

*October 2010*



Chipman/Del Monte/Encinal Vision 2010  
*Alameda, California*

Oakland Estuary

Wind River Systems

Alaska Basin

Encinal Terminal

Fortmann Marina

Alameda Yacht Club

Del Monte Warehouse

Chipman Warehouse

Buena Vista Avenue

Littlejohn Park

Entrance Road

Ohlone Street

Paru Street

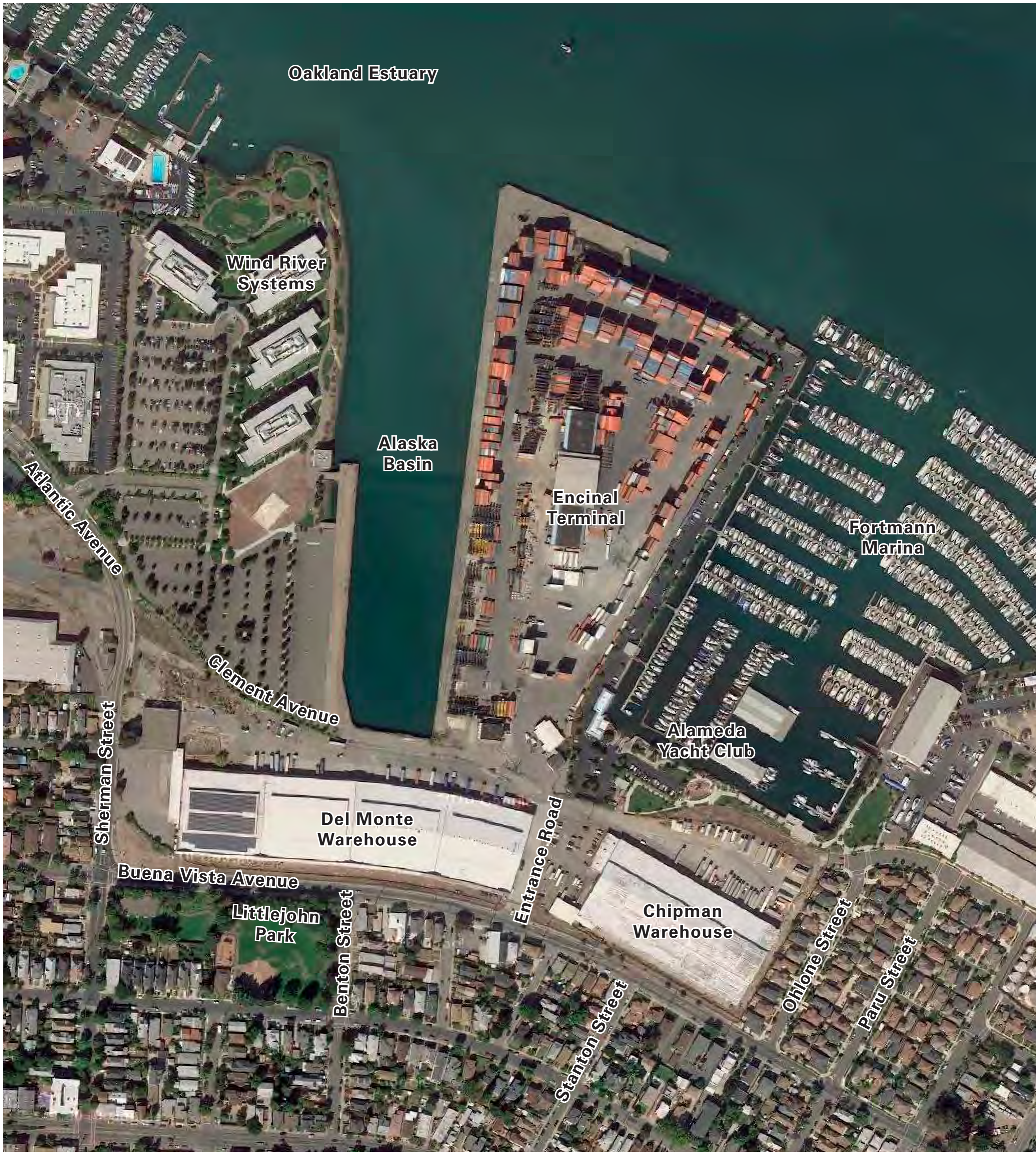
Benton Street

Stanton Street

Sherman Street

Clement Avenue

Atlantic Avenue





Oakland Estuary

- - - STUDY AREA  
 ——— PARCEL LINES  
 - - - STATE TIDELANDS AREA

SITE DATA	
ENCINAL TERMINAL *	13.35
SUBMERGED LAND	12.04
STATE TIDELANDS	6.37
DELMONTE SITE *	12.46
CHIPMAN WAREHOUSE *	7.04
<b>TOTAL:</b>	<b>51.26</b>

\* MAX. 953 RES UNITS @29 U/Ac

5.00 Ac  
Submerged  
Land

13.35 Ac  
Encinal  
Terminal  
Site

7.04 Ac  
Submerged  
Land

6.37 Ac  
State  
Tidelands

12.46 Ac  
Del Monte  
Warehouse Site

7.04 Ac  
Chipman  
Warehouse Site

Atlantic Avenue

Clement Avenue

Entrance Road

Littlejohn Park

Benton Street

Stanton Street

Stanton Street

Onions Street

Papa Street

Sherman Street

# *Overview*

Background

Vision

Public Realm Improvements

Initiatives



Oakland Estuary

- STUDY AREA
- PUBLIC WATERFRONT ACCESS
- STATE TIDELANDS
- 100' BCDC JURISDICTION AREA

Provide Public Access to Water

100' BCDC Jurisdiction

State Tidelands

Proposed Clement Avenue Extension

Re-use Del Monte Warehouse

Provide Public Access Through Building

Retain Entrance Road Connection

Atlantic Avenue

Clement Avenue

Entrance Road

Ohlone Street

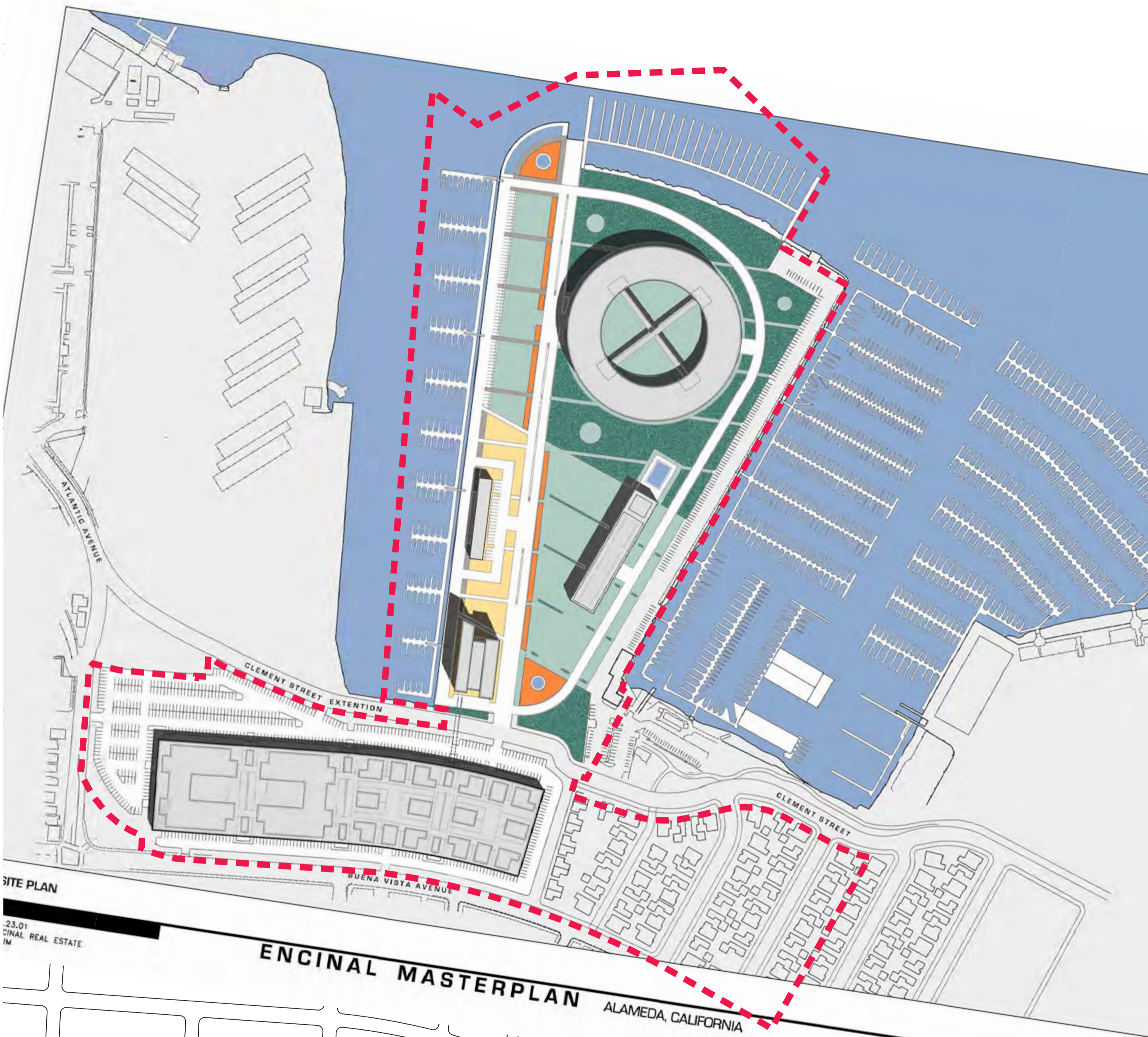
Paru Street

Littlejohn Park

Benton Street

Stanton Street

Sherman Street



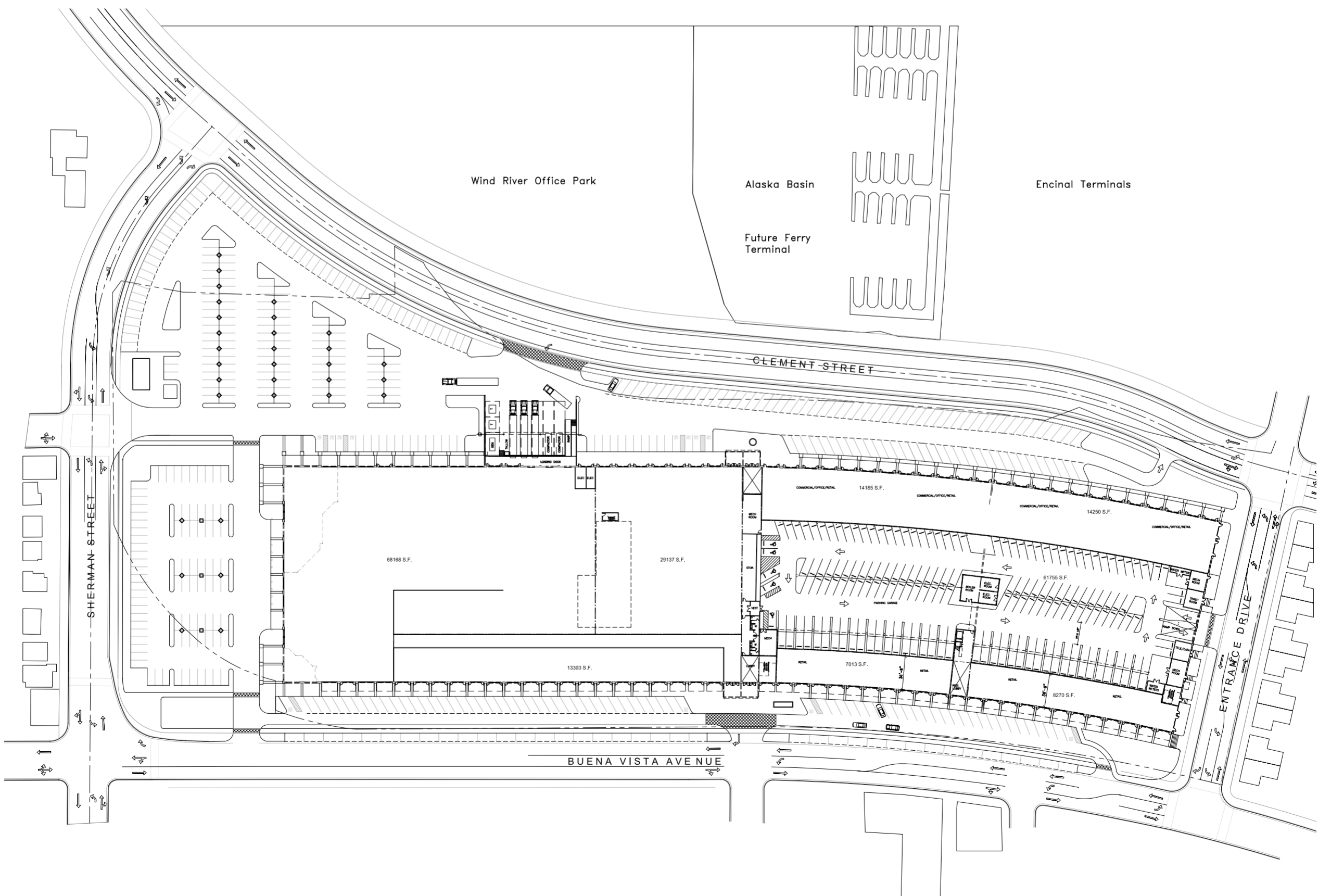
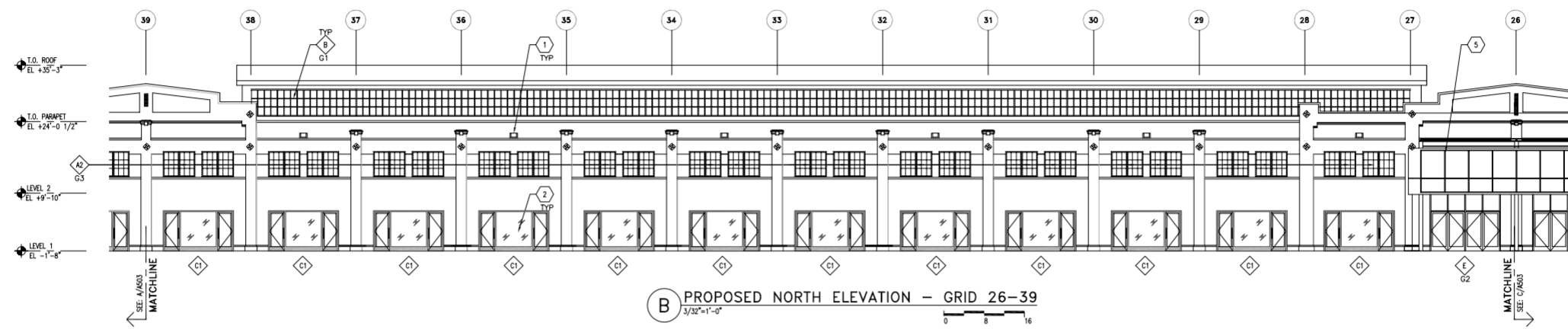
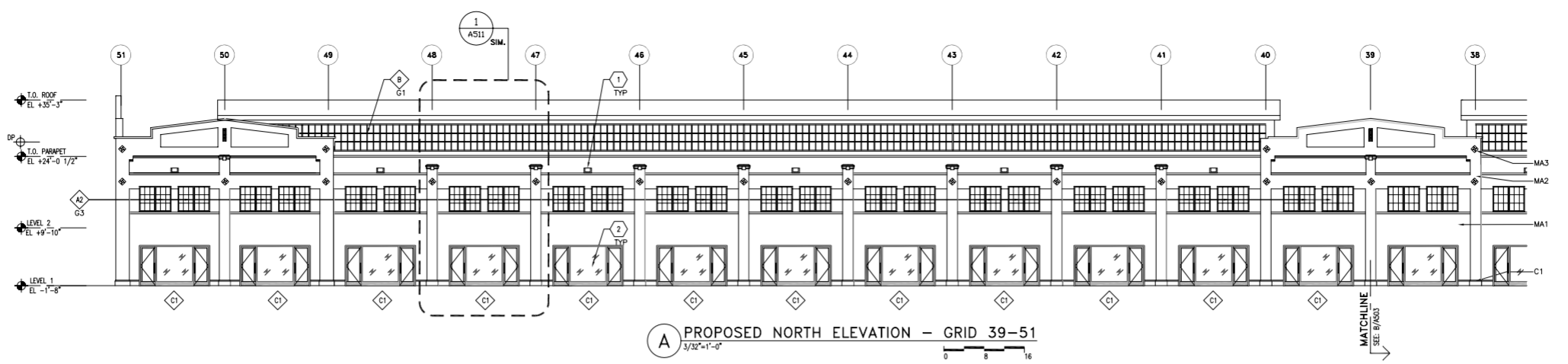
SITE PLAN

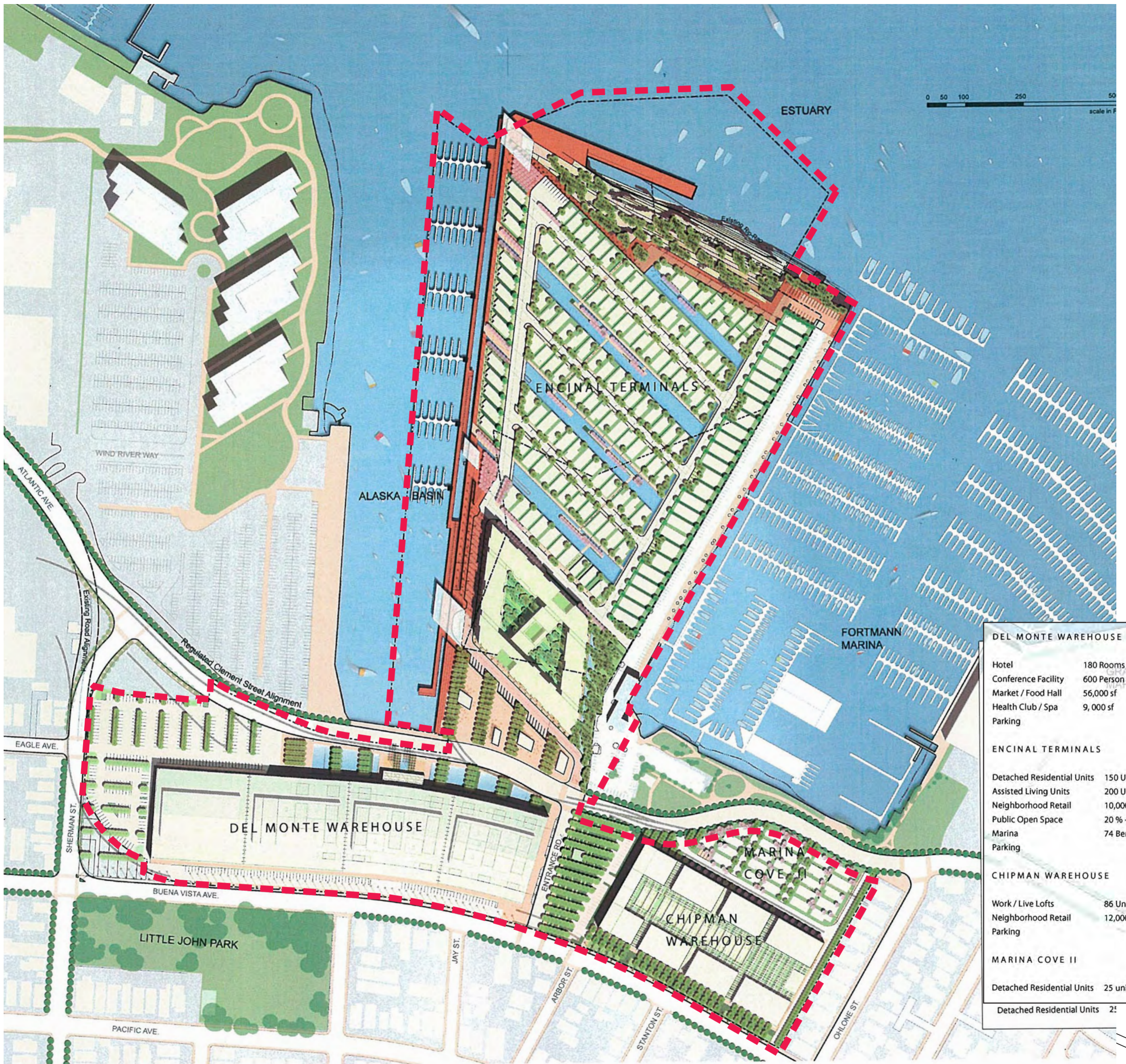
23.01  
ENCINAL REAL ESTATE  
IM

# ENCINAL MASTERPLAN

ALAMEDA, CALIFORNIA







DEL MONTE WAREHOUSE	
Hotel	180 Rooms
Conference Facility	600 Person
Market / Food Hall	56,000 sf
Health Club / Spa	9,000 sf
Parking	
ENCINAL TERMINALS	
Detached Residential Units	150 Units
Assisted Living Units	200 Units
Neighborhood Retail	10,000 sf
Public Open Space	20 % +
Marina	74 Berths
Parking	
CHIPMAN WAREHOUSE	
Work / Live Lofts	86 Units
Neighborhood Retail	12,000 sf
Parking	
MARINA COVE II	
Detached Residential Units	25 units
Detached Residential Units	25



## *Vision*

“The vision for the Chipman/Del Monte/Encinal site is to keep the best and repurpose the rest.”





Oakland Estuary

- PRIMARY STREETS
- SECONDARY STREETS
- ALLEYS



Atlantic Avenue

Sherman Street

Clement Avenue

Buena Vista Avenue

Littlejohn Park

Benton Street

Entrance Road

Stanton Street

Ohlone Street

Paru Street





Atlantic Avenue

Sherman Street

Clement Avenue

Buena Vista Avenue

Littlejohn Park

Benton Street

Entrance Road

Stanton Street

Ohlone Street

Paru Street





Oakland Estuary



Atlantic Avenue

Sherman Street

Clement Avenue

Buena Vista Avenue

Littlejohn Park

Benton Street

Entrance Road

Stanton Street

Ohlone Street

Paru Street











**CHIPMAN**  
MOVING & STORAGE  
INTERNATIONAL

1551  
BUENA VISTA AVE.

PLANT  
←

5  
MPH



ALARMED  
LIGHT CLUB  
←





McKILLICAN

North American Wholesaler  
of Specialty Building Hardware

SINCE 1978

Decorative Surfacing Division

Hardware Products Division

Wood & Panel Division

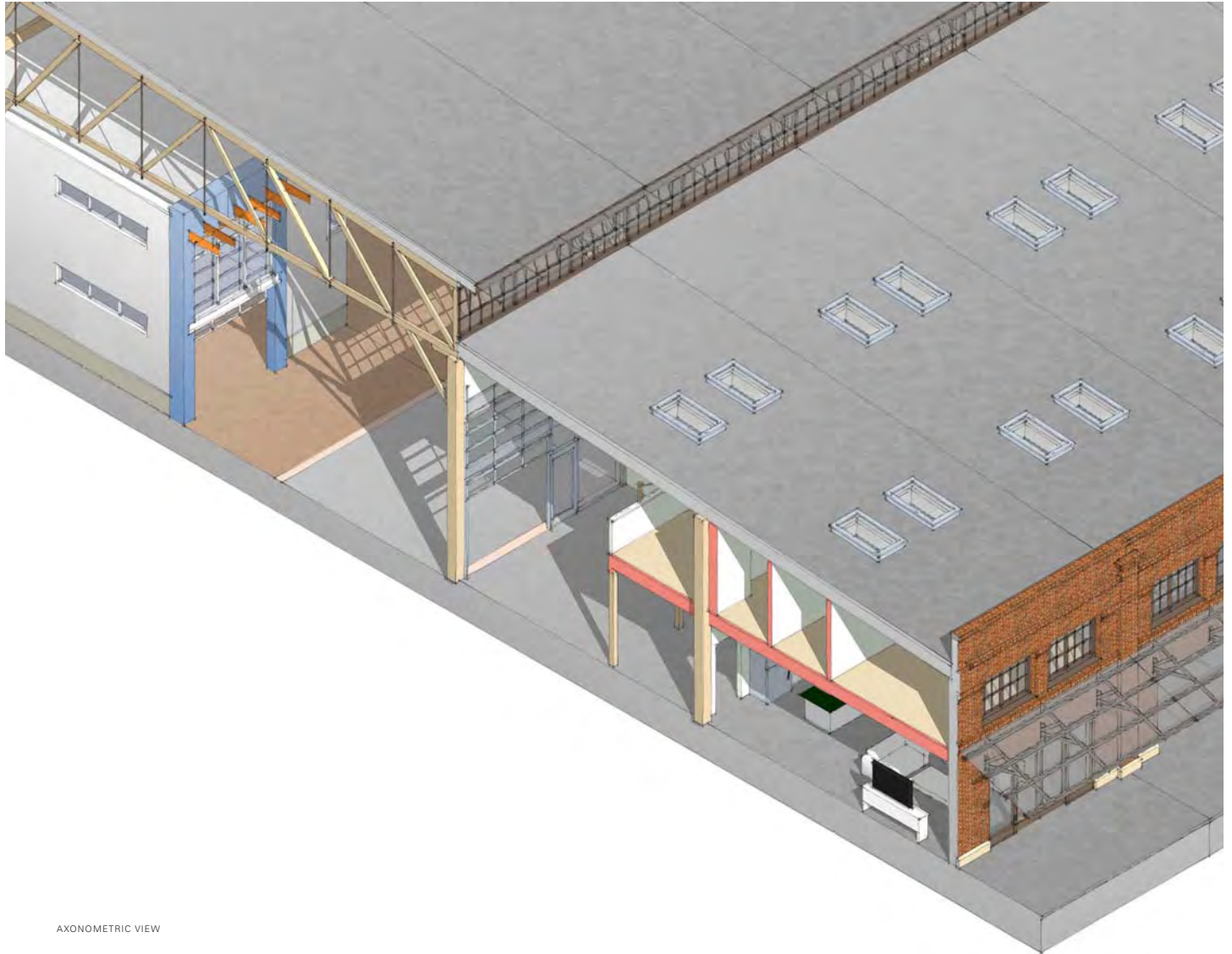
www.mckillican.com

OREPAC

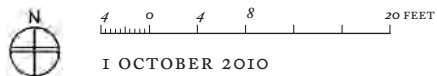








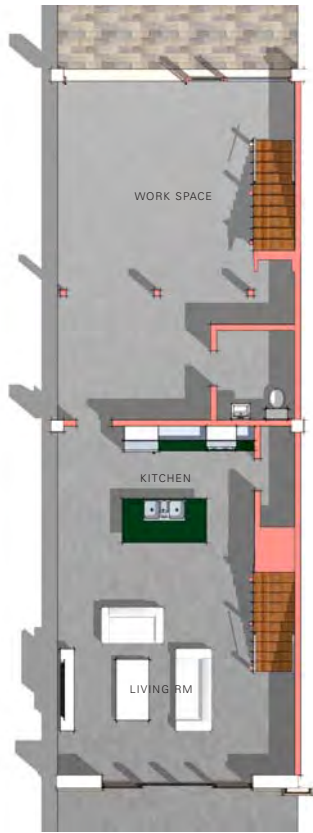
AXONOMETRIC VIEW



1 OCTOBER 2010



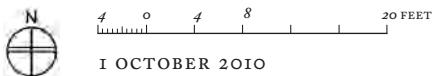
TOTAL  
 800 sf Office  
 1,200 sf Living Unit



FIRST FLOOR PLAN  
 600 sf Office  
 600 sf Living Unit



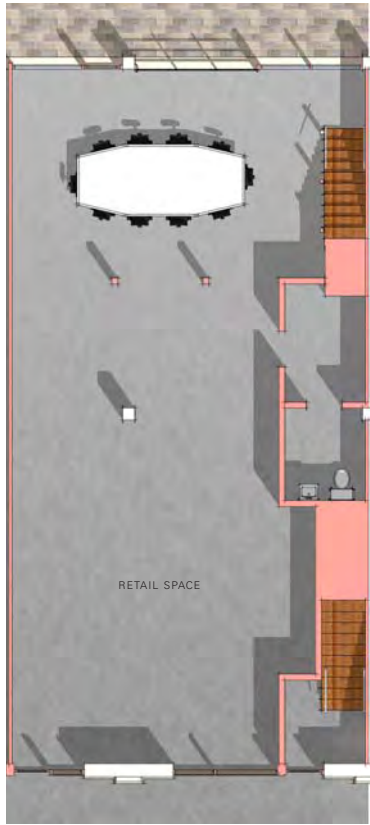
SECOND FLOOR PLAN  
 200 sf Office Loft  
 600 sf Living Unit



1 OCTOBER 2010



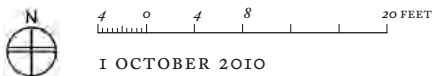
**TOTAL**  
 1,690 sf Retail  
 1,010 sf Living Unit



**FIRST FLOOR PLAN**  
 1,690 sf Retail Space  
 110 sf Stair Hall



**SECOND FLOOR PLAN**  
 300 sf Office Loft  
 900 sf Living Unit



1 OCTOBER 2010

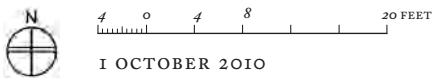
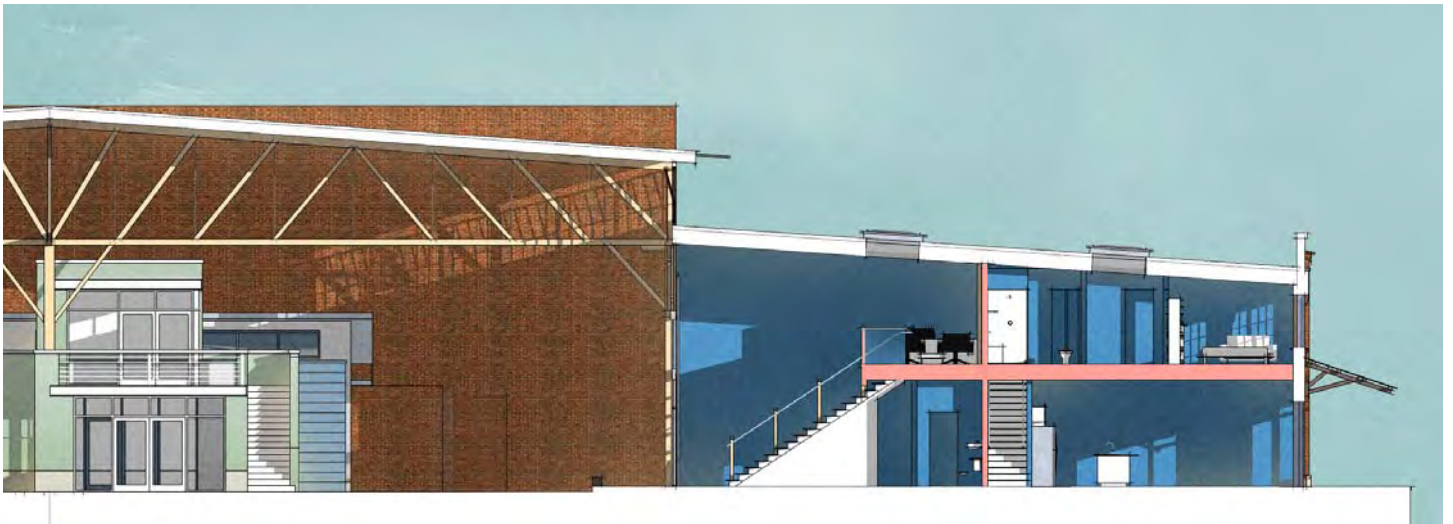
**TOTAL**  
 1,200 sf OFFICE  
 1,800 sf Living Unit



**FIRST FLOOR PLAN**  
 900 sf Office  
 900 sf Living Unit



**SECOND FLOOR PLAN**  
 300 sf Office Loft  
 900 sf Living Unit



1 OCTOBER 2010















GRANVILLE ISLAND PUBLIC MARKET

100%

PUBLIC MARKET



Bridges

GRAVELL ISLAND FERRIS

A  
NO  
MOORING



