

MEMORANDUM

February 9, 2017

TO: MEMBERS, PORT COMMISSION
Hon. Willie Adams, President
Hon. Kimberly Brandon, Vice President
Hon. Leslie Katz
Hon. Eleni Kounalakis
Hon. Doreen Woo Ho

FROM: Elaine Forbes
Executive Director

SUBJECT: Request approval of the Concept Design for Mission Bay Bayfront Park (P22) located east of Terry François Boulevard and bounded by South Street on the north and 16th Street on the south

DIRECTOR'S RECOMMENDATION: Approve Attached Resolution

EXECUTIVE SUMMARY

Bayfront Park (P22) is a future 7 acre shoreline park within the Mission Bay Redevelopment Area and along the Blue Greenway (*see attachment A - Site location and setting*). The park will be constructed on Port property as a part of the Mission Bay Redevelopment project. Port Commission approval of the park Concept Design is required as a part of the Mission Bay Interagency Cooperation Agreement and Owners Participation Agreement (OPA).

The park concept design was developed through a collaborative effort that the Office of Community Investment and Infrastructure (OCII), the Port, the Mission Bay Development Group and their consultant Surface Design lead. OCII manages the area which is part of the Mission Bay South Redevelopment Area. The concept is based on the previously approved Mission Bay, San Francisco Bay Conservation and Development Commission (BCDC) Permit and includes the following program (*see attachment B, Concept Plan*):

- a multi-use shoreline path along the shoreline edge;
- a 14,000 Square foot plaza at the terminus of 16th Street;
- 60,000 square foot of landscape and lawn area;
- Secondary pathways to provide an east west connection from the shoreline to Terry Francois Boulevard;

THIS PRINT COVERS CALENDAR ITEM NO. 12A

- a series of shoreline look outs and seating areas along the bay's edge;
- public art in the form of a shade pavilion constructed from Bay bridge steel; and
- 7500 square feet of space to accommodate a restaurant/cafe and additional outdoor dining area. The Port will be responsible for developing the restaurant and will manage and control its development and future operator.

The Park concept design was developed through an extensive community outreach process including outreach through the Mission Bay Citizens Advisory Committee, the Port's Central Waterfront Advisory Group and a variety of open space and recreation stakeholders. The BCDC design Review Board reviewed and approved the project design.

STRATEGIC OBJECTIVE

The Bayfront Park plan meets the Port's Strategic Objectives in the following ways:

Renewal

- Prioritize three projects for 2020 – Pier 70, Seawall Lot 337/Pier 48 and the Blue Greenway – to create vibrant new neighborhoods for residents, commercial and industrial/PDR businesses and employees. Incorporate major new waterfront parks and public access while maintaining the integrity of industrial maritime berthing and ship repair operations.
- Expand the Port's necklace of public open spaces and provide a broad array of recreational amenities and activities.

Engagement

- Regularly engage in meaningful public participation and incorporate community feedback into Port initiatives

Resiliency

- Assess all pending and new projects for the effects of rising sea level and ensure appropriate adaptation measures can be implemented.

Sustainability

- Enhance the Port's Climate Action Plan to meet the City's Climate Goals by implementing policies to protect the Bay's ecology and other natural environment through sensitive development of open spaces, stormwater management, and management practices

BACKGROUND

Mission Bay covers 303 acres of land between San Francisco Bay and Interstate 280. The Board of Supervisors established the Mission Bay North and South Redevelopment Project Areas in November 1998. Development is controlled through the Redevelopment Plans and design guidelines, OPA between OCII, the master developer FOCIL-MB LLC (managed by Mission Bay Development Group), and an Interagency Cooperation Agreements (ICA), which commit all City departments including the Port to the Mission

Bay Infrastructure Plans. The Port is a party to the Mission Bay ICA because certain public infrastructure including some streets and shoreline parks in the Mission Bay South area are Port properties.

Mission Bay is a mixed-use, transit-oriented development on a former railyard. The maximum development program for Mission Bay includes:

- 6,400 housing units, with up to 1,900 (~30%) affordable to moderate, low, and very low-income households.
- 3.4 million sq. ft. of high-tech/office/life science/biotechnology commercial space.
- A new 18,000-seat Golden State Warriors event center.
- A new UCSF research campus containing 3.15 million sq. ft. of building space on 46 acres of land
- A state-of-the art, 550-bed UCSF medical center serving children, women, and cancer patients.
- 425,000 sq. ft. of city and neighborhood-serving retail space.
- A 250-room hotel.
- 41 acres of new public open space, including parks along Mission Creek and along the bay at the proposed ferry landing site, plus 8 acres of open space within the UCSF campus.
- A new 500-student public school, new public library, police headquarters and fire and police stations (Public Safety Building) and other community facilities.

The 41 acres of new public open space in Mission Bay will include playing fields, sports courts, a children's park, informal recreation lawns, seating areas, habitat enhancements, a waterfront promenade, and public gathering spaces. These new parks are developed by the primary developer as part of its infrastructure obligation and are scheduled to be improved with specific timing requirements to ensure that open space development keeps pace with private development. OCII will operate the park system, funded by annual assessments against private property in the redevelopment areas.

Approximately 95% of Mission Bay North and 40% of Mission Bay South is complete with full buildout estimated in 2022 to 2028.

CONCEPT DESIGN

Bayfront Park (P22) is one of four parcels that combined are Bayfront Park. The P22 portion of Bayfront Park is the largest and is intended to complement the existing and planned future parks along the bayfront, and will be the waterfront centerpiece of Mission Bay. The park character will be substantially defined by a large, flexible-use waterfront green open space with a north-south circulation spine which will enhance waterfront access for pedestrian and cyclists on the Blue Greenway. The Project will integrate with and improve access to adjacent open spaces, including Agua Vista Park and Bayfront Parks (P23, P24) to the south/southwest and Bayfront Park (P21) (boat launch parking lot) to the north.

An illustrative depiction of the proposed facilities and park programming elements can be found in *Attachment C, Park Concept Plan - Annotated*, including the program elements and public amenities outlined below.

A. The Waterfront is the shoreline spine of Bayfront Park, and includes:

- A 16' wide shoreline multi-use path.
- The *Porch*, a slightly elevated pathway adjacent to the shoreline path for slow meandering, and enjoying open views of the Bay.
- *Bay Vista Points*, a series of gathering spaces adjacent to the shoreline path in carefully considered locations (two on land and two cantilevering over water). These vistas amplify the experience of being at the water's edge, framing views of the Bay, the working industrial landscape and dry docks to the southeast and the East Bay hills.

B. At the center of the park is the Bayfront Green, comprised of two contiguous, flat, flexible-use lawns (roughly 60,000 sf combined area). The Green incorporates berms (elevated landscape forms) at its edge to create the Promontory, an accessible mound with partially planted slopes on all sides. On one side are the terraces, which create a series of informal seating elements that reference the industrial character of the waterfront while providing areas for people to rest and enjoy views and the opposite side allowing views back to the park and the City. The southern end of the Green will be anchored by a shade pavilion, marking the transition from the Bayfront Green to 16th Street Plaza. The shade pavilion is envisioned as public art; the project has been awarded a large quantity of reclaimed steel from the old Bay Bridge to create this pavilion structure to help reflect the site's industrial heritage and context.

C. The southern edge of the park consists of the 16th Street Plaza (approximately 18,000 sf, when combined with adjacent hardscape zones), which marks the terminus of 16th Street at the Bay. The plaza will further include:

- Picnic facilities with built-in barbeques and moveable tables for flexible use and gathering;
- Potential interpretive exhibits that speak to the industrial heritage of the site and adjacent working industrial waterfront;
- Bicycle parking; and
- A grove of shade trees with areas to sit underneath.

D. Immediately south of the boat launch parking lot (P21) includes the future Restaurant-Café ("Restaurant") area, which includes:

- A building pad for an approximately 7,500 sf restaurant

- Up to 8,500 sf of the plaza and seating areas that may be used for outdoor dining in connection with the restaurant.

E. The Promenade along Terry Francois Boulevard includes:

- An allée of generously spaced trees (35' OC), framing the pedestrian experience along TFB while allowing for open views to the Bay; and
- The South Street Plaza: a 1,800 sf plaza area marking an informal park entrance at Terry Francois Boulevard and South Street that acts as a gateway to the park, with connections to accessible pathways leading visitors to the water, as well as providing areas to gather and sit at the edge of the Bayfront Green.

The Port, City and Bay ferry service providers are planning a future Mission Bay Ferry Landing in the vicinity of 16th Street to support the Mission Bay and area transportation demands. The park concept recognizes and anticipates the future ferry landing and accommodates its use. The 16th Street plaza is designed to accommodate crowds that may need to queue for a ferry, but will be furnished and designed in a way to keep the shoreline path clear. The Port, Bayfront Park and Mission Bay Ferry Landing design teams will continue to collaborate to make certain there is a seamless and coordinated design to accommodate both the park and ferry landing.

SEA LEVEL RISE

The Port constructed the existing shoreline edge utilizing the 2008 Clean and Safe Parks General Obligation Bonds. The design of the shoreline improvements anticipated sea level rise and improved the shoreline to accommodate the currently projected sea level rise and storm event elevations at 2100, based upon a 77" projection. Projections are based upon the San Francisco Public Utilities Climate Stressors published June 2014. *(See attachment D, Sea Level Design Adaptation)*

COMMUNITY OUTREACH

The Port, OCII and the design team over the last 18 months has held 7 public meetings to develop, review and receive feedback on the park concept design, including three meetings specifically for the park design, outreach to recreational boaters, meetings with the Central Waterfront Advisory Group and Mission Bay Citizens Advisory Committee and the BCDC Design Review Board. Input from the community and stakeholders provided a significant contribution in the evolution of the concept and program elements of the park. Comments received that are reflected in the design include providing a variety of program elements of the park, the introduction of and scale of the landscape berms, the plant material selection and the pathway and park circulation.

PORT RESTAURANT OPPORTUNITY

The Mission Bay Redevelopment Plan and BCDC permit allow the Port to develop a 7,500 square foot restaurant/café with an additional outdoor dining area for use by the restaurant. The restaurant building must be located outside of BCDC's 100' shoreline jurisdiction.

The Port, working with OCII and the design team, has identified that the best location for the restaurant is in the northern portion of the site, close to the roadway and with nearby

access to the boat parking lot which may assist in service and delivery access. The park concept design includes a flexible space that can accommodate a variety of building configurations. Utilities to serve the restaurant will be constructed and stubbed out to the site.

Port staff is working on a strategy to develop the restaurant including what type of restaurant would best fit the location and setting, and will return to the Port Commission with a proposed approach and schedule. Port staff anticipates that a restaurant, if feasible would be in operation within 24 months of the park opening.

NEXT STEPS

The concept design requires the approval of the OCII Commission, next steps and key milestones for the project include:

- OCII Commission anticipated approval - March 2017
- Construction Documents: March 2017 – January 2018
- Bid/Award: Spring 2018
- Construction: May 2018 - July 2019
- City Acceptance Process: September – October 2019
- Park Open: Oct/Nov 2019

Additionally, Port staff will return to the Port Commission with an update regarding the progress of the restaurant opportunity site.

RECOMMENDATION

Port staff recommends that the Port Commission approve the attached resolution approving the Concept Plan for the Mission Bay, Bayfront Park (P22).

Prepared by: David Beaupre, Senior Waterfront Planner

For: Byron Rhett, Deputy Director
Planning and Development

Attachments

- A. Site Location and Setting
- B. Concept Plan Site Plan
- C. Concept Plan – Annotated
- D. Sea Level Rise Adaptation Plan
- E. Concept Perspective Drawings

**PORT COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. 17-07

WHEREAS, the Mission Bay Area is a Redevelopment area that covers 303 acres of land between San Francisco Bay and Interstate 280 and is an approved Mixed Use project; and

WHEREAS, the Board of Supervisors established the Mission Bay North and South Redevelopment Project Areas in November 1998; and

WHEREAS, within the Mission Bay Redevelopment Area the Port of San Francisco owns land that will be improved into the Bayfront Park (P22) located east of Terry François Boulevard and bounded by South Street on the north and 16th Street on the south; and

WHEREAS, the Mission Bay South Redevelopment Plan Owner Participation Agreement and Interagency Cooperation Agreement require that the Port Commission approve the Park Concept Plan; and

WHEREAS, the park concept design was developed through a collaborative effort led by the Office of Community Investment and Infrastructure (OCII), the Port, the Mission Bay Development Group and their consultant Surface Design; and

WHEREAS, the park concept design was developed from and based on the previously approved Mission Bay, San Francisco Bay Conservation and Development Commission (BCDC) Permit; and

WHEREAS, the park concept includes a program of: a multi-use shoreline path along the shoreline edge; a 14,000 square foot plaza at the terminus of 16th Street; 60,000 square feet of landscape and lawn area; a series of pathways; a series of shoreline look outs and seating areas along the bay's edge; public art in the form of a shade pavilion constructed from Bay Bridge steel; and 7500 square feet of space to accommodate a restaurant/cafe to be constructed by the Port and additional outdoor dining area; and

WHEREAS, the Port, City and Bay ferry service providers are planning a future Ferry Landing in the vicinity of 16th Street to support the Mission Bay and area transportation demands and the park concept recognizes and anticipates the future ferry landing and accommodates its use; and

WHEREAS, the design of the shoreline improvements anticipated sea level rise increases and improved the shoreline to accommodate the currently projected sea level rise and storm event elevations at 2100, based upon a 77 "projection; and

WHEREAS, the Port, OCII and the design team over the last 18 months has held 7 public meetings to develop, review and receive feedback on the park concept design; and

WHEREAS, the Mission Bay South Redevelopment Plan and BCDC permit allow the Port to develop a 7,500 square foot restaurant/café with an additional outdoor dining area for use by the restaurant; now therefore be it

RESOLVED, that the Port Commission approves the Concept Design Plan for Mission Bay, Bayfront Park (P22) located east of Terry François Boulevard and bounded by South Street on the north and 16th Street on the south.

I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of February 14, 2017.

Secretary