



126-0082017-002

Agenda Item **No. 5(c)**
Meeting of March 21, 2017

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Interim Executive Director

SUBJECT: Conditionally approving, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC, a Schematic Design for Bayfront Park P22, a 5.5 acre park in Mission Bay South, that is within the scope of and adequately described in the Mission Bay Redevelopment Project approved under the Mission Bay Final Subsequent Environmental Impact Report, a Program EIR, and adopting environmental review findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area

EXECUTIVE SUMMARY

The Bayfront Park P22 is a 5.5 acre parcel in the Mission Bay South Project Area ("Mission Bay South") located on Port of San Francisco ("Port") property. Bayfront Park P22 is bounded by P21 to the north, Terry Francois Boulevard ("TFB") to the west with the Chase Event Center to the west of TFB, the San Francisco Bay to the east and Agua Vista Park to south. Pursuant to the Owner Participation Agreement ("OPA") for Mission Bay South, the Mission Bay master developer FOCIL-MB, LLC ("FOCIL" or "Master Developer") is obligated to develop the park which has a land use designation of Open Space in Mission Bay South Redevelopment Plan ("Redevelopment Plan").

In accordance with the OPA, FOCIL has submitted a Schematic Design ("Schematic Design") application for approval by the Office of Community Investment and Infrastructure ("OCII"). The park concept design was developed through a collaborative effort with OCII and the Port, led by FOCIL and their consultant Surface Design, Inc. The concept is based on the previously approved San Francisco Bay Conservation and Development Commission (BCDC) Permit for Mission Bay and includes the following program:

- a multi-use shoreline path along the shoreline edge;
- a 14,000 square foot plaza at the terminus of 16th Street;
- 60,000 square feet of landscape and lawn area;
- secondary pathways to provide an east west connection from the shoreline to Terry Francois Boulevard;

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- a series of shoreline look outs and seating areas along the bay's edge;
- public art in the form of a shade pavilion constructed from Bay bridge steel;
- up to 7,500 square feet of space to accommodate a restaurant/cafe and additional outdoor dining area outside BCDC's jurisdiction. The Port will be responsible for developing the restaurant and will manage and control its development and future operator; and
- a running trail and/or other significant element of the park will be dedicated to Jennifer Matz.

The Park concept design was developed through an extensive community outreach process including community workshops and outreach through the Mission Bay Citizens Advisory Committee, the Port's Central Waterfront Advisory Group and a variety of open space and recreation stakeholders. The BCDC design Review Board, The Port Commission and the Mission Bay Citizens Advisory Committee all reviewed and approved the project design.

As part of its actions on September 17, 1998, establishing the Mission Bay North and South Redevelopment Project Areas, the Redevelopment Commission certified the Final Subsequent Environmental Impact Report ("FSEIR") (Resolution No. 182-98) and adopted findings under the California Environmental Quality Act ("CEQA") (Resolution No. 183-98). This FSEIR includes by reference a number of addenda. Agency staff has reviewed the Schematic Design submitted by FOCIL, and finds it to be within the scope of the Project analyzed in the FSEIR and addenda and no additional environmental review is needed. As required by CEQA, the Commission for Community Investment and Infrastructure (the "Commission") must adopt environmental findings when approving the Schematic Design.

Staff recommends adopting environmental review findings pursuant to the California Environmental Quality Act and approving a Revised Schematic Design for Park P6 in Mission Bay South.

BACKGROUND

Enforceable Obligation: Mission Bay South Owner Participation Agreement

The Mission Bay South OPA between the San Francisco Redevelopment Agency ("Redevelopment Agency") and now, the Successor Agency (known as OCII), and FOCIL establishes the protocols for development approvals in Mission Bay South, including the approvals of Schematic Designs for vertical development. The OPA is an enforceable obligation consistent with Assembly Bills No. 1X 26 and 1484 (together, the "Dissolution Law").

Subsequent to the adoption of AB 1484, the Board of Supervisors, as the legislative body of the Successor Agency, adopted Ordinance No. 215-12 to create the Commission and delegated to it certain authority, including, without limitation, the authority to act as the former commission of the Redevelopment Agency. Specifically, Ordinance No. 215-12 allows the Commission to exercise land use, development and design approval under enforceable obligations, which include the Mission Bay South Redevelopment Project.

Bayfront Park Regulatory Setting

The OPA requires the Master Developer to construct a 41-acre Mission Bay park system, including open space to provide a mixture of active and passive recreation for Mission Bay residents, employees, and visitors. To date, almost 20 acres of parkland has been completed. The Mission Bay Open Space Map is shown in Attachment A.

The Mission Bay South Design for Development ("Design for Development") provides design guidance for the design and programming of each of the various open space areas in Mission Bay. For Bayfront Park P22, the Design for Development specifies that it is to be constructed with a character that has open flexible-use lawn areas which can accommodate a variety of passive, active and major recreations uses, such as soccer or other field related sports or informal performances areas. The design should encourage an accessory use such as a restaurant or a pavilion in areas under Port ownership with a recognition of the potential impact that this structure could have in the Park and from Mission Bay streets. The park design should also provide pathways that link to city and regional pedestrian and bicycle systems such as the continuation of the Bay Trial along the length of its eastern edge.

The BCDC permit calls for all Bayfront development to be designed to enhance the pleasure of the viewer or user of the Bay. Maximum efforts should be made to provide, enhance or preserve views of the Bay and shoreline, especially from public areas and the Bay itself.

DISCUSSION

Under the Agency's OPAs for Mission Bay North and South, FOCIL-MB, LLC, the Master Developer, is required to design and construct the Mission Bay Open Space System in phases over an estimated 15 to 20 years, concurrent with residential and commercial development. The Mission Bay North and South Project Areas will ultimately include 41 acres of public open space built on property owned by the City and the Port, which will be leased to OCII for operation and maintenance.

Design Concept

P22 is one of two parcels that combined are Bayfront Park. The P22 portion of Bayfront Park is the larger of the two and is intended to complement the existing and planned future parks along the bayfront, and will be the waterfront centerpiece of Mission Bay. The park character will be substantially defined by a large, flexible-use waterfront green open space with a north-south circulation spine which will enhance waterfront access for pedestrian and cyclists on the Blue Greenway. The Project will integrate with and improve access to adjacent open spaces, including Agua Vista Park and Mariposa Bayfront Parks (P23, P24) to the south/southwest and the smaller parcel of Bayfront Park (P21) (boat launch parking lot) to the north.

An illustrative depiction of the proposed facilities and park programing elements can be found in Attachment B *Park Concept Plan - Annotated*, including the program elements and public amenities outlined below.

A. The Waterfront is the shoreline spine of Bayfront Park, and will include:

- A 16' wide shoreline multi-use path.
- The *Porch*, a slightly elevated pathway adjacent to the shoreline path for slow meandering, and enjoying open views of the Bay.
- *Bay Vista Points*, a series of gathering spaces adjacent to the shoreline path in carefully considered locations (two on land and two cantilevering over water). These vistas will amplify the experience of being at the water's edge, framing views of the Bay, the working industrial landscape and dry docks to the southeast and the East Bay hills.

B. At the center of the park will be the Bayfront Green, comprised of:

- Two contiguous, flat, flexible-use lawns (roughly 60,000 SF combined area).
- The *Promontory*, an accessible mound with partially planted slopes on all sides created by berms (elevated landscape forms) at the edge of the Green.
- On one side will be the *Terraces*, which will create a series of informal seating elements that reference the industrial character of the waterfront while providing areas for people to rest and enjoy views and the opposite side allowing views back to the park and the City.
- A shade pavilion will anchor the southern end of the Green, marking the transition from the Bayfront Green to 16th Street Plaza. The shade pavilion is envisioned as public art; the project has been awarded a large quantity of reclaimed steel from the old Bay Bridge to create this pavilion structure to help reflect the site's industrial heritage and context.

C. The southern edge of the park will consist of the 16th Street Plaza (approximately 18,000 sf, when combined with adjacent hardscape zones), which will mark the terminus of 16th Street at the Bay. The plaza will further include:

- Picnic facilities with built-in barbeques and moveable tables for flexible use and gathering;
- Potential interpretive exhibits that speak to the industrial heritage of the site and adjacent working industrial waterfront;
- Bicycle parking; and
- A grove of shade trees with areas to sit underneath.

D. Immediately south of the boat launch parking lot (P21) will house the future Restaurant-Café ("Restaurant") area, which will include:

- A building pad for an up to 7,500 sf restaurant
- Up to 8,500 sf of the plaza and seating areas that may be used for outdoor dining in connection with the restaurant.

The Port is finalizing the timeframe for the development of the restaurant pad, including retaining an operator and construction of the shell and improvements. It is anticipated that the restaurant building will include bathrooms that will be open to the public, not limited to patrons of the restaurant. While it is not yet determined what entity will fund the operations and maintenance of these bathroom facilities, the current proposed arrangement is for the Port to be financially responsible for building the restrooms and OCII to be responsible for the operations and maintenance costs. OCII staff is working with Mission Bay Parks to determine if the added operational and maintenance costs can be covered by the open space maintenance CFD #5. The terms of this cost splitting arrangement is expected to be finalized by the end of 2017. At this time, the Port estimates that the restaurant will be open approximately one year after the park is open to the public.

E. The Promenade along Terry Francois Boulevard will include:

- An allée of generously spaced trees (35' on center), framing the pedestrian experience along TFB while allowing for open views to the Bay; and
- The South Street Plaza: a 1,800 sf plaza area marking an informal park entrance at Terry Francois Boulevard and South Street that acts as a gateway to the park, with connections to accessible pathways leading visitors to the water, as well as providing areas to gather and sit at the edge of the Bayfront Green.

The Port, City and Bay ferry service providers are planning a future Mission Bay Ferry Landing in the vicinity of 16th Street to support Mission Bay and area transportation demands. The park concept recognizes and anticipates the future ferry landing. The 16th Street plaza is designed to accommodate crowds that may need to queue for a ferry, but will be furnished and designed in a way to keep the shoreline path clear. The Port, Bayfront Park and Mission Bay Ferry Landing design teams will continue to collaborate to make certain there is a seamless and coordinated design to accommodate both the park and ferry landing.

Dedication to Jennifer Matz

Jennifer Matz, former Director of Waterfront Development in the Mayor's Office of Economic and Workforce Development, was instrumental in the development of key projects along the waterfront including the upcoming Chase Event Center to house the Golden State Warriors adjacent to P22. Ms. Matz passed away in December 2014 after a battle with pancreatic cancer. In recognition of the great contributions Ms. Matz made to the vitality and development of the waterfront, a running trail and/or other significant element of the park will be dedicated to her. As the design is further refined, the park development team will work with Ms. Matz's family to determine the most appropriate memorial.

Design Consultation

OCII, the Port and the design team held 7 public meetings over the past 18 months to develop, review and receive feedback on the park concept design, including three meetings specifically for the park design, outreach to recreational boaters, meetings with the Central Waterfront Advisory Group and Mission Bay Citizens Advisory Committee and the BCDC Design Review Board. Input from the community and stakeholders provided a significant contribution in the evolution of the concept and program elements of the park. Comments received that are reflected in the design include providing a variety of program elements of the park for both active and passive recreation, the introduction of and scale of the landscape berms, the plant material selection and the pathway and park circulation.

CITIZENS ADVISORY COMMITTEE REVIEW PROCESS

On January 12, 2017, the Bayfront Park P22 design was presented to the Mission Bay Citizens Advisory Committee ("CAC"). The CAC initially expressed concerns that the park lacked expressive design elements. Once it was explained to the CAC the requirements of the BCDC Permit limited topography and other landscape elements in order to maximize expansive views of the waterfront, the CAC voted to approve the design by general consensus.

The CAC provided comments on some items that will be addressed in later phases of design development, specifically protecting the "Porch" area from damage by skateboarders and ensuring that the shade pavilion has access to power and water, so that the space may be used for community gathering.

Other concerns raised by the CAC that will be addressed as part of the Port's approach to development of the restaurant pad include:

- The need for bathrooms at the northern end of park before the development of the restaurant site; and
- Given the large size of the restaurant pad, more information was requested on the use of that space prior to the construction of the restaurant.

As the duration of the lag between the opening of the park and development of the restaurant will have an impact on the nature of the solutions to these issues, OCII and Port staff will work to incorporate these elements into the development of the park and its programmed uses.

MISSION BAY PROGRAM IN DIVERSITY

Pursuant to the OPA, FOCIL must comply with the Mission Bay Program in Diversity ("Program") for Park P22. The Park 22 design team exceeds the Agency's goal of 50% Small Business Enterprises ("SBE") goal for professional services consultant with 70% SBE participation, all of which are San Francisco-based SBEs. For informational purposes only, 29.6% are minority owned and 5.3% are women-owned businesses. During construction, FOCIL will be subject to the SBE Program's 50% SBE subcontracting goal, 50% local resident participation in construction workforce, and the payment of prevailing wages.

STAFF ANALYSIS

Based on the review process described above, staff finds that the proposed and Schematic Design for the 5.5 acre Bayfront Park in Mission Bay South, as described in above, is consistent with the South Plan, the Design for Development and other South Plan documents. The proposed design will be an attractive addition to Mission Bay South.

As is typical, there remain a number of detailed issues that must be resolved in subsequent design stages. Therefore, staff recommends the following conditions of approval:

1. The Owner will further study the design of the 16th Street Plaza including landscaping and the Shade Pavilion by considering: a) the location, species and number of trees, to ensure an attractive and usable plaza and b) the relation of the Shade Pavilion to the mass and appearance of the Event Center on Blocks 29-32.
2. OCII staff will work with the Port on the design for the restaurant/café in Bayfront Park P22, including surrounding areas. The design shall include restrooms open to the general public and landscaping in order to achieve functional and visual integration between Bayfront Park P22 and the restaurant/café.
3. A running trail or other significant element of Bayfront Park P22 will be dedicated to Jennifer Matz, in consultation with OCII staff and Ms. Matz's family.
4. FOCIL-MB will submit materials and finishes for Bayfront Park P22 during the Design Development phase to OCII staff for review and approval, to ensure consistency with the approved Schematic Design. Furnishings include, but are not limited to, benches, fencing, drinking fountains, tables, park signage, and light poles (both with and without electrical outlets), and fences. FOCIL-MB shall consider the long-term durability, maintenance requirements, and the sustainability of the materials when selecting furnishings.

5. FOCIL-MB shall submit for OCII staff review and approval the final lighting plan for Bayfront Park P22 to ensure adequate illumination along the pathways and within the park to ensure public safety during the Design Development phase.
6. FOCIL-MB shall submit final hardscape materials for Bayfront Park P22, including the final extent of paved areas, all paving materials, paving patterns, and path materials for review and approval by OCII staff during the Design Development phase. A final planting plan for both Bayfront Park P22, including all new trees, planting palette, swales and bioretention areas shall be reviewed by staff for approval by the Executive Director or her designee during the Design Development phase.
7. FOCIL-MB shall submit final landform plans for the Bayfront Park P22, including the bioswales, unprogrammed and nature play zones for review and approval by the Executive Director or her designee during the Design Development phase. The landscape forms design shall ensure durability and public safety, meet American with Disabilities Act (ADA) requirements, provide appropriate drainage and provide adequate visibility through the park.

CALLIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

Staff recommends the Commission make environmental findings and determine the Schematic Design approval is an Implementing Action within the scope of the Mission Bay Redevelopment Project analyzed in the Final Subsequent Environmental Impact Report for Mission Bay North and South Redevelopment Plans and requires no further environmental review pursuant to CEQA Guidelines Sections 15162, 15163 and 15180.

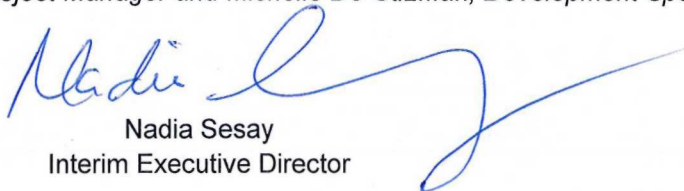
Staff recommends the approval of the Schematic Design, for park P22 on 5.5 acres of Bayfront Park P22 subject to the conditions above.

NEXT STEPS

Next steps and key milestones for the project include:

- Construction Documents: March 2017 – January 2018
- Bid/Award: Spring 2018
- Construction: May 2018 - July 2019
- City Acceptance Process: September – October 2019
- Park Open: Oct/Nov 2019

(Originated by Marc Slutzkin, Project Manager and Michelle De Guzman, Development Specialist)


Nadia Sesay
Interim Executive Director

Attachment A: Mission Bay Open Space Map
Attachment B: Park Concept Plan - Annotated



MISSION BAY OPEN SPACE SYSTEM



BAYFRONT PARK / MISSION BAY P22

COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN SUBMITTAL
MARCH 21, 2017

PREPARED FOR: Office of Community Investment and Infrastructure

PREPARED BY: Surfacedesign Inc



**MISSION
BAY**
DEVELOPMENT
GROUP

SURFACEDSIGN INC.

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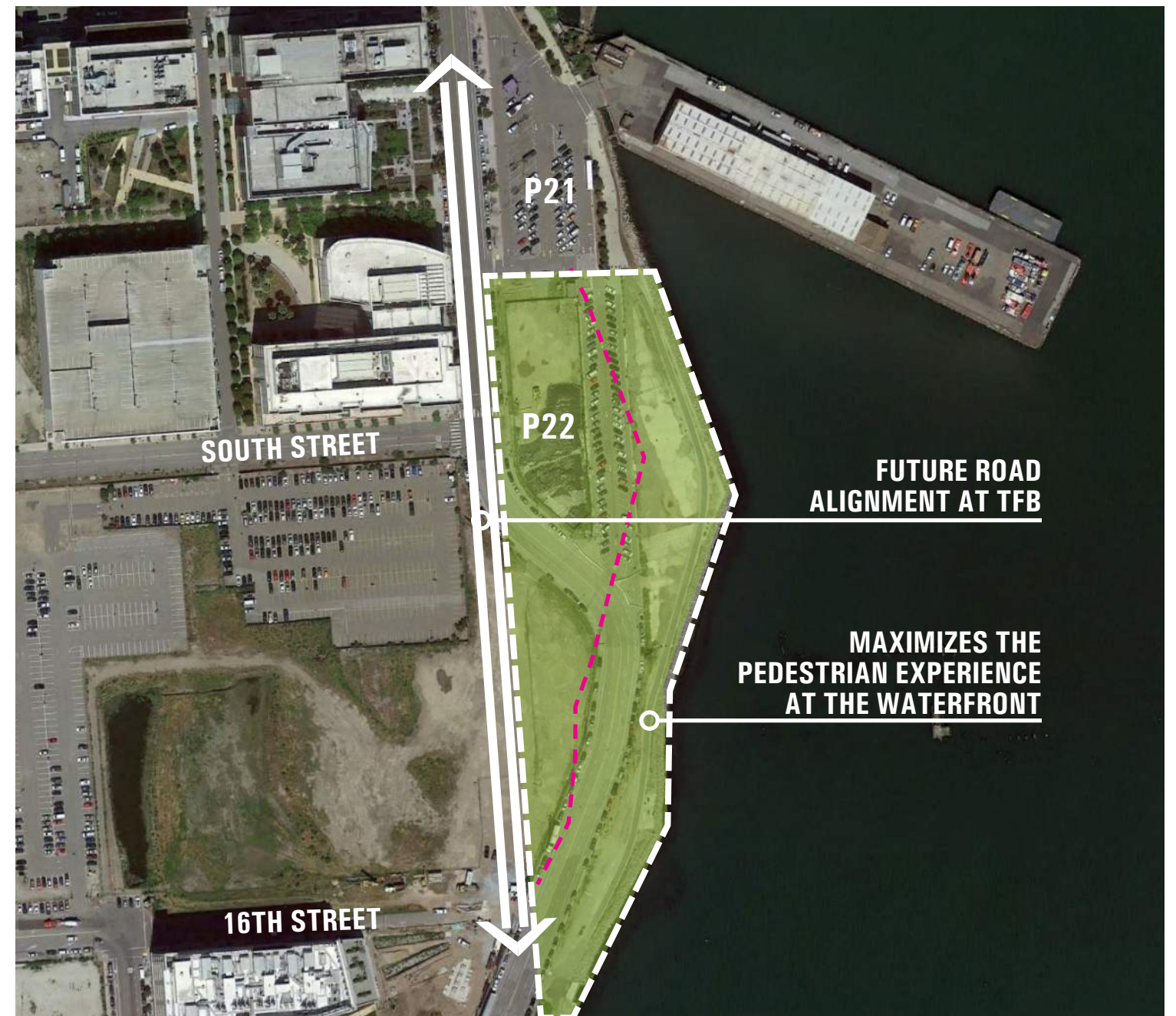
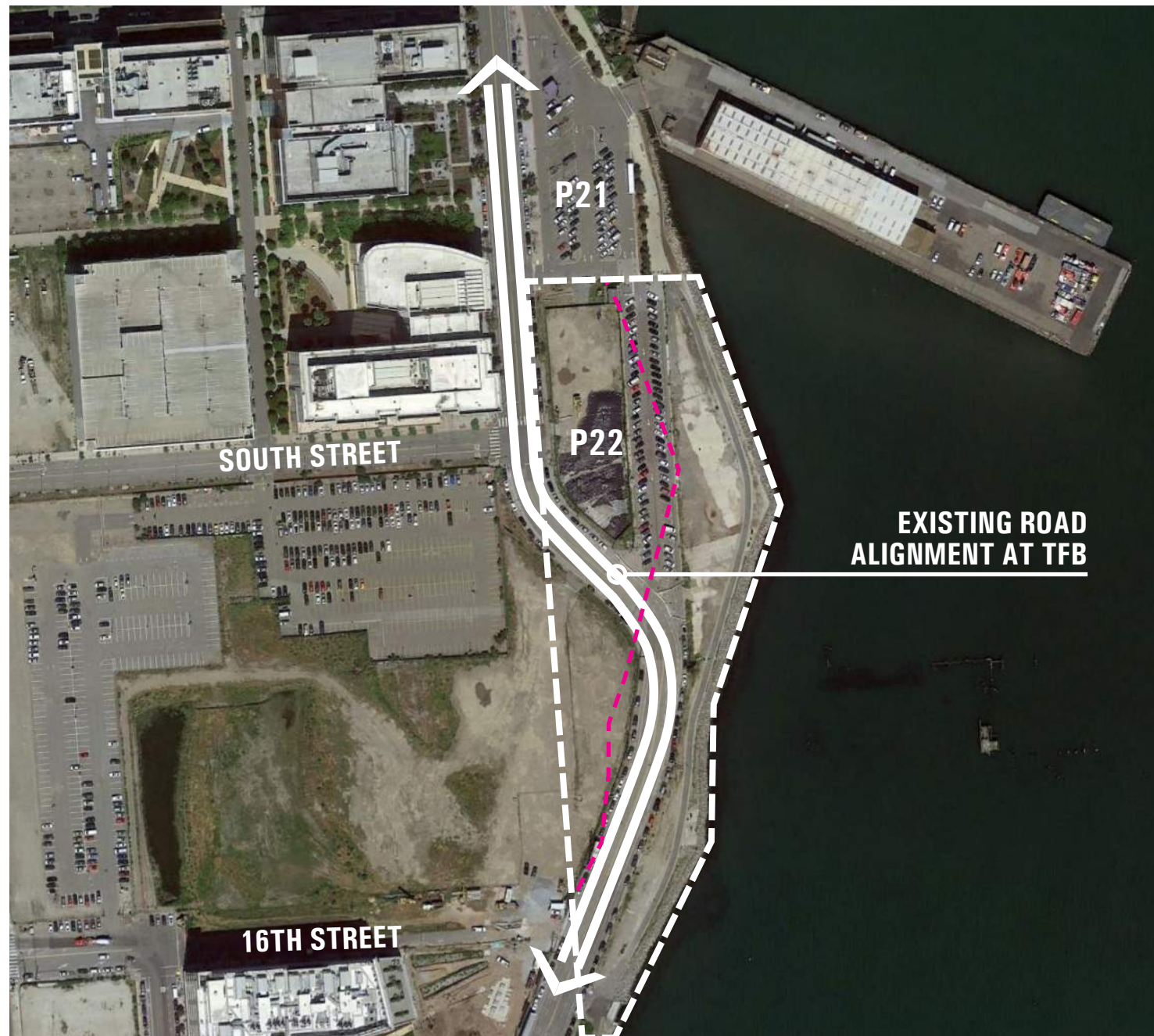
PROJECT SITE: Located in the Mission Bay South Project Area along the Central Bayfront of the City and County of San Francisco, the Project will complete the final 5.4 acres of Bayfront Park. The Project site will be bounded by the realigned Terry A. Francois Boulevard and the San Francisco Bay (top of bank), located roughly between 16th Street and Pierpoint Lane. The shoreline within the Project site extends approximately 1100 feet in length. The Project site includes approximately 109,000 sf (2.5 acres) within BCDC's 100-foot shoreline band.

Immediately north of the Project site, the first phase of Bayfront Park (P21) was completed in 2006. It provides a stub of Bay Trail improvements, as well as a human-powered boat launch, and a large surface parking lot with priority for boaters. The current Project site is limited to P22, which is the second and final phase of Bayfront Park.

Immediately west of the Project on Blocks 29-32, the Golden State Warriors are proposing a 18,000-seat Event Center and mixed use development, adjacent to a collection of other low- and mid-rise commercial and medical office buildings, UCSF campus buildings and laboratory facilities. The Mission Bay South residential neighborhood is located northwest of the Project site.

EXISTING CONDITIONS: Currently the site consists largely of an unimproved temporary 4-lane access road, Terry Francois Boulevard (TFB). Prior to park construction, this road will be improved and realigned to make room for the Project, which will prioritize public access for pedestrians and bikes in open space along the waterfront. A former industrial site, it is currently undeveloped and held in trust for the State of California by the Port of San Francisco. The site today hosts a variety of interim uses: a short-term parking lot owned and operated by the Port, as well as construction staging and stockpiling activity. A temporary paved pathway along the waterfront currently provides public access. It was installed in 2011 concurrently with the Port's permanent shoreline improvement project, which included a bolstered sea wall and rip-rap edge. The proposed Project improvements will begin at the top-of-bank.

The Project is subject to a variety of guidelines outlined in the binding Mission Bay South Infrastructure Plan, Mission Bay South Design for Development, and other Mission Bay development documents, which are referenced in the BCDC Mission Bay Master Permit, to which the Port of San Francisco, the Master Developer (MBDG), and OCII are all co-permittees. Prior to issuing this Permit in 2000, BCDC's Design Review Board conducted a design review of Mission Bay's proposed waterfront parks, including Bayfront Park, and approved the preliminary concept designs, which were found to be in compliance with the Bay Plan.





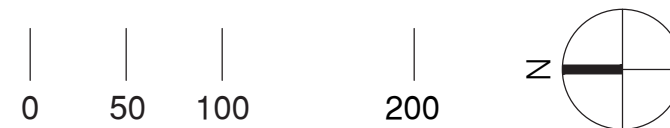


DESIGN NARRATIVE

Bayfront Park (P22) is intended to complement the existing and planned future parks along the bayfront, and will itself be an outstanding feature of San Francisco’s Central Bayfront: the waterfront centerpiece of Mission Bay. The park character will be substantially defined by a large, flexible-use waterfront open space, alongside a north-south circulation spine which will enhance public waterfront access for cyclists and pedestrian through connections to the San Francisco Bay Trail and the Blue Greenway. The Project will integrate with and improve access to adjacent Port open spaces: Agua Vista Park and Mariposa Bayfront Park (P23, P24) to the south/southwest, and the previously-completed portion of Bayfront Park (P21) to the north.

The Project program is in defined in the regulatory documents referenced on page 3 of this document. The proposed facilities and park programming elements are outlined below:

1. The **WATERFRONT** is the spine of Bayfront Park, and includes:
 - a 16’ wide Bay Trail
 - The Porch, a slightly elevated pathway adjacent to the Bay Trail for slow meandering, and enjoying open views of the Bay.
 - Bay Vista Points, a series of gathering spaces adjacent to the Bay Trail’s primary circulation path, in carefully considered locations (two on land and two cantilevering over water). These vistas amplify the experience of being at the water’s edge, framing views of the Bay, the working industrial landscape and dry docks to the southeast, and the East Bay hills.
2. At the center of the park is the **BAYFRONT GREEN**, comprised of two contiguous, flat, flexible-use lawns (roughly 60,000 sf combined area). The Green incorporates topographic elements at its edge to create the Promontory, an ADA-accessible mound with habitable, partially planted slopes on all sides. One on side are the Terraces, which create a series of informal seating elements that reference the industrial character of the waterfront while providing areas for people to rest and enjoy views from the southwest slope. The southern end of the Green will be anchored by a unique shade pavilion, marking the transition from Bayfront Green to 16th Street Plaza. The shade pavilion is envisioned as public art; the park has been awarded a large quantity of reclaimed steel from the old Bay Bridge to create this pavilion structure and/or to use in other elements of the park to help reflect the site’s industrial heritage and context.
3. The southern edge of the park consists of the 16th **STREET PLAZA** (approx. 18,000 sf, when combined with adjacent hardscape zones), which marks the terminus of 16th Street at the Bay. The plaza will further include:
 - Areas for flexible use and gathering, including picnic facilities with tables, seating, and built-in barbeques.
 - Potential interpretive exhibits that speak to the industrial heritage of the site and adjacent working industrial waterfront.
 - Bicycle parking
 - A grove of shade trees with areas to sit underneath
4. Adjacent to the previously-completed permanent Bayfront Park parking lot (P21), the northern edge of Bayfront Park (P22) includes:
 - A moderately scaled plaza, buffered from the street and facing the Bay.
 - A portion of the plaza will ultimately serve as the building pad for an approximately 7,500 sf restaurant with publicly accessible restrooms, all located outside the 100-ft shoreline band.
 - Up to 8,500 sf of the plaza and seating areas may be used for outdoor dining in connection with the restaurant.
 - The Port’s future restaurant building is not a part of the current Project, but the plaza / building pad will be stubbed for all required utilities. The restaurant building will be constructed by the Port of San Francisco at a later date; current estimated opening is 2020.
5. The western edge of the park, adjacent to a realigned Terry Francois Boulevard, includes:
 - Bayfront Park Promenade: an allée of generously spaced trees (35’ on-center), framing the pedestrian experience along TFB while allowing for open views to the Bay.
 - South Street Plaza: an 1,800 sf plaza area marking an informal park entrance at Terry Francois Boulevard and South street that acts as a gateway to the park, with connections to ADA accessible pathways leading visitors to the water, as well as providing areas to gather and sit at the edge of the Bayfront Green.





A. THE WATERFRONT

- 1 16' WIDE BAY TRAIL
- 2 THE PORCH
- 3 VISTA POINT

B. BAYFRONT GREEN

- 1 THE PROMONTORY
- 2 FLEX LAWN
- 3 THE TERRACES

C. 16TH STREET PLAZA

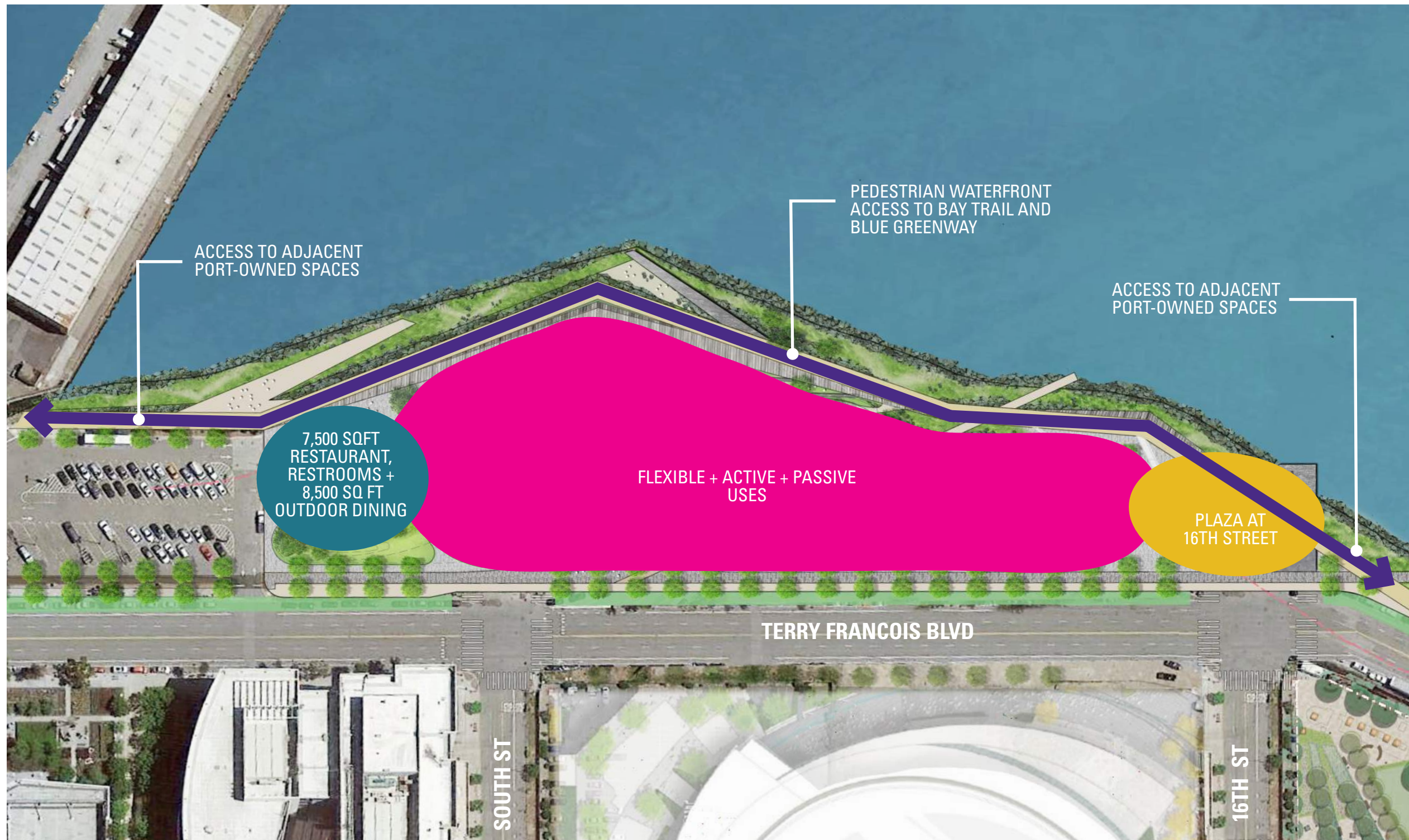
- 1 PICNIC TABLES
- 2 BUILT-IN BARBECUES
- 3 BICYCLE PARKING
- 4 POTENTIAL INTERPRETIVE EXHIBIT
- 5 SHADE PAVILION

D. RESTAURANT/CAFE

- 1 FUTURE RESTAURANT LOCATION
- 2 GARDEN SEATING

E. THE PROMENADE

- 1 PROMENADE PATH
- 2 SOUTH STREET PLAZA



Flexible Use Waterfront Open Space (Mission Bay South Design for Development, 1998)

A variety of both **Passive and Active Uses** (Mission Bay South Infrastructure Plan, 1998)

Approximately 32,000 sq. ft. of **Landscaping** (BCDC Mission Bay Master Permit, 2000)

Approximately 14,000 sq. ft. **Plaza at 16th Street** (BCDC Mission Bay Master Permit, 2000)

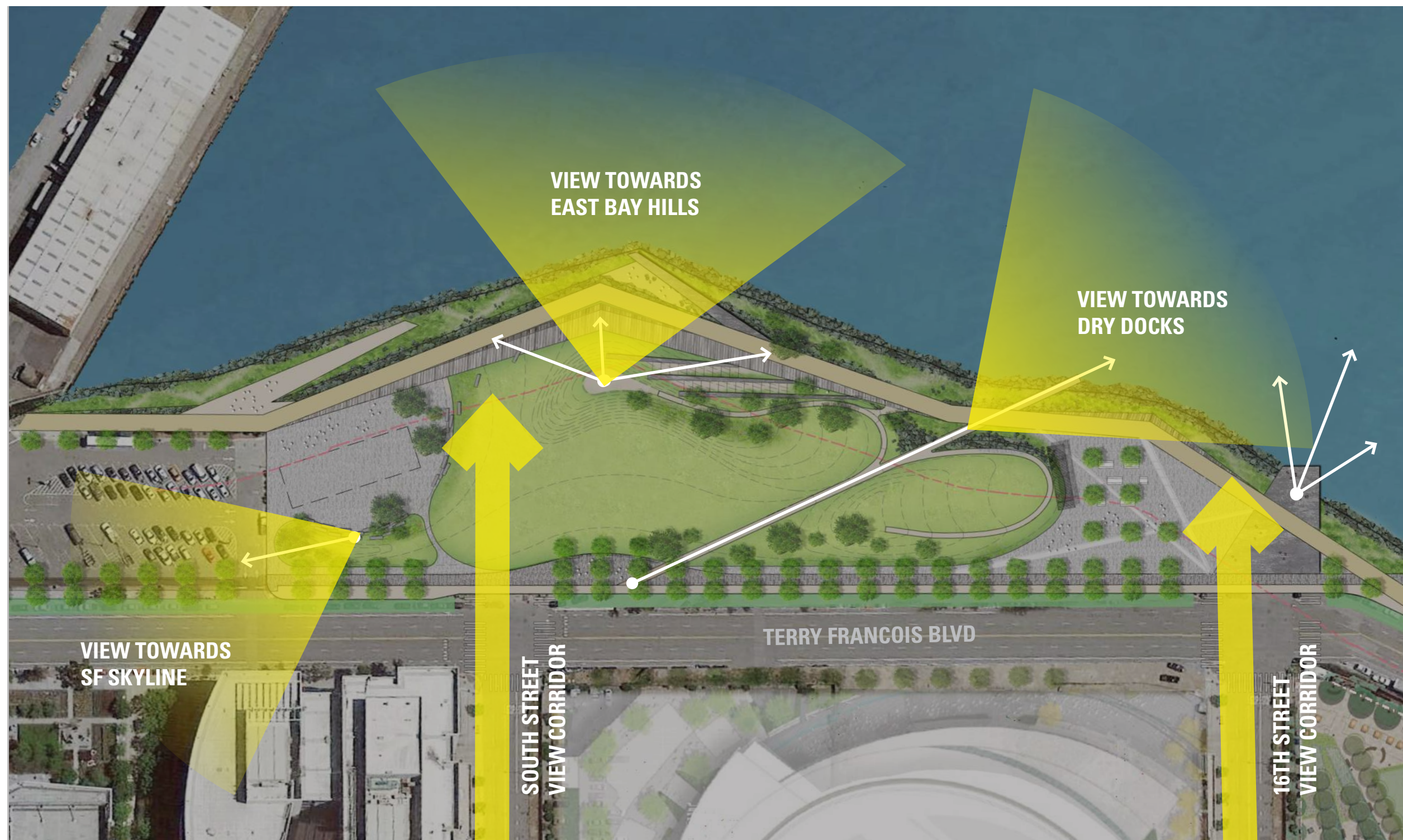
Approximately 7,500 sq. ft. **future restaurant building** owned by the Port of SF, and approximately 8,500 square feet of **outdoor dining** (BCDC Mission Bay Master Permit, 2000)

Approximately 20,000 sq. ft. of **Pathway** (BCDC Mission Bay Master Permit, 2000)

Pedestrian Waterfront Access through connections to the Bay Trail and Blue Greenway (Mission Bay South Infrastructure Plan, 1998)

Access to adjacent Port Open Spaces including the boat launch and parking to the north, and Agua Vista Park to the south (Mission Bay South Design for Development, 1998)







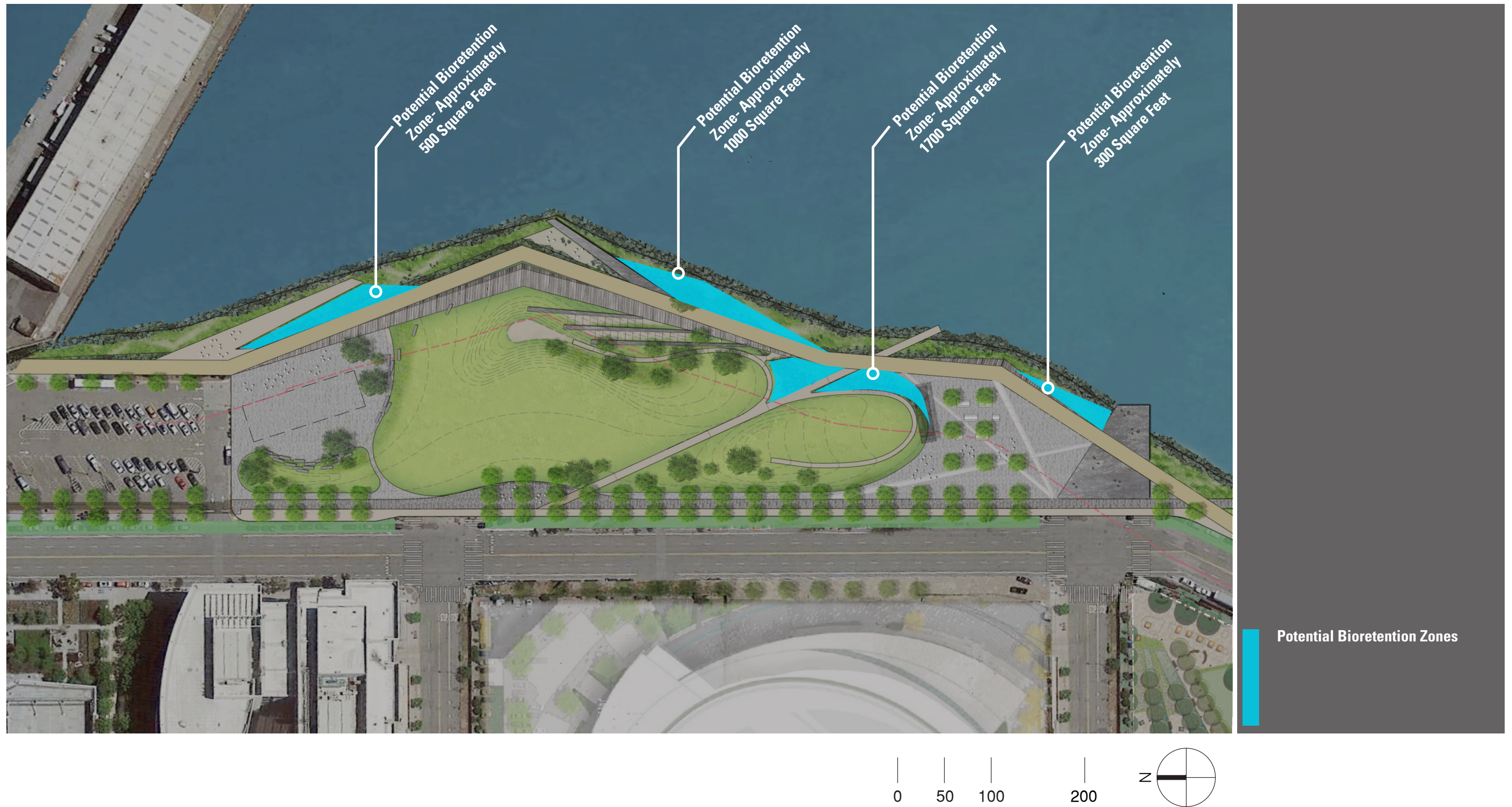
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ACTIVE RECREATION
 - + BAYFRONT GREEN (INFORMAL SOCCER, FRISBEE, LAWN VOLLEYBALL, KITE FLYING)
 - + SHADE PAVILION (YOGA, DANCE, TAI CHI)
- 
BAY TRAIL
 - + 16' WIDE BAY TRAIL (WALKING, JOGGING, BIKING, SKATING)
- 
PASSIVE RECREATION
 - + BAYFRONT GREEN (SUNBATHING, LOUNGING, PICNICKING)
 - + SHADE PAVILION (LOUNGING)
- 
BAYFRONT VISTAS
 - + BAY TRAIL
 - + THE PROMONTORY
- 
PLAZA
 - + 16TH ST PLAZA (PICNIC TABLES, BBQS, SPECIAL EVENTS)
 - + SOUTH ST (CAFE TABLE SEATING)
- 
PUBLIC ART
 - + SHADE PAVILION (RECYCLED BAY BRIDGE STEEL)
 - + THE TERRACES
- 
FUTURE RESTAURANT
 - + RESTAURANT, RESTROOMS & OUTDOOR DINING

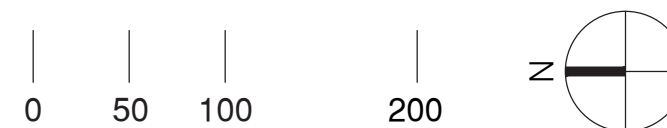
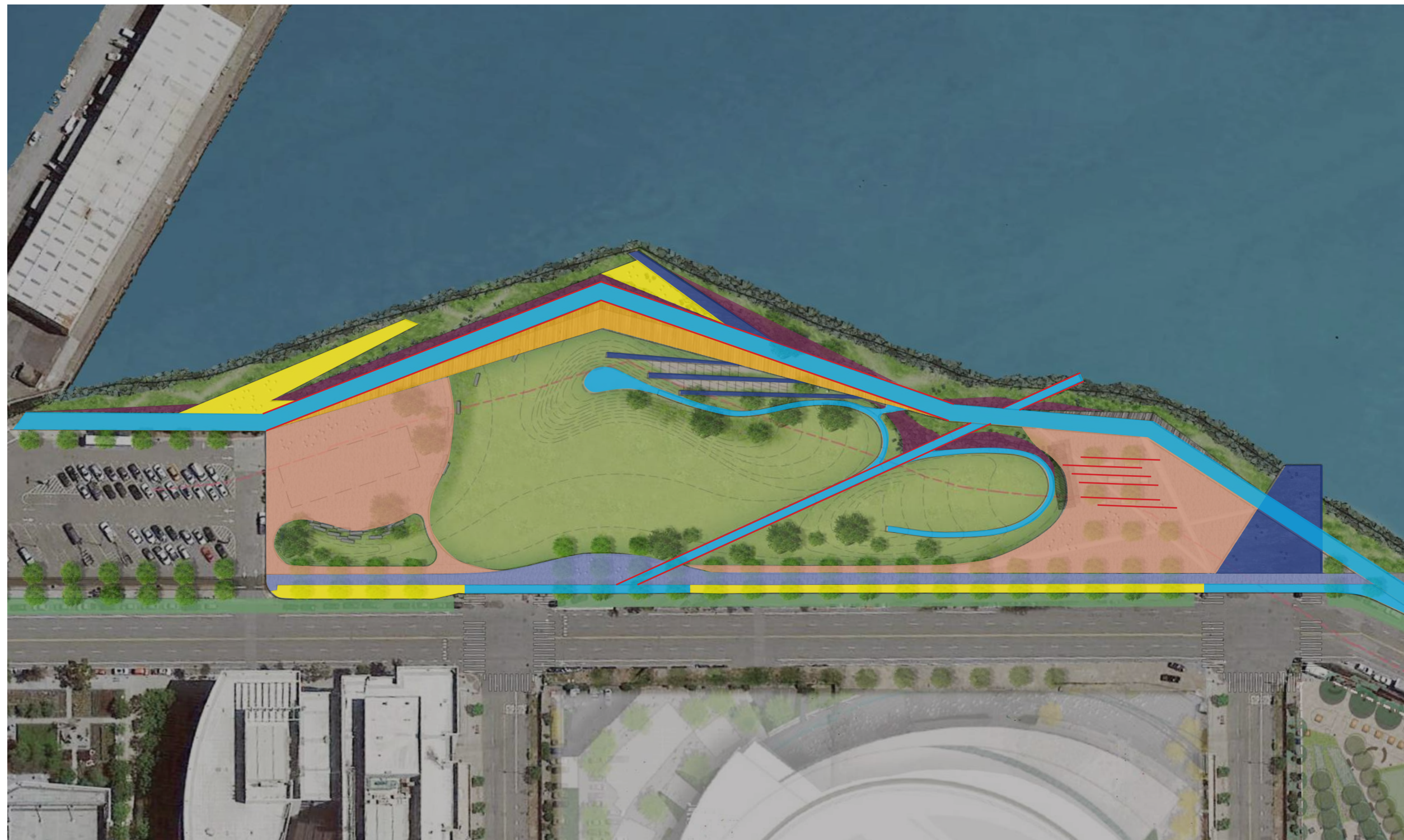




- 1** **PHASE ONE (2017)**
 + CONSTRUCT NEW SEGMENT
 OF TERRY FRANCOIS BLVD
 (EXISTING ROAD THROUGH PROJECT
 SITE MUST REMAIN OPEN UNTIL
 NEW, REALIGNED SEGMENT
 IS COMPLETE AND OPEN TO
 THE PUBLIC)
- ↓
- 2** **PHASE TWO (2018)**
 + CLOSE DEFUNCT SEGMENT OF
 TERRY FRANCOIS BLVD
 + BEGIN CONSTRUCTION ON
 BAYFRONT PARK
- ↓
- 3** **PHASE THREE (2020)**
 + BEGIN CONSTRUCTION OF
 RESTAURANT & RESTROOMS
 (PORT OF SAN FRANCISCO)







- CAST-IN-PLACE CONCRETE**

- PRECAST CONCRETE PAVERS**

- ASPHALT PAVERS**

- GRANITE-CRETE**

- CONCRETE & METAL**

- BOARDWALK**

- STEEL RAILS**

- RIP-RAP**




PICNIC TABLE



CASUAL SEATING



WOOD BENCHES



CONCRETE BENCHES



BIKE RACK



BUILT-IN BARBEQUES



OUTDOOR DINING





TREE TYPE

1



Lophostemon confertus
Brisbane Box
Mature Height: 30'-50'

TREE TYPE

2



Alt 1: *Sophora japonica*
Pagoda Tree
Mature Height: 50'-75'



Alt 2: *Cupressus macrocarpa*
Monterey Cypress
Mature Height: 40'-65'

TREE TYPE

3



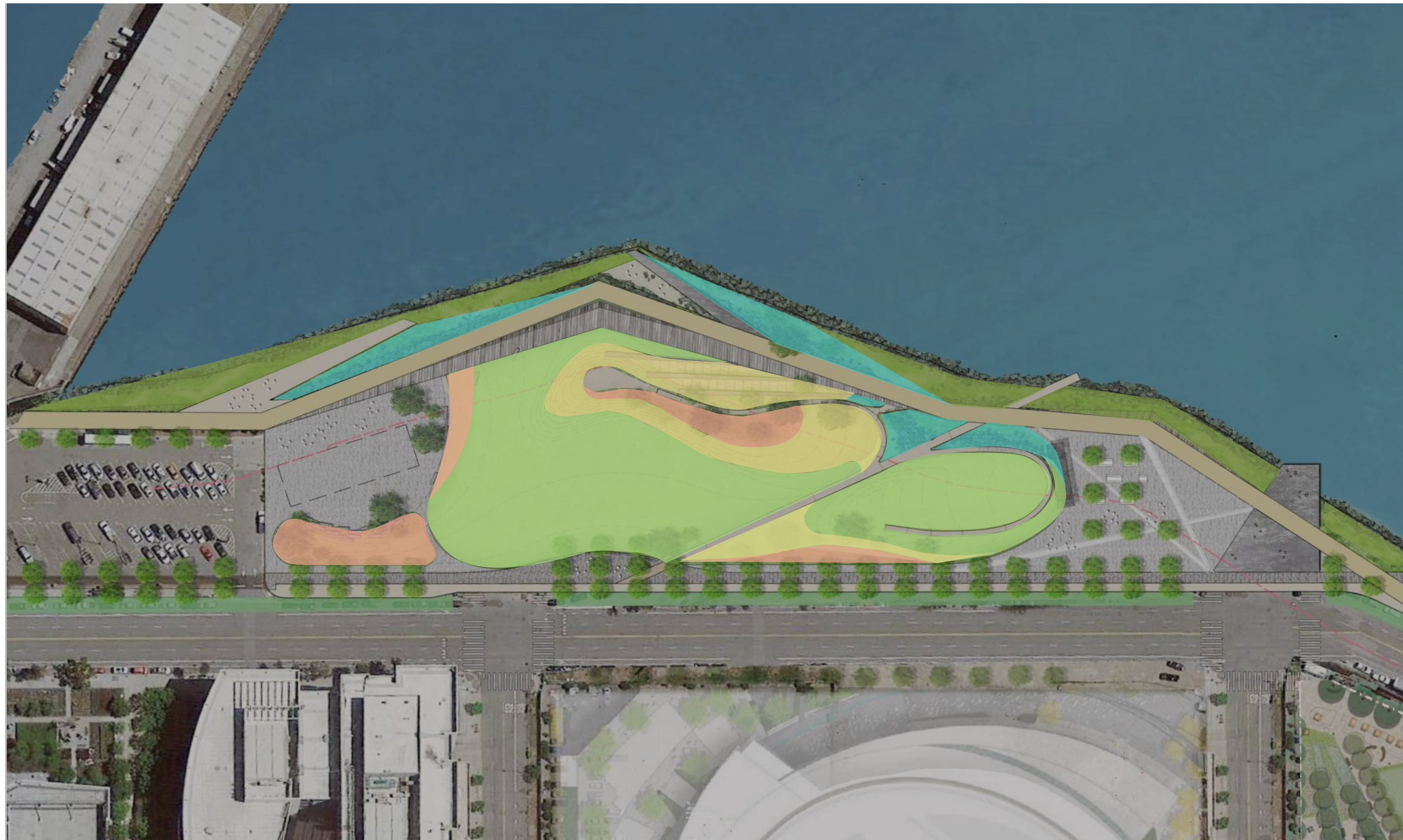
Alt 1: *Luma apiculata*
Chilean Myrtle
Mature Height: 30'



Alt 2: *Parrotia persica*
Persian Ironwood
Mature Height: 20'-40'



Alt 3: *Cercis occidentalis*
Western Dogwood
Mature Height: 25'



COASTAL PRAIRIE

- *Carex sp.*
- *Muhlenbergia rigens*
- *Agrostis sp.*
- *Nasella pulchra*
- *Festuca sp.*



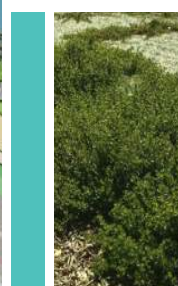
COASTAL SCRUB

- *Ceanothus sp.*
- *Artemesia sp.*
- *Achillea sp.*
- *Rhamnus californica*
- *Erigeron glaucus*



COASTAL GARDEN

- *Cistus sp.*
- *Salvia sp.*
- *Mimulus sp.*
- *Lupinus arboreus*
- *Achillea sp.*



BIORETENTION

- *Baccharis pilularis*
'Twin Peaks'
- *Arctostaphylos sp.*



TURF LAWN

COASTAL PRAIRIE

- *Carex sp.*
- *Muhlenbergia rigens*
- *Agrostis sp.*
- *Aristida sp.*
- *Festuca sp.*



CAREX SP.



MUHLENBERGIA RIGENS



AGROSTIS SP.



ARISTIDA SP.



FESTUCA SP.

COASTAL SCRUB

- *Ceanothus sp.*
- *Artemesia sp.*
- *Achillea sp.*
- *Rhamnus californica*
- *Erigeron glaucus*



CEANOTHUS SP.



ARTEMESIA SP.



ACHILLEA SP.



RHAMNUS CALIFORNICA



ERIGERON GLAUCUS

COASTAL GARDEN

- *Cistus sp.*
- *Salvia sp.*
- *Mimulus sp.*
- *Lupinus arboreus*
- *Achillea sp.*



CISTUS SP.



SALVIA SP.



MIMULUS SP.



LUPINUS ARBOREOUS



ACHILLEA SP.

BIORETENTION

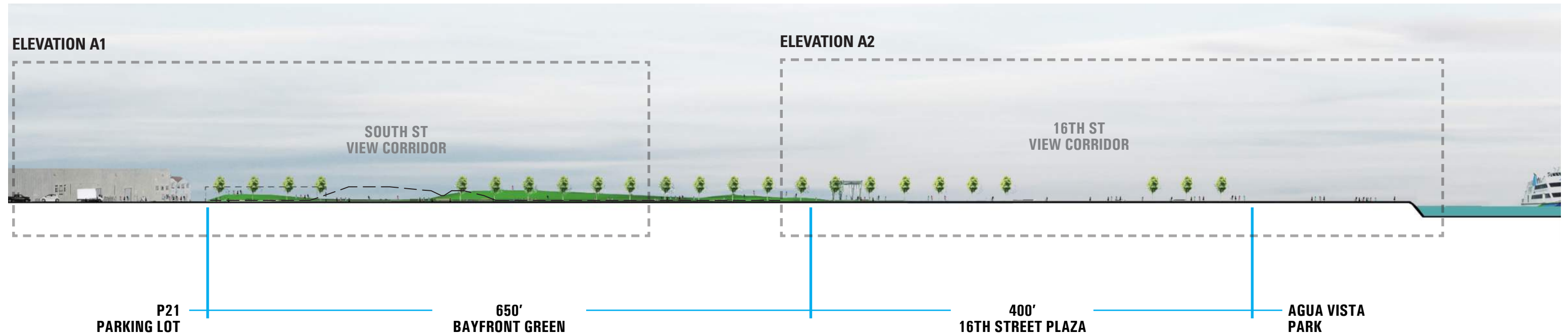
- *Baccharis pilularis 'Twin Peaks'*
- *Arctostaphylos sp.*

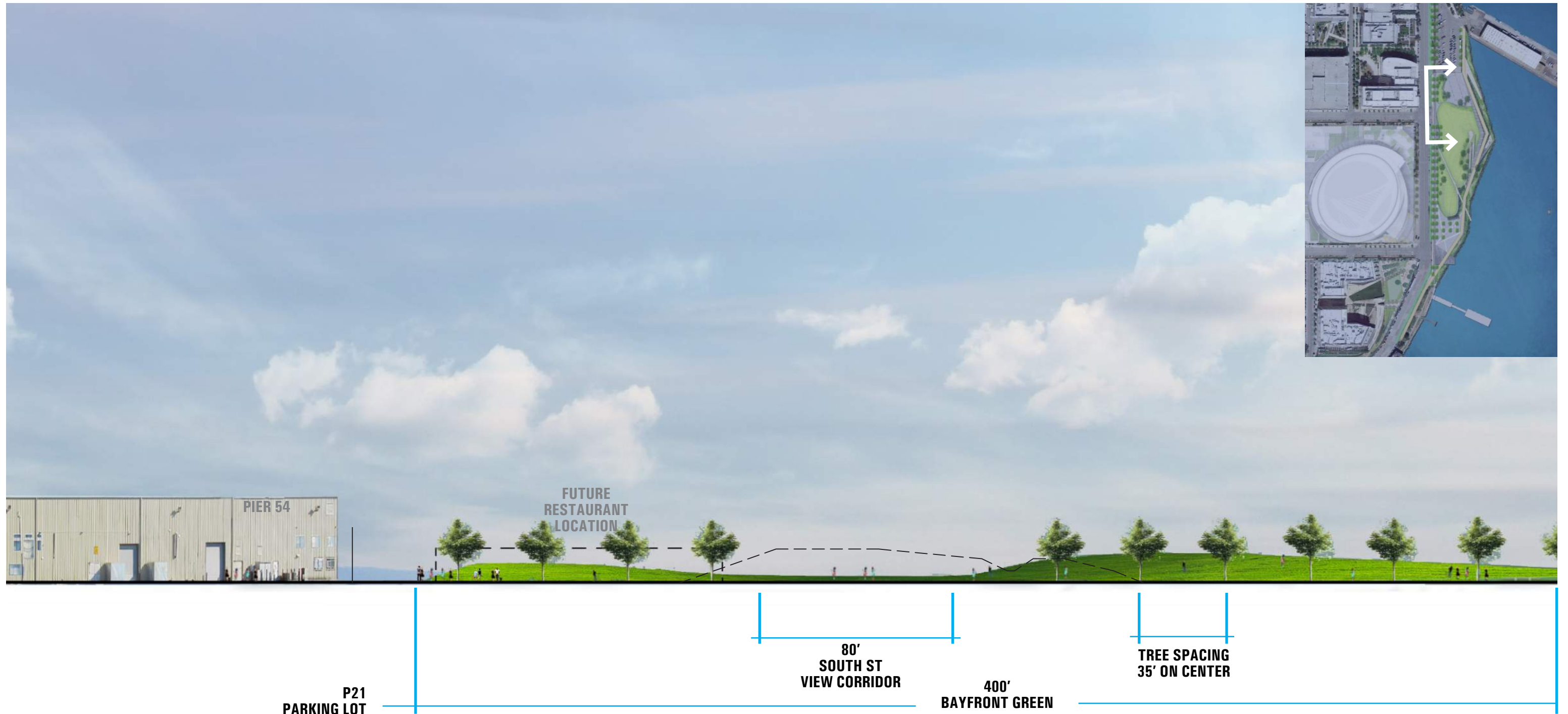


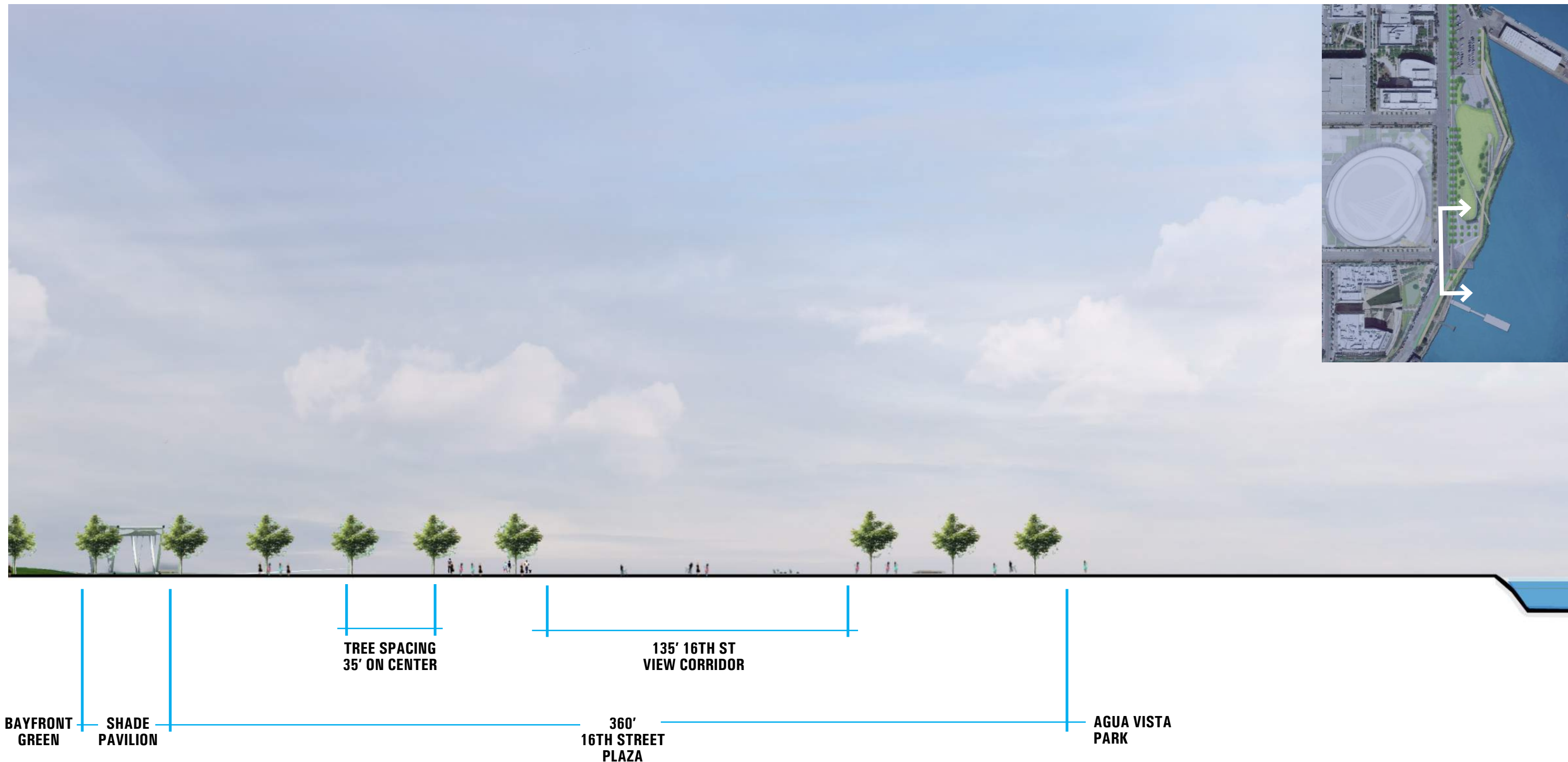
BACCHARIS PILULARIS 'TWIN PEAKS'

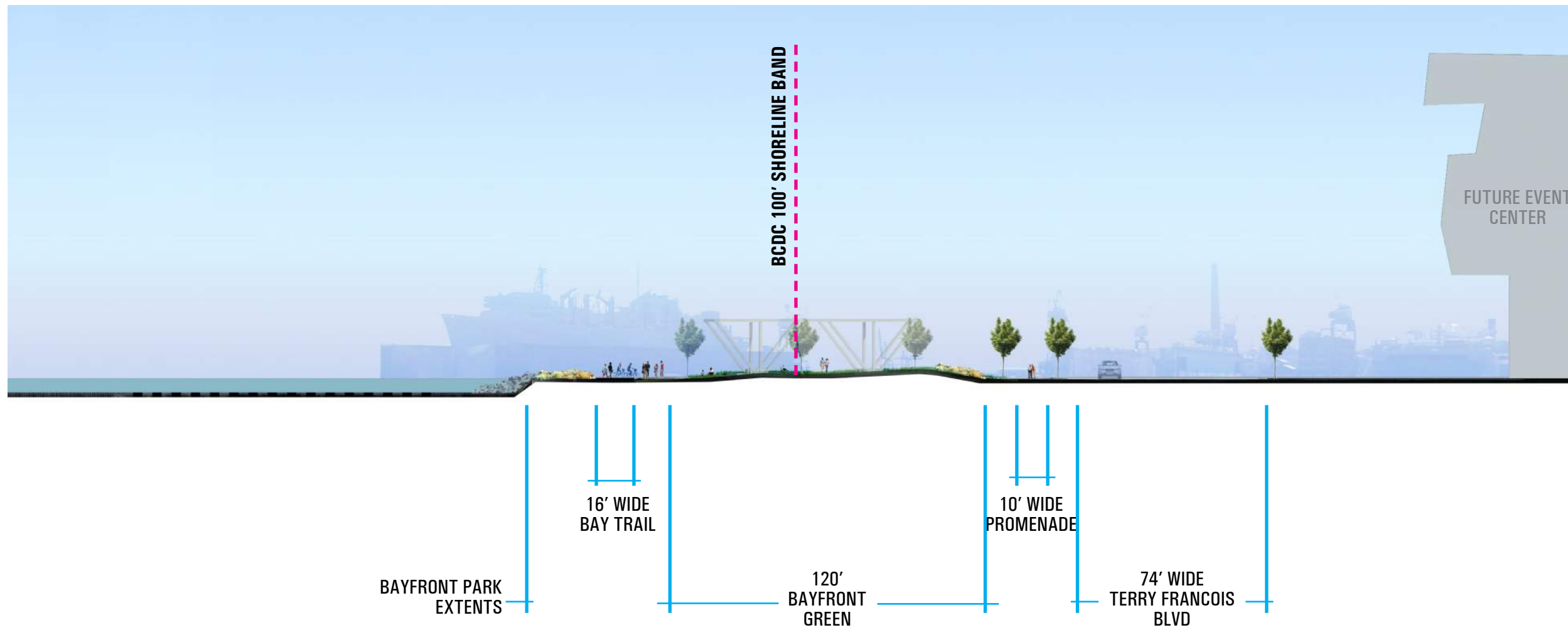


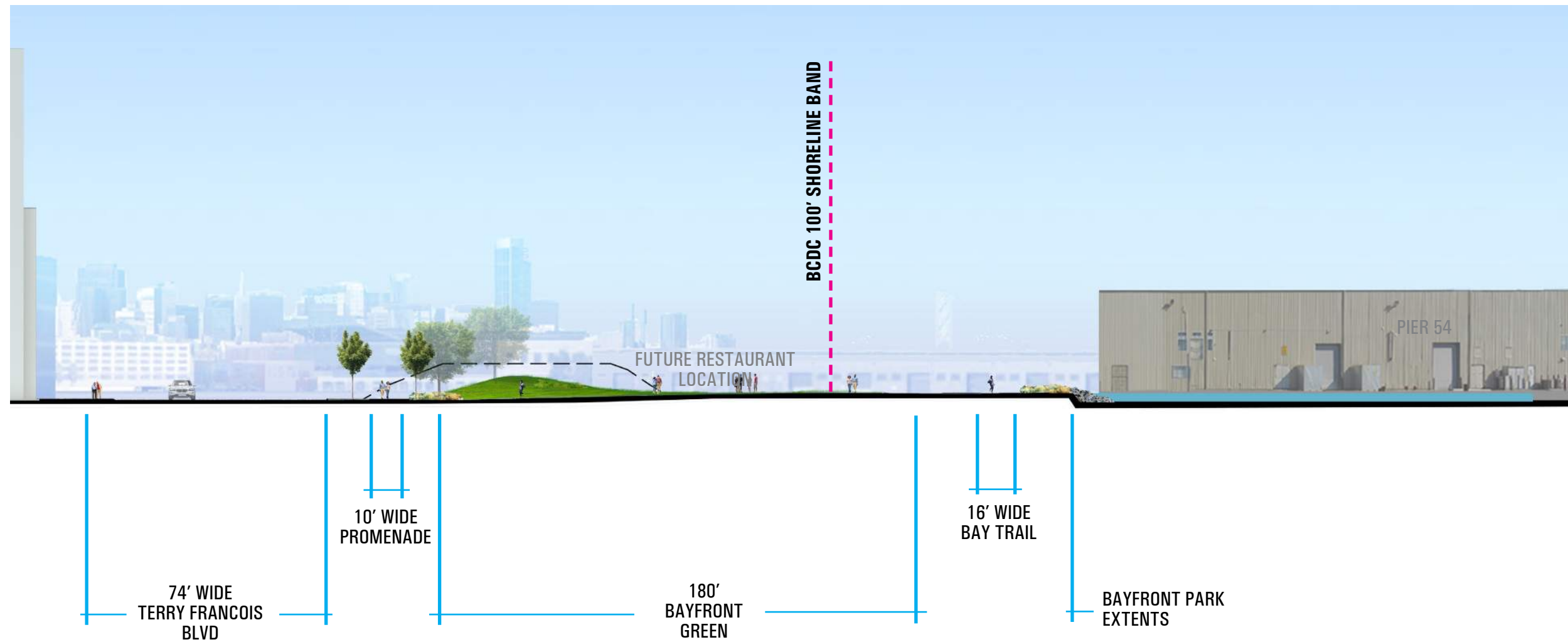
ARCTOSTAPHYLOS SP.

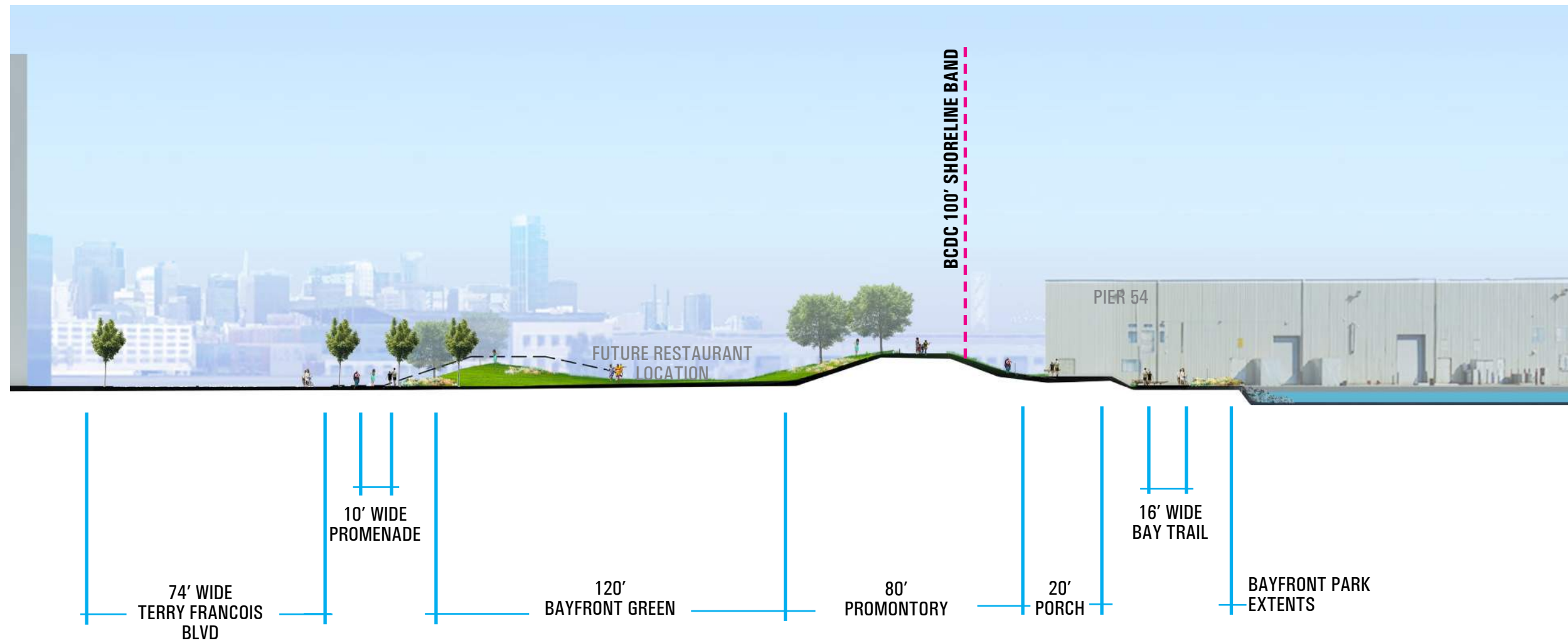






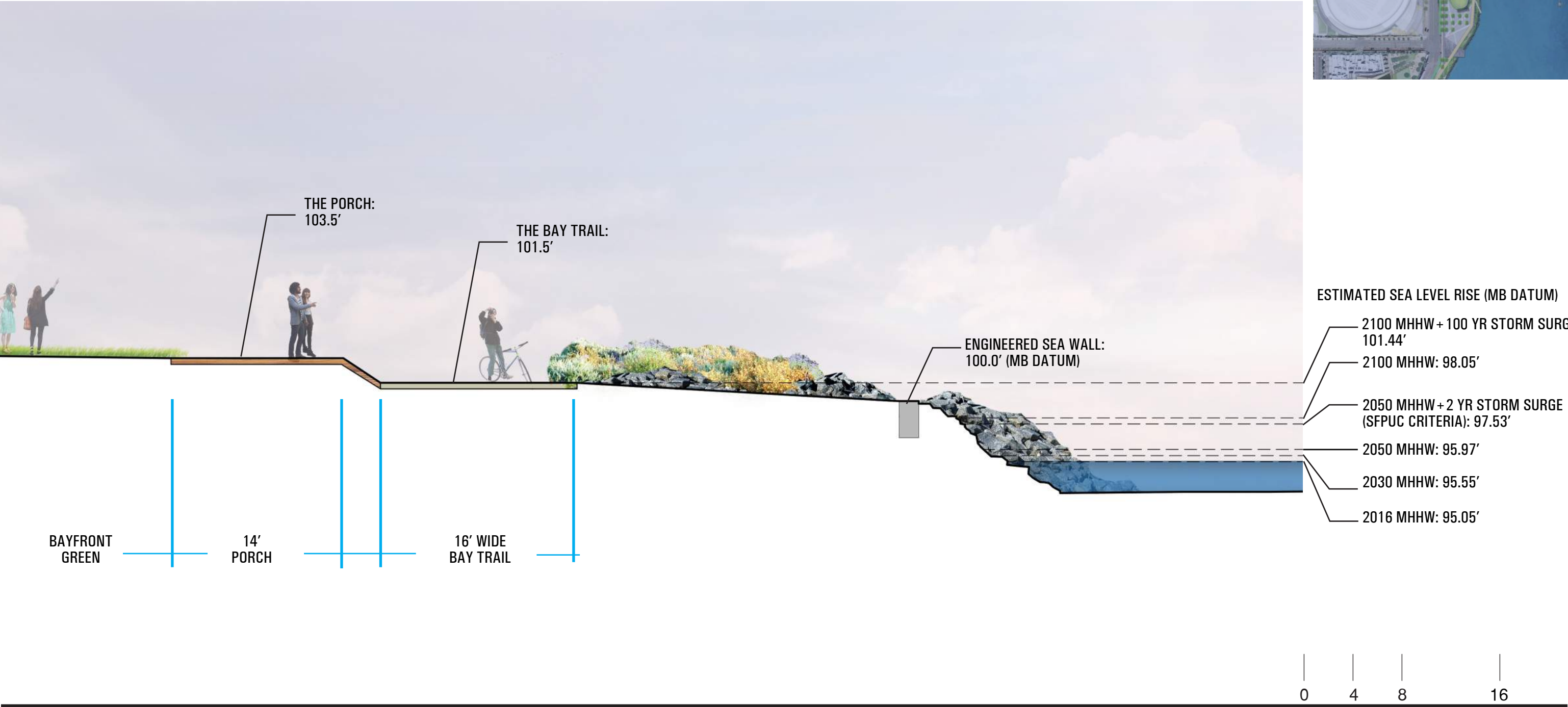






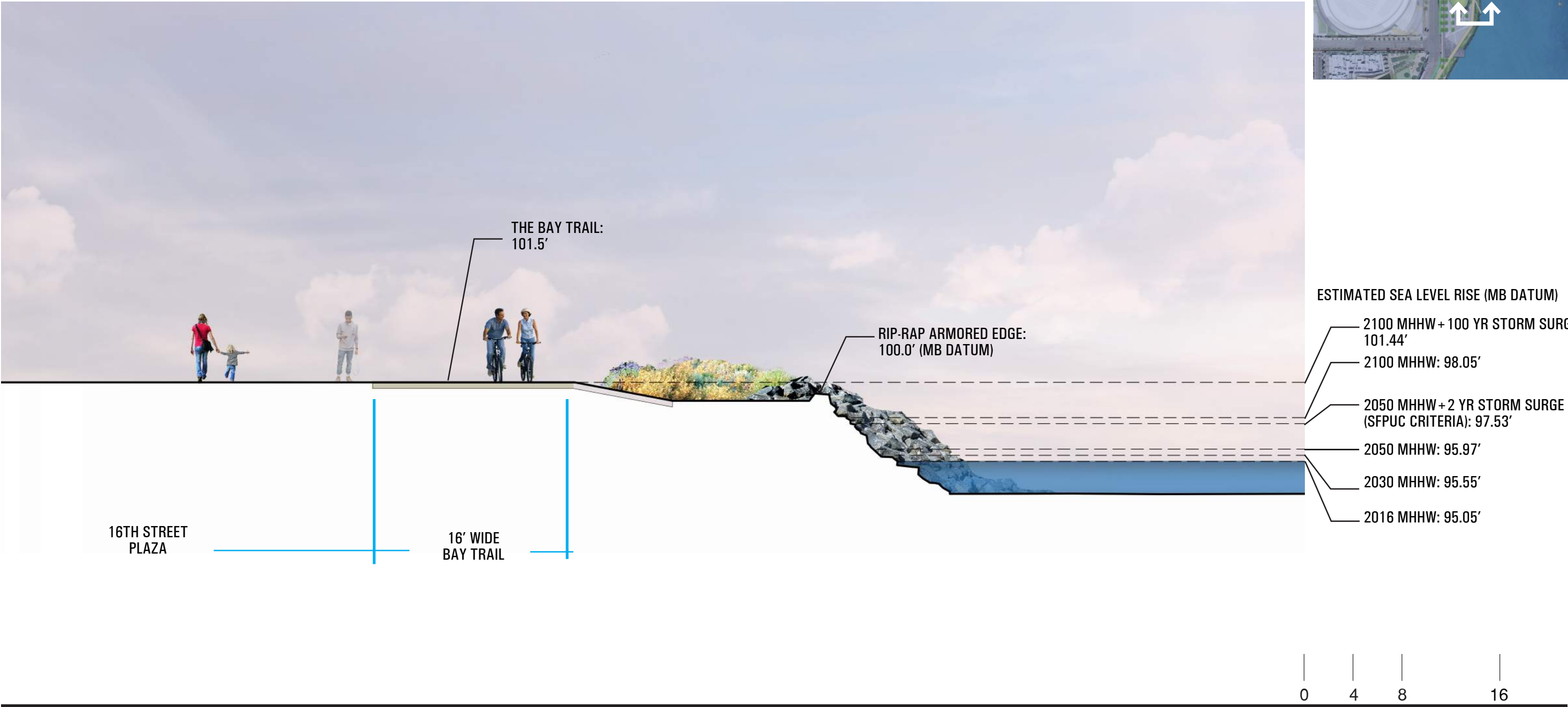
NOTES:

- 1. THE NEW CITY VERTICAL DATUM, CCSF 2013 NAVD88 VERTICAL DATUM (SFVD13), IS BASED ON NAVD88 AS RECOVERED BY THE 2013 CITY HEIGHT PRECISION LEVELING SURVEYS. THERE IS NO EXACT ACCEPTABLE CONVERSION FROM THE OLD CITY DATUM TO SFVD13; HOWEVER "SFVD13 - 11.35 FEET" CAN BE USED TO ESTIMATE THE OLD CITY DATUM PER THE CCSF SURVEYOR.
- 2. SEA LEVEL ELEVATIONS SHOWN ARE BASED ON THE SFPUC CLIMATE STRESSORS AND IMPACT: BAYSIDE SEA LEVEL RISE MAPPING FINAL TECHNICAL MEMORANDUM, JUNE 2014, AND HAVE BEEN CONVERTED TO THE MISSION BAY VERTICAL DATUM.



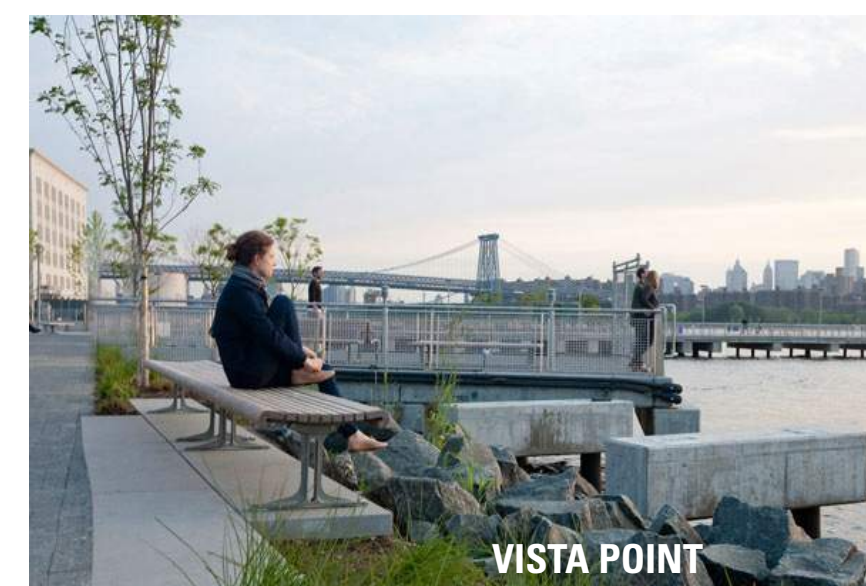
NOTES:

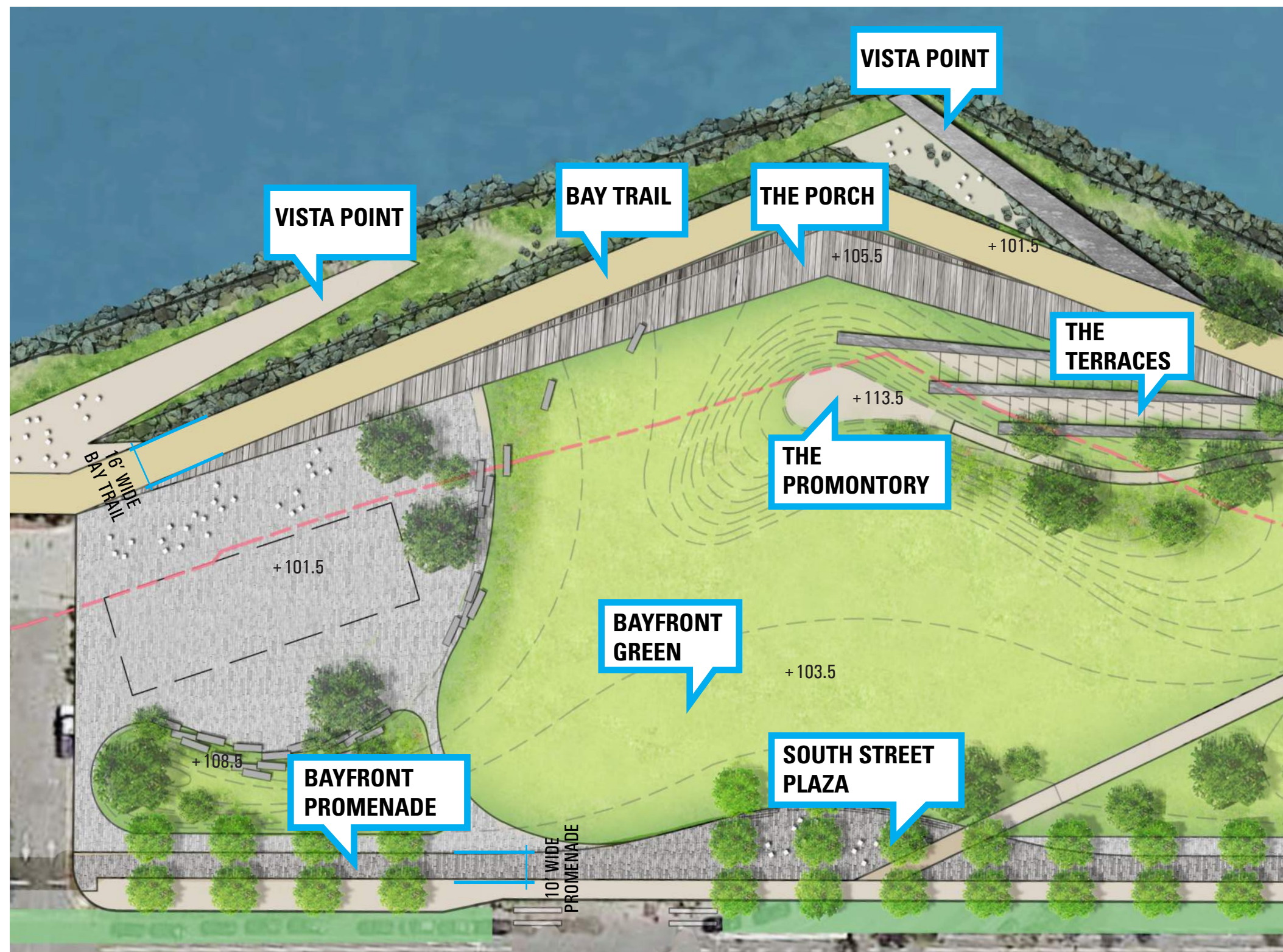
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0 20 40 80









16TH STREET PLAZA





16TH STREET PLAZA @ SHADE PAVILION





BAYFRONT GREEN





16TH STREET VIEW CORRIDOR





BAYFRONT GREEN





SOUTH STREET PLAZA





THE TERRACES





THE PROMONTORY





SOUTH STREET VIEW CORRIDOR



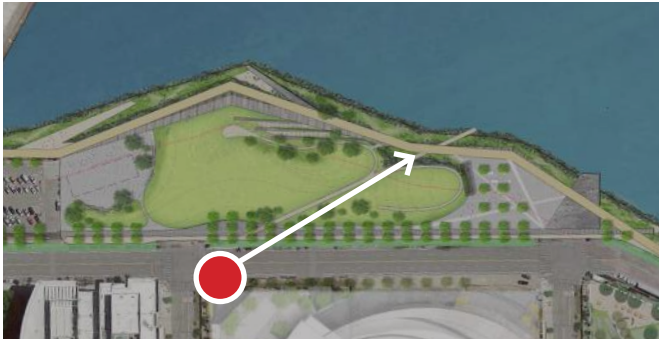


VIEW OF BAYFRONT PARK DRIVING SOUTH





VIEW OF BAYFRONT PARK DRIVING SOUTH





VIEW OF BAYFRONT PARK DRIVING NORTH





VIEW OF BAYFRONT PARK DRIVING NORTH

