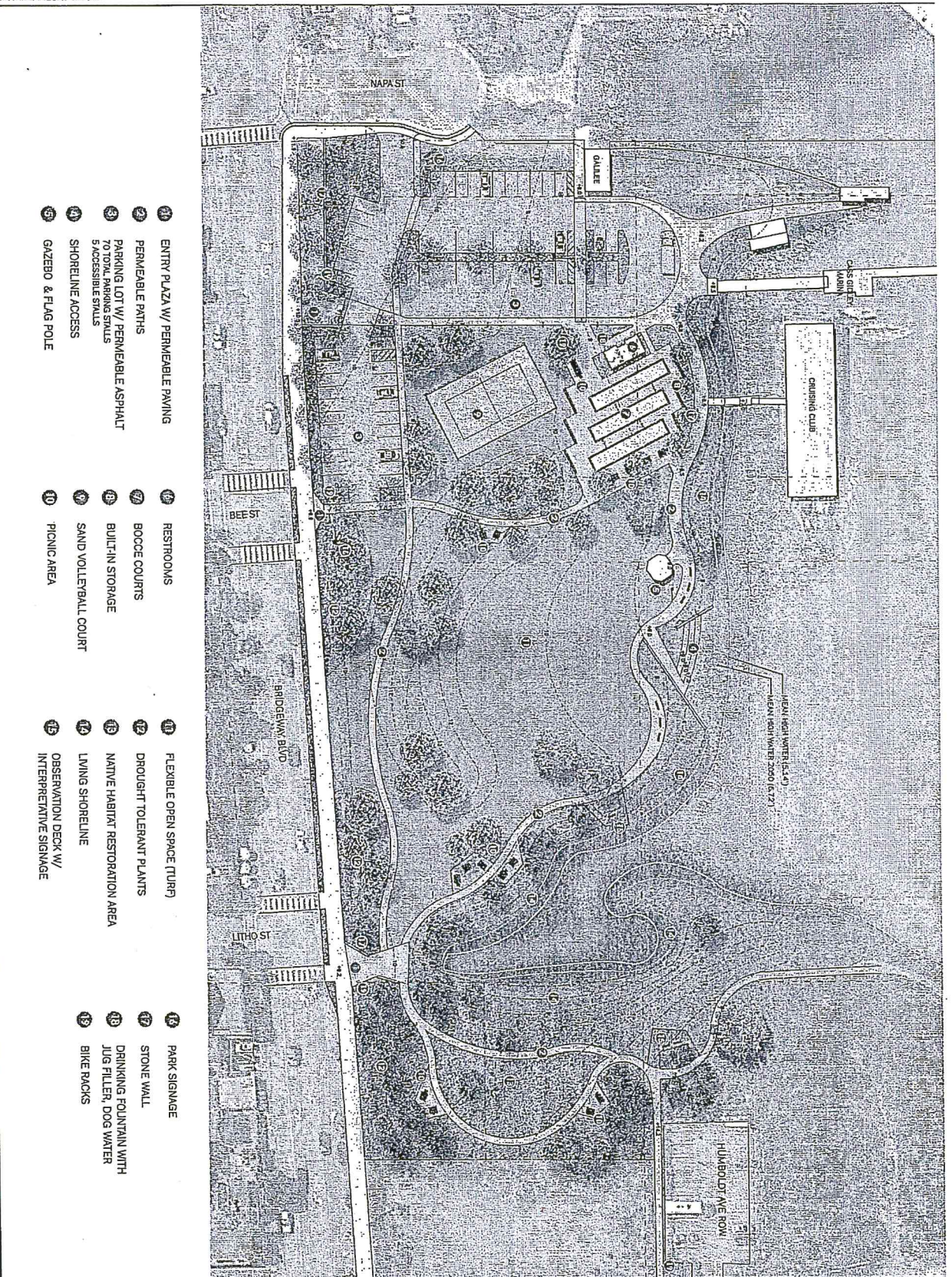




- 1 ENTRY PLAZA W/ PERMEABLE PAVING
- 2 PERMEABLE PATHS
- 3 PARKING LOT W/ PERMEABLE ASPHALT
- 4 70 TOTAL PARKING SPOTS
- 5 ACCESSIBLE SPOTS
- 6 SHORELINE ACCESS
- 7 GAZEBO & FLAG POLE
- 8 RESTROOMS
- 9 BOCCIE COURTS
- 10 BUILT-IN STORAGE
- 11 SAND VOLLEYBALL COURT
- 12 PICNIC AREA
- 13 FLEXIBLE OPEN SPACE (TURF)
- 14 DROUGHT-TOLERANT PLANTS
- 15 NATIVE HABITAT RESTORATION AREA
- 16 LIVING SHORELINE
- 17 OBSERVATION DECK W/ INTERPRETATIVE SIGNAGE
- 18 PARK SIGNAGE
- 19 STONE WALL
- 20 DRINKING FOUNTAIN WITH JUG FILLER, DOG WATER
- 21 BIKE RACKS

rh
 RHAAS
 10000 N. 10th Ave., Suite 100
 Portland, OR 97217
 T 503.253.2000 F 503.253.1022 rh@rhass.com

PROJECT/CLIENT NAME
Dunphy Park

200 Napa Street
 Bremerton, WA 98315

Owner:
 City of Everett
 420 Union St.
 Everett, WA 98201

RHAA PROJECT NUMBER
 16042A

CONSULTANT

SUBMITTAL
 Design Review Permit

DATE
 28 APRIL 2017

REVISIONS

No. Date Description

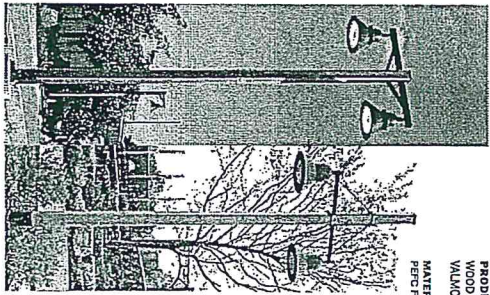
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NOT FOR
 CONSTRUCTION

SCALE
 0 15' 30' 45' N

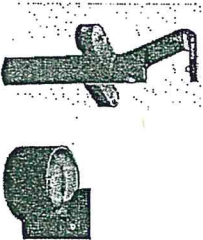
SHEET TITLE
 ILLUSTRATIVE
 SITE PLAN
 DRAWN BY: AJ
 CHECKED BY: HCLAM

L3.0



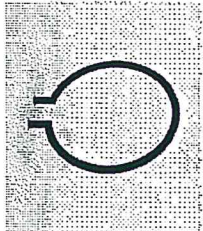
PRODUCT
WOOD LED POLE LIGHT BY
VALMONT STRUCTURES
MATERIAL
PEFC FINNISH PINE

9 LED POLE LIGHT



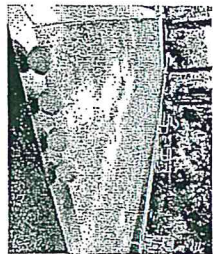
PRODUCT REFS
ACCESSIBLE
DRINKING FOUNTAIN
BOTTLE FILLER
DOG WATERING BOWL
COLOR
BLACK

10 DRINKING FOUNTAIN



PRODUCT
RING BIKE RACK
BY LANDSCAPE FORMS
MATERIAL
POWDER COATED GALVANIZED
STEEL
COLOR
BLACK

11 BIKE RACK



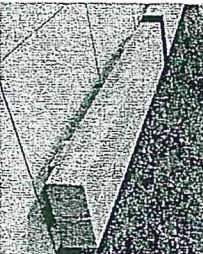
MATERIAL
CONCRETE & WOOD CURB
WALLS WITH OYSTER SHELL
PLAYING SURFACE

5 BOCCIE BALL COURT



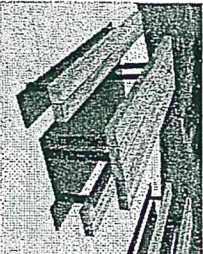
MATERIAL
STONE MORTARED TO PIP
CONCRETE

6 STONE WALLS



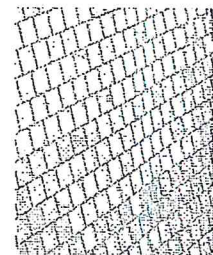
PRODUCT
GIANT TIMBER SEAT
BY TIMBERFORM
MATERIAL
DOUGLAS FIR SLAT WITH
GALVANIZED STEEL FRAME
COLOR
STEEL - BLACK

7 SEAT



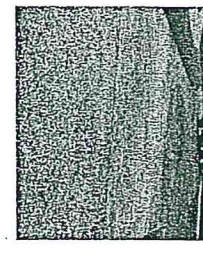
PRODUCT
GREENWAY PICNIC TABLE
(STANDARD & ACCESSIBLE
MODELS) BY TIMBERFORM
MATERIALS
DOUGLAS FIR SLATS
GALVANIZED STEEL FRAME
COLOR
STEEL - BLACK

8 PICNIC TABLE



MATERIAL
PERMEABLE PAVERS

1 ENTRY PLAZAS



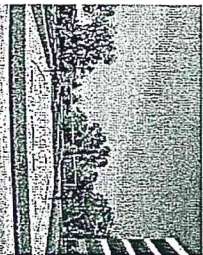
MATERIAL
PERMEABLE ASPHALT
ALTERNATE
STANDARD
ASPHALT

2 PARKING LOT



MATERIAL
GRANITE/STONE

3 PERMEABLE PATHS



MATERIAL
SAND
STEEL POSTS
COLOR
STEEL - BLACK

4 VOLLEYBALL COURT

rhanaa
LANDSCAPE ARCHITECTURE & PLANNING
231 CHILLY AVENUE, SUITE 200, CA 94085
TEL: 415.761.7100 WWW.RHANAALANDSCAPE.COM

PROJECT CLIENT NAME
Dunphy Park
200 Hope Street
San Francisco, CA 94105

OWNER
CITY OF SAN FRANCISCO
420 Ellis St.
San Francisco, CA 94105

NHA PROJECT NUMBER
16042A
CONSULTANT

SUBMITTAL
Design Review Permit

DATE
28 APRIL 2017

REVISIONS
No. Description

REGISTRATION AND SIGNATURE

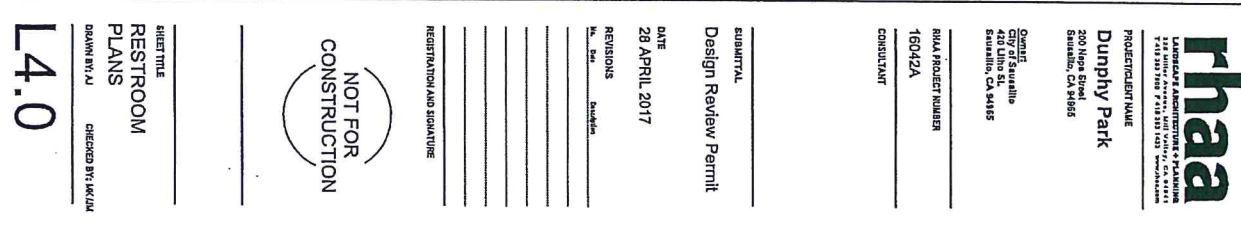
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CONSTRUCTION

SCALE

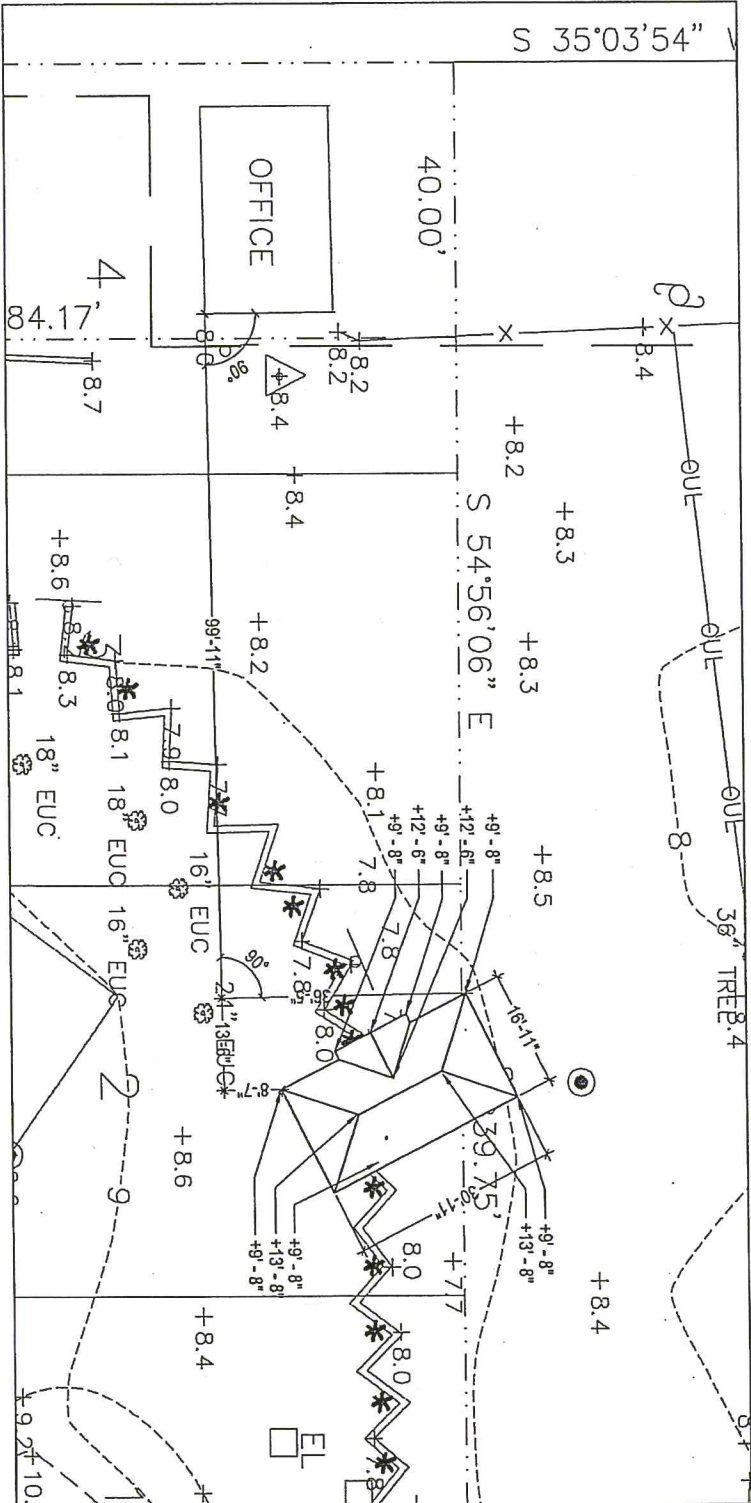
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SITE MATERIALS

DRAWN BY: AJ CHECKED BY: JKL

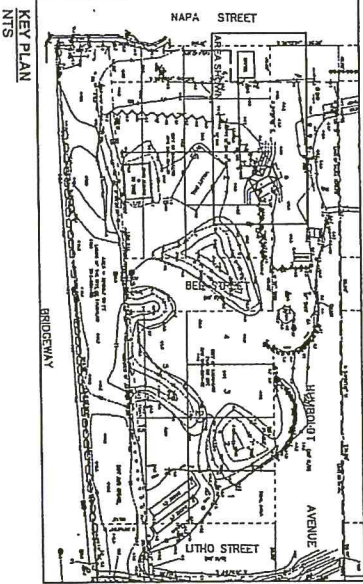
L3.1



STORY POLE PLAN
1" = 1'-0"



NOTES:
DIMENSIONS TAKEN FROM SOUTH CORNER OF OFFICE BUILDING.
RESTROOM FLOOR ELEVATION TO BE 8'-0\"/>



rh
LANDSCAPE ARCHITECTURE & PLANNING
1000 10TH AVENUE, SUITE 100
SAN ANTONIO, TEXAS 78203
761-333-7000 P. 761-333-1433 WWW.RHAA.COM

PROJECT CLIENT NAME

Dumphy Park

205 Napa Street
San Antonio, TX 78205

Owner:
City of San Antonio
425 Lihou St.
San Antonio, TX 78205

RHAA PROJECT NUMBER
16042A

CONSULTANT

SUBMITTAL

Design Review Permit

DATE
28 APRIL 2017

REVISIONS

No. Date Description

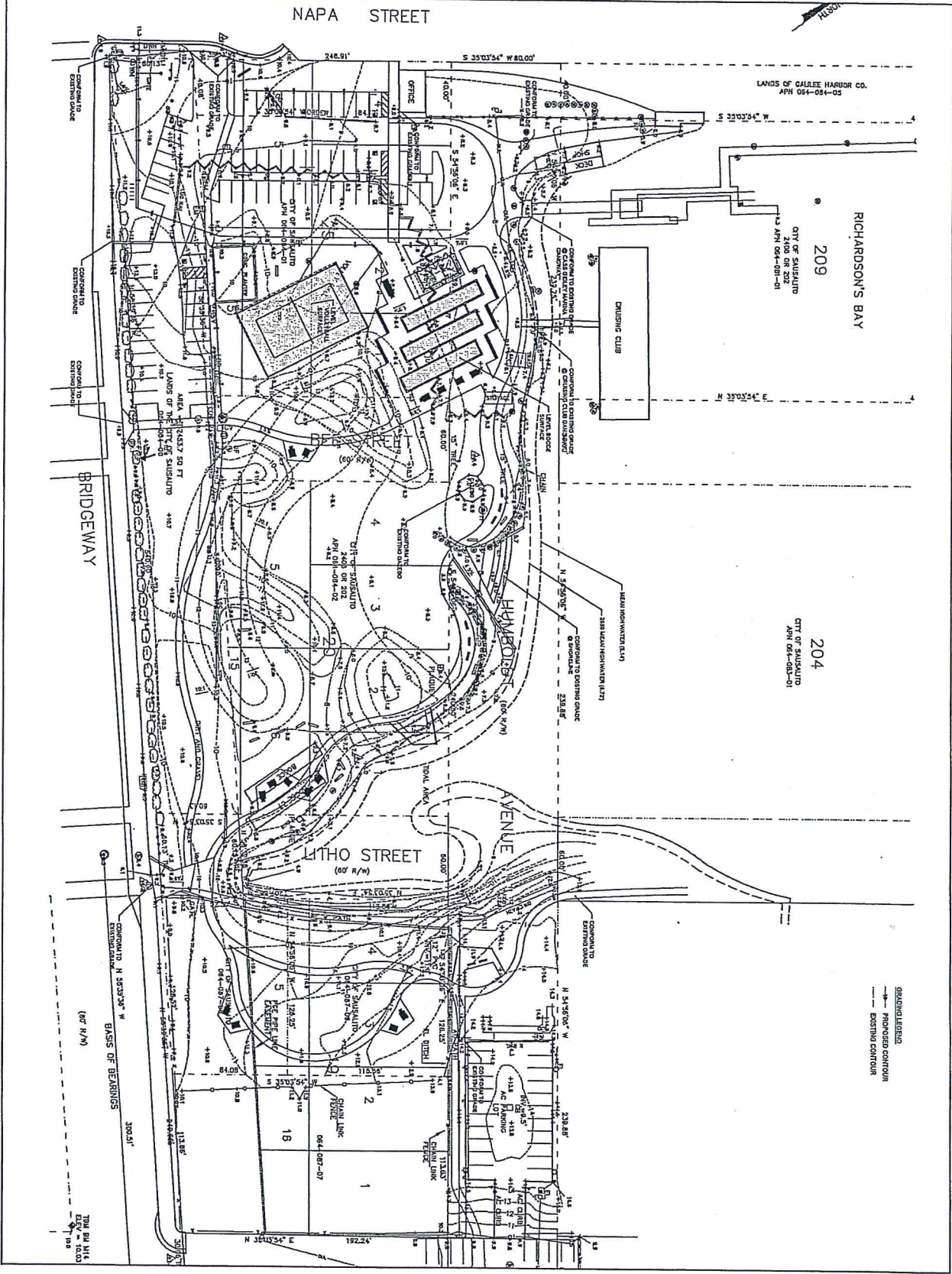
REGISTRATION AND SIGNATURE

NOT FOR
CONSTRUCTION



SHEET TITLE
STORY POLE
PLAN
DRAWN BY: AJ
CHECKED BY: LAY/LAM

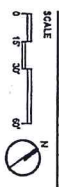
L4.1



15.0

DRAWN BY: AJ CHECKED BY: LK/LM

GRADING PLAN



NOT FOR
CONSTRUCTION

REGISTRATION AND SIGNATURE

DATE
28 APRIL 2017

REVISIONS

No. Description

Design Review Permit

SUBMITTAL

CONSULTANT

16042A

RUA PROJECT NUMBER

Client
City of Sausalito
440 Lino St.
Sausalito, CA 94965

Project
200 Napa Street
Sausalito, CA 94965

Project
200 Napa Street
Sausalito, CA 94965

Project
200 Napa Street
Sausalito, CA 94965

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Sausalito, CA 94965

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Sausalito, CA 94965

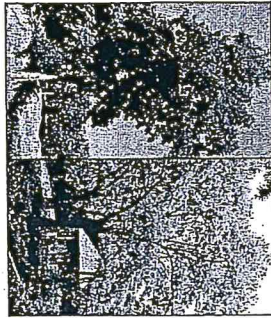
Project
200 Napa Street
Sausalito, CA 94965

Project
200 Napa Street
Sausalito, CA 94965

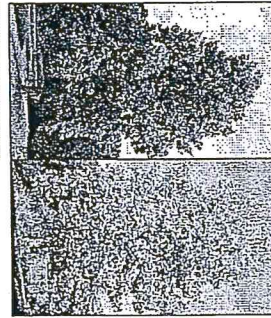
Project
200 Napa Street
Sausalito, CA 94965

Project
200 Napa Street
Sausalito, CA 94965

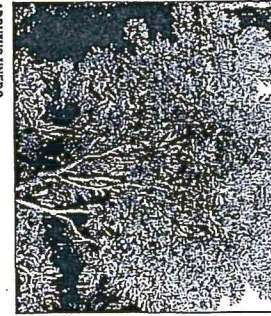
TREES



ROBINIA PSEUDOACACIA
BLACK LOCUST
40'H x 30"W



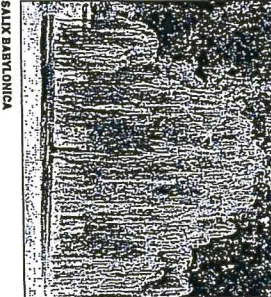
LIRIODENDRON TULIPIFERA
TULIP TREE
50'H x 25"W



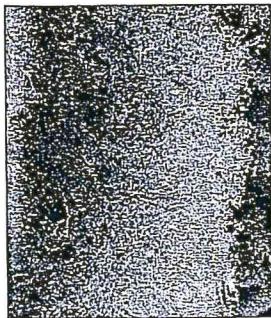
ARBUTUS MENZIESII
STRAWBERRY TREE
20'H x 12"W



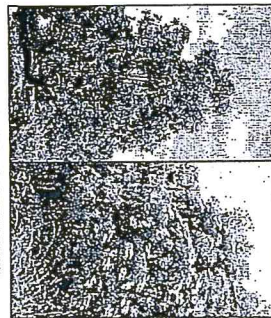
AESCULUS CALIFORNICA
CALIFORNIA BUCKEYE
20'H x 20"W



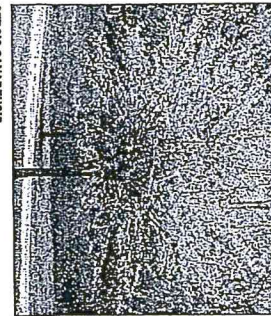
Salix babingtoniana
weeping willow
30'H x 30"W



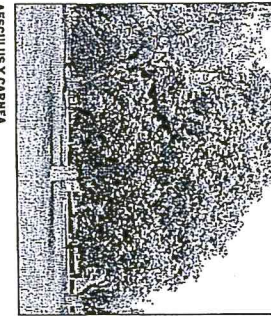
Salix lasiolepis
arroyo willow
30'H x 30"W



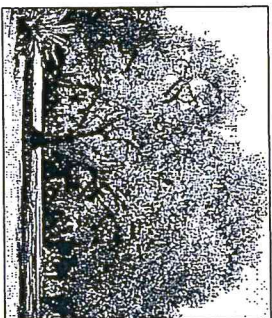
LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS
CANALUA ISLAND IRONWOOD
30'H x 15"W



CERCIS CANADENSIS
EASTERN REDBUD
25'H x 25"W



AESCULUS X CARNEA
HOUSCHESWIT
30'H x 20"W



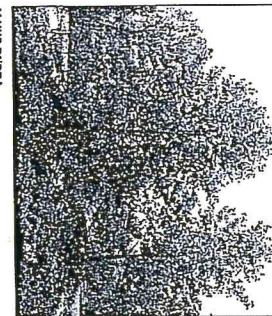
QUERCUS AGRIFOLIA
COAST LIVE OAK
40'H x 40"W



PINUS CONTORTA VAR. CONTORTA
SHORE PINE
25'H x 20"W



CERCIS OCCIDENTALIS
WESTERN REDBUD
15'H x 15"W



ALNUS RUBRA
RED ALDER
40'H x 35"W

rh
aa

1400 14TH AVENUE, SUITE 100
SAN ANTONIO, TEXAS 78204
760-541-1000

PROJECT/CLIENT NAME

Dunphy Park

200 West Street
San Antonio, TX 78205

OWNER

City of San Antonio
San Antonio, TX 78205

WALA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Design Review Permit

DATE
28 APRIL 2017

REVISIONS

No. Date Description

REGISTRATION AND SIGNATURE -

NOT FOR
CONSTRUCTION

SCALE

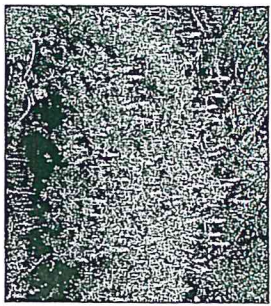
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PLANTING
PALETTE

DRAWN BY: AJ CHECKED BY: MCLM

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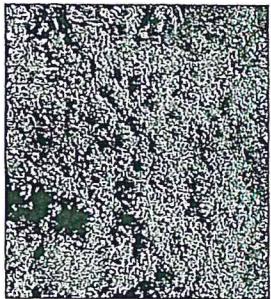
LARGE SHRUBS



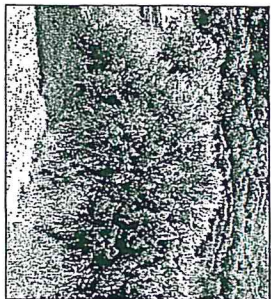
LUPINUS ALBUS
SILVER BUSH LUPINE
5H x 6W



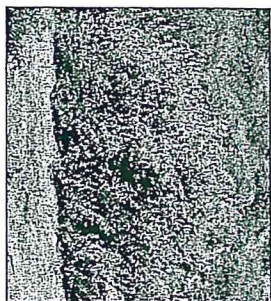
GAUBERTIA SHALLON
SALAL
7H x 9W



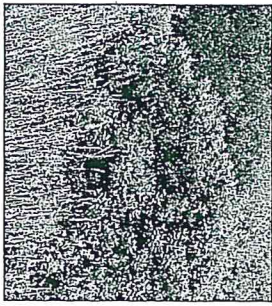
CEANOTHUS 'CINNIA POSIAN'
CINNIA POSTAN WILD LILAC
7H x 7W



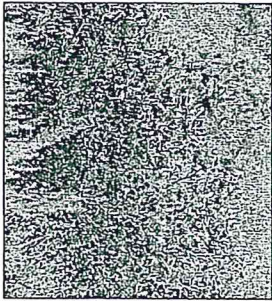
BACCHARIS PILULARIS
COYOTE BRUSH
6H x 8W



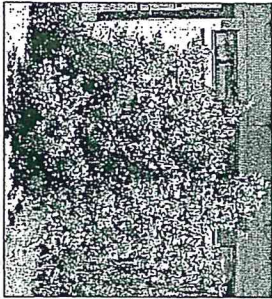
ATRIPLEX LENTIFORMIS 'BREWERII'
BREWER SALTBUCH
6H x 8W



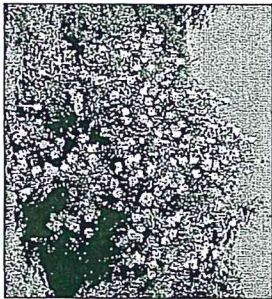
RAMNUS CALIFORNICA 'EYE CASE'
EYE CASE COFFEE BERRY
6H x 6W



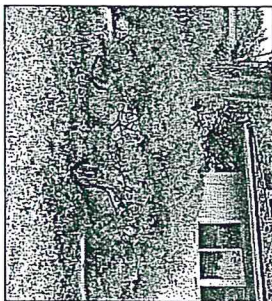
HETEROMELES ARBUTIFOLIA
TOYON
8H x 8W



DENDROMECON HARFORDII
ISLAND BUSH POPPY
10H x 10W

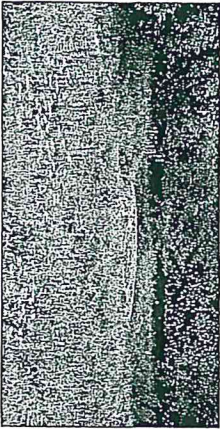


CARPENTARIA CALIFORNICA
BUSH AVENUE
6H x 6W

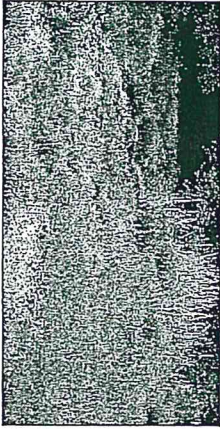


ARGEMONE POLYLOBA 'HOWARD MCMINN'
HOWARD MCMINN MAZANTIA
6H x 10W

NATIVE HABITAT RESTORATION AREA

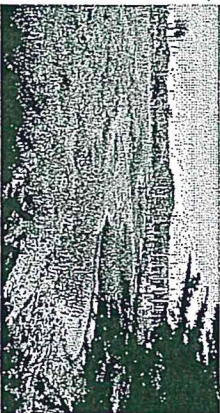


MEDIUM & SMALL SHRUBS
ERIOGONUM ARBORESCENS, SANTA CRUZ ISLAND BUCKWHEAT
ERIOGONUM LUTEOLUM, COAST BUCKWHEAT
ERIOGONUM LUTEOLUM, SILVER BUCKWHEAT
MIMULUS AUSTRIACUS, STICKY MONKEY FLOWER
SALVIA LUTICORNIS, PURPLE SAGE
SPHAERALCEA AMBIGUA, APRICOT MALLOWS
HERBACEOUS PERENNIALS
YARROW
DICOTYLEDON, DOLMATA, FIRECRACKER FLOWER
ESCHESCHOLZIA CALIFORNICA, CALIFORNIA POPPY
IRIS DODDII, DODD'S IRIS
SOLIDAGO CALIFORNICA, CALIFORNIA GOLDENROD
VERBENA GOODENOUGH, PINK VERBENA



GRASSES
BOULEGARD GRASS, BLONDE ANTHUS GRASS
DORSETT GRASS, BLUE SEED
CHALK PRAIRIE, BLUE SEED
DESKAMP'S GRASS, BLUE SEED
FESTUCA RUBRA, CREEPING RED FESCUE
LETICIA CONDENSATUS, CANYON PRINCE, CANYON PRINCE FRYE
*ALSO SEE LARGE SHRUBS ABOVE.

LIVING SHORELINE



SHRUBS
ATRIPLEX LENTIFORMIS 'BREWERII', BREWER SALTBUCH
BACCHARIS PILULARIS, COYOTE BRUSH
LIMNOCYTHUS CALIFORNICUS, SEA LAVENDER
GRASSES
DISTICHIS SPICATA, SALT GRASS
SPARTINA FOLIOSA, CORDGRASS
SUCCULENTS
DIODETA FARINOSA, BLUFF LETTUCE
GARCOCORINA PACIFICA, PICKLEWEED



rh
raa
LIVING SHORELINE RESTORATION
21400 10th Avenue, San Diego, CA 92108
760.292.1000 • 760.292.1001 • www.rharaa.com

PROJECT CLIENT NAME
Dunphy Park
200 Hope Street
San Jose, CA 95131

OWNER
City of San Jose
450 10th St.
San Jose, CA 95128

RHAA PROJECT NUMBER
16042A
CONSULTANT

SUBMITTAL
Design Review Permit

DATE
28 APRIL 2017

REVISIONS

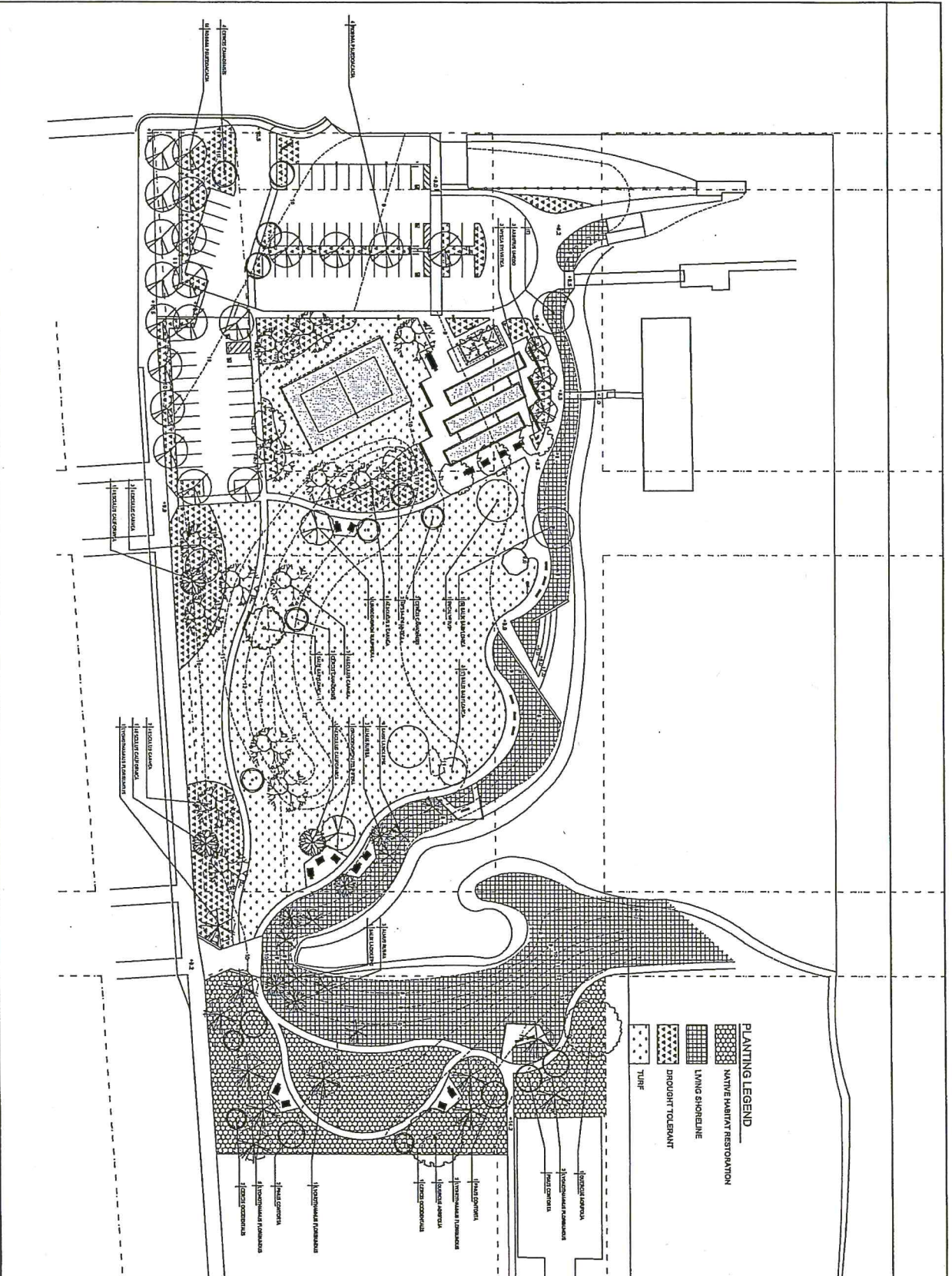
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RESTORATION AND SIGNATURE

NOT FOR
CONSTRUCTION

SHEET TITLE
PLANTING
PALETTE
DRAWN BY: JMK/LL
CHECKED BY: JMK/LL

L6.1



rhaya
LANDSCAPE ARCHITECTS & PLANNING
3141 LINDSEY AVENUE, SUITE 100, CA 94131
TEL: 415.774.1100 FAX: 415.774.1101
WWW.RHAYA.COM

PROJECT/CLIENT NAME

Dunphy Park
200 Nepe Street
San Jose, CA 95135

DESIGNER
Rhaya
413 Lido St.
San Jose, CA 95135

RHAYA PROJECT NUMBER

16042A

CONSULTANT

SUMMITAL

Design Review Permit

DATE
28 APRIL 2017

REVISIONS

No. Date Description

RESTORATION AND BROWNTREE

NOT FOR
CONSTRUCTION

SCALE
0 15' 30' 60'
N

SHEET TITLE
PLANTING PLAN

DRAWN BY: AJ CHECKED BY: JKL

L6.2

TYPE	SCIENTIFIC	COMMON	HEIGHT	SPREAD	NATIVE (Y/N)	WATER USE	POUNCE	SITE
TRILES								
	<i>Aesculus difformis</i>	California Buckeye	15-30'	15-30'	Y	Low	BCDC	3F Box
	<i>Aesculus carnea</i>	Red Horse Chestnut	10-30'	10-20'	N	Moderate		3F Box
	<i>Ainus rubra</i>	Red Alder	10-40'	20-30'	Y	Low	BCDC	2F Box
	<i>Abutilon vertico</i>	Strawberry Tree	15-30'	15-30'	N	Low	FODP	2F Box
	<i>Cercis canadensis</i>	Eastern Redbud	20-30'	20-30'	N	Moderate		2F Box
	<i>Cercis occidentalis</i>	Western Redbud	10-15'	10'-15'	Y	Low	BCDC	2F Box
	<i>Ulmus parviflora</i>	Tulip Tree	10-60'	10-30'	N	Moderate		3F Box
	<i>Liriodendron floribundus 'vaporarilius'</i>	Catalpa B. Ironwood	25-35'	15'	Y	Low	FODP	2F Box
	<i>Myrica sp.</i>	Sour Gum	25-35'	20-30'	N	Moderate		3F Box
	<i>Pinus contorta var. 'contorta'</i>	Shore Pine	20-30'	20-30'	Y	Low	BCDC	2F Box
	<i>Robinia pseudacacia</i>	Black Locust	40-50'	30-40'	N	Moderate		2F Box
	<i>Salix babingtonia</i>	Weeping Willow	30-45'	30-45'	N	Moderate	FODP	3F Box
	<i>Salix lasiolepis</i>	Arroyo Willow	10-30'	10-15 30'	Y	Low	BCDC	2F Box
	<i>Quercus agrifolia</i>	Coastal Oak	30-45'	30-45'	Y	Low	FODP	3F Box

REGISTRATION AND SIGNATURE

NOT FOR CONSTRUCTION

DATE
28 APRIL 2017

SUBMITTAL

Design Review Permit

RHIA PROJECT NUMBER
16042A

Owner:
City of Sauwille
420 Lino St.

PROJECT/CLIENT NAME
Dunphy Park

三

Attachment 8

Dunphy Park Improvement Project

Bay Fill and Shoreline Band Use Quantities and Explanation

Bay Fill

Purpose of the new fill in the Bay, salt pond, managed wetland, or certain waterway:

The project involves minimal new fill – placement of the new outfall pipe will replace the existing outfall pipe, and most of the new abutment is on land.

As described in the JARPA application and attachment 3, the new pipe will cover 173 square feet, approximately the same dimensions as the existing outfall. A second outfall occurring at the shoreline access will be removed and not replaced, so the project is a net loss of bay fill. The purpose of the replacement outfall pipe is to protect public safety, improve shoreline aesthetics, and secure function of Sausalito's storm sewer system by replacing the existing temporary emergency repair with a permanent repair.

The new gangway will add a total of 640 square feet, of which 520 SF are overwater. The abutment will be above and outside mean high water.

Photographs of existing shoreline conditions:



Figure 1. Existing asphalt trail along the south edge of the slough will be removed and replaced with a permeable path further from the marsh, allowing implementation of a living shoreline, while still providing shoreline access.



Figure 2. Existing vacant lot which will become a native plant restoration area.



Figure 3. Two stormdrain outfalls currently drain in the tidal access area. These are corroded corrugated pipes that have been temporarily covered with PVC to protect the public. The outfall closer to the public access point will be removed, and the other will be replaced with a more stable long-term solution.



Figure 4. Public tidal access area showing the Cruising Club barge, outfall to be removed, and waterfront gazebo to be retained.



Figure 5. Current parking will be replaced with a lot designed to accommodate more parking in a similar amount of space by using islands to create better traffic flow. The new parking lot will be made of permeable pavement.

Justification of Proposed Fill:

The proposed fill for the storm drain must be at the waterfront, because that is where storm drains function. The project will increase public access by removing the outfall at the shoreline access area, making more of it available for use. Per County of Marin Environmental Health Services, the current outfall repair is to be a temporary measure to protect the health and safety of the public until implementing a more permanent solution, as this project does.

The gangway abutment will not be fill below MHHW. The gangway is an overwater structure, but there is no other way to provide ADA-access to the existing marina, and is a waterfront use. The path of the gangway was chosen to create the appropriate slope while matching to the existing docks. By matching the existing docks on existing anchor piles, the least possible amount of bay fill occurs.

Explanation of how the project will create stable and permanent shoreline.

The living shoreline, laid back at a stable angle and planted with appropriate native plants, will provide resilient stability that can adapt to changing tide levels. Only two small components will have hard stabilization: the outfall pipe and the gangway abutment. Both will use riprap in the smallest quantity necessary to protect from tidal action even during high tide storm conditions. No component of the project will create or exacerbate hazards of unstable geologic or soil conditions or of flood or storm waters.

For further information about the project design, please contact:

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who can provide technical information and certify to the safety of the project.

Explanations:

The project includes 173 square feet of bay fill, but removes more than that. The fill, outfall pipe, and stabilizing riprap will be placed in the location of one of the the existing outfall pipes, so no new habitat will be impacted. It will not change volume of Bay waters, Bay surface area, stormwater runoff patterns, or the circulation of Bay water. The benefit of outfall repair work is that fill will be removed from an accessible shoreline area, the safety repairs enacted in 2015 will be made stable for the longterm, and the bay shoreline will be protected from future erosion.

The project includes a new gangway, 540 square feet of overwater structure. This will be placed where a portion of it may be above the eelgrass that grows abundantly in Richardson Bay. Potential negative impacts on eelgrass from additional shading will be minimized by use of light-transmitting gangway materials to the extent that it is compatible with supplying ADA access. Because the gangway is slanted, impacts will be lower than a flat overwater structure. In addition, much of it is over shallow water with no eelgrass. The benefit will be opening a public marina to persons with disabilities and helping ensure the longterm stability of dock access. Further, the Sausalito Community Boating Center will be helping preserve the history of Sausalito's waterfront. The Cass Gidley Marina will be used for recreational boating and sailing classes. No live-aboard berths are planned.

Shoreline Band Information

The total project area within the shoreline band is 92,183 square feet, of which 794 square feet will be impervious surface. The shoreline area will be divided as shown in Table 1.

Table 1. Park Areas within the Shoreline Band

Use	Square Feet
Parking (permeable pavement)	7,885
Pathways and pavers (permeable)	17,258
Landscaping	25,061
Living shoreline	29,681
Native plant restoration	8,014
Recreation areas (bocce ball and wildlife viewing)	2,604
Structures	566 (356 new)
Other impervious surface	228

The project will create 70 parking spaces where there are currently 55. The total number of parking spaces within the shoreline band is 13, including two accessible spaces. Generally, except for accessible spaces, parking is moved back toward the road so the public can enjoy the waterfront.

There is an existing gazebo within the shoreline band that will not be altered. The new public bathroom will be 14 by 28 feet, single story, and just under 13 feet tall.

Public Access Information

The entire project site is open to the public. There is also a public trail that continues along the waterfront on the property to the southwest of the park. The public will continue to be able to access the waterfront all along the park. In addition, the project will improve public views of the Bay from Bridgeway by replacing trees with low canopies with trees with high canopies. The property is owned by City of Sausalito and zoned Public Park.

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