# MISSION BAY COMMONS

Concept Studies

10.08.2026

MBDG | cmg | TS STUDIO



# MISSION BAY COMMONS (P11, P12, P13, P15, P16, P17)



# MISSION BAY COMMONS (P11, P12, P13, P15, P16, P17)

OVERALL GOALS FROM THE 1998 “DESIGN FOR DEVELOPMENT” and 2000 “INFRASTRUCTURE PLAN”

- Reinforce **east-west axis** / corridor
- Unified character with a **diversity of activities and uses**
- **Urban open space:** appropriate hardscape (paving) for a variety of uses
- Retail along Mission Bay Blvd, including **kiosks with concessions** in the parks
- Focal point: **social hub** for the neighborhood
- **Meeting ground** between office and residential zones, and UCSF campus
- **Passive and active** use for children and adults
- **Perimeter sidewalks, trees at edges,** and an interior route through parcels

# WHAT DO YOU WANT IN THE FUTURE PARKS? (Top 4)



**93%**

Food trucks, outdoor dining and picnic areas, beer gardens



**62%**

Drop-in active recreation, such as lawn games (frisbee, pickup soccer, etc)



**59%**

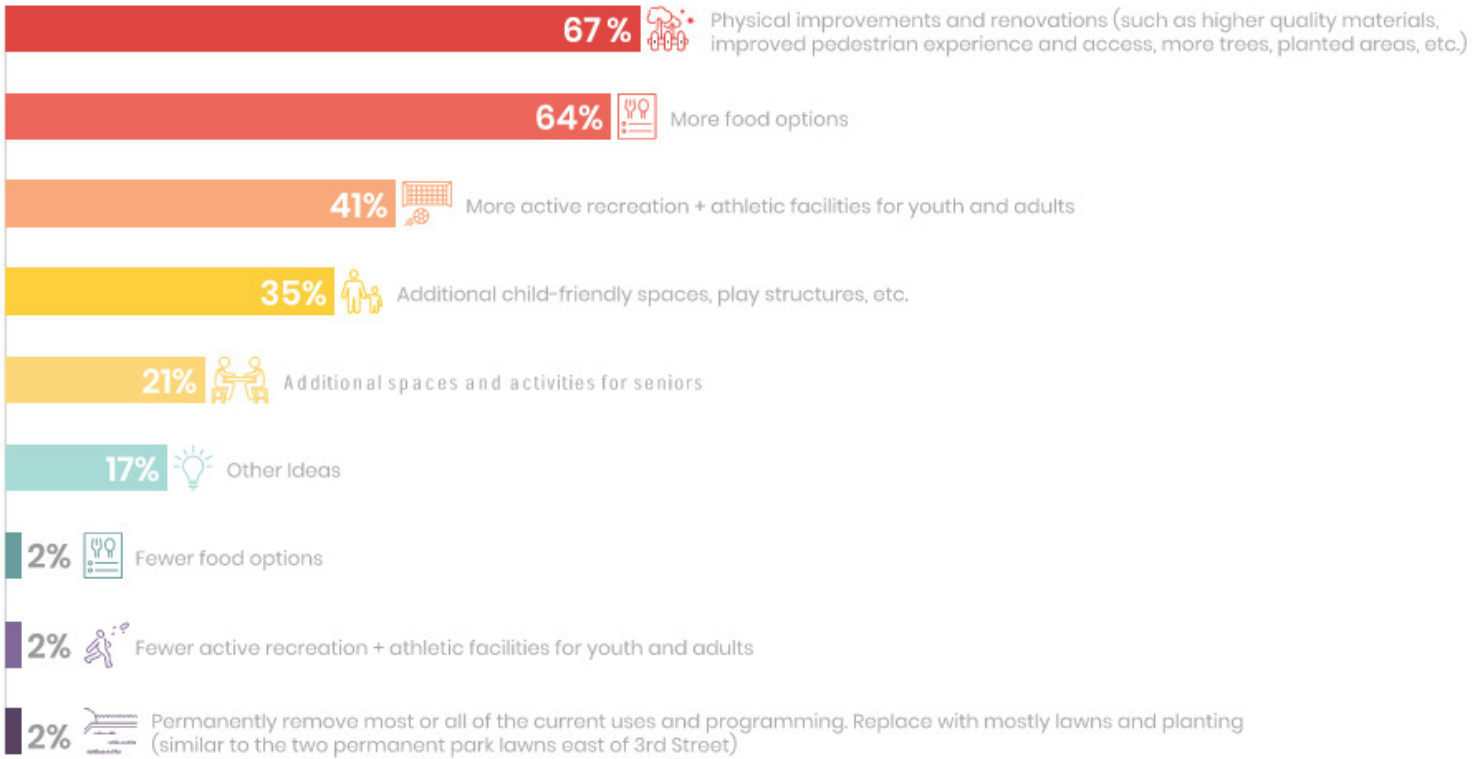
Organized active recreation, such as reserved soccer leagues, other organized sports and athletics



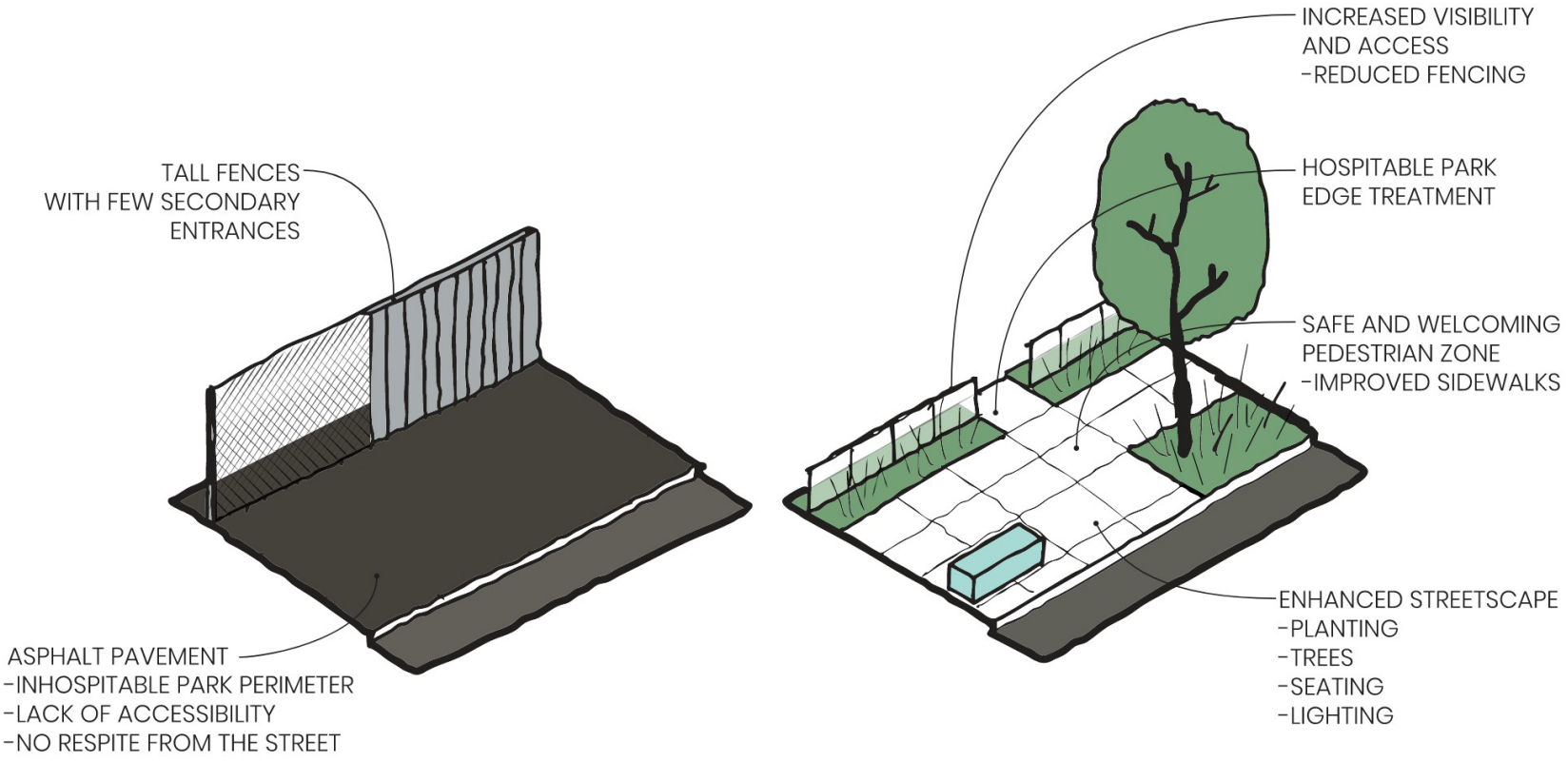
**55%**

mini golf

# WHAT **CHANGES** WOULD YOU LIKE FOR FUTURE?



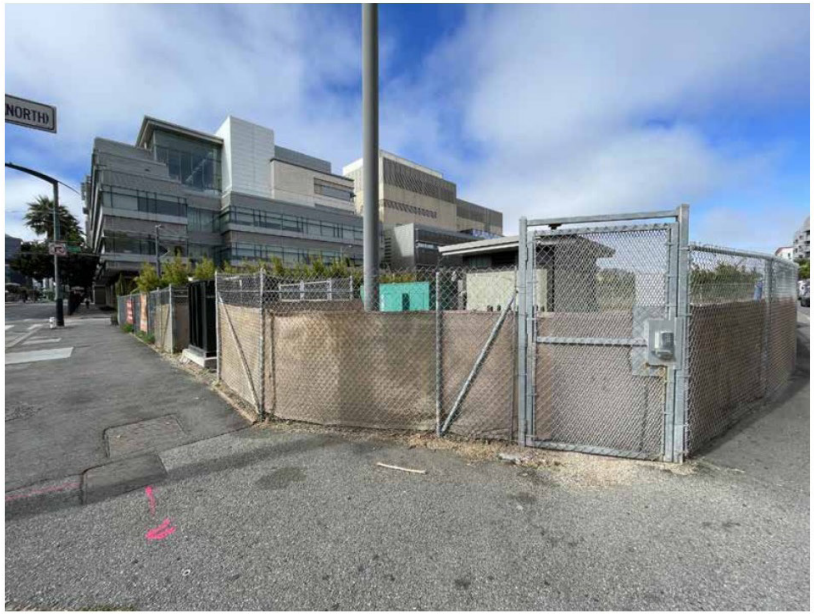
# LIVABLE STREETSCAPE



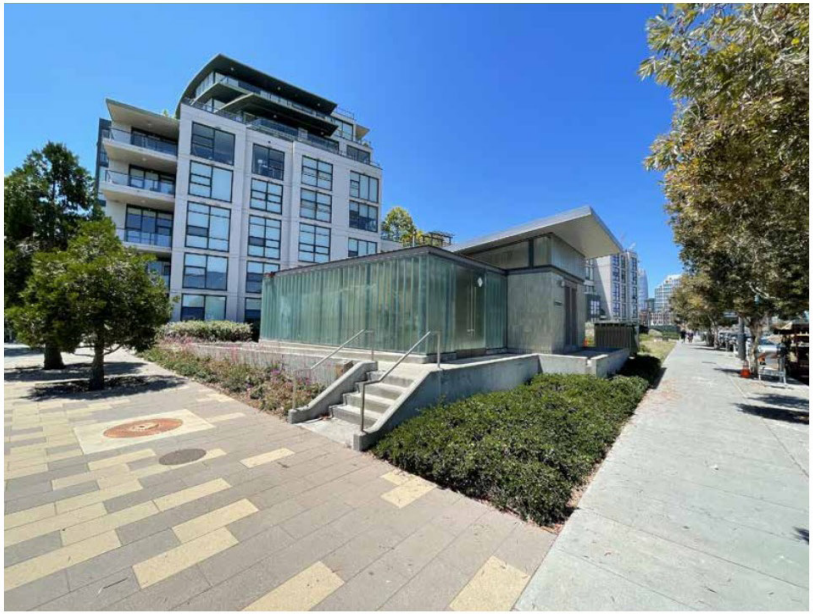

EXISTING

RECOMMENDED

# PUMP STATION

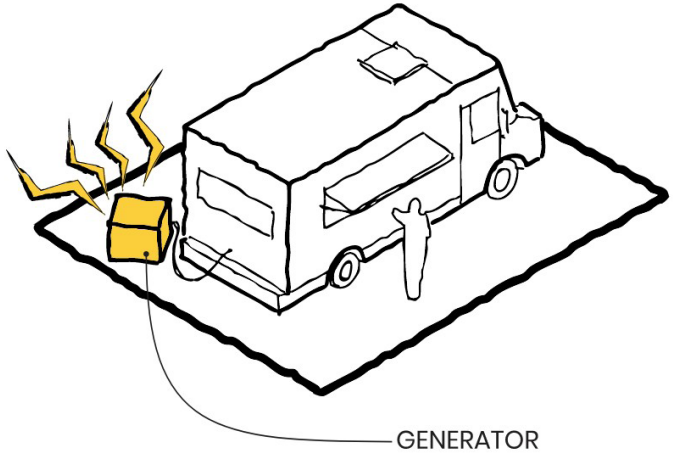



EXISTING

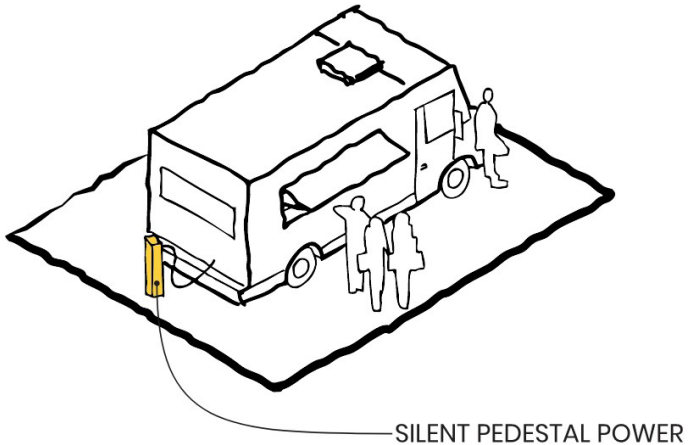


RECOMMENDED

# FOOD TRUCK INFRASTRUCTURE

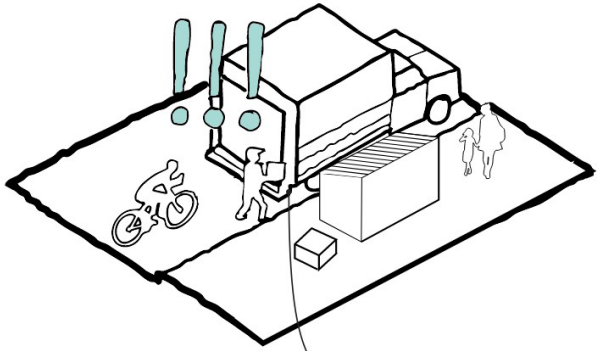



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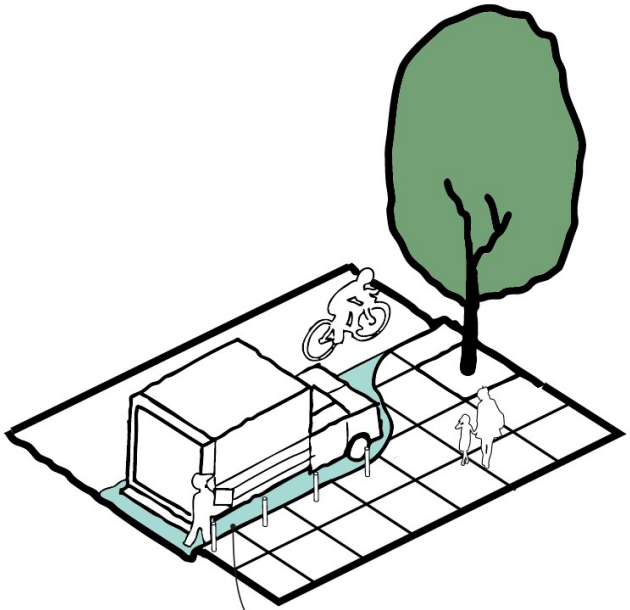

RECOMMENDED

# LOADING ZONES



LOADING IN TRAVEL LANES CREATES TRAFFIC CONFLICTS

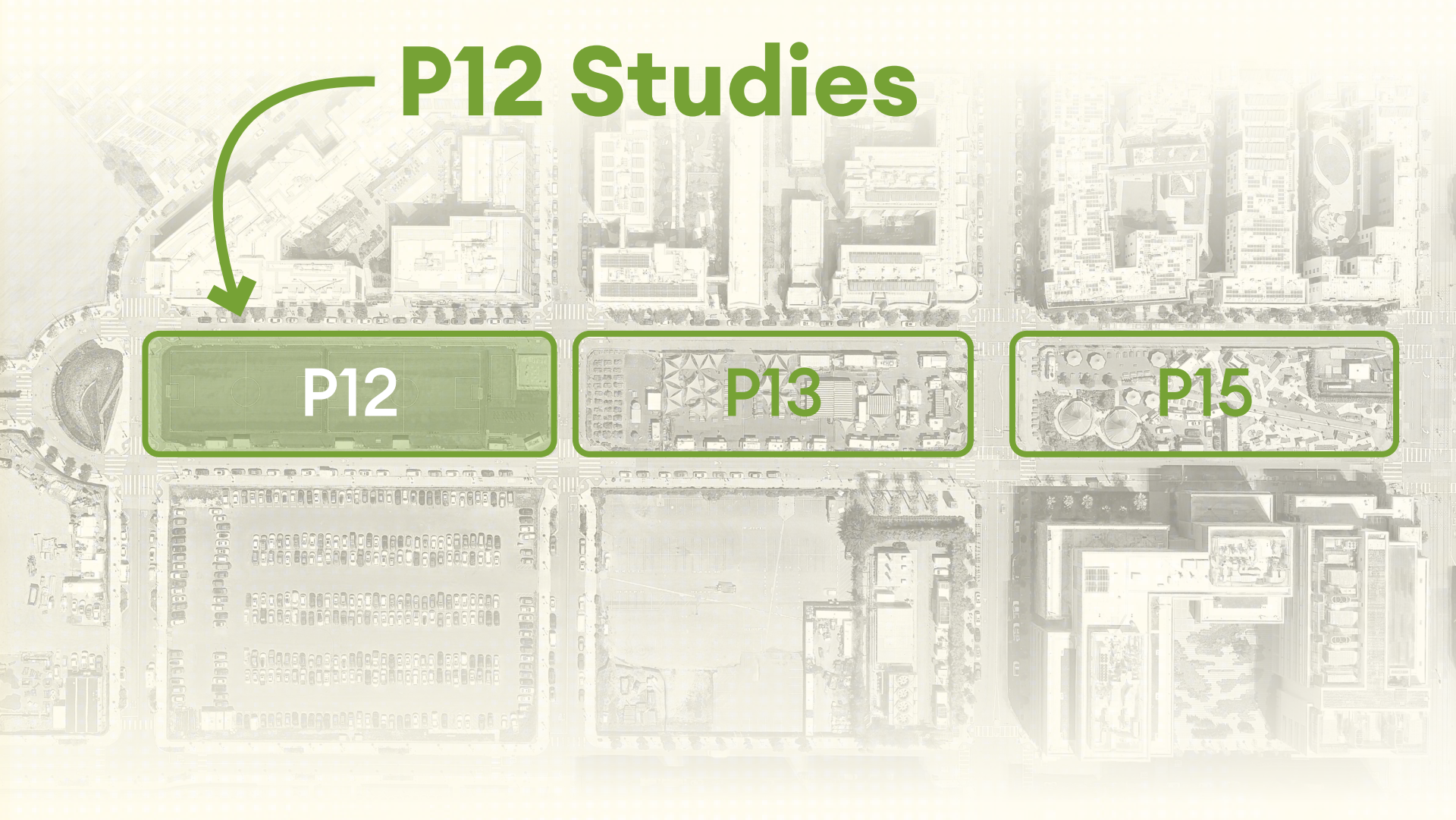
EXISTING



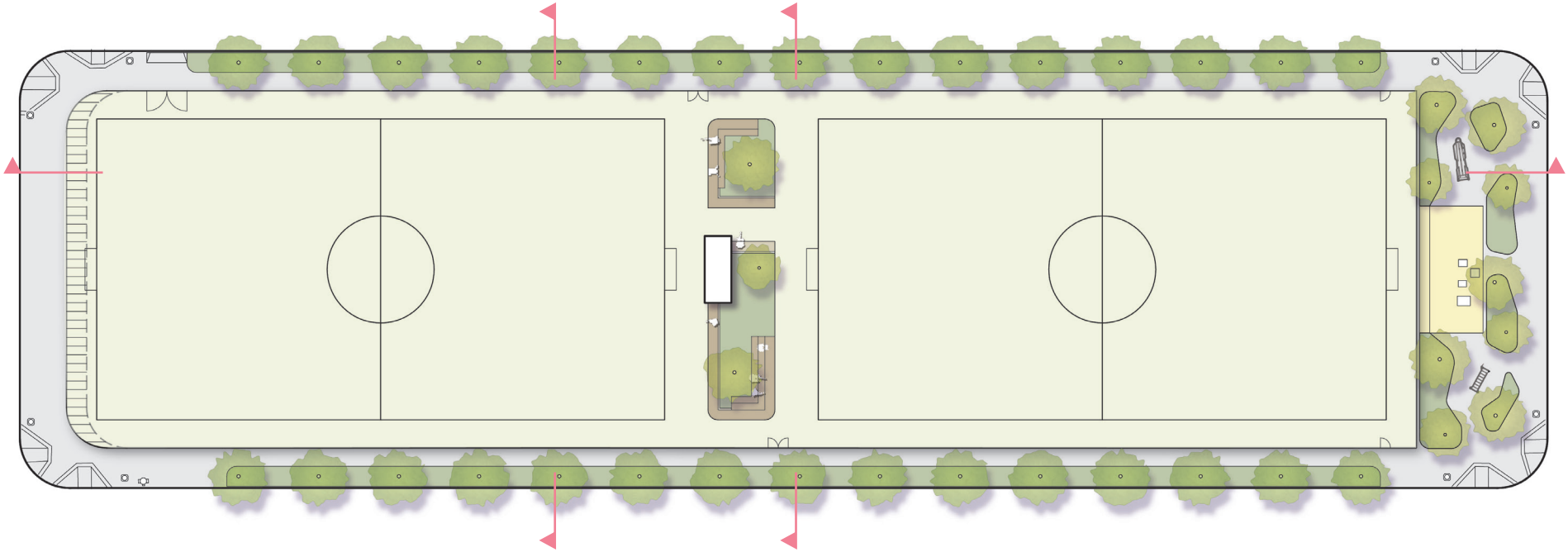
DEDICATED, “BULB-IN” LOADING ZONES TO MINIMIZE CONFLICT

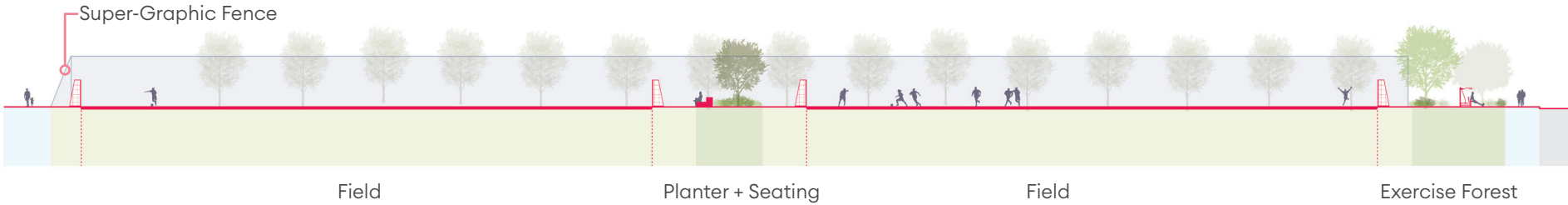
RECOMMENDED

# P12 Studies

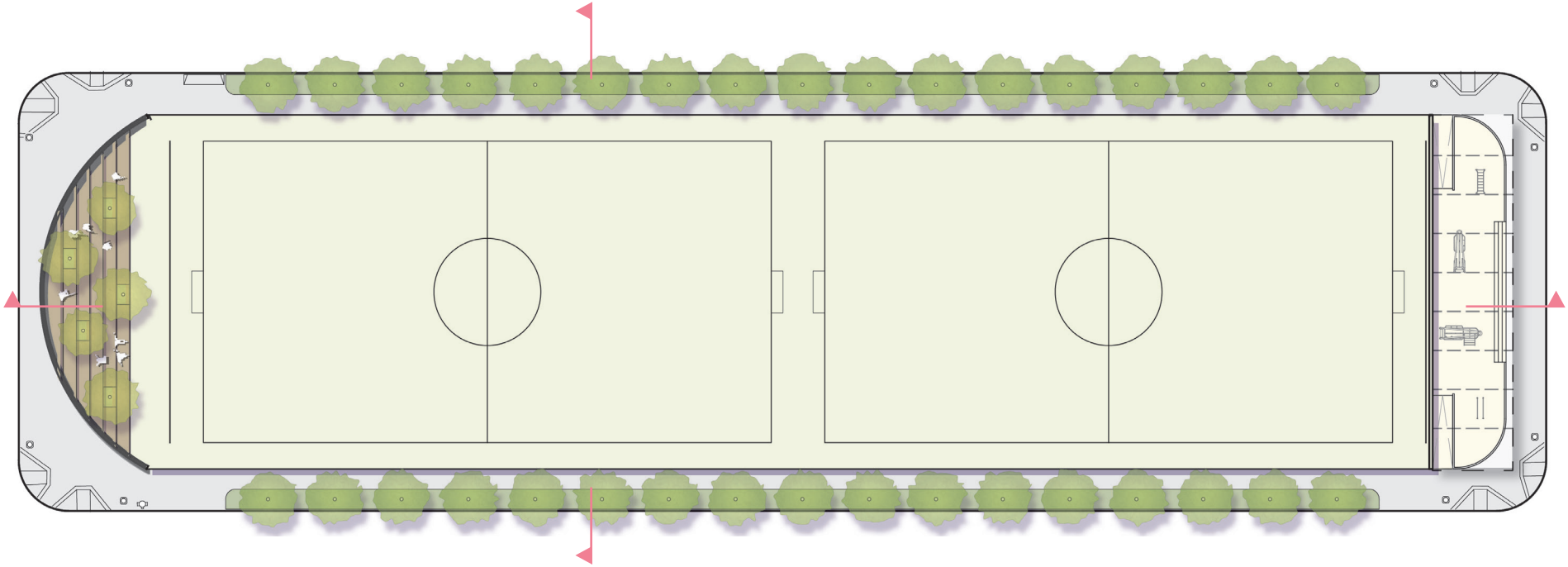


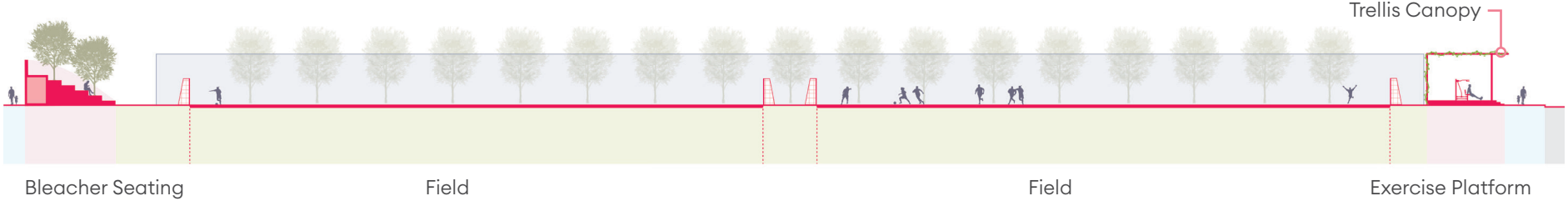
# P12 | **Midfield Gather**



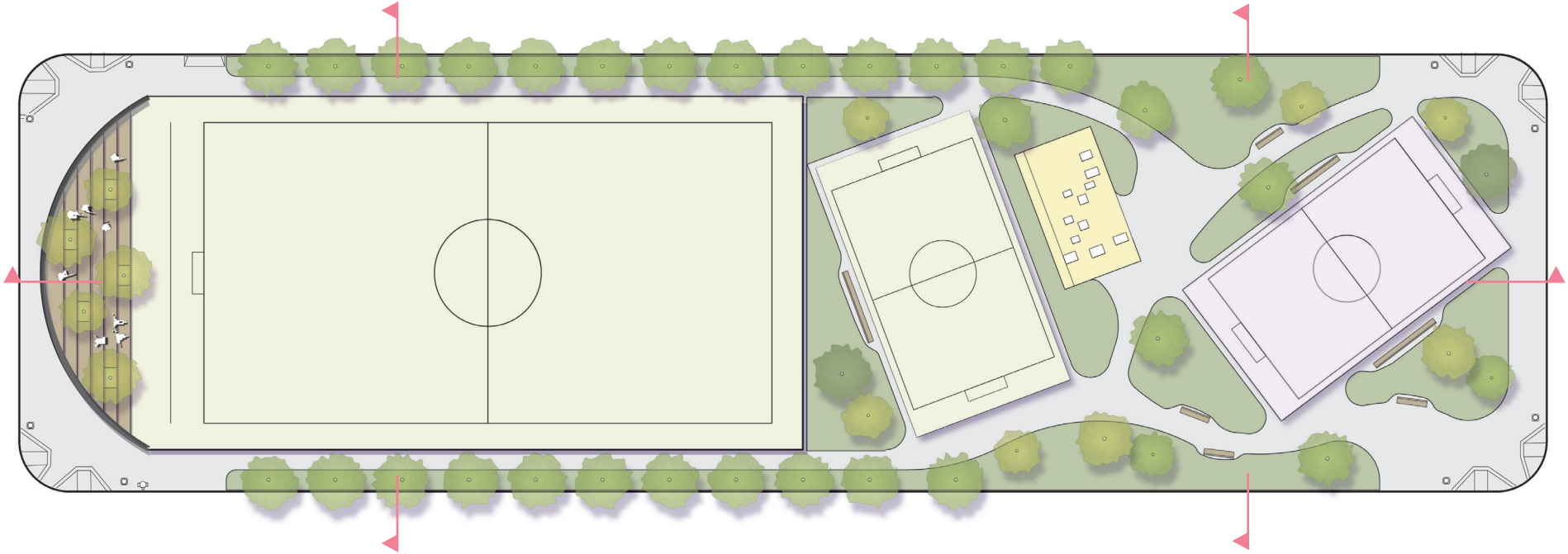


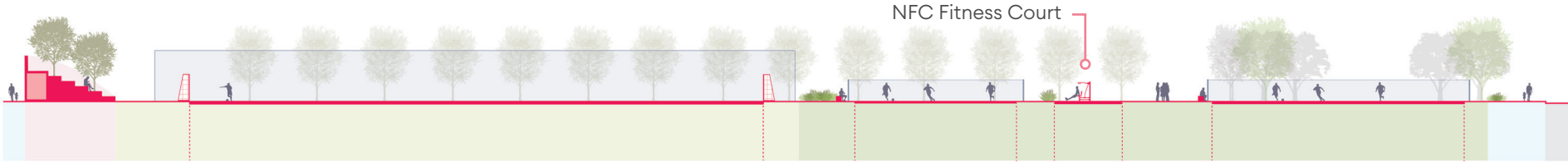
# P12 | **Bookends**





# P12 | **Sports Garden + Lookout**





# Fitness / NFC Court



# Bookend Bleacher



# Bookend Bleacher



# Fencing





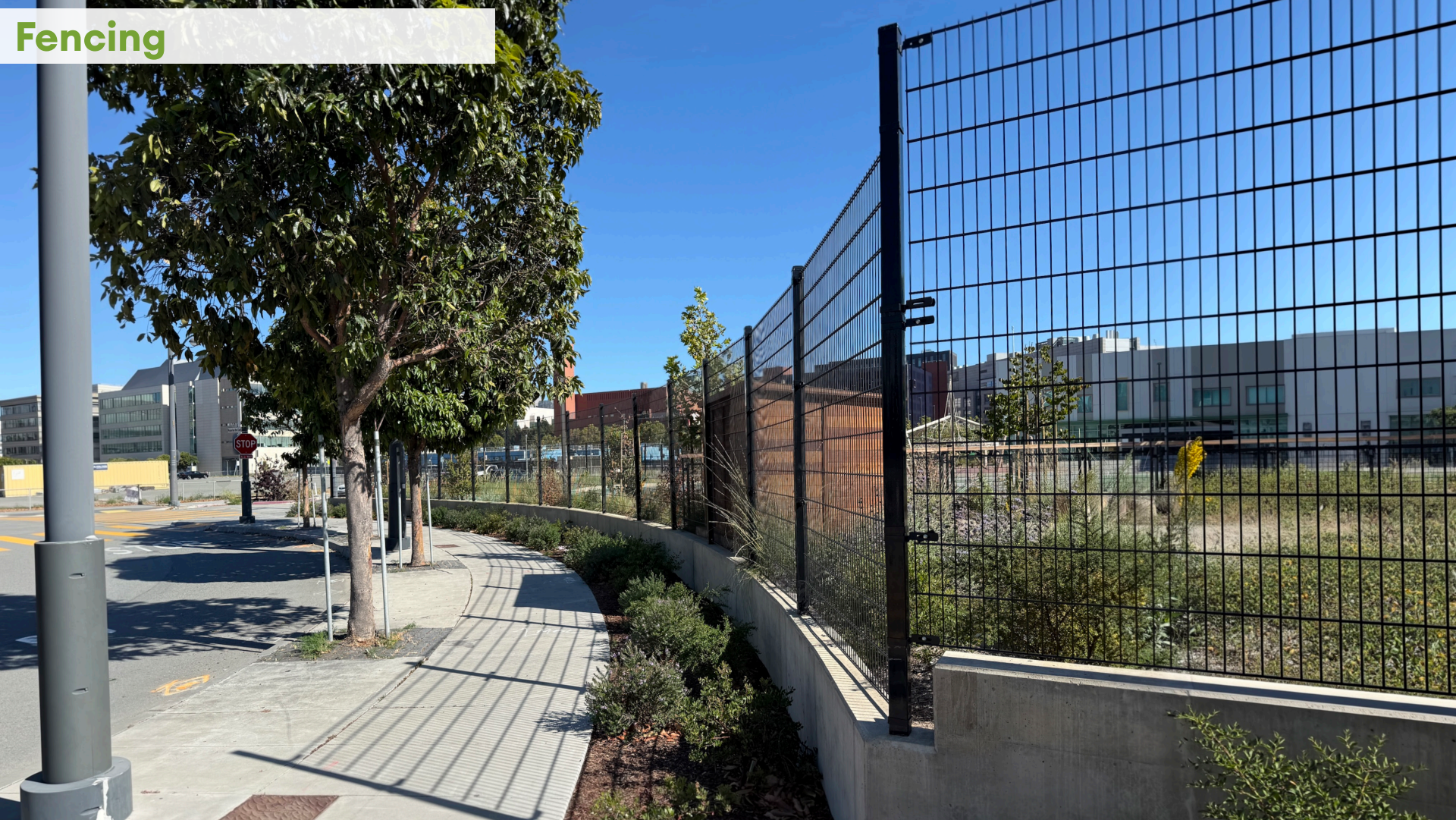

# Fencing



# Fencing



# Fencing



# Fencing



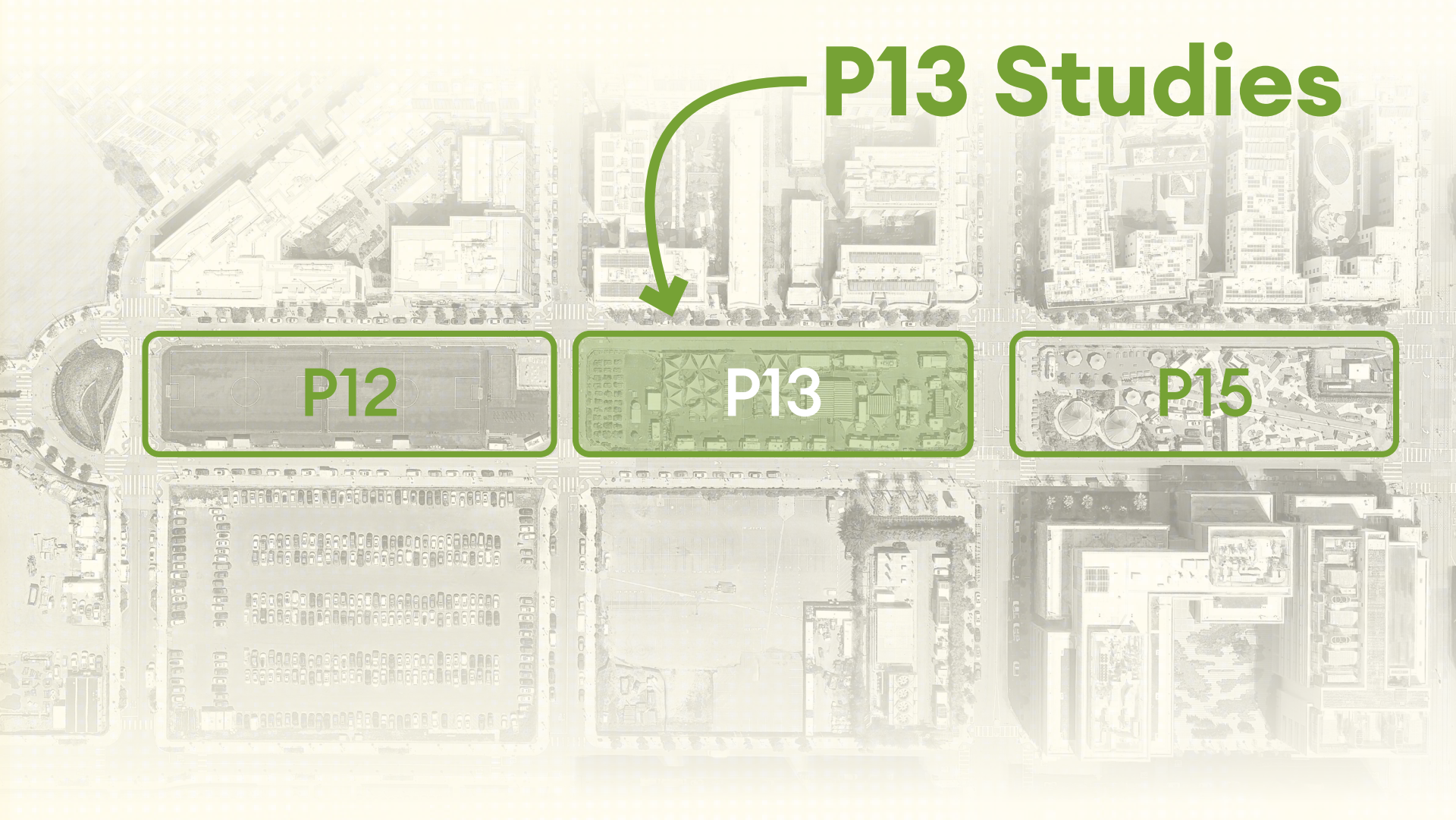
# Sports Garden



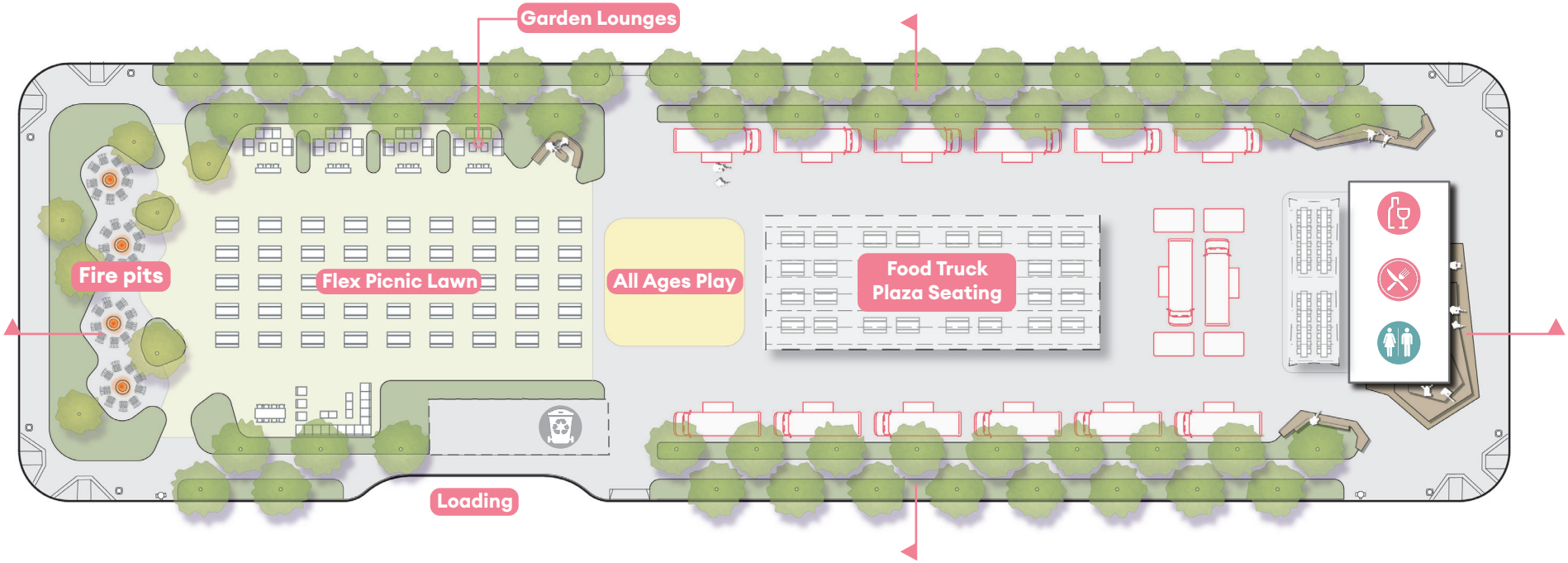
# Sports Garden - Spectating

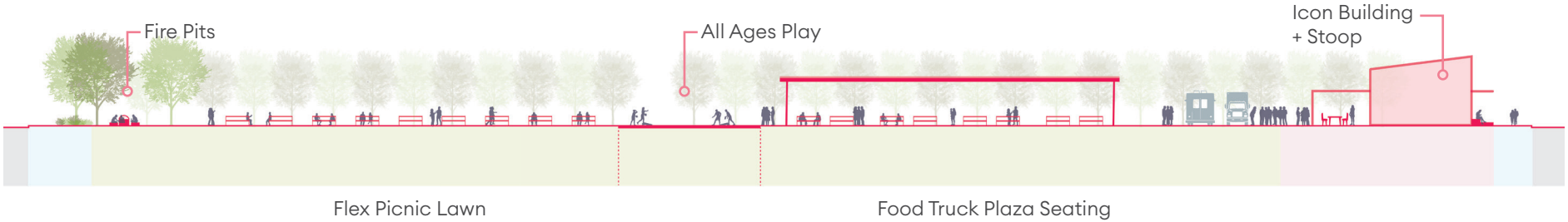


# P13 Studies

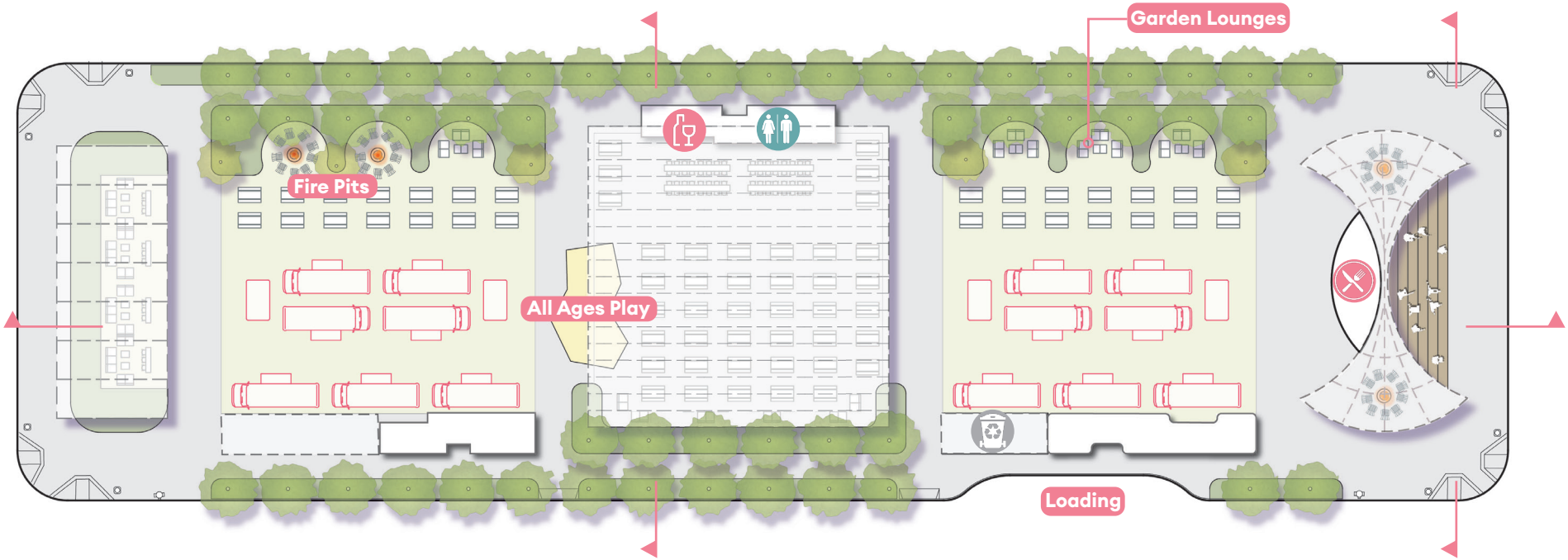


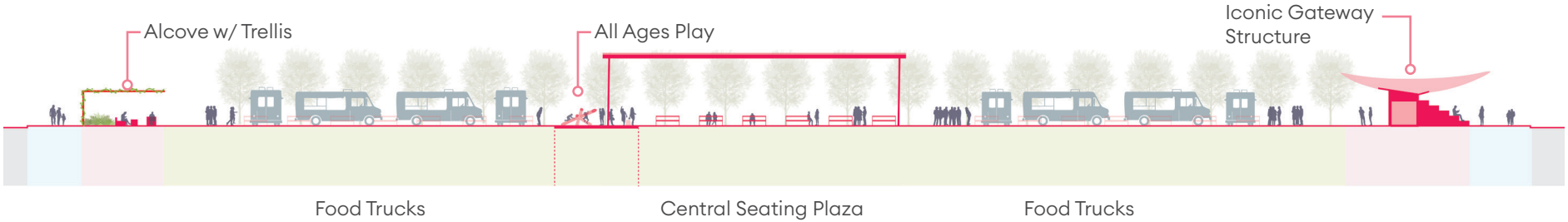
# P13 | Light Touch



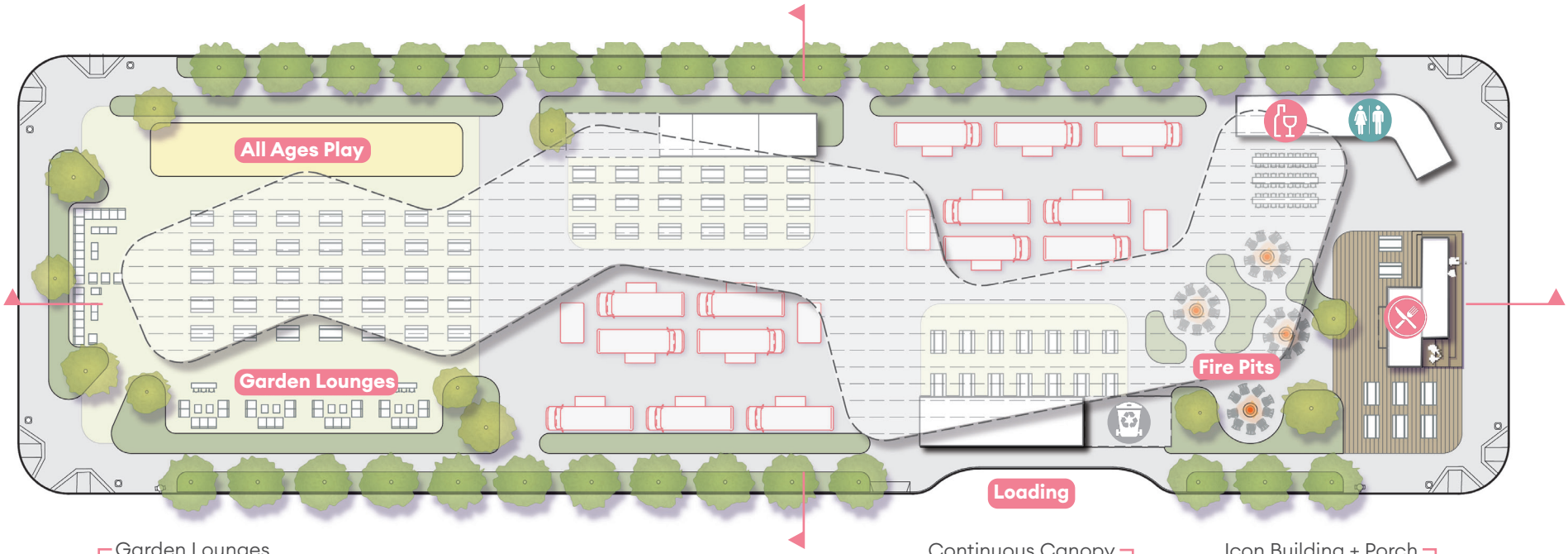



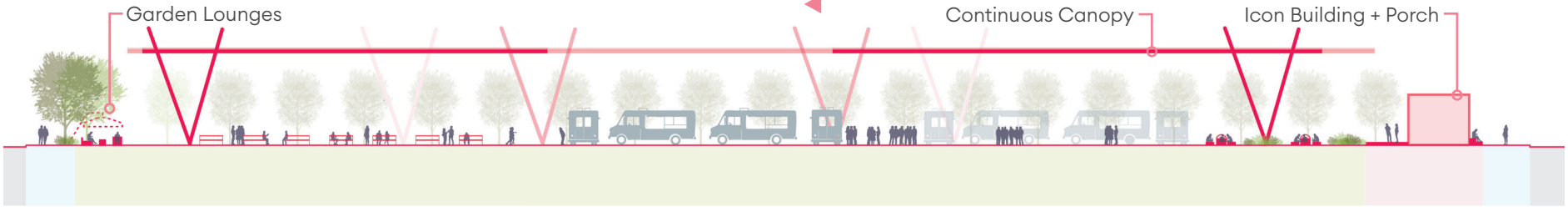
# P13 | **Town Square**



# P13 | Super Structure



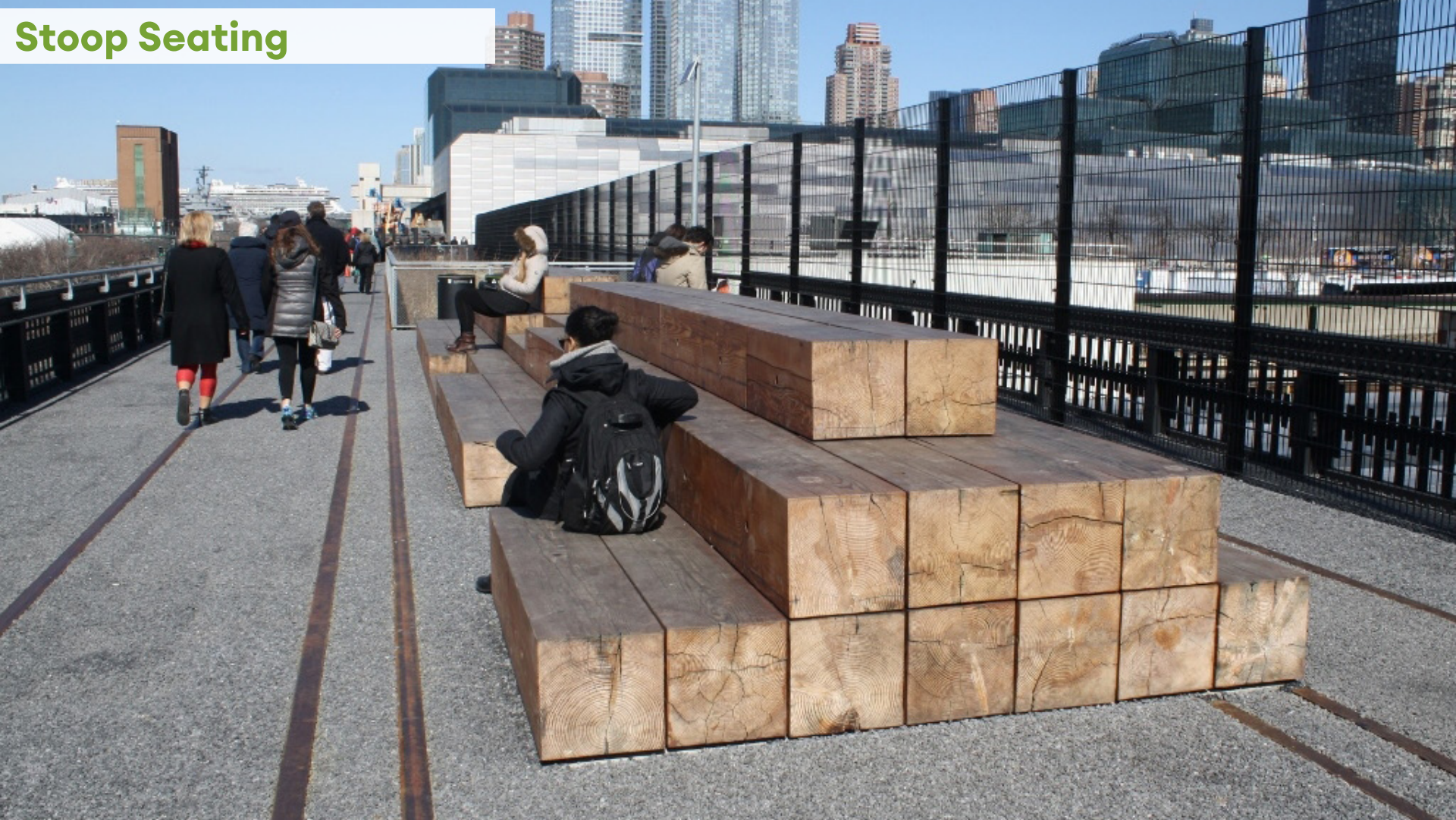



# Stoop Seating






# Stoop Seating



# Garden Lounge







# All Ages Play



# All Ages Play



# Cafe / Kiosk Structures



# Cafe / Kiosk Structures






# Cafe / Kiosk Structures



# Cafe / Kiosk Structures



# Shade Canopies



# Shade Canopies



# Shade Canopies



# Shade Canopies



# Shade Canopy - Super Structure



# Shade Canopy - Super Structure



# Iconic Gateway Structure



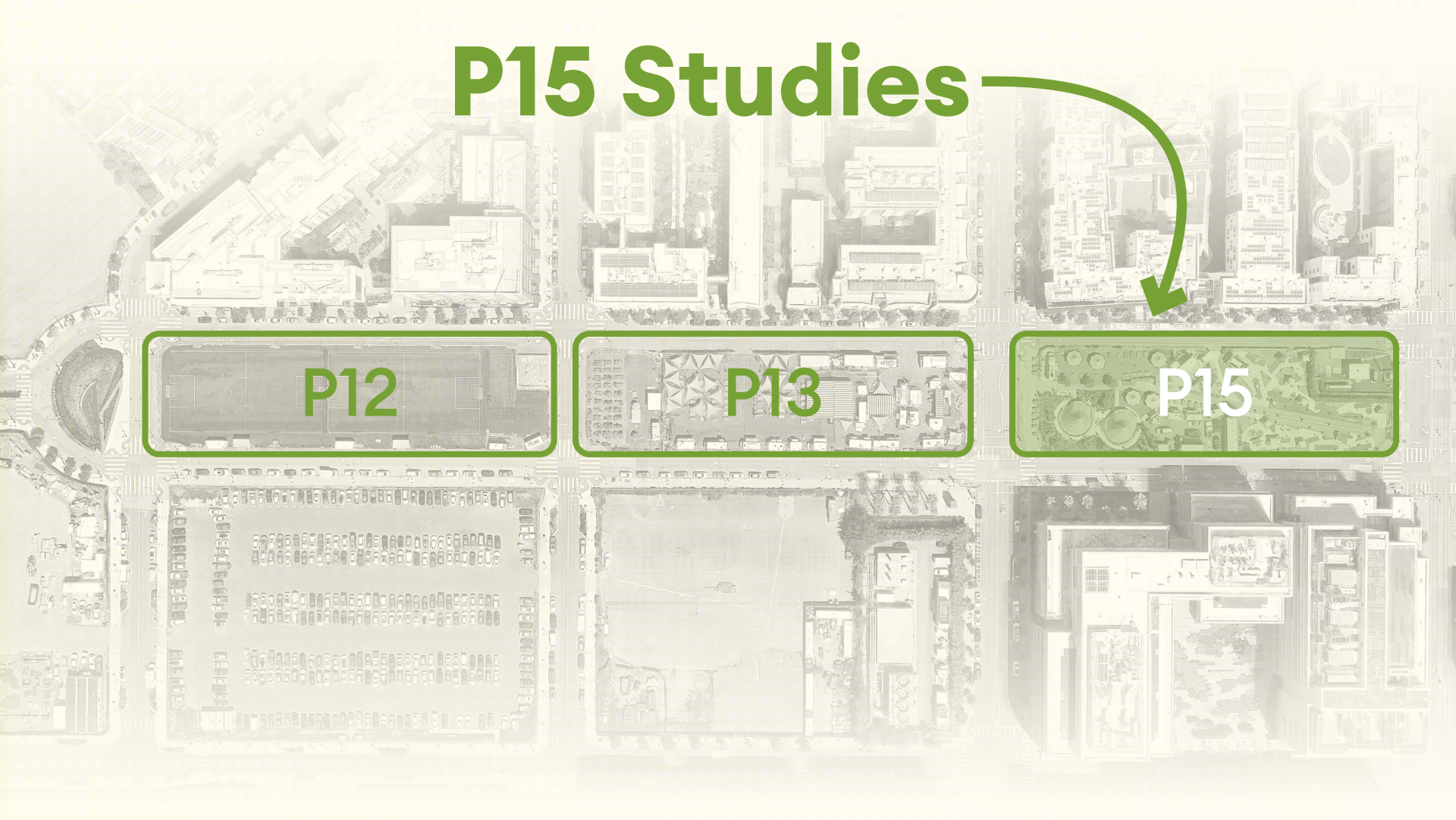
# Iconic Gateway Structure



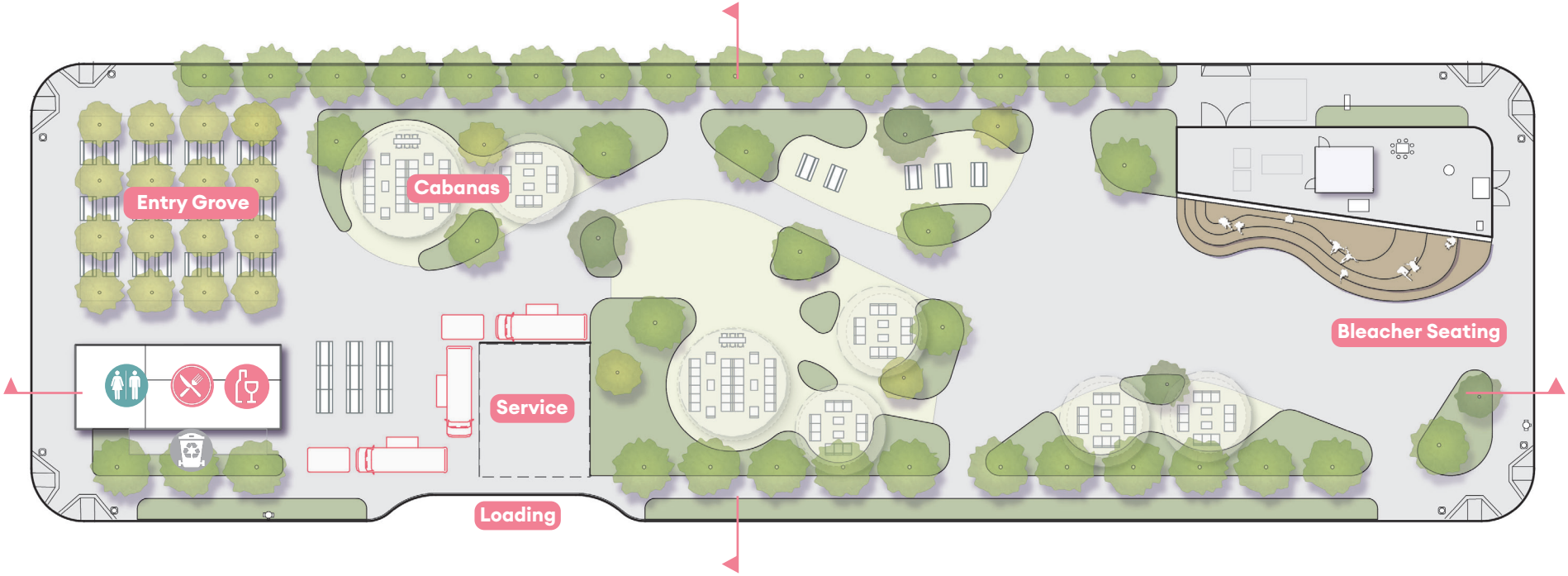
# Iconic Gateway Structure

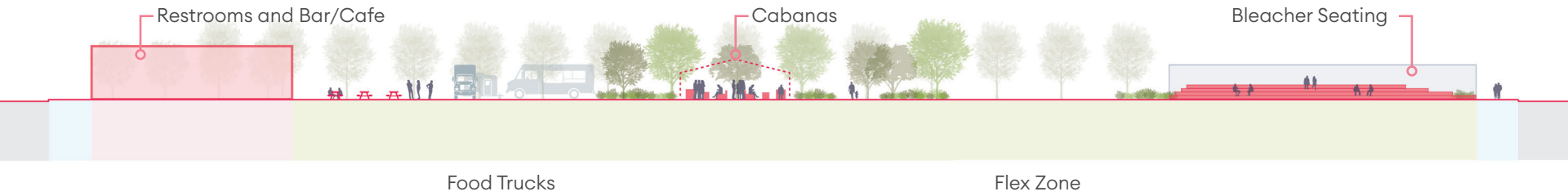


# P15 Studies



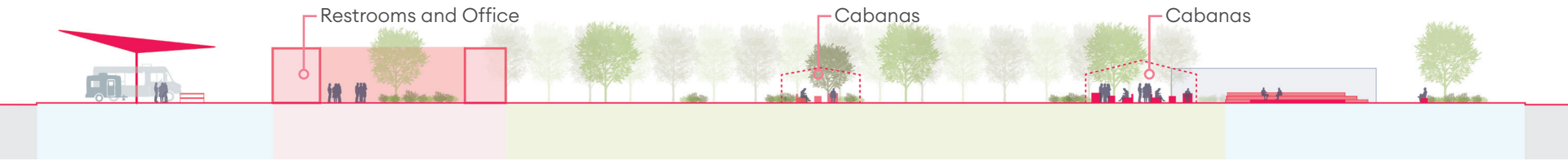
# P15 | **The Grove**



# P15 | **Active Ends**



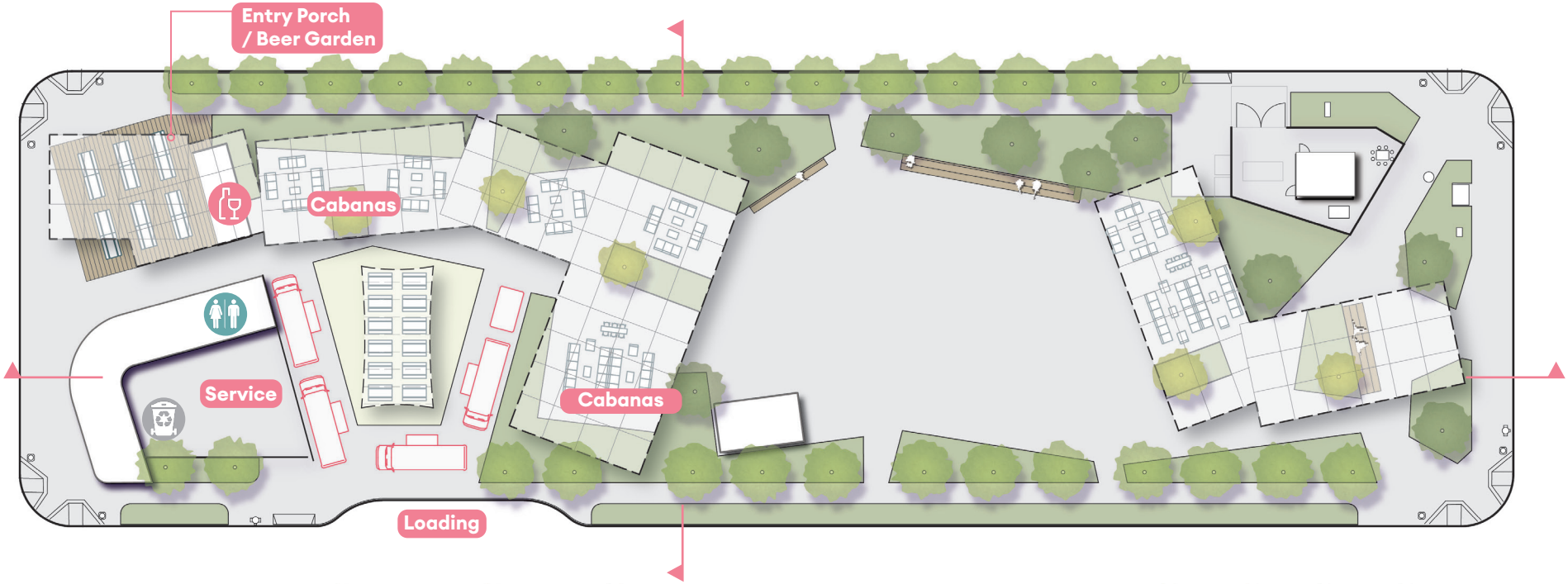

Food Trucks

Mini-Golf / Flex Zone

Mini-Golf / Flex Zone

Bleacher Seating

# P15 | Garden Armature



# Garden Armature



# Grove Seating

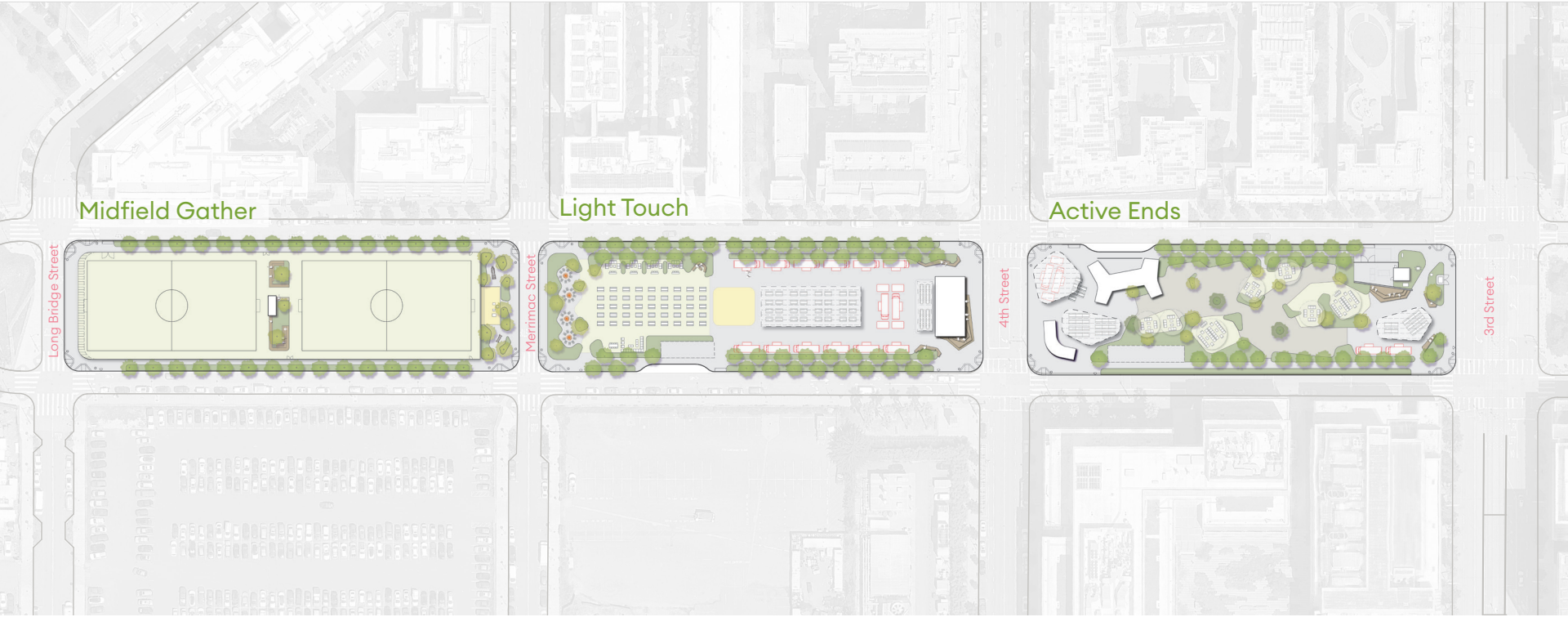


# Mini Golf

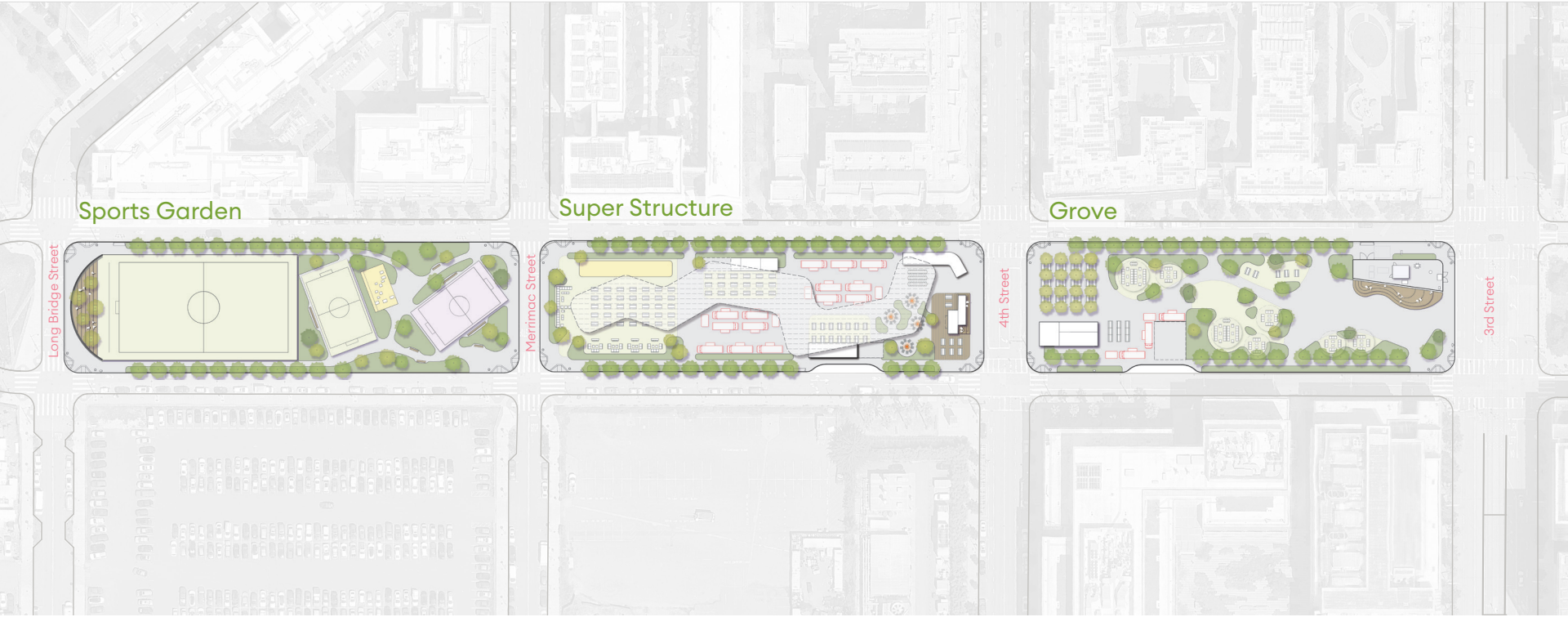


# Example Combinations

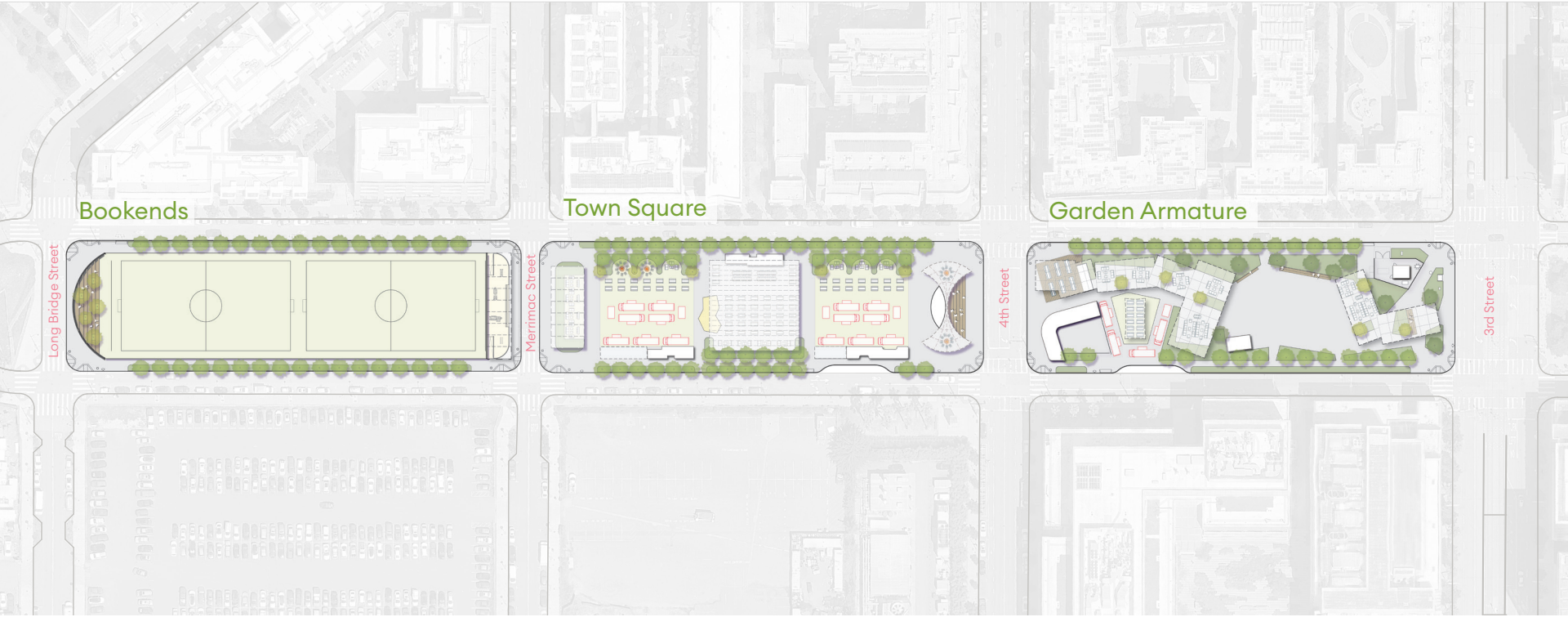
# Combinations | **Group A**



# Combinations | **Group B**



# Combinations | **Group C**



# Combinations | **All Groups**

## Group A

### Midfield Gather




### Light Touch

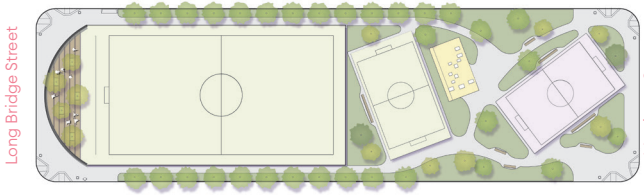



### Active Ends

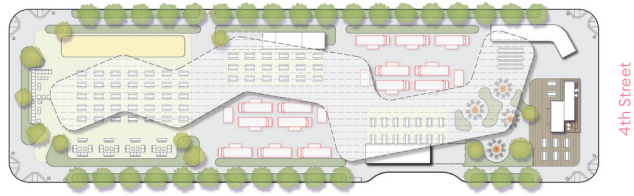



## Group B

### Sports Garden




### Super Structure

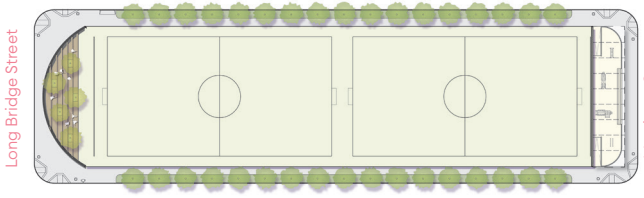



### The Grove




## Group C

### Bookends




### Town Square




### Garden Armature



# Next Steps

- **Additional Community Meetings**
  + SPARK - Oct. 27th
  + Mission Bay Neighborhood Assoc.  - Luma Hotel / Nov. 17th
- **Return to CAC with Refined Concept Design** - Early 2027
- **Develop that into Schematic Design** - Spring 2027
- **Construction Documentation** - Begin 2027

Questions / Comments?
Community@parklab.com