



ALAMEDA MARINA
FACT SHEET
rev. 01.25.2017

Location:	1815 Clement Avenue, Alameda
Total Site Acreage:	44.06 acres
Privately Owned Acres:	27.10 acres gross (20.06 acres is developable)
City-owned Tidelands Acres:	16.96 acres gross (boat slips represent 11.67 acres)
Site Use:	Approximately 16% of the developable site is covered by buildings. The bulk of the developable site property is surface parking lots.

CURRENT TENANCY:

There are 77 tenants with about 266 employees total using approximately 245,000 square feet of commercial space in Alameda Marina, including 99,000 square feet of maritime uses (half of this is occupied by Svendsen's Boat Works).

TIDELANDS LEASE:

A 66-year Tidelands Lease was executed in 2012 by the City Council. The Tidelands Lease is based upon a private/public partnership with the City, with a requirement to begin the development of a "comprehensive rehabilitation of existing improvements on the [site] and construction of a new higher-value project" by end of 2019.

Our Tidelands Lease Agreement with the City calls for ongoing reinvestment of capital to repair and restore the marina, including conditions to make an initial \$10 Million investment by end of 2019.

INFRASTRUCTURE

- The marina consists of 11 piers which contain about 530 individual slips.
- More than 50% of the slips are in need of repair and/or rebuilding.
- **\$2.2 Million** has been spent in the past 4 years, since the signing of the Tidelands Lease, on repair/safety upgrades/rebuild costs associated with the Tidelands parcels and Marina.
- **Approximately \$60 Million** will be required to upgrade infrastructure at this site. These infrastructure costs include upgrading more than 3800' of existing shoreline, upgraded utilities/roads to service the marina, dredging of portions of the marina, new utilities (sewer, water, gas, power, etc.) to service Clement Ave., accommodating sea level rise, upgrades to Clement Ave. (new bike paths and signalization), and public open space/Bay Trail.
- Redeveloping the entire property, consistent with the Residential/Mixed-Use Zoning, is the only mechanism for funding that can address these infrastructure costs.

CURRENT MARINE OPERATIONS/USE:

- Alameda Marina has 530 wet berths with 71% occupancy, and 720 dry storage spaces at 84% occupancy. Approximately 80% of dry boat/ RV storage tenants are from outside of Alameda.
- One boat hoist on site is for private use. This hoist, and the general boat marina, are used mostly in late spring, summer, and early fall, with peak usage during weekends and on Wednesday nights. Recently as of last fall, one of the hoists was decommissioned due to safety and engineering concerns.
- The parking lot experiences between 30% to 50% occupancy during peak boating season.
- By restoring Alameda Marina, we will embrace the maritime history of the site by continuing the current level of maritime and boating services, updated to correspond with the level of investment in marina infrastructure.



The existing shoreline is in need of rehabilitation and repair. Piles and shoreline the shoreline wall is rotting.

Conceptual bird's-eye perspective rendering of master plan.



Please see our website for the Draft Master Plan and EIR NOP (www.AlamedaMarina.com)

PLANNING OBJECTIVES:

Community Connectivity

- Currently the site is physically closed-off by a stretch of buildings that are +/-0.30 miles, or 540 yards in length, creating a “wall” along Clement Ave. There is opportunity to create an inviting frontage by opening up the site and integrating it within the existing city fabric. Connecting the community provides public access to the waterfront.
- Understanding that Clement Ave. is part of the larger Cross Alameda Trail Study, there is potential to integrate other transportation management strategies to allow better access to and within the site

Activate the Waterfront

- The waterfront is in desperate need of repair. Major restoration is required to update the waterfront and provide an amenity for the larger community.
- Along the waterfront, there are sweeping vistas of Oakland, including the Oakland Hills, Mormon Temple, Downtown Oakland and Coast Guard Island.
- A BCDC shoreline band on the site provides opportunity to create gathering spaces -- new open space and activity centers in a currently dilapidated and under utilized prime waterfront location.
- Connection to the Bay Trail would allow for additional recreation and bike access to the site.

A Marina for the Future that is Financially Sound

- By investing today in Alameda Marina, we will integrate current uses with new opportunities to provide employment, residences, and recreation.
- The new development will fund and construct public facilities and services that are needed to serve the plan area, achieve General Plan objectives, and avoid any financial impact on the City's ability to provide services to the rest of the City.

MASTER PLAN EIR SCOPE (NOP OCTOBER 30, 2016):

***The EIR SCOPE studies the MAXIMUM envelope for the site. This envelope includes**

- +/- 250,000 sf commercial space, with +/-115,000 sf for maritime uses and +/-135,000 sf for office and retail.
- Marina uses remains relatively unchanged with +/-530 boat slips in the water.
- +/- 90 dry boat storage spaces on +/- 1.75 acres of land on north east end near boat hoist.
- Maximum of approximately 670 residential units, comprised of:
 - +/- 160 senior affordable units (+/- 25% of total)
 - +/- 285 rental units
 - +/- 225 market-rate units
 - All residential units proposed in a combination of on-grade wrap building, podium building, elevator building, and rowhome configurations.
 - All residential buildings would be no taller than 65 feet, ranging from 3 to 5 stories.
- Transportation Demand Management (TDM) Strategy will be created to help reduce overall vehicle trips.
- Public Common Open Space would be approximately 4.5 acres along the waterfront/shoreline and in the filled graving dock on the east end of the site.