

SUB-PHASE AMENDMENT 1 YERBA BUENA ISLAND SUB-PHASES 1YA & 1YB

MARCH 26, 2019

PREPARED FOR TREASURE ISLAND DEVELOPMENT AUTHORITY

ONE AVENUE OF PALMS, SUITE 241
SAN FRANCISCO, CA 94130

SUBMITTED BY



PREPARED BY

CMG

Landscape Architecture
444 Bryant St
San Francisco Ca 94107
415 495 3070
www.cmgsite.com

CONTENTS

0.0 EXECUTIVE SUMMARY	4
1.0 INTRODUCTION	5
1.1 Sub-Phase Amendment Overview	5
3.0 TRANSPORTATION AND STREETSCAPES	7
3.2 Transportation Networks	7
3.2.1 Pedestrian Network	8
3.2.2 Bicycle Network	9
3.2.3 Vehicular Network	10
3.2.4 Transit Network	11
4.0 PARKS AND OPEN SPACE	13
4.2 Sub-Phase Amendment Parks Overview	14
4.2.1A Hilltop Park	16
4.2.2A Beach Park: Stair	22
4.2.3A Trails & Habitat Management Plan Areas	26
4.2.3B Dog Park (HMP 2)	30
6.0 APPENDICES	35
6.8 Appendix H: 100% DD Parks and Open Space	36

LIST OF FIGURES

1.0 INTRODUCTION	
1.1 Overall Illustrative Plan	6
3.0 TRANSPORTATION AND STREETSCAPES	
3.1 Pedestrian Network Site Plan	8
3.2 Bicycle Network Site Plan	9
3.3 Vehicular Network Site Plan	10
3.4 Transit Network Site Plan	11
4.0 PARKS AND OPEN SPACE	
4.1 Parks and Open Space	15
4.2 YBI Hilltop Park Illustrative Plan	17
4.3 East Hilltop Park View from Round Tank Plaza	18
4.4 East Hilltop Park View on Round Tank Plaza	19
4.5 West Hilltop Park View of Plaza Over Tank	20
4.6 East Hilltop Park View	21
4.7 Stair Designed to Align with Views	22
4.8 Beach Stair Illustrative Plan	23
4.9 Aerial View of Beach Park Stair	24
4.10 View of Beach Park Stair from Clipper Cove Beach	25
4.11 Yerba Buena Island Trails and Pedestrian Network	27
4.12 Yerba Buena Island Trail Loops	28
4.13 Views from the YBI Trails	28
4.14 View 4: City View from YBI Trails	29
4.15 Dog Park Plan	31
4.16 Dog Park Perspective	33

LIST OF TABLES

4.0 PARKS AND OPEN SPACE	
4.1 Sub-Phase Parks and Open Space Acreage	14

EXECUTIVE SUMMARY

This amendment is the presentation by TICD of additional detailed information to update the Sub-phase Application 1: 1YA and 1YB approved in 2015. It includes plans, diagrams, data, and narrative that supersedes or adds information to the approved 2015 Sub-phase Application in compliance with the Project's Design Review and Document Approval Procedure (DRDAP) exhibit to the DDA.

The Sub-Phase Amendment 1: Sub-Phases 1YA and 1YB is organized according to the following chapters. To maintain consistency with the previously approved Application, the chapter and section numbers align with the originally approved document.

1.0 INTRODUCTION

The introduction chapter provides an overview of the Amendment and project information that has changed since the previously approved Sub-Phase Application submittal.

3.0 TRANSPORTATION AND STREETSCAPES

The Transportation and Streetscapes chapter describes updates to the various transportation networks planned for Sub-Phases 1YA and 1YB, including pedestrian, bicycle, vehicular, and transit. Information regarding street design, intersections, and parking can be found in the originally approved Sub-Phase Application 1 and subsequent Infrastructure Improvement Construction Documents.

4.0 PARKS AND OPEN SPACE

The Parks and Open Space chapter includes plans, illustrative renderings, and design narratives for the updated parks and open space. Design changes from the Design Development materials presented in the Sub-Phase Application 1 are provided for YBI Hilltop Park 1 and 2, the YBI Beach Park, the Trails and Habitat Management Areas and the Dog Park, which is located in Habitat Management Area 2. Complete 100% Design Development (DD) packages for each park within this Sub-Phase Amendment are included in Appendix H.

6.0 APPENDICES

Appendices with updates since the approved Sub-Phase Application 1: 1YA and 1YB are included in this chapter.

Appendix H includes the 100% DD packages documenting proposed open space improvements. The plans are generally consistent with all other appendices from the approved Sub-Phase Application 1.

1.1 SUB-PHASE AMENDMENT OVERVIEW

SUB-PHASE OVERVIEW

This Sub-Phase Amendment 1: Sub-Phases 1YA and 1YB is comprised of updates to the design of several parks and open spaces: Hilltop Parks 1 and 2, Beach Park, and the YBI Trails and Habitat Management Areas HMP 1 and HMP 2, which include the Dog Park. There are no proposed updates to the Schedule of Performance or Associated Public Benefits, and the updates to the parks and open spaces are consistent with Entitlement Documents. There are no updates proposed to any Land Use or Development Blocks or Utilities. Updates to the Transportation Networks are reflected in the diagrams in Chapter 3 and Chapter 4 describes the latest park DD Designs. Updates to the Parks and Open Spaces are reflected in Appendix H-100% DD Parks and Open Space. No other Appendices are proposed to be updated.

As will be described in more detail in this Amendment, the updates to the Parks and Open Spaces can be summarized as follows. At Hilltop Park 2, vehicular circulation has been refined and the dog park program element has been relocated to HMP 2, downhill to the north. At both Hilltop Park 1 and 2, habitat quantity and quality has been enhanced through the reduction of hardscaped areas. At Beach Park, the beach access stair has been re-designed. Instead of rebuilding a steep stair and boat slide in the location of the existing stair, the new design relocates and lengthens the stair to prioritize the safety of all users. At HMP 2, as noted above, a dog park program element has been re-located from Hilltop Park 2. At both HMP 1 and HMP 2, the layout and design of the trails system has been further developed and documented.





FIGURE 1.1 OVERALL ILLUSTRATIVE PLAN

3. TRANSPORTATION AND STREETSAPES

- 3.2 TRANSPORTATION & STREETSAPES UPDATES 7
 - 3.2.1 PEDESTRIAN NETWORK 8
 - 3.2.2 BICYCLE NETWORK 9
 - 3.2.3 VEHICULAR NETWORK 10
 - 3.2.4 TRANSIT NETWORK 11

SUB-PHASE AMENDMENT UPDATES

The transportation systems included as part of this Sub-Phase Amendment 1 are generally consistent with previous entitlement documents, the Treasure Island/Yerba Buena Island Streetscape Master Plan, and the Major Phase 1 Application, which were approved by TIDA in February 2015 and May 2015, respectively. Refinements to the designs pertaining to the scope of the Amendment are included. Those improvements include:

1. The overall pedestrian network has been updated to reflect the current pedestrian paths through the parks, the trails and habitat management areas and the anticipated paths through the development parcels.
2. The vehicular and transit network reflect updates to Signal Road between the 3Y Parcel and Hilltop Park 2. The road runs north of the parcel and now terminates in a roundabout sized to accommodate vehicles, the on-island shuttle, and EVA turnaround.

3.2.1 PEDESTRIAN NETWORK

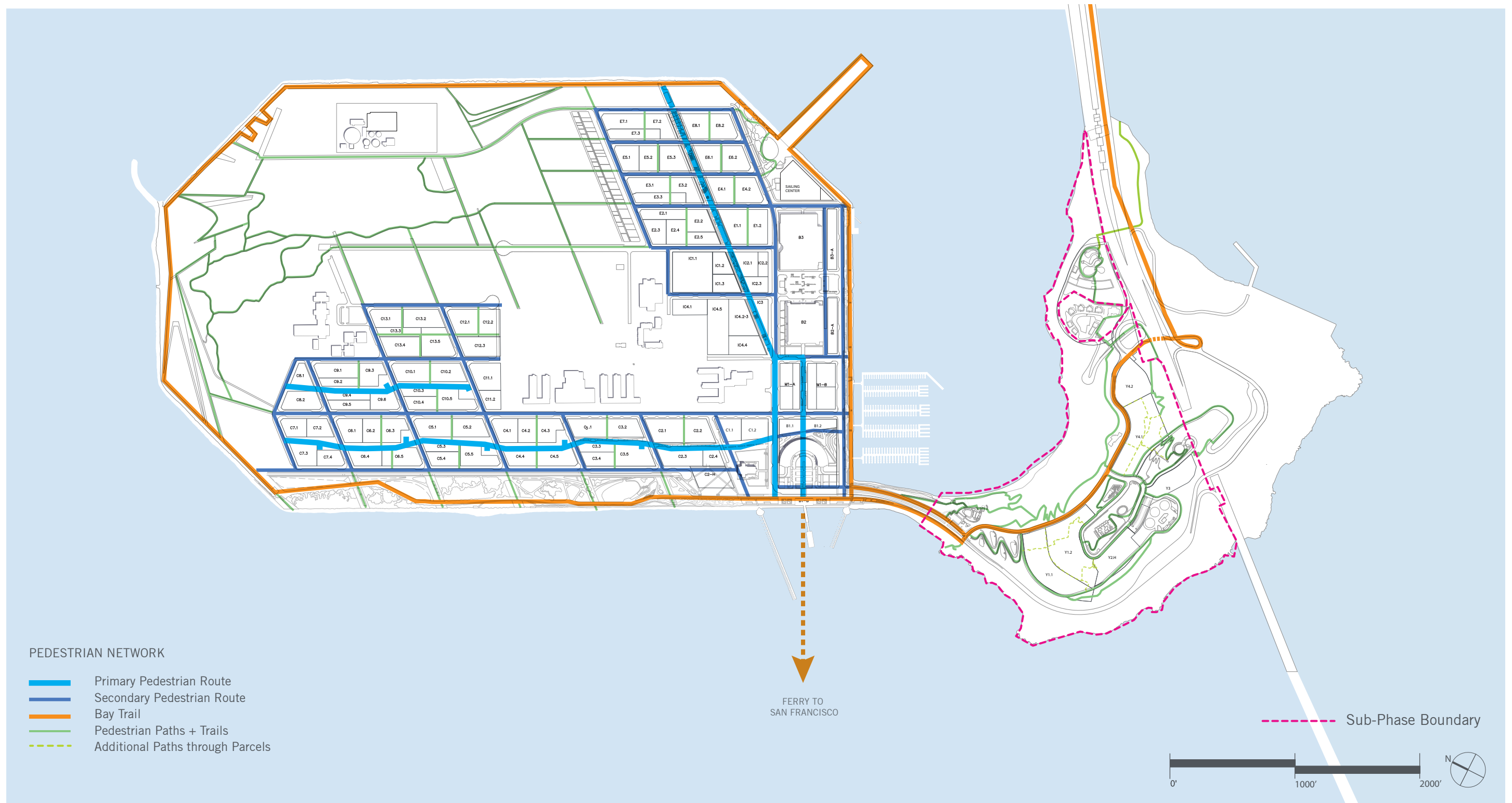


FIGURE 3.1 PEDESTRIAN NETWORK SITE PLAN

3.2.2 BICYCLE NETWORK

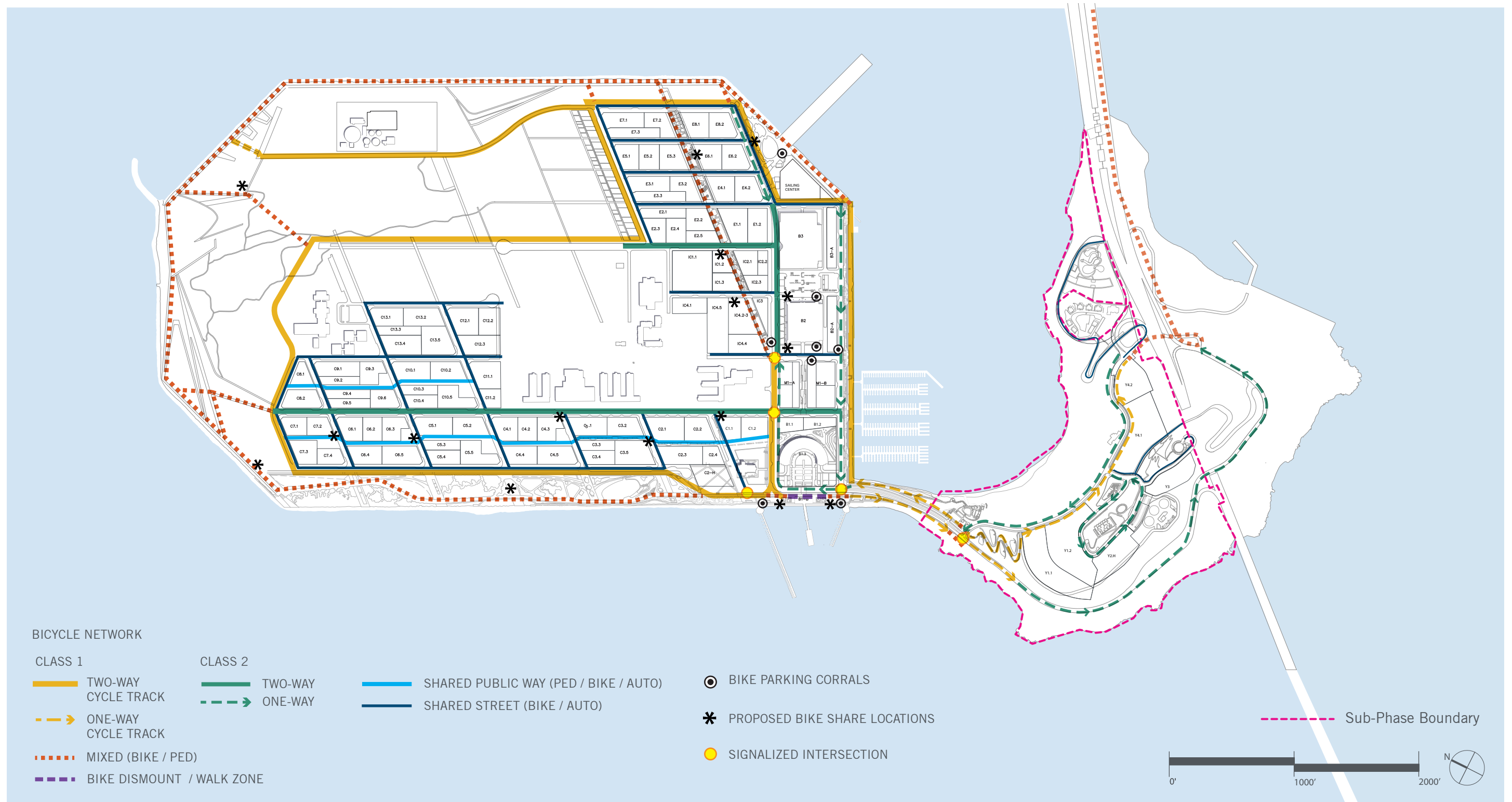


FIGURE 3.2 BICYCLE NETWORK SITE PLAN

3.2.3 VEHICULAR NETWORK

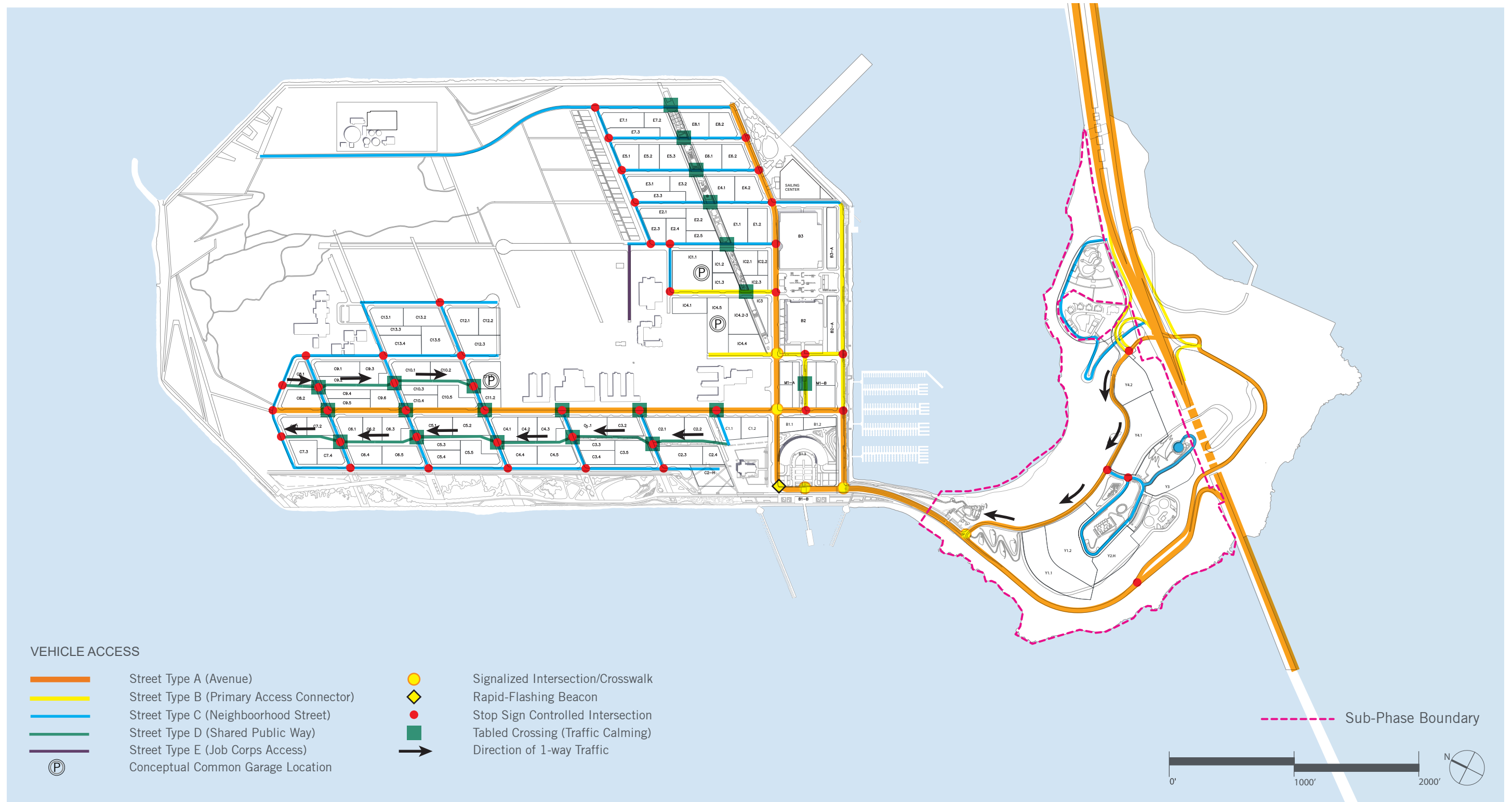


FIGURE 3.3 VEHICULAR NETWORK SITE PLAN

3.2.4 TRANSIT NETWORK

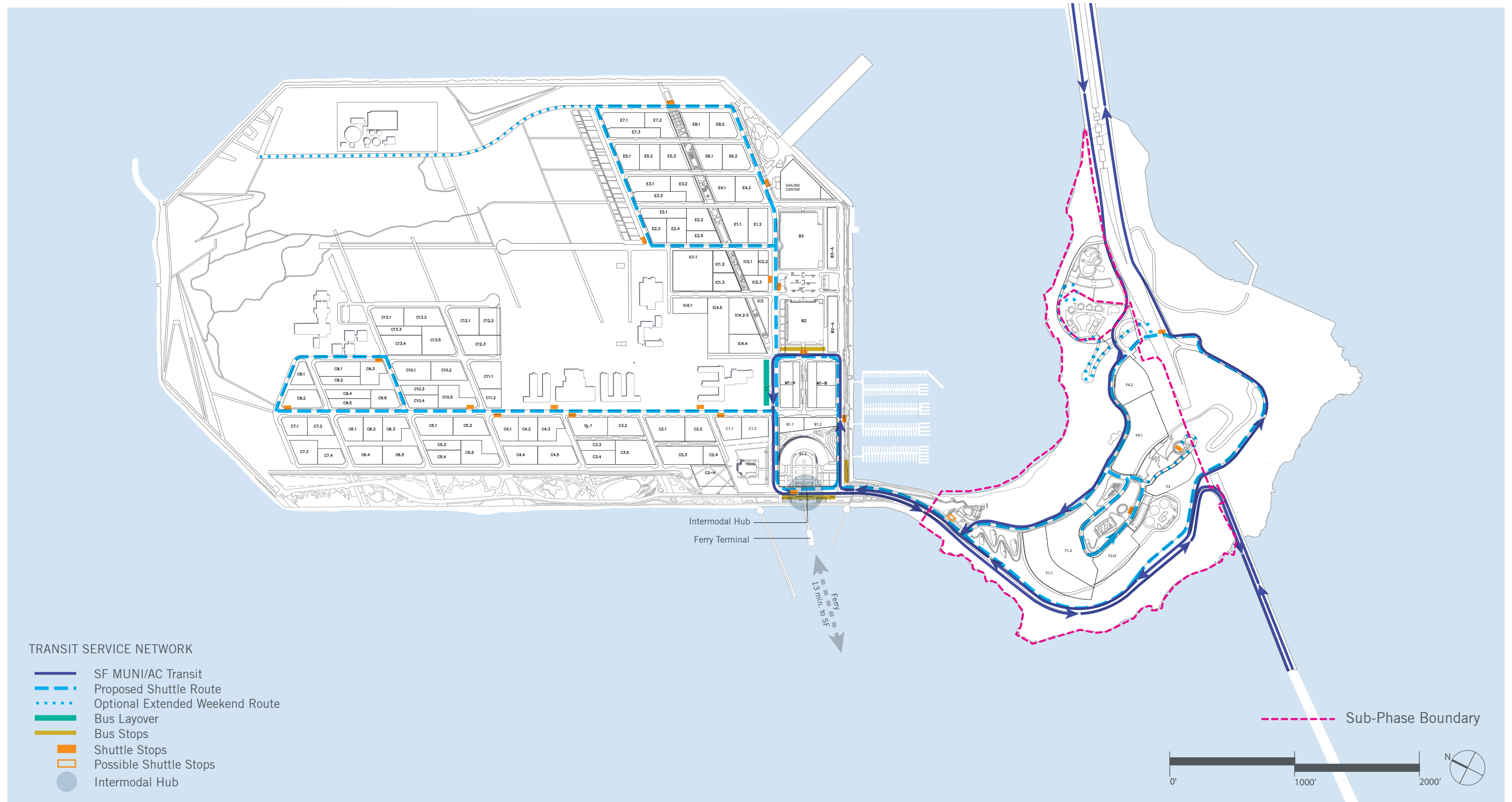


FIGURE 3.4 TRANSIT NETWORK SITE PLAN



4. PARKS AND OPEN SPACE

4.2	SUB-PHASE AMENDMENT PARKS OVERVIEW	14
4.2.1A	HILLTOP PARK	16
4.2.2A	BEACH PARK: STAIR	22
4.2.3A	TRAILS AND HABITAT MANAGEMENT AREAS	26
4.2.3B	DOG PARK (HMP 2)	30

CONSISTENCY WITH ENTITLEMENT DOCUMENTS

The Parks and Open Spaces included as part of this Sub-Phase Amendment 1 are consistent with the designs presented in the approved Sub-Phase Application 1 and Major Phase Application 1 except as noted within this chapter. The designs presented in this Amendment 1 are consistent with the Treasure Island/Yerba Buena Island Parks and Open Space Plan, except as noted in the Major Phase 1 Application and in this chapter.

4.2 SUB-PHASE AMENDMENT PARKS OVERVIEW

Yerba Buena Island is home to striking views and ecological communities. Access to and engagement with these unique features will enhance the stunning character and quality of the island. From conception the design of the parks and open space on Yerba Buena Island has intended to preserve, restore, and enhance native habitat, thereby providing a new regional park destination in the middle of the Bay.

Sub-Phases 1YA and 1YB on Yerba Buena Island include approximately 72.5 acres of parks and open space. While this Sub-Phase Amendment focuses on updates and additions to Sub-Phase Application 1: 1YA and 1YB, the same goals and principles outlined in that application guided the design of each park and open space.

Safety and accessibility continue to be a top priority for each park design. In addition to the parks, the trails are designed to meet the recreational needs of a broad spectrum of users. The network of trails and open spaces has been refined to ensure connectivity throughout the parks, open spaces and development parcels to the diverse programs and experiences found on the island. The use of local reclaimed materials like salvaged Eucalyptus and boulders express the unique character and history of Yerba Buena Island. Sustainability guided the designs, material selections, and planting palettes to ensure the open spaces create habitat and support the broader goals of the Yerba Buena Island Habitat Management Plan.

PROPOSED PARKS AND OPEN SPACE	
YERBA BUENA ISLAND: SUB-PHASES 1YA + 1YB	
	ACRES
Hilltop Park 1	2.7
Hilltop Park 2	2.2
Beach Park Total	0.9
Beach Park	0.8
Beach Stair	0.1
YBI Trails and Habitat Management Areas Total	66.7
Dog Park	0.2
TOTAL	72.5

TABLE 4.1 SUB-PHASE PARKS AND OPEN SPACE ACREAGE

YERBA BUENA ISLAND



PARKS AND OPEN SPACE

- ①A HILLTOP PARK 1
- ①B HILLTOP PARK 2
- ②A YBI BEACH PARK (NOT INCLUDED IN SUB-PHASE AMENDMENT)
- ②B BEACH PARK STAIR
- ③ DOG PARK
- ④ MACALLA STORMWATER GARDEN (NOT INCLUDED IN SUB-PHASE AMENDMENT)
- ⑤ EAST STORMWATER GARDEN (NOT INCLUDED IN SUB-PHASE AMENDMENT)
- ⑥ WATER TANKS (SFPUC PROPERTY)

- PEDESTRIAN ROUTES
- - - PROPERTY LINE
- - - - CALTRANS EASEMENT
- XY.X DEVELOPMENT PARCELS
- - - - SUB-PHASE BOUNDARY

FIGURE 4.1 PARKS AND OPEN SPACE

4.2.1A HILLTOP PARK



DESIGN CONCEPT

As described during the original application, this site is a cultural and ecological arboretum. It tells an evolutionary story with layers of time embedded elements such as stairs, foundations, and ruins as the site flora transitions from a historic ecology to a cultural landscape. Both hilltops act as foci of two distinct experiences within the arboretum. The east retains and reveals the site's ecological history, while the west hilltop cultivates an attention to the island's cultural history through remnants and a focus on the built landscape.

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

An addition to Hilltop Park is a sculpture by Japanese artist Sugimoto, a selection per TI Arts Master Plan, which will be located on the west Hilltop Park plaza.

ACCESS AND CIRCULATION

Site access remains as per the original application, based on two circuits. Yerba Buena Road 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 central pedestrian spine that connects the saddle and two hilltops has been conceptually maintained, but a partial perimeter sidewalk now provides the connection through the saddle. A new set of elevated ramps and steps provide direct and clear access to both the east and west plazas. The points of entry to both plazas have been coordinated with the pedestrian crosswalks that serve the future adjacent residential and hotel development around Hilltop Park. Gently sloped goat paths are maintained in the project, traveling downhill from the east hilltop to the north and south, with switchbacks along the contour lines, mimicking how goats once created pathways up and down the hillsides on this island that was once named Goat Island.

ACTIVITIES AND PROGRAMS

At the saddle, a bosque of stone pines and a natural meadow provide a space for informal gathering and allow for panoramic views north over the bay. Adjacent to the terrace is a lawn hillock, slightly raised in the center with pathways curving around its edge. A curving s-shape ramp takes visitors up to the west Hilltop overlook. This space is built over the existing water reservoir tank. Picnic tables and BBQ grills are provided for social gatherings. A grove of Monterey pine trees defines the space and offers shade. At the northern edge of the overlook, crenelated seating offers respite from the wind and excellent views of the bay. On the southern edge, panoramic views can be enjoyed from within the Monterey pine grove. A u-shape stepping ramp provides a secondary means of access to this plaza. An alley of oak trees connects the west and east hilltops where the saddle is intersected by the road that divides the park. Beyond the picnic area, an existing water tower is transformed into a semicircle of terraced seating facing south towards San Francisco.

WIND AND SOLAR ACCESS

Terraced seating along the western and southern edge of the West 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 pine 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 accommodate a range of activities. The east Hilltop is defined by the existing trees on the north side and the proposed new Monterey pines, which are wind resistant trees, at the circular terraced seating area. The entire area is framed with spectacular views of the Bay Area. The Hilltop Park is designed to provide a combination of sunny open areas coupled with lightly shaded groves that provide spatial definition for the park and mitigate winds.

SUB-PHASE AMENDMENT UPDATES

West Hilltop

Stairs at the west end are transformed into a softer u-shape curved access. The lower portion of the overlook is eliminated due to VE, but the space and view areas are maintained. The new sculpture by the artist Sugimoto is now located on the east corner of the plaza.

Saddle

To support the goals of the HMP to increase habitat area, some proposed hardscape areas are removed, such as the terraces. The central path on the "ridge" of the saddle is eliminated.

East Hilltop

A fire truck turnaround is incorporated in the design and the six parking spaces are removed; two accessible spaces are maintained. Terraced seating, picnic tables, and possible BBQ grills around the new circular access plaza are added. The dog park is relocated to HMP 2.

HILLTOP PARK PLAN



WEST HILLTOP

- 1. ENTRY
- 2. ELEVATED WALKWAY
- 3. WEST OVERLOOK
- 4. OVERLOOK W/ SEATING
- 5. PICNIC AREA W/ CYPRESS GROVE
- 6. SUGIMOTO SCULPTURE

SADDLE

- 7. ENTRY
- 8. HILLOCK

EAST HILLTOP

- 9. TRAIL ENTRY
- 10. TRAIL / GOAT PATHS
- 11. PICNIC AREA
- 12. TANK GARDEN

EXISTING SITE ELEMENTS

- 13. CONCRETE STAIRS
- 14. EXISTING TANK TO BE PRESERVED

----- HILLTOP PARK BOUNDARY

FIGURE 4.2 YBI HILLTOP PARK ILLUSTRATIVE PLAN



SUSTAINABILITY

SOILS

Cut and fill are balanced to minimize the amount of soil needed to be off-handed. In situ soils will be utilized whenever possible as recommended by soil analysis. Restoring plants that have adapted to native soils reduces the need for soil amendments, fertilizers, under-drains, and/or excess water application. Design revisions have allowed for the softening of some of the park slopes, eliminating the need for engineered erosion control systems; instead, the native vegetation will maintain the soils' stability.

PLANTING

Non-native trees, specifically eucalyptus and cypresses, will be strategically removed from the site. These species are widely considered to be detrimental to native vegetation. They spread rapidly by producing an enormous amount of seeds, saplings shade out native plants with their growing canopies, and mature trees produce large amounts of debris that bury plants in the understory. Healthy trees, understory, and groundcover will be preserved based on surveys and recommendations by a qualified biologist or arborist on the east hilltop area. California native grasses, wildflowers, trees, and hillside shrubs will be planted throughout the park.

IRRIGATION

Large areas of the park will be planted with native wildflowers and grasses. Irrigation frequency and application amount will be adjusted as plants establish. Plants are grouped with similar water needs to reduce runoff. Plants adapted to the Bay's climate can tolerate long periods of drought. There are many benefits of estimating the proper irrigation water demand of the landscape. Saving water and energy is paramount when drought is a constant concern in the San Francisco Bay area. Proper irrigation improves landscape health, prevents groundwater contamination

and reduces runoff and drainage loads.

STORMWATER MANAGEMENT

The stormwater is captured in the storm drain system and the stormwater is treated in the East Stormwater Garden per the approved final stormwater control plan. Bioswales are incorporated on the segments of the perimeter where the slope allows for them. On the saddle area, a series of stormwater detention "weirs" are built with native rock in gabions.

EXISTING STRUCTURES

The design aims to hold on to a few important elements and incorporate them into the new Hilltop Park to reduce site disturbance, labor, cost, and energy. Re-usable demolition materials will be used as ballast to reduce the need to truck in fill.

PAVING

The design of the park uses a limited palette of materials which are chosen not only for appearance but for performance and cost. For example, asphalt is easy to install, maintain, and repair. Concrete is a flexible material that can be formed into different shapes. It is strong, durable, and will require minimal maintenance, reducing maintenance costs in the long term. Concrete unit pavers have similar benefits and repairs can be localized to minimize cost, energy, and time. New narrow, natural trails will be constructed east of the East Hilltop to encourage public use of the natural environment on the east side of the park. Trails of compacted dirt will be constructed based on regional park design guidelines to minimize the impact of the area.

Approximately 30% of the park area will be paved and 70% will be landscaped and planted.

FIGURE 4.3 EAST HILLTOP PARK VIEW FROM ROUND TANK PLAZA





FIGURE 4.4 EAST HILLTOP PARK VIEW ON ROUND TANK PLAZA



FIGURE 4.5 WEST HILLTOP PARK VIEW OF PLAZA OVER TANK



FIGURE 4.6 EAST HILLTOP PARK VIEW, NEW ROUND PLAZA

4.2.2A BEACH PARK: STAIR



OVERVIEW

Clipper Cove Beach is one of the unique destinations and true wonders on Yerba Buena Island. An existing wood stair provides access down the bluff to the beach, but is quite narrow and does not include landings which does not comply with the current code. To facilitate safe access between YBI Beach Park and Clipper Cove Beach, a new beach stair will be constructed across the existing slope. The stair is designed to highlight views of Clipper Cove, the Bay Bridge, and Treasure Island. The stair's generous width and landings will allow visitors a chance to pause and enjoy the views.

The new stair will link directly with the beach deck and the Causeway access path that have been designed and will be constructed as part of the Treasure Island Infrastructure. This new route will allow visitors to connect from Beach Park down to Clipper Cove Beach and back up to the Causeway sidewalk directly, without having to walk through sand. The deck that serves as the bottom landing for both the stair and access path includes seating and creates an accessible and social space at the beach.

The beach stair will be constructed of concrete piers set deep into the sandy soil slope, designed in conjunction with a structural engineer and the island's geotechnical engineer. The walkway will likely be constructed of a steel frame and wood decking. The guardrail is designed with an elegant pattern and will be a beautiful visual landmark from the beach and from Clipper Cove.

PLANTING

Any disturbed areas around the Beach Stair and the demolished existing stair will be replanted with native plants appropriate for a marine bluff. The stair has been carefully sited to avoid existing trees in the area.

SUB-PHASE AMENDMENT UPDATES

While the design for the rest of YBI Beach Park is generally consistent with the approved Sub-Phase application, the stair design has changed. Chapter 4.2.2-YBI Beach Park in Sub-Phase Application 1 includes descriptions of a new stair with a boat slide constructed in the location of the original stair and an optional second stair with landings. To ensure the safety of visitors, the current design proposes constructing a single stair diagonally across the bluff with landings to facilitate a less-steep descent. The original stair will be demolished and the area will be replanted with native vegetation. No boat slide is included in the current design, but boat access is still available from the Causeway Beach Access path and through a trail that winds behind Quarters 10 to Clipper Cove Beach. Visitors may also carry small boats down the new stair.



FIGURE 4.7 STAIR DESIGNED TO ALIGN WITH VIEWS



FIGURE 4.8 BEACH STAIR ILLUSTRATIVE PLAN





FIGURE 4.9 AERIAL VIEW OF BEACH PARK STAIR



FIGURE 4.10 VIEW OF BEACH PARK STAIR FROM CLIPPER COVE BEACH

4.2.3A TRAILS & HABITAT MANAGEMENT PLAN AREAS



DESIGN CONCEPT & PROGRAM

Yerba Buena Island is a remarkable ecological resource to the San Francisco Bay Area. The proposed network of trails, overlooks, habitat management areas, and open space will add significant ecological and social value to the region. These improvements will also serve to increase public access to Yerba Buena Island, San Francisco's natural wonder in the Bay.

Noteworthy ecological features offer memorable destinations for locals and visitors. These include a buckeye grove of large specimens that over the past century were incorporated first into a cemetery and then a public park. A willow 'mangrove' is visible from a sandy beach, with tree branches hanging in salt water and covered with barnacles. Intact native habitats such as northern coastal scrub and coast live oak woodland complement and enhance these remarkable conditions. Native plant species can be found on YBI and include dune gilia, fiesta flower, and Dutchman's pipevine.

As outlined in the Habitat Management Plan (HMP), these distinct native habitat areas are protected and preserved by the creation of a designated trail system and serve as destinations along the three miles of trail loops. Trails will also lead to dramatic vista

points and overlooks, where native California Coast Live Oaks will frame views of San Francisco, the Golden Gate Bridge, the eastern and western spans of the Bay Bridge, as well as nearby Treasure Island and Clipper Cove. YBI trails connect to public pedestrian stairways and paths through the development areas, linking Yerba Buena Island's shoreline to its summit at Hilltop Park.

ACCESS & CIRCULATION

The Yerba Buena Trail System supplements pedestrian and bike connectivity outlined in the 2015 Sub-Phase Application 1. The trail system is primarily a network of earthen paths through existing and restored oak woodland areas ringing the island. Some trails may include nighttime lighting. When linked with pedestrian pathways and sidewalks, proposed trails form a series of loops that will allow both residents and visitors to experience the diverse landscape of Yerba Buena Island. The trail network has been designed to provide a range of recreational opportunities for many different users.

As noted in diagram 4.11, some trails follow the Architectural Barriers Act (ABA) guidelines for trails accessibility including the material, width, slope, and resting areas. Though ABA guidelines discourage the use of stairs when not necessary, the existing steep slopes on YBI necessitate the use of stairs throughout the island where earthen trails would be impractical to build or would create too much disturbance to the existing grade or vegetation. The other trails will provide opportunity for more challenging hikes and all trails signage will comply with ABA guidelines to notify users of the conditions.

Four potential routes of varying length and elevation gain are shown in diagram 4.12. The Island Loop, which offers the most comprehensive Yerba Buena experience, is detailed here.

The Island Loop connects Clipper Cove Beach to Yerba Buena Island's summit at Hilltop Park. The Island Loop is two miles in length with approximately 340 feet of total elevation gain.

Starting at the Beach Park at Clipper Cove, a hiker will be able to walk through the stormwater garden located near the intersection of Macalla Road and Treasure Island Road, up the looping trail, and come to rest near the historic buckeye grove. Continuing around to the southwest, lookouts with seating will highlight magnificent vistas west to Downtown San Francisco. As the trail continues, it will come to crest the Bay Bridge tunnel, where hikers will be offered expansive views of the Bay Bridge's western span.

Using a loop road located on Coast Guard property, hikers will then walk to a viewpoint over the eastern span of the Bay Bridge. Continuing down the slope and walking northwest, the route will loop down past the adjacent new development, continuing underneath the Bay Bridge off-ramps, and connecting back to the woodland slope of the north side of Yerba Buena Island. A meadow within the woodland is planned near the existing Quarters 62 and will offer beautiful views of Clipper Cove. Continuing west along the trail, hikers will descend a refurbished stone stairway built by the Navy before returning to Clipper Cove Beach and the Beach Park.

SUB-PHASE UPDATES

This amendment includes further detail about the Trails Network referenced in the approved Sub-Phase Application 1. It includes information on the location, materials and scope of the trails, signage and associated planting that was not yet developed at the time of the original application.

YBI TRAILS & HABITAT MANAGEMENT NETWORK



TRAIL DESTINATIONS

- ① YERBA BUENA POINT
- ② MACALLA STORMWATER GARDEN*
- ③ CALIFORNIA BUCKEYES
- ④ CITY VIEW**
- ⑤ BAY BRIDGE VIEW**
- ⑥ WATER TANKS* (SFPUC PROPERTY)
- ⑦ WEST SPAN VIEW**
- ⑧ EAST SPAN VIEW**
- ⑨ HILLTOP PARK 2
- ⑩ HILLTOP PARK 1
- ⑪ DOG PARK
- ⑫ QUARTERS 62 MEADOW
- ⑬ EXISTING STAIR
- ⑭ CLIPPER COVE VIEW**
- ⑮ QUARTERS 10 BEACH PARK*
- ⑯ BEACH STAIR
- ⑰ EAST STORMWATER GARDEN*

* (NOT INCLUDED IN SUB-PHASE AMENDMENT)
 ** (SEE VIEWS PAGE 28 + 29)

- PROPERTY LINE
- CALTRANS EASEMENT
- XY.X** DEVELOPMENT PARCELS
- - - - SUB-PHASE BOUNDARY
- OVERLOOKS
- PEDESTRIAN NETWORK
- PEDESTRIAN TRAILS FOLLOWING ABA GUIDELINES FOR TRAIL ACCESSIBILITY
- OTHER PEDESTRIAN TRAILS

FIGURE 4.11 YERBA BUENA ISLAND TRAILS AND PEDESTRIAN NETWORK

SUSTAINABILITY

PLANTING AND HABITAT RESTORATION

The trail network provides an important framework to support the HMP goals to revegetate and restore HMP areas with appropriate habitat. The trail network will increase public appreciation of the Island's rich ecological character and reduce human impact on protected habitat areas.

Trail construction will be complemented by restoration planting using native species. Trail lookout areas will use native trees such as *Aesculus californica* (California Buckeye) and *Quercus agrifolia* (Coast Live Oak) to frame views. In order to ensure that these new planting areas become well-established, temporary irrigation will be provided for a two year period in select areas.

SALVAGED EUCALYPTUS FURNITURE

During demolition, many eucalyptus trees were removed from Yerba Buena Island as part of the Habitat Management Plan. These trees have been salvaged, milled, and will be used for site furniture at lookouts and along trails. The reuse of this resource will gesture towards the Island's diverse ecological history and provide for moments for rest and contemplation while exploring the island.

SALVAGED YBI GREYWACKE BOULDERS

The demolition process also yielded an unexpected geological resource in the form of greywacke sandstone boulders. Currently stored on Treasure Island, these boulders will be placed in specific locations along the trail network to complement the native planting and eucalyptus seating.



FIGURE 4.12 YERBA BUENA ISLAND TRAIL LOOPS



FIGURE 4.13 VIEWS FROM THE YBI TRAILS (SEE FIGURE 4.11 FOR LOCATION)



FIGURE 4.14 VIEW 4: CITY VIEW FROM YBI TRAILS (SEE FIGURE 4.11 FOR LOCATION)

4.2.3B DOG PARK (HMP 2)



DOG PARK OVERVIEW

Terraced into the steep slope between Macalla Road and Yerba Buena Road and adjacent to Hilltop Park, the YBI Dog Park will provide a fenced, off-leash area for the island’s resident canines. This park is a social space for both dogs and their owners, and includes seating areas for people to gather while their dogs exercise and explore. The Dog Park serves the adjacent residents of Yerba Buena Island, but is part of the public park network and open to all.

Off-leash dogs will not be allowed in the other public open spaces or trails on Yerba Buena Island. This supports the goals of the Habitat Management Plan, prioritizing the woodland habitat for wildlife living on the island.

As the Major Phase Application did not include a Dog Park in this location, this section is intended to describe both the schematic design including the concept, program, and circulation, in addition to the design refinements from the design development phase.

CONCEPT AND PROGRAM

The Dog Park is nestled into the hillside and intended to blend with the overall naturalistic character of Yerba Buena Island using salvaged native rock, reclaimed eucalyptus wood and native plants. The upper area of the Dog Park is accessible from Yerba Buena Road and a stair or sloped walkway leads visitors down to a lower level. Seating and rocks are tucked into the hillside providing a comfortable sense of enclosure for the park.

The dog park is divided into a small gathering space and a long dog run. The small social space is a concrete area for dogs to play around and over an embedded “rock scramble.” The rock scramble, built of salvaged greywacke boulders found during the excavation of infrastructure projects on Yerba Buena Island, frames seating areas where dog owners can gather. The dog run is 120 feet long by 30 feet wide for more boisterous running and ball catching. A series of rock piles and salvaged eucalyptus wood within the dog run divide the space into smaller ‘rooms’ and give dogs and people an opportunity to explore.

The dog park is enclosed by a 42 inch tall fence or wall. It has a drinking fountain for both dogs and humans, and trash receptacles including a dispenser for dog waste bags. Additional quick couplers will ensure ease of maintenance and cleaning of the dog run. A management consultant advised on the design and maintenance of the dog park area and park rules will be posted to inform visitors of waste disposal as well as other regulations ensuring the safety and enjoyment of the space.

The adjacent slopes, part of the YBI trails and Habitat Management Plan Areas, will be planted with YBI native plants—a variety of perennials, woody shrubs and trees sited to frame views down to Treasure Island and the San Francisco Bay beyond.

ACCESS AND CIRCULATION

From the sidewalk along Yerba Buena Road, a double gate leads into the upper concrete entry area. A concrete stair and accessible sloped pathway lead visitors to the lower seating area and dog run.

SUB-PHASE AMENDMENT UPDATES

In the approved Major Phase 1 and Sub-phase 1 Applications the Dog Park appears as a program area within Hilltop Park. The design of Hilltop Park changed and the Dog Park was moved across the road to its current position within the trails system.

DOG PARK



FIGURE 4.15 DOG PARK PLAN



SUSTAINABILITY

SOILS

This area of Yerba Buena Island is being re-graded as part of the Yerba Buena Island geotechnical and infrastructure work. The rough grade of this park will be set at that time, minimizing the need for additional mass grading. Salvaged soil from that infrastructure project is being stockpiled on Treasure Island and will be amended to create landscape soils as required for the planting type. The soils are pre-blended and designed to reduce the need for future inputs or fertilizers. Refer to the soils plan included with the 100% Design Development documents in Appendix H for more information regarding soil types and depths.

PLANTING

Heavy use by dogs makes it difficult for plants to establish. No understory planting is planned within the fenced enclosure of the Dog Park. Trees are proposed to create shade and fit with the larger YBI landscape, but are planted within protected boulder areas to help avoid damage from dogs. YBI native plants surround the Dog Park and blend with the adjacent trails and Habitat Management Plan areas.

STORMWATER MANAGEMENT

Run-off from the small impervious area within the park will be collected in the storm drain system and treated in the centralized Macalla Stormwater Area. An approved Stormwater Control Plan will be amended with the SFPUC to reflect these changes.

IRRIGATION

Permanent irrigation will be provided to the trees within the Dog Park and to the plants directly adjacent to and screening the Dog Park area. The system will utilize drip irrigation and centrally controlled water efficiency technology including soil moisture sensors and smart controllers to reduce and manage water use.



FIGURE 4.16 DOG PARK PERSPECTIVE



6. APPENDICES

6.8 APPENDIX H: 100% DD PARKS AND OPEN SPACE

36


6.8 APPENDIX H: 100% DD PARKS AND OPEN SPACE

24" x 36" plan set, outline specifications, and material and color information delivered /available under separate cover. Digital file on enclosed DVD.


TREASURE ISLAND DEVELOPMENT AUTHORITY

YERBA BUENA ISLAND AMENDMENT TO SUB-PHASE 1YA & 1YB

CITY OF SAN FRANCISCO COUNTY OF SAN FRANCISCO CALIFORNIA 94130



TREASURE AND YERBA BUENA ISLANDS




SUB PHASE 1YA & 1YB

PROJECT TEAM			
DISCIPLINE/SCOPE	TEAM	ADDRESS & TELEPHONE NO.	CONTACT NAME
CLIENT			
	TREASURE ISLAND COMMUNITY DEVELOPMENT (TICD)	FOUR EMBARCADERO CENTER, SUITE 3330, SAN FRANCISCO, CA, 94111. 415-905-5364	MARTIN WIGGINS
DESIGN TEAM			
LANDSCAPE ARCHITECT (PRIME)	CMG - CONGER MOSS GUILLARD	444 BRYANT STREET, SAN FRANCISCO, CA 94107. 415.495.3070	JAMIE PHILLIPS
LANDSCAPE ARCHITECT - HILLTOP PARK	HOOD DESIGN	3016 FILBERT STREET #2, EMERYVILLE, CA 94608. 510.595.0888	WALTER HOOD
CIVIL ENGINEER	BKF ENGINEERS	255 SHORELINE DR., SUITE 200, REDWOOD CITY, CA 94065. 650-482-8401	TODD ADAIR
GEOTECHNICAL ENGINEER	ENGEO, INC.	2010 CROW CANYON PLACE, SUITE 250, SAN RAMON, CA 94583. 925-866-9000	URI ELIAHU
SHORELINE ENGINEER	MOFFATT & NICHOL	2185 N. CALIFORNIA BLVD., SUITE 500, WALNUT CREEK, CA 94596-3500. 925-944-5411	DILIP TRIVEDI
PROGRAMMING & MANAGEMENT	MJM MANAGEMENT	706 MISSION ST, 8TH FLOOR SAN FRANCISCO, CA 94103 415.477.2600	MARY MCCUE
SIGNAGE DESIGN	HUNT DESIGN	25 N MENTOR AVE, PASADENA, CA 91106. 626.793.7847	WAYNE HUNT
CITY AGENCIES & PROJECT PARTNERS			
	TREASURE ISLAND DEVELOPMENT AUTHORITY (TIDA)	ONE AVENUE OF THE PALMS, SUITE 241, TREASURE ISLAND, SAN FRANCISCO, CA, 94130. 415-274-0662	BOB BECK

GENERAL DRAWING INDEX	
SHEET ORDER	
HOOD	HILLTOP PARK
CMG	BEACH PARK STAIR AND SLOPE
CMG	TRAILS AND HABITAT MANAGEMENT PLAN AREAS
CMG	DOG PARK (HMP 2)

TICD
TREASURE ISLAND
COMMUNITY DEVELOPMENT



TREASURE ISLAND DEVELOPMENT AUTHORITY
AMENDMENT TO TREASURE ISLAND
SUB-PHASE APPLICATION 1YA & 1YB
CITY OF SAN FRANCISCO COUNTY OF SAN FRANCISCO CALIFORNIA 94130

100% DESIGN
DEVELOPMENT
YERBA BUENA
ISLAND

DATE	BY
02/26/2019	CMG/SLB

COVER
SHEET -
YBI

SCALE: AS SHOWN

DRAWING NO.

NOT FOR CONSTRUCTION