



# TREASURE ISLAND

DESIGN STRATEGIES AND CONCEPTS / DRAFT APRIL 2006

# TREASURE ISLAND

A TWENTY FIRST CENTURY PLAN

PRESENTED BY TREASURE ISLAND COMMUNITY DEVELOPMENT, LLC

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## INTRODUCTION

Reflecting its 1939 roots as the Golden Gate International Exposition, Treasure Island is poised again to become a one-of-a-kind destination and an incubator for bold ideas. In preparation to establish terms for agreement on development parameters for Treasure Island and a portion of Yerba Buena Island (collectively, “The Island”), the development team, Treasure Island Community Development, LLC (“TICD”), has completed a proposed plan and design concept (“Proposed Plan”). While subject to review by the City of San Francisco and the community, the Proposed Plan includes a series of ambitious features including:

- Visionary moves to set the framework for an extraordinary land use plan including a compressed development footprint to assure urban density and a new ferry quay to establish a physical and symbolic connection with San Francisco.
- A complex and thoroughly articulated urban design and architectural plan establishing relationships between buildings, public space, transportation, views and natural forces.
- A compact, transit-oriented community with approximately 5,500 residential housing units, 600 hotel rooms and 200,000 square feet of retail/commercial space, providing a threshold community size to support ferry service, neighborhood retail, community services and public amenities.
- An all-encompassing commitment to sustainability including a climate-responsive urban form, transit-first agenda, detailed renewable energy proposals, an innovative green-building program, an organic farm and constructed wetlands providing stormwater treatment and wildlife habitat.
- Significant and dramatic public open spaces including more than 300 acres of wetlands, parks, playgrounds and habitat designed to attract and captivate visitors and residents.

The purpose of the Design Concepts and Strategies document is to record the principles, goals, determining factors and strategies that have formed the foundation for the Proposed Plan, focusing on issues of land use, urban form and open space. These design concepts and strategies have been presented and discussed in numerous public meetings and will serve as the framework for future design at The Island.

Overarching principles and goals define a solid commitment to design excellence and responsible use of these unique islands in the San Francisco Bay. Strategies in each area of focus are defined and illustrated to suggest a template for future design efforts, including the eventual preparation of design guidelines.

The Design Concepts and Strategies document provides a broad-based understanding of the design concepts behind the Proposed Plan for The Island. It will serve as a resource to the preparation of the future development agreements, which will record key principles and strategies related to design.

Presently, the Treasure Island Development Authority (“TIDA”) and TICD are in the process of establishing terms for agreement on development parameters. Following agreement on broad development terms, the next step will be the preparation of a full Design for Development document, anticipated to be completed for inclusion in the Disposition and Development Agreement expected to be negotiated and signed by December 2008. The Design for Development document will provide design resource information, fully elaborated principles and goals, development controls and design guidelines to be applied to all new construction and development on The Island. This full guidelines document will be subject to public review during its preparation, and will serve over the long-term as a reference document for designers, developers, community groups and TIDA and City of San Francisco review teams as the work proceeds.



## VISION

### Guiding Principles of this Development

#### **Establish The Island as a Regional Destination Location**

Renew one of the region's most centrally located and attractively situated areas of underdeveloped land.

#### **Develop a Unique San Francisco Neighborhood**

Create an independent community with a strong connection to San Francisco through complementary urban form and accessible transit.

#### **Provide Leadership in Comprehensive Sustainable Development**

Combine urban vitality with density, access, transportation, green practices and natural resources into the quintessential sustainable community of the future.

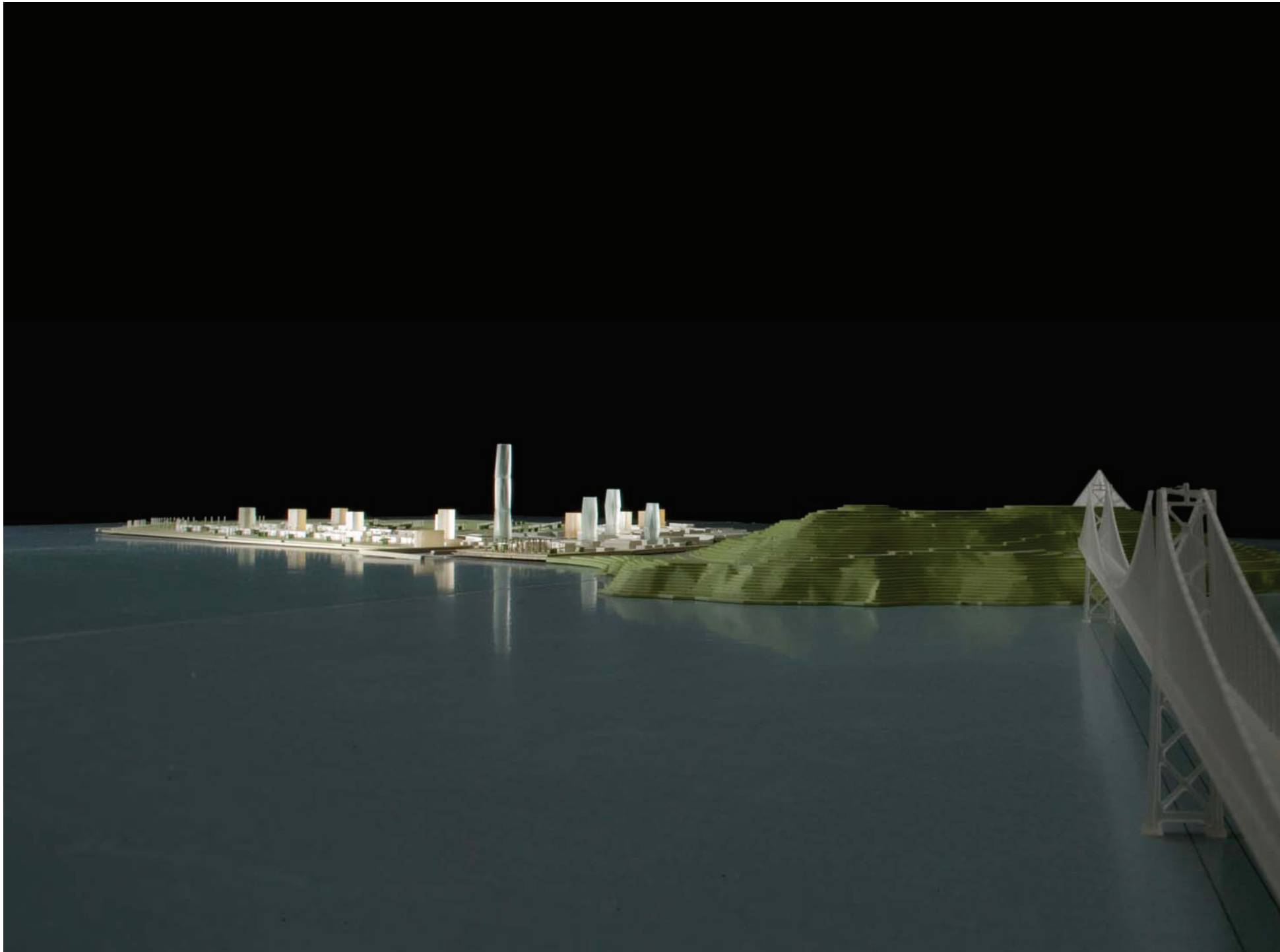
#### **Create Community Benefits**

Provide facilities to support the range of ages, household types and incomes, with emphasis on providing the necessary amenities to attract and retain families.

### Goals of the Design Strategies and Concepts

1. Establish The Island as both a regional location and a part of San Francisco, leveraging its island character as a desirable place to live, work, visit and enjoy.
2. Create a distinctly livable, economically diverse, urban community connected to downtown San Francisco and the Bay Area.
3. Employ sustainable design practices for the design, construction and long-term use of infrastructure, utilities and all proposed uses.

4. Implement practices to reduce consumption of non-renewable resources and to develop renewable energy sources on-Island.
5. Design solutions to address The Island's unique microclimate including structures and systems that mitigate the impact of prevailing winds and seasonal fog, and leverage the benefits of abundant exposure to sunlight.
6. Rebuild and upgrade The Island's infrastructure and utilities to provide safe and consistent service to both residents and visitors.
7. Design a compact development pattern featuring well-designed streets, residential neighborhoods and retail areas focused around a central transportation node, balanced by expansive, diverse open spaces and areas of natural resources.
8. Develop new, unique neighborhoods that inspire walking as the preferred and primary mode of transportation.
9. Integrate into the design a sustainable transportation program that encourages the use of alternative modes of transportation and transit services throughout The Island by residents and visitors.
10. Emphasize a direct, convenient and efficient transit system to strengthen the physical and symbolic connection to San Francisco.
11. Establish a new Bay Area regional park and recreational location for outdoor play and rejuvenation capitalizing on The Island's accessibility to the Bay and its outstanding regional views.
12. Commemorate the history of The Island and its contributions to the region and the nation with the development of a park along the shoreline and sensitive reuse of historical structures.



## DETERMINING FACTORS

History of Place 1939-2005

Regional Context and Island Accessibility

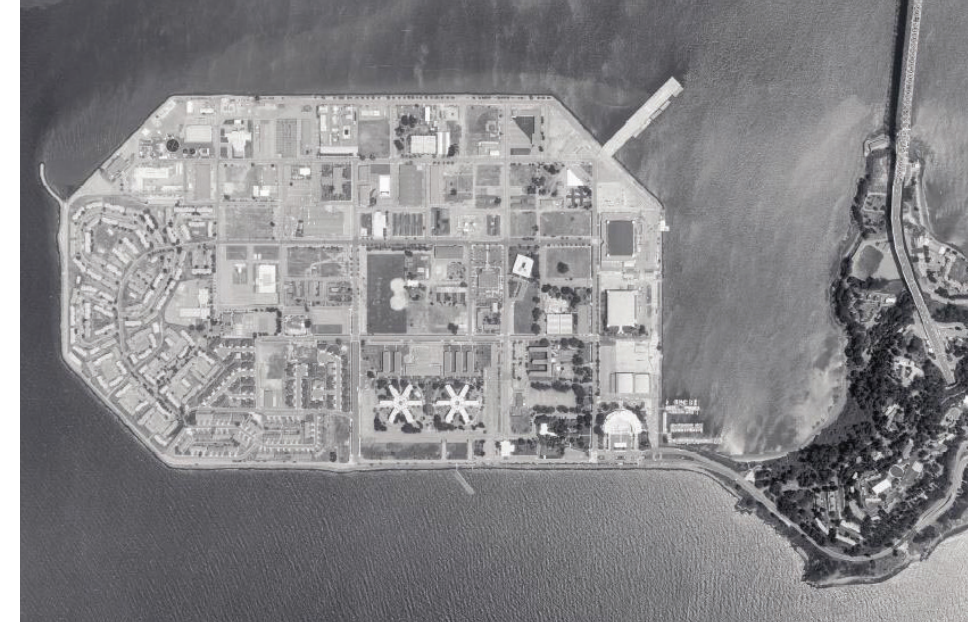
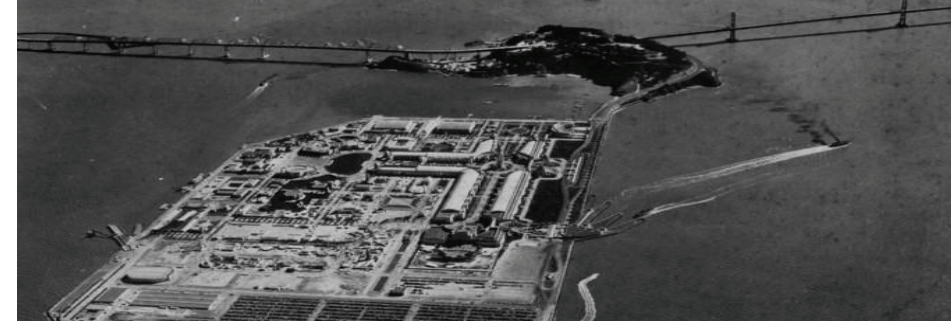
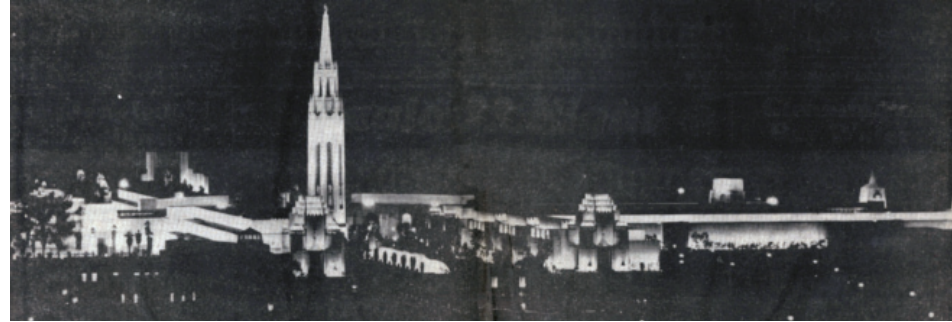
Geology

Microclimate

Existing Uses

Tidelands Trust

## History of Place 1939-2005



**A NEW ISLAND** Treasure Island proper was constructed by the New Deal-era WPA in 1938/1939. It was built for the purpose of hosting the Golden Gate International Exposition (“GGIE”) to celebrate the engineering marvels achieved by the completion of the Golden Gate and Bay Bridges, and to acknowledge the ascendancy of California and San Francisco as economic, political and cultural forces in the increasingly important Pacific region. Construction of Treasure Island began in February 1936 and was completed in January 1939. After the GGIE, it was to become the site of the San Francisco airport, but was instead leased to the U.S. Government to serve as a base for the U.S. Navy during World War II.

**GOLDEN GATE INTERNATIONAL EXPOSITION** The GGIE first opened in February 1939, reopened in May 1940, and closed in September 1940. To celebrate the exposition’s theme, “Pageant of the Pacific”, Treasure Island was adorned with exhibits, temples, pavilions, pools, gardens, gigantic sculptures and monuments that were either from or represented the interests of foreign nations, American states, California cities and counties, and national and local industries. Hundreds of free outdoor shows and music festivals were held during the GGIE, attracting world-famous performers such as Irving Berlin and Judy Garland.

**NAVY’S USE** In the beginning of 1941, as American involvement in World War II was becoming more certain, the City of San Francisco leased Treasure Island to the U.S. Government. On April 1, 1941, Treasure Island became a military base known as Naval Station Treasure Island, which also included portions of Yerba Buena Island. In 1993, the Base Realignment and Closure Commission recommended, and Congress and the President approved, the closure and disposition of Naval Station Treasure Island. The Department of Defense subsequently designated the City and County of San Francisco and, thereafter, the Treasure Island Development Authority, as the Local Reuse Authority responsible for the conversion of Treasure Island under the federal disposition process.

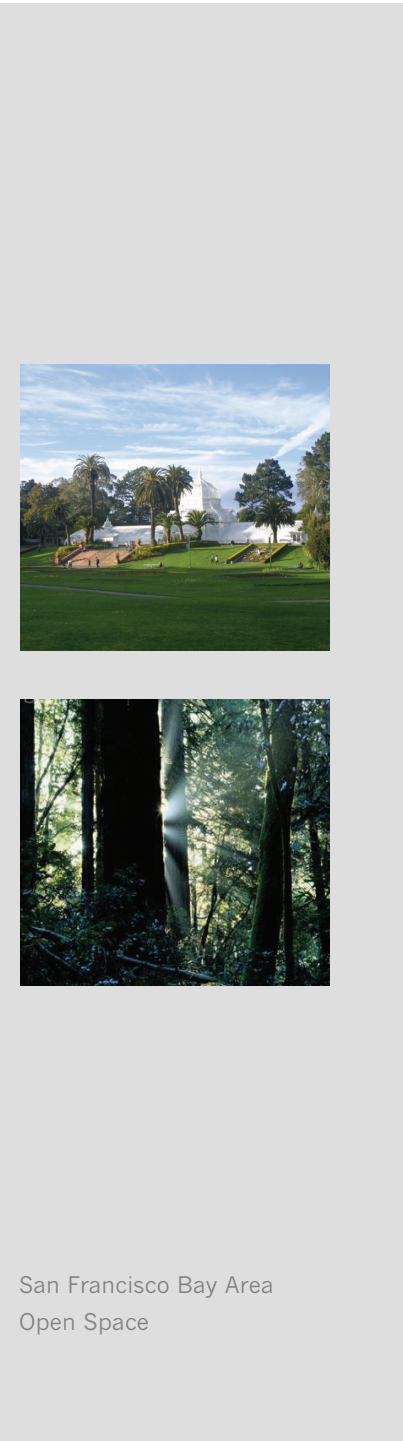
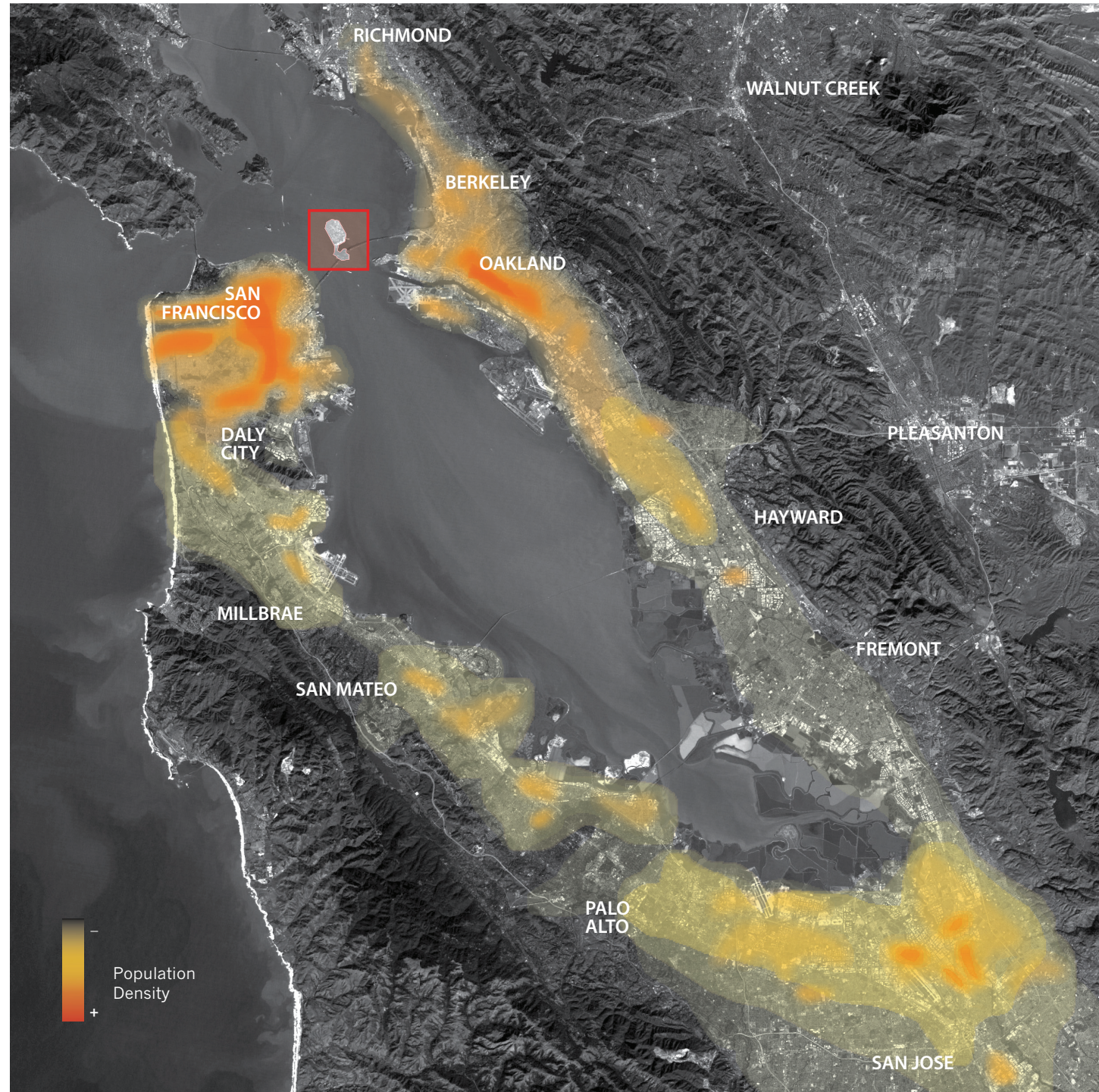
**YERBA BUENA ISLAND** Treasure Island connects to Yerba Buena Island, a natural island totaling approximately 92 acres located north of the Bay Bridge alignment available for development. Yerba Buena Island is improved with historic officers’ quarters and gardens, which were constructed during the early days of the Navy’s occupation of Treasure Island. In addition to historic housing, the Navy subsequently developed additional housing areas by grading hillsides and building on hilltop areas. With its small beach and native habitat, Yerba Buena Island is an important ecological resource. A U.S. Coast Guard installation occupies approximately half of the southern side of the island and will continue to be an active station.

DETERMINING FACTORS

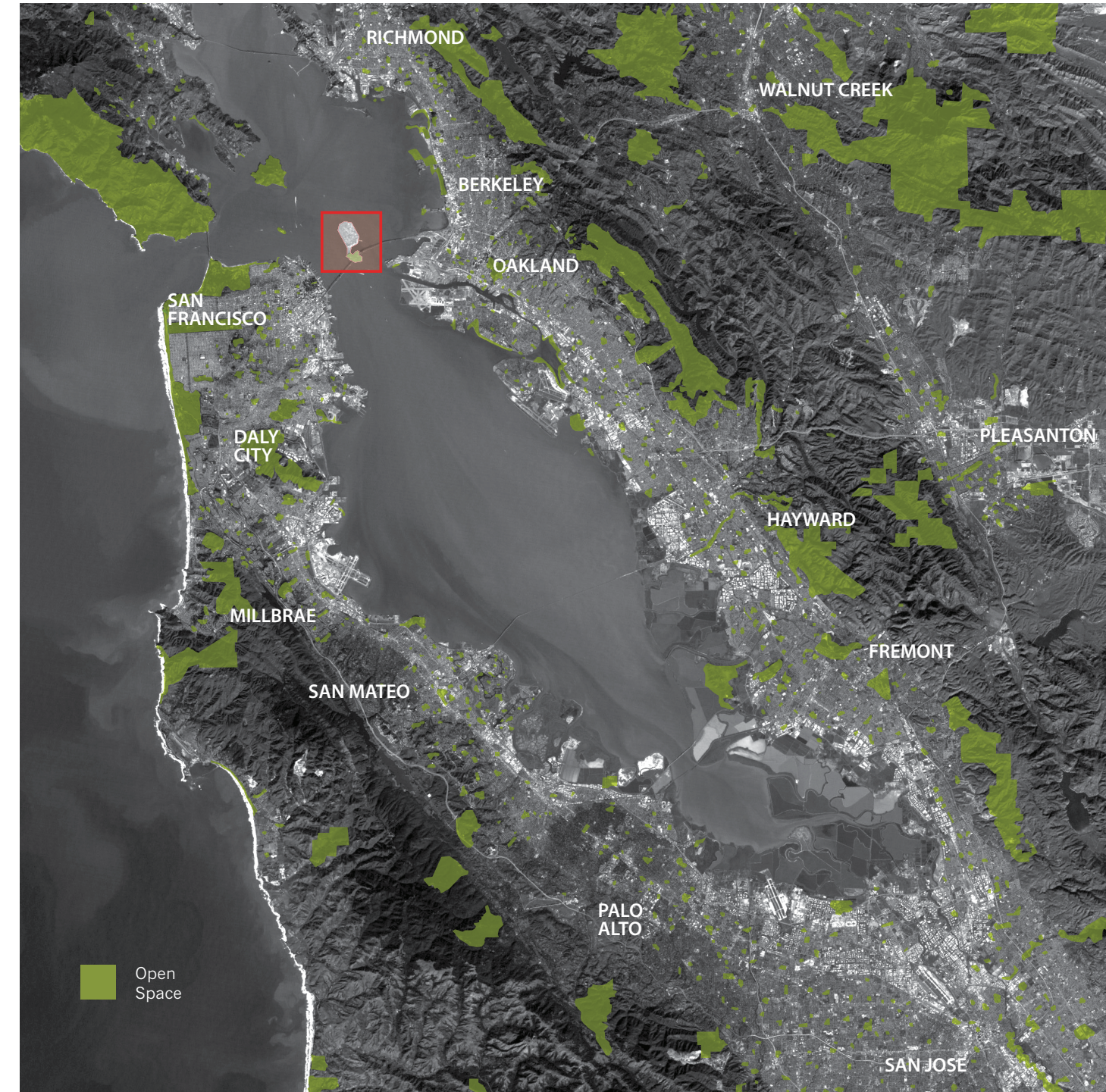
# Regional Context and Island Accessibility

Treasure Island and Yerba Buena Island are prominent features of the San Francisco Bay, visible from all edges of the Bay and from higher elevations throughout the greater Bay Area. Each day hundreds of thousands of travelers on the Bay Bridge pass through the islands and can easily view their natural and man-made features. During more than fifty years of use as a Naval Base, these islands were a limited-access destination in the daily lives of the Bay Area's residents and visitors. Today, the islands represent a neighborhood of the Bay Area that is in need of improvements to its infrastructure and is ready for development into uses to enhance the lives of the region's residents. Present access is via the Bay Bridge (Interstate 80) by automobile from San Francisco and Oakland, and by MUNI bus from San Francisco.

San Francisco Bay Area  
2005 Population



San Francisco Bay Area  
Open Space





Bay Area Transit Systems  
BART and Caltrain



Bus 108 to Treasure Island/Ferry  
Routes currently do not lead to the  
Island/Future Bicycle Access



DETERMINING FACTORS

## Geology

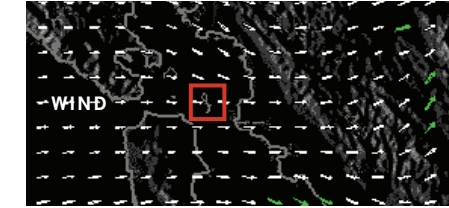
Treasure Island is a man-made island connected via a causeway to the natural Yerba Buena Island to the south. To build the 403-acre island, 29 million cubic yards of sand and gravel were dredged from the Bay and the Sacramento River delta. Approximately 259 thousand tons of rocks were used to create a seawall, which forms the perimeter of the island and will require stabilization under current seismic code. The denser soil layers under Treasure Island fall off to the north from Yerba Buena Island, resulting in greater depths of bay mud on the northern portion of the island. With respect to hydrology, Treasure Island contains a seasonally fluctuating fresh groundwater lens surrounded by a tidally fluctuating saltwater perimeter.



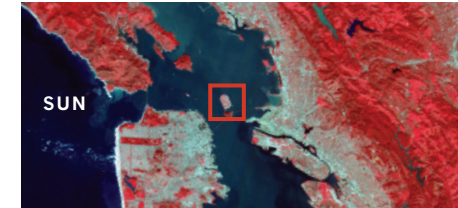
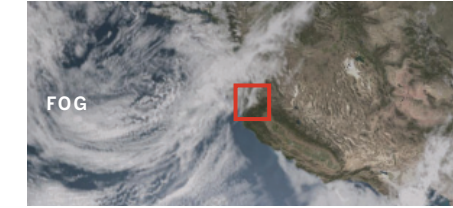
DETERMINING FACTORS

## Microclimate

Treasure Island's location in the center of the San Francisco Bay exposes it to a unique microclimate. The low lying, relatively flat island experiences strong winds coming from the west through the Golden Gate, particularly during the afternoon, due to a lack of natural wind breaks. In addition, during the late spring and summer, fog often envelops the island. Combined, these conditions create a challenging meteorological environment. However, Treasure Island's flatness and lack of shaded areas provide excellent exposure to the sun in contrast to San Francisco's hilly and often foggy terrain.



Wind velocity 10.6 mph annual average



65°F annual average; 40°F max daily fluctuation, 60°F yearly



DETERMINING FACTORS

Existing Uses



HISTORIC: Building One

Today, Treasure Island and Yerba Buena Island are characterized by a few distinctive historic structures, many underutilized utilitarian Navy buildings, and Navy housing which is nearly 100% occupied. The families and individuals living, working or in training programs on the islands exist with minimal services to support to their daily lives. They do not have an operating school or access to adequate retail shopping. Currently, people visit the islands to enjoy sweeping views of San Francisco and the Bay, attend intermittent special or family events and participate in organized sports programs.



HISTORIC: Nimitz House

Some of the existing improvements represent a link to the past and reflect the history of the islands. These include several buildings on Yerba Buena Island known as the Great Whites and the Nimitz House. Historic structures on Treasure Island include Building One, an administration building, and two remaining aircraft hangars.

Located at the center of Treasure Island are several buildings which house the Job Corps program ("Job Corps"). Job Corps is a no-cost education and vocational training program administered by the U.S. Department of Labor that helps young people between the ages of 16 through 24 secure better jobs, increase their wages and take control of their lives. At Job Corps, students enroll to learn a trade, earn a high school diploma or GED and obtain assistance to find an appropriate job.



HISTORIC: Hangars



DETERMINING FACTORS

Tidelands Trust



The Tidelands Trust generally prohibits residential, office, industrial and certain recreation uses on lands that are subject to the Trust. Under certain circumstances, and upon State Lands Commission concurrence, the Tidelands Trust designation may be removed from Trust property in exchange for imposing the Tidelands Trust on other property that (i) is useful for Trust purposes, (ii) is equal to or of greater value than the property from which the Trust is removed, and (iii) satisfies certain other legal requirements. Under Senate Bill 1873, which the Governor signed into law on September 15, 2004, the California State Legislature authorized a Tidelands Trust



Exchange for the Project. Under the exchange, the Trust would be lifted from the portions of Treasure Island that are planned for residential and other non-permitted Trust uses and imposed on portions of Yerba Buena Island that currently are not subject to the Tidelands Trust. The exchange constrains both the acreage and the location of those portions of the island on which residential and certain uses can be located. Additionally, the Trust prescribes development setbacks of 300 feet from the western shore of Treasure Island and 200 feet from the southern shore.





## DESIGN STRATEGIES AND CONCEPTS

Strategies that guide the redevelopment of The Island into a liveable, connected community.

### Land Use

- Geology
- Microclimate
- Views
- Connections and  
Transportation Network
- Density and Diversity
- Land Plan
- Sustainable Design

### Urban Form

- Overall Building Design
- Urban Core
- Neighborhood
- Towers
- Yerba Buena Island

### Open Space

- Open Space Framework
- Open Space Program
- Structure and Orientation
- Urban Forest
- Neighborhood Parks
- Circulation and Connections
- Green Infrastructure

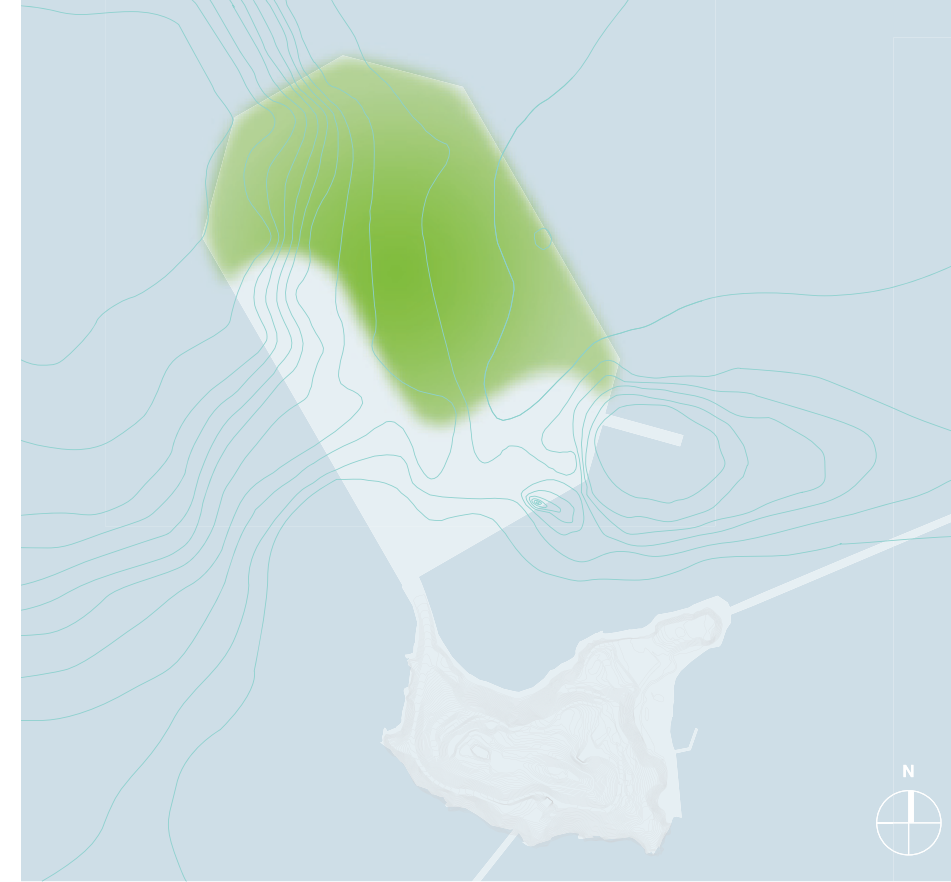
## Land Use: Geology



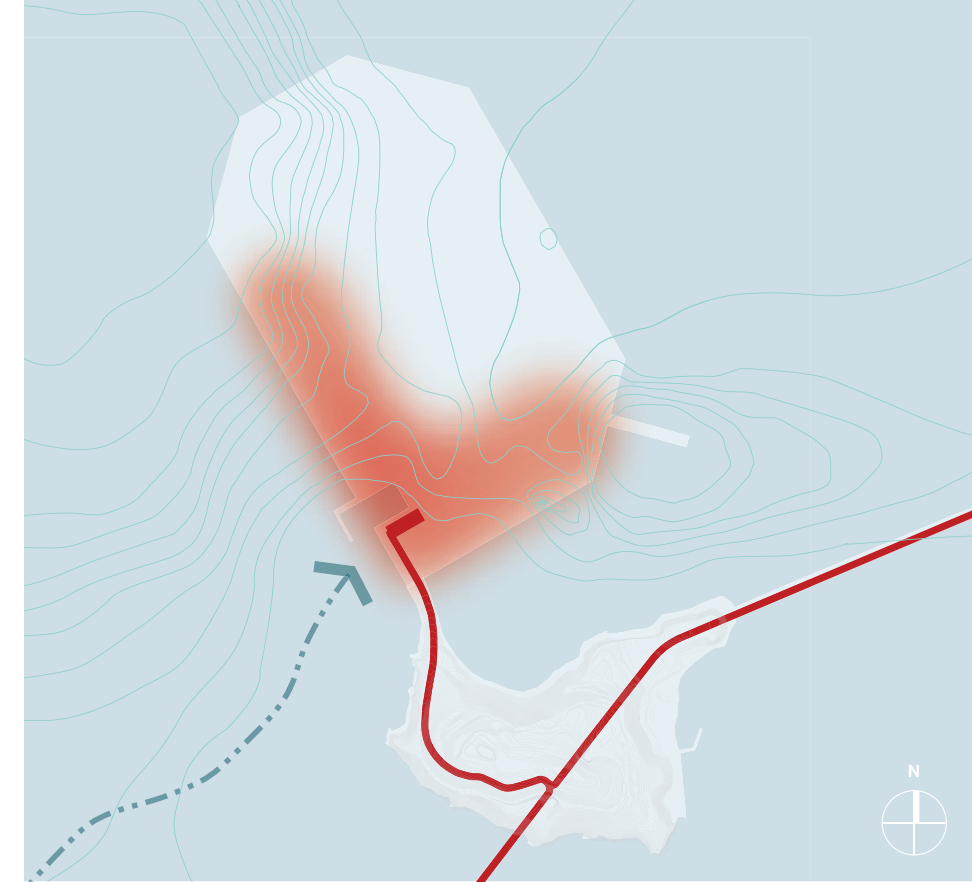
**ISLAND PERIMETER** Seismically reinforce the perimeter of Treasure Island, the connecting causeway and the viaduct.



**BAY MUD** Focus development on the south and west sides of Treasure Island to avoiding deep bay mud locations.

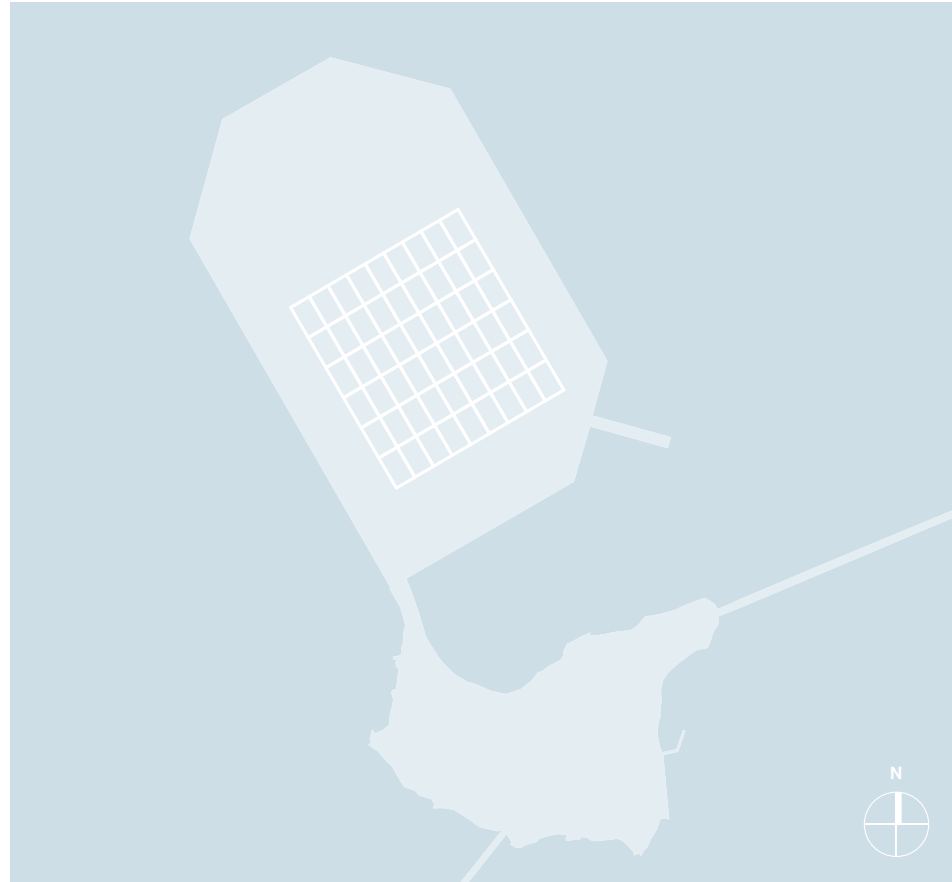


**WORST SOIL CAPACITY** Plan wetlands and expansive open space areas on the north side of Treasure Island on the softer soil. Design stormwater treatment wetlands and the character of habitat types with respect for the seasonal fluctuation of fresh groundwater and the tidal fluctuation of the saltwater perimeter.

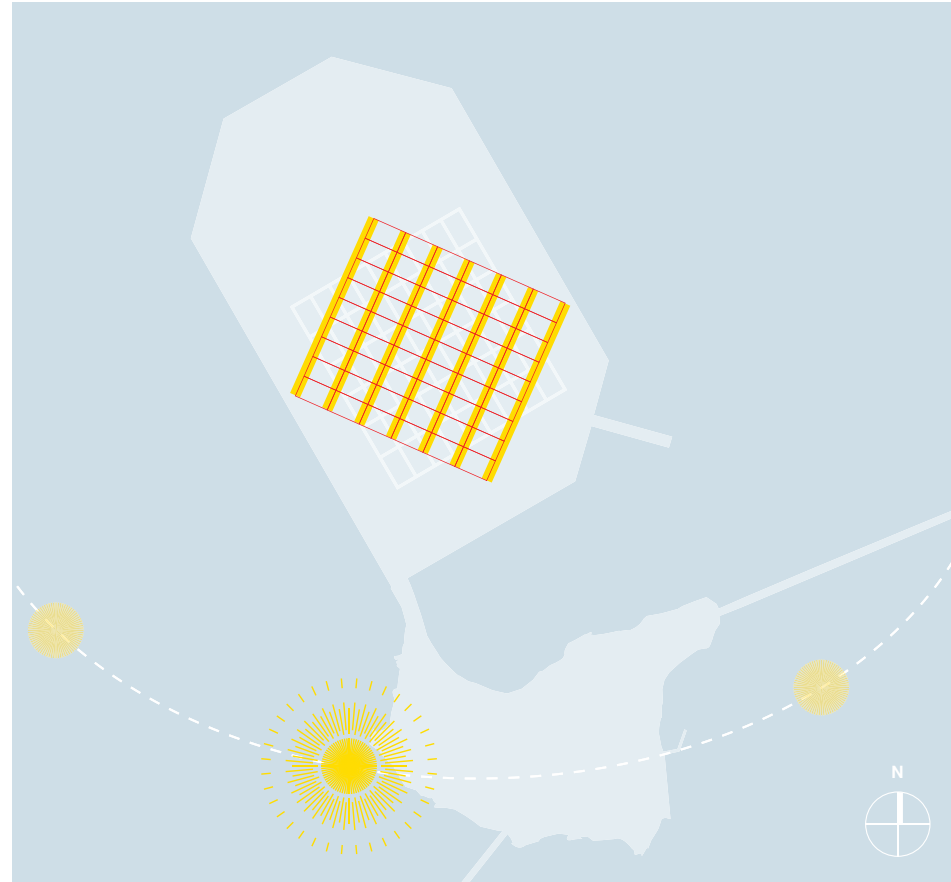


**BEST SOIL CAPACITY** Develop biggest density on best soil capacity. Introduce transit and intermodal exchange at point of highest density.

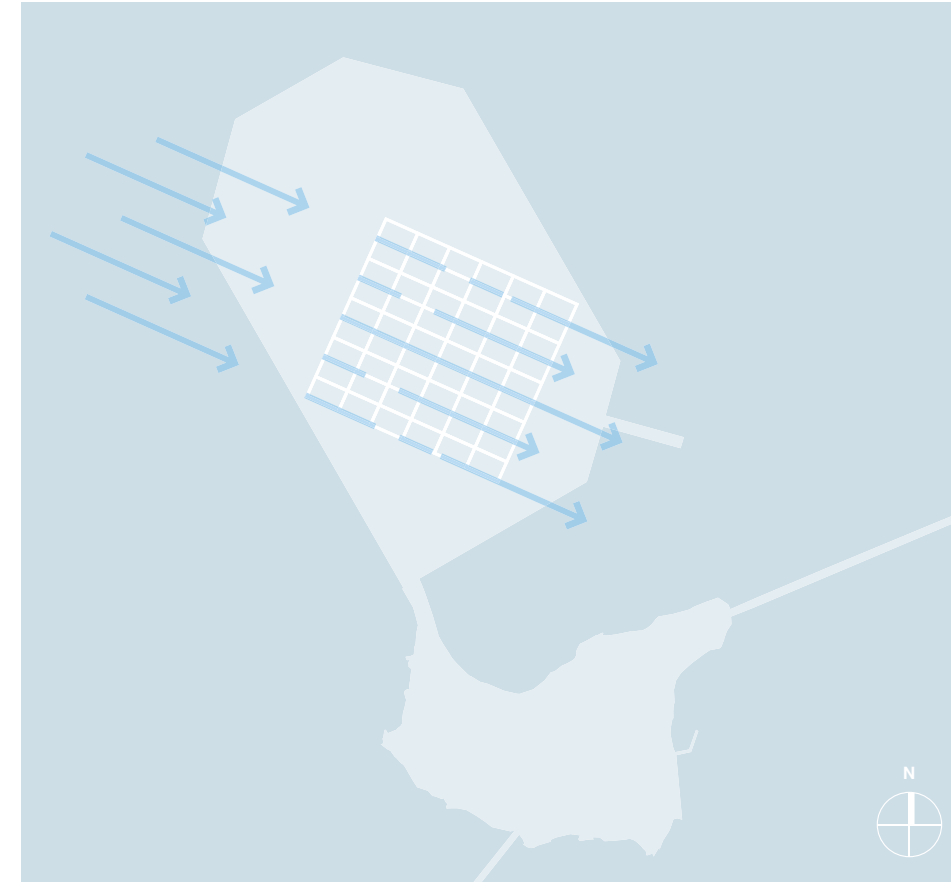
## Land Use: Microclimate



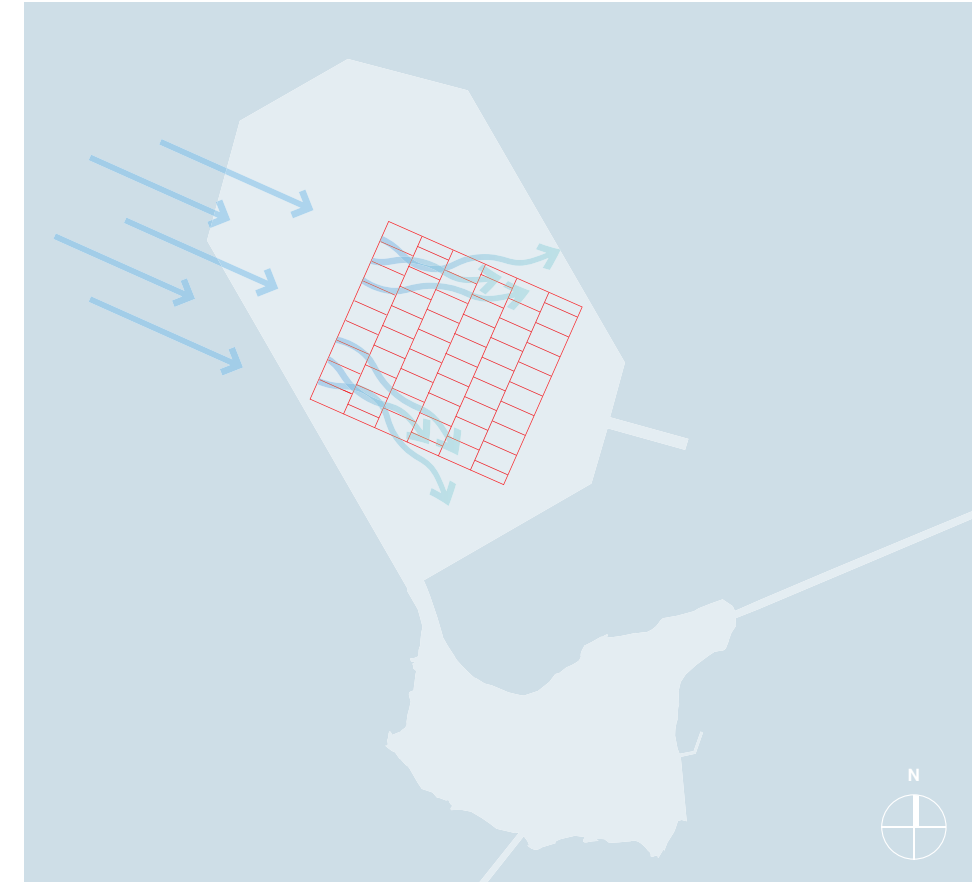
**CONVENTIONAL STREET GRID**



**ROTATED STREET GRID** Rotate the conventional street grid 35 degrees to orient the streets to point due south to allow the sun to penetrate deeply into the neighborhoods, streets and neighborhood parks.



**PREVAILING WESTERLY WIND** Aligned wind direction street grid creates wind channels, accelerating wind velocities and compromising pedestrian comfort.



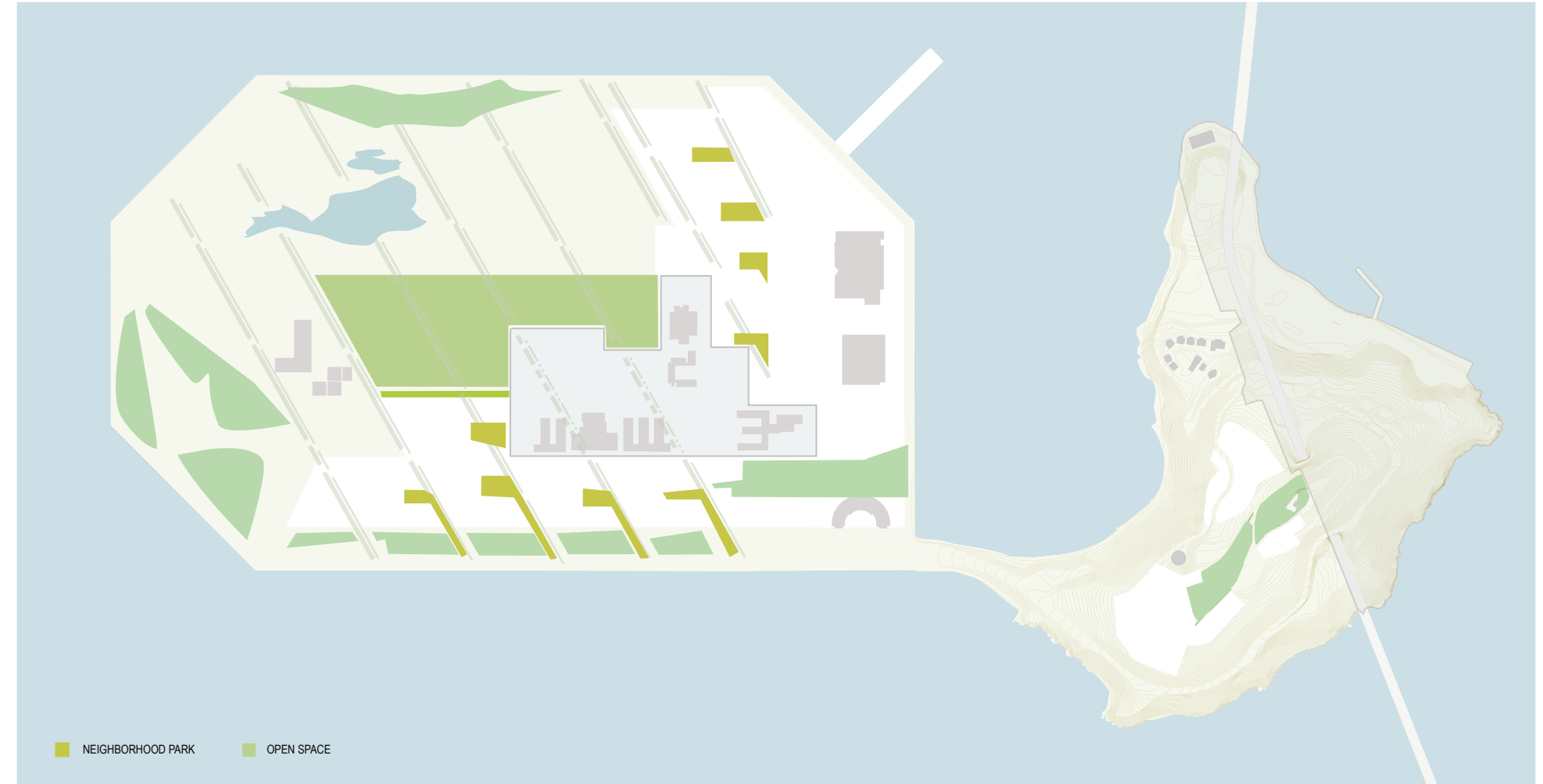
**STAGGERED STREET GRID** Stagger the secondary street grid to diffuse prevailing wind and create a more hospitable pedestrian environment. Strategically place natural and architectural wind blocks as additional wind-calming devices.

## Land Use: Microclimate

**WIND ROWS** Create a series of wind rows composed of trees and buildings across Treasure Island to deflect the wind in open spaces and neighborhoods.



**OPEN SPACE** Open spaces are located adjacent to wind rows for wind to be deflected from the neighborhoods.



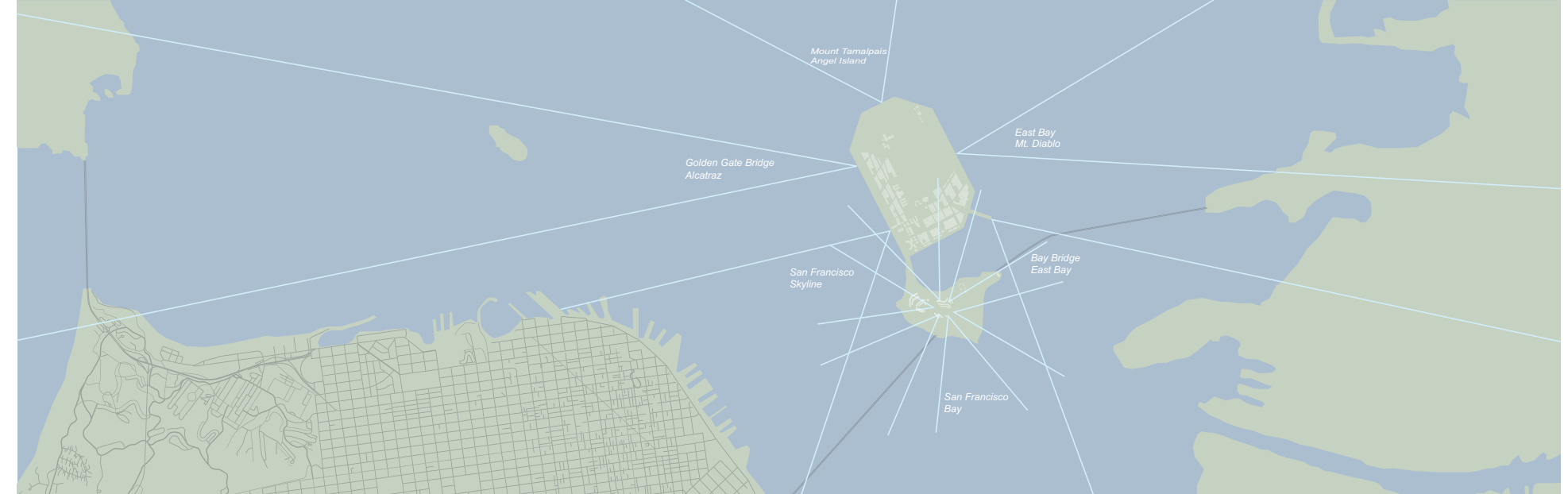
## Land Use: Views

Rotate the conventional street grid to increase the views of the San Francisco skyline.

Preserve vistas to distant landmarks and views to the bay from streets and open space.

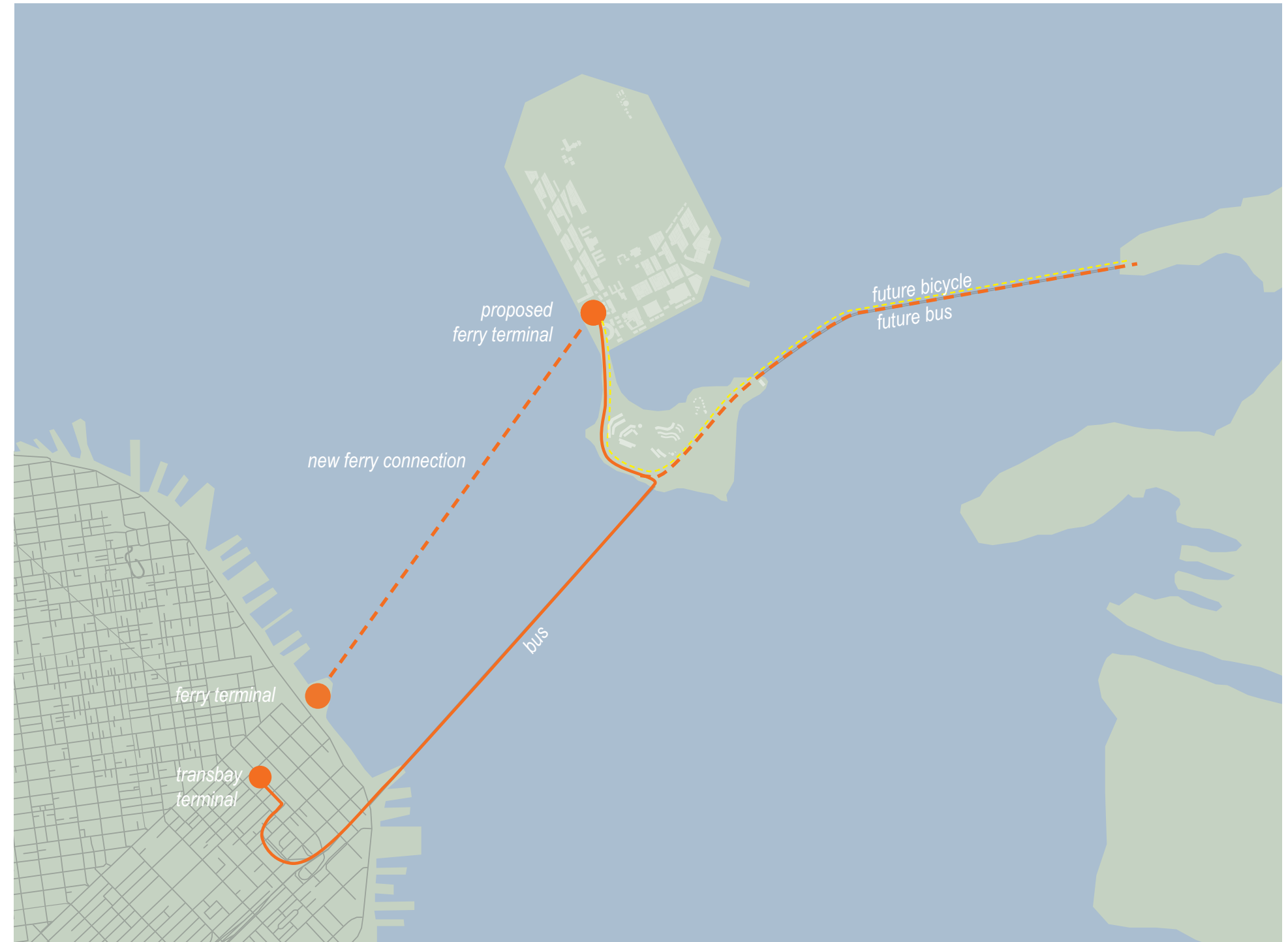
Provide public spaces with views to regional landmarks including the Golden Gate Bridge, Angel Island, Alcatraz, Mt. Tamalpais and Mt. Diablo.

Orient the development of the hilltop park and residential housing on Yerba Buena Island towards unobstructed views of the Bay.



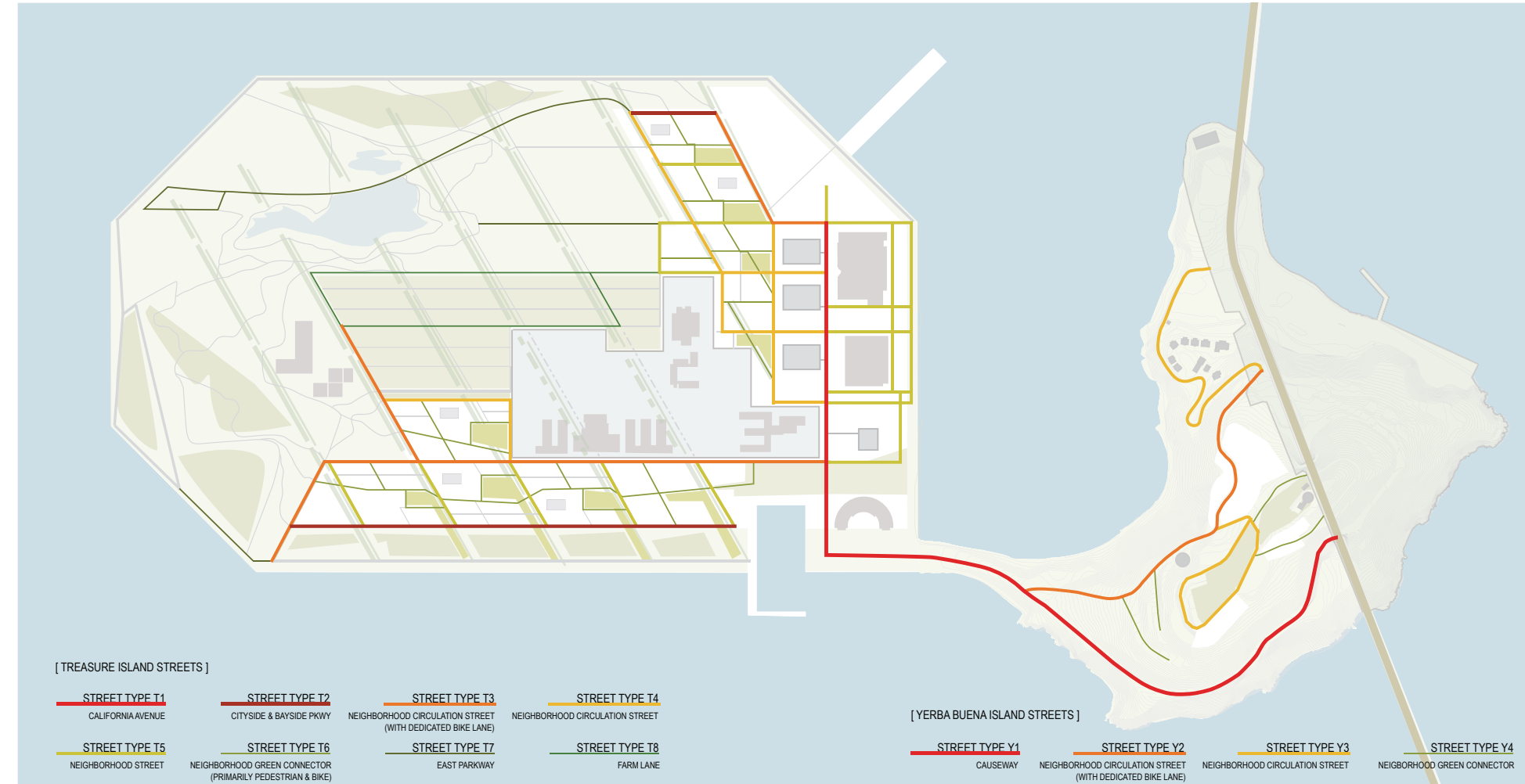
## Land Use: Connecting and Transportation Network

Connect The Island to San Francisco by positioning a new ferry terminal on the west side of Treasure Island at the urban core.



## Land Use: Connecting and Transportation Network

### STREET TYPES



Create a hierarchy of streets designed to reduce vehicular traffic in the residential neighborhoods.

Design the streets for safe, enjoyable pedestrian and bicycle movement and accessibility.

Vary street types and sidewalk encroachments to enliven the pedestrian experience and create visual interest.

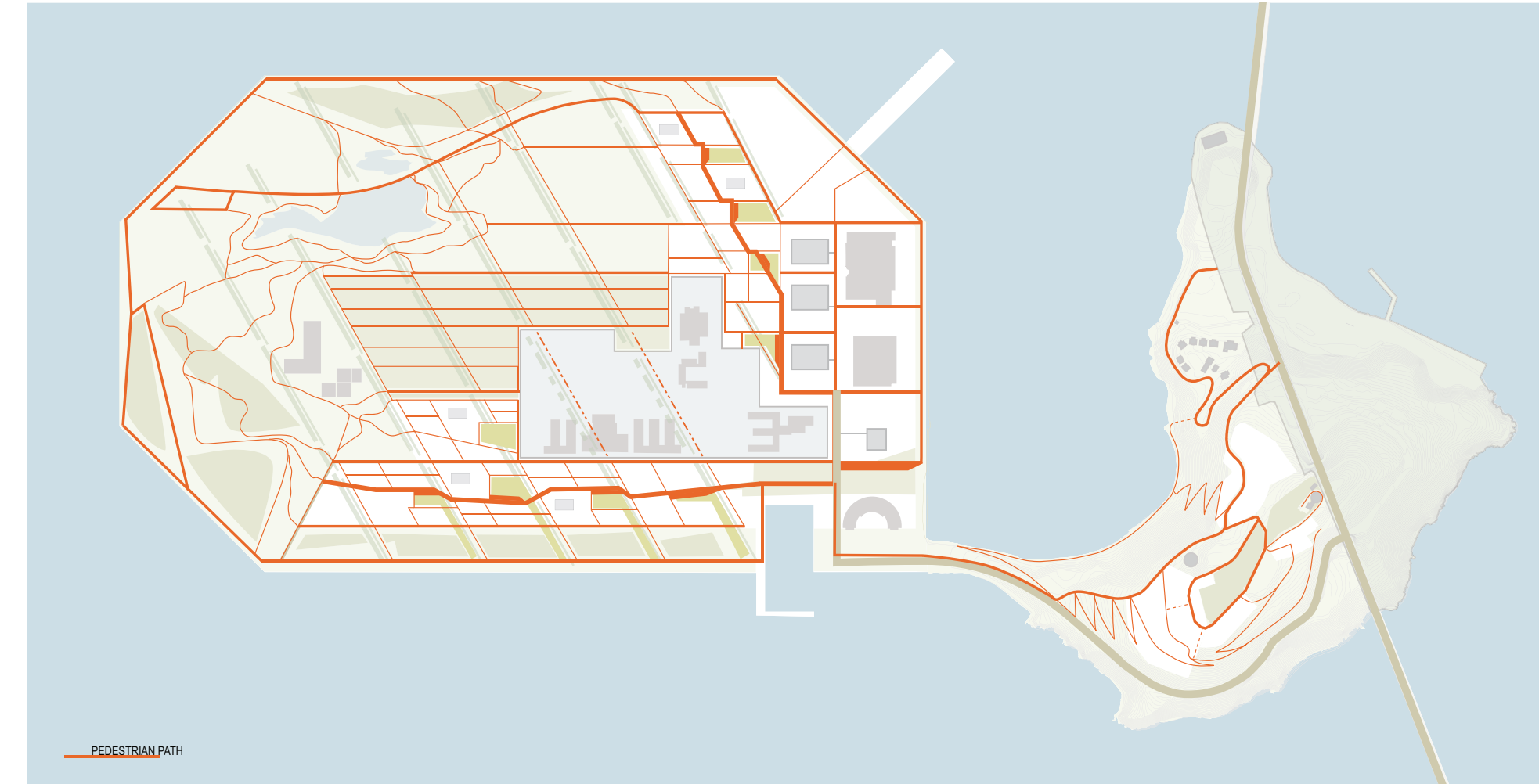
Design streets, alleys, and pedestrian mews with a human scale.

Include a curbless street extending from the urban core through the center of the

residential neighborhoods to the open spaces, to encourage pedestrian activity and discourage vehicular traffic.

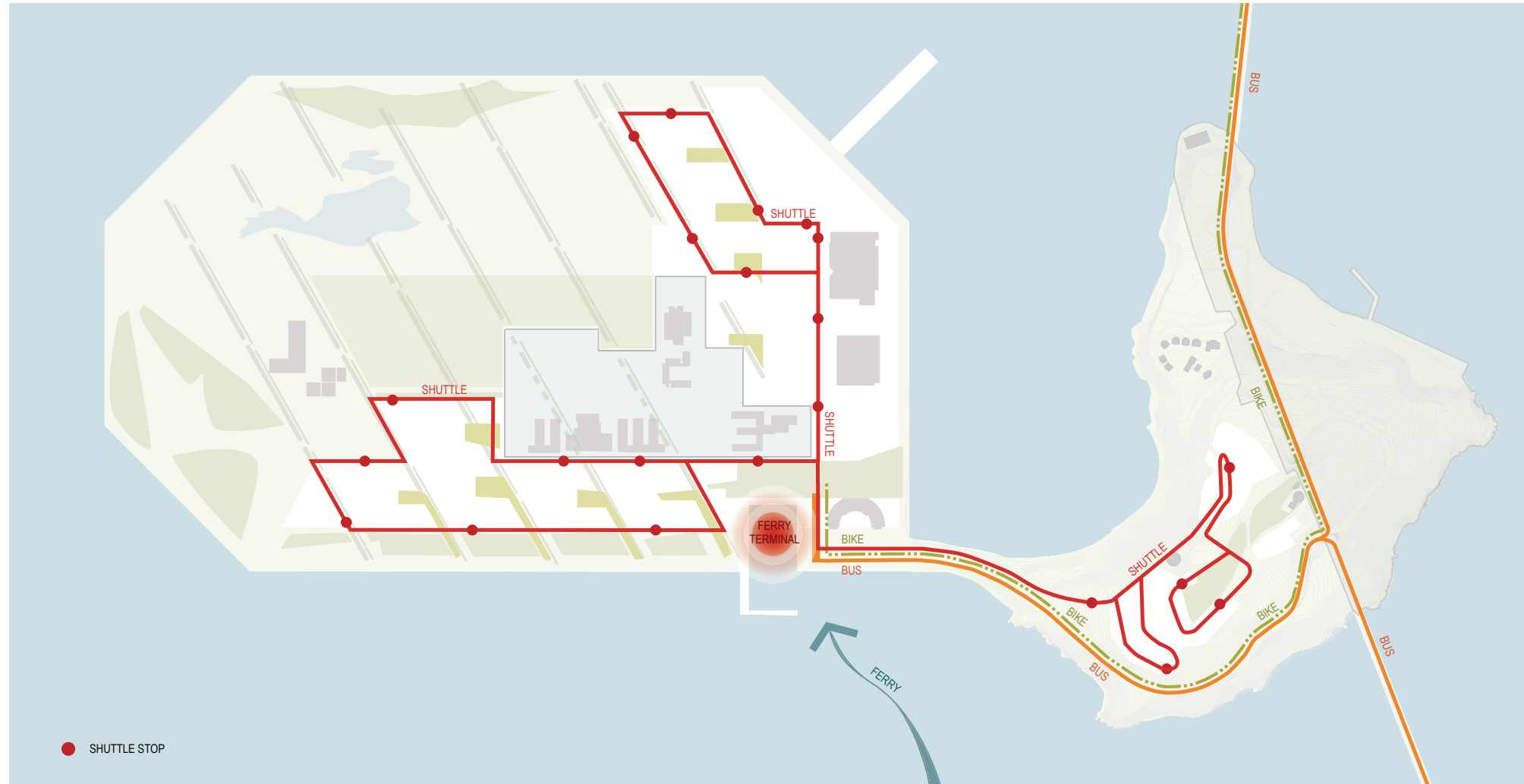
Design Yerba Buena Island's streets in keeping with the natural topography of its hilly setting.

### PATHWAYS



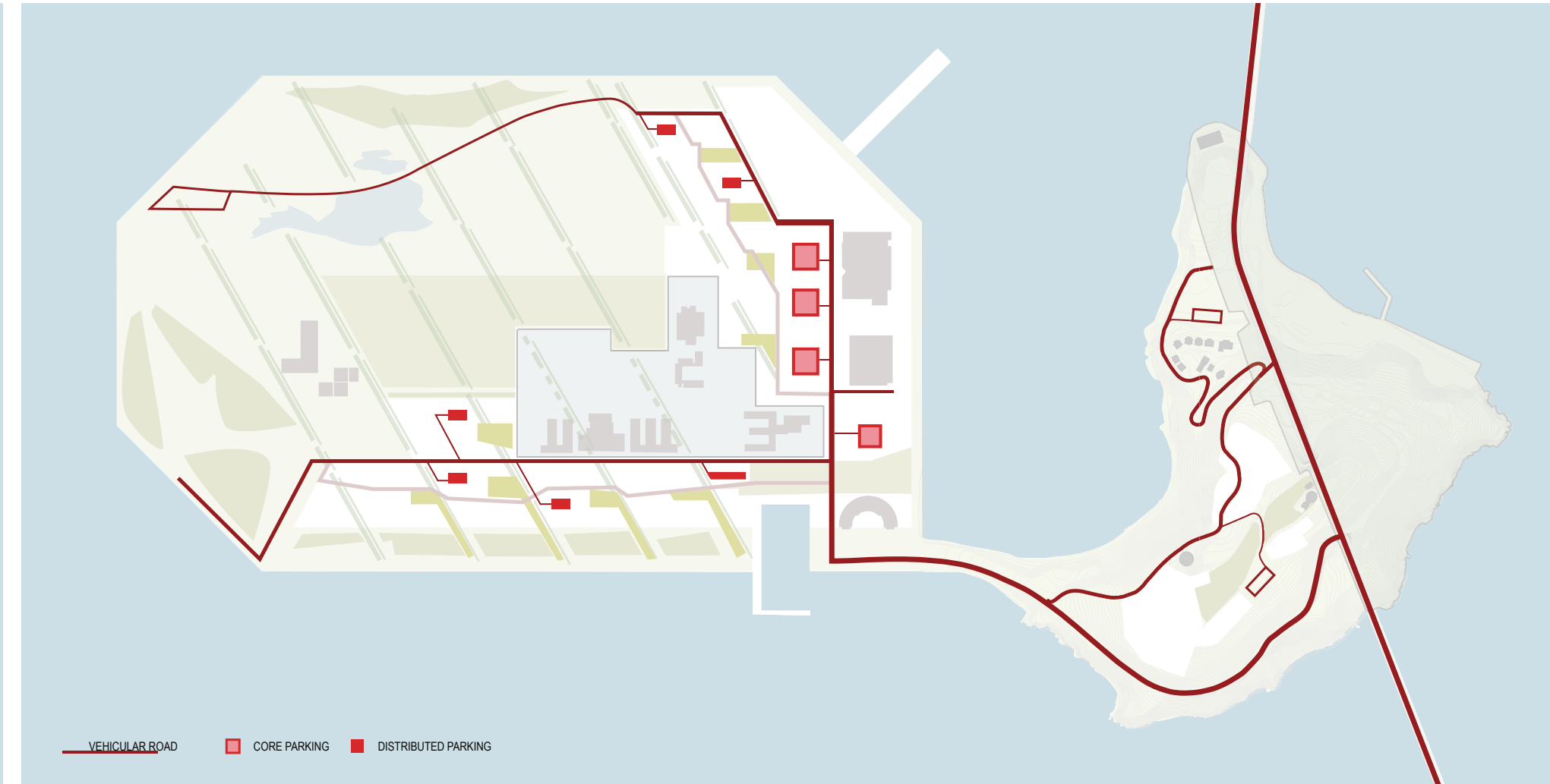
## INTERMODAL EXCHANGE

- Create an intermodal transportation hub by linking all modes of transportation including ferries, buses, shuttles, bicycles and electric vehicles, to encourage the use of alternative transit options and discourage the use of private automobiles.
- Incorporate intra-Island shuttle routes offering comprehensive service throughout The Island.
- Provide convenient, secure and attractive bicycle parking for residents, employees, and visitors.
- Design Yerba Buena Island's roads and pathways to safely accommodate cyclists and pedestrians accessing The Island via the new East Span of the Bay Bridge.



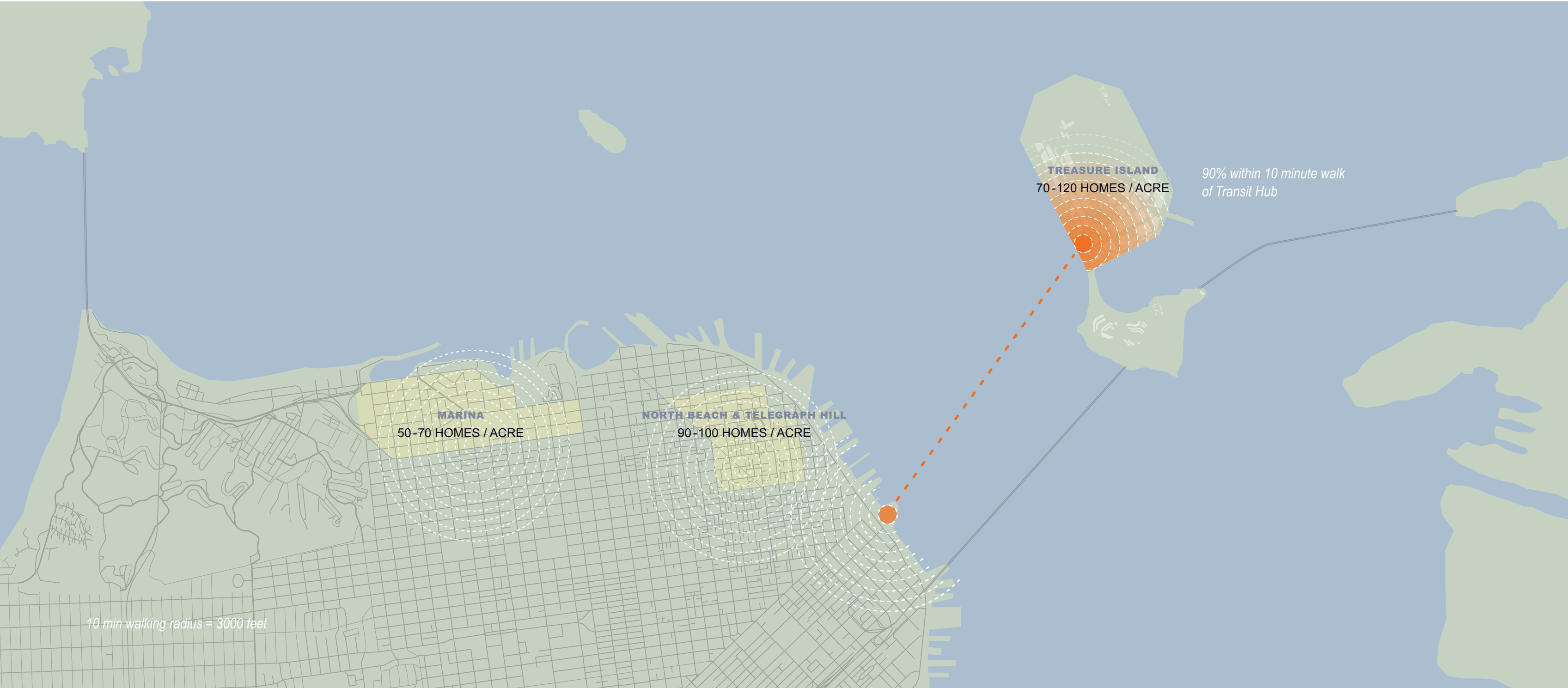
## AUTOMOBILES & PARKING

- Concentrate parking around the urban core and other core blocks to generate pedestrian-friendly neighborhoods and reduce congestion.
- Explore options for space-efficient parking solutions such as hydraulic lifts and valet parking.



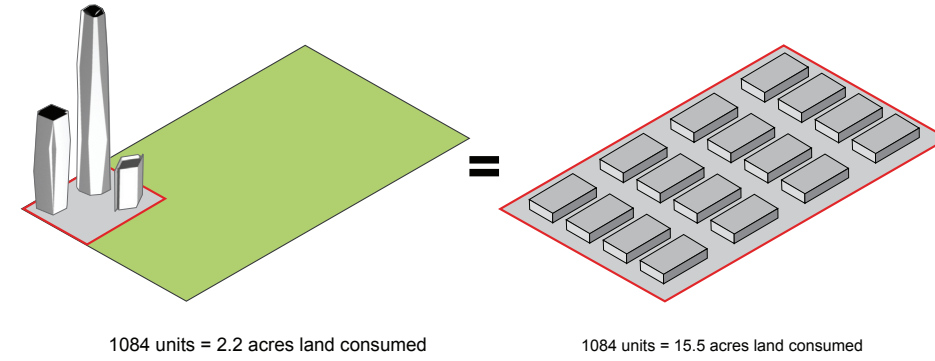
DENSITY & DIVERSITY

- Create fine grained development blocks on approximately 80 of Treasure Island's 400 acres with the majority of the development located around the new ferry quay and urban core.
- Design a walkable community and increase street level activity by locating the majority of the residential housing within a ten-minute walk of urban core.
- Encourage social interaction, diversity and walkability by following the lead off other dense San Francisco neighborhoods such as the Marina and North Beach.



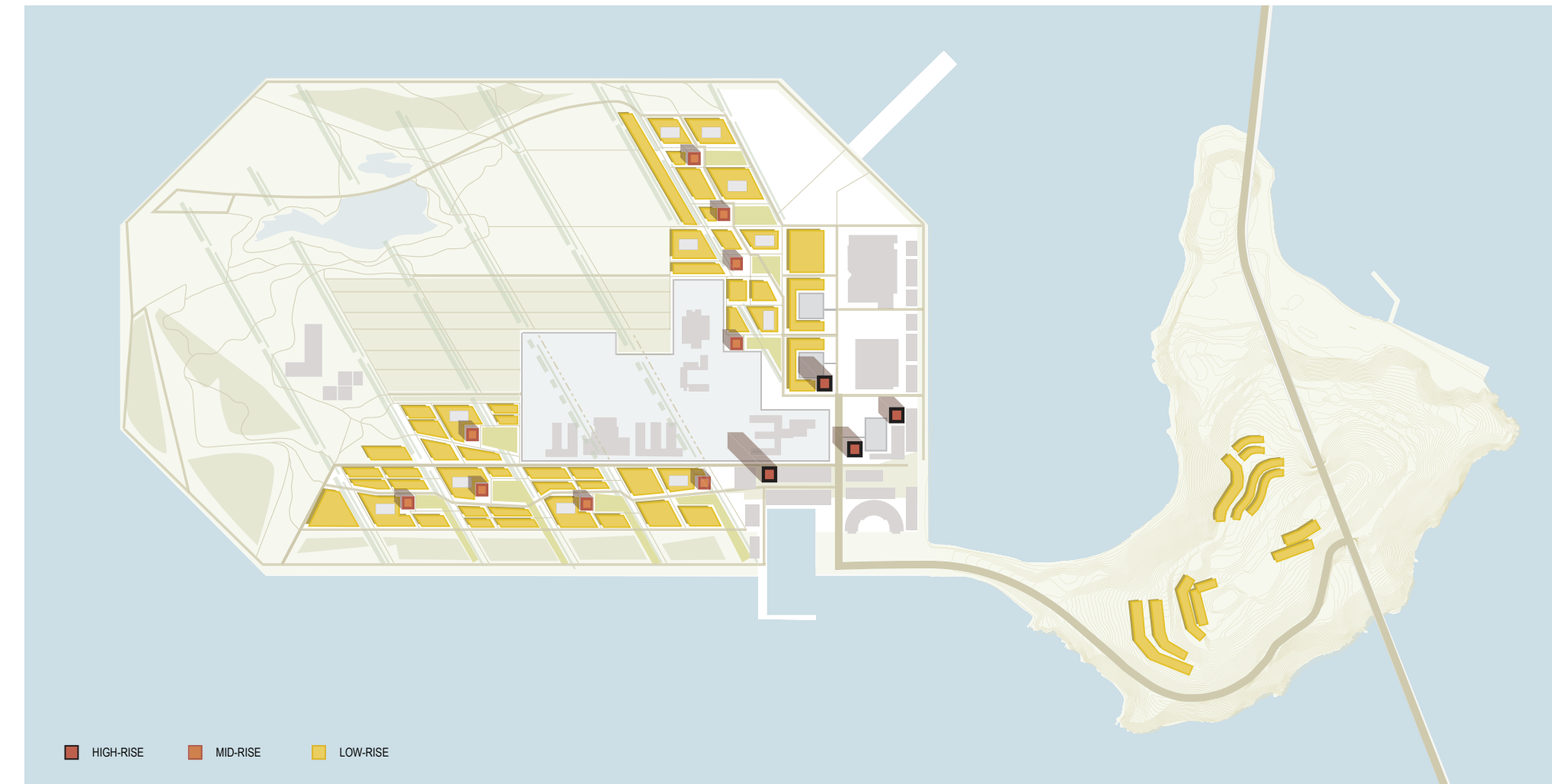
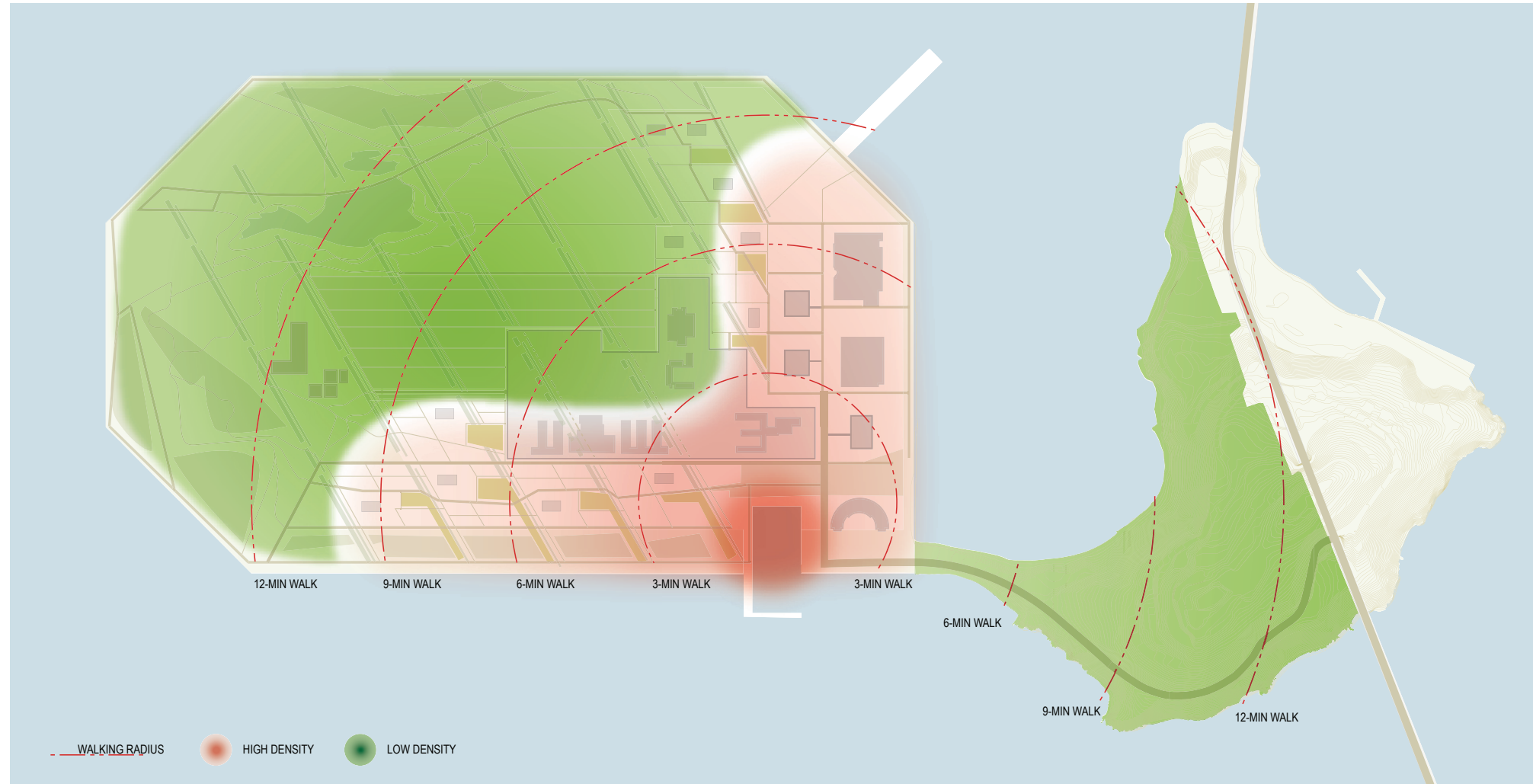
## DENSITY

- Create a mixture of housing types, sizes and affordability to attract a diverse residential population.
- Plan for a viable urban core which concentrates transit services, community services, retail and hotels serving residents and visitors alike.
- Cluster development on Yerba Buena Island to minimize the impact on land form and preserve the scenic and natural qualities of The Island.
- Extend residential neighborhoods out to the shorelines.

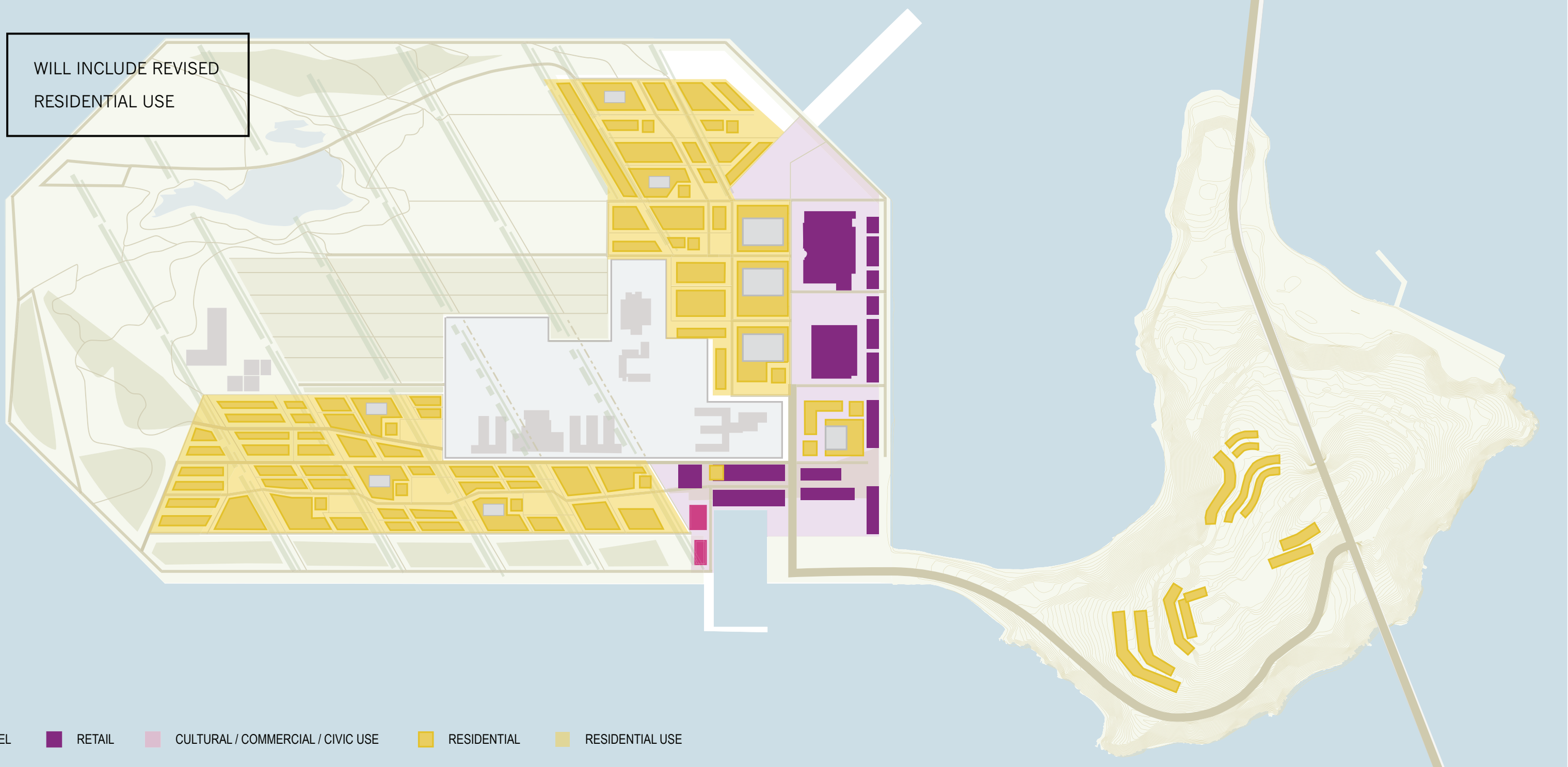


## RESIDENTIAL USE

- A variety of residential building types allow for a diverse community.
- Taller towers create a denser neighborhood and consume less land area thus allocating more open space for public use.



WILL INCLUDE REVISED  
RESIDENTIAL USE



■ HOTEL    ■ RETAIL    ■ CULTURAL / COMMERCIAL / CIVIC USE    ■ RESIDENTIAL    ■ RESIDENTIAL USE

### LAND PLAN

- Plan for density and a mix of uses comparable to other vibrant, successful San Francisco neighborhoods.
- Design a mixed-use urban core that is both the gateway to The Island and the heart of the community through thoughtful integration of transit, retail, entertainment and lodging.
- Balance the mix of uses to build community, attract visitors and support sustainable practices.
- Create a selection of housing types, including low-rise, mid-rise and high-rise units of various sizes, styles, finishes and affordability, to attract a diverse residential population.
- Provide community facilities including daycare, schools, a senior center, hotels, wellness programs, meeting spaces, historic resources, and neighborhood parks, differentiated appropriately for Treasure Island and Yerba Buena Island.
- Introduce additional uses and publicly oriented facilities including viewing stations, recreation activities, gathering spaces and retail uses that support residents and attract visitors.
- Design and program the open space to meet broad and varied activities by residents, visitors and regional users.



## SUSTAINABLE DESIGN

- Minimize the energy consumption of buildings and overall peak energy demand by implementing green systems building principles addressing site orientation, building fabric and systems design.
- Provide infrastructure for renewable energy generation such as installation of roof-mounted solar photovoltaic panels and wind turbine power generators.
- Provide centralized heating and cooling for the dense urban core for the greatest efficiency, reliability and consistency.
- Reduce water consumption within buildings by specifying low water usage fixtures and providing user-accessible metering to all residences.
- Design shared open spaces with flexibility for multiple uses and vegetation by native species to reduce the need for intensive irrigation.
- Provide a supplementary water supply system independent of connections from the mainland such as alternative off-Island feeds or construction of an on-Island desalination plant.
- Provide modern and upgraded treatment to all sanitary wastewater generated on-Island.
- Use reclaimed water throughout The Island where appropriate to reduce demand of municipal potable water.
- Minimize stormwater runoff by limiting the extent of impervious surfaces and maximizing the use permeable materials in paved areas.
- Treat all storm runoff using natural landscape features and treatment wetlands before off-Island discharge.
- Provide convenient on-Island waste collection and recycling facilities.
- Install a collection, composting and distribution system to reuse organic waste.
- Maximize the reuse of existing materials following deconstruction of structures and paved surfaces.
- Cluster the development on Yerba Buena Island to minimize the impact on its land form and preserve its scenic and natural qualities.

## URBAN FORM

### OVERALL BUILDING DESIGN

- Design a diverse array of buildings exhibiting varied architectural design.
- Include slender towers spaced to enhance views and preserve accessibility of sunlight to open spaces.
- Design taller buildings with modulation and articulation to break down the scale of larger facades.
- Minimize the visual impact of lower building rooftops that will be visible from taller buildings.
- Create neighborhood tower markers to identify communities from the waterfront.
- Maximize ground floor activities in buildings with residential entries and street-level retail or community uses.
- Vary residential building types, street frontages, materials and heights to create visual interest.
- Integrate design features that will support a family-friendly environment.
- Incorporate innovative green building practices such as the ability to accommodate rooftop solar power generation.
- Restore and adapt historic structures with sensitivity to their historic architecture and use.
- Preserve Yerba Buena Island's natural setting by blending buildings with the landscape and maintaining the existing footprint if possible.



*Tower of the Sun, Treasure Island 1939*



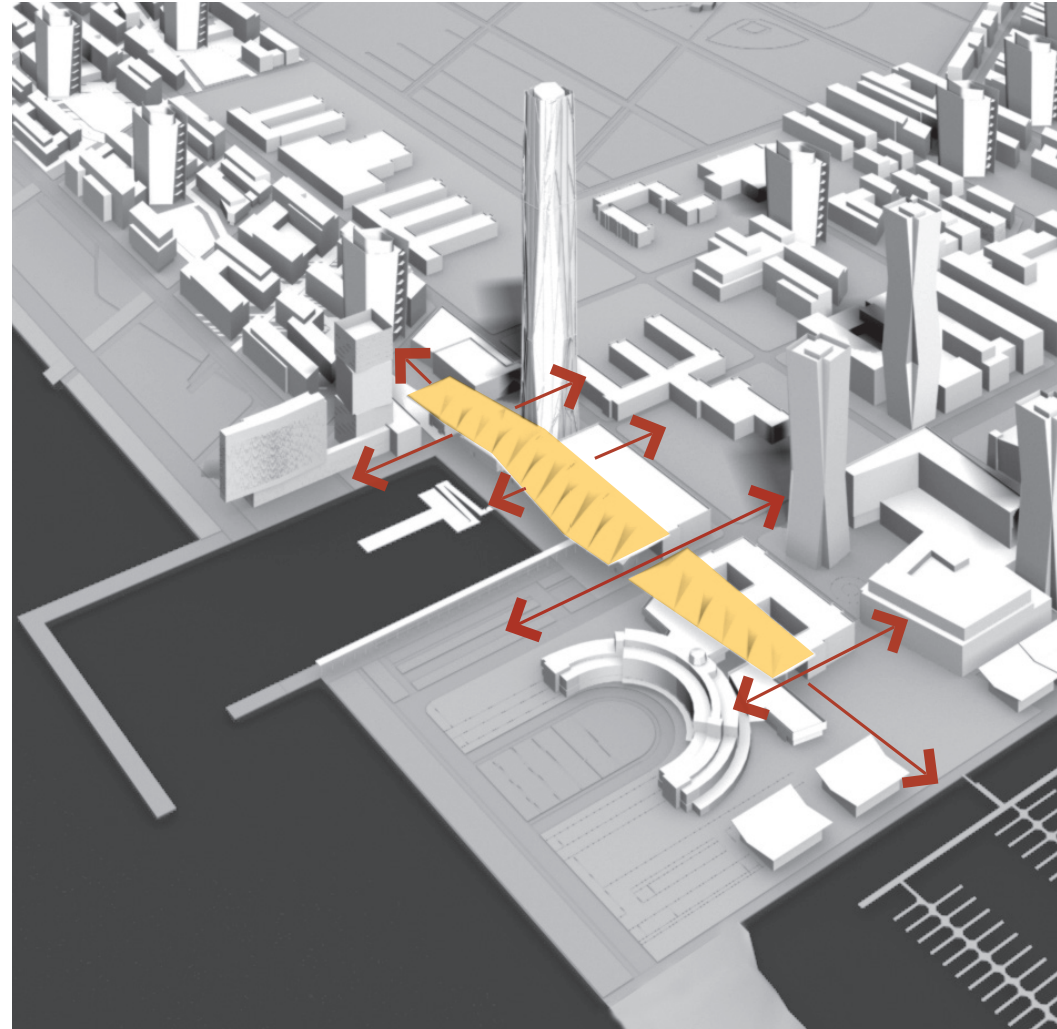
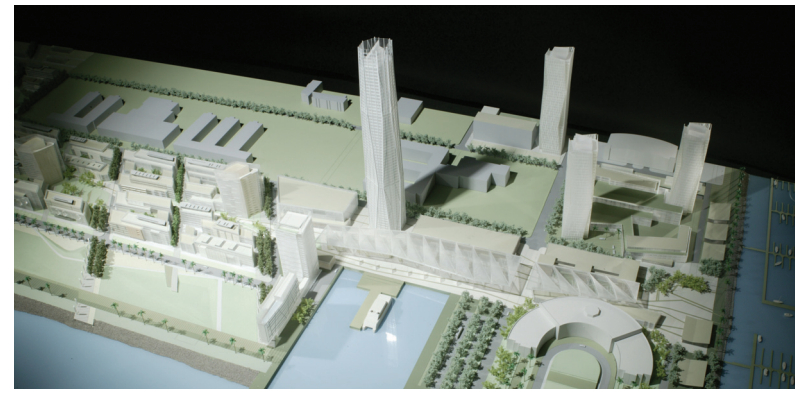
*Campanile at San Giorgio Maggiore*





## URBAN CORE

- Create an iconic high-rise building reminiscent of the original GGIE “Tower of the Sun” as a recognizable arrival destination.
- Concentrate the tallest buildings at the urban core.
- Activate the urban core with a dense mix of retail, restaurant, office, hotel, residential, transit and community services.
- Design urban core retail to open onto sidewalks and to provide engaging, identifiable, and closely spaced entries.
- Create a multipurpose urban plaza open to the marina that can be enjoyed by residents and visitors.



View of urban core underneath the Ferry Terminal roof



Active street front allows free flowing circulation



## NEIGHBORHOODS



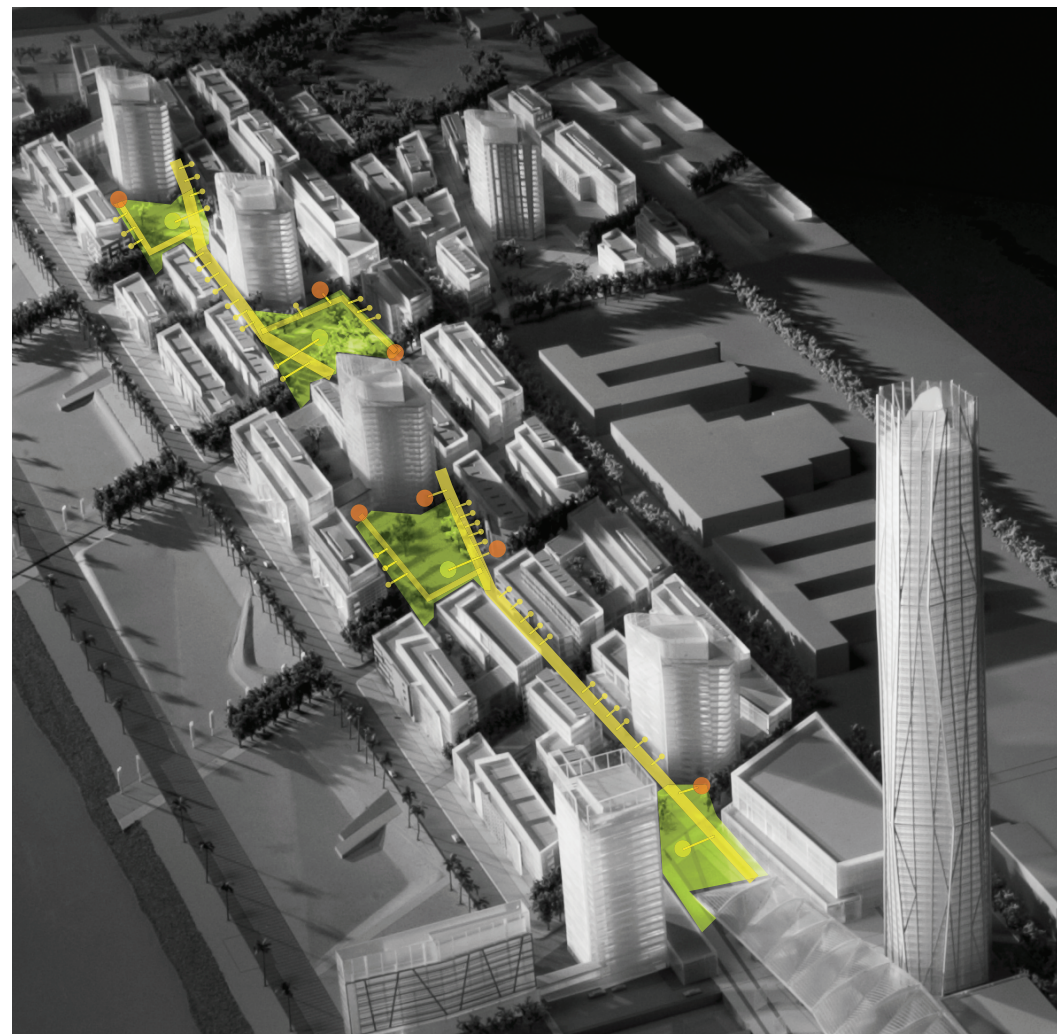
View of open space from neighborhood tower



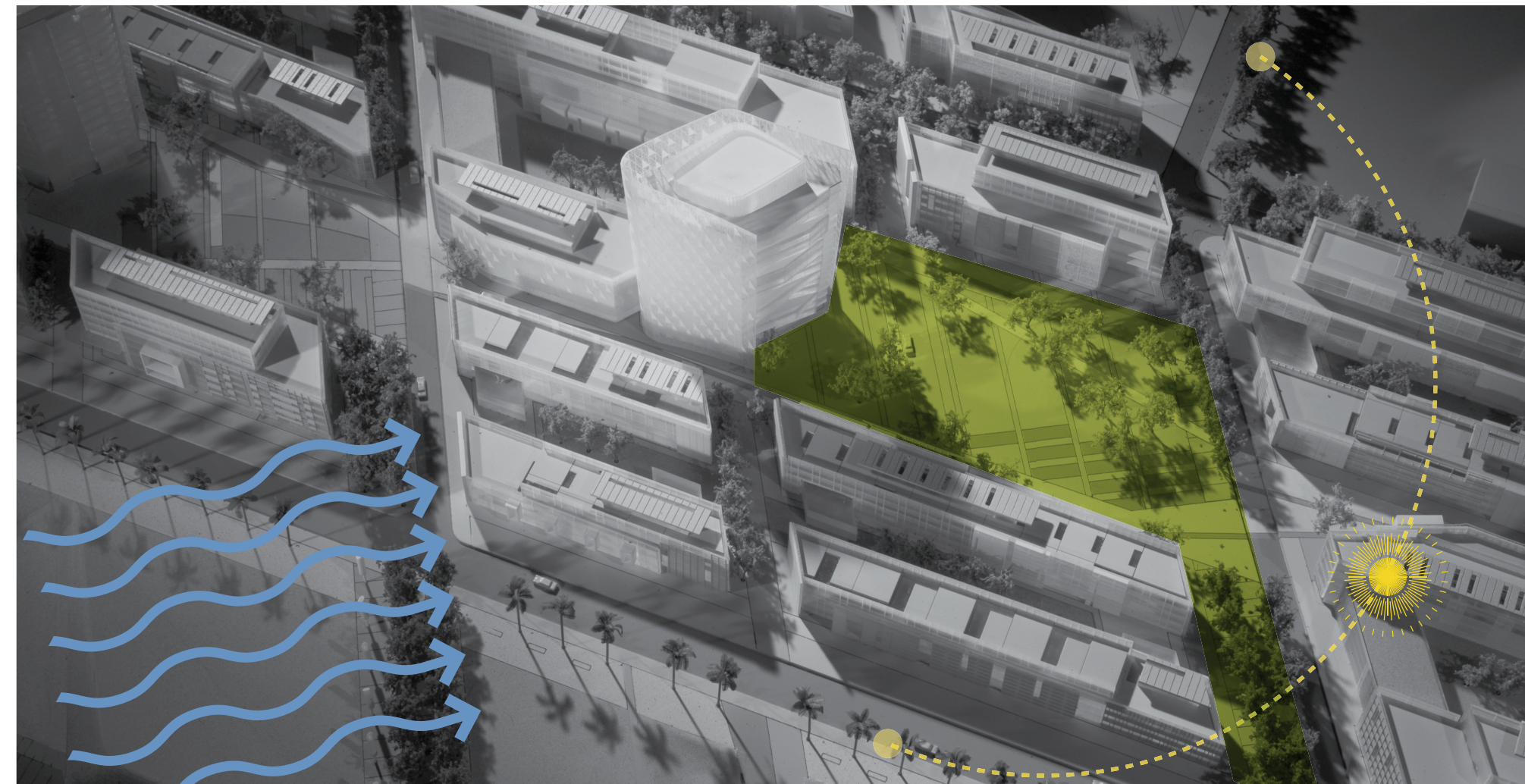
View of neighborhood street



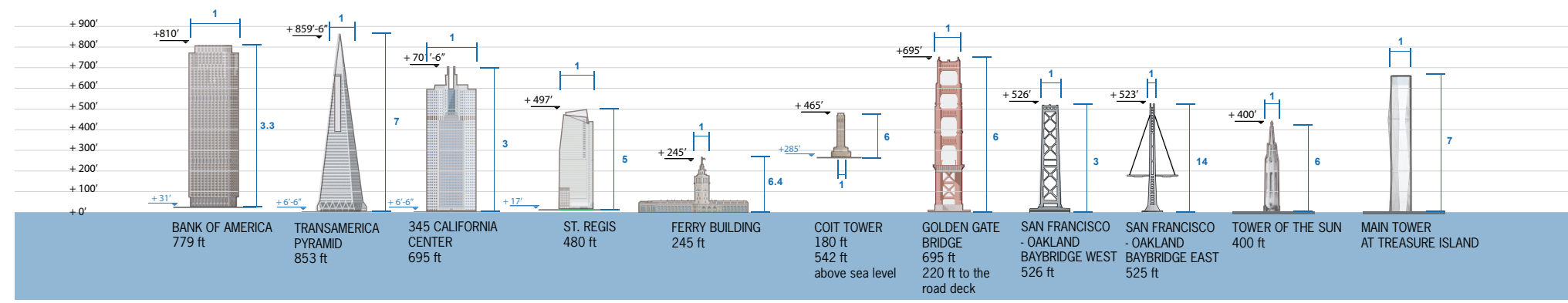
- Design the neighborhood blocks with interlocking landscape zones and connecting pedestrian walkways.
- Activate the street edge with attractive, engaging residential entries including stoops and front courtyards.
- Create spaces which allow personalization of entry gardens, stoops and balconies.
- Provide privacy to ground floor residents.
- Design neighborhood serving retail to open onto sidewalks.
- Locate residential towers north of neighborhood open spaces to decrease any potential for casting shadows.
- Shape residential towers to mitigate prevailing winds and to take advantage of views.
- Alternate low-rise and mid-rise residential housing around family-oriented neighborhood parks.
- Decrease the visual impact of neighborhood parking structures by wrapping them with residential housing or retail.
- Design the Job Corps' existing neighborhood edge and streetscape to harmonize with The Island's new Community.



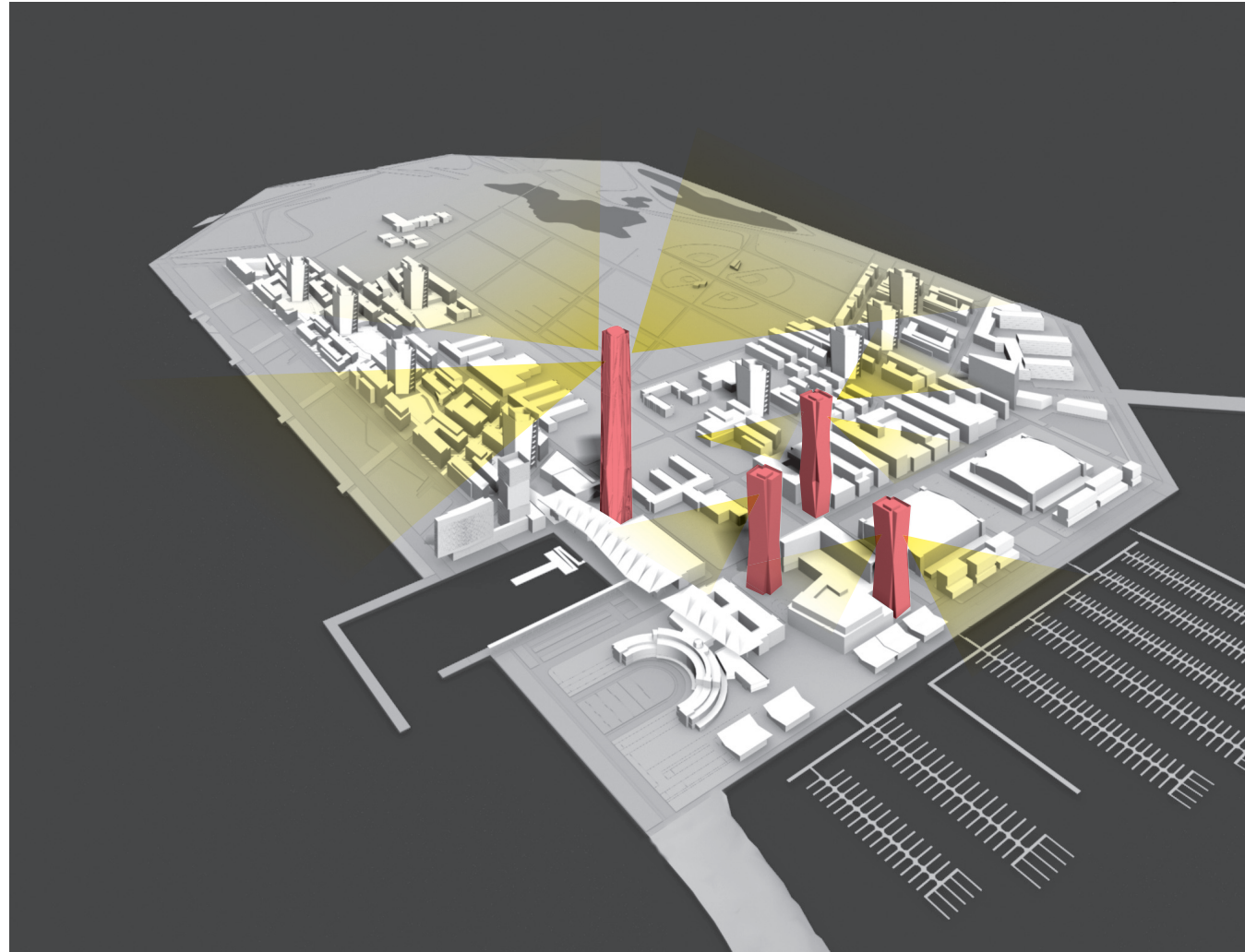
Major pedestrian path that accesses units and community rooms to activate street edge



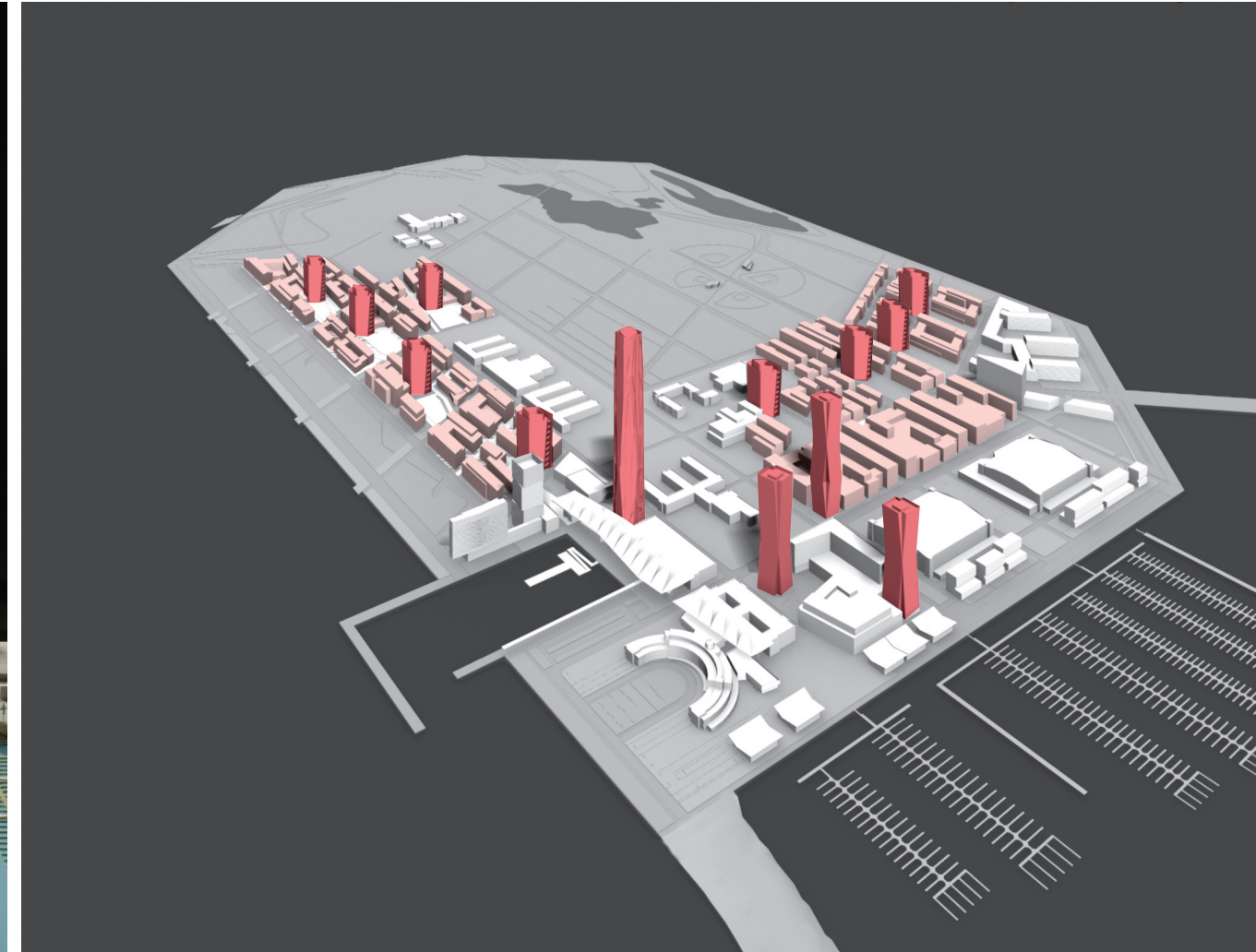
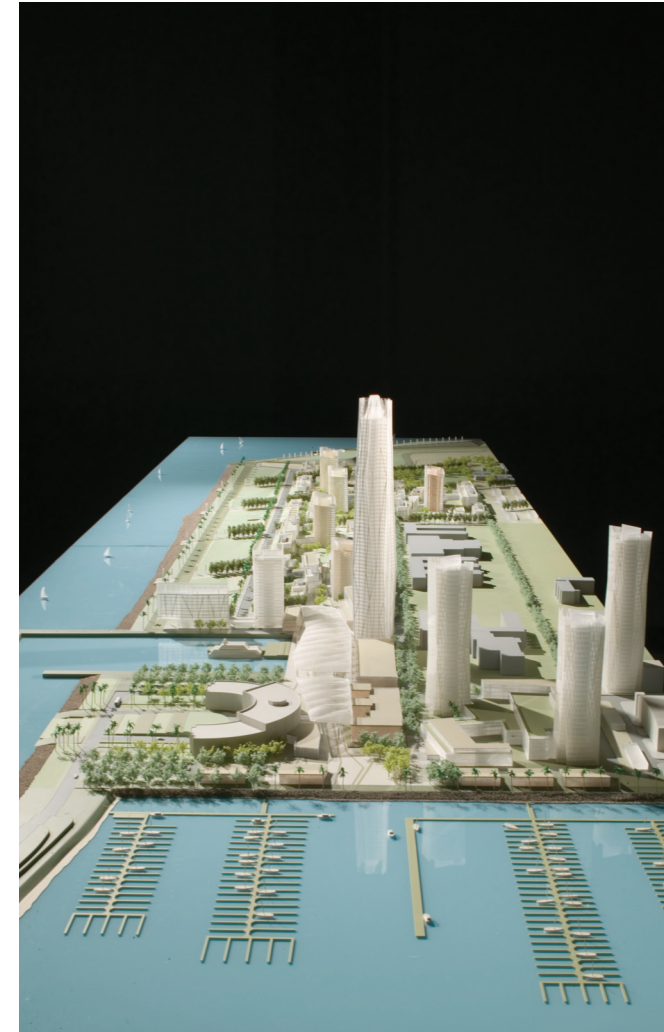
Neighborhood Open Space



- Include slender towers spaced to enhance views and preserve accessibility of sunlight to open spaces.
- Design taller buildings with modulation and articulation to break down the scale of larger facades.
- Minimize the visual impact of lower building rooftops that will be visible from taller buildings.
- Create neighborhood tower markers to identify communities from the waterfront.
- Vary residential building types, street frontages, materials and heights to create visual interest.



Views - Tall Towers

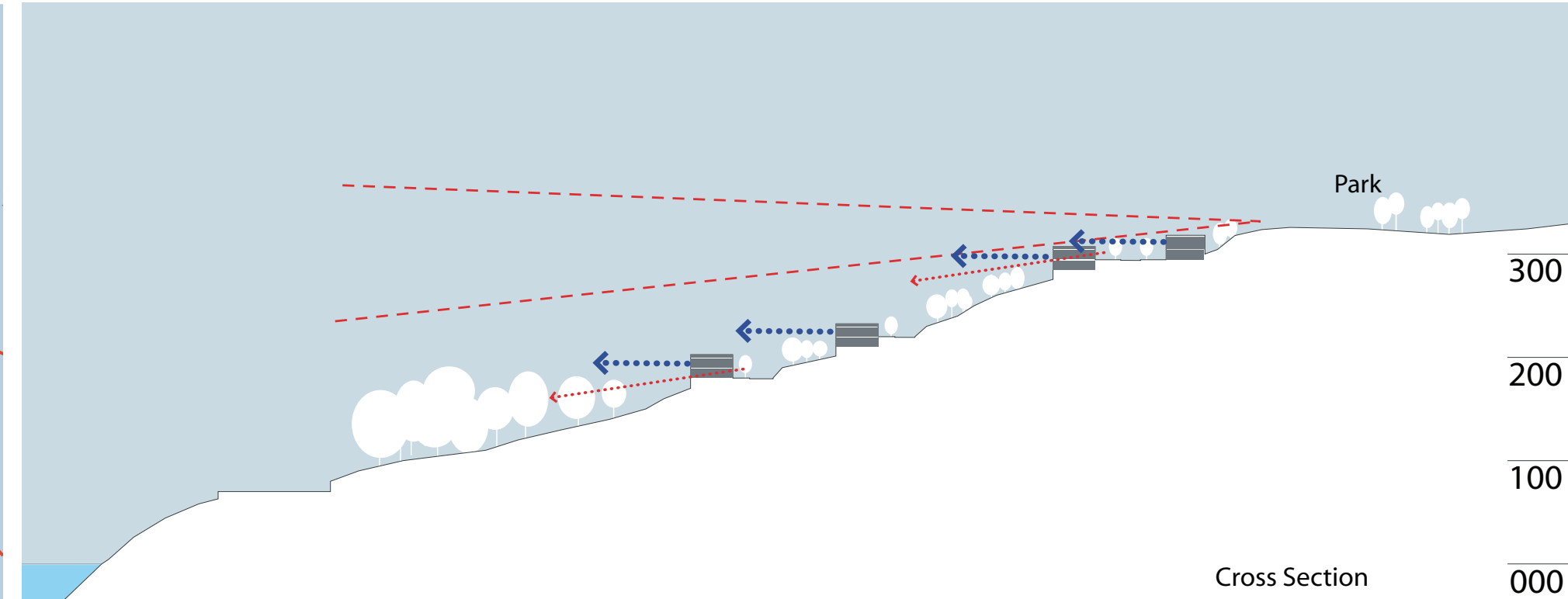
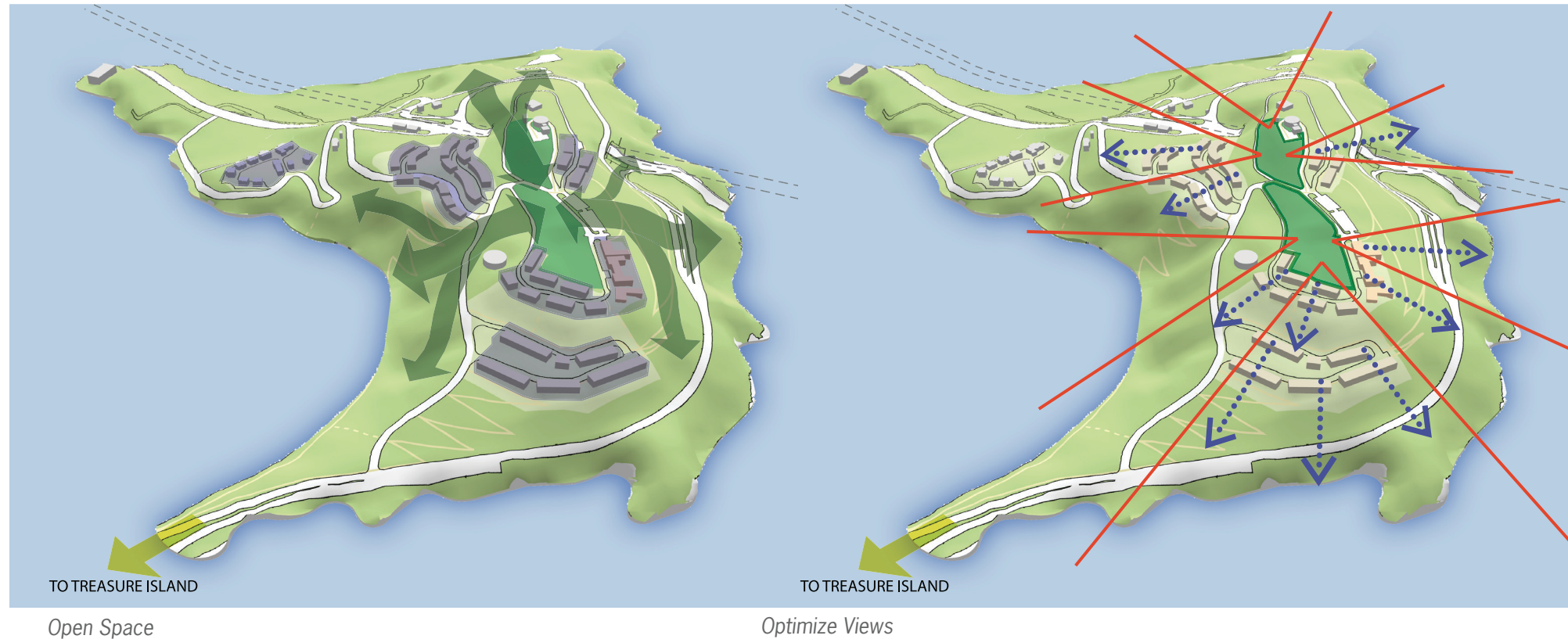
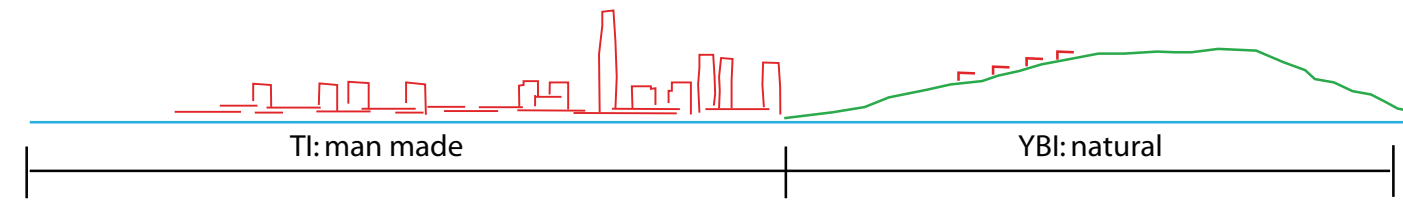


Building type mix

# YERBA BUENA ISLAND

- Preserve and reinforce Yerba Buena Island natural setting with a development carefully integrated to the site.
- Concentrate the development within or adjacent to existing developed areas in clusters to minimize the disturbance of additional land and improve the island overall open space connectivity.
- Preserve the integrity and restore the Historic Nimitz House and garden and the Great Whites with a public for oriented use.
- Create a regional public park at the top of the island and set heights and placement of adjacent buildings to allow for major view panoramas and corridors to the Bay from the park.

- Concentrate the residential uses on Yerba Buena Island within or adjacent to existing residential areas to minimize the disturbance of additional land.
- Restore the Nimitz and Great White buildings and gardens on Yerba Buena Island.
- Propose residential typologies and buildings heights that optimize views to the Bay for a majority of units.
- Massing and building placement that allow for visual or physical connections across the hill.



Open Space

Optimize Views

Cross Section

## OPEN SPACE

The following strategies guide the creation of The Island's open space, intended to be a visionary landscape integrating productive agricultural parklands, and ecological, recreational, neighborhood and cultural areas into a Great Park.

### Open Space Strategies

- Create a regional destination by providing a wide variety of open space programs, sports, and other activities to draw a broad spectrum of Bay Area residents.
- Create social places that bring residents and visitors together.
- Create public spaces that have the flexibility to allow a wide variety of uses throughout the day and year.
- Create multi-functional open spaces that link urban residents with food production and natural systems, including development of an authentic and productive agricultural park.



### Open Space Strategies

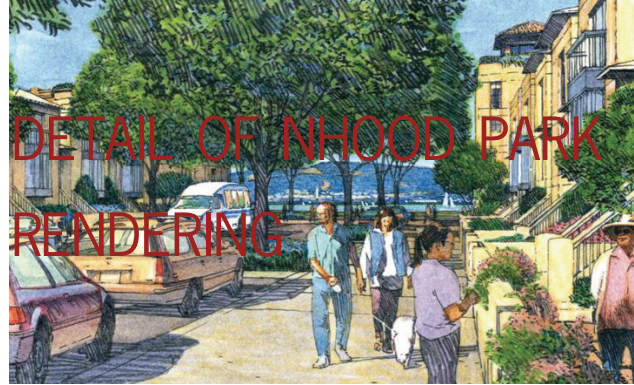
- Integrate permanent and temporary public art installations, events, and exhibitions into the parklands, and create a unique Bay Area art park destination.
- Design sculptural landforms, pathways, overlooks, and shoreline reinforcements to create a definitive and vibrant edge for The Island.
- Create open spaces that support an ecologically rich wildlife habitat and serve as a regional public attraction.
- Provide water quality treatment functions that support habitat through the use of stormwater wetlands.
- Create vista points and overlooks on Yerba Buena Island from the hilltop, bluffs, and trails integrated within a preserved and restored habitat area.



# Open Space Systems

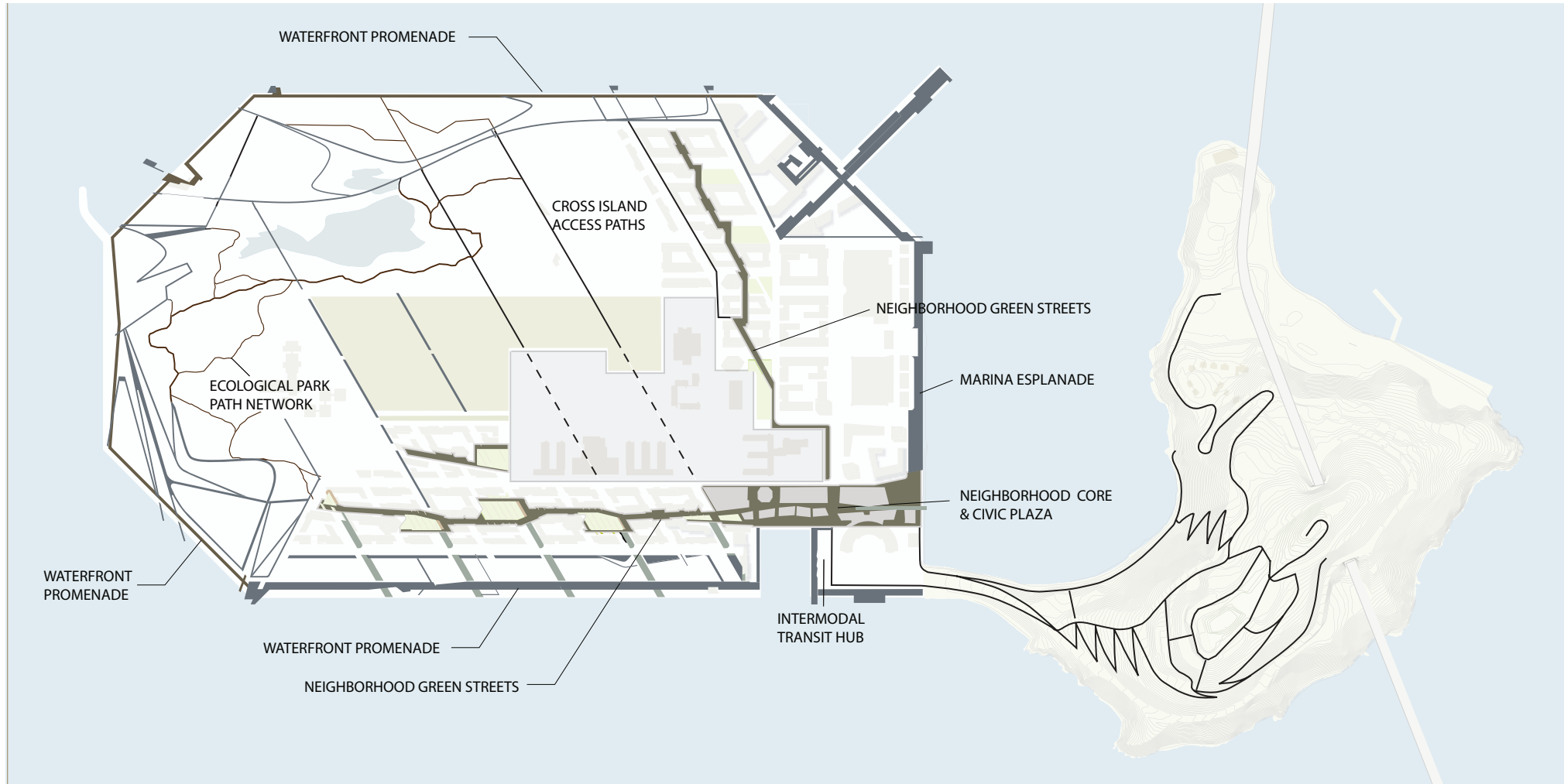
## Structure & Orientation

- Utilize bold alignments of the wind rows to baffle the predominant winds and to structure the large open space areas.
- Create topographic diversity to add visual interest, define landmarks, orient views and provide wind protection.
- Concentrate activities and create destinations at the corners of The Island to draw people to explore.



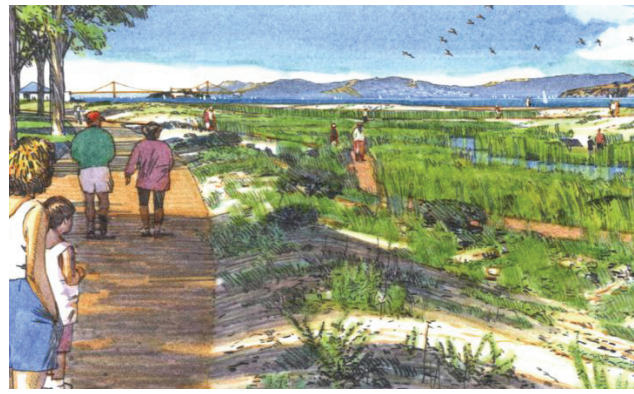
## Circulation & Connections

- Link the open spaces with a network of attractive streets, promenades and paths.
- Encircle The Island with a continuous perimeter waterfront promenade.
- Create strong visual and physical connections between the center of The Island and the waterfront.
- Use pedestrian and bike corridors to link neighborhood parks to the urban core, the intermodal transit hub and waterfront parks.
- Create walking, biking and hiking loops and circuits, including connections between park areas on TI and YBI.



## Green Infrastructure

- Create a model for successful integration of storm water treatment practices and open space design.
- Provide water quality treatment functions and create habitat through the use of storm water wetlands by implementing source controls, localized storm water treatment practices and storm water treatment wetlands.
- Incorporate landscape and food waste recycling for compost and fertilizer for use in all landscaped areas.
- Integrate soil building measures and landscape management by creating synergies between the agricultural park and other landscaped areas.
- Design parks to minimize maintenance needs including the installation of native landscaping materials.
- Restore areas disturbed by new construction with native plant species.



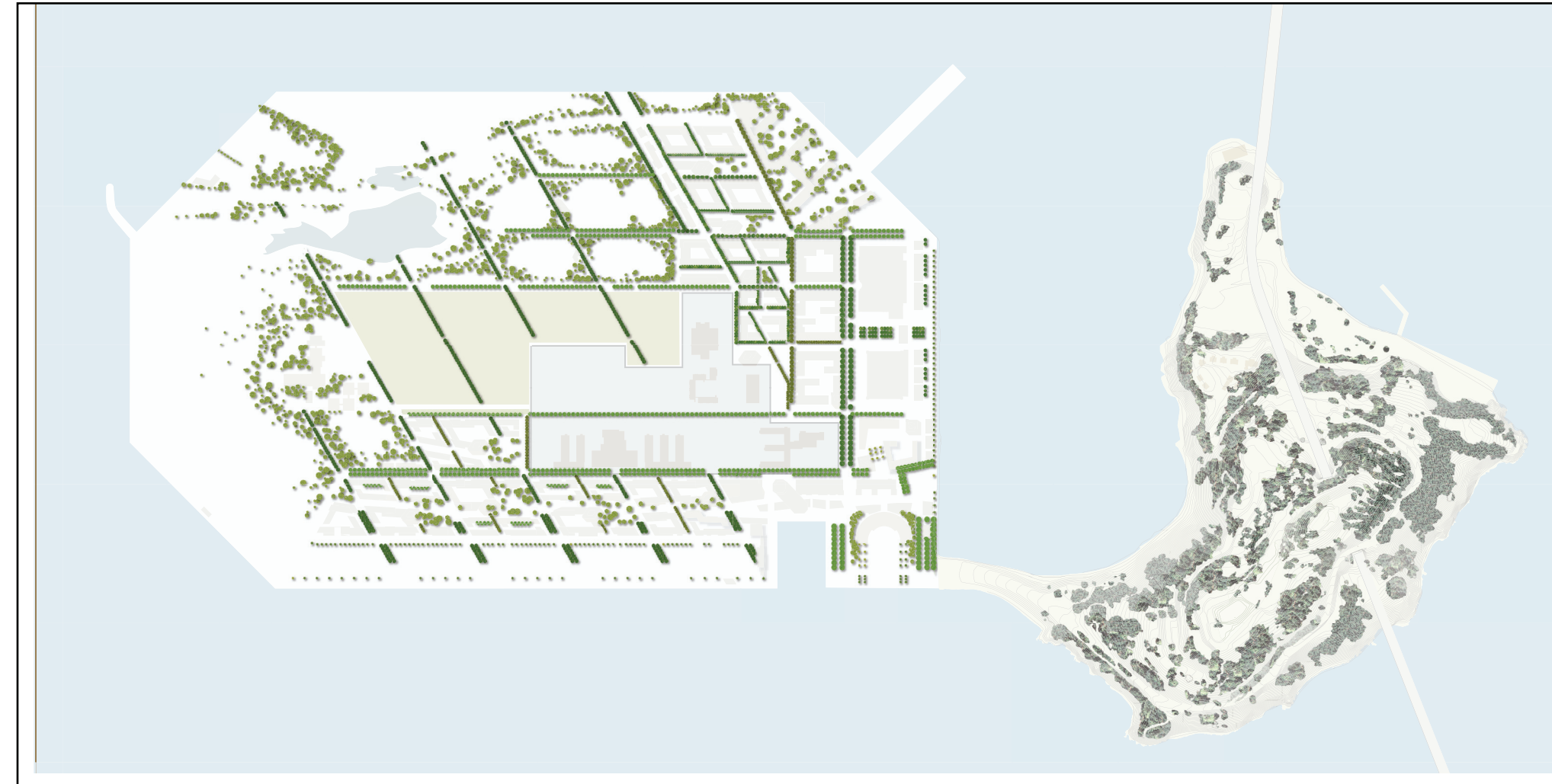
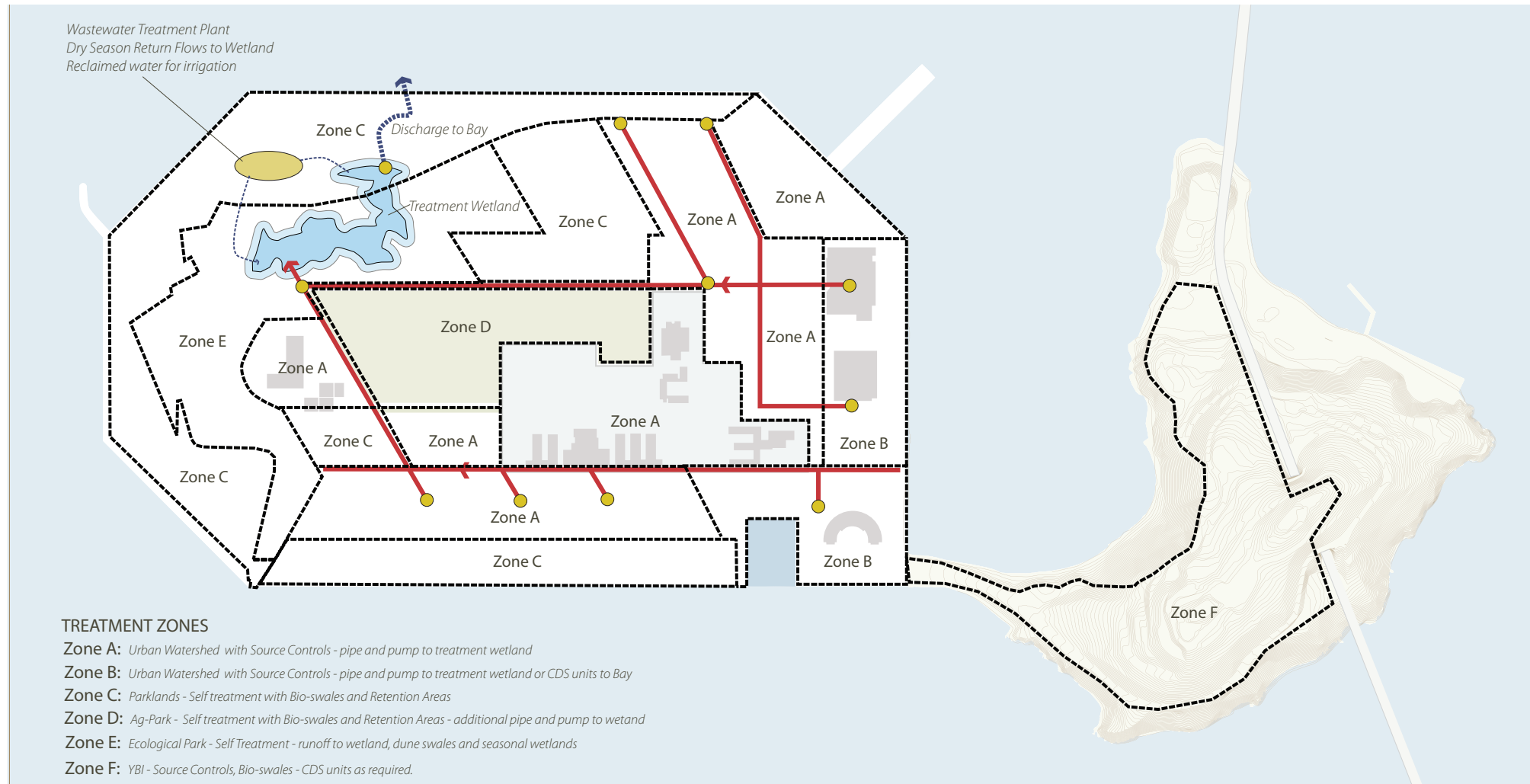
## Urban Forest

Existing tree species and new plantings constitute a major new bay area urban forest, providing shade, habitat, and contributing to a sense of place. By sequestering carbon, this forest will contribute to the goal of creating a carbon neutral community.

- Use trees to provide spatial definition and wind protection, and to reinforce the open space framework.
- Select a single tree species to reinforce the orientation and spatial definition provided by wind rows and significant streets.
- Provide diversity of street tree types including streets with mixed species to create a resilient urban forest.
- Use ecological principles in the selection and arrangement of native and adapted species in the park areas.
- Preserve and relocate existing trees as feasible, specifically retaining olives, palms, and healthy pines.
- Remove exotic species and restore native habitat areas on Yerba Buena Island.



existing trees



**OPEN SPACE DESIGN CONCEPTS**

*The Island's open space areas will contain a wide range of diverse activities to create a regional destination.*

- Cultural – Institutional : Event Spaces, Amphitheater, Fountains, Public Art
- Passive - Social Recreation : Promenades, Picnic Areas, Playgrounds, Nature Watching, Camping, Vista Points, Open Parks, etc...
- Active Recreation : Baseball, Basketball, Soccer, Frisbee, Tennis, Volleyball, etc...
- Water Sports and Activities : Sailing, Boardsailing, Fishing, Swimming, Kayaking, etc...
- Productive Landscapes : Farm, Nursery, Recycling / Composting Center, Stormwater Wetlands, Habitat Creation / Restoration, etc...
- Environmental Stewardship : Education Center, Education Programs, Habitat Restoration and Maintenance, Nature Watching

insert images from model



# OPEN SPACE FRAMEWORK

The Island's open space is defined by the following landscape types

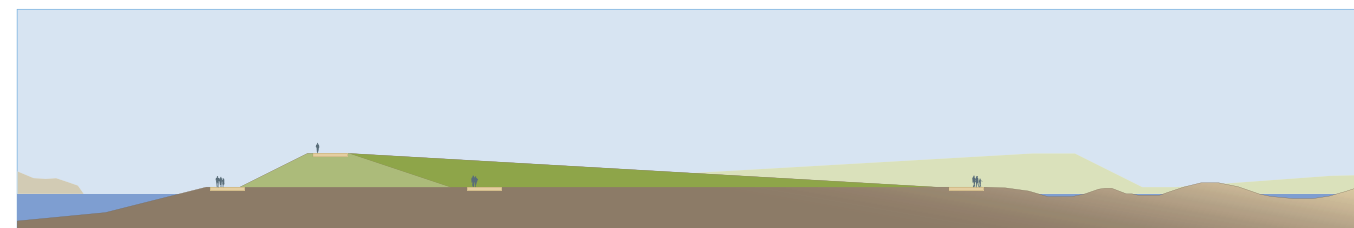
## Shoreline Park

Create an iconic shoreline park featuring sculpted landforms, pathways and overlooks for a vibrant edge that engages the waterfront, celebrates the history and formation of Treasure Island, and provides a forum for contemporary art.

## SHORELINE PARK CONCEPTUAL PERSPECTIVE



CONSTRUCTED EDGE - SHORELINE PARK CONCEPTUAL SECTIONS



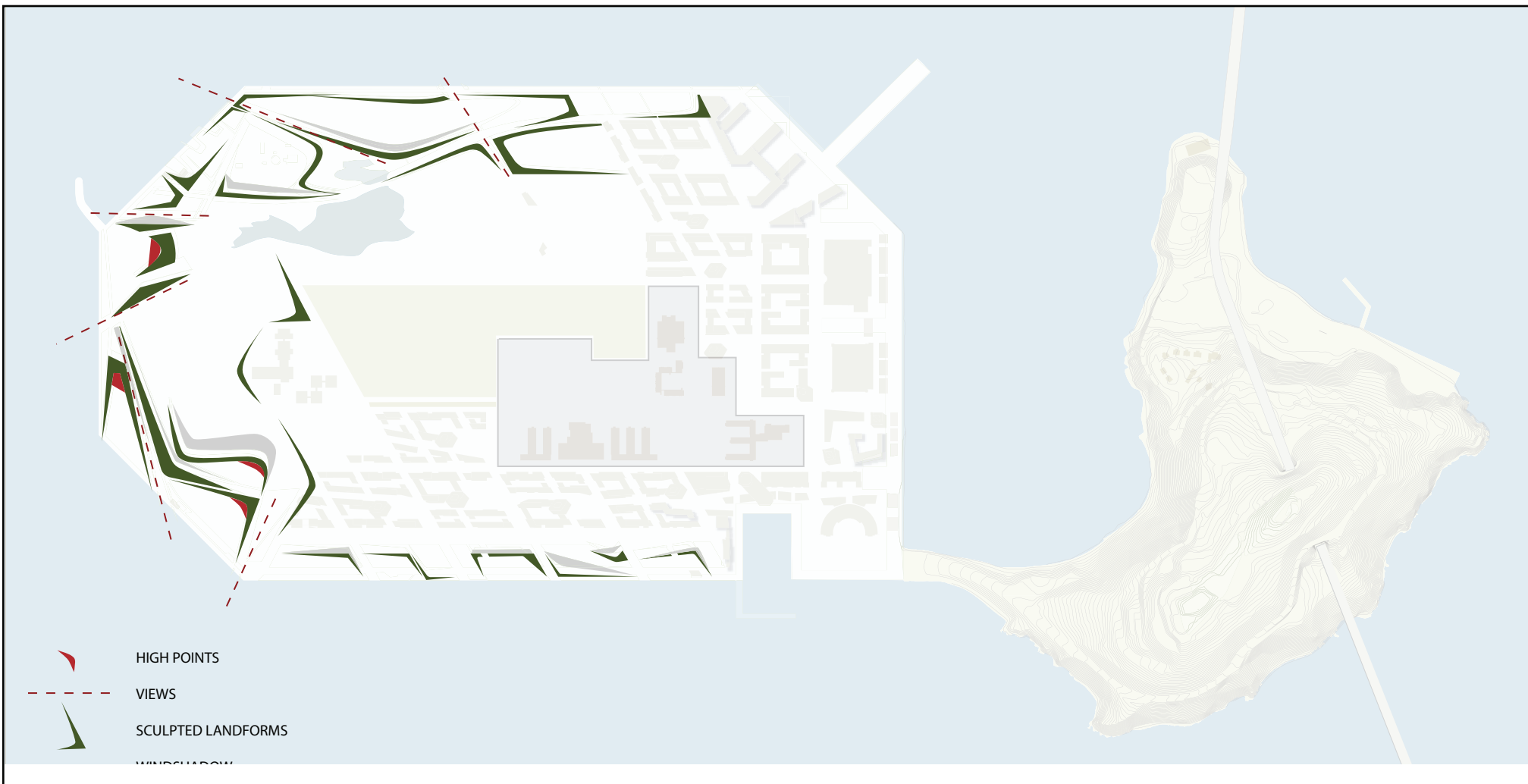
WATERFRONT PROMENADE    OVERLOOK BLUFF / PANORAMIC VIEWS    WIND PROTECTED MEADOW    ECOLOGICAL PARK



WATERFRONT PROMENADE    VIEW CORRIDOR    ECOLOGICAL PARK

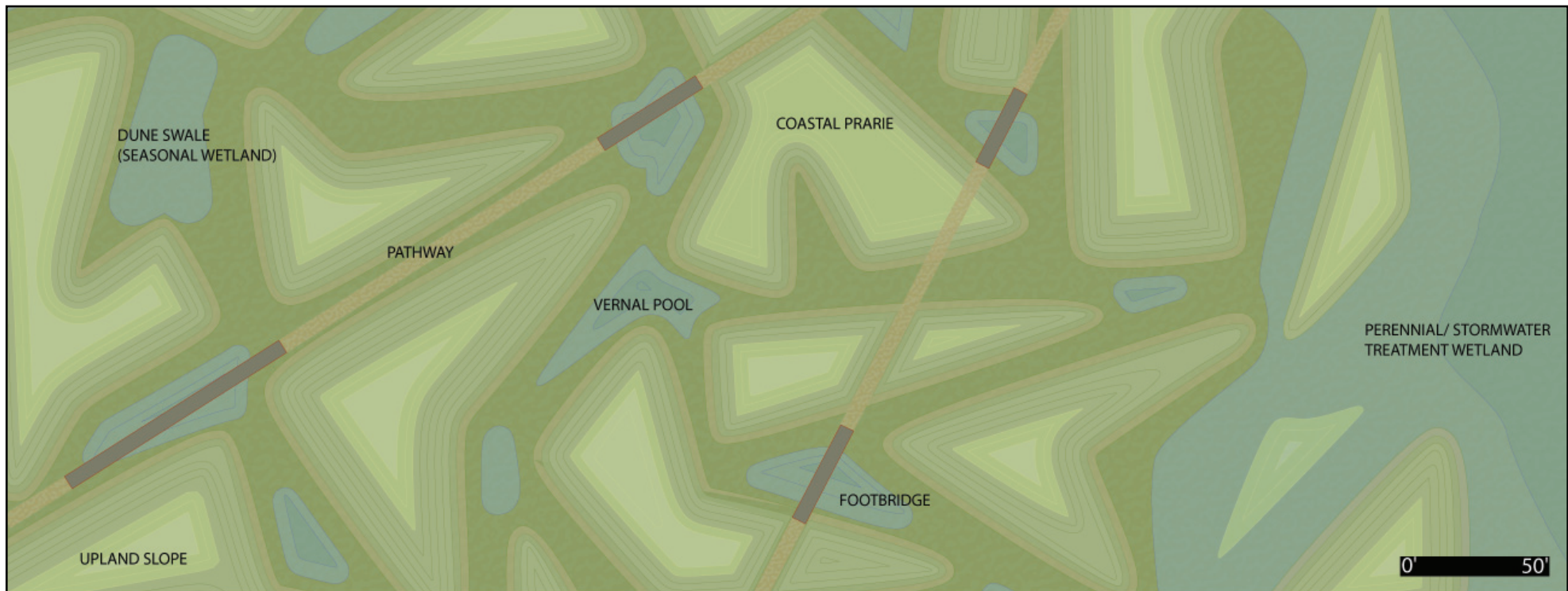


WATERFRONT PROMENADE    WIND MEADOW PANORAMIC VIEWS    WIND PROTECTED PATH    ECOLOGICAL PARK



**Ecological Park**

Create a regional attraction at the center of The Island featuring ecologically rich habitats with an emphasis on creating a sense of the "wild" and providing opportunities for an experimental landscape integrating ecological education and art.



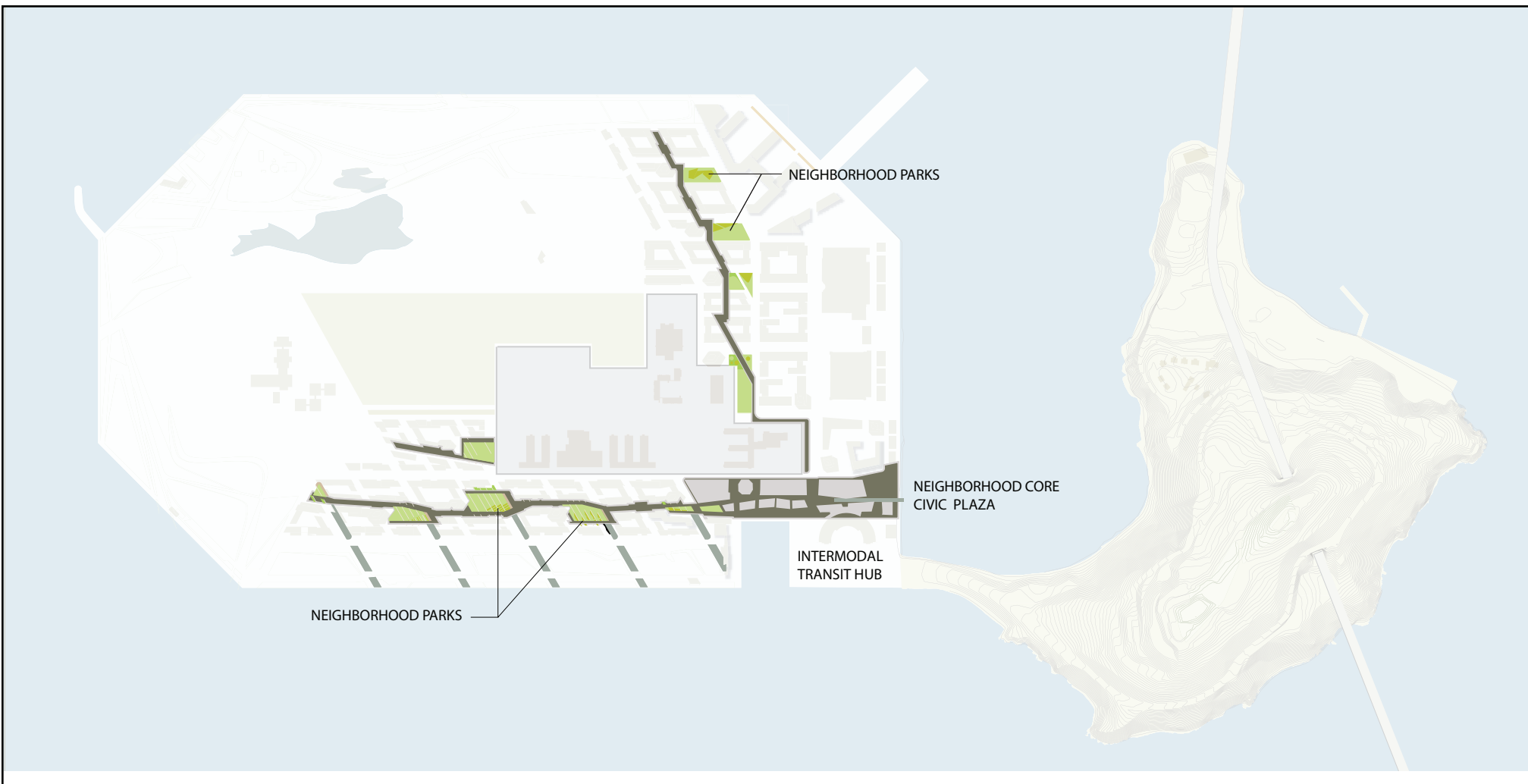
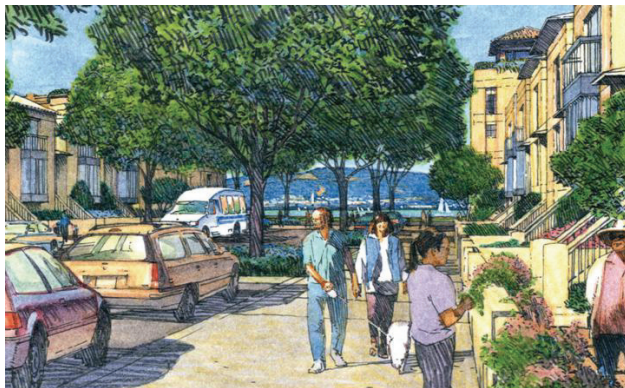
PLAN DETAIL - ECOLOGICAL PARK



SECTION THROUGH ECOLOGICAL PARK

**Neighborhood Parks**

Create a wind protected open spaces connect to the waterfront and the great park. Landmarks which enhance the unique identities of the individual neighborhoods and build a sense of community.



Urban Farm

Create an agricultural park that provides organic food and community services including unique educational and recreational programs.



Regional Sports Facility

Provide venues and ball fields for various sports activities on Treasure Island.

Water Recreation and Access

Provide world class access to water sports and recreation activities like kayaking, sailing, windsurfing, etc.

Yerba Buena Island

Develop a hilltop park with dramatic views of the Bay and improve existing trails and provide new trails through restored habitat with bicycle and pedestrian access from the new East Span of the Bay Bridge.

