

Application for a Use Permit (Temporary)

Introduction

The Bair Island Aquatic Center (BIAC) is a nonprofit community in Silicon Valley focused on human-powered water sports, including rowing, sculling, paddling, and dragon boating.

BIAC offers year-round recreational and competitive programs for youth and adults. BIAC supports many teams including NorCal, Serra, and several adult groups. In partnership with Redwood City Recreation, we have begun new rowing and paddling programs with Redwood City schools, including a “Safe Program” for at risk youth learning to row.

Background

BIAC and NorCal were leasing space in the near-by Paul Powers building for gym equipment, including indoor rowing machines. These buildings were demolished and we need to relocate this equipment. BIAC has also been subleasing 10,000 sq feet in the near-by car storage lot on Maple Street for boat and trailer storage. We want to consolidate these spaces into the area contiguous to our current lot at 1450 Maple Street.

The Project

BIAC is applying for space in the site formerly occupied by Cemex, adjacent to our existing lot. The Cemex property is an abandoned industrial site and is covered by dirt and asphalt. A portion of the Cemex site is currently used by the Redwood City Fire Department for training and by Public Works for dirt storage. BIAC’s Cemex area is adjacent to our existing lot, and is designed to not affect the Redwood City programs. No access to the water is contemplated in this application.

The Cemex space will replace the two spaces previously leased. This new space is bigger than the aggregate of the two previous spaces, but the additional space is not designed to increase the usage at BIAC. This larger space will 1) improve traffic flow for parents, 2) provide additional on-site parking, 3) provide more on-site storage for trailers currently parked in the street, 4) provide more space for training equipment, including a large rowing barge for the “Safe Program”, 5) provide safer paths from parking to our facilities, and 6) relieve crowding used for housing gym equipment in the existing building.

In addition to these primary usages, we will use the area for occasional repair of the boats. This involves minimal use of fiberglass and welding repairs; the chemicals will be stored in the metal storage container on the new site.

The parking area will provide 19 parking spots and an area for drop off/pick up near a new pedestrian gate. BIAC will add gravel to the parking area and under the new tent.

The gym equipment will be housed in a new 35’ x 84’ (2,940 sq ft) tent. We will provide a base for the tent, using compacted gravel under a frame of pressure treated boards. This platform will be covered with a sheet of plastic, plywood flooring, and inexpensive carpet. Lighting will be provided through electricity from a new drop. No HVAC is used.

The storage area is used for 1) shells (rowing and paddling boats), stored on racks; 2) motorboats, stored on small trailers; 3) trailers used for transporting shells, and 4) repairing boats. The storage area will be cleared of weeds, and no ground cover will be added.



Figure 1 - Existing and new site overview

Hours

BIAC's primary hours are weekdays 5 am to 9 am and 3pm to 7pm; weekends 6 am to 2 pm. BIAC has very light usage outside these hours.

Capacity

BIAC current site has up to 200 athletes and 10 coaches launch from our site during one half day. We are not proposing additional use, but a relocation of two offsite locations onto this one adjacent site.

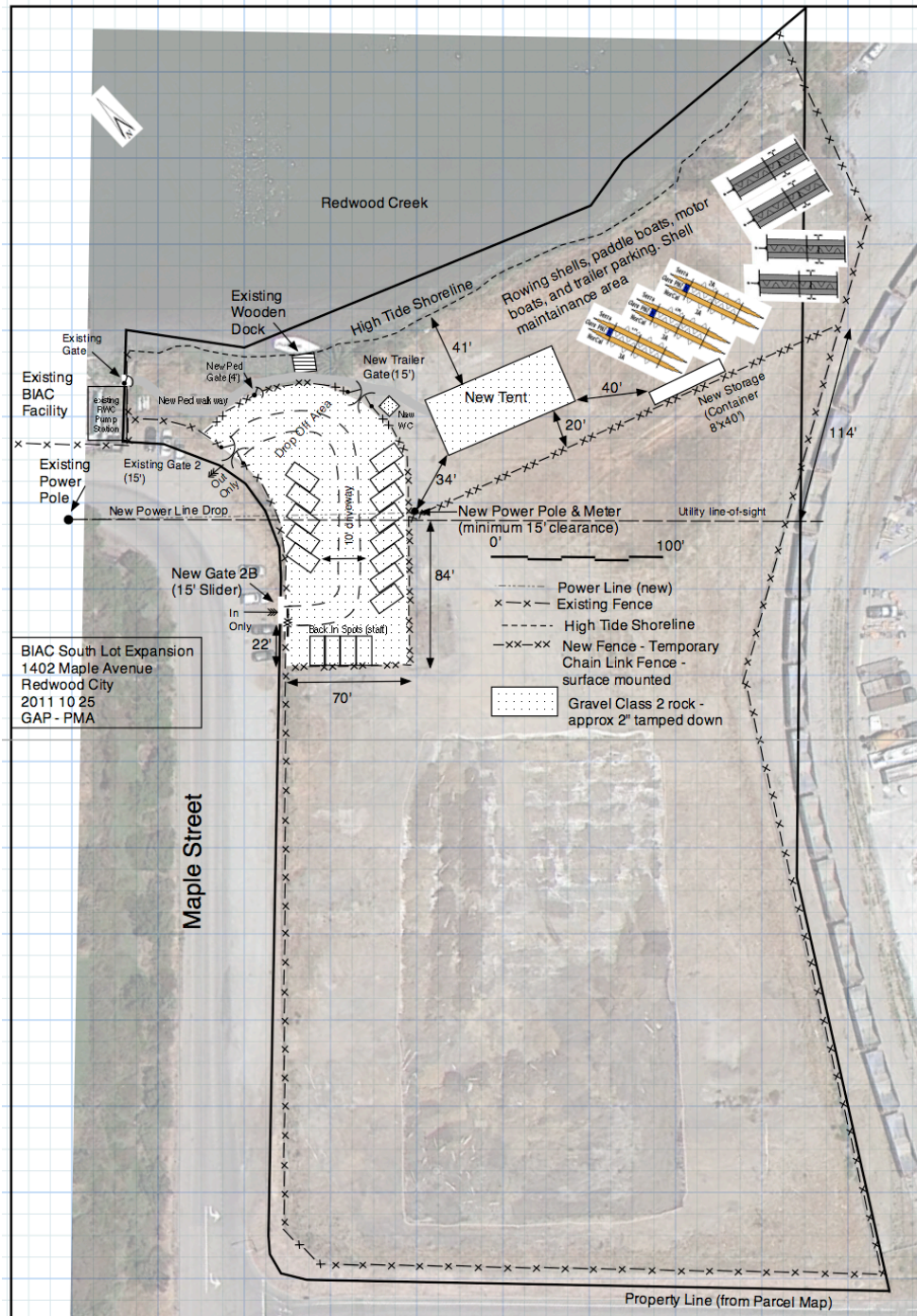


Figure 2 - Closer view of full Cemex Site and usage

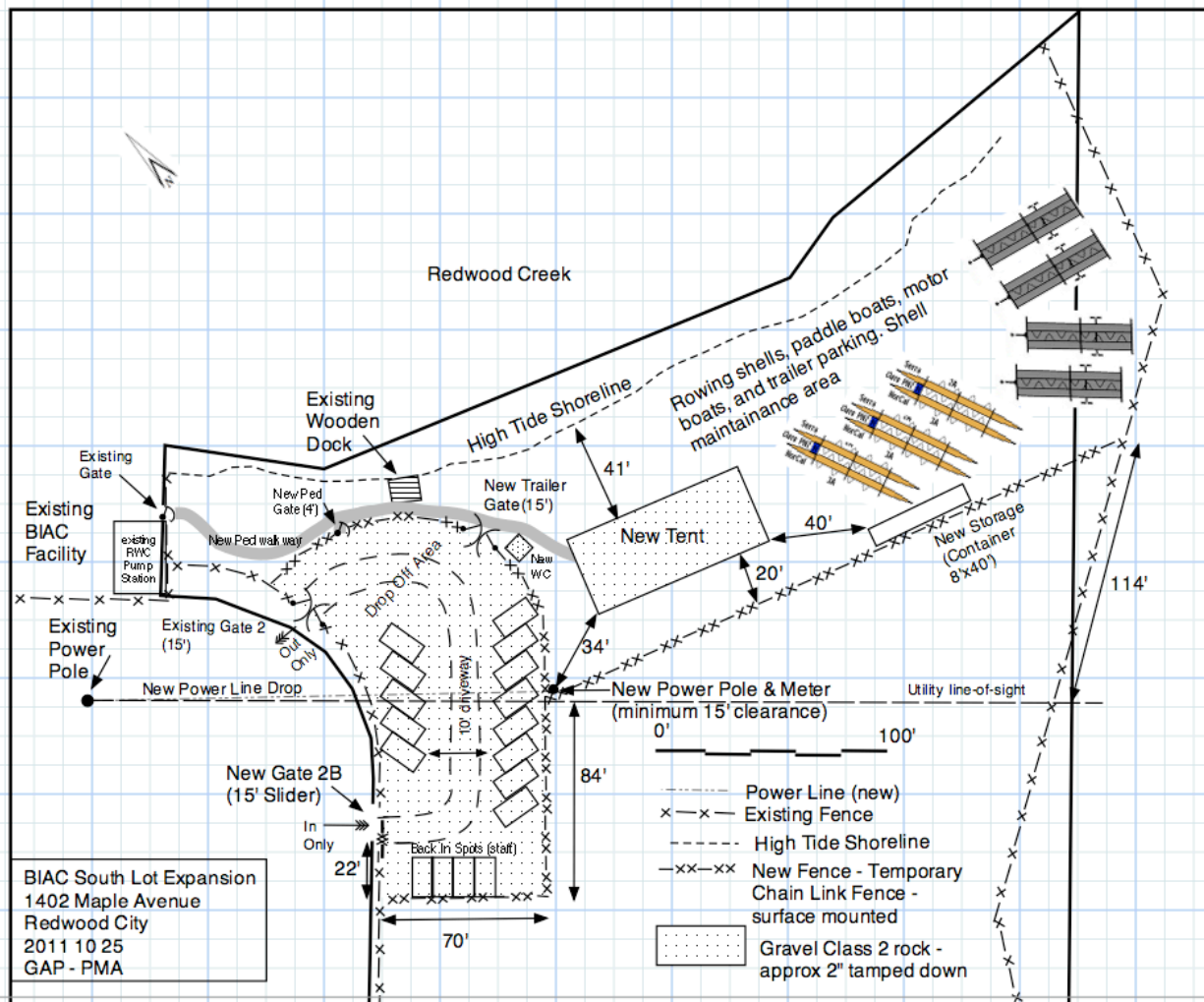


Figure 3 - Closer view of BIAC requested space.

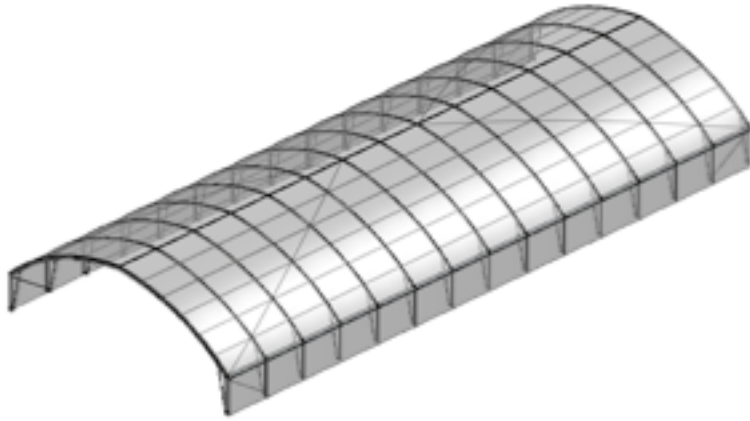
New fences along the parking area and on the south boundary enclose the space, providing minimal security. **"In Only"** traffic is through a new gate (Gate 2B); exit is through an existing gate (Gate 2). A new electrical drop from the other side of Maple Street provides light for the parking area as well as for the tent.

BIAC's use will remain at least 30 feet from the water's edge at all times.

APN: 052-392-170			
Address: 1402 MAPLE ST • 1 Project (CRW)			
Zoning	Tax Code	City	Flood
GI	9001	RWC	C, A1
Census:		6103.02 3011	
2010 General Plan:		LI	
Year Built:		N/A	
Lot Size:		188,179 sqft	
FEMA Panel#:		060325 0012 B May 17, 1982	
Neighborhood Association:		N/A	
Nearby City Projects:			
<ul style="list-style-type: none"> · Recycled Water Retrofit #4 · Maple Street Storm Drain Improvement Project · 2010-2011 Slurry Seal 			
Street Cleaning: N/A			
Google Map Birds Eye County Info			

Description of parcel





New 35' x 85' FarmTek ClearSpan tent



Indoor rowing machines are used for instruction and workouts.

