

De-Pave Park

A place for people to experience the natural world in transition

Alameda, CA

BCDC Design Review Board
Exhibits
January 8, 2023

DE-PAVE PARK SITE PLAN

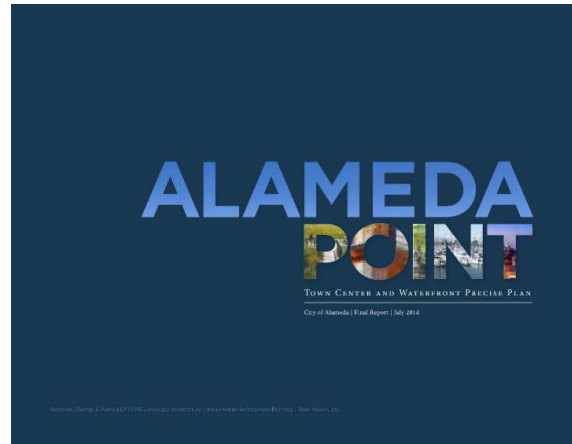


DE-PAVE PARK AERIAL VIEW



DE-PAVE PARK PROJECT SCHEDULE

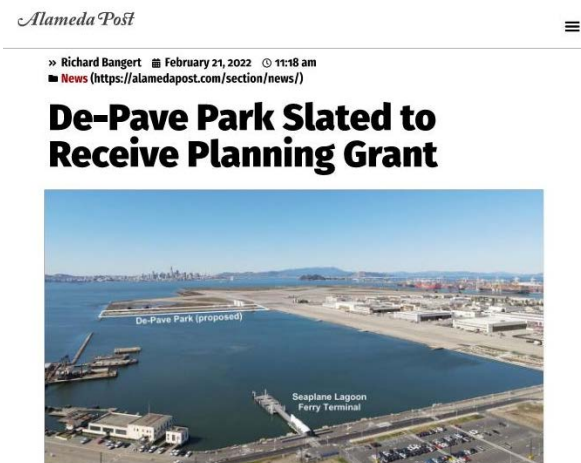
BACKGROUND



Alameda Point Precise Plan
2014



De-Pave Park Vision Plan
2020



Measure AA Funding Granted
2022 – Master Plan / 30% Design Drawings

De-Pave Park Master Plan & 30% Design Documents Schedule

February 2023	Project Kick Off
May 2023	Community Outreach #1 (overview and high level concepts)
August 2023	BRRIT Pre-Application
September 2023	Community Outreach #2 (input on 3 concepts)
October 2023	Rec and Parks
November 2023	City Council
January 2024	BCDC DRB
January 2024	Final Master Plan
January 2024	Community Outreach #3 (input on final draft plan)
February 2024	Rec and Parks
February 2024	City Council
March - May 2024	30% Design Documents

DE-PAVE PARK PROJECT LOCATION

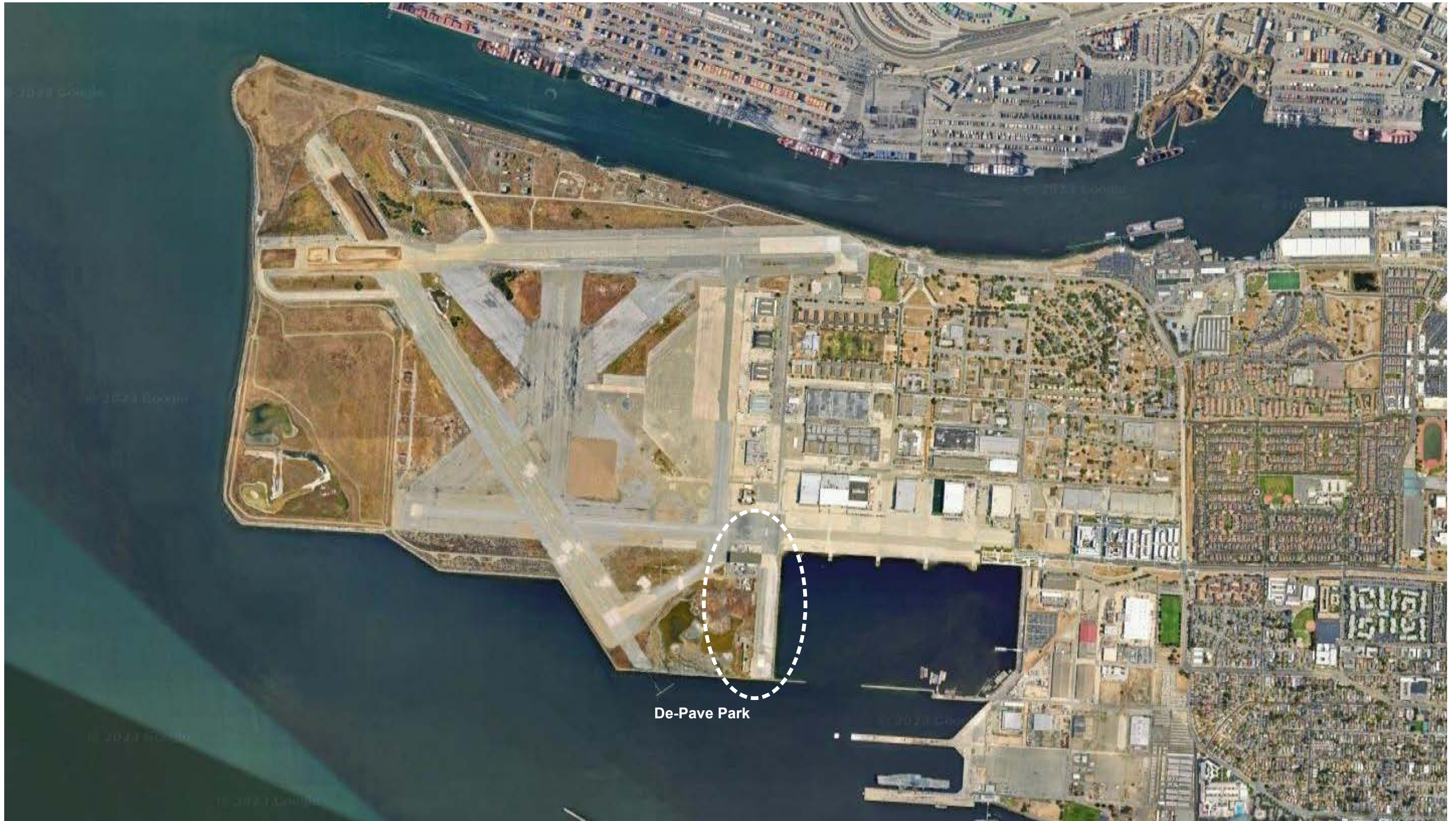


Location: 1801 Monarch St, Alameda, CA. The park is located on the western edge of Seaplane Lagoon at Alameda Point

Owner: City of Alameda

Project size: 21.26 acres

DE-PAVE PARK PROJECT LOCATION



DE-PAVE PARK SITE HISTORY



Alameda Point Fill 1939



Alameda Point Fill 1946



Early base photo



Early base photo

DE-PAVE PARK PROJECT LOCATION



Alameda Point Precise Plan

De-Pave Park was first conceived and approved by City Council in 2014 as part of the 2014 Town Center and Waterfront Precise Plan for Alameda Point (Open Space, Landscape, and Sustainability section starts on p. 84) which established the development parameters for 150 acres surrounding Seaplane Lagoon.

DE-PAVE PARK PROJECT LOCATION



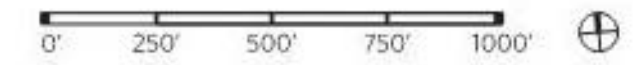
DE-PAVE PARK ALAMEDA POINT PRECISE PLAN - OPEN SPACE



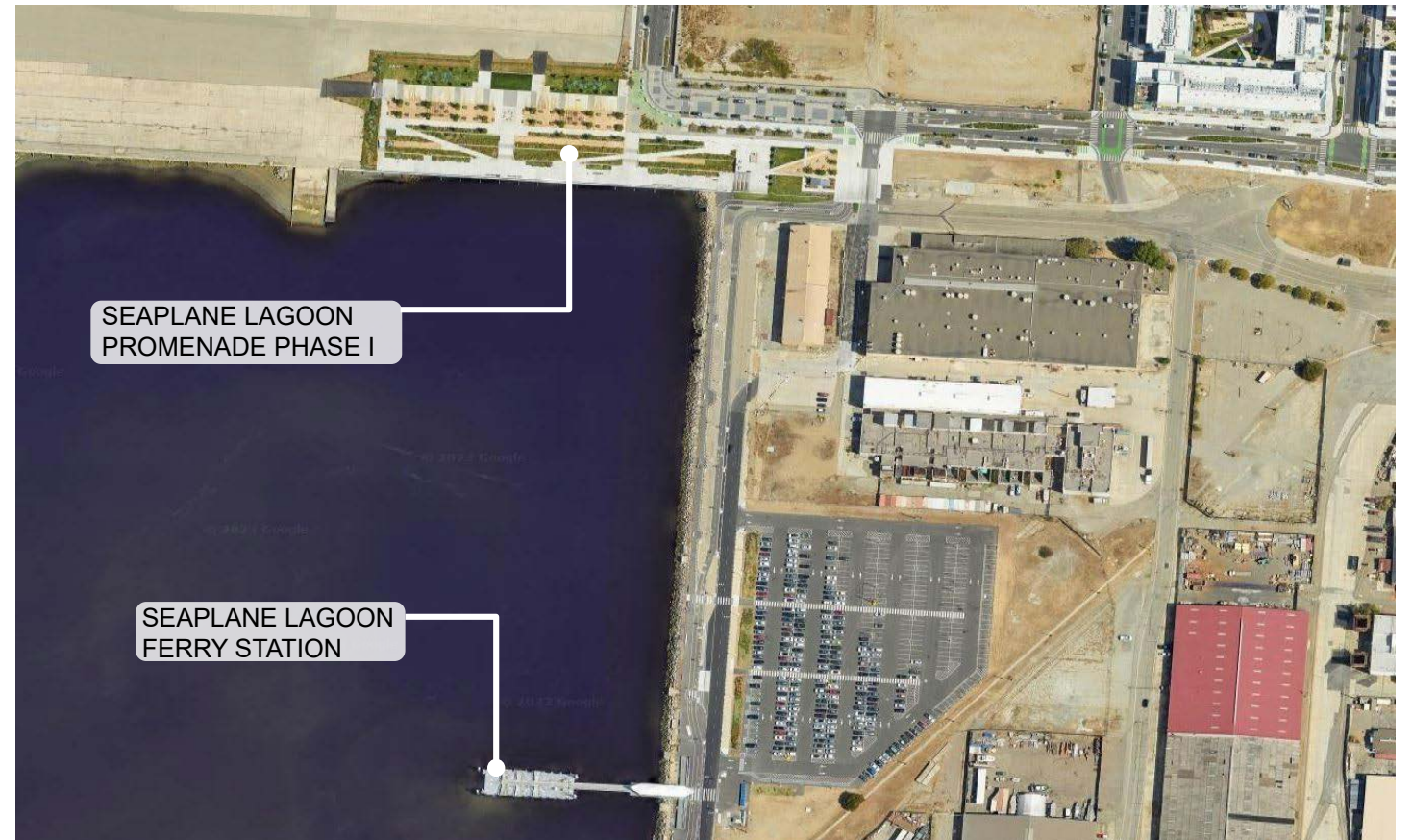
DE-PAVE PARK ALAMEDA POINT PRECISE PLAN - CIRCULATION



- Type 1A: Separated Bike Trail
- - - Type 1B: Shared Pedestrian/Bike Trail
- Type 2A: Bike Lanes with Physical Barrier (cycle track)
- - - Type 2B: Bike Lanes with Buffer
- · · Type 2C: Bike Lanes with Stripe Only
- Type 3B: Shared Roadway (Sharrows)
- Bike Parking/Rental Kiosk



DE-PAVE PARK SEAPLANE LAGOON PROMENADE - PHASE 1



DE-PAVE PARK ALAMEDA POINT - SOUTHWEST SEASONAL BAY TRAIL



DE-PAVE PARK VISION PLAN



DE-PAVE PARK COMMUNITY ENGAGEMENT



DE-PAVE PARK COMMUNITY ENGAGEMENT

Community Engagement

- **Alameda Point Collaborative**
May
September
- **General Public**
May
September
- **Virtual Community Meeting**
May
- **Online Survey**
Over 1,000 respondents
- **Pop Up Community Events**
Bandaloop Dance Event
Community Movie Night
Middle School Survey
- **Building 25 & 29 Tenants Review**
- **Mosquito Abatement Committee**
- **SFBRRIT**
- **Alameda Recreation and Parks**
- **Alameda City Council**
Went BIG and BOLD with eye to the future.



DE-PAVE PARK COMMUNITY ENGAGEMENT

Community Engagement Feedback:

- **Community split on removal of some or all buildings. City direction was plans to remove all buildings**
- **Dogs allowed but must be on leash**
- **Non-motorized crafts such as kayaks or stand up paddle boards allowed access to lagoon**
- **Overwhelming support for the creation of salt marsh**
- **Strong support for nature play and discovery**
- **Most desired programming**
 - Bird watching and overlooks
 - Nature Play
 - Spaces and program for all ages
 - Picnic area
 - Bicycle and pedestrian paths
 - Fishing area
 - Beach and water access
 - Outdoor wash off / footwash
 - Ample parking
 - Education / Citizen Scientist
 - Community Stewardship



DE-PAVE PARK EXISTING CONDITIONS



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Existing Beach at North End of Site



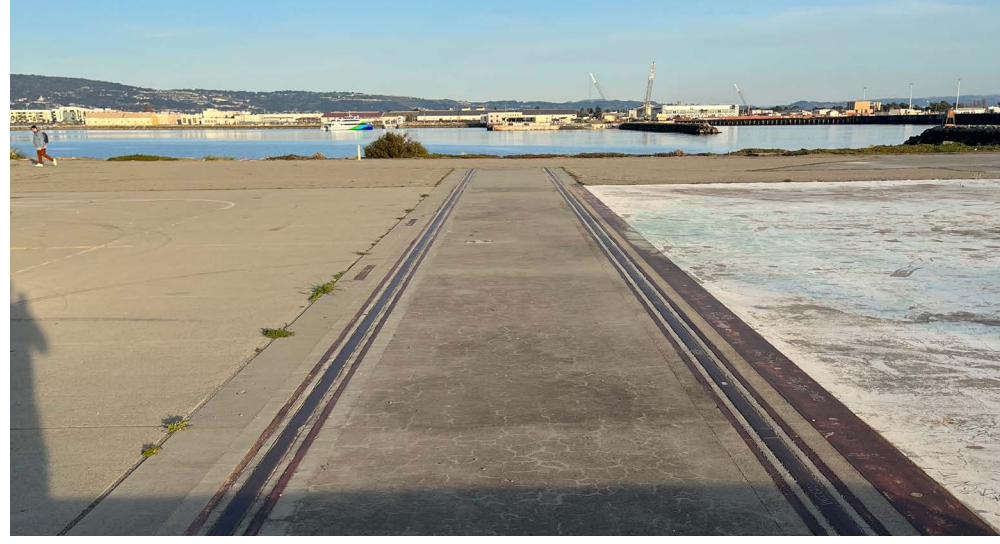
Seaplane Lagoon Armored Shoreline



Existing Concrete Paving



View of USS Hornet



Rails Embedded in Concrete

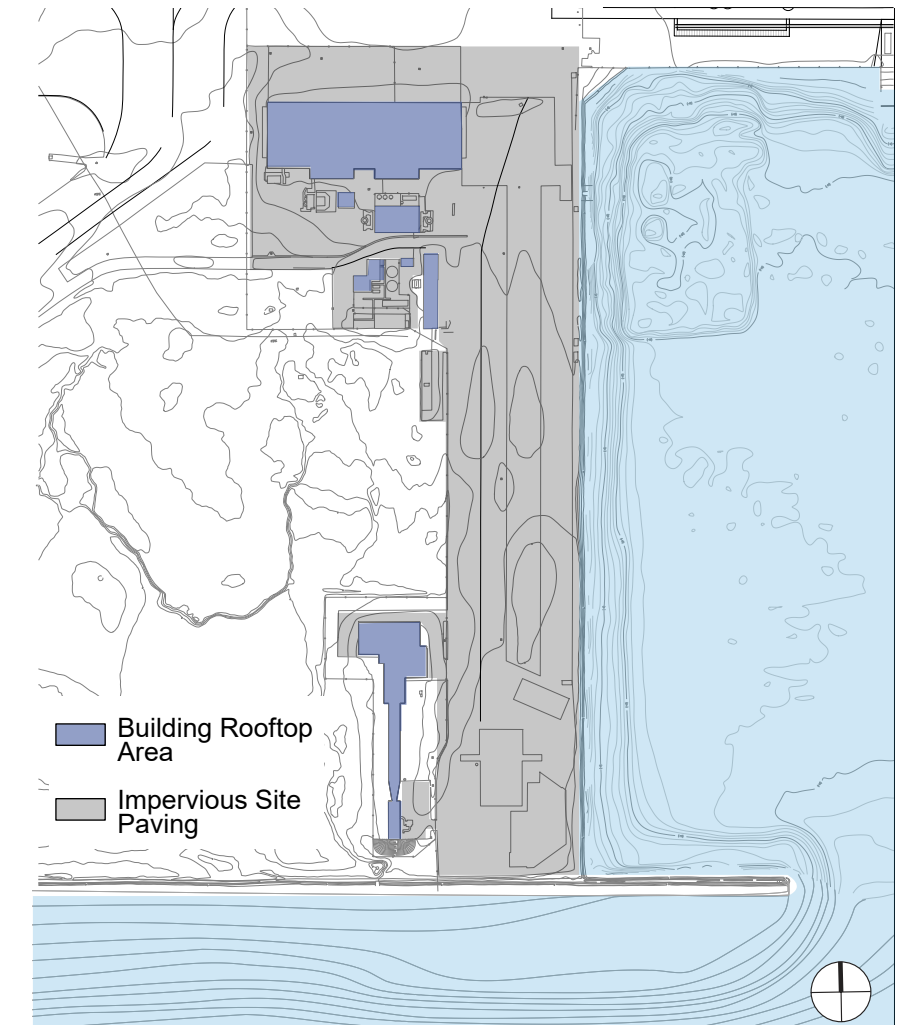


View to San Francisco



Stone Jetty at the South End of Site

PROJECT SITE: EXISTING IMPERVIOUS SURFACE



DE-PAVE PARK REUSE & RECYCLE



Existing Site

Paved Surface - 14.3 acres

Structures - 2.0 acres

Rip Rap and Beach - 1.1 acres

Vegetated Area - 3.6 acres

Existing Site - 83% Paved or Covered By Structure



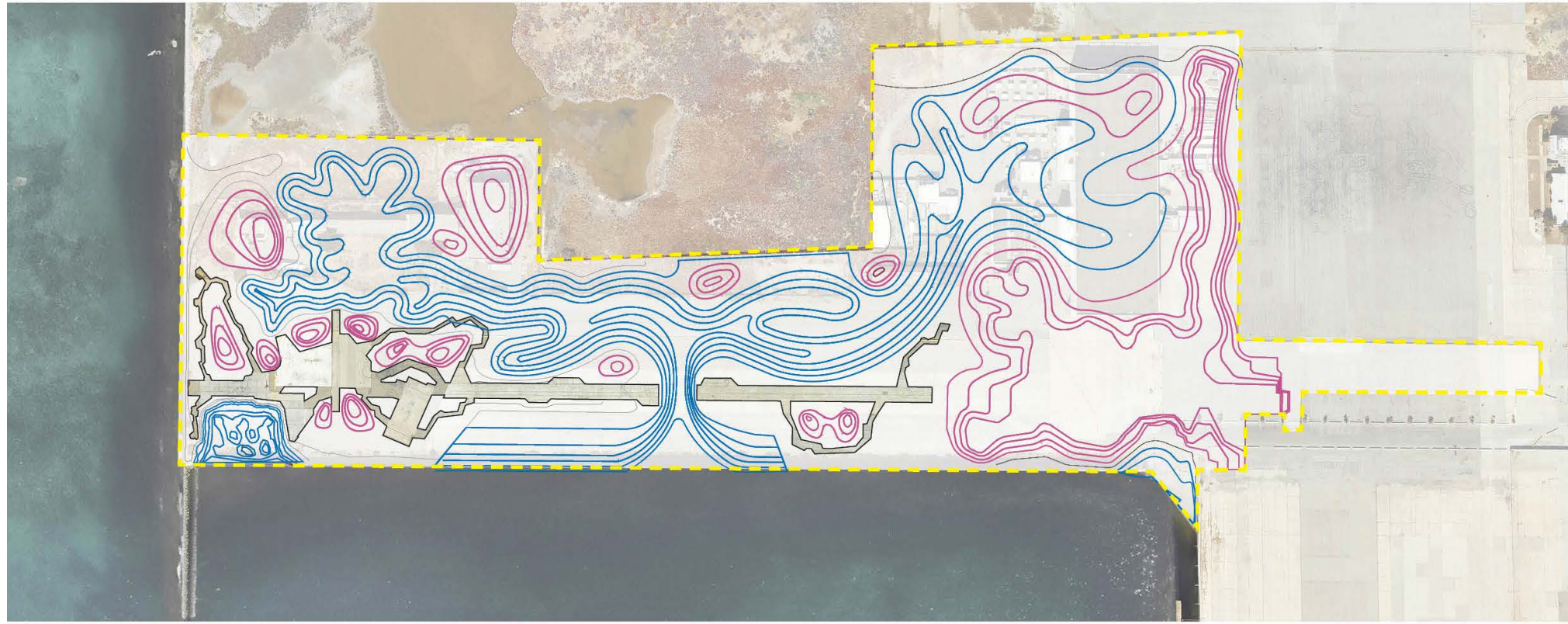
Remove Paving

Paving Retained - 1.3 acres

Paving Removed - 13.0 acres

Preserve Special Concrete / Asphalt - Removed Paving as Fill

DE-PAVE PARK REUSE & RECYCLE



Cut Marsh Plain - Fill Elevated Picnic Area

Grading

Cut - Marsh Plain

Fill - Elevated Picnic and Levee



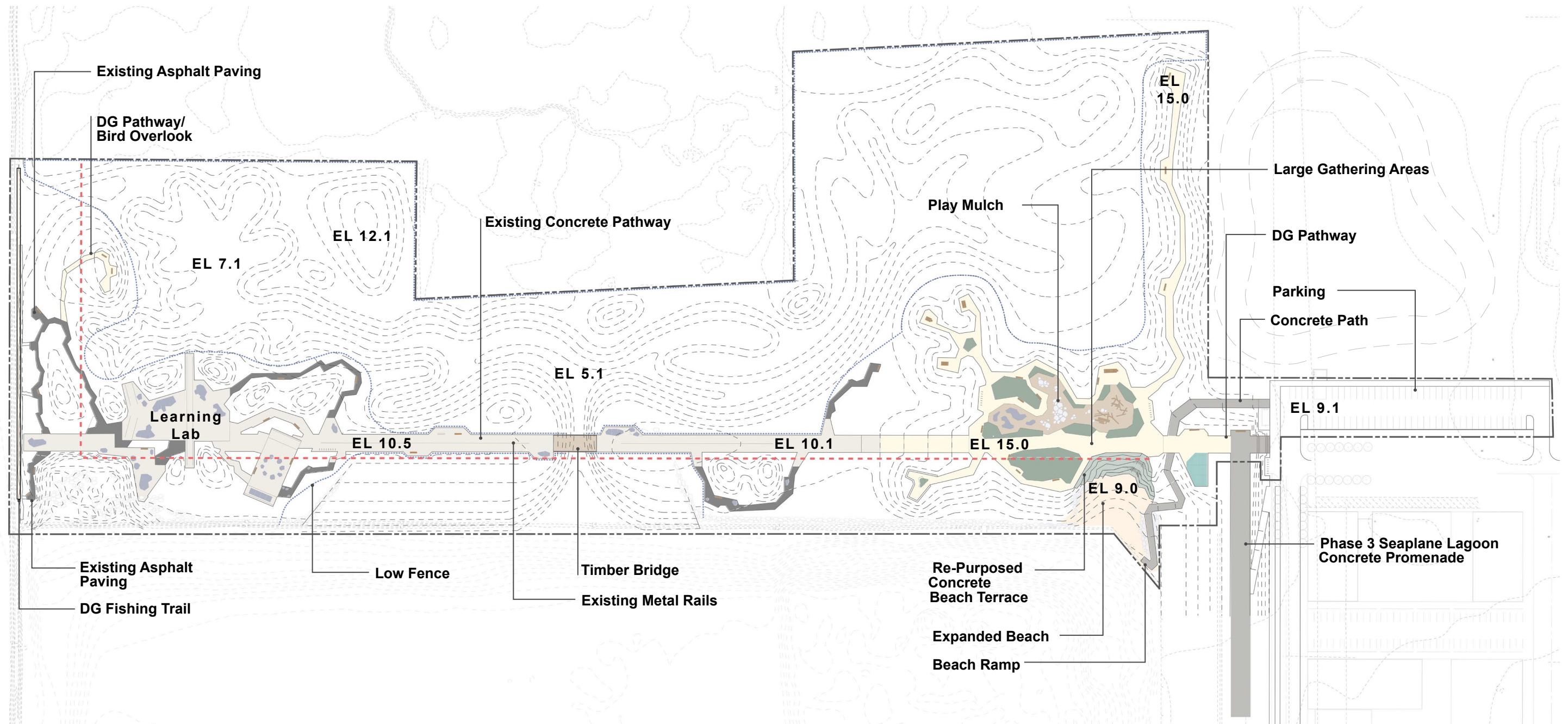
Invite Intertidal Ecology and Create Upland habitat

Create Nature

Existing Habitat Area - 3.6 acres

Established Habitat Area - 17.9 acres

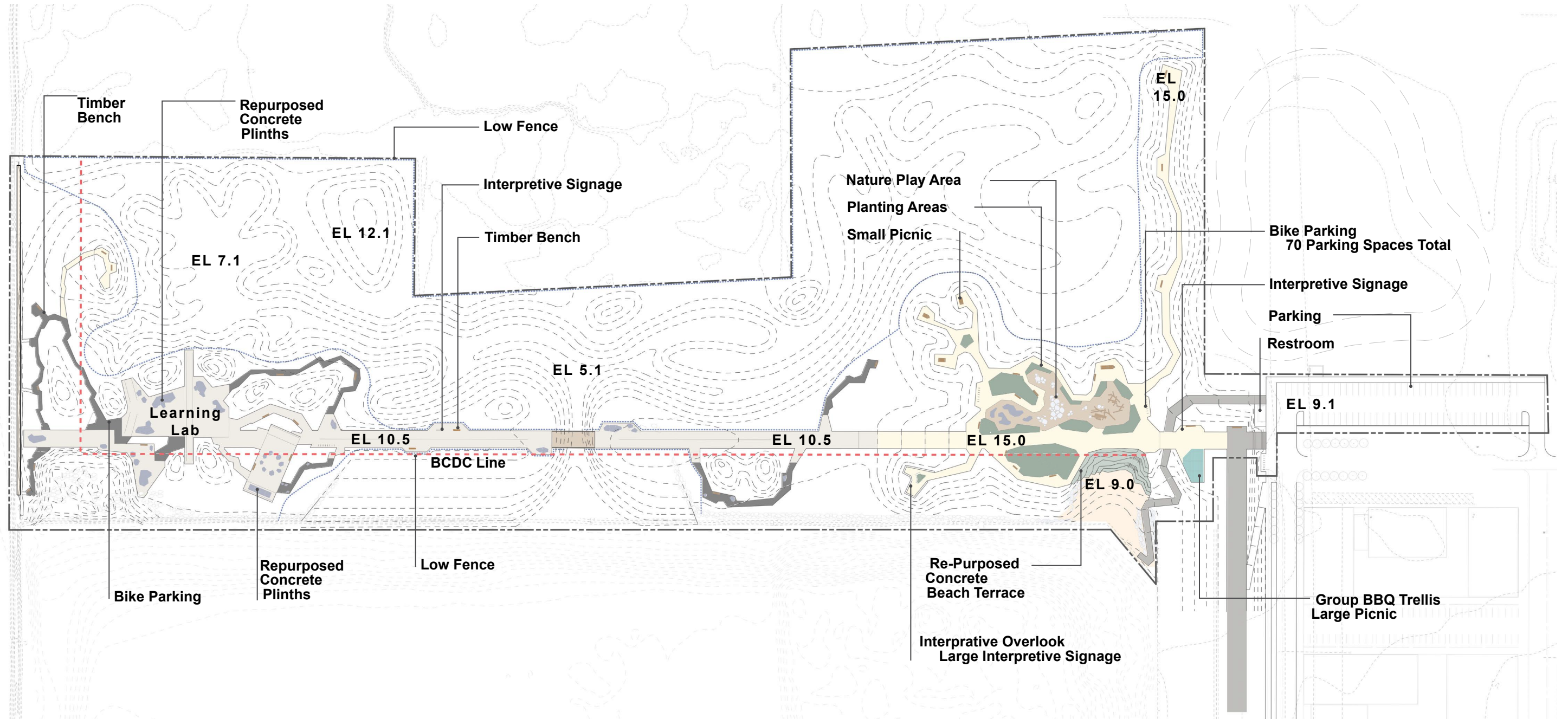
DE-PAVE PARK SITE PLAN - PAVING







- Project Boundary
- - - BCDC Line
- Existing Concrete Pathway
- Existing Asphalt Paving
- DG Pathway



DE-PAVE PARK SITE PLAN - FURNITURE & SITE ELEMENTS

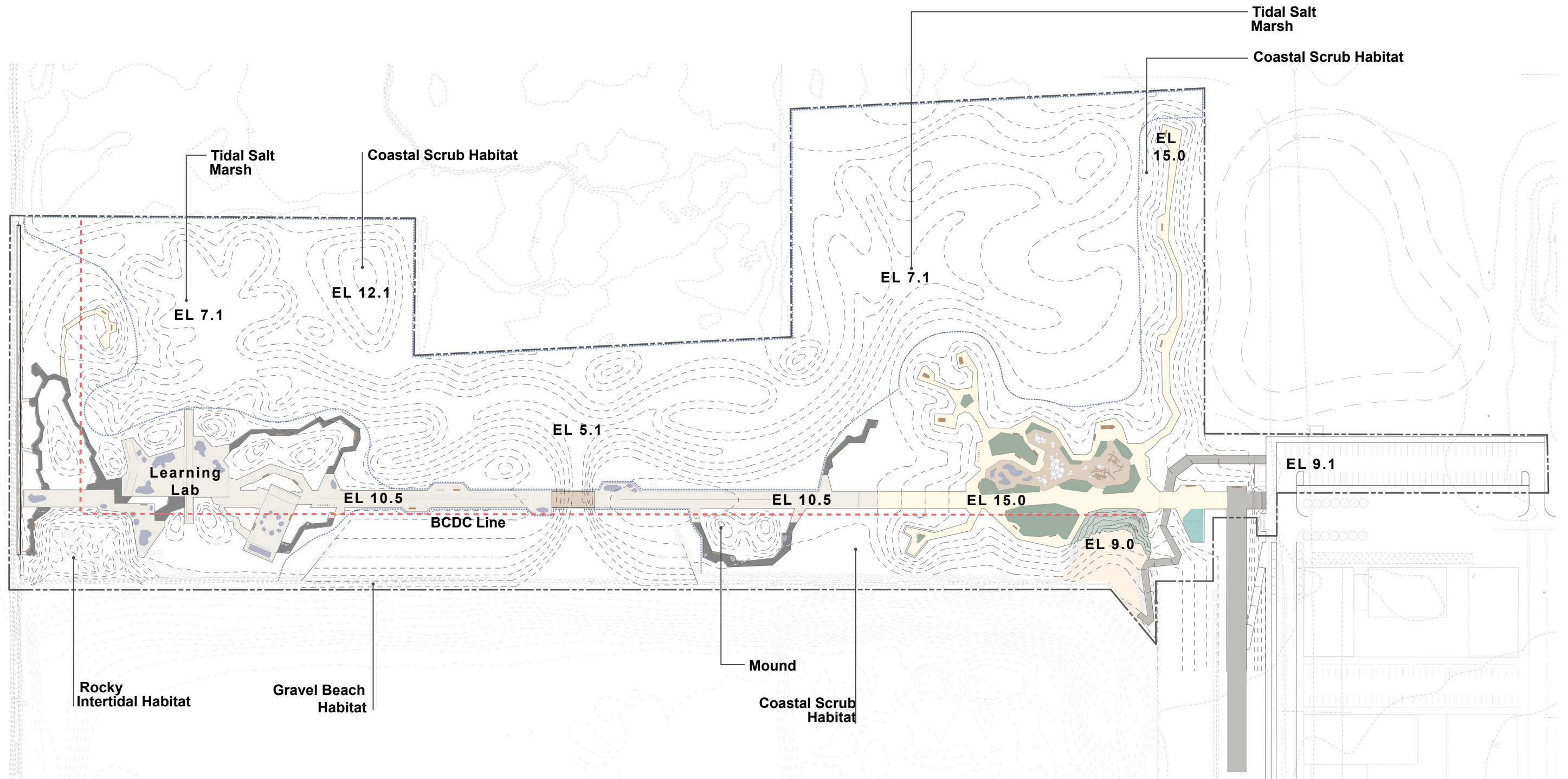


--- Project Boundary
 - - - BCDC Line

-  Picnic Tables
-  Repurposed Concrete Plinths
-  Timber Play Elements
-  Stone Play Elements



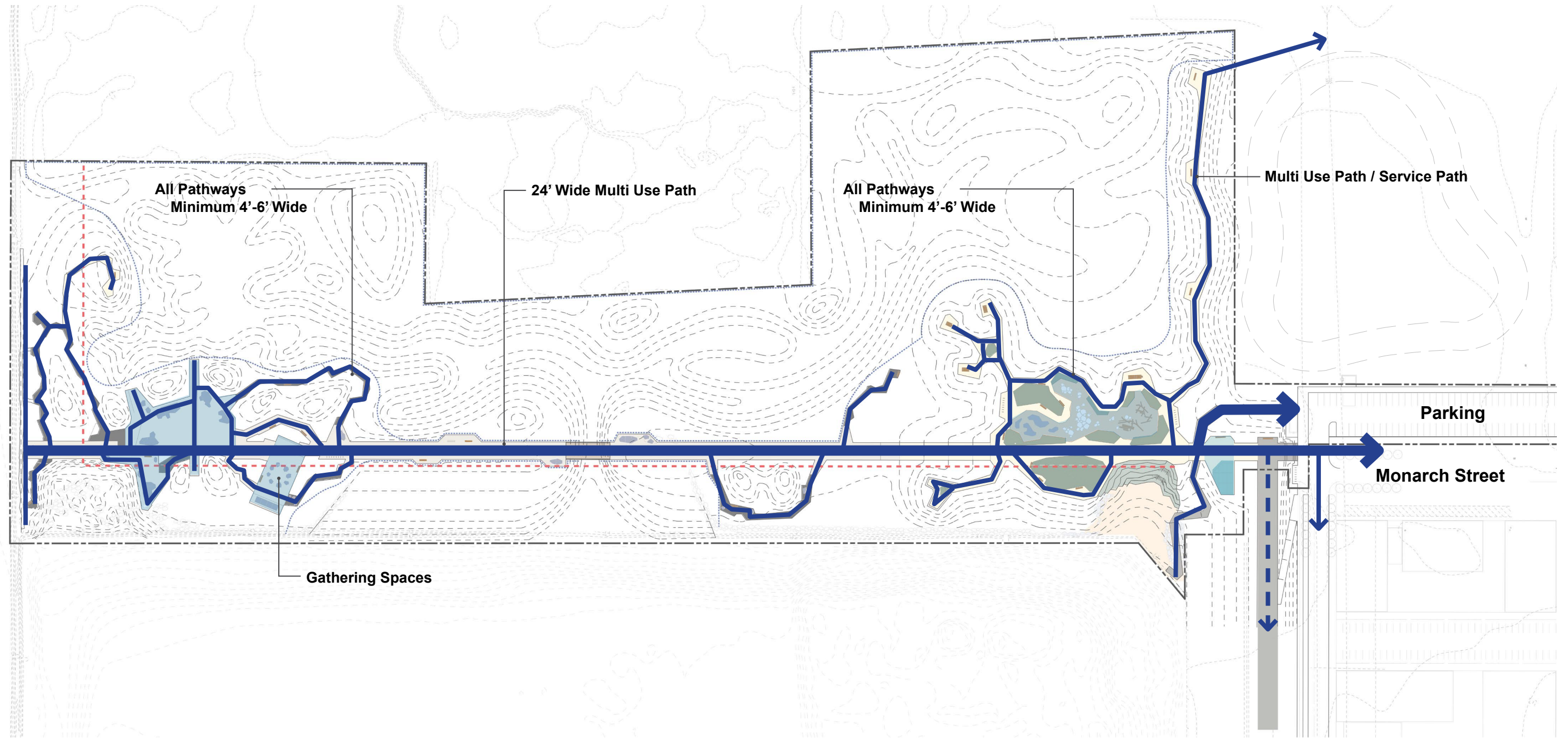
DE-PAVE PARK SITE PLAN - HABITAT



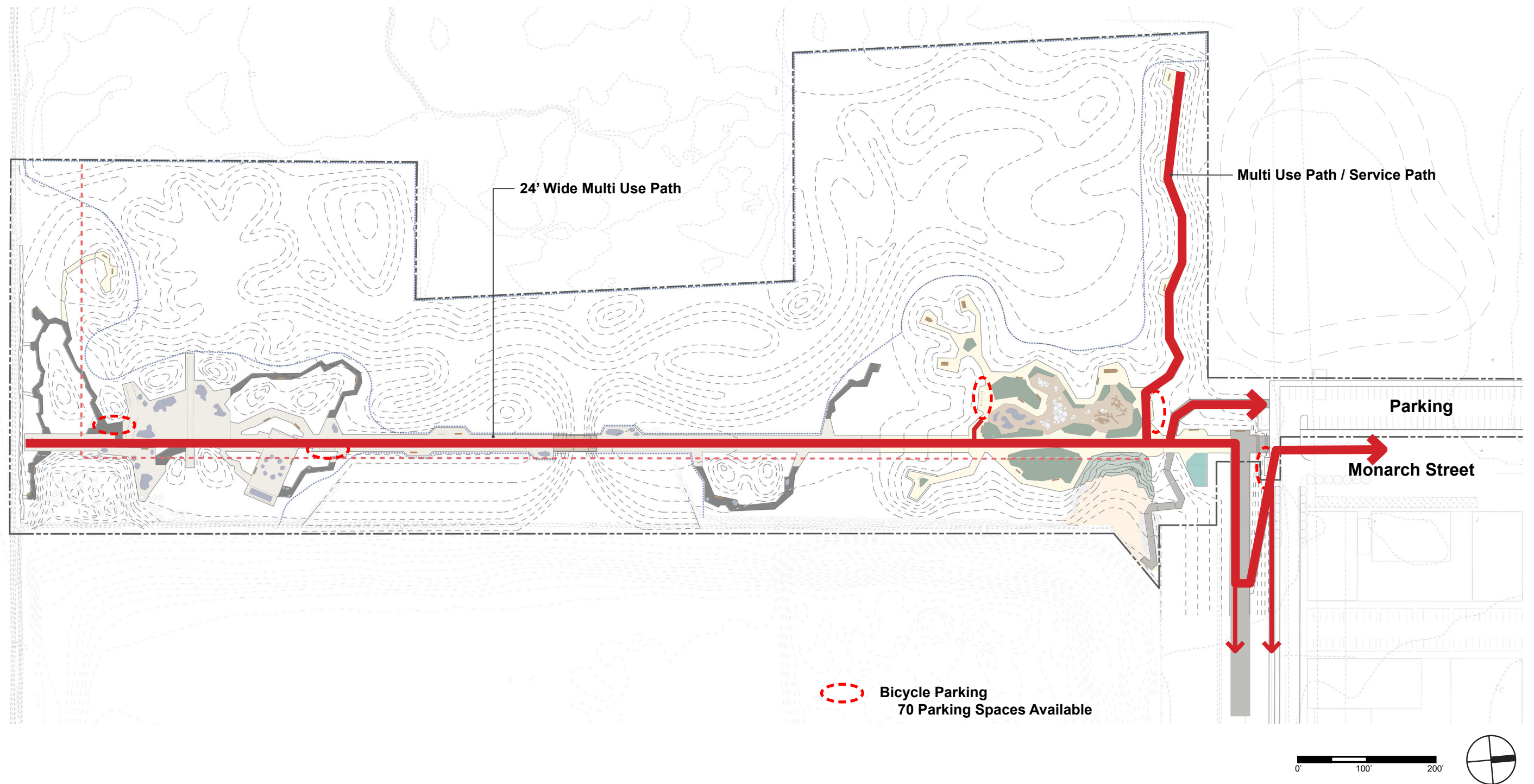
----- Project Boundary
 - - - - - BCDC Line



DE-PAVE PARK PEDESTRIAN CIRCULATION



DE-PAVE PARK BICYCLE CIRCULATION AND PARKING



DE-PAVE PARK PROPOSED PROGRAM AND RECREATION



Bird Watching



Learning Lab



Picnic and Group Spaces



Existing Material Re-Use



Citizen Scientist & Classes



Bicycle Paths and Parking



Pedestrian Bridge



Existing Concrete Re-Use



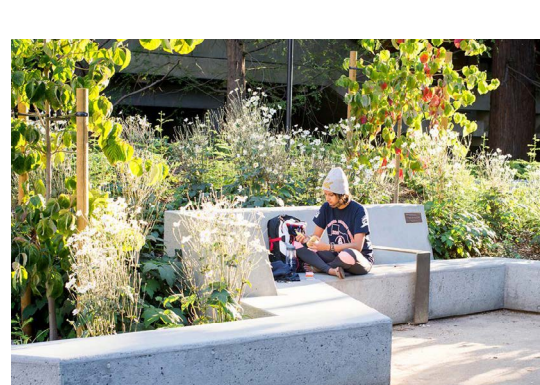
Nature & Discovery Play Elements



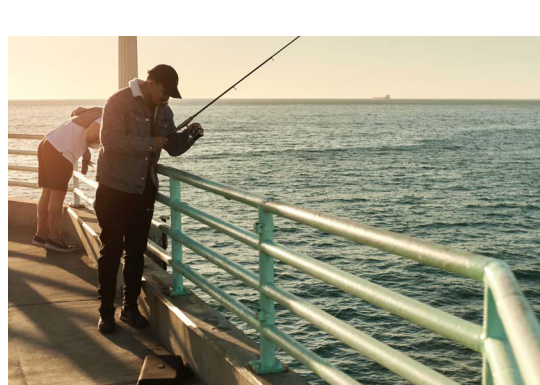
Rocky Habitat and Tide Pools



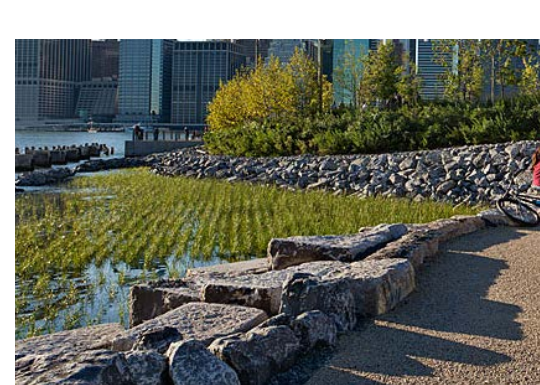
Interpretive Signage and Wayfinding



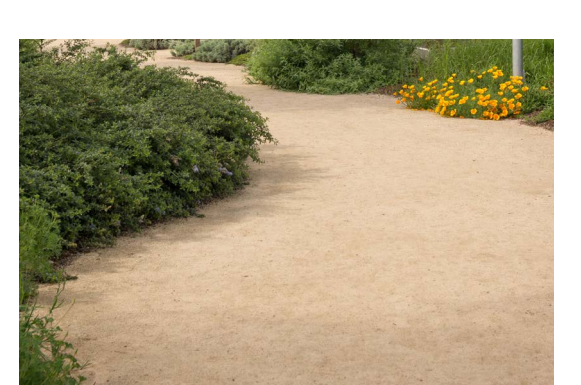
Social Seating Areas



Fishing



Living Shoreline



Nature Paths

DE-PAVE PARK SCALE STUDIES



Heron's Head Park, San Francisco

DE-PAVE PARK SCALE STUDIES



Crissy Field Marsh, San Francisco

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DE-PAVE PARK SCALE STUDIES



DE-PAVE PARK SCALE STUDIES



Plaza At Crissy Field West Bluff, San Francisco

DE-PAVE PARK SCALE STUDIES



Golden Gate Promenade At Crissy Field East, San Francisco

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DE-PAVE PARK SCALE STUDIES



Golden Gate Promenade At Crissy Field East, San Francisco

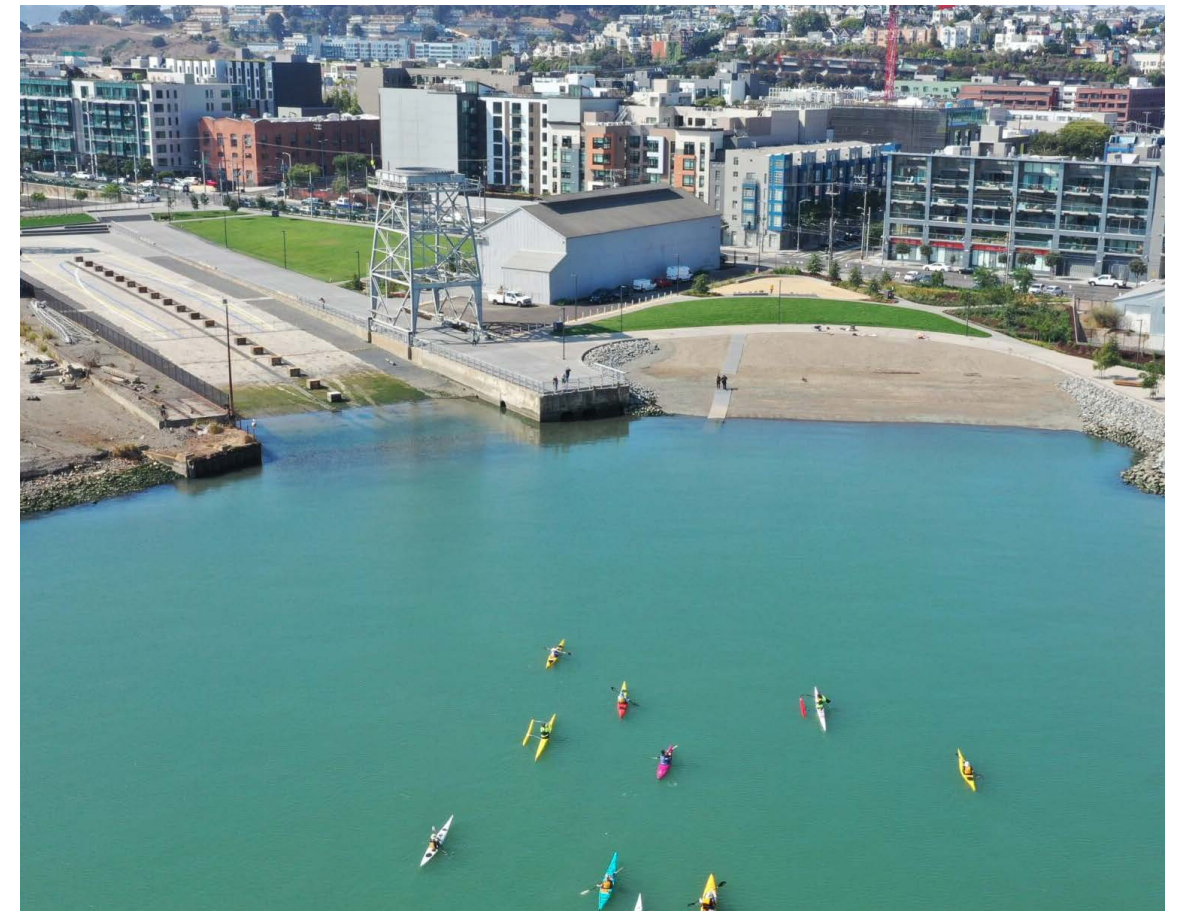
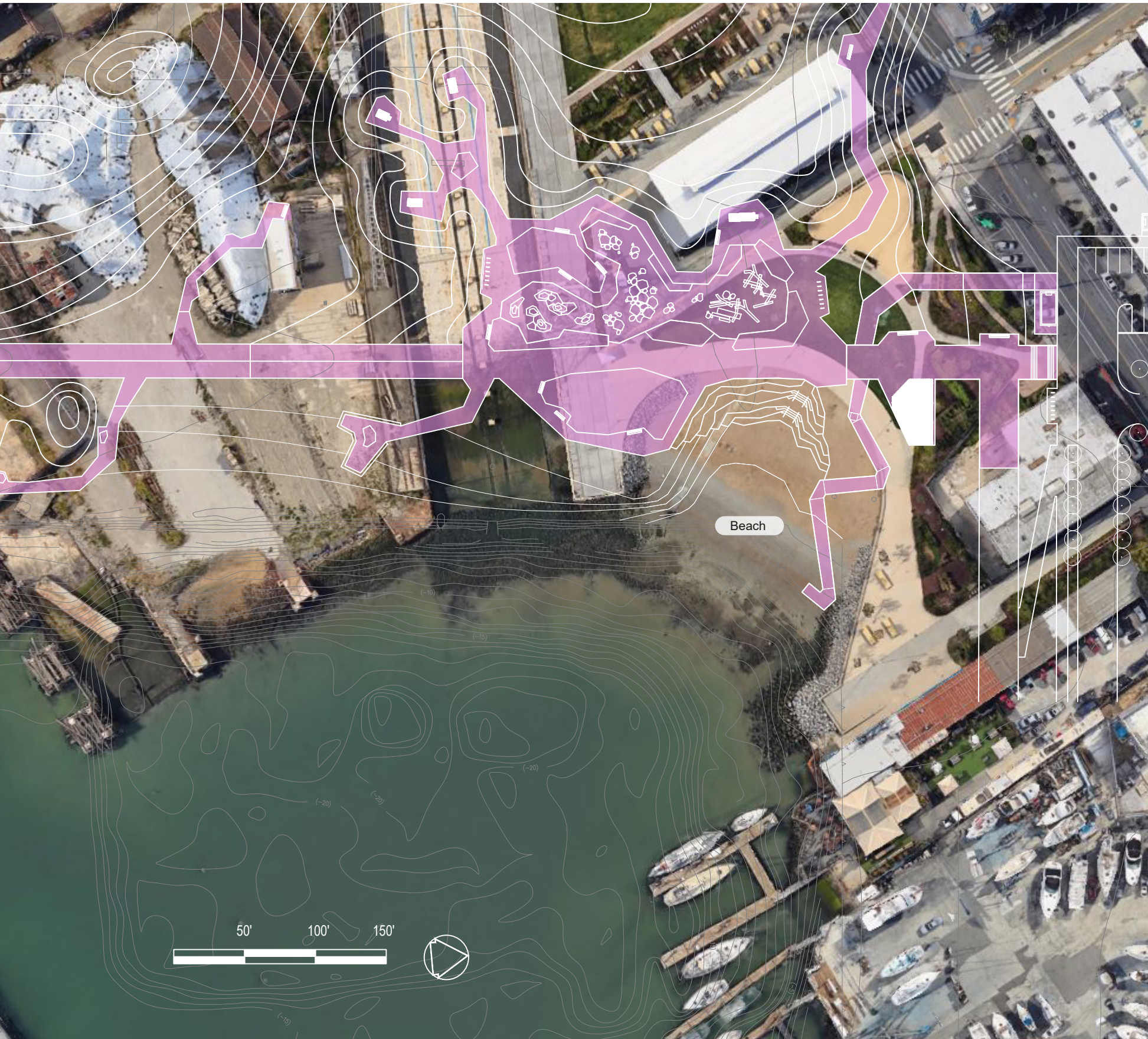


DE-PAVE PARK SCALE STUDIES



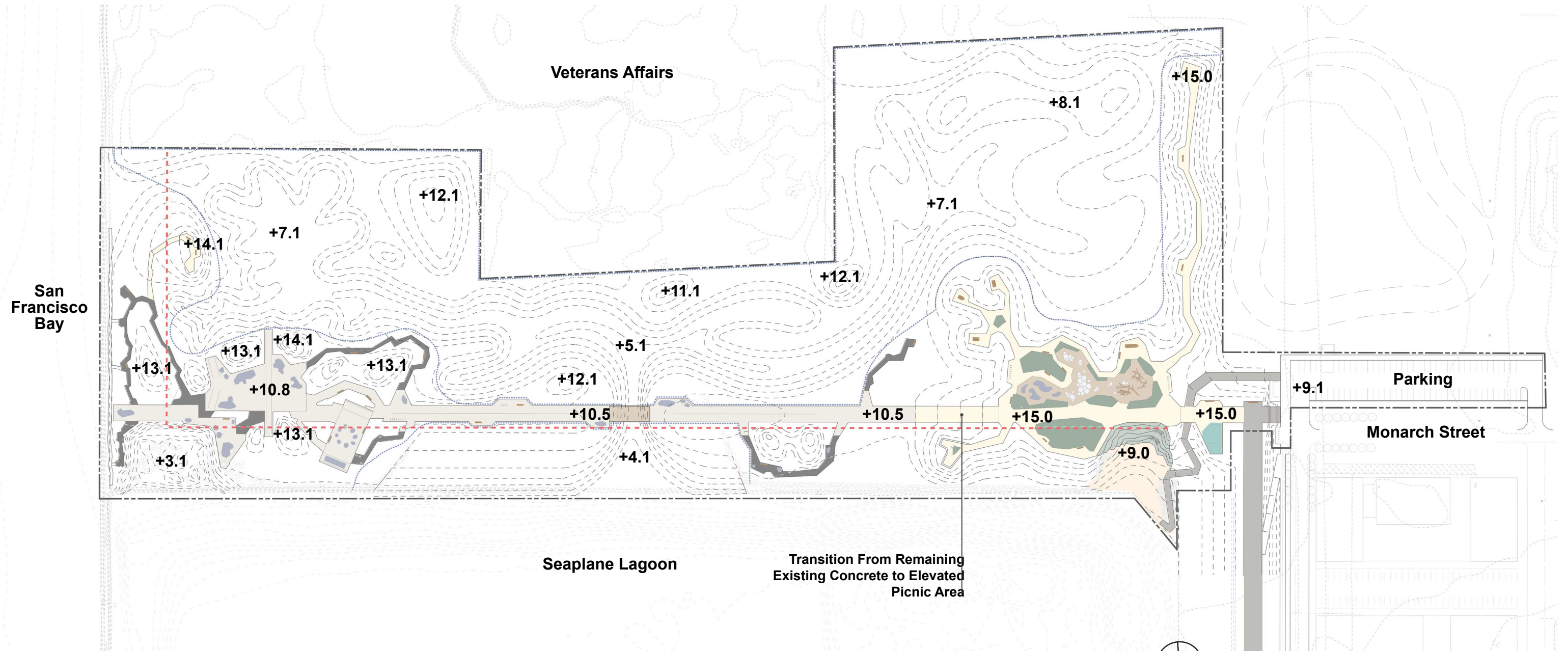
Crane Cove Park, San Francisco

DE-PAVE PARK SCALE STUDIES



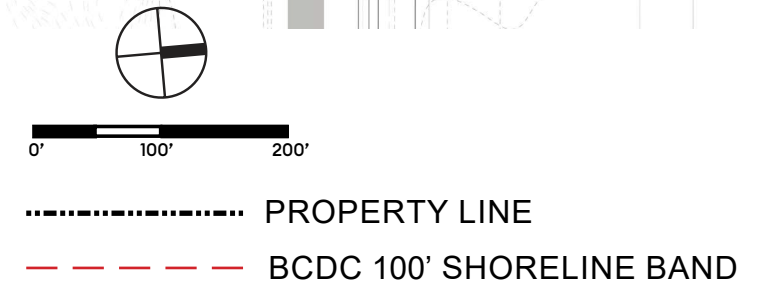
Crane Cove Park, San Francisco

DE-PAVE PARK SITE GRADING



MHHW (Mean Higher High Water): 6.37
 KT (King Tide): 7.68
 BFE (Base Flood Elevation) at Shoreline: 10.0

ELEVATIONS ARE NAVD88



DE-PAVE PARK SEA LEVEL RISE RESILIENCY

SEA LEVEL RISE LEGEND + DATUMS

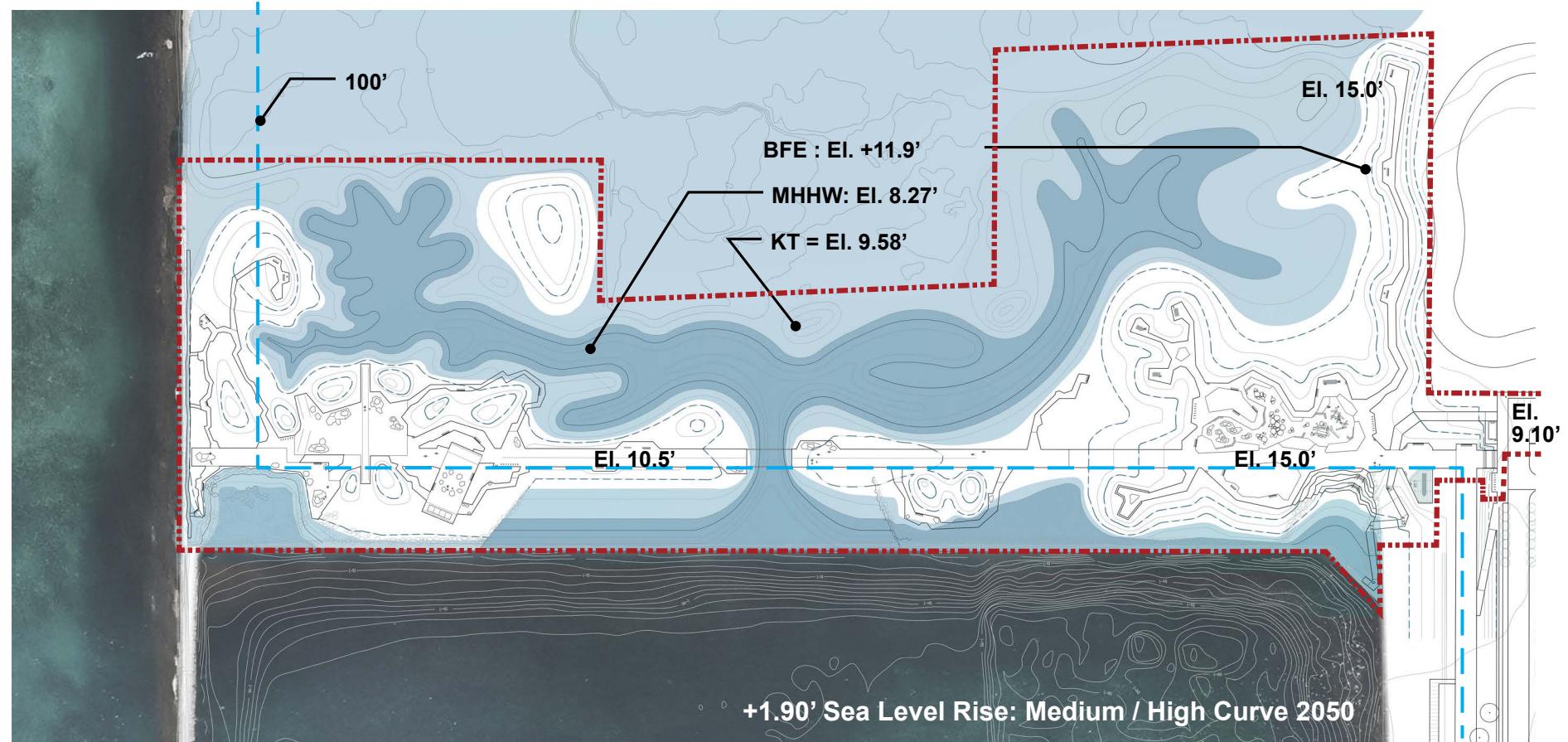
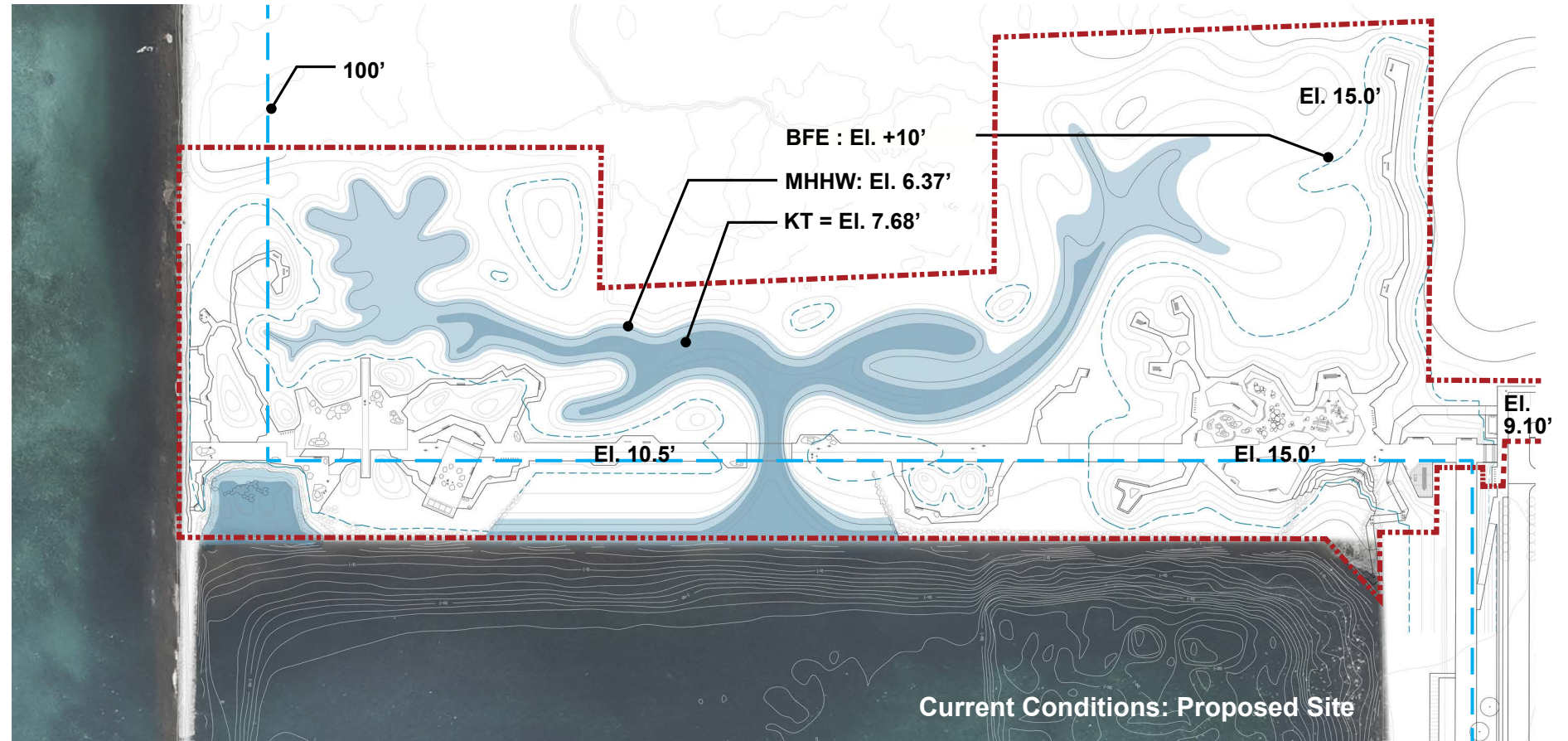
The plan is based upon the North American Vertical Datum 1988 (NAVD 88). Tidal datum planes for the project site associated with normal astronomical tides are based on data from AECOM (2016).

Base Flood Elevation (BFE) is: Elevation 10' in the shoreline areas subject to wave action.

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Sea level rise projections are based on a high-emissions, medium-high risk aversion model (OPC 2018):

2050 SLR = +1.9'
 2070 SLR = +3.5'
 2100 SLR = +6.9'



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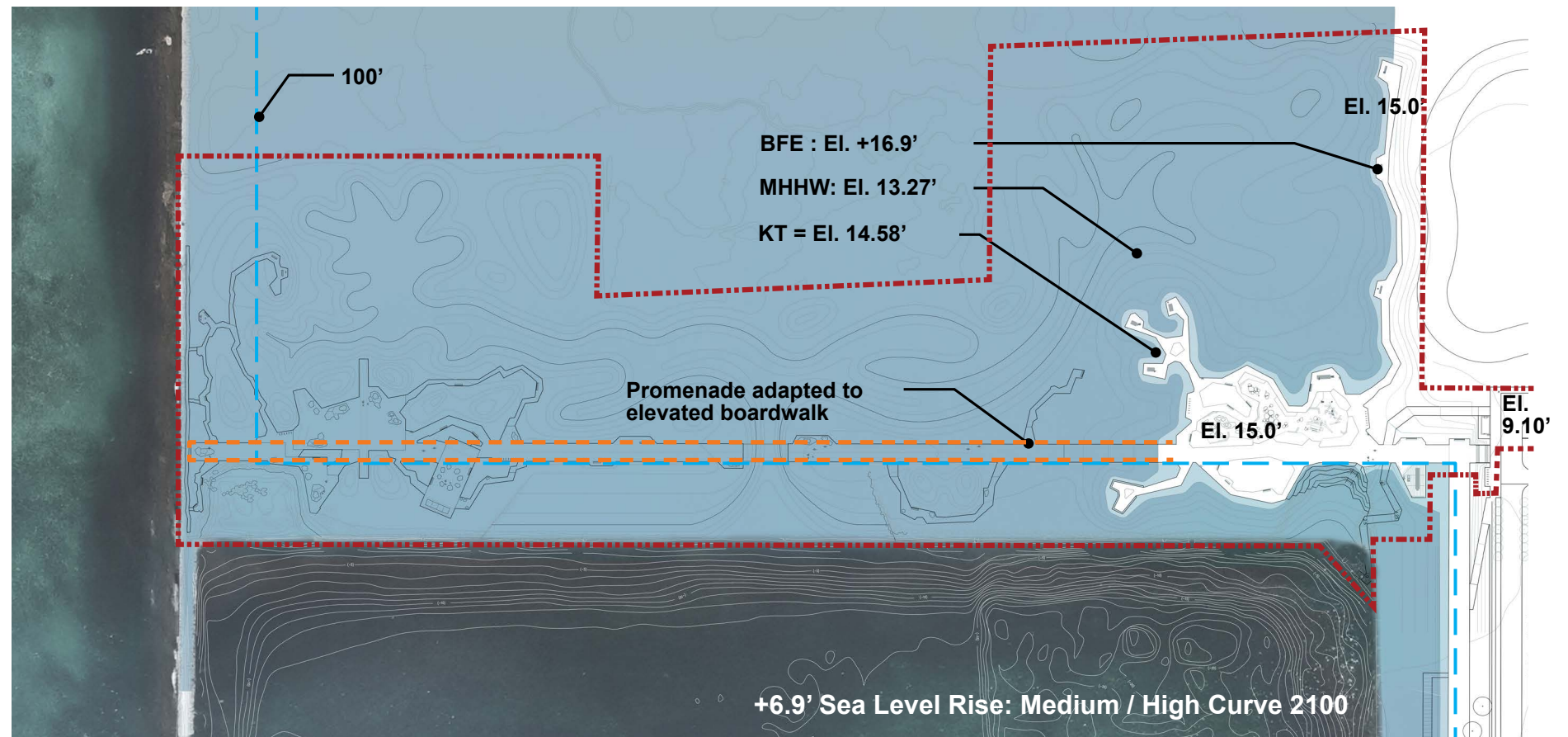
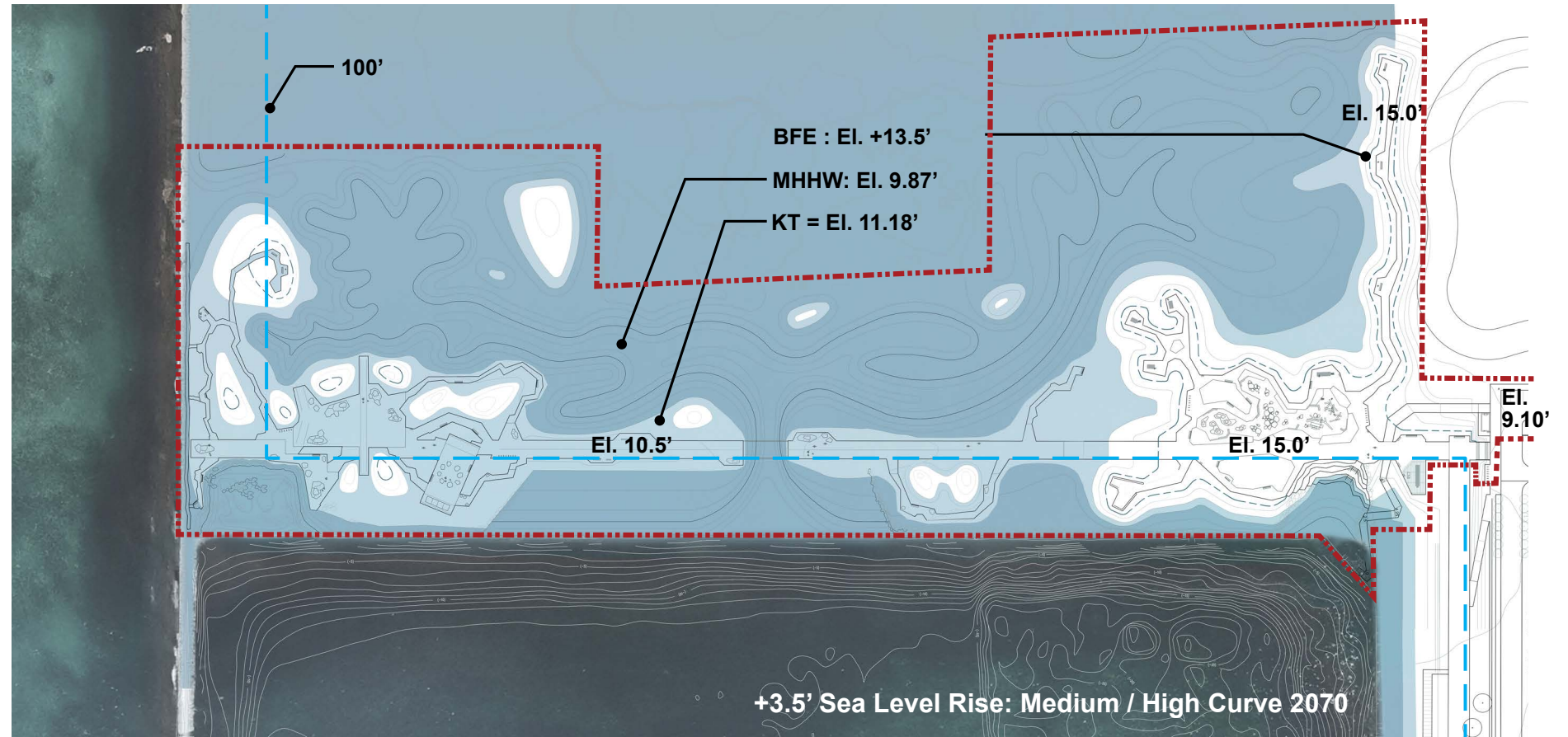
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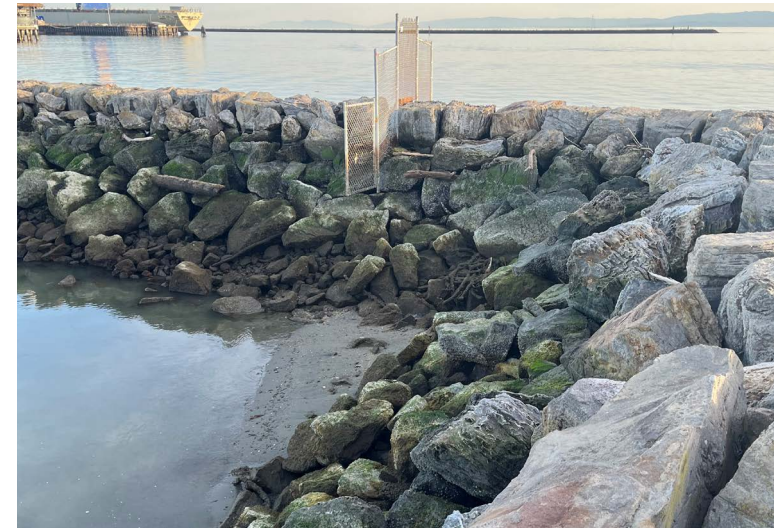
DE-PAVE PARK LIVING SHORELINE



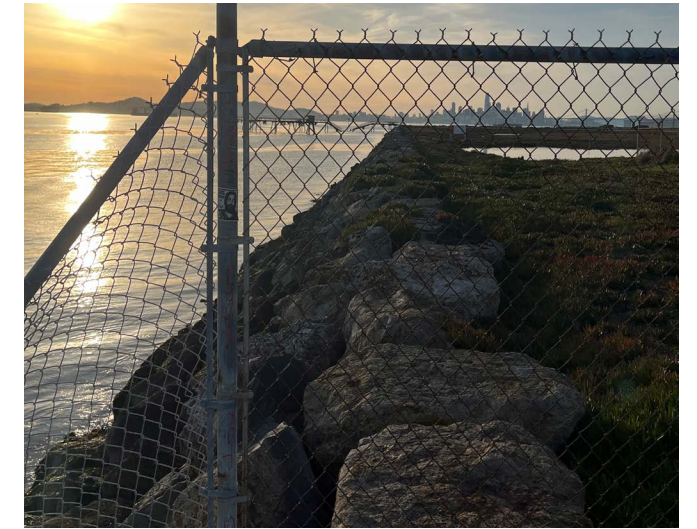
Existing Shoreline at Beach



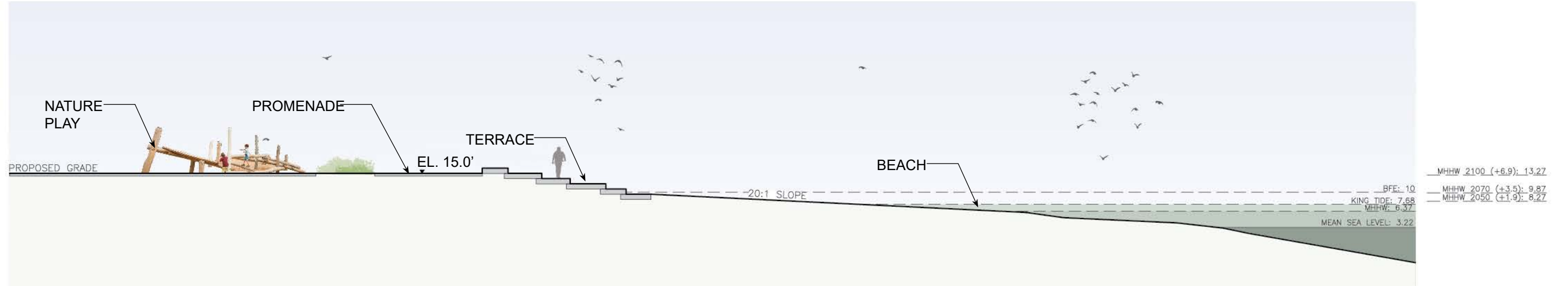
Existing Shoreline Along Axis



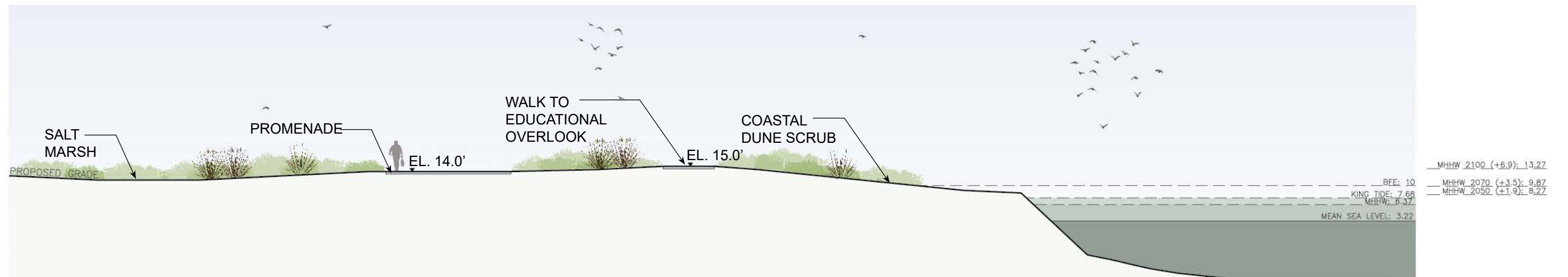
Existing Shoreline at South Rip Rap



Existing Jetty

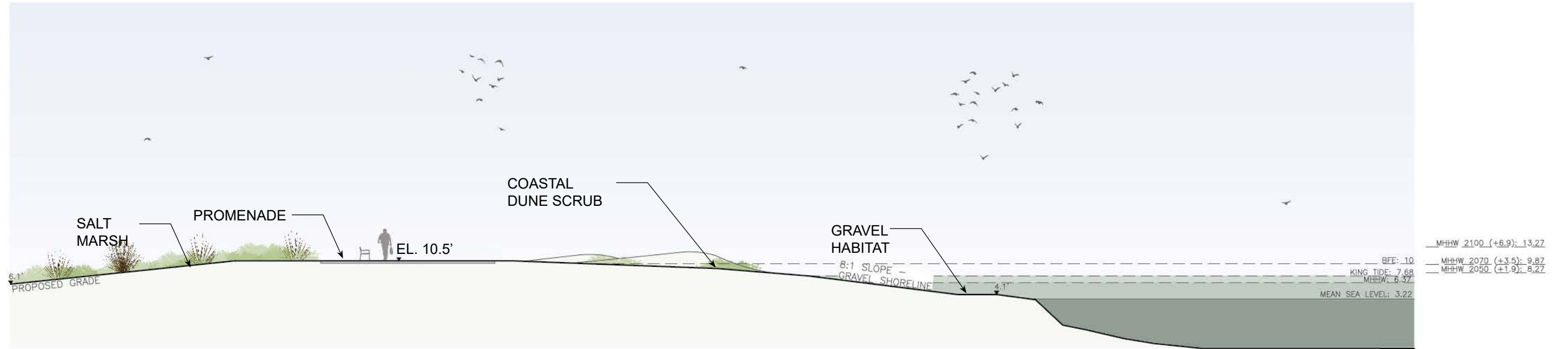


SECTION AT NATURE PLAY & BEACH

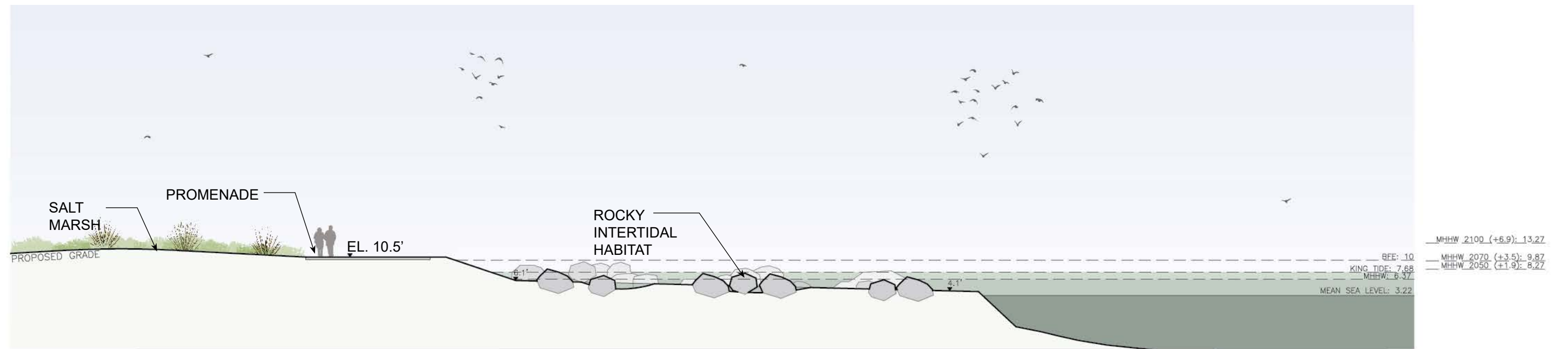


SECTION AT CIRCULATION SPINE

DE-PAVE PARK LIVING SHORELINE



SECTION AT GRAVEL SHORELINE

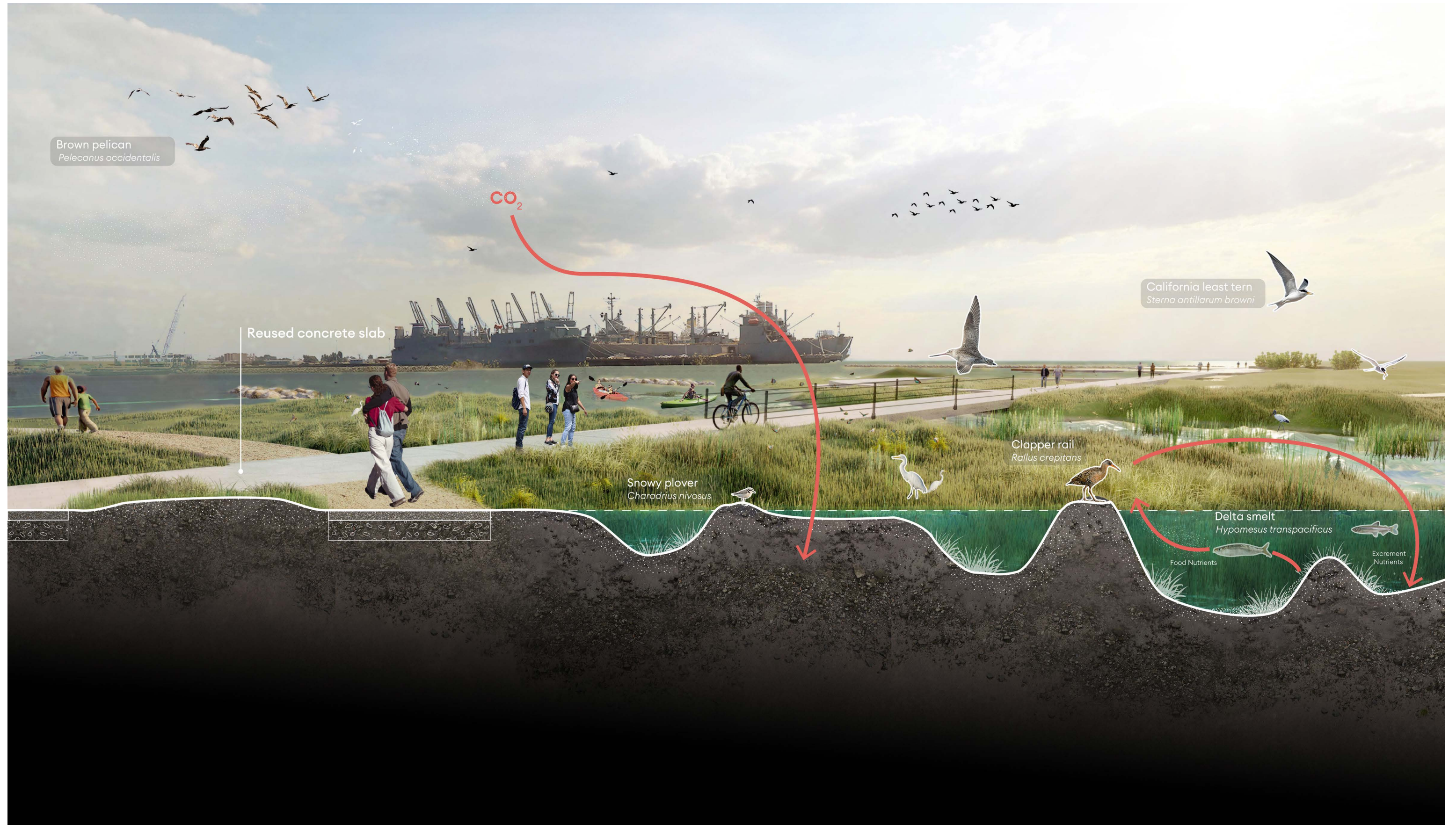


SECTION AT ROCKY INTERTIDAL HABITAT SHORELINE

DE-PAVE PARK SALT MARSH AT BRIDGE



DE-PAVE PARK INVITING HABITAT



DE-PAVE PARK REINTRODUCE & PROVIDE ACCESS TO NATURE



Ecological Opportunities and Constraints

The amount of ecological space will be significantly expanded due to the City Council approval to remove all existing buildings onsite, consisting of two large, non-historically significant buildings and their accessory buildings. Combined, this increases the ecological habitat by eight acres. There are many birds that currently use the Seaplane Lagoon and nearby open spaces at Alameda Point, which creates a unique opportunity to expand the wetland habitat. However, there are some constraints to park improvements due to existing sensitive habitat areas in the VA property to the west, specifically the open area on the abandoned runway that is used as a nesting site and loafing area by the endangered California Least Tern. A biological opinion authored by the US Department of Fish and Wildlife limits trees and structures within areas of De-Pave Park to reduce perching opportunities for predator species.

DE-PAVE PARK PROPOSED PLANTING

Coastal Dune Scrub & CA Native Cultural Planting



ACHILLEA MILLEFOLIUM
COMMON YARROW



AMBROSIA CHAMISSONIS
BEACH BUR



AMBROSIA PSILOSTACHYA
WESTERN RAGWEED
(DUNE SCRUB ONLY)



ELYMUS MOLLIS SSP MOLLIS
AMERICAN DUNE GRASS



EPILOBIUM CANUM
CALIFORNIA FUCHSIA



ERIGERON GLAUCUS
SEASIDE DAISY



**ERIOPHYLLUM
STAECHADIFOLIUM**
LIZARD TAIL



FESTUCA RUBRA VAR MOLATE
RED MOLATE FESCUE



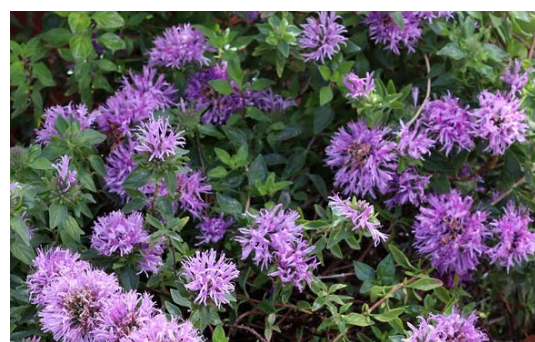
FRAGARIA CHILOENSIS
SAND STRAWBERRY



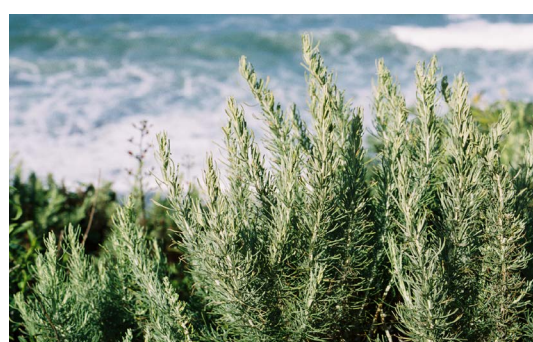
LUPINUS ALBIFRONS
SILVER LUPINE



MIMULUS AURANTIACUS
STICKY MONKEY-FLOWER



MONARDELLA VILLOSA
COYOTE MINT



ARTEMESIA CALIFORNICA
CALIFORNIA SAGEBRUSH



CHLOROGALUM POMERIDIANUM
WAVYLEAF SOAP PLANT*



FRANGULA CALIFORNICA (FORM)
COFFEEBERRY

* = CULTURAL PLANTING ONLY

DE-PAVE PARK PROPOSED PLANTING

Transition Zone Planting



DISTICHLIS SPICATA
DESERT SALTGRASS



ELYMUS TRITICOIDES
CREEPING WILD RYE



ELYMUS MOLLIS SSP MOLLIS
AMERICAN DUNE GRASS



FRANKENIA SALINA
ALKALI HEATH



SUAEDA CALIFORNICA
CALIFORNIA SEABLIGHT



GRINDELIA STRICTA
MARSH GUMPLANT



BACCHARIS GLUTINOSA
MARSH BACCHARIS



SOLIDAGO VELUTINA SSP. CALIFORNICA
WESTERN GOLDENROD



SYMPHYOTRICHUM SUBULATUM
SALT MARSH ASTER

DE-PAVE PARK PROPOSED PLANTING

Tidal Marsh Planting



SALICORNIA PACIFICA
PERENNIAL PICKLEWEED



SPARTINA FOLIOSA
PACIFIC CORDGRASS



JAUMEA CARNOSA
MARSH JAUMEA



DISTICHLIS SPICATA
DESERT SALTGRASS



GRINDELIA STRICTA
MARSH GUMPLANT



SALICORNIA DEPRESSA
COMMON GLASSWORT



SPERGULARIA MARINA
SALTMARSH SANDSPURRY



TRIGLOCHIN MARITIMA
SEASIDE ARROWGRASS

Rocky Intertidal Habitat Planting



FUCUS DISTICHUS
ROCKWEED



ZOSTERA MARINA
EELGRASS

Gravel Beach Planting



SUAEDA CALIFORNICA
CALIFORNIA SEABLIGHT

DE-PAVE PARK AERIAL VIEW



DE-PAVE PARK EDUCATIONAL OVERLOOK



DE-PAVE PARK SALT MARSH AT BRIDGE



DE-PAVE PARK LEARNING LAB



DE-PAVE PARK ROCKY INTERTIDAL HABITAT



DE-PAVE PARK BIRD OVERLOOK



DE-PAVE PARK SITE PLAN

A place for people to experience the natural world in transition

