

RECENT FURNISHING UPDATE APPROVED THROUGH PLAN REVIEW



BENCHES, PICNIC TABLES, LOUNGE SEATING, ETC.

MOVEABLE TABLES AND CHAIRS

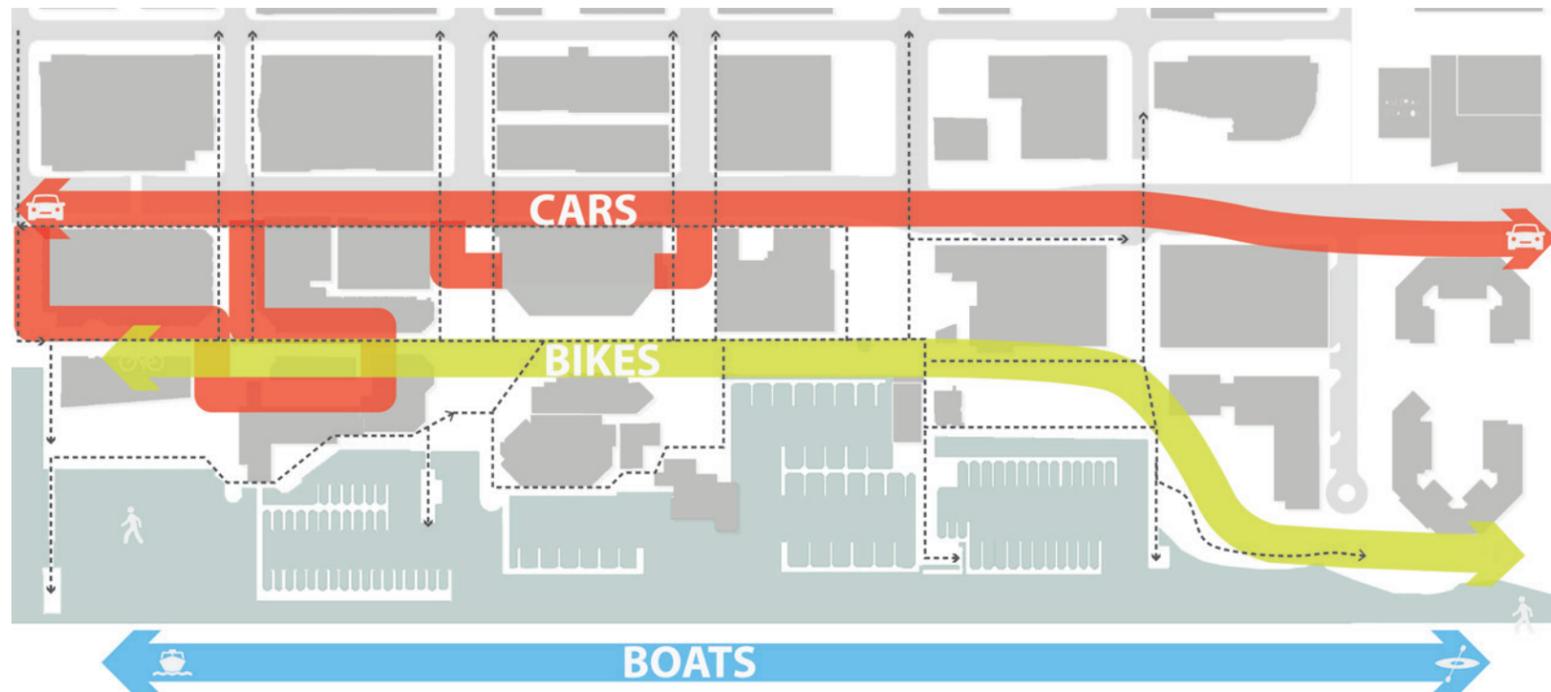
PAINTING OF EXISTING FURNISHINGS (RAILING, BOLLARDS, LIGHT POLES, FLAG POLES, POTS)





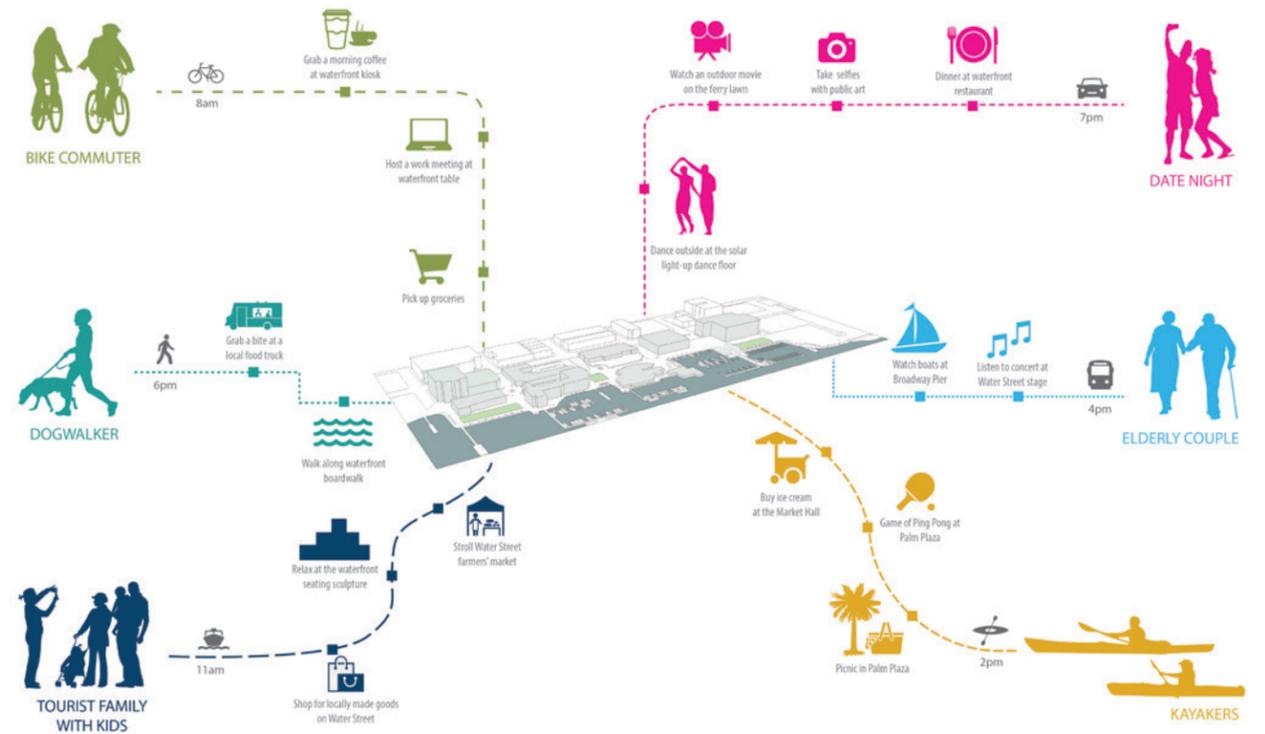
PROGRAM

The Bay Trail runs at the water's edge, but the more natural flow for bicycles is Water Street. The growing use of bicycles for both commuting and recreation requires reconsidering how bicycles move and access Jack London Square.



MOVEMENT

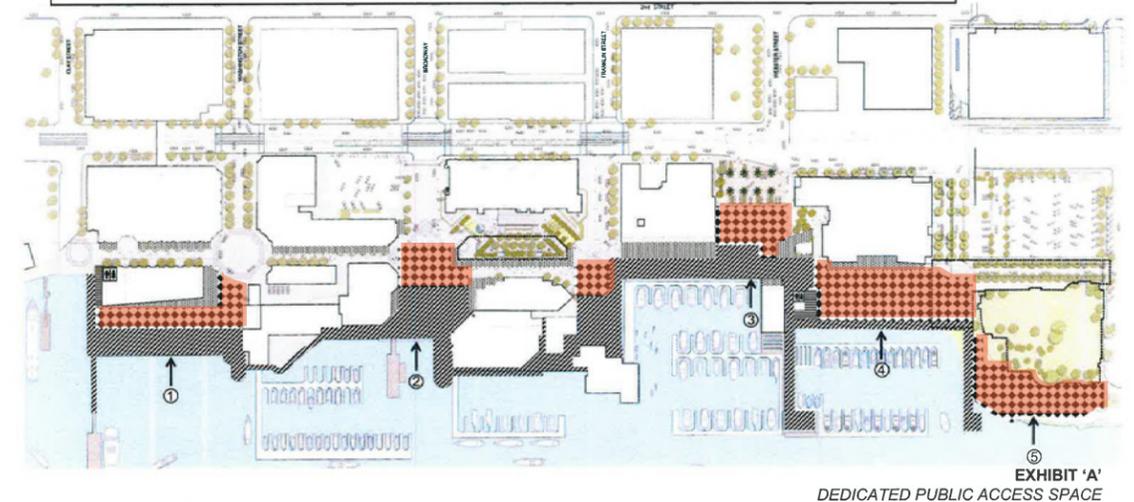
Water street is a central organizing space for Jack London Square functioning like a piazza with lots of restaurants and small shops at its edges. The two ends have different characters: one residential heading towards the end of Alice street and the other a road flanked by offices and hotel.



VISITORS

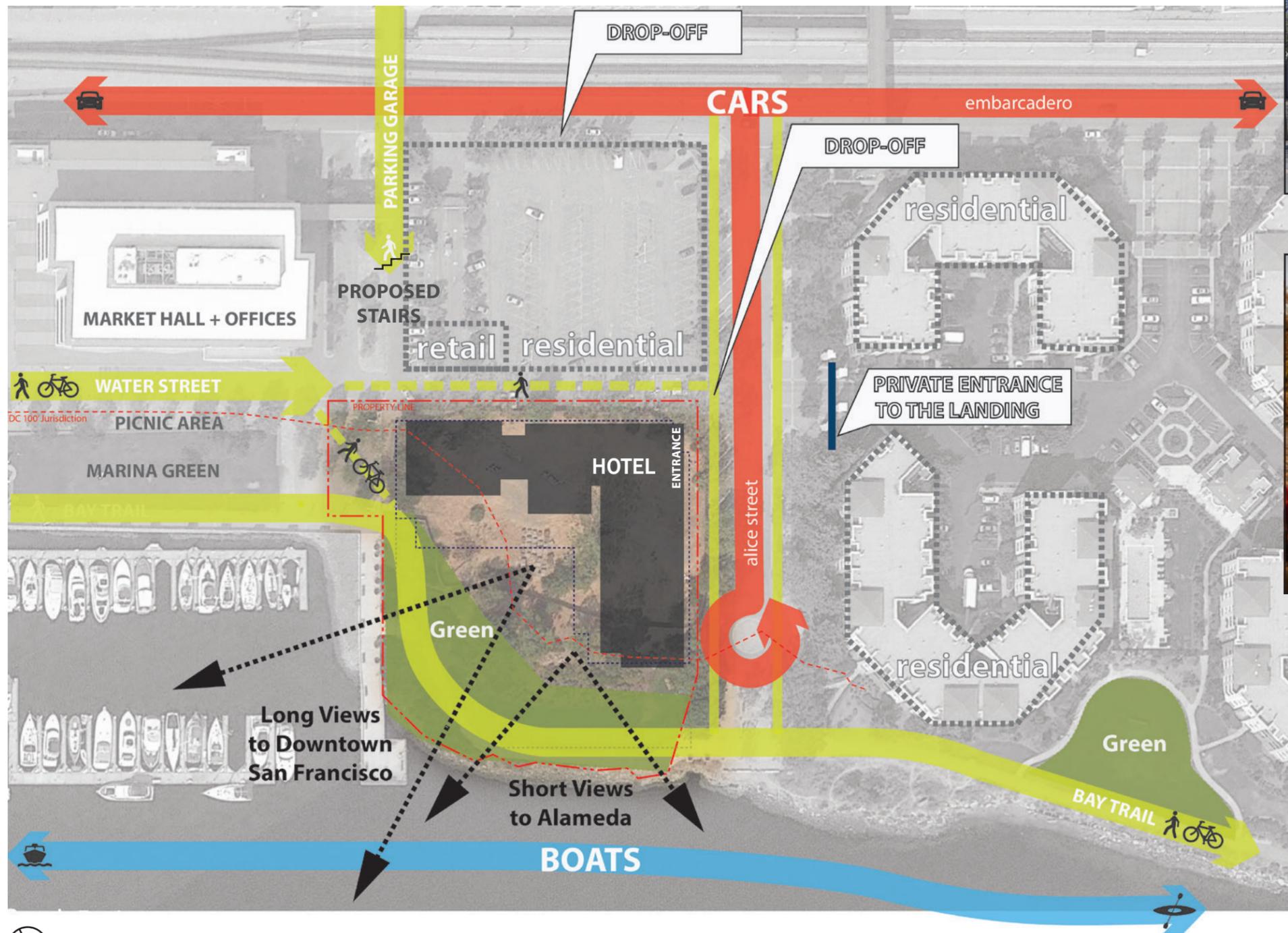
Jack London Square strives to be a public destination known for the variety of activities it offers. One use that has grown recently is workout spaces and group exercise classes.

	Dedicated Public Access Required by BCDC Permit No. 19-85(a)	New Public Open Spaces	
	Dedicated Public Access Required by BCDC Permit No. 03-04	1. Portion of West Green and Foot of Washington	: 13,220 sf
	Outdoor Dining Area	2. Broadway Plaza	: 11,500 sf
	Observation Deck	3. Jack London Plaza	: 16,152 sf
	Proposed Improvements	4. East Green	: 41,900 sf
	Public Restrooms	5. Estuary Green	: 27,080 sf

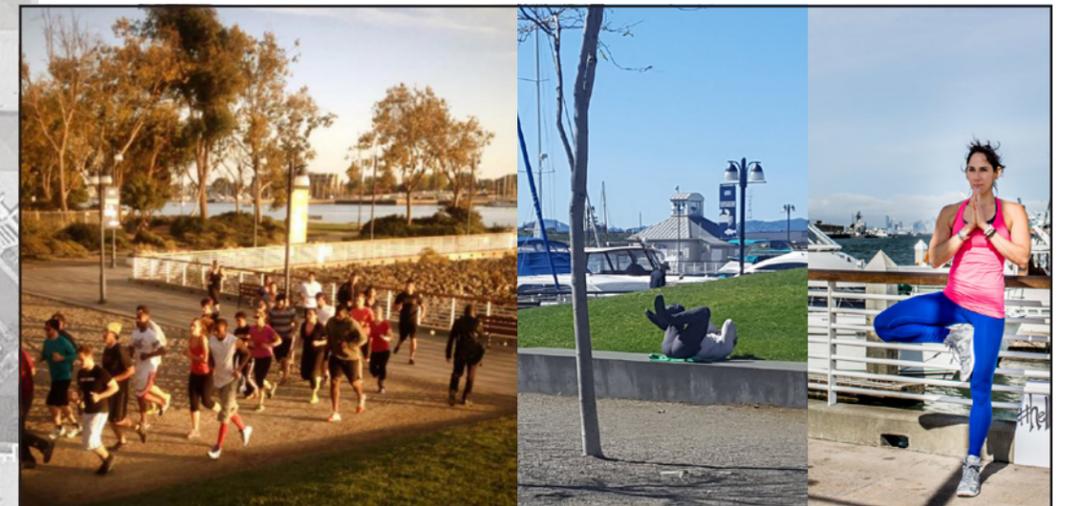


WATERFRONT OPEN SPACE AREAS

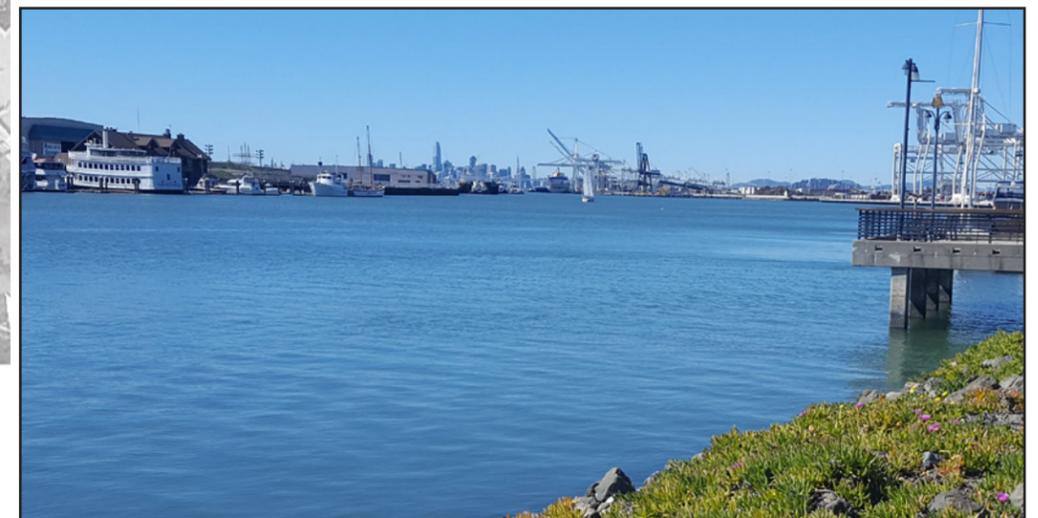
Jack London Square provides a variety of public access areas including plazas and open lawn areas.



Desire line for bikes and pedestrians

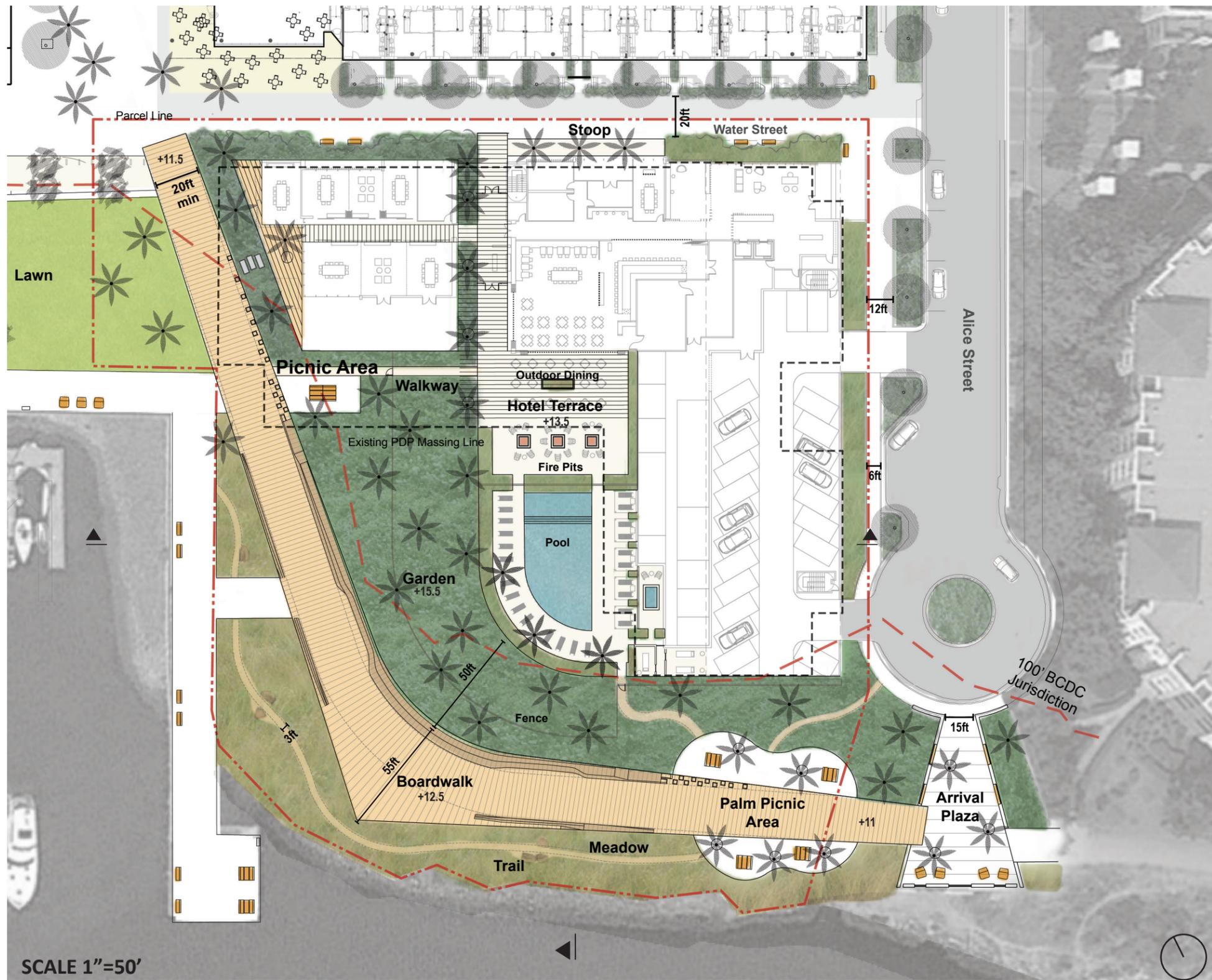


Fitness and exercise are increasing at Jack London Square



Short views to Alameda and long views to San Francisco





The proposed F3 landscape design integrates more than 27,000 square feet of public open space and a new boutique hotel environment into a simple parti which serves both. Program needs are separated into terraces with distinct characters that divide and connect elements. An iconic boardwalk element extends a clear invitation to water street visitors to link to the Bay Trail. The slightly elevated walk and grassland meadow suggest a more ecological environment and connect to the adjacent historic landscapes in this area. The boardwalk element is further refined with retaining walls, seating, and other furniture scale structures for fitness, play, and relaxation. A palm garden connects to the existing palms of Jack London Square and Estuary Park as well as providing a fantastic backdrop for the boutique hotel pool terrace. The pool terrace is an elegant blend of the pool, fire pits, spa elements, a lounge area connecting to the interior program of the hotel. Planting augments and softens the terrace and provides a setting for the entire hotel. Water street shifts to a garden alley character, allowing access for emergency vehicles, but is heavily planted on either side. The pool terrace landscape reappears on Water Street inviting the public to the restaurant and activating water street with a large stoop. At the corner of Harrison and Water Street planting has been maximized to soften the vast areas of pavement at Jack London Square and to begin the transformation from a plaza into a park environment at this important intersection. The Alice Streetscape integrates a heavily planted sidewalk along the hotel that leads to a new pocket park at the waterfront. This plaza integrates with the boardwalk and provides public seating and art under a palm canopy. Like a lenticular, viewed from one direction the landscape appears to be a wonderful boutique hotel and viewed from another direction the landscape suggests a boardwalk through a sensitive ecology.



0 50FT 150FT

CIM

DESIGN REVIEW BOARD | JUNE 11, 2018
 Jack London Square - Parcel F3
 CIM Group

SITE PLAN
 06 - 11 - 2018
 F3: 2017011

L5.0

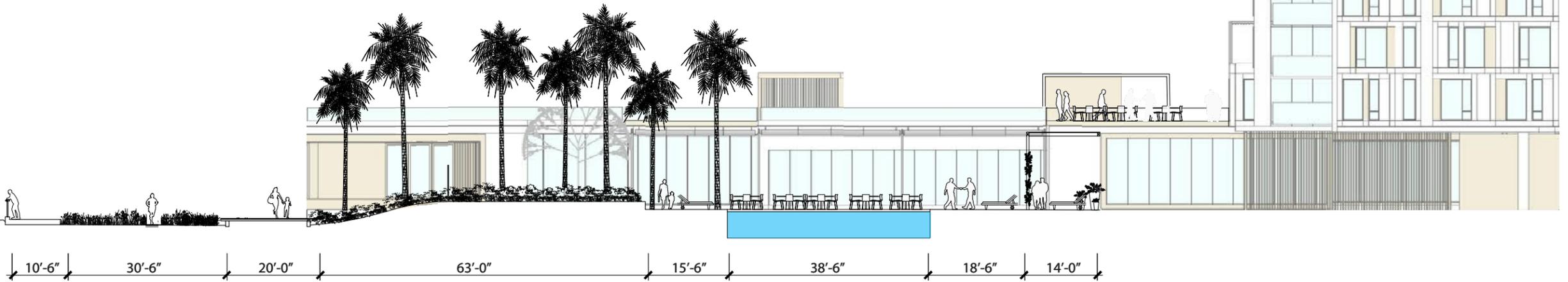


Key

Marina

ToB +11

Public Access Area



Meadow Trail

Boardwalk
(Public Access Path)
Bay Trail (Varies 20ft min)

Palm Garden
Fence for pool located within
planting area

Pool
Outdoor Seating Beyond

Cabanas
Roof Top Bar Beyond

Hotel

SCALE 1"=20'



Estuary



Meadow



Boardwalk Bay Trail



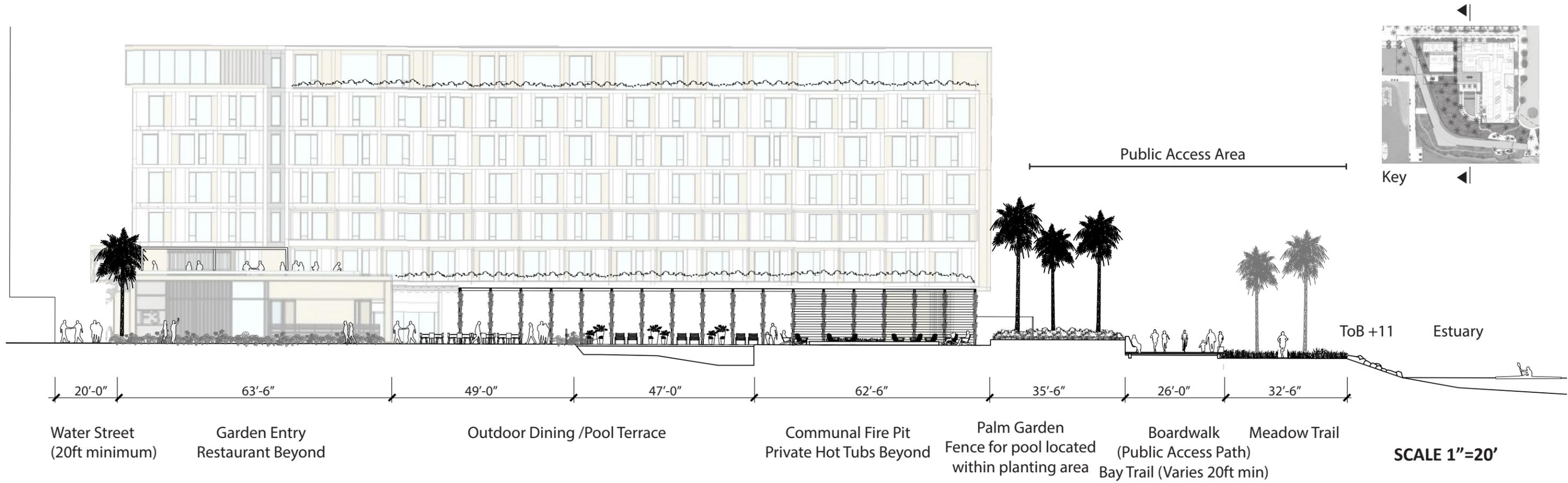
Communal Seating and Fitness



Palm Garden



Hotel Pool Terrace



Water Street Lighting

Water Street Greening

Hotel Terrace

Fire Pits

Palm Garden

Native Grasses

Estuary



SQUAT



CORE

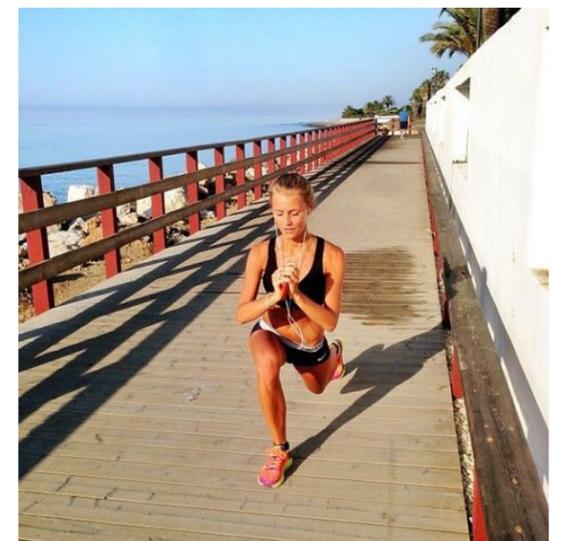
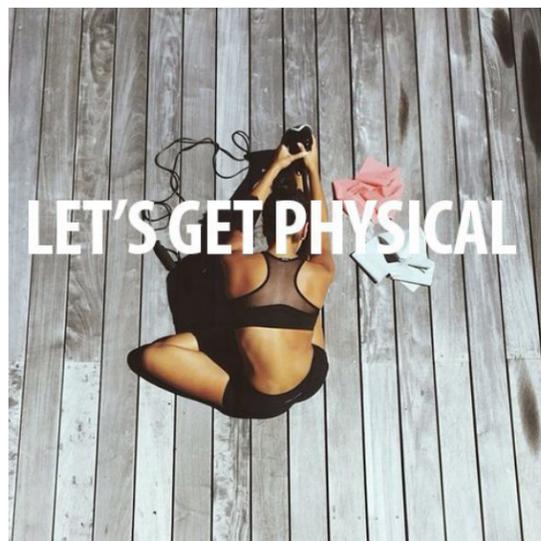
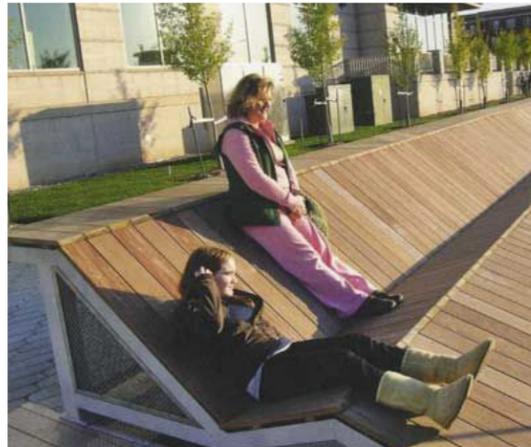


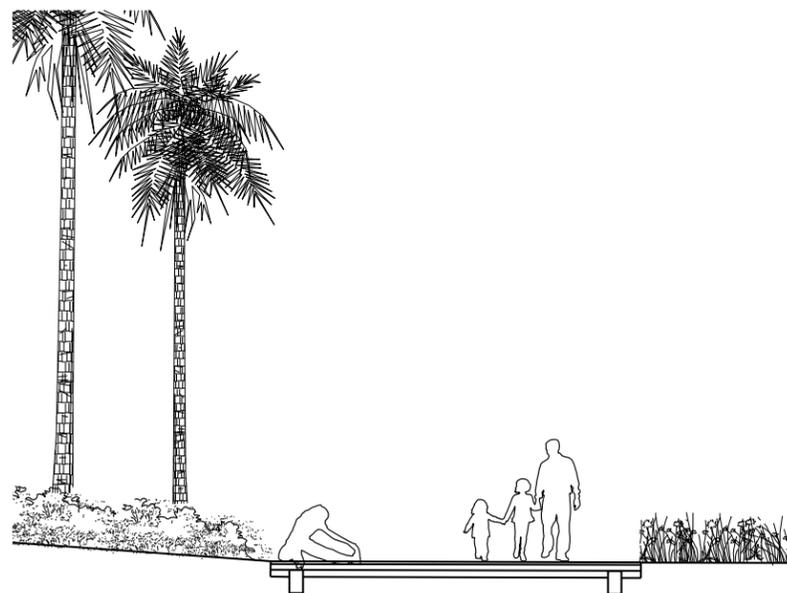
LUNGE

PUSH

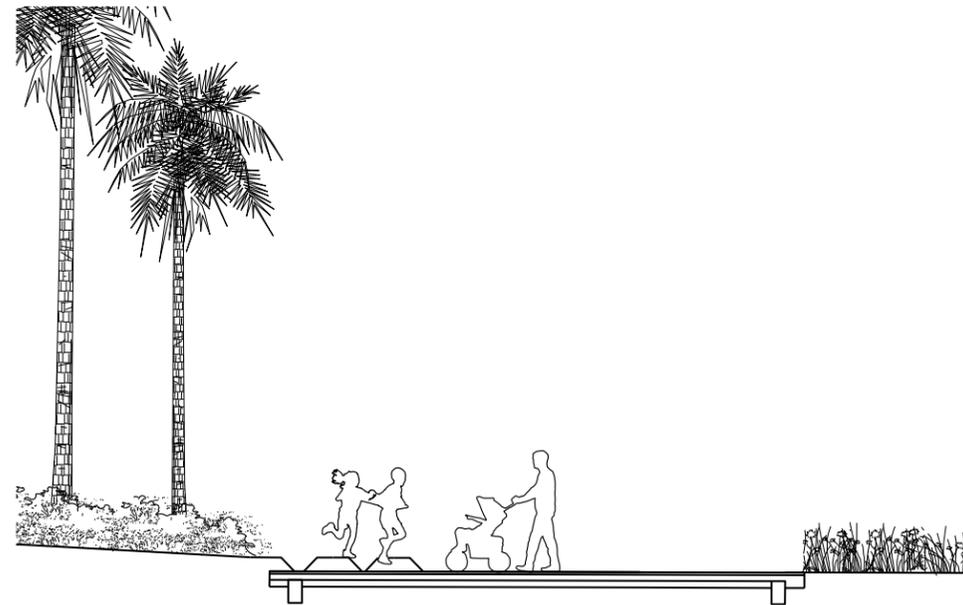


STRETCH

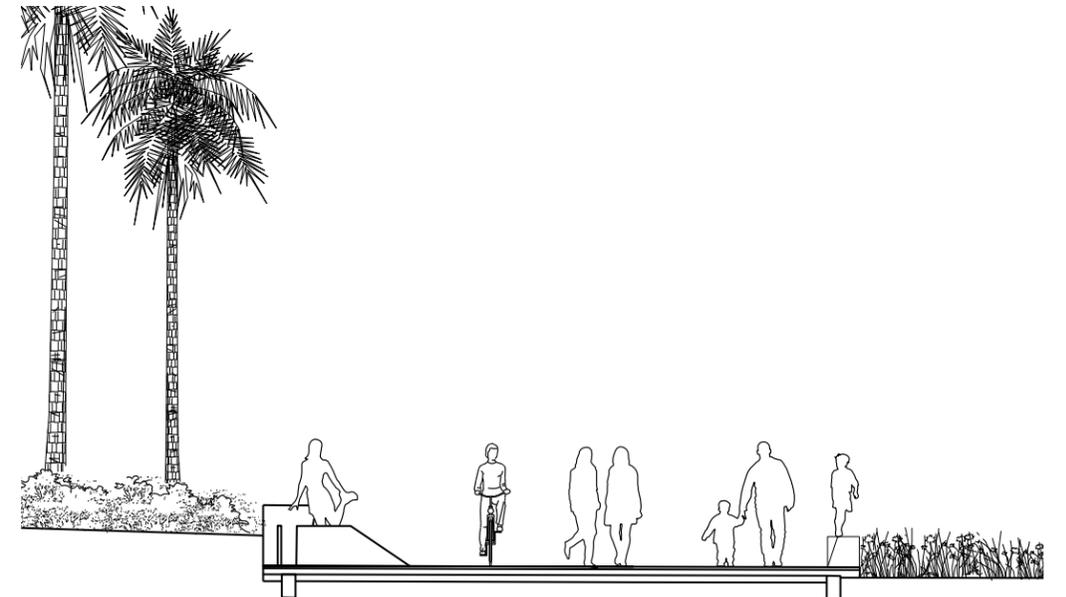




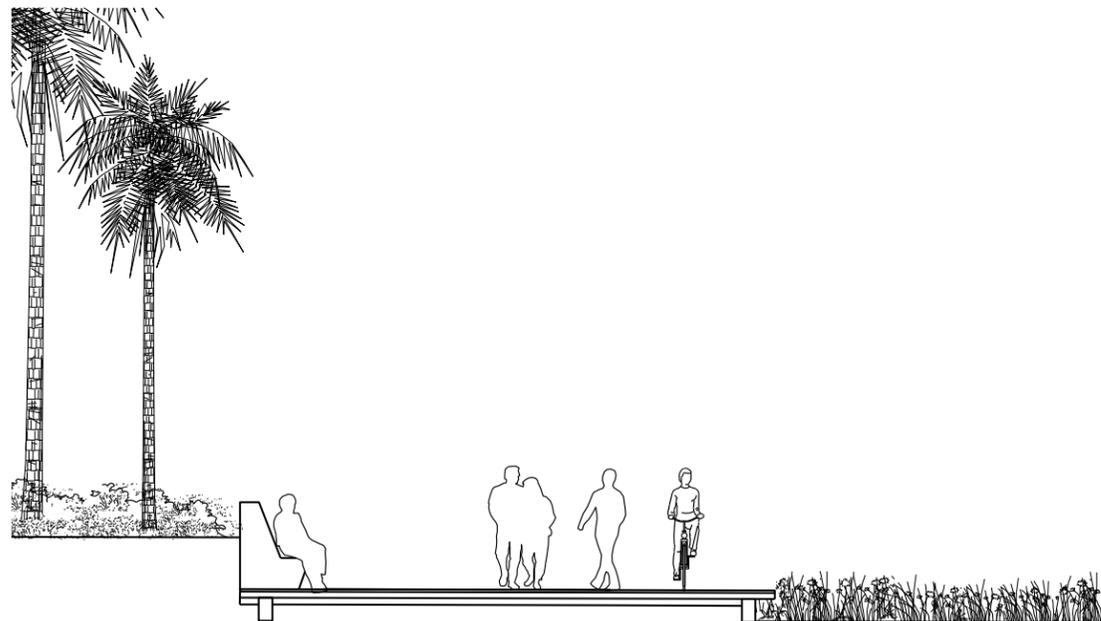
SECTION A
4' 12' 4'
Bay Trail



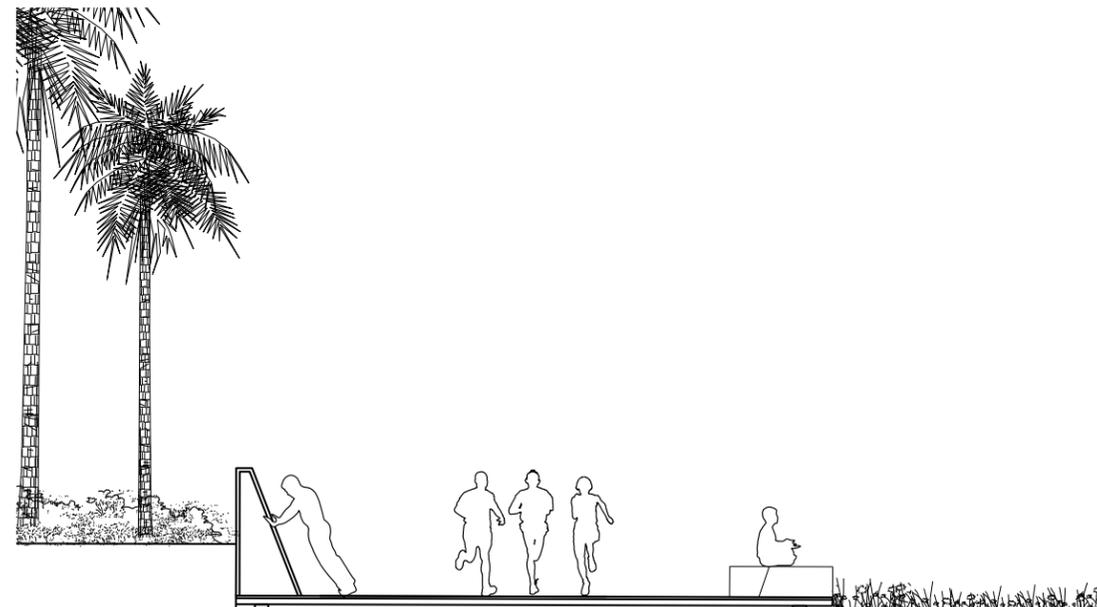
SECTION B
8' 4' 12' 4'
Multi-Use Bay Trail



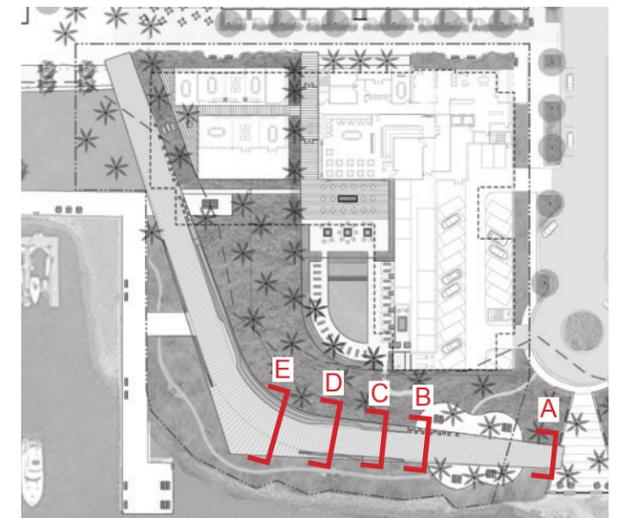
SECTION C
8' 4' 12' 4' 3'
Multi-Use Bay Trail Multi-Use



SECTION D
8' 4' 12' 4'
Multi-Use Bay Trail



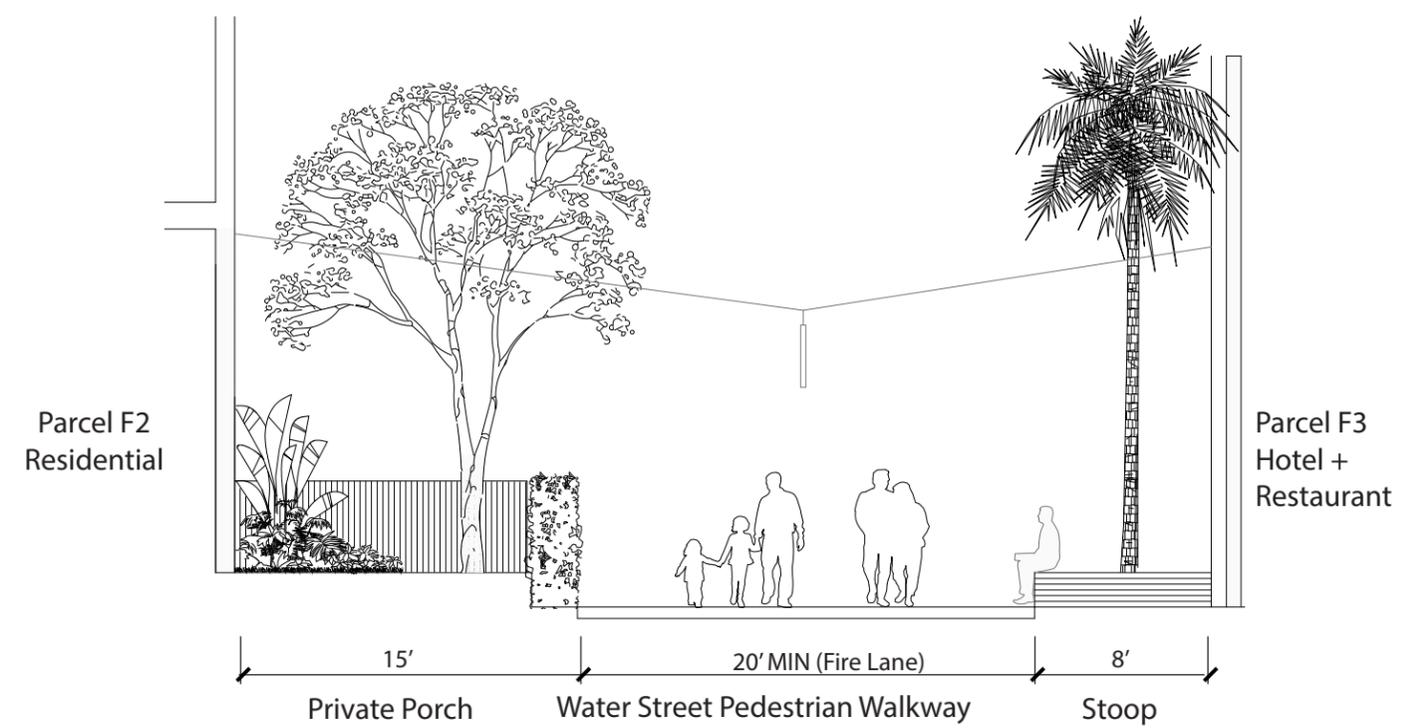
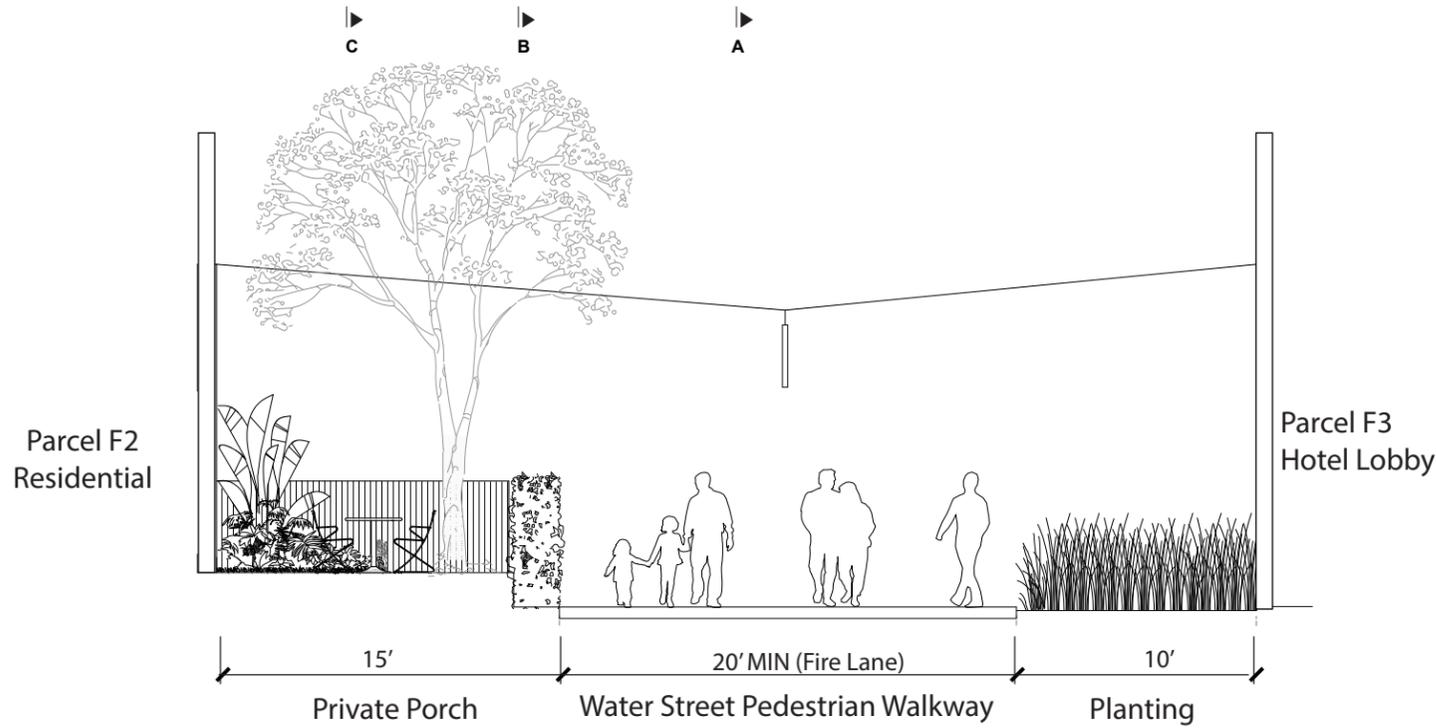
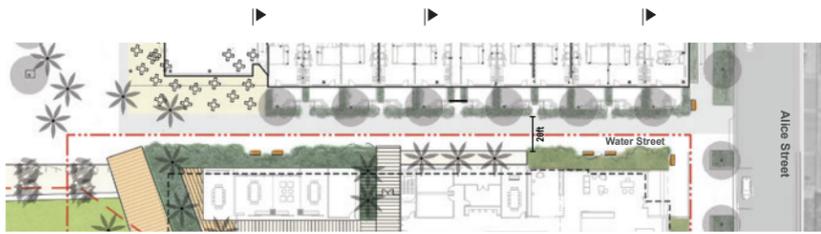
SECTION E
6' 4' 12' 6' 5'
Multi-Use Bay Trail Multi-Use



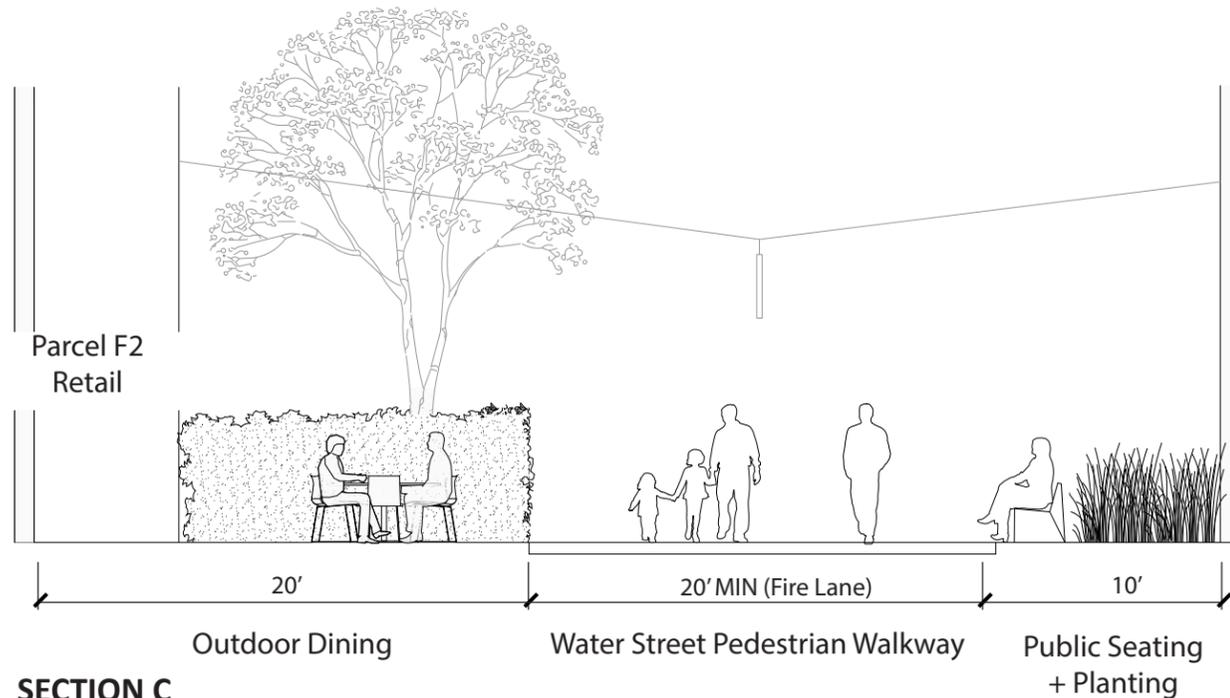
SCALE 1/8"=1'

BOARDWALK TRAIL COMPLIES WITH CURRENT BAY TRAIL DESIGN STANDARDS (MIN OF 18' CLEAR AREA) AND BCDC REQUIREMENTS FOR 20' WIDE FESTIVAL ZONE





SECTION A



SECTION C

SECTION B

Water street is designed as a garden alley. It provides 20 foot clear access for emergency vehicles, but is also heavily planted on either side. The pool terrace landscape reappears on Water Street inviting the public in to the restaurant while also activating water street with a large stoop. Colorful, iconic public benches extend to Alice Street, extending the character of Jack London Square and inviting people to walk through the space.



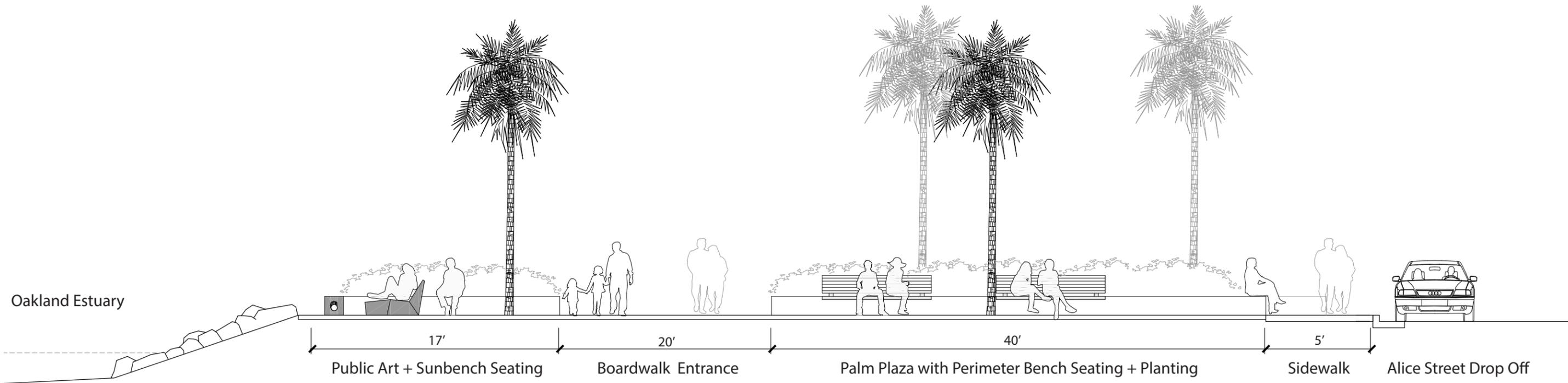
Catenary Lighting



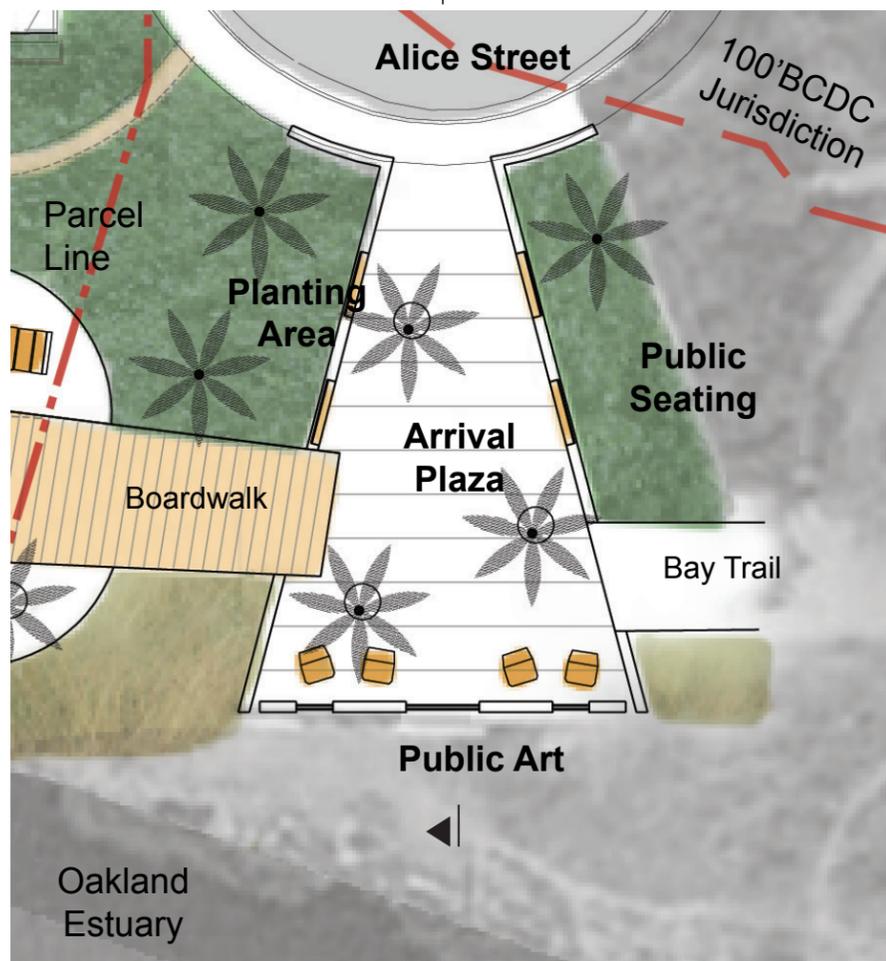
Garden Planting



Seating Signals Public Area



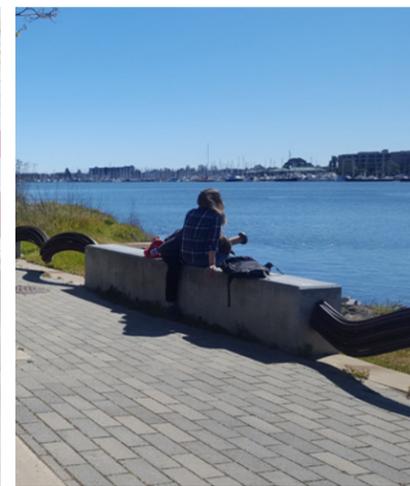
SCALE 1/8"=1'



SCALE 1"=20'



Sunbench Seating



Existing Public Art



Perimeter Bench + Planting

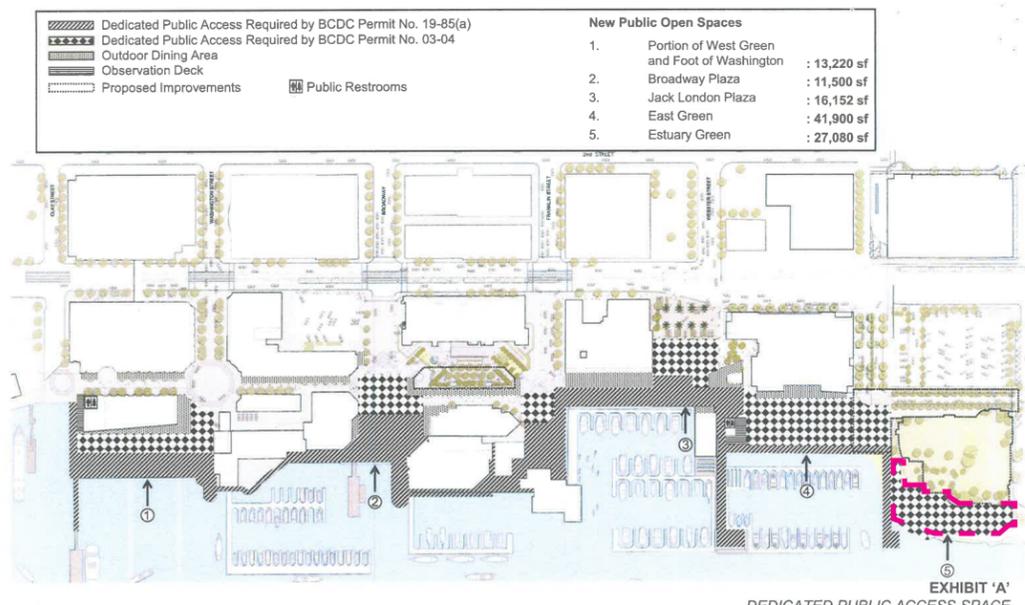


Palm Trees + Lighting



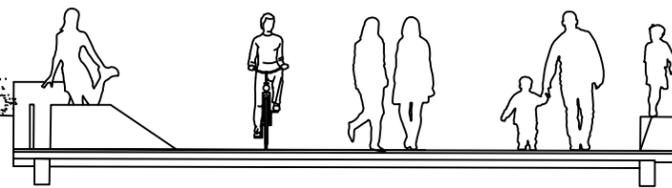
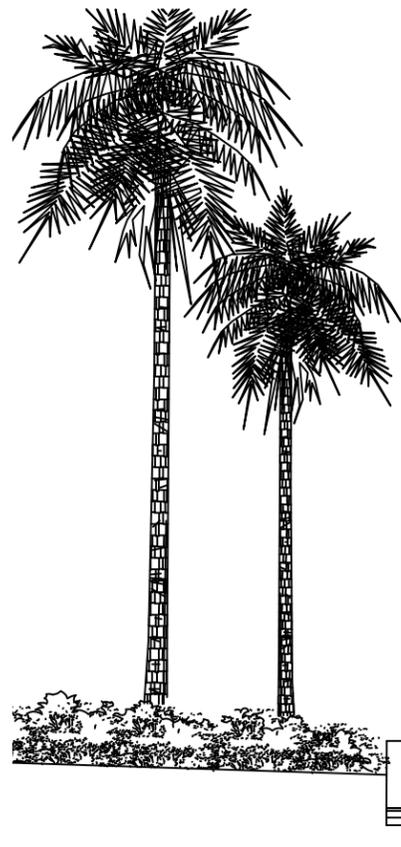
Palm Trees already form a significant identity at Jack London Square and along the Oakland Estuary. Formal palm bosques as well as natural groves at the edges of Estuary Park are existing planting features that scale the open space both from land and when viewed from water. An element of boutique hotel fantasy with palm trees surrounding the pool easily coexists with this existing vernacular. Coastal grasslands which evoke the flow of water and more natural coastal environments will form a meadow.



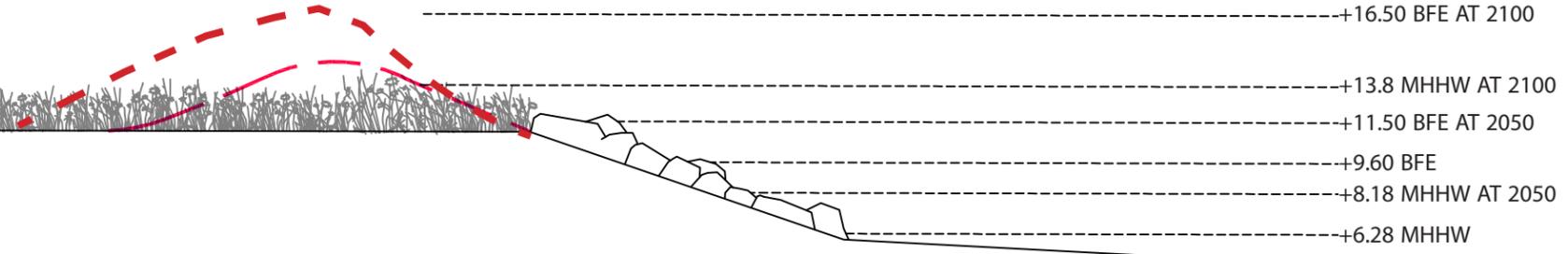


- - - **Estuary Green Permit 03-04 Permitted - Dedicated Public Access 27,000 SF**
- - - - - **Alice Street Permit 08-94 Dedicated Public Access ~13,918 SF**
- - - - - **Estuary Green Permit 03-04 Proposed- Dedicated Public Access ~27,000 SF**
- Total Combined Dedicated Public Access ~40,918 SF**

SCALE 1"=40'



Possible Berming for Adaptation



- Meets High Emissions standard for Medium to High Risk at 2050 and is adaptable to 2100
- Boardwalks and wood material are recommended in Bay Trail Guidelines for areas at risk for SLR

SECTION | Sea Level Rise Adaptation (NADV88 - ft)

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