

PRELIMINARY WATERFRONT HISTORY ART WALK PARK CONCEPT FROM FEBRUARY 2016; SEE FOLLOWING SHEETS FOR UPDATED PLAN

## INTRODUCTION

THE VALLEJO WATERFRONT HISTORY ART WALK PARK WILL REVEAL, EXPLAIN, AND CELEBRATE THE IMPORTANCE OF VALLEJO'S HISTORY IN BOTH BOTH REGIONAL AND NATIONAL CONTEXT. THE PARK DESIGN SPATIALLY ARRANGES PUBLIC ART AND OTHER LANDSCAPE ELEMENTS ALONG THE CENTRAL WATERFRONT AS TO ENRICH THE WALKING EXPERIENCE, PROVIDE SPACES AND OPPORTUNITIES FOR SOCIAL INTERACTIONS, AND ENCOURAGE COMMUNITY ENGAGEMENT BY ENHANCING THE FUNCTION OF THE WATERFRONT FOR FESTIVALS, CONCERTS, AND PERFORMANCES. IN SHORT, THIS PARK DESIGN WILL PROMOTE ACTIVE LIVING.

THE PARK DESIGN CONFORMS TO THE PUBLIC REALM GUIDELINES OF THE 2007 VALLEJO WATERFRONT PLANNED UNIT DEVELOPMENT MASTER PLAN AND DESIGN GUIDELINES – CENTRAL WATERFRONT DISTRICT.

2007 CENTRAL WATERFRONT PUBLIC REALM GUIDELINES VISION STATEMENT:

THE PUBLIC REALM WITHIN THE CENTRAL WATERFRONT WILL BE THE MOST ACTIVELY USED PORTION OF THE VALLEJO'S WATERFRONT. THESE AREAS WILL SEE A HIGH LEVEL OF PEDESTRIAN, RECREATIONAL, AND BUSINESS ACTIVITY. THE PROGRAM FOR THE OPEN SPACES WILL REQUIRE A GREATER DEGREE OF STRUCTURE TO ADDRESS AND BALANCE THE VARYING NEEDS AND DESIRES OF VISITORS. THIS AREA WILL SUPPORT A DYNAMIC AND WIDE-RANGING SET OF ACTIVITIES THAT INCLUDE SPILLOVER ACTIVITIES FROM THE DOWNTOWN (E.G., FARMERS MARKETS, FESTIVALS, CONCERTS), THE FERRY OPERATIONS (E.G., ORIENTATION AND WAYFINDING, MEETINGS, INFORMAL PERFORMANCES, FOOD AND BEVERAGE), AND THE RESIDENTIAL-RELATED USES (E.G., JOGGING, DOG WALKING, BICYCLING, PICNICKING, STROLLING). FOR THESE REASONS, THE CENTRAL WATERFRONT OPEN SPACES WILL INCLUDE A VARIETY OF BOTH FORMAL AND INFORMAL SPACES TO ACCOMMODATE THESE NEEDS.

### A. NORTHERN END OF SERVICE AREA (GREAT LAWN)

THE FESTIVAL GREEN WILL FEATURE PUBLIC ART WORK FOCUSED ON VETERANS.

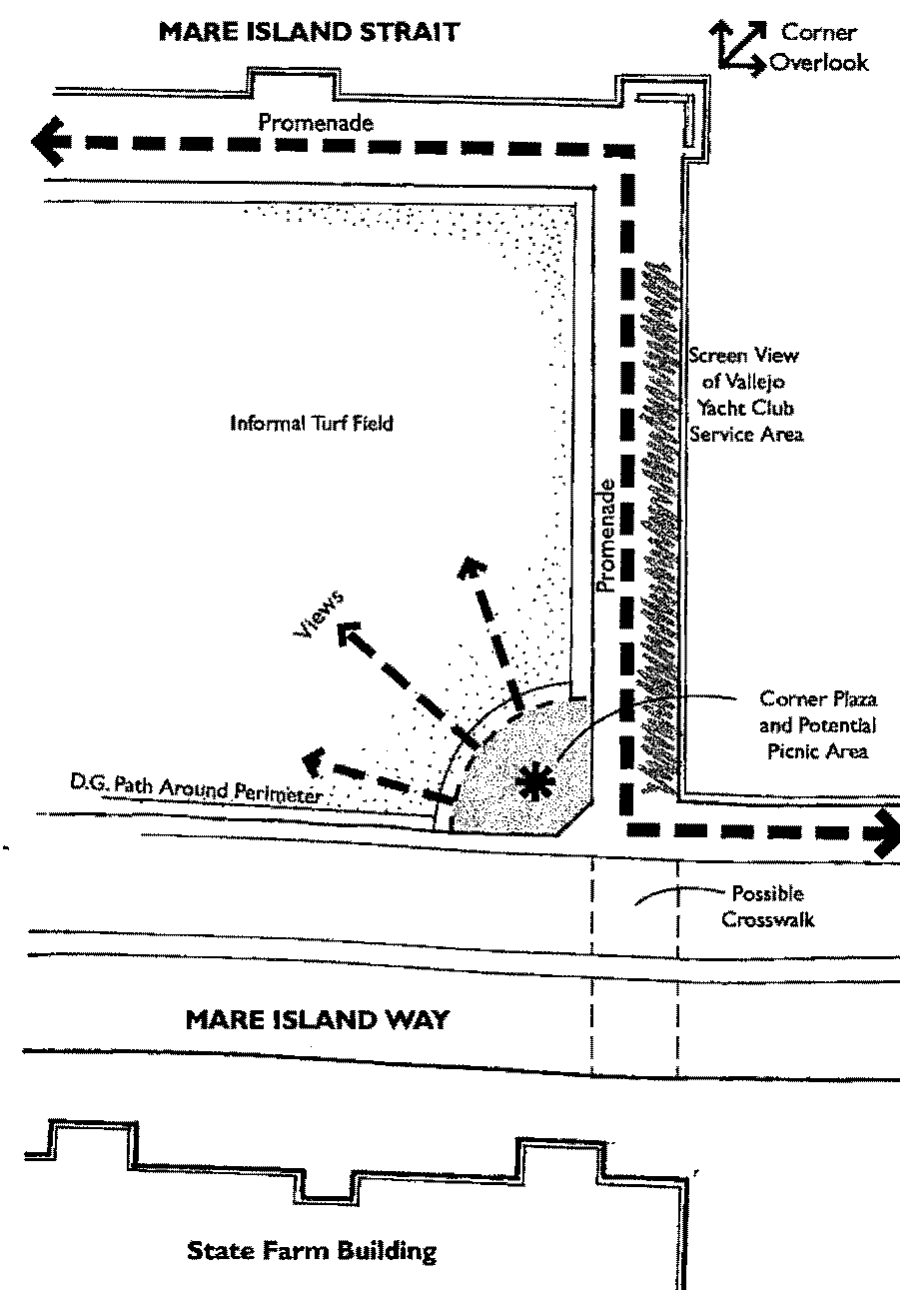
THE FESTIVAL GREEN (THE LARGE GREEN SPACE BORDERED BY THE PROMENADE ON ITS WEST AND NORTH SIDES, MARE ISLAND WAY ON THE EAST SIDE, AND THE PARKING LOT ON THE SOUTH SIDE) IS TO BE RETAINED AS AN OPEN UN-PROGRAMMED RECREATIONAL SPACE COVERED IN TURF; THIS FUNCTION IS VALUED BY THE COMMUNITY AND SHOULD REMAIN PROTECTED.

THE 2007 NORTHERN END OF SERVICE AREA GUIDELINES:

1. CREATE A PAVED ENTRY AREA ON THE NORTHEAST CORNER OF THE GREEN SPACE WITH ITS FOCAL POINT AT THE INTERSECTION OF THE PROMENADE AND THE SIDEWALK ALONG THE WEST SIDE OF MARE ISLAND WAY. THIS AREA COULD INCLUDE A FEW PICNIC TABLES, SEATING FOR PEOPLE WHO ARE WATCHING OTHERS PLAY ON THE GREEN OR TAKING A BREAK FROM PLAYING.
2. VERIFY FEASIBILITY OF PROVIDING A CROSSWALK ON MARE ISLAND WAY TO LINK THIS AREA WITH THE STATE FARM BUILDING AND ADJACENT NEIGHBORHOODS. THIS SHOULD BE CONSIDERED BECAUSE THE EXISTING CROSSWALKS ARE 950 FEET APART AND THIS NEW CROSSWALK WOULD BE APPROXIMATELY AT THE MID-POINT BETWEEN THE EXISTING CROSSWALKS.
3. CREATE A CORNER OVERLOOK AT THE NORTHWEST CORNER OF THE PROMENADE TO ACCOMMODATE SEATING AND TO TAKE ADVANTAGE OF THE DRAMATIC VIEWS TO THE NORTHWEST.
4. MAINTAIN UNOBSTRUCTED VIEWS ALONG THE ENTIRE EDGE OF THE PROMENADE, WITH THE EXCEPTION OF THE BUFFER LANDSCAPING DESCRIBED IN THE FOLLOWING GUIDELINE.
5. CREATE A VISUAL BUFFER TO SCREEN LESS ATTRACTIVE VIEWS DIRECTLY TO THE NORTH, INTO THE SERVICE AREA OF THE VALLEJO YACHT CLUB. THE SCREENING MATERIAL COULD CONSIST OF A LINE OF TALL THIN TREES THAT FILTER THE VIEW. SMALLER LEAFED VARIETALS OF EUCALYPTUS COULD BE APPROPRIATE AS THEY ARE EVERGREEN AND WOULD PROVIDE A VISUAL LINKAGE WITH THE OLDER ESTABLISHED EUCALYPTUS TREES THAT LINE THE EXISTING PROMENADE IN THE NORTHERN WATERFRONT DISTRICT.
6. THE COLOR AND PATTERNS OF PAVING MATERIALS SHOULD STRONGLY RELATE TO CIRCULATION PATTERNS THROUGHOUT THE AREA AND BE USED TO VISUALLY ENHANCE THE LOCATIONS OF FOCAL POINTS AND FEATURES.
7. USE THE STANDARD "WATERFRONT" LIGHT FIXTURE AND STREET FURNISHINGS ALONG MARE ISLAND WAY, AND THE STANDARD "PROMENADE" LIGHT FIXTURE AND OTHER STREET FURNISHINGS ALONG THE PROMENADE SIDES OF THE AREA.

THE VALLEJO WATERFRONT HISTORY ART WALK PARK USES THESE PRINCIPLES AS FOLLOWS:

1. IN LIEU OF SCREENING THE YACHT CLUB, THIS PLAN HARNESSES THE NAUTICAL EXPRESSION OF THE BOATS MASTS AS A BACK DROP TO THE VETERANS MONUMENTS WHICH WILL BE PLACED IN THE NORTH CENTER OF THE GREAT LAWN.
2. EVERGREEN TREES WOULD BE PLACED ON THE NORTH EAST AND NORTH WEST CORNERS OF THE SITE TO FRAME THE MONUMENT AND REINFORCE THE FORMAL NATURE OF THE SPACE.
3. THE CORNER PLAZA HAS BEEN DISCUSSED AS A POTENTIAL NEW HOME FOR THE VIETNAM MEMORIAL. THIS PROJECT WILL EXPLORE THAT IDEA AND MEET WITH VETERANS GROUPS FOR INPUT.



CONCEPT DIAGRAM AND CONCEPT SKETCH OF NORTH END OF FESTIVAL GREEN FROM 2007 GUIDELINES

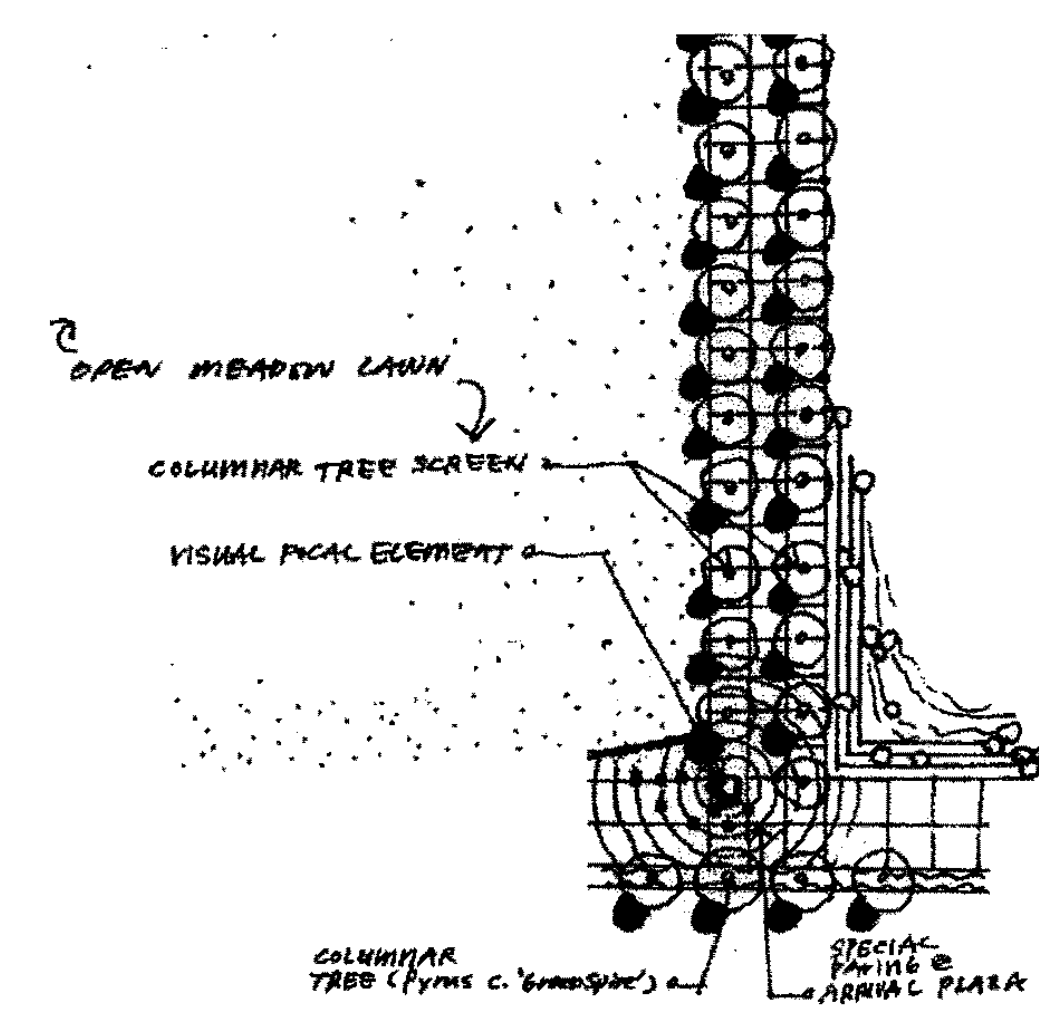
### B. CAPITOL STREET

THE 2007 GUIDELINES SEEK TO CREATE A PEDESTRIAN CROSSWALK FROM THE TERMINUS OF CAPITOL STREET ACROSS MARE ISLAND WAY TO THE PARK, A SMALL PLAZA WHERE THE CROSSWALK REACHES THE WEST SIDE OF MARE ISLAND, AND PEDESTRIAN PATH THAT CONNECTS MARE ISLAND WAY ACROSS THE FESTIVAL GREEN TO THE PROMENADE. THE LARGE SIZE OF FESTIVAL GREEN SPACE CURRENTLY CREATES A SEPARATION, AND AT TIMES, A BARRIER TO PEDESTRIAN ACCESS BETWEEN MARE ISLAND WAY AND THE PROMENADE. THE GREEN STRETCHES 800 FEET FROM NORTH TO SOUTH AND IF RECREATIONAL ACTIVITIES ARE OCCURRING IN IT PEDESTRIANS MAY BE UNCOMFORTABLE WALKING ACROSS THE GREEN.

GUIDELINES PROPOSE PROVIDING A NARROW WALK AND LANDSCAPED AREA CROSSING THROUGH THE MIDDLE OF THE GREEN IN-LINE WITH THE INTERSECTION OF CAPITOL STREET AND MARE ISLAND WAY. THIS IMPROVES THE ACCESSIBILITY BETWEEN MARE ISLAND WAY AND RESIDENTS AND WORKERS ON ITS EAST SIDE TO THE WATERFRONT PROMENADE WHILE MAINTAINING OPEN RECREATIONAL GREEN AREAS OF APPROXIMATELY 400 BY 200 FEET AND 300 BY 200 FEET.

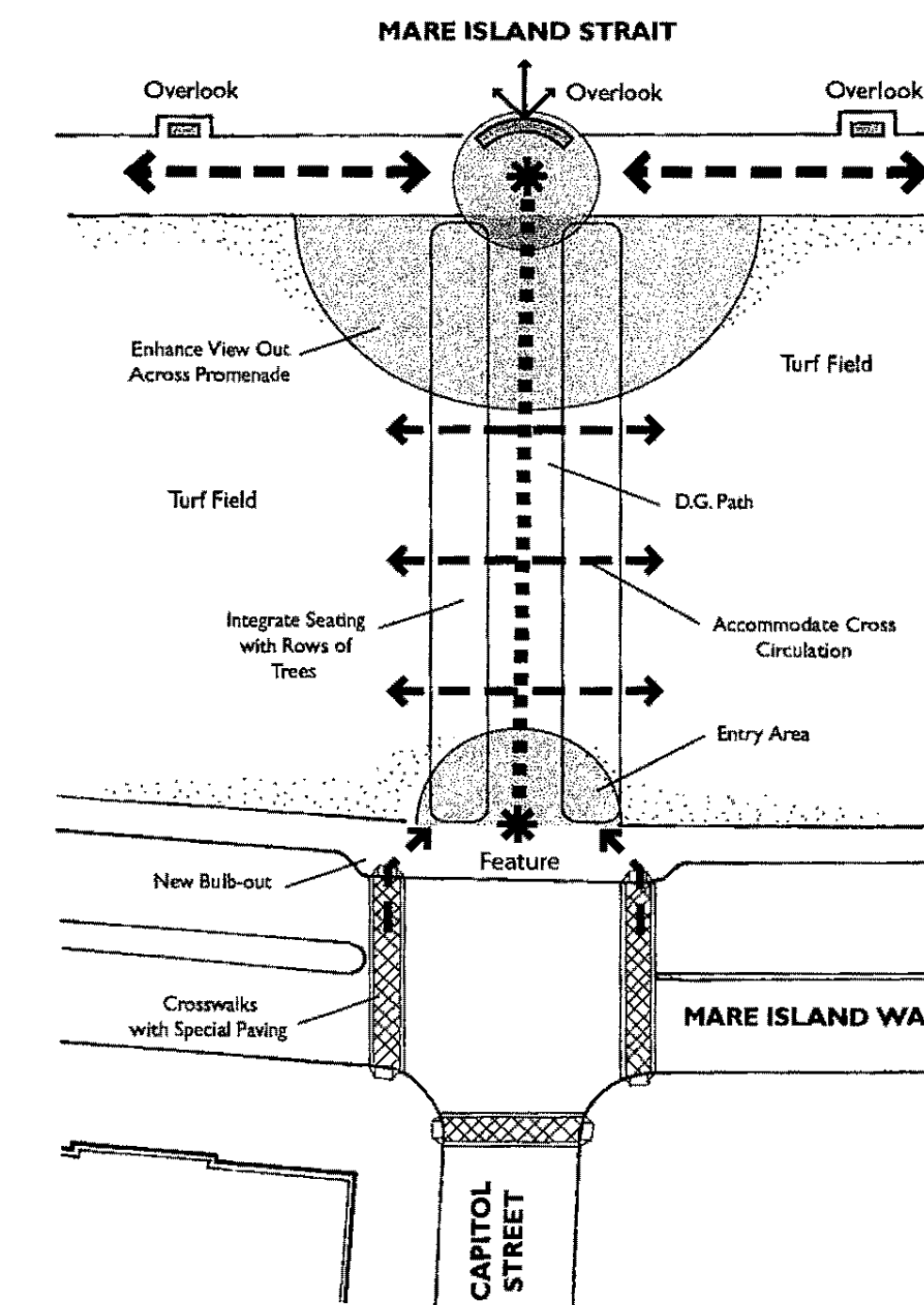
THE 2007 CAPITOL STREET GUIDELINES:

1. REDUCE THE DISTANCE BETWEEN ACCESS POINTS FROM MARE ISLAND WAY TO THE PROMENADE FOR PEDESTRIANS AND PROVIDE A BULB-OUT ON THE WEST SIDE OF MARE ISLAND WAY, WHERE CAPITOL STREET TERMINATES, TO SHORTEN PEDESTRIAN CROSSING DISTANCES AND PROVIDE ADDITIONAL SPACE FOR AN ENTRY PLAZA, DESCRIBED BELOW.
2. CROSSWALKS WITH SPECIAL PAVING SHOULD BE INSTALLED TO INCREASE THE VISIBILITY AND SAFETY OF CROSSING LOCATIONS.
3. CREATE A DIRECT PEDESTRIAN CONNECTION BETWEEN THE MARE ISLAND WAY SIDEWALK AND THE WATERFRONT PROMENADE AT THE INTERSECTION OF CAPITOL STREET AND MARE ISLAND WAY. THIS CONNECTION SHOULD INCLUDE A PAVED ENTRY AREA AND SHOULD BE LINED WITH SEATING INTEGRATED WITH ROWS OF TREES, ALIGNED PARALLEL TO CAPITOL STREET TO FRAME VIEWS OF THE WATERFRONT FROM THE EAST. SEATING AND PLANTING DESIGN SHOULD ACCOMMODATE SECONDARY CROSS CIRCULATION PATTERNS BETWEEN THE TWO GREEN RECREATIONAL SPACES.

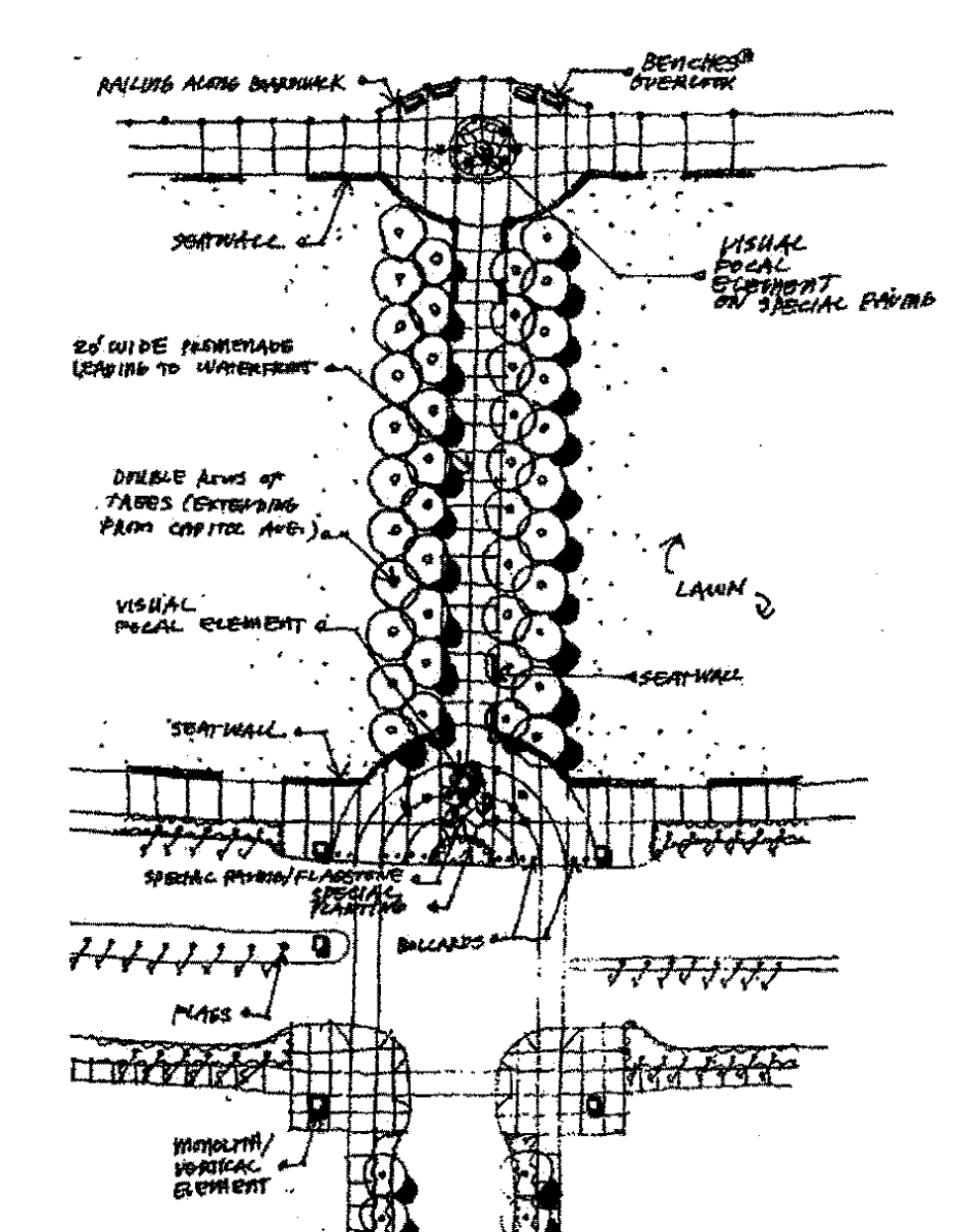


4. PROVIDE A SMALL, EXPANDED PLAZA AND LANDSCAPED ENTRY BETWEEN THE ENHANCED CROSSING OF MARE ISLAND WAY AND THE PATH ACROSS TO THE PROMENADE. THIS SPACE WILL BE AN IMPORTANT GATEWAY TO THE WATERFRONT PARKS AND OPEN SPACES.
5. CREATE A FOCAL POINT WITH A SPECIAL FEATURE AND PAVED AREA AT THE INTERSECTION OF THE PEDESTRIAN PATH AND THE PROMENADE. THE FEATURE SHOULD BE VISIBLE FROM ALONG THE PROMENADE, BUT NOT BLOCK PEDESTRIAN CIRCULATION. AN OVERLOOK WITH SEATING SHOULD BE CREATED AT THE EDGE OF THE PROMENADE.
6. A PLAZA OR SLIGHTLY RAISED VIEWING AREA COULD ALSO BE PROVIDED BETWEEN THE PROMENADE AND THE GREEN. THIS WOULD PROVIDE A SPACE FOR PEOPLE TO VIEW ACROSS THE PROMENADE TO THE MARE ISLAND STRAIT FROM AN ELEVATED PERSPECTIVE, AS WELL AS A PLACE FOR PEOPLE TO WATCH OTHERS PLAYING ON THE GREENS.
7. USE THE STANDARD "PROMENADE" LIGHT FIXTURE ALONG THE PATH CONNECTING THE PROMENADE AND MARE ISLAND WAY.

THE PLAN PROPOSED HERE INCORPORATES THE CROSS WALK AND SMALL PLAZA IDEA WHERE THE CAPITOL STREET TERMINUS MEETS THE FESTIVAL GREEN ON THE EAST SIDE. HOWEVER, IT HAS BEEN DETERMINED THAT A BORDERED PATH, AS DESCRIBED IN THE 2007 GUIDELINES, CUTTING THROUGH THE CENTER OF THE GREEN WILL BISECT A BELOVED AND UNIQUE VALLEJO ASSET. PUBLIC OPINION GATHERED THROUGH SEVERAL COMMUNITY ENGAGEMENTS HAS CLEARLY SHOWN, WHILE CONVENIENT, THE PATH IDEA IS NOT FAVORED. A PREFERENCE TO RETAIN THE GREEN AS ONE GREAT LAWN WAS FAVORED. TO COMPENSATE FOR THE LOST LINK TO THE PROMENADE, THE DESIGN ENHANCES THE PEDESTRIANS EXPERIENCE WALKING BOTH NORTH AND SOUTH ALONG THE EAST SIDE OF THE PARK BY PLACING THE WALK INBOARD OF THE REINFORCED OFF STREET PARKING. THIS WILL LINK THE WALKER WITH THE PROMENADE ON THE NORTH OR THE FERRY BUILDING ON THE SOUTH.



CONCEPT DIAGRAM AND CONCEPT SKETCH OF PROPOSED CAPITOL STREET CROSSING FROM 2007 GUIDELINES



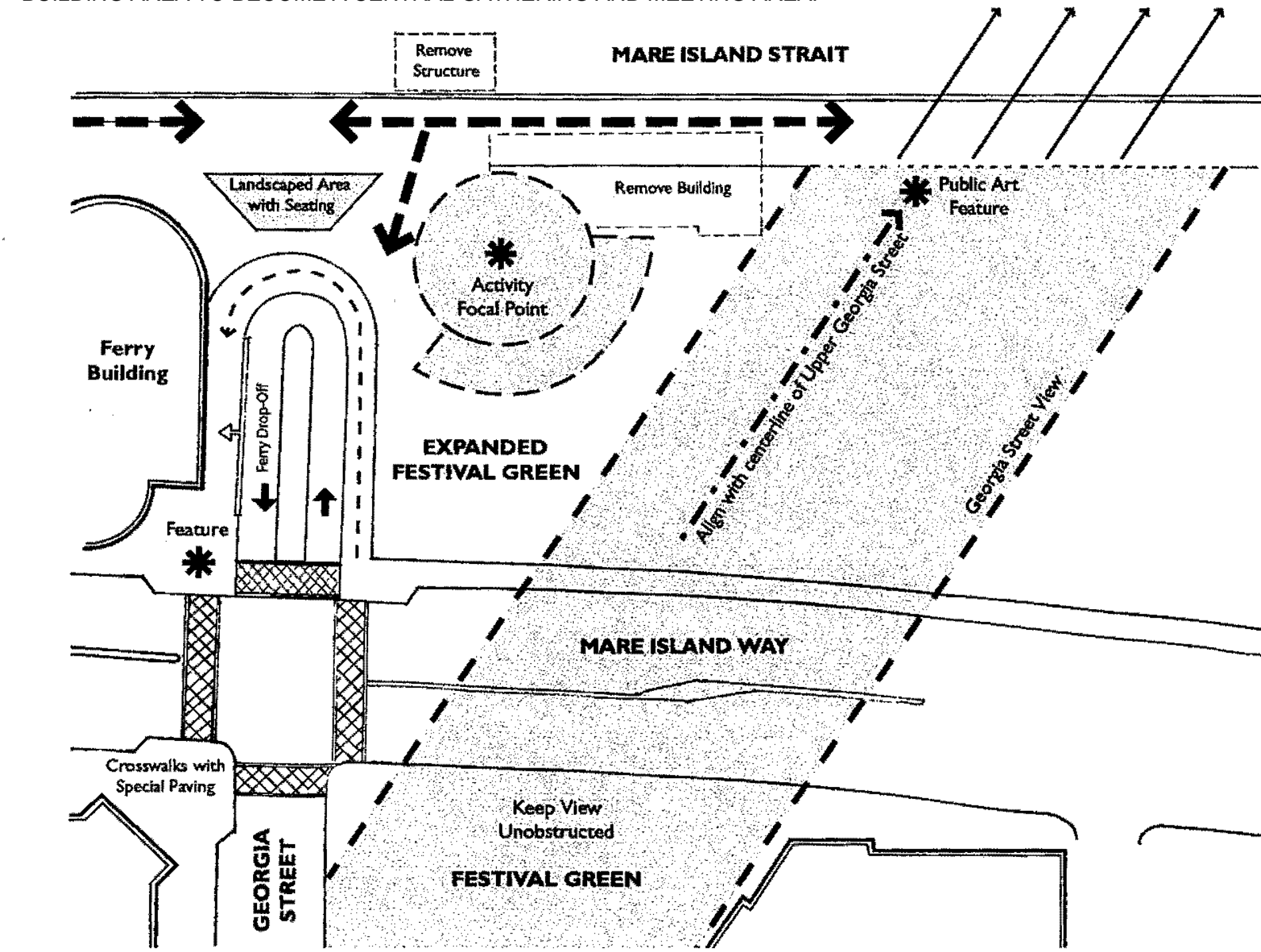
### C. CENTRAL PLAZA (Area currently under lease until 2066)

IF A FUTURE OPPORTUNITY ARISES, THE VALLEJO WATERFRONT HISTORY ART WALK PARK WOULD EXPLORE POSSIBILITIES FOR DEVELOPING A PLAZA IN ACCORDANCE WITH THE 2007 GUIDELINES.

THE CENTRAL PLAZA WOULD FEATURE PUBLIC ART WORK FOCUSED ON SUBMARINE WORKERS INSTEAD OF ITS CURRENT PROPOSED LOCATION.

THE AREA ON THE NORTH SIDE OF THE FERRY BUILDING SERVES AS AN IMPORTANT CIRCULATION AND ACTIVITY NODE FOR THE CENTRAL WATERFRONT. ACCORDING TO THE 2007 GUIDELINES, THE DESIGN CONCEPTS FOR THIS AREA WOULD FACILITATE ACCESS TO AND FROM THE FERRY BUILDING'S NORTH ENTRANCE AND PROVIDE VISUAL CUES AND CONNECTIONS BETWEEN MARE ISLAND WAY, DOWNTOWN VALLEJO, VALLEJO STATION, AND OTHER AREAS OF THE WATERFRONT. WHILE THE FRONT ROOM RESTAURANT AND SURFACE PARKING OCCUPY MUCH OF THE AREA TODAY, THE BUILDING IS LEASED, AND THE CITY'S GOAL, AS STATED IN THE 2007 GUIDELINES, IS TO CREATE AN EXPANSION OF THE FESTIVAL GREEN ON THIS SITE.

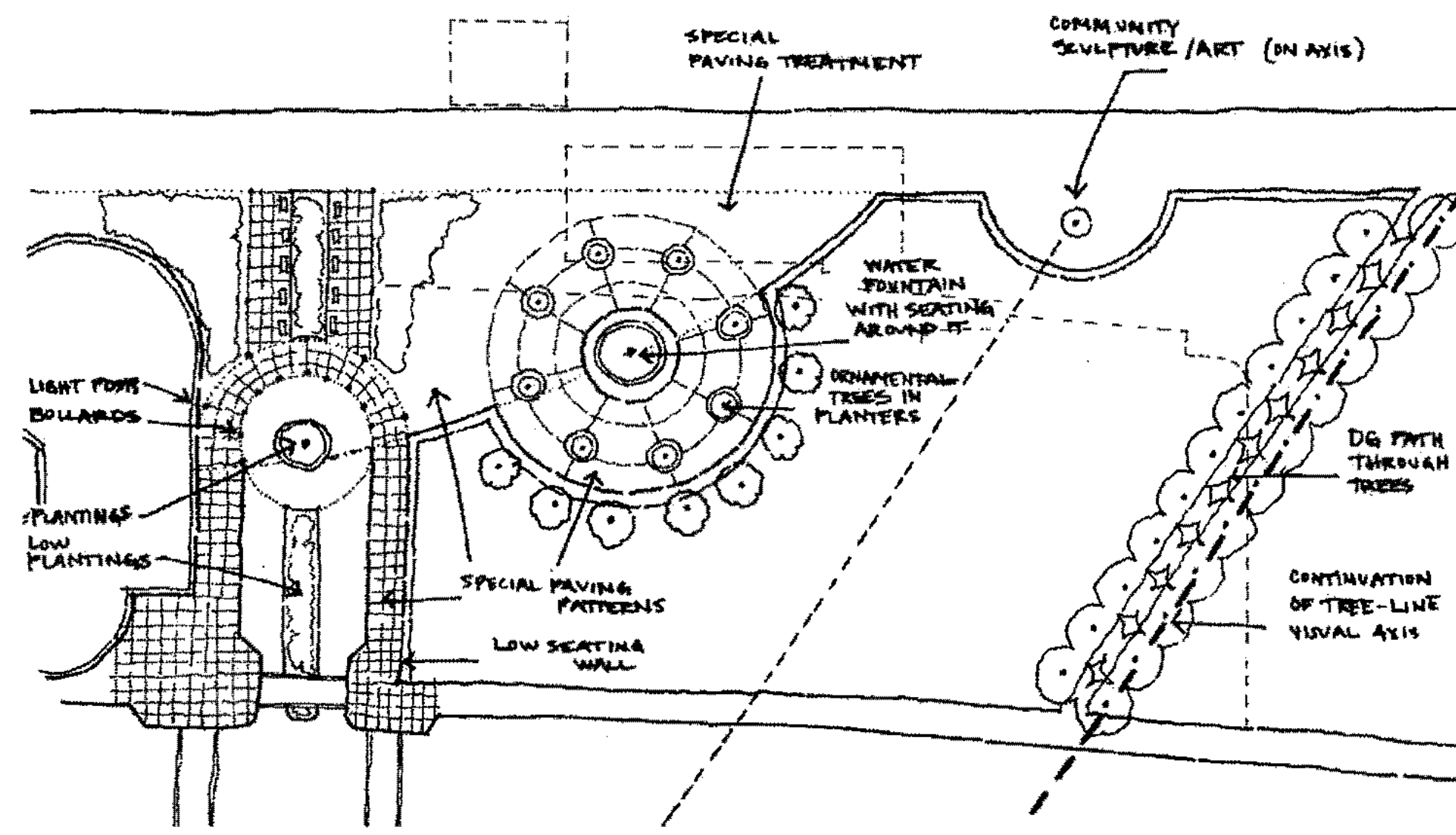
THROUGH THE PUBLIC REVIEW PROCESS IT HAS BEEN LEARNED THAT THERE IS A DESIRE FOR CONVENIENT PARKING ON A DAY-TO-DAY BASIS. THE CURRENT PLAN SEEKS TO KEEP AND IMPROVE THE EXISTING PARKING (AND ITS TREES). THE CURRENT PLAN WOULD EXPAND THE KISS-AND-RIDE DROP OFF ZONE, CREATE A PLAZA WITH PUBLIC ART BETWEEN THE PARKING AND THE PROMENADE. IN ADDITION, THE 2007 GUIDELINES CALL FOR A PERFORMANCE SPACE BANDSHELL AND STAGE. THE CURRENT PLAN PLACES AN EXPANDABLE THEATER, 24' HIGH STAGE AND ADJACENT PLAZA ON THE NORTH END OF THE PARKING FACING THE FESTIVAL GREEN. SUCH ADDITIONS WOULD ENHANCE THE ABILITY OF THE FERRY BUILDING AREA TO BECOME A CENTRAL GATHERING AND MEETING AREA.



CONCEPT DIAGRAM FOR DROP OFF AREA FROM 2007 GUIDELINES

#### 2007 GUIDELINES

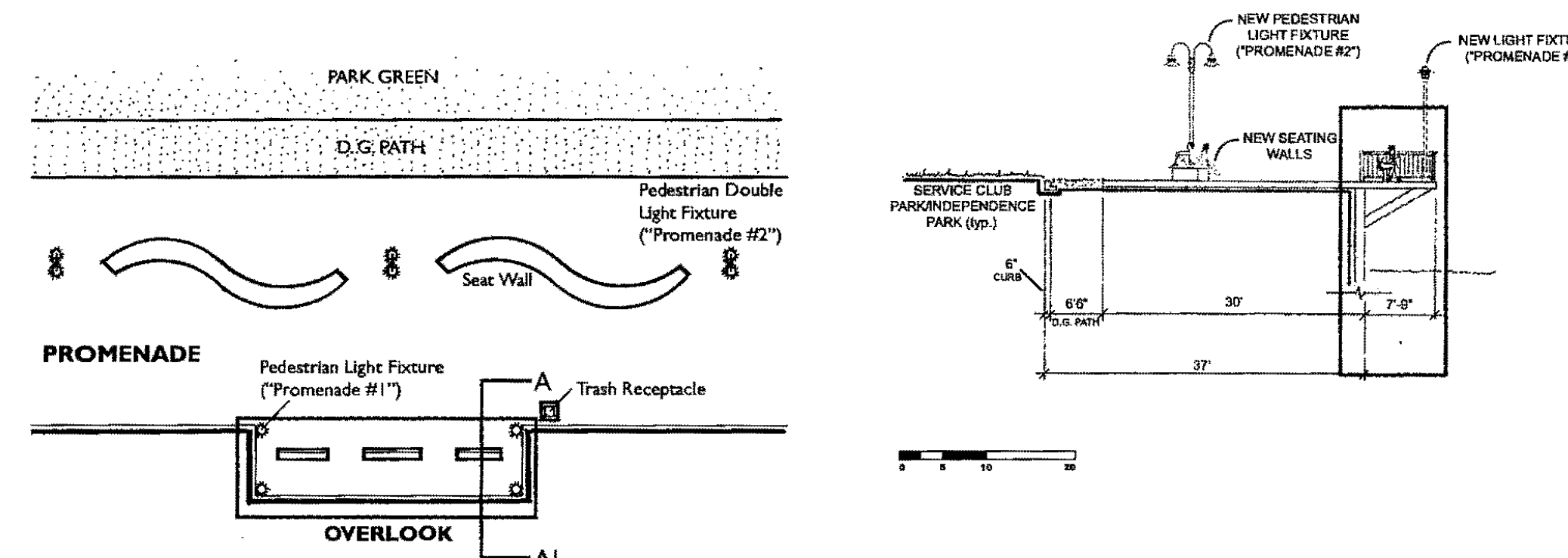
1. CREATE A KISS-AND-RIDE DROP-OFF LOOP ON THE NORTH SIDE OF THE FERRY BUILDING. THIS FACILITY SHOULD BE CONFIGURED IN A U-SHAPE AND INCORPORATE SIDEWALKS AND SEATING ON ITS WEST SIDE TO PROVIDE AN OUTDOOR AREA TO WAIT FOR RIDES. THE LANDSCAPE TREATMENT OF THE AREA SHOULD FRAME THE VIEWS OF PEOPLE COMING DOWN GEORGIA STREET TOWARDS THE MARE ISLAND STRAIT. THE PAVING TREATMENT IN THE LOOP AREA SHOULD BE DESIGNED TO VISUALLY INTEGRATE WITH THE ADJACENT PARK SPACE AS THE LOOP MAY BE PERIODICALLY CLOSED TO FACILITATE CELEBRATIONS AND OTHER ACTIVITIES IN THE FESTIVAL GREEN EXPANSION AREA.
2. FRAME THE ENTRY TO THE FERRY TERMINAL WITH A NEW, MODERATELY-SCALED ENTRY FEATURE LOCATED BETWEEN THE FERRY BUILDING AND THE KISS-AND-RIDE LOOP.
3. REDUCE THE CROSSING DISTANCES FOR PEDESTRIANS CROSSING MARE ISLAND WAY AT THE FERRY BUILDING BY INSTALLING A BULB-OUT ON THE SOUTHEAST CORNER OF THE INTERSECTION BETWEEN MARE ISLAND WAY AND GEORGIA STREET (THE FINAL GEOMETRIC DESIGN AND FEASIBILITY OF CURB EXTENSION FROM A TRAFFIC FLOW PERSPECTIVE WILL BE DETERMINED DURING THE DESIGN DEVELOPMENT PHASE OF FUTURE STREET IMPROVEMENTS).
4. THE MUSEUM BUILDING CURRENTLY LOCATED ON THE EAST SIDE OF THE PROMENADE, NORTH OF THE FERRY BUILDING SHOULD BE REMOVED. THE FRONT ROOM RESTAURANT LOCATED ON THE WEST SIDE OF THE PROMENADE SHOULD BE REMOVED.
5. THE OPEN SPACE IN THIS AREA SHOULD BE REDESIGNED TO CREATE AN ACTIVE GATHERING SPACE WITH SEATING AND LANDSCAPE TREATMENTS SUCH AS A FOUNTAIN, OR A RAISED PLATFORM THAT CAN BE COMBINED WITH A TEMPORARY BANDSHELL FOR MUSICAL AND OTHER PERFORMANCES. CONSIDERATIONS FOR THE ORIENTATION OF A PLATFORM OR BANDSHELL SHOULD TAKE INTO ACCOUNT THE POSSIBLE NOISE IMPACTS FROM PERFORMANCES ON RESIDENTIAL AREAS IN THE WATERFRONT AND ADJACENT RESIDENTIAL NEIGHBORHOODS. AN ORIENTATION TOWARDS THE WATER MAY CONTRIBUTE TO THE REDUCTION OF SUCH NOISE IMPACTS.
6. PRESERVE THE OPEN VIEW CORRIDOR THAT EXTENDS THE UNOBSTRUCTED VIEWS OF THE WATERFRONT FROM GEORGIA STREET IN THE DOWNTOWN. TO FURTHER EMPHASIZE THE GEORGIA STREET ALIGNMENT, PLANT A ROW OF TREES TO CONTINUE THE ROW ESTABLISHED ON THE EAST SIDE OF MARE ISLAND WAY. CREATE A VERTICAL FEATURE AT THE EDGE OF THE PROMENADE THAT IS ALIGNED WITH THE CENTER-LINE OF GEORGIA STREET.
7. COLOR AND PATTERNS OF PAVING MATERIALS SHOULD STRONGLY RELATE TO CIRCULATION PATTERNS THROUGHOUT THE AREA AND BE USED TO VISUALLY ENHANCE THE LOCATIONS OF FOCAL POINTS AND FEATURES.
8. USE THE STANDARD "WATERFRONT" LIGHT FIXTURE AND STREET FURNISHINGS ALONG MARE ISLAND WAY, AND THE STANDARD "PROMENADE" LIGHT FIXTURE AND OTHER STREET FURNISHINGS ALONG THE PROMENADE SIDE OF THE AREA.
9. THE DESIGN OF VEHICULAR CIRCULATION THROUGH THE KISS-AND-RIDE LOOP LOCATED NORTH OF THE FERRY BUILDING SHOULD ALLOW FOR VEHICLES IN THE INSIDE DRIVING LANE TO PASS OTHER VEHICLES STOPPED FOR DROP-OFF ALONG THE OUTSIDE EDGE OF THE LOOP. LANE DIMENSIONS AND CURB RADII OF THE LOOP SHOULD BE KEPT AS COMPACT AS POSSIBLE TO KEEP VEHICULAR SPEEDS LOW, WHILE ACCOMMODATING EFFICIENT AND CONVENIENT DROP-OFF AND PICK-UP.



CONCEPT SKETCH FOR DROP-OFF AREA FROM 2007 GUIDELINES

### WATER ACCESS

THE 2007 MASTER PLAN PROPOSES OVERLOOKS TO BE LOCATED AT REGULAR INTERVALS ALONG THE WATER'S EDGE. THE CONCEPT FOR THE OVERLOOKS IS AN ADAPTATION OF THE "FLOATING LANTERN" CONCEPT DEVELOPED IN THE PUBLIC SPACES MASTER PLAN. THE OVERLOOKS WILL PROVIDE A PLACE THAT TAKES PEOPLE OUT OVER THE WATER AND ALLOWS WIDER VIEWS TOWARDS THE NORTH TO THE CAUSEWAY AND THE NAPA RIVER BRIDGE AND SOUTH TO THE CARQUINEZ BRIDGE. OVERLOOKS WILL ALSO CREATE A MORE INTIMATE GATHERING SPACE FOR PEOPLE TO TALK, REST, OR FISH. LIGHT FIXTURES WILL ACCENT THE OVERLOOKS AS WELL AS CREATE A PUNCTUATED DESIGN ELEMENT THAT CAN BE SEEN FROM AFAR AND FROM THE NEIGHBORHOODS OF VALLEJO.



CONCEPT SKETCH AND SECTION OF OVERLOOKS FROM 2007 GUIDELINES

### D. INDEPENDENCE PARK

THIS AREA WILL FEATURE PUBLIC ART WORK FOCUSED ON SHIP BUILDERS AND DEFENSE WORKERS.

INDEPENDENCE PARK IS THE AREA SOUTH OF THE DENTIST OFFICE, BORDERED BY THE WATERFRONT PROMENADE ON ITS WEST AND SOUTH SIDES AND MARE ISLAND WAY TO THE EAST. ALTHOUGH THIS AREA IS CURRENTLY UNDERUTILIZED, IT AFFORDS SOME OF THE BEST SCENIC VIEWS OF MARE ISLAND STRAIT AND MARE ISLAND, ESPECIALLY FROM ITS SOUTHWEST CORNER, WHICH IS CURRENTLY MINIMALLY DEVELOPED. THE GUIDELINE CONCEPT INFORMS THE FUTURE DESIGN OF THIS CORNER TO TAKE FULL ADVANTAGE OF VIEWS OF THE STRAIT, MARE ISLAND, AND THE CARQUINEZ BRIDGE TO THE SOUTH WHILE RETAINING THE OPEN QUALITY OF THE SITE AND PRESERVING VIEWS ACROSS THE SITE FROM MARE ISLAND WAY.

#### 2007 GUIDELINES

1. ENHANCE VIEWS ACROSS THE PROMENADE FROM THE SOUTHWEST CORNER OF INDEPENDENCE PARK BY CREATING A SLIGHTLY ELEVATED LANDSCAPE FEATURE THAT INCORPORATES SEATING INTO ITS DESIGN. THIS FEATURE COULD INCLUDE A COMBINATION OF EARTHWORK, TURF, PAVING, LOW RETAINING/SEAT WALLS AND/OR PLANTERS THAT PROVIDE OPPORTUNITIES TO SIT AND VIEW THE WATER FROM ABOVE THE PROMENADE. THIS FEATURE SHOULD NOT EXCEED 3 FEET-6 INCHES IN HEIGHT TO MAINTAIN UNOBSTRUCTED VIEWS FROM MARE ISLAND WAY.
2. CREATE A SPECIAL SEATING AND VIEWING OVERLOOK TO ENHANCE VIEWS ACROSS MARE ISLAND STRAIT AT THE SOUTHWEST CORNER OF THE PROMENADE.
  - A. THE SPECIAL LOOKOUT/ SEATING AREA SHOULD BE CANTILEVERED OUT OVER THE WATER AND SHOULD DIFFER IN ITS SHAPE AND/ DETAILS FROM THE OTHER "TYPICAL" LOOKOUTS PROPOSED ALONG THE PROMENADE. IT SHOULD SERVE AS A DISTINCT AND RECOGNIZABLE LANDMARK FOR THIS SPECIAL LOCATION ALONG THE PROMENADE.
  - B. PROVIDE A MINIMUM WIDTH OF 3 FEET BETWEEN THE PROMENADE'S RAILING AND SEATING. THE PROVIDED SEATING SHOULD CONSIST OF BACKLESS BENCHES WITHOUT ARMRESTS TO ALLOW PEOPLE TO SIT FACING THE WATER, THE PROMENADE, OR OTHERS SEATED IN THE OVERLOOK.
3. PROVIDE BICYCLE AND PEDESTRIAN ACCESS AROUND THE EAST AND NORTH SIDES OF THE ELEVATED VIEWING AREA DESCRIBED IN GUIDELINE 1. THIS PATH SHOULD PROVIDE A MORE DIRECT LINE OF TRAVEL FOR BICYCLISTS AND PEDESTRIANS WHO CUT THROUGH THE GREEN RATHER THAN STAY ON THE PROMENADE. THE "STANDARD" OVERLOOK PROPOSED ALONG THE PROMENADE NORTH OF THE CORNER LOOKOUT DESCRIBED IN GUIDELINE 2, SHOULD BE ALIGNED WITH THE TERMINUS OF THE BICYCLE/ PEDESTRIAN PATH.
4. ENHANCE THE EXISTING PEDESTRIAN CONNECTION BETWEEN THE PROMENADE AND THE SIDEWALK ALONG MARE ISLAND WAY AT THE SOUTHEAST CORNER OF INDEPENDENCE PARK.
  - A. REPLACE THE EXISTING NARROWER PATH WITH A WIDE PAVED AREA OF SIMILAR WIDTH AS THE PROMENADE, APPROXIMATELY 20 FEET.
  - B. INSTALL AN ENTRY FEATURE AT THE JUNCTION OF THE BICYCLE/PEDESTRIAN PATH AND THE PROMENADE, WHERE THE PROMENADE FORMS A RIGHT-ANGLE. THE FEATURE COULD CONSIST OF A KIOSK, PUBLIC ART, AN INTERPRETIVE SIGN, OR LIGHTING FIXTURE.
  - C. INSTALL A SECONDARY FEATURE ALONG THE WESTERN MARE ISLAND WAY SIDEWALK AT THE IMPROVED CONNECTION TO THE PROMENADE. THIS FEATURE SHOULD DIRECT PEDESTRIANS' ATTENTION TO THE CONNECTION TO THE PROMENADE AND THE WATERFRONT AND MAY CONSIST OF SPECIAL PAVING OR PLANTINGS.

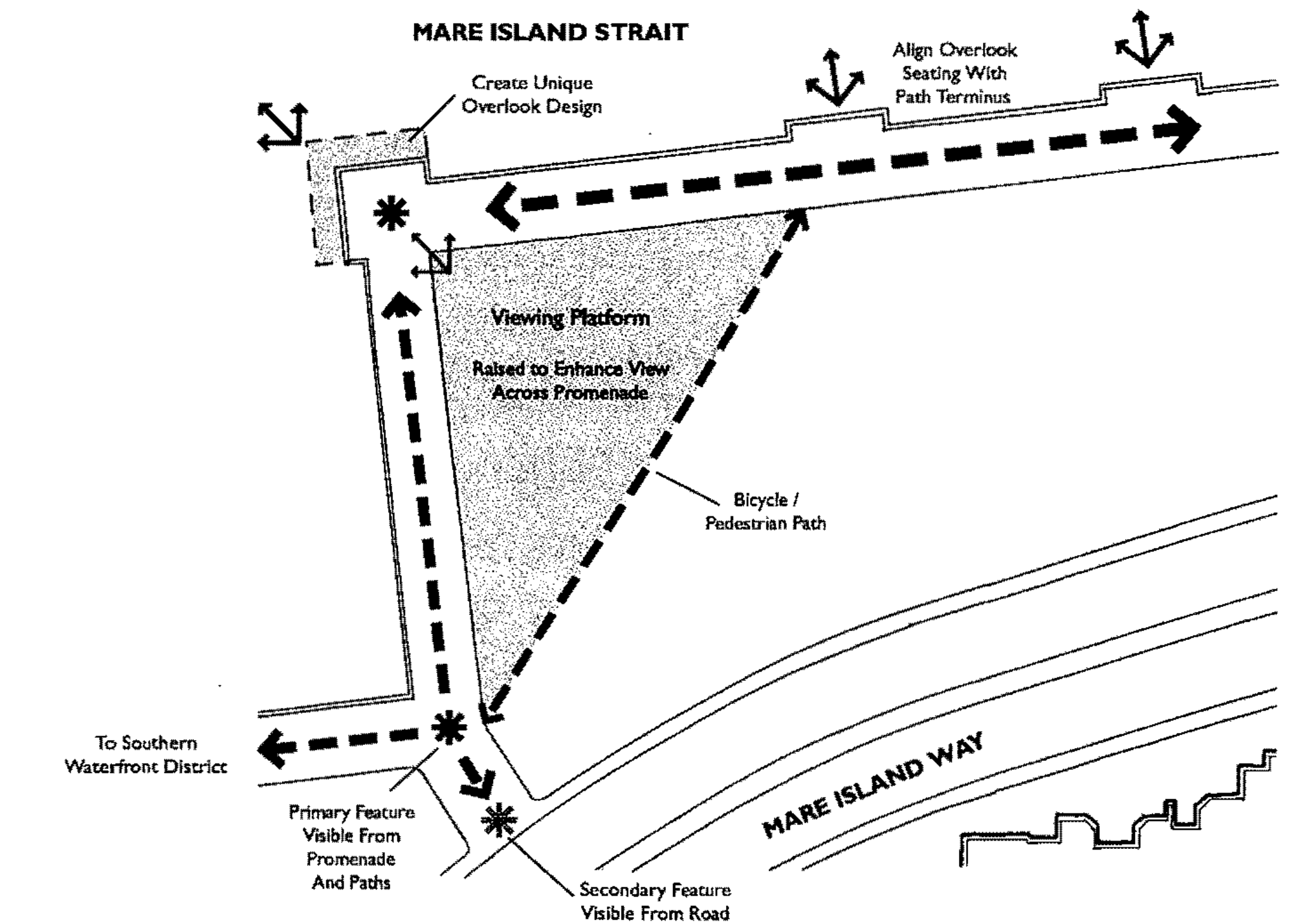
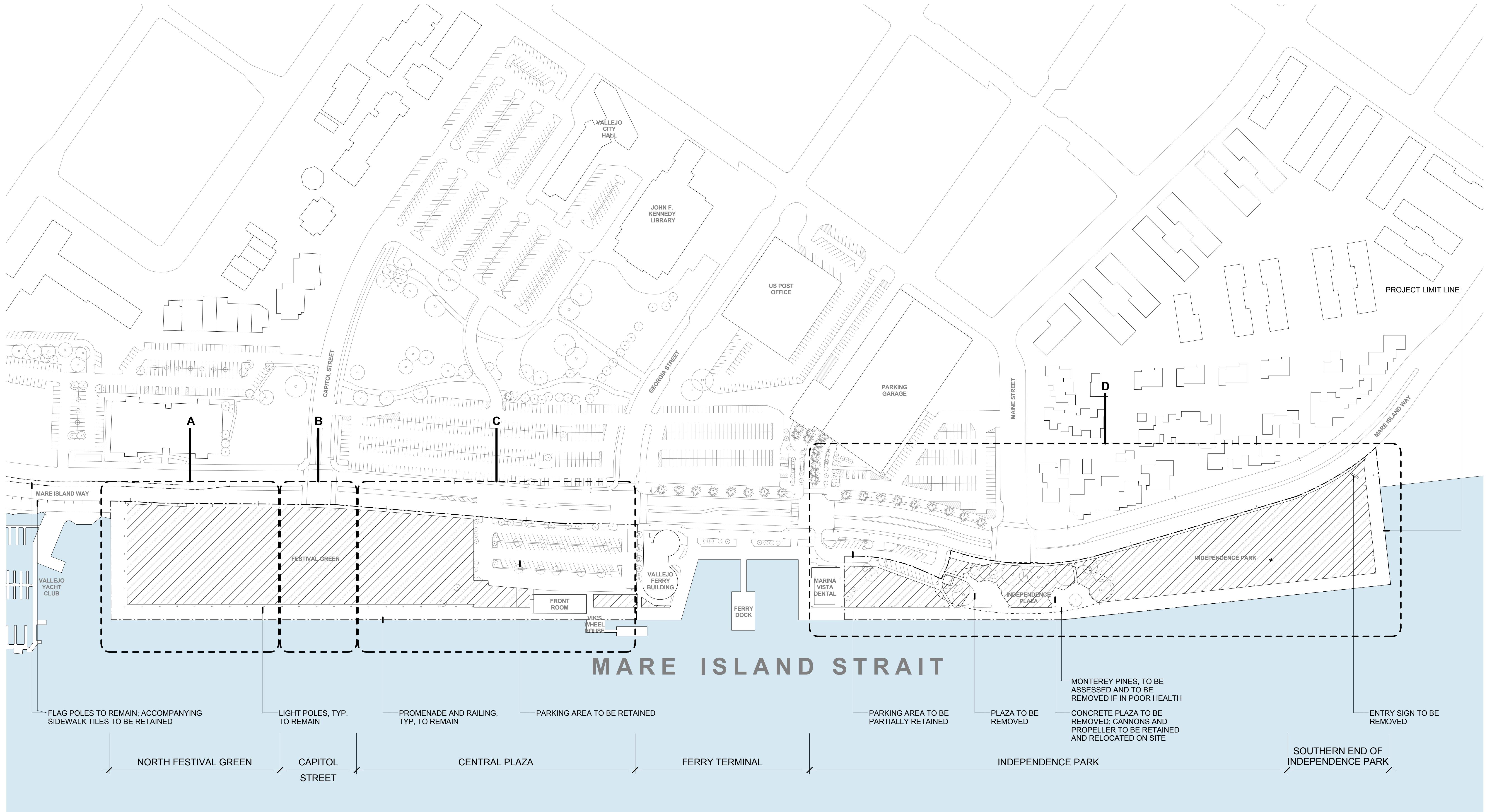


DIAGRAM FOR SOUTH END OF INDEPENDENCE PARK FROM 2007

**PARTICIPATORY BUDGETING AND INDEPENDENCE PARK**  
IMPROVEMENTS TO INDEPENDENCE PARK WAS SUBMITTED AS PART OF A PARTICIPATORY BUDGET PROJECT AND CHOSEN BY THE PUBLIC TO BE FUNDED WITH AN ALLOCATION OF \$395,000.

THE PB GOALS FOR THE PARK ARE AS FOLLOWS:

1. CREATE A PARK WILL BENEFIT ALL VISITORS TO AND RESIDENTS OF VALLEJO
2. DESIGN THE PARK TO ENCOURAGE AND WELCOME PEOPLE OF ALL AGES, ABILITIES, AND INTERESTS
3. CREATE A RELAXING, FUN, ECO-FAMILY-FRIENDLY GATHERING SPOT FOR SPECIAL CELEBRATIONS, COMMUNITY ARTS, AND CREATIVE EDUCATIONAL OFFERINGS.
4. LANDSCAPE WITH DROUGHT TOLERANT NATIVE TREES (NO HIGHER THAN 25'), SHRUBS, GRASSES, AND GROUND COVERING.
5. SHADE BENCHES, PICNIC AND GAME TABLES.
6. WALKING TRAILS MADE OF DECOMPOSED GRANITE WILL MEANDER THROUGH THE NATIVE PLANTING.
7. LOW WATER IRRIGATION METHODS.
8. AS A REMINDER OF THE CITY'S NAVAL HERITAGE A SCULPTURE OF A HALF-SCALE MODEL OF A SUBMARINE SAIL (CONNING TOWER).
9. STRATEGICALLY PLACED BINOCULARS ALONG THE HISTORIC NARRATIVES WATERFRONT TO PEAK THE VISITORS INTERESTS AND ASSIST IN THEM IN EXPLORING THE AREA'S HISTORY AND THE OBSERVATION OF MARINE WILDLIFE AND BIRDS.



THE ENTIRE PARK WILL BE DESIGNED TO BE ACCESSIBLE. IN ADDITION THERE ARE SEVERAL OBSTACLES SUCH AS THE AWKWARD RAMP AND CURB AT THE NORTH END WHICH WILL BE REMOVED.

THE PUBLIC PROMENADE WILL MAINTAIN ITS CURRENT 30' WIDTH WITH THE ADDITION OF A DECOMPOSED GRANITE JOGGING PATH FREE OF LIGHT FIXTURES AND TREES WHEREVER FEASIBLE.

ADDITIONAL LIGHT FIXTURES: ATTACHED TO EXISTING POLES BUT AT A LOWER HEIGHT (12') AND ADDITIONAL POLES BETWEEN TALL POLES AT 12' TO PROVIDE HIGH QUALITY LIGHTING FOR PEDESTRIANS. THE GOAL BEING TO MAINTAIN A 1 FC MINIMUM ON PEDESTRIAN PATHS.

CREATE A CONSISTENT CHARACTER ALONG THE STREET USING TREES, COLOR, LIGHT FIXTURES, AND OTHER SITE FURNISHINGS SUCH AS STATE FLAGS, BENCHES, TRASH RECEPTACLES BIKE RACKS, AND BOLLARDS.

LAWN AREAS WILL BE CONSTRUCTED TO ACCOMMODATE HEAVY FOOT TRAFFIC AND LIGHT SERVICE TRUCK. POWER SOURCES FOR VENDOR BOOTHS AND PERFORMANCE VENUES WILL BE DISTRIBUTED AROUND THE PERIMETER.

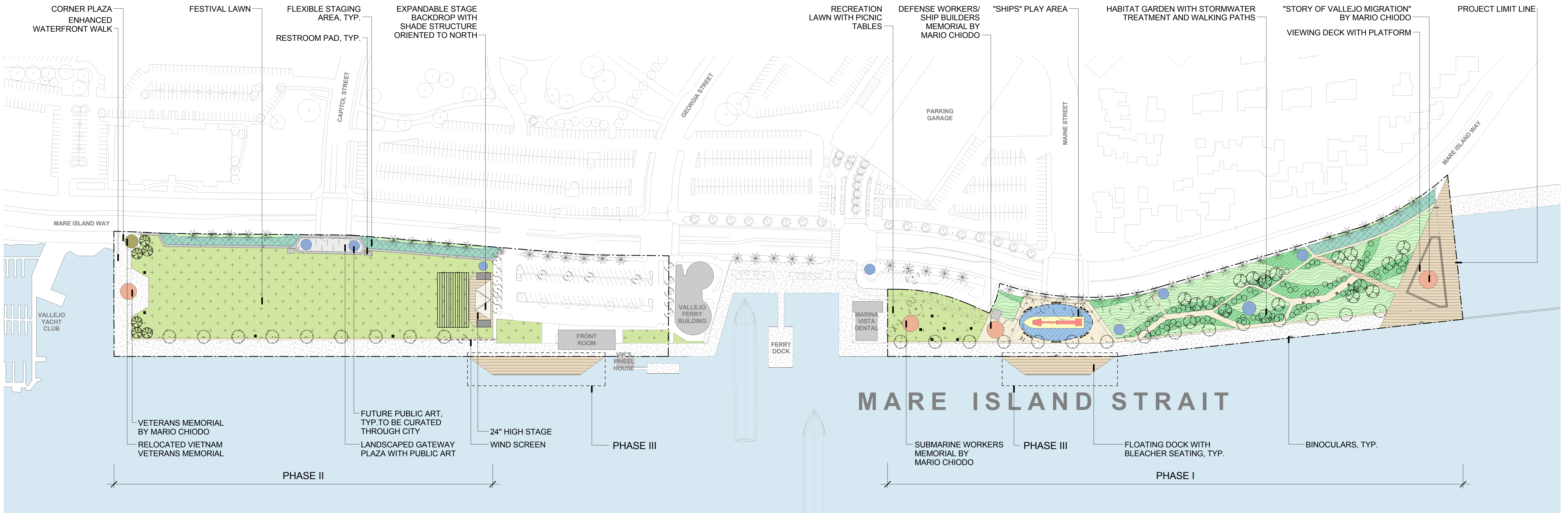
REINFORCED PARKING EDGE OF THE FESTIVAL GREEN TO PROVIDE SECURE AND STABLE STAGING SPACE FOR FOOD TRUCKS AND SHORT VISIT PARKING. THE REINFORCEMENT WOULD BE A POROUS MATERIAL THAT CAN SUSTAIN SOME VEGETATION. USE OF SUCH 'GREEN' TREATMENT ON THE REINFORCED GREEN EDGE ALLOWS THE OPEN SPACE TO REMAIN INTACT (NOT CHANGED TO ASPHALT) WHILE STILL PROVIDING THE NECESSARY SUPPORT FOR VEHICLES.

EXPANDABLE STAGE BACKDROP STORED IN A SMALL VAULT BUT EASILY SET UP FOR EVENTS. HAVING THIS STAGE BACKDROP AVAILABLE ONSITE WILL ENABLE THE SPACE TO BE USED BY SMALLER AND MORE FREQUENT PERFORMERS. A RETRACTABLE SHADE STRUCTURE WOULD BE USED DURING EVENTS.

THE BACK OF STAGE AREA WILL BE DESIGNED TO ACCOMMODATE SEMI-TRACTOR/TRAILER LOADS AND PRE-EVENT STAGING.

WHERE HARDSCAPE IS ADDED TREATMENT PLANTERS COMPLIANT WITH CALIFORNIA WATER QUALITY STANDARDS WILL ALSO BE INSTALLED TO ENSURE RUNOFF WATER IS PROPERLY CLEANED PRIOR TO ENTERING THE BAY.

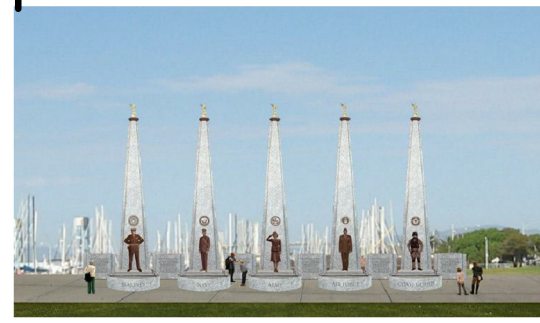
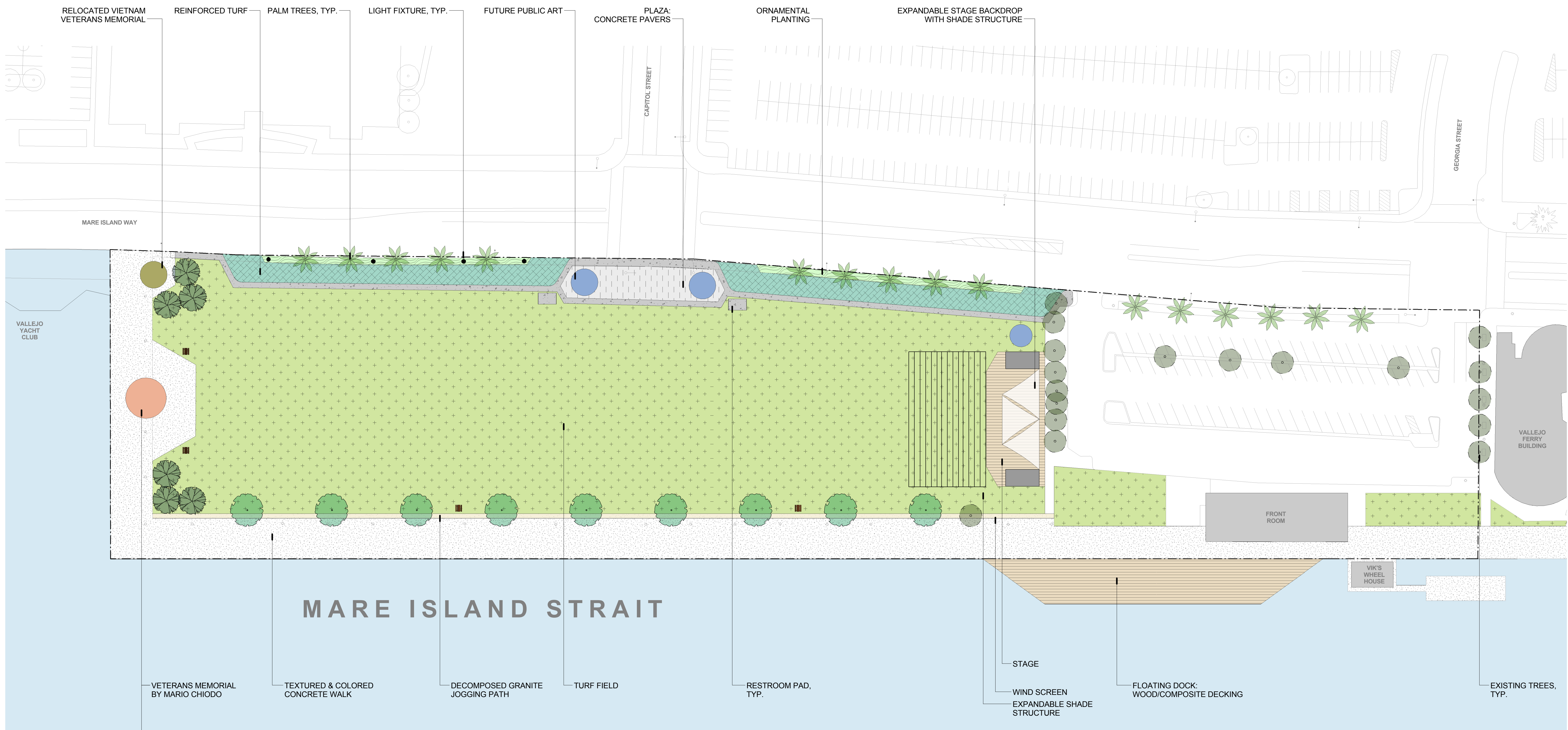
A LARGE CUSTOM PLAY STRUCTURE MODELED AFTER COMPONENTS OF SHIPS BUILT IN VALLEJO - COMBINING PLAY WITH HISTORY EDUCATION. THE STRUCTURES WOULD BE LOCATED AT THE NEXUS OF MAINE STREET, THE GREEN LAWN PICNIC AREA ON THE NATURE WALK SETTING TO THE SOUTH. AMPLE SEATING FOR PARENTS AND BARRIER FENCING TO KEEP CHILDREN FROM RUNNING INTO MARE ISLAND BOULEVARD.

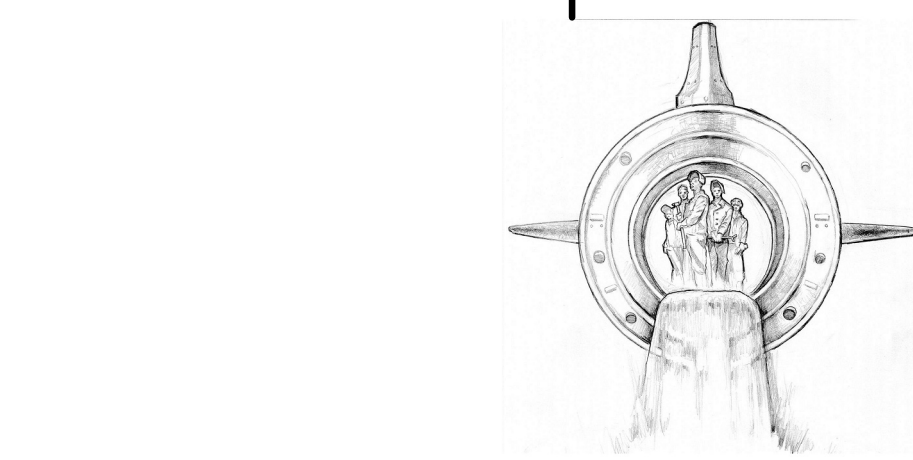


AREAS FOR FUTURE PUBLIC ART NOT PART OF THIS PROJECT ARE AN IMPORTANT PART OF THE PLAN. AS THE USE OF THE WATERFRONT GROWS MORE PUBLIC ART CAN BE ADDED AT KEY LOCATIONS. THESE AREAS SHOWN ON THIS PLAN ARE SUGGESTED AND CAN/SHOULD BE READDRESSSED AS THE PARK IS IMPLEMENTED AND EVOLVES.

EXPANDABLE WIND SCREEN ON WEST SIDE OF SIGHT. PERMANENT PLAZA WITH ADJACENT LOW STAGE. THE PLAZA WILL PROVIDE HARDSCAPE FOR INFORMAL ACTIVITIES AS WELL AS ORGANIZED EVENTS SUCH AS CONCERTS AND PERFORMANCES.

FLOATING OR FIXED BLEACHERS THAT ALLOW USERS TO GET CLOSER TO THE WATER. THIS ELEMENT REQUIRES SIGNIFICANT AGENCY APPROVAL AND IS CURRENTLY SHOWN AS A POTENTIAL ELEMENT. WHETHER IT CAN BE IMPLEMENTED AS PART OF THIS PROJECT IS STILL BEING STUDIED.



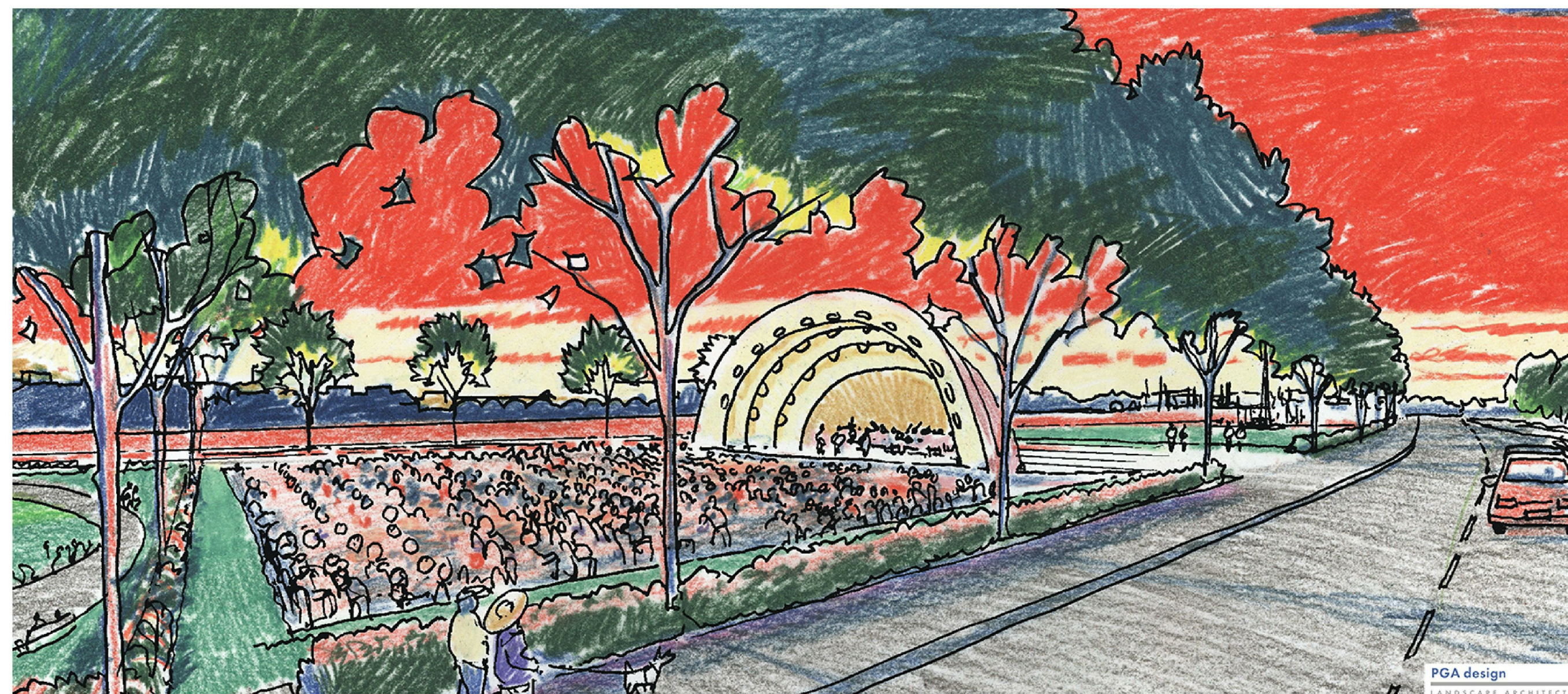




Veterans Memorial



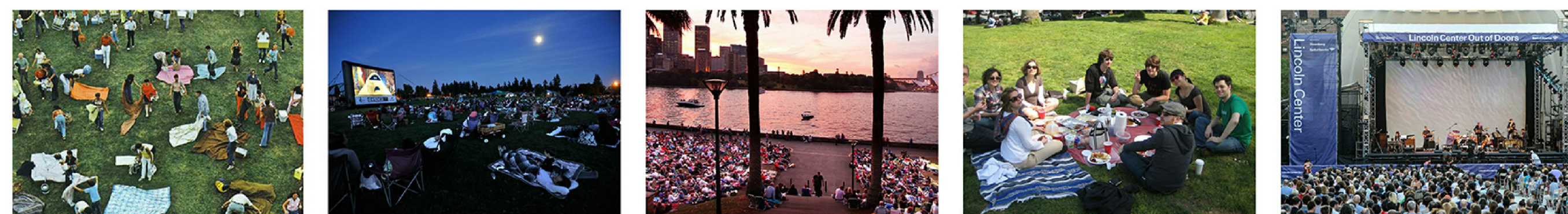
Reinforced 'Green' Parking

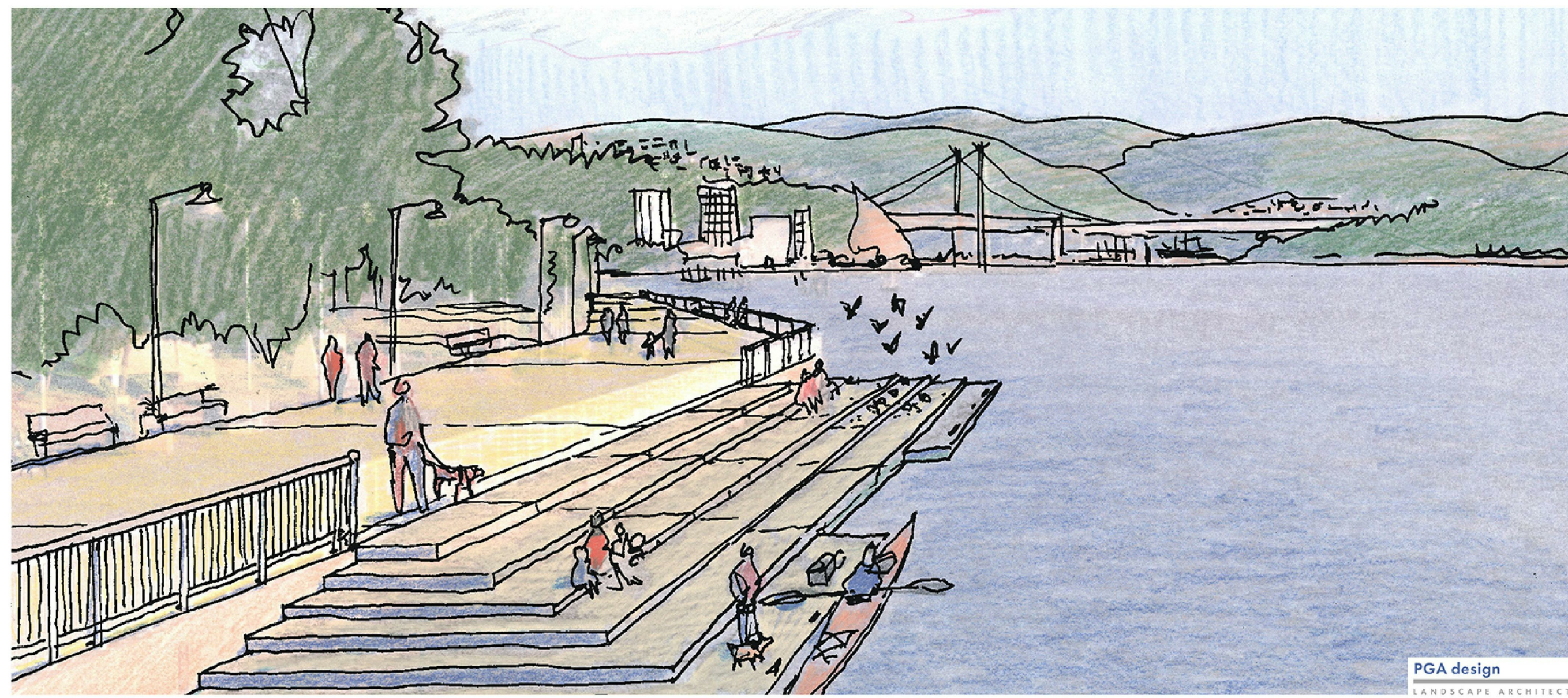


Expandable Stage

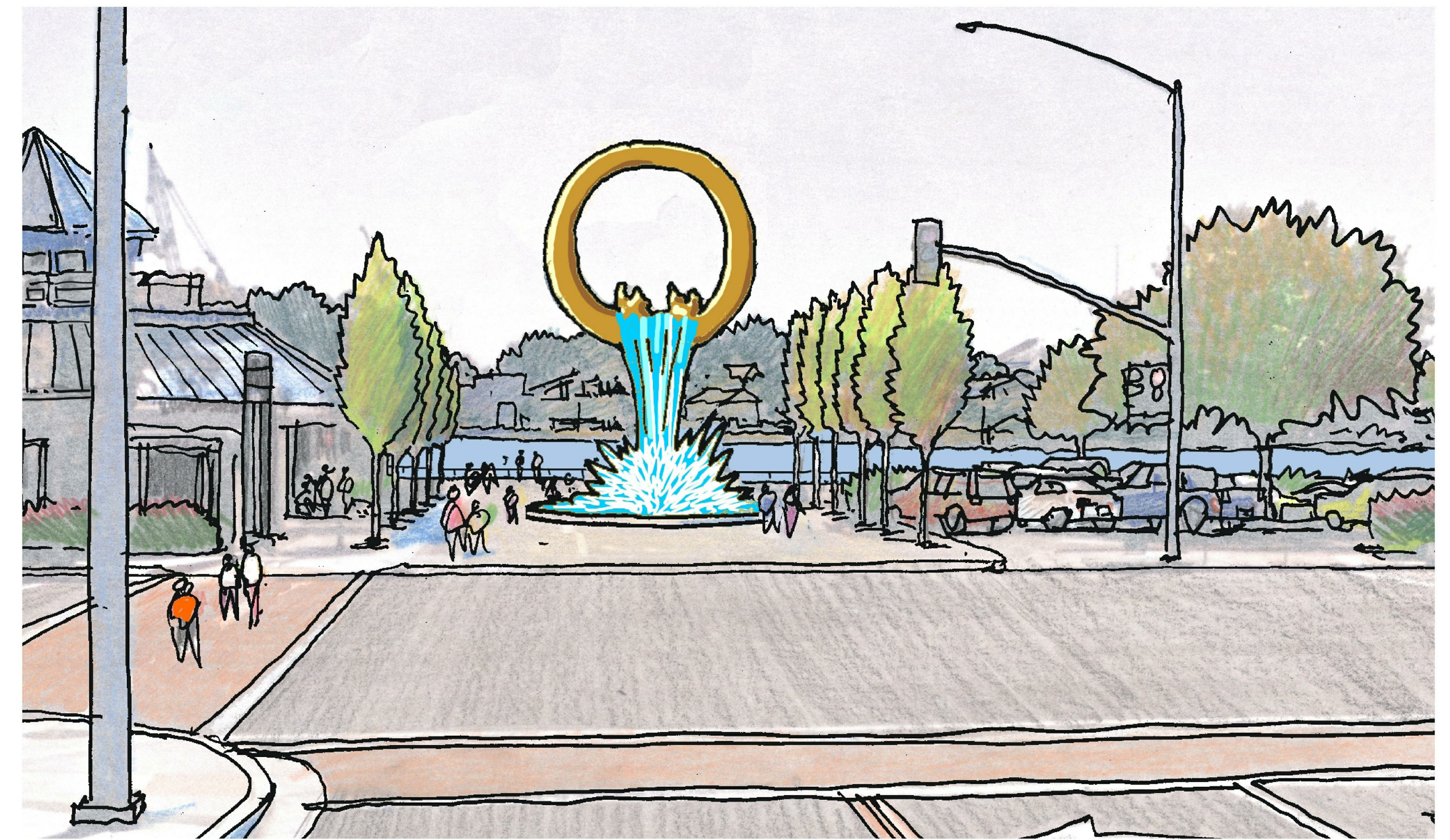


Stage Plaza





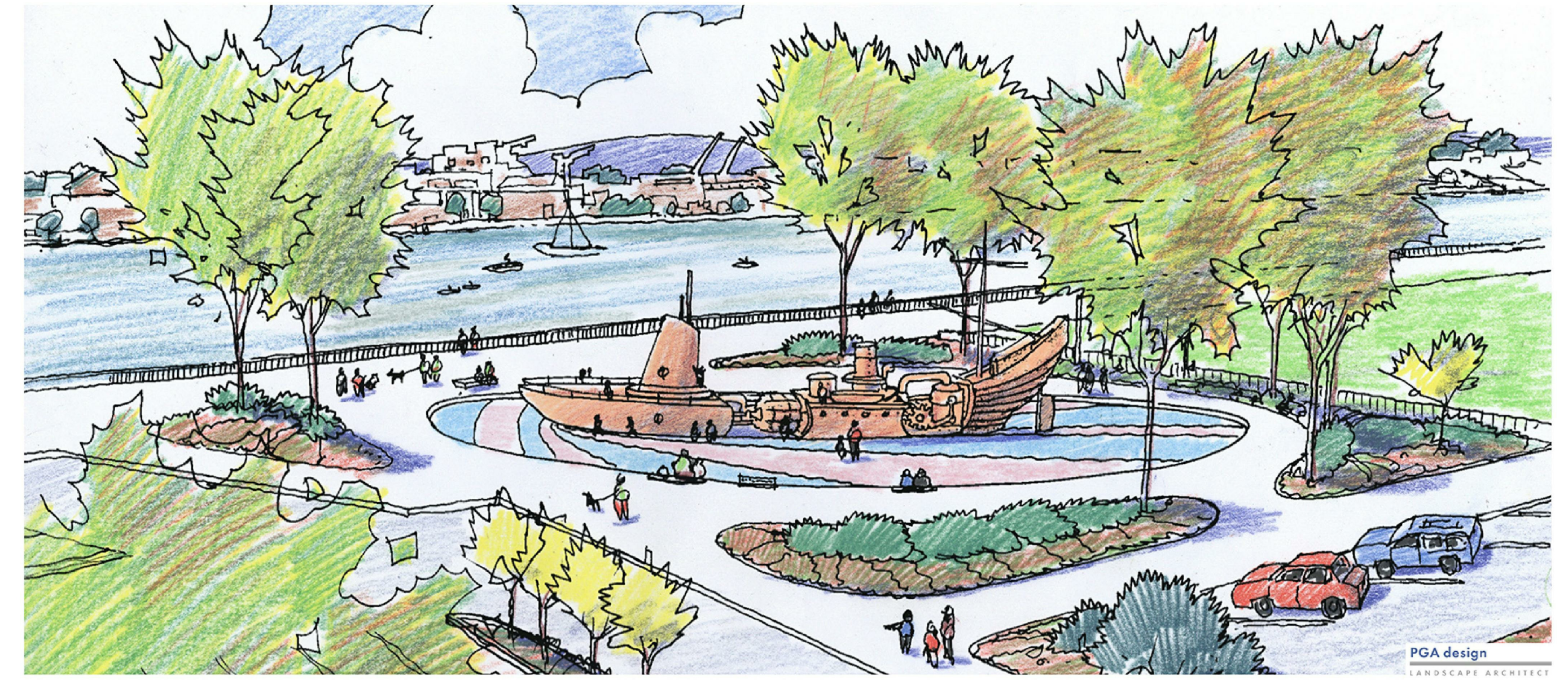
Water Access Floats



Submarine Workers Memorial



Nature Walk



Play Structure



**PAVING**



Textured / Colored Concrete



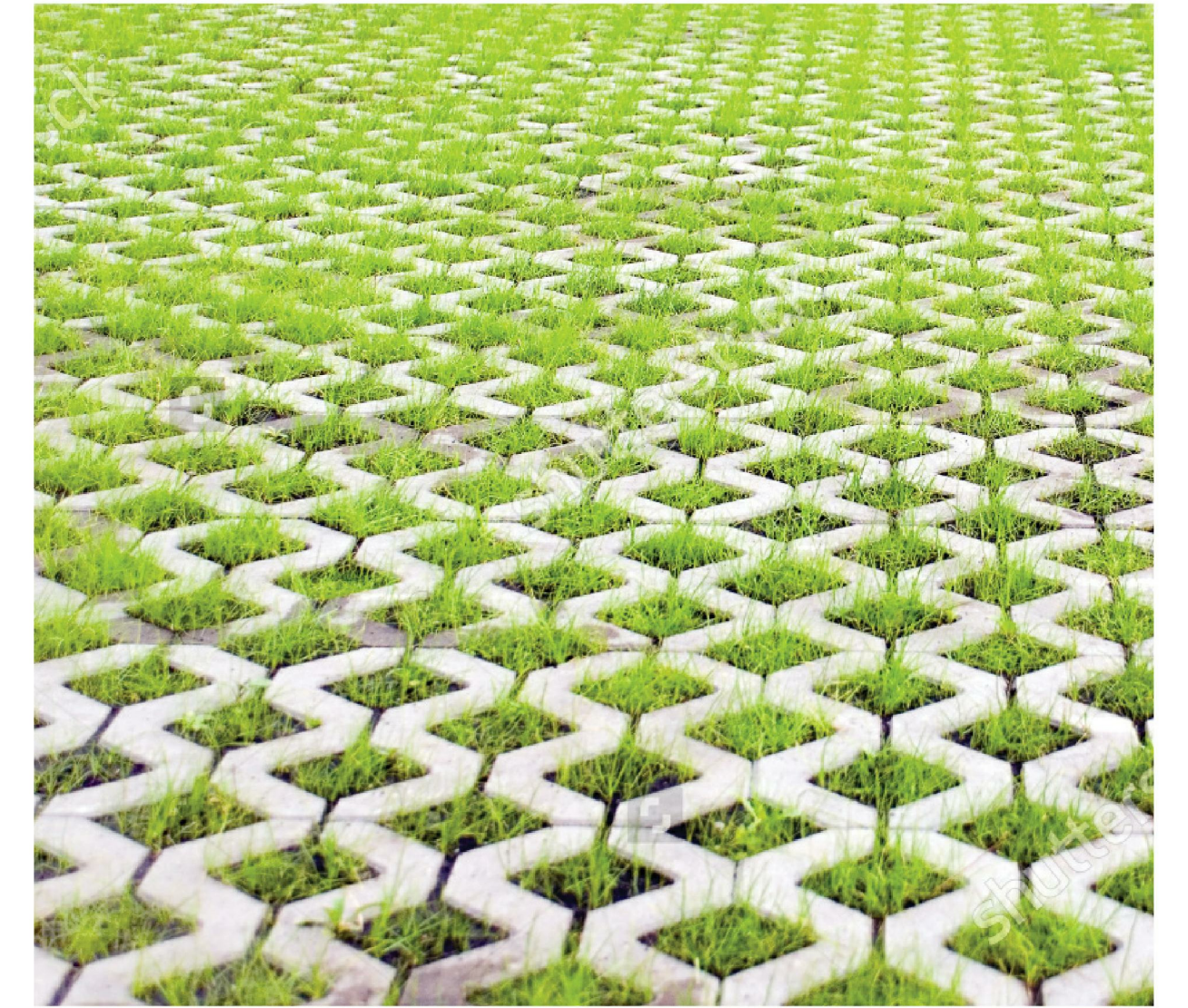
Concrete Pavers



Wood/Composite Decking



Decomposed Granite Path



Reinforced Green Parking Strip

**SEATING & TABLES**



Wood / Composite Bench



Vallejo Waterfront Standard Bench by Landscape Forms



Curved Seatwall



Wood / Composite Picnic Table and Bench



Metal Clustered Seating

**OTHER FURNISHINGS**



Vallejo Waterfront Standard Light Pole by Lumec



Metal Trash Receptacle / Recycler



Metal Bike Rack

## STREET TREES



*Phoenix canariensis*  
Canary Island Pine



*Platanus x acerifolia* 'Bloodgood'  
London Plane Tree

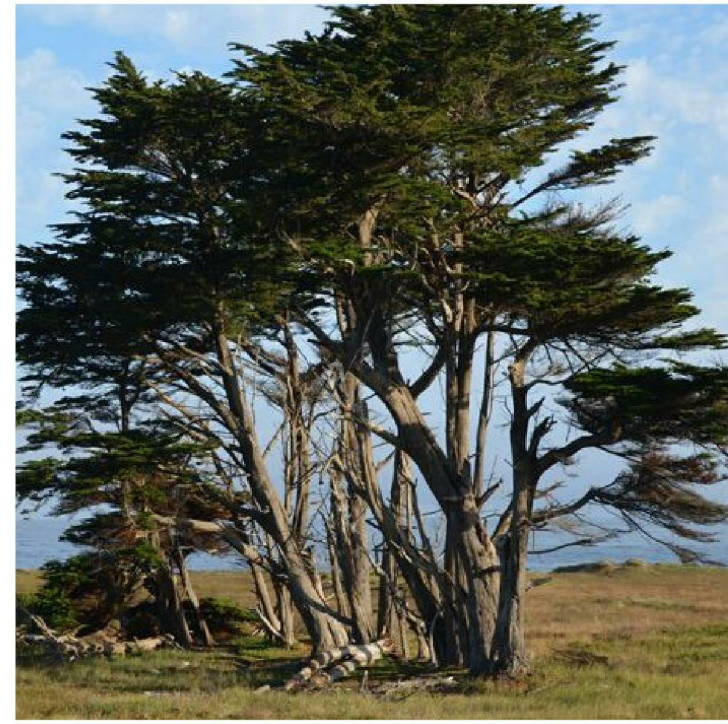


*Ulmus parvifolia* 'Drake'  
Drake Elm



*Zelkova serrata*  
Zelkova

## LARGE TREES



*Cupressus macrocarpa*  
Monterey Cypress



*Quercus agrifolia*  
Coast Live Oak



*Pinus canariensis*  
Canary Island Pine



*Pinus pinea*  
Italian Stone Pine

## ORNAMENTAL TREES



*Arbutus unedo*  
Strawberry Tree



*Cotinus coggyria*  
Smoke Tree

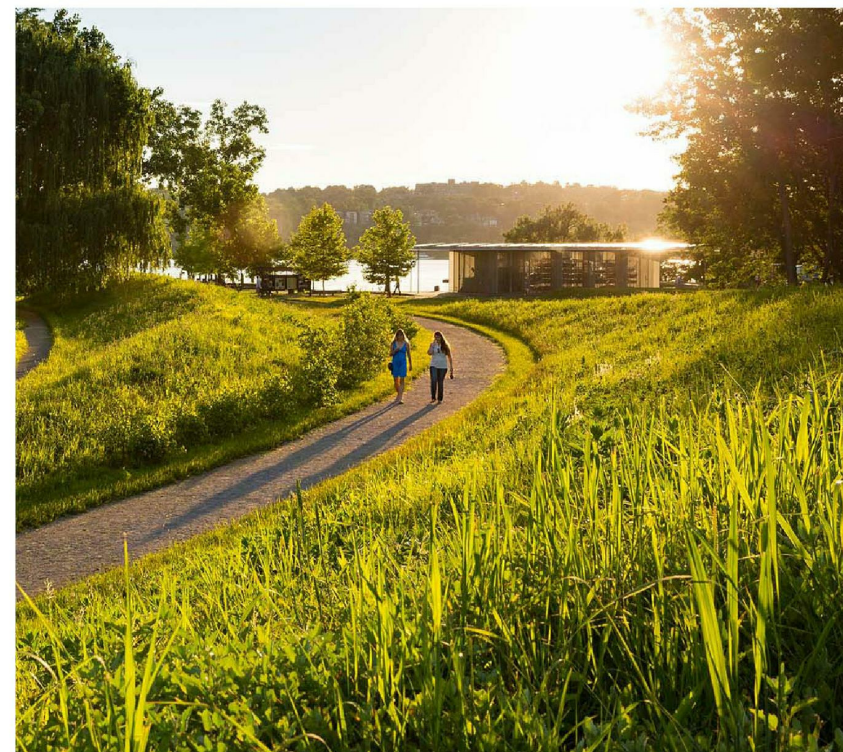


*Lagerstroemia indica*  
Crape Myrtle

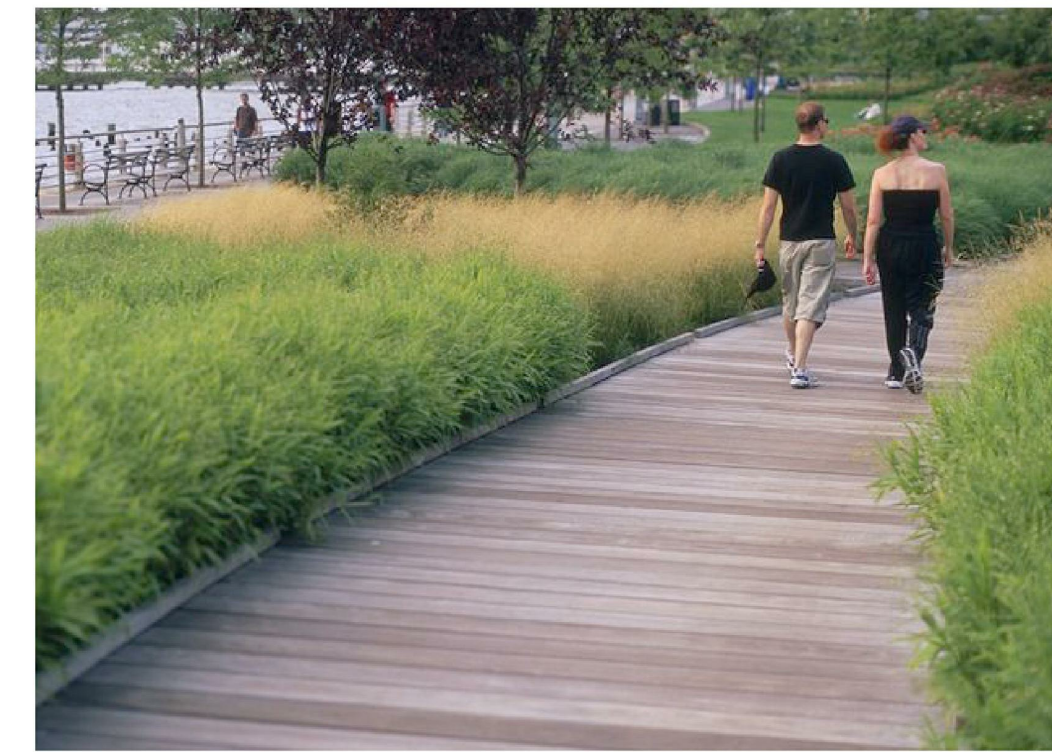
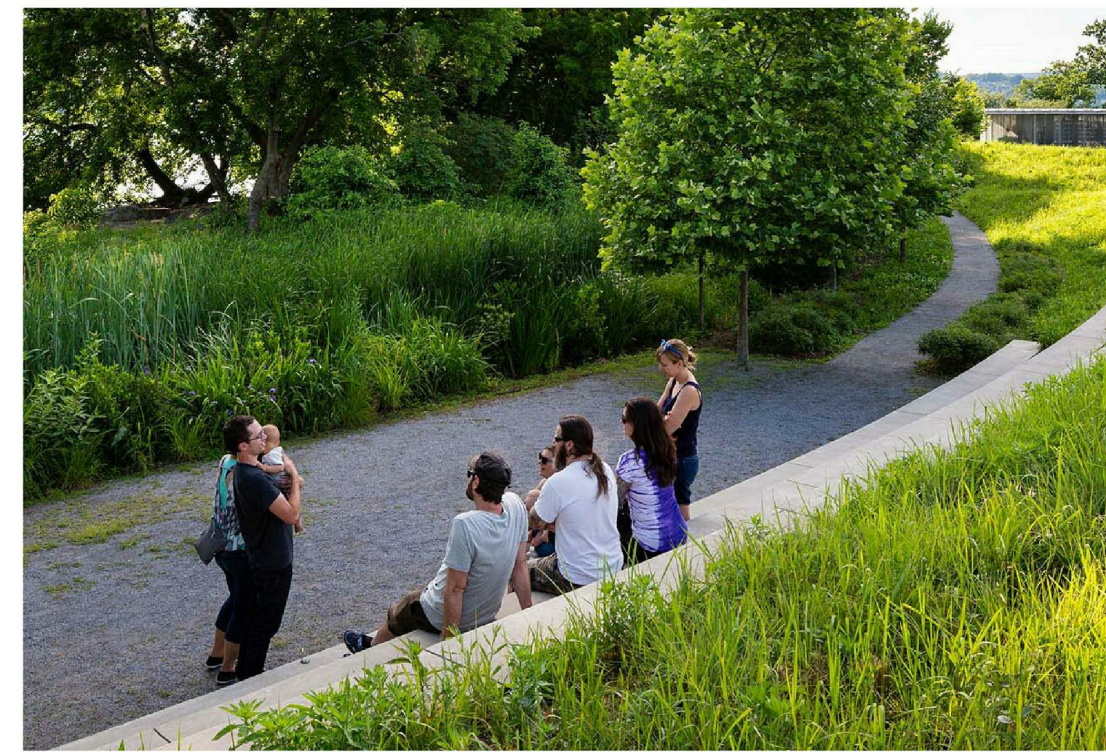


*Laurus nobilis*  
Grecian Laurel

## UNDERSTORY PRECEDENTS



See list for species



## PRELIMINARY PLANT LIST (Drought Tolerant Native and Climate Adapted Species)

LATIN NAME	COMMON NAME	SPACING	SIZE	WATER REQUIREMENT*
<b>Street Trees</b>				
<i>Phoenix canariensis</i>	Canary Island Pine	As shown	24' Box	Low
<i>Platanus x acerifolia</i> 'Bloodgood'	London Plane Tree	As shown	24' Box	Moderate
<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	As shown	24' Box	Low
<i>Zelkova serrata</i>	Zelkova	As shown	24' Box	Moderate
<b>Large Trees</b>				
<i>Cupressus macrocarpa</i>	Monterey Cypress	As shown	24' Box	Low
<i>Pinus canariensis</i>	Canary Island Pine	As shown	24' Box	Low
<i>Pinus pinea</i>	Italian Stone Pine	As shown	24' Box	Very Low
<i>Quercus agrifolia</i>	Coast Live Oak	As shown	24' Box	Very Low
<i>Schinus molle</i>	California Pepper Tree	As shown	24' Box	Very Low
<b>Medium/Small/Ornamental Trees</b>				
<i>Arbutus unedo compacta</i>	Strawberry Tree	As shown	24' Box	Low
<i>Cotinus coggyria</i>	Smoke Tree	As shown	24' Box	Low
<i>Lagerstroemia indica</i>	Crape Myrtle	As shown	24' Box	Low
<i>Laurus nobilis</i>	Grecian Laurel	As shown	24' Box	Low
<b>Shrubs</b>				
<i>Dodonaea viscosa</i>	Hop Bush	10' O.C.	5 Gal.	Low
<i>Lavandula sp.</i>	Lavender	5' O.C.	5 Gal.	Low
<i>Rhamnus californica</i>	Coffeeberry	8' O.C.	5 Gal.	Low
<i>Rhus integrifolia</i>	Lemonade Berry	10' O.C.	5 Gal.	Low
<i>Rosmarinus officinalis</i>	Rosemary	5' O.C.	5 Gal.	Low
<i>Salvia apiana</i>	White Sage	5' O.C.	5 Gal.	Very Low
<i>Westringia fruticosa</i>	Coast Rosemary	5' O.C.	5 Gal.	Low
<b>Grasses</b>				
<i>Chondropetalum tectorum</i>	Cape Rush	4' O.C.	5 Gal.	Low
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	2' O.C.	5 Gal.	Low
<i>Festuca rubra</i>	California Red Fescue	2' O.C.	5 Gal.	Low
<i>Leymus condensatus</i>	Lyme Grass	4' O.C.	5 Gal.	Low
<i>Muhlenbergia rigens</i>	Deer Grass	4' O.C.	5 Gal.	Low
<i>Phormium sp.</i>	Flax Grass	4' O.C.	5 Gal.	Low
<b>Grasses/Perennials/Groundcover</b>				
<i>Achillea millefolium</i>	Common Yarrow	2' O.C.	1 Gal.	Low
<i>Cistus sp.</i>	Rockrose	4' O.C.	5 Gal.	Low
<i>Erigeron glaucus</i>	Beach Aster	2' O.C.	1 Gal.	Low
<i>Eriogonum arborescens</i>	Santa Cruz Island Buckwheat	2' O.C.	1 Gal.	Very Low
<i>Mimulus aurantiacus</i>	Bush Monkeyflower	4' O.C.	5 Gal.	Very Low
<i>Westringia fruticosa</i> 'Low Horizon'	Coast Rosemary 'Low Horizon'	4' O.C.	5 Gal.	Low

\*Wucols water use unless otherwise noted



HISTORY OF VALLEJO MIGRATION



SUBMARINE WORKERS MEMORIAL



DEFENSE WORKERS & SHIPBUILDERS

DEFENSE WORKERS / SHIP BUILDERS MEMORIAL BY MARIO CHIDO



VETERANS MEMORIAL