

A stylized, high-contrast map of Treasure Island and Yerba Buena Island. The islands are depicted in shades of tan, brown, and grey, set against a dark blue background representing the water. The map is oriented with Treasure Island at the top left and Yerba Buena Island at the bottom right. The title text is overlaid on the map.

TREASURE ISLAND & YERBA BUENA ISLAND STREETSCAPE MASTER PLAN

2014

Treasure Island – Yerba Buena Island – Sub-Phase 1

S.F. ARTS COMMISSION – CIVIC DESIGN REVIEW

- Streetscape Master Plan
- Signage Master Plan
- Treasure Island – Ferry Shelter
- Yerba Buena Island Water Tanks

PUBLIC ART MASTER PLAN

- Coordination with Commission

Treasure Island – Yerba Buena Island

S.F. ARTS COMMISSION – CIVIC DESIGN REVIEW PROCESS

October: Civic Design Review Committee Meeting

- Project Introduction and Overview

December: Civic Design Review Committee Meeting

- Draft Streetscape Master Plan (Informational)
- Yerba Buena Island Water Tank (Concept Design – Approval Sought)

January 2015: Civic Design Review Committee Meeting

- Treasure Island Ferry Shelter (Concept Design – Approval Sought)
- Final Streetscape Master Plan (Approval Sought)

March 2015: Civic Design Review Committee Meeting

- Yerba Buena Island Water Tank (Schematic Design – Approval Sought)
- Treasure Island Ferry Shelter (Schematic Design – Approval Sought)

April 2015: Civic Design Review Committee Meeting

- Draft Signage Master Plan (Informational)

May & July 2015: Civic Design Review Committee Meeting

- Yerba Buena Island Water Tank (DD – CD Phase Review)
- Treasure Island Ferry Shelter (DD – CD Phase Review)
- Signage Master Plan (Approval Sought)

STREETSCAPE MASTER PLAN SCHEDULE

STREETSCAPE MASTER PLAN SUBMITTAL TO CITY AGENCIES - 12/01/14

CIVIC DESIGN REVIEW – 12/08/14 TO 01/12/15

FINAL REVISIONS 01/12/15 TO 01/23/15

CIVIC DESIGN REVIEW / COMMITTEE APPROVAL - 01/12/15

FINAL TREASURE ISLAND DEVELOPMENT AUTHORITY APPROVALS - 02/11/15

STREETSCAPE MASTER PLAN – CITY COORDINATION

- **STREETS INTERAGENCY WORKING COMMITTEE**
 - 6 Review Meetings (with 6 more planned)
- **INTERAGENCY TRANSIT FOCUS GROUP**
 - 5 Review Meetings
- **INTERAGENCY SHARED PUBLIC WAY FOCUS GROUP**
 - 3 Review Meetings
- **INDIVIDUAL DEPARTMENT REVIEW MEETINGS**
 - Planning Department (2)
 - PUC – Lighting (1)
 - PUC – Stormwater Management (1)
 - DPW – Urban Forestry (1)
 - DPW and MOD – Accessibility (2)
 - SF Fire Department (3)
- **OTHER AGENCY REVIEW MEETINGS**
 - Pedestrian Safety Advisory Board (1)
 - Arts Commission (1)

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STREET FAMILIES



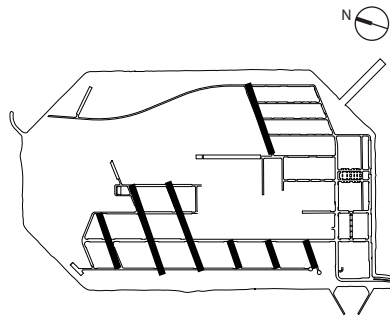
STREET FAMILIES

WINDROW STREETS (p46)

Oriented and designed to maximize sun and buffer prevailing winds, Windrow Streets are an iconic Treasure Island neighborhood street type. Asymmetrical and lush, with large windrow trees on the north side, they extend from Cityside Park to the residential blocks, and connect to windrow paths through the eastern parks.

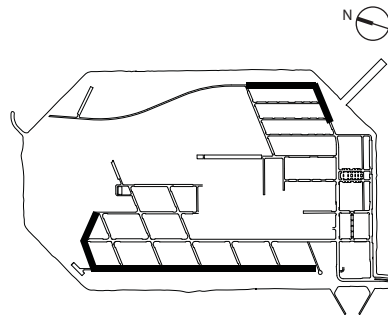


PRECEDENT IMAGES



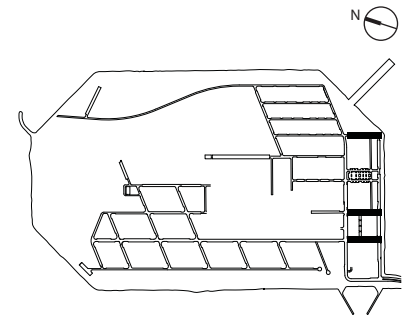
ISLAND PERIMETER STREETS (p54)

Located at the edge of the island's development, Perimeter Streets define the urban edge between neighborhood residential parcels and the expansive shoreline open space of Treasure Island. They offer generous bike paths and open views across the Bay.



TREASURE ISLAND VILLAGE STREETS (p76)

Mixed commercial streets in the retail core of the island, Treasure Island Village Streets connect California Avenue to Clipper Cove. They feature wide sidewalks with space for sidewalk dining, ample bike parking, and transit stops on Avenue D.

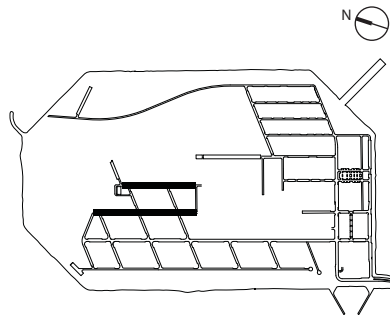


CITYSIDE NEIGHBORHOOD STREETS (p88)

The quiet, residential streets of Cityside feature enhanced sidewalk materials and special neighborhood trees, to reinforce the identity of the district.

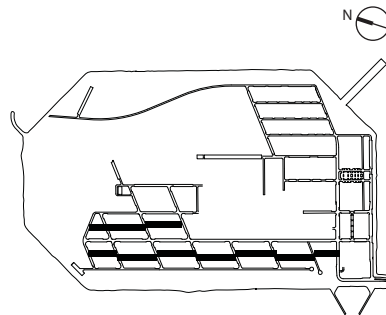


PRECEDENT IMAGES



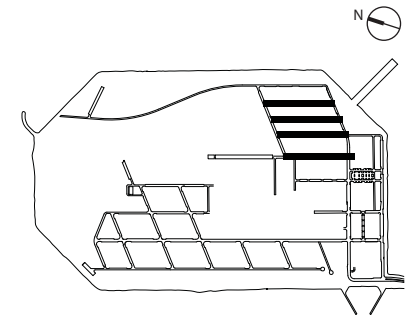
SHARED PUBLIC WAYS (p96)

Shared Public Ways are charming and idiosyncratic residential alleys that prioritize pedestrian use of the entire right-of-way while allowing occasional slow moving vehicles local access to the residential buildings fronting onto them. They are designed to promote social neighborly activity.



EASTSIDE NEIGHBORHOOD GARDEN STREETS (p102)

The quiet, residential streets of the Eastside neighborhood have large planting areas and midblock bulb-outs to foster a unique garden identity for the district. They feature enhanced materials and special neighborhood trees.



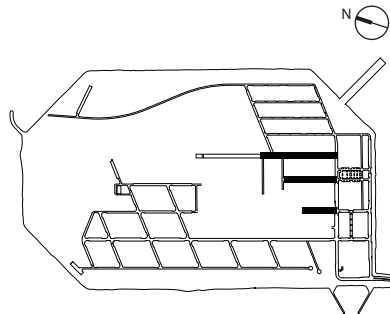
STREET FAMILIES

EASTSIDE CORE STREETS (p108)

Located in the mixed-use blocks of the Eastside neighborhood, Eastside Core Streets serve several functions—including public parking garage access, vehicle and bike access to the Sports Park and Urban Agricultural Park, and Job Corps access—in addition to their primary role as a residential street.

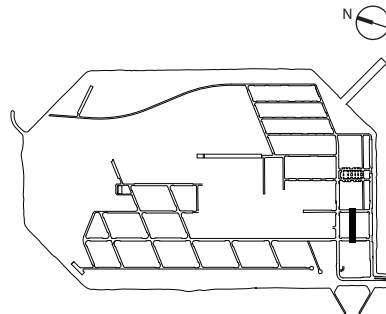


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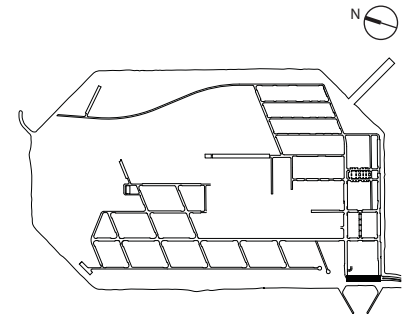
RETAIL MAIN STREET (p124)

The center of urban activity and an important destination on the island, the Retail Main Street is a vibrant, social block in the middle of Treasure Island Village. It is designed for bustling retail activity and frequent special events, and features special flexible “lounge” areas for gathering and dining.



PALM DRIVE (p128)

The single point of entry to Treasure Island, Palm Drive is a bustling, world-class urban space whose street is continuous with grand plazas on either side, in front of the Ferry Building and Historic Building 1. It comprises an important segment of the Intermodal Transit Loop.

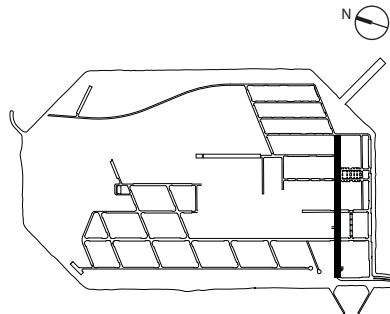


CALIFORNIA AVENUE (p132)

California Avenue is the primary east-west circulation street on Treasure Island, leading pedestrians, cyclists, transit riders, and drivers alike to various destinations. A key street for orientation, it features a grand, formal alley of large trees and lush planting.

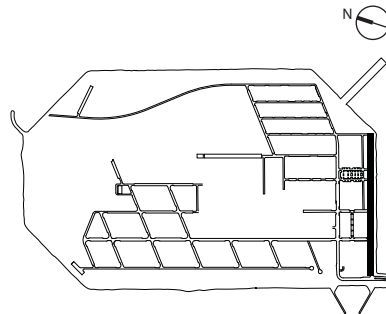


PRECEDENT IMAGES



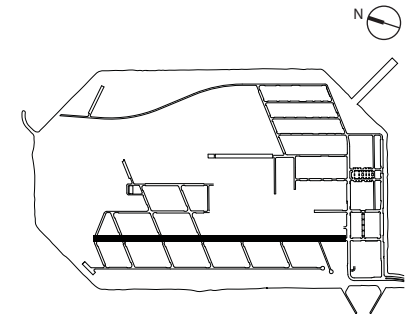
CLIPPER COVE AVENUE (p150)

On the south edge of the island with views and access to the active marina, Clipper Cove Avenue is a busy, mixed-use street contiguous with Clipper Cove Promenade, with a westbound bike lane and eastbound buses.

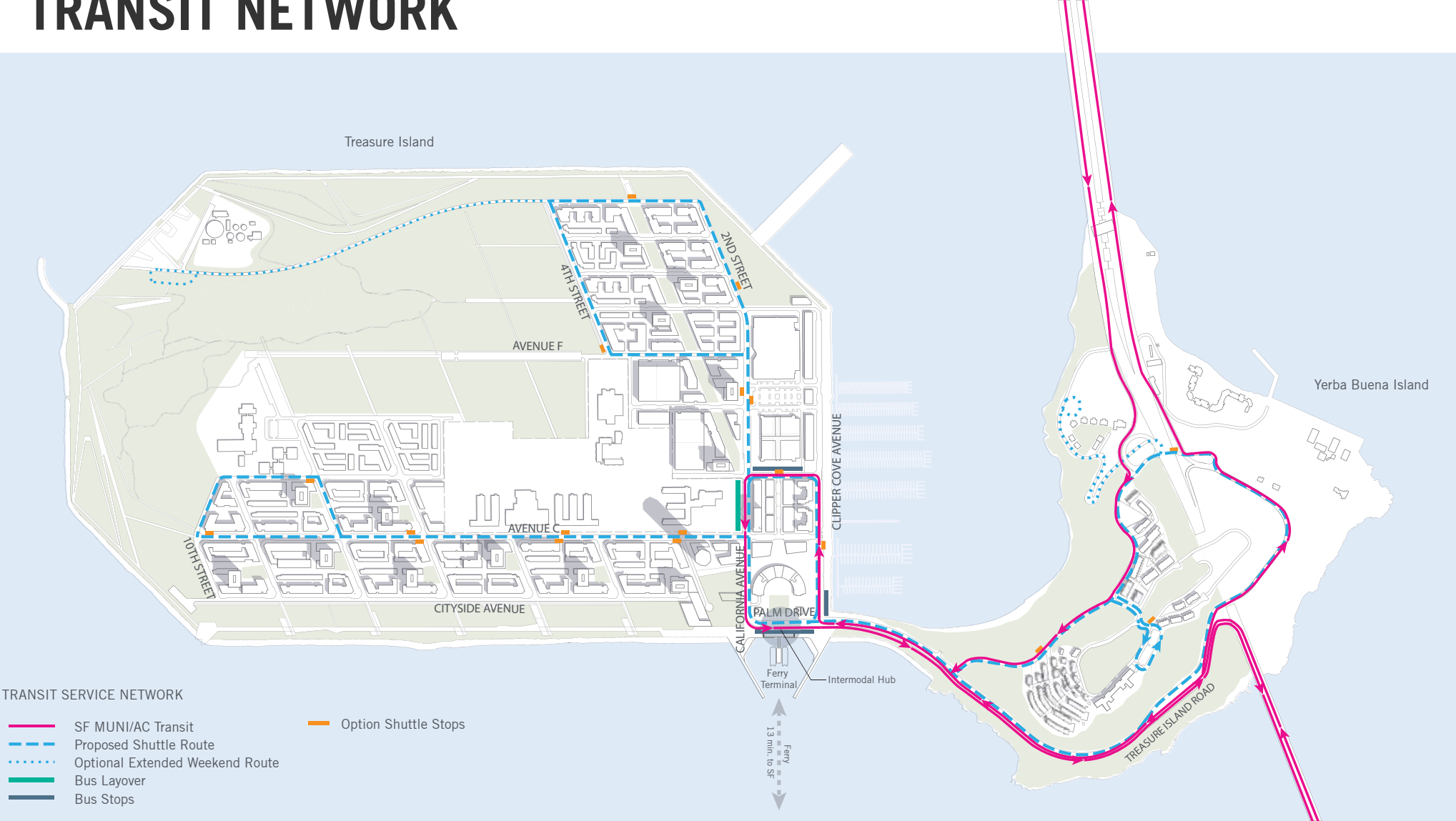


AVENUE C (p162)

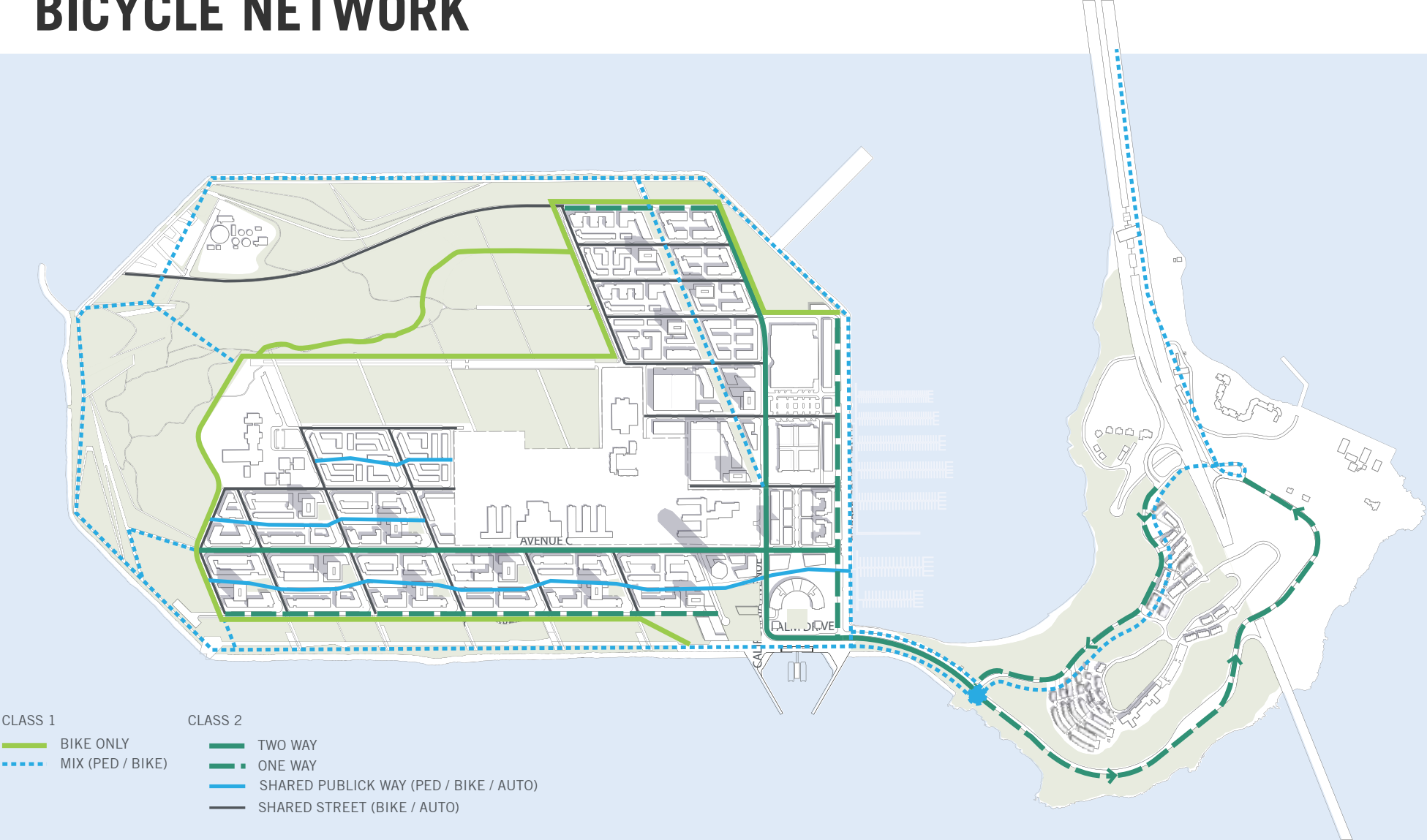
The primary north-south circulation street on the island and spine of the Cityside neighborhood, Avenue C offers bike lanes and transit service, and enhanced sidewalk materials for pedestrians to enjoy. It is broad and lush, with large trees in midblock bulb-outs.



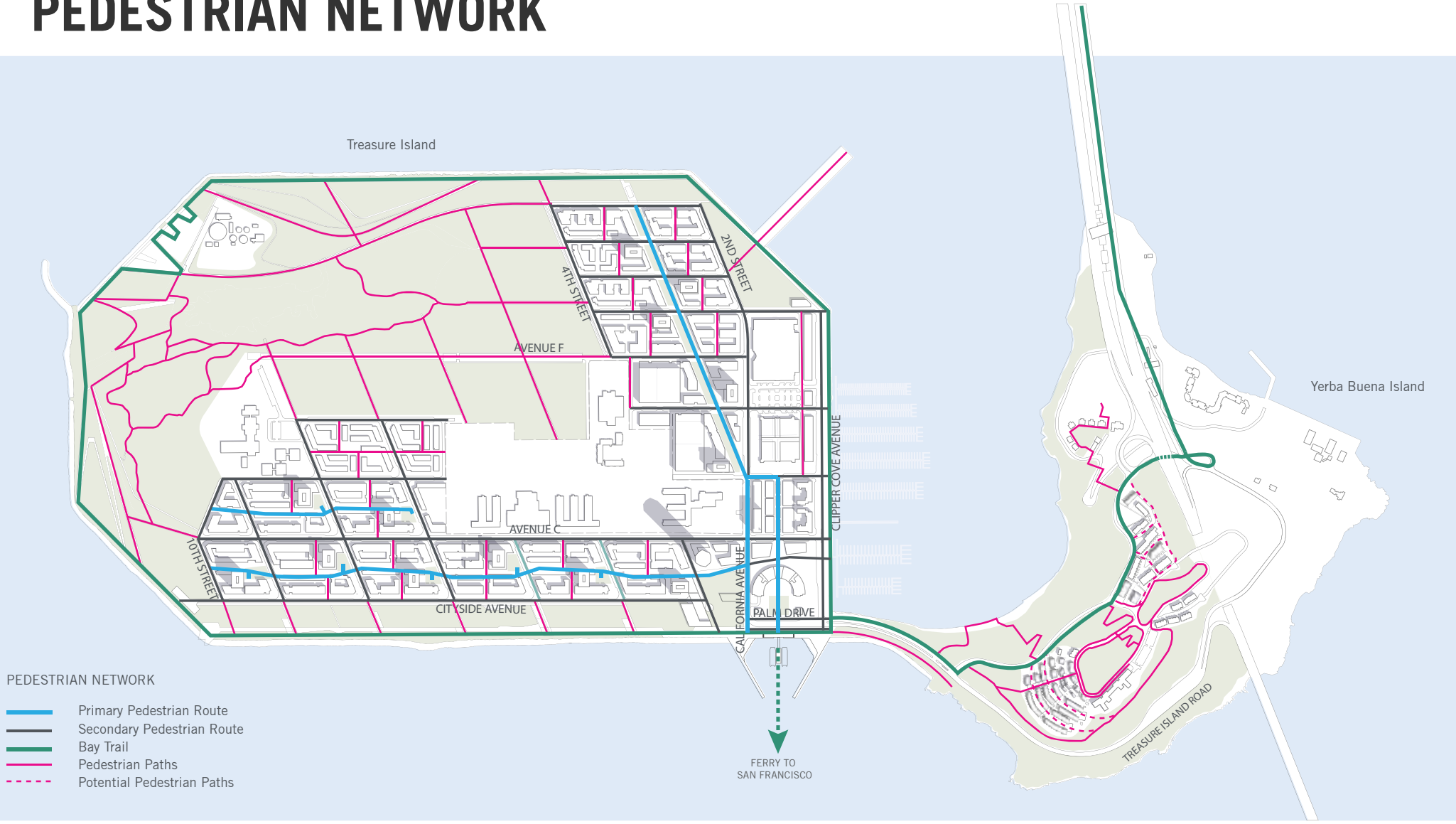
TRANSIT NETWORK



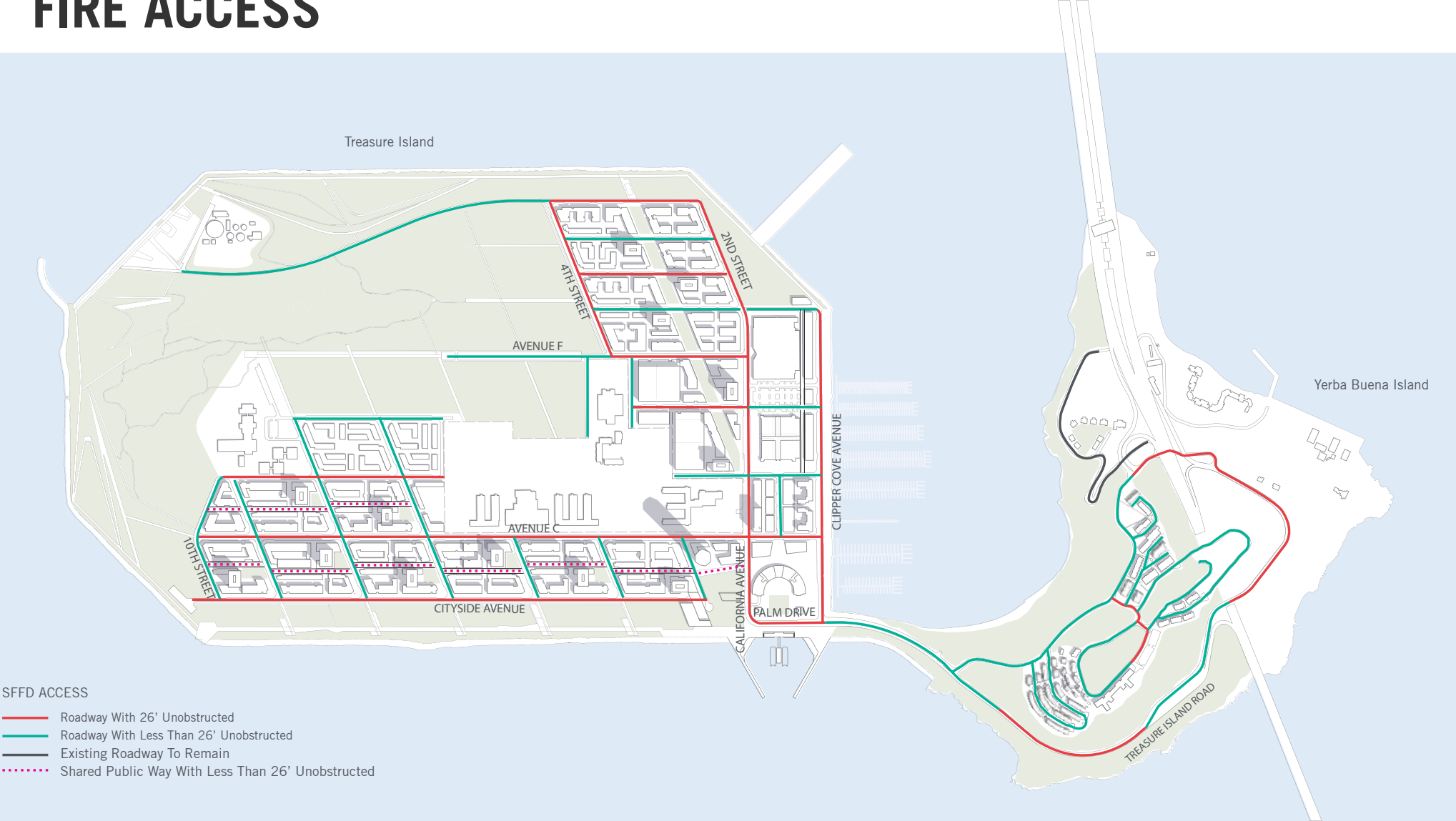
BICYCLE NETWORK



PEDESTRIAN NETWORK



FIRE ACCESS



F2. STREET TREES

OVERVIEW

The purpose of this section is to provide guidelines for tree selection on Treasure Island and Yerba Buena Island. As street trees are some of the most functional and iconic elements in the streetscape, careful selection is important in creating a successful urban forest. Species selection criteria for Treasure Island and Yerba Buena Island includes:

- Species adapted to the Treasure Island and Yerba Buena Island micro-climate and soil conditions
- Trees that thrive receiving the natural regional precipitation and require minimal supplemental irrigation
- Species that have proven long-term durability in the region
- Species that are tolerant of rough urban conditions and are adaptable to adjacencies to development
- Although not required, trees that provide habitat opportunities for birds and other small wildlife are welcomed

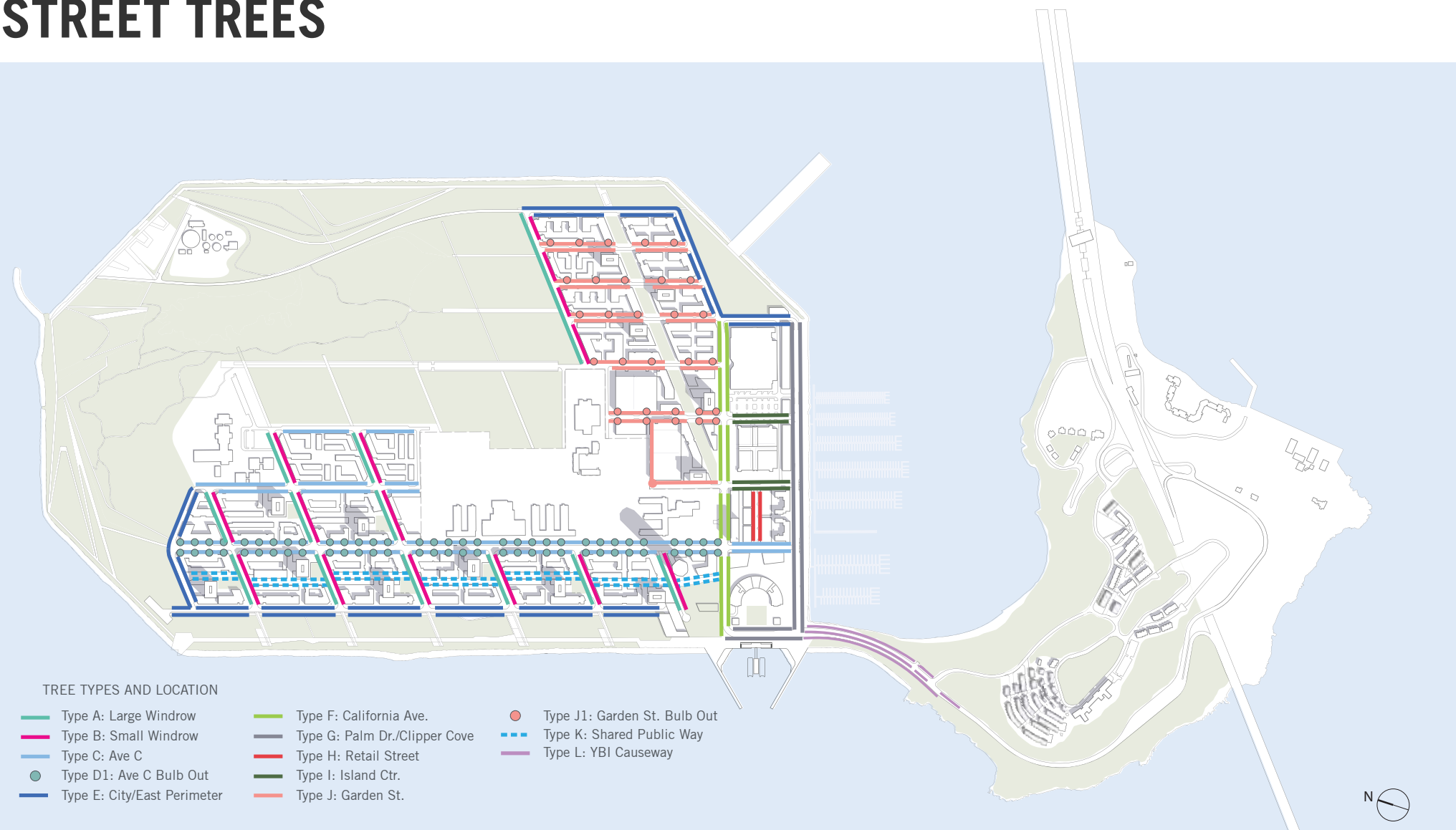


In coordination with the San Francisco Department of Urban Forestry and long-time Bay Area expert and arborist, Barrie Coate, a collection of street trees has been identified for their character and potential to thrive in the uniquely challenging Treasure Island and Yerba



Buena Island climate. Additional tree selections that maintain character, scale, and suitability may be considered, and are listed as “alternates” in the corresponding pages.

STREET TREES



STREET TREE: TYPES

TYPE A WINDROW STREET - CANOPY

DESCRIPTION:
E. saligna or Sydney Blue Gum is a fast growing evergreen flowering hardwood. Its native coastal climate is very similar to the site's climatological conditions. Showy white flowers appear from December to February. Prefers good drainage.

SPECIES: *Eucalyptus saligna*
MATURE SIZE: H: 100' - 140'
W: 25' - 35'
SPECIES ALTERNATE:
Eucalyptus citriodora
Pinus canariensis



TYPE B WINDROW STREET - ACCENT

DESCRIPTION:
M. linariifolia or Snow in Summer features soft coarsely textured 'paper bark' and its distinctive feature, profuse scented white flowers that bloom in June. Wind tolerant and a regular attraction for insects and birds. Well drained soils and regular pruning preferred for longevity.

SPECIES: *Melaleuca linariifolia*
MATURE SIZE: H: 15' - 25'
W: 10' - 15'
SPECIES ALTERNATE:
Trostamiopsis laurina 'Elegant'
Lophostemon confertus



TYPE C AVENUE C - ACCENT

DESCRIPTION:
A. baileyana 'Purpurea' or Purple-Leaf Acacia is a small to medium sized tree with a spreading canopy. Its evergreen purple leaves contrast with yellow flowers that bloom in either the Spring or Winter. Prefers well drained soils, minimal water needs and is ideal for streets and car parks.

SPECIES: *Acacia baileyana* 'Purpurea'
MATURE SIZE: H: 20' - 25'
W: 15' - 25'
SPECIES ALTERNATE:
Eucalyptus ficifolia



TYPE C1 AVENUE C - CANOPY

DESCRIPTION:
L. confertus or Brisbane Box trees are hardy fast growing evergreen trees. Their pyramidal form consists of a mass of medium sized deep green leaves. White flowers in the summer. Can be pruned for a high canopy with dappled light.

SPECIES: *Lophostemon confertus*
MATURE SIZE: H: 25' - 45'
W: 15' - 25'
SPECIES ALTERNATE: (Mix between all three)



TYPE D ISLAND PERIMETER STREETS

DESCRIPTION:
W. filibusta or Filibusta Palm is a hybrid native to the southwestern United States. This fast growing and impressively large palm tree is amenable to dry conditions. Full sun or light shade, tolerant of extreme heat. Well drained soil and drought tolerant. Solitary or grouped.

SPECIES: *Washingtonia filibusta*
MATURE SIZE: H: 45' - 60'
W: 10' - 15'
SPECIES ALTERNATE:
Phoenix dactylifera



TYPE E CALIFORNIA AVENUE

DESCRIPTION:
G. biloba is a large heritage tree with a life expectancy of up to 3,000 years. Its regular leaves resemble other 'maidenhair' plants and changes from a light green to a brilliant yellow and gold. Fallen leaves in the winter reveal a spectacular, nearly architectural, tree structure. Considered disease resistant. Well drained soils required.

SPECIES: *Ginkgo biloba* 'Autumn Gold'
MATURE SIZE: H: 50' - 80'
W: 25' - 45'
SPECIES ALTERNATE:
Ulmus parvifolia 'Allee'
Fraxinus americana 'Autumn Purple'
Koeleruteria bipinnata





CALIFORNIA AVENUE

TYPE F PALM DRIVE & CLIPPER COVE

DESCRIPTION:
P. dactylifera or Date Palm has been in cultivation for several thousand years. These medium - large palms grow in clumps or singularly with 10' - 12' long leaves. These palms thrive in warm dry climates. Full sun and well drained soils preferred.

SPECIES: *Phoenix dactylifera* 'Medjool'
MATURE SIZE: H: 40' - 60'
W: 10' - 20'
SPECIES ALTERNATE: *Phoenix canariensis*



TYPE G RETAIL MAIN STREET

DESCRIPTION:
C. leptophylla or Gold Medallion Tree is a broad semi-evergreen tree. Large showy yellow flowers bloom in early to mid-summer. Full sun, low water needs (drought tolerant). Winter hardiness (25°F despite tropical origins).

SPECIES: *Cassia leptophylla*
MATURE SIZE: H: 15' - 25'
W: 15' - 25'
SPECIES ALTERNATE: *Ulmus parvifolia*



TYPE H TREASURE ISLAND VILLAGE STREETS (AVE D, E, G)

DESCRIPTION:
O. europaea or Olive is a small to medium sized tree desired for its fine grain texture, beautiful branching structure and hardiness in urban environments. Prefers sandy well drained soil and full sun. Ideal coastal plant as it is resistant to salt spray.

SPECIES: *Olea europaea*
MATURE SIZE: H: 15' - 35'
W: 15' - 25'
SPECIES ALTERNATE: *Acacia baileyana* 'Purpurea'



TYPE I EASTSIDE NEIGHBORHOOD STREETS - ACCENT

DESCRIPTION:
F. americana, *P. chinensis* and *G. biloba* (see Type 5 for Ginkgo description) comprise the Eastside Neighborhood type. The objective for this type is a reliable canopy with seasonal interest that will cover the island's garden district.

SPECIES: *Ginkgo biloba* 'Autumn Gold'
MATURE SIZE: H: 50' - 80'
W: 25' - 45'
SPECIES ALTERNATE: (Mix between all three)



F. americana 'Autumn Purple' or Autumn Purple White Ash is a fast growing tree with prolonged visual interest in the fall months. Pyramidal and regular when juvenile, *F. americana* trees mature towards a more ovoid form. Moderate drought tolerance with regular watering preferred. Higher sun exposure yields its characteristic deep purple color.

SPECIES: *Fraxinus americana* 'Autumn Purple'
MATURE SIZE: H: 30' - 40'
W: 20' - 30'
SPECIES ALTERNATE: (Mix between all three)



P. chinensis or Chinese Pistache is a small to medium sized tree native to western China. Its small ornamental fruits follow spectacular fall color. Can withstand poor quality soils and growing conditions. Prefers full sun, acidic to slightly alkaline soils.

SPECIES: *Pistacia chinensis*
MATURE SIZE: H: 25' - 45'
W: 25' - 35'
SPECIES ALTERNATE: (Mix between all three)



TYPE I1 EASTSIDE NEIGHBORHOOD STREETS - CANOPY

DESCRIPTION:
P. acerifolia 'Columbia' or London Plane Tree is synonymous with many great boulevards and civic places. This large deciduous hybrid is ideal for streets with its ocher fall color, and dense to dappled canopy coverage in the summer.

SPECIES: *Platanus x acerifolia* 'Columbia'
MATURE SIZE: H: 45' - 75'
W: 30' - 40'

SPECIES ALTERNATE: (None)



TYPE J SHARED PUBLIC WAYS

DESCRIPTION:
G. biloba or Ginkgo; *F. americana* 'Autumn Purple' or Autumn Purple White Ash; and *L. confertus* or Brisbane Box; alternate in the Shared Public Way. These medium to large trees feature a stunning variety of color and upright growing habit all with limited water needs. For information on Ginkgo trees see Type 5.

SPECIES: *Ginkgo biloba* 'Autumn Gold'
MATURE SIZE: H: 50' - 80'
W: 25' - 45'
SPECIES ALTERNATE: (Mix between all three)



F. americana 'Autumn Purple' or Autumn Purple White Ash is a fast growing tree with prolonged visual interest in the fall months. Pyramidal and regular when juvenile, *F. americana* trees mature towards a more ovoid form. Moderate drought tolerance with regular watering preferred. Higher sun exposure yields its characteristic deep purple color.

SPECIES: *Fraxinus americana* 'Autumn Purple'
MATURE SIZE: H: 30' - 40'
W: 20' - 30'
SPECIES ALTERNATE: (Mix between all three)



Corymbia ficifolia (previously *Eucalyptus ficifolia*) or Red Flowering Gum is an ornamental tree prized for its prolific red flower clusters. Considered an ideal street trees for its ability to adapt to different climatological conditions, Red Flowering Gum is also a prized garden tree.

SPECIES: *Corymbia ficifolia*
(or *Eucalyptus ficifolia*)
MATURE SIZE: H: 20' - 30'
W: 20' - 25'
SPECIES ALTERNATE: (Mix between all three)



TREE PIT SURFACES

The surface of a tree pit is part of the sidewalk. To foster growth and longterm health of trees, this surface must allow air and water to penetrate into the soil below, as well as protect the root zone from compaction. To support and accommodate the street's image and function for people, this surface must be attractive, manageable, and suited to the particular conditions and uses of the surrounding sidewalk.

In all cases, the surface shall be installed and maintained to be flush with the adjacent sidewalk paving and comply with Department of Public Works (DPW) guidelines.

TYPE A CRUSHED STONE

APPLICATION:

Most Treasure Island streets without planting areas

DESCRIPTION:

Stabilized crushed stone or decomposed granite

DESIGN CRITERIA:

Material shall be selected to maximize tree health and provide a safe walking surface for passengers existing and entering parked cars. Material and color shall be consistent, and compliment the colors and textures of adjacent sidewalk paving materials.



TYPE B PLANTING

APPLICATION:

Planting areas in furnishing zones and bulb-outs

DESCRIPTION:

Understory plants with mulch*

DESIGN CRITERIA:

Planting areas require a 2' paved "courtesy strip" at parallel parking, to provide a path for passengers exiting and entering parked cars. Plant material shall be robust and resilient to the impacts of sidewalk use by pedestrians and dogs, and deter vandalism. *As needed, planting may be substituted with an alternate garden material such as stone cobbles or blocks. See Understory Planting section.



TYPE C TREE GRATE

APPLICATION:

High pedestrian-traffic sidewalks and transit stops in Treasure Island Village.

DESCRIPTION:

Ductile cast iron tree grate

DESIGN CRITERIA:

Tree grates shall be perforated, with an expandable opening to accommodate tree trunk growth over time. They shall be fully accessible for all pedestrians and Title 24 compliant. A single design or "family" of designs shall be selected and used for all Treasure Island installations; it should be refined and timeless.



F3. UNDERSTORY PLANTING

OVERVIEW

Understory plantings enhance the identity of a street network and provide opportunities for uniquely characterizing special districts within a greater neighborhood context. The following palette represents an array of locally-adapted species both native to the area and suitable to Mediterranean climates, noted for their interesting form, flower, foliage, and urban resilience. General requirements for understory planting species are as follows:

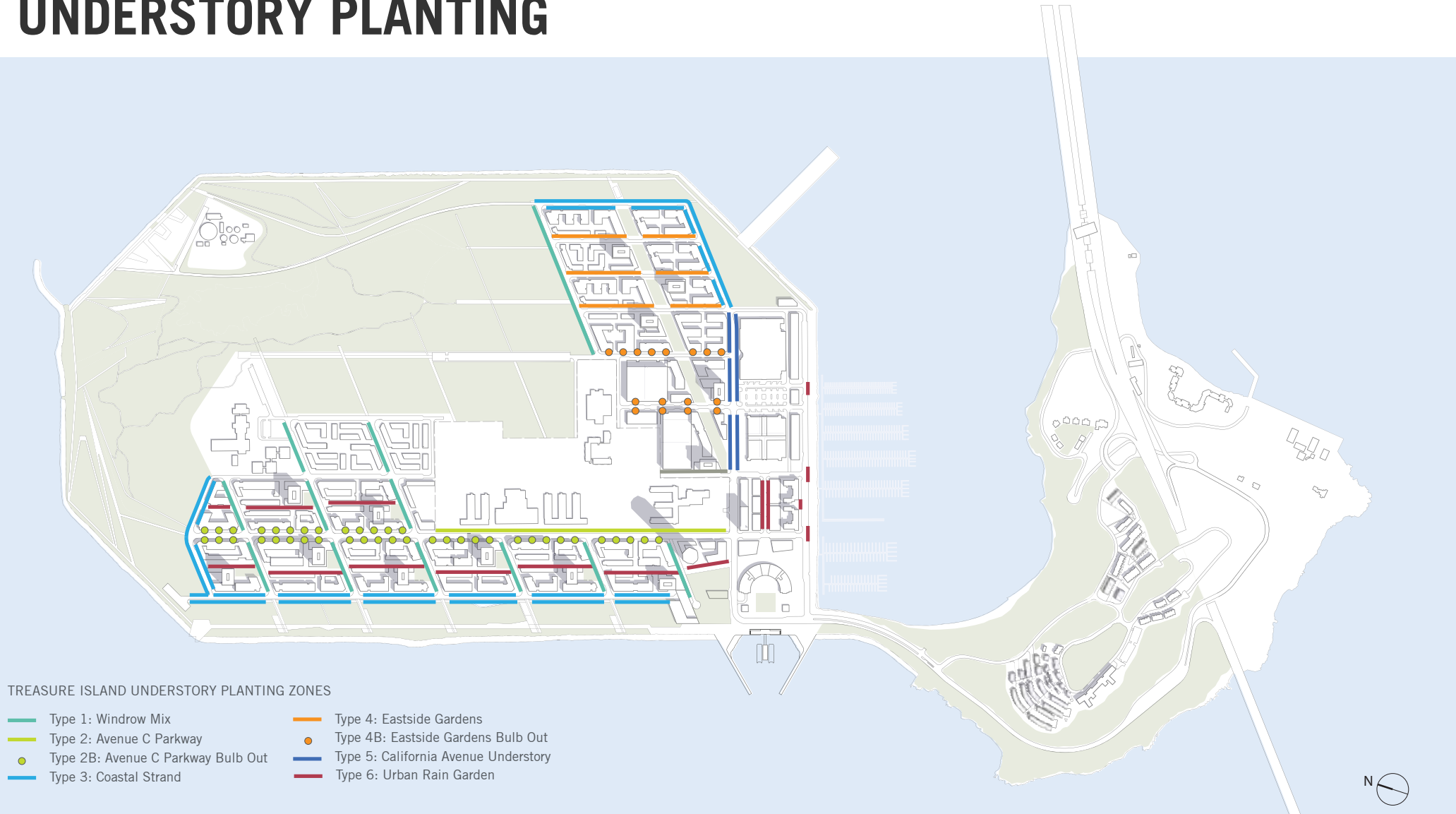
- Compatibility with site soils
- Durability in urban settings
- Low water usage
- Compatibility with corresponding street trees
- Low maintenance
- Serving the street service needs (such as biofiltration)
- Seasonal interest
- Ecological benefits



These general guidelines shall apply to future species selections. However, the plant palettes highlighted in this document express a design intention, and selection of the plants is to be determined within the sub-phase of that development area. Final review of understory

planting selections shall be conducted by the Department of Public Works Urban Forestry Division and a local horticulturist.

UNDERSTORY PLANTING



TREASURE ISLAND UNDERSTORY PLANTING ZONES

UNDERSTORY PLANTING TYPES

TYPE A WINDROW MIX

DESCRIPTION:
This type supports a mixed canopy of medium to large sized Australian trees located in heavily frequented areas. Thus this mix of plants must be resilient to heavy foot traffic, wind, and other urbanized conditions. Given the frequency of this type, the need for drought tolerant and low maintenance species is highly preferred. This regular nature of this type throughout the development is also cause for an interest in plants that display seasonal interest. Lastly this palette features a Mediterranean palette to complement trees on windrow streets.



TYPE B AVENUE C PARKWAY (OAK UNDERSTORY)

DESCRIPTION:
This understory type consists of a diverse array of plant species providing a tapestry of colors, textures, heights and growing habits. Those strolling along Avenue C may encounter butterflies, hummingbirds and other creatures that enjoy these prolific bloomers.

While some of these plants may be considered suitable for cut flowers and floral arrangements, maintenance for this understory type is surprisingly low. Water needs for all plants in the type complement the water needs for the oak trees that will frame the street's edge.



TYPE C COASTAL MEADOW

DESCRIPTION:
The coastal meadow understory supports a water side streetscape where the dynamic functions of the coast are invited into the built landscape. Thus wind and fog friendly plants establish a ground cover that may mass at the streets edge while tapering into adjacent open spaces. Lastly, this type also consists primarily of low lying plants. This will aid in framing sight lines out into the waters' edge.

Artemisia arborescens
'Powis Castle'
POWIS CASTLE



Calamagrostis foliosa
LEAFY REED GRASS



Carex tumulicola
BERKELEY SEDGE



Erigeron glaucus
BEACH ASTER



Erigeron karvinskianus
Santa Barbara Daisy



Helictotrichon sempervirens
BLUE OAT GRASS



Lavandula stoechas
'Otto Quast'
SPANISH LAVENDER



Salvia chamaedryoides
GERMANDER SAGE



TYPE D EASTSIDE GARDENS

DESCRIPTION:
The Eastside Garden Streets are some of the most intimate, quaint streets on Treasure Island due to their small scale and generous zones dedicated to neighborhood plantings. The understory plantings in this area are derived from the Mediterranean plant palette and the desired aesthetic is informal drifts of seasonally interesting planting that reflect the scale and fine-grain quality of the development in Eastside Neighborhood.

Abelia grandiflora
PROSTRATE GLOSSY
ABELIA



Coleonema pulchellum
'Sunset Gold'
GOLDEN BREATH OF
HEAVEN



Lavandula angustifolia
'Buena Vista'
REBLOOMING ENGLISH
LAVENDER



Lavandula stoechas
'Otto Quast'
SPANISH LAVENDER



Olea europaea 'Little
Olive'
DWARF OLIVE



Salvia chamaedryoides
GERMANDER SAGE



Sesleria autumnalis
AUTUMN MOOR GRASS



Soliva heterophylla
BLUEBELL CREEPER



TYPE E CALIFORNIA AVENUE UNDERSTORY

DESCRIPTION:
California Avenue will be one of Treasure Island's most iconic streets. Thus, this understory type celebrates the seasonality, grandeur, and texture of the Ginkgo biloba trees that frame this space. With a palette of two flowering species, the understory planting will bring a simple and beautiful thoroughfare with minimal maintenance and year-round seasonal interest to California Avenue.

Coprosma kirkii
'Variegata'
Coprosma Kirkii



Cotoneaster congestus
'Likiang'
LIKIANG COTONEASTER



Eschscholzia californica
CALIFORNIA POPPY



Rosmarinus officinalis
'Tuscan Blue'
'TUSCAN BLUE' ROSEMARY



Narcissus spp.
VARIOUS BULBS
(Varieties sourced from Sloat Garden Center, Bill Baron, or similar. See below for species).



Narcissus jonquilla
JONQUIL NARCISSUS



Narcissus papyraceus
PAPERWHITE NARCISSUS



Narcissus pseudonarcissus
DAFFODIL NARCISSUS



TYPE F URBAN RAIN GARDEN

DESCRIPTION:
This simple modern understory is a striking, yet functional companion for the more developed context. The planting will capture urban runoff from the Retail Street while framing the street 'rooms'.

Carex tumulicola
BERKELEY SEDGE



Chondropetalum tectorum
SMALL CAPE RUSH



Cornus stolonifera
'Farrow'
ARTIC FIRE RED TWIG DOGWOOD



Dietes iridiodes
FORTNIGHT LILY



Sisyrinchium bellum
BLUE EYED GRASS



Iris douglasiana
'Canyon Snow'
DOUGLAS IRIS



Juncus patens
CALIFORNIA GRAY RUSH



Libertia peregrinans
BRONZE SWORD



TYPE E CALIFORNIA AVENUE UNDERSTORY

DESCRIPTION:
California Avenue will be one of Treasure Island’s most iconic streets. Thus, this understory type celebrates the seasonality, grandeur, and texture of the Ginkgo biloba trees that frame this space. With a palette of two flowering species, the understory planting will bring a simple and beautiful thoroughfare with minimal maintenance and year-round seasonal interest to California Avenue.

Coprosma kirkii
‘Variegata’
Coprosma Kirkii



Cotoneaster congestus
‘Likiang’
LIKIANG COTONEASTER



Eschscholzia californica
CALIFORNIA POPPY



Rosmarinus officianalis
‘Tuscan Blue’
‘TUSCAN BLUE’
ROSEMARY



Narcissus spp.
VARIOUS BULBS
(Varieties sourced from Sloat Garden Center, Bill Baron, or similar. See below for species).



Narcissus jonquilla
JONQUL NARCISSUS



Narcissus papyraceus
PAPERWHITE
NARCISSUS



Narcissus pseudonarcissus
DAFFODIL NARCISSUS



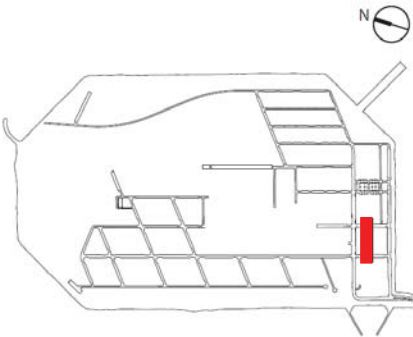
RETAIL MAIN STREET

KEY DESIGN CONCEPTS

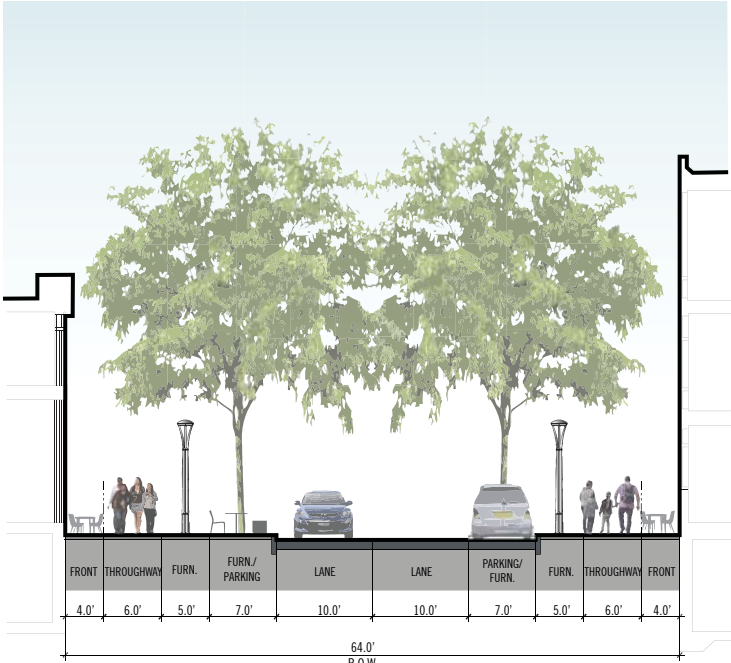
- Treasure Island's main shopping street and the central public space of TI Village.
- Pedestrian priority street (one lane of one-way vehicle traffic, passenger loading, and minimal parking).
- Connects Block B1 shopping to Building 2.
- City street is privately maintained and managed.
- Street lounges provide expanded flexible areas for gathering and dining.
- Street lounges may be "hosted" by adjacent businesses during operating hours.
- The street is designed to be closed to traffic during regular and special events.
- Enhanced, high quality and special sidewalk materials, furnishings, and other elements promote Retail Main Street as a unique destination.



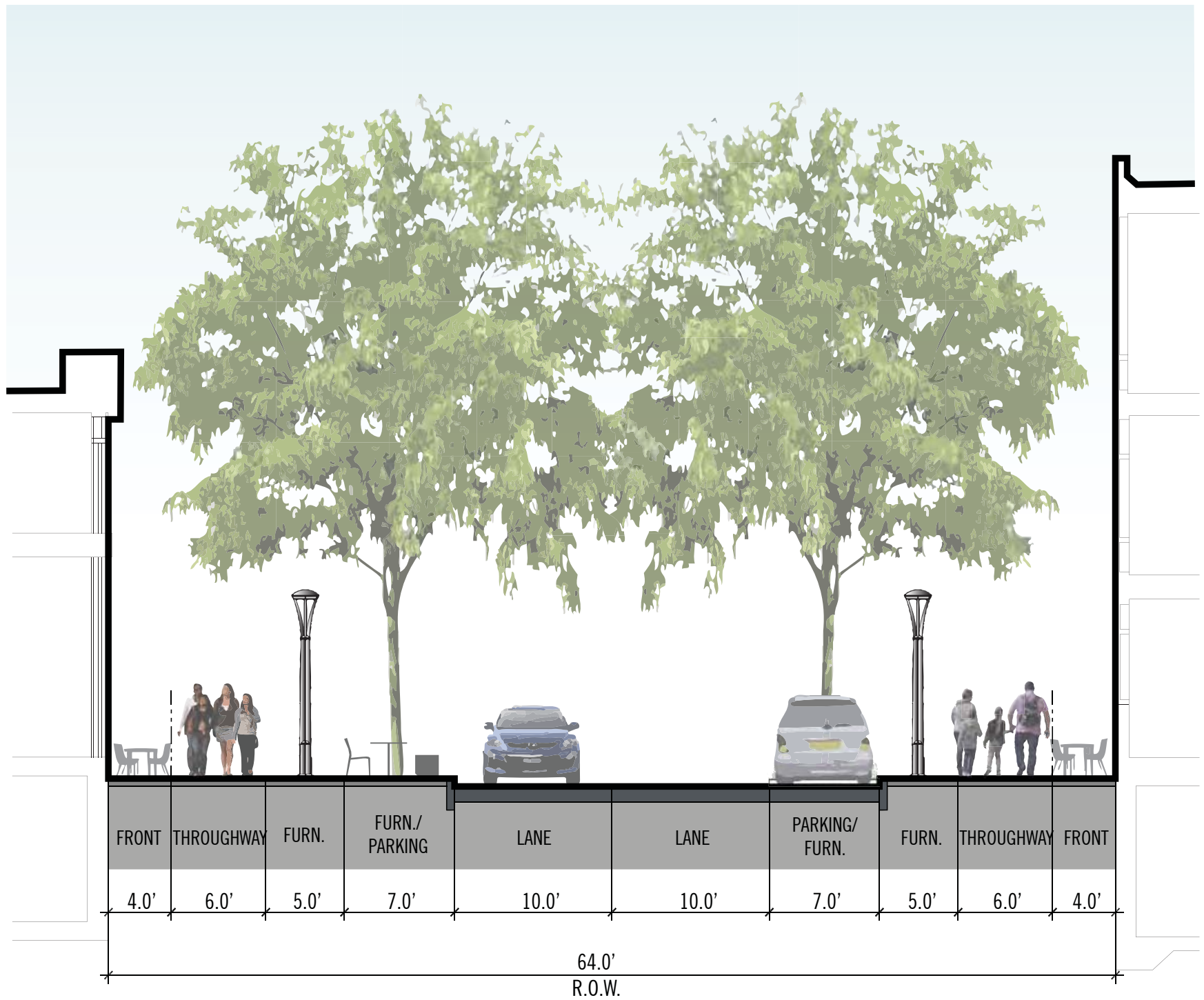
PRECEDENT IMAGES



KEY PLAN



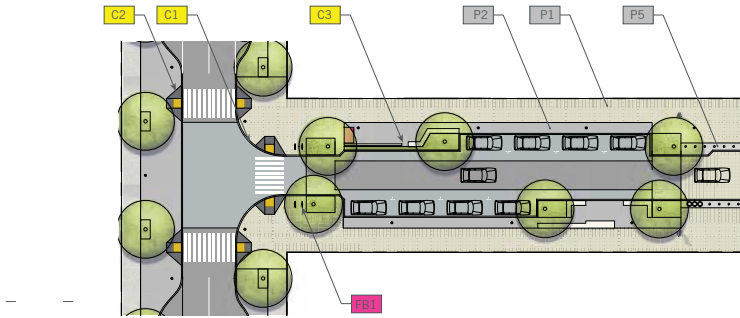
RETAIL MAIN STREET



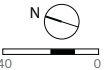
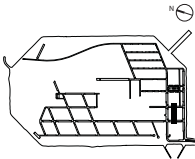
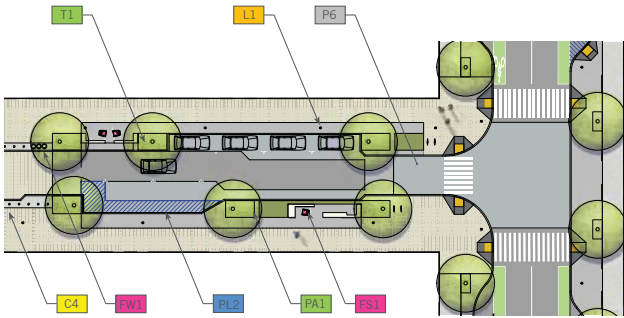
RETAIL MAIN STREET

RETAIL MAIN STREET

STREETSCAPE STANDARDS				
PAVING	Type	Description	Notes	
P1	Thoroughway Zone	C	Unit Pavers	Optional Enhancement. Multiple unit sizes, colors, and finishes for a refined paving design.
P2	Furnishing Zone	C	Unit Pavers	Optional Enhancement. Furnishing zone and thoroughway zone are not distinguished.
P3	Courtesy Strip	na		
P4	Parking Access Path	na		
P5	Detectable Warning Area	F	Detectable Surface Paving - Alternative	Integrate detectable paving material with paving design and palette.
P6	Other: Roadway	B	Enhanced Cast In Place Concrete	Optional Enhancement. Two colors (integral) shall be used to create a refined paving design.
CURBS	Type	Notes	Notes	
C1	Curb & Gutter	DPW Standard	4" curb typical. Middle section of block is flush, with flush curb.	
C2	Curb Ramp	DPW Standard	Use alternative Detectable Surface Paving at curb ramps and flush curbs.	
C3	Bulb-Out 1	Rectangular Geometry	Midblock. Non-standard bulbout geometry. To be privately maintained.	
C4	Bulb-Out 2	DPW Standard	Intersections	
PLANTING	Type	Tree Pit / Planter Type	Tree Well / Planter Size	Notes
T1	Tree 1	G	Tree Pit C, planting	Varies, 6' x 12' minimum
PA1	Planting Area 1	F	Urban Rain Garden, in bulb-out	Varies, 6' x 12' minimum



LIGHTING		Family	Location	Spacing	Notes
L1		C, C+	Furnishing Zone	Staggered, 45'-50' O.C. approx.	12" pole
L2		C	Intersection	(1) each corner	12" pole
SIDEWALK FURNISHINGS					
		Type	Description	Location / Quantity	Notes
F-S1	Seat 1	B	Retail Street Rooms	Four "street rooms"	
F-W1	Waste Station	A	Treasure Island Standard	At middle section	
F-B1	Bike Parking	A	Treasure Island Standard	At ends of block	
PARKING & LOADING		Type	Notes		
PL 1	Accessible Parking Stall	Enhanced	See Accessible Parking standards		
PL 2	Universal Loading Zone	Standard	See Universal Loading standards		
UTILITY LOCATIONS			Notes		
See Utility Locations standards.					







C3. STREETSCAPE DESIGNS

WINDROW STREET PROTOTYPICAL BLOCK

KEY DESIGN CONCEPTS

- North side trees and planting create strong windrow identity and visual connection through cross streets, from Cityside Park to the Wilds.
- Alternate/enhanced paving in the furnishing zone.
- Special condition at Share Public Way intersections. See Chapter E



PRECEDENT IMAGE

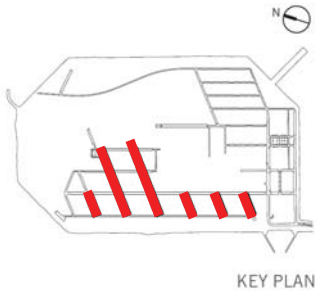
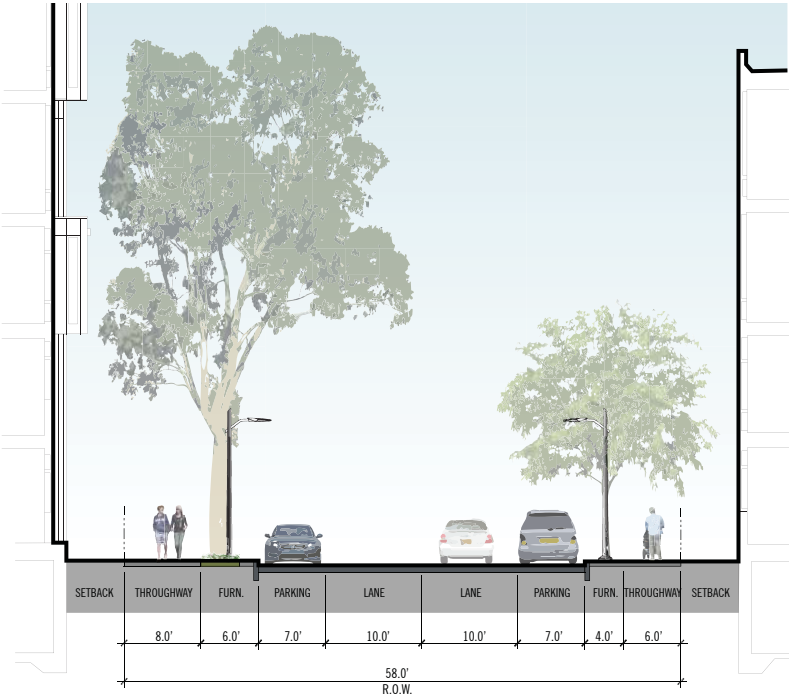


IMAGE REF.



PROTOTYPICAL BLOCK: WINDROW STREET





EASTSIDE NEIGHBORHOOD GARDEN STREETS

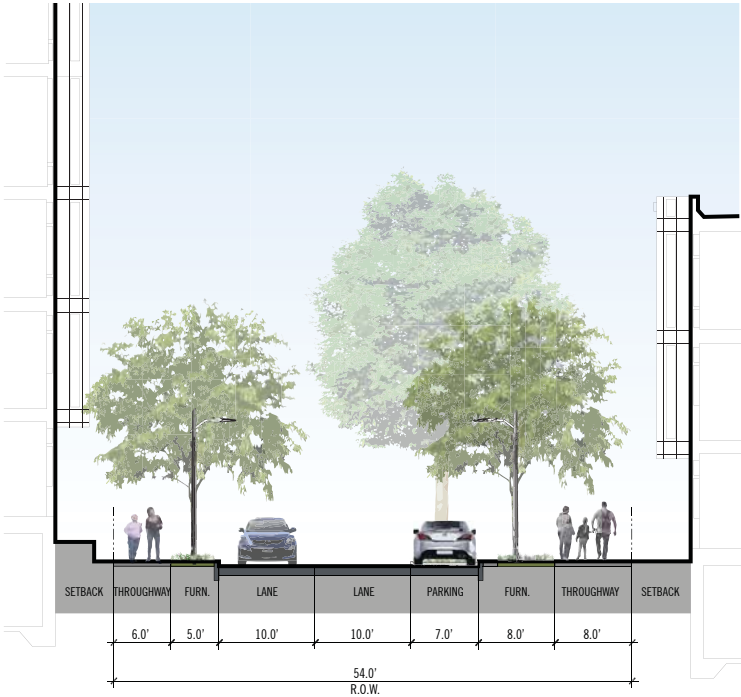
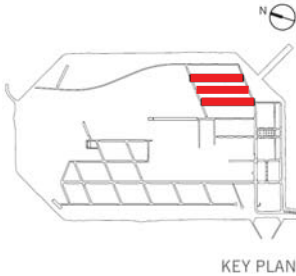
PROTOTYPICAL BLOCK

KEY DESIGN CONCEPTS

- Garden Streets are distinctly lush, with ample planting areas and informal seating associated with planting. They should be designed to maximize their garden character and foster a truly unique neighborhood identity.
- Varied understory plantings and mixed street tree species support a visually and ecologically rich environment.
- Sidewalk furnishings shall be considered and applied judiciously to support the quiet, garden character of the Eastside neighborhood. See Chapter F for Eastside Neighborhood Garden Streets seating standard.



PRECEDENT IMAGE



PROTOTYPICAL BLOCK

