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
Showplace Square Open Space Planning Process

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
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
- Overview
- **Revised Conceptual Design Plans**
- Future Areas to Investigate
- Relative Costs by Site
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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
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.
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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

- **New Corner Bulbs**
  - Improve Ped safety
  - Incorporate Raingarden or other stormwater management feature

- **Convert Perpendicular Parking** to parallel parking, use excess pavement to add usable open space to park

- **Passive Open Space Improvement**
  - Provide landscaping, seating areas

- **New Picnic Area**
  - Provide BBQ braziers, picnic tables, and other improvements

- **Additional Playground Space** - Provide access via Recreation Center Playground

- **Incorporate Stormwater Management Features in Park and Park addition** - use excess rainfall to irrigate park

- **Retain Athletic Fields**
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

- New Dog Run area
- Community Garden
- Passive uses Park benches, etc.
- Corner Bulb with large turning radius, rain garden
- Corner Bulb with large turning radius, rain garden
- Street Tree Planting
- Incorporate Stormwater Management features in sidewalk areas

Showplace Square Open Space Planning Process
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

- **Corner Bulb** with large turning radius, rain garden
- **Redesign ROW** Reduce sidewalk (East Side), Plant Street trees
- **Corner Bulbs** with large turning radius, rain garden
- **Corner Bulb** with large turning radius, rain garden
- **Redesign ROW** Widen sidewalk (West Side), Plant Street trees
- **Provide neighborhood seating, space for sidewalk cafe to activate street life**
- **CONVERT TO LIVING STREET** Convert excess ROW for public open space use, sidewalk cafes, incorporate stormwater management features
- **INVESTIGATE PROGRAMMING** with a farmers market, craft fair and/or similar events
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
Showplace Square Open Space Planning Process

Hooper Street – Revised Conceptual Plan

- Provide parking near street entry
- Add chicane to calm traffic, include storm-water management features
- Investigate establishing setback on private parcels to establish pedestrian walkway between Hubbell and Duggan Streets
- Investigate establishing setback on private parcels to establish pedestrian walkway between Hubbell and Duggan Streets
- Add chicane to calm traffic, include storm-water management features
- Add chicane to calm traffic, include storm-water management features
- Add chicane to calm traffic, include storm-water management features
- Add chicane to calm traffic, include storm-water management features
- Corner bulb: neckdown intersection to calm traffic
- Corner bulb: neckdown intersection to calm traffic
- Convert Hooper to Living Street
  Utilize excess right-of-way as public open space with lawn areas, landscaping, consider dog-walk/run, farmers market
- Incorporate landscaping along pedestrian walkway
- Incorporate landscaping along pedestrian walkway

San Francisco Planning Department
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

- Investigate establishing setback on private parcels to establish pedestrian walkway between Hubbell and Daggett Streets
- Incorporate landscaping along pedestrian walkway
- Plaza area with seating & tables
- Bicycle storage
- Gateway feature
- Children’s playground: provide variety of playground equipment, seating areas
- Remove parking lane on East side 7th St. (where it exists)
- Great lawn (passive uses); incorporate landscaping, seating areas, stormwater management facilities
- Pedestrian walkway
- Buffer noise from freeway and trains - plantings or structure

16th STREET
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]

- Corner bulb with stormwater management feature
- New street trees providing consistent street tree planting
- Bicycle route along 7th Street
- Dense perimeter planting including trees, trellis, shrub layer & ground cover along 7th Street to buffer street noise and traffic
- Consider acquiring privately owned property through property exchange - Convert to public open space use, incorporate softscape & hardscape including trees, trellis, climbing plants, shrubs, ground cover & paving to accommodate variety of uses. Include stormwater management feature(s)
- Provide tables and seating in sunny and shaded areas to attract neighborhood users
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 & 8<sup>th</sup> Street Circle – Revised Concept Plan

- As alternative to planated median on 8th Street, consider removing median and widening west sidewalk on 8th St.
- Install Raised Median on 8th Street
- Add corner bulb
- Neckdown Intersection and add corner bulb
- Enlarge Refuge Island
  - Add landscaping, seating
- ENLARGE TOWNSEND CIRCLE
  - (reduce paved right-of-way)
  - provide sidewalk & landscaping
  - Install fountain or public art, provide seating
- Neckdown Intersections
  - Add corner bulbs
- Provide high visibility crosswalks to Circle
- Enlarge pedestrian Refuge Island, Add landscaping
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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Wolfe’s Café Site

- Curb cut
- PLAZA AREA
  - Provide tables / chairs
- ENLARGED MEADOW PLANTING AREA
  - with trees, groundcover
- CROSSWALKS
- RAINGARDEN
  - Stormwater Management Feature
- ACCESS FOR COMMERCIAL USE
  - (passenger drop-off and/or loading)
- RAINGARDEN
  - Stormwater Management Feature
- CROSSWALKS
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

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
- Cost/Foot X Feet = 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.
## Showplace Square Open Space Planning Process

### Relative Costs by Site

#### Results

<table>
<thead>
<tr>
<th>Site</th>
<th>Total construction cost</th>
<th>New square feet of recreational area</th>
<th>Total cost per new square foot of recreational area</th>
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<tbody>
<tr>
<td>Wolfe’s Café</td>
<td>$1.4 - $3.2 million</td>
<td>11,500 square feet</td>
<td>$120 - $280</td>
</tr>
<tr>
<td>7th/Berry</td>
<td>$1.5 - $3.5 million</td>
<td>13,500 square feet</td>
<td>$110 - $260</td>
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<td>$1.6 - $3.5 million</td>
<td>11,500 square feet</td>
<td>$140 - $310</td>
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<td>$2.1 - $4.9 million</td>
<td>18,000 square feet</td>
<td>$120 - $270</td>
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<td>20,000 square feet</td>
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<td>Daggett St.</td>
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<td>Hooper St.</td>
<td>$5.1 - $11.5 million</td>
<td>39,000 square feet</td>
<td>$130 - $290</td>
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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
Showplace Square Open Space Planning Process

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)
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For more information, visit our website at...

http://showplace.sfplanning.org

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