

PARKS & OPEN SPACE PLAN AMENDMENTS

SUMMARY

The Parks and Open Space Plan is Exhibit J of the HPS2/CP DDA, and complements the Infrastructure Plan in detailing Developer obligations to construct parks and open spaces in the Project area.

The proposed amendments to the Parks and Open Space Plan (the “Amendments”) primarily relate to parks and open spaces in Hunters Point Shipyard Phase 2, but also include some changes to parks and open spaces in Candlestick Point. The Amendments have been reviewed by, and incorporate the comments of, staff of San Francisco Recreation and Park, the SFMTA, and the San Francisco Planning Department in addition to OCII staff.

Scenarios for parks and open space development are reduced from three to one. The current Parks and Open Space Plan contains three development scenarios: (1) a primary scenario including a stadium at Hunters Point Shipyard; (2) Non-Stadium Option 1 (“NS 1”), and (3) Non-Stadium Option 2 (“NS-2”). Scenarios NS-1 and NS-2 provide slightly different configurations of parks and open space, based on different options for configuring Project streets and development parcels. Because a stadium is no longer planned, and the Developer is now proposing only one scenario for the configuration of Project streets and development parcels, the Amendments proposed a single scenario for the development of parks and open spaces.

Areas for centralized treatment of stormwater are added to Northside Park, Waterfront Promenade North, the Community Sports Field Complex, and Grasslands Ecology Park. These will treat a mix of stormwater runoff from public rights of way and stormwater runoff from private parcels. They provide an alternative to treating stormwater in smaller, more numerous facilities located in streetscapes, reducing conflicts between such facilities and the placement of street trees and making it less likely that street trees will need to be removed during the course of detailed streetscape design. The centralized stormwater treatment areas will be publicly owned. The centralized stormwater treatment area in Northside Park will be maintained by the City; the maintenance of the centralized stormwater treatment areas in Waterfront Promenade North, the Community Sports Field Complex, and Grasslands Ecology Park will be a private responsibility of the Developer.

Parks in the southern part of Hunters Point Shipyard Phase 2 are reconfigured. As compared with the NS-1 Scenario of the current Parks and Open Space Plan, three parks are removed: Hunters Point Park Blocks (4.5 acres), Hunters Point Wedge Park (2.6 acres), and Innovation Plaza (2.1 acres). In the same general area, one large park is added: the Green Room (8.1 acres), which will be a privately owned open space accessible to the public.

Several changes are made to Water Room Plaza/Dry Dock 4, the park located at Dry Dock 4. Seating is placed along the edge of Dry Dock 4. A pedestrian and bicycle bridge crosses Dry Dock 4 at Nimitz Avenue, and a potential pedestrian bridge is identified which would cross Dry Dock 4 where it meets the Bay. A potential water taxi landing is identified in Dry Dock 4. Park space at the inland end of Dry Dock 4 is enlarged to create a rectangular plaza park of 7.3 acres called the Water Room, which includes a plaza, a café pavilion with restroom, a sculptural art figure, trees and native plant gardens.

Waterfront Promenade North, a shoreline park in the northern part of Hunters Point Shipyard Phase 2, is increased in size from 7.1 acres to 13.3 acres. This results from the conversion of approximately five blocks

from vertical development parcels to part of Waterfront Promenade North. Much of the additional area is devoted to areas for centralized treatment of stormwater.

The Community Sports Field Complex is reconfigured. Under the NS-1 Scenario of the current Parks and Open Space Plan, the sports fields in the Community Sports Field Complex were located along the southwest edge of the development parcels. They are now placed further to the southeast, along the southern edge of the development parcels. Two parts of the Community Sports Field Complex are now treated as separate parks: the Multi-Use Open Space and the Maintenance Yard. The total area of these open spaces has decreased from 63.1 acres to 54.7 acres. The number of baseball fields (four) and large multi-use fields (four) remains the same. Small multi-use fields are reduced from three to two; the area of the third field is converted to an area for sports courts, to be determined in future design stages.

Grasslands Ecology Park is increased in size from 82.1 acres to 106.8 acres.

The Shipyard Hillside Open Space concept design has been refined and made more detailed. A pedestrian route in this park was previously identified, traversing the hillside between Crisp Road and Hillpoint Park, but the concept design was not detailed. A more detailed design is now proposed, consisting of two parallel staircases about 140 feet apart, with a series of ramps zig-zagging up the hill between the staircases, and accompanying landscape improvements.

Several park designs are updated to reflect design changes that have been made by the Developer in collaboration with OCII and other City departments in the course of park design review and community engagement processes. A Muni operators' restroom and a PUC pump station are added to Bayview Gardens/Wedge Park at Candlestick Point. A centralized stormwater treatment facility located in Mini-Wedge Park at Candlestick Point is reconfigured to facilitate maintenance and to allow a dog run, a children's play area, and a lawn in that park to be co-located for user convenience. Following consultation with OCII and community stakeholders, the Alice Griffith Community Garden is relocated to the Hillside Open Space at Candlestick Point. Alice Griffith Neighborhood Park is reconfigured so that the park's active uses (a children's play area, a dog run, and a basketball court) are co-located and the basketball court is reduced in size to a half court. The acreage of several parks at Candlestick Point (Bayview Gardens/Wedge Park and Mini-Wedge Park) is updated to reflect more accurate measurements of park area established by the enactment of Vesting Tentative Subdivision Map No. 7878 in 2014.

In addition to the significant changes noted here, assorted changes are made reflecting design collaboration between OCII, City departments, and the Developer. Other changes not directly impacting parks and open space are made so that Parks and Open Space Plan content conforms to updated development proposals by the Developer which are detailed primarily in other Project documents, including the Transportation Plan and the Infrastructure Plan.

As a net result of the changes detailed above, as compared with the NS-1 scenario of the current Parks and Open Space Plan, parks and open space acreage at Hunters Point Shipyard Phase 2 would be increased by 9.8 acres, from 222.2 acres to 232.0 acres; and parks and open space acreage at Candlestick Point would be increased by 0.9 acres, from 104.8 acres to 105.7 acres.

DETAILED AMENDMENT OVERVIEW

General Amendments

- The current Parks and Open Space Plan presents three scenarios for parks and open spaces: the Stadium option, Non-Stadium Option 1 (NS-1), and Non-Stadium Option 2 (NS-2). Because a stadium is no longer planned, the proposed Amendments present a single scenario for parks and open spaces.
- References to the stadium are removed from the document.
- State Trust boundaries have been revised.
- Boulevard Parks have been removed from the park system and are now part of the public right-of-way (ROW).
- The Green Room has been added to the HPS project. It will be a privately owned public open space (POPOS).
- The 2010 Waterfront Promenade South park has been broken up into 3 parks: Waterfront Promenade South – North Pier, Water Room Plaza / Dry Dock 4, and Waterfront Promenade South – South Pier.
- Community Sports Field Complex was relocated to the southern side of the development parcels in the southern part of Hunters Point Shipyard Phase 2.
- Hunters Point Park Blocks was removed. The programming in this park was relocated to the Green Room and other HPS parks.
- Hunters Point Wedge Park was removed. The programming in this park was relocated to the Green Room and other HPS parks.
- Innovation Plaza was removed. The programming in this park was relocated to the Green Room and other HPS parks.
- The Shipyard Hillside Open Space (SHOS) is now classified under *Community Parks* and has its own section, removing it from the section Hillside Open Space where it was classified under *Habitat & Ecology Parks*.
- New centralized stormwater treatment areas are located in Northside Park, Waterfront Promenade North, Community Sports Fields Complex, and Grasslands Ecology Park.
- As with other elements of the Project, parks and open spaces are to be constructed in three Major Phases, reduced from four Major Phases under the currently approved Project documents.

Northside Park

- In collaboration with OCII and Recreation and Park Department staff, the Developer has completed community engagement on the park design, and plans to submit the Schematic Design Application in the coming months.
- The proposed design contains three multi-use courts and two informal/active open spaces, revised from the current design which contains three tennis courts and three basketball courts.
- Centralized stormwater treatment areas added.

Waterfront Promenade North

- Centralized stormwater treatment area added. Treatment areas will be publicly owned and accessible but privately maintained.
- Added two dog runs.
- Added a tot lot.
- Added an exercise area.
- Open lawn reconfigured and located in the center of park

Horne Boulevard Parks

- The Horne Boulevard Parks are now part of the public right-of-way and are no longer part of the HPS park network.

Cultural Heritage Park

- Added an exercise area.

Waterfront Promenade South – North Pier

- Added an exercise area.
- Added a dog run.

Water Room Plaza / Dry Dock 4

- Enlarged park space at the inland end of Dry Dock 4 to create a plaza (Water Room)
- Added amphitheater seating around Dry Dock 4.
- Added a pedestrian and bike bridge across Dry Dock 4.
- Added a potential pedestrian bridge at the end of Dry Dock 4, pending feasibility.
- Added a water taxi landing in Dry Dock 4, pending feasibility.
- Added a sculptural art feature at the Dry Dock 4 plaza.

Waterfront Promenade South – South Pier

- Added an exercise area.

Waterfront Recreation and Education Park

- Relocated the Bay Nature Interpretive Play here from the Grasslands Ecology Park.

Re-gunning Crane Pier Habitats

- No programming revisions were made to the Re-gunning Crane Pier Habitats.

Multi-use Open Space

- Added an exercise area.
- Added a dog run.
- Relocated ornamental gardens here from the Waterfront Recreation and Education Park.

Community Sports Field Complex

- Centralized stormwater treatment area added. Will be publicly owned and accessible but privately maintained.
- Replaced a small soccer field with a flexible sport court area, use to be determined during schematic design.
- Added a parking lot.

Grasslands Ecology Park

- Centralized stormwater treatment area added. Treatment areas will be publicly owned and accessible but privately maintained.
- Added a dog park.
- Added a dog run.
- Relocated a children's play area here from the 2010 Plan's Hunters Point Park Blocks.
- Relocated two tennis courts and one basketball court here from the 2010 Plan's Hunters Point Park Blocks.

Maintenance Yard

- No programming revisions were made to the Maintenance Yard.

Green Room

- This new privately owned public open space (POPOS) includes programming previously located in the HP Park Blocks, HP Wedge Park, and Innovation Plaza.

Shipyard Hillside Open Space

- Added an overlook terrace.
- Added ADA accessible ramps and stairs.