



Showplace Square Open Space Planning Process

**MEETING
NO. 3**

WEDNESDAY
12.2.2009

**MEETING
NO. 2**

WEDNESDAY
09.23.2009

**MEETING
NO. 1a**

TUESDAY
07.21.2009

**MEETING
NO. 1**

WEDNESDAY
06.24.2009

**WALKING
TOUR**

TUESDAY
06.16.2009

**SCOPING
MEETING**

WEDNESDAY
04.29.2009

**SAN FRANCISCO
PLANNING DEPARTMENT**

Meeting Agenda, Dec. 2, 2009

- **Welcome & Overview**
- Revised Conceptual Design Plans
- Future Areas to Investigate
- Relative Costs by Site
- Break Out / Identify Community Priority Sites
- Next Steps



Overview

- Eastern Neighborhoods Plan ~ 1999 to 2008
- Project Scoping Meeting April 29, 2009
- Showplace Walking Tour June 16, 2009
- Meeting #1 – Needs and Opportunities June 24, 2009
- Meeting #1A – Community Vision & Concerns July 21, 2009
- Meeting #2 – Preliminary Plan & Design Concepts Sept. 23, 2009
- Meeting #3 – Revised Plans & Prioritization Dec. 2, 2009

Showplace Square Open Space Planning Process

Overview

- Summary of Last Meeting
 - Presented Urban Design Framework
 - Presented Initial Site Concept Designs
 - Received Community Feedback on Site Concepts



Community Feedback

- Like design
- Good green connector to increase access to park
- Like traffic calming measures
- Program with events (farmers market, crafts fair).
- Street already connects to major park
- Doesn't need small park-like area
- Add more trees
- Like seating, BBQ grills & picnic tables
- Keep design simple
- Separate dog run from park
- Have more public uses

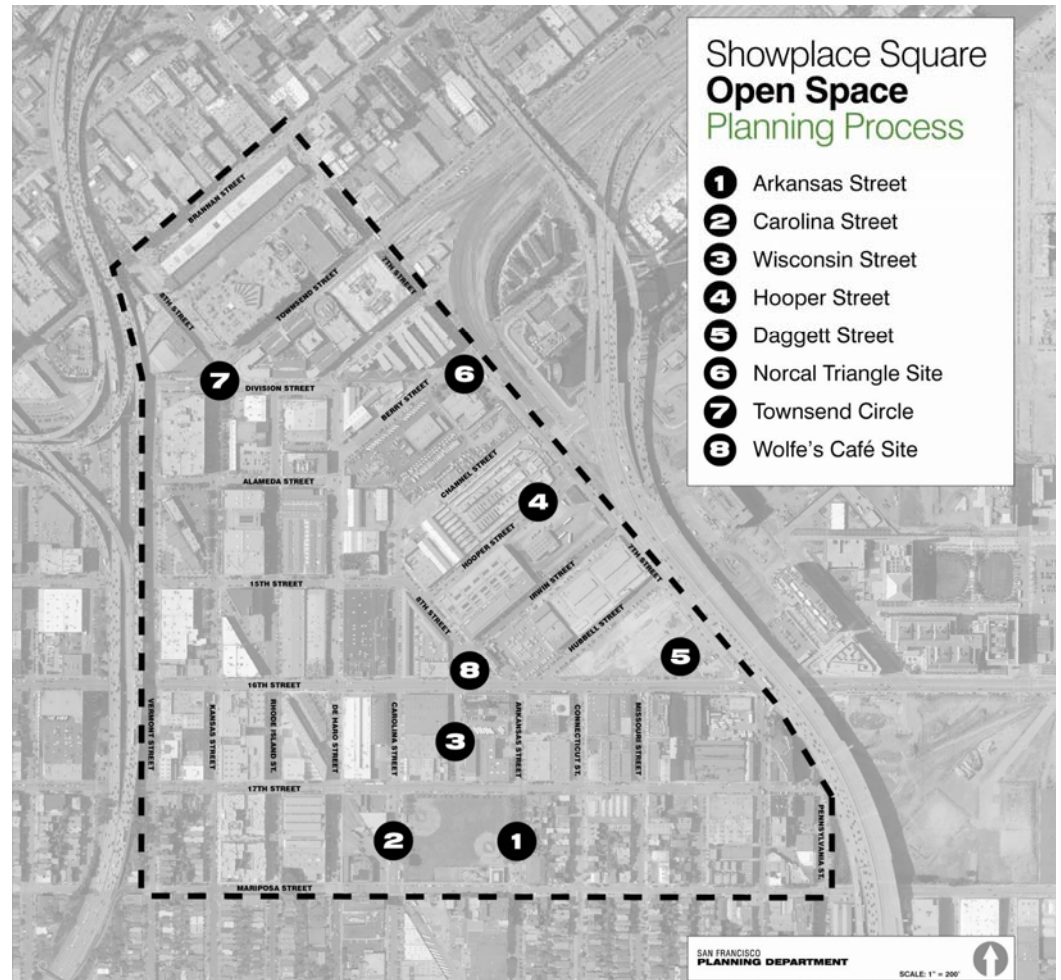
Showplace Square Open Space Planning Process

- Overview
- **Revised Conceptual Design Plans**
- Future Areas to Investigate
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Revised Conceptual Design Plans

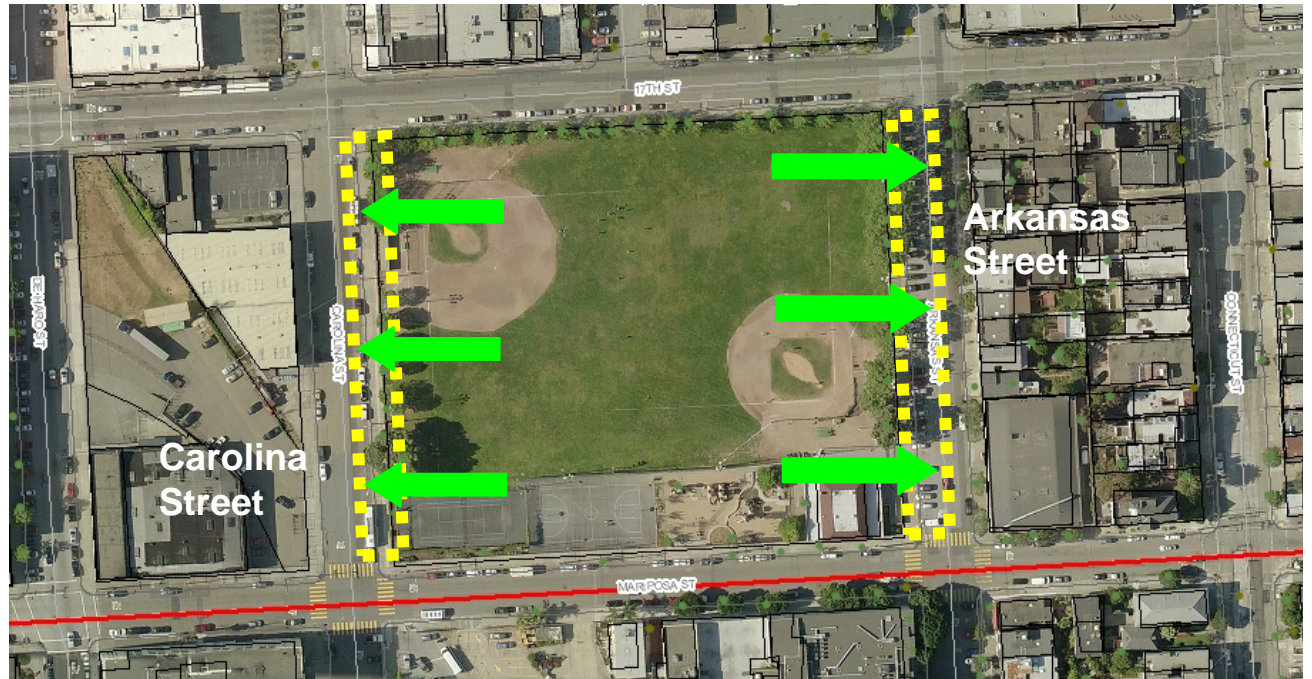
- Revisions were made to the following sites based on community comments expressed at earlier neighborhood meetings:
 - Arkansas Street
 - Carolina Street
 - Wisconsin Street
 - Hooper Street
 - Daggett Street
 - Berry & 7th Street Triangle Site
 - Townsend & 8th Street Circle
 - Wolfe's Café Site



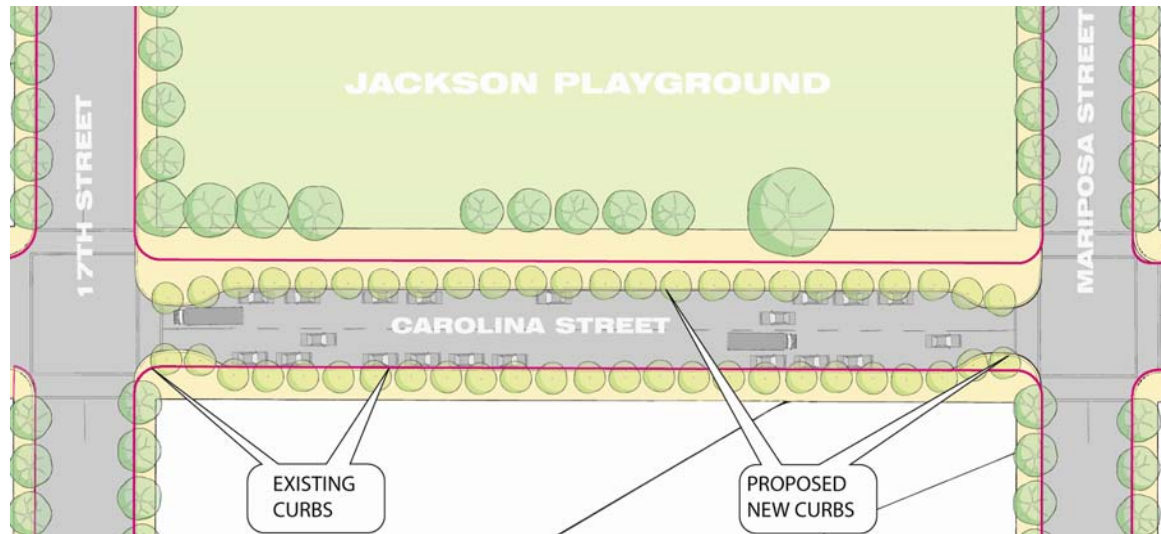
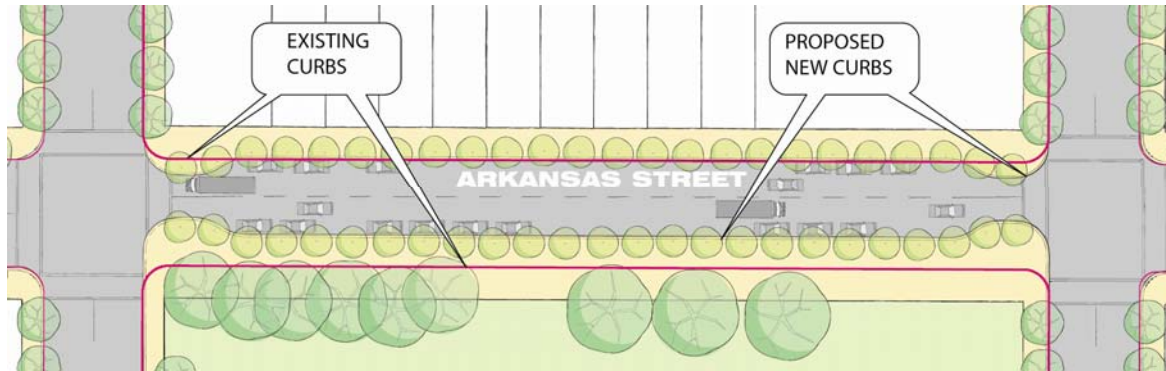
Jackson Playground – Adjacent Streets

■ Community Feedback

- Like idea / concept of extending Jackson Playground open space
- Too much pavement – add more of the street right-of-way to park
- Like stormwater management features
Use water to irrigate open space.



Jackson Playground – Adjacent Streets



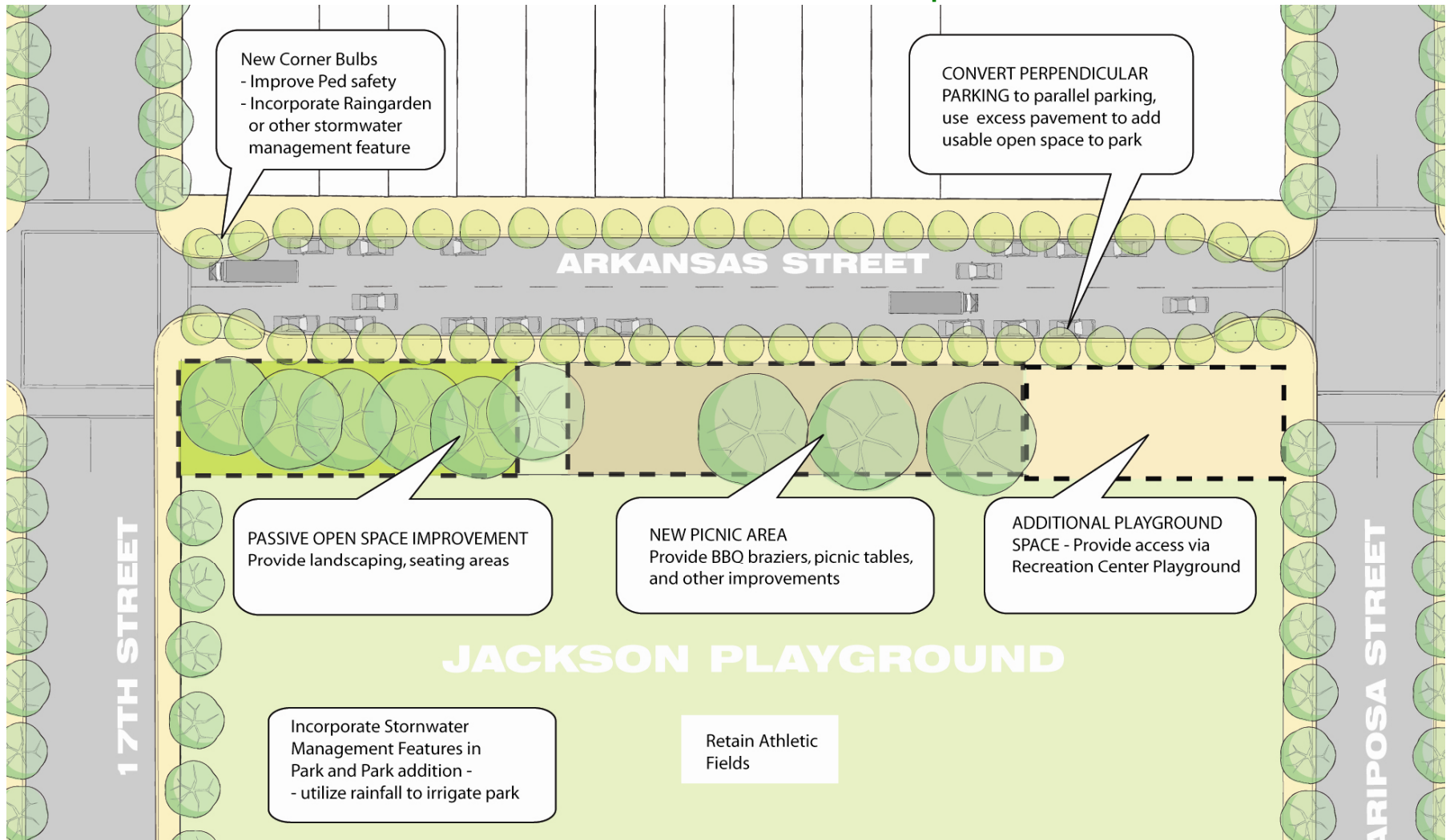
Arkansas Street – Initial Design Concept



■ Community Feedback

- Fewer landowners on Carolina will complain about reducing on-street parking
- How much [more] public right-of-way can be converted to open space?
- Add more trees
- Like seating, BBQ grills & picnic tables
- Keep design simple
- Have more public uses near Rec Center (near Mariposa)

Arkansas Street – Revised Conceptual Plan



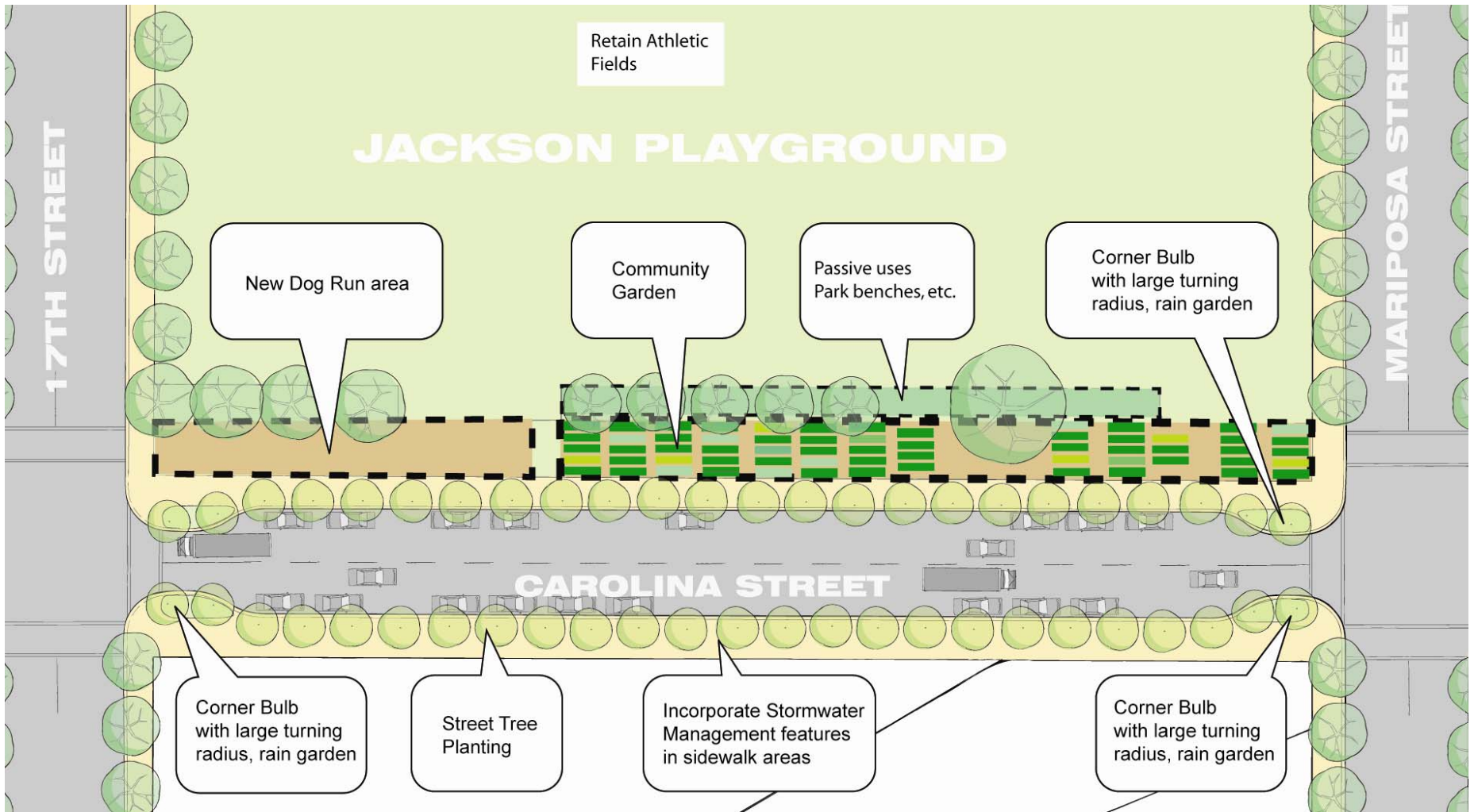
Carolina Street – Initial Design Concept

■ Community Feedback

- Like stormwater management features
- Like community garden
- Dog run should be outside of (existing) park, i.e. separate from park
- Too much pavement, not enough space added to Park
- Remove proposed back-in angled parking



Carolina Street – Revised Conceptual Plan



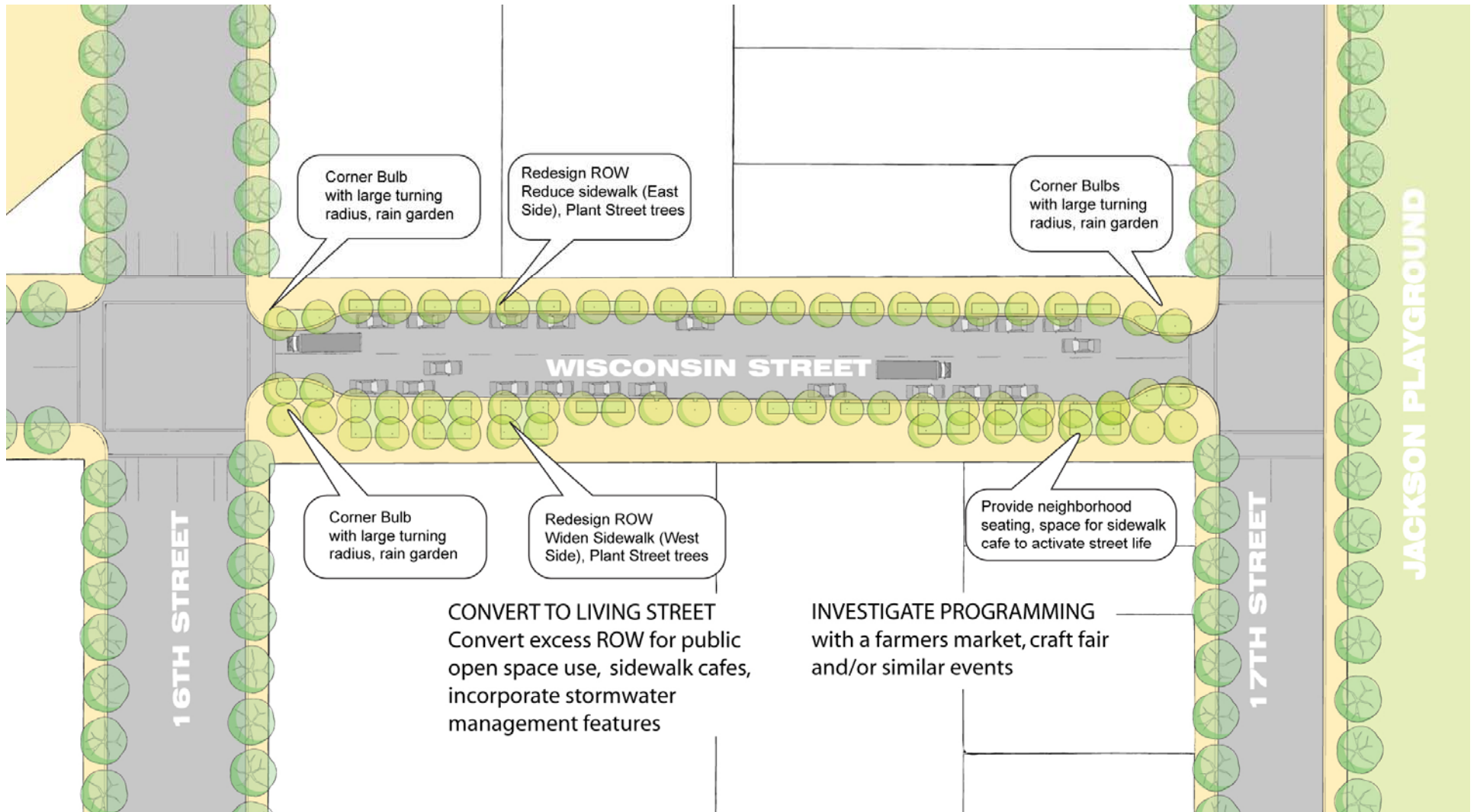
Wisconsin Street – Initial Design Concept

■ Community Feedback

- Like design
- Good green connector to increase pedestrian access to Jackson Playground
- Like traffic calming measures
- Program with events (farmers market, crafts fair, etc.)
- Street already connects to major park – doesn't need small park-like area



Wisconsin Street – Revised Conceptual Plan



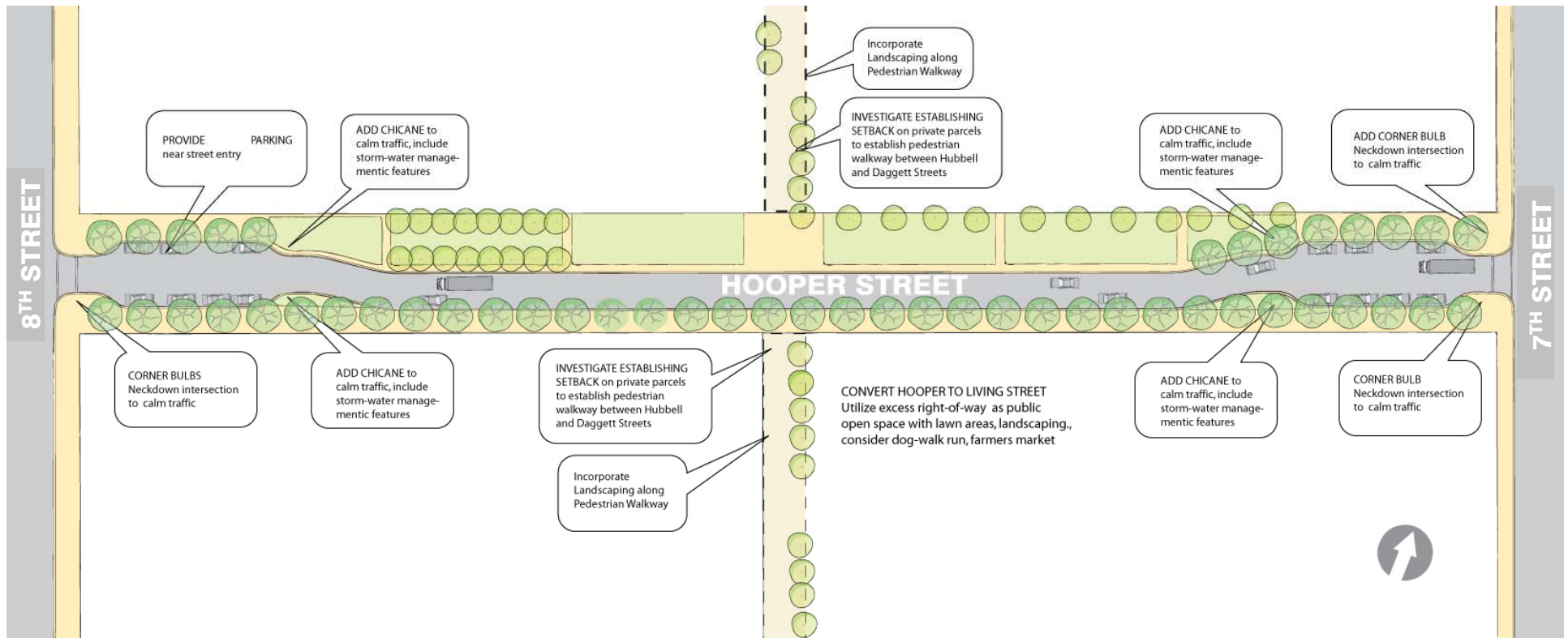
Hooper Street - Initial Design Concept



■ Community Feedback

- Liked design
- Consider dog run or exercise route
- Consider more straightforward plan, i.e., regular street tree planting w/o park area.
- Make it a 'Green' Street

Hooper Street – Revised Conceptual Plan



Daggett Street – Initial Design Concept



Community Feedback

- Relate improvements to neighborhood/surrounding development
- Encourage adjacent restaurants or food kiosks to activate space
- Like children’s playground
- Gateway Element should be similar to Townsend Circle design
- Consider programming outdoor movies
- Provide outdoor seating close to retail
- Consider alternate ways to buffer freeway & train noise

Daggett Street – Revised Conceptual Plan



Norcal Triangle Site – Initial Design Concept

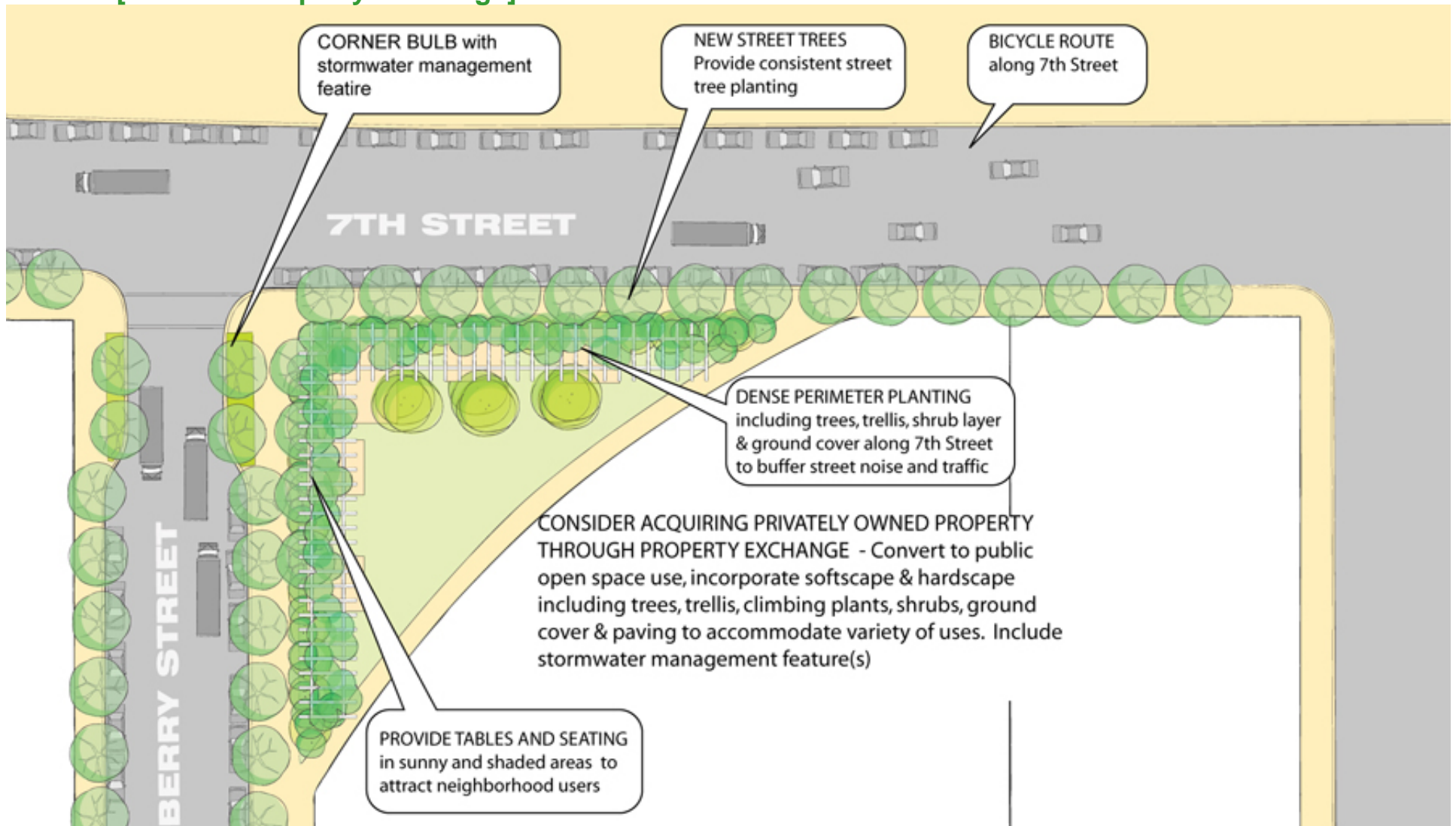
[Potential Property Exchange]



- **Community Feedback**
- Good idea
- Good for nearby residents
- Not best location for park
- Add trees
- Add tables.
- Provide thick vegetation on 7th Street side as noise barrier

Norcal Triangle Site- Revised Conceptual Plan

[Potential Property Exchange]



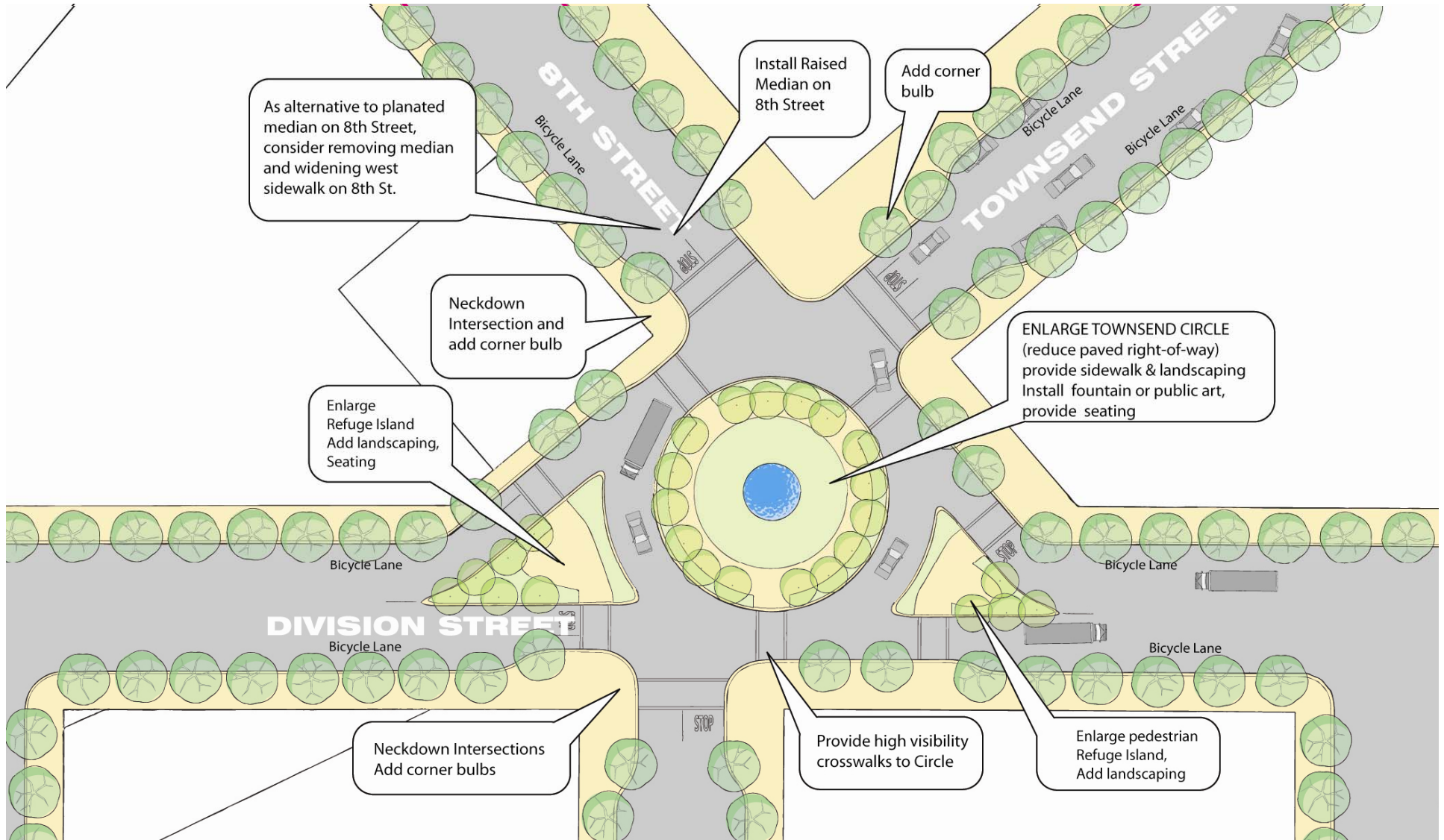
Townsend & 8th Street Circle – Initial Design Concept



Community Feedback

- Like design
- Circle works well as is - limit changes
- Seating in circle could attract people & create safety hazard
- Larger circle will calm traffic
- Establish process to determine appropriate focal point
- Seating should face circle
- Consider temporary art installations

Townsend & 8th Street Circle – Revised Concept Plan



Wolfe's Café Site – Pavement to Parks Improvements



- Pavement to Parks - installed in 9/2009
- Provide Feedback on Design & improvements
- Is Wolfe's Café a Priority site?
- Prepare design plan in next project phase

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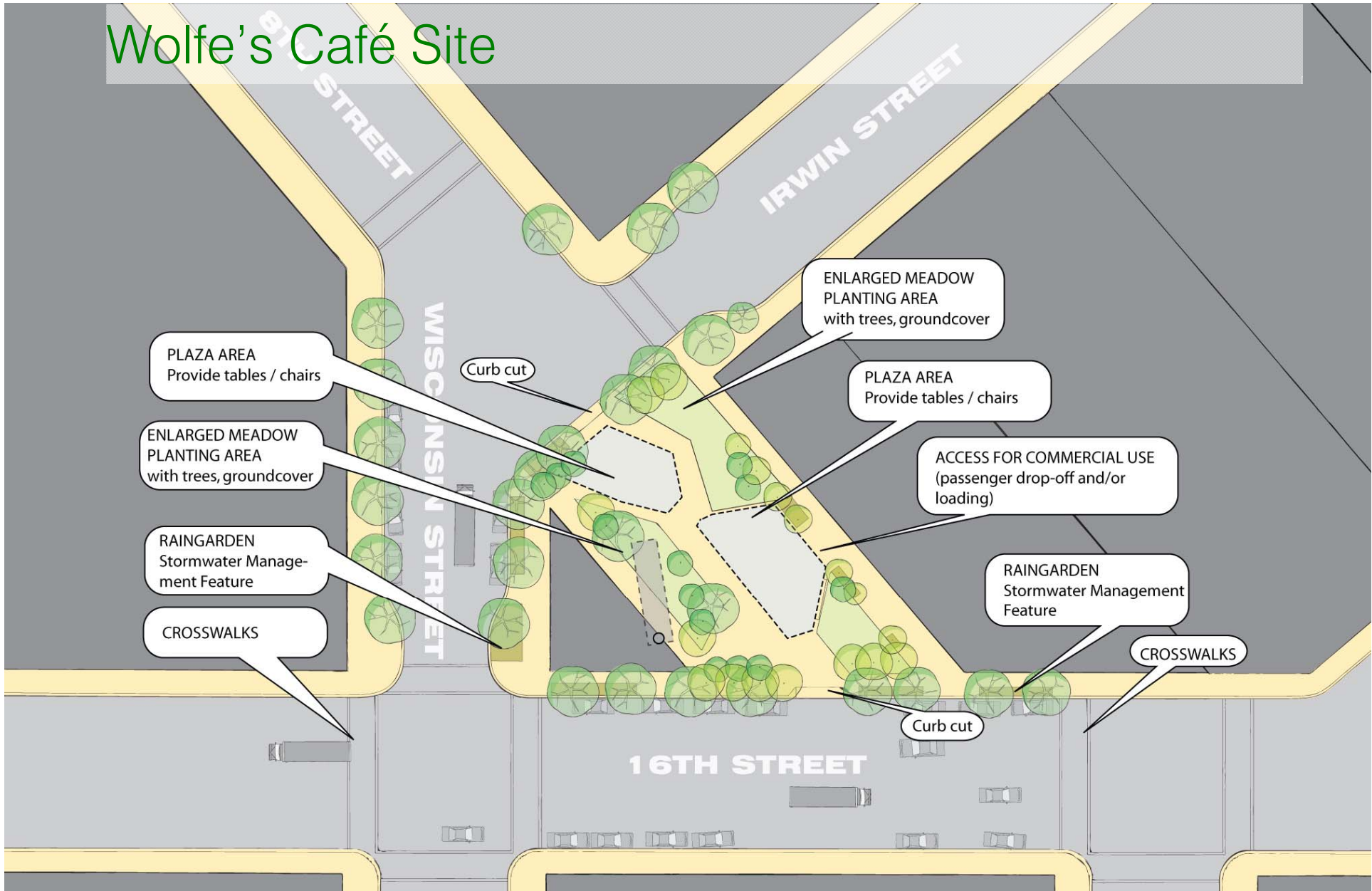
SHOWPLACE TRIANGLE
 16TH & 8TH PAVEMENT TO PARKS PROJECT
 SAN FRANCISCO, CA

SITE PLAN

SCALE 1/8"=1'

Showplace Square Open Space Planning Process

Wolfe's Café Site

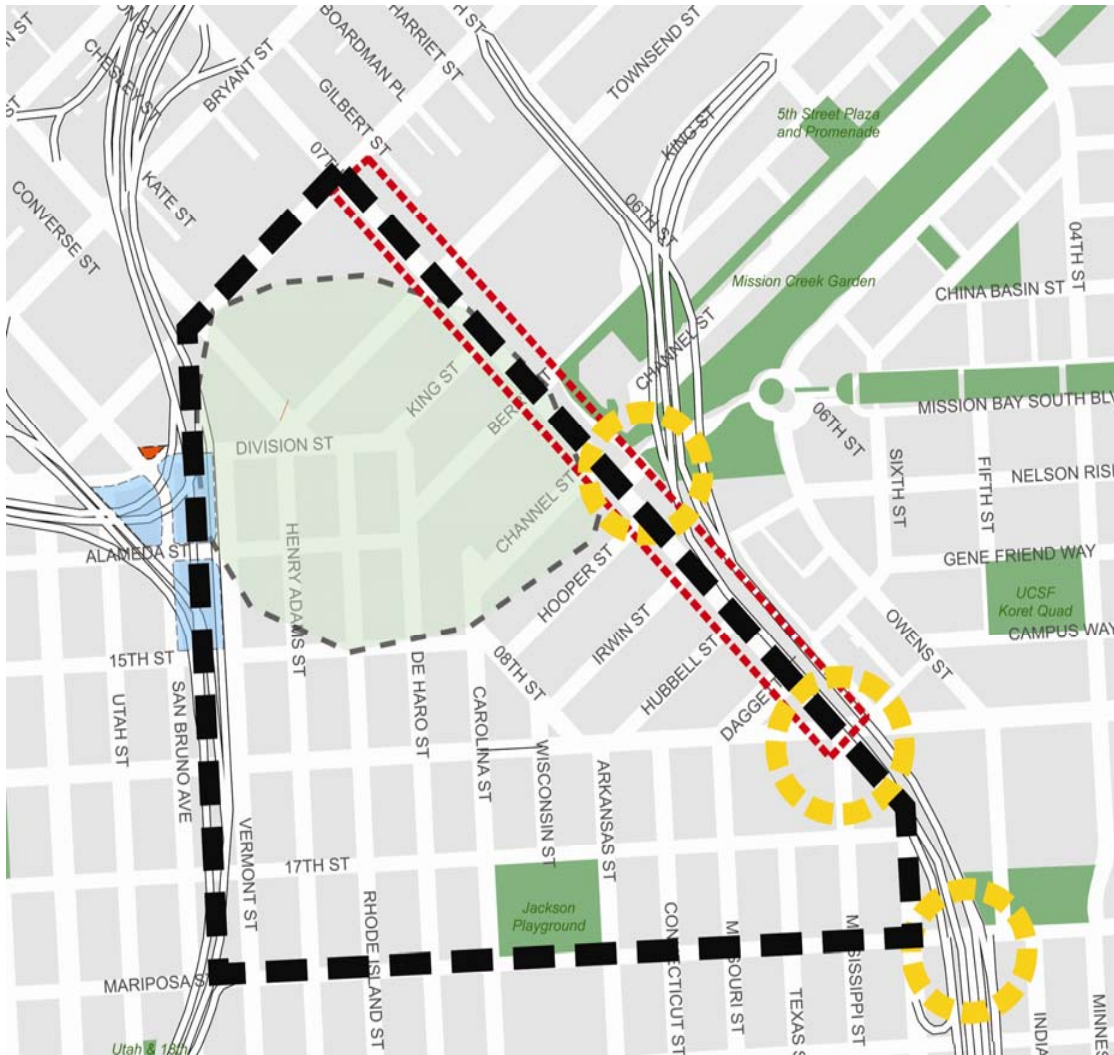


Showplace Square Open Space Planning Process

- Overview
- Revised Conceptual Design Plans
- **Future Areas to Investigate**
- Relative Costs by Site
- Break Out / Identify Community Priority Sites
- Next Steps



Future Areas to Investigate



- 7th Street Pedestrian Improvements
- Division at 9th Street right-of-way
- Northern Showplace Square Open Space sites
- Areas around Freeway structure – west of Showplace Square
- Better pedestrian connections to Mission Bay Open Space

Showplace Square Open Space Planning Process

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- **Relative Costs by Site**
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Relative Costs by Site

Methodology

- Determined cost of new open space improvements: \$100-\$250 per square foot
- Determined cost of curb realignments: \$700-\$1,000 per linear foot
- Assumed no land acquisition costs
- For each site, determined proposed amount of new open space and curb realignments
- $\text{Cost/Foot} \times \text{Feet} = \text{Cost Estimate}$

Relative Costs by Site

Limitations

- Per our Scope, “shovel-ready” plans will come later.
- Without shovel-ready plans, we can know “order-of-magnitude” costs, but not specific costs.

Relative Costs by Site

Results

Site	Total construction cost	New square feet of recreational area	Total cost per new square foot of recreational area
Wolfe's Café	\$1.4 - \$3.2 million	11,500 square feet	\$120 - \$280
7th/Berry	\$1.5 - \$3.5 million	13,500 square feet	\$110 - \$260
Townsend Circle	\$1.6 - \$3.5 million	11,500 square feet	\$140 - \$310
Carolina St.	\$2.1 - \$4.9 million	18,000 square feet	\$120 - \$270
Wisconsin St.	\$2.3 - \$5.4 million	20,000 square feet	\$120 - \$270
Arkansas St.	\$2.5 - \$6.0 million	22,500 square feet	\$110 - \$270
Daggett St.	\$4.1 - \$10.0 million	38,000 square feet	\$110 - \$260
Hooper St.	\$5.1 - \$11.5 million	39,000 square feet	\$130 - \$290

Showplace Square Open Space Planning Process

- Overview
- Revised Conceptual Site Design Plans
- Sites for Future Consideration
- Relative Costs - by Site Concept
- **Break Out / Identify Community Priorities**
- Next Steps



Showplace Square Open Space Planning Process

Breakout / Identify Community Priority Sites



Showplace Square Open Space Planning Process

- Overview
- Revised Conceptual Site Design Plans
- Sites for Future Consideration
- Relative Costs - by Site
- Break Out / Identify Community Priorities by site
- **Next Steps**



Next Steps: From Here to Construction

- Immediate-Term:
 - On-line voting through January 15, 2010

Next Steps: From Here to Construction

- Short-Term:
 - Prepare the Showplace Square Open Space Plan document
 - Contents include
 - Open space framework
 - Conceptual site plans
 - The community's priorities
 - Areas for future study
 - Implementation strategy
 - Expected early 2010.
 - Conduct informational presentation to the Planning Commission in January or February
 - Present completed Plan to the community
 - Present completed Plan to the Commission for their endorsement

Next Steps: From Here to Construction

- Medium-Term:
 - Seek construction funding
 - Integrate into City's Capital Planning Program
 - Complete environmental review
 - Prepare implementation drawings

Next Steps: From Here to Construction

- Long-Term:
 - Implement the plan (i.e., create new open space in Showplace Square)

Showplace Square Open Space Planning Process

For more information,
visit our website at...

<http://showplace.sfplanning.org>

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