

SEAPLANE LAGOON FERRY TERMINAL ALAMEDA POINT - WATERSIDE IMPROVEMENTS

FERRY POINT ROAD, ALAMEDA, CA 94501

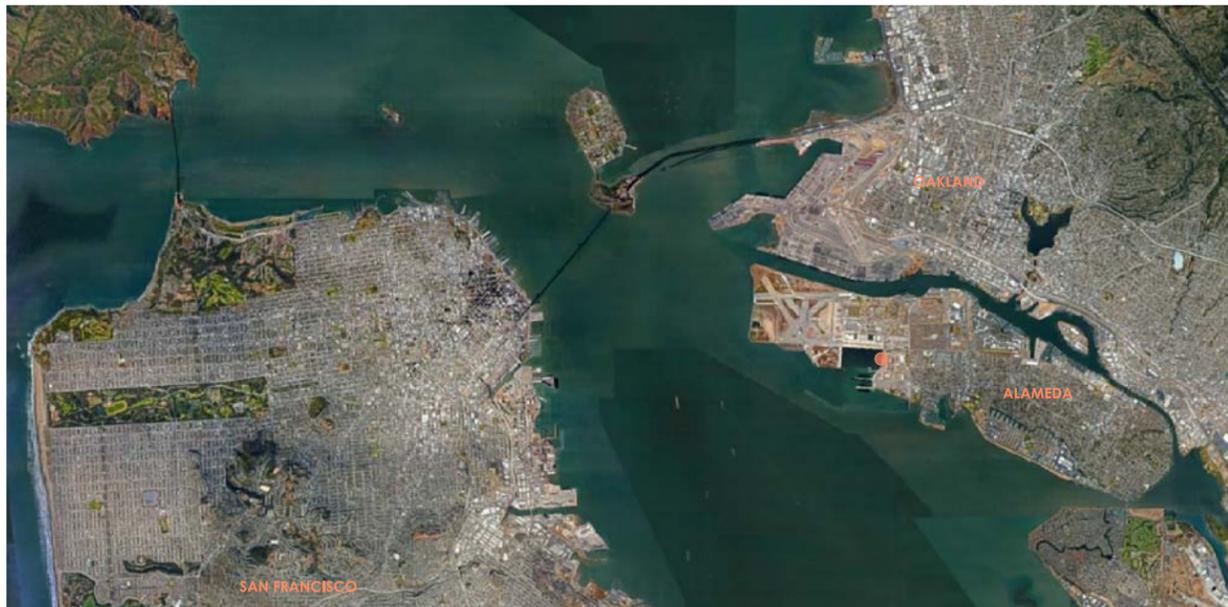


Exhibit 1
Item 6-A, May 14, 2018
Planning Board Meeting

PROJECT DESCRIPTION

THE PROJECT INCLUDES -

- ABUTMENT AND PIER WITH SHADE STRUCTURE AT ENTRANCE TO TERMINAL FOR PASSENGER WAITING, OPEN AIR (UNCOVERED) GANGWAY AND FLOAT STRUCTURE AND ASSOCIATED GATES AND FENCING.
- SHORELINE REPAIRS OR MODIFICATIONS, IF NECESSARY, WHERE ABUTMENT TIES INTO SHORELINE.
- PARKING FACILITIES FOR 400 VEHICLES AT AN INTERIM LOCATION WITH PASSENGER DROP-OFF AND PICK-UP. PUBLIC ACCESS PATH CONNECTING ADJACENT SITE A (PER EXHIBIT 1) TO THE TERMINAL, NEW BIKE ACCESS ROUTES AND BIKE PARKING.
- BUS STOP FOR DROP-OFF AND PICK-UP AT THE ENTRANCE TO THE FERRY PLAZA.

PROJECT ROSTER

Client CITY OF ALAMEDA Base Redevelopment Department Michelle Giles 2263 Santa Clara Ave, Room 130 Alameda, CA 94501 Tel: 510.747.7449 Email: MGiles@alamedaca.gov	Developer ALAMEDA POINT PARTNERS Alexandra Daum 39 Forrest Street, Suite 20 Mill Valley, CA 94941 Tel: 415.381.3001 Email: AD@thompsondorffman.com	Architects MARCY WONG DONN LOGAN ARCHITECTS Marcy Wong 800 Bancroft way, Suite 200, Berkeley, CA 94710 Email: marcy@wonglogan.com, Tel: 510-843-0916	Marine/Structural Engineer COWI NORTH AMERICA INC James Connolly, SE 1300 Clay Street, 7th Floor Oakland, CA 94612 Tel: 510.267.7164 Email: jmc@cowi.com	Civil Engineer BKF Daniel Schaefer, PE 1646 N. California Blvd, #400, Walnut Creek, CA 94596 Tel: 925.940.2214 Email: dschaefer@bkf.com
Lighting Design HORTON LEES BROGDEN Andrew Moore, IALD 300 Brannan Street, Suite 212 San Francisco, CA 94107 Tel: 415.348.8273 Email: AMoore@hlbighting.com	Electrical Engineer THE ENGINEERING ENTERPRISE Paul T. Miller, P.E. 1305 Marina Village Pkwy, Alameda, CA 94501 Tel: 510.263.1522 Email: paul@engent.com	Landscape Architect GROUNDWORKS OFFICE Brennan Cox 1804 5th Street Berkeley, CA 94710 Tel: 510.833.2111 Email: brennan@groundworksoffice.com		

DRAWING INDEX

T1.0	TITLE SHEET	STRUCTURAL MARINE (NOT ISSUED)
G1.0	SITE PLAN	
ARCHITECTURE		\$1.0 FERRY LANDING PLAN
A1.0	FERRY TERMINAL SITE PLAN	\$10.0 ACCESS RAMP PLAN & SECTION
A1.1	ENLARGED TERMINAL PLAN	\$20.0 PIER PLAN
A2.0	FIXED PIER - PLAN & ELEVATION	\$20.1 PIER ELEVATION
A2.1	ELEVATION & SECTIONS	\$20.2 PIER SECTIONS
A2.2	ENLARGED CANOPY PLAN	\$30.0 GANGWAY PLAN
A2.3	QUEUING PLAN	\$30.1 GANGWAY ELEVATIONS
A2.4	DETAILS	\$40.0 FLOAT DECK PLAN
A2.5	RENDERINGS 1	\$40.1 FLOAT ELEVATION
A2.6	RENDERINGS 2	\$40.2 FLOAT ADJ. RAMP SECTIONS
A2.7	RENDERINGS 3	\$40.3 FLOAT GUIDE PILE DETAILS
A2.8	RENDERINGS 4	\$40.4 DONUT FENDER PILES
A2.9	RENDERINGS 5	

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<p>CITY OF ALAMEDA SRM ERNST MADISON MARQUETTE THOMPSON DORFFMAN PARTNERS TRAMMELL CROW RESIDENTIAL</p>	<p>Client CITY OF ALAMEDA Jennifer Ott, Michelle Giles</p>	<p>Architects MARCY WONG DONN LOGAN ARCHITECTS Tel: 510.843.0916 Email: office@wonglogan.com</p>	<p>Civil Engineer BKF Tel: 925.940.2214 Email: dschaefer@bkf.com</p>	<p>Landscape Architect GROUNDWORKS OFFICE Email: brennan@groundworksoffice.com</p>	Stamp	Project	Revisions	Project No.	Sheet Name
	<p>Developer ALAMEDA POINT PARTNERS Alexandra Daum</p>	<p>Marine/Structural Engineer COWI NORTH AMERICA INC Tel: 510.267.7164 Email: jmc@cowi.com</p>	<p>Electrical Engineer THE ENGINEERING ENTERPRISE Tel: 510.263.1522 Email: paul@engent.com</p>	<p>Lighting Design HORTON LEES BROGDEN Tel: 415.348.8273 Email: AMoore@hlbighting.com</p>	<p>SEAPLANE LAGOON FERRY TERMINAL</p> <p>Ferry Point Road, Alameda CA 94501</p>		<p>Issue</p> <p>Date</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>1801</p> <p>Phase SD - PLANNING & HAB REVIEW</p> <p>Date 04/25/2018</p> <p>Drawn by SM</p> <p>Checked by KR</p> <p>Scale at Sheet Size 22X34</p>	<p>T1.0</p> <p>Sheet No.</p> <p>TITLE SHEET</p>



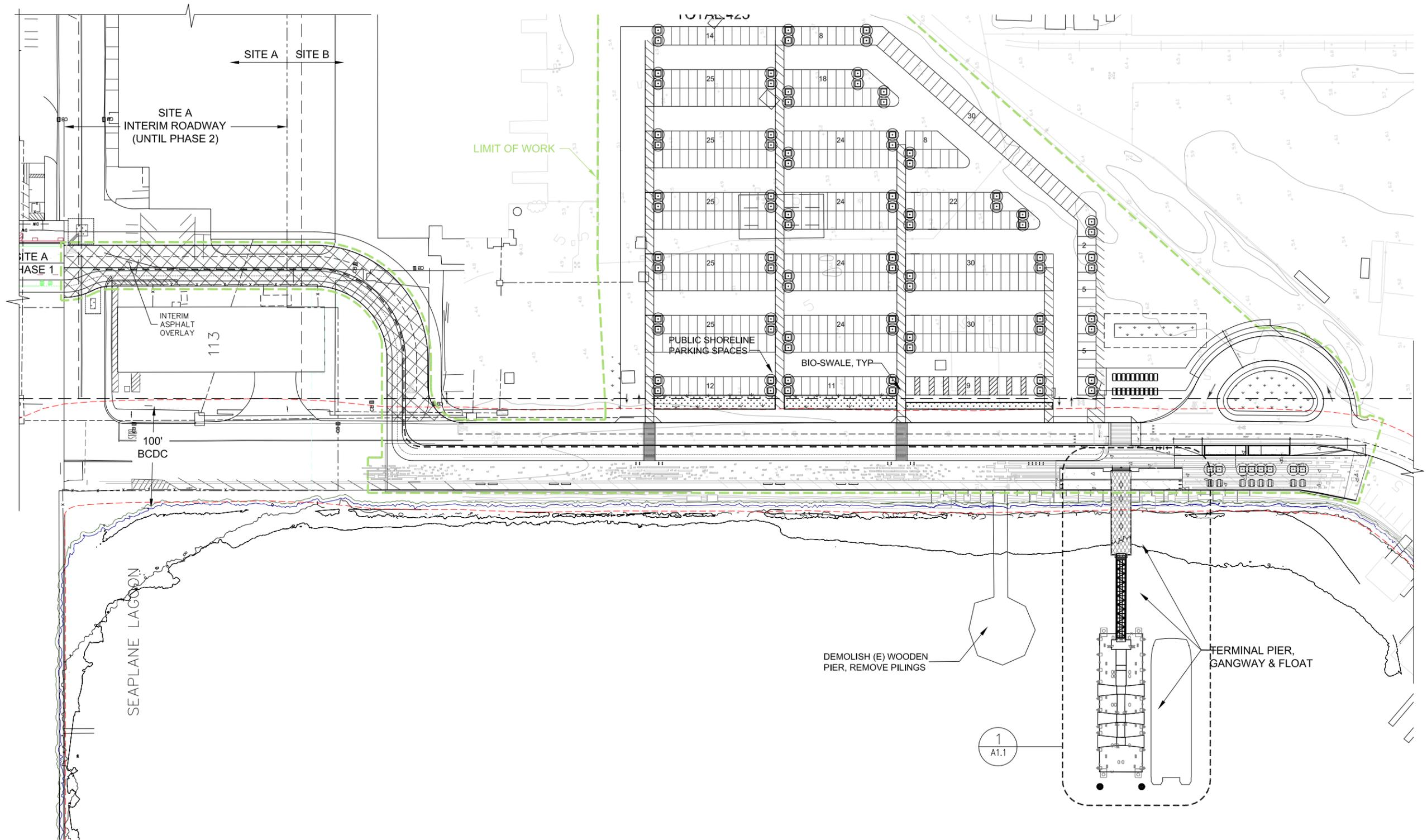
1 OVERALL SITE PLAN
 0' 64' 128' 256' SCALE: 1" = 200'-0" AT FULL SIZE



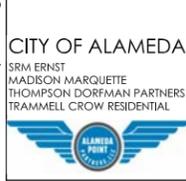
<p>CITY OF ALAMEDA <small>SRM ERNST MADISON MARQUETTE THOMPSON DORFMAN PARTNERS TRAMMELL CROW RESIDENTIAL</small></p> 	<p>Client CITY OF ALAMEDA Jennifer Ott, Michelle Giles</p> <p>Developer ALAMEDA POINT PARTNERS Alexandra Daum</p>	<p>Architects MARCY WONG DONN LOGAN ARCHITECTS <small>Tel: 510.843.0916 Email: office@wonglogan.com</small></p> <p>Marine/Structural Engineer COWI NORTH AMERICA INC <small>Tel: 510.267.7164 Email: jmc@cowi.com</small></p>	<p>Civil Engineer BKF <small>Tel: 925.940.2214 Email: dschafer@bkt.com</small></p> <p>Electrical Engineer THE ENGINEERING ENTERPRISE <small>Tel: 510.263.1522 Email: paul@engent.com</small></p>	<p>Landscape Architect GROUNDWORKS OFFICE <small>Email: brennan@groundworksoffice.com</small></p> <p>Lighting Design HORTON LEES BROGDEN <small>Tel: 415.348.8273 Email: AMoore@hblighting.com</small></p>	<p>Stamp</p>	<p>Project</p> <p>SEAPLANE LAGOON FERRY TERMINAL</p> <p>Ferry Point Road, Alameda CA 94501</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Issue	Date									<p>Project No. 1801</p> <p>Phase SD - PLANNING & HAB REVIEW</p> <p>Date 04/25/2018</p> <p>Drawn by SM</p> <p>Checked by KR</p> <p>Scale at Sheet Size 22X34</p>	<p>Sheet Name</p> <p>G1.0</p> <p>Sheet No.</p> <p>SITE PLAN</p>
Issue	Date																		

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1 FERRY TERMINAL SITE PLAN
 SCALE: 1" = 50'-0" AT FULL SIZE
 0 25' 50' N



Client
CITY OF ALAMEDA
 Jennifer Ott, Michelle Giles

Developer
ALAMEDA POINT PARTNERS
 Alexandra Daum

Architects
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Stamp

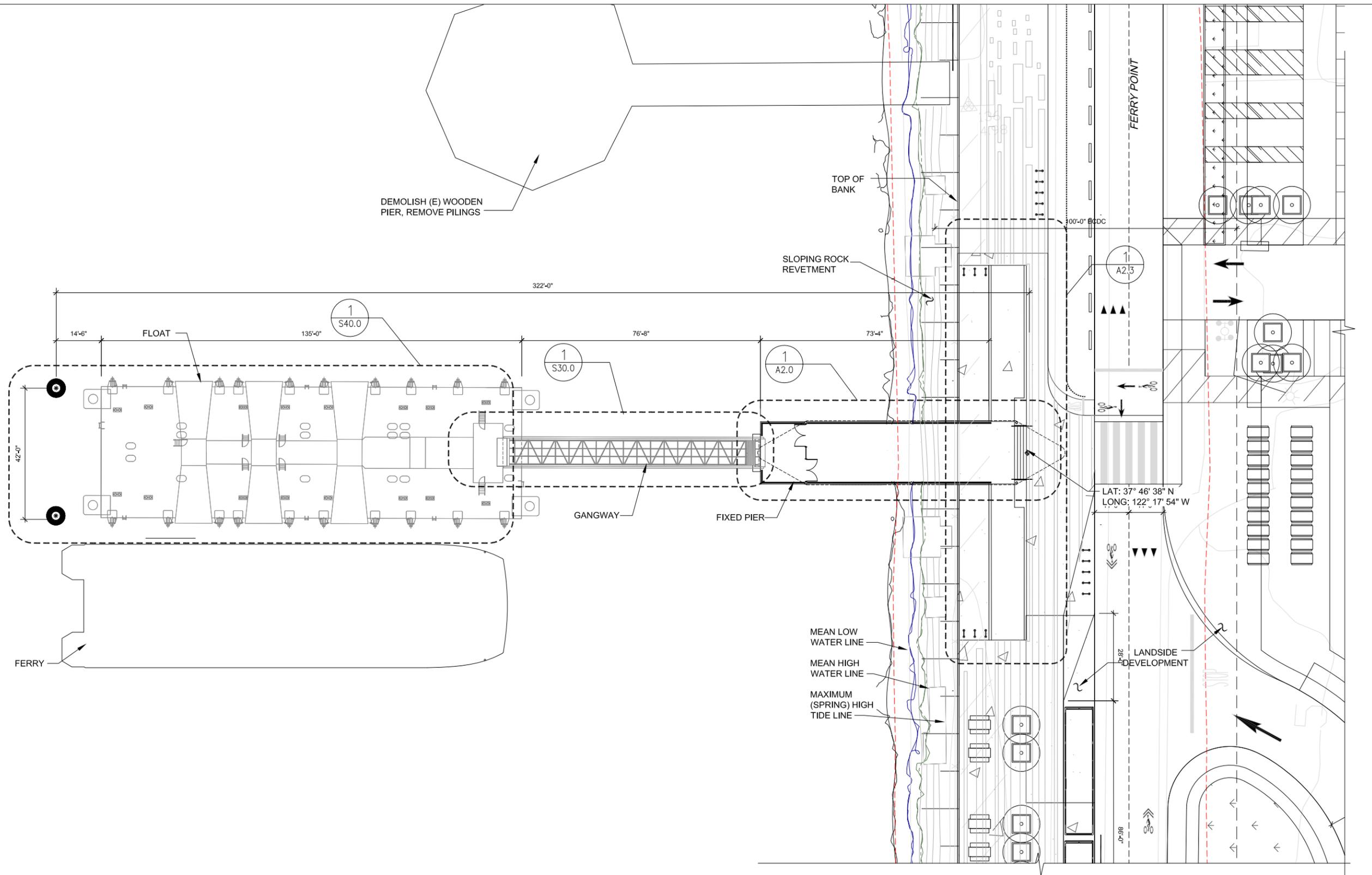
Project
SEAPLANE LAGOON FERRY TERMINAL
 Ferry Point Road, Alameda CA 94501

Revisions	Date
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Project No. 1801
Phase SD - PLANNING & HAB REVIEW
Date 04/25/2018
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Sheet Name
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Sheet No.
FERRY TERMINAL SITE PLAN

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1 ENLARGED TERMINAL PLAN
 SCALE: 1/16" = 1'-0" AT FULL SIZE

CITY OF ALAMEDA
 SRM ERNST
 MADISON MARQUETTE
 THOMPSON DORFMAN PARTNERS
 TRAMMELL CROW RESIDENTIAL

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Project

SEAPLANE LAGOON FERRY TERMINAL

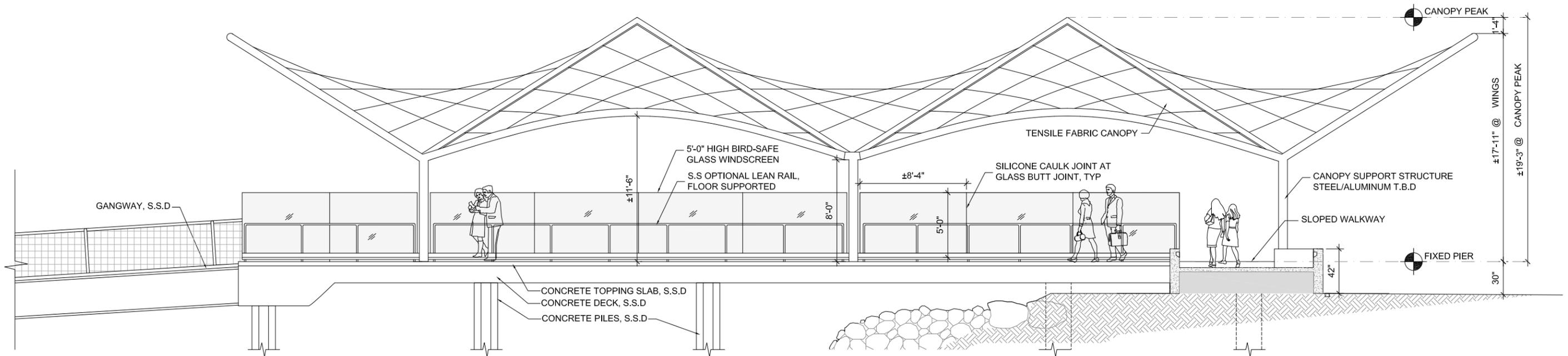
Ferry Point Road, Alameda CA 94501

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Phase	SD - PLANNING & HAB REVIEW
Date	04/25/2018
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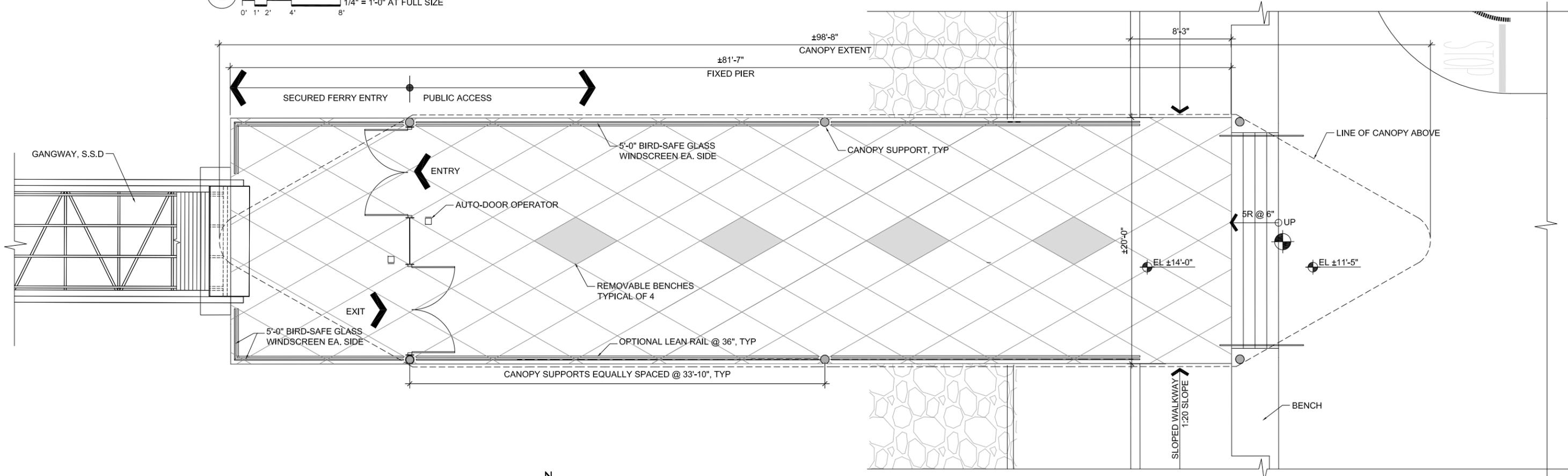
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Sheet No.
ENLARGED TERMINAL PLAN



2 ENLARGED PIER ELEVATION

1/4" = 1'-0" AT FULL SIZE
0' 1' 2' 4' 8'

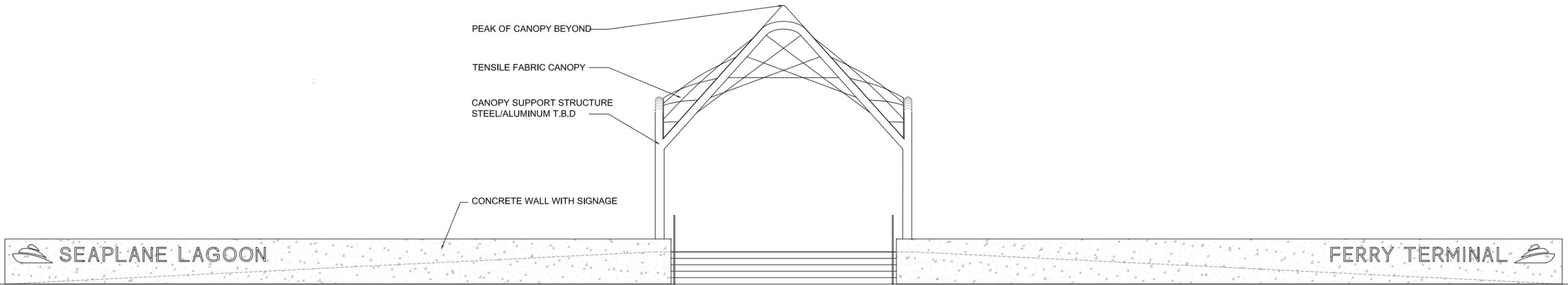


1 ENLARGED PIER PLAN

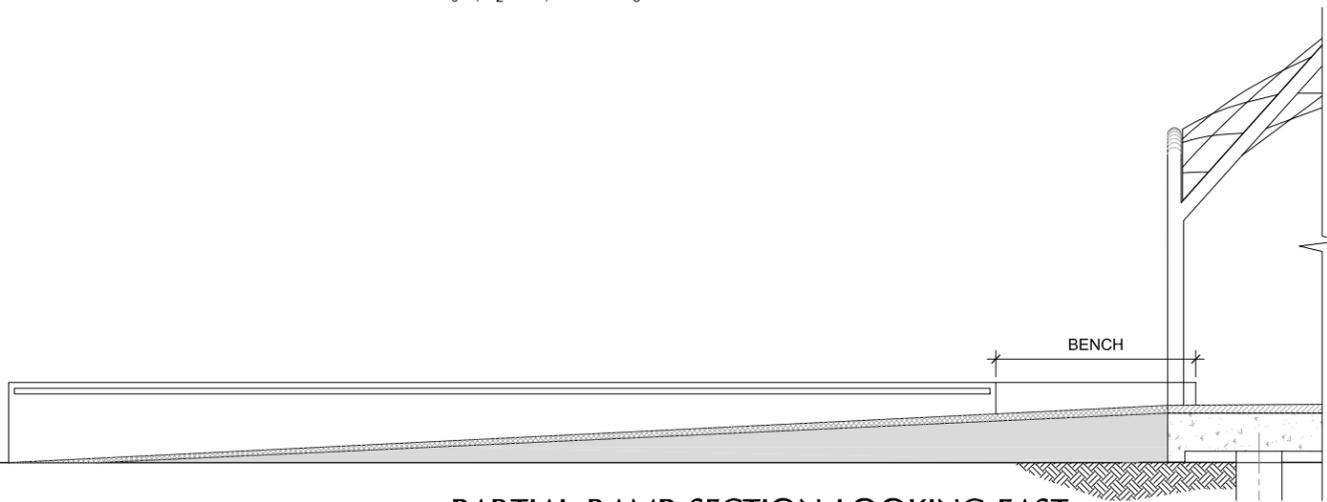
1/4" = 1'-0" AT FULL SIZE
0' 1' 2' 4' 8'

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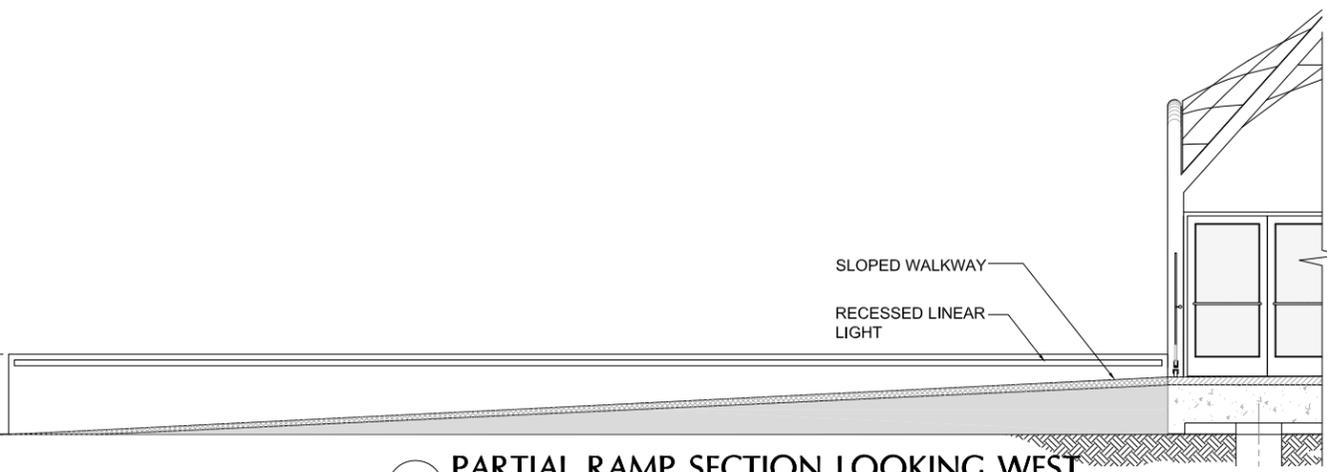
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<p>Developer ALAMEDA POINT PARTNERS Alexandra Daum</p>	<p>Marine/Structural Engineer COWI NORTH AMERICA INC Tel: 510.267.7164 Email: jmc@cowi.com</p>	<p>Electrical Engineer THE ENGINEERING ENTERPRISE Tel: 510.263.1522 Email: paul@engent.com</p>	<p>Lighting Design HORTON LEES BROGDEN Tel: 415.348.8273 Email: AMoore@hltlighting.com</p>										



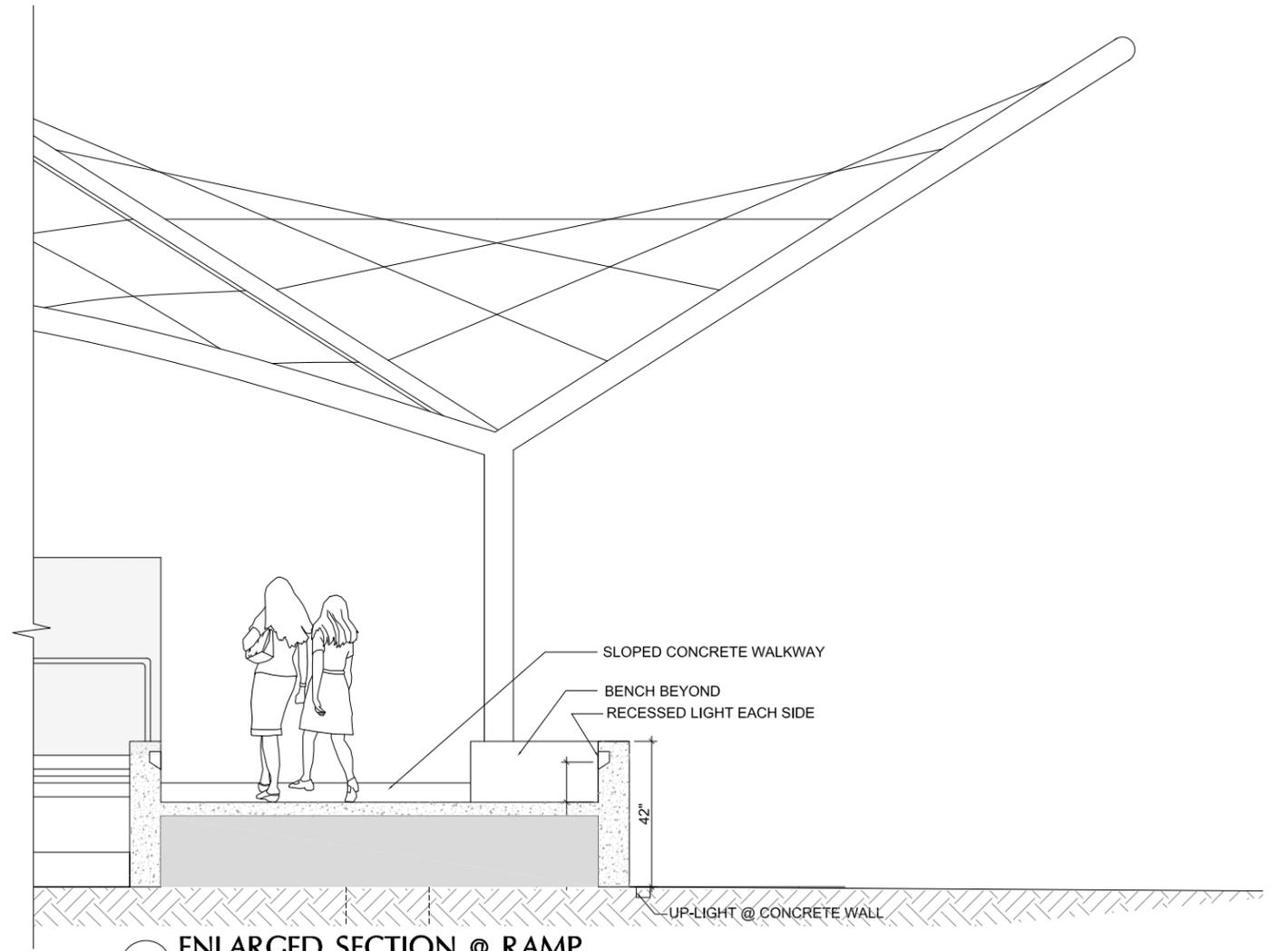
1 WEST ELEVATION
 1/4" = 1'-0" AT FULL SIZE



2 PARTIAL RAMP SECTION LOOKING EAST
 1/4" = 1'-0" AT FULL SIZE



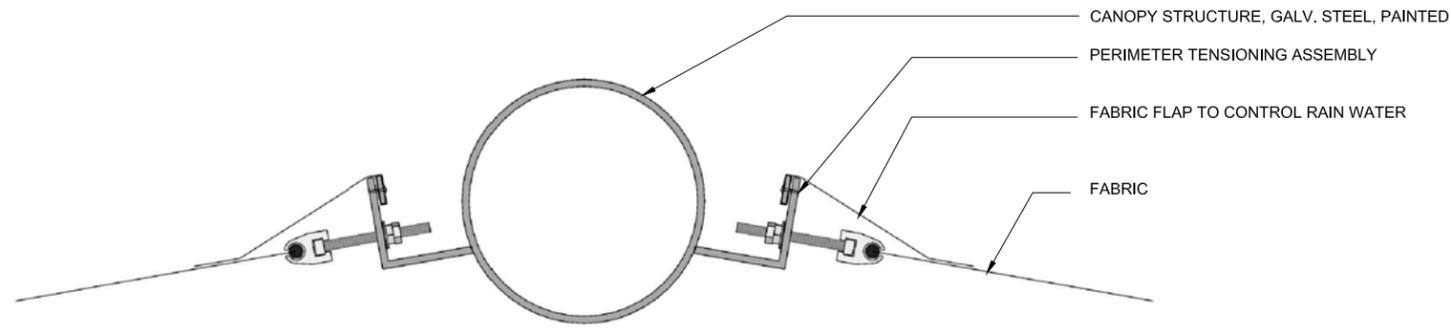
3 PARTIAL RAMP SECTION LOOKING WEST
 1/4" = 1'-0" AT FULL SIZE



4 ENLARGED SECTION @ RAMP
 1/2" = 1'-0" AT FULL SIZE

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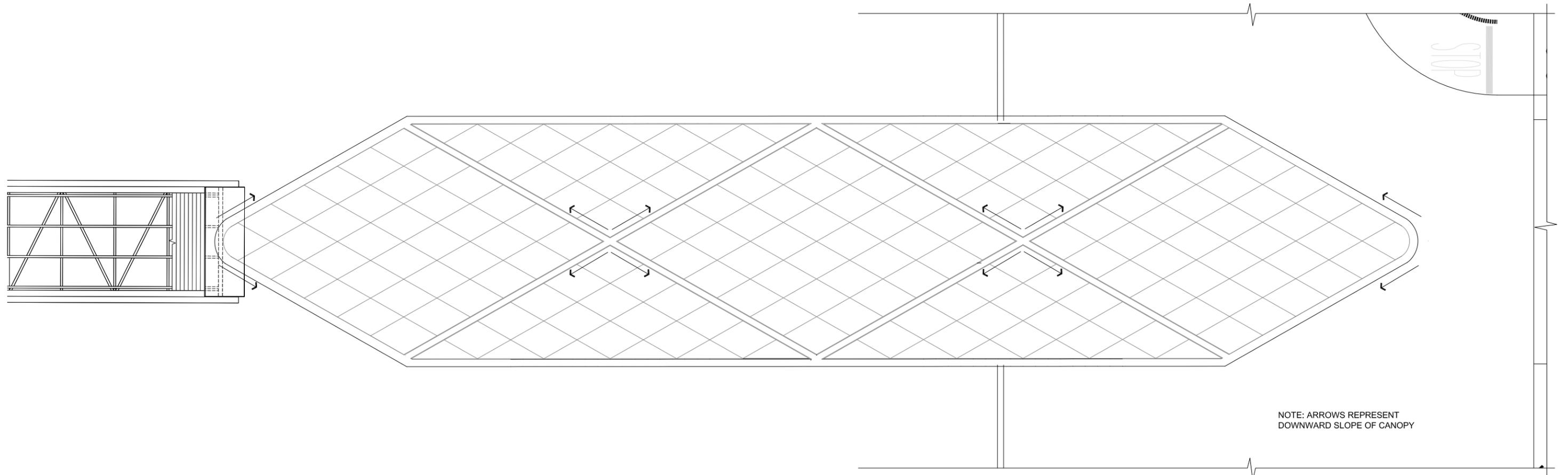
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2 CONCEPT CONNECTION DETAIL- FABRIC TO STRUCTURE

NOT TO SCALE

NOTE: FABRIC PANELS ARE ENVISIONED AS SEVEN SEPARATE PANELS. THIS ALLOWS FOR MAINTENANCE REPLACEMENT OF A SINGLE PANEL.



NOTE: ARROWS REPRESENT DOWNWARD SLOPE OF CANOPY

1 ENLARGED CANOPY PLAN

1/4" = 1'-0" AT FULL SIZE

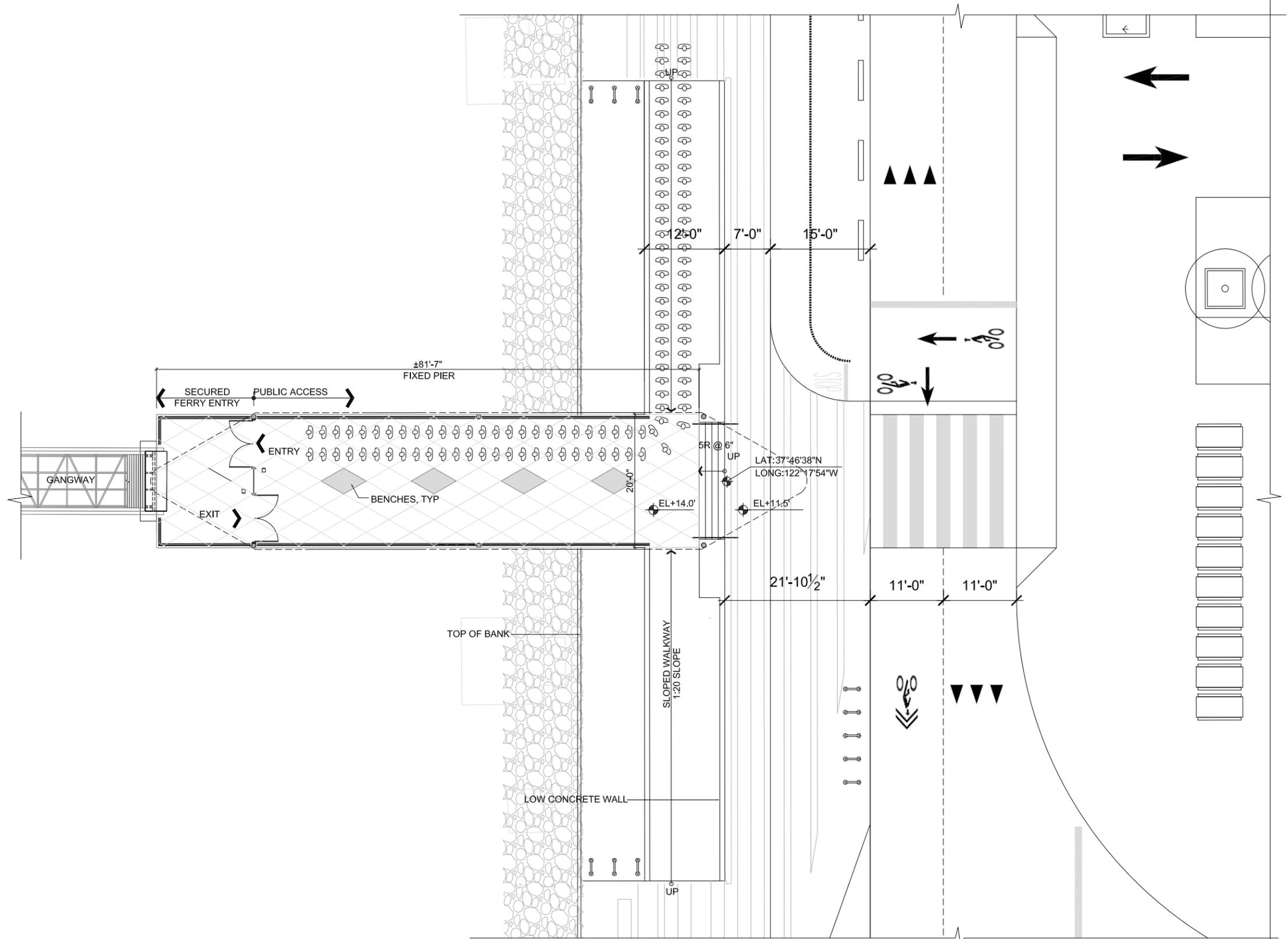
0' 1' 2' 4' 8'

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<p>Developer ALAMEDA POINT PARTNERS Alexandra Daum</p>	<p>Marine/Structural Engineer COWI NORTH AMERICA INC Tel: 510.267.7164 Email: jmc@cowi.com</p>	<p>Electrical Engineer THE ENGINEERING ENTERPRISE Tel: 510.263.1522 Email: paul@engent.com</p>	<p>Lighting Design HORTON LEES BROGDEN Tel: 415.348.8273 Email: AMoore@hltlighting.com</p>																

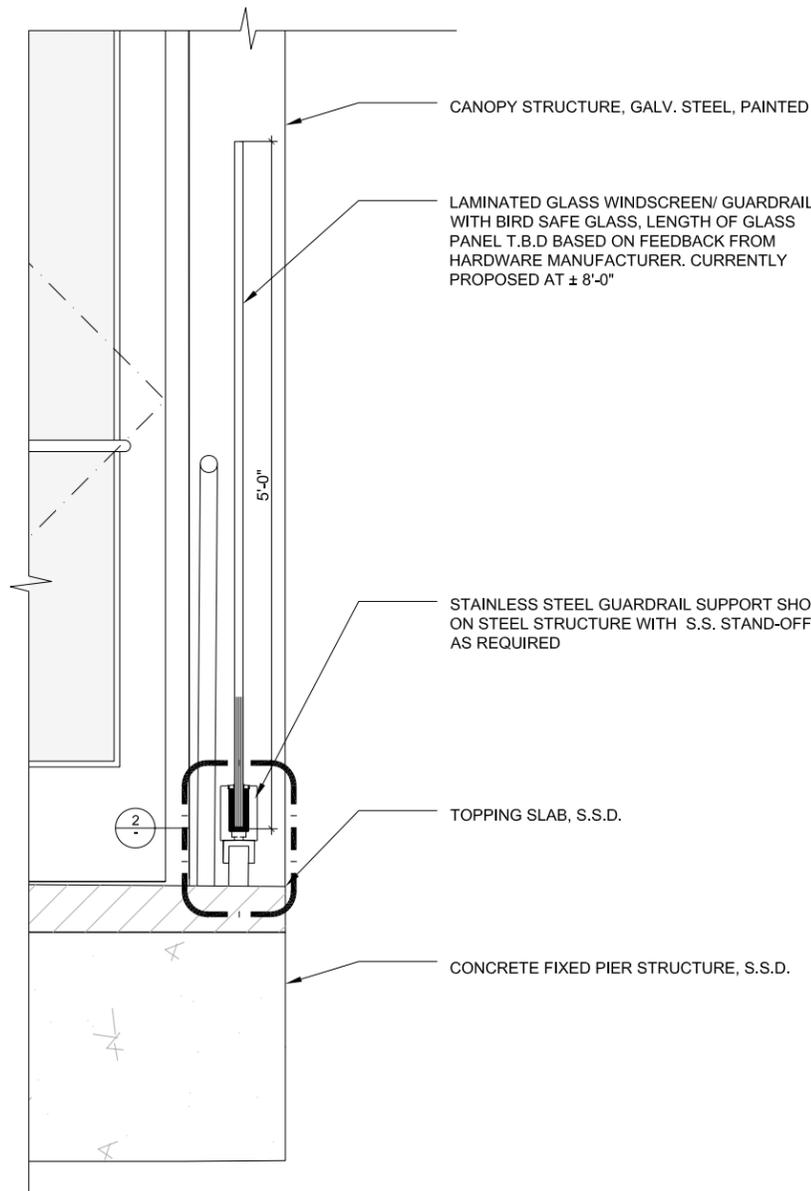
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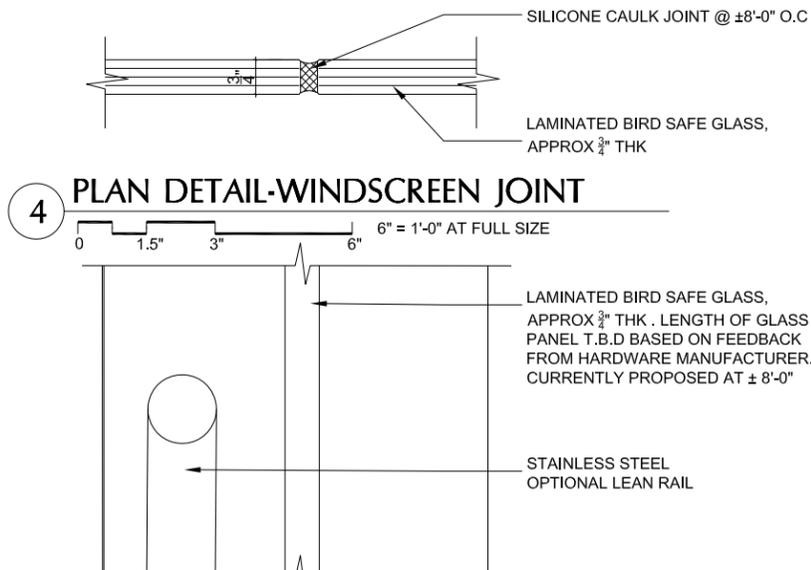
1 QUEUING PLAN
 0 2' 4' 8' 16' 1/8" = 1'-0" AT FULL SIZE

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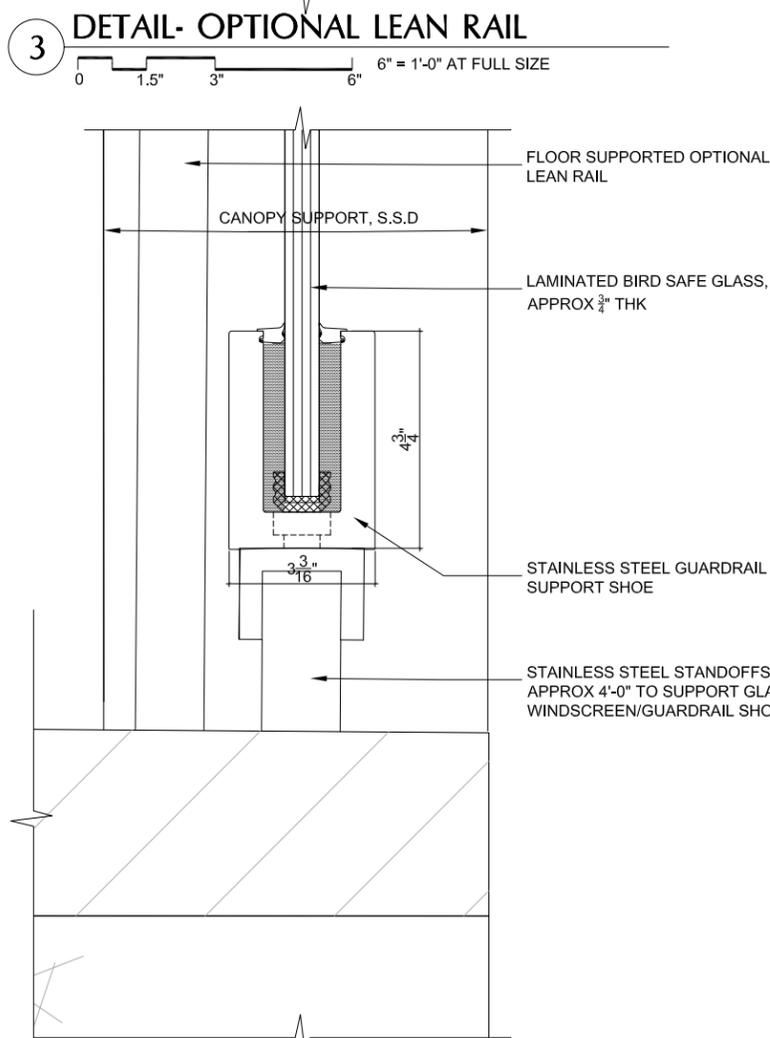
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1 SECTION AT GUARDRAIL/ WINDSCREEN
 1 1/2" = 1'-0" AT FULL SIZE
 0 2" 4" 6" 1'

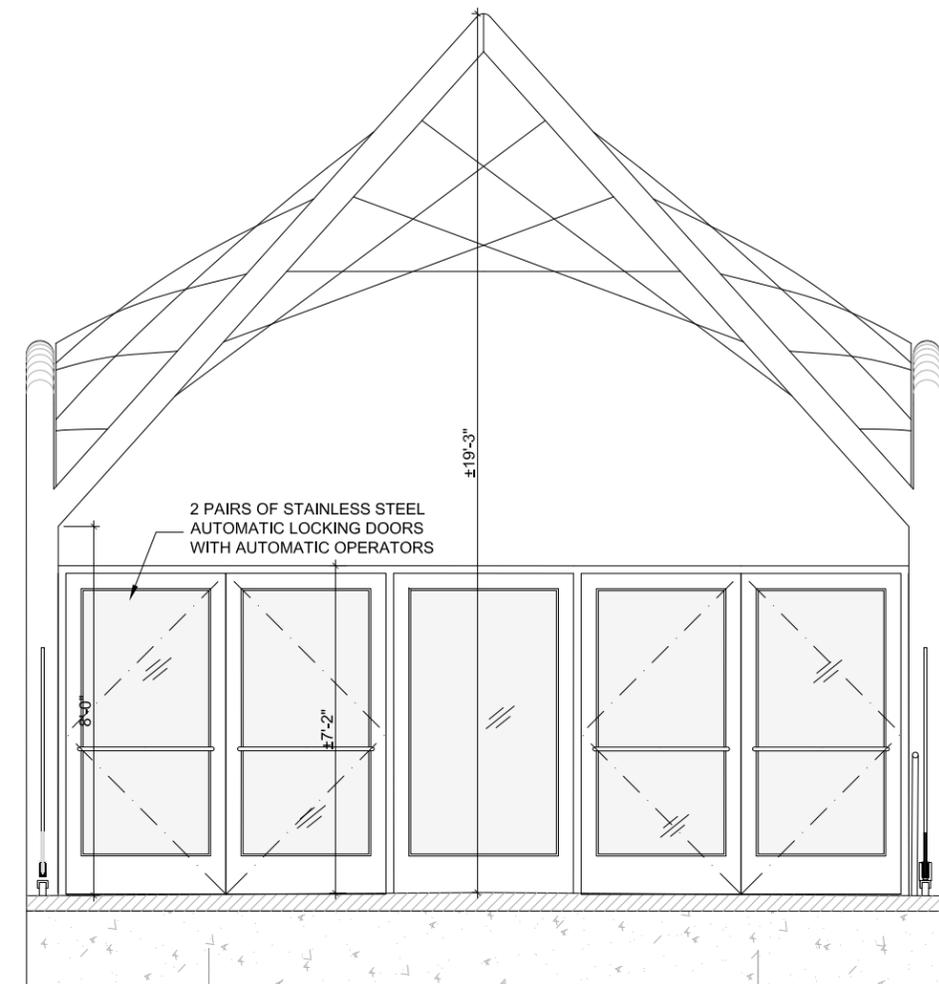


4 PLAN DETAIL-WINDSCREEN JOINT
 6" = 1'-0" AT FULL SIZE
 0 1.5" 3" 6"

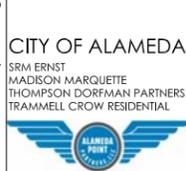


3 DETAIL- OPTIONAL LEAN RAIL
 6" = 1'-0" AT FULL SIZE
 0 1.5" 3" 6"

2 DETAIL- WINDSCREEN/GUARDRAIL SUPPORT SHOE
 6" = 1'-0" AT FULL SIZE
 0 1.5" 3" 6"



5 ELEVATION - SECURITY DOORS
 1/2" = 1'-0" AT FULL SCALE
 0' 1' 2' 4'



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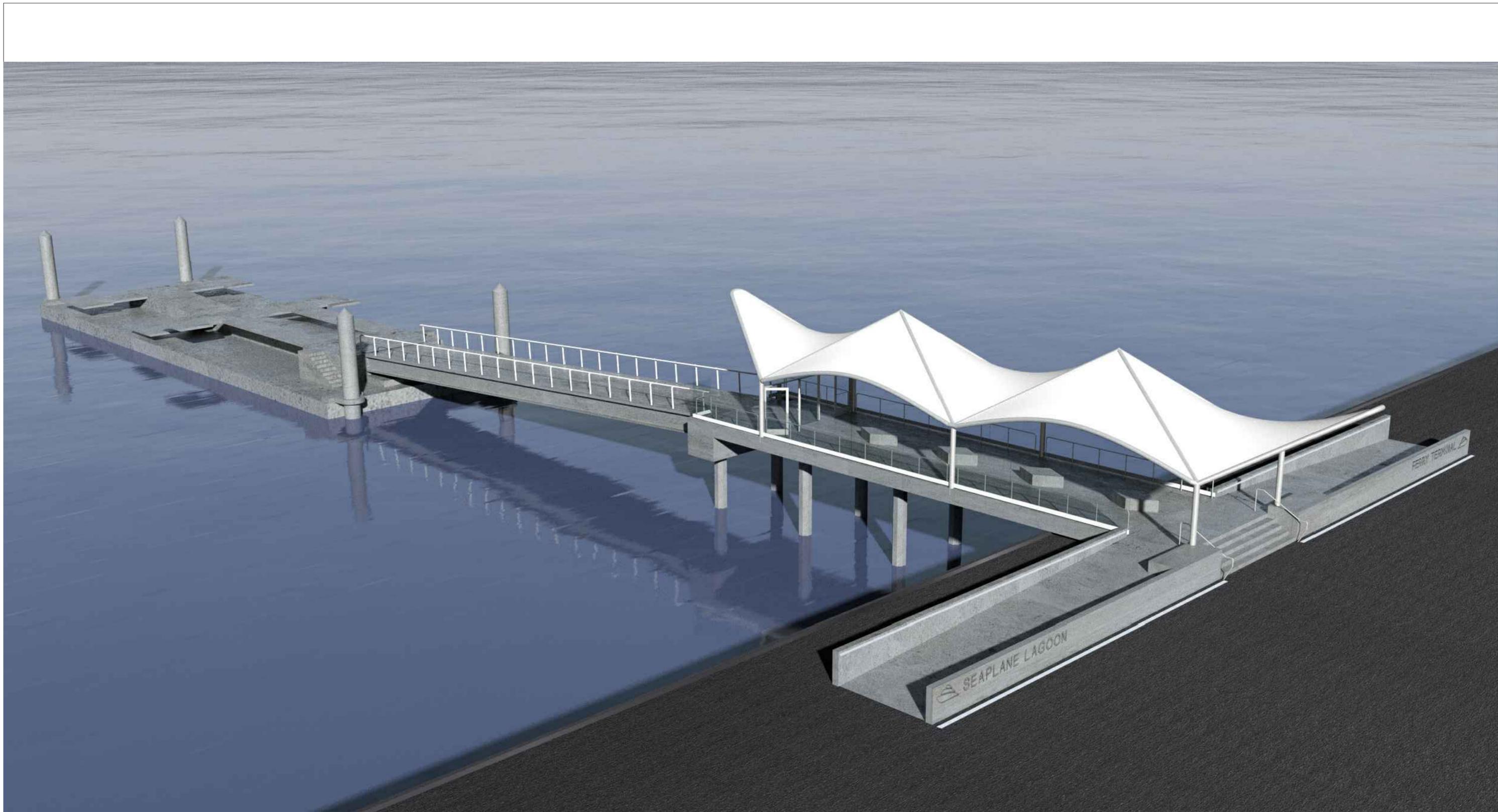
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SEAPLANE LAGOON FERRY TERMINAL
 Ferry Point Road, Alameda CA 94501

Revisions	Date
Issue	

Project No.	1801
Phase	SD - PLANNING & HAB REVIEW
Date	04/25/2018
Drawn by	SM
Checked by	KR
Scale at Sheet Size	22X34

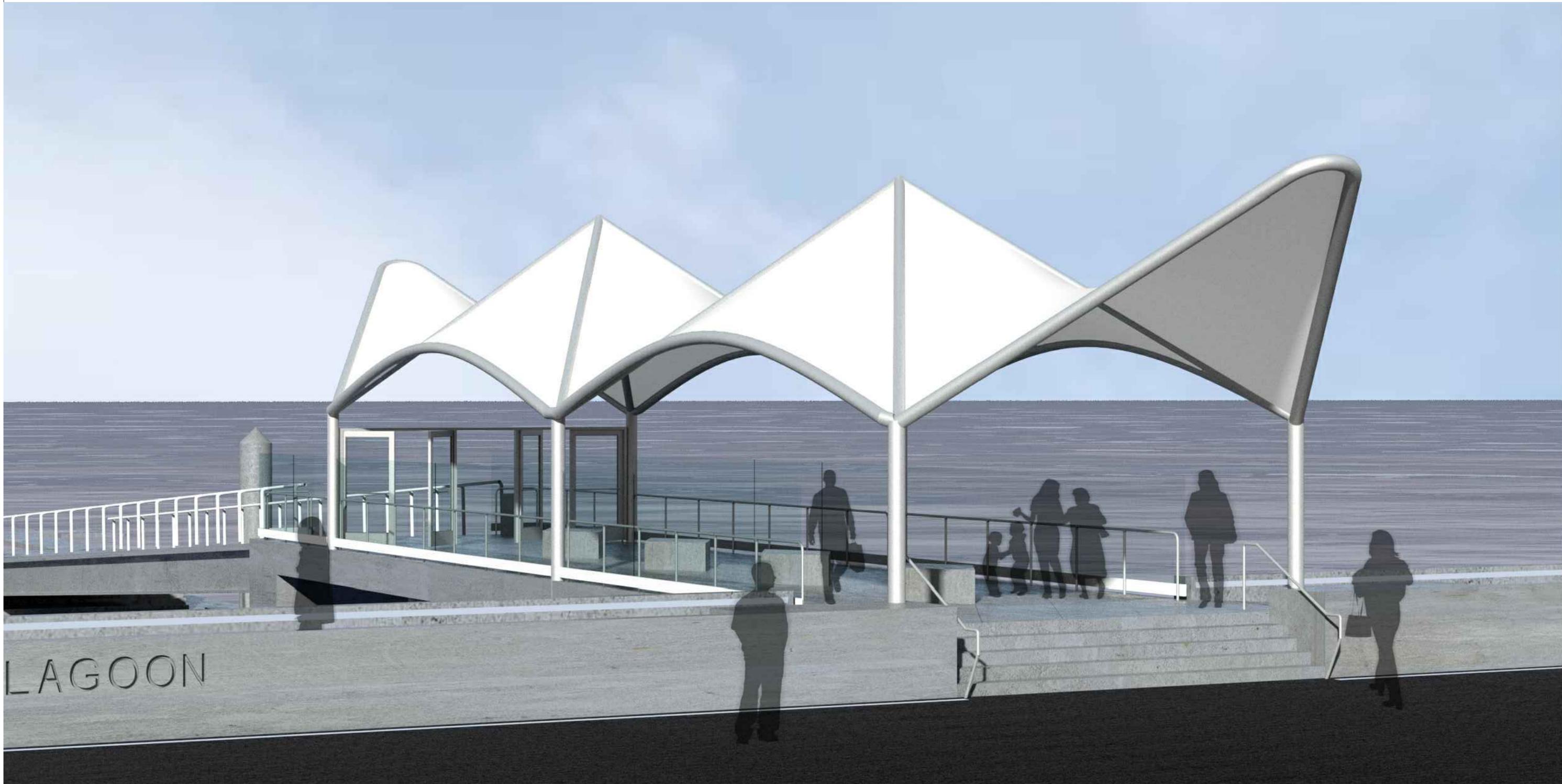
Sheet Name
A2.4
 Sheet No.
DETAILS



1 RENDERING 1

 <p>CITY OF ALAMEDA SRM ERNST MADISON MARQUETTE THOMPSON DORFMAN PARTNERS TRAMMELL CROW RESIDENTIAL</p>	<p>Client CITY OF ALAMEDA Jennifer Ott, Michelle Giles</p> <p>Developer ALAMEDA POINT PARTNERS Alexandra Daum</p>	<p>Architects MARCY WONG DONN LOGAN ARCHITECTS Tel: 510.843.0916 Email: office@wonglogan.com</p> <p>Marine/Structural Engineer COWI NORTH AMERICA INC Tel: 510.267.7164 Email: jmc@cowi.com</p>	<p>Civil Engineer BKF Tel: 925.940.2214 Email: dschaeter@bkt.com</p> <p>Electrical Engineer THE ENGINEERING ENTERPRISE Tel: 510.263.1522 Email: paul@engent.com</p>	<p>Landscape Architect GROUNDWORKS OFFICE Email: brennan@groundworksoffice.com</p> <p>Lighting Design HORTON LEES BROGDEN Tel: 415.348.8273 Email: AMoore@hiblighting.com</p>	<p>Stamp</p>	<p>Project SEAPLANE LAGOON FERRY TERMINAL</p> <p>Ferry Point Road, Alameda CA 94501</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Issue	Date									<p>Project No. 1801</p> <p>Phase SD - PLANNING & HAB REVIEW</p> <p>Date 04/25/2018</p> <p>Drawn by SM</p> <p>Checked by KR</p> <p>Scale at Sheet Size 22X34</p>	<p>Sheet Name A2.5</p> <p>Sheet No. RENDERING 1</p>
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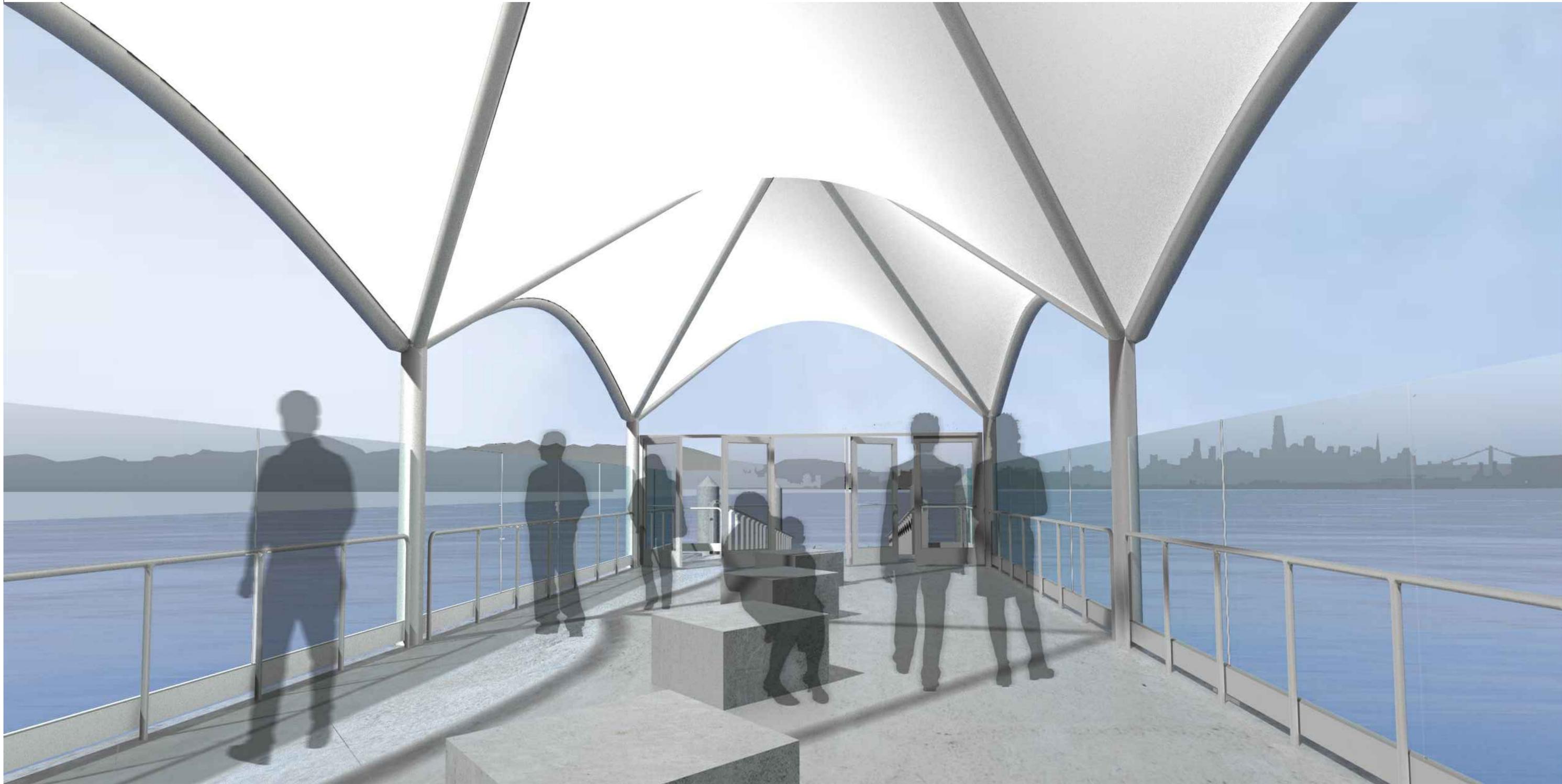
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2 RENDERING 2

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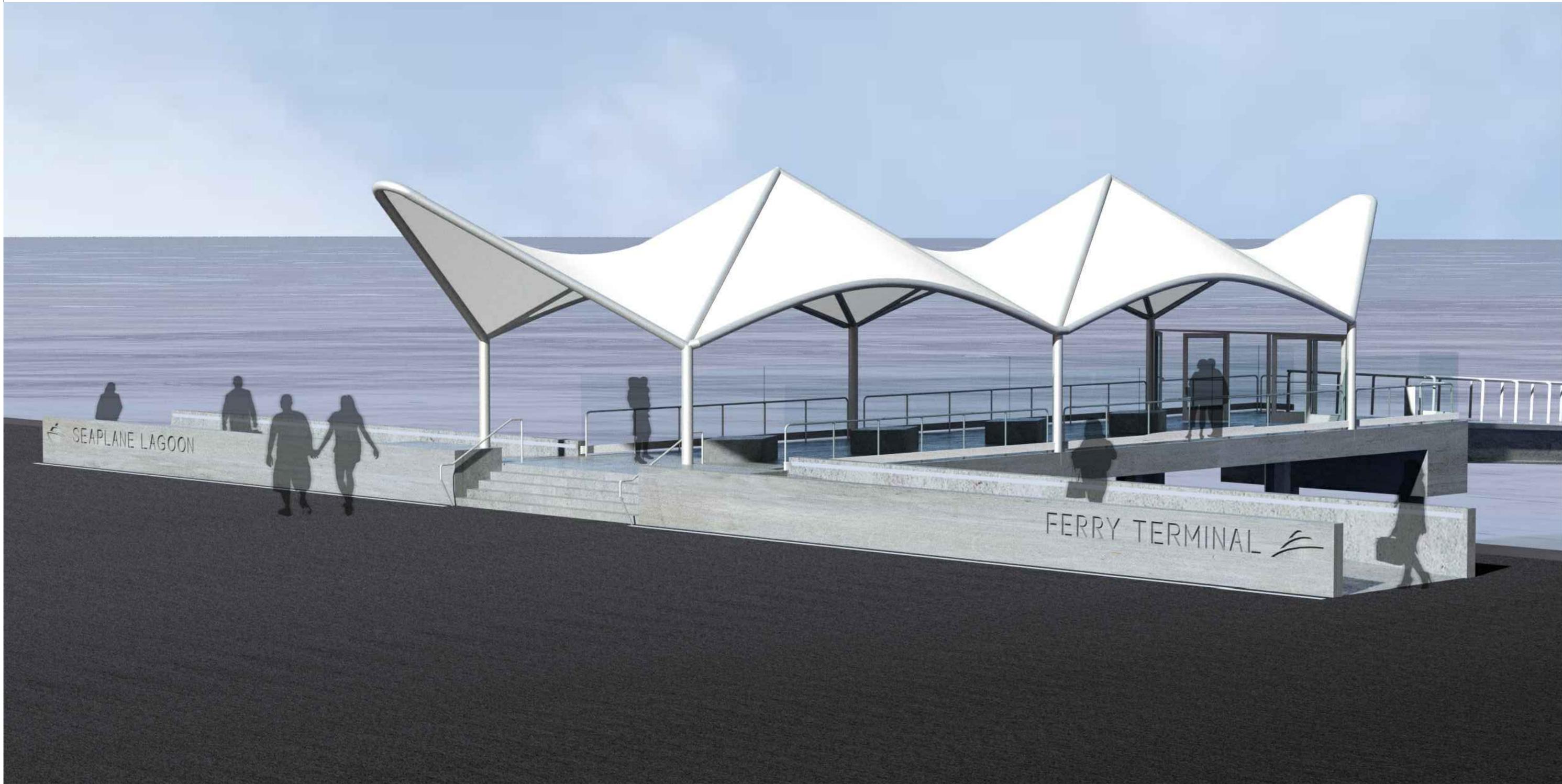
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3 RENDERING 3

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4 RENDERING 4

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5 RENDERING 5

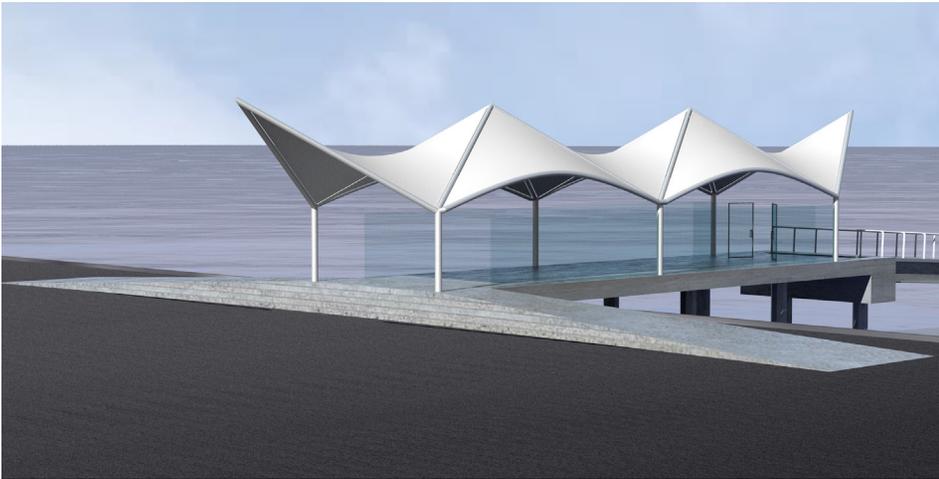
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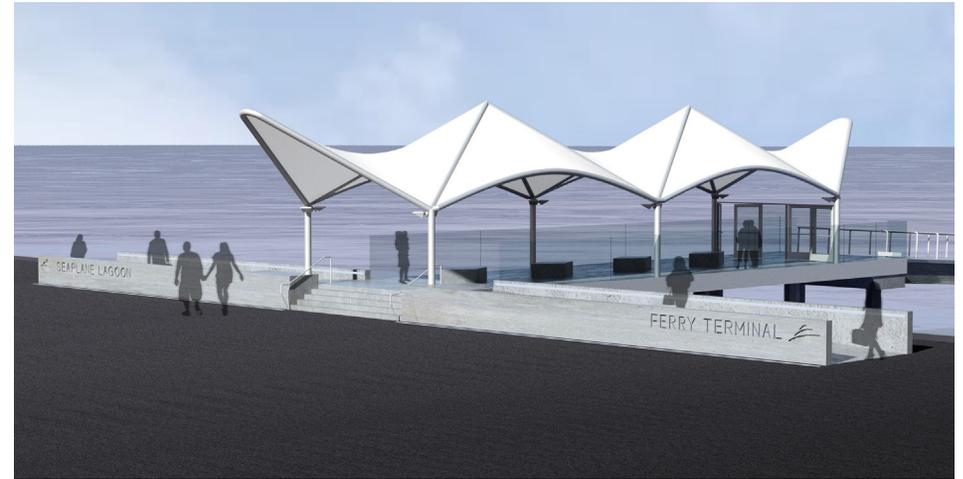
Seaplane Lagoon Ferry Terminal

Following on from comments and questions from the Joint Session of the Planning Board and Historical Advisory Board, on April 18, 2018, the following elements have been developed with more detail for consideration of approval:

- Canopy Design
- Lighting
- Glass Wall
- Benches
- Security Gate

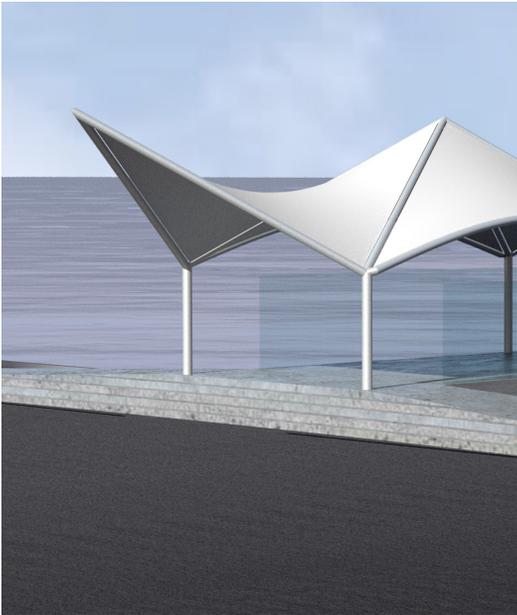


Previously Seen Design

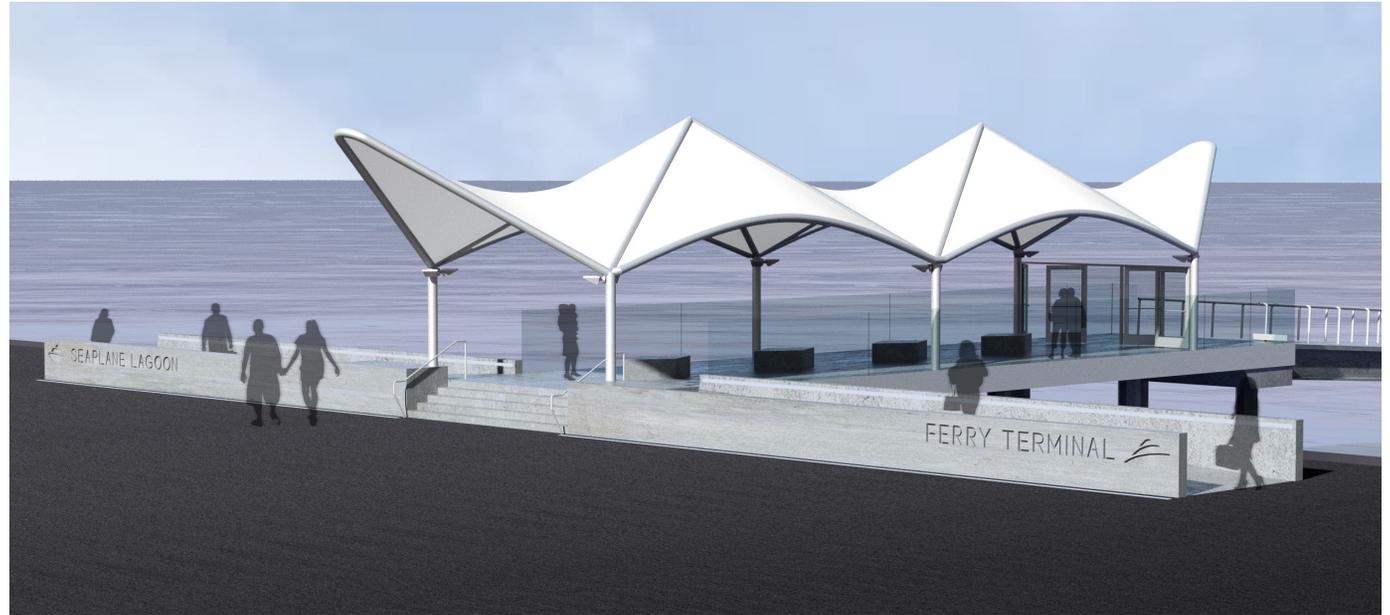


Alternative Options for Canopy, Walkway and Other Elements

Canopy Design



Previously Seen Canopy Design



Alternative Options for Canopy, Walkway and Other Elements

Comment:

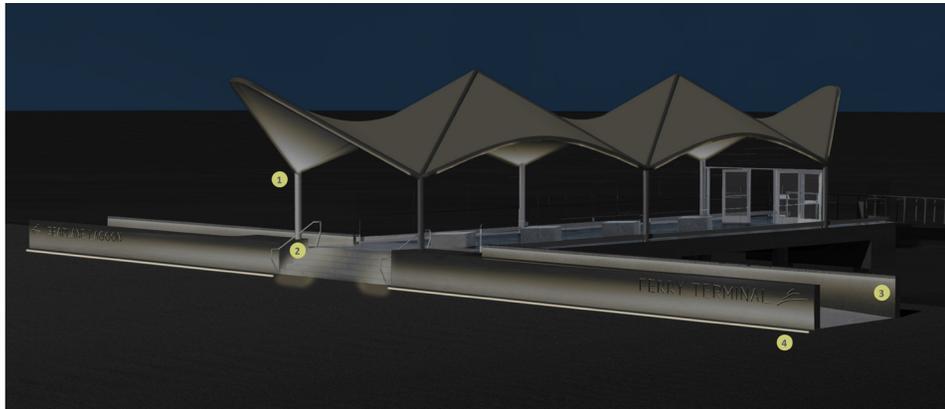
One HAB member expressed the impression that the 'wing tips' were highest at the canopy ends and should not be so high. Two Planning members opined that they actually liked the design as is.

Response:

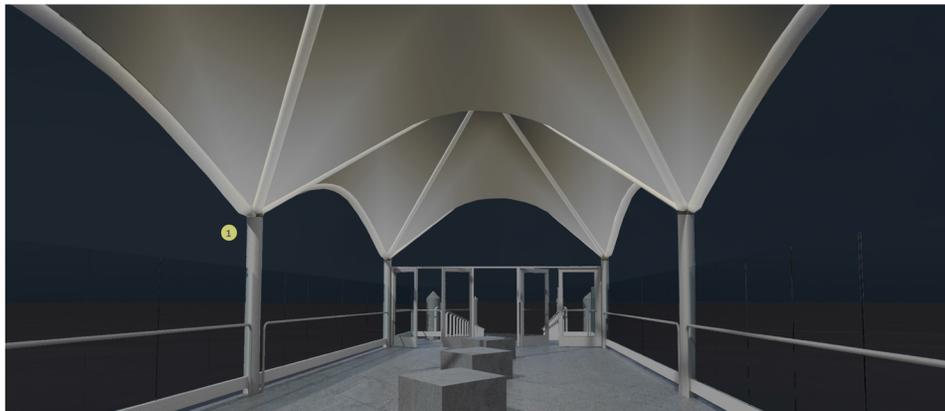
The "wing tips" are actually designed to be the same height as the two center peaks. The perspective view angles initially shared with the committee exaggerated the appearance of the height of the canopy ends.

In response to the one HAB member's comment, an alternative option shows the height of the "wings" to be 15" lower and slightly rounded.

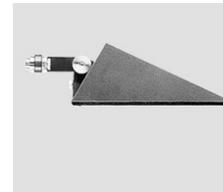
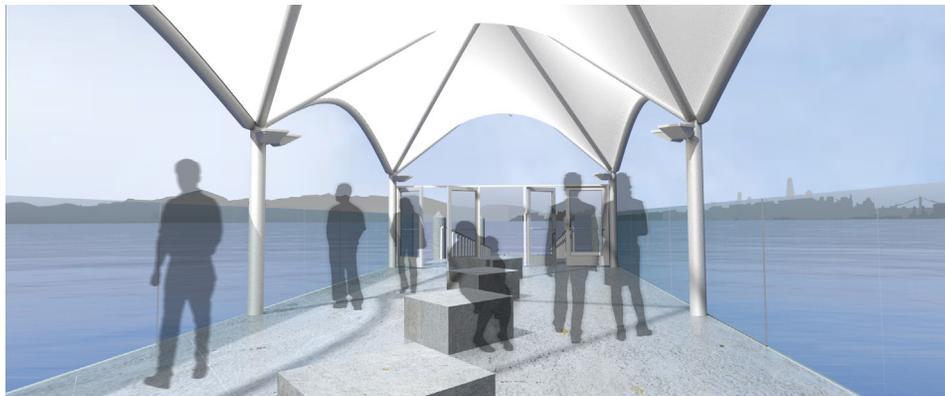
Lighting



Perspective View



Interior View



1 Column mounted uplight



2 Handrail integrated stair lighting



3 Wall niche mounted pathway light



4 In-ground linear uplight

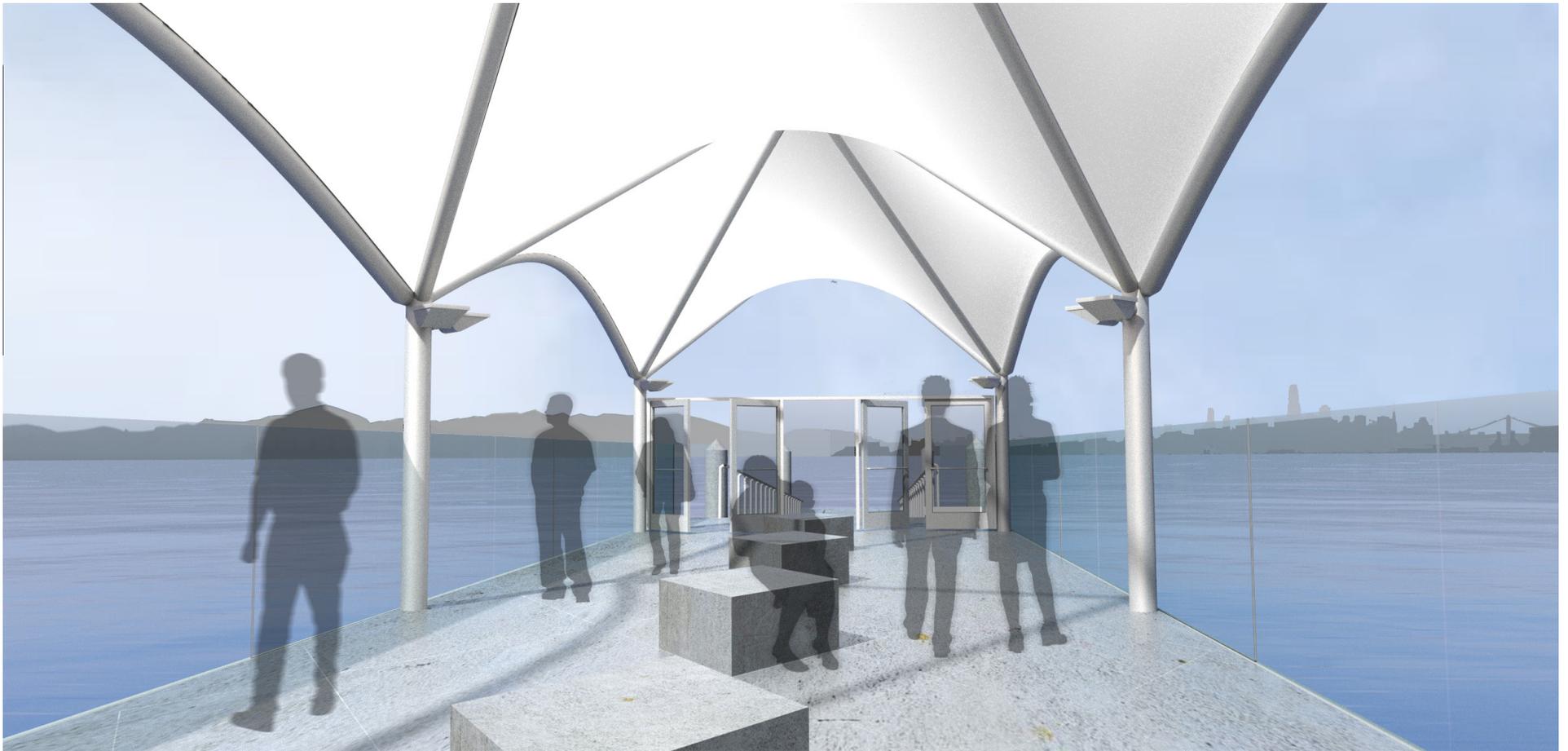
The canopy itself will be uplit from lighting fixtures mounted onto the "inside" faces of the canopy support posts.

The low concrete walls along the sloped walkways into the fixed pier area will have recessed lighting to illuminate the path of travel on both sides, and the steps will be lit from handrail integrated lighting.

The two low concrete walls on the street facing side will have cast in place recessed letters (e.g. "SEAPLANE LAGOON FERRY TERMINAL") which will be up-lit from linear in ground mounted fixtures.



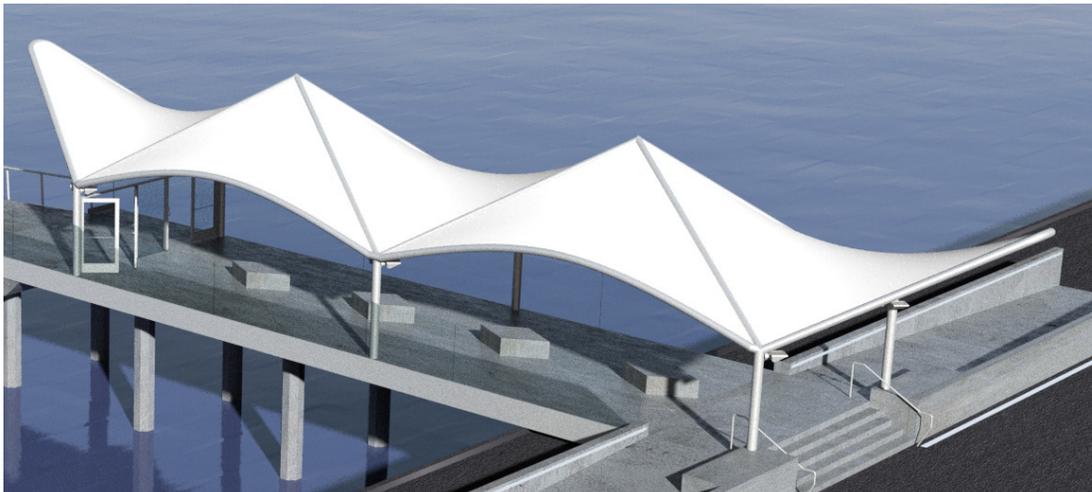
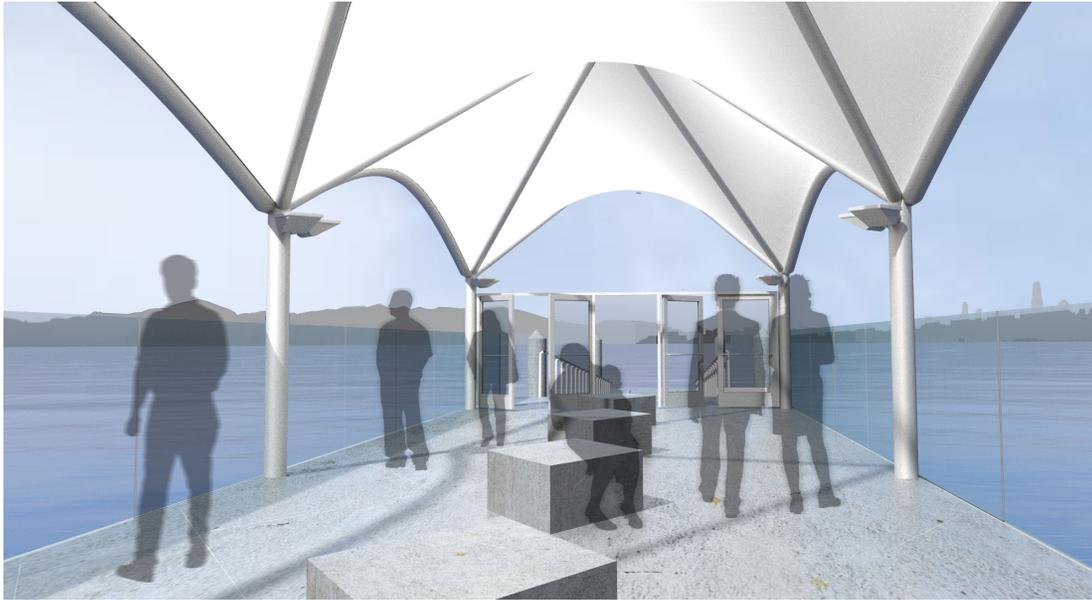
Glass Wall



The glass guardrail/ windscreen is envisioned to have bird safe glass panels, 5' high by +/- 8' wide. The glass panels will have vertical silicone caulk joint.

Per a glass panel manufacturer, a 5' maximum height allows the glass to be self supporting. A higher guardrail/ windscreen is possible, however requires an additional steel support structure that adds both cost and visual clutter.

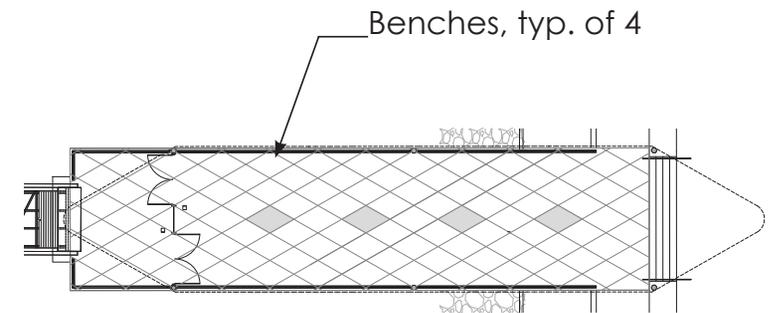
Benches



The location of the benches along the centerline of the fixed pier are proposed to facilitate the entry and exit pathways. This is in line with the queuing plan which has been favorably reviewed by both BCDC and WETA.

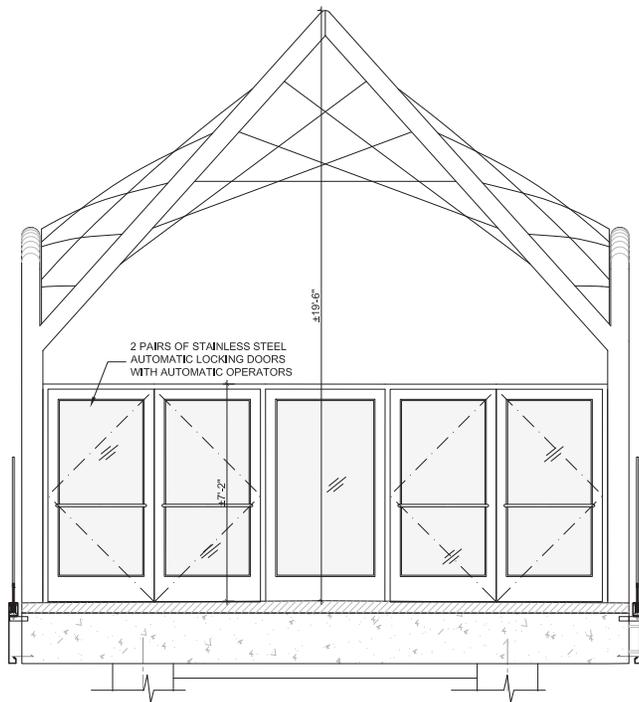
The shape of the benches is designed to mirror the diagrid of the canopy structure, which is scaled and transcribed onto the floor as score lines. The backless diamond shape allows people to sit from either side of the fixed pier and face any direction.

Materials and construction of the removable benches will be solid/sturdy to prevent theft, vandalism, and provide durability.



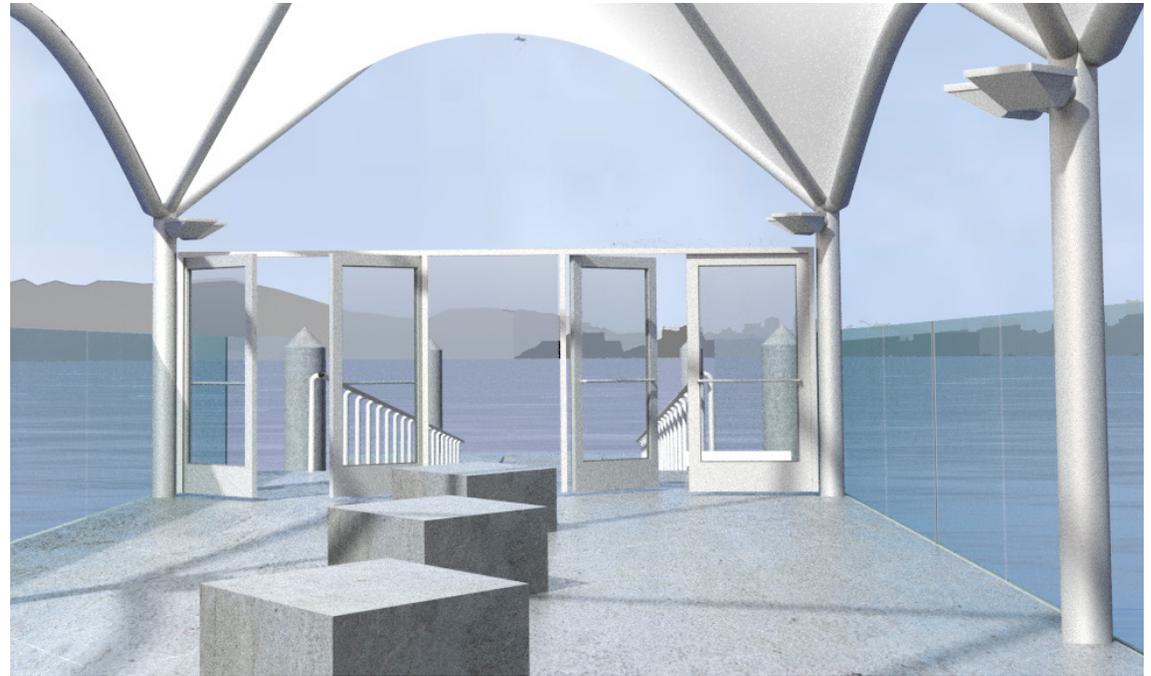
Plan of Fixed Pier

Security Gates



4 ELEVATION - SECURITY DOORS

0' 1' 2' 4' 1/2"=1'-0" AT FULL SCALE



WETA's operations require doors with automatic locking, card reader access and likely, automatic door operators. To accommodate these requirements, glazed doors with stainless steel frames are proposed. These doors will also act as weather protection.