

G O I N G F O R W A R D A T
A L A M E D A P O I N T
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NORTHWEST TERRITORIES



PLANS AND ISSUES

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ALAMEDA RESIDENT

NOVEMBER 17, 2010

Planning for the Northwest Territories

Background

The 1996 Community Reuse Plan called for parks and open space and recreation as the main uses for this area. Alameda Point Park (then called Point Alameda Park) was to be an 11-acre region-serving park at the tip.

One of the suggested recreational uses near the park was golf. The idea for a small, city-owned golf course soon turned into a grand plan for the entire Northwest Territories. A convention hotel on the proposed 220-acre golf course site was to be a major revenue generator, and the proceeds were to be earmarked to fund the 60-acre Sports Complex on the eastern edge of the Northwest Territories.

Despite high hopes for this project, it was eventually abandoned as economically unfeasible. The expected free, clean dredge spoils to contour the land never materialized. The final blow came when the Request For Proposals for a hotel operator produced no responses.

The property received little attention, other than for cleanup activities, from around 2004 through SunCal's three-year tenure that ended in 2010. SunCal mentioned the possibility for a solar farm, but the concept was never presented to Alameda's Public Utilities Board, nor were any feasibility studies ever carried out to determine price per kilowatt hour or production potential.



Blue area is 30-acre Site 1 which will have four-foot engineered soil cap installed by 2013, and is the area this document proposes for Alameda Point Park.



Looking north on western shore-line of Alameda Point.



Looking west across Northwest Territories with Bay Bridge in background.

Current and Future Plans

Environmental cleanup on the Northwest Territories has centered mainly on the old disposal site at the northwest tip. Originally, the disposal site remediation was to be handled as one project. However, radioactive hot spots were discovered on the eastern half of the site from disposal of old radium 226 used in aircraft dial operations. This led to the site being divided in two.

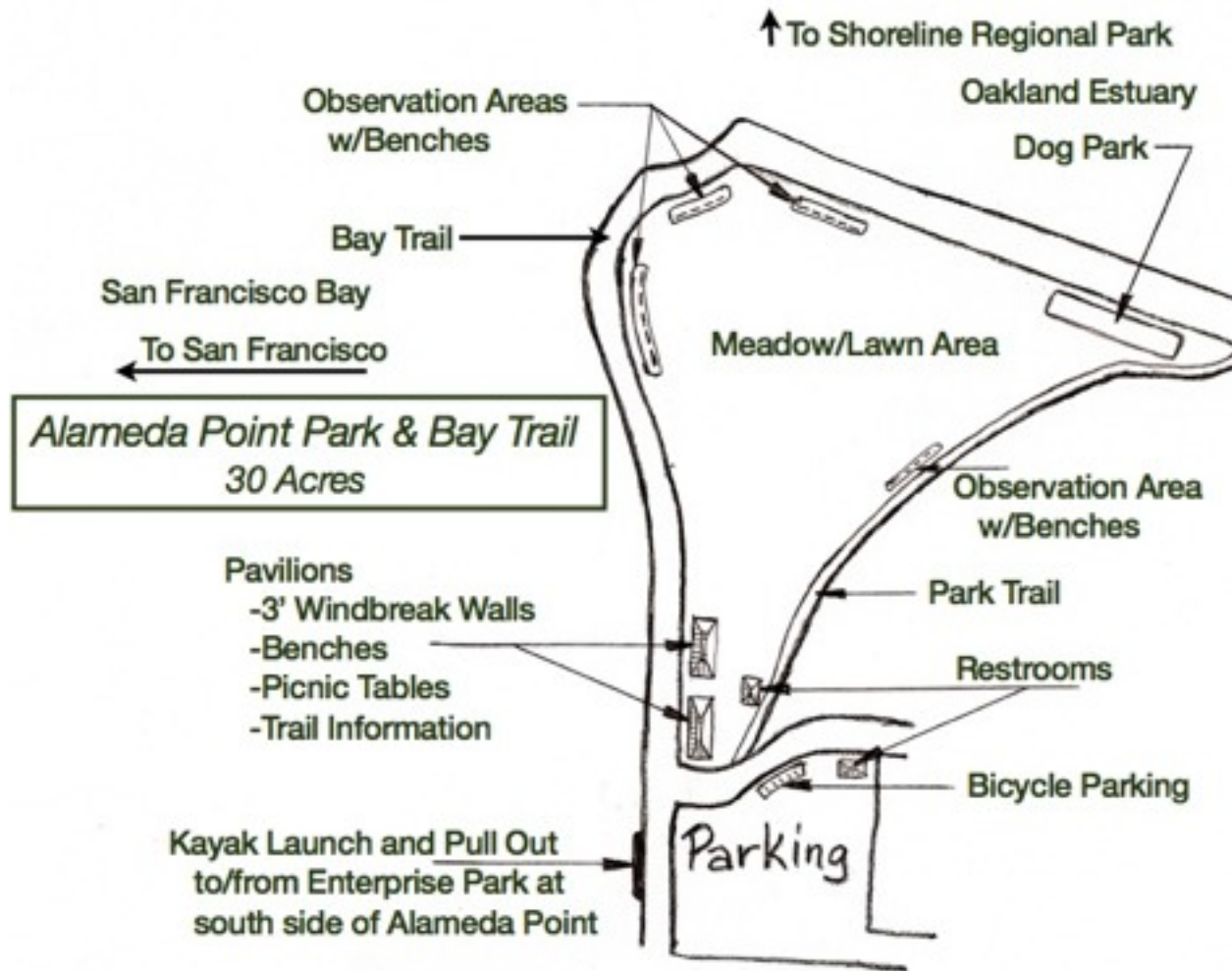
The 30-acre western half on the north and western shoreline, now known as Site 1, received its Record of Decision in December of 2009. The proposed remediation consisting of a four-foot engineered soil cap with a 100–200-foot riprap perimeter on the shoreline will begin in 2011 and be completed in 2013. The soil will be seeded with native grasses and the only allowable uses will be open space/recreational.

There is a high likelihood that the remaining eastern half of the disposal site with the radioactive contamination will also receive a soil cap rather than excavation and removal and replacement of soil.

The cleanup on the rest of the Northwest Territories is about finished.



Conceptual Plan for Northwest Territories - Submitted by Richard Bangert



*Conceptual Plan for Alameda Point Park at Northwest Tip of Alameda Point
Submitted by Richard Bangert*

Issues for Consideration in Planning

- 1) There are 18 acres that are officially recognized as **wetlands**. There are also several acres along the estuary recognized as tidal marsh.
- 2) The **paved taxiway** where the antique fair is held is the high elevation for this area. Benefits to maintaining this area as paved surface include:
 - a) Antique Fair brings in \$500,000 lease revenue to the city each year;
 - b) Other income-producing opportunities for the city or park district may exist;
 - c) Adjacent to property where VA facilities will be located;
 - d) Access road to VA will be on this taxiway area, but will only extend part of the way to western shore;

e) A continuous roadway to western shoreline on this area would be the logical route to the western shoreline, and it would allow for maximum public access to western shore and to a regional park.

3) The **lower-lying, unpaved areas** (some of which become seasonal wetlands) are so close to sea level that permanent structures would only be viable (given expected sea level rise) if soil were to be imported to raise the elevation.

4) The **Site 1 area**, when the soil cap is completed, will offer ***the only area on the western shore for regular public access and enjoyment in a park setting.*** The area directly to the south will have restricted access when it becomes part of the VA/Wildlife Refuge property. No plans for a public park on this area, known as Site 2, have ever been entertained, and it is extremely unlikely that they ever will. The Bay Trail will be the only regular access to the southwestern shoreline.

5) The **East Bay Regional Park District** would be the ideal agency to have jurisdiction over a regional park at the tip of the Northwest Territories and also over adjacent wetlands and natural conservation habitat to the east. Measure WW has \$6.5 million for Alameda Point for parks, trails and restoration efforts. None of this money has yet been budgeted. In addition, there is a reserve fund in Measure WW of \$26 million for unanticipated future needs and opportunities. Potentially, some of that money could be leveraged to restore/develop wetlands and natural habitat.

6) Some of the existing wetlands lie in the Site 1 area. The Navy's remediation plan will cover up some of these acres, and they will have to come up with a plan to replace those lost wetland acres. Therefore, some of the money for wetlands development/restoration would come from the Navy, and now would be the time to start planning for a **coordinated wetlands plan.**



Shimada Friendship Park, Richmond.
Parking idea for western shore of
Alameda Point.
Bay Conservation and Development
Commission photo.



Tidal Staircase at
Lucretia M. Edwards Shoreline Park, Richmond.
Idea for western shoreline of Alameda Point.
Bay Conservation and Development photo.

For further information:

“Shoreline Spaces - Public Access Design Guidelines for the San Francisco Bay,”

Bay Conservation and Development Commission.

<http://www.bcdc.ca.gov/pdf/planning/PADG.pdf>

Wetlands Page

Bay Conservation and Development Commission

<http://www.yourwetlands.org/>

Public Trust Doctrine and Policies

California State Lands Commission

http://www.slc.ca.gov/Policy_Statements/Public_Trust_Home_Page.html



Photo set

Alameda Point - Northwest Territories

<http://www.flickr.com/photos/54212193@N05/sets/72157625290653653/>