

# OAK PLAZA

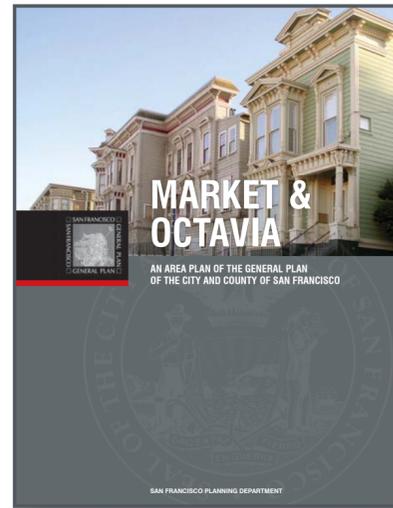
MARKET OCTAVIA CAC PRESENTATION

November 21, 2016



# WHY HERE?

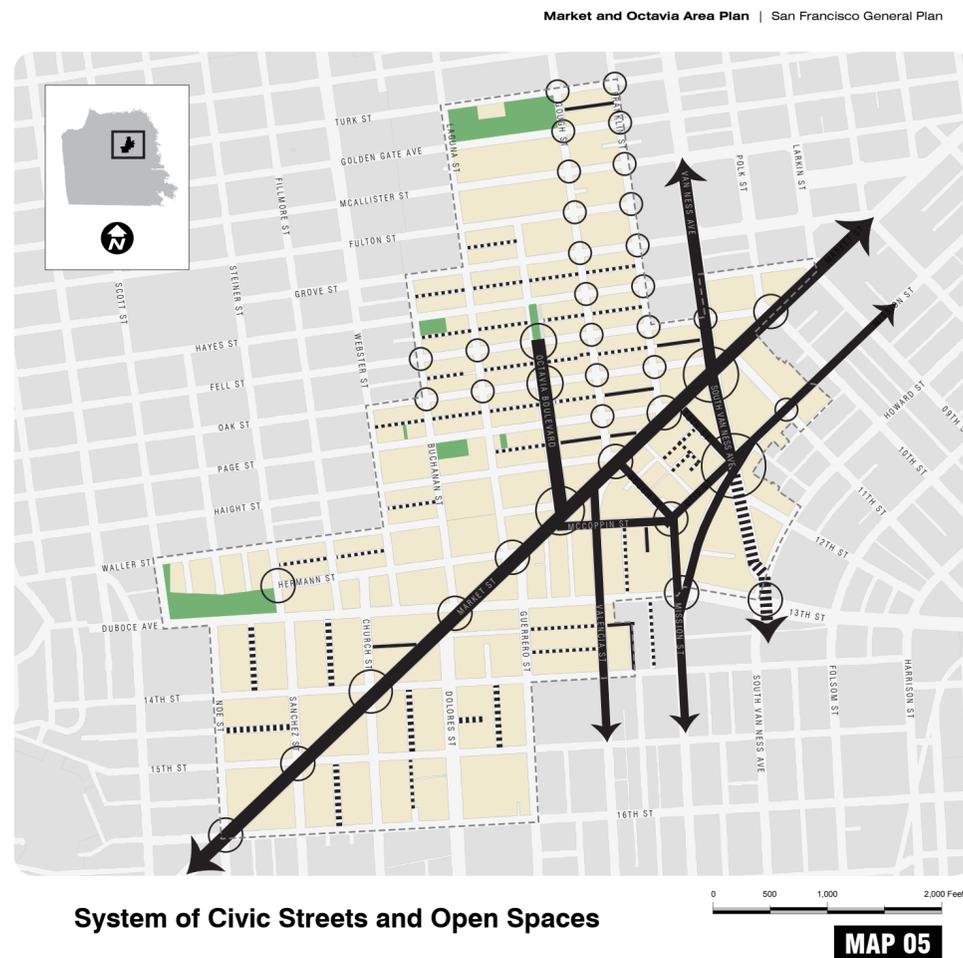
Market &  
Octavia  
Area Plan  
(2008)



OAK  
PLAZA

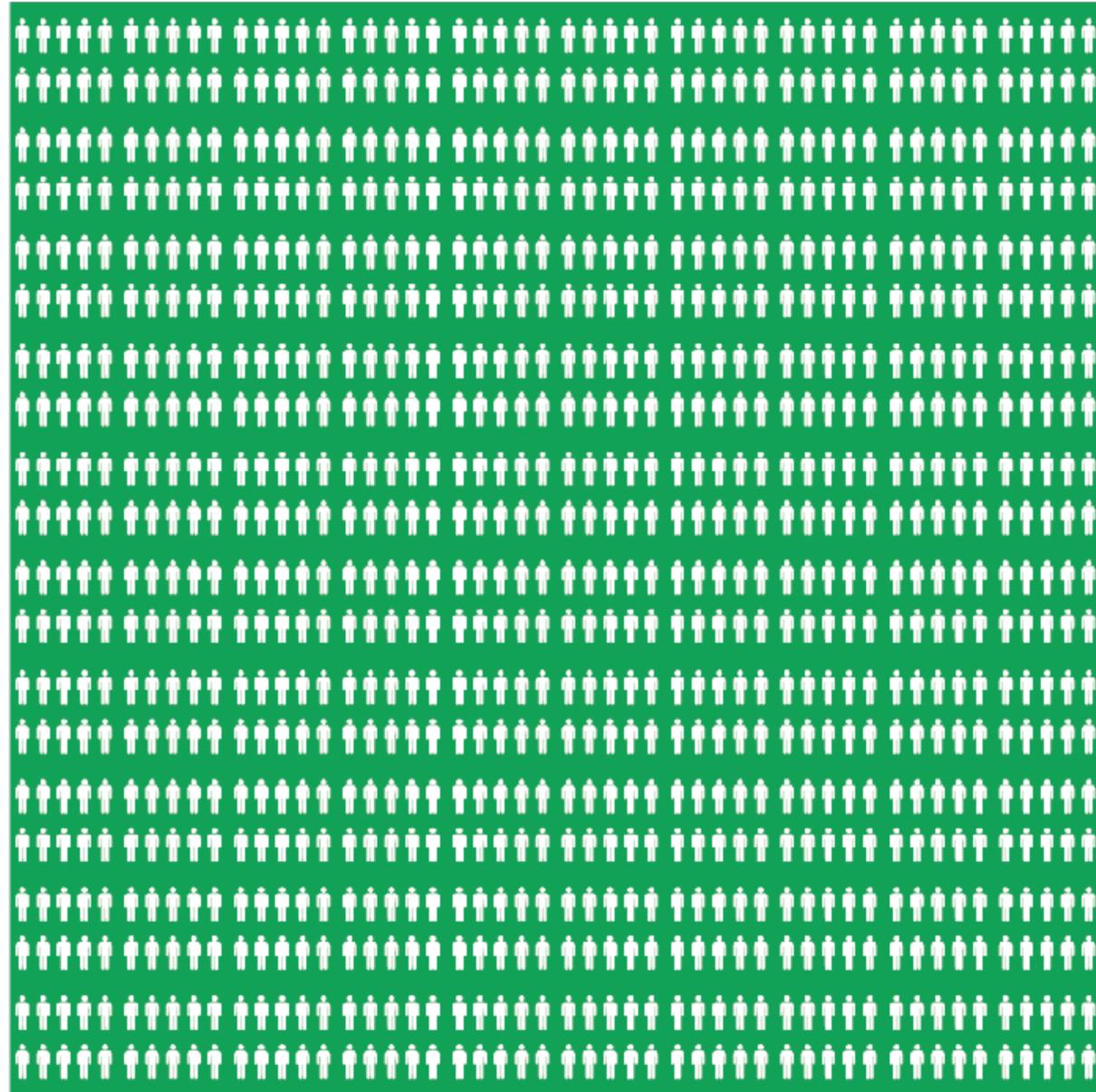
"There is no central public square, park, or plaza that marks and helps give identity to this neighborhood.

...the streets afford the greatest opportunity to create new public parks and plazas..." (p. 40)



# WHY HERE?

**5.5 acres of open space**  
per 1,000 residents in San Francisco\*



\*Estimate from 2011.

**0.48 acres of open space\*\***  
per 1,000 residents in Market Octavia\*\*

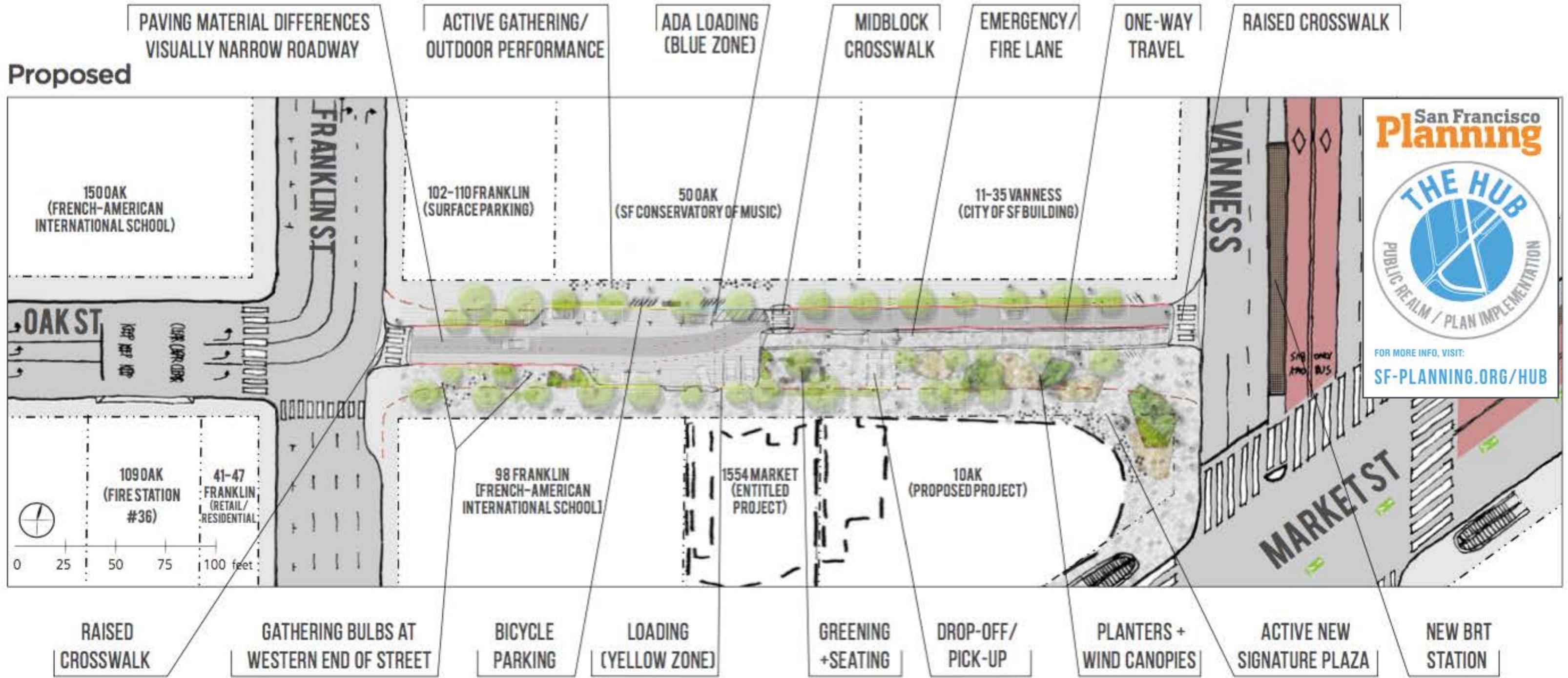


\*\*Estimate includes all public open spaces within MO Area Plan boundary.

\*\*\*Market Octavia population - 30,783 (ACS Data, 2011-2014).

# WHY HERE?

## OAK PLAZA



# WHY HERE?

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Public Land	Private Land
<b>FREE!</b>	<b>\$9.23M*</b> (\$2,135/SF)

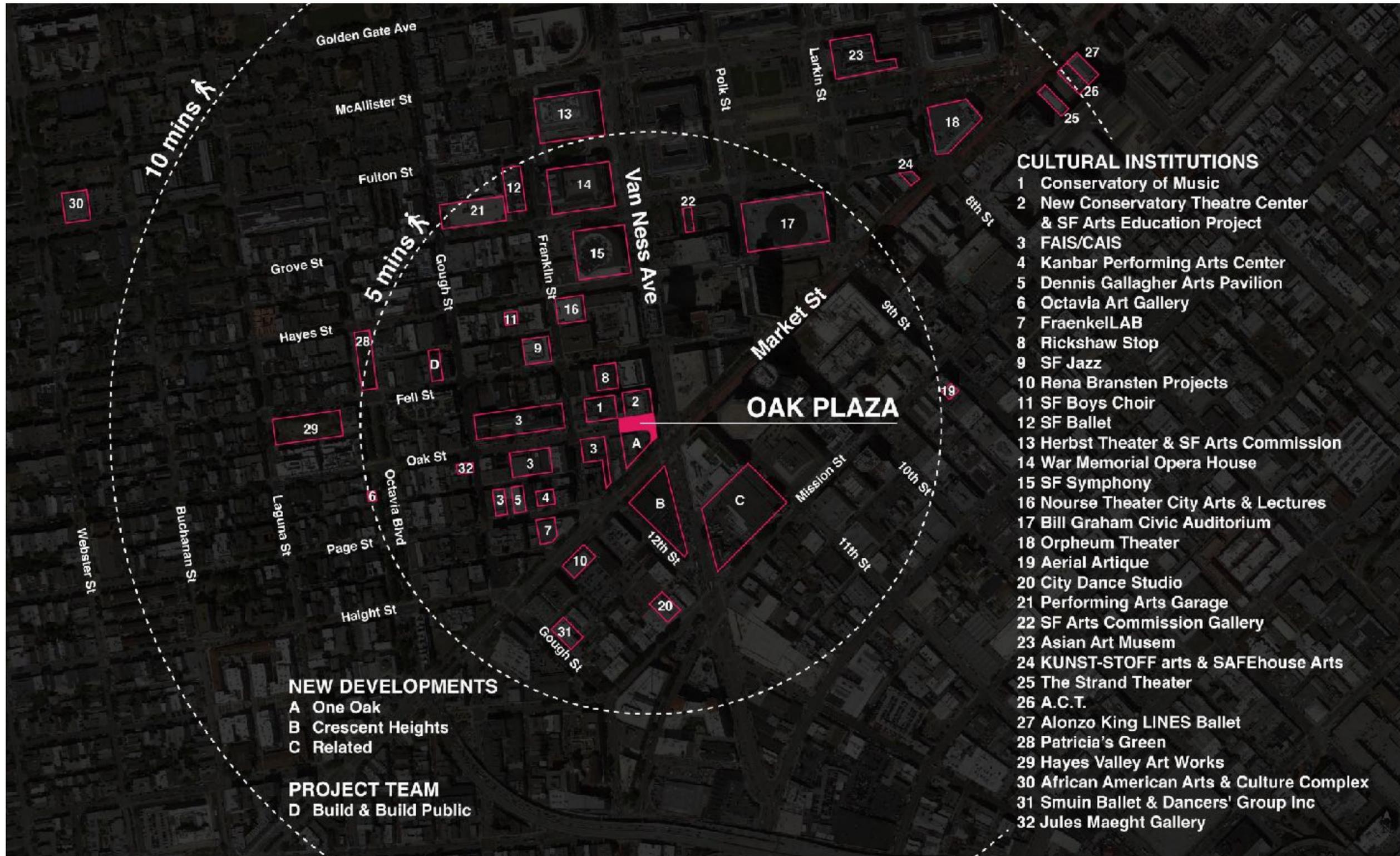
\*Cost to acquire private land in Market-Van Ness SUD equivalent in size to Oak Plaza, excluding shared way and sidewalk.

“...the streets afford the greatest opportunity to create new public parks and plazas...”

- Market & Octavia Area Plan (p. 40)

# WHY HERE?

# OAK PLAZA



# COMMUNITY ENGAGEMENT TO DATE

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## Timeline

- Nov 16, 2015: Civic Design Review Committee** - Conceptual Design Review - presentation of plaza project
- Dec 8, 2015: One Oak/Oak Plaza Pre-App Community Meeting** - presentation, solicitation of community feedback
- Jan 13, 2016: Cultural Stakeholders Workshop** - programming brainstorming workshop with representatives of local cultural institutions
- Jan 26, 2016: City Partners Meeting** - presentation to relevant City agencies and solicitation of feedback
- Feb 22, 2016: MOCAC** - intro presentation/Q&A
- July 18, 2016: Civic Design Review Committee** - Schematic Design Review
- Jul 20, 2016: Visual Arts Committee** - presentation/Q&A
- Sept 12, 2016: HVNA T&P Committee** - presentation/Q&A
- Sept 22, 2016: HVNA ACE Committee** - presentation/Q&A
- Nov 21, 2016: MOCAC** - design update presentation
- Jan 16, 2017: MOCAC** - seeking IKA recommendation
- Mar 2017: Planning Commission** - seeking IKA approval

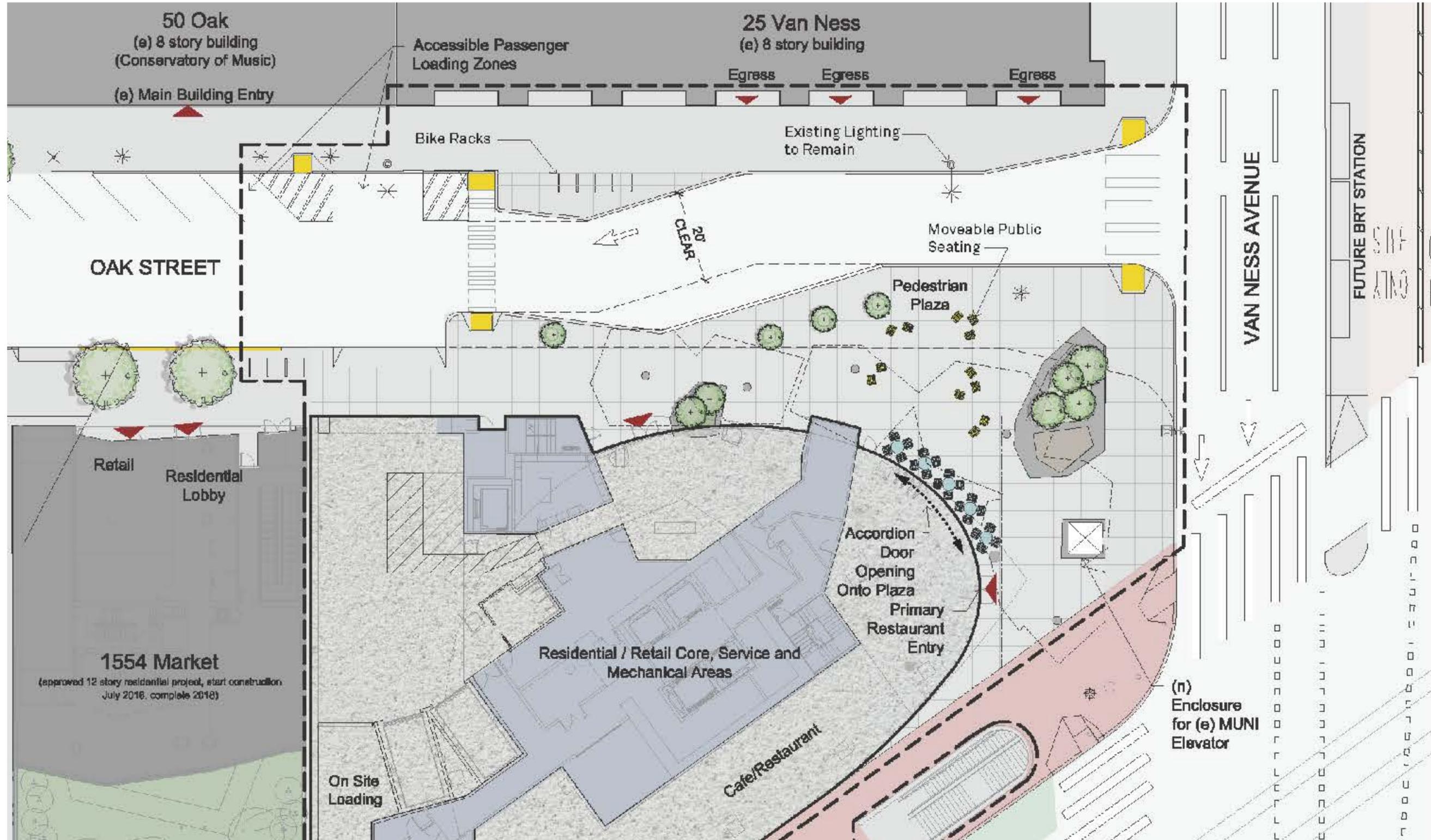
## By the Numbers



**BASELINE**

# SITE PLAN - BASELINE

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## SCOPE

- Standard sidewalk paving
- At-grade pedestrian crosswalk at Van Ness & Oak
- Baseline wind canopy
- Oak St: Asphalt surface
- Don't improve 25 Van Ness vault
- No micro retail kiosks

# RENDERING - BASELINE SCHEME

LOOKING WEST FROM VAN NESS (WITH BASELINE CANOPIES)

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# RENDERING - BASELINE SCHEME

LOOKING EAST FROM OAK TOWARDS VAN NESS (WITH BASELINE CANOPIES)

OAK  
PLAZA



**PROPOSED**

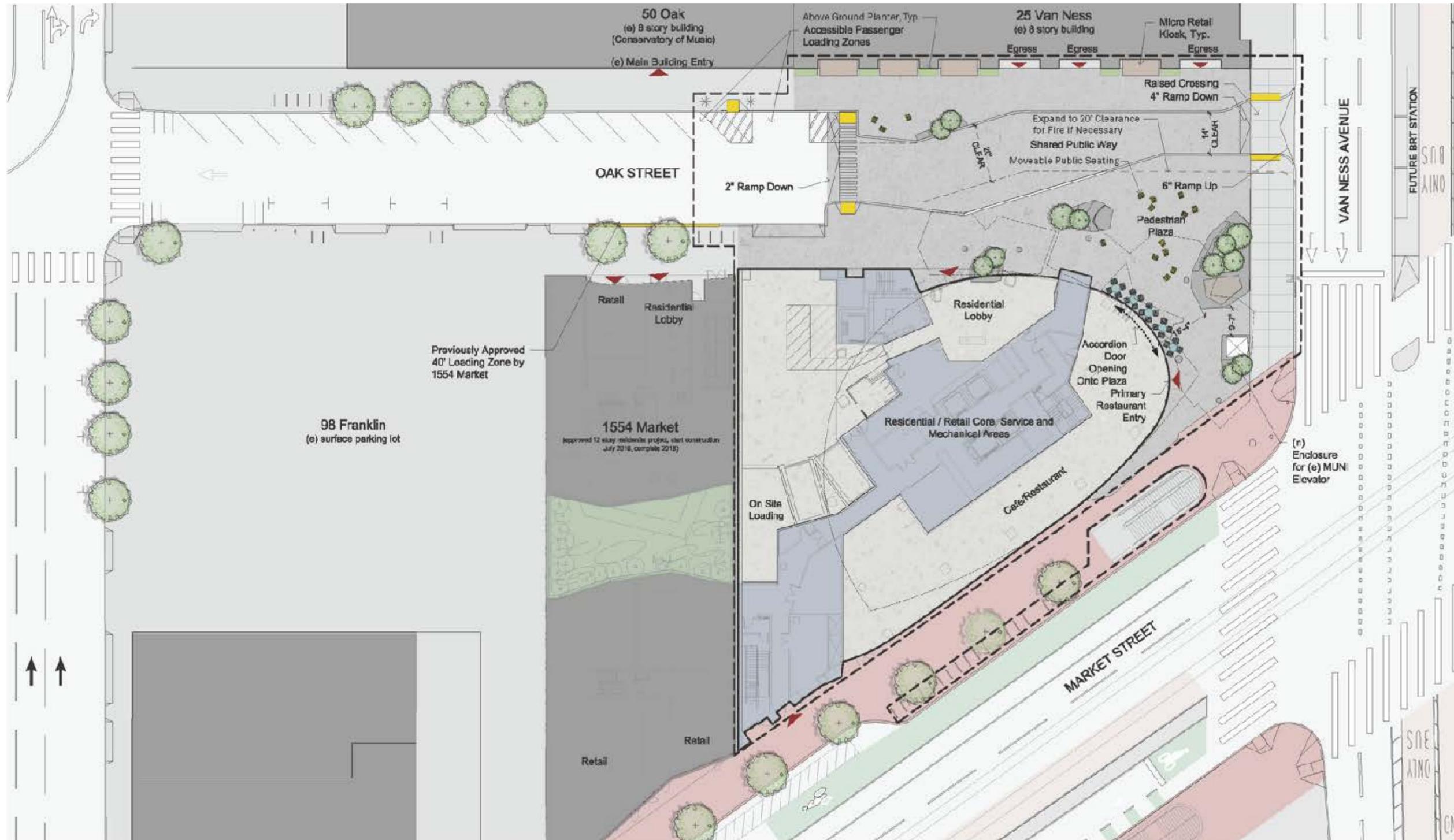
# VISION

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- Improve pedestrian access & safety at Van Ness BRT & Muni Metro Station
- Create iconic gateway to Hayes Valley & Civic Center
- 100-year nonprofit stewardship plan
- Celebrate local arts & cultural institutions
- Create beautiful, green, & inviting public open space
- “Eyes on the plaza” 24/7 for public safety

# SITE PLAN - PROPOSED

## OAK PLAZA



### SCOPE

- ~13,000 square feet
- Shared public way, high quality paving building face to building face
- Micro retail kiosks
- Flexible outdoor performance space
- Raised pedestrian crosswalk at Van Ness & Oak
- Canopy art installation
- Additional greenery in planters
- Muni Metro Station refurbishment & artistic rebranding
- Improve 25 Van Ness vault (City owned)

# SITE PLAN - PROPOSED

## ZOOM IN ON PLAZA

## OAK PLAZA



### SCOPE

- ~13,000 square feet
- Shared public way, high quality paving building face to building face
- Micro retail kiosks
- Flexible outdoor performance space
- Raised pedestrian crosswalk at Van Ness & Oak
- Canopy art installation
- Additional greenery in planters
- Muni Metro Station refurbishment & artistic rebranding
- Improve 25 Van Ness vault (City owned)

# RENDERING - PROPOSED SCHEME

LOOKING NORTHWEST INTO PLAZA

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PLAZA



# RENDERING - PROPOSED SCHEME

LOOKING WEST FROM VAN NESS (WITH BASELINE CANOPIES)

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PLAZA



# RENDERING - PROPOSED SCHEME

LOOKING EAST FROM OAK TOWARDS VAN NESS (WITH BASELINE CANOPIES)

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# RENDERING - PROPOSED SCHEME

LOOKING EAST FROM MARKET/VAN NESS INTERSECTION TOWARD PLAZA (WITH ARTISTIC CANOPIES)

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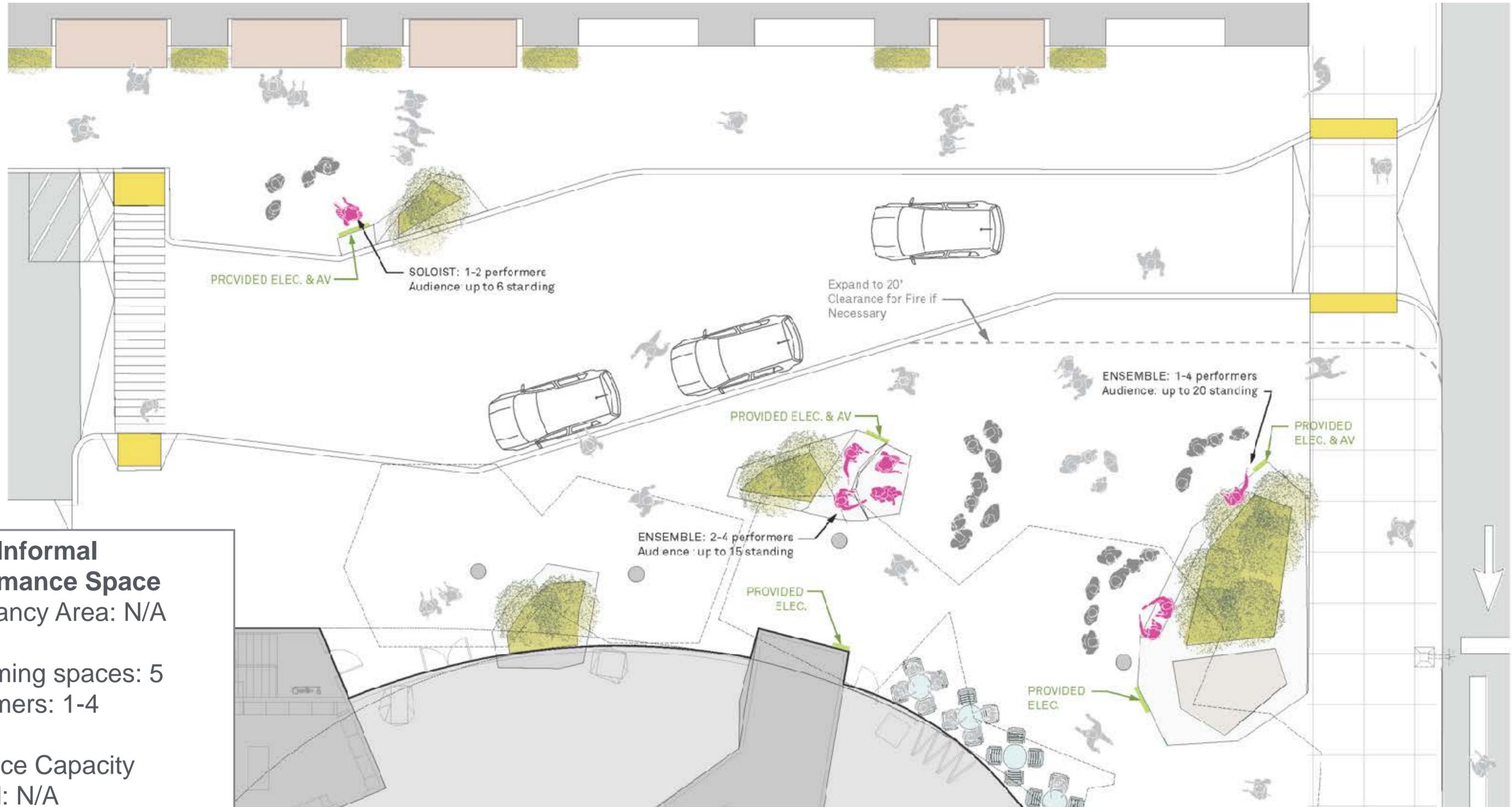


# **PROGRAMMING & ACTIVATION**

# PROGRAMMING & ACTIVATION

## SMALL / INFORMAL PERFORMANCE SPACE

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**Small/Informal Performance Space**  
Occupancy Area: N/A

Performing spaces: 5  
Performers: 1-4

Audience Capacity  
Seated: N/A  
Standing: 6-20

# PROGRAMMING & ACTIVATION

## MEDIUM / INFORMAL PERFORMANCE SPACE

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**Medium/Informal Performance Space**  
Occupancy Area: 1,440 sf

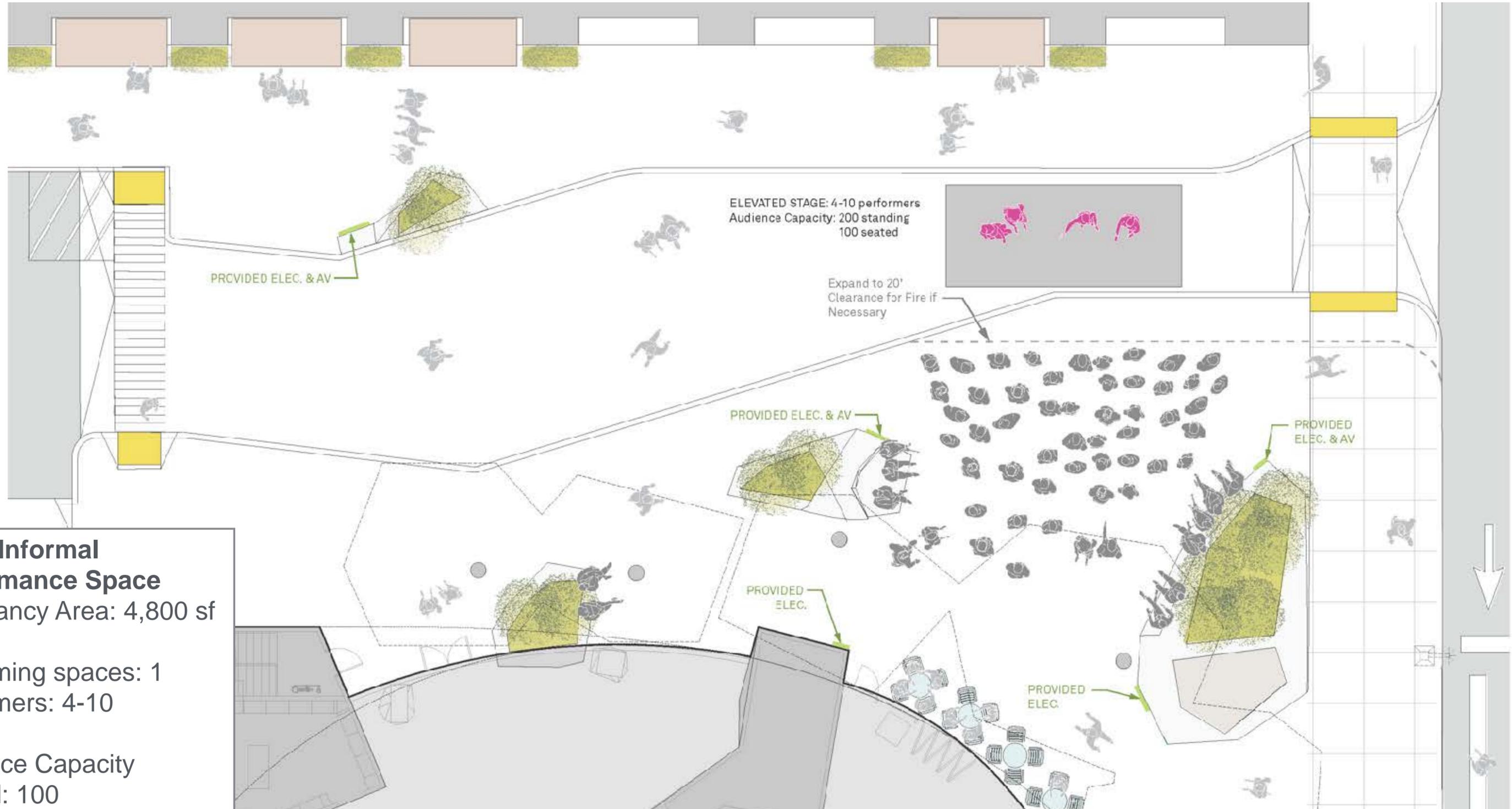
Performing spaces: 1  
Performers: 4-10

Audience Capacity  
Seated: 30  
Standing: 60

# PROGRAMMING & ACTIVATION

## LARGE PERFORMANCE SPACE (WITH STREET CLOSURE)

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**Large/Informal  
Performance Space**  
Occupancy Area: 4,800 sf

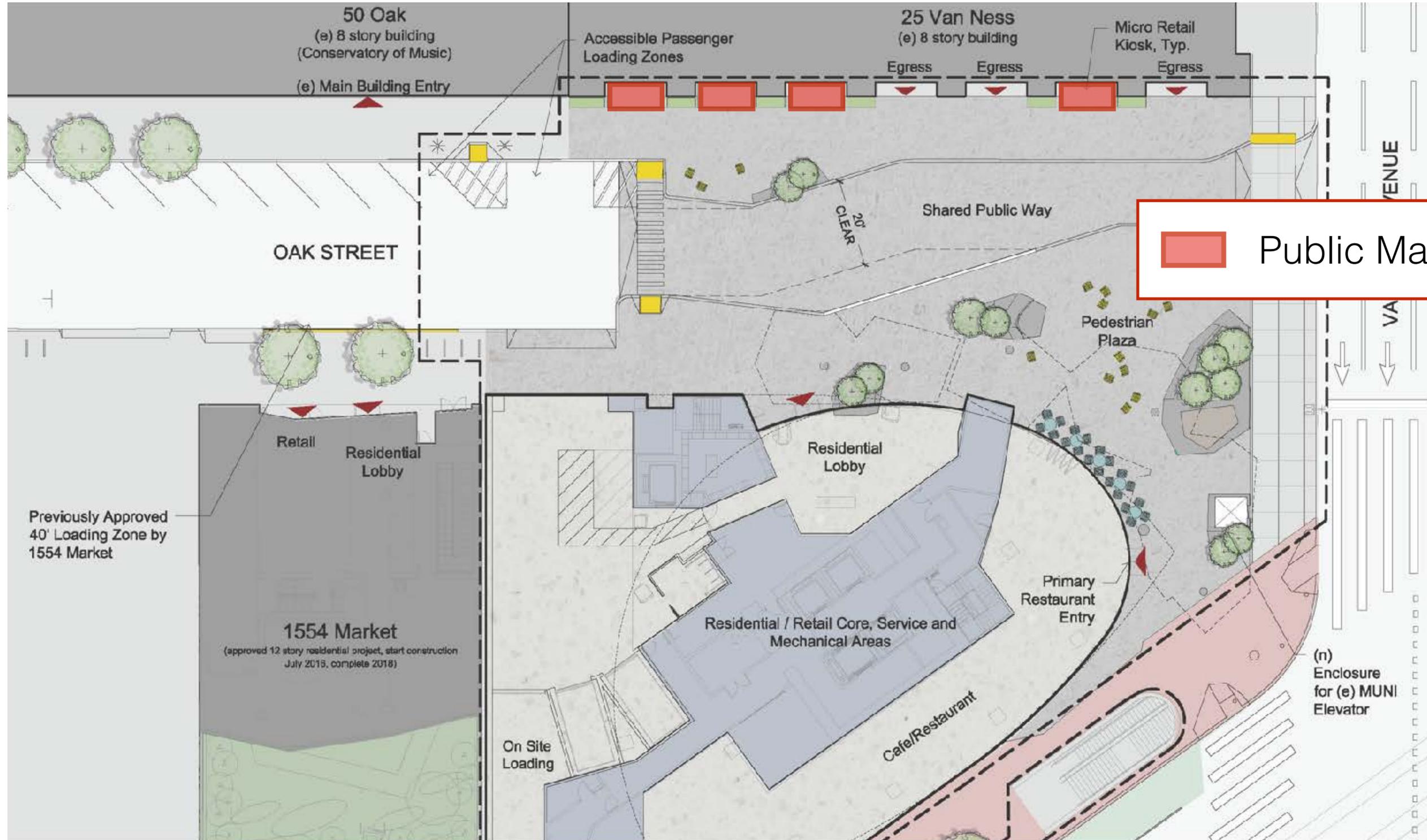
Performing spaces: 1  
Performers: 4-10

Audience Capacity  
Seated: 100  
Standing: 200

# PROGRAMMING & ACTIVATION

## PUBLIC MARKET KIOSKS

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Public Market Kiosks

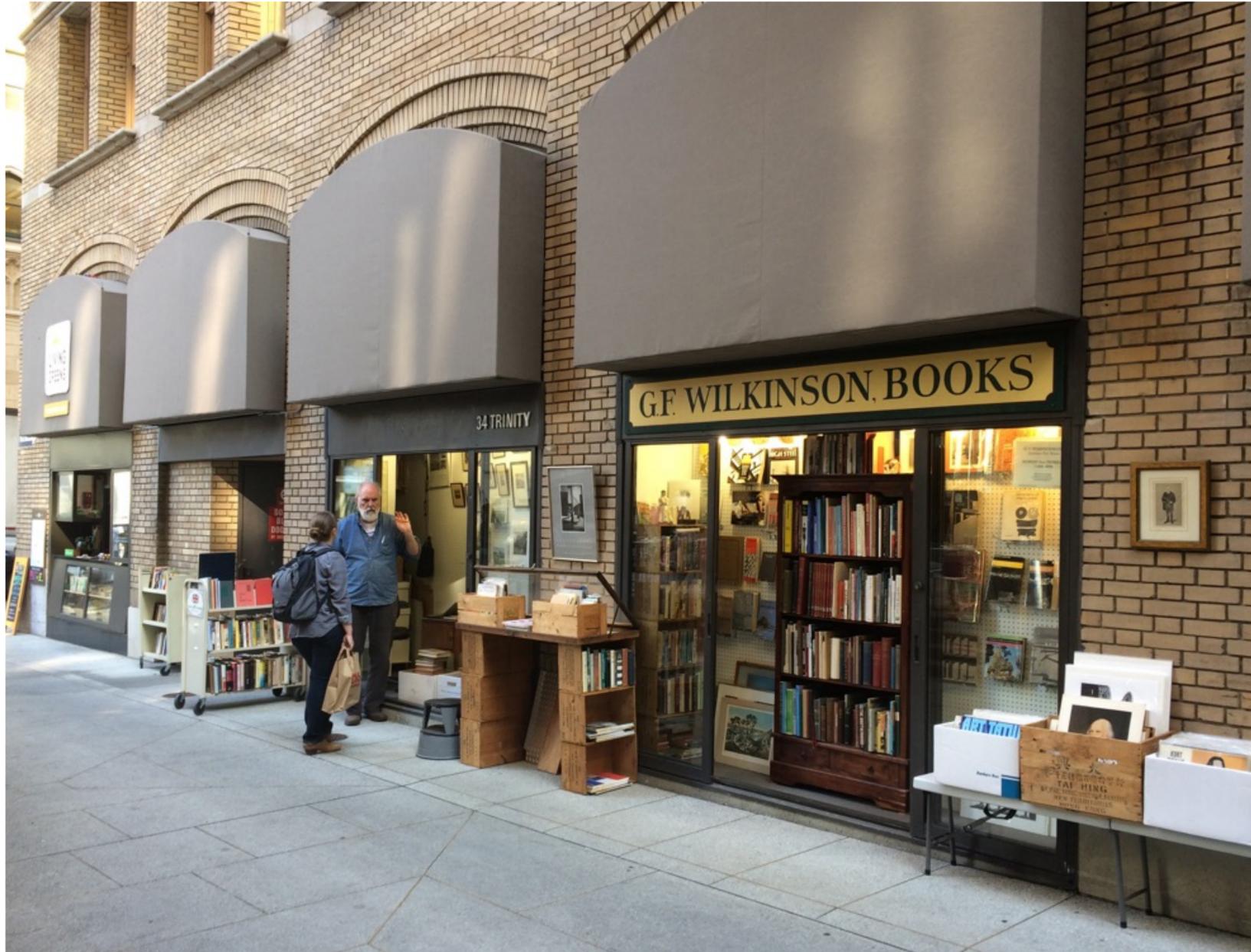
# PROGRAMMING & ACTIVATION

## PUBLIC MARKET KIOSKS

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Kiosk Precedents

Publicly Owned, Independently Managed Markets



34 Trinity Kiosks - San Francisco



Pike's Place - Seattle



The Grand Newsstand - SF

# PROGRAMMING & ACTIVATION

## PUBLIC MARKET KIOSKS

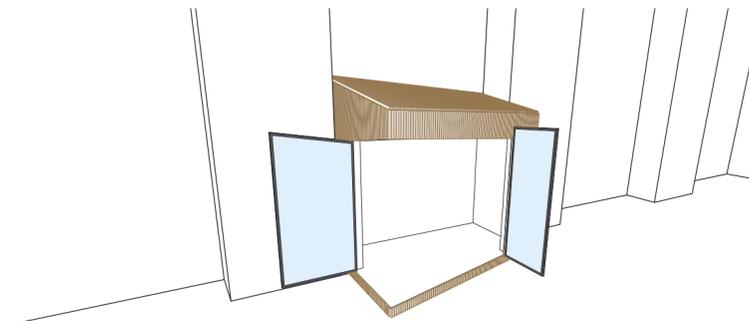
OAK  
PLAZA



VIEW OF KIOSKS LOOKING EAST

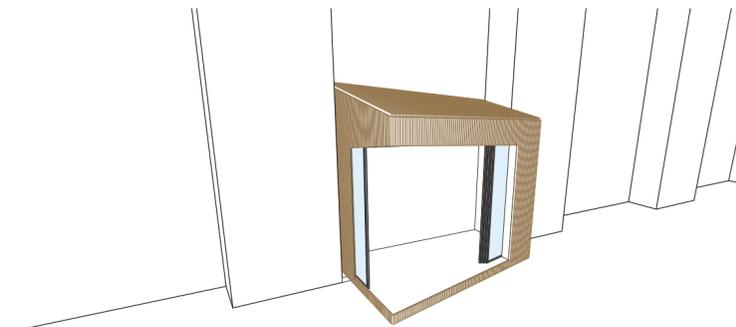


VIEW OF KIOSKS LOOKING WEST

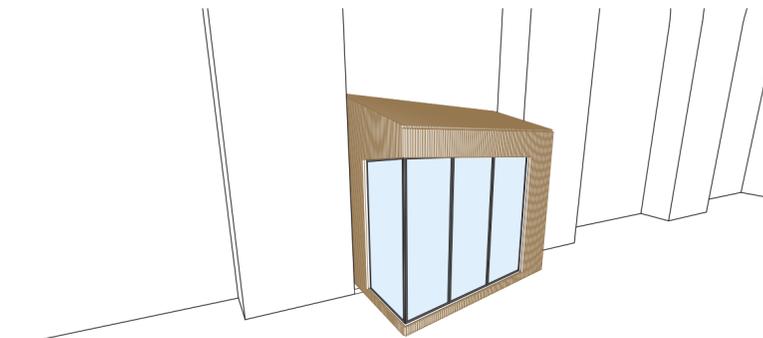


ACCORDION-FOLDING DOOR SYSTEM  
- NANAWALL SL70 , OR SIM

OR



SLIDING POCKET-DOOR SYSTEM  
- ANDERSEN NANOLINE , OR SIM

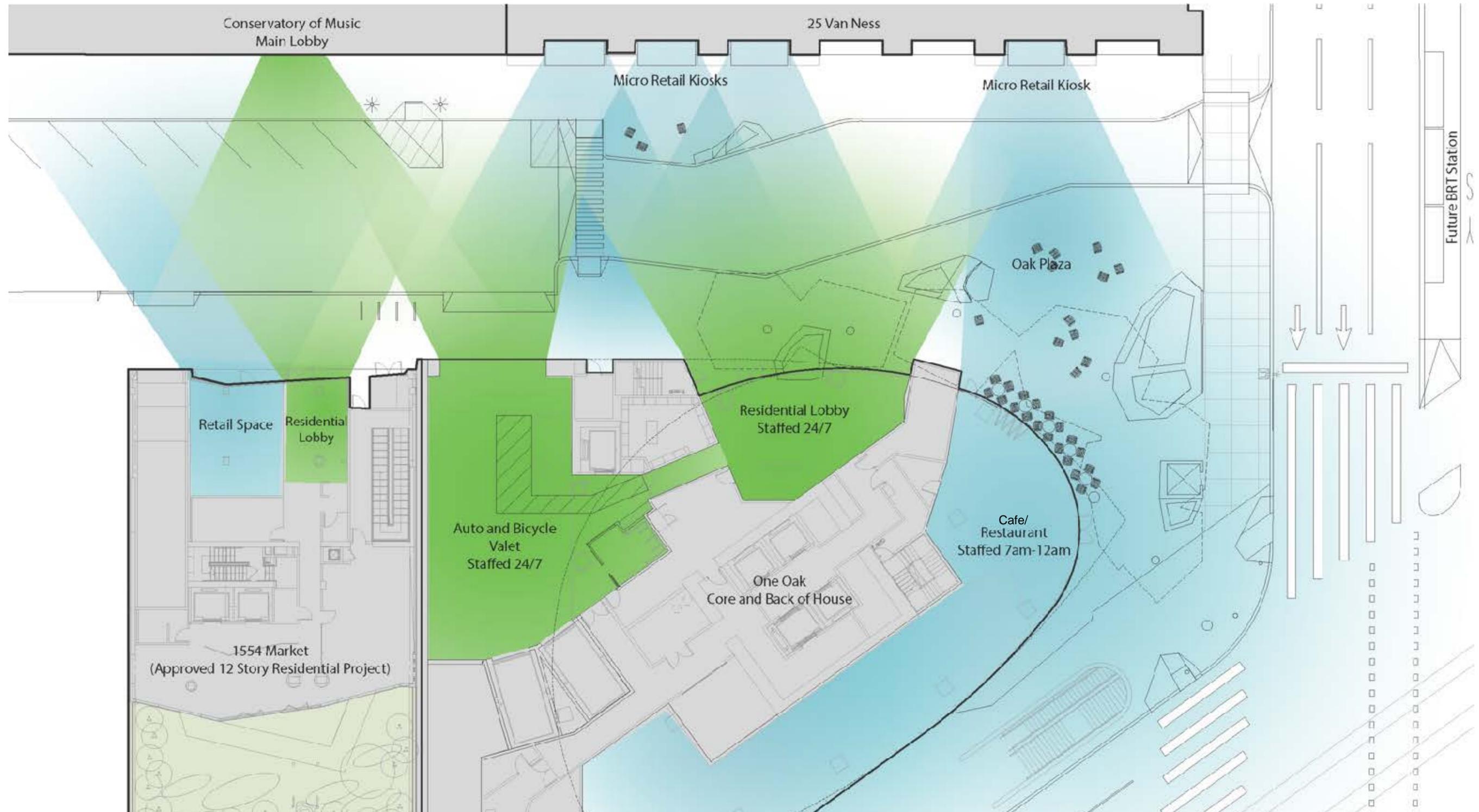


GLAZED ENCLOSURE

# PUBLIC SAFETY

## EYES ON THE STREET

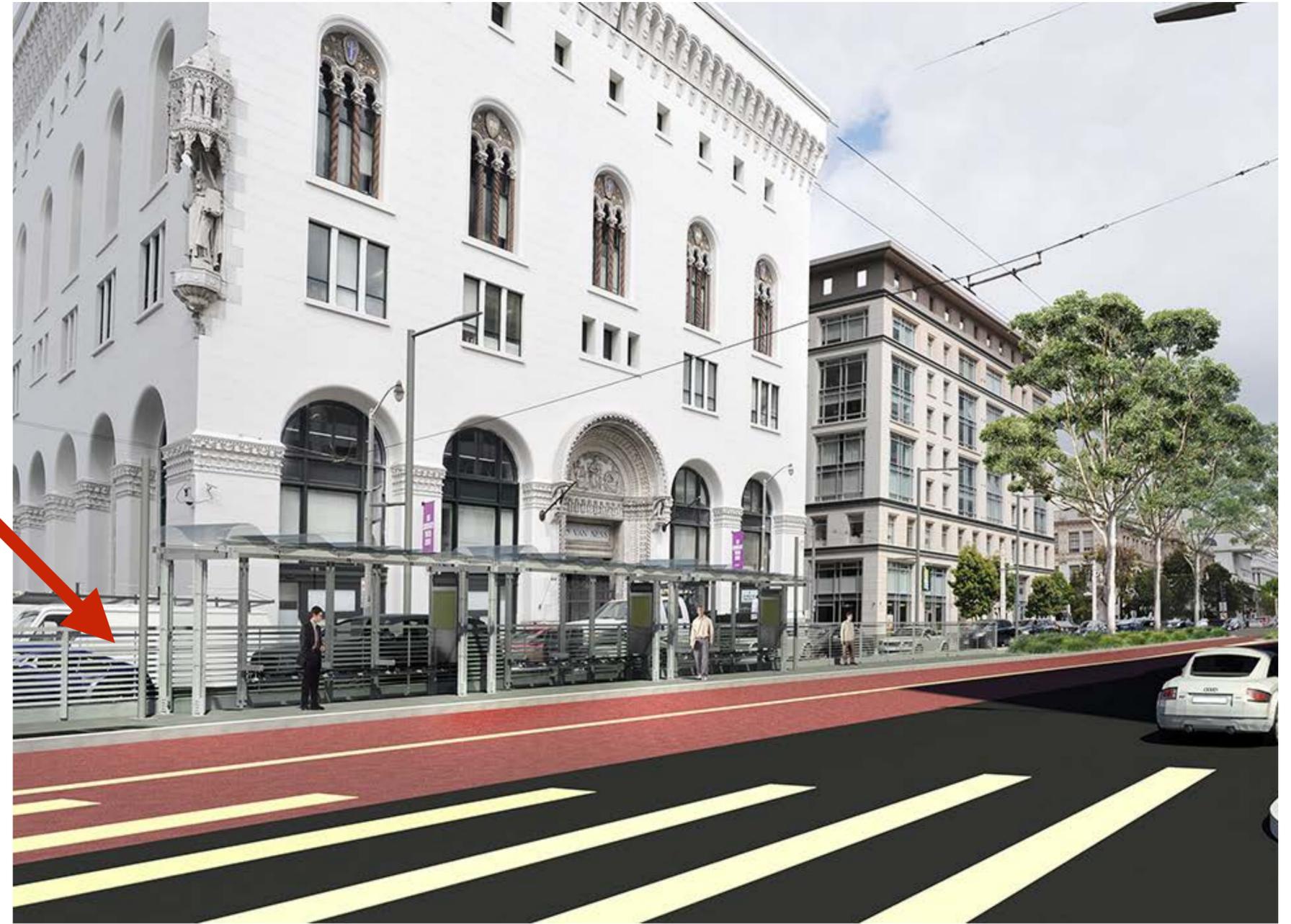
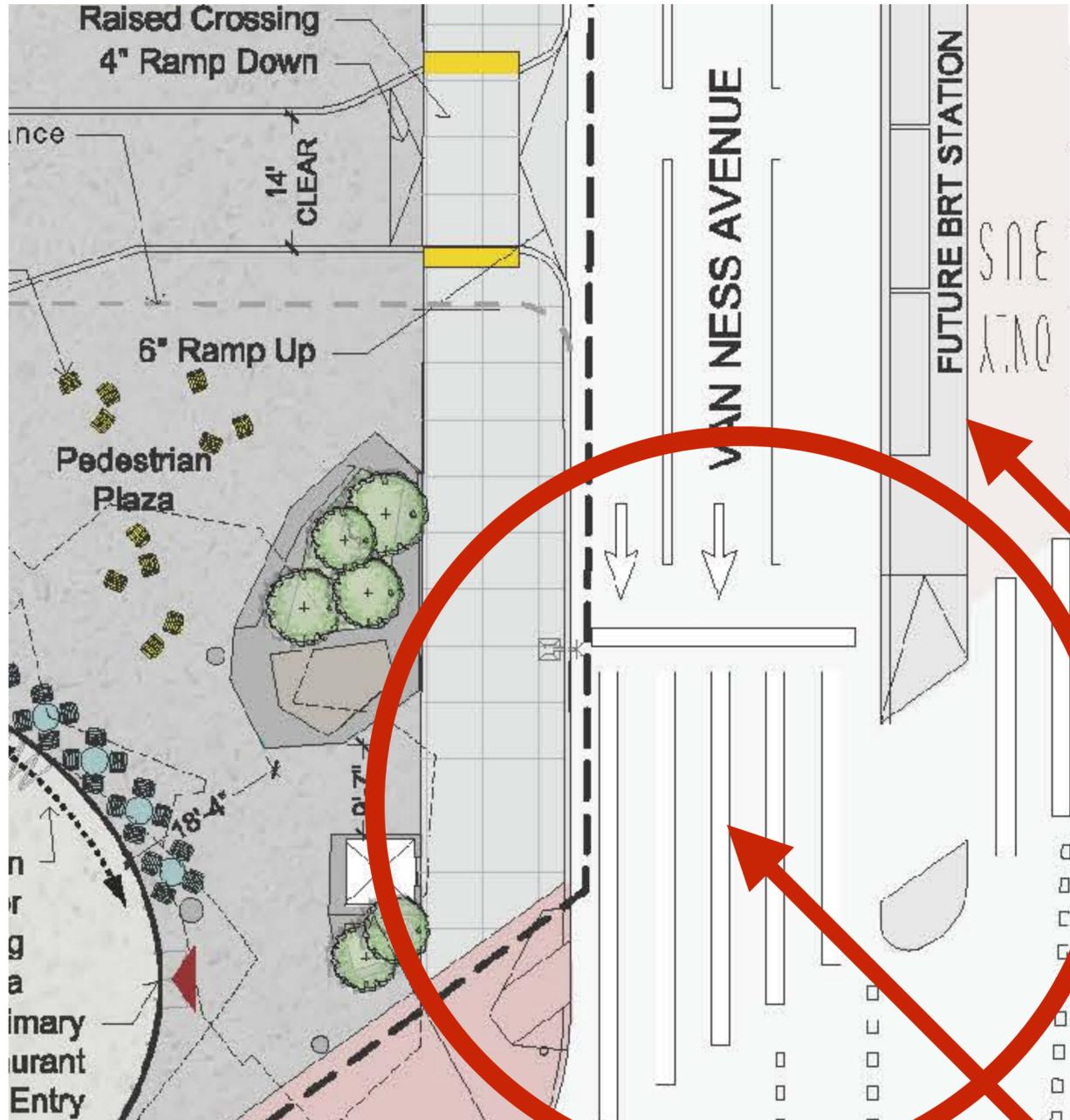
OAK  
PLAZA



# PUBLIC SAFETY

## IMPROVED PEDESTRIAN ACCESS AND SAFETY

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Enhanced crosswalk connecting plaza and BRT Platform across Van Ness

# **SITE FEATURES**

# SITE FEATURES

## MATERIALITY - HARDSCAPE

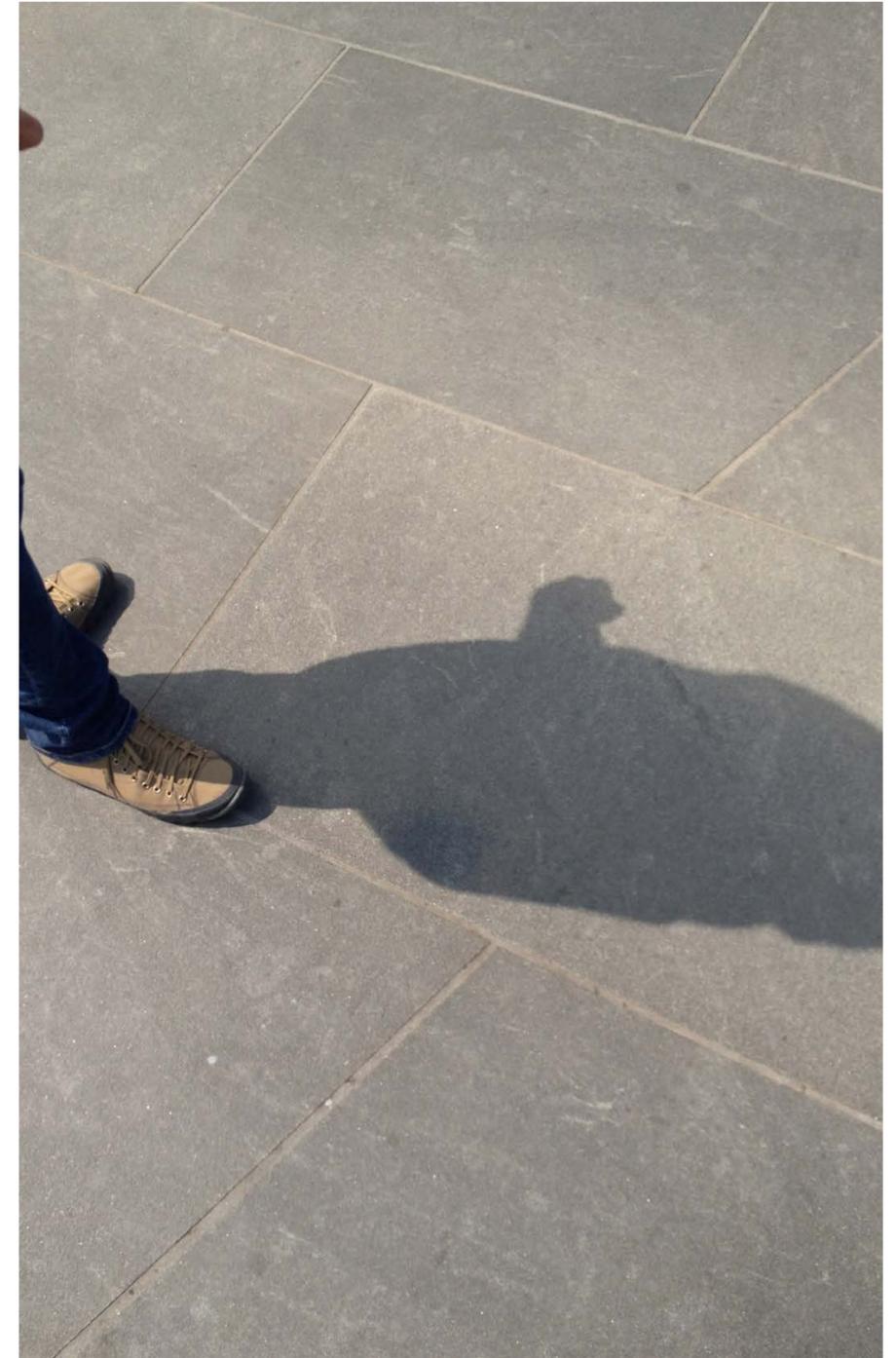
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Union Square / Asphalt block- 2 shades / New York, New York



Place de la Republique / Concrete slabs- shades / Paris, France



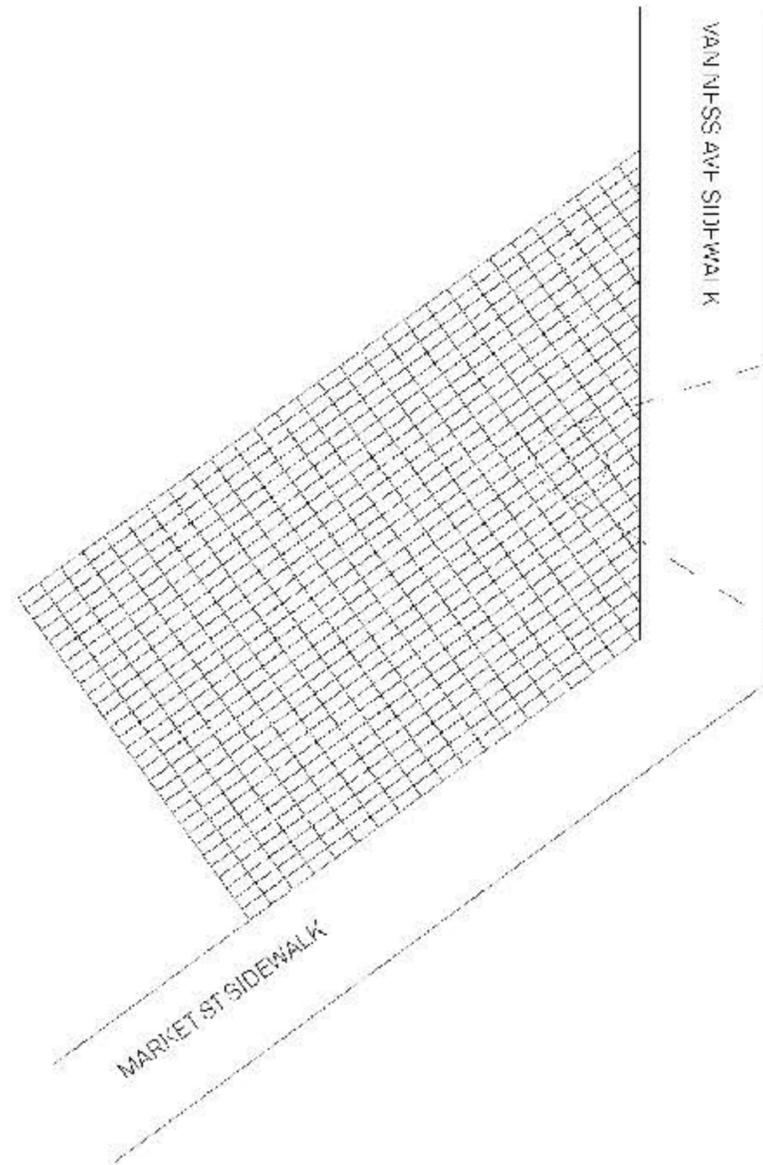
Goldman Plaza / Granite / New York, NY

# SITE FEATURES

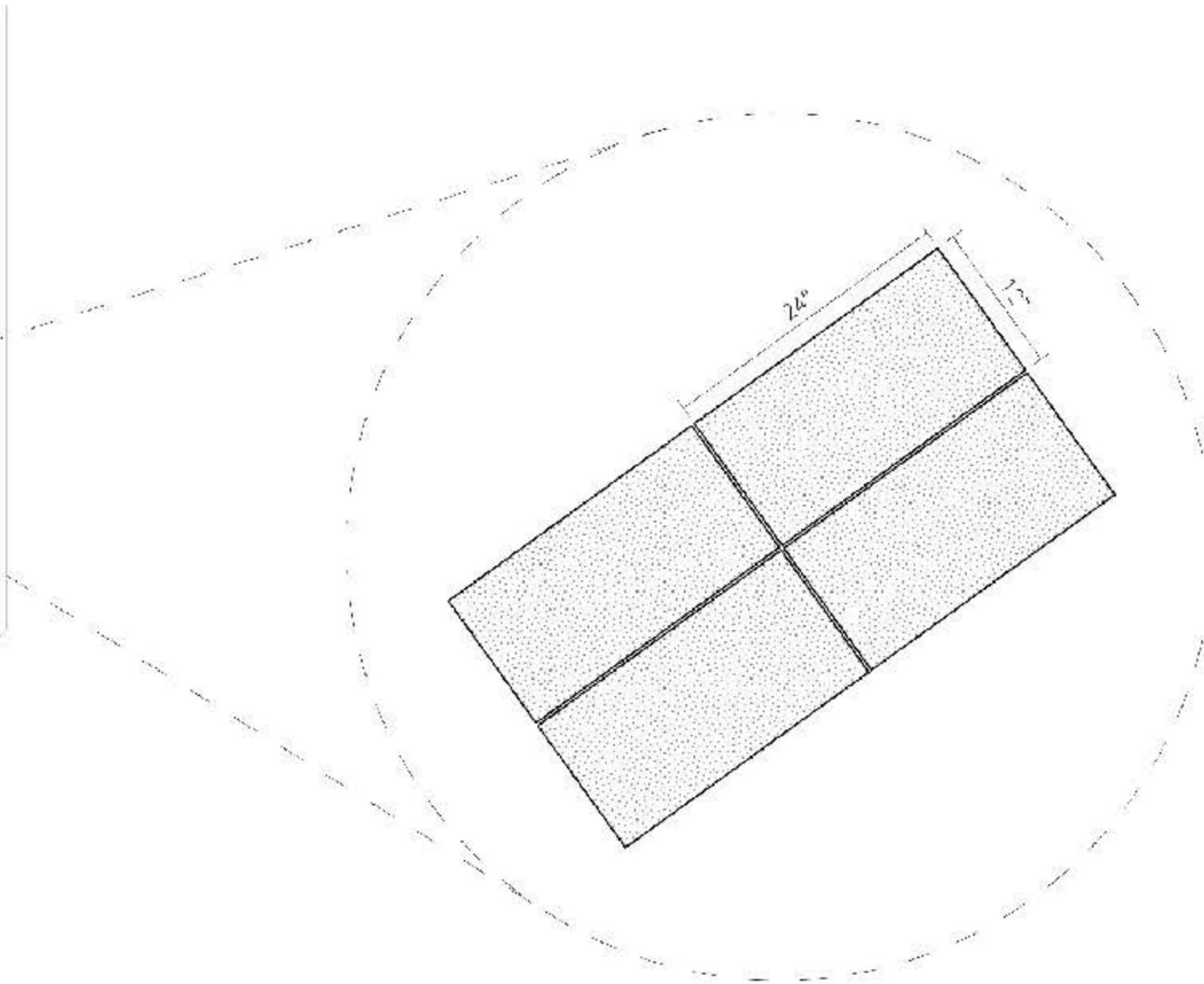
## MATERIALITY - HARDSCAPE

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PAVER LAYOUT STRATEGY



PAVER DETAIL



PAVER TYPE: HANOVER "CHARCOAL"



# SITE FEATURES

LIGHTING / MOVEABLE SEATING / BIKE RACKS

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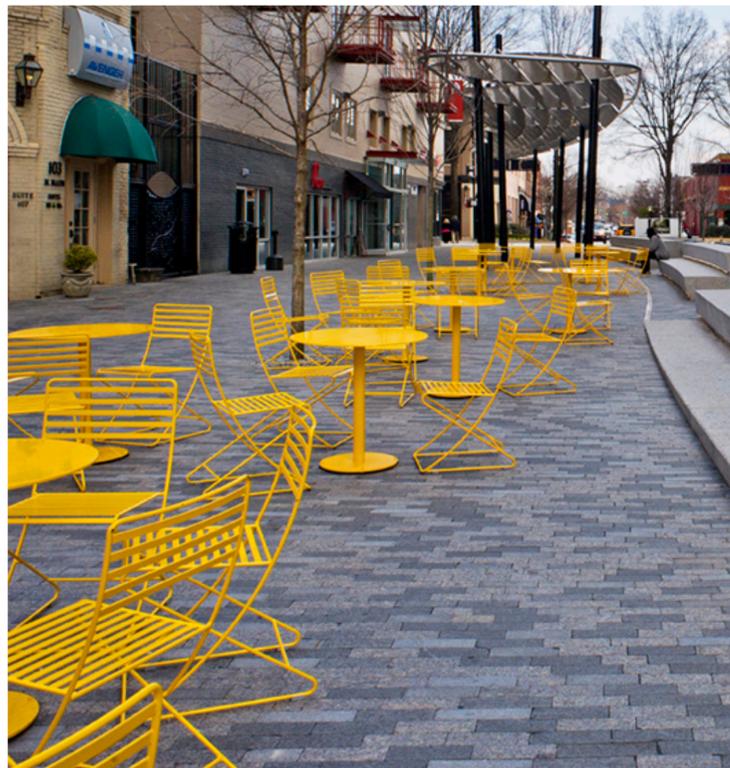
Moonlighting



LED Planter Lighting



Oak Street Pole Light  
(Existing Light at Conservatory of Music)



Moveable seating and tables  
One Greenville / Greenville, SC



Moveable seating /  
Mint Plaza / San Francisco, CA

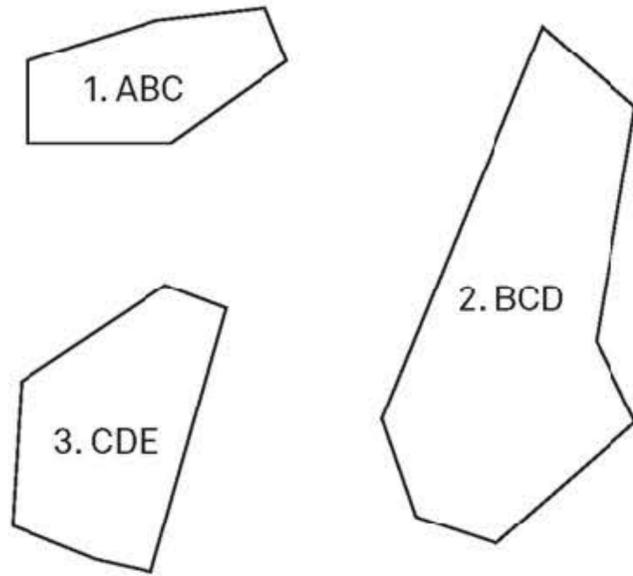


Bike rack

# SITE FEATURES

## UNDERSTORY PLANTING PALETTE

Gradient/Spectrum connecting planters



Species\_\_mix of native grasses, perennials, and woody species



Gray Rush   
Juncus patens



Fruit Sedge   
Carex globosa



Bottlebrush Grass   
Elymus californicus



Pacific Mist   
Arctostaphylos manzanita



California angelica   
Angelica californica



Meadow Rue   
Thalictrum fendleri



Alum Root   
Heuchera micrantha

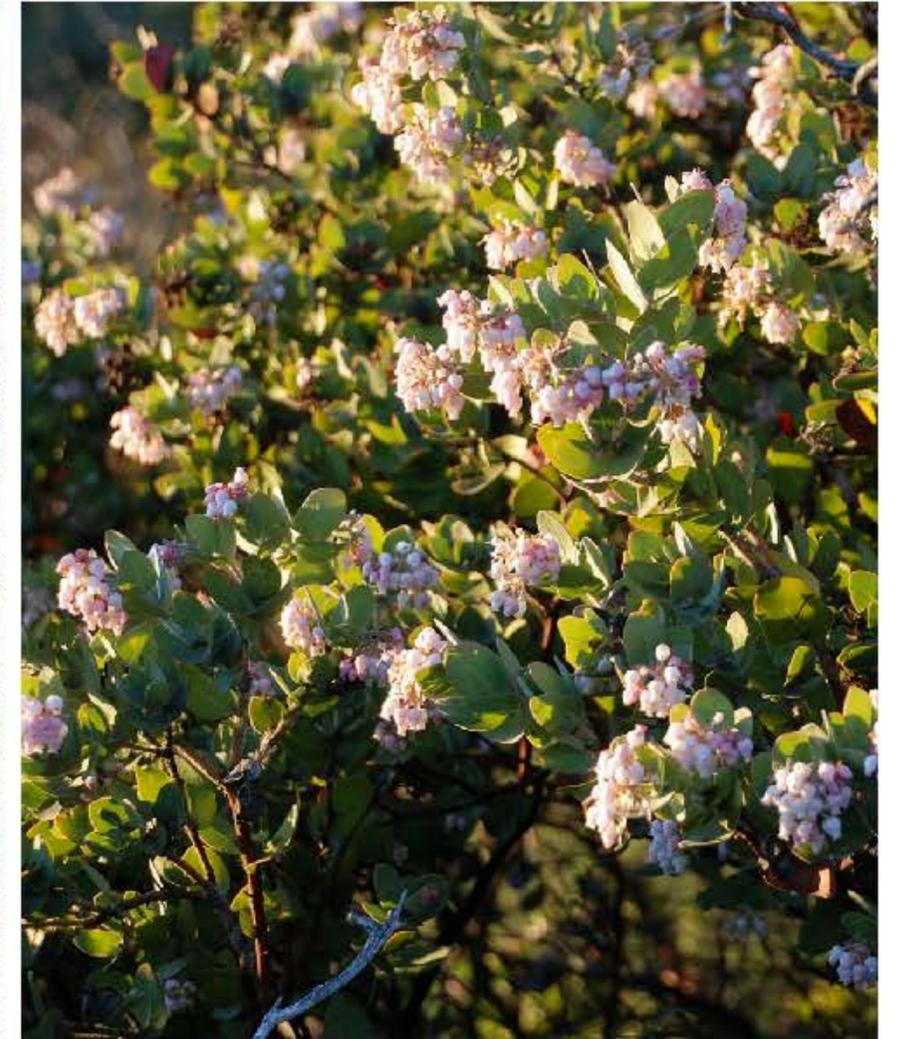
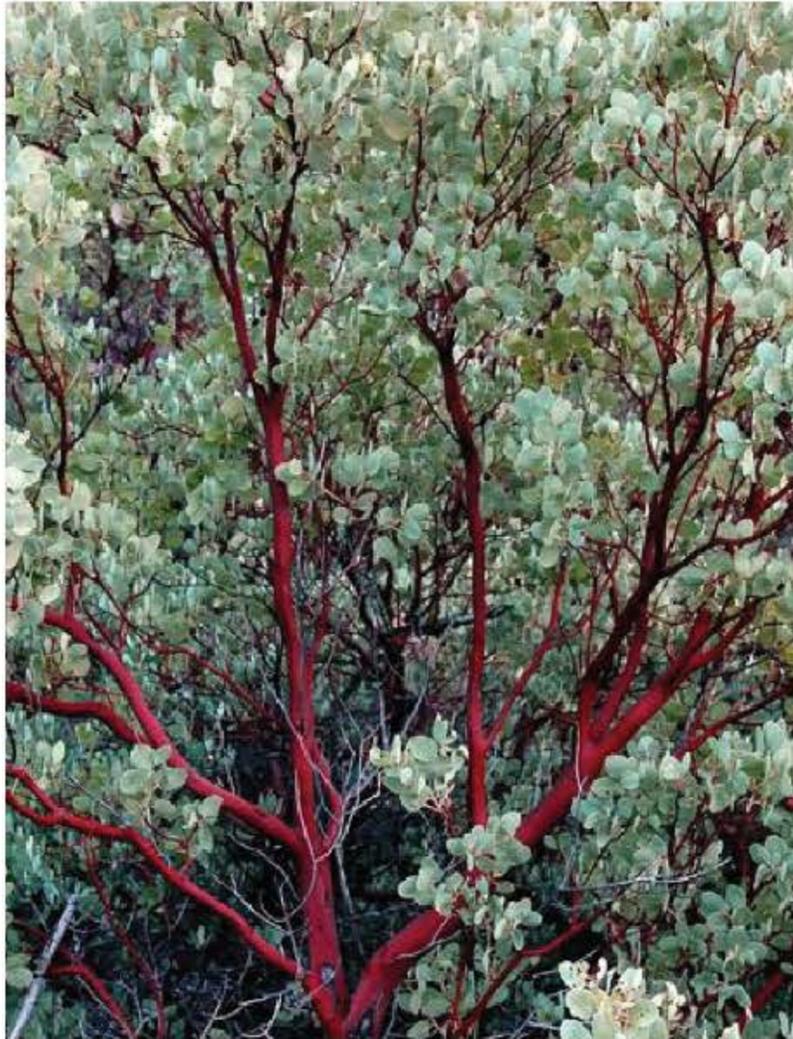
# SITE FEATURES

## ORNAMENTAL TREE / SHRUB PLANTING PALETTE

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Mount Diablo Manzanita

*Arctostaphylos auriculata* Native to CA region



**Size:** small-less than 20'

**Light:** full sun to part shade

**Water:** drought tolerant

**Notes:**

evergreen, distinct red bark, attracts hummingbirds.

**MUNI**

# MUNI STATION ENTRY

MARKET STREET STATION CANOPY DESIGN (RENDERING OF POWELL STREET STATION)

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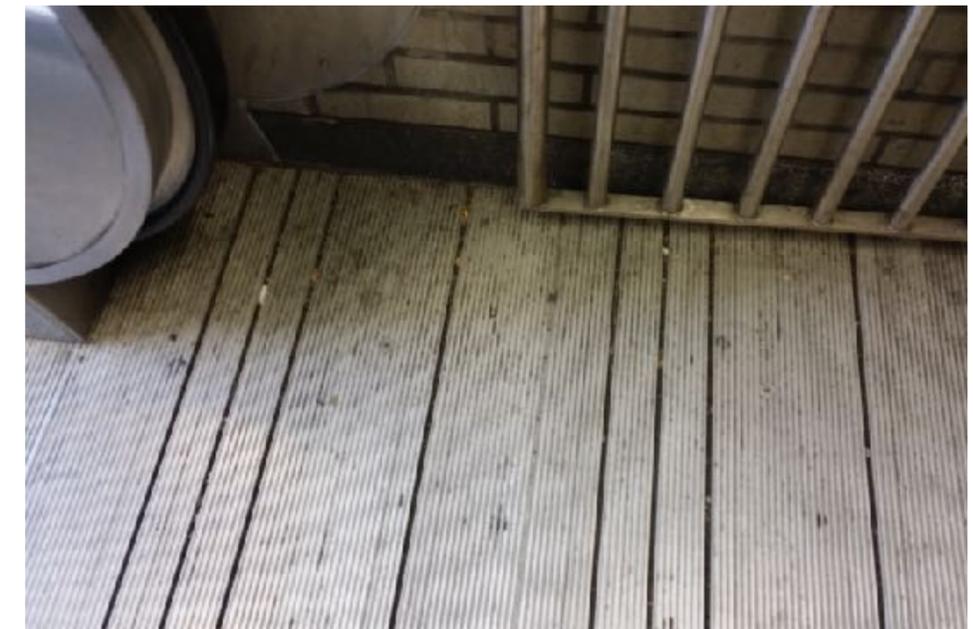
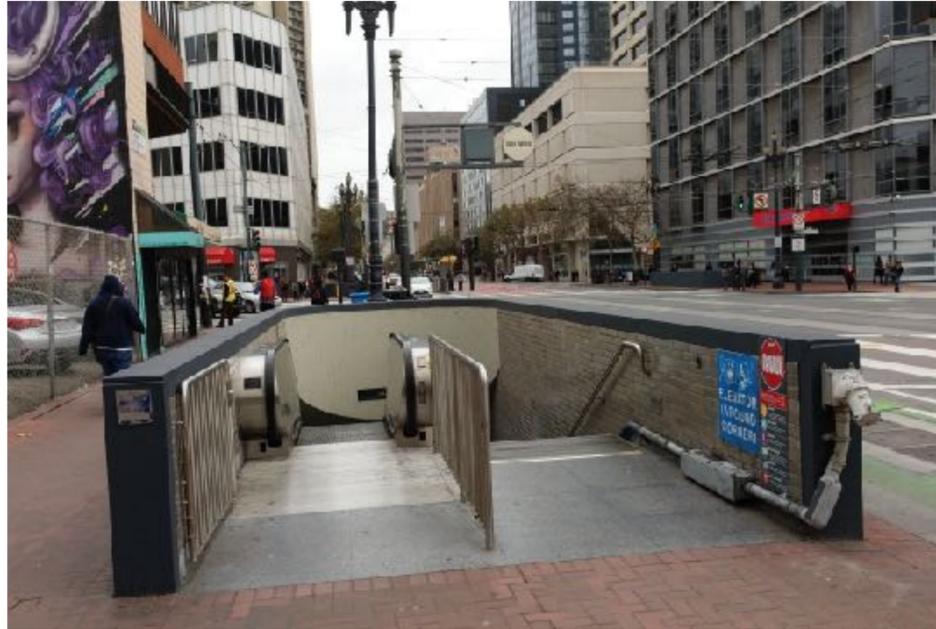


# MUNI STATION ENTRY

## PROPOSED REFURBISHMENT AT NW CORNER OF MARKET & VAN NESS

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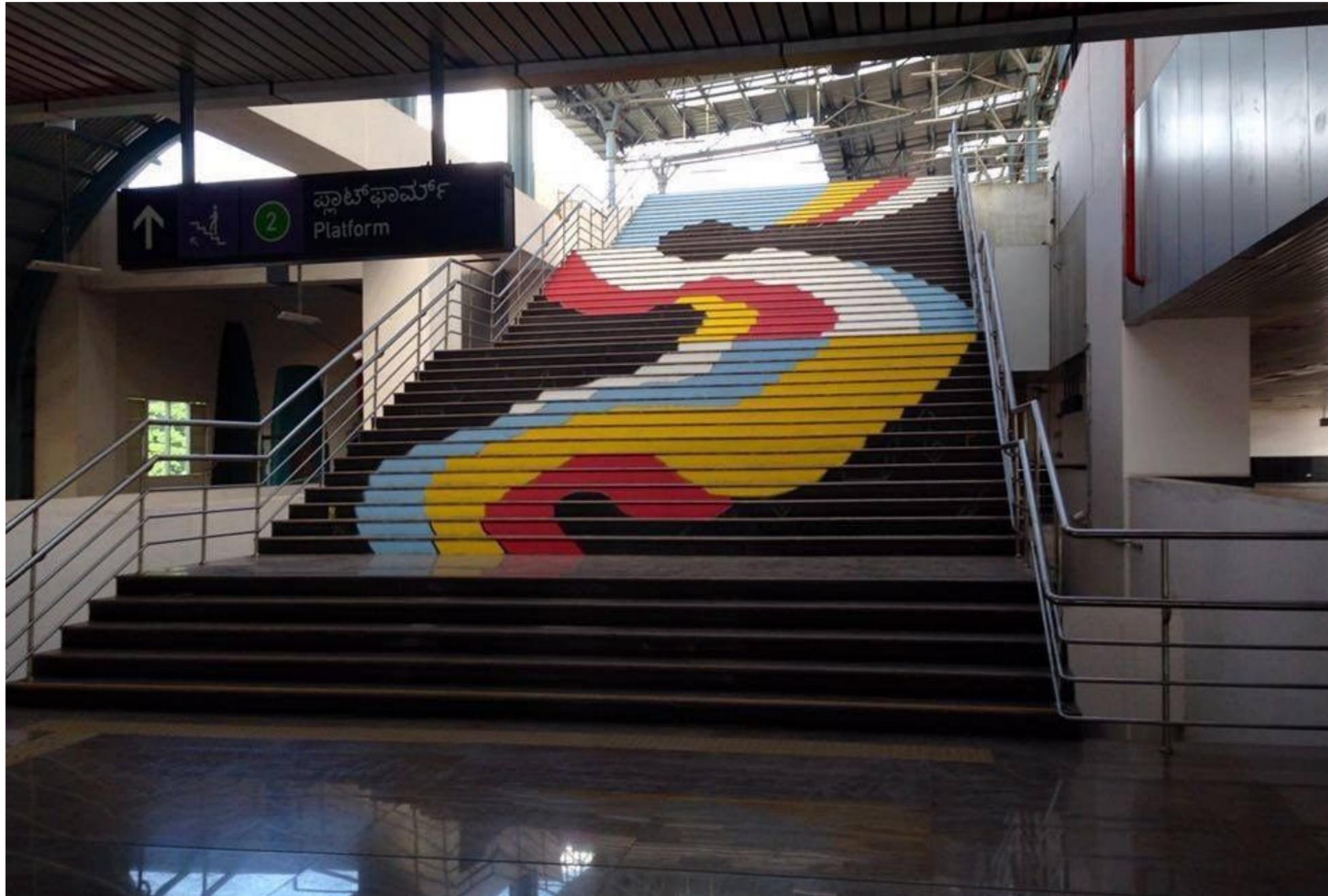
- Power wash and sandblast hardscape surfaces (brick, concrete, granite, steel, et al)
- Fill and seal cracks in stairway
- Remove graffiti and add anti-graffiti sealant
- Clean railings (remove rust, stains, and dirt)
- Clear and clean stairway drains
- Remove abandoned electrical conduit along stairway
- Repair, clean and repaint stair nosing or upgrade entirely
- Clean grates (wire brush and power wash)
- Remove gates at bottom of stairway/escalator (if new canopy built)
- Upgrade weather mats
- Replace stairway light lenses



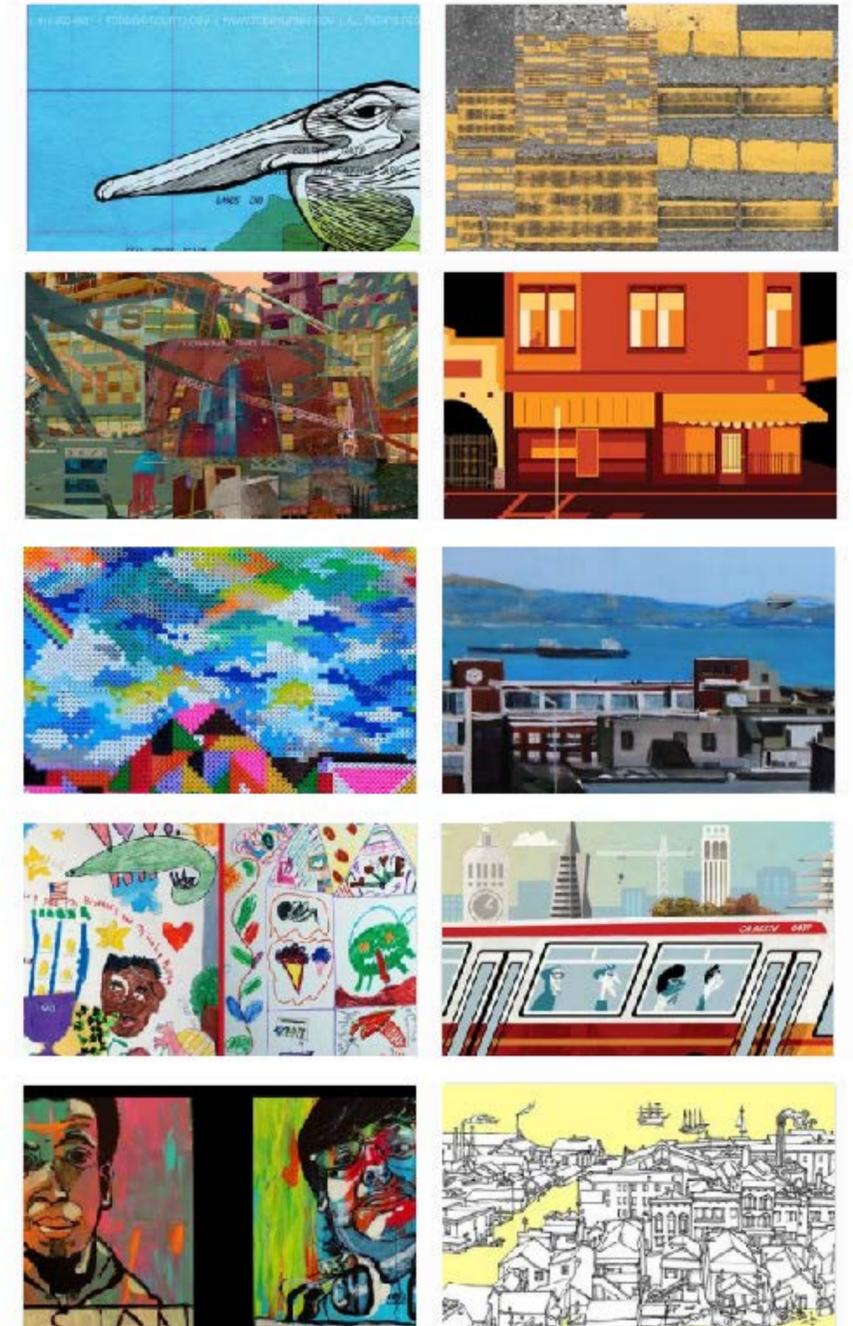
# MUNI STATION ENTRY

## ARTS DISTRICT BRANDING - MURALS & SIGNAGE

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Peenya Metro Station - Bengaluru, India



2017 Muni Art Program

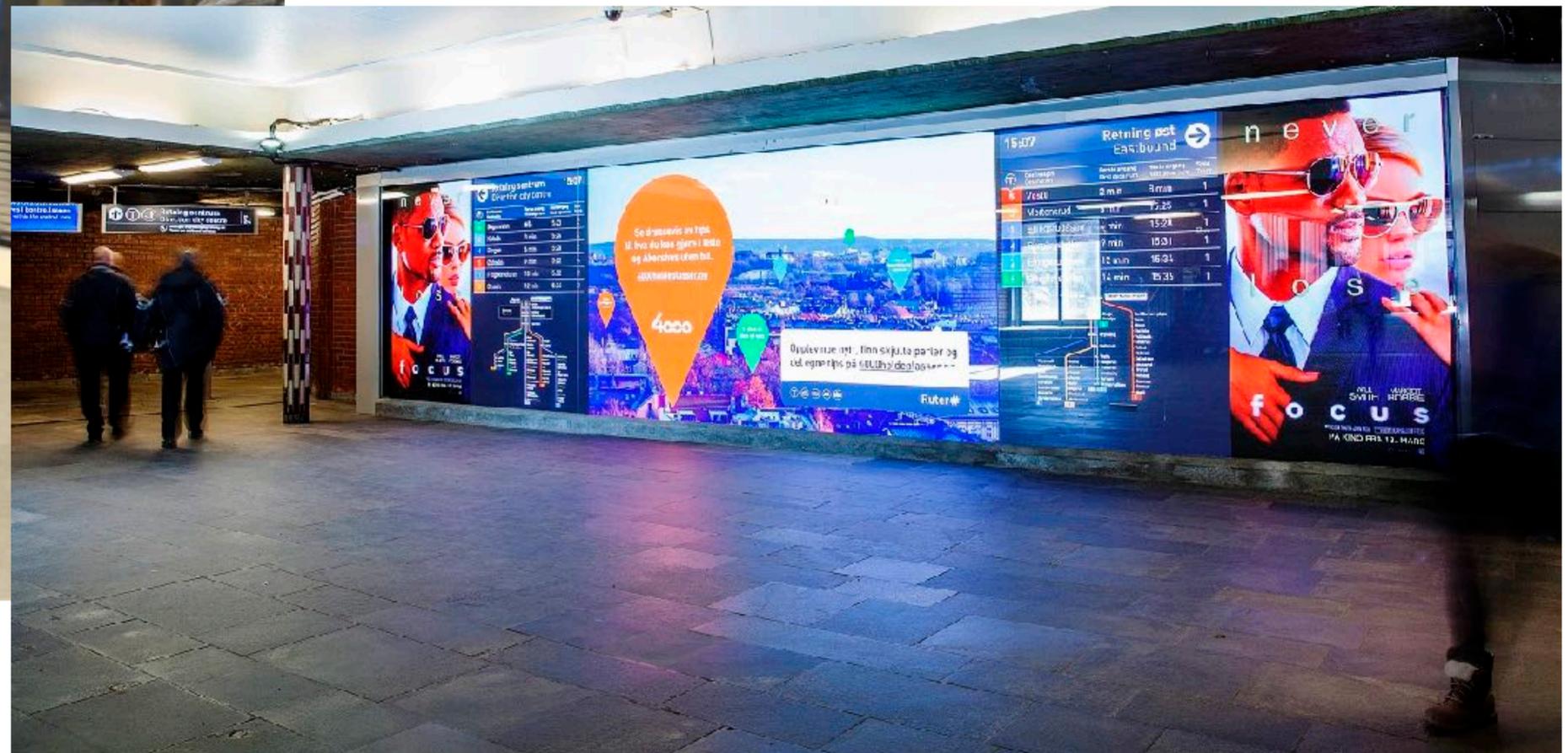
# MUNI STATION ENTRY

## ARTS DISTRICT BRANDING - DIGITAL DISPLAYS

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Stockholm, Sweden



Tøyen Metro Station - Oslo, Norway

# MUNI STATION ENTRY

EXISTING CONDITIONS

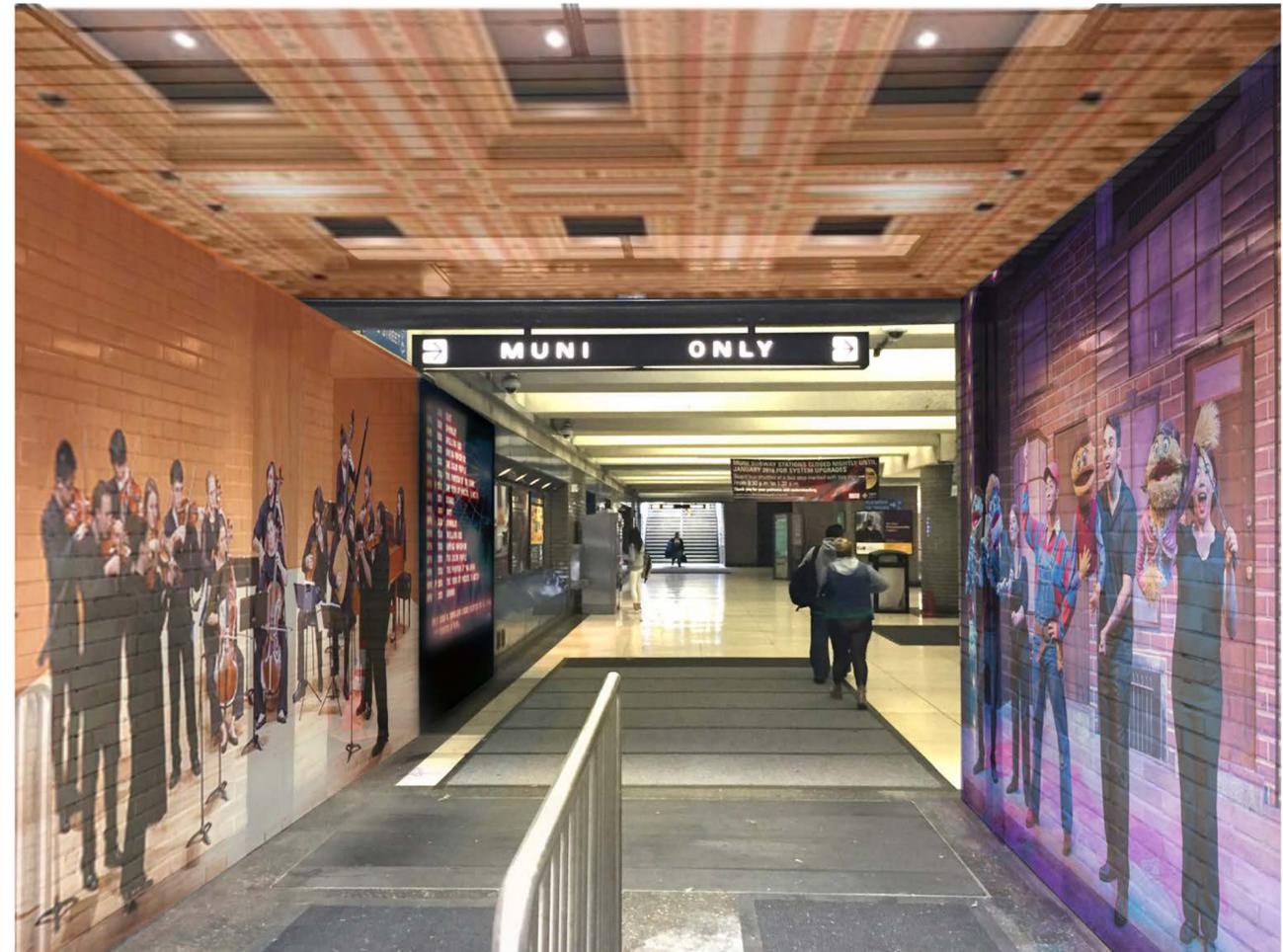
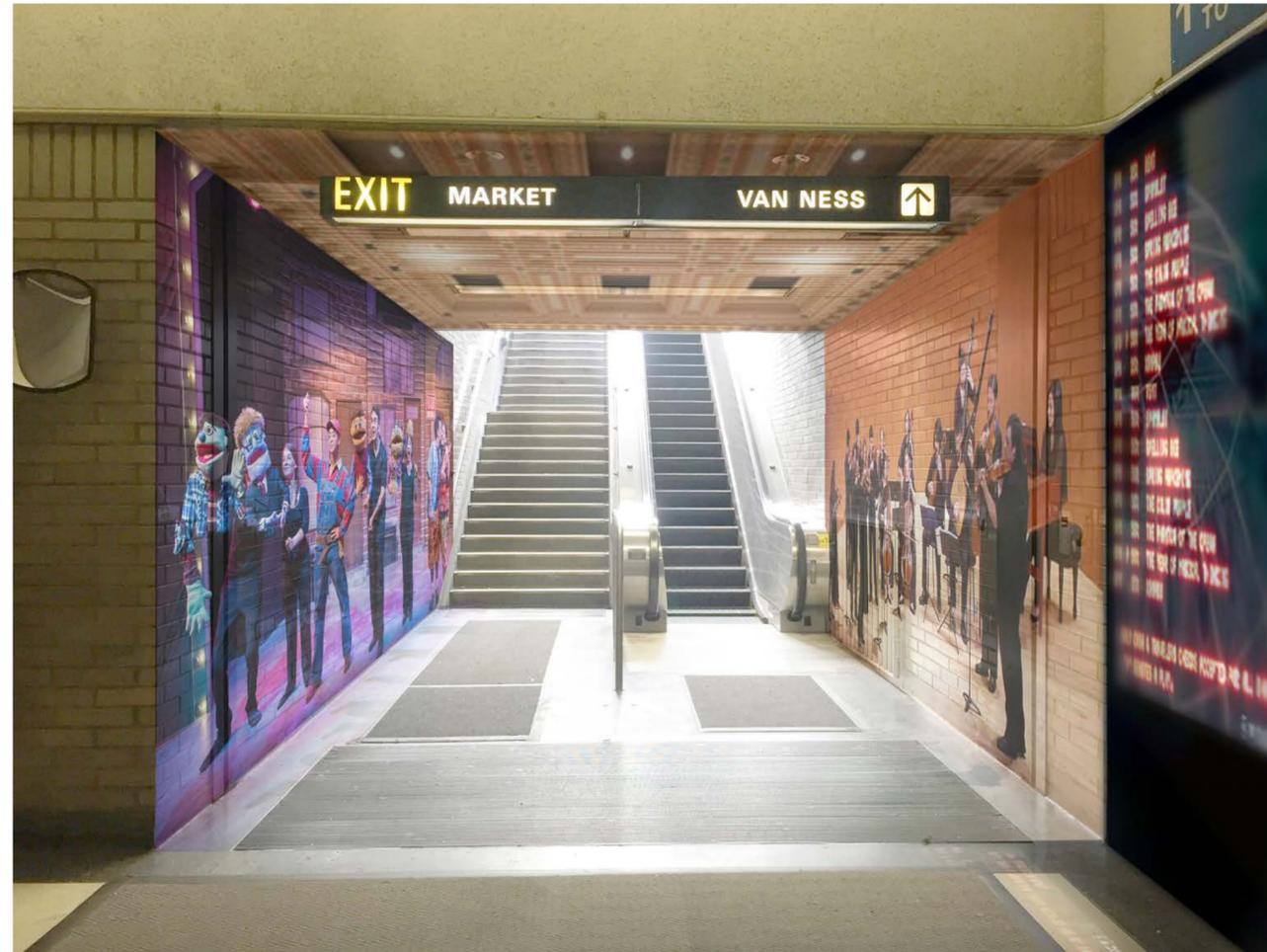
OAK  
PLAZA



# MUNI STATION ENTRY

## ARTS DISTRICT BRANDING - MURALS & SIGNAGE

OAK  
PLAZA



# MUNI STATION ENTRY

ARTS DISTRICT BRANDING - MURALS & SIGNAGE

OAK  
PLAZA



North Hollywood Metro Station - Los Angeles

# ART CANOPY INSTALLATION

# ART CANOPY INSTALLATION

CONCEPT DESIGN

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# ART CANOPY INSTALLATION

## TORSION WAVES

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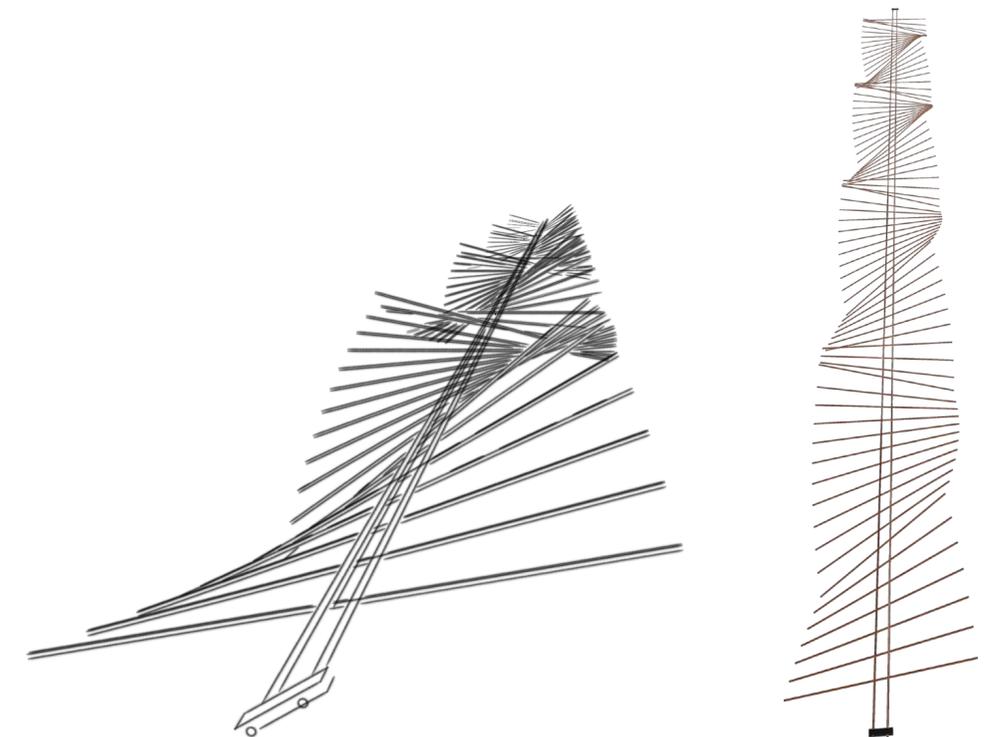


<http://bldsf.com/blog/2016/5/11/one-oak-art-canopies-april-2016>

**Range of motion can be controlled by limiting torque**

-Change distance between the two cables

**Longer rods produce calmer and slower motion than shorter rods**



**WINDOW OF OPPORTUNITY**

- **Shovel-ready with guaranteed 2020 delivery**
- **100 years of maintenance funding via CFD Special Tax**
- **Private delivery brings cost savings**
- **Cost overruns borne by One Oak**
- **Catalyzes City's Hub Public Realm Plan**

# WINDOW OF OPPORTUNITY

BASELINE VS PROPOSED COSTS

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BASELINE SCHEME	TOTAL BASELINE COSTS
Baseline Plaza	\$3,150,000
Baseline Canopy	\$1,550,000
Muni Elevator Enclosure	\$350,000
Muni Entrance Refurbishment	\$0
<b>TOTAL</b>	<b>\$5,050,000</b>

PROPOSED SCHEME	TOTAL PROPOSED COSTS
Proposed Plaza	\$5,980,000
Art Canopy*	\$1,550,000
Muni Elevator Enclosure	\$350,000
Muni Entrance Refurbishment	\$380,000
<b>TOTAL</b>	<b>\$8,260,000</b>



TOTAL DEVELOPER CONTRIBUTION: \$5.05M

TOTAL PROJECTED IKA PROPOSAL: **\$3.21M**

TOTAL PROJECT COST: **\$8.26M**

\*Art canopy budget would incorporate “1% for the Arts” fee, pending Planning Department approval.

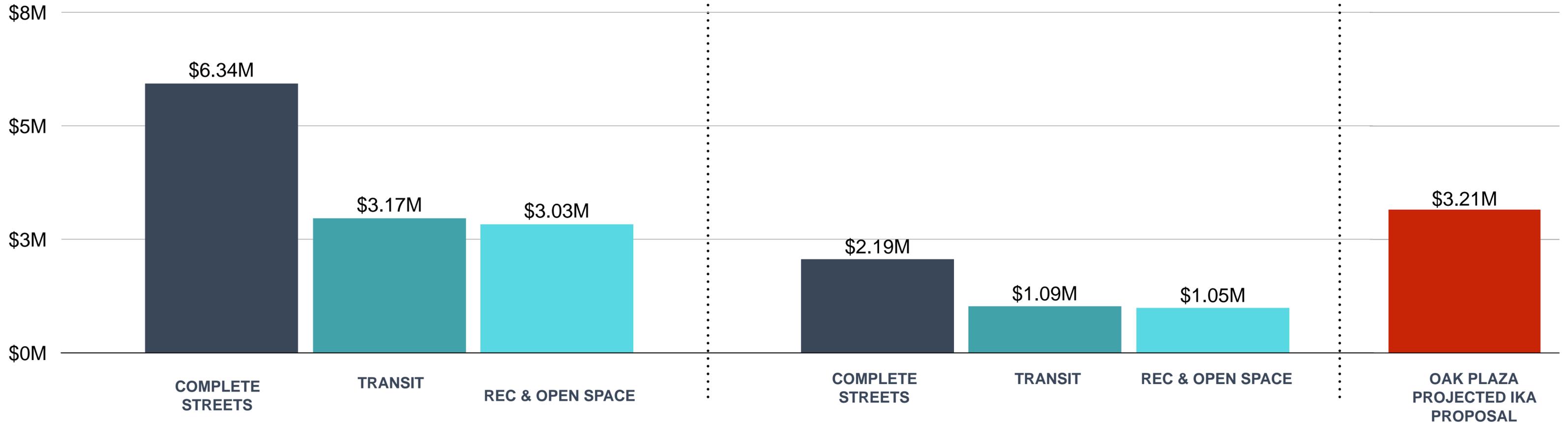
# WINDOW OF OPPORTUNITY

COMBINED MARKET-OCTAVIA/MARKET VAN NESS SUD IMPACT FEES PROJECTIONS: FY18 (MILLIONS)

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## TOTAL INFRASTRUCTURE FEES \$12.54M

## UNPROGRAMMED INFRASTRUCTURE FEES \$4.33M



PROJECTED IKA PROPOSAL: **\$3.21M** → **74%** OF UNPROGRAMMED FY18 INFRASTRUCTURE FEES

# WINDOW OF OPPORTUNITY

ESTIMATED PROJECT COST

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**\$3.21M** in Market Van Ness SUD Impact Fees today leverages:

<b>Build Contribution</b>	<b>\$5,050,000</b>
<b>Implicit Land Value of Oak Plaza*</b>	<b>\$9,234,054</b>
<b>Net Present Value of 100 years of CFD Revenues**</b>	<b>\$11,905,843</b>
<b>TOTAL VALUE</b>	<b>\$26,189,897</b>

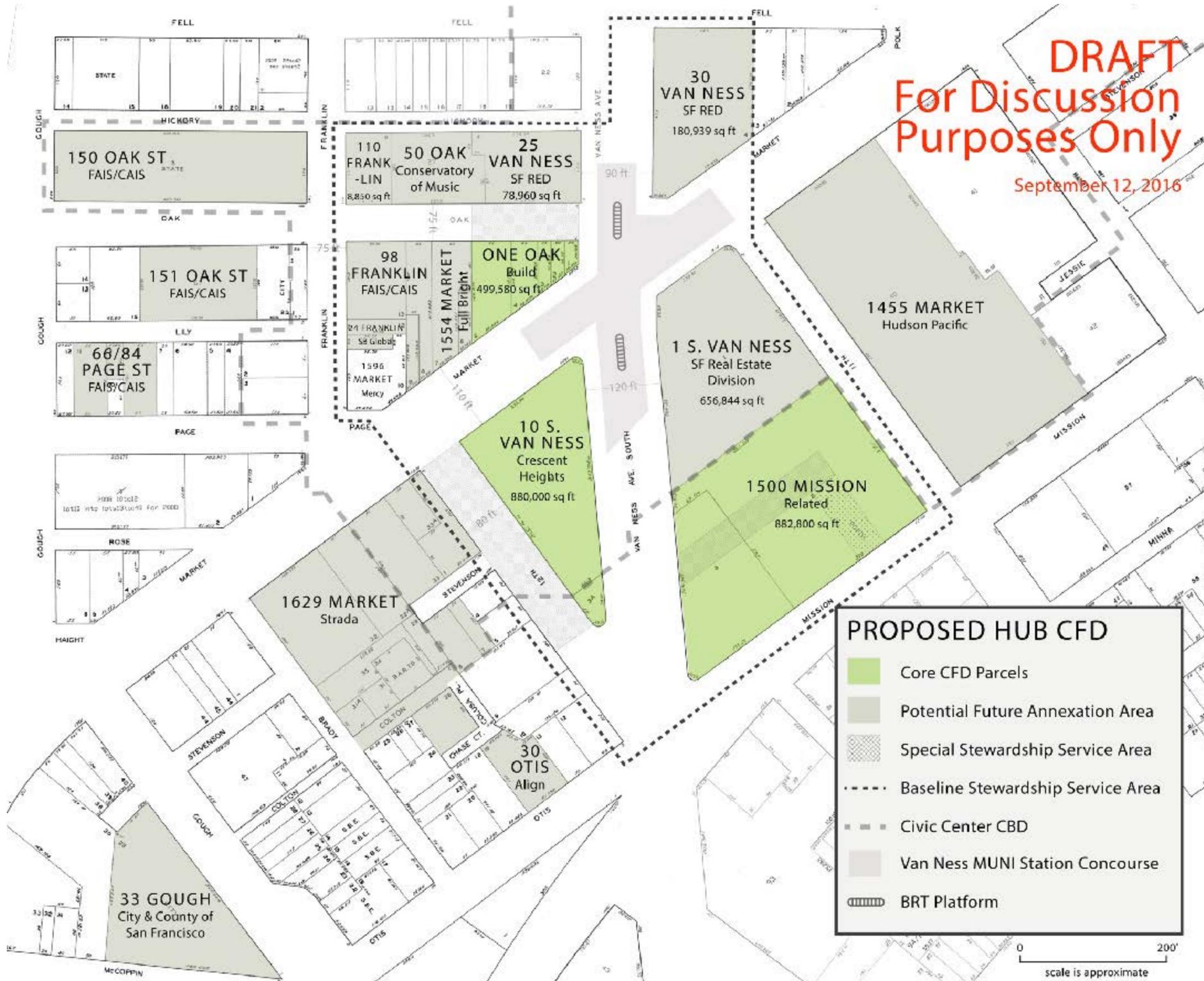
\*Cost to acquire private land in Market-Van Ness SUD equivalent in size to Oak Plaza, excluding shared way and sidewalk

\*\*Assumes \$360,000 in CFD revenues in Y1 with 5.0% discount rate and 2.0% annual growth over 100 years

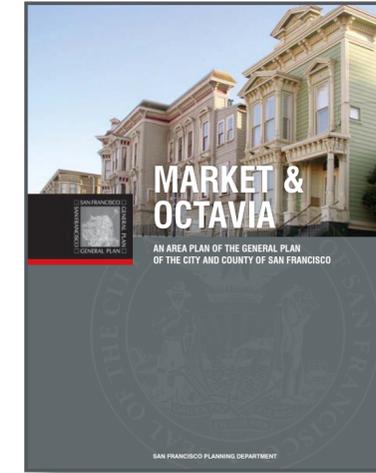
# LONG-TERM STEWARDSHIP

SERVICES COMMUNITY FACILITIES DISTRICT (SPECIAL TAX FOR 100 YEARS)

OAK PLAZA



## Market & Octavia Area Plan (2008)



Community Improvements Appendix A42. Operations and Maintenance, existing and new facilities

Maintenance and operation of new and existing street trees, open space, transportation facilities, bicycle facilities, and recreational facilities is crucial to the successful implementation of community improvements. Numerous strategies should be explored and implemented to meet the maintenance needs of the neighborhood, including assessment districts, seed funds, and future tax increment financing-like mechanisms. (Appendix C - 105)