

**Luther Burbank Docks
Elements in Draft Preferred Concept Plan 2/25/21**

Dock Elements	Status	Considerations
Overwater Coverage	Maximized to match current overwater coverage.	New floating docks should better meet boaters' needs and result in an increase in use; grated decking reduces environmental impact.
Breakwater Width/Effectiveness	Segmented breakwater as shown in concept plan	Angled ends of breakwater improve wave protection function.
Point of Floating Dock Access	Two points of access with two gangways	Two gangways improve traffic flow on and off the docks. Wider gangway needed for carrying paddlecraft.
Small Power Boat (<26') Capacity	Moorage along the perimeter of the breakwater plus two finger docks	Increase from existing capacity. Fingers improve ADA access and provide security for longer visits.
Non-power Boat Capacity	16" height for sailing, 9" height for paddlecraft, plus four finger docks	Accommodates both programs and general users. Fingers improve ADA access.
Fits within BFP grant program policies	Pro-ration of breakwater cost is estimated to be 55% for small powerboats, 45% for non-motorized boat capacity.	Reuse of existing 10x50' float will reduce compliance issues with boating grant programs
Shoreline Elements		
ADA access to North Beach	ADA accessible path to OMHW level, designed with naturalistic materials as much as possible; moveable mats for seasonal access	Design path to blend with natural shoreline; a permanent ramp would get slippery
Non-power landing/launching	Wider beach with rockery; minimize tree impacts; PRC review impacts at 30% design	Wider beach allows boat launching at high water which is peak season (mid-May thru July); expect 2 small trees to be impacted
Additional water access	Bulkhead step will be shown, explored for design and permit feasibility in 30% design; naturalistic seating (logs, but no concrete bench) at beach	Subcommittee could not determine how bollards would interact with steps, how chain barrier would be modified, what parts are integral to the art piece.
Plaza Elements		
Pavement	holistic replacement is necessary; look at alternative styles and materials at 30% design along with tree replacement.	Existing plaza is a patchwork of gravel, asphalt, concrete and unit pavers; pavement has settled, and pavers are breaking and heaving.
Individual seating (chairs, benches, etc.)	One or two benches located to maintain open character	Preliminary location is on the east side of the boiler building.
Group seating (picnic tables, etc.)	One fixed table, 1-2 other tables that can be secured but moved seasonally	Preliminary location is in tree grove in the SE quarter of the plaza.
Interpretive signage (historical/educational panels, etc.)	One (at most two) unobtrusive interpretive element(s) located to integrate with existing surroundings, e.g. on building or alongside of the trail	Maintain open character of the plaza.

Plaza Elements	Status	Considerations
Informational signage (programs, wayfinding, etc.)	Design and locate to maintain open circulation and integrate with existing surroundings; use a style consistent with other park furnishings.	Replace existing metal kiosk with new style at a location south of restrooms and north of the driveway along the edge of the plaza.
Exterior lighting	Lighting for safety purposes only, not for programming, avoid casting on the water; prefer mounted on building	At 30% design explore light coverage needs; explore removing pole(s); coordinate with Architect.
Decorative elements (flags, archway, etc.)	De-emphasize decorative elements	Maintain the simple open character of the site.
Public art	Retain Handsome Bollards if bulkhead steps are feasible; repurpose artwork in a new installation if a railing must be installed.	See notes above; coordinate with Arts Council in 30% design.
Viewing decks/viewpoints	Maintain two semi-circular plaza extensions as exist. Docks as shown provide additional opportunities.	Outdoor classroom also provides additional viewing site when not programmed.
Outdoor classroom	On the roof of the restrooms with an ADA ramp from plaza	Ramp integrates with future plans for ADA access to the Boiler Building.
Landscaping	Replace 3 existing trees with 3 new; location TBD in 30% design; note hanging baskets or other temporary containers as operational decision.	Existing trees are not healthy and would complicate pavement replacement; new trees could mature larger with correct planting; look at trees holistically with new pavement options.
Other	Concession stand will be as-is, with minor tenant improvements to support a boating class and rental concession.	Boating programs need secure indoor retail space to operate.