



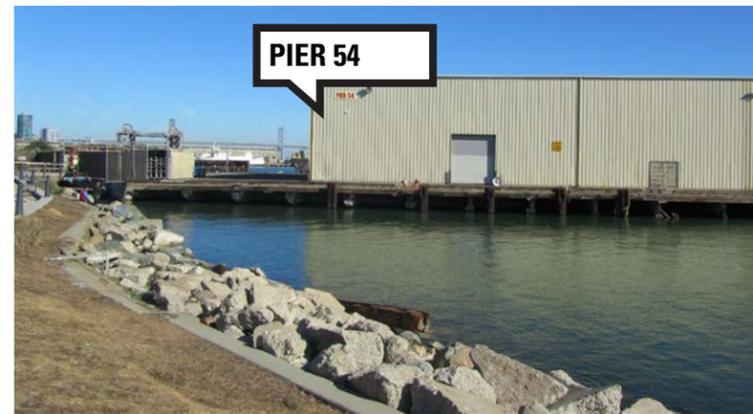
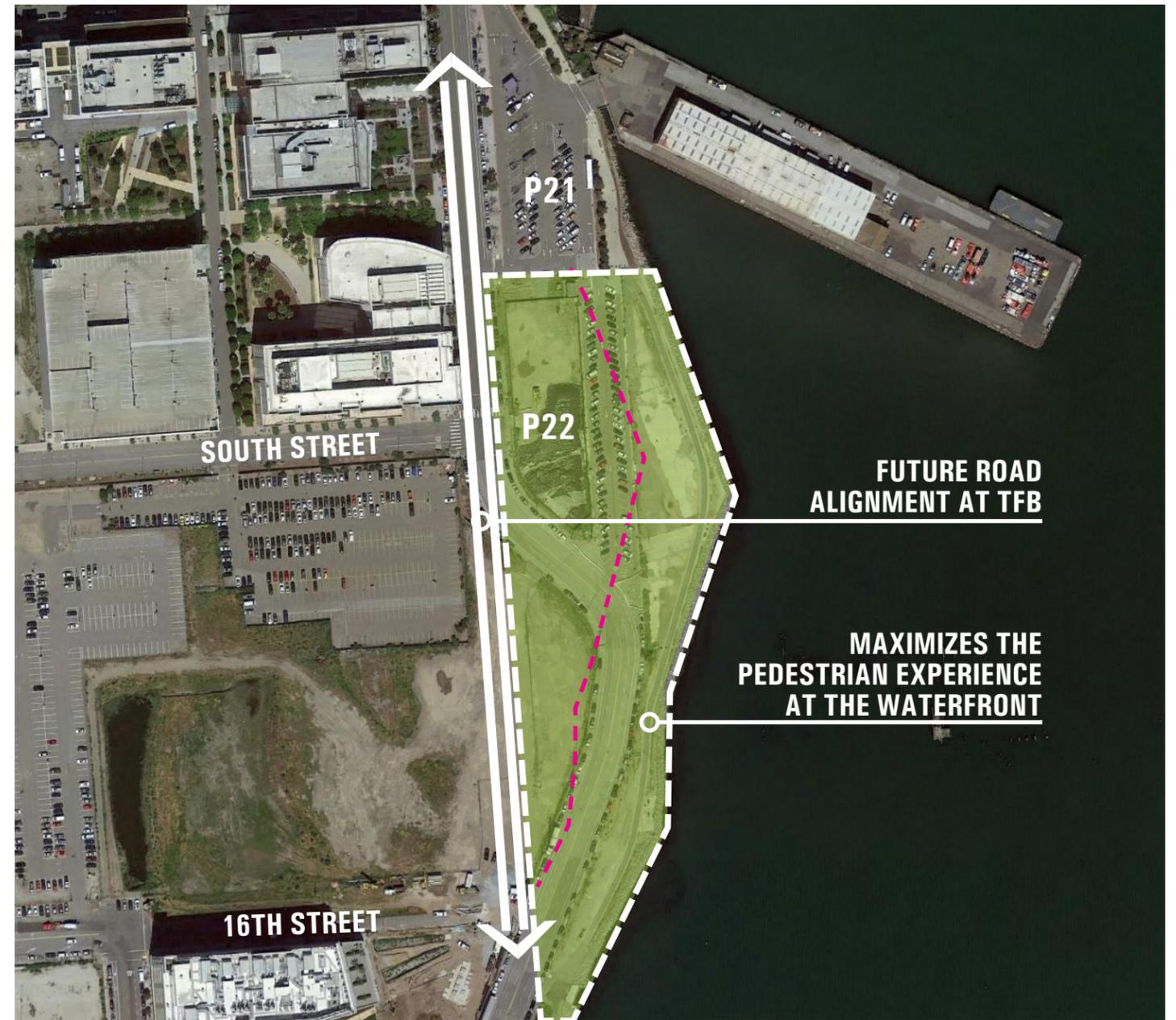
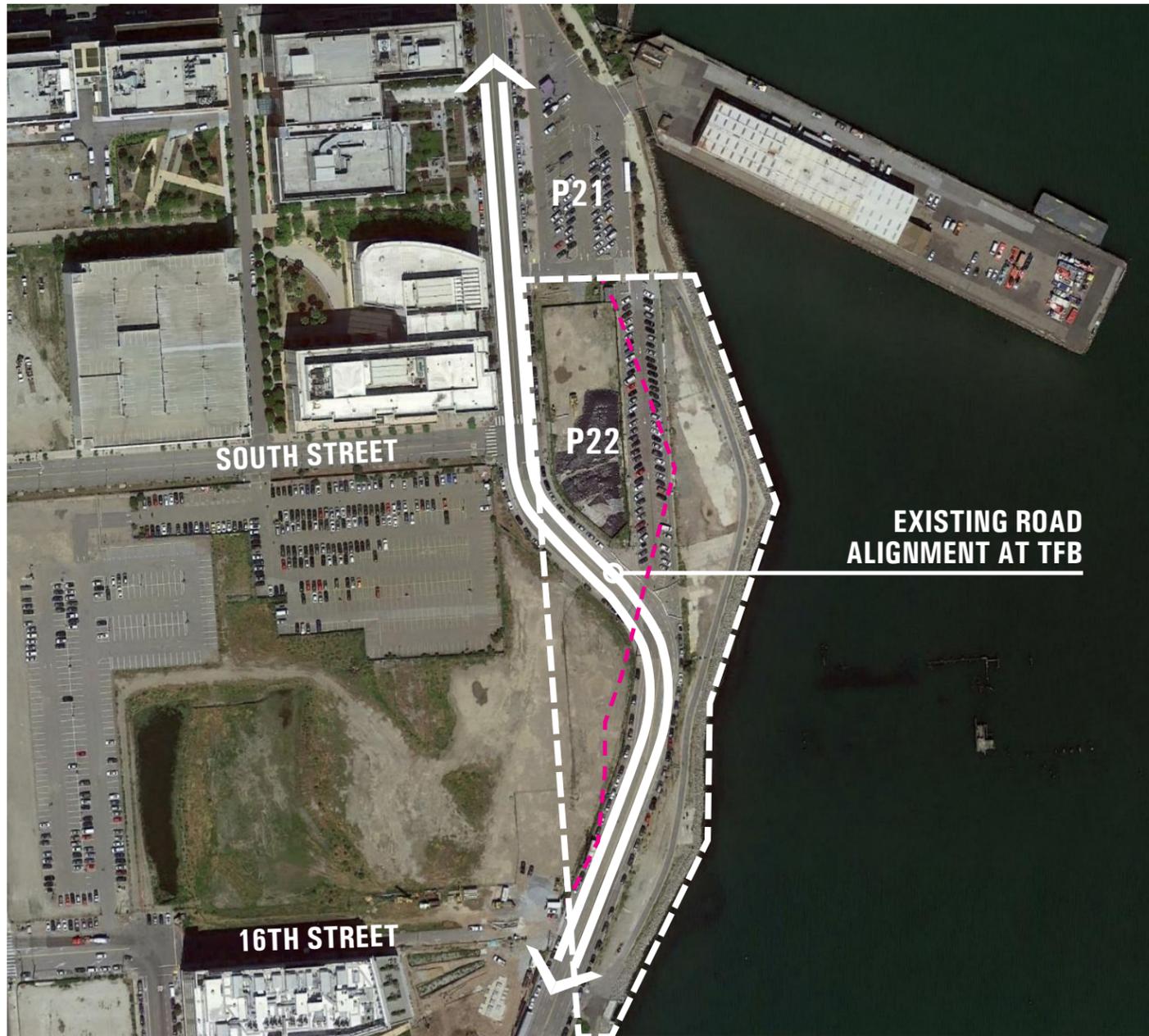
BAYFRONT PARK / MISSION BAY P22

DESIGN REVIEW SUBMITTAL:
SAN FRANCISCO BAY CONSERVATION COMMISSION'S DESIGN REVIEW BOARD (BCDC DRB)

PREPARED FOR:
MISSION BAY DEVELOPMENT GROUP
BY SURFACEDESIGN INC.

REVIEW DATE:
DECEMBER 5TH, 2016





SURFACEDESIGN INC.

BAYFRONT PARK / MISSION BAY P22
BCDC PERMIT NO. 2000.005.04

EXISTING CONDITIONS

DESIGN REVIEW BOARD MEETING
DECEMBER 5TH, 2016



- SAN FRANCISCO BLUE GREENWAY + BAY TRAIL**
- 3RD STREET T-LINE STOP**
- CALTRAIN STATION**
- BOAT LAUNCH**
- BIKE ROUTE**
- BIKE LANE**
- BIKE PATH**



- LAWN**
- + MISSION CREEK PARK
 - + CHINA BASIN PARK
 - + UCSF QUAD
 - + MISSION BAY COMMONS
 - + MARIPOSA PARK
 - + PARK P23
 - + PARK P24
 - + PARK P3
 - + CHILDRENS PARK

- BAY TRAIL**
- + MISSION CREEK PARK
 - + CHINA BASIN PARK
 - + MISSION BAY COMMONS
 - + PARK P21
 - + PARK P23
 - + PARK P24
 - + AGUA VISTA PARK
 - + CRANE COVE PARK

- SPORTS COURTS**
- + PARK P24
 - + MISSION CREEK PARK
 - + PARK P7-P9
 - + MARIPOSA PARK
 - + PARK P24
 - + NP5 SPORTS PARK
 - + PARK P6

- NATIVE PLANT GARDENS**
- + MISSION CREEK PARK
 - + PARK P23
 - + MARIPOSA PARK
 - + CRANE COVE PARK
 - + MISSION BAY COMMONS

- PLAYGROUND**
- + CHILDRENS PARK
 - + MARIPOSA PARK
 - + MISSION CREEK PARK

- KAYAK LAUNCH**
- + P21 (PARK ACCESS)
 - + MISSION CREEK PARK
 - + CRANE COVE PARK

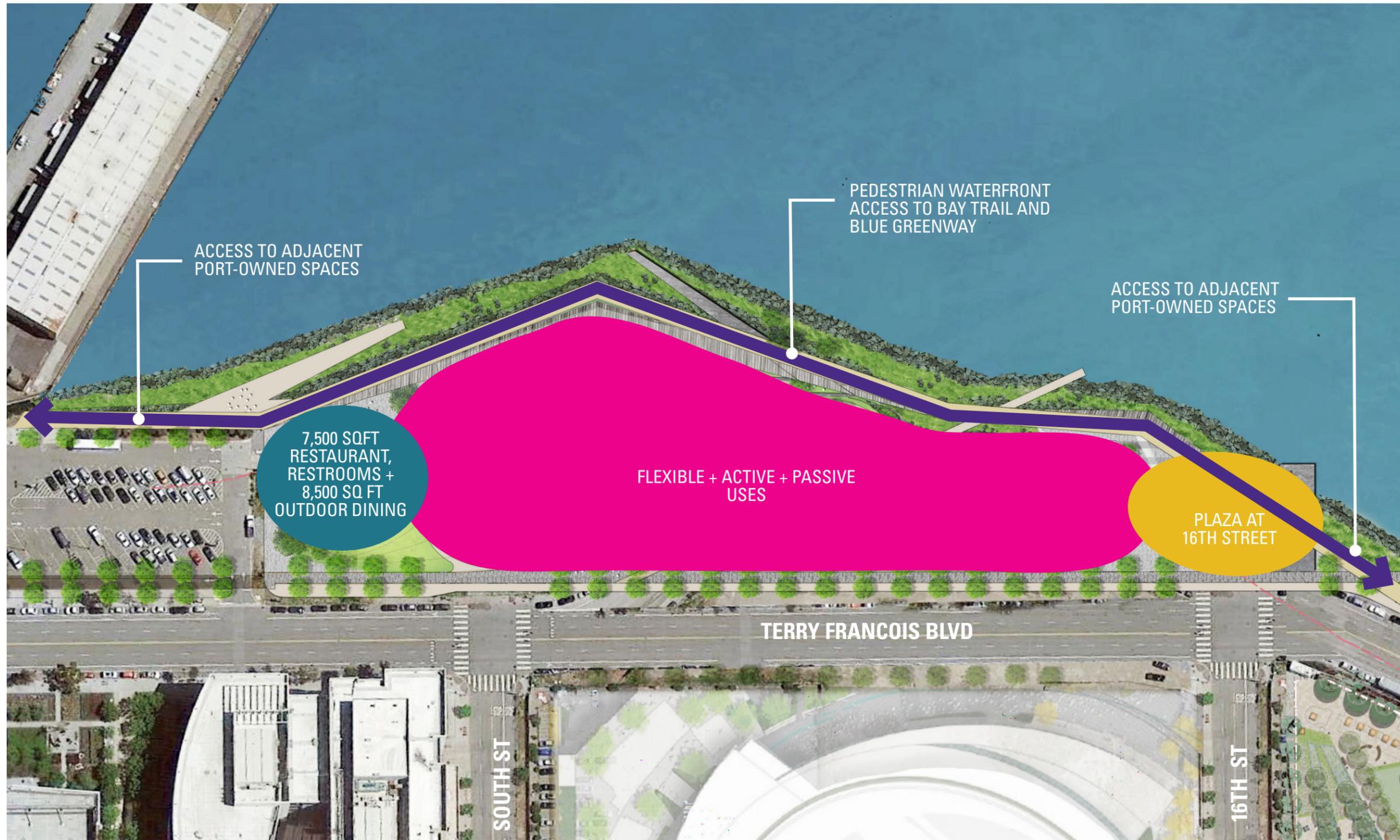
- PICNIC**
- + MISSION CREEK PARK
 - + CHINA BASIN PARK
 - + UCSF QUAD
 - + MARIPOSA PARK
 - + PARK P23
 - + PARK P24
 - + PARK P3
 - + CHILDRENS PARK
 - + AGUA VISTA PARK

- FISHING PIER**
- + AGUA VISTA PARK

- PLAZA**
- + MISSION CREEK PARK
 - + CHINA BASIN PARK
 - + PARK P23
 - + P18/P19
 - + CRANE COVE PARK
 - + UCSF QUAD
 - + MARIPOSA PARK

- DOG PARK**
- + P5 DOG PARK
 - + MISSION CREEK DOG PARK





Flexible Use Waterfront Open Space (Mission Bay South Design for Development, 1998)

A variety of both **Passive and Active Uses** (Mission Bay South Infrastructure Plan, 1998)

Approximately 32,000 sq. ft. of **Landscaping** (BCDC Mission Bay Master Permit, 2000)

Approximately 14,000 sq. ft. **Plaza at 16th Street** (BCDC Mission Bay Master Permit, 2000)

Approximately 7,500 sq. ft. **future restaurant building** owned by the Port of SF, and approximately 8,500 square feet of **outdoor dining** (BCDC Mission Bay Master Permit, 2000)

Approximately 20,000 sq. ft. of **Pathway** (BCDC Mission Bay Master Permit, 2000)

Pedestrian Waterfront Access through connections to the Bay Trail and Blue Greenway (Mission Bay South Infrastructure Plan, 1998)

Access to adjacent Port Open Spaces including the boat launch and parking to the north, and Agua Vista Park to the south (Mission Bay South Design for Development, 1998)





16TH STREET PLAZA

- 1 PICNIC TABLES
- 2 BUILT-IN BARBECUES
- 3 BICYCLE PARKING
- 4 POTENTIAL INTERPRETIVE EXHIBIT
- 5 SHADE PAVILION
- 6 THE PROMENADE

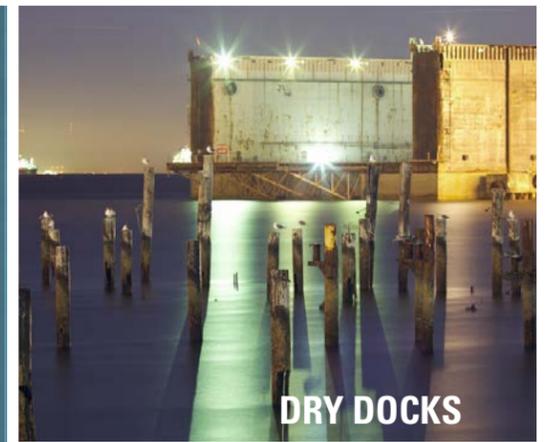
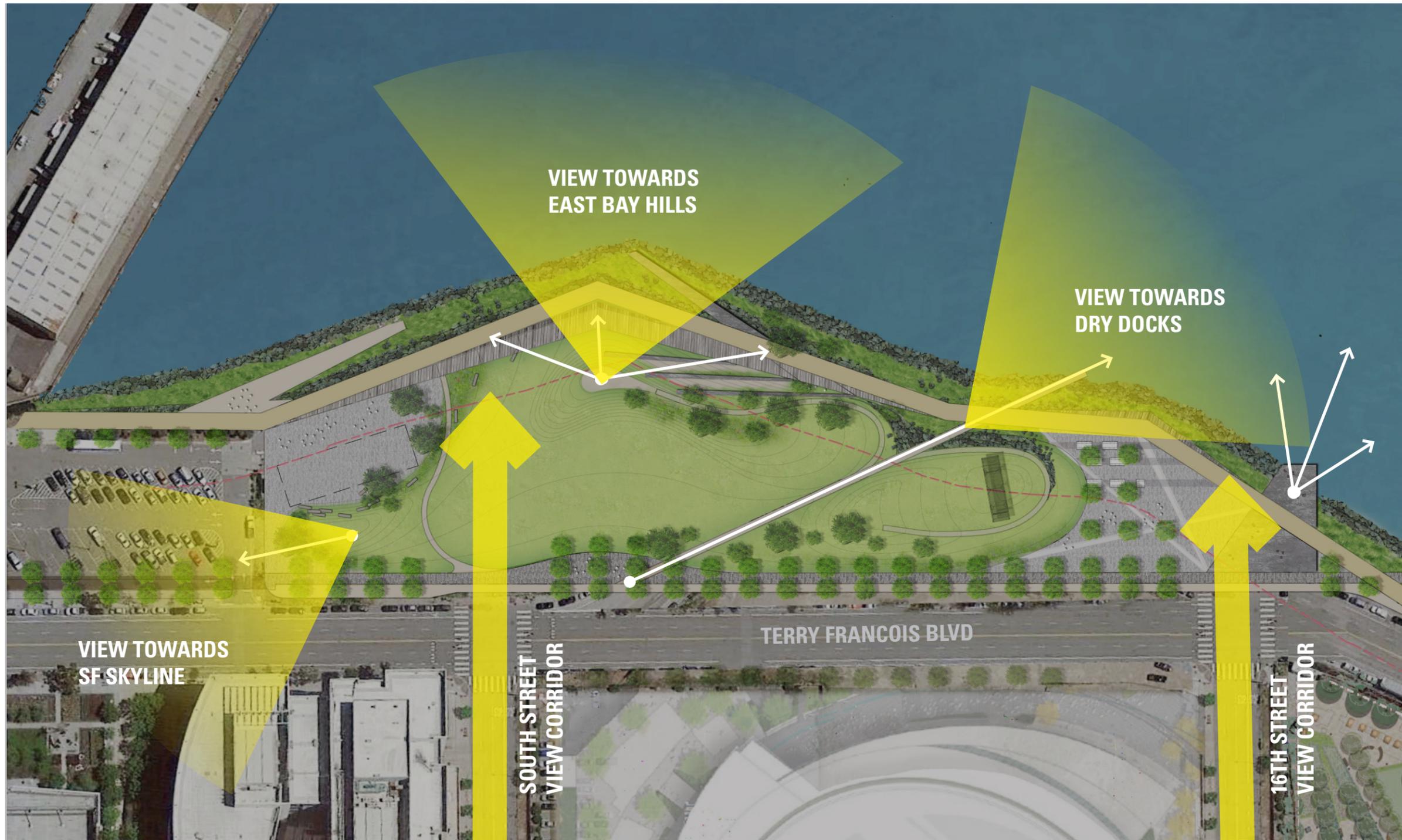
BAYFRONT GREEN

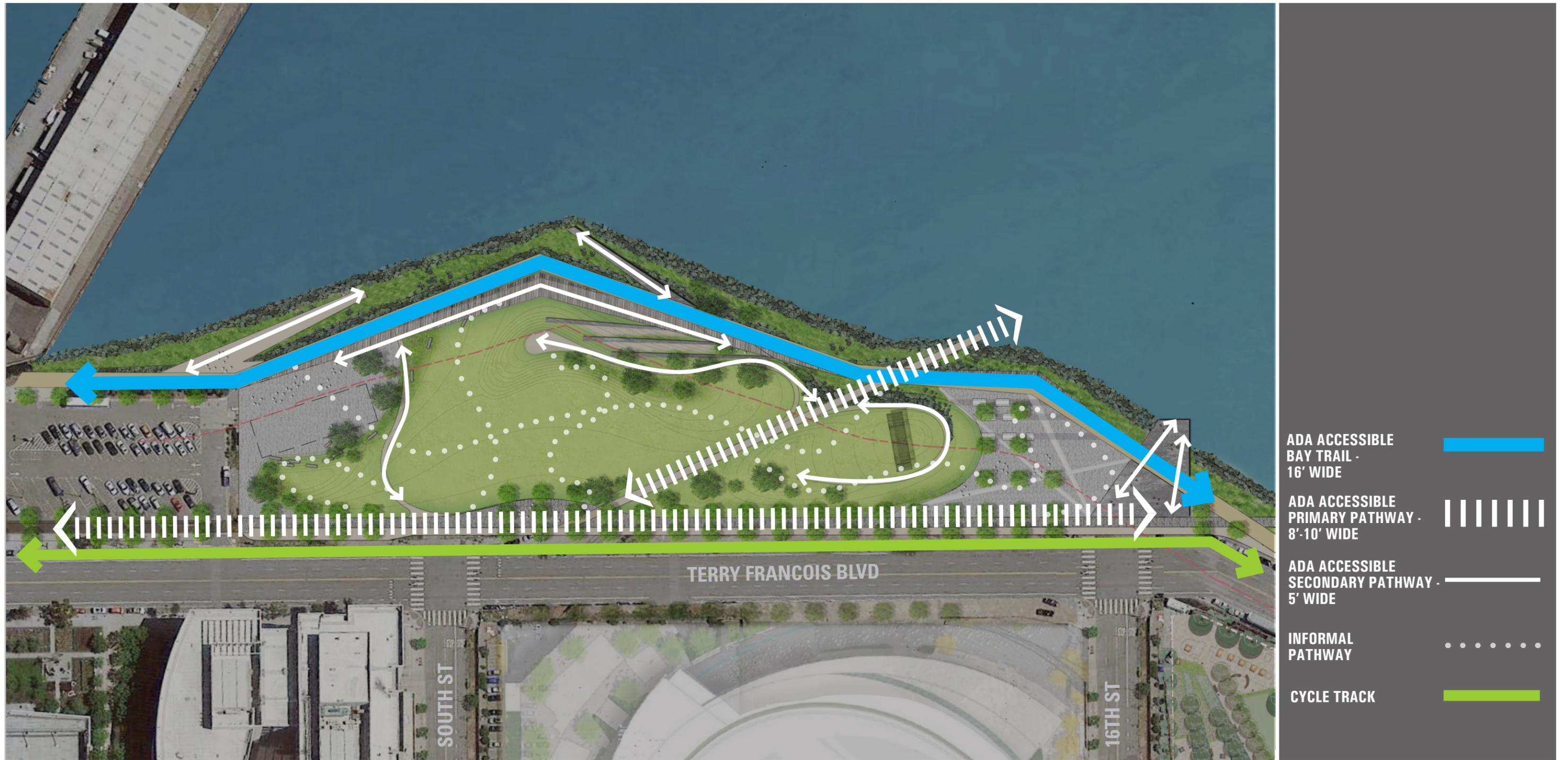
- 1 THE PROMONTORY
- 2 FLEX LAWN
- 3 SOUTH STREET PLAZA
- 4 THE TERRACES
- 5 GARDEN SEATING
- 6 FUTURE RESTAURANT LOCATION

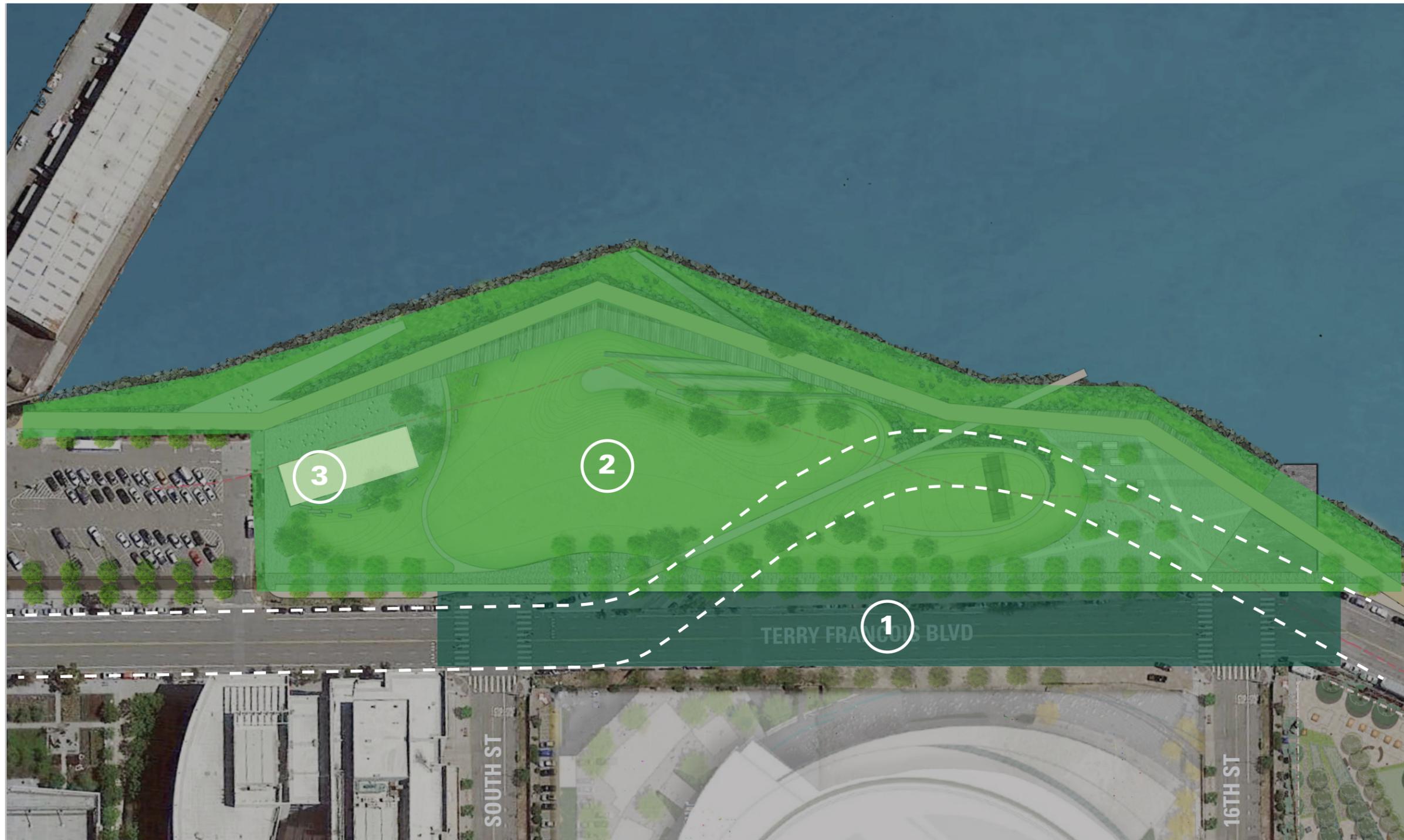
THE WATERFRONT

- 1 16' WIDE BAY TRAIL
- 2 THE PORCH
- 3 VISTA POINT









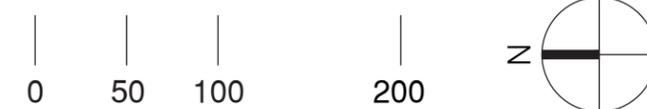
1 **PHASE ONE (2017)**
 + CONSTRUCT NEW SEGMENT
 OF TERRY FRANCOIS BLVD
 (EXISTING ROAD THROUGH PROJECT
 SITE MUST REMAIN OPEN UNTIL
 NEW, REALIGNED SEGMENT
 IS COMPLETE AND OPEN TO
 THE PUBLIC)

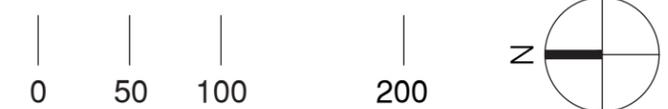


2 **PHASE TWO (2018)**
 + CLOSE DEFUNCT SEGMENT OF
 TERRY FRANCOIS BLVD
 + BEGIN CONSTRUCTION ON
 BAYFRONT PARK



3 **PHASE THREE (2020)**
 + BEGIN CONSTRUCTION OF
 RESTAURANT & RESTROOMS
 (PORT OF SAN FRANCISCO)





SURFACEDESIGN INC.

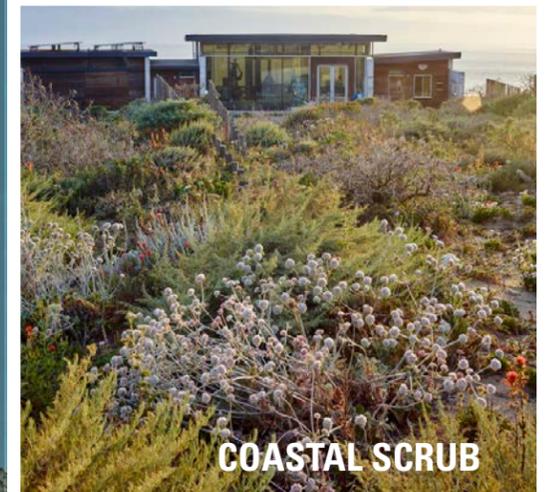
BAYFRONT PARK / MISSION BAY P22
BCDC PERMIT NO. 2000.005.04

CONCEPT-SCHEMATIC DESIGN
SPOT ELEVATIONS

DESIGN REVIEW BOARD MEETING
DECEMBER 5TH, 2016



COASTAL PRAIRIE



COASTAL SCRUB



COASTAL GARDEN





CEANOTHUS SP



CISTUS SP



RHAMNUS CALIFORNICA



SALVIA SP



LUPINUS ARBOREUS



ARTEMESIA CALIFORNICA



DISTICHLIS SPICATA



ERIOGONUM SP



ACHILLEA SP



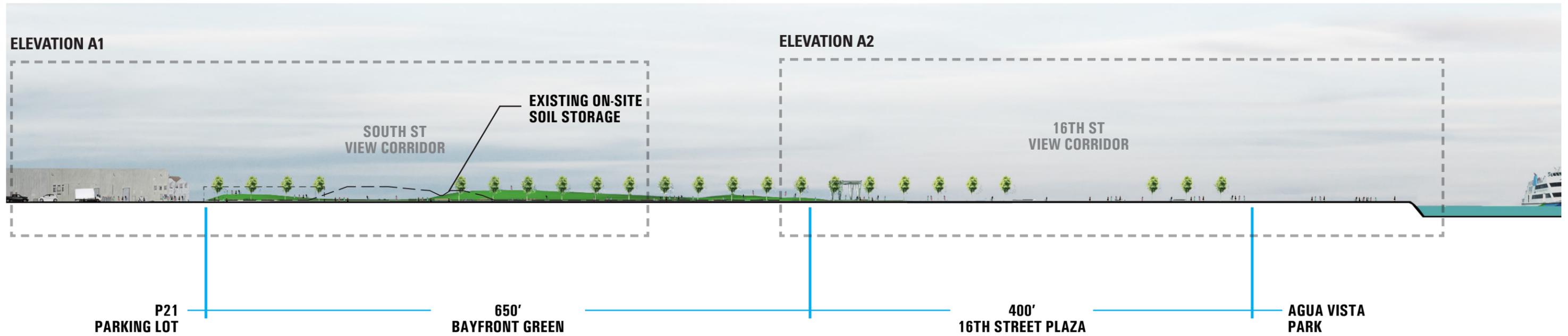
MUHLENBERGIA SP

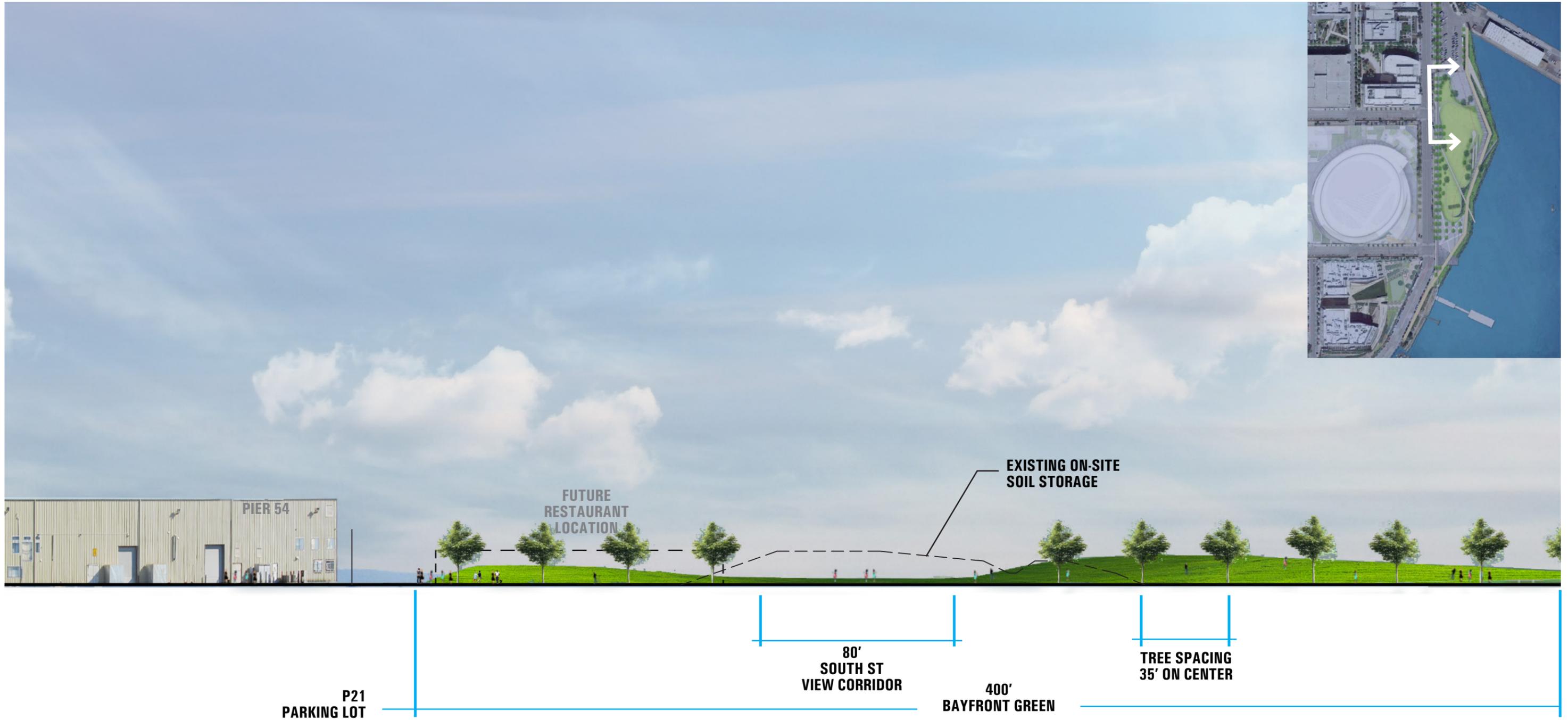


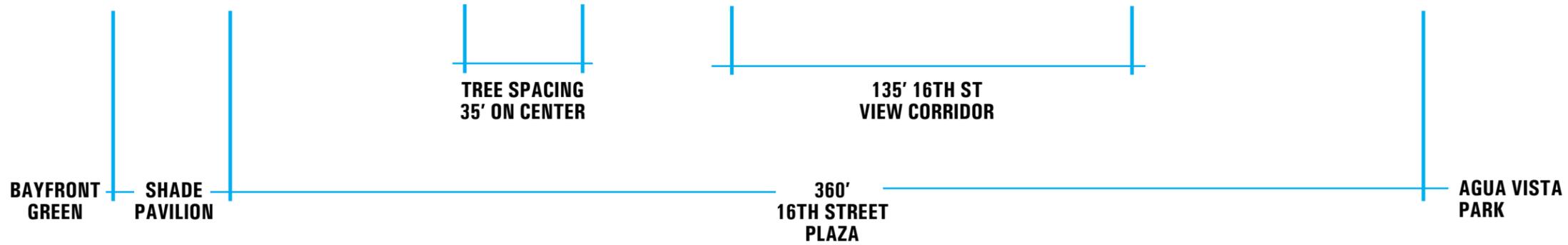
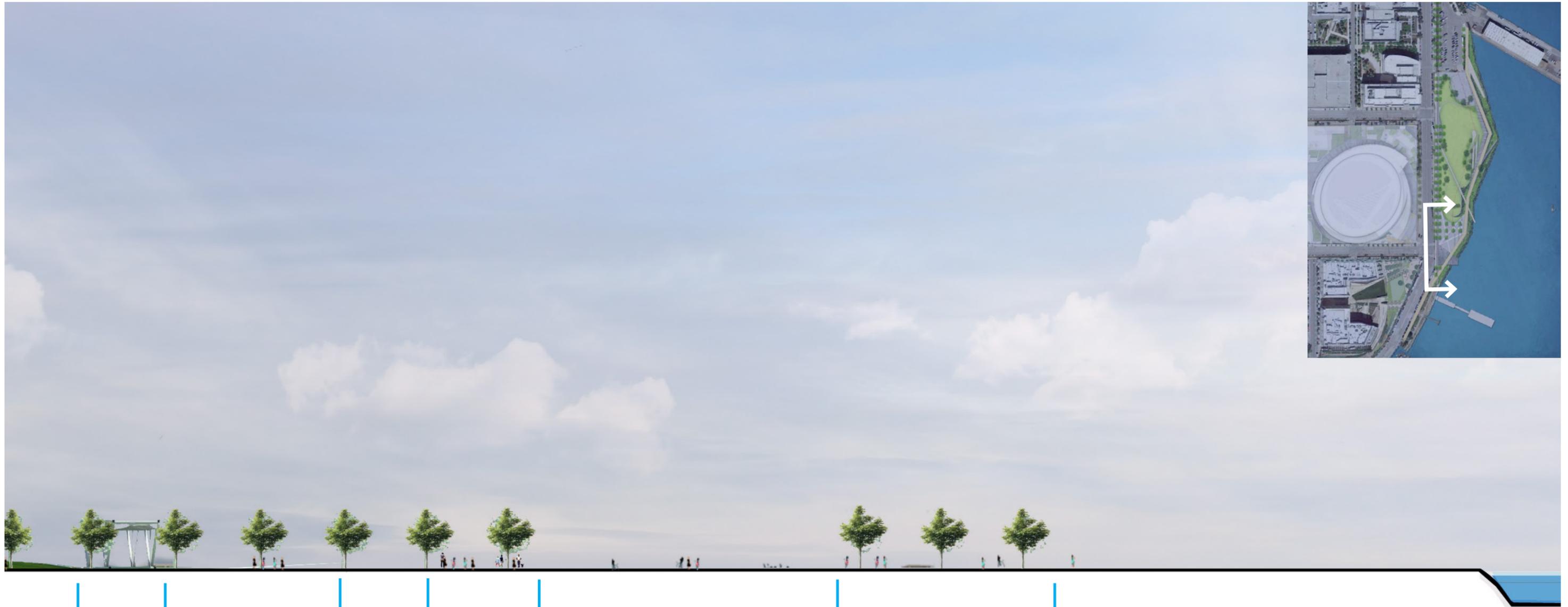
MIMULUS SP

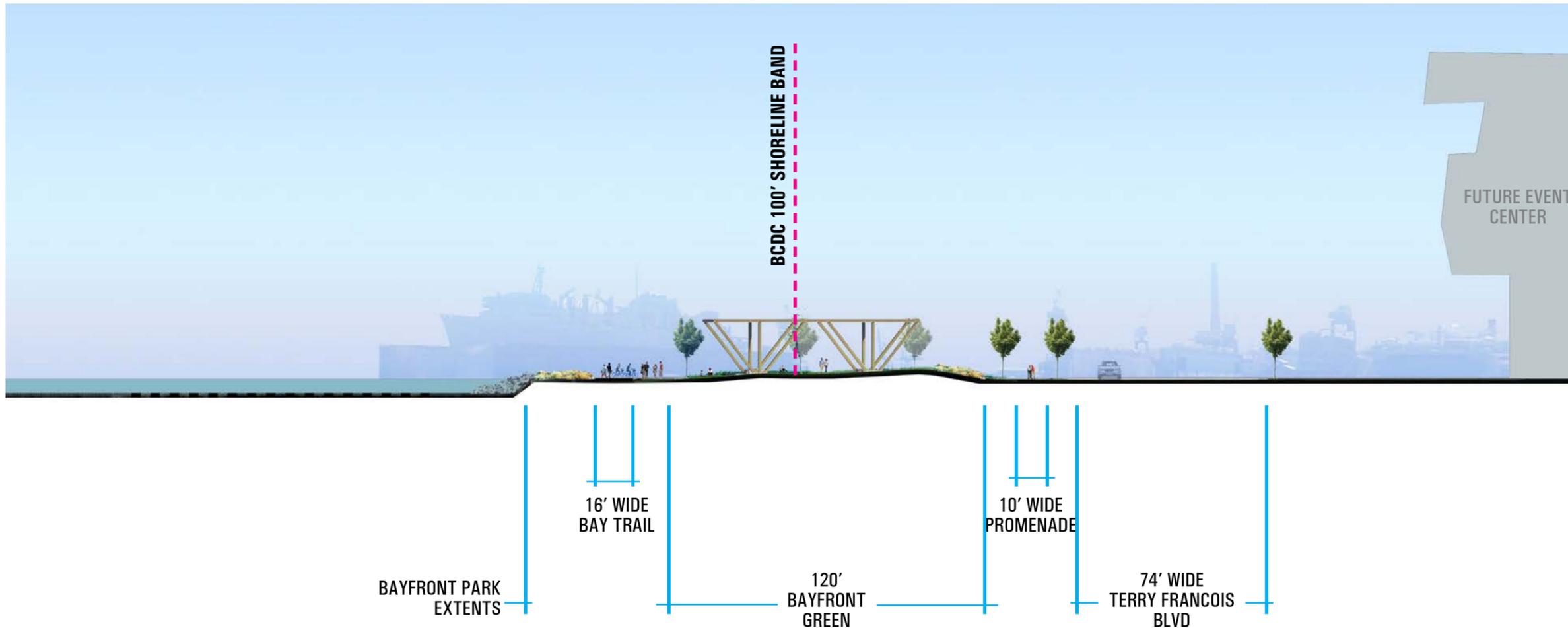


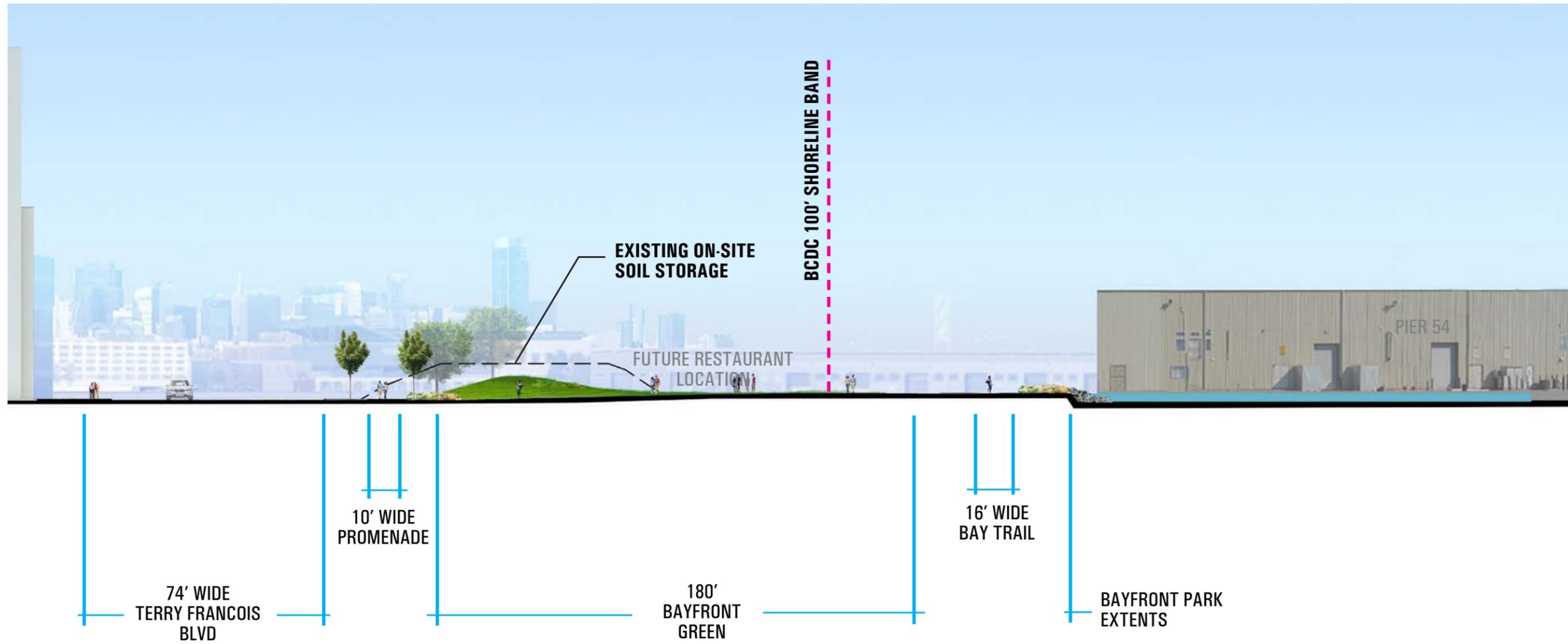
AGROSTIS SP

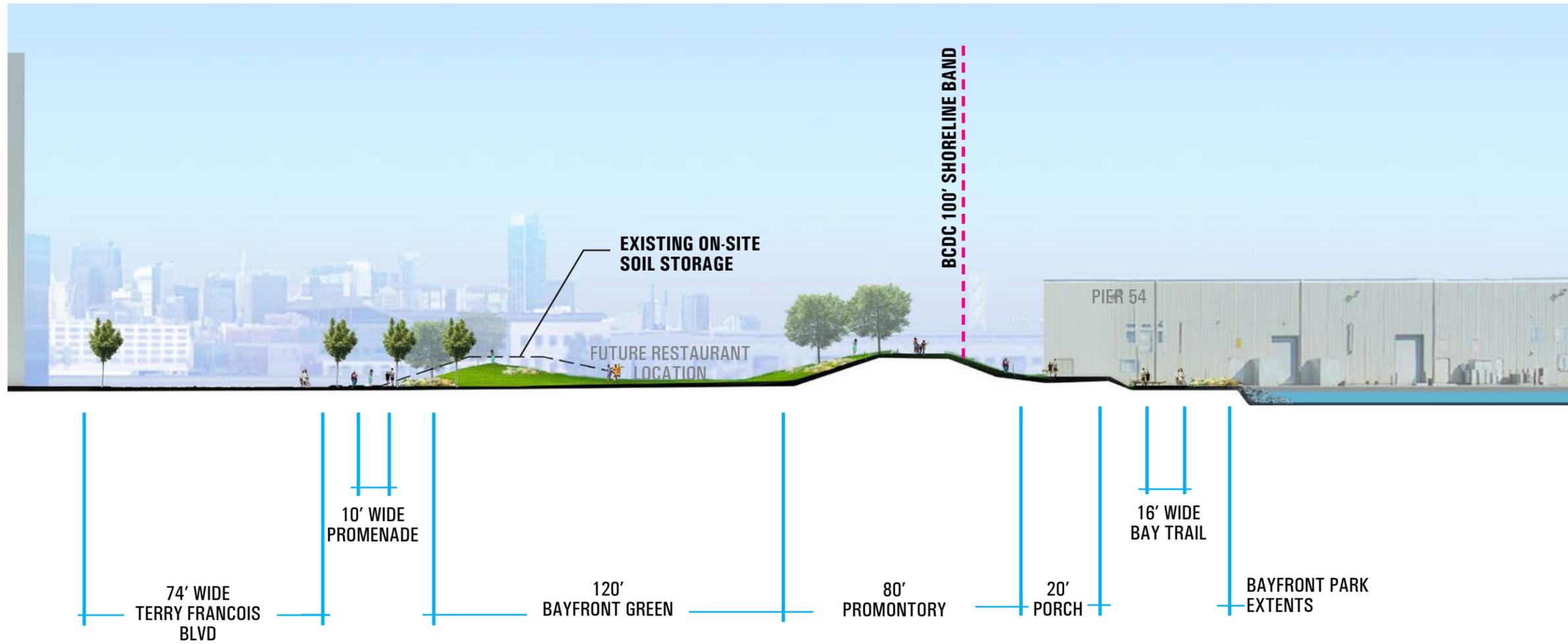








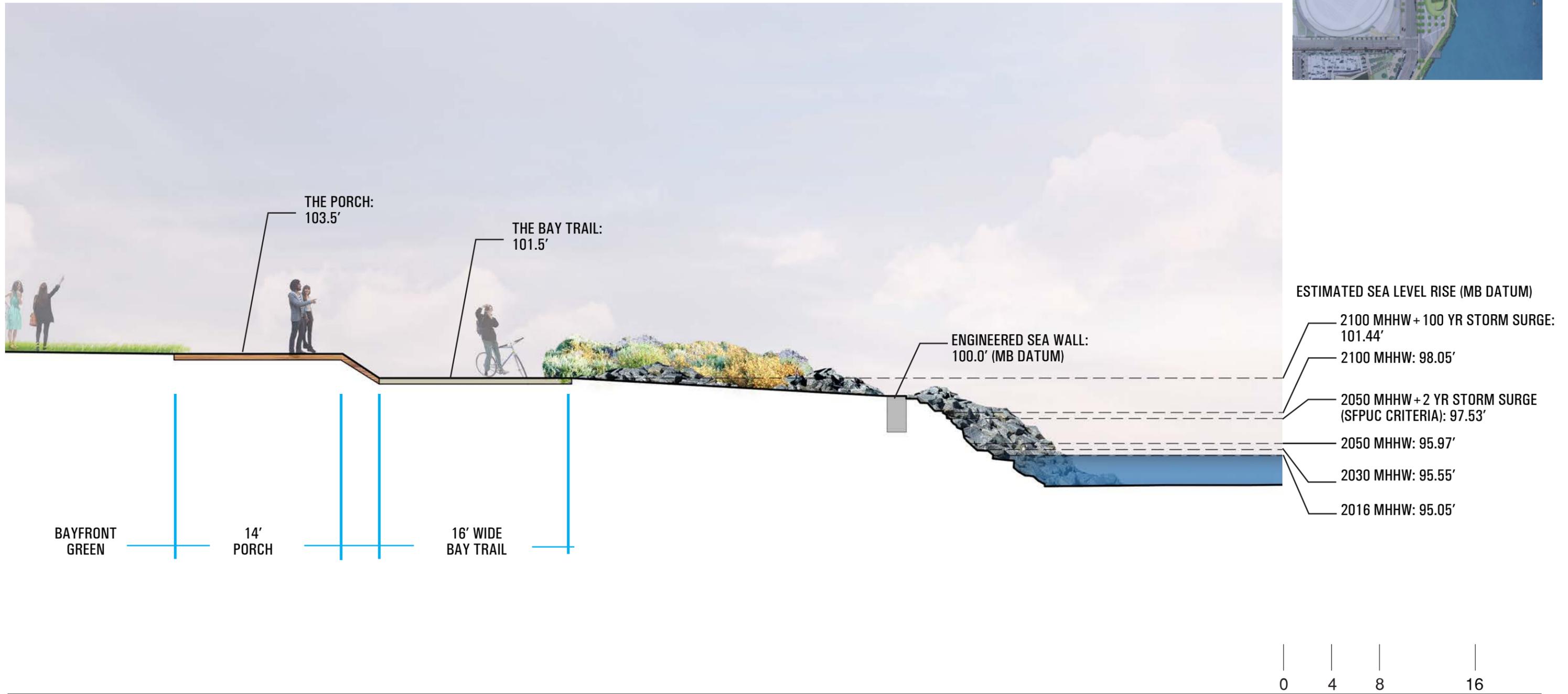




NOTES:

1. THE NEW CITY VERTICAL DATUM, CCSF 2013 NAVD88 VERTICAL DATUM (SFVD13), IS BASED ON NAVD88 AS RECOVERED BY THE 2013 CITY HEIGHT PRECISION LEVELING SURVEYS. THERE IS NO EXACT ACCEPTABLE CONVERSION FROM THE OLD CITY DATUM TO SFVD13; HOWEVER "SFVD13 - 11.35 FEET" CAN BE USED TO ESTIMATE THE OLD CITY DATUM PER THE CCSF SURVEYOR.

2. SEA LEVEL ELEVATIONS SHOWN ARE BASED ON THE SFPUC CLIMATE STRESSORS AND IMPACT: BAYSIDE SEA LEVEL RISE MAPPING FINAL TECHNICAL MEMORANDUM, JUNE 2014, AND HAVE BEEN CONVERTED TO THE MISSION BAY VERTICAL DATUM.



SURFACEDESIGN INC.

BAYFRONT PARK / MISSION BAY P22
BCDC PERMIT NO. 2000.005.04

CONCEPT-SCHEMATIC DESIGN
'THE PORCH' SECTION

DESIGN REVIEW BOARD MEETING
DECEMBER 5TH, 2016

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