

# 200 WIND RIVER WAY

Life Science and Shoreline Open Space  
Alameda, CA

Modification to Permit No. 9-97

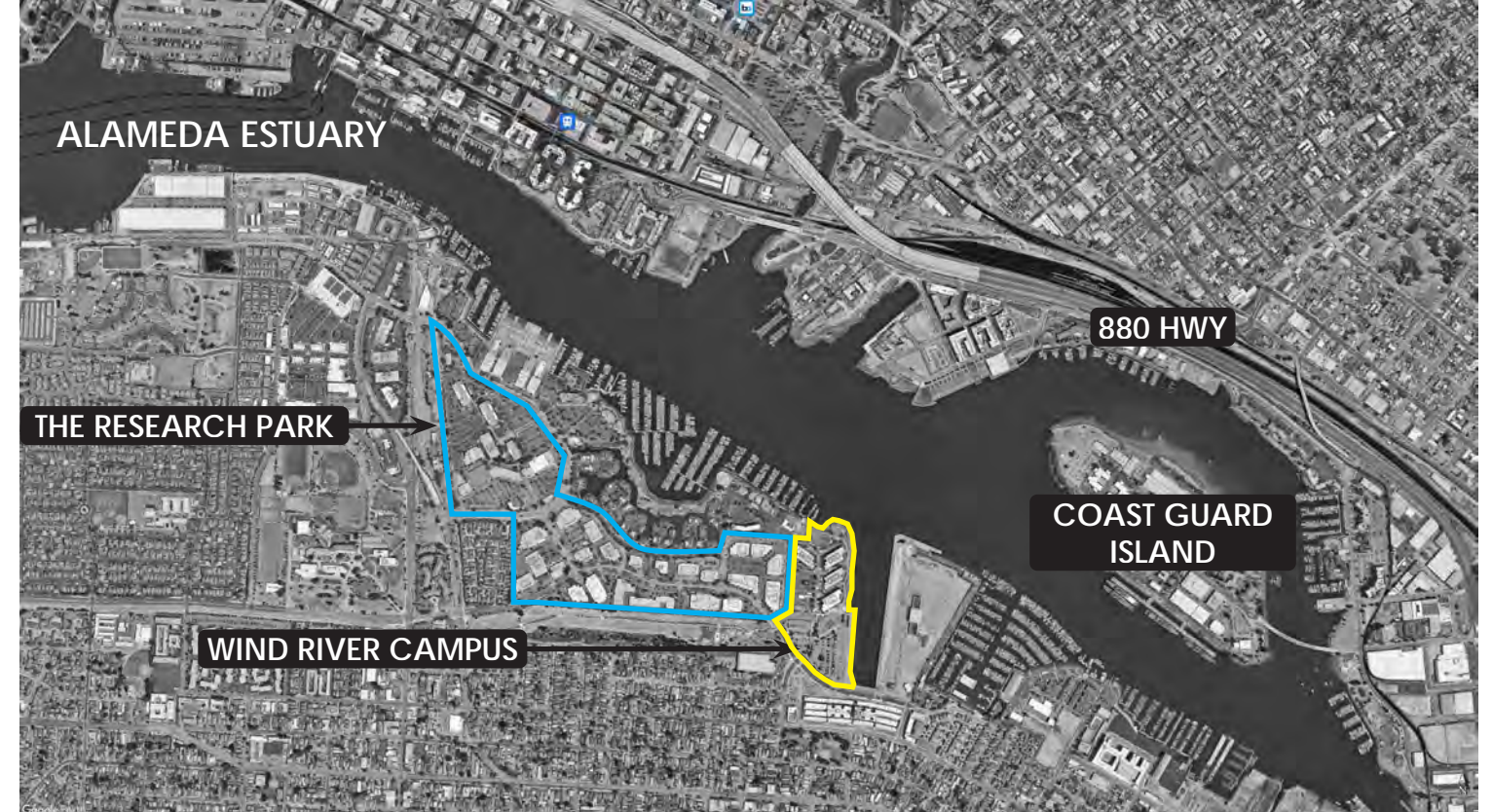
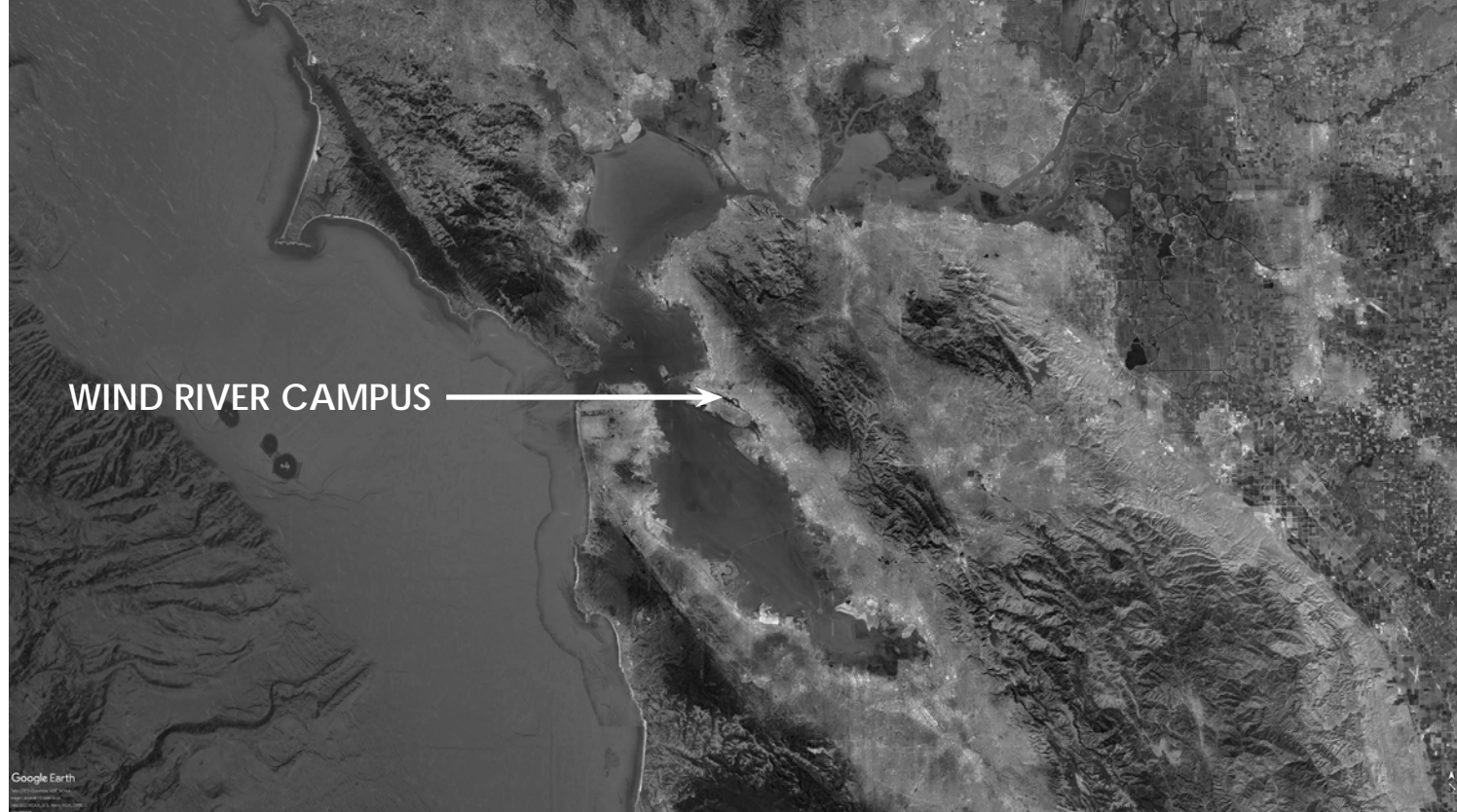
BCDC Design Review Board - Second Review  
February 10, 2025





# 200 WIND RIVER WAY

# REGIONAL AND LOCAL CONTEXT





# 200 WIND RIVER WAY SITE HISTORY



*Alaska Packers  
at Alameda, Oakland Creek, California*

Tall ships of the Alaska Packers Association wintering in Alaska / Encinal Basin, with the Oakland Hills beyond.



Crane used for unloading ships, sitting atop the existing timber portion of the wharf. Del Monte warehouse (now Alta Star Harbor housing) in the background, with Encinal Terminals on the left.



Aerial photograph of the site in 1939



# 200 WIND RIVER WAY PROJECT SITE TODAY



Existing conditions looking west towards Alameda Point. (INSET): Detail of Building 300 architectural character (400, 500, 600 similar)



# 200 WIND RIVER WAY

# PROJECT SITE TODAY



1. Parking Field with Building 300 beyond



2. Wharf and Future Encinal Terminals Housing Site Beyond



3. Parking Field



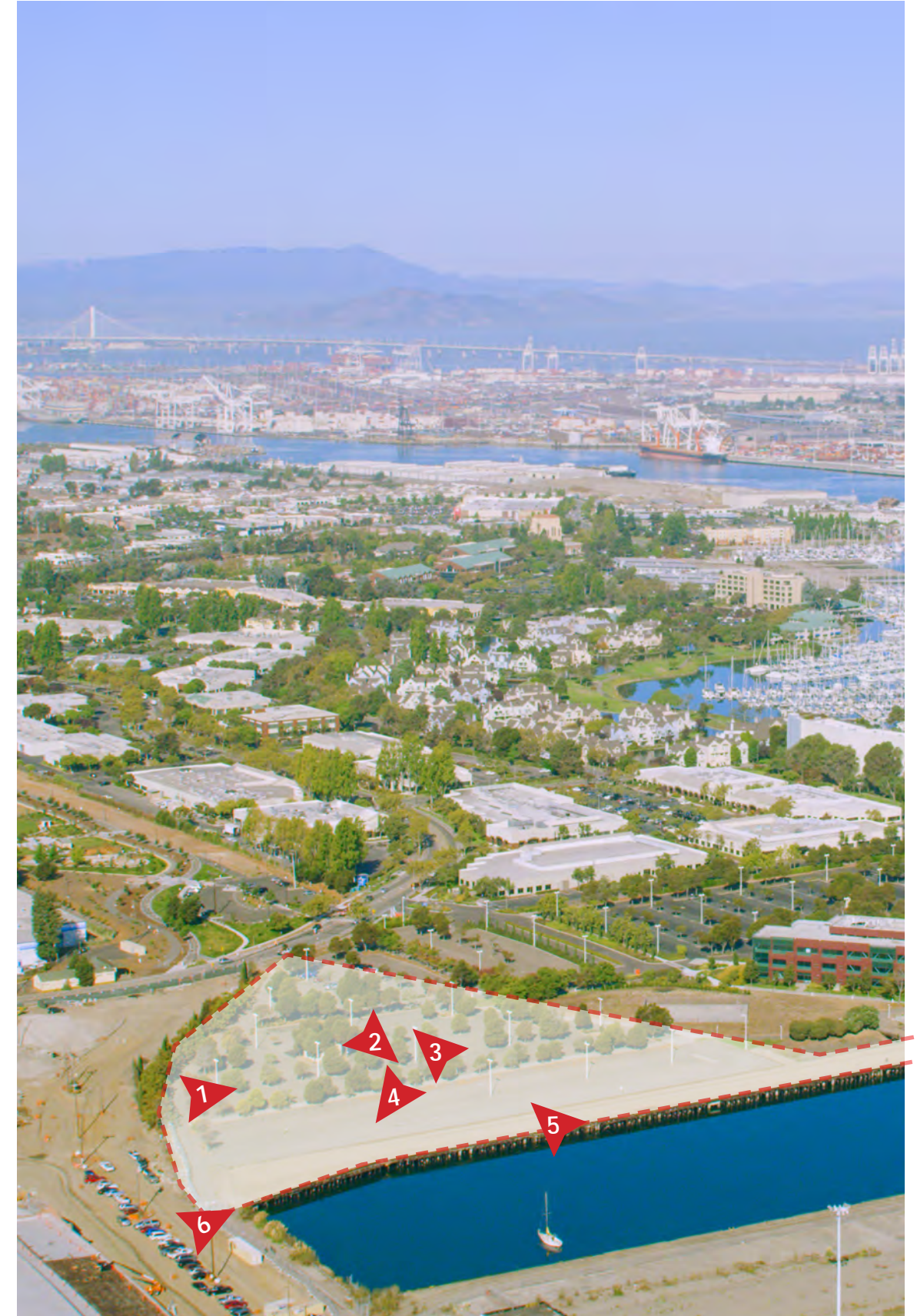
4. Encinal Terminals and Alta Star Harbor Beyond



5. Timber Wharf Looking West Across Parking



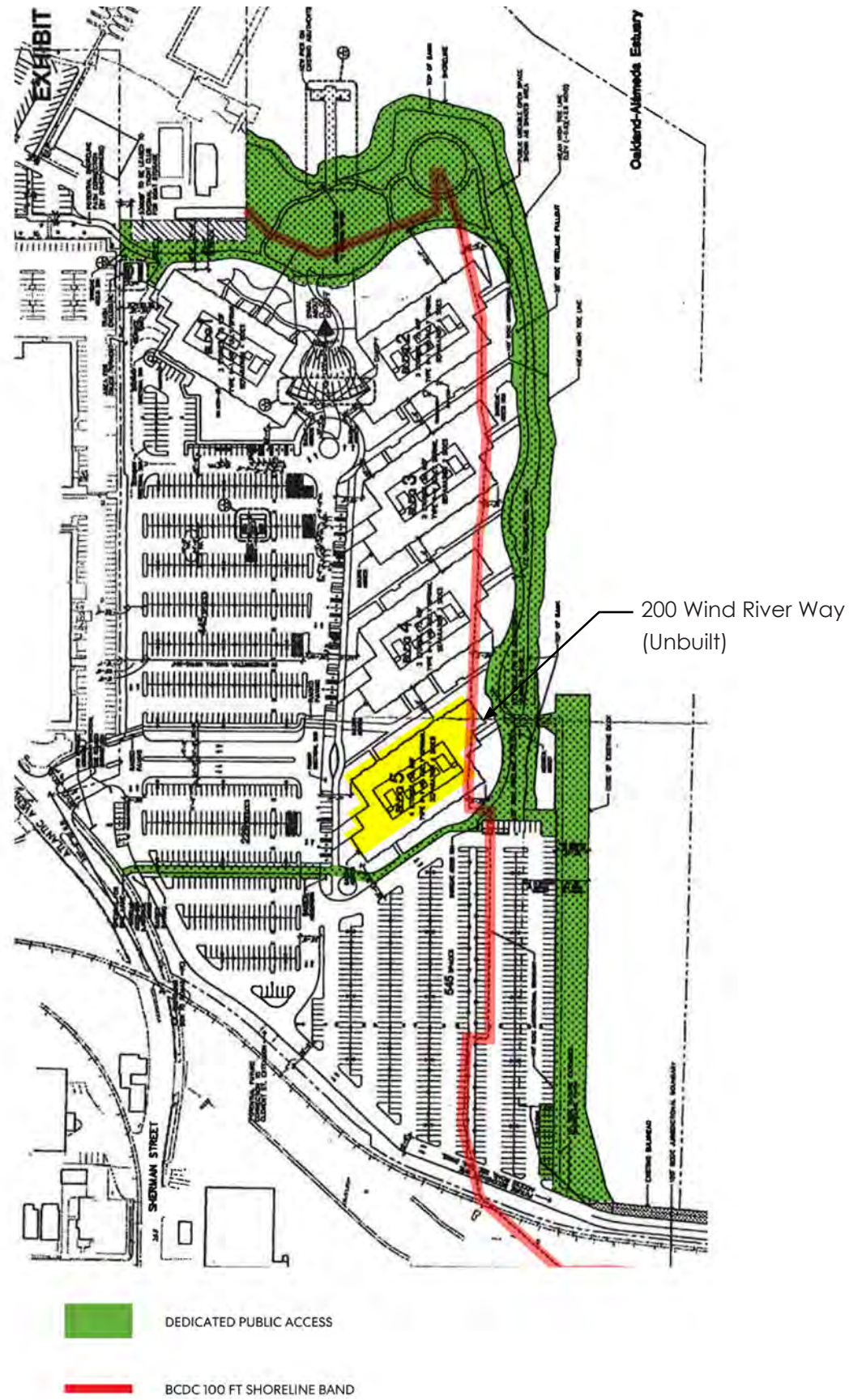
6. Edge of Timber Wharf Looking North Along Shoreline



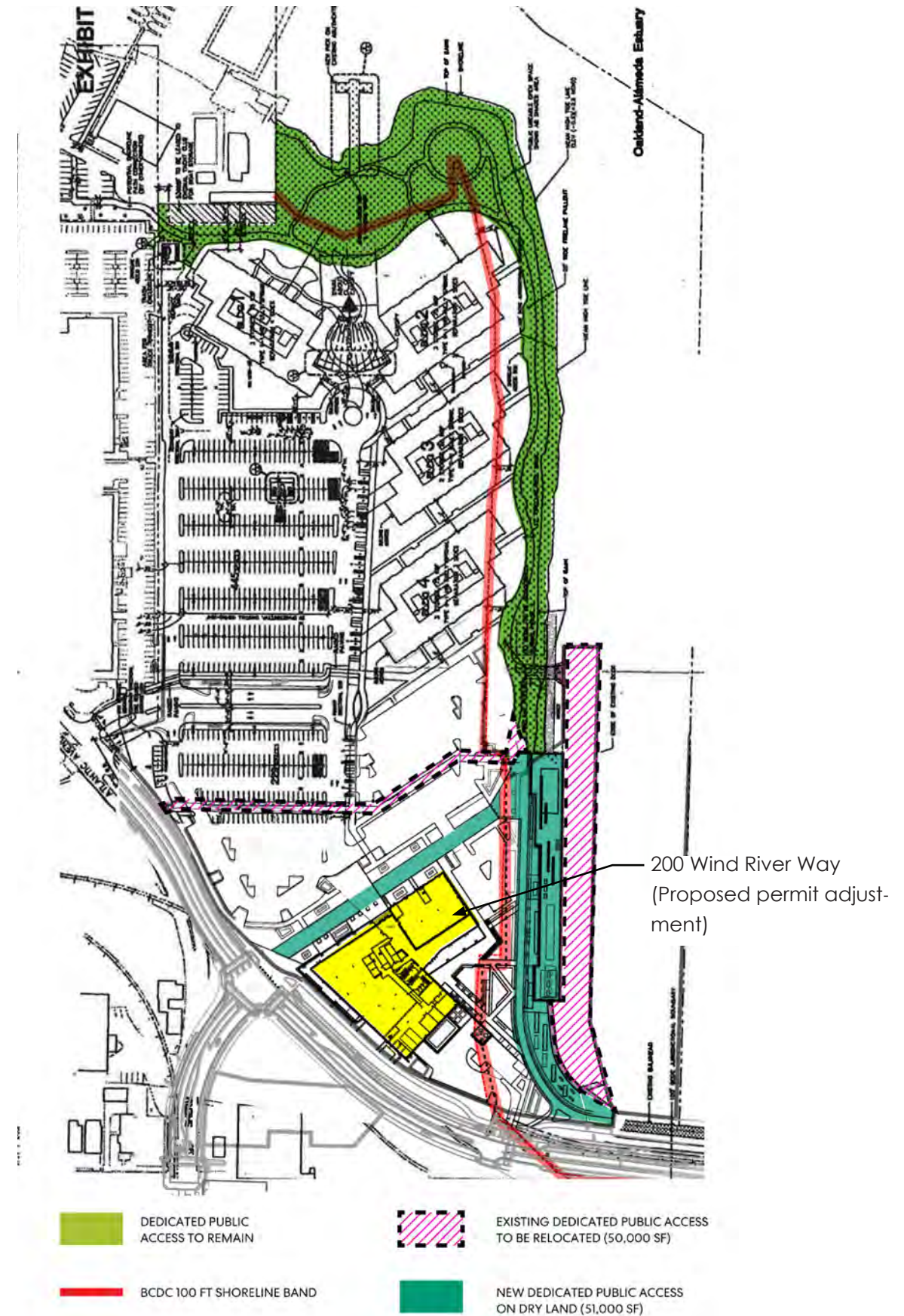
Alaska Basin in foreground looking northwest along Estuary



# 200 WIND RIVER WAY PUBLIC ACCESS DIAGRAM



Existing Dedicated Public Open Space



Proposed Dedicated Public Open Space



# 200 WIND RIVER WAY 2023 SITE PLAN

## PROJECT SITE INFORMATION

Total Project Area: 4.92 Acres

Dedicated Public Open Space (Existing):  
189,320 sf

Dedicated Public Open Space (Proposed):  
190,320 sf

Dedicated Public Parking: 13 spaces

Building 200 Area (As-Permitted): 75,000 sf




Building 200 Area (Proposed): 120,150 sf

Building 200 Height (As-Permitted): 45 ft

Building 200 Height (Proposed): 68 ft

Building 200 FAR (As-Permitted): 0.35

Building 200 FAR (Proposed): 0.56

-  PEDESTRIAN SITE ENTRY
-  VEHICULAR SITE ENTRY
-  BCDC 100' SHORELINE BAND



## ALASKA BASIN

- ① PUBLIC SHORELINE PARKING (13 SPACES)
- ② BAY TRAIL
- ③ CROSS-ALAMEDA TRAIL [EXISTING]
- ④ PEDESTRIAN STREET - SHERMAN COURT
- ⑤ EXISTING WHARF WITH NEW SURFACE
- ⑥ OUTLINE OF DEMOLISHED TIMBER WHARF
- ⑦ ROLLING LOUNGE CHAIRS
- ⑧ BOCCE COURT
- ⑨ SHADE STRUCTURES
- ⑩ GAME TABLES
- ⑪ BIKE RACKS
- ⑫ PLAZA SPACE
- ⑬ [PRIVATE] TENANT PARKING
- ⑭ [PRIVATE] BUILDING ENTRY
- ⑮ [PRIVATE] LOADING AREA



# 200 WIND RIVER WAY WHAT WE HEARD & HOW WE RESPONDED

## WHAT WE HEARD:

- There should be a way for the public to access the water.
- Do not over-program the public space. Ping-pong tables may feel too corporate.
- Shoreline parking spaces should not feel like they are in the back-of-house.
- The connection from the public parking to the shoreline should be more clear. The area feels under-designed.
- The small triangular parking field feels too congested.
- The Bay Trail should be a minimum 18' wide.
- Expand the site plan diagram to show more pedestrian connections.
- What is the experience of walking up Sherman Walk from Clement Avenue to the shoreline? How legible is this site entrance?
- The intersection of Sherman Walk and the Bay Trail is a key node. What happens at this node?

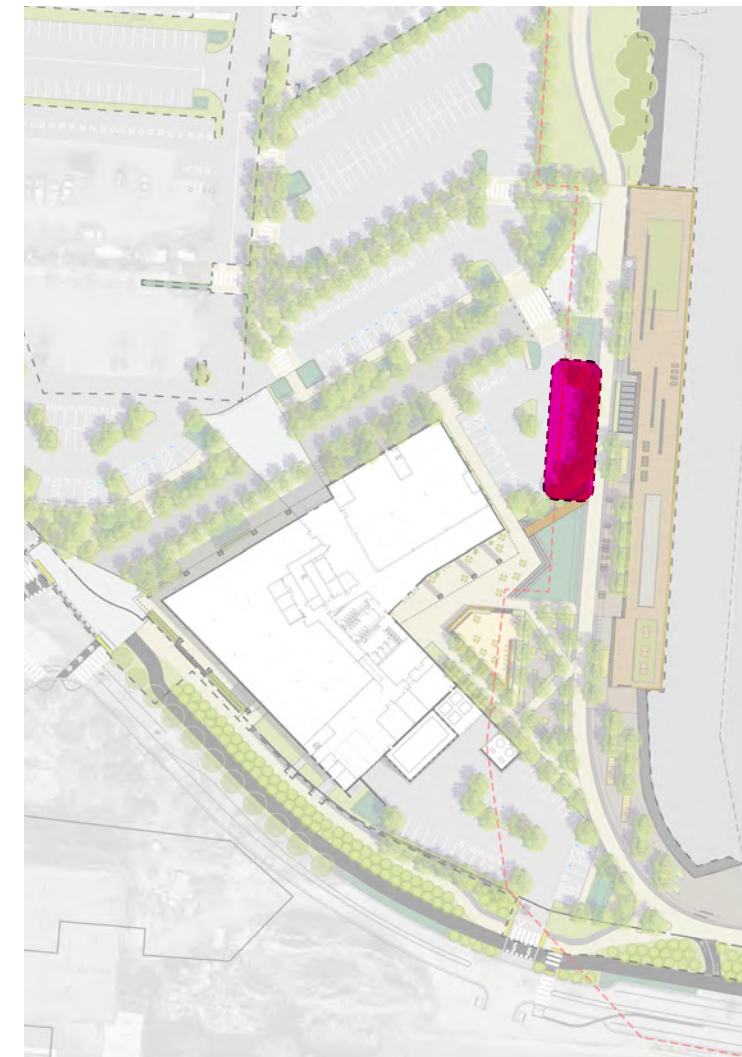
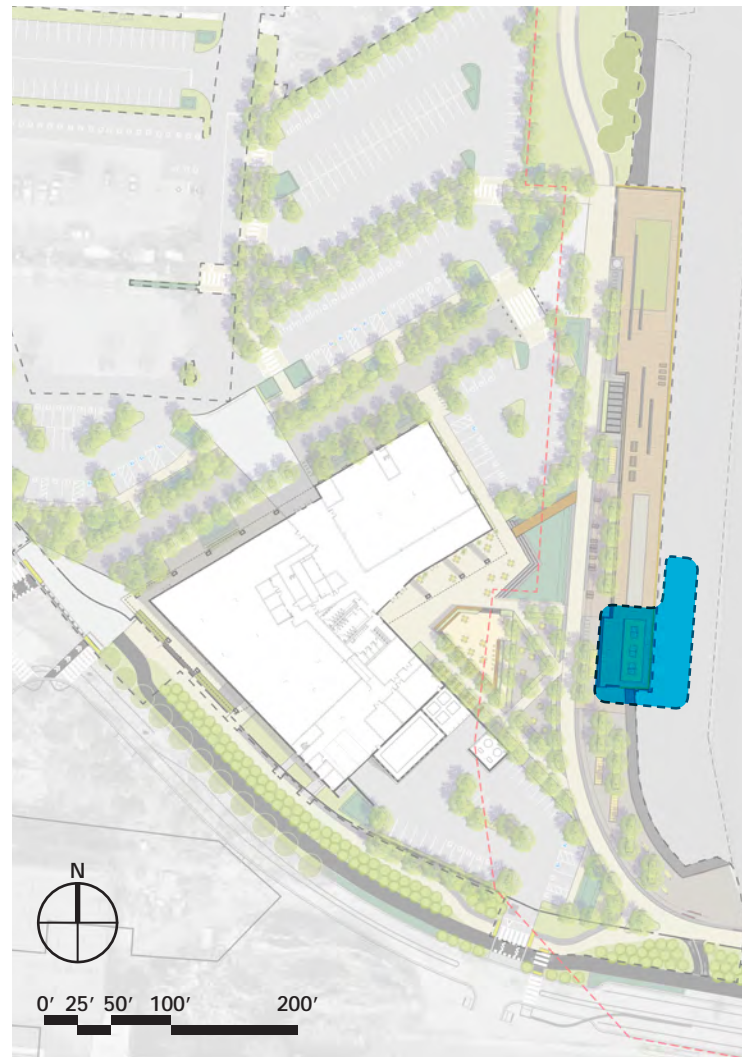
## HOW WE RESPONDED:

New public small craft launch and staging area.

Redesign connection to south lot, add additional spaces to north lot for total of 23.

Delete spaces facing Bay Trail to reduce congestion and light pollution.

New segments of Bay Trail are 18' wide, with 12' center section and 3' shoulders.





# 200 WIND RIVER WAY WHAT WE HEARD & HOW WE RESPONDED

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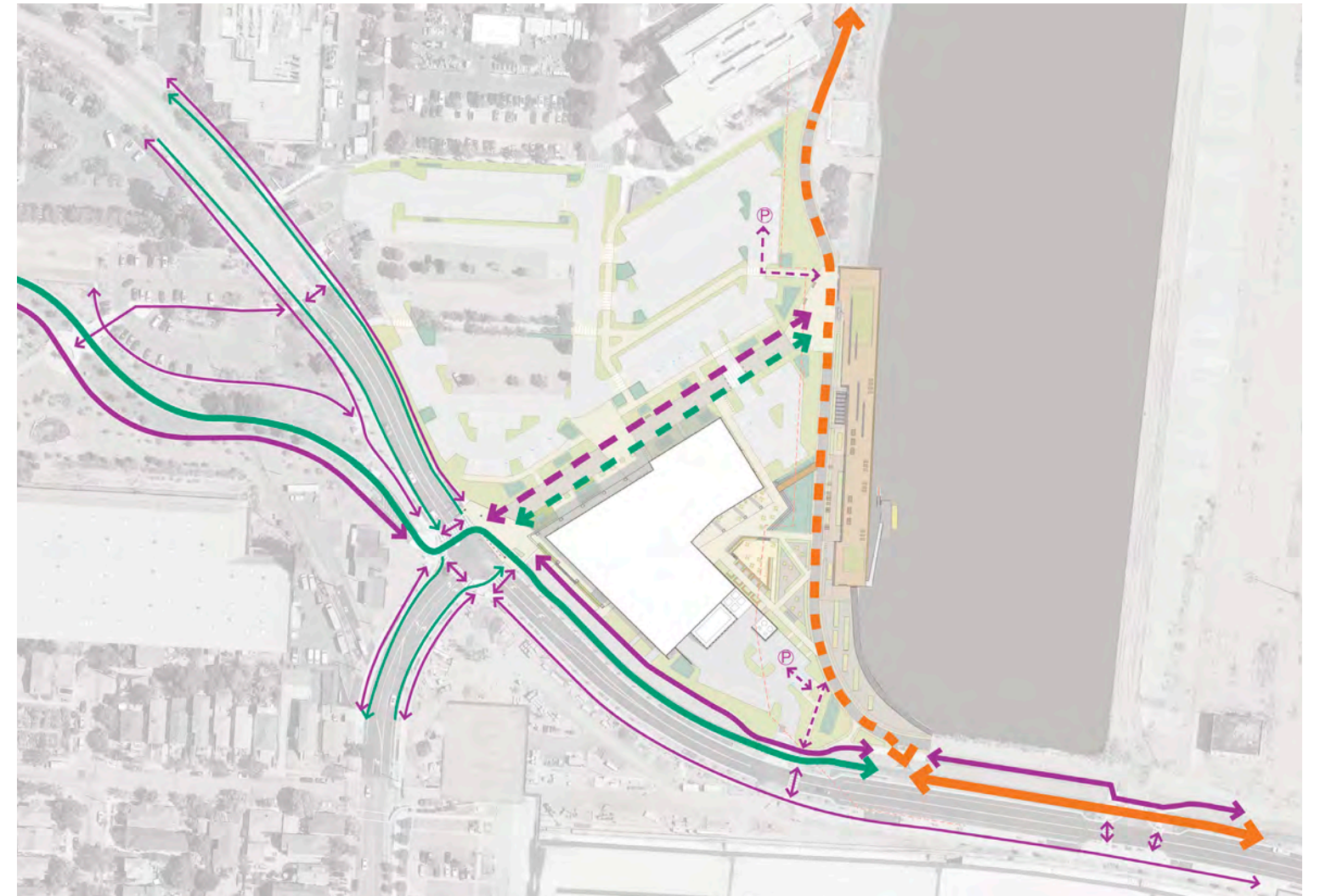
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- Expand the site plan diagram to show more pedestrian connections.
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## HOW WE RESPONDED:

Series of renderings added to illustrate pedestrian experience.

Plaza enlarged to emphasize key node. Additional rendering included.

Diagram of pedestrian connections added at large scale. New connection added to crosswalk at southern end of site.





# 200 WIND RIVER WAY SITE PLAN REVISIONS

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(No Change from 2023 Plan)



## ALASKA BASIN

10 shoreline parking spaces in northern parking field

Revise layout to emphasize pedestrian node

Locate vehicular crossing further from shoreline

Less parking, more landscape immediately adjacent to Bay Trail

18' Bay Trail, 12' center section with 3' soft shoulders

Public dock, small craft launch and water shuttle landing

Small craft staging and washdown area

Removed non-public spaces to reduce congestion. Enhanced connection from parking to Bay Trail

New pedestrian connection to crosswalk

 PEDESTRIAN SITE ENTRY

 VEHICULAR SITE ENTRY

 BCDC 100' SHORELINE BAND

0' 25' 50' 100' 200'





# 200 WIND RIVER WAY REVISED SITE PLAN

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## ALASKA BASIN

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- ⑥ OUTLINE OF DEMOLISHED TIMBER WHARF
- ⑦ ROLLING LOUNGE CHAIRS
- ⑧ BOCCE COURT
- ⑨ SHADE STRUCTURES
- ⑩ PUBLIC DOCK & SMALL CRAFT STAGING AREA
- ⑪ BIKE RACKS
- ⑫ PLAZA SPACE
- ⑬ [PRIVATE] TENANT PARKING
- ⑭ [PRIVATE] BUILDING ENTRY
- ⑮ [PRIVATE] LOADING AREA

Rendering Vantage Points  
Number Indicates Page

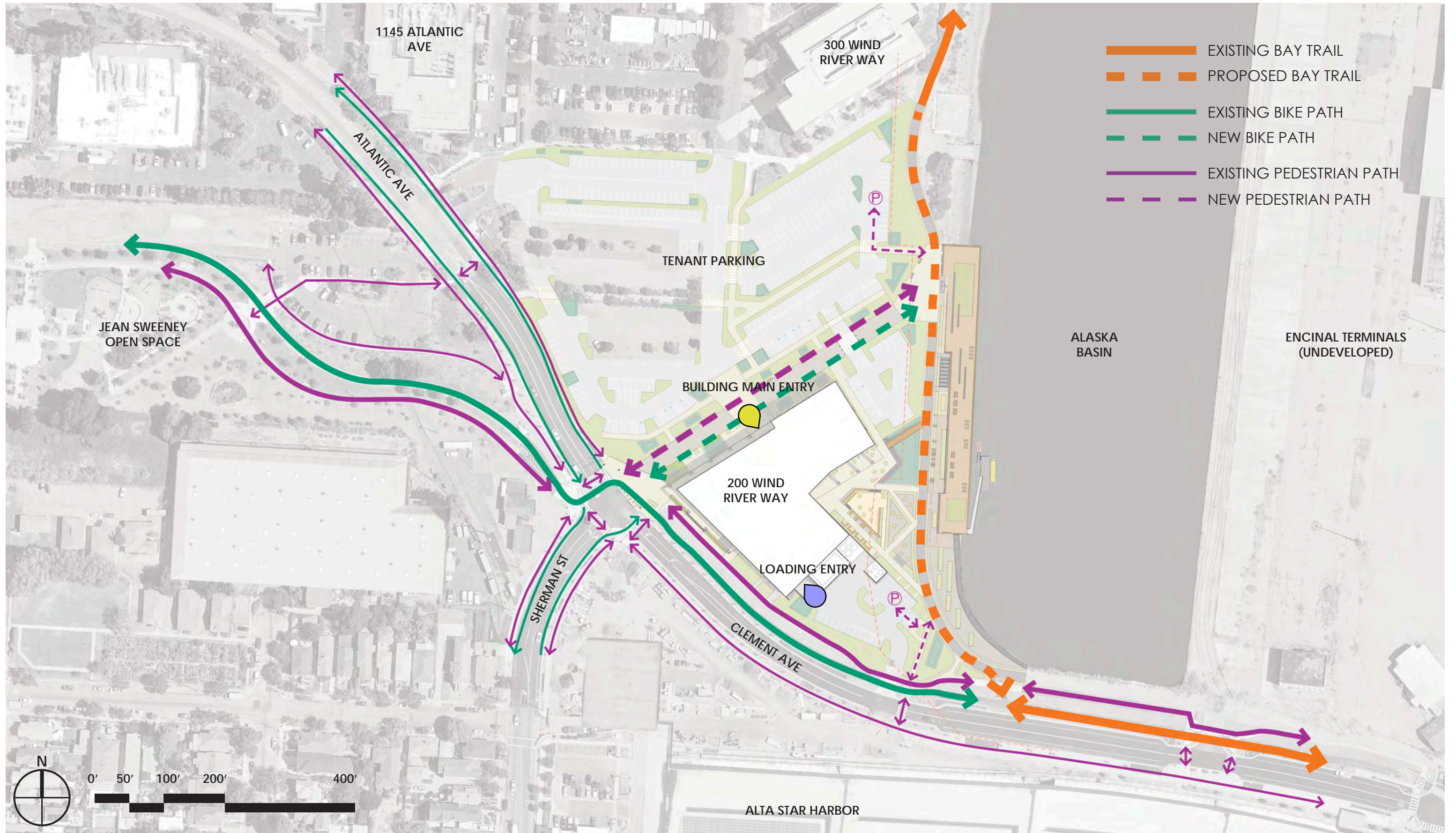
BCDC 100' SHORELINE BAND

0' 25' 50' 100' 200'





# 200 WIND RIVER WAY PEDESTRIAN CONNECTIONS





# 200 WIND RIVER WAY SOUTHERN ENTRY / SMALL CRAFT LAUNCH



**X** Rendering Vantage Points  
Number Indicates Page



--- BCDC 100' SHORELINE BAND



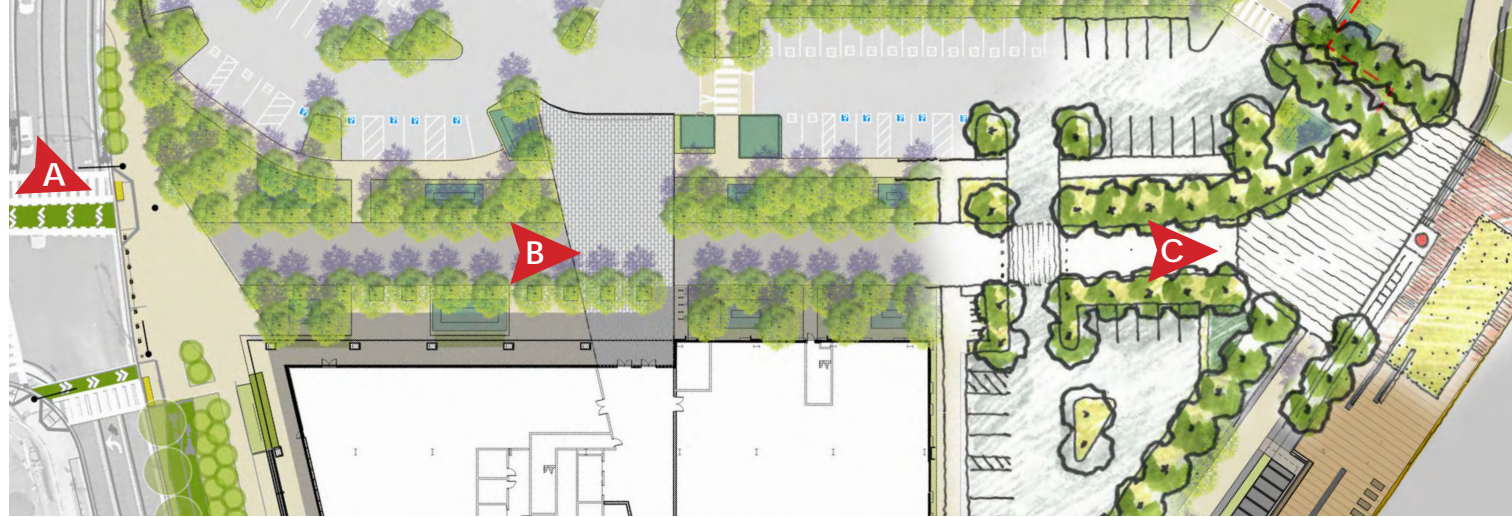








# 200 WIND RIVER WAY SHERMAN WALK EXPERIENCE



SHERMAN WALK PLAN



16-A. APPROACH FROM JEAN SWEENEY OPEN SPACE



16-B. NEAR BUILDING MAIN ENTRANCE, TOWARDS SHORELINE



16-C. APPROACHING BAY TRAIL INTERSECTION




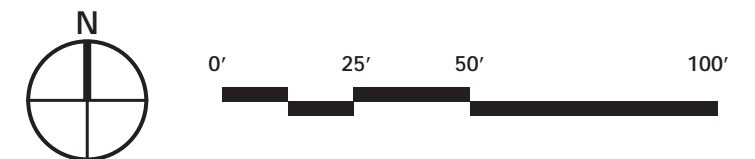
# 200 WIND RIVER WAY INTERSECTION OF BAY TRAIL / SHERMAN WALK



## LEGEND

- ① PUBLIC SHORELINE PARKING (23 SPACES)
- ② BAY TRAIL
- ③ CROSS-ALAMEDA TRAIL [EXISTING]
- ④ PEDESTRIAN STREET - SHERMAN COURT
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- ⑥ OUTLINE OF DEMOLISHED TIMBER WHARF
- ⑦ ROLLING LOUNGE CHAIRS
- ⑧ BOCCE COURT
- ⑨ SHADE STRUCTURES
- ⑩ MARITIME ARTIFACTS
- ⑪ BIKE RACKS
- ⑫ PLAZA SPACE
- ⑬ [PRIVATE] TENANT PARKING
- ⑭ [PRIVATE] BUILDING ENTRY
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 Rendering Vantage Points  
Number Indicates Page



 BCDC 100' SHORELINE BAND







# 200 WIND RIVER WAY INTERPRETIVE PROGRAM PRECEDENTS

## STORYTELLING



Light Projection



Inlay Paving



Inlay Paving



Light / Water Features

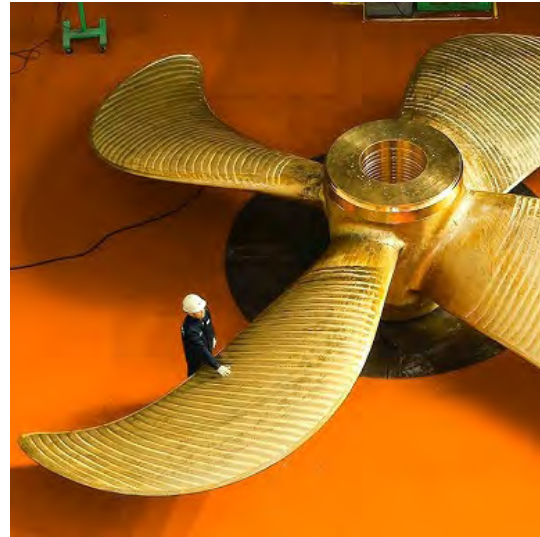


Viewfinder

## MARITIME / INDUSTRIAL ELEMENTS / PLAY PROPS



Containers



Propellers



Anchor Chains



Anchors



Ropes

Interpretive elements in multiple forms provide interactive opportunities for families. Traditional interpretive signage provides adults with information on the history of the site in a literal / graphical form. Scultural elements allow children to interact with the history of the site by touching, sitting, or climbing on objects that allow them to experience the immense scale of the activities that have occurred on this site throughout its history as an industrial hub and, by extension, it's connection to the industries that power modern-day life.

Applicant will coordinate with the adjacent property (also pending development) to create an interpretive program that is complementary and not duplicative.







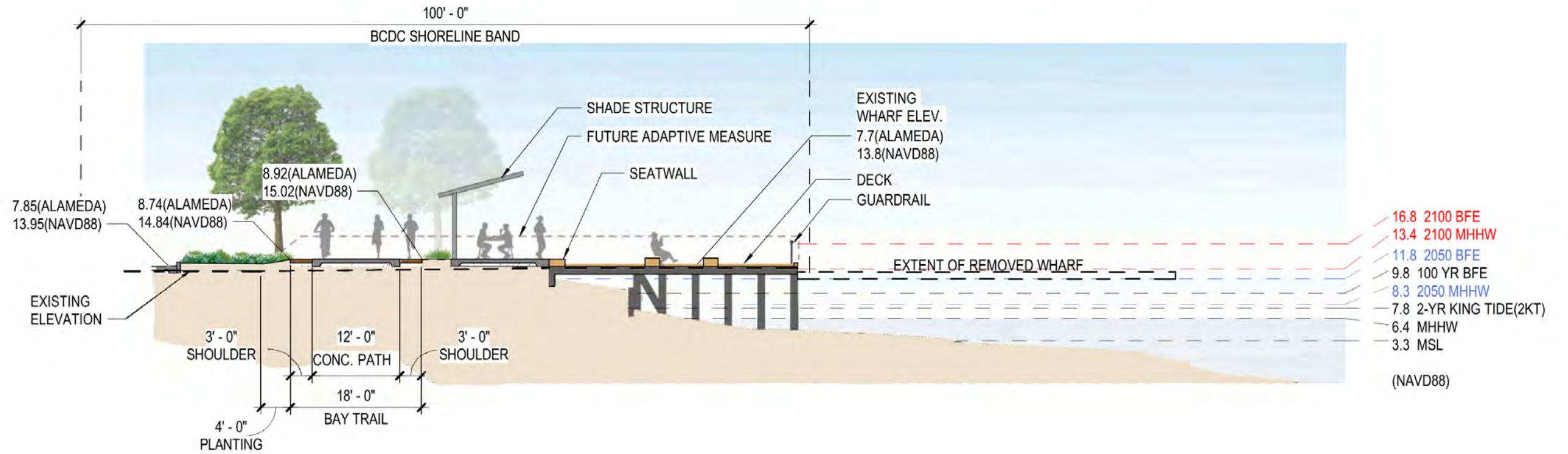


NEW LANDSCAPE OVER EXISTING WHARF STRUCTURE

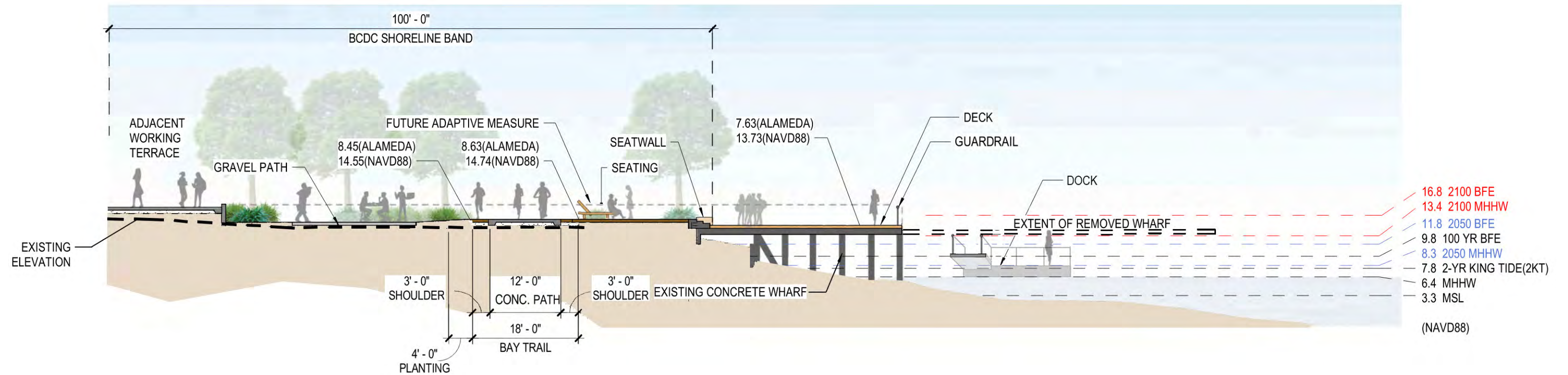
BAY TRAIL



# 200 WIND RIVER WAY SEA LEVEL RISE RESILIENCY



SECTION A: Northern Section Through Wharf



SECTION B: Southern Section Through Wharf and Public Dock



# 200 WIND RIVER WAY PRECEDENT SITE ELEMENTS

## SITE FURNISHINGS



"Arc" Bike Racks



Bocce Court



Rolling Lounges



Cafe-Style Seating



Weathering Steel

## PAVING MATERIALS



Wood Decking



"Rail Paving"



Linear Pavers



Decomposed Granite



Concrete Flatwork



# 200 WIND RIVER WAY

# PLANT PALETTE

 BAY FRIENDLY SPECIES

 DROUGHT TOLERANT SPECIES

## SHRUBS



ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'  
(APPLE BLOSSOM YARROW)



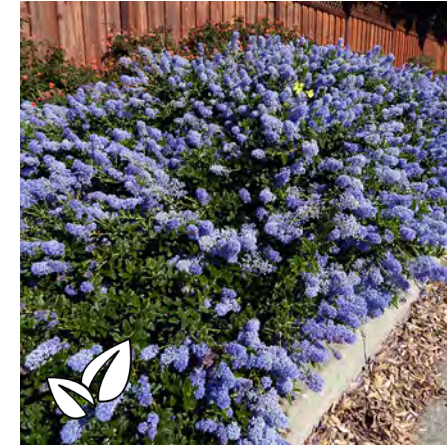
LAVANDULA X ALLARDII 'MEERLO'  
(VARIEGATED ALLARD'S LAVENDER)



AGAPANTHUS AFRICANUS  
(LILY OF THE NILE)



LIMONIUM PEREZII  
(SEA LAVENDER)

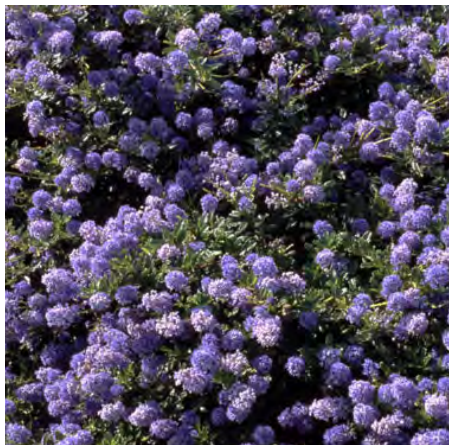


CEANOTHUS 'JOYCE COULTER'  
(JOYCE COULTER CALIFORNIA LILAC)



PRUNUS CAROLINIANA  
(CAROLINA CHERRY)

## SHRUBS



CEANOTHUS 'YANKEE POINT'  
(YANKEE POINT CALIFORNIA LILAC)



RHAMNUS CALIFORNICA 'EVE CASE'  
(COFFEE BERRY)



LANTANA MONTEVIDENSIS  
(TRAILING LANTANA)



CALAMAGROSTIS FOLIOSA  
(MENDOCINO REED GRASS)



HELICTOTRICHON SEMPERVIRENS  
(BLUE OAT GRASS)

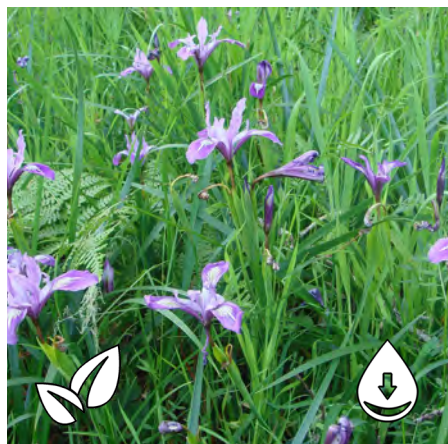


PANICUM 'SHENANDOAH'  
(SHENANDOAH SWITCH GRASS)

## GRASS



CAREX DIVULSA  
(BERKELEY SEDGE)



IRIS DOUGLASIANA  
(DOUGLAS IRIS)



PHORMIUM 'JACK SPRATT'  
(JACK SPRATT NEW ZEALAND FLAX)



CHONDROPETALUM ELEPHANTINUM  
(LARGE CAPE RUSH)



JUNCUS PATENS  
(CALIFORNIA GRAY RUSH)



SALVIA CLEVELANDII  
(CLEVELAND SAGE)



# 200 WIND RIVER WAY

# PLANT PALETTE



BAY FRIENDLY SPECIES



DROUGHT TOLERANT SPECIES

## GRASS



CHONDROPETALUM TECTORUM  
(CAPE RUSH)



MUHLENBERGIA CAPILLARIS 'LENCA'  
(REGAL MIST PINK MUHLY GRASS)



SANTOLINA CHAMAECYPARISSUS  
(LAVENDER COTTON)



CHONDROPETALUM TECTORUM  
(SMALL CAPE RUSH)

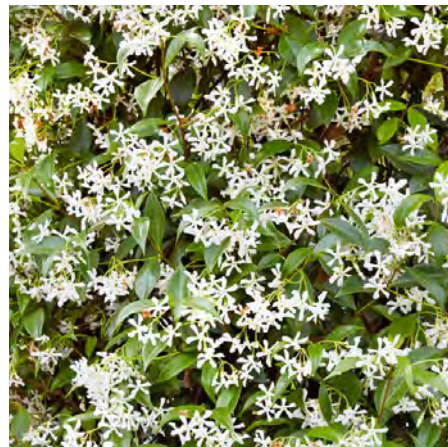


MUHLENBERGIA RIGENS  
(CALIFORNIA DEER GRASS)



DIETES BICOLOR  
(FORTNIGHT LILY) (LAVENDER COTTON)

## VINES



TRACHELOSPERMUM JASMINOIDES  
(STAR JASMINE)



SEDUM SPATHULIFOLIUM 'CAPE BLANCO'  
(CAPE BLANCO STONECROP)



AGAVE ATTENUATA 'NOVA'  
(NOVA FOXTAIL AGAVE)



ALOE STRIATA  
(CORAL ALOE)



ARTEMISIA 'POWIS CASTLE'  
(WORMWOOD)

## TREES



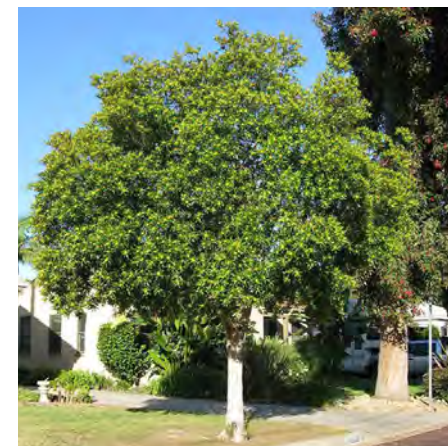
ACER MACROPHYLLUM  
(BIGLEAF MAPLE)



PYRUS CALLERYANA 'ARISTOCRAT'  
(ARISTOCRAT ORNAMENTAL PEAR)



JACARANDA MIMOSIFOLIA  
(JACARANDA)



TRISTANIOPSIS LAURINA 'ELEGANT'  
(ELEGANT WATER GUM)



PLATANUS HISPANICA 'COLUMBIA' (CALI-  
COLUMBIA LONDON PLANE TREE)



MELALEUCA QUINQUENERVIA  
(CAJEPUT TREE)



# 200 WIND RIVER WAY COMMUNITY ENGAGEMENT

To date, the project has engaged the following community members and organizations:

## **MTC Bay Trail / Lee Huo**

Discussion informed the placement of Bay Trail signage, and the placement of “soft shoulders” alongside the paved central section of the Trail, to provide choice in surfaces for different activities.

## **Alameda Transportation Demand Management Association (ATMA)**

Discussions ongoing around the design of the public dock, as it pertains to a potential future landing for the ATMA's Oakland-Alameda Water Shuttle.

## **SF Bay Area Water Trail / Shalini Kannan (Project Manager, State Coastal Conservancy)**

Discussion informed the design and placement of the public dock and small watercraft staging area, in place of the previously-presented game tables.

## **Bike Walk Alameda / Cyndy Johnsen / Denyse Trepanier**

Discussion informed design of indoor employee bike storage; to include charging for e-bikes and floor-mounted racks (rather than all wall-mounted).

## **City of Alameda Planning Commission**

Planning commissioners had no questions or commentary regarding the Public Shoreline Access. Questions / comments on the new building were related to the massing, materials, and general architectural expression. The developer is currently reviewing and responding to the Commission's feedback.

## **Encinal Yacht Club / Chris Davis / Matthew Dean**

Supportive of the project; no feedback / design revisions.

## **Oakland Yacht Club / Thomas Charron / Tracy Reigleman**

Supportive of the design of the new project, but concerned with maintenance of existing public access. Developer is planning a number of repairs and allocating additional resources for ongoing maintenance.

Outreach In Process & Pending:

## **Alameda Unified School District**

Alameda County First Five

Boys and Girls Club of Alameda

Alameda Parks & Recreation Department / Friends of Jean Sweeney

Contacted via City Planning Staff on 1/16/25. Awaiting Response

**O Kalani Outrigger Canoe Center**

Contacted via email on 1/16/25. Awaiting Response