

# Informational Update

DOGPATCH - NORTHWEST POTRETO GREEN BENEFIT DISTRICT | 20 JULY 2016





## TODAY'S TOPICS

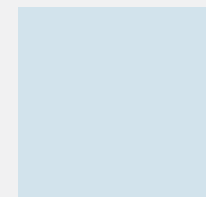
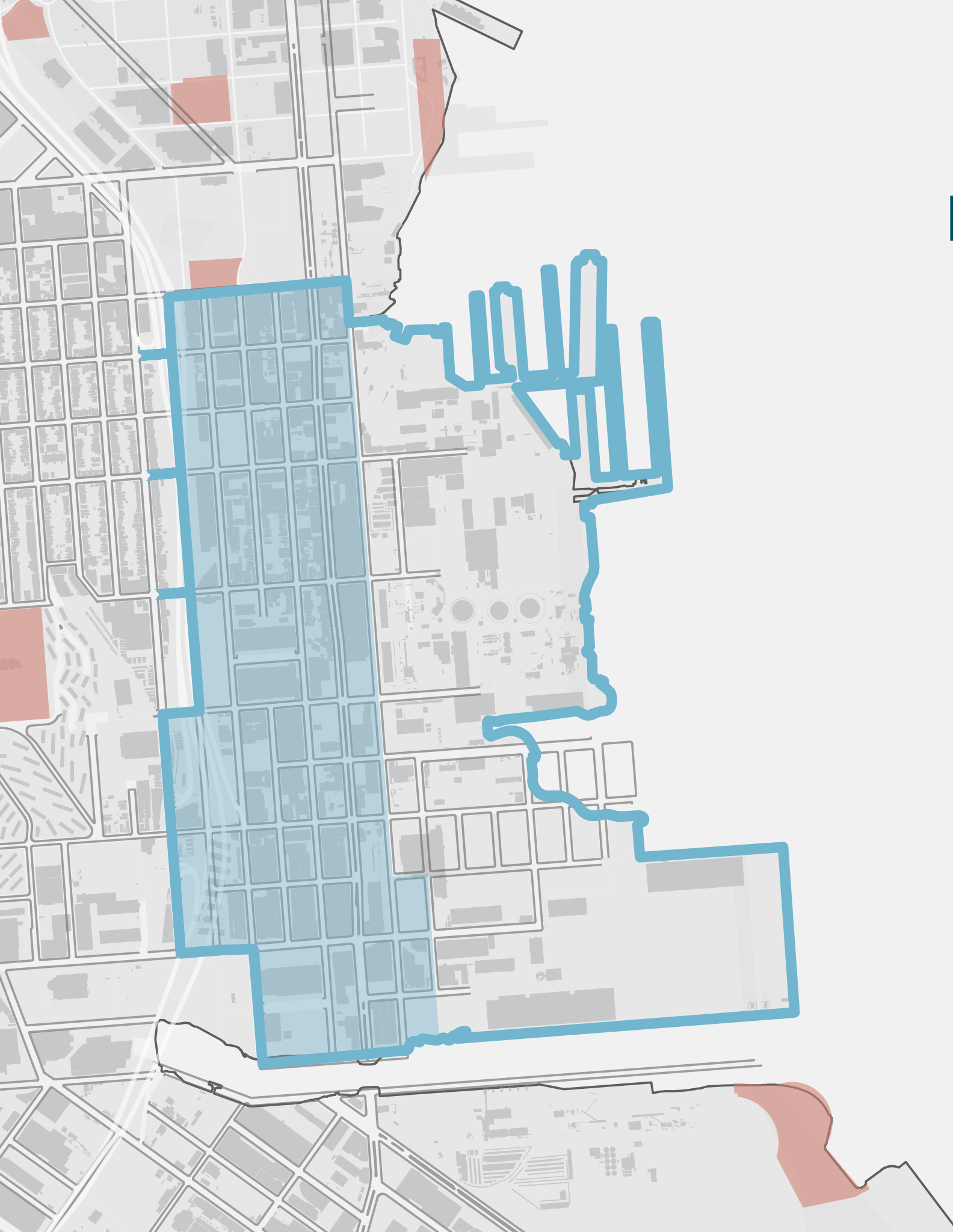
1. Public Realm Plan Goals & Outcomes
2. Project Identification & Polling
3. Current Capital Projects
4. Early Implementation Projects
5. Project Timeline & Outreach Plan
6. Ongoing Stakeholder Engagement





The **Central Waterfront** of San Francisco continues to grow, accommodating both new housing and neighborhood commercial services, while maintaining many historic industrial marine functions. As more development is realized in the neighborhood, the streets, sidewalks, parks, and other open spaces of the Central Waterfront should receive appropriate improvements that better serve residents and employees.

# Plan Area Boundary



Core Area



Plan Area



# 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 and nonprofit agencies.



# 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

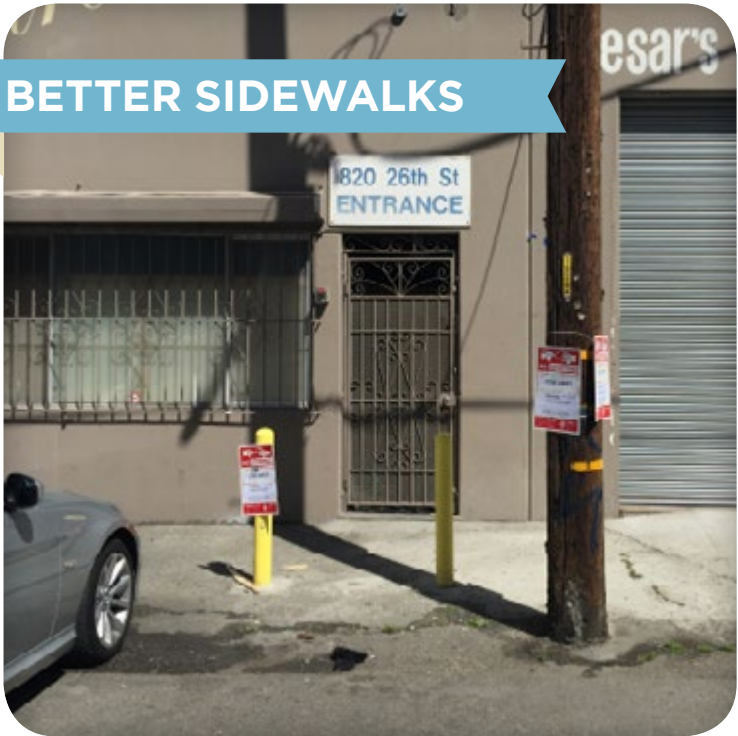


The plan can include an implementation plan and cost estimates reflecting local priorities and availability of programmed funds.



# 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.



# Public Realm Plan Outputs



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## IDENTIFY PROJECTS

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



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## DEVELOP DESIGNS

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



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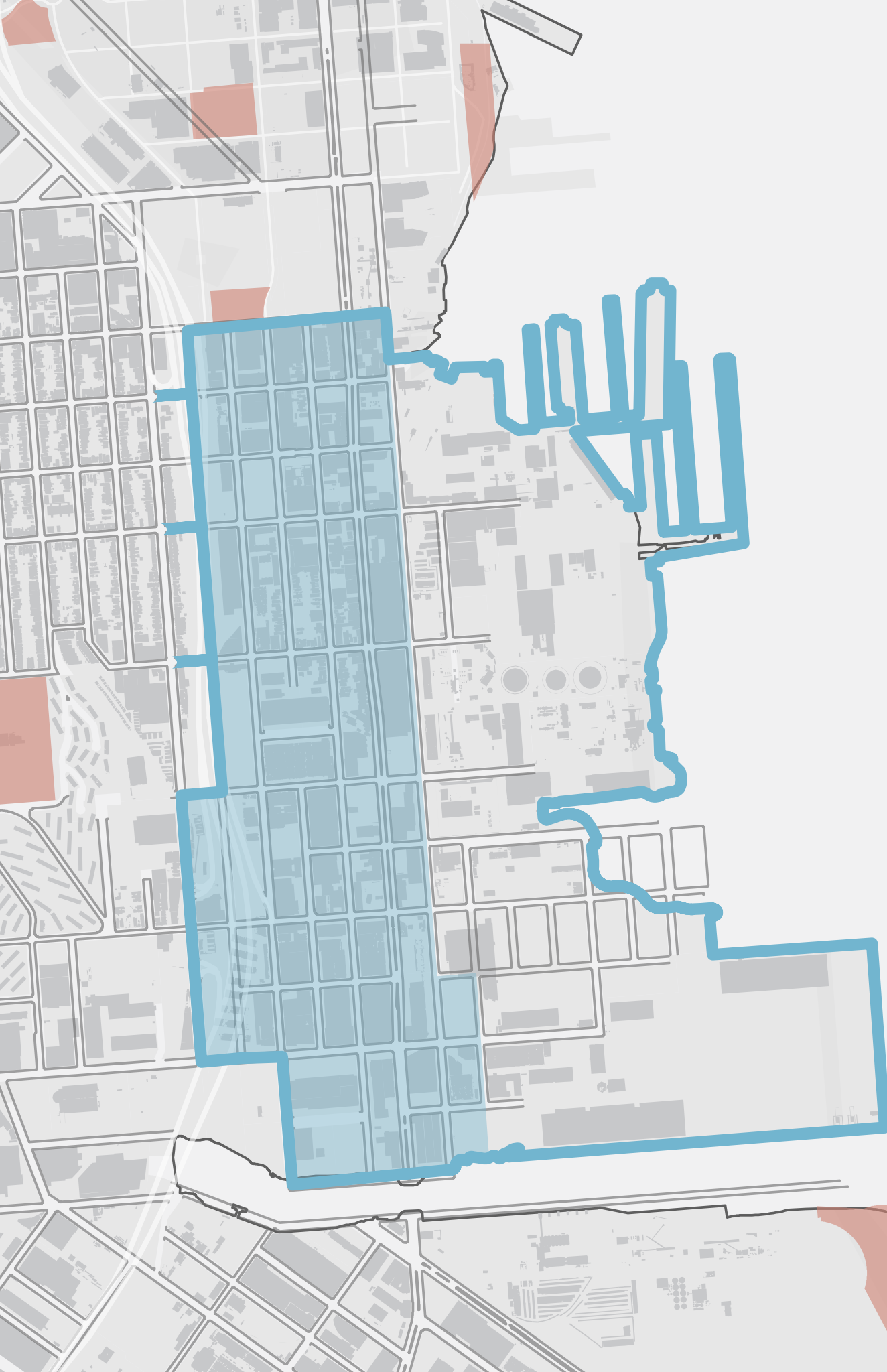
## ESTIMATE COSTS

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Provide robust cost estimates for each of the 40+ projects identified in the plan.



# Area Planning Overlaps



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)

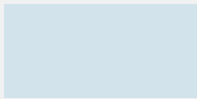
22nd Street Greening Master Plan (GreenTrustSF)

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)



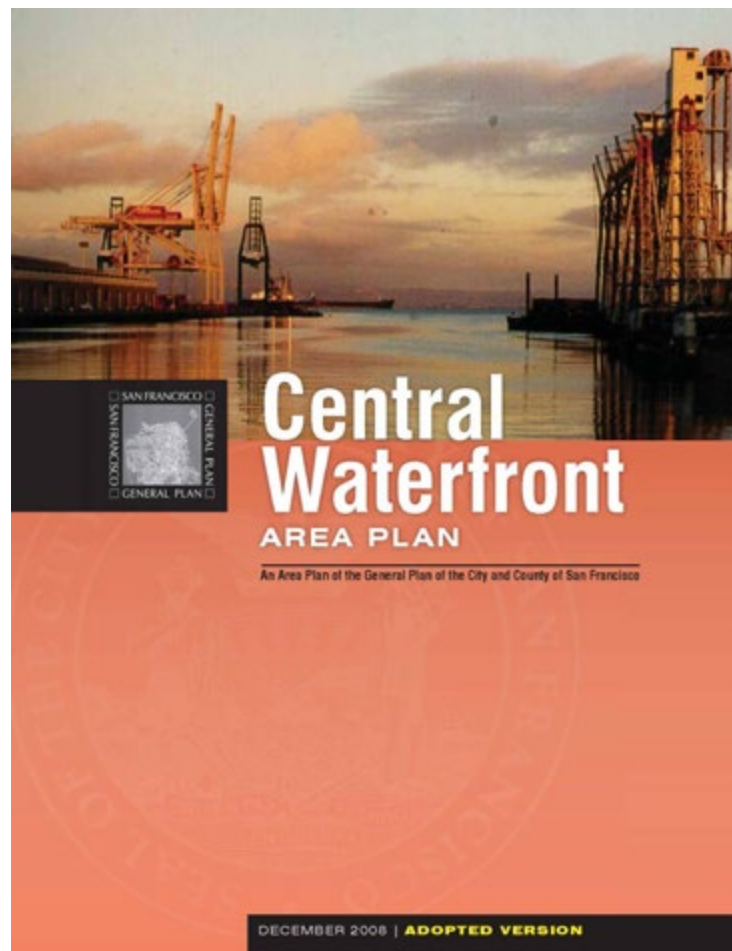
Core Area



Plan Area



# 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

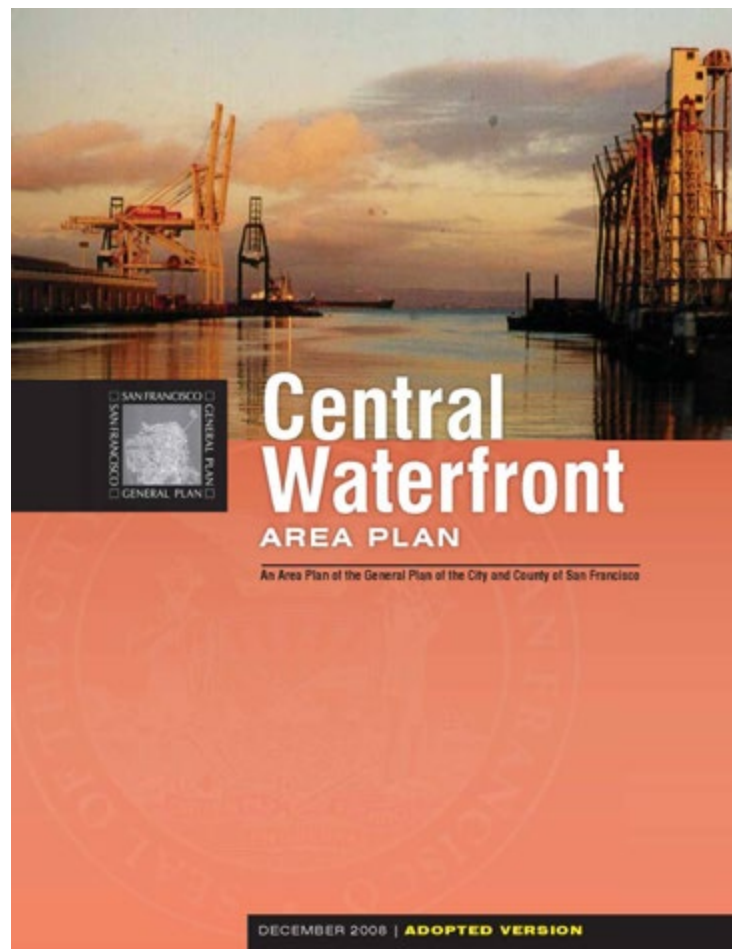
*Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, “living streets” or green connector streets.*

## 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

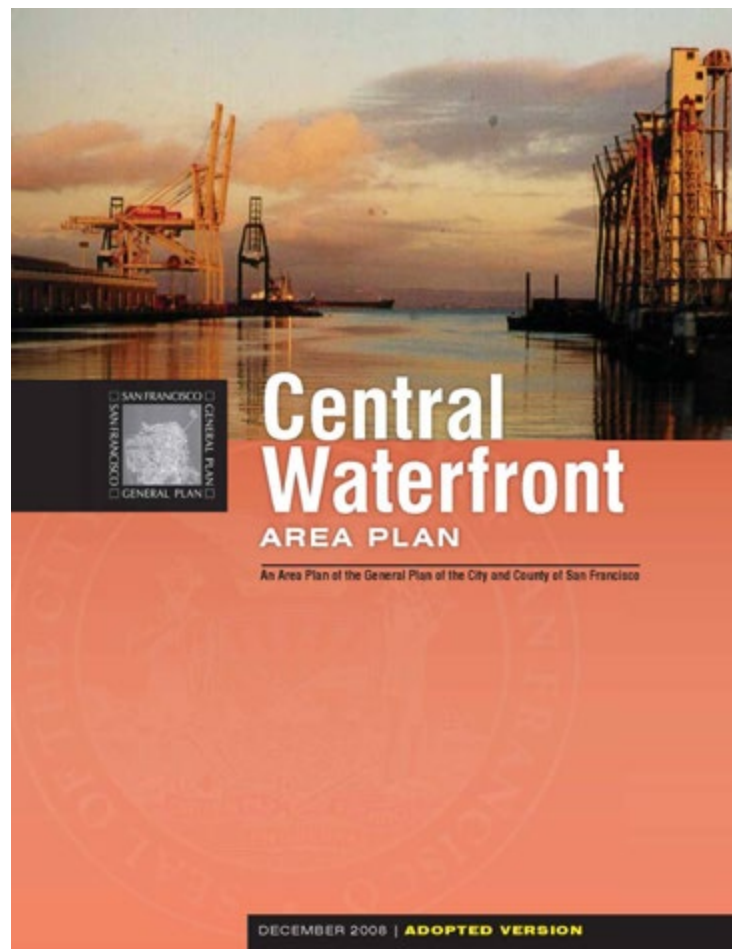
*Significant above grade infrastructure, such as freeways, should be retrofitted with architectural lighting to foster pedestrian connections beneath.*

## 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.*



# 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

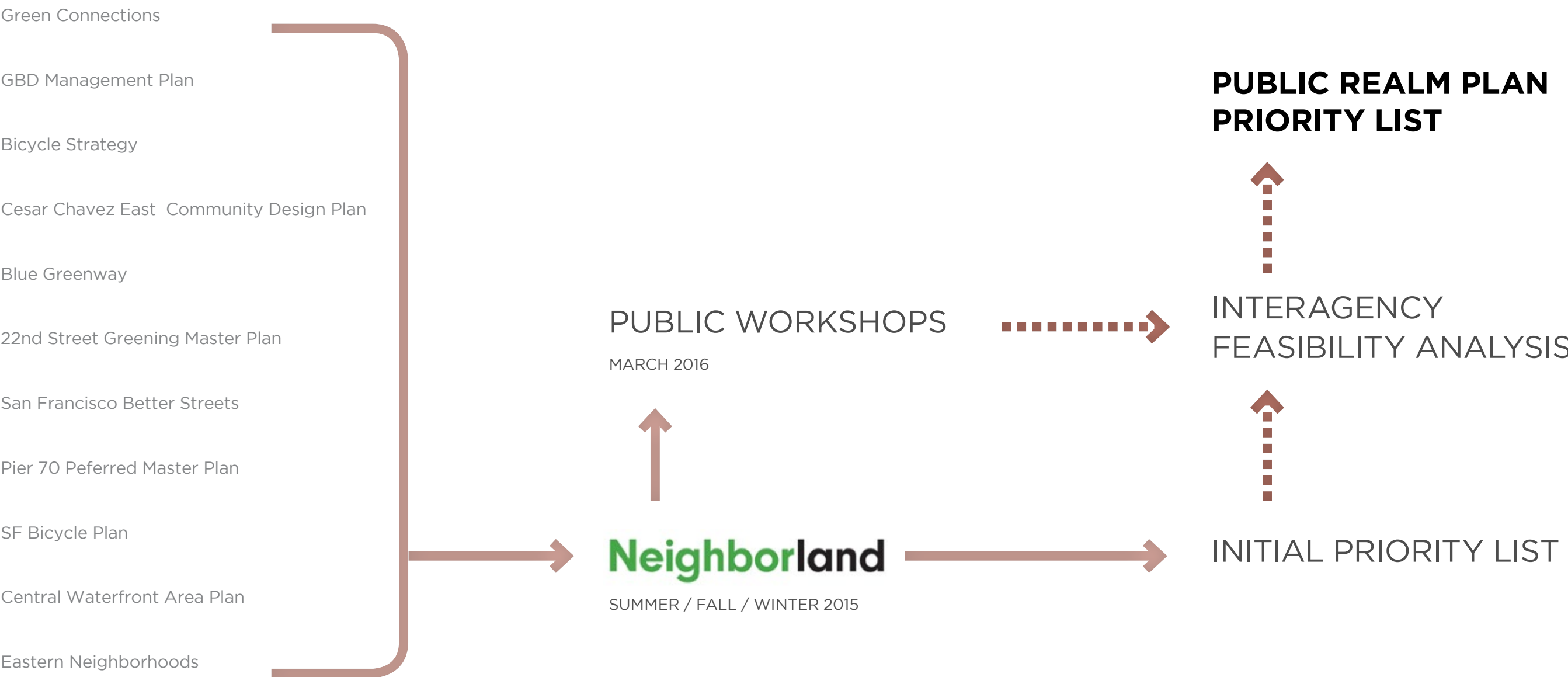
*Explore possibilities to identify and expand waterfront recreational trails and opportunities including the Bay Trail and Blue-Greenway.*

## OBJECTIVE 5.4

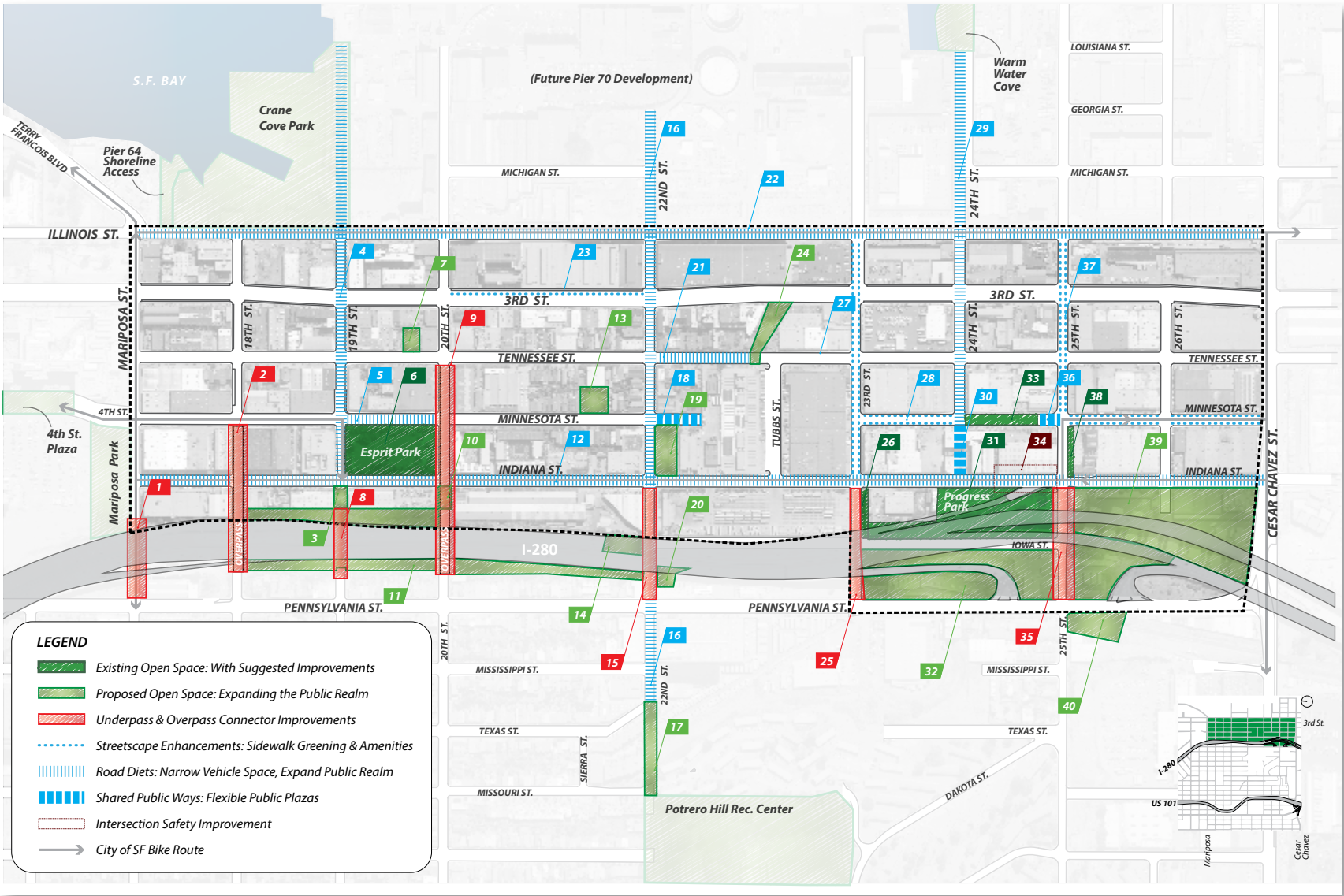
*The open space system should both beautify the neighborhood and strengthen the environment.*



# Project Identification & Prioritization



# Project Identification & Prioritization



from "A (Working) Green Vision Plan: Appendix," draft November 8 2013, by UP Urban and CMG Landscape Architects for the GBD formation steering committee




*The Green Vision Plan prepared for GBD formation has already identified a majority of potential projects. Therefore the Public Realm Plan can focus on scoping and development of cost estimates for capital projects.*



# Project Identification & Prioritization

**Neighborland**

**Central Waterfront - Dogpatch Public Realm Plan**




**How can we improve our public spaces in Central Waterfront and Dogpatch?**

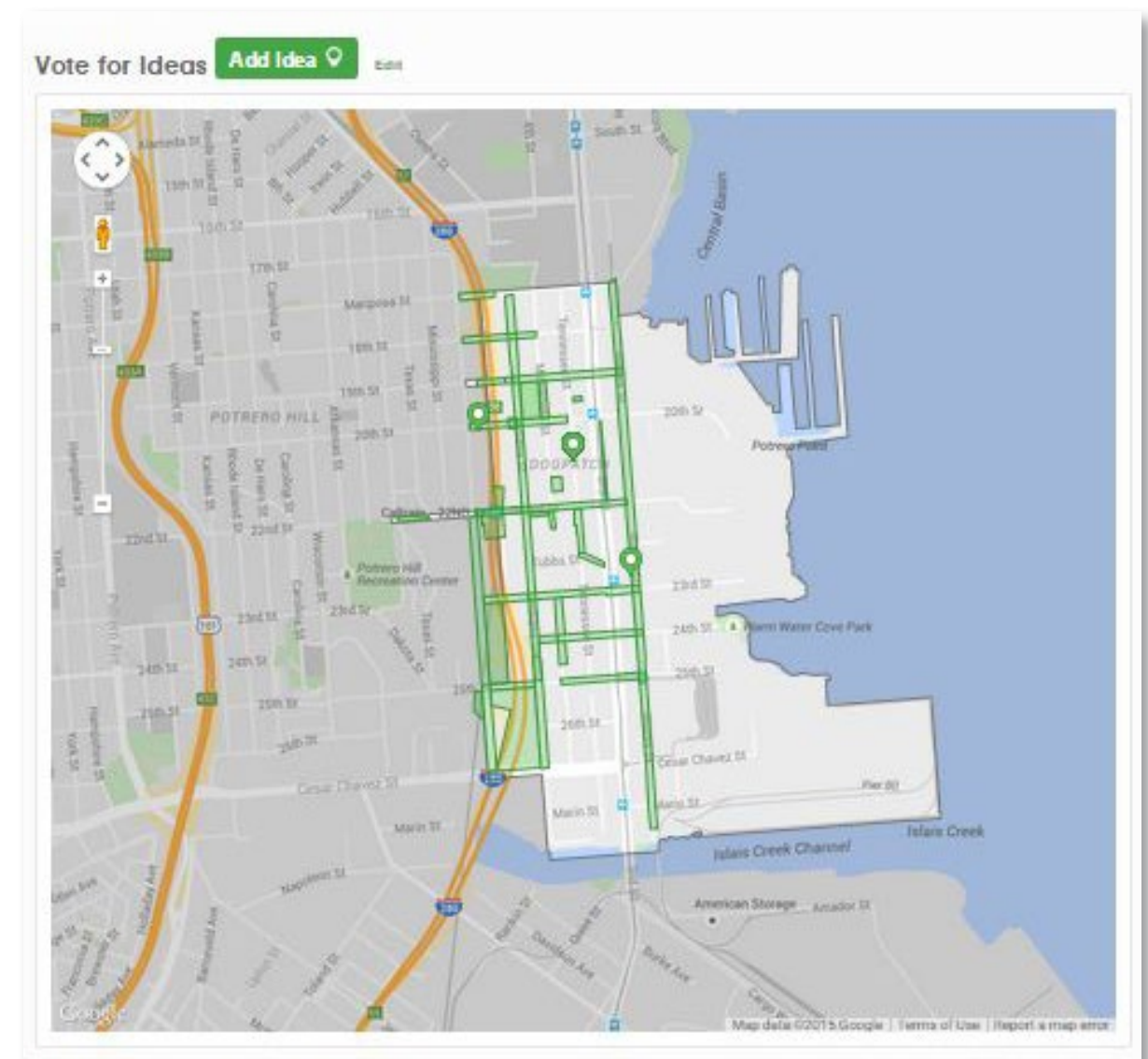
Help the City prioritize capital projects for funding! Use the map below to find potential capital projects. Select your top three to five projects and vote for them by tapping "Me Too!" on the webpage for that idea.

[f](#) [t](#) [g](#) [+](#)

[Learn More](#) [Edit](#)

**Share Your Idea** [Edit](#)

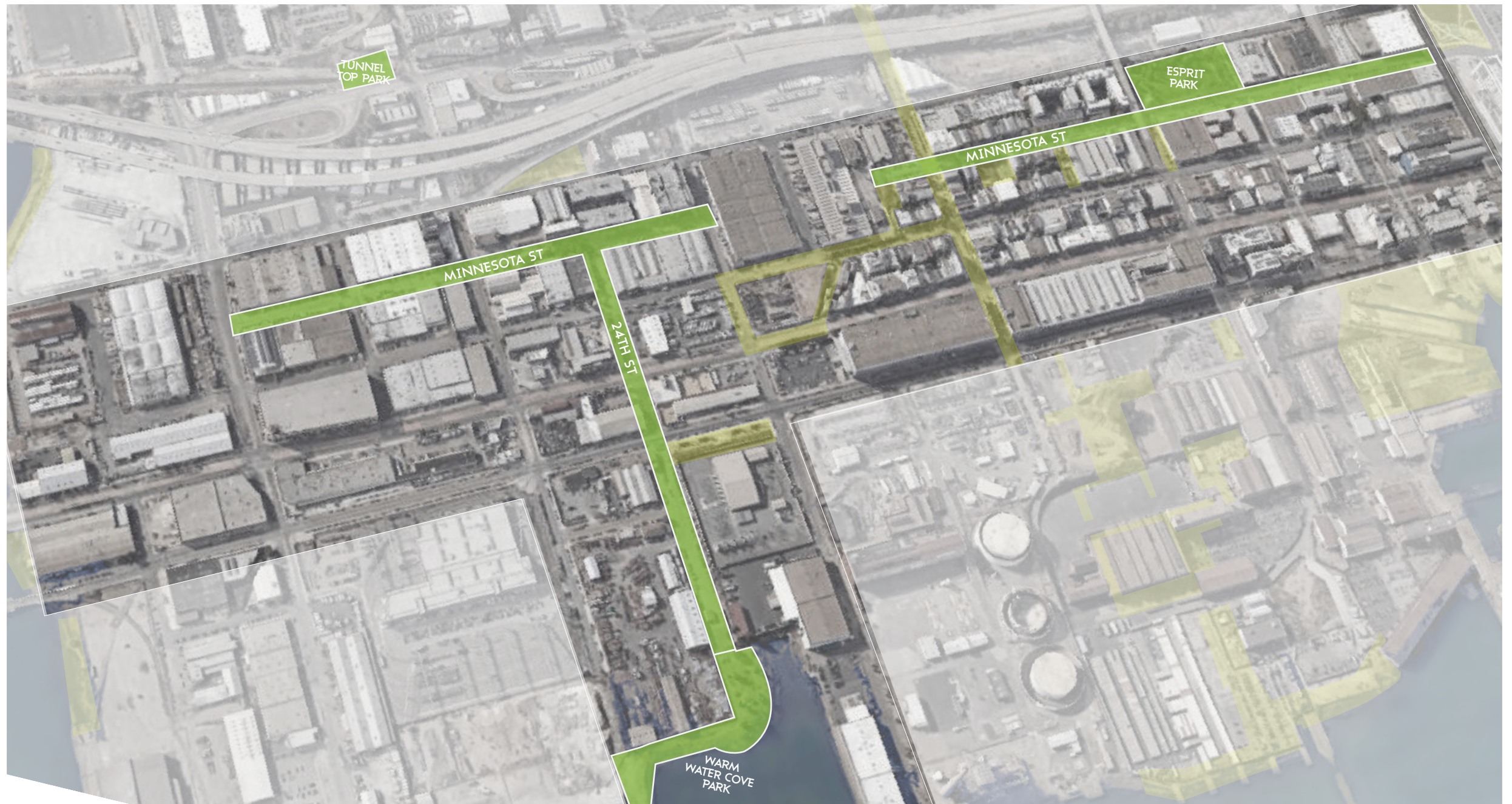
 I want  in Dogpatch. [Create Idea](#)



<https://neighborland.com/dogpatchpublicspace>



# ‘The Green T’





# Esprit Park

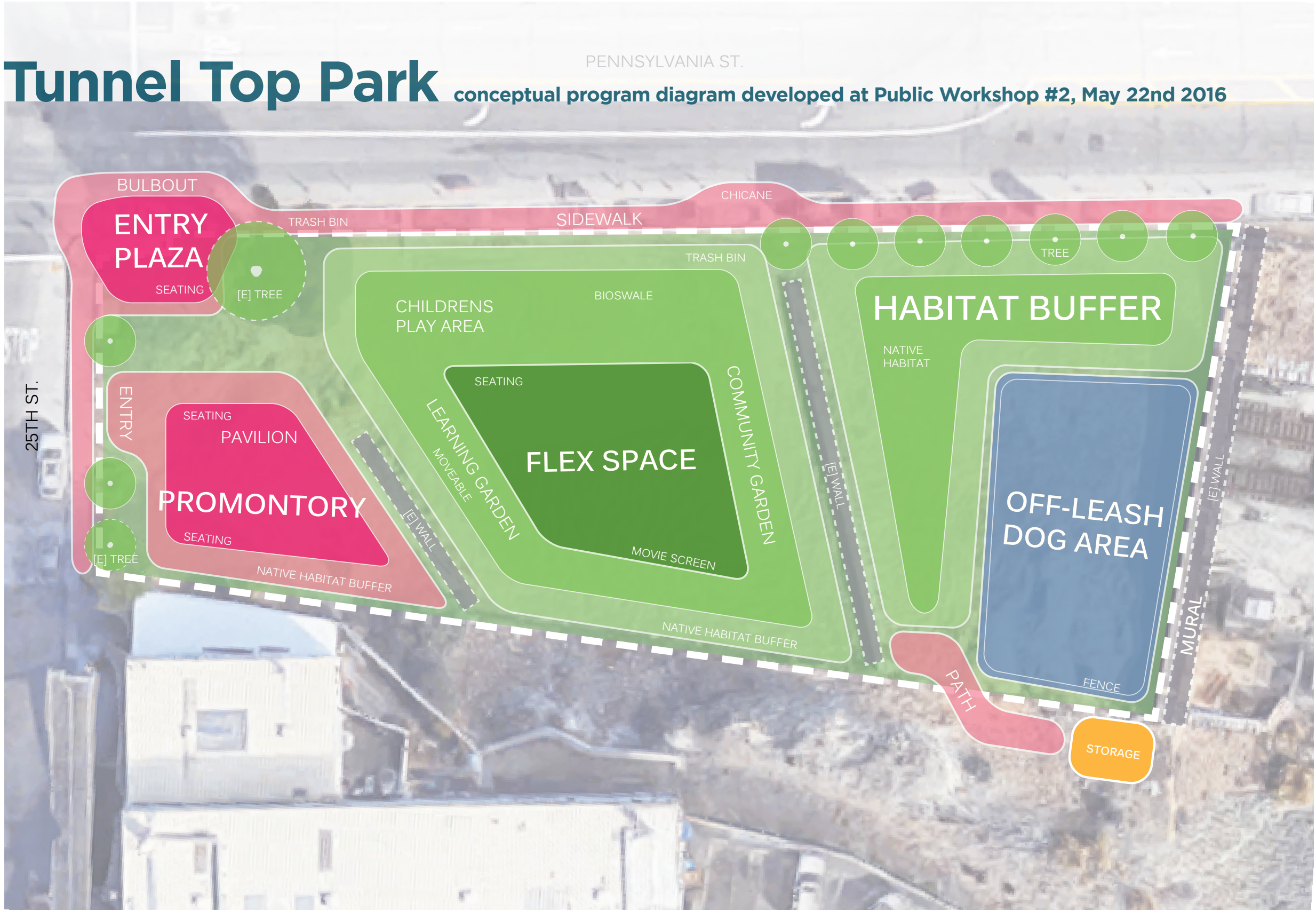
conceptual program diagram developed at Public Workshop #2, May 22nd 2016



# Tunnel Top Park

PENNSYLVANIA ST.

conceptual program diagram developed at Public Workshop #2, May 22nd 2016





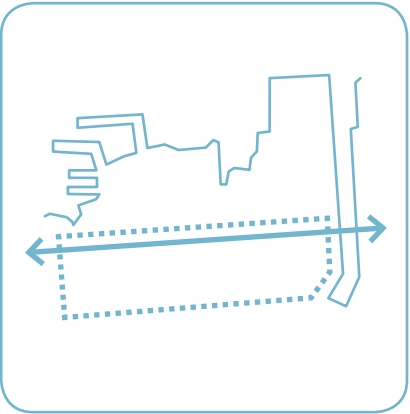
# Warm Water Cove

conceptual program diagram developed at Public Workshop #2, May 22nd 2016



# Timeline

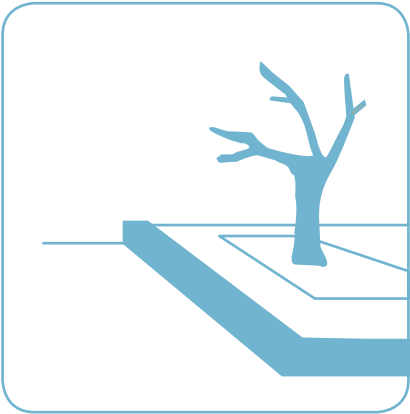
1 Summer 2015



## BEGIN OUTREACH AT COMMUNITY GROUP MEETINGS

Planning Department  
begin outreach at DNA, PDMA, Potrero Boosters, CWAG, DPNWP GBD, and other regular

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.

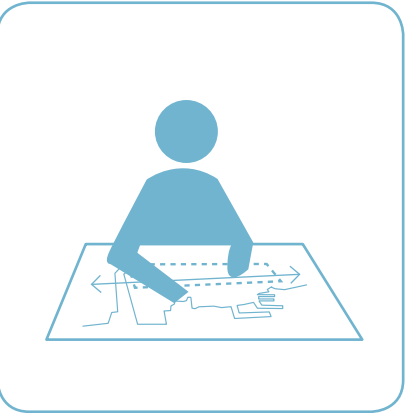
3 March 2016



## IDENTIFY PRIORITIES

Collect oral histories, and hold focus groups,  
Public Workshop #1  
Gather community input to identify priority projects for Dogpatch.

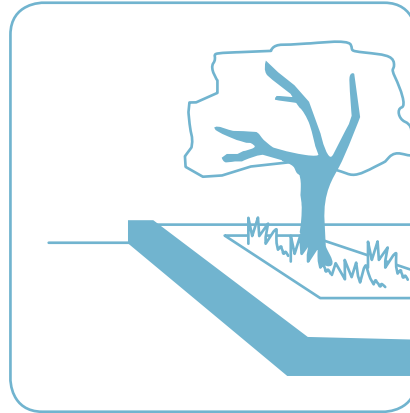
4 May - July 2016



## 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.

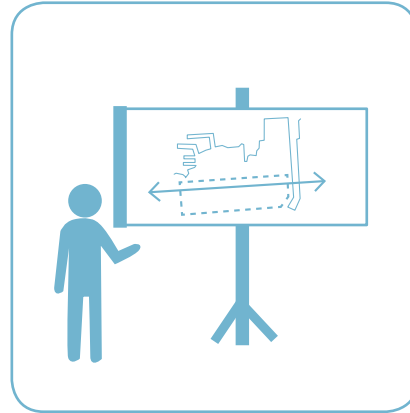
5 August 2016



## 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 October 2016



## 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.



# Tunnel Top Park Site Amenities



preliminary concepts plan generated by CCA Building Technology Seminar and TTP Steering Committee Spring 2016;  
final design and installation by CCA Design-Build Seminar Summer 2016

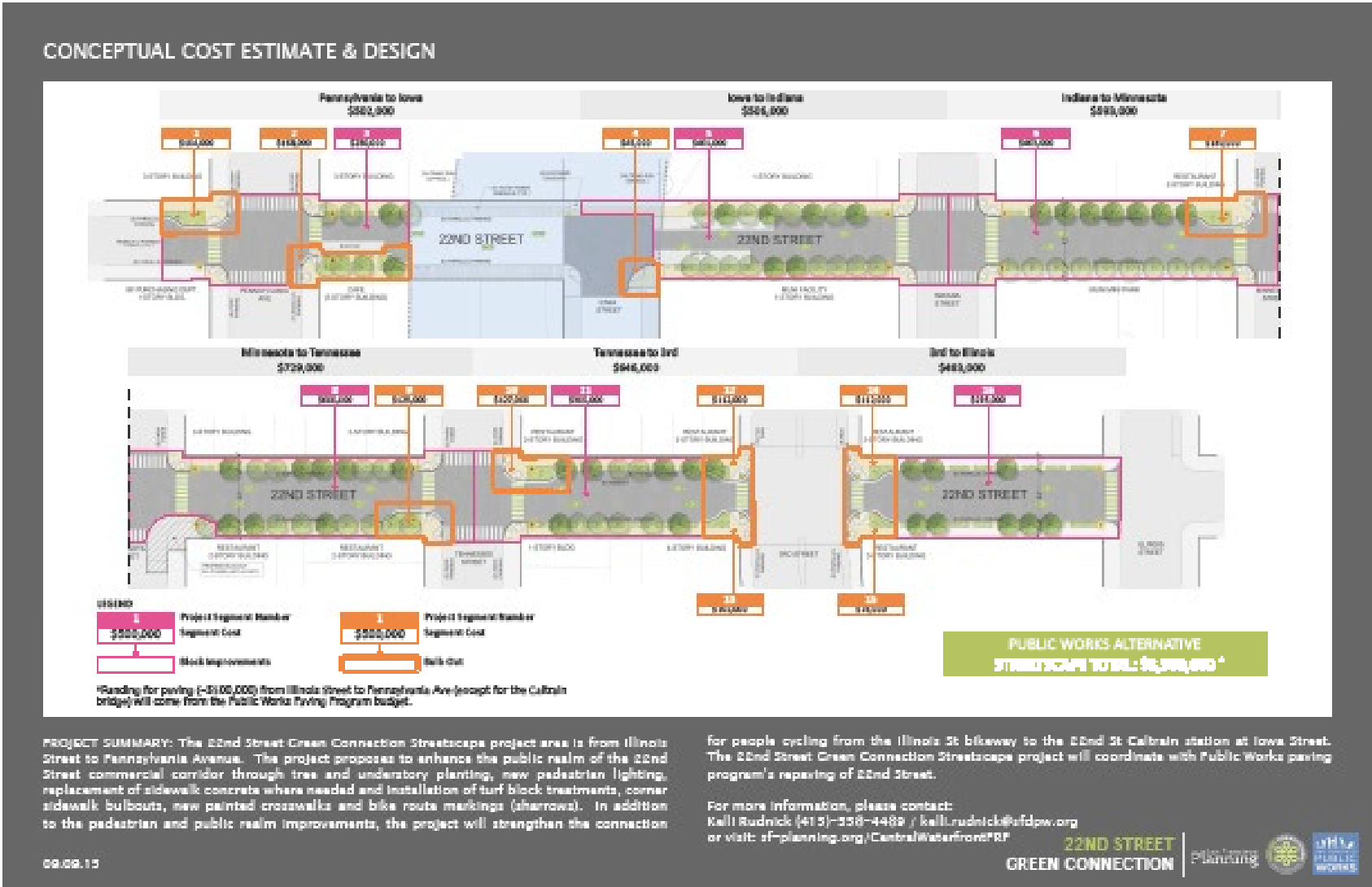
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## NEXT STEPS

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- 1 Finalize Design
  - 2 Fabricate
  - 3 Install
  - 4 Unveil August 12th
-

# 22nd Street Streetscape



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



# Caltrain Bridges: Pedestrian Lighting



**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

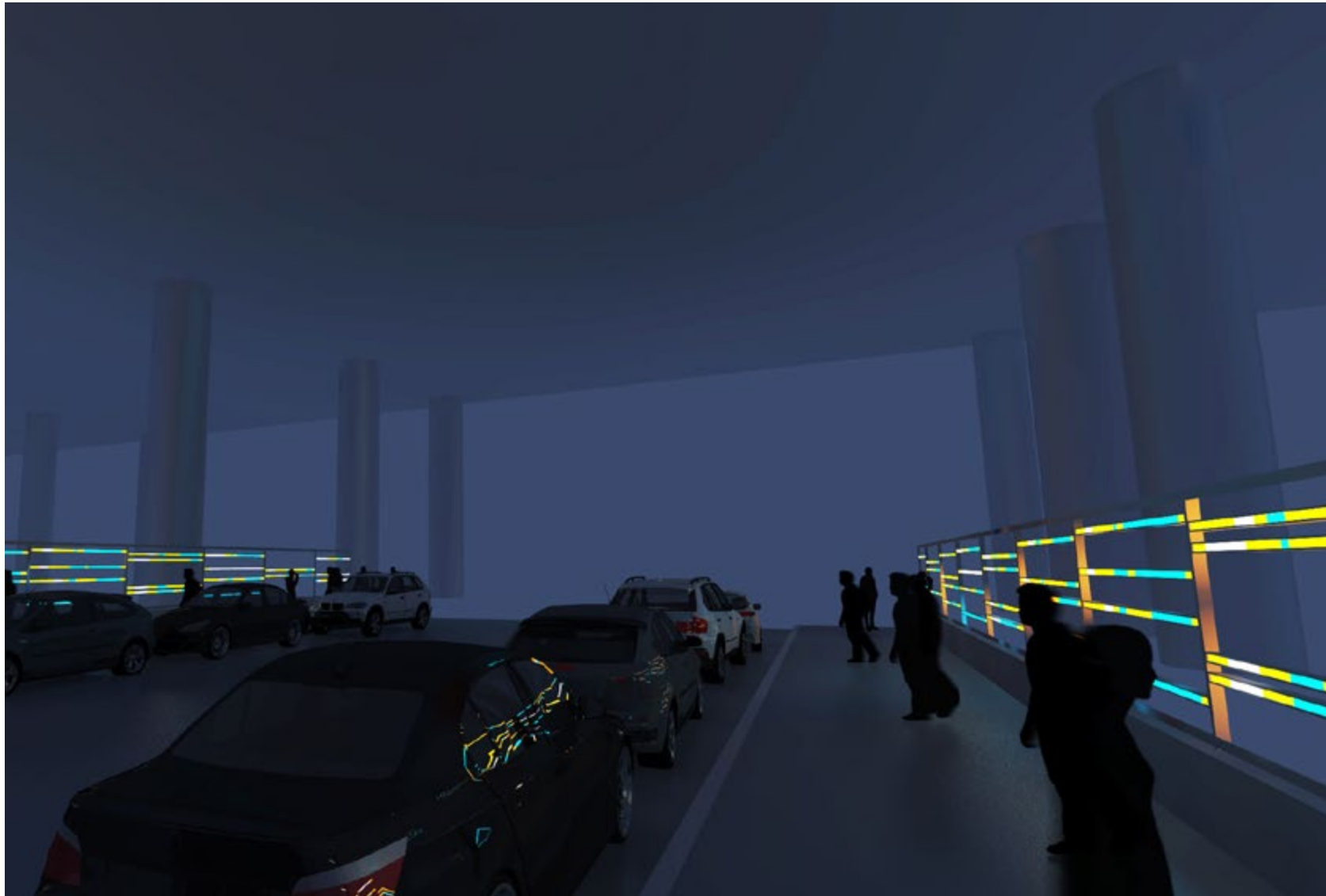
## FUNDING SUMMARY

\$183K Total Cost Estimate

\$32.5K Engineering

\$150k Construction

# Caltrain Bridges: Gateway Lighting



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



# Ongoing 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	Port of SF / Office of Economic & Workfoce Devel



*In addition to holding Open House Workshops, Planning’s Public Realm Plan Team will also attend select monthly meetings organized by various stakeholders to provide updates and gather feedback.*



The map shows an aerial view of the Dogpatch neighborhood in San Francisco. A green line highlights the proposed streetscape design along Minnesota St and 24th St. Various icons are placed along these streets to indicate planned public realm features: trees, benches, pedestrian crossings, bicycle lanes, and parking. Some icons are accompanied by question marks, suggesting areas for public input. Specific locations labeled include Tunnel Top Park and Esprit Park. A blue banner at the bottom contains the event title and date.

**CENTRAL WATERFRONT DOGPATCH PUBLIC REALM PLAN**

**PUBLIC WORKSHOP**

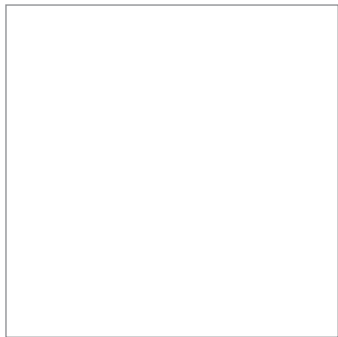
**JOIN THE CHARRETTE FOR LONG-TERM STREETScape DESIGN IN DOGPATCH!**

INFORMATIONAL PRESENTATION | 20 JULY 2016





San Francisco  
**Planning**



## PUBLIC WORKSHOP

WEDNESDAY, JULY 27TH 2016

6:00 – 8:30PM | HARMONIC BREWING

1050 26TH STREET

REFRESHMENTS WILL BE PROVIDED.

To RSVP for the workshop, vote on the ideas you think are most important, or for more information on the plan, please visit

[www.sf-planning.org/CentralWaterfrontPRP](http://www.sf-planning.org/CentralWaterfrontPRP)

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

Para sa impormasyon sa Tagalog tumawag sa: (415) 575-9121



[www.sf-planning.org/CentralWaterfrontPRP](http://www.sf-planning.org/CentralWaterfrontPRP)

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