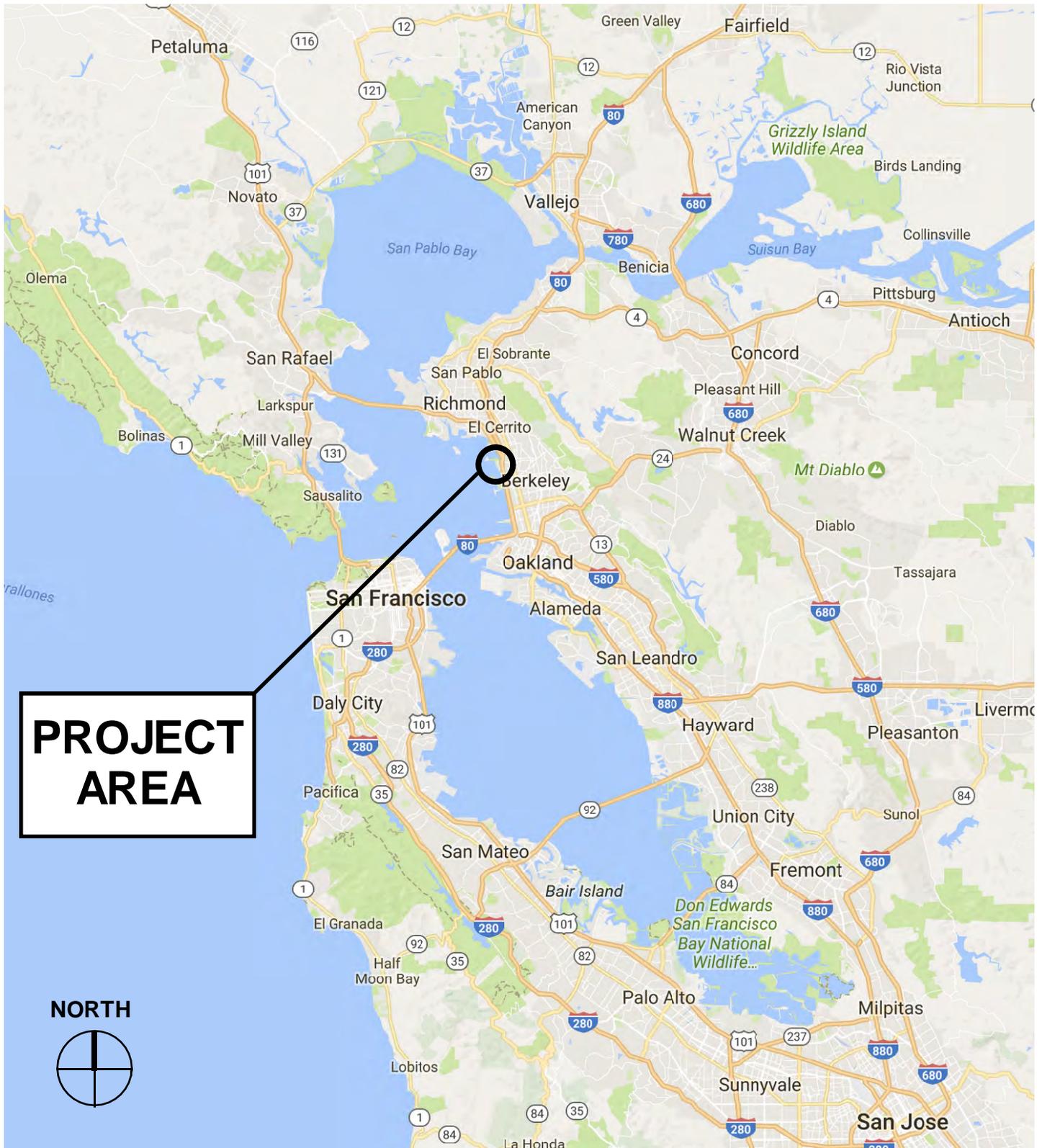




**BAY CONSERVATION AND DEVELOPMENT COMMISSION
DESIGN REVIEW BOARD, JUNE 5, 2017**

Exhibit Package

- Figure 1: Project Location
- Figure 2: Area Context
- Figure 3: Ownership
- Figure 4: Albany Beach – Existing Conditions
- Figure 5: Albany Beach – Site Program
- Figure 6: Albany Beach – Overlook Area
- Figure 7: Albany Beach – Restroom Area
- Figure 8: Beach Area and Bay Trail - Standard Design Details
- Figure 9: Beach Area and Bay Trail - Standard Design Details
- Figure 10A: Albany Beach – Dune and Trail Plant Palette
- Figure 10B: Albany Beach – Wetland Plant Palette
- Figure 11: Albany Beach – Sections
- Figure 12: Bay Trail –Overview
- Figure 13: Bay Trail – Gradients
- Figure 14: Fleming Point North - Vista
- Figure 15: Fleming Point South - Vista
- Figure 16: Bay Trail Ending – Gate Fields Entrance Drive
- Figure 17: Albany Beach – Disposition of Existing Paving
- Figure 18: Generalized Effects of Sea Level Rise
- Bay Trail Section 1: Beach Area
- Bay Trail Section 2: Golden Gate Fields North Parking - Level
- Bay Trail Section 3: Golden Gate Fields North Parking - Level
- Bay Trail Section 4: Golden Gate Fields North Parking Lot - Incline
- Bay Trail Section 5: Cliff Face
- Bay Trail Section 6: Bridge
- Bay Trail Section 7: Golden Gate Fields Jockey Parking Lot
- Bay Trail Section 8: Golden Gate Fields Entrance Drive



**FIGURE 1
PROJECT VICINITY**



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**ALBANY BEACH RESTORATION AND PUBLIC
 ACCESS PROJECT: PHASES 2 & 3
 AT MCLAUGHLIN EASTSHORE STATE PARK**



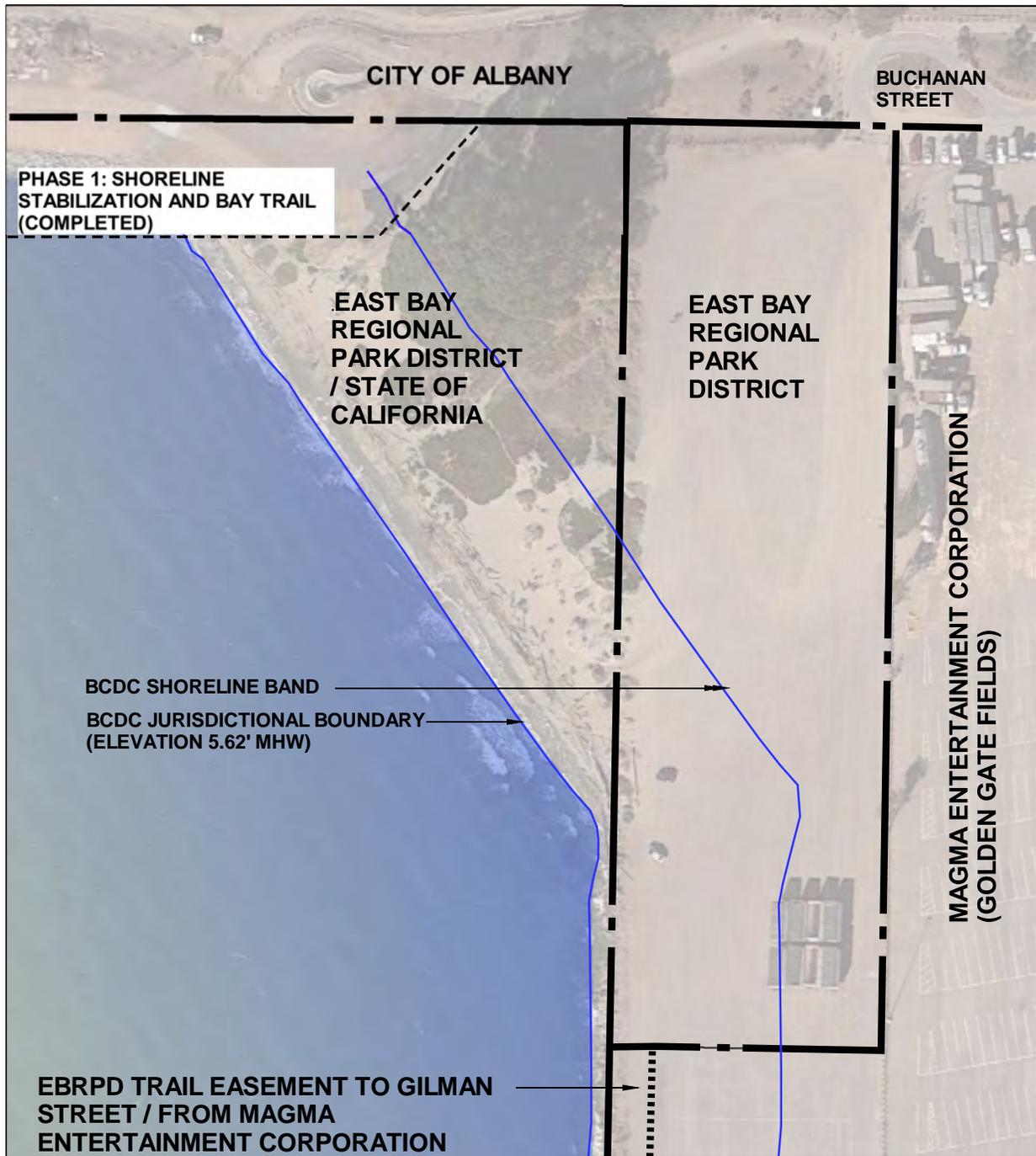
**FIGURE 2
AREA CONTEXT**



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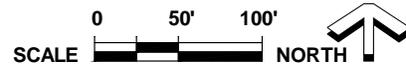
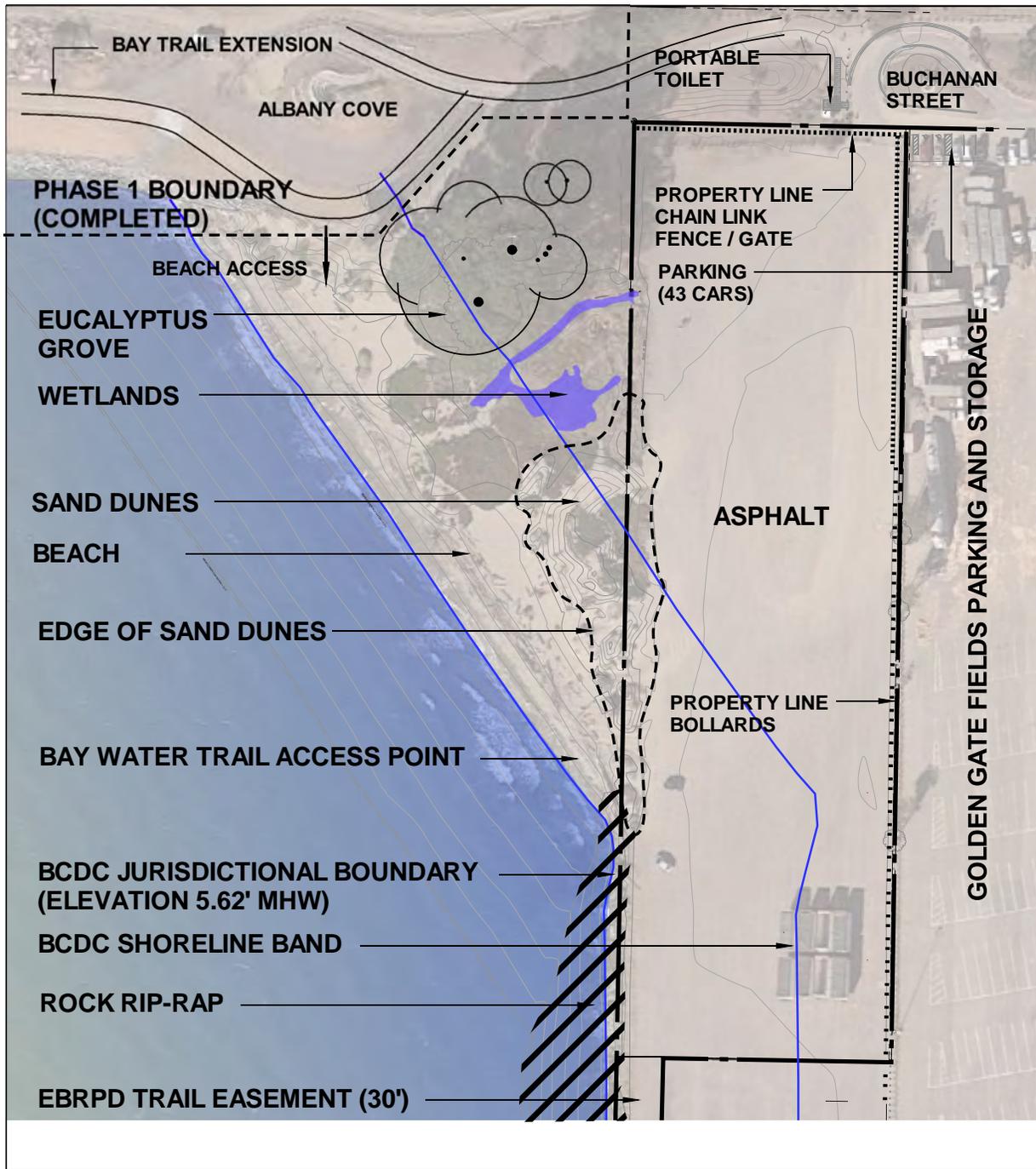
Figure 3
ALBANY BEACH OWNERSHIP



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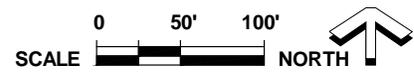
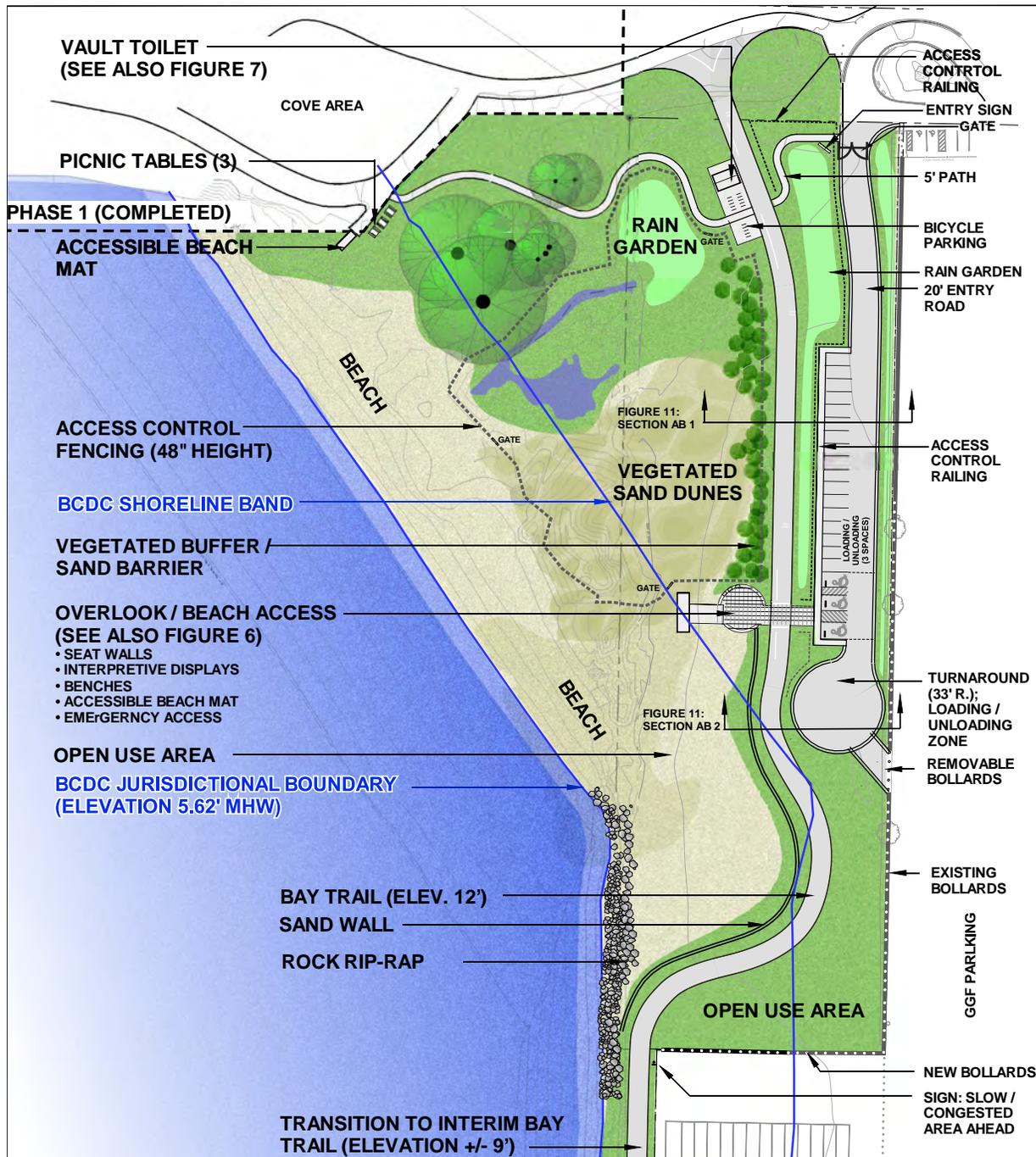
Figure 4
**ALBANY BEACH
 EXISTING CONDITIONS**



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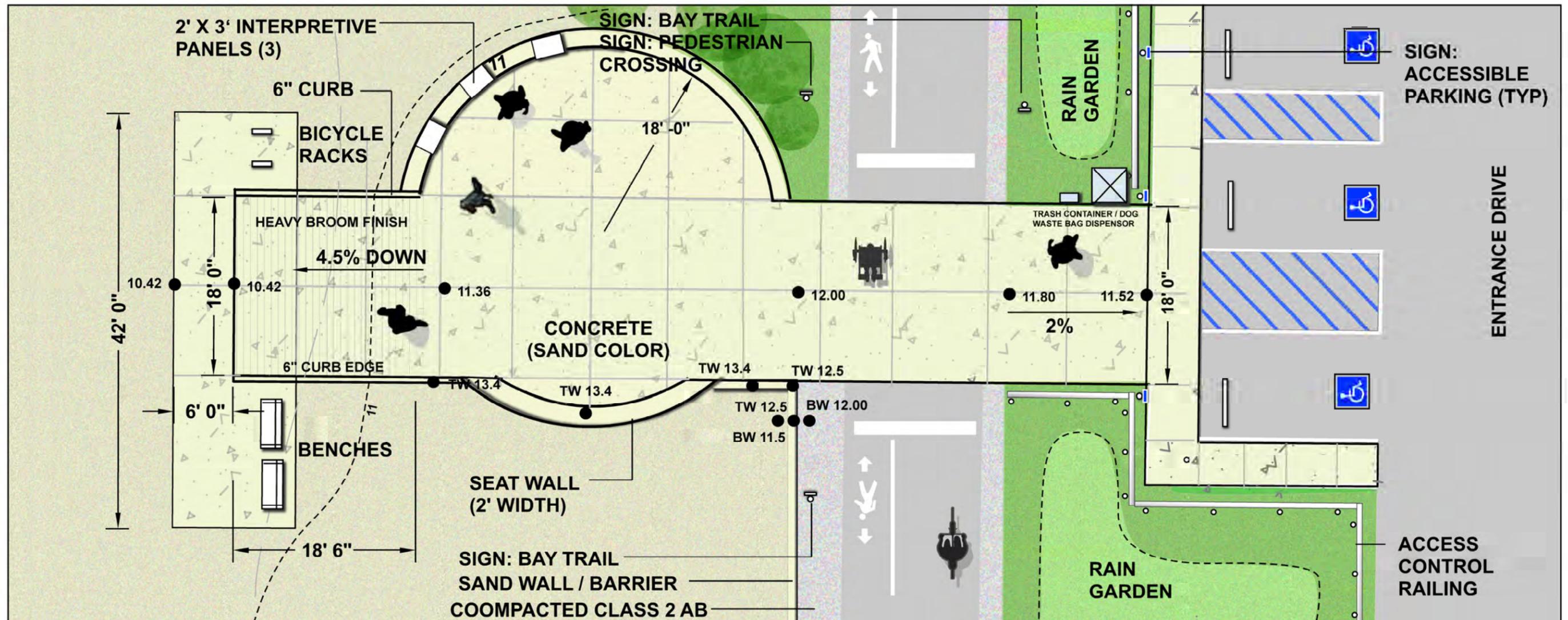
Figure 5
ALBANY BEACH
EXISTING CONDITIONS

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ALBANY BEACH RESTORATION AND PUBLIC ACCESS PROJECT: PHASES 2 & 3
 AT MCLAUGHLIN EASTSHORE STATE PARK

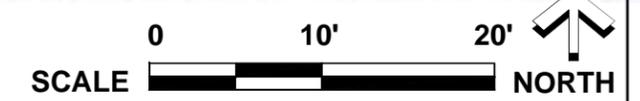
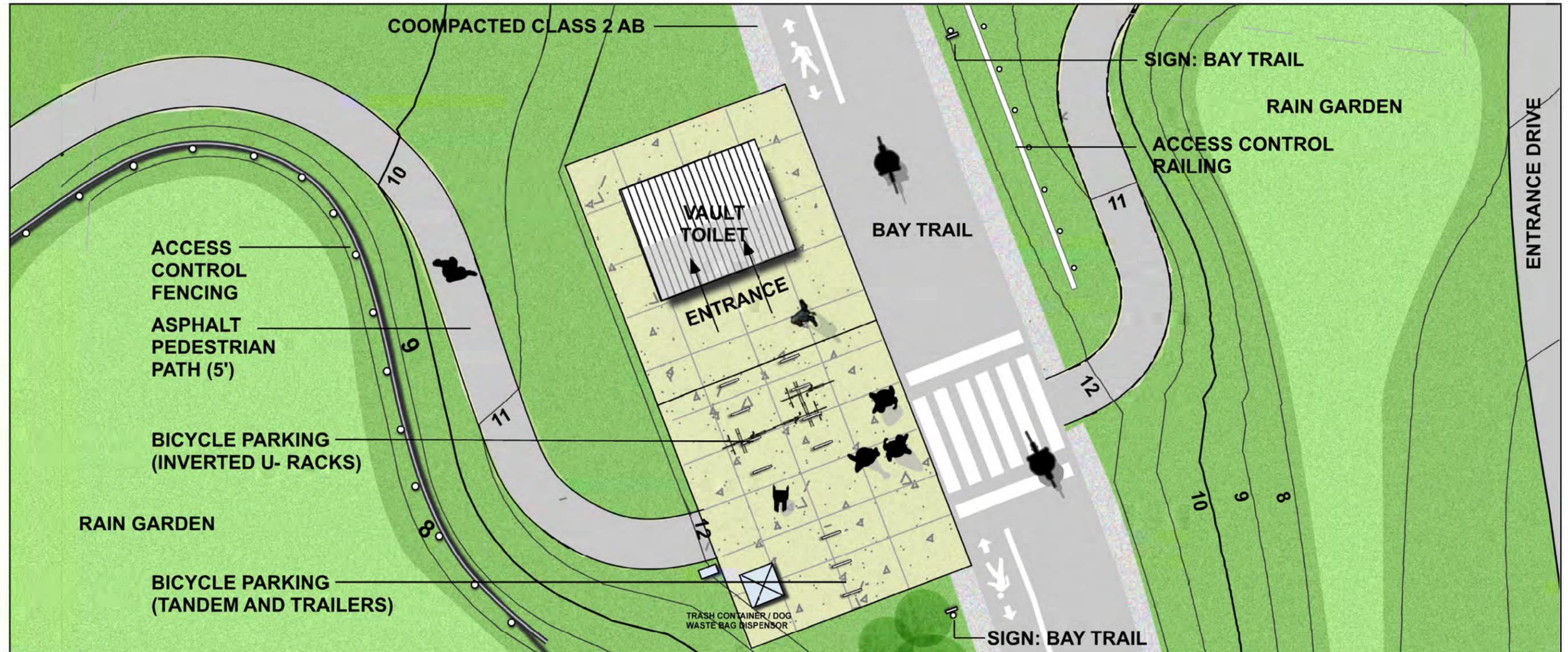


0 10' 20' NORTH
SCALE

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FIGURE 6
ALBANY BEACH OVERLOOK AREA
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FIGURE 7
ALBANY BEACH: RESTROOM AREA

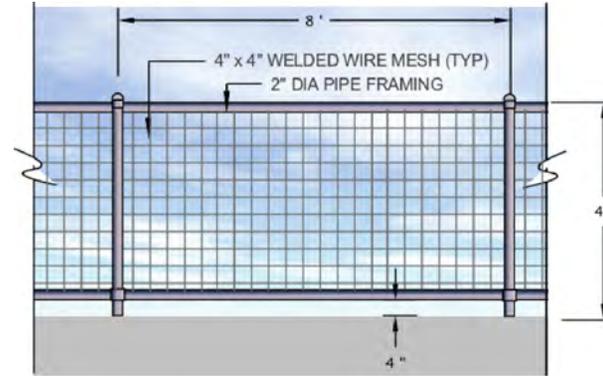
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Entrance Sign



Vehicle Safety Railing



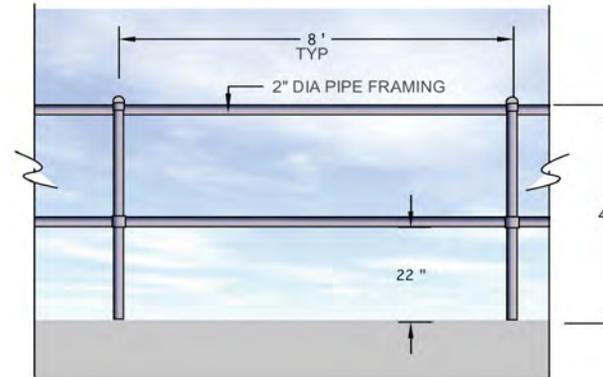
Access Control Fencing (Galvanized Metal)



Access Control Railing
Note: Posts without rails used as Boundary Line Bollards



Bicycle and Pedestrian Railing / Trail Bridge Railing



Bicycle Safety Railing (Galvanized Metal)
GGF North Parking Area



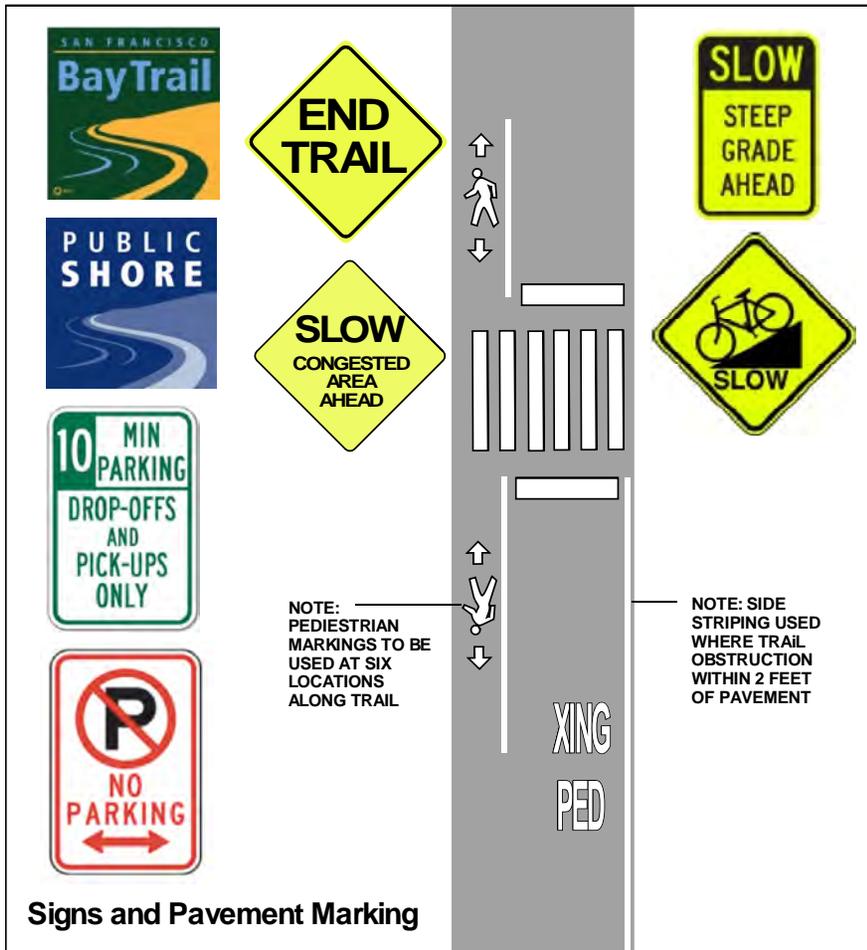
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Figure 8

STANDARD DESIGN FEATURES

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 AT MCLAUGHLIN EASTSHORE STATE PARK



Interpretive Signs
Theme: Sand dune formation, plants, and ecology



Vault Toilet



Benches



Beach Mat / Portable Boardwalk (Trex)



Picnic Tables



Waste Container



Inverted U Bicycle Racks

STANDARD DESIGN FEATURES

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AT MCLAUGHLIN EASTSHORE STATE PARK



Abronia latifolia
yellow sand-verbena

A



Agoseris apargioides
seaside agoseris

A-B



Artemisia pycnocephala
coast sagewort

B



Grindelia stricta ssp. *angustifolia*
marsh gumplant

B



Ericameria ericoides
coast goldenbush

C



Distichlis spicata
saltgrass

A



Ambrosia chamissonis
beach bursage

A-B



Calystegia soldanella
beach morning glory

B



Atriplex leucophylla
beach salt bush

B-C



Baccharis pilularis 'Pigeon Point'
dwarf coyote brush

T



Elymus mollis mollis
dune wild rye

A



Agrostis pallens
seashore bentgrass

A-B



Fragaria chiloensis
beach strawberry

B



Eriogonum latifolium
coast buckwheat

C



Ceanothus gloriosus 'Anchor Bay'
Point Reyes ceonothus

T

A. FORE-DUNE

B: MID-DUNE

C: BACK-DUNE / TRAIL

T: TRAIL



BAY TRAIL



NOTE: Based on plant availability, the following plants may be substituted for those listed above: *Artemisia psilostachya* (estern ragweed), *Frankenia salina* (alkali-heath), or *Iva axillaris* (poverty-weed)

ALBANY BEACH - DUNE AND TRAIL PLANT PALETTE

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ALBANY BEACH RESTORATION AND PUBLIC ACCESS PROJECT: PHASES 2 & 3 AT MCLAUGHLIN EASTSHORE STATE PARK

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Figure 10A



Anemopsis californica
yerba mansa



Juncus balticus
Baltic rush



Distichlis spicata
saltgrass



Schoenoplectus pungens var. *longispicatus*
common threesquare



Frankenia salina
alkali heath



Sarcocornia pacifica
Pacific swampfire



LOCATION



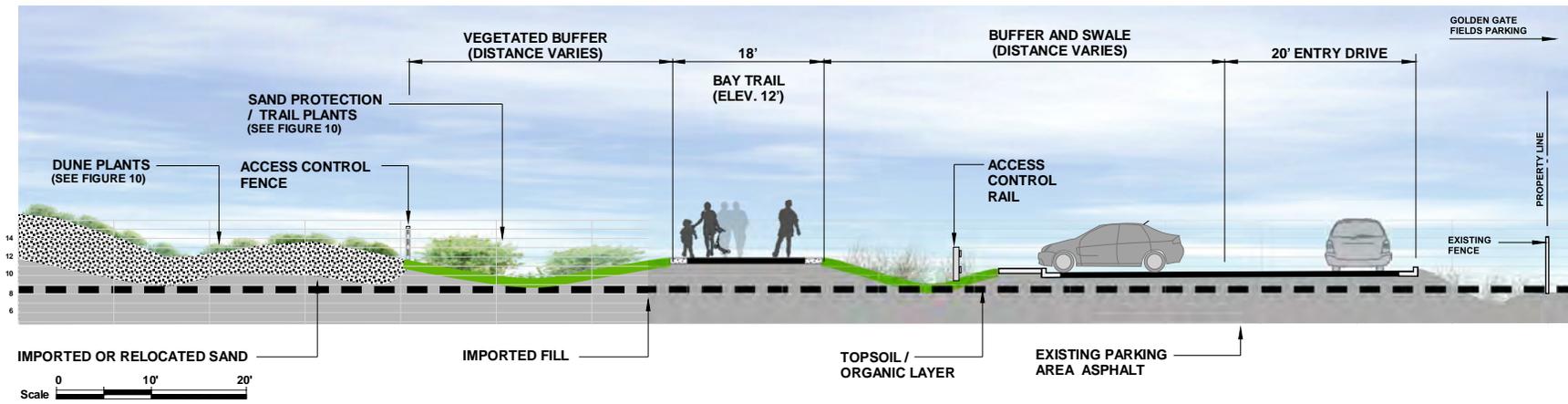
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NOTE: Based on plant availability, the following plants may be substituted for those listed above: *Artemisia psilostachya* (estern ragweed), *Frankenia salina* (alkali-heath), or *Iva axillaris* (poverty-weed)

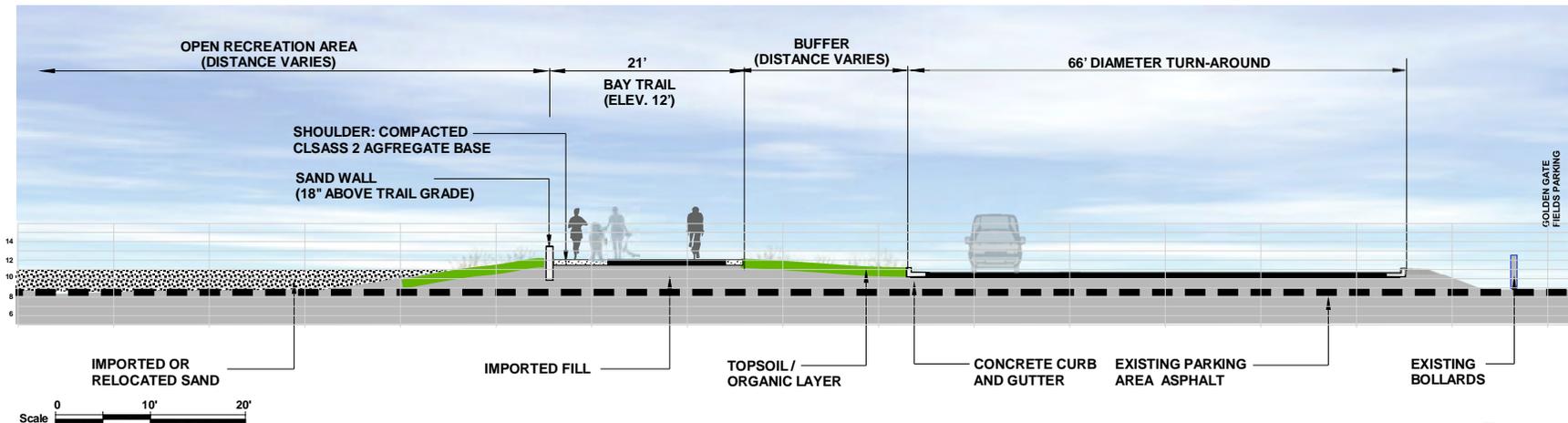
Figure 10B
ALBANY BEACH - WETLAND PLANT PALETTE

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ALBANY BEACH RESTORATION AND PUBLIC ACCESS PROJECT: PHASES 2 & 3
AT MCLAUGHLIN EASTSHORE STATE PARK



SECTION AB-1: ENTRY ROAD, PARKING, BAY TRAIL, AND DUNES

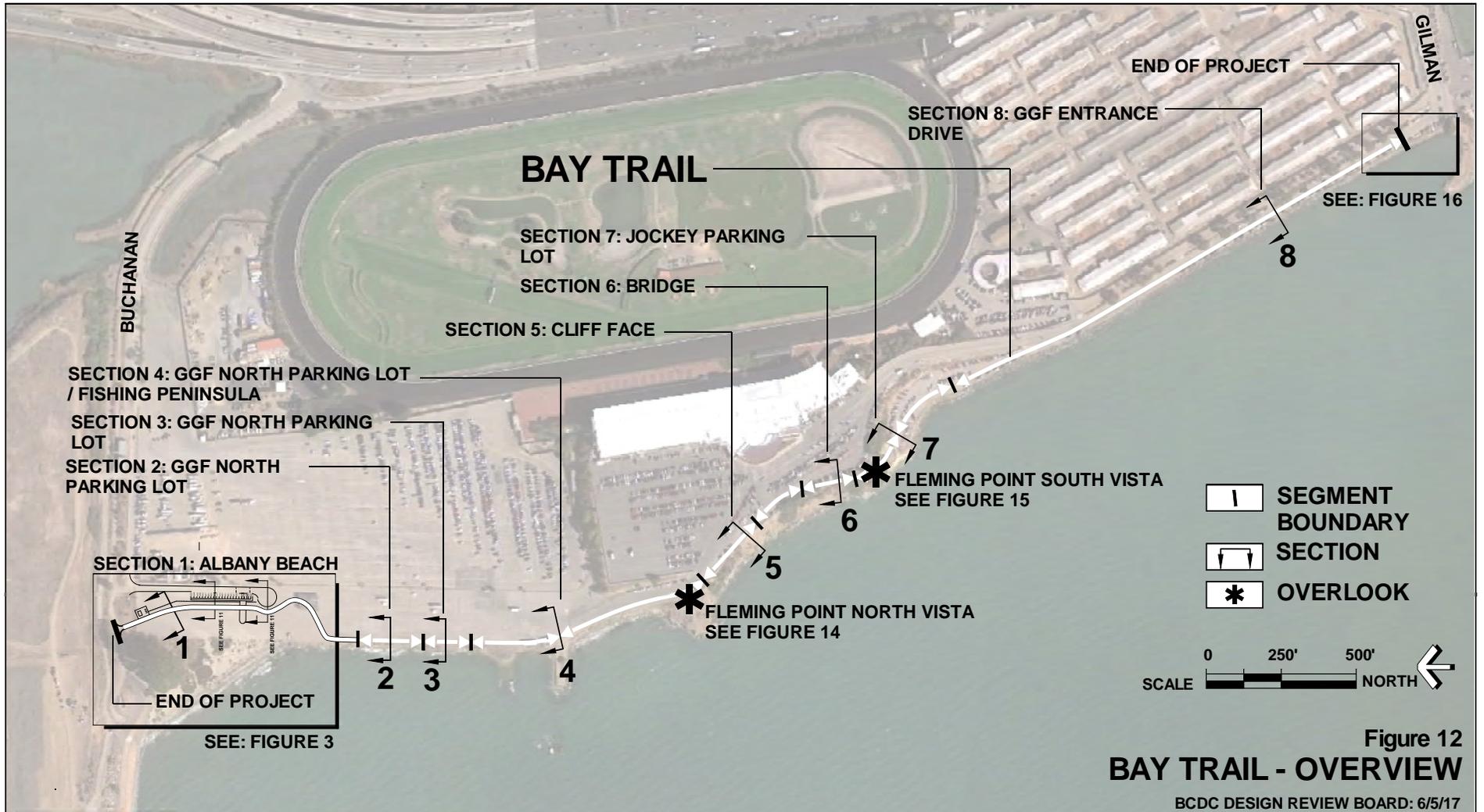


SECTION AB-2: ENTRY ROAD, BAY TRAIL, AND OPEN BEACH USE AREA

Figure 11

ALBANY BEACH SECTIONS

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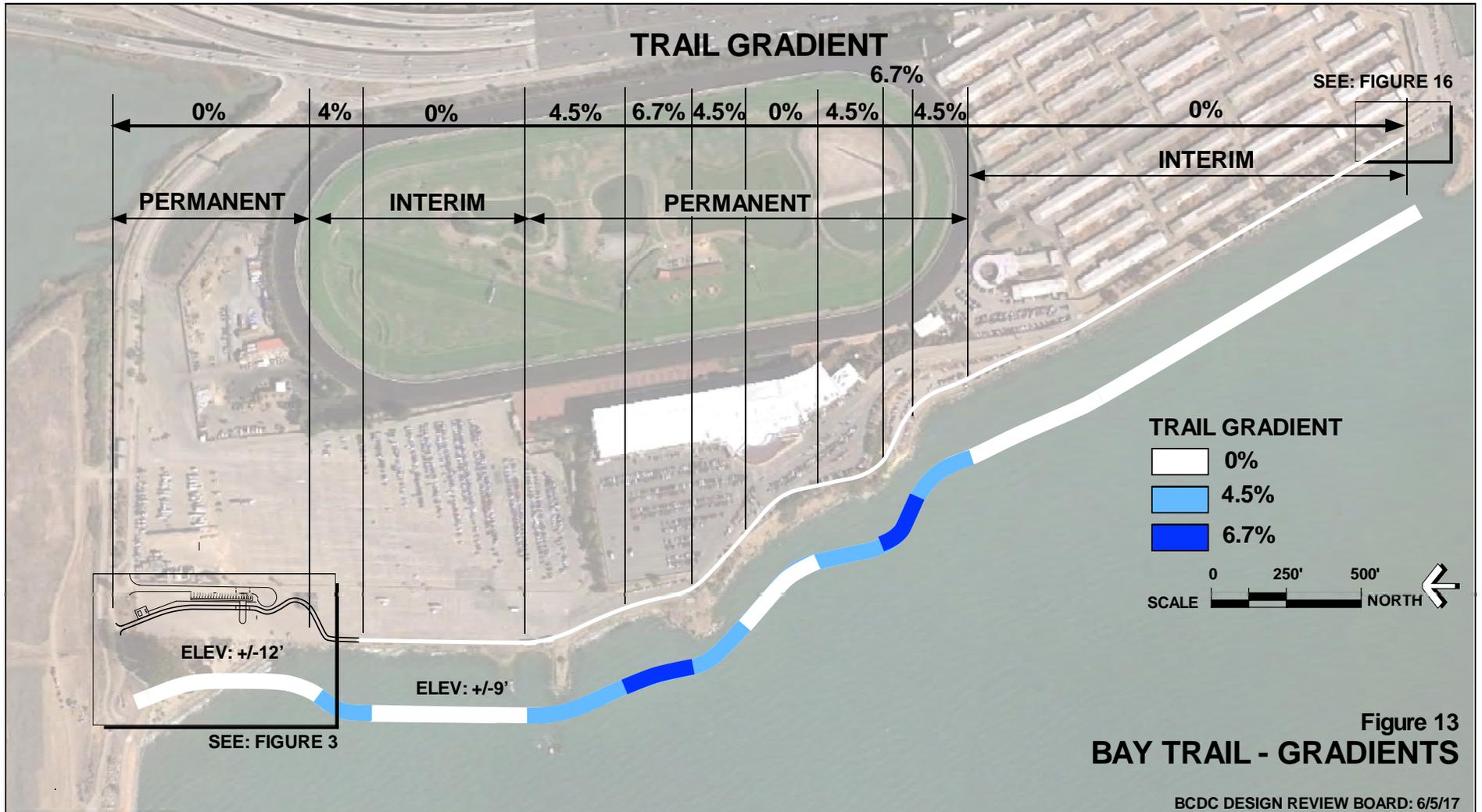
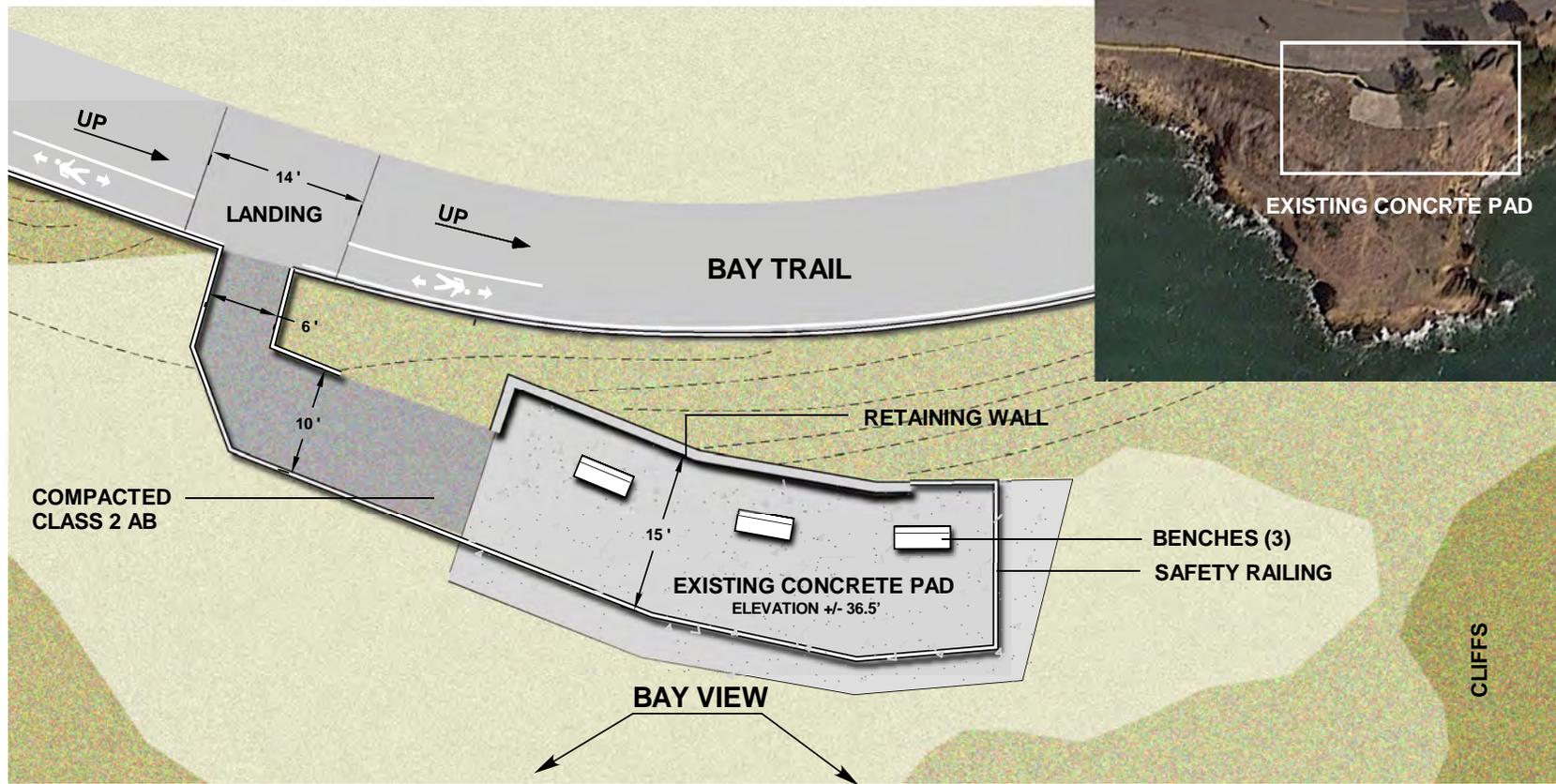


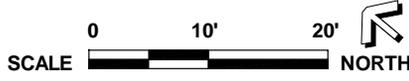
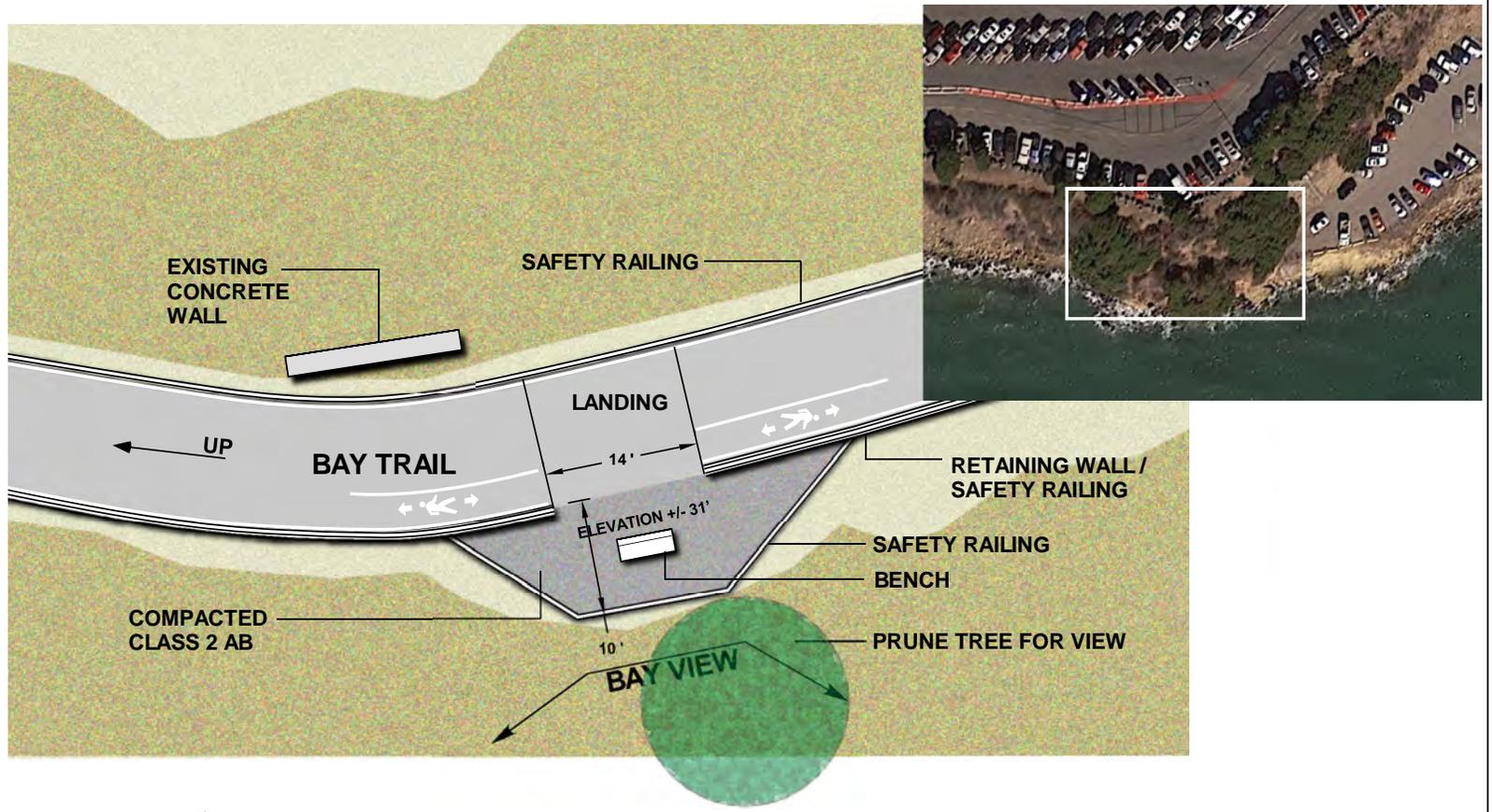
Figure 13
BAY TRAIL - GRADIENTS

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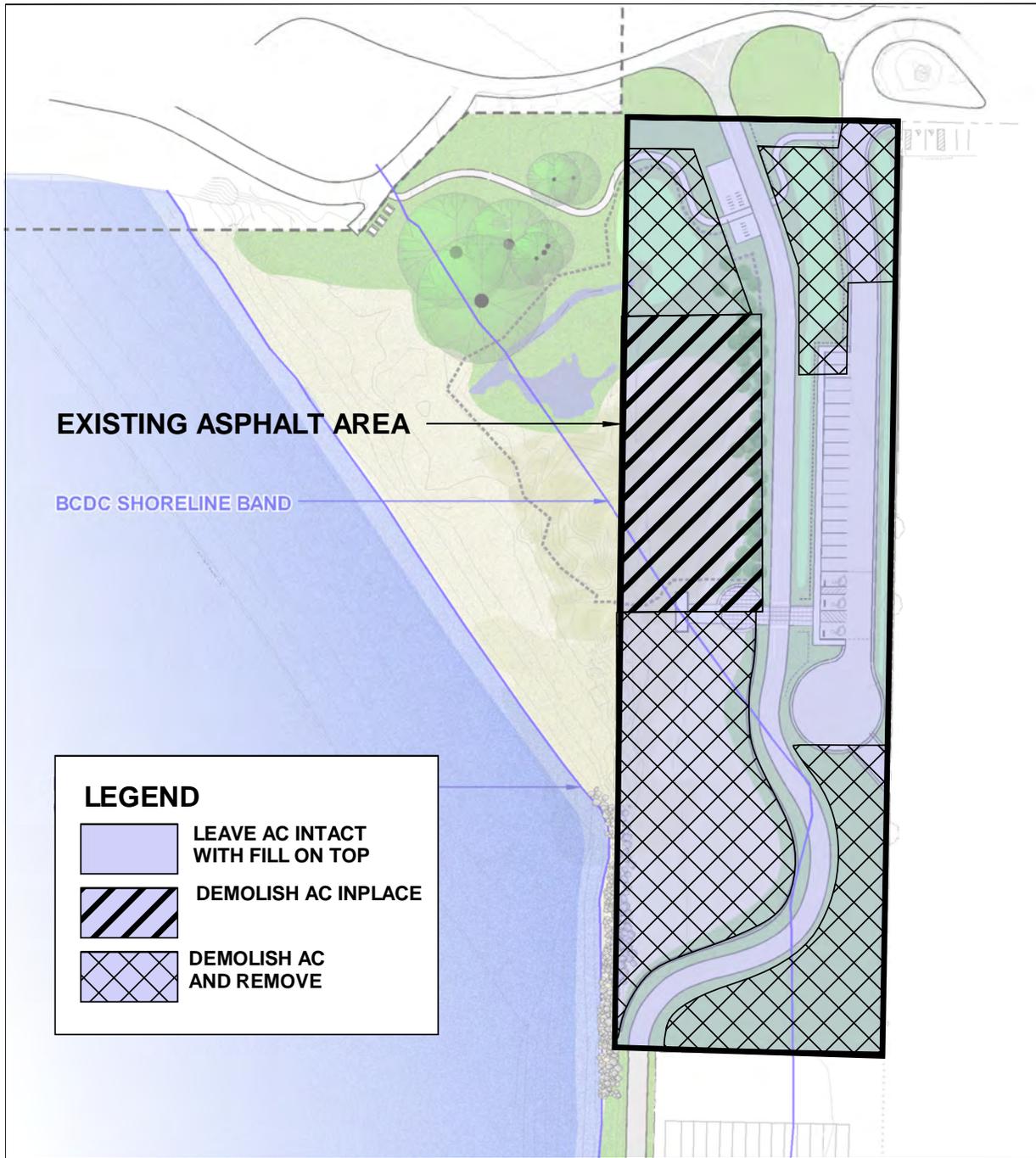
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FIGURE 14
FLEMING POINT NORTH VISTA
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FIGURE 15
FFLEMING POINT SOUTH VISTA
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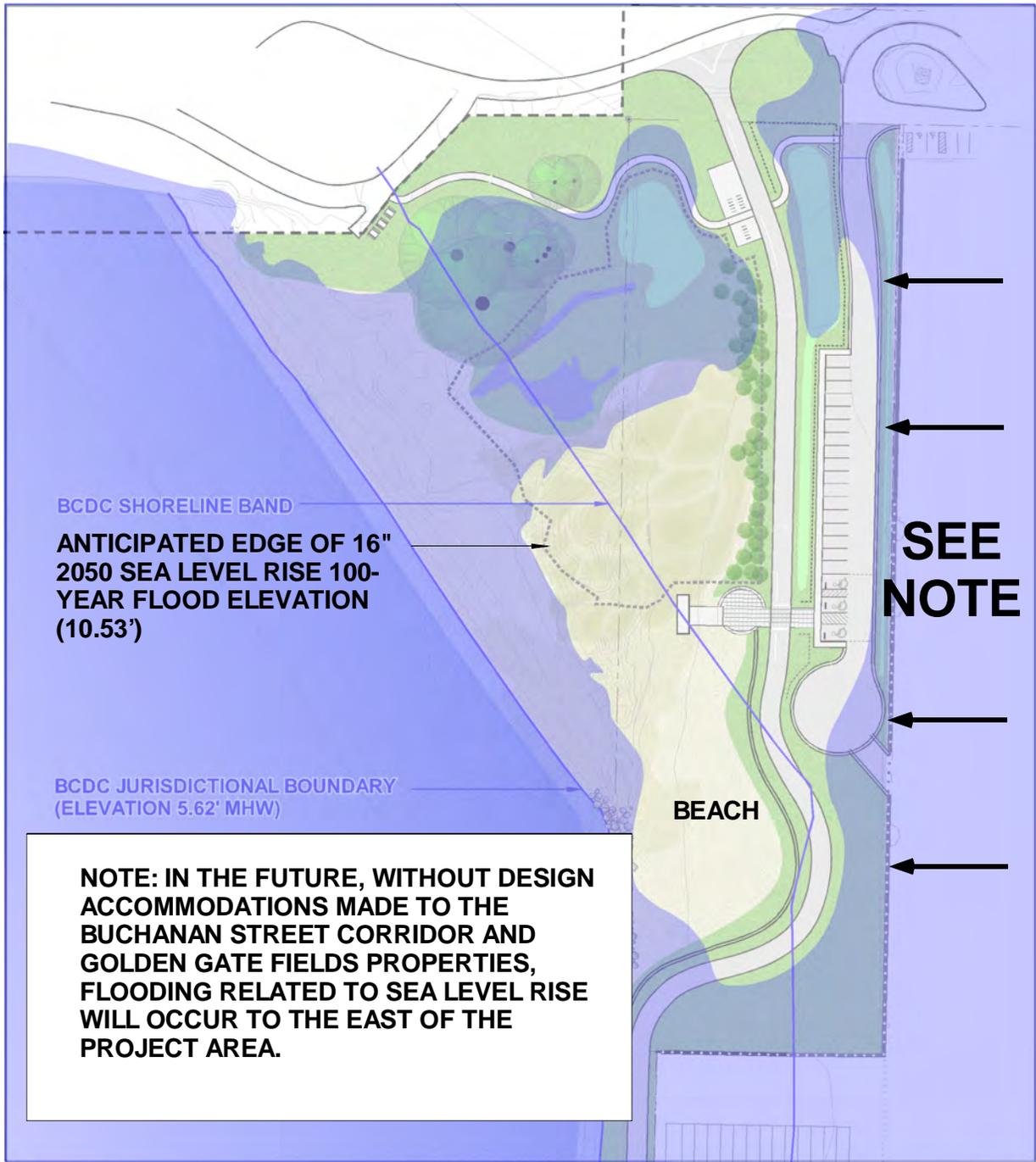
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Figure 17
**ALBANY BEACH
 DISPOSITION OF EXISTING PAVING**



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NOTE: IN THE FUTURE, WITHOUT DESIGN ACCOMMODATIONS MADE TO THE BUCHANAN STREET CORRIDOR AND GOLDEN GATE FIELDS PROPERTIES, FLOODING RELATED TO SEA LEVEL RISE WILL OCCUR TO THE EAST OF THE PROJECT AREA.



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Figure 18
**GENERALIZED EFFECTS OF
 SEA LEVEL RISE**

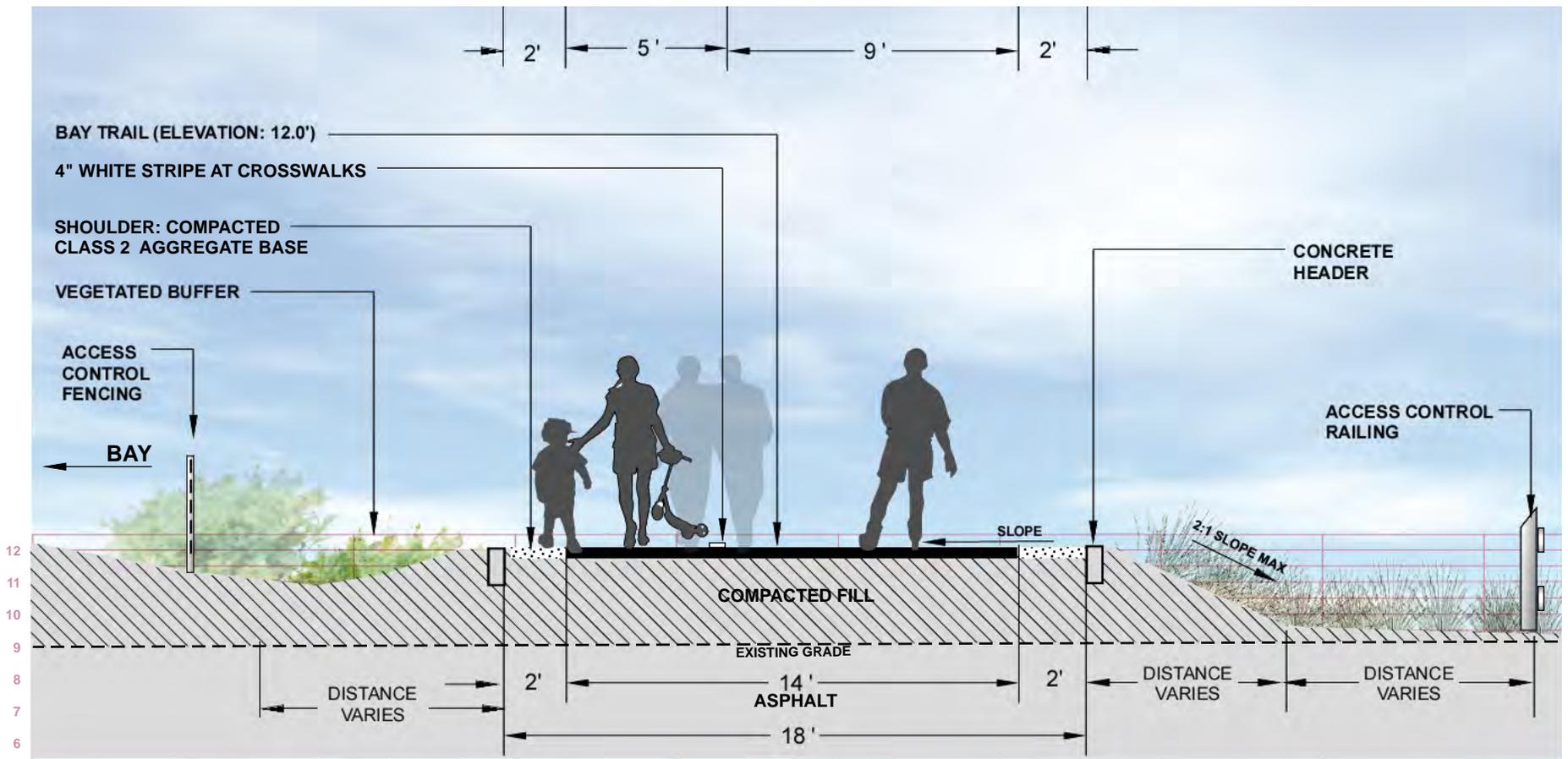


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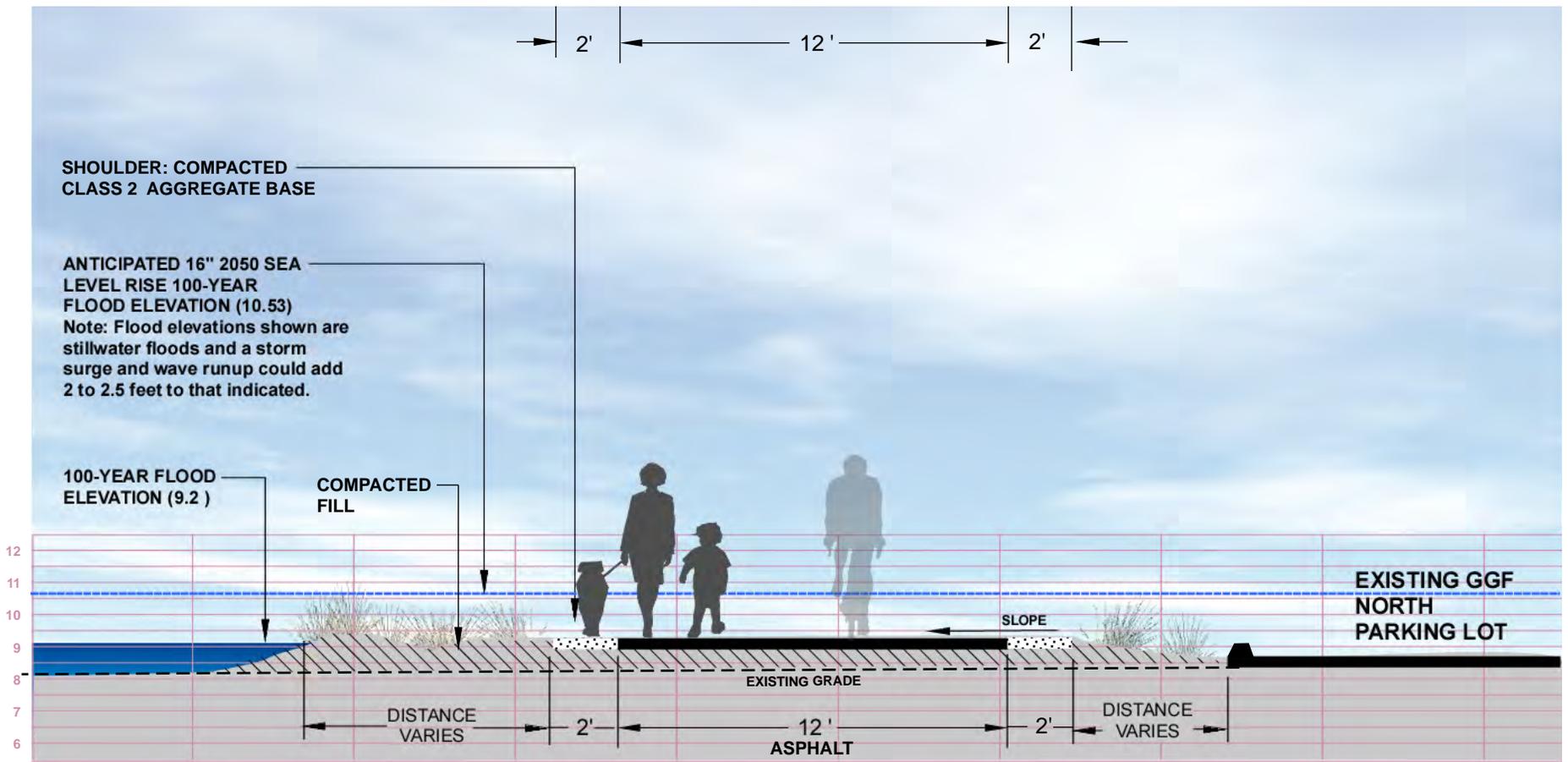
PLAN



SECTION 1
BEACH AREA



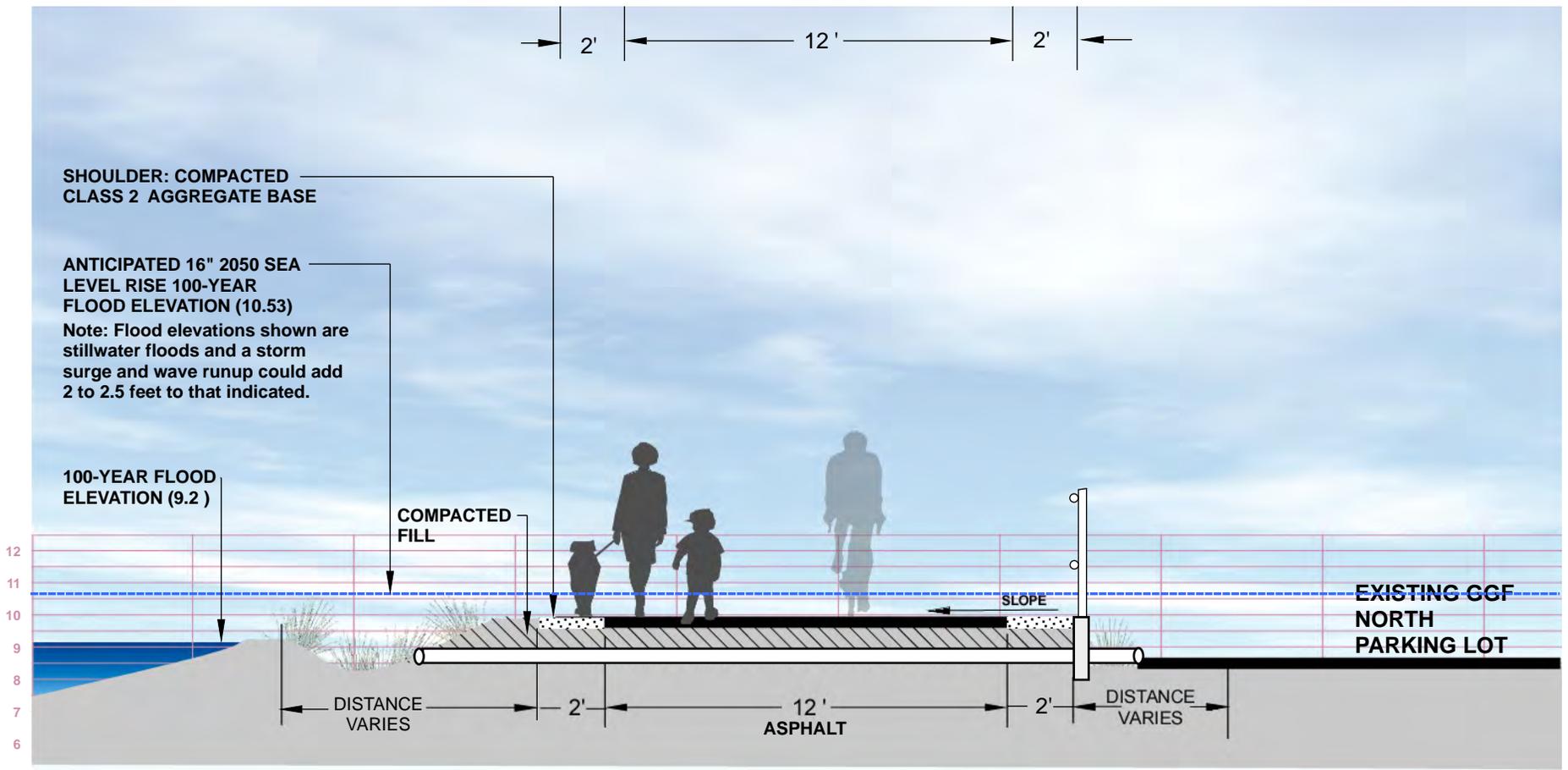
PLAN



SECTION 2
GGF NORTH PARKING LOT: LEVEL



PLAN

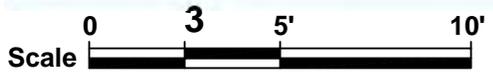
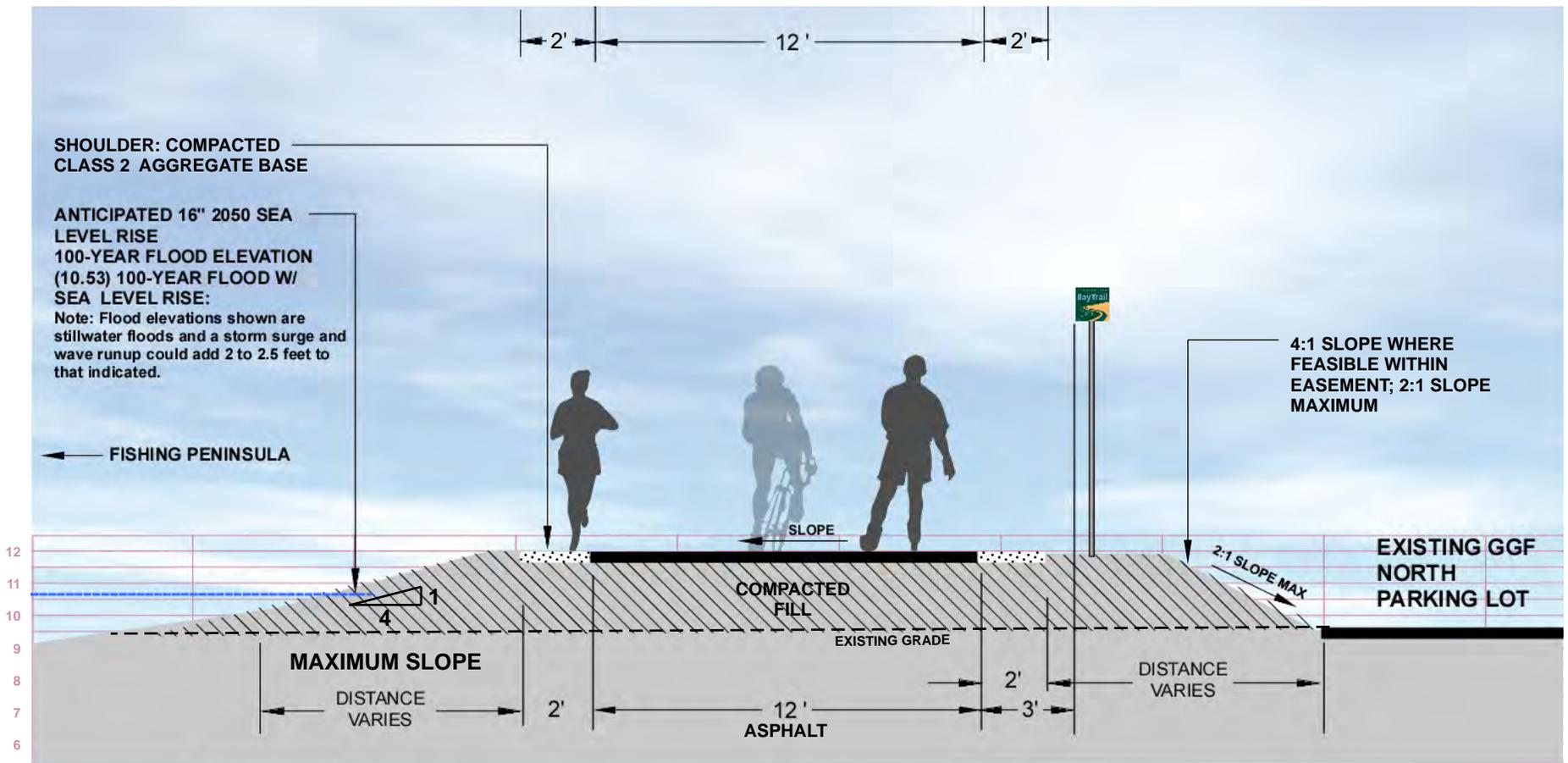


SECTION 3
GGF NORTH PARKING LOT: LEVEL

BCDC DESIGN REVIEW BOARD: 6/5/17



PLAN

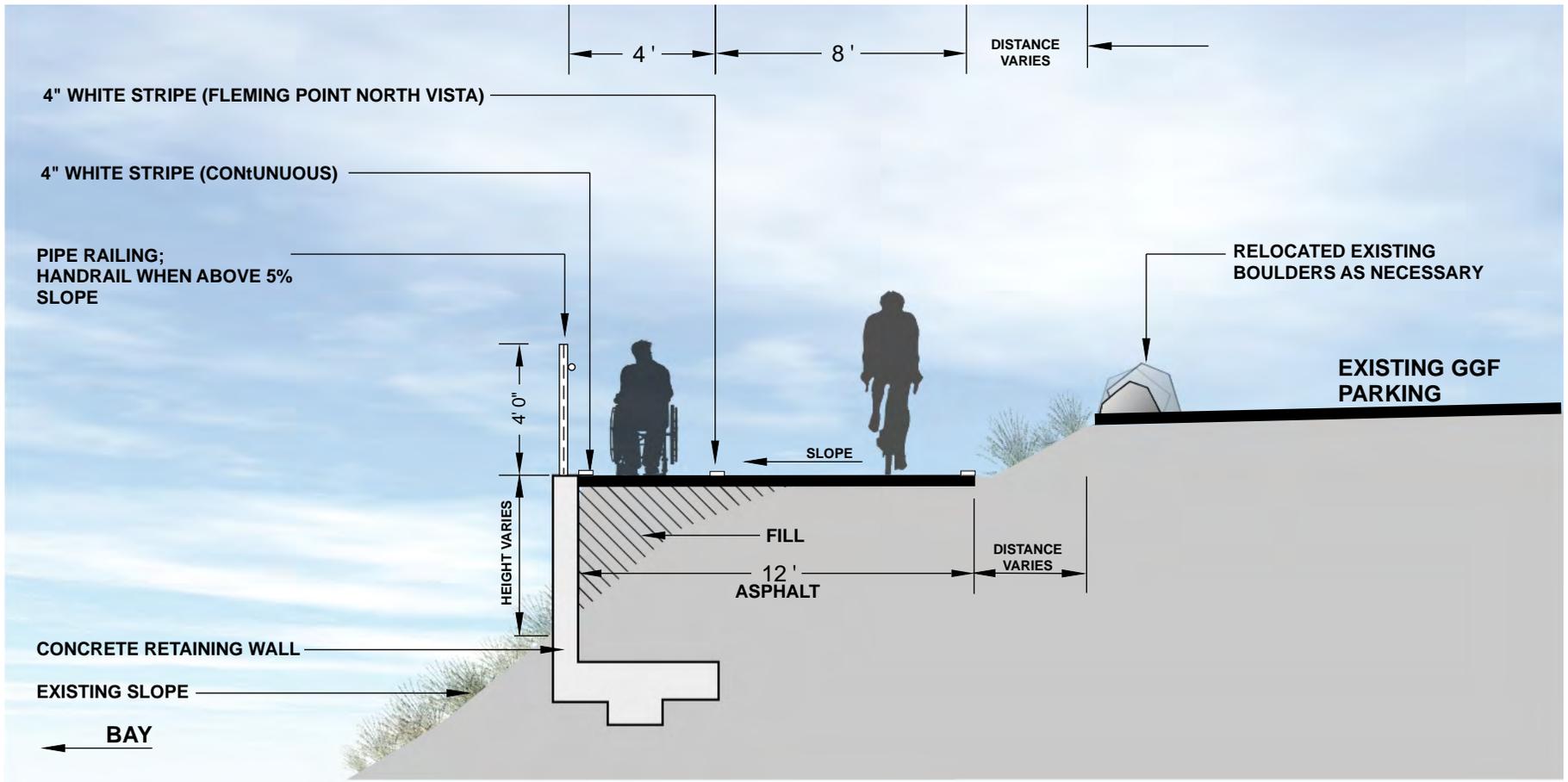


SECTION 4
GGF NORTH PARKING LOT - INCLINE

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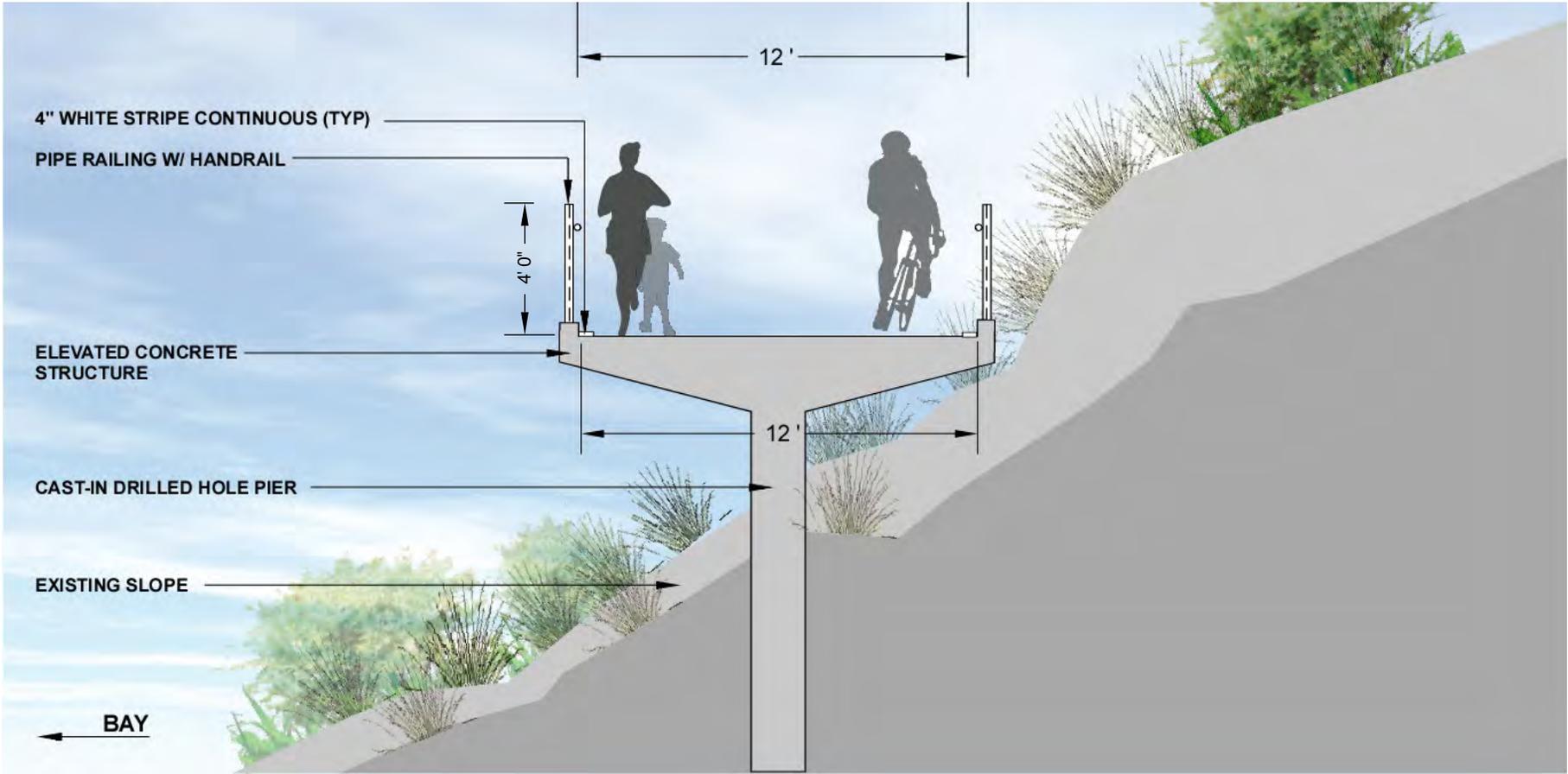
PLAN



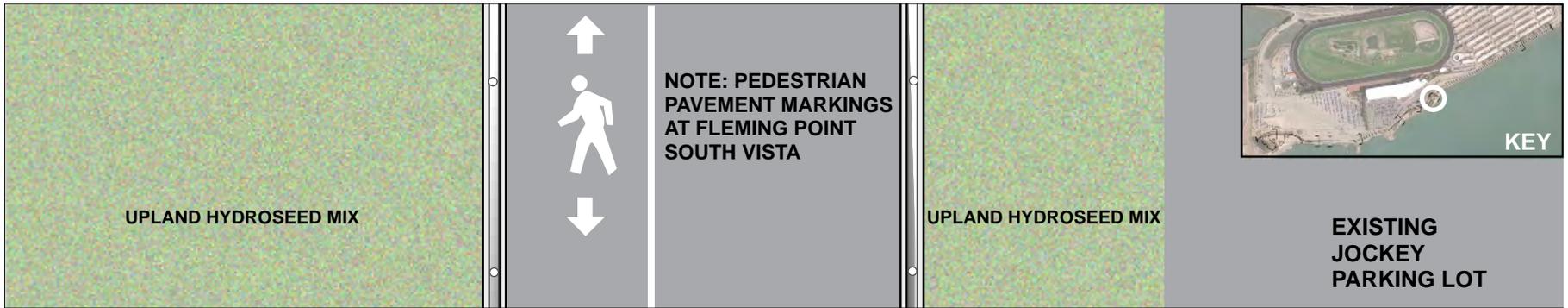
**SECTION 5
CLIFF FACE**



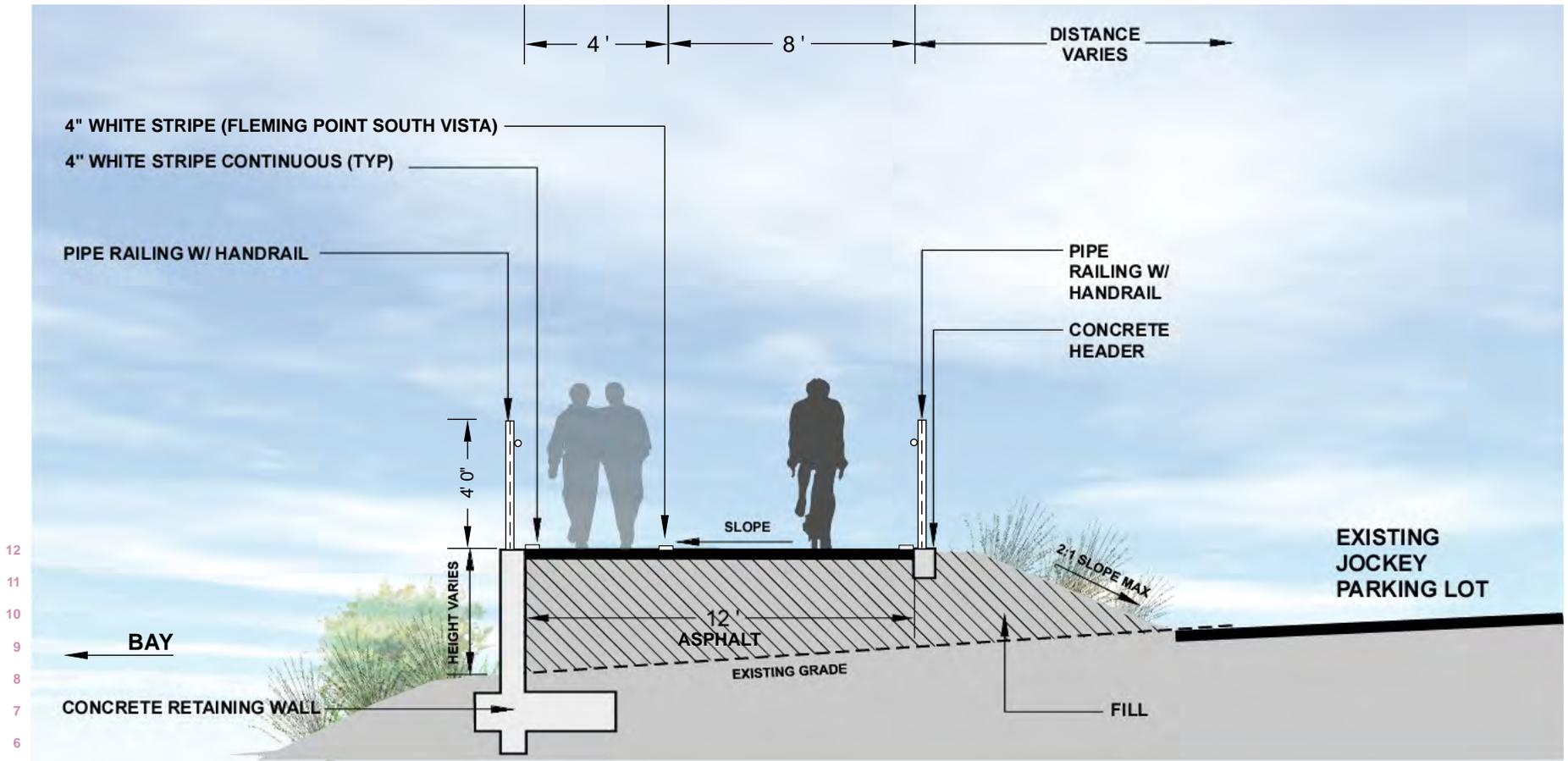
PLAN



SECTION 6
BRIDGE



PLAN

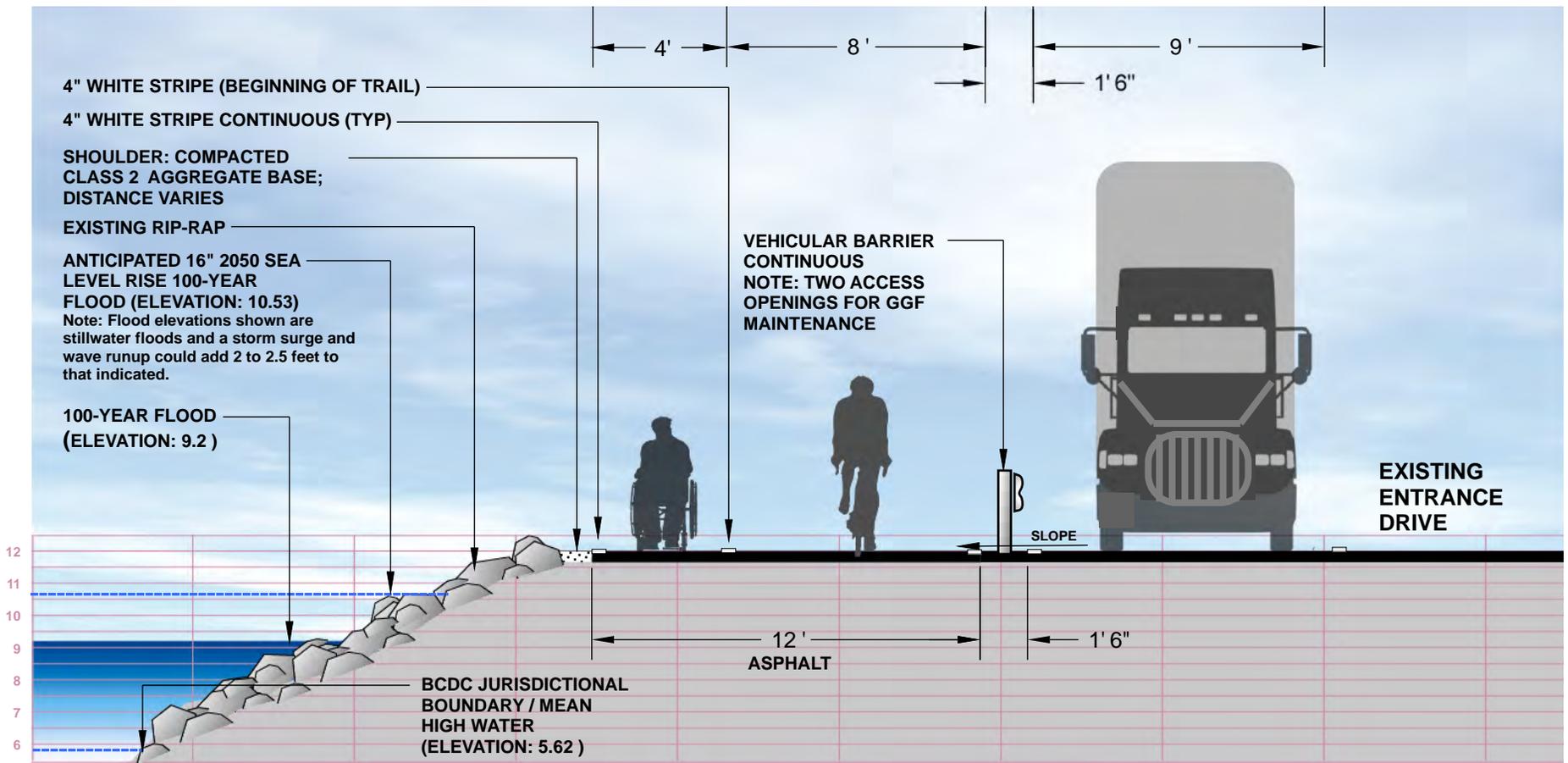


SECTION 7
GGF JOCKEY PARKING LOT

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PLAN



SECTION 8
GGF ENTRANCE DRIVE