

Parks, Open Space, and Habitat Concept Plan

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



October 1, 2010



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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.



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



Plan Highlights

Extensive Parkland

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

Neighborhood Parks

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

Sports Field Complex

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

Cultural Heritage Park

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

Trails Network

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

Candlestick Point State Recreation Area

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

Habitat Enhancements

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

Green Infrastructure and Urban Sustainability

Parks and open space will be designed as "green infrastructure" integrating urban design and infrastructure with natural systems. Elements of this system include, ecological stormwater treatment systems, vegetated parking, and streetside and median boulevard parks.



Parks, Open Space, and Habitat Concept Plan – Stadium Option

Proposed Parks and Open Space

Acres

CANDLESTICK POINT

New Parks

① Alice Griffith Neighborhood Park	1.4
② Candlestick Point (North) Neighborhood Park	3.1
③ Bayview Gardens / Wedge (Destination) Park	2.5
④ Candlestick Point (South) Mini-Wedge Park	1.1

Subtotal 8.1

New and Improved State Parkland (CPSRA)^a

⑤ Last Port (includes 0.4 acres of new State Parkland)	14.6
⑥ The Neck (includes 3.8 acres of new State Parkland)	4.9
⑦ The Heart of the Park (includes 1.5 acres of new State Parkland)	15.4
⑧ The Point	6.1
⑨ Wind Meadow	11.4
⑩ The Last Rubble	24.5
⑪ Bayview Gardens North	9.5
⑫ Grasslands South	10.3

Subtotal 96.7

Total 104.8

HUNTERS POINT SHIPYARD PHASE II

New Parks

⑬ Northside Park	12.8
⑭ Waterfront Promenade	29.5
⑮ Heritage Park	15.6
⑯ Grasslands Ecology Park at Parcel E	44.9
⑰ Grasslands Ecology Park at Parcel E-2	37.2

Subtotal 140.0

New Sports Fields and Active Urban Recreation

⑱ Sports Field Complex / Game Day Stadium Parking	59.7
⑲ Waterfront Recreation Area	6.7
⑳ Multi-use Lawn	25.2

Subtotal 91.6

Total 231.6

TOTAL PARKS AND OPEN SPACE

New Parks	148.1
New Sports Fields and Active Urban Recreation	91.6
New and Improved State Parkland	96.7

Total 336.4

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.



Proposed Parks and Open Space – Stadium Option

Introduction

Background

Purpose of the Document

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

Project Summary

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

Setting

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

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



Project vicinity



Project area and Bayview / Hunters Point neighborhood area

To the east, the San Francisco Bay creates a well-defined natural edge to the project area.

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

Planning Background and Development Program

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

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

- **Housing:** Approximately 10,500 units throughout the site, including a mix of rental and for-sale homes, both below market-rate (about 32%) and market-rate. The affordable units will be built largely by the City's Redevelopment Agency to serve very-low to moderate-income households.
- **Reconstruction of the Alice Griffith Public Housing Development:** This project will provide one-for-one replacement of existing units and will serve the same income levels as the current residents. This will ensure that eligible Alice Griffith occupants have the opportunity to move into new units.
- **"Green" office space:** Approximately 2.5 million sq. ft. of space for technology research is proposed for the Shipyard. The City intends to create a "green technology" cluster on this site. In addition, 150,000 sq. ft. of "green" office or other commercial space will be built on Candlestick Point.
- **Regionally-focused retail:** Approximately 635,000 sq. ft. on Candlestick Point.

- Neighborhood-focused retail: Approximately 125,000 sq. ft. on the Shipyard, including a retail town center, as well as an additional 125,000 sq. ft. on Candlestick Point.
- Hotel: 150,000 sq. ft. (220 rooms) on Candlestick Point.
- Artist studio space: Permanent new and renovated space for Shipyard artists.
- Parks: More than 330 acres of new and restored parks, open space and wildlife habitat.
- Marina: 300 slips on the Shipyard.
- Performance space: 10,000-seat venue on Candlestick Point.
- New stadium: Space for a new, 69,000-seat, world-class home for the 49ers and related “dual-use” active recreation fields and green parking areas on the Shipyard.
- Non-stadium alternatives: Should the 49ers decide not to relocate to a new stadium at Hunters Point, two non-stadium options have been developed. The first proposes an expansion of the Research and Development area with an additional 2.5 million sq. ft. of R&D space. The second proposes a mixed use area with an addition 500,000 sq. ft. of R&D space and 1,625 housing units, transferring residential density from the Candlestick site so the project does not exceed 10,500 housing units total.

Existing Resources & Setting

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



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

Natural & Cultural Resources

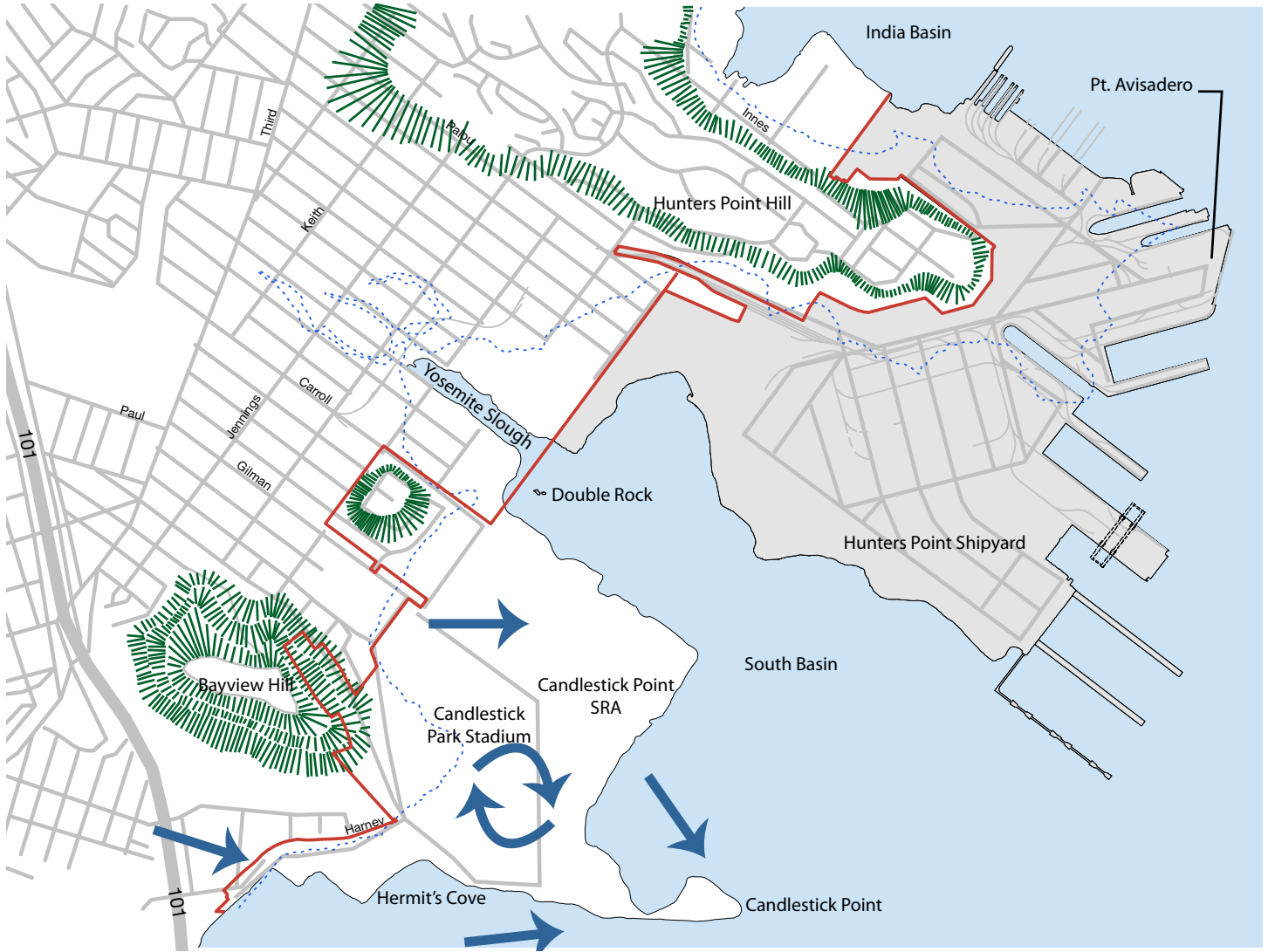
Land, Water, and Climate

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

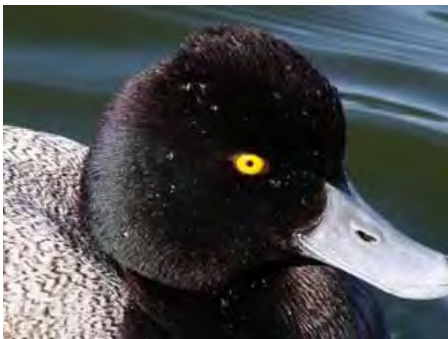
- Project Boundary
- - - Historic Shoreline
- ||||| Hill
- Water
- ➔ Wind



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 stories from the original Ohlone settlements through the African-American community that predominates in the Bayview today. Key topics for interpretation could be the integration and expansion of the workforce, innovations in social service, migration and resettlement, and wartime mobilization. The CP-HPS Phase II project presents an opportunity to expand this program to address all of both Candlestick Point and the Shipyard. One element of this program will include a Cultural History Walk along the Hunters Point Shipyard waterfront.



Re-gunning Crane



Drydock 4



Chinese shrimping village



Bird's-eye view of Hunters Point



India Basin shipyards



The Shipyard

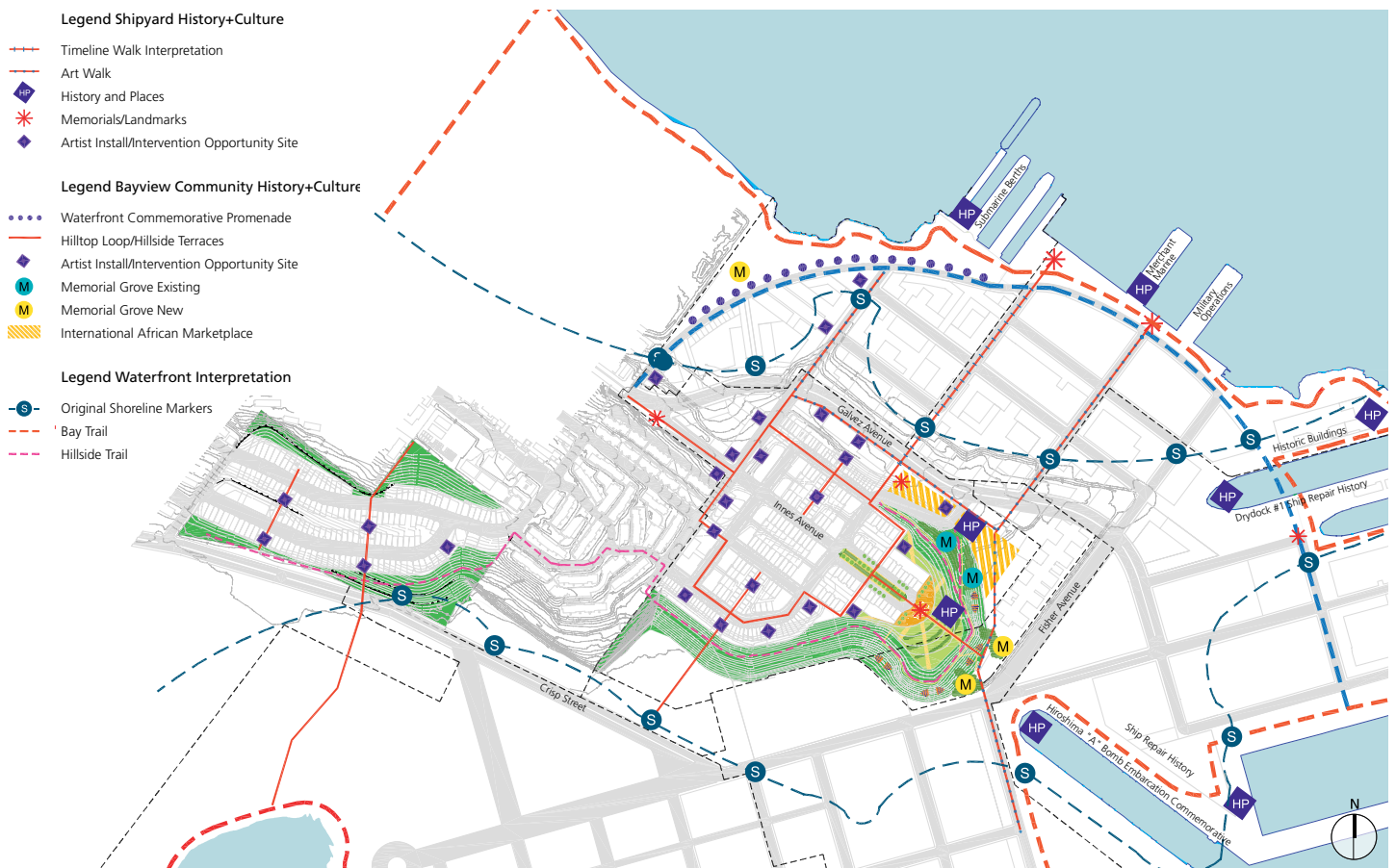


Figure from HPS Phase I Parcel 'A' Open Space & Streetscape Master Plan illustrates some possible cultural and historic recognition elements and potential locations.

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.

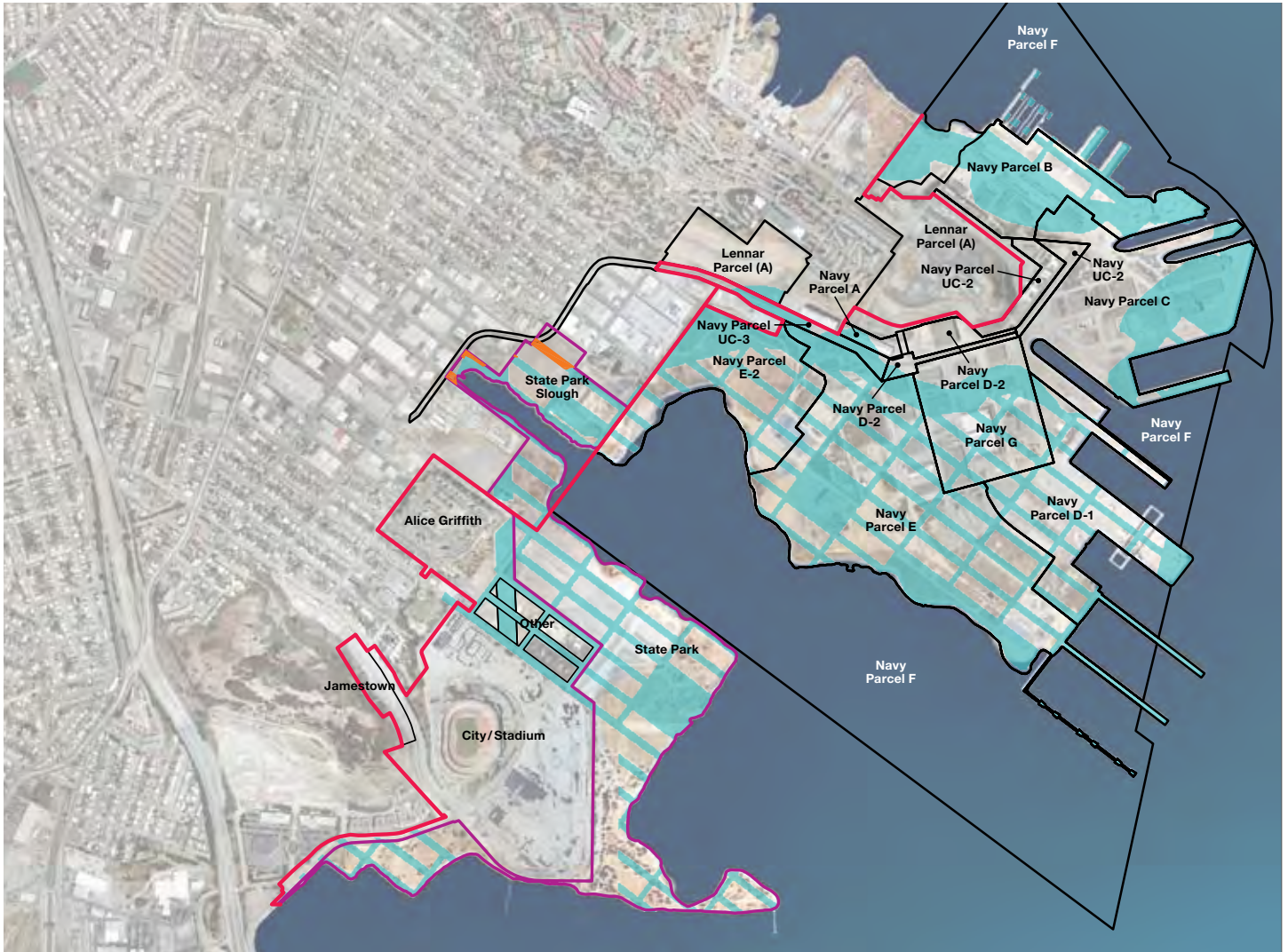
Bordered by San Francisco Bay to the south, east, and north, land uses at India Basin to the west are varied. Innes Avenue, the northern gateway to the shipyard from India Basin, is adjoined by light industry and residences. A significant portion of the property in India Basin adjoining the shipyard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

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

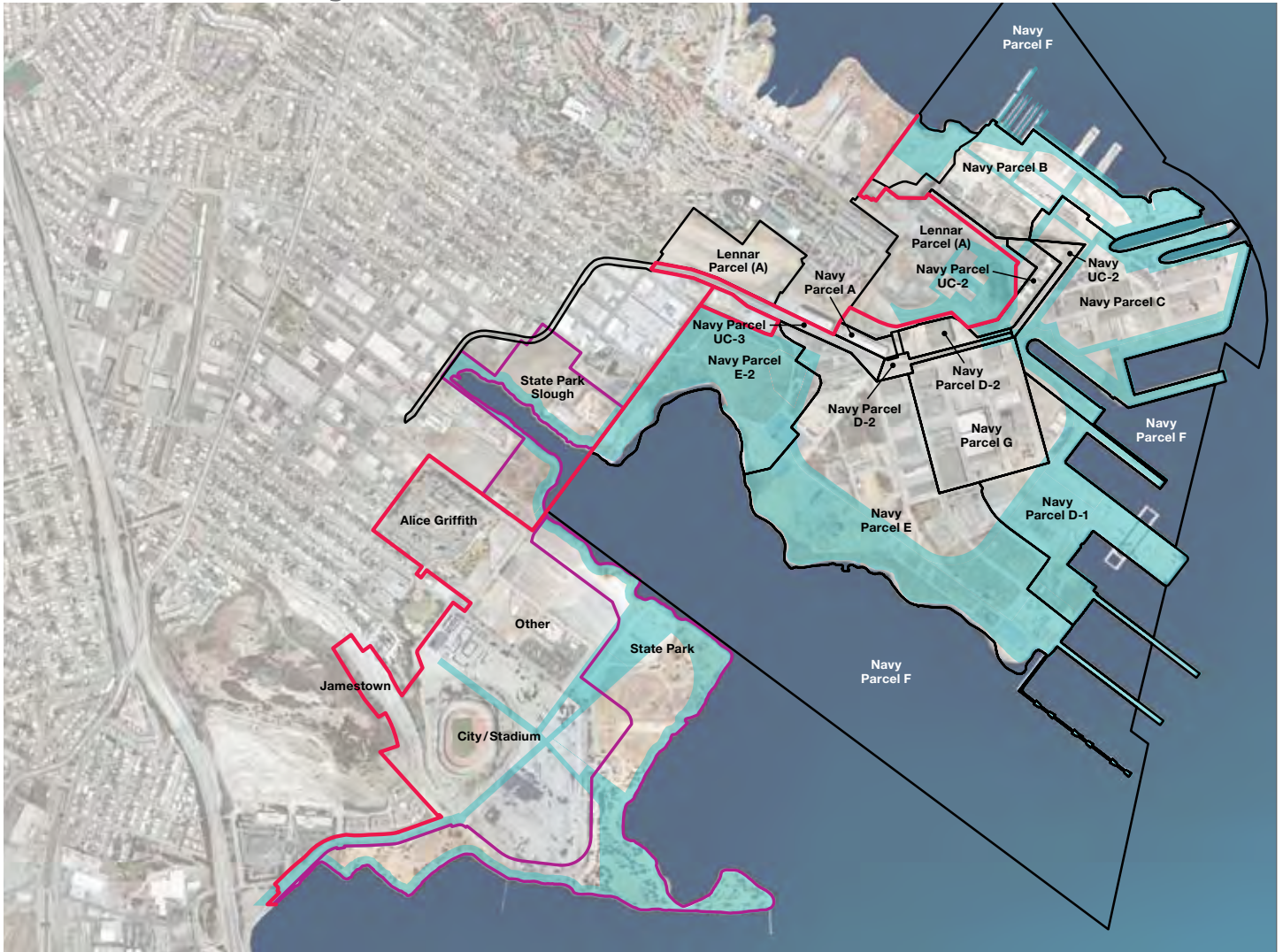
Existing Planning Boundary Map



Legend

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

Existing Planning Boundary Map with State Parks & State Trust Reconfiguration



Legend

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

City Ownership

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

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

State Trust

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

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

State Parks

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

Private

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

Land Use	Trust Restricted	Non-Trust Restricted	Total
1 New Parks			
a Northside Park	8.2	4.6	12.8
b Waterfront Promenade	29.5	-	29.5
c Heritage Park	15.6	-	15.6
d Grasslands Ecology Park at Parcel E	44.9	-	44.9
e Grasslands Ecology Park at Parcel E-2	36.6	0.6	37.2
f Alice Griffith Neighborhood Park	-	1.4	1.4
g Candlestick Point Neighborhood Park	-	3.1	3.1
h Bayview Gardens / Wedge Park	0.9	1.6	2.5
i Mini-Wedge Park	0.3	0.8	1.1
<i>Sub-Total</i>	<i>136</i>	<i>12.1</i>	<i>148.1</i>
2 New Sports Fields, Waterfront Recreation & Education			
a Sports Field Complex (with dual-use turf stadium parking & Maintenance Yard)	-	59.7	59.7
b Multi-Use Lawn	25.2	-	25.2
c Waterfront Recreation & Education	6.7	-	6.7
<i>Sub-Total</i>	<i>31.9</i>	<i>59.7</i>	<i>91.6</i>

Land Use	Trust Restricted	Non-Trust Restricted	Total
3 New & Improved State Parkland (within Project Area)			
a Grasslands South (improved)	4.4	5.9	4.4
b Bayview Gardens North (improved)	9.5	-	9.5
c The Last Rubble (improved)	10.1	14.4	24.5
d Wind Meadow (improved)	5.8	5.6	11.4
e Heart of the Park (new & improved)	12.5	2.9	15.4
f The Point (improved)	6.1	-	6.1
g The Neck (new & improved)	2.9	2	4.9
h Last Port (new & improved)	5.7	8.9	14.6
<i>Sub-Total</i>	<i>57.0</i>	<i>39.7</i>	<i>96.7</i>
4 Other			
a Boulevard Parks	0.6	1.7	2.3
b Hillside Parks and Open Space	1.9	6.4	8.3
c Bay Naturalized Landscape	9.5	-	9.5
d Yosemite Slough (State Parks, outside Lennar Improvement Area)	9.3	24.7	34.0

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



- Project Boundary
- Proposed State Trust Lands

Access

Hunters Point Shipyard

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

Candlestick Point

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

Existing Access and Circulation

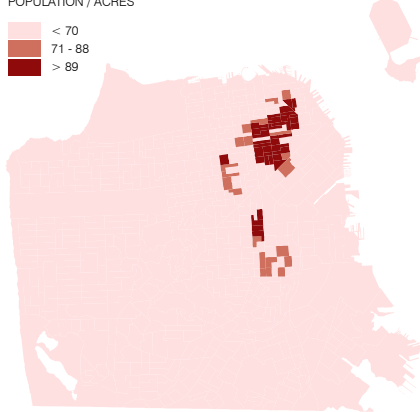


Legend

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

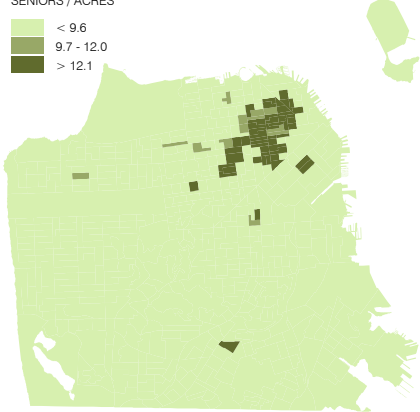
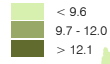
Population Density

POPULATION / ACRES

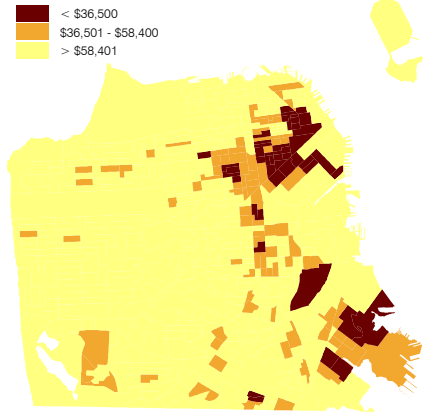
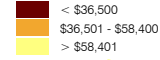


Seniors

SENIORS / ACRES

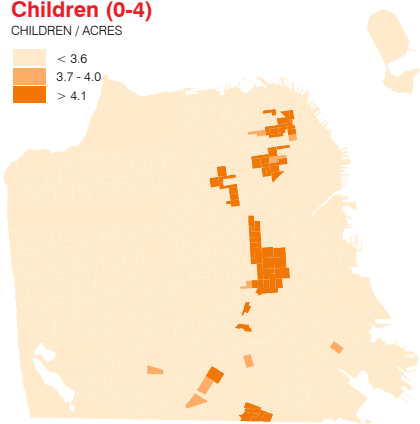
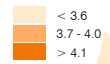


Household Income



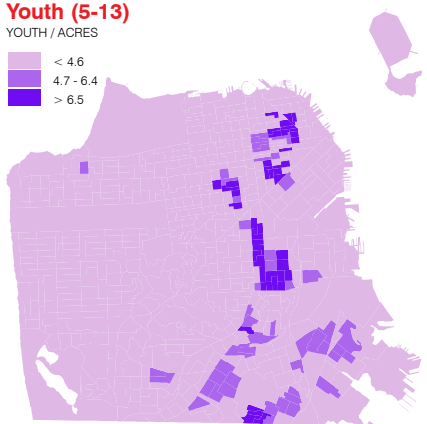
Children (0-4)

CHILDREN / ACRES



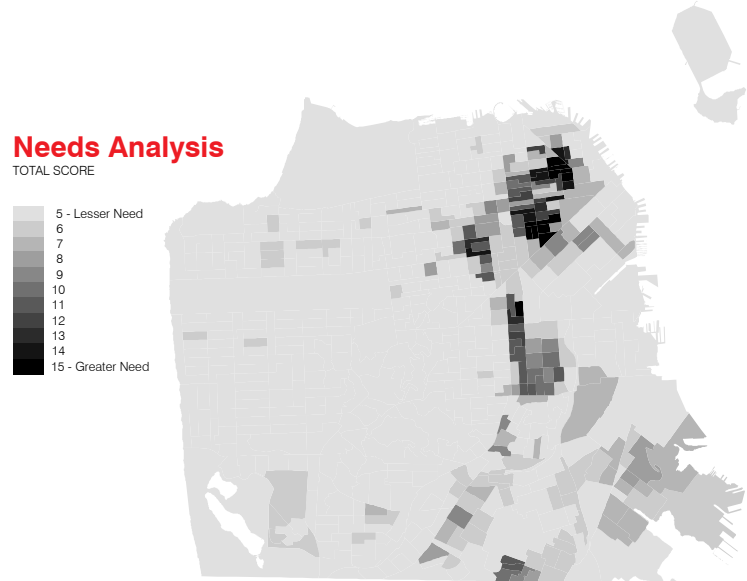
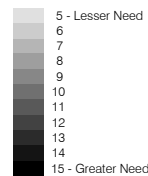
Youth (5-13)

YOUTH / ACRES



Needs Analysis

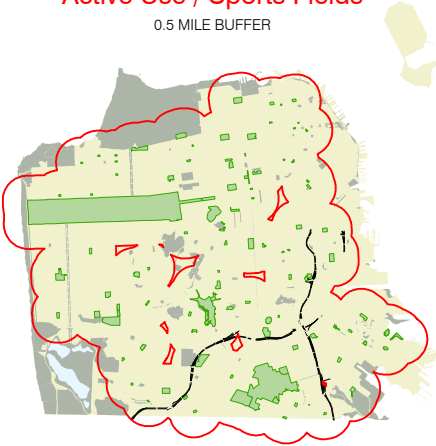
TOTAL SCORE



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

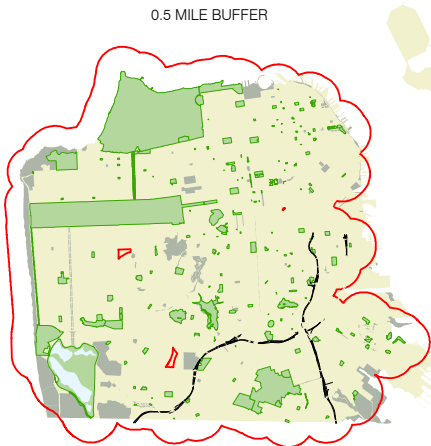
Active Use / Sports Fields

0.5 MILE BUFFER



Passive Use / Tranquil Spaces

0.5 MILE BUFFER



Playgrounds

0.25 MILE BUFFER



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

Parks and Recreation

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

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

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

Existing Parks

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

CPSRA is a former landfill on the shoreline of Candlestick Point that was purchased by the State in 1977 for development as a State recreation area. CPSRA includes picnic areas, a fitness course, a bike path, shoreline access to the Bay for water-dependent recreation, and recreational trails. The CPSRA provides neighborhood residents with access to open space along the Bay, but the recreational and aesthetic potential of this park is constrained by the industrial character of adjacent land uses and the availability of state resources. Much of the land at the CPSRA is unimproved. For example, land to the north and east of the Candlestick Park stadium are currently being used for stadium parking. Other portions of the site contain construction rubble and debris. As a

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

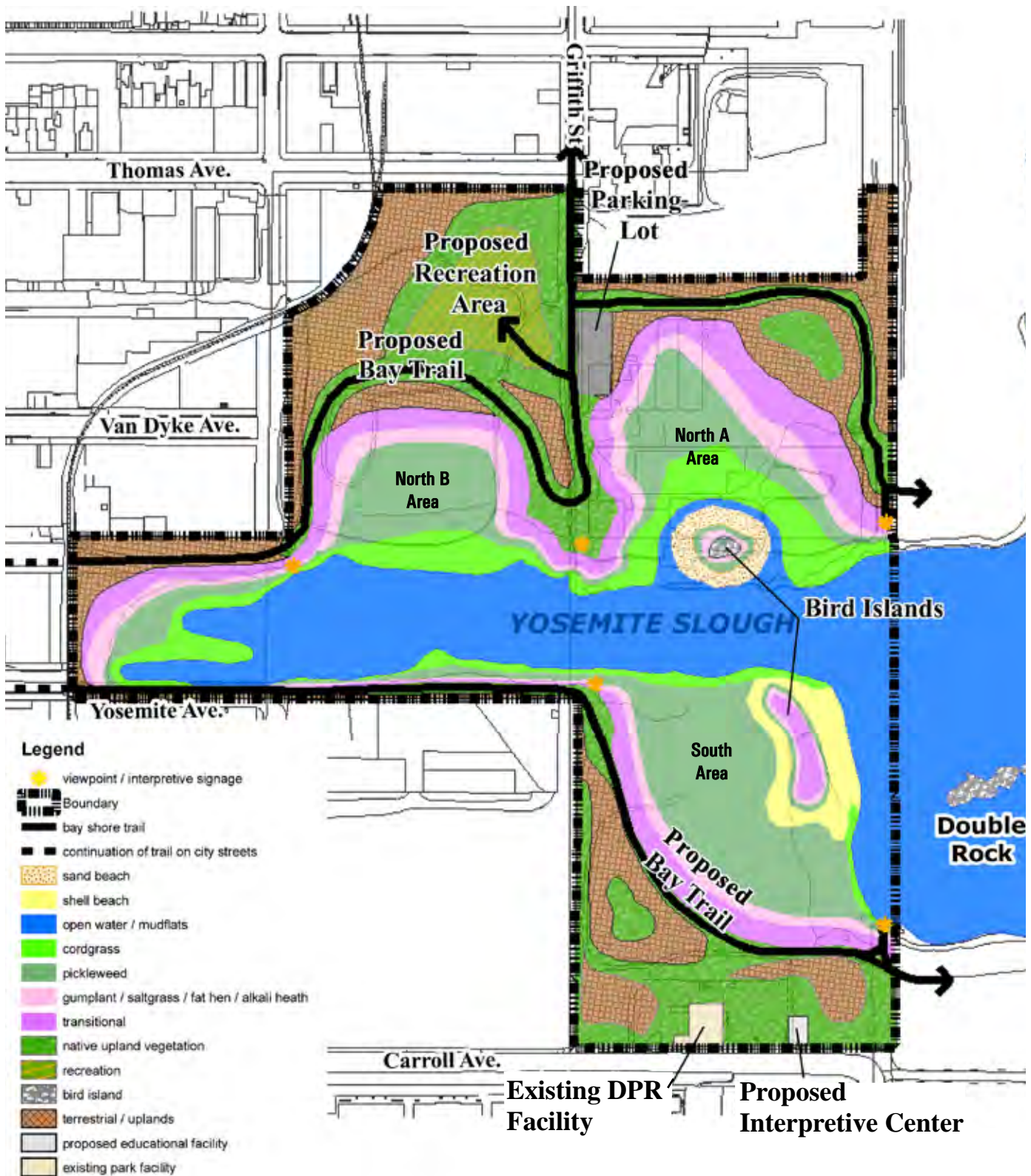
Other Parks Improvements and Initiatives

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

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

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

The San Francisco Bay Trail is a regional multi-use recreational trail that, when complete, will encircle San Francisco and San Pablo Bays with a continuous 400-mile network of bicycling and hiking trails. Immediately to the north of Hunters Point Shipyard, the Bay Trail runs along India Basin Shoreline Open Space, through India Basin, and Heron's Head Park. In addition, a segment of the trail runs from southeastern end of Candlestick Park south to Highway



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 Task Force Vision and Roadmap to Implementation

Planning Issues & Concerns

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

Habitat and Ecology

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

History and Culture

History

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

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

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



Re-gunning Crane



Drydock 4



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 Market place and the park design will need to be coordinated with the operational needs of the market.

The Arts

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

develops, additional programs and opportunities for artists will be incorporated into the design of the parks and streetscapes. The parks and open space design will also include spaces for outdoor performing arts such as music, dance, and theatre.

Programming and Partnerships

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

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

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

Planning for the Candlestick Point State Recreation Area will be tightly coordinated to create an interface between the State Parks system and the urban park and development that creates a synergy between them. While State Parks will produce a new master plan for the CPSRA, the development of the CPSRA and the other parks will be linked as part of a complete park system. For further discussion of this topic, see State Parks description under 'The Proposal' section.



International African Marketplace

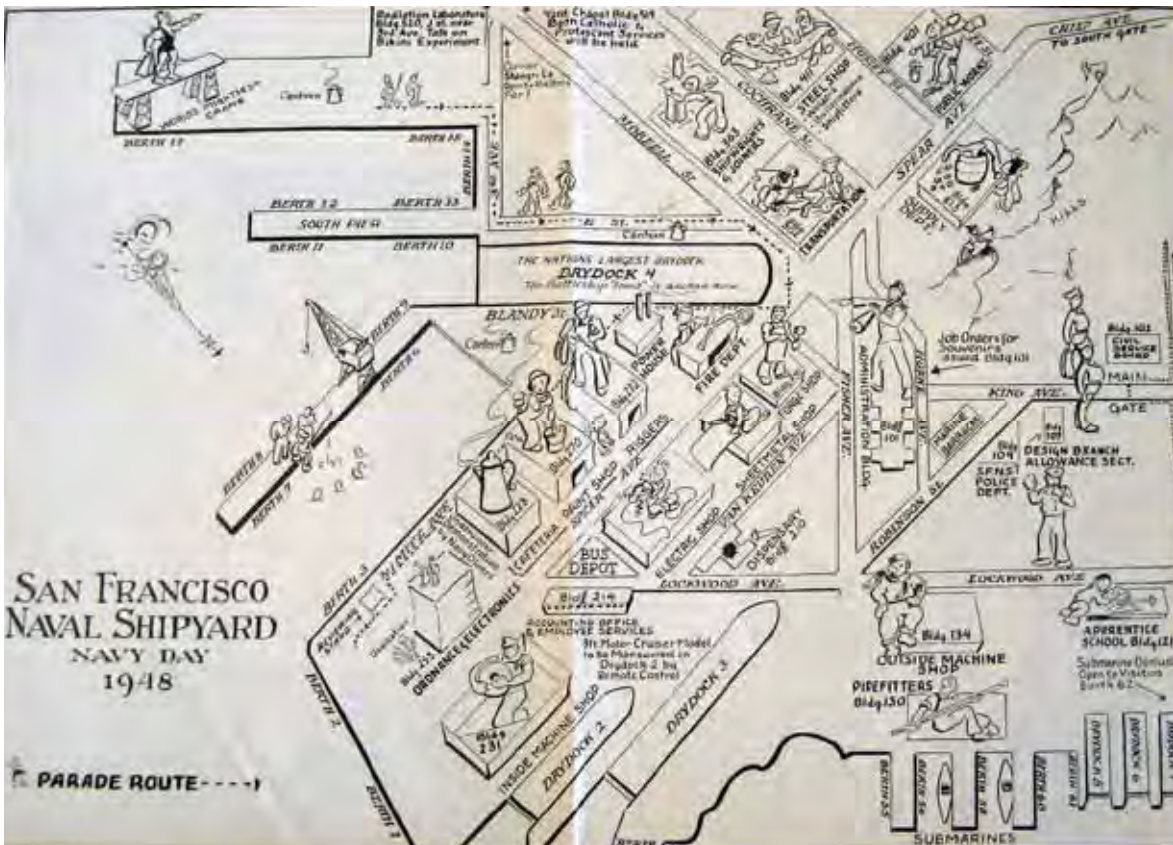


Art studios

Opportunities for recreational open space and habitat areas also exist on private parcels. As described in the Design for Development documents, developers of private parcels are also required to provide private common open space within their parcels. Developers are encouraged to use these spaces creatively to add to the overall range of opportunities available. For example, podium and rooftop spaces could be used for sports courts, dog runs, tot lots, and living roofs may be designed to provide habitat.

State Trust

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



Shipyard map, 1948

Sea Level Rise

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

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

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

Hazardous Material Clean-up

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

Relationship of this Plan with other Project Plans

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

Sustainability

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

Urban Design

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

Transportation & Streetscape

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

Utilities & Infrastructure

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

The Proposal

The Park System

Goals and Principles

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

Planning

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

- **Connectivity**

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

- **Accessibility**

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

- **Variety**

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

Design

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

- **Flexibility**

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

- **Diversity**

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

- **Character**

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

- **Resource Efficiency**

Use materials and resources efficiently to minimize environmental impact and cost.

Process

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

- **Community Involvement**

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

- **Integration with Development**

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

- **Interpretation and Education**

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

- **Ecological Infrastructure**

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

- **San Francisco Bay Ecology**

Enhance wildlife habitat to support the ecology of the San Francisco Bay, its wetlands, and the adjacent uplands.



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, size, and needs, the park system has been designed to include the following eight components.

Community Parks

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

Cultural / Heritage Parks

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

Waterfront Promenades

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

Sports & Multi-Use Fields

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



Precedent - Sports fields

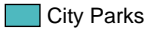

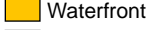

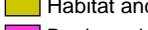
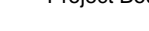
Habitat & Ecology Parks

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

Park & Open Space Framework



LEGEND

-  City Parks
-  Cultural / Heritage Parks
-  Waterfront Promenades
-  Sports & Multi-use Fields
-  Habitat and Ecology Parks/Open Space
-  Boulevard Parks and Streetscapes
-  State Recreation Area
-  Bay Trail
-  Project Boundary

these waterfront parks will enhance the ecological quality of the site and offer visitors from throughout the region opportunities to experience nature at the Bay's edge.



Precedent - Boulevard parks

Boulevard Parks & Streetscapes

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

State Recreation Area

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

Bay Trail

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

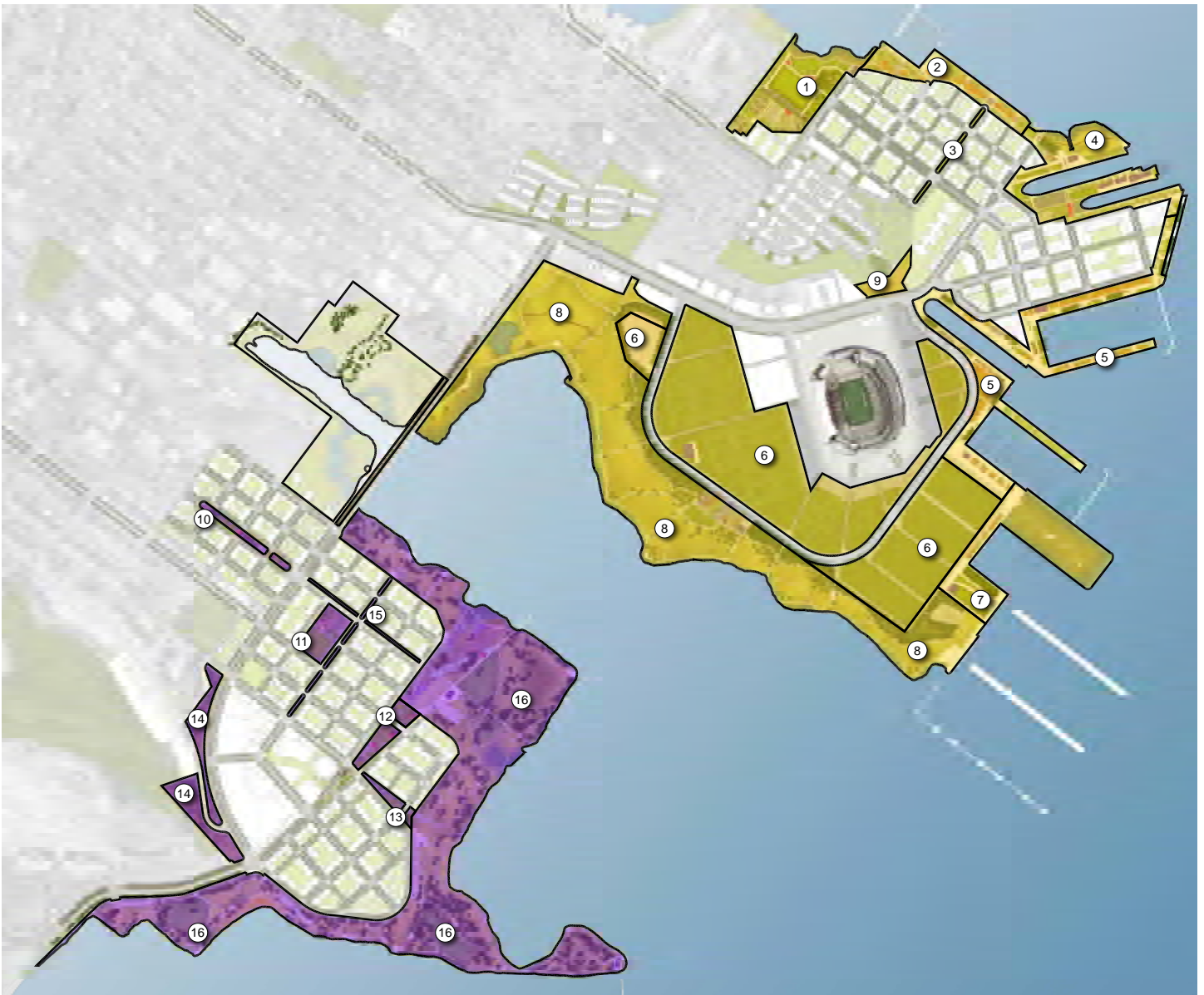
The Parks

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

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

Proposed Parks and Open Space		<i>Page</i>
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②	Waterfront Promenade North	56
③	Horne Boulevard Parks	60
④	Heritage Park	64
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⑥	Sports Field Complex and Multi-use Fields	72
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⑧	Grasslands Ecology Park	82
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CANDLESTICK POINT		
⑩	Alice Griffith Neighborhood Park	86
⑪	Candlestick Point Neighborhood Park	90
⑫	Bayview Gardens / Wedge Park	94
⑬	Mini-Wedge Park	98
⑭	Hillside Open Space	102
⑮	Candlestick Point Boulevard Parks	106
⑯	Candlestick Point State Recreation Area	110

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, leisure, discovery, and sustenance. Celebrating the community's cultural heritage and promoting ethnic diversity and awareness, the theme of the African Diaspora may be expressed in stylized park structures, and interpretive features and elements in paving, seat walls, or sculptural signage markers. The African Marketplace activates the center of the park with a "market street" promenade.

Activities & Program

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

Access & Circulation

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

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

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



Precedent - Kayak access ramp



Precedent - Steps to the bay



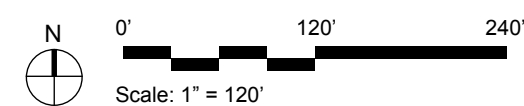
Precedent - Cafe Pavillion

Northside Park

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

- ❶ Overlook Terrace with Lounge Chairs
- ❷ Information Kiosk / Entry Signage
- ❸ Terraced Planting
- ❹ Water-wise Ornamental Gardens
- ❺ Seating Terrace
- ❻ Tennis Courts
- ❼ Basketball Courts
- ❽ Playground
- ❾ Shade Pavilion
- ❿ Lawn Steps
- ⓫ African Market
- ⓬ Terraced Lawn with Seating for Bay Views
- ⓭ Open Lawn
- ⓮ Group BBQ / Picnic Shade Pavilions
- ⓯ Picnic Meadow
- ⓰ Terraced Viewing Mound
- ⓱ Bay Trail and Boardwalk at top of Revetment
- ⓲ City View Cafe with Public Restrooms

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





Precedent - Shade pavilion

Sustainability Features

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

Site Development Constraints

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

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

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



Precedent - Sports courts



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

Waterfront Promenade North

Concept: Weaving Urban Neighborhoods with the Bay-front Promenade

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

Activities & Program

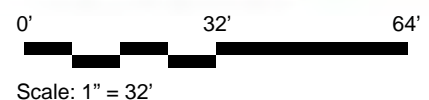
In addition to cycling, strolling or skating along the waterfront, the Northern Waterfront Promenade will provide places for rest, gathering, and leisure activities. Between the urban backdrop and the open bay, these spaces may include open lawns, gardens, seating areas, plaza spaces, fishing decks with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



Precedent - Promenade with wooden boardwalk and seating



Typical section through Parcel B Waterfront Promenade



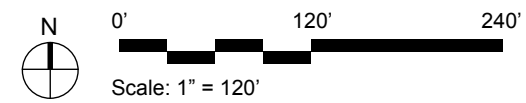
Waterfront Promenade North

Park Area: 7.1 acres

Comparable in width to Rincon Park at Embarcadero: 180'

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

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





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

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



The Waterfront Promenade near the end of Horne Boulevard Park

Horne Boulevard Parks

Concept: Hillside to Bay

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

Activities & Program

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

Access & Circulation

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

Sustainability Features

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



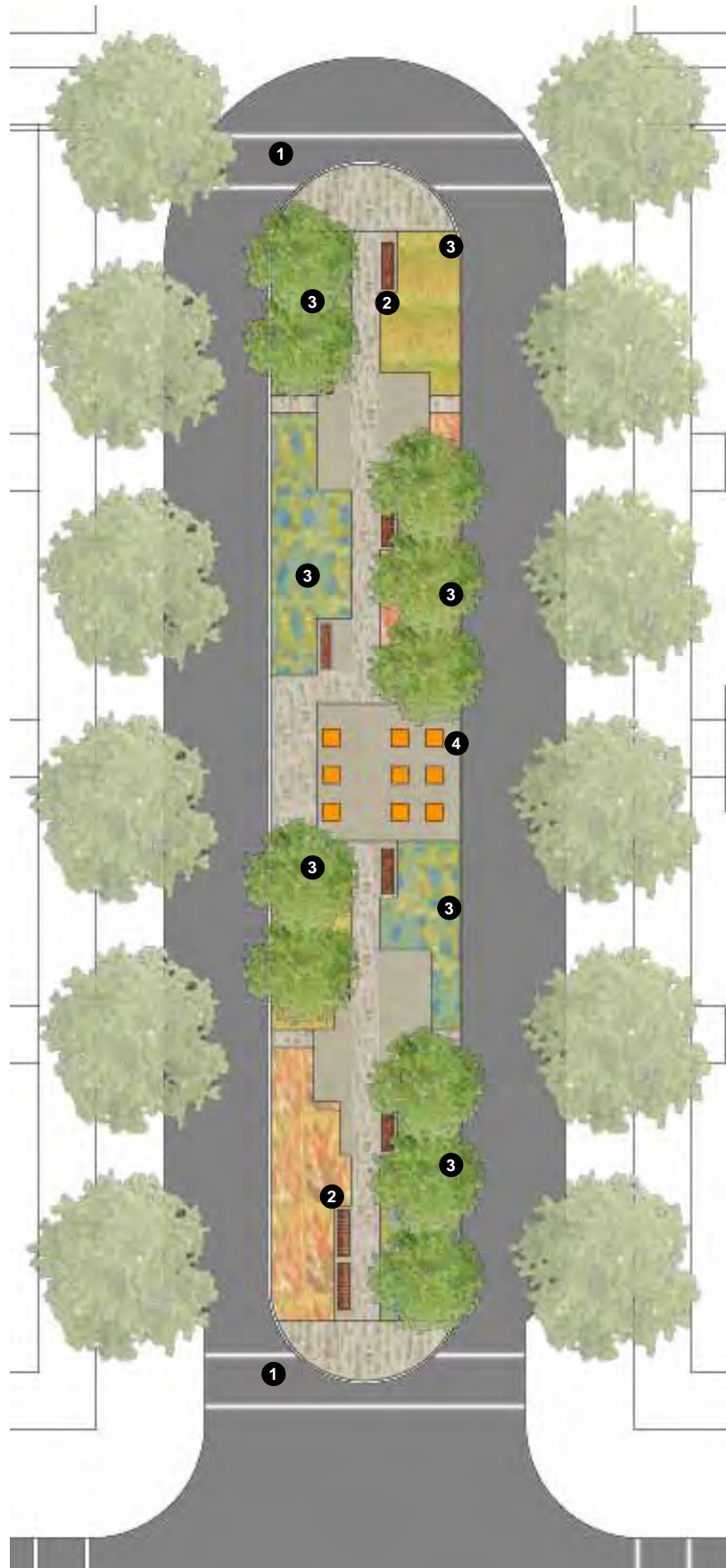
Precedent - Streetside garden seating



Precedent - Promenade through median park



Precedent - Streetside rainwater gardens



Horne Boulevard Parks

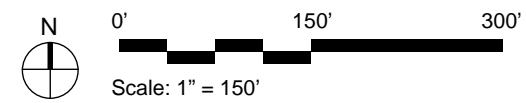
Park Area: 0.6 acres
 Comparable in width to Spear St. Open Space: 25'

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

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

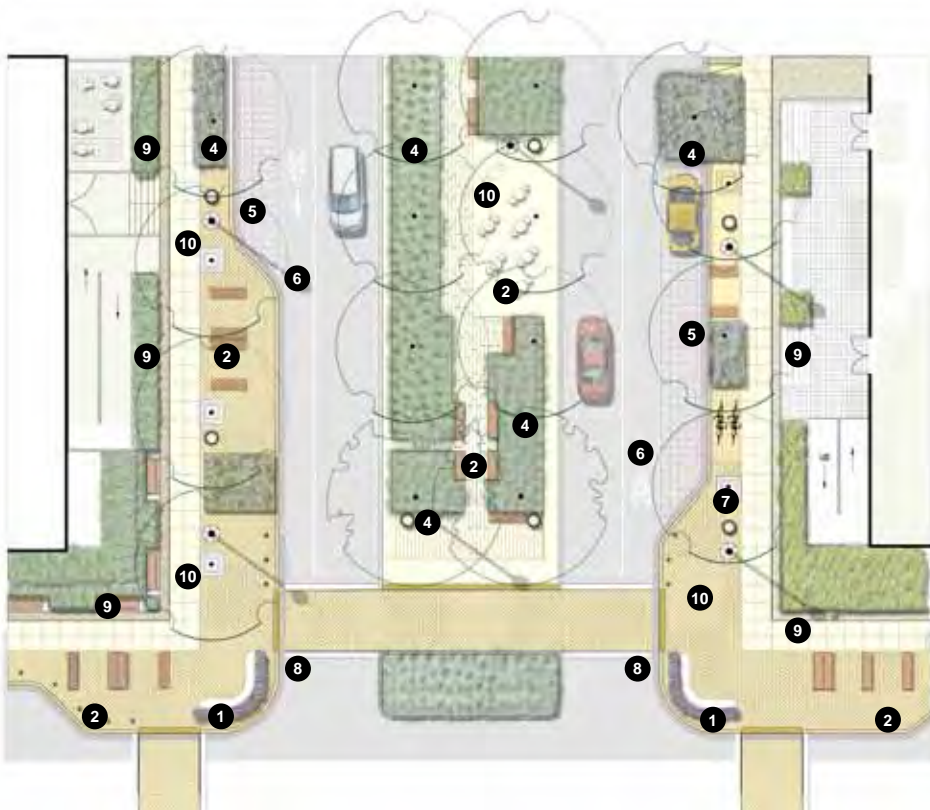


State Trust Land Restrictions





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



Horne Boulevard Parks plan and section

Heritage Park

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

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

Activities & Program

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

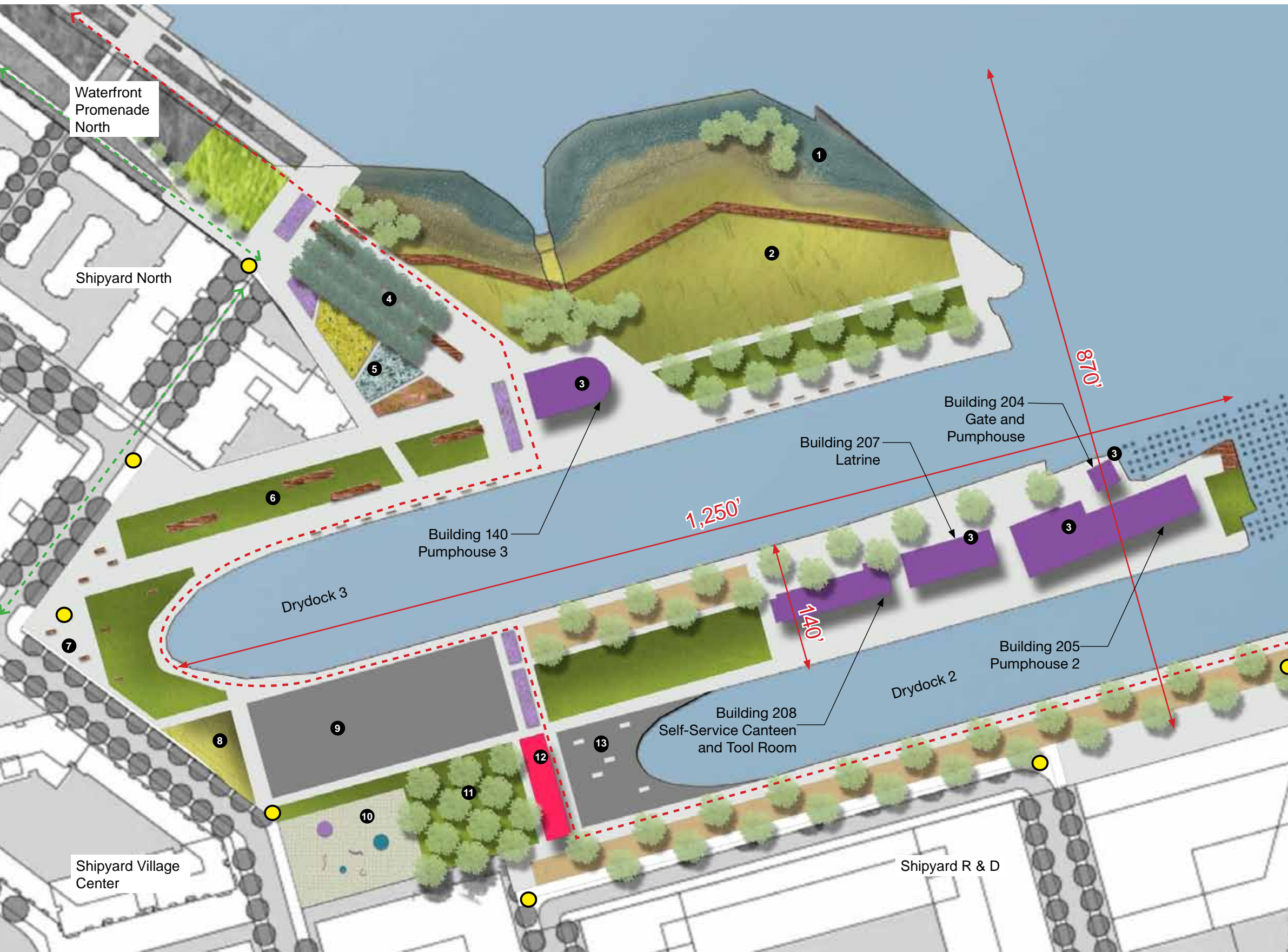
Plaza spaces adjacent to the urban development can support a variety of outdoor event events and gatherings. A number of platform spaces support performance, gathering, informal seating and other spontaneous uses to occur simultaneously. Areas of open lawn provide flexible spaces and maintain open views to the grand scale of the dry docks which are the central feature of the park.



Pumphouse at Drydock 3



Historic building between Drydock 2 & 3



Heritage Park

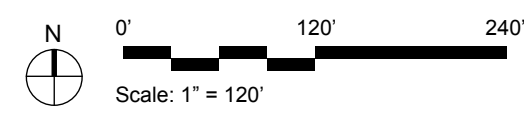
Park Area: 15.6 acres
 Comparable in size to San Francisco Maritime National Historic Park: approximately 13.5 acres

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

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



State Trust Land Restrictions





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 Green Research and Development Center. Access from within HPS is possible via streets that terminate at the northeast and eastern boundaries of the park. The Bay Trail and Waterfront Promenades are integrated with the circulation of the Heritage Park and link it to other parks along the San Francisco Bay.

Sustainability Features

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



Precedent - Pier promenade and picnic area with remnant pilings

Waterfront Promenade South

Concept: Mingling and Promenade

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

Activities & Program

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

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



Precedent - Shaded seating



Precedent - Fish cleaning table

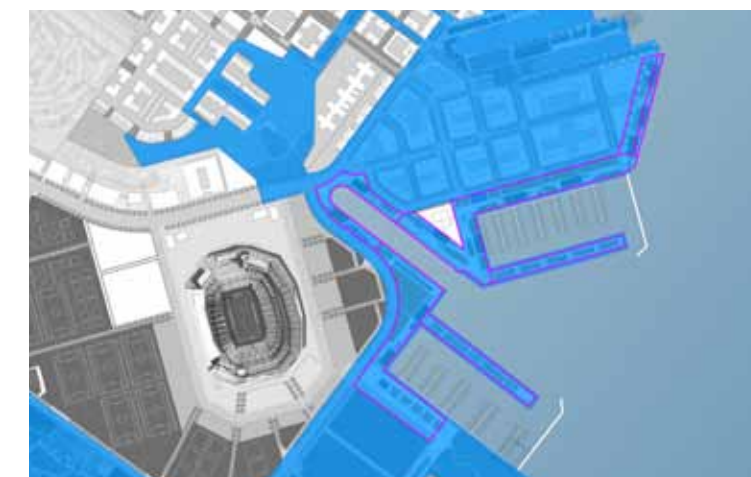
Waterfront Promenade South

Park Area: 22.4 acres

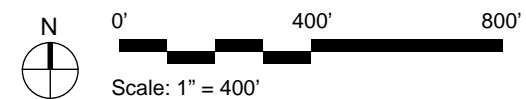
Comparable in width to Rincon Park at Embarcadero: 180'

- ❶ Waterfront Promenade
- ❷ Restroom / Café / Concessionaire
- ❸ Seating Plinths
- ❹ Tree Grove in Recycled Concrete and Gravel Paving
- ❺ Marina
- ❻ Native Plant Gardens
- ❼ Marina Support Facility
- ❽ Drydock 4 Plaza

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



State Trust Land Restrictions





Precedent - Wooden seating

Access & Circulation

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



Precedent - Sheltered seating

Sustainability Features

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

Site Development Constraints

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



Precedent - Waterfront "Wind Garden" and native planting



Precedent - Raised planting and shade grove

Community Sports Field Complex and Multi-Use Fields

Concept: 'Green' Stadium

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

Activities & Program

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

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

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



Precedent - Fiber-reinforced turf at Murray Field Stadium, Scotland



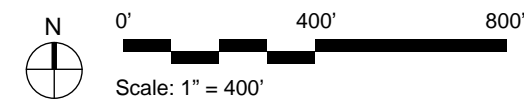
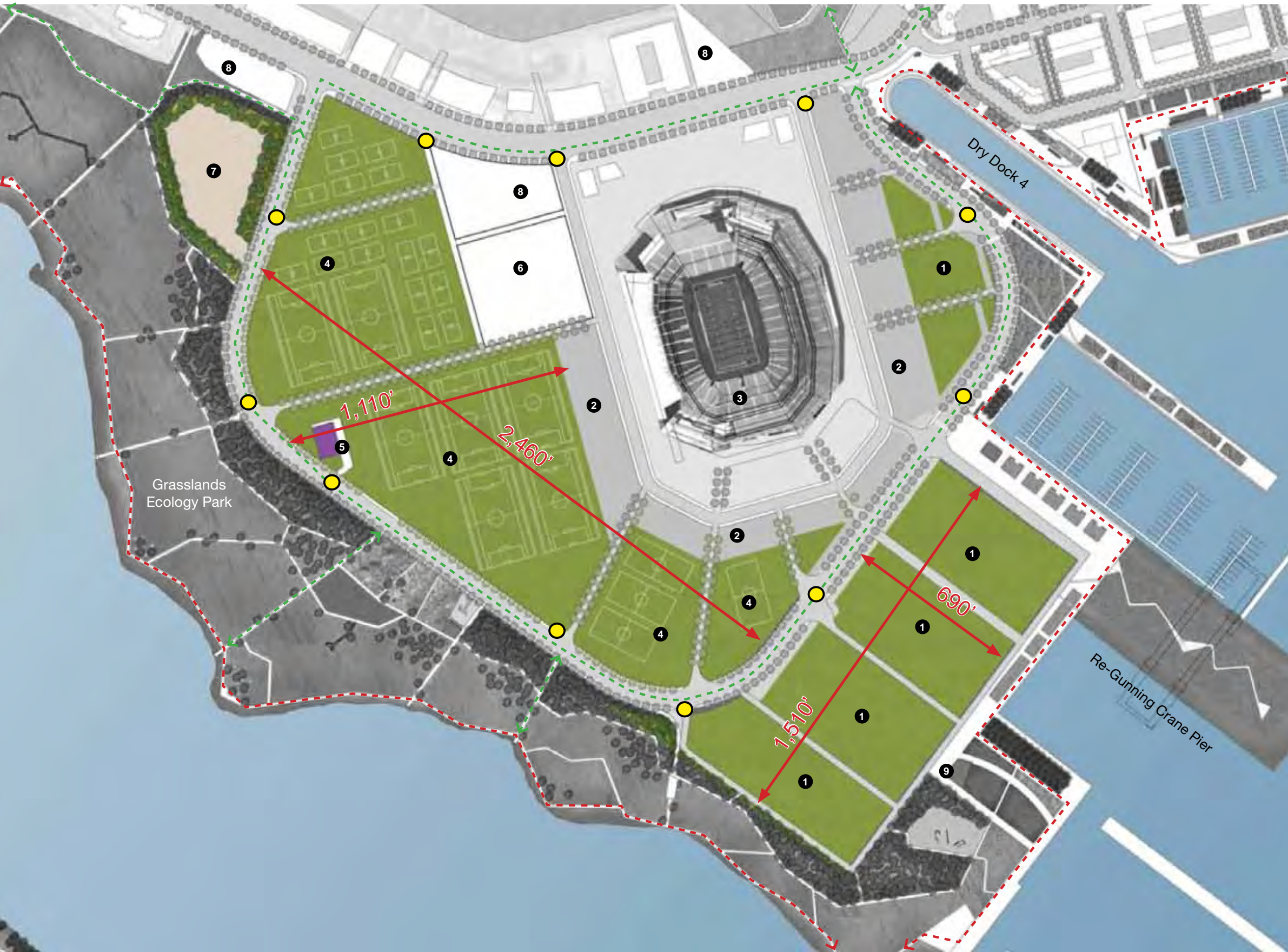
Precedent - Fiber-reinforced turf at Crissy Field, San Francisco

Community Sports Field Complex and Multi-Use Fields

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

- ❶ Multi-Use Lawn (Game-Day Parking)
- ❷ Accessible / Permanent Parking
- ❸ Stadium
- ❹ Sports fields (Game-Day Parking)
- ❺ Field House (approximately 10,000 sf)
- ❻ Parking Structure
- ❼ CP-HPS Parks Maintenance Yard
- ❽ Community Facilities Parcel
- ❾ Waterfront Recreation & Education Center

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



Access & Circulation

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

Sustainability Features

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

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

Dual-Use Turf

There are many products and installation methods for stabilizing turf parking areas. These include overlain plastic meshes, honeycomb-type cellular grids, and integral fiber reinforcement. Where sport field uses and parking uses overlap, an integral fiber reinforcement system is proposed because it provides



Precedent - Fiber-reinforced sport fields, also used for parking, Murray Field Stadium, Scotland

a safe playing surface, withstands wear, is easy to install, and can be readily repaired if needed. A specially-designed soil and sub-grade will promote healthy, living grass while supporting game-day vehicular use. This system is commonly used to stabilize both professional and amateur football, soccer, and baseball fields, equestrian race tracks, and golf course greens.

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

- **Turf**

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

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

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

A geotextile layer may be provided to prevent the rootzone and permeable aggregate drainage layer from mixing.



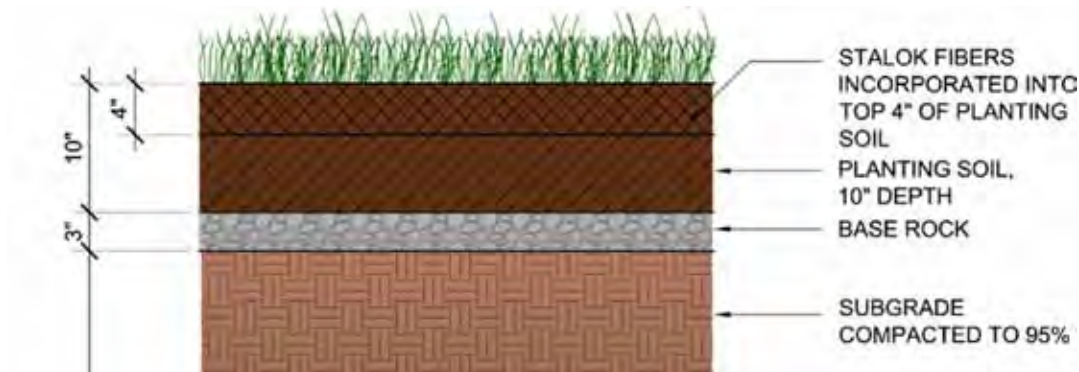
Soil-reinforcing fibers



Reinforcing fibers incorporated into soil



Tilling reinforcing fibers into the soil



Example dual-use turf detail

- **Permeable Aggregate Layer**

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

- **Subgrade**

The subgrade is compacted and graded to drain.

Waterfront Recreation and Education Park / Re-Gunning Crane Pier Habitats

Concept: Landmark Resurgence of Nature

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

Activities & Program

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

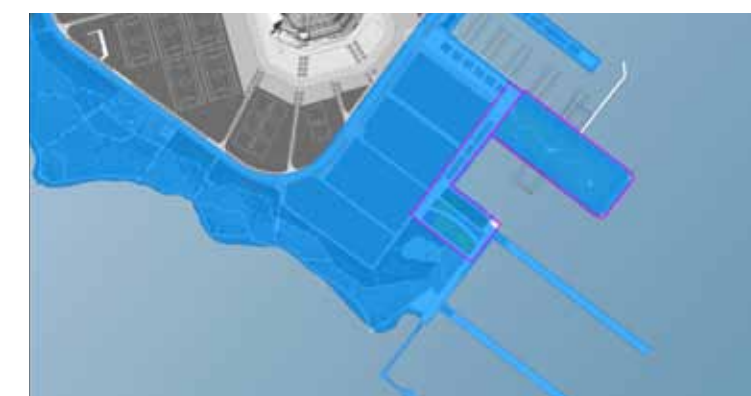


Waterfront Recreation and Education Park / Re-Gunning Crane Pier Habitats

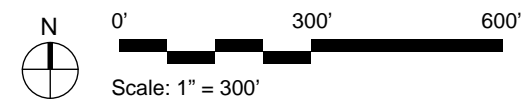
Park Area: 16.2 acres
(6.7 acres Waterfront Recreation and Education Park, 9.5 acres Re-Gunning Crane Habitats)

- ① Tidal Wetlands
- ② Interpretive Walk
- ③ Re-Gunning Crane
- ④ Upland Habitats
- ⑤ Tree Grove and Seating
- ⑥ Open Lawn
- ⑦ Waterfront Recreation & Education Center
- ⑧ Water Bird Habitat Piers

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



State Trust Land Restrictions

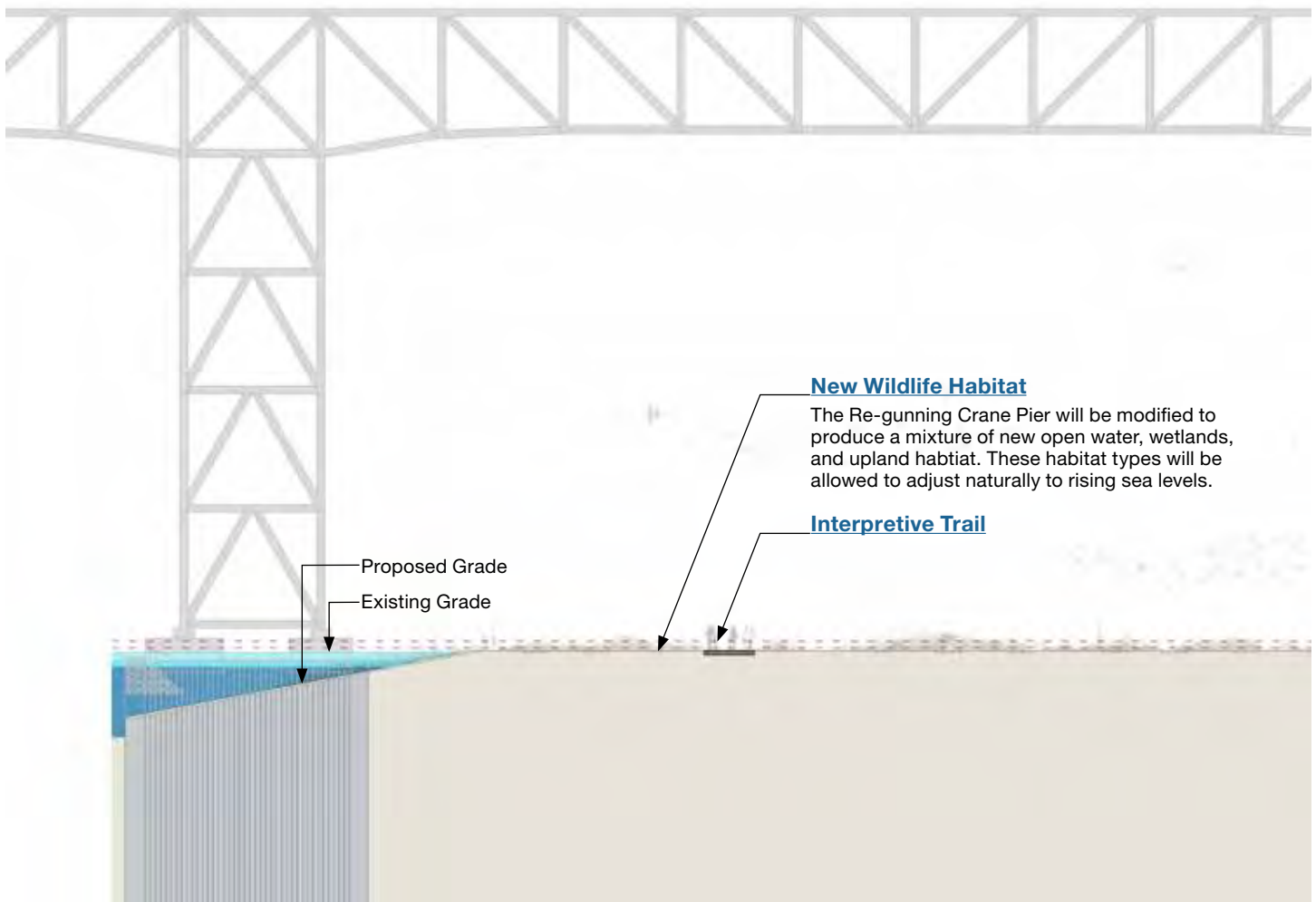


Access & Circulation

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

Sustainability Features

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



Re-gunning Crane Pier Section

Grasslands Ecology Park

Concept: Grasslands Ecology

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

Activities & Program

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

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

Access & Circulation

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



Precedent - Seating along waterfront trail



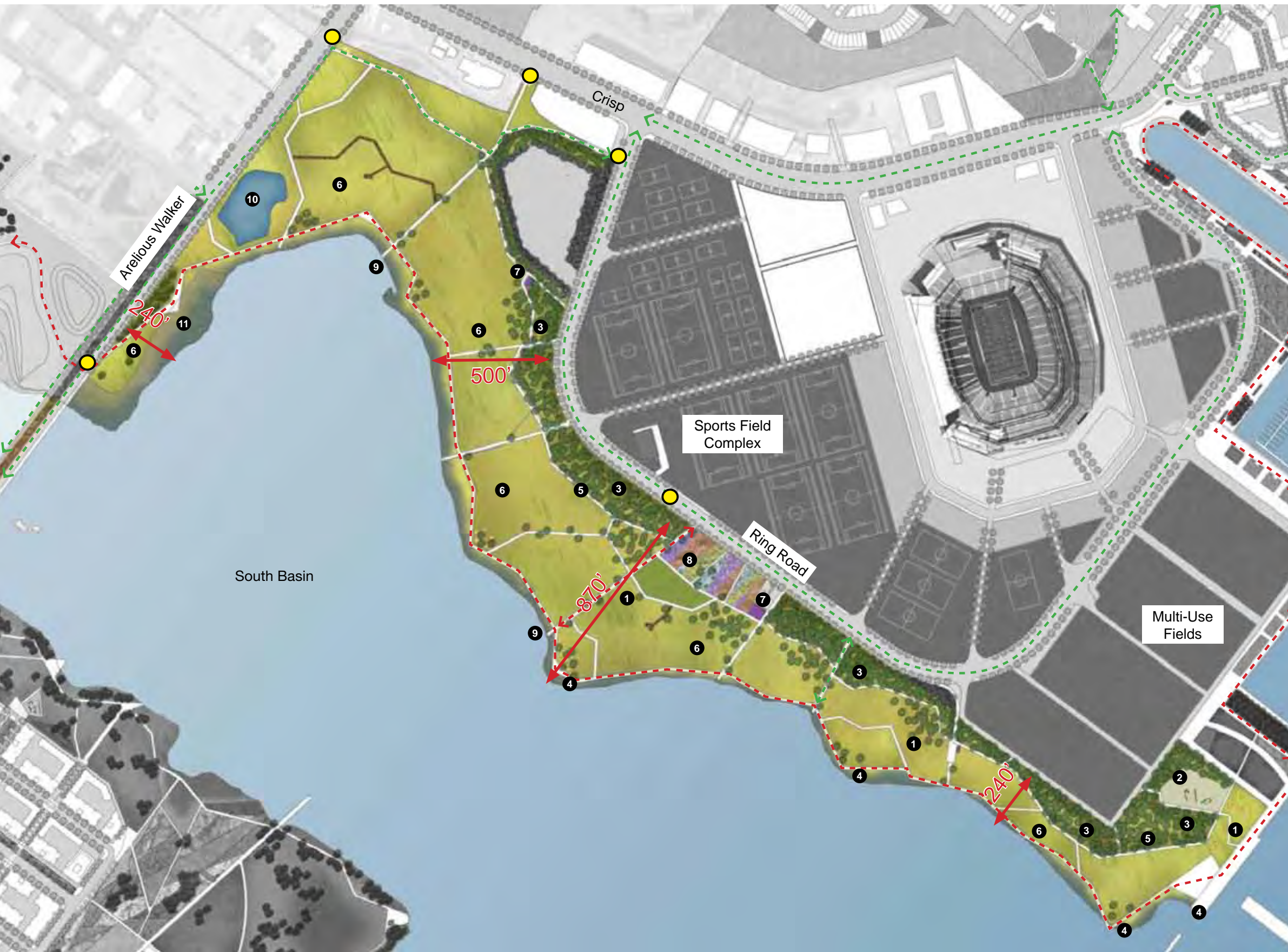
Precedent - Grasslands at the Bay's edge

Grasslands Ecology Park

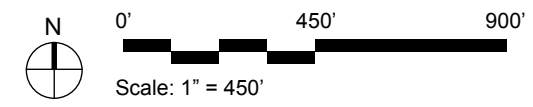
Park Area: 82.1 acres
(44.9 acres at Parcel E, 37.2 acres at Parcel E-2)

- ❶ Picnic "Pod" and Shelters
- ❷ Bay Nature Interpretive Play
- ❸ Viewing/Windbreak Mound
- ❹ Overlook Terrace
- ❺ Amphitheater / Outdoor Classroom
- ❻ Native Grasslands
- ❼ Interpretive Center / Restroom
- ❽ Native Plant Gardens
- ❾ Viewing Pier
- ❿ Freshwater Wetland (to be constructed by Navy)
- ⓫ Tidal Wetland (to be constructed by Navy)

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



State Trust Land Restrictions



Sustainability Features

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

Site Development Constraints

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

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

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

Candlestick Point

Alice Griffith Neighborhood Park

Concept: Neighborhood Commons

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

Activities & Program

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



Precedent - Community gardens and tool shed



Precedent - Tot lot

Alice Griffith Neighborhood Park

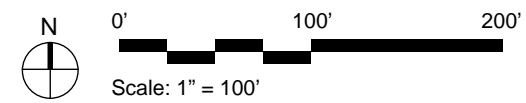
Park Area: 1.4 acres
Comparable to South Park in Width: 80.' Approximately twice the length.

- ❶ Specimen Tree
- ❷ Playground / Tot Lot
- ❸ Flowering Tree Grove with Seating
- ❹ Bioswale
- ❺ Lawn
- ❻ Pathway
- ❼ Pavilion
- ❽ Community Gardens
- ❾ Tool Shed
- ❿ Basketball / Tennis Court
- ⓫ Dog Run

- ⚡ Major Bike / Pedestrian Connection
- Park Entry Points
- ↔ Park Dimension



State Trust Land Restrictions



Access & Circulation

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

Sustainability Features

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

Candlestick Point Neighborhood Park

Concept: Neighborhood Recreation

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

Activities & Program

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



Candlestick Point Neighborhood Park



Precedent - Sidewalk grove

Candlestick Point Neighborhood Park

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

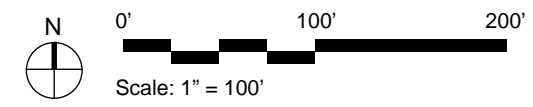
- ❶ Open Lawn
- ❷ Bioswale
- ❸ Playground
- ❹ Small Dog Area
- ❺ Shade Pavilion
- ❻ Tennis Court
- ❼ Basketball Court
- ❽ Monolithic Wood Seating Plinths
- ❾ Community Gardens
- ❿ Seating Terrace under Tree Groves
- ⓫ Perimeter Garden
- ⓬ Park Entry Pylon on Each Corner

- ↔ Major Bike / Pedestrian Connection
- Park Entry Points
- ↔ Park Dimension

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



State Trust Land Restrictions



Access & Circulation

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

Sustainability Features

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

Bayview Gardens / Wedge Park

Concept: “Central Square”

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

Activities & Program

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



Precedent - Play area with iconic and sculptural forms



The Wedge Park / Bayview Gardens

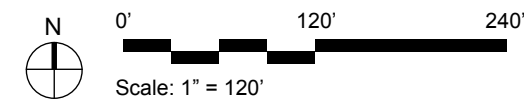
Bayview Gardens / Wedge Park

Park Area: 2.5 acres

Comparable in size to Union Square: 2.6 acres

- 1 Planting Area
- 2 Plaza
- 3 Bus / BRT Shelter
- 4 Cafe / Information Kiosk
- 5 Tot Lot
- 6 Lawn
- 7 Shade Structures
- 8 Ornamental Gardens
- 9 Dog Play Area

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



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

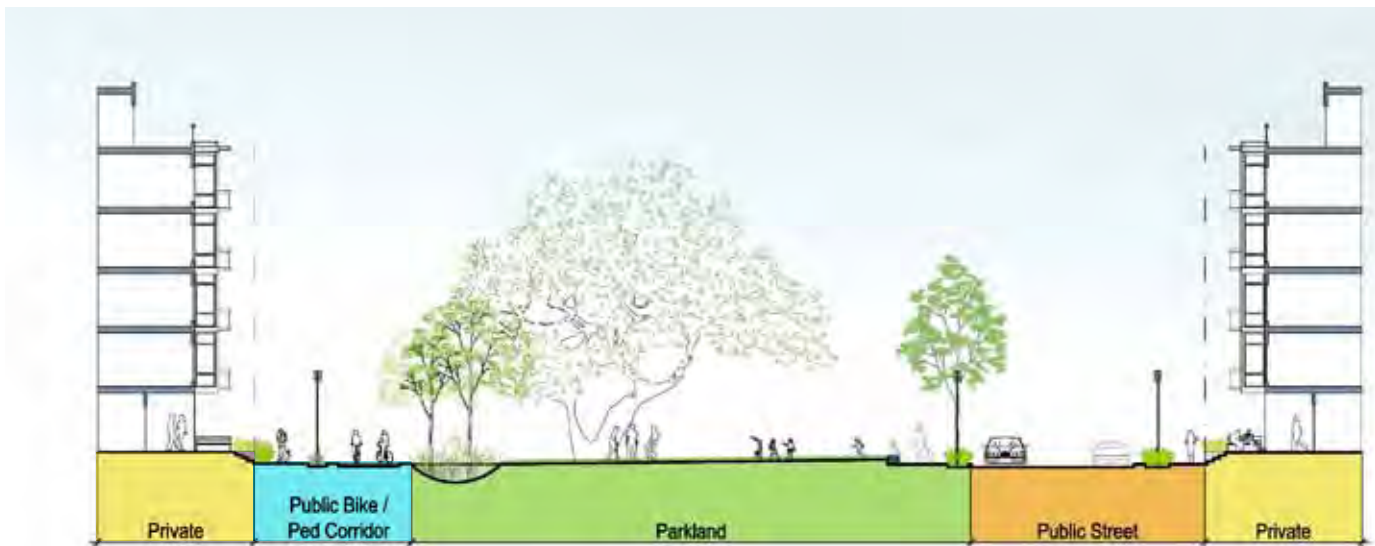
The Mini-Wedge Park serves as a primary connection between the urban core of the new Candlestick Point and the State Park beach area. A range of programs within an intimate setting produces a space that enlivens the neighborhood while also providing a critical connection between the urban parks and the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

Activities & Program

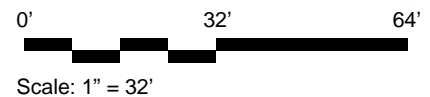
The park's program strategy is focused on generating interaction among neighbors and visitors by providing varied activities within a relatively intimate scale. The programmatic gradient flows from active to passive as users move from the urban edge toward the water. A tot lot and dog run on the northwest 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 public trust, provides open lawn and native planting providing a flexible open space near the gateway to the Candlestick Point State Recreation Area.



Precedent - Shade pavilion



Mini-Wedge Park section



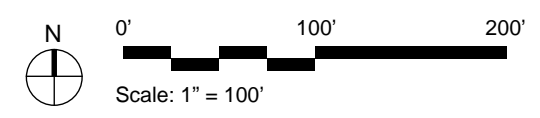


Mini-Wedge Park

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

- ❶ Plaza
- ❷ Tot Lot
- ❸ Shade Structure
- ❹ Dog Run
- ❺ Lawn
- ❻ Native Planting / Rain Gardens

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



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.

Sustainability Features

A focus on sustainable stormwater management provides both an ecological and formal organizational structure for this park. A long bioswale runs the length of the space, intercepting and cleansing stormwater from the adjacent neighborhood street.



Precedent - Water feature

Hillside Open Space

Within the project boundary there are three hillside open space areas.

- **Hunters Point Hilltop Open Space**

This open space is on a steep, south-facing slope, beneath Hill Point Park (part of the Hunters Point Phase 1 project) and Crisp Road. Within the Public Trust, this hillside will be the focus of native landscape and habitat improvements. Pedestrian trails and connections from Hilltop Open Space to Coleman, Galvez and Crisp Road will be made in accordance with the Public Trust Exchange Agreement.

- **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.



Trails descending Hunters Point Hill

Hillside Open Space

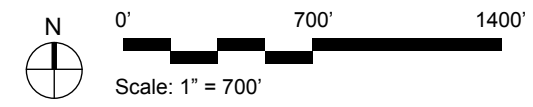
Park Area: 8.3 acres

- ① Hunters Point Hilltop Open Space
- ② Jamestown / Walker Slope
- ③ Bayview Hill Southeast Slope

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



State Trust Land Restrictions





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 Boulevard Parks

A hybrid of street and park, the Boulevard Park Streets bring broad fingers of green space into the urban neighborhoods, linking interior parks with bay-front parks. These streets have a strong pedestrian scale and quality, and serve as public 'front yards' for the neighborhoods. Broad landscaped medians or sidewalks are designed as mini-parks with gardens and seating areas that offer places for parents to sit outside with their children or workers to eat lunch in the sun. These parks also serve as "ecological infrastructure," bands of trees cleanse the air, while bioswales slow and cleanse storm-water before it enters the bay. At Candlestick Point, one Boulevard Park street will link the Alice Griffith Neighborhood Park with Candlestick Point Neighborhood Park and the State Park. On the northern (sunny) side of the street, the park space will be a 30-40' wide expanded sidewalk space. A second, perpendicular Boulevard Park Street will link the CP Retail Center with CP Neighborhood Park and the State Park.



Precedent - Median planting creates a memorable character for the street (Dolores Street)



Precedent - Expanding the urban forest

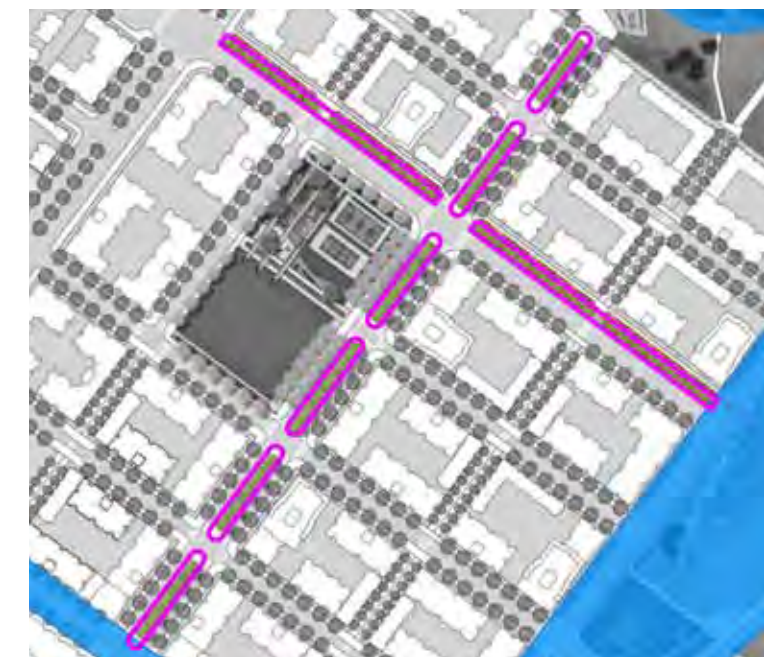
Candlestick Point Blvd. Parks

Park Area: 1.7 acres

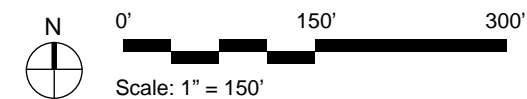
- ① Egbert Boulevard Parks
- ② Earl Boulevard Parks

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

Note: The Earl Street Blvd. Park is subject to change and may be designed as a streetside park rather than a median park.

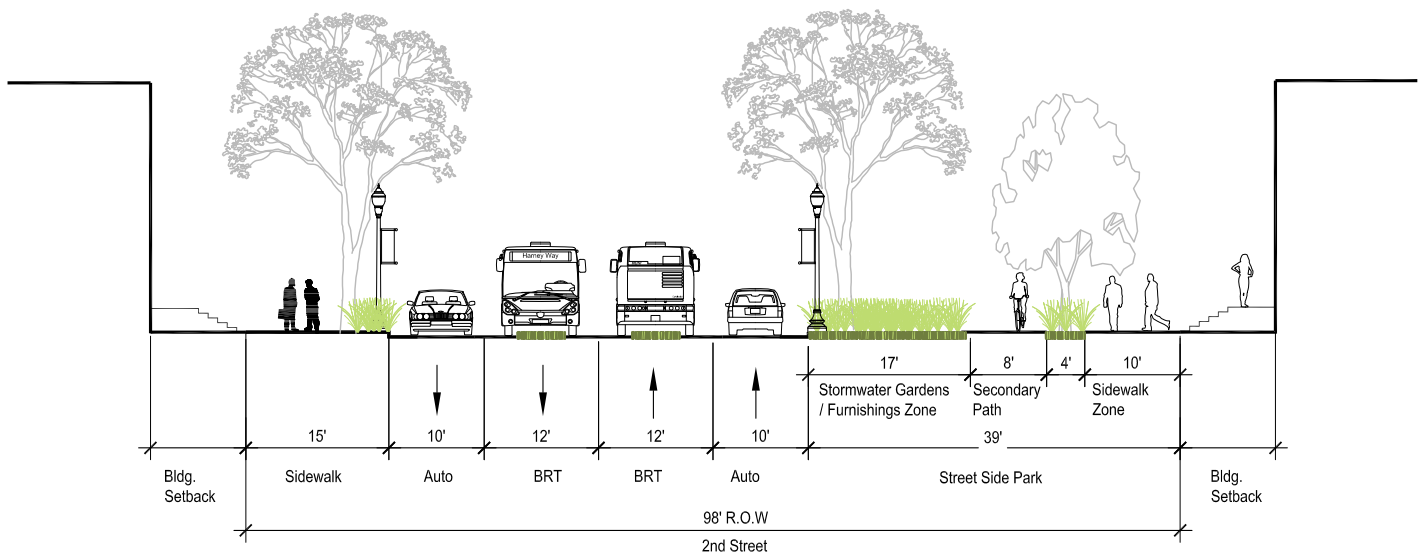


State Trust Land Restrictions





Median Park



Streetside Park

Candlestick Point State Recreation Area

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 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.



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

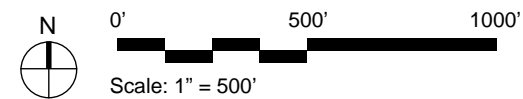
- ← - - → Bay Trail
- ← - - - - - → Major Bike / Pedestrian Connection
- Park Entry Points
- ↔ Park Dimension



State Trust Land Restrictions



*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.



- 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

Hunters Point Shipyard South – Non-Stadium Options

In the event the 49ers elect not to relocate to the Shipyard, two non-stadium options have been developed. In the Non-stadium Option 1 (NS-1), the Shipyard South area would be developed for Research and Development uses, community uses, and parks and open space including a regional sports field complex. In the Non-stadium Option 2 (NS-2), the Shipyard South Neighborhood will be mixed-use, comprised of a blend of residential housing, research and development, neighborhood retail, and parks and open space, including a regional sports field complex. The following pages provide further description of each of the parks within these two Options.

HPS South: Non-Stadium Option 1 – R&D

Development Program and Urban Form

Under this option, an additional 2.5 million sq ft of R&D will be developed at Hunters Point Shipyard South. Two urban parks are key elements defining the form of the district. A large linear park extends from the core of the development to the Re-gunning Crane Pier, while a wedge-shaped park extends to the west, mirroring the Bayview Gardens / Wedge Park at Candlestick Point.

Proposed Parks and Open Space	
	<i>Acres</i>
CANDLESTICK POINT	
New Parks	
Alice Griffith Neighborhood Park	1.4
Candlestick Point (North) Neighborhood Park	3.1
Bayview Gardens / Wedge (Destination) Park	2.5
Candlestick Point (South) Mini-Wedge Park	1.1
<i>Subtotal</i>	8.1
New and Improved State Parkland (CPSRA)^a	
Last Port (includes 0.4 acres of new State Parkland)	14.6
The Neck (includes 3.8 acres of new State Parkland)	4.9
The Heart of the Park (includes 1.5 acres of new State Parkland)	15.4
The Point	6.1
Wind Meadow	11.4
The Last Rubble	24.5
Bayview Gardens North	9.5
Grasslands South	10.3
<i>Subtotal</i>	96.7
Total	104.8
HUNTERS POINT SHIPYARD PHASE II	
New Parks	
Northside Park	12.8
Waterfront Promenade	31.9
Heritage Park	15.6
Grasslands Ecology Park at Parcel E	44.9
Grasslands Ecology Park at Parcel E-2	37.8
Hunters Point Park Blocks	4.5
Hunters Point Wedge Park	2.8
Innovation Plaza	2.1
<i>Subtotal</i>	152.4
New Sports Fields and Active Urban Recreation	
Sports Field Complex	40.7
Waterfront Recreation Area	6.7
Multi-use Lawn	22.4
<i>Subtotal</i>	69.8
Total	222.2
TOTAL PARKS AND OPEN SPACE	
New Parks	160.5
New Sports Fields and Active Urban Recreation	69.8
New and Improved State Parkland	96.7
Total	326.6

a. The 120.2-acre State Parkland 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.

Non-Stadium Option 1 (NS-1)

- ❶ Hunters Point Park Blocks
- ❷ Hunters Point Wedge Park
- ❸ Innovation Plaza
- ❹ Community Sports Field Complex



Hunters Point Park Blocks (NS-1)

Concept: Park Blocks

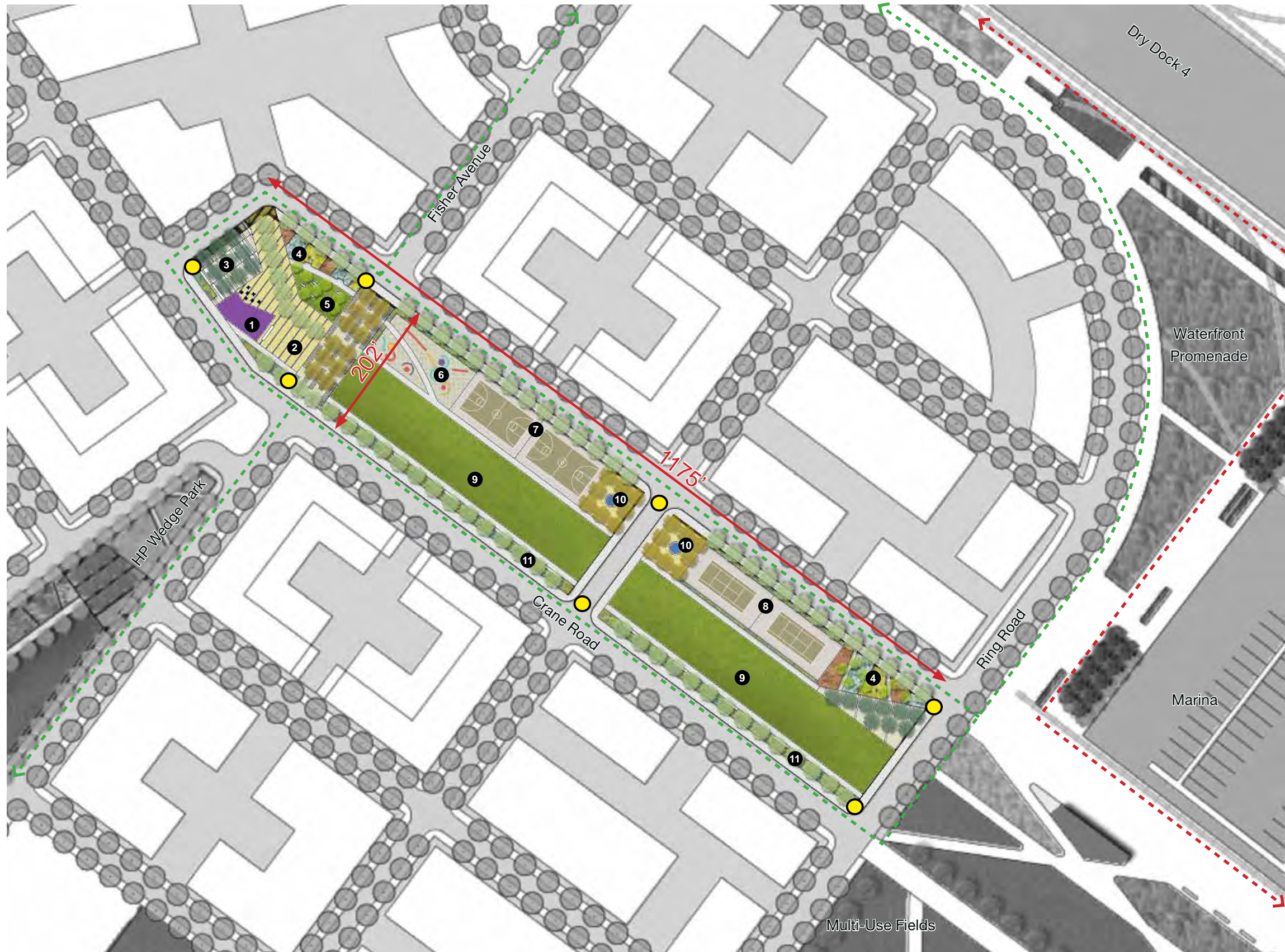
The park creates a set of large, open blocks that create a green corridor through the grid of streets connecting the center of the Hunters Point South R&D district to capture views and create a connection with the Landmark Re-gunning Crane and its pier. The park is designed as a central neighborhood promenade with a series of large “outdoor rooms.”

Activities & Program

The park provides a mix of active and passive uses. At the northwest end of the park, an urban plaza with a cafe creates the outdoor heart of the district. Groves of trees and formal gardens with seating areas and tables provide places where workers can lunch, meet, or take their work outdoors. Open lawns provide places for informal recreation. Sport courts offer workers an opportunity for pre- or post-work exercise, in addition to attracting users from the surrounding neighborhoods.



Precedent - Park cafe



Hunters Point Park Blocks (NS-1)

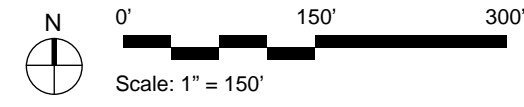
Park Area: 4.5 acres
Comparable in size to Duboce Park: 4.2 acres, approx. 180' wide

- ❶ Cafe
- ❷ Flexible Plaza
- ❸ Plaza with Seating
- ❹ Ornamental Gardens
- ❺ Shaded Grove with Picnic Tables
- ❻ Tot Lot
- ❼ Basketball Courts
- ❽ Tennis Courts
- ❾ Open Lawn
- ❿ Plaza with Water Feature
- ⓫ Stormwater Gardens

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



State Trust Land Restrictions



Access & Circulation

The park's orientation creates a green corridor linking the heart of the Hunters Point South R&D District with the Hunters Point Wedge Park, Sports Field Complex, and Multi-use Fields with views extending out to the landmark Re-gunning Crane.

Sustainability

Stormwater gardens treat water from adjacent streets and hardscapes, while bands of trees bring the urban forest to the district core.

Hunters Point Wedge Park (NS-1)

Concept: The “Commons”

The Hunters Point Wedge Park opens to views out across the South Basin toward Candlestick Point and links the center of the R&D district with the Sport Field Complex and Grasslands Ecology Park.

Activities & Program

The park will serve as the “commons” for the Shipyard South District, attracting workers from the R&D center, as well as visitors from the adjacent Community Sports Field Complex. Specific features may include a small plaza, outdoor stage, open lawn, ecological gardens, and stormwater gardens.



Precedent - Garden promenade

Hunters Point Wedge Park (NS-1)

Park Area: 2.8 acres

Comparable in size to Union Square: 2.6 acres

- ❶ Ornamental Gardens
- ❷ Shaded Plaza
- ❸ Open Lawn
- ❹ Shaded Grove with Picnic Tables
- ❺ Pavilion / Outdoor Stage
- ❻ Streetside Stormwater Gardens

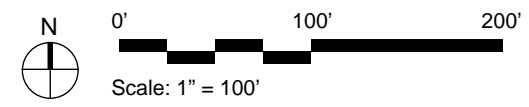
← - - - → Major Bike / Pedestrian Connection

● Park Entry Points

↔ Park Dimension



State Trust Land Restrictions



Access & Circulation

Located at the seam of the two urban grids of the new development, the Hunters Point Wedge Park can be easily accessed from all directions. The park is a key feature of the urban plan that stitches together the urban neighborhoods, the Sports Field Complex, and the Shipyard Park Blocks. This interface brings links the core of the district with the Park system along the Bay's edge.

Sustainability Features

Stormwater gardens treat water from adjacent streets and hardscapes, while bands of trees bring the urban forest to the heart of the district. Colorful "eco-gardens" showcase native and low water-use planting.

Innovation Plaza (NS-1)

Concept: Sustainable Technology Showplace

The Innovation Plaza combines two roughly triangular spaces, each of which create highly visible gateways into the R&D district. The larger, eastern triangular space relates to Crisp Road while the western triangular space to the Ring Road and the Grasslands Ecology Park bicycle corridor. Each of these gateways will showcase the latest developments in sustainable technology and ecological design.

Activities & Program

Focused on the display of innovated sustainable technologies this plaza will serve as a meeting place for workers of the R&D center as well as a point of orientation for visitors. Adaptable kiosks provide places for exhibits and displays, while a small pavilion may include a cafe or other concessionaire. The plazas also include terraced outdoor seating and ecological demonstration gardens.





Innovation Plaza (NS-1)

Park Area: 2.1 acres

Comparable in size to Union Square: 2.6 acres

- ❶ Flexible Plaza
- ❷ Stage with Shade Structure
- ❸ Seating Grove
- ❹ Sculptural Marker
- ❺ Ornamental and Native Water-Wise Demonstration Gardens
- ❻ Cafe
- ❼ Stormwater Gardens
- ❽ Bike / Pedestrian Path

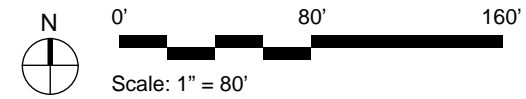
← - - - → Major Bike / Pedestrian Connection

● Park Entry Points

↔ Park Dimension



State Trust Land Restrictions





Precedent - Bikeway at plaza edge

Access & Circulation

Primary access points to the plaza are via Crisp Road and the bike path through the Grasslands Ecology Park.

Sustainability Features

Display of sustainable technology is central to the design and programming of the park. Features may include innovative materials, lighting, and water systems.

Community Sports Field Complex (NS-1)

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. While the total acreage of the Sport Field Complex is smaller in the Non-Stadium scenario than in the Stadium alternative, the space can be used more efficiently and for a wider variety of games than in the Stadium Alternative where game-day parking needs to be provided on the fields.

Activities & Program

The sports fields will serve organized play for youth, high-school, and adult intramural sports. While soccer may be the most popular use, the fields can be striped to accommodate other sports such as American football, Gaelic football, Australian rules football, lacrosse, field hockey, ultimate frisbee, and cricket. The Sport Field Complex also includes fields for softball and baseball, as could include smaller sport courts such as tennis and basketball. Flexible-use, paved surfaces may also be reserved for sports such as bicycle polo or street hockey.

The “heart” of this park is located at the end of the Hunters Point Wedge Park and serves as a visual continuation of the Wedge while providing flexible warm-up fields, and a field house with restrooms, food concessions, and meeting space. The critical mass of the fields in combination with the adjacent region-serving waterfront parks, trails, picnic and barbeque areas, and other leisure offerings make this an ideal sporting complex.

The Multi-use Fields, closer to the bay edge and within the public trust, will provide visitors from throughout the region with expansive open space for more informal waterfront uses such as kite-flying and picnicking, as well as accommodating larger organized festivals and events.



Community Sports Field Complex (NS-1)

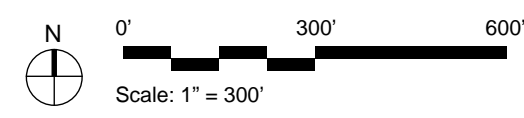
Park Area: 63.1 acres (40.7 acres Sports Fields and Maintenance Yard, 22.4 acres Multi-Use Lawn)

- 1 Multi-Use Sports Fields
- 2 Softball / Baseball Fields
- 3 Field House (Approx. 10,000sf)
- 4 Multi-Use / Event Fields
- 5 Parking Structure
- 6 CP-HPS Park Maintenance Yard

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



State Trust Land Restrictions



Access & Circulation

In addition to containing its own dedicated parking areas, the site shares a parking structure with the R&D complex. A central common area links with the Hunters Point Wedge Park and the Grasslands Ecology Park. Circulation within the Sports Field Complex is primarily organized parallel to the adjacent 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.

HPS South: Non-Stadium Option 2 – Housing + R&D

Development Program and Urban Form

Under this option, a total of 1,625 additional homes will be developed in addition to 1 million sq ft of R&D. Fisher Avenue will extend from the north, creating a continuous retail main street. Housing will be predominantly low-rise, with mid-rise flats at the center of the development. Taller buildings will frame the linear park street to emphasize the Re-gunning Crane. Crisp Road, fronted by R&D buildings, will be configured as a boulevard park street, serving as the main entry into the neighborhood.

Proposed Parks and Open Space	
	<i>Acres</i>
CANDLESTICK POINT	
New Parks	
Alice Griffith Neighborhood Park	1.4
Candlestick Point (North) Neighborhood Park	3.1
Bayview Gardens / Wedge (Destination) Park	2.5
Candlestick Point (South) Mini-Wedge Park	1.1
<i>Subtotal</i>	8.1
New and Improved State Parkland (CPSRA)^a	
The Last Port (includes 0.4 acres of new State Parkland)	14.6
The Neck (includes 3.8 acres of new State Parkland)	4.9
The Heart of the Park (includes 1.5 acres of new State Parkland)	15.4
The Point	6.1
Wind Meadow	11.4
The Last Rubble	24.5
Bayview Gardens North	9.5
Grasslands South	10.3
<i>Subtotal</i>	96.7
Total	104.8
HUNTERS POINT SHIPYARD PHASE II	
New Parks	
Northside Park	12.8
Waterfront Promenade	32.4
Heritage Park	15.6
Grasslands Ecology Park at Parcel E	45.2
Grasslands Ecology Park at Parcel E-2	38.2
Hunters Point South Park	2.0
Hunters Point Wedge Park	3.1
Hunters Point Neighborhood Park	0.9
Hunters Point Mini Park	0.7
<i>Subtotal</i>	150.9
New Sports Fields and Active Urban Recreation	
Sports Field Complex	39.0
Waterfront Recreation Area	6.7
Multi-use Lawn	25.2
<i>Subtotal</i>	70.9
Total	221.8
TOTAL PARKS AND OPEN SPACE	
New Parks	159.0
New Sports Fields and Active Urban Recreation	70.9
New and Improved State Parkland	96.7
Total	326.6

a. The 120.2-acre State Parkland 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.

Non-Stadium Option 2 (NS-2)

- ① Hunters Point South Park
- ② Hunters Point Wedge Park
- ③ Hunters Point Neighborhood Park
- ④ Hunters Point Mini Park
- ⑤ Community Sports Field Complex



Hunters Point South Park (NS-2)

Concept: Neighborhood Promenade

The park creates a “green spine” through the grid of streets and blocks, connecting Crisp Road and bending to a new axis oriented to capture views and create a connection with the Landmark Re-gunning Crane and its pier. The park is designed as a central neighborhood promenade with a series of “outdoor rooms” for gardens and neighborhood park activities. At key points it also connects with other, larger open space “rooms” – such as the Hunters Point Wedge Park, the Multi-Use Fields and the Waterfront Promenade South.

Activities & Program

The park provides a mix of active and passive uses. Garden rooms create places for informal neighborhood gatherings include places for picnicking and barbecuing. Shaded groves with game tables and garden seating areas offer quieter spaces. The park also includes tot lots and play areas for children, flexible open spaces for informal neighborhood recreation, and it could have small game and sport courts. Additionally, the park may include a café kiosk, creating a destination for residents and R&D workers alike.



Precedent - Large median provides space for play, public art, and green space. Patricia's Green, Hayes Valley, San Francisco



Precedent - Shaded promenade

Hunters Point South Park (NS-2)

Park Area: 2.0 acres

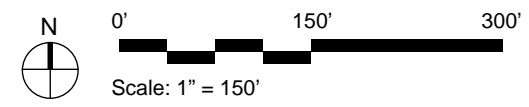
Comparable in width to Patricia's Green: 65',
approximately five times the length

- ❶ Plaza with Seating
- ❷ Tot Lot
- ❸ Plaza
- ❹ Open Lawn
- ❺ Gardens with Seating
- ❻ Streetside Stormwater Gardens

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



State Trust Land Restrictions



Access & Circulation

The parks orientation creates a “green spine” linking Crisp Road to the Hunters Point Wedge Park, Sports Field Complex, and Multi-use Fields with views extending out to the landmark Re-gunning Crane and its pier. The park is easily accessible within a short walk of the Hunters Point South residential areas. Entries into the park are provided at all intersections and corners of the park. Major pedestrian entry points are at Fisher Street (which links the Cultural Heritage Park, retail and arts district, Hunters Point Wedge Park, and the Sports Field Complex) and at the Ring Road near the connections with the Multi-use Fields and the Waterfront Promenade South. Crosswalks at the ends of the park blocks provide direct connections between the segments of the park space.

Sustainability Features

Sustainability features include stormwater gardens, low water-use ornamental garden beds, and shaded seating areas. Tree groves expand the urban forest into the heart of the district.

Hunters Point Wedge Park (NS-2)

Concept: The Commons

The Hunters Point Wedge Park is the “central commons” for Hunters Point South. Opening up from the Fisher retail street, it provides dramatic views of the South Basin and gives importance to Fisher Street as the north/south spine linking Hunters Point North with Hunters Point South.

Activities & Program

The park will attract neighborhood residents, workers from the R&D center, as well as visitors from the adjacent Sports Field Complex. Specific features may include a main plaza, open lawn, ornamental gardens, tot lots, dog run, and stormwater gardens.



Hunters Point Wedge Park (NS-2)

Park Area: 3.1 acres

Comparable in size to Union Square: 2.6 acres

- ❶ Open Lawn
- ❷ Ornamental Gardens
- ❸ Dog Area with Seating Grove
- ❹ Flexible Open Space
- ❺ Shade Structure with Picnic Tables
- ❻ Tot Lot
- ❼ Stormwater Gardens

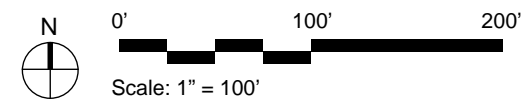
← - - - → Major Bike / Pedestrian Connection

● Park Entry Points

↔ Park Dimension



State Trust Land Restrictions



Access & Circulation

Located at the seam of the two urban grids of the new development, the Hunters Point Wedge Park can be easily accessed from all directions. The park is a key feature of the urban plan that stitches the urban neighborhoods and links them to the Sports Field Complex with the Hunters Point South Neighborhood Park. The Park also emphasizes the directionality of Fisher Street which serves as a north/south spine linking Hunters Point North and the Cultural Heritage Park with Hunters Point South and the Grasslands. This interface links the core of the urban neighborhood with the park system along the Bay's edge.

Sustainability Features

Sustainability features include stormwater gardens, low-water ornamental garden beds, and shaded seating areas. Tree groves expand the urban forest into the heart of the district.



Precedent - Park-edge stormwater garden

Hunters Point Neighborhood Park (NS-2)

Concept: Oasis

Nestled within a larger block, the cooling presence of water makes this courtyard a small urban oasis.

Activities & Program

A play area with interactive water features will draw visitors from the local neighborhood and throughout the city. Located directly across from the Sports Field Complex, it offers a chance to “cool down” after a game. For workers of the nearby R&D center, a grove of trees with picnic and seating areas provides an attractive destination for a lunchtime break.



Precedent - Interactive water feature

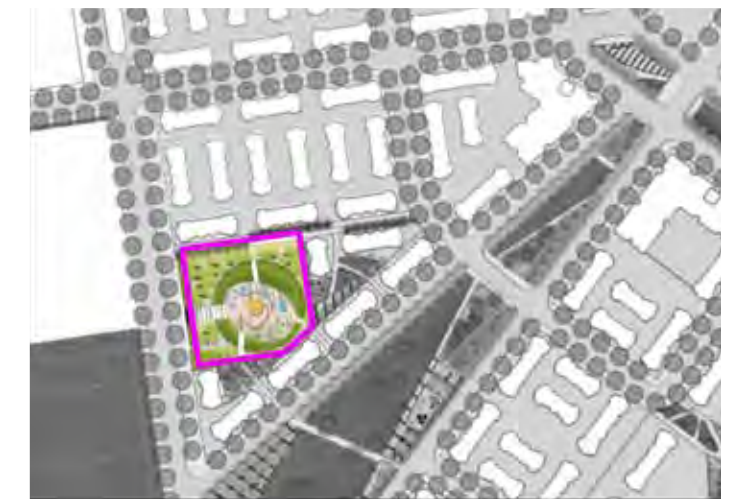
Hunters Point Neighborhood Park (NS-2)

Park Area: 0.9 acres
Comparable in size to Palou & Phelps Mini-Park: 0.9 ac

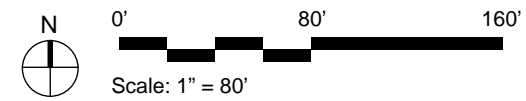
- ❶ Interactive Water Play
- ❷ Lawn
- ❸ Shaded Grove with Picnic Tables



- ← - - → Major Bike / Pedestrian Connection
- Park Entry Points
- ↔ Park Dimension



State Trust Land Restrictions



Access & Circulation

Primary access to the park is located along the road adjacent to the Sport Field Complex. In addition to streetside parking, a parking structure is located across the street. Secondary pedestrian access is also provided via the mew along the parks northern edge.

Sustainability Features

Sustainability features include: stormwater gardens, drought tolerant garden beds, and shaded paved areas.

Hunters Point Mini Park (NS-2)

Concept: Pocket Park

The Hunters Point Mini Park offers smaller-scale opening of the street and block grid towards bayfront open space.

Activities & Program

The park may include a tot lot, open lawn, and a shaded picnic grove with game tables. This pocket park will primarily serve neighborhood visitors, but may also attract visitors from the adjacent Community Sports Field Complex.



Precedent – Nature-themed play

Hunters Point Mini Park (NS-2)

Park Area: 0.7 acres

Comparable in size to Palou & Phelps Mini Park:
0.9 acres

- ❶ Tot Lot
- ❷ Picnic and Game Tables
- ❸ Stormwater Gardens
- ❹ Ornamental Gardens
- ❺ Open Lawn

← - - - → Major Bike / Pedestrian Connection

● Park Entry Points

↔ Park Dimension



State Trust Land Restrictions



0' 80' 160'



Scale: 1" = 80'

Access & Circulation

From the terminus of a local street, the park opens up towards the Bay and the Sports Field Complex. Crosswalks provide access to the Sports Field Complex linking these two park spaces.

Sustainability Features

Sustainability features include: stormwater gardens, drought tolerant garden beds, and shaded paved areas.

Community Sports Field Complex (NS-2)

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. While the total acreage of the Sport Field Complex is smaller in the Non-Stadium scenario than in the Stadium alternative, the space can be used more efficiently and for a wider variety of games than in the Stadium Alternative where game-day parking needs to be provided on the fields.

Activities & Program

The sports fields will serve organized play for youth, high-school, and adult intramural sports. While soccer may be the most popular use, the fields can be striped to accommodate other sports such as American football, Gaelic football, Australian rules football, lacrosse, field hockey, ultimate frisbee, and cricket. The Sport Field Complex also includes fields for softball and baseball, as well as smaller sport courts such as tennis and basketball. Flexible-use, paved surfaces may also be reserved for sports such as bicycle polo or street hockey.

The “heart” of this park is located at the end of the Hunters Point Wedge Park and serves as a visual continuation of the Wedge while providing flexible warm-up fields, and a field house with restrooms, food concessions, and meeting space. The critical mass of the fields in combination with the adjacent region-serving waterfront parks, trails, picnic and barbeque areas and other leisure offerings make this an ideal sporting complex.

The Multi-use Fields, closer to the bay edge and within the public trust, will provide visitors from throughout the region with expansive open space for more informal waterfront uses such as kite-flying and picnicking, as well as accommodating larger organized festivals and events.



Precedent - Sport field with adjacent plaza picnic area

Community Sports Field Complex (NS-2)

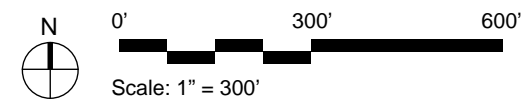
Park Area: 64.2 acres (39.0 acres Sports Field Complex, 25.2 acres Multi-Use Fields)
Approximately four times the size of Golden Gate Park's Big Rec. Area: 15 acres

- ❶ Multi-Use Sports Fields
- ❷ Softball / Baseball Fields
- ❸ Field House (Approx. 10,000sf)
- ❹ Multi-Use / Event Fields
- ❺ Parking Structure
- ❻ Parking Lot
- ❼ CP-HPS Park Maintenance Yard
- ❽ Open Lawn
- ❾ Ornamental Gardens
- ❿ Tot Lot
- ⓫ Shade Structure with Picnic Tables
- ⓬ Seating Grove
- ⓭ Basketball and Tennis Courts

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



State Trust Land Restrictions



Access & Circulation

In addition to containing its own dedicated parking areas, the site shares a parking structure with the R&D Complex. 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.



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.

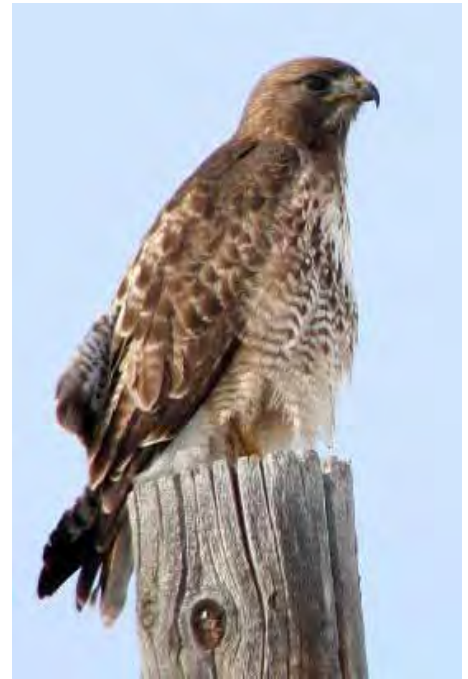
- **Restoration of grasslands:**

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

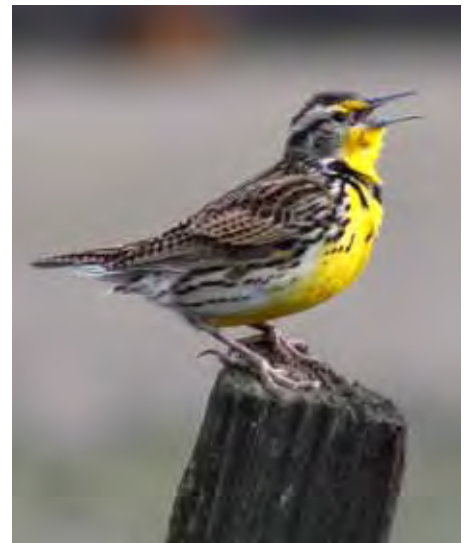
and enhanced through the restoration of native grasses. Within the Grasslands Ecology Park, at least 43 acres of native grassland will be restored by the removal of non-natives and restoration, through seeding and/or plugs, of native grass and forb species. Such grassland habitat would not be well manicured 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.

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 (*Nasella pulchra*)
- One-sided bluegrass (*Poa secunda*)
- Chia (*Salvia columbariae*)
- Bee plant (*Scrophularia californica*)
- Checkerbloom (*Sidalcea malvaeflora*)
- Blue-eyed grass (*Sisyrinchium montanum*)



Red-tailed hawk



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.

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,



Gopher snake

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.

- **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/



Sanderling, Western sandpipers

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

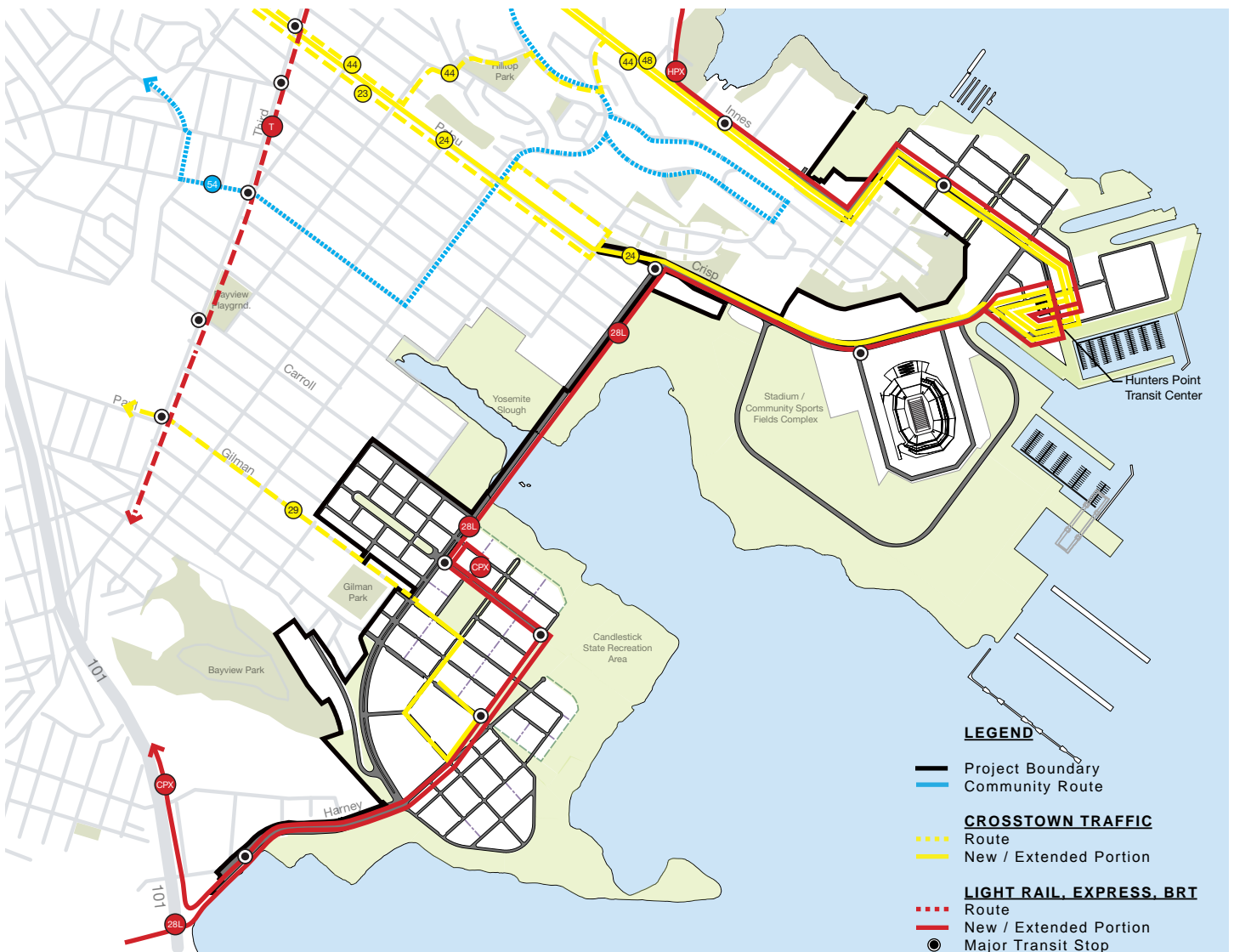
of fill and structures that currently exist in some locations. For example, along much of the eastern shoreline of HPS Phase II, existing pier walls will be removed and the edges of the existing shoreline “laid back”. As a result, new subtidal and intertidal habitat will be created along portions of 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

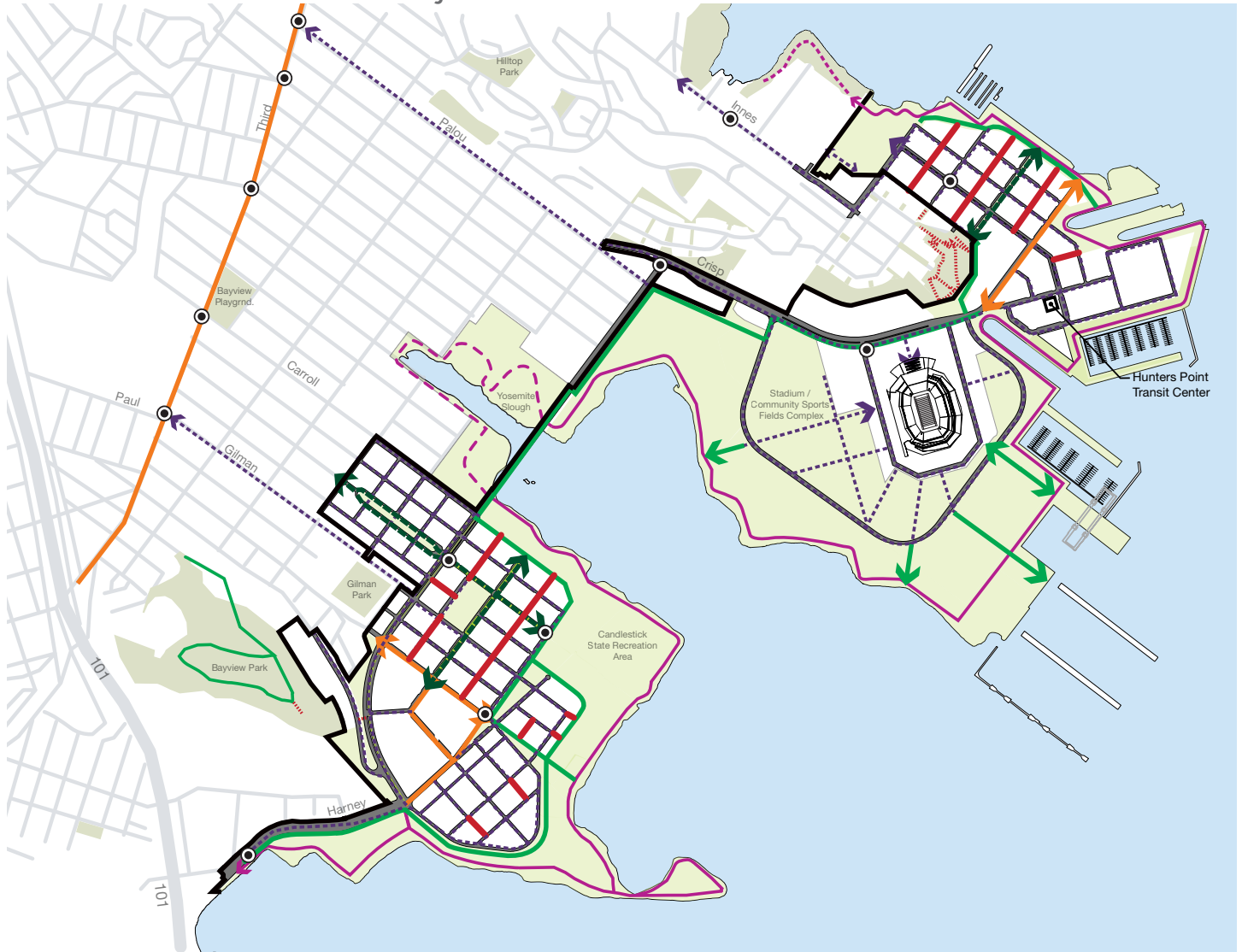
New parks and public spaces will be easily accessible to existing neighborhoods and visitors from other parts of the City and beyond. New pedestrian, bicycle, and transit improvements will provide healthy and sustainable modes of park access. Bike and pedestrian access throughout and between park areas 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.

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.

Transit Network



Pedestrian Network with Major Trails

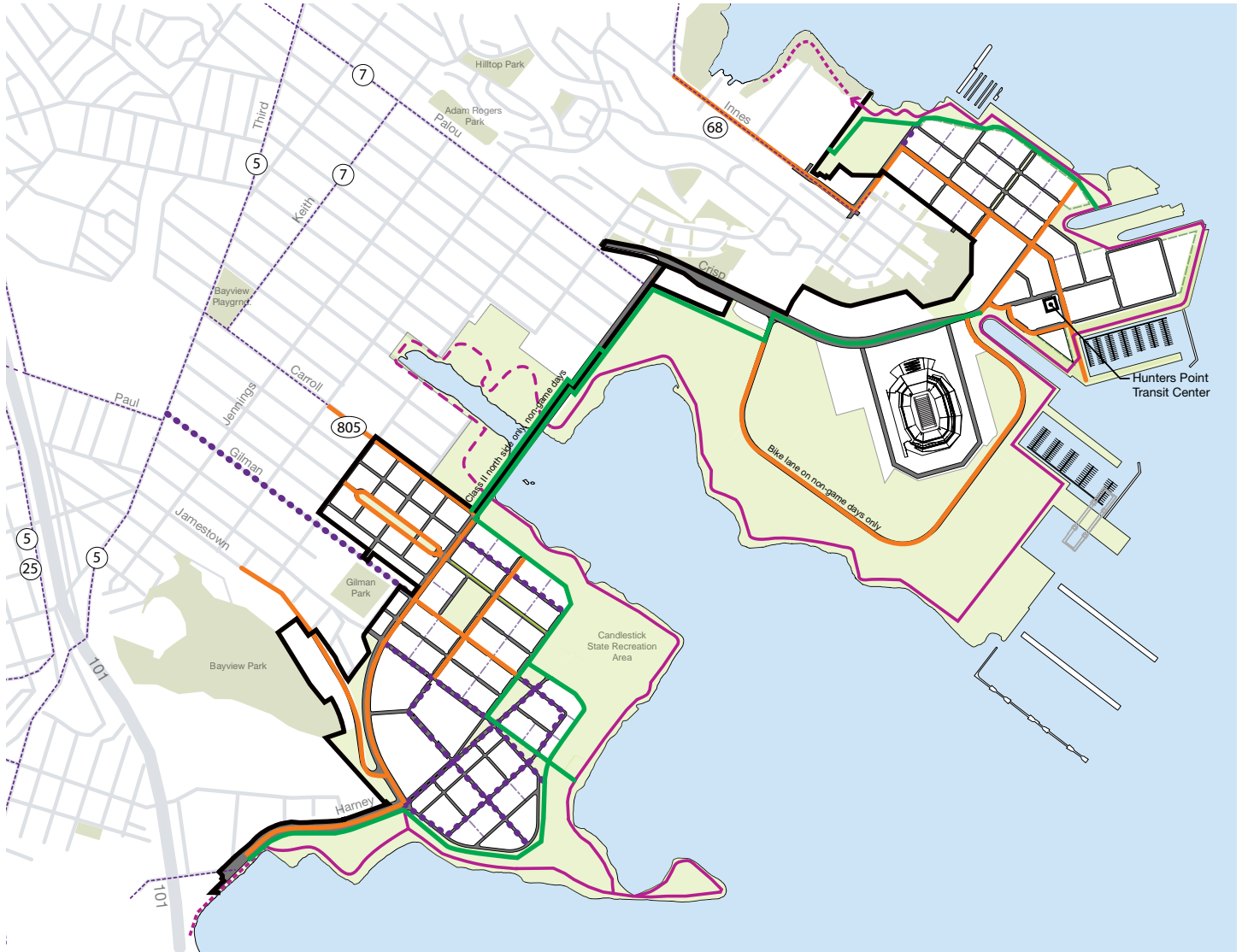


LEGEND

- SF Bay Trail
- SF Bay Trail—Outside of Project Boundary
- Pedestrian / Multi-use Path
- Mews / Pedestrian Street
- - - Hillside Path
- - - Boulevard Park Streets
(Wide Sidewalk & Median Parks and Park Connections)
- Neighborhood Commercial St.
- - - Sidewalks, New & Enhanced
- Project Boundary
- Major Transit Stops
- Parks & Open Space

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 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



LEGEND

PROJECT PROPOSED BIKEWAYS

- Bay Trail
- Bicycle or Multi-use path, Class I
- Bicycle lane, Class II
- ⋯ Bicycle route, Class III

OTHER PROPOSED BIKEWAYS

- - - (outside of project area)
- Bay Trail, Yosemite Slough
- Project, California State Parks

EXISTING BICYCLE FACILITIES

- - - Bay Trail
- ⋯ Bicycle route, Class III

- Parks & Open Space
- Project Area Boundary

Sea Level Rise Strategy

Background

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

Currently, there are no policies or regulations establishing specific elevations necessary to protect the Bay edge. However, based on present rainfall and tides, FEMA has recently mapped the 100-year flood (1% chance of occurring in a given year) in San Francisco.

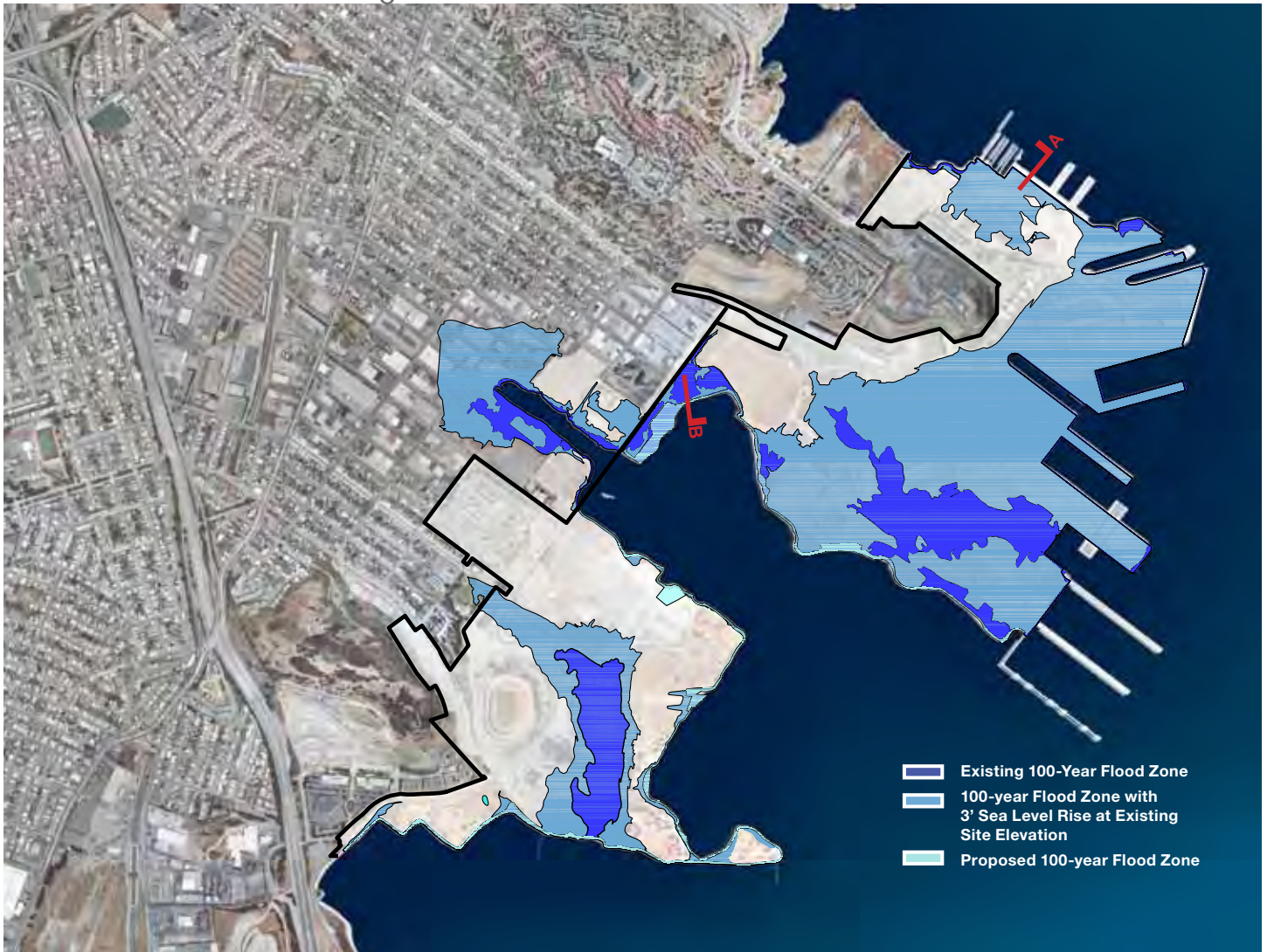
Moffatt & Nichol shoreline engineers studied the CP-HPS project site to develop a comprehensive approach to address future sea level rise. The study was based on an exhaustive review of the literature, recent guidance from regional agencies, and knowledge of coastal processes of San Francisco Bay. In almost all of the science reports reviewed, a 36-inch sea level rise increase would not be reached until after 2100. Even with the most aggressive projection of SLR that includes ice cap melt, the increase in sea level would reach 36 inches between the year 2075 and 2080.

Objectives

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

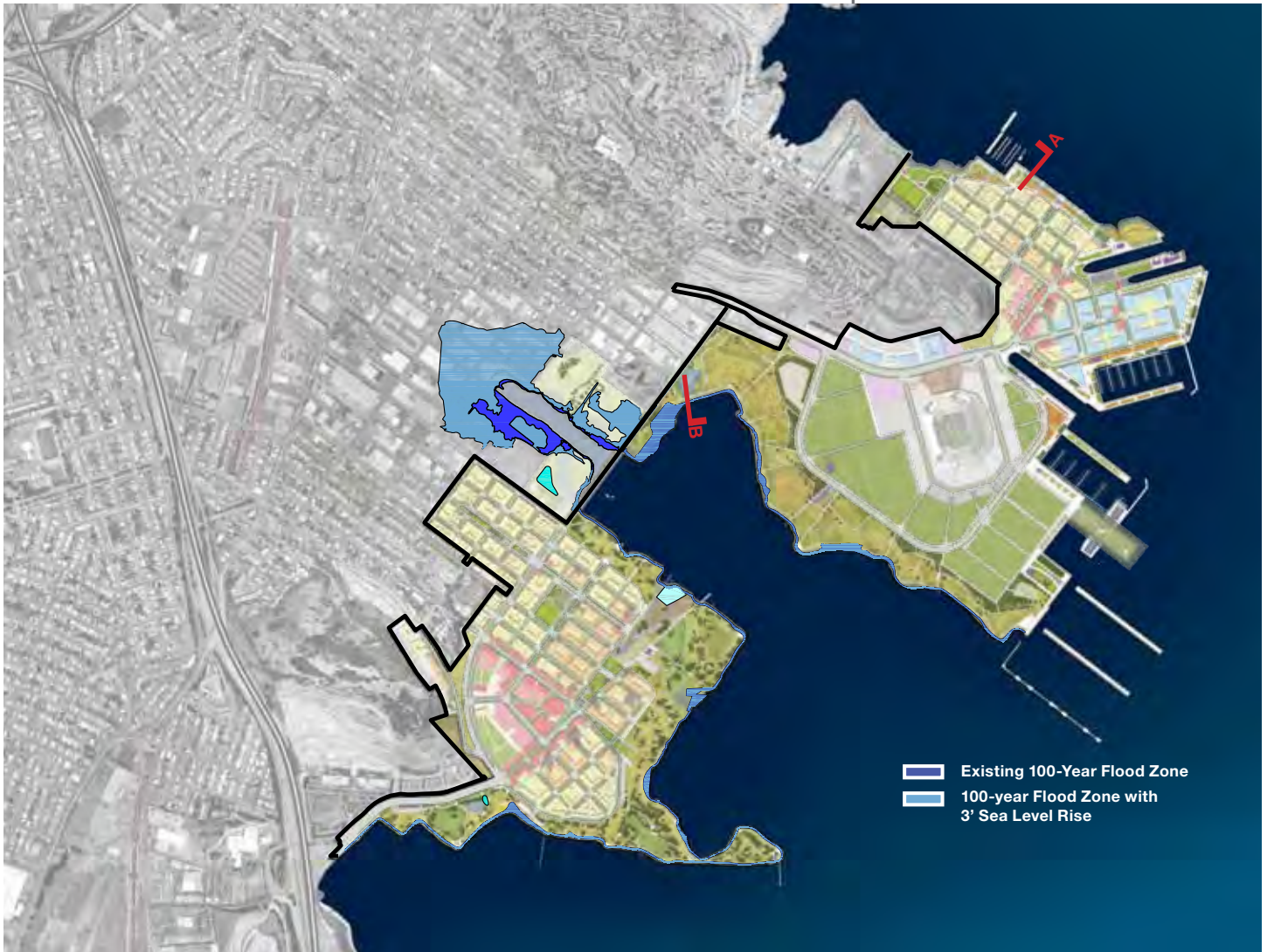
- Protect the shoreline edge from high waves with sea level rise.
- Protect development areas from flooding.
- Design storm drain systems to work with higher Bay water levels.
- Plan an adaptive, flexible shoreline edge that provides maximum public access and views to the bay and allows for wetland habitat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

Sea Level Rise – Existing Shoreline Condition



Existing Flood Map - 1% annual chance flood today and with 36" sea level rise without improvements

Sea Level Rise – Proposed Shoreline Condition



Proposed Flood Map - 1% annual chance flood at today's sea level, and 36" sea level rise

Development Strategy

In order to provide maximum public access and views to the bay, to protect historic structures and elements along Hunters Point Shipyard, and to minimize disturbance of habitat, the shoreline edge will be raised, where necessary so that the shoreline is a minimum of 16" above the 100-year return period water surface elevation resulting from tides, storm surges, waves, and tsunamis (the 1% annual chance flood elevation). Based on current projections, this would limit the need to make any future shoreline height adjustments during the next 40 to 50 years.

An allowance of 36 inches of sea level rise for establishing development grades was selected as an appropriate planning number for the project. All parking lots and streets will be constructed at a minimum of 36-inches higher than the present day base flood elevation (the 1% annual chance flood elevation).

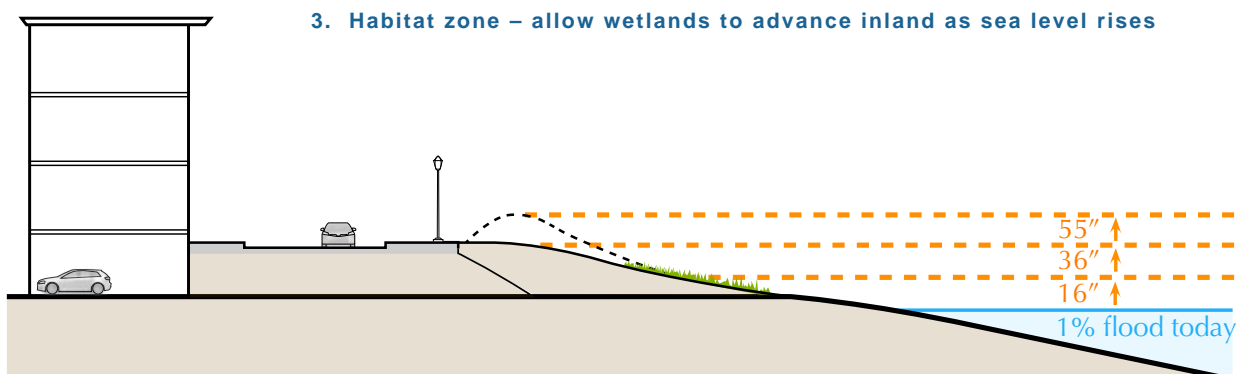
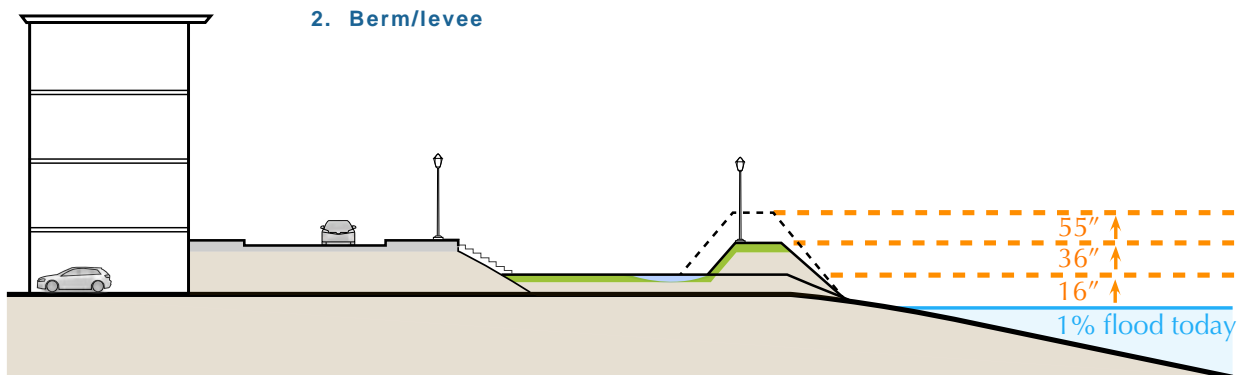
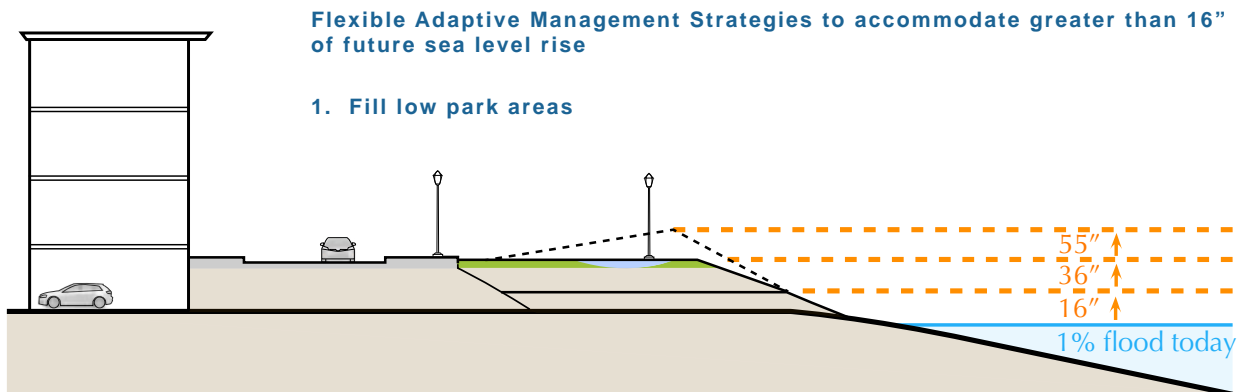
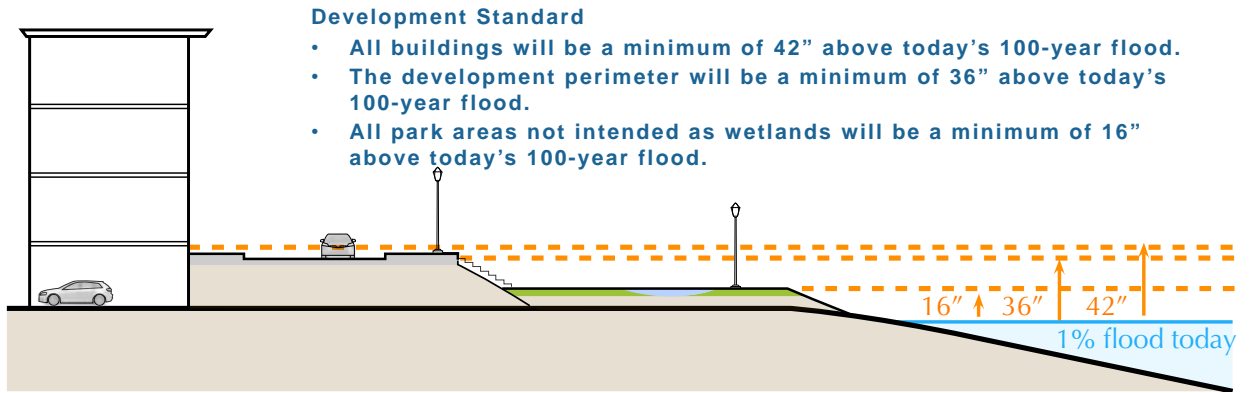
Because they are inhabited, difficult to raise, and costly to adapt, new buildings are built in the initial phase to a higher level of protection. All buildings will be sited a minimum of 42" above today's 100-year base flood (bay water level that currently has 1% chance of occurring in any given year). This will protect buildings from flooding with even 42" of sea level rise.

Adaptive Management Strategy

The design of the park system is based upon the ability to respond to future rising sea level by reserving an adaptive management zone in low shoreline areas. In some places this zone will allow for waters to rise and new wetland habitats to form. In other areas the zone will allow for mounding up to create protective embankments.

Site-Specific Solutions

It is important to recognize that the diagrams of the development strategy and adaptive management strategy are necessarily generic. Considering the varied environmental, structural, and topographic conditions that exist along the shoreline, the specific improvements that are necessary will result in a large variety of solutions and cross-sections.



Hunters Point Shipyard

The Navy is designing improvements for the shoreline areas along Parcel E, E-2, and Parcel B in order to protect the shoreline from erosion and the movement of contaminants into the bay. The Navy plans to construct these improvements, which include rip-rap revetments and tidal wetlands, so that the sites will be protected from 36" of sea level rise.

The Shipyard contains extensive drydocks, seawalls, and wharfs. Most of the shoreline will be adapted so that it is protected with 16" of future sea level rise, with an adaptive management zone reserved for sea level rise beyond 16". The Re-Gunning Crane Pier, will be modified as a habitat area – as sea level rises the vegetation communities here will adjust on their own.

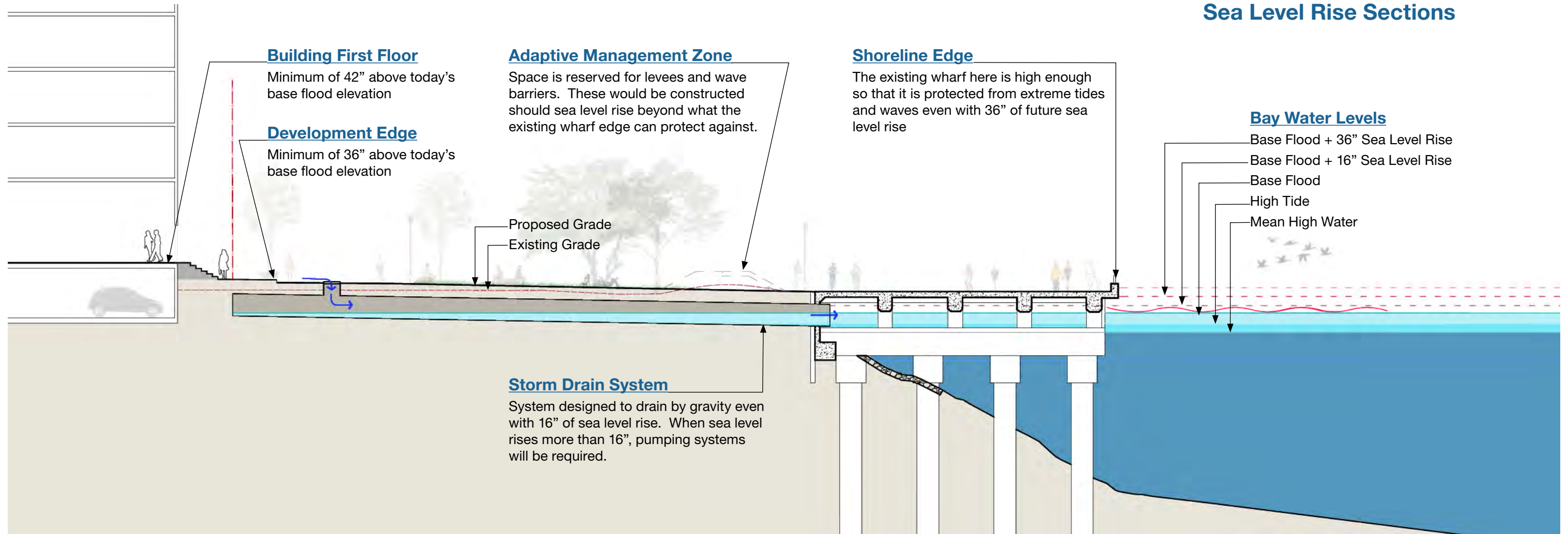
Candlestick Point

In many areas of the existing shoreline, grades are already higher than the existing base flood elevation and would also be above the base flood elevation after 36 inches of sea level rise. For example, much of the Last Port, Last Rubble, and Grasslands South areas of the State Park are already high enough that they would be protected from 36" of sea level rise.

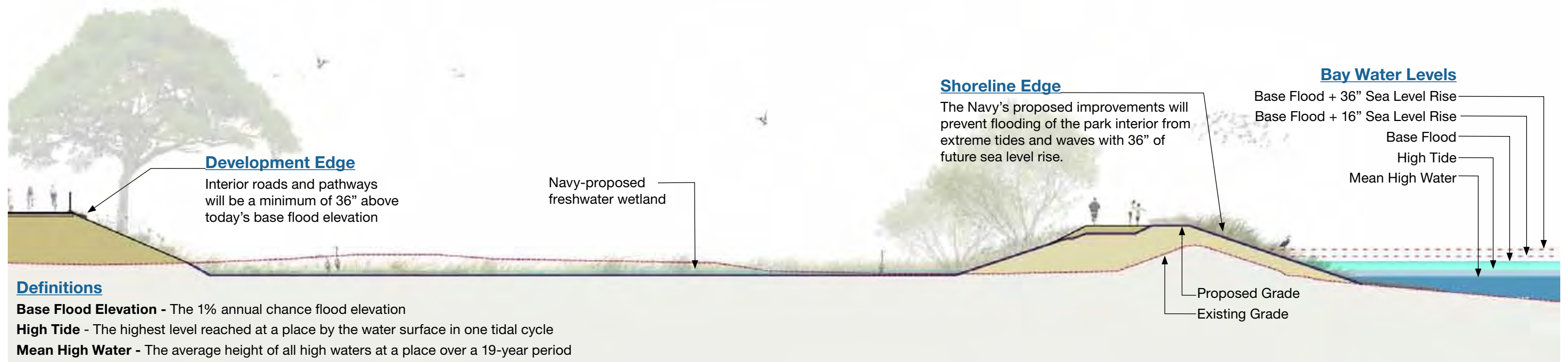
At the existing CPSRA beaches at Hermit's Cove and the Heart of the Park, the sandy area may be expanded landward, providing a much larger beach in the near term. As sea level rises to 36 inches, a width of beach equal to what exists today would remain.

All of the shoreline at Candlestick Point is within the Candlestick Point State Recreation Area, owned and managed by the California Department of Parks and Recreation (CDPR). The development project will provide the CDPR with a source of capital and ongoing maintenance funding for the CPSRA. All shoreline improvements within the CPSRA will be selected by the CDPR.

Sea Level Rise Sections



Section A -- Typical at Waterfront Promenade North



Section B -- Grasslands Ecology Park at Parcel E-2

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.



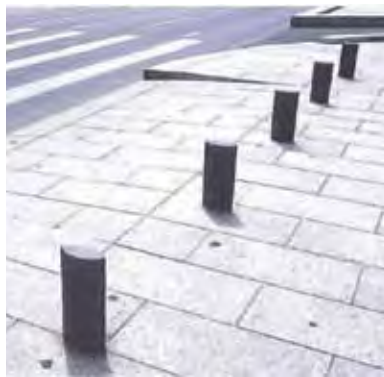
Hunters Point Shipyard Furnishings & Materials Aesthetic

Site furnishings, materials, and elements for the Hunters Point Shipyard will reference the site's maritime industrial character. Materials may include corten steel, 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.



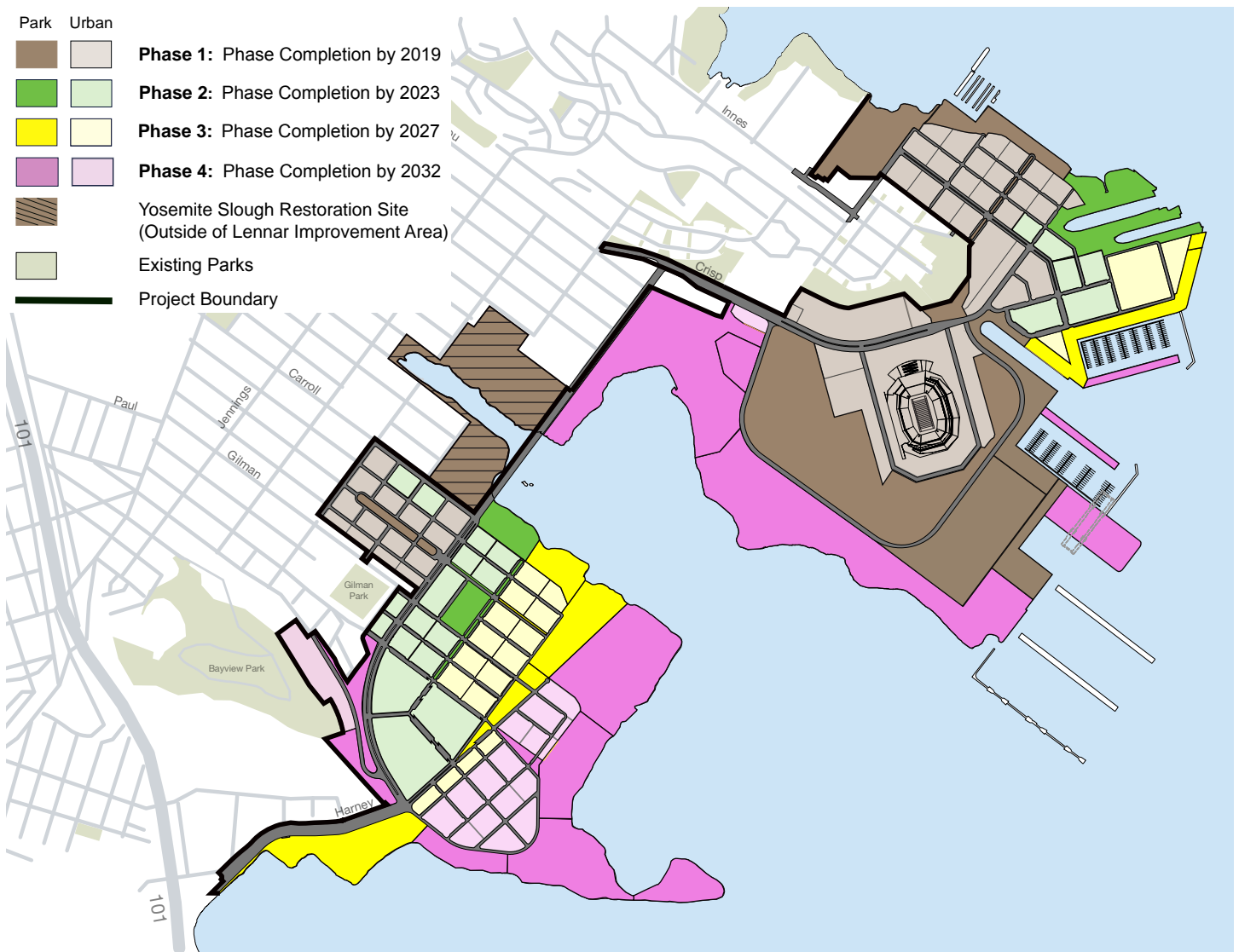
Candlestick Point Furnishings & Materials Aesthetic

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



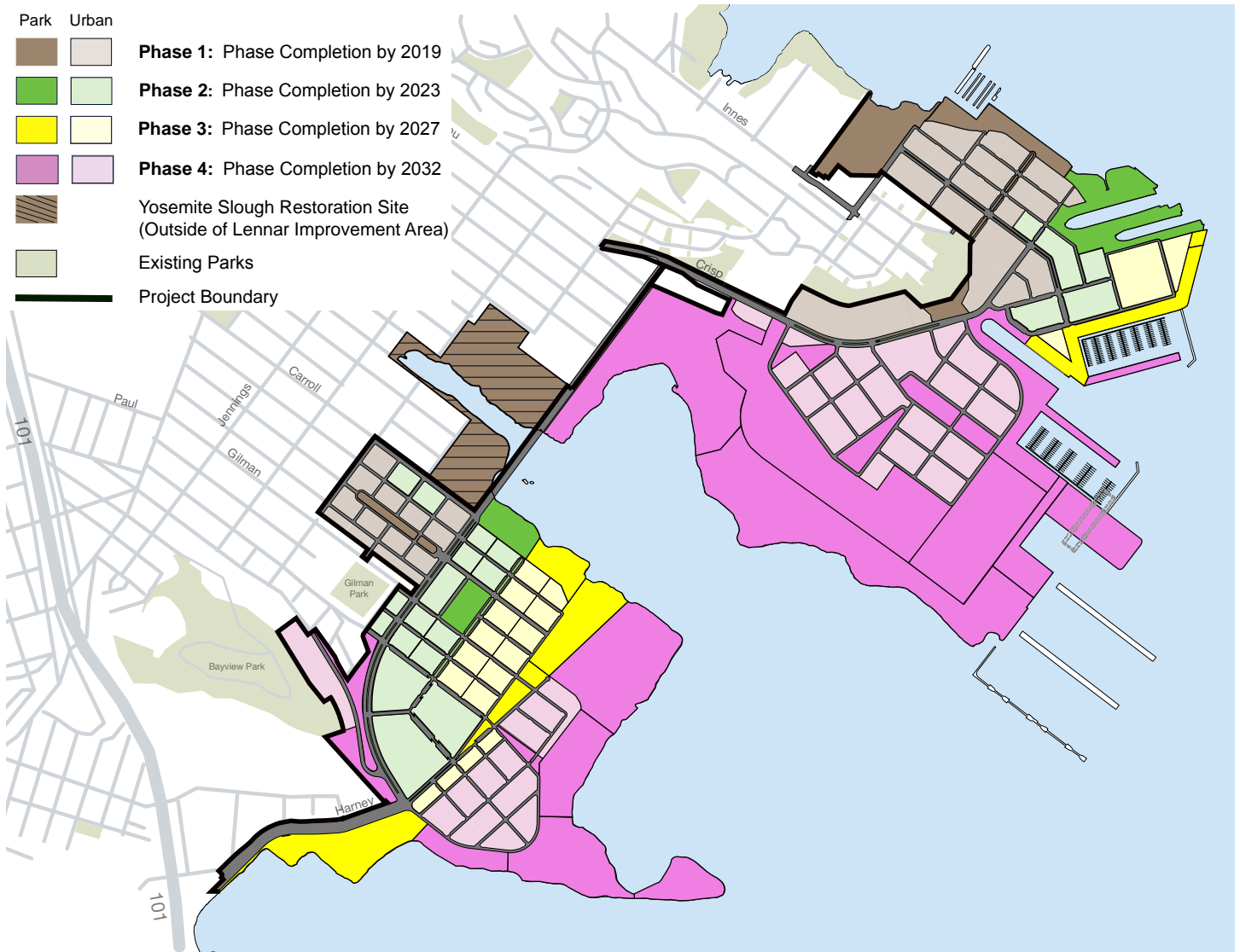
Phasing

It is anticipated that the Project will be constructed over time beginning in 2010 with full build-out by 2029 – an approximately 19-year construction schedule. Phasing of parks and open space will be closely matched with development of housing and commercial uses to create new places that feel “whole”. 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

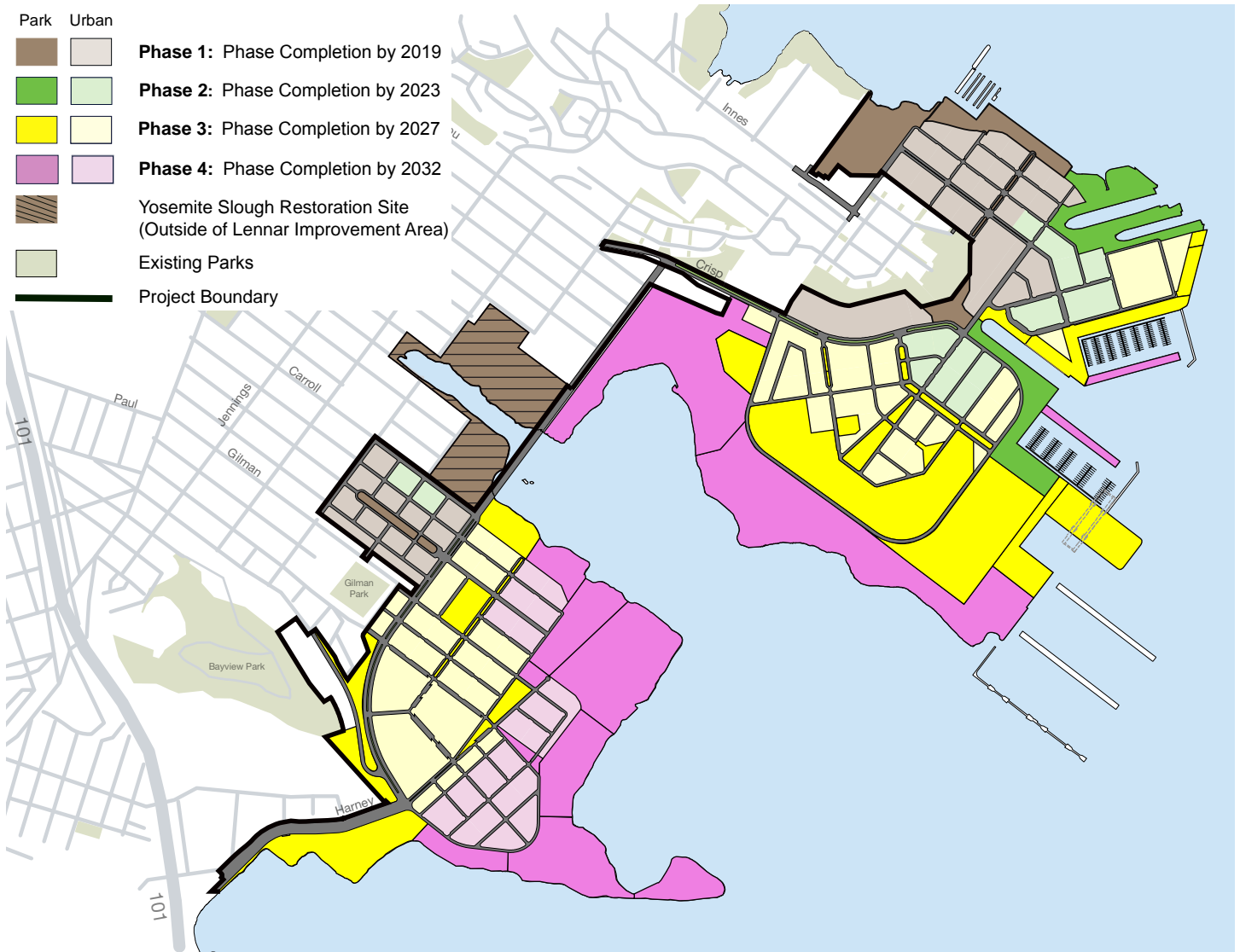


Public Parks & Open Space Schedule - Stadium Option

the project boundary. Where feasible, the project will seek to develop interim bicycle and pedestrian routes through the project site. Additionally, there may be opportunities to 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 that could grow native plants and street trees that could be used on the project or elsewhere in San Francisco.



Public Parks & Open Space Schedule - Non-Stadium 1



Public Parks & Open Space Schedule - Non-Stadium 2

Acknowledgements

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