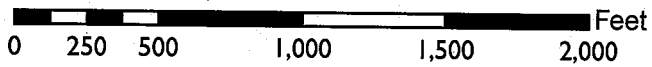
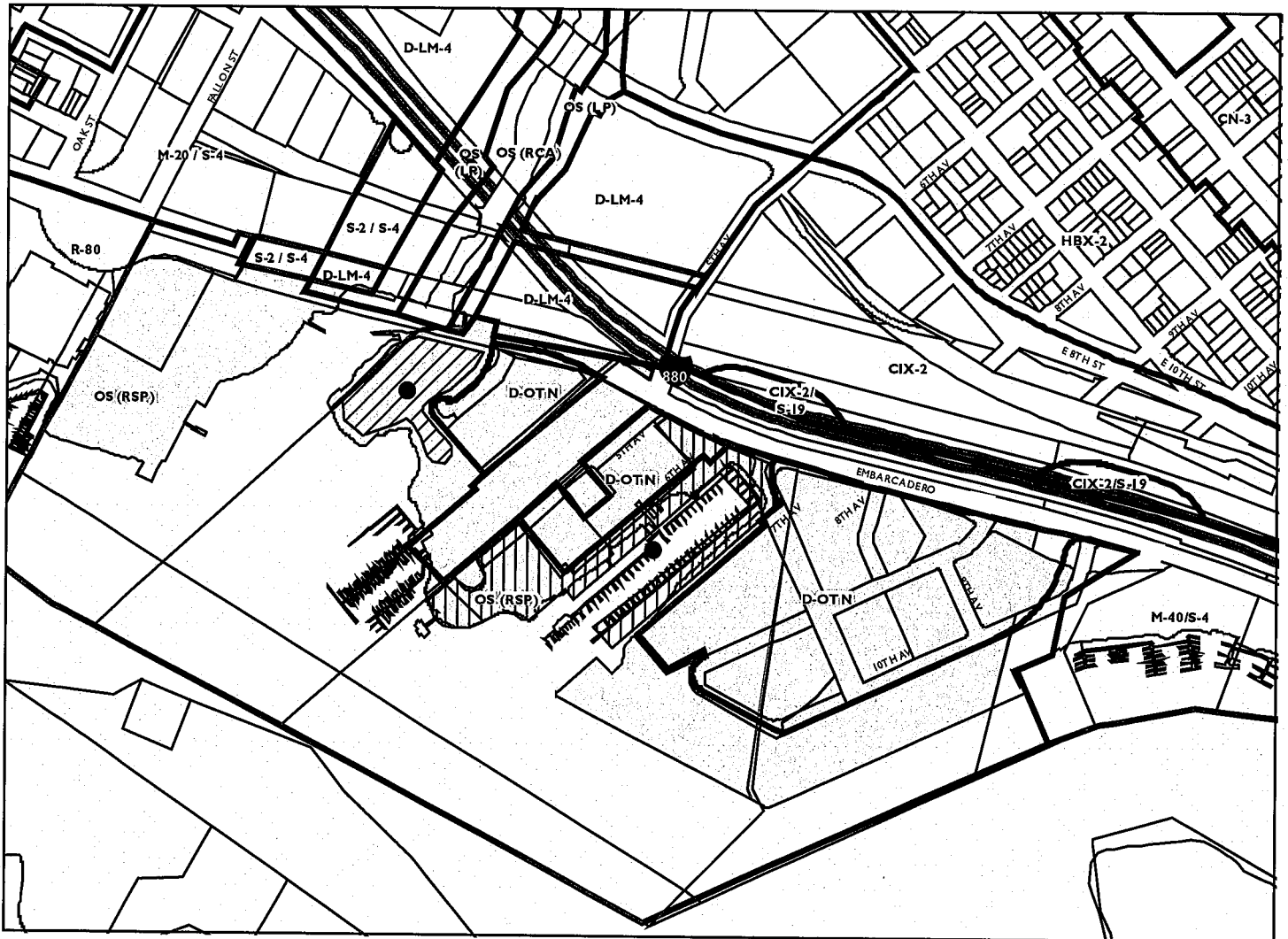


Location:	Brooklyn Basin (formerly known as “Oak to 9th Avenue”); specifically, remaining parks (APN 018 043000118; 018 043000112; and 018 046000404).
Proposal:	Two Final Development Permits (FDPs) for approx. 20 acres of parks (all remaining parks).
Applicant:	ZOHP, (510)251-9270.
Owner:	Port of Oakland/ZOHP
Planning Permits Required:	FDP, compliance with CEQA.
General and Estuary Plan:	Estuary Policy Plan-Parks (EPP-Parks).
Zoning:	Open Space (Region-Serving Park) (OS (RSP))
Environmental Determination:	Final EIR certified on January 20, 2009
Historic Status:	Non-Historic Property
Service Delivery District:	3
City Council District:	2 – Abel Guillen
Action to be Taken:	Design review discussion; no decision to be considered.
Finality of Decision:	Not applicable.
For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com

SUMMARY

The proposed project is two Final Development Permits for all remaining Brooklyn Basin parks (including Gateway, South and Channel Parks). The Brooklyn Basin Planned Unit Development (PUD) was approved in 2009 with 30 acres of public parks to be located along the waterfront of the Oakland Estuary. The 10-acre Shoreline Park was the first Brooklyn Basin Park to receive FDP approval in 2016, and is currently under construction in the southeast portion of the Brooklyn Basin site. At this time, the Brooklyn Basin master developer, Zarsion-OHP 1, LLC (ZOHP), has submitted schematic design for the remaining 20 acres of planned parks and seeks approval of FDPs by the Planning Commission. As part of the review process, the Bureau of Planning requests that the Design Review Committee conduct design review and make a recommendation to the Planning Commission. The proposed Final Development Permit is to construct the remaining planned parks generally consistent with the conceptual design included in the 2009 approved Brooklyn Basin PUD.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PUD06010-PUDF07 & -PUDF08
Applicant: Zarsion Oakland Harbor Partners
Address: 1 9th Avenue, Brooklyn Basin Parks
Zone: OS (RSP)

PROJECT SITE AND SURROUNDING AREA

Brooklyn Basin encompasses a 64-acre site that adjoins the Oakland Estuary to the south, the Embarcadero and I-880 freeway to the north, 9th Avenue to the east, and Fallon Street to the west. The project includes 29.9 acres of City parks located along the Oakland Estuary edge of the Brooklyn Basin. The proposed FDP includes approximately 20 acres of the Brooklyn Basin parks, including Gateway, South and Channel Parks, all located along the edge of the Oakland Estuary, from Shoreline Park to the southeast, to the Lake Merritt Channel at Embarcadero to the northwest.

PROJECT BACKGROUND

Project History

The planned Brooklyn Basin Project consists of a mix of residential, retail and commercial, civic, and parks and open space uses preliminarily approved by the Planning Commission on March 15, 2006, and for which a Development Agreement was executed on July 18, 2006 by the City Council. Following a legal challenge, final entitlements were granted in 2009. The project sponsors plan to construct up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, a minimum of 3,950 parking spaces, 29.9 acres of parks and public open space, two renovated marinas (with a total of 170 boat slips), and an existing wetlands restoration area. The existing buildings on the site have all been demolished, apart from a portion of the 9th Avenue Terminal shed building and the Jack London Aquatic Center. The project does not include approximately six acres of privately-held property along and east of 5th Avenue that contains a mix of commercial and industrial uses, as well as a small community of work/live facilities.

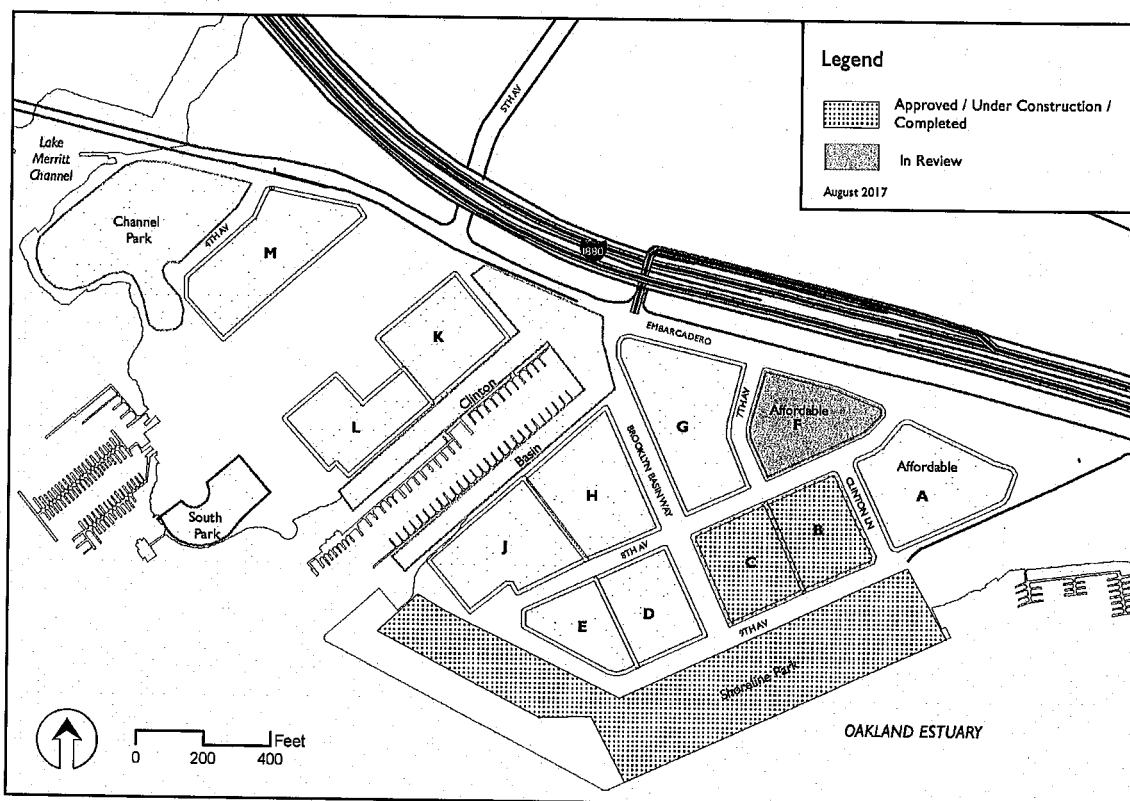
The Shoreline Park FDP was approved in early 2016 and is currently under development. The Phase 1 area is an active construction zone, with both horizontal and vertical improvements currently being built. The Phase 2 Final Map was filed Summer of 2017 and development activities are expected to begin in the near future. The applicant seeks FDPs for the remaining parks to be developed at Brooklyn Basin in order to ensure compliance with required completion timeframes for park improvements, summarized from the DA as follows:

- Completion of Phase I park improvements prior to the issuance of a certificate of occupancy for the 550th residential unit for the project or five (5) years from the issuance of the first building permit for Phase I.
- Completion of Phase II park improvements prior to the issuance of a certificate of occupancy for the 1,650th residential unit for the project or eight (8) years from the issuance of the first building permit for Phase I.
- Completion of Phase III park improvements prior to the issuance of a certificate of occupancy for the 2,340th residential unit for the project or eleven (11) years from the issuance of the first building permit for Phase I.

- Completion of the Phase IV park improvements prior to the issuance of a certificate of occupancy for the 2,800th residential unit for the project or fourteen (14) years from the issuance of the first building permit for Phase I.

The first building permit for Phase I was issued in April 2017 (Parcel B). At this time, building permit applications have been filed for 482 residential units.

The following provides a summary of the status of the Brooklyn Basin project:



Brooklyn Basin Status

Summary of Recent Brooklyn Basin Milestones Summer 2017

Milestone	Requirement	Status
Land Use Entitlements (DA, PUD/PDP, GPA, Rezone, EIR)	Oakland Municipal Code	Complies: Initial (challenged) approval 7/18/2006; Final approval 1/2009
Phase 1 Soil remediation (grading/surcharge permits)	EIR MM H, Prior to issuance of site development building permits	Complies: Activities completed 2014

Affordable Housing Developer Selection	DA Exhibit L, Section 4: proposal to City within one year of acquisition of Sites F, T and G	Complies: MidPen selected by Master Developer and approved by City Housing Department in 2015
Phase 1 Final Map	TTM, DA	FM7621 Approved May 2015
Phase 1 Infrastructure FDP and construction permits	Zoning regulations	Under construction; Completion expected 2016
Embarcadero Roadway Improvements	PUD	Under construction; Completion anticipated 2017
Community Facilities District	Condition of Approval 38, Prior to issuance of first Final Map	Complies: Estoppel Certificate in place; CFD formation in process.
Shoreline Park FDP	DA and PUD	Complies: Approved December 2015, BCDC confirmation May 2016
Parcel B FDP	PUD, FM7621	Approved September 2016
Parcel C FDP	PUD, FM7621	Approved August 2017
Phase 2 Final Map	PUD, TTM7621	Recorded June 2017

PROJECT DESCRIPTION

The master developer is currently requesting two FDPs for Brooklyn Basin Parks, as follows:

- Phase 2 Parks FDP: The proposed Phase 2 Park FDP (case file PUD06010-PUDF07) applies to Gateway Park, located at the center of the Brooklyn Basin site. The approximately 6-acre area is the gateway to the Brooklyn Basin park system. The park is located on Embarcadero and Brooklyn Basin Way, and surrounds Clinton Basin. Gateway Park will function as an access node and formal gathering area and promenade connecting to the Brooklyn Basin park system, as well as to the on-site ground floor commercial uses, Clinton Basin marina, and to the city beyond. All parks will include sections of the San Francisco Bay Trail. The Phase 2 Parks FDP is adjacent do but does not disturb existing wetland enhancement project located just offshore Clinton Basin (and near South Park). Key features of the Gateway Park design include:
 - Transit Access: The park includes an AC Transit bus stop designed as public art to be a meaningful place-making feature of the park, as opposed to a utilitarian afterthought.
 - Formal gathering areas: Two formal gathering areas are provided near Embarcadero, one a bosque of trees, the other a plaza. There are two architectural kiosks at the Clinton Basin edge of the plaza, providing opportunities for retail (coffee stand, snack stand, skate rental stand) or for information or small performance use.
 - Waterfront promenade: Gateway Park includes a waterfront promenade along both sides of Clinton Basin, providing access to the other Brooklyn Basin parks, opportunities for enjoying the Estuary (both in terms of viewing the water as well

as accessing the marina located there), and ample seating (both café-style and informal park seating).

- Phases 3 and 4 Parks FDP: The proposed Phases 3 and 4 FDP (case file PUD06010-PUDF08) applies to South and Channel Parks, located in the northwest portion of the Brooklyn Basin site. South and Channel Parks include informal gathering and play areas, picnicking facilities, and a multi-use parking area. Key features of South and Channel Parks include the following:
 - South Park: South Park is located on the promontory northwest of Clinton Basin. The park is designed with an informal, more naturalistic appearance than Gateway Park (or Shoreline Park). South Park is the smallest and most intimate of the Brooklyn Basin parks. Park features include:
 - On-street, expanded parking to informally serve park use.
 - Amphitheater-like seating and gathering area closest to the Gateway Park promenade.
 - Picnic and barbecue facilities.
 - Lawn for informal play and gatherings.
 - Access to the water.
 - Seating.
 - The park will not infringe upon an existing wetland area located adjacent to the South Park shoreline.
 - Channel Park: Channel Park is located along the Lake Merritt Channel, south of the Embarcadero Bridge. Park features include:
 - Multi-use parking lot: Channel Park includes an on-site parking lot with space for up to 50 vehicles. The lot is designed to be used for parking or for gatherings (such as food truck events, small festivals and events). The design allows for the lot to be modified, for example, should the demand for parking decrease over time.
 - Access to the Estuary from the parking lot.
Sloping lawn for viewing Estuary, informal play and gatherings.
 - Seating.
 - Shoreline: The proposed plans reconfigure the existing shoreline as follows:
 - South Park: The design creates 0.5 acres of new open water, shoreline protection, and high tidal marsh planting between the existing shoreline and the wetland enhancement area.
 - Channel Park: The design reconfigures the existing shoreline to create approximately 0.5 acres of new open water, shoreline protection, and high tidal marsh planting.

GENERAL PLAN ANALYSIS

General Plan Land Use Classification

The Brooklyn Basin park sites are located in the Estuary Policy Plan-Parks (EPP-Parks) land use designation of the Estuary Policy Plan (the General Plan for the subject site). The Estuary Policy Plan states, "With ambitious plans to change land use, this area of the shoreline could be

converted into a large-scale network of open spaces and economic development that extend for over 60 acres from Estuary Park to Ninth Avenue. The assemblage of parkland would create the major open space resource in Oakland and, at the same time, establish a recreation asset of regional significance.” Development of the Phases 2, 3 and 4 Brooklyn Basin parks would fully deliver the vision stated in the EPP.

ZONING ANALYSIS

The Phases 2, 3, and 4 sites are located entirely within the Open Space-Region-Serving Park (OS-RSP) zoning district. The OS zone is intended to “create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of Oakland residents and to promote park uses which are compatible with surrounding land uses and the city’s natural environment.” The OS-RSP zoning allows for regional-serving uses, such as athletic fields and courts, concessions, temporary uses (fairs and carnivals), public art and restrooms. Although the Brooklyn Basin parks are in the OS-RSP zoning district, it is subject to an approved PUD and PDP. Whereas conditional use permits are typically required for park improvements, in this case Shoreline Park improvements shall be processed under the PUD regulations and are subject to a Final Development Permit (FDP). In essence, the OS-RSP zoning regulations control the allowable park uses, whereas the PUD regulations control the process for considering approval of such uses.

Allowed Activities and Facilities in Shoreline Park

The Brooklyn Basin parks are subject to City of Oakland Open Space-Region Serving Park zoning regulations (OS-RSP), State Lands and Bay Conservation and Development Commission (BCDC) jurisdiction. In summary, park activities and facilities are limited by the regulatory framework and include the following:

Brooklyn Basin Parks Permitted Activities and Facilities

ACTIVITY/FACILITY TYPE (OS-RSP ACTIVITY AND FACILITY TYPES)	STATE LANDS JURISDICTION	OS-RSP ZONING REGULATIONS*	PERMITTED AT BROOKLYN BASIN PARKS?	PROVIDED AT PHASES 2, 3 AND 4 PARKS?
Caretaker's Quarters	INCONSISTENT	EP (Parcel "N" only)	No	
Botanical Gardens	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	
Community Gardens	INCONSISTENT	EP (Parcel "N" only)	No	
Trails and Paths	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Electrical, gas, and Telephone lines	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Water, Storm Drain, Sewage Lines	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Athletic Fields	INCONSISTENT	EP (Parcel "N" only)	No	
Basketball Courts	INCONSISTENT	EP (Parcel "N" only)	No	
Boathouse	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	
Bocce Ball	INCONSISTENT	EP (Parcel "N" only)	No	
Carousel/Amusement Rides	INCONSISTENT	EP (Parcel "N" only)	No	
Dog Play Area Off Leash (fenced)	INCONSISTENT	EP (Parcel "N" only)	No	
Fishing Pond	INCONSISTENT	EP (Parcel "N" only)	No	
Food Service and Other Concessions	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Gymnasium	INCONSISTENT	EP (Parcel "N" only)	No	
Handball Courts	INCONSISTENT	EP (Parcel "N" only)	No	
Horseback Riding	INCONSISTENT	EP (Parcel "N" only)	No	
Horseshoe Pit	INCONSISTENT	EP (Parcel "N" only)	No	
Lawn Bowling	INCONSISTENT	EP (Parcel "N" only)	No	
Miniature Golf	INCONSISTENT	EP (Parcel "N" only)	No	
Picnic Areas	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Play Grounds/Tot lots/Play Equipment	INCONSISTENT	EP (Parcel "N" only)	No	
Recreation Center	INCONSISTENT	EP (Parcel "N" only)	No	
Skate Park	INCONSISTENT	EP (Parcel "N" only)	No	
Swim Center	INCONSISTENT	EP (Parcel "N" only)	No	
Temporary Uses	CONSISTENT (may be limited)	SHP,GP,SP,CHP,EP	Yes (with limitations)	✓ (accommodated)
Tennis Court	INCONSISTENT	EP (Parcel "N" only)	No	
Wading Pools	INCONSISTENT	EP (Parcel "N" only)	No	
Water Play Feature (Fountain)	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Museum	INCONSISTENT	EP (Parcel "N" only)	No	
Maritime Office (Harbor Master)	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	
Auditorium	INCONSISTENT	EP (Parcel "N" only)	No	✓

Bandstand	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓ (accommodated)
Docks/Wharves/Piers	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Outdoor Performance Area/Stage/Amphitheater	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓ (informal)
Stormwater Detention/Water Quality Facilities	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Full Service Restaurant, within a publicly owned building	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	
General Food Sales	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Accessory Buildings	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Fences Walls, or Gates	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Benches and Street Furniture	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Irrigation Systems	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Kiosks/Maps/Historic Markers	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Interpretive Signage	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Lighting	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Lighting (Sports Facilities)	INCONSISTENT	EP (Parcel "N" only)	No	
Maintenance Sheds	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	
Parking for Park use	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Public Art	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
Scenic Overlooks and Pullouts	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	
Rest Room Facilities	CONSISTENT	SHP,GP,SP,CHP,EP	Yes	✓
San Francisco Bay Trail	CONSISTENT (Required)	SHP,GP,SP,CHP,EP	Yes (Required)	✓

*SHP = Shoreline Park; GP = Gateway Park; SP = South Park; CHP = Channel Park; and EP = Estuary Park.

The Brooklyn Basin parks have been designed to include only activities and facilities supported by the complex regulatory framework for the park. For example, in an effort to accommodate competing interests, the park design does not include a designated playground or tot lot (not a State Lands-compliant use); however, the park design does include public art, interpretive facilities and shoreline access which could feasibly engage children in much the same way as a playground facility might.

Brooklyn Basin Planned Unit Development Applicable Regulations and Design Guidelines

The following discussion outlines the park-related requirements of the project, as administered by the City of Oakland. Staff analysis of compliance is indicated in indented, italicized text below each requirement.

Oak to 9th Mixed Use Development Conditions of Approval

- 25.B.5) a schedule for completing the work. In no case shall the time allotted for project completion exceed the time allotted in Exhibit C of the Development Agreement.
 - *As noted above, the applicant has prepared and submitted remaining park FDP application well in advance of applicable milestones.*
- 38. Prior to and at the time of approval of the first final map for the project, a Community Facilities District (CFD) or other similar financing mechanism acceptable to the City, shall be fully operational, and all assessments, reserve funding and/or other long-term financing and other requirements necessary to fully fund, in perpetuity, the maintenance of the parks, open space and public right of way. In addition, a Community Services District (CSD) may be formed with the responsibility for operation and maintenance of all parks, open spaces, shoreline trails, piers and public rights of way within the project, following the Minimum Maintenance Standards set forth in Exhibit F of the Development Agreement. If at any time the CSD is dissolved or is otherwise unable to adequately perform specified functions, the Development Director may exercise his or her authority under the Development Agreement and Condition of Approval No. 7. The CFD shall specify, without limitation, those obligations as set forth in Section 4.4.3, 4.4.4. a., b., c. d., e. and f. in the Development Agreement, along with the following other provisions...
 - *Staff is currently working with the applicant to prepare the CFD; in the meantime, the Phase 1 Final Map is subject to an estoppel certificate that ensures the applicant will comply with maintenance responsibilities otherwise provided under a CFD until such time as the CFD or other financial tool is in place. Specifically, park maintenance would be provided by the CFD (or by the applicant).*
- 40. The Project Applicant shall prepare and implement a Landscape, Open Space, Park and Trail Plan substantially consistent with the Preliminary Development Plans dated February 2006. This plan shall be part of the Final Development Plan package for each phase of the Project set forth in the Phasing Schedule in Exhibit C of the Development Agreement. The plans shall be developed based on detailed surveys of existing site conditions and locations of major features including utility lines and other public improvements. This plan shall include a phasing and staging schedule showing how the landscaping for each phase of the project shall be implemented along with the detailed master improvement plan set forth in Condition of Approval No. 33 that must accompany and correlate with each Development Parcel. This plan must reference and incorporate all applicable conditions and requirements as set forth in these Conditions of Approval. This plan shall be submitted to the Development Director for review and approval prior to the issuance of the building permit for the first Development Parcel. This plan shall include:
 - a. Complete soils information, including soil preparation and amendment specifications, soil particle size for existing site soils and imported soils, representative soils and water table tests confirming the suitability of the site for the plant materials selected.
 - b. Plans for each park shall include paving materials, tree and plant materials, street furniture, lighting, major recreational and landscaping features, public art installations, play equipment, courts, plazas, sculptural features, etc.

- c. An evaluation of feasible modifications to the grading and overall elevations to improve views of the Estuary from the western portion of the site, particularly from 9th Avenue and Shoreline Park.
- d. Preservation of a significant portion of the 9th Avenue Terminal building wharf/apron area on the waterfront side to the recommended 26-foot width and the ramp to the water, as a part of the Shoreline Park and building reuse plan, as practically feasible.
- e. Plans for all street sections including typical paving and materials cross sections, trees and plant materials,
- f. Plans and general specifications for other landscaping features and public art installations. Oak to 9th Mixed Use Development
- g. Plans and general specifications for the segments of the Bay Trail through the site pathways throughout the site, including the boardwalk areas adjacent to the Estuary.
- h. Plans for the historic and interpretive elements in and around the area of the preserved portion of the 9th Avenue Terminal Building and Shoreline Park, including the reinstallation of existing features honoring the history and use of the area as a breakbulk cargo terminal, with an overall physical theme and other unifying physical elements.
- i. All play surfaces and play structures throughout the development will comply with ADA standards.
- j. Prior to the issuance of the first building permit for each Development Area, a final landscape plan shall be submitted for that phase, based on the results, requirements, information and recommendations contained in the master schematic landscape plan, and including but not limited to the following:
- Detailed irrigation plans, consistent with water conservation and sustainability practices. Planting details such as location, number and sizes of the plant materials and the specifications for planting.
 - Street trees shown on the site plan.
 - Specifications for driveways, paving, entry and other surface treatments.
 - A detailed landscape maintenance plan for each phase, including short and long term plant and tree care, irrigation system maintenance and other information to assure that the landscape plan will be successfully established and maintained consistent with the Minimum Park Maintenance Standards specified in Exhibit F of the Development Agreement.
 - All applicable mitigation measures in the MMRP.

All landscape plans shall be independently reviewed and approved by a qualified landscape architect and other professional consultant, as deemed required by the Development Director, at the Project Applicant's expense.

The Project Applicant shall work with staff regarding the design of the open space such that, to the extent such uses are approved by the State Lands Commission (now or in the future), the Project Applicant shall engineer and design portions of the open space for active (sports) recreation opportunities.

- *The Phases 2, 3 and 4 FDP submittals reflect the appropriate status for this DRC hearing milestone toward providing each of the components described above. Once a schematic design is approved by the Planning Commission, the applicant will prepare construction documents that indicate the soils information, irrigation design and specifications for design details.*
- 40.a. Refer to Exhibit N of the Development Agreement
 - *Exhibit N requires the delivery of the Temporary Bay Trail during the build-out of Brooklyn Basin. The Temporary Bay Trail has been constructed and is generally open to the public for use from dawn until dusk on a daily basis. It should be noted that, during construction, there are times when one or two sections of the Temporary Bay Trail will not be open to the public; however, at least one of the three sections is open on a daily basis.*

Oak to 9th Brooklyn Basin Design Guidelines

- Urban Design Principles:
 1. Establish a continuous and diverse network of public open spaces, including parks, promenades and plazas along the Estuary shoreline.
 2. Configure and design the open space system to serve as a city-side and regional resource.
 3. Provide a range of cultural, recreational and commercial activities that reinforce the public destination appeal and civic role of the waterfront.
 4. Maintain and enhance public views to the waterfront.
 - *The proposed Phases 2, 3 and 4 plans indicate a range of spaces to accommodate activities from intimate gatherings to large, informal events. The plans indicate opportunities for nature appreciation, exercise, play, access to dining and entertainment, and viewing of the San Francisco Bay. The park design maintains clear views of the San Francisco Bay along the entire waterfront and provides axial views and otherwise frames views of the waterfront from the major park entries and further inland. The current FDP applications do not include as many formal and constructed features as the approved Shoreline Park plans. Phases 2, 3 and 4 parks are intended to be less programmed, more informal spaces than Shoreline Park.*

ZONING AND RELATED ISSUES

Design

Staff supports the design of the Phases 2, 3 and 4 Brooklyn Basin park FDPs. The project is designed as a series of rooms appropriate to diverse uses and experiences, with unifying features and forms to emphasize the connectivity between the “rooms”, similar to the experience at nearby Lake Merritt. Successful features include:

- Unifying features and forms:
 - Geometric tree plantings: Geometric tree plantings (gridded bosques and sinuous allees) are used to provide a formal form to the gateway area (Gateway Park) and throughout the park system to delineate the connective pathways. While the plantings will generally provide windbreaks and shade, the geometric plantings provide visual cues to guide visitors through the parks and to provide design identity. In addition, the formal planting arrangements complement the more naturalistic edge of the Estuary in what is a very urban setting.
 - Semicircle form: The semicircular form theme that is carried throughout the park design responds to the sinuous edge of the Estuary. The design formalizes the shape of the water’s edge to provide a whimsical interpretation of the location of the parks along the Estuary in an intensively urban setting. The repetition of the semicircle as a gathering plaza in Gateway Park juxtaposed against the semicircular mouth of Clinton Basin, the informal amphitheater in South Park and as an organizational element of the park pathways contributes to the identity of the park system in much the same way as the geometric tree plantings discussed above.
 - Kiosks: The Gateway Park design includes two architecturally prominent kiosks flanking the sides of Clinton Basin. These kiosks could be used for food sales or equipment rentals, or could provide information, live performance opportunities or provide an identifiable meeting spot. Architecturally, the kiosks provide a visual marker and separation between the entrance area and the park system, as well as between land and marina.
 - Seating: The park design includes ample seating, including more traditional café and picnic area seating (with barbecues), as well as step seating (along Clinton Basin and at the informal amphitheater). In addition, the design includes distinct areas along the park pathway system with oversize swing seats. The amphitheater and swing seats, in particular, provide for unusual and desirable seating and sensory experiences in the park that will become part of a positive and unique identity for the Brooklyn Basin parks.
- Rooms: Each area delineated in the park design provides for different experiences. By separating functions, visitors have clarity regarding where to go within the park system for various uses, and the visitor experience is enhanced by separating conflicting uses from one another. Rooms provided include:
 - Gateway: Gateway Park functions much like a grand hotel lobby. The area is designed with a formal bosque and plaza for meeting and orienting oneself to the

- neighborhood and park system. Gateway Park includes access to transportation designed as part of the gateway experience, as well as architectural kiosks that provide wayfinding beacons at this central node.
- Group gathering area: South Park, at the western end of Clinton Basin, functions much like a dining room, providing an informal amphitheater and picnicking and barbecuing area for parties or other informal group gatherings.
 - Informal area: Channel Park is the least activated area of the Brooklyn Basin park system, and functions like a library or playroom. Channel Park includes grading modifications to enhance viewing opportunities from the mounded, central portion of the park, and provide separation between the grassy area and the busier pathway. Channel Park provides for informal play (Frisbee, toss, kite flying), resting, nature viewing, and solitude.
 - Event area: The Channel Park parking lot is designed as a flex space that can accommodate parking or events that require limited infrastructure (such as food truck events or other formal, small festivals).

San Francisco Bay Trail

Both FDP applications include sections of the San Francisco Bay Trail (Bay Trail) along the edge of the Estuary. The Bay Trail is a minimum of 18 feet wide, constructed of a hard surface, and accommodates Class 1 bicycle and pedestrian access, and hosts signage and interpretive facilities as required by the Bay Conservation and Development Commission (BCDC, who has jurisdiction over the first 100 feet of waterfront above mean high water).

It should be noted that the Bay Trail will not connect across the private parcel that bisects the Brooklyn Basin site between South and Channel Parks. The master developer does not have site control over this property. Therefore, signage will be provided to bring Bay Trail users around the private parcel and back onto the Bay Trail on either side of the parcel.

Boat Launch

Although there is the desire for additional boat launches along the Estuary, there is no proposed boat launch as part of the planned Brooklyn Basin parks. However, it will be possible for people to conveniently launch small craft (kayaks, canoes) in Channel Park, near the parking lot, despite a lack of physical boat launch facilities.

Regional-serving uses (swings, water features, multi-use parking)

As noted above, the Brooklyn Basin parks have been designed to include only activities and facilities supported by the complex regulatory framework for the park. For example, in an effort to accommodate competing interests, the park design does not include a designated playground or tot lot (not a State Lands-compliant use); however, the park design does include public art, interpretive facilities, special seating and shoreline access which could feasibly engage children in much the same way as a playground facility might.

Parking at Channel Park

The proposed Channel Park plans include a parking lot that is larger than what is planned in the underlying PUD. Specifically, the planned parking lot accommodated approximately 25 parking spaces, and the currently proposed design is for approximately 50 parking spaces. On the surface, this appears contradictory to the trend of reducing parking throughout much of Oakland. However, the Brooklyn Basin parks are required to be regional-serving parks with facilities to serve visitors from outside of Oakland. The parking spaces provide convenient opportunities for boating, picnicking, and small gatherings that require vehicular access. In addition, the surface parking lot is designed to function as an event space as well as parking lot. This provides flexibility based on current demand, and the possibility of reducing parking easily at the site over time.

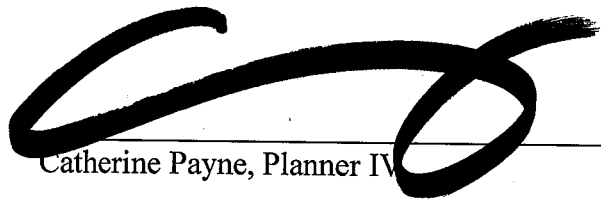
Compliance with Development Agreement

The proposed park FDPs deliver the remaining required parks for Brooklyn Basin, achieving one of the City's primary objectives of and benefits from the terms of the DA.

RECOMMENDATION

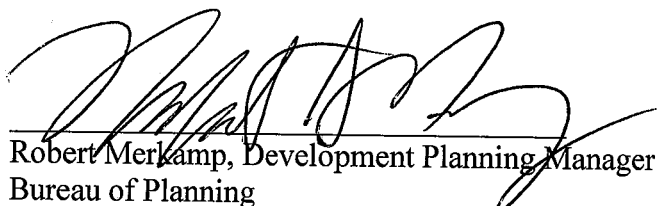
Staff finds the proposed Brooklyn Basin Phases 2, 3 and 4 park FDPs to be unique to Oakland and well designed. Staff recommends the DRC review the proposed FDPs and provide design comments.

Prepared by:



Catherine Payne, Planner IV

Reviewed by:

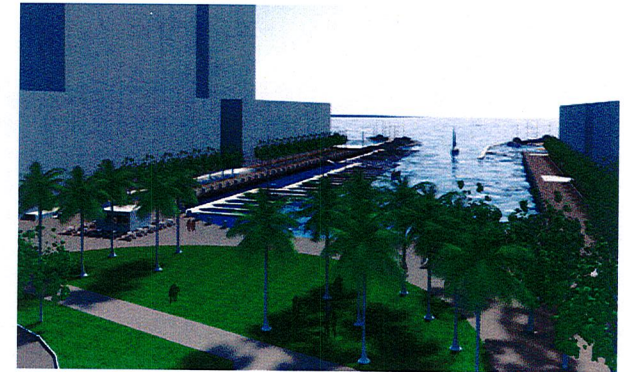


Robert Merkamp, Development Planning Manager
Bureau of Planning

Attachments:

- A. Proposed Brooklyn Basin Phases 2, 3 and 4 Parks FDP Plans, dated October 13, 2017

PHASE 2 PARK GATEWAY PARK AT CLINTON BASIN



Sheet List

- L1.0 Cover
- L2.0 Open Space Context
- L3.0 Narrative
- L4.0 Site Amenities
- L5.0 Overall Site Character
- L6.0 Shoreline Park
- L7.0 Illustrative Plan
- L8.0 Ripple Walk
- L9.0 Ripple Walk
- L10.0 Ripple Walk: Detail Plan
- L11.0 Gateway Plaza
- L12.0 Gateway Plaza
- L13.0 North Promenade
- L14.0 South Promenade
- L15.0 Promenade: Detail Plan
- L16.0 Restaurant Zone Section
- L17.0 Cafe Zone Section
- L18.0 Salvage Seating Section
- L19.0 Salvage Seating Section
- L20.0 Seat Wall Section
- L21.0 Patio Area Section
- L22.0 Salvage Elements
- L23.0 Plant Palette
- L24.0 Materials Palette
- L25.0 EVAC Circulation
- L26.0 Pedestrian and Bicycle Circulation
- L27.0 Bay Trail Diagram

BASIS OF BEARINGS

THE BASIS OF BEARING IS "S 65° 21' 44" E" BETWEEN FOUND MONUMENTS "SHIP" AND "H130" AS SHOWN ON PAGE 2 OF 4 OF THAT UNRECORDED "RECORD OF SURVEY" MAP ENTITLED, "MONUMENT AND PLAN LINES OF THE EMBARCADERO BETWEEN 5TH AVENUE AND 19TH AVENUE" DATED JULY 2001. SAID MAP IS BEING PREPARED BY THE PORT OF OAKLAND.

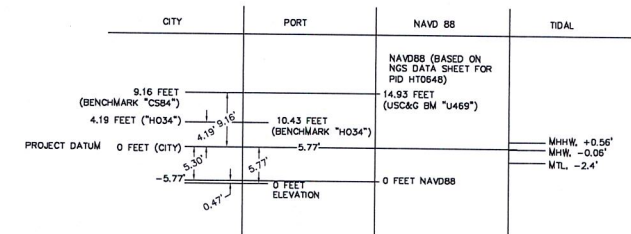
BENCHMARK

ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM AND BASED ON CITY OF OAKLAND BENCHMARK "CS 84". A FOUND U.S.C. & C.S. DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTHBOUND LANES OF THE 880 FREEWAY, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE, 4.4 FEET ABOVE GROUND. ELEVATION = 9.164 FT., CITY OF OAKLAND DATUM.

DATUM SUMMARY

BENCHMARK CITY OF OAKLAND DATUM
CITY OF OAKLAND BENCHMARK "CS84"
FOUND U.S.C.S. DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTH-BOUND LANES OF 880 FREEWAY, SET IN NORTHERLY FACE COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE AND 4.4 FEET ABOVE THE GROUND.
ELEVATION USED: 9.16 FT., CITY OF OAKLAND DATUM
NOTE BENCHMARK IS NOW DESTROYED. INFORMATION SHOWN IS BASED ON OBSERVATIONS AND DATA PROVIDED IN 2002. NOT CURRENT.

BENCHMARK PORT DATUM ELEVATION
PORT OF OAKLAND BENCHMARK "H034 TBM"
FOUND BRASS DISK "SHIP" IN MONUMENT WELL STAMPED "EBMUD CONTROL SURVEY SHIP 1890" OPPOSITE ENTRANCE TO KAISER CEMENT, 401 EMBARCADERO.
ELEVATION USED: 10.43 FT., PORT OF OAKLAND DATUM



1. TO CHANGE FROM CITY ELEVATION TO A PORT ELEVATION: SUBTRACT 5.77 FEET.
2. TO CHANGE FROM PORT ELEVATION TO A CITY ELEVATION: ADD 5.77 FEET.

Lake Merritt to Bay Trail Connection

The Lake Merritt to Bay Trail Connection is currently in design through the city of Oakland. No funding is available for construction at this time.

At Grade 5th Ave. Connection under Freeway

This is a critical location for connecting neighborhoods across I-880.

Embarcadero Bridge

City of Oakland Project. Currently under construction with targeted completion May 2018.

NIMITZ FREEWAY (I-880)

EMBARCADERO

Channel Park

LAKE MERRITT CHANNEL

PROPOSED VEGETATED SHORELINE

Private (Not a part of Brooklyn Basin)

South Park

EXISTING WETLAND TO REMAIN

EXISTING MARINA

Estuary Park

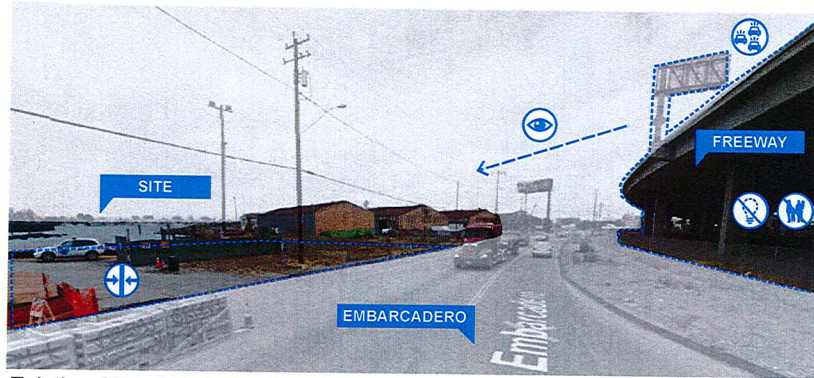
Estuary Park will be remediated as part of the Brooklyn Basin Project and will undergo a redesign starting with a public process. The city of Oakland will direct the work for Estuary Park through a publicly bid RFP.

Gateway Park at Clinton Basin Project Area

Shoreline Park

Shoreline Park is under construction and will open in early 2019. It is located at the site of the 9th Avenue Terminal.





Existing Site at Embarcadero Future Gateway Park



Existing Site Waterfront at Clinton Basin

Brooklyn Basin is the newest Oakland neighborhood and will provide open space and trail connections for the general public to reconnect to the estuary waterfront. Gateway Park at Clinton Basin is the central point of arrival for people arriving by multiple modalities.

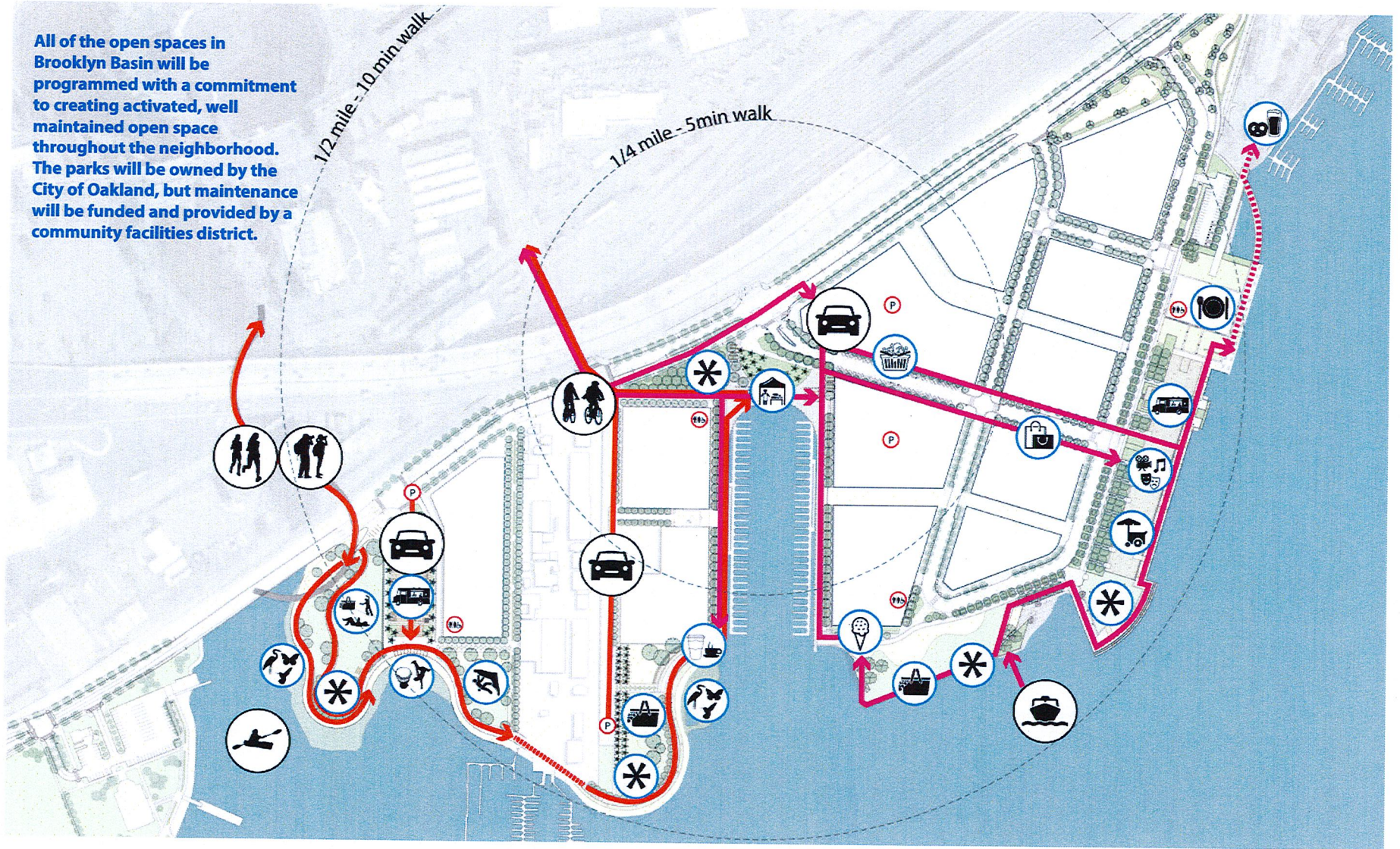
HISTORY Historic maps and aerial photographs show the Brooklyn Basin site was once a large natural marsh. In the early 1900s it was filled-in for industrial purposes such as lumberyards, break-bulk-cargo, ship repair, food warehouses, and other activities. Shoreline Park at the site of the 9th Avenue Terminal will remain the most industrial in character--preserving some of the 9th Avenue Terminal and integrating the overall geometry and scale of the railroads and building into the design. As the terminal building gives way to lands at the north end, the parks will become softer and will wrap across to South Park with a more natural landscape in the bioswales and upland at Channel park. Gateway Park is in the middle and surrounds a now derelict existing Marina site and frontage lands on Embarcadero.

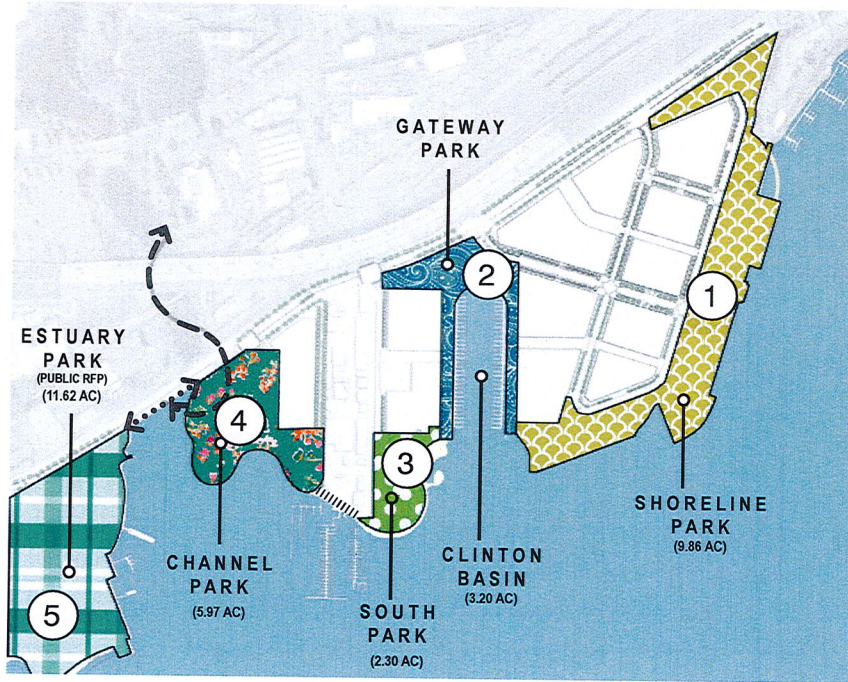
CONTEXT Gateway Park at Clinton Basin is approximately 6 acres stretched along the Oakland Estuary in the central portion of the Brooklyn Basin Development in Oakland, California. This park will be the second phase of development for open space within the Brooklyn Basin project following the development of Shoreline Park at the site of the 9th Avenue Terminal. Located adjacent to Embarcadero and very close to an existing marina site the proposed design welcomes the public to Brooklyn Basin. The design creates permeable buffer providing both open views towards the water and a buffer to the less desirable area under I-880.

CHARACTER Each of the open spaces at Brooklyn Basin as well as Estuary Park to the north will provide a continuous family of open space, but will also establish very different strong characters. Gateway Park's character is primarily a welcome center to the water as well as to all the open spaces at Brooklyn Basin. It extends as a waterfront promenade with vertical layers of planting, seating, and amenities including restaurants and cafes along the edges of Brooklyn Basin. Arrival at the park is designed to provide immediate visual access to the water. The visitor passes through a buffer of trees to arrive at the a plaza overlooking the Clinton Basin Marina waterfront. At the 5th Avenue intersection, a fountain extends the presence of water north and draws bicyclists and pedestrians into the site with a unique and smaller scaled arrival procession. In compliance with the State Lands Commission, the parks must be regional in program and will serve the entire Bay Area.

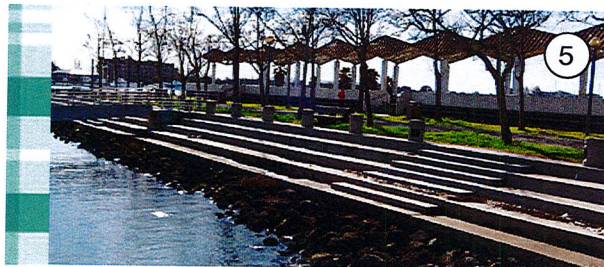
TRAILS In compliance with locating the Bay Trail at the edge of water, a new 30'-0" wide trail will circumnavigate Brooklyn Basin and connect to the Bay Trail at both the north and south ends. The design was created to emphasize the public access by multiple modalities and to strengthen connections to the existing residential fabric of Oakland at numerous critical intersections. The team is working with the city led project for the new bike bridge connection to insure the designs are integrated and positively reinforce each other. Access is challenging at the eastern edge of the project site along Embarcadero where there are limited points to cross the freeway. Gateway Park is a key piece of open space for wayfinding and connecting open spaces to both the Bay Trail and urban bike paths on city streets as well as local parking and public transportation nodes.

All of the open spaces in Brooklyn Basin will be programmed with a commitment to creating activated, well maintained open space throughout the neighborhood. The parks will be owned by the City of Oakland, but maintenance will be funded and provided by a community facilities district.





Each park in Brooklyn Basin will have a strong character and together they will form a family of open spaces linked by trails.



ESTUARY PARK

Historic park with a beloved Aquatic Center providing access to the water for rowers and paddlers. Currently under redesign through a public RFP through the city of Oakland underway



SHORELINE PARK

A large, south facing deck and event space is at the heart of Shoreline Park. The retrofit of 9th Avenue Terminal offers a visitor center and restaurant. Historic interpretation of the old wharf occurs throughout the park.



GATEWAY PARK AT CLINTON BASIN

A clear entrance to the park that incorporates large-scale wayfinding, kiosks and cafes to welcome visitors to the park. Boardwalk promenade along Clinton Basin and the boat marina guides visitors into park.



SOUTH PARK

Natural area with picnic tables and bbq grills for public use is located adjacent to existing wetland. A large, communal bench offers space for community to come together and take in views over the water or may act as a meeting spot.



CHANNEL PARK

Viewing hill and waterfront trails adjacent to lawn areas for picnicking and impromptu gatherings. Regional parking lot that acts as a flexible space with bike parking/station and a design that can accommodate public events.

Shoreline Park is under construction and the demolition of the 9th Avenue Terminal has opened up views to the estuary.



Salvaging granite blocks found on site.



Partial demolition of 9th Avenue Terminal and new water view

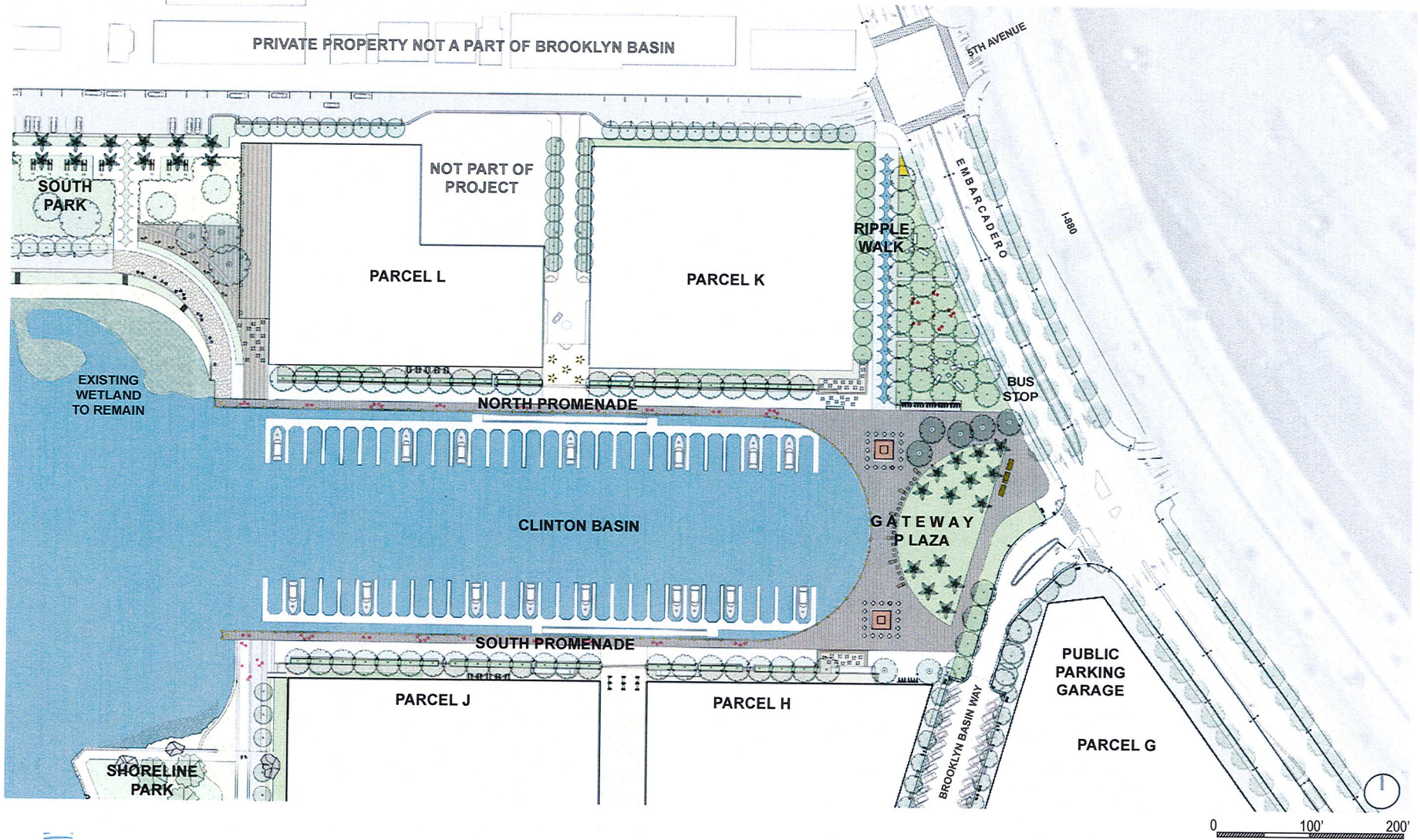


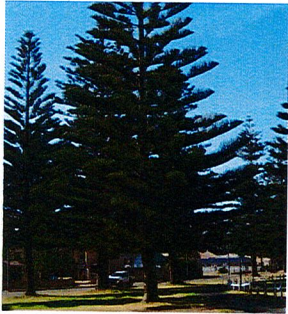
Demolition in progress



Storage of granite blocks on wharf

Gateway Park at Clinton Basin is the central point of arrival to Brooklyn Basin and welcomes all to the estuary waterfront and the neighborhood.





Conifer Arrival Grove



Water Feature

1. Conifer Arrival Grove
2. Water Feature
3. Entry Walk
4. Signage
5. Bike Parking
6. Waterside Dining
7. Moveable Furniture
8. Salvaged Granite
9. Bus Stop
10. Pavilion



Salvaged Granite

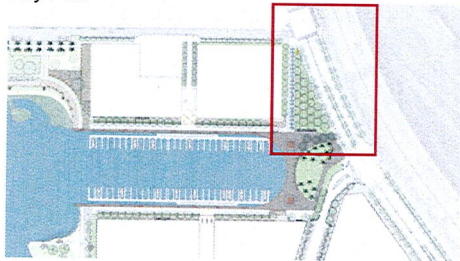


Movable Furniture

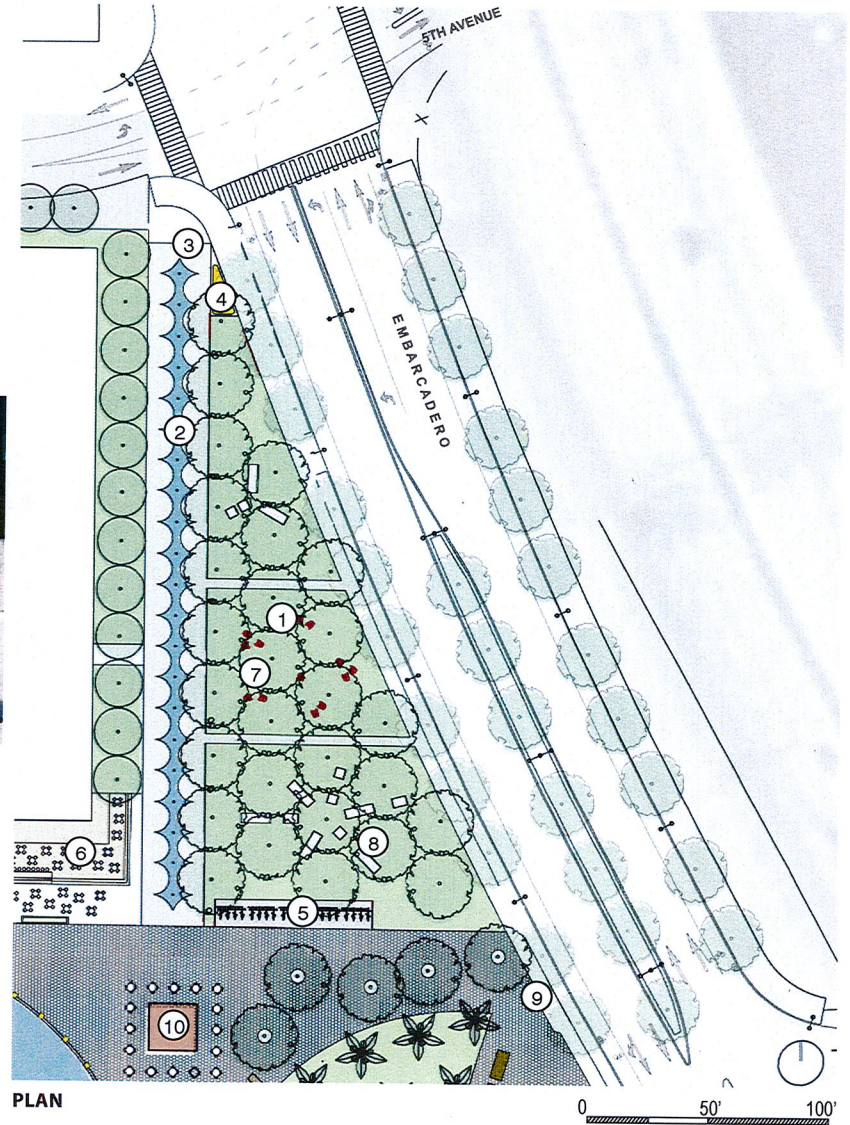


Wayfinding Signage
(Proposed on salvaged granite slab)

Key Plan



Ripple walk is designed to welcome pedestrians and bicyclists arriving on 5th Avenue under I-880 and from northern points along the Embarcadero by extending water to greet and guide them into the park.



Trees will be used to signify the parks from the adjacent freeway, but also to create a buffer and human scaled space at the eastern edge of Gateway Park.



5th Avenue Entrance

Water Feature (Jets On)

Conifer Buffer

Moveable Seating

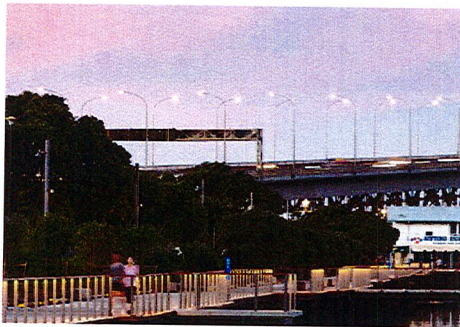
Salvaged Granite Blocks

Bike Parking

Cafe/Kiosk

Palm Grove

Freeway Beyond



Conifer Buffer

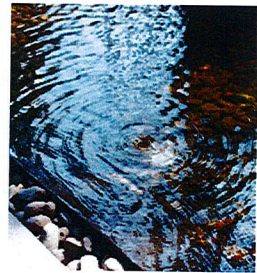
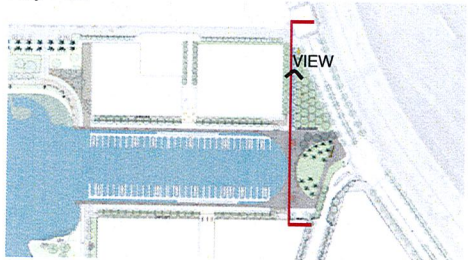


Water Jets On



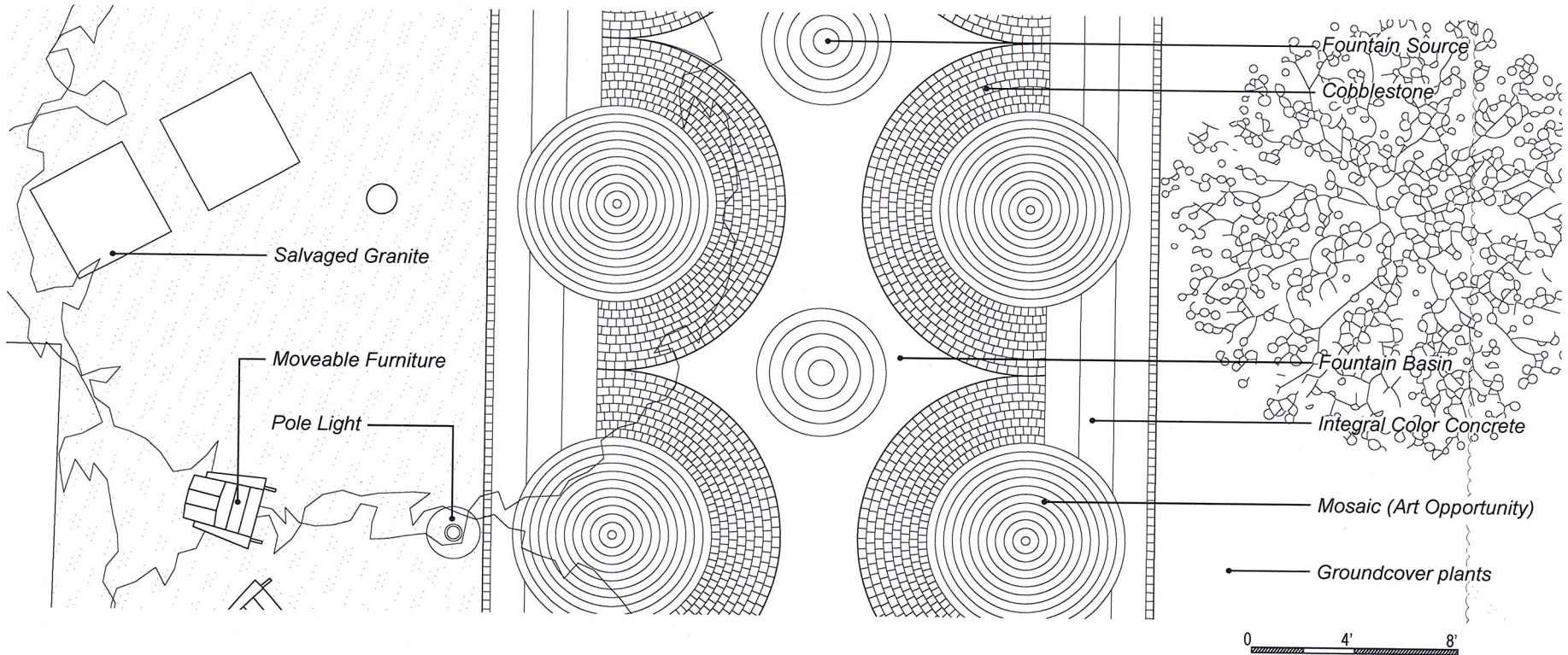
View South Towards Gateway Plaza

Key Plan



Water Jets Off

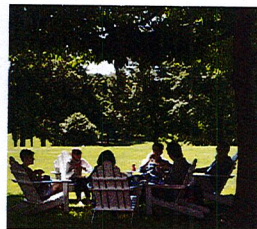
Materials and palette is simple, restrained, and has subtle reference to water



Salvaged Granite Blocks



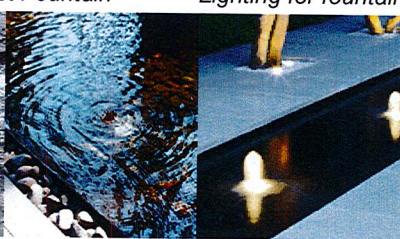
Movable Furniture



Cobblestone



Ripple Effect Fountain



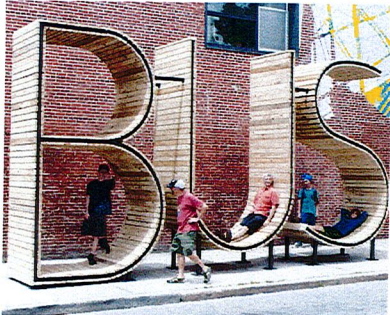
Lighting for fountain

Mosaic

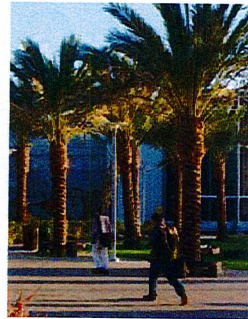


Evergreen Groundcover





Inviting Bus Stop



Palm Grove

1. Bus Stop
2. Cobble Paving
3. Palm Grove
4. View to Water
5. Pavilion
6. Waterside Seating
7. Bike Parking
8. Restaurant Opportunity
9. Marina
10. Mixed Use Residential



Pavilion

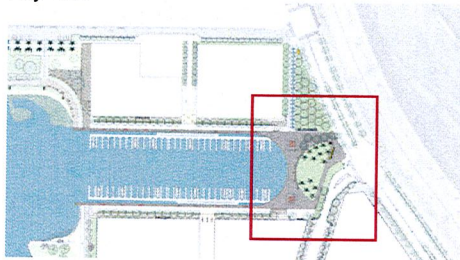


Cobble Paving

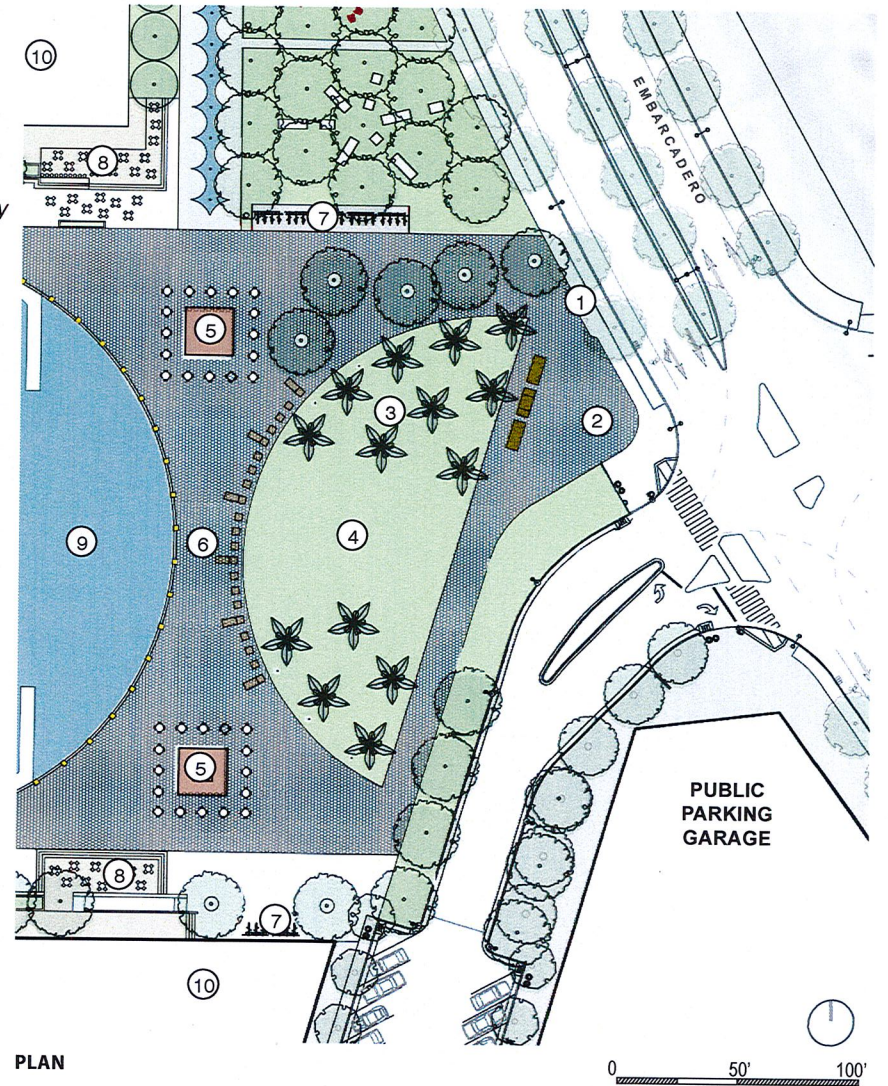


Bike Parking

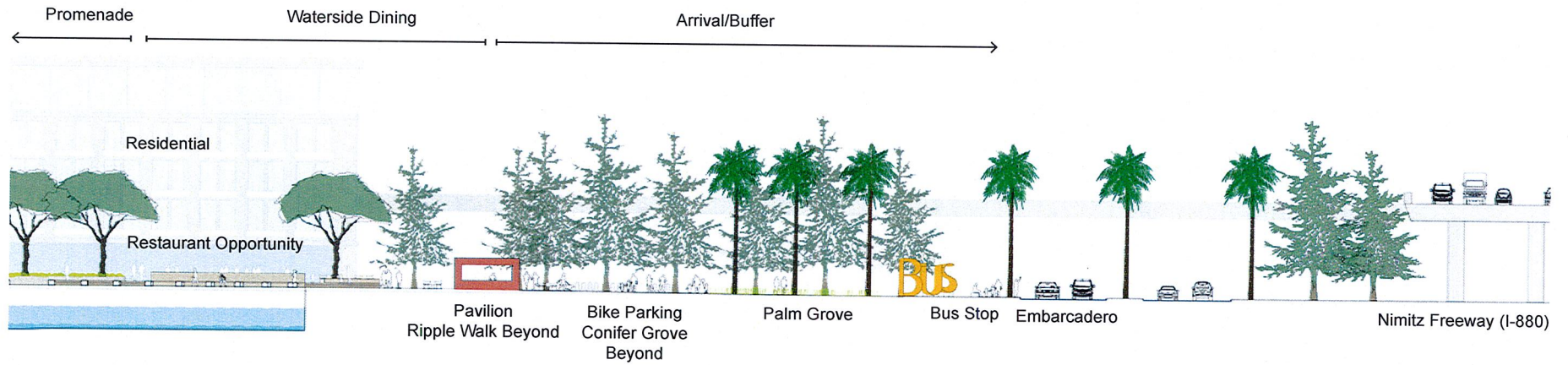
Key Plan



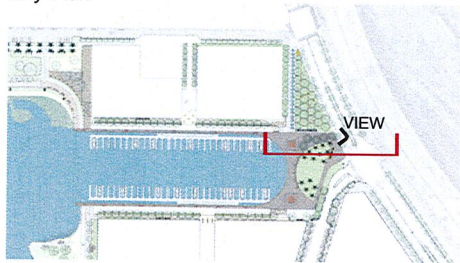
The design of Gateway Plaza welcomes all arriving by car, bus, bike, and walking to this central location with immediate views to the water.



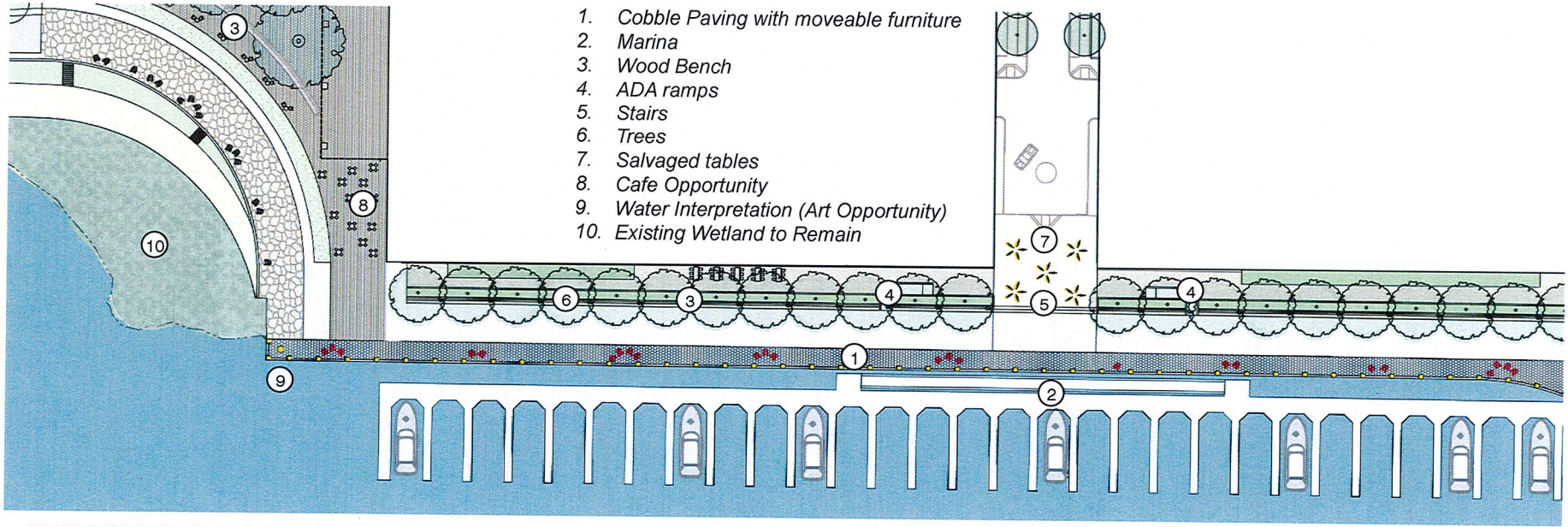
Layers of planting and built elements define the arrival and draw visitors into the park.



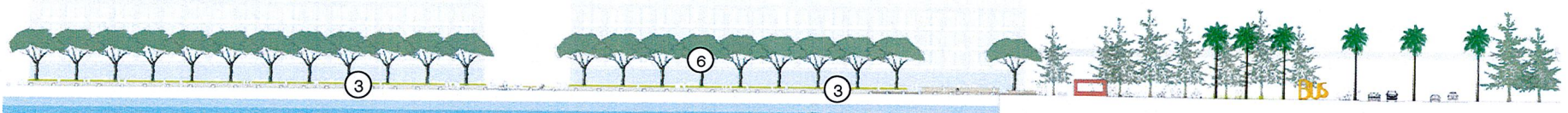
Key Plan



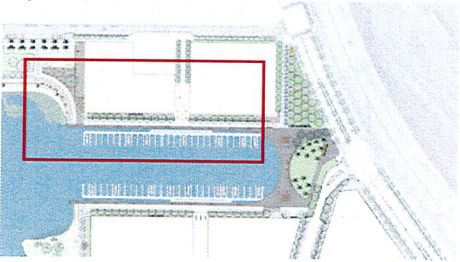
View West Towards Clinton Basin



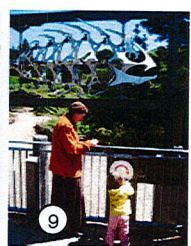
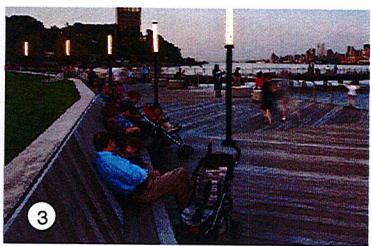
1. Cobble Paving with moveable furniture
2. Marina
3. Wood Bench
4. ADA ramps
5. Stairs
6. Trees
7. Salvaged tables
8. Cafe Opportunity
9. Water Interpretation (Art Opportunity)
10. Existing Wetland to Remain

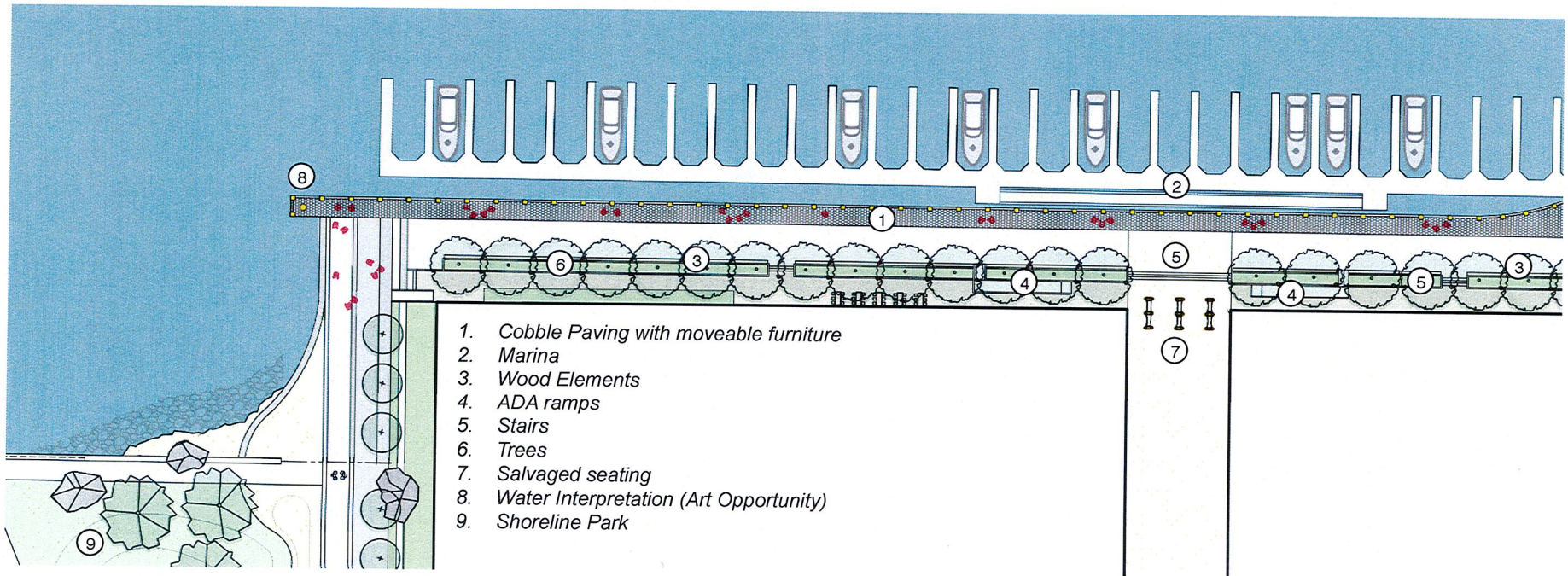


Key Plan

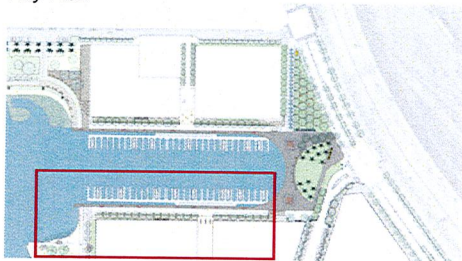


A waterfront promenade creates layers with vertical seating, planting, and activation at building corners.

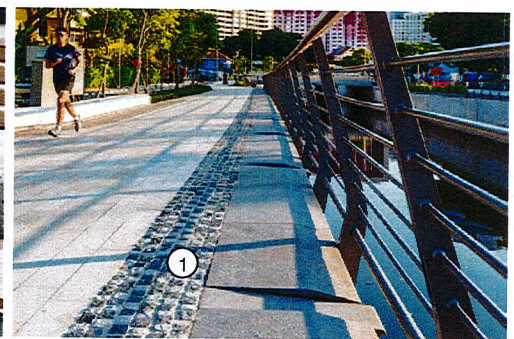




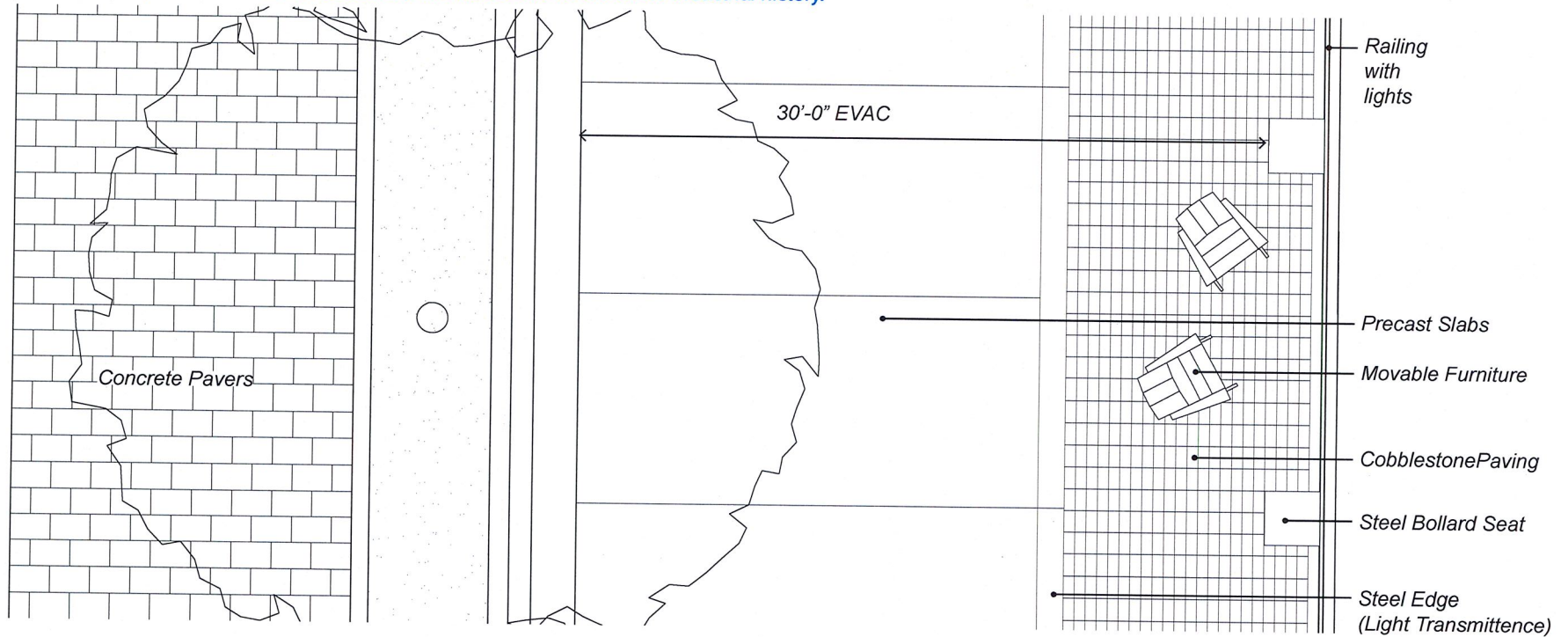
Key Plan



The materials of Clinton Basin are intended to evoke a simple waterfront vernacular while also inviting creative multi-purpose use of all elements.



Materials and palette is durable, restrained, and has subtle reference to industrial history.



Concrete Pavers



Planting



Bench



Precast Slabs



Steel Edge



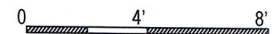
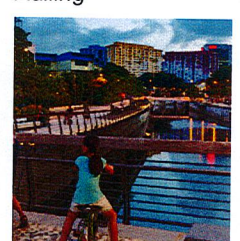
Cobblestone



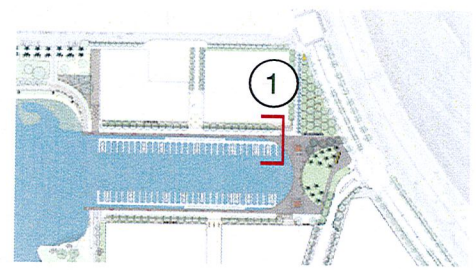
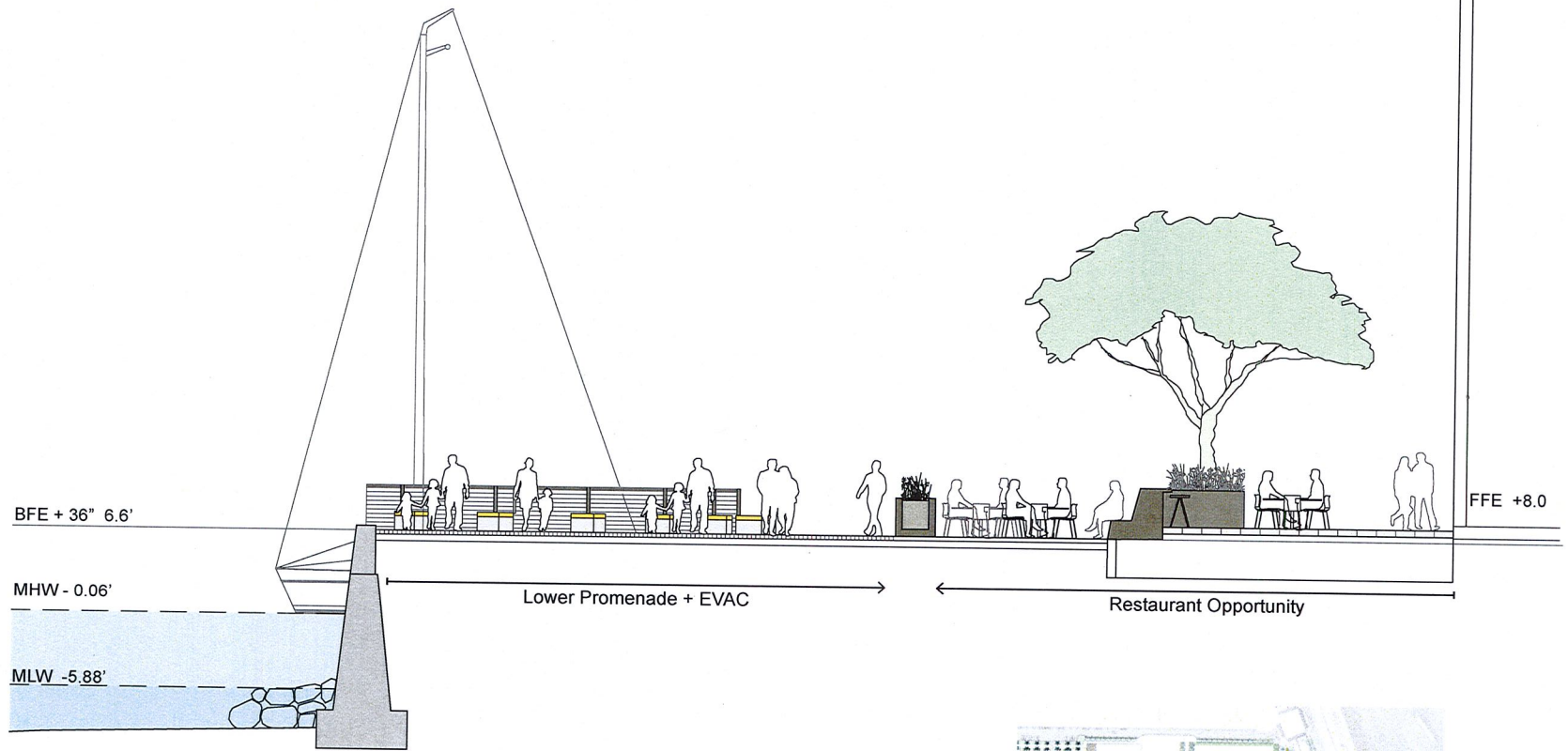
Bollard Seat



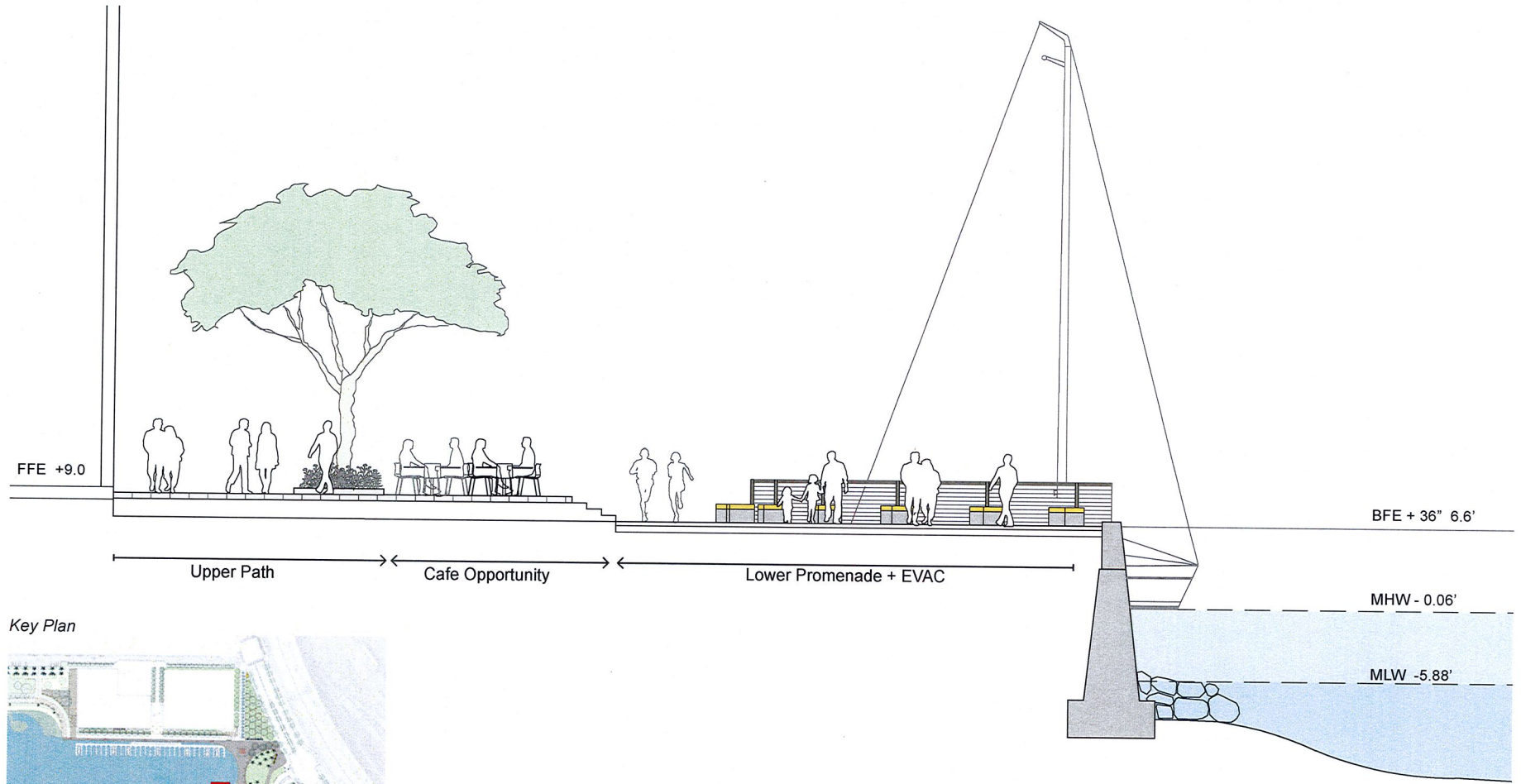
Railing



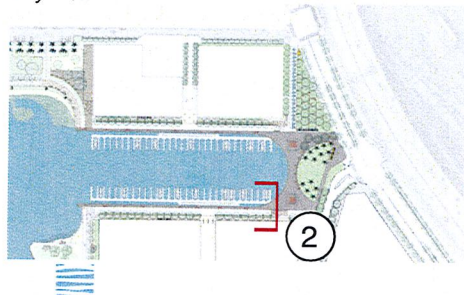
1 Restaurant Zone



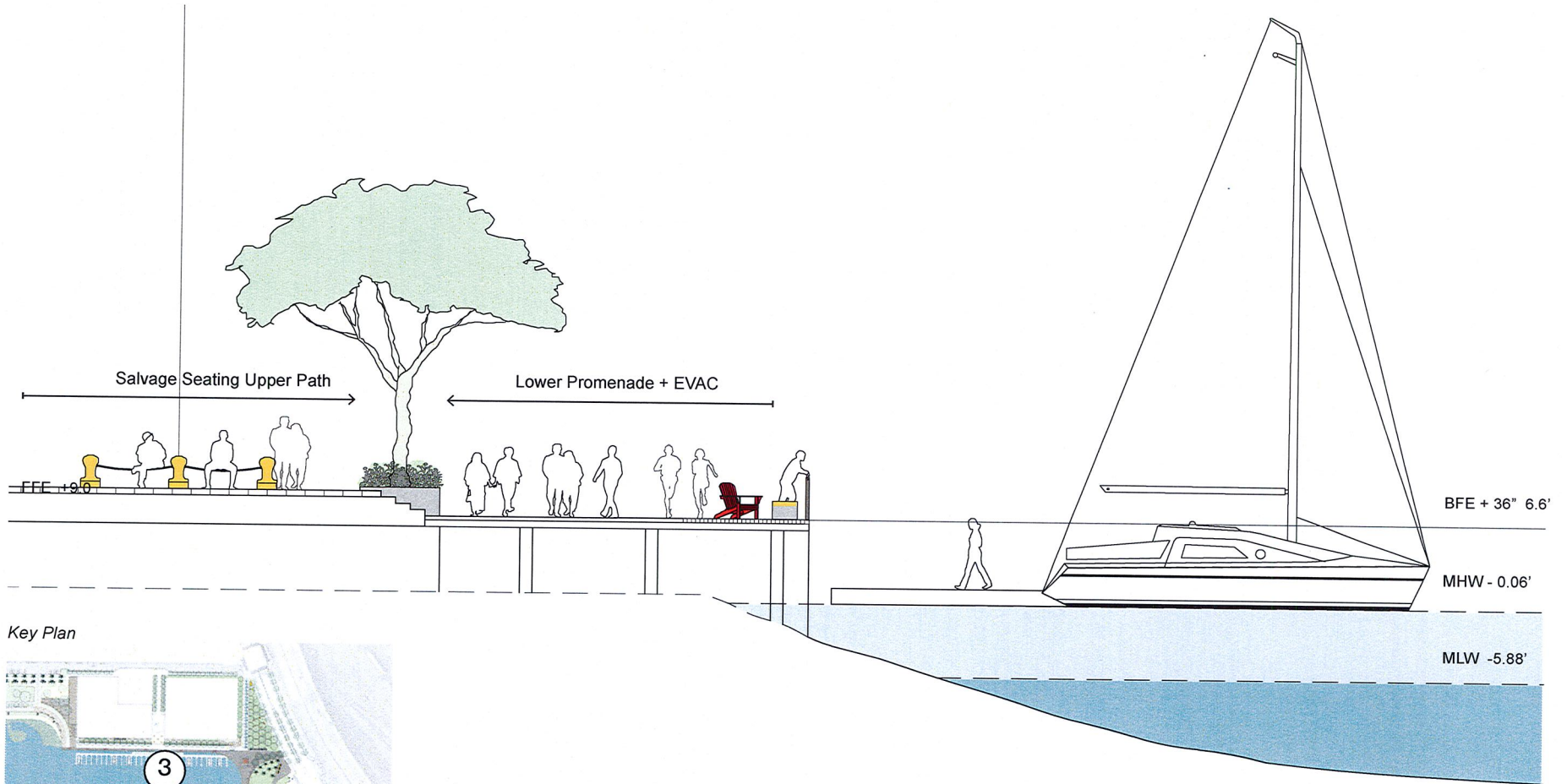
2 Cafe Zone



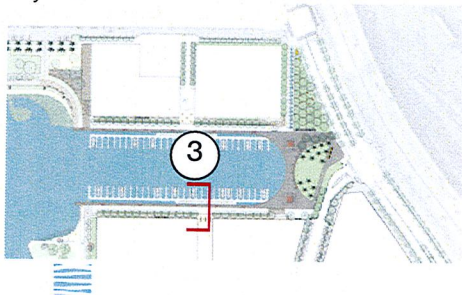
Key Plan



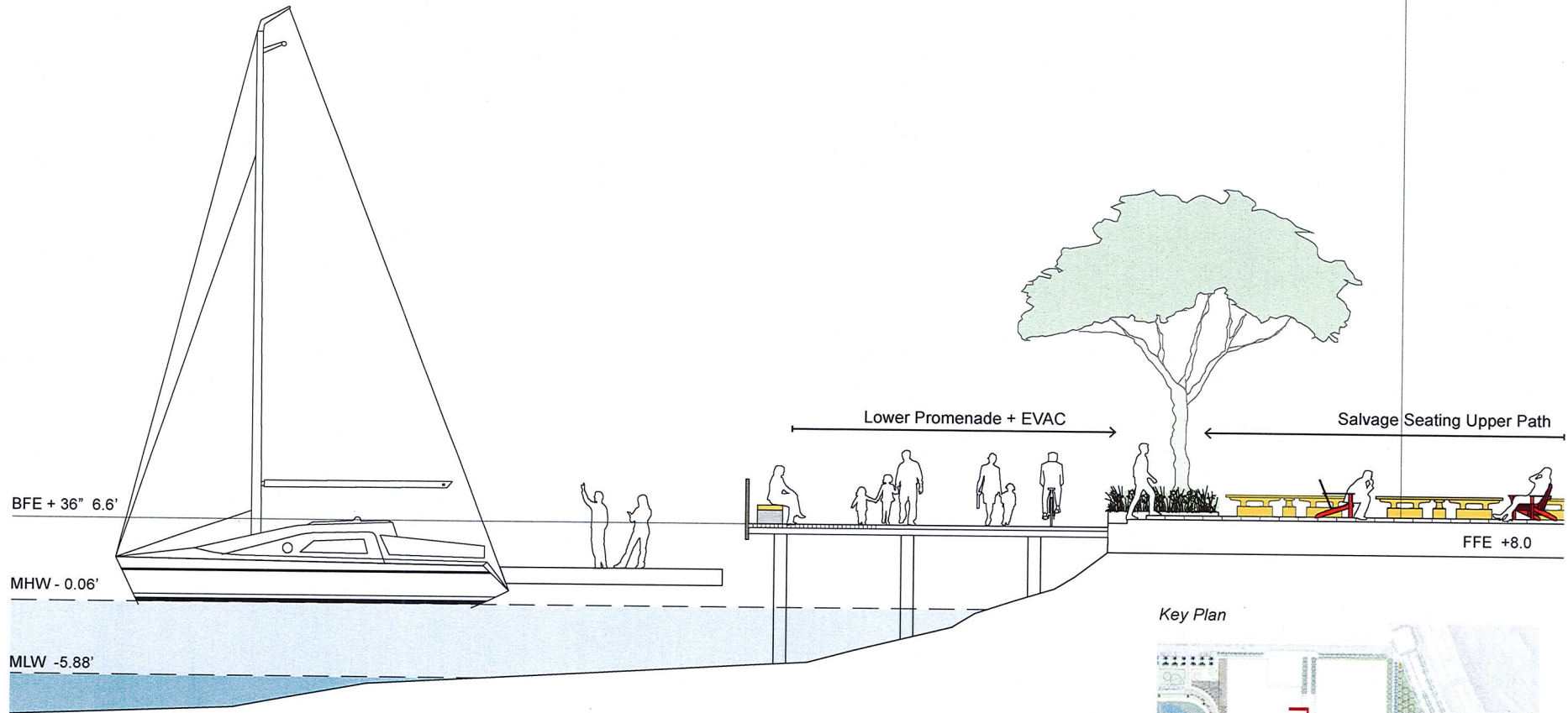
3 Salvaged Seating



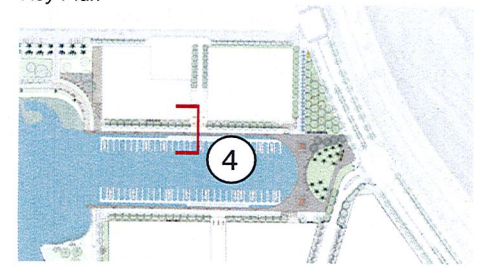
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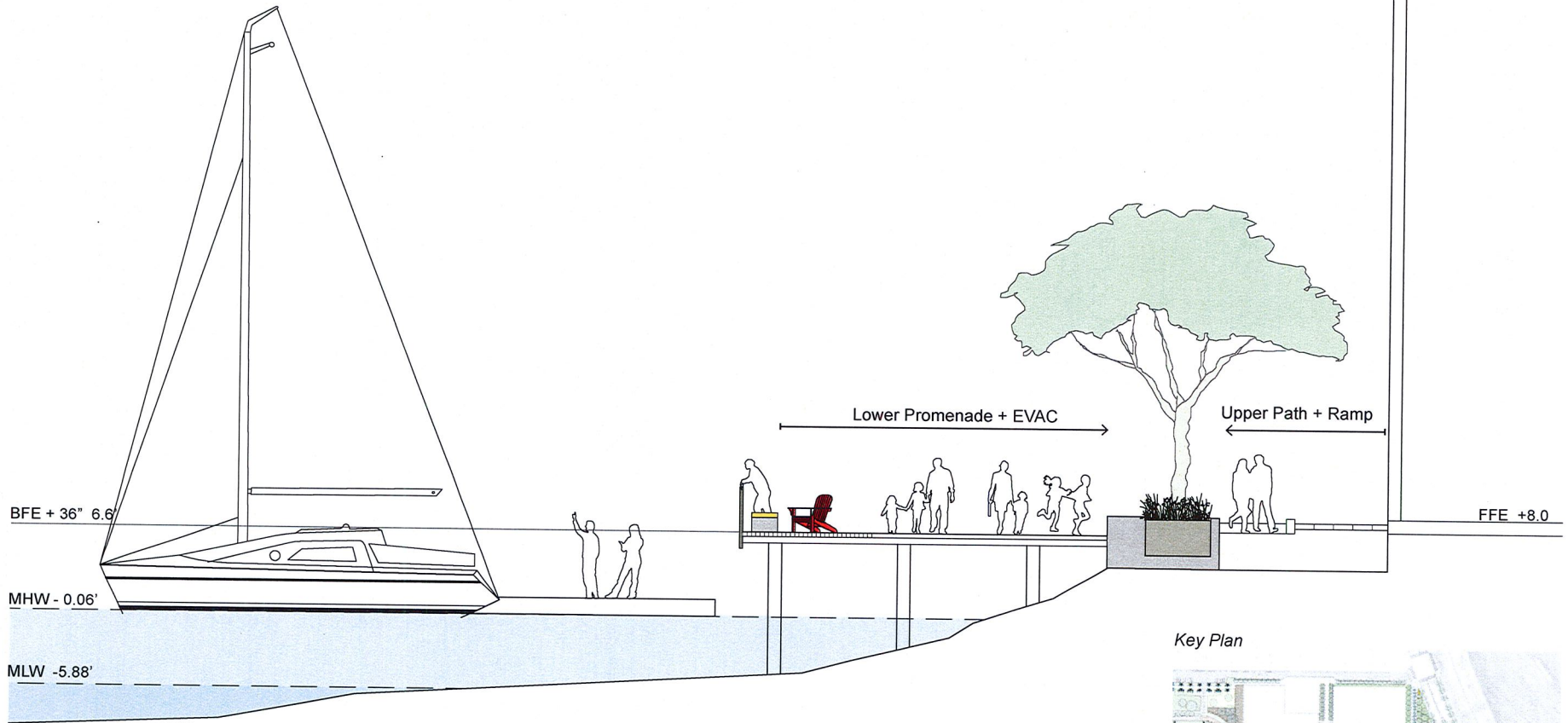
4 Salvaged Seating



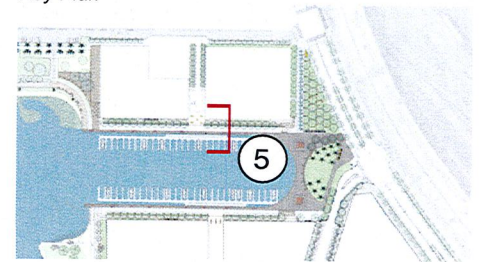
Key Plan



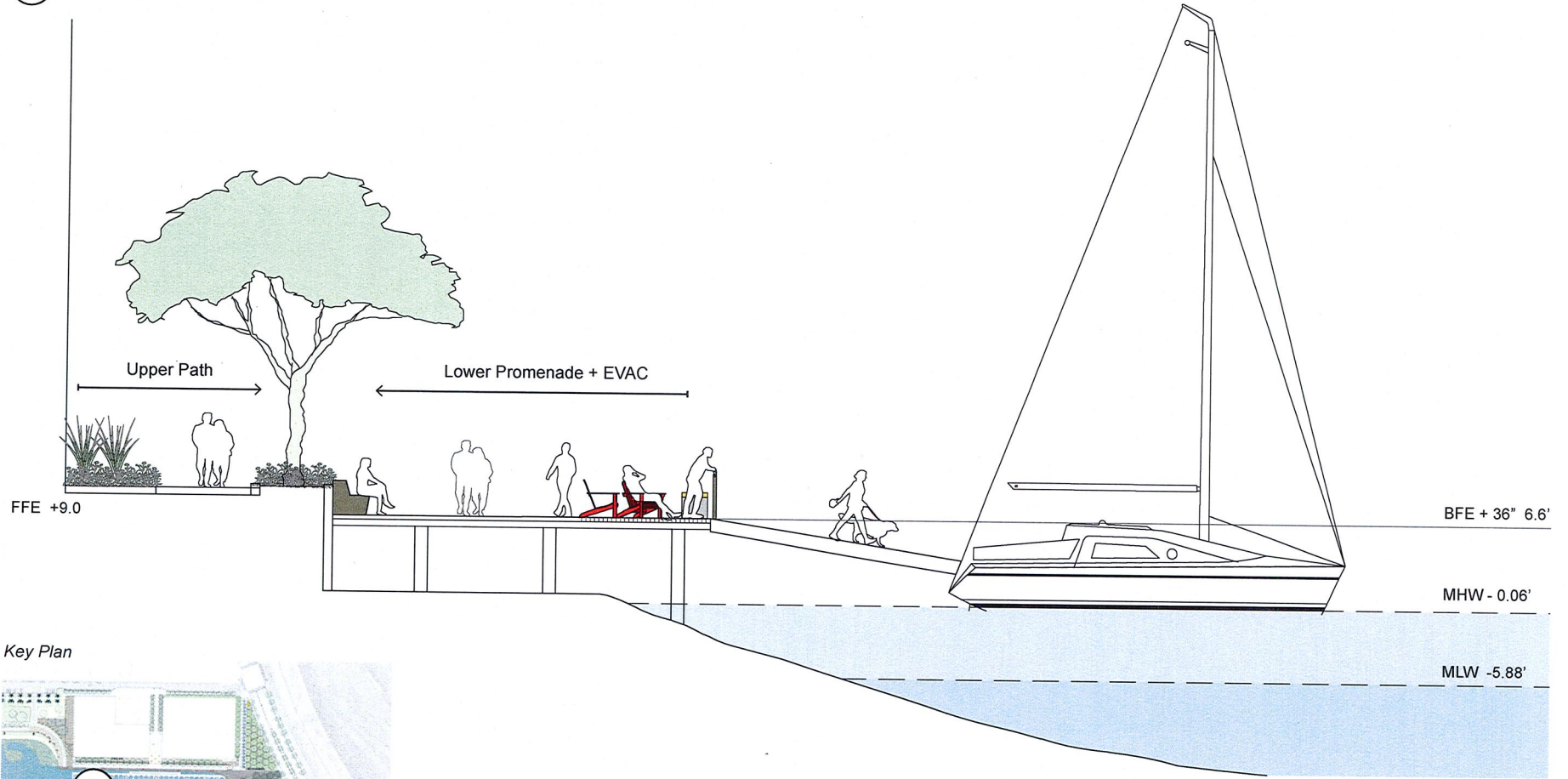
5 Planter Seatwall



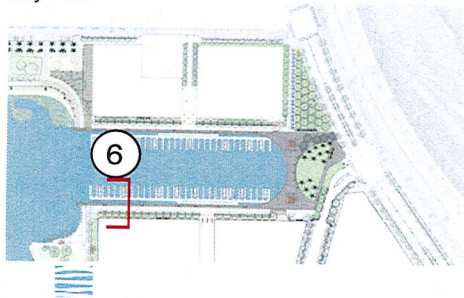
Key Plan



6 Patio Area



Key Plan





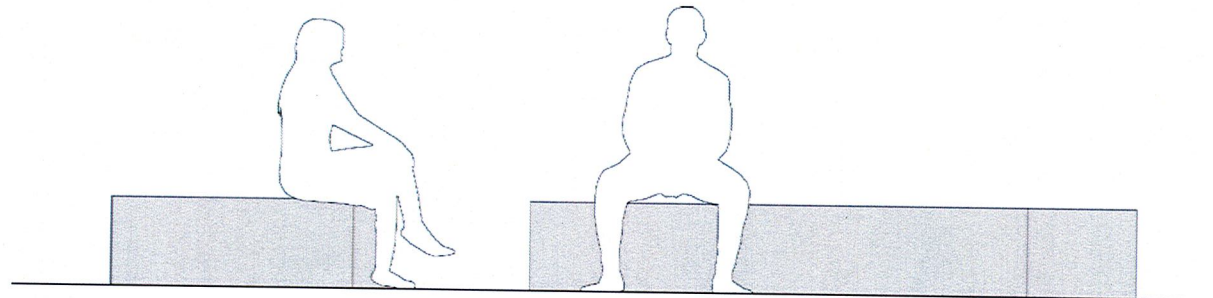
Granite Block



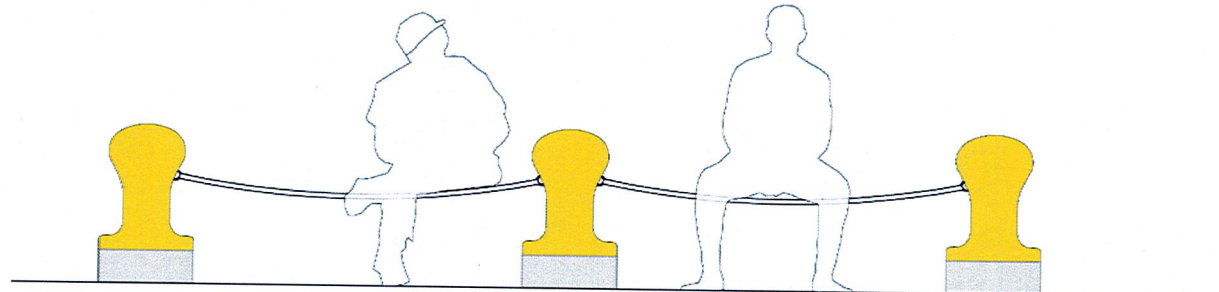
Mooring Bollard



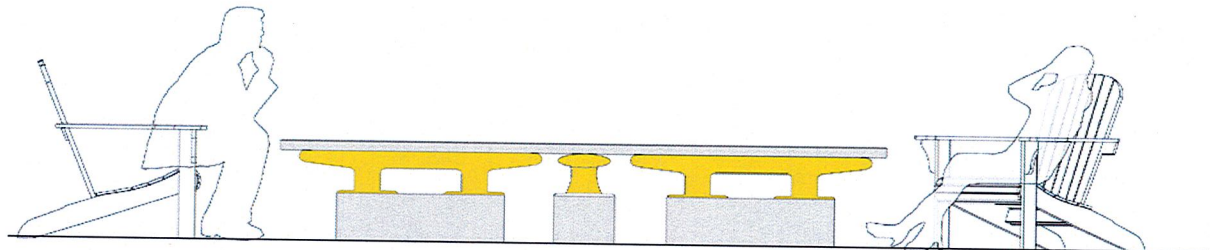
Mooring Cleat



Granite Block Bench



Mooring Bollard Seating



Mooring Cleat Table

SCULPTURAL + ICONIC TREE SPECIES



COASTAL SCRUB | FLOWERING SHRUBS

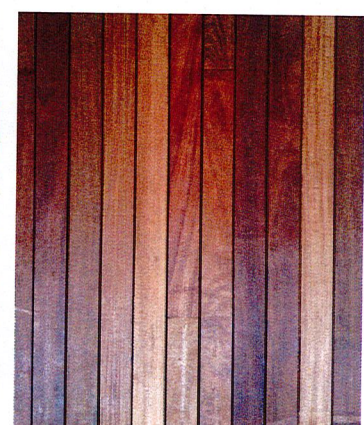
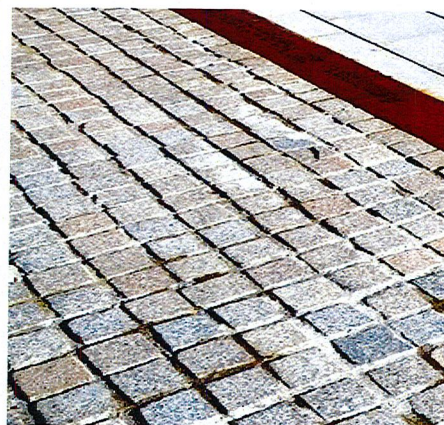
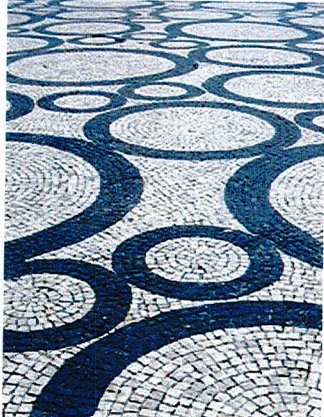


HIGH MARSH | GRASSES + GROUNDCOVER



Plant material species shown are representative of concept and design goals for planting. Water Efficient Landscaping and the use of native and endemic plants is a design criteria for our selections. Final selection of plants will be based on plant quality, availability, and season. Additional changes may be made to achieve a unified design following any required changes.

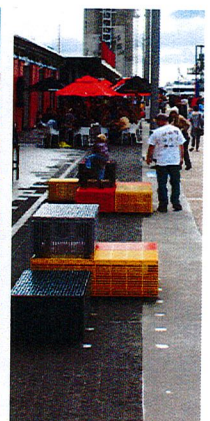
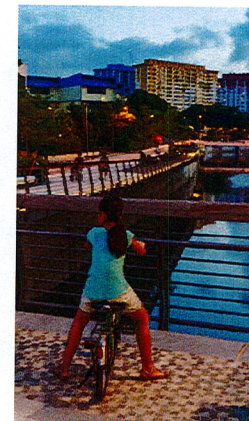
REFINED SIMPLE SURFACES



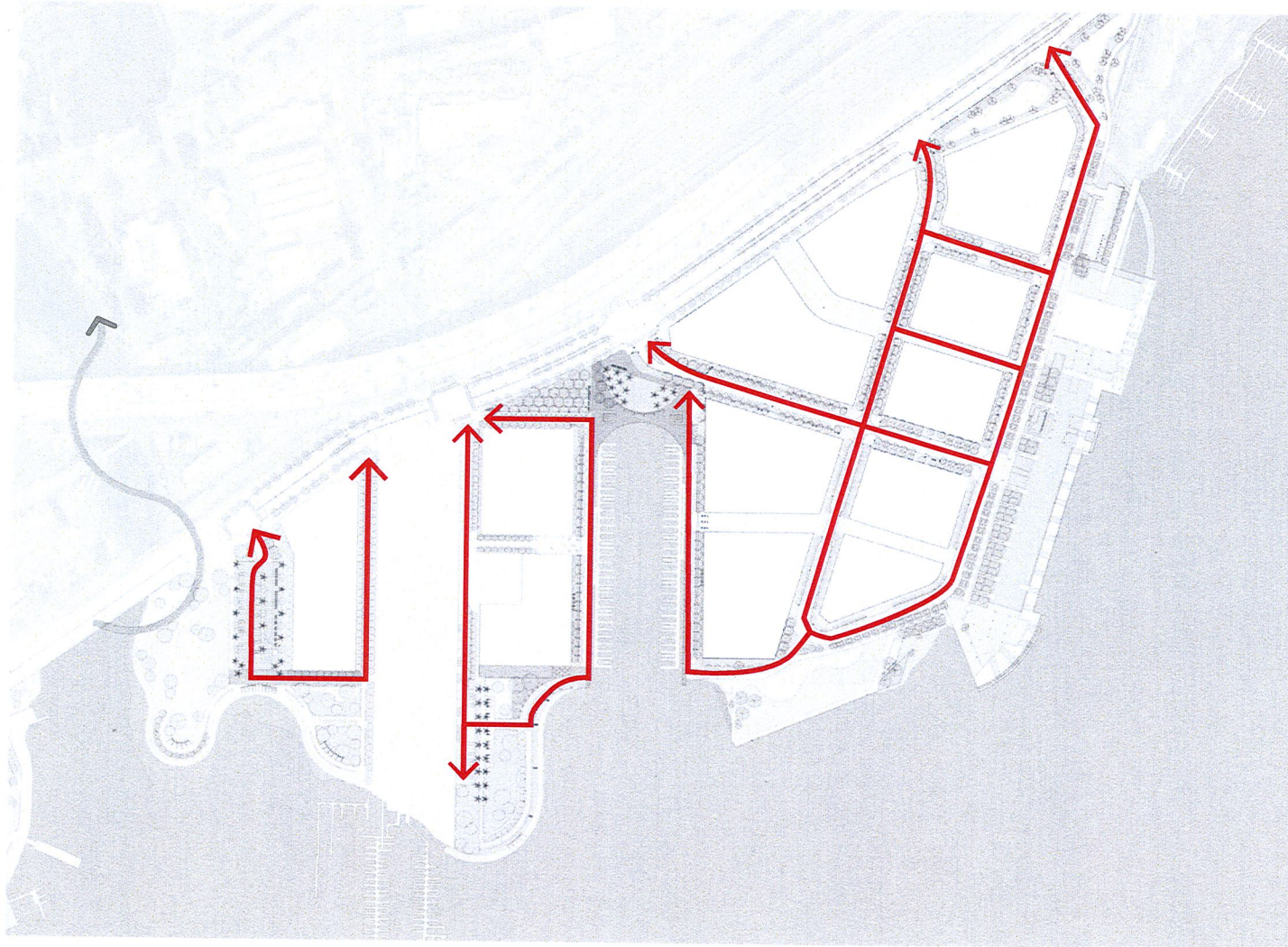
SALVAGE ELEMENTS

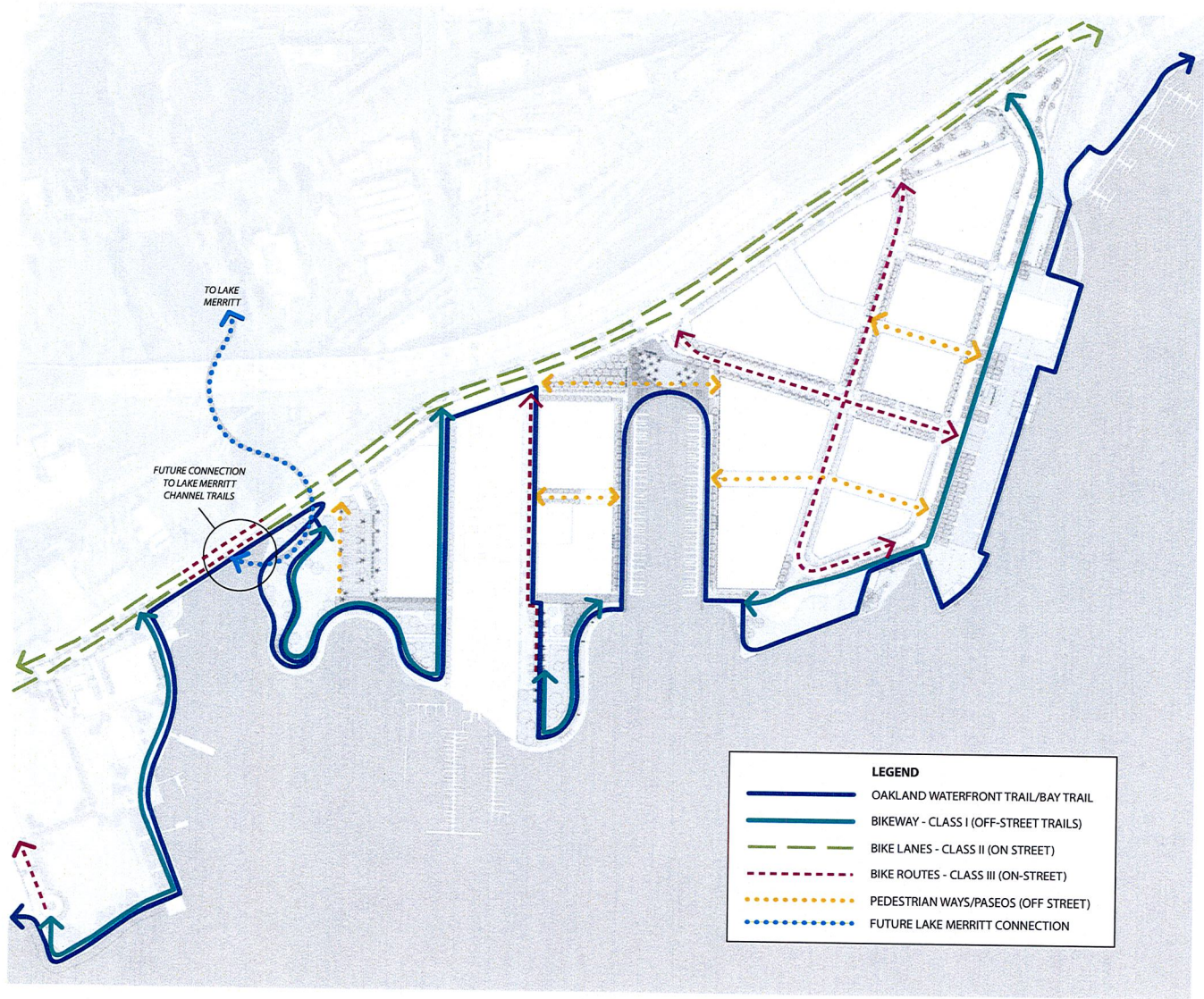


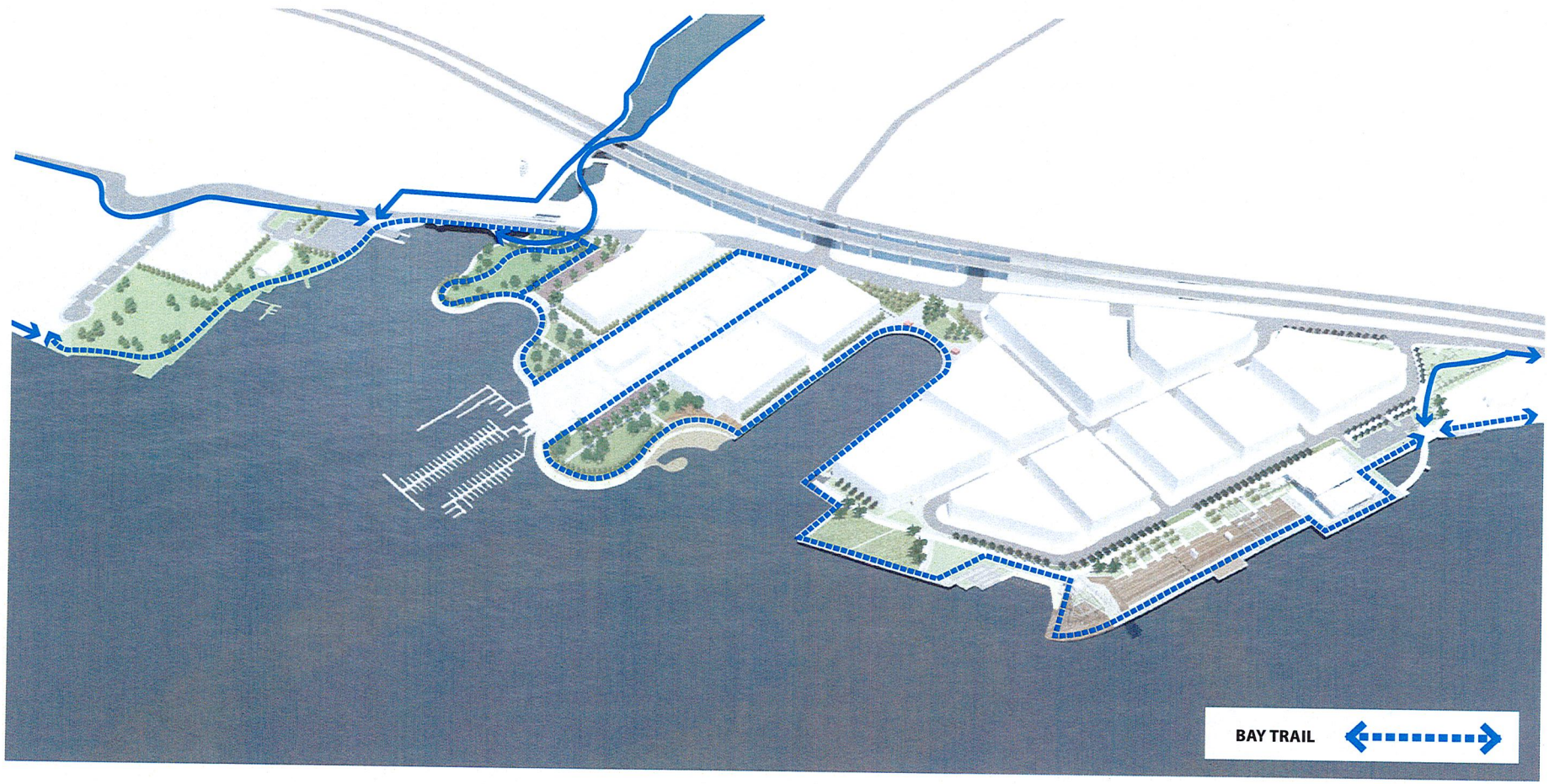
SPECIAL ELEMENTS



BROOKLYN BASIN
FIRETRUCK ACCESS







PHASE 3-4 PARKS SOUTH PARK AND CHANNEL PARK

Sheet List

- L1.0 Cover
- L2.0 Open Space Context
- L3.0 Narrative
- L4.0 Narrative
- L5.0 Site Amenities
- L6.0 Overall Site Character
- L7.0 Shoreline Park Update
- L8.0 Illustrative Plan South Park
- L9.0 Overlook Corner
- L10.0 Detail Plan Overlook Corner
- L11.0 Existing Wetland
- L12.0 Picnic Grove
- L13.0 Sections Picnic Grove
- L14.0 South Meadow
- L15.0 Detail Plan Bay Trail
- L16.0 Illustrative Plan Channel Park
- L17.0 Birds Eye View Channel Park
- L18.0 North Meadow and Shoreline Trail
- L19.0 Detail Plan Shoreline Trail
- L20.0 Arrival Court
- L21.0 Arrival Court
- L22.0 Arrival Court
- L23.0 Arrival Court
- L24.0 Arrival Court Event
- L25.0 Arrival Court Parking
- L26.0 Viewing Hill
- L27.0 Detail Plan Separated Trail
- L28.0 Viewing Hill Views
- L29.0 Shoreline Reconfiguration
- L30.0 Materials and Furnishings
- L31.0 Planting
- L32.0 EVAC Circulation
- L33.0 Pedestrian and Bicycle Circulation
- L34.0 Bay Trail Diagram



BASIS OF BEARINGS

THE BASIS OF BEARING IS "S 65° 21' 44" E" BETWEEN FOUND MONUMENTS "SHIP" AND "H130" AS SHOWN ON PAGE 2 OF 4 OF THAT UNRECORDED "RECORD OF SURVEY" MAP ENTITLED, "MONUMENT AND PLAN LINES OF THE EMBARCADERO BETWEEN 5TH AVENUE AND 19TH AVENUE" DATED JULY 2001. SAID MAP IS BEING PREPARED BY THE PORT OF OAKLAND.

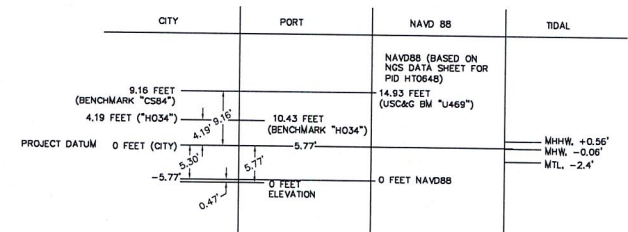
BENCHMARK

ELEVATIONS SHOWN HEREIN ARE ON THE CITY OF OAKLAND VERTICAL DATUM AND BASED ON CITY OF OAKLAND BENCHMARK "CS84": A FOUND U.S.C. & G.S. DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTHBOUND LANES OF THE 880 FREEWAY, SET IN THE NORTHERLY FACE OF A COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE, 4.4 FEET ABOVE GROUND. ELEVATION = 9.164 FT., CITY OF OAKLAND DATUM.

DATUM SUMMARY

BENCHMARK CITY OF OAKLAND DATUM
CITY OF OAKLAND BENCHMARK "CS84"
FOUND UCS&GS DISK AT THE CROSSING OF 5TH AVENUE AND THE SOUTHERN PACIFIC RAILROAD, BENEATH THE SOUTH-BOUND LANES OF 880 FREEWAY, SET IN NORTHERLY FACE COLUMN, APPROXIMATELY 25' WEST OF THE CENTERLINE OF 5TH AVENUE AND 4.4 FEET ABOVE THE GROUND.
ELEVATION USED: 9.16 FT., CITY OF OAKLAND DATUM
NOTE BENCHMARK IS NOW DESTROYED. INFORMATION SHOWN IS BASED ON OBSERVATIONS AND DATA PROVIDED IN 2002. NOT CURRENT.

BENCHMARK PORT DATUM ELEVATION
PORT OF OAKLAND BENCHMARK "H034 TM"
FOUND BRASS DISK "SHIP" IN MONUMENT WELL STAMPED "EBMUD CONTROL SURVEY SHIP 1960" OPPOSITE ENTRANCE TO KAISER CEMENT, 401 EMBARCADERO.
ELEVATION USED: 10.43 FT., PORT OF OAKLAND DATUM



1. TO CHANGE FROM CITY ELEVATION TO A PORT ELEVATION: SUBTRACT 5.77 FEET.
2. TO CHANGE FROM PORT ELEVATION TO A CITY ELEVATION: ADD 5.77 FEET.

BROOKLYN BASIN
PHASE 3-4 PARKS | SOUTH PARK &
CHANNEL PARK
OCTOBER 13, 2017

COVER L1.0

Lake Merritt to Bay Trail Connection

The Lake Merritt to Bay Trail Connection is currently in design through the city of Oakland. No funding is available for construction at this time.

At Grade 5th Ave. Connection under Freeway

This is a critical location for connecting neighborhoods across I-880.

Embarcadero Bridge

City of Oakland Project. Currently under construction with targeted completion May 2018.

Estuary Park

Estuary Park will be remediated as part of the Brooklyn Basin Project and will undergo a redesign starting with a public process. The city of Oakland will direct the work for Estuary Park through a publicly bid RFP.

Channel Park Project Area

Private
(Not a part of Brooklyn Basin)

South Park Project Area

Gateway Park

Shoreline Park

Shoreline Park is under construction and will open in early 2019. It is located at the site of the 9th Avenue Terminal.

NIMITZ FREEWAY (I-880)

EMBARCADERO

LAKE MERRITT CHANNEL

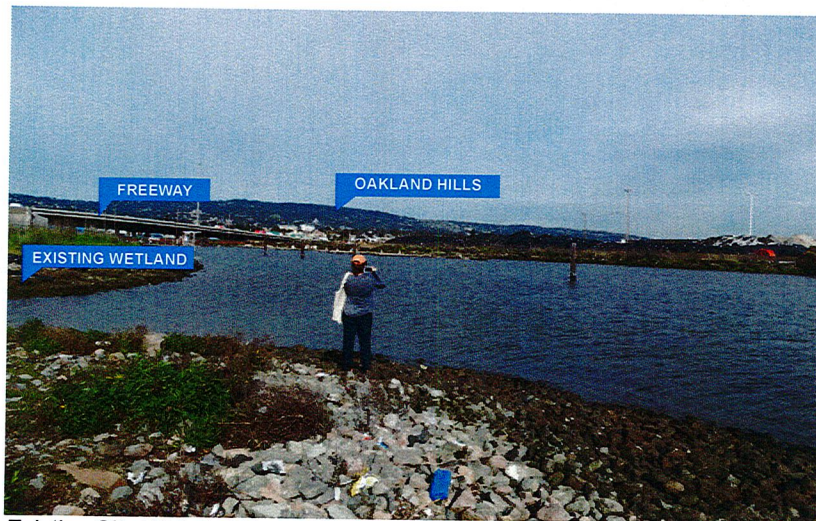
EXISTING MARINA

EXISTING WETLAND TO REMAIN





Existing Site at South Park view from the water



Existing Site Water's Edge at South Park

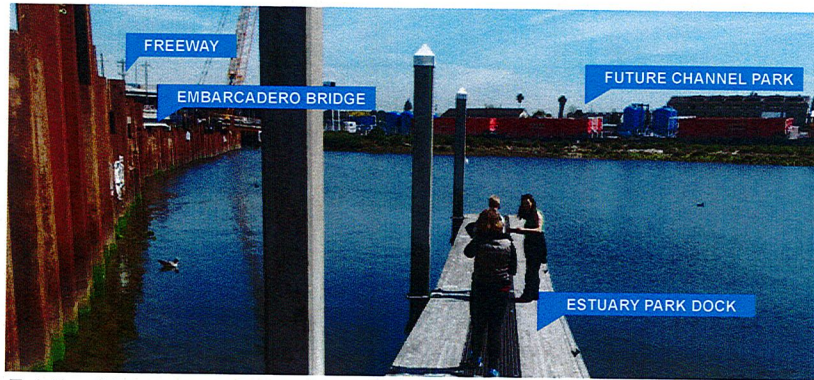
South Park and Channel Park complement the dynamic industrial character of Shoreline Park and Gateway Park with a more contemplative natural character.

HISTORY Historic maps and aerial photographs show the Brooklyn Basin site was once a large natural marsh. In the early 1900s it was filled-in for industrial purposes such as lumberyards, break-bulk-cargo, ship repair, food warehouses, and other activities. Shoreline Park at the site of the 9th Avenue Terminal will remain the most industrial in character—preserving some of the 9th Avenue Terminal and integrating the overall geometry and scale of the railroads and building into the design. As the terminal building gives way to lands at the north end, the parks will become softer and will wrap across to South Park with a more natural landscape in the bioswales and upland at Channel park.

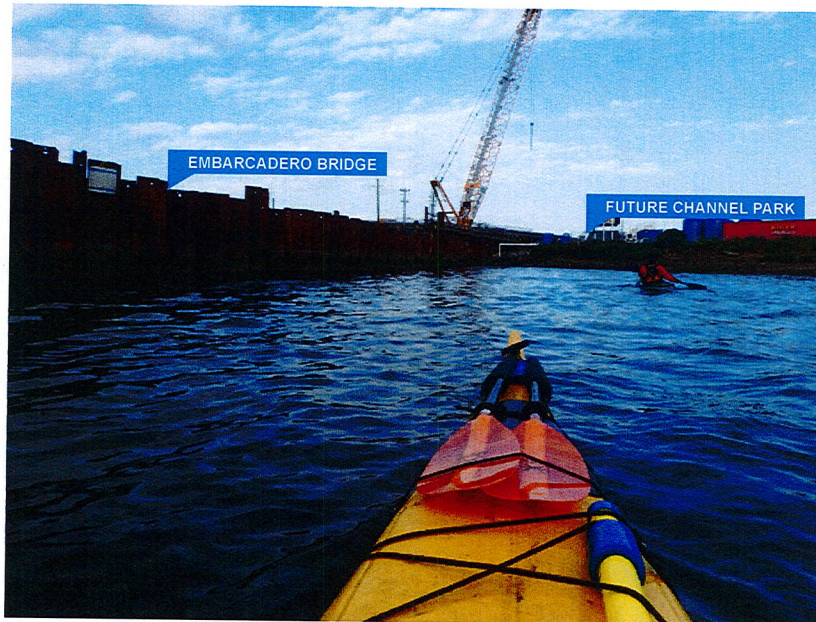
CONTEXT South Park and Channel Park are located on the Oakland Estuary at the northern end of the Brooklyn Basin Development in Oakland, California. These parks will be the third and fourth phase of development for open space within the Brooklyn Basin project following Gateway park and the development of Shoreline Park at the site of the 9th Avenue Terminal. The site is located adjacent to the Lake Merritt Channel and faces Estuary Park's beloved and heavily used community boating facility. A new bridge connection along Embarcadero will provide improved access for cars and bicycles in 2018. A planned bicycle and pedestrian bridge from Lake Merritt will make a critical connection to the waterfront trails from neighborhoods to the east.

CHARACTER Each of the open spaces at Brooklyn Basin as well as Estuary Park to the north will provide a continuous family of open space, but will also establish very different strong characters. South Park and the southern end of Channel Park will be the most contemplative providing spaces for quiet views to the water surrounded by native plantings. Smaller picnic areas and activation at the edges will provide clear nodes for accessing the Bay Trail at the water's edge. An existing wetland site that was created through a mitigation with the Port of Oakland will remain as a feature in the landscape. The central and northern edges of Channel Park are designed for larger groups and more dynamic passive recreation. A large flexible pavement area provides opportunities for parking by cars or bicycles as well as the staging area for events. The design of the pavement area can be right sized for changing needs of transportation and events. At the water's edge a community porch provides porch swings for visiting the water and defining your arrival. The porch swings repeat elsewhere in the parks as a trail maker and wayfinding device. At the northern edge of Channel Park a large mound elevates park goes for bigger water views and provides a gentle slope for play and picnicking. In compliance with the State Lands Commission, the parks must be regional in program and will serve the entire Bay Area.

LAND TRAILS In compliance with locating the Bay Trail at the edge of water, a new 30'-0" wide trail area will circumnavigate Brooklyn Basin and connect to existing Bay Trail at both the north and south ends. The design was created to emphasize the public access by multiple modalities and to strengthen connects to the existing residential fabric of Oakland at numerous critical intersections. The team is working with the city led project for the new bike bridge connection to insure the designs are integrated and positively reinforce each other. In total South Park and Channel Park provide nearly 2000 Linear Feet of water's edge trail.



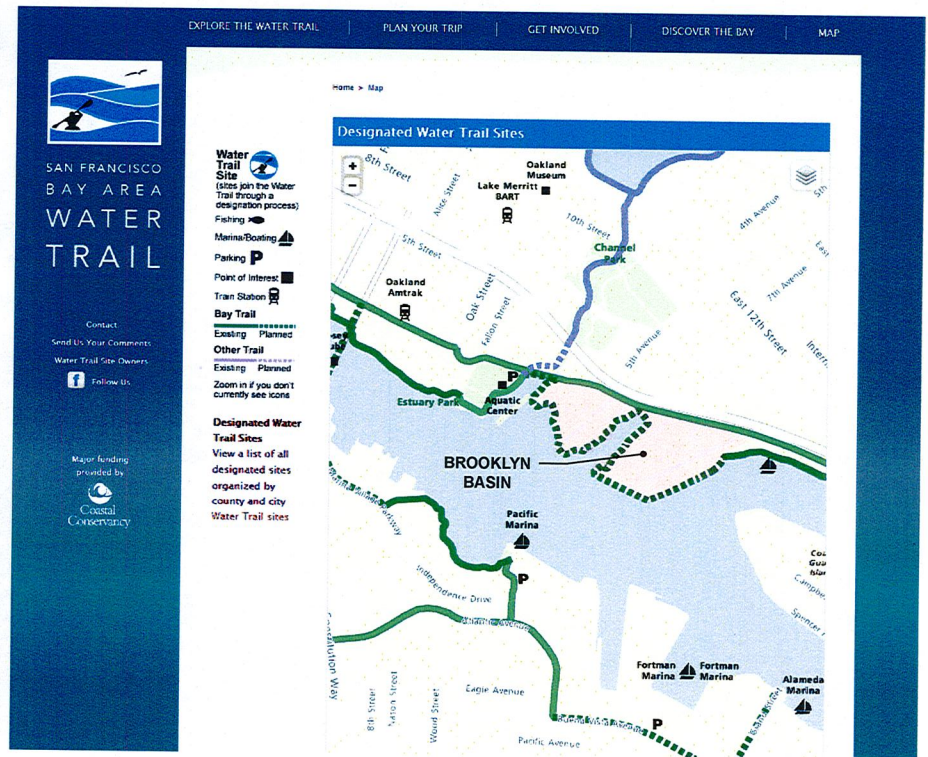
Existing Site at Channel Park viewed from Estuary Park



Existing Site at Channel Park viewed from Kayak

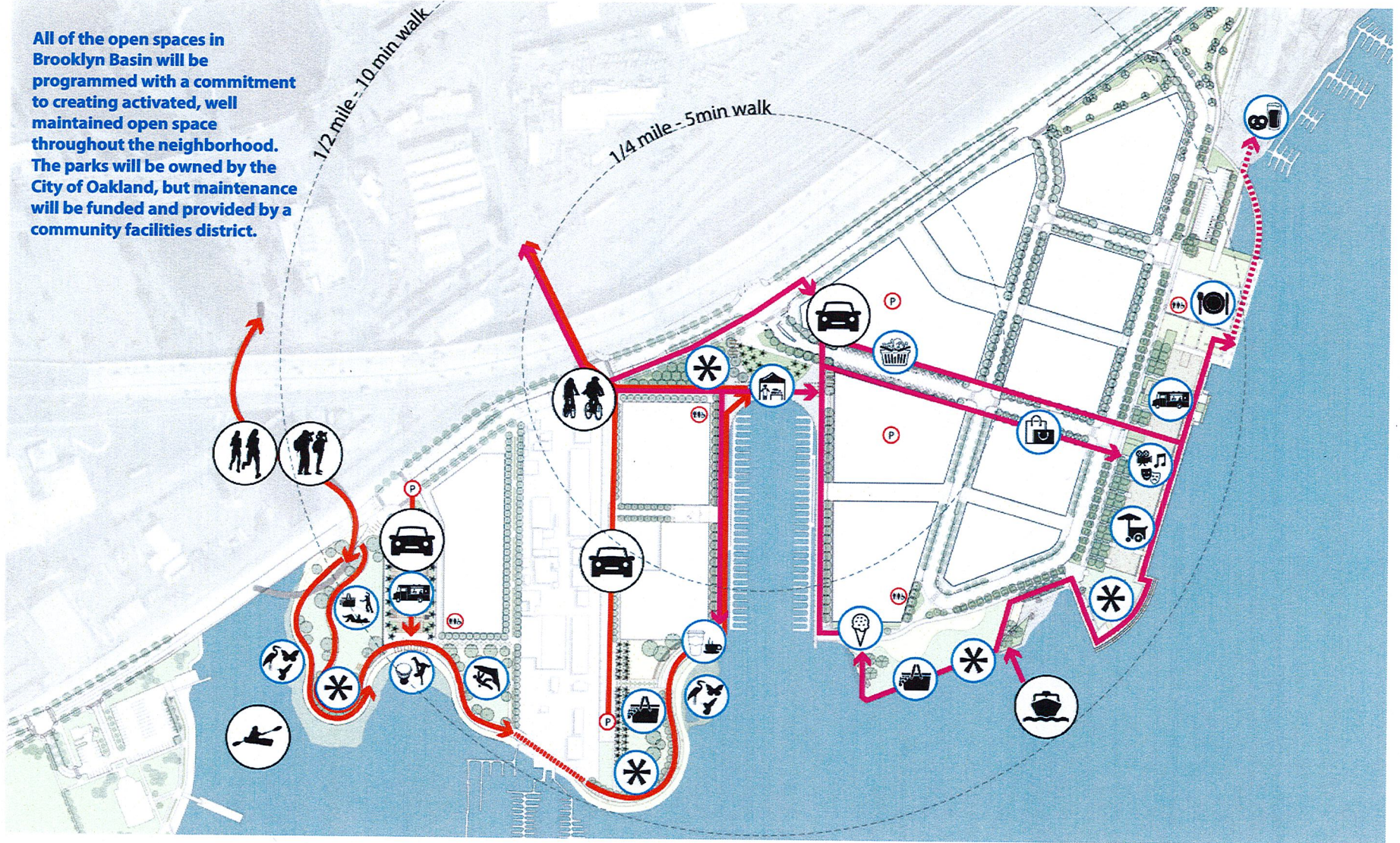
Channel Park makes important connections for trails on water and on land.

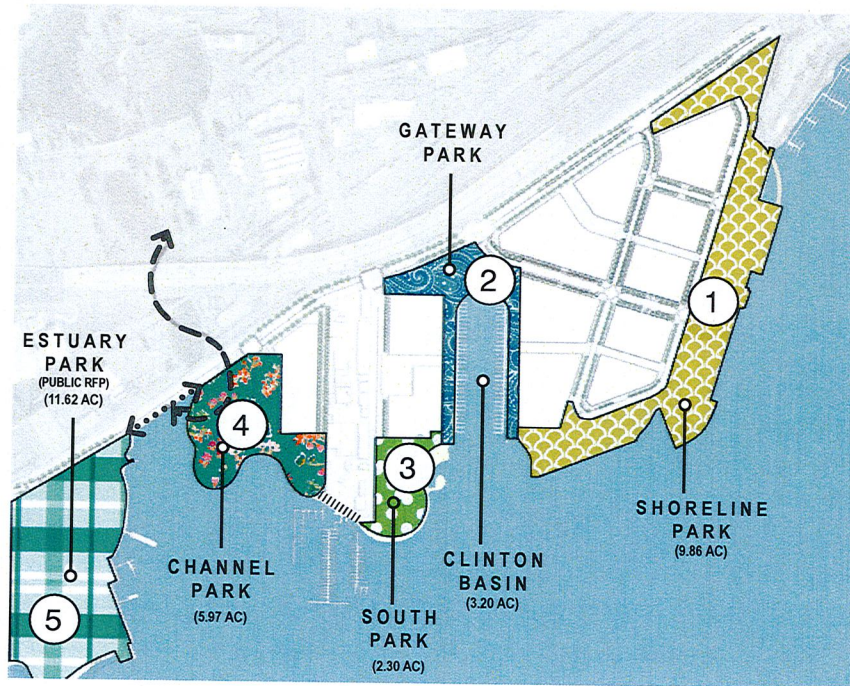
WATER TRAILS The Oakland Estuary has long been an important site for boating and water use. With increasing congestion on roads the interest in water transportation and recreation is growing. The park designs recognize the water experience as different from the land experience. The design of the landscape provides visual elements for wayfinding from the water as well as informal places where a kayak or small boat may slow along its way.



Water Trail Map

All of the open spaces in Brooklyn Basin will be programmed with a commitment to creating activated, well maintained open space throughout the neighborhood. The parks will be owned by the City of Oakland, but maintenance will be funded and provided by a community facilities district.





Each park in Brooklyn Basin will have a strong character and together they will form a family of open spaces linked by trails.



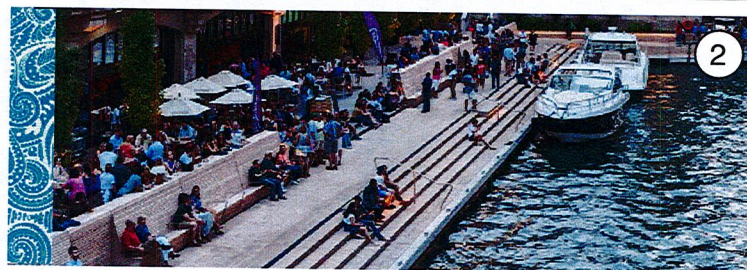
ESTUARY PARK

Historic park with a beloved Aquatic Center providing access to the water for rowers and paddlers. Currently under redesign through a public RFP through the city of Oakland underway



SHORELINE PARK

A large, south facing deck and event space is at the heart of Shoreline Park. The retrofit of 9th Avenue Terminal offers a visitor center and restaurant. Historic interpretation of the old wharf occurs throughout the park.



GATEWAY PARK AT CLINTON BASIN

A clear entrance to the park that incorporates large-scale wayfinding, kiosks and cafes to welcome visitors to the park. Boardwalk promenade along Clinton Basin and the boat marina guides visitors into park.



SOUTH PARK

Natural area with picnic tables and bbq grills for public use is located adjacent to existing wetland. A large, communal bench offers space for community to come together and take in views over the water or may act as a meeting spot.



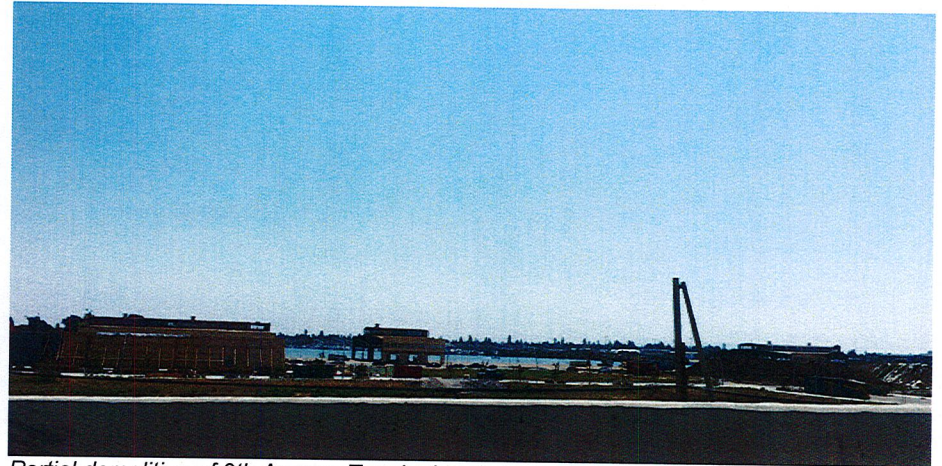
CHANNEL PARK

Viewing hill and waterfront trails adjacent to lawn areas for picnicking and impromptu gatherings. Regional parking lot that acts as a flexible space with bike parking/station and a design that can accommodate public events.

Shoreline Park is under construction and the demolition of the 9th Avenue Terminal has opened up views to the estuary.



Salvaging granite blocks found on site



Partial demolition of 9th Avenue Terminal and new water view

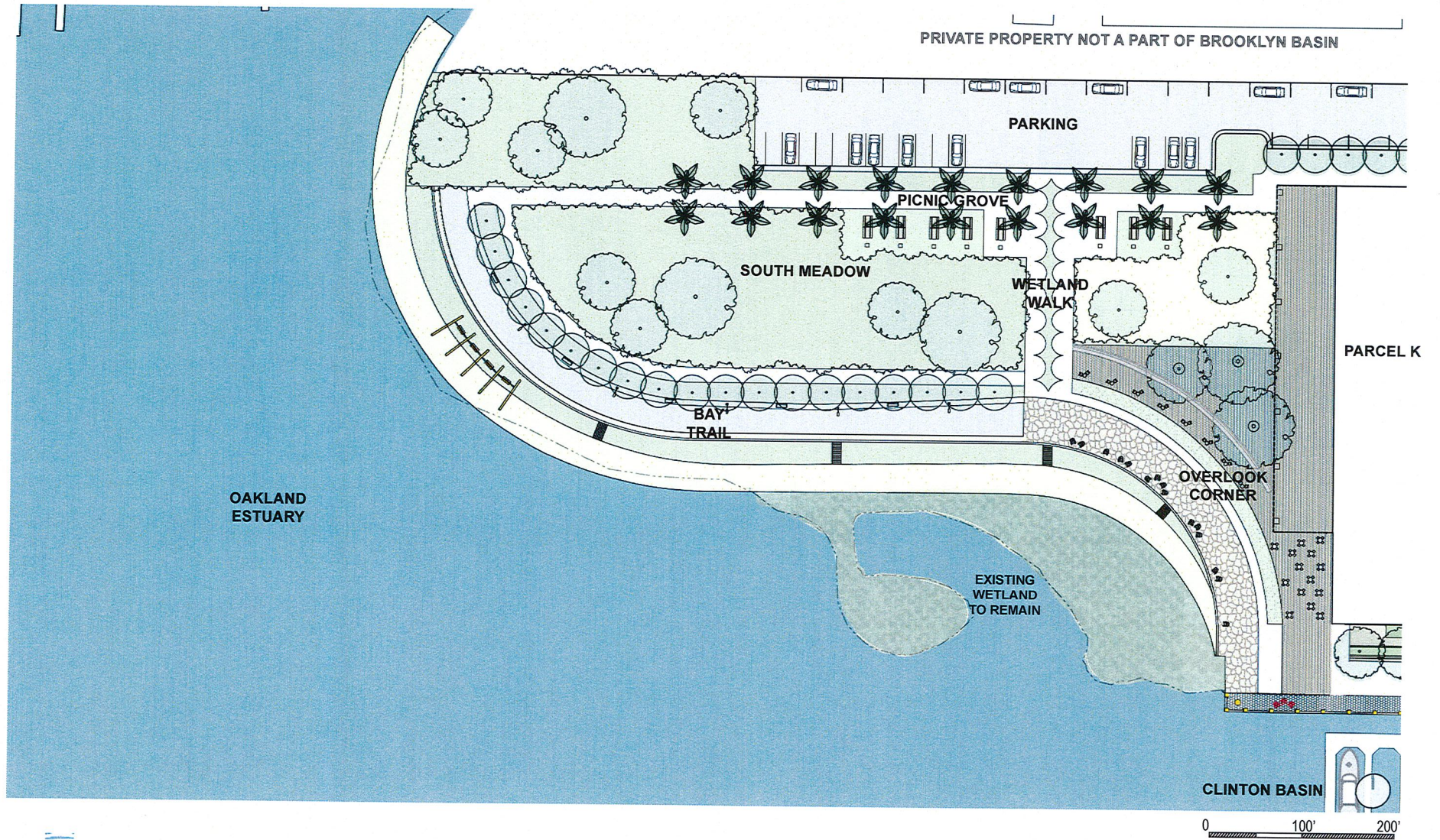


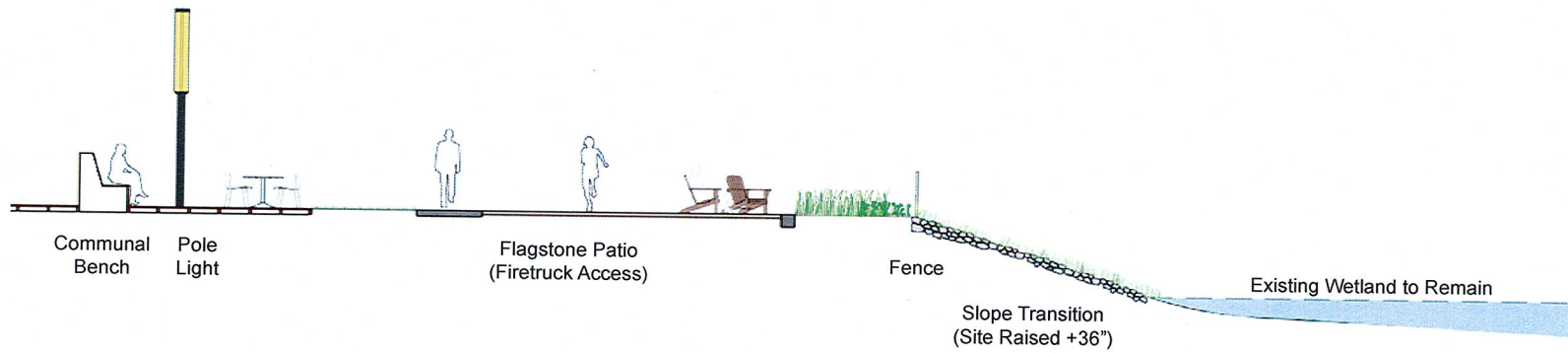
Demolition in progress



Storage of granite blocks on wharf

South Park will be a place of quiet and contemplation within the overall family of parks in Brooklyn Basin.





Communal Bench



Flagstone DG

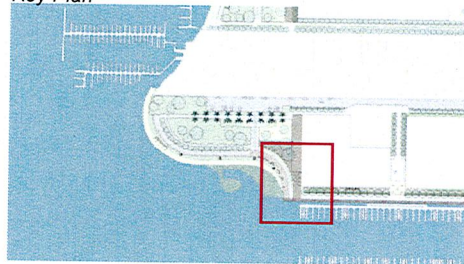


Rustic Furniture



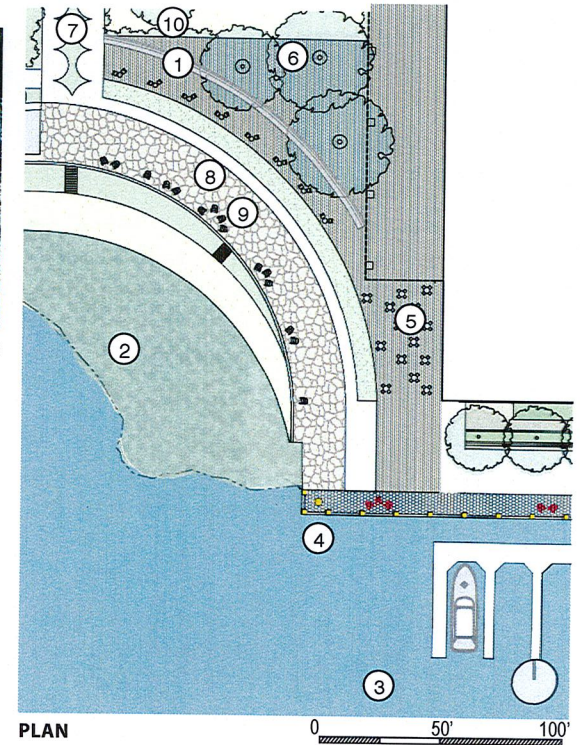
Native Plants

Key Plan

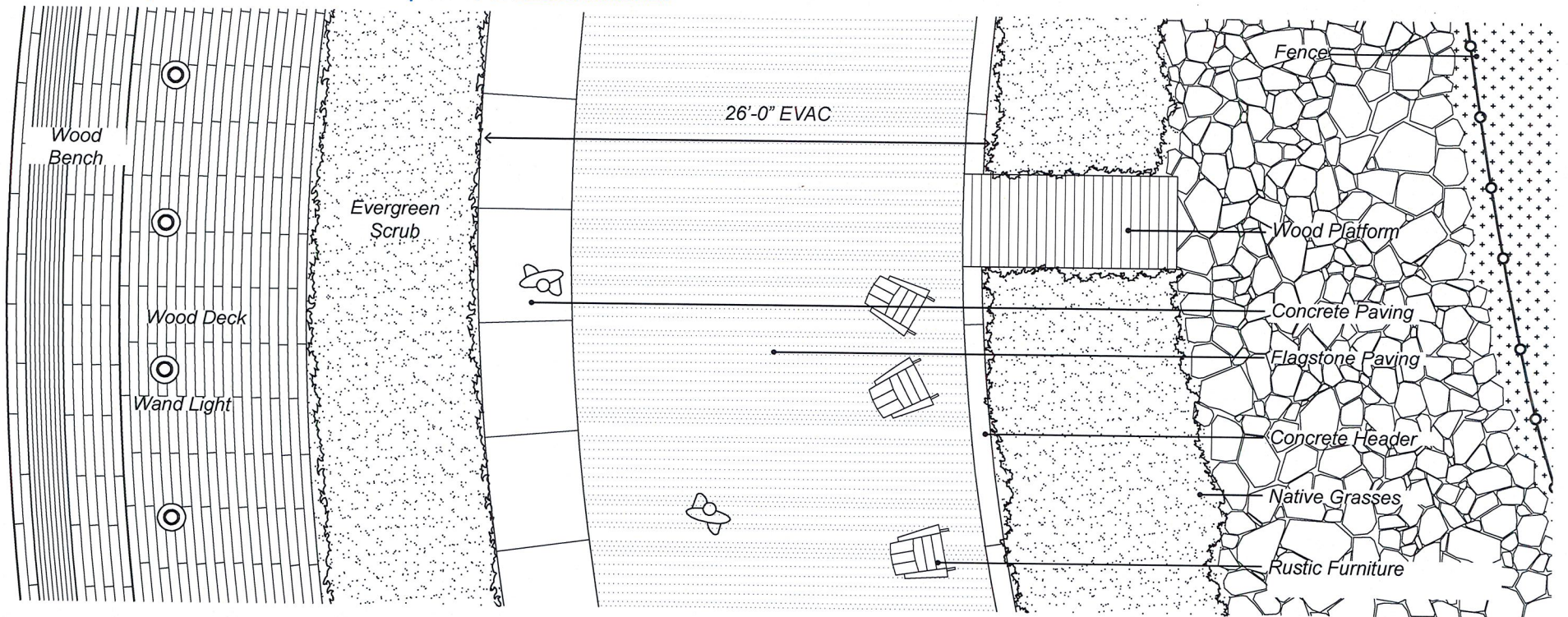


Overlook corner is designed to provide a point of slowness in the trail similar to an eddy in a stream. It will offer views over the existing wetland, a cafe opportunity, and a community scaled bench for lounging.

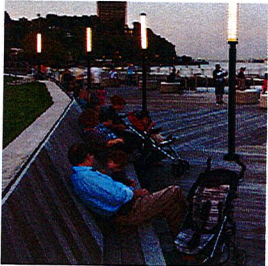
1. Communal Bench
2. Existing Wetland
3. Clinton Basin
4. Water Interpretation
5. Cafe Opportunity
6. Shade Trees
7. Wetland Walk
8. Flagstone DG Patio
9. Rustic Furniture
10. Native Plantings



The materials palette will evoke the raw qualities of natural material.



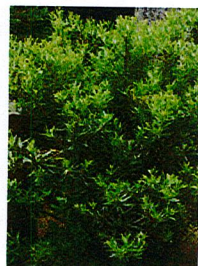
Wood Bench



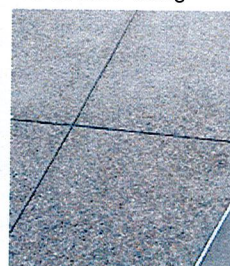
Wood Deck



Evergreen Scrub



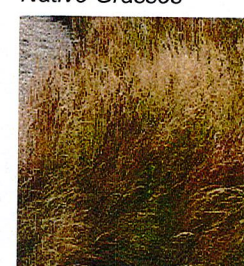
Concrete Paving



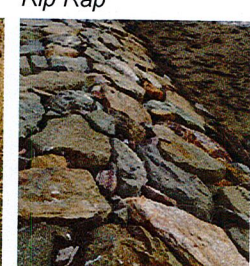
Flagstone



Native Grasses



Rip Rap





Existing gate

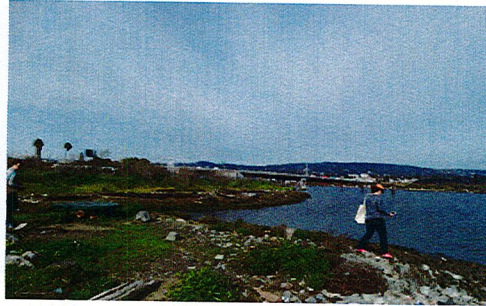


Existing beach area

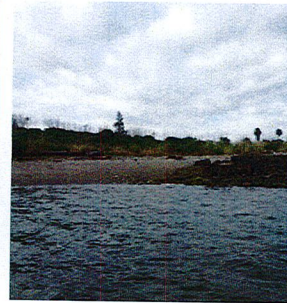
1. Existing Wetland
2. Slope Transition
3. Wetland Walk
4. Oakland Estuary
5. Overlook Corner



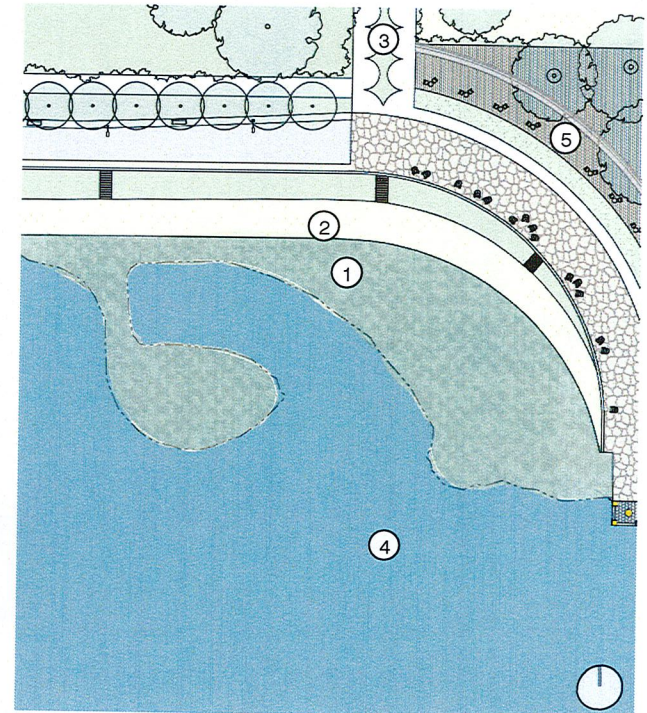
Trash



Existing edge of land

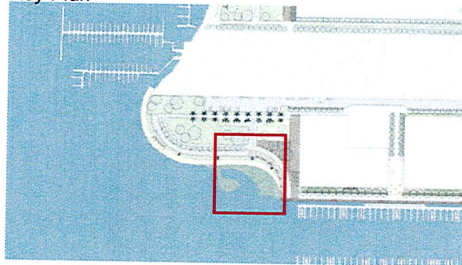


Existing view from water



PLAN

Key Plan



The existing wetland was created as a mitigation and includes a metal fence with a heron at its gate. Invasive plant and trash within the existing wetland area should be removed. New native planting will augment the wetland area and extend its habitat value.



Proposed View



Washingtonia filifera allee



Stormwater treatment and lighting



Picnic tables

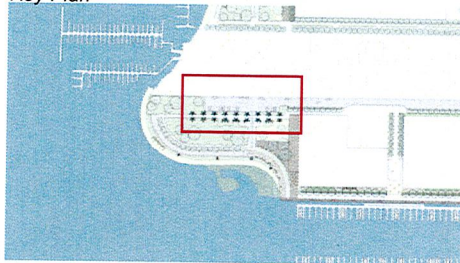


Meadow



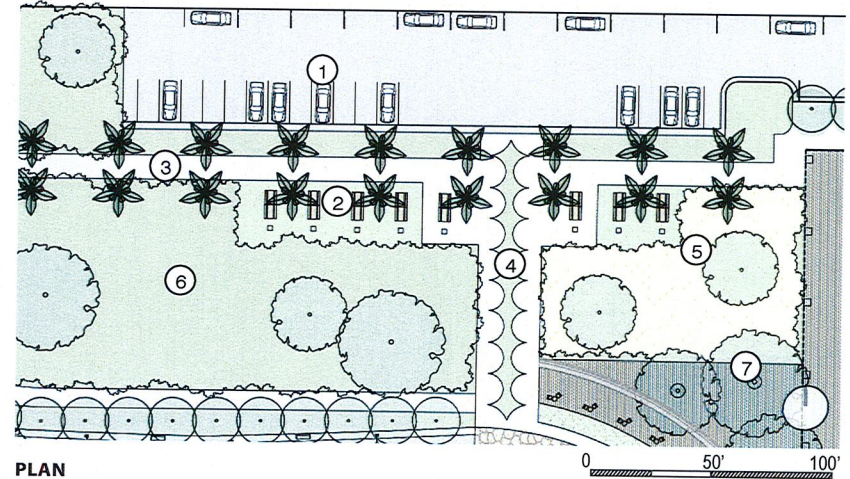
Oyster Shells for Wetland Walk

Key Plan



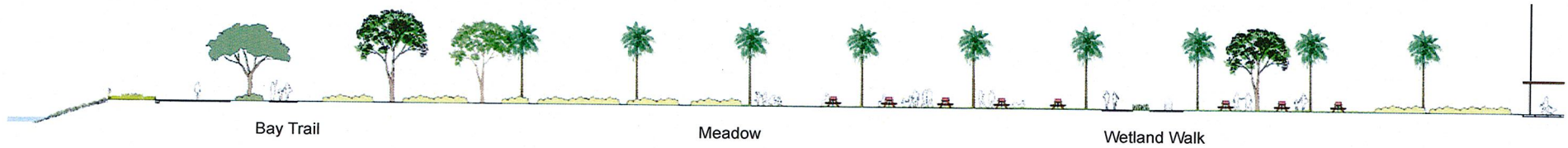
The Picnic Grove is designed to provide easy access to a natural area for parking and picnicking near the water. A special walkway--also providing EVAC--recalls the importance of oysters in the history of the site.

PRIVATE PROPERTY NOT A PART OF BROOKLYN BASIN

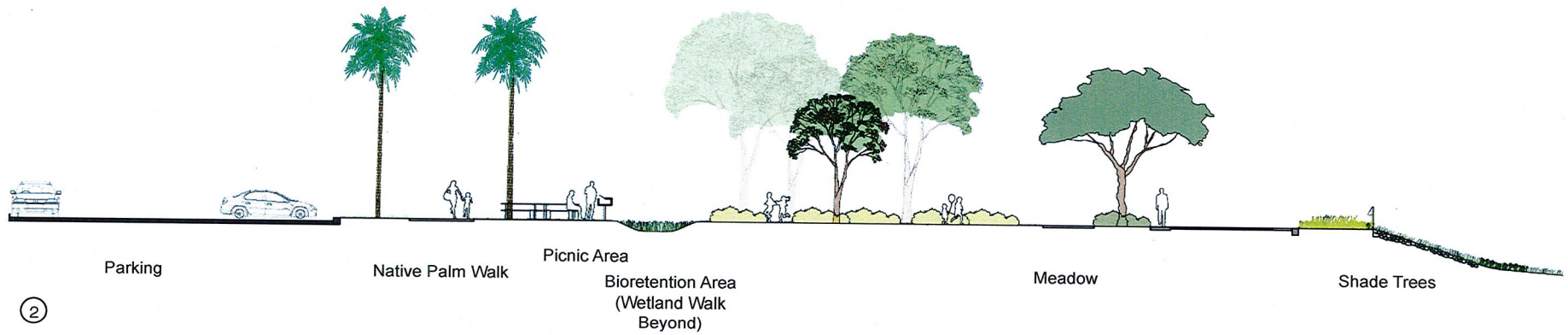


PLAN

1. Parking
2. Picnic Tables
3. Native Palm Trees
4. Wetland Walk
5. Stormwater treatment area
6. Meadow
7. Overlook Corner

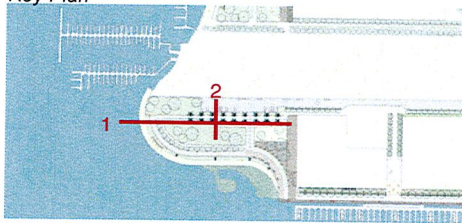


①



②

Key Plan



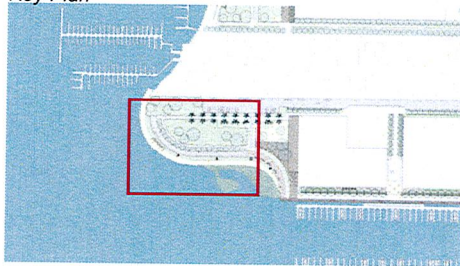


Bay Trail with Asphalt and DG Interpretive Sign

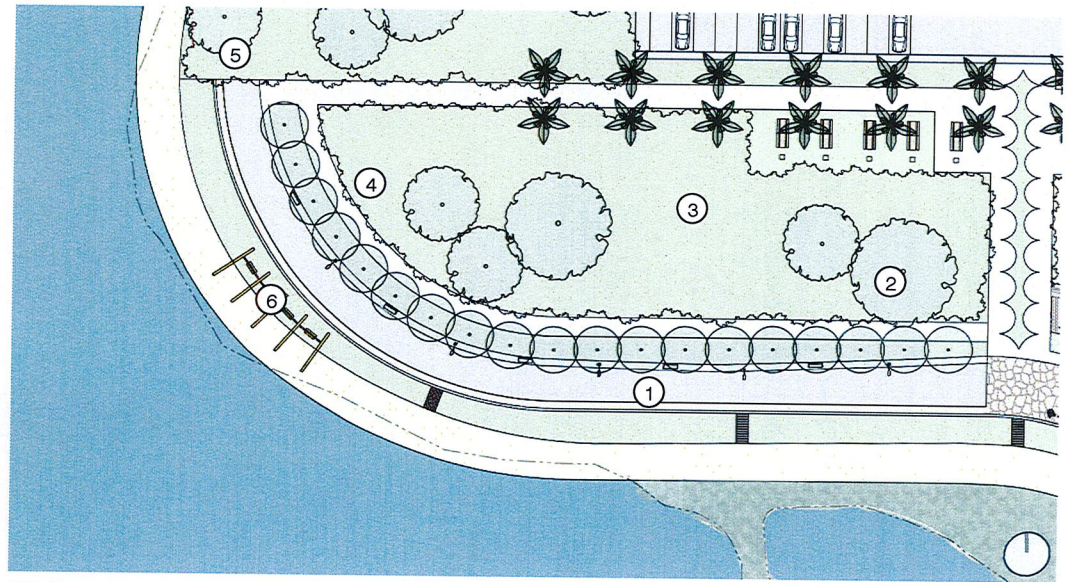


Meadow Meadow Edge Plantings

Key Plan



The Meadow is a natural area with a combination of low grasses, groundcovers, and small shrubs designed to augment habitat value of the area.

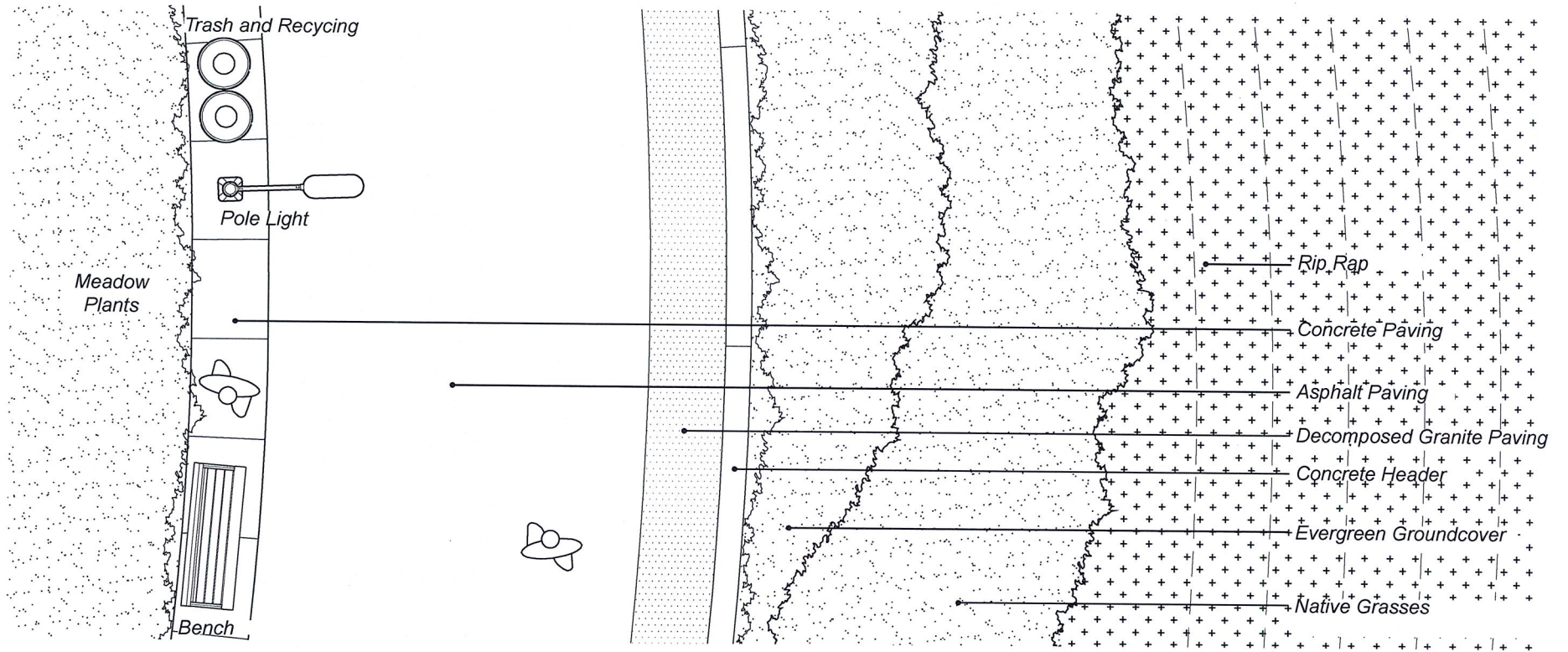


PLAN

0 50' 100'

1. Bay Trail
2. Shade Trees
3. Meadow
4. Coastal Scrub Plantings
5. Interpretive Sign
6. Swings

The materials palette will be simple, humble, and well proportioned.



Meadow Plants

Concrete Paving

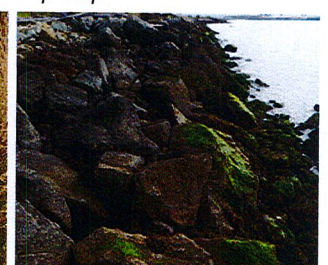
Asphalt Paving

Decomposed Granite

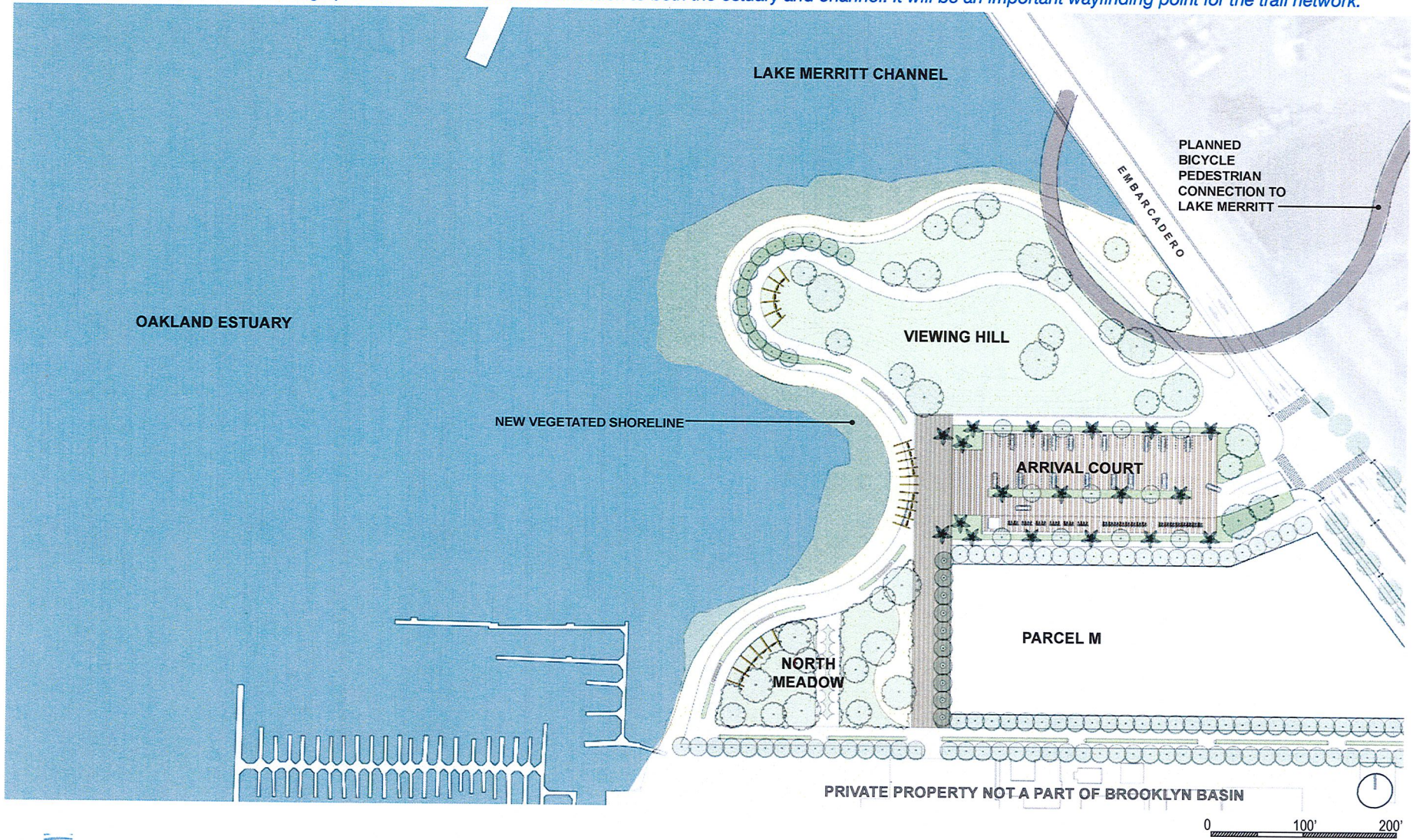
Evergreen Groundcover

Native Grasses

Rip Rap

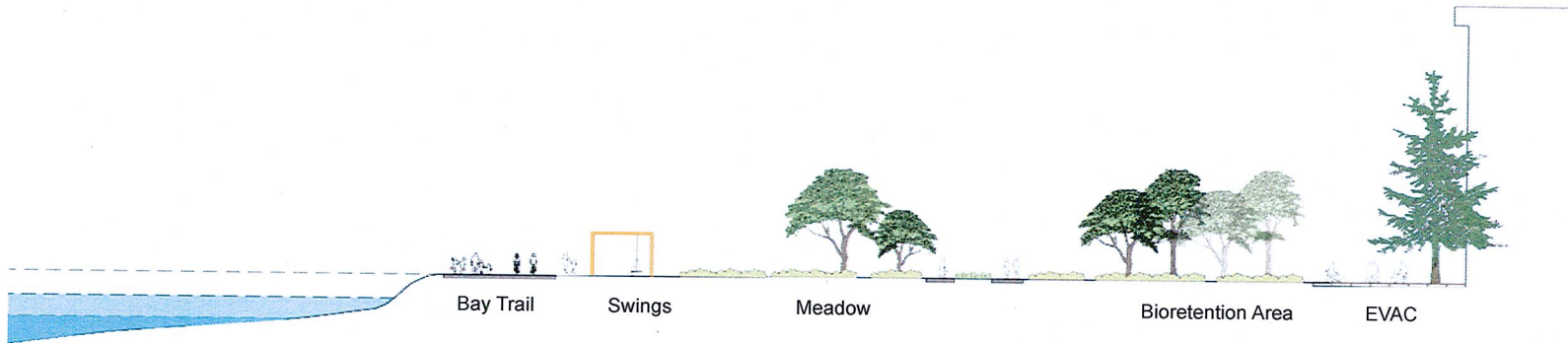


Channel Park is designed to encourage passive recreation and a connection to both the estuary and channel. It will be an important wayfinding point for the trail network.





- 1. Viewing Hill
- 2. Regional Parking + Bike Parking Station
- 3. Picnic and Bioretention Area
- 4. Porch Swings
- 5. Waterside Picnic Area
- 6. Lake Merritt to Bay Trail Connection
- 7. Upper Trail
- 8. Lower Trail
- 9. Swings
- 10. New Vegetated Shoreline

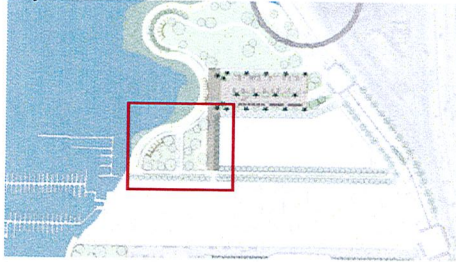


Bench and Planter



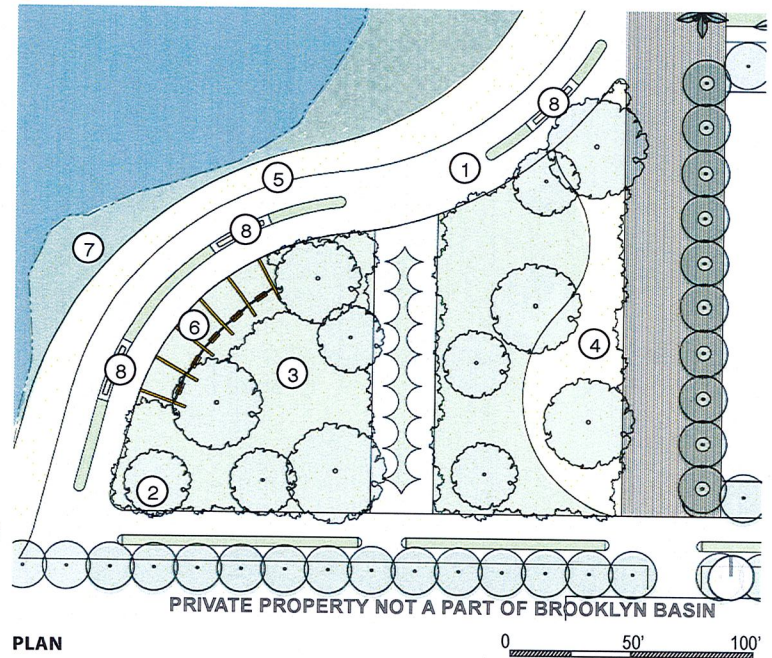
Stormwater treatment and lighting

Key Plan



The Meadow is a natural area with a combination of low grasses, groundcovers, and small shrubs designed to augment habitat value of the area.

1. Bay Trail
2. Shade Trees
3. Meadow
4. Bioretention Area
5. Interpretive Sign
6. Swings
7. New Vegetated Shoreline
8. Bench

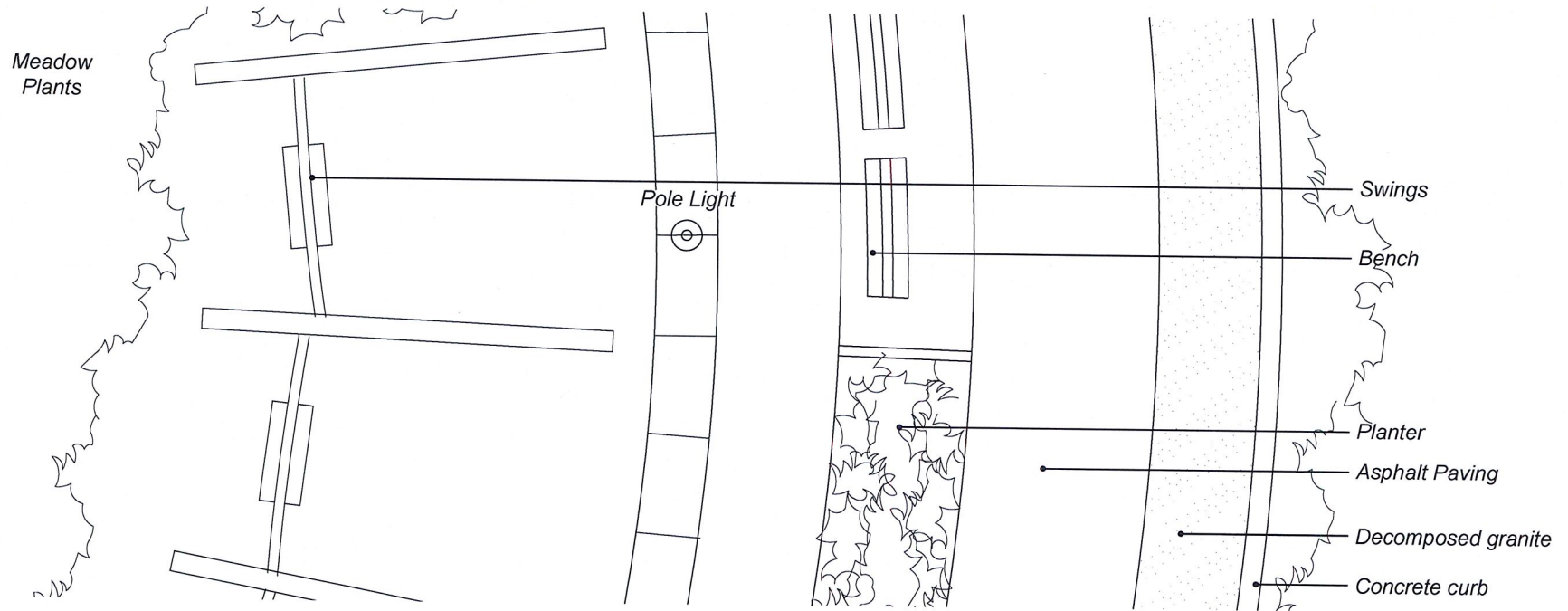


PLAN

BROOKLYN BASIN
 PHASE 3-4 PARKS | SOUTH PARK &
 CHANNEL PARK
 OCTOBER 13, 2017

**NORTH MEADOW +
 SHORELINE TRAIL** L18.0

The materials palette will be simple and well proportioned.



Meadow Plants



Swings



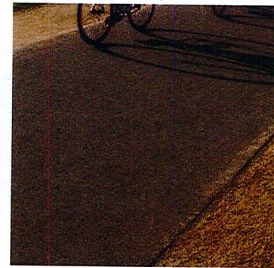
Concrete Paving



Bench Planter



Asphalt Paving

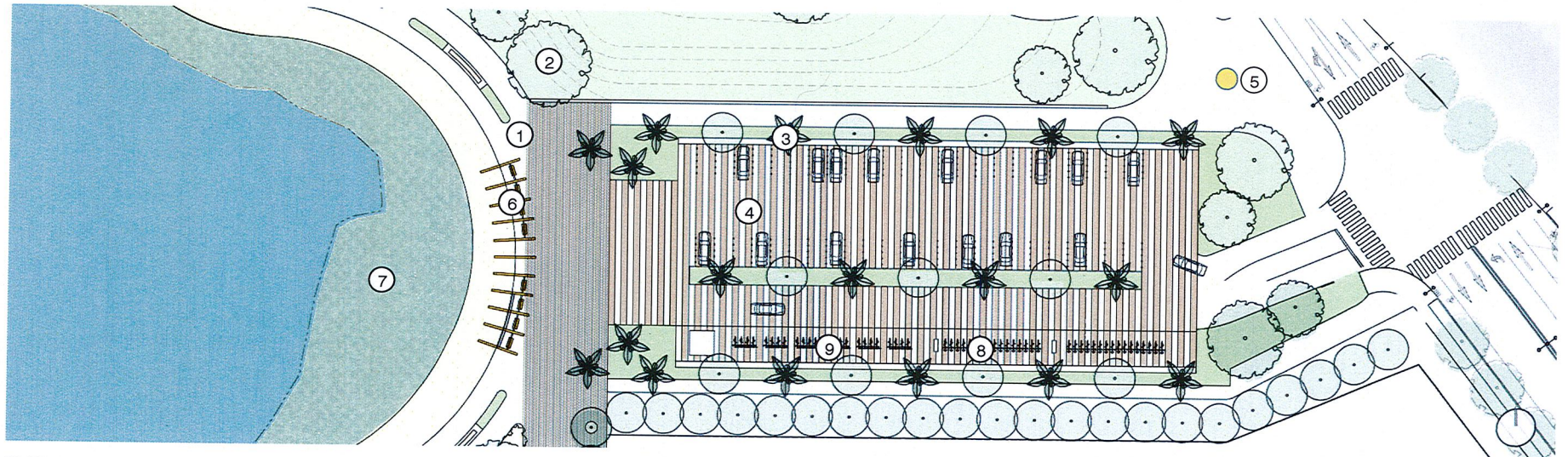


DG



Evergreen Groundcover

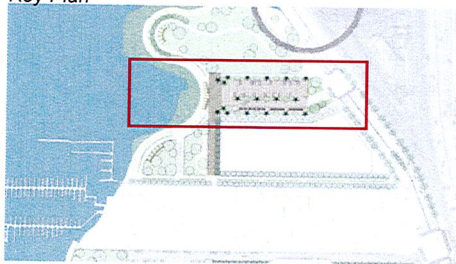




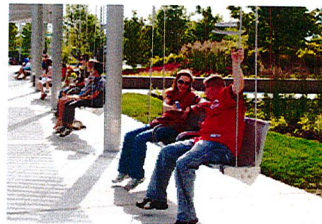
PLAN

1. Bay Trail
2. Shade Trees
3. Palm Tree
4. Special Paving
5. Wayfinding Monument
6. Swings
7. New Vegetated Shoreline
8. Bike Share Station
9. Bike Parking

Key Plan



The Arrival Court is a level area of specialty paving that can be used for parking, events, or a combination of needs.



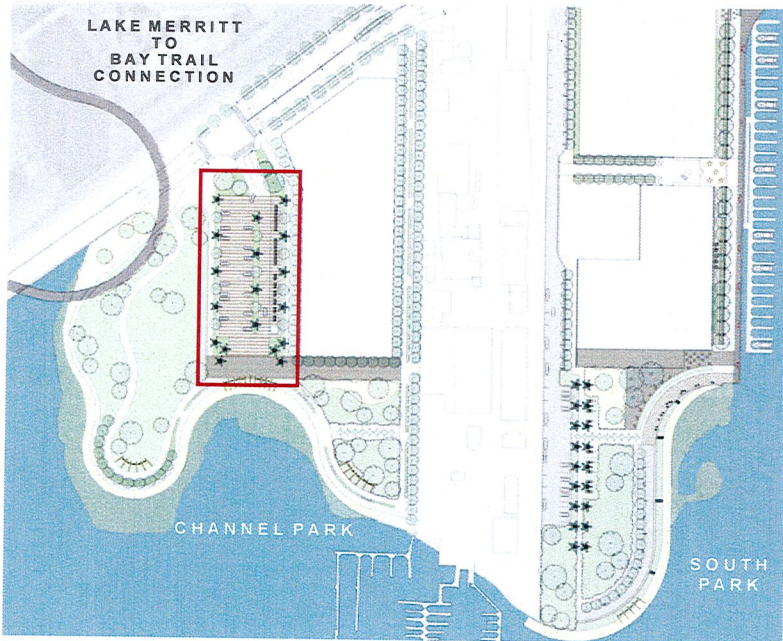
Sculptural Swings



Specialty Paving

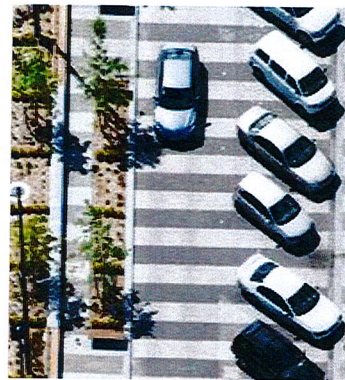


Bike Parking



Flexible Parking + Event Space

The parking lot at Channel Park has been designed as a flexible space that acts as a regional parking lot, but can also be utilized by the community for public events of various sizes. We anticipate rightsizing the day one parking, bike parking, and bike station uses and having the flexibility to close the lot for events. The design will surface the lot with paint or another material that diminishes its assumed use for automobiles and suggests alternative uses.



Auto Parking

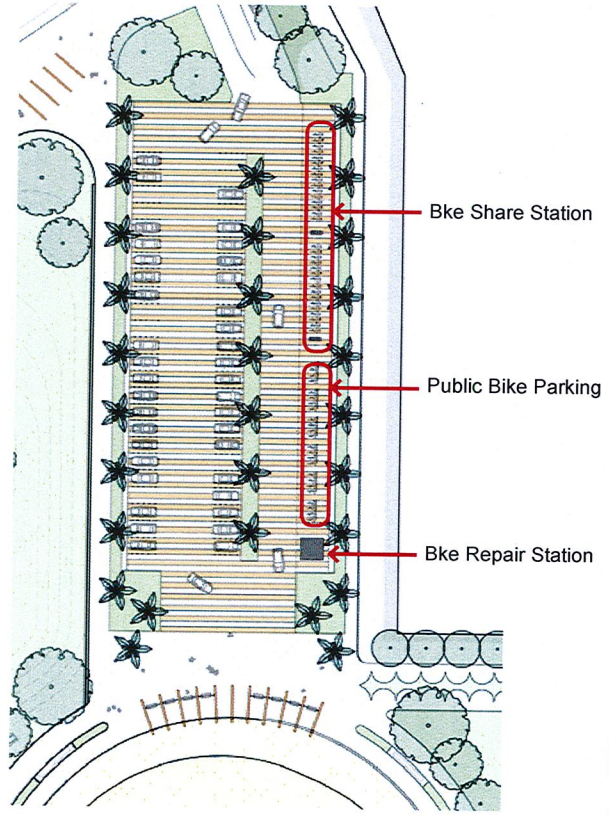


Bike Share Station

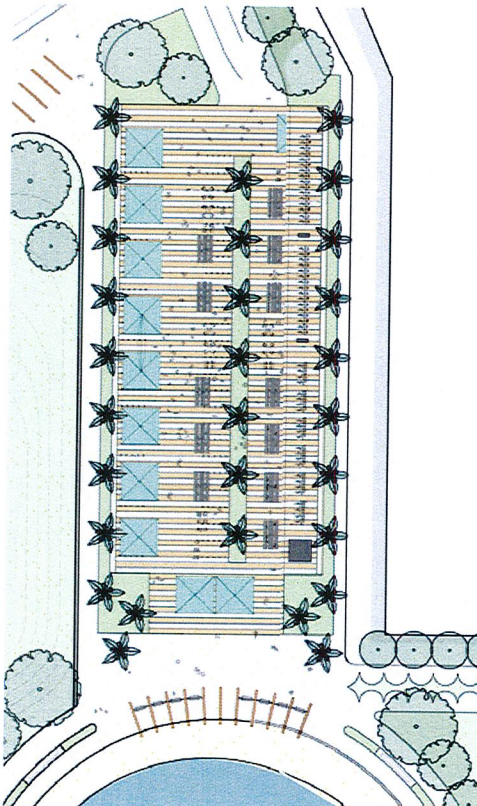


Community Events

Regional Parking + Bike Parking



Event Space + Bike Parking



With connections to the Bay Trail, Lake Merritt, and city bike lanes, biking will be a popular mode of transit to access Brooklyn Basin. The design suggests that the Channel Park Flexible Parking Lot provide bike racks for personal bicycles as well as a bike share station and a bike repair station.

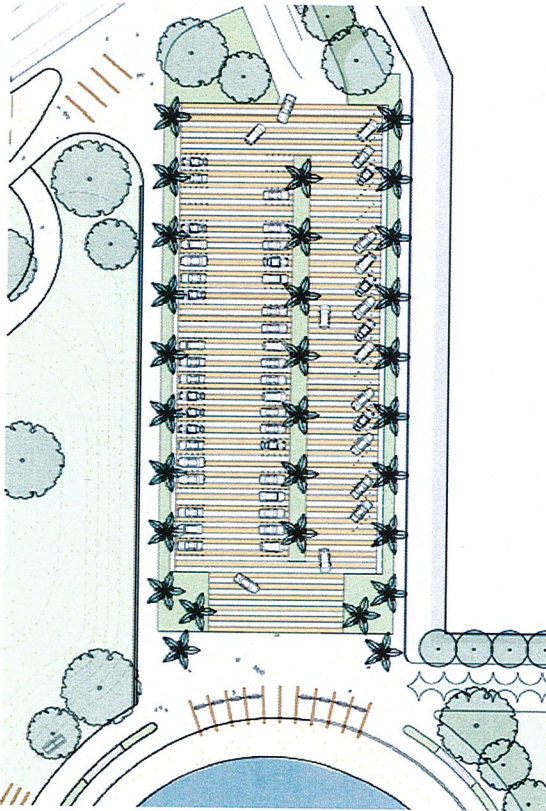


Public Bike Parking

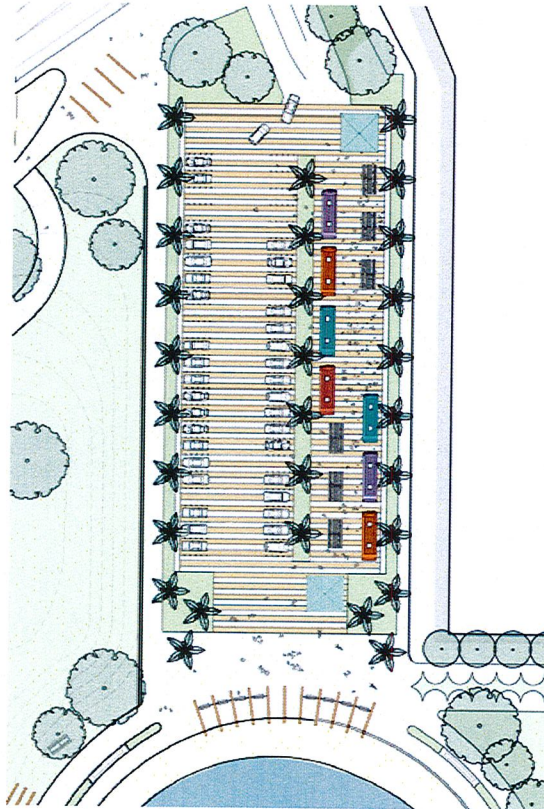


Bike Share Station

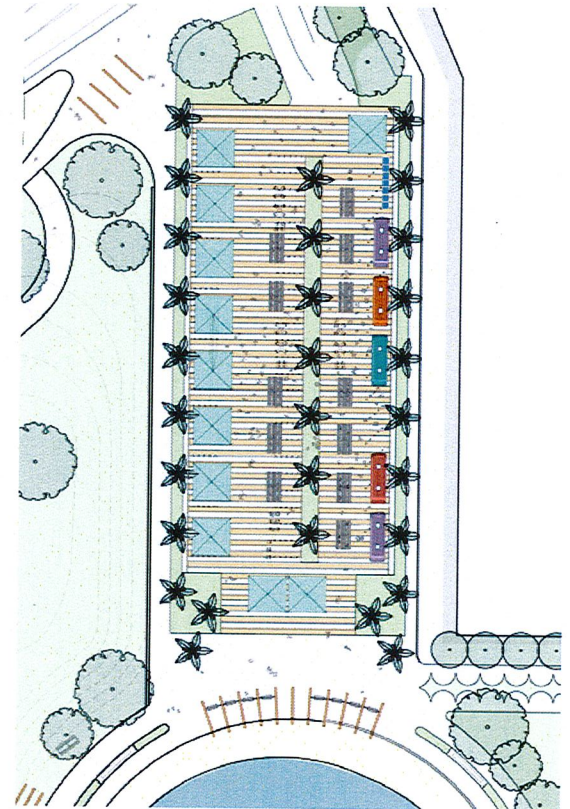
Regional Parking



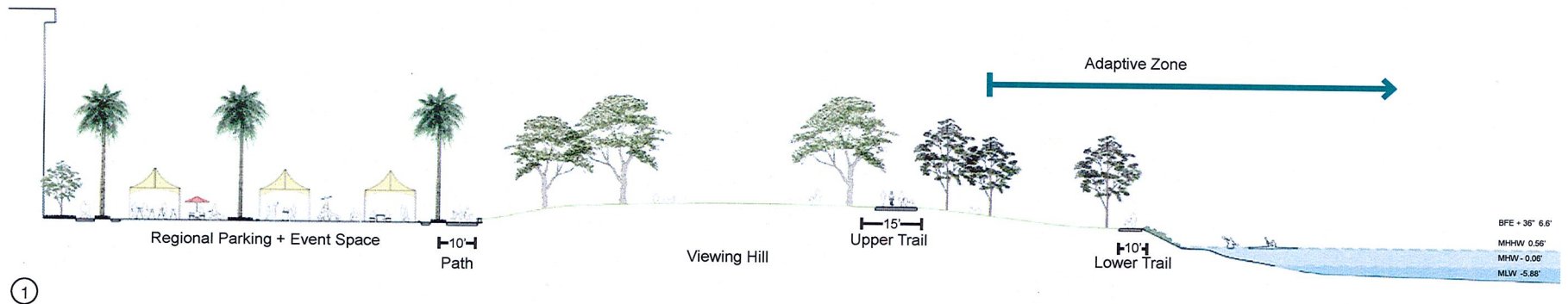
Regional Parking + Event Space



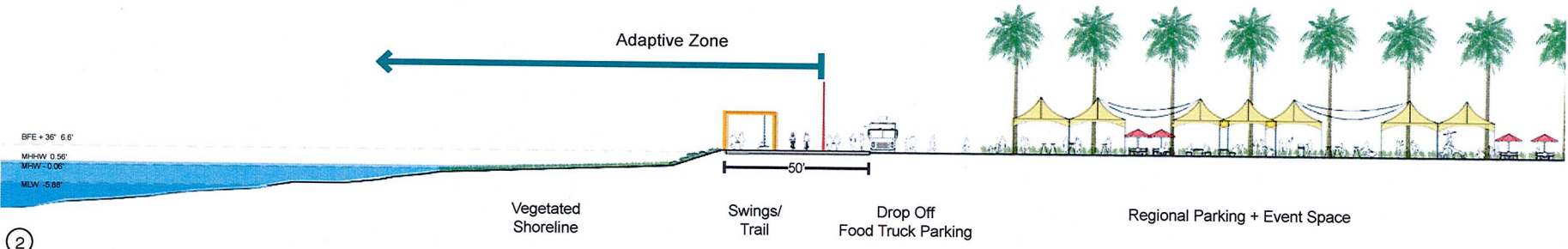
Event Space



The above diagrams and those shown on page L11.2 demonstrate the flexibility of the arrival plaza. It allows for many different kinds of activities to occur in the space, whether it be just parking, parking and an event at the same time or an event taking up the entire space. The rightsizing of the number of car spaces relative to bike parking spaces and bike stations will be developed as the design evolves. All of the parking is public.

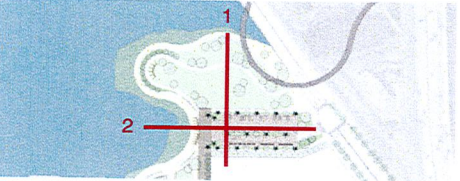


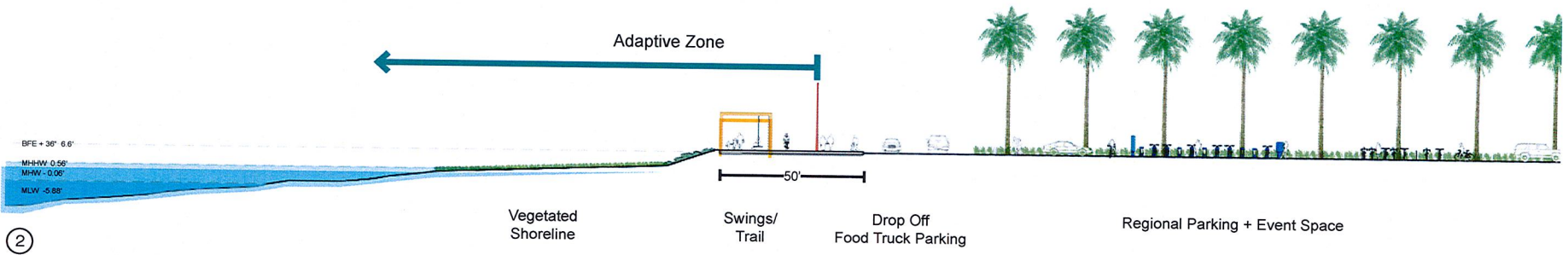
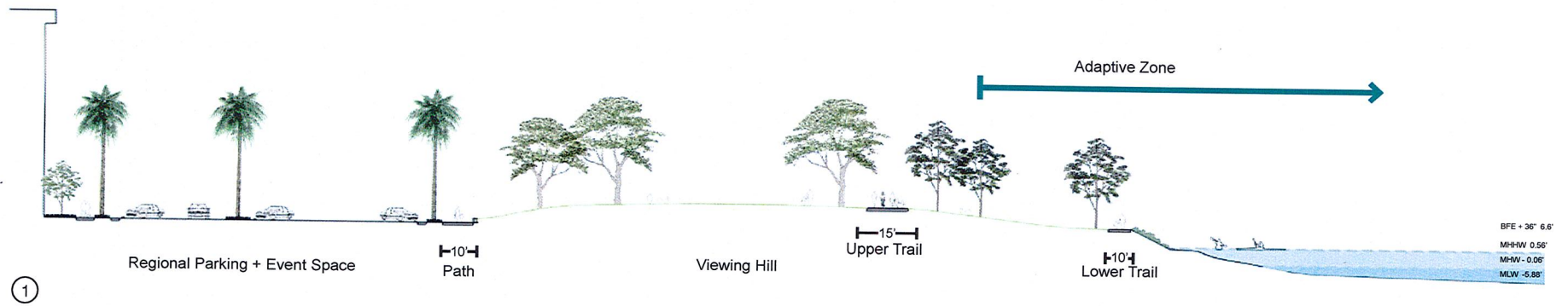
①



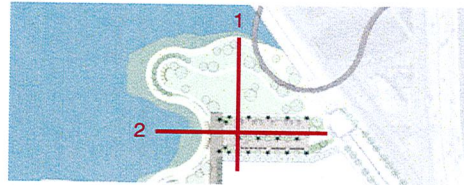
②

Key Plan

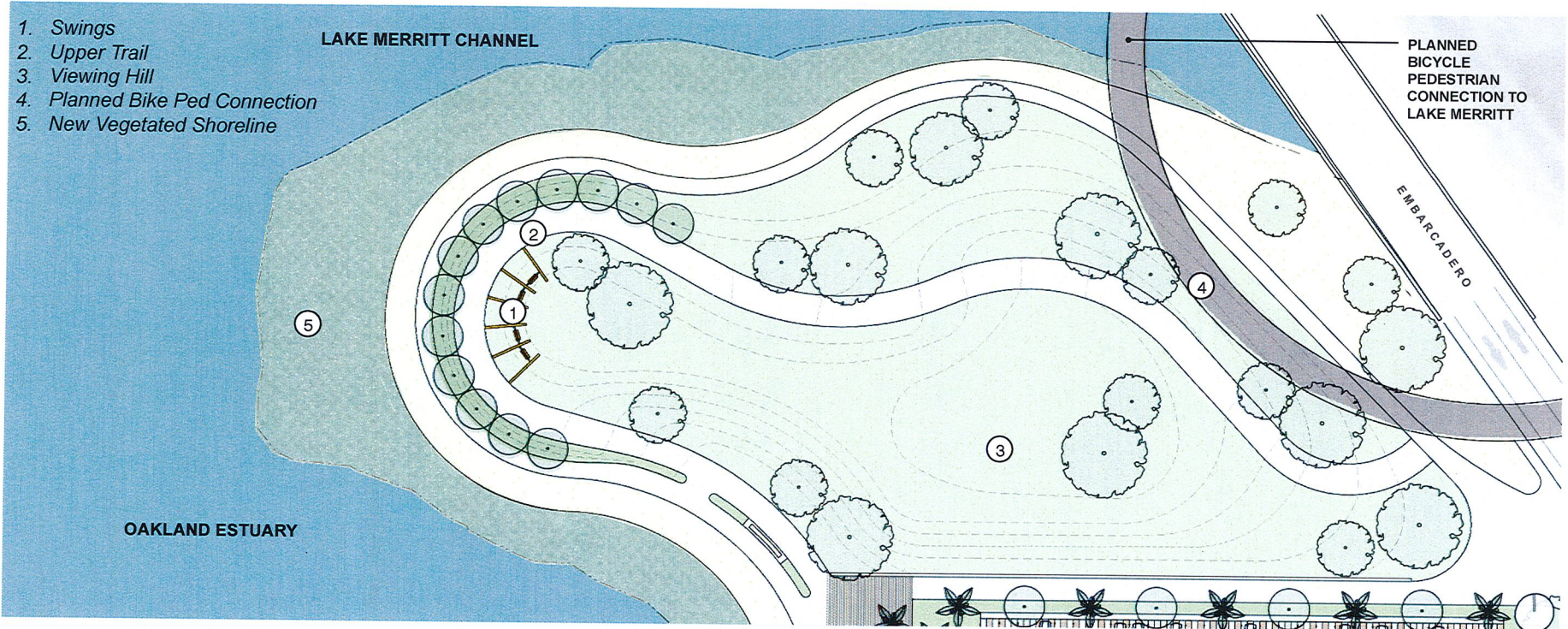




Key Plan

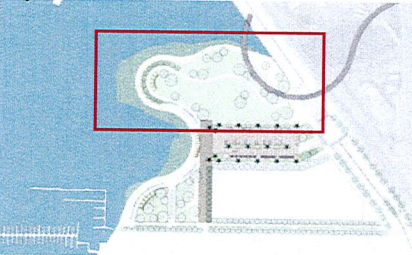


1. Swings
2. Upper Trail
3. Viewing Hill
4. Planned Bike Ped Connection
5. New Vegetated Shoreline



PLAN

Key Plan



The viewing hill provides a transition between the large size of the highway overcrossing and the proposed pedestrian bicycle bridge to the park lands. At the top it will provide bigger water views.



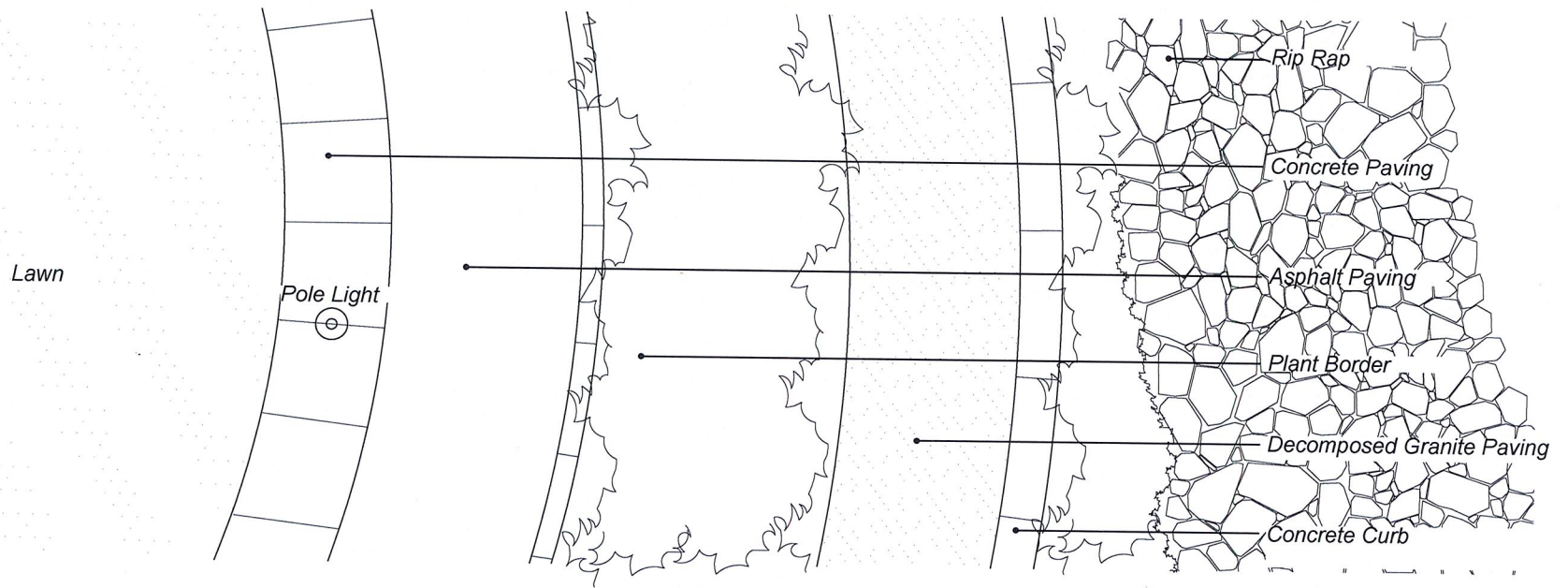
Vegetated Shoreline



Multi-Level Paths



Viewing Hill



Delta Bluegrass



Concrete Paving



Asphalt Paving



Plant Border



DG

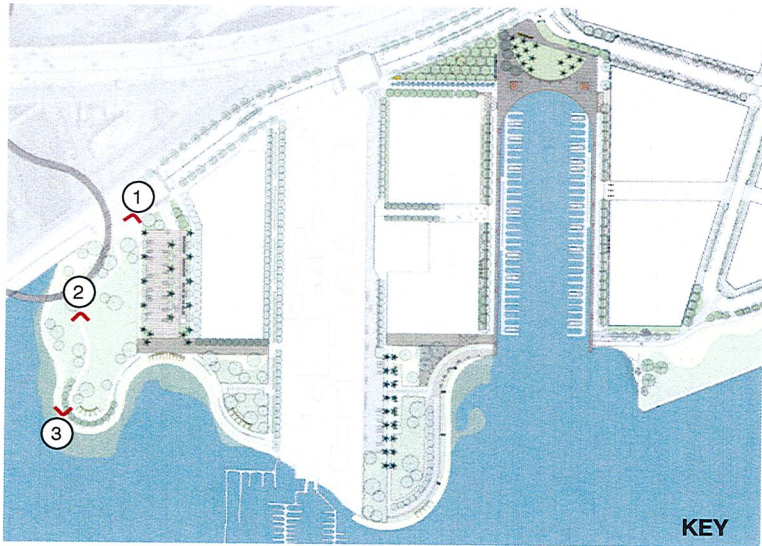


Evergreen groundcover

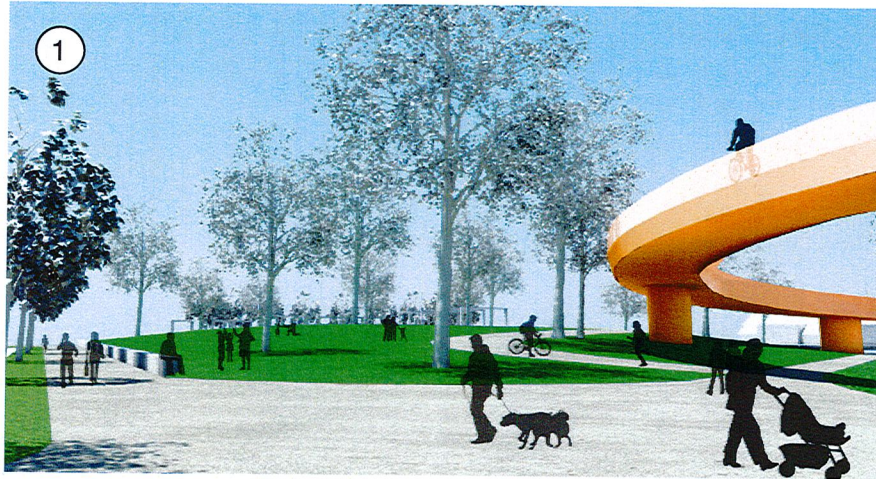


Rip Rap





View From Top of Viewing Hill towards Estuary



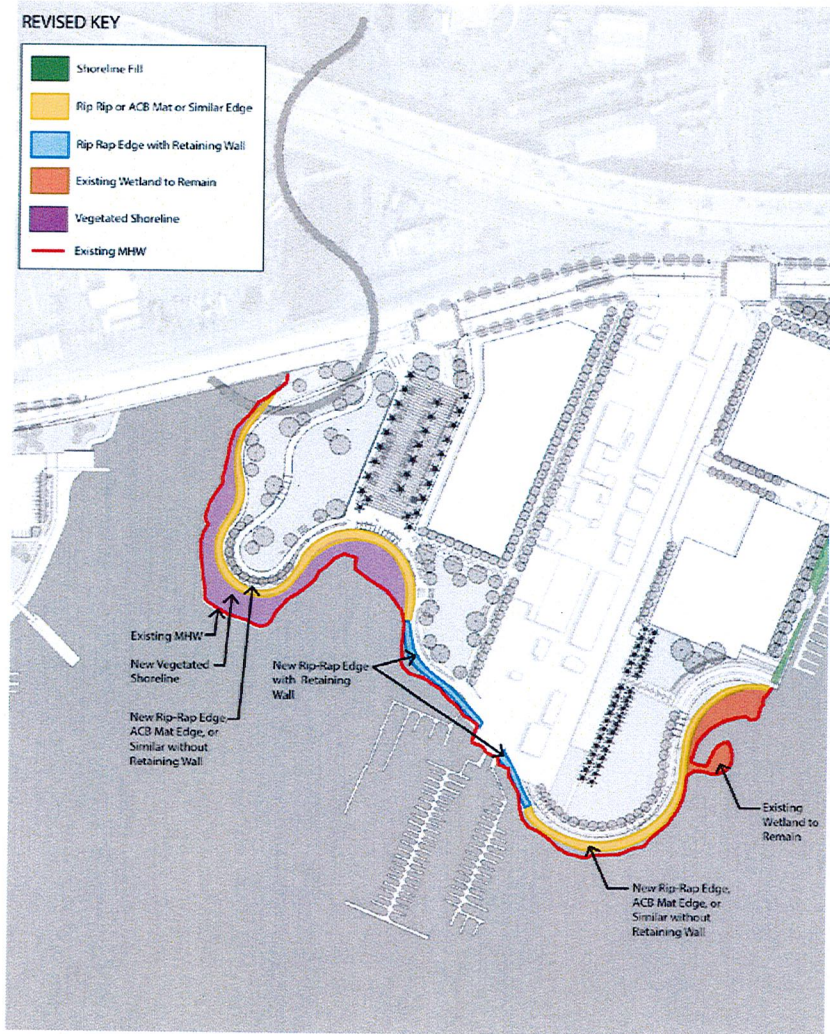
Channel Park Arrival at Embarcadero



Lower Trail view towards Embarcadero

REVISED KEY

- Shoreline Fill
- Rip Rip or ACB Mat or Similar Edge
- Rip Rap Edge with Retaining Wall
- Existing Wetland to Remain
- Vegetated Shoreline
- Existing MHW



Rip-rap Edge



ACB Mat

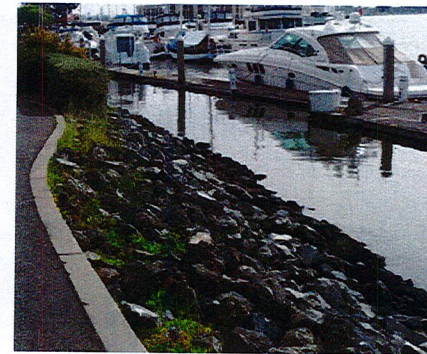


Vegetated Shoreline, Mudflat, and Open Water

Shoreline reconfiguration and protection will be addressed in the parks through various methods. Some areas will have rip-rap edges with and without retaining walls or similar engineering to provide wave attenuation for shoreline erosion. There will also be zones of vegetated shoreline areas that will be designed to optimize the potential for natural vegetation to establish in areas where the elevation is appropriate.



Asphalt path with Concrete Border



Rip-rap Edge or Similar



Painted Asphalt



Flagstone



Decomposed Granite Paving



Timber Communal Bench



Planter with Bench



Picnic Table



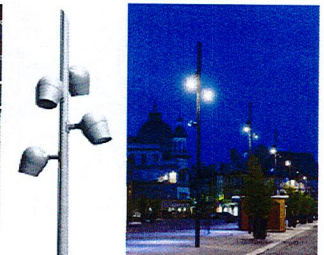
Long Park Bench



Moveable Cafe/Plaza Seating

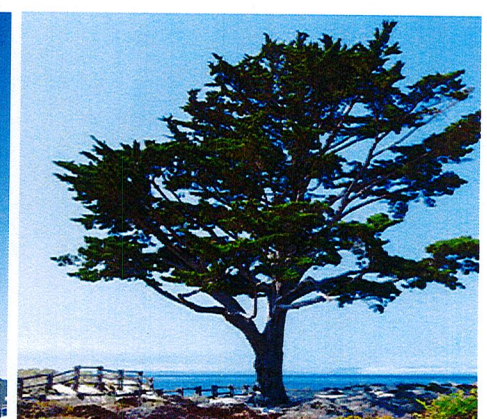


Bike Rack

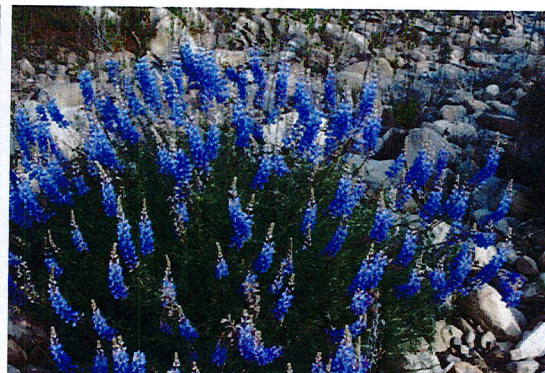


Site lighting

SCULPTURAL + ICONIC TREE SPECIES



COASTAL SCRUB | FLOWERING SHRUBS



HIGH MARSH | GRASSES + GROUNDCOVER



Plant material species shown are representative of concept and design goals for planting. Water Efficient Landscaping and the use of native and endemic plants is a design criteria for our selections. Final selection of plants will be based on plant quality, availability, and season. Additional changes may be made to achieve a unified design following any required changes.

