

ENCINAL TERMINALS

Project Description

Encinal Terminals is a proposed new mixed-use, 23-acre community that will transform a vacant industrial site that has been out of the public realm for over a century into an exceptional, vibrant waterfront showcase for the City of Alameda. Formerly used for shipping container storage, the site features water on three sides, with views up and down the Oakland Estuary. The Encinal Terminals project will provide unprecedented access to the shoreline and Estuary in this location that has, throughout its history, been closed off to all but industrial users. Public access to these amenities will be provided around the entire Encinal Terminals site. Upon approval of the Master Plan and an exchange of Tidelands property, the opportunity will be created to establish a spectacular waterfront community that will be the centerpiece of the Northern Waterfront revitalization.

The Master Plan features over 14 acres of public property, including a 2-acre waterfront park and about 5 acres of waterfront promenade, which opens 2,400 lineal feet of previously inaccessible shoreline industrial property for public use. This is comprised of approximately 1,600 feet of the Encinal Terminals wharf, which is being repurposed for public use, on the west side of the property, and about 800 feet of shoreline along the northern edge of the site. The public access will feature a $\frac{3}{4}$ mile extension of the Bay Trail that will connect the Wind River property to the Fortman Marina property. The wharf-side promenade stretches to over 100' in width and includes a cycle track and walking path, as well as seating and gathering areas for lounging, and ample walking space to wander along the waterfront, do some window shopping at the retail shops, or enjoy a waterfront café. The northwest corner of the promenade features a large almost 2-acre plaza area for congregating and enjoying the views of the Estuary, downtown Oakland, the Oakland Hills and the San Francisco skyline.

The mixed-use community will blend about 50,000 s.f. of local-serving retail and commercial uses, a marina with up to 160 berths and up to 589 homes, in a broad array of housing types to suit the largest cross section of occupants for the site, from studio apartments to large penthouse condominiums and townhomes. In addition to the low and very low-income affordable apartments, and moderate income affordable units spread throughout the project, the Master Plan will provide that at least 30% of the market rate units will be 1,200 square feet or less, thereby assuring a broad level of workforce housing, which is affordable by design. The homes are envisioned to be built outside the shoreline band.

The Encinal Terminals site is located in the Northern Waterfront Priority Development Area of the City of Alameda. Approximately two miles south and west of downtown Oakland and approximately 12 miles from San Francisco (10 miles by ferry), the property is located on the north shore of Alameda overlooking the Oakland Estuary. It is bounded by water with the Alaska Basin on the west, the Oakland Estuary on the north, the Fortman Marina on the east, and the future Atlantic / Clement Avenue on the south.

Land uses in the vicinity include:

- Wind River Systems office / research park across Alaska Basin to the west

- The Oakland Estuary to the north. Approximately 425 yards across the Estuary is the Oakland shoreline, with a mix of underutilized former maritime industrial sites that are currently entitled for a high density residential mixed-use development, known as the Brooklyn Basin project. Approximately 375 yards to the northeast lies Coast Guard Island, situated generally in the middle of the Estuary.
- The Fortman Marina to the east. The marina contains approximately 500 boat slips as well as the Alameda Yacht Club.
- The Del Monte Plant #48 building to the south. The Del Monte Warehouse Master Plan was approved in December 2014 for 380 dwelling units and 30,000 square feet of commercial uses.

The existing character of the Encinal Terminals site is a byproduct of its past maritime industrial use. The project site and the surrounding area were once vital components of the fish canning industry. Fishing boats delivered their catch to Alaska Basin, where it would be unloaded and processed on the Del Monte property, to the south of the project site. Most recently, the site served as a shipping container repair and storage facility. However, that use ended in the early 2010's and the property is now vacant.

The vision for the reuse of the Encinal Terminals site is a future that is no longer a place of 18 wheeled trucks, warehouses, shipping containers, and chain link fences. Instead, Alameda residents and visitors will be able to walk, jog, stroll, and bicycle along the water's edge, moving freely through the area to new waterfront promenades, parks, trails, and public facilities. Envisioned primarily as a residential community with a strong tie to the water that surrounds it, Encinal Terminals seeks to combine a mix of restaurants and entertainment, artist studios and galleries, work spaces for maritime activities and craftspeople, a marina, work/live studios, retail establishments, kayak and bicycle rental shops and multiple public gathering spaces, all encircled by a public shoreline promenade with views of the San Francisco skyline, Mt. Tamalpais, the Oakland skyline and hills, the Oakland Estuary and Coast Guard Island and Fortman Marina. The Encinal Terminals site is geographically separated from the existing residential neighborhoods that constitute the inland portions of the city.

Details for the site are included in the most recent published copy of the Master Plan document (July 7, 2017).