SUSTAINABILITY

SOILS

The design requires various planting soils. The palms use a specified palm soil mix within planted areas, and a structural soil mix is used within the paved areas.

Other areas planted with groundcover and grasses require a planting soil of approximately 24 inches deep. These softscape areas are at grade and are not raised planters.

PLANTING

The planting palette is made up of California native and drought tolerant plants to promote efficient water use and waterfront habitat. The shoreline edge is vegetated with coastal native planting that includes small and medium sized shrubs. This planting zone is found between the edge of the promenade and the existing rip-rap where iceplant is currently found.

Date Palms and Phoenix dactylifera, are proposed along the promenade to continue and enhance the existing identity of the island. This species is also being proposed throughout Treasure Island in other park areas.

IRRIGATION

The irrigation system includes water efficient measures such as bubblers, subsurface drip irrigation, controllers, flow sensors and rain sensors. In addition, the irrigation system will switch to use recycled water once the service is available on Treasure Island. An adequate mulch layer covers the irrigation lines, thus reducing evaporation.
FIGURE 4.5 CLIPPER COVE PROMENADE VIEW TOWARDS THE WEST

SUB-PHASE APPLICATION 3: SUB-PHASES 1A, 1D, 1F, 1G, 1H, 1I
4.2.2 BUILDING 2 OPEN SPACE

OVERVIEW

The landscape surrounding Building 2 is informed by the grand scale and simple form of the historic hangar structure, as well as the building’s program. Located at the heart of the Island Center District, Building 2’s open space will provide space for programming within this central district. Each elevation and side of the building has a unique character and a distinct shadow pattern created by the mass of the building. The open space design honors and recognizes the historic significance of the structure and responds to the unique conditions that define each edge.

The West Plaza
Located at the terminus of the Retail Street on the east side of the building and aligned with the historic central axis that extends from Building 1, the west plaza is anchored by a grove of relocated olive trees that remain from the Golden Gate Exposition. The grove at the western entry to the building provides a simple, flexible space to allow for events like festivals, small markets and fairs that will extend down the retail street, and to Marina Plaza and Building 1. The plaza is divided by a large central entry path and surrounded by simple Mediterranean plantings that create a buffer along the front of the building and surrounding streets. Bike share and bicycle parking areas are located on the ends of the plaza areas. The area at the southern edge of the space adjacent to Clipper Cove Avenue may be developed with a small building to provide space for Tidelands Trust compliant uses.

The North Gardens
Directly adjacent to California Avenue the north gardens provide a simple backdrop to the large north elevation of the building. This elevation is characterized by shady mornings and late afternoon sun. The gardens provide a generous buffer between the street and the building.

The South Alley - (Not included in Sub-Phase Scope)
The South Alley has been removed from this Sub-Phase Application and will be designed in conjunction with the adjacent development parcel. The Alley will not be managed by Public Works as a public right of way, but it will remain publicly accessible and allow for vehicular and pedestrian access.

SUB-PHASE UPDATES

Grading
The site grading has been further developed to reconcile the proposed street grades, which are raised to accommodate sea level rise, and the existing building, which will remain at its current, lower elevation. To ensure proper drainage away from the structure, the landscape slopes away from the building for a minimum of 10 feet. The grades then rise up to street elevations by way of gently sloped gardens. To maintain the universal accessibility of the West Plaza, the plaza remains relatively level at the lower grade of the existing building, with the paving surface gently sloped to achieve the proper drainage. The grade difference between the West Plaza and street is retained by a low wall that wraps the olive groves and serves as a curb barrier along the sidewalk. At the northern façade, a new stairway connects the sidewalk grades down to the building entry.

Existing Olive Tree Grove
Existing olive trees originally planted during the Golden Gate International Exhibition will be boxed and transplanted into the Building 2 West Plaza. These trees will continue to be a part of the Treasure Island story as a grove of trees framing the west entry to Building 2 and creating a shady space for visitors to enjoy.

Historical Review
The landscape plans were reviewed by Page & Turnbull Architects to ensure the plans aligned with the historically significant landscape requirements. A summary of the historical review can be found in Appendix N. Building 2 was used for the Hall of Transportation during the Golden Gate International Exposition. This significant landscape is defined largely by olive trees and open planting areas. The olive trees at Building 2, along with the open garden plantings, reinforce this Arte Moderne architectural style as the central element which the landscape frames.
1. WEST PLAZA / OLIVE GROVE (RELOCATED EXISTING OLIVE TREES)
2. LOW SEAT WALL
3. ENHANCED ENTRY WALK
4. BICYCLE PARKING
5. BICYCLE SHARE DOCKING
6. SHUTTLE STOP
7. BUS STOP (DROP-OFF ONLY)
8. GARDEN PLANTING
9. MOVABLE TABLES & CHAIRS
10. SOUTH ALLEY
11. NORTH GARDENS
12. NEW STAIRS

*See Building 3 plan (p. 91) for eastern side of Building 2.