



Alameda Point - Site A • Waterfront Park • PHASE I

DESIGN DEVELOPMENT SUBMITTALS FOR APPROVED PHASE 1 WATERFRONT PARK: PLANNING BOARD MEETING SEPTEMBER 26, 2016

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PROJECT TEAM

OWNER:
ALAMEDA POINT PARTNERS LLC.
2220 LIVINGSTON STREET | SUITE
208 | OAKLAND, CA 94606
T: 510-219-5376
CONTACT: JOE ERNST
EMAIL: JERNST@SRMERNST.COM

LANDSCAPE ARCHITECT:
APRIL PHILIPS DESIGN WORKS
1530 5TH AVE, STE A,
SAN RAFAEL CA, 94901
T: 415.457.2774
CONTACT: APRIL PHILIPS
EMAIL: APHILIPS@APDW.COM

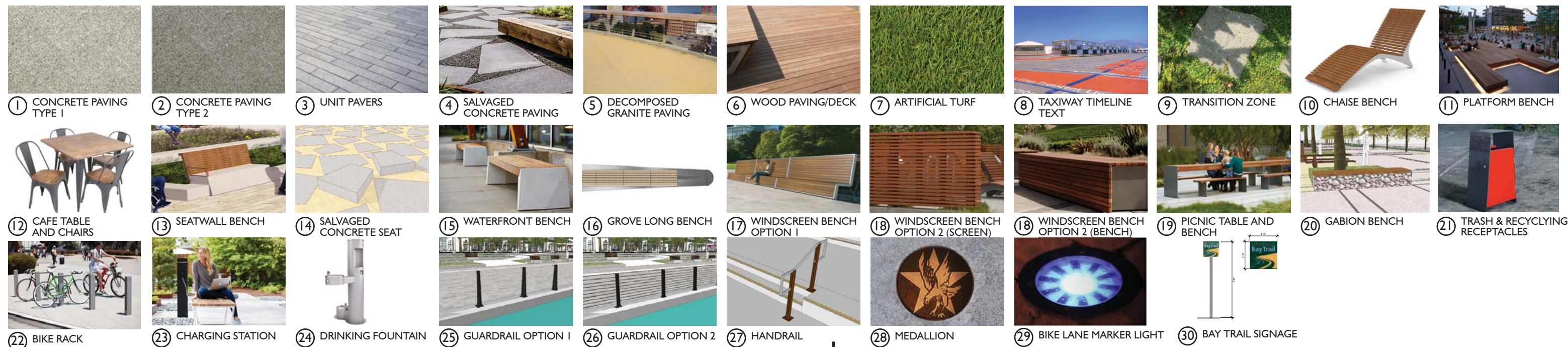
PAVILION ARCHITECT:
BALDAUF CATTON VON
ECKARTSBERG ARCHITECTS
1527 STOCKTON STREET, 4TH FLR
SAN FRANCISCO, CA 94133
T: 415.398.6538
CONTACT: Dennis O'Kelly
EMAIL: OKELLY@BCVARCH.COM

CIVIL ENGINEER:
BKF ENGINEERS
150 CALIFORNIA ST. #650
SAN FRANCISCO, CA 94111
T: (415) 930-7900
CONTACT: DANIEL SCHAEFER
EMAIL: DSCHAEFER@BKF.COM

VICINITY MAP



SITE AREA: 2.63 ACRES



SITE PLAN



① CONCRETE TYPE 1-
NATURAL COLOR / MEDIUM SANDBLAST



② CONCRETE TYPE 2-
DARK GRAY / MEDIUM SANDBLAST



③ UNIT PAVING AT
PROMENADE AREA



④ SPECIAL AREA -
SALVAGED CONCRETE PAVING



⑤ DECOMPOSED GRANITE



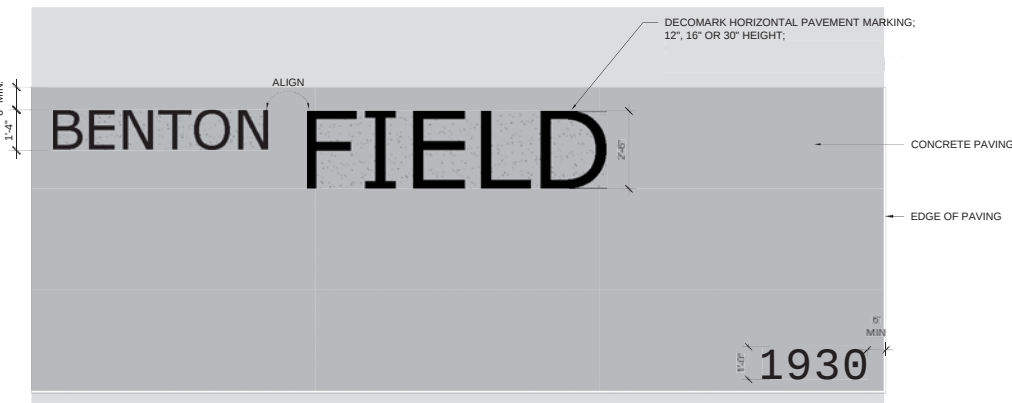
⑥ WOOD DECK



⑦ ARTIFICIAL TURF



⑧ TAXIWAY TIMELINE TEXT - PRECEDENT



⑧ TAXIWAY TIMELINE TEXT



⑨ TRANSITION ZONE





21 TRASH & RECYCLING RECEPTACLES WITH FLAPS



22 BIKE RACK



23 CHARGING STATION



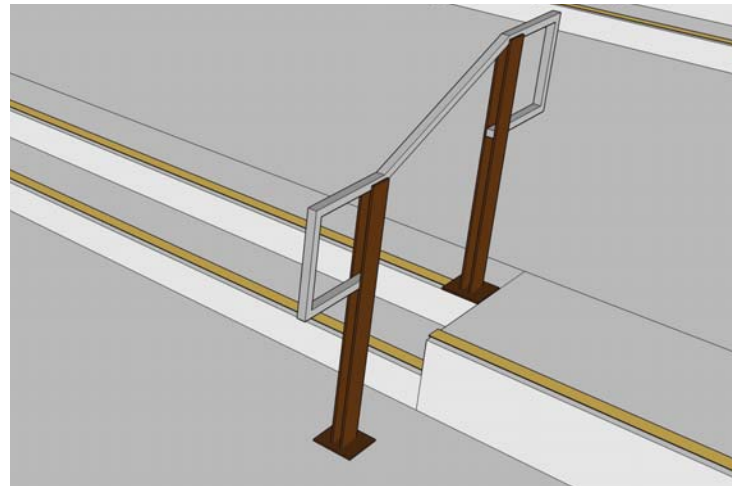
24 DRINKING FOUNTAIN



25 GUARDRAIL OPTION 1; SEE L-7



26 GUARDRAIL OPTION 2; SEE L-8



27 HANDRAIL



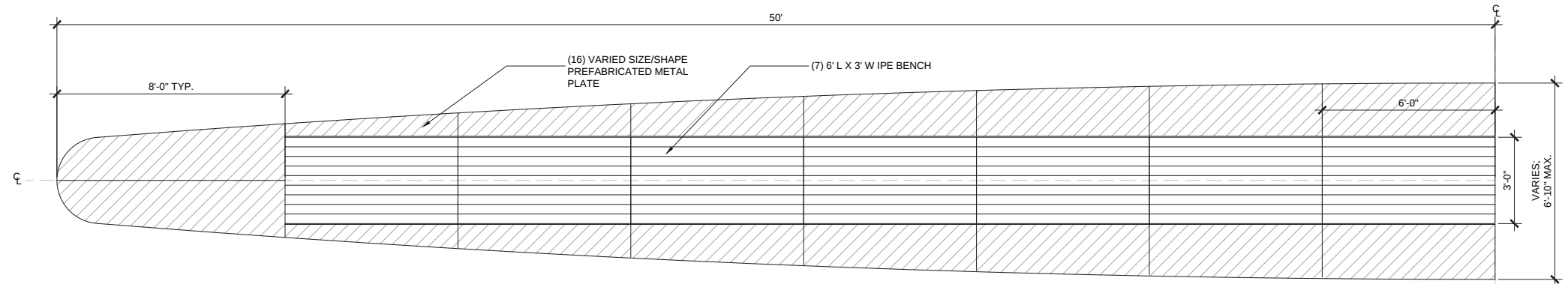
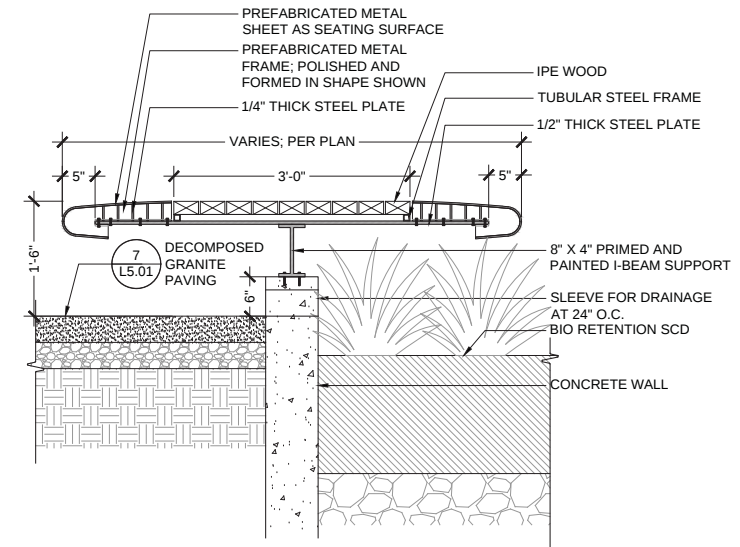
28 MEDALLION



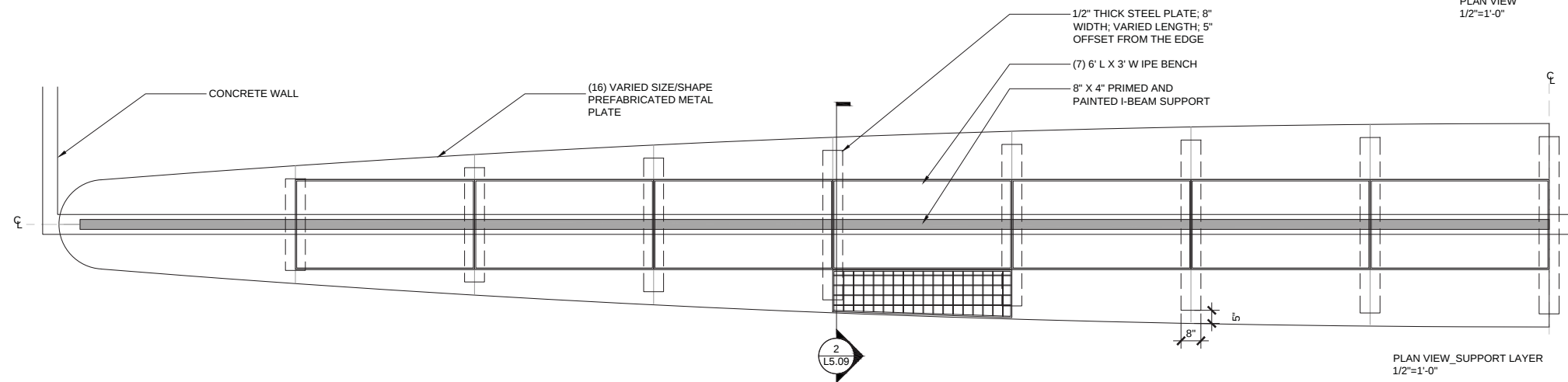
29 BIKE LANE MARKER LIGHT



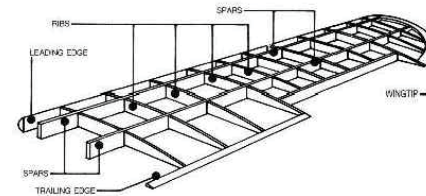
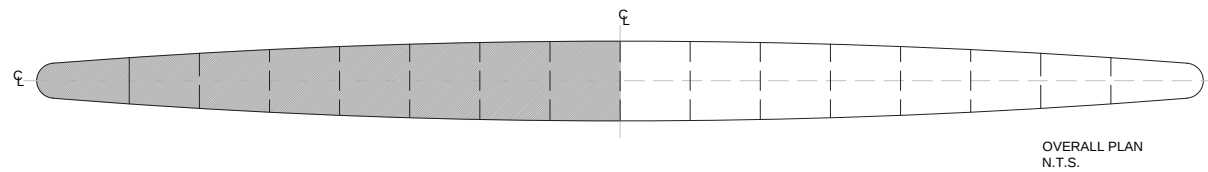
30 BAY TRAIL SIGNAGE



PLAN VIEW
1/2"=1'-0"



PLAN VIEW_SUPPORT LAYER
1/2"=1'-0"



16

LONG GROVE BENCH



APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A:
Waterfront Park Phase I
Design Development Submittal

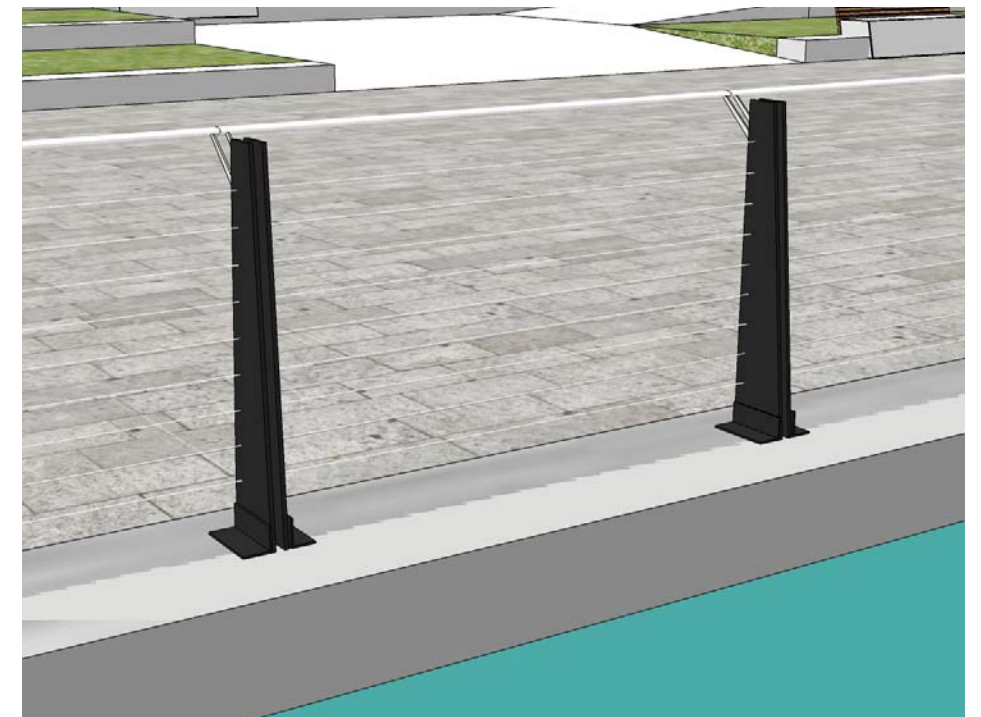
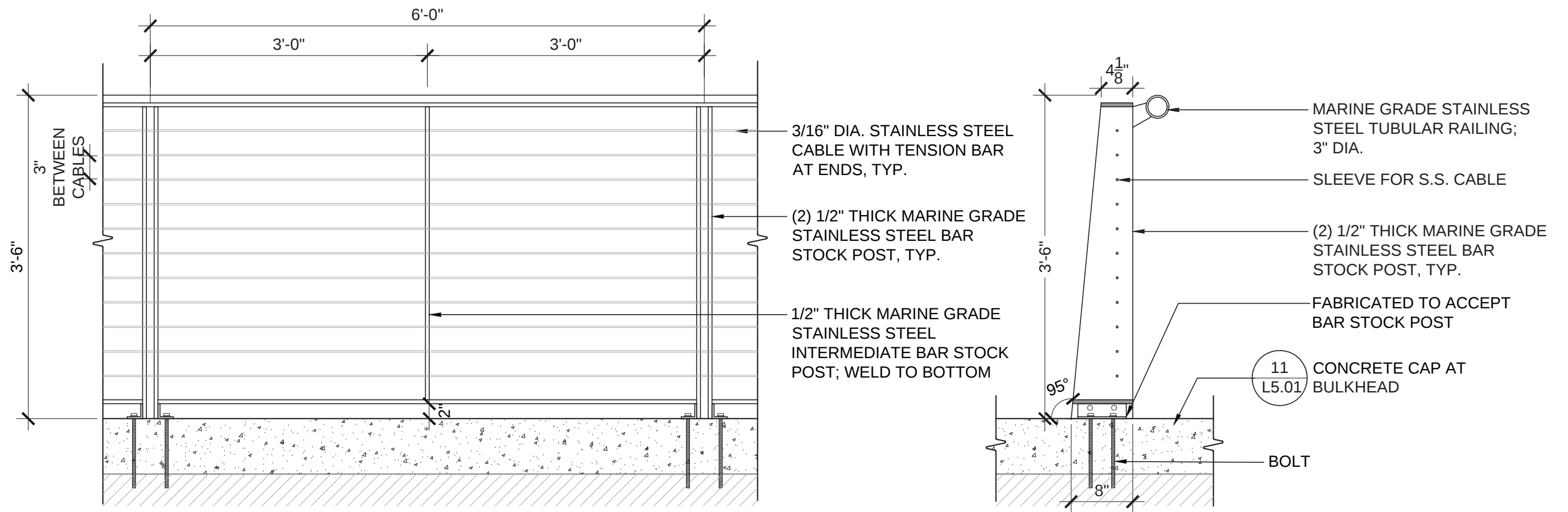
LONG BENCH AT TAXIWAY GROVE

L - 5

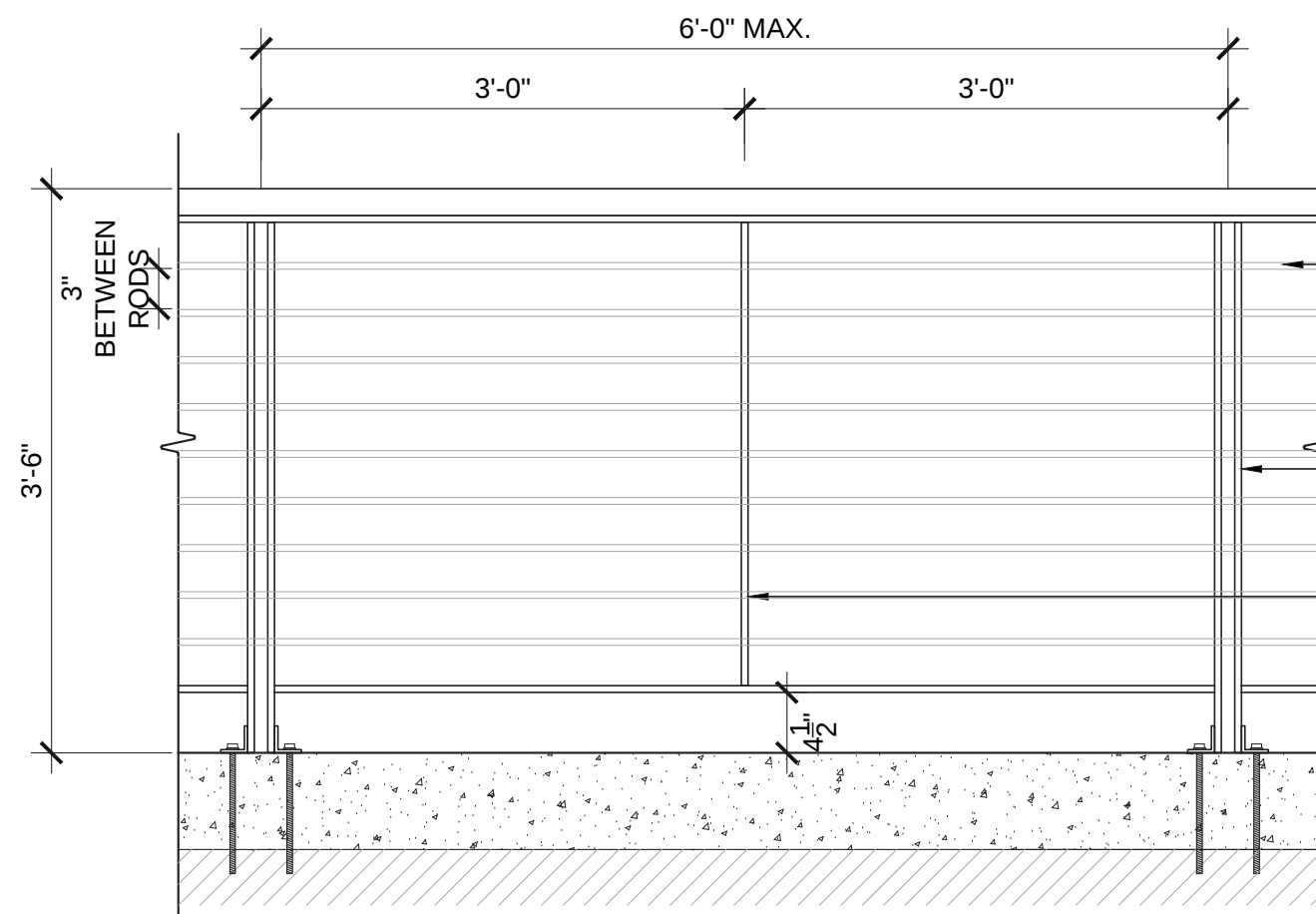
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MADISON MARQUETTE
THOMPSON DORFMAN PARTNERS
TRAMMELL CROW RESIDENTIAL

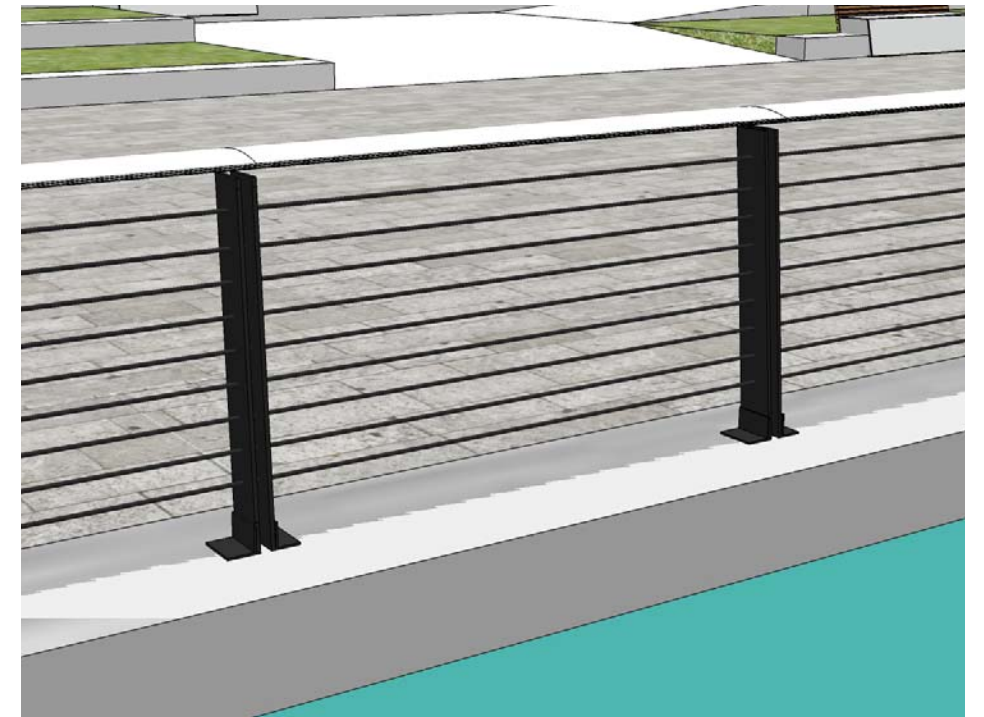
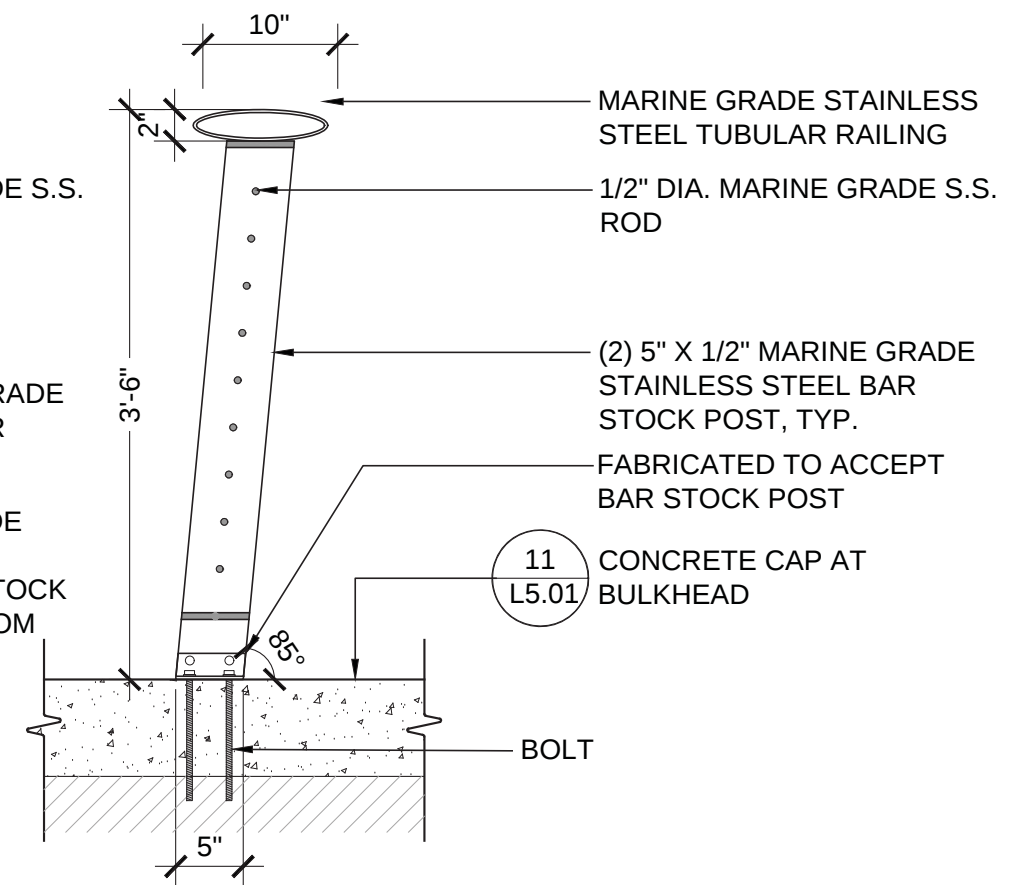




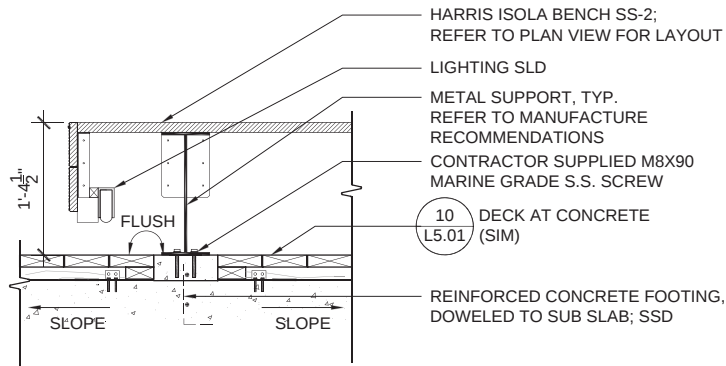
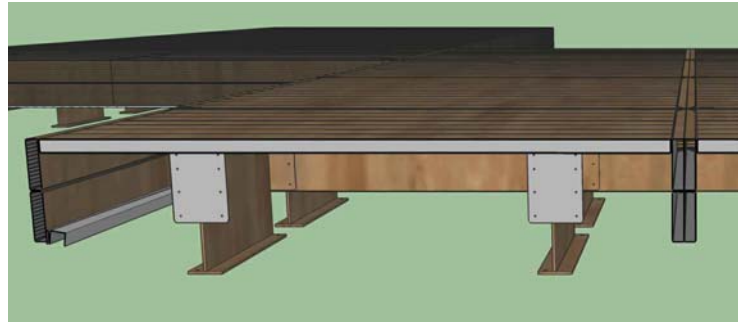
25 GUARDRAIL OPTION I



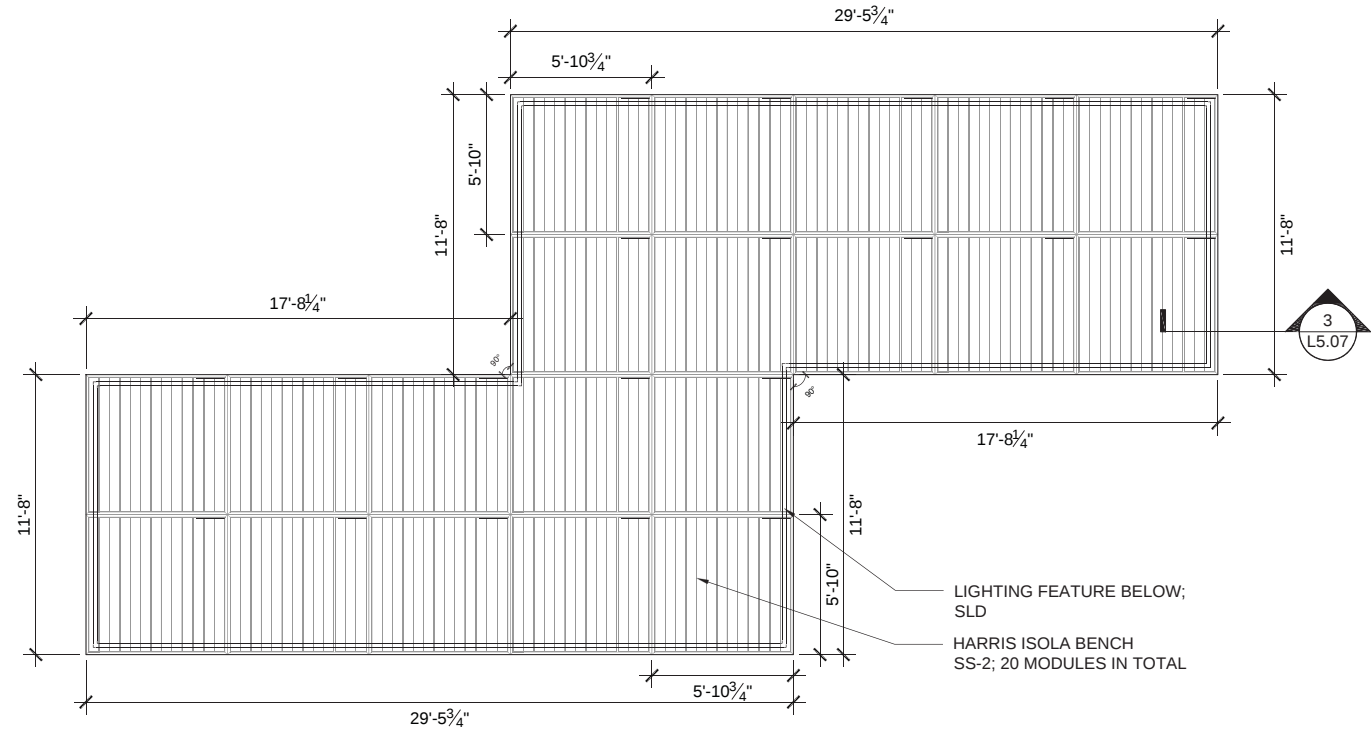
SECTION



26 GUARDRAIL OPTION 2



3 PLATFORM WOOD BENCH - SECTION
1"=1'-0"



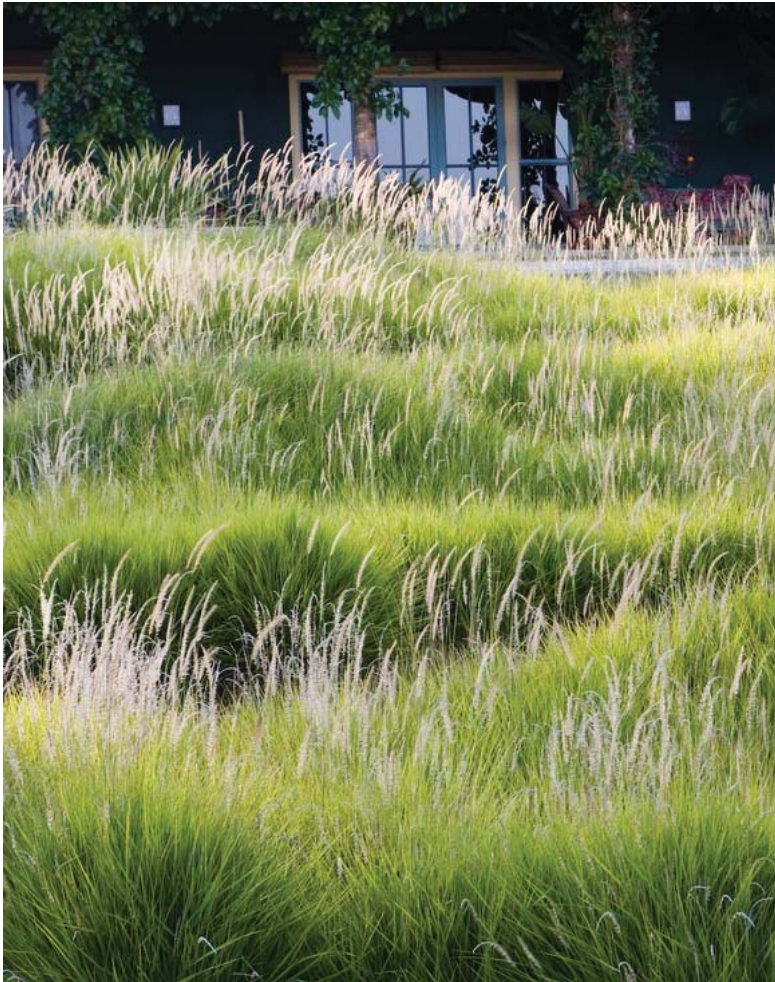
4 PLATFORM WOOD BENCH - PLAN VIEW / MODULE LAYOUT
1/4"=1'-0"



PRECEDENT / PRODUCT IMAGE



PROPOSED CONFIGURATION



PLANTING NARRATIVE

The planting concept for the Waterfront Park is based primarily on a desire to mimic the naturally occurring parallel plant communities of the San Francisco Bay. The terraces move from coastal dune plants at the Promenade level, to a colorful native meadow, to a vibrant shrubby palette under the Palms as you ascend to the Taxiway. There is a significant emphasis on native, and subsequently drought tolerant species throughout the park. The overall banding concept of the Terraces is meant to function as a diverse plant community, that gradually changes from grasses and dune plants to more ornamental natives, each band blending into the one above and below. The upper terraces will include more shrubs and higher elevation planting, while the lower areas will remain mostly low to the ground to preserve the views. Plants in the lower terraces and Promenade levels have been chosen with attention to the possibility of future inundation due to sea level rise. Patches of California Native mow free fescue interrupt the overall banding concept strategically in order to create spaces where people can interact more closely with the plant community and offer lounging areas from which to enjoy spectacular views of the San Francisco Bay. Trees have also been chosen to withstand the strong winds and coastal conditions that are present on the site, while offering as much visual interest as possible. The two grove spaces will offer shade and protection for visitors, while the grand palms draw them closer to the water’s edge and frame views of the Bay. Species selected for bioretention areas are able to tolerate conditions of inundation, as many are commonly found in California wetland communities. Plant placement overall will be more closely related to natural patterns in order to maintain a more “wild” and “natural” look within the designed banding concept.



● DRAKE CHINESE ELM
Ulmus parvifolia 'Drake'



● ALT: JAPANESE ZELKOVA
Zelkova serrata 'Halka'



● HYBRID FAN PALM
Washingtonia filibusta



● ALT: AUSTRALIAN CABBAGE PALM
Livistona australis



SITE PLAN



TALL FLATSEGE
Cyperus eragrostis



SALTGRASS
Distichlis spicata



COMMON RUSH
Juncus effusus



WHITE HYACINTH
Triteileia hyacinthina



BLUE EYED GRASS
Sisyrinchium bellum



CALIFORNIA MEADOW SEDGE
Carex pansa



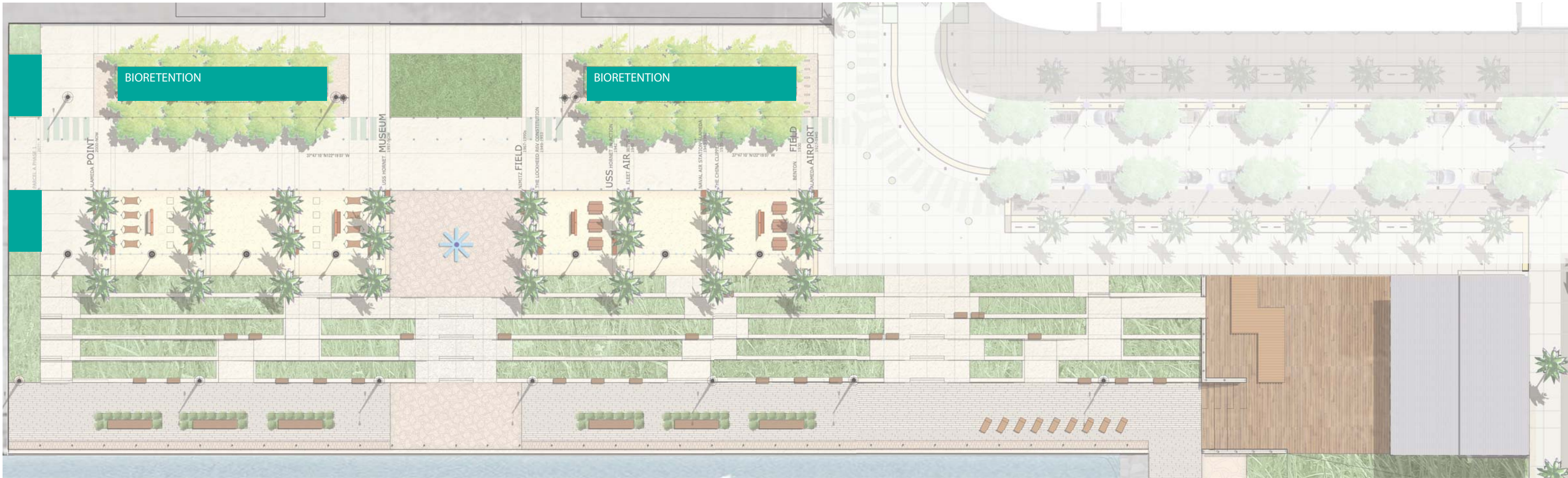
CALIFORNIA FIELD SEDGE
Carex praegracilis



DOUGLAS IRIS
Iris douglasiana



BLUE WILD RYE
Elymus glaucus



SITE PLAN

A close-up photograph of a dense, bushy plant. The plant is covered in numerous small, bright orange-red flowers that are tubular in shape, with a slightly flared opening. The flowers are interspersed with green, needle-like or small, pointed leaves. The overall appearance is that of a healthy, flowering shrub or small tree. The background is slightly blurred, showing more of the same plant and some green foliage.



A close-up photograph of a dense patch of yellow wildflowers, likely Ranunculus repens, growing in a rocky, grassy field. The flowers are numerous, small, and bright yellow, with some showing darker centers. They are surrounded by green foliage and small, dark, rounded seed pods. The background shows more of the same vegetation and some larger rocks.

A photograph showing a dense field of tall, slender plants with small, light-colored flowers, likely a species of Verbena or Salvia, growing in a natural setting. The plants have green, serrated leaves and are topped with clusters of small, pale pink or white flowers. The background is a soft-focus view of a wooded area with green trees under a bright sky.

A photograph showing a lush garden bed filled with numerous tall, slender purple flowers, likely Salvia (Sage). The flowers are arranged in dense, upright spikes. The foliage is green and appears healthy. In the background, a white building with windows is visible, suggesting a garden setting adjacent to a house.

A photograph of a flowering plant, likely a species of Salvia (Sage), growing in a rocky, natural setting. The plant features green, needle-like leaves and clusters of small, light purple flowers. It is growing in a rocky, natural setting, possibly a garden or a wild area.

MACTA PLAZA
1922-1923

ALAMEDA POINT
1846-1909
2000-2009
M 37°47'10" N 122°18'37" W

USS HORNET MUSEUM
1932-1934

USS HORNET
1941-1990

UNITZ FIELD
1941-1990
THE LOCKHEED BAY CONSTRUCTION
1941-1992

USS HORNET AIR ACTION
1941-1990
FLEET AIR
1941-1990

NAVAL AIR STATION - ALAMEDA
1941-1990
THE CHINA CLUB
1941-1990
37°47'10" N 122°18'37" W

BENTON FIELD
1932-1934

ALAMEDA AIRPORT
1932-1934

Ap **Ph**
ARCHITECTURE PLANNING

De **Wo**
DESIGN WORKS

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

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TERRACE 1



FROSTY DAWN CALIFORNIA LILAC
Ceanothus maritimus 'Frosty Dawn'



CALIFORNIA FUSCHIA
Epilobium canum 'Catalina'



COASTAL CALIFORNIA POPPY
Eschscholzia ssp. maritima



WOOLLY BLUE CURLS
Trichostema lanatum



BLUE SWITCH GRASS
Panicum 'Heavy Metal'



LEMONADE BERRY
Rhus integrifolia



TALL VERBENA
Verbena bonariensis



COAST ROSEMARY
Westringia fruticosa

TERRACE 2



SEASIDE DAISY
Aster chilensis



CALIFORNIA BUCKWHEAT
Eriogonum 'Warriner Lytle'



COASTAL CALIFORNIA POPPY
Eschscholzia ssp. maritima



WOOLLY BLUE CURLS
Trichostema lanatum



BLUE SWITCH GRASS
Panicum 'Heavy Metal'



DWARF MAT RUSH
Lomandra longifolia 'Breeze'



TALL VERBENA
Verbena bonariensis



SILVER BUSH LUPINE
Lupinus albifrons



SITE PLAN

TERRACE 3



SEASIDE DAISY
Aster chilensis



CALIFORNIA BUCKWHEAT
Eriogonum 'Warriner Lytle'



COASTAL CALIFORNIA POPPY
Eschscholzia ssp. maritima



CALIFORNIA FIELD SEDGE
Carex praegracilis



SEA LAVENDER
Limonium californicum



DWARF MAT RUSH
Lomandra longifolia 'Breeze'



SLENDER VELDT GRASS
Pennisetum spathiolatum



SILVER BUSH LUPINE
Lupinus albifrons

TERRACE 4



SEASIDE DAISY
Aster chilensis



SONOMA COAST YARROW
Achillea millefolium 'Sonoma Coast'



BEACH STRAWBERRY
Fragaria chiloensis



CALIFORNIA FIELD SEDGE
Carex praegracilis



SEA LAVENDER
Limonium californicum



DWARF MAT RUSH
Lomandra longifolia 'Breeze'



SLENDER VELDT GRASS
Pennisetum spathiolatum



CALIFORNIA SAGEBRUSH
Artemisia californica



SITE PLAN

TERRACE 5



SONOMA COAST YARROW
Achillea millefolium 'Sonoma Coast'



BEACH STRAWBERRY
Fragaria chiloensis



CALIFORNIA FIELD SEDGE
Carex praegracilis



SEA LAVENDER
Limonium californicum



DWARF MAT RUSH
Lomandra longifolia 'Breeze'



SLENDER VELDT GRASS
Pennisetum spathiolatum



CALIFORNIA SAGEBRUSH
Artemisia californica

PROMENADE



PACIFIC REEDGRASS
Calamagrostis nutkaensis



TUFTED HAIR GRASS
Deschampsia cespitosa



DWARF MAT RUSH
Lomandra longifolia 'Breeze'



SLENDER VELDT GRASS
Pennisetum spathiolatum



SITE PLAN

SOD



CREeping RED FESCUE
Festuca rubra 'Molate'



IDAHO FESCUE
Festuca idahoensis



WESTERN FESCUE
Festuca occidentalis

TRANSITION ZONE



TUFTED HAIR GRASS
Deschampsia cespitosa



BLUFF LETTUCE
Dudleya farinosa

TRANSITION ZONE



TRANSITION ZONE

SITE PLAN



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LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

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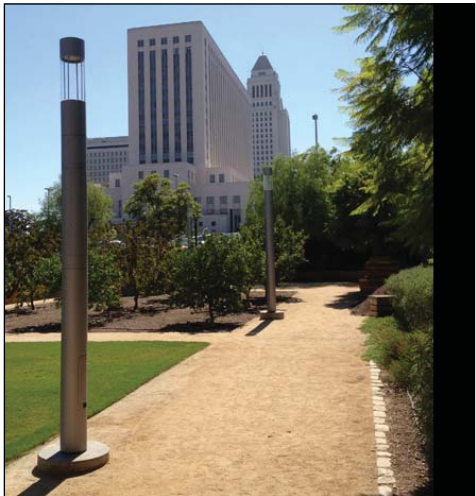
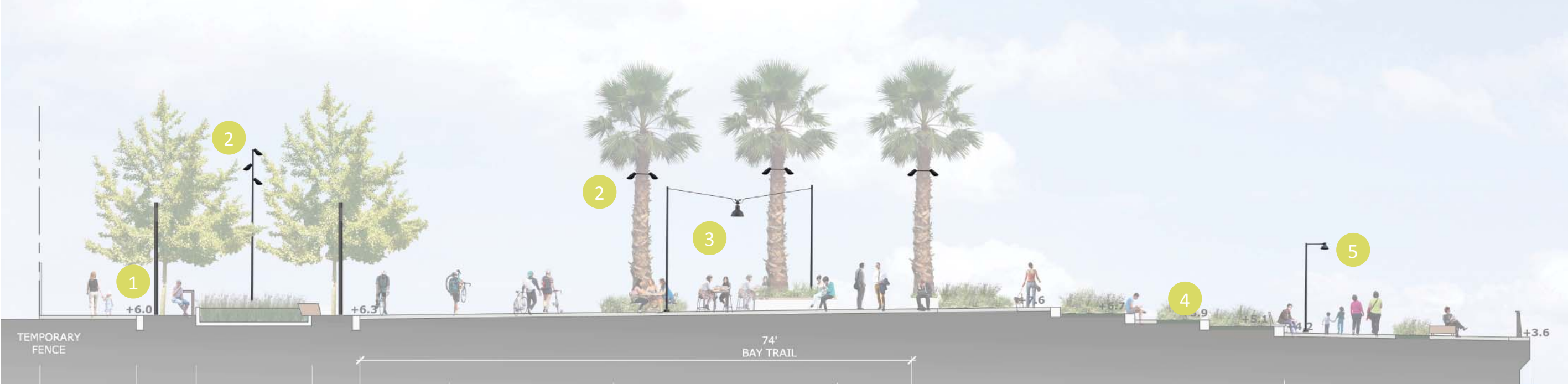
PLANT PALETTE:
SOD + TRANSITION ZONES

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1 Illuminated column within grove of trees



2 Pole/tree strap mounted adjustable accent fixtures highlighting lawn and public art



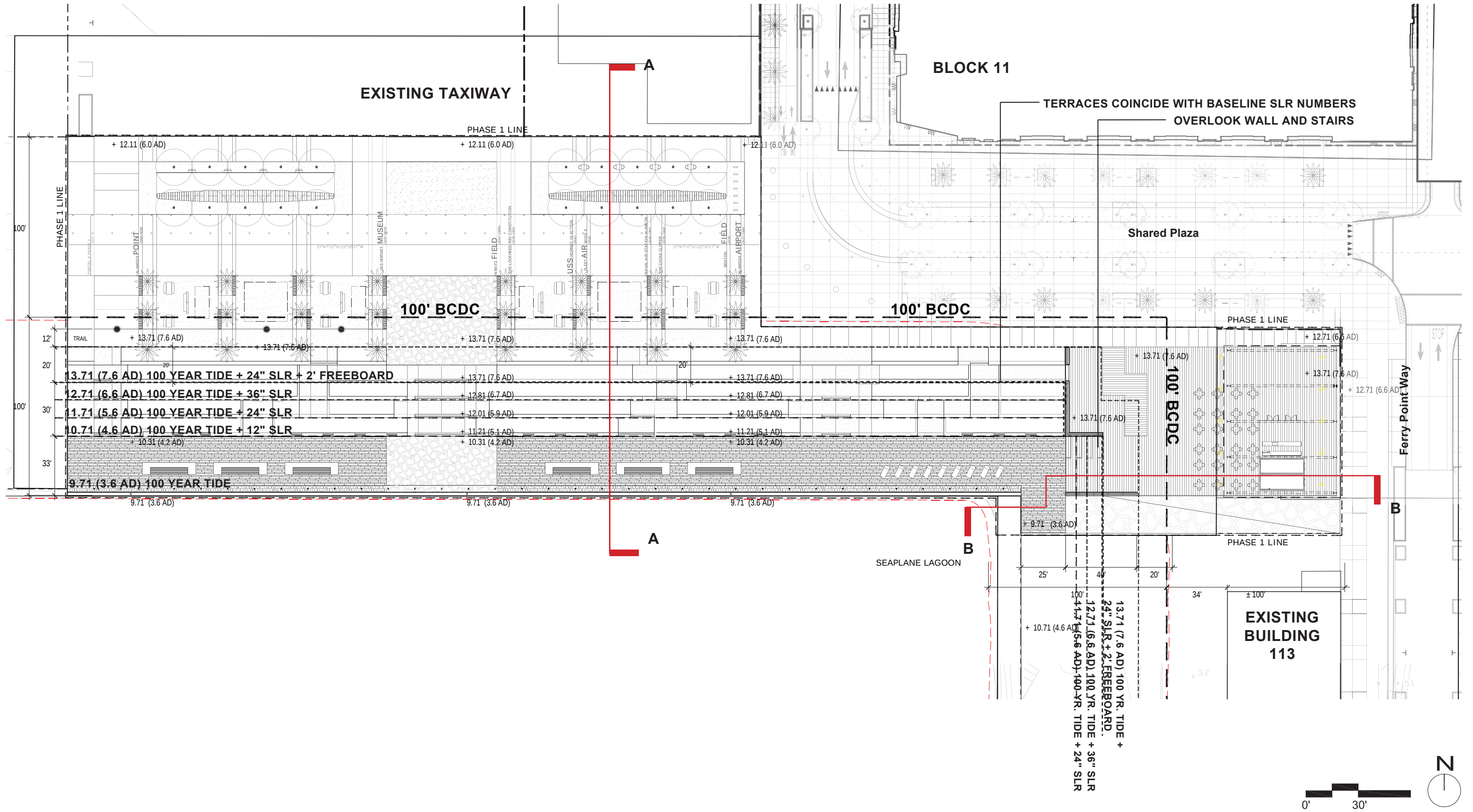
3 Catenary mounted area light at outdoor rooms



4 In-wall mounted step lights at all stairways



5 Pole mounted area lights along promenade



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LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

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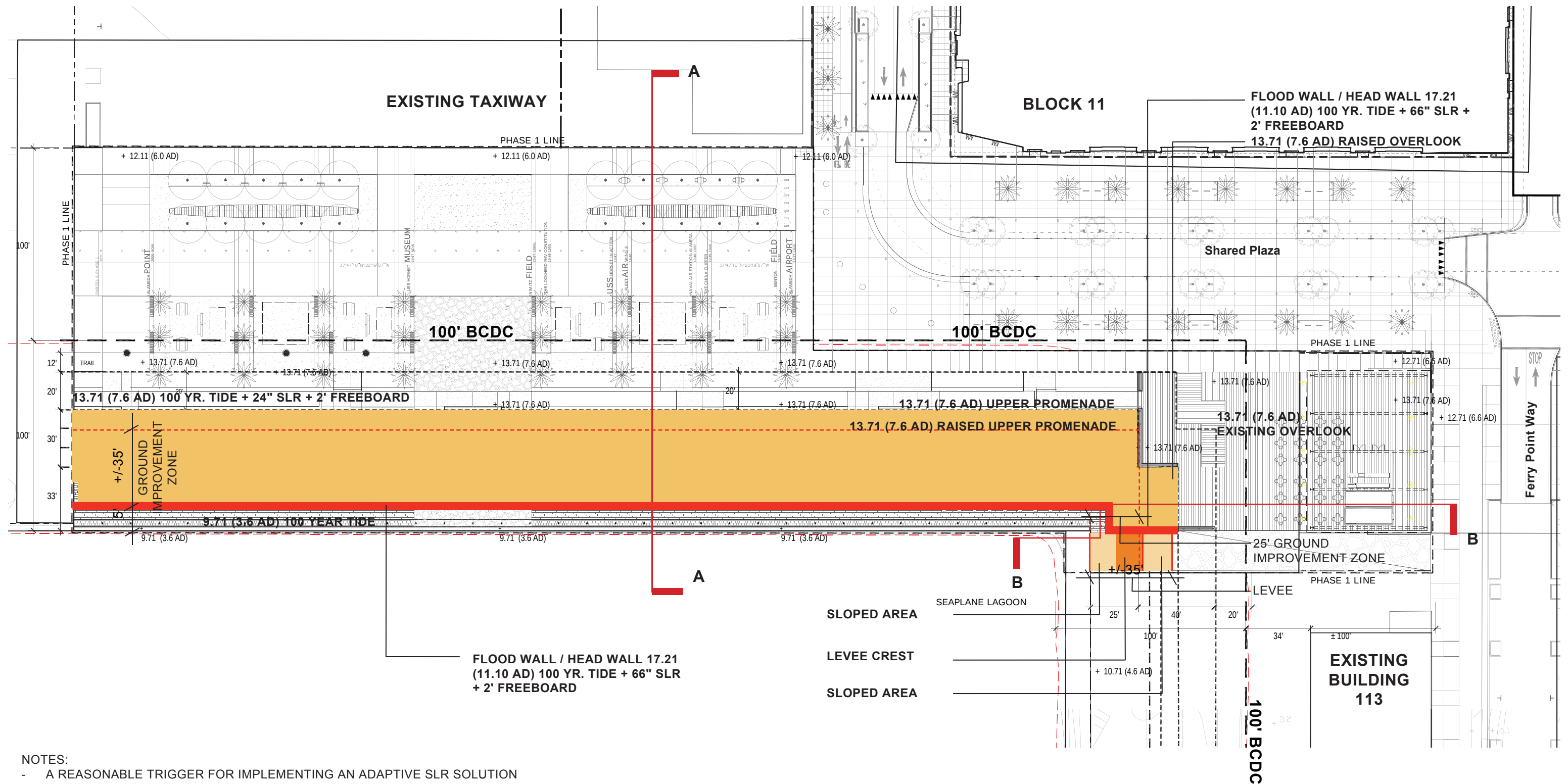
SEA LEVEL RISE MIP
COMPLIANCE

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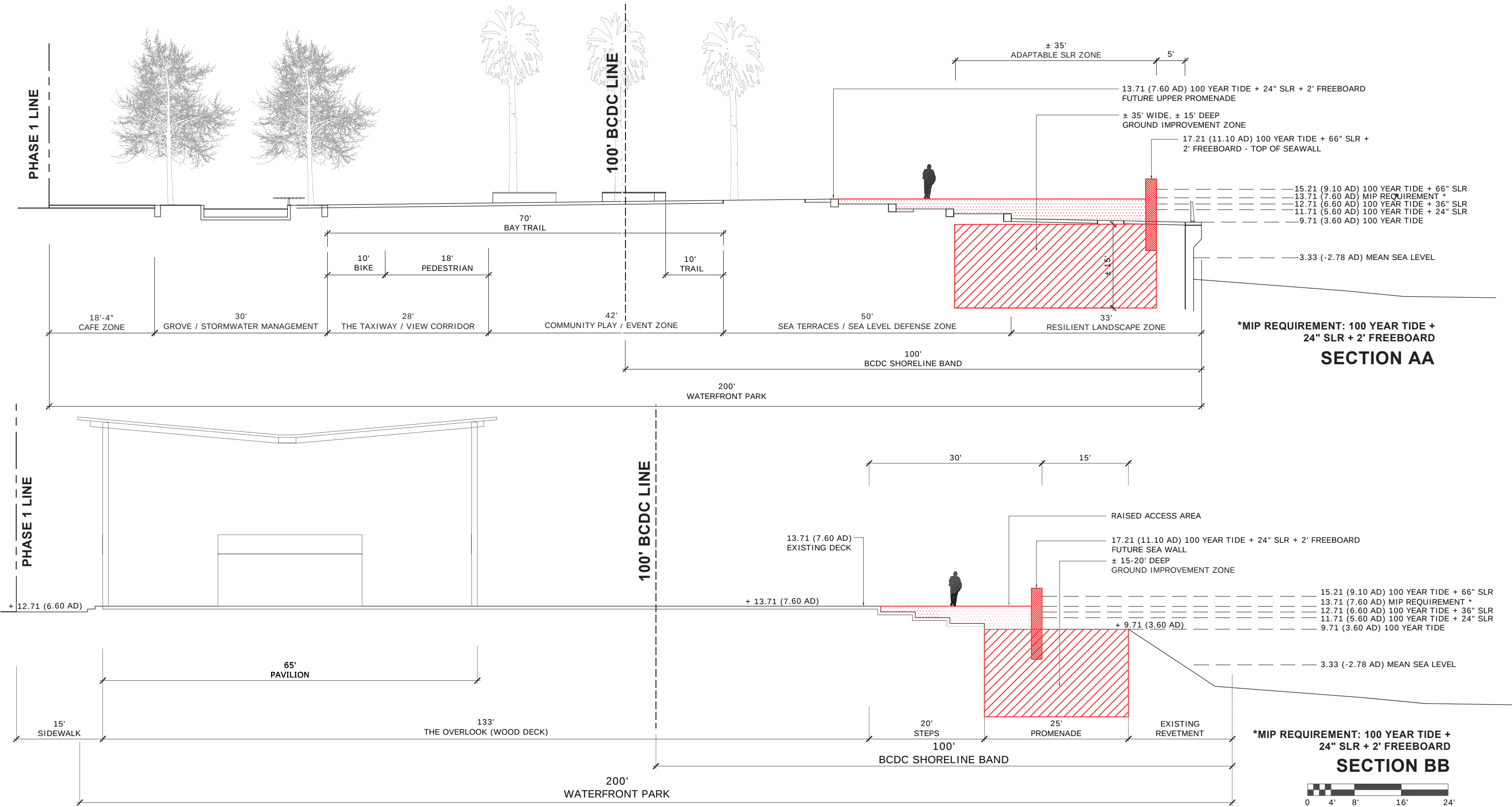




NOTES:

- A REASONABLE TRIGGER FOR IMPLEMENTING AN ADAPTIVE SLR SOLUTION IS 18" OF SLR. BASED ON THE BEST AVAILABLE SCIENCE (NRC 2012), THE EARLIEST FOR 18" OF SLR TO OCCUR IS AFTER 2050.
- ADD +/- 52' TO UPPER PROMENADE
- LOSE LOWER PROMENADE AND TERRACES TO FILL
- LOSE 5' OF LOWER PROMENADE TO TIDAL FLOODING





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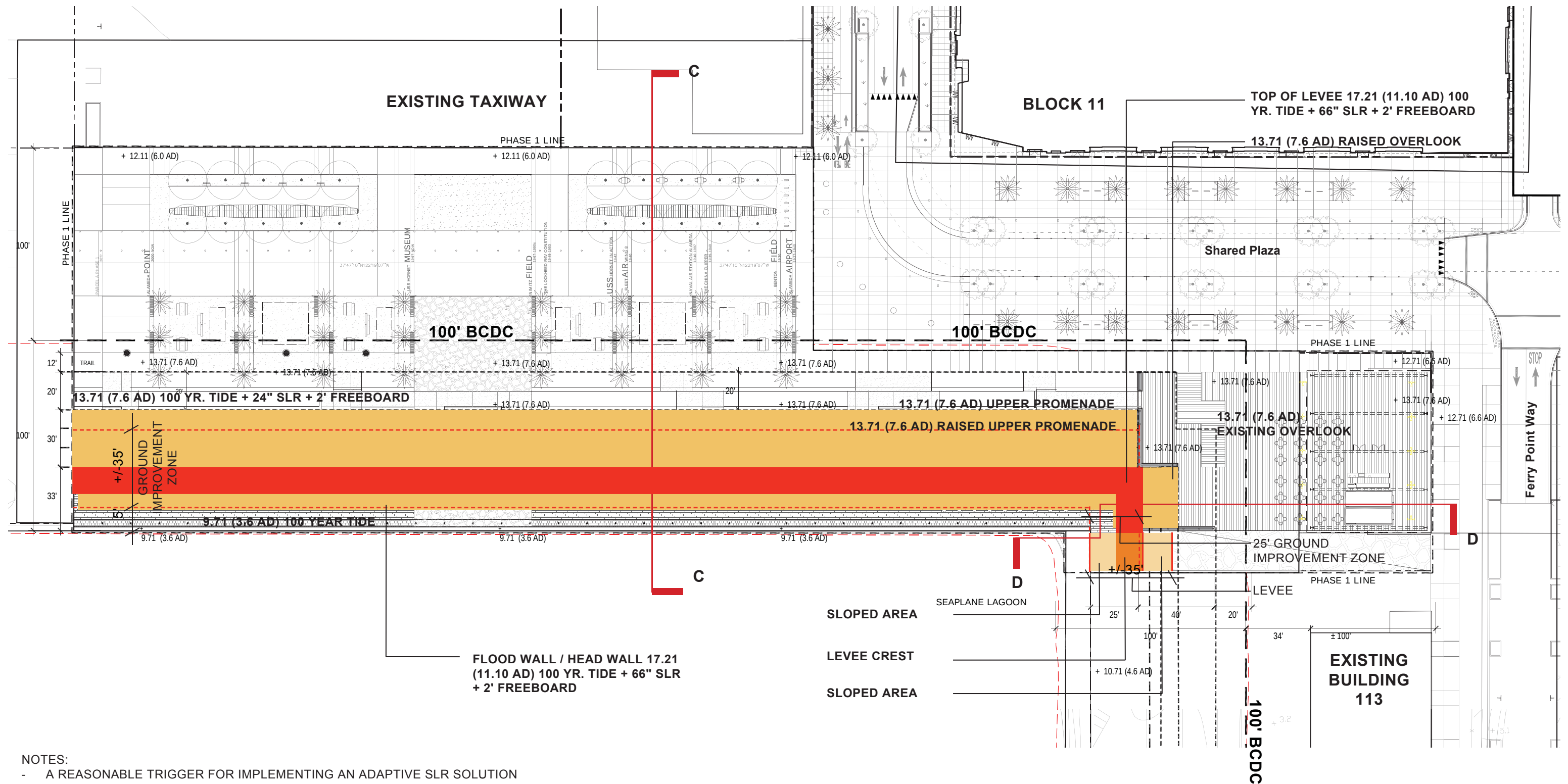
SLR ADAPTIVE STRATEGY

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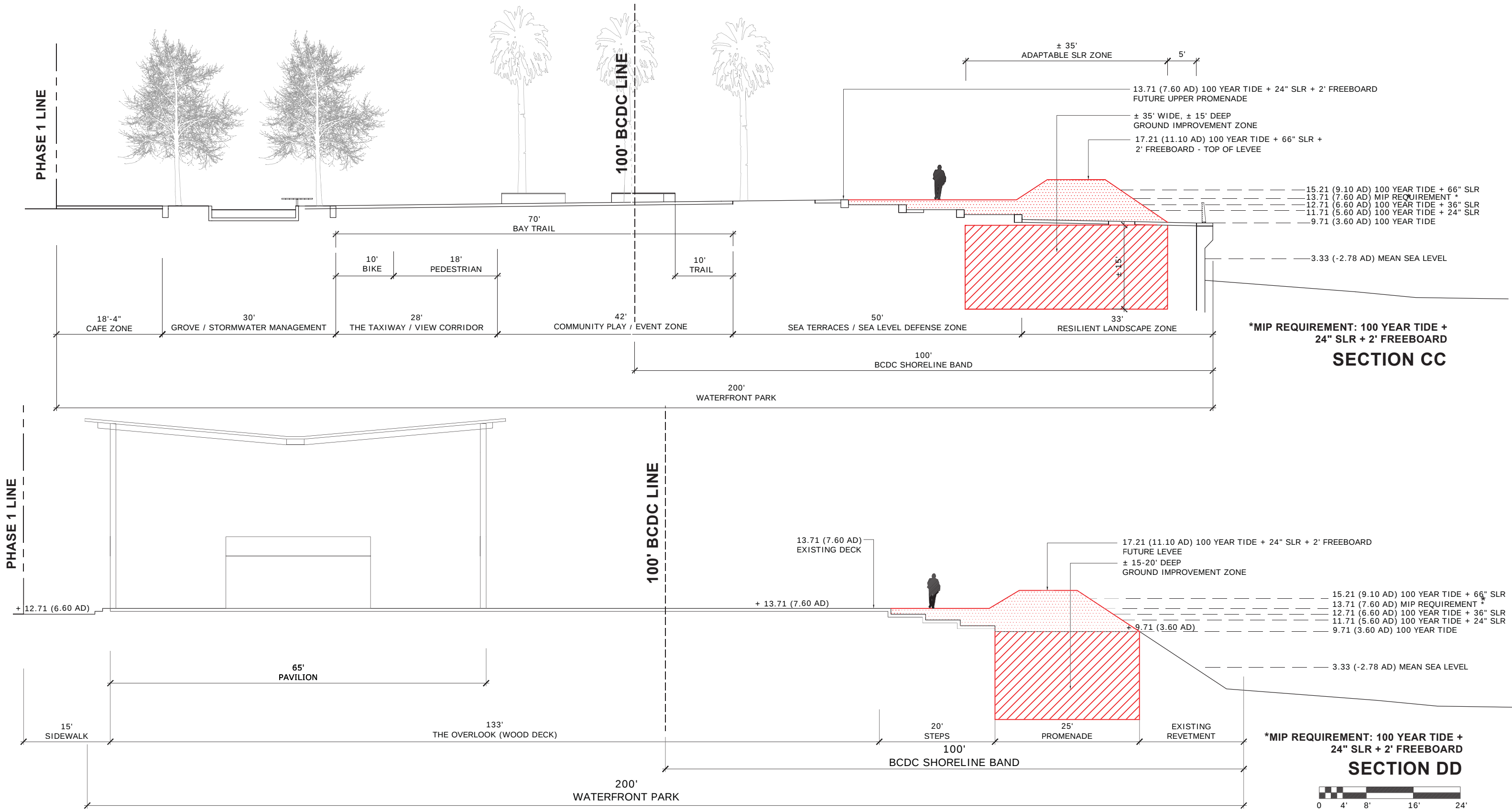




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- ADD +/- 44' TO UPPER PROMENADE
- LOSE LOWER PROMENADE AND TERRACES TO FILL
- LOSE +/- 15' OF LOWER PROMENADE TO TIDAL FLOODING





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Alameda Point - Site A:
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SLR ADAPTIVE STRATEGY

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