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OPEN SPACE, LANDSCAPE, AND SUSTAINABILITY

Alameda Point and the Seaplane Lagoon provide opportunities for multiple dramatic waterfront parks with remarkable views that are truly unique to this location.

OPEN SPACE PLAN OVERVIEW

The redevelopment of Alameda Point provides an extraordinary opportunity to create a network of unique open spaces which serve as a regional destination, providing valuable amenities for current and future residents. The Seaplane Lagoon is a very unique waterborne open space, affording a dramatic central focal point surrounded by distinctive waterfront parks. The following are key principals guiding the design and planning of the open spaces.

*Note: Names used in this document are simply for convenience. The selection of official names for streets and parks will follow the City's policy at the appropriate time in the development process.

1. Cohesion and Diversity

The open space surrounding the Seaplane Lagoon is designed as 3 distinct edges, which can be experienced as discrete parks, and as a continuous waterfront. The open spaces will be cohesive as a promenade experience, but will offer variety in the activities, design, and spatial conditions. The variety in richness and experience from the marina, to 'Seaplane Lagoon Park', to 'De-Pave Park',* will create sustained interest for visitors, and is key to the long term success of the open space network.

2. Water Access

The parks provide public open space and water access points accessible by walking and bicycling, including pedestrian promenades, bicycle paths, and small boat launches and storage areas.

3. Sustainable Landscapes

The open space system will provide sustainable infrastructure functions for sea level rise adaptation, stormwater management, habitat creation, water conservation, and environmental education.

4. Invite and Engage the Community

The parks will foster many places for social vibrancy by providing a wide variety of spaces for people to gather and interact in a broad range of activities. The open space programming will integrate with existing waterfront users and culture to encourage ongoing stewardship and partnerships.

5. Universal Accessibility

Universal accessibility and compliance with the Americans with Disabilities Act for all open space experiences is required.

OPEN SPACE NETWORK DIAGRAM

The open spaces in the plan area are an important part of the overall open space network for Alameda Point. These open spaces connect the Bay Trail to the south with the proposed VA Health Clinic open spaces and Nature Reserve on federal property to the west. Opportunities presented by the Seaplane Lagoon allow for unique waterfront experiences, diverse program opportunities, direct water access, and protection from sea level rise for surrounding development.

An additional (approximately 2-3 acres) of neighborhood park and recreational amenities will be provided in addition to the "backbone" open space network described in this Precise Plan.

0' 1000' 2000' 3000'

LANDSCAPE CONCEPT PLAN

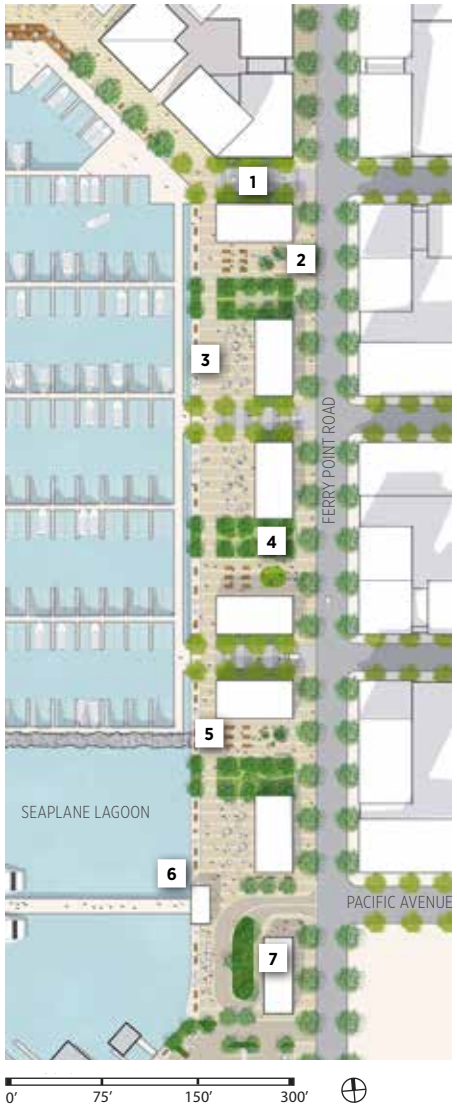
1 MARINA PROMENADE
2 SEAPLANE PLAZA
3 SEAPLANE LAGOON PARK
4 DE-PAVE PARK
5 ILLUSTRATIVE NEIGHBORHOOD PARK

0' 250' 500' 750' 1000'

LANDSCAPE CONCEPT PLAN

Seaplane Lagoon is a powerful and memorable space which structures the parks around it. The design of the waterfront parks are intended to create distinct experiences through varied programs and landscape characters around the Seaplane Lagoon. A continuous promenade for pedestrians and cyclists provides safe access and views. Seating and gathering opportunities vary from outdoor cafes, to large group and event spaces, to casual and flexible use areas. Water access is provided on all sides of the lagoon through docks, ramps, launches, boardwalks and wetland gardens. Habitat creation at the Bay edge, stormwater wetlands, and sea level rise adaptation strategies are accomplished at each edge.

MARINA PROMENADE



MARINA PROMENADE

The Marina edge is intended to be an active and authentic recreational waterfront for enthusiasts of motorized and non-motorized boating and those who enjoy boating environments. Like great marinas elsewhere, the public realm is supported by outdoor cafes, gathering and retail activities. A 20' wide continuous promenade connects the waterfront around the lagoon. Seating areas on both sides of the promenade offer a wide range of gathering opportunities, and are complimented by alternating pocket parks and flexible plazas located between the building parcels. An adaptable sea wall structures the water edge, and provides a flexible long term strategy for sea level rise. To enhance the marina's appeal and activity it will provide slips for day visitors as well as long-term users.

1 FLEXIBLE PLAZA - MARINA VEHICULAR ACCESS
2 FLEXIBLE PLAZA
3 PEDESTRIAN PROMENADE
4 POCKET PARK
5 OUTDOOR CAFE SEATING
6 FERRY TERMINAL
7 BUS STOP - FERRY TERMINAL DROP OFF

MARINA PROMENADE - TYPICAL CONDITION

SECTION THROUGH MARINA PROMENADE

MARINA PROMENADE PRECEDENT IMAGES

1 LOOKOUTS & SEATING: FALSE CREEK, VANCOUVER, BC
2 CAFE & PROMENADE: RIVERSIDE MARINA, PORTLAND, OR
3 DYNAMIC EDGE: SAUSALITO, CA
4 WATERFRONT DINING: PARADISE BAY, SAUSALITO, CA
5 FERRY TERMINAL: FERRY BUILDING, SAN FRANCISCO, CA

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MARINA PROMENADE CONCEPT ILLUSTRATION

1 OUTDOOR CAFE SEATING
2 PEDESTRIAN PROMENADE
3 MARINA
4 MARINA EDGE SEATING AND PLANTING

SEAPLANE PLAZA

The Seaplane Plaza is intended to be the open space hub of the Seaplane Lagoon network. Located at the end of Ralph Appezzato Memorial Parkway, the plaza affords a dramatic view and invitation to the Seaplane Lagoon and surrounding waterfront parks. As a flexible space for markets, events, and outdoor cafes, the plaza can also provide vehicle access as needed for retail venues. The secondary open space aligned with the Terminal Museum Building 77 offers additional flexible park and special event space, flanked by retail shops, and connected to the waterfront. With the waterfront promenade integrated through the water side of these plazas, Seaplane plaza will likely be the most active space in the plan.

1 FLEXIBLE PARK & MARKET STALLS
2 WATERFRONT RESTAURANT
3 WATERFRONT CAFE
4 ART SCULPTURE
5 FLEXIBLE EVENT/PARKING PLAZA
6 BICYCLE PLAZA - CAFE, BICYCLE RENTAL, TIRE PUMP / TUNE-UP STATION, BICYCLE PARKING
7 TERMINAL MUSEUM BUILDING 77

0′ 75′ 150′ 300′

SEAPLANE PLAZA CONCEPT ILLUSTRATION

1 MARINA BEYOND
2 ART SCULPTURE
3 WATERFRONT CAFE
4 OPEN FLEXBILE PLAZA

SEAPLANE PLAZA PRECEDENT IMAGES

1 FLEXIBLE PARK & MARKET, OLYMPIC SCULPTURE PARK, SEATTLE, WA
2 FARMER'S MARKET: FERRY BUILDING, SAN FRANCISCO, CA
3 ART SCULPTURE, OLYMPIC SCULPTURE PARK, SEATTLE, WA
4 BICYCLE RENTAL KIOSK
5 WATERFRONT RESTAURANT WITH DRAMATIC VIEWS, SAUSALITO, CA

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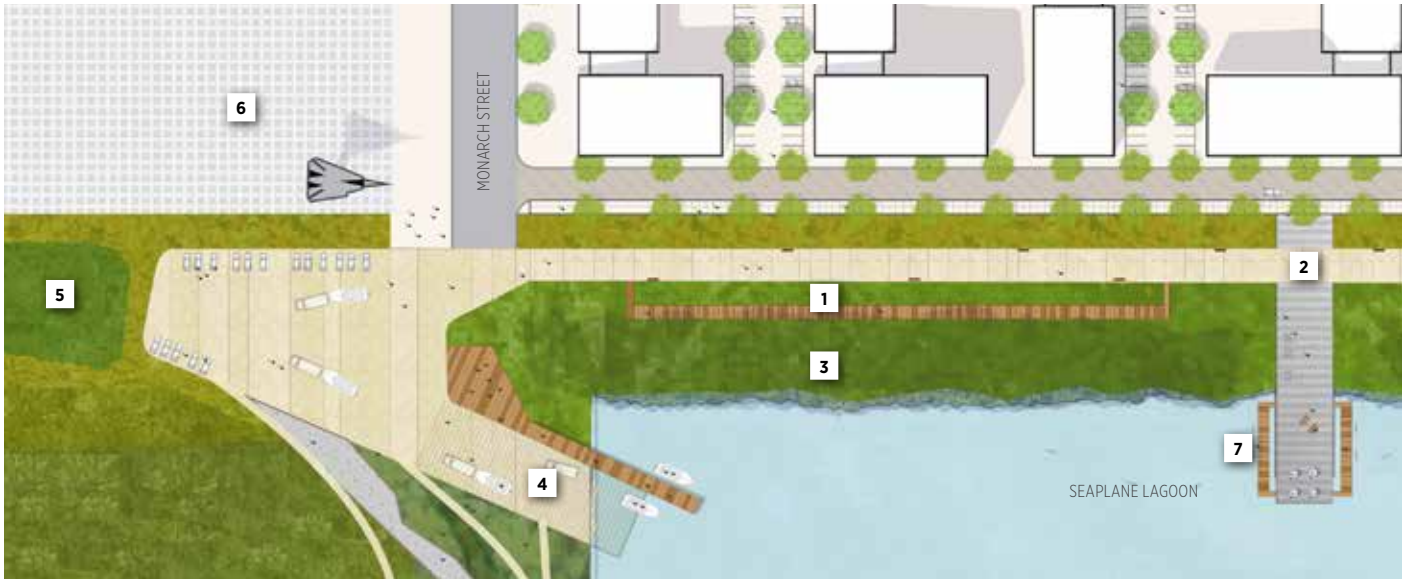
SEAPLANE LAGOON PARK

The northern edge of the Seaplane Lagoon is envisioned as a substantial waterfront park that will be a regional destination. A gracious 30 foot wide pedestrian and bicycle promenade weaves through a series of active lawn areas for casual recreation and picnics, native gardens, waterfront plazas and piers, and boat launch water access points. At the center of the park is a large event amphitheater with a floating stage. The landscape structure supports the organizational relationship between the water and the existing hangar buildings. Small amenity or accessory buildings would be allowed to activate the park. The existing seaplane ramps are re-purposed and celebrated as public water access points, and a boat ramp is integrated into the western end of the promenade. Portions of the Seaplane Lagoon Park will be allowed to be inundated with sea level rise. Sea level adaptation strategies include landforms at the promenade alignment, and immersive landscapes south of the promenade, which would be adapted to tidal wetlands subsequent to sea level rise.

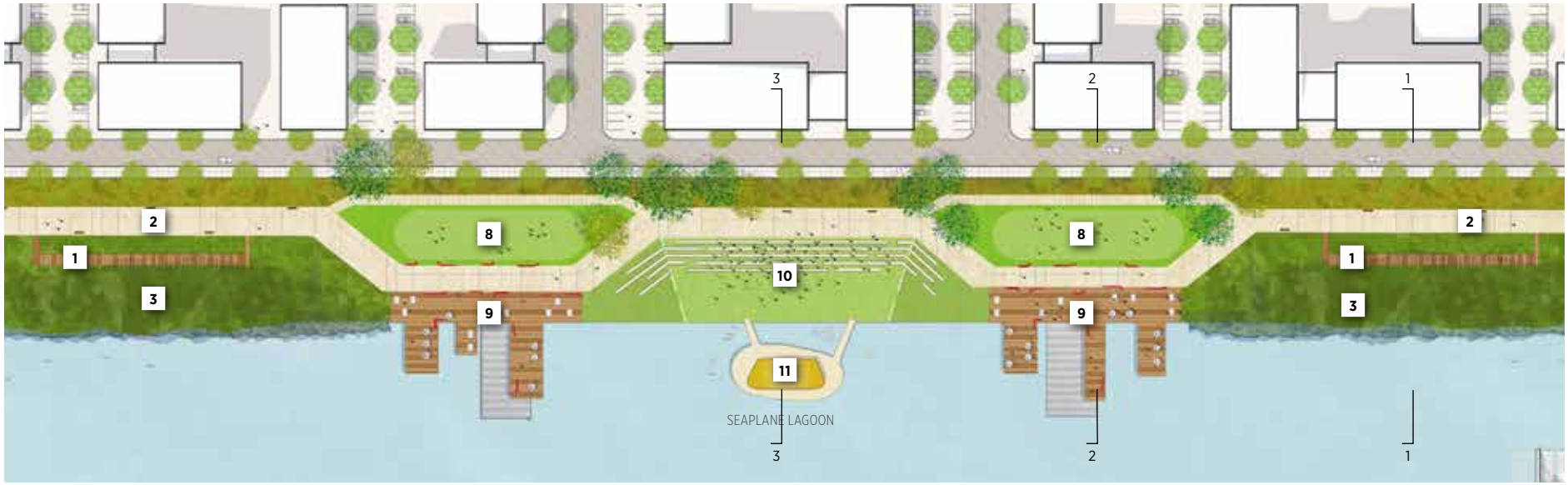
SEAPLANE LAGOON PARK - WEST



1 NATURE WALK
2 BICYCLE/PEDESTRIAN PROMENADE
3 INNER TIDAL/INUNDATION ZONE
4 BOAT LAUNCH
5 STORMWATER BASIN
6 EVENT PLAZA
7 SMALL BOAT RAMP
8 FLEXIBLE RECREATION LAWN
9 SOCIAL PIER & LOOKOUT
10 LAWN AMPHITHEATER
11 FLOATING STAGE

KEY PLAN

SEAPLANE LAGOON PARK - CENTRAL



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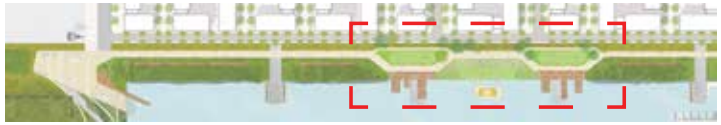
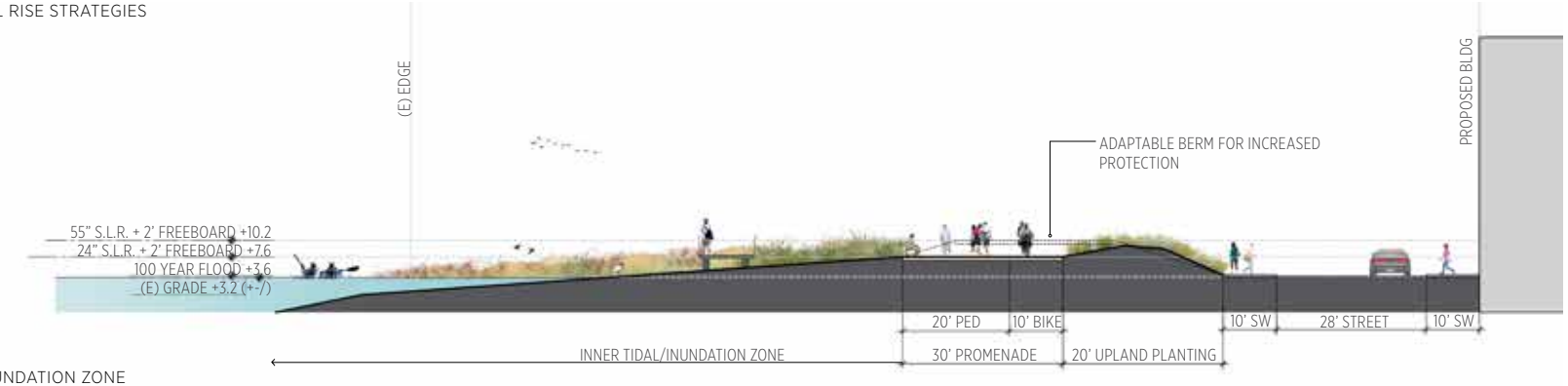
11 FLOATING STAGE

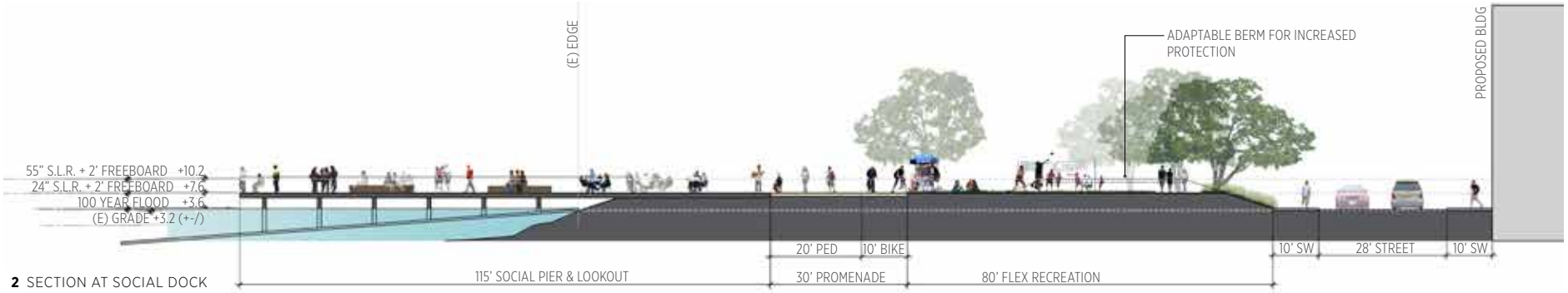
KEY PLAN



SEAPLANE LAGOON - SEA LEVEL RISE STRATEGIES



1 SECTION AT INNER TIDAL/INUNDATION ZONE



2 SECTION AT SOCIAL DOCK

3 SECTION AT LAWN AMPHITHEATER

SEAPLANE LAGOON PARK PRECEDENT IMAGES

1 SMALL BOAT LAUNCH: BROOKLYN BRIDGE PARK,
2 PROMENADE: THE EDGE PARK, BROOKLYN, NY
3 FLEX REC LAWN: CRISSY FIELD, SAN FRANCISCO, CA
4 BICYCLE PATH: WILMINGTON WATERFRONT PARK, LOS ANGELES, CA
5 LOOKOUT PIER: PIER 62, SEATTLE, WA

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SEAPLANE LAGOON PARK

1 SOCIAL PIER & LOOKOUT
2 LAWN AMPHITHEATER & STAGE
3 PEDESTRIAN & BICYCLE PROMENADE
4 FLEXIBLE RECREATION LAWN

DE-PAVE PARK

The western edge of the Seaplane Lagoon, behind which sits the planned Nature Reserve, is intended to be a park for visitors to enjoy nature and appreciate ecologically rich constructed habitat areas. "De-Pave" Park combines a proactive ecological agenda with a compelling visitor experience by placing a picnic, camping and interpretive program within a large scale sustainable landscape. The landscape strategy is to transform this vast paved area into a thriving ecology by removing the paving and nurturing ecological succession. Existing paved areas are left to remain in specific areas to accommodate circulation and camping/picnic uses. Floating wetland docks could be added for increased habitat, and non motorized boat access. Existing buildings along the western edge of De-Pave Park could remain if needed, however sea level rise adaptation strategies for this park area are to allow immersion and succession to a tidal ecology. The buildings within the West Waterfront (De-Pave Park) area may remain and be used for interim leasing until such time as the park is fully funded.

1 HABITAT ZONES - NATIVE PLANTING
2 NATURE TRAIL
3 (E) NATURE PRESERVE ON FEDERAL PROPERTY
4 CAMPING SITES
5 FLOATING WETLANDS
6 (E) BREAK

1 US HORNET
2 FLOATING WETLANDS
3 BOARD WALKS
4 HABITAT ZONE/NATIVE PLANTING
5 ART SCULPTURE
6 CAMPING SITE

100

DE-PAVE PARK PRECEDENT IMAGES

1 WATERFRONT CAMPING
2 NATIVE PLANTING
3 LARGE SCULPTURE ART
4 TRAIL NETWORK
5 IMMERSIVE ENVIRONMENT

DISTRICT SUSTAINABILITY MEASURES

Implicit in Alameda Point's designation as a regional Priority Development Area (PDA) under Plan Bay Area is the underlying purpose of fostering sustainable urbanism in furtherance of the objectives of the California Sustainable Communities Act (SB 375). Towards that end, and as a demonstration of the City of Alameda's dedication to sustainability, it is the recommendation of the Precise Plan that all new development within the Waterfront Town Center achieve – or demonstrate equivalence to – the USGBC's LEED for Neighborhood Development® rating system Gold level certification.

The LEED for Neighborhood Development® rating System is a set of performance standards for certifying communities, neighborhood or districts (as opposed to single buildings) with the intent of promoting healthful, durable, affordable, and environmentally sound planning and development practices. Under LEED-ND, projects may constitute whole neighborhoods, portions of neighborhoods, of even multiple neighborhoods – there is no absolute minimum or maximum size, but rather a practical range of anywhere between 2 habitable buildings and 320 acres.

Furthermore, the LEED-ND rating system is designed to promote the redevelopment of aging brownfield sites into revitalized neighborhoods by rewarding connections beyond the site, walkable streets within the site, and the integration of any historic buildings or other resources that give the new community a unique sense of place.

Planning to date for Alameda Point supports the LEED-ND Certification or equivalency goal. Indeed, projects within the Waterfront Town Center already potentially conform to LEED-ND requirements for Smart Location, Species and Ecological Communities Conservation, Wetland and Water Body Conservation, Agricultural Land Conservation and Floodplain avoidance. Additionally, due to the emphasis of the project on creating a pedestrian-friendly, transit oriented community, projects within the Waterfront Town Center should readily be able to meet Walkable Streets, Compact Development, and Connected and Open Community requirements.

In order to achieve (or demonstrate equivalence to) Gold level Certification, projects may incorporate a combination of sustainable development strategies, including but not limited to:

- Location and Urban Form Strategies
- Site and Landscape Strategies
- Water Management and Efficiency Strategies
- Energy Source and Efficiency Strategies
- Green Building and Construction Strategies

Options related to the site-level strategies are listed on the following pages; Green Building and Construction management strategies are described later in this chapter.

As sustainable technologies and best practices evolve, development proposals within the Waterfront Town Center should demonstrate increased performance beyond the norms or even the aspirations of today. Ultimately, the City of Alameda, through Development Plan Review, Design Review and other development approval processes, must determine the combination of sustainable development measures appropriate to each in-tract project at the time and stage of development. The LEED-ND Gold certification standard is offered here with the intent of enabling (not inhibiting) sustainable community growth. As technologies and best practices for green development advance, so too should projects within the Waterfront Town Center in facilitating an ever more sustainable community.

SUSTAINABLE BUILDING DESIGN

In order to support and complement the Precise Plan's overall sustainability goals, it is recommended that all new and renovation construction conform to standards that exceed the minimums established by the State of California, through the adoption of LEED Gold or equivalent certification standards. These standards should at a minimum address:

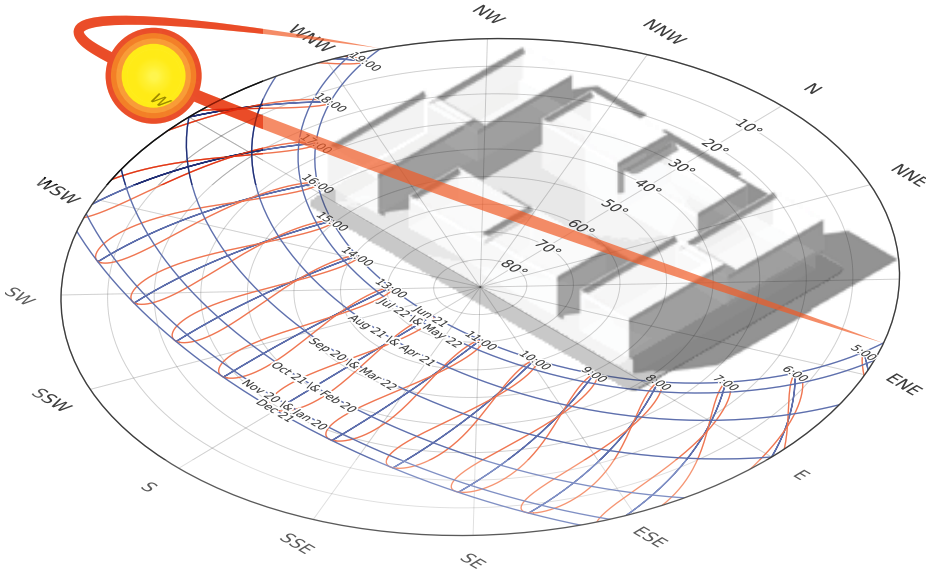
Energy: goals to exceed Title 24; the encouragement of renewable energy sources; encouragement for operable windows; and control of refrigerants

Waste: construction debris; composting; and separation of recyclable materials by type, per building

Water: reduction in potable water use; stormwater retention and reuse and quality; encouragement for recycling

TRANSIT SUPPORTIVE DEVELOPMENT

ORIENTATION FOR DAYLIGHT

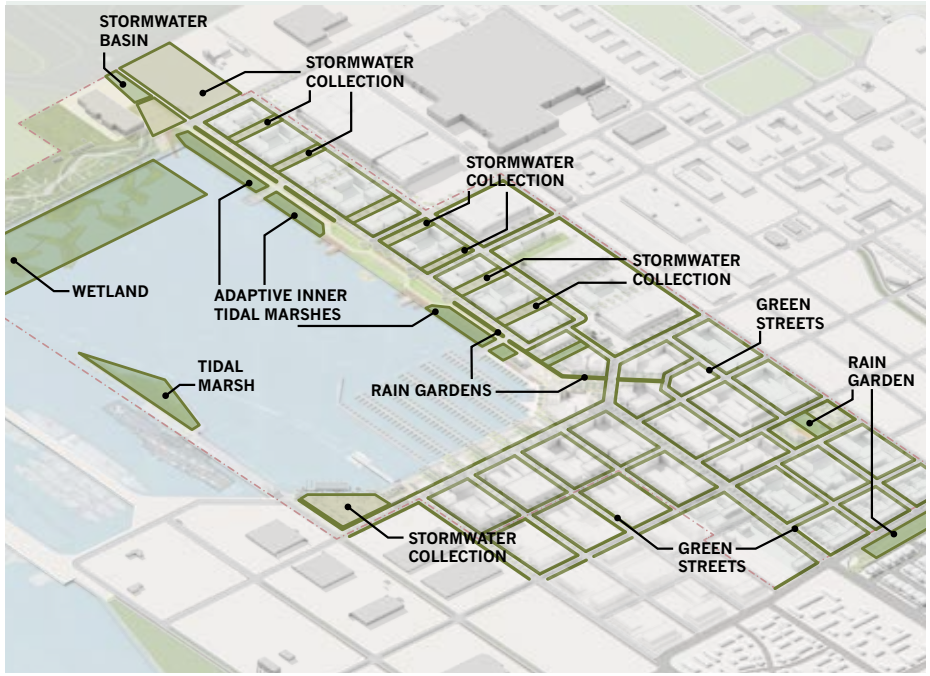


LOCATION AND URBAN FORM STRATEGIES

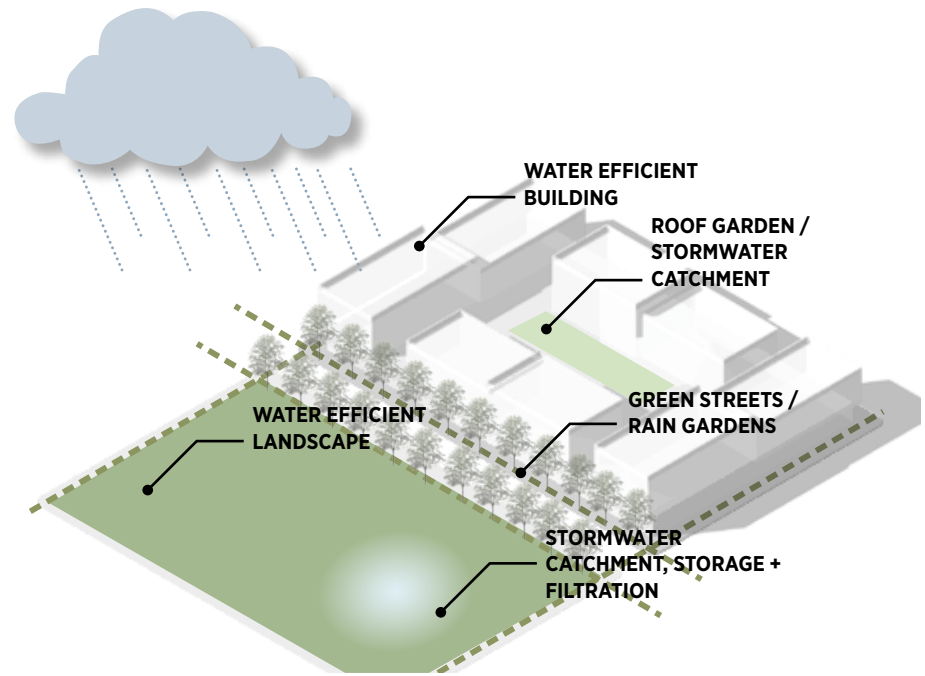
Location and Urban Form strategies are those which foster urban sustainability by promoting compact, transit-oriented, pedestrian-friendly, mixed-use communities. Such strategies also enable better health, productivity, and energy efficiency through site-wide configuration and orientation to optimize daylighting and passive ventilation. Location and Urban Form strategies include (but are not limited to):

- Development density minimums and concentrations within a 1/4 mile or 5 minute walk from a transit stop to support frequent and convenient public transit and other amenities.
- Prioritization of Public Transit, Bike and Pedestrian Access and Mobility through de-emphasis of private automobile transportation and improved facilities for public transit, cycling, and walking including programs such as GreenTrips.
- Optimization of Daylighting and Passive Ventilation potential through site-wide establishment of primary block orientation for thermal comfort. The Precise Plan recommends the majority of blocks within the Waterfront Town Center be oriented generally with longer sides facing north-south. Individual building configuration and design should also consider natural ventilation and daylighting opportunities.

SUSTAINABLE LANDSCAPE MEASURES



SUSTAINABLE WATER MEASURES



SUSTAINABLE SITE AND LANDSCAPE STRATEGIES

Sustainable Site and Landscape Strategies are those which foster urban sustainability by promoting resource conservation and resource use efficiency. These strategies include:

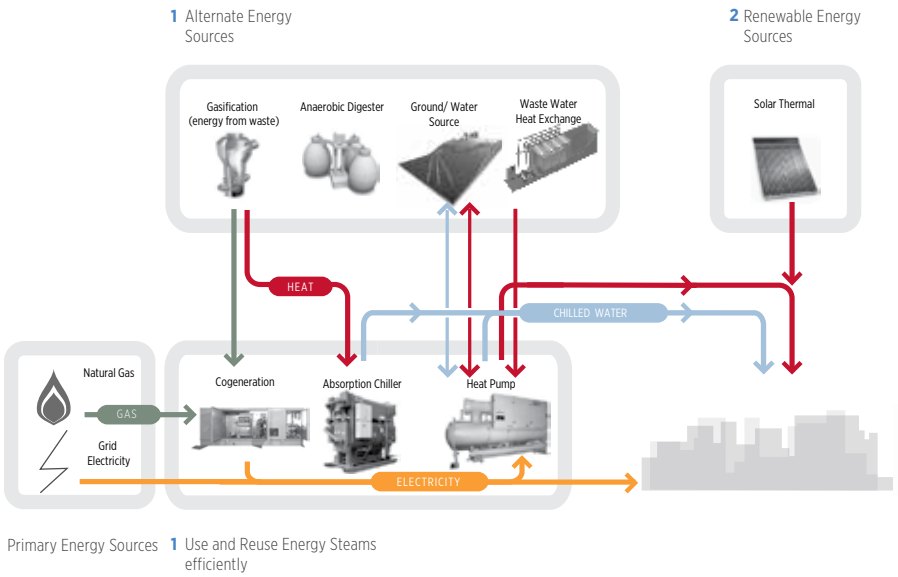
- Localized district-level Stormwater Capture, Treatment and Reuse
- Use of Native / Climate-Tolerant Species
- Native Species and Preservation, and Ecological Habitat Conservation and Improvement
- Incorporation of Sea-Level Rise Protection, with measures for initial implementation and allowances for adaptability over time
- Water Quality Preservation through site-wide erosion and sedimentation control planning and monitoring

SUSTAINABLE WATER STRATEGIES

Sustainable Water Strategies work in concert with Site and Landscape Strategies to foster urban sustainability by promoting water use efficiency. These strategies include:

- Comprehensive Stormwater Management at the building, block, street, district, and site level
- On-site rainwater collection, filtration, and reuse
- Greywater treatment and reuse

SUSTAINABLE ENERGY MEASURES



BUILDING INTEGRATED PHOTOVOLTAICS

SUSTAINABLE ENERGY STRATEGIES
Sustainable Energy Strategies work in concert with Location, Urban Form and Site Strategies to foster urban sustainability by promoting energy source management and energy use efficiency. Potential opportunities for sustainable energy include (but are not limited to):

1. Implementation of District Energy Systems
   - Heating Water (Seawater Heat-pumps, Ground-source Heat-pumps, Gas Boilers, Solar Thermal, Sewer heat recovery with heat pumps
   - Chilled Water (Seawater Heat-pumps, Ground-source Heat-pumps, Centrifugal Chillers and Cooling Towers, Sewer heat recovery with heat pumps
2. Implementation of Community Photovoltaic Use
   - Central or Distributed PV Panels
   - Building Integrated Photovoltaics (BIPV)
3. Solar Thermal Domestic Hot Water
   - Centralized or Distributed Solar Thermal Panels
4. Sewer Heat Recapture
   - Centralized or Distributed Sewer Capture Systems
   - SHARC System with Heat Pumps
   - Use with greywater, blackwater or both
5. Other strategies including wind or tidal energy