

Treasure Island

Parks and Open Space

Governance, Operations & Maintenance



Parks & Open Space

TREASURE ISLAND

YERBA BUENA ISLAND



Treasure Island Development Authority
July, 12, 2023

Phase I Parks



Governance, Finance & Maintenance

Short-Term

Long-Term

Govern

TIDA Board

Public | Private |
Partnership (P3)

Finance

TICD subsidy

CFD + (P3)

Maintenance

TIDA to contract

Public | Private |
Partnership (P3)

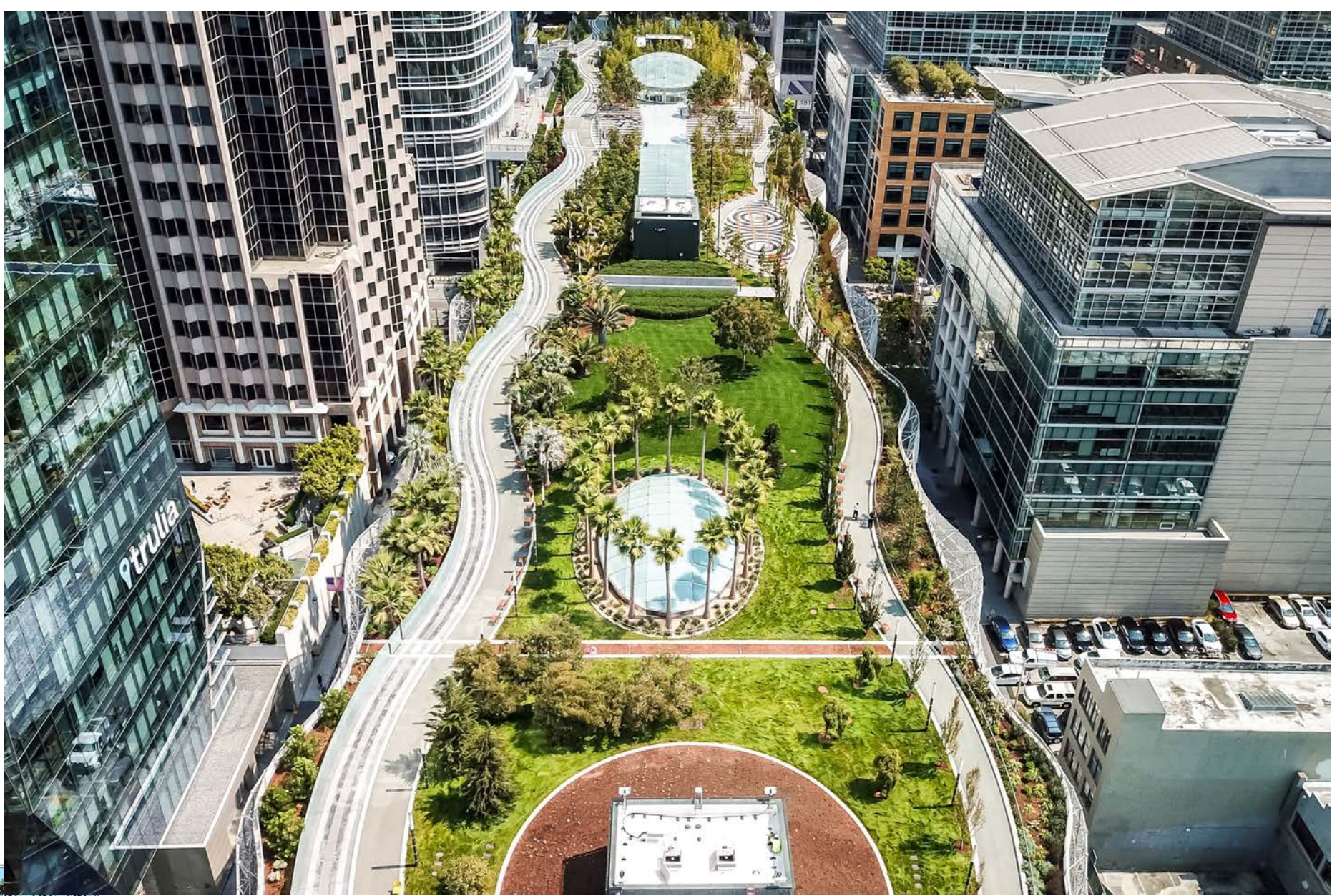




Brooklyn Bridge Park



Treasure Island Development Authority
July, 12, 2023



SF Tower Park



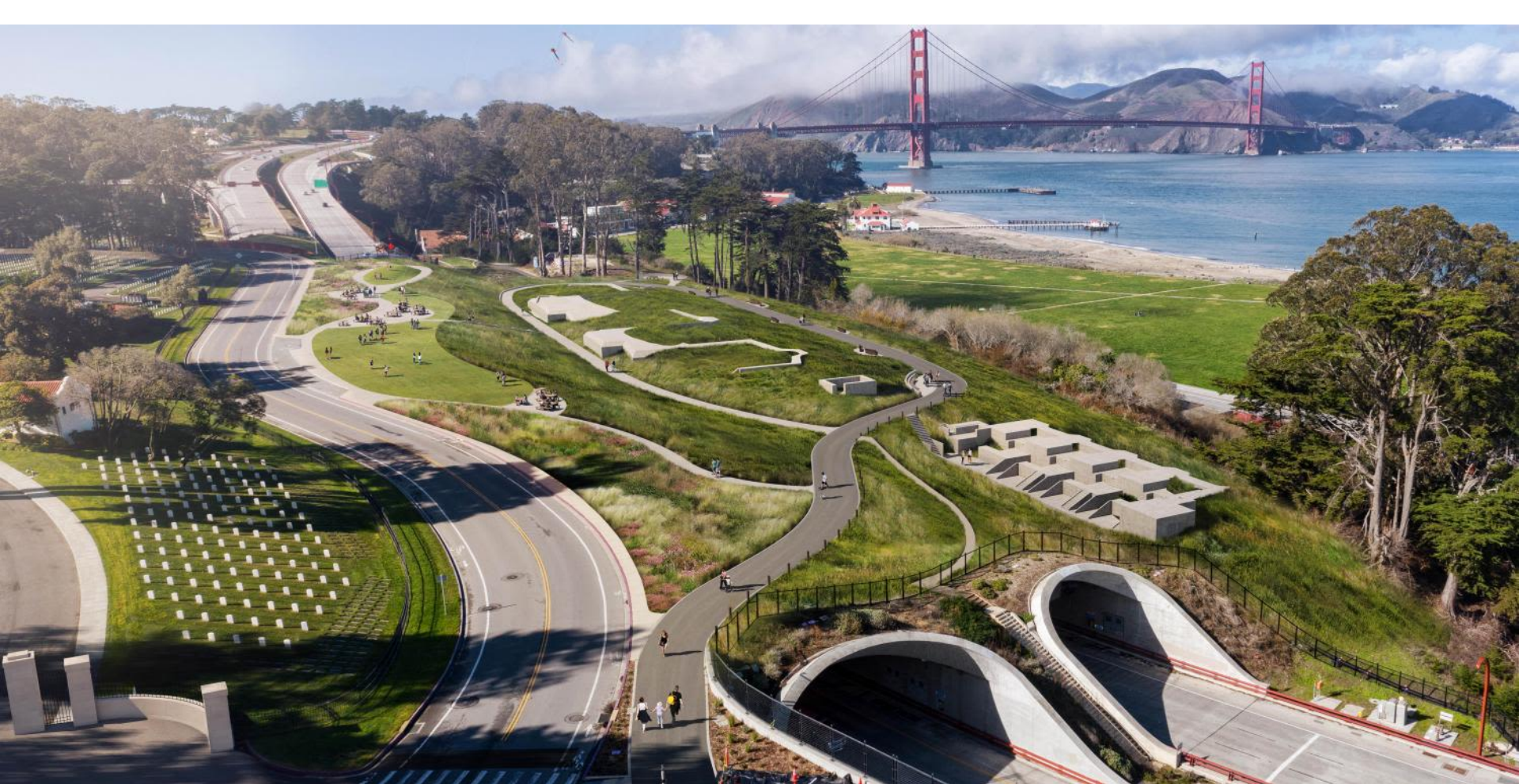
Treasure Island Development Authority
July, 12, 2023



Mission Bay Parks



Treasure Island Development Authority
July, 12, 2023



Tunnel Tops Park



Treasure Island Development Authority
July, 12, 2023



Botanical Gardens



Treasure Island Development Authority
July, 12, 2023

Guiding Principals

Ecology

Equity

Economy



Next Steps



2023-2025

- Establish the short-term budget & staffing for initial 2 years, parks as show above
- Strategic Planning for Long-Term governance & operations

Today

- Item 9: Informational review of parks operations & maintenance plan
- Item 10: Acceptance Resolution of Dog Park
- Item 11: Delegate future OS acceptance to TIDA



An aerial architectural rendering of Treasure Island and Yerba Buena Island. The image shows a detailed urban plan with a grid of streets, numerous buildings, green spaces, and a waterfront area with a marina. The text is overlaid on the central part of the rendering.

PARKS OPERATIONS & MAINTENANCE

TREASURE ISLAND & YERBA BUENA ISLAND

JULY 2023



Operations & Maintenance Manual Goals

- Provide a comprehensive document that defines system-wide and park specific maintenance requirements and guidelines.
- Define ‘Levels of Service’ based on park location, program, and scale.
- Provide specific guidance for Management, Engineering, Landscape Maintenance, and Janitorial Services.
- Create a ‘living document’ that is organized to accommodate future phases parks and document updates.
- Structure the document so that it can be used for service procurement and requests and proposals.

Parks & Open Space



Phase 1 Parks (Sub-phases 1YA, 1YB, 1B, 1C, 1E)



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Treasure Island & Yerba Buena Island Parks

OPERATIONS AND MAINTENANCE

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Park Maintenance

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General Maintenance Levels of Service

	ENGINEERING	LANDSCAPE	JANITORIAL
HIGH		Recommended for prominent spaces with high intensity of use	
BASE		Base recommended level of maintenance	
LOW		Recommended for more remote spaces with lower intensity of use	

Park Specific O+M Plans

Infinity Point and Signal Point (Hilltop Park) Example

3.1 INFINITY POINT AND SIGNAL POINT MAINTENANCE GUIDELINES

3.1.0 PARK OVERVIEW & DESIGN INTENT

Found at the top of Yerba Buena Island, Infinity Point and Signal Point combine to make a 5-acre scenic destination that provides a variety of passive recreational spaces and overlooks with views to Treasure Island, San Francisco, and the San Francisco Bay. The parks are anticipated to have a high level of visitors throughout the year from across the region.

The park is divided into two sections. Infinity Point is encircled by Yerba Buena Island Road, private residences, and a potential hotel site. Signal Point borders Coast Guard property to the east and is also surrounded by private residences. Both parks are accessible via entrances on Yerba Buena Island Road. Both parks are connected to the larger parks system via a shuttle bus, pedestrian and bike routes, and the Yerba Buena Island trail system, which includes a series of publicly-accessible stairs through the private residence parcels. Accessible parking is available at Signal Point on Signal Road and in the parking lot located adjacent to the water tanks on Yerba Buena Island Road.

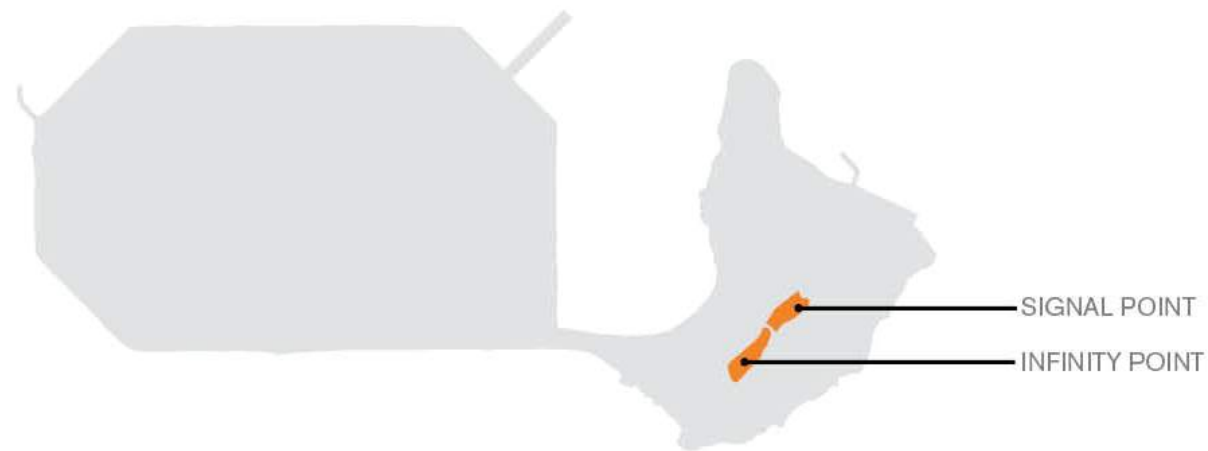


Figure 3.1.1: Park Location

The design of Infinity and Signal Points was inspired by relationship between the cultural and ecological histories of the site. Both parks incorporate preserved site elements built by the Navy before the redevelopment of Yerba Buena Island, such as stairs, walls, water tank structures, paths, and vegetation including heritage status oak trees. The focal point of Infinity Point is an overlook plaza constructed atop a repurposed, concrete water tank. This overlook also includes wood seating, planting areas, and sculptures installed per the Treasure Island Arts Master Plan. Signal Point offers seating and viewing opportunities on an adapted tank structure in addition to native planting areas and oak groves.

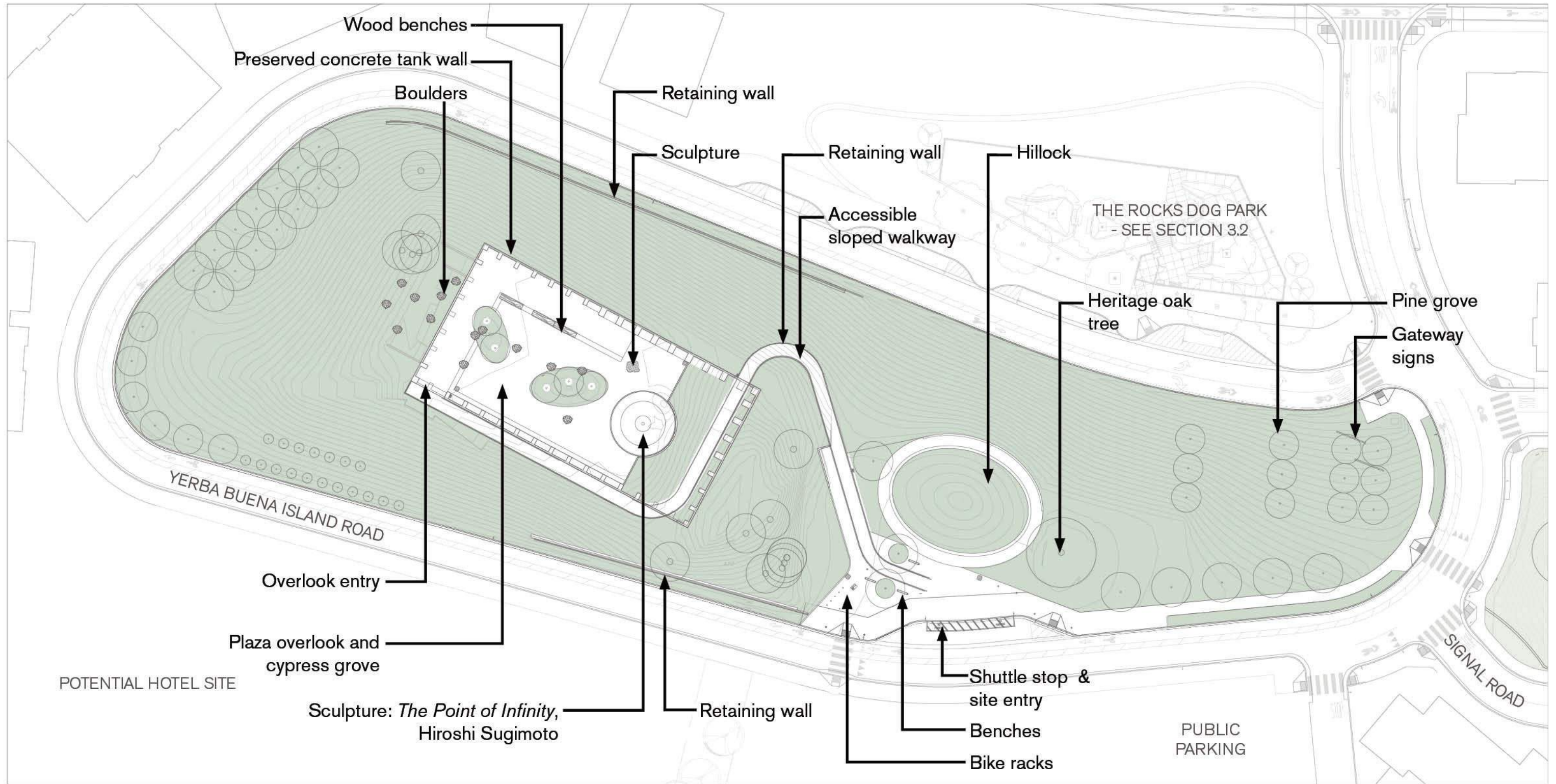
3.1.1 LEVELS OF SERVICE

Due to Infinity Point and Signal Point's prominent location, diverse elements, and expansive views, it is anticipated to attract a high level of visitors: from neighborhood residents, to Bay Area visitors, and tourists from farther afield. Visitor activity at the park is anticipated to occur in the smaller, concentrated areas of the overlooks. As such, overlooks at both Infinity and Signal Point have been ascribed a higher level of service necessitating more frequent repair, cleaning, and oversight. Site furnishings and planting areas at the overlooks require 'Level 1' maintenance.

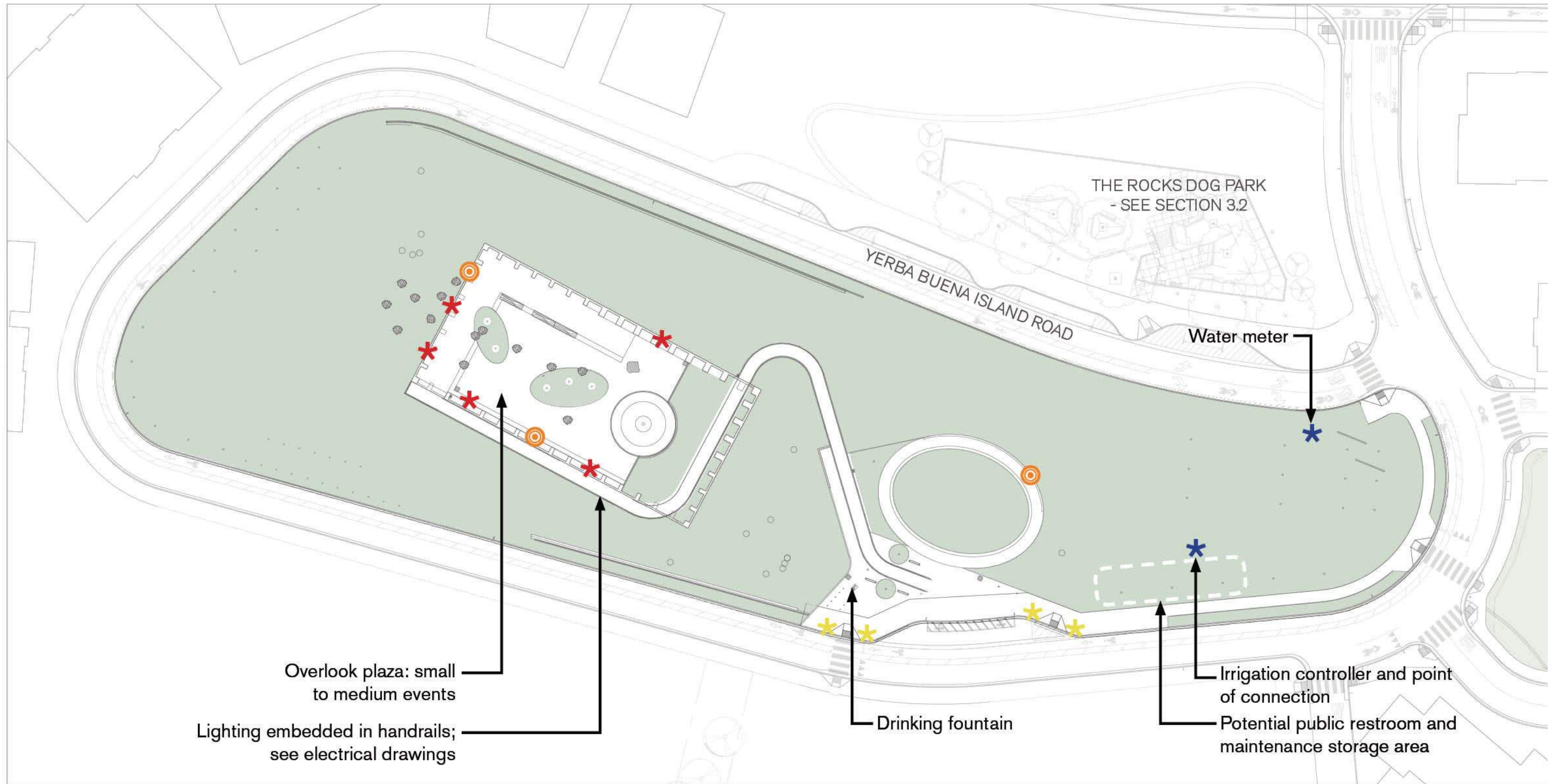
Other areas of the park consist of low maintenance native habitat planting and have been designated with a lower level of service. Many of these areas are not intended to be accessed by the public and thus require less frequent maintenance. Planting areas incorporate native species that have low water needs and require less pruning than planting located at overlooks.

The tables to the right (Figures 3.3 and 3.4) provide further information on the specific level of service designations for these parks by category.

This chapter is intended to provide information on park elements specific to Infinity Point and Signal Point that are not described in *System-wide Guidelines*. For standard park elements, see *System-wide Guidelines* for maintenance requirements and further information on levels of service.







INFINITY POINT SITE OVERVIEW



**INFINITY POINT
PARK & EVENT INFRASTRUCTURE**

NOTE: No vehicular access to Infinity Point

-  Event power supply
-  GFI outlet
-  Lighting
-  Irrigation point of connection and water meter

Completion of Parks Construction

- The Rock Dog Park, September 2022
- Infinity Point and Signal Point, August 2023

Upcoming Treasure Island Phase 1 Construction Start Dates

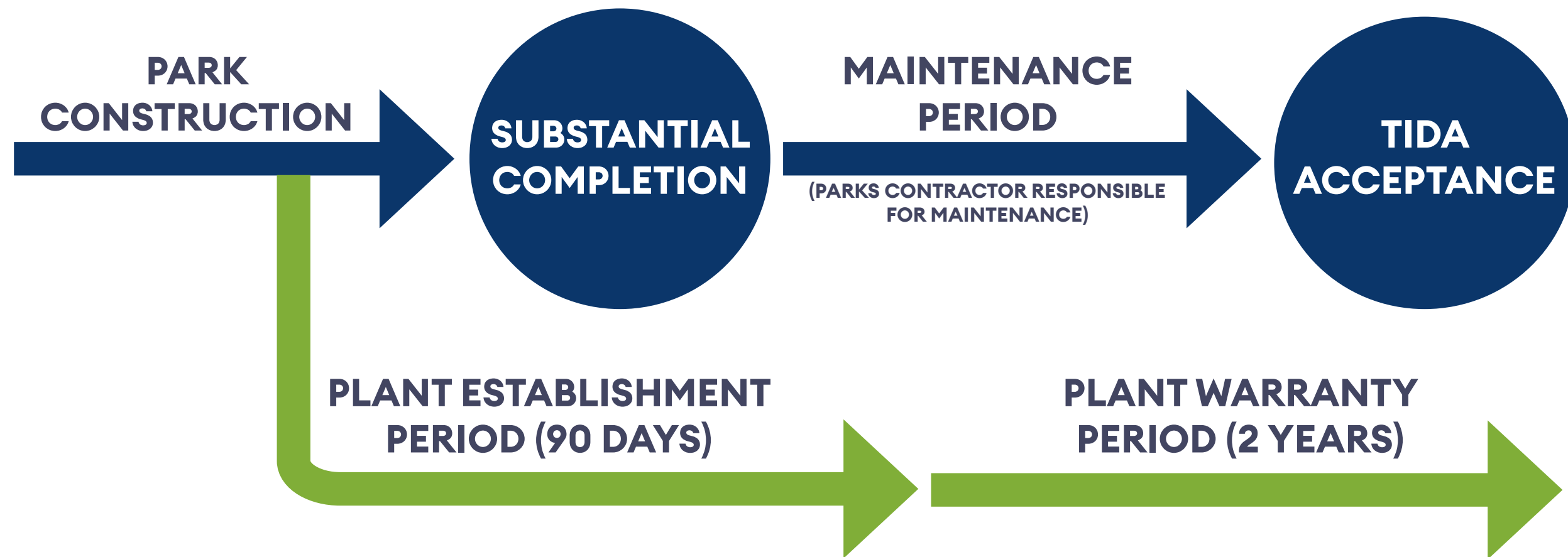
- Cultural Park, 4th Quarter 2024
- Cityside Park, 4th Quarter 2024

Completion of Parks Construction



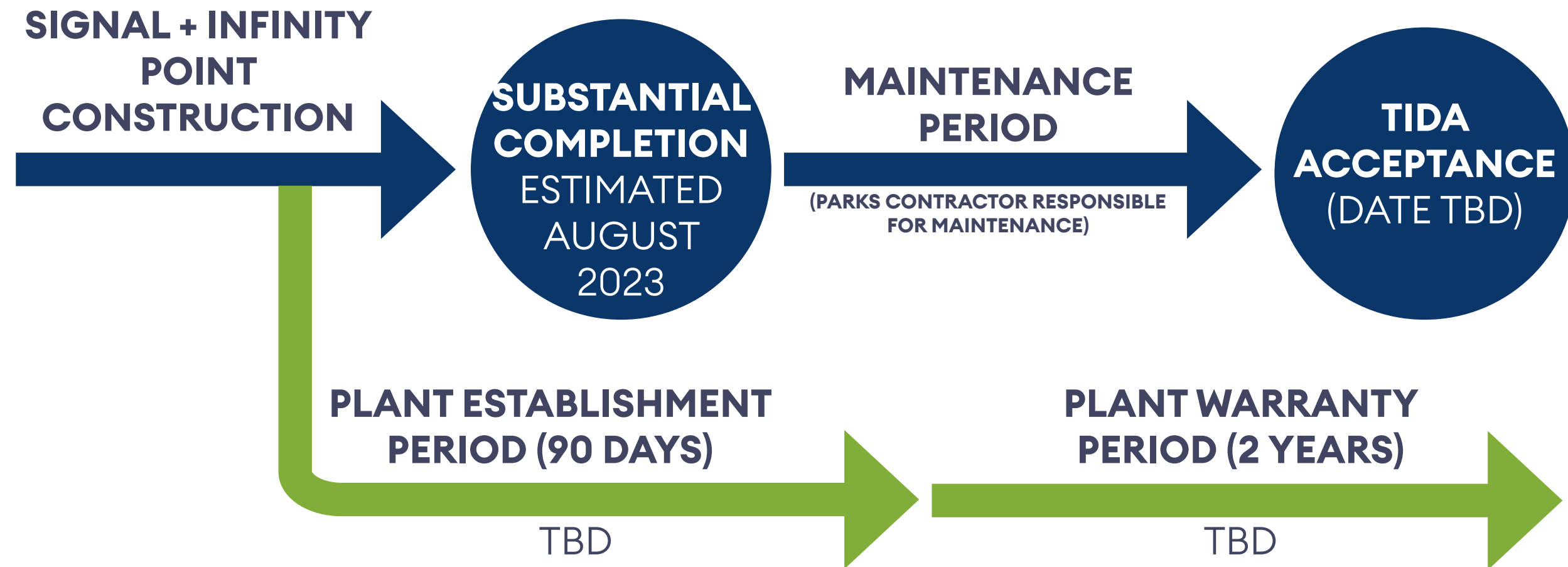
- **SUBSTANTIAL COMPLETION:** When parks construction is complete the landscape architect overseeing the project issues a letter of Substantial Completion which initiates:
 - Start of maintenance period
 - Start of 90-day plant establishment period
- **MAINTENANCE PERIOD:** From substantial completion to acceptance, the contractor is responsible for maintaining all plant material to the standards set by the landscape architect/TIDG in the construction specifications. The contractor is also responsible for keeping the other elements like paving and lighting in good condition during this time.
- **ACCEPTANCE:** The point when the park transfers to TIDA control and TIDA becomes responsible for maintenance. After acceptance, parks may open for public use.

Completion of Parks Construction



- **PLANT ESTABLISHMENT PERIOD:** After landscape planting is complete the landscape architect reviews the planting to ensure the plants are healthy and growing. Plants that are not thriving will be replaced before the end of the establishment period.
- **PLANT WARRANTY PERIOD:** After the establishment period and approval from the landscape architect and the City's construction manager (DPW), the warranty period begins. All plants that are not thriving due to defects in the plant material or workmanship will be replaced by the contractor.

Completion of Parks Construction: Signal Point and Infinity Point



Completion of Parks Construction: Dog Park

