5.2.7 CLIPPER COVE PROMENADE

OVERVIEW

On the south side of Treasure Island, the Clipper Cove Promenade would provide access along the marina waterfront, and create a linear open space oriented toward the water and marina activities. The promenade is part of the Bay Trail and will connect on either end to future continuations of the trail system. The promenade ranges in width from 35 to 40 feet and would include a designated cycle track (a protected lane dedicated for bicycles) and a continuous pedestrian promenade. The surface of the promenade would be paved using different materials to visually differentiate the pedestrian zone from the cycle track. Palm trees and planting have been added in a band between the cycle track and the pedestrian promenade to further mark the separation. The proposed grades take into account sea level rise projections. Clipper Cove has reduced wave runup due to its proximity to Yerba Buena island so the proposed grades are very similar to the existing condition. Sub-surface engineering measures will enhance the seismic stability of the promenade beyond the existing dike.

Along the nearly half mile long promenade are a series of nodes which relate to the city grid. These areas have been identified for bulb outs in the Treasure Island Streetscape Masterplan to make crossing Clipper Cove Avenue more safe. The proposed landscape creates green nodes at these bulb outs using native and adaptive planting species to manage the stormwater locally. This will also help to break up the length of the promenade into four sub-zones. Each zone includes different opportunities for seating and they are all oriented to capture the best views. This plan explores projecting out from the shore only where there are existing projections.

One of the main draws will be the adjacent marina (which anticipates expanding) and the nearby Sailing Center. This promenade plan has been generated working closely with both groups to insure that it functions well as a working waterfront.

A Muni/AC transit bus stop is located at the West end for drop-off only. Public parking is accommodated along the entire length of Clipper Cove Avenue. Additional parking is available in surface lots in the early phases and structured parking as island density increases. Please refer to the Treasure Island Streetscape Masterplan for more detail on the streetscape. On the East End, the Treasure Island Yacht Club may expand towards Clipper Cove so those amenities are being coordinated with the proposed promenade.

WIND: Clipper Cove benefits from a relatively sunny and sheltered microclimate due to its position on the south facing edge of the island and the protection afforded by adjacent buildings (existing and proposed). A series of seating nodes are positioned along the promenade to take advantage of the waterfront location with calm winds and warming sun.

SOLAR ACCESS: The south facing edge of the promenade provides an ideal position relative to solar access with full sun during all hours of the day and throughout the year. No shadows from existing or proposed buildings will project into the plaza area. The Mexican Fan Palms that define Clipper Cove Avenue will provide spatial definition while maximizing solar access and views to the water.
CLIPPER COVE PROMENADE - CIRCULATION

FIGURE 4.61 CLIPPER COVE PROMENADE PEDESTRIAN CIRCULATION DIAGRAM

FIGURE 4.62 CLIPPER COVE PROMENADE BICYCLE CIRCULATION DIAGRAM

FIGURE 4.63 CLIPPER COVE PROMENADE VEHICULAR CIRCULATION DIAGRAM
CLIPPER COVE PROMENADE - MATERIALS

- Colored Asphalt
- Modular Pavers Type 1 / Colored Concrete
- Metal Grate
- Modular Pavers Type 2
- Colored Concrete
- Concrete Pavers

FIGURE 6.64 CLIPPER COVE PROMENADE MATERIALS DIAGRAM
CLIPPER COVE PROMENADE - MATERIALS

CLIPPER COVE PROMENADE MATERIALS AREA ENLARGEMENT
SEATING NODES

The furnishings along Clipper Cove Promenade have been selected to relate to the maritime surroundings. The use of wood and metal mirror the materiality of the adjacent marina. This location is protected from wind so the seating has been designed to be comfortable for lounging and relaxing.
CLIPPER COVE PROMENADE - LIGHTING

LIGHTING

The lighting along Clipper Cove Promenade has been designed to meet Title 24 requirements. The promenade will be evenly illuminated using a standard PUC approved street light with an added pedestrian-scale head facing the promenade. Other accent lighting highlights key features. The goal for the lighting is to provide even distribution so that this amenity can be accessed safely day and night.

4.66 CLIPPER COVE PROMENADE LIGHTING DIAGRAM

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CLIPPER COVE PROMENADE - PLANTING

FIGURE 4.67 CLIPPER COVE PROMENADE PLANTING ZONES DIAGRAM

CLIPPER COVE STORMWATER CATCHMENT AND RETENTION DIAGRAM
CLIPPER COVE PROMENADE - SECTION: AVENUE B1 WEST

FIGURE 4.68  CLIPPER COVE PROMENADE AVENUE B1 WEST SECTION

CLIPPER COVE PROMENADE KEY PLAN
CLIPPER COVE PROMENADE - VIEWS

**Figure 4.70 Clipper Cove Promenade View at End of Avenue C**

**Figure 4.71 Clipper Cove Promenade View at Overlook**

**Clipper Cove Promenade Key Plan**
FIGURE 4.72 CLIPPER COVE PROMENADE VIEW FROM AVENUE C

FIGURE 4.73 CLIPPER COVE PROMENADE VIEW OF END DECK

CLIPPER COVE PROMENADE KEY PLAN

TREASURE ISLAND & YERBA BUENA ISLAND MAJOR PHASE 1 APPLICATION 4 - PARKS AND OPEN SPACE
FIGURE 4.74 CULTURAL PARK CITY THROUGH ALLEE VIEW
**4.2.9 CULTURAL PARK**

**BACKGROUND**

The Cultural Park will be a focal point and civic gathering space for Treasure Island, providing an idyllic setting for the existing Chapel. Later development phases call for a collection of larger, urban-scale buildings, including an adjacent hotel and main residential tower, as well as a potential cultural building to be located on-site.

As part of a network of proximal open spaces, the Cultural Park shares visual and functional connections with Building 1 and Marina Plaza facilities across California Avenue, a proposed ferry terminal and its associated arrival plaza, and a Cityside Waterfront Plaza activating the length of the Cultural Park’s western edge. A coincidence of axial connections—north-south along Cityside Avenue, and east-west from the ferry gangway to future residential tower—locate the Cultural Park’s Chapel as central to the Island’s programmatic heart.

A spectacular view of the San Francisco skyline, spanning from the Golden Gate to the Bay Bridges, is highlighted for Park users. Upon arriving at the Island, the Cultural Park becomes a focal point at the terminus of the approach causeway.

Given the site’s vulnerability to a strong westward wind and southern sun exposure, climatic conditions are a significant driver in the site’s design approach. Likewise, the site’s subtle topography, surrounding streets, and the current conditions of the Chapel present distinct controls for site development.

**DESIGN CONCEPT**

A ‘cultural park’ seeks to reflect the values and desires of its place; protecting the history and heritage unique to its site; providing activities well-suited for its visitors; and offering opportunities for expression of the local neighborhood’s ever-evolving identity. Treasure Island’s Cultural Park will offer flexible open spaces that will stand up to later development.

The Park will be a place of refuge in its urban context, offering quiet relaxation for both sightseers and Island dwellers alike. A formal bosque encircles three of the site’s four sides, while an informal clustering of evergreen trees lines the fourth, to create a sense of enclosure protected against prevailing winds. Filling the Park’s central area is a flexible, open lawn—this feature offers spaces for active or passive recreation and small or large events. Set as a plinth within this lawn is a raised deck, which enfolds the historical Chapel and provides access to the structure’s existing entrances. Broad, planted terraces step down from California Avenue to the open lawn.

Site furnishings include loose tables and chairs scattered on the deck, seating areas with fixed benches along the Waterfront Promenade and public way, bicycle racks, and waste and recycling receptacles placed intermittently throughout the park. Pedestrian-scale poles provide lighting throughout the bosque; adjustable light poles and tree uplights deliver lighting to the deck and lawn areas.

**PROGRAM AND ACTIVITIES**

This community park has great potential for any number of events and activities, though it is not heavily programmed with fixed elements. This approach allows the Park to have the potential to continue its role as a community gathering place. Given the scale and openness of the central lawn and bosque areas, the Park can accommodate small or large events, performances, festivals, fitness events, or other local programs.

**ACCESS AND CIRCULATION**

The site’s design accommodates a range of circulation patterns at its edges—visitors may pass through or encounter the Park in myriad ways. Bordering on all sites by multi-modal circulation systems, the Cultural Park is within a five-to ten-minute walk to the Island’s transit hub and primary commercial areas.

A pedestrian walk, which accommodates emergency vehicles, provides a terminus for the Island’s extensive Shared Public Way along the Park’s eastern edge. California Avenue runs along the south, offering a tour bus stop, accessible parking, and kiss-and-ride loading adjacent to the Park. A cycle track running parallel to California Avenue connects cyclists to the Eastside Commons. To the west, pedestrians and bicyclists using the Cityside Waterfront Park can find refuge in the Cultural Park’s bosque edge. The Park also interfaces with Fourth Street, which accommodates a vehicular turnaround and pedestrian connections to the waterfront.

Circulation within the Park is intentionally open and flexible. Visitors with disabilities are welcomed to the park by inclined slopes leading to the Chapel, raised deck, and recessed lawn.

**STORMWATER**

Porous surfaces—including decomposed granite, concrete unit pavers, and turf—cover the majority of the site, causing little to no impact to its broader watershed of “Site B.”

**WIND:** The Bosque of trees surrounding the Chapel and lawn at the center of the park is designed to deflect and mitigate wind and create a well-protected space for events, gatherings, and passive recreation. The deck area surrounding the Chapel will provide opportunities for gathering and events in relatively wind-protected pockets on the east side of the building.

**SOLAR ACCESS:** The Bosque opens along the south edge of the park to allow ample solar access to the central lawn and deck surrounding the Chapel. Adjacent buildings will shade portions of the park in the early morning hours, but otherwise full solar access is maintained throughout the day and year.
CULTURAL PARK

1. EXISTING CHAPEL
2. CHAPEL TERRACE
3. LAWN
4. PERIMETER WALL
5. PUBLIC WAY WITH SEATING BAYS
6. RAMPED ACCESS TO CHAPEL
7. TERRACED PLANTING
8. SEATING BAYS ALONG WATERFRONT PROMENADE
9. SERVICING AND UTILITIES

FIGURE 4.75 CULTURAL PARK ILLUSTRATIVE PLAN
CULTURAL PARK - MATERIALS

FIGURE 4.77 CULTURAL PARK MATERIALS DIAGRAM

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CULTURAL PARK - FURNISHINGS AND LIGHTING

- Cultural Park Bench
- Steel tube detectable warning at change in elevation of deck
- Loose Tables and Chairs
- 16' Tall Pedestrian Pole Light Fixture
- Trash + Recycling Receptacles
- Adjustable Pole Light Fixture
- Bicycle Rack
- LED Uplights at Transplanted Trees in Deck and Turf
- Bollard

FIGURE 4.78 CULTURAL PARK FURNISHINGS AND LIGHTING DIAGRAM
CULTURAL PARK - PLANTING

FIGURE 4.79 CULTURAL PARK PLANTING DIAGRAM

- Bosque Trees
- Low Planting
- Central Lawn
- Large Transplant Trees
- Street Trees
CULTURAL PARK - AERIAL BIRD’S EYE FROM WEST

FIGURE 4.83 CULTURAL PARK BIRD’S EYE VIEW FROM WEST
CULTURAL PARK - CHAPEL ENTRY

FIGURE 4.84 CULTURAL PARK CHAPEL ENTRY VIEW
FIGURE 4.85 CITYSIDE WATERFRONT PARK THE BOWL VIEW

‘MAGIC CARPET’ FLOWER DISPLAY, TREASURE ISLAND, 1939

GOLDEN GATE INTERNATIONAL EXPO MAP, 1939