EXHIBIT J

Parks and Open Space Plan

[ ATTACHED ]
Parks, Open Space, and Habitat Concept Plan

Candlestick Point and Hunters Point Shipyard Phase II
San Francisco, CA

October 1, 2010

Approved by San Francisco Redevelopment Agency Commission
Resolution No. 69-2010
June 3, 2010
Cover image: View from The Neck area of the Candlestick Point State Recreation Area
Introduction

Background.........................................................................................................................13
  Purpose of the Document.................................................................................................13
  Project Summary...............................................................................................................13
  Setting..............................................................................................................................13
  Planning Background and Development Program.........................................................15

Existing Resources & Setting ............................................................................................17
  Natural & Cultural Resources..........................................................................................17
    Land, Water, and Climate.............................................................................................17
    Vegetation and Wildlife...............................................................................................19
    History and Culture......................................................................................................22
  Candlestick Point and Hunters Point Shipyard Today.....................................................24
    Current Ownership and Land Uses..............................................................................24
    Access..........................................................................................................................30
    Parks and Recreation....................................................................................................33

Planning Issues & Concerns ..............................................................................................38
  Habitat and Ecology.........................................................................................................38
  History and Culture........................................................................................................38
  Programming and Partnerships.......................................................................................40
  State Trust.......................................................................................................................41
  Sea Level Rise................................................................................................................42
  Hazardous Material Clean-up.........................................................................................42
  Relationship of this Plan with other Project Plans.........................................................42
    Sustainability..............................................................................................................42
      Urban Design.............................................................................................................43
      Transportation & Streetscape.....................................................................................43
      Utilities & Infrastructure............................................................................................43

The Proposal

The Park System..................................................................................................................45
  Goals and Principles......................................................................................................45

Park & Open Space Framework.........................................................................................47
  Community Parks............................................................................................................47
  Cultural / Heritage Parks...............................................................................................47
  Waterfront Promenades.................................................................................................47
  Sports & Multi-Use Fields...............................................................................................47
Vision

Candlestick Point and Hunters Point Shipyard—long-neglected and underutilized lands—will soon be transformed by new neighborhoods and land uses. Key to the plan is an exceptional park system that provides amenities for the existing and new communities and links the life of the City with the ecological and experiential qualities of the Bay. Inspired by people and place, the park system integrates social and ecological factors to support a just, livable, and sustainable urban environment.
Plan Highlights

**Extensive Parkland**
Over 330 acres will be dedicated to new and improved parks, open space, and habitat areas. These areas cover nearly half the site’s acreage and represent San Francisco’s largest park development since Golden Gate Park.

**Neighborhood Parks**
New neighborhood parks will serve existing and future neighborhood residents with places for community gathering and a broad range of outdoor recreation and leisure activities.

**Sports Field Complex**
A new Community Sports Field Complex will help to meet the City’s unmet demand for lit sports fields. The sports fields will accommodate youth, high-school, and adult field sports and will be able to host regional tournaments.

**Cultural Heritage Park**
The Heritage Park will relate the history of Hunters Point to visitors from throughout the Bay Area and beyond. Historic buildings will be retained and may be used as museum spaces.

**Trails Network**
The San Francisco Bay Trail / San Francisco Blue Greenway will provide a continuous recreational multi-use trail along the Candlestick and Hunters Point waterfront filling a gap in the regional network planned to eventually encircle the entire Bay. Similarly, kayak and windsurf launch points will enhance access to the regionally-planned Bay Area Water Trail. For commuters and neighborhood cyclists, a secondary network of off-street multi-use trails will link parks and neighborhoods with the on-street bicycle network.

**Candlestick Point State Recreation Area**
Major renovation of the Candlestick Point State Recreation Area will transform it into the “Crissy Field” of southeast San Francisco with restored habitat areas and public access to the Bay.

**Habitat Enhancements**
New parks, open space, and habitat restoration areas will support the biodiversity and ecology of the San Francisco Bay shoreline. The plan features new native grasslands, wetlands, extensive planting of native trees and shrubs, and a net removal of bay fill.

**Green Infrastructure and Urban Sustainability**
Parks and open space will be designed as “green infrastructure” integrating urban design and infrastructure with natural systems. Elements of this system include, ecological stormwater treatment systems, vegetated parking, and streetside and median boulevard parks.
### Proposed Parks and Open Space – Stadium Option

#### Candlestick Point

<table>
<thead>
<tr>
<th>New Parks</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alice Griffith Neighborhood Park</td>
<td>1.4</td>
</tr>
<tr>
<td>Candlestick Point (North) Neighborhood Park</td>
<td>3.1</td>
</tr>
<tr>
<td>Bayview Gardens / Wedge (Destination) Park</td>
<td>2.5</td>
</tr>
<tr>
<td>Candlestick Point (South) Mini-Wedge Park</td>
<td>1.1</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>8.1</strong></td>
</tr>
</tbody>
</table>

#### New and Improved State Parkland (CPSRA)*

<table>
<thead>
<tr>
<th>New and Improved State Parkland (CPSRA)*</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Last Port (includes 0.4 acres of new State Parkland)</td>
<td>14.6</td>
</tr>
<tr>
<td>The Neck (includes 3.8 acres of new State Parkland)</td>
<td>4.9</td>
</tr>
<tr>
<td>The Heart of the Park (includes 1.5 acres of new State Parkland)</td>
<td>15.4</td>
</tr>
<tr>
<td>The Point</td>
<td>6.1</td>
</tr>
<tr>
<td>Wind Meadow</td>
<td>11.4</td>
</tr>
<tr>
<td>The Last Rubble</td>
<td>24.5</td>
</tr>
<tr>
<td>Bayview Gardens North</td>
<td>9.5</td>
</tr>
<tr>
<td>Grasslands South</td>
<td>10.3</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>96.7</strong></td>
</tr>
</tbody>
</table>

#### Hunters Point Shipyard Phase II

<table>
<thead>
<tr>
<th>New Parks</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northside Park</td>
<td>12.8</td>
</tr>
<tr>
<td>Waterfront Promenade</td>
<td>29.5</td>
</tr>
<tr>
<td>Heritage Park</td>
<td>15.6</td>
</tr>
<tr>
<td>Grasslands Ecology Park at Parcel E</td>
<td>44.9</td>
</tr>
<tr>
<td>Grasslands Ecology Park at Parcel E-2</td>
<td>37.2</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>140.0</strong></td>
</tr>
</tbody>
</table>

#### New Sports Fields and Active Urban Recreation

<table>
<thead>
<tr>
<th>New Sports Fields and Active Urban Recreation</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports Field Complex / Game Day Stadium Parking</td>
<td>59.7</td>
</tr>
<tr>
<td>Waterfront Recreation Area</td>
<td>6.7</td>
</tr>
<tr>
<td>Multi-use Lawn</td>
<td>25.2</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>91.6</strong></td>
</tr>
</tbody>
</table>

#### TOTAL PARKS AND OPEN SPACE

<table>
<thead>
<tr>
<th>Total Parks and Open Space</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Parks:</td>
<td>148.1</td>
</tr>
<tr>
<td>New Sports Fields and Active Urban Recreation</td>
<td>91.6</td>
</tr>
<tr>
<td>New and Improved State Parkland</td>
<td>96.7</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>336.4</strong></td>
</tr>
</tbody>
</table>

* The 120.2-acre State Parkland within the CP-HPS Project Area would be reduced by 29.2 acres, and increased by 5.7 acres for a net reduction of 23.5 acres. The Neck, The Heart of the Park, and The Last Port are the three locations where new State Parkland would be added.
Introduction

Background

Purpose of the Document

The purpose of this document is to describe the intent of the parks and open space system of the Candlestick Point and Hunters Point Shipyard Phase II development project. Building on the Candlestick Point/Hunters Point Shipyard Phase II Urban Design Plan, the Parks, Open Space, and Habitat Concept Plan highlights aesthetic, social, recreational, and ecological opportunities and provides a framework for public parks, open spaces, and natural areas. This Plan will be consistent with the mitigation monitoring and reporting program described in the Candlestick Point-Hunters Point Shipyard Phase II Environmental Impact Report. A final version of this plan will be approved by the San Francisco Redevelopment Agency and attached for reference as part of the Disposition and Development Agreement between the City of San Francisco, San Francisco Redevelopment Agency and Lennar.

Project Summary

The proposed Candlestick Point and Hunters Point Shipyard development project (CP-HPS) is a 702-acre master-planned urban infill project proposed in the southeastern waterfront of San Francisco. The proposed development envisions two neighborhoods (Candlestick Point and Hunters Point Phase II) including housing, commercial, retail and office uses along with over 330 acres of parks and open space. Adjoining the existing Bayview and Hunters Point neighborhoods and bounded by San Francisco Bay, the plan emphasizes an extensive parks and open space system, including waterfront parks and trails along approximately 9 miles of shoreline.

Setting

The Candlestick Point and Hunters Point Shipyard project site is located at the southeastern corner of the City of San Francisco, bounded by the San Francisco Bay to the east, India Basin to the north, Bayview Hill Park to the south, and the Hunters Point/Bayview community to the west. The site is the current location of Candlestick Park (the home of the San Francisco 49ers), Candlestick Park State Recreation Area and the former Hunters Point Naval Shipyards. The site is located in close proximity to Highway 101 (Bayshore Freeway) and is approximately 8 miles from downtown San Francisco.

Four major site adjacencies inform the future development of the Shipyard & Candlestick Point site. To the west, the Bayview Hunters Point neighborhood is a predominantly residential and industrial area and home to a diverse and transitioning population. The neighborhood grew dramatically during the Second World War, as predominantly African American workers came to the shipyard for Navy-related jobs. The area has historically been under serviced.
LENNAR URBAN - October 2010 Candlestick Point / Hunters Point Shipyard: Parks, Open Space, and Habitat Concept Plan

INTRODUCTION - BACKGROUND

Project area and Bayview / Hunters Point neighborhood area
To the east, the San Francisco Bay creates a well-defined natural edge to the project area.

Finally, both the Bayview Hill, and Hunters Point Hill create unique geographical limits to development. Much of Bayview Hill is a city park, with a trail that winds to the top overlooking the entire site. Hunters Point Hill is currently being developed as both the Hilltop and Hillside Phase I developments of Hunters Point Shipyard. The southeastern portion of the Hunters Point Hill is currently being developed as a park, which will link into the proposed Shipyard Phase II development.

Planning Background and Development Program

The City’s plan to revitalize the Hunters Point Shipyard and Candlestick Point is one of the most important development projects in the City’s modern history because of both its scale and the scope of public benefits that it will deliver to an under-served community. For more than 30 years, both of these largely abandoned sites have done little to benefit the Bayview Hunters Point community or the City.

After more than a decade of planning efforts relating to these sites, in May 2007, the Mayor, the Board of Supervisors, the San Francisco Redevelopment Agency Commission, and the two community-based advisory organizations with jurisdiction over these redevelopment project areas, the Hunters Point Shipyard Citizens Advisory Committee and the Bayview-Hunters Point Redevelopment Project Area Committee, endorsed a “Conceptual Framework” for the integrated redevelopment of Candlestick Point and the Hunters Point Shipyard. In June 2008, San Francisco voters overwhelmingly approved Proposition G, the Bayview Jobs, Parks and Housing Initiative which set forth guiding principles and an integrated development plan for the two sites, consistent with the Board and Mayor endorsed Conceptual Framework. In accordance with the Initiative, the proposed development program encompasses the following elements:

- Housing: Approximately 10,500 units throughout the site, including a mix of rental and for-sale homes, both below market-rate (about 32%) and market-rate. The affordable units will be built largely by the City’s Redevelopment Agency to serve very-low to moderate-income households.

- Reconstruction of the Alice Griffith Public Housing Development: This project will provide one-for-one replacement of existing units and will serve the same income levels as the current residents. This will ensure that eligible Alice Griffith occupants have the opportunity to move into new units.

- “Green” office space: Approximately 2.5 million sq. ft. of space for technology research is proposed for the Shipyard. The City intends to create a “green technology” cluster on this site. In addition, 150,000 sq. ft. of “green” office or other commercial space will be built on Candlestick Point.

- Regionally-focused retail: Approximately 635,000 sq. ft. on Candlestick Point.
• Neighborhood-focused retail: Approximately 125,000 sq. ft. on the Shipyard, including a retail town center, as well as an additional 125,000 sq. ft. on Candlestick Point.

• Hotel: 150,000 sq. ft. (220 rooms) on Candlestick Point.

• Artist studio space: Permanent new and renovated space for Shipyard artists.

• Parks: More than 330 acres of new and restored parks, open space and wildlife habitat.

• Marina: 300 slips on the Shipyard.

• Performance space: 10,000-seat venue on Candlestick Point.

• New stadium: Space for a new, 69,000-seat, world-class home for the 49ers and related “dual-use” active recreation fields and green parking areas on the Shipyard.

• Non-stadium alternatives: Should the 49ers decide not to relocate to a new stadium at Hunters Point, two non-stadium options have been developed. The first proposes an expansion of the Research and Development area with an additional 2.5 million sq. ft. of R&D space. The second proposes a mixed use area with an addition 500,000 sq. ft. of R&D space and 1,625 housing units, transferring residential density from the Candlestick site so the project does not exceed 10,500 housing units total.
Existing Resources & Setting

The places we know today as Candlestick Point and Hunters Point Shipyard have been shaped by many factors – both natural and cultural. These existing resources inform the development plan which seizes the extraordinary opportunity for new and improved parks, open space, and habitat restoration.

Natural & Cultural Resources

Land, Water, and Climate

Like many San Francisco neighborhoods, Candlestick Point and Hunters Point Shipyard are strongly defined by dramatic hills and the water’s edge. Candlestick Point and Hunters Point are each peninsulas jutting out into the San Francisco Bay. Much of the area is bay fill surrounding the natural promontories of Bayview Hill and Hunters Point Hill. The fill areas are relatively flat and close to sea level. Bayview Hill, at over 400 feet above sea level is the most significant topographical feature in the southeast portion of the city. The south end of Hunters Point Hill rises to approximately 120 feet above sea level.
INTRODUCTION - EXISTING RESOURCES & SETTING

Natural Features - Land, Water, & Wind
Between these peninsulas lies an open water area known as the South Basin. Yosemite Slough extends west of the South Basin and is the largest remnant of the extensive wetlands that existed along San Francisco's eastern shore prior to filling and urbanization. A small rock island called Double Rock sits at the southwest end of the South Basin near the mouth of Yosemite Slough.

The flatter lands of the site were largely constructed by filling of the Bay. The shoreline is a major defining element of the site and is currently a mix of natural areas, most of which are part of the Candlestick Point State Recreation Area and industrial waterfront areas that are a remnant of the previous shipbuilding and naval activities of Hunters Point.

The form of the landscape contributes to the specific micro-climates – the south end of Candlestick Point is renowned for its winds which are funneled through gaps in the hills to the west. Hunters Point is more protected and is one of the warmer parts of the City.

**Vegetation and Wildlife**

Much of Candlestick Point and Hunters Point Shipyard are urbanized, and the areas with the most natural vegetation and wildlife use are at the Candlestick Point State Recreation Area and the South Basin.

**Candlestick Point State Recreation Area**

Trees at the Candlestick Point State Recreation Area, mostly Monterey Pine and Monterey Cypress, provide nesting and foraging habitat for birds. The majority of birds nesting in these trees are common, urban-adapted species. During spring and fall, small numbers of migrant songbirds have been recorded foraging in these trees. California ground squirrels are common in the ruderal (human-disturbed) habitats at Candlestick Point, and the surrounding waters provide foraging habitat for grebes, ducks, gulls, terns, double-crested cormorants, and California brown pelicans.

**South Basin**

The South Basin provides aquatic foraging and loafing habitat for a number of waterbird species. Ducks, such as surf scoters, greater scaup, and lesser scaup, dive for shellfish and other benthic (bay-bottom) organisms, while western grebes, Clark’s grebes, double-crested cormorants, California brown...
INTRODUCTION - EXISTING RESOURCES & SETTING

Study Area Habitats Map

LEGEND:
- Project Boundary
- Fresh Water Wetland
- Nontidal Salt Marsh
- Tidal Salt Marsh
- Landscaped/Ornamental
- Non-Native Annual Grassland
- Non-Native Forest and Shrub
- Urban
- Mudflats / Open Water
- Eelgrass
- NAP Not-a-Part
pelicans, and Caspian terns hunt for fish in these waters. Great blue herons and snowy egrets forage in the shallows. Intertidal mudflats are limited in extent, and occur primarily near the mouth of Yosemite Slough. These mudflats provide foraging habitat for many of the same shorebird species occurring in Yosemite Slough.

The small island known as “Double Rock” in the northwestern part of South Basin supports 10-15 pairs of nesting western gulls. Black oystercatchers forage, and may nest, on this island, and they feed on small rocky islands elsewhere along the edge of South Basin as well. Due to the presence of riprap and other debris along most of the shore of South Basin, beaches and tidal marsh are limited to small remnants. A few areas of tidal marsh, the broadest being along the Hunters Point shoreline north of the mouth of Yosemite Slough, are dominated by cordgrass, pickleweed, and marsh gumplant. These marsh remnants provide habitat for terrestrial garter snakes and foraging habitat for shorebirds and wading birds, but they are too small and isolated to support marsh-nesting species such as California clapper rails, salt marsh harvest mice, San Francisco common yellowthroats, and Alameda song sparrows.

**Bayview Hill**

Above the project site, Bayview Hill contains a diverse array of habitats such as grasslands, shrub and tree-dominated areas, and a large number of sensitive plant species. The area provides wildlife habitat for a variety of resident and migratory bird species, as well as reptiles, mammals, and amphibians. It is also home to one of only a few populations of the endangered mission blue butterfly. Bayview Hill has been identified as an important natural area and is managed under the SF Department of Parks and Recreation’s Natural Areas Program. A small portion of Bayview Hill’s southwestern slope (2.3 acres of the park’s 44 acre total) is within the CP-HPS project area. This area has been significantly graded with quarry faces and terraces with thin, rocky soils over bedrock, with stands of non-native, invasive blue gum eucalyptus and french broom. The lowest portion of the site contains a small parking area.
History and Culture

The Candlestick Point and Hunters Point Shipyard area has a rich history and a diversity of people have lived and worked here at the Bay's edge. The earliest known human presence in the Bay Area began nearly 12,000 years ago, and in the San Francisco area, nearly 6,000 years ago. The most common physical evidence of early indigenous culture is found in shellmounds, sites typically located at the Bay's edge near the mouth of streams where a variety of plant and animal resources were abundant. When the first Europeans arrived in the Bay Area, the project area was within the traditional territory of the indigenous Ohlone people.

When European settlement at Candlestick and Hunters Point began in the late 1840s/early 1950s the areas were primarily used as pastureland. The 1849 gold rush brought rapid growth to the City, and the City's maritime industry and boat building expanded south to India Basin. Italian and Chinese farmers moved into the Hunters Point area to farm vegetables to sell in the City center. The Chinese also established fish and shrimp farms along Hunters Point. By 1900, Hunters Point became established as a center for maritime activities and included shipyards and dry docks. The Navy’s use of these facilities increased and it purchased the Bethlehem Steel dry docks in 1939. The Navy Shipyard expanded dramatically during World War II, leveling parts of Hunters Point Hill and filling the Bay to create new land between Hunters Point and Yosemite Creek. The existing African American community grew as many African Americans moved from the South to work at the shipyards. After World War II, the Shipyard became a center for the Navy’s nuclear research. After it closed in 1974, the Naval Shipyard operated as a private ship-repair operation until 1986 when the Navy began current ongoing remediation efforts.

As part of the Hunters Point Shipyard Phase I project, a Cultural and Historical Recognition Program was developed for the Hilltop, Hillside and the northern portion of the Shipyard. The program suggests a framework for using interpretive features such as public art, kiosks, plaques, signage, and street furniture to tell a variety of stories from the original Ohlone settlements through the African-American community that predominates in the Bayview today. Key topics for interpretation could be the integration and expansion of the workforce, innovations in social service, migration and resettlement, and wartime mobilization. The CP-HPS Phase II project presents an opportunity to expand this program to address all of both Candlestick Point and the Shipyard. One element of this program will include a Cultural History Walk along the Hunters Point Shipyard waterfront.
The CHRP looks at ways of telling the story of the Shipyard and the Bayview Hunters Point neighborhood through interpretive features. Features might include kiosks, plaques, and signage; street furniture; plantings; special places for memorialization; and art. Local artists could participate in the process by creating some of the proposed installations. The story of the site’s physical transformation through landfill and expansion into the Bay could be featured in historical markers of the original shoreline. Figure 8 illustrates some of these possible CHRP elements and potential locations. Key topics for interpretation could be the integration and expansion of the workforce, innovations in social service, migration and resettlement, and wartime mobilization.

In addition to this overall CHRP vision, this Plan illustrates potential locations for incorporation of CHRP and Art Program elements in Phase I Parcel A as well as the locations of specific CHRP components that are required for Phase I by the DDA. The DDA requirements and these opportunity sites are described in the following Open Space section.

The International African Marketplace provides opportunities for highlighting Bayview Hunters Point culture through art programs, specialized vendors, and distinctive architecture. The International African Marketplace will be the subject of further design studies.
Candlestick Point and Hunters Point Shipyard Today

**Current Ownership and Land Uses**

**Hunters Point Shipyard (HPS)**

The Hunters Point Shipyard Phase II area is currently under the jurisdiction of the US Navy, which is performing a clean-up of the site. Once complete, the Navy will convey the land to the City for development. For planning purposes, the Navy property has been sub-divided into smaller parcels (A-F), based on the timeline of the Navy clean up.

HPS includes 421 acres of dry land that contain several structures associated with World War II era uses: ship repair, storage and trucking, light manufacturing, construction, laboratories, scrap metal recycling, administrative and other former Navy uses. Several former Navy buildings are currently leased and occupied as studios by approximately 250 tenant artists. HPS Phase II also includes dry docks, piers and wharves, as well as repair berths.

Bordered by San Francisco Bay to the south, east, and north, land uses at India Basin to the west are varied. Innes Avenue, the northern gateway to the shipyard from India Basin, is adjoined by light industry and residences. A significant portion of the property in India Basin adjoining the shipyard is vacant, though the India Basin Shoreline Park meets the HPS property near the Bay edge. The border to the southwest of the HPS Phase II area are neighborhoods with multi- and single-family housing.

**Candlestick Point**

The 281-acre Candlestick Point Area is generally bounded by Hawes Street to the northwest, Candlestick Cove and the San Francisco Bay to the south, Jamestown Avenue to the southwest, and South Basin to the east. The site includes residences, public open space, and the Candlestick Park football stadium.

The area is bordered by two existing communities—Bayview to the north and Executive Park to the west. The Bayview community was developed during the 1950s and 1960s and is characterized by two and three-story single family and duplex dwellings west of Gilman and light industrial buildings generally east of Gilman. Gilman Park and Bret Harte Elementary School are located in the blocks between Gilman and Ingerson, north of Giants Drive. The Executive Park development began in 2004 and includes several office buildings and a four-story condominium project near Highway 101.
INTRODUCTION - EXISTING RESOURCES & SETTING
Existing Planning Boundary Map with State Parks & State Trust Reconfiguration

Legend
- Project Boundary
- State Parks Boundary Reconfiguration
- State Trust Lands Reconfiguration
City Ownership

Several Candlestick Point parcels are currently owned and operated by departments of the City of San Francisco. The San Francisco Housing Authority owns and manages 256 units of public housing at the Alice Griffith site. The City’s Department of Recreation and Parks manages the Candlestick Park Stadium. The 70,000-seat stadium and related surface parking lots are the home of the San Francisco 49ers professional football team. The facility is also used occasionally throughout the year for concerts and other performances.

Other City lands include the streets and right of ways managed by the Department of Public Works.

State Trust

Certain land and water areas within the project are “State Trust Lands.” Early in its history, the California Legislature transferred tide and submerged lands in trust to cities and counties, which were then required to develop harbors to further state and national commerce. The State Lands Commission ensures that the areas held in trust by the City of San Francisco are available for the benefit of the people of California for uses that promote navigation, fisheries, waterborne commerce, natural resource protection, and water-related uses that attract the public to use and enjoy the waterfront. Recent state legislation, Senate Bill 792, provides for the reconfiguration of State Trust lands in the area.

Parks and open space in the Trust must be designed so that their uses are consistent with the purpose of the Trust. Park lands that are within the public trust must be designed to serve visitors from throughout the region and beyond, and may not be designed primarily to serve city or neighborhood users. Park uses that are consistent with the Trust include passive parks and open space with views of the bay, and features which highlight the maritime history, local bay ecology, or provide access to bay-related recreation such as boating.
State Parks

The 154-acre Candlestick Point State Recreation Area (CPSRA) is a part of the California State Parks System. The CPSRA contains approximately 72 developed acres along the shoreline with a network of paved and dirt paths, restroom structures, picnic facilities, two fishing piers, paved lookout points, and a boat launch facility. The remaining acres have not been developed and are, in part, used for overflow stadium parking. Recent legislation, Senate Bill 792, authorized a reconfiguration of the CPSRA in exchange for project-provided park improvements and operating funding.

Private

Privately held lands include the Jamestown parcel and lands north of the stadium. The private parcels north of the stadium accommodate a 165-space RV site.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Trust Restricted</th>
<th>Non-Trust Restricted</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 New Parks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a Northside Park</td>
<td>8.2</td>
<td>4.6</td>
<td>12.8</td>
</tr>
<tr>
<td>b Waterfront Promenade</td>
<td>29.5</td>
<td>-</td>
<td>29.5</td>
</tr>
<tr>
<td>c Heritage Park</td>
<td>15.6</td>
<td>-</td>
<td>15.6</td>
</tr>
<tr>
<td>d Grasslands Ecology Park at Parcel E</td>
<td>44.9</td>
<td>-</td>
<td>44.9</td>
</tr>
<tr>
<td>e Grasslands Ecology Park at Parcel E-2</td>
<td>36.6</td>
<td>0.6</td>
<td>37.2</td>
</tr>
<tr>
<td>f Alice Griffith Neighborhood Park</td>
<td>-</td>
<td>1.4</td>
<td>1.4</td>
</tr>
<tr>
<td>g Candlestick Point Neighborhood Park</td>
<td>-</td>
<td>3.1</td>
<td>3.1</td>
</tr>
<tr>
<td>h Bayview Gardens / Wedge Park</td>
<td>0.9</td>
<td>1.6</td>
<td>2.5</td>
</tr>
<tr>
<td>i Mini-Wedge Park</td>
<td>0.3</td>
<td>0.8</td>
<td>1.1</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>136</td>
<td>12.1</td>
<td>148.1</td>
</tr>
<tr>
<td>2 New Sports Fields, Waterfront Recreation &amp; Education</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a Sports Field Complex (with dual-use turf stadium parking &amp; Maintenance Yard)</td>
<td>-</td>
<td>59.7</td>
<td>59.7</td>
</tr>
<tr>
<td>b Multi-Use Lawn</td>
<td>25.2</td>
<td>-</td>
<td>25.2</td>
</tr>
<tr>
<td>c Waterfront Recreation &amp; Education</td>
<td>6.7</td>
<td>-</td>
<td>6.7</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>31.9</td>
<td>59.7</td>
<td>91.6</td>
</tr>
<tr>
<td>3 New &amp; Improved State Parkland (within Project Area)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a Grasslands South (improved)</td>
<td>4.4</td>
<td>5.9</td>
<td>4.4</td>
</tr>
<tr>
<td>b Bayview Gardens North (improved)</td>
<td>9.5</td>
<td>-</td>
<td>9.5</td>
</tr>
<tr>
<td>c The Last Rubble (improved)</td>
<td>10.1</td>
<td>14.4</td>
<td>24.5</td>
</tr>
<tr>
<td>d Wind Meadow (improved)</td>
<td>5.8</td>
<td>5.6</td>
<td>11.4</td>
</tr>
<tr>
<td>e Heart of the Park (new &amp; improved)</td>
<td>12.5</td>
<td>2.9</td>
<td>15.4</td>
</tr>
<tr>
<td>f The Point (improved)</td>
<td>6.1</td>
<td>-</td>
<td>6.1</td>
</tr>
<tr>
<td>g The Neck (new &amp; improved)</td>
<td>2.9</td>
<td>2</td>
<td>4.9</td>
</tr>
<tr>
<td>h Last Port (new &amp; improved)</td>
<td>5.7</td>
<td>8.9</td>
<td>14.6</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>57.0</td>
<td>39.7</td>
<td>96.7</td>
</tr>
<tr>
<td>4 Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a Boulevard Parks</td>
<td>0.6</td>
<td>1.7</td>
<td>2.3</td>
</tr>
<tr>
<td>b Hillside Parks and Open Space</td>
<td>1.9</td>
<td>6.4</td>
<td>8.3</td>
</tr>
<tr>
<td>c Bay Naturalized Landscape</td>
<td>9.5</td>
<td>-</td>
<td>9.5</td>
</tr>
<tr>
<td>d Yosemite Slough (State Parks, outside Lennar Improvement Area)</td>
<td>9.3</td>
<td>24.7</td>
<td>34.0</td>
</tr>
</tbody>
</table>
Proposed Park Areas Subject to State Trust Use Restrictions after SB 792 Trust Land Exchange
Access

Hunters Point Shipyard

Historically, access to the site was controlled for safety and security reasons, and most of the site remains fenced off, prohibiting public access from surrounding neighborhoods. There are currently two roadway entrances into the shipyard, a northern gateway at Innes and Donahue and a southern gate near Palou and Crisp, separated by Hunters Point Hill. From the north the primary route into the center of the shipyard is via Innes, Donahue and Robinson streets. From the south, Crisp, Fisher, and Spear lead to the center of the shipyard. Much of the HPS Phase II site lacks pedestrian amenities, such as sidewalks, crosswalks and pedestrian lighting.

Candlestick Point

Access to most of Candlestick Point is limited to an arterial loop road (Gilman Avenue/Jamestown Avenue/Bill Walsh Way/Ingerson Avenue) that encircles the Candlestick Park stadium and parking lot. Carroll Avenue and Arelious Walker Drive provide access to the Alice Griffith housing complex. However, most non-arterial streets from the residential neighborhoods to the west of Candlestick Point reach a dead end before entering the site. Streets within the Alice Griffith housing complex are internally oriented, and for the most part, do not connect to surrounding streets. In addition, Bayview Hill creates a physical barrier to the south, limiting access from this direction, except at Harney Way. The lack of street connectivity, combined with the site’s large, barren parcels, lack of sidewalks, and low level of on-site activity, make Candlestick Point relatively unwelcoming to pedestrian use.
Population Density

<table>
<thead>
<tr>
<th>POPULATION / ACRES</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 70</td>
<td>5</td>
</tr>
<tr>
<td>71 - 88</td>
<td>6</td>
</tr>
<tr>
<td>&gt; 89</td>
<td>7</td>
</tr>
</tbody>
</table>

Seniors

<table>
<thead>
<tr>
<th>SENIORS / ACRES</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 9.6</td>
<td>5</td>
</tr>
<tr>
<td>9.7 - 12.0</td>
<td>6</td>
</tr>
<tr>
<td>&gt; 12.1</td>
<td>7</td>
</tr>
</tbody>
</table>

Household Income

<table>
<thead>
<tr>
<th>HOUSEHOLD INCOME</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; $36,500</td>
<td>5</td>
</tr>
<tr>
<td>$36,501 - $58,400</td>
<td>6</td>
</tr>
<tr>
<td>&gt; $58,401</td>
<td>7</td>
</tr>
</tbody>
</table>

Children (0-4)

<table>
<thead>
<tr>
<th>CHILDREN / ACRES</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 3.6</td>
<td>5</td>
</tr>
<tr>
<td>3.7 - 4.0</td>
<td>6</td>
</tr>
<tr>
<td>&gt; 4.1</td>
<td>7</td>
</tr>
</tbody>
</table>

Youth (5-13)

<table>
<thead>
<tr>
<th>YOUTH / ACRES</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 4.6</td>
<td>5</td>
</tr>
<tr>
<td>4.7 - 6.4</td>
<td>6</td>
</tr>
<tr>
<td>&gt; 6.5</td>
<td>7</td>
</tr>
</tbody>
</table>

Needs Analysis

TOTAL SCORE

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Lesser Need</td>
</tr>
<tr>
<td>6</td>
<td>7</td>
</tr>
<tr>
<td>8</td>
<td>9</td>
</tr>
<tr>
<td>10</td>
<td>11</td>
</tr>
<tr>
<td>12</td>
<td>13</td>
</tr>
<tr>
<td>14</td>
<td>15</td>
</tr>
<tr>
<td>15</td>
<td>Greater Need</td>
</tr>
</tbody>
</table>

Park Needs Analysis from 2009 Draft Recreation and Open Space Element (ROSE) of the City General Plan
Parks and Recreation

Citywide, the ability to construct new parkland has been constrained by San Francisco’s population density and small land area. As identified in the Draft Recreation and Open Space Element (ROSE) of the City General Plan, the entire eastern side of the City has a lack of large open spaces within walking distance of many of its residents. The ROSE also notes that many parts of the City lack playground space and that the demand for sports fields is often greater than existing parks can provide. Furthermore, the ROSE identifies a number of factors such as household income and population density of youth and children that create a greater need for park and recreation facilities in the south east of the City.

In spite of its striking geographic location, much of the parkland acreage that exists at Candlestick Point (Candlestick Point State Recreation Area, and Candlestick Point Stadium) is underutilized, not completed, or in need of repair. While owned by the City Department of Recreation and Parks, the Candlestick Point Stadium serves large event uses only and does not provide everyday recreational use. The Candlestick Point State Recreation Area has only been partially developed – containing approximately 42 acres of barren gravel parking lots and an abandoned boat ramp area used only for parking during events at the stadium. Access to these park areas is limited by poor pedestrian connections linking the parks to the nearby neighborhoods.

Given its size, the redevelopment of the Candlestick Point and Hunters Point Shipyard offers an extraordinary opportunity to contribute to new and revitalized parks that will benefit existing neighborhood residents, new residents, and the larger community of San Francisco and the region.

Existing Parks

The project site includes: 120 acres of the 154-acre Candlestick Point State Recreation Area (CPSRA) owned by the California Department of Parks and Recreation, and approximately 2.3 acres of the 44-acre Bayview Hill Park owned by the City of San Francisco Department of Parks and Recreation (SFDPR). In addition, the SFDPR owns the 77-acre Candlestick Point Stadium. Existing users of these facilities include the residents and employees in the Bayview Hunters Point neighborhood, as well as visitors from other parts of the City and the Bay Area. Recreational visitors from outside the neighborhood include 49ers football fans and other stadium event users, and windsurfers who use the CPSRA shoreline for Bay access.

CPSRA is a former landfill on the shoreline of Candlestick Point that was purchased by the State in 1977 for development as a State recreation area. CPSRA includes picnic areas, a fitness course, a bike path, shoreline access to the Bay for water-dependent recreation, and recreational trails. The CPSRA provides neighborhood residents with access to open space along the Bay, but the recreational and aesthetic potential of this park is constrained by the industrial character of adjacent land uses and the availability of state resources. Much of the land at the CPSRA is unimproved. For example, land to the north and east of the Candlestick Park stadium are currently being used for stadium parking. Other portions of the site contain construction rubble and debris. As a
INTRODUCTION - EXISTING RESOURCES & SETTING
result, existing CPSRA facilities are not utilized to their full potential as places for recreation and habitat. The community has expressed strong support for the restoration of Yosemite Slough, and design for this restoration initiative is underway. While Yosemite Slough is part of the CPSRA, it is not within the area to be improved by this project.

Bayview Hill Park offers dramatic views of San Francisco, San Bruno Mountain and across the San Francisco Bay to the East Bay Hills. The single existing entry to Bayview Hill Park is at the terminus of Key Avenue, on the hill's northwestern slope. With no developed facilities other than its paved pathways, the park is primarily used by walkers. Home to a diverse range of habitats, including sensitive species, the park is part of the SFDPR's Natural Areas Program and receives regular attention from volunteer groups. A small portion of the park that is within the project boundary contains a small parking lot that is used during stadium events, and an in-accessible steep, terraced hillside.

The SF Recreation and Parks Department leases Candlestick Park to the San Francisco 49ers National Football League team. The existing stadium, built in 1960, seats 70,000 and is used for football games and other non-football entertainment events. However, most of the year the stadium and its parking lots are vacant and unused.

Other Parks Improvements and Initiatives

In addition to the CP-HPS Phase II improvements, a number of other projects are underway in the larger Bayview Hunters Point neighborhood and the City's southeast waterfront.

Hunters Point Shipyard Phase I (Parcel 'A') is currently under construction. This project includes two sites on Hunters Point Hill, “Hilltop” and “Hillside,” that will be linked with the overall CP-HPS parks system. Ramped pathways will connect Hilltop’s Innes Court Park and Hillpoint Park with the HPS Phase II Boulevard Parks and Waterfront Promenade with connections to the greater parks system. At Hillside, ramped paths will descend from the neighborhood’s Central Park and pocket parks, connecting with Crisp Road near the Phase II Grasslands Ecology Park.

With significant community involvement and support, the State Parks Foundation and the California Department of Parks and Recreation plan to restore the 34-acre Yosemite Slough area of the State Park, creating the largest contiguous wetland area in San Francisco. The project will restore wildlife habitat, improve water quality, and prevent erosion along the shoreline of the mostly urbanized bay shoreline of San Francisco. The slough restoration project will also enhance shoreline access from the Bayview community, providing opportunities for nature education and viewing of wildlife habitat.

The San Francisco Bay Trail is a regional multi-use recreational trail that, when complete, will encircle San Francisco and San Pablo Bays with a continuous 400-mile network of bicycling and hiking trails. Immediately to the north of Hunters Point Shipyard, the Bay Trail runs along India Basin Shoreline Open Space, through India Basin, and Heron’s Head Park. In addition, a segment of the trail runs from southeastern end of Candlestick Park south to Highway
INTRODUCTION - EXISTING RESOURCES & SETTING
101. The shorelines of the undeveloped CPSRA areas, and the Shipyard are inaccessible and create gaps in the shoreline Bay Trail Network. Currently the connection between these two existing segments runs inland, more than half a mile from the shoreline, on streets without or with only minimal bicycle and pedestrian facilities.

On the southeast waterfront of San Francisco, the Neighborhood Parks Council (NPC) is promoting the “Blue Greenways” program to coordinate development of the Bay Trail and other neighborhood linkages. The Blue Greenway project envisions a trail corridor that provides an easily accessible waterfront trail for recreation, bay access, and enjoyment of public art.

Blue Greenway Task Force Vision and Roadmap to Implementation
Planning Issues & Concerns

There are a number of key issues related to the parks planning that have been identified by the project team and through input from public meetings, community organizations, individuals, and coordination with public agencies.

Habitat and Ecology

Although much of the site is occupied by urban land uses, and more natural areas are dominated primarily by non-native vegetation, the site is located in an ecologically important location along the San Francisco Bay shoreline, and it currently supports a number of wildlife species. The design of parks and open space needs to protect the natural qualities of the site while enhancing conditions for native plants and animals. Park and open space design can help manage pollutants in stormwater runoff, minimize the use of potable water for irrigation, restore native-dominated plant communities, and enhance habitat conditions for wildlife. Key issues include management of invasive plants, incorporation of native vegetation in restoration and landscaping, creation of a diverse array of habitats, and protection of plants, animals, and ecological processes during construction, maintenance, and increased human use of the site. In addition, it is important the project provide opportunities for interpretation and for people to explore nature, learn about global climate change, and acquire environmental literacy.

History and Culture

History

There are many stories to be told about the history of the area. These include Native American life at the Bay’s edge, settlement of the area after the arrival of Europeans, Chinese fishing and shrimp harvesting, maritime development, and Navy history. A comprehensive interpretive plan will be developed to guide the telling of these stories. In addition to museum exhibits, the history of the site may be expressed and revealed in the landscape through art, signage, and the preservation and re-use of historic landscape features.

The most visible history today is that of the maritime development and the Naval Shipyard, evidenced in historic buildings, drydocks, the re-gunning crane, and other structures.

While many of these features are in a state of disrepair, the project will coordinate with the Navy to retain and reuse these features, as feasible, so that this sense of history is not erased. The area around Dry Docks 2 and 3 is planned as a Cultural Heritage park, and here the project will make a special effort to preserve and rehabilitate historic structures and to incorporate interpretive elements and historic markers that highlight significant, structures, events, and public figures. In addition, features and materials such as light standards, rail spurs, crane tracks, dry docks, bollards, and cleats may be retained and incorporated or re-used in the design of parks and open spaces.
Neighborhood Identity

Also important to the neighborhood is the expression of its African American cultural heritage. As park designs are developed there should be opportunities for the community to engage with designers to incorporate these themes into the park designs. The Northside Park at Hunters Point Shipyard will be developed with space for the International African Market place and the park design will need to be coordinated with the operational needs of the market.

The Arts

With an outstanding landscape setting, a rich and layered history, and the thirty years presence of the Shipyard artist community, the project is committed to ensuring that the Shipyard retains its distinction as a thriving center for the arts. This will be accomplished through the preservation and replacement of artist studios, the establishment of an “Arts District,” and the incorporation of the arts in parks, and public spaces. Consistent with the Redevelopment Plan, development of commercial space will contribute a fee to support public art. The Blue-Greenway Plan has also identified public art as a key component of the Bay Trail systems along the City’s southeastern waterfront. The Hunters Point Shipyard Cultural and Historic Recognition Program is currently underway and artists have been selected for the first phase of art installations. As the project
develops, additional programs and opportunities for artists will be incorporated into the design of the parks and streetscapes. The parks and open space design will also include spaces for outdoor performing arts such as music, dance, and theatre.

### Programming and Partnerships

The development of parks, open space, and habitat areas will be enlivened by the participation of a variety of groups and organizations which may use these spaces. As park designs develop, there are opportunities for coordination and partnerships with organizations and projects such as the following:

- Community / neighborhood groups
- Local park advocacy groups
- Outdoor field sports groups and leagues
- Marina operators
- Small boat, kayak, and windsurf organizations
- Community ecology and restoration groups
- Bicyclists and skaters (rental, bike-sharing programs)
- Museums / historical societies
- Existing Shipyard artists and community artists
- International African Marketplace
- Café / restaurant / cart vendors
- Community garden / urban agriculture organizations
- Dog owners
- Local businesses
- Outdoor performance and event programmers

In addition to the types of community organizations listed above, the park design will also include coordination with a variety of public agencies, including the Bay Conservation and Development Commission (BCDC), the Association of Bay Area Governments Bay Trail Project, California Department of Parks and Recreation, and the State Lands Commission.

Planning for the Candlestick Point State Recreation Area will be tightly coordinated to create an interface between the State Parks system and the urban park and development that creates a synergy between them. While State Parks will produce a new master plan for the CPSRA, the development of the CPSRA and the other parks will be linked as part of a complete park system. For further discussion of this topic, see State Parks description under ‘The Proposal’ section.
Opportunities for recreational open space and habitat areas also exist on private parcels. As described in the Design for Development documents, developers of private parcels are also required to provide private common open space within their parcels. Developers are encouraged to use these spaces creatively to add to the overall range of opportunities available. For example, podium and rooftop spaces could be used for sports courts, dog runs, tot lots, and living roofs may be designed to provide habitat.

**State Trust**

The overlay of State Trust designation on the parks, open space, and street network constrains the types of uses that can occur in these areas. Park lands that are within the public trust must serve visitors from throughout the region and beyond, and may not be designed primarily to serve city or neighborhood users. Uses that are consistent with the Trust include passive parks and open space with views of the bay, features which highlight the maritime history, local bay ecology, or provide access to bay-related recreation such as boating. Interpretive and educational play areas that are related to the site’s maritime history or bay ecology are trust-consistent as are parking and roadways that connect interior areas to shoreline areas. Neighborhood, City-serving, and active uses such as sport courts, athletic fields and playgrounds will need to be located outside of State Trust areas.
Sea Level Rise

Despite a growing global concern to minimize our carbon footprint, forecasts show that climate change and sea level rise are inevitable. While the severity and speed of sea level rise remains an area of some uncertainty, it is prudent for new development in low-lying areas to consider sea level rise strategies that offer a degree of protection and the flexibility to adapt over time.

Currently, there are no policies or regulations establishing specific elevations necessary to protect the Bay edge. Recognizing the potential for sea level rise to impact the project area in the future, Moffatt & Nichol shoreline engineers studied the CP-HPS project site to develop planning and design guidance through the various phases of the project. The study was based on an exhaustive review of the literature, recent guidance from regional agencies, and knowledge of coastal processes of San Francisco Bay. In almost all of the science reports reviewed, a 36-inch sea level rise increase would not be reached until after 2100. Even with the most aggressive projection of SLR that includes ice cap melt, the increase in sea level would reach 36 inches between the year 2075 and 2080.

In planning for sea level rise at the park and shoreline edge, design considerations include: habitat, shoreline erosion, protection of park features, flooding, and the experiential quality of the Bay edge. The project's sea level rise strategy is discussed in more detail in 'The Proposal' section of this document and in the project Infrastructure Plan.

Hazardous Material Clean-up

The US Navy is responsible for the clean-up of its lands and state and federal regulators are responsible for making sure that the Navy’s clean-up is safe for people and the environment. Coordination between the Navy’s clean-up and the park programming and design will require ongoing communication and cooperation as plans evolve.

Relationship of this Plan with other Project Plans

There are a number of key issues and concerns that are not completely addressed in this document, but are more fully addressed in other project plans:

Sustainability

The design of the parks and open space system is closely related to many project-wide sustainability issues including: Economic Opportunity, Community Identity & Cohesion, Public Well-Being, Safety & Quality of Life, Accessibility & Transportation, Resource Efficiency, and Ecology. A framework for these issues, including goals, strategies, commitments and aspirational targets are fully discussed in the Sustainability Plan.
Urban Design

Urban design, the form, shape, and aesthetics of the development, have an important relationship to the design of the parks, open space, and habitat system. For more detail on these issues, refer to the *Candlestick Point and Hunters Point Shipyard Design for Development* documents.

Transportation & Streetscape

Certain components of the park system such as bike and pedestrian trails and pathways are also a component of the transportation system. Conversely, some of the streets are designed with enhanced streetscapes which function as small linear “boulevard parks.” Public transportation and automobile access are also important to the park system. A complete description of the project’s transportation system is found in the *Candlestick Point & Hunters Point Shipyard Phase II Transportation Plan*. The *Streetscape Concept Plan* will include more detail on the Boulevard Park Streets, and streetscape design features.

Utilities & Infrastructure

Some aspects of the park system are closely linked with infrastructure, for example: low-impact design stormwater treatment features and street design. For detail on the infrastructure system refer to the *Infrastructure Plans for Candlestick Point Development and Hunters Point Shipyard Phase II Development*. 
The Proposal

The Park System

Goals and Principles

The Parks, Open Space, and Habitat Concept Plan has been developed to address the following goals and principles. These principles are organized in relation to planning, design, and process.

Planning

These goals and principles relate to the organization, size, shape, and arrangement of parks.

• Connectivity
  Create connections between parks and to regional open spaces including the State Park and regional trail networks.

• Accessibility
  Provide public open space within a short walking distance of neighborhood residents and employees and ensure parks are easily accessible by transit.

• Variety
  Pursue opportunities to enhance existing and create new open spaces that include large public open spaces as public plazas, and streetside pocket parks.

Design

These goals and principles relate to the form and program of individual parks.

• Flexibility
  Develop open space designs that allow multiple outdoor opportunities to occur within the same space.

• Diversity
  Provide a contrast of open space scale, design, and program so each open space is unique to the character of its context.

• Character
  Create unique spaces that reflect the character of the community and that support family and neighborhood gatherings as well as informal socializing.

• Resource Efficiency
  Use materials and resources efficiently to minimize environmental impact and cost.
**Process**

These goals and principles relate to adaptation, growth, change, and organic evolution of the plans.

- **Community Involvement**
  Involve the community in the design process for individual parks and opportunities to accommodate community-based programs and partnerships.

- **Integration with Development**
  Work with developers to integrate park, open space, and habitat concepts within private development areas. For example, children’s play areas, dog runs, and greenroofs on private development help maximize the open space potential of the project.

- **Interpretation and Education**
  Provide park facilities and opportunities that support learning about cultural history, ecology, and urban sustainability, and provide for discovery and personal connection with the natural and cultural resources and to achieve environmental literacy.

- **Ecological Infrastructure**
  Integrate urban infrastructure with natural process to support urban sustainability. Parks and open spaces are a part of the city’s ‘green infrastructure’ and will help regulate climate, control storm-water, cleanse air and water, and provide habitat.

- **San Francisco Bay Ecology**
  Enhance wildlife habitat to support the ecology of the San Francisco Bay, its wetlands, and the adjacent uplands.
Park & Open Space Framework

There are number of broad programmatic goals that are included in a complete park system. These include: recreation and leisure; historical remembrance, education, and celebration of culture; stewardship; and sustainability. Aspects of these broad park programs may be present in each park. However, based on opportunities, location, size, and needs, the park system has been designed to include the following eight components.

Community Parks

Community parks offer a mix of active and passive areas of open lawns, dog runs, play areas, community gardens, court games, and environmental education opportunities. These parks will serve the adjacent local neighborhood and will draw regular users from within a 10-minute walking radius. The community parks adjacent to the waterfront, impressed with the Public Trust, will also attract visitors from other parts of San Francisco and beyond.

Cultural / Heritage Parks

The historical and cultural elements of these parks are designed to attract a broad range of visitors. In addition to regular neighborhood use, these parks, impressed with the Public Trust, draw visitors from throughout San Francisco, the Bay Area, and beyond.

Waterfront Promenades

The waterfront promenades are linear, urban spaces along the waterfront. They offer continuous waterfront access, connecting to other urban areas and larger parks. With views of the bay and historic shoreline structures, they offer features for discovery and amenities for resting and gathering. These parks, within the public trust, will attract visitors from throughout the regions, in addition to neighborhood residents, nearby workers, and passers-through on foot and bicycle.

Sports & Multi-Use Fields

The Sports Field Complex will serve organized play for youth, high-school, and adult intramural sports. While soccer may be the most popular use, the fields can accommodate other sports such as football, ultimate frisbee, and cricket. The Multi-Use Fields, closer to the bay edge and within the public trust, offer expansive open space for more informal uses such as kite-flying and picnicking, as well as accommodating larger organized festivals and events.

Habitat & Ecology Parks

These parks and open spaces facilitate the co-habitation of wildlife and humans in the city. While some areas may be designed to protect sensitive plants and wildlife, other sections may include trails, boardwalks, and overlooks, and provide facilities for nature education and picnicking. Within the public trust,
Park & Open Space Framework

LEGEND
- City Parks
- Cultural / Heritage Parks
- Waterfront Promenades
- Sports & Multi-use Fields
- Habitat and Ecology Parks/Open Space
- Boulevard Parks and Streetscapes
- State Recreation Area
- Bay Trial
- Project Boundary
these waterfront parks will enhance the ecological quality of the site and offer visitors from throughout the region opportunities to experience nature at the Bay’s edge.

**Boulevard Parks & Streetscapes**

Streets are important spaces in the life of the City. The boulevard parks are a special street type that includes expanded median or sidewalk areas that function as mini-parks – providing spaces for neighborly socializing, games and play, and gardens. Boulevard Parks and other streets will link regional waterfront amenities and parks (see page 29 for streets located in the within the public trust). Streetscapes and boulevard parks will be described in greater detail in the *Streetscape Concept Plan*.

**State Recreation Area**

Managed by the California State Parks Department, the State Recreation Area is focused on providing places for bay and nature-related outdoor recreation, education, and preservation and enhancement of natural habitats.

**Bay Trail**

While not a separate “park,” the Bay Trail strings together the entire bayside park system, providing a linear park experience that is complete in itself. Some users may experience the entire parkland mainly from the perspective of the trail. For others, the Bay Trail will provide points of entry into specific parks within the Candlestick Park and Hunters Point park system.
The Parks

The following descriptions provide a framework for and suggestion of the programmatic potential of the individual parks based on site opportunities, constraints, and project commitments. It is, however, expected that the final park designs will evolve through a process of dialogue and engagement with existing and future residents and state resource agencies. Program elements may be added or adjusted as needed, within the constraints of the individual sites.

The following individual park descriptions are organized from north to south, Hunters Point Shipyard then Candlestick Point.

### Proposed Parks and Open Space

<table>
<thead>
<tr>
<th>Proposed Parks and Open Space</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HUNTERS POINT SHIPYARD PHASE II</strong></td>
<td></td>
</tr>
<tr>
<td>1 Northside Park</td>
<td>52</td>
</tr>
<tr>
<td>2 Waterfront Promenade North</td>
<td>56</td>
</tr>
<tr>
<td>3 Horne Boulevard Parks</td>
<td>60</td>
</tr>
<tr>
<td>4 Heritage Park</td>
<td>64</td>
</tr>
<tr>
<td>5 Waterfront Promenade South</td>
<td>68</td>
</tr>
<tr>
<td>6 Sports Field Complex and Multi-use Fields</td>
<td>72</td>
</tr>
<tr>
<td>7 Waterfront Recreation and Education Park / Re-Gunning Crane Habitats</td>
<td>78</td>
</tr>
<tr>
<td>8 Grasslands Ecology Park</td>
<td>82</td>
</tr>
<tr>
<td>9 Hillside Open Space</td>
<td>102</td>
</tr>
<tr>
<td><strong>CANDLESTICK POINT</strong></td>
<td></td>
</tr>
<tr>
<td>10 Alice Griffith Neighborhood Park</td>
<td>86</td>
</tr>
<tr>
<td>11 Candlestick Point Neighborhood Park</td>
<td>90</td>
</tr>
<tr>
<td>12 Bayview Gardens / Wedge Park</td>
<td>94</td>
</tr>
<tr>
<td>13 Mini-Wedge Park</td>
<td>98</td>
</tr>
<tr>
<td>14 Hillside Open Space</td>
<td>102</td>
</tr>
<tr>
<td>15 Candlestick Point Boulevard Parks</td>
<td>106</td>
</tr>
<tr>
<td>16 Candlestick Point State Recreation Area</td>
<td>110</td>
</tr>
</tbody>
</table>
Park Description Key Map
Northside Park

**Concept: Gathering of Community**

Located at the north entry to the Shipyard, this park is a community meeting ground, linking the India Basin, Hilltop, and Shipyard communities with a place for sport, leisure, discovery, and sustenance. Celebrating the community’s cultural heritage and promoting ethnic diversity and awareness, the theme of the African Diaspora may be expressed in stylized park structures, and interpretive features and elements in paving, seat walls, or sculptural signage markers. The African Marketplace activates the center of the park with a “market street” promenade.

**Activities & Program**

The Northside Park provides a full set of active and passive uses. The most active park uses are located on the southwestern side of the park. This area includes water-wise ornamental gardens, basketball, tennis, and a children’s playground. The open-air African Marketplace forms an east-west promenade bringing visitors and activity into the heart of the park. The lower half of the park is within the State Trust Lands, requiring more passive uses here. A central lawn provides a flexible multi-use space. Along the Bay’s edge, the park takes on a more natural character, with picnic/barbeque areas, shade shelters and waterfront pathways. A ramp and deck will provide access to the bay for kayaks and human-powered watercraft. The City View Cafe and terrace deck offers a concession opportunity along the Bay Trail, providing a place to meet friends and find refreshment during a visit to the park or as a stopping point for passers through on the Bay Trail. This facility would provide public restrooms and could also provide storage facilities for movable signage and furnishings related to the Cafe and the African Market. Another location for public restrooms, cafe, and storage could also be incorporated in the development facing the park to the southeast. The Cultural History Walk will offer interpretive opportunities and will include historic shoreline markers, didactic information on Chinese shrimping villages, discussions of African American contributions to the Shipyard, and art installations. Northside Park also provides connections to cultural elements located on the Hilltop.

**Access & Circulation**

The park has multiple entry points linking it with the adjacent neighborhoods. Extending from the intersection of the HPS neighborhood streets, a series of paths cross through the park. The Bay Trail will connect through the park from India Basin Park Shoreline Park south to the Waterfront Promenade.

Connecting from Innes, pathways ramp down through gardens to the court games area. A possible future bike/pedestrian route through India Basin along the Hudson right-of-way may connect through the Northside Park, linking with bicycle lanes on Robinson creating another link between the India Basin and Hunters Point neighborhoods.

For regional visitors arriving by car, streetside parking is provided along Innes, Donahue, Robinson, and Lockwood.
Northside Park

Park Area: 12.8 acres
Comparable in size to Dolores Park: 13.4 acres

1. Overlook Terrace with Lounge Chairs
2. Information Kiosk / Entry Signage
3. Terraced Planting
4. Water-wise Ornamental Gardens
5. Seating Terrace
6. Tennis Courts
7. Basketball Courts
8. Playground
9. Shade Pavilion
10. Lawn Steps
11. African Market
12. Terraced Lawn with Seating for Bay Views
13. Open Lawn
14. Group BBQ / Picnic Shade Pavilions
15. Picnic Meadow
16. Terraced Viewing Mound
17. Bay Trail and Boardwalk at top of Revetment
18. City View Cafe with Public Restrooms

← Bay Trail
← Major Bike / Pedestrian Connection

Park Entry Points
Park Dimension

State Trust Land Restrictions

THE PROPOSAL - THE PARKS
Sustainability Features

The park plan proposes native plantings near the bay’s edge and ornamental, water-wise, demonstration gardens along the hillside.

Site Development Constraints

The Navy is responsible for the preparation of the site making it safe for use. The Navy, with the input of a variety of regulatory agencies, will design and install a remediation of the site as well as prepare plans for controlling land use, maintenance and operation of the site. The Navy’s currently proposed plan is to cover remaining soil containing hazardous substances to prevent exposure with a soil cap. The soil cap would consist of one foot of clean fill over existing native soils, an orange geotextile demarcation layer, and additional two feet of clean, compacted, imported fill. The top surface would be planted to prevent erosion of the cap. At the shoreline, the Navy would install a rip rap revetment to protect the site from erosion.

The park design and operation will need to abide by design, land use, and operations and maintenance requirements developed by the Navy and regulatory agencies.

Implications for park design could include a site grading strategy that is composed of fill only, without cutting into the existing grade. Additionally, future detailed plans by the Navy may specify requirements for future park infrastructure such as water, sewer and irrigation lines. Footings for fencing, retaining walls, boardwalks, and other structures may also need to be designed with shallow footings so as to avoid excavating beneath the soil cap. Restrictions may also be placed on the construction of enclosed, occupied structures such as restrooms.
**Waterfront Promenade North**

**Concept: Weaving Urban Neighborhoods with the Bay-front Promenade**

The design of this park space weaves two primary influences: the continuity of the Bay Trail and the new Shipyard neighborhoods. This once active industrial waterfront will become a sequential landscape of outdoor urban rooms. Renovation of the existing wharf and the retention of industrial artifacts along the promenade will reinforce the historic qualities of the waterfront. Meanwhile, new landscape features such as small tree groves and native grasslands and native stormwater gardens will interlace a sense of the past with the present as residents and visitors walk, run, bike, sit, play and reflect.

**Activities & Program**

In addition to cycling, strolling or skating along the waterfront, the Northern Waterfront Promenade will provide places for rest, gathering, and leisure activities. Between the urban backdrop and the open bay, these spaces may include open lawns, gardens, seating areas, plaza spaces, fishing decks with fish-cleaning stations, picnic/barbeque areas, and places for informal recreation and games serving both residents and regional waterfront visitors. Native gardens will showcase native plants of the San Francisco Bay region. The Cultural History Walk will extend along the waterfront recalling the presence of the indigenous inhabitants and later the arrival of the Italian and Chinese immigrants and their influence on local agriculture and fishing. Additional interpretive walk opportunities include a discussion of the Navy submarine drydocks and berths. Memorials and Landmarks at the termini of Timeline and Art Walks might also occur along the Waterfront Promenade North.
Waterfront Promenade North

Park Area: 7.1 acres
Comparable in width to Rincon Park at Embarcadero: 180'

1. Tables
2. Interpretative Grasslands
3. Native Plant Garden
4. Lawn
5. Plaza
6. Seating Area
7. Promenade

- Bay Trail
- Major Bike / Pedestrian Connection
- Park Entry Points
- Park Dimension

State Trust Land Restrictions
Access & Circulation

Access to the waterfront is provided at small plazas at the terminus of perpendicular streets and pedestrian mews, bringing pedestrian movement toward the waterfront. The grandest of these connections is at the Horne Street Boulevard Parks. Extending from Galvez Street, the pedestrian paths and native gardens of the Boulevard Parks culminate here at the Waterfront Park’s central plaza space, and merge with the circulation of the waterfront promenade. For regional visitors arriving by car, streetside parking is provided along Horne, 13th Street, Fisher, B Street, Robinson, and Lockwood.

Circulation along the promenade consists of series of main pathways running parallel to the water’s edge: a Class 1 bicycle and pedestrian pathway adjacent to the urban edge, the Bay Trail closer to the bay edge, and paths along the wharf.

Sustainability Features

The Northern Waterfront Promenade connects with the stormwater gardens system in the Horne Street Boulevard Parks, detaining and cleansing street stormwater runoff before it reaches the Bay. The design of these features may include interpretive features that highlight the integration of urban and natural process. Reducing waste and consumption of new materials, the park design will seek to re-use and re-purpose historic materials and structures to the extent feasible. Plantings will focus on native and climate-adapted species that require minimal irrigation and provide habitat for insects and birds.
Horne Boulevard Parks

**Concept: Hillside to Bay**

A hybrid of street and park, the Horne Street Boulevard Parks bring green space through the heart of the Hunters Point North neighborhood, linking Hunters Point Hilltop Parks and the Waterfront Promenade. In the center of this grand pedestrian-oriented street, large median spaces are designed as mini-parks with native gardens and seating areas offering regional visitors with a green connection between park and bay as well as providing everyday places for neighbors to meet and socialize. The Boulevard Park Streets will be described in greater detail in the Streetscape Concept Plan.

**Activities & Program**

The Boulevard Parks will include places for strolling, and sitting, as well as native planting and the Cultural History Walk that will connect the Hilltop with the waterfront. Interpretive signage along this walk will reference the historic shoreline, historic Navy building uses, and the ecology of the site.

**Access & Circulation**

The Galvez Steps and Coleman Bluffs Paths at the Parcel ‘A’ Hilltop site provide pedestrian connections from Hunters Point Hill to Galvez Ave. From Galvez Ave, the Horne Street Boulevard Parks extend to the bayside Waterfront Promenade.

**Sustainability Features**

These parks serve as ‘ecological infrastructure’ - bands of trees cleanse the air, native rain garden plantings slow and cleanse storm-water before it enters the bay.
Horne Boulevard Parks

- Park Area: 0.6 acres
- Comparable in width to Spear St. Open Space: 25'

1. Crosswalk
2. Seating Areas
3. Native Plants / Rain Gardens
4. Street Plazas

- - - Bay Trail
- - - Major Bike / Pedestrian Connection

- Park Entry Points
- Park Dimension

State Trust Land Restrictions
**Horne Boulevard Parks plan and section**

1. Bulb-out with Special Paving
2. Sitting Area
3. Street Trees, Double Row
4. Garden-style Planting / Native Plant Garden
5. Street Parking
   (Potential for Permeable Parking)
6. Bicycle Lane
7. Bicycle Parking
8. Crosswalk with Special Paving
9. Private Terraces, Porches, and Gardens
   (Potential for Rain-harvesting, Flow-through Infiltration Planters)
10. Pedestrian Lighting
Heritage Park

**Concept: The Heart of Shipyard / Life and Work on the Waterfront**

At the end of the Fisher Street neighborhood commercial corridor, and the nexus between the Hunters Point North Neighborhood and the Green Research and Development Center, the Cultural Heritage Park is the heart of the Shipyard. Here, the working history of the waterfront is evident in the historic structures and the grand scale of Drydocks 2 and 3. The park is a place to recognize the Shipyard’s importance to the people who worked there, and its significance to the nation, San Francisco, and the Bayview Hunters Point neighborhood. There are many stories that can be told here: stories of the Bay and its first people, the Chinese fishing communities, the Shipyard and its workers, and the site’s long Navy history. The design of this park will retain and reuse historic buildings, structures and materials as much as possible to preserve the spirit and essence of the place, and new design elements will have a modern, industrial character.

**Activities & Program**

As part of the State Trust, the park’s main program is for educational and cultural activity related to the site’s history, and will attract visitors from throughout the Bay Area and beyond. Users of the park can orient themselves to experience a specific historical use, scale, and aesthetic of the waterfront at the shipyard. Through sculptural interpretive signage, kiosks, and other landscape elements in an outdoor setting, the Cultural History Walk will describe the site’s history, focusing on historic naval buildings such as the pump stations, Machine Shop and Ship Repair Shop, the location of the historic shoreline, and a discussion of indigenous people’s relationship to the land and the Bay. Play areas for children will be interpretive and educational in nature, reinforcing the site’s maritime past. The historic buildings may be used for visitor centers, museums, or cafes, giving the park a distinct character and linking past and present uses. Space for a docked historical ship would further support the maritime experience.

Plaza spaces adjacent to the urban development can support a variety of outdoor event events and gatherings. A number of platform spaces support performance, gathering, informal seating and other spontaneous uses to occur simultaneously. Areas of open lawn provide flexible spaces and maintain open views to the grand scale of the dry docks which are the central feature of the park.
Heritage Park
Park Area: 15.6 acres
Comparable in size to San Francisco Maritime National Historic Park: approximately 13.5 acres

1. Shoreline Revetment
2. Native Planting
3. Historic Building/Visitor Center and/or Cultural Center
4. Tree Grove
5. Gardens
6. Lawn with Seating Plinths
7. Entry Plaza with Signage Pylon
8. Sculptural Landform
9. Multi-use Event Area
10. Maritime Educational Area
11. Tree Grove in Recycled Concrete and Gravel Paving
12. Kiosk/Pavilion
13. Interpretive Plaza

< -- Bay Trail
< -- Major Bike / Pedestrian Connection
- Park Entry Points
- Park Dimension

State Trust Land Restrictions
Access & Circulation

Access into the Cultural Heritage Park is multidirectional and accentuated by the meeting of two opposing city street grids at the Park's entrance. From the Bayview neighborhood, primary access to the park is by way of Crisp and Fisher, the HPS neighborhood commercial street and from Crisp and Spear through the Green Research and Development Center. Access from within HPS is possible via streets that terminate at the northeast and eastern boundaries of the park. The Bay Trail and Waterfront Promenades are integrated with the circulation of the Heritage Park and link it to other parks along the San Francisco Bay.

Sustainability Features

The design of the park will preserve and re-use historic structures and materials such as paving and rails as much as possible. The ground plane may incorporate existing concrete slabs or recycled broken or crushed concrete. These features support the site’s industrial character while diverting waste from landfills. Beyond these environmentally sustainable features, the park’s central sustainable feature is about cultural sustainability – supporting the remembrance of the past with an understanding of how lives, land, and water, were shaped and reshaped here.
Waterfront Promenade South

**Concept: Mingling and Promenade**

The promenade provides a place for the interweaving of activities and visitors, future and past. The promenade is a sequential series of outdoor rooms, ecological gardens (raised planting beds emphasizing a native horticultural aesthetic and beauty), small tree groves, sculpture gardens, and sloped lawn panels for lounging and picnicking. Historic landscape elements such as bollards and rails will be retained and reused where possible to retain a sense of the site’s history. Adjacent to the Green R&D center, the landscape program may also highlight green-tech features in the landscape.

**Activities & Program**

Located within the State Trust, activities and uses here are primarily related to views of and access to San Francisco Bay and because of the surrounding site uses, will be a destination for a broad range of users. A proposed 300-slip marina may include a harbor master’s office, small boat house, classroom facility to teach sailing, as well as restrooms, showers, and other support facilities. Other recreation-supporting concessions are also possible, such as bike and skate rental, cafes, and fishing bait supply. Fishing along the piers and sea walls will be supported by fish-cleaning tables. The Cultural History Walk will continue along the promenade highlighting the maritime activities through on-site materials and historic buildings, a Hiroshima “A” Bomb Embarcation Commemorative, and historic shoreline markers. The Bay Trail will also bring regional visitors to the site. In the future, the site may also accommodate a ferry landing.

Along the promenade one may encounter fishermen and sailors socializing near entries to the marinas. Visitors and hotel guests, exploring neighborhood streets and shopping along Fisher Avenue, stroll along the Promenade or to an event at the Cultural Heritage Park. Workers from the Green R&D area walk or sit while they eat lunch, take a break, gather inspiration, or begin an after-work jog. Soccer families, spectators, and those looking for a pick-up game, migrate to the Sports Field Complex along the promenade, and run into friends from the neighborhood. The variety of adjacent uses, beauty of the site, and comfortable places for seating and gathering accommodate serendipitous and spontaneous interaction among unlikely groups and friends, creating a truly successful urban place.
Waterfront Promenade South

- Waterfront Promenade
- Restroom / Café / Concessionaire
- Seating Plinths
- Tree Grove in Recycled Concrete and Gravel Paving
- Marina
- Native Plant Gardens
- Marina Support Facility
- Drydock 4 Plaza

Park Area: 22.4 acres
Comparable in width to Rincon Park at Embarcadero: 180'

- Bay Trail
- Major Bike / Pedestrian Connection
- Park Entry Points
- Park Dimension

State Trust Land Restrictions
Access & Circulation

The Southern Waterfront Promenade creates a continuous link between the Heritage Park, Green Research & Development Campus, the Northern and Southern Marinas, the neighborhood commercial activity of Fisher Street, and the Sports Field Complex and Stadium. A main entry point onto the promenade is located at a plaza at the intersection of Spear, Fisher, and Crisp. Connections to the promenade also occur at adjacent streets and blocks. These intersections connect with a series of pathway spaces parallel to the waterfront – bicycle and pedestrian paths, and the Bay Trail.

Sustainability Features

Sustainable features include native plant design, stormwater gardens, and the reuse of existing materials as much as possible.

Site Development Constraints

The existing, 40’ wide wharf along the east end of Parcel C has deteriorated to unsafe conditions in many places, and further investigation will determine to what extent the wharf can be preserved for public access and use. Additionally, the relatively low elevation of the wharf makes it susceptible to wave inundation during extreme storm events, and as sea level rises, this condition will occur more frequently. As such, the wharf area is not included in the calculation of park acreage.
Community Sports Field Complex and Multi-Use Fields

Concept: ‘Green’ Stadium

Maximizing the use of limited urban land for recreation, the Sports Field Complex will provide much-needed community sports fields, while also accommodating game-day parking for the 49ers football stadium. The ‘dual-use’ of this area is an efficient and ecologically preferable use of land, eliminating the need for scores of acres dedicated to asphalt parking. The surface of the fields will be living grass growing in a topsoil blended with synthetic fibers and other base materials to support vehicular parking.

Activities & Program

The sports fields will serve organized play for youth, high-school, and adult intramural sports. While soccer may be the most popular use the fields can be striped to accommodate other sports such as American football, Gaelic football, Australian rules football, lacrosse, field hockey, ultimate frisbee, and cricket. Paved parking areas may provide flexible-use for informal games of sports such as bicycle polo or street hockey.

The Complex also includes a field house with restrooms, food concessions, and meeting space. The critical mass of the fields in combination with the adjacent region-serving waterfront parks, trails, picnic and barbeque areas and other leisure offerings make this an ideal sporting complex.

The Multi-use Fields, closer to the bay edge and within the public trust, will provide visitors from throughout the region with expansive open space for more informal waterfront uses such as kite-flying and picnicking, as well as accommodating larger organized festivals and events. The Multi-use Fields during the 49ers football season and other major events at the stadium, the sports field complex and multi-use fields will host parking and tail-gating for football fans. The Cultural History Walk will move adjacent to the fields providing opportunities to site historic shoreline markers and extend the Art Walk.
Community Sports Field Complex and Multi-Use Fields

Park Area: 84.9 acres
(59.7 acres Sports Fields Complex, 25.2 acres Multi-Use Fields)
Approximately six times the size of Golden Gate Park
Big Rec: 15 acres

1. Multi-Use Lawn (Game-Day Parking)
2. Accessible / Permanent Parking
3. Stadium
4. Sports fields (Game-Day Parking)
5. Field House (approximately 10,000 sf)
6. Parking Structure
7. CP-HPS Parks Maintenance Yard
8. Community Facilities Parcel
9. Waterfront Recreation & Education Center

State Trust Land Restrictions

Grasslands Ecology Park

Bay Trail

Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension
Access & Circulation

In addition to the efficient vehicular circulation provided by its location on Crisp Avenue, the stadium site is also served by three parking structures. Circulation within the site is primarily organized around the Ring Road, which acts as a buffer between the Stadium/Sports Complex and the Grasslands Ecology Park. On non-stadium game days, street parking is also possible along Ring Road, serving both the stadium area and the adjacent Grasslands Ecology Park sites.

Sustainability Features

The primary sustainability feature is the efficient, dual-use of the site. Additionally, the minimization of paved parking areas accomplishes the following:

- Eliminates exclusive use of large spaces for vehicular-only uses.
- Reduces urban heat island effect
- Reduces runoff, and treats and detains stormwater.

Dual-Use Turf

There are many products and installation methods for stabilizing turf parking areas. These include overlain plastic meshes, honeycomb-type cellular grids, and integral fiber reinforcement. Where sport field uses and parking uses overlap, an integral fiber reinforcement system is proposed because it provides
a safe playing surface, withstands wear, is easy to install, and can be readily repaired if needed. A specially-designed soil and sub-grade will promote healthy, living grass while supporting game-day vehicular use. This system is commonly used to stabilize both professional and amateur football, soccer, and baseball fields, equestrian race tracks, and golf course greens.

The exact details and specifications of the fiber-reinforced dual use turf system will be engineered at a later date and will be specific to the site conditions. In general, the system is composed of the following features from the top down:

- **Turf**

  Turf species will be selected for its ability to thrive in San Francisco’s bay-front climate as well as its ability to withstand wear from parking and sports play.

- **Planting Soil – Sand and Fiber Rootzone Mix**

  The planting soil mix is designed to encourage healthy turf and to support vehicular traffic. The planting soil will be a specially selected sand mix. The sand is open-graded, to maintain pore-space when compacted. This allows the root zone to drain well, and remain aerated. To increase the load bearing capabilities of the soil and maintain surface stability under heavy use, integral fibers (UV-resistant polypropylene fibers made from recycled carpet remnants) are tilled into the soil mix. Like roots, the fibers (about ½ - 2 inches in length) create a net-like structure, which interlocks the sand and the root system of the turf, increasing the tensile strength of the soil, and distributing point loads over a larger area. This holds the soil in place, and prevents rutting.

  A geotextile layer may be provided to prevent the rootzone and permeable aggregate drainage layer from mixing.
• **Permeable Aggregate Layer**

The permeable aggregate layer drains the root zone and conveys excess water to perforated drainage pipes. This drainage layer allows the rootzone soil layer from saturating and weakening under load. Perforated drain pipes are notched into the subgrade and graded to convey the water to the bay. A geotextile layer may be provided to keep the aggregate and subgrade from mixing.

• **Subgrade**

The subgrade is compacted and graded to drain.
Waterfront Recreation and Education Park / Re-Gunning Crane Pier Habitats

**Concept: Landmark Resurgence of Nature**

Focused on the spectacular ‘Re-gunning Crane’ that forms the most powerful landmark in the cultural landscape of the Shipyard, the Waterfront Recreation and Education Park is a knuckle in the park system where the natural shoreline spaces of the South Basin transition into the seawalls and wharf structures of the Shipyard. The park is designed to merge the industrial elements of the site with future ecological processes that will gradually ‘colonize’ this area. While the Re-gunning Crane will be left in place, the pier that surrounds it will be eroded – its walls removed and the ground laid back to allow water to create a fluid boundary for the former pier. As tidal wetlands and upland habitats take hold the Crane will seem to emerge from the water, and the giant machine will become a “gateway” to the bay and its ecology. The landmark Re-gunning Crane provides a dramatic juxtaposition of the site’s industrial history with the resurgence of nature at the Bay’s edge.

**Activities & Program**

Within the Public Trust, the primary activity of the site is related to providing public access to the Bay’s edge with opportunities for learning about the site’s history and ecology. A trail will meander across the pier in a manner that offsets the rectangular geometry of the pier, leading visitors under and through the crane to overlook points providing visitors with opportunities to view Bay wildlife. Interpretive displays will explain the history of the shipyard, and the ecology of the bay that was filled to create this man-made landmass. The site is intended to be used by small classes of students as well as introspective visitors. The Re-gunning Pier will be modified to produce a mixture of new open water, tidal wetlands, and upland habitats. The walls of the pier will be removed down to the existing mudline and the ground will be laid back to provide a gentle gradient consisting of open water and intertidal areas. Along portions of the shoreline protected from wind-wave action, wetland soils will be placed at appropriate elevations. Although native tidal salt marsh vegetation will likely colonize the site naturally, some planting with native salt marsh species will be performed to increase the rate of marsh establishment. Portions of the pier subject to greater wave action will remain un-vegetated, providing substrate for benthic organisms such as oysters and foraging habitat for black oystercatchers and other shorebirds of rocky intertidal zones. The salt marsh/rocky intertidal zones will transition upward to a mosaic of dune sub-shrub, scrub, and grassland vegetation that will be planted on upland surfaces of the pier after appropriate soils are imported. These target plant communities consist of short-statured species that have low water-use requirements to facilitate water conservation and that will provide habitat for sparrows and other landbirds, as well as some small mammals. The Re-gunning Crane will be left in place and will continue to provide a nesting site for peregrine falcons, which have nested on the crane for several years. The Cultural History Walk will also extend across this site, providing further opportunity to discuss the historic role of the Crane as well as the restored habitat’s relationship to earlier site inhabitants.
Waterfront Recreation and Education Park / Re-Gunning Crane Pier Habitats

Park Area: 16.2 acres
(6.7 acres Waterfront Recreation and Education Park, 9.5 acres Re-Gunning Crane Habitats)

- Tidal Wetlands
- Interpretive Walk
- Re-Gunning Crane
- Upland Habitats
- Tree Grove and Seating
- Open Lawn
- Waterfront Recreation & Education Center
- Water Bird Habitat Piers

- Bay Trail
- Major Bike / Pedestrian Connection
- Park Entry Points
- Park Dimension

State Trust Land Restrictions
Access & Circulation

The Waterfront Recreation and Education Park will form a gateway in two directions. On one side will be the natural grasslands and wetlands of Parcel E. One the other will be the end of the Waterfront Promenades. This area will be easily accessible from the ring road surrounding the Sports Fields and Multi-use Fields.

Sustainability Features

This park area focuses on the use of native plants of the Bay and displays reconstructed habitats. The site’s most important cultural feature – the Crane – is preserved and showcased as a monument to the past uses of the land. Nearby, Piers 1, 2, and 3 will be cut off from the mainland providing a roosting place for waterbirds safe from predators.
Grasslands Ecology Park

Concept: Grasslands Ecology

Building on the planned restoration project at Yosemite Slough, the Grasslands Ecology Park will transform contaminated Navy lands on the north shore of the South Basin with vast new habitat areas, supporting biodiversity and the Bay ecosystem. Sculpted landforms, native grasslands, freshwater wetlands, shoreline mudflats and tidal wetlands, coastal scrub, and tree groves add to the diversity of habitats. The existing natural landscape is supplemented by designed landscape components such as clustered windbreaks and viewing mounds, shoreline overlooks and a network of pathways that support passive recreation uses. In addition, an interpretive native plant garden is designed to accommodate large outdoor classes creating a setting for the study of bayside habitats and ecology. These landscape strategies provide places from which to seek respite from the intensity of the City and connect with nature at the Bay’s edge.

Activities & Program

This park, within the Public Trust, is programmed for passive recreation related to enjoyment of the waterfront and the restoration of native habitats. Activities will include walking and bike riding along the Bay Trail, picnicking, sitting aside windbreaks, and observation and study along the water’s edge. Interpretive signage along the Cultural History Walk will focus on the ecology of the site and the Naval Radiological Defense Laboratory previously situated nearby. The southern end of the park also provides an opportunity to connect to the Interpretive Hilltop Loop and Hillside Terraces walks.

Within the Grasslands Ecology Park, at least 43 acres of native grassland will be restored by the removal of non-natives and planting of native grass and forb species. Trail setbacks, habitat fencing, screening, and signage will be used where needed to protect sensitive wildlife habitat and flora. Although trees and shrubs may be planted elsewhere within the Grasslands Ecology Park to provide a mosaic of habitats, woody plants that are planted or allowed to establish naturally within the grasslands will be limited to a few small, scattered patches of low-growing coastal scrub plants such as coyote brush, which will provide cover for wildlife that may otherwise forage in the grasslands.

Access & Circulation

The entrances to the park are informal in character, with numerous paths extending from the Ring Road sidewalk and continuing in multiple directions. Park users can choose a direct path toward the waterfront or a route that encompasses the organic layout of the Park. The Bay Trail experience is characterized by wetlands and the shoreline edge, bringing park users within close view of Bay wildlife and offering a discernibly less urban park condition. The Stadium Ring Road offers ample street-side parking for regional visitors and for families traveling to the Park and unloading bicycles for use along the Bay Trail, and elderly visitors needing accessible waterfront connections.
Crisp

State Trust Land Restrictions

Picnic “Pod” and Shelters
Bay Nature Interpretive Play
Viewing/Windbreak Mound
Overlook Terrace
Amphitheater / Outdoor Classroom
Native Grasslands
Interpretive Center / Restroom
Native Plant Gardens
Viewing Pier
Freshwater Wetland (to be constructed by Navy)
Tidal Wetland (to be constructed by Navy)

Grasslands Ecology Park
Park Area: 82.1 acres
(44.9 acres at Parcel E, 37.2 acres at Parcel E-2)

1 Picnic “Pod” and Shelters
2 Bay Nature Interpretive Play
3 Viewing/Windbreak Mound
4 Overlook Terrace
5 Amphitheater / Outdoor Classroom
6 Native Grasslands
7 Interpretive Center / Restroom
8 Native Plant Gardens
9 Viewing Pier
10 Freshwater Wetland (to be constructed by Navy)
11 Tidal Wetland (to be constructed by Navy)

Bay Trail
Major Bike / Pedestrian Connection
Park Entry Points
Park Dimension

State Trust Land Restrictions
Sustainability Features

A main focus of this park is to create new habitat areas and bring the experience of nature to urban dwellers and to support nature education. Native plantings will also minimize the need for irrigation.

Site Development Constraints

The Navy is responsible for the preparation of the site making it safe for use. The Navy, with the input of a variety of regulatory agencies, will design and install a remediation of the site as well as prepare plans for controlling land use, maintenance and operation of the site. The Navy’s currently proposed plan is to cover remaining soil containing hazardous substances to prevent exposure with a soil cap. At the shoreline, the Navy would install a rip rap revetment to protect the site from erosion, though in some areas tidal wetlands will also be constructed.

The park design and operation will need to abide by design, land use, and operations and maintenance requirements developed by the Navy and regulatory agencies.

Implications for park design could include a site grading strategy that is composed of fill only, without cutting into the existing grade. Additionally, future detailed plans by the Navy may specify requirements for future park infrastructure such as water, sewer and irrigation lines. Footings for fencing, retaining walls, boardwalks, and other structures may also need to be designed with shallow footings so as to avoid excavating beneath the soil cap. Restrictions may also be placed on the construction of enclosed, occupied structures such as restrooms.
Candlestick Point

Alice Griffith Neighborhood Park

Concept: Neighborhood Commons

Alice Griffith Neighborhood Park serves as the community commons for the renewed Alice Griffith neighborhood. It is designed to become the outdoor living room of the community, where neighbors get to know each other, socialize and celebrate their commonalities and differences. The park’s east-west orientation is purposeful – it acts as a link between the existing Bayview neighborhoods and the rebuilt Alice Griffith housing development, and it is hoped that the existing adjacent community will use this open space to connect with their new neighbors.

Activities & Program

Similar in width to the San Francisco’s South Park, the Alice Griffith Neighborhood Park has a key mix of uses that will draw users of all ages and interests. The park offers a mix of active and passive uses including two multi-purpose open lawn areas, a playground and tot lot, a fenced running area for small dogs, a shade pavilion with barbeques and picnic tables, and a basketball court. A community garden with fruit trees, garden plots, and tool shed will serve as a replacement for the existing Alice Griffith Community Garden.
Alice Griffith Neighborhood Park

Park Area: 1.4 acres
Comparable to South Park in Width: 80’. Approximately twice the length.

1. Specimen Tree
2. Playground / Tot Lot
3. Flowering Tree Grove with Seating
4. Bioswale
5. Lawn
6. Pathway
7. Pavilion
8. Community Gardens
9. Tool Shed
10. Basketball / Tennis Court
11. Dog Run

← → Major Bike / Pedestrian Connection
 clinically
Park Entry Points
clinically
Park Dimension

State Trust Land Restrictions
Access & Circulation

Centrally located to allow the neighborhood streets system to intersect the park in an even rhythm, the park is approachable and accessible from all sides. Entrances are highlighted at each intersection with benches and shade groves, and a continuous east-west path links the park sections that span four blocks.

Sustainability Features

The community garden offers a central sustainable feature, providing opportunities to grow local food and connect with neighbors. Additionally, rain gardens may filter stormwater and demonstrate how designed interventions can mitigate some of the impacts of urbanization.
Candlestick Point Neighborhood Park

Concept: Neighborhood Recreation

Candlestick Point Neighborhood Park is designed to become the focal point of the new Candlestick North neighborhood. It will serve as the common "yard" of the high density development that will surround it, where recreation and socializing are key community offerings.

Activities & Program

The Neighborhood Park offers a mix of active and passive areas for users of diverse ages and interests. It includes a large multipurpose open lawn, available for frisbee, soccer, and kite flying, playgrounds for tots and school age children, community gardens, seating areas, basketball courts and garden beds. A shade pavilion with adjacent picnic tables and barbeques will also be provided. A perimeter walk with benches will also allow a more passive interaction with the park, where it will be possible to enjoy the outdoors in a more introspective and quiet fashion.
Candlestick Point Neighborhood Park

Park Area: 3.1 acres
Comparable in size to Victoria Manalo Draves Park: 2.5 acres

1. Open Lawn
2. Bioswale
3. Playground
4. Small Dog Area
5. Shade Pavilion
6. Tennis Court
7. Basketball Court
8. Monolithic Wood Seating Plinths
9. Community Gardens
10. Seating Terrace under Tree Groves
11. Perimeter Garden
12. Park Entry Pylon on Each Corner

Note: Exact location of this park is subject to change, but size will remain 3.1 acres.

Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

State Trust Land Restrictions
Access & Circulation

The park is centrally located and can be reached by a few minute walk from anywhere within the CP North neighborhood. Adjacent Boulevard Park Streets provide connections to Alice Griffith Neighborhood Park two blocks to the west, and the State Park, two blocks to the north, and also two blocks to the east.

Sustainability Features

A central organizing feature of the park is a stormwater garden that filters on-site and adjacent street water. Climate-adapted garden beds can be organized as water-wise demonstration gardens. Community garden plots give urban dwellers a place to get their hands dirty and enjoy the pleasures of growing fresh food and flowers.
Bayview Gardens / Wedge Park

Concept: “Central Square”

The Bayview Gardens/Wedge Park is the "Central Square" for Candlestick Point. Opening up from the Harney Way retail street, it provides dramatic views of Hunters Point and the Bay and provides a strong link between the urban development and the State Park.

Activities & Program

The park’s uses are primarily focused on community gathering and neighborhood socializing. The park includes tot lots and playgrounds as well as a comfortable and sophisticated places for the older generations – a central square where one comes to promenade, socialize, and people watch. Across from the proposed arena and retail center, the southernmost section of the park is a dynamic urban plaza a hub of activity centered around the bus rapid transit stop and café. To the north an interactive play fountain is the pivot point of the park, while ornamental gardens, and storm water rain gardens provide a sense of enclosure on the west side. Lawn areas with edge paths allow the set up of community fairs, farmers markets, music festivals, and art and food festivals. The design is intended as a flexible canvas that will encourage a variety of programs. The northernmost section of the park, within the public trust, provides open lawn and native planting providing a flexible open space near the gateway to the Candlestick Point State Recreation Area.
Bayview Gardens / Wedge Park

Park Area: 2.5 acres
Comparable in size to Union Square: 2.6 acres

- Planting Area
- Plaza
- Bus / BRT Shelter
- Cafe / Information Kiosk
- Tot Lot
- Lawn
- Shade Structures
- Ornamental Gardens
- Dog Play Area

Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

State Trust Land Restrictions
Access & Circulation

Located at the seam of the two urban grids of the new development, the Wedge Park can be easily accessed from all directions. The park is a key feature of the urban plan that stitches the urban neighborhoods together with the State Park. This interface brings urbnity to the park core, and the park to the urban heart of the new development.

Sustainability Features

Sustainability features include storm water gardens, drought tolerant garden beds, shaded seating areas, and a broad extension of the urban forest into the center of the development.
Mini-Wedge Park

Concept: Bayfront Connection

The Mini-Wedge Park serves as a primary connection between the urban core of the new Candlestick Point and the State Park beach area. A range of programs within an intimate setting produces a space that enlivens the neighborhood while also providing a critical connection between the urban parks and the bay edge.

Activities & Program

The park’s program strategy is focused on generating interaction among neighbors and visitors by providing varied activities within a relatively intimate scale. The programmatic gradient flows from active to passive as users move from the urban edge toward the water. A tot lot and dog run on the northwest side provide families with program-specific spaces. As visitors move toward the southeast, a generous lawn with trees promotes gathering, conversation and picnics. The easternmost section of the park, within the public trust, provides open lawn and native planting providing a flexible open space near the gateway to the Candlestick Point State Recreation Area.
Mini-Wedge Park

Park Area: 1.1 acres
Comparable in size to Mission Playground: 1.3 acres

1. Plaza
2. Tot Lot
3. Shade Structure
4. Dog Run
5. Lawn
6. Native Planting / Rain Gardens

- Bay Trail
- Major Bike / Pedestrian Connection

Park Entry Points:
- Ingerson Ave
- C St
- Hollister Ave
- 7 St
- 6 St
- 5 St
- 4 St
- 3 St
- 2 St

State Trust Land Restrictions