

4

OPEN SPACE AND CONSERVATION

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4.1 INTENT

The Alameda Point open space system will serve as the framework for the entire Plan Area and will enhance connectivity within it. Approximately 145 acres of parks and open space are proposed. See *Table 4-1: Parks and Open Space*. The intent of this Specific Plan is to offer extensive shoreline park improvements of citywide and regional value, open space, pedestrian and bicycle trails as well as internal neighborhood-serving parks. An elliptical park will mark the Plan Area’s eastern gateway, from which a series of tree-lined boulevards form a network of walking routes to the multiple parks embedded in the neighborhoods and at Seaplane Lagoon. All residences are designed to be located within a five-minute walk of parkland. See *Figure 4-1: Open Space Framework*.

The open space framework provides land for park and recreation facilities sufficient in size and amenities to meet the requirements of the Plan Area. The parkland required by this Specific Plan exceeds the requirements of both a state law known as the Quimby Act, California Government Code section 66477, and provisions of the City’s subdivision ordinance. The Quimby Act authorizes cities to require up to 5 acres of parkland per 1,000 residents at the time land is subdivided. At project build-out, approximately 57 acres of Quimby-required parkland would be required. As shown in *Table 4-1: Parks and Open Space*, the Project will provide approximately 61 acres of new parkland, plus the approximately 24-acre Enterprise Park and the approximately 60-acre Sports Complex. Total park acreage is approximately 145 acres.

Prime open space components available to the general public will include a long shoreline park fronting Seaplane Lagoon similar to San Francisco’s Marina Green; the grand landscaped north-south historic axial open space

TABLE 4-1 : PARKS AND OPEN SPACE, ALAMEDA POINT	
Component	Approximate Acres
Neighborhood Parks	12.0
Community Parks	17.0
Linear Open Space	9.0
Seaplane Lagoon Waterfront Park	23.0
SUBTOTAL	61.0
Enterprise Regional Park	24.0
Sports Complex	60.0
TOTAL PARKLAND ACRES	145.0

Note: The Bay Trail is assumed to be an integral part of all shoreline open space not governed by habitat conservation restrictions.

of the former NAS Alameda; neighborhood parks for active and passive recreation; two new community parks; and a new approximately 60-acre multi-purpose regional Sports Complex. These are all woven together with a network of off-street trails and on-street sidewalks. The Plan accommodates large-floorplate indoor sports facilities in several locations.

Each of these public amenities is described below and illustrative plans are provided. The Plan Area landscape design guidelines will be prepared during a public planning process that provides a “Pattern Book” for the Plan Area, so the facilities and range of uses in each park will be re-evaluated by the public. Because the park concepts may be changed during that process,

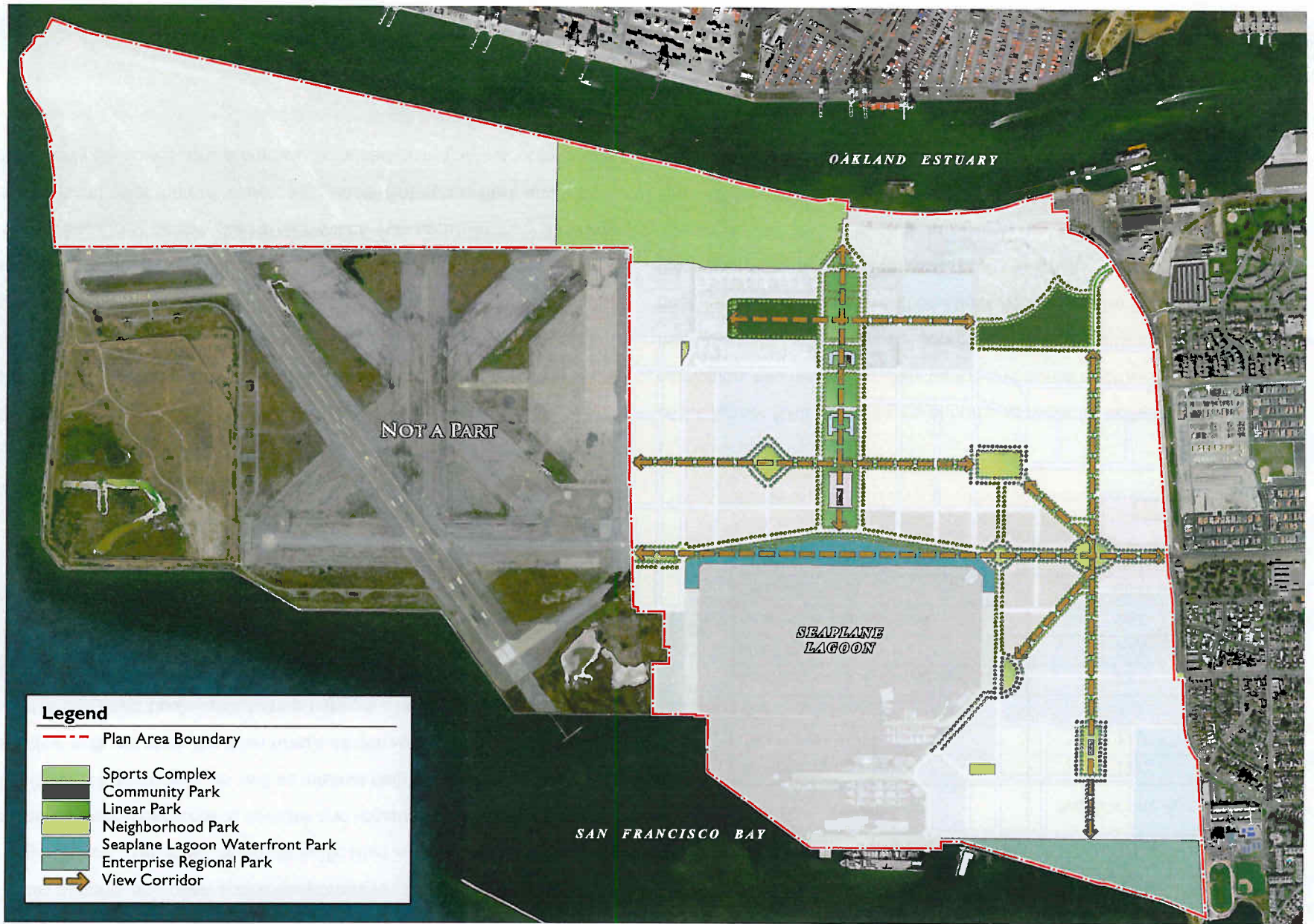


Figure 4-1: Conceptual Open Space Framework (ILLUSTRATIVE ONLY)

Not to Scale



the drawings showing suggested facilities and amenities provided in this chapter are illustrative only.

4.2 NEIGHBORHOOD PARKS

4.2.1 Gateway Park

An elliptical, 1 to 2-acre park will mark the eastern gateway into the Plan Area from West Atlantic Avenue. From this signature neighborhood park, six street axes will radiate outward into the development, terminating at a series of other neighborhood parks. The main feature of this park will be a full size Navy jet mounted on a pedestal and visible from all six approaching streets. Formal trees, walkways and a plaza will surround the ascending jet with benches, flagpoles, interpretive signage and plaques, which explain the significance and history of the former military base site and memorialize local military heroes and be a key display of public art for this part of the Plan Area. See *Figure 4-2*.

4.2.2 Typical Neighborhood Park

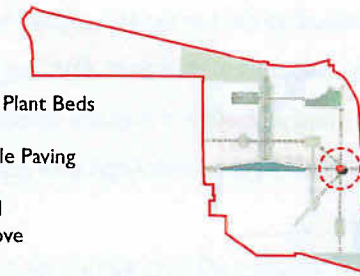
The typical neighborhood park is intended to include a universally accessible children's play area. Neighborhood parks will be approximately two acres, on average. A gazebo and/or shade structure with picnic tables and associated barbecues will be included near the play area for family



Figure 4-2: Gateway Park (ILLUSTRATIVE ONLY)

Gateway Park - Proposed Elements

- | | |
|-------------------------|------------------------|
| 1. Jet Monument | 8. Colorful Plant Beds |
| 2. Historic Naval Flags | 9. Turf |
| 3. Interpretive Plaque | 10. Permeable Paving |
| 4. Stairs | 11. Sidewalk |
| 5. Ramp | 12. Seat Wall |
| 6. Benches | 13. Tree Grove |
| 7. Pedestrian Lights | |



convenience. An informal, irregular turf area will be included for non-programmed play, spontaneous events and small gatherings.

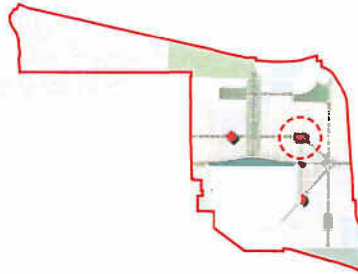
Smaller parks, typically approximately 1 acre in size, are intended to serve the immediate neighborhood residents. Improvements will include a small play area with play components separated for 2-5 year olds and 5-12 year olds. Benches and tables will be provided. See *Figure 4-3*.



Figure 4-3: Neighborhood Park (ILLUSTRATIVE ONLY)

Neighborhood Park - Proposed Elements

- 1. Children's Play Area (2-5 year olds)
- 2. Children's Play Area (5-12 year olds)
- 3. Sand and Water Play
- 4. Gazebo Shade Structure
- 5. Picnic Tables
- 6. Barbeque Grills
- 7. Permeable Paving
- 8. Open Meadow
- 9. Sidewalk
- 10. Special Entry Paving
- 11. Rain Garden /On-site Water Retention
- 12. Tree Grove
- 13. Colorful Plant Beds
- 14. Pedestrian Bridge



4.3 COMMUNITY PARKS

A wide range of active and passive recreation will be possible in the two community parks. One approximately 9-acre park is planned in the northeast part of the Plan Area. It could include community or cultural facilities. Large playing fields could be coupled with basketball courts, an open meadow and children's play areas. The other community-scale park (approximately 8 acres) adjoins the Bachelor Enlisted Quarters; several playing fields can be built in this location. Parking, restrooms, hardscape areas, exercise stations and varied landscaped areas will also be part of the program for the community parks. Facilities planning and landscape design will be sensitive to and subject to Historic Resource Design Guidelines.

Both parks could act as a core location for everyday community gatherings. A large destination children's play area could provide a variety of play amenities for 2-5 and 5 –12 year olds. The play areas will be universally accessible and could provide both active and imaginative play opportunities. Group picnic facilities could be provided with a shade structure, barbecue area and restroom facilities. See Figure 4-4.

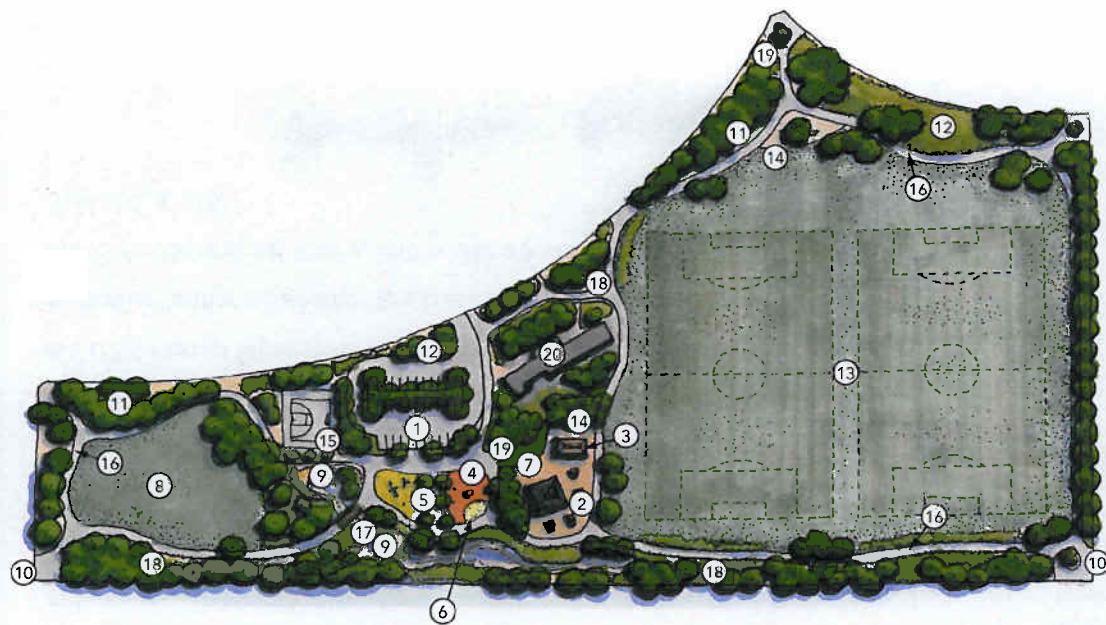
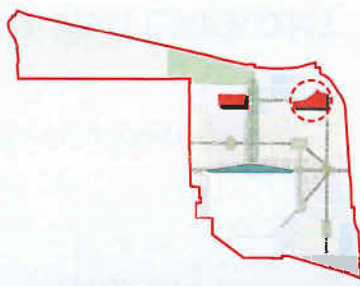


Figure 4-4: Community Park (ILLUSTRATIVE ONLY)

Community Park - Proposed Elements

- | | |
|--|---------------------------------------|
| 1. Parking Lot (30 Spaces) | 15. Basketball Courts |
| 2. Group Picnic Facilities | 16. Perimeter Walking / Jogging Trail |
| 3. Restroom Facilities | 17. Pedestrian Bridge |
| 4. Children's Play Area (2-5 year olds) | 18. Exercise Station |
| 5. Children's Play Area (5-12 year olds) | 19. Public Art |
| 6. Sand and Water Play Area | 20. Admiral's House |
| 7. Permeable Paving | |
| 8. Open Meadow | |
| 9. Rain Garden / On-site Water Retention | |
| 10. Special Entry Paving | |
| 11. Tree Grove | |
| 12. Colorful Plant Bed | |
| 13. Large Open Green | |
| 14. Informal Picnic Area | |



4.4 LINEAR OPEN SPACE

This linear open space corridor forms a continuum between the Estuary and Seaplane Lagoon. The open space areas in this corridor are interspersed with existing historic buildings that a pedestrian could visit while walking from the Estuary to the Lagoon. Open spaces in this area will act as local gathering places on a day-to-day basis but will be of civic and regional interest.

Landscaped areas will be commingled with various civic uses such as a branch library, community center, post office or chapel. Parade-ground-size areas, areas for ceremonies, and smaller, more intimate gathering places with seating and a variety of landscaped areas could be possible here. Facilities planning and landscape design in the linear park will be sensitive to and subject to Historic Resource Design Guidelines. A conservation easement may be established in this area as an incentive to preserve the linear open space.

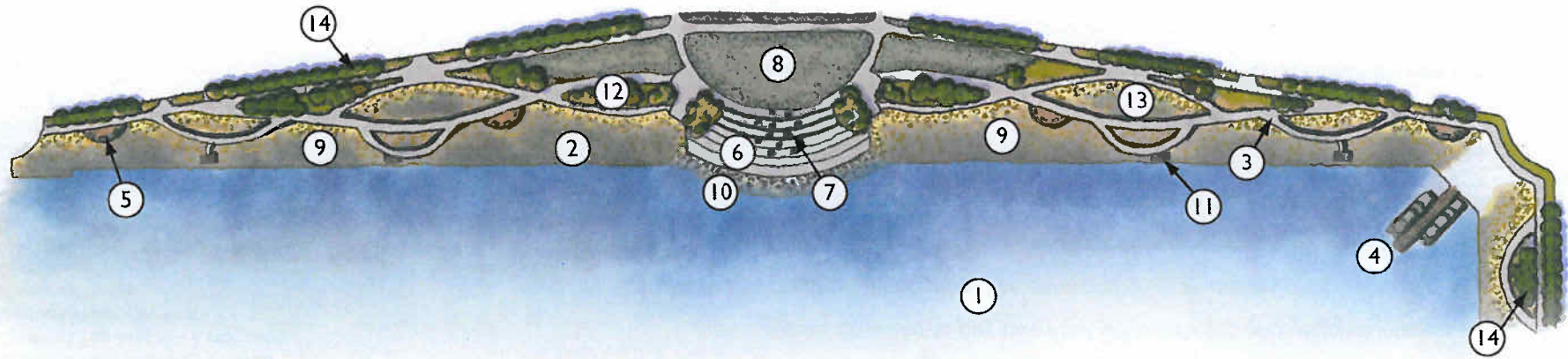


Figure 4-5: Seaplane Lagoon Waterfront Park (ILLUSTRATIVE ONLY)

4.5 SEAPLANE LAGOON WATERFRONT PARK

This approximately 23-acre shoreline park framing the edge of Seaplane Lagoon will incorporate many water-oriented amenities and activities. Pedestrian walks and bicycle paths will link the ferry terminal and such facilities as vista points, kinetic sculpture, a water-oriented amphitheater, seating/rest areas, a wave terrace and the like. The large piers, at which the USS Hornet Museum is located and the MARAD Ready Reserve Fleet and other former battleships are currently docked, may become a part of this community open space, and public access to the piers may be provided.

See Figure 4-5.

Seaplane Lagoon - Proposed Elements

- | | | | |
|-----|----------------------------|-----|--|
| 1. | Seaplane Lagoon | 11. | Vista Points with Interpretive Signage |
| 2. | Pedestrian Walk (10' wide) | 12. | Coastal Tree Grove |
| 3. | Bike Path (12' wide) | 13. | Rain Garden |
| 4. | Piers | 14. | Colorful Plant Beds |
| 5. | Kayak Access | 15. | Seating / Rest Area |
| 6. | Wave Terrace Plaza | 16. | Ferry |
| 7. | Kinetic Public Art | | |
| 8. | Open Meadow | | |
| 9. | Native Planting | | |
| 10. | Rip-rap | | |



4.6 ALAMEDA POINT SPORTS COMPLEX

The proposed Alameda Point Sports Complex will be a city and regional resource. Two different plans for the complex, with or without an aquatic center, are currently being considered. The complex will offer social, physical and educational opportunities. The complex will contribute to meeting the recreational needs of the City and residents of Alameda Point. Its shoreline will include the Bay Trail and passive areas for the enjoyment of the estuarine environment.

The envisioned public recreation facilities will serve to attract more Alameda and Bay Area residents to the waterfront. The existing gymnasium may anchor the Sports Complex facilities that will be approximately 60 acres. Recreation opportunities could start in the early morning and continue into late evenings for individuals and sports leagues, and will be both active and passive in nature. Recreational uses could include a renovated gymnasium with indoor basketball, a multi-use building, soccer/football/lacrosse fields, a number of softball/Little League fields, tennis courts, bocce courts, basketball courts, a swimming center, sand volleyball, playgrounds for younger children, and a BMX/mountain biking area. Informal and group picnic areas along with a network of trails and walking paths that may link to the Bay Trail, are also planned. Parking is currently proposed to be located in the lots to the immediate south and just west of the gymnasium.

The Sports Complex could be a center for senior activities, tournaments, entertainment events and spectator sports, and would become a regional destination for amateur sporting events. A comprehensive illustrative proposal has been developed for the Sports Complex. See *Figure 4-6*.

4.7 ENTERPRISE REGIONAL PARK

At Enterprise Park along the Bay shoreline, formal and informal outdoor areas may be provided. This park is approximately 24 acres in size. As the property of the East Bay Regional Park District, parking, restrooms, hardscape areas, vista points and varied landscaped areas may also be part of the program.

4.8 CONSERVATION OF NATURAL RESOURCES

Given the disturbed nature of the majority of the Plan Area, the only part of the Plan Area in which hydrophytes, hydrophytic soils or wetland hydrology have been observed is the Northwest Territories. If future biological evaluations of the Northwest Territories establish the presence of threatened or endangered species, cooperative consultations with the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and the California Department of Fish and Game will be undertaken to conserve such natural habitats as are warranted to protect the species.



Figure 4-6: Sports Complex



Sports Complex (alt 01) - Proposed Elements

- | | |
|---|---------------------------------------|
| 1. Football/Lacrosse field (160' x 360') | 16. Group picnic with shade structure |
| 2. Warm up fields | 17. Sand volleyball pit |
| 3. Restroom/concessions storage building | 18. Tennis courts |
| 4. Soccer field (210' x 330') | 19. Parking (158 spaces) |
| 5. Parking (200 spaces) | 20. Swimming complex |
| 6. Maintenance Building with storage yard | 21. Existing guard shack |
| 7. Parking (73 spaces) | 22. Entry green |
| 8. Parking (97 spaces) | 23. Parking (225 spaces) |
| 9. Group picnic | 24. Multi-use building |
| 10. Shoreline trail | 25. Gymnasium |
| 11. Restroom/concessions storage building | 26. Existing parking |
| 12. Softball/baseball fields | 27. Informal picnic |
| 13. Play area | 28. Existing skate park |
| 14. Central green lawn area | 29. Basketball courts |
| 15. BMX/mountain bike skills park | |

Sports Complex (alt 02) - Proposed Elements

- | | |
|---|---------------------------------------|
| 1. Football/Lacrosse field (160' x 360') | 16. Group picnic with shade structure |
| 2. Warm up fields | 17. Sand volleyball pit |
| 3. Restroom/concessions storage building | 18. Tennis courts |
| 4. Soccer field (210' x 330') | 19. Parking (81 spaces) |
| 5. Parking (200 spaces) | 20. Existing guard shack |
| 6. Maintenance Building with storage yard | 21. Entry green |
| 7. Parking (73 spaces) | 22. Parking (225 spaces) |
| 8. Parking (97 spaces) | 23. Multi-use building |
| 9. Group picnic | 24. Gymnasium |
| 10. Shoreline trail | 25. Existing parking |
| 11. Restroom/concessions storage building | 26. Informal picnic |
| 12. Softball/baseball fields | 27. Existing skate park |
| 13. Play area | 28. Basketball courts |
| 14. Central green lawn area | |
| 15. BMX/mountain bike skills park | |

