4.2.10 CITYSIDE WATERFRONT PARK

The Cityside Waterfront Park takes its cue from several of the Bay Area's most cherished waterfronts. Crissy Field in the Presidio National Park was also a former military base reimagined as a place that brings history, culture, ecology, and recreation together with the clarity and restraint that befits such an incredible setting. Legible at the urban scale but distinguished along its length by a variety of activities, the park is conceived as one landscape with many experiences. Envisioned as an open and gracious space with intimate moments of respite, the design is informed by rustic and urban qualities. Rustic in the sense that the character of the landscape is defined by its scale, its wind swept rugged shore and the goal of creating an landscape that is ecologically appropriate and sustainable. Urban in the sense that it is part of the City and needs to provide for a wide range of cultural, social and community activities and events and should reflect a contemporary vision of urban life.

A series of signature windrows extend from the waterfront promenade to the northeast through the Cityside neighborhood to the Urban Farm and parklands beyond. Oriented to deflect and reduce the prevailing northwesterly winds, the double rows of Blue Gum trees are both utilitarian and formal, structuring space, framing views and defining a series of large rooms, each of which has a specific program and identity. A row of palms flanks Cityside Avenue at the back edge of the park, recalling the historic Avenue of the Palms, while the waterside edge is defined by a generous promenade that undulates gently along the shore, providing a variety of experiences and subtle shifts of view as one moves along the waterfront. Small overlook areas with a variety of seating types are set within the coastal strand between the promenade and shore.

A hotel site marks the threshold between the Waterfront Plaza and the southern end of the Park. An interim design for the hotel site is included as part of this Major Phase application and provides for the relocation of the existing Pavilion by the Bay, which is currently located at the end of 4th street and is managed by a 3rd party vendor under a lease with the Treasure Island Development Authority. The interim location for the Pavilion adjacent to the Waterfront Plaza and the Chapel in the Cultural Park will support the social functions and events currently hosted by these amenities. The design team and TICD will continue to work with TIDA and Pavilion management on the relocation proposal. It is anticipated that this part of the park will be redesigned and modified concurrently with the hotel development, and it is possible that the hospitality functions of the Pavilion could be accommodated within the future hotel.

The first windrow space is envisioned as a flexible event plaza with a simple, open paved area and a double row of trees. The plaza will be designed to support small to medium sized events and will include site furnishings, lighting and seating areas along with power and water for events. Moving north, The Bowl is distinguished by a large open lawn with native coastal scrub plantings along its back edge. The scale and simplicity of the space will allow for a wide range of activities including light recreation, on-leash dog walking, picnicking, and larger community events and gatherings. A paved area situated along the promenade will provide a space for temporary stages, movie nights, etc. The second windrow plaza at the terminus of 6th street is programed as a BBQ and large group picnic area. Set in the lee of the windrow trees and adjacent to the lawn, the picnic plaza will include groups of picnic tables, BBQ facilities and seating areas with wonderful waterfront views.

WIND: Special attention has been given to the design of the Cityside Park to provide a series of wind sheltered and sunny spaces associated with large windrows and plaza spaces. The windrows are oriented to mitigate and deflect predominant northwest–westerly winds and break the wind that would otherwise move along the face of the buildings located on the west edge of the island. The BBQ plaza situated at the windrow at the terminus of 6th Street includes a series of wind screens to provide wind protection at the pedestrian scale and a modest landform will provide a generous wind protected and south facing slope.

SOLAR ACCESS: The windrow trees are positioned on a north-south axis to minimize shading of park areas and small groves of 2-5 trees are located within the larger open spaces to define space while maintaining open views and solar access.

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CONTEXT

Situated on the Western edge of Treasure Island with dramatic views of the Bay Bridge, downtown San Francisco and the Golden Gate, the Cityside Park is envisioned as an iconic destination that will draw visitors and residents alike to walk, run, ride and linger along this spectacular waterfront. Beginning with the creation of island and the Golden Gate International Exposition, the western shore of the island was envisioned as a place of arrival and drama with the original ferry terminal and the ‘Magic Carpet’ gardens flanking the ‘Portal of the Pacific’ gateway and opening to the Tower of the Sun. With the onset of WWII and the transition from pageant to Naval Station the waterfront remained largely open and utilitarian. Today, the waterfront is defined by its rocky shore, a large lawn area, the Avenue of the Palms, parking areas, residential areas and unoccupied Navy buildings.

When complete, the Cityside Waterfront Park will be a 24 acre open space, 300-feet wide from the shore to Cityside Avenue and around three quarters of a mile in length. A concept design was developed for the entire park to inform the programming and design of the areas within the 1st Major Phase, which includes the two southern-most blocks and will mark the return and reinvention of the waterfront as a truly magical public space.

DESIGN CONCEPT AND PROGRAM

The Cityside Waterfront Park takes its cue from several of the Bay Area's
CITYSIDE WATERFRONT PARK

FIGURE 4.86 CITYSIDE WATERFRONT PARK ILLUSTRATIVE PLAN
ACCESS AND CIRCULATION
Primary circulation is provided by a 30-35 foot promenade along the waterfront. Approximately two thirds of the promenade will be paved with colored asphalt concrete to allow for universal access, and the remaining third closest to the shore will be stabilized crushed stone paving. The design team will work with Public Works and the Mayor’s Office of Disability during the design development phase to address the detailed design of the promenade and to ensure safety for pedestrians and bicyclists. A two-way Class 1 cycle path is provided along the Cityside Avenue at the back of the park to accommodate faster cyclists and is complemented by an adjacent 8-foot pedestrian path. The cycle path transitions from the back of the park to the waterfront and connects with the Waterfront Plaza on a diagonal route between 4th and 5th streets. The windrow plazas provide generous pedestrian connections between crossings to the Cityside neighborhood and the waterfront and a series of secondary paths provide smooth transitions between the primary circulation routes. Public on-street parking is provided along the east edge of Cityside Avenue. All of the paths and amenities within the park are universally accessible. An interim path between the BBQ plaza and the existing waterfront path will provide continuous access along the waterfront.
CITYSIDE WATERFRONT PARK - HOTEL AND PLAZAS

1. EVENT PLAZA
2. WINDROW TREES
3. STORMWATER PLANTING
4. 2-WAY CYCLE PATH
5. HOTEL
6. HOTEL PLAZA
7. 25’ PROMENADE
8. OVERLOOK
9. TERRACE

*OPEN SPACES WITHIN THE HOTEL SITE AND ADJACENT PARK AREAS SHALL BE FINALIZED WITH THE HOTEL DESIGN

FIGURE 4.88 CITYSIDE WATERFRONT PARK HOTEL + PLAZA ILLUSTRATIVE PLAN
CITIESIDE WATERFRONT PARK - THE BOWL

1. EVENT/REC LAWN
2. 25' PROMENADE
3. 2-WAY CYCLE PATH
4. BAY TERRACE
5. BBQ PLAZA
6. OVERLOOK/VIEW POINT
7. STAGE PLAZA
8. WINDROW TREES
9. EVENT PLAZA

FIGURE 4.89 CITIESIDE WATERFRONT THE BOWL ILLUSTRATIVE PLAN
CITYSIDE WATERFRONT PARK - THE BOWL

FIGURE 4.90 CITYSIDE WATERFRONT THE BOWL SECTION
CITYSIDE WATERFRONT PARK - MATERIALS

STABILIZED CRUSHED STONE PAVING
COLORED ASPHALT
WOOD DECKING OR CONCRETE PAVING
RIP RAP PROVIDED AS PART OF MARINE IMPROVEMENTS
CONCRETE PAVING W/ PLANTED AREAS
UNIT PAVERS OR CONCRETE PAVING

FIGURE 4.91 CITYSIDE WATERFRONT MATERIALS DIAGRAM
CITYSIDE WATERFRONT PARK - PLANTING

STORMWATER MANAGEMENT
Stormwater Treatment areas are integrated within the park to treat storm water runoff from the adjacent Cityside development blocks and streets. Lift stations will lift the required treatment flows to the park elevation from the storm drain system. The treatment flows will then be distributed to a large bioretention area integrated with the lawn design at The Bowl. Water will pool to a depth 4-6-inches for 24-48 hours and will filter through the soil profile and a sub-drainage system before returning to the storm drain system and discharging to the Bay. Smaller bioretention areas with native riparian vegetation are also included in the space between the hotel site and the event plaza to treat runoff from paved areas and the future hotel site.
FIGURE 4.93 CITYSIDE WATERFRONT FURNISHINGS DIAGRAM
CITYSIDE WATERFRONT PARK - LIGHTING

FIGURE 4.94 CITYSIDE WATERFRONT LIGHTING DIAGRAM

EVENT POWER

BOLLARD LIGHTS 30' OC

30' MAST LIGHT

12'-14' PEDESTRIAN POLE LIGHTS

STREET LIGHTS PROVIDED AS PART OF STREET IMPROVEMENTS