

WATERFRONT PLAZA & PROMENADE

PUBLIC PARK DEVELOPMENT PLAN



Exhibit 1
Item 7-A, June 25, 2018
Planning Board Meeting



ALAMEDA LANDING
Alameda, California
Planning Board Design Review
June 25, 2018

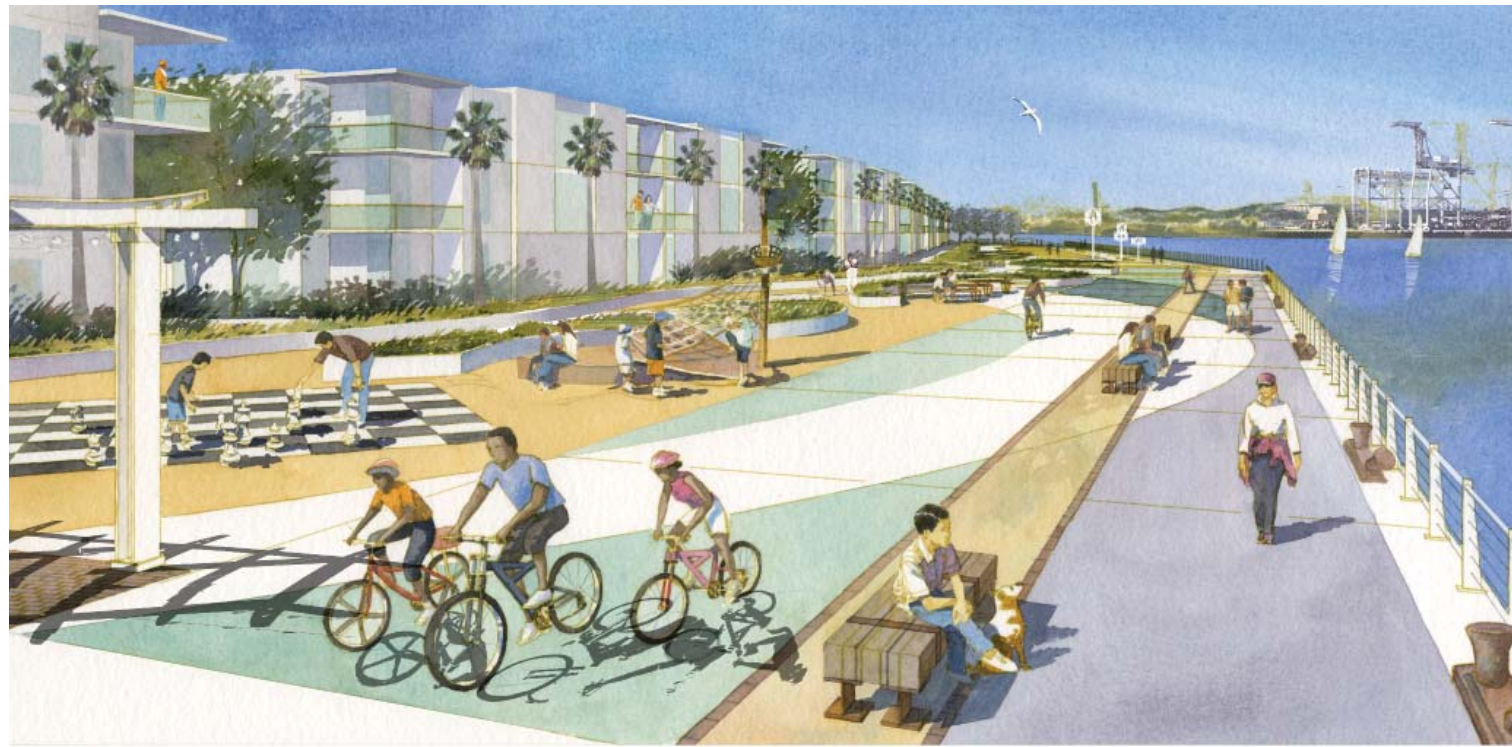




The plaza & promenade provide an inviting gateway for residents and visitors to Alameda Landing’s waterfront experience



5th Street terminates at the waterfront plaza, framing the view of Oakland’s Broadway Skyline and Jack London Square

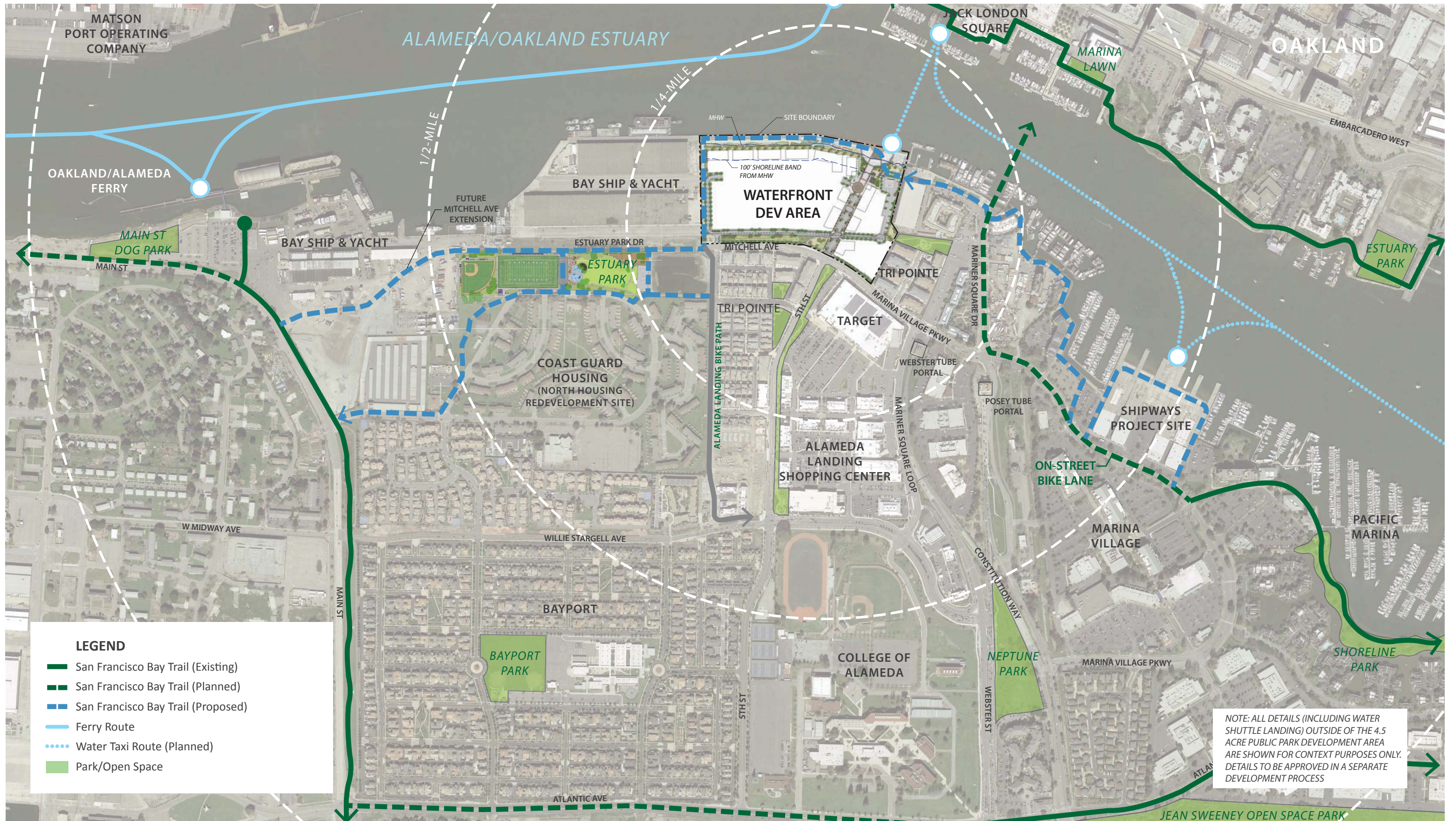


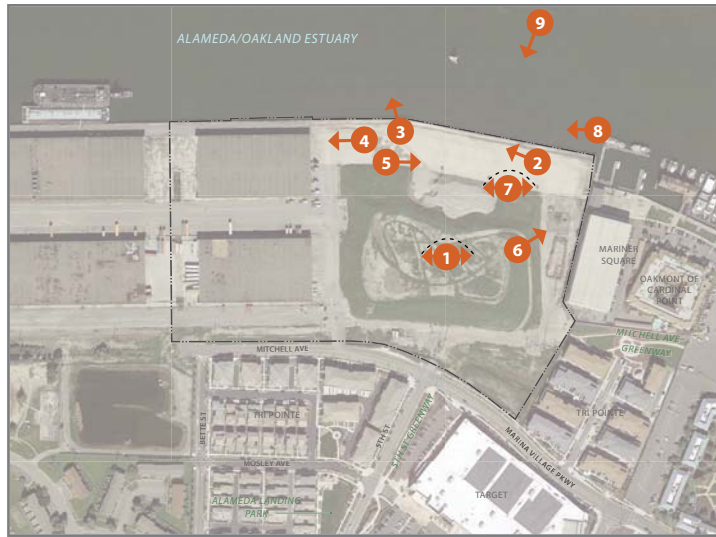
The promenade offers a quarter-mile of public access and recreation along the Alameda/Oakland Estuary

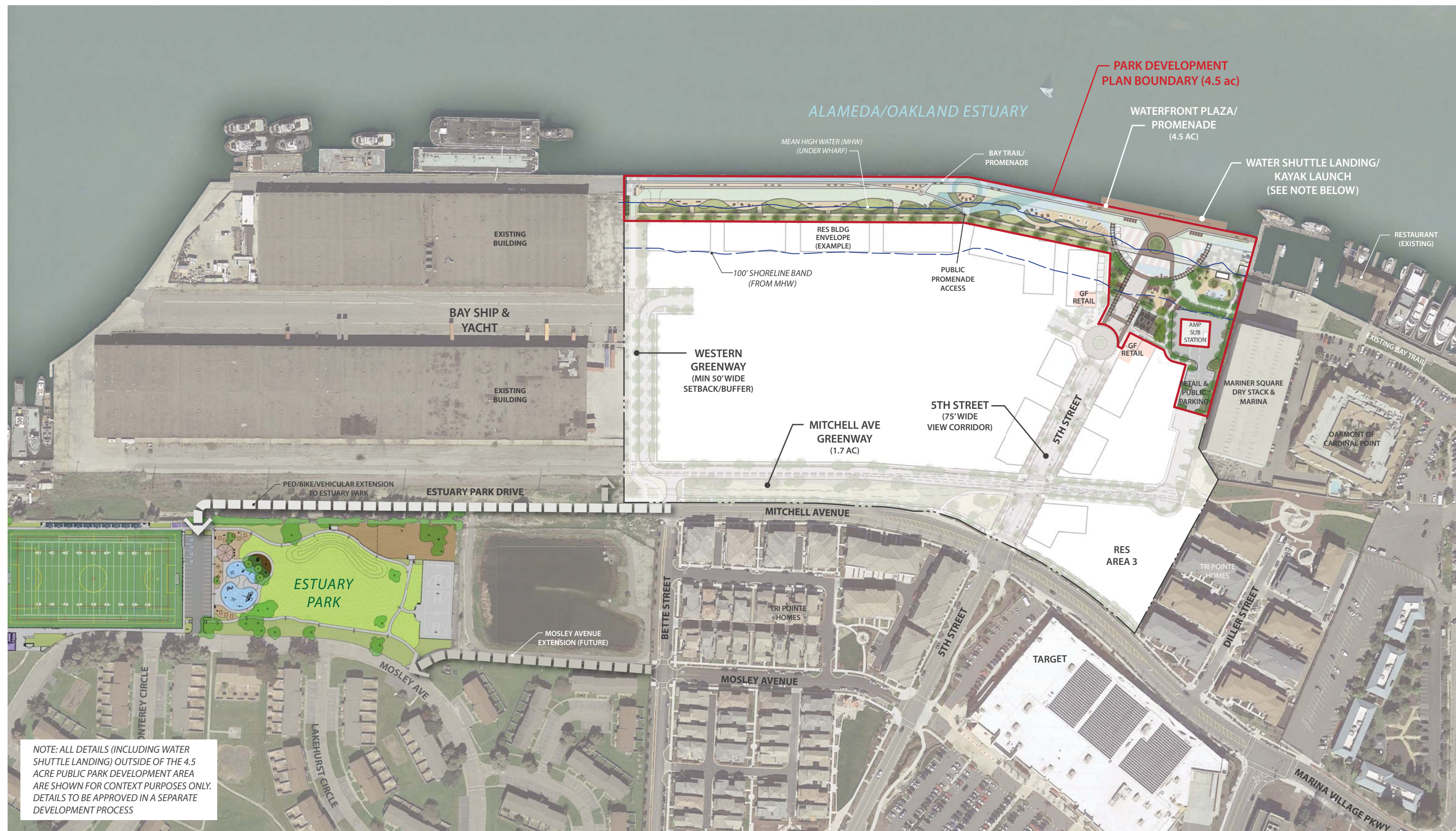


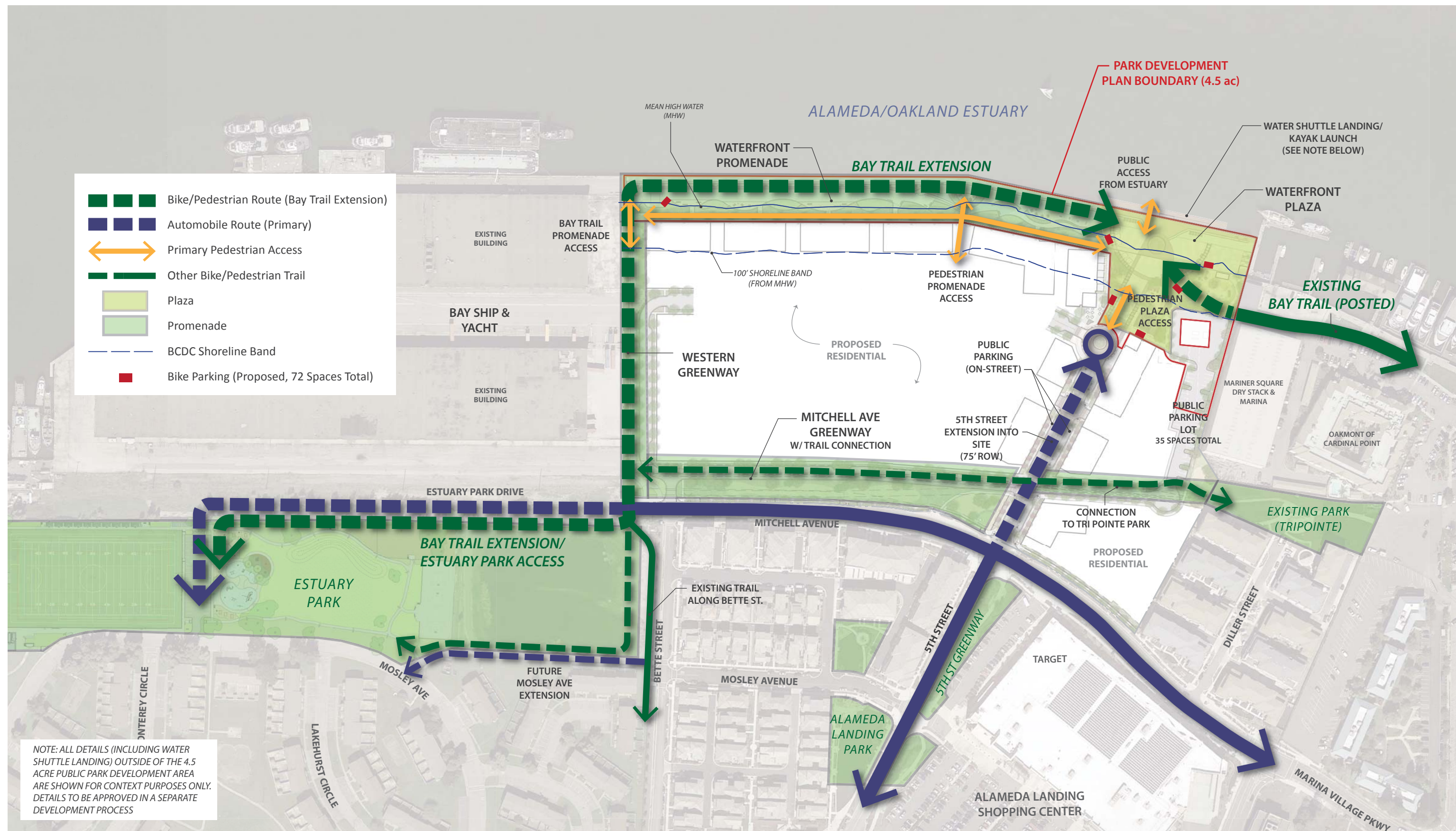
The promenade park features expansive views of the estuary and beyond and provides a variety of activities for all ages

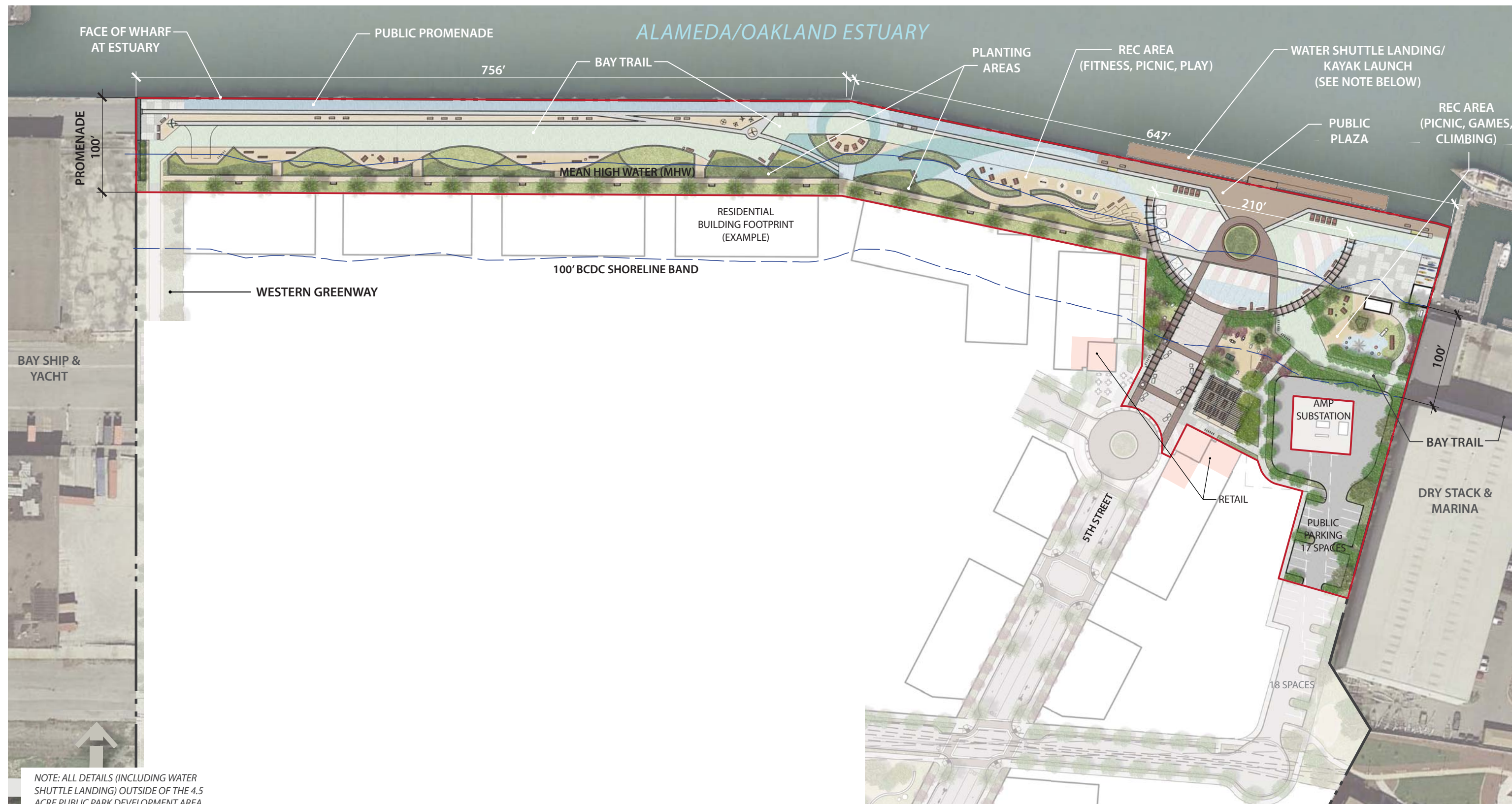




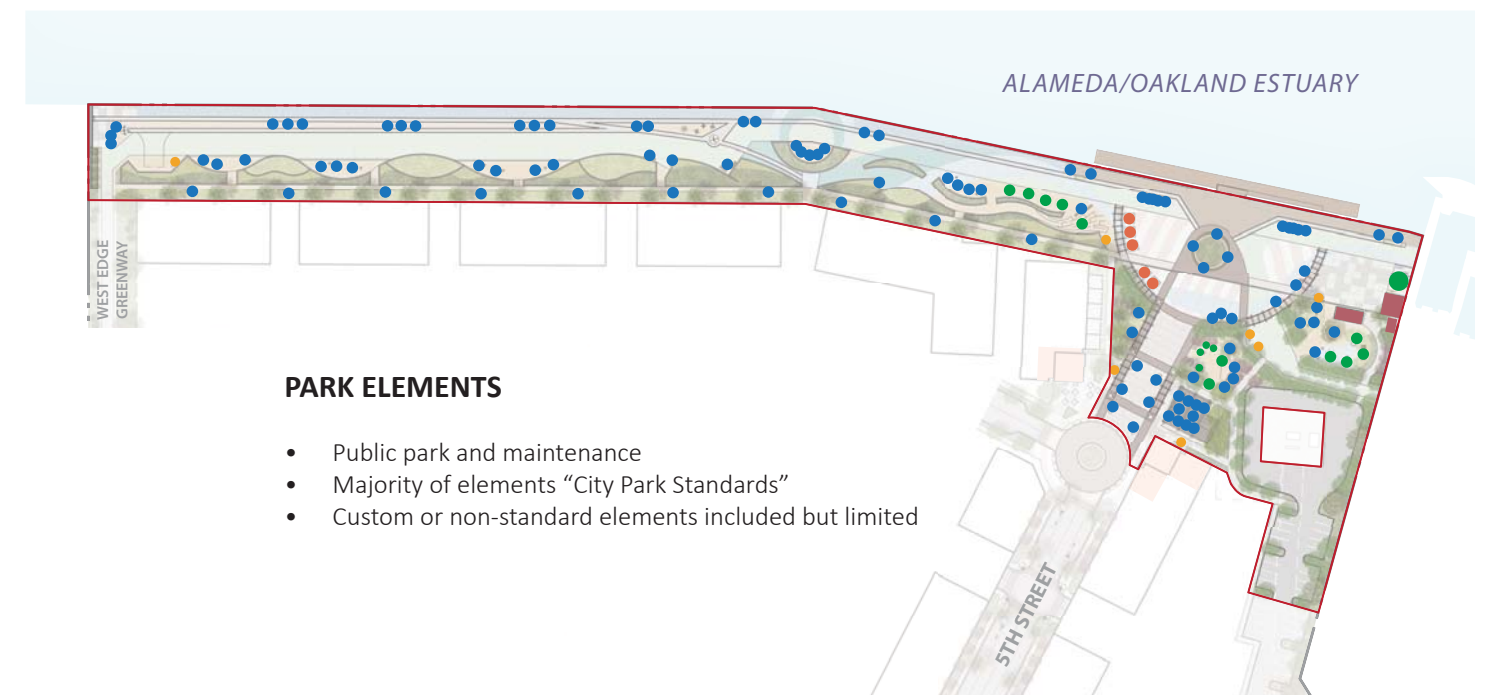
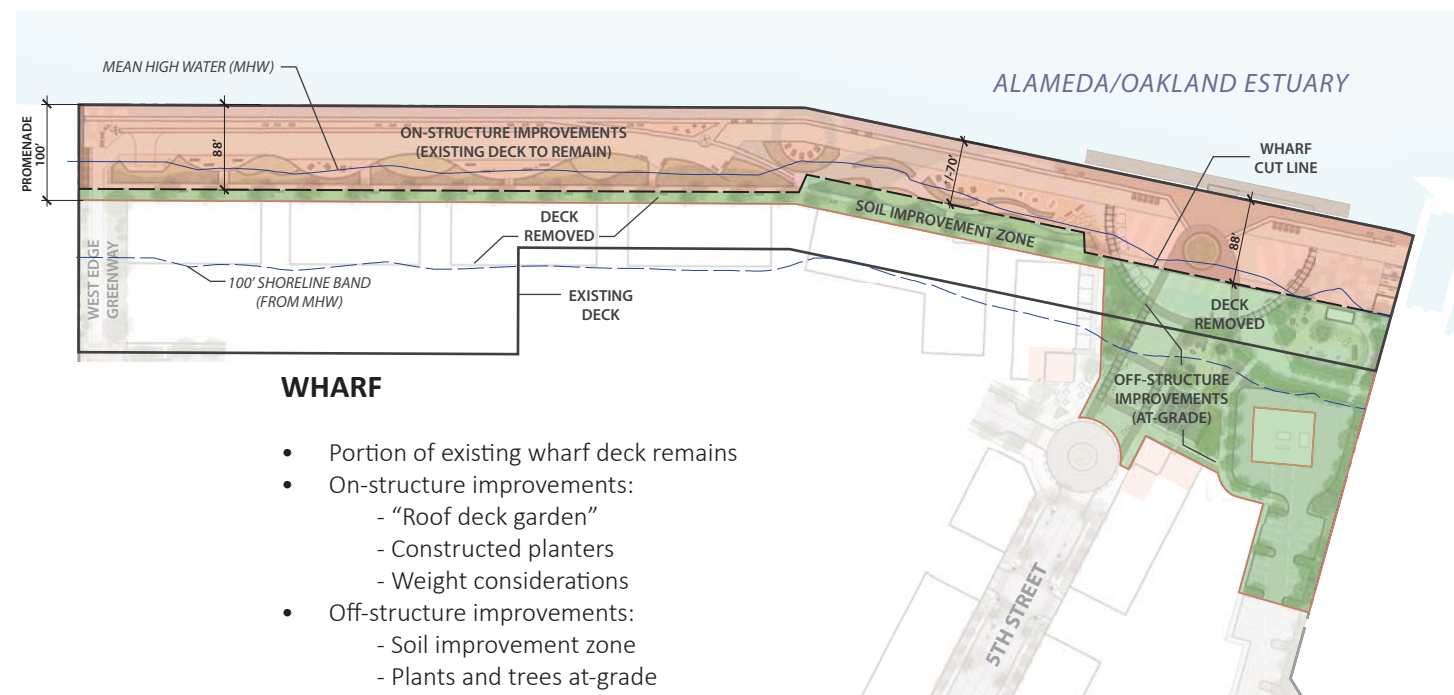
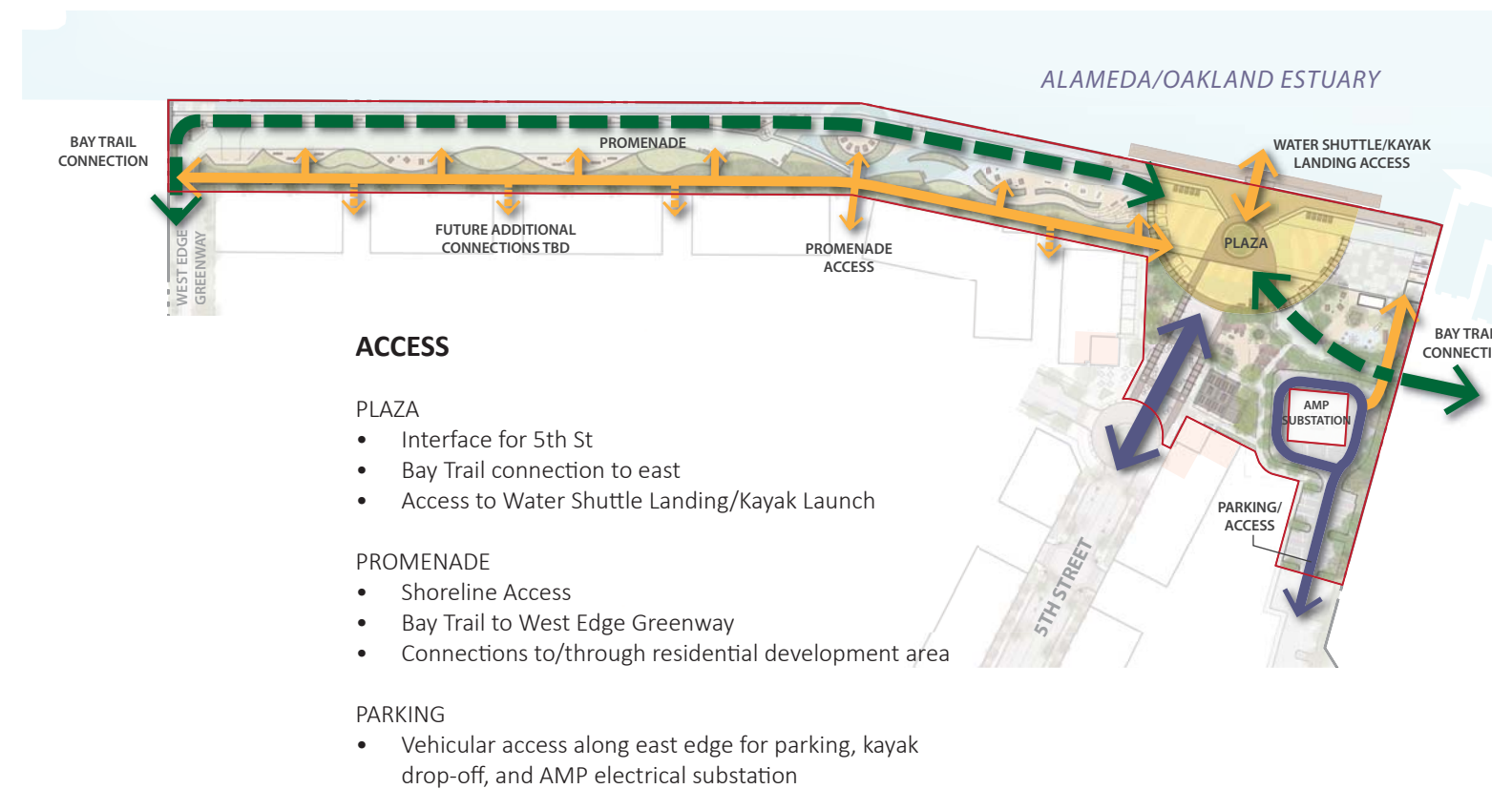
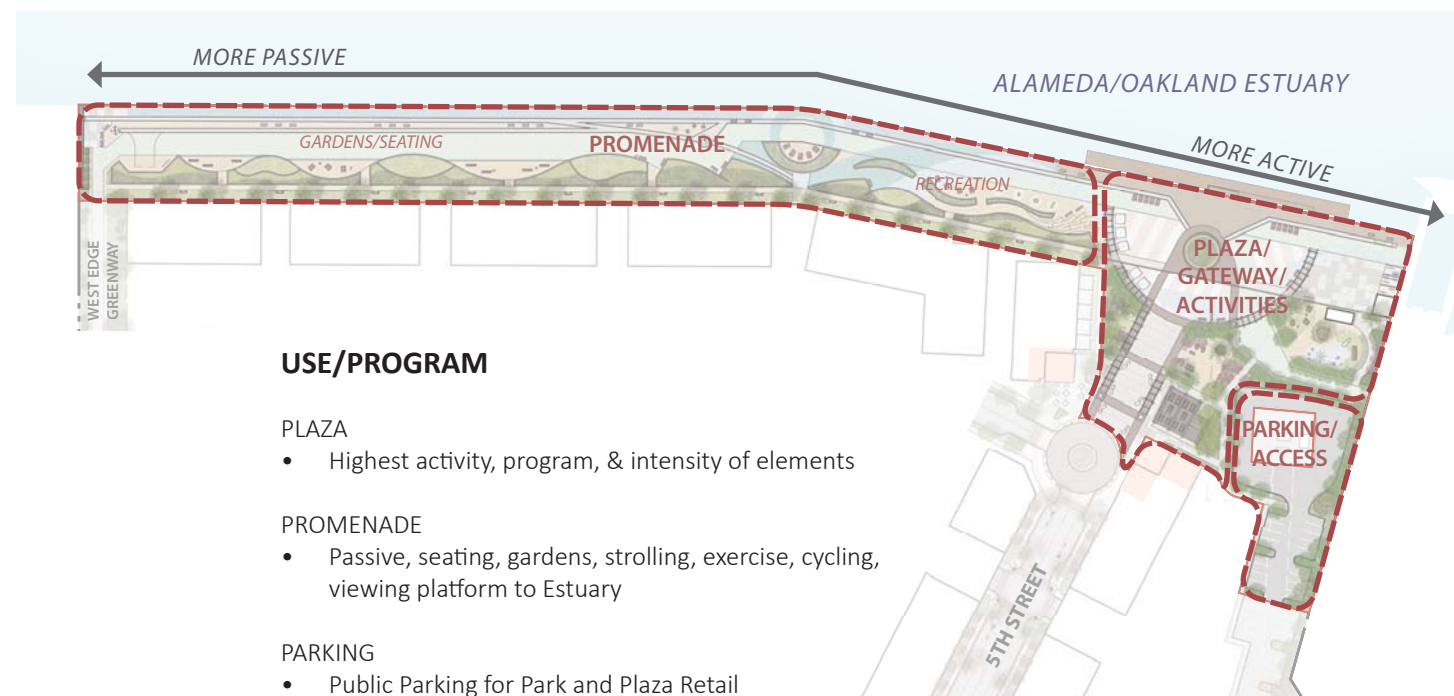


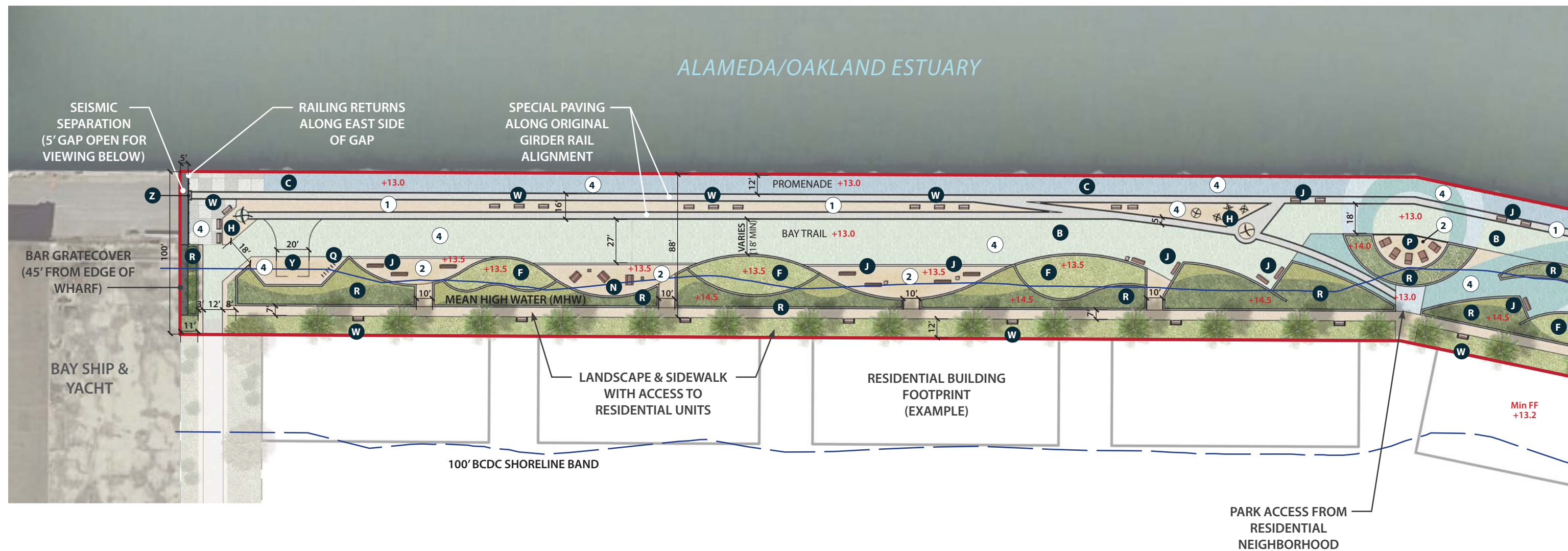






NOTE: ALL DETAILS (INCLUDING WATER SHUTTLE LANDING) OUTSIDE OF THE 4.5 ACRE PUBLIC PARK DEVELOPMENT AREA ARE SHOWN FOR CONTEXT PURPOSES ONLY. DETAILS TO BE APPROVED IN A SEPARATE DEVELOPMENT PROCESS

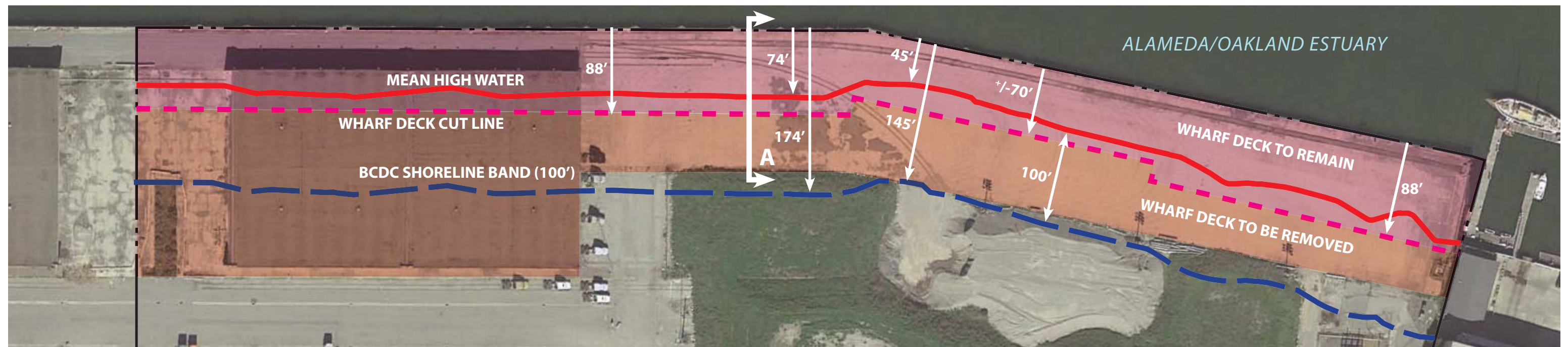




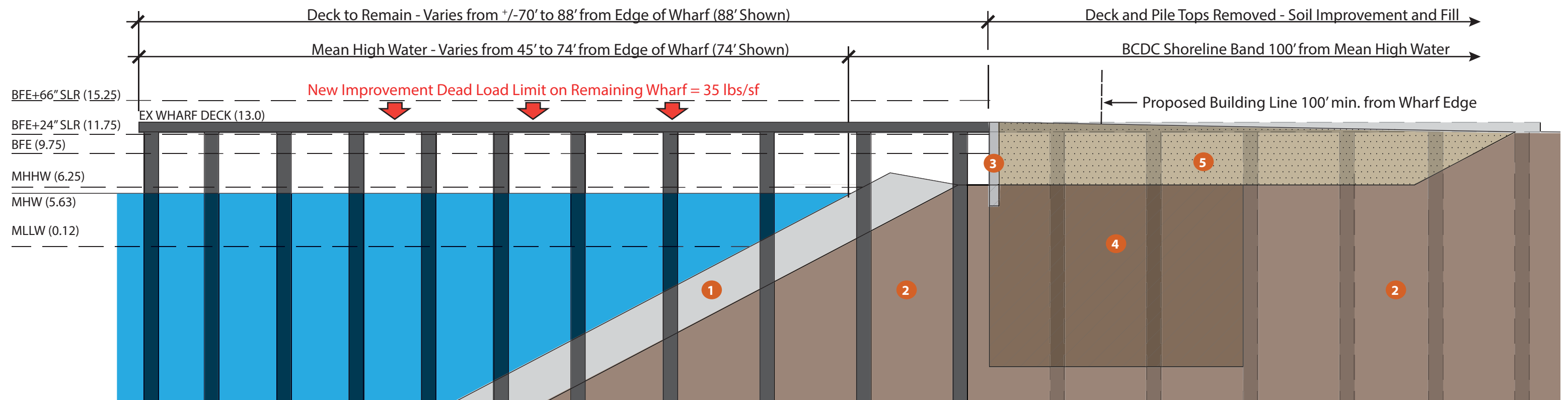
SITE ELEMENTS

- | | |
|--|---|
| B. Bay Trail (Proposed) | W. Park Bench Seating |
| C. Public Promenade w/ Railing & Markers | Y. Emergency Vehicle Turnaround |
| F. Synthetic Turf | Z. Concrete Marker w/ History Panel |
| H. Vertical Art Element | |
| J. Timber Bench Seating | 1. Precast Concrete Pavers |
| N. Picnic Area w/ Tables & BBQ Pits | 2. Decomposed Granite (Stabilized) |
| P. Chaise Lounge Seating | 3. Concrete |
| Q. U-Type Bike Rack (36 Total) | 4. Acrylic Top Coat over Existing Wharf Deck or New Concrete Base |
| R. Planting Area (w/ Low Walls on Deck) | |

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EXISTING WHARF CONTEXT DIAGRAM



SECTION A - EXISTING WHARF AND PROPOSED ENGINEERING CONCEPT

- NOTES:**
- Base Flood Elevation (BFE)
 - Mid Century Sea Level Rise (BFE+24" SLR)
 - End of Century Sea Level Rise (BFE+66" SLR)
 - Mean Higher High Water (MHHW)
 - Mean High Water (MHW)
 - Mean Lower Low Water (MLLW)
- LEGEND:**
1. Existing Riprap
 2. Existing Earth
 3. New Retaining Wall at Cutline of Wharf Deck
 4. Soil Improvement Zone (Deep Soil Mix Columns)
 5. New Fill

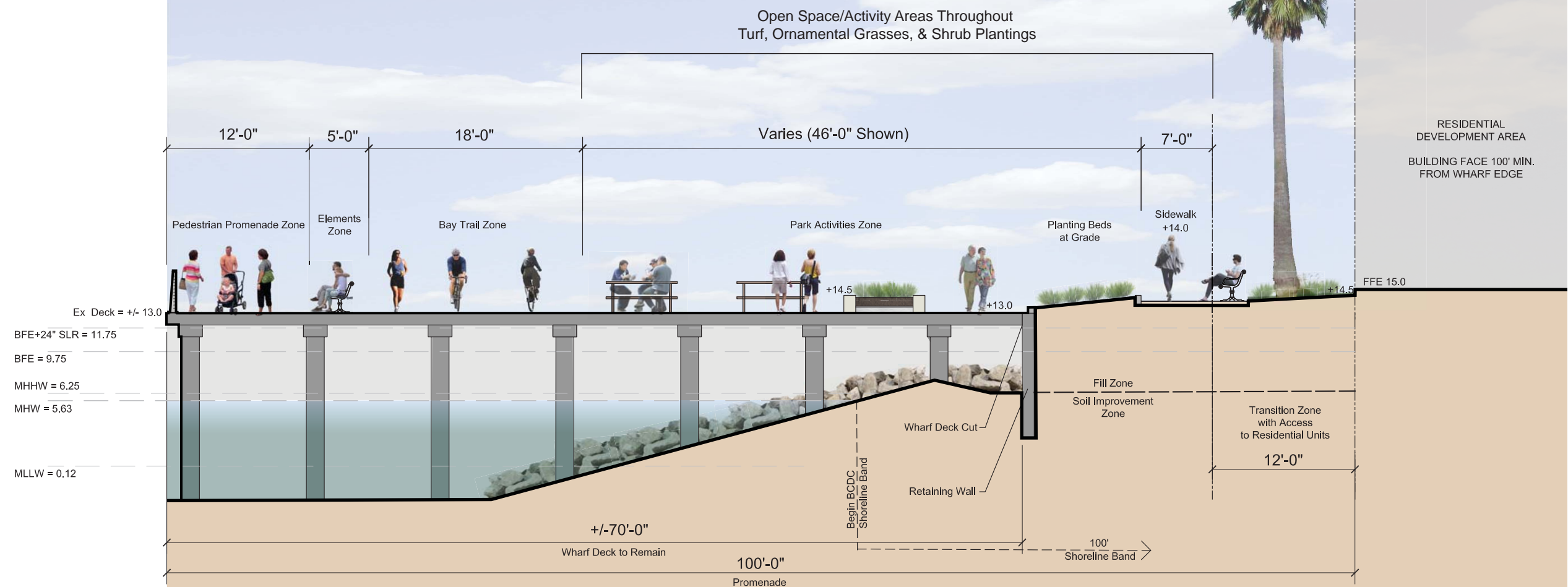


Note: Elevation reference datum NAVD-88

Note: Section is illustrative and generally reflects the design concept and intent. Specific design elements, structures, and placement subject to change.



KEY MAP

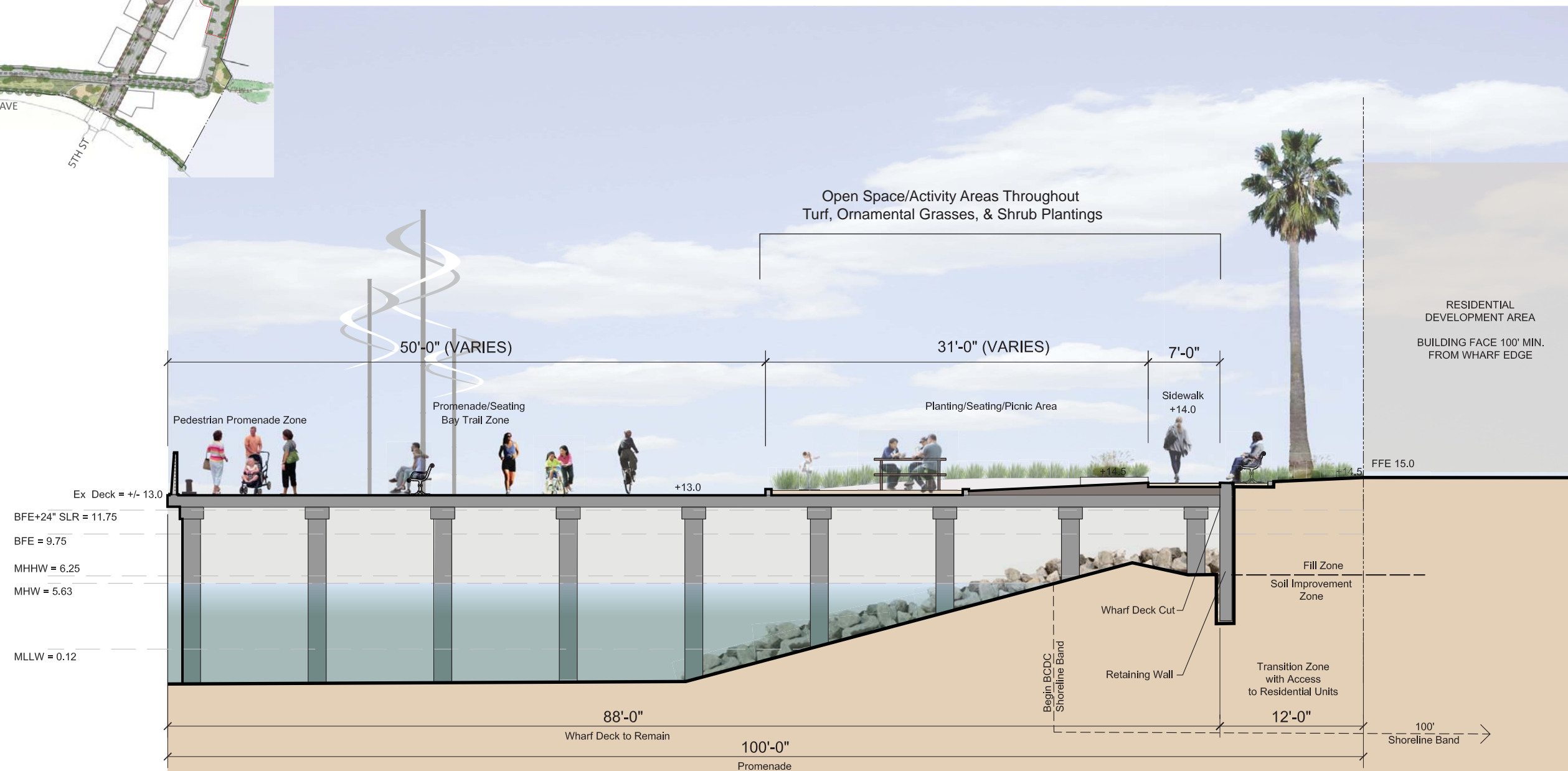


Note: Elevation reference datum NAVD-88

* See Page 16 for Alternate Grading Option

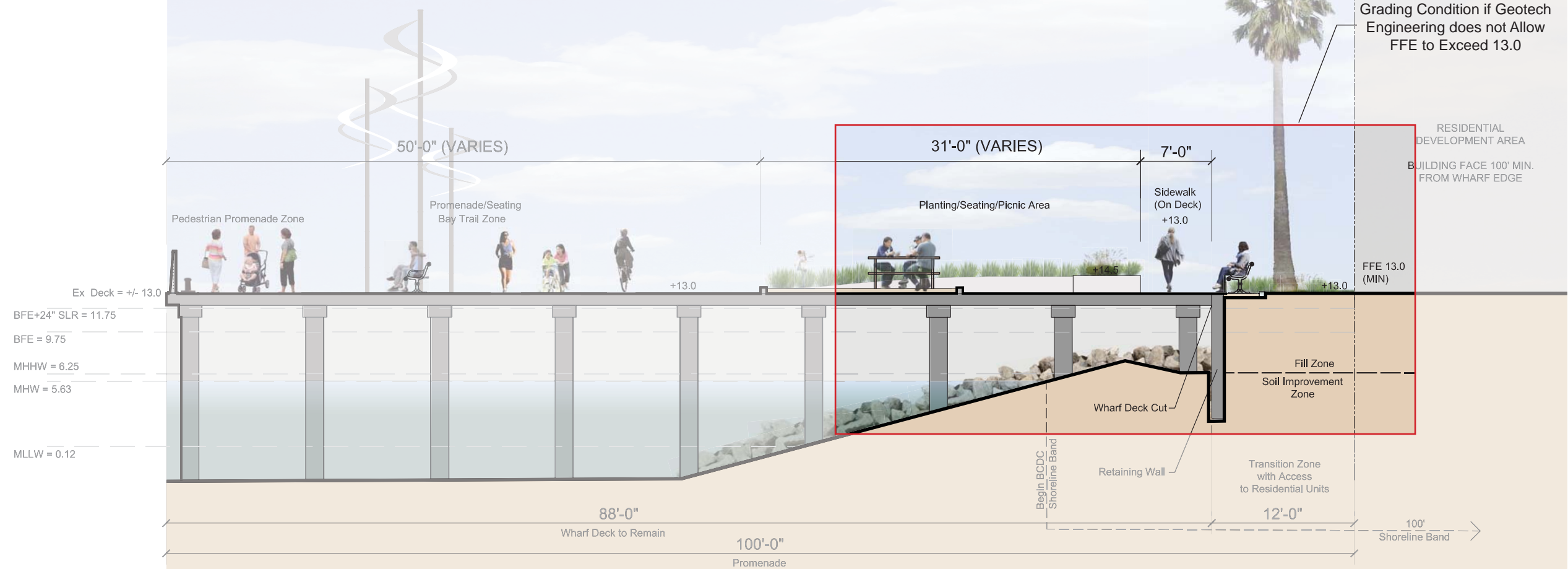
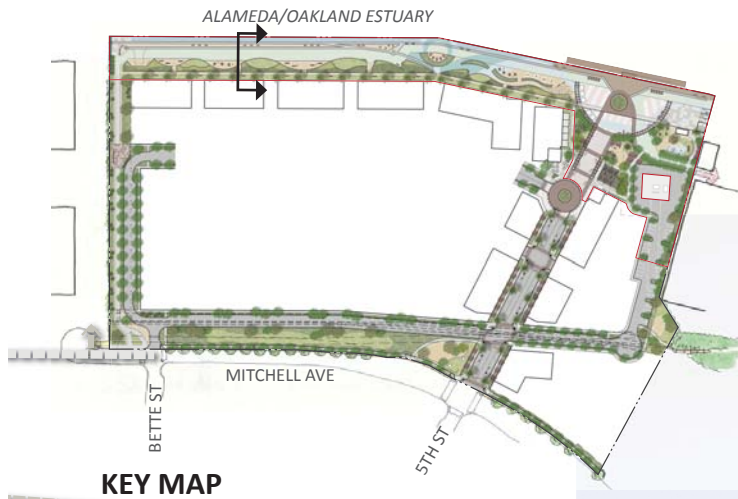


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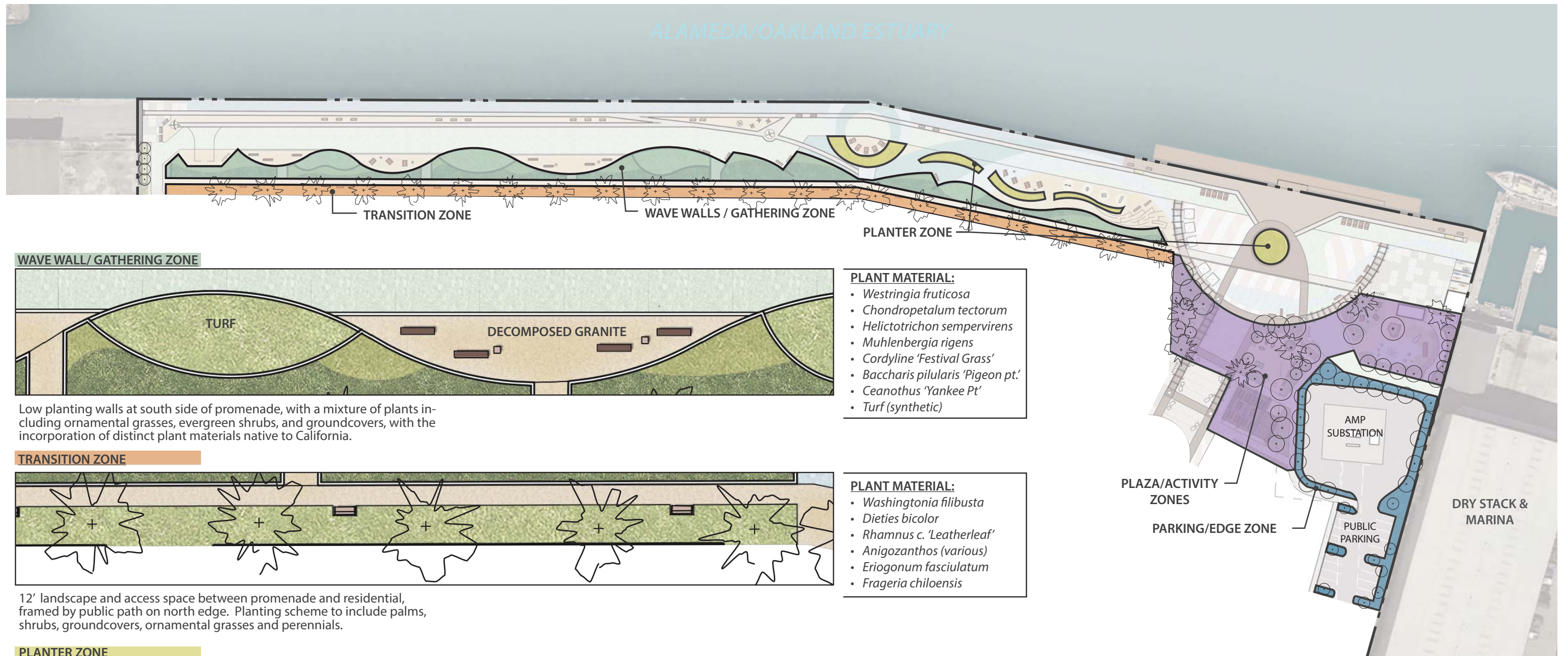


Note: Elevation reference datum NAVD-88

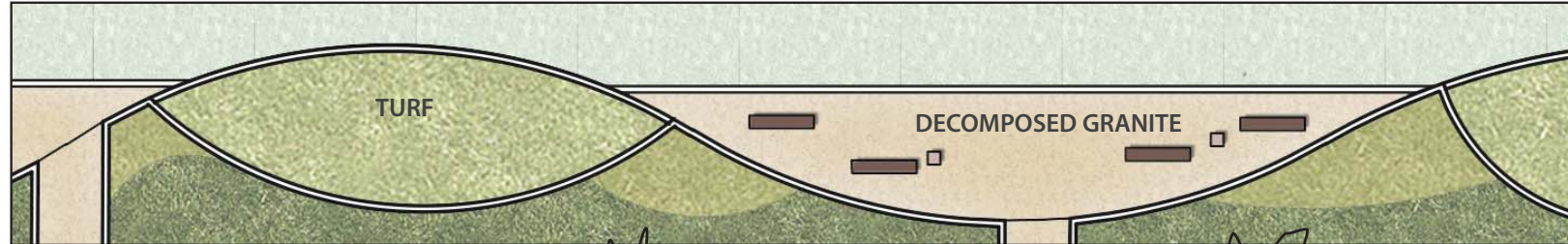
* See Page 16 for Alternate Grading Option



Note: Elevation reference datum NAVD-88



WAVE WALL/ GATHERING ZONE

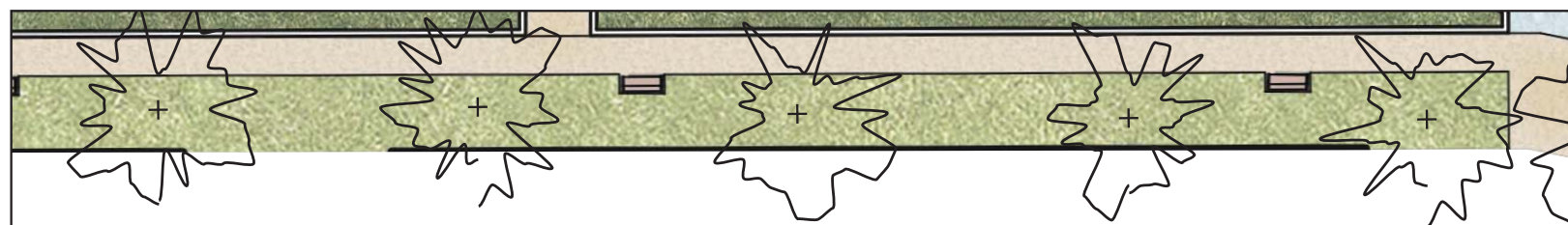


Low planting walls at south side of promenade, with a mixture of plants including ornamental grasses, evergreen shrubs, and groundcovers, with the incorporation of distinct plant materials native to California.

PLANT MATERIAL:

- *Westringia fruticosa*
- *Chondropetalum tectorum*
- *Helictotrichon sempervirens*
- *Muhlenbergia rigens*
- *Cordyline 'Festival Grass'*
- *Baccharis pilularis 'Pigeon pt.'*
- *Ceanothus 'Yankee Pt'*
- *Turf (synthetic)*

TRANSITION ZONE

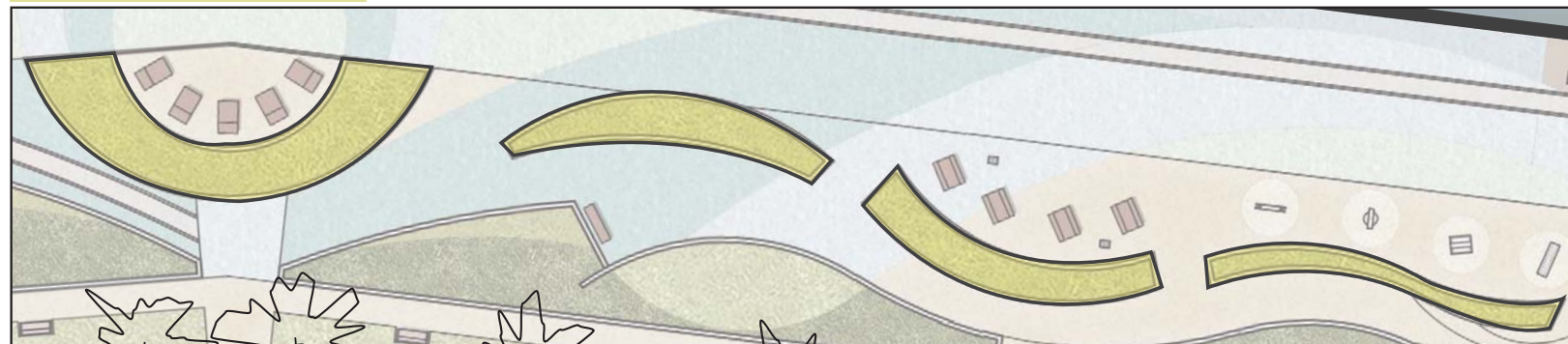


12' landscape and access space between promenade and residential, framed by public path on north edge. Planting scheme to include palms, shrubs, groundcovers, ornamental grasses and perennials.

PLANT MATERIAL:

- *Washingtonia filibusta*
- *Dieties bicolor*
- *Rhamnus c. 'Leatherleaf'*
- *Anigozanthos (various)*
- *Eriogonum fasciculatum*
- *Frageria chilensis*

PLANTER ZONE



Low planters for activity enclosure, reinforced with a combination of ornamental grasses, groundcovers, and perennials. Provides character, and visual interest to this zone.

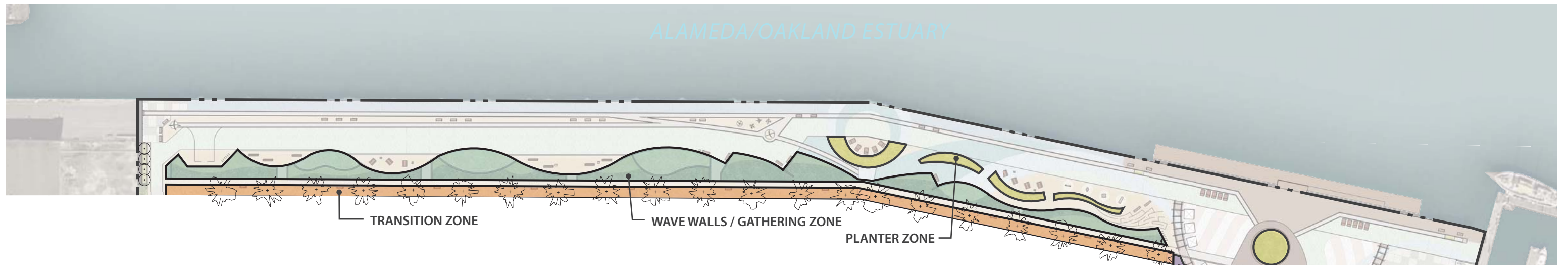
PLANT MATERIAL:

- *Chondropetalum 'El Campo'*
- *Calamagrostis foliosa*
- *Helictotrichon sempervirens*
- *Festuca rubra*
- *Arctostaphylos uva-ursi*
- *Anigozanthos (various)*
- *Limonium perezii*
- *Calamagrostis foliosa*
- *Limonium perezii*

Notes:

Planting design shall comply with the Water Efficient Landscape Ordinance (WELO) to meet the State of California's adopted Model WELO.

Planting design shall comply with The Bay Friendly Landscape Guidelines - Techniques and guidelines for the design, implementation and maintenance of the built landscape that promote: regionally appropriate plant materials, reduced landscape waste, conservation of resources, enhanced water, air quality and habitat protection. These guidelines are part of the Alameda Civic Bay Friendly Landscape Ordinance.



PLAZA/ ACTIVITY ZONES:

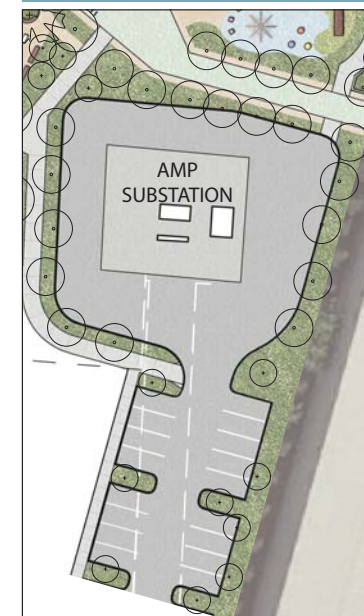


Main plaza with a sense of enclosure reinforced and framed by large shade trees, accented by palms and a layered understory planting scheme comprised of a variety of shrubs, large and small ornamental grasses, perennials and groundcovers.

PLANT MATERIAL

- *Platanus acerifolia*
- *Washingtonia filibusta*
- *Melaleuca quinquinervia*
- *Podocarpus gracilior*
- *Heteromeles arbutifolia*
- *Cercis occidentalis*
- *Dieties bicolor*
- *Westringia fruticosa*
- *Chondropetalum tectorum*
- *Phlomis fruticosa*
- *Pittosporum t. 'Variegata'*
- *Ceanothus 'Yankee Pt'*
- *Arctostaphylos 'Emerald Carpet'*

PARKING/EDGE ZONE:



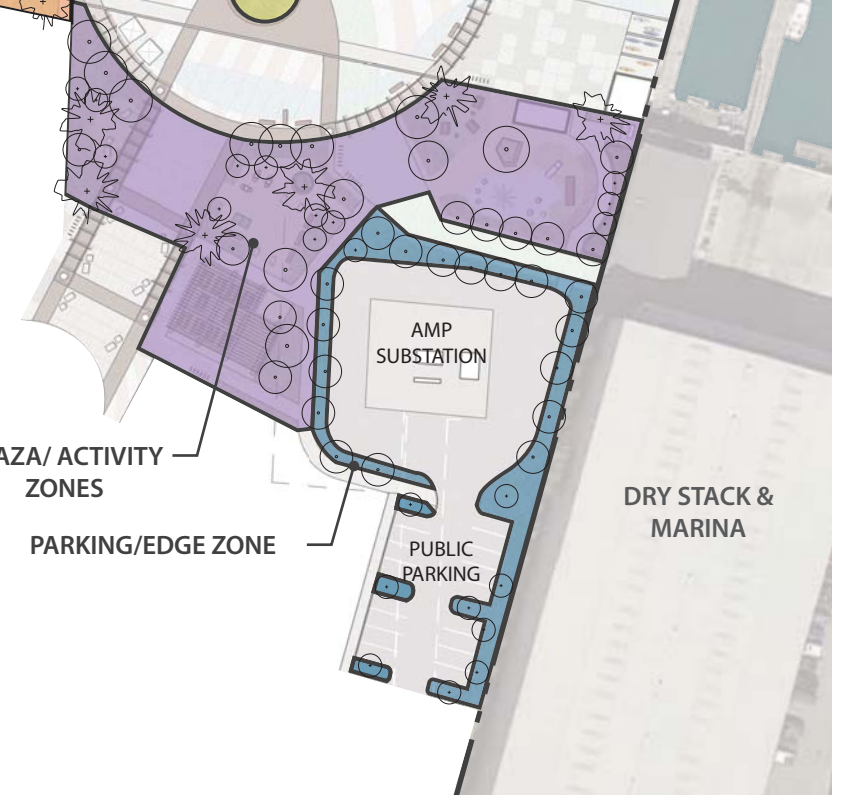
Perimeter areas and utility elements will be buffered with dense vegetation including evergreen trees, shrubs, and large ornamental grasses.

PLAZA/ ACTIVITY ZONES

PARKING/EDGE ZONE

PLANT MATERIAL

- *Podocarpus gracilior*
- *Myrica californica*
- *Dodonea v. purpurea*
- *Westringia fruticosa*
- *Escallonia rubra*
- *Rhamnus c. 'Leatherleaf'*
- *Muhlenbergia rigens*
- *Leymus condensatus 'Canyon Prince'*



ALAMEDA/OAKLAND ESTUARY



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PLANT MATERIAL

BOTANICAL NAME COMMON NAME

TREES

- 1

Cercis occidentalis

Western Redbud
- Heteromeles arbutifolia*

Toyon
- 2

Melaleuca quinquinervia

Cajeput Tree
- 3

Myrica californica

Pacific Wax Myrtle
- 4

Platanus acerifolia

London Plane Tree
- 5

Podocarpus gracilior

Fern Pine
- 6

Washingtonia filibusta

NCN

SHRUBS

- Coleonema p. 'Sunset Gold'*

Breath of Heaven
- 7

Cordyline 'Festival Grass'

Cordyline
- 8

Dodonea v. 'purpurea'

Purple Hopseed
- Escallonia rubra*

Escallonia
- Eriogonum fasciculatum*

CA. Buckwheat
- Lavatera assurgentiflora*

Tree Mallow
- Phlomis fruticosa*

Jerusalem Sage
- 9

Phormium (various)

Flax
- Pittosporum tobira 'Variegata'*

Mock Orange
- 10

Rhamnus c. 'Leatherleaf'

Coffeeberry
- Westringia fruticosa*

Coast Rosemary

GROUNDCOVERS

- 11

Arctostaphylos 'Emerald Carpet'

Manzanita
- 12

Ceanothus 'Yankee Point'

Yankee Pt Ceanothus
- Baccharis p. 'Pigeon pt.'*

Dwarf Coyote Brush
- Frageria chiloensis*

Beach Strawberry

GRASSES/ PERENNIALS

- 13

Anigozanthos spp.

Kangaroo Paw
- 14

Calamagrostis foliosa

Mendocino reed grass
- 15

Chondropetalum tectorum

Cape Rush
- 16

Dieties bicolor

Fortnight Lily
- Festuca rubrum*

Red Fescue
- Helictotrichon sempervirens*

Blue Oat Grass
- Iris douglasiana*

Douglas Iris
- Juncus patens*

CA. Gray Rush
- Leymus condensatus*

Giant Wild Rye
- 17

Limonium perezii

Sea Lavender
- 18

Muhlenbergia rigens

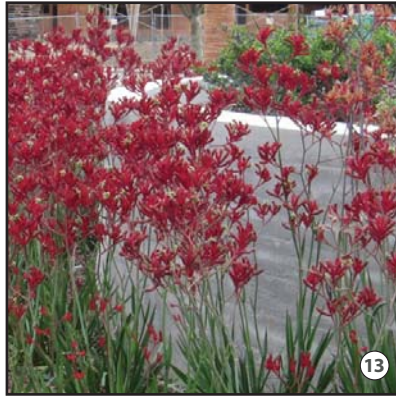
Deer Grass
- Nassella pulchra*

Purple Needle Grass

TREES

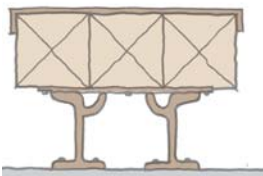


SHRUBS, PERENNIALS, GRASSES, GROUNDCOVERS





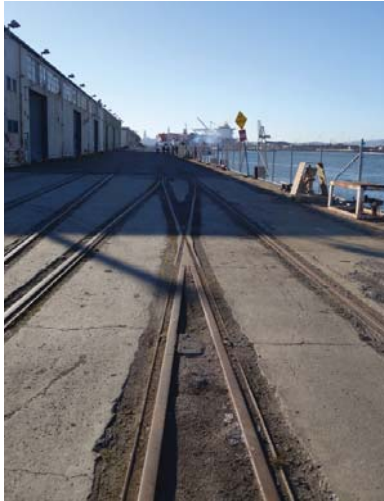
Section cut through existing girder rails



Seating Element Section



Seating elements made from reused girder rails and timber from the site



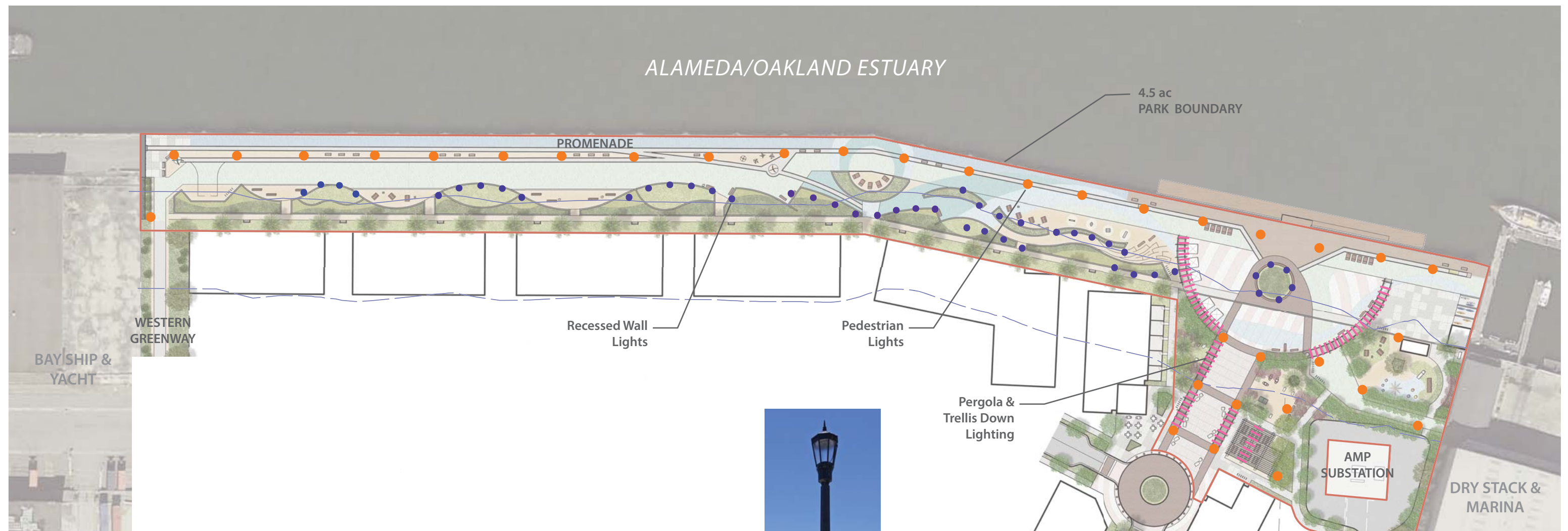
Timber framing in existing warehouse to be removed

Additional Seating Types



Existing Mooring Cleats

Benches from Existing Rails and Building Timbers (if feasible)



BEGA FIXTURE EXAMPLE



PEDESTRIAN LAMP

* Alameda Rec & Parks Standard

LIGHTING INTENT

Plaza and Promenade lighting will be provided to the level of safety required per City of Alameda Parks Department standards. This will be accomplished through the use of pedestrian scale lights illuminating the primary pedestrian and bicycle paths along the promenade and plaza supplemented with plaza pergola/trellis down-lighting and recessed wall light fixtures integrated in seat/planter walls.

||||| Pergola/Trellis
Down Lighting

● ● ● Integrated Recessed Wall
Lighting

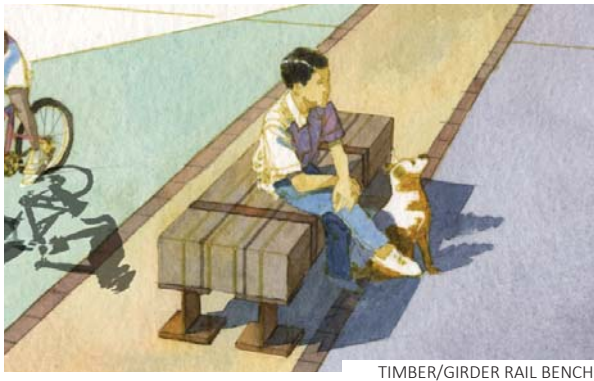
● Pedestrian Light at
Promenade "Elements Zone"



WOOD CHAISE LOUNGE



TIMBER BENCH



TIMBER/GIRDER RAIL BENCH



CONCRETE BLOCK SEATING



** Alameda Rec & Parks Standard* PARK BENCH SEATING



PLAZA/PROMENADE RAILING
(See page 27 for details)



COLORED ACRYLIC TOP COAT
(Acrylotex, Plexipave or Approved Equal)



COLORED ACRYLIC TOP COAT BIKE PATH



U-TYPE BIKE RACKS



GATEWAY COLUMN/
PUBLIC ART ELEMENT
(TBD)



PAINTED WALKING MAZE



ROPE PLAY STRUCTURE



CLIMBING STRUCTURE- "GLOBE" BY BERLINER



METAL SLIDE ON PLAY MOUND



SYNTHETIC TURF PLAY MOUND W/ SEATING



PERGOLA
(See page 25 for details)



PICNIC AREA TRELLIS
(See page 26 for details)



** Alameda Rec & Parks Standard*

WOOD PICNIC TABLE



** Alameda Rec & Parks Standard*

BBQ GRILL



** Alameda Rec & Parks Standard*

RECYCLE/TRASH RECEPTACLES



STREET LAMP
** Alameda Rec & Parks Standard*



KINETIC WIND SCULPTURE



PRECAST CONCRETE PAVERS



RAISED PLANTER W/ SEATING



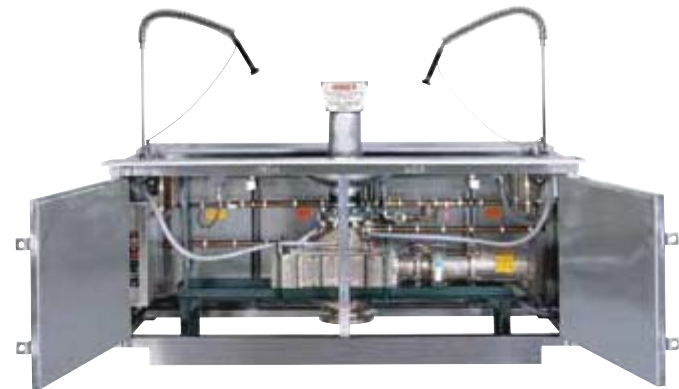
KAYAK STORAGE RACK



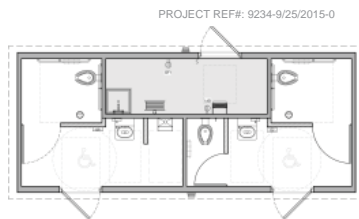
"SOMERSAULT BARS" BY KOMPAN



SIT-UP BENCH & POWER BIKE BY KOMPAN



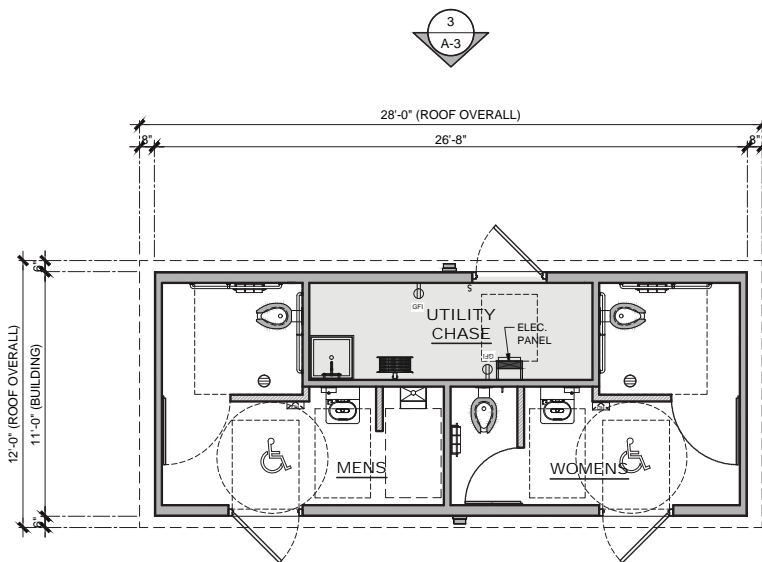
FISH CLEANING STATION - JWC ENVIRONMENTAL



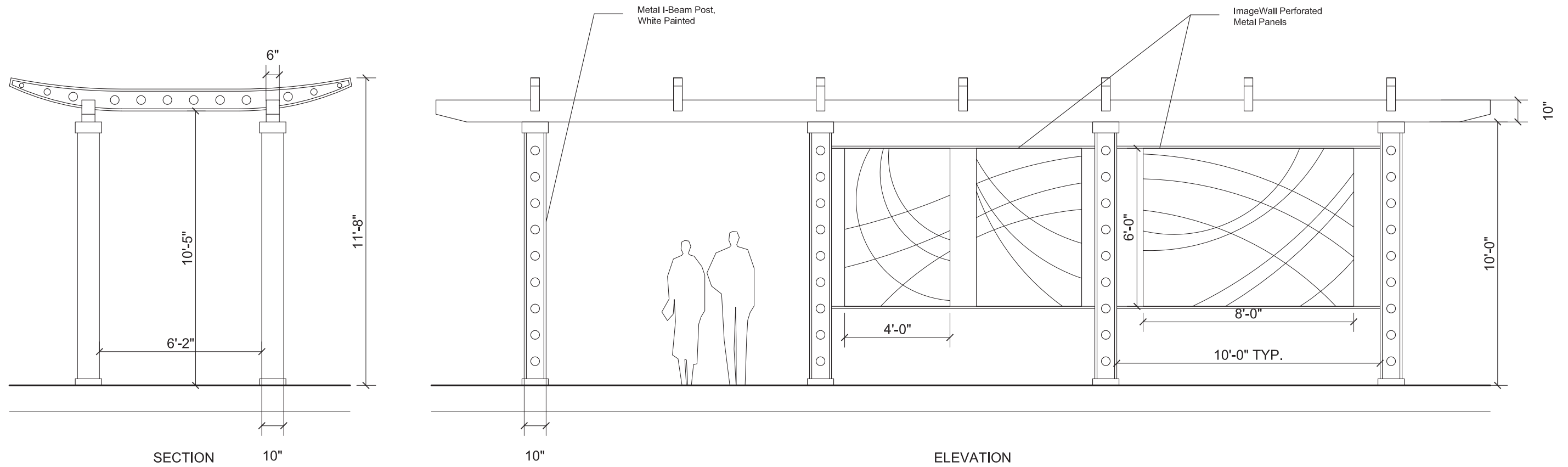
FLOOR PLAN
SCALE: NOT TO SCALE



PUBLIC RESTROOM FACILITIES

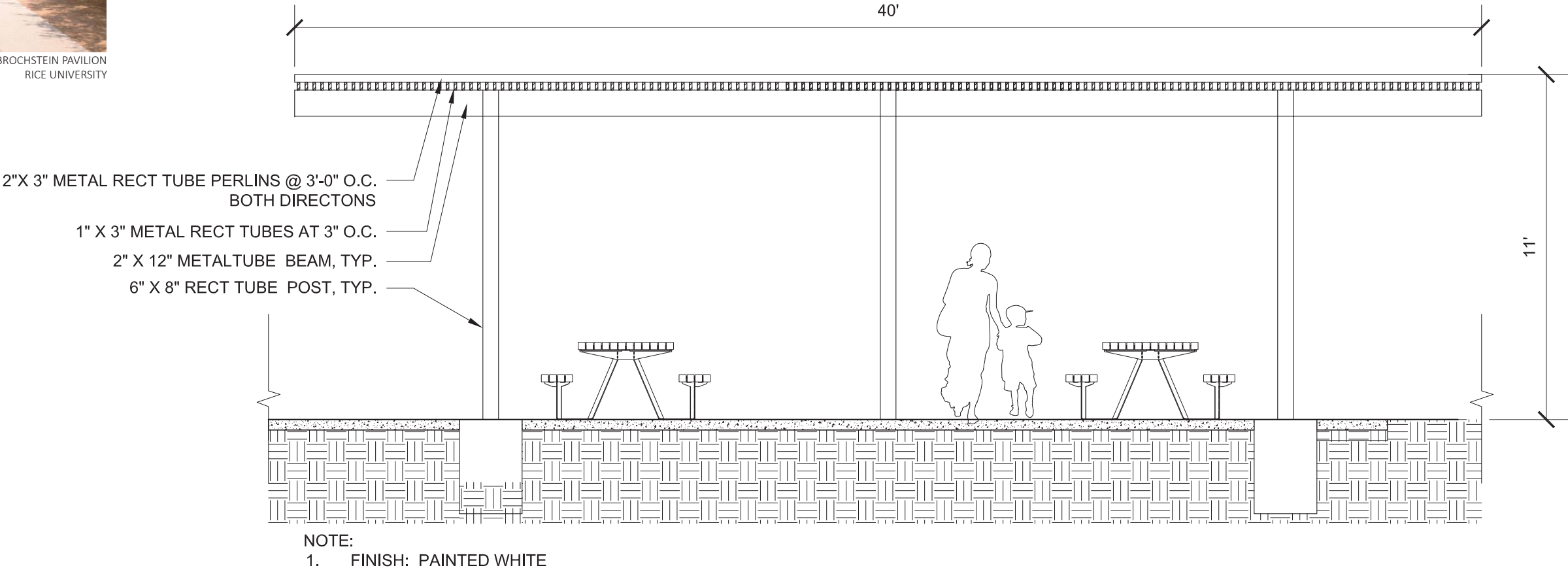


CUSTOM IMAGEWALL (PERFORATED METAL)- ZAHNER



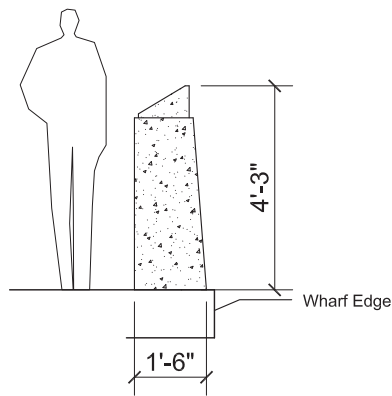


EXAMPLE: BROCHSTEIN PAVILION
RICE UNIVERSITY

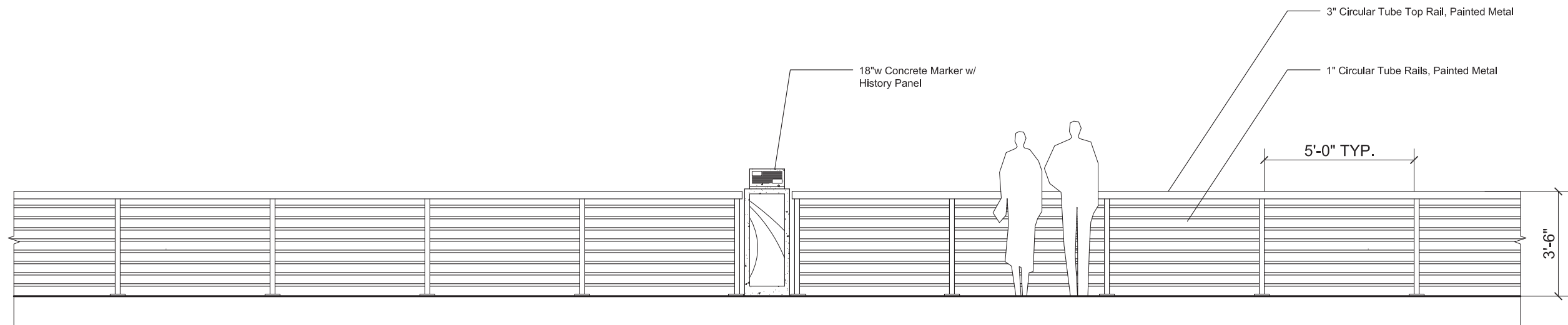
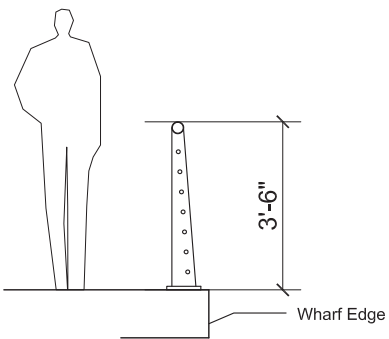


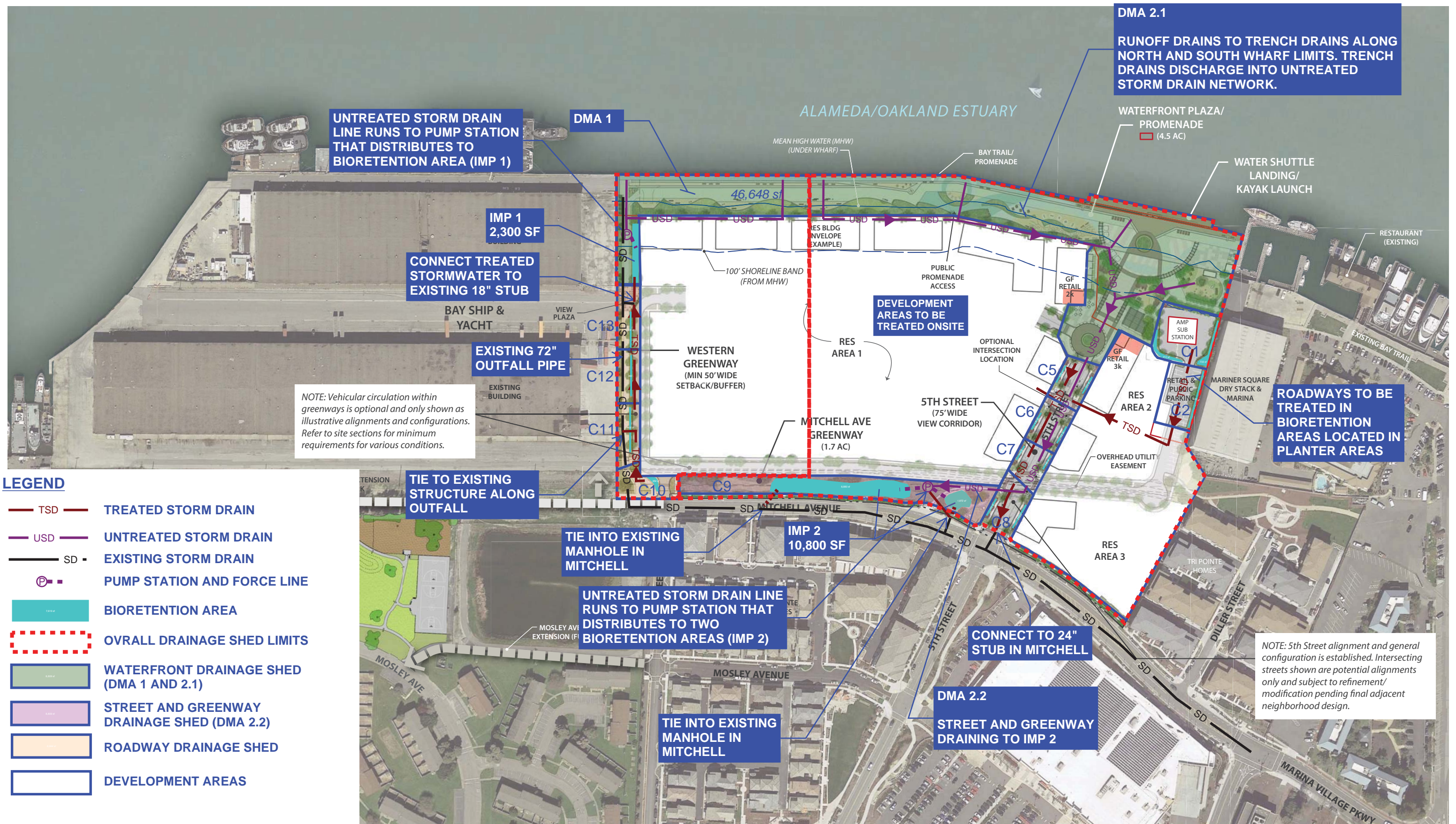


CONCRETE MARKER SECTION



POST SECTION





Alameda Waterfront Drainage Treatment Areas			
DRAINAGE AREA	DMA AREA (ft ²)	IMP AREA REQUIRED (ft ²)	PROPOSED (ft ²)
C1	15,656	626	1,444
C2	9,957	398	520
C4	11,592	464	520
C5	7,799	312	344
C6	7,931	317	344
C7	6,780	271	280
C8	8,978	359	412
C9	35,296	1,412	10,752
C10	7,916	317	354
C11	6,988	280	400
C12	6,202	248	360
C13	7,164	287	320

