Table 1
Sierra Point
Comparison of Concept Alternatives

	Existing Baseline	Concept A Land Reconfiguration Scenario	Concept B Expand Park at NE Corner/ Comparison with 320 Parking Spaces	Concept C Expand Park at NE Corner/ Comparison with 423 Parking Spaces
Public Park Area	3.0 acres	7.3 acres (3.0 [b] existing + 4.3 new)	4.4 acres (3.0 [b] existing + 1.4 new)	3.7 acres (3.0 [b] existing + 0.7 new)
Parking	508 spaces [e]	423 spaces [d] (Includes 320 spaces by reconfiguration of existing + 103 spaces adjacent to the new park area.)	320 spaces [d]	423 spaces [d]
Leasehold	3.4 acres	0.8 acres proposed/relocated	3.4 acres existing [c]	3.4 acres existing [c]
UPC Parcel	6.1 acres	6.1 acres proposed/relocated	6.1 acres existing	6.1 acres existing

Notes:

Figures are approximate and subject to detailed design, review and approval by the City.

a. Recommended Marina Parking Standards are 0.6 spaces per berth (See the 2011 draft of the Sierra Point Design Guidelines, which references CA Dept. of Boating and Waterways 2005 Layout and Design Guidelines for Marina Berthing.). The Marina includes 580 berths and approximately 386 of these would be served by the northern parking lot, for 232 parking spaces total recommended. The remaining berths are served by the south Marina lot and are not shown in these concepts.

b. The existing park/Bay Trail, excluding existing Bay Trail adjacent to the leasehold area, is approximately 3.0 acres. This area would remain in all three concepts.

c. The existing Leasehold area is 3.4 acres. That portion of the Bay Trail adjacent to the existing Leasehold is approximately 0.2 acres. If these areas are considered together, since this section of the Bay Trail would serve the Leasehold and would not be adjacent to other park areas, the total would be 3.6 acres.

d. Parking counts are approximate and subject to further design, including compliance with ADA requirements.

e. The existing baseline of parking of 508 spaces excludes the 50 spaces within the area of the existing Leasehold.