GENERAL PLAN PROCESS

community workshop 2
DRAFT CONCEPTUAL ALTERNATIVES

July 14, 2010
part 1
INTRODUCTION
CONTENTS

1 GENERAL PLAN PROCESS
2 RENEWING THE VISION
3 THE EVOLVING CONTEXT: OPPORTUNITIES AND CONSTRAINTS
4 ALTERNATIVES DEVELOPMENT
WHAT IS A **GENERAL PLAN**?

- state parks process
- long-term guidance for development and management
- broad policy and program directions
- concurrent program EIR
- foundation for future park improvements and management
THE GENERAL PLAN PROCESS

+ **ongoing discussion**!
+ triggered by redevelopment planning
+ integrating input from state parks, the city, and the community
+ 4 alternatives
+ preferred alternative
+ final general plan /EIR
part 2
RENEWING THE VISION
CANDLESTICK POINT SRA HISTORY

- tidal mudflats, marsh and water until as late as 1950’s
- gradual fill of tidal lots created shape of park today
- 1978 creation of park & first general plan– first planned urban SRA
- 1988 general plan update

FOUNDATIONAL VISION:

To bring state park values and mission into an urban setting

renewing the vision
PARK PURPOSE STATEMENT:
To make available to the people the recreational opportunities, whether passive or active, that are offered by the existence of the shoreline and adjacent bay waters.
# FOUNDATIONAL GOALS

1. **Recreational Resources**
   Offer passive and active recreational opportunities afforded by the unique San Francisco Bay and shoreline location, to promote safe, healthy communities.

2. **Natural Resources**
   Enhance, manage, and protect the biotic and natural resources.

3. **Cultural Resources**
   Protect and perpetuate all cultural values found or established in the area. Provide a location for cultural activities.

4. **Community Resources**
   Provide community-based programs to encourage health-based values.

5. **Interpretation/Education**
   Demonstrate the transformation of the site over time. Creatively explore the story of the urban ecosystem and urban life. Promote stewardship of the bay environment. Encourage the continuation and expansion of educational school group programs.
HOW SHOULD THE PARK **EVOLVE**?

WHAT SHOULD BE THE NATURE OF A SRA IN AN URBAN CONTEXT?

HOW SHOULD THE PARK CARRY FORWARD THE FOUNDATIONAL GOALS?

HOW SHOULD THE PARK RESPOND TO:

- the redevelopment’s planned open space system?
- the merging needs of the existing and new communities?
- a changing climate and environment?
- what should be preserved? Enhanced? added? subtracted?
WORKSHOP 1 results

Opportunities for active (break-a-sweat) recreation in a natural setting.

NATURAL!

Integration of all themes—different areas separated by good design & visual cues.

Recreational centers ok but only if given a natural presence.

Keep the park natural—this is what makes it special in the city.

Being an urban state park—focus on natural experience

LOCAL WATERFRONT CASE STUDIES FEEDBACK:

renewing the vision
WORKSHOP 1 results

IMAGE PREFERENCES

renewing the vision
PUBLIC INPUT - USER PREFERENCES

- official State Parks survey, public workshop, and web survey results:
  - picnicking, fishing, and relaxing currently the most popular
  - kids activities, interpretation/education, and concessions requested
  - recreation preferences of future residents largely unknown
  - increasing interest statewide in water-related recreation, trails, and learning
part 3
THE EVOLVING CONTEXT :
OPPORTUNITIES AND CONSTRAINTS
SURROUNDING PROPOSED REDEVELOPMENT

- mixed use
- low rise to high rise
- 10,500 new units
- 20-25,000 new residents
- 300 acres new + improved open space
- 20 year phasing plan

the evolving context
PROPOSED PARKS AND OPEN SPACE

the evolving context
# 4 Alternatives Development

1. **Existing General Plan**
   - Implement 1987 general plan amendment.
   - Assumes no redevelopment or land exchange.

2. **Collaboration & Culture**
   - Create a destinational draw through cultural programs and partnerships.
   - Assumes no redevelopment or land exchange.

3. **Nature in the City**
   - Create an urban refuge that highlights nature in the city.
   - Assumes redevelopment occurs.

4. **Recreation by the Bay**
   - Create a vibrant recreational waterfront park that promotes healthy lifestyles.
   - Assumes redevelopment occurs.
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<thead>
<tr>
<th>BOARDWALK</th>
<th>SOFT TRAIL</th>
<th>PAVED TRAIL</th>
<th>PROMENADE</th>
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**PATH TYPES**

alternatives development
<table>
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<tr>
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<th>FAMILY</th>
<th>GROUP</th>
<th>EVENT</th>
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**GATHERING AREAS**

alternatives development
SIGNAGE + ART

PROGRAM AREAS

INTERPRETIVE CENTER

INTERPRETIVE FACILITIES

alternatives development
ALTERNATIVE 1 – EXISTING GENERAL PLAN

implement 1987 general plan amendment.

assumes no redevelopment or land exchange.

only partially implemented.

• nature center
• cultural center/concession
• café
• motorized boat launch
• group camping
LANDSCAPE TYPES

ALTERNATIVE 1 – EXISTING GENERAL PLAN

alternatives development
ALTERNATIVE 1 – EXISTING GENERAL PLAN

PATH TYPES

- soft trails
- paved trails
ALTERNATIVE 1 – EXISTING GENERAL PLAN

GATHERING AREAS

- Intimate
- Family
- Group
2 Collaboration & culture

Create a destination draw through cultural programs and partnerships.

Assumes no redevelopment or land exchange.

Partnerships or revenue generating facilities help create financially sustainable programs

- urban agriculture
- art walk/ribbon
- cultural complex
LANDSCAPE TYPES

- wetlands
- upland habitat
- active play / developed
- beach

ALTERNATIVE 2 – COLLABORATION & CULTURE
alternatives development
ALTERNATIVE 2 – COLLABORATION & CULTURE

PATH TYPES
- soft trails
- paved trails
- art “ribbon”

alternatives development
ALTERNATIVE 2 – COLLABORATION & CULTURE

alternatives development
ALTERNATIVE 2 – COLLABORATION & CULTURE

facilities

program areas

buildings

Interpretive art/signage★

alternatives development
Create an urban refuge that highlights nature in the city.

Assumes redevelopment occurs.

- increased habitat restoration
- quiet, respite-based recreation
- mostly small gathering areas; focused active area
- network of small trails
- nature center
LANDSCAPE TYPES

- wetlands
- upland habitat
- active play / developed
- beach

ALTERNATIVE 3 – NATURE IN THE CITY

alternatives development
ALTERNATIVE 3 – NATURE IN THE CITY

PATH TYPES

- boardwalks
- soft trails
- paved trails
ALTERNATIVE 3 – NATURE IN THE CITY

GATHERING AREAS

- INTIMATE
- FAMILY
- GROUP
ALTERNATIVE 3 – NATURE IN THE CITY

FACILITIES

- Interpretive art/signage
- Buildings
- Program areas

alternatives development
ALTERNATIVE 4 – RECREATION BY THE BAY

Create a vibrant recreational waterfront park that promotes healthy lifestyles.

Assumes redevelopment occurs.

- more open, flexible-use, turf areas, could be used for events
- more active, group-focused areas
- pockets of habitat restoration
- concentrated path system – bay trail promenade
ALTERNATIVE 4 – RECREATION BY THE BAY

Alternatives development
PATH TYPES

- boardwalks
- soft trails
- paved trails
- promenade

ALTERNATIVE 4 – RECREATION BY THE BAY

alternatives development
ALTERNATIVE 4 – RECREATION BY THE BAY

intimate ○

family ○

group ○

event ○

GATHERING AREAS
ALTERNATIVE 4 – RECREATION BY THE BAY

Alternatives development

Facilities

- Interpretive art/signage
- Program areas
- Buildings
4 ALTERNATIVES

1 existing general plan
Implement 1987 general plan amendment.
Assumes no redevelopment or land exchange.

2 collaboration & culture
Create a destinational draw through cultural programs and partnerships.
Assumes no redevelopment or land exchange.

3 nature in the city
Create an urban refuge that highlights nature in the city.
Assumes redevelopment occurs.

4 recreation by the bay
Create a vibrant recreational waterfront park that promotes healthy lifestyles.
Assumes redevelopment occurs.
BREAKOUT ACTIVITIES

- Breakout group reviews of each alternative – rotate every 15 minutes
- Fill out the questionnaire
- Discuss a particular topic with State Park staff

We will regroup for a recap of the discussion highlights at 8:10

1 existing general plan  2 collaboration & culture  3 nature in the city  4 recreation by the bay