BCDC permitted cafe seating within P3: Total provided allowance for BCDC permitted cafe seating: 2,500 s.f.
(N) Bike access curb-cut
(N) Sidewalk & street trees by others
Standard Mission Creek Park and park rules signage
(E) Outfall
(E) Riprap
Flow-Through storm water treatment area.
Boardwalk, typ.
Minimum 20' wide multi-use trail/Esplanade, typ.
(E) Piles/shorebird perch
Vegetated Geo-Web shoreline stabilization
Mission Creek “Look-Out”, typ.
Picnic Grove

(1264 s.f.)

1,236 s.f.

Proposed Mixed-Use Building at Block 1

Entry to Block 1 town homes, typ.
Seating Nooks, typ.
Cafe seating surrounded by removable enclosures, by others
(N) Riprap shoreline stabilization at “Look-Outs”
Multi-use Trail (M.U.T) Signage marking in pavement
Bike “Go Slowly, Bikes Yield to Pedestrians” sign

Site Plan
Mission Creek Park P3 - CD/SD Open Space Parcel Submittal

Abbreviations & Symbols:
(N) New
(E) Existing
M.U.T. Multi-use Trail
Typ. Typical
B.C.D.C. San Francisco Bay Conservation and Development Commission

Legend

Sign post
Sign in pavement
Block 1 property line
VIEW: ESPLANADE VIEW LOOKING TOWARDS 3RD STREET
MISSION CREEK PARK P3 - CD/SD OPEN SPACE PARCEL SUBMITTAL
MISSION CREEK PARK P3 - CD/SD OPEN SPACE PARCEL SUBMITTAL
03.19.2013
FOCIL-MB, LLC + MISSION BAY DEVELOPMENT GROUP

PRECEDENT - “LOOK & FEEL” IMAGES

MISSION CREEK PARK P3 - CD/SD OPEN SPACE PARCEL SUBMITTAL
03.19.2013
TRANSITION & HIGH MARSH TIDAL ZONE: Plantings for use within high tide level (97') and the mean sea level (91.72').

LOW MARSH TIDAL ZONE:

TOP OF BANK: Edge plantings between high tide level (97') to the top of slope (100').

WIND SCREEN GROVE TYPE 1

WIND SCREEN GROVE TYPE 2

FLOW-THROUGH PLANTER: Tall grasses (up to 5') with colorful accents that frame the adjacent spaces and are adapted to treatment conditions.

TOWN HOME PLANTER: 4'-5' tall planting along building edge.

STREET TREES:
- Washingtonia robusta (by others)
- Arbutus marina (by others)

FLOWING THRU PLANTER: Tall grasses (up to 5') with colorful accents that frame the adjacent spaces and are adapted to treatment conditions.

PLANTING PALETTE

MISSION CREEK PARK P3 - CD/SD OPEN SPACE PARCEL SUBMITTAL

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MATERIALS PALETTE

- CONCRETE PAVING WITH PATTERN
- PLATFORM BENCH AT MISSION CREEK "LOOK-OUT"
- SALVAGED WOOD DECKING
- MAST LIGHTING
- CAFE TABLES+CHAIRS, BY OTHERS
- SALVAGED WOOD BENCHES WITH ARMRESTS & BACKS
- RIPRAP TREE PLANTER
- PIPE RAIL (BOTH ENTRIES)
- RIPRAP
- CAFE BARRIER, BY OTHERS
- PARK SIGNAGE (BOTH ENDS)
- SECURITY BOLLARDS
- PICNIC TABLES
- BIKE PARKING
- MULTI-USE TRAIL SIGNAGE (BOTH SIDES)
- FOURTH STREET
- THIRD STREET

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