



# Alameda Point - Site A - DESIGN REVIEW • Waterfront Park • PHASE I

FEBRUARY 22, 2016 PLANNING BOARD

## TABLE OF CONTENTS

### GENERAL DRAWINGS

- L - 1 Cover Sheet - Table of Contents, Site Context Map, List of Consultants/contact info
- L - 2 Site A Development Plan - Waterfront Park
- L - 3 Waterfront Park - Existing Conditions
- L - 4 Phase I Design Review - Waterfront Park
- L - 5 Sea Level Rise Defense Plan
- L - 6 Waterfront Park Site Sections
- L - 7 Site A - Open Space Programming
- L - 8 Site A - Family Play Programming Ideas

### WATERFRONT PARK - PHASE I

- LW - 1 Waterfront Park Phase I Site Plan
- LW - 2 Circulation - Bike and Vehicular
- LW - 3 Circulation - Pedestrian and ADA Access
- LW - 4 Waterfront Park - The Overlook
- LW - 5 The Overlook - Perspective
- LW - 6 The Overlook - Plan
- LW - 7 The Overlook - Section A
- LW - 8 Pavilion @ The Overlook (by BCV Architects)
- LW - 9 Waterfront Park - The Promenade and Terraces
- LW - 10 The Promenade - Perspective
- LW - 11 The Promenade and Terraces - Plan
- LW - 12 The Promenade and Terraces - Section B
- LW - 13 The Promenade and Terraces - Section C

- LW - 14 Waterfront Park - The Taxiway
- LW - 15 The Taxiway - Perspective
- LW - 16 The Taxiway - Plan
- LW - 17 The Taxiway - Historic Timeline
- LW - 18 The Taxiway - Section B
- LW - 19 The Taxiway - Section C
- LW - 20 Park Programming
- LW - 21 Sustainable Features
- LW - 22 Universal Design
- LW - 23 Planting Palette: Trees
- LW - 24 Planting Palette: Shrubs and Grasses
- LW - 25 Conceptual Lighting Plan

### STORMWATER C-3 DRAWINGS BY BKF

- C - 1 Untreated Stormwater Conceptual Collection System
- C - 2 Treatment Concept and Treated Stormwater Collection System
- C-3 Stormwater Calculation Worksheet

### STREETSCAPE DRAWINGS BY GLS

- LS-1 Shared Plaza Plan with Section
- LS-2 Ferry Point Way Plan with Section

### APPDEDIX: BCDC

BCDC EXHIBITS 1-7

## 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

**LANDSCAPE ARCHITECT (STREETSCAPE):**  
 GLS LANDSCAPE | ARCHITECTURE  
 2677 MISSION ST. #200  
 SAN FRANCISCO, CA 94110  
 T: (415) 285-3614  
 CONTACT: DEAN WILLIAMS  
 EMAIL: DEAN@DLSARCH.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

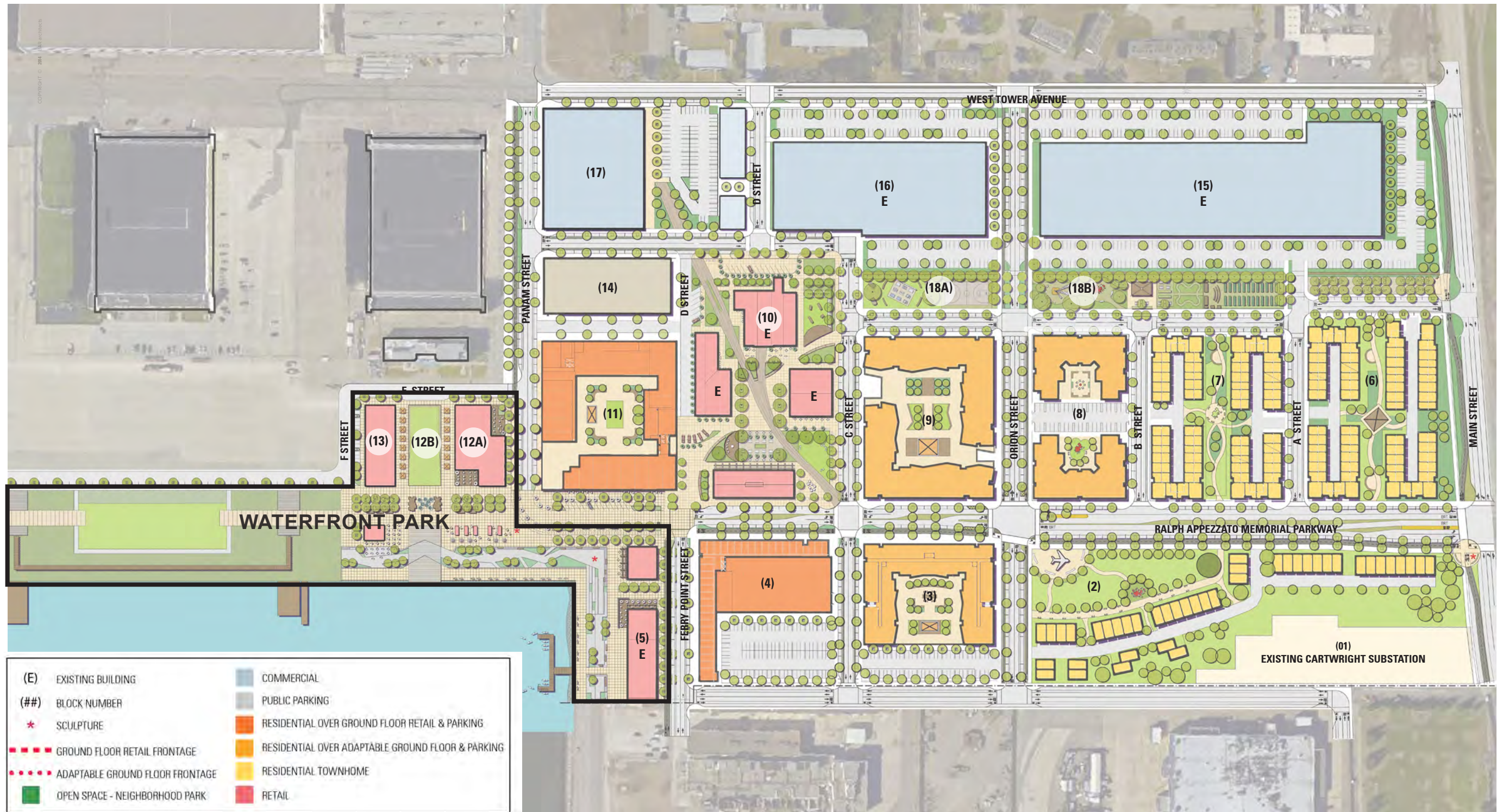
**CIVIL ENGINEER:**  
 BKF ENGINEERS  
 150 CALIFORNIA ST. #650  
 SAN FRANCISCO, CA 94111  
 T: (415) 930-7900  
 CONTACT: DANIEL SCHAEFER  
 EMAIL: DSCHAEFER@BKF.COM

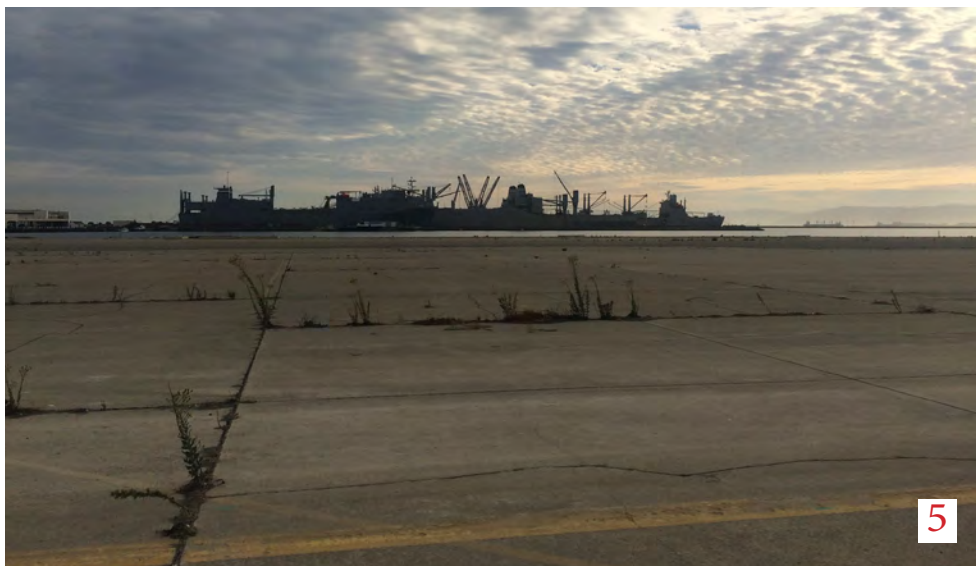
## VICINITY MAP

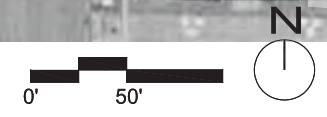
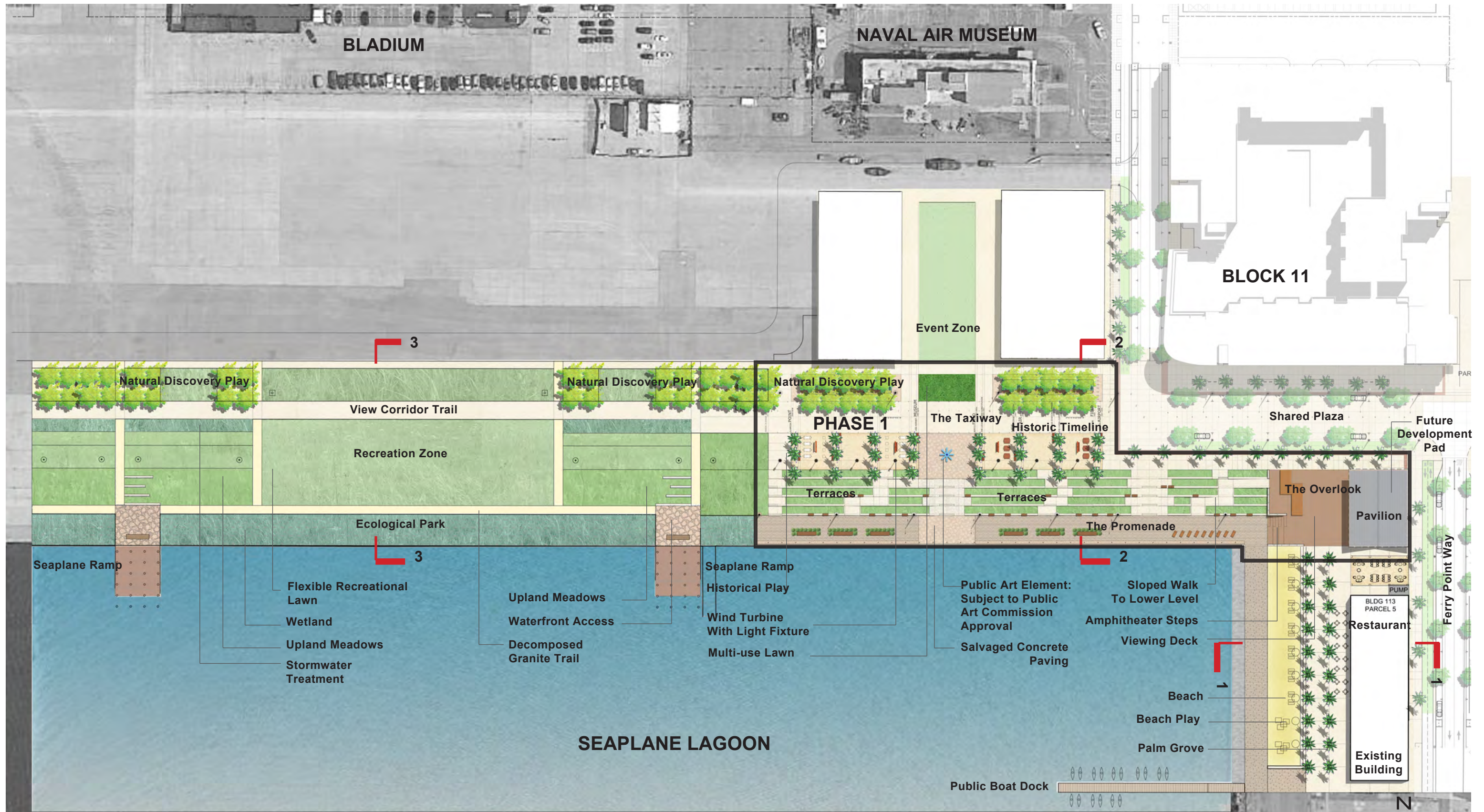


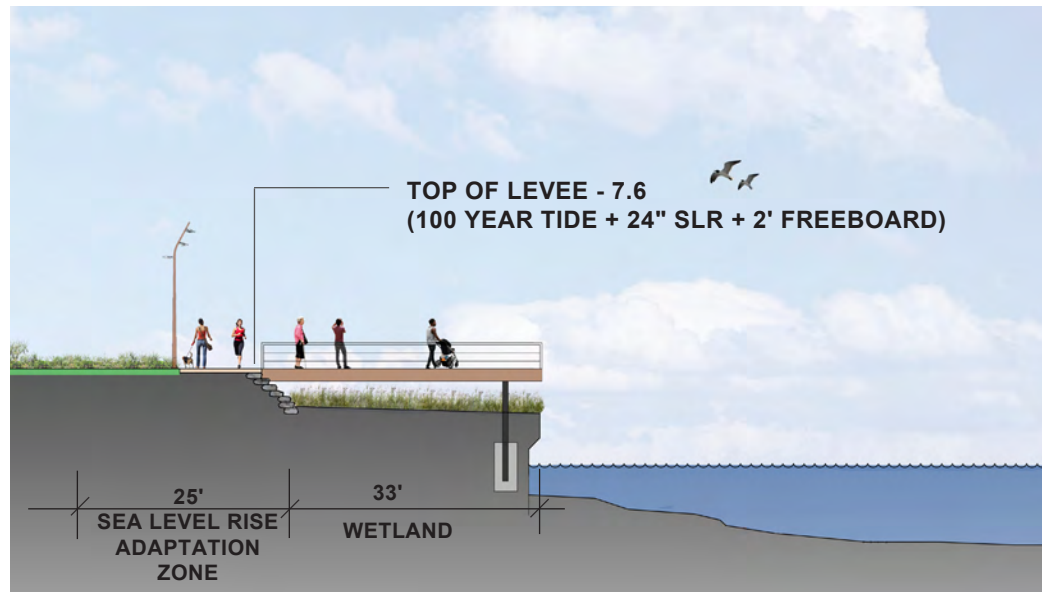
SITE AREA: 2.63 ACRES



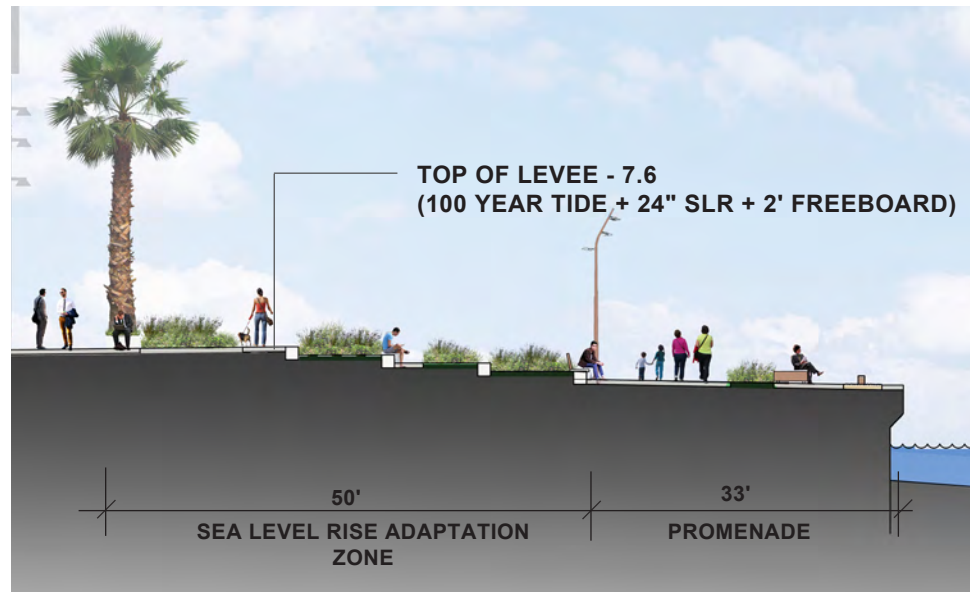




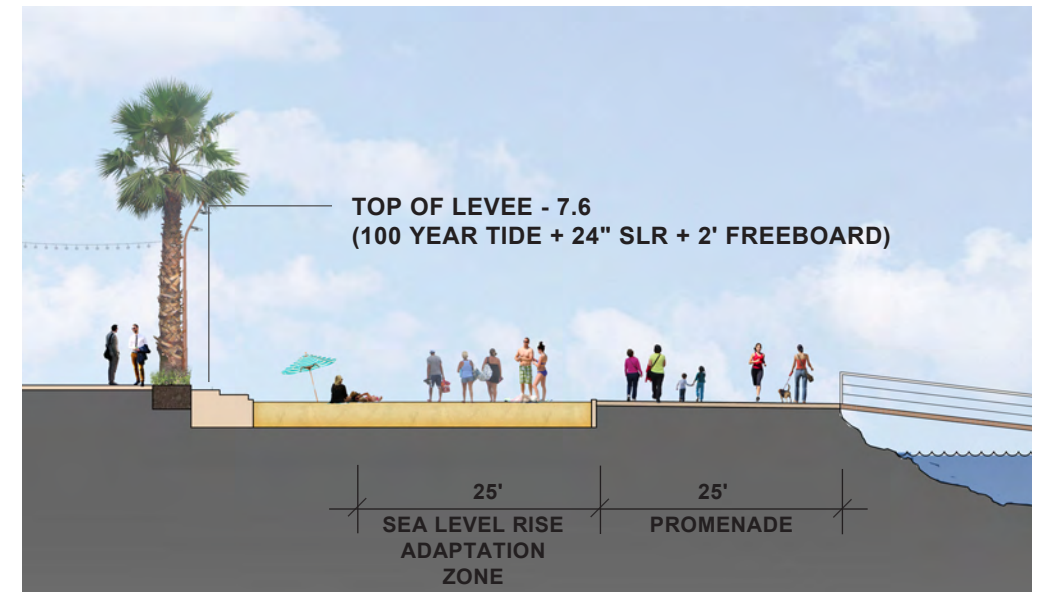




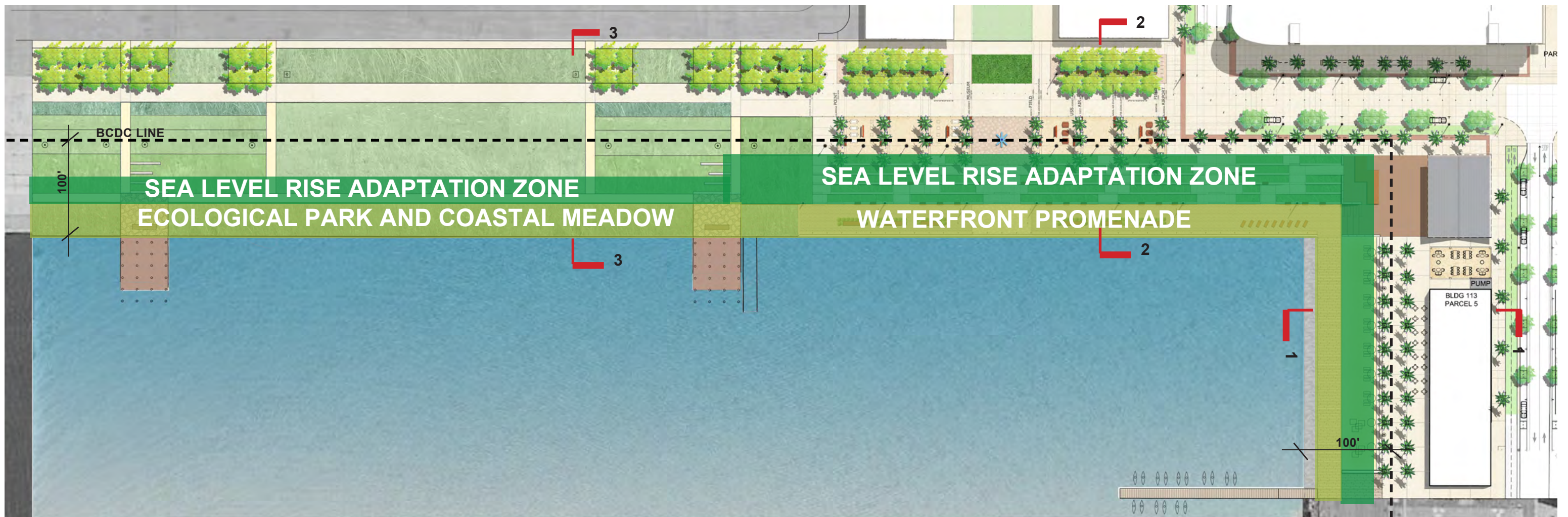
SECTION 3 (PHASE 3)

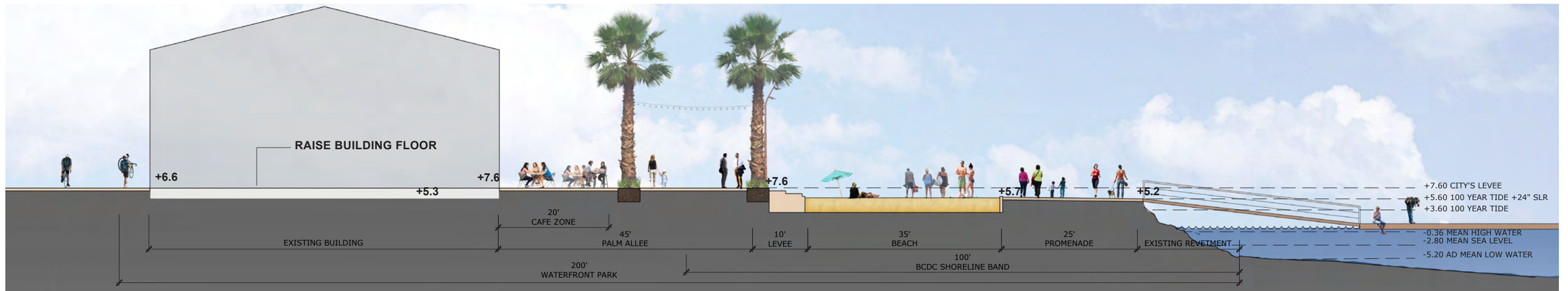


SECTION 2 (PHASE 1)

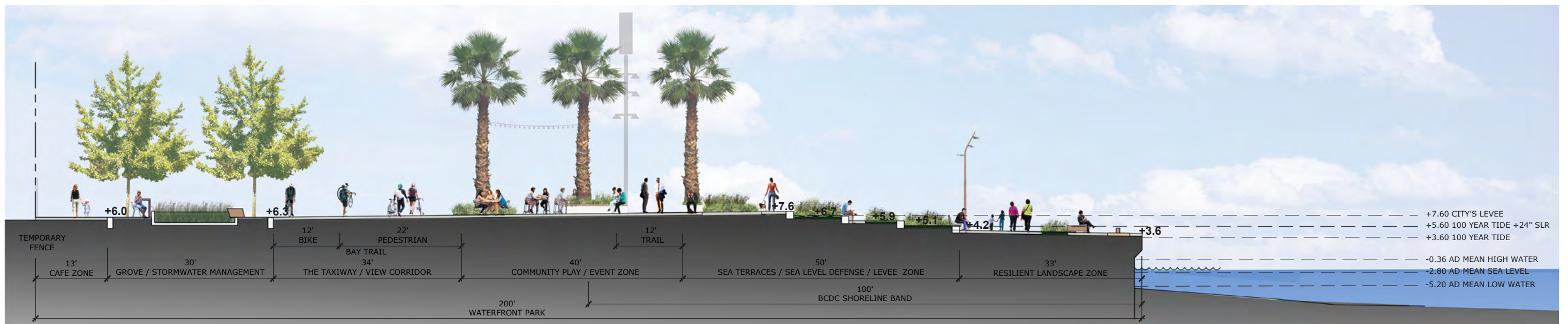


SECTION 1 (PHASE 2)

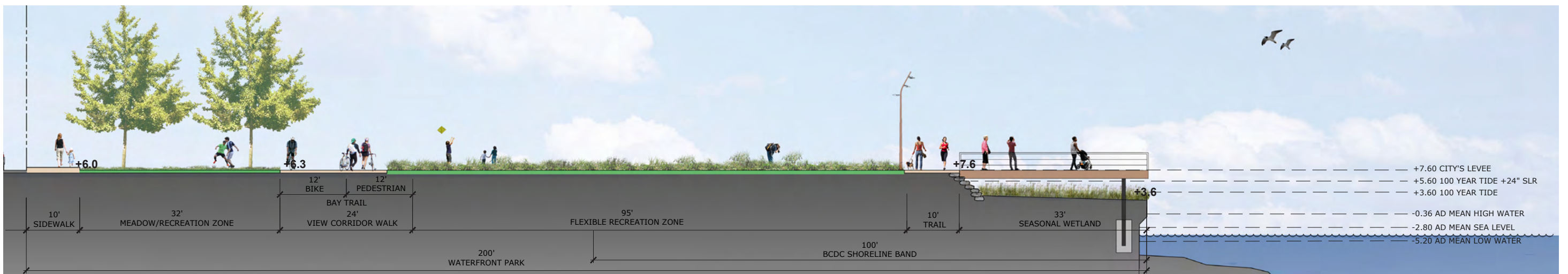




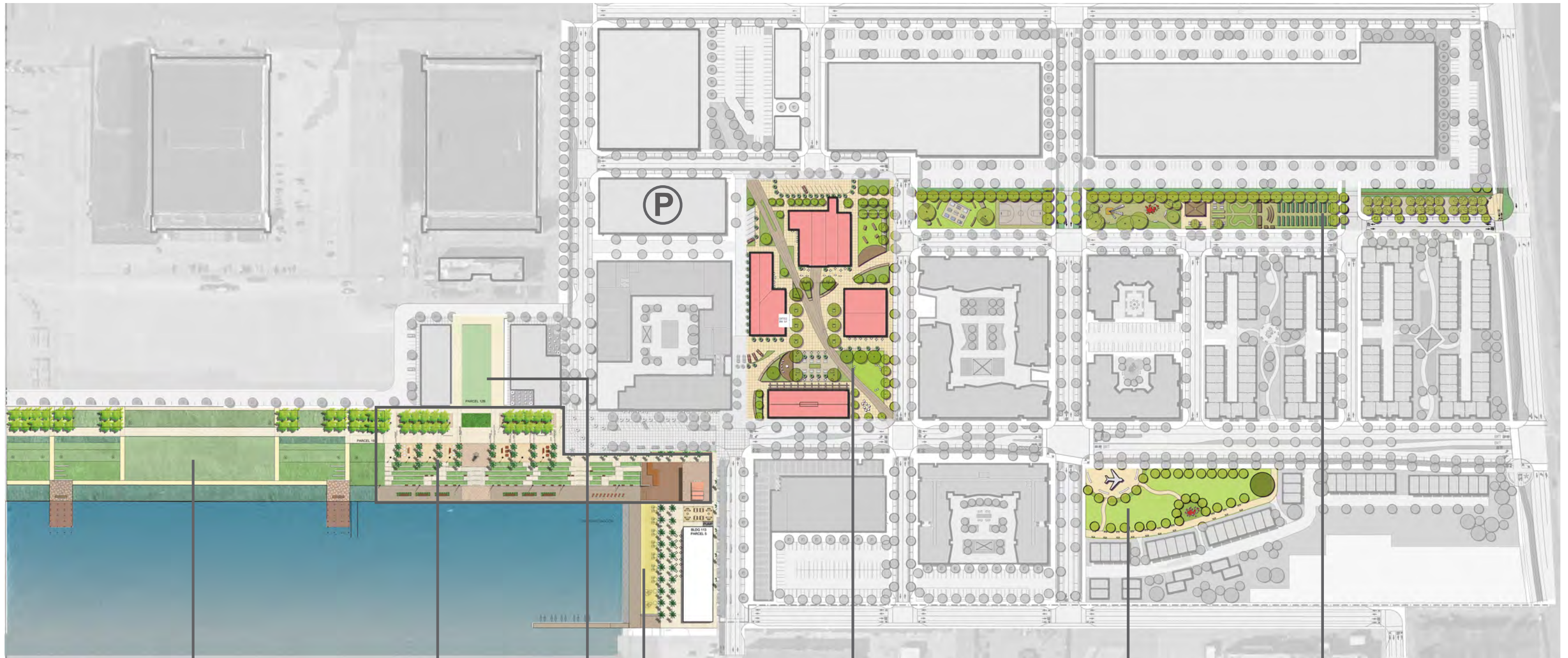
**SECTION 1 (PHASE 2)**



**SECTION 2 (PHASE 1)**



**SECTION 3 (PHASE 3)**



### WATERFRONT PARK PHASE 3

1. Native Ecological Area
2. Recreational Lawn
3. Areas for Volleyball, etc.
4. Natural Discovery Play
5. Access to Water
6. Trails and Pathways
7. Historic Seaplane Ramps

### WATERFRONT PARK PHASE 1

1. Waterfront Promenade
2. Overlook and Deck
3. Waterfront Cafe
4. Public Restrooms
5. View Terraces
6. Flexible Event Space
7. Multi-Purpose Lawn
8. Natural Discovery + Historical Play
9. Timeline and History Elements
10. Picnic and Hammock Area
11. Public Art

### WATERFRONT PARK PHASE 2

1. Waterfront Promenade
2. Sunset Deck
3. Restaurant
4. Beach Terrace
5. Beach Play
6. Public Small Craft Boat Dock
7. Sloped Event Lawn
8. Potential Market Area

### URBAN PARK PHASE 1

1. Plazas and Event Space
2. Natural Discovery + Historical Play
3. Cafe and Outdoor Dining Areas
4. Restroom
5. Varied Seating Areas
6. Public Art
7. Historic Rail Tracks in Paving
8. Retrofitted Existing Buildings
9. Retail/Maker Focus

### COMMUNITY PARK PHASE 3

1. Plaza with Historic Plane
2. Community Event Lawn
3. Historical Play
4. Sitting and Strolling Gardens
5. Flexible Open

### NEIGHBORHOOD PARK PHASE 1, 2, & 3

1. Cross Training Fitness Station
2. Trails and Pathways
3. Variety of Site Furnishings
4. Recreation Courts for Sports
5. Active and Passive Open Space
6. Structured Play + Discovery Play
7. BBQ Shelter and Picnic Area
8. Community Garden
9. Sitting & Strolling Gardens
10. Game Tables and Ping Pong

# Natural Discovery Play

AT: WATERFRONT PARK PHASE 1 & 3, URBAN PARK, NEIGHBORHOOD PARK

ranges from natural features that can be enjoyed in play to

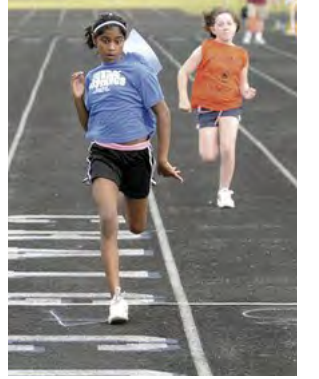
features using natural materials for interaction



# Historical Play

AT: WATERFRONT PARK PHASE 1 & URBAN PARK

ranges from interacting with Naval Air Station historical facts

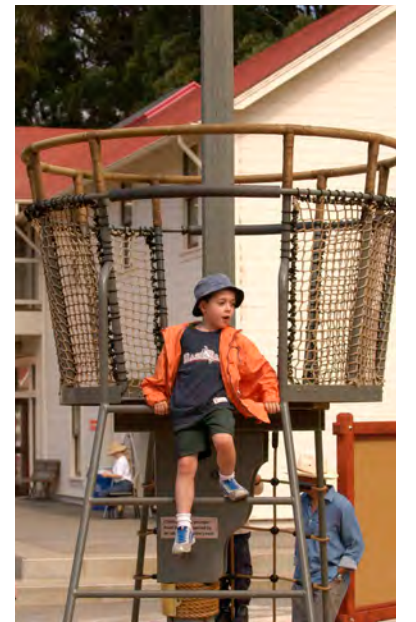


and elements and includes features such as hammocks and creative chalk zones

# Structured Play

AT: NEIGHBORHOOD PARK

ranges from fitness to play ground structures for various age groups with an emphasis on family fitness



# Beach Play

AT: WATERFRONT PARK PHASE 2

ranges from sand play and features in sand to play with



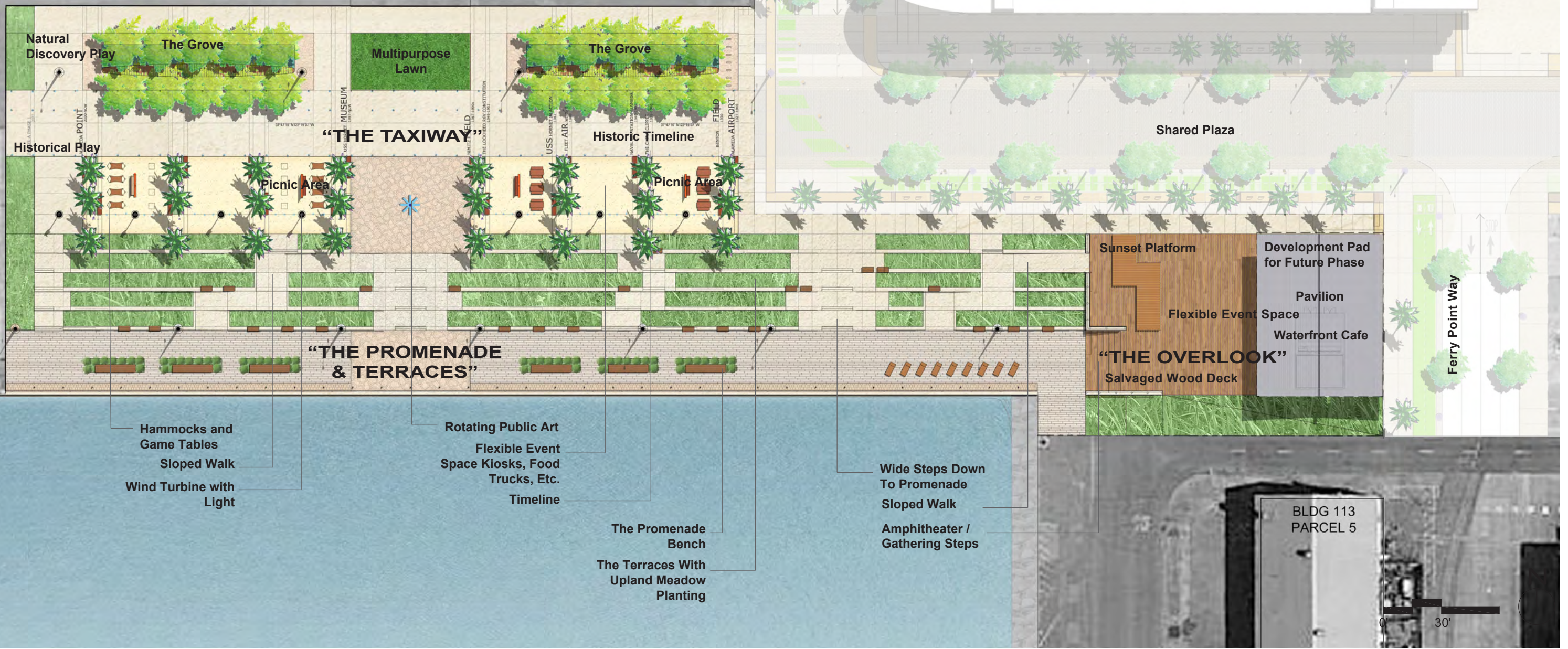


**WATERFRONT PARK  
PHASE 1 PROGRAMING**

1. Waterfront Promenade
2. Overlook and Deck
3. Waterfront Cafe
4. Public Restrooms
5. View Terraces
6. Flexible Event Space
7. Multi-Purpose Lawn
8. Natural Discovery + Historical Play
9. Timeline and History Elements
10. Picnic and Hammock Area
11. Public Art

TEMPORARY **P**

**BLOCK 11**



Hammocks and Game Tables  
Sloped Walk  
Wind Turbine with Light

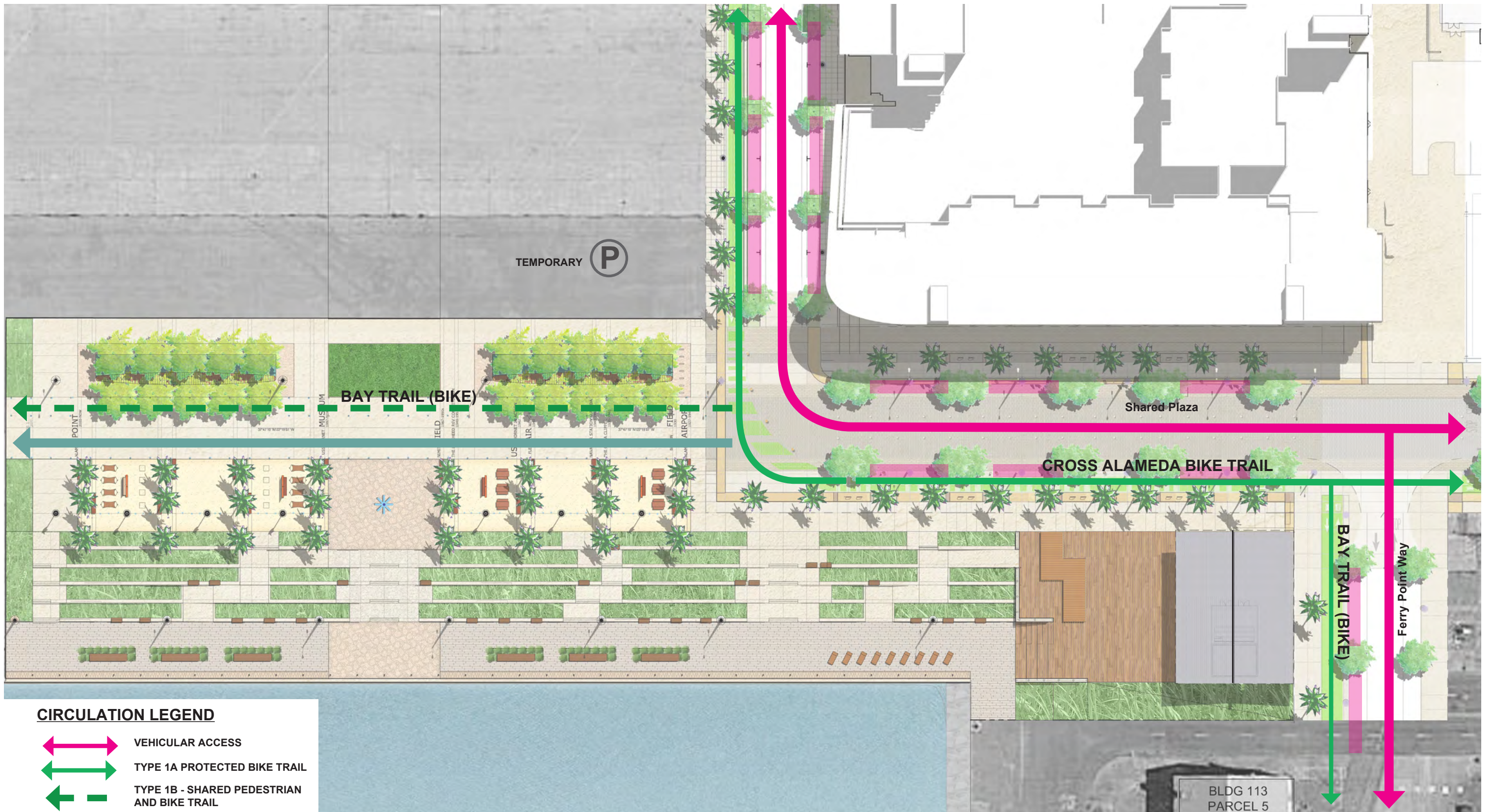
Rotating Public Art  
Flexible Event Space  
Space Kiosks, Food Trucks, Etc.  
Timeline

The Promenade Bench  
The Terraces With Upland Meadow Planting

Wide Steps Down To Promenade  
Sloped Walk  
Amphitheater / Gathering Steps

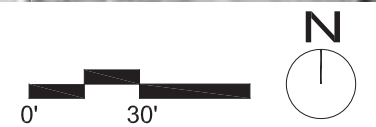
BLDG 113  
PARCEL 5

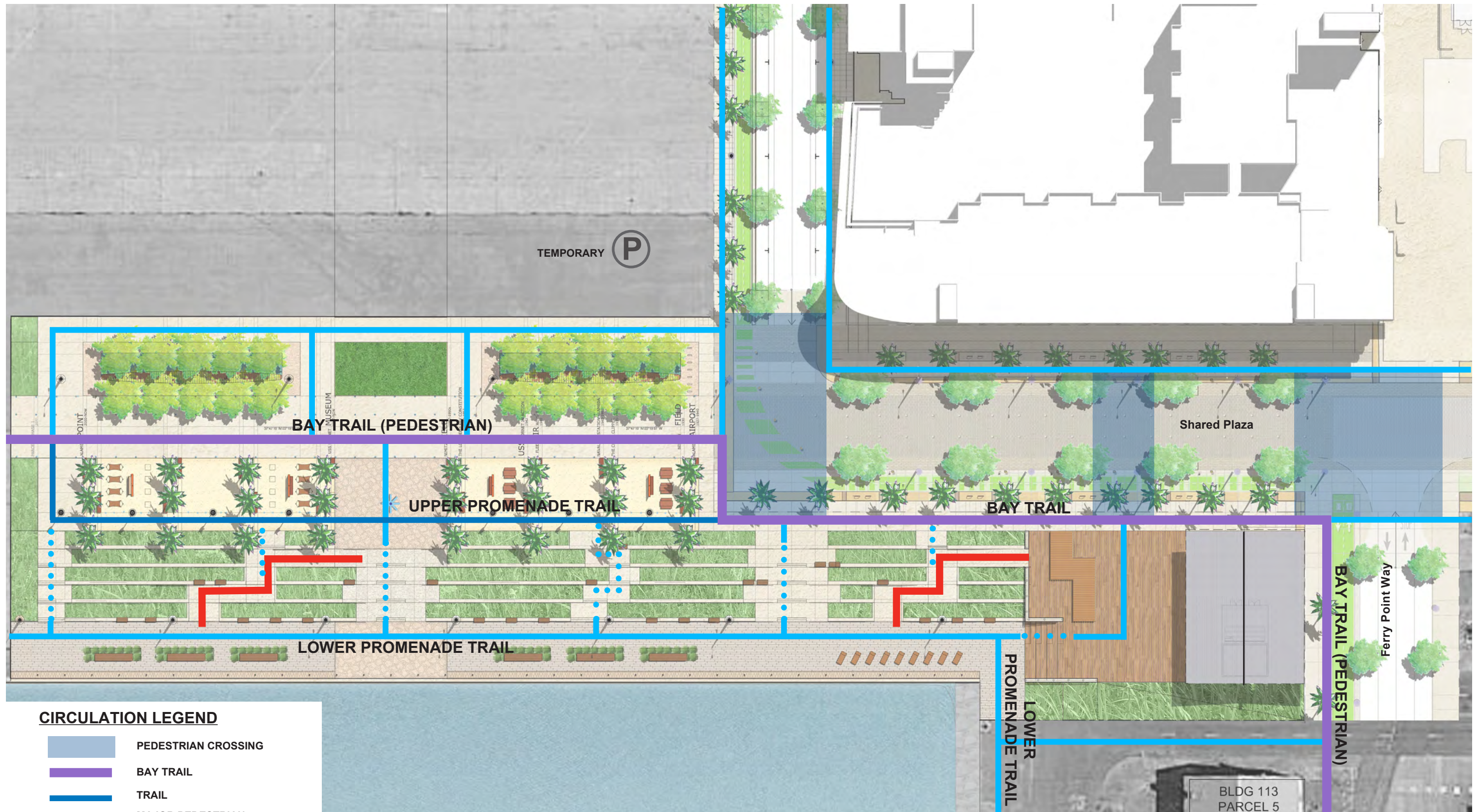
0 30'



**CIRCULATION LEGEND**

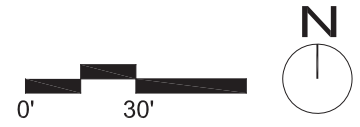
- VEHICULAR ACCESS
- TYPE 1A PROTECTED BIKE TRAIL
- TYPE 1B - SHARED PEDESTRIAN AND BIKE TRAIL
- EVA AND EVENT ACCESS
- PARALLEL PARKING





**CIRCULATION LEGEND**

- PEDESTRIAN CROSSING
- BAY TRAIL
- TRAIL
- MAJOR PEDESTRIAN ROUTES
- STEPS TO THE PROMENADE
- ADA SLOPED WALK





# THE OVERLOOK





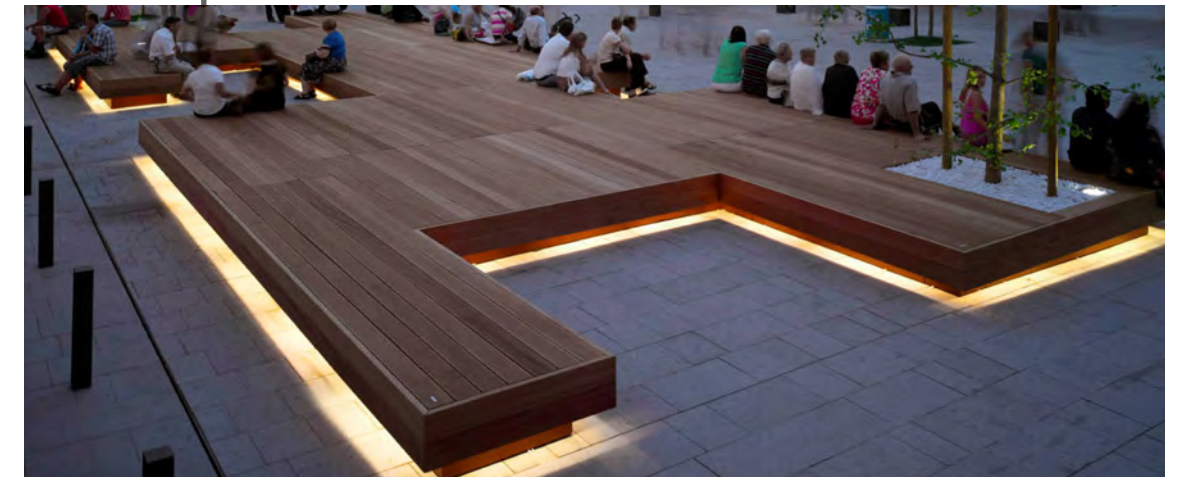
**COBBLE PAVING & LIGHTED MARKER**



**CHAISE LOUNGE CHAIR**



**STEPS / AMPHITHEATER**



**FEATURED PLATFORM SEATING WITH ACCENT LIGHT**



SECTION A

	<p>Alameda Point - Site A: Waterfront Park Phase I</p>	<p>THE OVERLOOK - SECTION A</p>	<p>LW - 7</p>	<p>SRMERNST MADISON MARQUETTE THOMPSON DORFMAN PARTNERS TRAMMELL CROW RESIDENTIAL</p>	
		<p>02.22.2016</p>			



Pavilion



**BCV**

BALDAUF CATTON VON  
ECKARTSBERG ARCHITECTS  
1527 STOCKTON Street, 4TH  
FLOOR San Francisco, CA 94133  
415.398.6538 | BCVARCH.com

Alameda Point - Site A - Package I:  
WATERFRONT

PAVILION AT  
THE OVERLOOK

LW - 8

01.07.2016  
01.11.2016  
01.14.2016

SRMERNST  
MADISON MARQUETTE  
THOMPSON DORFMAN PARTNERS  
TRAMMELL CROW RESIDENTIAL

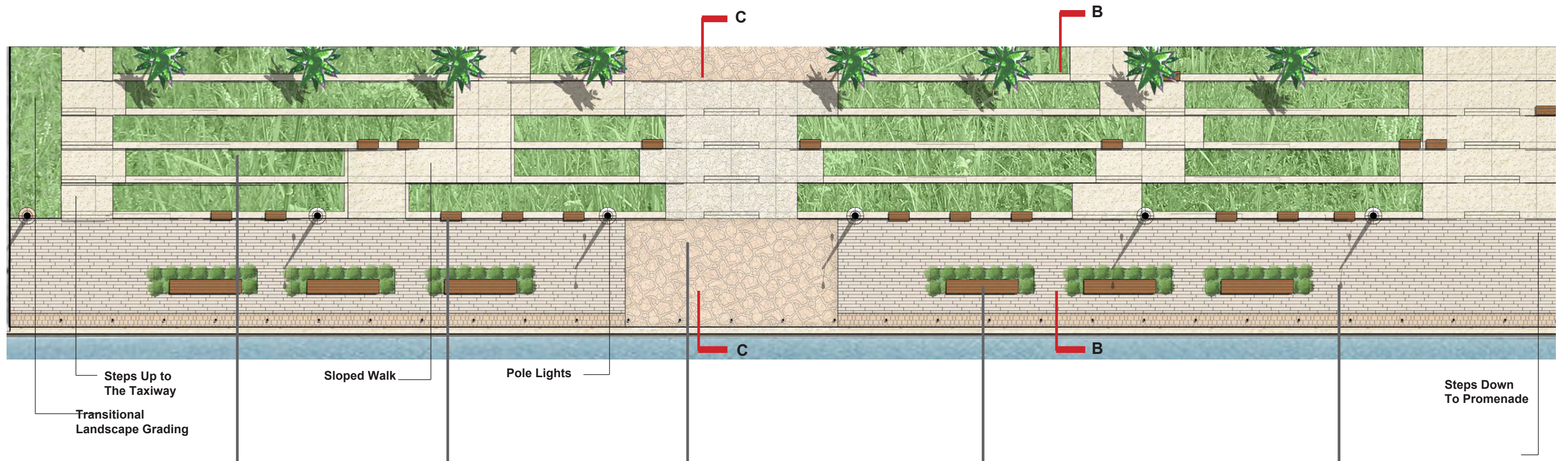






# THE PROMENADE & TERRACES





**TERRACES WITH UPLAND MEADOW PLANTING**



**BENCHES AT TERRACE EDGE WITH MIX OF ADA SEATING OPTIONS**



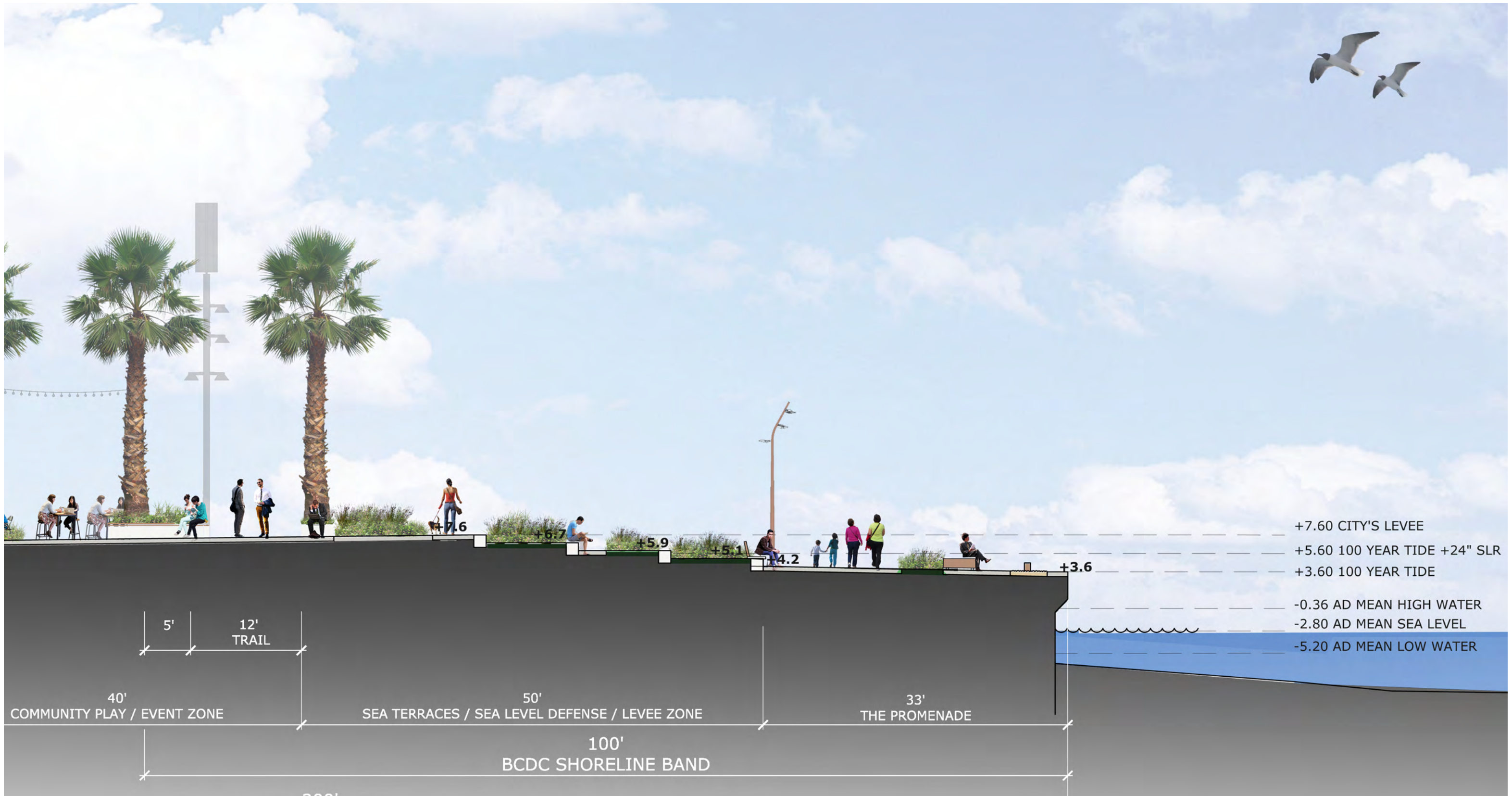
**SPECIALTY SEATING & SALVAGED CONCRETE PAVING**



**BENCHES AT PROMENADE EDGE WITH MIX OF ADA SEATING OPTIONS**



**LINEAR PAVERS AT PROMENADE**



SECTION B

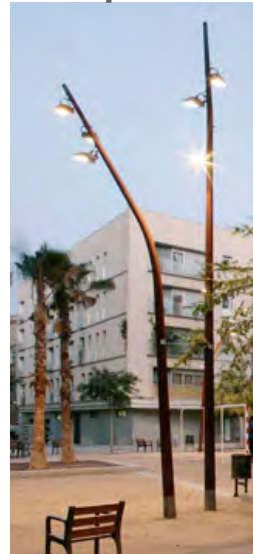
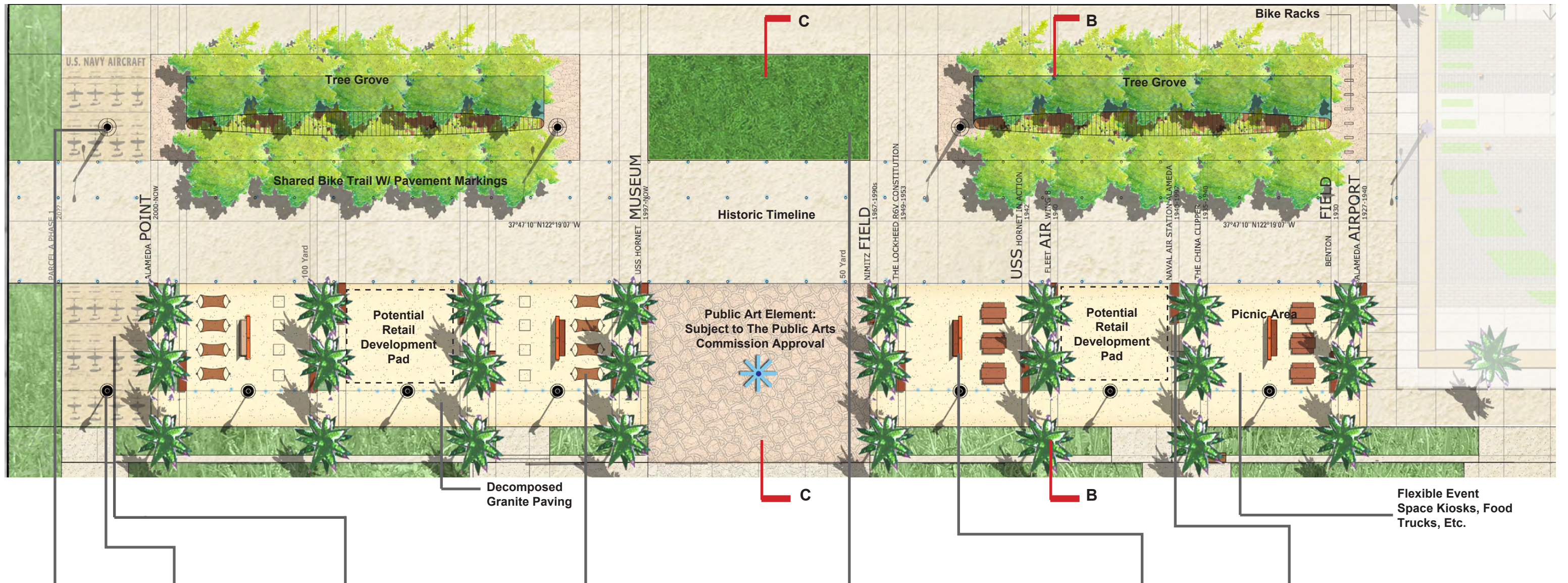


SECTION C



# THE TAXIWAY





POLE LIGHT AND WIND TURBINE



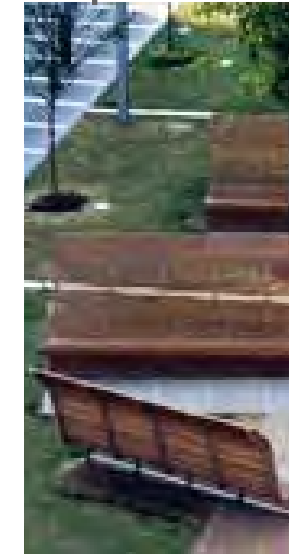
HISTORICAL PLAY WITH CHALK AND CLIMBABLE ROCK



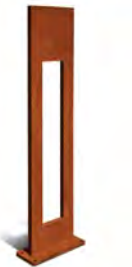
HAMMOCKS AND GAME TABLES



MULTIPURPOSE LAWN

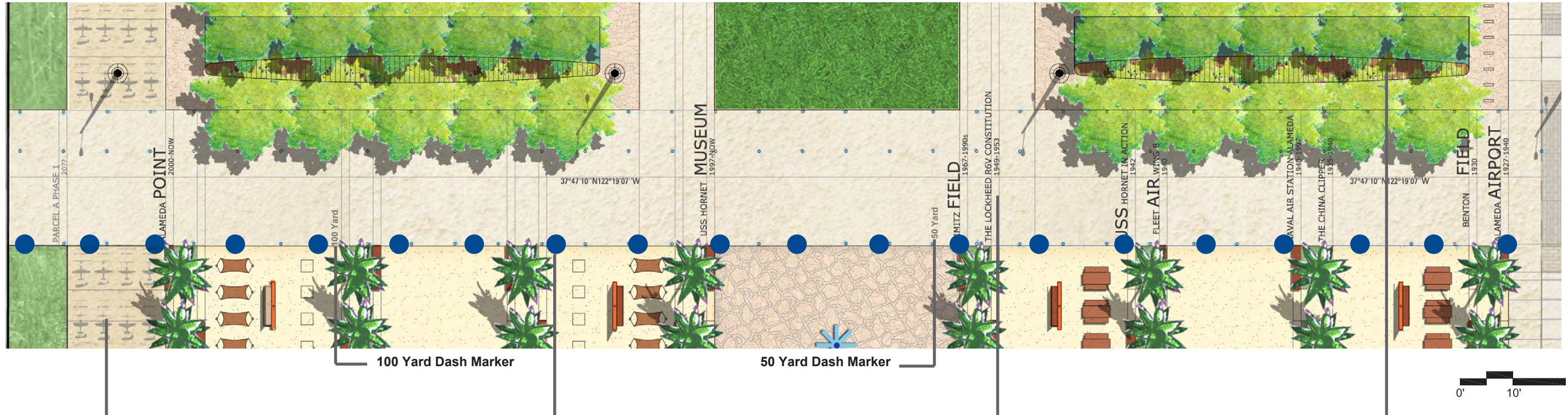


PIVOT WALL WITH BENCH & GABION SEAT WALL



SITE AMENITIES





KIDS PLAY INSPIRED BY HISTORY



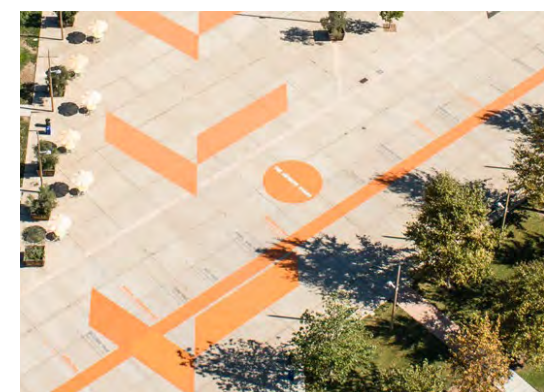
20 SQUADRONS - HISTORIC MARKERS



HISTORY TIMELINE IN PAVING



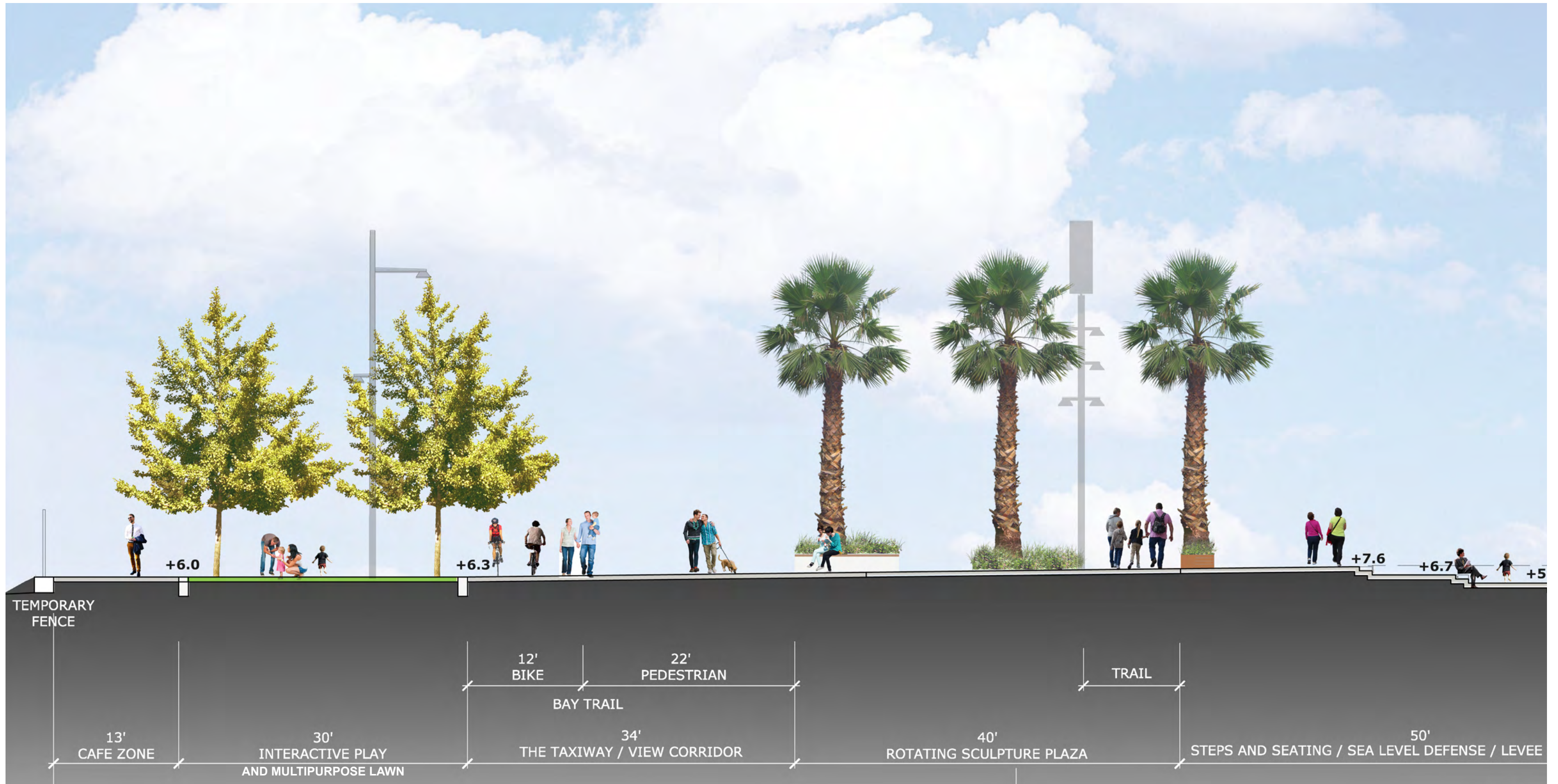
AVIATION THEMED BENCH



NOTE: The Waterfront Park will adhere to the Cultural Landscape Guidelines of The Naval Air Station Alameda Historic District set forth by the City of Alameda in Resolution No. 14771. The park will endeavor to retain and enhance the historic character of the property.



SECTION B



SECTION C



**CHALK PLAY**



**MULTIPURPOSE LAWN**



**FOOD TRUCKS / FLEXIBLE EVENTS**



**YOGA & GROUP MEDITATION**



**ART WALK**



**NATURAL DISCOVERY PLAY**



**SAILBOAT VIEWING**



**OUTDOOR MOVIES**



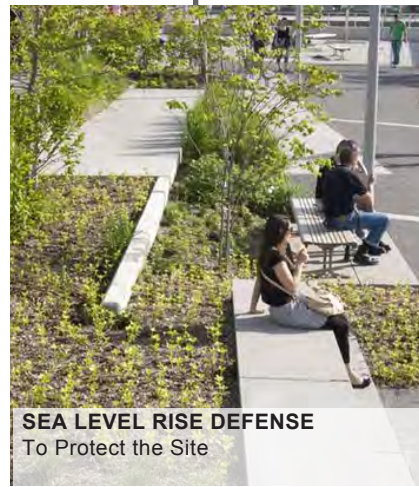
**SEASONAL EVENTS**



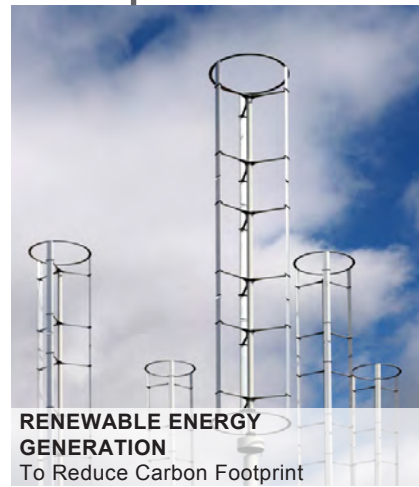
**MARKET**



**ON SITE STORMWATER MANAGEMENT**  
For Clean Bay



**SEA LEVEL RISE DEFENSE**  
To Protect the Site



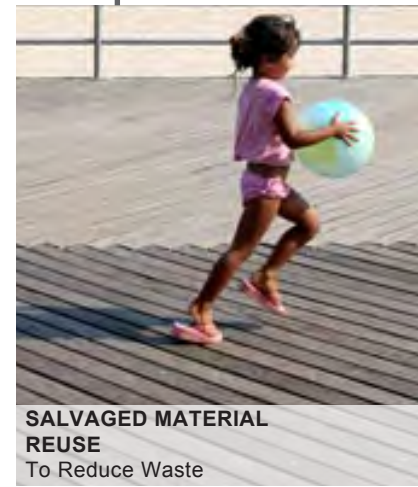
**RENEWABLE ENERGY GENERATION**  
To Reduce Carbon Footprint



**BIKE PATH AND PARKING**  
To Reduce Vehicle Demand



**NATIVE, DROUGHT TOLERANT PLANTING**  
To Conserve Water Use



**SALVAGED MATERIAL REUSE**  
To Reduce Waste



**LOW FLOW TOILET FIXTURES**  
To Conserve Water Use

Note: The Waterfront Park design will adhere to the Site Biological Restrictions to provide the necessary protection of the nearby Alameda Point California Least Tern colony.



ACCESSIBLE PICNIC AREA AND EVENT SPACES



WIDE STEPS AND LANDINGS TO PROMENADE



VARIETY OF BENCH TYPES FOR VARIETY OF USERS AND NEEDS



WIDE SIDEWALKS, PATHWAYS AND BIKEWAYS



WIDE GRADUAL SLOPED PATHS TO PROMENADE



PROTECTED SEATING AREA



PUBLIC RESTROOMS AT CONVENIENT LOCATION



GROVE TREE

OPTION 1: GINKGO BILOBA



OPTION 2: PLATANUS X ACERIFOLIA  
'YARWOOD'

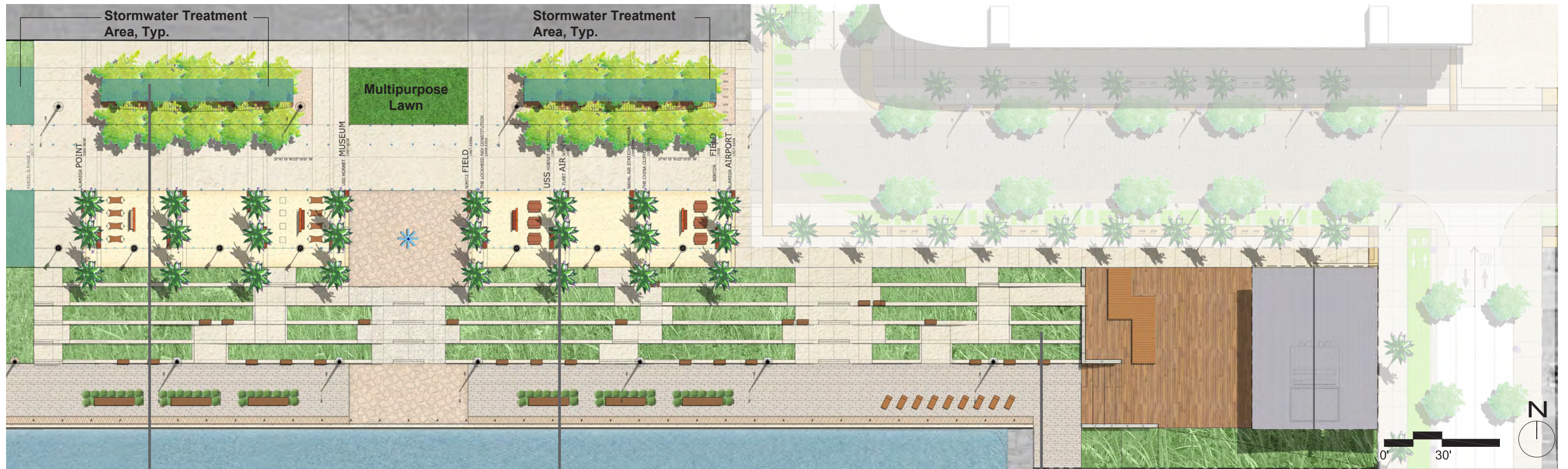


TAXIWAY PALM

WASHINTONIA ROBUSTA

Note: The planting will follow the Bay Friendly landscaping guidelines.

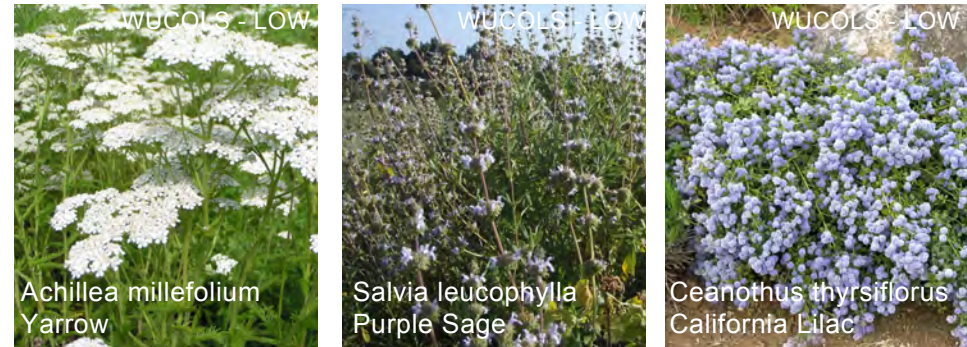
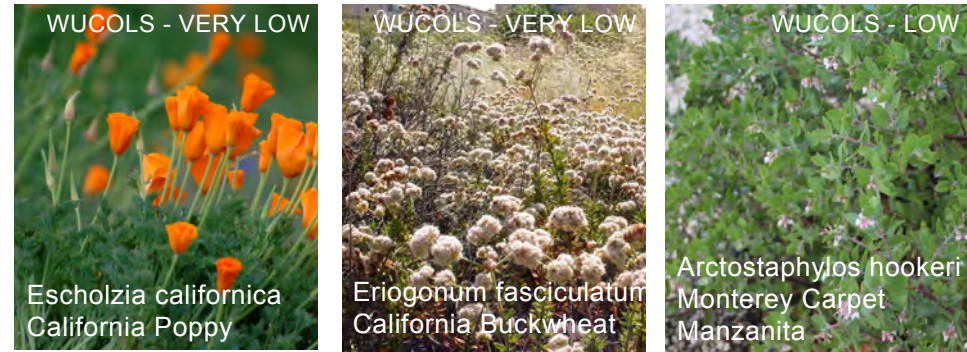
Note: The Waterfront Park design will adhere to the Site Biological Restrictions to provide the necessary protection of the nearby Alameda Point California Least Tern colony.



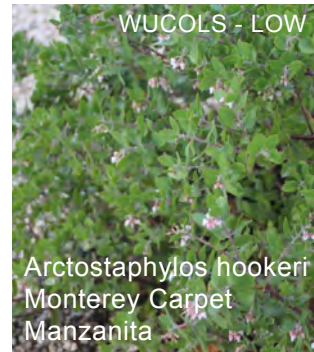
**STORMWATER PLANTS**



**URBAN SHRUBS**



**URBAN SHRUBS**



**UPLAND MEADOW + DUNES**








**LIGHTING NOTES:**  
 THE PHASE 1 SITE IS IN EAST MARINA AREA. LIGHTING IN THIS AREA HAS NO POTENTIAL TO IMPACTING THE NIGHTTIME AMBIENT LIGHTING AT THE LEAST TERN COLONY.

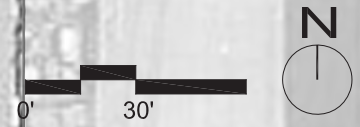
THE SITE IS IN AREA H (ALAMEDA POINT BIOLOGICAL OPINION AREAS). THE LIGHTING PLAN WILL COMPLY WITH THE SECTION BO-AMM-7

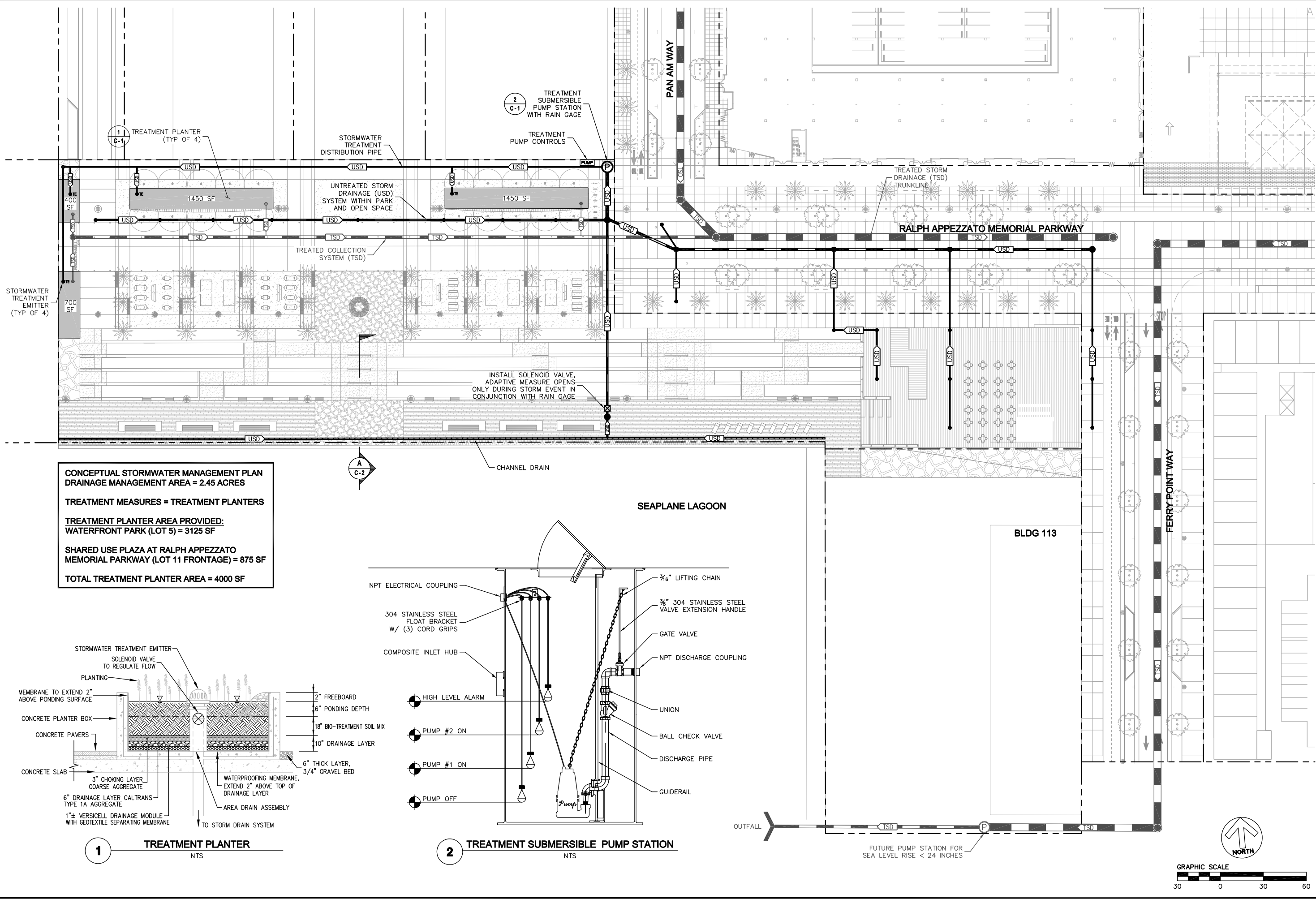


**LIGHTING LEGEND**

-  WIND TURBINE WITH POLE LIGHT
-  TAXIWAY POLE LIGHT
-  PROMENADE POLE LIGHT

BLDG 113  
 PARCEL 5





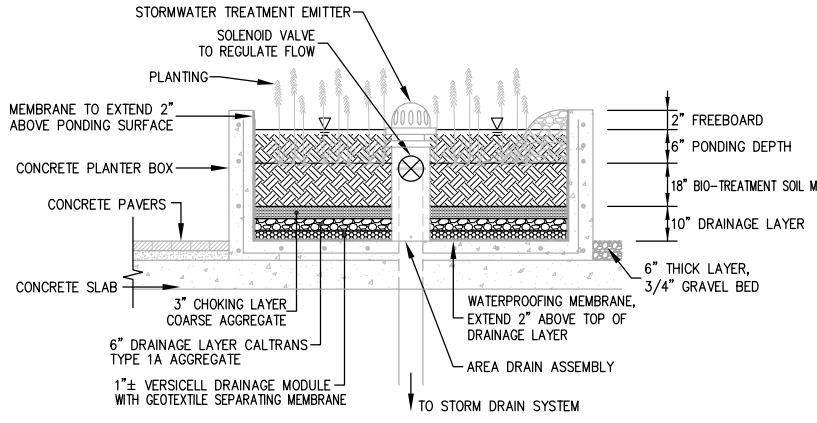
**CONCEPTUAL STORMWATER MANAGEMENT PLAN**  
DRAINAGE MANAGEMENT AREA = 2.45 ACRES

TREATMENT MEASURES = TREATMENT PLANTERS

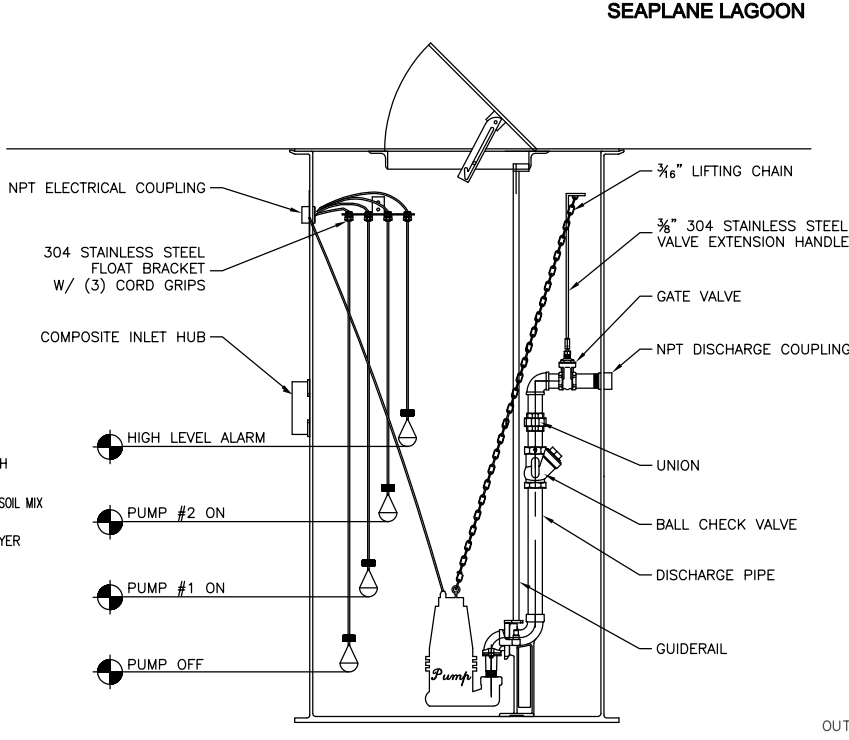
TREATMENT PLANTER AREA PROVIDED:  
WATERFRONT PARK (LOT 5) = 3125 SF

SHARED USE PLAZA AT RALPH APPEZZATO  
MEMORIAL PARKWAY (LOT 11 FRONTAGE) = 875 SF

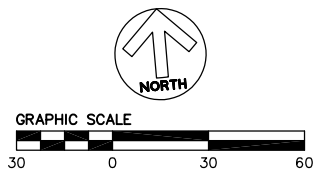
**TOTAL TREATMENT PLANTER AREA = 4000 SF**



**1** TREATMENT PLANTER  
NTS



**2** TREATMENT SUBMERSIBLE PUMP STATION  
NTS

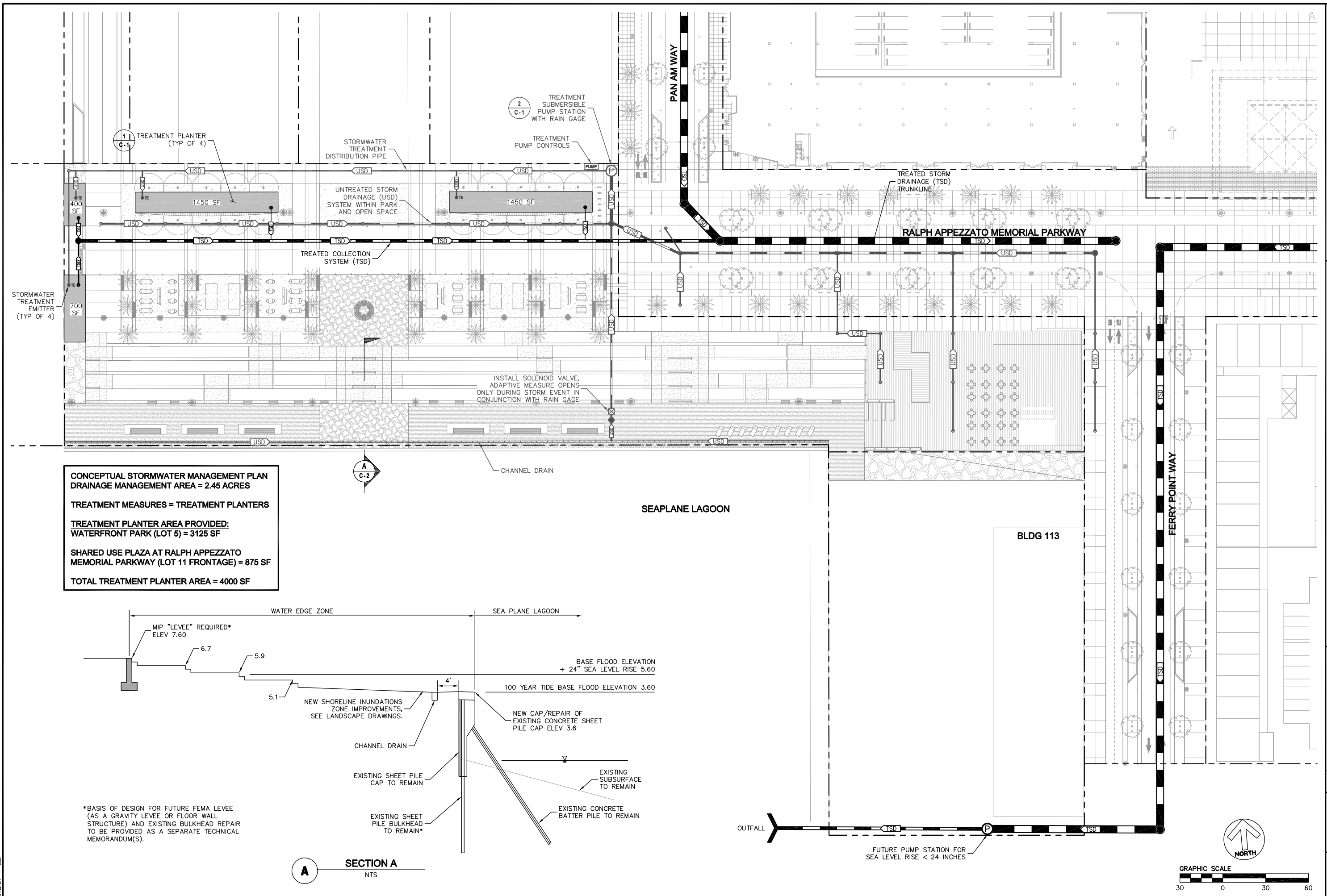


No.	Revisions

Date: 1/29/16	No.
Scale: AS SHOWN	
Design: DGS	
Drawn: JK	
Approved: DGS	
Job No: 20145170	

Drawing Number:  
**C - 1**  
1 OF 2



**CONCEPTUAL STORMWATER MANAGEMENT PLAN**  
**DRAINAGE MANAGEMENT AREA = 2.45 ACRES**

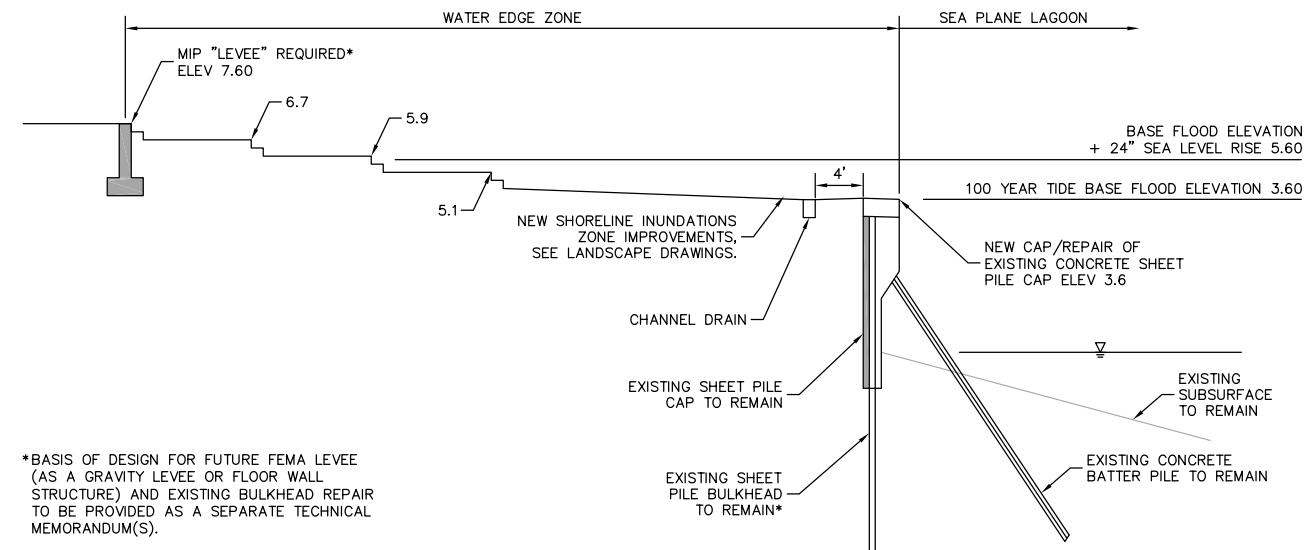
TREATMENT MEASURES = TREATMENT PLANTERS

TREATMENT PLANTER AREA PROVIDED:  
 WATERFRONT PARK (LOT 5) = 3125 SF

SHARED USE PLAZA AT RALPH APPEZZATO  
 MEMORIAL PARKWAY (LOT 11 FRONTAGE) = 875 SF

TOTAL TREATMENT PLANTER AREA = 4000 SF

A  
C-2



**A** SECTION A  
NTS

\*BASIS OF DESIGN FOR FUTURE FEMA LEVEE (AS A GRAVITY LEVEE OR FLOOR WALL STRUCTURE) AND EXISTING BULKHEAD REPAIR TO BE PROVIDED AS A SEPARATE TECHNICAL MEMORANDUM(S).



1646 N CALIFORNIA BLVD  
 SUITE 400  
 WALNUT CREEK, CA 94596  
 925-940-2200  
 925-940-2299 (FAX)

**BKF**  
ENGINEERS | SURVEYORS | PLANNERS

**ALAMEDA POINT - OPEN SPACE PHASE I**  
**TREATMENT CONCEPT AND**  
**TREATED STORMWATER COLLECTION SYSTEM**

ALAMEDA COUNTY  
 CALIFORNIA  
 CITY OF ALAMEDA

No.	Revisions

Date: 1/29/16  
 Scale: AS SHOWN  
 Design: DCS  
 Drawn: JK  
 Approved: DCS  
 Job No: 20145170

Drawing Number:  
**C - 2**  
 OF  
**2**

DRAWING NAME: ALAMEDA POINT - OPEN SPACE PHASE I - TREATED STORMWATER COLLECTION SYSTEM  
 DATE: 1/29/16  
 SCALE: AS SHOWN  
 DESIGN: DCS  
 DRAWN: JK  
 APPROVED: DCS  
 JOB NO: 20145170

## Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cell shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

### 1.0 Project Information

1-1 Project Name: **ALAMEDA POINT WATERFRONT PARK**  
 1-2 City application ID:  
 1-3 Site Address or APN:  
 1-4 Tract or Parcel Map No: **LOT 5 SITE A**  
 1-5 Site Mean Annual Precip. (MAP)<sup>1</sup> **18.0** Inches  
 1-6 Applicable Rain Gauge<sup>2</sup> **Oakland**

The calculations presented here are based on the **combination flow and volume hydraulic sizing method** provided in the Clean Water Program Alameda County C.3 Technical Guidance, Version 4.0. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manual, applicable portions of which are included in this file, in the tab called "Guidance from Chapter 5".

Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site. [Click here for map](#)

Enter "Oakland Airport" if the site MAP is 16.4 inches or greater. Enter "San Jose" if the site MAP is less than 16.4 inches.

MAP adjustment factor is automatically calculated as: **0.98**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

### 2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA 1**  
 For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious surface	<b>106,608</b>	<b>1.0</b>	<b>106,608</b>
2-3 Pervious service	<b>0</b>	<b>0.1</b>	

Total DMA Area (square feet) = **106,608**  
 Total Effective Impervious Area (EIA) **106,608** Square feet

### 3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns		
Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients
		Coefficient of 1.00
Oakland Airport	18.35	0.67
San Jose	14.4	0.56

3-1 Unit basin storage volume from Table 5.2: **0.67** Inches  
 (The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area,

3-2 Adjusted unit basin storage volume: **0.66** Inches  
 (The unit basin storage volume is adjusted by applying the MAP adjustment factor.,

3-3 Required Capture Volume (in cubic feet): **5,839** Cubic feet  
 (The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet,

### 4.0 Calculate the Duration of the Rain Event

4-1 Rainfall intensity **0.2** Inches per hour  
 4-2 Divide Item 3-2 by Item 4-1 **3.29** Hours of Rain Event Duration

### 5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA impervious surface **4,264** Square feet  
 5-2 Area 25% smaller than item 5-1 **3,198** Square feet  
 5-3 Volume of treated runoff for area in Item 5-2 **4,379** Cubic feet (Item 5-2 \* 5 inches per hour \* 1/12 \* Item 4-2)

### 6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 **1,460** Cubic feet (Amount of runoff to be stored in ponding area)  
 6-2 Divide Item 6-1 by Item 5-2 **0.5** Feet (Depth of stored runoff in surface ponding area)  
 6-3 Convert Item 6-2 from ft to inches **5.5** Inches (Depth of stored runoff in surface ponding area)  
 6-4 If ponding depth in Item 6-3 meets your target depth, skip to Item 8-1. If not, continue to Step 7-1.

### 7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger or smaller than Item 5-2 **3,125** Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)  
 7-2 Volume of treated runoff for area in Item 7-1 **4,279** Cubic feet (Item 7-1 \* 5 inches per hour \* 1/12 \* Item 4-2)  
 7-3 Subtract Item 7-2 from Item 3-3 **1,560** Cubic feet (Amount of runoff to be stored in ponding area)  
 7-4 Divide Item 7-3 by Item 7-1 **0.50** Feet (Depth of stored runoff in surface ponding area)  
 7-5 Convert Item 7-4 from feet to inches **5.99** Inches (Depth of stored runoff in surface ponding area)  
 7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth

### 8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment\* **3,125** Square feet (Either Item 5-2 or final amount in Item 7-1)

\*Note: Check with the local jurisdiction as to its policy regarding the minimum biotreatment surface area allowed.

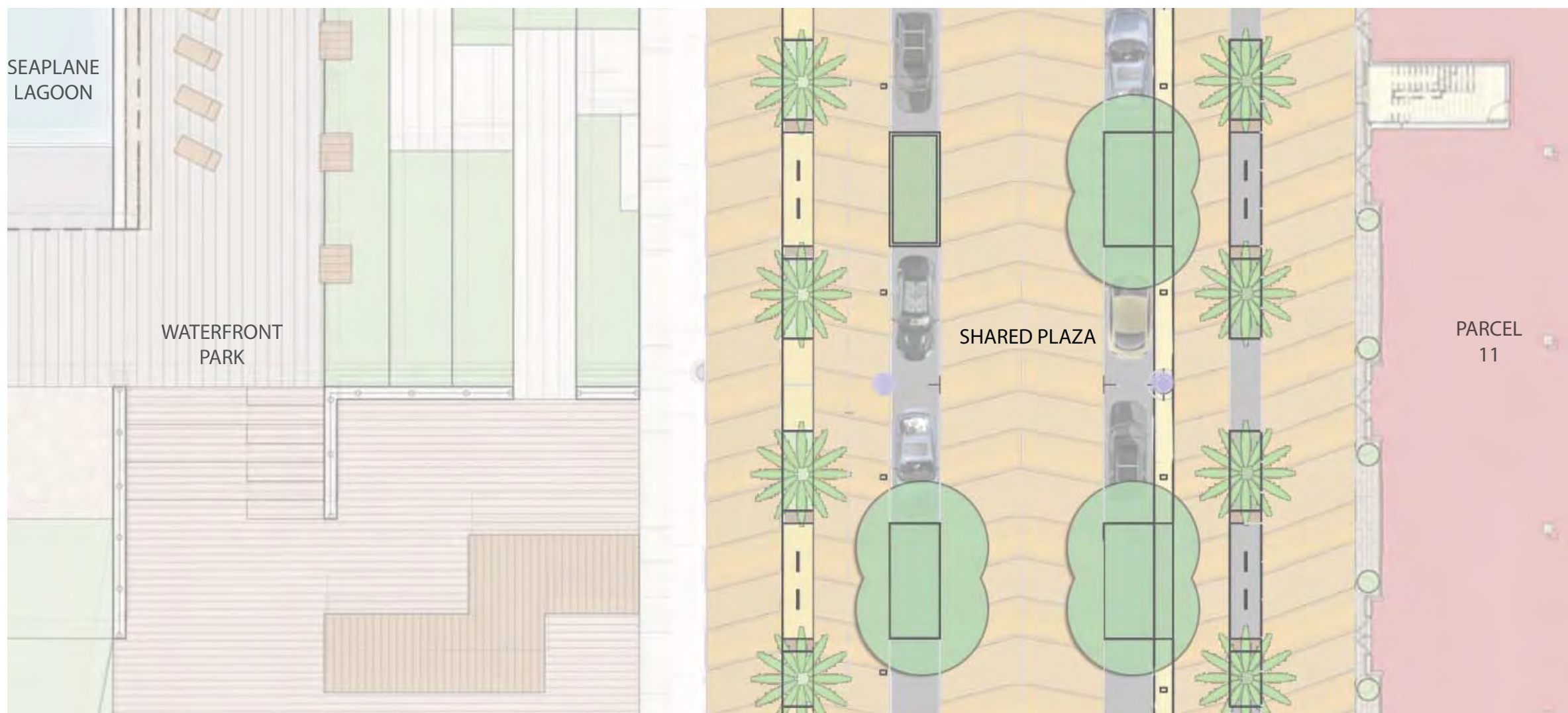
COPYRIGHT 2015

A

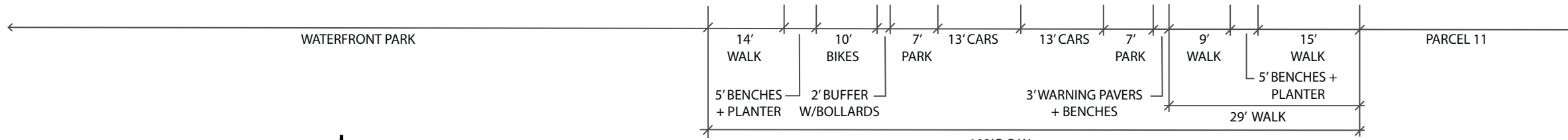


A'

A



A'



WATERFRONT PARK PHASE 1

ALAMEDA, CA

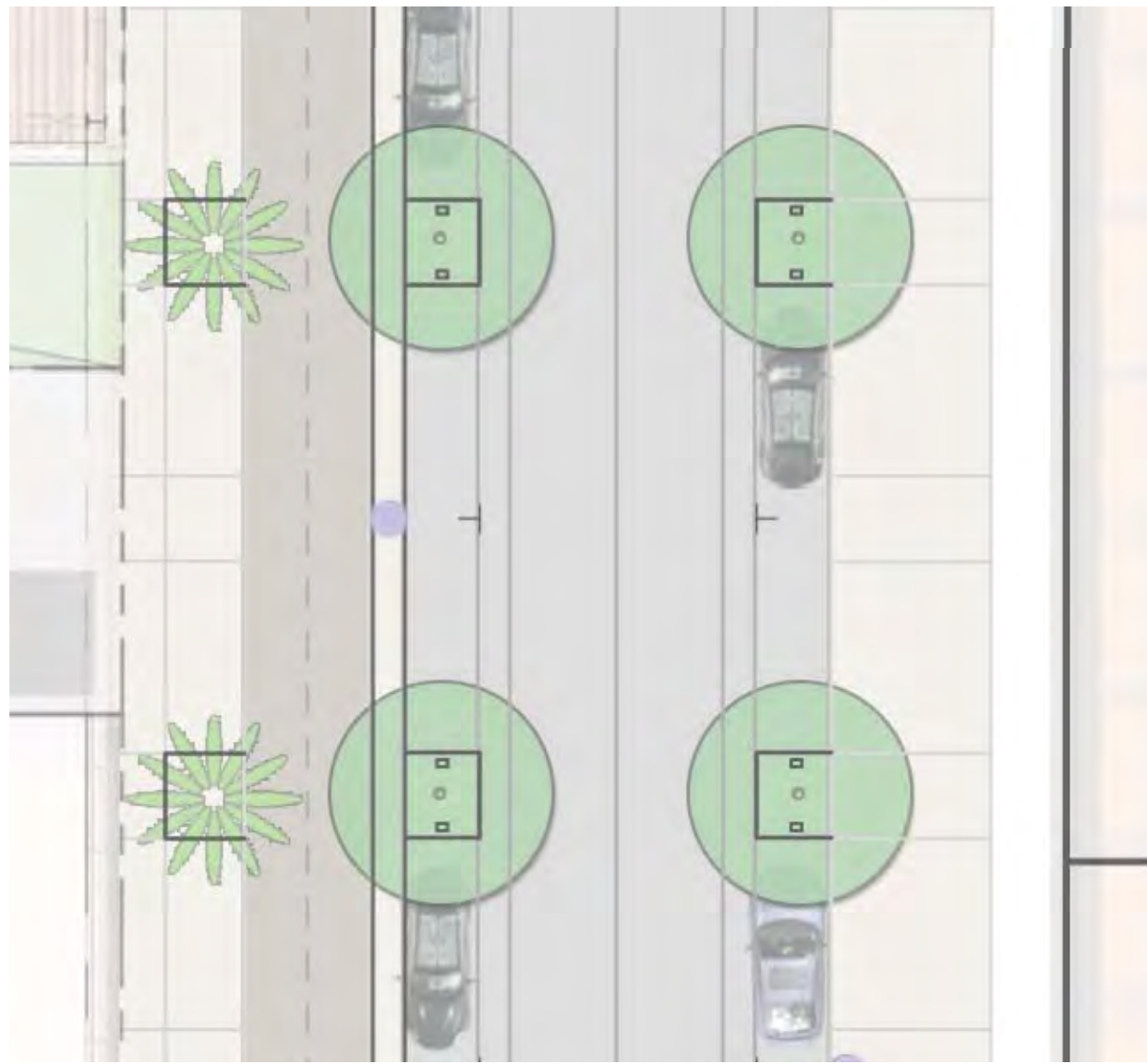
# SHARED PLAZA PLAN WITH SECTION

B

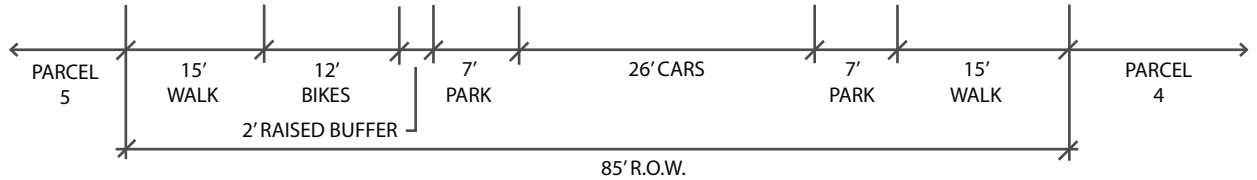


B'

B



B'



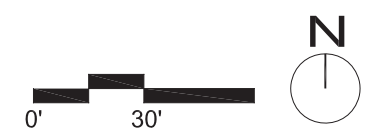
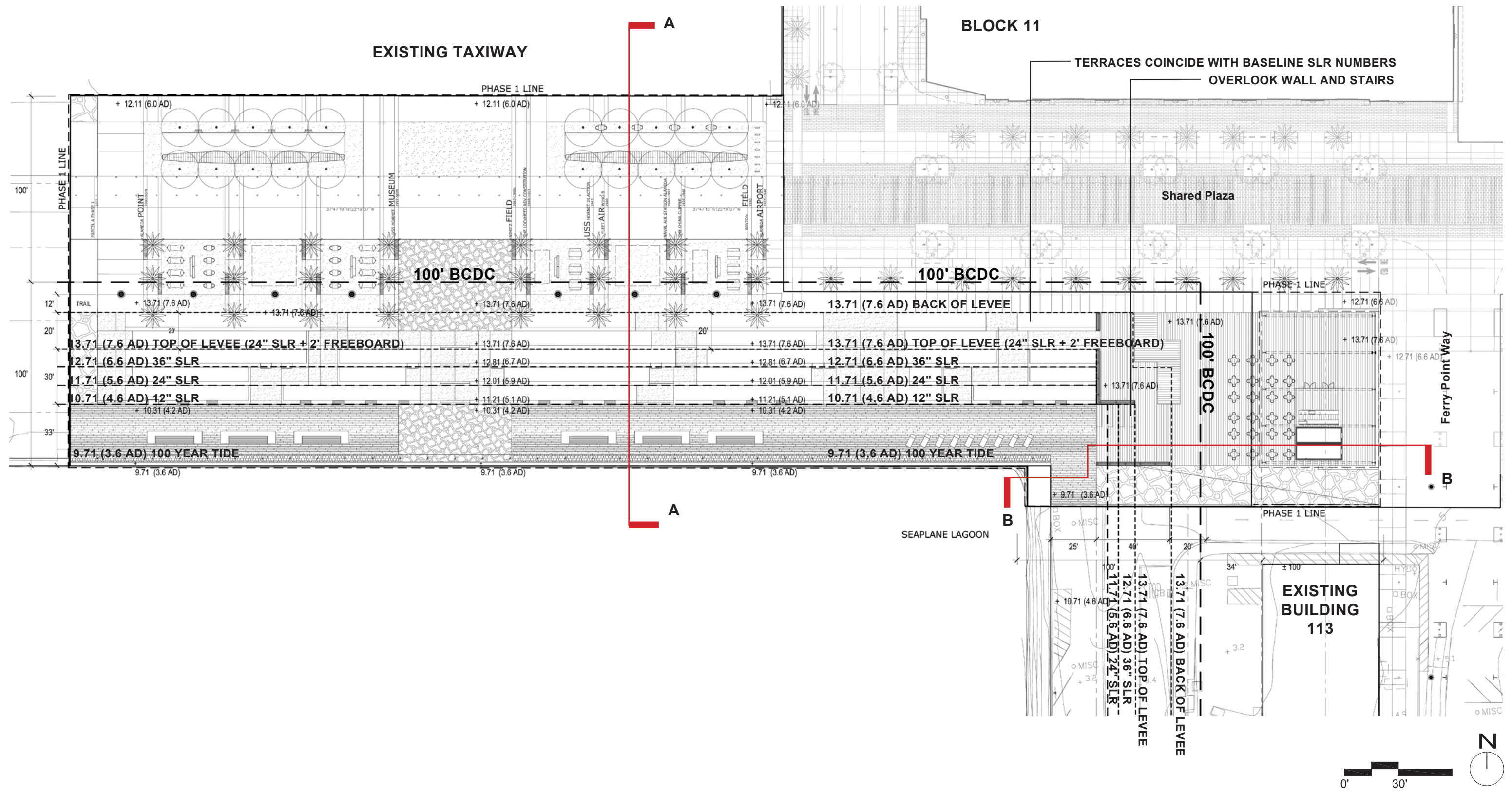
# WATERFRONT PARK PHASE 1

ALAMEDA, CA

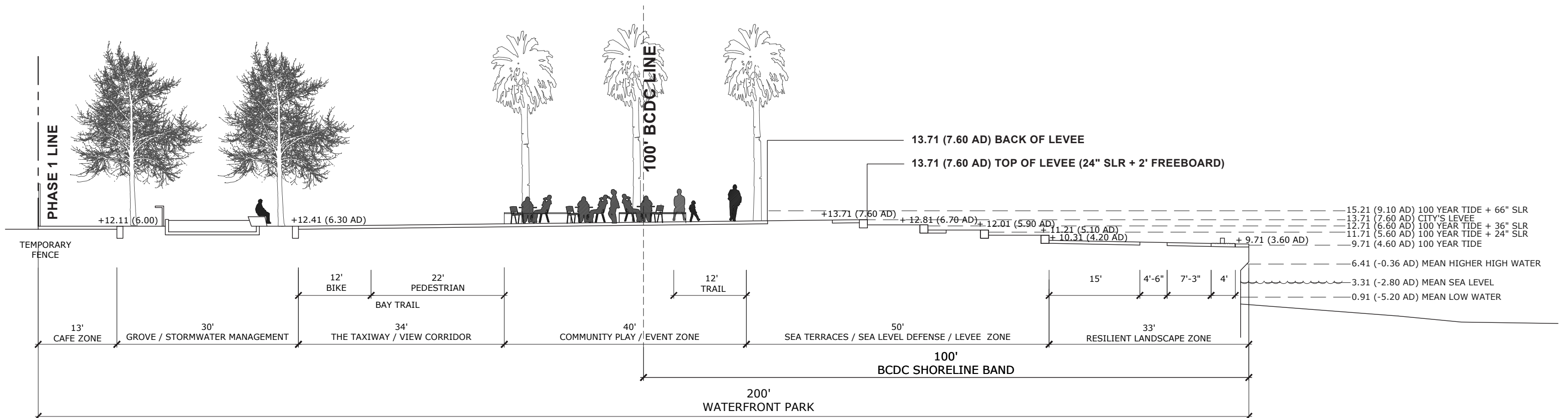
# FERRY POINT WAY PLAN WITH SECTION



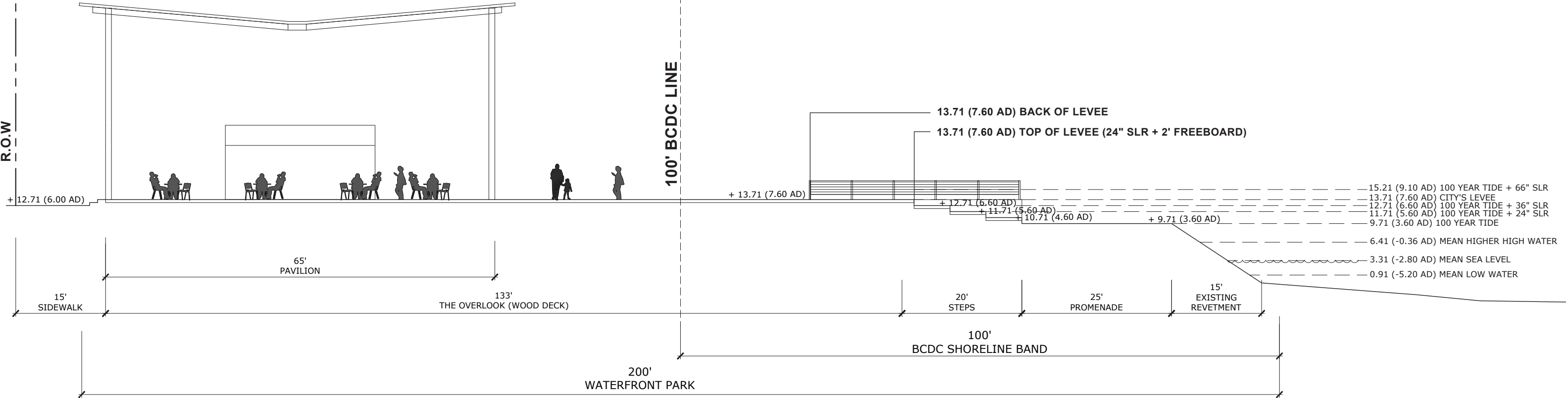
# APPENDIX



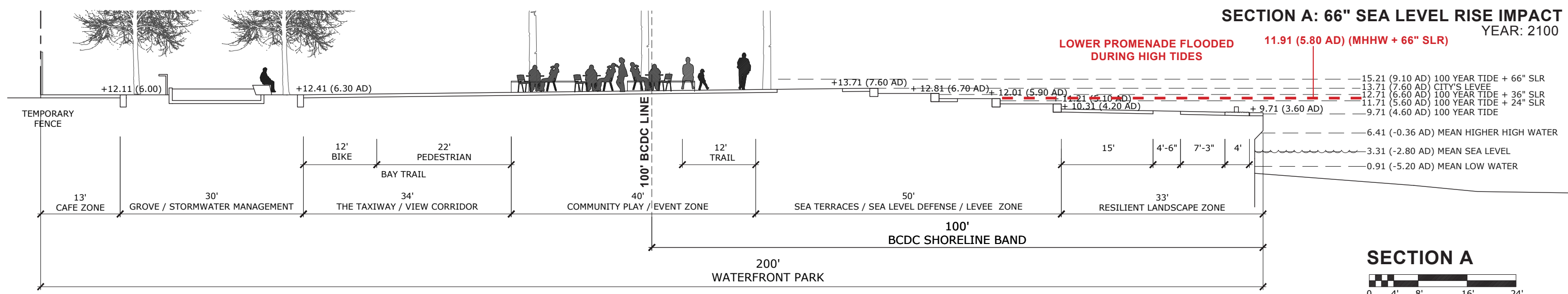
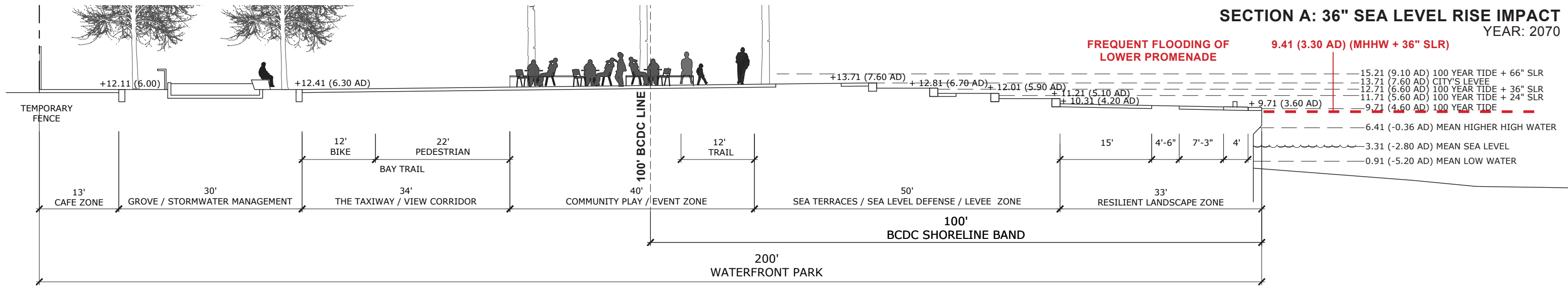
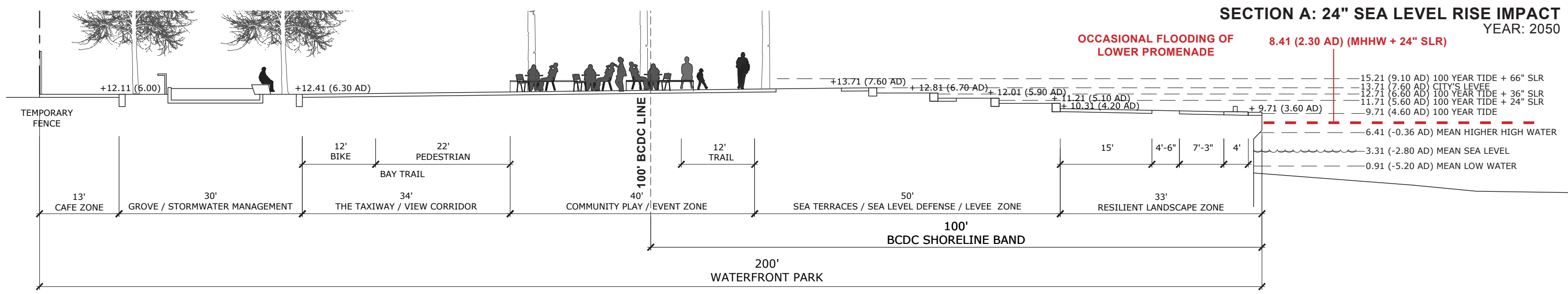


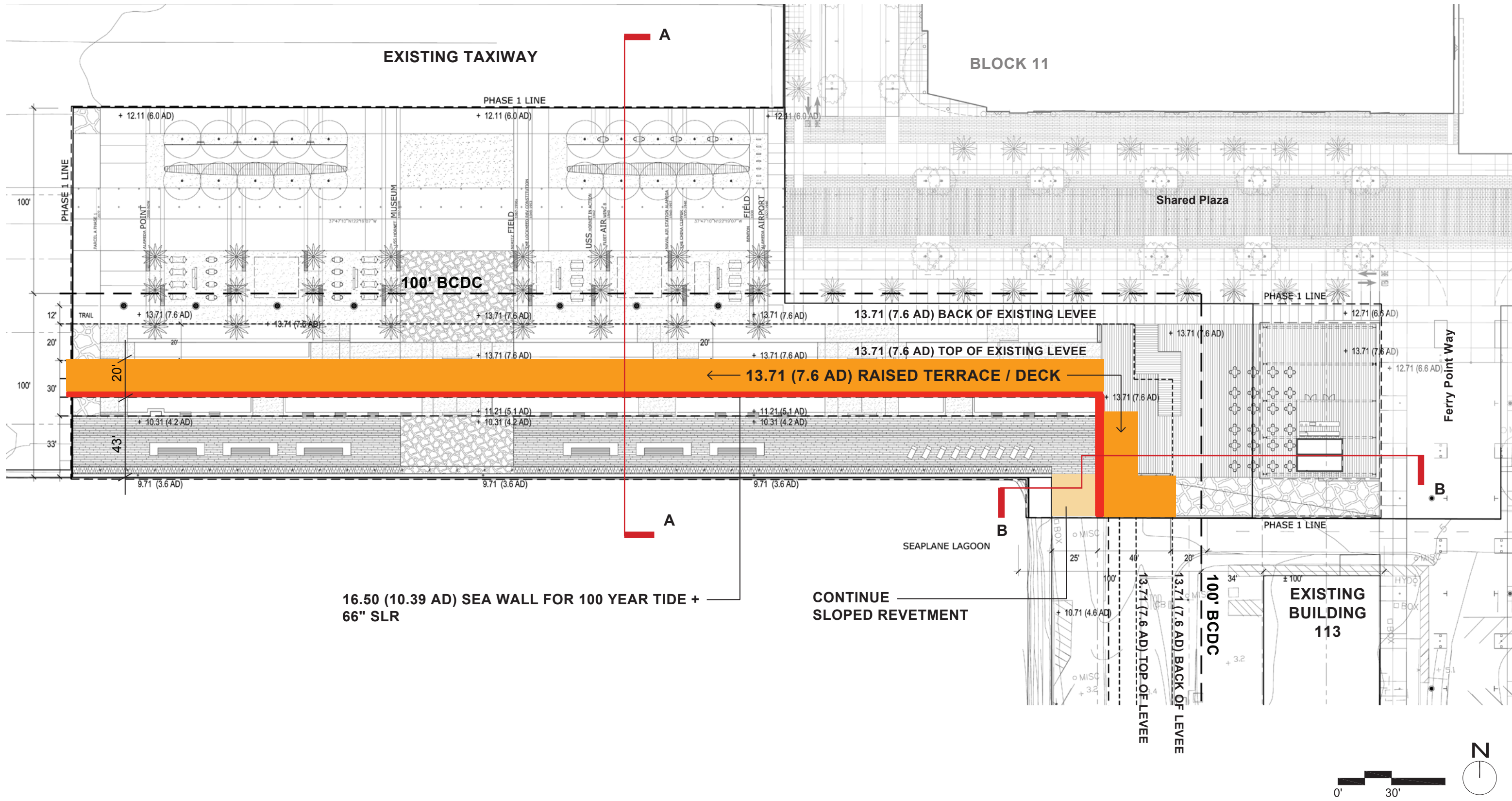


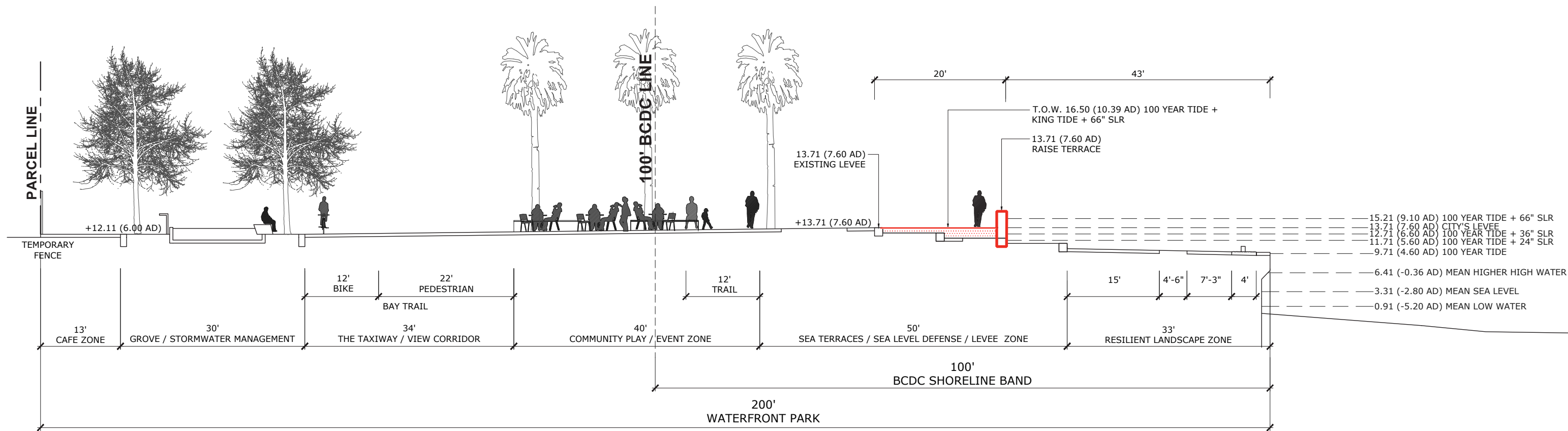
**SECTION A**



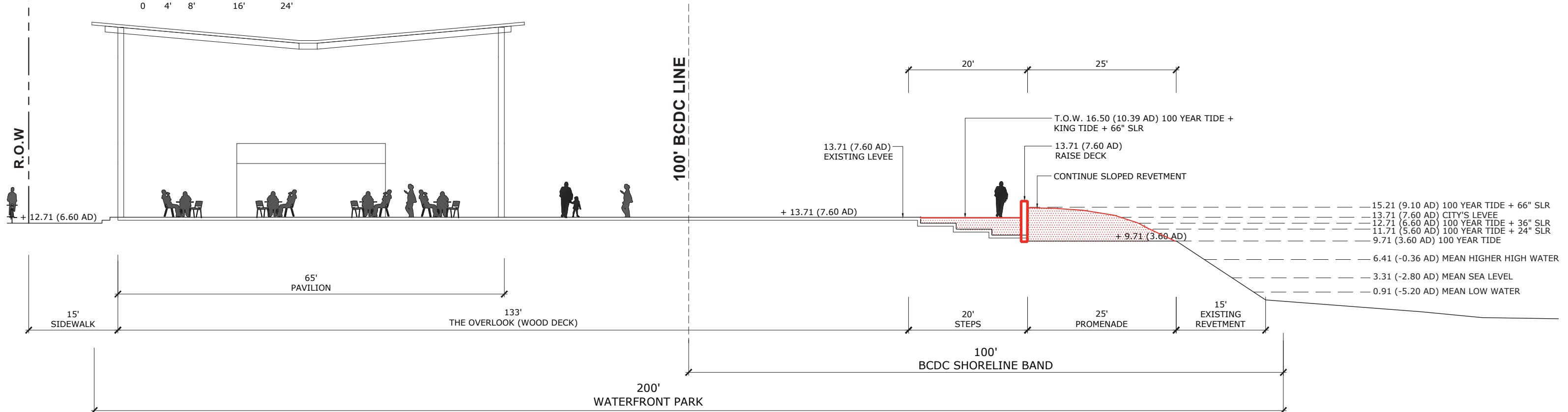
**SECTION B**





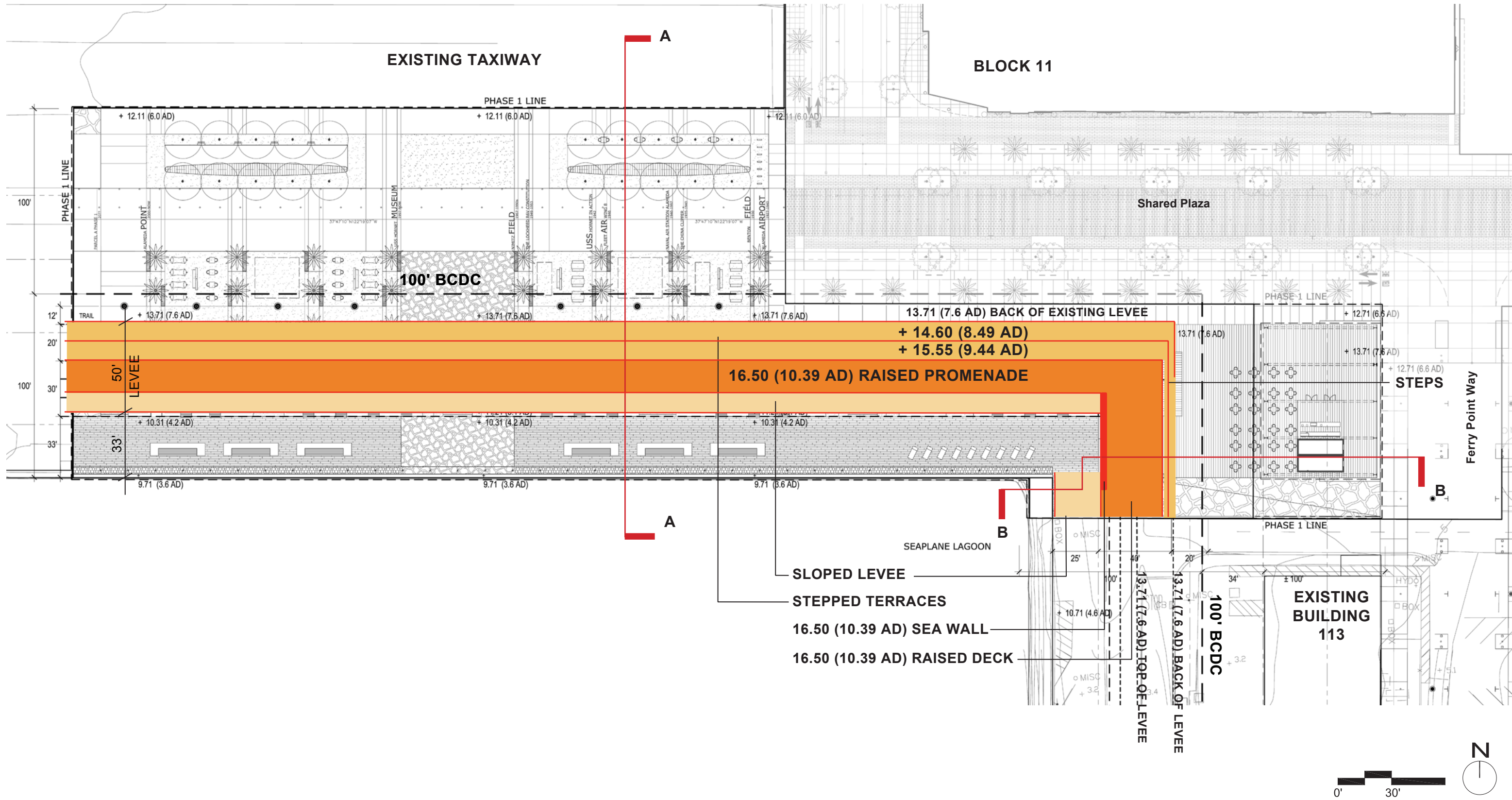


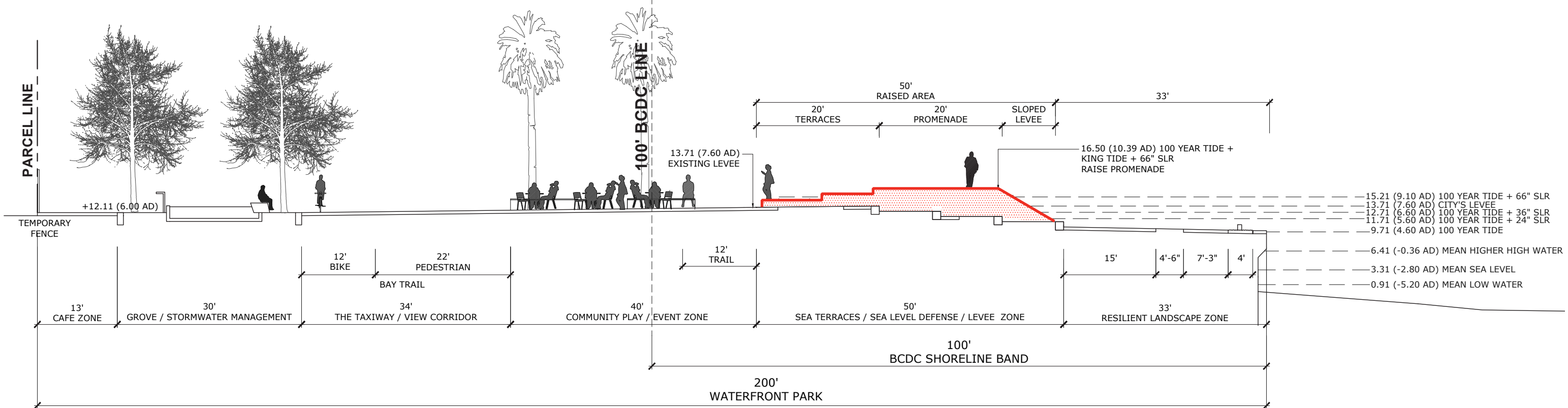
**SECTION A**



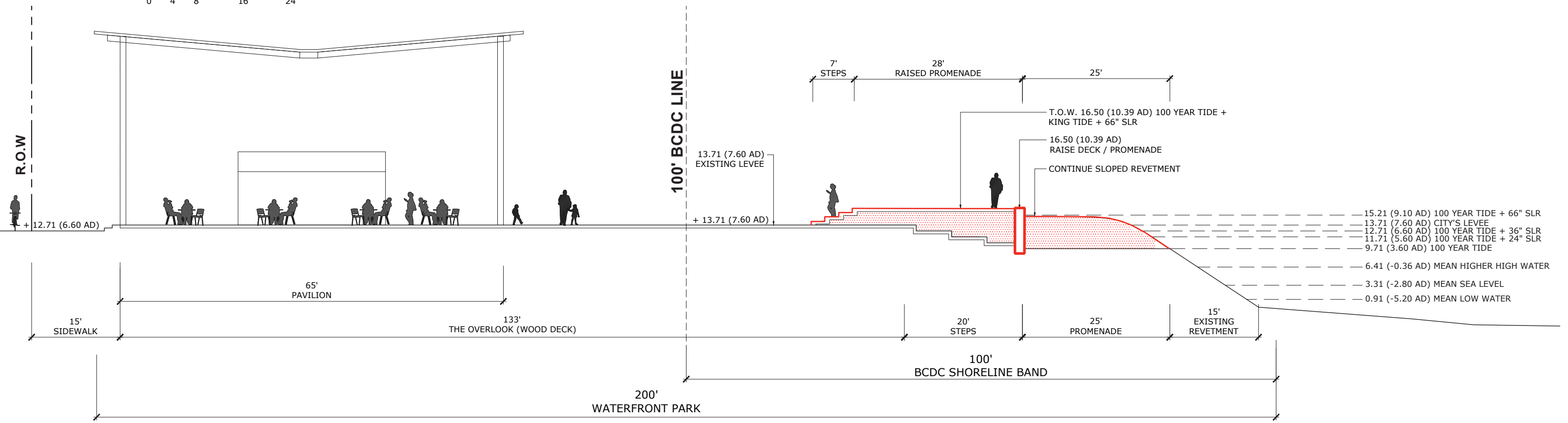
**SECTION B**







**SECTION A**



**SECTION B**