

WATERFRONT PLAZA & PROMENADE

DRB REVIEW EXHIBITS



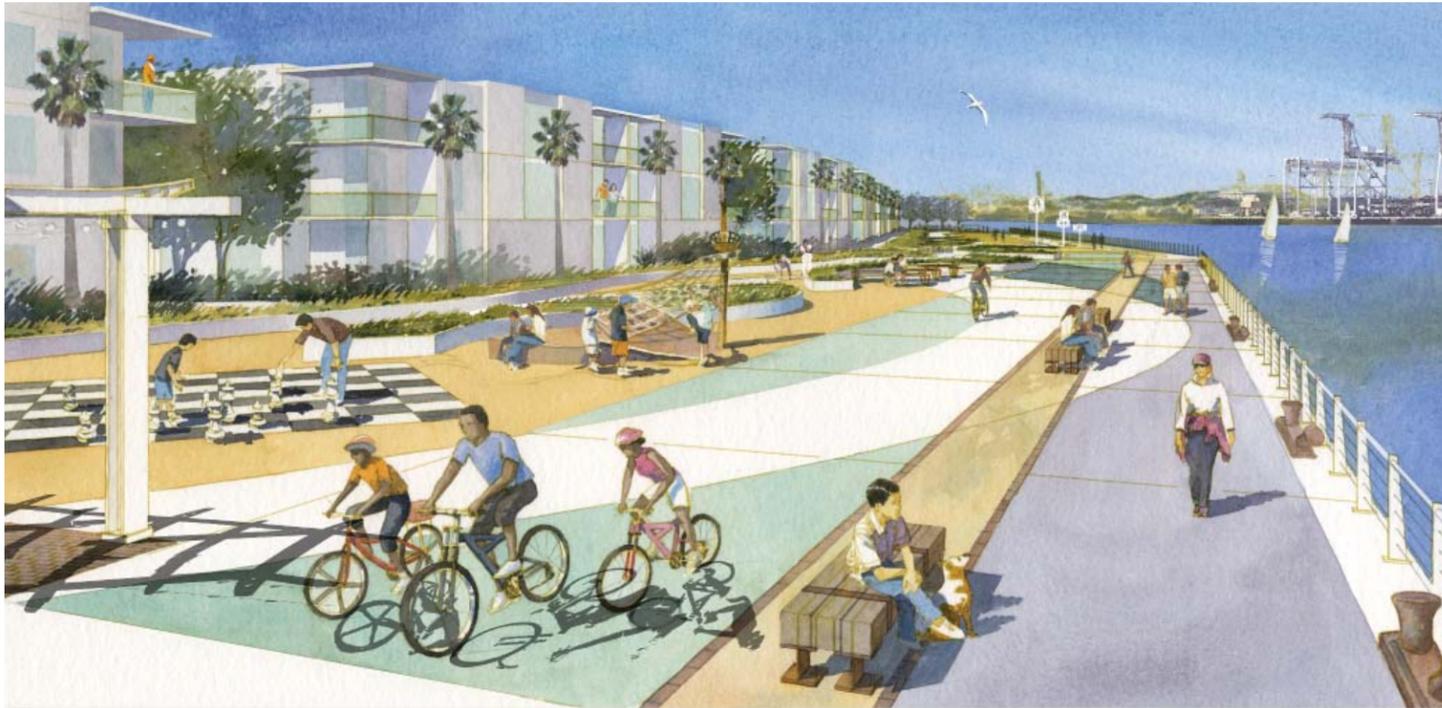
ALAMEDA LANDING
Alameda, California
BCDC DRB
July 9, 2018



The plaza & promenade provide an inviting gateway for residents and visitors to Alameda Landing's waterfront experience



5th Street terminates at the waterfront plaza, framing the view of Oakland's Broadway Skyline and Jack London Square



The promenade offers a quarter-mile of public access and recreation along the Alameda/Oakland Estuary

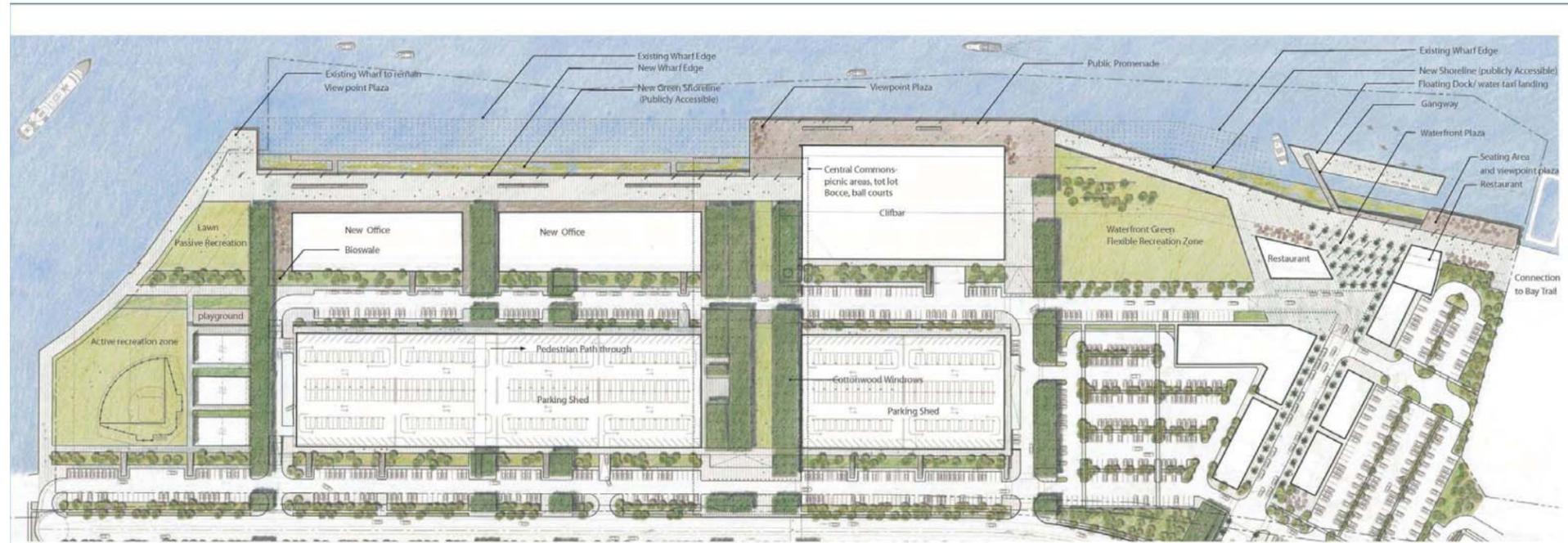


The promenade park features expansive views of the estuary and beyond and provides a variety of activities for all ages



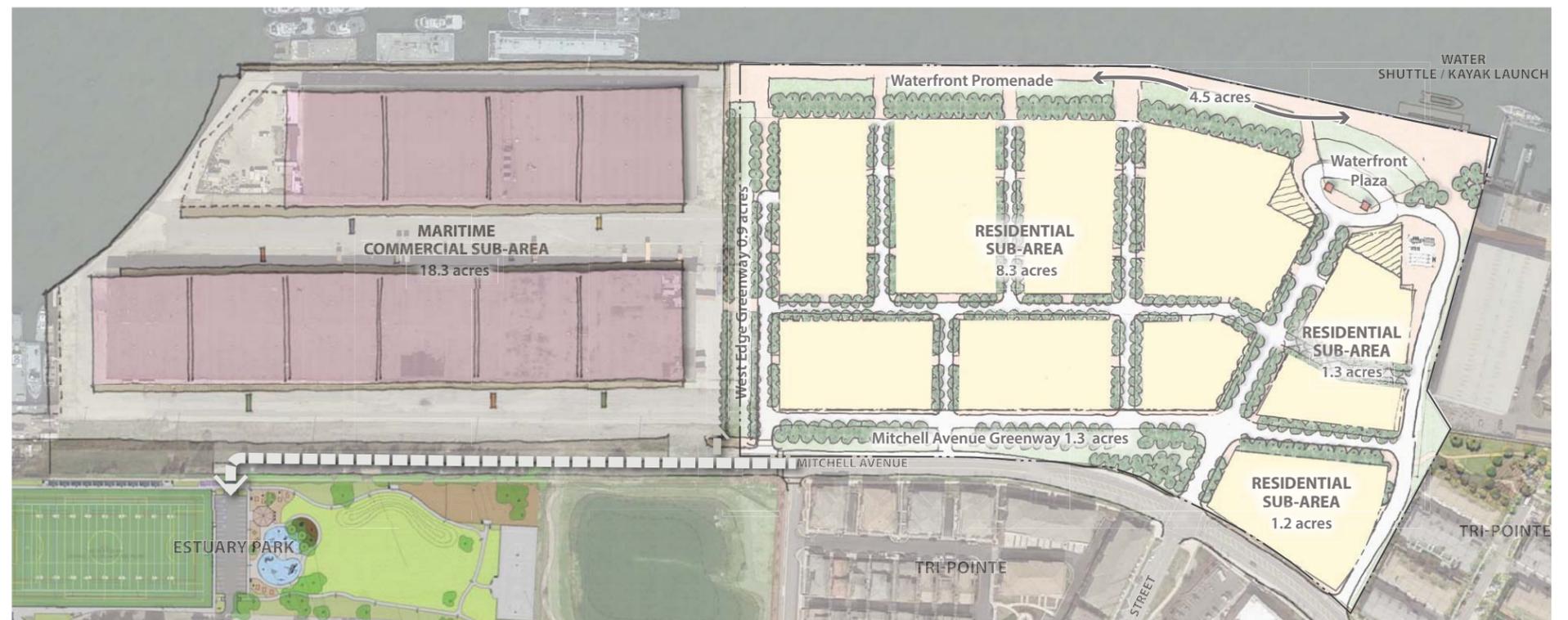
Alameda FISC Reuse Context:

- 218-acre Naval Supply Base Decommissioned in 1997
- Overall Property Conveyed to City of Alameda in 2000
- Catellus Master Plan 2007
- Bayport Alameda Housing Completed 2008
- Alameda Landing Retail Completed 2013
- Alameda Landing (TRI Pointe) Residential Substantially Complete 2017
- Master Plan Amendment 2017



Waterfront Development Plan - 2007

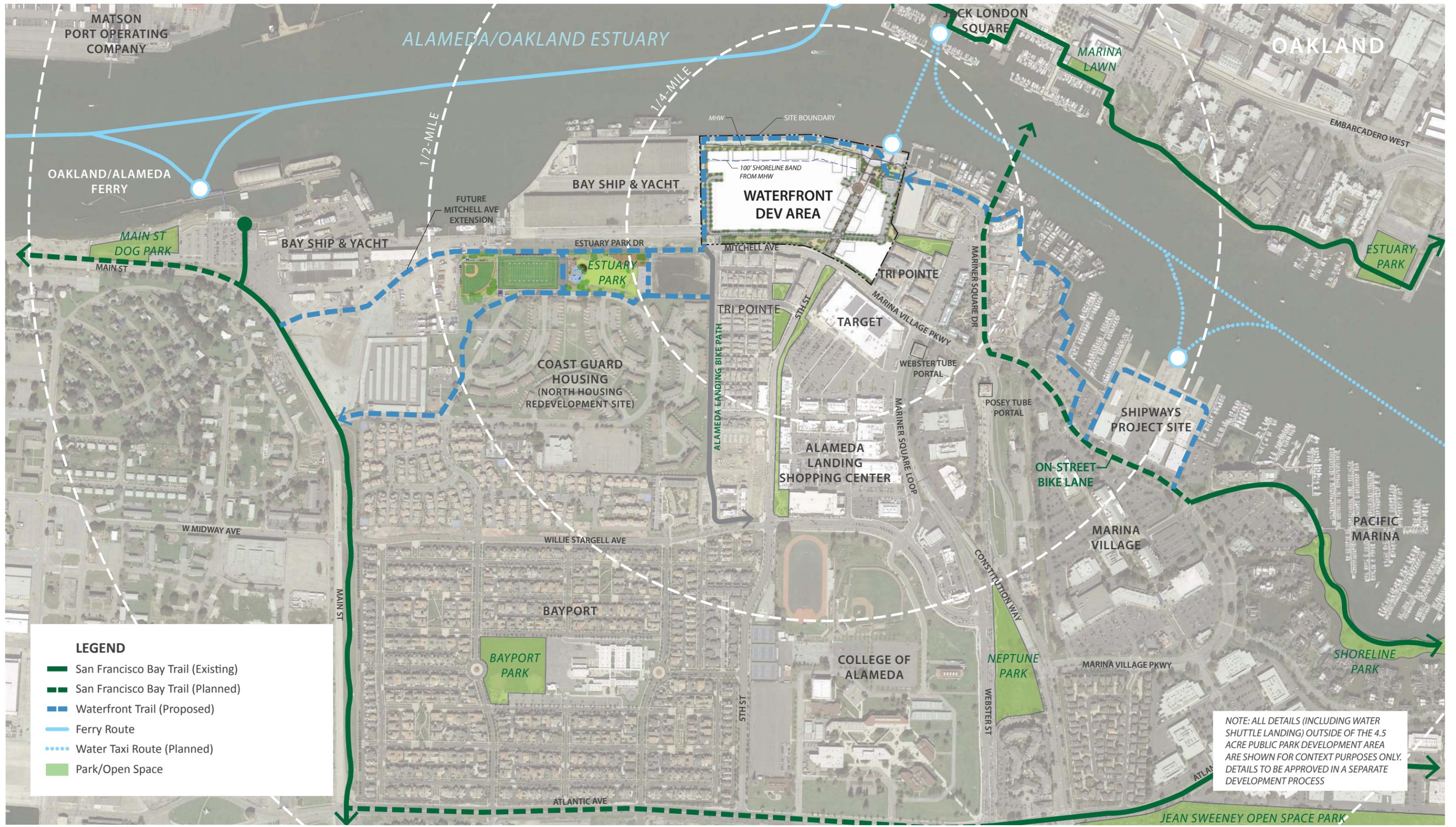
- Office and Commercial/Retail Based Plan
- 5th Street Extension to Waterfront Plaza
- Waterfront open space and park with significant portions of existing wharf (over water) removed

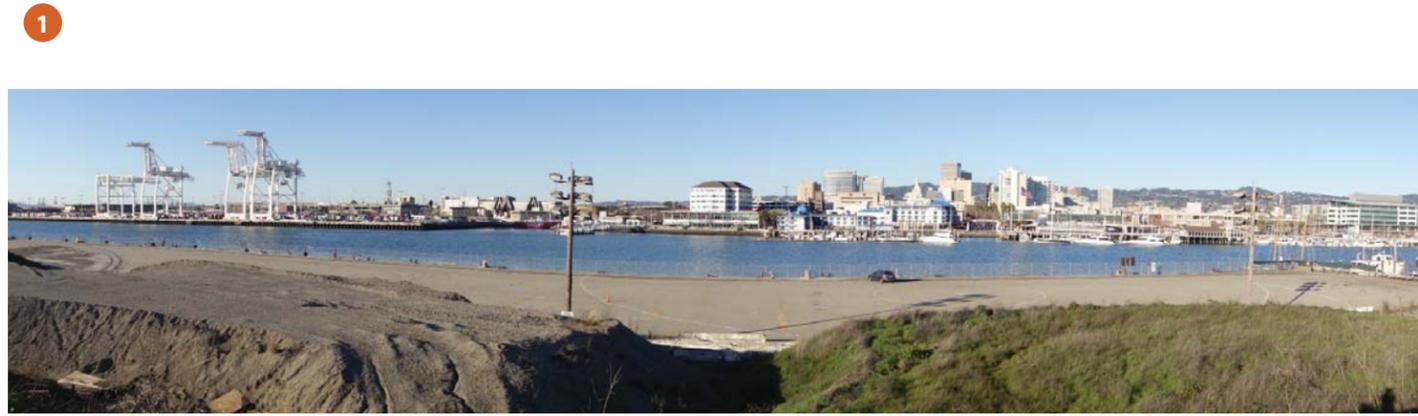


Waterfront Master Plan - Approved 2017

- Maritime Commercial and Residential Based Plan with Commercial Inclusion at Waterfront Plaza
- 5th Street Extension to Waterfront Plaza/Park (4.5 ac) with Public Access also Provided along West Edge Greenway
- Waterfront Plaza/Park over Existing Wharf









KEY APPROVAL COMPONENTS

Residential Sub-Areas:

1. Trip cap will guide overall product mix and unit count (not to exceed 400 du)
2. At least 15% of all units will be universally designed
3. No more than 30% of all units will be single family
4. Commercial/Retail along 5th Street Corridor/Waterfront Plaza (5,000 sf min)
5. 4.5-acre waterfront plaza/promenade
6. Public water shuttle landing
7. Minimum 50' wide buffer area along western edge view corridor

8. 1.3-acre greenway along Mitchell Avenue
9. 75' wide view corridor along 5th Street
10. Buildings 5 stories max, may exceed if include ground-floor commercial
11. 5th Street to include 2 travel lanes, 2 bicycle lanes, 2 on-street parking lanes, and space for water shuttle drop-off and kayak launch staging
12. Access for future bike, pedestrian, and/or transit tube or bridge to Oakland within public rights-of-way along 5th Street and buffer corridors
13. Vehicle and pedestrian access to Estuary Park

APPROVED 2017 MASTER PLAN AMENDMENT

NOTE: Illustrative as to number, location, and configuration of development blocks, alignment of streets and access drives, and configuration of greenways, open space, ground level commercial space, and public facilities.

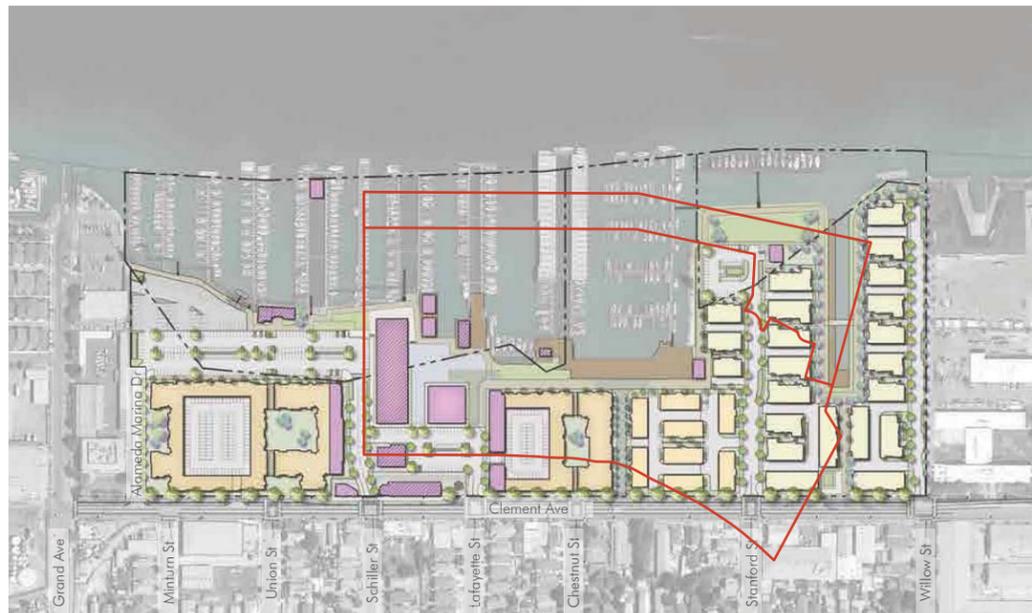


ALAMEDA LANDING WATERFRONT

A visual scale comparison of Alameda Landing Waterfront and open space with other nearby proposed, planned, or in-development projects along the San Francisco Bay waterfront.



BROOKLYN BASIN, OAKLAND



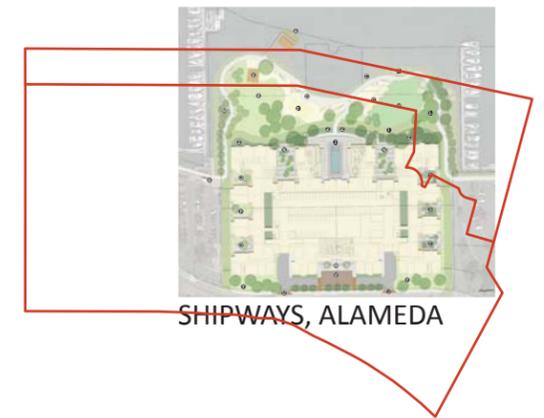
ALAMEDA MARINA



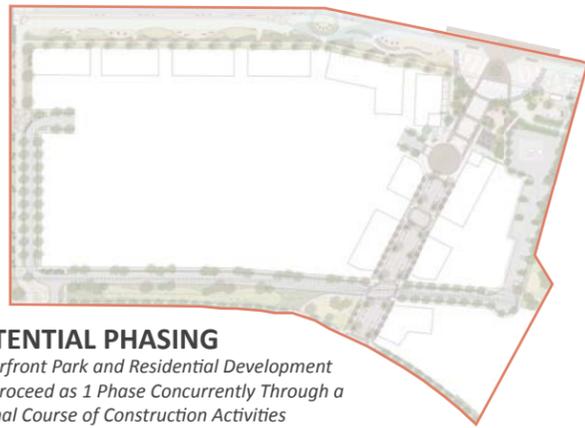
ENCINAL TERMINALS, ALAMEDA



TERMINAL ONE, RICHMOND



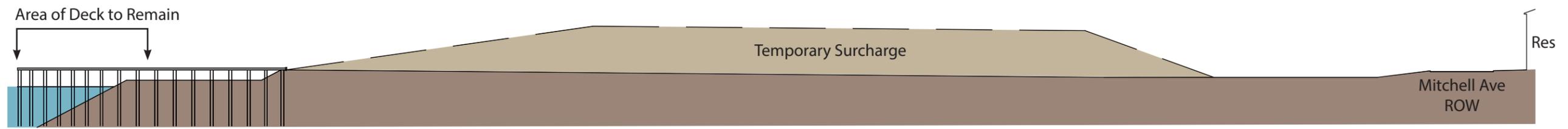
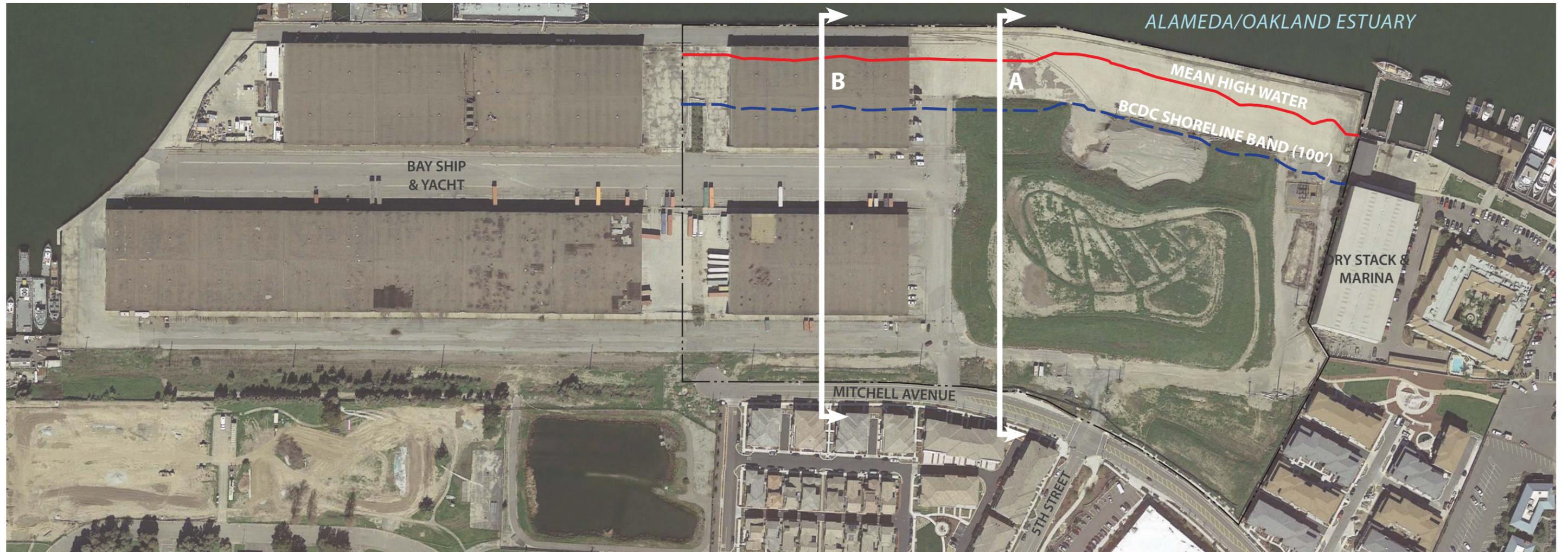
SHIPWAYS, ALAMEDA



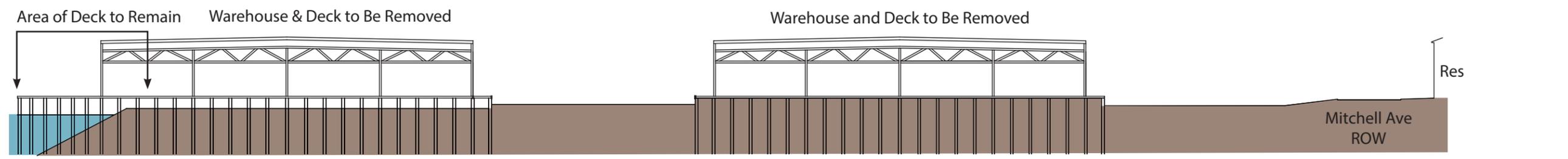
POTENTIAL PHASING

Waterfront Park and Residential Development will Proceed as 1 Phase Concurrently Through a Normal Course of Construction Activities

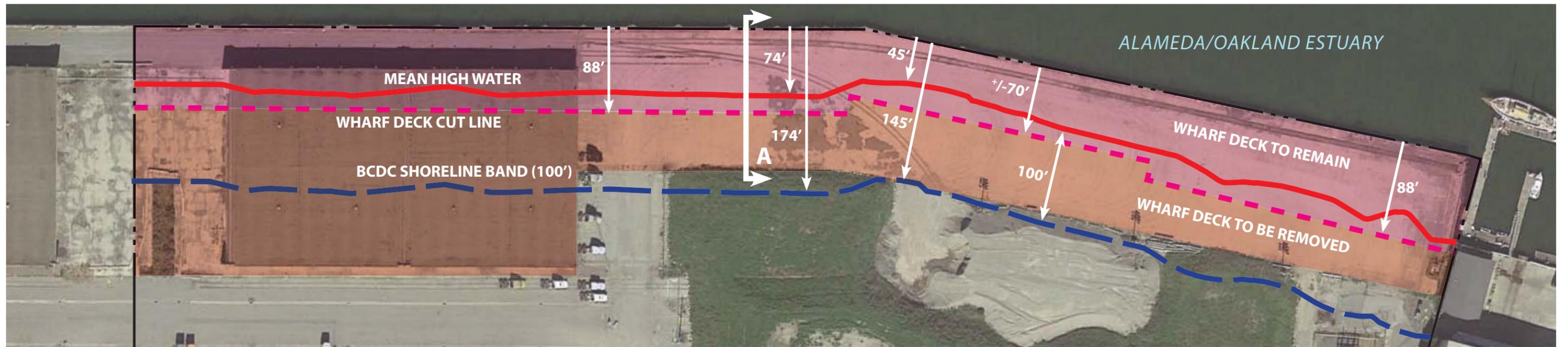




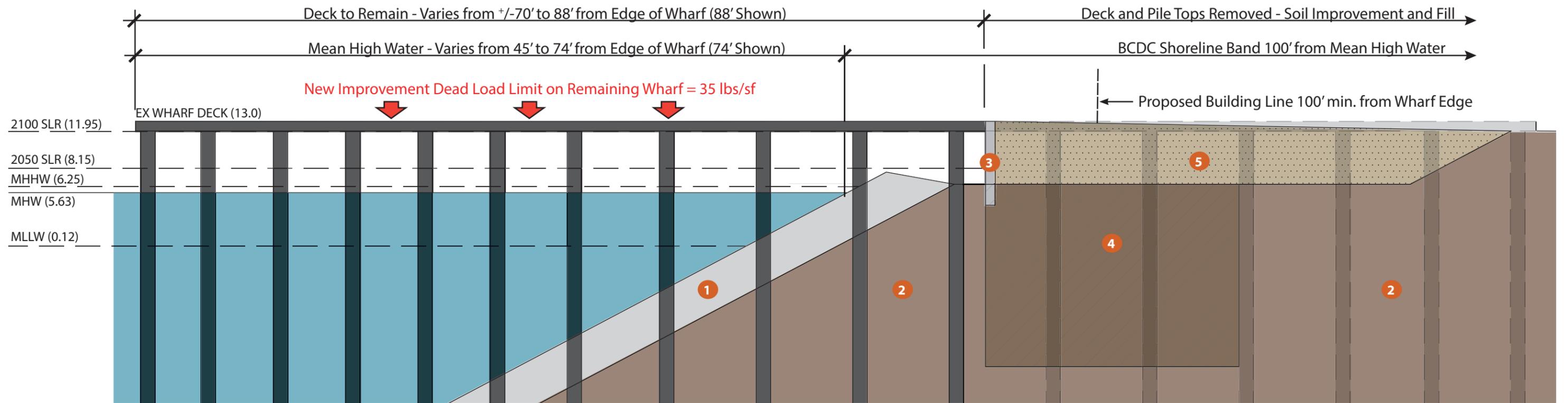
SECTION A - SITE SECTION - EAST



SECTION B- SITE SECTION - WEST



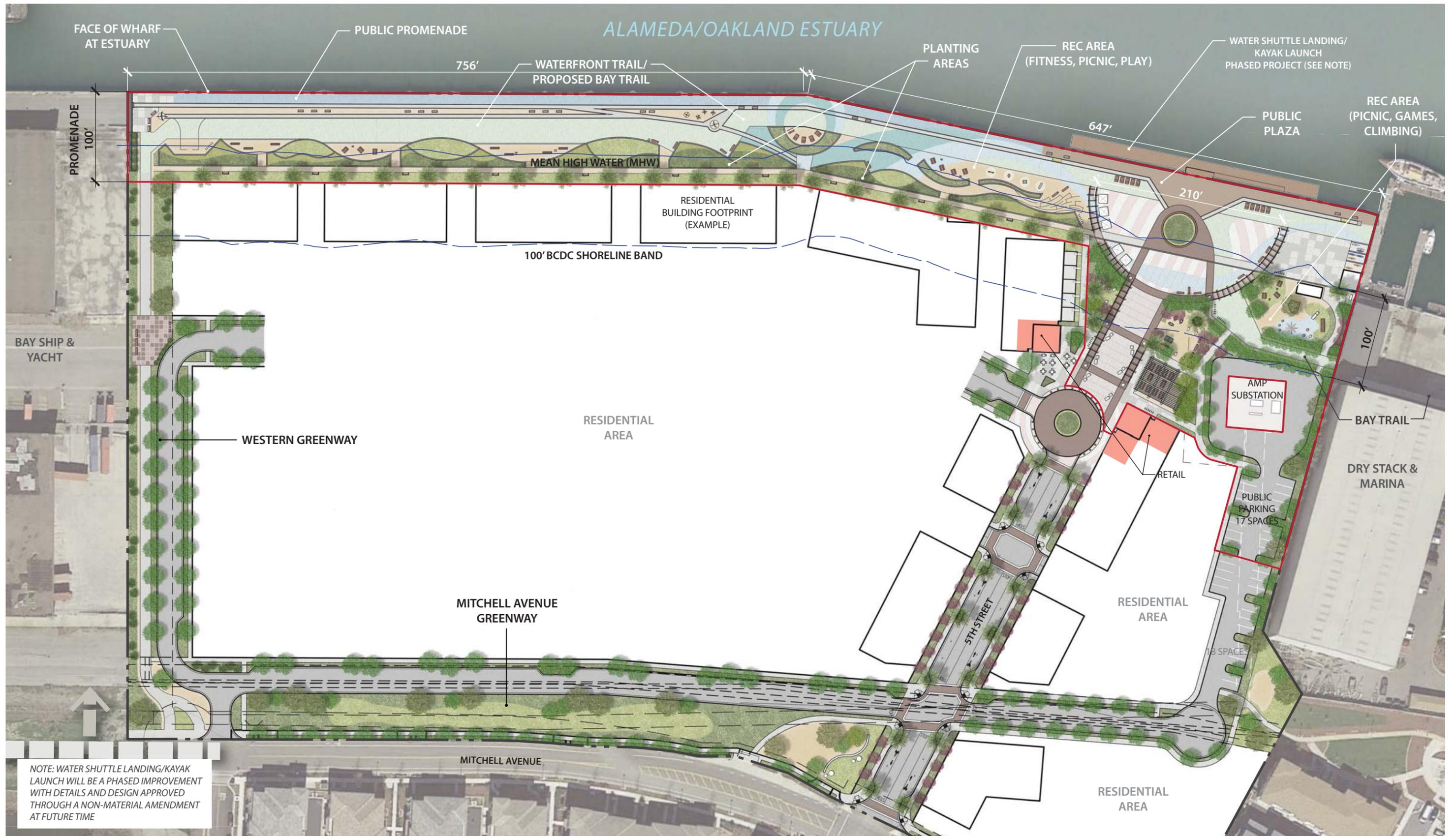
EXISTING WHARF CONTEXT DIAGRAM

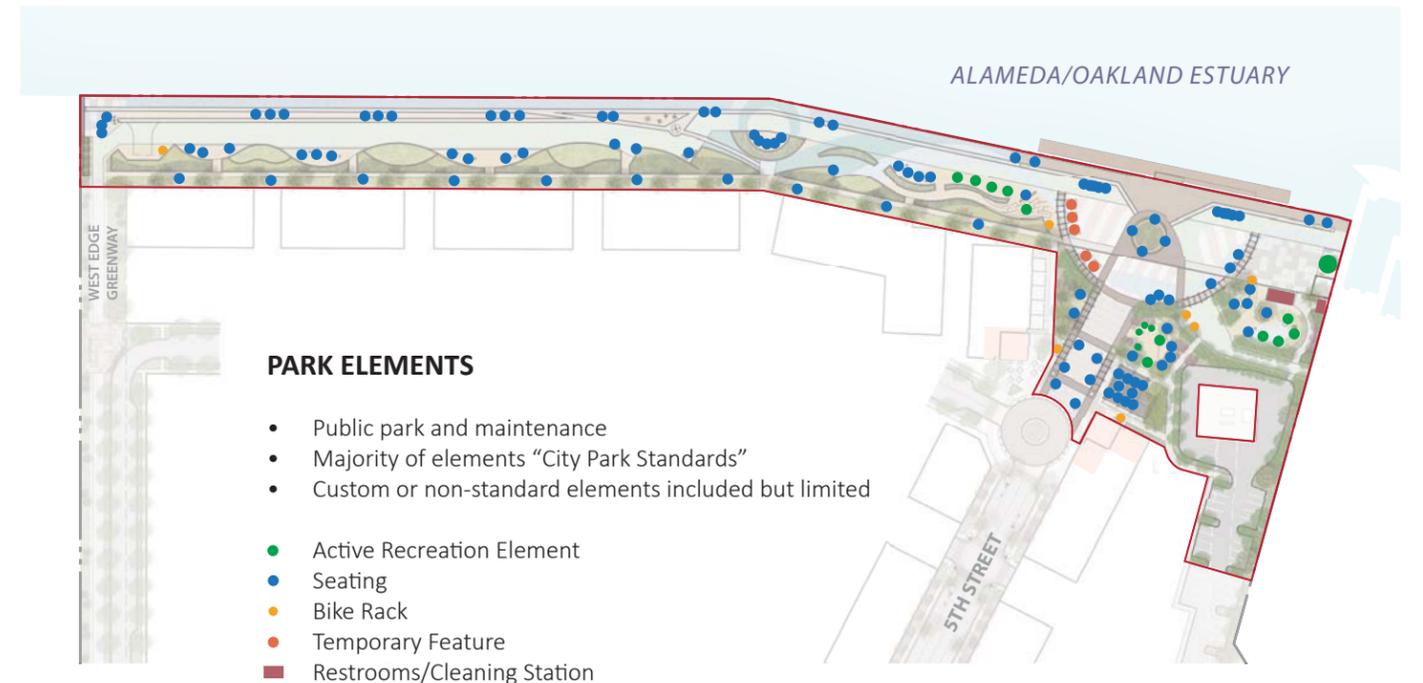
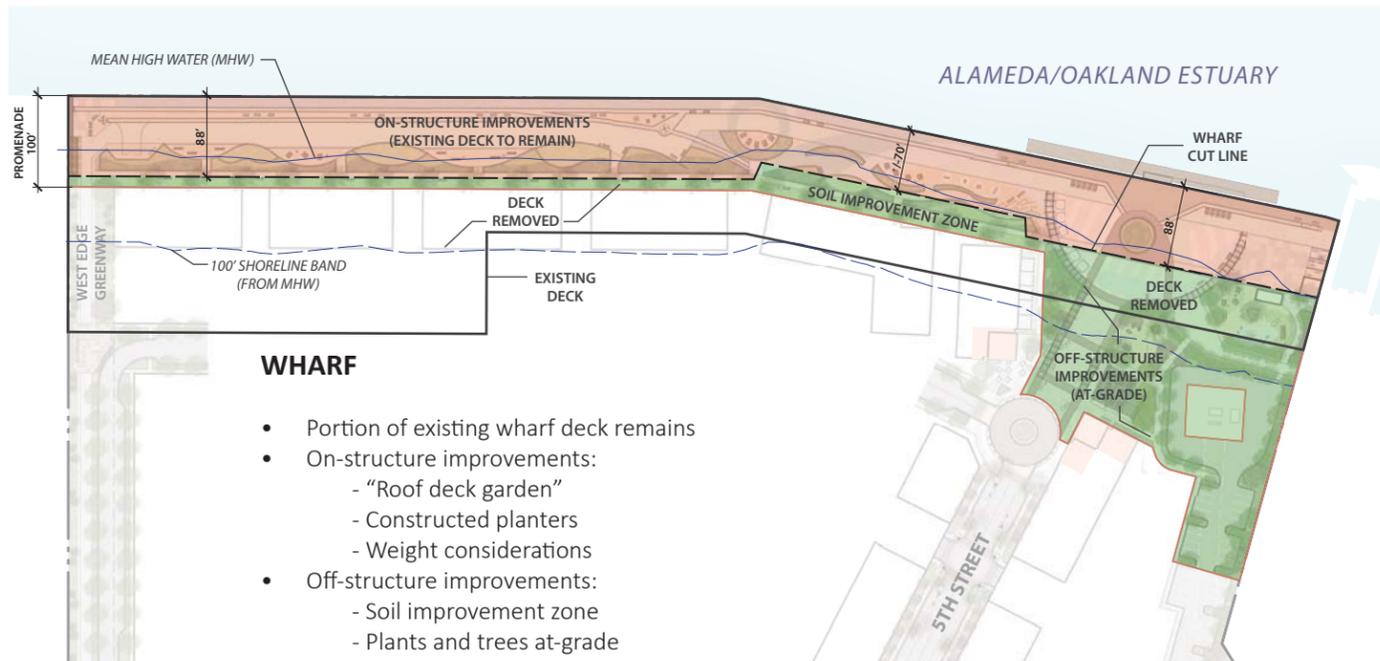
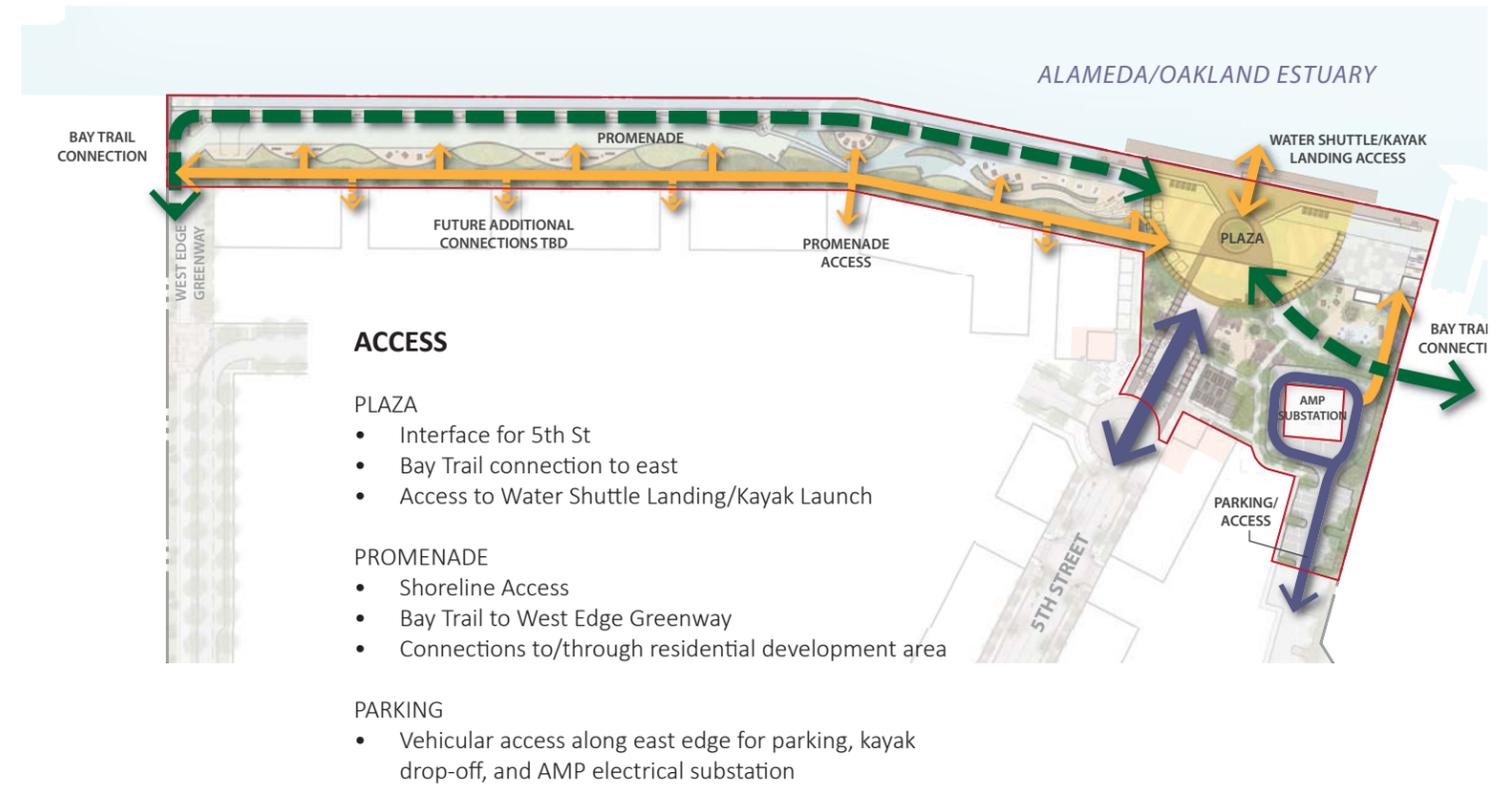
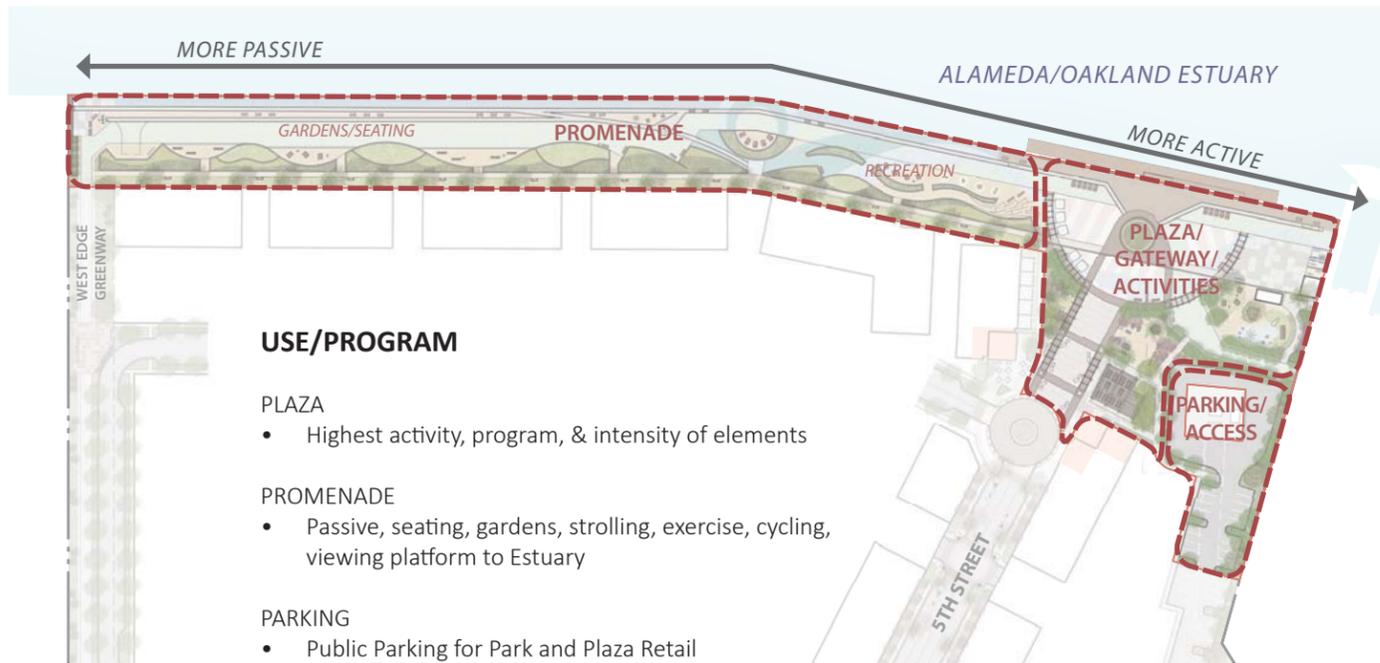


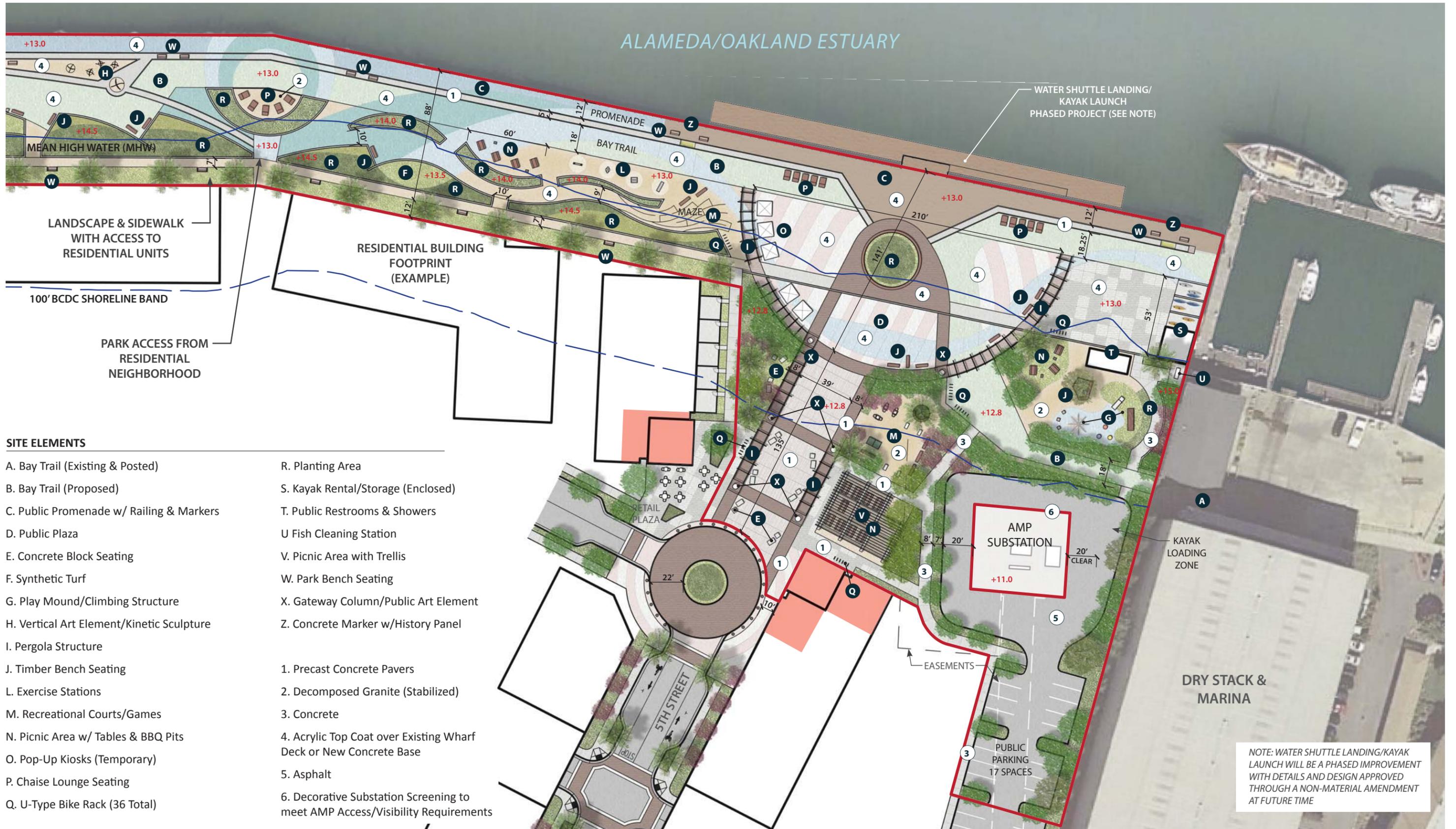
SECTION A - EXISTING WHARF AND PROPOSED ENGINEERING CONCEPT

- NOTES:**
- 2050 Sea Level Rise (MHHW+1.9' SLR)
 - 2100 Sea Level Rise (MHHW+5.7' SLR)
 - Mean Higher High Water (MHHW)
 - Mean High Water (MHW)
 - Mean Lower Low Water (MLLW)

- LEGEND:**
1. Existing Riprap
 2. Existing Earth
 3. New Retaining Wall at Cutline of Wharf Deck
 4. Soil Improvement Zone (Deep Soil Mix Columns)
 5. New Fill



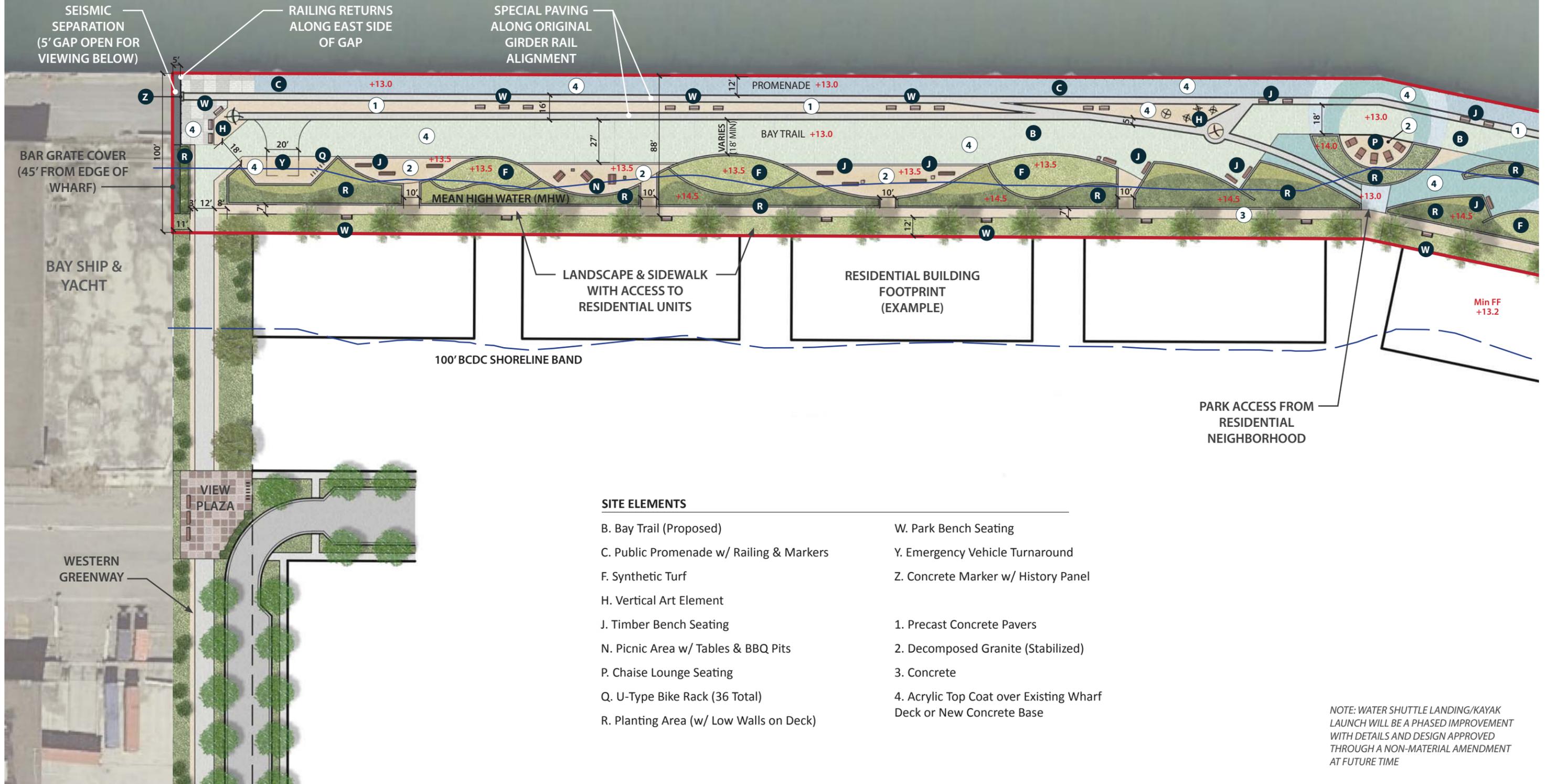


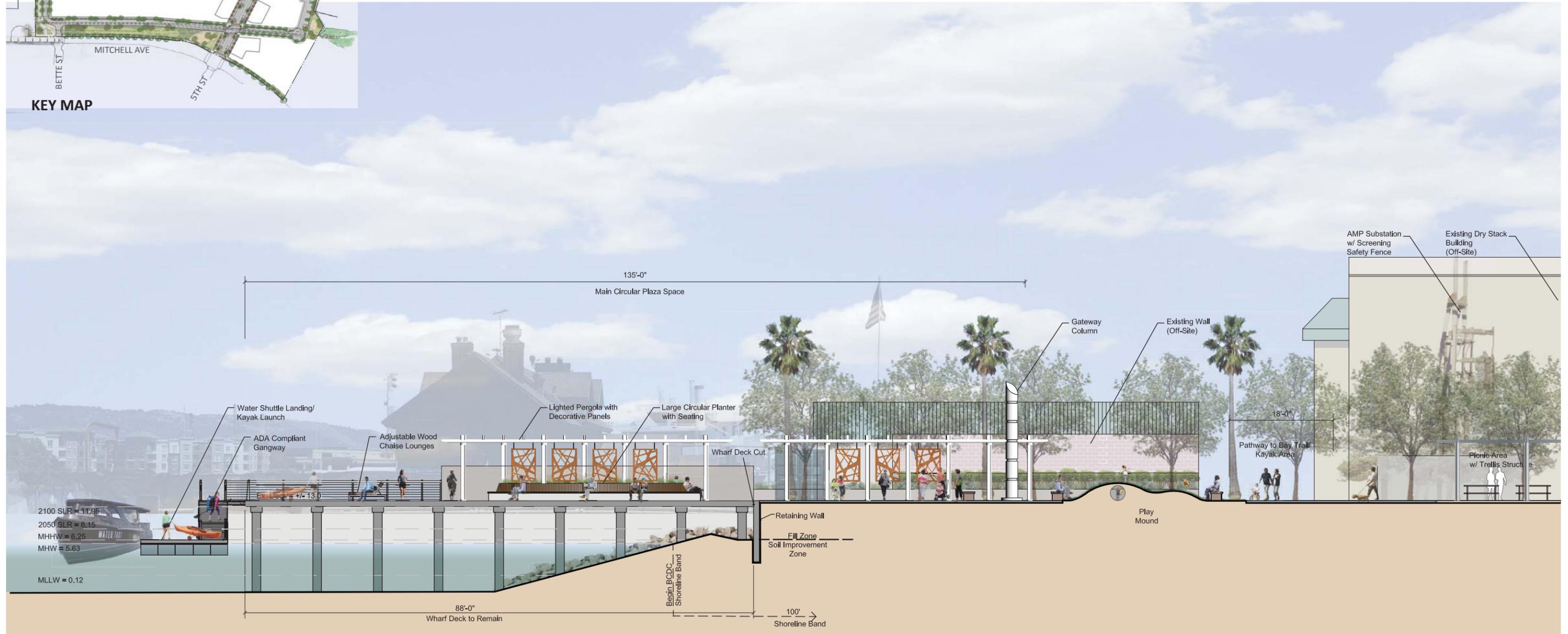


SITE ELEMENTS

- | | |
|---|---|
| A. Bay Trail (Existing & Posted) | R. Planting Area |
| B. Bay Trail (Proposed) | S. Kayak Rental/Storage (Enclosed) |
| C. Public Promenade w/ Railing & Markers | T. Public Restrooms & Showers |
| D. Public Plaza | U Fish Cleaning Station |
| E. Concrete Block Seating | V. Picnic Area with Trellis |
| F. Synthetic Turf | W. Park Bench Seating |
| G. Play Mound/Climbing Structure | X. Gateway Column/Public Art Element |
| H. Vertical Art Element/Kinetic Sculpture | Z. Concrete Marker w/History Panel |
| I. Pergola Structure | |
| J. Timber Bench Seating | 1. Precast Concrete Pavers |
| L. Exercise Stations | 2. Decomposed Granite (Stabilized) |
| M. Recreational Courts/Games | 3. Concrete |
| N. Picnic Area w/ Tables & BBQ Pits | 4. Acrylic Top Coat over Existing Wharf Deck or New Concrete Base |
| O. Pop-Up Kiosks (Temporary) | 5. Asphalt |
| P. Chaise Lounge Seating | 6. Decorative Substation Screening to meet AMP Access/Visibility Requirements |
| Q. U-Type Bike Rack (36 Total) | |

ALAMEDA/OAKLAND ESTUARY

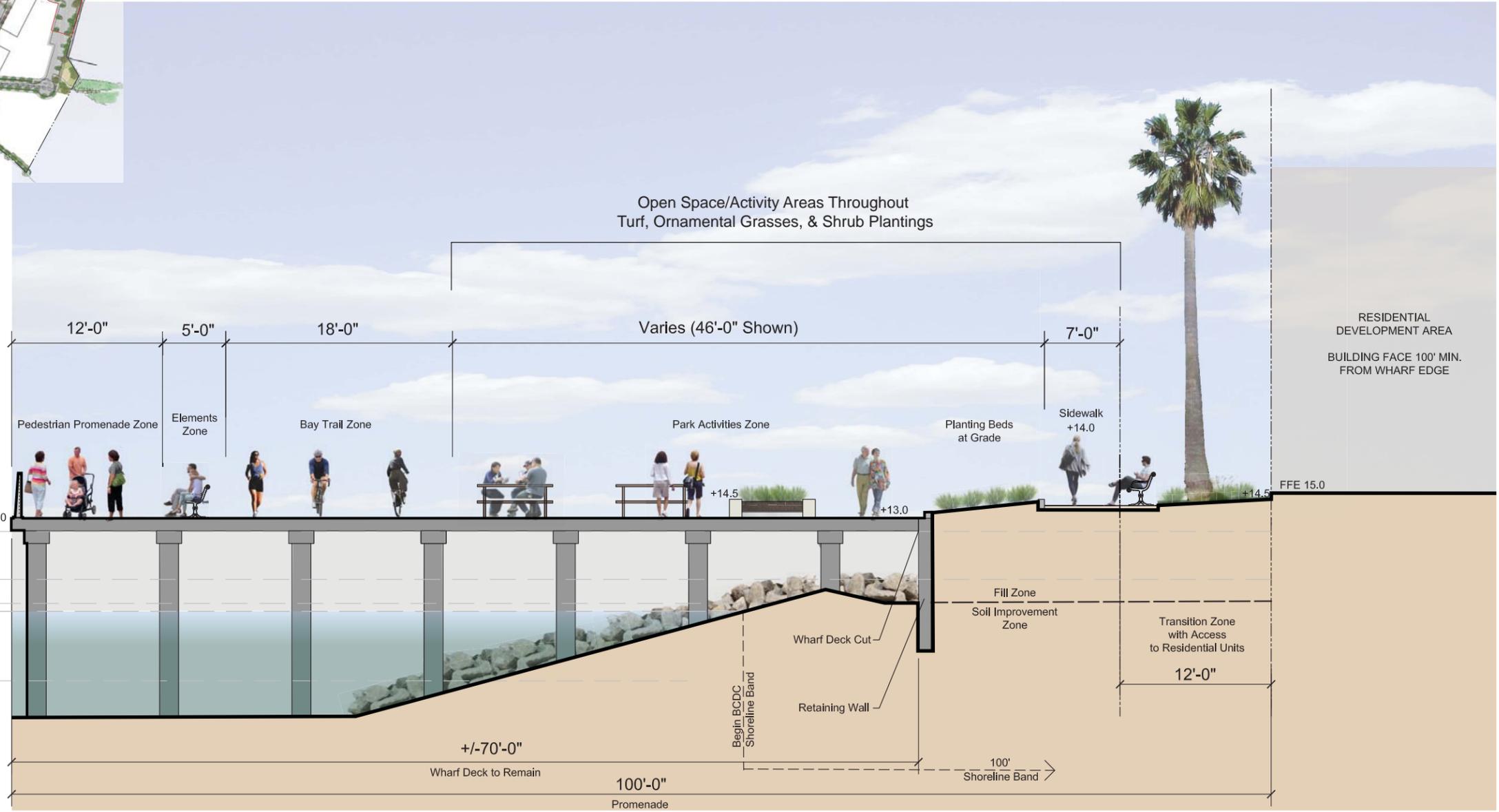
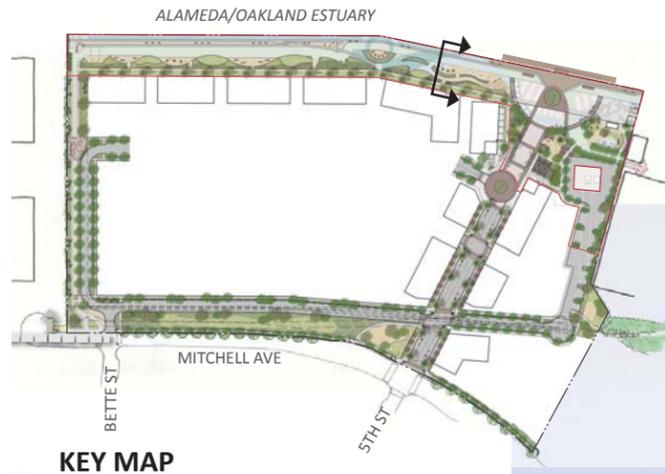




Note: Elevation reference datum NAVD-88
 2050 SLR = MHHW + 1.9' SLR
 2100 SLR = MHHW + 5.7' SLR

Note: Water Shuttle Landing / Kayak Launch will be a phased improvement with details and design approved through a non-material amendment at future time

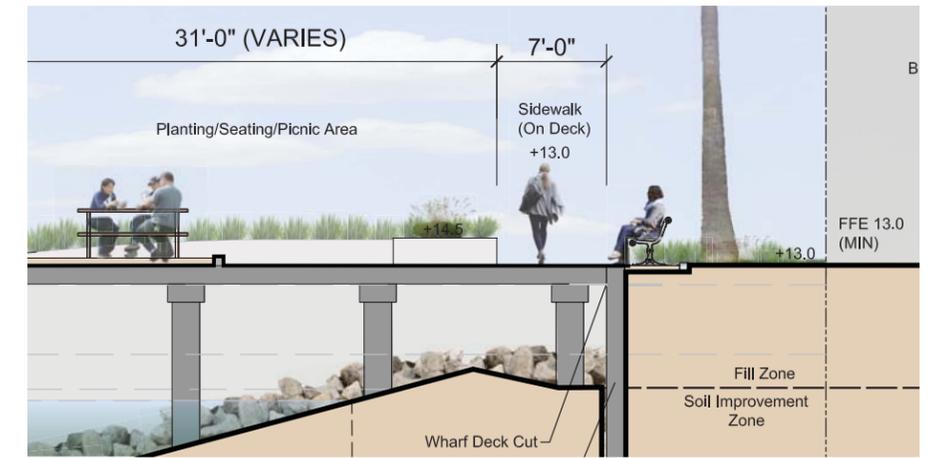
Note: Section is illustrative and generally reflects the design concept and intent. Specific design elements, structures, and placement subject to change.



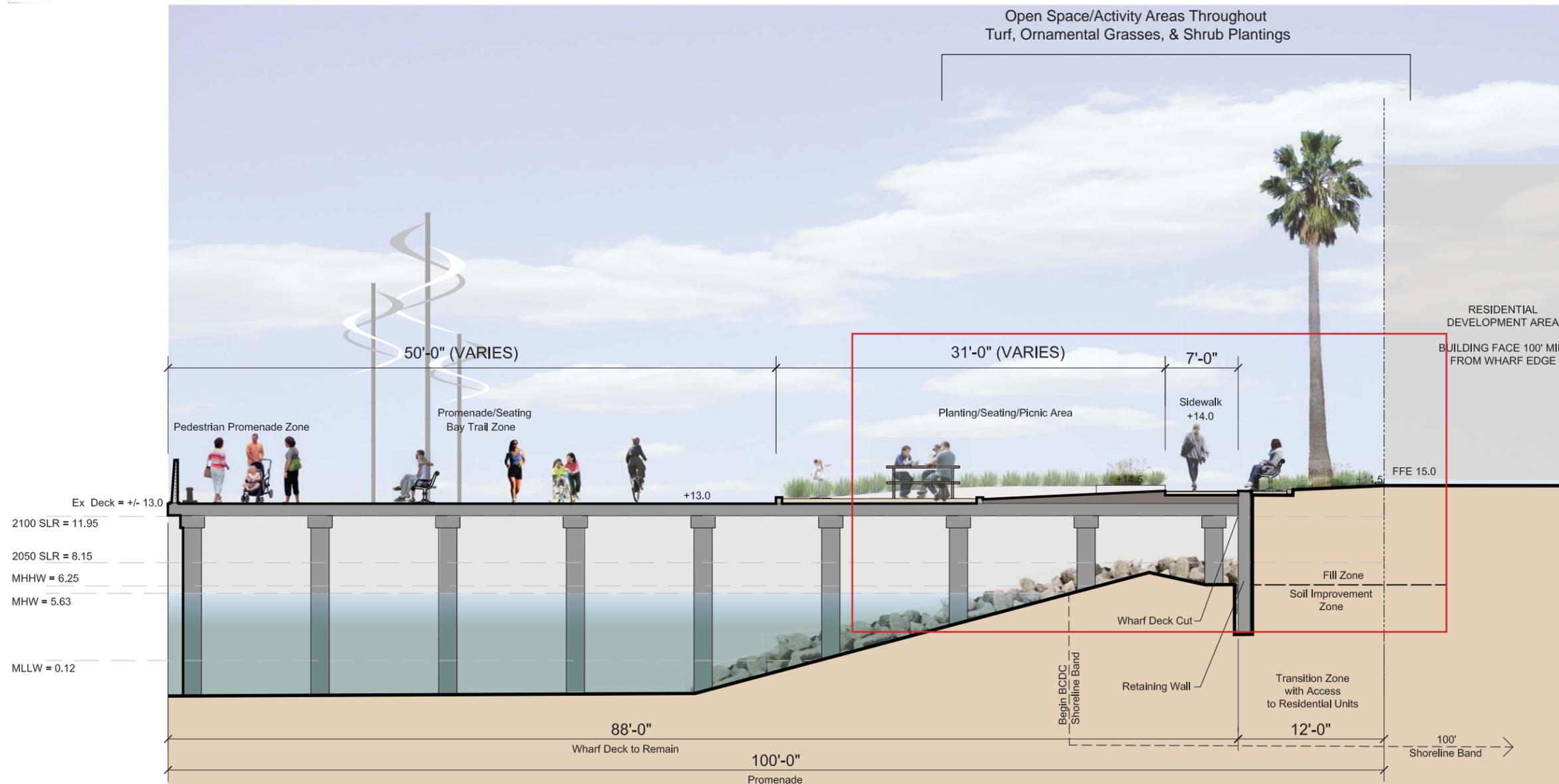
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KEY MAP



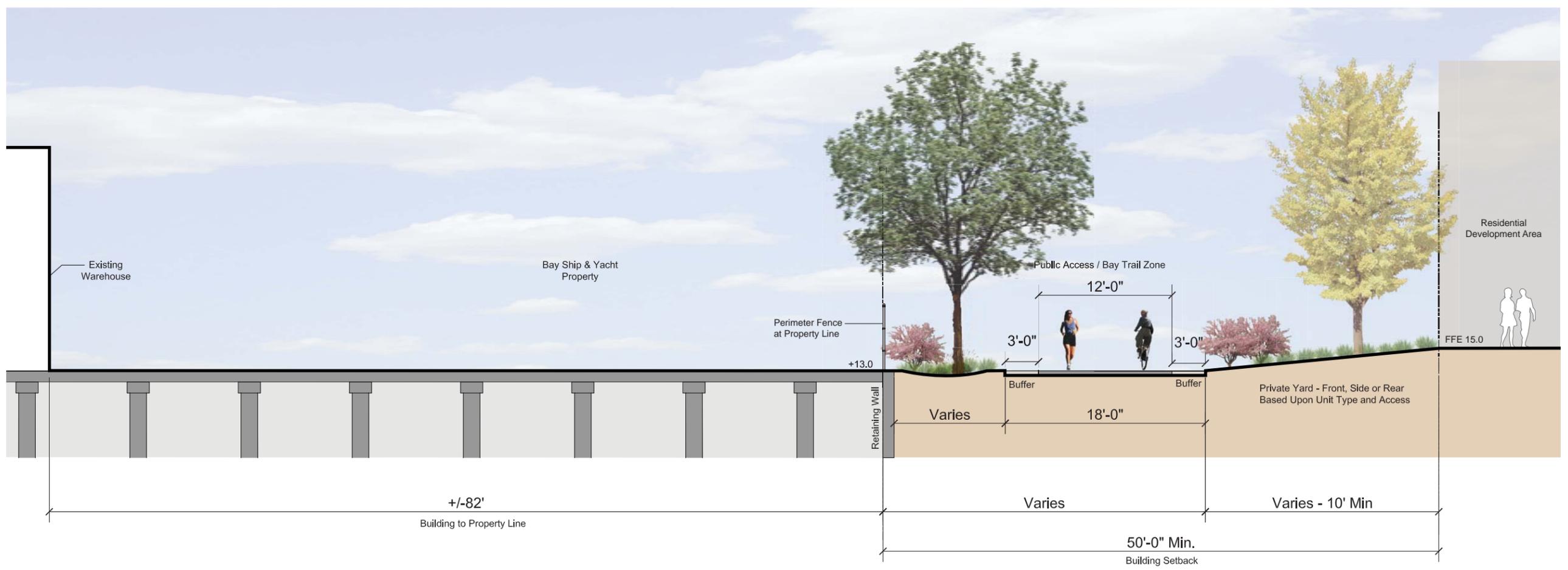
Alternate Grading Condition if Geotechnical Engineering does not Allow FFE to Exceed 13.0'



Note: Elevation reference datum NAVD-88
 2050 SLR = MHHW + 1.9' SLR
 2100 SLR = MHHW + 5.7' SLR



NOTE: NOT A PART OF 4.5-ACRE PUBLIC PARK APPLICATION. TO BE SUBMITTED FOR REVIEW AND APPROVAL IN LATER RESIDENTIAL DEVELOPMENT PLAN PROCESS



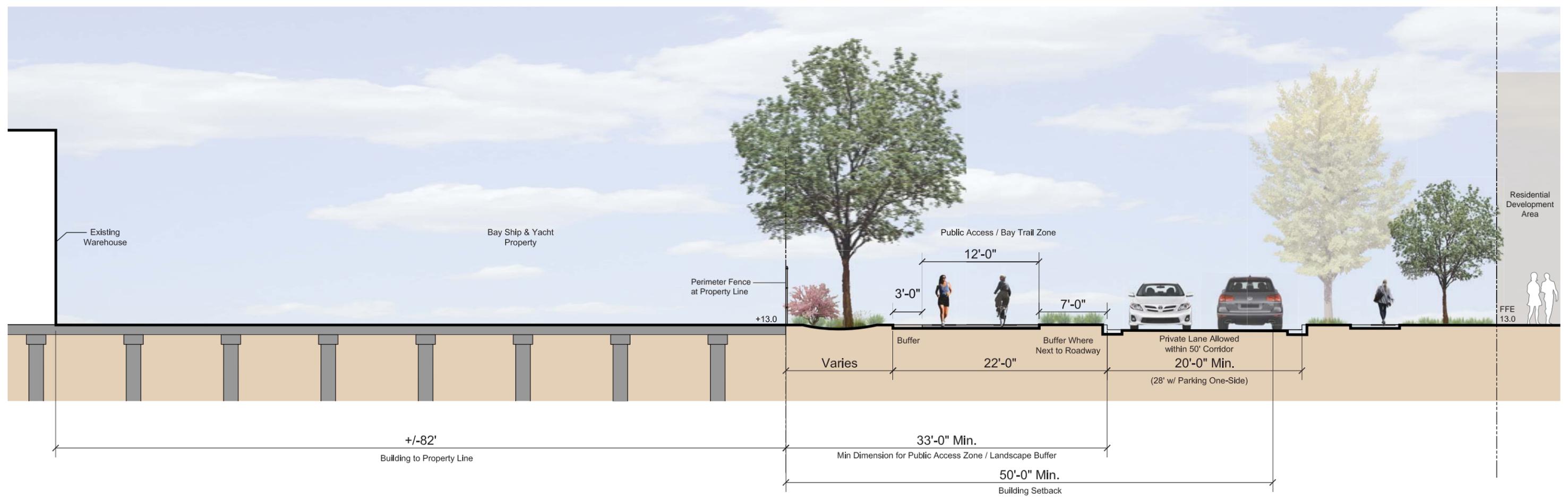
SECTIONS: WESTERN GREENWAY (Looking North)
 Alameda Landing Waterfront · BCDC Review

July 9, 2018





NOTE: NOT A PART OF 4.5-ACRE PUBLIC PARK APPLICATION. TO BE SUBMITTED FOR REVIEW AND APPROVAL IN LATER RESIDENTIAL DEVELOPMENT PLAN PROCESS



NOTE: PER 2017 MASTER PLAN AMENDMENT, ELEMENTS ALLOWED IN BUFFER AREA INCLUDE ROADWAYS, LANDSCAPED AREAS, AND RECREATIONAL FACILITIES



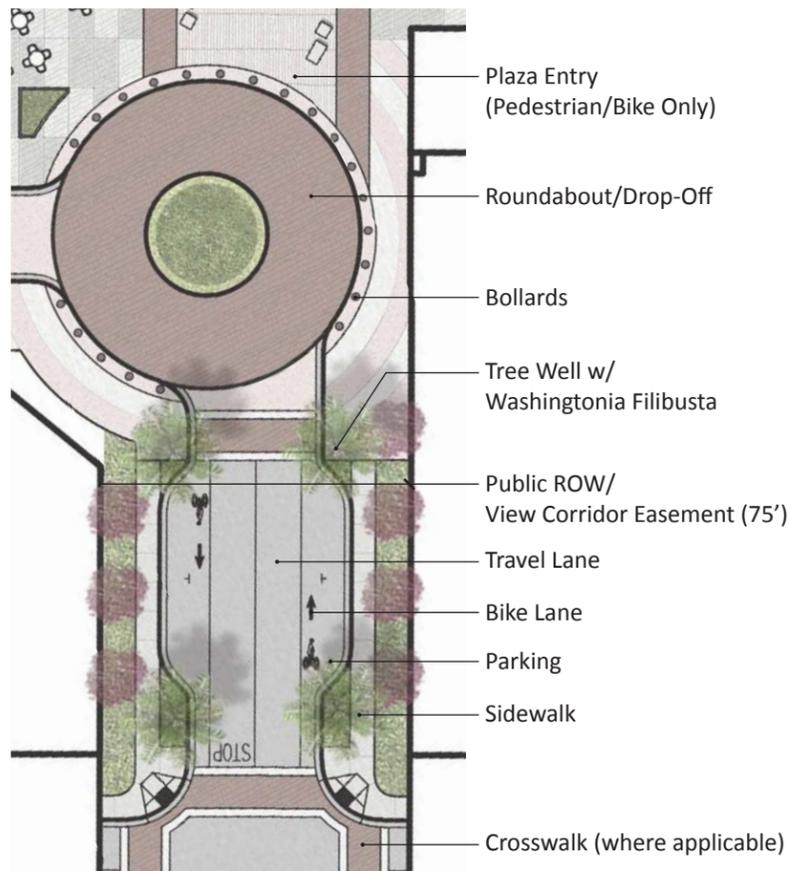
SECTIONS: WESTERN GREENWAY (With Potential Lane)
Alameda Landing Waterfront · BCDC Review

July 9, 2018

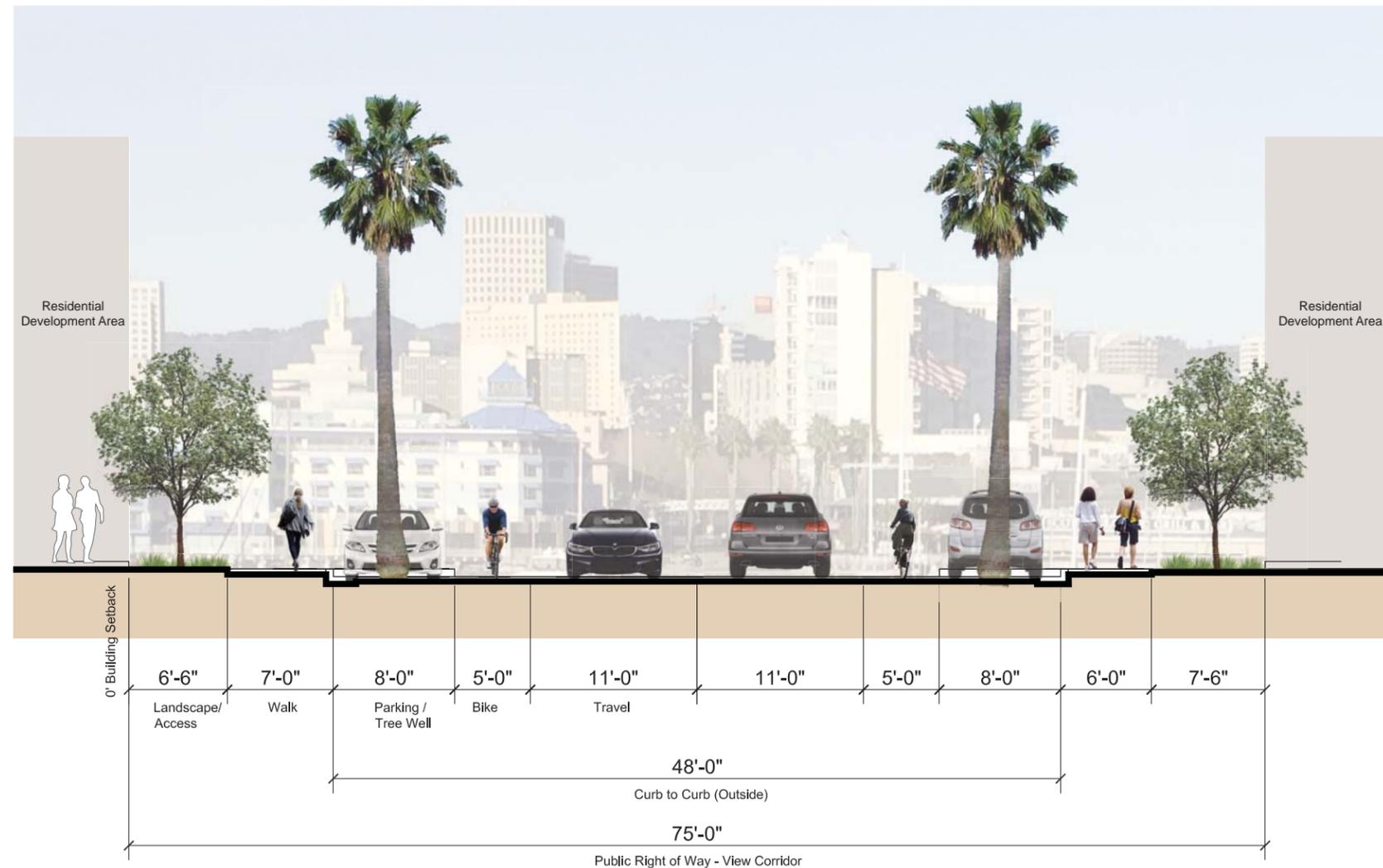




NOTE: NOT A PART OF 4.5-ACRE PUBLIC PARK APPLICATION. TO BE SUBMITTED FOR REVIEW AND APPROVAL IN LATER RESIDENTIAL DEVELOPMENT PLAN PROCESS



PLAN VIEW



PLANT MATERIAL

TREES

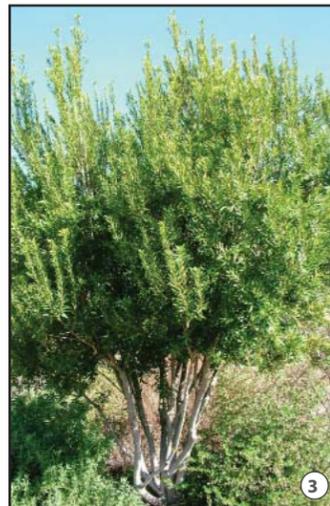
BOTANICAL NAME **COMMON NAME**

- TREES**
- ① *Cercis occidentalis* Western Redbud
 - Heteromeles arbutifolia* Toyon
 - ② *Melaleuca quinquinervia* Cajeput Tree
 - ③ *Myrica californica* Pacific Wax Myrtle
 - ④ *Platanus acerifolia* London Plane Tree
 - ⑤ *Podocarpus gracilior* Fern Pine
 - ⑥ *Washingtonia filibusta* NCN

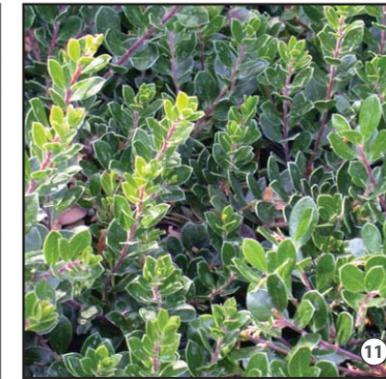
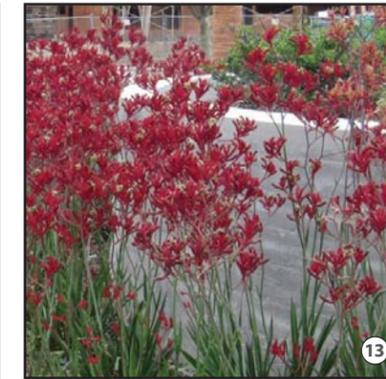
- SHRUBS**
- Coleonema p. 'Sunset Gold'* Breath of Heaven
 - ⑦ *Cordyline 'Festival Grass'* Cordyline
 - ⑧ *Dodonea v. 'purpurea'* Purple Hopseed
 - Escallonia rubra* Escallonia
 - Eriogonum fasciculatum* CA. Buckwheat
 - Lavatera assurgentiflora* Tree Mallow
 - Phlomis fruticosa* Jerusalem Sage
 - ⑨ *Phormium (various)* Flax
 - Pittosporum tobira 'Variegata'* Mock Orange
 - ⑩ *Rhamnus c. 'Leatherleaf'* Coffeeberry
 - Westringia fruticosa* Coast Rosemary

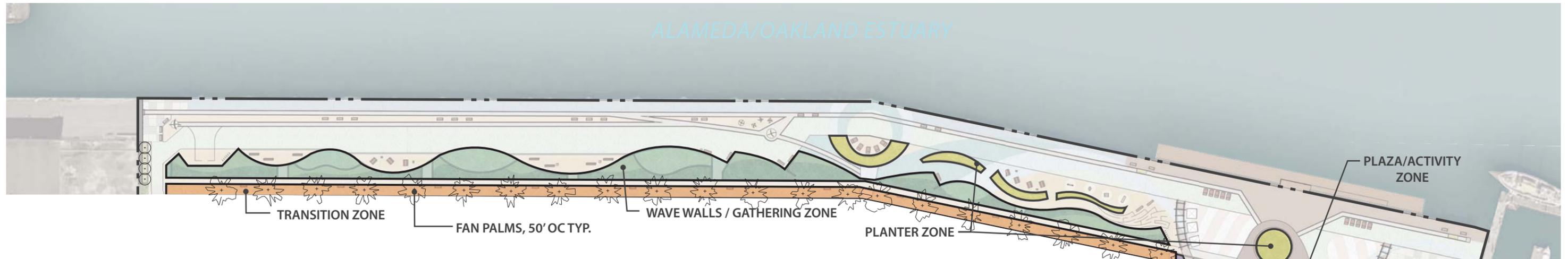
- GROUNDCOVERS**
- ⑪ *Arctostaphylos 'Emerald Carpet'* Manzanita
 - ⑫ *Ceanothus 'Yankee Point'* Yankee Pt Ceanothus
 - Baccharis p. 'Pigeon pt.'* Dwarf Coyote Brush
 - Fragaria chiloensis* Beach Strawberry

- GRASSES/ PERENNIALS**
- ⑬ *Anigozanthos spp.* Kangaroo Paw
 - ⑭ *Calamagrostis foliosa* Mendocino reed grass
 - ⑮ *Chondropetalum tectorum* Cape Rush
 - ⑯ *Dieties bicolor* Fortnight Lily
 - Festuca rubrum* Red Fescue
 - Helictotrichon sempervirens* Blue Oat Grass
 - Iris douglasiana* Douglas Iris
 - Juncus patens* CA. Gray Rush
 - Leymus condensatus* Giant Wild Rye
 - ⑰ *Limonium perezii* Sea Lavender
 - ⑱ *Muhlenbergia rigens* Deer Grass
 - Nassella pulchra* Purple Needle Grass

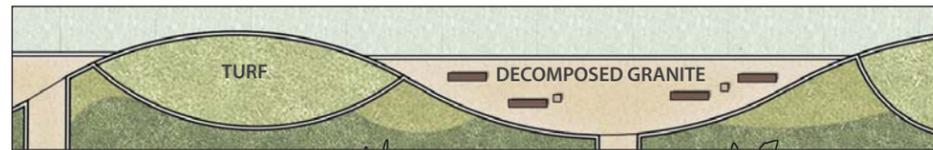


SHRUBS, PERENNIALS, GRASSES, GROUNDCOVERS





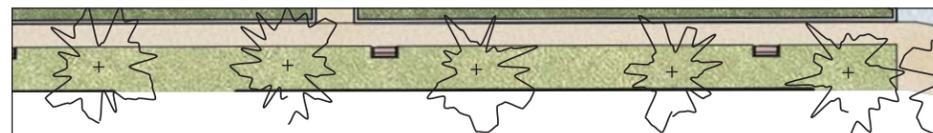
WAVE WALLS/GATHERING ZONE



Low planting walls at south side of promenade, with a mixture of plants including ornamental grasses, evergreen shrubs, and groundcovers, with the incorporation of distinct plant materials native to California.

- PLANT MATERIAL:**
- *Westringia fruticosa*
 - *Chondropetalum tectorum*
 - *Helictotrichon sempervirens*
 - *Muhlenbergia rigens*
 - *Cordyline 'Festival Grass'*
 - *Baccharis pilularis 'Pigeon pt.'*
 - *Ceanothus 'Yankee Pt'*
 - *Turf (synthetic)*

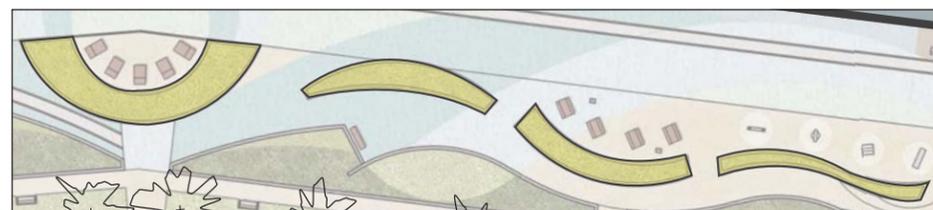
TRANSITION ZONE



12' landscape and access space between promenade and residential, framed by public path on north edge. Planting scheme to include palms, shrubs, groundcovers, ornamental grasses and perennials.

- PLANT MATERIAL:**
- *Washingtonia filibusta*
 - *Dieties bicolor*
 - *Rhamnus c. 'Leatherleaf'*
 - *Anigozanthos (various)*
 - *Eriogonum fasciculatum*
 - *Frageria chiloensis*

PLANTER ZONE



Low planters for activity enclosure, reinforced with a combination of ornamental grasses, groundcovers, and perennials. Provides character, and visual interest to this zone.

- PLANT MATERIAL:**
- *Chondropetalum 'El Campo'*
 - *Calamagrostis foliosa*
 - *Helictotrichon sempervirens*
 - *Festuca rubra*
 - *Arctostaphylos uva-ursi*
 - *Anigozanthos (various)*
 - *Limonium perezii*
 - *Calamagrostis foliosa*
 - *Limonium perezii*

PLAZA/ACTIVITY & PARKING/EDGE ZONES



Main plaza with a sense of enclosure reinforced and framed by large shade trees, accented by palms and a layered understory planting scheme comprised of a variety of shrubs, large and small ornamental grasses, perennials and groundcovers.

Perimeter areas and utility elements will be buffered with dense vegetation including evergreen trees, shrubs, and large ornamental grasses.

- PLAZA PLANT MATERIAL**
- *Platanus acerifolia*
 - *Washingtonia filibusta*
 - *Melaleuca quinquinervia*
 - *Podocarpus gracilior*
 - *Heteromeles arbutifolia*
 - *Cercis occidentalis*
 - *Dieties bicolor*
 - *Westringia fruticosa*
 - *Chondropetalum tectorum*
 - *Phlomis fruticosa*
 - *Pittosporum t. 'Variegata'*
 - *Ceanothus 'Yankee Pt'*
 - *Arctostaphylos 'Emerald Carpet'*

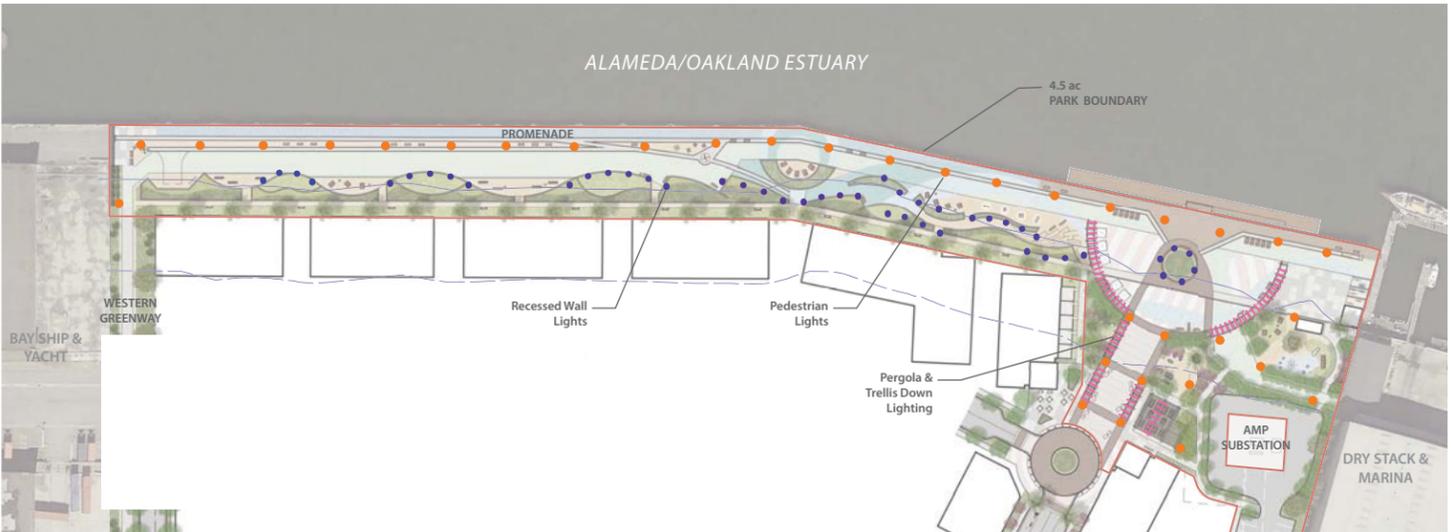
- PARKING/EDGE PLANT MATERIAL**
- *Podocarpus gracilior*
 - *Myrica californica*
 - *Dodonea v. purpurea*
 - *Westringia fruticosa*
 - *Escallonia rubra*
 - *Rhamnus c. 'Leatherleaf'*
 - *Muhlenbergia rigens*
 - *Leymus condensatus 'Canyon Prince'*

Notes:

Planting design shall comply with the Water Efficient Landscape Ordinance (WELo) to meet the State of California's adopted Model WELo.

Planting design shall comply with The Bay Friendly Landscape Guidelines - Techniques and guidelines for the design, implementation and maintenance of the built landscape that promote: regionally appropriate plant materials, reduced landscape waste, conservation of resources, enhanced water, air quality and habitat protection. These guidelines are part of the Alameda Civic Bay Friendly Landscape Ordinance.





ELEMENTS REUSE & SEATING

Potential Elements Reuse



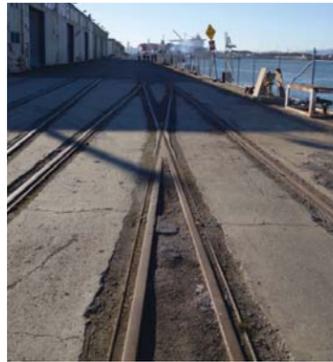
Section cut through existing girder rails



Seating elements made from reused girder rails and timber from the site



Existing Mooring Cleats



Benches from Existing Rails and Building Timbers (if feasible)



Timber framing in existing warehouse to be removed

Seating Types



LIGHTING CONCEPT

Lighting Types



Pergola/Trellis Down Lighting



Integrated Recessed Wall Lighting



Pedestrian Light at Promenade "Elements Zone"

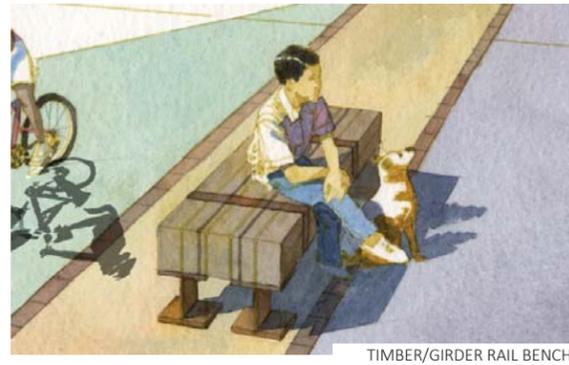
Plaza and Promenade lighting will be provided to the level of safety required per City of Alameda Parks Department standards. This will be accomplished through the use of pedestrian scale lights illuminating the primary pedestrian and bicycle paths along the promenade and plaza supplemented with plaza pergola/trellis down-lighting and recessed wall light fixtures integrated in seat/planter walls.



WOOD CHAISE LOUNGE



TIMBER BENCH



TIMBER/GIRDER RAIL BENCH



CONCRETE BLOCK SEATING



* Alameda Rec & Parks Standard PARK BENCH SEATING



GATEWAY COLUMN/
PUBLIC ART ELEMENT
(TBD)



PRECAST CONCRETE PAVERS



COLORED ACRYLIC TOP COAT
(Acrylotex, Plexipave or Approved Equal)



COLORED ACRYLIC TOP COAT BIKE PATH



U-TYPE BIKE RACKS



PAINTED WALKING MAZE



ROPE PLAY STRUCTURE



CLIMBING STRUCTURE- "GLOBE" BY BERLINER



METAL SLIDE ON PLAY MOUND



SYNTHETIC TURF PLAY MOUND W/ SEATING



RAISED PLANTER W/ SEATING



KINETIC WIND SCULPTURE



WOOD PICNIC TABLE

* Alameda Rec & Parks Standard



BBQ GRILL

* Alameda Rec & Parks Standard



RECYCLE/TRASH RECEPTACLES

* Alameda Rec & Parks Standard



STREET LAMP

* Alameda Rec & Parks Standard



KAYAK STORAGE RACK



CUSTOM IMAGEWALL (PERFORATED METAL)- ZAHNER



PERGOLA



PICNIC AREA TRELLIS



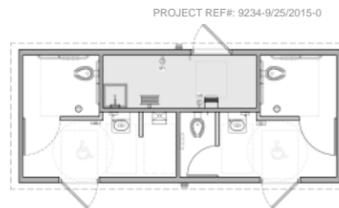
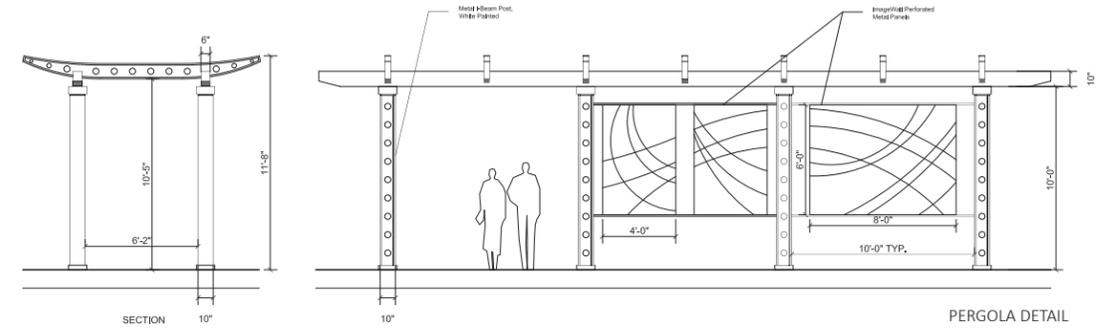
PLAZA/PROMENADE RAILING



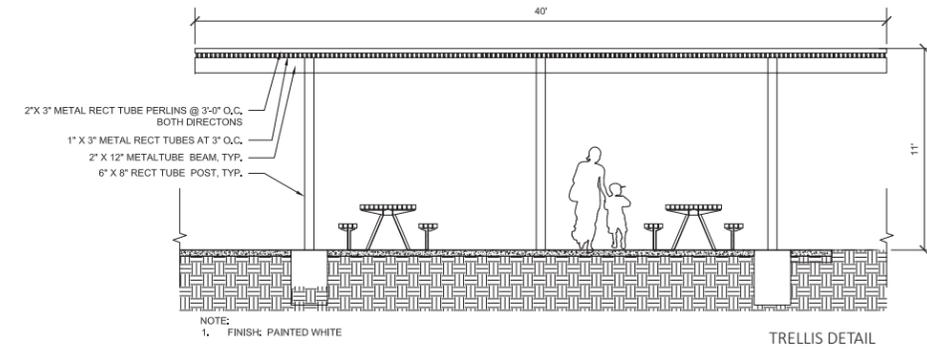
"SOMERSAULT BARS" BY KOMPAN



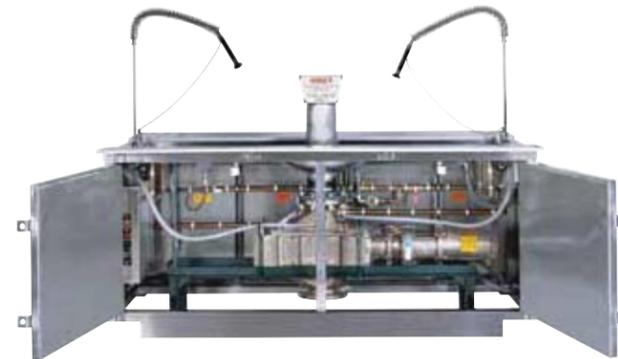
SIT-UP BENCH & POWER BIKE BY KOMPAN



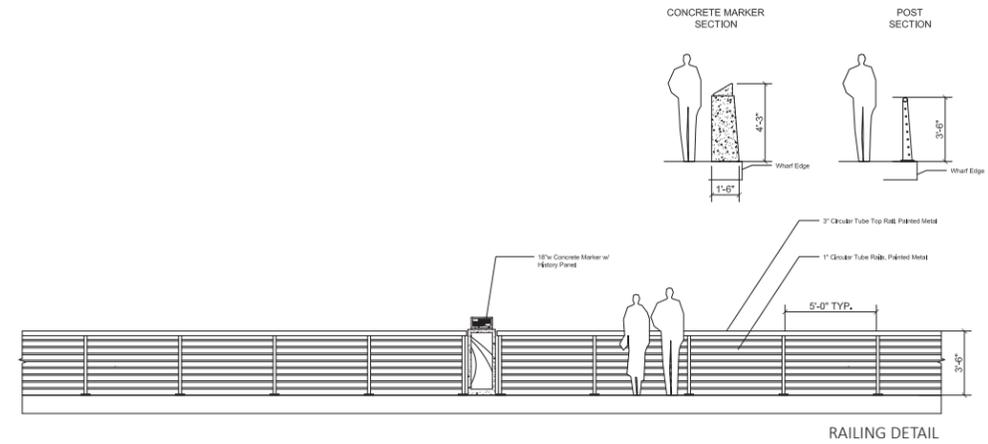
FLOOR PLAN
SCALE: NOT TO SCALE



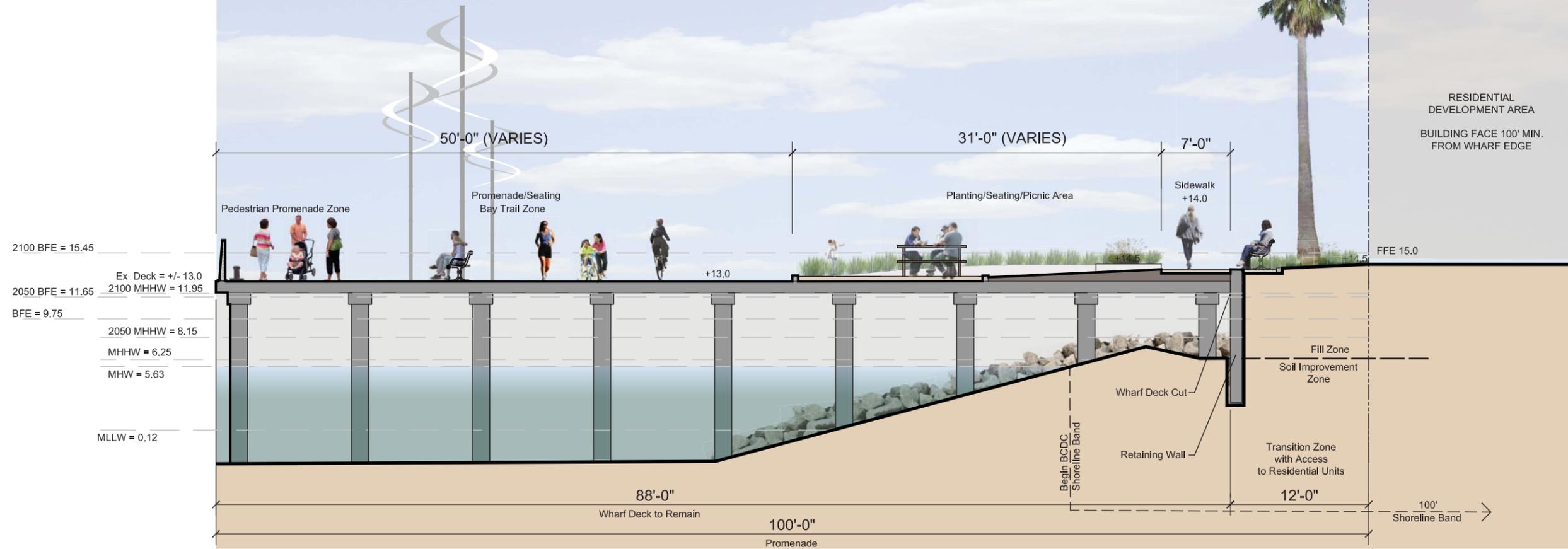
PUBLIC RESTROOM FACILITIES



FISH CLEANING STATION - JWC ENVIRONMENTAL



ARTIST IMPRESSION:
ENCLOSURE AND 3D RENDERING ARE ONLY
FOR REPRESENTATION. COLOR AND MATERIALS
ARE SUBJECT TO CHANGE



Note: Elevation reference datum NAVD-88

2050 BFE = BFE (9.75) + 1.9' SLR
 2050 MHHW = MHHW (6.25) + 1.9' SLR

2100 BFE = BFE (9.75) + 5.7' SLR
 2100 MHHW = MHHW (6.25) + 5.7' SLR

SEA LEVEL RISE AND POTENTIAL ADAPTIVE MEASURES

The surface of the existing wharf deck is at elevation 13.0 which equates to 6.75' above MHHW of elevation 6.25.

Based upon analysis by BKF Engineers, historical data from Station 4764 (near the site) reflects a likely projection that water levels will reach roughly 1' above MHHW approximately twelve times per year.

The 2050 projection of 1.9' sea level rise would yield water levels of elevation 9.15 (6.25'+1.9'+1') twelve times per year, approximately 3' below the elevation of the wharf deck.

The 2100 projection of 5.7' sea level rise would yield water levels of elevation 12.95 (6.25'+5.7'+1') twelve times per year, approximately the same elevation of the wharf deck.

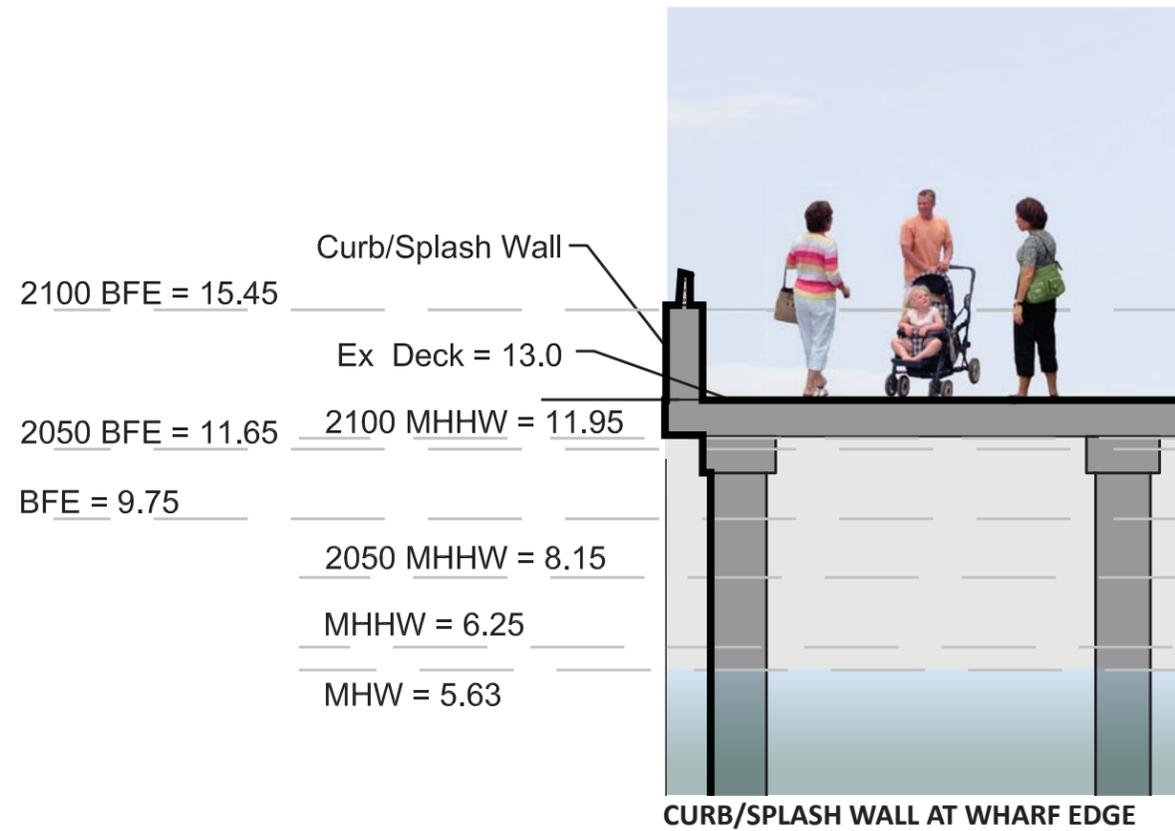
With 2050 SLR levels not presenting flood risk for the waterfront park, there are several potential adaptive measures that may be employed in the future to mitigate 2100 SLR and support maintaining public access. Some of these potential measures include:

- Retrofit of wharf edge to include a concrete curb/splash wall with railing above
- Extension of concrete retaining wall along wharf deck cut line and including an elevated walkway and/or boardwalk
- Provision of signage and potential park closures during extreme flooding events
- Inclusion of venting portals through the deck to allow a pathway for possible trapped air underneath the wharf structure

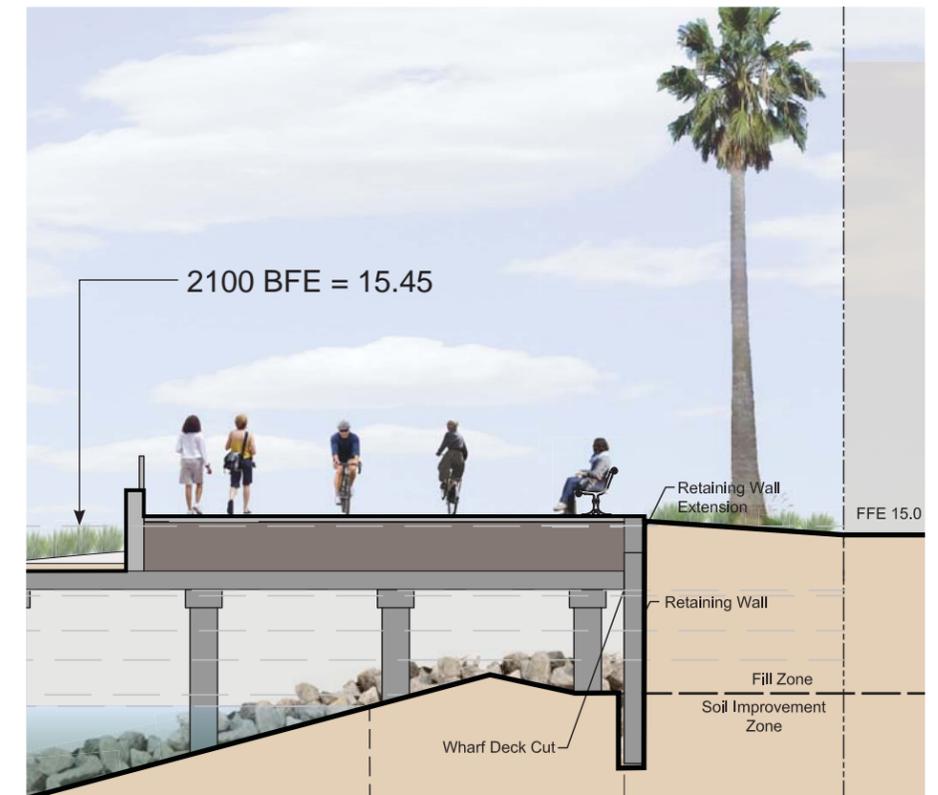
Note: Elevation reference datum NAVD-88

2050 BFE = BFE (9.75) + 1.9' SLR
 2050 MHHW = MHHW (6.25) + 1.9' SLR

2100 BFE = BFE (9.75) + 5.7' SLR
 2100 MHHW = MHHW (6.25) + 5.7' SLR



CURB/SPLASH WALL AT WHARF EDGE



ELEVATED WALKWAY/EXTENSION OF RETAINING WALL



SIGNAGE AND POTENTIAL CLOSURES

Source: AP Photo - Jeff Chui



WHARF STRUCTURE VENTING