



APRIL PHILIPS DESIGN WORKS,
INC.

September 20, 2019 DRAFT

WATERFRONT PARK SUBSTANTIAL COMPLIANCE NARRATIVE

The Attached Substantial Compliance exhibit package for Planning Review and Recreation & Park Review retains the initial experience envisioned for the park visitors.

- The major areas of the site are still intact: Taxiway, picnic areas, promenade, overlook, amphitheater, and the container village.
- Access to the edge of the bulkhead and design of the bulkhead is unchanged.
- Bicycle and pedestrian circulation connections to cross town trail remain.
- Universal access via the sloped walkways from the upper park to the promenade and water are still present.
- Opportunities for Public Art are still present.
- Retains the same locations of deciduous trees and palms but has swapped out majority of palms for more shade trees.
- Recreational opportunities remain present.
- Stormwater runoff from adjacent streets is still captured within the park.
- Historic Timeline in Taxiway remains in project.
- Seating opportunities remain present though quantity has been modified to adjust to hardscape & softscape adjustments.

The changes made to the design have the following benefits:

- Removed costly pump system which reduces maintenance costs.
- Increased vegetated area, which in turn decreases paved areas to mitigate the urban heat island effect.
- Increased amount of shade by switching out palms to shade trees which also reduces the urban heat island effect.
- Stormwater shifted from structured bioretention areas to unstructured passive gravity fed infiltration.
- Future BCDC Sea level rise design is relatively the same for future sea level rise levee/wall options.
- Vegetated areas which increase flooding mitigation for the revised plan are a part of the site's landscape design.