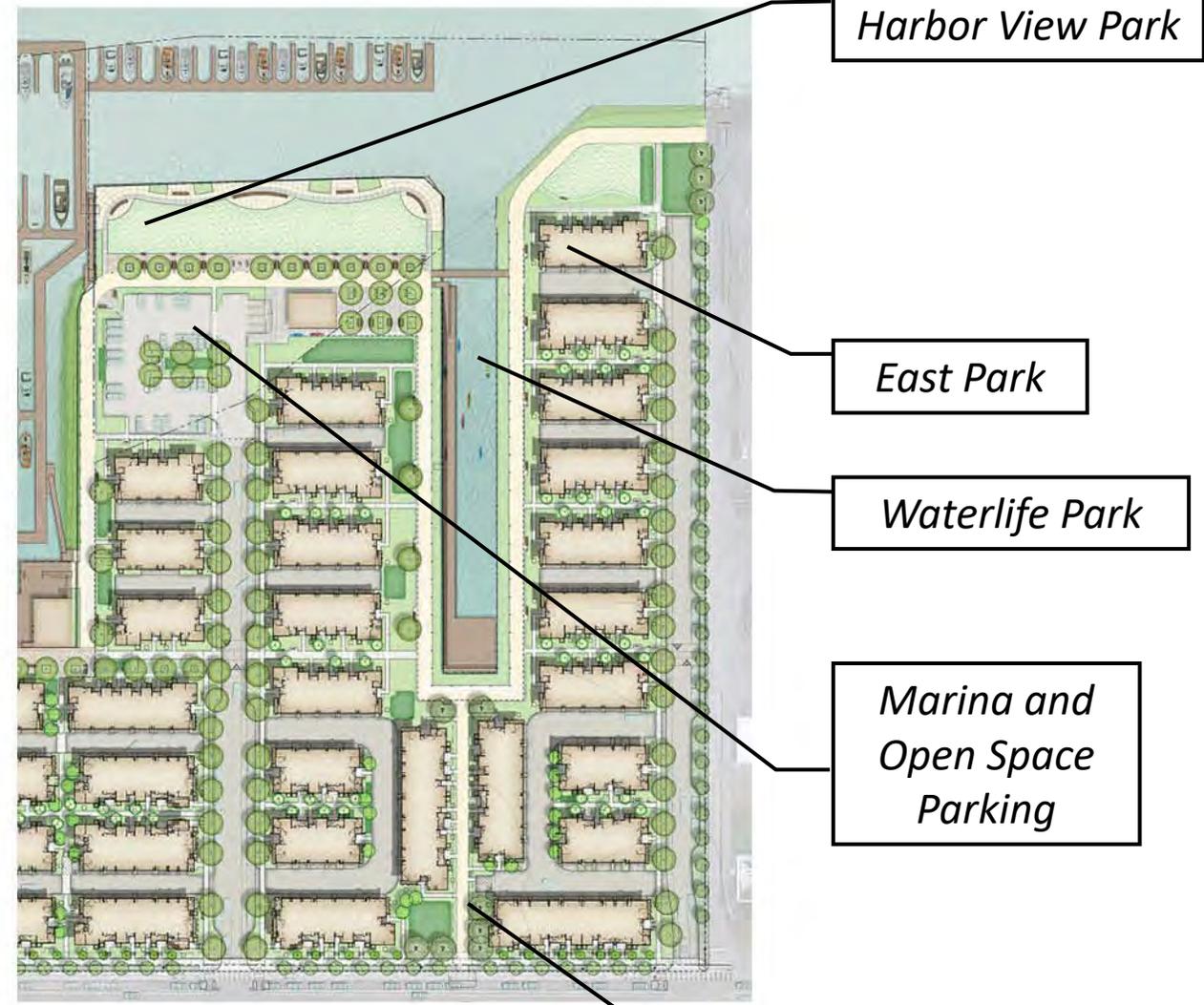
HARBOR VIEW PARK AND WATERLIFE PARK



Boat and RV Storage

Graving Dock

BEFORE



Harbor View Park

East Park

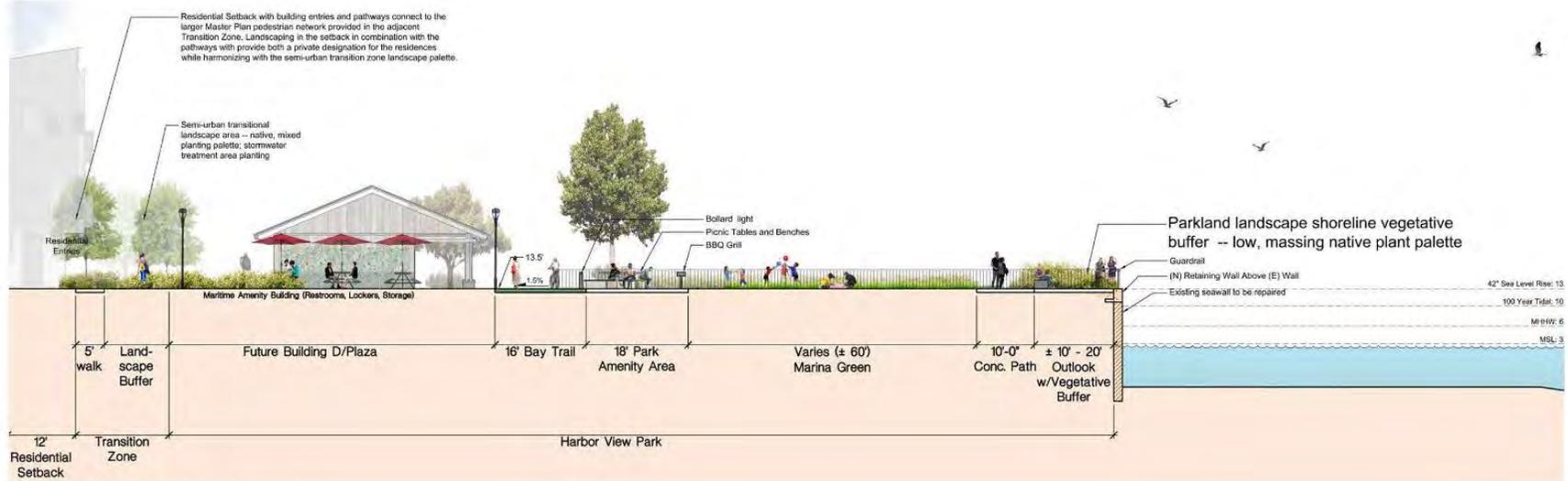
Waterlife Park

Marina and Open Space Parking

Clement Open Space

AFTER

PUBLIC ACCESS & OPEN SPACE: HARBOR VIEW PARK



Section G – Harbor View Park



Park with Picnic Tables



Interpretive Marker



Backless Bench



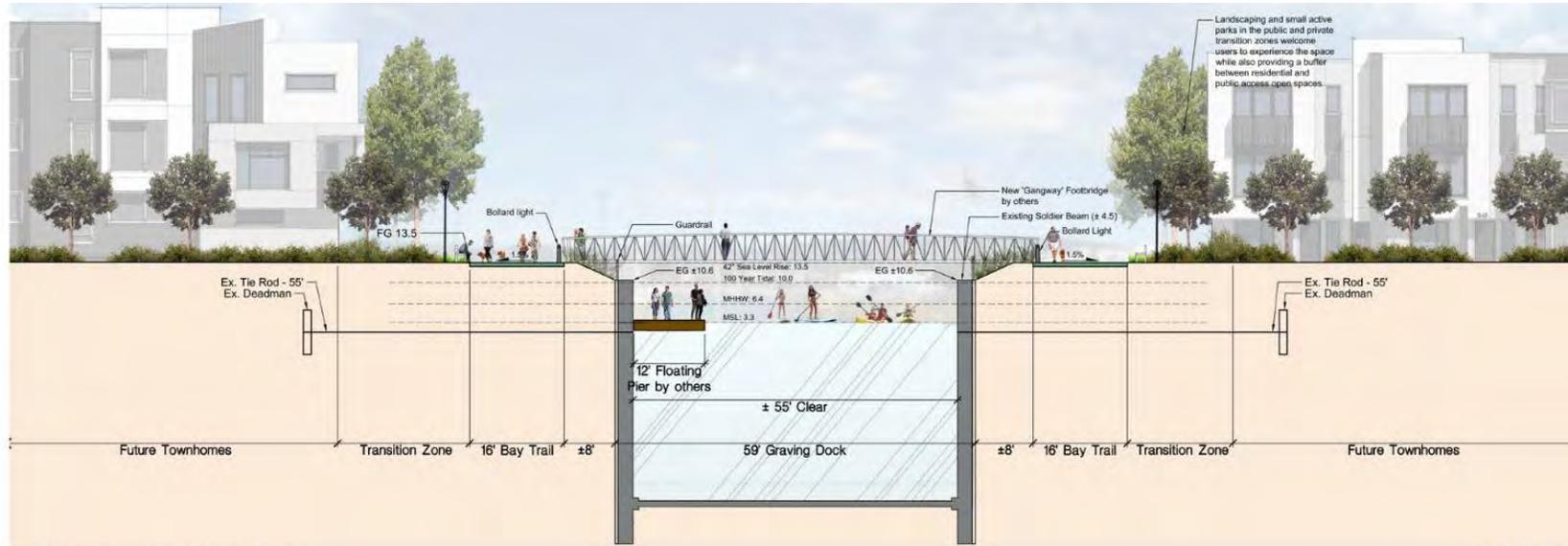
Bench with Back



Key Map



PUBLIC ACCESS & OPEN SPACE: WATERLIFE PARK



Section H – Waterlife Park

Scale: 1" = 10'-0"



Key Map



BAADS Program



Floating Dock with Small Craft and Storage



Clinics/Education Programs





Townhomes



Floating docks



SF Bay Trail



THANK YOU



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<https://alamedamarina.com/>