



INFORMATIONAL BRIEFING
UNIVERSITY OF CALIFORNIA SAN FRANCISCO | 19 DECEMBER 2016

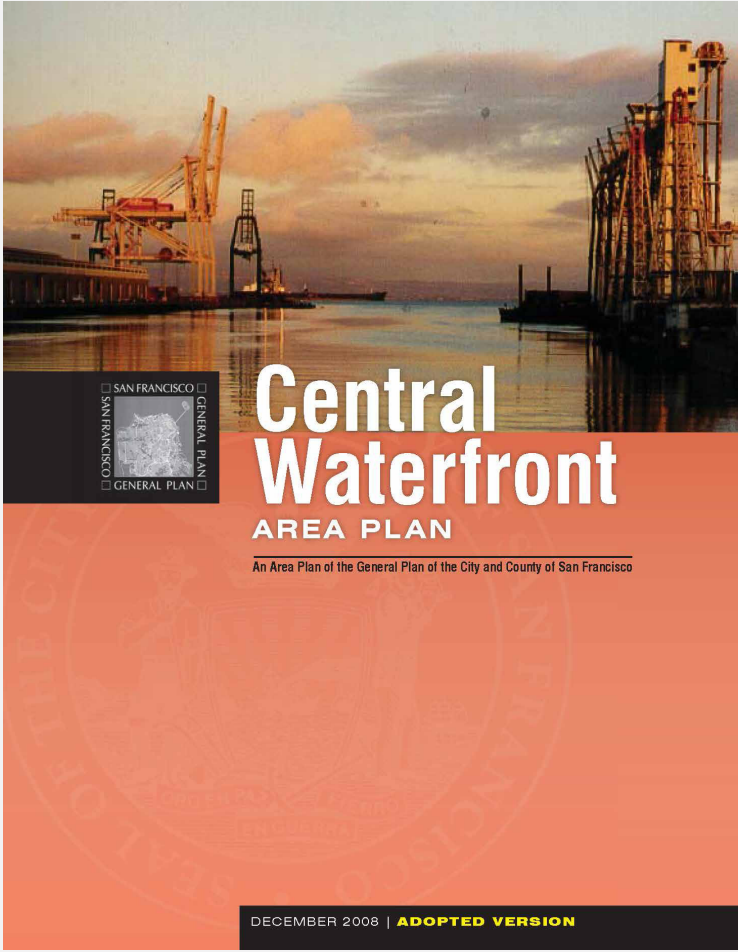
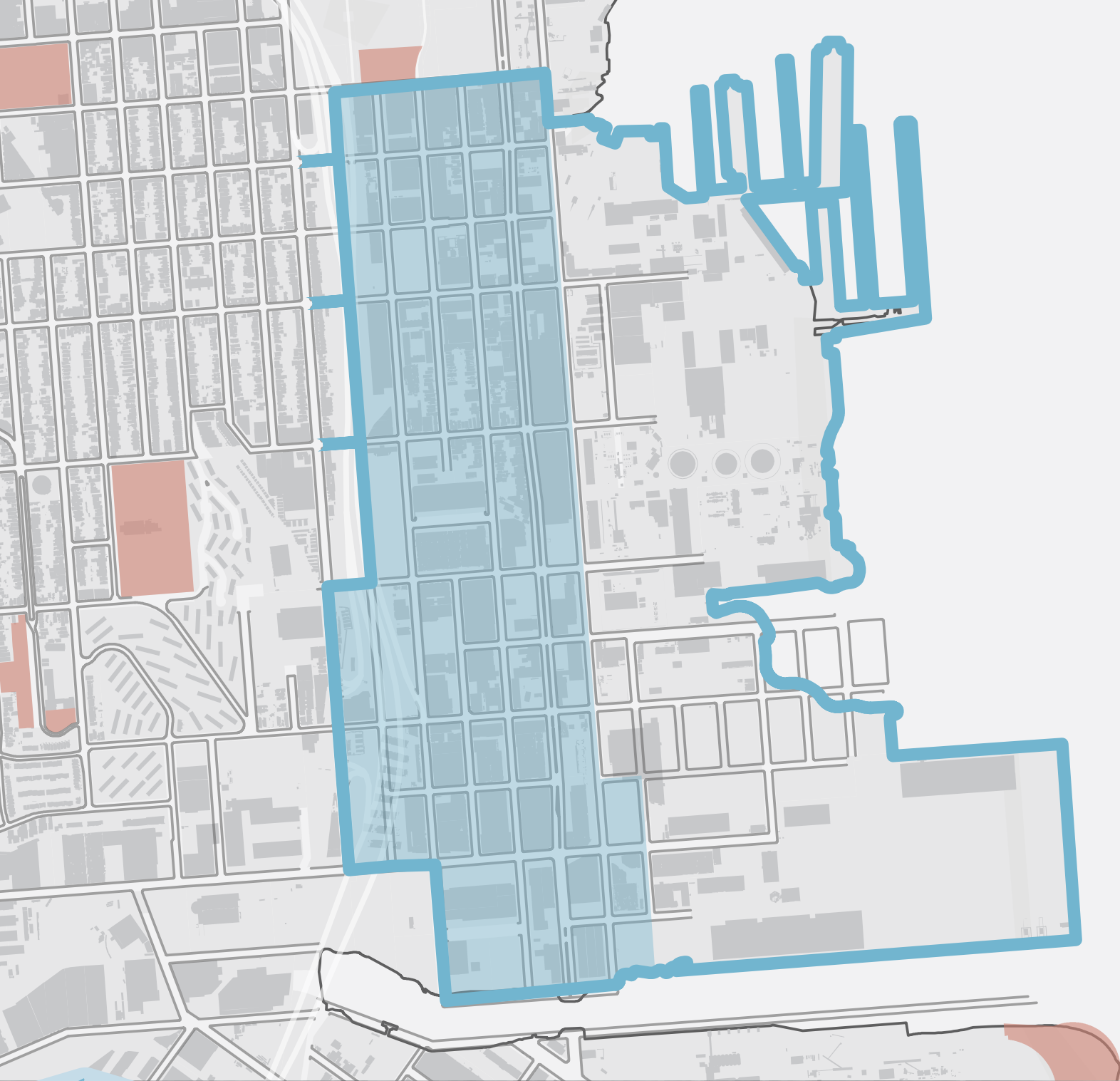


A person is standing on a rocky, uneven trail. They are wearing a dark jacket, a light-colored skirt, and colorful striped socks. The background shows more rocks and some green grass. A dark blue rectangular overlay is positioned on the right side of the image, containing a list of topics. The title 'TODAY'S TOPICS' is written in white on a red banner at the top of the overlay.

TODAY'S TOPICS

1. Raison D'Etre - Why a Public Realm Plan?
2. Goals & Outcomes
3. Project Identification & Polling
4. Public Engagement & Community Outreach
5. Next Steps

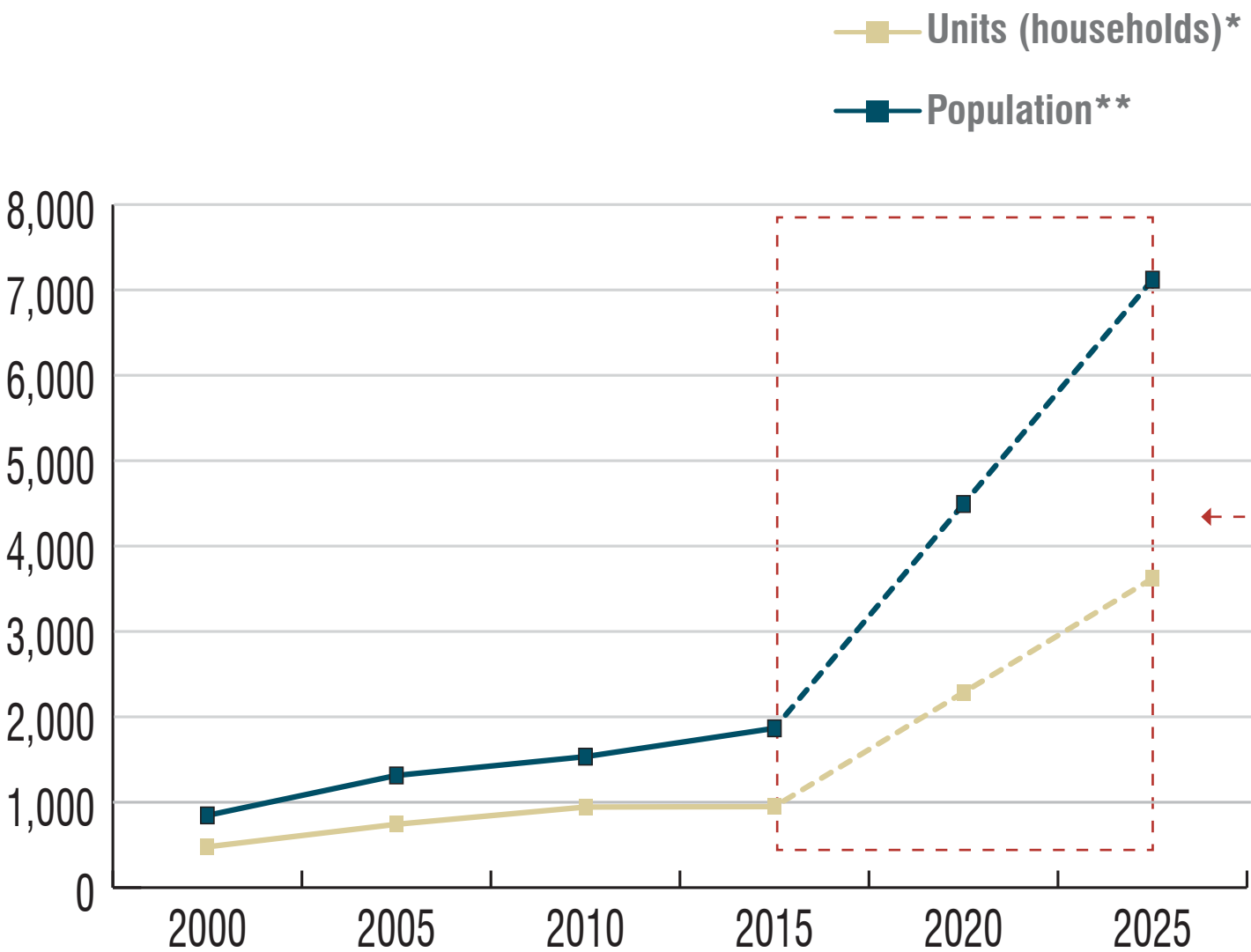
Plan Area Boundary



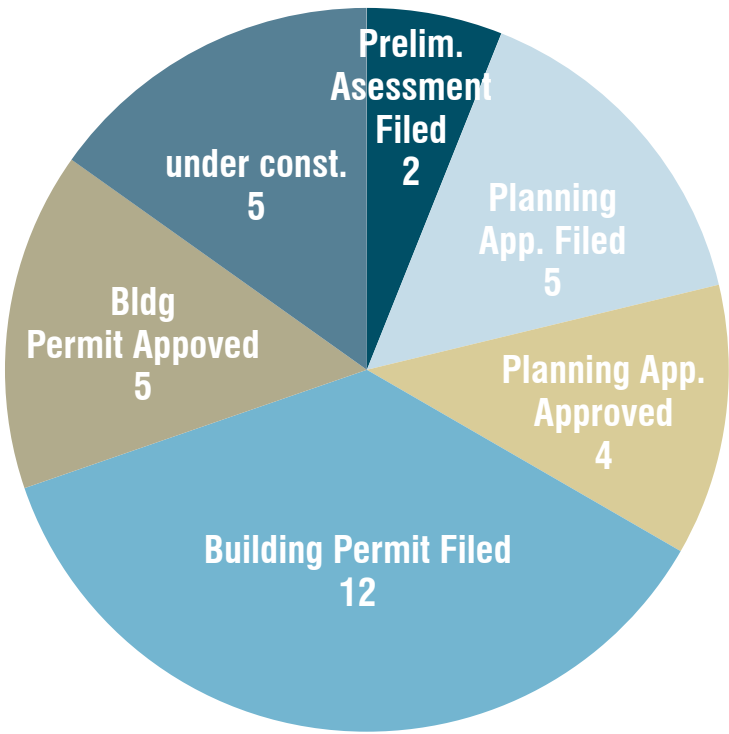
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Central Waterfront Growth Projections



33 Current Development Projects*

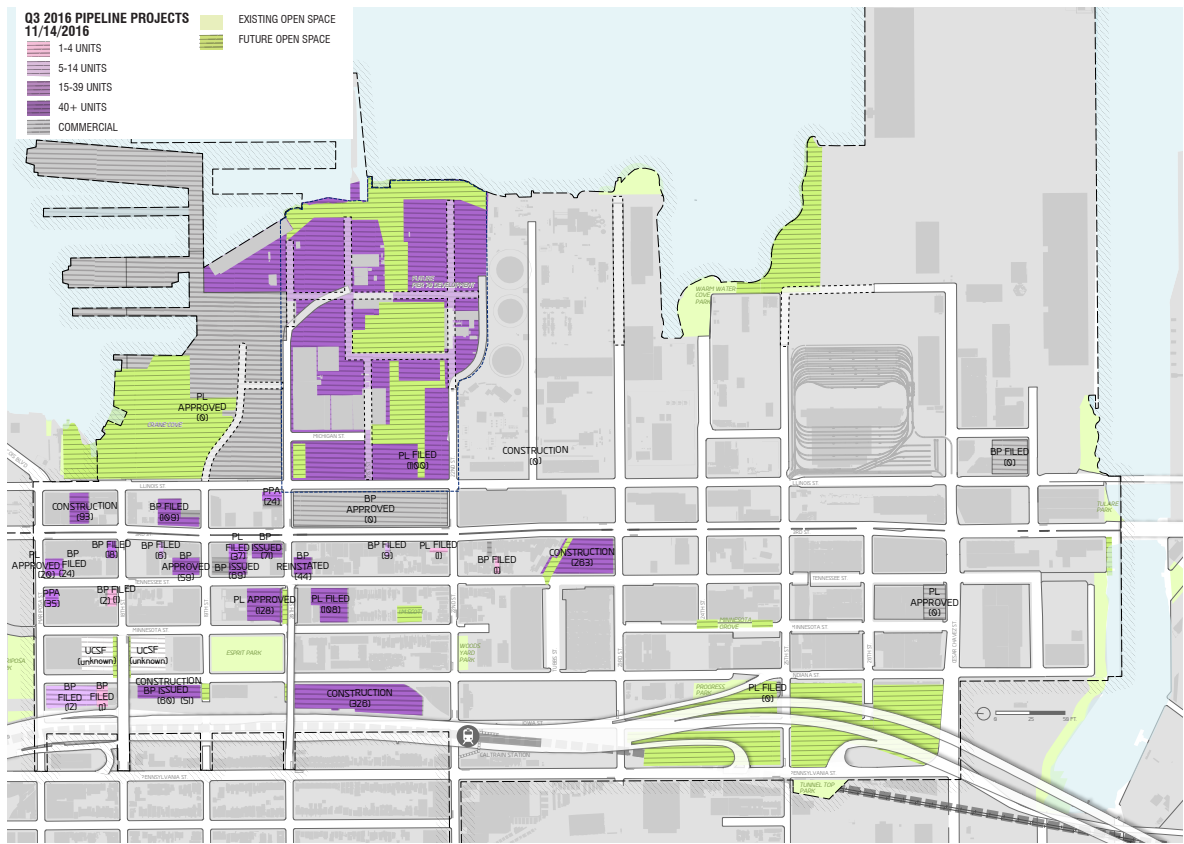
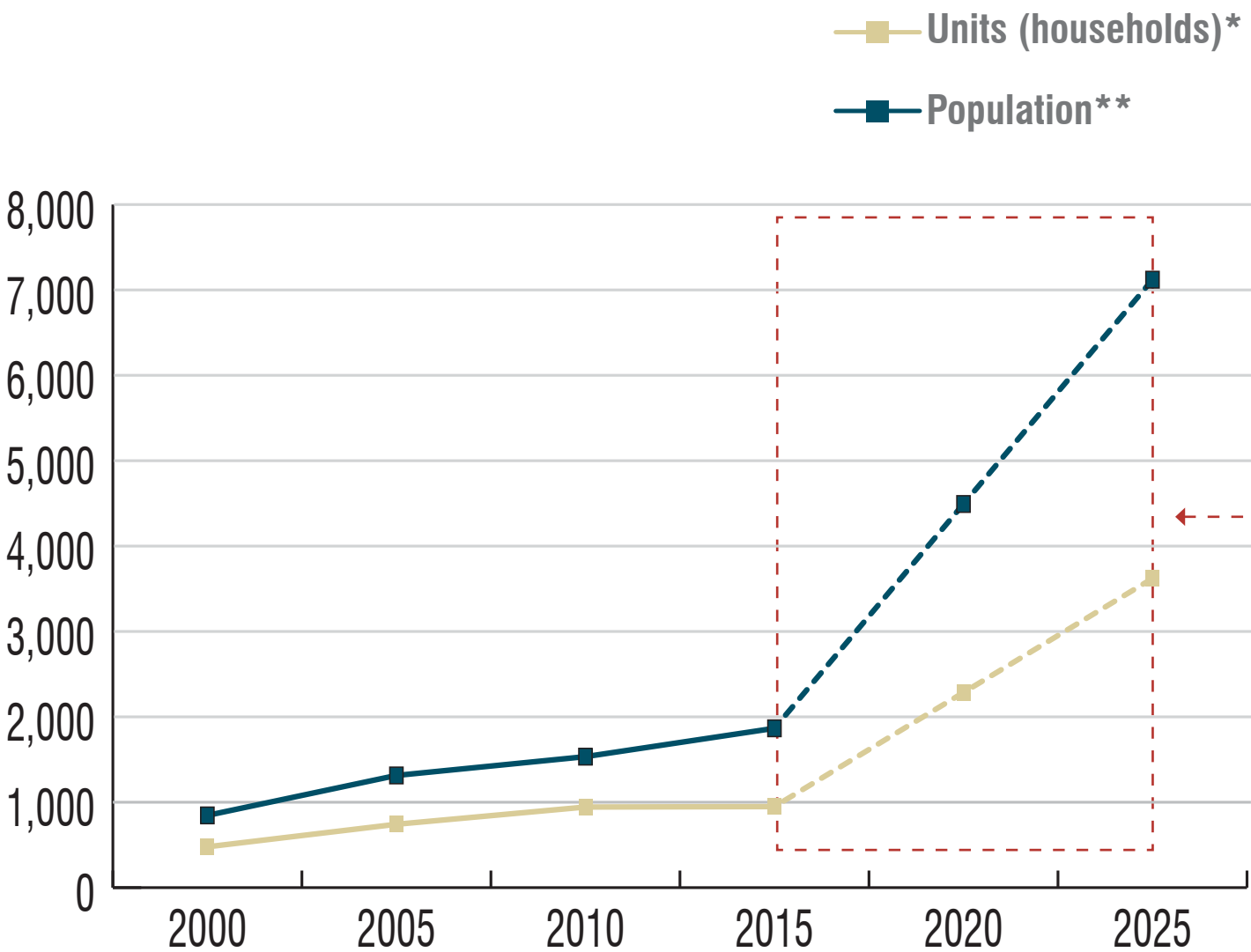


* Based on Q3 2016 development pipeline report (SF Planning). Does not yet include projects with no application on file, such as UCSF student housing development(s) or NRG site

** 2000 - 2015 population data via US Census / ACS for census tract 226. 2020 - 2025 population projections extrapolated from Q3 2016 development pipeline report (SF Planning)



Growth Projections



* Based on Q3 2016 development pipeline report (SF Planning). Does not yet include projects with no application on file, such as UCSF student housing development(s) or NRG site

** 2000 - 2015 population data via US Census / ACS for census tract 226. 2020 - 2025 population projections extrapolated from Q3 2016 development pipeline report (SF Planning)

Why a Public Realm Plan?

GUIDE FUNDING



The Plan will identify and scope projects, provide concept designs and preliminary project costs to better inform funding decisions.

REFLECT PRIORITIES



The Plan should reflect the project priorities of local residents, business operators, and neighborhood organizations.

AGENCY COORDINATION



The Plan will provide a platform for coordination between different government agencies, nonprofits, and neighborhood groups.

Why a Public Realm Plan?

BETTER CONNECTIONS



The plan can address critical linkages between parks, the waterfront, and other open spaces that are incomplete or disjointed.

INTEGRATED DESIGN



The plan can ensure that all public space projects, large and small, receive attention that produces a high standard of design and execution.

IMPLEMENTATION PLANNING



The plan can include an implementation plan and cost estimates reflecting local priorities and availability of programmed funds.

Why a Public Realm Plan?

BETTER SIDEWALKS



Many streets have substandard sidewalks. Many street segments rank low on the City's Pavement Condition Index (PCI).

SAFER CROSSINGS

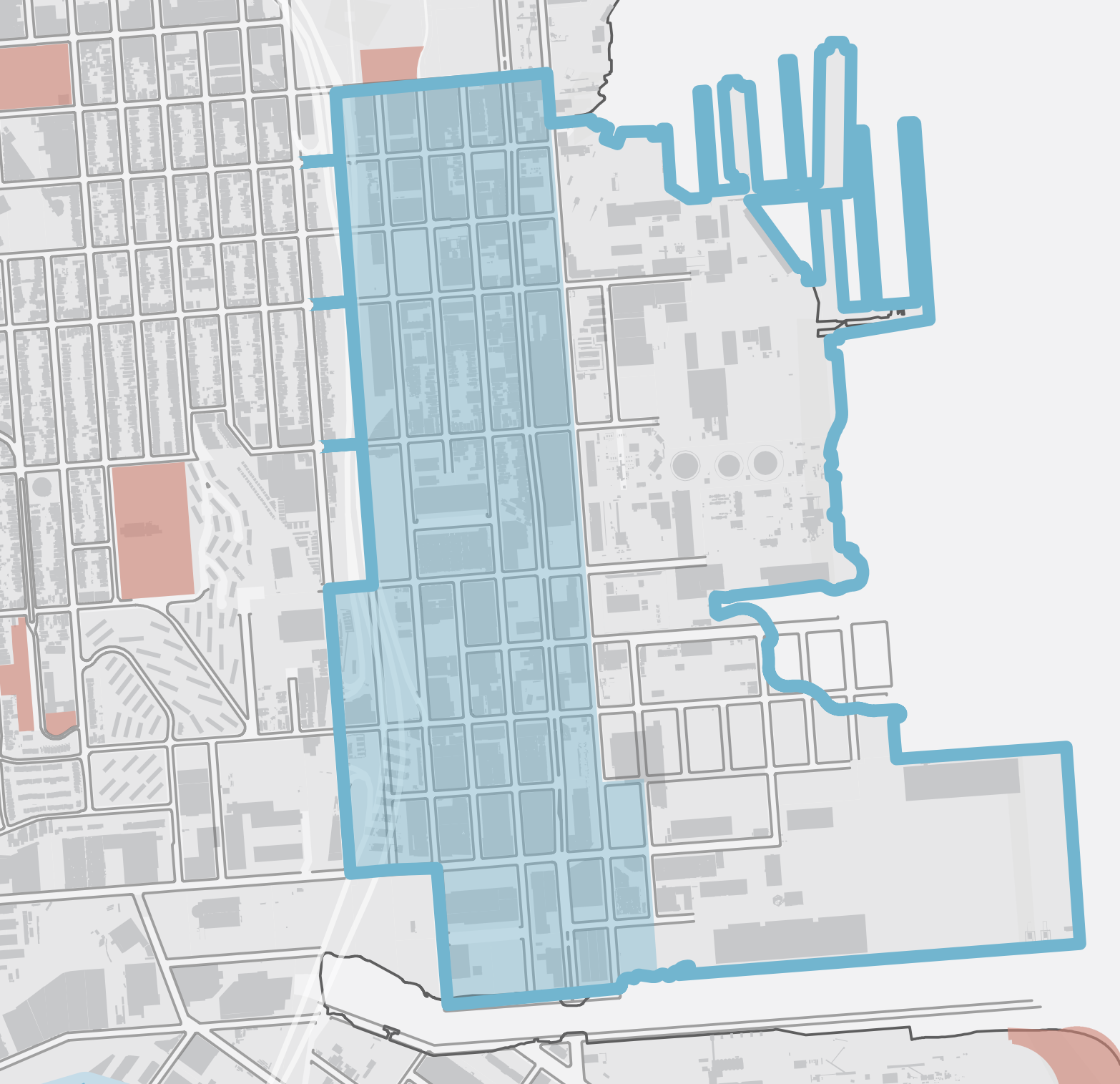


The neighborhood has relatively high number of intersections ranking in the highest-risk categories for pedestrian collisions and injuries.

APPROPRIATE LIGHTING



Lighting throughout the neighborhood is inconsistent, with many areas lacking basic nighttime illumination.



Plan Area Boundary

Eastern Neighborhoods (SF Planning)

Central Waterfront Area Plan (SF Planning)

Pier 70 Preferred Master Plan (Port of SF)

San Francisco Better Streets Plan (City of SF)

22nd Street Greening Master Plan (GreenTrustSF)

Blue Greenway Guidelines (Port of SF)

Green Vision Plan (D-NWPH GBD)

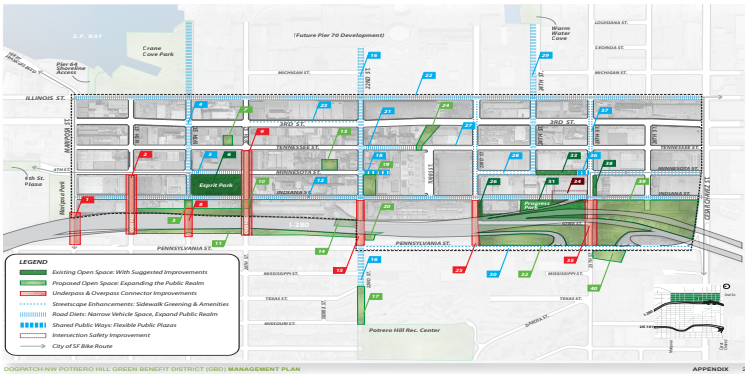
Green Conections (City of SF)

Pier 70 Development (Port of SF / Forest City)

Related Planning Efforts



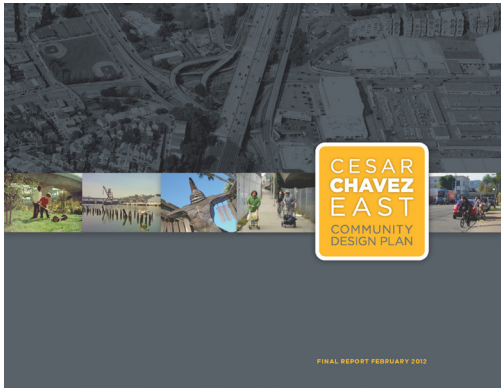
Green Connections
City of San Francisco, March 2014



Dogpatch - Northwest Potrero GBD
Management Plan and Green Vision Plan
November 2013



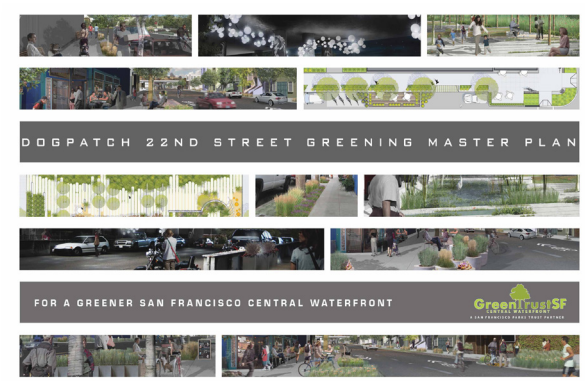
Bicycle Strategy
SFMTA
April 2013



Cesar Chavez East
Community Design Plan
SF Planning, February 2012



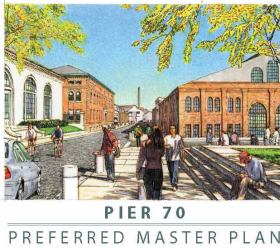
Blue Greenway Planning and
Design Guidelines
Port of SF, July 2012



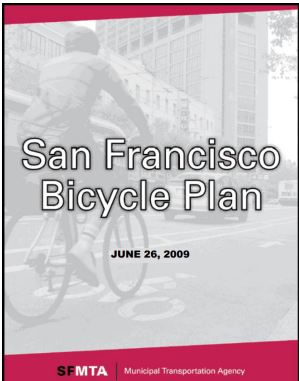
22nd Street Greening Master Plan
Green Trust SF, May 2011



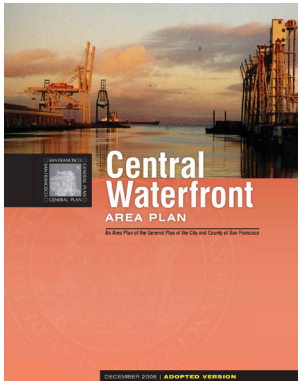
San Francisco Better Streets
City of San Francisco, June 2010



Pier 70 Preferred Master Plan
Port of SF, April 2010



SF Bicycle Plan
SFMTA
June 2009



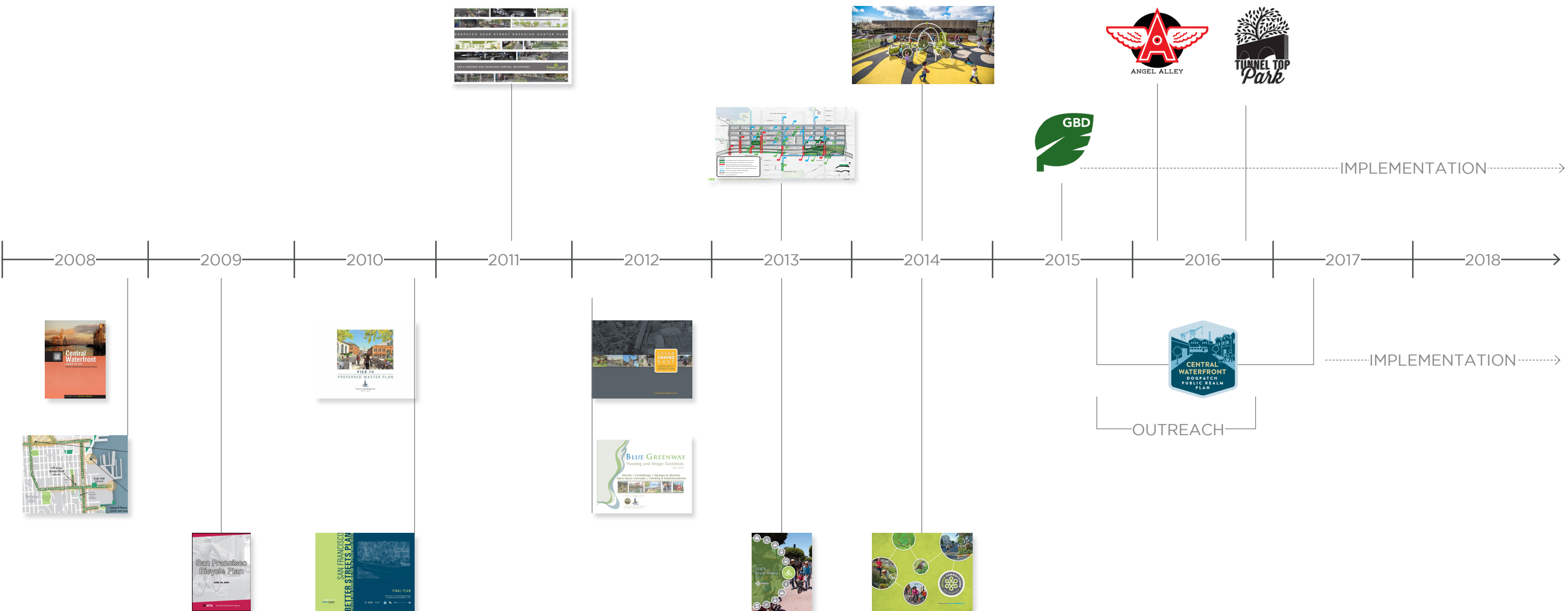
Central Waterfront
Area Plan
SF Planning, Dec 2008



Eastern Neighborhoods
SF Planning, August 2008



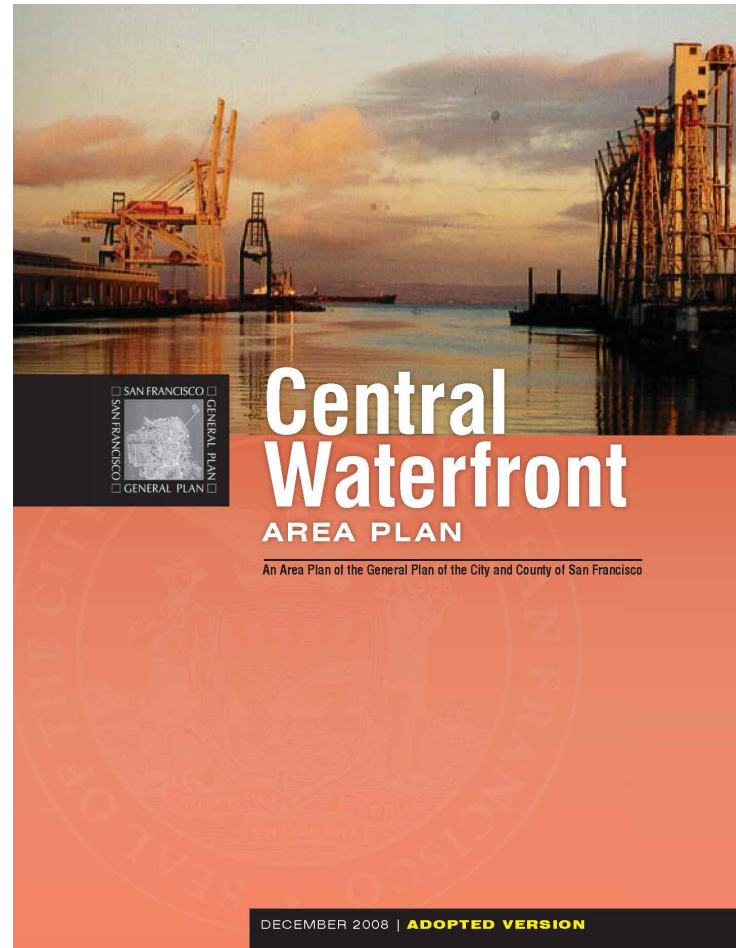
Related Planning Efforts



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Area Plan Objectives & Policies



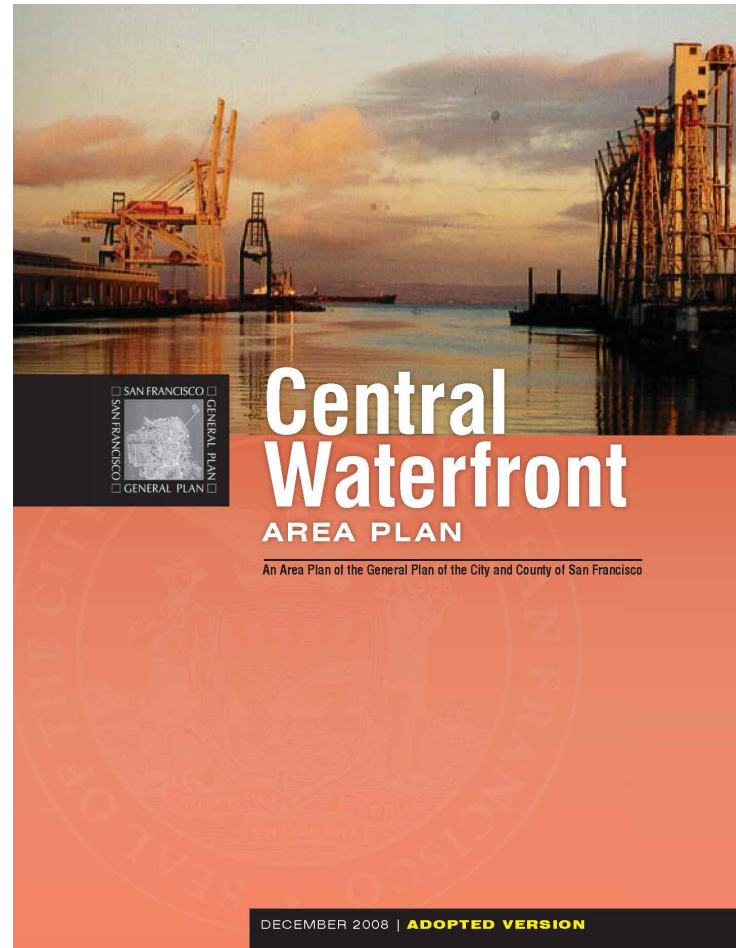
OBJECTIVE 5.1 *Provide public parks and open spaces that meet the needs of residents, workers and visitors.*

OBJECTIVE 5.3 *Create a network of green streets that connects open spaces and improves the walkability, aesthetics, and ecological sustainability of the neighborhood.*

POLICY 5.3.1 *Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, “living streets” or green connector streets.*

POLICY 5.3.2 *Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.*

Area Plan Objectives & Policies



POLICY 5.3.3 *Design intersections of major streets to reflect their prominence as public spaces.*

POLICY 5.3.4 *Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the plan area.*

POLICY 5.3.5 *Significant above grade infrastructure, such as freeways, should be retrofitted with architectural lighting to foster pedestrian connections beneath.*

POLICY 5.3.6 *Where possible, transform unused freeway and rail rights-of-way into landscaped features that provide a pleasant and comforting route for pedestrians.*



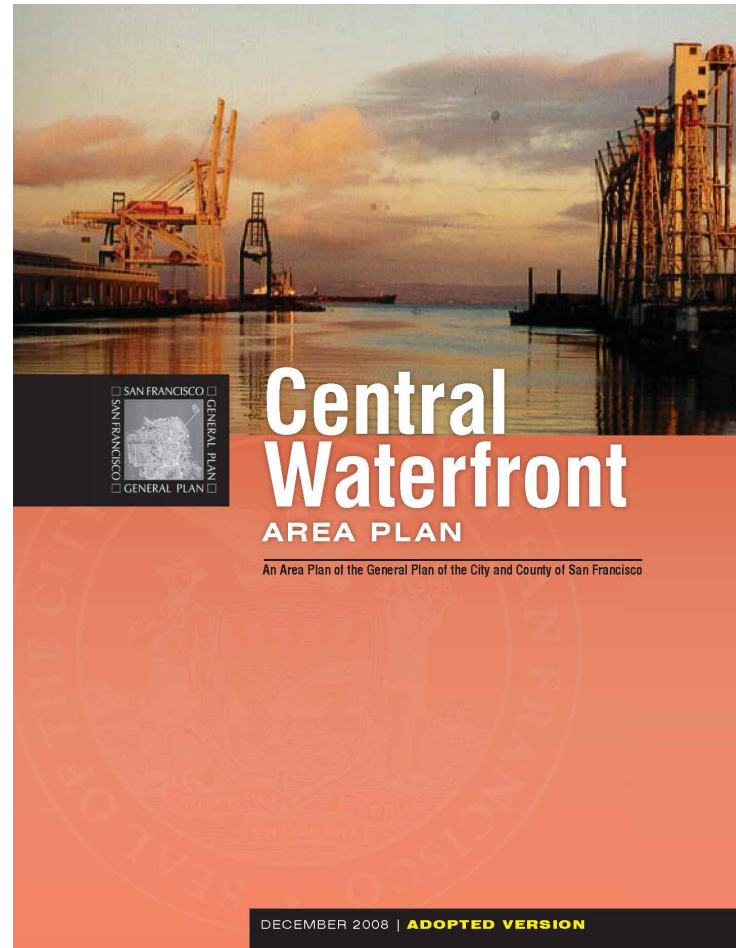
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Planning



Area Plan Objectives & Policies



POLICY 5.3.7 *Develop a continuous loop of public open space along Islais Creek*

POLICY 5.3.8 *Pursue acquisition of the Tubbs Cordage Factory alignment to public access. Should it be infeasible to purchase the necessary property, future development should include...*

POLICY 5.3.5 *Explore possibilities to identify and expand waterfront recreational trails and opportunities including the Bay Trail and Blue-Greenway.*

OBJECTIVE 5.4 *The open space system should both beautify the neighborhood and strengthen the environment.*

Plan Outputs



IDENTIFY PROJECTS

Through a robust community engagement process, finalize a prioritized list of streetscape, open space, and other public realm projects.



DEVELOP DESIGNS

Working with neighborhood residents, businesses, and property owners, produce conceptual design for the highest priority projects. Develop design strategies for the remaining projects.



ESTIMATE COSTS

Provide robust cost estimates for each of the projects identified in the plan.

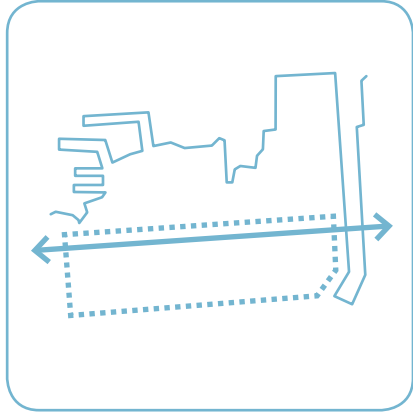


PROGRAM IN CCP

Allocate public funds for projects based on the cost estimates. Schedule in the the City's capital plan for implementation, coordinated with existing public and private projects.

Planing Effort Timeline

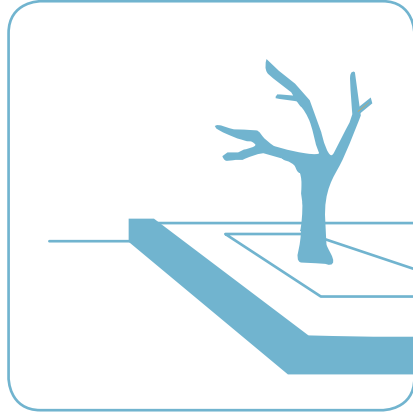
1 Summer 2015



BEGIN OUTREACH AT COMMUNITY GROUP MEETINGS

Planning Department begin outreach at DNA, PDMA, Potrero Boosters, CWAG, DPNWP GBD, and other regular stakeholder meetings. Launch Neighborland, an online polling and public feedback site.

2 February 2016



EXISTING CONDITIONS DOCUMENTATION

Gather information about private development, public planning projects, and the state of streets and sidewalks. Identify opportunities and constraints for public realm plan projects in Dogpatch. Coordinate between City Agencies.

3 March 2016

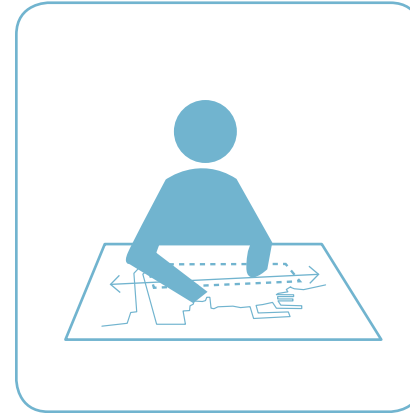


IDENTIFY PRIORITIES

Collect oral histories, and hold focus groups,

Public Workshop #1
Gather community input to identify priority projects for Dogpatch.

4 May - Nov 2016



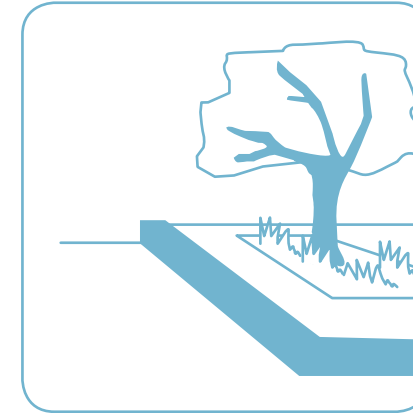
DEVELOP DESIGN IDEAS

Public Workshops #2A and #2B

Report back on results from Workshop #1.

Present ideas for design strategies. Collect community feedback on preferences.

5 Nov. - Feb 2016

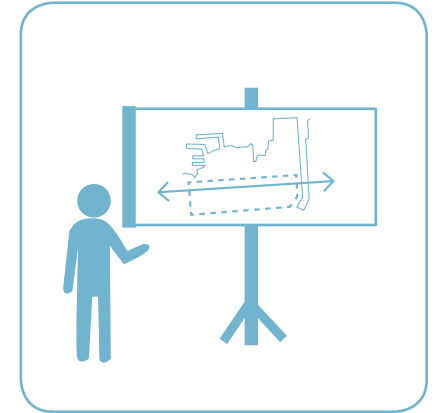


FINALIZE DESIGNS

Conduct feasibility analyses with MTA, Recreation and Parks, Port of SF, Public Works, and others. Develop design options for priority projects.

Public Workshop #3
Collect public input on design options.

6 March 2017

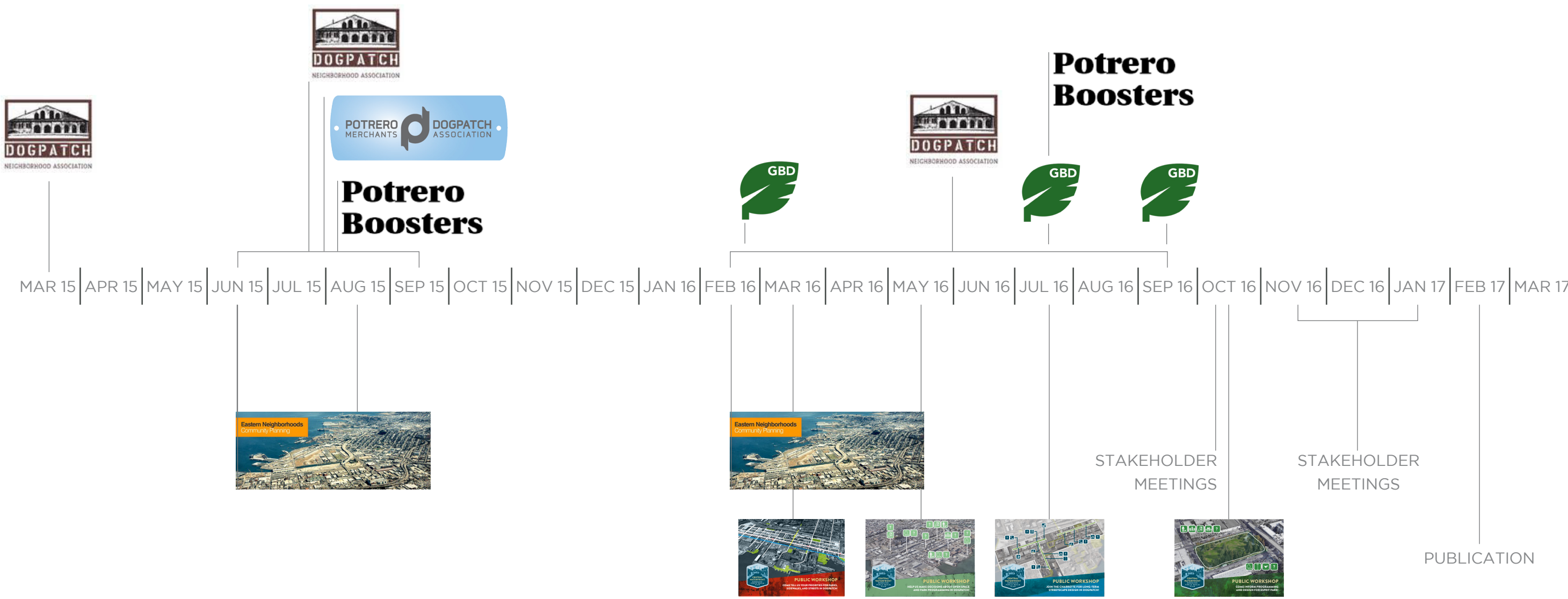


RELEASE AND ADOPTION

Develop cost estimates for preferred designs. Finalize an implementation plan for all public realm projects.

Begin using the plan as an instrument for funding and building projects.

Outreach



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Public Engagement: Hosted Events

March 2016	Workshop #1: Kickoff and Project Prioritization
May 2016	Workshop #2: Open Spaces & Parks
July 2016	Workshop #3: Streetscapes and Streetparks
Oct - Nov 2016	Focus Groups: Open Spaces & Parks
January 2016	Workshop #4: Esprit Park
March 2016	Workshop #5: Plan Presentation



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Public Engagement: Stakeholder Organizations

2nd TUES	Dogpatch Neighborhood Assn. (DNA)
2nd TUES	Potrero-Dogpatch Merchants Assn. (PDMA)
LAST TUES	Potrero Boosters
3rd WEDS	Central Waterfront Advisory Committe
1st THURS	Penninsula Joint Powers Board of Directors (Caltrain)
AS NEEDED	Dogpatch - NW Potrero Hill Green Benefit District
AS NEEDED	Tunnel Top Park Steering Committee
AS NEEDED	Port of SF / Office of Economic & Workfoce Devel
AS NEEDED	HOPE SF / Portrero Hill



Project Identification & Prioritization

Green Connections
March 2014

GBD Management Plan
November 2013

Bicycle Strategy
April 2013

Cesar Chavez East Community Design Plan
February 2012

Blue Greenway
July 2012

22nd Street Greening Master Plan
May 2011

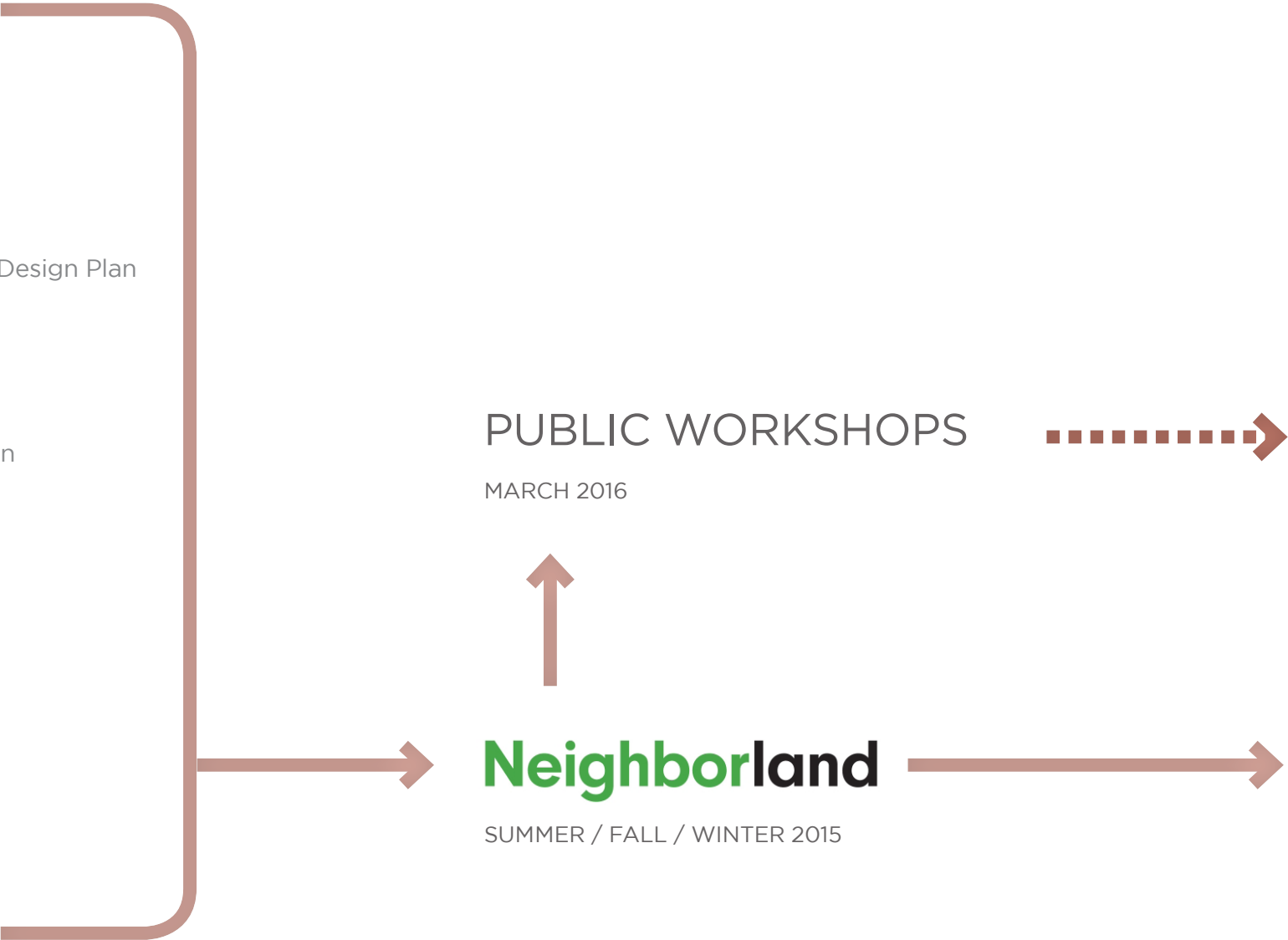
San Francisco Better Streets
June 2010

Pier 70 Preferred Master Plan
April 2010

SF Bicycle Plan
June 2009

Central Waterfront Area Plan
Dec 2008

Eastern Neighborhoods
August 2008



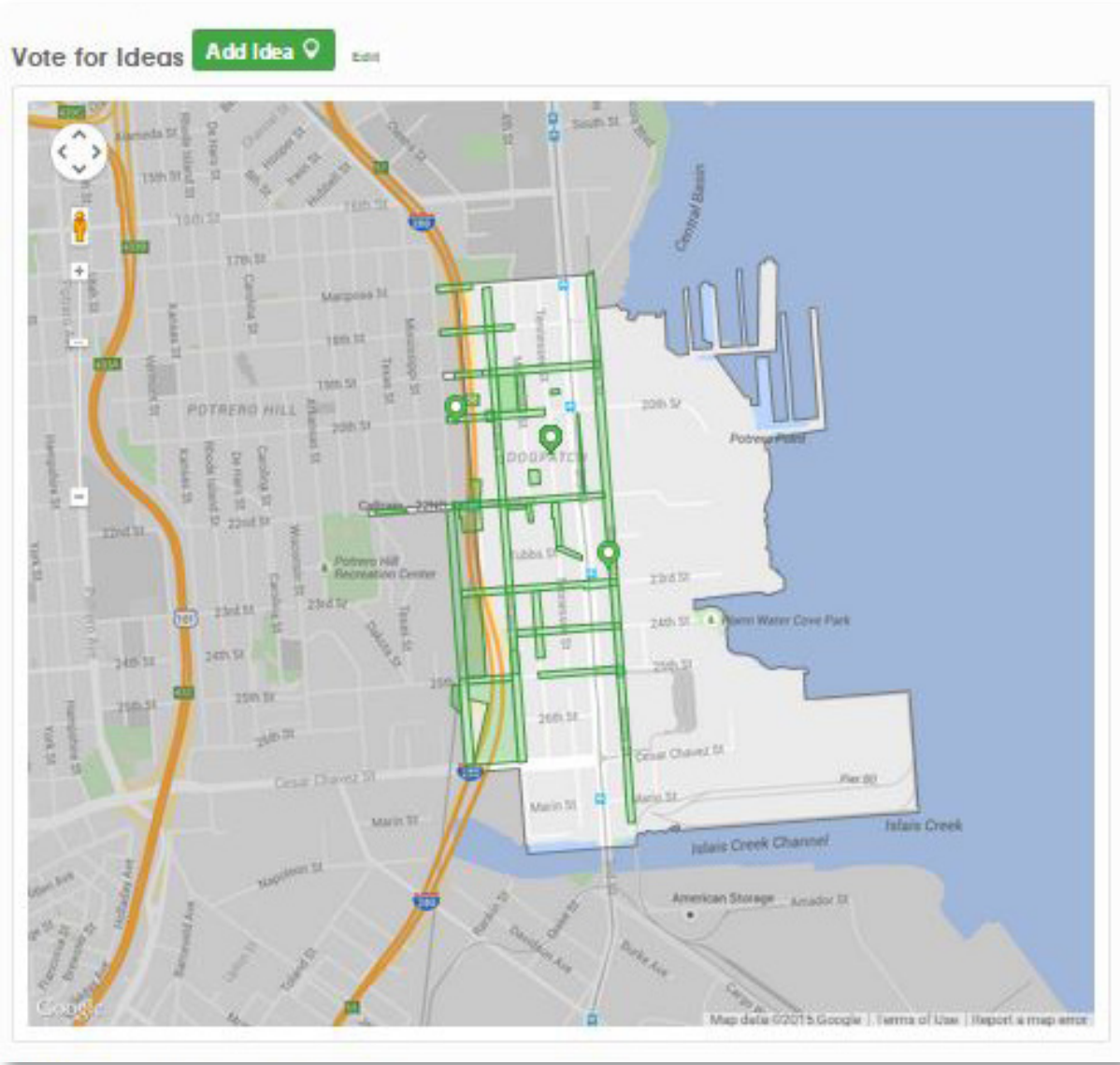
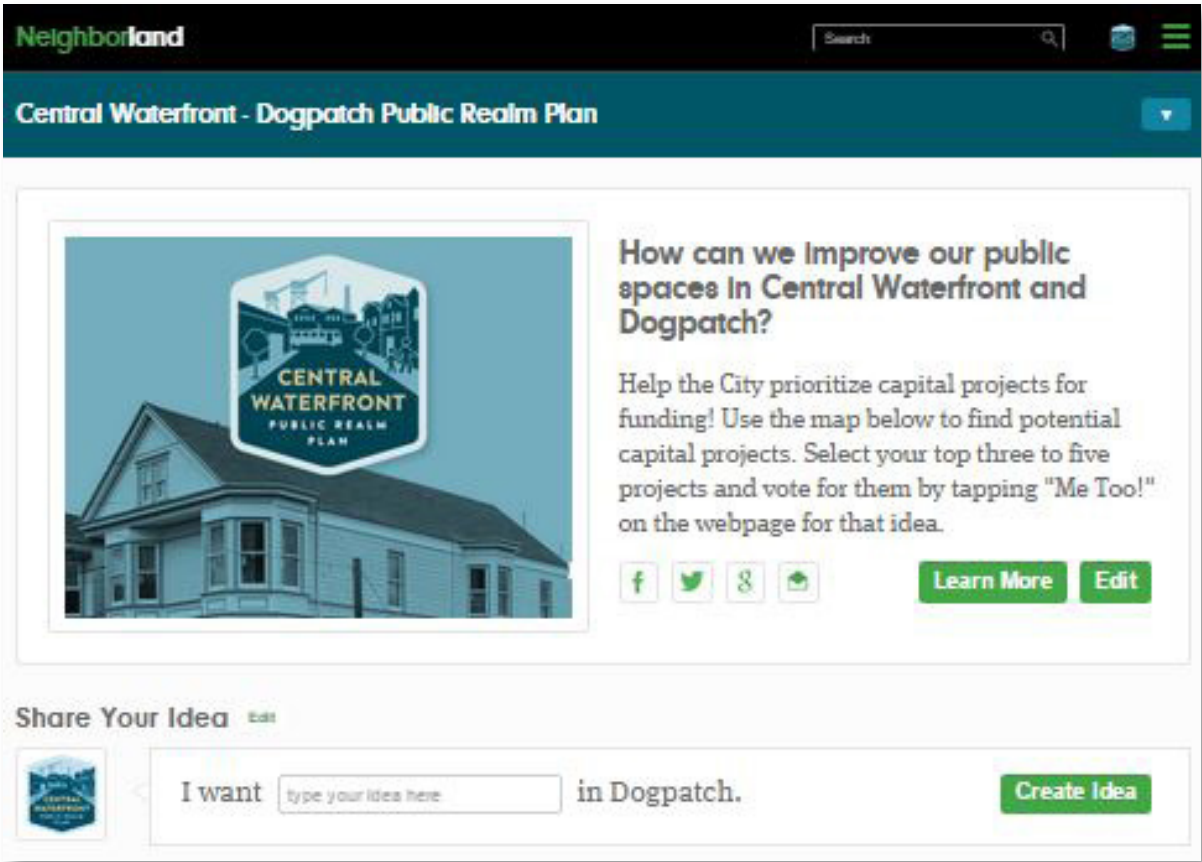
**PUBLIC REALM PLAN
PRIORITY LIST**

INTERAGENCY
FEASIBILITY ANALYSIS

INITIAL PRIORITY LIST



Project Identification & Prioritization



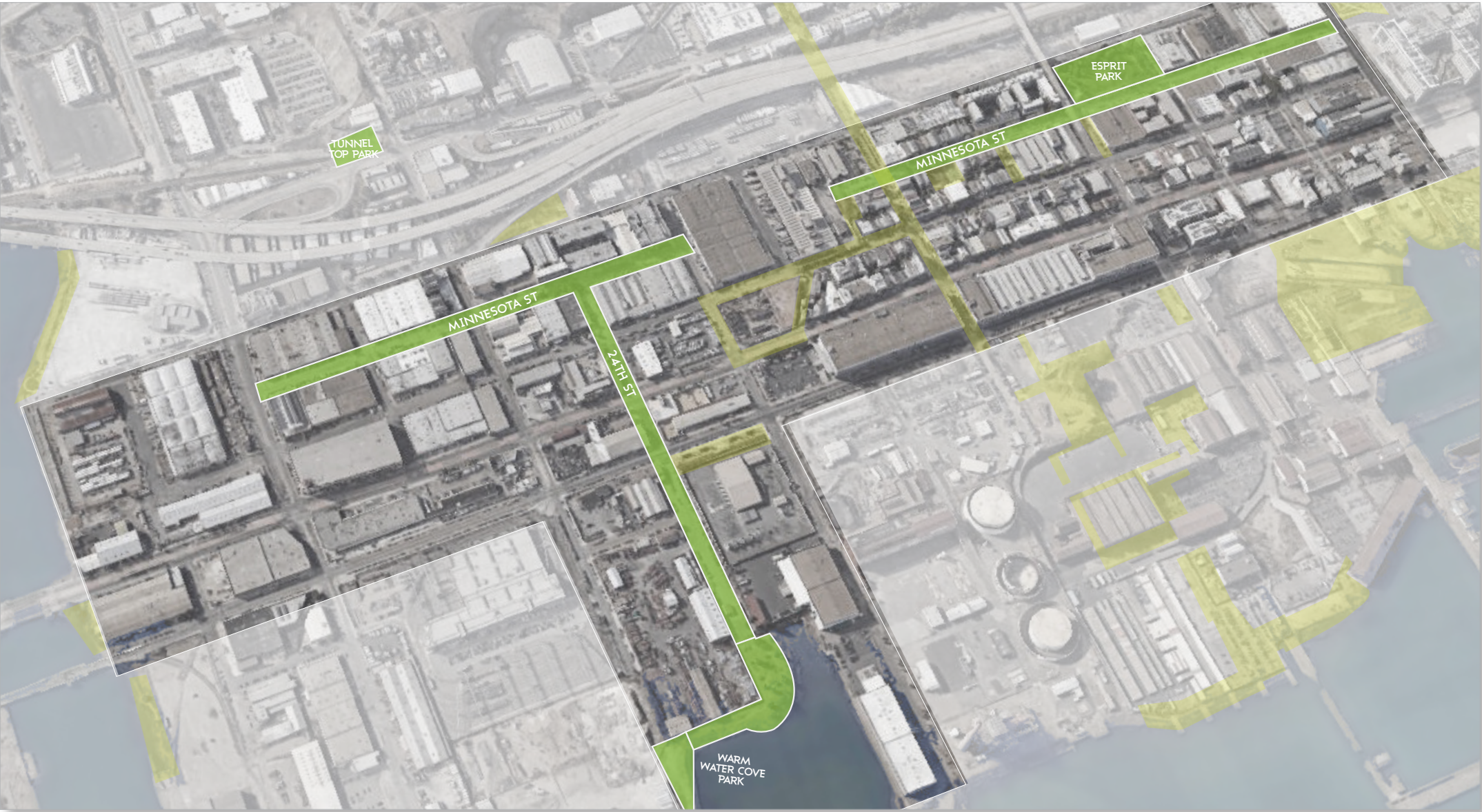
<https://neighborland.com/dogpatchpublicspace>



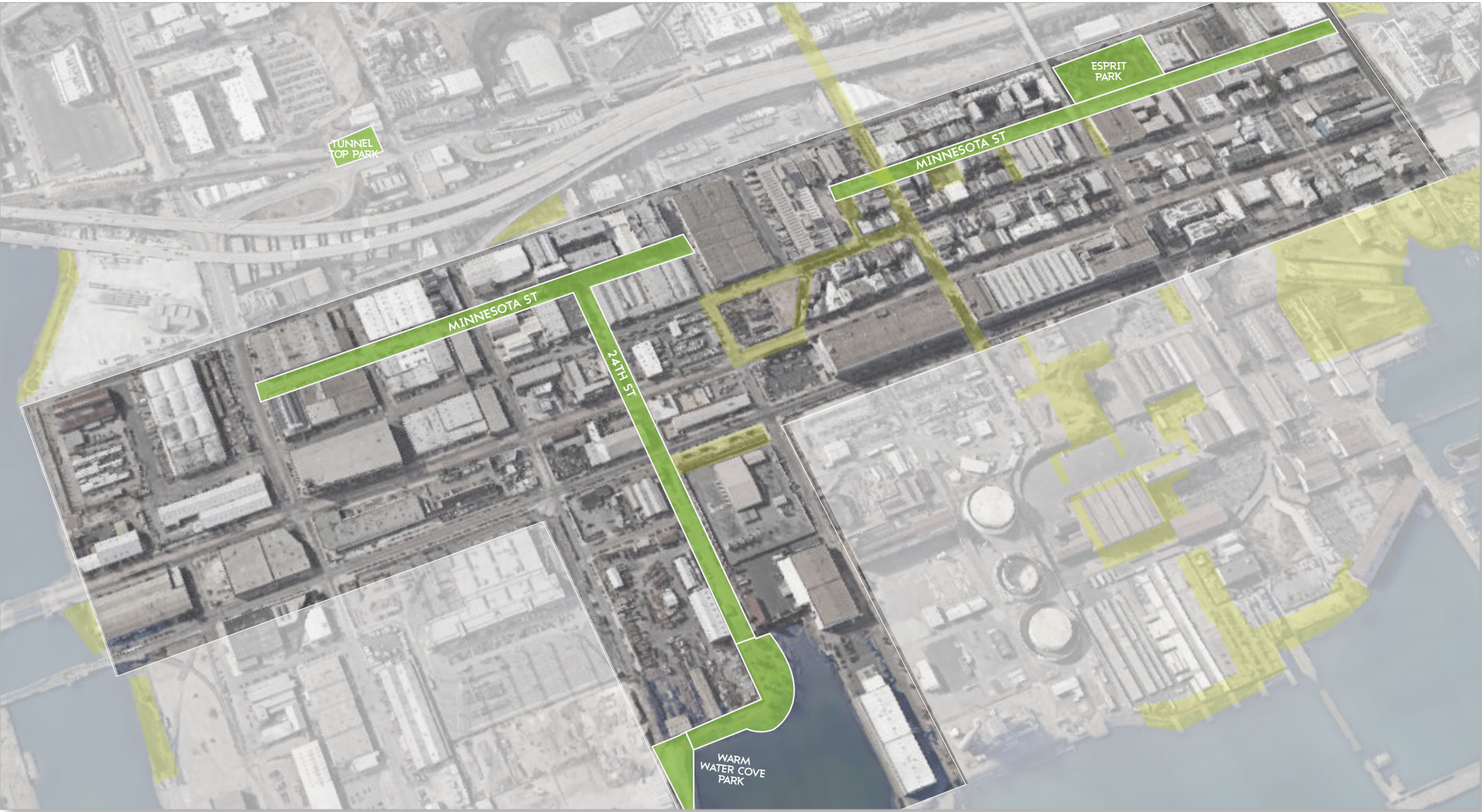
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Project Identification & Prioritization: the Green T



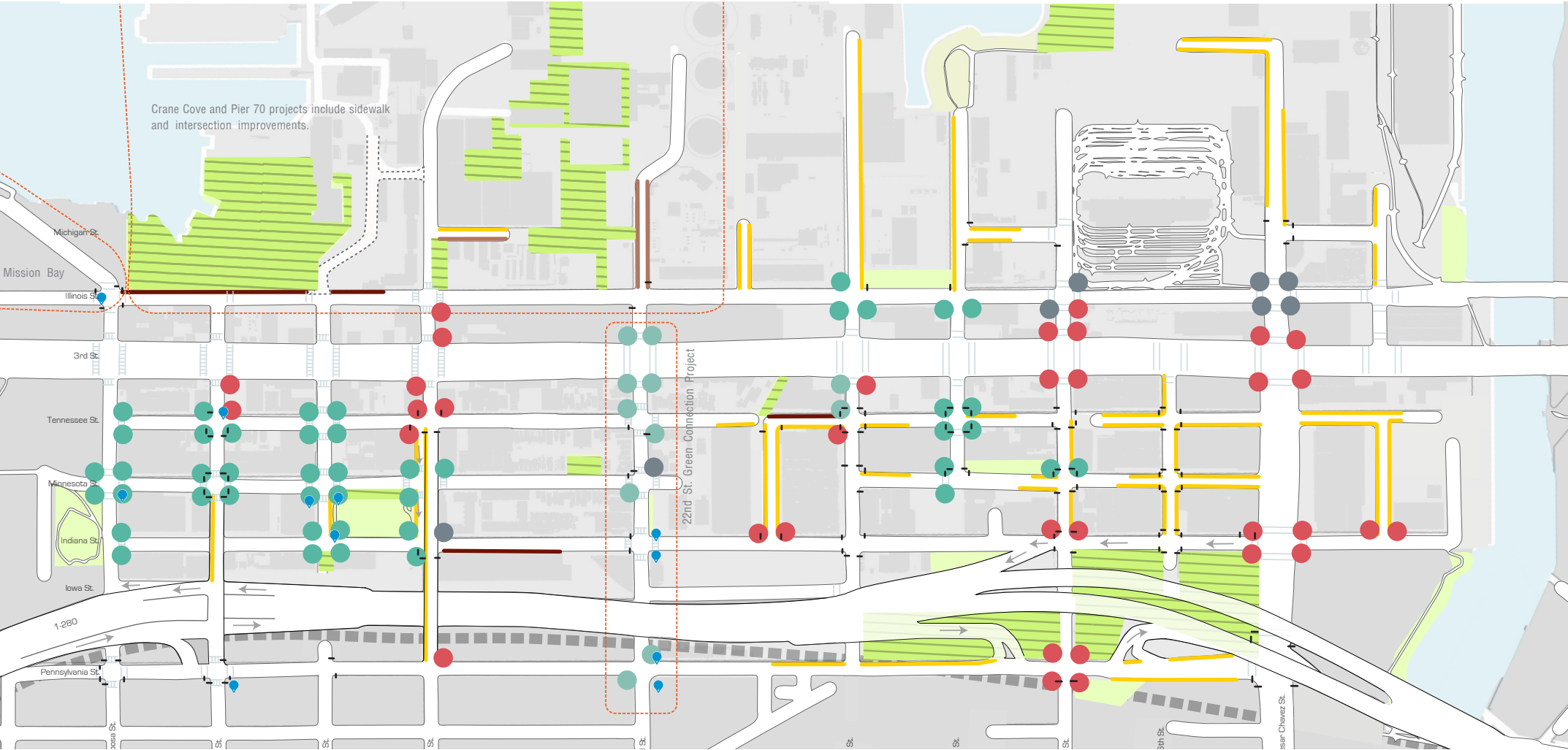
Funding and Programming: the Green T



PRELIMINARY ESTIMATES

22ND ST	\$ 3.6 M
MINNESOTA N.	\$ 3.0 M
MINNESOTA S.	\$ 3.5 M
24th ST GREEN CONNXN	\$ 3.0 M
AREA-WIDE TREATEMENTS	\$ 5.0 M
ESPRIT PARK	\$ 4.0 M
ESPRIT PARK	\$ 1.5 M
WARM WATER COVE	\$ 1.5 M

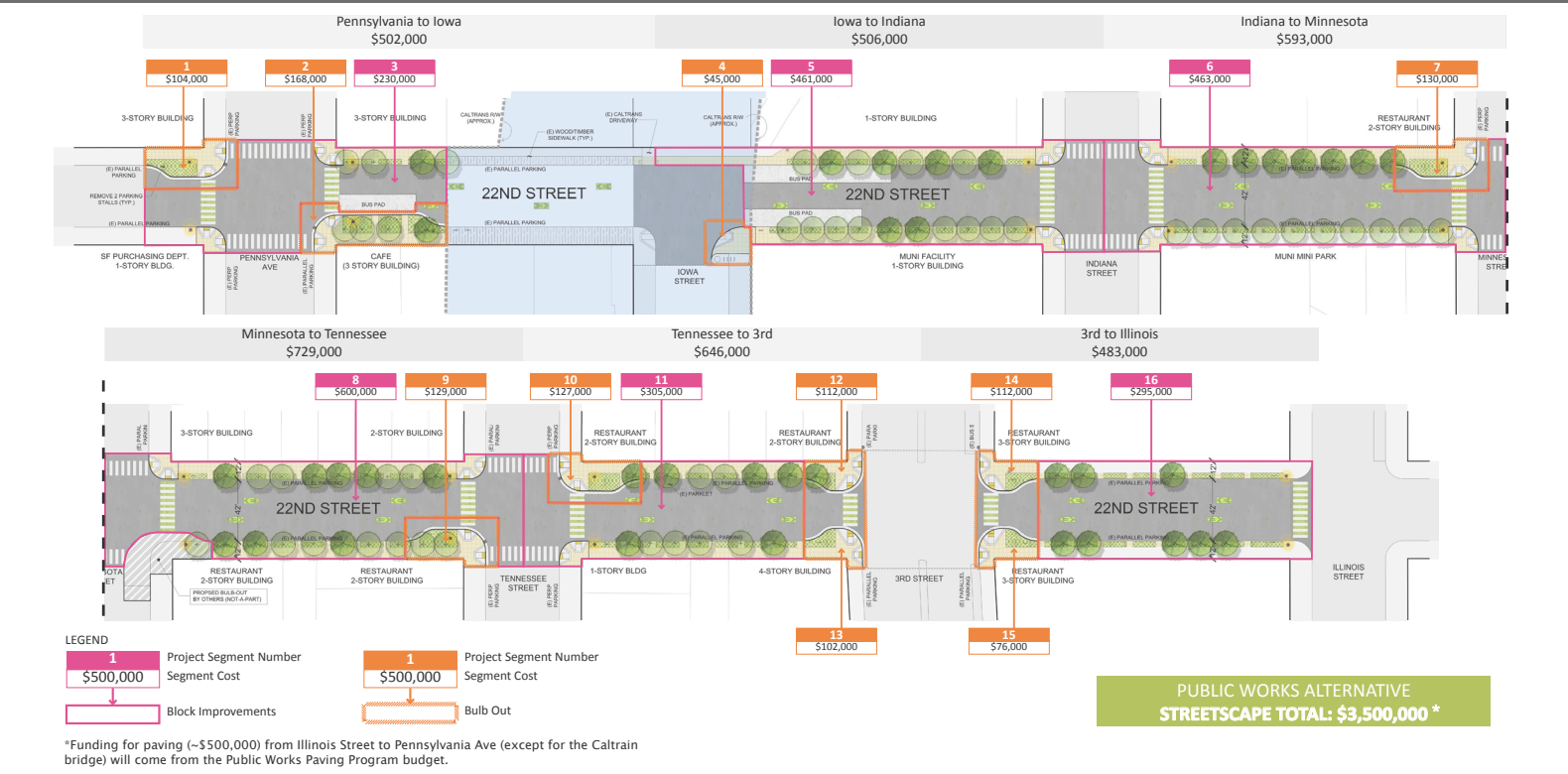
Funding and Programming: Area - Wide Improvements



22nd Street Streetscape

Early Implementation Projects

CONCEPTUAL COST ESTIMATE & DESIGN



PROJECT SUMMARY: The 22nd Street Green Connection Streetscape project area is from Illinois Street to Pennsylvania Avenue. The project proposes to enhance the public realm of the 22nd Street commercial corridor through tree and understory planting, new pedestrian lighting, replacement of sidewalk concrete where needed and installation of turf block treatments, corner sidewalk bulbouts, new painted crosswalks and bike route markings (sharrows). In addition to the pedestrian and public realm improvements, the project will strengthen the connection for people cycling from the Illinois St bikeway to the 22nd St Caltrans station at Iowa Street. The 22nd Street Green Connection Streetscape project will coordinate with Public Works paving program's repaving of 22nd Street.

For more information, please contact:
Kelli Rudnick (415)-558-4489 / kelli.rudnick@sfdpw.org
or visit: sf-planning.org/CentralWaterfrontPRP

09.09.15

22ND STREET GREEN CONNECTION



preliminary concept plan and cost estimate September 2015, San Francisco Public Works
based on the 22nd St Greening Masterplan, David Fletcher for Greentrust SF, May 2011

NEXT STEPS

- 1 Complete C.E. & Design
- 2 Bidding & Contracting
- 3 Implement

FUNDING SUMMARY

\$3.6M Total Cost Estimate

\$2.0M fr Impact Fees

\$0.6M fr DPW Paving



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Caltrain Bridges: Pedestrian Lighting

Early Implementation Projects



C SIDEWALK
ILLUSTRATIVE SECTION

1/2" = 1'-0"

probono design by Fletcher Studios

NEXT STEPS

- 1 Develop Electrical Plan
- 2 [Implement]
- 3 I.D. Maintenance & Liability
- 4 I.D. Ops. & Electrification

FUNDING SUMMARY

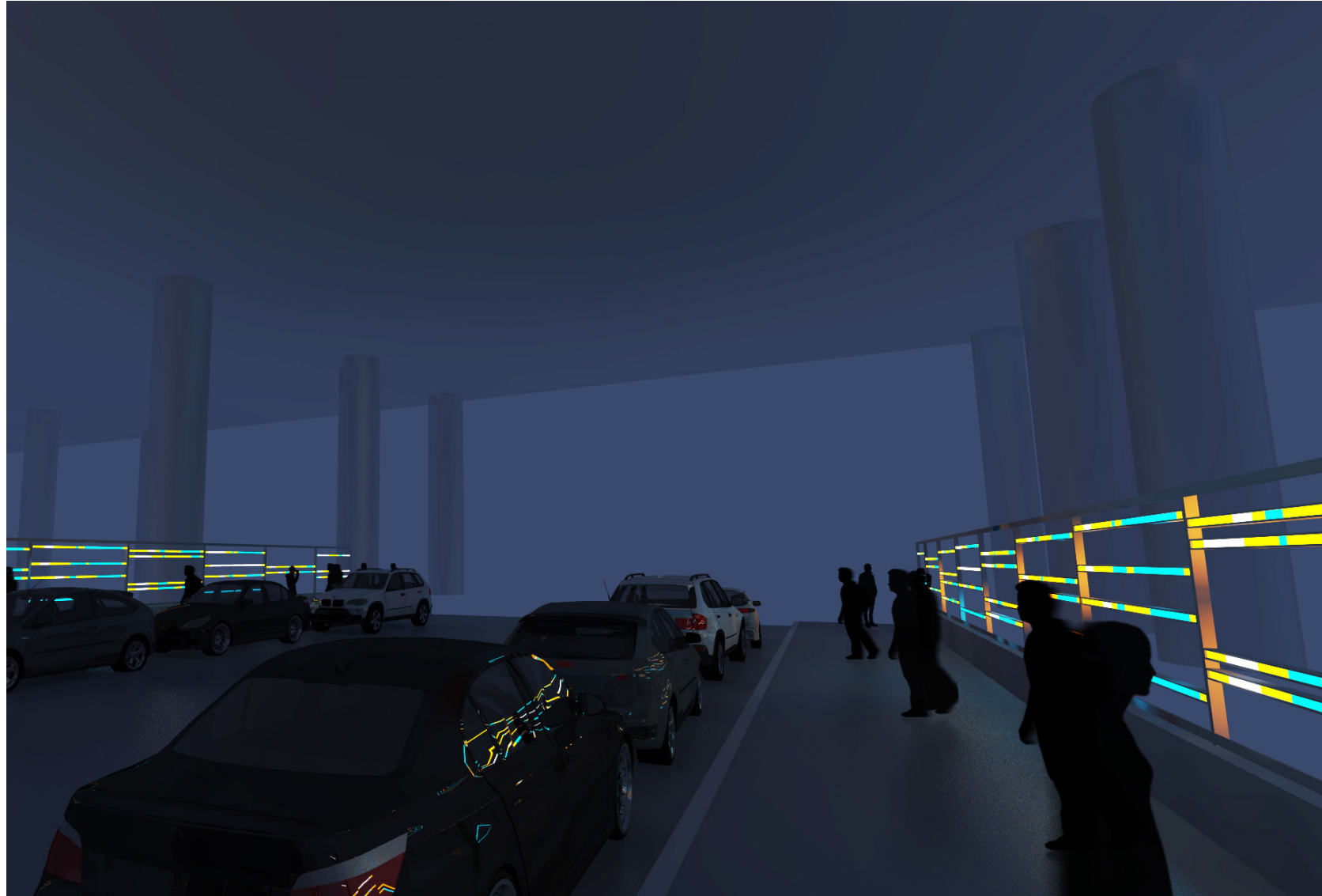
\$183K Total Cost Estimate

\$32.5K Engineering

\$150k Construction

Caltrain Bridges: Gateway Lighting

Early Implementation Projects



probono conceptual design by Groundworks

NEXT STEPS

- 1 Develop Design
- 2 Produce Electrical Plan
- 3 Estimate Rough Costs
- 4 I.D. Capital Funding
- 5 I.D. Maintenance & Liability
- 6 I.D. Ops. & Electrification
- 7 Implement

Academic Collaborations



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Tunnel Top Park: Site Planning & Interim Amenities

Early Implementation Projects



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Planning



Planning Department + CCA Collaboration

Building Technology Seminar, Spring 2016: Meghan Dorrian

California College of the Arts, San Francisco

Building Technology Elective XX

Spring 2016

Design / Make / Fabricate Syllabus

office hours
TBD

Meghan Dorrian
meghandorrian@gmail.com

Course Description

(1) Lab Course, Tuesdays 8:30am - 11:30am

Room E-2

"Architecture as a material practice is predominantly based on an approach to design that is characterized by prioritizing the elaboration of form over its subsequent materialisation. Since the Renaissance the increasing division between processes of design and making, as proclaimed by Leon Battista Alberti, has led to the age-long development of and increasing dependence on representational tools intended for explicit, scalar geometric descriptions that at the same time serves as instructions for the translation from drawing to building. Inevitably, and with few exceptions such as Anton Gaudi, Frei Otto, Heinz Isler and some others, architects have embraced design methods that epitomize the hierarchical separation of form definition from materialization. In today's practice digital tools are still mainly employed to create design schemes through a range of design criteria that leave the inherent morphological and performative capacities of the employed material systems largely unconsidered. Ways of materialization, production and construction are strategized only after a form has been elaborated, leading to top down engineered, material solutions that often juxtapose unfitting logics." A. Menges

The 'electronic craftsmen' tends not to approach raw materials which have become more foreign than the composite, because we lack the technical skills to work with them. Technical knowledge and material literacy must be developed in tandem if we are going to advance design-to-production processes. The D/M/F course explores the physical and material challenges of making through the considered mesh of digital and analog construction techniques. Designing through physical making will be the primary focus of the course, via an investigation in material literacy, a 1:1 structural and material system will emerge for a site specific construction .

Course Content & Organization

Projects

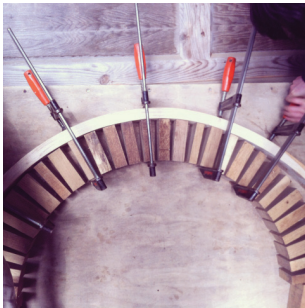
The BT: D/M/F course is a rare opportunity to develop a full scale, permanent installation on a specific city owned site in the Dogpatch. The semester will focus on the design and development of a 'parklet' culminating in a 1:1 fabrication and installation of the final piece, most likely in the summer. Summer attendance is not required. A full scale (immaterial) mock-up and test installation of the proposed design is required at the termination of this semester, in addition to 1:1 material assemblages and connection details.

R&R (reading and references)

Throughout the semester, physical work will be supplemented by readings aimed at a critical understanding of craft as it relates to architecture and emerging fabrication methods. There are no books required for purchase for this course, however we will refer to certain material for precedent reference and excerpt reading assignments. See bibliography. Some writing should be expected.

P&P (precedents & parlance)

Each class will begin by looking at a contemporary or vernacular precedent which explore or exemplify the studio studies. This is a 15 minute student conducted sketchbook exercise. Precedent list and schedule will be distributed during the first week.



Steam bending jig _ Dorrian



Wisdom Tea House_Kengo Kuma



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Planning Department + CCA Collaboration

Building Technology Seminar, Spring 2016: Meghan Dorrian

A

TUNNEL TOP PARK

Location: 25th & Pennsylvania Avenue, Dogpatch / Potrero Hill

One of these projects will be selected to be built in the summer of 2016 thanks to funding from the San Francisco Planning Department, Pavement to Parks. Please help us select the design you would like to see built!

There are (5) proposals, please rate each project on the following criteria:

Design Ingenuity

Does the proposal provide seating, shading and lighting in an integrated and intelligent way? Is the assembly sequence apparent and manageable for a group of summer students to execute in three weeks time?

Context

Does the project fit into the existing feel of the park? Is sun orientation and weather considered in the design? Would you sit on this structure during the day and the evening?

Materiality and Connection Details

Can you imagine this project in a refined version of the materials presented? Are the connection details thought out / have potential to be well detailed?

Versatility

How versatile is this project?
Could the project be expanded throughout the park?
Does the design appeal to both children and adults?

010

Design

Context

Materials

Versatility

comments:

1

010

Design

Context

Materials

Versatility

comments:

2

010

Design

Context

Materials

Versatility

comments:

3

010

Design

Context

Materials

Versatility

comments:

4

010

Design

Context

Materials

Versatility

comments:

5

ARCHITECTURE
FACULTY
x8

Please rate each team on the four areas of design criteria

P

TUNNEL TOP PARK

Location: 25th & Pennsylvania Avenue, Dogpatch / Potrero Hill

One of these projects will be selected to be built in the summer of 2016 thanks to funding from the San Francisco Planning Department, Pavement to Parks. Please help us select the design you would like to see built!

There are (5) proposals, please rate each project on the following criteria:

Seating Comfort

Does the project provide seating that is comfortable?
Is it located in an area that you would like to sit?

Durability

Will this project be able to withstand the variable weather at Tunnel Top Park?
Is this project designed in such a way that maintaining it will not be prohibitively expensive or difficult?
Will all the elements of this design stay put on the site (can any parts disappear in the night?)

Safety

Will kids, adults and elders be able to safely use this design?
Does this design contribute to a safe and visually open Tunnel Top Park?

Appeal

Does this project appeal to you visually?
Do you like the materials? Do you like the design?

010

Comfort

Durability

Safety

Appeal

comments:

1

010

Comfort

Durability

Safety

Appeal

comments:

2

010

Comfort

Durability

Safety

Appeal

comments:

3

010

Comfort

Durability

Safety

Appeal

comments:

4

010

Comfort

Durability

Safety

Appeal

comments:

5

PUBLIC /
NEIGHBORS
x23

Please rate each team on the four areas of design criteria

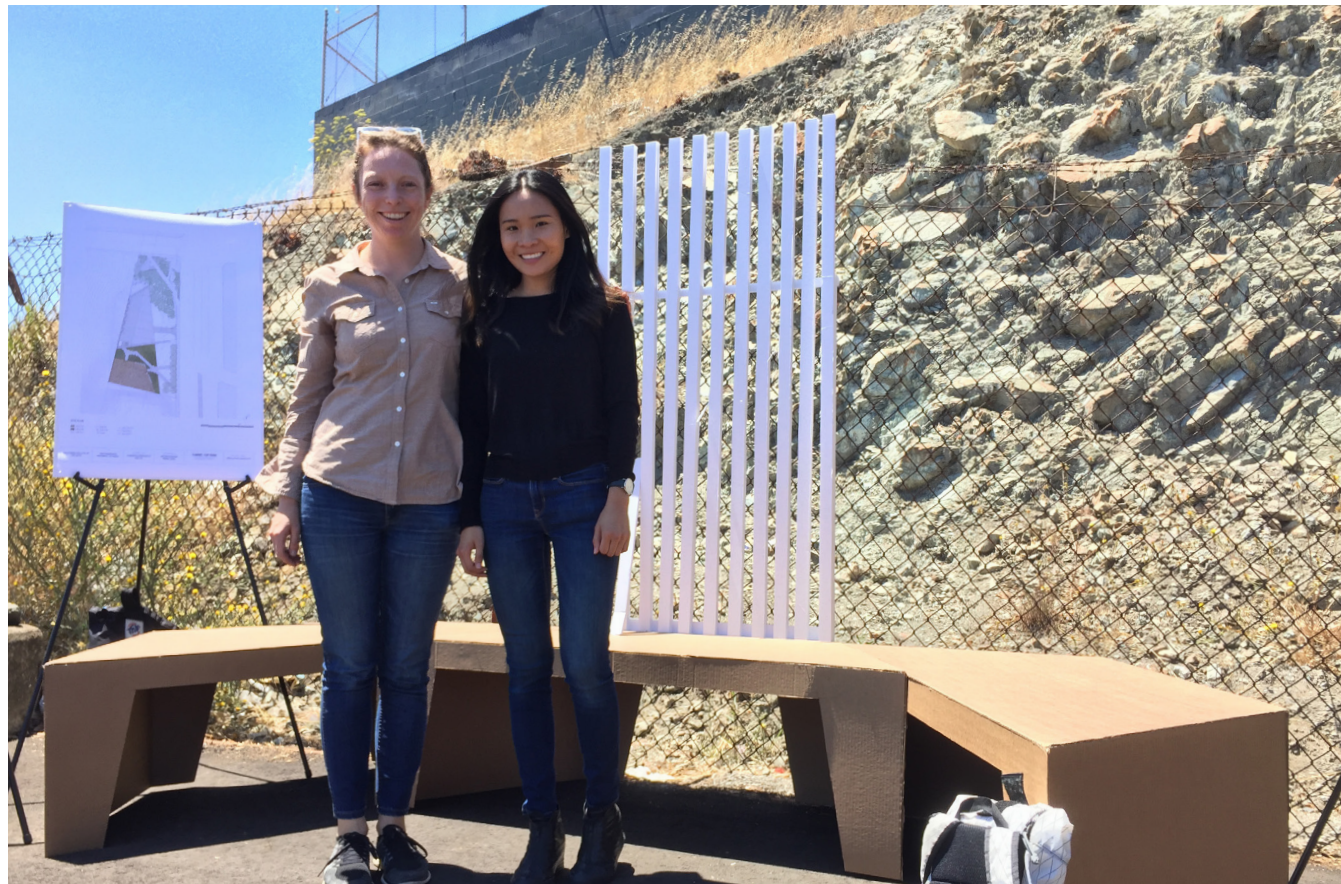


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Planning Department + CCA Collaboration

Building Technology Seminar, Spring 2016: Meghan Dorrian



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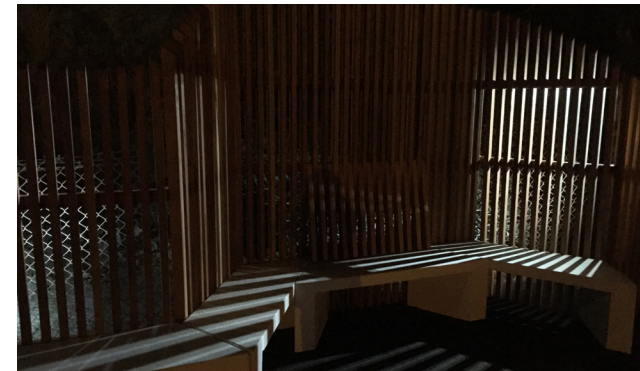
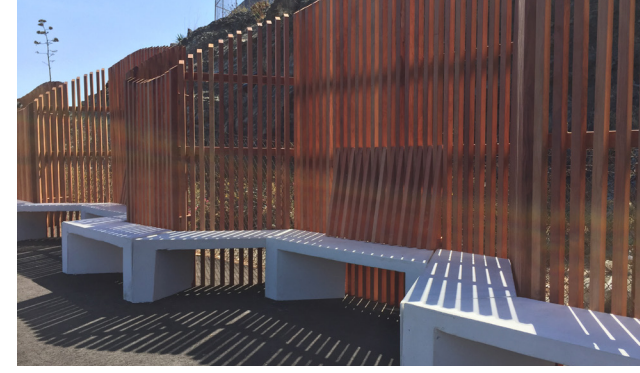


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Planning Department + CCA Collaboration

Design-Build Studio, Summer 2016: Meghan Dorrian



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Next Steps

March 2016	Workshop #1: Kickoff and Project Prioritization
May 2016	Workshop #2: Open Spaces & Parks
July 2016	Workshop #3: Streetscapes and Streetparks
Oct - Nov 2016	<i>Focus Groups: Open Spaces & Parks</i>
Aug - Dec 2016	<i>Interagency Development: Concept Designs</i>
January 2016	<i>Workshop #4: Esprit Park</i>
	<i>Circulate draft Streetscapes for Public Comment</i>
February 2016	<i>Refine Streetscape and Park Concepts; Develop Cost Estimates</i>
March 2016	<i>Workshop #5: Plan Presentation</i>





www.sf-planning.org/CentralWaterfrontPRP
robin.abad@sfgov.org / 415-575-9123

