



MISSION ROCK

BAY CONSERVATION AND
DEVELOPMENT COMMISSION
DRB Update | 10.30.2017

PROJECT TIMELINE



SITE LOCATION



NEIGHBORHOOD EXPERIENCE

A Neighborhood of Parks



NEIGHBORHOOD EXPERIENCE

Seawall Lot 337 Pending Major Permit Application

LEGEND: CONCEPTUAL LAND USE PLAN

- Residential
- Commercial
- Flex (Residential or Commercial)
- Structured Parking
- Open Space
- BCDC Shoreline Band within Project Limit
- Upper Limit of BCDC Bay Jurisdiction
- Seawall
- Major Permit Application Line

* Building height is 90 feet if Commercial or 120 feet if Residential.



NEIGHBORHOOD EXPERIENCE

Pedestrian Circulation

LEGEND: PEDESTRIAN CIRCULATION + ACCESSIBILITY

- Open Space
- Open Space/Maritime Use
- Sidewalks + Major Pedestrian Routes
- Accessible Loading Locations
- Significant Pedestrian Connection: Shared Street with Flush Curbs
- Significant Pedestrian Connection: Neighborhood Street with Reduced-Height Curb
- Crosswalks (off-site)
- Interior Accessible Drop-Off/Parking
- MUNI Metro Stop
- BCDC Shoreline Band within Project Limit
- Upper Limit of BCDC Bay Jurisdiction
- Seawall
- Major Permit Application Line

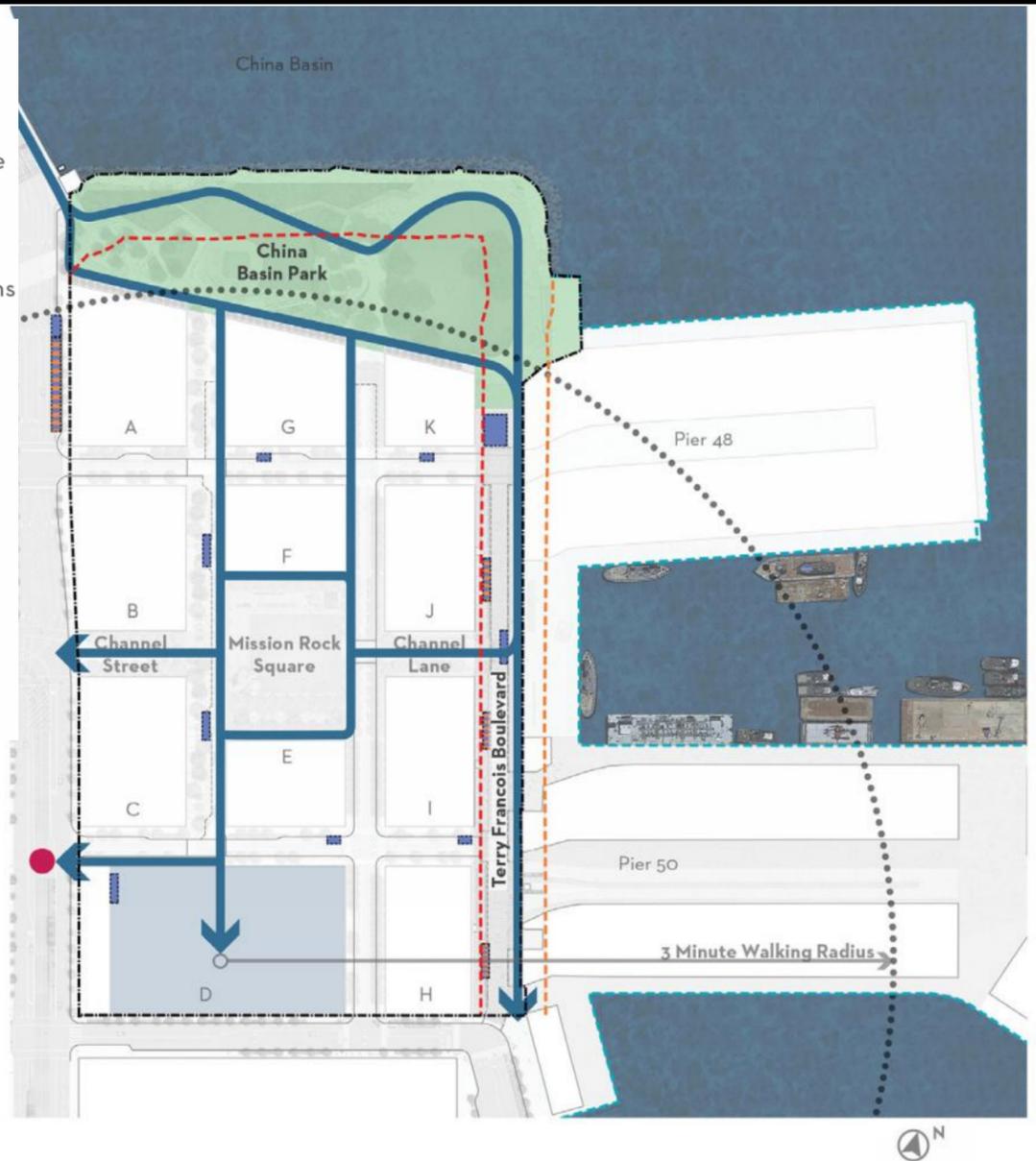


NEIGHBORHOOD EXPERIENCE

Site Access, Loading & Parking

LEGEND: SITE ACCESS, LOADING, AND PARKING

- Major Pedestrian Routes
- Centralized Parking with Interior Accessible Drop-Off
- Accessible Loading Locations
- Time-Limited Commercial Loading Locations
- Open Space
- Open Space/Maritime Use
- MUNI Metro Stop
- BCDC Shoreline Band within Project Limit
- Upper Limit of BCDC Bay Jurisdiction
- Seawall
- Major Permit Application Line
- 3 Minute Walking Radius



NEIGHBORHOOD EXPERIENCE

Public Art: Reinforcing Open Space Connections



"Floating Umbrellas" is a temporary overhead installation that activates an alley in Agueda, Portugal. SOURCE: IFINDKARMA / FLICKR



Temporary Art: Ecstasy in Hayes Valley, SF and The Gates in Central Park, NYC are examples of temporary public art of scale. © MATEAFISH, ONTHEARTOFACIION.WORDPRESS.COM SOURCE: ROB BOUDON / FLICKR

LEGEND: SUGGESTED PUBLIC ART SITES

- **Permanent Public Art:**
 - Mission Rock Square
 - Channel Wharf
 - Channel Street
 - Channel Lane
 - China Basin Park at 3rd Street
 - China Basin Park Waterfront
- **Temporary Public Art:**
 - Streetlife Zones



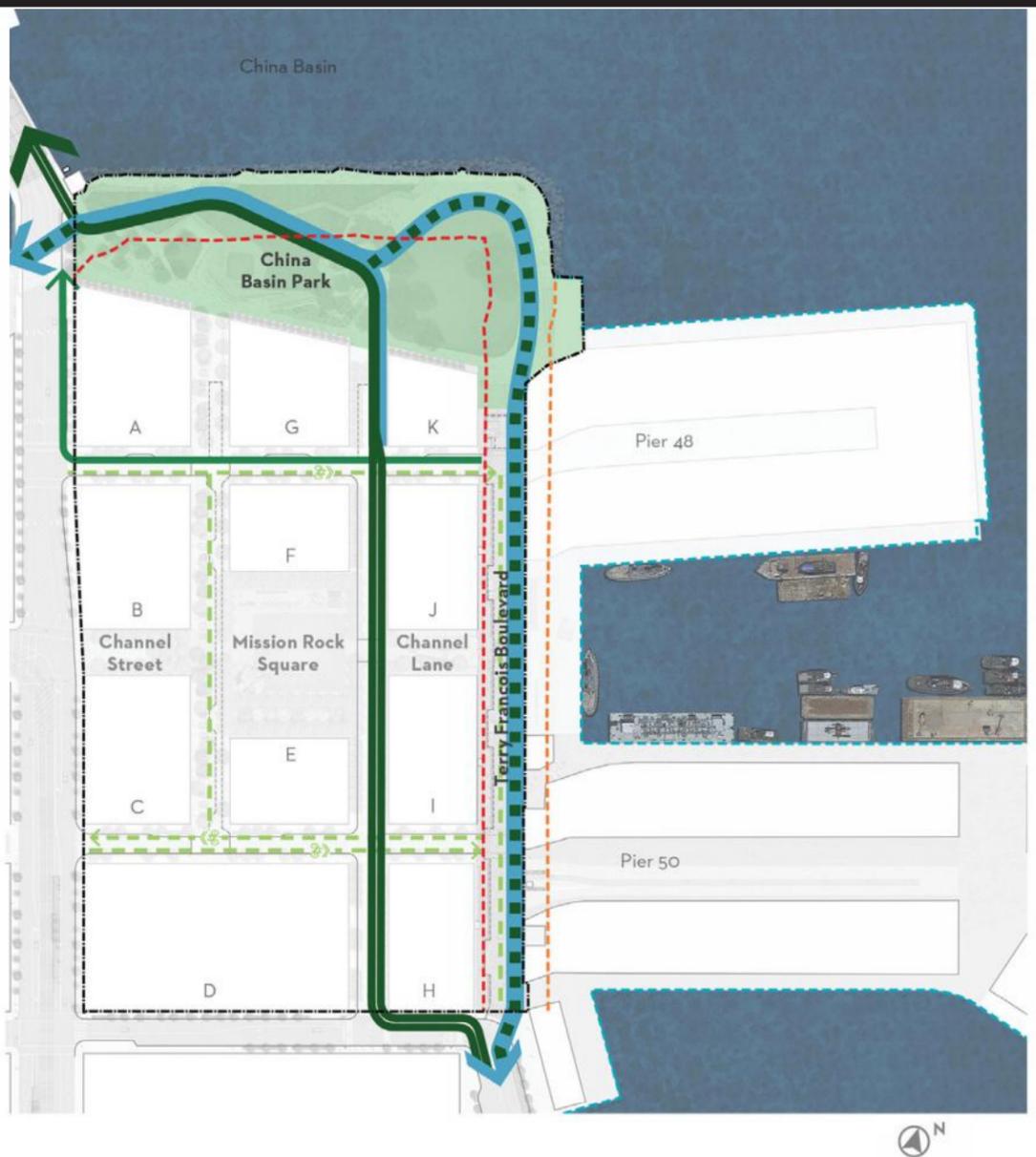
FIGURE 2.11.1 Suggested Public Art Sites Diagram illustrating potential locations of permanent and temporary public art within open spaces and streetlife zones in the public realm. See Chapters 3-4 for related circulation and program controls.

NEIGHBORHOOD EXPERIENCE

Bicycle Circulation

LEGEND: BICYCLE CIRCULATION

- Bay Trail/Blue Greenway: China Basin Park (Primary N-S Bicycle Connection; Multi-Use Trail)
- Protected Cycle Track: Bridgeview + Mission Rock Streets (Primary N-S Bicycle Connection)
- Bay Trail/Blue Greenway: Terry A Francois Blvd and China Basin Park (Multi-Use Trail)
- Class II Bike Lane
- Sharrows / Shared Travelway
- Open Space
- Open Space/Maritime Use
- BCDC Shoreline Band within Project Limit
- Upper Limit of BCDC Bay Jurisdiction
- Seawall
- Major Permit Application Line



NEIGHBORHOOD EXPERIENCE

A Neighborhood of Parks

LEGEND: OPEN SPACE

- Open Space
- Open Space/Maritime Use
- Major Pedestrian/Bike Connection
- BCDC Shoreline Band within Project Limit
- Upper Limit of BCDC Bay Jurisdiction
- Seawall
- Major Permit Application Line



BCDC 100' Shoreline Band includes:

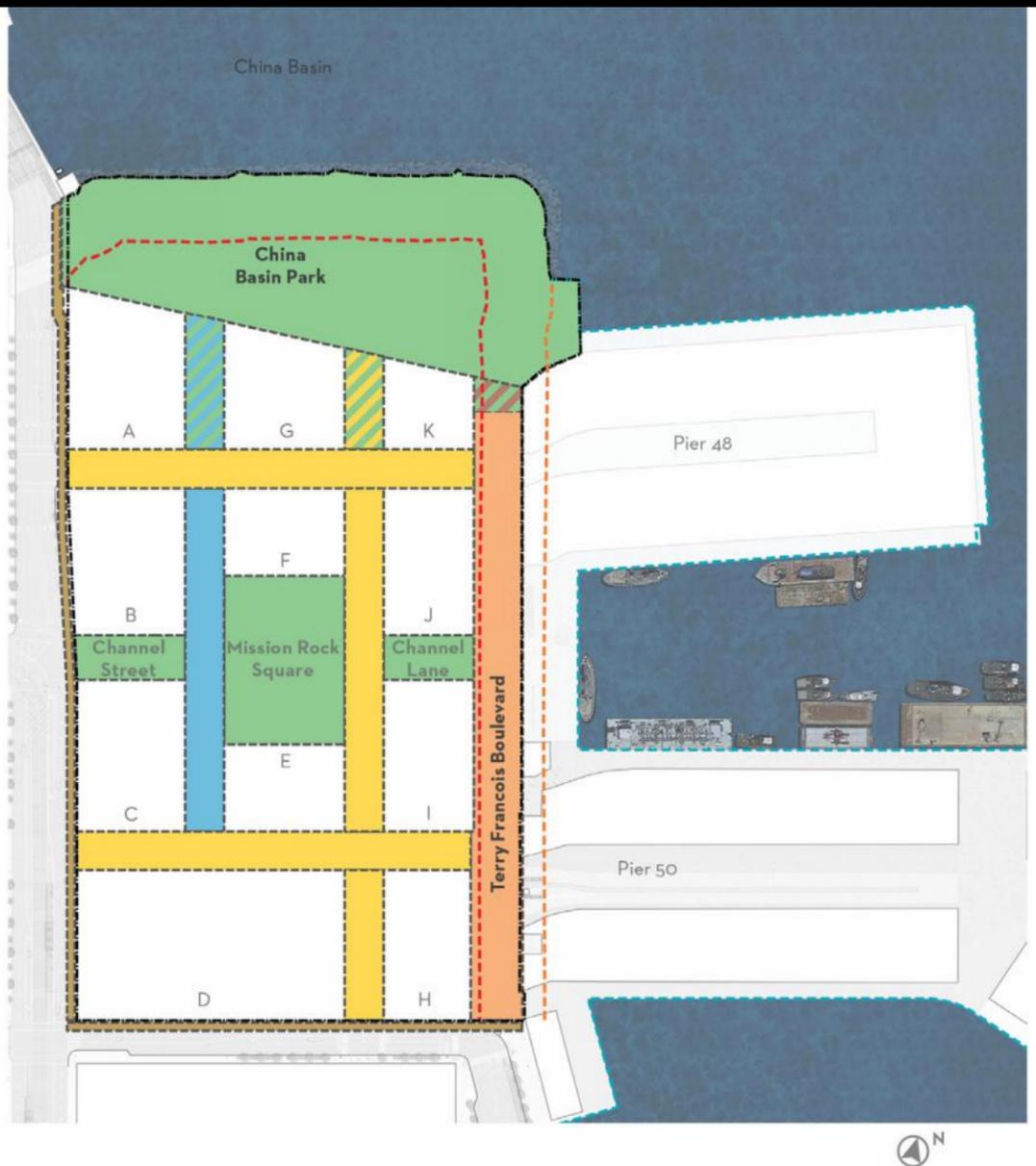
- China Basin Park
- Terry A Francois Boulevard

NEIGHBORHOOD EXPERIENCE

Public Realm

LEGEND: STREET TYPOLOGIES

- Open Space
- Open Space/Maritime Use
- Shared Public Way (one-way traffic)
- Working Waterfront (two-way traffic)
- Neighborhood Streets (two-way traffic)
- Paseos (Pedestrian-only street extension)
- District Street
- BCDC Shoreline Band within Project Limit
- Upper Limit of BCDC Bay Jurisdiction
- Seawall
- Major Permit Application Line



NEIGHBORHOOD EXPERIENCE

Ground Floor Land Use – Major Permit Application



PROJECT PHASING

LEGEND: PHASING PLAN

- Phase 1: 2019*
 - Phase 2: Begins 2021*
 - Phase 3: Begins 2023*
 - Phase 4: Begins 2025*
 - BCDC Shoreline Band within Project Limit (Red dashed line)
 - Upper Limit of BCDC Bay Jurisdiction (Blue dashed line)
 - Seawall (Orange dashed line)
 - Major Permit Application Boundary (Black dashed line)
 - Open Space/Maritime Use (Green hatched area)
- *Anticipated Dates



PROJECT PHASING – INTERIM USE

PHASE 1: 2019*

PHASE 2: Begins 2021*

PHASE 3: Begins 2023*

PHASE 4: Begins 2025*



*Anticipated Dates

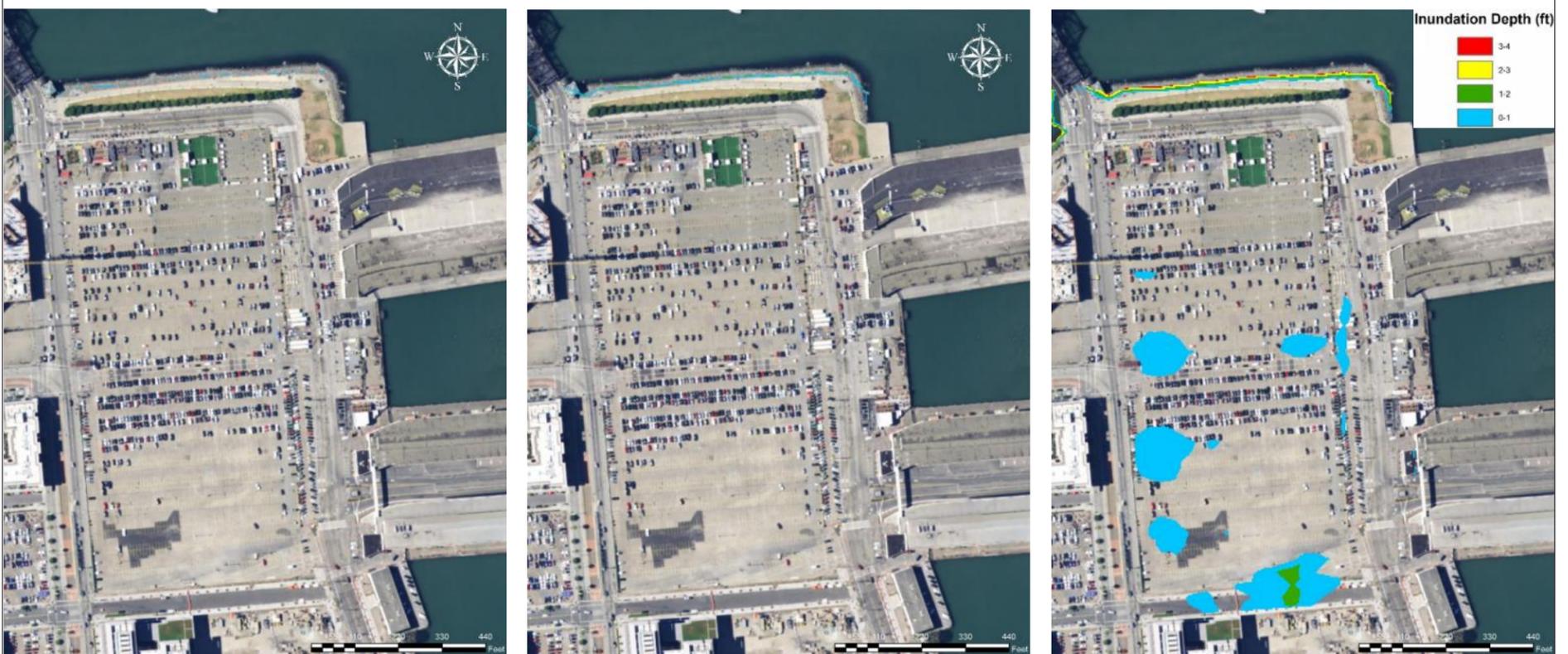
Interim Use

- **Site Grading:** Elevated site will be approximately 4' above existing grade. Fill will be used to create 2:1 slope between elevated and existing grades.
- **Potential Interim Uses in Undeveloped Areas:** Parking, Special Events, Temporary Vending, Construction Staging and Project Management Offices, Model Units, and Sales/Leasing Offices.

LIVING WITH RISING SEAS

Preparing for 2100

Potential Inundation For No-Project Conditions – Extent of Daily Flooding



For Current MHHW (6.3' NAVD)
(No flooding)

For MHHW + 12" SLR (7.3' NAVD)
(No flooding)

For MHHW + 36" SLR (9.3' NAVD)
(Isolated flooding in disconnected areas)

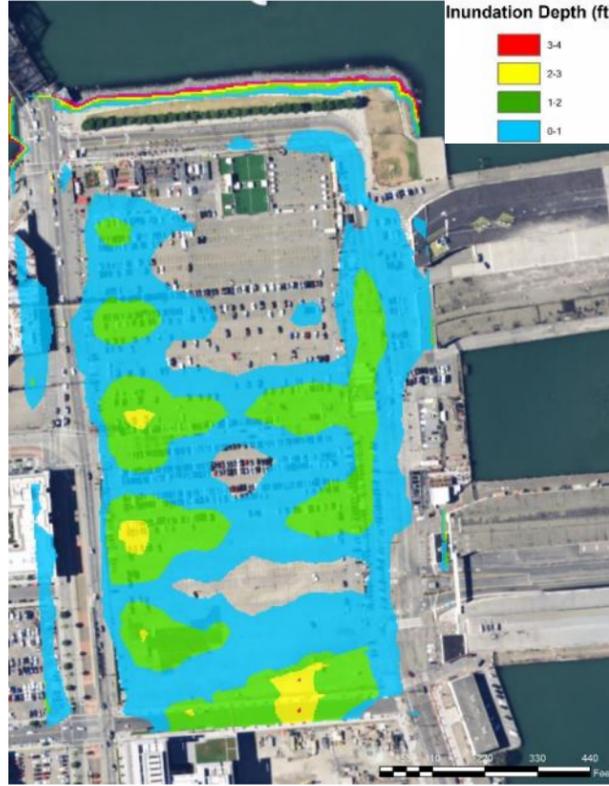
LIVING WITH RISING SEAS

Preparing for 2100

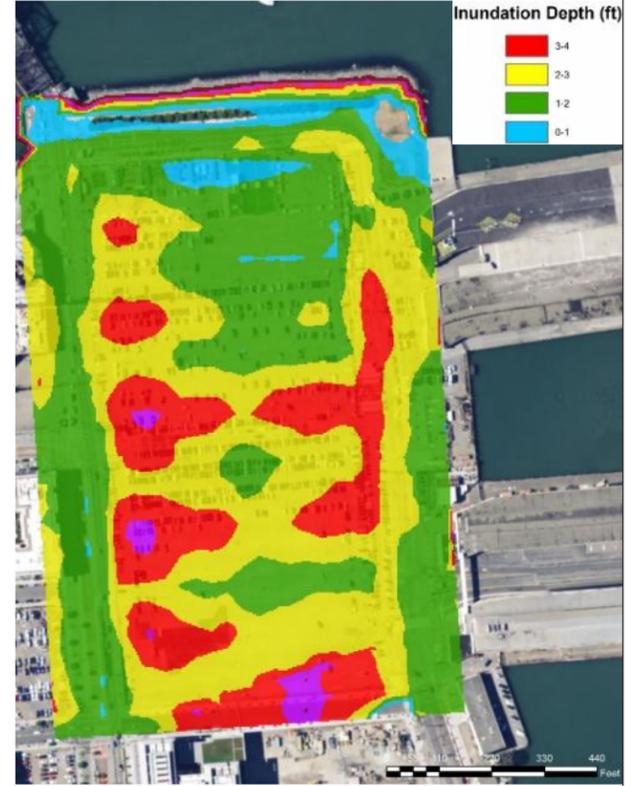
Potential Inundation For No-Project Conditions – Extent of Storm Related Flooding



For Current 100-yr Tide (9.7' NAVD)
(Isolated flooding in disconnected areas)



For 100-yr + 12" SLR (10.7' NAVD)
(Large scale flooding)



For 100-yr + 36" SLR (12.7' NAVD)
(Large scale flooding)

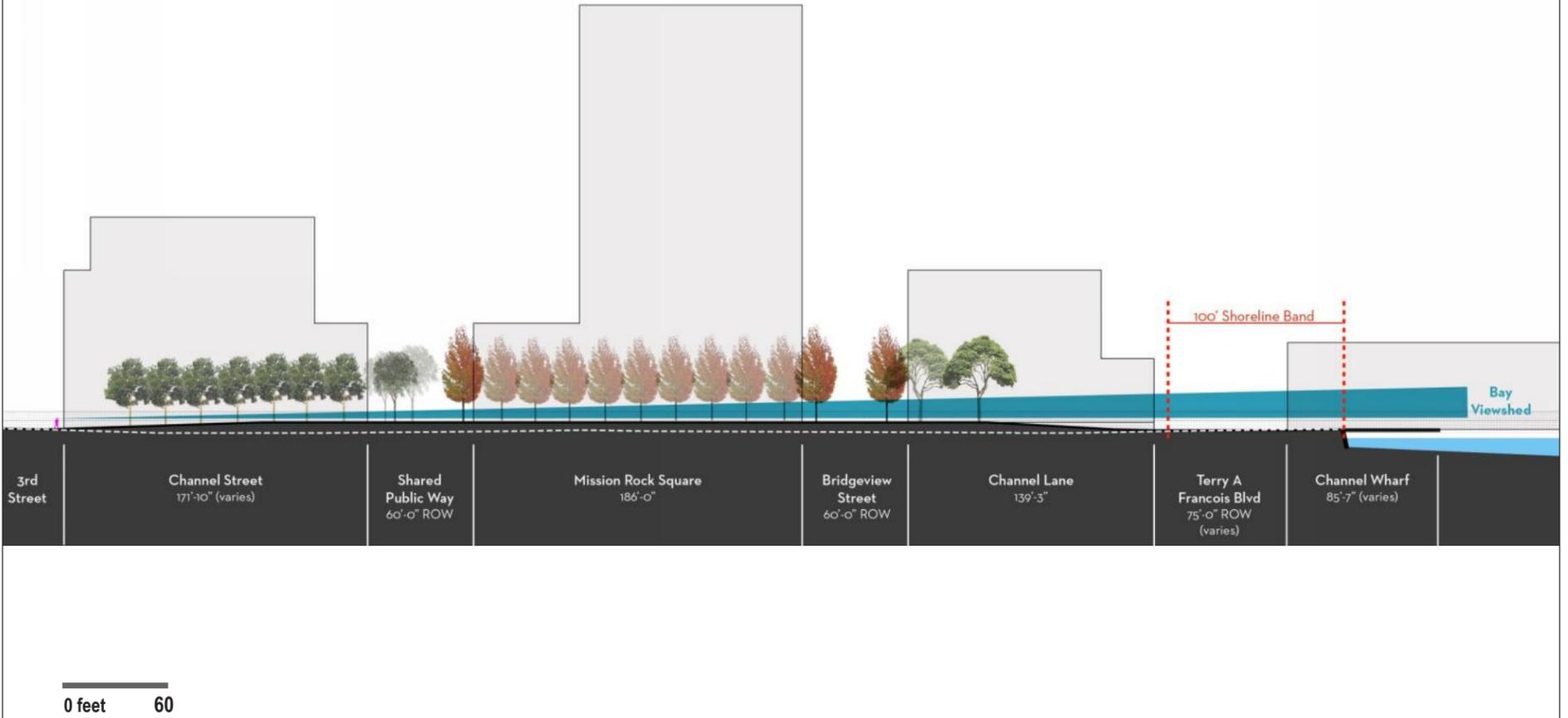
LIVING WITH RISING SEAS

Preparing for 2100



LIVING WITH RISING SEAS

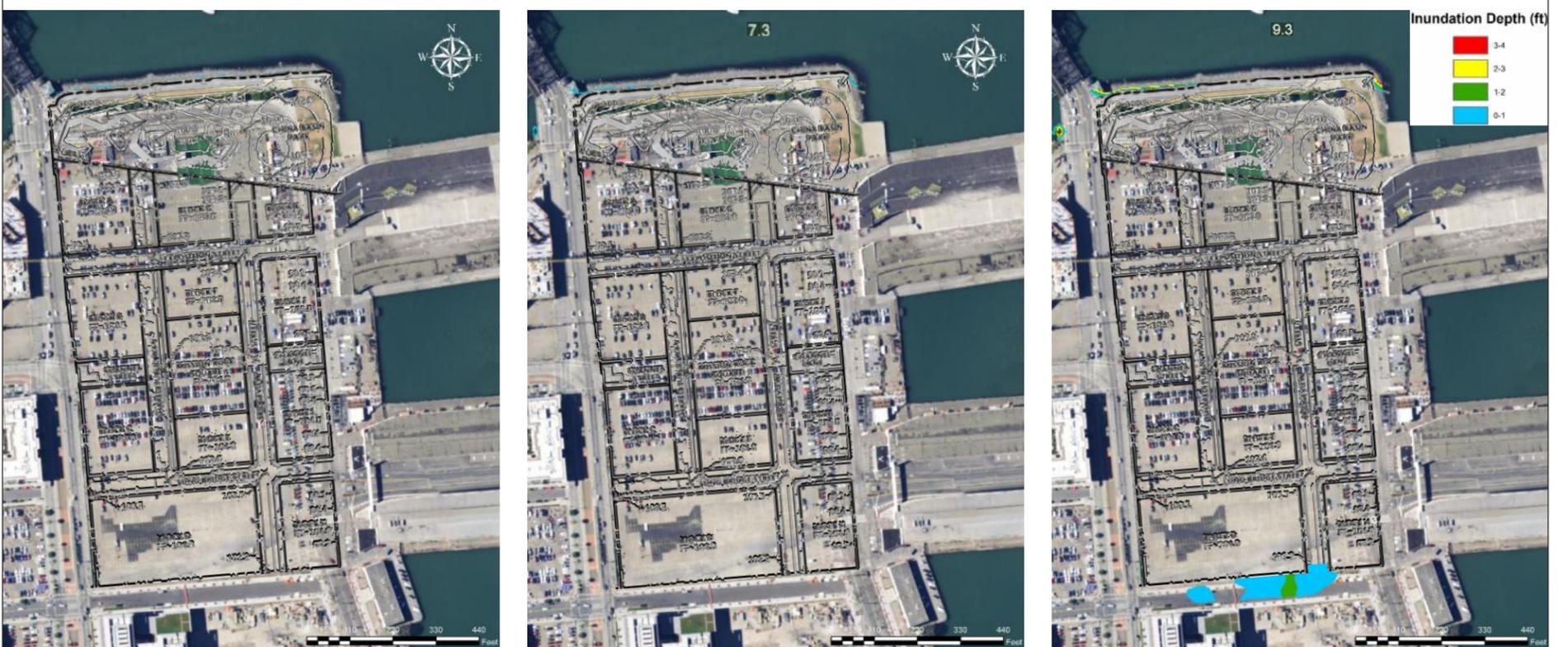
Preparing for 2100



LIVING WITH RISING SEAS

Preparing for 2100

Potential Inundation For Post-Project Conditions – Extent of Daily Flooding



For Current MHHW (6.3' NAVD)
(No flooding)

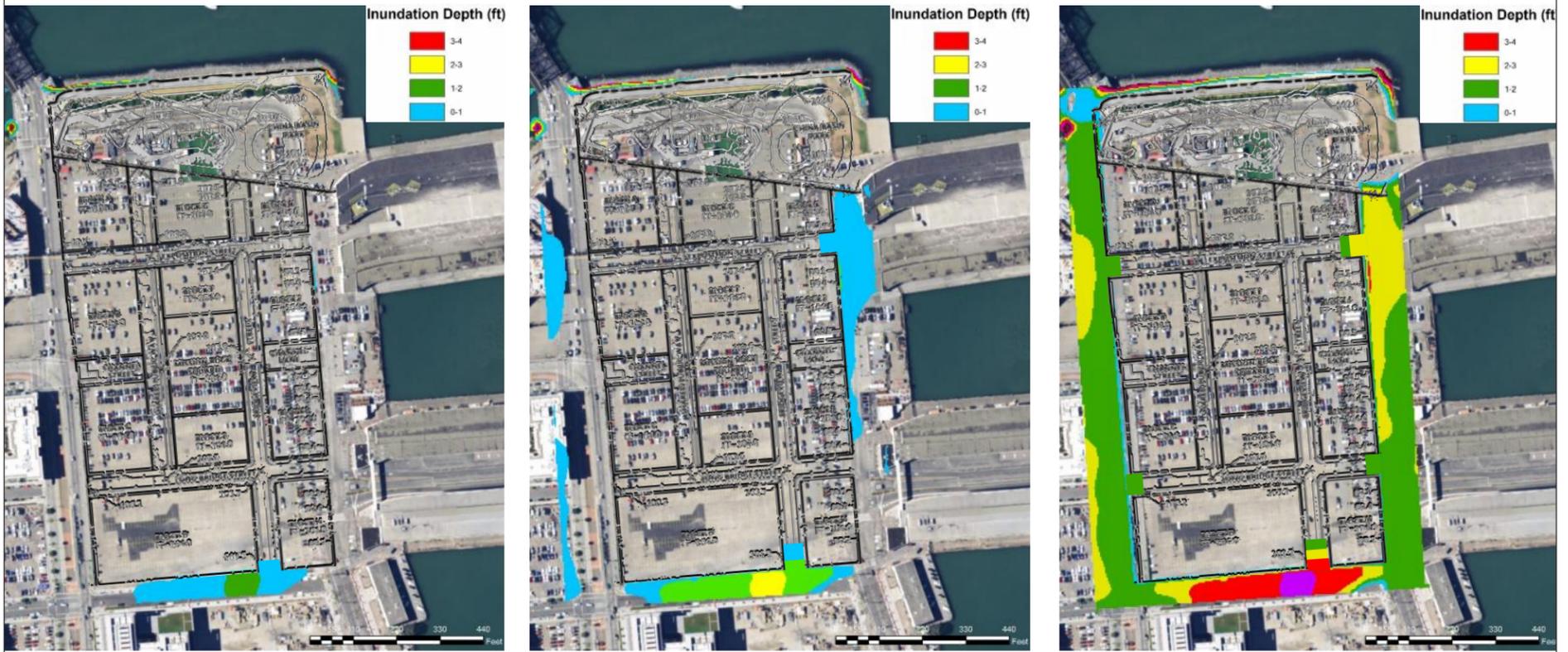
For MHHW + 12" SLR (7.3' NAVD)
(No flooding)

For MHHW + 36" SLR (9.3' NAVD)
(Isolated flooding in disconnected areas)

LIVING WITH RISING SEAS

Preparing for 2100

Potential Inundation For Post-Project Conditions – Extent of Storm Related Flooding



For Current 100-yr Tide (9.7' NAVD)
(Isolated flooding in disconnected areas)

For 100-yr + 12" SLR (10.7' NAVD)
(Large scale flooding outside development footprint)

For 100-yr + 36" SLR (12.7' NAVD)
(Large scale flooding outside development footprint)

LIVING WITH RISING SEAS

Preparing for 2100

Near-term Adaptation (Present - 2050)

- Development blocks do not require adaptation.
- China Basin Park and Bay Trail do not require adaptation.
- Terry A Francois Boulevard will require adaptation when SLR reaches 12-inches (tied to seawall improvements and redevelopment of Pier 48)

Long-term Adaptation (2050 - 2100)

- Development blocks do not require adaptation even for worst case 2100 SLR
- China Basin Park and Bay Trail will be above King Tides even for the worst case 2100 SLR; if higher elevation is desired, adaptation will be relatively simple by elevating the Bay Trail.
- Terry A Francois Boulevard may require adaptation if the near-term adaptation is insufficient (tied to seawall improvements and redevelopment of Pier 48).

NEIGHBORHOOD EXPERIENCE

Shared Public Way Vision



NEIGHBORHOOD EXPERIENCE

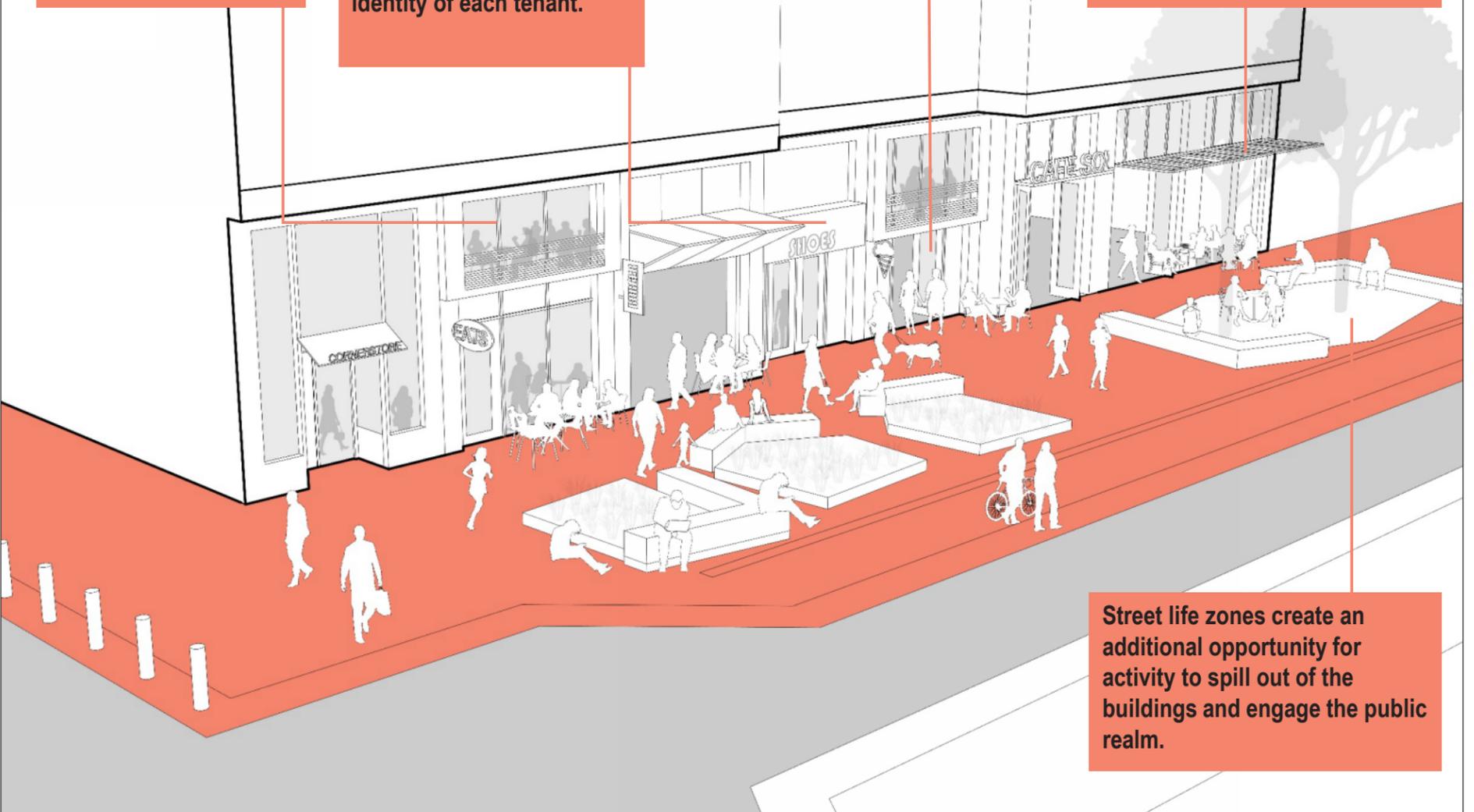
Shared Public Way Guidelines

A higher ground floor height allows for the possibility of mezzanine retail.

Storefronts should create a fine grain of variety along each street frontage, expressing the unique identity of each tenant.

Lines of sight for people inside and outside the building to see one another.

Permeable openings such as sliding and folding doors encourage activity spill out onto the sidewalk.



Street life zones create an additional opportunity for activity to spill out of the buildings and engage the public realm.

NEIGHBORHOOD EXPERIENCE

Shared Public Way Guidelines

'Gateway' to the Shared Zone:

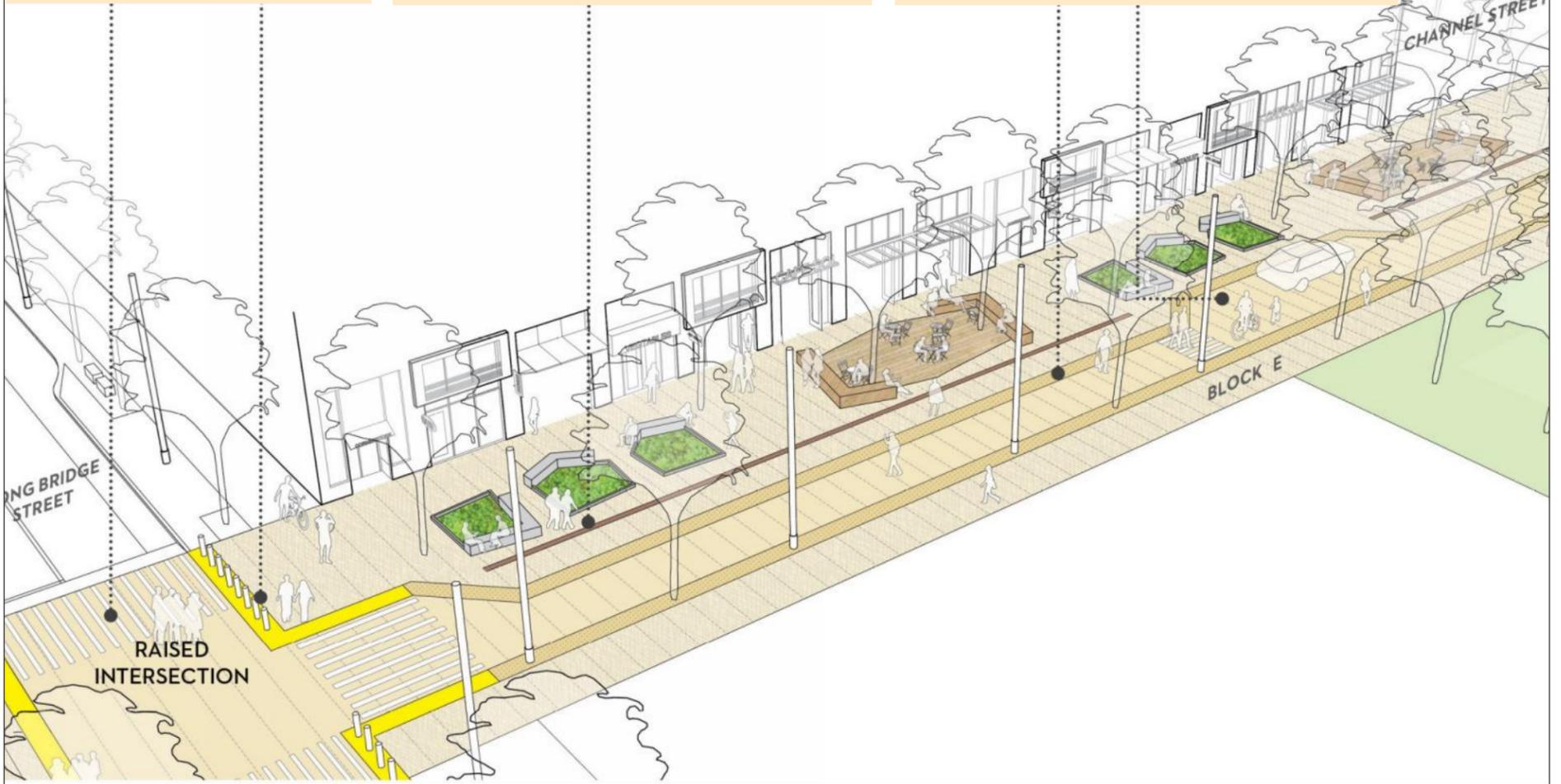
- **Raised Intersections:** Slow Vehicles
- **Bollards:** Pedestrian Safety

Curbless Condition:

- **Flush Condition + Enhanced Paving:** Traffic Calming and Pedestrian Awareness
- **Trench Drain/Linear Drainage Element**

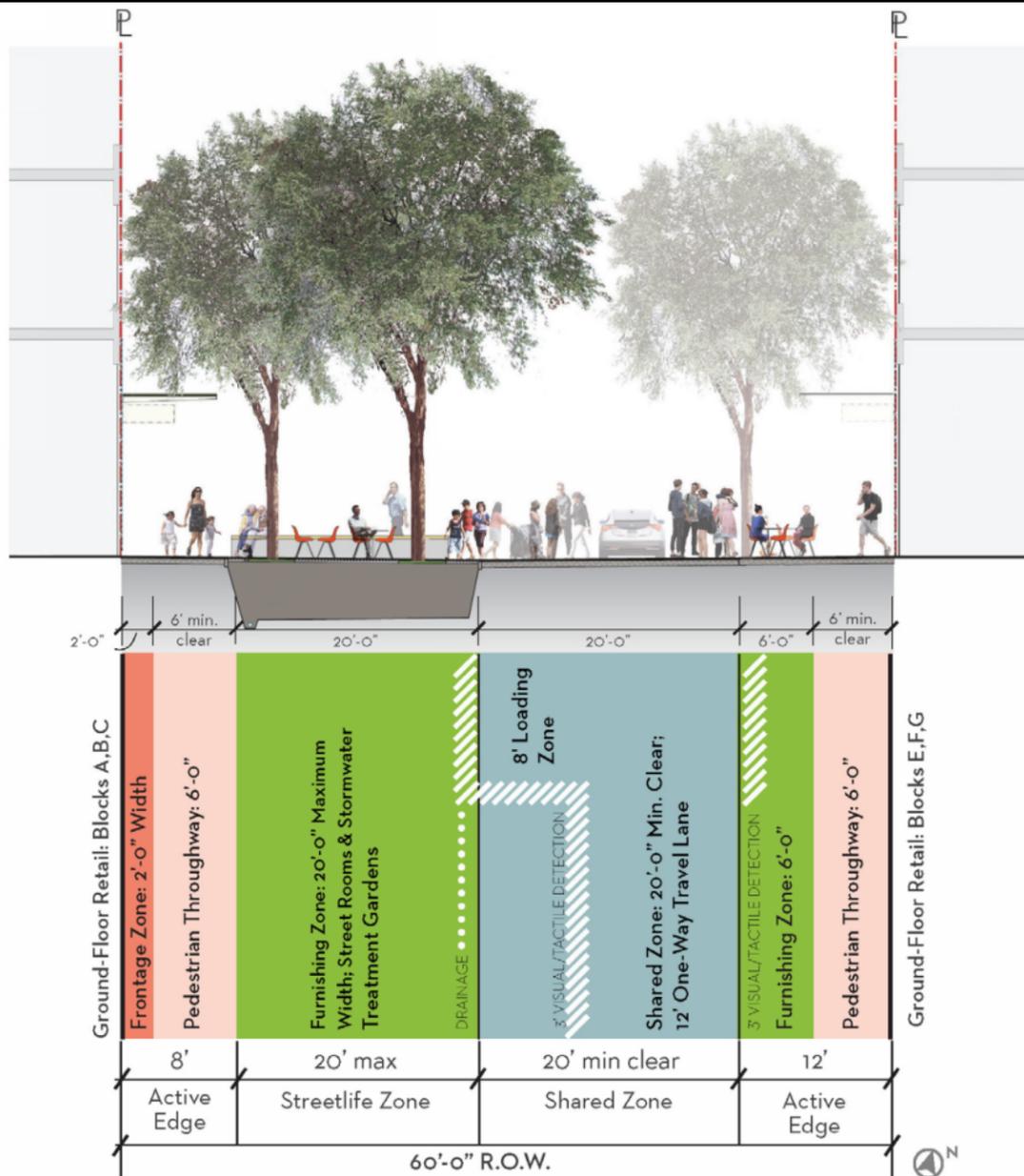
Shared Zone for Pedestrians + Vehicles:

- **One-Way Travel Lane + Delineated Passenger Loading Areas**
- **Alternate Detectable Surface/Contrasting Paving:** Both Sides



NEIGHBORHOOD EXPERIENCE

Shared Public Way Guidelines



SHARED PUBLIC WAY

- Frontage Zone
- Furnishing Zone
- Pedestrian Throughway
- Shared Zone

WATERFRONT PUBLIC REALM

Working Waterfront Vision



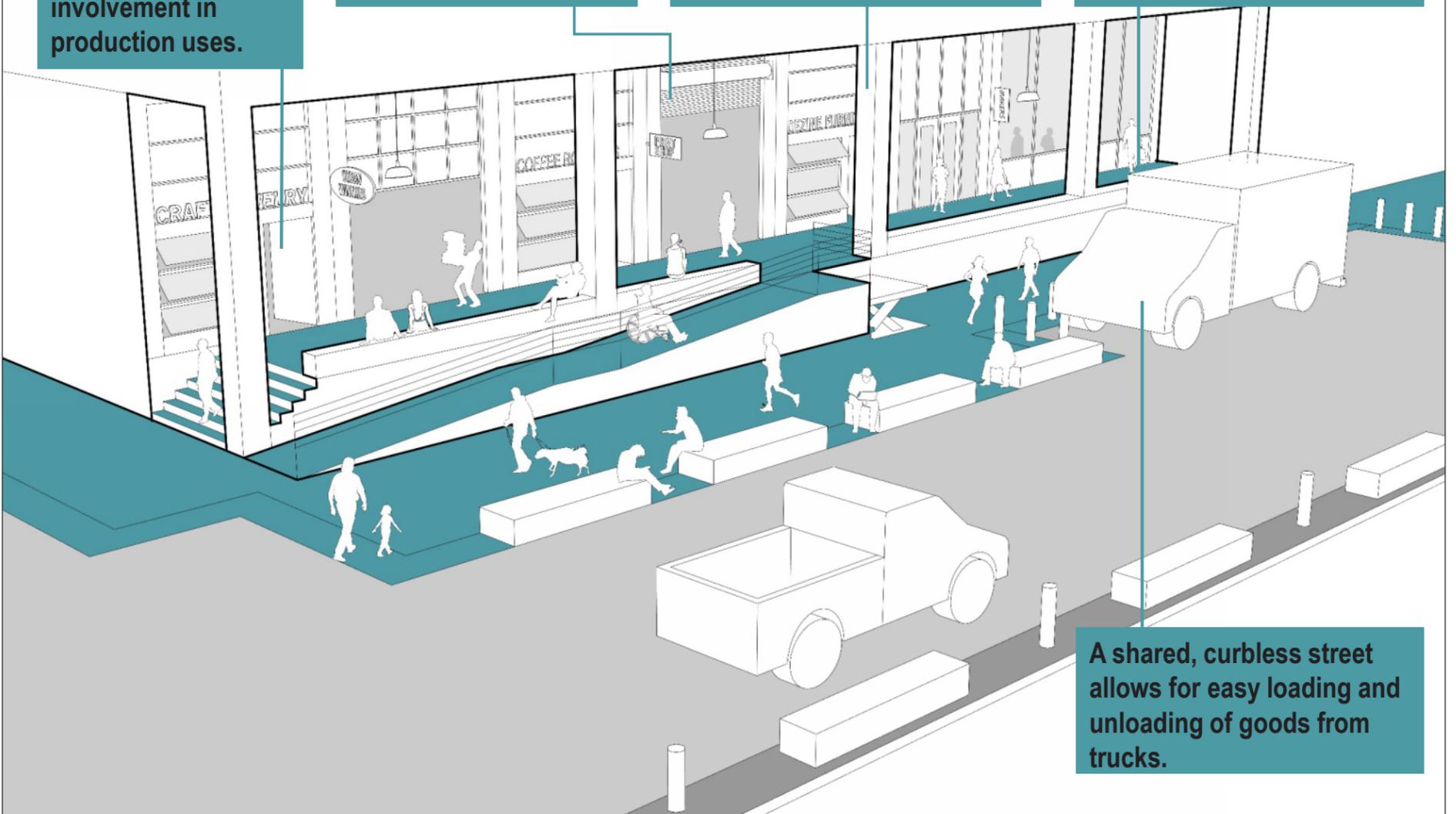
NEIGHBORHOOD EXPERIENCE

Accessory retail allows for public involvement in production uses.

Roll-up doors or other large doors and windows for views into production facilities.

Create an industrial aesthetic by adopting durable materials, exposed structure and industrial-scaled building elements..

The elevated walkway acts as a social spill-out space and a resilience strategy for sea level rise.



A shared, curbsless street allows for easy loading and unloading of goods from trucks.

WATERFRONT PUBLIC REALM

Terry A Francois Boulevard

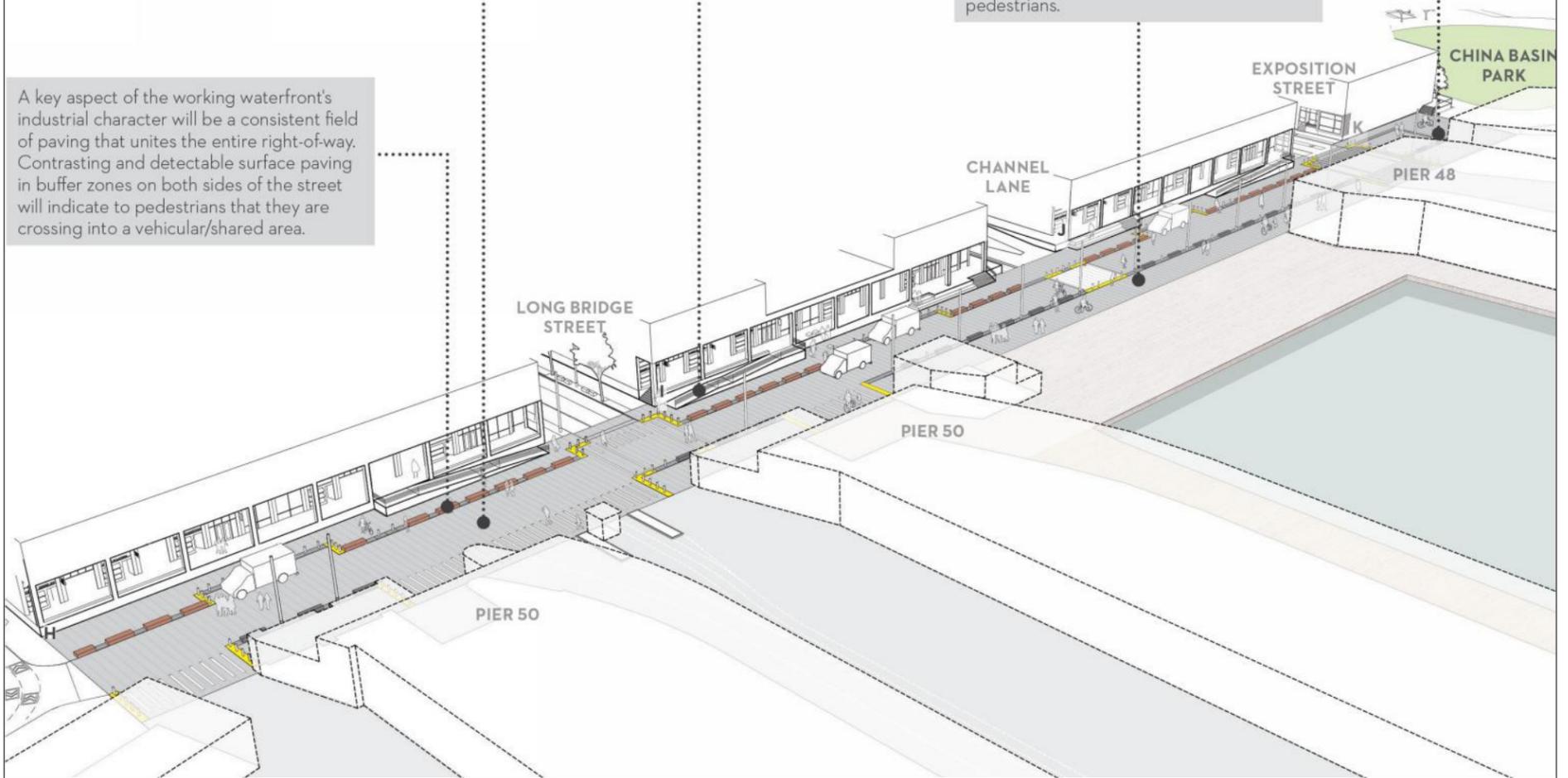
The Shared Zone will include a two-way travelway lane, delineated passenger loading areas, and shared markings for bike access. The overall clear width of 26' accommodates emergency and large commercial vehicles.

The Building-Front Zone will include pedestrian circulation at grade and to elevated walkways, as well as space for ground-floor working waterfront tenants, whose spaces are elevated, to create a presence on the street.

Large commercial vehicle access to the Pier 48 valley + Pier 50 will be accommodated.

The Waterfront Zone will include the Bay Trail/Blue Greenway, which will be a multi-use trail shared by bicyclists and pedestrians.

A key aspect of the working waterfront's industrial character will be a consistent field of paving that unites the entire right-of-way. Contrasting and detectable surface paving in buffer zones on both sides of the street will indicate to pedestrians that they are crossing into a vehicular/shared area.



NEIGHBORHOOD EXPERIENCE

Terry A Francois Boulevard

Intersections (Street + Pier):

- **Flush Intersections:** Prioritize Pedestrians
- **Bollards + Detectable Surface Paving**

Curbless Condition:

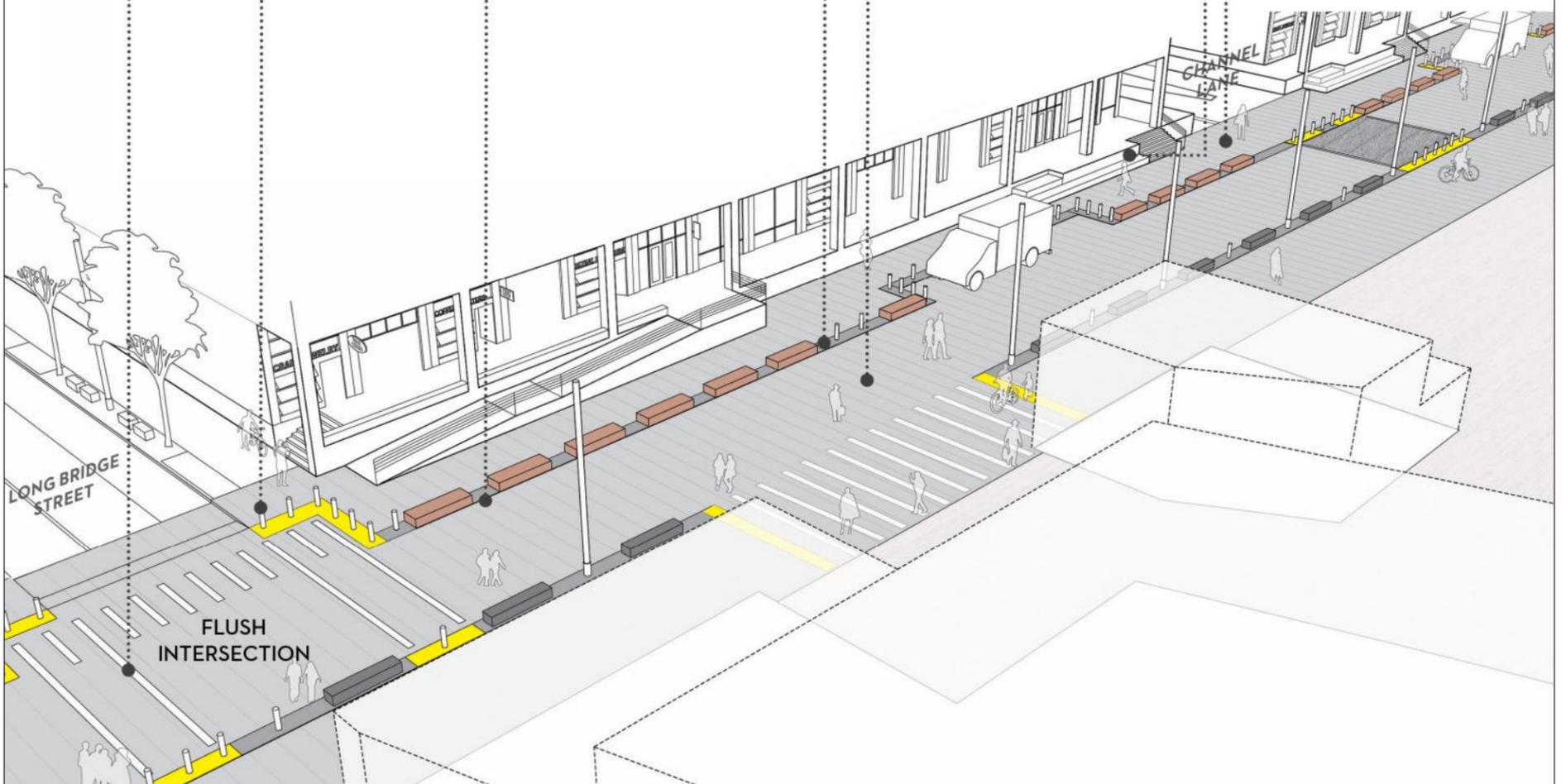
- **Flush + Enhanced Paving:** Unifies Bay Trail
- **Linear Drainage Element**

Shared Zone for Pedestrians, Bicycles + Vehicles:

- **Two-Way, 26' Wide Travelway**
- **Alternate Detectable Surface/Contrast Paving:** Both Sides

Safe Pedestrian Environment:

- **Elevated Walkway Ramp Access - Access to Walkways + Ground-Floor Uses**
- **6'-Minimum-Width Pedestrian Throughway**



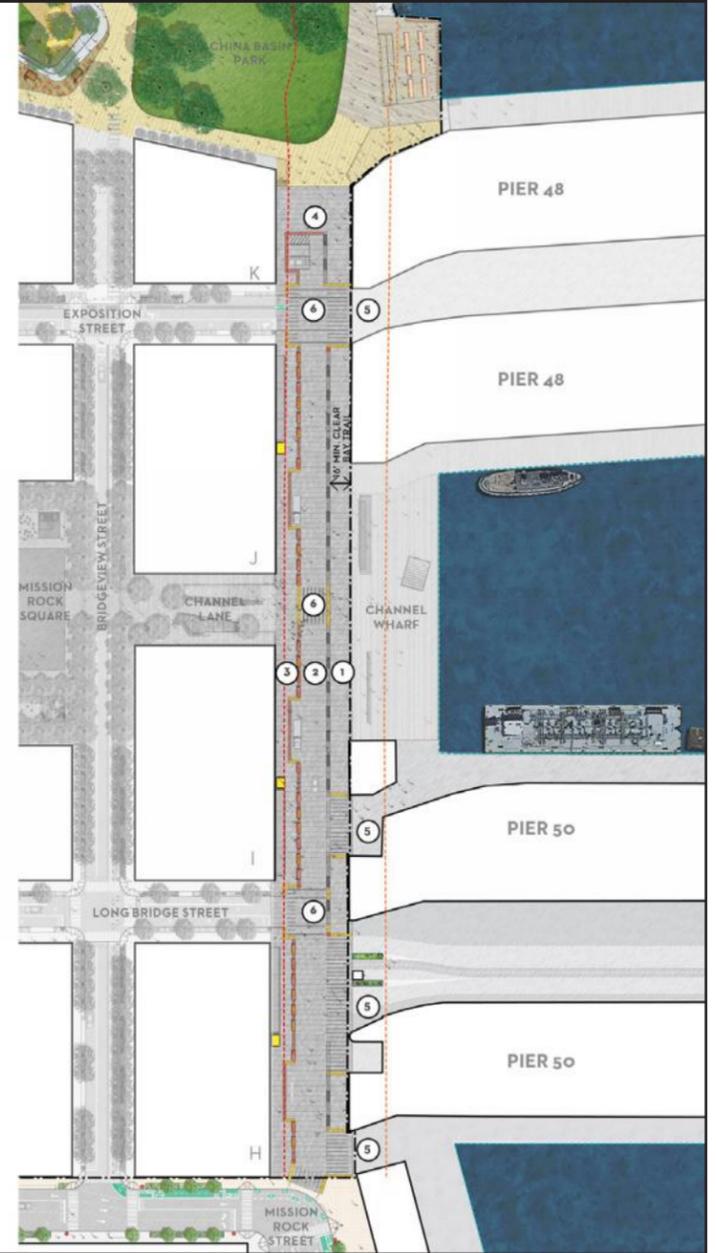
WATERFRONT PUBLIC REALM

Terry A Francois Boulevard

CONCEPTUAL PLAN

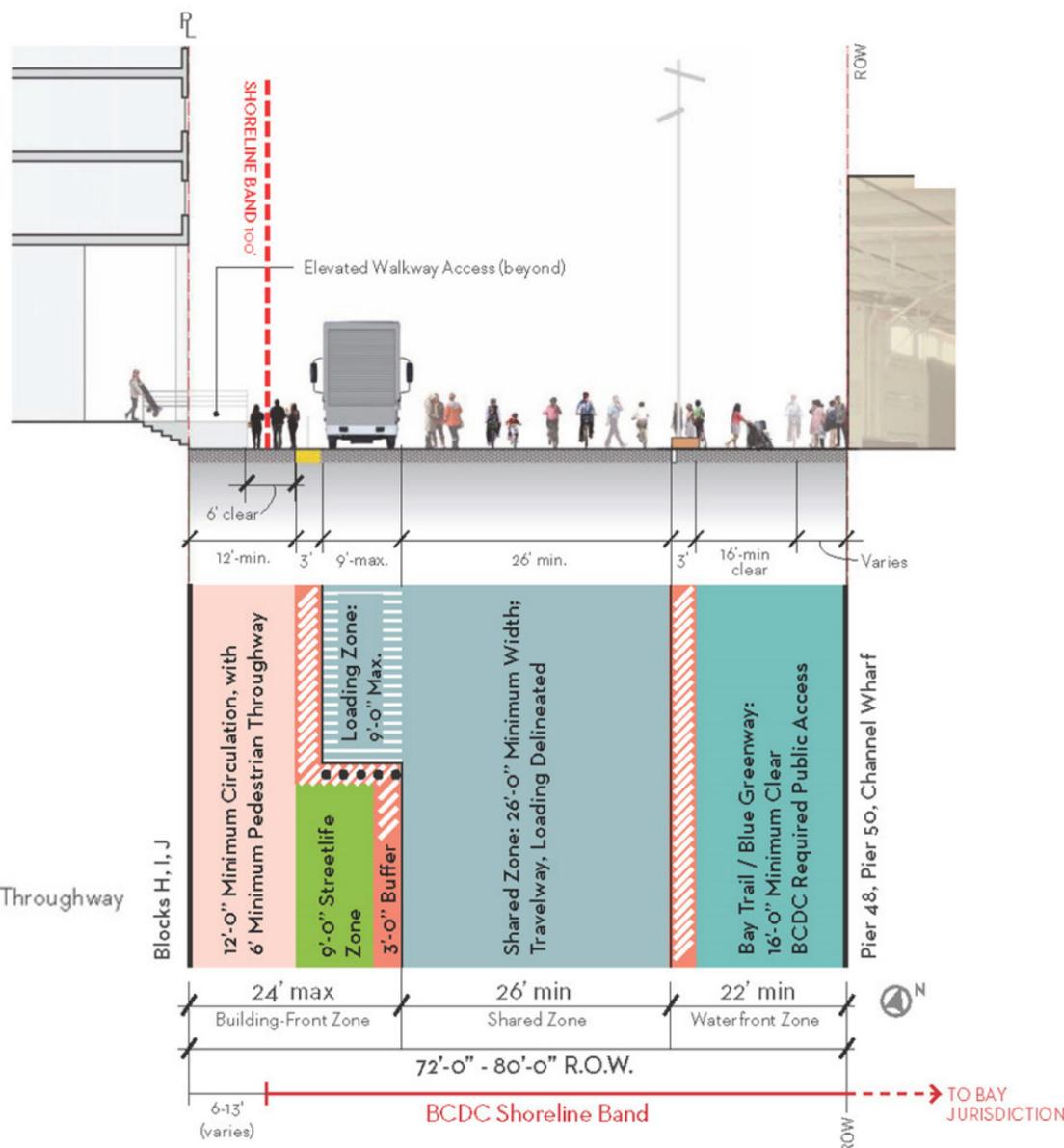
- 1 Bay Trail
BCDC Required Public Access
16' min. clear
- 2 Shared Zone
- 3 Building-Front Zone
- 4 Paseo
- 5 Truck Access to Piers/Aprons
- 6 Pedestrian Crossing

-  Major Permit Application Boundary
-  BCDC Shoreline Band within Project Limit
-  Upper Limit of BCDC Bay Jurisdiction
-  Seawall



WATERFRONT PUBLIC REALM

Terry A Francois Boulevard

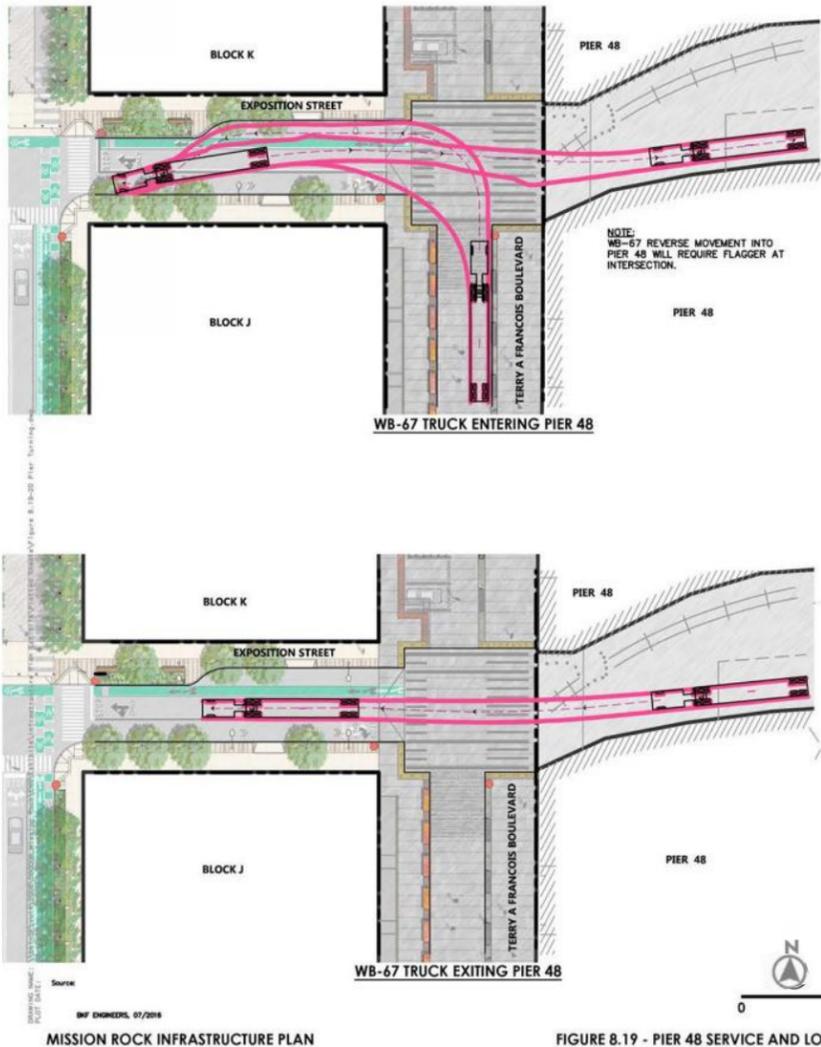


TERRY A FRANCOIS BOULEVARD

-  Buffer
-  Streetlife Zone
-  Circulation + Pedestrian Throughway
-  Blue Greenway
-  Shared Zone

WATERFRONT PUBLIC REALM

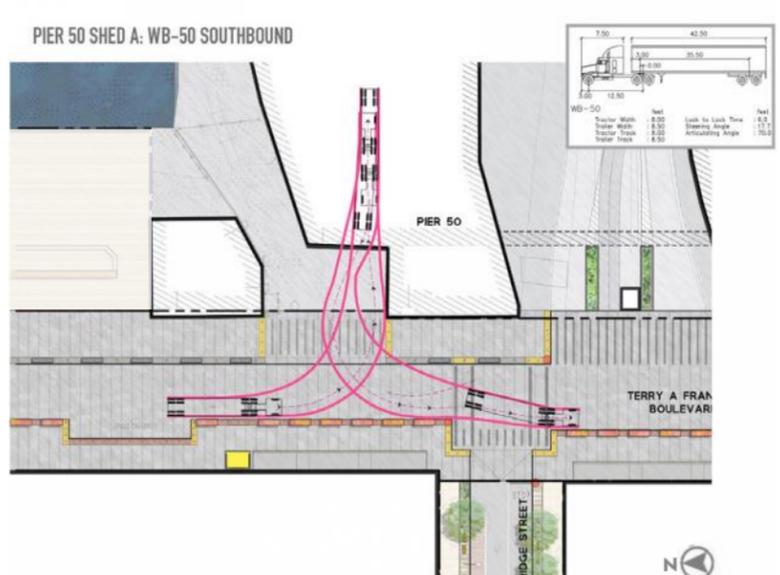
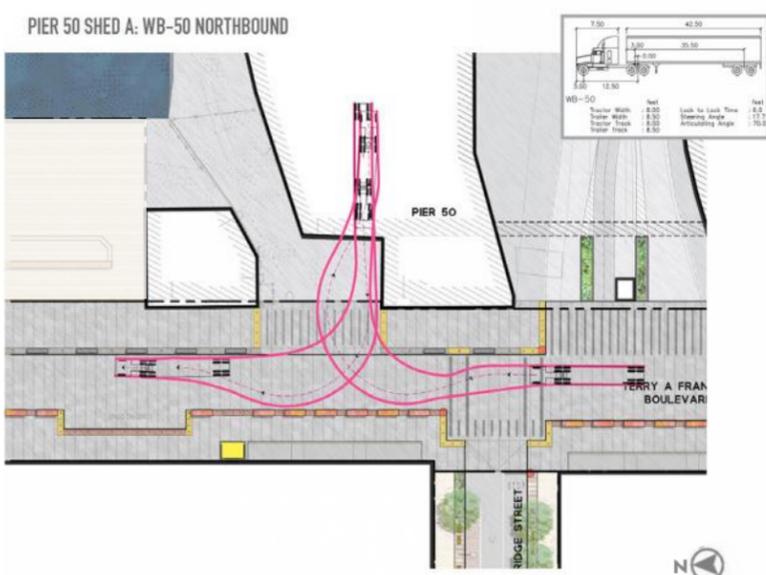
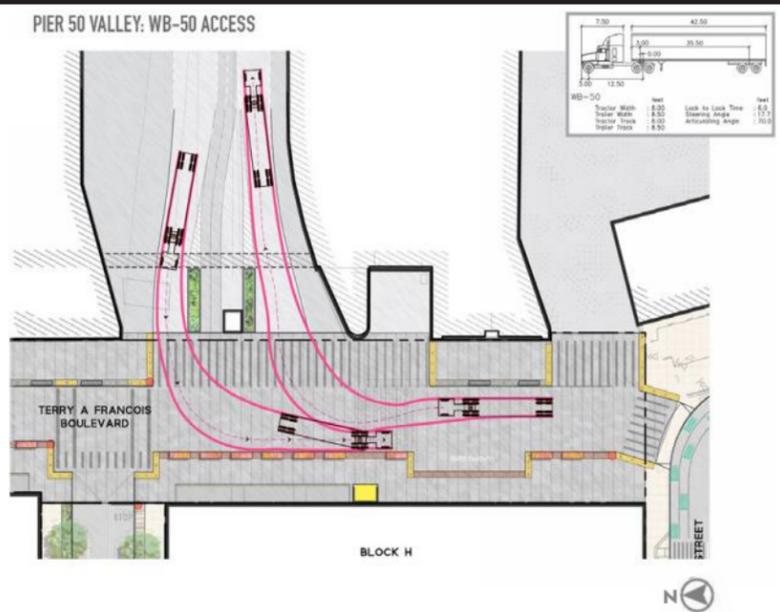
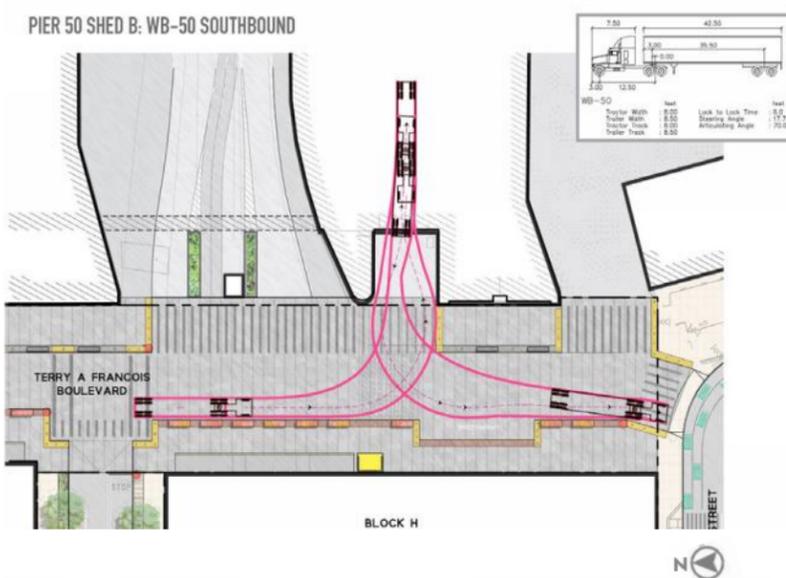
Open Space + Maritime Use: Pier 48 Valley Access Study



- **Highly visible crossing treatment** across the driveway;
- **Bollards and detectable warning pavers** that satisfy ADA requirements at the Pier 48 driveway's beginning and end locations along the Blue Greenway path to warn cyclists and pedestrians of the upcoming driveway crossing;
- **Traffic control staff during deliveries** at the junction of the Blue Greenway and the driveway to the Pier 48 valley, to manage bicycle and truck traffic;
- **A flagger shall be provided whenever trucks back into Pier 48**, to manage bicycle and pedestrian travel along the Blue Greenway at the Pier 48 valley driveway.

WATERFRONT PUBLIC REALM

Open Space + Maritime Use: Pier 50 Valley/Shed Access Study



WATERFRONT PUBLIC REALM

Working Waterfront, Alive & Well



NEIGHBORHOOD EXPERIENCE

Mission Rock Square



CONTEXT

Views to the Bay from Mission Rock Square



CONTEXT

Channel Street Axis



NEIGHBORHOOD EXPERIENCE

China Basin Park



NEIGHBORHOOD EXPERIENCE

China Basin Park



WATERFRONT PUBLIC REALM

China Basin Park – Bay Trail + Circulation



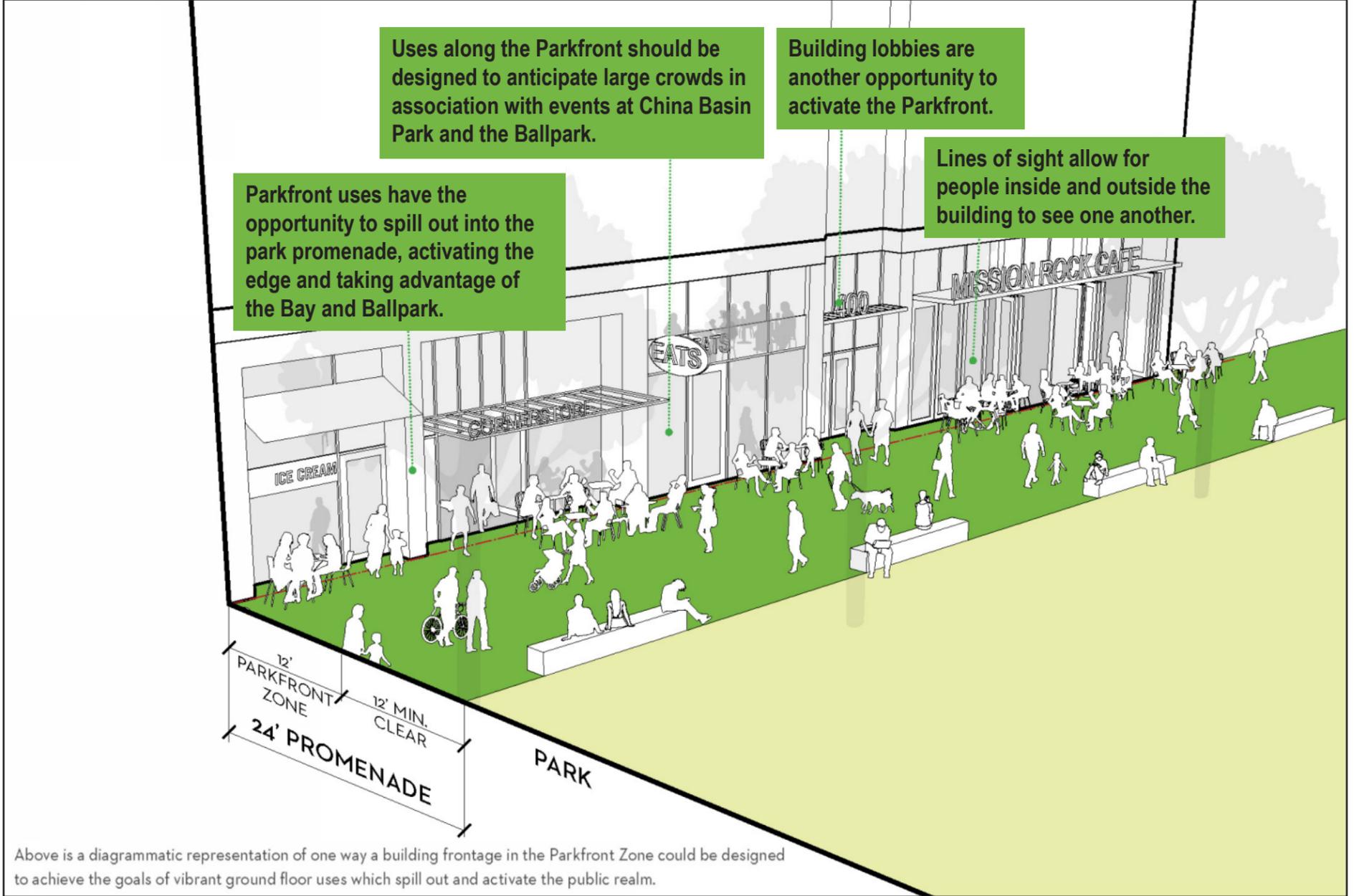
WATERFRONT PUBLIC REALM

China Basin Park – Park Uses



WATERFRONT PUBLIC REALM

China Basin Park – Active Edges at Blocks A, G, and K



WATERFRONT PUBLIC REALM

China Basin Park – Conceptual Plan



LIVING WITH RISING SEAS

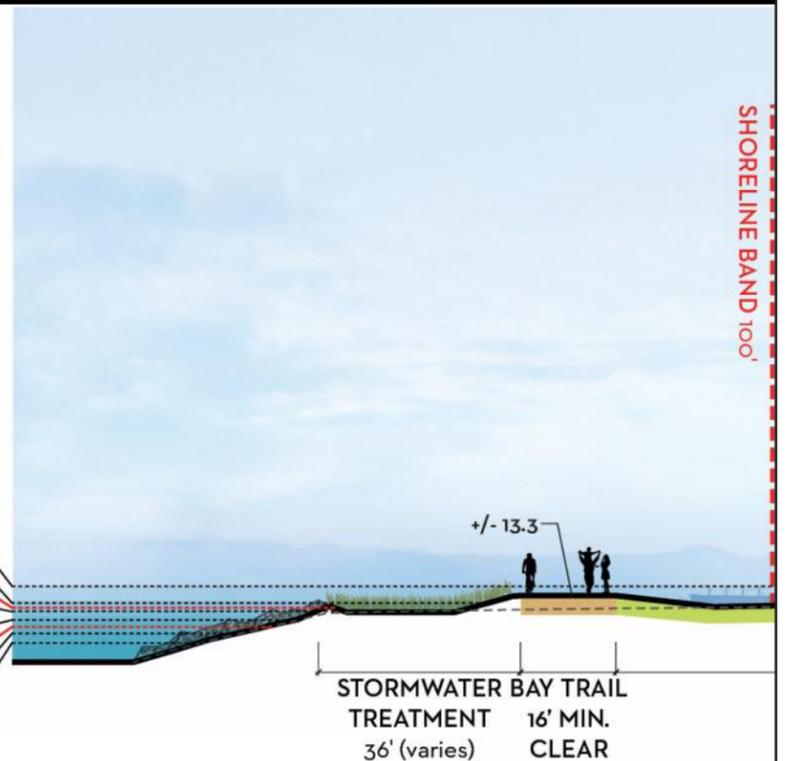
Elevation Benchmarks

ELEVATION BENCHMARKS:		
Mean High High Water (MHHW):	94.5 MBD	6.3 NAVD 88
2016 King Tide:	96.0 MBD	7.3 NAVD 88
2016 Base Flood Elevation (BFE), Vicinity:	98.4 MBD	9.7 NAVD 88
2050 BFE:	100.4 MBD	11.7 NAVD 88
2100 King Tide	101.5 MBD	12.8 NAVD 88
2100 BFE:	103.9 MBD	15.2 NAVD 88
PROPOSAL:		
Bay Trail (Terry A Francois Blvd):	(e) grade	(e) grade
Bay Trail (China Basin Park):	102.0 min MBD	13.32 min NAVD 88 (6' freeboard from 2016 King Tide)
Development Parcels:	104.0 min MBD	15.32 min NAVD 88 (5.5' freeboard from 2016 BFE)

LIVING WITH RISING SEAS

China Basin Park SLR Strategy

- The proposed elevation for finish floors of building structures is +15.3' NAVD88
 - By 2100 (using worst case estimate of 5.5' of SLR), buildings will not flood even when a 1% storm (also known as a 100-year storm) occurs.
- The proposed elevation of the Bay Trail is +13.3' NAVD88 and the minimum elevation of the Park is +11.7'
 - By 2050 (using worst case estimate of 2' SLR), Park and Trail will not be inundated even when a 1% storm occurs.
 - By 2075 (using worst case estimate of 3.5' SLR), Park and Trail will not be inundated even when a 1% storm occurs
 - By 2100 (using worst case estimate of 5.5' SLR), Park and Trail will not be inundated when King Tides occurs, implying no inundation for 99.5% of the time. If BFE level protection is needed at 2100, adaptation will be required (see next slide).



ELEVATION BENCHMARKS:		
Mean High High Water (MHHW):	94.5 MBD	6.3 NAVD 88
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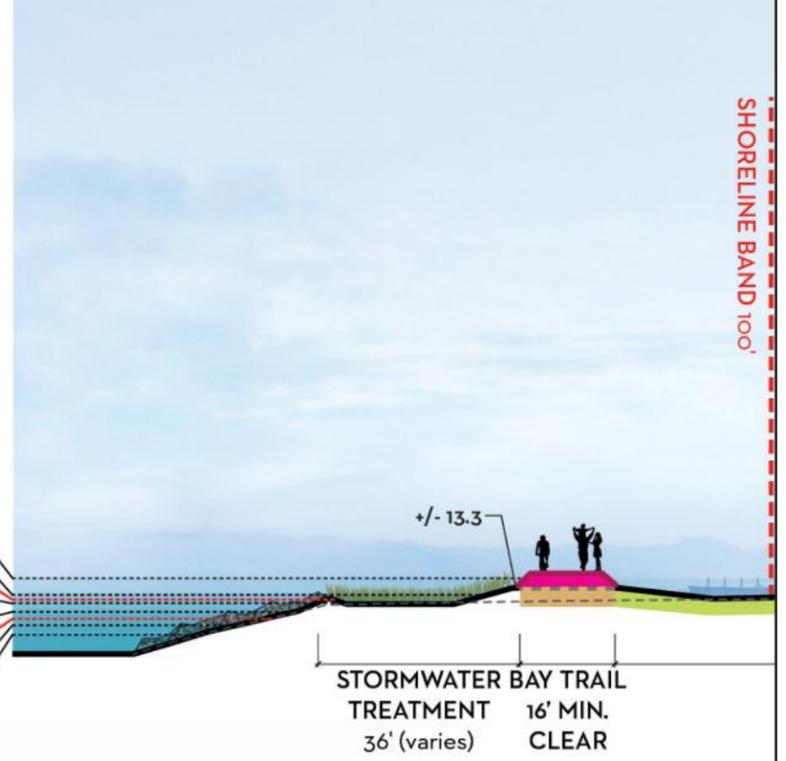


LIVING WITH RISING SEAS

China Basin Park SLR Strategy

- By 2075, **simple adaptations** to the trail (such as those shown above) will be made.

2100 BFE: ELEV. 15.2
 2100 KING TIDE: ELEV. 12.8
66" SEA LEVEL RISE: ELEV. 11.8
 2050 BFE: ELEV. 11.7
 2016 BFE: ELEV. 9.7
36" SEA LEVEL RISE: ELEV. 9.3
 2016 KING TIDE: ELEV. 7.3
 2016 MHHW: ELEV. 6.3



ELEVATION BENCHMARKS:

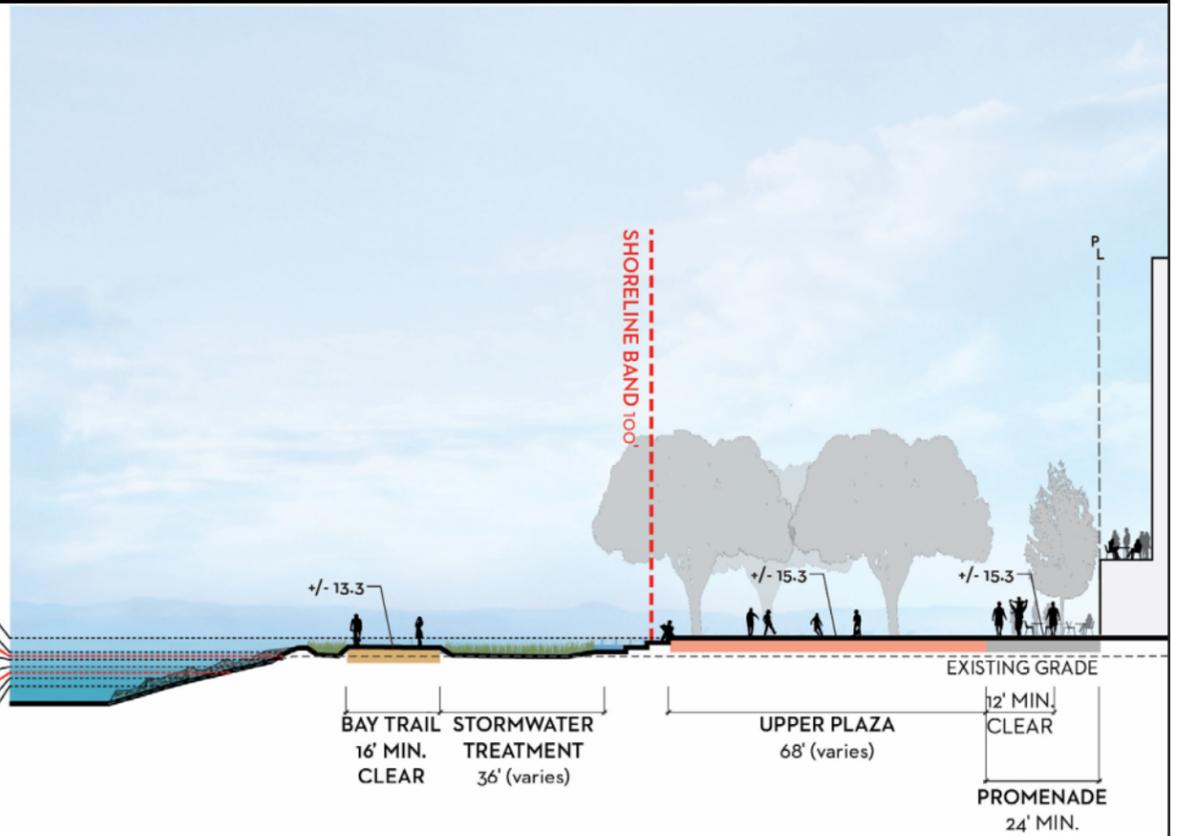
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Bay Trail (China Basin Park):	102.0 min MBD	13.32 min NAVD 88 <small>(6' freeboard from 2016 King Tide)</small>
Development Parcels:	104.0 min MBD	15.32 min NAVD 88 <small>(5.5' freeboard from 2016 BFE)</small>



LIVING WITH RISING SEAS

Section A – China Basin Park

2100 BFE: ELEV. 15.2
 2100 KING TIDE: ELEV. 12.8
66" SEA LEVEL RISE: ELEV. 11.8
 2050 BFE: ELEV. 11.7
 2016 BFE: ELEV. 9.7
36" SEA LEVEL RISE: ELEV. 9.3
 2016 KING TIDE: ELEV. 7.3
 2016 MHHW: ELEV. 6.3



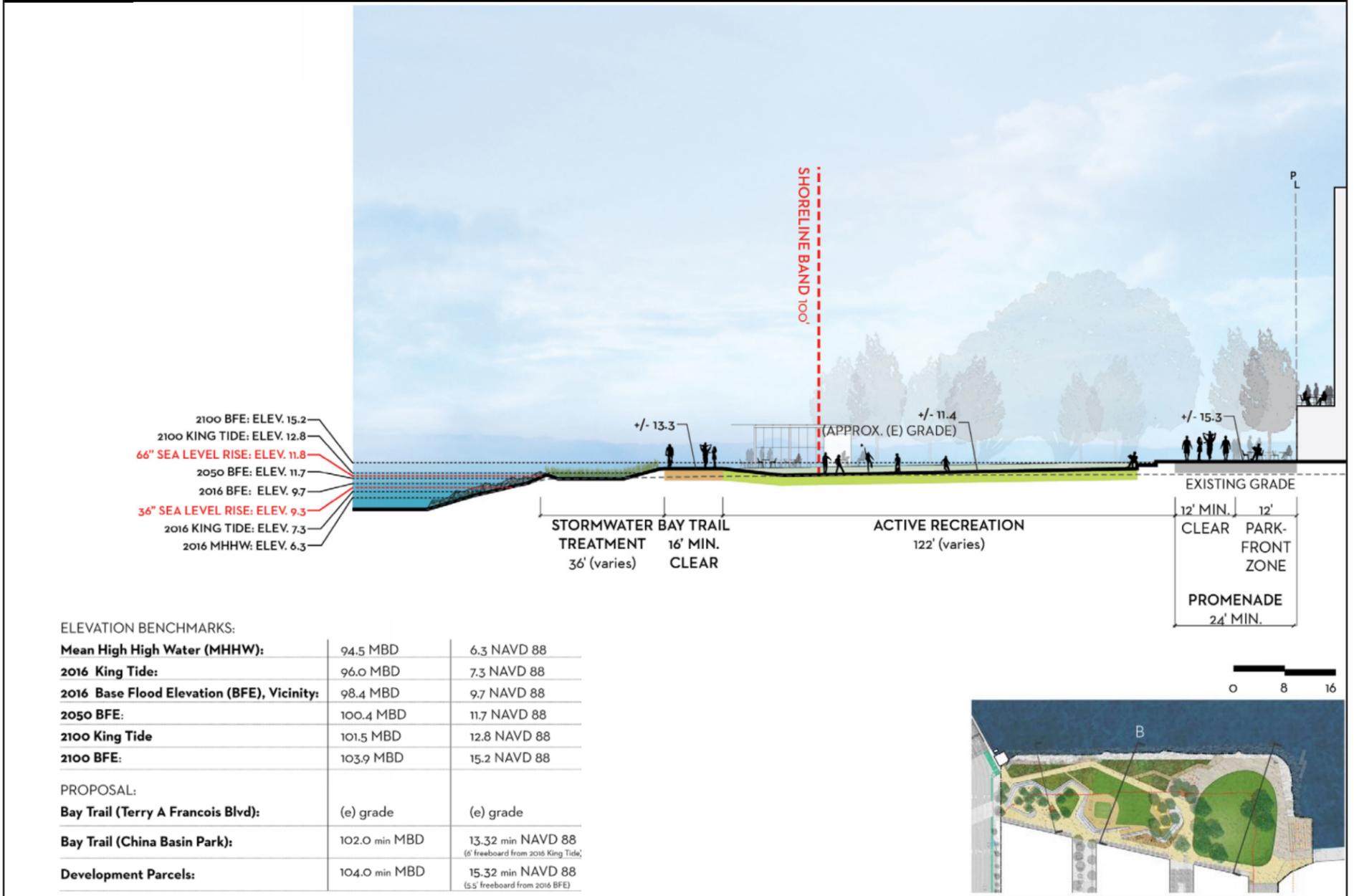
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LIVING WITH RISING SEAS

Section B – China Basin Park



LIVING WITH RISING SEAS

Section C – China Basin Park

