



Project Proponents & Property Owners:  
Pacific Shops, Inc.  
City of Alameda

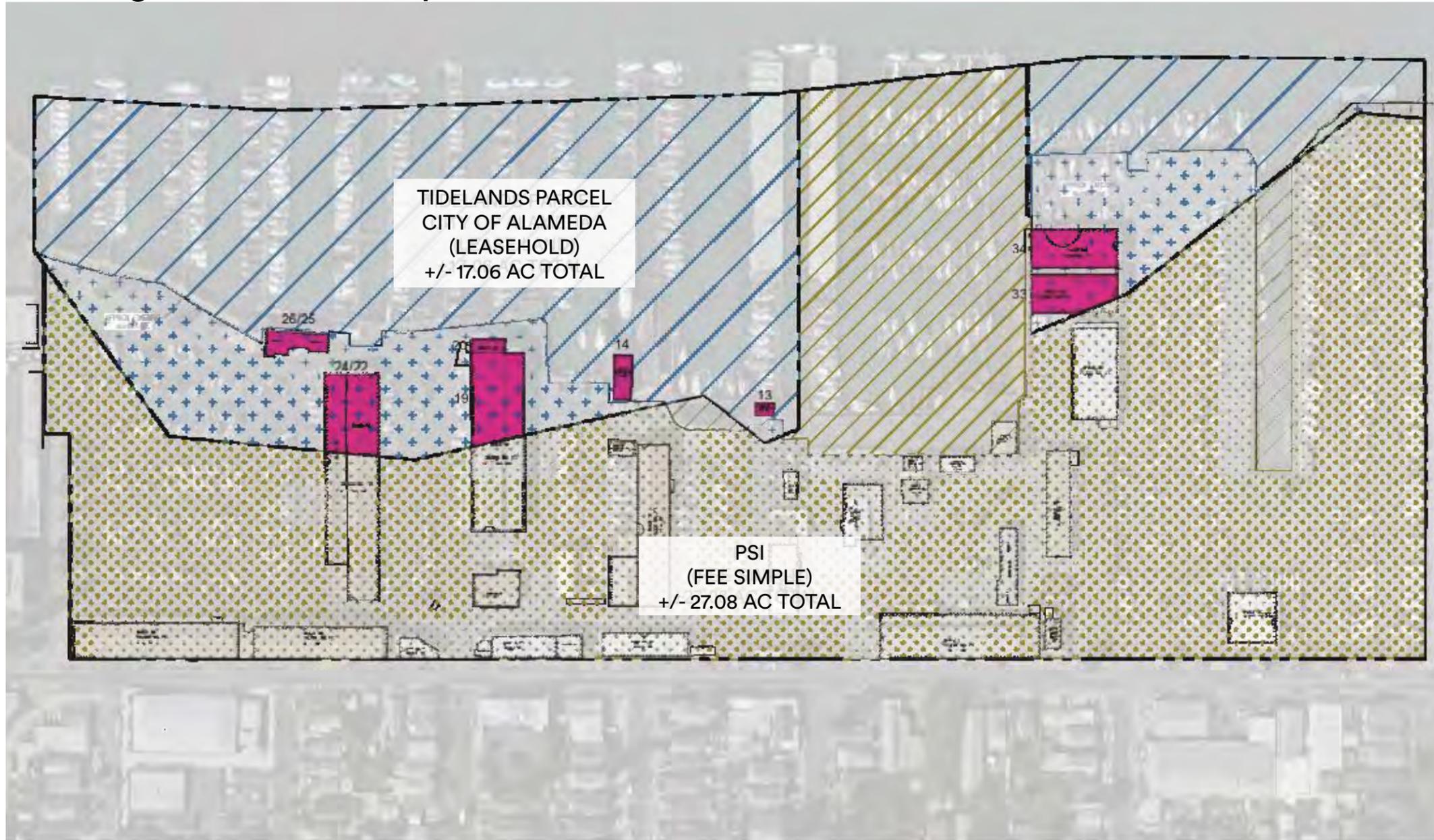
**ALAMEDA MARINA** 

Design Review Board  
March 5, 2018

# Alameda Marina Vicinity Map



# Existing Site Ownership



## KEY LEGEND

 LAND (LEASE)	 LAND (FEE SIMPLE)
 MARINA/WATER (LEASE)	 MARINA/WATER (FEE SIMPLE)



View of Building 19



View of Building 21



View of Building 27

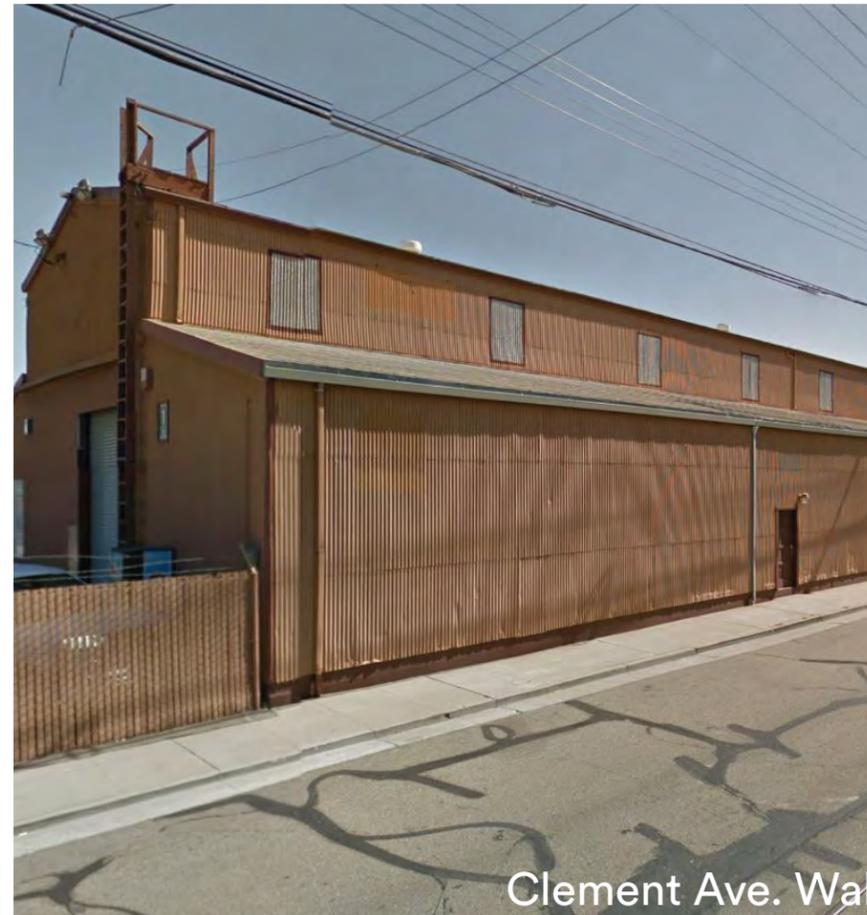
# Alameda Marina Vicinity Map



Aging Infrastructure



Building 19



Clement Ave. Wall

**ISSUES:** RESTRICTED PUBLIC ACCESS, FAILING SHORELINE

**\$3M** TIDELANDS  
2012-2017 EXPENDITURE

**\$35M** SHORELINE  
4009 LF OF SEAWALL & CITY SHORELINE

**\$22M** HORIZONTAL INFRASTRUCTURE  
CLEMENT AVE/  
ON/OFF SITE COSTS

**\$18M** IMPACT FEES  
SCHOOLS,  
PUBLIC SAFETY,  
INFRASTRUCTURE,  
ROADS ETC.

# City of Alameda Zoning Designation



# City of Alameda Land Use Map



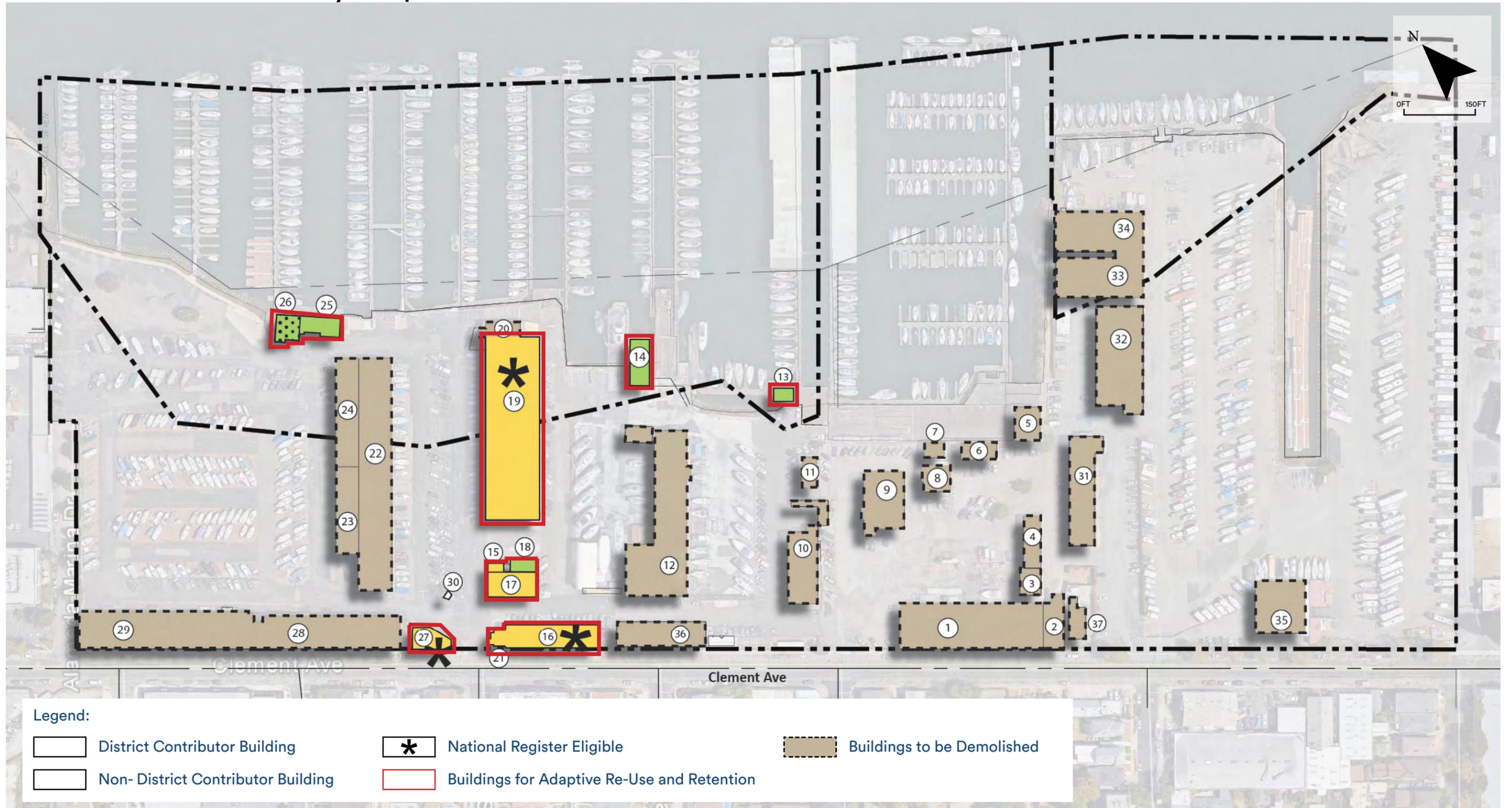
Zoning			
<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	
R-1 ONE FAMILY RESIDENTIAL	A-P ADMINISTRATIVE PROFESSIONAL	M-1 INTERMEDIATE INDUSTRIAL	A AGRICULTURAL DISTRICT
R-2 TWO FAMILY RESIDENTIAL	C-1 NEIGHBORHOOD BUSINESS	M-2 GENERAL INDUSTRIAL	B BUILDING SITE DISTRICT
R-3 GARDEN RESIDENTIAL	C-2 CENTRAL BUSINESS	<b>Special Zones</b>	H HEIGHT DISTRICT
R-4 NEIGHBORHOOD RESIDENTIAL	C-C COMMUNITY COMMERCIAL	M-X MIXED USE PLANNED DEVELOPMENT	Y YARD DISTRICT
R-5 GENERAL RESIDENTIAL	C-M COMMERCIAL MANUFACTURING	E ESTUARY	G GOVERNMENT COMBINING
R-6 HOTEL RESIDENTIAL		O OPEN SPACE	
		PD PLANNED DEVELOPMENT OVERLAY	

**CITY OF Alameda**  
Community Development Department, Planning Division  
2263 Santa Clara Ave, Rm 190  
Alameda, CA 94501  
(510) 747-6805

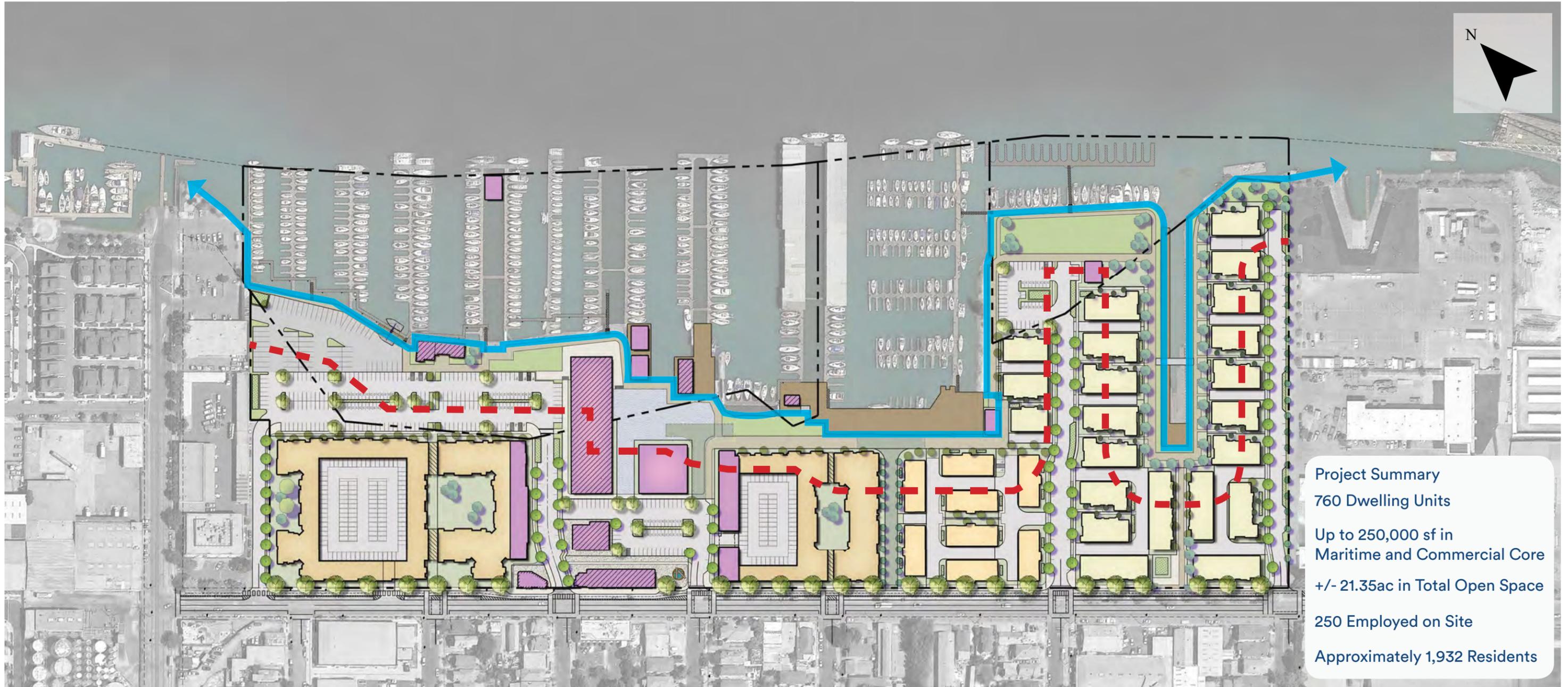
## General Plan Diagram

Low-Density Residential	Office	Commercial Recreation
Medium Density Residential	Business Park	OpenSpace/Habitat
Neighborhood Business	Specified Mixed Use	Parks & Public Open Space
Community Commercial	General Industry	Public/Institutional/Schools
		Federal Facilities

# Alameda Marina Vicinity Map



# Alameda Marina Site Plan

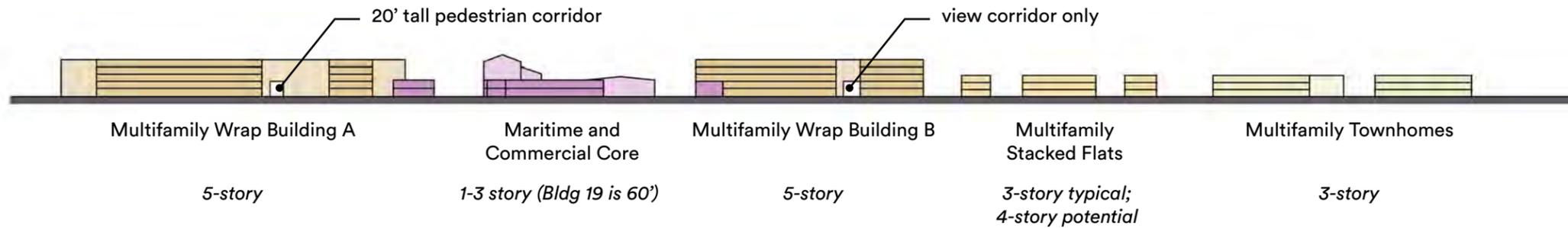


**Project Summary**  
 760 Dwelling Units  
 Up to 250,000 sf in Maritime and Commercial Core  
 +/- 21.35ac in Total Open Space  
 250 Employed on Site  
 Approximately 1,932 Residents

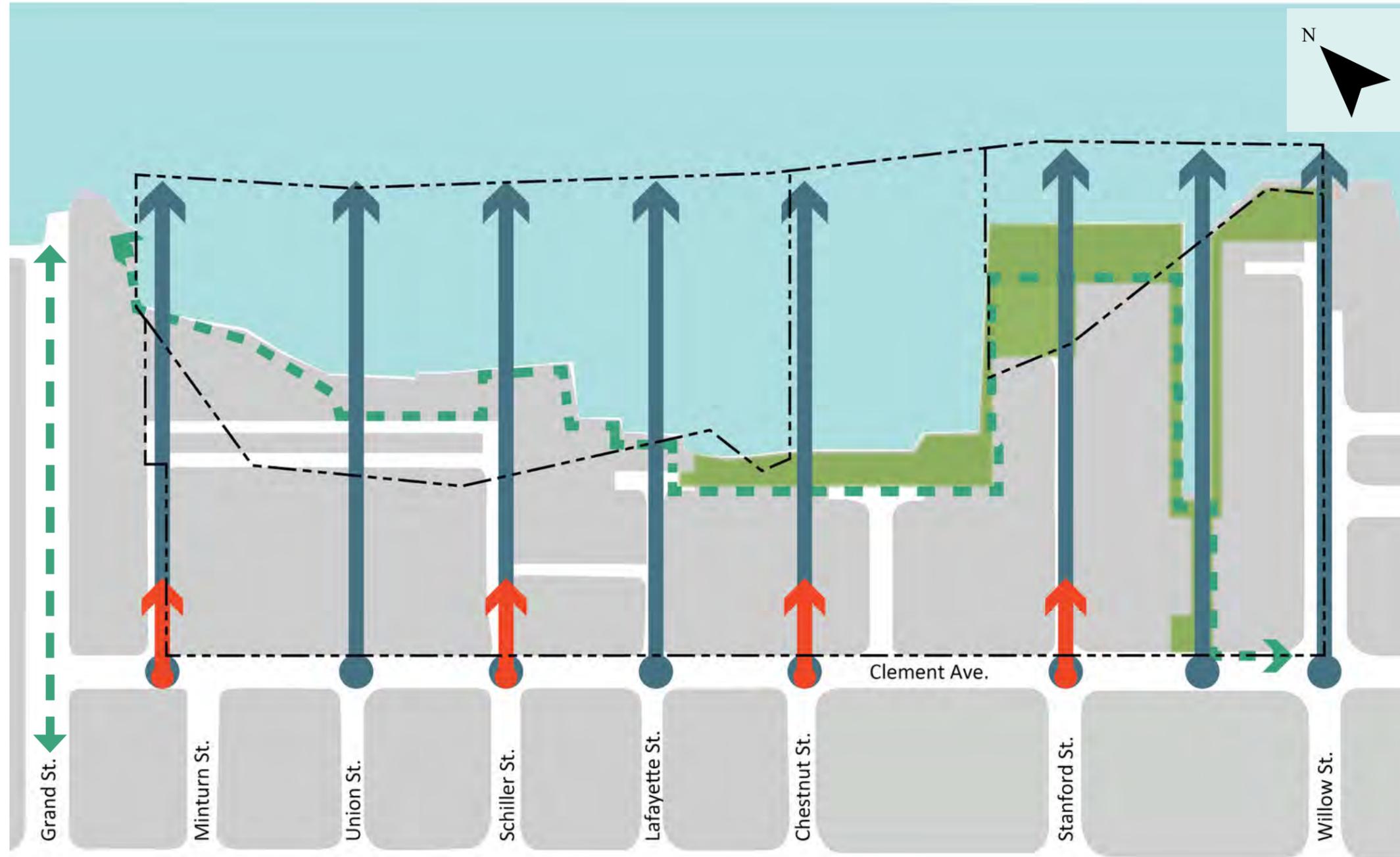
**Legend:**

Shoreline Edge

100' Shoreline Band



# Access and Pedestrian Circulation



**Legend:**

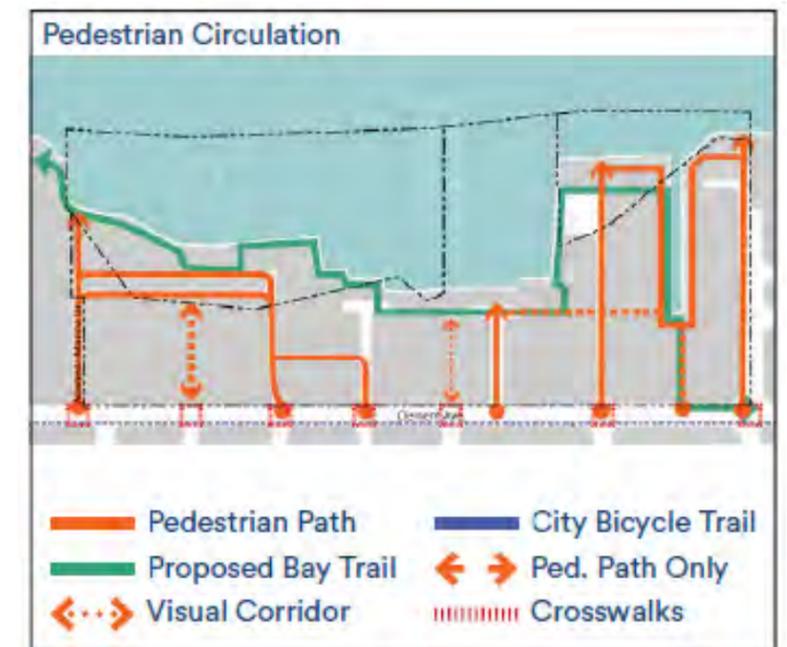
- Existing Access Points
- Proposed Access Points & Circulation
- Extension of Bay Trail
- Proposed Open Space

**WATERFRONT CONNECTIONS** FOR ALL ALAMEDANS

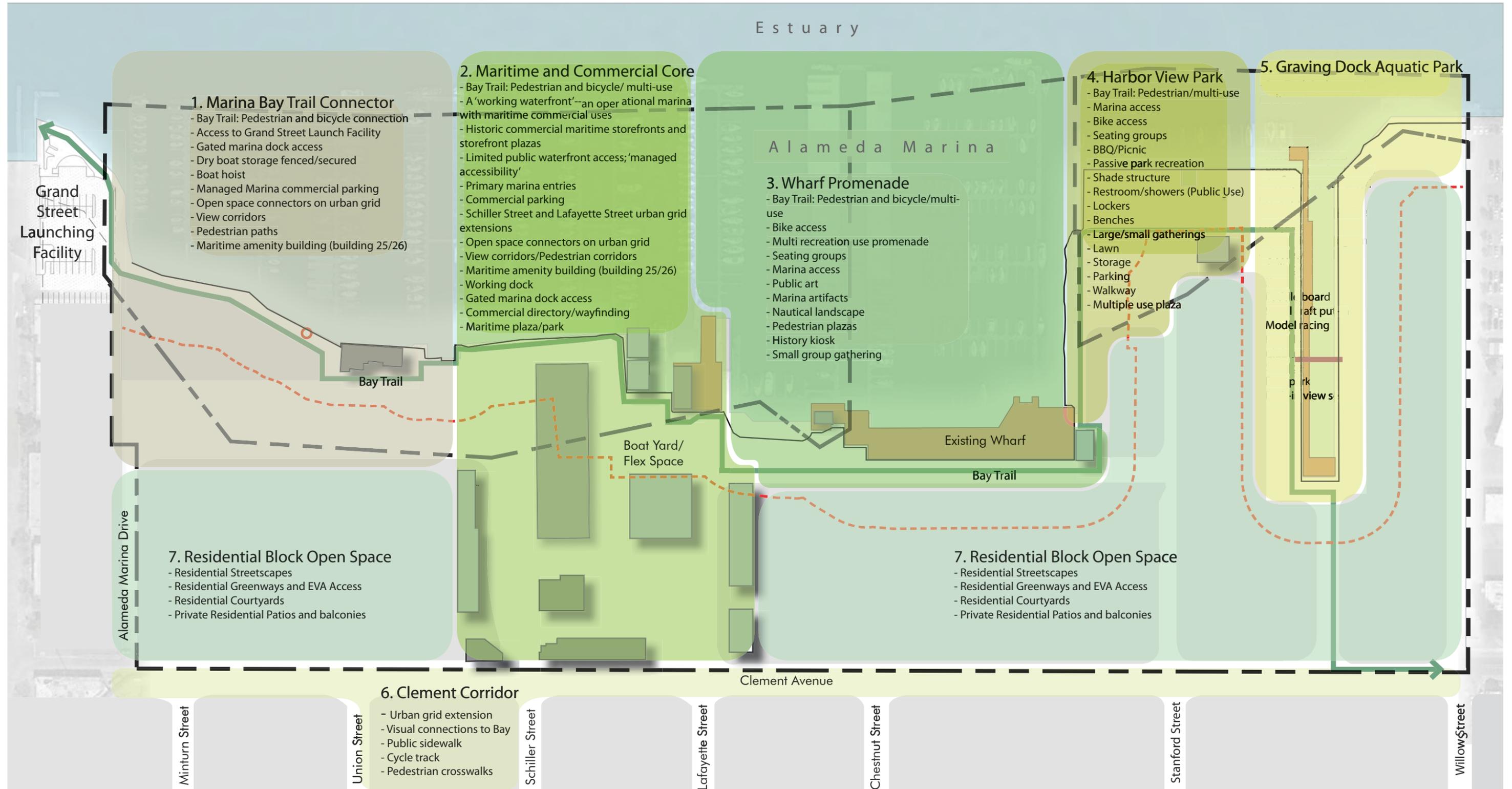
**EXTEND CITY GRID** PROVIDING VEHICULAR, PEDESTRIAN, AND VISUAL ACCESS TO WATER

**4.25** ACRES **OPEN SPACE**

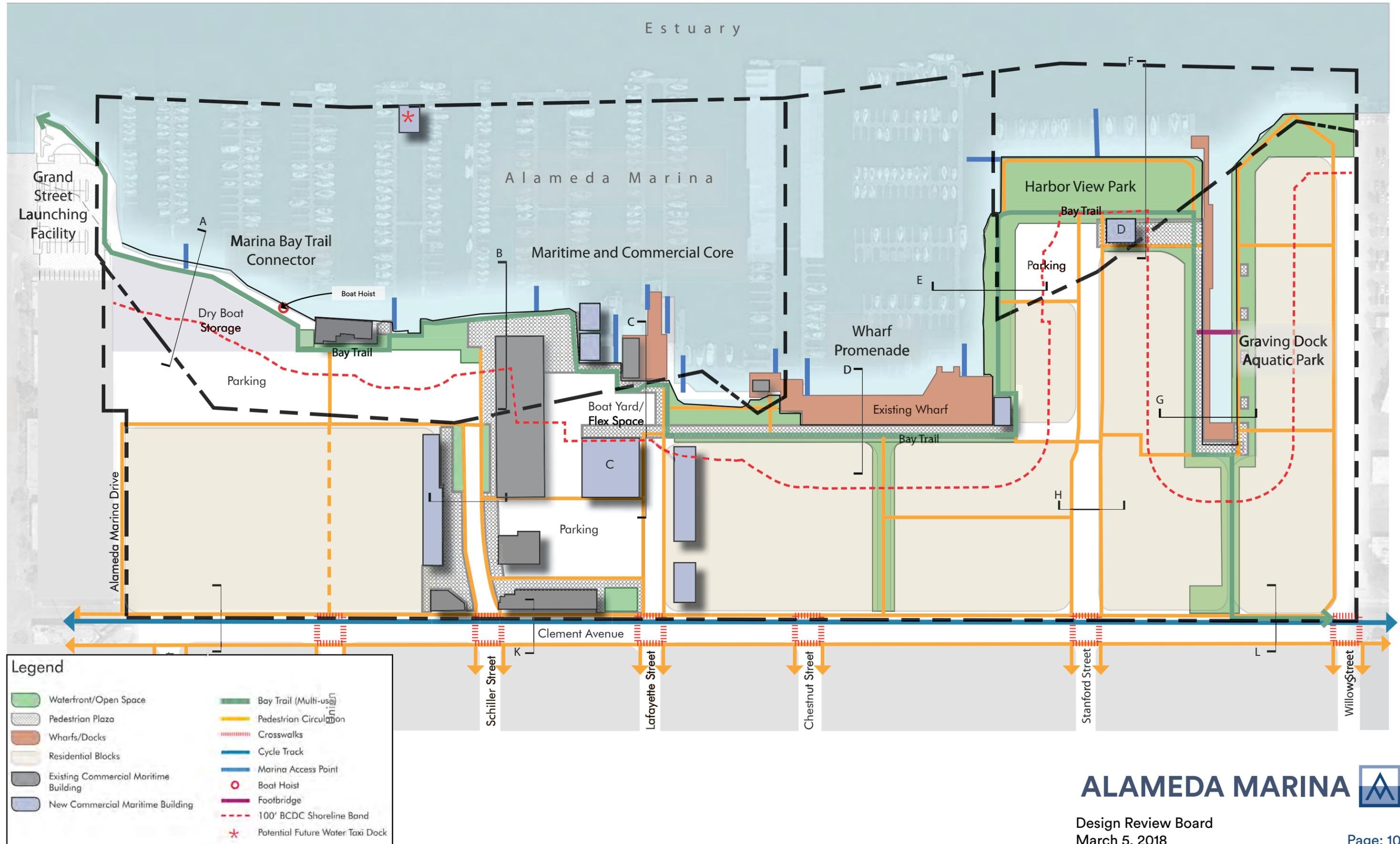
**1/3** MILE **NEW BAY TRAIL** ALONG WATERFRONT



# Alameda Marina Open Space Program

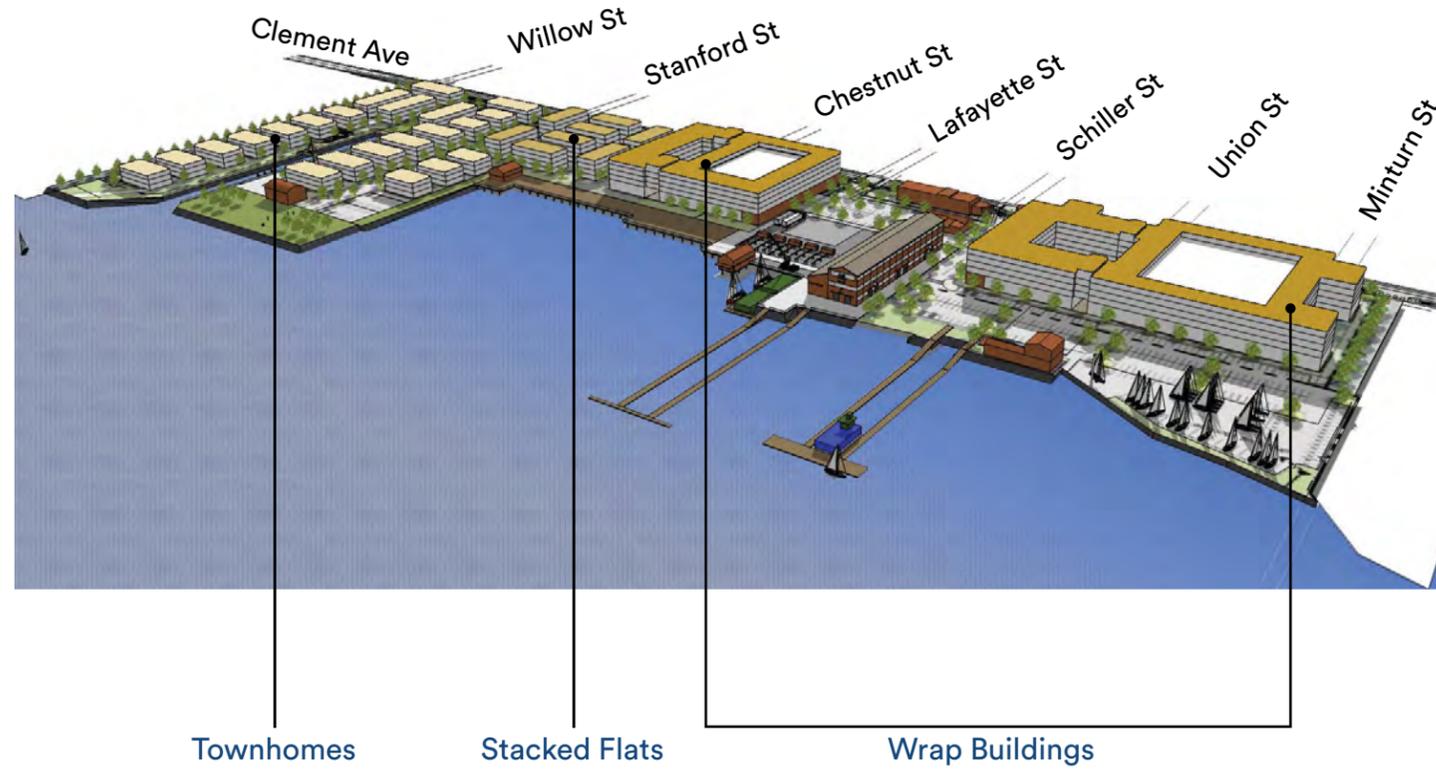


# Alameda Marina Public Access Plan

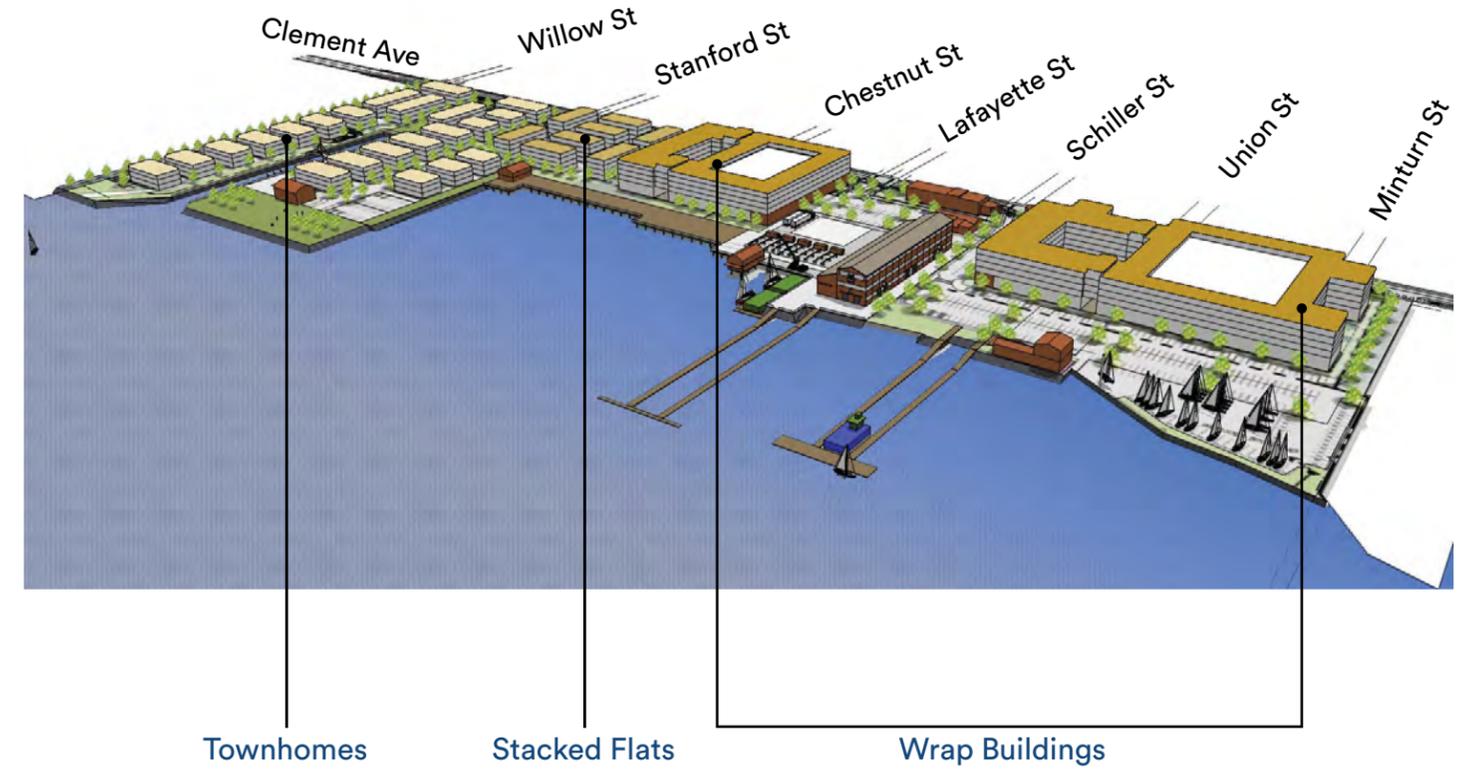


# Alameda Marina Shadow Studies

Mid-Day Shadow Projections (Shortest Day)

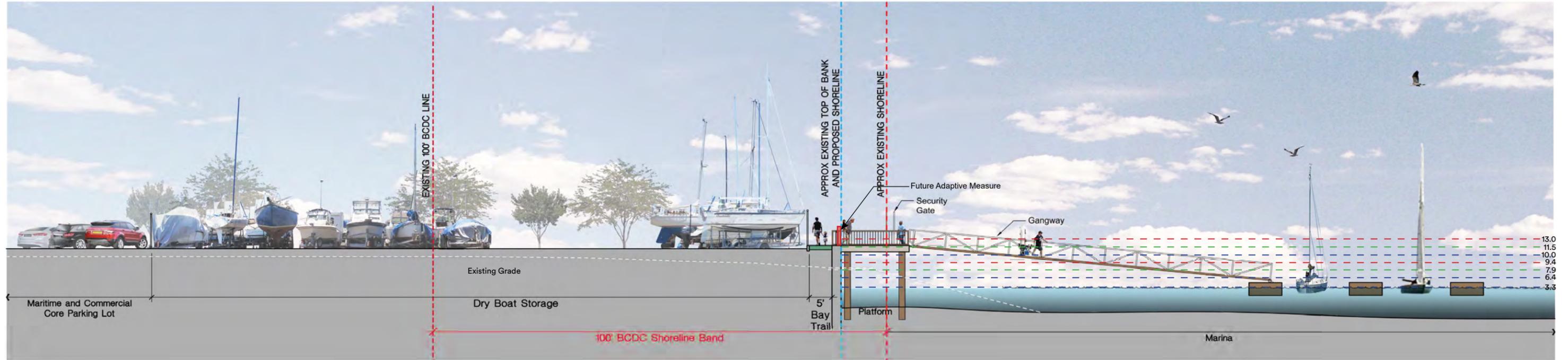


Mid-Day Shadow Projections (Longest Day)

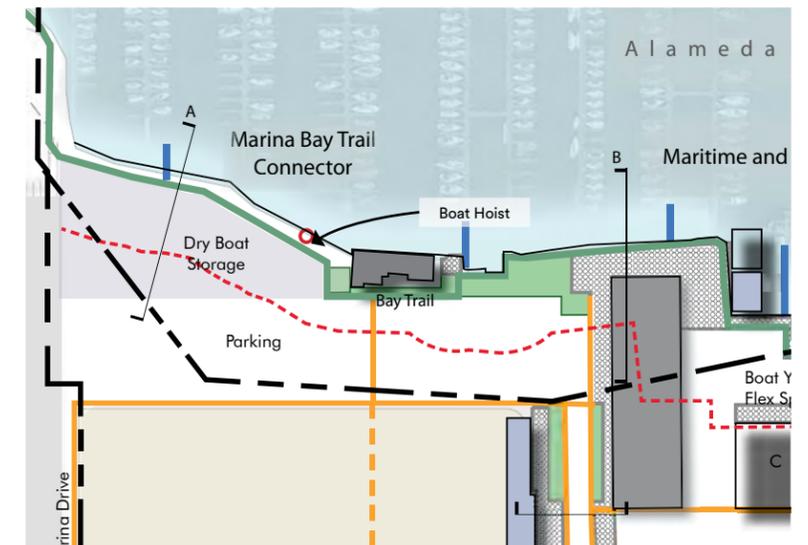
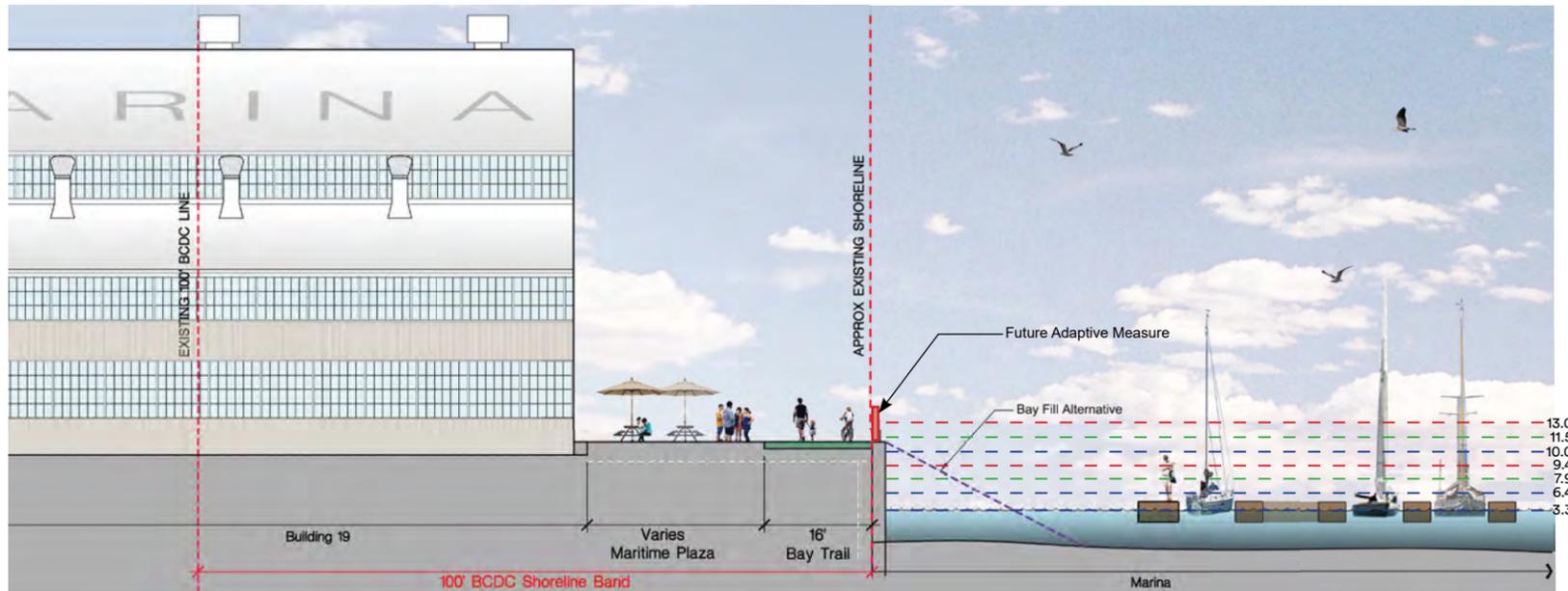


# Alameda Marina Section View

## Section A - Marina Bay Trail Connector



## Section B - Maritime Plaza



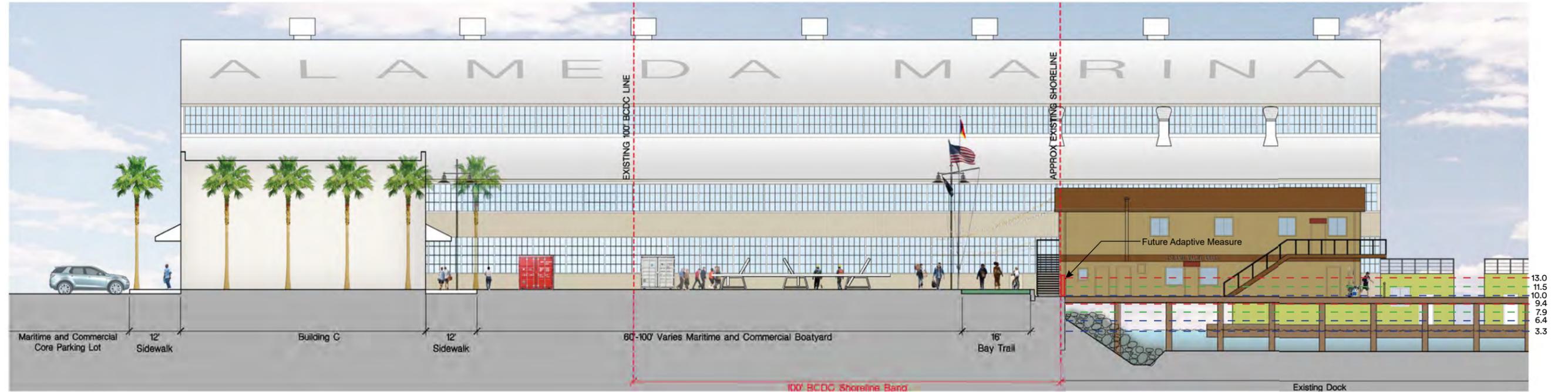
Sections Key Map

### Legend:

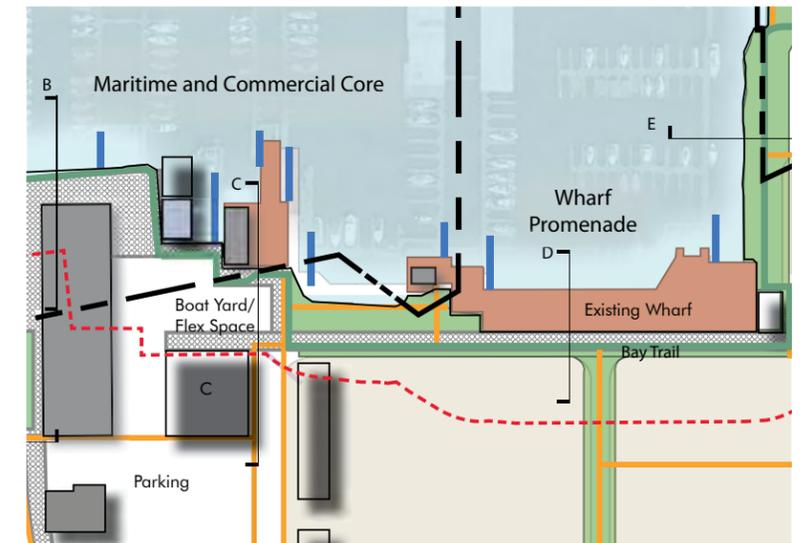
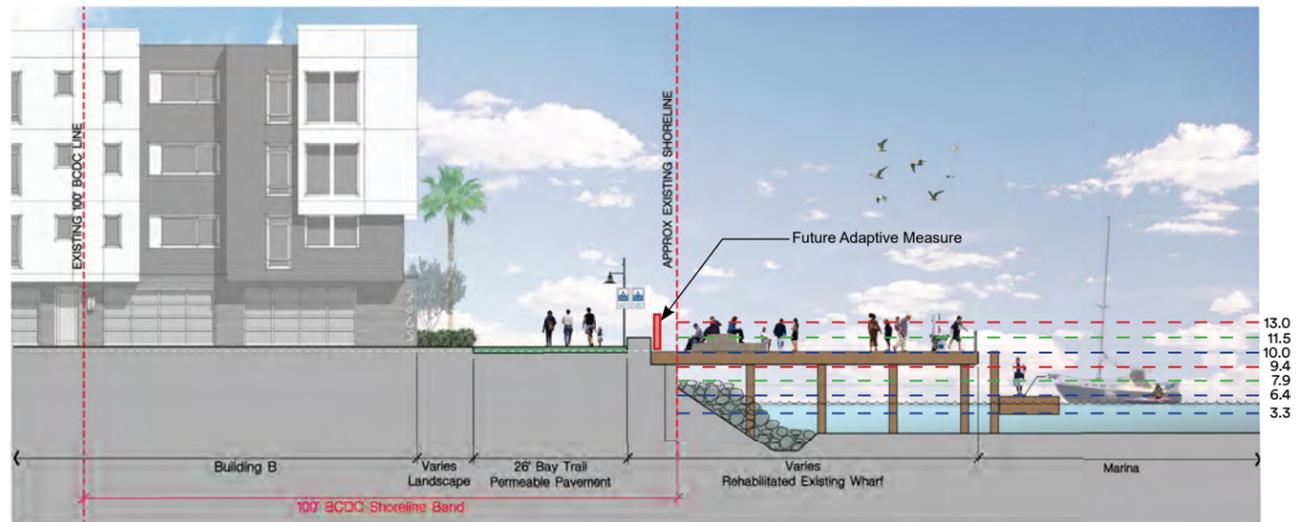
- BFE + 2100 Projected SLR (36") = 13 - - - - -
- BFE + 2050 Projected SLR (18") = 11.5 - - - - -
- BFE (100 Year Tide) = 10.0 - - - - -
- MHHW + 2100 Projected SLR (36") = 9.4 - - - - -
- MHHW + 2050 Projected SLR (18") = 7.9 - - - - -
- MHHW = 6.4 - - - - -
- MSL = 3.3 - - - - -

# Alameda Marina Section View

## Section C - Maritime Commercial Core



## Section D - Wharf Promenade



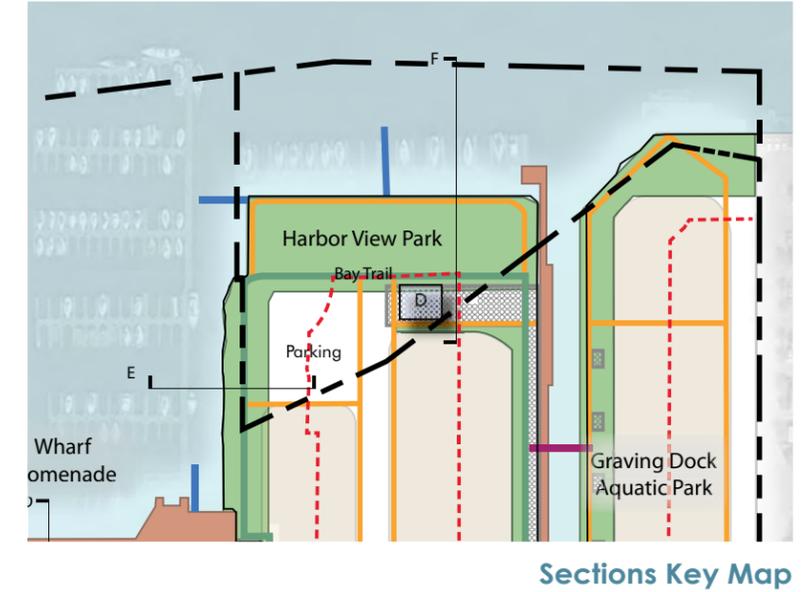
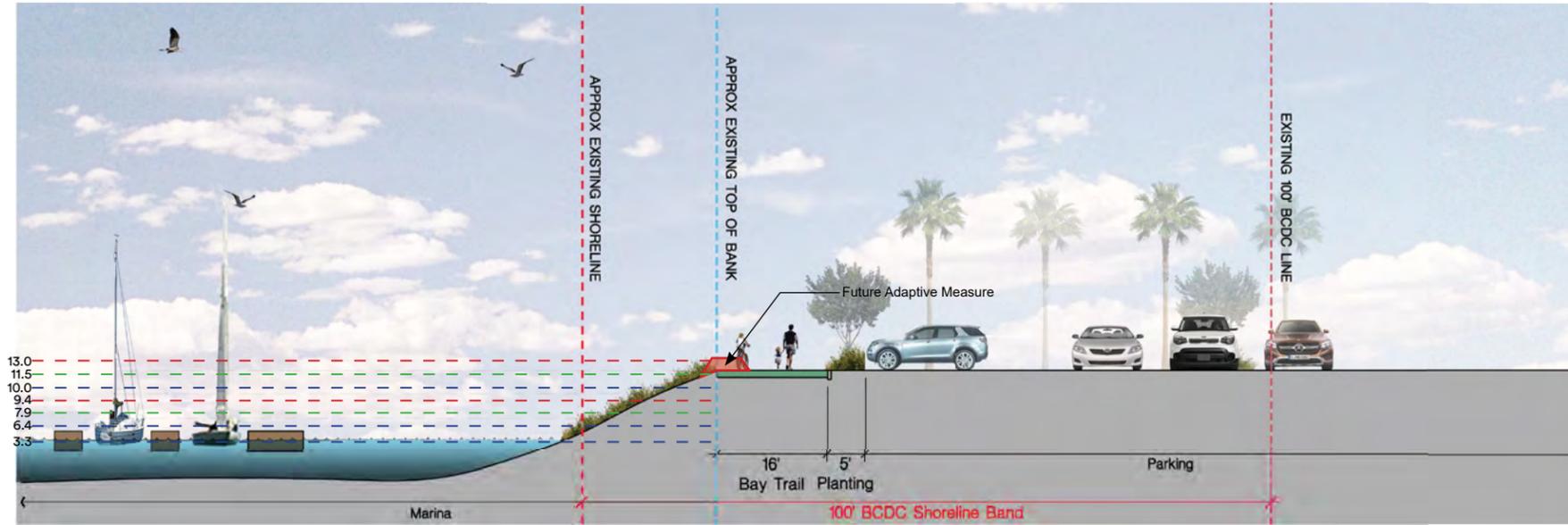
Sections Key Map

### Legend:

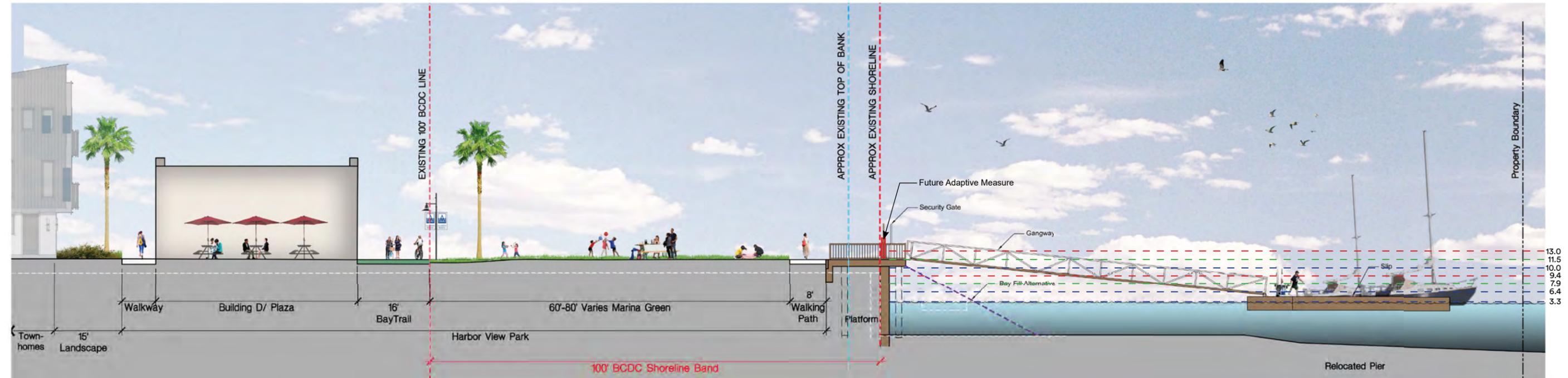
BFE + 2100 Projected SLR (36") = 13	- - - - -
BFE + 2050 Projected SLR (18") = 11.5	- - - - -
BFE (100 Year Tide) = 10.0	- - - - -
MHHW + 2100 Projected SLR (36") = 9.4	- - - - -
MHHW + 2050 Projected SLR (18") = 7.9	- - - - -
MHHW = 6.4	- - - - -
MSL = 3.3	- - - - -

# Alameda Marina Section View

## Section E - Bay Trail Parking



## Section F - Harbor View Park

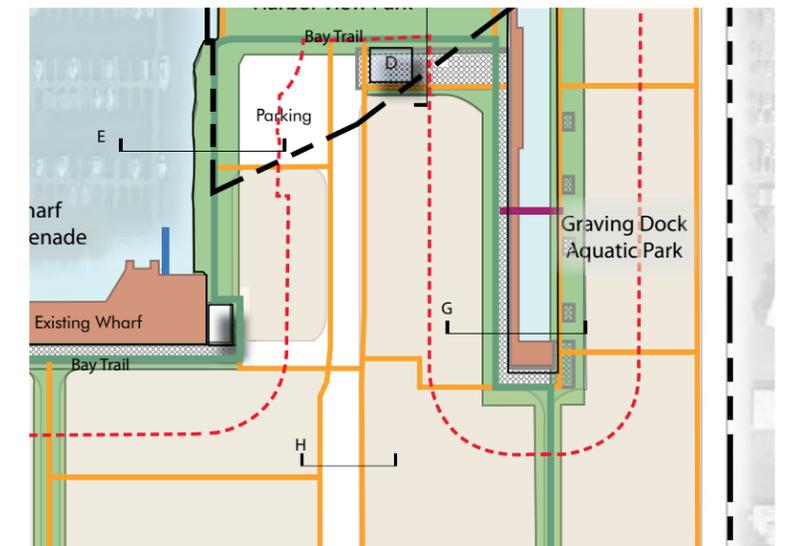
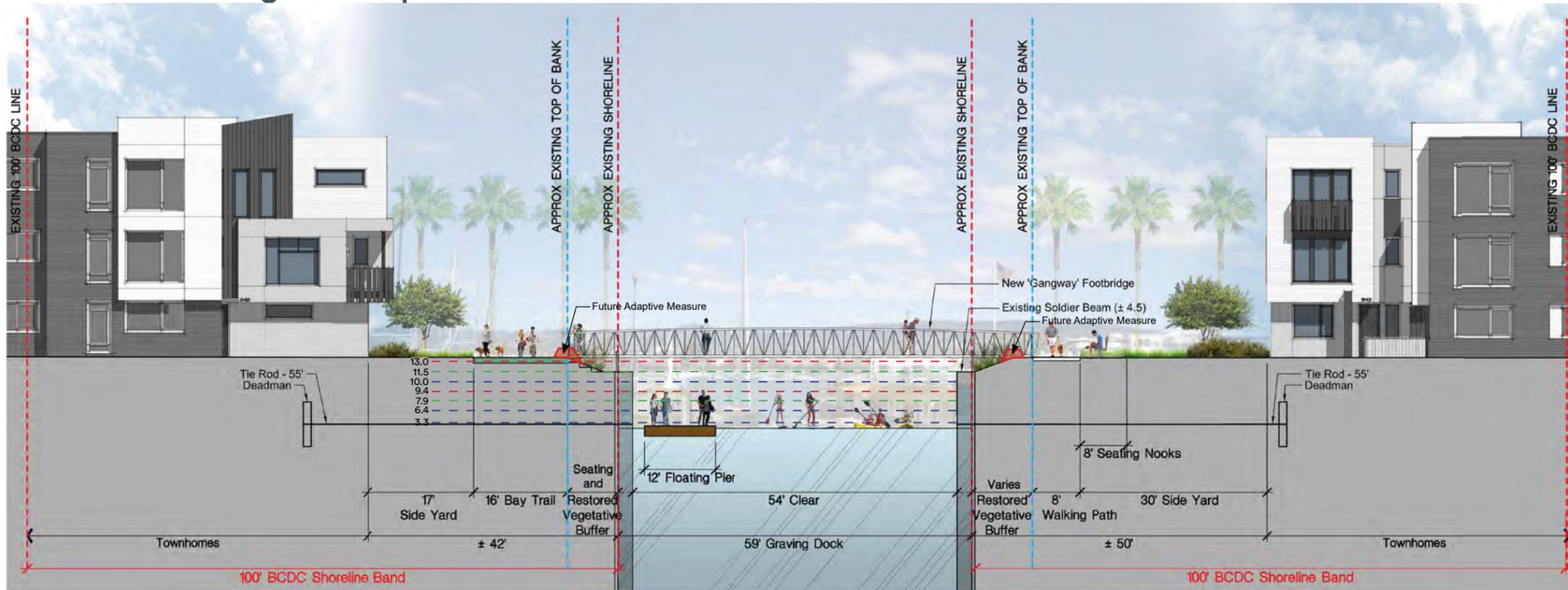


### Legend:

BFE + 2100 Projected SLR (36") = 13	- - - - -
BFE + 2050 Projected SLR (18") = 11.5	- - - - -
BFE (100 Year Tide) = 10.0	- - - - -
MHHW + 2100 Projected SLR (36") = 9.4	- - - - -
MHHW + 2050 Projected SLR (18") = 7.9	- - - - -
MHHW = 6.4	- - - - -
MSL = 3.3	- - - - -

# Alameda Marina Section View

## Section G - Graving Dock Aquatic Park



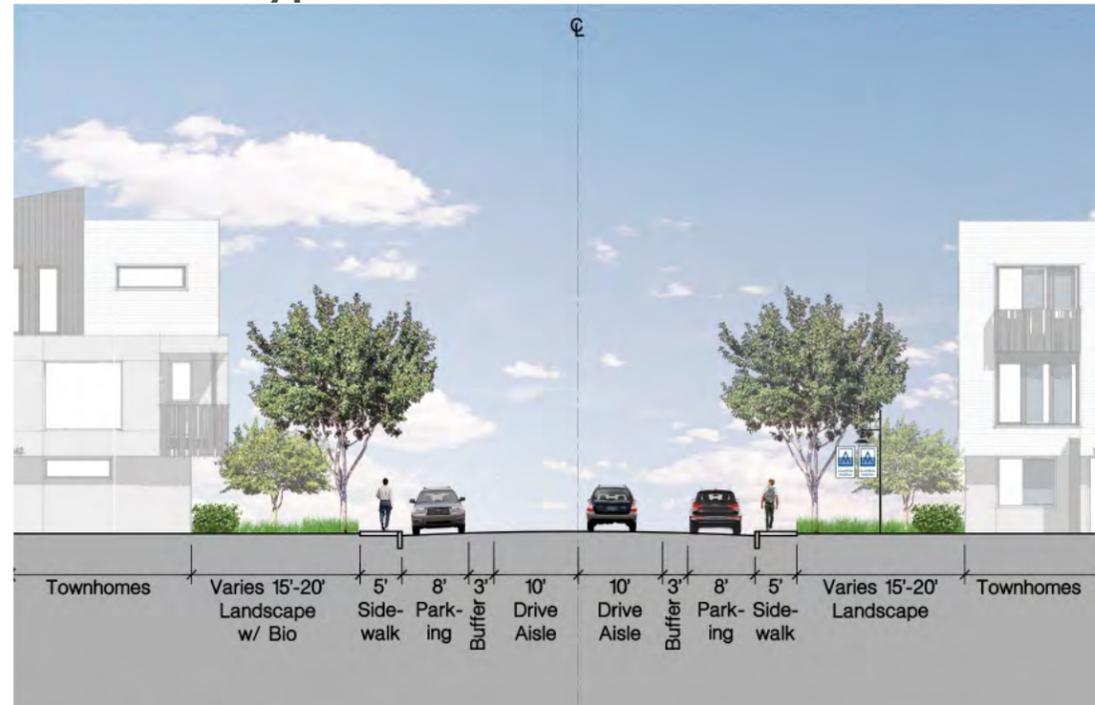
Sections Key Map

### Legend:

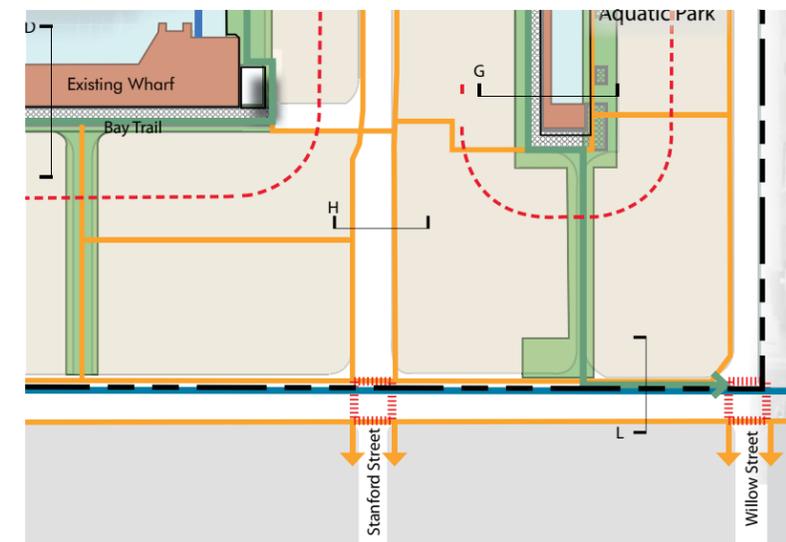
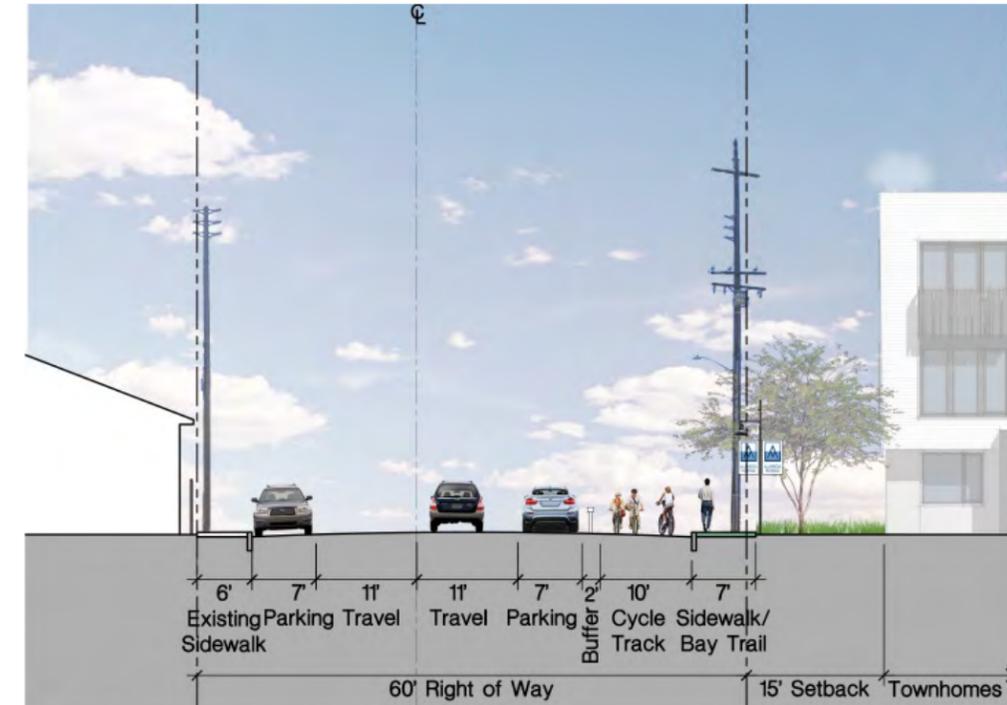
BFE + 2100 Projected SLR (36") = 13	- - - - -
BFE + 2050 Projected SLR (18") = 11.5	- - - - -
BFE (100 Year Tide) = 10.0	- - - - -
MHHW + 2100 Projected SLR (36") = 9.4	- - - - -
MHHW + 2050 Projected SLR (18") = 7.9	- - - - -
MHHW = 6.4	- - - - -
MSL = 3.3	- - - - -

# Alameda Marina Section View

## Section H - Typical Local Street ROW



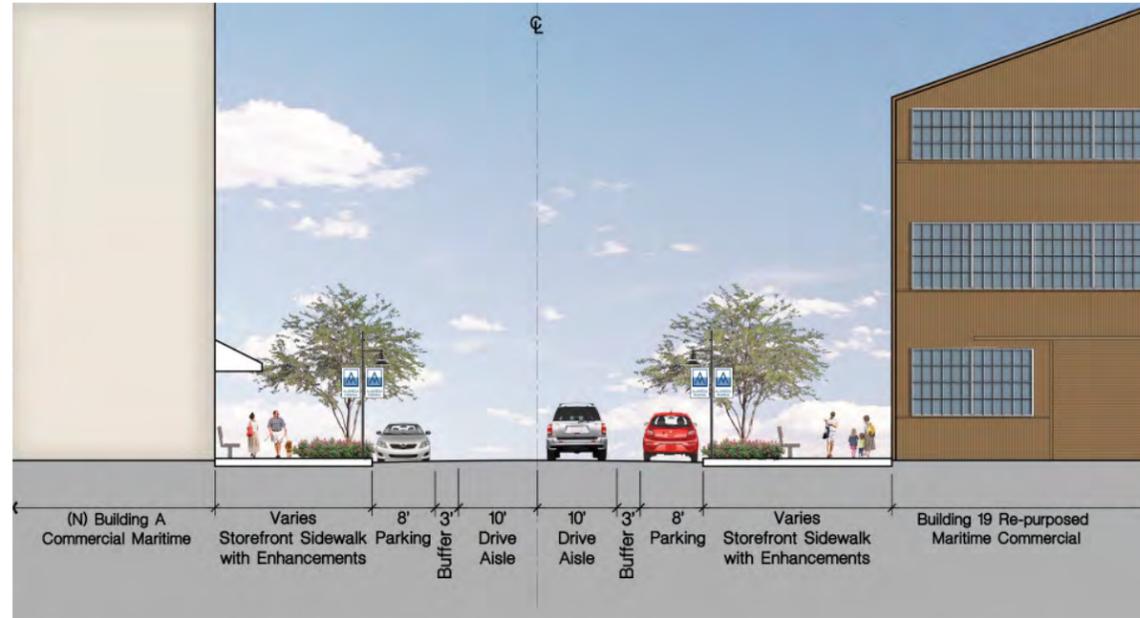
## Section L - Clement Avenue at Townhomes



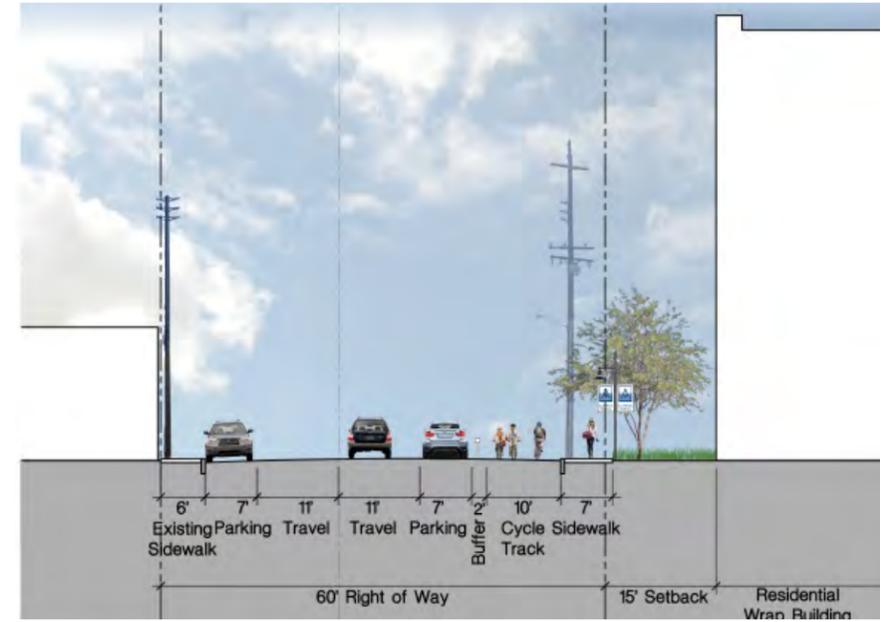
Sections Key Map

# Alameda Marina Section View

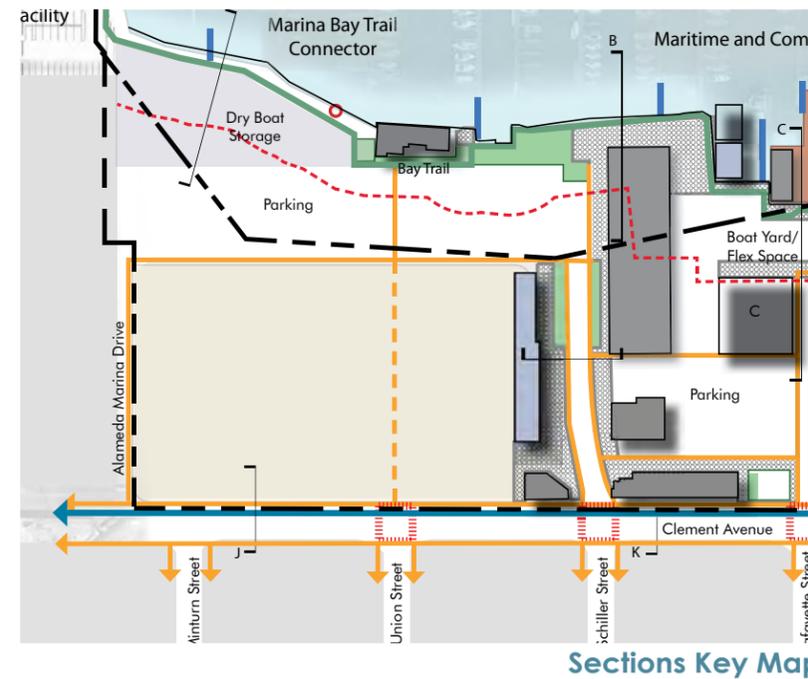
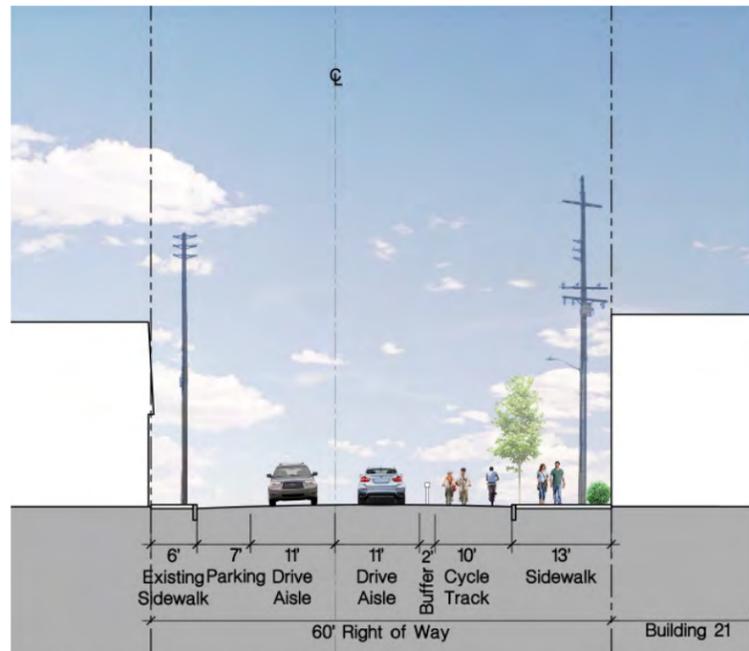
## Section I - Schiller Street ROW



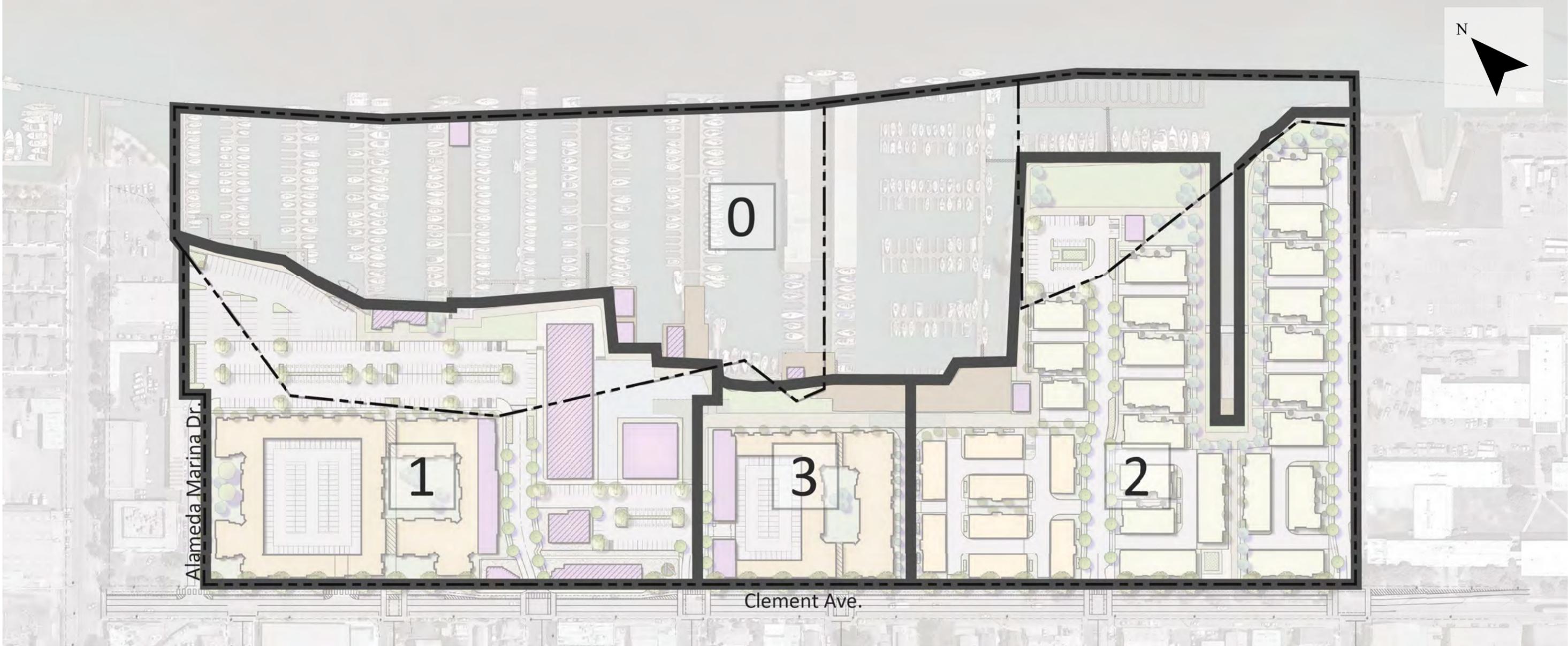
## Section J - Clement Avenue at Residential Wrap Building



## Section K - Clement Avenue at Existing Building 21

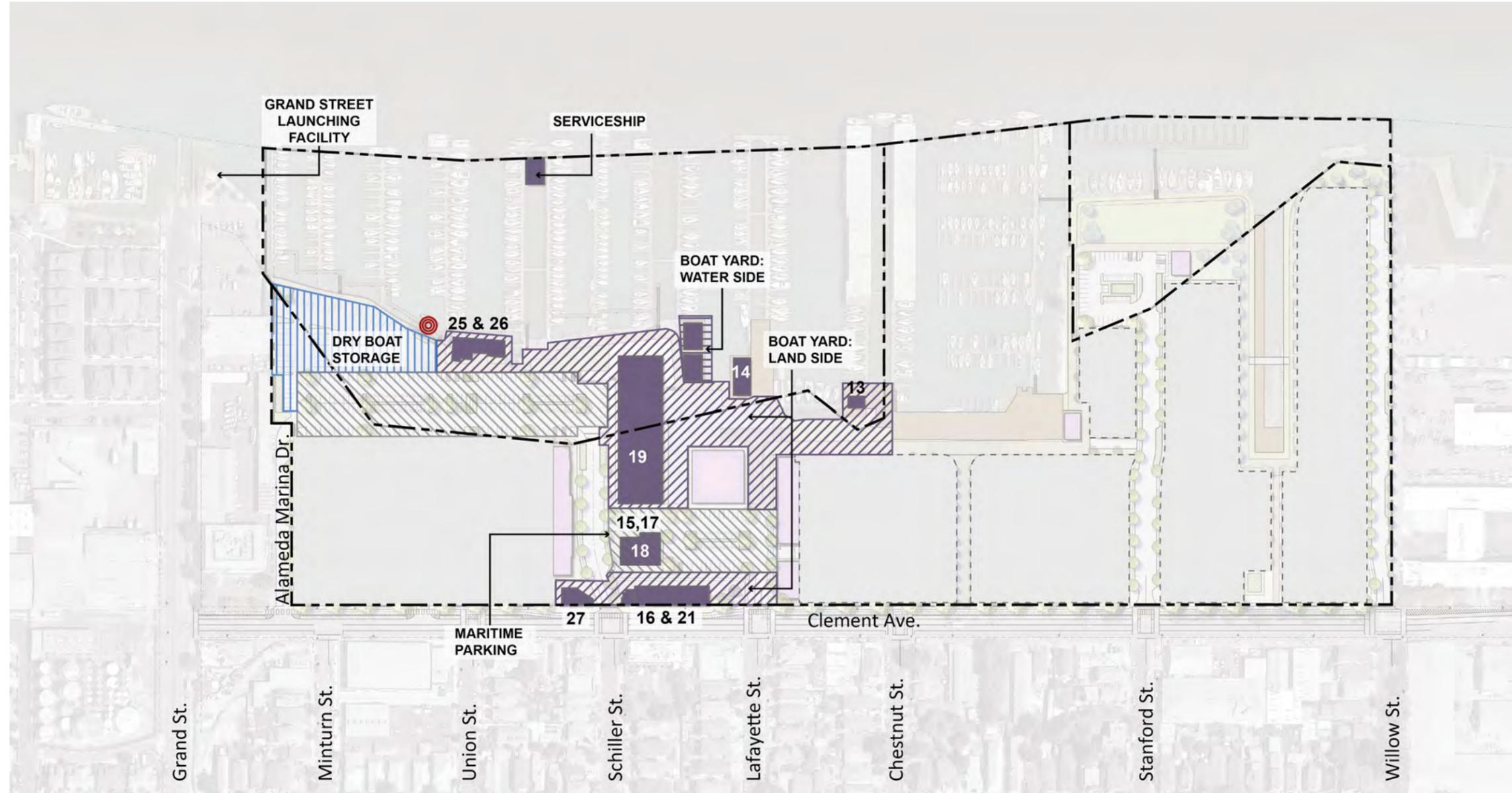


# Alameda Marina Phasing Plan



- Phasing Plan:
- 0** Phase 0
  - 1** Phase 1
  - 2** Phase 2
  - 3** Phase 3

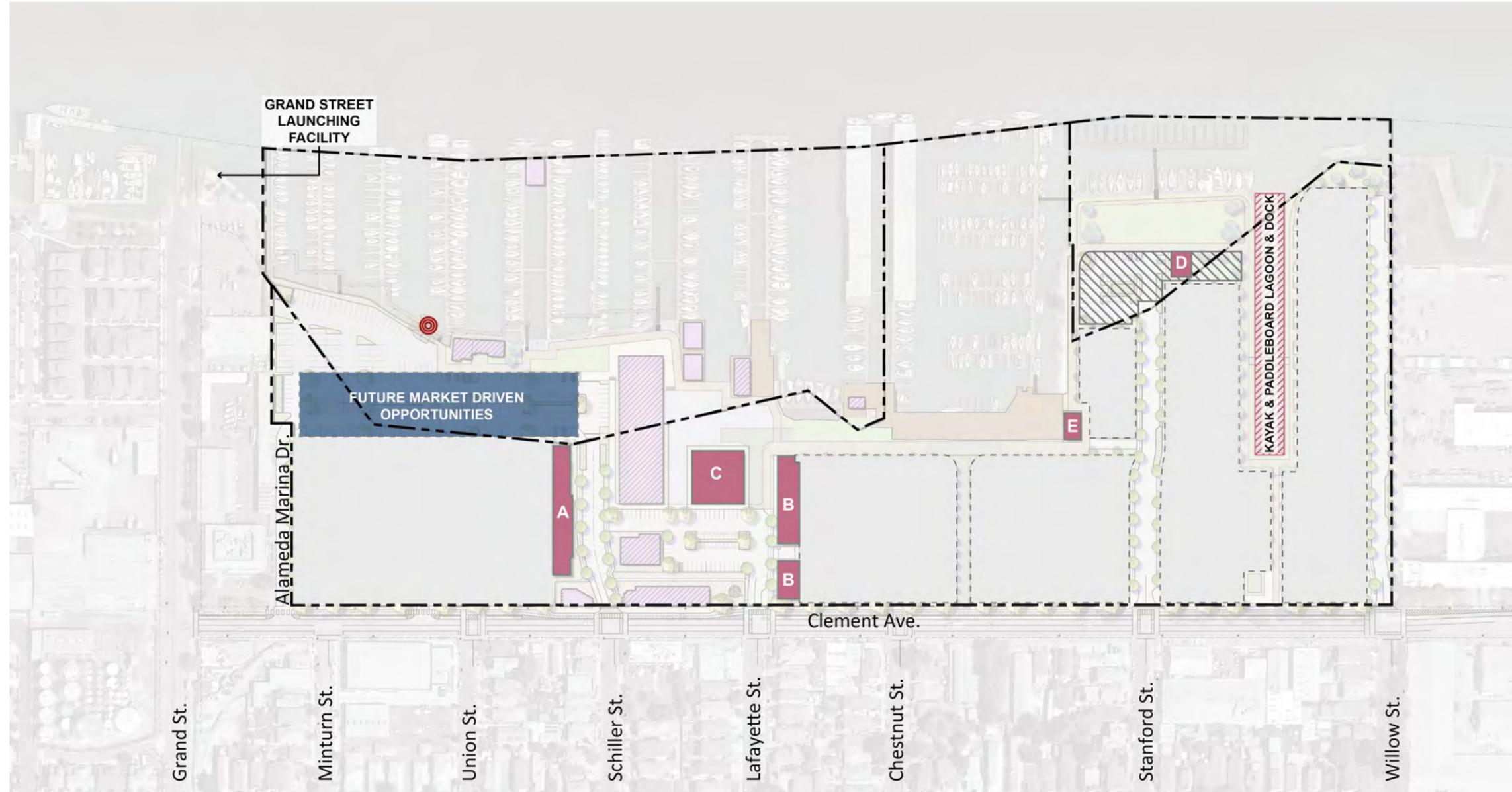
# Maritime and Commercial Core - Phase I



PHASE I:	
Bldg 13	585 gsf
Bldg 14	3,500 gsf
Bldg 15, 17, 18	3,585 gsf
Bldg 19	59,800 gsf
Bldg 16, 21	8,306 gsf
Bldg 25, 26	3,475 gsf
Bldg 27	2,471 gsf
<b>TOTAL:</b>	<b>81,722</b> gsf

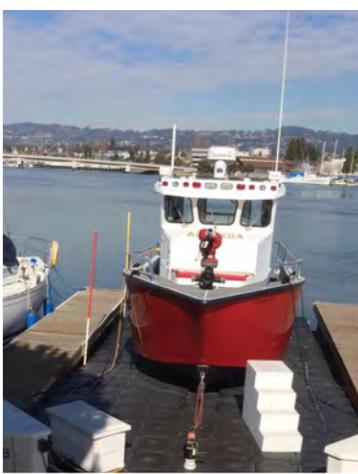
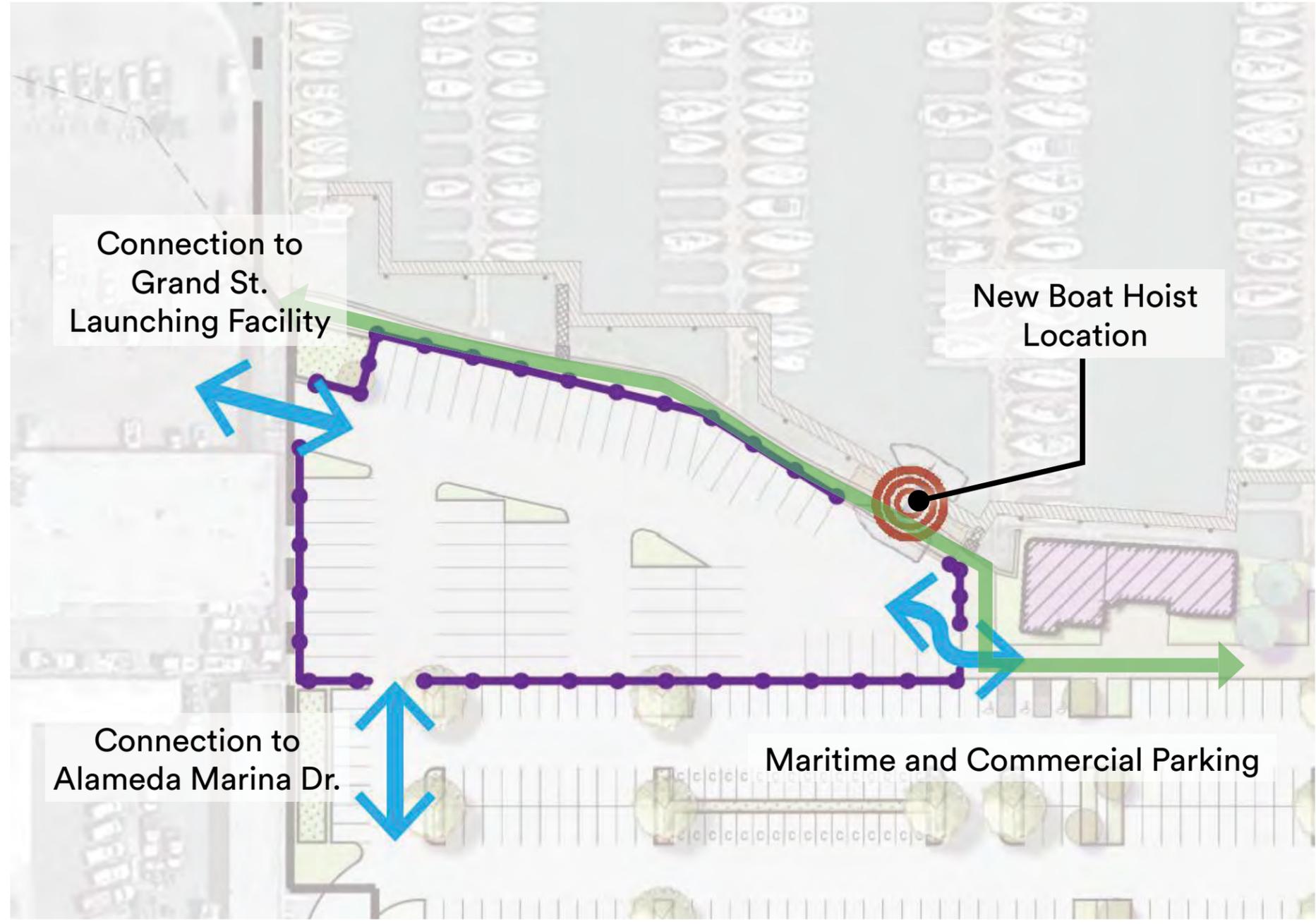
DRY BOAT STORAGE SPACE:	<b>37,500</b> gsf
BOAT YARD WATERSIDE:	<b>13,500</b> gsf
BOAT YARD LANDSIDE:	<b>81,630</b> gsf
MARITIME & COMMERCIAL PARKING:	<b>105,300</b> gsf

# Maritime and Commercial Core - Phase II & Future



	<b>PHASE II:</b>	
	Bldg A	7,890 gsf
	Bldg B	7,560 gsf
	Bldg C	20,000 gsf
	Bldg D	1,500 gsf
	Bldg E	1,500 gsf
	<b>TOTAL:</b>	<b>38,450</b> gsf
	<b>FUTURE MARKET DRIVEN OPPORTUNITIES</b>	
		<b>130,000</b> gsf
	<b>TOTAL:</b>	<b>±250,000</b> gsf
	<b>KAYAK &amp; PADDLE BOARD LAGOON AND DOCK:</b>	<b>25,000</b> gsf
	<b>MARITIME PARKING AND ACCESS:</b>	<b>28,300</b> gsf

# Maritime and Commercial Core - Boat Yard



## CONNECTIONS TO

GRAND STREET  
BOAT LAUNCH

CLEMENT ST.

**±60**

DRY BOAT  
STORAGE  
SPACES

## VARIETY OF DRY BOAT STORAGE SPACES

- 10'-6" x 34'
- 10'-6" x 32'
- 10'-6" x 30'
- 10'-6" x 22'

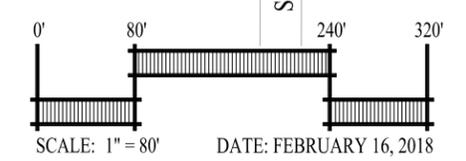
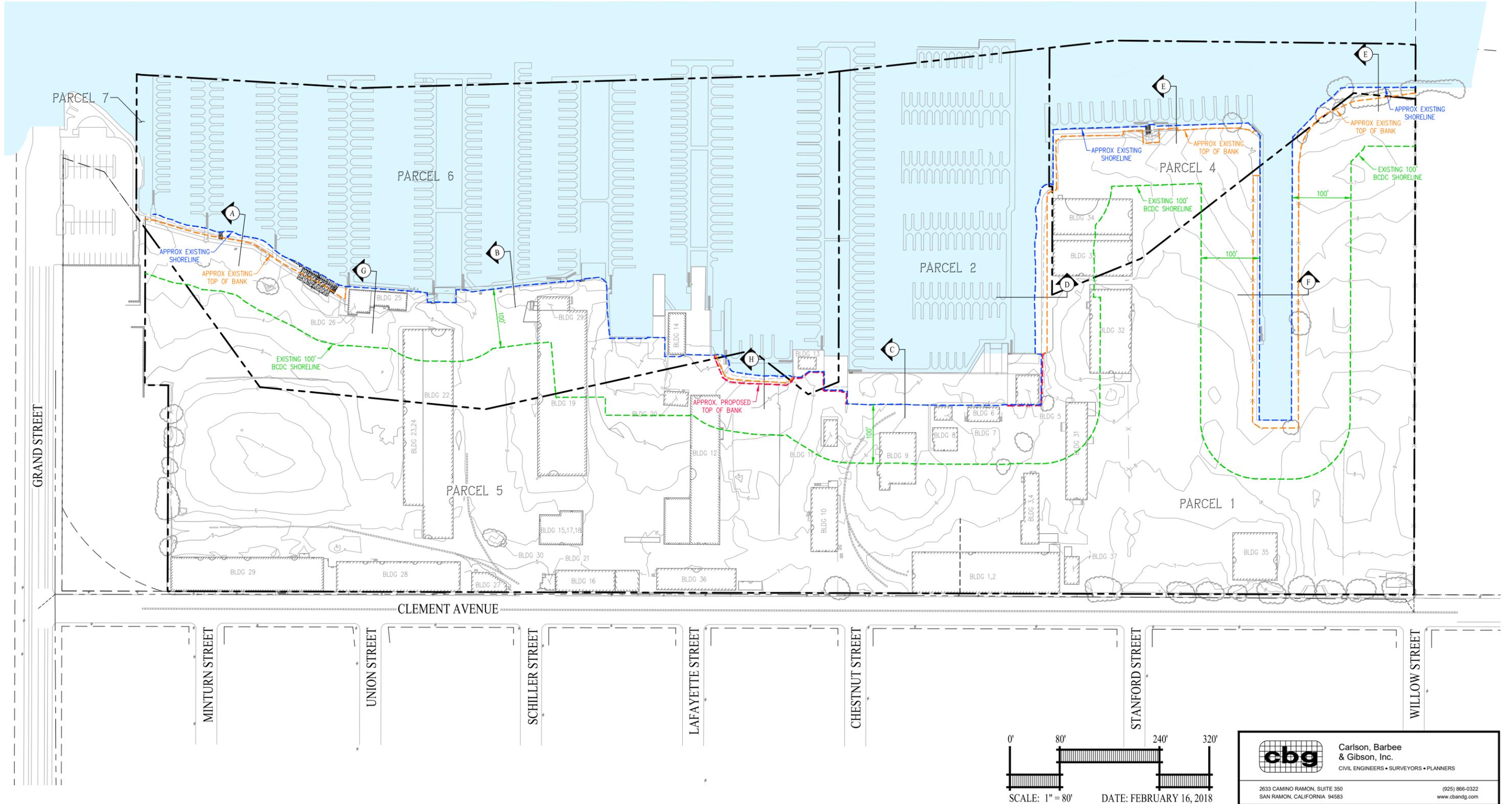
### Legend:

- Connection Points
- Chain-Link Fence
- New Boat Hoist
- Proposed Bay Trail

# Maritime and Commercial Core - Phase I Build-out



# Alameda Marina Shoreline Study



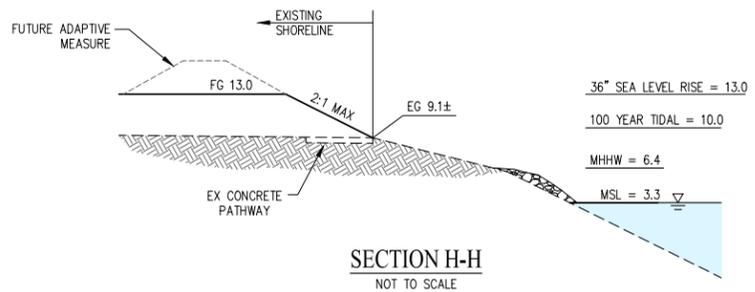
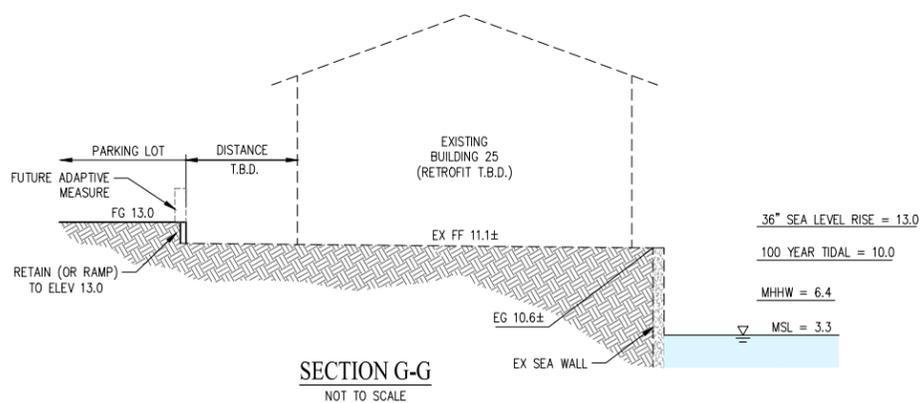
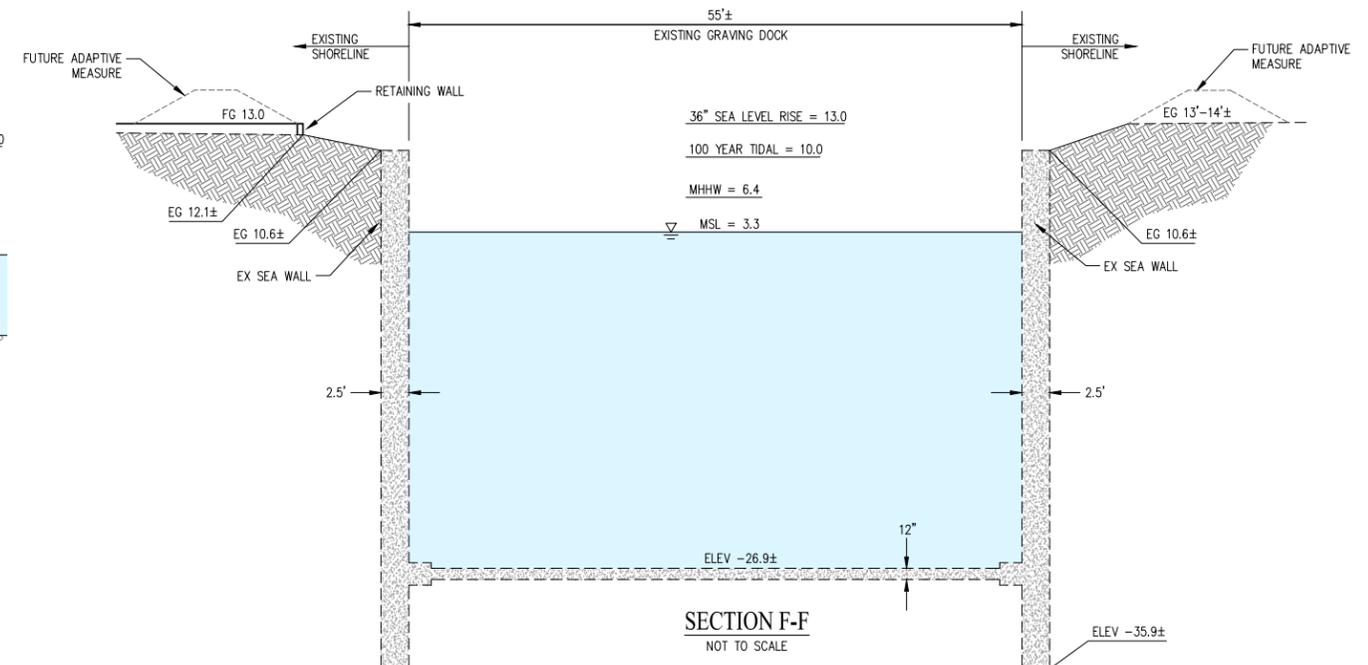
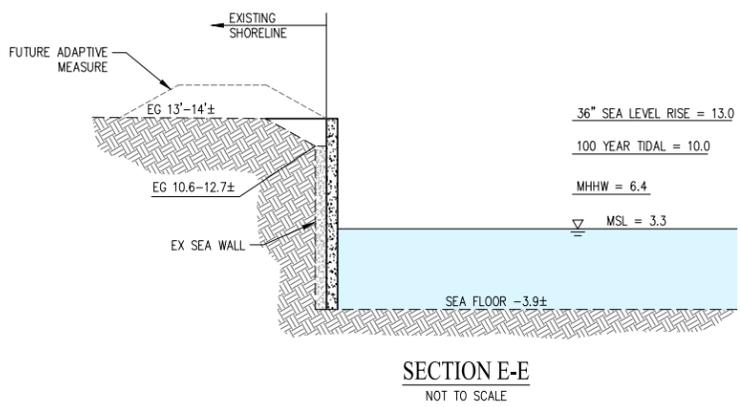
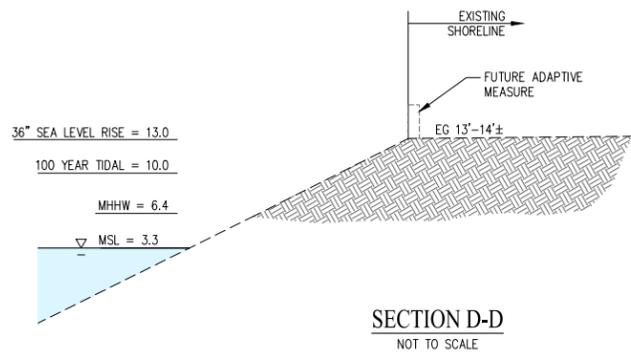
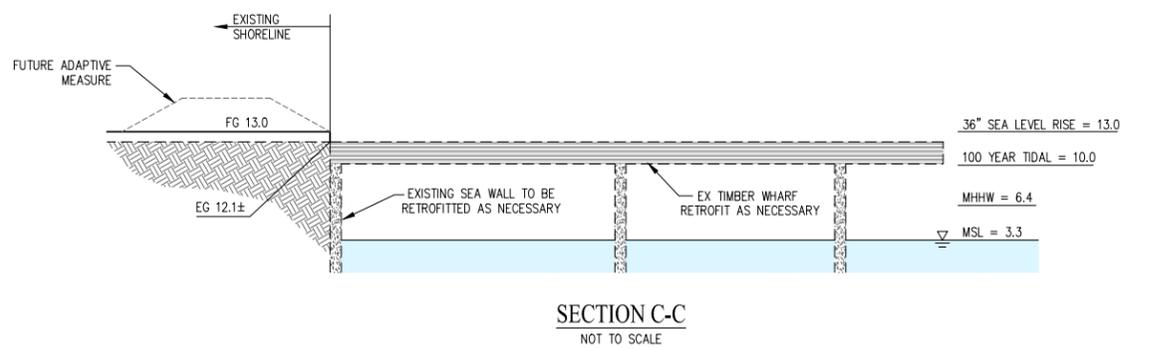
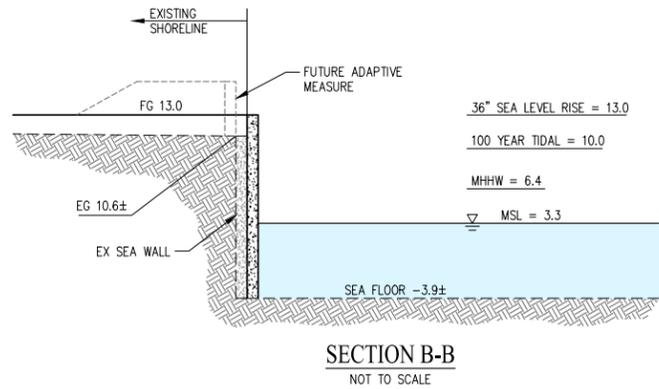
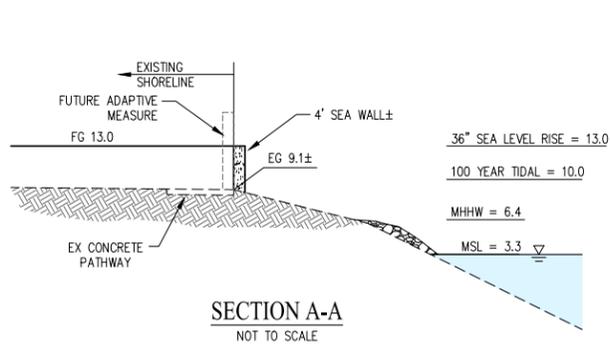
	<b>Carlson, Barbee &amp; Gibson, Inc.</b> CIVIL ENGINEERS • SURVEYORS • PLANNERS
	<small>2633 CAMINO RAMON, SUITE 350          SAN RAMON, CALIFORNIA 94583</small>

(925) 866-0322  
 www.cbandg.com

## ALAMEDA MARINA

Design Review Board  
 March 5, 2018

# Alameda Marina Shoreline and Grading Sections



SHEET 2 OF 2

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

DATE: FEBRUARY 16, 2018

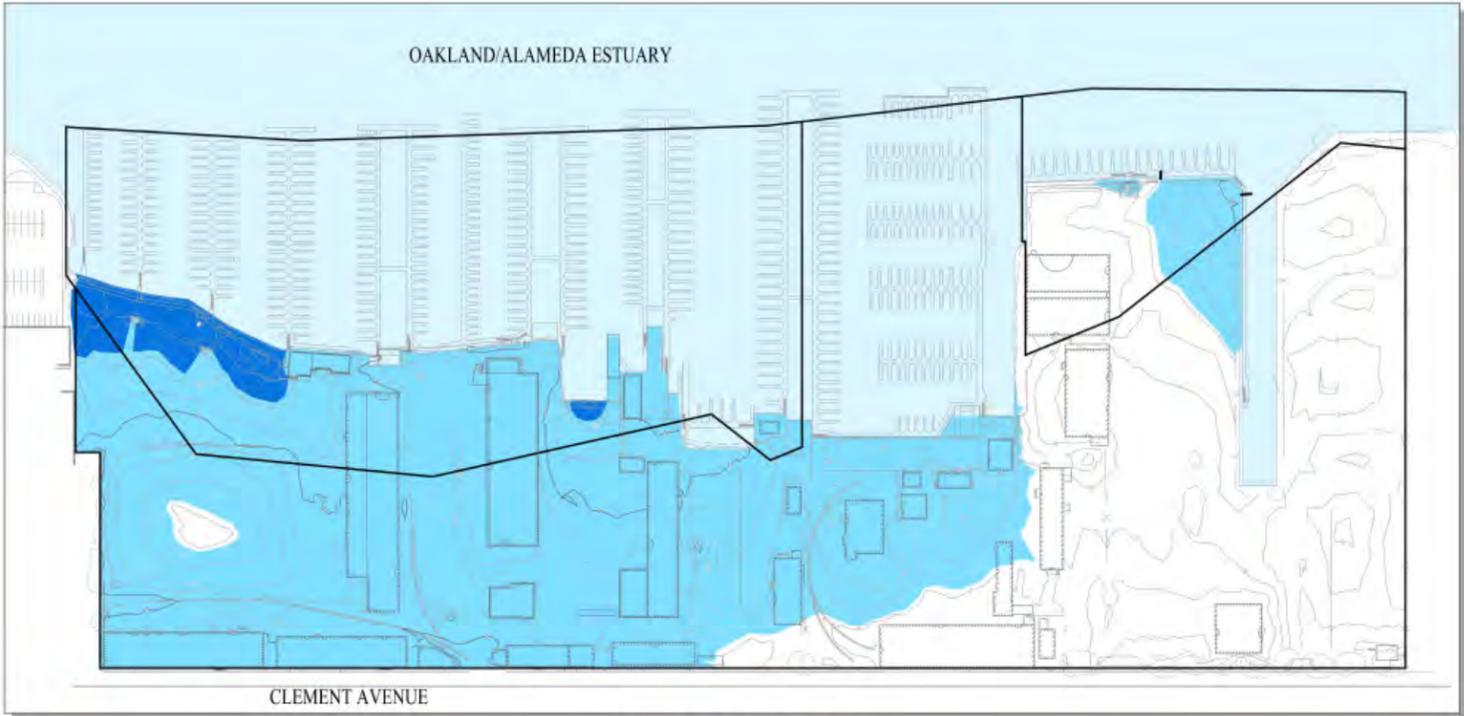
**Carlson, Barbee & Gibson, Inc.**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CALIFORNIA 94583 (925) 866-0322  
www.cbang.com

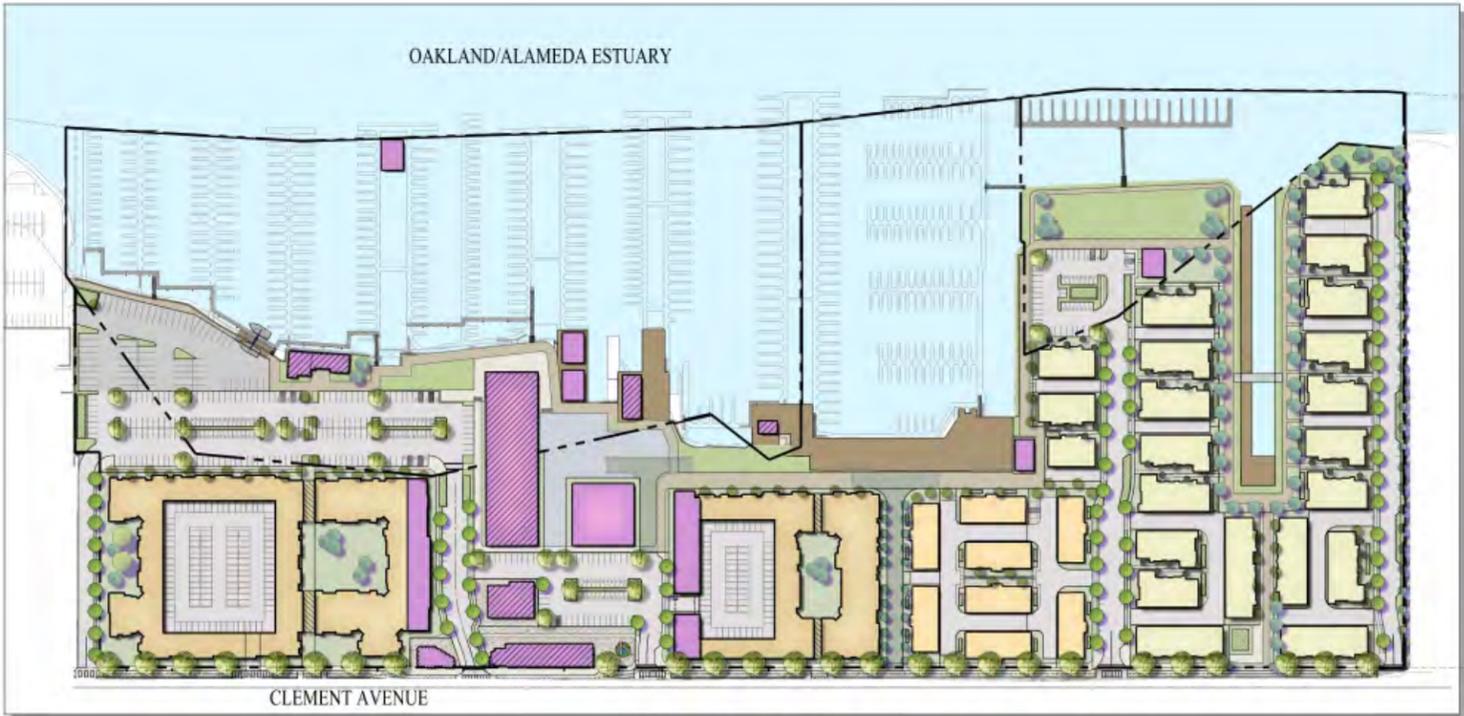
## ALAMEDA MARINA

Design Review Board  
March 5, 2018

# Alameda Marina Sea Level Rise



EXISTING CONDITIONS



PROPOSED CONDITIONS

0' 120' 360' 480'

SCALE: 1" = 120' DATE: OCTOBER 30, 2017

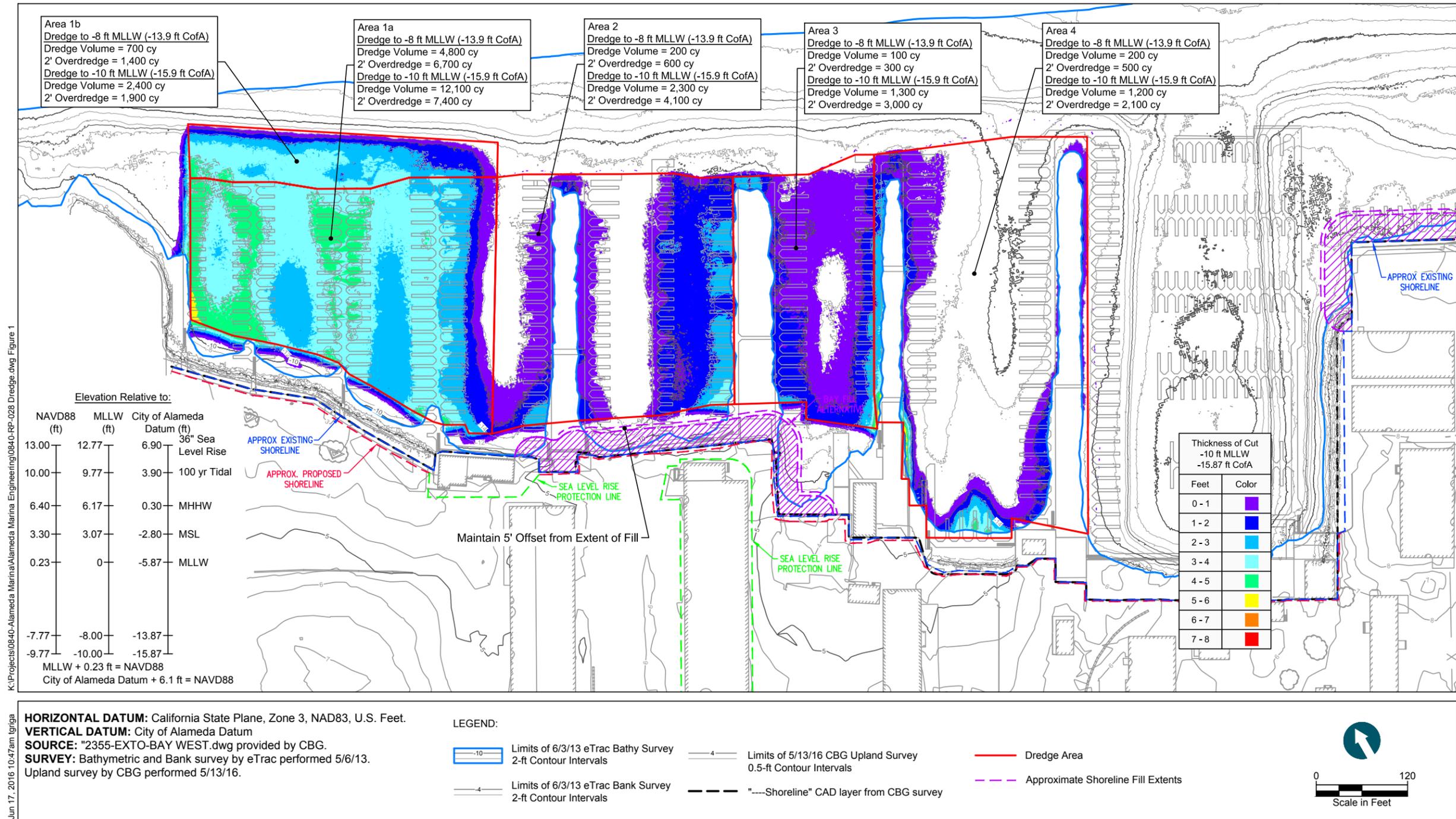
**cbg** Carlson, Barbee & Gibson, Inc.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
www.cbng.com

SAN RAMON, CALIFORNIA (925) 898-1022  
SACRAMENTO, CALIFORNIA (916) 375-1877

## ALAMEDA MARINA

Design Review Board  
March 5, 2018

# Alameda Marina Dredging Volumes



K:\Projects\0840-Alameda Marina\Engineering\0840-RP-028 Dredge.dwg Figure 1

Jun 17, 2016 10:47am tgr/ga



**Figure 1**  
 Dredge Volumes (June 17, 2016 - Updated Shoreline Plan)  
 Alameda Marina Redevelopment