

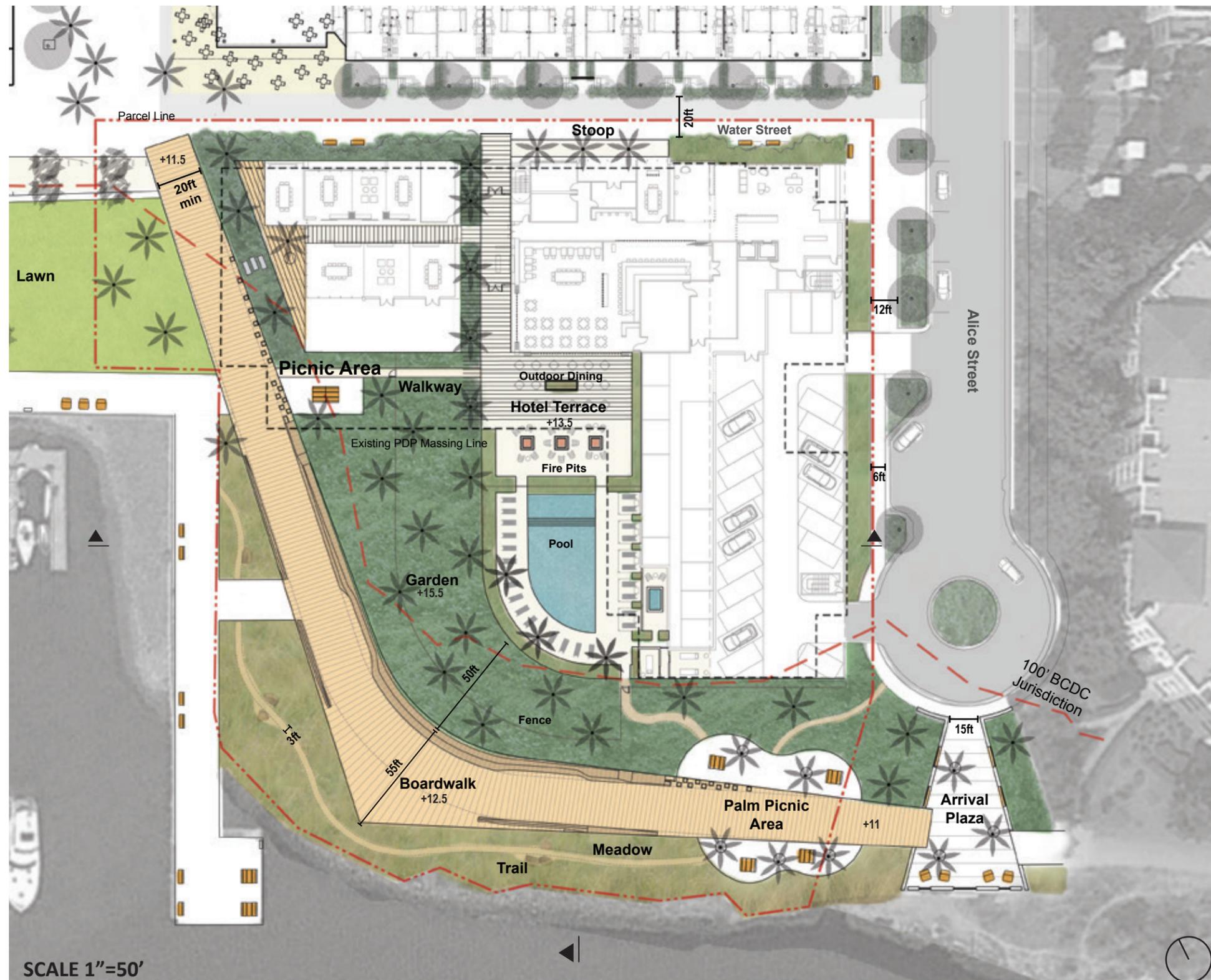


F3

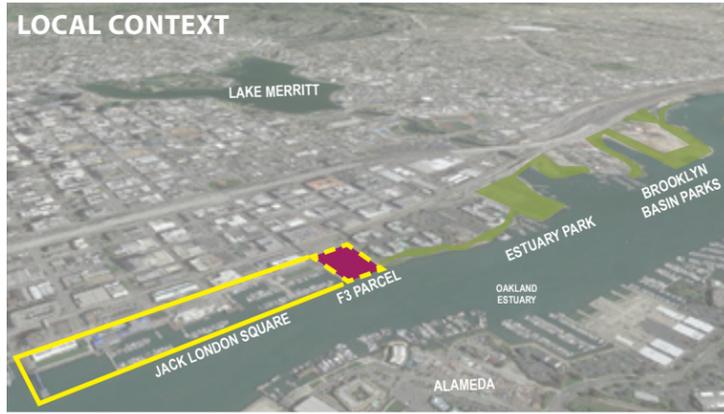
# DRB review 6/11/2018

There were many varied concerns about the design presented on June 11th. The design team has taken another look at the site design as well as the architecture and programming to respond to the comments and believes that the new proposal addresses the following concerns:

- Provide arrival experience from different modes
- Provide invitations to stay as well as pass through
- Provide a variety of comfortable microclimates
- Program and design for 8-80 population and broad diversity of users
- Contribute to the regional experience
- Activate water street side of hotel with invitations to the public
- Provide ability to use space as flexible festival zone

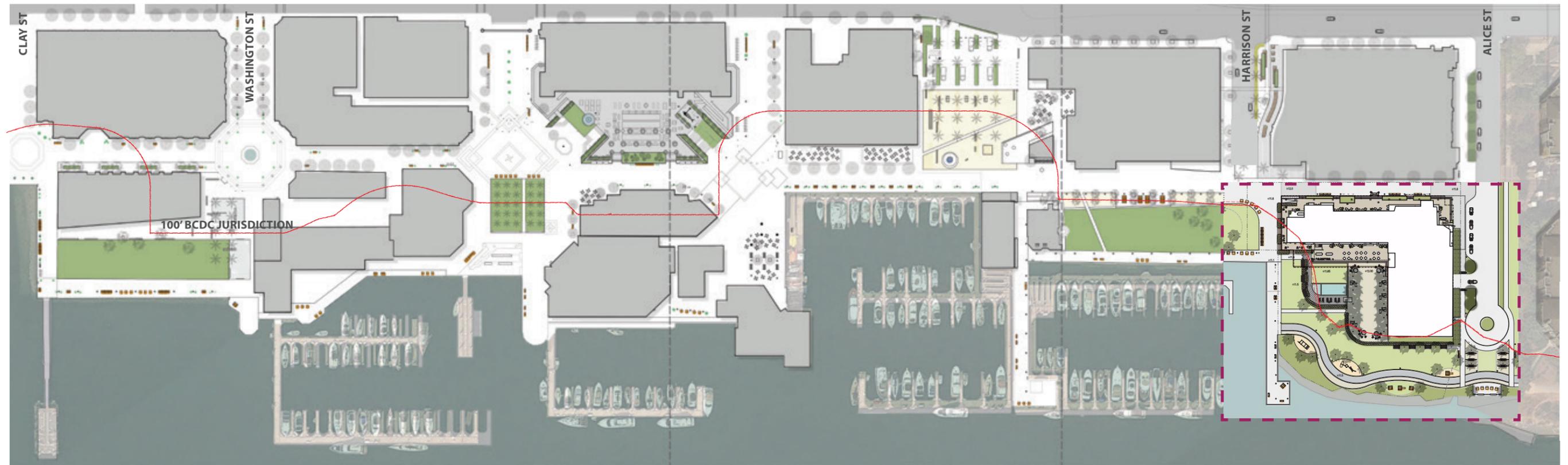


LOCAL CONTEXT



PLAZA TO PARK

Our site marks the threshold between the more hardscaped plaza condition at Jack London Square and the softer, more planted landscape along the Oakland Estuary. The design works to integrate the two, providing more green space at Jack London and more public spaces for passive and active recreation along the Estuary.



## NEWLY INSTALLED FURNISHINGS, AMENITIES + SIGNAGE

Over the last few months, new furnishings (benches, lounge seating, and picnic tables), ping pong, and signage has been installed in Jack London Square. In addition to providing a fresh and cohesive character, these new elements provide new ways of using and interacting with the space for visitors of all ages.



Homework



Playing Music



Reading



Ping Pong Tables



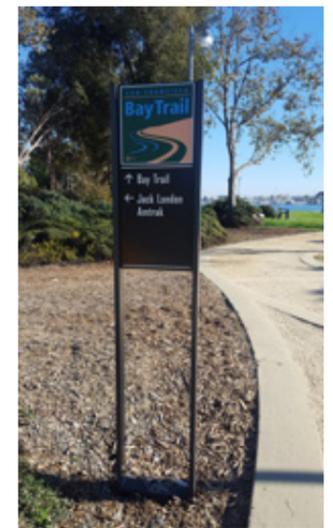
Relaxing + Talking



Family



Signage





SCALE 1"=50'

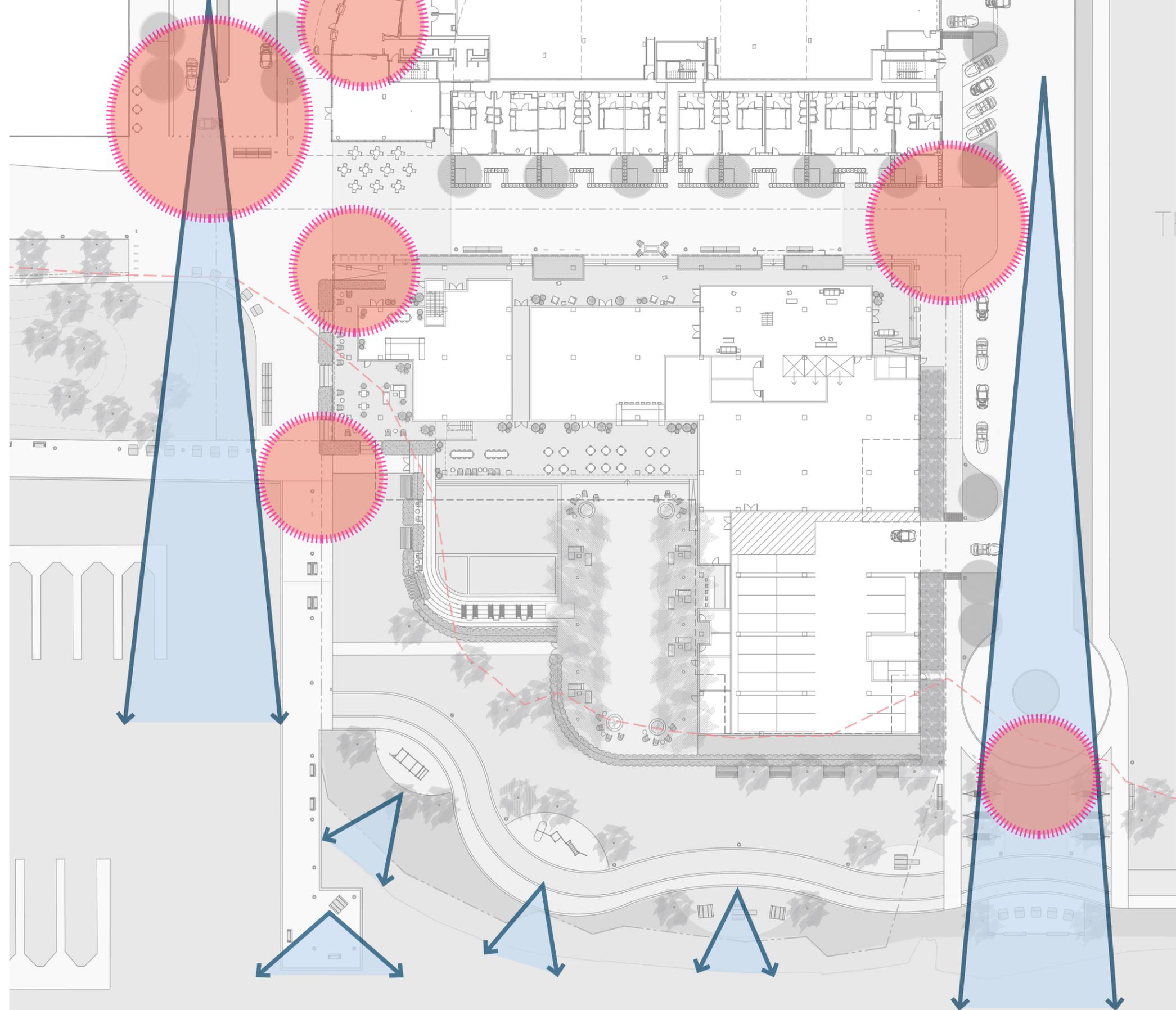
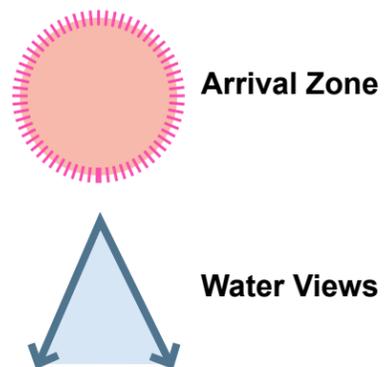
## ARRIVAL ZONES

The public will arrive to the site in a variety of ways:

- Drop off by car or ride share at Harrison or Alice St
- Walking / Biking from Jack London Square, the Bay Trail, or the Amtrak station.

## VIEWS TO THE WATER

Clear views to the water are preserved at both Harrison and Alice Streets, so visitors feel like they are arriving at the waterfront when they get to the site.



SCALE 1"=50' 

## GRADIENTS OF PUBLIC SPACE

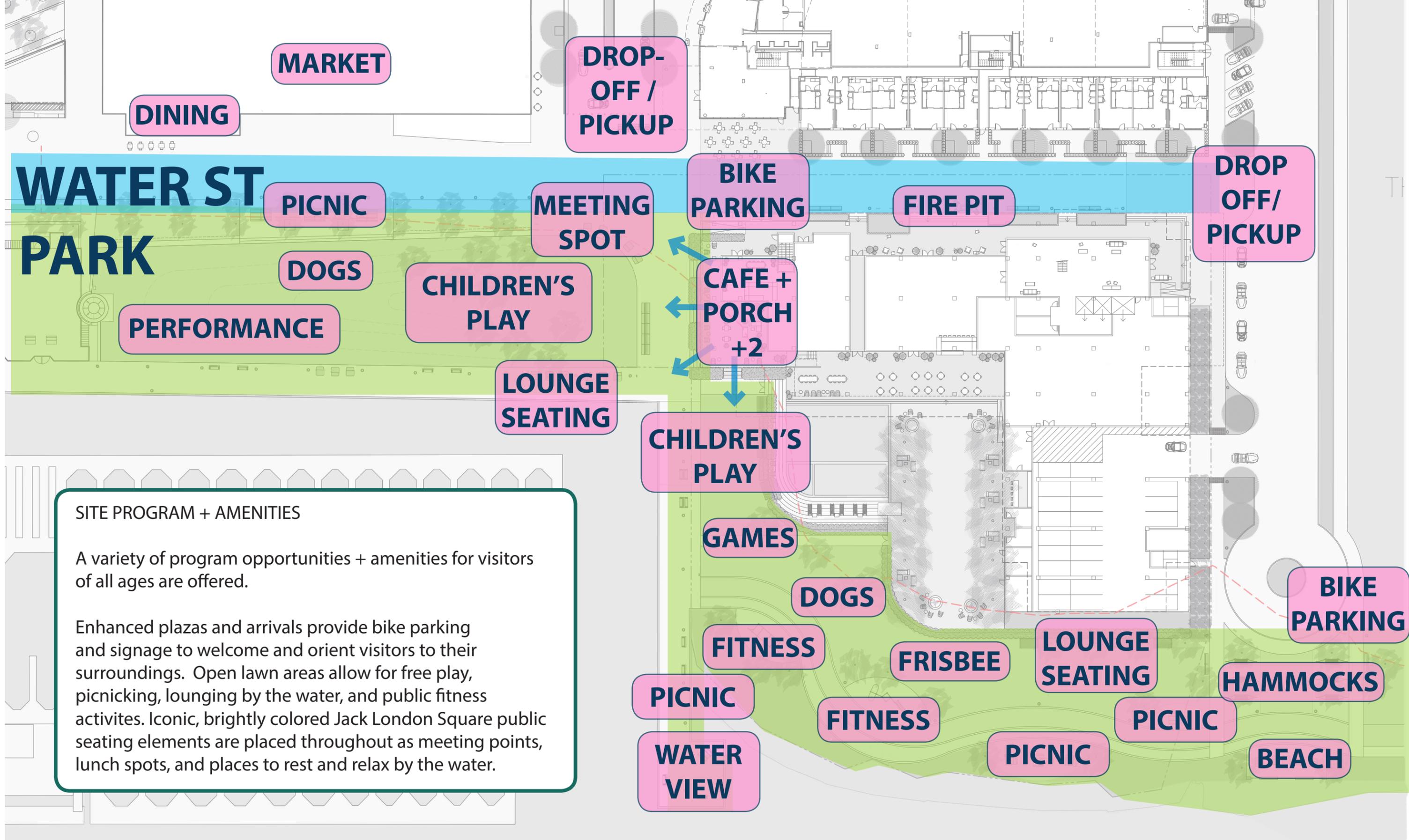
In addition to a large area of public open space that will be created and enhanced through this design, there are also various levels of semi-public terraces, porches, and retail spaces that will invite the public in. The hotel will also include a semi-private deck and courtyard space that will provide a garden venue for private events, which doesn't currently exist at Jack London Square.

- Public
- Semi-Public / Outward Facing
- Semi-Private / Inward Facing



SCALE 1"=50'





**SITE PROGRAM + AMENITIES**

A variety of program opportunities + amenities for visitors of all ages are offered.

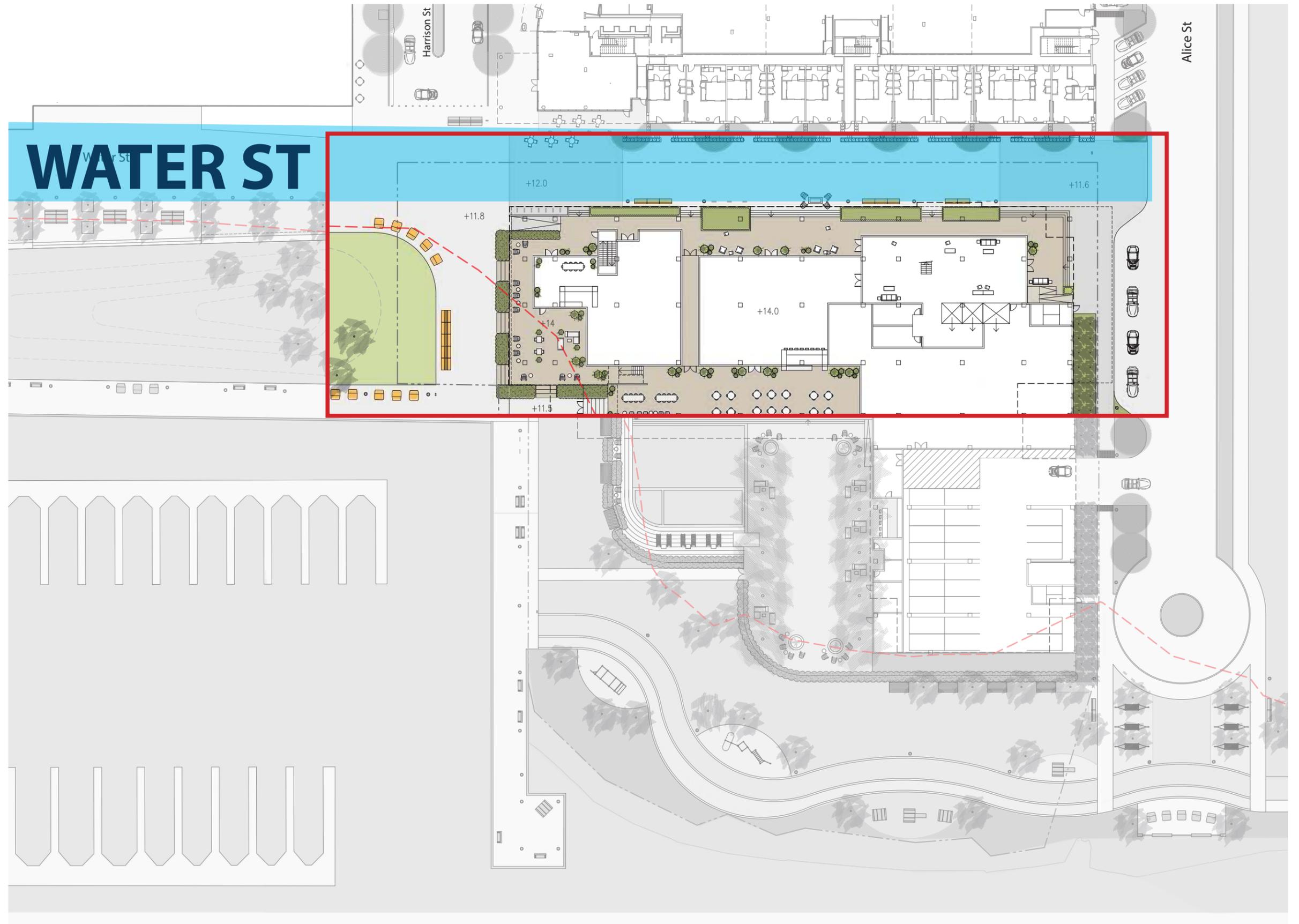
Enhanced plazas and arrivals provide bike parking and signage to welcome and orient visitors to their surroundings. Open lawn areas allow for free play, picnicking, lounging by the water, and public fitness activities. Iconic, brightly colored Jack London Square public seating elements are placed throughout as meeting points, lunch spots, and places to rest and relax by the water.

SCALE 1"=50' 

## ARRIVAL LANDSCAPE + WATER ST

Drop-offs provide easy access to this end of Jack London Square at both Harrison St and Alice St.

Benches and bike parking line Water Street and planting is integrated with three large porches one at each end of the hotel and one in the middle where the restaurant entry is located. The hotel program along Water Street includes the lobby, a restaurant and bar, a wellness spa, and a park cafe.

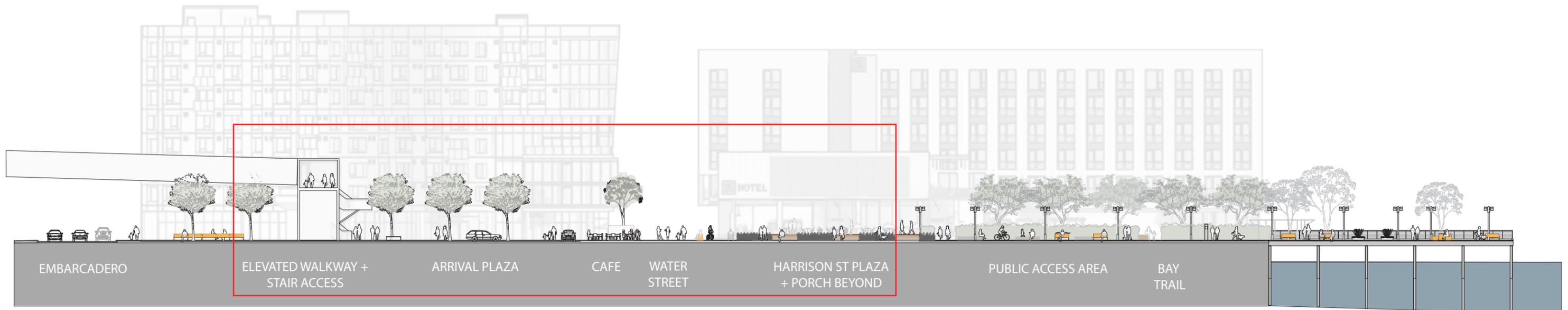
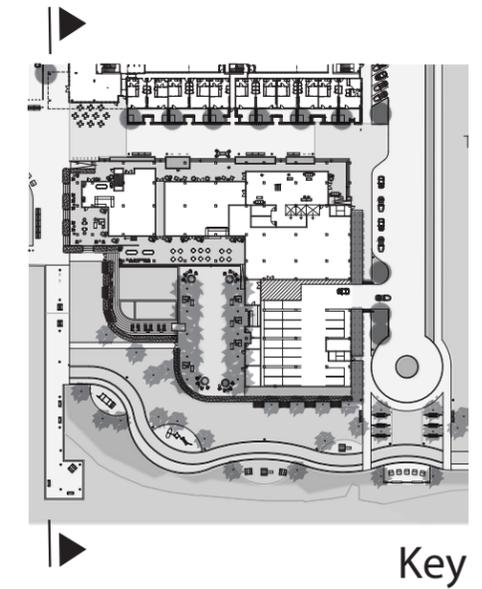


SCALE 1"=50'

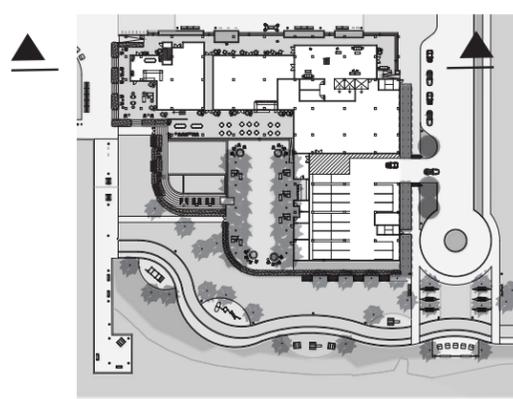




SCALE 1"=20'



SCALE 1"=40'



Key



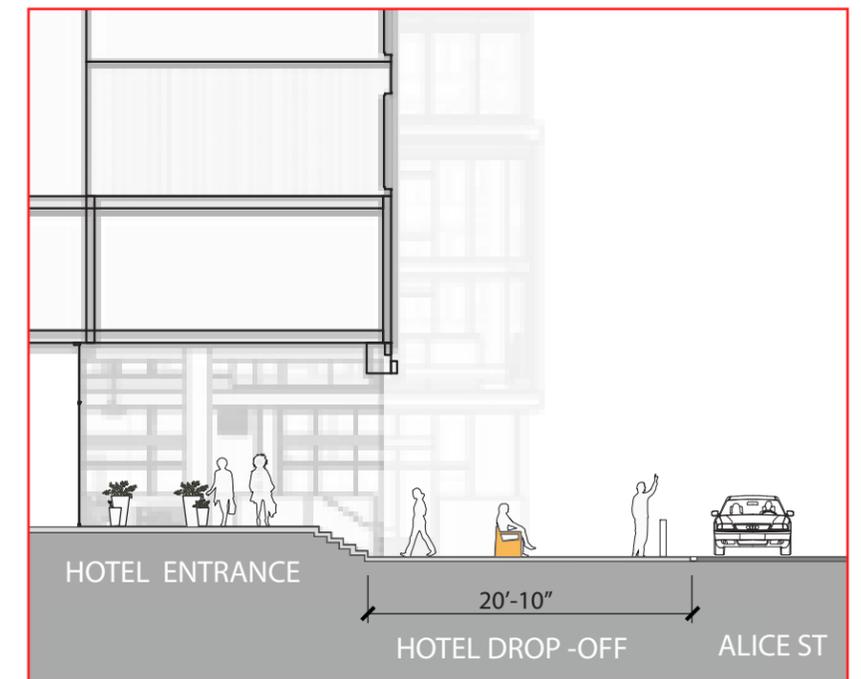
**THE PORCH AT HARRISON ST**

The retail at Harrison St is designed with an elevated porch on three sides to provide prospect and protection from sea level rise. Visitors can easily spill out into the park and extended Marina Lawn area for picnicking and free play.

**HOTEL DROP OFF**

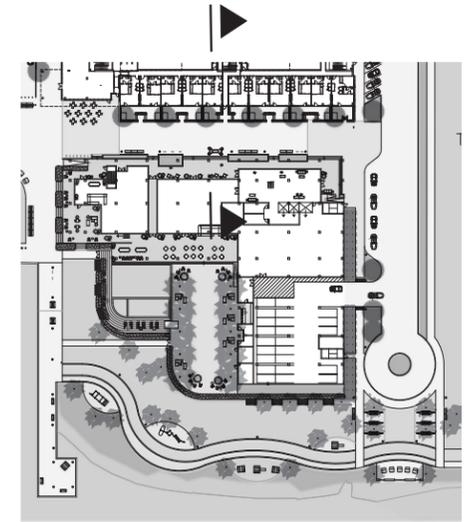
A large drop off for the hotel and ride share is provided along Alice Street.

SCALE 1"=20'



## WATER STREET

The design of Water Street has a garden character, allowing access for emergency vehicles, but is still heavily planted and in scale with the adjacent residential stoops on the north side of Water Street.



Key



F2 RESIDENTIAL

WATER STREET  
(26' FIRE ACCESS)

F3 HOTEL + RESTAURANT

SCALE 1"=10'



Transparency and Plants



Casual Seating at Hotel Entry



Seating Signals Public Area

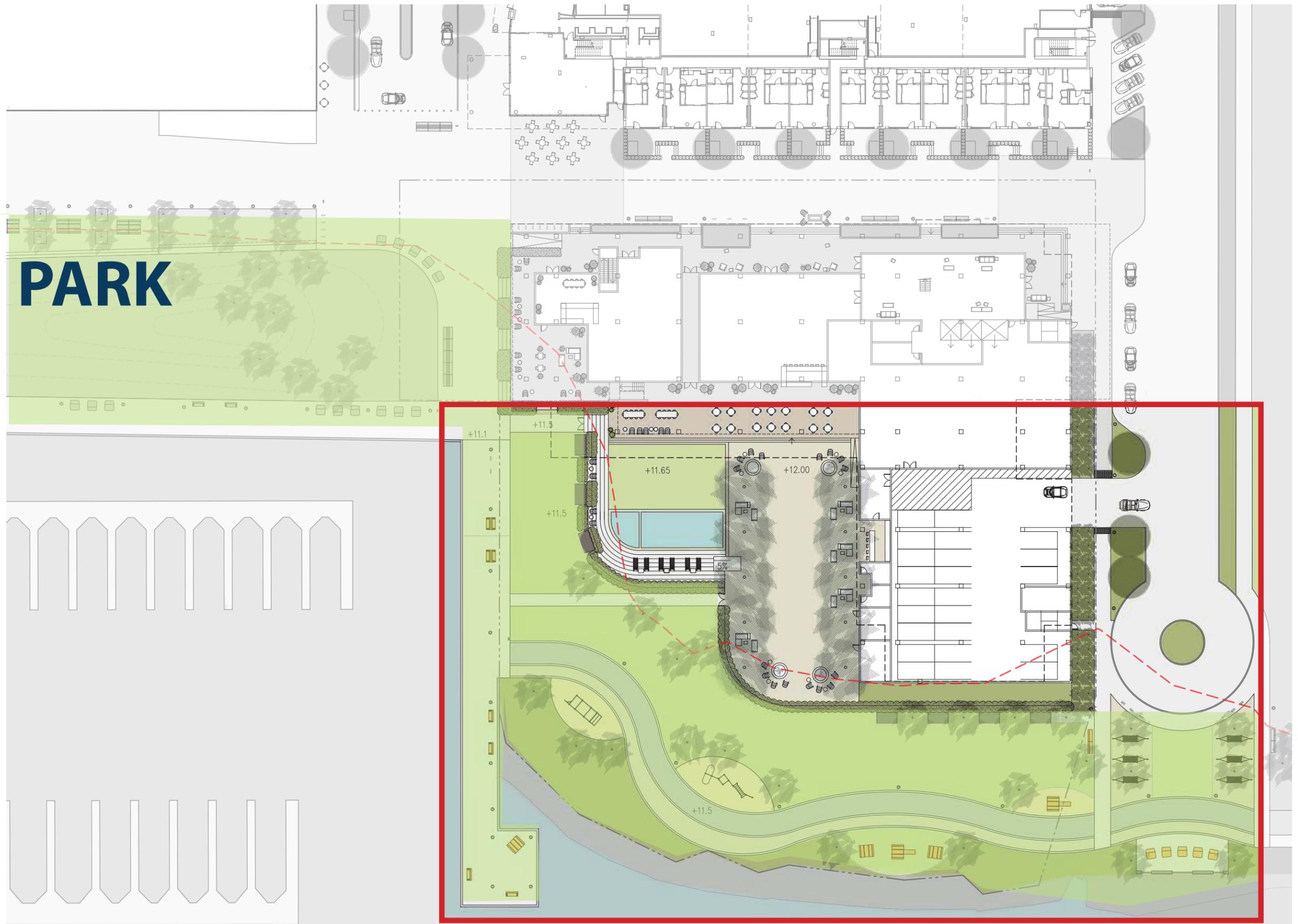


## PARK

Estuary Green's character as a large, flexible lawn and event space has been maintained and augmented with a new wider and more commodious trail and new programming to extend the variety of uses that can occur there.

The trail has been realigned to increase direct views to the water as well as to allow for additional ground to compensate for anticipated sea level rise.

New program elements for a variety of wellness activities extend from the hotel and include new fitness equipment, hammocks for rest and relaxation, a bike parking, and a water fountain.



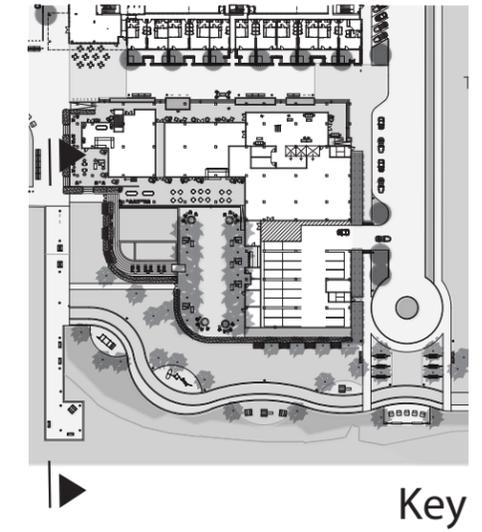
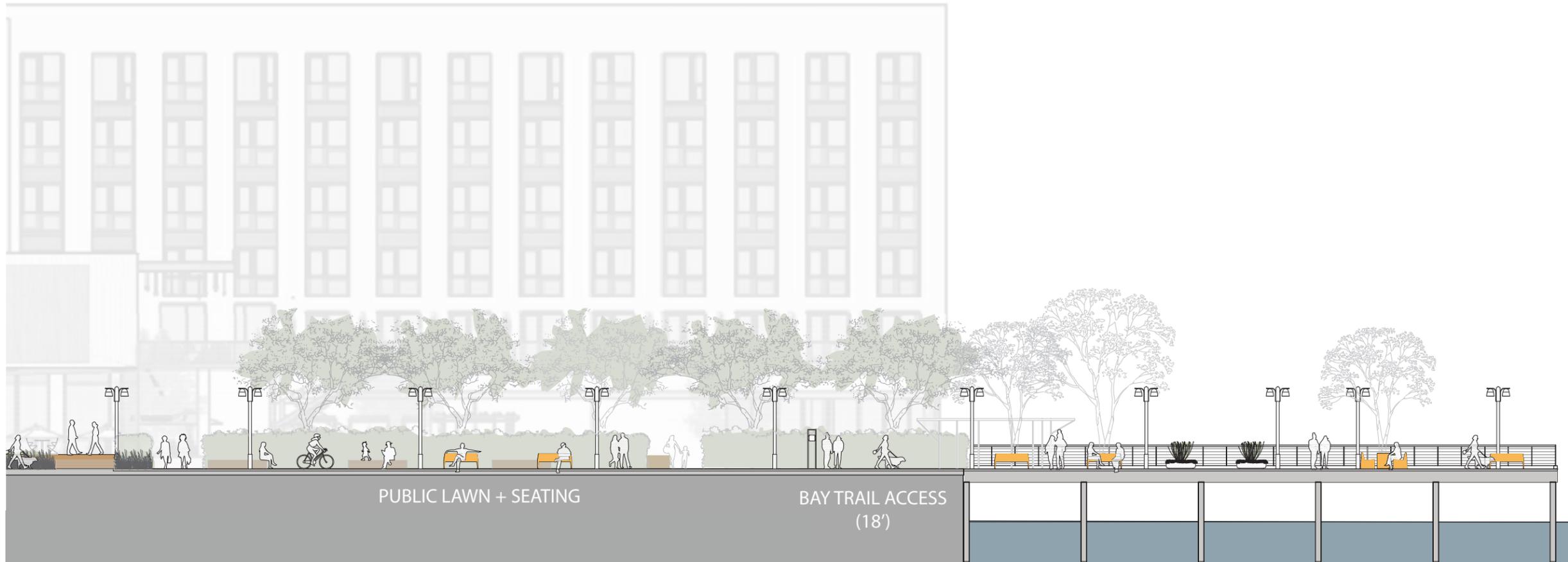
SCALE 1"=50'

CIM

studioneleven

EINWILLERKUEHL  
LANDSCAPE ARCHITECTURE

L15.0  
ILLUSTRATIVE PLAN



SCALE 1"=20'



The Porch



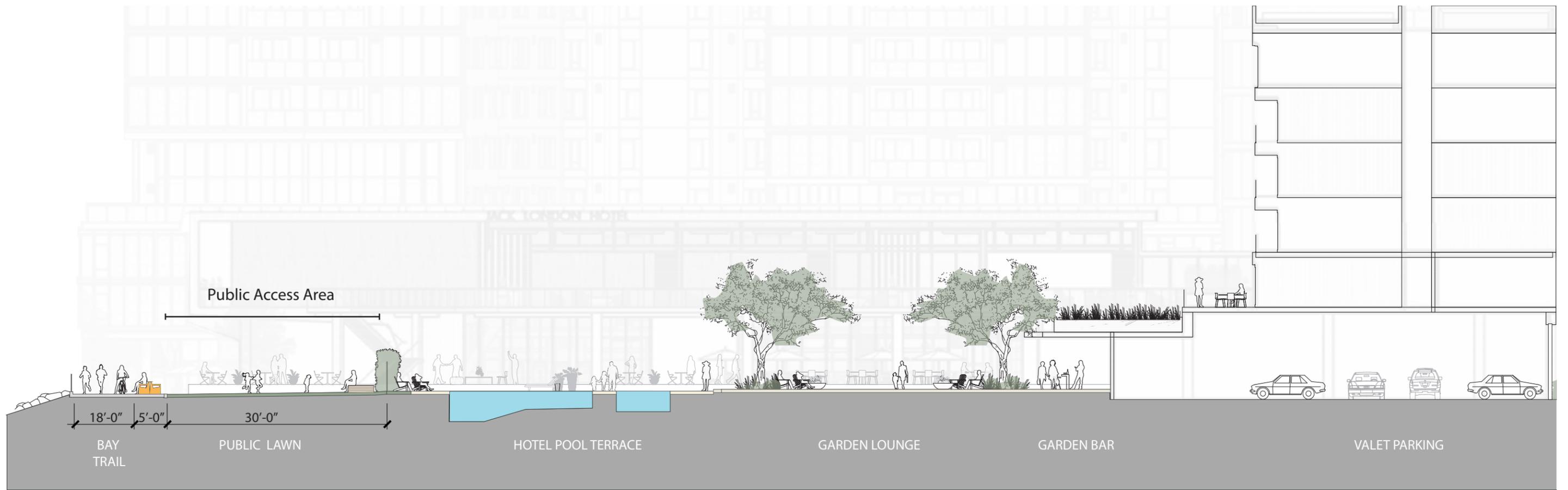
Public Seating + Lawn



Bay Trail



Existing Harrison St Pier



SCALE 1"=20'



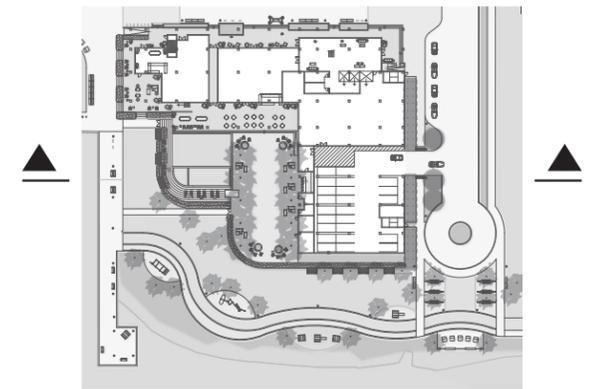
Estuary + Marina



Public Lawn



Bay Trail



Key



SCALE 1"=20'



Water Street



Hotel Dining Terrace



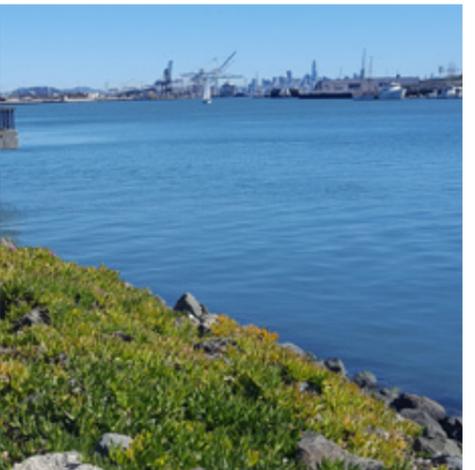
Hotel Garden Lounge



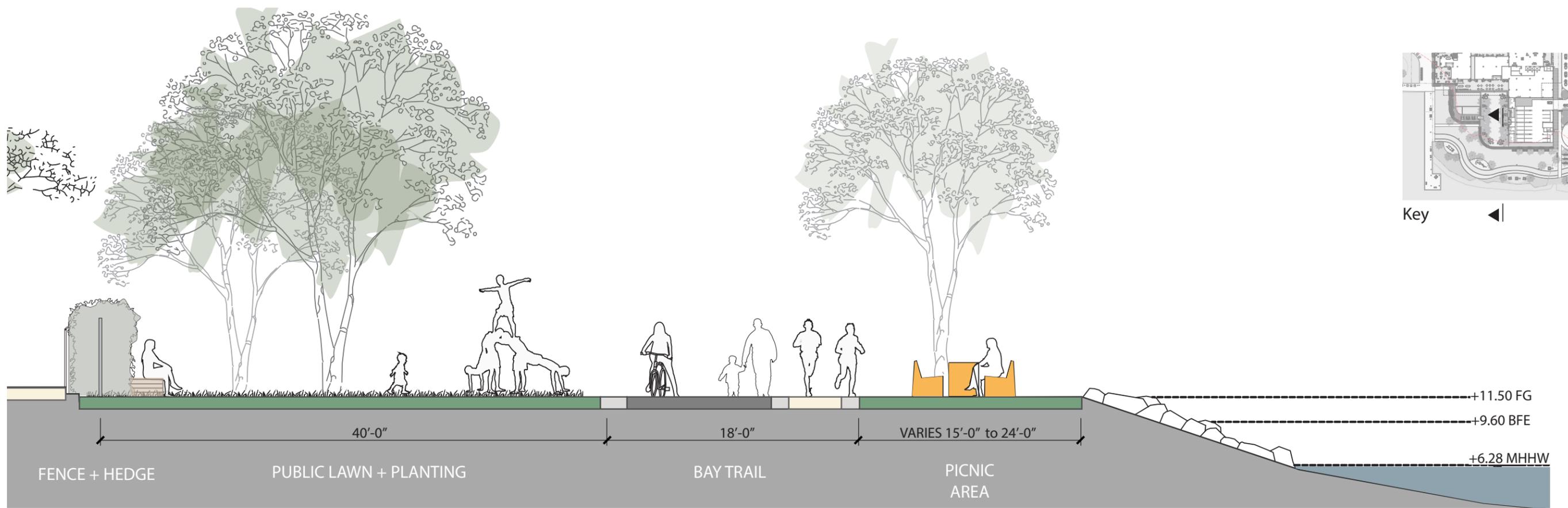
Public Lawn + Picnic Area



Bay Trail

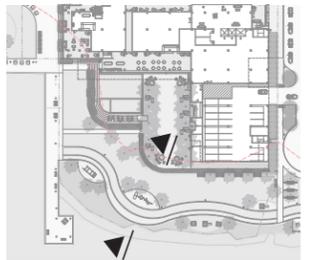
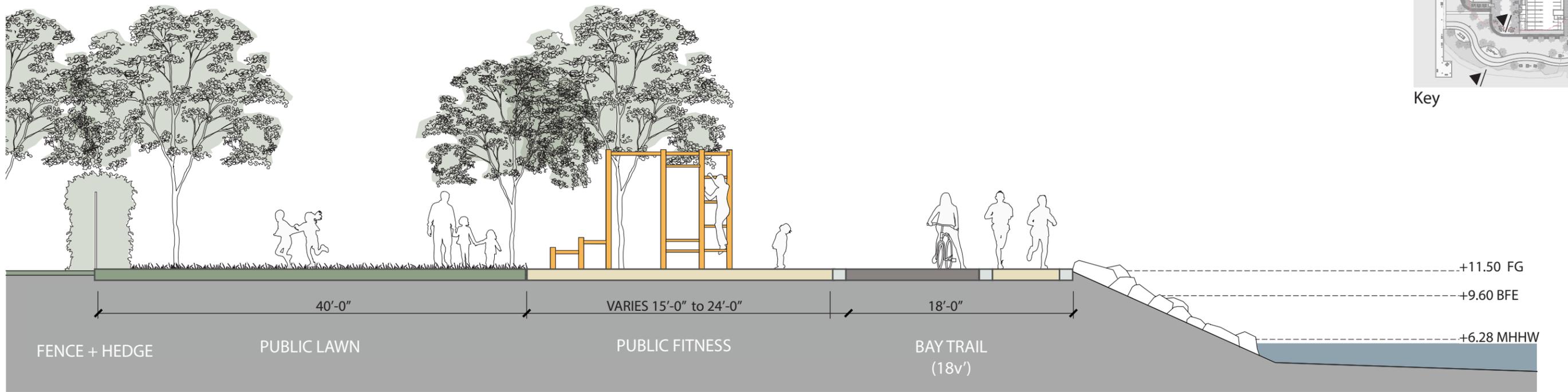


Oakland Estuary



Key

SCALE 1/8"=1'



Key

SCALE 1/8"=1'



**FLEXIBLE EVENT / FESTIVAL ZONE**

The design provides the required 20' unobstructed corridor for travel through the space and more than the required 11,810sqft of 'Festival Zone' in the form of a flexible lawn that can accommodate various events and programming.

20' CLEAR  
TYP

SCALE 1"=25'




studioneleven

EINWILLERKUEHL  
LANDSCAPE ARCHITECTURE

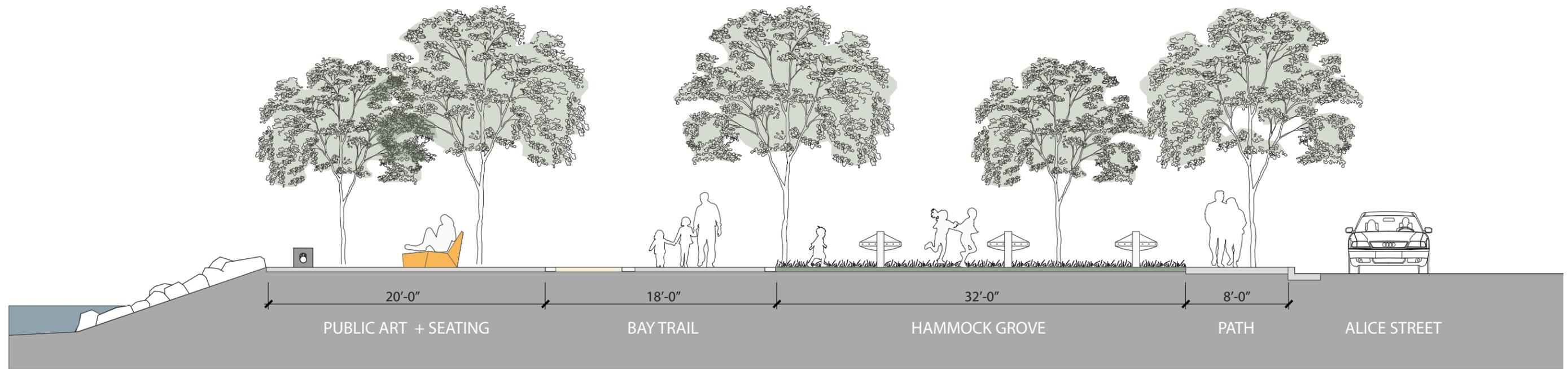


Flexible Event Space

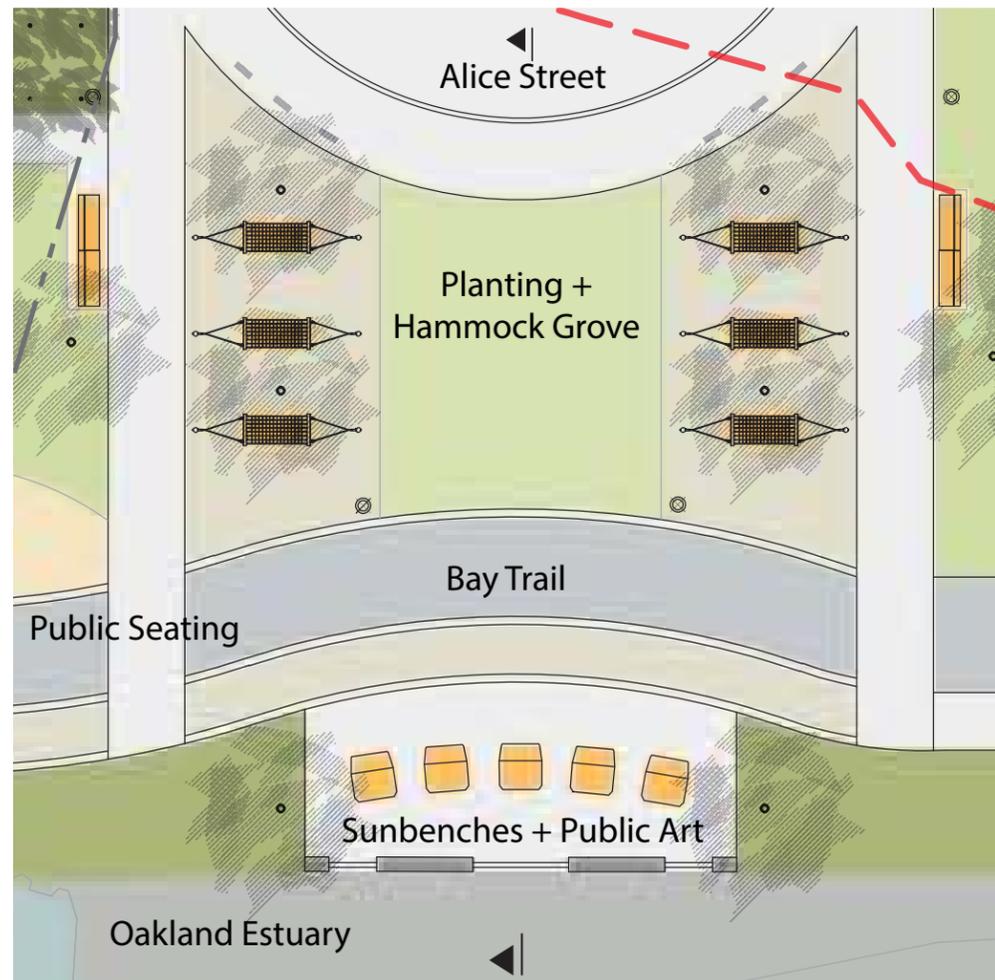


Event Tent

**L21.0**  
SAMPLE EVENT / FESTIVAL DIAGRAM



SCALE 1/8"=1'



SCALE 1"=20'

**ALICE STREET ARRIVAL**

The Alice Street arrival opens up views to the water while providing a hammock grove as well as lounge seating and public art at the waterfront.



Sunbench Seating



Existing Public Art



Hammock Grove

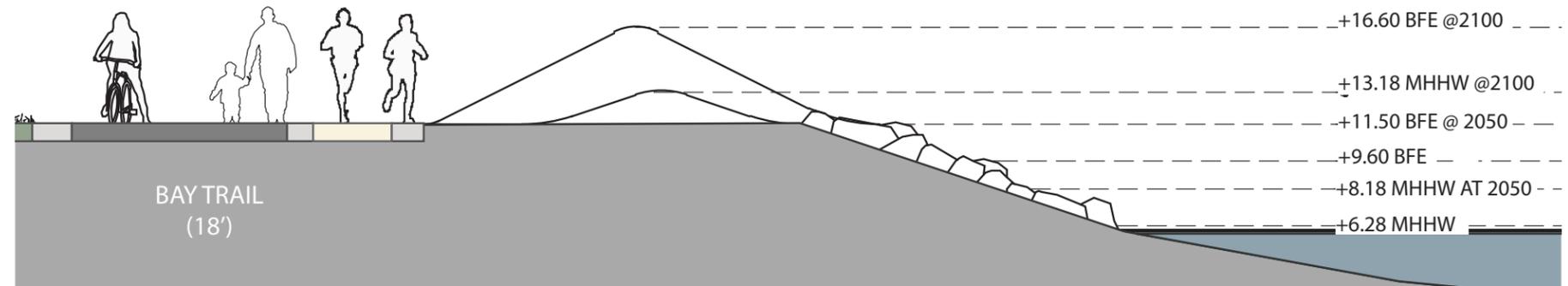
**TABLE 13: Projected Sea-Level Rise (in feet) for San Francisco**

		Probabilistic Projections (in feet) (based on Kopp et al. 2014)				H++ scenario (Sweet et al. 2017) *Single scenario
		MEDIAN	LIKELY RANGE	1-IN-20 CHANCE	1-IN-200 CHANCE	
		50% probability sea-level rise meets or exceeds...	66% probability sea-level rise is between...	5% probability sea-level rise meets or exceeds...	0.5% probability sea-level rise meets or exceeds...	
				Low Risk Aversion	Medium - High Risk Aversion	Extreme Risk Aversion
High emissions	2030	0.4	0.3 - 0.5	0.6	0.8	1.0
	2040	0.6	0.5 - 0.8	1.0	1.3	1.8
	2050	0.9	0.6 - 1.1	1.4	1.9	2.7
Low emissions	2060	1.0	0.6 - 1.3	1.6	2.4	
High emissions	2060	1.1	0.8 - 1.5	1.8	2.6	3.9
Low emissions	2070	1.1	0.8 - 1.5	1.9	3.1	
High emissions	2070	1.4	1.0 - 1.9	2.4	3.5	5.2
Low emissions	2080	1.3	0.9 - 1.8	2.3	3.9	
High emissions	2080	1.7	1.2 - 2.4	3.0	4.5	6.6
Low emissions	2090	1.4	1.0 - 2.1	2.8	4.7	
High emissions	2090	2.1	1.4 - 2.9	3.6	5.6	8.3
Low emissions	2100	1.6	1.0 - 2.4	3.2	5.7	
High emissions	2100	2.5	1.6 - 3.4	4.4	6.9	10.2

STATE OF CALIFORNIA SEA-LEVEL RISE GUIDANCE



Key ◀

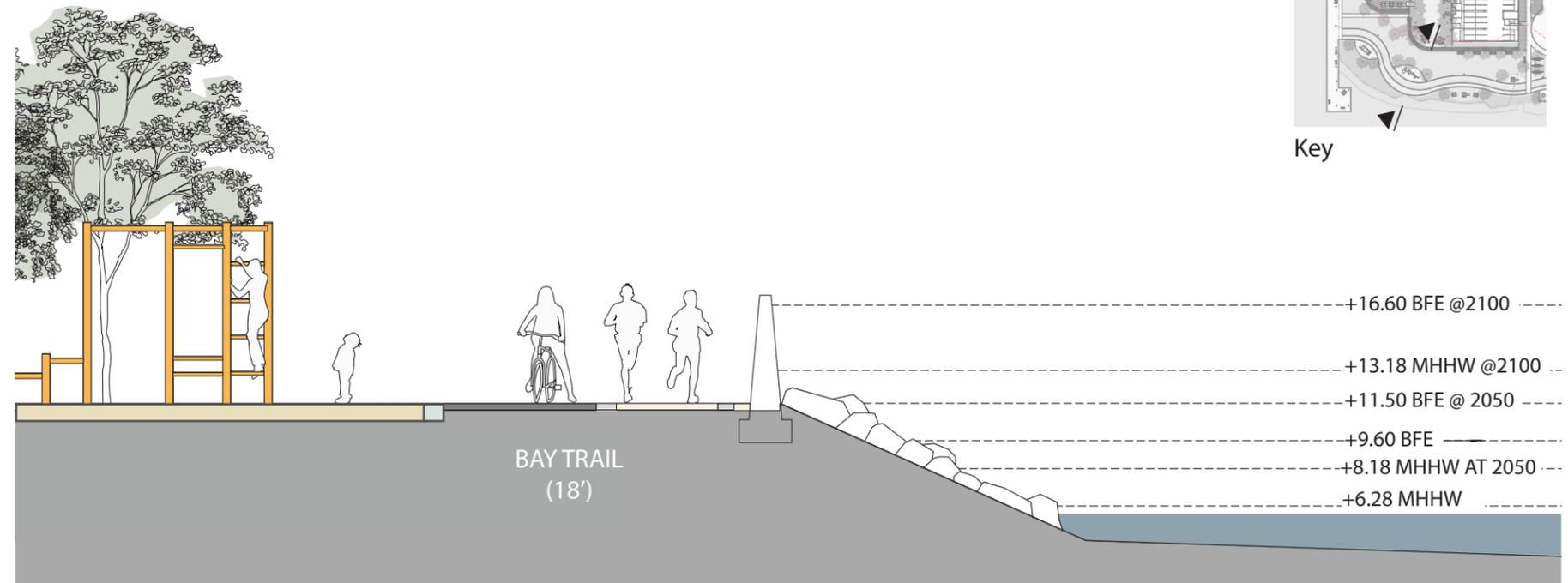


SCALE 1/8"=1'

Our design meets High Emissions standards for Medium to High Risk at 2050 and is adaptable to 2100.



Key ▶



SCALE 1/8"=1'

**PHASE 1 ADAPTATION:**

Installation of an 8" curb is proposed to protect from initial flooding in lowest areas of project

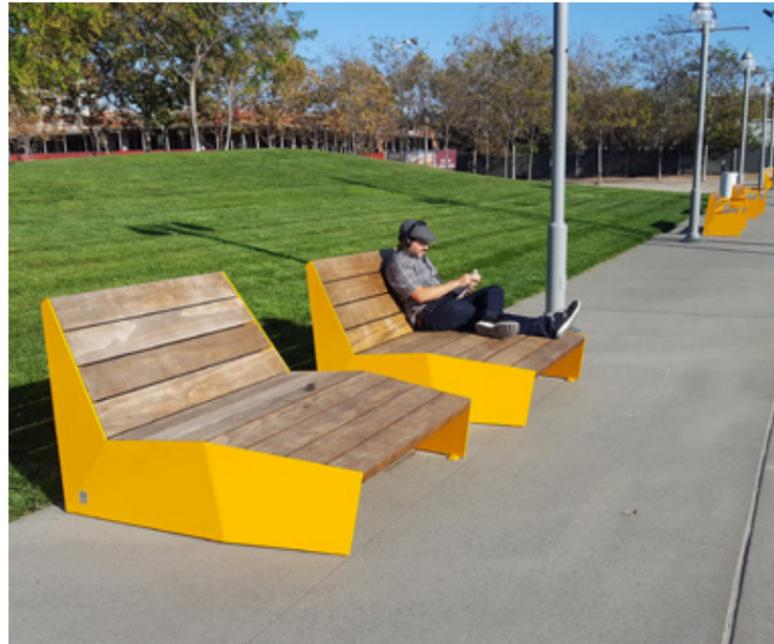
**PHASE 2 ADAPTATION:**

A combination of walls and berms are proposed for adaptation to protect from long-term affects of sea level rise.

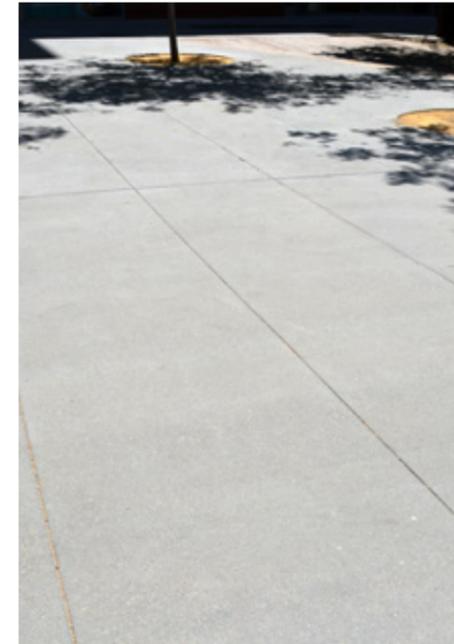
— 8" Curb  
- - - Wall  
■ Berm

SCALE 1"=50'

**JACK LONDON BENCHES + SUNBENCHES**



**CONCRETE PAVING**



**SITE LIGHTING**



**DIRECTIONAL + INFORMATIONAL SIGNAGE**



**BIKE PARKING**



**STREET TREES ALONG WATER ST + ALICE ST**



**SHADE TREES AT ESTUARY GREEN**



**LUSH, SHADE TOLERANT PLANTING ALONG WATER STREET**

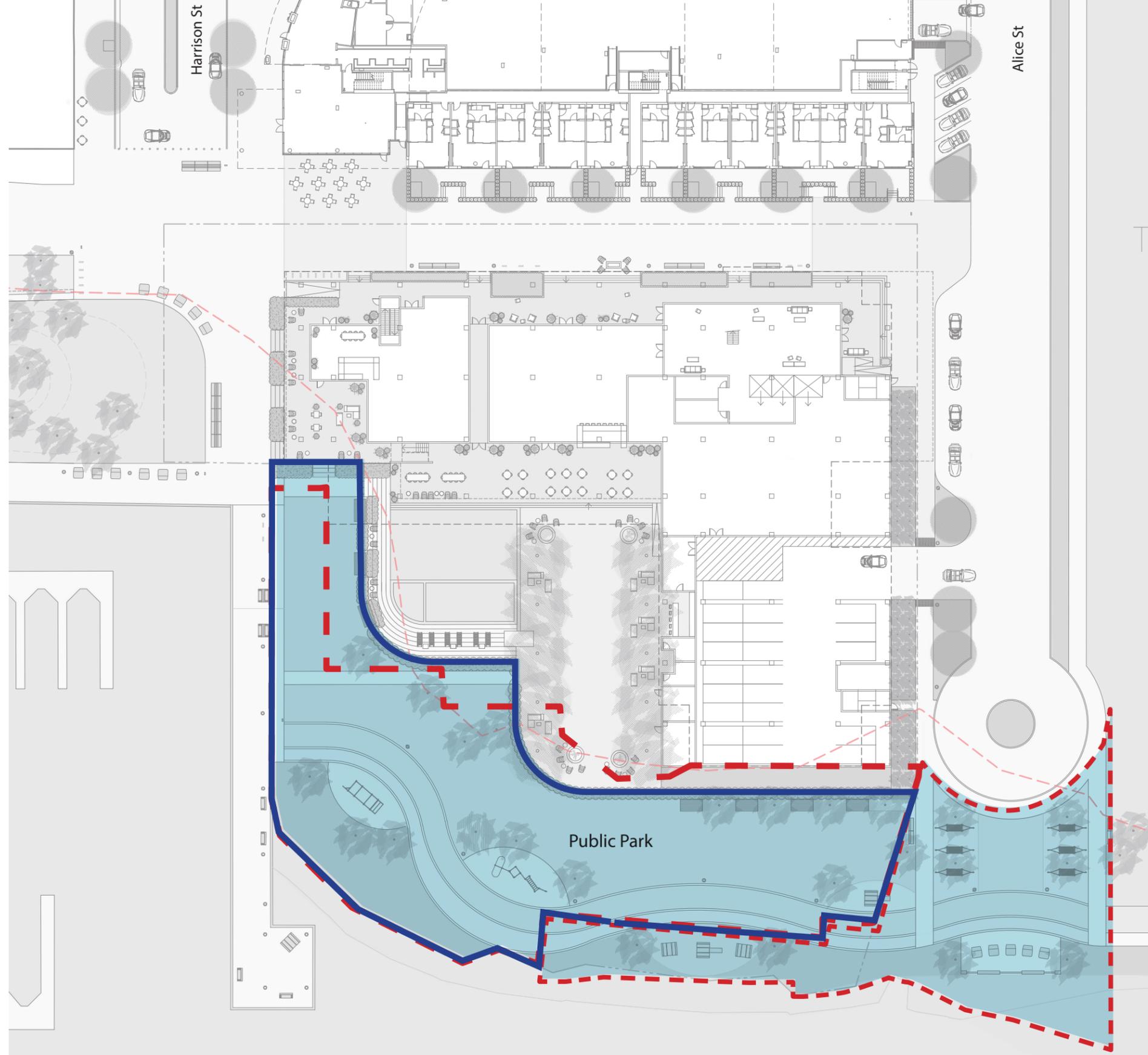


**NATIVE, SALT TOLERANT PLANTING AT ESTUARY GREEN**

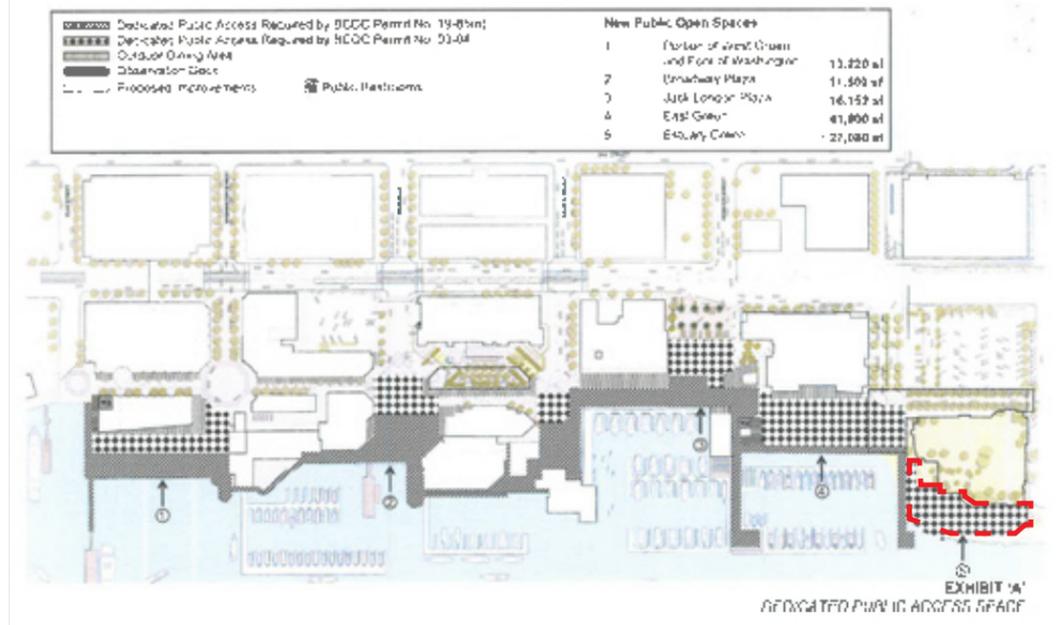


**PLANTING PALETTE INTENT**

- Plant material species shown are representative of concept and design goals for planting.
- Final selection of plants will be based on plant quality, availability, and season.
- Additional changes may be made to achieve a unified design following any required changes.

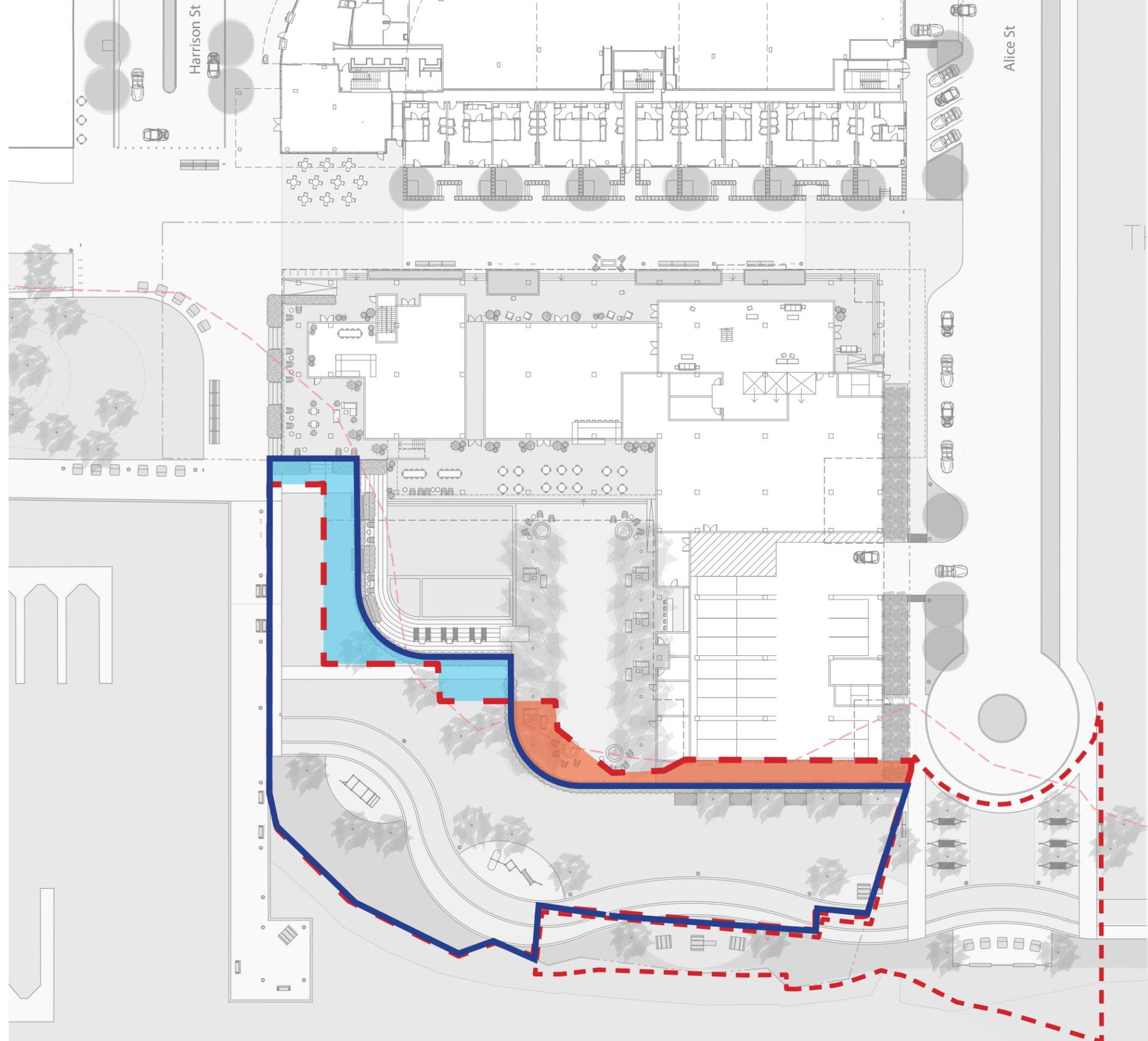


SCALE 1"=50'

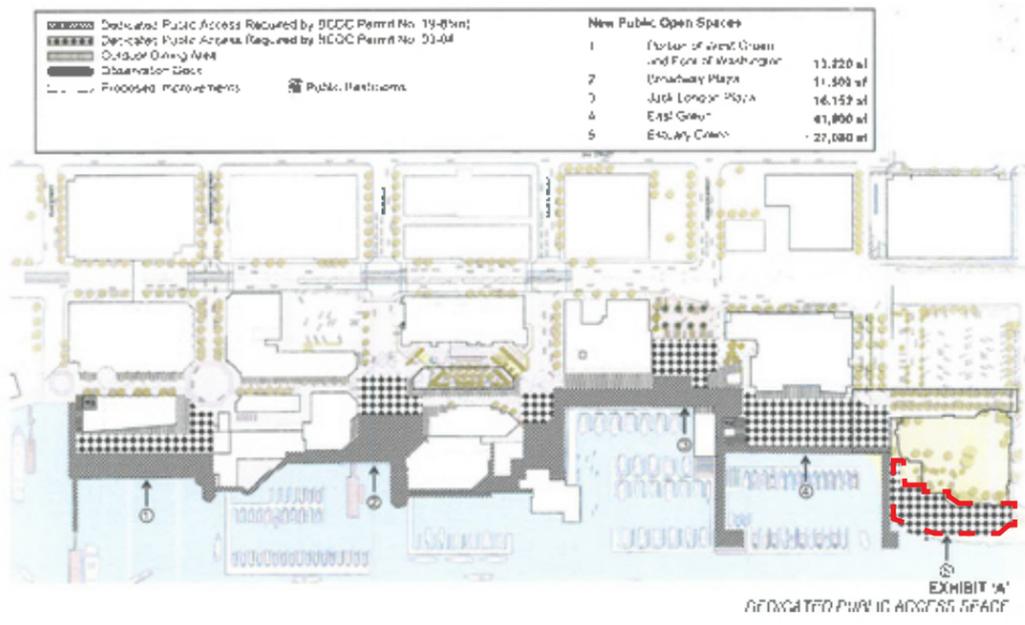


- - - **Estuary Green**  
Permit 03-04  
Permitted - Dedicated  
Public Access 27,000 SF
- - - **Alice Street**  
Permit 08-94  
Permitted - Dedicated  
Public Access ~13,918 SF
- **Estuary Green**  
Permit 03-04  
Proposed - Dedicated  
Public Access ~27,000 SF
- **Total Combined Dedicated**  
Public Access ~40,918 SF

Total overall area of dedicated public access area remains the same. The shape of the area has been modified slightly to accommodate the design.



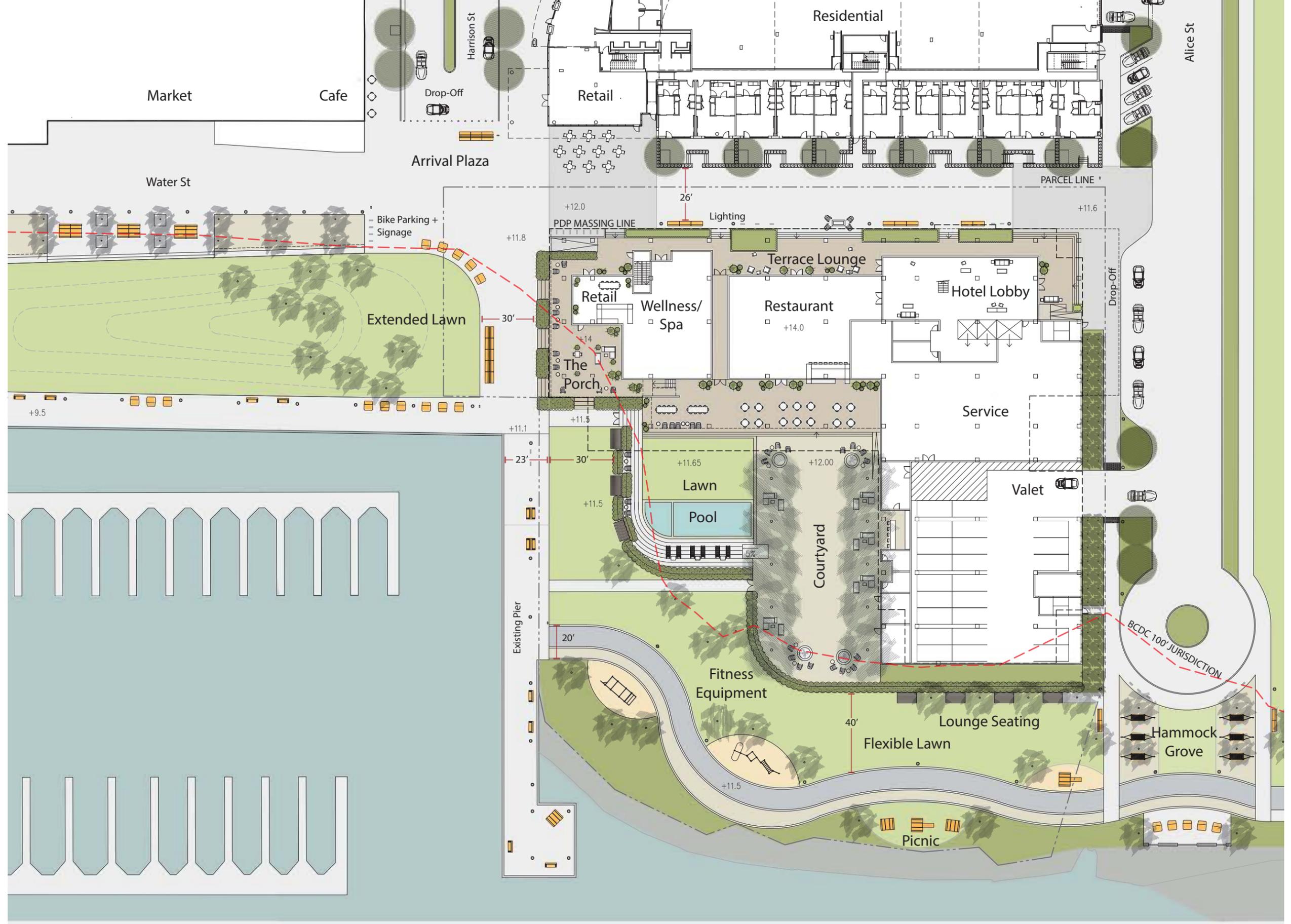
SCALE 1"=50'



- - - **Permitted - Dedicated Public Access 27,000 SF**
- **Proposed- Dedicated Public Access ~27,000 SF**
- Added to Original Public Access Area**
- Removed from Original**

Total overall area of dedicated public access area remains the same. The shape of the area has been modified slightly to accommodate the design.

**Maintenance:**  
 All common areas will be maintained by the joint operating agreement and managed by CIM. Costs are shared by Port, CIM, and other owners.



SCALE 1"=50'



studioneleven

EINWILLERKUEHL  
 LANDSCAPE ARCHITECTURE

**L29.0**  
 MAINTENANCE PLAN



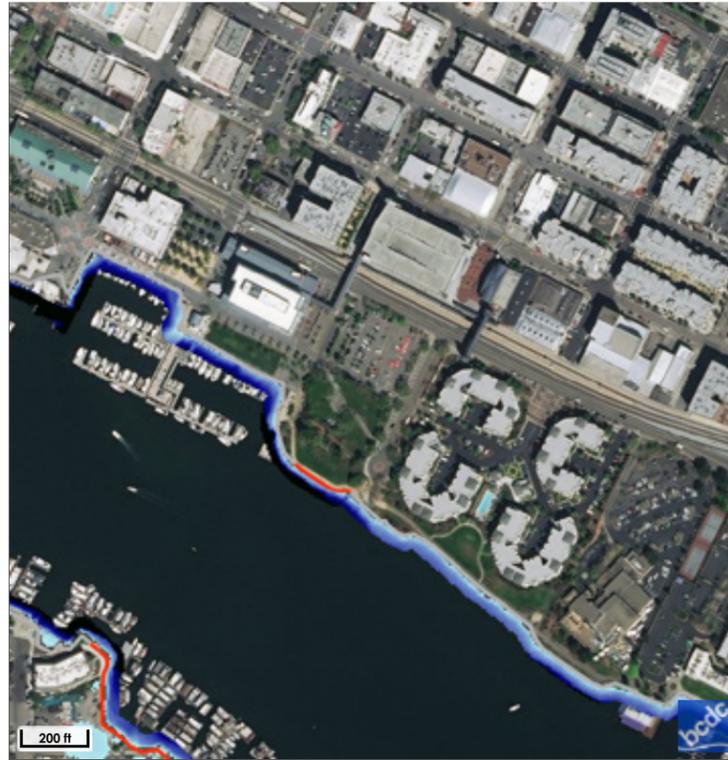
CIM

studioneleven

EINWILLERKUEHL  
LANDSCAPE ARCHITECTURE

**L30.0**  
F3 PARCEL HOTEL + PUBLIC SPACE

# APPENDIX



**TOTAL WATER LEVEL: 24-inches**

Printed from:  
explorer.adaptingtorisingtides.org

Sea Level Rise	+	Storm Surge
0"		5-year
6"		2-year
12"		King Tide
24"		No Storm Surge

Depth of Flooding

- 12+ feet
- 10 - 12 feet
- 8 - 10 feet
- 6 - 8 feet
- 4 - 6 feet
- 2 - 4 feet
- 0 - 2 feet

Shoreline Overtopping

- Overtopping
- No Overtopping

At the regional scale, these scenarios present average water levels that are representative of what could occur along the entire Bay shoreline. The mapped scenarios are based on binning the water levels with a tolerance of ±3 inches.

Icons by Icons8. Map files by ESRI.



**TOTAL WATER LEVEL: 48-inches**

Printed from:  
explorer.adaptingtorisingtides.org

Sea Level Rise	+	Storm Surge
6"		100-year
12"		50-year
18"		25-year
24"		5-year
30"		2-year
36"		King Tide
48"		No Storm Surge

Depth of Flooding

- 12+ feet
- 10 - 12 feet
- 8 - 10 feet
- 6 - 8 feet
- 4 - 6 feet
- 2 - 4 feet
- 0 - 2 feet

Shoreline Overtopping

- Overtopping
- No Overtopping

At the regional scale, these scenarios present average water levels that are representative of what could occur along the entire Bay shoreline. The mapped scenarios are based on binning the water levels with a tolerance of ±3 inches.

Icons by Icons8. Map files by ESRI.



**TOTAL WATER LEVEL: 52-inches**

Printed from:  
explorer.adaptingtorisingtides.org

Sea Level Rise	+	Storm Surge
12"		100-year
18"		50-year
24"		10-year
30"		5-year
36"		2-year
52"		No Storm Surge

Depth of Flooding

- 12+ feet
- 10 - 12 feet
- 8 - 10 feet
- 6 - 8 feet
- 4 - 6 feet
- 2 - 4 feet
- 0 - 2 feet

Shoreline Overtopping

- Overtopping
- No Overtopping

At the regional scale, these scenarios present average water levels that are representative of what could occur along the entire Bay shoreline. The mapped scenarios are based on binning the water levels with a tolerance of ±3 inches.

Icons by Icons8. Map files by ESRI.



**TOTAL WATER LEVEL: 66-inches**

Printed from:  
explorer.adaptingtorisingtides.org

Sea Level Rise	+	Storm Surge
24"		100-year
30"		50-year
36"		25-year
42"		5-year
48"		2-year
52"		King Tide
66"		No Storm Surge

Depth of Flooding

- 12+ feet
- 10 - 12 feet
- 8 - 10 feet
- 6 - 8 feet
- 4 - 6 feet
- 2 - 4 feet
- 0 - 2 feet

Shoreline Overtopping

- Overtopping
- No Overtopping

At the regional scale, these scenarios present average water levels that are representative of what could occur along the entire Bay shoreline. The mapped scenarios are based on binning the water levels with a tolerance of ±3 inches.

Icons by Icons8. Map files by ESRI.



10AM



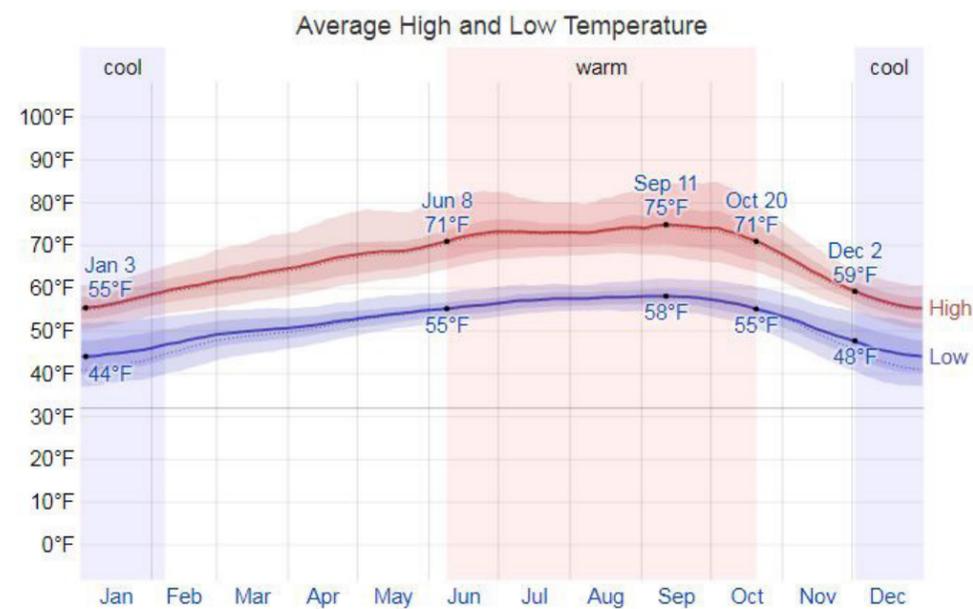
12PM

SOLAR STUDY | WINTER SOLSTICE

### Temperature

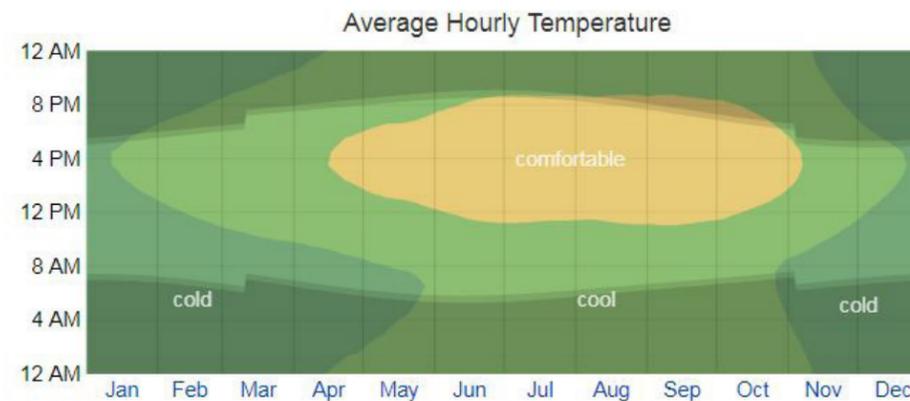
The warm season lasts for 4.4 months, from June 8 to October 20, with an average daily high temperature above 71°F. The hottest day of the year is September 11, with an average high of 75°F and low of 58°F.

The cool season lasts for 2.1 months, from December 2 to February 6, with an average daily high temperature below 59°F. The coldest day of the year is January 3, with an average low of 44°F and high of 55°F.



The daily average high (red line) and low (blue line) temperature, with 25th to 75th and 10th to 90th percentile bands. The thin dotted lines are the corresponding average perceived temperatures.

The figure below shows you a compact characterization of the entire year of hourly average temperatures. The horizontal axis is the day of the year, the vertical axis is the hour of the day, and the color is the average temperature for that hour and day.



The average hourly temperature, color coded into bands: frigid < 15°F < freezing < 32°F < very cold < 45°F < cold < 55°F < cool < 65°F < comfortable < 75°F < warm < 85°F < hot < 95°F < sweltering. The shaded overlays indicate night and civil twilight.

- WARMEST TEMPERATURES | JUNE-OCT, AVG 71°F
- COMFORTABLE TEMPERATURES | 12PM-8PM, APRIL-OCT