



# OCEAN AVENUE CORRIDOR DESIGN PROJECT

PUBLIC WORKSHOP #2 | MAY 14, 2014

SAN FRANCISCO  
PLANNING DEPARTMENT



# Meeting Outline

- 6:00-6:10pm  
Arrive & Sign-in
- 6:10 – 6:40pm  
Presentation
- 6:45-7:30pm  
Small group activities
- 7:35-7:45pm  
Report back & Next steps

# Today's Presentation

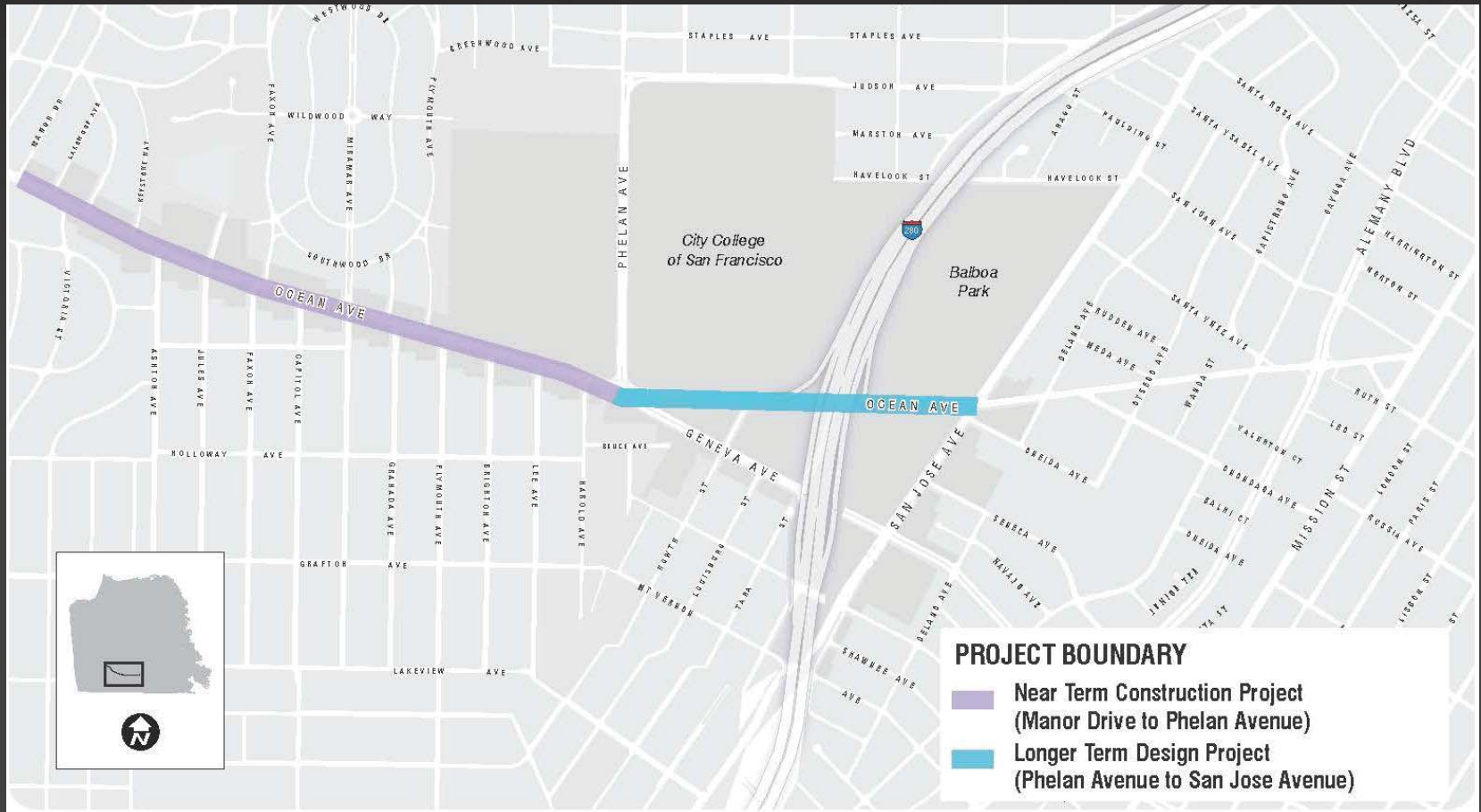
- Title VI
- Project Overview
- What we heard at Public Workshop #1
- Design options for the near term construction project
- Focus areas for the longer term design
- Next Steps

# Project Overview



# Two Projects underway on Ocean Avenue

1. Near Term Construction Project
2. Longer Term Design Project



# Near Term Construction Project

## PROJECT BOUNDARY:

- Manor to Phelan Avenue

## TIMELINE:

- Planning: March 2014 to July 2014:
  - Site Walk: March 8, 2014
  - Public Workshop #1: March 12, 2014
  - **Public Workshop #2: May 2014**
  - Public Workshop #3: July 2014
- Construction Drawings Begin: Summer 2014
- Construction: 2015

# Longer Term Design Project

## PROJECT BOUNDARY:

- Phelan Avenue to San Jose Avenue

## FUNDING :

- Federal transportation funds for planning in Priority Development Areas (PDAs)

## TIMELINE:

- Planning: January 2014 to August 2015
  - Existing Conditions Analysis
  - Develop Design Options
  - Detailed Design, Cost Estimate and Phasing Plan

# Other Projects

## PHELAN LOOP AND UNITY PLAZA



INGLESIDE GARDEN



OCEAN AVENUE CORRIDOR DESIGN PROJECT



# Other Projects

## GREEN LIGHT RAIL CENTER



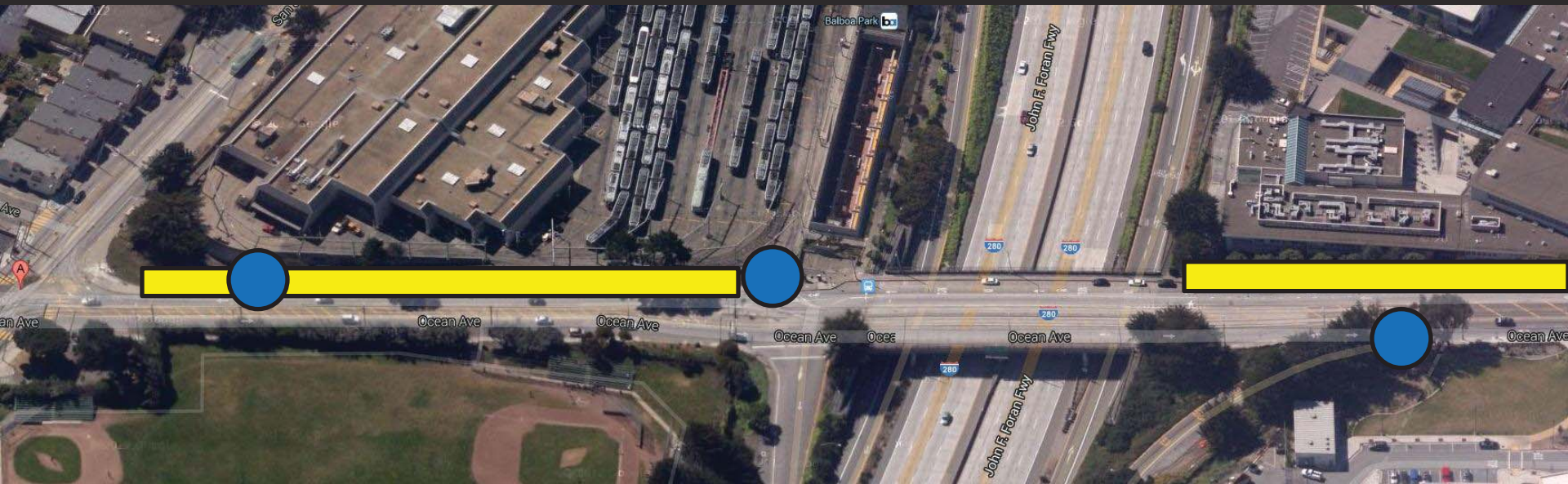
## BALBOA PARK BART STATION



## OCEAN AVENUE CORRIDOR DESIGN PROJECT

# Other Projects

## BALBOA PARK STATION AREA IMPROVEMENTS (COMPLETE SEPTEMBER 2015)

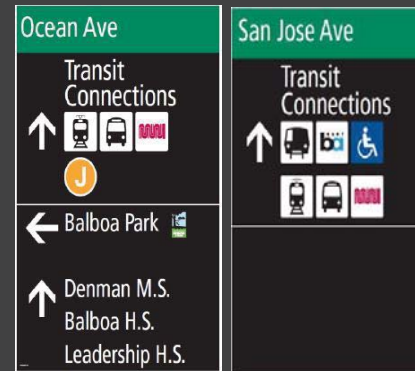


Pedestrian/Accessibility Improvements



Lighting Improvements

Wayfinding Signage: 13 New Signs installed on side streets leading to transit facilities





# Invest In Neighborhoods Website - <http://investsf.org/>

INVEST  
IN  
NEIGHBORHOODS  
SAN FRANCISCO

ABOUTNEIGHBORHOODSPROGRAMS & SERVICESCONTACT US

We're here to help you access these valuable programs and services.

Mayor Lee's Invest in Neighborhoods is an interagency partnership to strengthen and revitalize neighborhood commercial districts around San Francisco. The initiative, currently being piloted in 25 commercial districts, aims to strengthen existing business, improve physical conditions, increase quality of life, and increase community capacity. Invest in Neighborhoods will leverage City programs and resources in order to respond to the specific needs and opportunities in each district. Read more...

PROGRAM ELEMENTS

**BASELINE  
CITY SERVICES**

**Jobs Squad**  
Helps small businesses save money, navigate City processes, and access vital City programs.

**CUSTOMIZED  
NEIGHBORHOOD SERVICES**

**Community Corridors Partnership Program**  
Support to make our neighborhoods cleaner.

**NEIGHBORHOOD  
COMMERCIAL DISTRICTS**

Invest in Neighborhoods is being piloted in 25 commercial districts around the City.

# Invest in Neighborhoods - Ocean Avenue Initiatives

- 5 SF Shines façade improvement applications submitted with more on the way
- RFP proposal submitted by OAA for neighborhood improvement projects
- OAA Business Committee established and will begin meeting regularly
  - Vacancy tracking
  - Business recruitment
  - Business strengthening
- OAA Street Life Committee meets the 2<sup>nd</sup> Wednesday of every month



# Balboa Park Circulation Study

- Draft Final Report completed April 2014.
  - Supported by Balboa Park CAC
  - To be adopted by TA Board in June
- Intend to move forward with *scoping* the next steps for two elements of the recommended alternative:
  - Realignment of the SB I-280 off-ramp to Ocean Ave
  - Closure of the NB I-280 on-ramp from Geneva Ave
- Project implementation potentially as early as 2017

## Balboa Park Eastside Connection, BART

- Consists of glazed headhouse, concourse deck, pedestrian bridge, East side walkway, Muni platform, and wayfinding.
- Add alternatives include clerestory glazing, wall panel treatments, enhanced interior lighting, stainless steel guardrails.
- Complete Final Design - soon
- Advertise - Fall 2014
- Construction begins - Late 2014

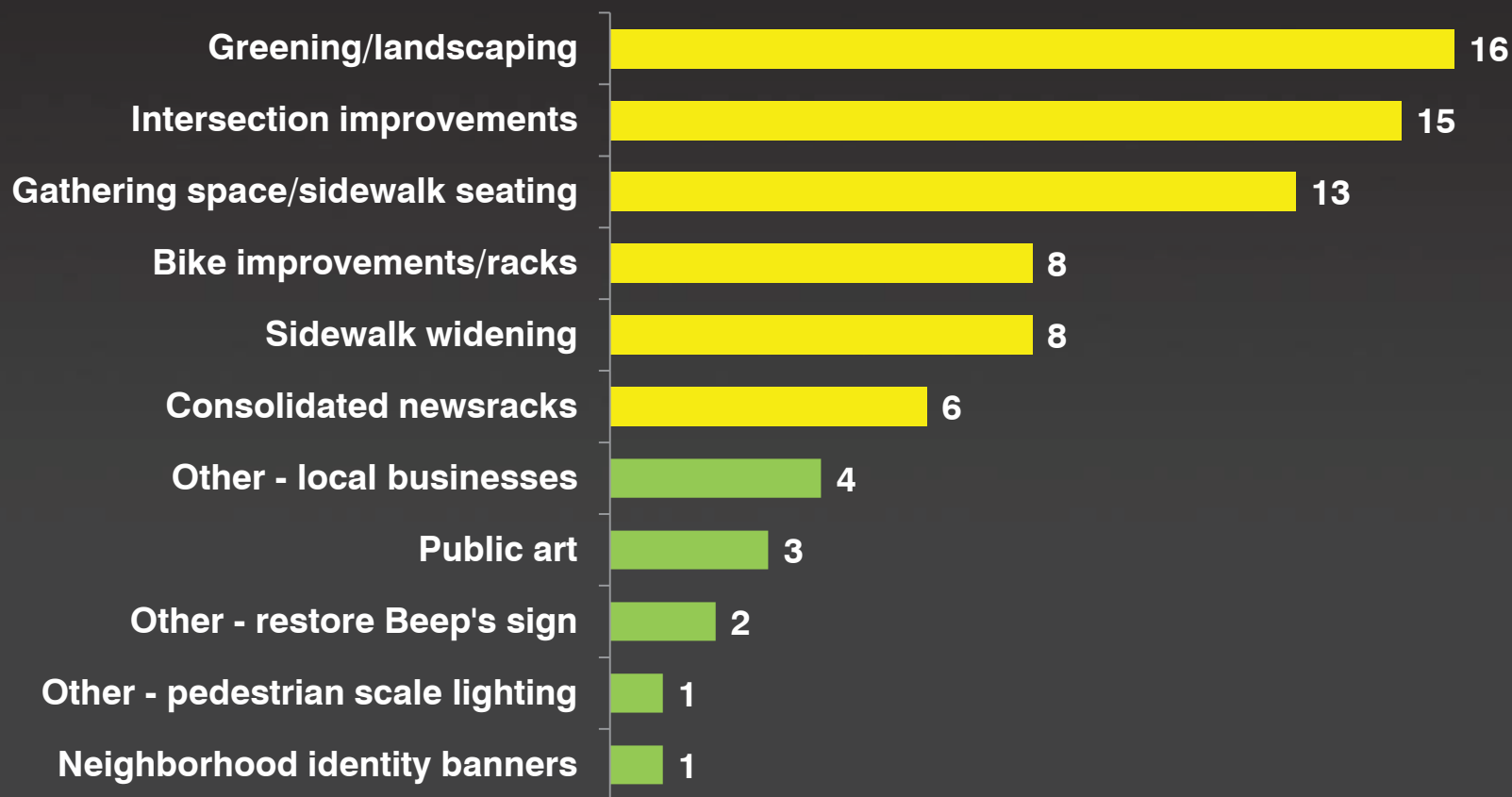
# What we heard

# Round #1 Outreach

- Site Walk  
Saturday March 8, 2014  
30 participants
- Public Workshop #1  
Wednesday March 12, 2014  
50 participants



# What we heard: Public Workshop #1



# **Near Term Construction Project: Design Options**

# Near Term Construction Project: Manor to Phelan

Based on feedback from the site walk and public workshop

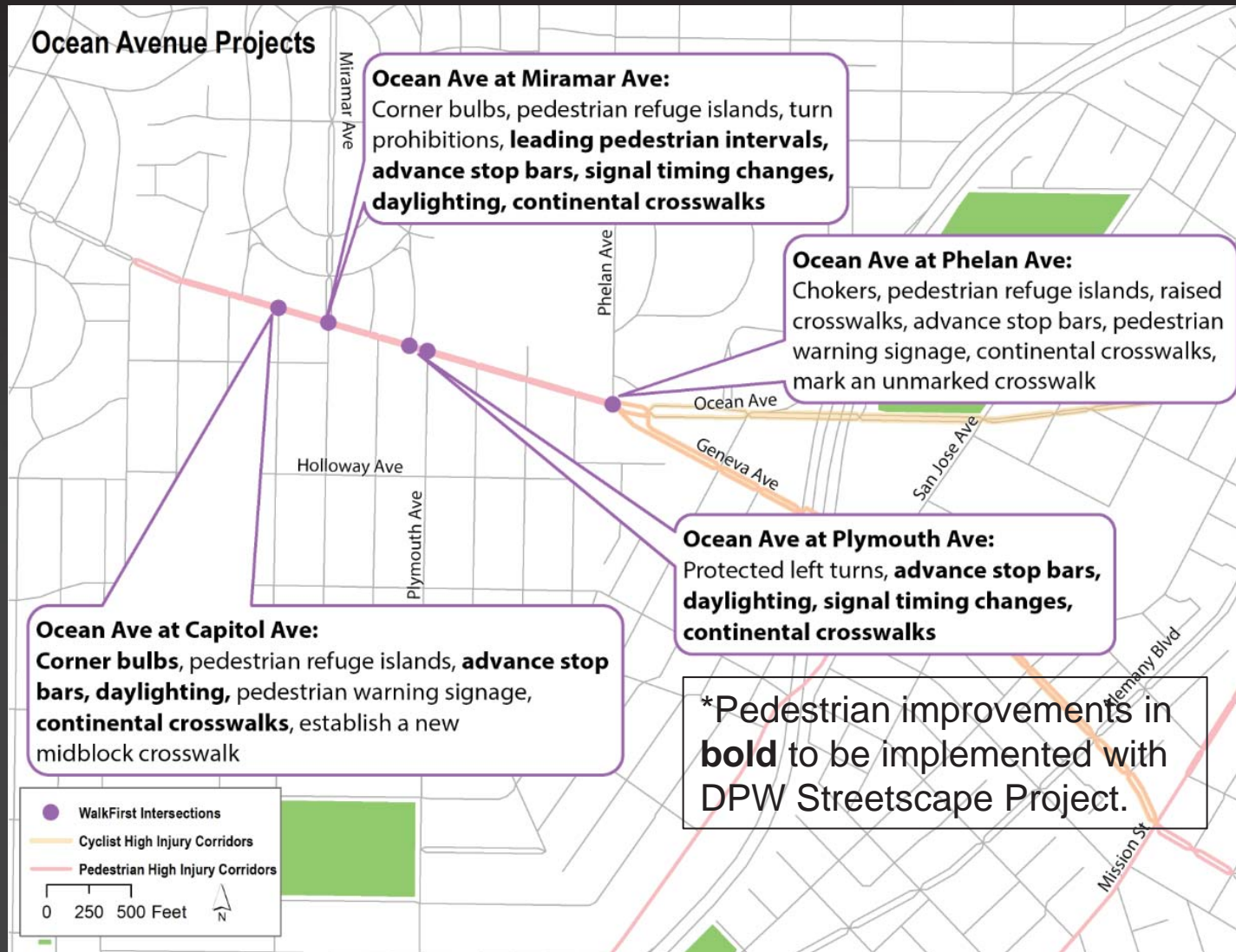
1. Greening/landscaping
2. Intersection improvements
3. Gathering spaces/sidewalk seating
4. Sidewalk widening (Future phase due to cost)
5. Bike improvements/racks
6. Consolidated newsracks



# OCEAN AVENUE NEAR TERM IMPROVEMENTS

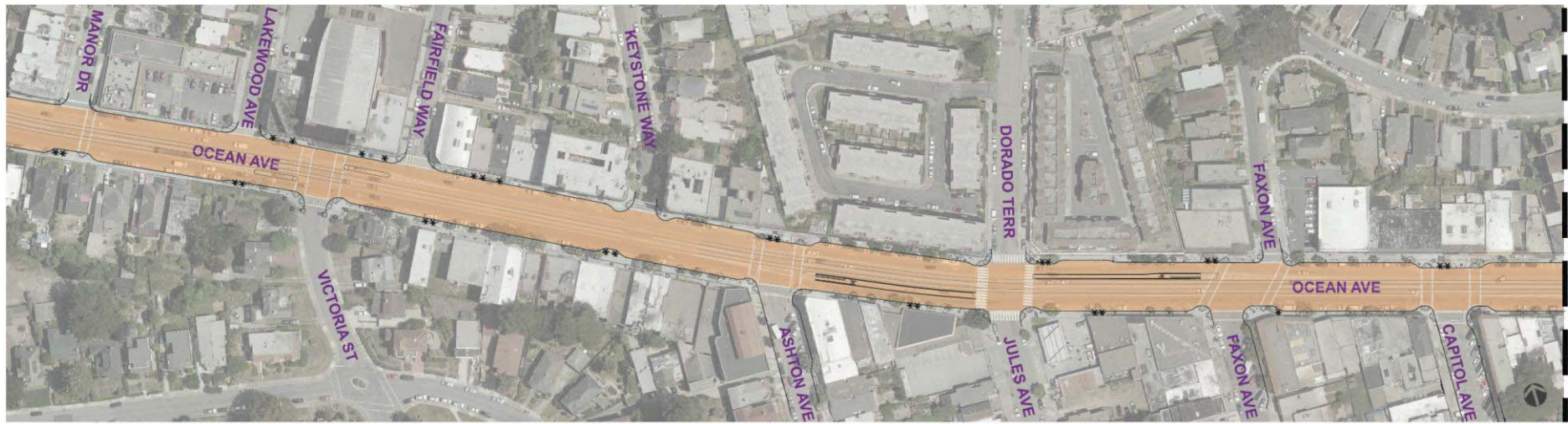


# WalkFirst Intersection Improvements

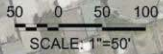
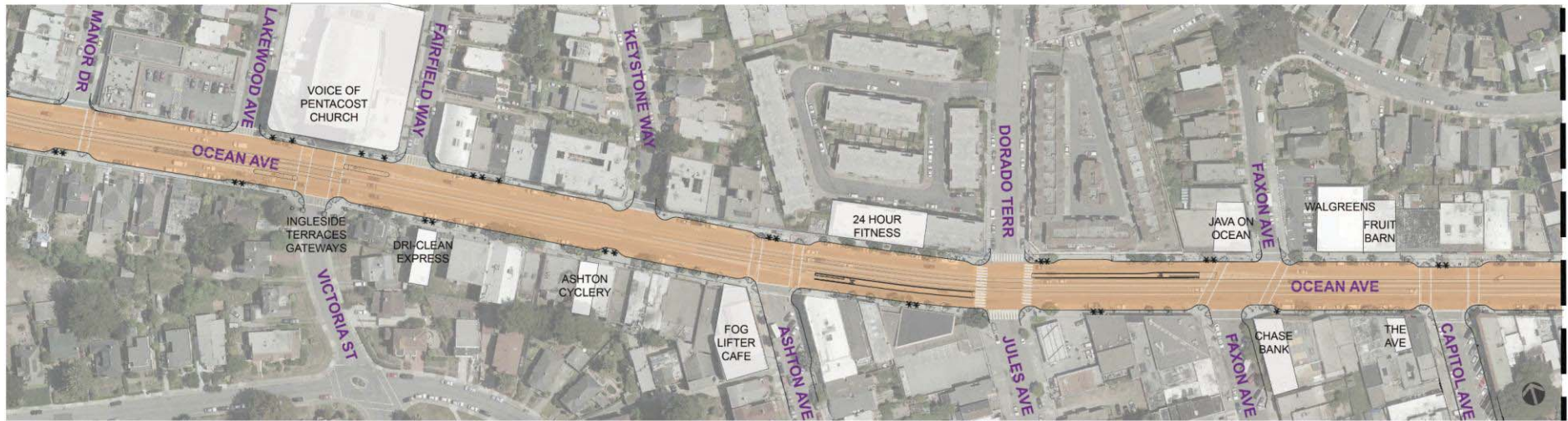












**LEGEND**

- FREQUENTED BUSINESSES
- CURRENT OR FUTURE DEVELOPMENT PROJECTS

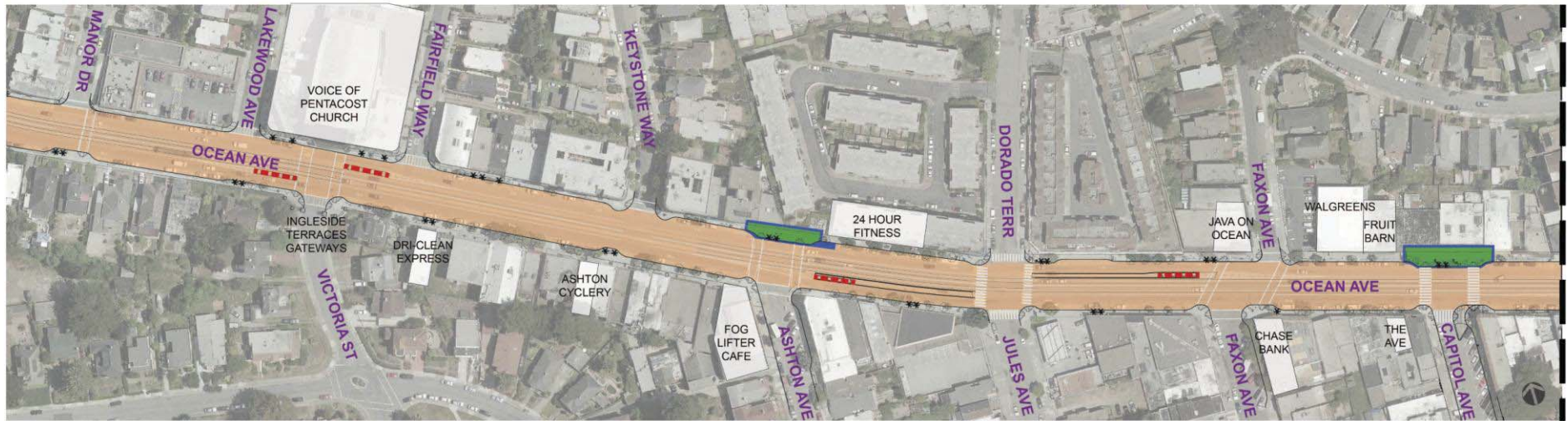




## LEGEND

- FREQUENTED BUSINESSES
- CURRENT OR FUTURE DEVELOPMENT PROJECTS
- EXISTING TRANSIT STOP





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SCALE: 1"=50'

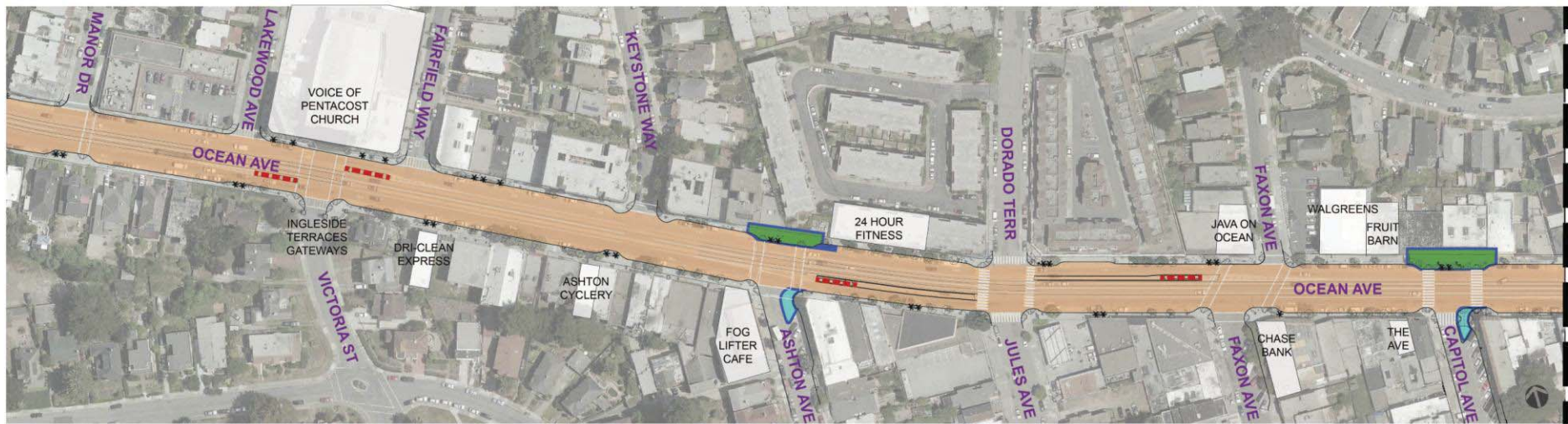
## LEGEND

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## STREETSCAPE IMPROVEMENTS

- T-INTERSECTION GREENING AT CAPITOL AVE





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SCALE: 1"=50'

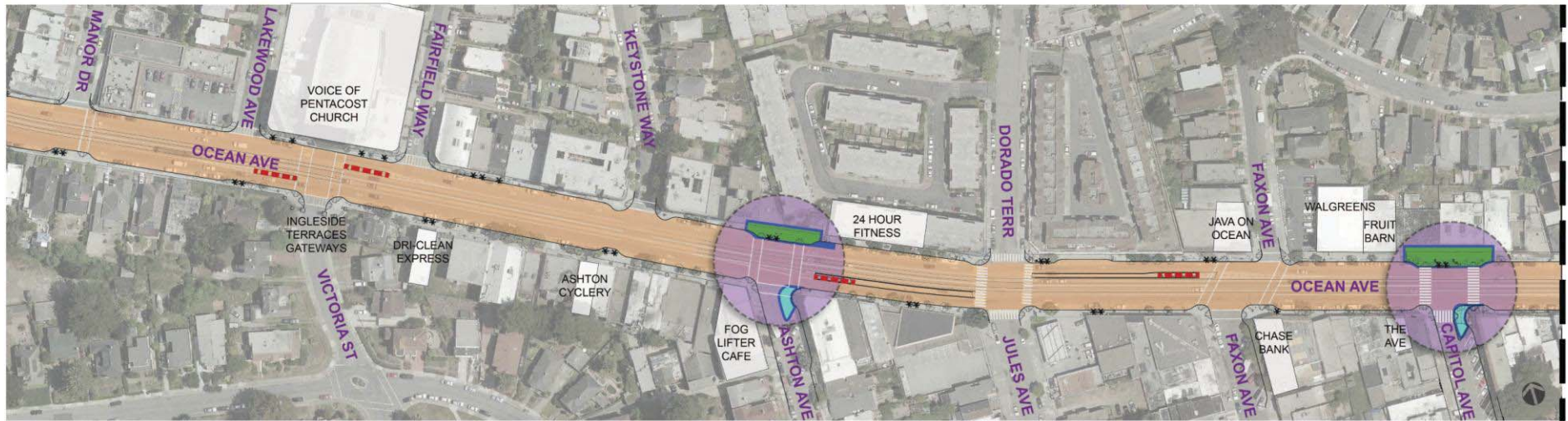
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## STREETSCAPE IMPROVEMENTS

- T-INTERSECTION GREENING AT CAPITOL AVE
- BULB-OUT AT CAPITOL AVE





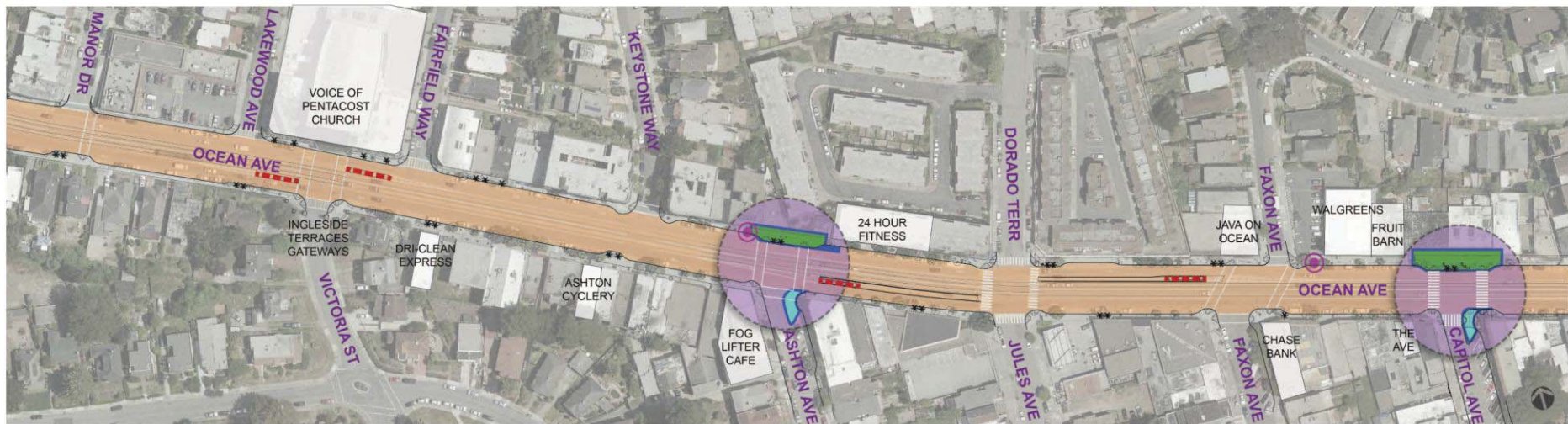
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## STREETSCAPE IMPROVEMENTS

- T-INTERSECTION GREENING AT CAPITOL AVE
- BULB-OUT AT CAPITOL AVE
- COMMUNITY ACTIVITY SPACE





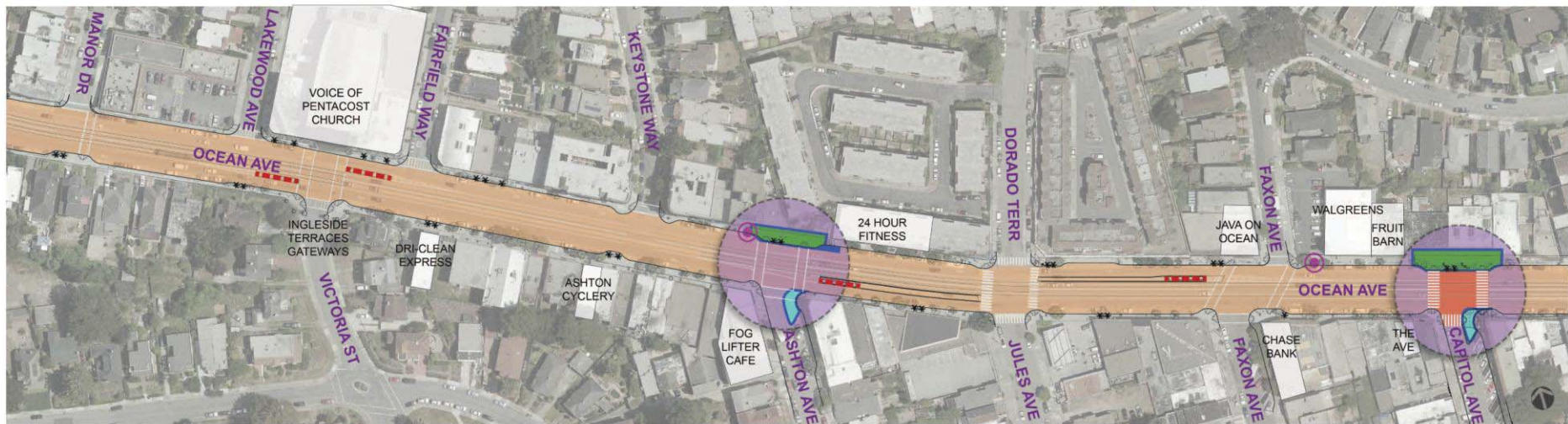
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## STREETSCAPE IMPROVEMENTS

- T-INTERSECTION GREENING AT CAPITOL AVE
- BULB-OUT AT CAPITOL AVE
- COMMUNITY ACTIVITY SPACE
- CONSOLIDATED NEWSRACKS





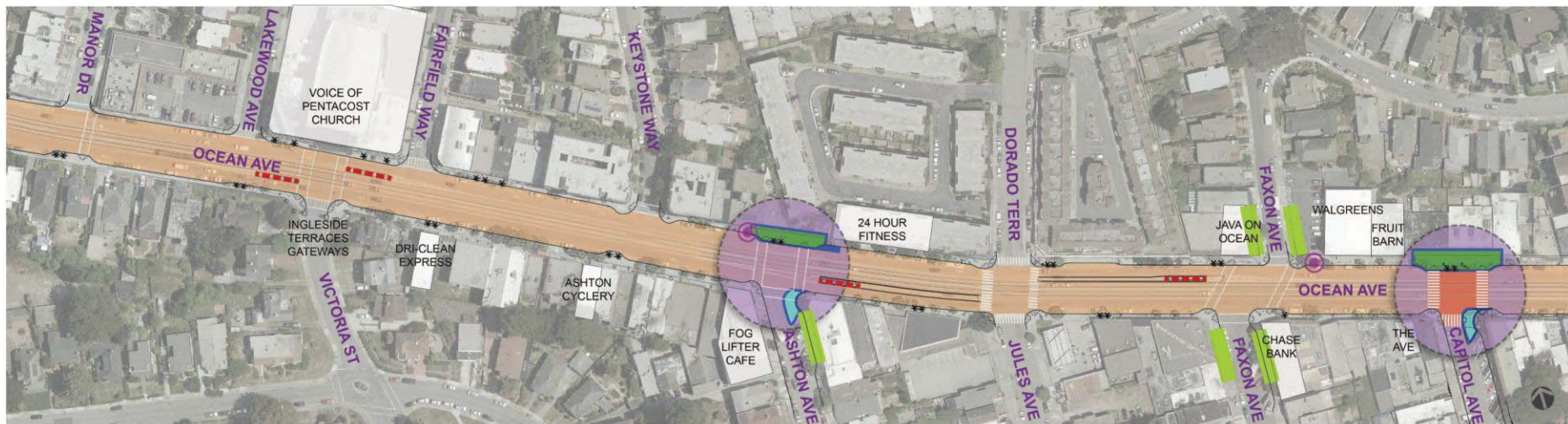
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- CONSOLIDATED NEWSRACKS
- PEDESTRIAN INTERSECTION IMPROVEMENTS





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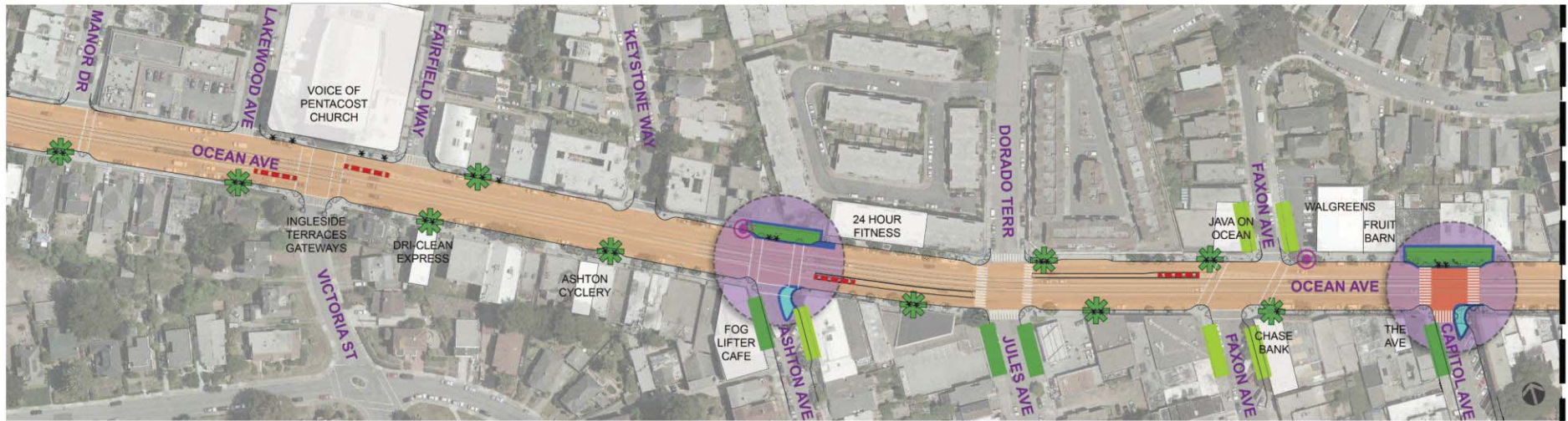
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- COMMUNITY ACTIVITY SPACE
- CONSOLIDATED NEWSRACKS
- PEDESTRIAN INTERSECTION IMPROVEMENTS

## GREENING IMPROVEMENTS

- EXISTING SIDEWALK GREENING





## LEGEND

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- CURRENT OR FUTURE DEVELOPMENT PROJECTS
- EXISTING TRANSIT STOP

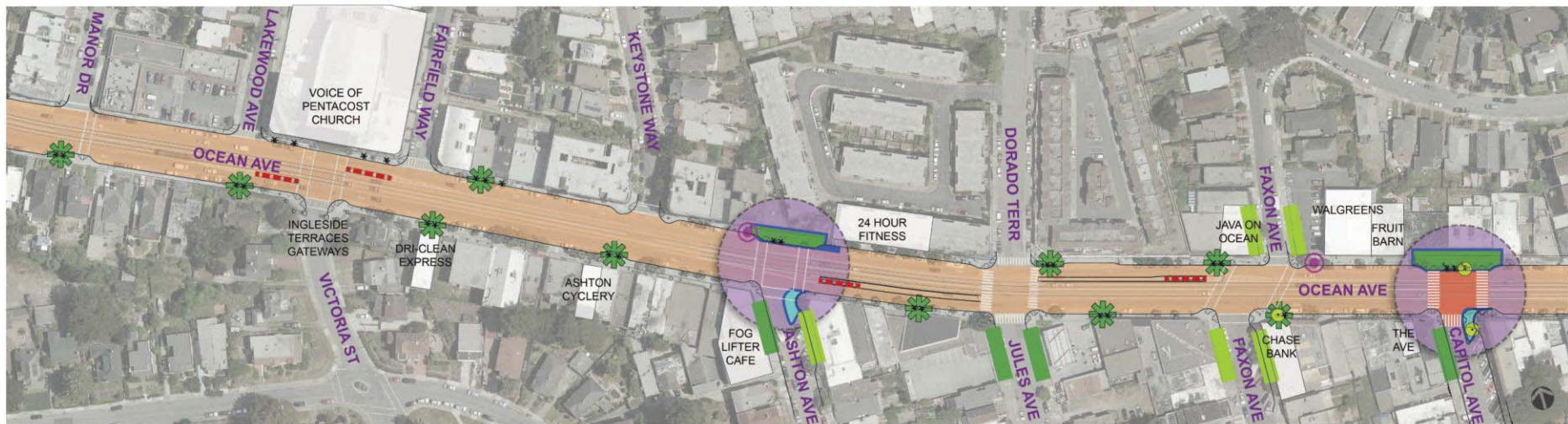
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- CONSOLIDATED NEWSRACKS
- PEDESTRIAN INTERSECTION IMPROVEMENTS

## GREENING IMPROVEMENTS

- EXISTING SIDEWALK GREENING
- GENERAL SIDEWALK GREENING
- PLANTING BETWEEN PALM TREES





## LEGEND

- FREQUENTED BUSINESSES
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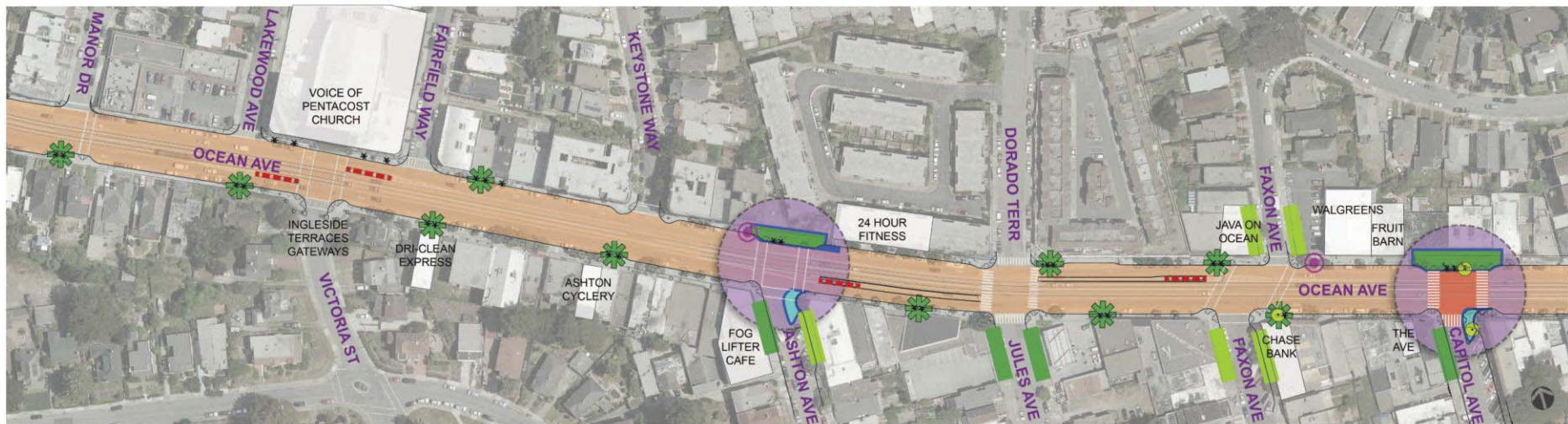
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## GREENING IMPROVEMENTS

- EXISTING SIDEWALK GREENING
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- PLANTING BETWEEN PALM TREES
- INFILL TREE PLANTING





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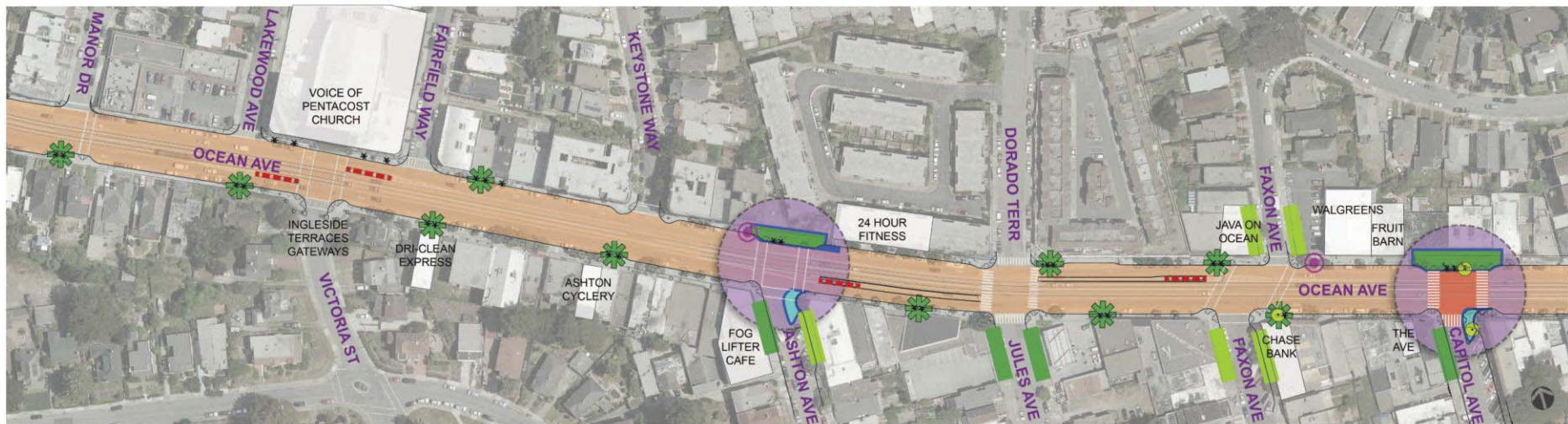
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## GREENING IMPROVEMENTS

- EXISTING SIDEWALK GREENING
- GENERAL SIDEWALK GREENING
- PLANTING BETWEEN PALM TREES
- INFILL TREE PLANTING
- FULL INTERSECTION GREENING AT MIRAMAR





## LEGEND

- FREQUENTED BUSINESSES
- CURRENT OR FUTURE DEVELOPMENT PROJECTS
- EXISTING TRANSIT STOP

## STREETSCAPE IMPROVEMENTS

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- PEDESTRIAN INTERSECTION IMPROVEMENTS

## ADDITIONAL IMPROVEMENTS

- T-INTERSECTION GREENING AT ASHTON AVE
- BULB-OUT AT ASHTON AVE

## GREENING IMPROVEMENTS

- EXISTING SIDEWALK GREENING
- GENERAL SIDEWALK GREENING
- PLANTING BETWEEN PALM TREES
- INFILL TREE PLANTING
- FULL INTERSECTION GREENING AT MIRAMAR

50 0 50 100  
SCALE: 1"=50'



FRUIT  
BARN

CONTINENTAL  
APPLIANCE  
GOLDEN  
CHINA

DIMOND  
HAIR STUDIO

RENAISSANCE  
FURNITURE  
RESTORATION

SEA GARDEN  
RESTAURANT

OCEAN AVE

OCEAN AVE

CAPITOL  
AVE

DOLLAR  
BEST

OCEAN  
HAIR  
DESIGN

STAR  
NAILS

A-1  
SHOE  
REPAIR

THE AVE  
BAR &  
LOUNGE

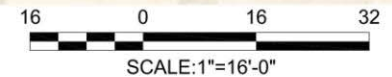
HOMERUN  
LIQUOR'S

MARY  
ANNE  
NAIL &  
HAIR  
"R" US

WATERFALL  
WELLNESS

JO JO'S  
CAFE

**OCEAN AVE**  
INTERSECTION AT CAPITOL





FRUIT  
BARN

CONTINENTAL  
APPLIANCE  
GOLDEN  
CHINA  
DIMOND  
HAIR STUDIO  
RENAISSANCE  
FURNITURE  
RESTORATION

SEA GARDEN  
RESTAURANT

SEATS/ BENCHES  
POTTED PLANTERS  
SPECIAL PAVING

COMMUNITY POST  
(E) LIGHT POLES, TYP.  
CONTINENTAL CROSSWALKS

OCEAN AVE

OCEAN AVE

SIDEWALK PLANTER  
NEW PALM TREE  
BIKE RACKS

POTTED PLANTERS  
(E) CURB LINE  
NEW TREE  
BULB-OUT W/  
PLANTING AREA

SHORTENED CROSS-  
WALK DISTANCE

CAPITOL  
AVE

HOMERUN  
LIQUOR'S

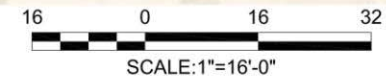
MARY  
ANNE  
NAIL &  
HAIR  
"R" US

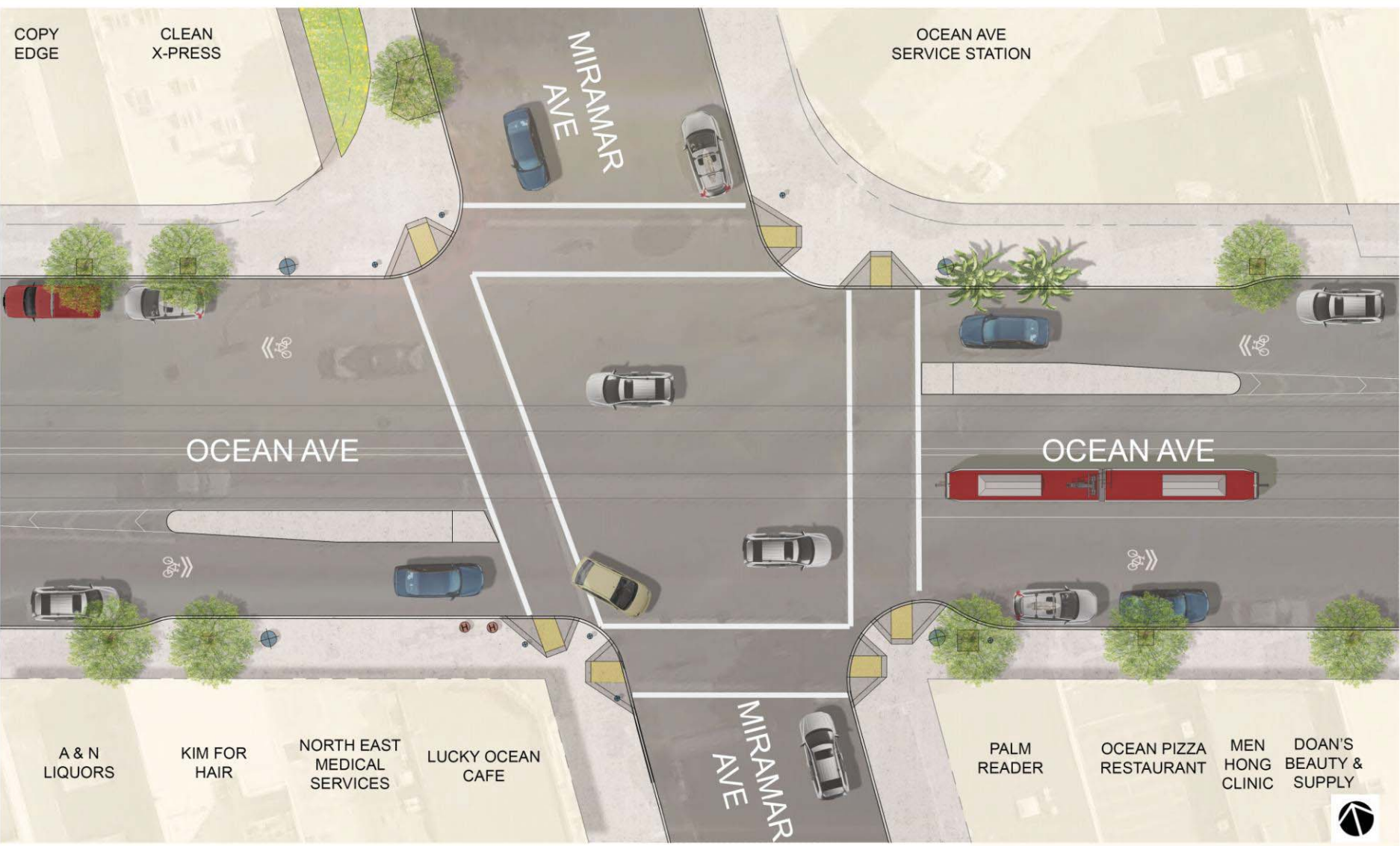
WATERFALL  
WELLNESS

JO JO'S  
CAFE

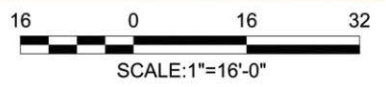
DOLLAR  
BEST  
OCEAN  
HAIR  
DESIGN  
STAR  
NAILS  
A-1  
SHOE  
REPAIR  
THE AVE  
BAR &  
LOUNGE

OCEAN AVE  
INTERSECTION AT CAPITOL





**OCEAN AVE**  
INTERSECTION AT MIRAMAR







COPY  
EDGE

CLEAN  
X-PRESS

POTTED PLANTERS  
SIDEWALK PLANTER

OCEAN AVE  
SERVICE STATION  
(PROPOSED MIXED-USE  
DEVELOPMENT)

GREENING AS FUTURE DEVELOPMENT  
SIDEWALK PLANTER

OCEAN AVE

OCEAN AVE

CONTINENTAL CROSSWALKS  
SIDEWALK PLANTERS

A & N  
LIQUORS

KIM FOR  
HAIR

NORTH EAST  
MEDICAL  
SERVICES

LUCKY OCEAN  
CAFE

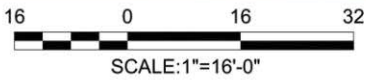
PALM  
READER

OCEAN PIZZA  
RESTAURANT

MEN  
HONG  
CLINIC

DOAN'S  
BEAUTY &  
SUPPLY

OCEAN AVE  
INTERSECTION AT MIRAMAR



# General Streetscape Greening



Before: Needs Greening



After



Replace



# General Streetscape Greening: Plant Palette



Kniphofia



Phormium



Lomandra



Aloe



Senecio



Agave



# T- Intersections Improvements

## Special Paving & Bike Racks



# CONTAINER PLANTINGS





# BENCH SEATING





YEAR ROUND TAX & ACCOUNTING BUSINESS CENTER (415) 586-1566

THE AVE

THE AVE

END Capitol

LEARN

金華飯店  
GOLDEN CHIN Restaurant









# **Longer Term Design: Phelan to San Jose**



# What we heard: Overall

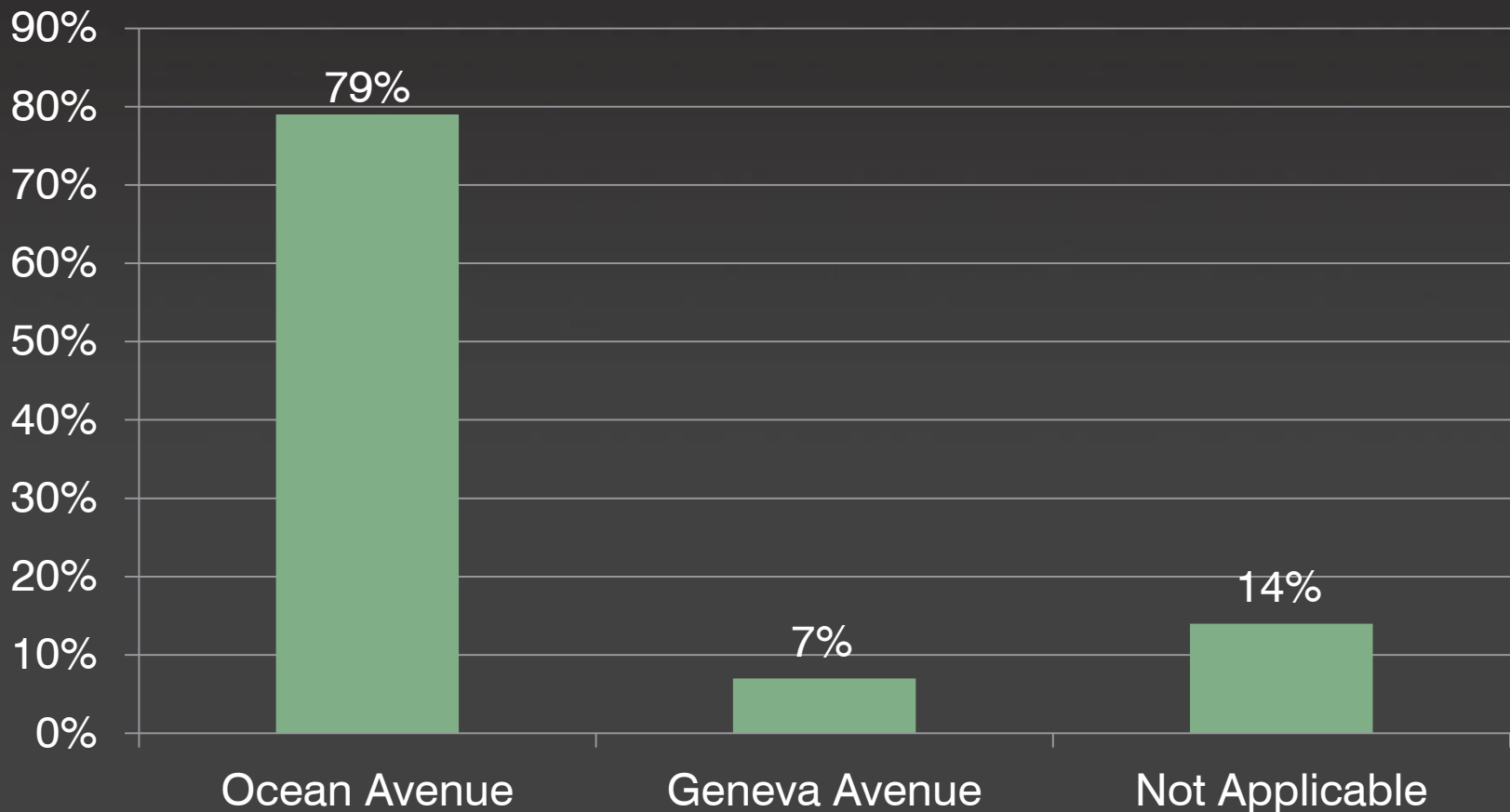
- Like new Whole Foods development, Beep sign, Ingleside Presbyterian Church, Java on Ocean, Balboa Park
- Want more everyday businesses
- Add lighting & greening
- Create a gateway to the commercial corridor
- Improve pedestrian safety
- Upgrade timing to prioritize transit





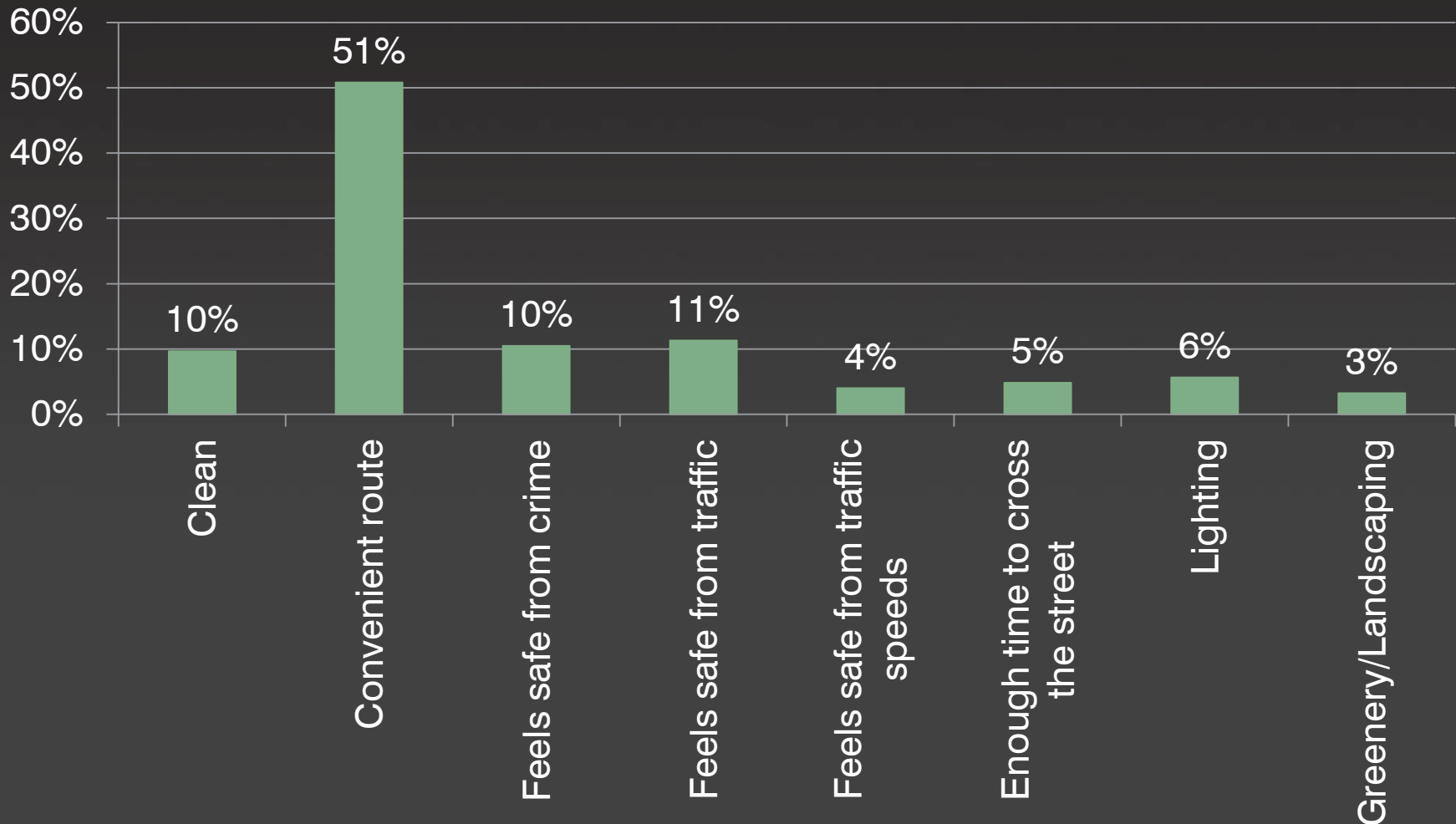
## What we heard: Phelan to San Jose

When you walk from the Balboa Park Station to the Ocean Avenue Commercial Corridor or to City College, which street do you generally choose?



# What we heard: Phelan to San Jose

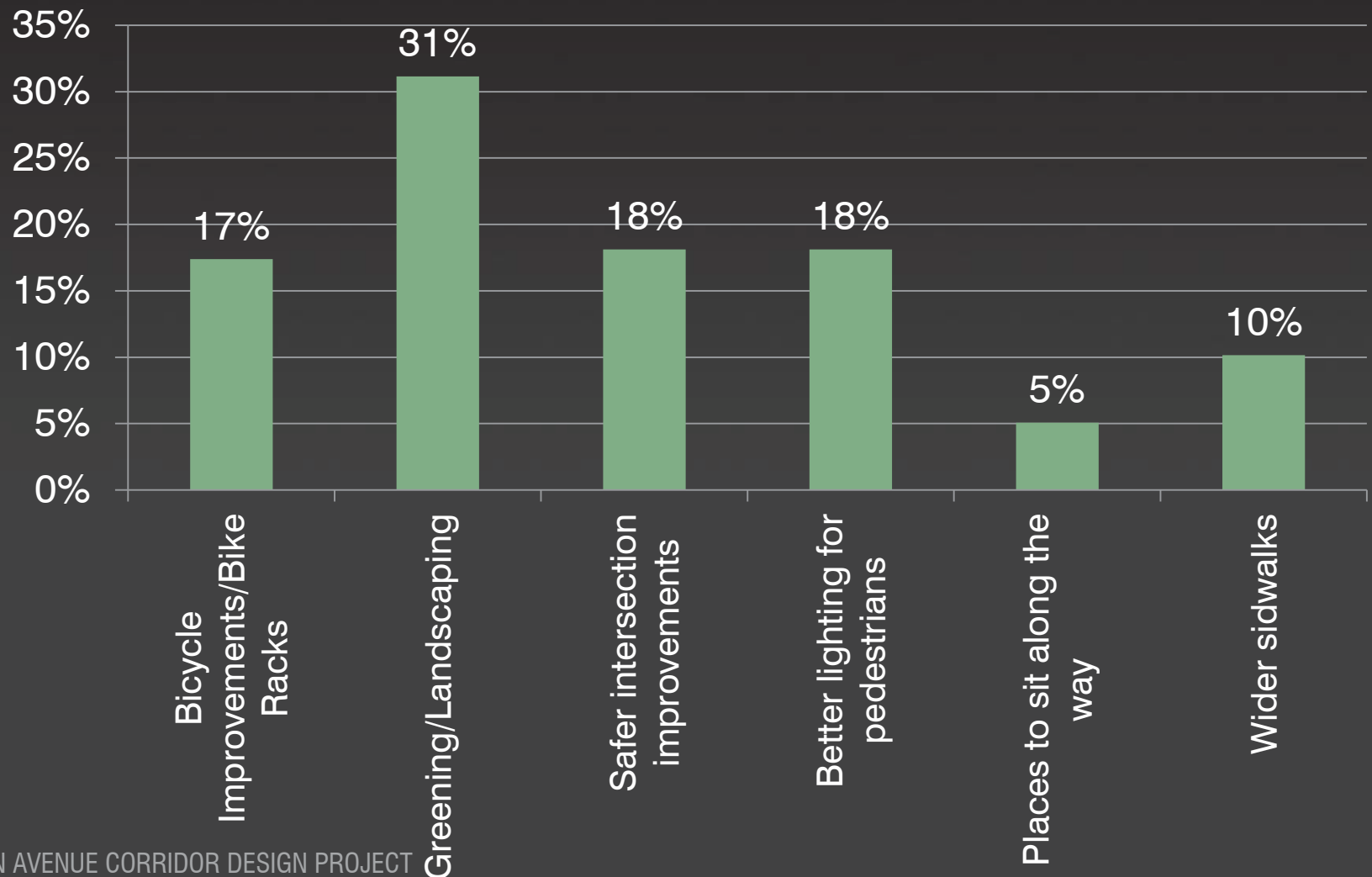
## Why do you choose this street?





## What we heard: Phelan to San Jose

Which of the following amenities would improve your experience along Ocean Ave?



# Longer Term Design: Phelan to San Jose

## Areas for further study and design





# Longer Term Design: Phelan to San Jose

## Phelan/Geneva/Ocean Intersection



# Longer Term Design: Phelan to San Jose

## Pedestrian overpass & MUNI boarding Islands





# Longer Term Design: Phelan to San Jose

## Ocean Avenue & I-280



# Longer Term Design: Phelan to San Jose

## Entrances to Balboa Park Station and Balboa Park





# Small Group Activities

- Near Term Construction Project: Feedback on design options to improve and beautify the Commercial Corridor
- Longer Term Design Project: Discuss trade-offs to better understand priorities and inform design options
- Regroup & Next Steps

# Next Steps

- Summarize feedback from tonight's workshop
- Near Term Construction Project: Refine streetscape design proposal for near term improvements
- Longer Term Design Project: Develop design options for Ocean from Phelan to San Jose
- Ongoing engagement with community members and neighborhood groups
- Next Workshop July 2014



# THANK YOU

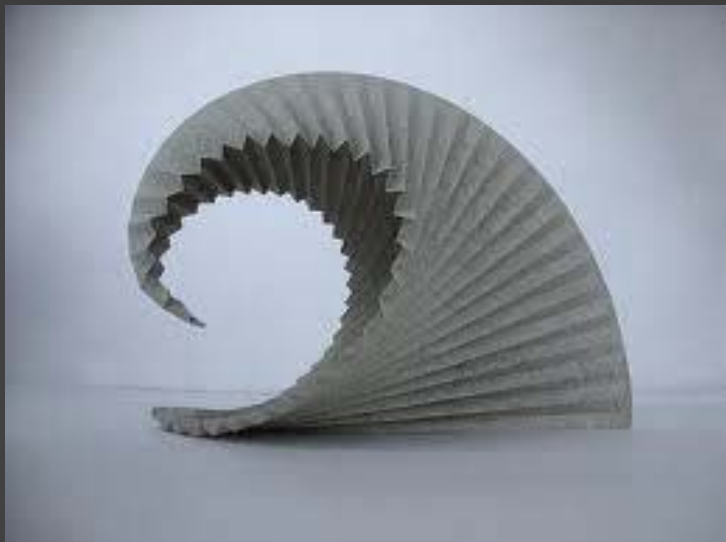
<http://oceanavenue.sfplanning.org>







# Gateway Opportunities





# PEDESTRIAN BULBOUTS











# Coordination with Planned Improvements

- Balboa Park Station Area and Plaza Improvement Project
  - • Proposed lighting improvements at key locations
  - • Longer Term Design to respond to planned improvements

