1. BUILDING 3 HISTORIC ENTRY
2. TREE ALLEE
3. GARDEN PLANTING
4. DEVELOPMENT PARCEL/FUTURE BUILDING
5. CLIPPER COVE PROMENADE
6. RETAINING WALL
7. NEW STAIRS

FIGURE 4.9 BUILDING 3 EAST SIDE OPEN SPACE ILLUSTRATIVE PLAN

1. BUILDING 3 HISTORIC ENTRY
2. TREE ALLEE
3. GARDEN PLANTING
4. DEVELOPMENT PARCEL/FUTURE BUILDING
5. CLIPPER COVE PROMENADE
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7. NEW STAIRS
SOILS

The soils are pre-blended and designed to reduce the need for future inputs or fertilizers. Refer to the soils plan included with the park design documents for more information regarding soil types and depths.

PLANTING

The Building 3 open space is flanked by groves of ginkgo trees that will provide fall color and shade the seating areas beneath them. Large specimen trees in planted areas soften and shade the plaza. These large trees are central to the character of the open space and will attract visitors to gather nearby during events. A row of trees with large garden plantings line the east side of building 3 to add color and seasonality.

STORMWATER MANAGEMENT

Stormwater runoff from the open space is captured, and sent to the centralized bioretention area located at the Eastside Park Stormwater Treatment Garden (See Section 4.2.5).

IRRIGATION

A new irrigation system is provided throughout the park. The system is designed to use recycled water, and the majority of the system will utilize drip irrigation. The system also utilizes centrally controlled water efficient technology, including soil moisture sensors, and smart controllers to reduce and manage water use.
4.2.4 EASTSIDE COMMON

OVERVIEW

The Eastside Common creates a grand, vehicle-free, and socially active pedestrian and bicycle connection from the Eastern Shoreline Park through the Eastside District to the Island Center and Inter-modal Transit Hub. Eastside Common is approximately one half mile in length. Required 15 foot setbacks and residential gardens flank both sides of the park. As the center of the largely residential Eastside District, the Common serves as a neighborhood park and community space. Bordered by buildings on either side, the Eastside Common provides one of the most protected open spaces on the island, and its orientation provides good solar access with many hours of sun each day. The park’s program was designed based on the adjacent residential needs. The first three of six blocks are included in this Sub-Phase Application.

Similar to the Golden Gate Panhandle Park and Commonwealth Avenue in Boston, the Eastside Common is a grand linear park that is legible at the neighborhood scale, yet fine grained and nuanced as a series of spaces that give character and identity to each block. The Eastside Common is distinguished by an allée of trees arranged in groves that allow for sunny open areas along the length of the park. Together with lawn areas, paving materials and gardens, the allée creates cohesion and continuity while the program and site elements create moments of distinction. Eastside Common shows a sample of the programming possibility in this space. Recognizing that the development of these blocks are subject to change, TICD reserves the right to shuffle the program as needed to accommodate future development.

The Civic Garden
The first block between Avenues D and E is a residential garden and civic space. Beginning at the intersection of California Avenue, a simple open plaza and grove announces the park and allows for open circulation, seating areas and has space for a potential future community kiosk. Flexible lawn space for recreation, an intimate social seating area and garden plantings define this block.

The Swing Room
“Playful Recreation” is the design inspiration for the second block of the Eastside Common. The Swing Room includes playful seat elements with an artful quality attracting adults and children alike. The swinging seat elements are complemented by more intimate seating areas. These dynamic spaces support different sized groups of people, and are set within an allée of trees along a decomposed granite pathway. Garden planting surrounds the seating and creates quiet moments separated from the adjacent pathway.

The Dog Run
Pet and specifically dog ownership is very popular in San Francisco and with an estimated 120,000 dogs residing in the City, providing spaces for responsible dog ownership is an essential part of neighborhood park programming. This is particularly important for the early phases of neighborhood development on the east side of Treasure Island when access to larger open spaces in future phases are not currently available to new residents. The space is divided into two zones, one for exercise and another for socialization. Between the two fenced dog areas sits a small plaza and community table to be enjoyed by those with and without pets. The dog runs are set among the allée of trees and are separated from the adjacent paths by a fence and planting areas.

SUB-PHASE UPDATES

Circulation
The circulation is updated to include a 3 foot horizontal separation between the multi-use path and the pedestrian walkway that runs the length of the north side of the Eastside Common. This separation is largely planted, but it is paved with yellow truncated domes marking dedicated crossings that connect to the central program spaces.