Master Plan and 30% Design

Community Meeting April 19th, 2023





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Agenda:Overview of Planning ProcessAlameda Point ContextDe-Pave Park Vision PlanNature and EcologyProgram and ActivitiesTell us you Vision for De-Pave Park



### **De-Pave Park** Master Plan and 30% Design

### Format:

Everyone is muted until the end Please use the Chat function to comment and ask questions Please be respectful of others in the Chat We will allow all participants to go off mute at the end and tell us your vision for De-Pave Park







The De-Pave Park Vision Plan was approved by the Alameda City Council and has received restoration design funding through the Measure AA Grant from

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**Poll:** How often do you visit Alameda Point?

- Never
- Once a Year
- 5-10 times per year
- 10-30 times per year
- More than 30 times per year



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## CONTEXT







SEAPLANE LAGOON PROMENADE PHASE

remain, such as hangars and tarmac, as well as stunning views

### San Francisco Bay

### Legend

### Wetland Mitigation Area



Tidal Marsh Creation Area

Tidal Marsh Enhancement Area

### Other



VA Parcel Boundary (623.6 ac)



VA Development Area (112.4 ac)

VA Undeveloped Area / California Least Tern Conservation Area (511.2 ac)







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### **VETERANS AFFAIRS WETLANDS & DEVELOPMENT**

The Veterans Affairs site to the west of De-Pave Park, plans to restore and improve habitat, including an intertidal wetland connected to the Bay.

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### Context



De-Pave Park is one of several waterfront parks included in the 2014 Alameda Point Precise Plan. Phase I of the Seaplane Lagoon North Waterfront Park is complete, and is a lovely urban park with a promenade, seating areas, picnic tables, planting areas, shade structures, and an iconic art installation by DeWitt Godfrey. Phase 2 of the waterfront park will extend west and is currently in the final design phase.





The Alameda Point Infrastructure Master Plan includes new future utilities on Monarch Street, near Building 25, but not for Building 29. Preserving Building 25 and 29 would require finding millions in funding for utilities.

### Existing Conditions

The existing De-Pave Park site is 12 acres, largely covered by asphalt and concrete. 71% of the site surface area is paved.

Existing utilities serving the buildings are outdated and require replacement.



Tarmac



Adjacent Habitat

**Rip Rap Shoreline** 

**Beach Access** 



### Existing Conditions

De-Pave Park soil has been largely remediated and any remaining contaminants will be removed by the Navy before opening to the public



Views to San Francisco



Views to Martime Activity

### Sea Level Rise

As Sea Level Rise occurs flooding will increase at De-Pave Park. The existing De-Pave Park site is approximately 3 feet above Mean High High Water (MHHW), which is the upper range of tides, but below King Tide and 100-year flood elevations. With 2 feet of sea level rise the existing site will overtop and flood during King Tides several times each year, and with 3 feet of sea level rise it would flood at MHHW, approximately 50 times per year. The Alameda Point Infrastructure Master Plan proposes to protect the inland areas from flooding by elevating the waterfront park on the north side of the seaplane lagoon, and creating an earthen levee that extends around Building 25 and northward behind Spirits Alley. <u>The De-Pave Park site, including Building 29, are outside of the levee flood protection and will be subject to flooding with sea level rise.</u>











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## **Poll:** How often do you visit the De-Pave Park location?

- Once a week or more
- Once a month
- Once a Year
- Never



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**POII:** Based on your knowledge of the area, are we missing anything that we should be aware of, such as special feature or special events?



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## **Questions Summary**



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## **VISION PLAN**





### The Vision Plan

A place for people to experience the natural world in transition.

De-Pave Park accommodates future sea level rise, creating a new model for resilient landscapes.

The Vision plan De-Paves over 80% of the existing paved area.

Through re-purposing materials, minimizing additional carbon emissions, restoring tidal wetlands, and maximizing carbon sequestration, De-Pave Park is a model for mitigating the effects of climate change. De-Pave Park will sequester far more carbon than is emitted to build and maintain, offsetting its own carbon footprint in just 4 years. The park will continue to sequester large amounts of carbon as part of the global solution to climate change.



### The Vision Plan

A place for people to experience the natural world in transition.

The vision for De-Pave Park removes a concrete-paved tarmac at Alameda Point, revealing a thriving ecological park.





The De-Pave Park Vision includes opportunities for all generations to learn and benefit from a park that embraces sea level rise to support nature.

### Vision Plan



The Vision Plan proposes to leverage sea level rise as an opportunity to increase wetlands and habitat.

Removing large areas of paving to create a park will lower most of the park's elevation by approximately 1 foot. Excavating some areas another 2 feet would allow tidal waters into the site to create intertidal wetlands, surrounded by native coastal upland plantings.

### **Vison Plan**

As sea level rise occurs, more of the site would naturally transition into tidal wetlands.

Providing spaces for future tidal wetlands around San Francisco Bay is important, as many of the remaining wetlands will be inundated with future sea level rise, becoming sub tidal.

De- Pave Park has the potential to mitigate future tidal wetland loss by embracing sea level rise as a wetland opportunity.

Some of the park trails and access would be inundated with future sea level rise. The promenade that goes thru the center of the park is planned to be converted to a raised boardwalk as sea levels rise. Key circulation paths that lead to landforms and overlooks, are designed to remain above sea level rise elevations.







Proposed Site Plan - Enhanced by Sea Level Rise

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## **Poll:** Based on the Vision Plan, are you excited about the De-Pave Park?

• Yes

• No

• Other



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## **Poll:** How frequently could you imagine visiting De-Pave Park?

- Several times per month
- A few times per year
- Not very often
- Not at all



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## **NATURE & HABITAT**

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### DE-PAVE PARK AND IT'S SURROUNDING HABITAT

The De-Pave Park Site and the adjacent Veterans Affairs area support existing habitats such as rocky intertidal rip rap, mudflats, sandy beach, salinas, and tidal salt marsh. De-Pave Park will expand support and expand the habitat areas and be enhanced by sea level rise to create more wetlands.



Salinas are hypersaline, seasonally evaporating ponds formed in shallow depressions with restricted drainage at the upper edge of tidal marshes. Salinas are typically filled by spring tides and evaporate during summer. This habitat is primarily open water fringed with mudflat and salt marsh vegetation.



Tidal salt marsh refers to relatively flat lands, otherwise known as marshplains, positioned within the intertidal zone, and densely vegetated with salt-tolerant, hydrophytic species. Tidal salt marshes typically flood and drain once to twice daily by regular high tides, with tidal water conveyed to the marshplain via tidal slough channels. Existing tidal salt marsh habitat is located west of De-Pave Park.



De-Pave Park provides the opportunity to create high marsh and coastal dune habitat at the upper edge of a salina or tidal salt marsh. Coastal upland creates habitat for special-status birds such as the Alameda song sparrow that nests in low, shrubby vegetation near marshes, and Bryant's savannah sparrow, a state species of special concern that nests in low vegetation on dunes and wetland-upland ecotones.



Ecological Design Goals include converting existing pavement to high quality habitats appropriate for the Bayland edge at Alameda Point.

HABITAT ZONES OF DE-PAVE PARK



### CALIFORNIA LEAST TERN *Sternula antillarum browni*

California Least Terns, a state and federally listed endangered species, nest at the 10- acre colony north of De-Pave Park and occasionally roost and loaf on the tarmac in the VA area.

### GREAT BLUE HERON *Ardea herodias*

Great Blue Heron Rookery—A small colony of 10 to 11 great blue herons nest in cypress trees west of De-Pave Park.



Bufflehead Bucephala albeola



Mallard Anas platyrhynchos



American Coot *Fulica americana* 



Brown Pelican Pelecanus occidentalis



Western Sandpiper Calidris mauri





Least Sandpiper Calidris minutilla



Semipalmated plover Charadrius Semipalmatus



Pacific Herring *Clupea pallasii* 



Surf Scooter *Melanitta perspicillata* 



Black Oystercatcher Haematopus bachmani



Alameda Song Sparrow Melospiza melodia





Dungeness Crab Metacarcinus magister



Greater Scaup *Aythya marila* 



Juvenile Chinook Salmon Oncorhynchus tshawytscha



Osprey Pandion haliaetus



Spotted Sandpiper Actitis macularius



Greater Yellowlegs Tringa melanoleuca

Other species currently present at Alameda Point



Willet *Tringa semipalmata* 



American Avocets Recurvirostra americana



Black Necked Stilt *Himantopus mexicanus* 



American Wigeon Mareca americana



Gadwall *Ana strepera* 



Horned Lark Eremophila alpestris

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Poll:

Do you support creating new tidal marsh areas in De-Pave Park that would allow tidal waters into the park in the near term and accommodate future sea level rise?

• Yes

• No



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## Poll:

- Since this is a habitat park for wildlife, how do you feel about dogs in the park?
  - Allow dogs on leash in De-Pave Park
  - Do not allow dogs in De-Pave Park



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## **Questions Summary**



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## **PROGRAM/RECREATION**





The De-Pave Park Vision Plan includes a range of activities for all Park Visitors to enjoy. De-Pave Park is primarily designed as a place to experience nature. Although there is much to do, including:

- Pedestrian/bike trails
- Observation points of wetlands and habitat
- Restroom, and parking lot

Beach

- Interpretive educational signage
- Fishing

Bird watching

• Dogs on leash









- Picnic areas
- Discovery play



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### Poll:

Which activities would you like to do at De-Pave Park? Select all that apply.

- Walk or jog
- Bike
- Picnic
- Host larger group gatherings/picnics
- Bird watch
- Learn about the ecology in outdoor classrooms and on interpretive displays
- Appreciate public art
- Access the water for kayaking, paddle boarding, etc.
- Fishing
- Nature play area for children
- Other



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## Poll:

- What supporting facilities do you want at De-Pave Park? Select all that apply.
  - Restroom facility
  - Parking lot
  - Interpretive Center



### Program











The Building 25 complex houses distillery production and Building 29 complex houses artists and creative services. Building 25 is planned to have sea level rise protection as part of the Alameda Point Infrastructure Master Plan, and new utilities will be provided nearby on Monarch Street. Building 29 is not planned for utility improvements or sea level rise protection unless the De-Pave Park project funds those improvements.

### Program

### OPTION A - KEEP BOTH BUILDINGS 25 & 29

To preserve building 29: the levee, utilities and a road would need to be extended for costs that have not yet been included.

### OPTION B - KEEP BUILDING 25 & REMOVE BUILDING 29

To preserve only building 25: the levee would have to wrap around the building, and utilities extended.

There is cost associated with removing buildings.

### OPTION C - REMOVE BOTH BUILDINGS 25 & 29

To remove both buildings: Utilities would only have to connect to the proposed restrooms, it creates flexibility of the levee location, and creates more wetland habitat opportunities.

There is cost associated with removing buildings.







### Park **De-Pave**

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- Poll: What buildings should be preserved or removed? Preserve Buildings 25 and 29, and fund new utilities, levee protection, and preserve a roadway and parking for **Building 29** 
  - Remove Building 29 and preserve Building 25
  - Remove both buildings and expand the park area



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## **Questions:**

Please use the "raise hand" feature and we will unmute you and turn on your video.

In 1 brief sentence - tell us your vision for the park.





### **De-Pave Park** Master Plan and 30% Design

## Next Community Meeting Early Fall 2023

## **Thank You**

https://www.alamedaca.gov/Departments/Recreation-Parks/De-Pave-Park



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