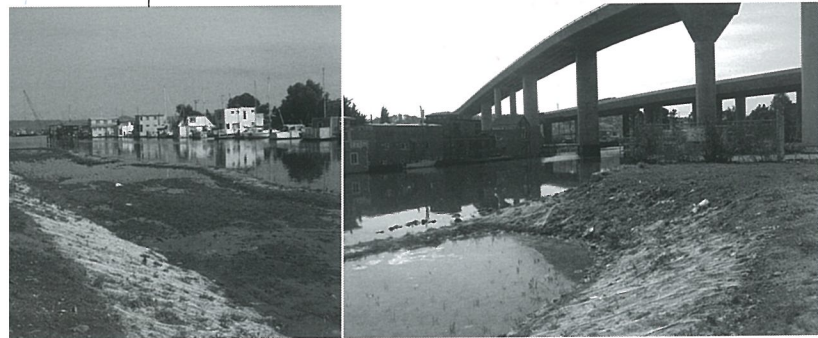




Mission Bay: Mission Creek Park North 迷欣灣北角公園

MFLA. MARTA FRY LANDSCAPE ASSOCIATES



景象
ions at Mission Creek Park site (Photos by: MFLA)

于美國加利福尼亞州舊金山負有每濱區，這一工業舊址改造區占約123公頃），毗鄰棕櫚成排的這一市區主要機車道之一。項目金山海灣的一部分，經年疊月后成工業設施、倉房和碼頭的聚集地，太平洋鐵路公司管理。幾經并購，公司持有這一場地的所有權，成為于所有權歸于一方，改造中連續景可行，舊金山參事會于1998年達成一設計。

分驚人：6 000個新住宅單元（28%；辦公室、生命科學、科技和商業300平方英尺（約557 418平方米）；5英尺（約246 193平方米）的加利研究校園，其中建築空間為43英畝商業/零售用地為800 000平方英尺（約4 645平方英尺）；50 000平方英尺（約4 645平方英尺）休閒用地建造了一個500間房的酒500位學生的公共學校；消防警察約20公頃）的公共開放空間，毗鄰米，其核心開放空間建有“卡門斯”合大樓。總之，迷欣灣的延伸區堪

稱舊金山自1906年地震和火災后最浩大的城市重建工程。

現今，迷欣灣延伸區的總體規劃已完成過半。這一開發項目已經成為生物科技研究的震中，覆蓋至大學的研究校園，事實表明此區對生物科技市場極具吸引力。位于最北端的最后一塊住宅用地目前正在施工中。北區的街道景觀和公園已完善，附近住宅小區的人群密度為國王街沿街的零售區注入了活力。項目場地附近有公共交通、巴士、輕軌和區間通勤鐵路，輪渡設施正處於待建中。

迷欣灣的開發歷史錯綜複雜，持續了28多年，期間更替了4位市長、無數的規劃師和開發商。項目實現了規劃願景，證明了所有與之有關的努力和堅持。在整個開發過程裏，舊金山重建局及時更新迷欣灣的總體規劃和細部項目的實施。主開發商Catellus開發公司（現今已并入美國普洛斯集團）面對着瞬息萬變的市場經濟所帶來的挑戰，致力于負責此項目裏的公共基礎設施的開發，盡管項目耗時得異乎尋常，規模也十分龐大，來自舊金山的MFLA景觀設計事務所及其分包顧問團隊仍在致力于街道景觀和公園的設計開發。

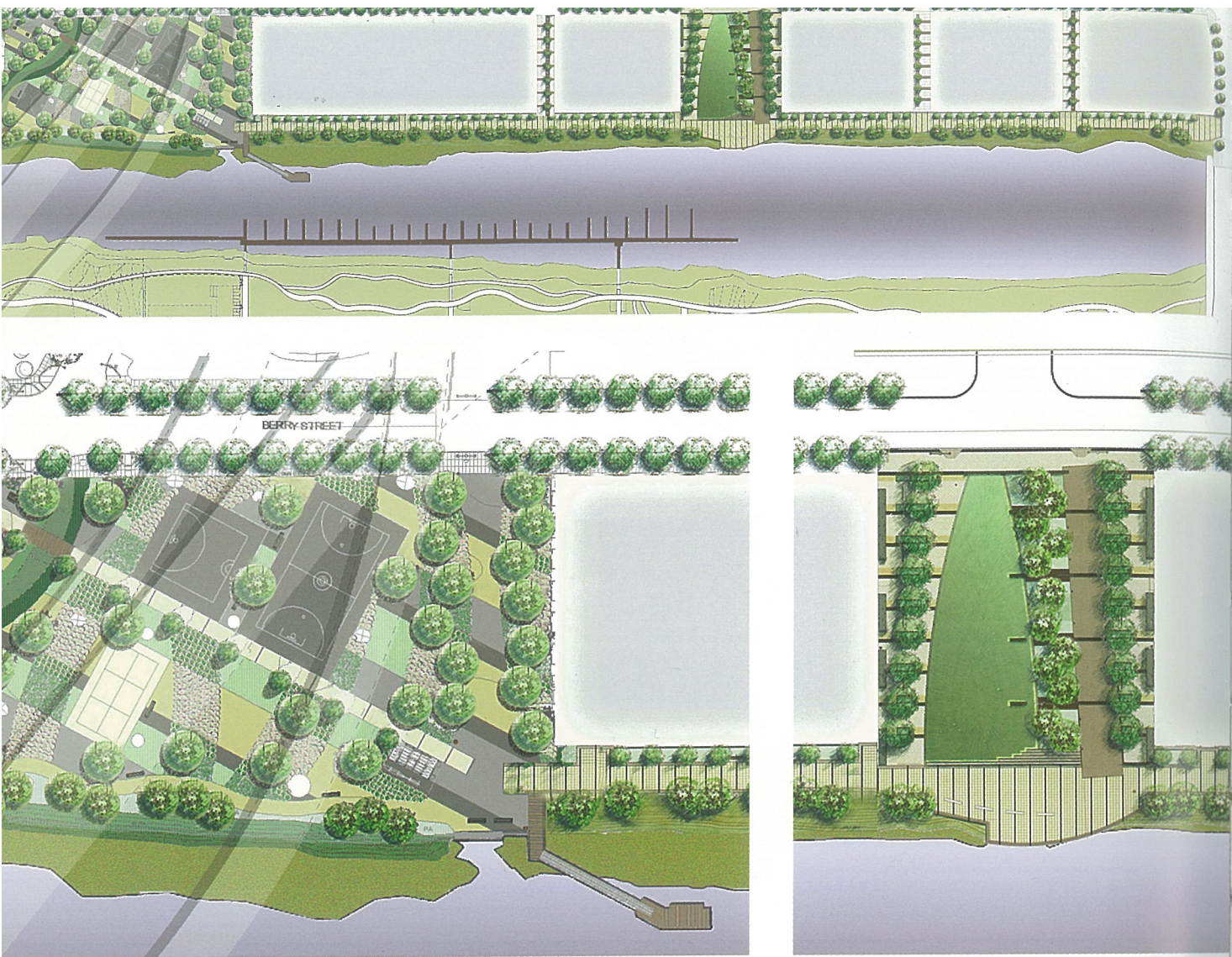
MFLA景觀設計事務所和來自費城的Olin景觀設計公司，共同合作對迷欣灣的開放空間和街道景觀進行總體規劃的設計，同時負責這些公園和街道景觀的後續規劃、開發、設計、細部設計以及施工監理。

迷欣灣的公園和開放空間用地為49英畝（約20公頃），其上建造的首期公共公園就包括“迷欣灣北角公園”。迷欣灣北角公園北壤小高層和超高層的住宅小區，南接迷欣灣和活力十足而內斂的船屋小區。此公園不僅融入了舊金山

迷欣灣北角公園的臨水堤岸經改造已形成了濕地植物景觀，儼然一幅色彩繽紛、質地豐厚的織錦，還成為極具多樣性和保護性的水禽生境。
The Mission Creek Channel was re-engineered and re-vegetated to provide a stabilized water's edge and a viable habitat for waterfowl and estuarine species. (Photos by: MFLA)



散步道夜景，面朝體育公園附近的皮艇儲存結構，原有高速公路立交橋和匝道為這一動態休閒公園架設了一個極富張力的背景
Night time view from Esplanade toward kayak storage structure at the contiguous Sports Park. The existing freeway fly-overs and ramps provide a powerful context for this active recreation park. (Photo by: MFLA)



總規劃圖、第五大道廣場、體育公園和全景平面圖
plan of Mission Creek Park North and plan enlargements of the Fifth Street Plaza and Overlook, and the Sports Park. (Renderings by: MFLA)



20英尺（約6米）寬的散步道濱水景觀：靠近住宅一邊綫性排列着筆直的白楊，其下的傾斜坡地上栽種了林下植物，比如金邊劍麻、苔草屬、燈心草、吊燈草和觀賞草；長凳座椅周圍的小生境和植物斜坡，在迷欣灣北角公園和附近住宅區之間形成障景，提升了此公園的私密性
View of the twenty foot wide, waterfront Esplanade with Populus windrows and understory plantings of Phormiums, Carex, Juncus, Chondropetalum and ornamental grasses. Bench niches and vegetated planes provide a buffer between the public and private. (Photos by: MFLA)

現有的城市肌理和風格獨特的濱海環境，還與其達到了視覺的延伸，成為這一新興住宅區域的社區公園。

迷欣灣北角公園的設計，巧妙地整合了總體開發裏的各項元素：設計指南、項目規劃、小區意見、機構間的協商。此公園沿迷欣灣渠道呈綫性地建立了一系列的廣場和全景觀賞地，還覆蓋了新近建成的體育公園以及原有高速公路匝道下的結構和柱架。

迷欣灣北角公園的臨水堤岸原先是城市的垃圾傾倒區，經改造已形成了濕地植物景觀，儼然一幅色彩繽紛、質地豐厚的織錦，還成為極具多樣性和保護性的水禽生境。堤岸上隨意栽種的植物分割了高地和濕地。這一20英尺（約6米）寬的散步道，靠近住宅一邊綫性排列着筆直的白楊，其下的傾斜坡地上種植了觀賞草，在迷欣灣北角公園和附近住宅區之間形成障景，提升了此公園的私密性。

從迷欣灣北角公園遠眺，迷欣灣的風景、附近的公園和船屋小區盡收眼底。將兩百多塊石樁拽進兩百多英尺（約61米）深，使其形成支撐“第五大道廣場”結構的基岩。未來還將建造一座連接南北、橫跨迷欣灣的步行橋。

MFLA景觀設計事務所設計迷欣灣北角公園的靈感，源自公園所處的臨時性背景。在場地改造之前，迷欣灣的大部分土地均為工業廢棄低窪地，冬季的洪澇毫無憂患可言。隨着此區新建住宅、辦公樓和商業開發，依據舊金山政府的規定，生活污水管和雨水排放系統必須相結合，從而達到降低場地內外雨水徑流的要求。此公園順其自然地成為主要的防禦系統，其作用體現在攔截、過濾和降低來自附近開發區和城市總排水系統的雨水。雨水直接疏導進公園，流經一系列起攔截和減緩流速、促進沉降和生物過濾作用的草堰和卵石地，繼而最終排入迷欣灣。凹形花崗岩排水溝，將來自廣場的雨水疏導進這一生物過濾地。排水溝顯眼的綫性布局，平行于以草丘為主元素的混凝土牆體。這一雕塑地形不僅是廣場的視覺元素，還形成了寬廣的靜態休閒空間，在此可遙望北邊的市區中心和南邊的迷欣灣風景。

附近新建的體育公園，為廣大社區和鄰近居民配備了許多動態歡樂設施。籃球場、沙灘排球場、網球場穿插地建于現存高速公路匝道立交橋和柱架間。這些配套結構形成了富有張力的雕塑背景，進而散發出一種強烈的景觀表現力。匝道立交橋使波浪狀的植物帶相互交織，在地面上呈現動態的圖案。

船殼向上的皮艇儲存結構裝置于碼頭，作為迷



迷欣灣304英畝（約123公頃）的延伸區景觀
Mission Bay 304-acre full build-out vision (Photo by: Catellus-ProLogis)



高速公路匝道結構間穿插建造的多功能體育場
Multi-use sports courts are inserted in-between freeway ramp structures. (Photo by: MFLA)

欣灣渠道的存船，確保了附近居民往遠方舊金山海灣的安全起航。

MFLA景觀設計事務所對迷欣灣北角公園的規劃、設計和施工耗時九年。期間，附近的住宅區逐漸成熟，高密度的使用者以各種方式為公園注入活力，比如遛狗、太極晨練班、即興籃球賽、劃船、推嬰兒車漫步，使公園規劃願景的實現日臻完善。迷欣灣并非真空式地轉變，而是一改曾經漲潮灘岸、鐵路廣場和倉房的簇擁，立即融入舊金山海灣龐大的城市肌理。迷欣灣在空間和視覺上與更為成熟的小區相連緊密，比如波特雷羅山小區、多格帕奇區、南海灘小區和SOMA小區（市場南角小區）。

這一以市場為導向的綜合性重建項目，給設計師帶來了極大的挑戰：設計師既是傳遞設計願景的火炬手，又是原初願景的記憶庫，特別記錄了項目的成長史和個體的解放史。此種規模的重建改造，需要設計師持續不斷地全神貫注于整個項目的完整性、願景的連續性以及各個部分之間的內在聯系。最終，強勁的設計手法和規劃實現了最初的願景。

迷欣灣延伸區的願景即刻實現，成為生機勃勃的多功能城市濱水區，風格迥異、變幻曼妙、個性鮮明。至此，其成長的痛苦和源自市場驅動的發展模式對未來作了承諾，舊金山十分期待這一元素的融入。



景觀賞地：帶較板的樁支護結構連接著西邊和東邊的散步道、廣場。此地隱藏了此前的垃圾傾倒區排水口。
Mission Creek Channel, illustrates a pile-supported structure with hinge slabs connecting the west and east Esplanades and
ok conceals the pre-existing outfall structure and functions as an exit for the overland flow channel. (Photos by: MFLA)

a redevelopment district comprised of
ormerly industrial land. It is prominently
an Francisco's southern waterfront
d by one of the city's primary vehicular
palm-lined Embarcadero. The site,
: of the San Francisco Bay, was filled over
ng home to railyards, industrial facilities,
and working piers, much of it controlled
arn Pacific Railroad. After a series of
acquisitions, Catellus Development
ook predominant ownership of the
ter developer. The site's sole ownership
led to the creation of a cohesive vision
opment, one that was unanimously
re San Francisco in 1998.



凹形花崗岩排水溝，這一雕塑地
形不僅是廣場的視覺元素，還
將鄰近廣場的坡面疏導進這
一生物過濾地，沉降后最終排
入迷欣灣
Concave runnels scribe the
landform and adjacent plaza,
directing overland flow into this
bio-filtration field, promoting
sediment settlement prior to
discharge into Mission Creek.
(Photo by: MFLA)

The project's statistics are impressive: 6,000 new residential units (28 percent affordable); six million square feet of office, life science, technology and commercial development; a new University of California research campus comprising 2.65 million square feet of building space covering 43 acres; 800,000 square feet of commercial/retail space; a 500 room hotel with 50,000 square feet of retail/entertainment space; a 500-student public school; fire and police stations; and 49 acres of public open space adjacent to Mission Creek and the Bay, including a central open space core called "The Commons." In total, the build-out of Mission Bay represents the largest urban building effort witnessed by San Francisco since rebuilding following the 1906 earthquake and fire.

Today, the build-out of the Mission Bay master plan vision is more than fifty percent complete. The development has become an epicenter for bio-tech research and, with the expansion of the University's research campus, this district has proven enormously attractive to the bio-tech market. The final residential parcels at the northernmost edge are currently under construction. The northern area's streetscapes and parks are complete, and retail areas along King Street are energized by the density of the adjacent residential community. The project area is surrounded by public transit, bus, light rail and commuter rail, and the potential for future water ferry service is also being explored.

The history of Mission Bay's development is complex and spans more than 28 years, four mayors and numerous planning incarnations and development ownerships. The project's success is a testament to the vision and tenacity of all involved. The San Francisco Redevelopment Agency has, throughout the development process, been uncompromising in the implementation of the Mission Bay Master Plan and specific project execution. The master developer, Catellus, (now ProLogis), has been committed to fulfilling their obligations to the project's public infrastructure development in an often challenging and mercurial economic market. San Francisco-based Marta Fry Landscape Associates (MFLA) and its



第五大道廣場和全景觀賞地的俯瞰圖：草丘狀地形是公園的主視覺元素，提供了廣闊的休閒空間
Aerial view of the Fifth Street Plaza and Overlook. The defining visual element of the park is a drumlin-like grass landform, providing generous recreational space. (Photo by: MFLA)

teams of sub-consultants have remained dedicated to the design and development of streetscapes and parks despite the unusually long time frame and grand project scale.

MFLA master planned Mission Bay's open space and streetscapes with the Philadelphia landscape architecture firm, the Olin Partnership; and was subsequently responsible for further planning, development, design, detailing and construction observation of those parks and streetscapes.

Mission Creek Park North is one of the first public parks developed within Mission Bay's 49-acre system of parks and open space. Framed on the north by mid-rise and tower residential developments and on the immediate south by Mission Creek and a thriving, eclectic houseboat community, this park creates both a physical and visual link to San Francisco's existing urban fabric and unique waterfront environment. It also provides a neighborhood park for this emerging residential district.

The park artfully brings together the overall development's design guidelines, programming,



坡面交流匯處的花崗岩排水溝的近景：垂直不銹鋼鋪裝隱藏了結構紋板，同時還達到了ADA的標準
Granite runnel detail at overland flow intersection. The vertical stainless steel cladding provides for the structural hinge slab concealment while functioning as an ADA requirement. (Photo by: MFLA)



第五大道廣場和散步道通過較板相連，為整個場地增添了多樣性
The Fifth Street Plaza connects to the Esplanade over an engineered hinge slab, accounting for the anticipated differential settlement across the site. (Photo by: MFLA)



儲存結構裝置于碼頭，作為迷欣灣渠道的存船，阻擋了海灣的湍流，使這一通航水域能安全起航
nt of a small-craft, boat storage facility, pier, and floating dock at Mission provides the community a safe boat-launch area within navigable ed from the Bay's strong currents (Photo by: MFLA)



儲存結構的近景
k storage facility,
upturned boat's hull.

community consensus building and interagency negotiations. Developed as a linear park with a series of plazas and overlook insertions, it follows the length of the Mission Creek Channel and includes the recently completed Sports Park, developed underneath existing freeway ramp structures and column supports.

The park's estuarine banks, once urban dumping grounds, have been re-engineered and stabilized with wetland plantings, resulting in a rich tapestry of color and texture, while providing a diverse and protected habitat for waterfowl. An informally planted creek bank defines the upland edge. On the opposite side of this twenty-foot wide Esplanade is a tilted plane of ornamental grasses under a linear planting of columnar poplars, which provides privacy between adjacent residences and park users.

The park's overlooks provide views of the creek, adjacent parks and the houseboat community. To support the Fifth Street Plaza structure, more than two hundred piles were driven more than two hundred feet deep into bedrock. Future plans

incorporate a pedestrian bridge spanning the Creek and connecting north to south.

MFLA's design approach for Mission Creek Park North was driven by its physical and temporal context. Prior to the site redevelopment, the majority of Mission Bay was a low-lying industrial brownfield where flooding during the winter rainy season was not a concern. With new residential, office, and commercial development in the area, however, San Francisco's combined (and limited) sanitary sewer and stormwater system would require mitigation against off-site and on-site stormwater flows and volumes. Consequently, the park is envisioned as a primary defense in intercepting, filtering and reducing stormwater flows from surrounding development areas, as well as from the city's overall drainage pattern. Stormwater is directed into the park, where it flows through a series of grass weirs and cobble fields that intercept and slow flow velocities, promoting sediment settlement and bio-filtration prior to the water's eventual discharge into Mission Creek. Concave granite runnels direct water from the plaza to this bio-



散步道以不規則的形狀沿着迷欣灣延伸，整體構造融合了原有的高速公路匝道結構和柱樁
The Esplanade informally continues along Mission Creek. The overall composition incorporates the pre-existing freeway ramp structures and supports. (Photo by: MFLA)

infiltration field. These runnels have a strong linear form, which is paralleled by a series of concrete wall insertions that scribe the grass drumlin. This sculptural landform is the defining visual element of the plaza and it provides generous passive recreational space and views of the city's downtown to the north and across Mission Creek to the south.

The recently completed, contiguous Sports Park is designed to provide active recreational amenities to the general community and adjacent residents. Basketball, sand volleyball, and tennis courts have been inserted within the existing freeway ramp fly-overs and support columns. These structural supports provided a dramatic sculptural backdrop in which to develop a strong landscape expression. The ramp fly-overs influence the "waves" of interwoven planting bands in a dynamic patterning of the ground plane.

A kayak storage structure, suggestive of an upturned boat's hull with a pier and floating dock, will provide boat storage and access to Mission Creek Channel, which connects to the greater San Francisco Bay.

MFLA's Mission Creek Park North represents nine years of planning, design, and implementation. Along the way, the residential neighborhood has grown up, providing the density of users that will complete the park's vision, energizing it with dog walkers, senior tai-chi morning exercise classes, pick-up basketball games, kayakers and casual

公司簡介 Company Profile

MFLA景觀設計事務所是一個堅持卓越和創新的景觀設計專業團隊。堅持景觀是最有影響力的文化體現形式之一。事務所的設計核心在於融合技術運用與藝術創作。從而進行場地的探索與設計。事務所深信此種交融發生在社會與文化的多重層面，以及隨著時間而逐漸形成其脈絡。設計師樂於迎接挑戰並發現這些交融及其與場地的關聯。最終展現廣泛而豐富的景觀設計。

Marta Fry於1990年在美國舊金山市成立了MFLA景觀設計事務所。提供多方面的專業服務。涵蓋範圍從大規模的場地規劃到分析到專案的設計與執行。作品豐富而多樣。包含國際及美國國內的案例。比如企業園區、校園、城市設計、總體規劃、公園、水岸、街道景觀、歷史文化區重建、飯店、集合住宅與私人住宅的景觀設計。

作為一個立基於美國加州的景觀設計事務所，MFLA對於本地環境、文化及法令相當熟悉。因此，其設計內容能完全展現對場地的

strollers. The transformation of Mission Bay from its previous history of in-filled tidelands, railyards and warehouses doesn't exist in a vacuum - it is immediately adjacent to and an integral part of San Francisco's greater urban fabric. Mission Bay is both visually and spatially connected to the more established neighborhoods of Potrero Hill, Dog Patch, South Beach and SOMA (South of Market).

The challenge designers face over the length of such a complex and market-driven redevelopment project is to be both torchbearers of the design vision and repositories of the institutional memory of the original vision, especially as the project matures and key individuals disengage. A re-development transformation of this scale requires a persistent and constant attentiveness to the overall project's integrity, cohesiveness of vision and understanding of the inter-connectedness of its many parts. Fortunately there has been a strong design and planning constituency that has enabled this to occur and supported the original vision.

In time, the full build-out of Mission Bay will fulfill the vision of a vital, urban, mixed-use waterfront district; it will present itself as a neighborhood



蕁香科植物Geijera等距分割著坡面流溝渠，緩衝了西北風。各式觀賞性草類植物攔截和過濾了坡面流。
Geijera scales the overland flow channel, providing a buffer from the northwesterly winds. Ornamental grasses intercept and filter the overland flow. (Photo by: MFLA)

的了解及其內在精神。設計過程高度尊重使用者的意願以及場地環境的脈絡和社區間的互動。

Believing that the landscape is one of the most potent and lasting forms of cultural expression, the MFLA Studio is centrally concerned with exploring the intersection of sites with science and art. Fundamentally, we believe that this intersection takes place at multiple social and cultural levels, overlapping through time and transforming with evolving context. As a design studio, our challenge is to uncover these intersections and relationships, revealing and making evident the vast richness of landscapes, and expressing them in forms that enable vital understandings, explorations and re-connections to place

The Studio, established in 1990 in San Francisco, offers a breadth of experience in all aspects of the profession from site planning



混凝土坐人矮牆和體育館鼓丘狀座椅，都設計了魚鱗狀的金屬片，用以防止其上的滑板運動
Skateboard deterrents were developed as metal fins within the concrete seatwalls, drumlin stadium seats. (Photo by: MFLA)

with diversity, nuance and a unique identity. Until then, its growing pains and market-driven development patterns can only promise what's to come, as San Franciscans patiently wait. ■

Credits:

Location: San Francisco, California, United States
Client: Catellus Urban Development Corporation
All artwork by MFLA

and analysis through project design and implementation. Our portfolio is far-reaching, and includes international, domestic and regional projects, from corporate and institutional campus environments, urban design, parks, streetscapes, historic and cultural restoration, master planning, hospitality and housing, to estate and residential landscape design.

As a California based firm, we are particularly sensitive to local environmental, cultural and regulatory issues and develop our projects with a thorough understanding of these factors and appropriate site responses. Our design process is characterized by an interactive approach between users and context and is highly reliant upon community dialogue and participation, which is critical as increasingly dense programmatic concerns combine to define landscape design interventions.