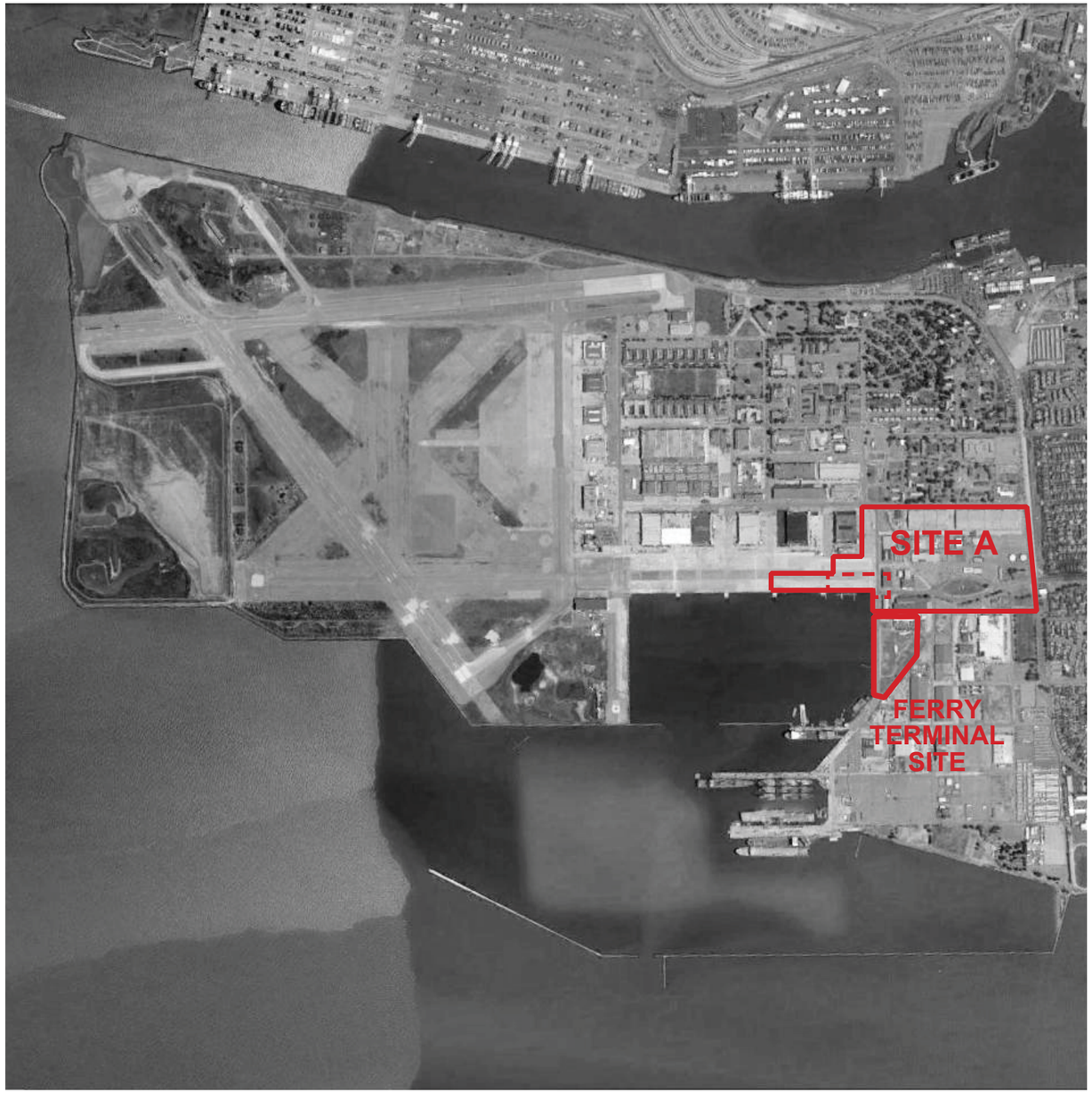
ALAMEDA POINT

SITE A - WATERFRONT PARK PHASE 1 + FERRY TERMINAL

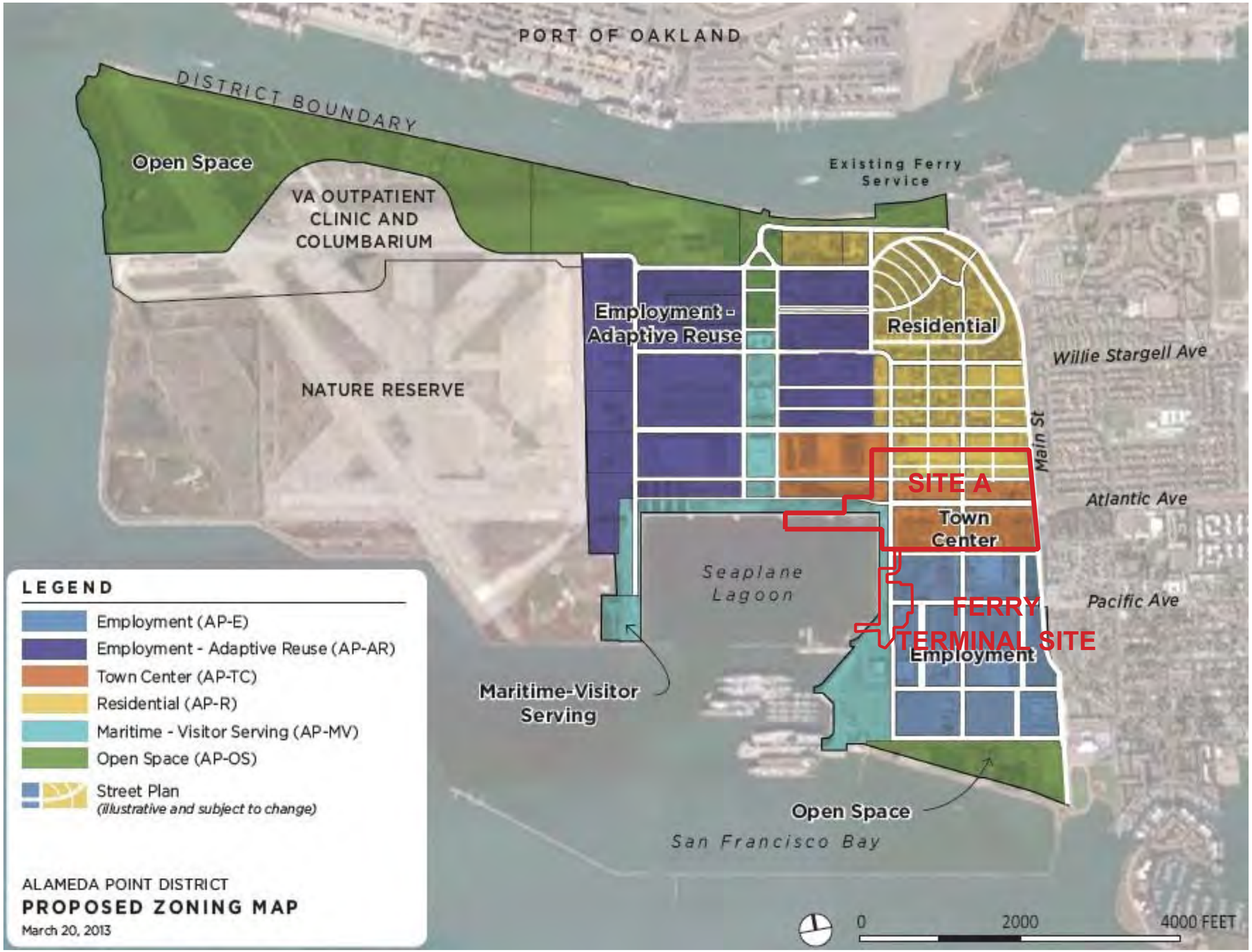
DESIGN REVIEW SUBMITTAL

Prepared for Alameda Point Partners by April Philips Design Works in association with BCV Architects and BKF Engineers

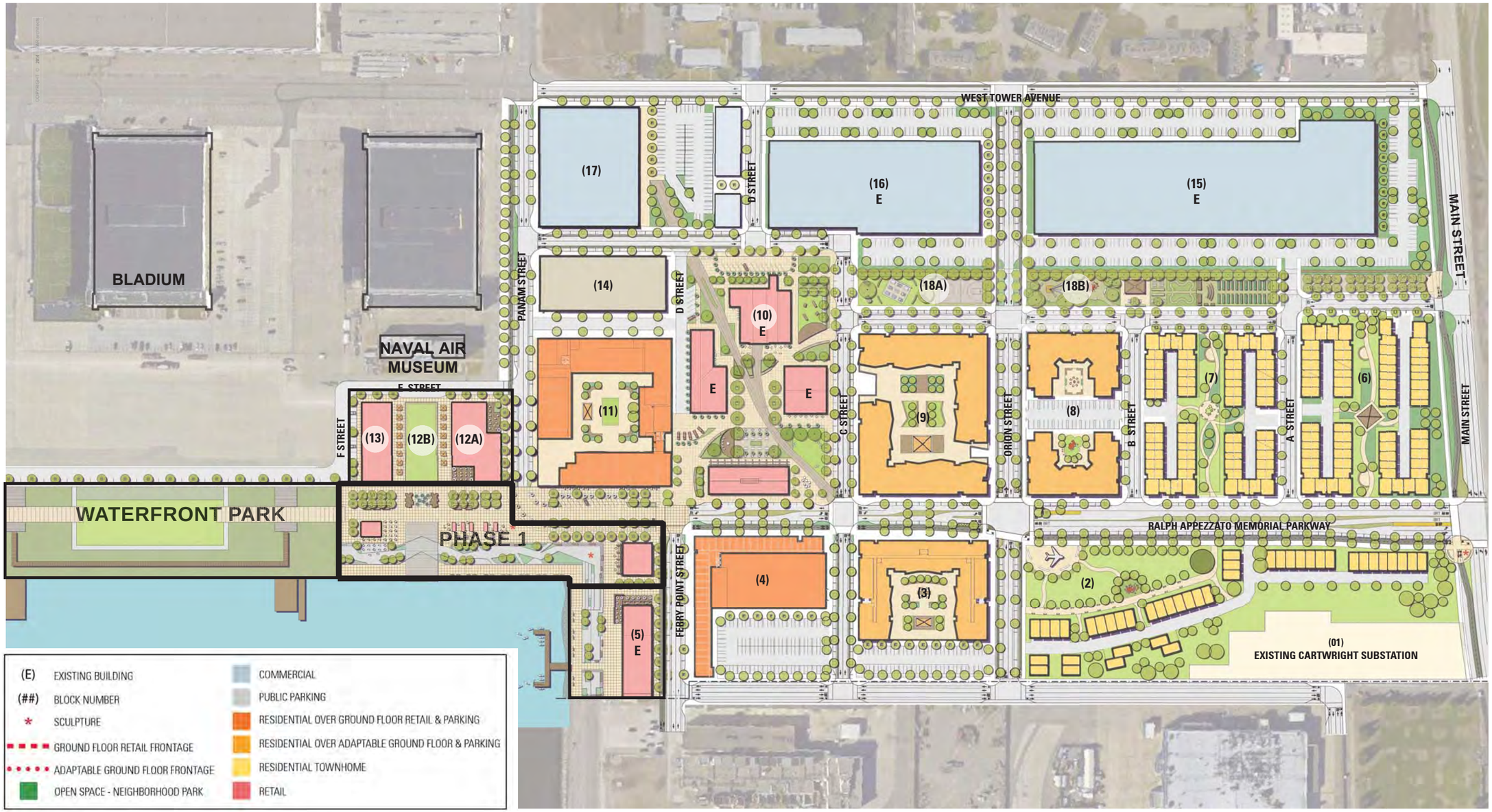
Review on April 11, 2016 by the San Francisco Bay Conservation and Development Commision's Design Review Board (DRB)

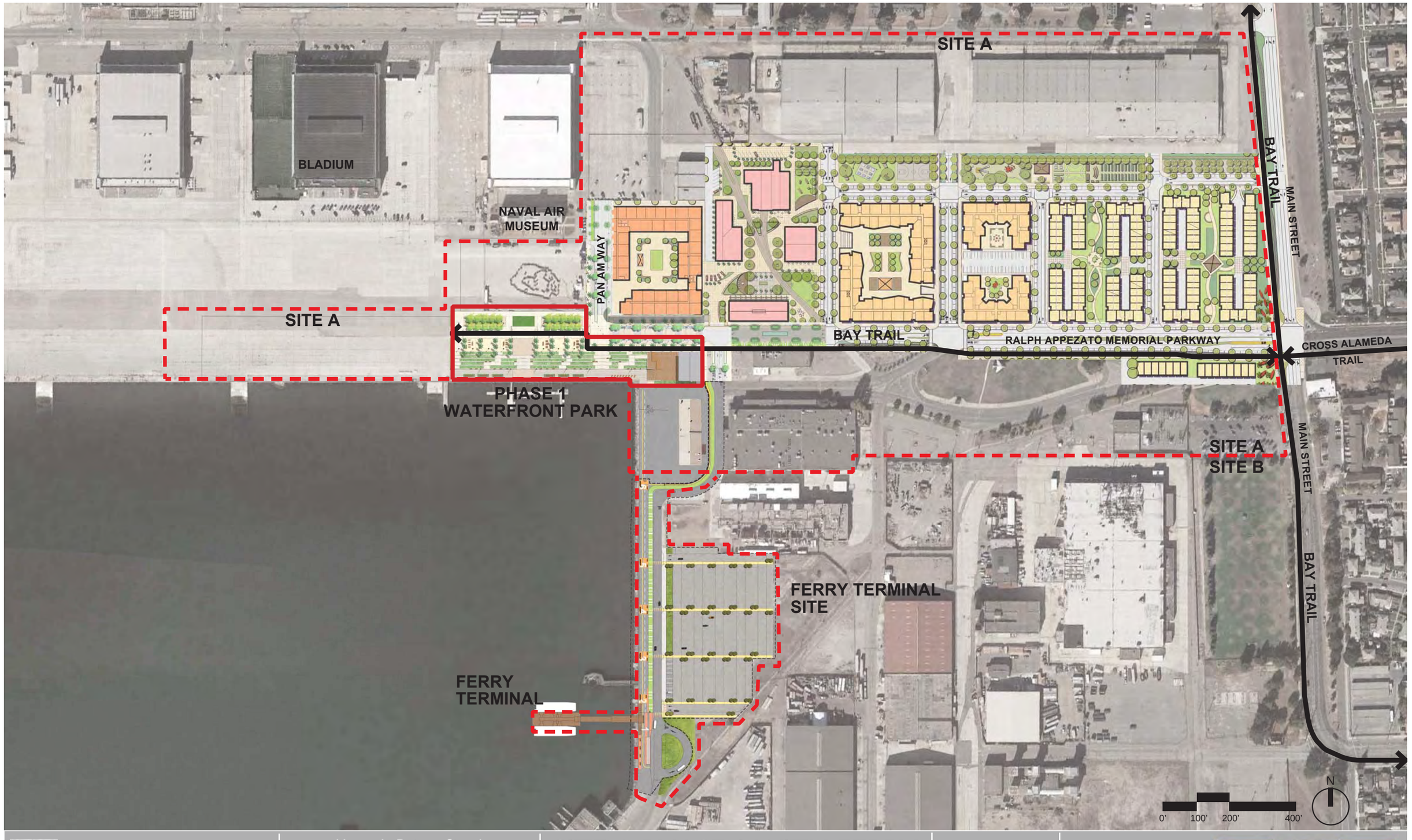


PHASE I WATERFRONT PARK AREA: 2.63 ACRES
FERRY TERMINAL LANDSIDE AREA: 5.80 ACRES



* SOURCE: CITY OF ALAMEDA


BLADIUM
NAVAL AIR MUSEUM
WEST TOWER AVENUE
MAIN STREET
MAIN STREET
PANAM STREET
D STREET
D STREET
C STREET
ORION STREET
B STREET
A STREET
E STREET
F STREET
FERRY POINT STREET
(17)
(16) E
(15) E
(14)
(10) E
(18A)
(18B)
(11)
E
E
(9)
(8)
(7)
(6)
(13)
(12B)
(12A)
WATERFRONT PARK
PHASE 1
(4)
(3)
(2)
(5) E
RALPH APPEZZATO MEMORIAL PARKWAY
(01) EXISTING CARTWRIGHT SUBSTATION
(E) EXISTING BUILDING
(##) BLOCK NUMBER
* SCULPTURE
GROUND FLOOR RETAIL FRONTAGE
ADAPTABLE GROUND FLOOR FRONTAGE
OPEN SPACE - NEIGHBORHOOD PARK
COMMERCIAL
PUBLIC PARKING
RESIDENTIAL OVER GROUND FLOOR RETAIL & PARKING
RESIDENTIAL OVER ADAPTABLE GROUND FLOOR & PARKING
RESIDENTIAL TOWNHOME
RETAIL



APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1
+ Ferry Terminal

SITE A PHASE 1 WITH FERRY TERMINAL

4

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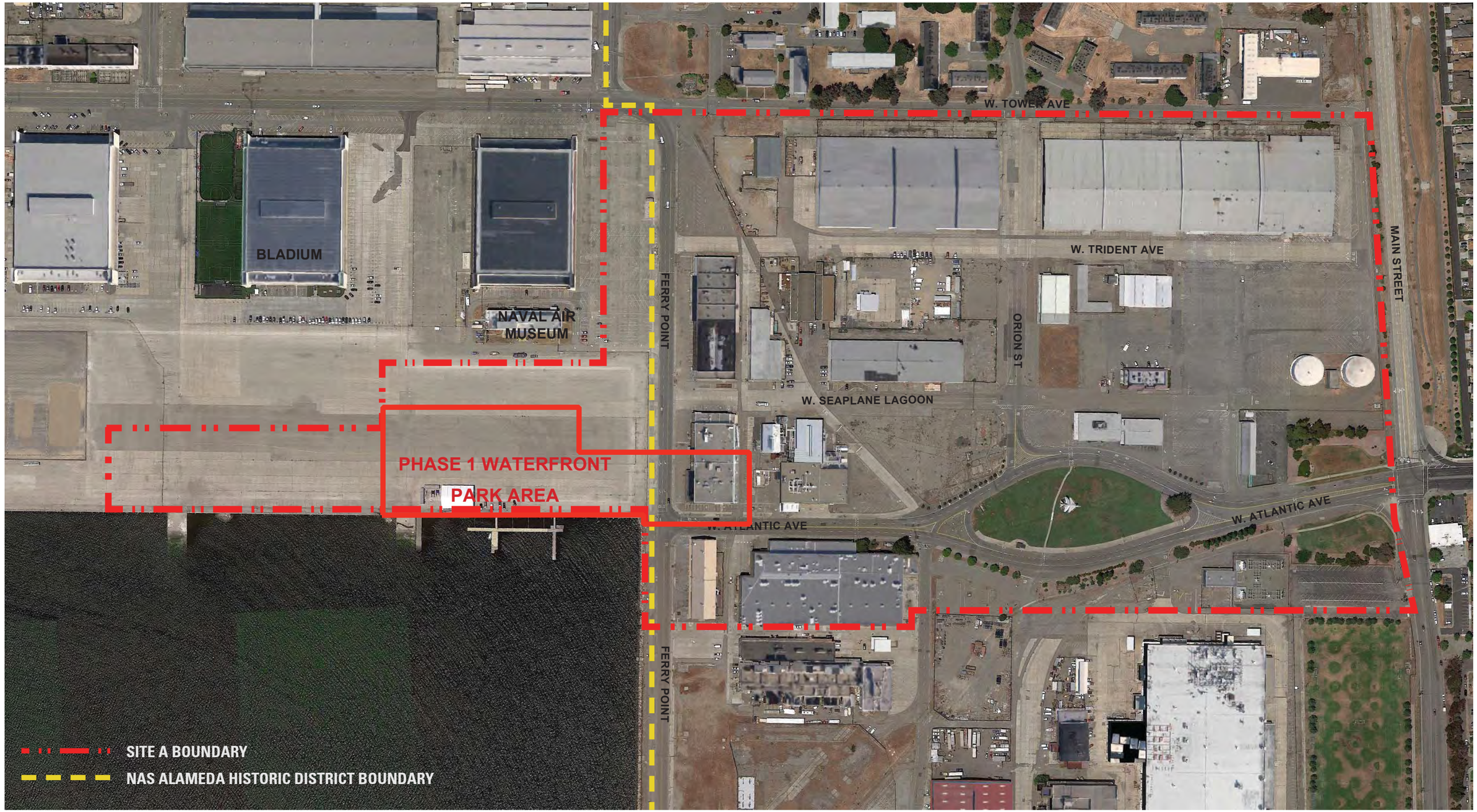
Thompson Dorfman Partners
Trammell Crow Residential



APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

SITE A AERIAL

5

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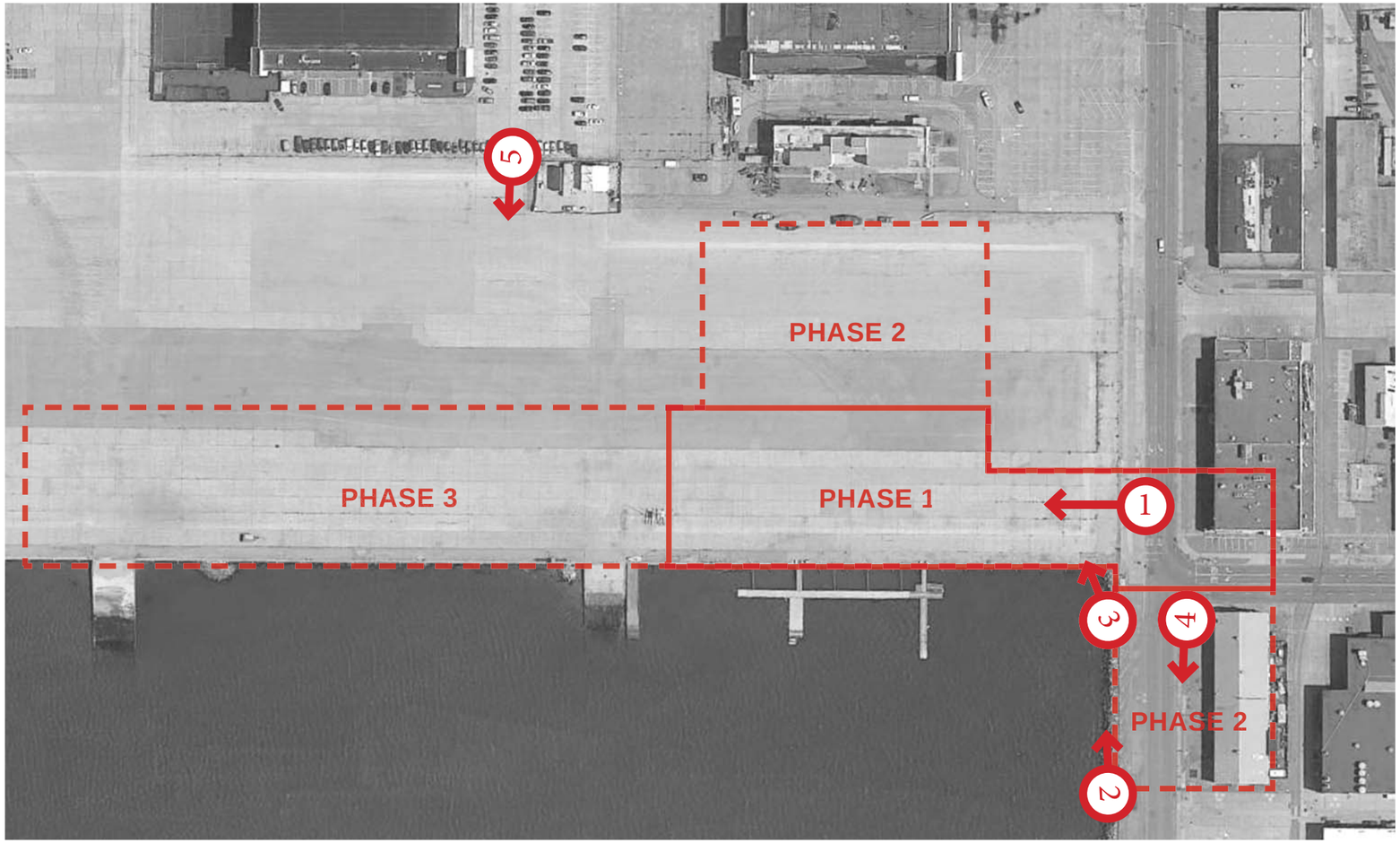

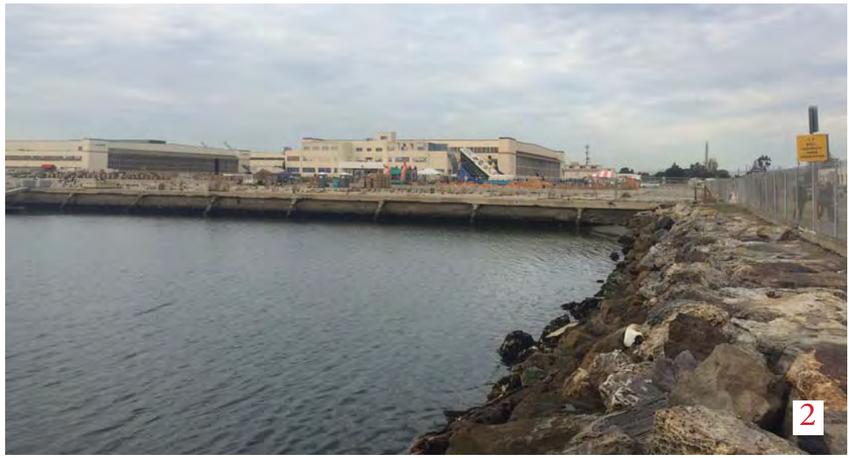

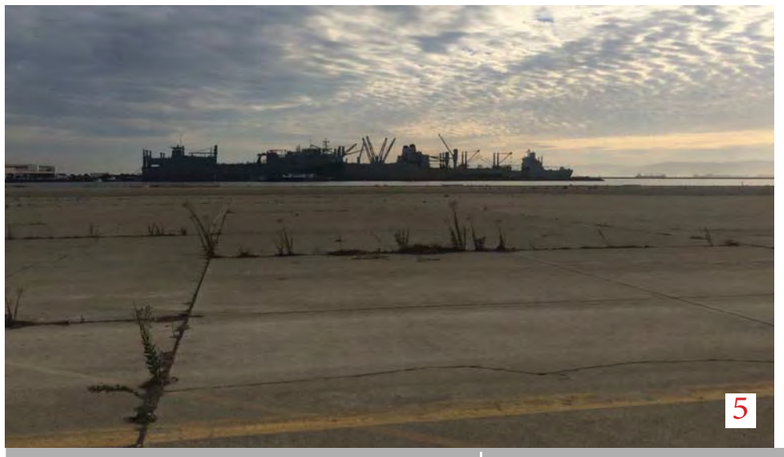

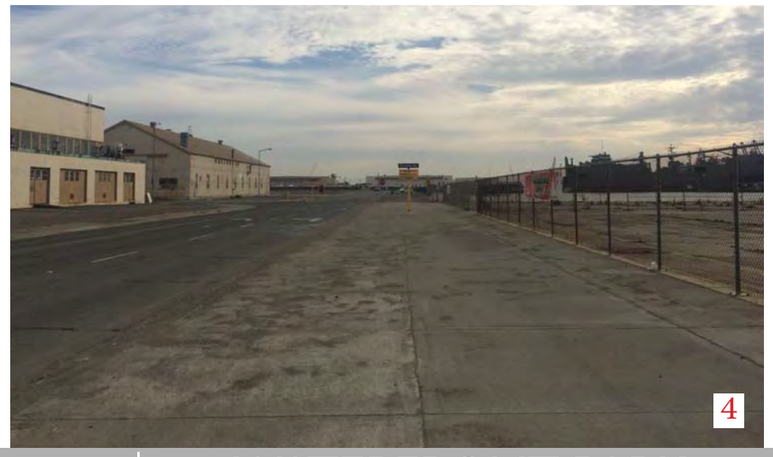

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

WATERFRONT PARK - SITE PHOTOS

6

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BLADIUM

NAVAL AIR MUSEUM

PHASE 2

Event Zone

BLOCK 11

3

1

Natural Discovery Play

Natural Discovery Play

Natural Discovery Play

View Corridor

PHASE 3

PARCEL 19

PHASE 1

The Taxiway

Shared Plaza

BCDC LINE

100'

Recreation Zone

Terraces

Terraces

The Overlook

Pavilion

Ecological Park

The Promenade

3

1

Seaplane Ramp

Seaplane Ramp

Flexible Recreational Field

Wetland

Upland Meadows

Stormwater Treatment

Upland Meadows

Waterfront Access

Decomposed Granite Trail

Historical Play

Wind Turbine With Light Fixture

Multi-use Lawn

Public Art Element: Subject to Public Art Commission Approval

Salvaged Concrete Paving / Urbanite

Sloped Walk To Lower Level

Amphitheater Steps

Viewing Deck

BLDG 113 PARCEL 5

Restaurant

2

2

Beach

Beach Play

Palm Grove

Public Boat Dock

PHASE 2

Existing Building

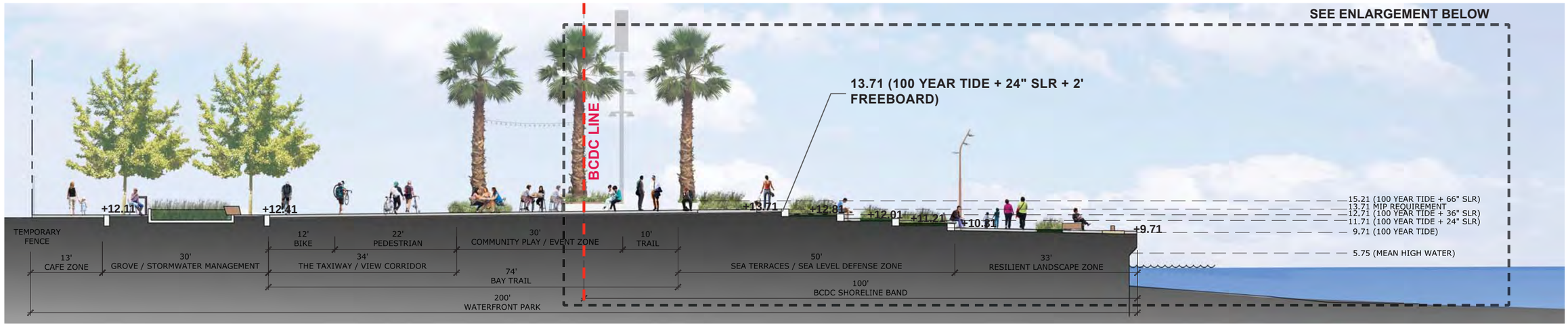
BCDC LINE

SEAPLANE LAGOON

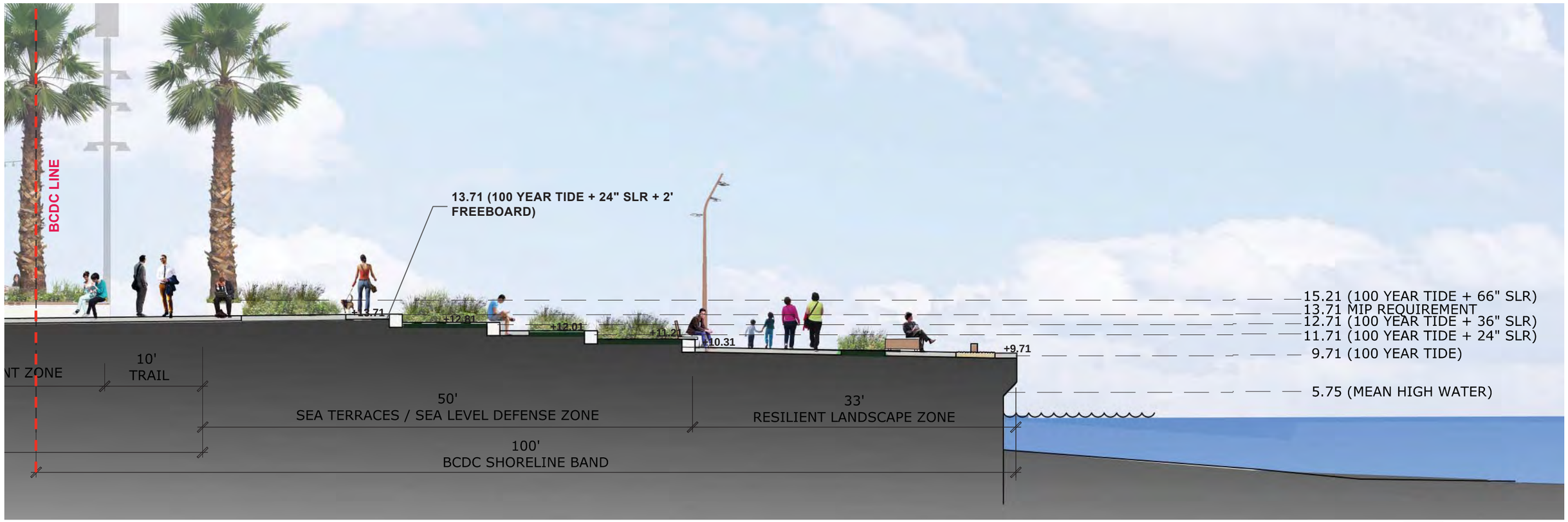
N

0' 50'

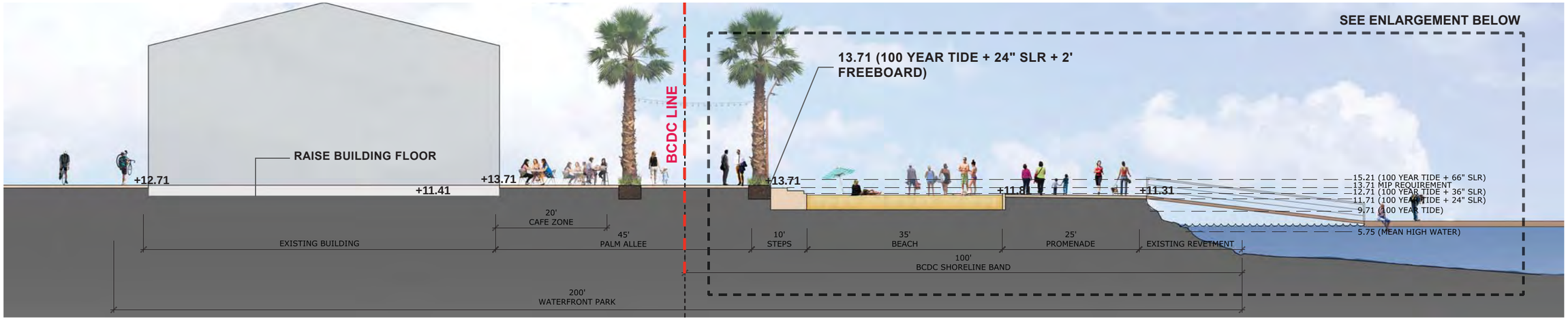
NOTE: PHASE 2 AND PHASE 3 ARE NOT IN SCOPE - FOR REFERENCE ONLY



SECTION 1 (PHASE 1)



SECTION 1 ENLARGEMENT (PHASE 1)



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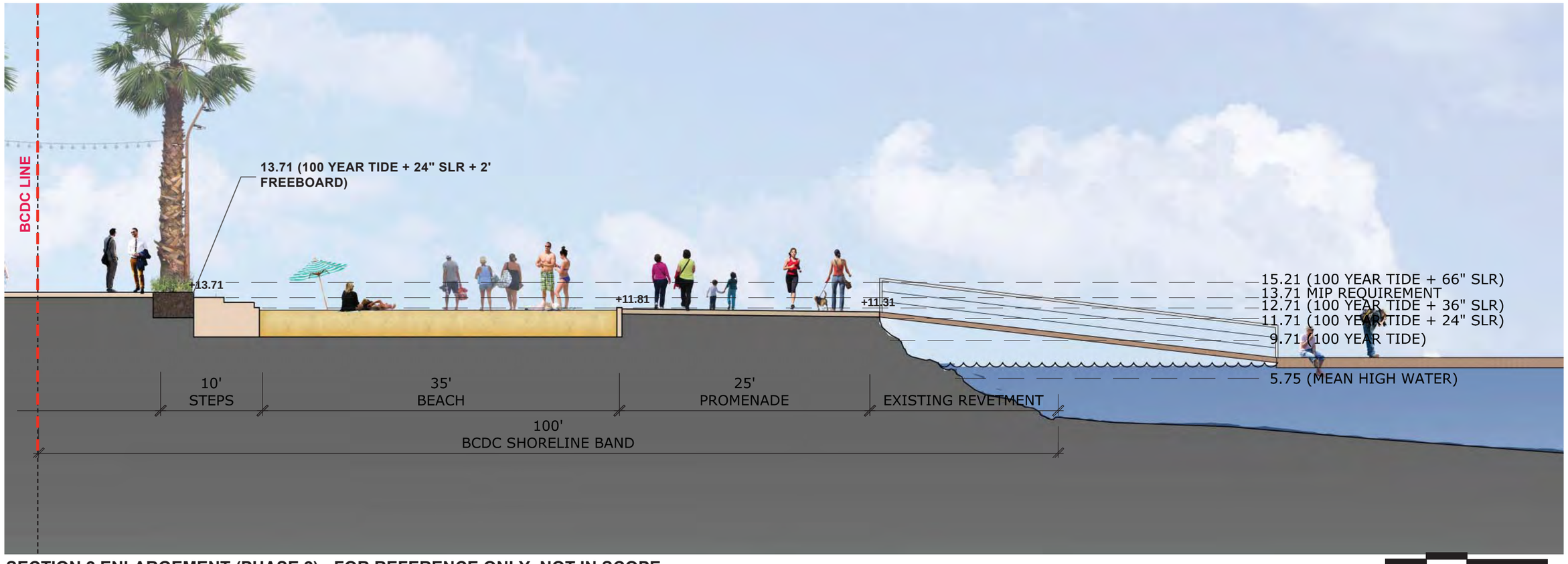
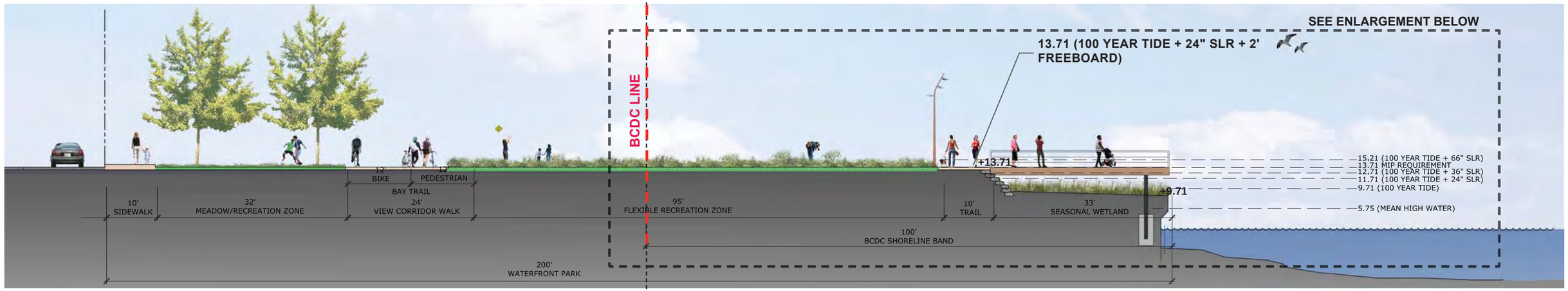


SECTION 2 ENLARGEMENT (PHASE 2) - FOR REFERENCE ONLY. NOT IN SCOPE



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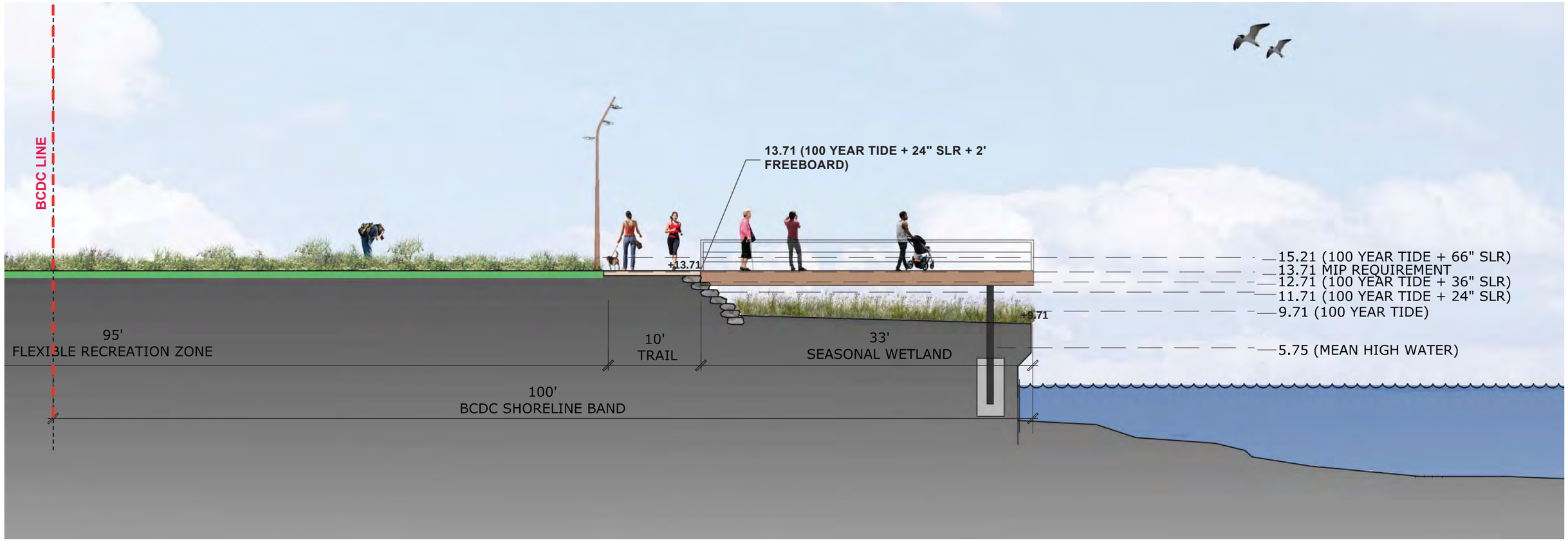

SECTION 3 ENLARGEMENT (PHASE 3) FOR REFERENCE ONLY. NOT IN SCOPE

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
12. Potential Retail Development Pad

WATERFRONT PARK PHASE 1 AREA

Area of Land	106,610 SF
Area of Water (Within Waterfront Park Phase I)	0
Area of Shoreline	58,800 SF
Area of Building Coverage	5,550 SF
Area of Parking (Within Waterfront Park Phase I)	0
Total Number of Parking Spaces (Within 600 feet of Waterfront Park)	
Interim	60
Ultimate	67
Area of Public Access (In Shoreline Band)	55,670 SF
Area of Hardscape and Planting	101,060 SF

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase I

WATERFRONT PARK PHASE I SITE PLAN

11

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Madison Marquette
Thompson Dorfman Partners
Trammell Crow Residential

TEMPORARY PARKING

Pan Am Way

BAY TRAIL (BIKE)

Shared Plaza

CROSS ALAMEDA BIKE TRAIL

BCDC LINE

100'

BAY TRAIL (BIKE)

Ferry Point Way

BCDC LINE

PUMP

BLDG 113
PARCEL 5

CIRCULATION LEGEND

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

N

0' 30'

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

CIRCULATION - BIKE AND VEHICULAR

12

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TRAMMELL CROW RESIDENTIAL

TEMPORARY PARKING

Pan Am Way

BAY TRAIL (PEDESTRIAN)

Shared Plaza

BCDC LINE

BAY TRAIL

UPPER PROMENADE TRAIL

100'

Ferry Point Way

BAY TRAIL (PEDESTRIAN)

LOWER PROMENADE TRAIL

BCDC LINE

LOWER PROMENADE TRAIL

PUMP

BLDG 113
PARCEL 5

CIRCULATION LEGEND

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

N

0' 30'

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

CIRCULATION - PEDESTRIAN AND ADA ACCESS

13

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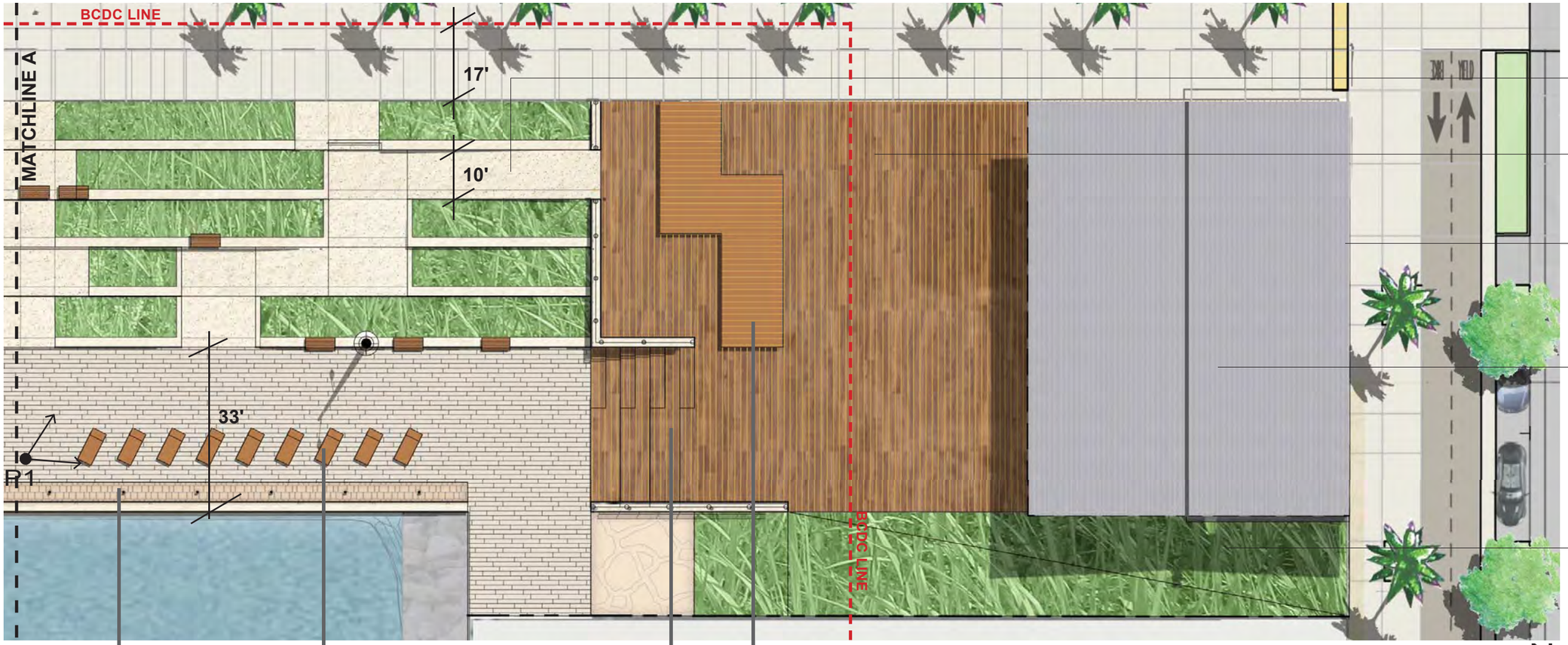
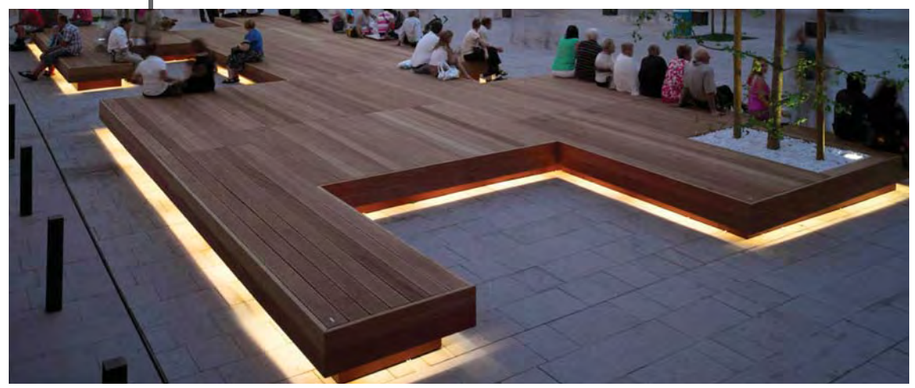
ALAMEDA POINT



COBBLE PAVING &
LIGHTED MARKER

CHAISE LOUNGE CHAIR

STEPS / AMPHITHEATER



FEATURED PLATFORM SEATING WITH ACCENT LIGHT

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LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

THE OVERLOOK PLAN

14

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LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

PERSPECTIVE 1 - THE OVERLOOK

15

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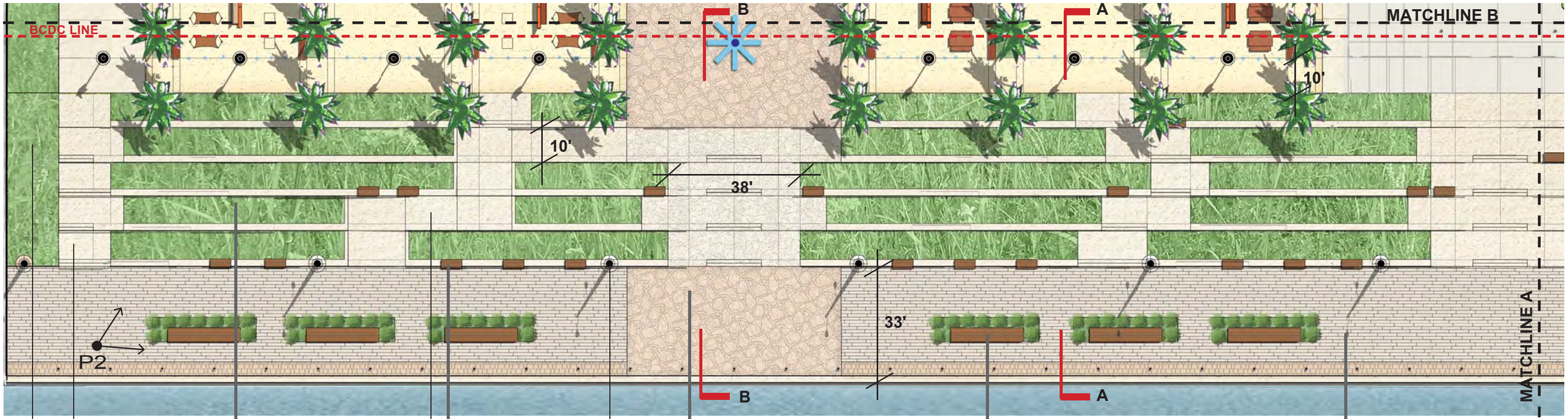

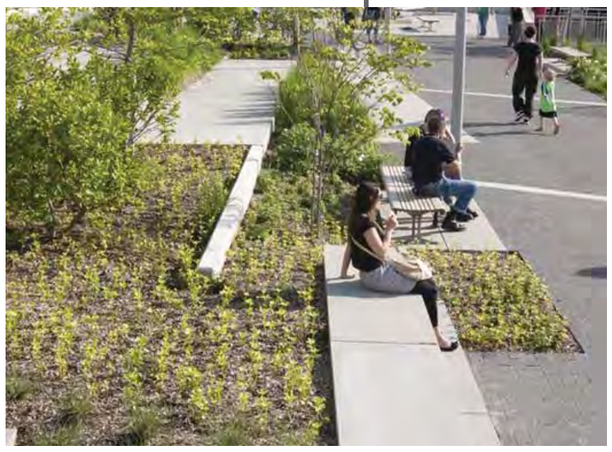

TERRACES WITH UPLAND MEADOW PLANTING

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

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

PERSPECTIVE 2 - THE PROMENADE & TERRACES PLAN

17

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SECTION A

0' 4' 8' 16'

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

THE PROMENADE & TERRACES PLAN - SECTION A

18

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SECTION B

0' 4' 8' 16'

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

THE PROMENADE & TERRACES PLAN - SECTION B

19

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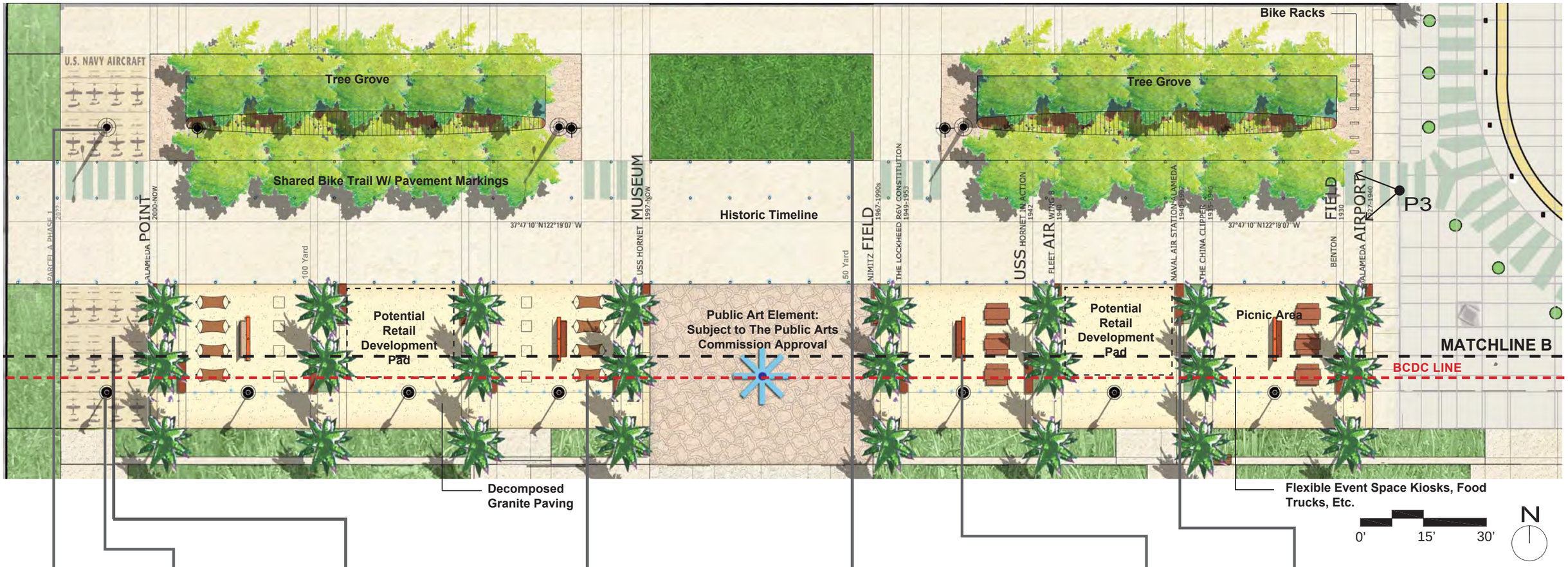
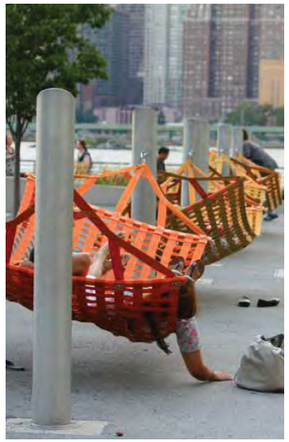
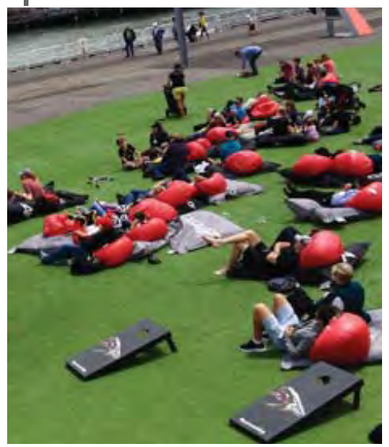


POLE LIGHT AND WIND TURBINE

HISTORICAL PLAY WITH CHALK AND CLIMBABLE ROCK



HAMMOCKS AND GAME TABLES



MULTIPURPOSE LAWN

PIVOT WALL WITH BENCH & GABION SEAT WALL

SITE AMENITIES

FIELD
AIRPORT
1927 1940

KIDS CHALK ART

SPECIAL EVENTS

FOOD TRUCKS

YOGA & GROUP MEDITATION

ART WALK

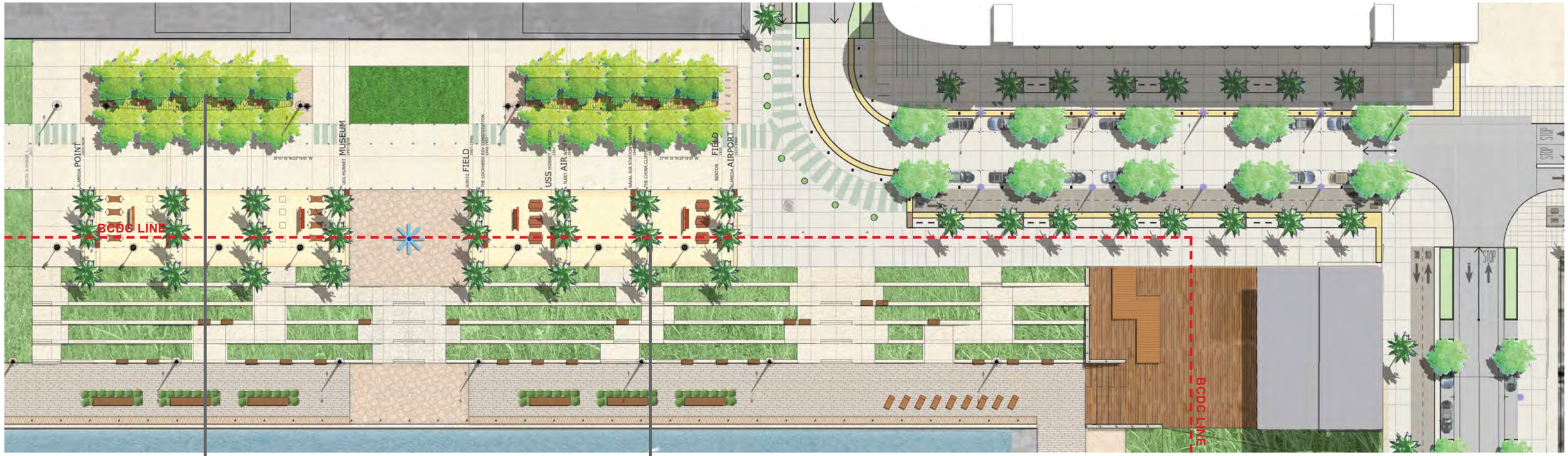
DISCOVERY PLAY FOR KIDS

SAILBOAT VIEWING

OUTDOOR MOVIES

SEASONAL EVENTS

MARKET



N

0' 30'

GROVE TREE:

OPTION 1: GINKGO BILOBA

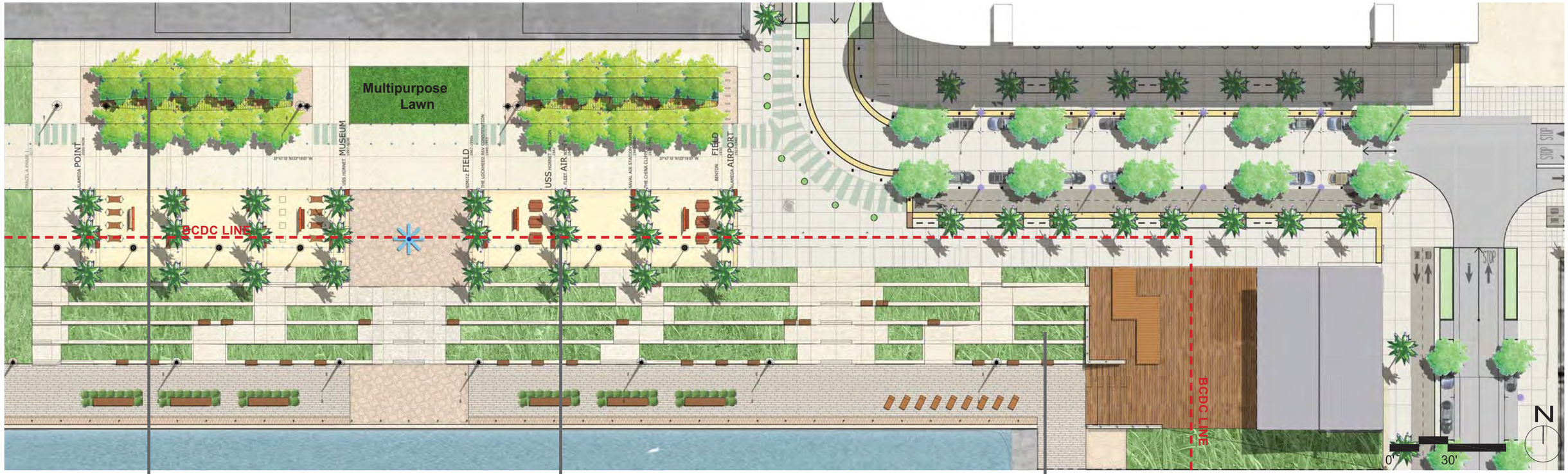
OPTION 2: PLATANUS X ACERIFOLIA 'YARWOOD'

TAXIWAY PALM

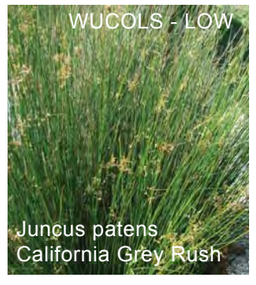
WASHINTONIA FILIBUSTA

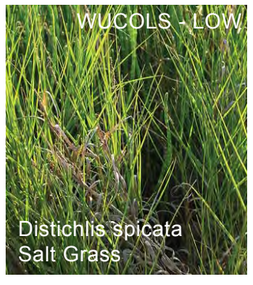
Note: The planting will follow the Bay Friendly landscaping guidlines.

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.

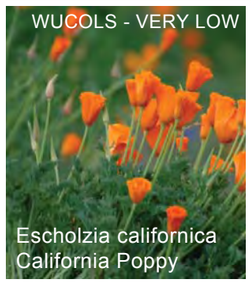


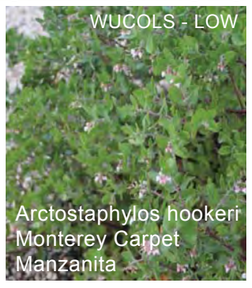
STORMWATER PLANTS



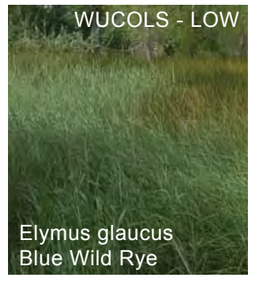


URBAN SHRUBS





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

CEL 19

BCDC LINE

BCDC LINE

PUMP

BLDG 113
PARCEL 5

STOP

0' 30'

N

LIGHTING LEGEND

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

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

CONCEPTUAL LIGHTING PLAN

25

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ALAMEDA POINT

FERRY TERMINAL LANDSIDE
AREA: 5.80 ACRES

Limit of Work for
Interim Parking Lot and
Landside Improvements

SITE A SITE B

Site A
Phase 1 Road

Site A
Phase 1 Bike Path

Site A
Phase 1 Ped. Path

Interim Asphalt Road

Interim Bike Path

Interim Pedestrian Path

Painted Pedestrian
Walk

Kiss and Ride

Bus Turning Lane

W ATLANTIC AVE

Ferry Point Way

SITE A
PHASE 1

EXISTING
BUILDING 113

Interim Parking Lot
(400 Stalls)

Native Planting

SHARED PLAZA

WATERFRONT
PARK
(PHASE 2)

100'
BCDC

Existing Sidewalk

22' Road
12' Bike

100' BCDC

6 5 4 3 2 1

+ 10.31

+ 10.91

+ 13

SECTION BB

Temporary
Connection to
Phase 1 Waterfront
(Painted Surface)

Interim Pedestrian Node
(Painted Surface)

Interim Shoreline
Pathway Connection

Existing Revetment

Interim Promenade
(Painted Surface)

Interim Transit
Stop

Interim Ferry
Plaza
(Painted Surface)

Ferry Pier

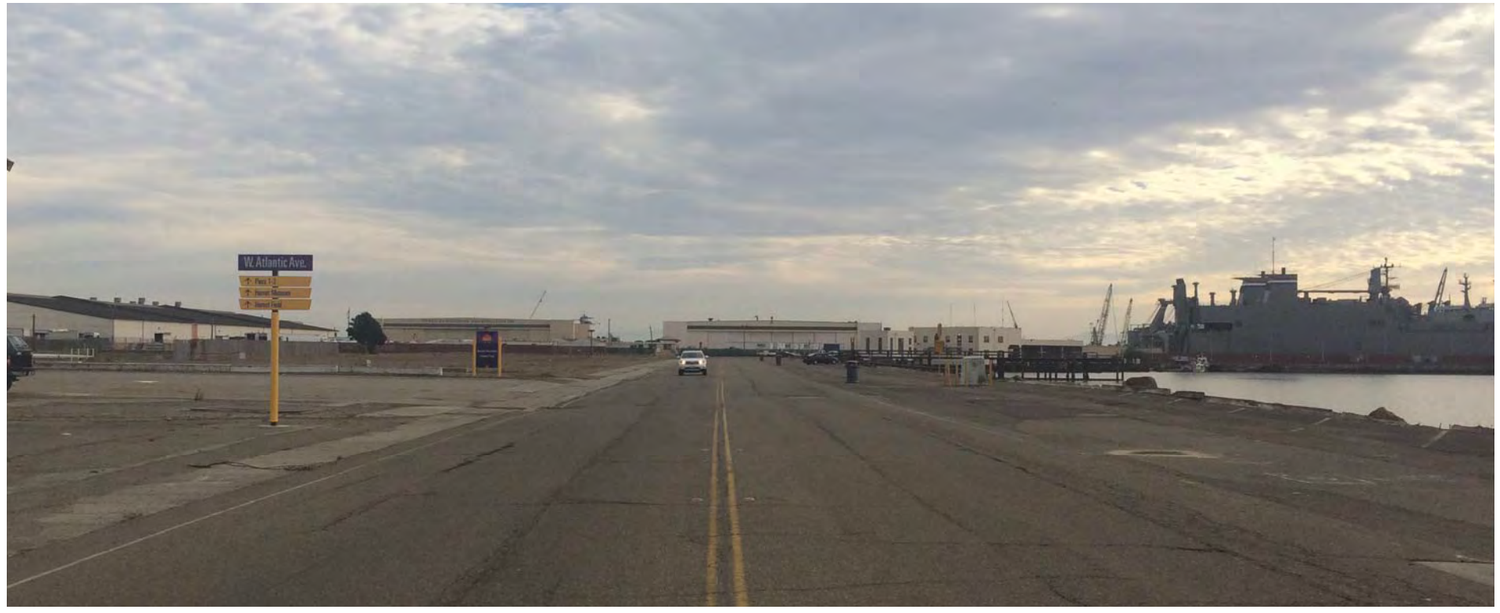
WATERFRONT
PARK
(PHASE 1)

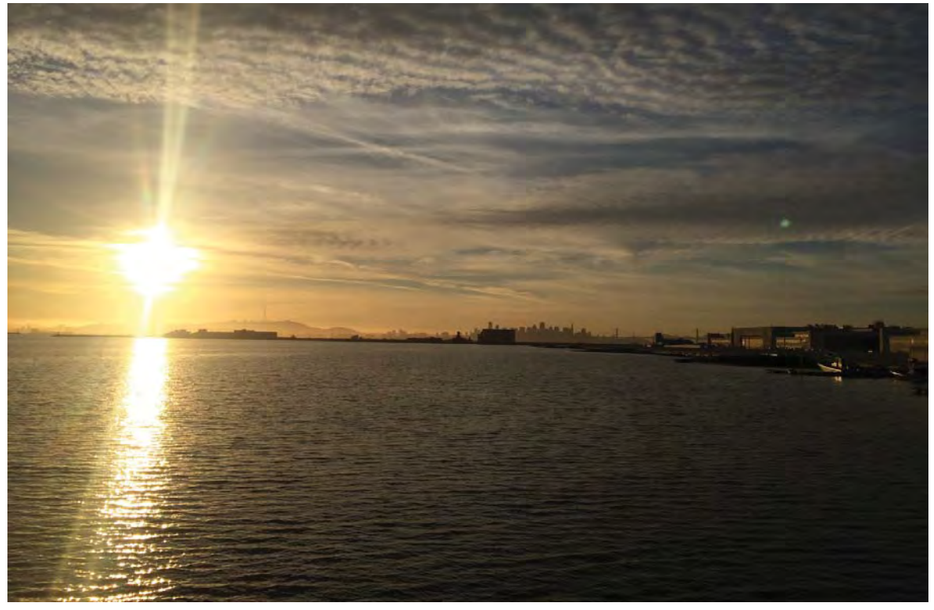
SECTION AA

N

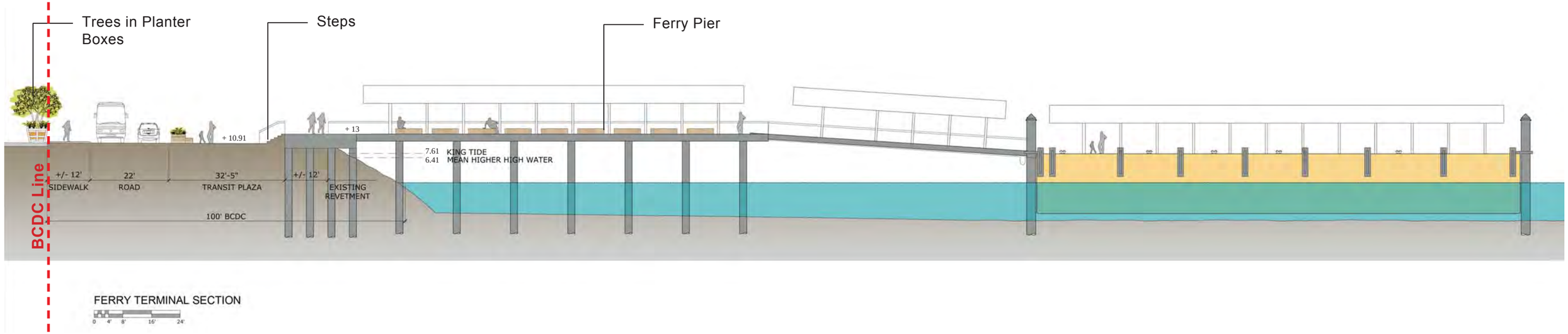
0' 30' 60' 120'

APRIL PHILIPS DESIGN WORKS LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION	Alameda Point - Ferry Terminal	FERRY TERMINAL WITH SITE A PHASE 1	26 4.11.2016	SRMERNST MADISON MARQUETTE THOMPSON DORFMAN PARTNERS TRAMMELL CROW RESIDENTIAL

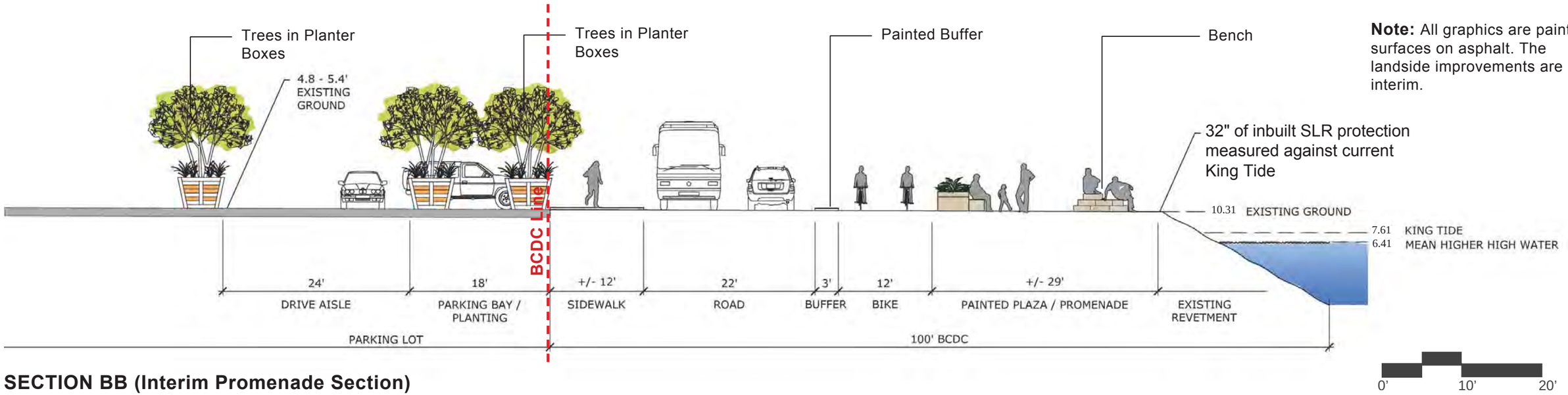




SITE PHOTO

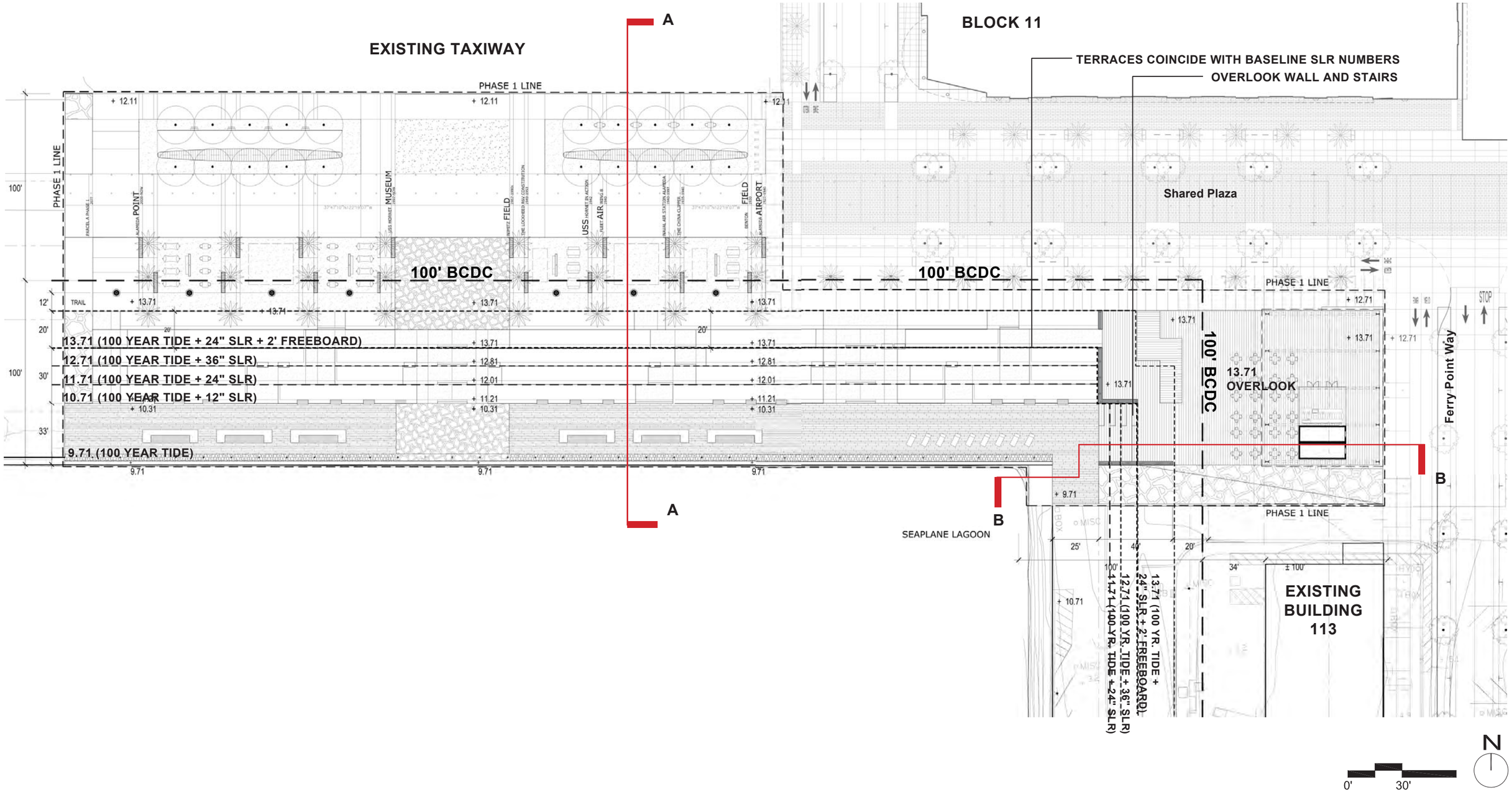


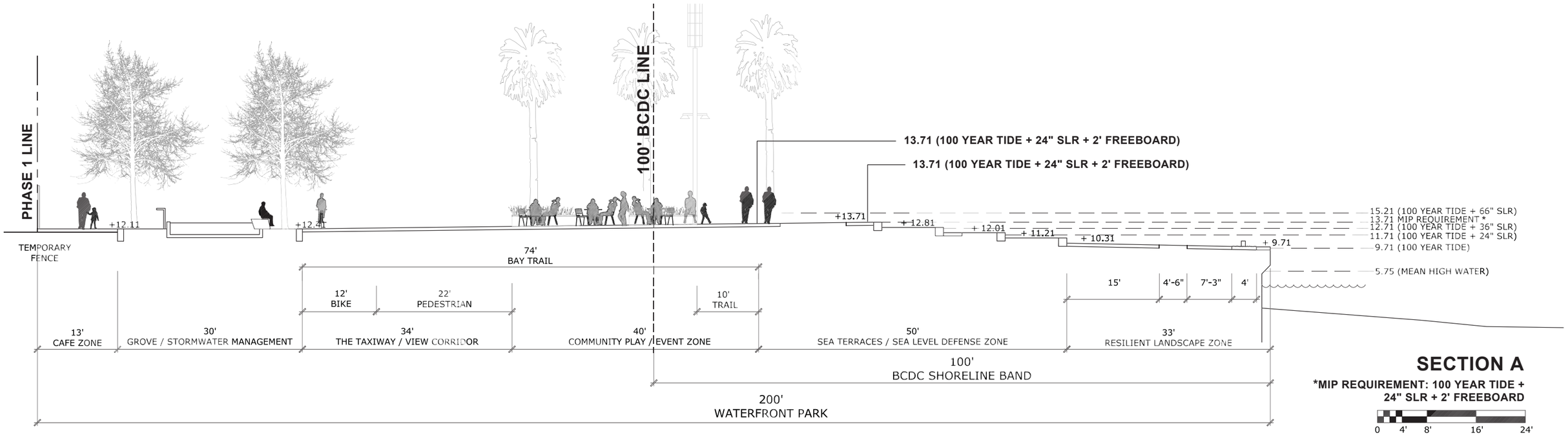
SECTION AA



Note: All graphics are painted surfaces on asphalt. The landside improvements are interim.

SECTION BB (Interim Promenade Section)

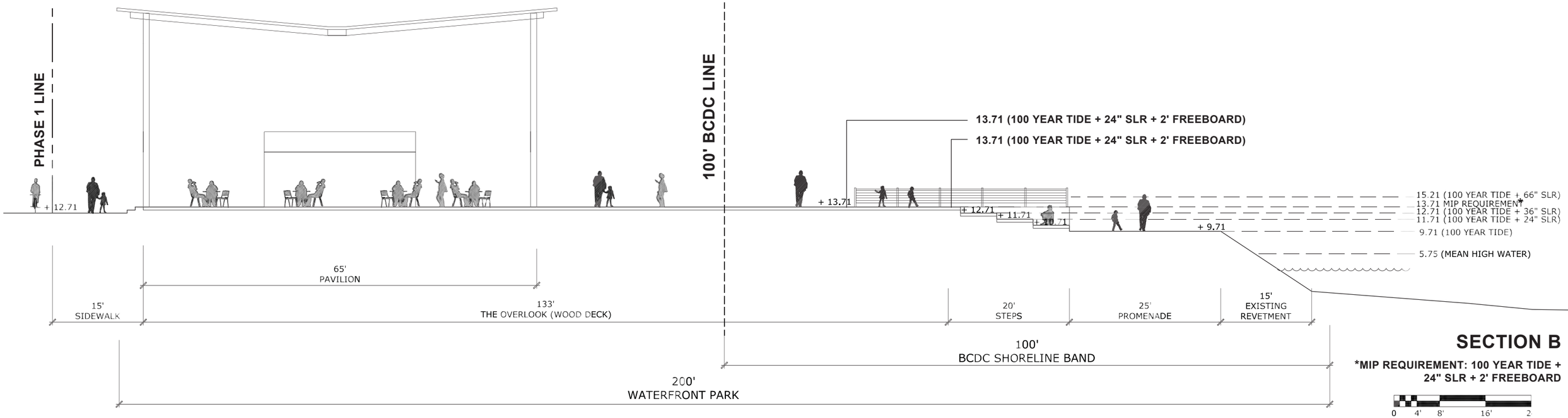

A
EXISTING TAXIWAY
BLOCK 11
TERRACES COINCIDE WITH BASELINE SLR NUMBERS
OVERLOOK WALL AND STAIRS
PHASE 1 LINE
Shared Plaza
100' BCDC
100' BCDC
PHASE 1 LINE
TRAIL
13.71 (100 YEAR TIDE + 24" SLR + 2' FREEBOARD)
12.71 (100 YEAR TIDE + 36" SLR)
11.71 (100 YEAR TIDE + 24" SLR)
10.71 (100 YEAR TIDE + 12" SLR)
9.71 (100 YEAR TIDE)
100' BCDC
13.71
OVERLOOK
Ferry Point Way
STOP
B
A
B
SEAPLANE LAGOON
PHASE 1 LINE
25'
40'
20'
34'
± 100'
EXISTING
BUILDING
113
13.71 (100 YR. TIDE + 24" SLR + 2' FREEBOARD)
12.71 (100 YR. TIDE + 36" SLR)
11.71 (100 YR. TIDE + 24" SLR)
N
0'
30'



SECTION A

***MIP REQUIREMENT: 100 YEAR TIDE + 24" SLR + 2' FREEBOARD**

0 4' 8' 16' 24'



SECTION B

***MIP REQUIREMENT: 100 YEAR TIDE + 24" SLR + 2' FREEBOARD**

0 4' 8' 16' 2

APRIL PHILIPS DESIGN WORKS
LANDSCAPE ARCHITECTURE PLANNING ILLUSTRATION

Alameda Point - Site A
Waterfront Park Phase 1

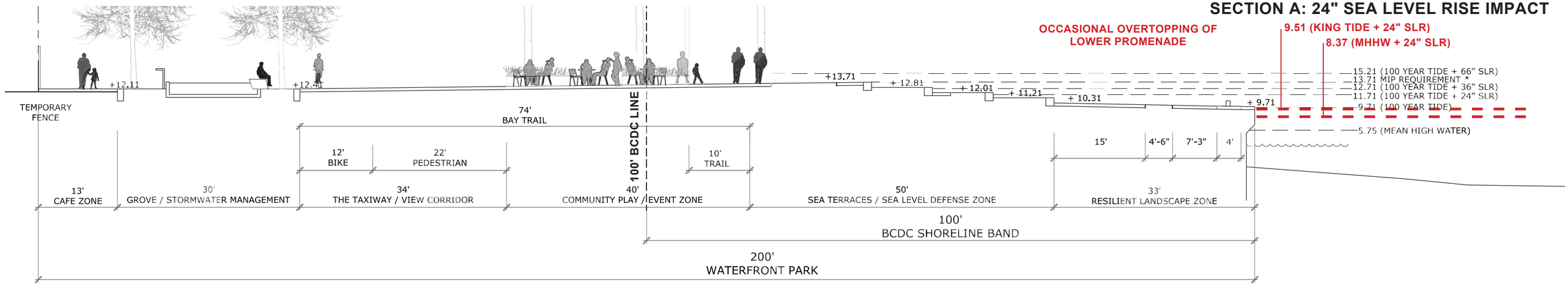
SEA LEVEL RISE BASELINE SECTIONS

30

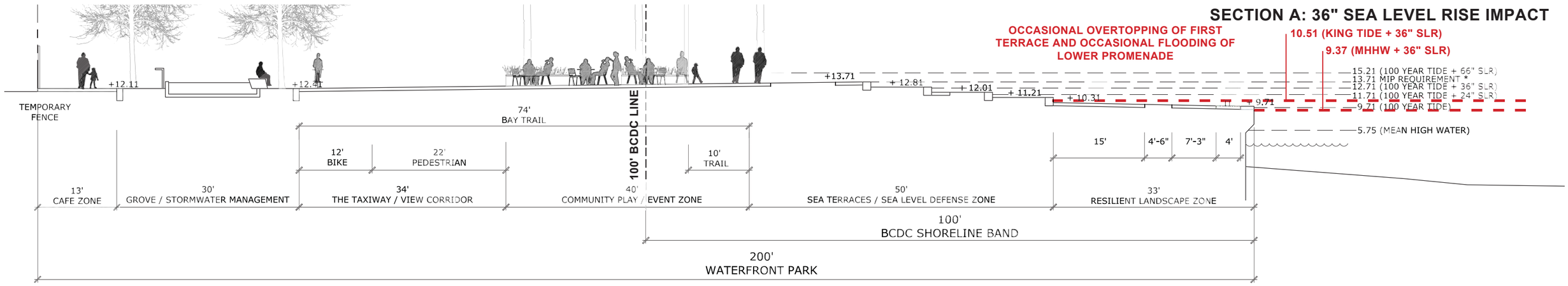
4.11.2016

srmErnst
Madison Marquette
Thompson Dorfman Partners
Trammell Crow Residential

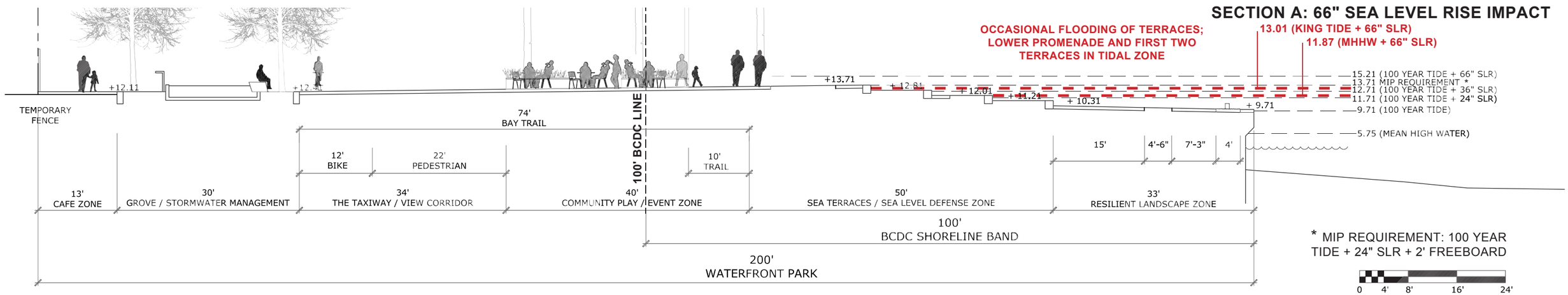
SECTION A: 24" SEA LEVEL RISE IMPACT



SECTION A: 36" SEA LEVEL RISE IMPACT

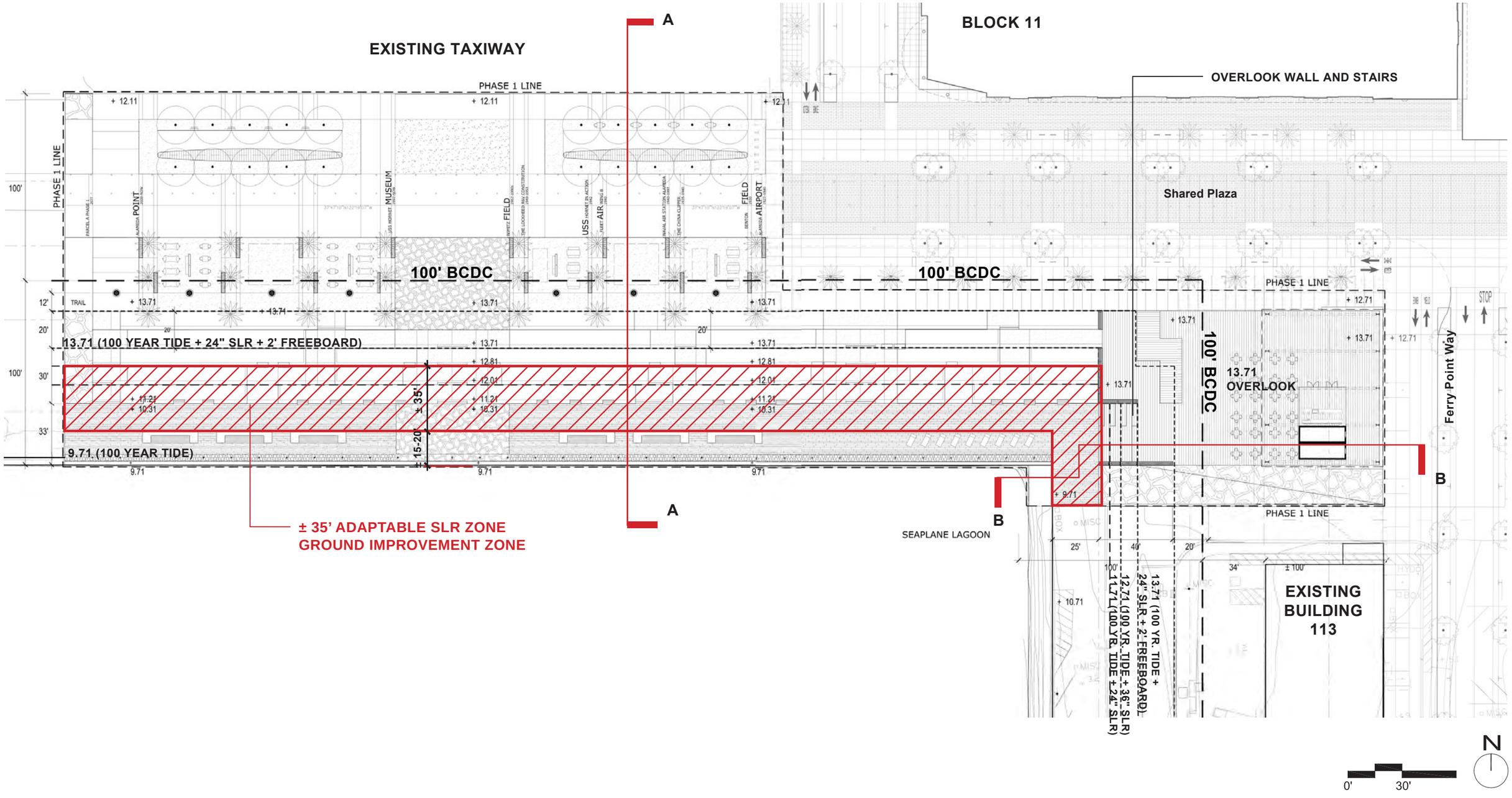


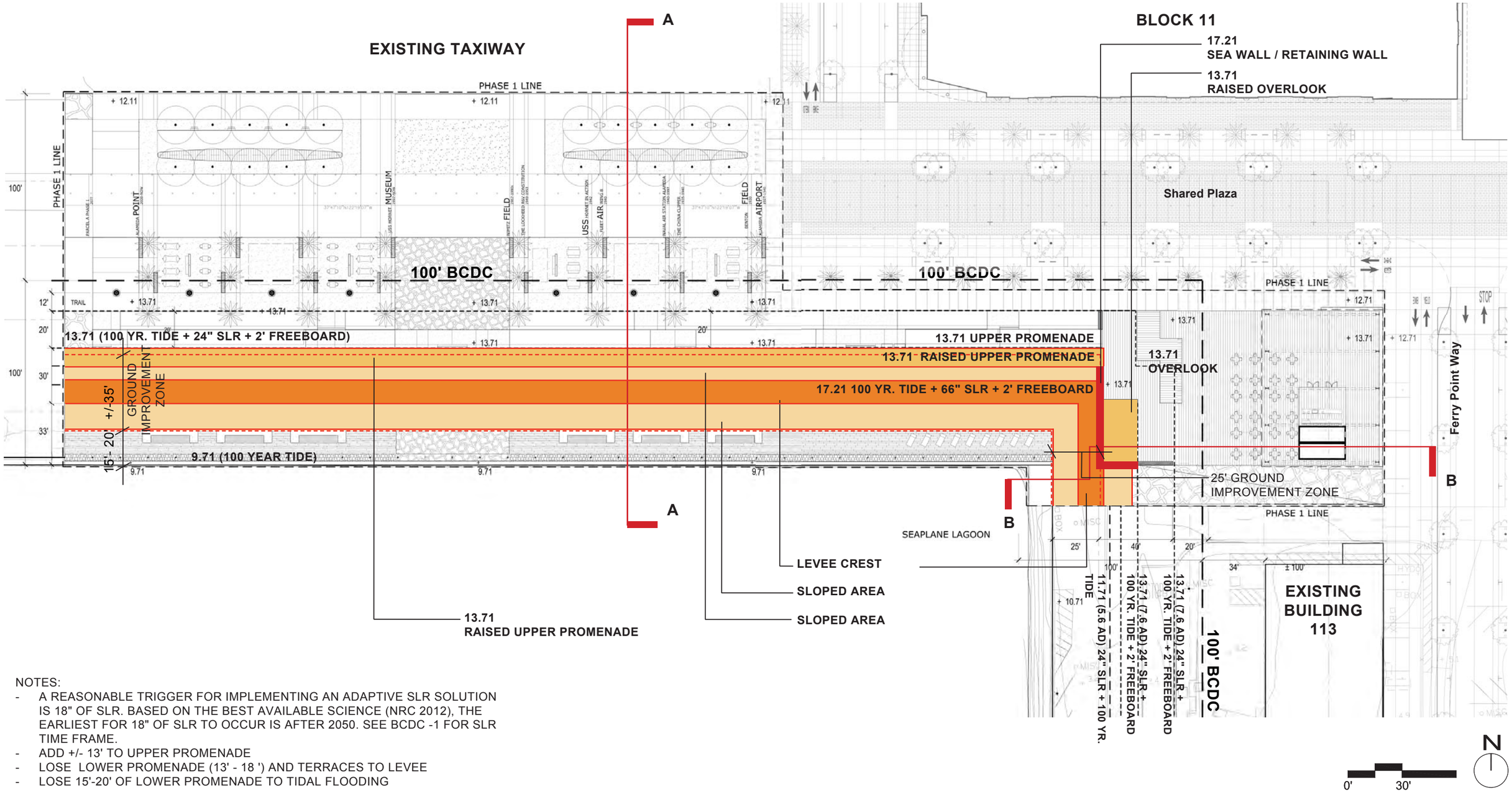
SECTION A: 66" SEA LEVEL RISE IMPACT



* MIP REQUIREMENT: 100 YEAR TIDE + 24" SLR + 2' FREEBOARD

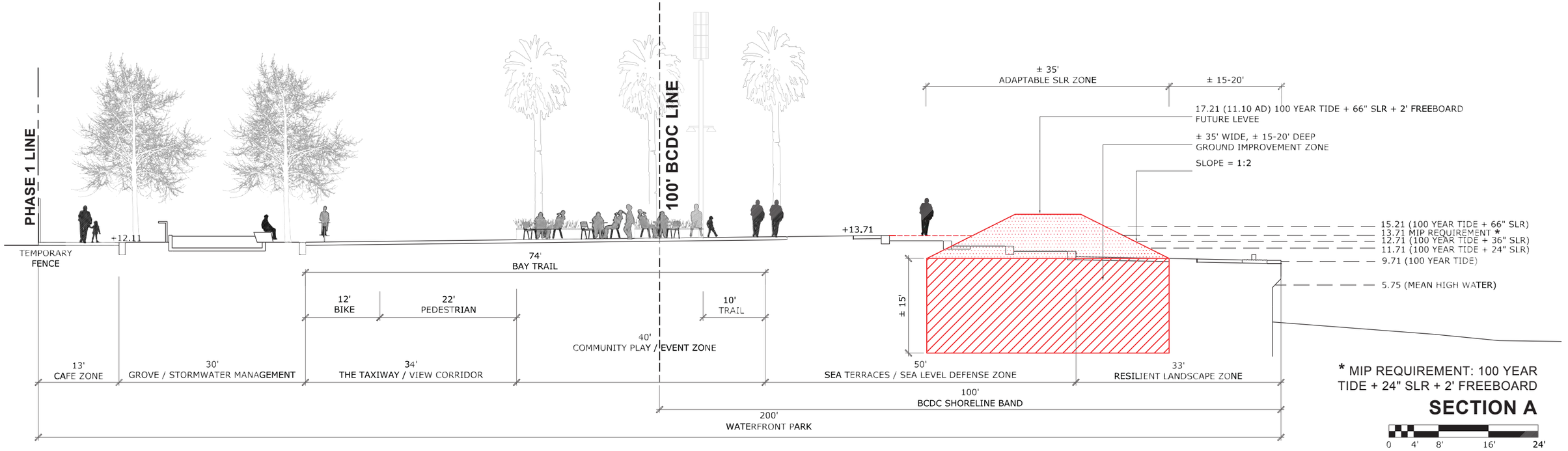
0 4' 8' 16' 24'

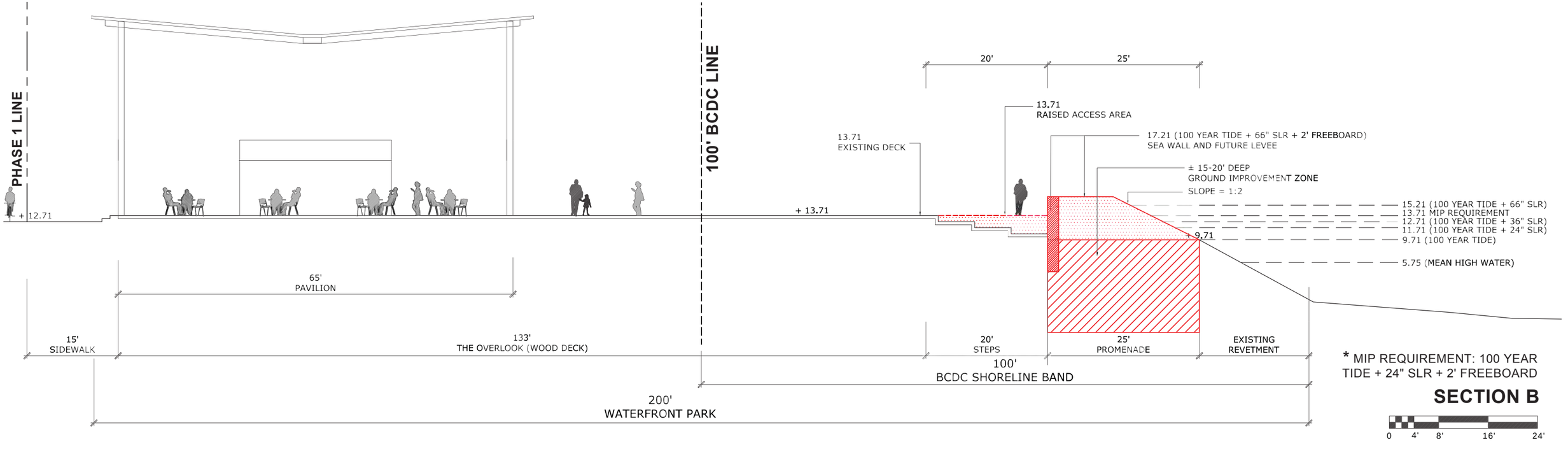

EXISTING TAXIWAY
A
BLOCK 11
OVERLOOK WALL AND STAIRS
PHASE 1 LINE
+ 12.11
+ 12.11
+ 12.11
PHASE 1 LINE
100'
POINT
MUSEUM
FIELD
FIELD
AIRPORT
100' BCDC
100' BCDC
Shared Plaza
PHASE 1 LINE
12'
TRAIL
+ 13.71
+ 13.71
+ 13.71
+ 13.71
+ 12.71
20'
20'
20'
13.71 (100 YEAR TIDE + 24" SLR + 2' FREEBOARD)
+ 13.71
+ 13.71
100'
30'
+ 12.81
+ 12.01
+ 12.81
+ 12.01
+ 11.21
+ 10.31
+ 11.21
+ 10.31
+ 13.71
100' BCDC
13.71
OVERLOOK
33'
± 35'
15-20'
9.71 (100 YEAR TIDE)
9.71
9.71
9.71
+ 13.71
+ 12.71
STOP
Ferry Point Way
B
+ 9.71
PHASE 1 LINE
A
B
SEAPLANE LAGOON
25'
40'
20'
34'
± 100'
+ 10.71
100'
12.71 (100 YR. TIDE + 36" SLR)
11.71(100 YR. TIDE +24" SLR)
13.71 (100 YR. TIDE + 24" SLR + 2' FREEBOARD)
EXISTING
BUILDING
113
± 35' ADAPTABLE SLR ZONE
GROUND IMPROVEMENT ZONE
N
0'
30'

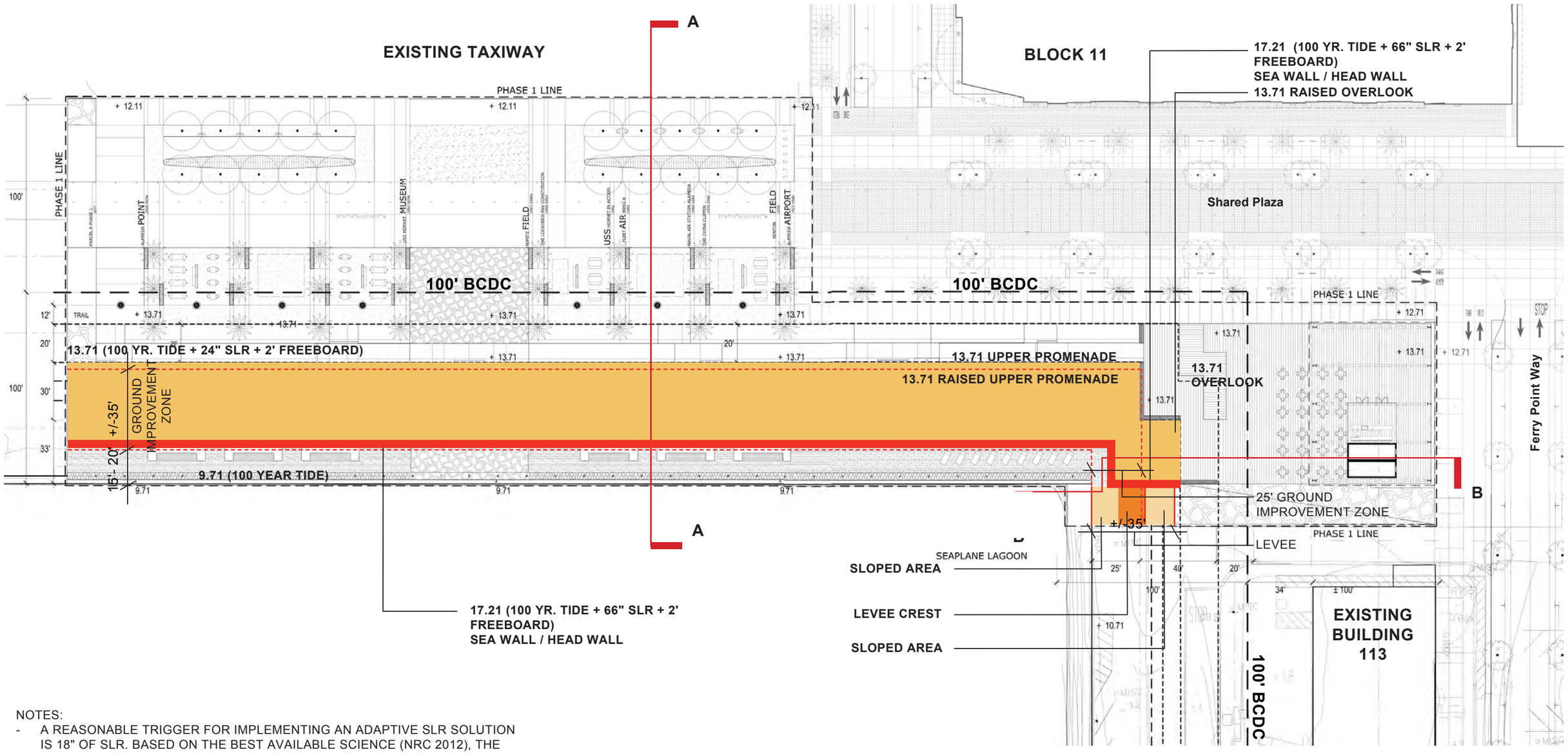


NOTES:

- 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. SEE BCDC -1 FOR SLR TIME FRAME.
- ADD +/- 13' TO UPPER PROMENADE
- LOSE LOWER PROMENADE (13' - 18 ') AND TERRACES TO LEVEE
- LOSE 15'-20' OF LOWER PROMENADE TO TIDAL FLOODING


PHASE 1 LINE
100' BCDC LINE
± 35'
ADAPTABLE SLR ZONE
± 15-20'
17.21 (11.10 AD) 100 YEAR TIDE + 66" SLR + 2' FREEBOARD
FUTURE LEVEE
± 35' WIDE, ± 15-20' DEEP
GROUND IMPROVEMENT ZONE
SLOPE = 1:2
+12.11
TEMPORARY
FENCE
+13.71
15.21 (100 YEAR TIDE + 66" SLR)
13.71 MIP REQUIREMENT *
12.71 (100 YEAR TIDE + 36" SLR)
11.71 (100 YEAR TIDE + 24" SLR)
9.71 (100 YEAR TIDE)
5.75 (MEAN HIGH WATER)
74'
BAY TRAIL
12'
BIKE
22'
PEDESTRIAN
10'
TRAIL
± 15'
40'
COMMUNITY PLAY / EVENT ZONE
13'
CAFE ZONE
30'
GROVE / STORMWATER MANAGEMENT
34'
THE TAXIWAY / VIEW CORRIDOR
50'
SEA TERRACES / SEA LEVEL DEFENSE ZONE
33'
RESILIENT LANDSCAPE ZONE
100'
BCDC SHORELINE BAND
200'
WATERFRONT PARK
* MIP REQUIREMENT: 100 YEAR
TIDE + 24" SLR + 2' FREEBOARD
SECTION A
0 4' 8' 16' 24'


PHASE 1 LINE
100' BCDC LINE
20'
25'
13.71
RAISED ACCESS AREA
13.71
EXISTING DECK
17.21 (100 YEAR TIDE + 66" SLR + 2' FREEBOARD)
SEA WALL AND FUTURE LEVEE
± 15-20' DEEP
GROUND IMPROVEMENT ZONE
SLOPE = 1:2
+ 12.71
+ 13.71
+ 9.71
15.21 (100 YEAR TIDE + 66" SLR)
13.71 MIP REQUIREMENT
12.71 (100 YEAR TIDE + 36" SLR)
11.71 (100 YEAR TIDE + 24" SLR)
9.71 (100 YEAR TIDE)
5.75 (MEAN HIGH WATER)
65'
PAVILION
15'
SIDEWALK
133'
THE OVERLOOK (WOOD DECK)
20'
STEPS
25'
PROMENADE
EXISTING
REVETMENT
100'
BCDC SHORELINE BAND
200'
WATERFRONT PARK
* MIP REQUIREMENT: 100 YEAR
TIDE + 24" SLR + 2' FREEBOARD
SECTION B
0 4' 8' 16' 24'



NOTES:

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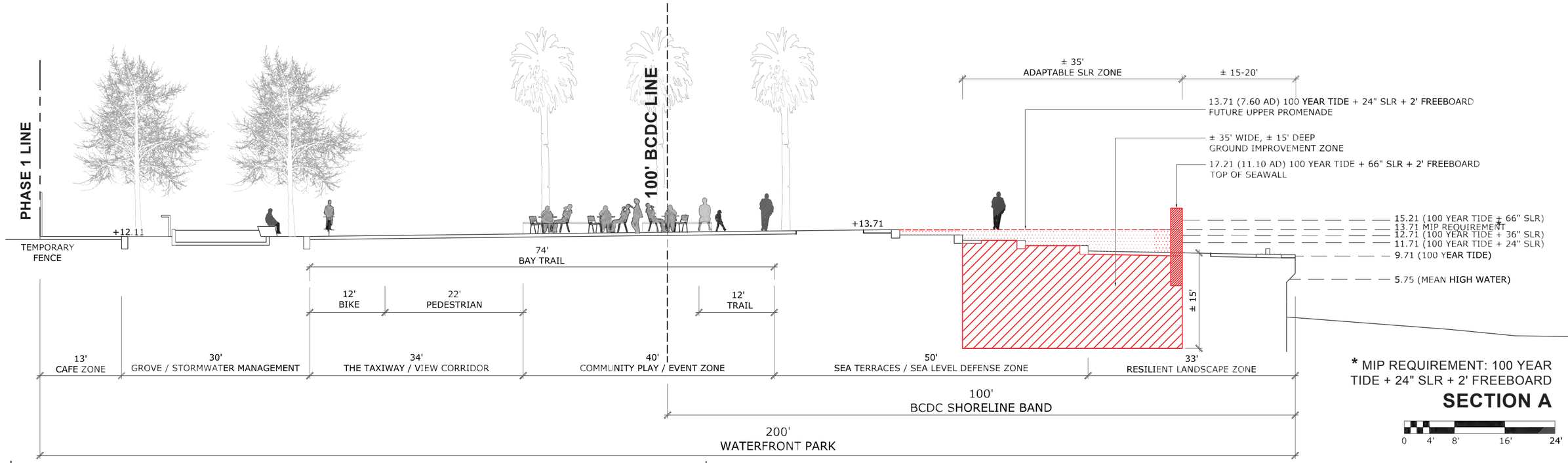
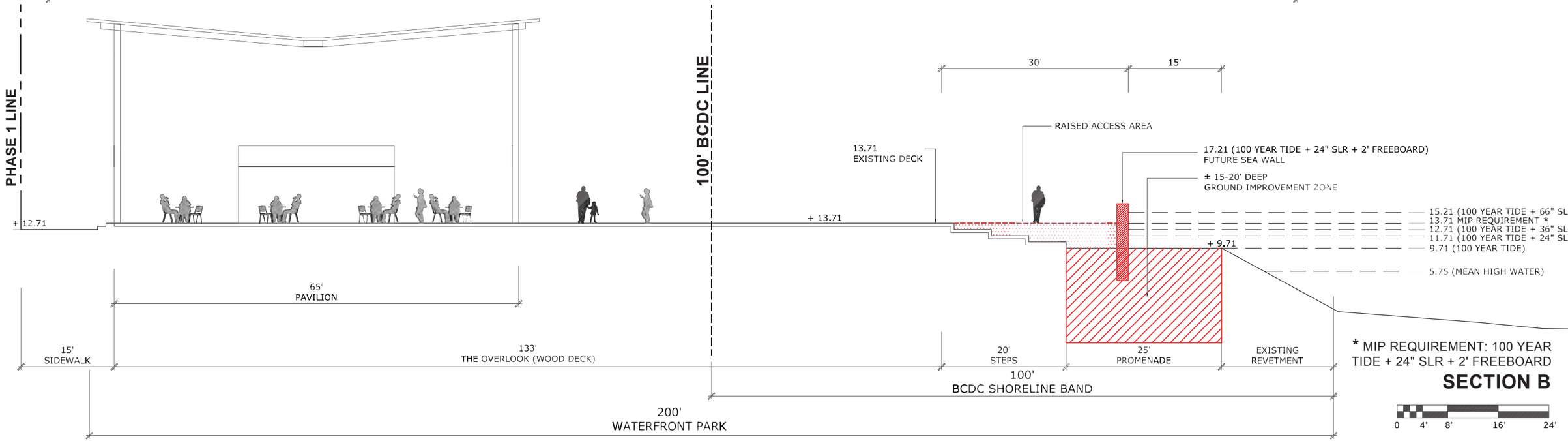
- ADD +/- 45' TO UPPER PROMENADE
- LOSE LOWER PROMENADE (13' - 18') AND TERRACES TO FILL
- LOSE 15'-20' OF LOWER PROMENADE TO TIDAL FLOODING



* MIP REQUIREMENT: 100 YEAR TIDE + 24" SLR + 2' FREEBOARD

SECTION A

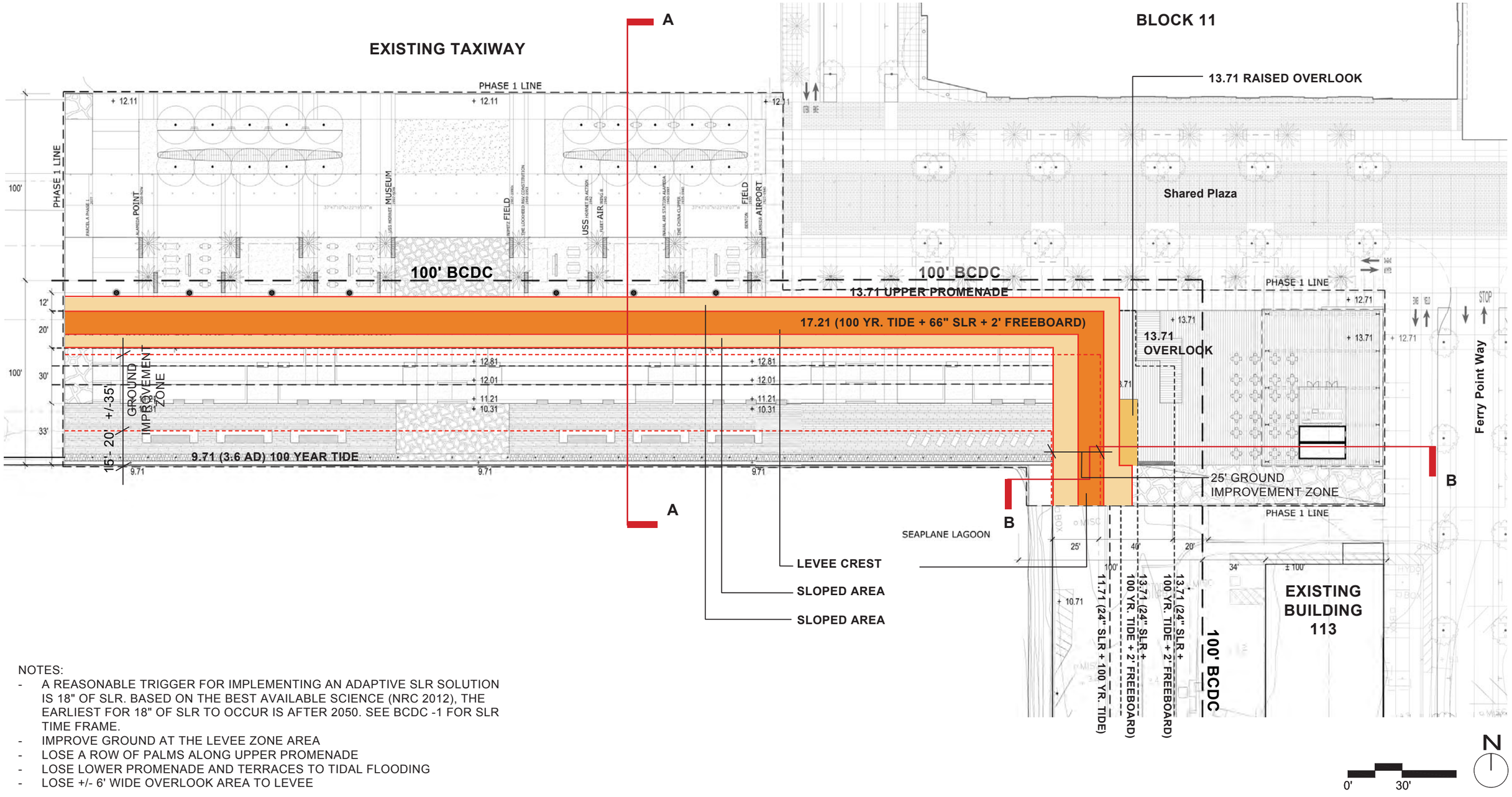
0 4' 8' 16' 24'



* MIP REQUIREMENT: 100 YEAR TIDE + 24" SLR + 2' FREEBOARD

SECTION B

0 4' 8' 16' 24'



NOTES:

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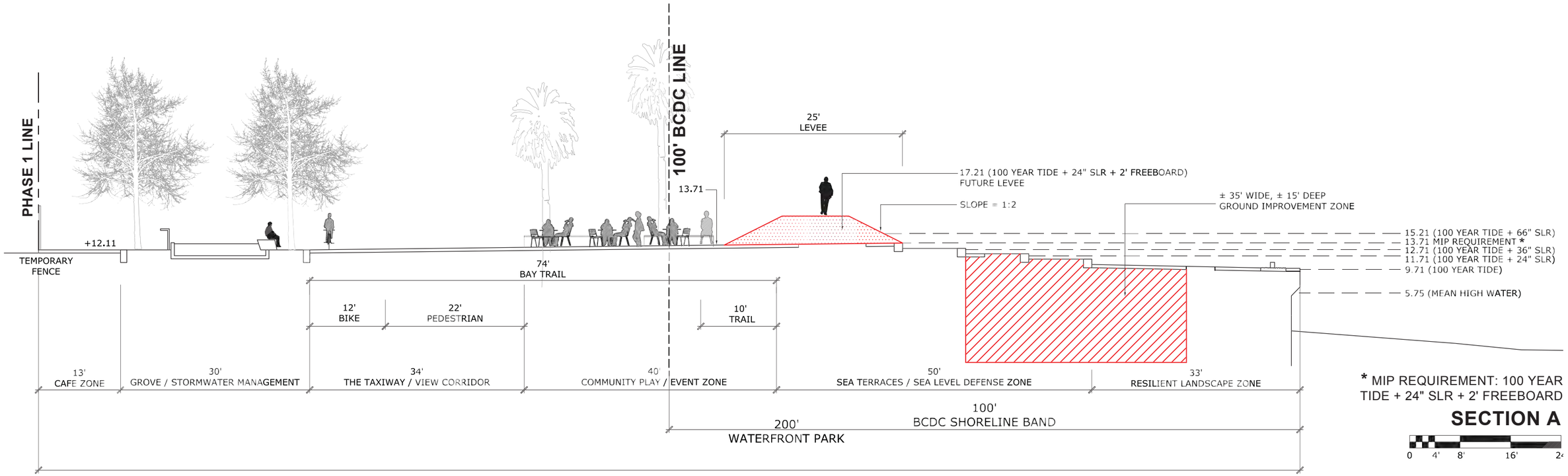
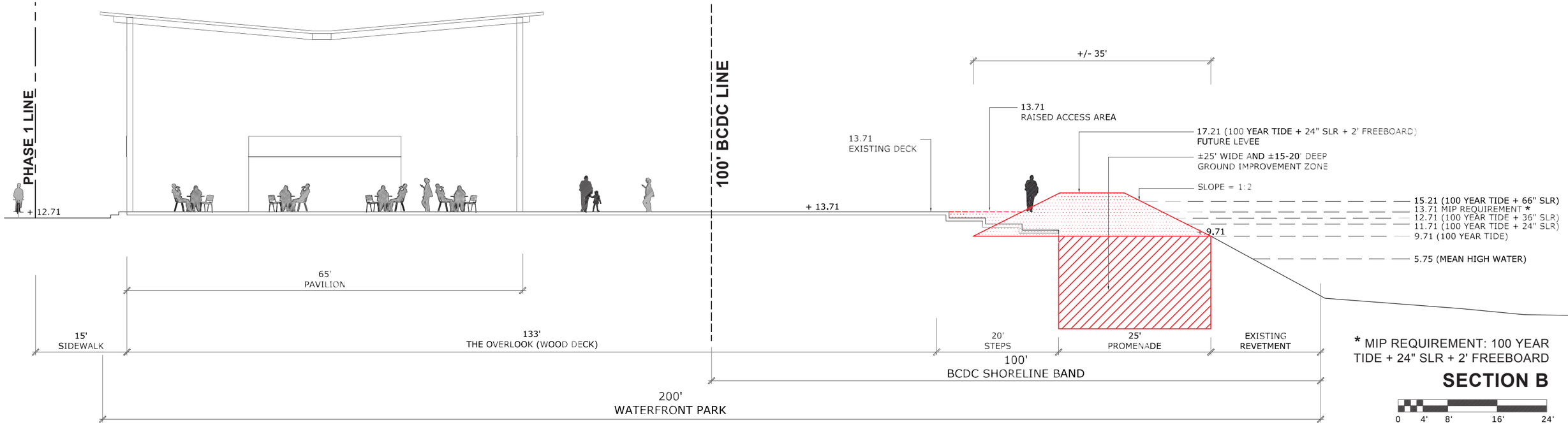
- IMPROVE GROUND AT THE LEVEE ZONE AREA
- LOSE A ROW OF PALMS ALONG UPPER PROMENADE
- LOSE LOWER PROMENADE AND TERRACES TO TIDAL FLOODING
- LOSE +/- 6' WIDE OVERLOOK AREA TO LEVEE



* MIP REQUIREMENT: 100 YEAR TIDE + 24" SLR + 2' FREEBOARD

SECTION A

0 4' 8' 16' 24'



* MIP REQUIREMENT: 100 YEAR TIDE + 24" SLR + 2' FREEBOARD

SECTION B

0 4' 8' 16' 24'