OPEN SPACE

The project will offer three major new open spaces – Mission Rock Park, Festival Plaza, and Mission Rock Square – connected by the pedestrian-only Las Ramblas. A network of rooftop open spaces will provide another level of activity, along with world-class views. Recognizing the site as a pivotal location in the fabric of city and the larger bayfront, the design approach embraces the opportunity to provide San Francisco and the region with another significant waterfront park. The southern edge of this major new park will connect the two key historic structures that frame the site, Pier 48 to the east and the Lefty O’Doul Bridge to the west. The Esplanade, a linear pedestrian promenade along this edge of the park will be energized with shopping, eateries, and views of these two landmarks.
CONNECTIONS TO CONTEXT

1. Blue Greenway & Bay Trail
2. SF Bay Waterfront
3. T Line to Downtown
4. Third Street Rail Mission Rock Station
5. Mission Creek Park
MISSION ROCK
1. Great Lawn
2. Festival Plaza
3. Pier 48 Valley
4. Mission Rock Square
5. Las Ramblas
6. 3rd Street Connection

Open Space Diagram
MISSION ROCK PARK:
A PLACE FOR EVERYONE

Size: 5.09 acres
Purpose: Signature Waterfront Park
Character: Open Dramatic Connected
Components: Great Lawn (for over 5,000)
Native Habitat
Waterfront Boardwalk
Kayak Launch and Terraces
Junior Giants Baseball Field
Willie McCovey Plaza
Lefty O’Doul Concourse
Programs: Festivals, concerts, markets, picnics, Tai Chi classes, field trips, pickup sports, volleyball, Frisbee golf, bocce ball, etc.

This premier waterfront park, bordered by the water’s edge and the boardwalk on the north and the retail promenade to the south, will become a regional landmark. Located across the China Basic Channel from AT&T Park, the park will make a significant contribution to the waterfront by connecting the northern waterfront open space network with the central waterfronts of Mission Bay, Hunter’s Point and Candlestick Point to the south. This dual responsibility – as a destination in its own right and as a contribution to the larger open space network – will make this park a vital component of the city’s eastern edge.

Locally, Mission Rock Park will afford the Mission Bay neighborhood numerous outdoor opportunities, in concert with the Mission Commons and the linear waterfront park along Mission Creek. As this area of the city emerges and number of people who live, work and study here grows, Mission Rock Park will have tremendous value to the community and greater San Francisco. The park will offer a range of environments that will appeal to office workers, local residents, and visitors from throughout the region and beyond.

The centerpiece will be the Great Lawn, an open green that gently slopes toward the water and will offer families, residents, neighbors and visitors opportunities to enjoy a variety of activities in a dramatic setting. The Great Lawn will be an ideal location for a family outing, a picnic in the park, kiting, and light recreational uses such as volleyball and Tai Chi classes. During festivals and celebrations, the Great Lawn could host major gatherings for performances and firework displays.
1. Great Lawn
2. Native Habitat
3. Junior Giants Field
4. Bicycle & Kayak Rental
5. McCovey Cove Terraces
6. Kayak Launch
7. Picnic/Viewing Point
8. Promenade Point
9. Reeds Sculpture
10. Festival Plaza
11. Garden Rooms
12. Restaurant
13. Cafe
14. Water Taxi
Complementing the Great Lawn will be other features, such as Willie McCovey Plaza, with its statue of the Giants’ great first baseman; the Junior Giants ballpark for dreams of the big leagues; a pavilion for bike or kayak rental; garden “rooms” that will offer a tranquil environment. This versatility will ensure that the park is in nearly constant use, day and evening, throughout the year.

At the bay’s edge, a dynamic, sinuous boardwalk will offer memorable views of the Bay Bridge, AT&T Park, the downtown skyline, and the Lefty O’Doul Bridge. As this promenade undulates along the southern shore of the China Basin Channel, pedestrians will find a terraced cove and dock for launching kayaks and a picnic and viewing platform. As the boardwalk turns south, it will create a dynamic sweep along the water’s edge, drawing visitors to the point and its panoramic views.

The boardwalk will connect with the Pier 48 apron on the north side and will accommodate water access for water taxis and excursion boats. This water transportation activity will bring new life to the pier and provide a water approach to the site, anchoring this historic pier as a key element in the transformation of the central waterfront.

Elements such as the terraced kayak launch, and the water taxi dock will accomplish a major goal of the design for the water’s edge: to provide the public with a variety of ways to experience the bay.
At the heart of the district will be Mission Rock Square. This neighborhood-scaled open space will be a soft, grassy center framed by residential and office uses, shopping and dining. The surrounding land use mix will ensure that the square is an active environment seven days a week – morning, noon, and night. A plaza, interactive fountain, and pavilion café will line the north edge of the square along Channel Street. The café will offer a destination for light dining, Saturday morning coffee, an evening ice cream or, as it is situated on the sunniest corner of the square, a warm spot for people-watching and taking in the surrounding neighborhood activities. The fountain will also be a reminder of the role of water in the history of the site and the city. The lawn will be a green outdoor living room for the local neighborhood and the adjacent communities and will provide for a diverse set of experiences that, while only blocks from the bay, will be protected from the dominant winds.
1. Informal Lawn
2. Spray Ground
3. Park Pavilion
4. Public Art
5. Refreshment Shack
6. Bosque
7. Restaurants
8. Residential Lobby
9. Retail
10. Office Lobby
11. Street Car Stop
12. Bosque Street Garden
Las Ramblas will be a pedestrian, tree-lined lane that connects the signature open spaces of the district. The lane will extend from the Third Street Rail stop, link through Mission Rock Square to Mission Rock Park, ending at the China Basin Channel with grand views out to the Bay. Envisioned as an urban allee, this linear garden plaza will be shaded by colorful flowering locust trees providing dappled light to the active streetscape scene below. Local boutiques and dining patios will frame the lane’s edges, activating the Ramblas day and night and providing a peaceful destination for local residents and visitors.

Las Ramblas will also serve key storm water treatment functions, filtering and cleansing storm water run off from the streetscape and nearby buildings. Permeable paving systems and linear rain gardens collect and filter the storm water while simultaneously reducing the overall heat island effect.

This Page. Plan view of Las Ramblas linking Mission Rock Park with Mission Rock Square and Third Street transit.
FESTIVAL PLAZA –
A GRAND CIVIC SPACE

Size: 1.0 Acres
Purpose: Connect Pier 48 with the New Development
Character: Civic, Educational, Active, Flexible
Components: Pier 48 Arrival Plaza
Sculptural Water Features
Multi-use Platform
Interactive Map of Bay Trail and Blue Greenway
Public Arts Program Site
Programming: Multi-use plaza for civic festivals, celebrations, school groups, theater and events.

Located at the doorstep to Pier 48, the new Festival Plaza will be a great civic space, providing a setting for this important piece of San Francisco’s waterfront legacy. The plaza is envisioned as an active urban canvas upon which a wide array of uses will occur, including stage performances, public art shows, exhibits and marketplaces.

The Festival Plaza also serves as the urban edge of Mission Rock Park and will operate in concert with large scale events happening on the Great Lawn. During these festivals and events, the plaza and adjoining retail concourse could accommodate tents, vending stands and other supporting program elements. Centrally located between Pier 48, the new development and Mission Rock Park, the plaza and its large vehicular drop off provide universal access to all public amenities.

Contributing at the regional scale, the Festival Plaza celebrates the Blue Greenway, a necklace of waterfront open spaces, historic structures and promenades stretching south to the communities of Hunters Point Shipyard and Candlestick Park beyond. To illustrate the importance of this location, one idea is to install a map of the Bay Area into the plaza paving and incorporate creative lighting. Local residents, tourists, and school classes will be attracted to the plaza to learn more about the San Francisco Bay.
1. Informal Lawn
2. Festival Plaza
3. Civic Fountains
4. Restaurant
5. Possible Retail Spaces
6. Residential Lobby
7. Pier 48 Valley
8. Exhibit Hall
9. Water Taxi
10. Bay Ferry Stop
MISSION ROCK ROOFSCAPE – WORLD CLASS WATERFRONT VIEWS

Size: TBD
Purpose: Elevated Landscapes with Spectacular Views
Character: Bright, Open, Dramatic, Colorful
Components: Green Roofs
Photovoltaics
Recreation Decks
Balconies and Patios
Dining Terraces
Programming: Stormwater Cleansing Gardens, Elevated Events, Parties and Celebrations, Residential Amenity Areas.

The Mission Rock Rooftops introduce a dynamic new open space opportunity and will capture sweeping views to the water, city skyline and beyond. The rooftops amplify the north-south grain of the architecture and are oriented to maximize views. Envisioned as a mosaic, the rooftops are filtered throughout the development and support the mixed use building program.

Four types of rooftops could be employed at Mission Rock in support of the residential, office, retail, and sustainability goals of the development. Recreation and Amenity Decks will be paired with residential developments, providing residents with amenities such as sun decks, gardens and patios. Balconies and terraces will support the office uses and allow outdoor setting for office parties, outdoor meetings, and lunchtime dining areas. Located at key view points throughout the district, elevated restaurants and cafes and their balconies and dining patios can provide public access to the incredible views Mission Rock has to offer. Integrated throughout the rooftop are sustainable features such as water cleansing green roofs, photovoltaics, and cool roof systems that support Mission Rock's commitment to progressive sustainability goals and a greener future for San Francisco.
### MISSION ROCK OPEN SPACE RECREATION
- ACTIVITY THROUGH FLEXIBILITY

<table>
<thead>
<tr>
<th>Size:</th>
<th>11+Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose:</td>
<td>Provide Vibrant and Much Needed Recreation Space in Mission Bay</td>
</tr>
<tr>
<td>Character:</td>
<td>Flexible, Active/Passive Balance, Scaled for City and Neighborhood</td>
</tr>
<tr>
<td>Components:</td>
<td>Great Lawn (Large-scale Events)</td>
</tr>
<tr>
<td></td>
<td>Multi-use Festival Plaza</td>
</tr>
<tr>
<td></td>
<td>Athletic Fields</td>
</tr>
<tr>
<td></td>
<td>Strolling Gardens</td>
</tr>
<tr>
<td></td>
<td>Waterfront Promenade</td>
</tr>
<tr>
<td></td>
<td>Bicycle &amp; Kayak Rental</td>
</tr>
<tr>
<td></td>
<td>Personal Watercraft Launch</td>
</tr>
<tr>
<td></td>
<td>Spray Grounds</td>
</tr>
</tbody>
</table>

The open spaces of the Mission Rock District are envisioned to provide local residents and visitors with a great diversity of active and passive recreational opportunities. The size and nature of the parks allow for impromptu and organized recreational activities such as kayaking, volleyball, baseball and Frisbee. Mission Rock Park, Festival Plaza and Mission Rock Park could host public gatherings from art festivals, movie nights and fireworks. The shoreline promenade, great lawn, bosque and parkside cafes provide great venues to lounge, read and more passively enjoy the views and open spaces.
Mission Rock Park
1. Informal Recreation & Events
2. Junior Baseball Field
3. Gardens & Picnic Grounds
4. Bicycle & Kayak Rental
5. Kayak & Canoe Launch
6. Bay Trail
   - Pedestrian
   - Wheel Sports (Bicycle, Rollerblade, etc.)

Pier 48
7. Pier 48 Apron

Mission Rock Square
8. Spray Grounds
9. Informal Recreation & Events
PUBLIC ARTS PROGRAM

As emphasized by the San Francisco Arts Commission, the city is committed to the enrichment of the public landscape through the vigorous nurturing of Public Art, a commitment that can be seen throughout our neighborhoods and civic spaces. Mission Rock strives to honor this purpose by defining opportunities for the inclusion of Public and Environmental Art as an integral component of the public realm. The Mission Rock Park promenade, as a continuation of the San Francisco Bay trail, has designated a series of potential sites for art installation. Of immediate note would be the Promenade Point Wind Reeds and the Bay Map on Festival Plaza.

In celebration of the natural beauty and power of the Bay’s wind, water and light, the proposed Wind Reeds claim a position at the most dramatic turn on the course of the Promenade. The Wind Reeds wave in the wind as they reach up through the walking surface from the water below. Constructed of curving metal poles of varying heights and diameters, the reeds would be hollow and perforated to respond acoustically to the dynamics of the breeze.

Reinforcing the importance of the Mission Rock site within the context of the communities that constitute the Bay Area, a map of the region is integrated into the paving as the centerpiece of the Festival Plaza. A particular feature to the map would be the highlighting of both the Bay Trail and the Blue Greenway of which Mission Rock is a key point. Dotting the plaza surface, flush paver lights mark the locations of our cities and towns, and along with labels carved into the plaza, this map will not only be a geography lessons for families and tourists, but also a reminder of the vastness of the larger Bay Area community.
1. Promenade Point - Wind Reeds
2. Festival Plaza - Bay Map
3. Pier 48 Valley
4. Willie McCovey Statue
5. Kayak Launch - Donor Terraces
6. Mission Rock Square - Interpretive Art Site
7. Third Street Gateway - Interpretive Art Site
OPEN SPACE MAINTENANCE PROGRAM

The success of our project is largely dependent on our ability to create compelling new public spaces. The Mission Rock network of parks and public open spaces are thus a critical component of our plan and they must be maintained and programmed appropriately in order for us to be able to maximize the District’s appeal to office, residential and retail tenants.

As a result, we envision all of Mission Rock’s public parks and open spaces being privately managed. An Open Space Manager will be assigned to the project. In addition to being responsible for general up-keep and maintenance of all public open spaces, the Open Space Manager will serve as an event coordinator for all of Mission Rock’s public outdoor spaces. These spaces will host a variety of public events throughout the year in order to maintain a thriving and active street life throughout the Mission Rock District. The variety of events anticipated for Mission Rock’s outdoor spaces include public markets, art shows, festivals, film screenings and holiday events designed to serve local residents, office workers and visitors.

The private management of Mission Rock’s parks and plazas will assure that spaces are well maintained and the public is able to enjoy the full benefit of the extensive public improvements included in the project. The Mission Rock plan for maintaining public parks and plazas will largely mirror successful management programs recently employed elsewhere in San Francisco and other cities across the country. The private MJM Management Group, for example, maintains and coordinates events at Union Square, Yerba Buena Gardens and Mission Bay. Each of these spaces are well-maintained and provide substantial benefits to the public. Union Square and Yerba Buena Gardens also serve as compelling models of public open spaces with year round programming to serve neighbors and visitors.