

Staff Report

Meeting Date: June 1, 2020 – 4:00PM

Location: Virtual Public Meeting
See Meeting Notice for meeting access information

To: **Design Advisory Committee:**
Jimmy Chan Laura Crescimano
Marsha Maytum Kathrin Moore
Chris Wasney

From: Ryan Wassum & Dan Hodapp

Re: **Design Updates to China Basin Park & Paseos Schematic Design -
“Mission Rock” Mixed-Use Development and Special Use District
(SUD)**

Project Review

On November 18, 2019, the Mission Rock - Pier 70 Design Advisory Committee (“DAC”) and the Bay Conservation and Development Commission (BCDC) Design Review Board (DRB) held a joint meeting to review the China Basin Park and Paseos Schematic Design for compliance with the Mission Rock SUD [Design Controls](#) (“Design Controls”). During that meeting, there were additional areas of the schematic design the DAC requested to review when further designed and developed. The DAC requested more design information on the following:

1. Play Area
2. Park Entrance Areas
3. Food & Beverage Pavilion
4. Kiosks
5. Bicycle Circulation
6. Paseos
7. Emergency and Service Vehicle Access
8. Water Recreation Access
9. Site Materiality
10. Public Art Locations

To keep the project aligned with the greater Mission Rock project schedule, the China Basin Park Schematic Design was reviewed by the Port Commission on January 10, 2020, and was unanimously approved with a staff condition that the project return to the DAC to present the requested updates at the appropriate point in the design process. Port staff have continued to work closely with BCDC staff and Mission Rock Partners (MRP) on the refinements to the design and have found the design updates appropriately developed for further DAC review. Based on the design update submittal

from MRP (see **Attachment A**), Port staff requests the DAC provide feedback on whether the design updates adequately address previous questions or concerns based on the list of requested items.

Project Site

The project site is located within the Port-owned Seawall Lot 337 (“SWL 337”) in the City and County of San Francisco and will be developed by a joint venture between the San Francisco Giants and Tishman Speyer. China Basin Park is bound by: Mission Creek to the north; Piers 48 and 50 to the east; Terry Francois Boulevard and a parking lot (“Lot A”) to the south; and Third Street to the west.

China Basin Park is located in a recently approved SUD within the City of San Francisco’s Planning Code (Section 249.80), approved by the San Francisco Board of Supervisors, the San Francisco Planning Commission, and the Port Commission. The Mission Rock SUD includes a Design Controls document, which thoroughly guides design for new buildings and the public realm, including all parks and open spaces. As part of the SUD, all schematic designs for parks and open spaces within the Mission Rock project site will be reviewed based upon consistency with the Design Controls, including the Schematic Design for China Basin Park and Paseos -which is being developed as part of Phase 1 in the Mission Rock development. The SUD, including the Design Controls, was also amended into the Port’s Waterfront Land Use Plan and Design and Access Element.

Existing Conditions

The project site currently includes the existing China Basin park, which will be redeveloped and expanded. The existing park consists of a lawn, a multi-use path, a rip-rapped edge, and a “Junior Giants” baseball diamond to the southwest. The approximately 2-acre park is primarily located within BCDC’s 100-foot shoreline band and was originally constructed as a required public access area to fulfill requirements from the BCDC permit for the adjacent ballpark.

Surrounding the project site are a variety of current uses ranging from parking lots to industrial activities. To the south of the park, Lot A is used for parking and occasional special events. East of the site Pier 48 is primarily used for ballpark overflow parking and Giants’ special events.

Planning Context

The Mission Rock project site (“SWL 337”), including China Basin Park, has undergone significant community planning by the Port and the City of San Francisco. Over the last 13+ years, the Port has developed a comprehensive framework for the improvement of SWL 337, within the context of City plans for the UCSF Mission Bay campus, and larger Mission Bay mixed-use neighborhood. The Waterfront Land Use Plan recognized these forces would inform the Port’s approach for new development and directed that further community planning be conducted to define how SWL 337 should be developed and improved. In 2006, a Port Commission committee was created to guide a community

planning process to carry out this community effort, which included strategies for rehabilitation of Pier 48, and stewardship of maritime uses at Pier 50. The public values and conclusions developed from that process shaped the development solicitation process that ultimately led to selecting the San Francisco Giant's as the Port's development partner. The Port has benefited from a collaborative, City-family effort to integrate land use, transportation, historic preservation, new public parks, maritime preservation, environmental, and resilience goals into the Mission Rock SUD and Design Controls. The Design Controls have also been integrated within the larger Mission Bay and Blue Greenway plan framework to improve circulation and safety amongst bicyclists and pedestrians.

After securing extensive entitlements in early 2018, the San Francisco Giants entered into a partnership agreement with national developer Tishman Speyer to jointly execute the project. The joint development team, in partnership with the Port and City Planning, have continued to work with the community and stakeholders to develop innovative and comprehensive project designs – beginning the implementation stage of the Mission Rock mixed-use development.

Project Overview

The project presented in this report reflects the schematic design for the China Basin Park and Paseos based upon the Mission Rock Design Controls.

Mission Rock Mixed-Use Development. The Mission Rock mixed-use development project will be built out in 4 phases and include approximately 1,200 units of new, rental housing, 1.4 million square feet of new commercial and office space, and rehabilitation of historic Pier 48, as well as space for small-scale manufacturing, retail and neighborhood services, waterfront parks, and public infrastructure.

Phase 1 will include a new east-west street from 3rd Street to Terry Francois, two new north-south streets, China Basin Park and adjacent Paseos, and parcels A (residential), B (commercial), F (residential), and G (commercial). As part of subsequent phasing, the Mission Rock project would also include several other open space and major public access areas, including:

- Mission Rock Square, a centralized 1-acre park;
- Channel Street and Channel Lane, open space corridors for pedestrians only;
- Channel Wharf waterfront improvements and public plaza; and,
- Pier 48 apron and new public plaza.

For Phase 1, China Basin Park & Paseos is the primary parks and open space for the Mission Rock Mixed-Use Development project. The design of the park consists of unique spaces, features, and public access areas that include the following:

Water Access. The design proposes an approximately 8-foot-wide, sloping Cove Access Walkway that would extend northward of the proposed Tidal Shelves into the water. The Walkway would serve as water access for inflatables and non-motorized

boaters. During a subsequent phase, a public dock would be added to the east of the site near Pier 48 and would include a kayak launch and connection to a picnic area and the marginal wharf.

Public Access Areas. China Basin Park would be redeveloped and roughly doubled in size from 2.1 to 4.4 acres. Approximately 3.85 acres of the park would be reserved for public access and planted areas, and the rest would be utilized for retail, cafes, shoreline protection, and other non-public access areas. Noteworthy features of the park's proposed design include a variety of unique spaces and attractions, such as:

- **The Great Lawn.** With expansive views of the ballpark, skyline and Bay Bridge, the lawn area provides ample space for reflection, recreation, civic gathering and family picnicking. The lawn slopes gently down to the water, creating a natural amphitheater for movie nights and other community events. Stormwater is gathered and treated through green infrastructure in the southeast corner, which surrounds a separate and enclosed dog run that can be enjoyed by all visitors.
- **The Beach & Tidal Shelves.** China Basin Park meets the waters of the Bay with a series of sculpted tidal shelves. Tidal pools will mark the shift of time throughout the day and highlight changing water levels over time. A beach sits at the top of the series of tidal shelves. The beach and extending tidal shelves are surrounded by a natural setting featuring wildlife habitat. A path to the water allows safe access for kayakers, including those who populate McCovey Cove during Giants games.
- **The Plaza.** A generous plaza sits in the heart of China Basin Park. The plaza will be a popular gathering place and incorporate a small casual restaurant designed as a distinctive architectural feature.
- **The Grove.** West of the main plaza, a lifted grove sheltered by trees and made intimate by catenary lights will serve as a location for flexible programming, cultural events, vendors, music and the arts.
- **Bay Trail.** China Basin Park is an important Bay Trail connection and hinge between the City's northern and southern waterfront. The park locates the Bay Trail along its water's edge perimeter and accommodates cycling, walking and dramatic views.

At various locations within China Basin Park, the project proponents intend to host large public and limited restricted-access events, such as art exhibitions, theater performances, cultural events, outdoor fairs, festivals and markets, outdoor film screenings, evening night markets, food events, street fairs, and lecture services. Large events are capped at no more than 4 weekend days per month (48 annually), with medium events capped at 100 per year. Small events are allowed daily that do not cover more than 10,000 square feet of the total park.

Design Updates

At the joint DAC/DRB meeting on November 18, 2019, the DAC requested to review additional design and development information for the following areas:

1. **Play Area**
The coastal play area has been further developed with play equipment and activity areas. New equipment consists of slides and climbing walls and ropes, and inclusive seating areas have been added for visitors to relax and enjoy the view and proximity to the water and beach area.
2. **Park Entrance Areas**
The park entrance areas have been further refined to announce the primary entrances and improve access and connectivity to the Bay Trail and park circulation. At both entrances, more entry seat walls have been added to help frame entry points and pavement changes call attention to areas and circulation.
3. **Food & Beverage Pavilion**
The proposed café area now includes more design detail illustrating programming and overall concept design. An outdoor bar area has been added to the second floor that includes a deck that overlooks the Great lawn. A secondary entrance has been added from the north of the structure leading to the upper floor to provide circulation around the building.
4. **Kiosks**
Although details are not yet established for the kiosks for part of Phase 1, the MRP team has included precedent examples of accessible and temporary structures that will help activate areas of the park. When further developed, the applicant will work closely with Port staff on any permanent kiosk proposals.
5. **Bicycle Circulation**
The MRP team, the Port, and SFMTA staff have continued to meet and discuss design refinements to reduce conflicts between pedestrians, bicyclists, and e-users. The MRP team has introduced a tool kit of improvements consisting of rumble strips, change in materials, and signage to act as visual cues that will help prevent circulation conflicts between pedestrians and other park users. Staff will continue to work closely with SFMTA staff and the MRP team on any circulation enhancements or improvements prior to submittal of construction drawings.
6. **Paseos**
Site materials, furnishings, and landscaping of the paseos intended to be compatible and complimentary of the park's design features as well as the adjacent proposed buildings. The buildings for parcels A and G have completed schematic design review and the paseos will help enhance the ground floor retail spaces and pedestrian activity zones.

7. Emergency and Service Vehicle Access

Emergency and service vehicle routes are illustrated with the main entry point area off Terry Francois Boulevard. A circulation loop extends from the east side of the great lawn and continues around to the food & beverage pavilion and down the southern side of the great lawn along the promenade. Secondary emergency access is also available up each paseo from Spur Street.

8. Water Recreation Access

The water recreation access area adjacent to Pier 48 is intended to be further developed as part of a Phase II update when the park is further along and/or completed. Only interim improvements are currently part of the design plan and the MRP team will continue to coordinate with Port staff on design proposals and updates when the timing is appropriate.

9. Site Materiality

Site materials have advanced for all sections of the park, including the plaza, trails, seating areas, tidal shelves, and the beach area. A mix of hardscape materials are used in different areas of the park to define spaces and create unique experiences, and complement the materials chosen for the paseos.

10. Public Art Locations

Locations of public art have been chosen based on highly visible areas and adjacent user activity. Types of proposed art are unknown at this time, but the MRP team will continue to coordinate with the Port based on the Mission Rock Design Controls and DDA.

Next Steps

On June 1, the DAC may provide feedback on the proposed modifications to the park design. DAC comments will be forwarded to BCDC for consideration in a separate DRB meeting to be held on June 8, 2020 (as requested by the applicant). The MRP team will further advance the design and development package and anticipates submittal of construction drawings this summer or fall. As additional phases of parks and open space improvements are proposed within the Mission Rock project the DAC will continue its design review.

Attachments

- A. China Basin Park Design Updates Presentation, dated XX
- B. DAC/DRB Minutes, November 18, 2019

END