Parks, Open Space, and Habitat Concept Plan

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

Approved April 17, 2018 (OCII Commission Resolution No. 16-2018)

FIVEPOINT™

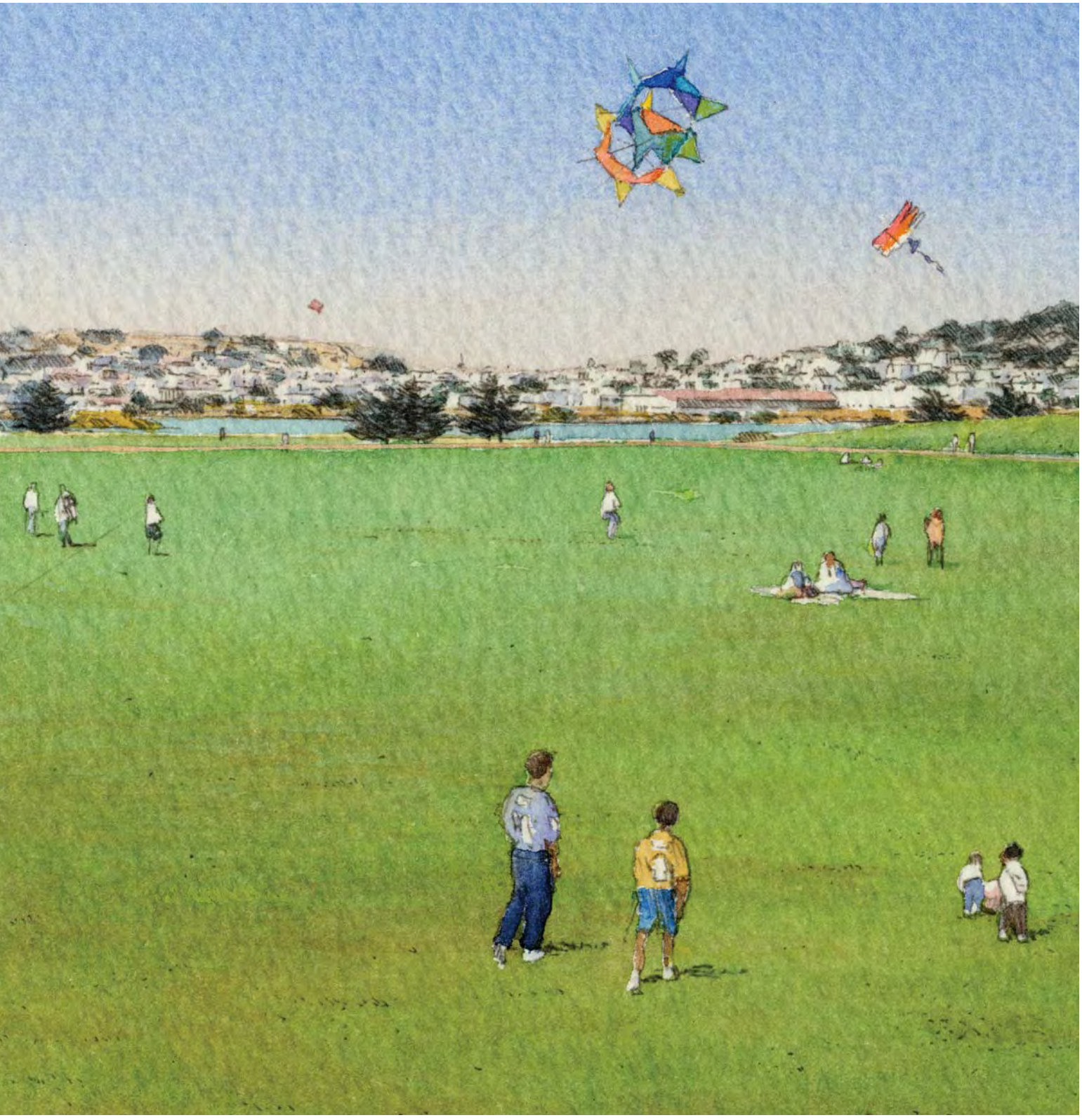
Cover image: View from The Neck area of the Candlestick Point State Recreation Area

Contents

Vision

Candlestick Point and Hunters Point Shipyard—long-neglected and under-utilized 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 that reflects the full diversity of community members and users.

View from the Last Rubble area of the Candlestick Point State Recreation Area



Plan Highlights

Extensive Parkland

Approximately 340 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, and streetside and boulevard parks.

Parks, Open Space, and Habitat Concept Plan

Proposed Parks and Open Space

		Acres
	HUNTERS POINT SHIPYARD PHASE II	
	New Parks	
1	Northside Park	12.8
2	Waterfront Promenade North	13.3
3	Cultural Heritage Park	15.5
4	Waterfront Promenade South - North Pier	10.5
5	Water Room Plaza / Dry Dock 4	7.3
6	Waterfront Promenade South - South Pier	5.3
7	Grasslands Ecology Park	106.8
8	Shipyard Hillside Open Space	2.4
	Subtotal	173.9
	New Sports Fields and Active Urban Recreation	
9	Community Sports Fields Complex	28.7
10	Waterfront Recreation & Education Park	3.4
11	Multi-use Open Space	20.5
12	Maintenance Yard	5.5
	Subtotal	58.1
	Total	***232.0***
	CANDLESTICK POINT	
	New Parks	
13	Alice Griffith Neighborhood Park	1.4
14	Candlestick Point North Neighborhood Park	3.1
15	Wedge Park	3.7
16	Mini-Wedge Park	0.8
	Subtotal	9.0
	New and Improved State Parkland (CPSRA)[a]	
17	Last Port (includes 0.4 acres of new State Parkland)	14.6
18	The Neck (includes 3.8 acres of new State Parkland)	4.9
19	The Heart of the Park (includes 1.5 acres of new State Parkland)	15.4
20	The Point	6.1
21	Wind Meadow	11.4
22	The Last Rubble	24.5
23	Bayview Gardens	9.5
24	Grasslands South	10.3
	Subtotal	96.7
	Total	***105.7***
	Other Parks & Open Space (*excluded from Total Acreage)	
25	Regunning Crane Pier Habitats	9.2
26	Green Room (Privately owned, publicly accessible)	8.1
27	Bayview Hillside Open Space	7.1
28	Yosemite Slough - Wetland Restoration	34.0
	Subtotal	58.4

TOTAL PARKS AND OPEN SPACE	
New Parks	182.9
New Sports Fields and Active Urban Recreation	58.1
New and Improved State Parkland	96.7
Total	***337.7***

a. 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.
b. Total park and open space acreage includes the acreage associated with centralized stormwater treatment facilities and associated infrastructure.

Proposed Parks and Open Space

Introduction

Background

2018 Amendment

In 2018, the urban design and land use plan for the Hunters Point Shipyard was re-configured in order to potentially preserve and adaptively re-use a greater number of existing buildings. As a part of this change, updates were made to the parks and open space system at the Shipyard.

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 is consistent with the analysis of environmental impacts provided in the 2010 *Candlestick Point-Hunters Point Shipyard Phase II Environmental Impact Report* and subsequent Addenda thereto (FEIR), including the Mitigation Monitoring and Reporting Program adopted together with the FEIR. This plan has been approved by the San Francisco Office of Community Investment and Infrastructure and attached as part of the Disposition and Development Agreement between the Office of Community Investment and Infrastructure, and CP Development Co., LLC.

Project Summary

The proposed Candlestick Point and Hunters Point Shipyard Phase II development project (CP-HPS2) 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 R&D/office uses along with approximately 340 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.

Project vicinity

Setting

The Candlestick Point and Hunters Point Shipyard project site is located at the southeastern corner of the City and County 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 former location of Candlestick Park (the home of the San Francisco 49ers),

Project area and Bayview / Hunters Point neighborhood area

N

0’ 2000’

Scale: 1” = 2000’

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.

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 2010 the then San Francisco Redevelopment Agency Commission and the City approved amendments to the Hunters Point Shipyard Redevelopment Plan and Bayview Hunters Point Redevelopment Plan, and the Redevelopment Agency and CP Development Co., LP entered into a Disposition and Development Agreement (DDA) and related documents implementing the proposed development program. Since that time, the Redevelopment Agency has been dissolved pursuant to state law and replaced by OCII, and the development program initially adopted in 2010 has been modified to accommodate the off-site relocation of the proposed NFL stadium included in the 2010 preferred development program. OCII, the City and CP Development Co., LLC have entered into an amendment to the DDA and related documents, and OCII and the City have approved further amendments to the Redevelopment Plans and related documents, both implementing a non-stadium revised development program for the two sites. This development program remains consistent with the community-based "Conceptual Framework" for the integrated redevelopment of the two sites adopted in 2007 and Proposition G, the Bayview Jobs, Parks and Housing Initiative adopted in 2008 by San Francisco voters. The revised development program encompasses the following elements:

- Housing: Approximately 10,672 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.
- Research and Development / Office Space: Approximately 4.3 million square feet of research and development space is proposed for the Shipyard. Approximately 150,000 sq. ft. of office space is proposed on Candlestick Point.
- Regionally-focused retail: Approximately 635,000 sq. ft. on Candlestick Point and 100,000 sq. ft. on the Shipyard.
- Neighborhood-focused retail: Approximately 226,000 sq. ft. on the Shipyard, including a retail town center, as well as an additional 125,000 sq. ft. on Candlestick Point.
- Maker Space: Approximately 75,000 sq. ft. on the Shipyard.
- Hotel: 150,000 sq. ft. (220 rooms) on Candlestick Point and 120,000 sf. ft. (175 rooms) on the Shipyard.
- Institutional Space: Approximately 410,000 sq. ft. of institutional space on the Shipyard.
- Artist studio space: Permanent new and renovated space for Shipyard artists.
- Community Use: 50,000 sq. ft. of community use space on both Candlestick Point and the Shipyard.
- Parks: Approximately 340 acres of new and restored parks, open space and wildlife habitat.
- Marina: 300 slips on the Shipyard.
- Performance space: 75,000 sq. ft. of venue space on Candlestick Point.

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.

Geology & groundwater basins, circa 1850
Source: Creek & Watershed Map of San Francisco, SFPUC

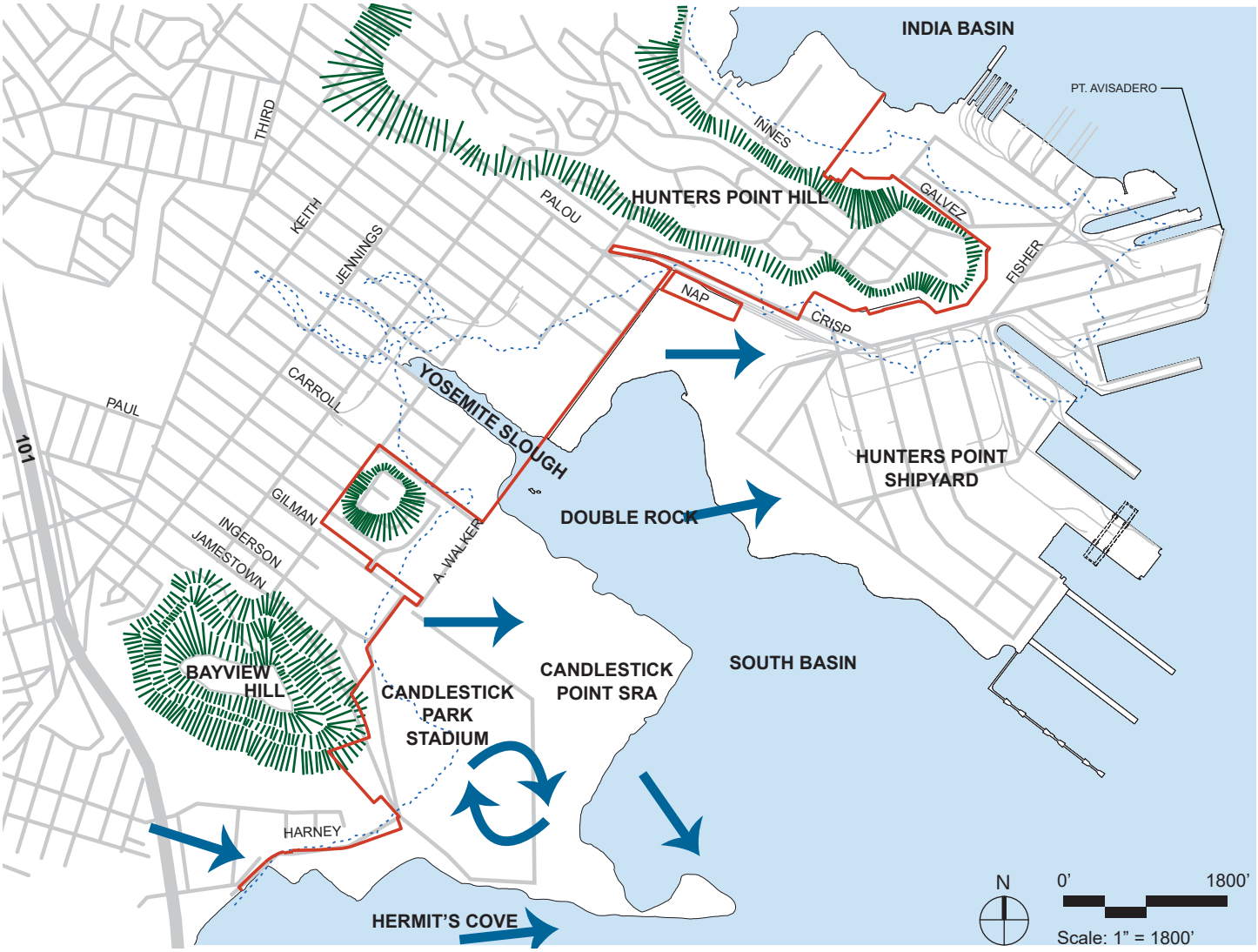
Natural & Cultural Resources

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.

San Francisco historic map, 1860
Source: Creek & Watershed Map of San Francisco, SFPUC

Natural Features – Land, Water, & Wind



LEGEND

- Project Boundary
- Historic Shoreline
- Adjacent Landforms with Steep Slopes over 3:1
- Water
- Predominant Winds

Candlestick Point grasslands

California ground squirrel

Lesser scaup

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

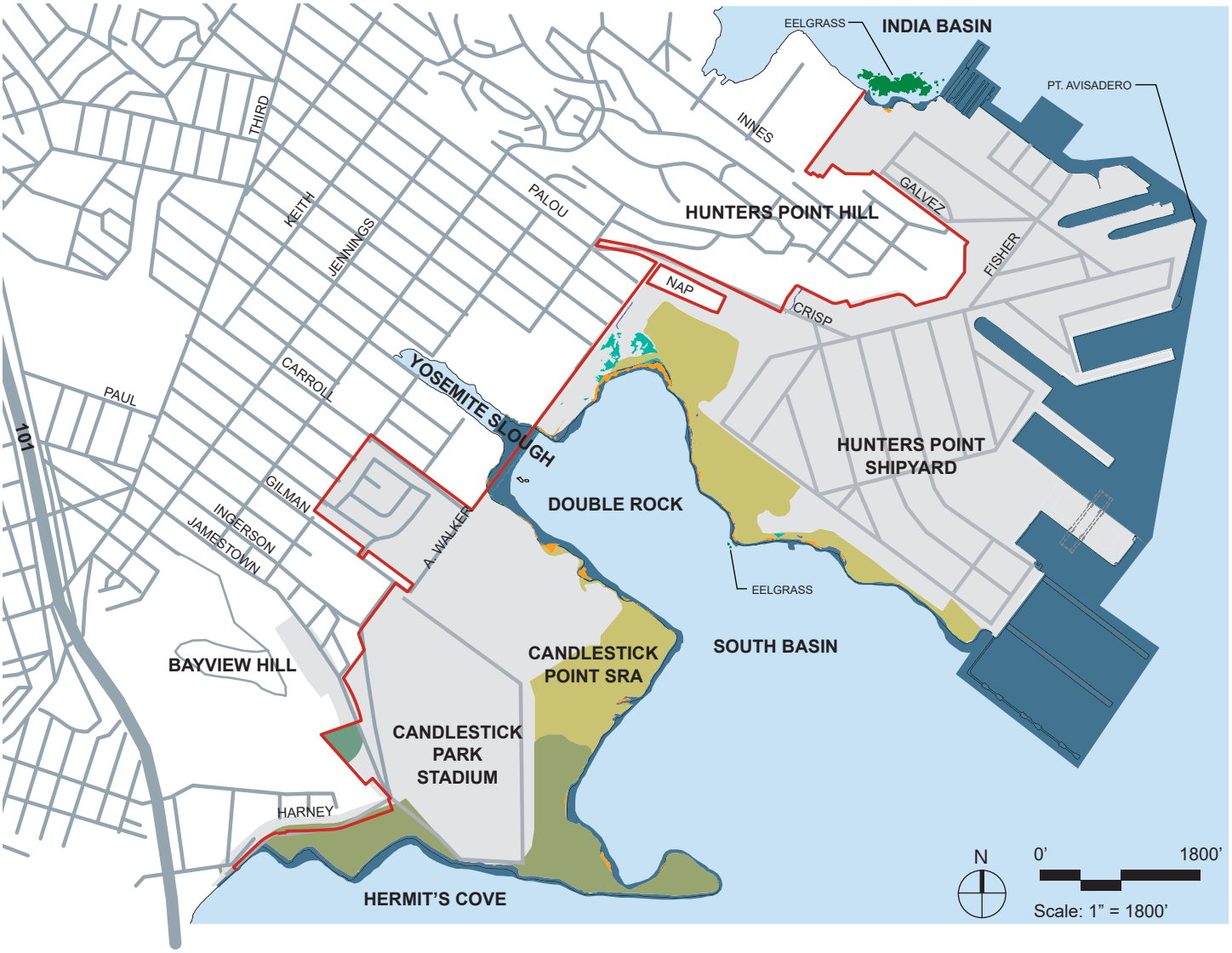
Trees at the Candlestick Point State Recreation Area, mostly Monterey Pine and Monterey Cypress, provide nesting and foraging habitat for birds. The majority of birds nesting in these trees are common, urban-adapted species. During spring and fall, small numbers of migrant songbirds have been recorded 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

View near mouth of Yosemite Slough and South Basin with Double Rock Island

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

Tidal wetland at the Shipyard, north of Yosemite Slough

Brown pelican

East side of Bayview Hill

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 stores 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.

Re-gunning Crane

Drydock 4

Bird's-eye view of Hunters Point

India Basin shipyards

Chinese shrimping village

The Shipyard

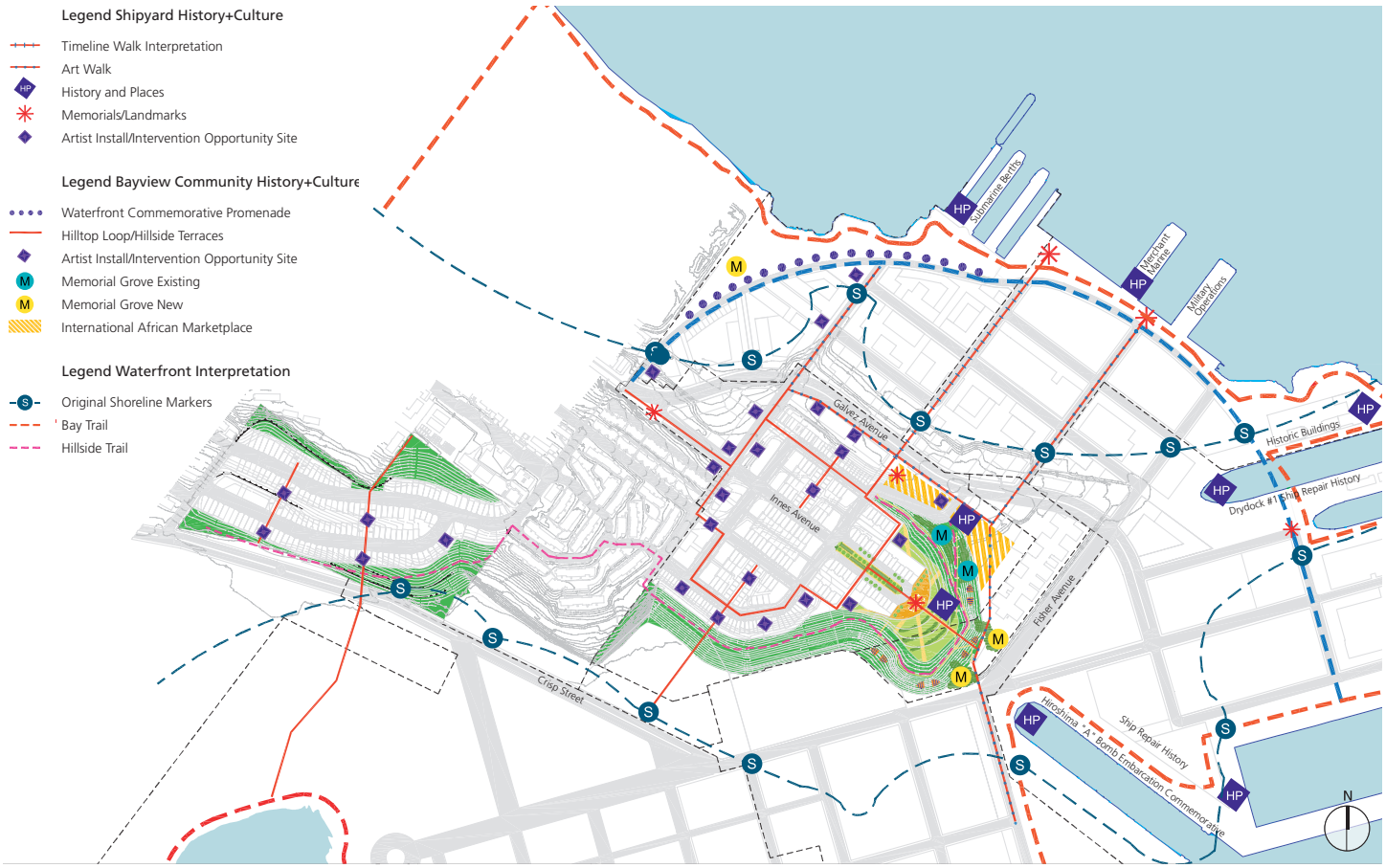


Figure from HPS Phase I Parcel 'A' Open Space & Streetscape Master Plan illustrates some possible cultural and historic recognition elements and potential locations.

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.

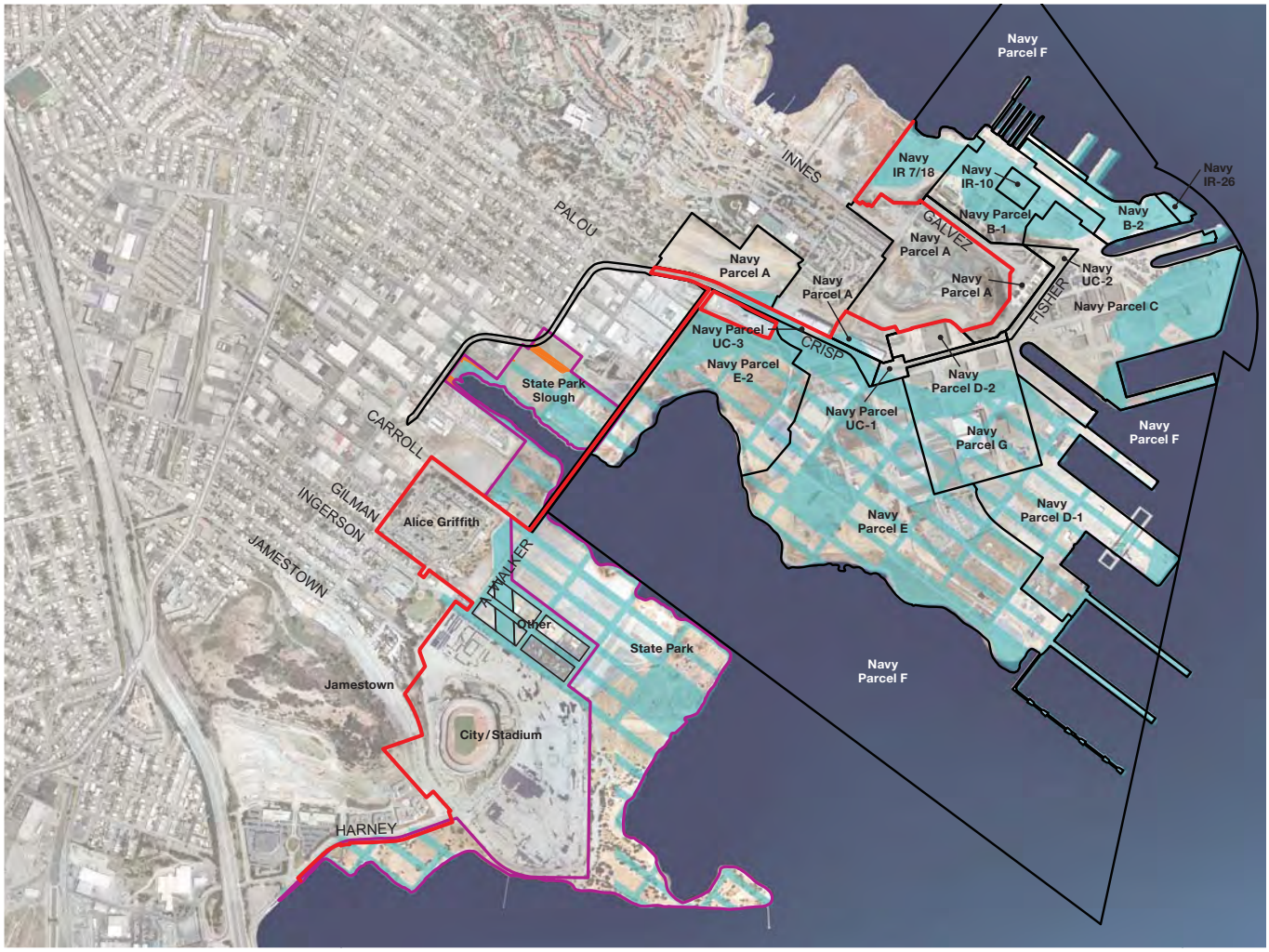
Bordered by San Francisco Bay to the south, east, and north, land uses at India Basin to the west are varied. Innes Avenue, the northern gateway to the shipyard from India Basin, is adjoined by light industry and residences. A significant portion of the property in India Basin adjoining the shipyard 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 was home to the former 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.

Previous Planning Boundary Map and State Trust Configuration



Legend

- Project Boundary
- Previous State Parks Planning Boundary
- Previous City Right-of-Way at Yosemite Slough
- Previous State Trust Lands

N

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Scale: 1” = 1800’

City Ownership

Several Candlestick Point parcels are or were currently owned and operated by departments of the City and County 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 managed the Candlestick Park Stadium. The 70,000-seat stadium and related surface parking lots was the home of the San Francisco 49ers professional football team. The facility was also used occasionally throughout the year for concerts and other performances.

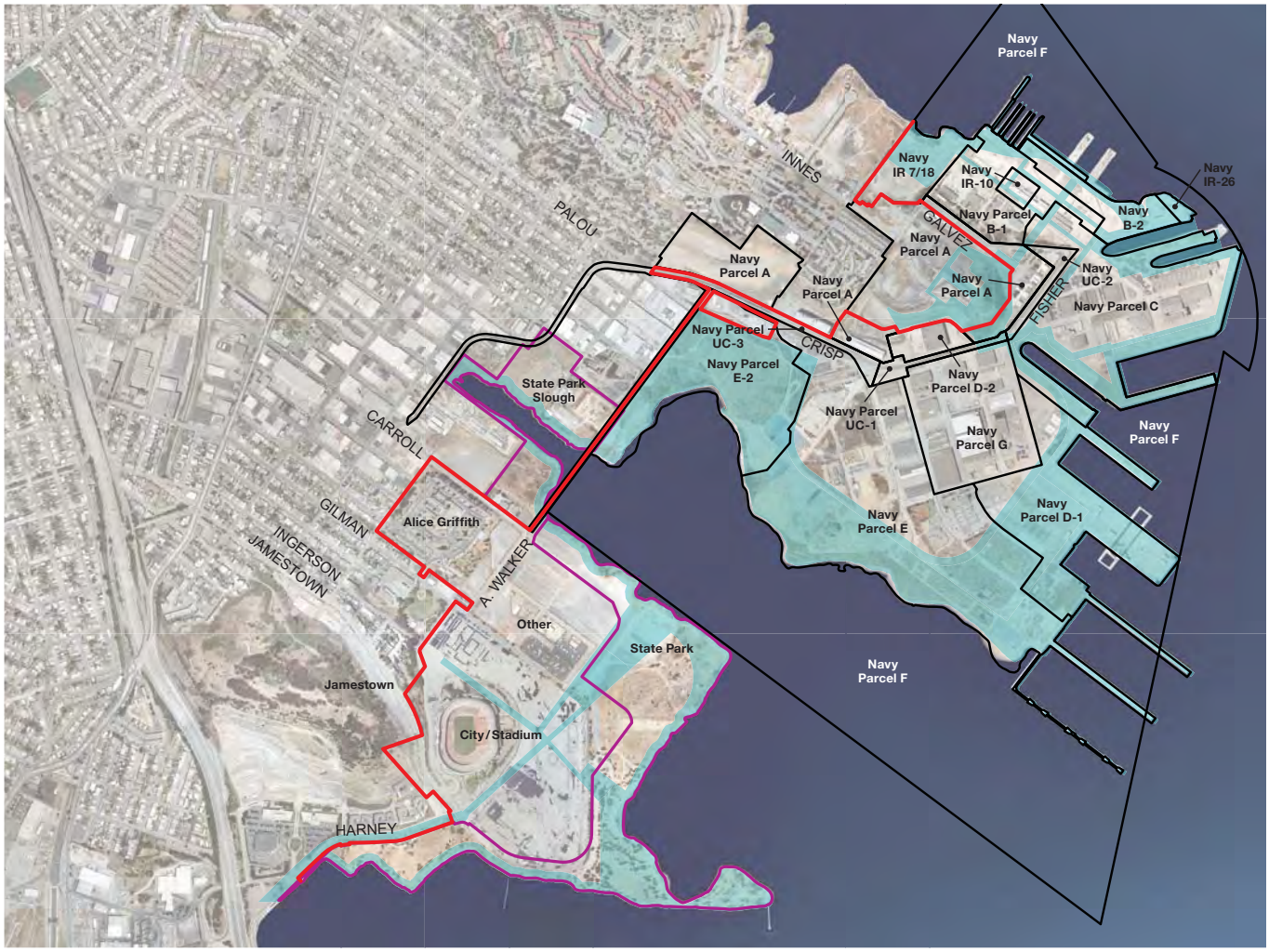
Other City lands include the streets and right of ways managed by the Department of Public Works.

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 and County 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 State 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.

2011 Planning Boundary Map and State Trust Reconfiguration



Legend
- Project Boundary
- State Parks Boundary Reconfiguration
- 2011 State Trust Lands Reconfiguration

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Scale: 1” = 1800’

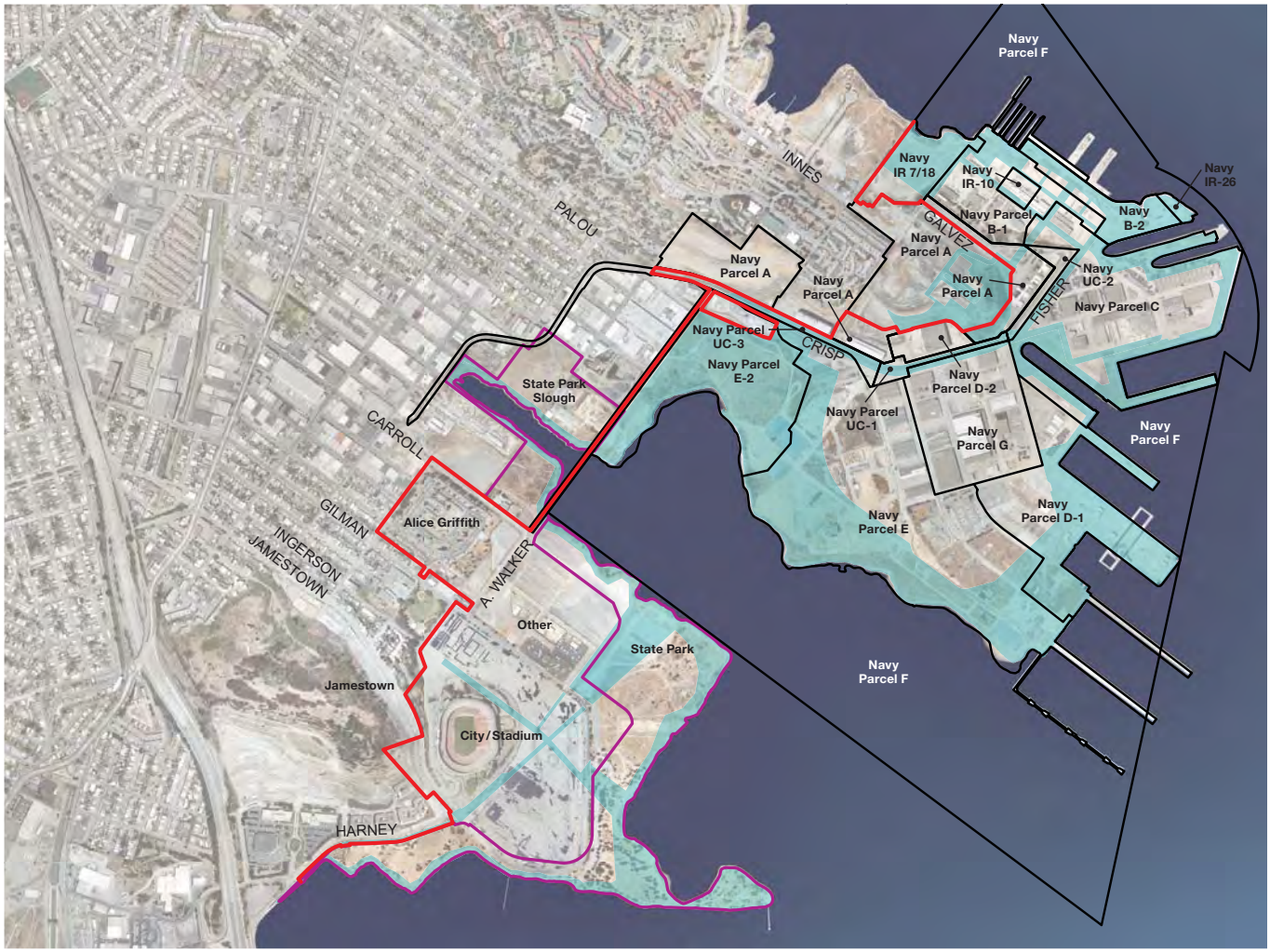
State Parks

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 lands north of the former stadium. The private parcels north of the former stadium accommodate a 165-space RV site.

Proposed Planning Boundary Map and State Trust Reconfiguration



Legend
- Project Boundary
- State Parks Boundary Reconfiguration
- Proposed State Trust Lands Reconfiguration

N

0’ 1800’

Scale: 1” = 1800’

	Land Use	Trust Restricted	Non-Trust Restricted	Total
New Parks				
1	Northside Park	8.9	3.9	12.8
2	Waterfront Promenade North	9.6	3.7	13.3
3	Heritage Park	15.5	-	15.5
4	Waterfront Promenade South - North Pier	10.4	0.1	10.5
5	Water Room Plaza / Dry Dock 4	7.3	-	7.3
6	Waterfront Promenade South - South Pier	5.3	-	5.3
7	Grasslands Ecology Park	97.0	9.8	106.8
8	Shipyard Hillside Open Space	2.4	-	2.4
13	Alice Griffith Neighborhood Park	-	1.4	1.4
14	Candlestick Point Neighborhood Park	-	3.1	3.1
15	Wedge Park	1.0	2.7	3.7
16	Mini-Wedge Park	0.3	0.5	0.8
	Sub-Total	*157.7*	*25.2*	*182.9*
New Sports Fields, Waterfront Recreation & Education				
9	Community Sports Field Complex	-	28.7	28.7
11	Waterfront Recreation & Education	3.4	-	3.4
10	Multi-Use Open Space	20.4	0.1	20.5
12	Maintenance Yard	4.3	1.2	5.5
	Sub-Total	*28.1*	*30.0*	*58.1*
New & Improved State Parkland (within Project Area)				
17	Grasslands South (improved)	4.4	5.9	10.3
18	Bayview Gardens (improved)	9.5	-	9.5
19	The Last Rubble (improved)	10.1	14.4	24.5
20	Wind Meadow (improved)	5.8	5.6	11.4
21	Heart of the Park (new & improved)	12.5	2.9	15.4
22	The Point (improved)	6.1	-	6.1
23	The Neck (new & improved)	2.9	2	4.9
24	Last Port (new & improved)	5.7	8.9	14.6
	Sub-Total	*57.0*	*39.7*	*96.7*
Other				
25	Regunning Crane Pier Habitats	9.2	-	9.2
26	Green Room (privately owned, publicly accessible)	-	8.1	8.1
27	Bayview Hillside and Jamestown Walker Slope	-	7.1	7.1
28	Yosemite Slough (State Parks, outside FivePoint Improvement Area)	9.3	24.7	34.0
	Sub-Total	*18.5*	*39.9*	*58.4*

Proposed Park Areas Subject to State Trust Use Restrictions after SB 792 Trust Land Exchange and Subsequent Revisions

Project Boundary
Proposed State Trust Lands

N

0’ 1800’

Scale: 1” = 1800’

Access

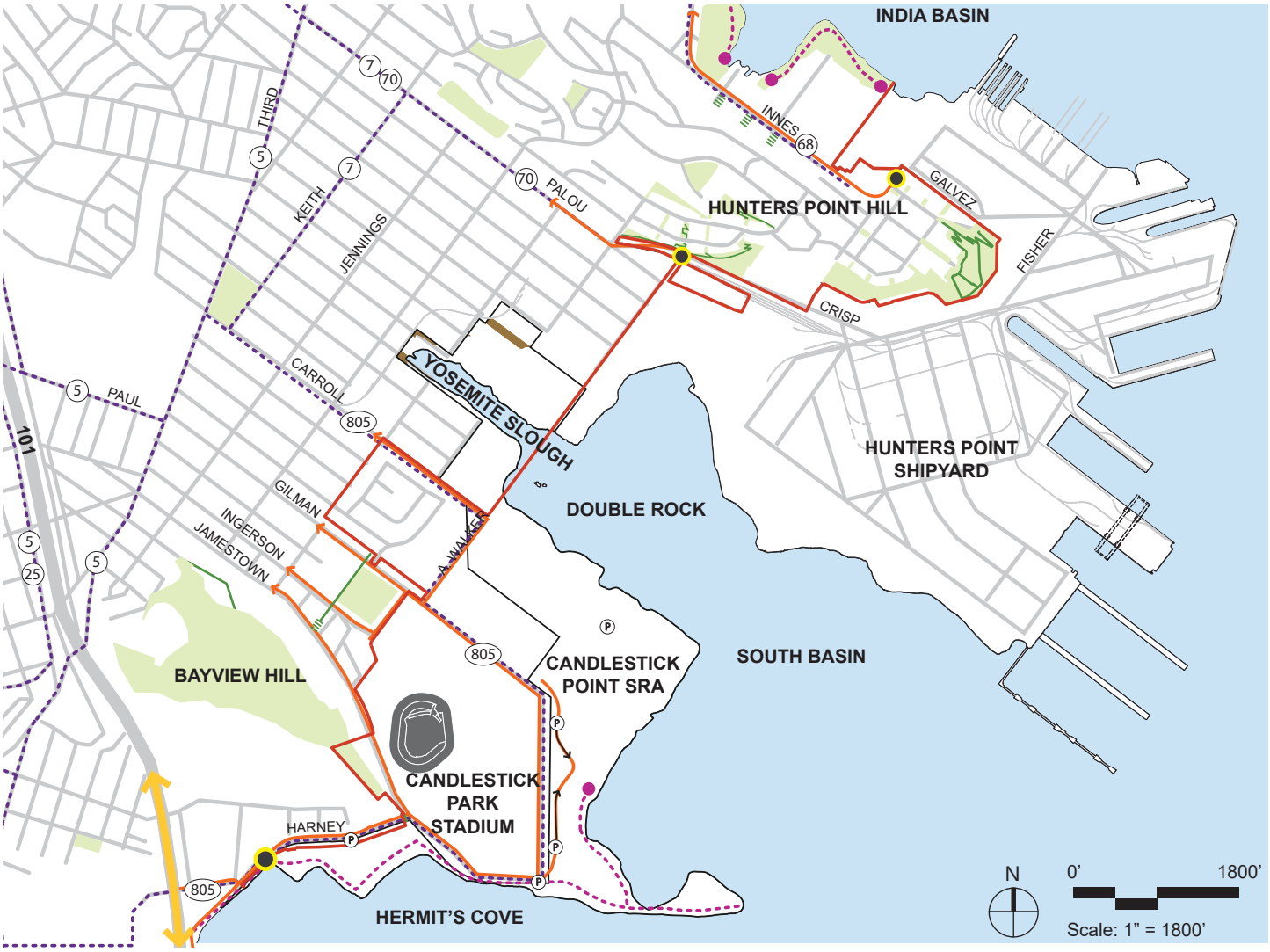
Hunters Point Shipyard

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

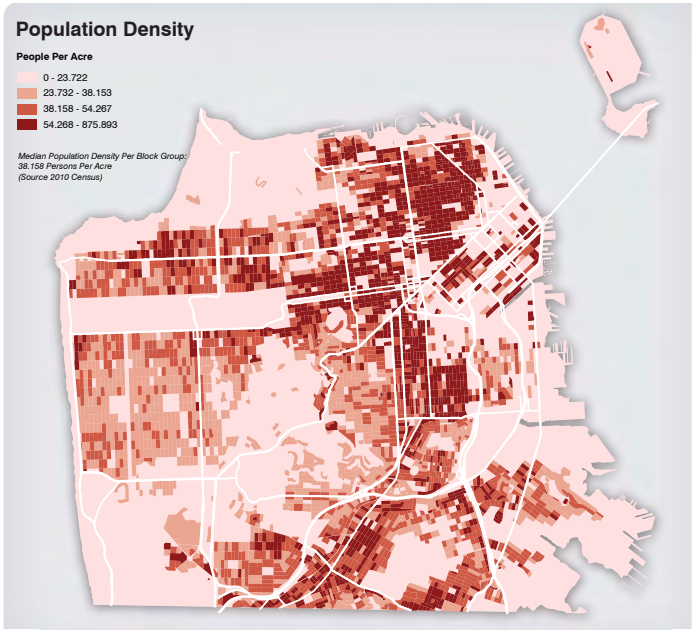
Access to most of Candlestick Point is limited to arterial roads (Harney Way/ Gilman Avenue/Jamestown Avenue/Ingerson Avenue) that encircles the former Candlestick Park stadium and parking lot. Carroll Avenue and Arelious Walker Drive provide access to the Alice Griffith housing complex. However, most 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.

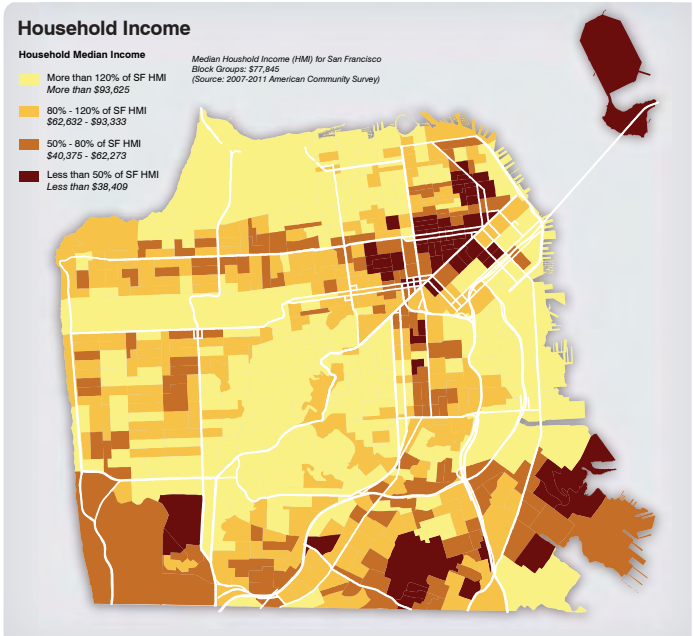
Existing Access and Circulation

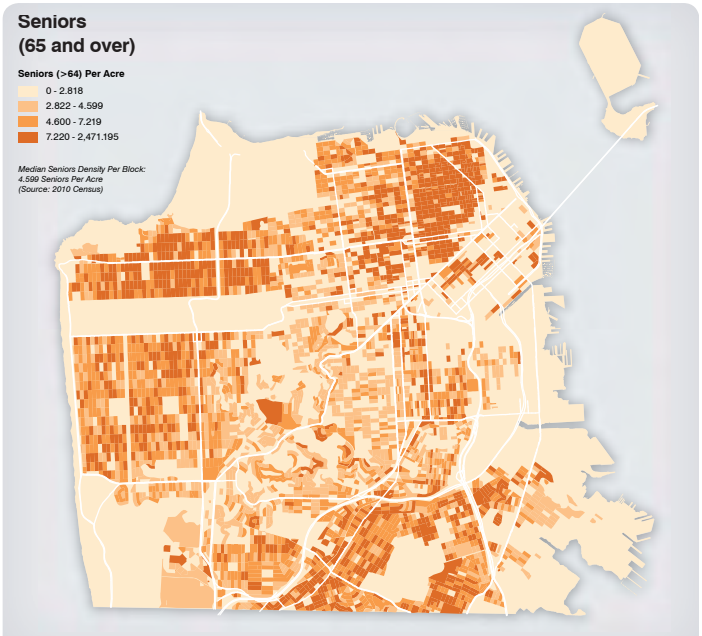


Legend

- Project Boundary
- Existing State Parks Planning Boundary
- Existing City Right-of-Way at Yosemite Slough
- Vehicular Circulation
- Highway 101
- Gateways
- Parking
- Transit Lines
- Bay Trail
- Bay Trail Terminus
- Bicycle Network
- Pedestrian Trails and Paths
- Stairs

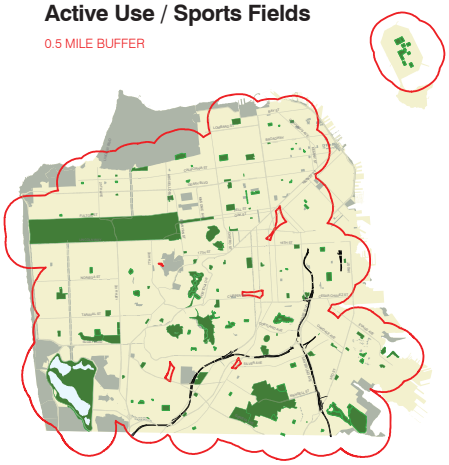




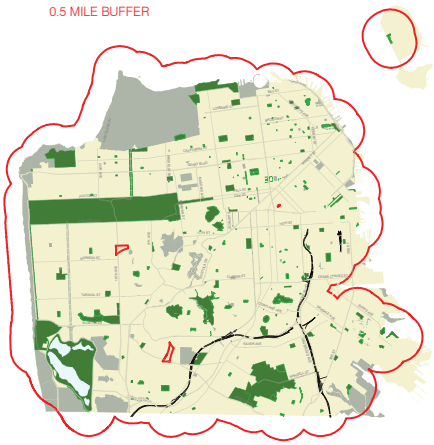


Park Needs Analysis from Final 2014 Recreation and Open Space Element (ROSE) of the City General Plan illustrates a need for access to walkable open space at CP-HPS. The open space will serve the adjacent underserved low-income communities that have a high number of children and youth and seniors as well as the anticipated increase in population density with the arrival of the new CP-HPS development.

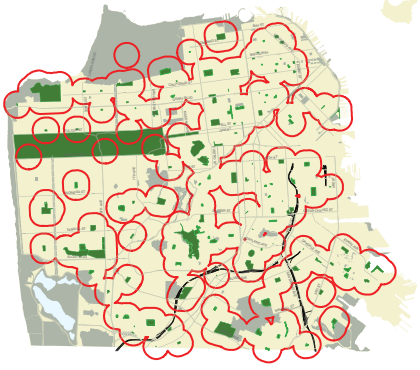
Walkability:
Active Use / Sports Fields
0.5 MILE BUFFER



Walkability:
Passive Use / Tranquil Spaces
0.5 MILE BUFFER



Walkability: Playgrounds
0.25 MILE BUFFER



Walkability Analysis from Final 2014 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 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. When owned by the City Department of Recreation and Parks, the Candlestick Point Stadium served large event uses only and did 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.

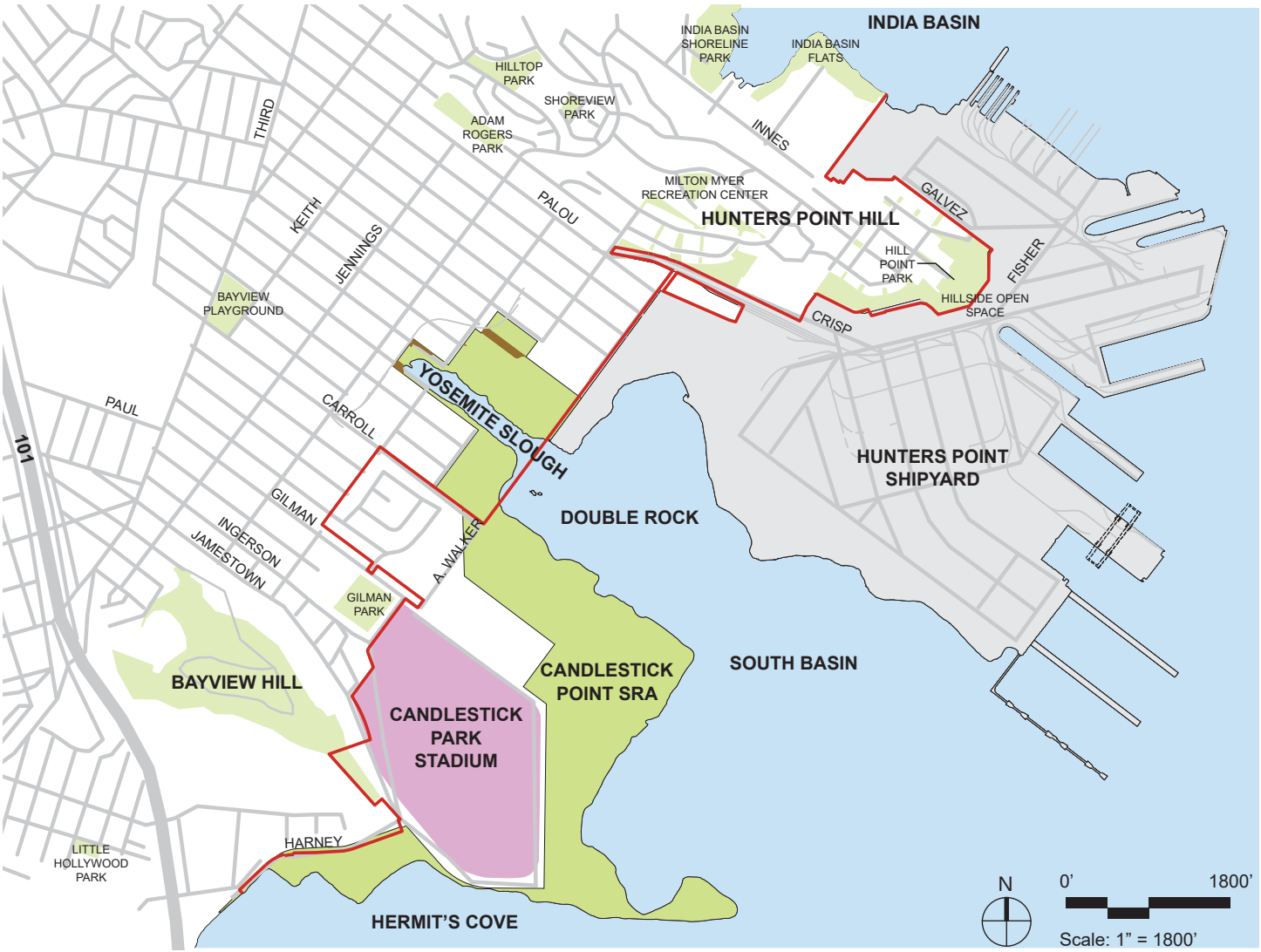
Given its size, the redevelopment of the Candlestick Point and Hunters Point Shipyard offers an extraordinary opportunity to contribute to new and revitalized parks that will benefit existing neighborhood residents, new residents, and the larger community of San Francisco and the region.

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 and County of San Francisco Department of Parks and Recreation (SFDPR). In addition, the SFDPR owned the former 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 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

Existing Parks



Legend

- Project Boundary
- Existing City Park
- Existing State Parks Planning Boundary
- Existing City Right-of-Way at Yosemite Slough
- Existing Stadium Site

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 leased Candlestick Park to the San Francisco 49ers National Football League team. The former stadium, built in 1960, seated 70,000 and was used for football games and other non-football entertainment events. However, most of the year the stadium and its parking lots were vacant and unused.

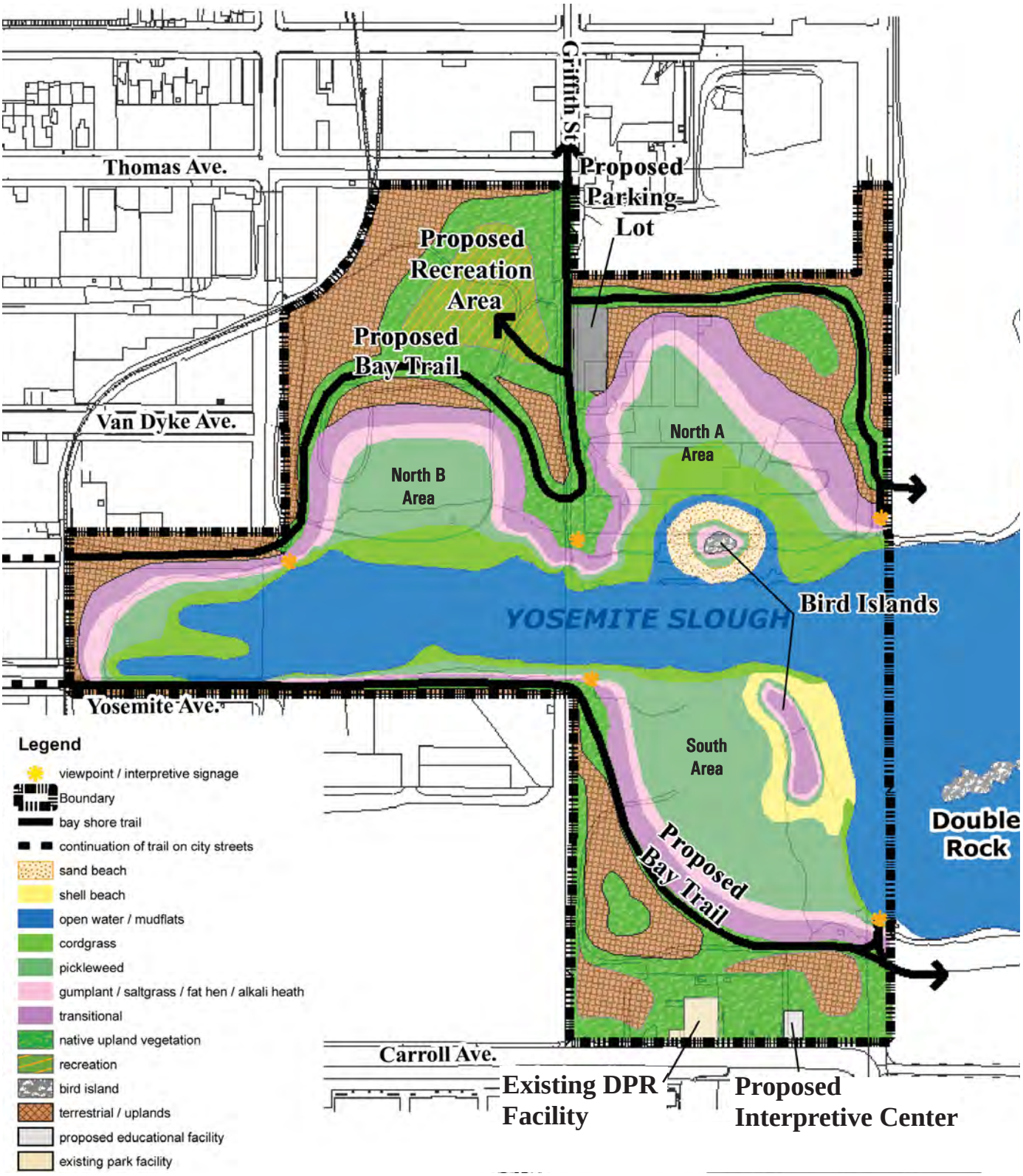
Other Parks Improvements and Initiatives

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 Water Room / Dry Dock 4 park 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 are restoring 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



Yosemite Slough Restoration Project Plan
WRA

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 Open Space System Map

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.

Re-gunning Crane

Drydock 4

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.

Hunters Point Phase I Parks and Open Space
CMG Landscape Architecture

Hill Point Park rendering
CMG Landscape Architecture

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 Marketplace 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.

International African Marketplace

Art studios

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

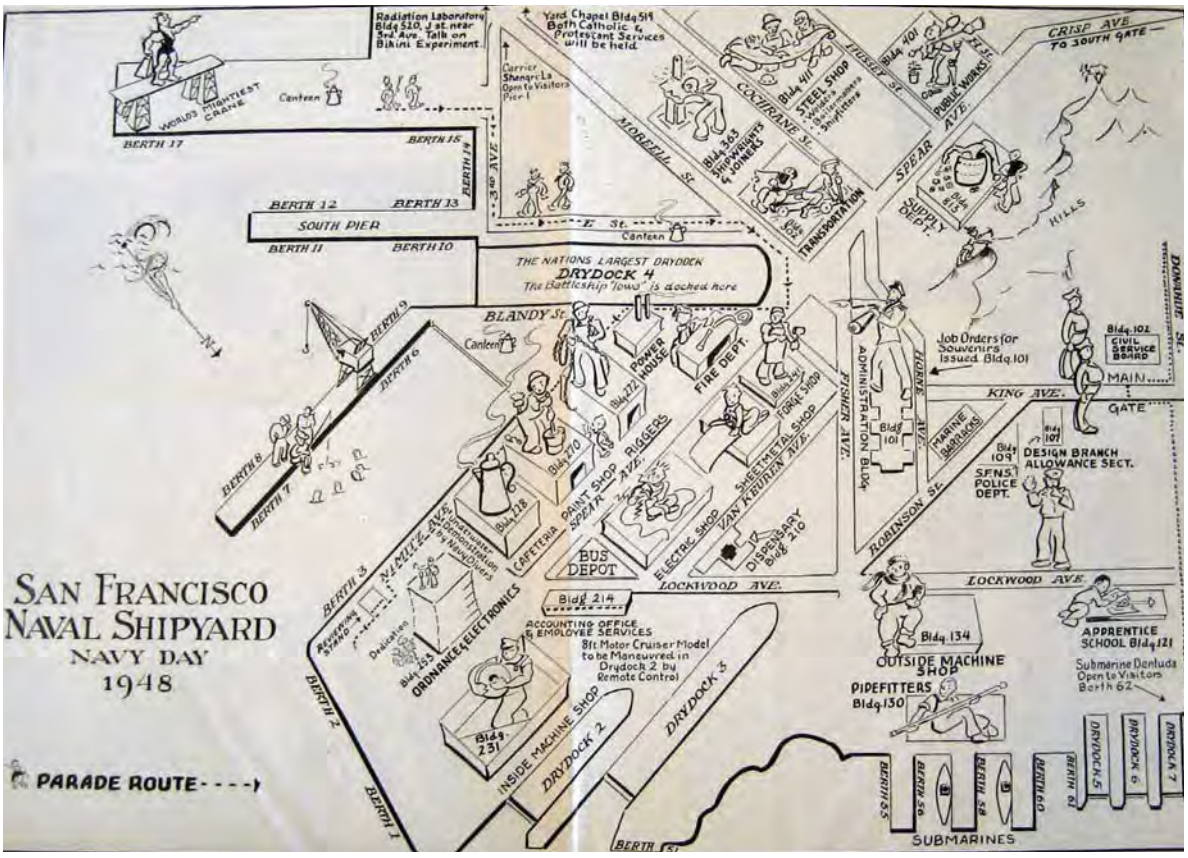
In addition to the types of community organizations listed above, the park design will also include coordination with a variety of public agencies, including the Bay Conservation and Development Commission (BCDC), the Association of Bay Area Governments Bay Trail Project, California Department of Parks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



Shipyard map, 1948

Sea Level Rise

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.

At the time of the CP-HPS project planning and the development of the 2010 *Parks, Open Space, and Habitat Concept Plan*, there were no policy or mandates related to incorporating sea level rise (SLR) on projects. Recognizing the potential for sea level rise to impact the project area in the future, Moffatt & Nichol shoreline engineers studied the project site to develop planning and design guidance. 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 reviewed, a sea level rise increase greater than 36 inches would not be reached until after 2100.

Since 2010, the National Research Council issued its landmark report – *Sea Level Rise for the Coasts of California, Oregon and Washington: Past, Present, and Future*. It utilized the body of literature generally accepted by the scientific community, and currently represents the best available science for California. NRC estimates for SLR for San Francisco Bay are shown in the table below.

Year	**Projections** (most likely estimates)	**High** (assumes large scale ice melt)
2030	6” ± 2”	12”
2050	11” ± 4”	24”
2100	36” ± 10”	66”

Subsequently, local, regional and state agencies utilized the projections and findings of the NRC report and issued specific guidance related to accommodating SLR on waterfront projects, and in many cases, it has mandated it as policy. The most relevant guidance documents for the project are:

1. California Natural Resources Agency: *2009 California Climate Adaptation Strategy.*

2. Coastal and Ocean Working Group of the California Climate Action Team (CO-CAT): *State of California Sea-Level Rise Guidance Document*, March 2013 update.

3. San Francisco Bay Conservation and Development Commission: *Living with a Rising Bay*, October 2011.

4. City and County of San Francisco Sea Level Rise Committee: *Guidance for Incorporating Sea Level Rise into Capital Planning in San Francisco*, September 2014.

In planning for SLR 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 *Infrastructure Plan* and the

Sea Level Rise Strategy section of this Parks and Open Space Plan discuss the revised SLR strategy in greater detail.

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 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.

Precedent - Ecological stormwater management

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, 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 State 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 State 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 State Trust, will attract visitors from throughout the regions, in addition to neighborhood residents, nearby workers, and passers-through on foot and bicycle.

Precedent - Sports fields

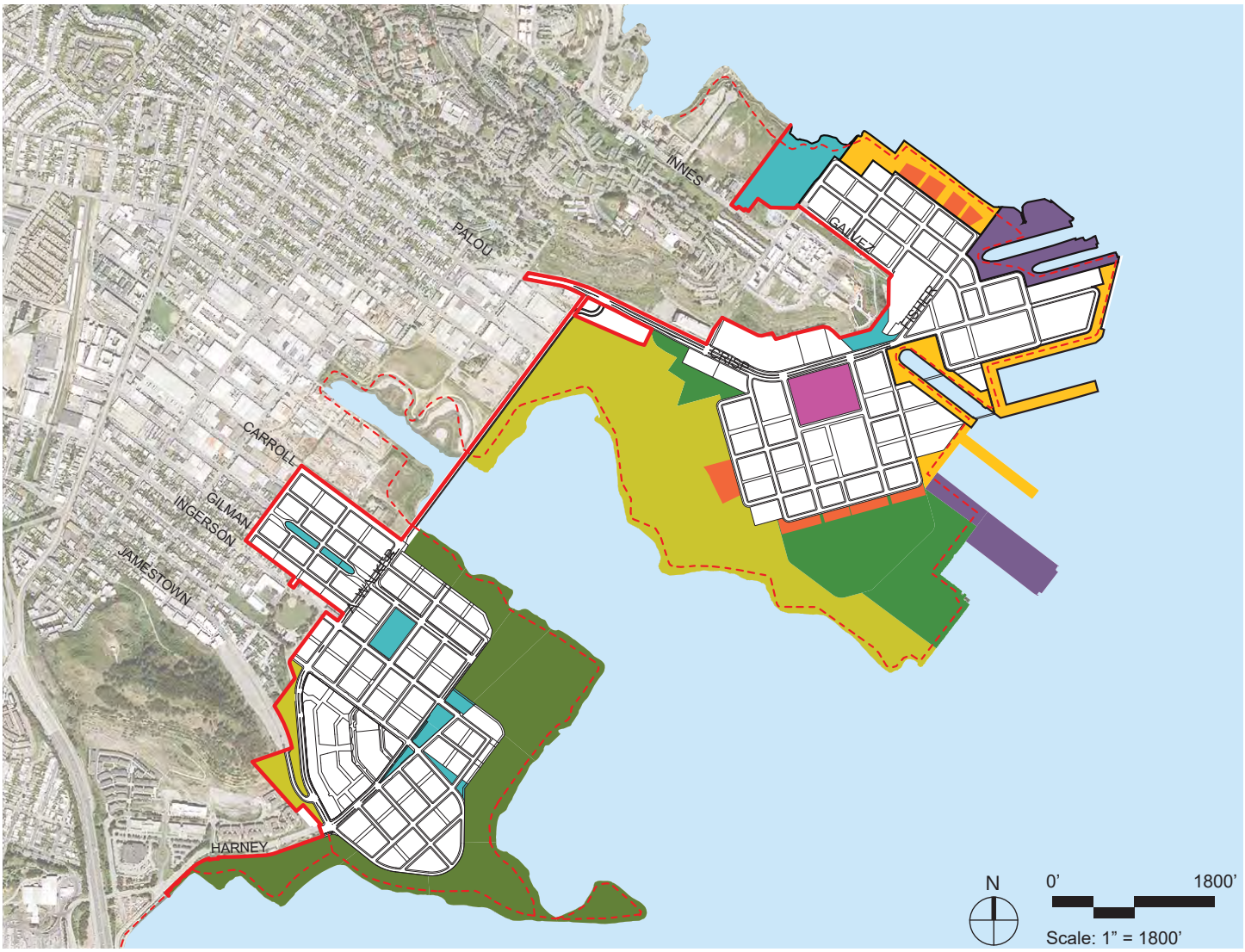
Sports & Multi-Use Fields

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 State 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 State Trust, these waterfront parks will enhance the ecological quality of the site and offer

Park & Open Space Framework



LEGEND

- Community Parks
- Cultural / Heritage Parks
- Waterfront Promenades
- Sports & Multi-use Fields
- Habitat and Ecology Parks
- Privately Owned Public Open Space (POPOS)
- Centralized Stormwater Treatment Parcel
- State Recreation Area
- Bay Trial
- Project Boundary

visitors from throughout the region opportunities to experience nature at the Bay's edge.

Precedent - Boulevard parks

Privately Owned Public Open Spaces (POPOS)

Some parcels within the project will be Privately Owned Public Open Spaces (POPOS). While privately owned, these spaces are required to be open and accessible to the public. These spaces include the "Green Room" park at the Shipyard. The private owner is responsible for ongoing maintenance of the POPOS rather than the City and County of San Francisco. The acreage of Privately Owned Public Open Spaces is counted separately from and is in addition to the approximately 340 acres of public open space improvements provided by the project.

Centralized Stormwater Treatment Parcel

Portions of other parks will be designed as rain gardens to centrally treat stormwater runoff from the public streets and private parcels of the development ("Centralized Stormwater Treatment parcels"). Centralized treatment in Hunters Point Shipyard Phase II parks with the exception of Northside Park will be public with private maintenance. The Centralized Stormwater Treatment parcels will be designed to seamlessly integrate with the design of the adjacent park parcels.

Boulevard Parks & Streetscapes

Streets are important spaces in the life of the City. The boulevard parks are a special street type that includes expanded 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 State Trust). Streetscapes and boulevard parks will be described in greater detail in the *Candlestick Point Streetscape Master Plan* and *the Hunters Point Shipyard Streetscape Master Plan*. The boulevard parks will be a part of the public street right-of-way and will not be counted as a part of the overall park system acreage calculations.

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. Park designs should take into consideration site and project utility requirements as defined in the Master Utility Plan and as refined in detailed construction documents.

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

Proposed Parks and Open Space

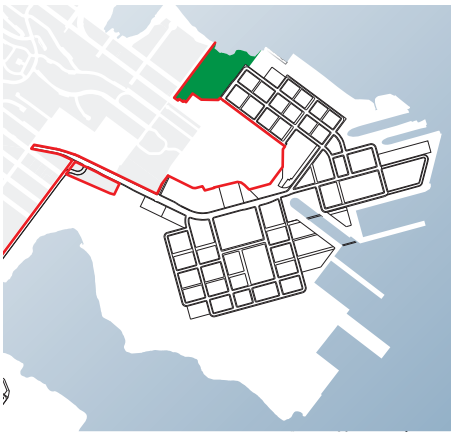
Park Description Key Map

Hunters Point Shipyard

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, active recreation, 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 International African Marketplace activates the park with a "market street" promenade.



Park Location

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. Additional active recreation amenities may be included in the park. The open-air International African Marketplace forms an east-west promenade bringing visitors and activity into the heart of the park. The lower half of the park, featuring more passive uses, is within the State Trust Lands. This area of the park may also feature active recreation uses, in coordination with the California State Lands Commission. There are many opportunities to enjoy the bay edge. A large open lawn and grassy slope provides a flexible multi-use space. 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. The cafe will also include public restrooms. 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.

Precedent - Cove

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.

Precedent - Steps to the bay

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.

Precedent - Cafe pavilion

Northside Park

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

1. Accessible Path with Overlook
2. Waterwise Gardens
3. Adventure Play (5-12 yrs)
4. Nature Walk
5. Playground (0-5 yrs)
6. Promenade
7. International African Marketplace
8. Bike Path
9. Storage and 4 Restroom Stalls
10. Multi-use Courts
11. Outdoor Fitness Area
12. Informal/Active Open Space
13. Overlook
14. Picnic Grove
15. Group BBQ
16. Lawn
17. Donahue Lookouts
18. Centralized Stormwater Treatment
19. Forested Buffer
20. Kiosk with Outdoor Seating and 2 Restroom Stalls

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

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- For legend information, refer to the CPHPS illustrative (p. 9).

State Trust Land Restrictions

Precedent - Wet and dry gulch

Precedent - Sports courts

Open-air International African Marketplace Promenade, with color and pattern expressing African Diaspora cultural theme

Sustainability Features

The park plan proposes native plantings near the bay's edge and ornamental, water-wise, demonstration gardens along the hillside. Centralized Stormwater Treatment areas along the northeastern and northwestern edges of the park will ecologically treat stormwater runoff from park hardscapes and adjacent development areas in rain gardens.

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.

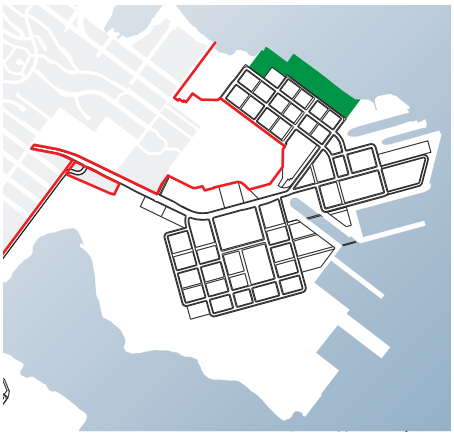
The park design and operation will need to abide by design, land use, and operations and maintenance requirements developed by the Navy and regulatory agencies.

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, native grasslands, and native rain gardens will interlace a sense of the past with the present as residents and visitors walk, run, bike, sit, play and reflect.

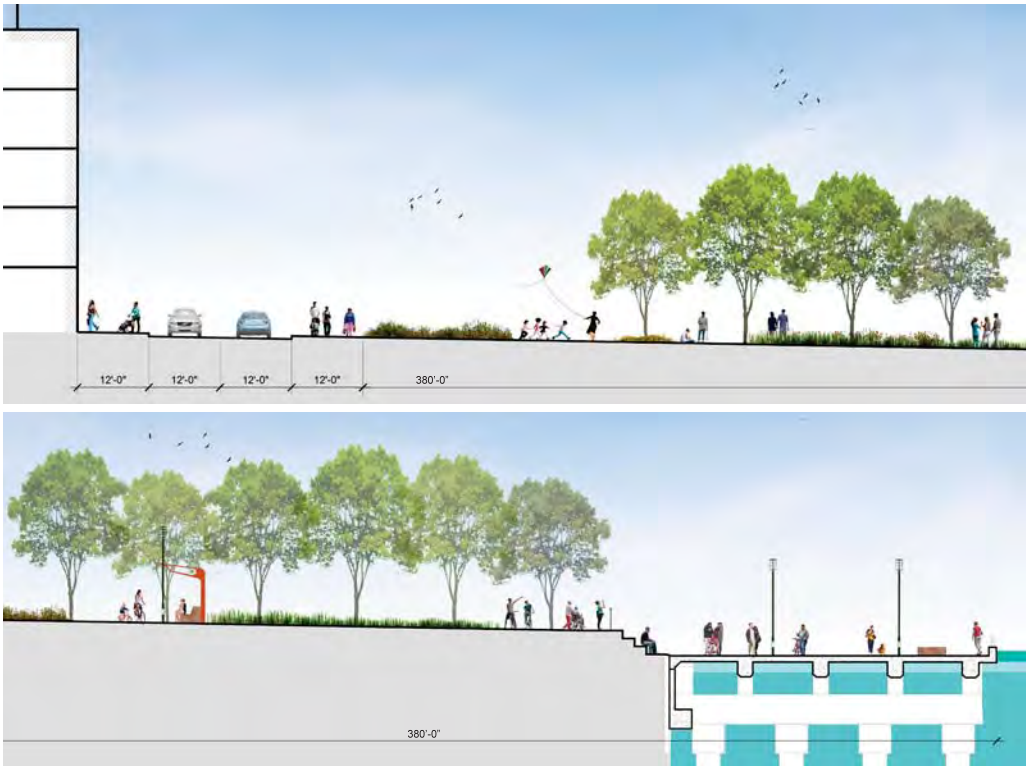


Park Location

Activities & Program

In addition to cycling, strolling or skating along the waterfront, the Waterfront Promenade North 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/barbecue 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.

Precedent - Promenade with wooden boardwalk and seating



Typical section through Parcel B Waterfront Promenade

N

0' 150' 300'

Scale: 1" = 150'

Waterfront Promenade North

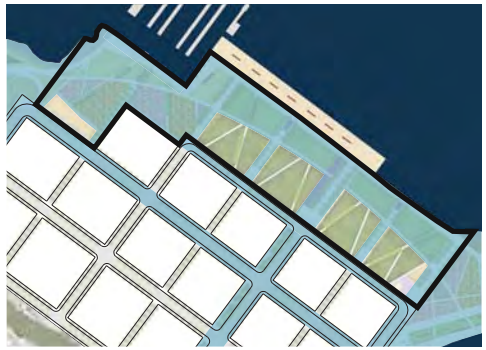
Approximate Park Area: 13.3 acres
Approximate Stormwater Treatment Acreage: 3.5 acres
Comparable in length to the Marina Green at: 1770'

1. Tables
2. Interpretative Grasslands
3. Native Plant Garden
4. Lawn
5. Centralized Stormwater Treatment
6. Plaza
7. Picnic / Seating Area
8. Promenade
9. Dog Run
10. Tot Lot
11. Exercise Area
12. SS Pump Station (Location to be refined)
13. SD Pump Station (Locations to be refined)

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

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program Items in red are new additions from the 2010 Plan.
- Centralized Stormwater Treatment areas will be public with private maintenance.
- For legend information, refer to the CPHPS illustrative (p. 9).



State Trust Land Restrictions

Precedent - Promenade picnic area with re-use of existing paving and new tree groves

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

This park will contain publicly owned and accessible Centralized Stormwater Treatment parcels designed integrally as a part of the overall park, but maintained by the development and not the City and County of San Francisco. These parcels will contain rain gardens to ecologically treat stormwater from the surrounding public streets and private development parcels. Interpretive elements will highlight these green infrastructure features and the integration of urban and natural process.

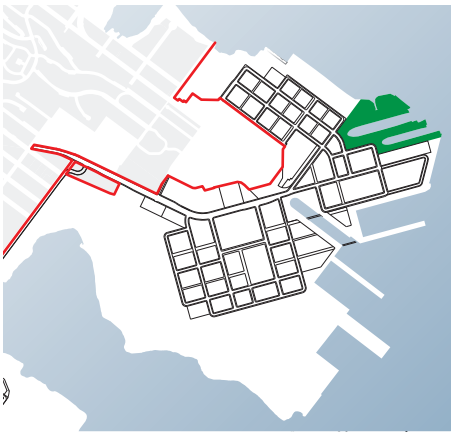
Reducing waste and consumption of new materials, the park design will seek to re-use and re-purpose historic materials and structures to the extent feasible. Plantings will focus on native and climate-adapted species that require minimal irrigation and provide habitat for insects and birds.

The Waterfront Promenade near the end of Horne boulevard park

Cultural 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 North Shoreline neighborhood and the Wharf District, 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.



Park Location

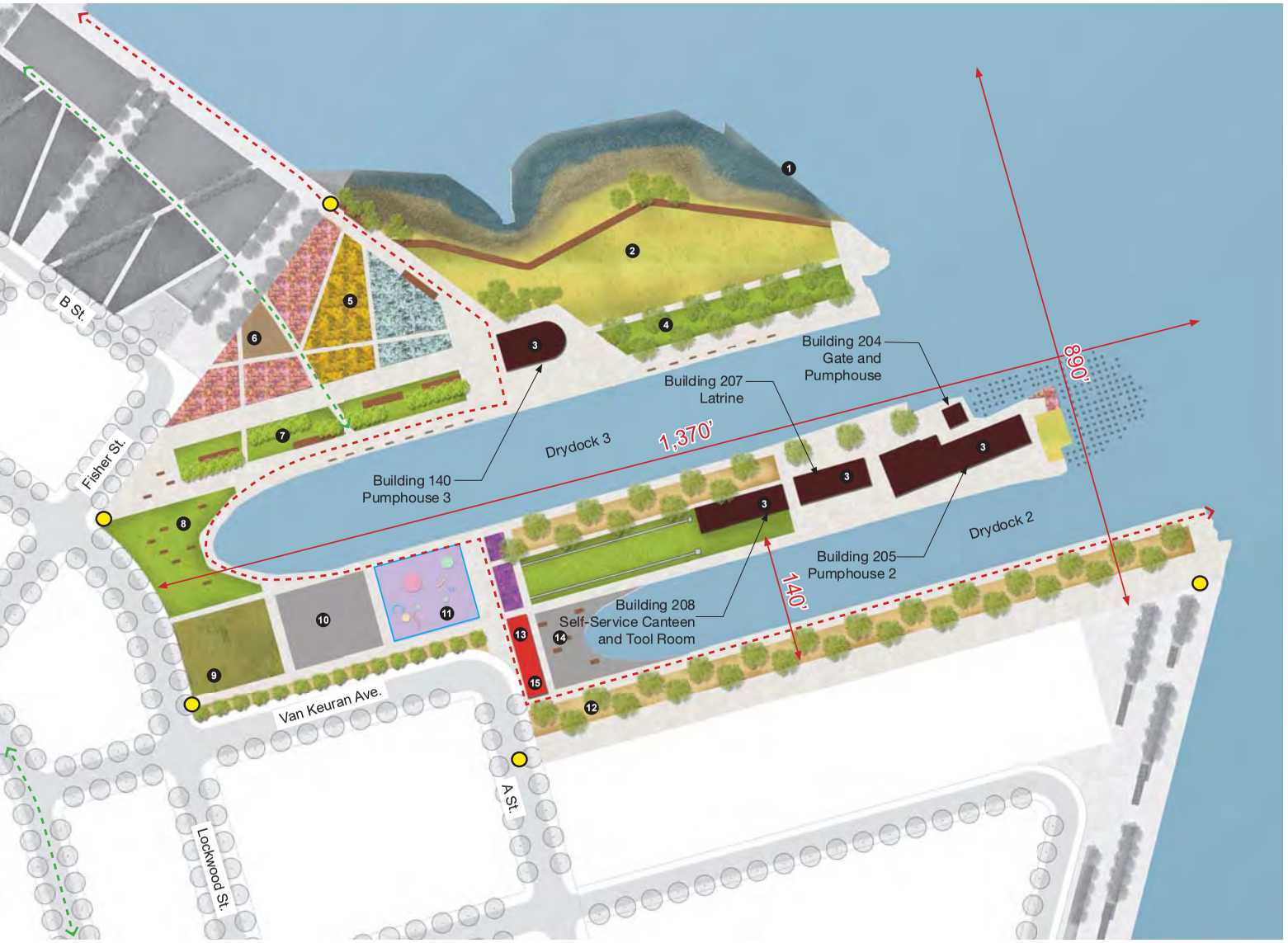
Activities & Program

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. Storage to support parks operation and maintenance may also be included within the existing buildings or a new shed. Space for a docked historical ship would further support the maritime experience.

Pumphouse at Drydock 3

Historic building between Drydock 2 & 3

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.



N

0' 150' 300'

Scale: 1" = 150'

Cultural Heritage Park

Approximate Park Area: 15.5 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. Exercise Area
7. Lawn with Seating Plinths
8. Entry Plaza with Signage Pylon
9. Sculptural Landform
10. Multi-use Event Area
11. Maritime Educational Area
12. Tree Grove in Recycled Concrete and Gravel Paving
13. Kiosk/Pavilion
14. Interpretive Plaza
15. SS Pump Station (Location to be refined)

Bay Trail

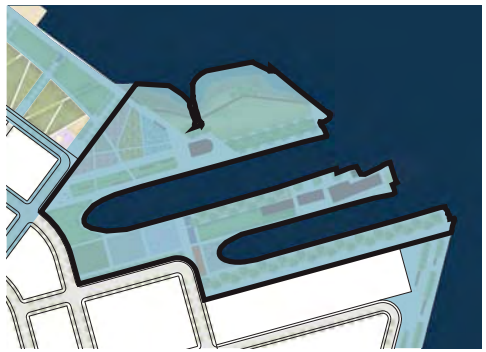
Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program Items in red are new additions from the 2010 Plan.
- For legend information, refer to the CPHPS illustrative (p. 9).



State Trust Land Restrictions

Precedent - Interpretive signage, Rosie the Riveter Memorial, Richmond, CA

Examples of shipyard historic landscape elements to be retained and integrated into site design

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 Wharf District. Access from within HPS is possible via streets that terminate at the northeast and western 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.

Precedent - Pier promenade and picnic area with remnant pilings

Waterfront Promenade South - North Pier

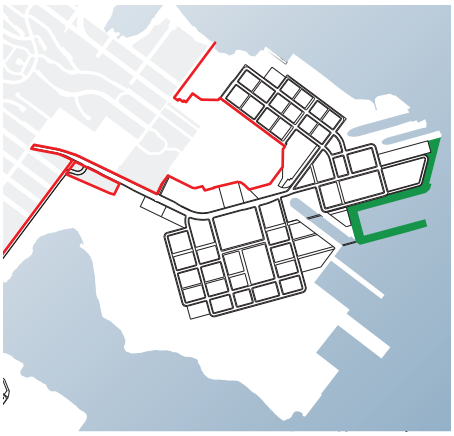
Concept: Mingling and Promenade

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, and historic shoreline markers. A dog run may be provided, offering a place for area residents and workers to run their dogs off-leash. The Bay Trail will 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 center eat lunch, take a break, gather inspiration, or begin an after-work jog. 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.



Park Location

Precedent - Shaded seating

Precedent - Fish cleaning table

Waterfront Promenade South - North Pier

Approximate Park Area: 10.5 acres
Comparable in width to Rincon Park at Embarcadero: 180'

1. Waterfront Promenade
2. Seating Plinths
3. Lawn with Rows of Trees
4. Marina
5. Native Plant Gardens
6. Marina Support Facility and Storage Shed
7. Exercise Area
8. Dog Run

Bay Trail

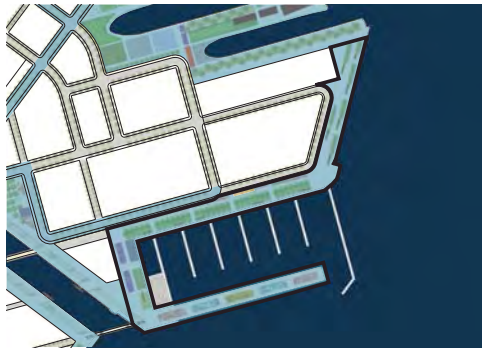
Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program Items in red are new additions from the 2010 Plan.
- For legend information, refer to the CPHPS illustrative (p. 9).



State Trust Land Restrictions

Precedent - Wooden seating

Precedent - Sheltered seating

Precedent - Waterfront "Wind Garden" and native planting

Precedent - Raised planting and shade grove

Access & Circulation

The Waterfront Promenade South - North Pier links the Cultural Heritage Park, green R&D center, marina, and the Water Room. Connections to the promenade occur at adjacent parks, streets, and development 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, 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.

Water Room Plaza / Dry Dock 4

Concept: Land and Water Connections

The Water Room will be a bustling, 4-acre civic square that weaves the most striking shoreline features into heart of the Hunters Point Shipyard development. Nestled equally between retail, residential flats, hospitality/tourist zones, artist studios, makerspaces and research and development uses, the location is primed to serve a large variety of public interactions.

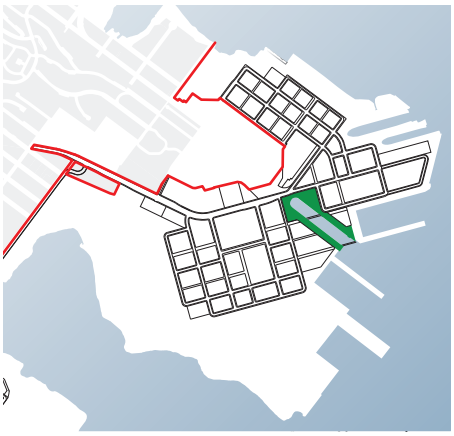
It is a civic space with a natural center; Dry Dock 4, the largest of the remaining naval artifacts, intersects the water room to become a built-in, central water feature, and the design of the shoreline edge supports this overlap. The shoreline will be preserved and lightly improved with rows of amphitheater seating, turning the dry dock into a public stage drawing from its industrial heritage to frame the natural bay views. It is this configuration that concentrates the Water Room's programming at the perimeter near the most active entry points.

Bridging the dry dock is a low pedestrian bridge stitching the Wharf District with the Warehouse District. A gateway between these two neighborhoods, the Water Room's design features naturally transition between the adjacent residential, retail, and R&D parcels.

Activities & Program

The Water Room is the front porch of its surrounding parcels. From temporary fairs to art installations, the plaza allows for both casual gathering and formal events, all anchored by the persistent tranquility of the water. During larger events, the adjacent Shipyard Hillside Open Space provides seating for displays that occur above and throughout the Water Room.

Space is reserved within the park for one or more small pavilions serving neighborhood necessities – as the demands change through the full master plan build-out, these pavilions can adjust to accommodate its evolving needs. 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.

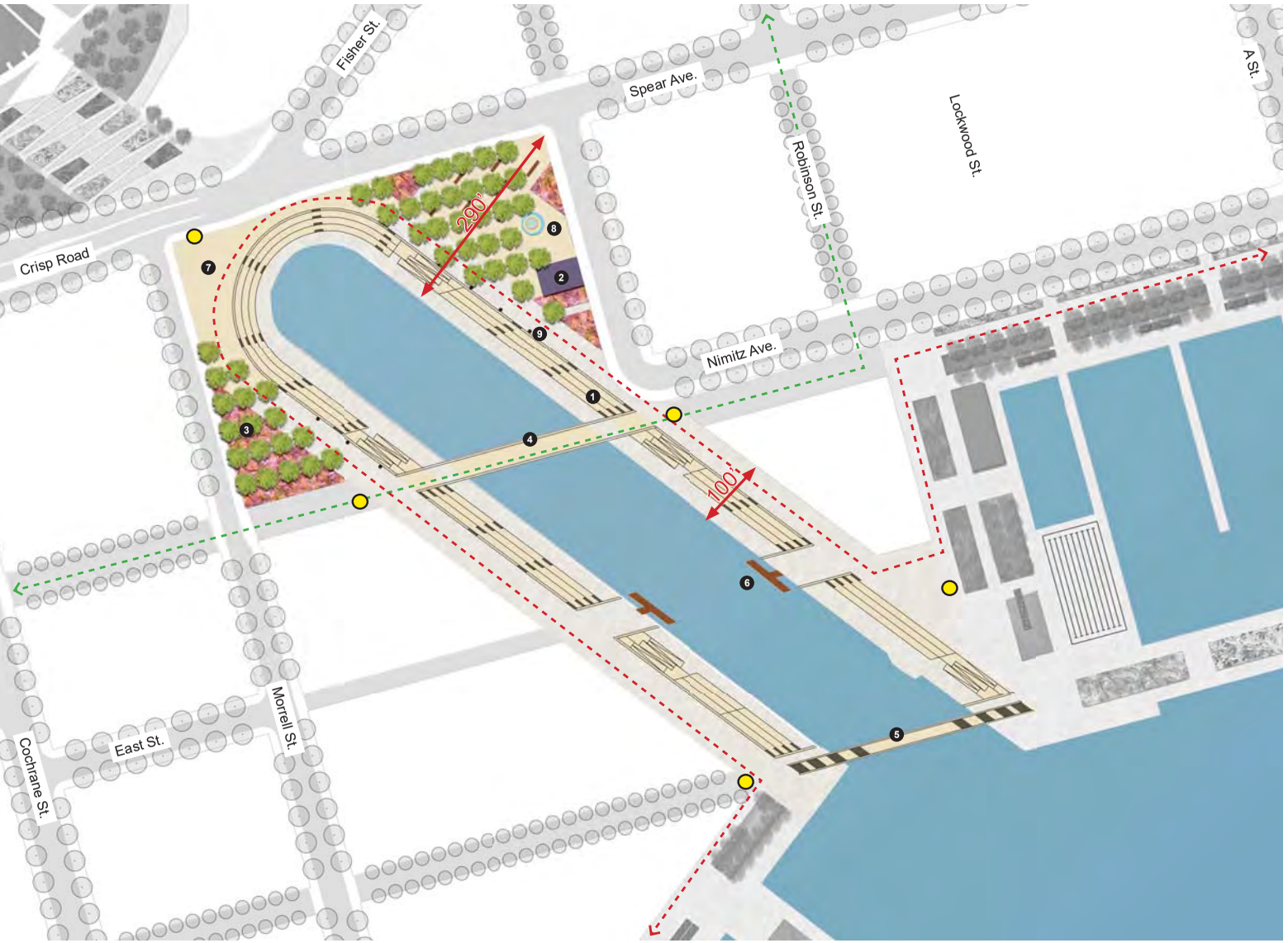


Park Location

Precedent - Water at the center

Precedent - Steps to water

Precedent - Amphitheater seating



N

0' 150' 300'

Scale: 1" = 150'

Water Room Plaza / Dry Dock 4

Approximate Park Area: 7.3 acres
Comparable in width to Sue Berman Park near the Embarcadero: 300'

1. Amphitheater Seating
2. Restroom/Café/Concessionaire Pavilion with Storage
3. Native Plant Gardens
4. Pedestrian and Bike Bridge
5. Pedestrian Bridge (potential)
6. Water Taxi Landing (potential)
7. Plaza
8. Sculptural Art Feature
9. Historic Bollard

Bay Trail

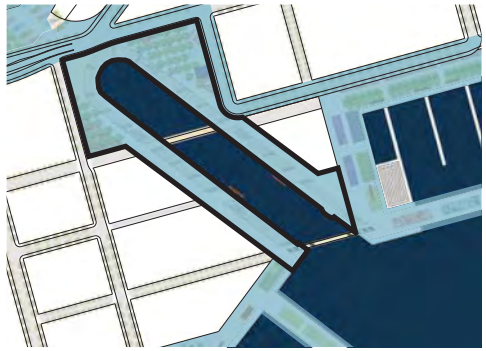
Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program Items in red are new additions from the 2010 Plan.
- For legend information, refer to the CPHPS illustrative (p. 9).



State Trust Land Restrictions

Precedent - Amphitheater seating

Access & Circulation

The dry dock's location within this square allows for a unique access experience. A plaza with water at its center, the Water Room provides pedestrian access around its perimeter, supporting access to the programs flanking the civic space. A pedestrian bridge on its southeast side permits a continuous pedestrian retail walk that stitches the Water Room into the greater master plan. Pending feasibility, a potential pedestrian bridge at the east end of Dry Dock 4 provides a second means of crossing Dry Dock 4. A potential water taxi landing, pending feasibility, also allows for arrival and departure from the park by water.

By bike, the Bay Trail bike path extends through the Water Room around the dry dock perimeter, and a class I commuter bike path crosses through at the pedestrian bridge, providing easy access to both commuters and recreational bikers. Public transportation by buses and water taxis are nearby, allowing for easy access to the larger San Francisco area. Just off the primary spine road, the Water Room provides automobile access on the north, east, and west edges, and convenient parking is located nearby.

Sustainability Features

The existing, concrete naval shoreline will be incorporated as a central feature to the Water Room. This area will be coordinated with the proposed master plan grade level changes to produce a shoreline that retains existing naval features and respects the naval heritage.

Planting design will feature native and climate-adapted planting to provide habitat and minimize water use.

Site Development Constraints

The park design and operation will need to abide by design, land use, and operations and management requirements developed by the Navy and regulatory agencies. Site design strategies will focus on fill over existing site grades, minimizing cuts into existing grades to avoid contaminated soils. The San Francisco Bay shoreline extends into the Water Room, and therefore a 100' band around the dry dock shoreline is under BCDC jurisdiction.

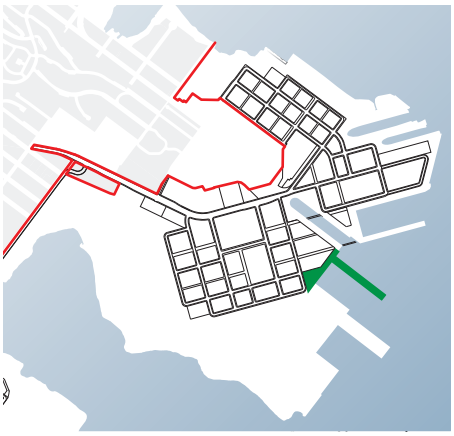
Waterfront Promenade South - South Pier

Concept: Neighborhood Entry & Promenade

This park provides a comfortable, neighborhood scale entry to the waterfront promenade. Terraced seat steps transition from development grade down to the waterfront promenade. Seating in sun and shade provide casual places for gathering and socializing, and to observe the activity along the Bay Trail and marina. In addition to the terraced entry plaza, the park includes 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.

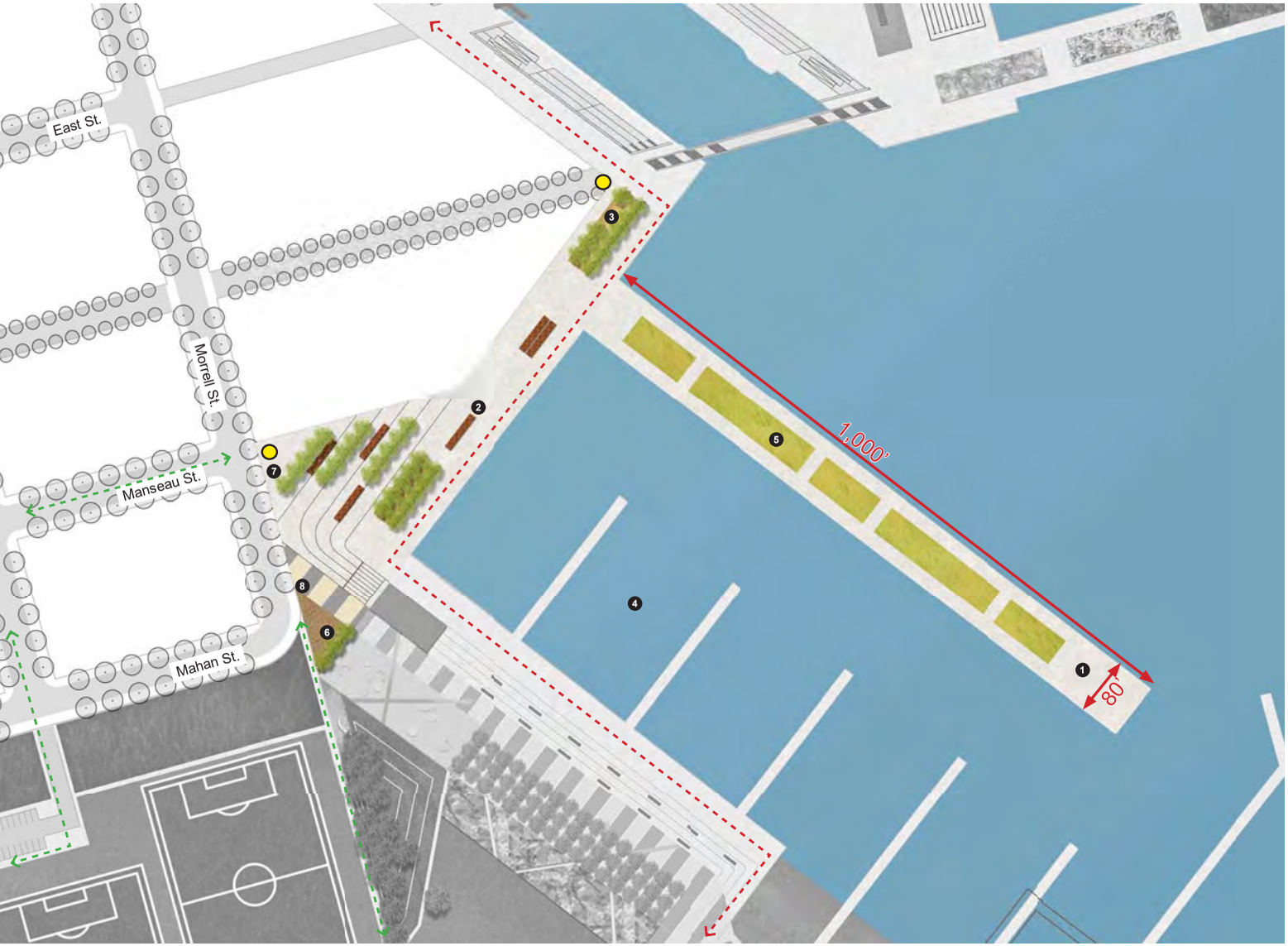
Activities & Program

Located within the State Trust, activities and uses here are primarily related to views of and access to San Francisco Bay. Active uses include walking, running, and cycling along the Bay Trail. A space will also be provided for more stationary outdoor exercise with views to the water. Other activities may include picnicking, and fishing from the South Pier.



Park Location

Precedent - Terraced seating



N

0' 150' 300'

Scale: 1" = 150'

Waterfront Promenade South - South Pier

Approximate Park Area: 5.3 acres
Comparable in width to Rincon Park at Embarcadero: 180'

1. Waterfront Promenade
2. Seating Plinths
3. Tree Grove in Recycled Concrete and Gravel Paving
4. Marina
5. Native Plant Gardens
6. Exercise Area
7. SS Pump Station (Location to be refined)
8. SD Pump Station (Location to be refined)

Bay Trail

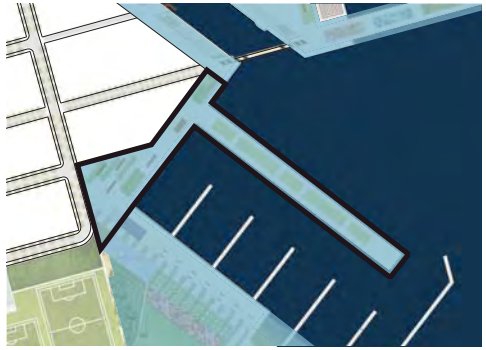
Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program Items in red are new additions from the 2010 Plan.
- For legend information, refer to the CPHPS illustrative (p. 9).



State Trust Land Restrictions

Precedent - Wooden seating

Precedent - Waterfront "Wind Garden" and native planting

Precedent - Tree grove in recycled concrete and gravel paving

Access & Circulation

The Waterfront Promenade South - South Pier creates a continuous link between the Water Room, the Warehouse District neighborhood, Waterfront Recreation and Education Park, and the Sports Field Complex. A main entry point from the adjacent neighborhood is located at a plaza at the intersection of Morrell Street between Manseau Street and Mahan Street.

Sustainability Features

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

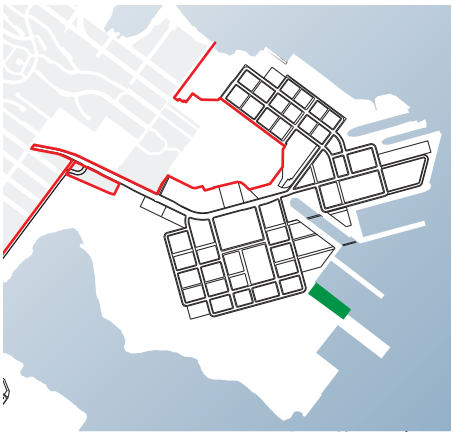
Waterfront Recreation and Education Park

Concept: Engaging the Bay

Visually framed by the massive 'Re-gunning Crane' beyond, the Waterfront Recreation and Education Park and connected is a place dedicated to learning about the bay.

Activities & Program

A Waterfront Recreation and Education Center building will house bay-related recreation and education programs such as natural history, marine technology and industry, boating, and water-related sports. The building space may include spaces for exhibits, events, learning activities, program offices, and storage and will include restrooms serving all park visitors. A broad plaza and seat steps extend the exhibit, event, and learning activity spaces outdoors. The space can also be used to support large festivals and events at the adjacent Multi-Use Open Space green. For children, an interpretive play area will provide a fun and educational space linked to dynamic bay nature themes such as tides, waves, wind, and marine life. Within the State Trust, this Bay-related learning park will be a regional destination. The Cultural History Walk will continue along the promenade highlighting the maritime activities through on-site materials and historic shoreline markers.



Park Location

Precedent - Tree grove and seating

Waterfront Recreation and Education Park

Approximate Park Area: 3.4 acres

1. Tree Grove and Seating
2. Waterfront Recreation & Education Center and Storage Shed
3. Marina
4. Bay Nature Interpretive Play

Bay Trail

Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

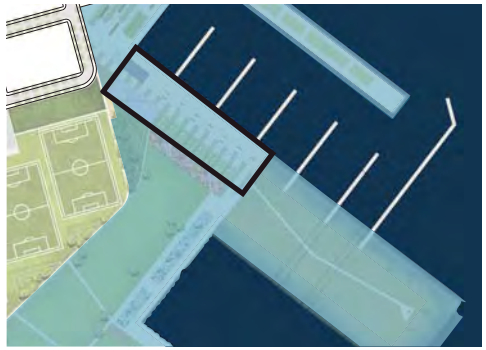
Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program Items in red are new additions from the 2010 Plan.
- For legend information, refer to the CPHPS illustrative (p. 9).

N

0' 200' 400'

Scale: 1" = 200'



State Trust Land Restrictions

Access & Circulation

The primary entry is through the plaza near the intersection of Morrell Street and Mahan Street that is a part of the Waterfront Promenade South – South Pier park. Access through the site is also provided via the Bay Trail and smaller paths connecting directly to the adjacent parks. Parking is available at the Sports Field Complex parking lot, as well as on surrounding roads and parking garages in the Warehouse District neighborhood.

Sustainability Features

Planting areas for plaza trees will be constructed using techniques such as soil trenches or sub-surface soil cells to create ample soil volume that will support healthy mature trees to provide shade and shelter from the wind.

Re-gunning Crane Pier Habitats

Concept: Retaining an Industrial Landmark, Restoring Bay Nature

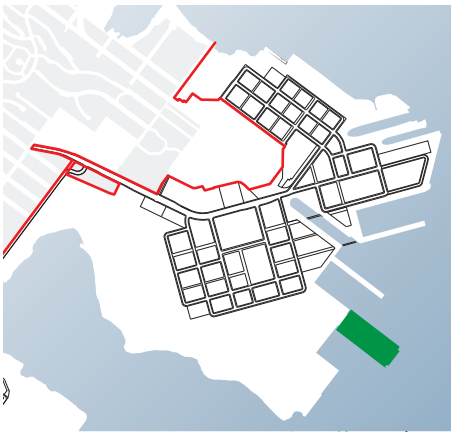
This park preserves the massive ‘ Re-gunning Crane’ that forms the most powerful landmark in the cultural landscape of the Shipyard. Beneath it, the eroding pier is transformed into new bay habitat, shaped by changing bay water levels and ecological process. As tidal wetlands and upland habitats take hold the crane will seem to emerge from the water, and the giant machine will become a “gateway” to the bay and its ecology. Juxtaposing industrial artifact with bay nature, this park is a garden of industry, nature, and time on a grand scale.

Activities & Program

The park intent is described below, but note that the specific design elements and site access may be constrained by Navy remediation plans and site restrictions.

Within the State Trust, the primary activity of the site is related to providing public access to the Bay’s edge and for learning about the site’s history and ecology. A trail will lead visitors under and through the crane to overlook points providing visitors with opportunities to view Bay wildlife. The Cultural History Walk may extend across this site, providing further opportunity to discuss the historic role of the Re-gunning Crane as well as the restored habitat’s relationship to earlier site inhabitants. 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, birdwatchers, and introspective visitors.

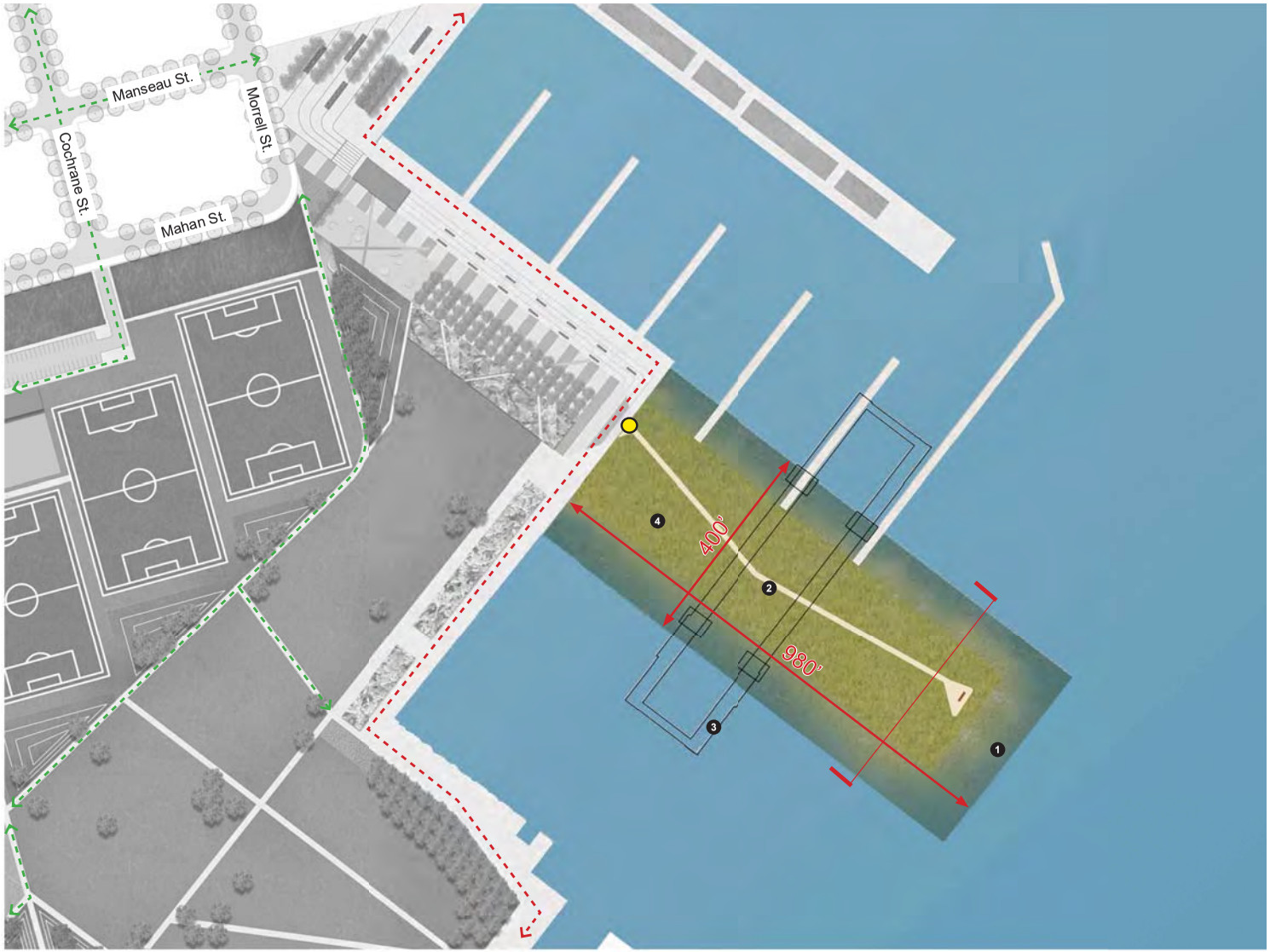
While the Re-gunning Crane is on a solid foundation and will be left in place, the pier that surrounds it is eroding. The pier walls will be removed and the ground laid back to allow water to create a fluid boundary for the former pier. The Re-gunning Crane pier will be modified to produce a mixture 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.



Park Location

Precedent - Wetland Trail

Re-gunning Crane



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0' 200' 400'

Scale: 1" = 200'

Re-gunning Crane Pier Habitats

Approximate Park Area: 9.2 acres

1. Tidal Wetlands
2. Interpretive Walk
3. Re-Gunning Crane
4. Upland Habitats

Bay Trail

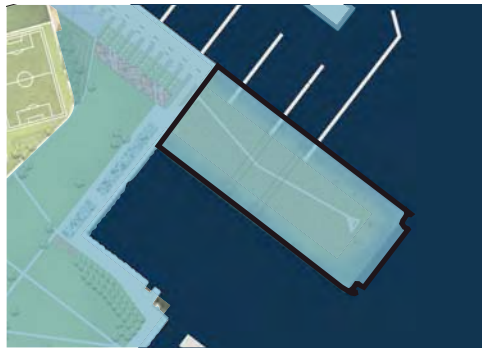
Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- For legend information, refer to the CPHPS illustrative (p. 9).



State Trust Land Restrictions

Access & Circulation

The Re-Gunning Crane is accessible along the Bay Trail and from the Warehouse District neighborhood via Morrell Street and Mahan Street and connections through the Waterfront Recreation and Education Park. While a pedestrian trail is intended to traverse the length of the Re-Gunning Crane pier and approach the water's edge, access may need to be limited or prohibited pending feasibility based on Navy site constraints, sensitive habitat protection, and changing bay water levels.

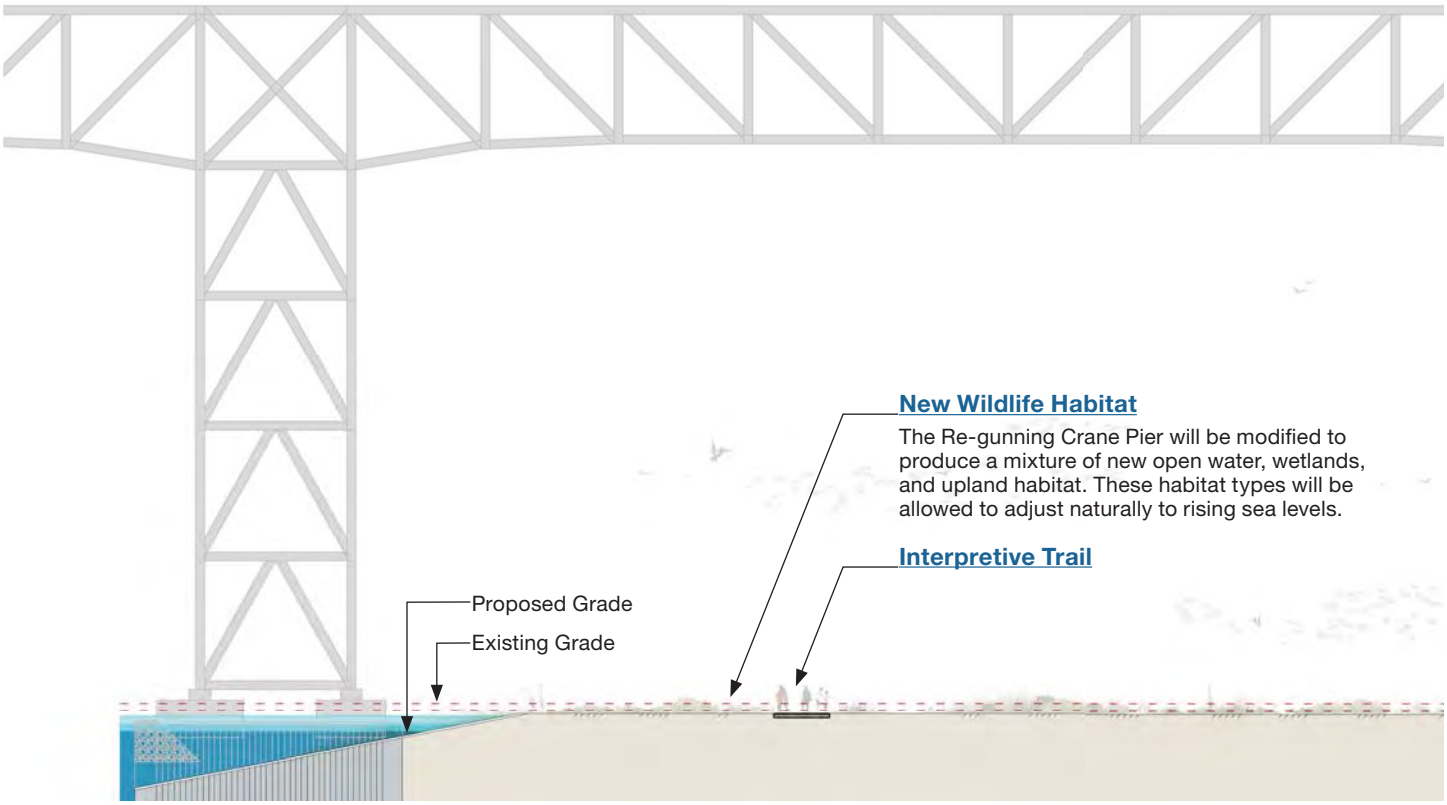
Sustainability Features

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.

Site Development Constraints

The Navy is responsible for the preparation of the site making it safe for use. At this time, Navy site preparation plans are not fully known. The park design and operation will need to abide by any design, land use, and operations and maintenance requirements developed by the Navy and regulatory agencies.

Implications for park design could include limiting site access, or developing plans that do not require cutting back the existing eroding bulkhead walls of the Re-Gunning Crane pier.



Re-gunning Crane Pier Section

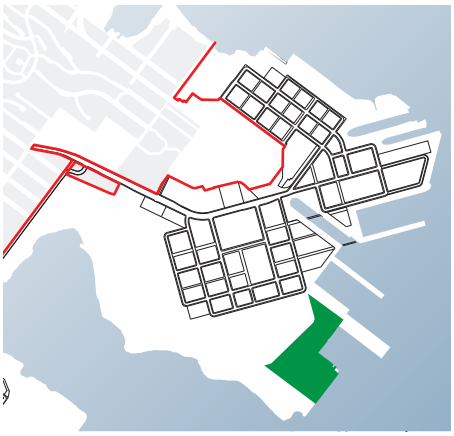
Multi-Use Open Space

Concept: Great Lawn

The Multi-Use Open Space will be a large, open lawn on the waterfront inviting every day uses as well as large, organized events.

Activities & Program

Within the State Trust, the Multi-Use Open Space will provide visitors from throughout the region with an expansive green for informal waterfront uses such as kite-flying and picnicking, as well as accommodating larger organized festivals and events. The Bay Trail passes through the site along the Bay's edge. The edge zone may also include space for a dog run, more structured exercise activity areas, and places for seating in sun and shade from which to enjoy waterfront views. The Cultural History Walk will continue along the promenade highlighting the maritime activities through on-site materials and historic shoreline markers.



Park Location

Precedent - Open lawn for events

Multi-use Open Space

Approximate Park Area: 20.5 acres
Similar in size to Golden Gate Park's Big Rec.
Area: 15 acres

1. Open Lawn
2. Native Grasslands
3. Ornamental Gardens
4. Exercise Area
5. Seating Grove
6. Water Bird Habitat Piers
7. Dog Run

Bay Trail

Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program Items in red are new additions from the 2010 Plan.
- For legend information, refer to the CPHPS illustrative (p. 9).

N

0' 200' 400'

Scale: 1" = 200'

State Trust Land Restrictions

Access & Circulation

Primary entries to the site are located near the corner of Mahan Street and Morrell Street and along the Waterfront Education and Recreation Park promenade. Secondary entries exist from the Sports Field Complex and the Grasslands Ecology Park, with pedestrian paths encircling the site and crossing over the great lawn at key locations. At the waterfront edge, the Bay Trail is a significant pedestrian and bicycle route. Parking is available at the Sports Field Complex parking lot, as well as on surrounding roads and parking garages in the Warehouse District neighborhood.

Sustainability Features

The great lawn soils and grass planting will be designed to withstand heavy use while minimizing maintenance and water use to the greatest extent possible. Native and climate-adapted plantings will be used in other non-lawn areas in order to provide habitat and minimize water use.

Community Sports Field Complex

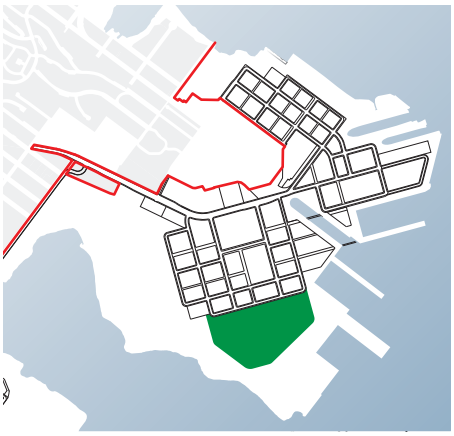
Concept: Regional Sporting Destination

The Sports Field Complex will provide much-needed community sports fields in one large complex, making it a destination for organized youth, high-school, and adult intramural sports.

Activities & Program

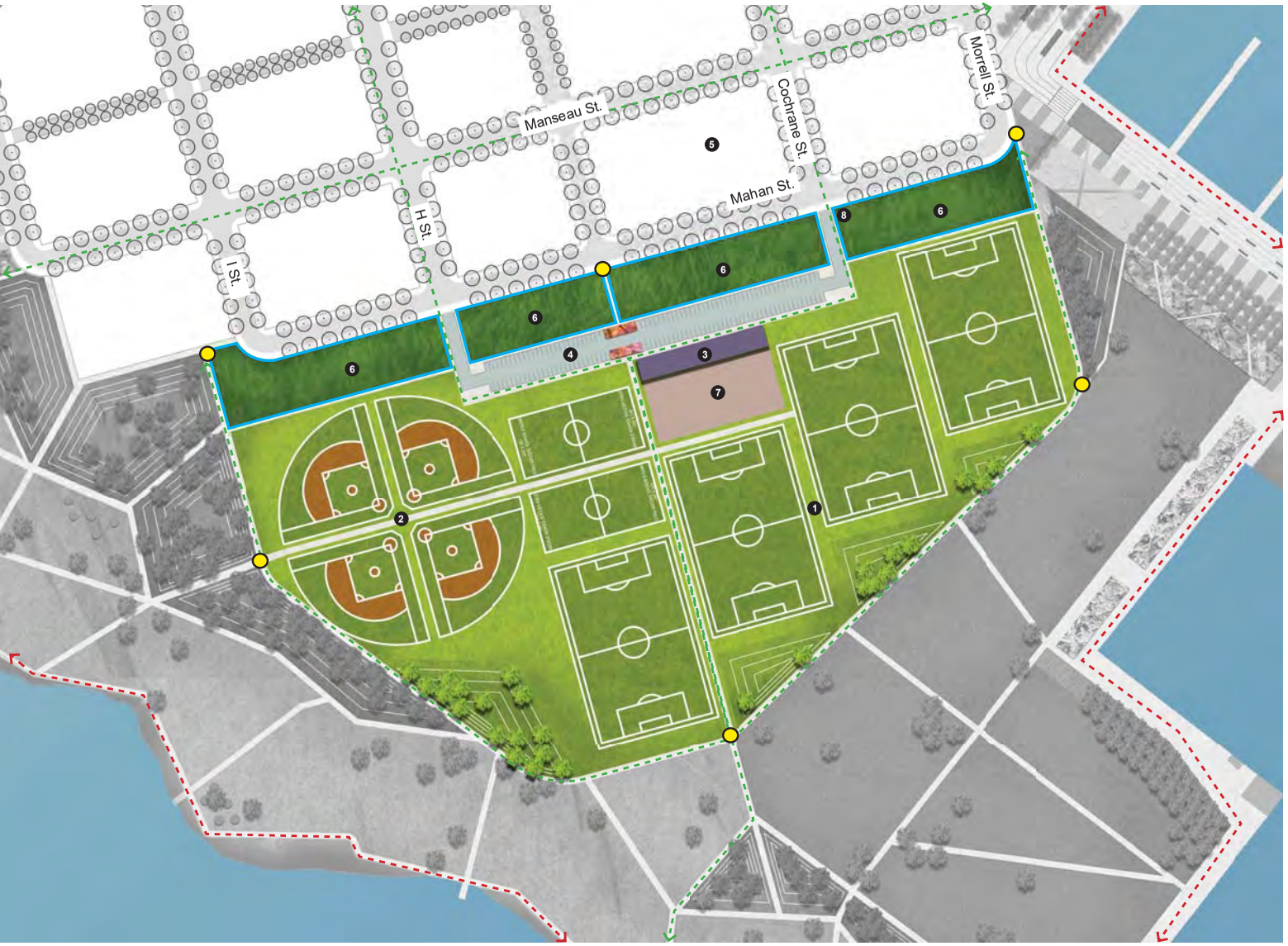
The sports fields will serve organized play for youth, high-school, and adult intramural sports. The park design anticipates soccer, softball, and baseball fields, however, the specific mix of athletic fields will be further refined through a further community and stakeholder outreach process. The Sports Field Complex could also be designed to accommodate other sports such as American football, Gaelic football, Australian rules football, lacrosse, field hockey, ultimate frisbee, and cricket. Flexible-use, paved surfaces could be included for sports such as bicycle polo or street hockey.

A field house with restrooms, food concessions, and meeting space will support league uses and regional events. Field lighting will support evening use. The critical mass of the fields in combination with the adjacent waterfront parks, trails, picnic and barbecue areas and other leisure offerings make this an ideal sporting complex.



Park Location

Precedent - Sport field with adjacent plaza picnic area



N

0' 200' 400'

Scale: 1" = 200'

Community Sports Field Complex

Approximate Park Area: 28.7 acres
Approximate Stormwater Treatment Acreage: 3.8 acres
Approximately two times the size of Golden Gate Park's Big Rec. Area: 15 acres

1. Multi-use Sports Fields
2. Softball / Baseball Fields
3. Field House (Approx. 10,000sf) with Restroom and Storage Shed
4. Accessible Parking
5. Parking Structure (to be located in R&D)
6. Centralized Stormwater Treatment
7. Flexible Sport Court Area
8. SD Pump Station (Location to be refined)

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

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program Items in red are new additions from the 2010 Plan.
- Centralized Stormwater Treatment areas will be public with private maintenance.
- For legend information, refer to the CPHPS illustrative (p. 9).

State Trust Land Restrictions

Access & Circulation

In addition to automobile parking, an access drive and parking lot located of Mahan Street will also provide space for bus drop-off and bicycle parking. Additional automobile parking will be available on surrounding streets and parking garages within the Warehouse District neighborhood. Pedestrian and light maintenance vehicle circulation is provided along perimeter pathways as well as an east-west and north-south cross axis.

Sustainability Features

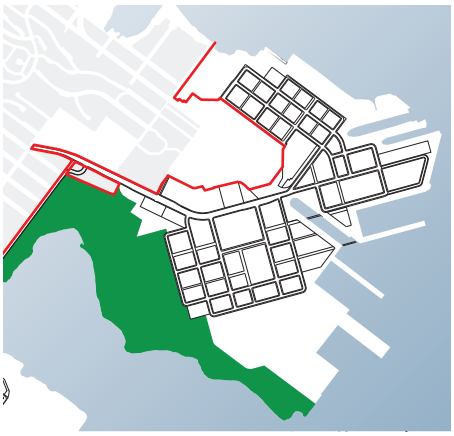
The sport fields soils and turf planting will be designed to withstand heavy use while minimizing maintenance and water use to the greatest extent possible. In addition to living turf fields, artificial turf fields utilizing non-toxic infill materials may also be considered to better accommodate heavy, year-round play while minimizing water use. Native and climate-adapted plantings will be used in other non-lawn areas in order to provide habitat and minimize water use.

This park will contain publicly owned and accessible Centralized Stormwater Treatment parcels designed integrally as a part of the overall park, but maintained by the development and not the City and County of San Francisco. These parcels will contain rain gardens to ecologically treat stormwater from the surrounding public streets and private development parcels. Located along Mahan Street, these rain gardens will also provide a noise and light buffer between the sports fields and the Warehouse District neighborhood.

Grasslands Ecology Park

Concept: Grasslands Ecology

Building on the 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.



Park Location

Activities & Program

This park, within the State 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.

Precedent - Seating along waterfont trail

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 'R' Street 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. 'R' Street 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.

Precedent - Grasslands at the Bay's edge

N

0' 450' 900'

Scale: 1" = 450'

Grasslands Ecology Park

Approximate Park Area: 106.8 acres
Approximate Stormwater Treatment Acreage: 2.4 acres
Similar to Crissy Field - Yacht Road to Warming Hut and between Mason street and The Bay: 105 acres

1. Picnic "Pod" and Shelters
2. Viewing/Windbreak Mound
3. Overlook Terrace
4. Native Grasslands
5. Interpretive Center / Restroom
6. Centralized Stormwater Treatment
7. Native Plant Gardens
8. Viewing Pier
9. Freshwater Wetland (to be constructed by Navy)
10. Tidal Wetland (to be constructed by Navy)
11. Amphitheater / Outdoor Classroom
12. Tennis Courts
13. Basketball Court
14. Exercise Area
15. Dog Run
16. SS and SD Pump Stations (Location to be refined)

Bay Trail

Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Centralized Stormwater Treatment

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program Items in red are new additions from the 2010 Plan.
- Centralized Stormwater Treatment areas will be public with private maintenance.
- For legend information, refer to the CPHPS illustrative (p. 9).

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.

This park will contain publicly owned and accessible Centralized Stormwater Treatment parcels designed integrally as a part of the overall park, but maintained by the development and not the City and County of San Francisco. These parcels will contain rain gardens to ecologically treat stormwater from the surrounding public streets and private development parcels. Interpretive elements will highlight these green infrastructure features and the integration of urban and natural process.

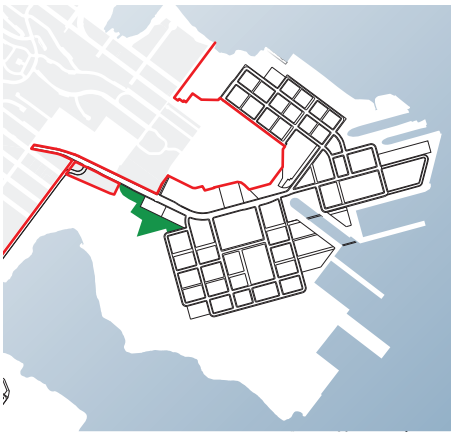
Site Development Constraints

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.

Maintenance Yard



Park Location

Concept: Sustaining Parks

The Maintenance Yard is a centralized facility to efficiently support the maintenance of all of the Candlestick Point and Hunters Point Shipyard parks. The facility is visually screened from surrounding parks and development by large, forested landscape berms.

Activities & Program

The parks maintenance facility will include:

- Office, garage, and workshop building
- Equipment storage and parking
- Outdoor materials storage
- Composting
- Small plant nursery space

Access & Circulation

Service vehicle access will be provided off of Crisp Road and will be coordinated with streetscape design to ensure the safety of all road users. Service vehicle access may also be provided directly from the path system of the Grasslands Ecology Park.

Sustainability Features

The Maintenance Yard will include large-scale composting facilities for managing green waste generated by the parks system.

N

0' 200' 400'

Scale: 1" = 200'

Maintenance Yard

Approximate Park Area: 5.5 acres
Compare to Golden Gate Park Structural Maintenance Division & Nursery: approx. 11 acres

1. CP-HPS Park Maintenance Facility
2. SS Pump Station (Location to be refined)

Bay Trail

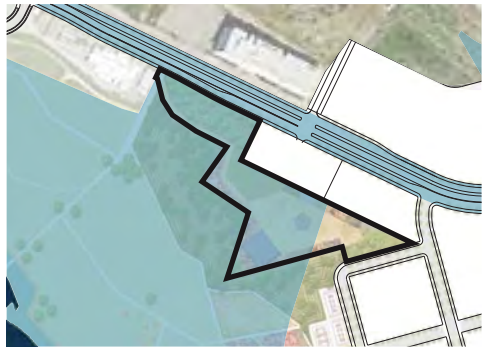
Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- For legend information, refer to the CPHPS illustrative (p. 9).



State Trust Land Restrictions

Access & Circulation

In addition to containing its own dedicated parking areas, the site shares a parking structure with the Warehouse District. Circulation within the site is primarily organized along the inner and outer ring roads, with additional connections provided by interior pathways.

Sustainability Features

Sustainability features include highly efficient irrigation and lighting systems. The CP-HPS parks' Maintenance Yard which is included in Sports Field Complex area will serve as a central maintenance facility from which to efficiently manage the parks. The Maintenance Yard will include large-scale composting facilities for managing green waste.

Green Room

Concept: Central Repose

The Green Room is a park in two parts: at once a singular new public space for a burgeoning community and part of the pedestrian threads stitching together the surrounding neighborhoods, the Green Room allows for a variety of programmatic engagements year-around.

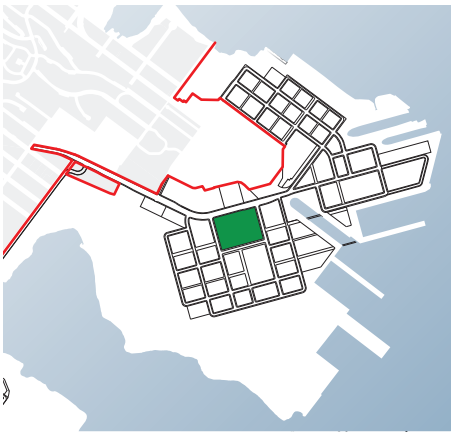
Designed as a place of respite from the surrounding area's predominant bay winds, the Green Room acts as one of the two publicly accessible outdoor "rooms" connecting the community and promoting cross-cultural experiences. The Green Room anchors the Shipyard character amidst key legacy buildings (411 and 813) and opens up key views to these markers of naval history. Because the Hunters Point Shipyard site is surrounded on most sides by open water and is susceptible to winds, the Green Room provides a quiet respite away from the airiness of the perimeter parks. This promotes and supports much of the activity that passes through.

Its strong geographical prominence within the first major phase boundaries enables the Green Room to be an immediate gathering space to launch the phased development – both a destination and a result of major placemaking coordination, the Green Room holds a prominent and intentional position at the entry of major modes of transportation. The park scale is calibrated to match parks that are of relative scale in the city and occupy the space of 4 city blocks; common across the city and provides a public outlet for the varied program surrounding the site. Lined with retail, schools, residential units of varying types, research and development offices, and markets, the Green Room is a civic backdrop to community users of all backgrounds and income levels. The park is primed to engage local cultural organizations by providing the infrastructure needed for temporary pavilions, tents, informal gatherings and festivals alike.

Activities & Program

The Green Room is surrounded on three sides by retail and flanked on two sides with research and development buildings. Because of this immediate adjacency, the park is well suited to serve a variety of user types existing within the Shipyard community. Along with its consistent activation by the adjacent residential parcels, this diversity will allow the park to be an active participant in daily life across all hours and seasons.

Each corner hosts the infrastructure needed to support and reinforce the park's civic prominence. Programmatic zones are concentrated to maximize public open space; reserving this space for both the mind and body, the park will preserve space for a variety of use.



Park Location

Precedent - Children's play area

Precedent - Pavilion

Green Room

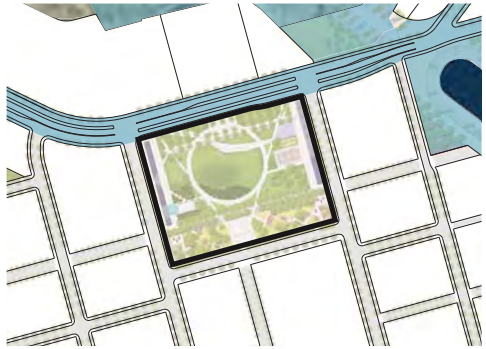
Approximate Park Area: 8.1 acres
Compare to Civic Center Plaza: 5.2 acres

1. Utility Pavilion
2. Plaza
3. Shaded Grove and Picnic Tables / Seating
4. Open Lawn
5. Promenade / Pedestrian and Bike Path
6. SS Pump Station (Location to be refined)
7. Picnic Areas
8. Slope Seating
9. Pavilion
10. Reflecting Pool
11. Gardens
12. Basketball Court
13. Bocce Court
14. Children's Play Area
15. BRT stop

- Major Bike / Pedestrian Connection
- Park Entry Points
- Park Dimension
- Publicly Accessible Private Parcel

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- The Green Room will be private property with a public access easement.
- For legend information, refer to the CPHPS illustrative (p. 9).



State Trust Land Restrictions

N

0' 100' 200'

Scale: 1" = 100'

Precedent - Urban community farm

Precedent - Semi-urban zone

Access & Circulation

The Shipyard development plan includes a primary access road (The Spine) linking Hunters Point back into the Bayview neighborhood and beyond by means of BRT, automobile, bicycle, and pedestrian networks. The Green Room terminates the key vistas along the entry from the Spine road and is therefore a critical visual and functional centerpiece of the development. The Spine road enters the effective boundaries of the Green Room and incorporates the transportation system into a more complete and inclusive vision of public space. The park areas will prioritize accessible features and will promote equal access to all residents and visitors, regardless of age or ability.

The northeast corner of the park lies adjacent to a key stop along the BRT route, allowing the Green Room, as Hunters Point's modern cultural hub, to be the point of entry to visitors and residents alike. Access to the Green Room is available with a 5-minute walk or less from any parcel within Hunters Point South.

Sustainability Features

The groundscape design provides topographic relief with mounds providing slightly elevated views of the surrounding park and urban fabric. Native and climate-adapted planting will provide habitat and minimize water use. The introduction of new trees, vegetation, and permeable surfaces will moderate the site microclimate and reduce stormwater runoff.

Site Development Constraints

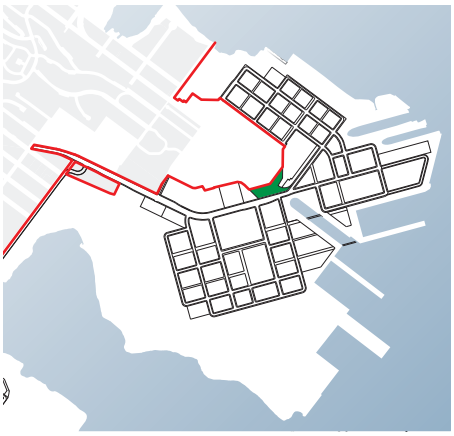
The Green Room Park is located over several zones identified as containing contaminated soils and which may require land use controls. The Navy, with the input of a variety of regulatory agencies, will design the remediation of the site as well as prepare plans for controlling land use, maintenance and operation of the site. 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.

Shipyard Hillside Open Space

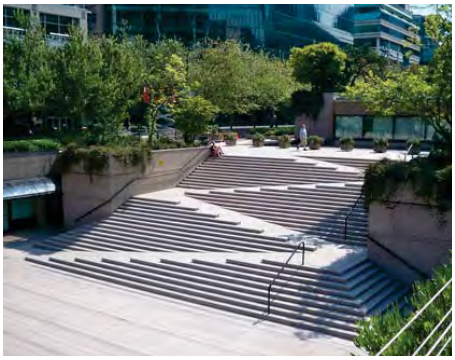
Concept: Vertical Gardens

The Shipyard Hillside Open Space (SHOS) connects the Shipyard waterfront to the Hunters Point Hilltop neighborhood above with iconic landscape terraces, stairs, and pathways. The majority of the site is impressed with the State Trust and, as a regional serving open space with views of the water and historic shipyard facilities, provides for Trust-consistent uses. The design of SHOS is predicated on a few simple design ideas that in combination create a rich and varied environment.

It is at once a path and a destination; the park equally serves pedestrians in transition and park dwellers taking in the bay view panorama. The park exists on the largest waterfront elevation change in the Hunter's Point / Bayview area, allowing for sweeping views over and between the future development sites. Reflecting the site's special opportunity to connect Hillpoint Park with the new Shipyard, and anticipating potential future installations of a strong architectural feature, the current SHOS plans cohere the evolving phases of HPS and provide visual connection up, down, and across the hillside.



Park Location



Precedent - Pathways and stairs

Activities & Program

During a walk up or down the pathways and stairs, incredible panoramic vistas of San Francisco Bay, the Shipyard, Candlestick Point, the East Bay and Mount Diablo are prominently visible. The low-incline switchbacks turn a typical walk into an enjoyable experience with places to pause and linger, amidst the Shipyard and the broader view. Grand community events such as concerts and fireworks at Dry Dock 4 may occur, solidifying the Shipyard Hillside Open Space as a pivotal location for adjacent neighborhood and regional gatherings.

Access & Circulation

The fundamentals of the SHOS design are rooted in the conviction that pedestrians of all abilities have equal access and views. A series of hillside ramps and stairs (all less than 1:20) help to create a park on an incline.

Shipyard Hillside Open Space

Approximate Park Area: 2.4 acres

1. Overlook Terrace
2. Native Planting Garden

Bay Trail

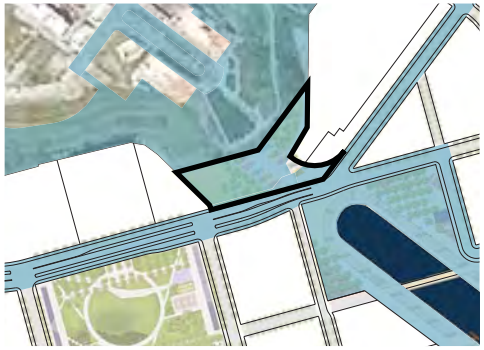
Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- Program Items in red are new additions from the 2010 Plan.
- For legend information, refer to the CPHPS illustrative (p. 9).



State Trust Land Restrictions

N

0' 100' 200'

Scale: 1" = 100'

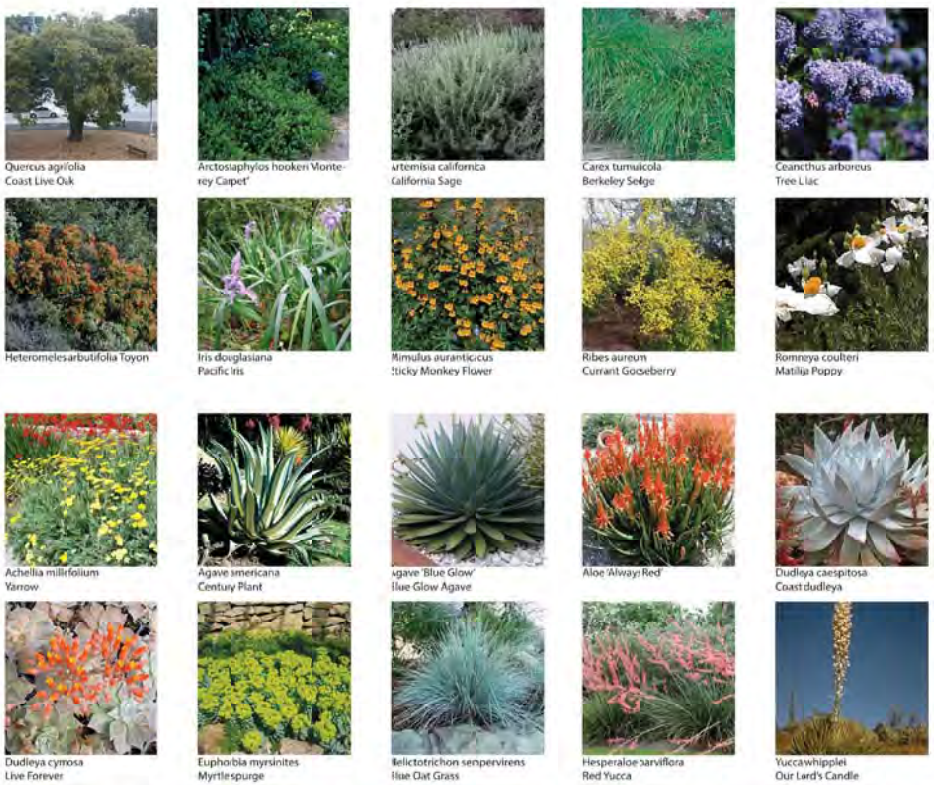
Sustainability Features

The oak woodland knoll and the serpentine rocks of this hillside reveal the remnant native ecology of Hunters Point. Proposed native plant habitats reinforce the native ecologies. Oak woodland planting reinforces the existing woodland knoll and wraps around the sides of the new stair system, framing and holding the formal edges of the stair. In between the scissoring pathways, native succulent plantings provide a beautifully detailed garden to enjoy while walking up or down the Hillside.

Site Development Constraints

Much of the hillside is composed of exposed serpentinite, a native rock containing naturally occurring asbestos. To protect public health, work on the hillside must comply with Article 31 of the San Francisco Department of Public Health Code.

SHOS navigates a 66-foot elevation change between elevation 175.5 at Hillpoint Park and a proposed elevation of 109.0 at Crisp Road. Stairs connect down the hill, and each landing is connected by less than 1:20 pathways. Additionally, the park boundary is nestled between several civic boundaries, and phasing of the park features reflect this nature.



Planting concepts: Oak woodland hillside and serpentine succulent garden

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.

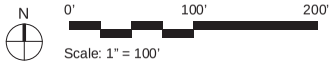
Park Location

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 barbecue 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.

Precedent - Community gardens and tool shed

Precedent - Tot lot



Alice Griffith Neighborhood Park

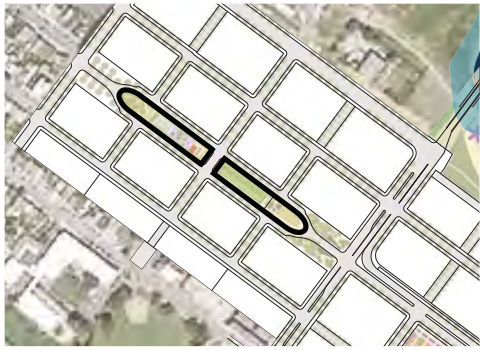
Park Area: 1.4 acres
Comparable to South Park in Width: 80.' Approximately twice the length.

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
Park Entry Points
Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- For legend information, refer to the CPHPS illustrative (p. 9).



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 grown 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 North 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 barbecue 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.

Park Location

Candlestick Point Neighborhood Park

Precedent - Sidewalk grove

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. Seatings
11. Perimeter Garden
12. Park Entry Pylon on Each Corner

Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- Exact location of this park is subject to change, but size will remain 3.1 acres.
- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- For legend information, refer to the CPHPS illustrative (p. 9).

State Trust Land Restrictions

N

0' 100' 200'

Scale: 1" = 100'

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 rain 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.

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 a children's play area that may expressed via rotating sculptural / interpretive installations, providing creative play for children as well as a comfortable and sophisticated place for 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 State Trust, provides open lawn and native planting providing a flexible open space near the gateway to the Candlestick Point State Recreation Area.

Park Location

Precedent - Play area with iconic and sculptural forms

The Wedge Park / Bayview Gardens

Bayview Gardens / Wedge Park

Park Area: 3.7 acres
Comparable in size to Union Square: 2.6 acres

1. Planting Area
2. Plaza
3. Bus / BRT Shelter
4. Cafe / Information Kiosk
5. Lawn
6. Ornamental Gardens
7. Interactive/Sculptural Children's Play Area

N

0' 120' 240'

Scale: 1" = 120'

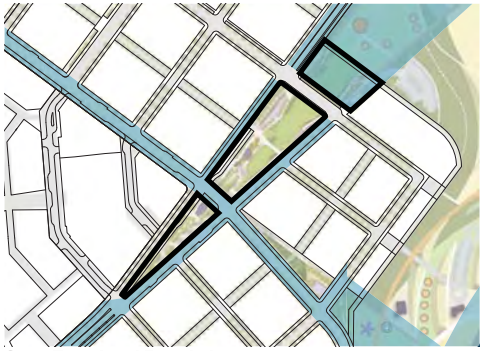
Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- For legend information, refer to the CPHPS illustrative (p. 9).



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 urbanity 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.

Precedent - Geometric planting structure

Precedent - Contrast between turf and informal planting

Mini-Wedge Park

Concept: Bayfront Connection

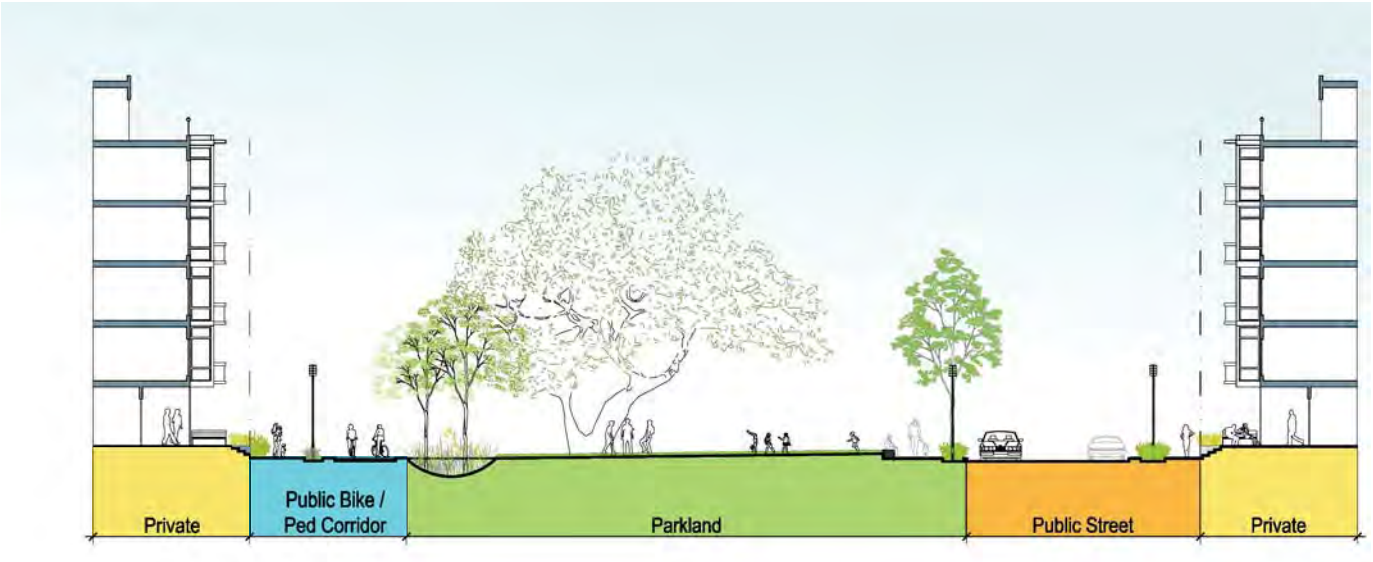
The Mini-Wedge Park serves as a primary connection between the urban core of the new Candlestick Point and the State Park beach area. A range of programs within an intimate setting produces a space that enlivens the neighborhood while also providing a critical connection between the urban parks and the 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 State Trust, provides open lawn and native planting providing a flexible open space near the gateway to the Candlestick Point State Recreation Area.

Park Location

Precedent - Shade pavilion



Mini-Wedge Park section

0' 32' 64'

Scale: 1" = 32'

N

0' 100' 200'

Scale: 1" = 100'

Mini-Wedge Park

Park Area: 0.8 acres
Comparable in size to Mission Playground: 1.3 acres

1. Tot Lot
2. Dog Run
3. Lawn
4. Centralized Stormwater Treatment

Bay Trail

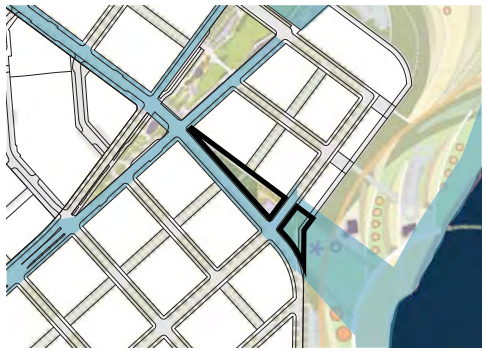
Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- For legend information, refer to the CPHPS illustrative (p. 9).



State Trust Land Restrictions

Access & Circulation

Long linear paths run through the center of the park and along its northern edge, and carry pedestrians from neighborhood streets to the State Park waterfront. The wedge shape opens vistas from the density of the urban neighborhood into the expansive spaces and sweeping arc of the water's edge.

Precedent - Water feature

Sustainability Features

A focus on sustainable stormwater management provides both an ecological and formal organizational structure for this park. The tip of the park will contain a publicly owned and accessible Centralized Stormwater Treatment area designed integrally as a part of the overall park, but maintained by the development and not the City and County of San Francisco. This area will contain rain gardens to ecologically treat stormwater from the surrounding public streets and private development parcels.

Bayview Hillside Open Space

Within the project boundary there are two hillside open space areas at Candlestick Point.

- **Jamestown / Walker Slope**

  The Jamestown / Walker slope contains a small portion of land that is part of the larger Bayview Hill Park, as well as a vegetated slope that is part of the Candlestick Stadium site. The roadways here will be reconfigured, and the site will require significant terracing and retaining walls. Where planting is possible, the slope and terraces will be planted with native plants.

  The redevelopment of the Alice Griffith neighborhood requires the relocation of the Alice Griffith Community Garden, as housing will take the place of the original garden. The garden is currently located at an interim site within Alice Griffith. Ultimately, the garden will be located at the corner of the Jamestown Walker Slope open space parcel at the corner of Arelious Walker Drive and Ingerson Avenue.

Park Location

Hillside Open Space

Park Area: 7.1 acres

1. Bayview Hill Southeast Slope
2. Jamestown / Walker Slope
3. Alice Griffith Community Garden

Bay Trail

Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

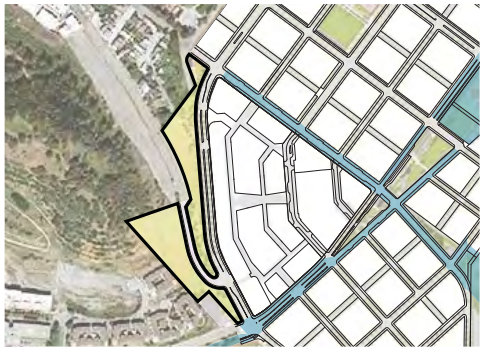
Notes:

- The park design, including the paths and park circulation, is conceptual and will be further developed in schematic design phase.
- For legend information, refer to the CPHPS illustrative (p. 9).

N

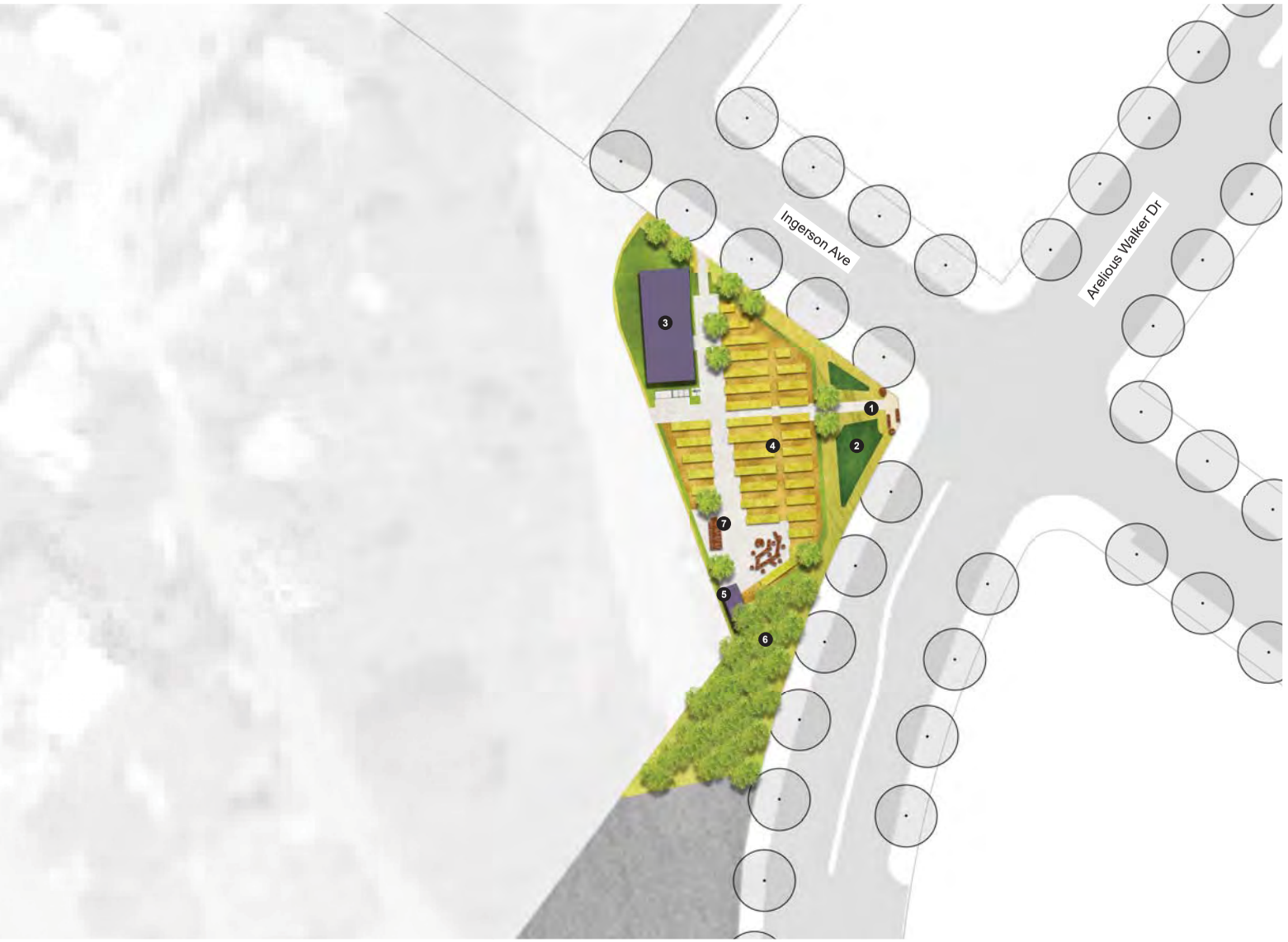
0' 300' 600'

Scale: 1" = 300'



State Trust Land Restrictions

Alice Griffith Community Garden



1. Entry Plaza
2. Bioretention Basin
3. Aquaponic Greenhouse
4. Planter Boxes
5. Storage Shed
6. Orchard
7. Picnic Area

N

0' 50' 100'

Scale: 1" = 50'

Existing revegetation on the southeast slope of Bayview Hill

- **Bayview Hill Southeast Slope**

  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.

  Following the recommendations of the Bayview Hill Natural Areas Plan, this park area will be enhanced with new native plantings to increase that habitat value of the site and to help to create a better habitat link between Bayview Hill and the Bay.

Candlestick Point State Recreation Area

Park Location

Vision

The Candlestick Point State recreation area is a unique opportunity in the State Park system and along the San Francisco Bay shoreline to create a model urban recreation area that links city residents and regional visitors to the diversity of estuary and upland habitats of the Bay and demonstrates integrated sustainable design principles for reclaiming fill areas for park uses.

This *Concept Plan* proposes an integrated parks and open space system with improvements to the Candlestick Point State Recreation Area that will support the State Park's goals of preserving and protecting the environment while encouraging urban dwellers to experience nature at the bay edge and providing opportunities for place-based outdoor recreation. With a seamless design approach, the park's existing well-used areas will be revitalized and new undeveloped bay edge parklands will be developed. Note that the habitat and ecology parks shown on CPSRA are proposed concepts only, as the SRA's general plan will make final decisions regarding use and management of the SRA.

The park improvements will finally complete the original vision of Candlestick State Recreation Area – to bring the values of the State Park system to the city, to provide recreational and cultural facilities, and to connect urban dwellers with the natural environment. Furthermore, the State Park is poised to be one of the state's finest urban waterfront parks, at the forefront of urban ecological design, managing urban stormwater while creating habitat and providing environmental education.

Design Coordination

While the State Parks Department will perform their own master planning process for the CPSRA, these plans will be coordinated with the City to realize the potential of this vision. The follow principles are proposed by the City and County of San Francisco to guide the planning and design of the park:

- Design city parks and state recreation areas to feel from a user perspective as one park system, despite potential programmatic and operational differences between jurisdictions.
- Develop a park that is programmed and designed for safe and active 18-24 hour daily use by the public.
- Design a pedestrian and bike accessible transition zone between all private development parcels and the park to create a continuous route close to the developed edge.
- Develop frequent routes into the park from the neighborhood aligning with the planned street network with major linkages with transit stops, bike routes, and linear greenway features.
- Create a mixture of passive and active spaces that activate the open space drawing neighbors and visitors to the waterfront.

*Note: This map illustrates one potential concept for the Candlestick Point State Recreation Area. However, the California Department of State Parks will determine the specific programming and design of this park through its General Plan process.

N

0' 500' 1000'

Scale: 1" = 500'

Candlestick Point State Recreation Area

Park Area: 96.7 acres (within project boundary)

1. Open Picnic Lawn
2. Native Grasslands
3. Overlook Terrace
4. Interpretive Play
5. Bio-filtration / Wetland Area
6. Native Eco-gardens
7. Interpretive Center
8. Ranger Station
9. Parking
10. Great Meadow
11. Viewing Windbreak Mound
12. Picnic "Pod" and Shelters
13. Viewing Pier
14. Restroom
15. Beach / Kayak and Windsurf Launch
16. Amphitheater
17. Viewing Tower
18. Fishing Pier

Bay Trail

Major Bike / Pedestrian Connection

Park Entry Points

Park Dimension

State Trust Land Restrictions

- Provide duplicative trail systems including linkage to a Class I bike and multi-use recreation trail as a transition between the neighborhood and State Park, a continuous Bay Trail close to the water, and multiple linkages between.
- Install multiple human-powered boat access points including facilities for windsurfers south of Bayview Hill.
- Preserve and expand the existing pocket beach.
- Integrate stormwater treatment systems with the neighboring development to provide model/demonstration sustainability systems and habitat spaces.
- Utilize sustainable design principles through park planning to expand the ecological functions of the recreation area and minimize resource consumption by park facilities, programs, and users.
- Introduce limited commercial uses to provide food and recreational services for visitors.
- Balance dedicated parking facilities for the recreation area with available on and off-street parking provided in the neighboring development and transit access to the area.
- Upgrade existing and install additional fishing and viewing piers into the bay.
- Provide multiple picnicking and barbecuing facilities to accommodate family and social gathering in multiple areas of the park, and consider larger scaled gathering opportunities for events.

Design Potential

The following describes the design potential for the CPSRA. The description of the park program that follows provides one possible concept for the CPSRA. The California Department of Parks and Recreation will determine the specific program and improvements for this park through its own planning process leading to CPSRA General Plan Amendment.

An extensive trail network, including the San Francisco Bay Trail will link areas within the park with the adjacent urban neighborhoods and the waterfront as envisioned by the Candlestick Point/Hunters Point planning effort. Park visitors will enjoy open lawns and meadows, picnic areas, interpretive exhibits, outdoor classrooms, and community gardens. Overlooks, fishing piers, wetlands boardwalks, beaches, and windsurf and kayak launches invite visitors to the water's edge.

The State Park's design will feature a simple, sensitive, and expressive palette of landscape materials to allow the park to grow incrementally over time. Native grasslands, meadows, wooded groves, and more formal 'eco-gardens' will provide a system for choreographing the landscape experience. Landforms and windbreak plantings will structure the experience of place, framing views of the water, and offering refuge from wind and fog. Though identifiable as a State Park, distinct from the other city waterfront parks, the State Park has a strong role in the overall park network, linking and connecting with a variety of other city, neighborhood and community parks.

The State Park is divided into many smaller sub-areas, described below.

Grasslands South

This area of the existing State Park is largely undeveloped and has been used for game-day stadium parking. A new Grasslands South area could be improved with native grasslands, glade lawns, and earthworks shaped to provide shelter from the wind and enhance views. Site features could include overlooks, restrooms, and parking.

Bayview Gardens North

Formerly developed as a boat launch, siltation of the South Basin has caused this use to be abandoned. The existing paved parking area is used for game-day stadium parking. Located between the bay and the proposed Bayview Gardens / Wedge Park, the Bayview Gardens North area offers the greatest integration of urban and naturalized open spaces anywhere in the open space system and will be a strong visual gateway to the State Parks and the bay. Bioswales, storm water 'Eco-Gardens,' and a potential salt-marsh restoration are central features of this area.

The Last Rubble

Until recently, the Last Rubble area was characterized by large piles of rubble and debris, remnants of the site's previous use as a dumping ground. The California Integrated Waste Management Board completed a rubble and debris removal project in April 2009. As a result of this, the majority of the rubble and debris was either removed or crushed on site. This area of the State Park remains underutilized and is not currently programmed for recreation, with the exception of a walking path. As the Last Rubble Area will be located adjacent to a substantial urban population, this area could be transformed into a new center for the State Park, with a wide variety of program elements.

The park ranger station/visitor's center could be located here as well as a "Great Meadow" for passive recreation and park events. Other features may include parking, picnic areas, overlook terraces, restrooms, and a restaurant/ café.

Wind Meadow

The Wind Meadow includes part of the existing State Park, including the Main Beach. This area will be reconfigured to meet the new urban development edge and interface with the Mini-Wedge Neighborhood Park. This area will contain a secondary entry and parking lot, and gateway entry kiosk for the State Park. Features here may include new restrooms, picnic areas, waterfront overlooks, expanded tidal wetlands, and access to the water.

Heart of the Park

The Heart of the Park is part of the existing developed State Park. New park area will be added and the existing landscape structure will be retained and enhanced. Planting and overall aesthetics will be improved, pedestrian pathways will be renewed and added, and program areas will be developed for

greater use. Site features could include upgraded restrooms, overlook terraces, large and small group picnic areas, and an interpretive amphitheater.

The Point

The landscape of the Last Port will be revitalized with improvements focused on pedestrian circulation, safety and way finding; intensifying areas for increased use; improving the overall park aesthetics and landscape ecology; and reconnecting visitors to the bay shoreline. Native grasslands and shorelines will be restored and stabilized, providing areas for activities such as strolling, picnics, kite flying, and fishing.

The Neck

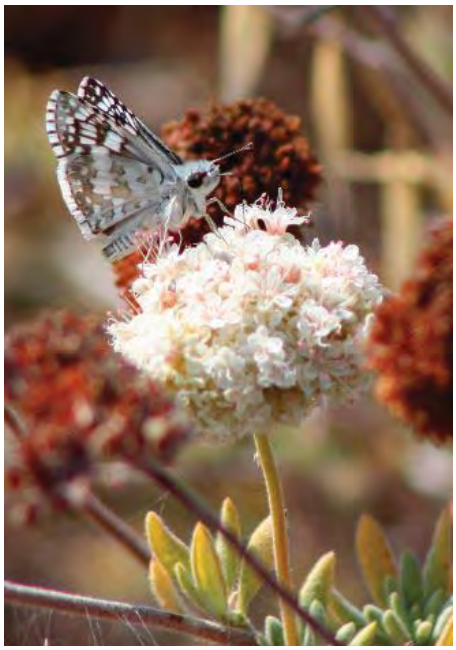
The existing Neck area is a narrow, eroded section of the State Park that includes a beach and pier. Park area will be added here to increase the width of the park and provide a continuous park experience along the shoreline. New features here could include a parking lot, windsurf/kayak launch, overlook, and picnic areas.

Last Port

The landscape of the Last Port will be revitalized with improvements focused on pedestrian circulation, safety and way finding; intensifying areas for increased use; improving the overall park aesthetics and landscape ecology; and reconnecting visitors to the bay shoreline. Native grasslands and shorelines will be restored and stabilized, providing areas for activities such as strolling, picnics, kite flying, fishing, and direct access to the bay for swimming, kayaking, and windsurfing.

View near Bayview Gardens / Last Rubble area of the Candlestick Point State Recreation Area

Golden-crowned sparrow



Checkered skipper

Fiery skipper

Ecology & Habitat

Prior to development, industrialization, and fill of the Bay, the margins of the San Francisco Bay contained extensive wetlands, grasslands, and aquatic habitats, teeming with wildlife and rich in biodiversity. Despite the urbanized nature of most of the site, the site also contains non-native annual grasslands, landscaped areas, tidal and non-tidal salt marshes, freshwater wetlands, mudflats, and open water habitat that support a wide variety of birds as well as other wildlife adapted to urbanized areas. As environmental sustainability is a central theme of the development project, this plan seeks to enhance the natural systems on the site and improve its value for wildlife. The transformation of degraded and non-native weedy habitat, abandoned piers, and the creation of an extensive shoreline park system offers a significant opportunity to improve the site's biodiversity and habitat quality. Additionally, the design of urban parks, streetscapes, and development parcels can also support the site's ecology and biodiversity through features such as native plantings, greenroofs, and ecological stormwater management features. The presence of nature and wildlife in the City also offers a valuable benefit for city dwellers – a chance to observe, experience, learn, and connect with nature.

Habitat Enhancement Measures

A number of measures will be implemented to enhance wildlife habitat conditions within the Project site. Wildlife enhancements would occur primarily in open space areas such as the Grasslands Ecology Park and other parks on the site. Enhancements such as removal of non-native invasive plants and planting of trees and shrubs will occur at scattered locations throughout the park as well. These enhancement measures will focus on areas outside the CPSRA, since the Project will neither impact directly, nor have control over enhancements in, the portion of the CPSRA that is not subject to the land transfer agreement. However, these or similar measures are recommended for the CPSRA as well to enhance habitat conditions there.

- **Control of non-native invasive species:**

  Most of the Project site is currently dominated by non-native plants. Several of these species, including acacias, wild oats, black mustard, bromes, iceplant, and pampas grass, are listed on the California Invasive Plant Council's Invasive Plant Inventory Database (http://www.cal-ipc.org/ip/inventory/weedlist.php). These species are particularly invasive, having the potential to out-compete native plants, expand over large areas, and significantly reduce the ecological value of natural areas on the site. These invasive, non-native species would be removed during initial habitat enhancement efforts to provide areas for creation of higher-quality habitats and to prevent their spread into restored native habitats. Monitoring and ongoing removal/control of these species would be implemented to ensure against the re-establishment and spread of these species on the Project site.

- **Restoration of grasslands:**

  To maintain habitat for grassland-associated wildlife species on the site, grasslands extensive enough to support such species would be maintained

and enhanced through the restoration of native grasses. Within the Grasslands Ecology Park, at least 43 acres of native grassland will be restored by the removal of non-natives and restoration, through seeding and/or plugs, of native grass and forb species. Such grassland habitat would not be well manicured or regularly mown (e.g., it will have the appearance of native grassland, not lawn), and signage will be erected discouraging use of this area for recreational purposes. Although trees and shrubs will 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-statured coastal scrub plants such as coyote brush, which will provide cover for wildlife that may otherwise forage in the grasslands. These grasslands would be monitored annually for evidence of the presence of undesirable levels of woody and invasive plants, which will be removed when found to maintain dominance by native grasses and forbs.

Red-tailed hawk

Detailed design of the grassland restoration area will be performed by a qualified restoration ecologist. The planting palette for grassland areas will be developed after the precise location of the grasslands is determined and following a thorough examination of soil conditions (which may be modified by the Navy's remediation on HPS), drainage, and other factors. Examples of native grasses and forbs that could be included in planting plans for these grasslands include the following:

Yarrow (*Achillea millefolium*)

California brome (*Bromus carinatus*)

Paintbrush (*Castilleja subinclusa*)

Blue wildrye (*Elymus glaucus*)

Golden yarrow (*Eriophyllum confertiflorum*)

California poppy (*Eschscholzia californica*)

Red fescue (*Festuca rubra*)

Purshing's lotus (*Lotus purshianus*)

Miniature lupine (*Lupinus bicolor*)

Arroyo lupine (*Lupinus succulentus*)

California melic (*Melica imperfecta*)

Purple needlegrass (*Nassella pulchra*)

One-sided bluegrass (*Poa secunda*)

Chia (*Salvia columbariae*)

Bee plant (*Scrophularia californica*)

Checkerbloom (*Sidalcea malvaeflora*)

Blue-eyed grass (*Sisyrinchium montanum*)

Western meadowlark

Yellow warbler

Goldenrod (*Solidago spathulata*)

Three weeks fescue (*Vulpia microstachys*)

- **Increase in tree/shrub cover:**

Approximately 10,000 net, new trees, or more than four times the number currently present in the Project area, will be planted throughout the Project area. While some of these trees will be planted as street trees or for ornamental purposes, a large number will be planted specifically with wildlife habitat in mind. In conjunction with tree planting, numerous shrubs, forbs, and ground cover will be planted and maintained. Within parks such as the Grasslands Ecology Park (outside of the designated grassland restoration areas), trees, shrubs, and ground cover will be planted in clusters to provide dense, multi-layered clumps of vegetation that will provide food, cover, roosting, nesting, and foraging sites for a variety of wildlife species. Though these areas are expected to be used by mammals, reptiles, amphibians, and a variety of invertebrates, these plantings will be particularly beneficial as foraging and nesting habitat for birds. Increases in foliage height, diversity, and vegetation volume resulting from the planting of numerous trees and shrubs on the site, most of which currently supports little woody vegetation, would result in increases in the diversity and abundance of breeding and migratory birds.

Because the majority of the Project site is located on fill material derived from a variety of sources, soil quality is not optimal for plant growth in many areas. Additionally, project grading (necessary for site drainage, road and parcel development, and sea level rise strategies) will expose or place additional soils that are not optimal for plant growth. Where possible, high-quality topsoils should be preserved and re-used in planting areas. Placement of problem or poor-quality soils should be avoided where they could affect the growth of desired plant species. Prior to planting, the soils in a given area will be examined by a qualified soils scientist or horticulturist, and soil amendments or imported topsoils will be provided as needed to ensure suitable conditions for growth of the desired plant species. On portions of HPS Phase II (e.g., the former landfill), planting of deep-rooted vegetation may be constrained by capping of the landfill. The cap may physically inhibit root growth, and piercing of the cap by roots would be undesirable to maintain the integrity of the cap. If necessary, soil would be imported into such areas to provide contoured mounds and ridges which would serve as planting substrates for deeper rooted trees. Detailed design of native revegetation areas will be performed by, or in consultation with, a qualified restoration ecologist.

Gopher snake

Native vegetation shall always be favored in determining the appropriate trees, shrubs, and other vegetation to plant in certain areas. Native plant species often require less fertilizer, irrigation, and pesticides than many non-natives, and native plant species tend to provide more of the structural and dietary resources required by native animals than do non-native plants. The planting palette for particular areas will be developed on a site-specific basis, taking into account the target wildlife species, the size of the planting area,

constraints on deep-rooted plants, the desire to maintain cover for habitat connectivity purposes, and other factors. Examples of native trees and shrubs that could be included in planting plans on the Project site include the following:

Big-leaf maple (*Acer macrophyllum*)

California buckeye (*Aesculus californica*)

Western redbud (*Cercis occidentalis*)

Coast live oak (*Quercus agrifolia*)

Valley oak (*Quercus lobata*)

Coast redwood (*Sequoia sempervirens*)

Toyon (*Heteromeles arbutifolia*)

Blue elderberry (*Sambucus mexicana*)

Chamise (*Adenostoma fasciculatum*)

California sagebrush (*Artemisia californica*)

Coyote brush (*Baccharis pilularis*)

California lilac (*Ceanothus thyrsiflorus*)

Buckwheat (*Eriogonum fasciculatum*)

Silk tassel (*Garrya elliptica*)

Silver bush lupine (*Lupinus albifrons*)

Sticky monkey-flower (*Mimulus aurantiacus*)

California wax myrtle (*Myrica californica*)

Coffeeberry (*Rhamnus californica*)

Lemonade berry (*Rhus trilobata*)

Fuchsia-flowering gooseberry (*Ribes speciosum*)

Black sage (*Salvia mellifera*)

However, site-appropriate non-native species that provide food or structural resources that are particularly valuable to native wildlife may also be considered. For example, flowers of eucalyptus trees and bottlebrush shrubs provide abundant nectar that is used by a variety of native birds, and that attracts insects that in turn serve as food for birds. Palm trees provide cavities (between the petioles of old fronds) that can serve as nesting sites for species such as barn owls and American kestrels. Monterey pine and Monterey cypress are not native to San Francisco, but both are native to limited areas along the Central California Coast. These hardy species are thus well adapted to climatic conditions on the Project site. Judicious incorporation of specific non-native plants within the native-dominated

Precedent - Trails through re-vegetated native grassland

Opportunities for viewing wildlife

planting palette will allow for wildlife diversity to be maximized within the new planting areas. Non-native species used in landscaping will be species that are adapted to local conditions so that they also will require minimal irrigation, fertilizers, and pesticides.

- **Maintenance of habitat connectivity:**

  Maintenance of habitat connectivity will be important for small and/or less mobile wildlife species, such as small mammals, reptiles, and amphibians, whose dispersal around the project site may be impeded by the construction of new features such as roads and curbs, increased vehicular traffic, and increased use of the site by humans and domestic animals following project implementation. General principles for maintaining connectivity include providing means by which such species can cross over, under, or through potential impediments (e.g., undercrossings under roads or gaps in median barriers); providing patches of relatively natural habitat in sufficiently close proximity to promote movement of individuals among habitat patches; providing suitable vegetative cover for dispersing animals to allow them to move safely throughout the site; and minimizing “pinch points” in which suitable habitat is restricted to very narrow areas. For some species, particularly larger ones such as black-tailed jackrabbits, individual animals may move long distances around the site. For smaller species, such as lizards and salamanders, individuals may move much shorter distances over the lifetimes; for these species, habitat connectivity is important to allow the exchange of genes and individuals throughout the site over generations, rather than to allow individuals to move among distant habitat patches.

  To help maintain habitat connectivity through the site, at least along the southern edge of HPS Phase II, in light of the roads, trails, and buildings that will be constructed in the Project area, vegetated areas providing cover for dispersing mammals, reptiles, and amphibians would be provided. In some areas, restored tidal marsh will provide some habitat connectivity along the shoreline. “Hardened” shoreline treatments, such as rock, will provide interstitial spaces that provide cover for these small animals as well. In addition, landscaping along the landward side of the shoreline treatments will provide vegetation that can serve as cover for these animals. To the extent feasible, potential obstacles to movement of small animals, such as fences, walls, curbs, and roads will be designed to allow for passage of animals across or through these features. On Candlestick Point, the SRA will be widened along the southwestern shoreline at an existing “pinch point”. Revegetation of this area, and maintaining vegetation all along the CPSRA shoreline, would maintain habitat connectivity along the Candlestick Point shoreline as well.

Sanderling, Western sandpipers

- **Maintenance of refugia for waterbirds:**

  Waterbirds such as egrets, herons, and shorebirds forage along the Candlestick Point shoreline and along the southern shore of HPS Phase II. At low tide, these birds forage on exposed mudflats and beaches, while at high tide, they may congregate in areas providing high-tide roosting and/or foraging habitat. In planning for future trails, vistas, and other features/

facilities that might concentrate human activities along the waterfront, it is important that human access to shoreline areas not be so pervasive that there are no undisturbed high-tide roosting areas for these birds. Therefore, at least one shoreline area where waterbirds can roost at high tide would be provided that is at least 200 feet from the nearest formal trail or shoreline observation area. Here, waterbirds would be able to roost on riprap, beach, or some other open area removed from concentrated human activity.

In addition, the bases of the three piers in the southeastern corner of HPS Phase II will be removed to prevent mammals from accessing these piers. The remainder of each of these three piers will be left in place to provide roosting sites for gulls, cormorants, pelicans, and terns. Shorebirds and herons may roost on these structures as well. While waterbirds currently use these piers for roosting, the number of birds using these piers, particularly at night when mammalian predators such as raccoons are most active, may be limited by the ability of mammalian predators to access these piers. Removal of the bases of these piers will prevent the ability of mammals to access roosting birds. The increased security of the piers may also encourage some waterbirds to begin nesting on the piers. If birds show interest in using these piers as nesting sites, addition of nesting substrate such as gravel or shells in certain areas could further encourage nesting by waterbirds.

- **Provision of nest boxes:**

  Nest boxes for birds will be placed in appropriate locations on Hunters Point. Nest boxes will range in size from larger boxes that will be suitable for use by barn owls and American kestrels to smaller boxes that would provide nest sites for chestnut-backed chickadees, tree swallows, and other birds.

- **Creation of tidal marsh and high beach habitat**

  There are several opportunities for creating tidal marsh or high beach/dune habitat in the project area. Along the southern shoreline of HPS Phase II and portions of the shoreline of Candlestick Point that are not subject to high wave action, marsh soils will be placed on the outboard side of shoreline revetments that will be constructed to protect the shoreline. With limited planting of native salt marsh plants, but primarily through natural recruitment, narrow bands of tidal salt marsh will be created in these areas. More extensive tidal marsh could be created in a few “pockets” along the northern and eastern shores of Candlestick Point, where laying back the slope along the shoreline could allow for the creation of broader marsh that would transition upslope to dune scrub and upland habitats. These habitats will contribute organic matter to intertidal and subtidal habitats nearby, enhancing benthic animal populations and so improving foraging habitat for fish, shorebirds, and diving ducks. These vegetated bands would also provide foraging habitat for some small birds and cover for mammals.

- **Increase in open water habitat**

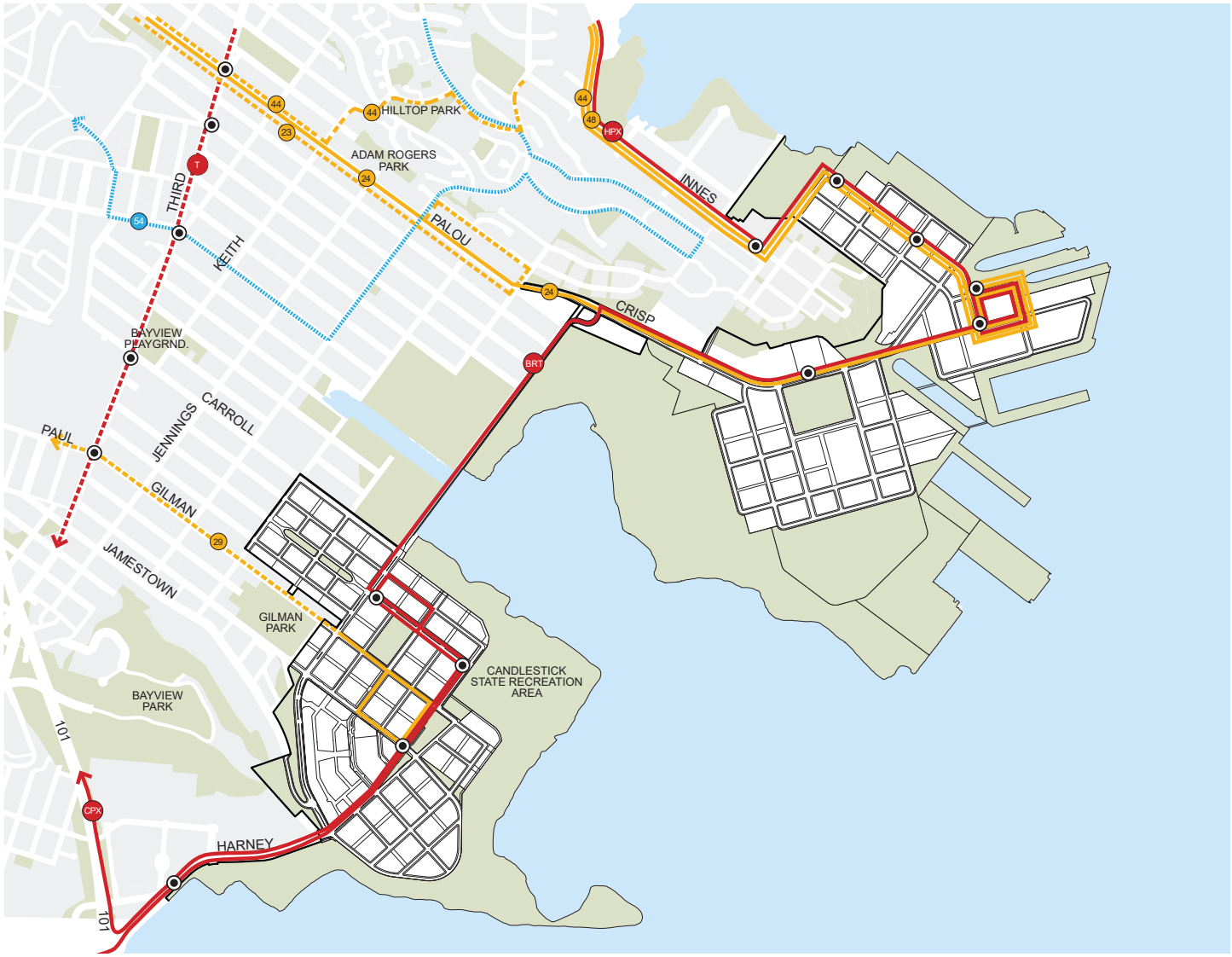
  Although the project includes the placement of fill in some wetlands and aquatic habitats for the purpose of constructing shoreline improvements, the Yosemite Slough bridge, and a marina, the project also includes the removal

of fill and structures that currently exist in some locations. For example, along much of the eastern shoreline of HPS Phase II, existing pier walls will be removed and the edges of the existing shoreline “laid back”. As a result, new subtidal and intertidal habitat will be created along portions of the shoreline currently occupied by fill, and the project as a whole will result in a net increase of 8 acres of open water that can serve as habitat for fish and benthic organisms.

Park & Shoreline Access Improvements

New parks and public spaces will be easily accessible to existing neighborhoods and visitors from other parts of the City and beyond. New pedestrian, bicycle, and transit improvements will provide healthy and sustainable modes of park access. Bike and pedestrian access throughout and between park areas will be coordinated to provide seamless connections. Note that in some places, such as Bayview Hill, extreme topographic challenges prevent direct bike and pedestrian trail connections.

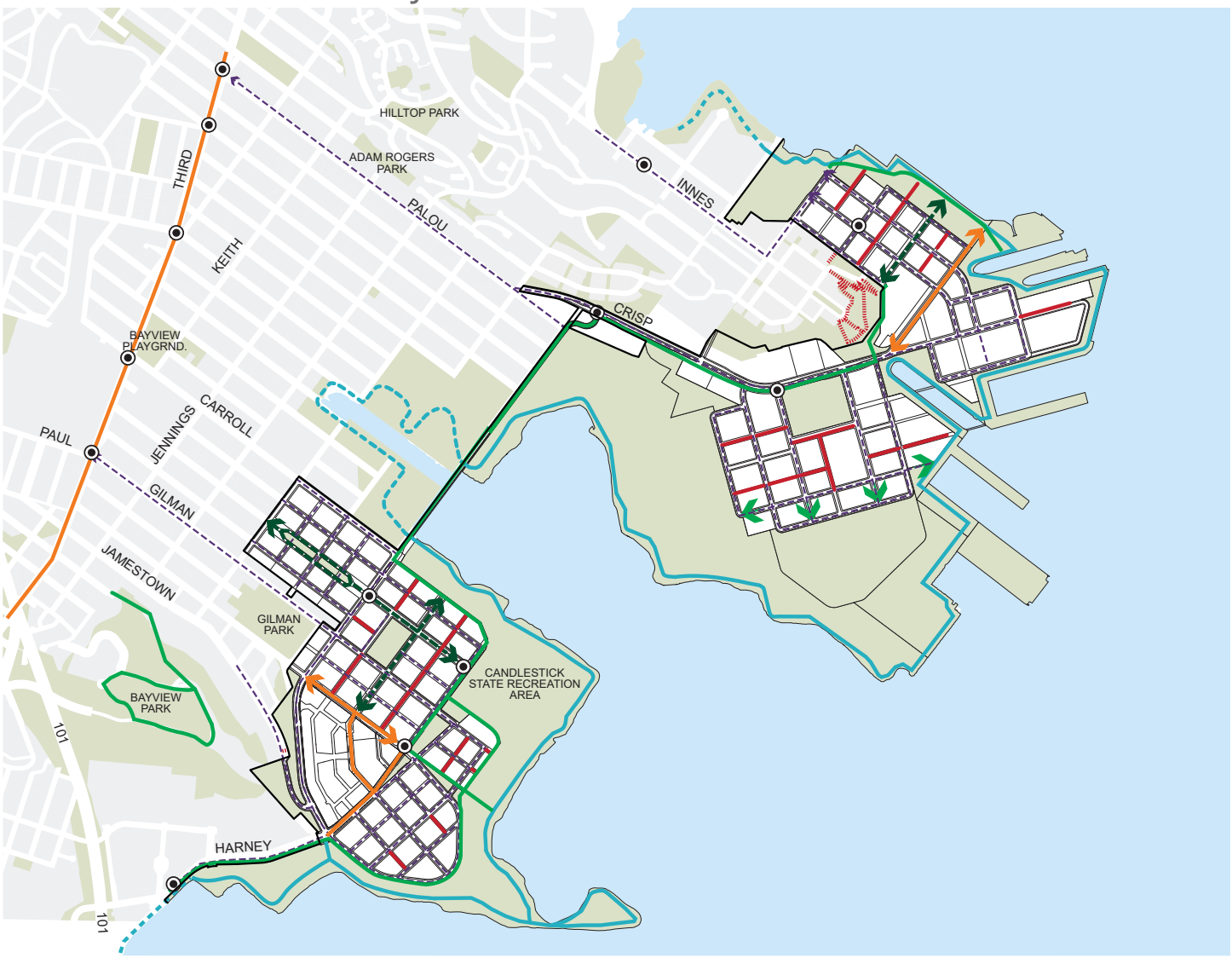
Transit Network



Parking facilities at the State Park, Sports Field Complex, and Marina will be provided for visitors arriving from more distant areas with large groups, and recreational gear and supplies.

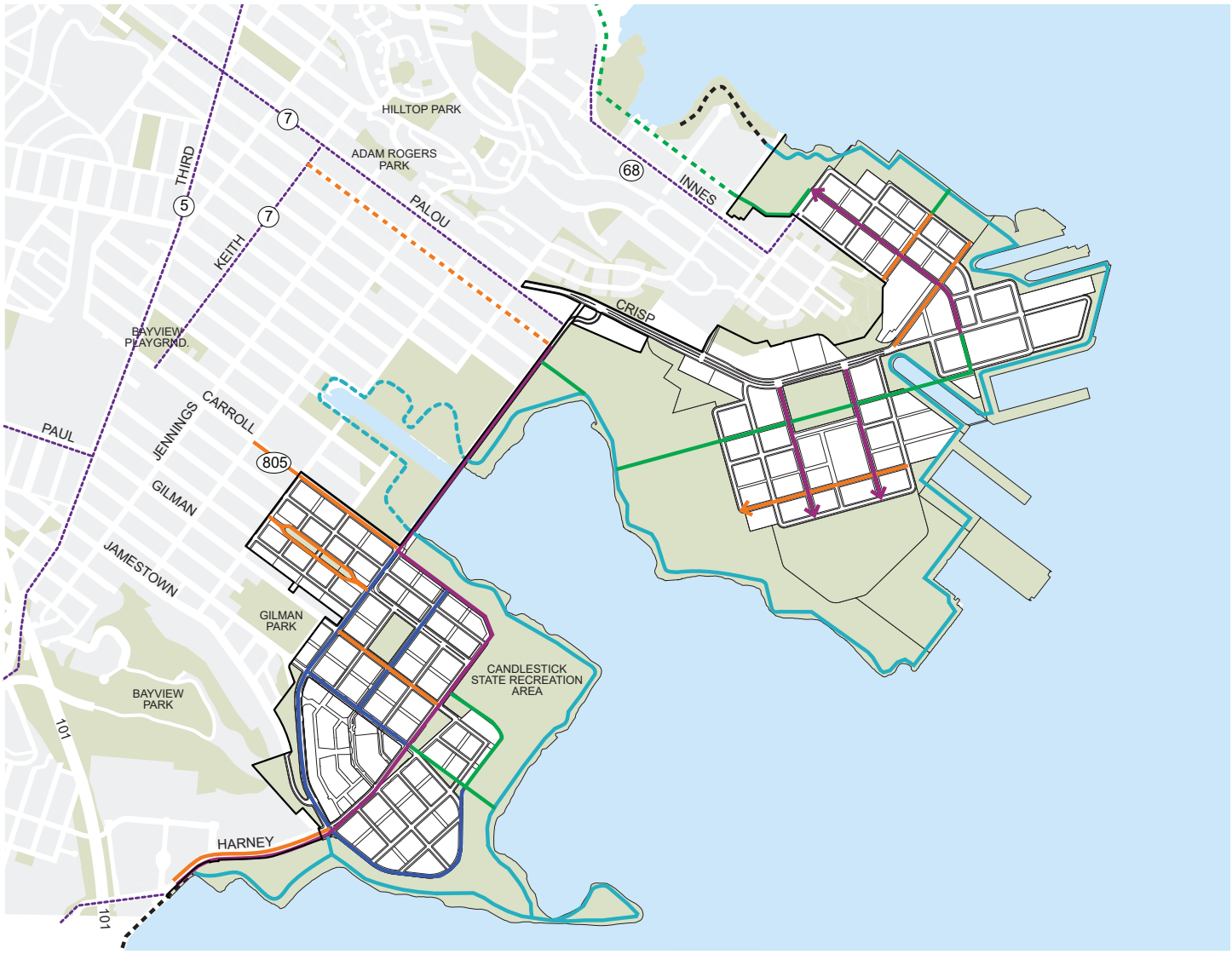
As one means of creating a quieter, healthier and more sustainable city, in some places there will be no automobile roadways between public and private

Pedestrian Network with Major Trails



property. In these places, this edge will be carefully designed to create a clear delineation of public and private space, while encouraging full access and use of the public space – refer to the *Candlestick Point* and *Hunters Point Shipyard Design for Development* documents for further details.

Bicycle Network



Sea Level Rise Strategy

Objectives

The basic objectives of the project's sea level rise strategy are to:

- Protect the shoreline edge from high waves with sea level rise.
- Protect development areas from flooding.
- Design storm drain systems to work with higher Bay water levels.
- Plan an adaptive, flexible shoreline edge that provides maximum public access and views to the bay and allows for wetland habitat to move inland in select areas.

Design Criteria

Based on recent policies and guidelines referenced in the 'Introduction' section of this plan (pages44), design criteria for project elements have been revised as described below.

- Since building structures are immovable, the **development areas** will be elevated to accommodate worst-case, end-of-century SLR estimates of 66". Thus, development pads and streets will be raised to have a 66" allowance above the highest water surface elevation that tides and storm surges can produce in the adjacent waterway (San Francisco Bay in the vicinity of the project in this case).
- The **perimeter of the project site and adjacent open space** (shoreline areas) have higher adaptive capacity and resilience compared to development areas, and will therefore be elevated to accommodate worst-case, mid-century SLR estimates of 24". These areas will be raised to have a 24" allowance above the wave-influenced water surface elevation (wave runup) along the shoreline.
- The **storm drain system** will be designed with adequate capacity and sufficient freeboard above the top of pipes such that the system would operate under gravity at least until such time that a sea level rise of 24-inches has occurred. After that, relatively simple adaptation measures such as adding storm drain pumps to the system would be implemented
- An **Adaptation Strategy for Future Improvements** will be developed, to address future sea levels that exceed the allowances built during initial construction, to make the open space areas and storm drain system resilient to higher sea levels.
- A **stream of funding** will be identified to construct the future improvements as part of the Adaptation Strategy.

Materials & Elements

Planting

Plant selection will be specific to each location, based on microclimate and soil conditions and the program of the park. In general, park and open space plant selection will focus on native and climate-adapted species that require minimal water use and maintenance. Other factors that may influence plant selection include aesthetics, cultural significance, and habitat value.

Materials

Materials for paving, pathways, and park structures will be selected to reinforce and heighten the sense of place, minimize environmental impact, and maximize durability, longevity and ease of maintenance. These materials may include recycled and salvaged materials such as reclaimed crushed or slab concrete, reclaimed wood, and re-purposed steel bollards and rails. New materials may include concrete, asphalt, decomposed granite, corten steel, and stainless steel.

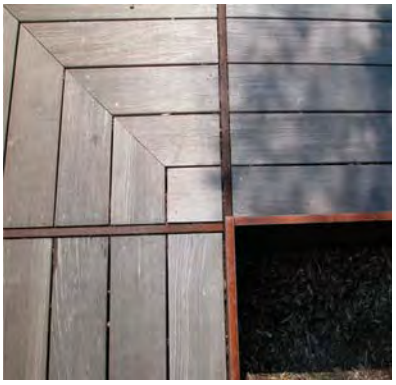
Furnishings

Park furnishings include elements such as site lighting, trash receptacles, bicycle racks, drinking fountains, signage, and benches. The set of furnishings may vary by park type (City Park, State Park, Ecology Park, Waterfront Promenade) as appropriate to heightening the sense of place. In general, furnishings will reflect a simple, modern, and timeless style. Like other materials, they will also be selected to minimize environmental impact, and maximize durability, longevity, and ease of maintenance.

Hunters Point Shipyard Furnishings & Materials Aesthetic

Site furnishings, materials, and elements for the Hunters Point Shipyard will reference the site's maritime industrial character. Materials may include corten steel, faux corten, heavy timber, and concrete. Where possible, the site's existing industrial features should be re-used or re-purposed as part of the landscape and streetscape design.









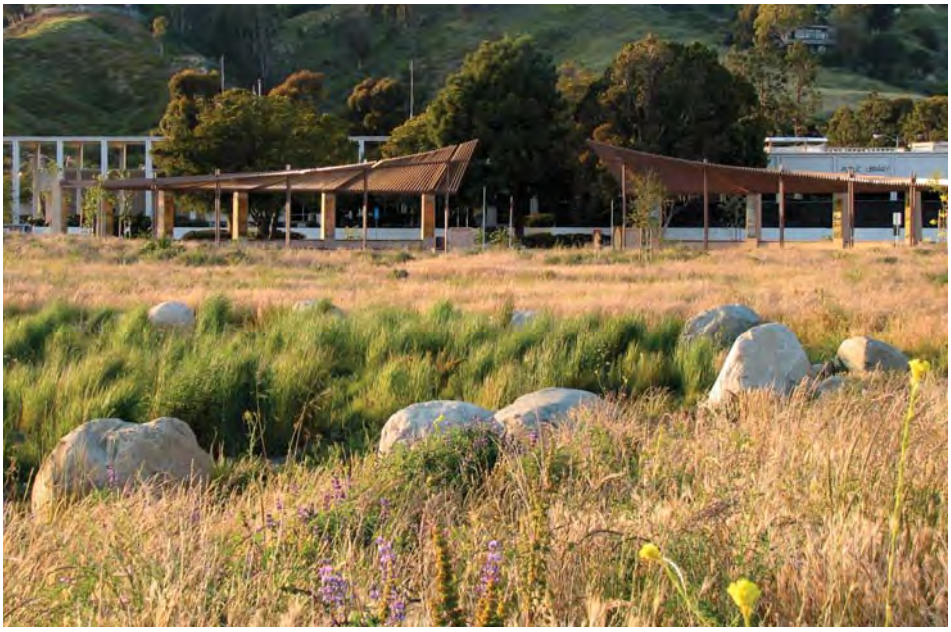
Candlestick Point Furnishings & Materials Aesthetic

Site furnishings, materials, and elements for the Candlestick Point will be contemporary and modern; materials may include stainless steel, wood, and concrete.

Centralized Stormwater Treatment

Some spaces within the parks and open space system will be designated as Centralized Stormwater Treatment areas. These areas will contain bio-retention rain gardens (green infrastructure) to ecologically treat stormwater from surrounding areas. At Hunters Point Shipyard these Centralized Stormwater Treatment areas will treat stormwater from both the public streets and private development parcels. In this case, the Centralized Stormwater Treatment areas at Hunters Point Shipyard will be publicly owned and accessible, but maintained by the development and not the City and County of San Francisco.

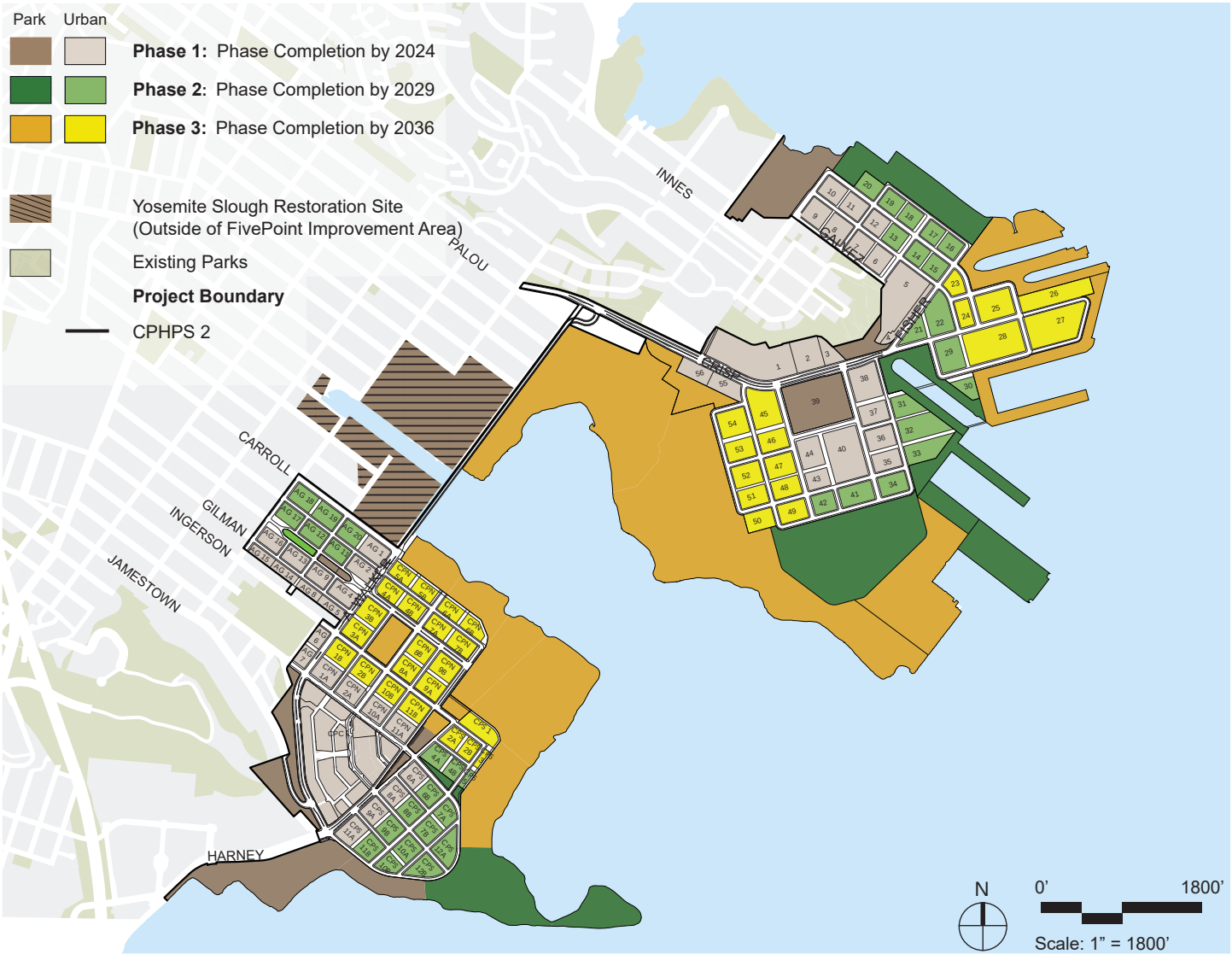
Integrally designed as a part of the adjacent open space system, these stormwater features will be designed for multiple benefits – cleansing stormwater, creating habitat, making natural process visible, educating people about the integration of urban and natural process, and providing places of beauty.



Precedents - Centralized Stormwater Treatment rain gardens integrated into park design

Phasing

After starting construction in 2014, full build out is projected by 2036 – an approximately 22-year construction schedule. To create new places that feel "whole", phasing of parks and open space will be closely matched with development of housing and commercial uses. During the development period, certain areas of the project site may be inaccessible due to clean-up, construction activities, and other safety issues. However, a continuous trail through the project site is desirable to create recreational and commuting connections that link with existing and planned facilities beyond the project boundary. Where feasible, the project will utilize interim bicycle and pedestrian routes through the project site. Additionally, there may be opportunities to



Public Parks & Open Space Schedule

partner with community groups to utilize undeveloped park spaces and development parcels for interim uses such as community gardens, an urban farm, or a plant nursery for native plants and street trees that could be used on the project or elsewhere in San Francisco.

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