



The Island of Alameda:

The "Boatworks Green" project is situated close to the Park St. Bridge, one of the major access points onto the island of Alameda. This proposed new single family and multi-family residential community commands easy access to "mainland" assets (major freeways leading directly to San Francisco and East Bay cities, Jack London Square and downtown Oakland, Lake Merritt, the Oakland Airport, etc.) while enjoying the special benefits offered by the City of Alameda's "small town" culture and island geography.

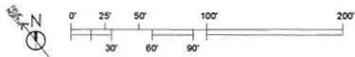
BantaDESIGN, a division of BETA, INC. ARCHITECTURE PLANNING URBAN DESIGN 805 O HOLLIS STREET EMERYVILLE, CA 94608 510-654-9255	AERIAL MAP	
Alameda Boatworks Green 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA	DATE JUNE 27, 2016	ps/DP-1



1 2011 AERIAL MAP (EXISTING CONDITIONS)
DP-7.01



2 2016 AERIAL MAP (CURRENT EXISTING CONDITIONS)
DP-7.01



BantaDESIGN, A DIVISION OF BETA, INC. ARCHITECTURE PLANNING URBAN DESIGN 8000 HOLLY STREET EMERYVILLE, CA 94608 510-654-3255	2011/2016 AERIAL MAP COMPARISON	
Alameda Boatworks Green 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA	DATE: JUNE 27, 2016	ps/DP-7.01



NORTHWEST VIEW AT WEST BOATWAY



NORTHEAST VIEW AT EAST BOATWAY



SOUTH VIEW AT WEST BOATWAY



SOUTHWEST VIEW OF CONCRETE PIER

Site Shoreline Remediation and Improvements:

At the time of demolition of all the structures on the site the applicant was approached by the Environmental Protection Agency with a request to make use of the Boatworks site for purposes of staging equipment to clean up the Estuary along the property. The waterway is owned by the US Army Corps of Engineers and was littered with various sunken vessels and navigation hazards that had been the subject of attention by numerous agencies for many years.

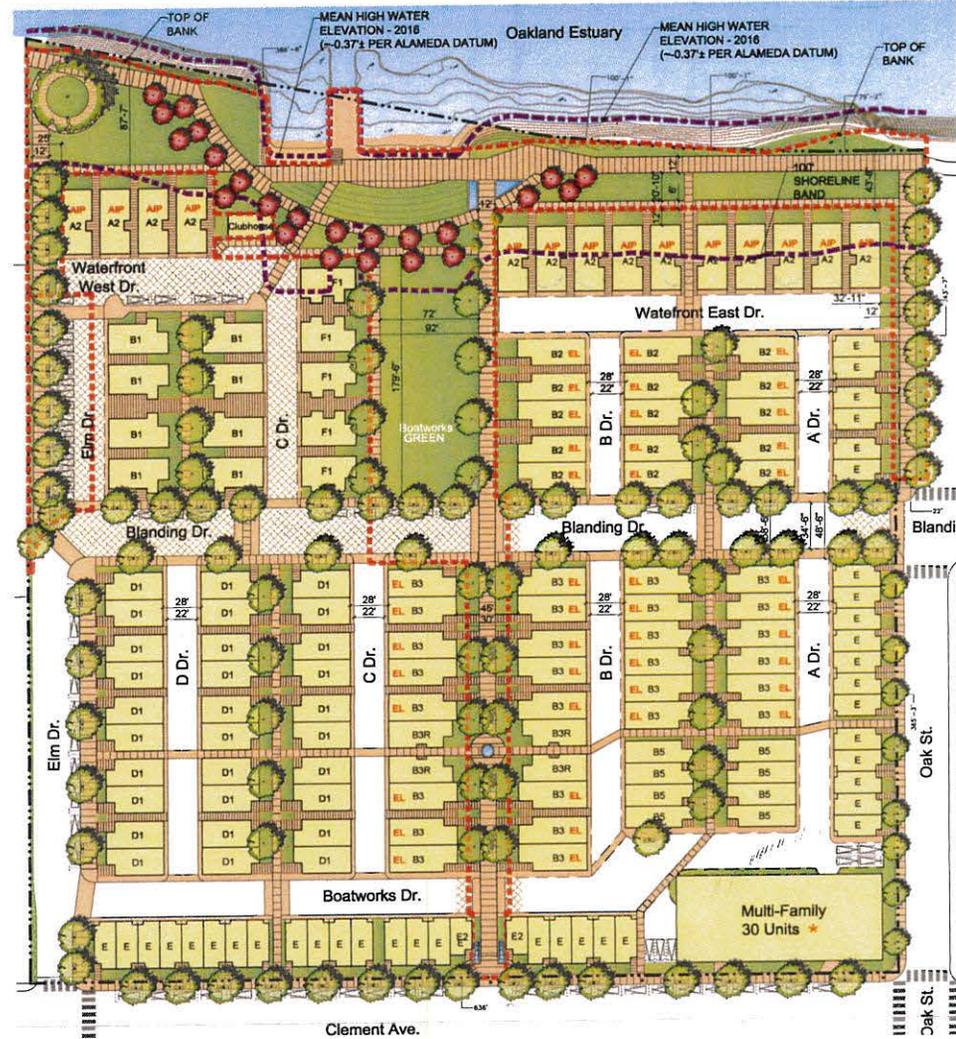
The applicant agreed to allow the EPA to use the site free of charge in exchange for a clean up and improvement of the shoreline, a plan developed and agreed to by the Alameda Community Development Dept., the Regional Water Quality Control Board, the US Army Corps of Engineers, and the Bay Conservation and Development Commission.

The applicant contributed significant financial resources (in excess of \$2 million dollars) towards the final improvements, including disposal of contaminated soils and installation of fresh rip-rap along the shoreline. The EPA completed its work which included removing deteriorating concrete docks, restoring retaining walls along the former boatways that extend into the site and structurally reinforcing the existing concrete pier between the boatways. The result was a cleaned up waterfront with EPA and multi-agency approved improvements ready for landside development.

<p><small>BantaDESIGN, A DIVISION OF BETA, INC. ARCHITECTURE PLANNING LANSING DESIGN 8750 P. HOLLIS STREET SAN FRANCISCO, CA 94108 510-654-3255</small></p>	<p>CURRENT CONDITIONS SITE PHOTOS</p>	
<p>Alameda Boatworks Green <small>2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA</small></p>	<p>DATE: JUNE 27, 2016</p>	<p>ps/DP-6</p>



2 JANUARY 2015 WILLIAM LYON SITE PLAN
DP-7.02



1 DECEMBER 2015 PROPOSED SITE PLAN
DP-7.03



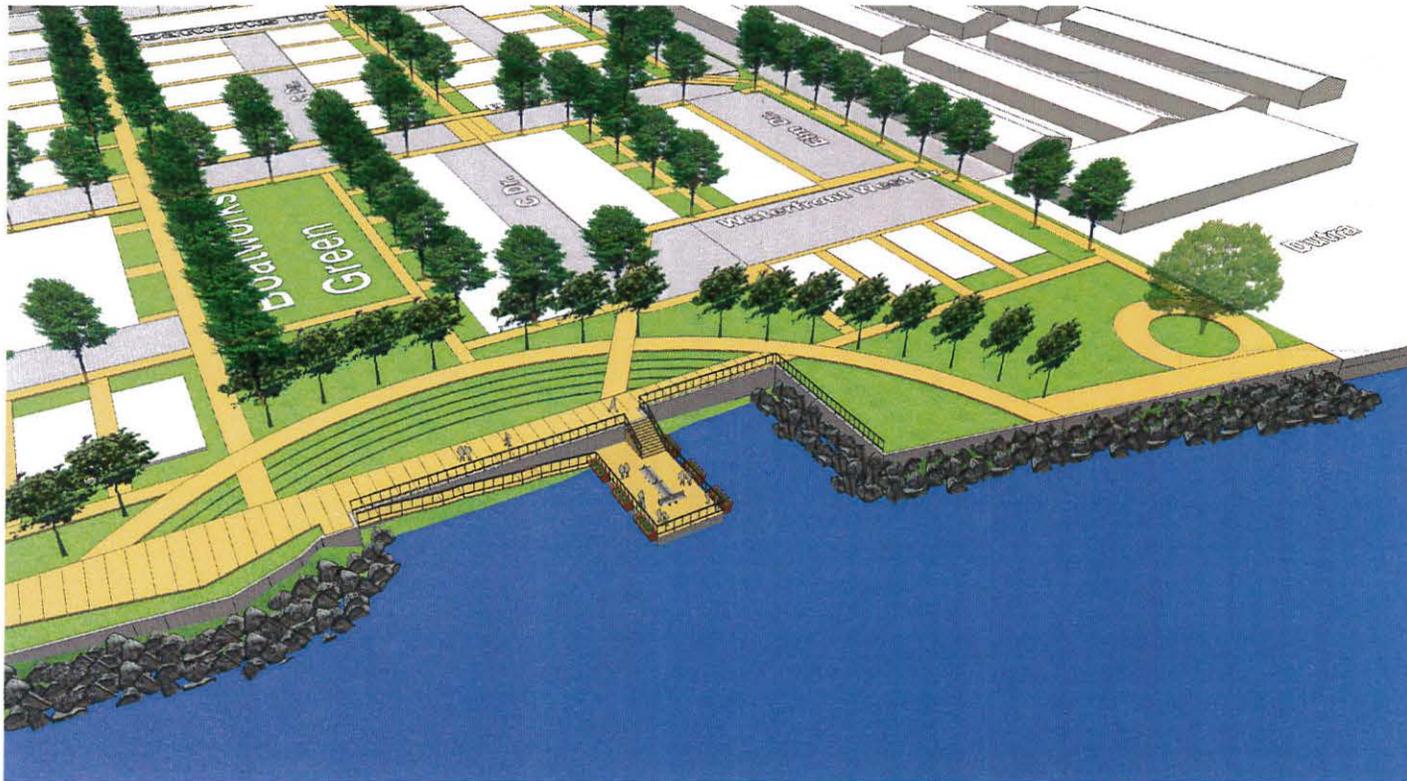
1. Length of Shoreline on Project Site	822'
2. Project Site within Shoreline Band	65,864 s.f.
3. Project Site outside Shoreline Band	355,901 s.f.
4. Total Project Site	421,765 s.f.
5. Project Site for Public Access	94,120 s.f.
6. Project Site for Non-Public Access	327,645 s.f.

(Box 5) Public Access Areas

5.a Total Public Access Area Including areas outside Commission's Jurisdiction	94,120 s.f.
5.b Public Access within shoreline band	44,945 s.f.
5.c Public access pathways within shoreline band	18,116 s.f.
5.d Public access area, landscaping within shoreline band	21,454 s.f.
5.e Public access area on fill	427 s.f.
5.f Public access on piers	1,082 s.f.

- ADA pathway
- - - MHW/ Shoreline Band
- Public Access Area within Shoreline Band
- Non-Public Access Area within Shoreline Band
- Property Line
- Landscaping
- Water/ Estuary
- Structures
- - - Public Access Area
- ADA Parking space
- Pathways
- Parking Slot

<p>DantaDESIGN, A DIVISION OF ETA, INC. ARCHITECTURE PLANNING URBAN DESIGN 8010 ROLLIS STREET EMERYVILLE, CA 94608 510-654-3255</p>	<h3>PUBLIC ACCESS AND OPEN SPACE PLAN</h3>
<p>Alameda Boatworks Green 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA</p>	<p>DATE: JUNE 27, 2016</p>
<p>2.3</p>	



Community Green and Boatways Pier combine to form a unique Publicly Accessible Open Space for Alameda.

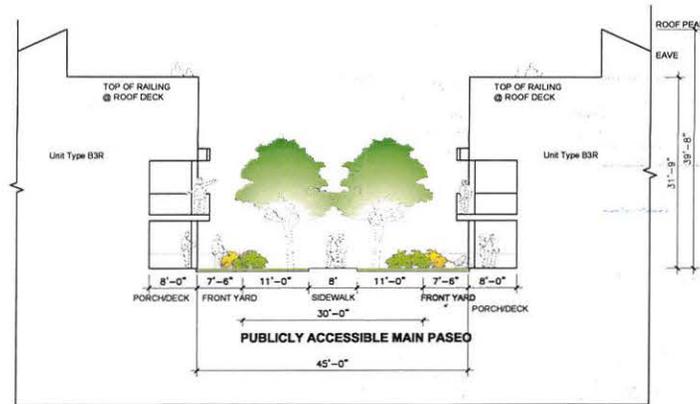
The project's Community Green is a generously dimensioned landscaped open field for use by the residential community and the public. The Green leads to the landscaped waterfront open space that includes an arc of blossoming fruit trees forming the outer edge of a stepped landscaped arena where the community can assemble to enjoy HOA organized events (this natural seating together with the Green doubles as a C-3 stormwater treatment area).

Part of the open space complex includes a concrete pier with an accessibility ramp and steps leading to seating areas and a viewing and fishing deck framed with flower boxes and text plaques detailing the history of the site. This pier brings the public closer to the water than at any other place along the northern waterfront at this end of the island. The waterfront open space continues the BCDC Bayside Trail beginning at the adjacent Park St. Landing to the East and concludes at a widened section of the landscaped area that features a large oak tree at the center of a ceremonial circle, and a connection to a continuation of the Bayside Trail when the Dutra Property to the West is developed in the future.

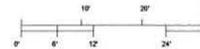
<p>BantaDESIGN, a division of BTA, INC. ARCHITECTURE PLANNING URBAN DESIGN 8119 HOLLYS STREET MENLO PARK, CA 94025 510-654-9255</p>	<p>PERSPECTIVE at COMMUNITY GREEN and BOATWAYS PIER</p>	
<p>Alameda Boatworks Green 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA</p>	<p>DATE JUNE 27, 2016</p>	<p>ps/DP-4.1</p>

Common & Private Open Space along the Paseos.

The 2015 Site Plan provides an increased width between structures at the Main Paseo. In addition to the increased ground level open space, the 2015 proposed site plan adds a new design feature, large roof top decks, for most of the unit types: (A-2, B-1, B-2, B-3, D-1, F-1). This elevated plane of recreational space provides not only a secure and private outdoor area with great views for individual units but also continues the step up from front yard, to living room deck, to rooftop deck exterior living space that contributes a multi-level private/public latticework to the paseos and roadway frontages. This multiplicity of indoor/outdoor spaces builds up the frequency of social interaction possibilities that helps build a strong community. From many of these rooftop decks Mt. Tam and the western sky will be visible along with the East Bay Hills and the breadth and width of Alameda itself.



Site Section DD at Main Paseo

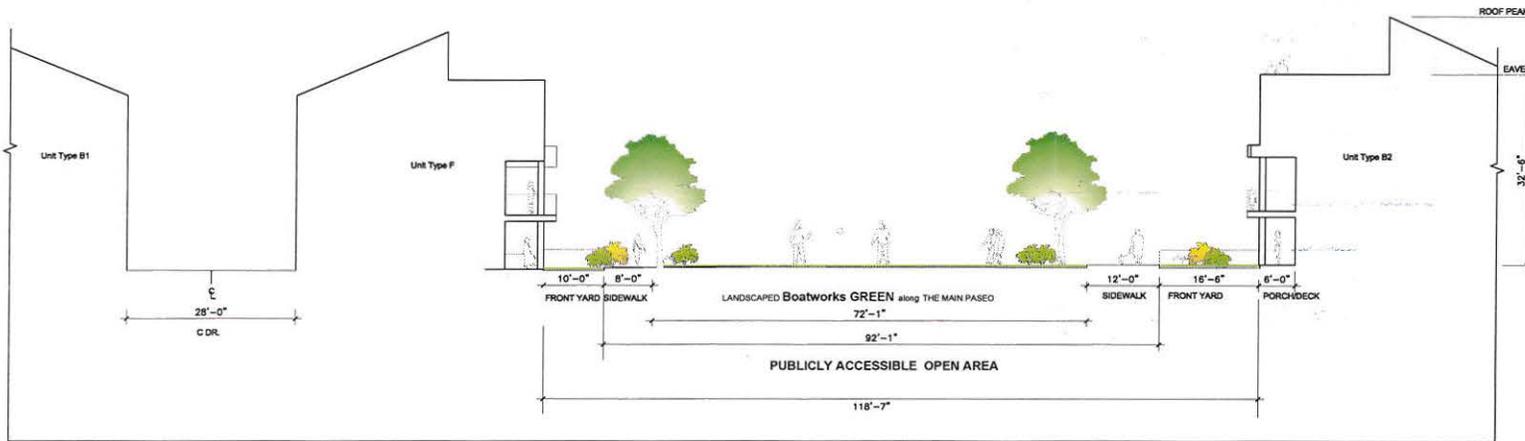


DD

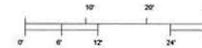
SantaDESIGN, A DIVISION OF SDA, INC. ARCHITECTURE PLANNING URBAN DESIGN 8050 HOLLIS STREET EMERYVILLE, CA 94608 510-654-3255	SITE SECTION		DD
	Alameda Boatworks Green 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA	DATE: JUNE 27, 2016	ps/DP-16

Common & Private Open Space and the Community Green.

The Community Green at the intersection of the East-West Blanding Dr. and North-South Main Paseo is located at the heart of the Boatworks project and at the nexus of the main vehicular and pedestrian traffic flows. The Community Green serves as the front door to the Waterfront Open Space with ample room for casual recreational activities and as an iconic, drought tolerant, fescue covered central commons for the new and existing mixed-use neighborhood. The proposed site plan significantly widens the Community Green from the 2010/2011 width of 57' to the 2015 site plan width of 90' and relocates the previously adjacent roadway and public parking away from the common open space. Upper level private outdoor decks at the frontage units overlook the activities of the Green.



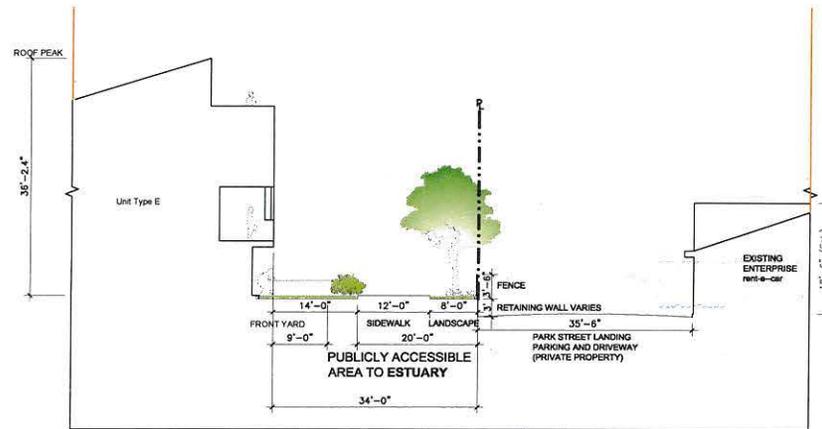
Site Section EE at Boatworks GREEN
View from Clement Ave. looking north
towards Oakland Estuary



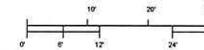
BantaDESIGN, A DIVISION OF ARTA, INC. ARCHITECTURE PLANNING URBAN DESIGN 8050 HOLLISS STREET EMERYVILLE, CA 94608 510-654-9255	SITE SECTION: EE	
	Alameda Boatworks Green <small>2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA</small>	DATE JUNE 27, 2016

Extension of Blanding Drive through center of site and Oak St. Pathway at Eastern boundary of site.

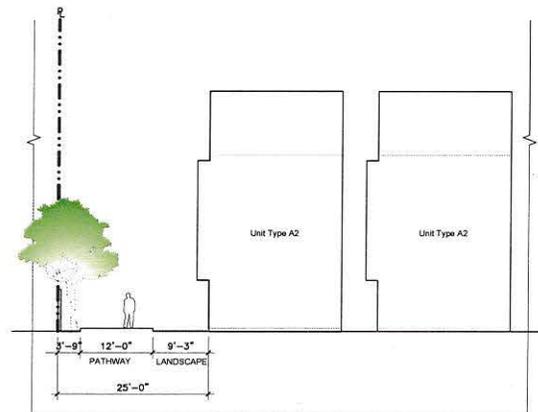
The main East-West arterial through the site is the Blanding Dr. extension of Blanding Ave. Blanding Dr. (section FF) features parallel street parking along its northern side along with a dedicated Bike Lane and tree-lined landscaped sidewalks at either side of the road. The well defined spatial corridor breaks at the southern edge of the Community Green to provide an invitation to passers-by to explore the Waterfront Open Space beyond. Blanding Dr. leads to the public parking at Elm Dr. which connects the two main vehicular entrances to the site off Oak St. and Clement Ave.



Site Section GG at Park St. Landing



GG



Site Section HH at Waterfront West Dr.

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	DATE: JUNE 27, 2016	ps/DP-18
Alameda Boatworks Green 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA		



Site Section II at Pier



SantaDESIGN, A DIVISION OF SDAI, INC. ARCHITECTURE PLANNING URBAN DESIGN 8050 HOLLIS STREET EMERYVILLE, CA 94608 510-654-3255	SITE SECTION: II	
	Alameda Boatworks Green 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA	DATE: JUNE 27, 2016



A New Planned Residential Community Connecting the City with its Waterfront:

The "Boatworks Green" Community internal vehicular drives, bikeways and pedestrian paseos are organized to match and extend existing routes in the City. Main entrances align exactly opposite Blanding Ave. and Elm St. providing direct line extensions of roadways, sidewalks and bike paths into the Boatworks site.

Landscaped pedestrian pathways continue beyond Oak St. and Elm Drive to lead pedestrians up to the Publicly Accessible Open Space at the waterfront. In addition one major and two minor paseo's for pedestrians and bicycles-only lead from Clement Ave. up through the site, concluding at the Estuary Open Space. Our site plan is an exercise in enhancing the urban fabric of Alameda at a critical connection point to its northern waterfront.

"Boatworks Green" Site along Alameda's Northern Waterfront

- - - Pedestrian/ bicycle pathways
- - - Vehicular roads accessible to the public as extensions of the existing street grid



<p>BantaDESIGN, A DIVISION OF BETA, INC. ARCHITECTURE PLANNING URBAN DESIGN 805 S. HOLLIS STREET SAN FRANCISCO, CA 94108 510-654-3255</p>	<p>VICINITY MAP</p>	
<p>Alameda Boatworks Green 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA</p>	<p>DATE: JUNE 27, 2016</p>	<p>ps/DP-2</p>

PLAY STRUCTURES



HARDSCAPE



SEATING



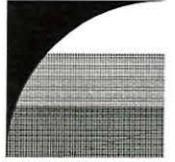
SCULPTURE/ART ELEMENT STORYBOARD



RAILING TREATMENT



PHOTO: ALAMEDA BOATWORKS GREEN



GATES
+ ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING • URBAN DESIGN
3671 CROW CANYON RD. SAN RAFAEL, CA 94903
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ALAMEDA
BOATWORKS
GREEN

2229 & 2235 CLEMENT AVE.
ALAMEDA, CA

ISSUE: DESCRIPTION: DATE:

NOT FOR
CONSTRUCTION

PROJECT NUMBER: P5023
DRAWN: AT, JK
CHECK: DG
DATE: 06/17/2016
SCALE: N/A



SITE FURNISHINGS

L-7



2015 Site Plan: Four Phases for Development of "Boatworks Green" project.

The 2015 site plan retains the extension of Elm St. and Blanding Ave. into the site as well as the 30 unit multi-family building that houses the affordable housing units at the SE corner of the site as included in the approved 2010/2011 - 182 unit site plan. The 2015 edition proposes a similar mix of single family detached and attached 3 story, 1 and 2 car garage, 2 to 5 bedroom units that are ideal for starting and established extended families. All the townhome units have private front yards and have rooftop decks.

Phase 1 of the Development Plan calls for the construction and landscaping of most of the main publicly accessible open spaces (Majority of Waterfront Open Space, the community Green, and the Main Paseo) as well as the 30 unit multi-family housing structure that contains all the inclusionary affordable housing units.

Below please find a table displaying estimated commencement and completion dates for each Phase. These estimated dates are contingent upon the City of Alameda awarding the project a Building Permit before the end of 2016. The areas of the 4 Phases of the project are noted on sheet ps/DP-10 which has been revised to indicate most open space, all roads, and all inclusionary affordable housing will be constructed in Phase 1:

	Start Date	Completion Date
Phase 1	2/01/2017	2/01/2018
Phase 2	2/02/2018	2/02/2019
Phase 3	2/03/2019	2/03/2020
Phase 4	2/04/2020	2/04/2021

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**PHASING PLAN
 for DEVELOPMENT**

Alameda Boatworks Green
 2229 & 2235 CLEMENT AVENUE, ALAMEDA, CA

DATE: **JUNE 27, 2016**

ps/DP-10