

A man and a woman are seen from behind, holding hands and looking out over a vast, green wetland landscape. The man is on the left, wearing a white polo shirt and dark pants. The woman is on the right, wearing a white t-shirt and blue jeans, pointing towards the horizon. The landscape is filled with tall grasses and small pools of water. In the distance, there are industrial buildings and a large body of water. The sky is blue with several birds flying. The overall scene is peaceful and natural.

De-Pave Park

A place for people to experience the natural world in transition

Alameda, CA

RECREATION & PARKS COMMISSION

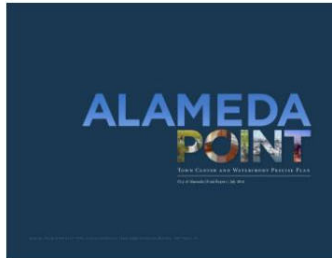
February 8, 2024

City of Alameda | SFBRA | CMG

CBG HT Harvey ESA Moffatt & Nichol Engeo RMA McGuire & Hester

DE-PAVE PARK PROJECT SCHEDULE

BACKGROUND



Alameda Point Precise Plan
2014



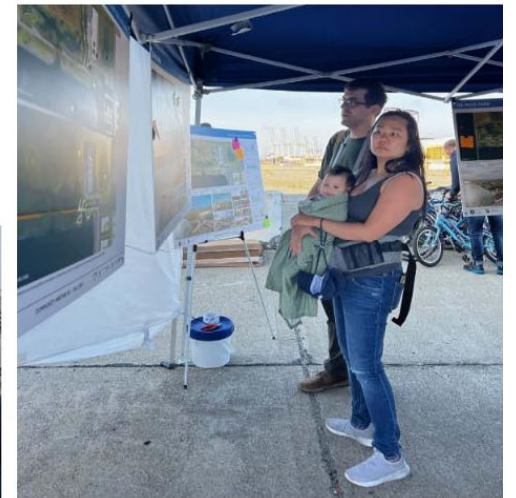
De-Pave Park Vision Plan
2020



Measure AA Funding Granted
2022 – Master Plan / 30% Design Drawings

De-Pave Park Master Plan & 30% Design Documents Schedule

February 2023	Project Kick Off
May 2023	Community Outreach #1 (overview and high level concepts)
August 2023	BRRIT Pre-Application
September 2023	Community Outreach #2 (input on 3 concepts)
October 2023	Rec and Parks
November 2023	City Council
January 2024	BCDC DRB
January 2024	Final Master Plan
January 2024	Community Outreach #3 (input on final draft plan)
February 2024	Recreation & Parks Commission
March 2024	City Council
March - May 2024	30% Design Documents



Community Engagement

- **Alameda Point Collaborative**
May
September
- **General Public**
May
September
- **Virtual Community Meeting**
May
- **Online Survey**
Over 1,000 respondents
- **Pop Up Community Events**
Bandaloop Dance Event
Community Movie Night
Middle School Survey
- **Building 25 & 29 Tenants Review**
- **Mosquito Abatement Committee**
- **SFBRRIT**
- **Alameda Recreation and Parks Commission**
- **Alameda City Council**
Went BIG and BOLD with eye to the future.
- **Veterans Affairs (VA)**



Community Engagement Feedback:

- Community split on removal of some or all buildings. City direction was plans to remove all buildings
- Dogs allowed but must be on leash
- Non-motorized crafts such as kayaks or stand up paddle boards allowed access to lagoon
- Overwhelming support for the creation of salt marsh
- Strong support for nature play and discovery
- **Most desired programming**
 - Bird watching and overlooks
 - Nature Play
 - Spaces and program for all ages
 - Picnic area
 - Bicycle and pedestrian paths
 - Fishing area
 - Beach and water access
 - Outdoor wash off / footwash
 - Ample parking
 - Education / Citizen Scientist
 - Community Stewardship



PRECISE PLAN – ALAMEDA POINT (2014)

Regional Park Northwest Territory

VA HEALTH CLINIC AND COLUMBARIUM

City of Alameda Sports Complex

OAKLAND ESTUARY

NATURE RESERVE

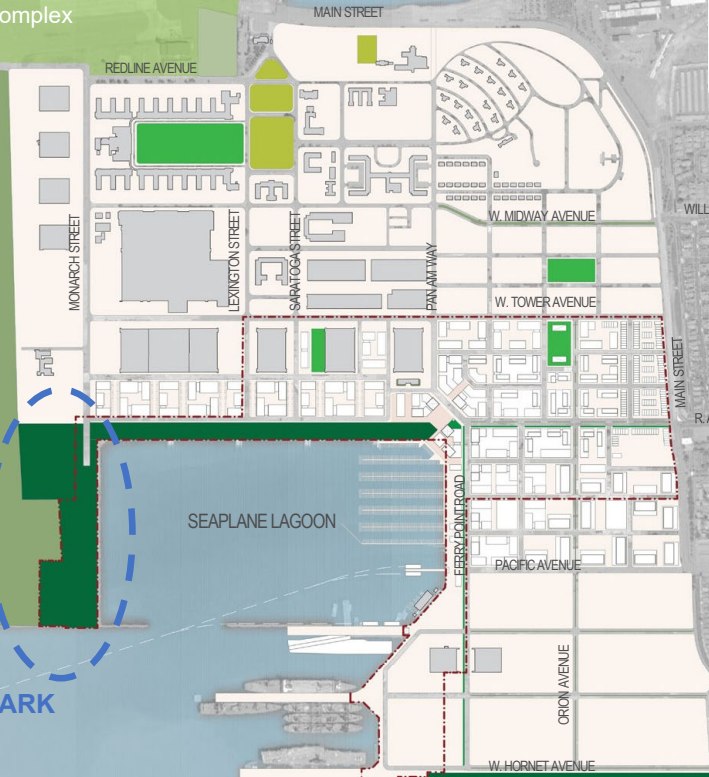
SAN FRANCISCO BAY

DE-PAVE PARK

SEAPLANE LAGOON

PLANNED WETA FACILITY

- Nature Preserve
- City Open Space
- Regional Open Space
- Recreational Open Space
- Existing Open Space



WILLIE STARGELL AVENUE

R. APPEZZATO PARKWAY

CENTRAL AVENUE

REDLINE AVENUE

MAIN STREET

MONARCH STREET

LEXINGTON STREET

SARATOGA STREET

PANAMINT WAY

W. MIDWAY AVENUE

W. TOWER AVENUE

MAIN STREET

FERRY POINT ROAD

PACIFIC AVENUE

ORION AVENUE

W. HORNET AVENUE



SAN FRANCISCO

VETERANS AFFAIRS WETLANDS

DE-PAVE PARK

LEAST TERN NESTING SITE

VETERANS AFFAIRS COLUMBARIUM & HOSPITAL

SEAPLANE LAGOON PROMENADE FUTURE PHASES

SEAPLANE LAGOON FERRY TERMINAL

SEAPLANE LAGOON PROMENADE PHASE I

Many features from the Naval Station's operational years remain, such as hangars and tarmac, as well as stunning views of the Bay, San Francisco and Oakland.





Existing Beach at North End of Site



Seaplane Lagoon Armored Shoreline



Existing Concrete Paving



View of USS Hornet



Rails Embedded in Concrete

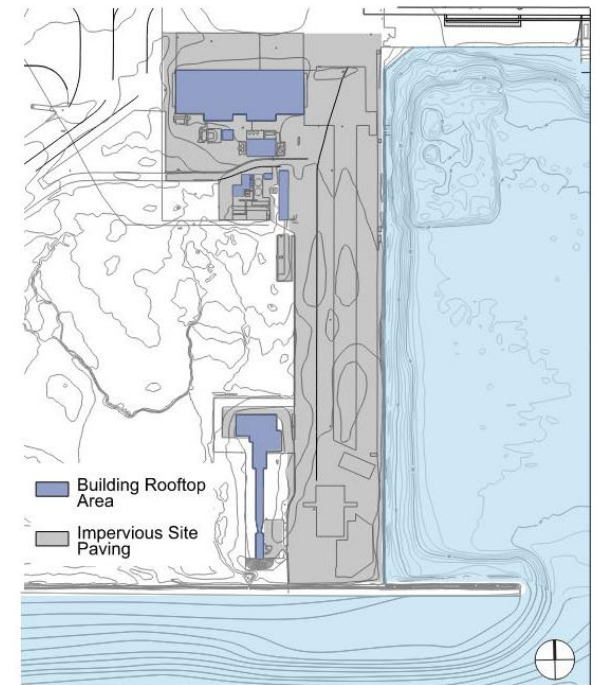


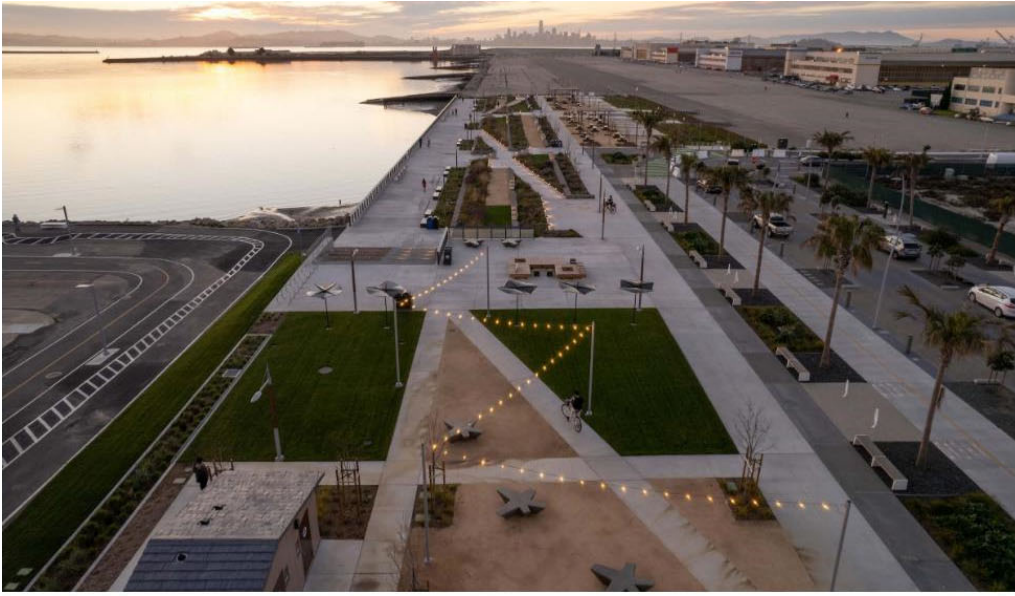
View to San Francisco



Stone Jetty at the South End of Site

PROJECT SITE: EXISTING IMPERVIOUS SURFACE





SEAPLANE LAGOON
PROMENADE PHASE I

SEAPLANE LAGOON
FERRY STATION



The Northwest Territory will be a regional park that supports a range of ecological diversity provides year-round public access to the shoreline.

REGIONAL PARK:
NORTHWEST TERRITORY

The sports complex will be a multi-use facility for Alameda residents.

CITY OF ALAMEDA:
SPORTS COMPLEX

VETERANS AFFAIRS:
CLINIC & COLUMBARIUM

The VA Clinic & Columbarium will provide a greater range of veteran services to the Bay Area.

VETERANS AFFAIRS:
LEAST TERN
PRESERVATION AREA
(ACCESS RESTRICTED)

LEAST TERN COLONY

The adaptive reuse area will create a compact, transit oriented, mixed-use urban core that will leverage the unique character and existing assets of the area.

CITY OF ALAMEDA:
ADAPTIVE REUSE AREA

SOUTHWEST
SEASONAL
BAY TRAIL

CITY OF ALAMEDA:
WATERFRONT PARK

POTENTIAL WETLAND
RESTORATION AREA

DePave Park will transform the paved tarmac into a thriving ecological park that adapts to future sea level rise by accepting rising tides to create restored wetlands.

CITY OF ALAMEDA
DEPAVE PARK

WHY IS THE SOUTHWEST BAY TRAIL SEASONAL?
Alameda Point is home to a colony of Least Terns, an endangered species whose nesting season lasts from April to August. The seasonal trail offers an opportunity to learn about the special species during non-nesting season.

- PROPOSED MULTI-USE PATH / BAY TRAIL
- PROPOSED SEASONAL MULTI-USE PATH / BAY TRAIL
- - - PRESERVATION AREA PERIMETER FENCE
- * SEASONAL ACCESS POINT
- ☼ POINTS OF INTEREST





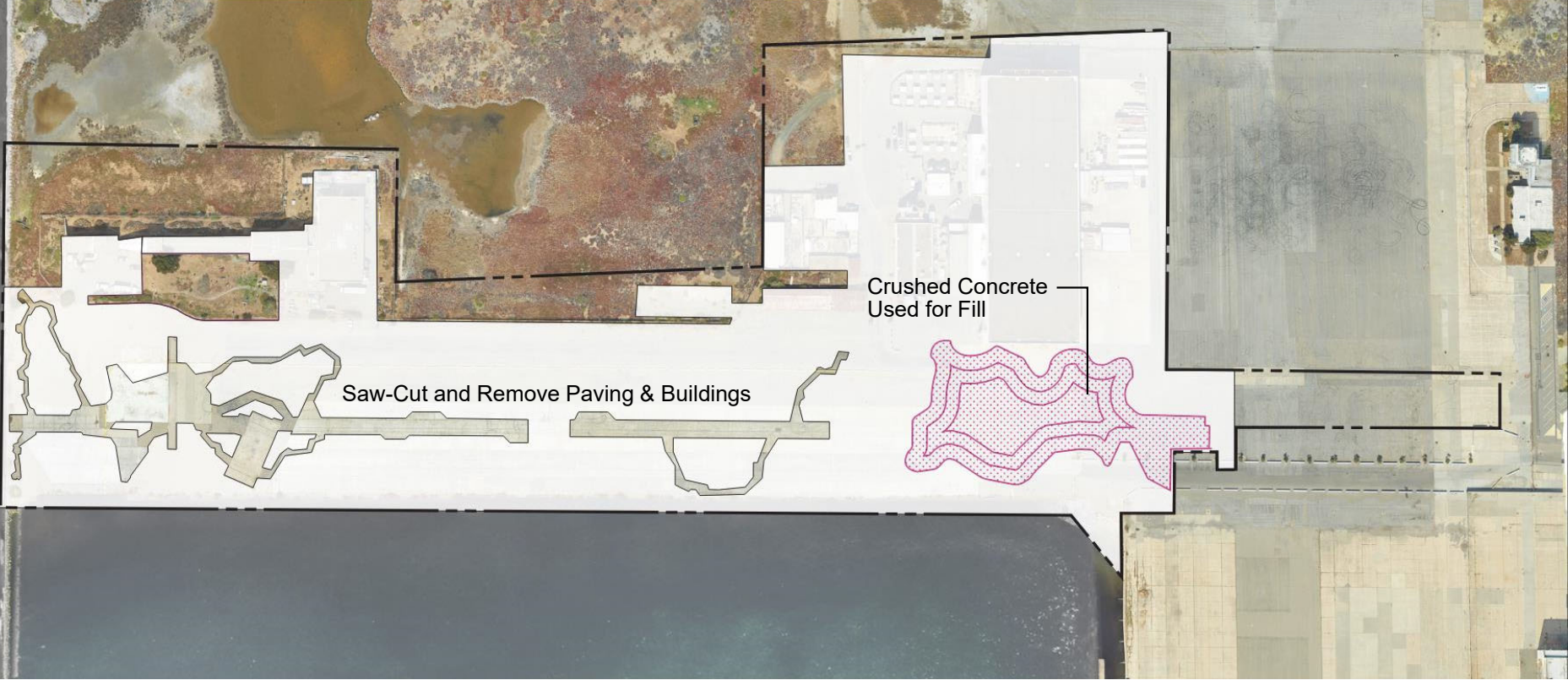


Building 29

Building 25

Asphalt

Concrete

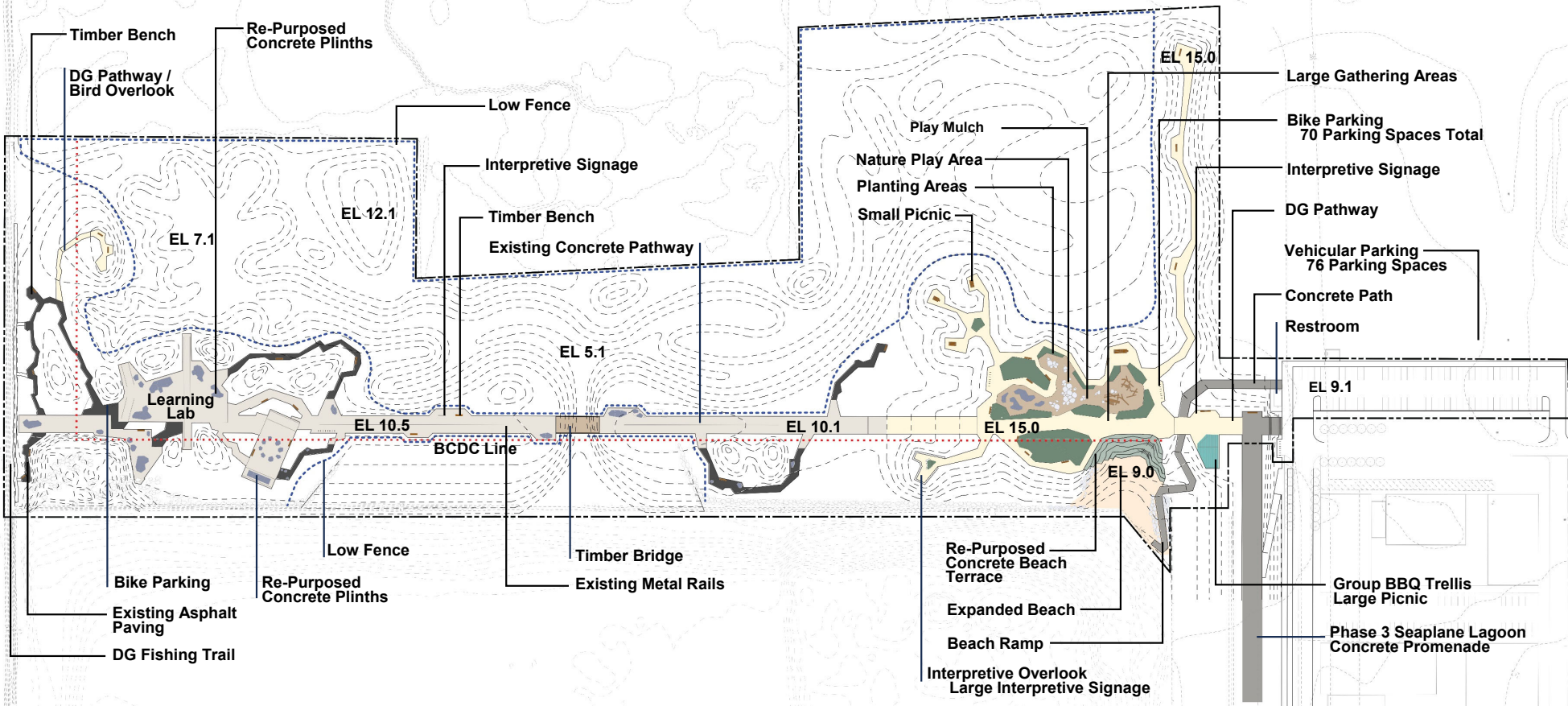


Saw-Cut and Remove Paving & Buildings

Crushed Concrete
Used for Fill



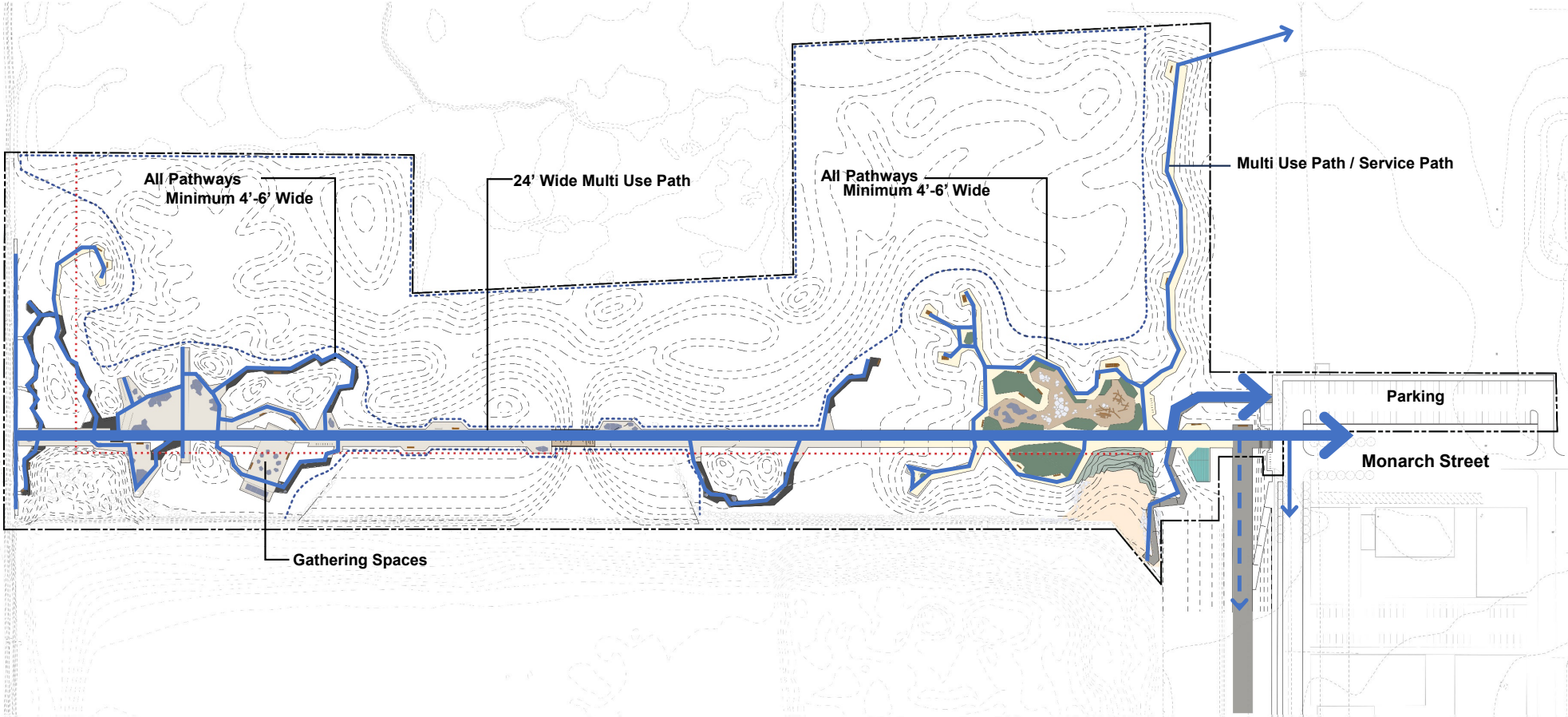
SITE PLAN - FURNISHINGS



- Project Boundary
- BCDC Line
- Existing Concrete Pathway
- Existing Asphalt Paving
- DG Pathway
- Picnic Tables
- Repurposed Concrete Plinths
- Timber Play Elements
- Stone Play Elements



SITE PLAN – PEDESTRIAN CIRCULATION



Gathering Spaces

All Pathways
Minimum 4'-6' Wide

24' Wide Multi Use Path

All Pathways
Minimum 4'-6' Wide

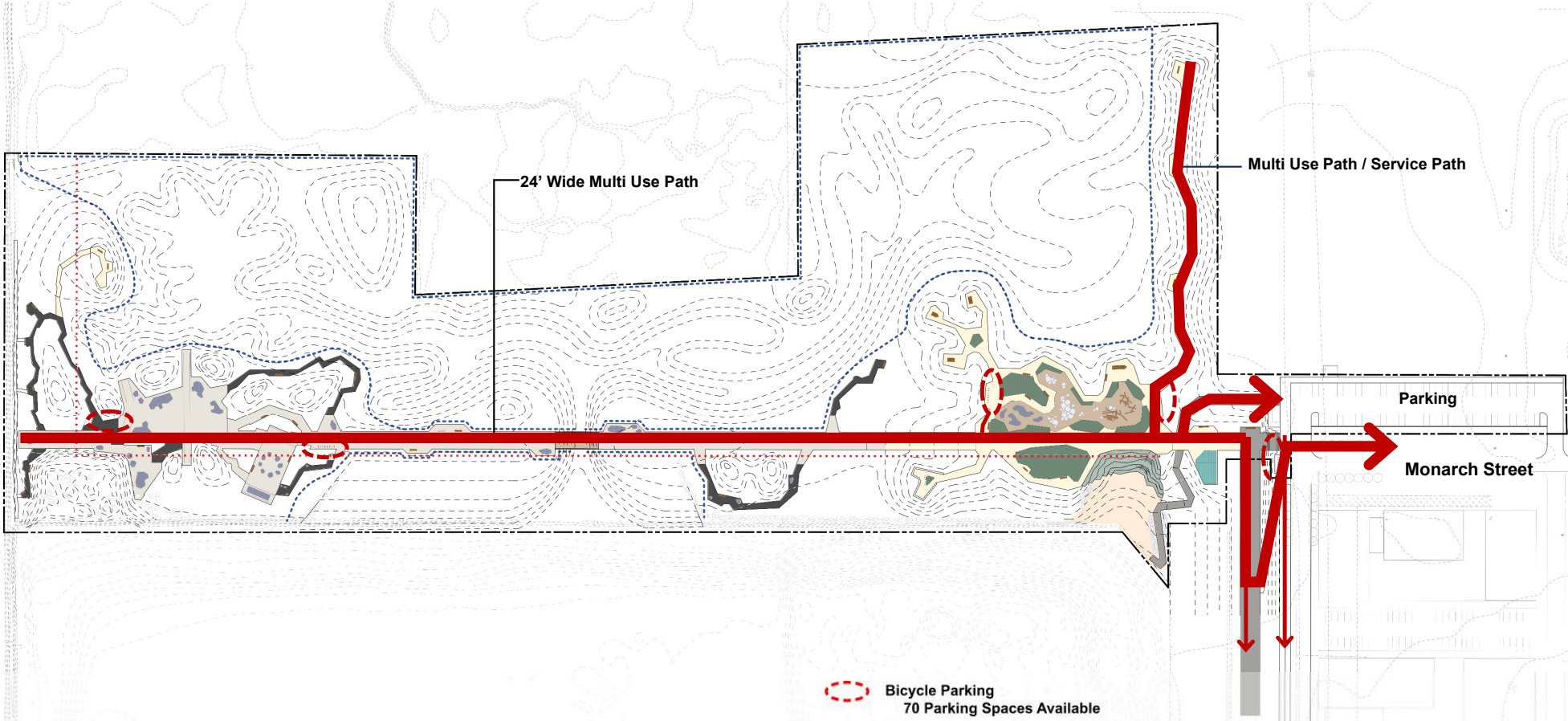
Multi Use Path / Service Path

Parking

Monarch Street



SITE PLAN – BICYCLE CIRCULATION





Bird Watching



Learning Lab



Picnic and Group Spaces



Existing Material Re-Use



Citizen Scientist & Classes



Bicycle Paths and Parking



Pedestrian Bridge



Existing Concrete Re-Use



Nature & Discovery Play Elements



Rocky Habitat and Tide Pools



Interpretive Signage and Wayfinding



Social Seating Areas



Nature Fencing



Living Shoreline



Nature Paths

SEA LEVEL RISE LEGEND + DATUMS

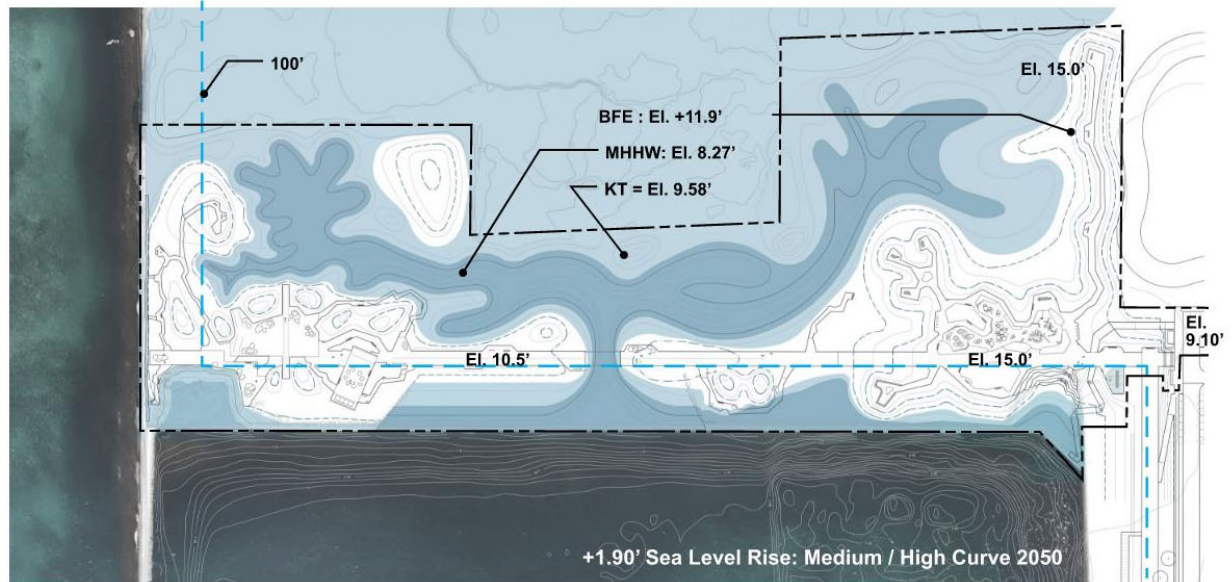
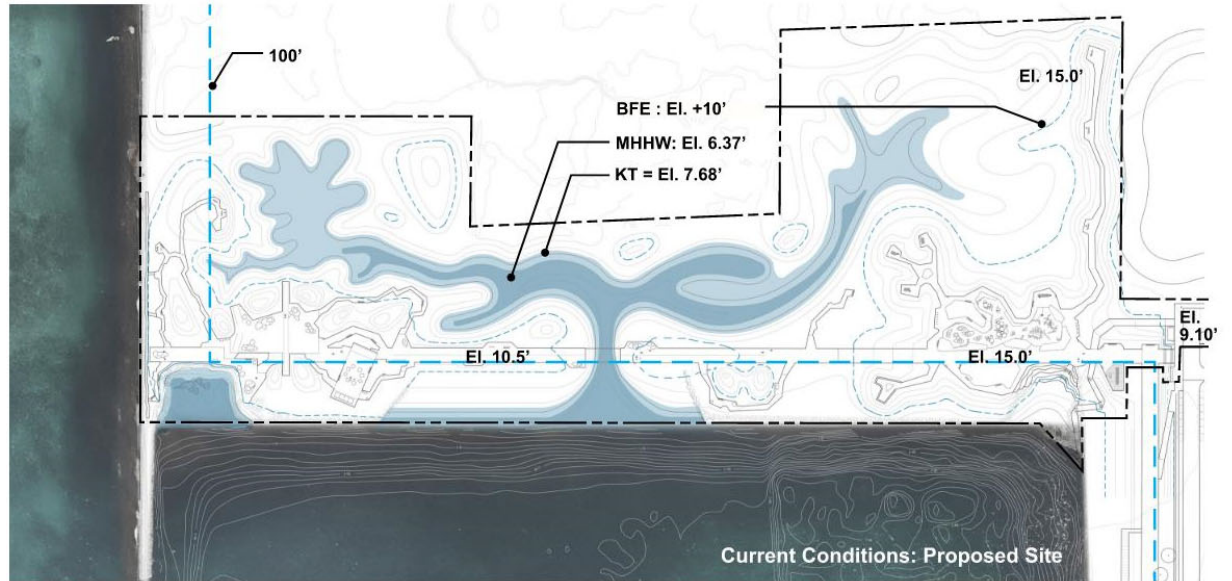
The plan is based upon the North American Vertical Datum 1988 (NAVD 88). Tidal datum planes for the project site associated with normal astronomical tides are based on data from AECOM (2016).

Base Flood Elevation (BFE) is: Elevation 10' in the shoreline areas subject to wave action.

MHHW (Mean Higher High Water): 6.37
KT (King Tide): 7.68
BFE (Base Flood Elevation) at Shoreline: 10.0

Sea level rise projections are based on a high-emissions, medium-high risk aversion model (OPC 2018):

2050 SLR = +1.9'
2070 SLR = +3.5'
2100 SLR = +6.9



SEA LEVEL RISE LEGEND + DATUMS

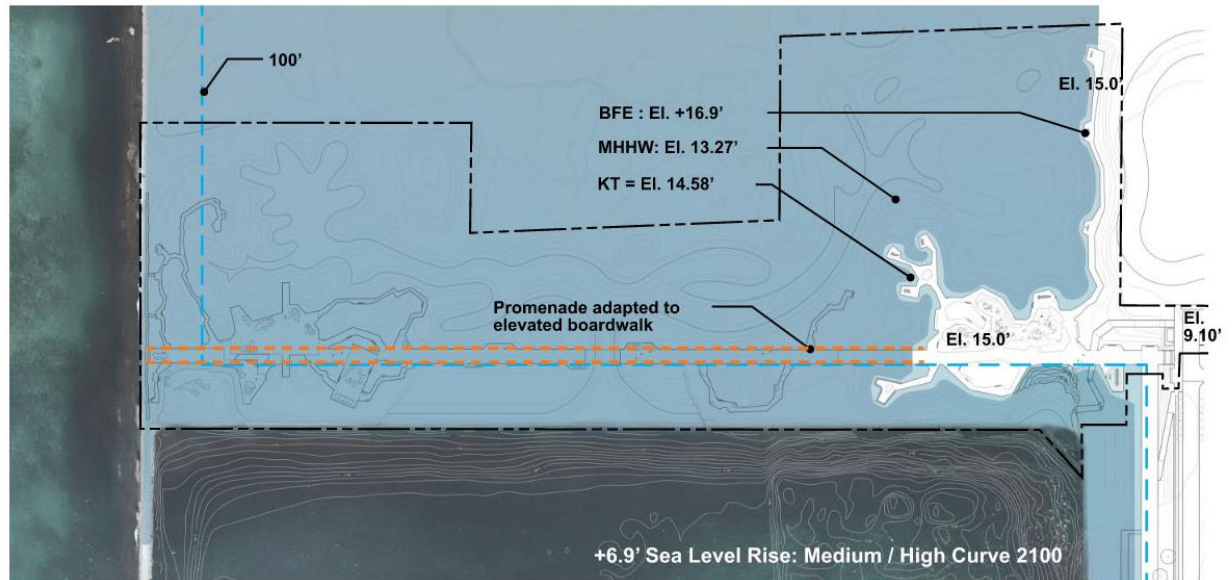
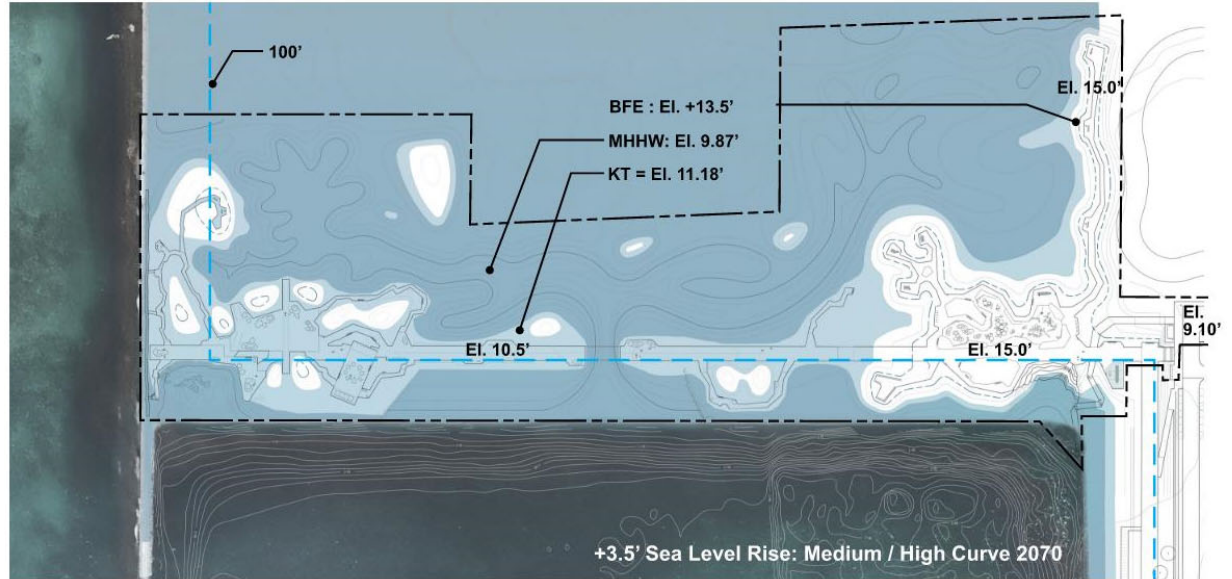
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San Francisco Bay

Salt Marsh

Upland / Coastal Scrub

Upland / Coastal Scrub

Upland / Coastal Scrub

Salt Marsh

Salt Marsh

Upland / Coastal Scrub

Upland / Coastal Scrub

Salt Marsh

Upland / Coastal Scrub

Gravel Beach

Gravel Beach

Upland / Coastal Scrub

Rocky Intertidal

Beach

Eel Grass Pilot

Sea Plane Lagoon



Bufflehead
Bucephala albeola



Mallard
Anas platyrhynchos



American Coot
Fulica americana



Brown Pelican
Pelecanus occidentalis



Western Sandpiper
Calidris mauri



Least Sandpiper
Calidris minutilla



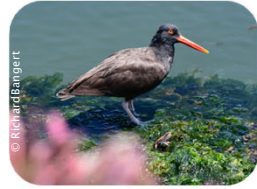
Willet
Tringa semipalmata



American Avocets
Recurvirostra americana



Surf Scoter
Melanitta perspicillata



Black Oyster Catcher
Haematopus bachmani



Alameda Song Sparrow
Melospiza melodia



Dunlin
Calidris alpina



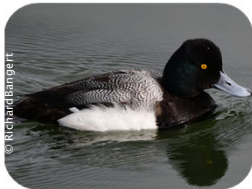
Semipalmated plover
Charadrius Semipalmatus



Black Necked Stilt
Himantopus mexicanus



American Wigeon
Mareca americana



Greater Scaup
Aythya marila



Horned Lark
Eremophila alpestris



Osprey
Pandion haliaetus



Spotted Sandpiper
Actitis macularius



Greater Yellowlegs
Tringa melanoleuca



Gadwall
Ana strepera



CALIFORNIA LEAST TERN
Sternula antillarum browni



GREAT BLUE HERON
Ardea herodias



Pacific Herring
Clupea pallasii



Juvenile Chinook Salmon
Oncorhynchus tshawytscha



Dungeness Crab
Metacarcinus magister

VIP STAKEHOLDERS

STAKEHOLDERS

Other species currently present at Alameda Point



MUDFLATS

ROCKY INTERTIDAL
BOULDER
SHORELINE

DE-PAVE PARK
PROPOSED HABITAT

MARSH

UPLAND

HERON
ROOKERY

LEAST TURN
LOAFING AREA

SEA PLANE
LAGOON



MUDFLATS

ROCKY INTERTIDAL
BOULDER
SHORELINE

MARSH

UPLAND

MARSH

UPLAND

HERON
ROOKERY

EXPANDED
MARSH

LEAST TURN
LOADING AREA

EEL GRASS
PILOT

GRAVEL
SHORELINE

SEA PLANE
LAGOON



INTERTIDAL SALT MARSH

Tidal Marsh Planting



SALICORNIA PACIFICA
PERENNIAL PICKLEWEED



SPARTINA FOLIOSA
PACIFIC CORDGRASS



JAUMEA CARNOSA
MARSH JAUMEA



DISTICHLIS SPICATA
DESERT SALTGRASS



SALICORNIA DEPRESSA
COMMON GLASSWORT



SPERGULARIA MARINA
SALTMARSH SANDSPURRY



TRIGLOCHIN MARITIMA
SEASIDE ARROWGRASS

Rocky Intertidal Habitat Planting



FUCUS DISTICHUS
ROCKWEED



ZOSTERA MARINA
EELGRASS

Gravel Beach Planting



SUAEDA CALIFORNICA
CALIFORNIA SEABLIGHT



COASTAL UPLAND

Coastal Dune Scrub & CA Native Cultural Planting



ACHILLEA MILLEFOLIUM
COMMON YARROW



AMBROSIA CHAMISSONIS
BEACH BUR



AMBROSIA PSILOSTACHYA
WESTERN RAGWEED
(DUNE SCRUB ONLY)



ELYMUS MOLLIS SSP MOLLIS
AMERICAN DUNE GRASS



ERIGERON GLAUCUS
SEASIDE DAISY



ERIOPHYLLUM STAECHADIFOLIUM
LIZARD TAIL



FESTUCA RUBRA VAR MOLATE
RED MOLATE FESCUE



FRAGARIA CHILOENSIS
SAND STRAWBERRY



MIMULUS AURANTIACUS
STICKY MONKEY-FLOWER



MONARDELLA VILLOSA
COYOTE MINT



ARTEMESIA CALIFORNICA
CALIFORNIA SAGEBRUSH



CHLOROGALUM POMERIDIANUM
WAVYLEAF SOAP PLANT*



Promenade

Overlook

Salt Marsh

Picnic

Nature Play

Upland / Coastal Scrub

Picnic

Nature Play

Terrace

Beach

Beach Ramp

BBQ/ Trellis

DE-PAVE PARK





Upland / Coastal Scrub

Existing Paving

Salt Marsh

Upland / Coastal Scrub

Seating Slabs

Existing Paving

Bridge

Upland / Coastal Scrub

Upland / Coastal Scrub

Gravel Beach

Gravel Beach

Existing Paving

Rip Rap Shoreline





Overlook

Upland / Coastal Scrub

Upland / Coastal Scrub

Salt Marsh

Salt Marsh

Fishing Trail

Seating Slabs

Seating Slabs

Upland / Coastal Scrub

Tide Garden

Rip Rap Shoreline

Gravel Beach

Eel Grass Pilot





De-Pave Park

A place for people to experience the natural world in transition





THANK YOU