4.2.11 EASTSIDE COMMONS

CONCEPT

The Eastside Commons create a grand, vehicle-free, and socially active pedestrian and bicycle connection from the Eastern Shoreline Park through the Eastside neighborhood to the Island Center and Intermodal Transit Hub. The Commons are approximately one half mile in length. The width and length of the blocks varies from 60-feet wide and 350-feet long on the first two blocks and 80-feet wide and 200-feet long on the remaining blocks. There are 15-foot building setbacks and residential gardens on both sides of the Commons. As the center of the largely residential Eastside District, the Commons serve as a neighborhood park and community space. Flanked by buildings on either side, the Commons will provide one of the most protected open spaces on the island and its orientation from north to south will provide good solar access with many hours of sun each day. The design of adjacent residential buildings which will front on to the Commons are among the key opportunities and constraints that inform the design. The first three of six blocks are included in Major Phase 1.

DESIGN CONCEPT AND PROGRAM

Similar to the Golden Gate Panhandle Park and Commonwealth Avenue in Boston, the Commons 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 Commons are distinguished by an allée of Chinese Elms arranged in groves that allow for sunny open areas along the length of the park. Together with lawn areas, paverings and gardens, the allée creates cohesion and continuity.

The Civic Garden

The first block between Avenues D and E is a residential garden and civic space. Beginning at the intersection with California, a simple open plaza and grove announces the Park and allows for open circulation, seating areas and a community kiosk. East of the grove garden area with social seating areas oriented both inward and outward forms a transition to a series of open lawn areas culminating in another garden space at the end of the block.

The Swing Room

“Playful Recreation” is the design inspiration for the second block of the Commons. The Swing Room includes a series of sculptural swings that resemble tire swings but have an artful quality that will define the space and attract adults and children alike. The swings are set within the elm allée and include lighting to create a lantern-like quality that is both elegant and playful. At the center of the block, a naturalistic grouping of large boulders provides an organic complement to the swing space and includes small climbing areas for children. A small plaza and community meeting space with tables and benches is located adjacent to the central boulder feature. The edge of the space is defined by a series of planting and seating areas that separate the room from the adjacent paths and provide opportunities for people watching and social life. The space between the planting areas and under the swings is surfaced with an engineered mulch material that meets the requirements for fall zones in children’s play areas.

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 the neighborhood park programming. This is particularly important for the early phases of neighborhood development on the Eastside of Treasure Island when access to larger open spaces in future phases aren’t available to new residents. With that in mind the third block is programmed as a dog park that takes advantage of the wider 80-foot section on this block. The space is divided into two zones, one for larger dogs and another for smaller pets. The dog runs are divided by small plaza space and a small entry gateway marks the entry to the dog areas at each end of the commons. The gateway elements will provide the added function of community information kiosks and lighting. The dog runs will be set among the elm allée and will be separated from the adjacent paths by a fence and planting areas.

ACCESS AND CIRCULATION

Primary circulation is provided on both sides of the Commons adjacent to the setback zone to provide for building access and circulation from northeast to southwest. A wider 16-foot path is provided on the northern and most sunny edge and an 8-foot path is provided along the south edge. Small plazas and secondary paths provide circulation between each side and access to the amenities and seating areas located throughout the park. The Commons is an essentially flat park with grades that will be flush with adjacent streets and residential parcels. A raised traffic table calms traffic and prioritizes pedestrian circulation at each crossing. 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 primary paths and to ensure safety for pedestrians and bicyclists. All of the paths and amenities within the park are universally accessible.
STORM WATER MANAGEMENT

Space limitations exclude water treatment from the Commons program. Runoff from the limited impervious areas within the park are treated with flows from the adjacent streets and development parcels in centralized bioretention areas that are proposed in the open space along the edge of the Sports Park. Interim treatment areas will be provided as part of the storm water control plan submitted as part of the Sub Phase Application process.

WIND: Final design of adjacent buildings will be a determining factor in the level of wind comfort within the Eastside Commons. Wind studies completed as part of the E.I.R. indicate that the spaces between intersections will be well protected from predominant winds. The addition of groves of trees with open areas between them will help to mitigate wind and lower scale plantings within the space will provide additional protection at the ground level.

SOLAR ACCESS: The north-south alignment of the Commons provides excellent solar exposure for a linear park condition with morning shade, pockets of shade into the early afternoon and predominantly sunny conditions in the afternoon. Trees have been located to ensure open sunny spaces while providing scale relative to adjacent buildings.
EASTSIDE COMMONS

- EASTSIDE TERRACE
- COMMUNITY COURT
- PLAY
- DOG RUN
- SWING SPACE
- ENTRY PLAZA + GARDENS

FIGURE 4.96 EASTSIDE COMMONS ILLUSTRATIVE PLAN
1. ENTRY PLAZA
2. PLAZA SEATING
3. GARDEN BOOTH/SEATING
4. LAWN
5. EDGE PLANTING
6. 16' PATH - MIXED PED/BIKE
7. 8' PATH - PEDESTRIAN ONLY
8. ELM ALLEE/GROVE
1. SWINGS
2. SCULPTURAL PLAY
3. EDGE PLANTING
4. 16’ PATH - MIXED PED/BIKE
5. 8’ PATH - PEDESTRIAN ONLY
6. CENTRAL PLAZA
7. SEATING LOUNGE

FIGURE 4.98 EASTSIDE COMMONS SWING SPACE ILLUSTRATIVE PLAN
EASTSIDE COMMONS - DOG RUN

1. LARGE DOG RUN
2. DOG LOVER’S PLAZA
3. SMALL DOG RUN
4. 16’ PATH - MIXED PED/BIKE
5. 8’ PATH - PEDESTRIAN ONLY
6. ENTRY/GATEWAY
7. EDGE GARDEN
8. FENCE
EASTSIDE COMMONS - MATERIALS

FIGURE 4.101 EASTSIDE COMMONS MATERIALS DIAGRAM

- 0' 20' 40' 80'
- N

MAJOR PHASE 1 EASTSIDE COMMONS PARK BOUNDARY

- PEAS GRAVEL
- STABILIZED CRUSHED STONE PAVING
- MULCH PLAY SURFACE
- CONCRETE PAVING
- UNIT PAVERS OR CONCRETE PAVING

TREASURE ISLAND & YERBA BUENA ISLAND MAJOR PHASE 1 APPLICATION

4 - PARKS AND OPEN SPACE
EASTSIDE COMMONS - PLANTING

FIGURE 4.102 EASTSIDE COMMONS PLANTING DIAGRAM
EASTSIDE COMMONS - FURNISHINGS

FIGURE 4.103 EASTSIDE COMMONS FURNISHINGS DIAGRAM

TRASH And RECYCLING

DRINKING FOUNTAIN

DOG DRINKING FOUNTAIN

GARDEN BOOTHs

MAJOR PHASE I PARK BOUNDARY

DOG RUN BENCH

PICNIC TABLES

EASTSIDE COMMONS BENCH
EASTSIDE COMMONS - LIGHTING

FIGURE 4.104 EASTSIDE COMMONS LIGHTING DIAGRAM
1. FARM AREA
2. DEMONSTRATION GARDEN
3. WINDROW PLANTING
4. MAINTENANCE YARD
5. WINDROW PATHWAYS
6. PUBLIC PARKING
7. PICNIC AREA
8. COMMUNITY GARDEN PLOTS (FINAL SIZE TO BE DETERMINED)
4.2.12 URBAN AGRICULTURAL PARK

CONTEXT

Over the past several decades metropolitan development has expanded outward from urban centers, agriculture has been displaced, and the distance between farm and market has increased substantially. Small farmers have a difficult time finding affordable land, especially near metropolitan areas, they struggle to survive in an environment of competitive markets, depressed prices, rising input and transportation costs. Consequently, the connection between land and people, food production and community has diminished. Among many innovative responses to these issues, is the concept of an Urban Agricultural Park. While relatively new to the Bay Area, the idea draws from existing models here and abroad and builds on the work of SAGE, Sustainable Agriculture Education, a Berkeley based non-profit organization.

DESIGN CONCEPT AND PROGRAM

Located at the center of Treasure Island, in a relatively wind sheltered area with good solar access, the approximately 20 acre Urban Farm will include an innovative mix of agricultural, educational, and community programs. As a key part of the sustainability program the park will provide critical space for local food production, community allotment gardens, and recycling and composting of green waste. Major Phase 1 includes 6.7 acres of the Urban Agriculture Park including the approximately 1-acre Maintenance Yard.

The Park will be managed by TIDA with agricultural production managed by farmers and/or non-profit organizations. Production will include fresh produce or nursery stock for project planting and ongoing maintenance and habitat management activities. Agricultural production may include raised beds, fields, orchards, nursery and greenhouse production. Importantly, the park will include areas for public access and enjoyment and will include community garden plots for Treasure Island and YBI residents. Agricultural production and activities will be managed to ensure compatibility with adjacent residential and open space areas.

As a relatively, utilitarian landscape, the park is structured by the extension of the windrows form the Cityside Neighborhood to mitigate prevailing winds. Each wind row will include a publicly accessible path and a sequence of walking paths, between growing fields that will allow visitors to appreciate the agricultural landscape. Areas for interpretation and demonstration, gathering and picnic areas will be included within the park. Environmental or horticultural art may also be incorporated. The improvements included as part of this Major Phase Application include, grading and site preparation, vehicular, pedestrian and bicycle access, provision of recycled irrigation water, storm drain systems and the maintenance yard. The detailed program, design, and operation of the park will be based on coordination with 3rd party operators and TIDA as part of the Sub-Phase design review process.

MAINTENANCE YARD AND FACILITIES

A one acre maintenance yard with operations and maintenance facilities for island-wide parks and open space shall be located at the south end of the Agricultural Park and will include basic site improvements including utility service, space for an operations and maintenance office, shop and storage facilities, and recycling and composting facilities. TICD will continue to coordinate with TIDA to define the open space operations and maintenance requirements and facility needs, including size and layout of the maintenance yard. The construction of the maintenance yard and facilities will be linked with parks and open space maintenance demand and will be coordinated with TIDA and applicable City Departments. It is anticipated that the facilities will be completed following Major Phase 1 as park maintenance demand increases.
1. CLASS 1 CYCLE PATH
2. PEDESTRIAN PATH
3. SECONDARY PATHS
4. STORMWATER GARDENS

FIGURE 4.106 EASTSIDE PARK ILLUSTRATIVE PLAN

STORMWATER GARDENS

TREASURE ISLAND & YERBA BUENA ISLAND MAJOR PHASE 1 APPLICATION
4.2.13 EASTSIDE PARK

CONTEXT

The Eastside Park-1 is an approximately 1.3 acre park area located adjacent to the Sports Park proposed as part of Major Phase 4. It has been included as part of Major Phase 1 to provide storm water treatment functions for the development blocks and streets within the adjacent Eastside Neighborhood.

DESIGN CONCEPT AND PROGRAM

As noted above, the primary program for this open space is storm water treatment. The majority of the area will be designed as a Bioretention Area, consistent with SFPUC storm water design guidelines. Treatment flows from the adjacent impervious areas will be directed to the treatment area via the storm drain system and lifted to an outlet within the treatment area. The bioretention area will include a series of water retention cells and native plantings with paths. The plantings will include a variety of native riparian species selected for treatment value, habitat creation, aesthetic quality, and low maintenance requirements.

ACCESS AND CIRCULATION

A Class 1- separated cycle path and pedestrian path will be provided on the south edge of the open space adjacent to 4th Street as part of the Streetscape. In addition, a pedestrian path will be provided on the north edge of the open space to allow for circulation along the edge of the future Sports Park. Secondary paths will be provided to allow for pedestrian circulation between these edges at key points.

PHASING

Although, the Eastside Park -1 is included as part of Major Phase 1, it is possible that the storm water treatment requirements for the Eastside Neighborhood may be accommodated elsewhere on an interim basis. Detailed design and engineering of the storm water treatment systems will be developed as part of the Sub-Phase design process and coordinated with the Storm Water Control Plan required for each Sub-Phase.

WIND

Eastside Park is situated at the east edge of the recreation park and is well protected from winds.

SOLAR ACCESS

Adjacent to Treasure Island’s sports fields, Eastside Park opens to light-filled fields. Southerly street trees from 4th Street’s Windrow as well as westerly street trees from Avenue F cast some dappled shade within the immediate stormwater areas of the park.
FIGURE 4.107 YBI HILLTOP PARK CYPRESS GROVE / NORTH SUMMIT VIEW
DESIGN CONCEPT

This site is a cultural + ecological arboretum. It tells an evolutionary story with layers of time embedded (stairs, foundation, ruins) as the site flora transitions from a historic ecology to a more cultural landscape. Both hilltops act as foci of two distinct experiences within the arboretum, the south retaining and revealing the site’s ecological history, while the more northern hilltop cultivates an attention to the island’s cultural history through remnants and a focus on the built landscape.

The design of the park provides views as stipulated in the Trust Exchange Agreement and Tidelands Trust View Cones where sight lines from the two hilltops are not obstructed.

ACCESS AND CIRCULATION

Site access is based on two circuits. Yerba Buena Drive is primarily for vehicular access. This loop road brings visitors to the site at a drop off area located at the saddle between the two hilltops. The other is for pedestrian access as well as egress for future development. A spine connects the saddle and two hilltops. Additional pathways or “goat paths” from the spine take visitors up and down the hilltops.

ACTIVITIES AND PROGRAMS

At the saddle, a bosque of Monterey pines leads to an open landscape terrace looking north over the bay. Adjacent to the terrace is a hillock, slightly raised in the center with pathways curving around its edge, and stairs that take visitors up to the north Hilltop overlook. This space is built over the existing water reservoir tank and shaded by a grove of cypress trees. At the northern edge of the overlook, crenelated seating offers respite from the elements and views of the bay. On the southern edge, panoramic view can be enjoyed from within the cypress grove. A pathway continues further west, taking visitors down to more intimate overlooks nestled in coastal scrub.

A line of oak trees connects these northern and southern hilltops. Adjacent to the spine, there is an enclosed dog park. Project mitigation measures require that off-leash dogs are prohibited on Yerba Buena Island outside of designated, enclosed off-leash dog parks.

Passing a dog park to the south, it leads to a picnic and gathering area. Beyond the picnic area, an existing water tower is transformed into a semicircle of terraced seating facing south towards San Francisco. A small overlook area faces north with views tracking directly above the Bay Bridge to Oakland and the East Bay.

Gently sloped goat paths travel downhill from these areas to the north and south, with switchbacks along the contour lines, mimicking how goats once created their pathway up and down the hillsides on this island that was once named Goat Island.

WIND: Terraced seating along the western and southern edge of the North Hilltop provides views of the bay and allows users to experience the movement and warmth of the sun from sunrise to sunset.

The crenelated seating offers respite from northwesterly winds. The cypress grove is a “room” at the southern end that offers partial shade and frames views. The eastern edges of the park and the Hillock at the center of the park provide a mix of wind protection and to accommodate a range of activities.

The southern Hilltop is defined by existing trees and paths which lead to a circular terraced seating area that frames the spectacular view of the Bay Bridge and offers respite from wind throughout the day and from sun during the late afternoon. Trees on the windward west edge of the park will be maintained and will mitigate wind exposure along that edge of the park.

SOLAR ACCESS: The Hilltop Park is designed to provide a combination of sunny open areas coupled with lightly shaded groves that provide a spatial definition for the park and mitigate winds.
YBI HILLTOP PARK - ILLUSTRATIVE PLAN

SADDLE

1. PINETUM
2. SPINE
3. GLADE
4. HILLOCK
5. DOG PARK

NORTH HILLTOP

6. CYPRESS GROVE
7. EASTERN OVERLOOK
8. PATHWAYS
9. WESTERN OVERLOOK WITH TERRACE SEATING

SOUTH HILLTOP

10. PICNIC / GATHERING
11. EASTERN OVERLOOK
12. WESTERN OVERLOOK
13. PATHWAYS / GOAT PATH

EXISTING SITE ELEMENTS

14. CONCRETE STAIRS
15. OAK TREE
16. ROCK WALL

FIGURE 4.108 YBI HILLTOP PARK ILLUSTRATIVE PLAN
YBI HILTOP PARK - CIRCULATION

1. PEDESTRIAN
2. VEHICULAR
3. BIKE

FIGURE 4.109 YBI HILTOP PARK CIRCULATION DIAGRAM
YBI HILLTOP PARK - MATERIALS AND FURNISHINGS

NORTH HILLTOP

CONCRETE PAVERS

CORE GRAVEL

OUTDOOR CHAIR

SADDLE / BOSQUE

DECOMPOSED GRANITE WITH BINDER

BIKE RACKS

SOUTH HILLTOP

CONCRETE PAVERS

CONCRETE PAVERS

PICNIC TABLES

FIGURE 4.110 YBI HILLTOP PARK MATERIALS AND FURNISHINGS
FIGURE 4.111 YBI HILLTOP PARK PLANTING DIAGRAM
Tidelands Trust View Cones Plan, Points A, B1, B2 shown in blue. Additional views are shown in gray.


Tidelands Trust View Cones Sections


**Figure Y4.i: Tidelands Trust View Cone Sections**
YBI HILLTOP PARK - HILLTOP CROSS SECTIONS

FIGURE 4.112 YBI HILLTOP PARK TIDELANDS TRUST VIEW CONE: SECTION A

FIGURE 4.113 YBI HILLTOP PARK TIDELANDS TRUST VIEW CONE: SECTION B

FIGURE 4.114 YBI HILLTOP PARK SECTION C
YBI HILLTOP PARK - PATHWAY TOWARDS NORTH HILLTOP

FIGURE 4.117 YBI HILLTOP PARK PATHWAY TOWARDS NORTH HILLTOP VIEW

YBI HILLTOP PARK - PATHWAY / GOAT PATH

FIGURE 4.118 YBI HILLTOP PARK PATHWAY / GOAT PATH VIEW
1. CLIPPER COVE BEACH
2. BEACH ACCESS (6’ PATH UNIVERSAL ACCESS)
3. PUBLIC PARKING (11 SP.)
4. HISTORIC BLDG. 10
5. PUBLIC RESTROOM BY OTHERS
6. PICNIC LAWN
7. TIMBER BEACH ACCESS STAIR AND SMALL BOAT RAMP/LIFT
8. POTENTIAL SECONDARY STAIR
9. BLUFF PATH AND OVERLOOK WITH SEATING AND INTERPRETIVE SIGNAGE

FIGURE 4.119 YBI BEACH PARK ILLUSTRATIVE PLAN
The Clipper Cove Beach Park is situated on a relatively flat bluff above Clipper Cove beach on the northeast side of Yerba Buena Island. Consistent with the Design for Development document, Historic Building 10 is currently being relocated as part of the S.F. County Transportation Authority I-80 Interchange Improvement Project. The building will be owned and managed by the Treasure Island Development Authority and uses may include community events, special event rentals, water access services or rentals, and non-profit functions. Taking advantage of the existing topography, a bowl shaped lawn (also being constructed by the SFCTA) will provide an open and generally flat area for picnicking and passive recreation. Several existing palm and coast live oak trees provide scale and define the park edges.

**DESIGN CONCEPT AND PROGRAM**

Clipper Cove Beach Park will provide a unique public open space amenity along with access to the water and the delightful beach that rings the western edge of Clipper Cove. In addition to the relocation of Building 10 and the park improvements being completed by the SFCTA, this Major Phase application includes additional site furnishings and picnic areas, provision of an accessible route from the Causeway to the Beach level, and a new public access stair and boat slide. A restroom will be provided (by others) adjacent to the parking lot at Building 10.

**ACCESS AND CIRCULATION**

Universal access is provided to both levels of the two story Building 10 from a parking area including 11 parking spaces (1 ADA space) that will be accessed from Treasure Island Road. Access to Clipper Cove Beach will be provided on a gentle universally accessible path from Treasure Island via the Causeway. A new timber beach access stair combined with a canoe/kayak ramp and lift will provide access from the Park to the Beach. In addition, a secondary stair with landings and railings and children’s slide may be incorporated into the 40-foot slope, providing additional access and a playful amenity to the Park. Further analysis and coordination with resource agencies is required during the design development phase to ensure the feasibility of the secondary stair and children’s slide.

**STORMWATER MANAGEMENT**

The bowl shaped lawn at the center of the Beach Park will be designed as an a detention basin and bioretention area to treat stormwater runoff from the development parcel located on the West Side of the island and Macalla Road. Treatment flows will be directed to the area via storm drain pipes and discharged at a small forebay located at the outlet. Treated flows will then be returned to Treasure Island Road and directed to an outlet on the