

# TUNNEL TOP PARK

Conceptual Program Diagram developed at Public Workshop: May 22nd, 2016  
(See the back page for public workshop summary)



Community Garden



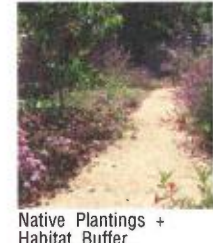
Recycling



Picnicking Areas



Dog Run



Native Plantings + Habitat Buffer



Promontory

Comments from 6/14/2016 Dogpatch Neighborhood Association Meeting (Commentor: \_\_\_\_\_)

① AREA IS BLOCKED BY CHAIN LINK - FENCES. ADD TREES / BUSHES TO HIDE.

② BLOCKED AREA IS THOUGHTLESSLY LAID. SHOULD BE CRUSHED GRANITE.

③ CITY GARDENS OFTEN HAVE GIVEN THE NEARBY FREEWAY, AN ENCLOSURE MAKES SENSE → FENCE.



PARK PROGRAMS





# TUNNEL TOP PARK

## Facilitators Notes from Small Group Charette on May 22nd, 2016

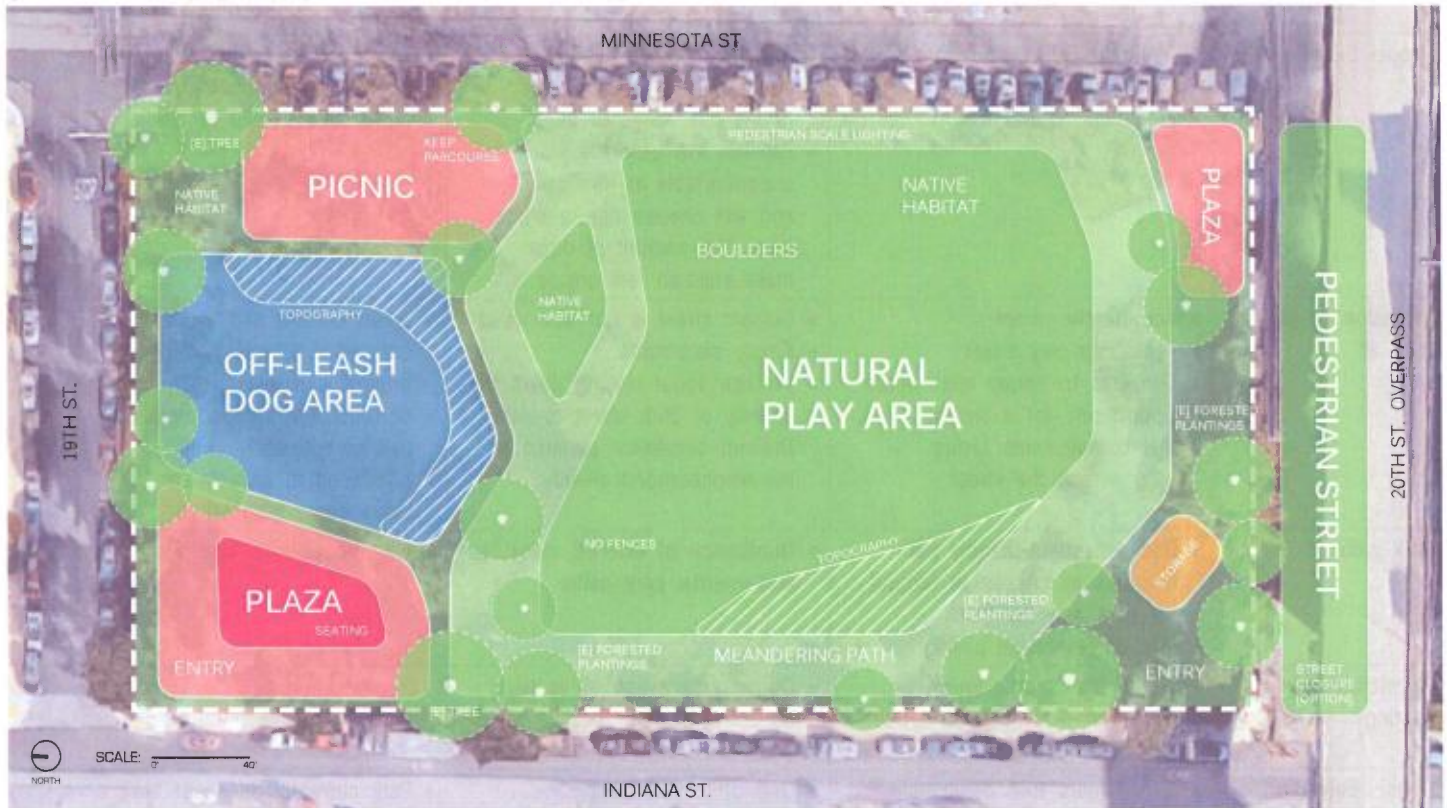
Topic	Notes/Questions
Adjacent Streets	» Calm traffic on surrounding streets with bulb-outs
	» Explore adding signals of 25th Street and Pennsylvania Intersection
	» Implement marked crosswalks and shorten pedestrian crossings
	» Concern about traffic noise from the freeway, vegetative buffer could help, potentially expanding vegetation across Pennsylvania by the Self Storage and in medians and islands around the onramp area
Adjacent Sidewalks	» Bulbout on the corner of Pennsylvania and 25th.
	» Potential to extend vegetation onto bulbout and include seating for bus stop/gathering
	» Create a continuous sidewalk on the Pennsylvania Street edge of the park
	» Expand sidewalks along 25th Street edge of park
Entry Plaza	» Put an entry plaza in the corner of the park for accessibility and to encourage people to come into the site, activate the corner with activity to show life in the park, welcome community
	» Trellis for entry treatments
	» Seating area for people get off from the bus
	» Need to separate from dogs (Using fence)
	» Use steep hill as buffer
Open flex recreation area / Hardscaped Open Space	» Flexible space will be provided to accommodate a variety of activities, soft infrastructure can aid in this as well. Flex recreation area can be used as a outdoor movie theatre area, room for a screen, community engaging events.
Edges / Borders / Fencing	» A fence or gate at the entry from Pennsylvania to the open flex area.
	» Seating between the meadow/habitat buffer and community garden
	» Provide short fences or boundaries around gardens / planted areas to discourage dogs from disturbing plantings
Learning Garden for kids and adults	» Could be moveable and does not take up too large of a footprint, separated from the community garden
	» Place near the kids play area
	» When theres an event in the flex recreation area, a mobile learning garden could be moved to somewhere else to open up the space
Kid area to be located near swale	» Create a playful opportunity to educate
	» Educational kids areas integrated into the bioswale
Community Garden	» Community garden can be used as a means to ensure a regular group of community members are active in the site
	» Concern with exhaust from cars and # of interested members for maintenance
	» Research any regulations or standards or restrictions associated with community gardens adjacent to dog play areas. The community may need to select either community gardens or dog play area depending on regulations.
Dog Run Area	» Reduce footprint, add tiered habitat buffer around
	» Locate the dog run next to the tall tunnel wall to reduce need for fencing
	» Consider alternative to traditional fencing, could activate the community or be art related.
Art and Murals	» Consider using the tall tunnel wall for mural. However, fence for the dog run could block the view of the mural. Use aesthetically pleasing fence.
Storage and Waste Management	» In the short term, it would be located at the southwest corner; ensure there is access to the storage facility located behind the dog run
	» Future improvements should consider vehicle access to the storage.
	» Trash receptacle locations some discussion on potential locations for trash bins. One near the retaining wall and the other on the sidewalk (future bulbout) near the bus stop





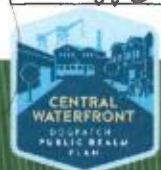
# ESPRIT PARK

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Comments from 6/14/2016 Dogpatch Neighborhood Association Meeting (Commentor: \_\_\_\_\_)

NO DOGS IN ESPRIT PARK.  
 NO PROGRAMMING. LEAVE ESPRIT AWAY -  
 focus elsewhere!  
 • IF WE ARE REPROGRAMMING, PUT PICNIC  
 AREA AT OPPOSITE END FROM OFF LEASH PA.  
 • WE NEED TO LOOK HOUSTICALLY AT THE  
 SURROUNDING AREA + NOT DUPLICATE AMENITIES.



PARK PROGRAMS





## Facilitators Notes from Small Group Charette on May 22nd, 2016 (1/3)

Topic	+	-	Notes/Questions
People Existing	<ul style="list-style-type: none"> <li>» Children like to play on the fitness equipment</li> <li>» Enjoy the natural feel</li> </ul>	<ul style="list-style-type: none"> <li>» Children and families are too afraid to use the park due to the free range of dogs.</li> <li>» Families are generally uncomfortable at this park and will choose not to come here. The amount of dogs make children feel unsafe.</li> </ul>	<ul style="list-style-type: none"> <li>» Future growth surrounding the park means more dogs and more children will be around.</li> </ul>
Extension of park to 20th St	<ul style="list-style-type: none"> <li>» Activate the street</li> <li>» Pedestrian-only street</li> <li>» Connects to empty retail space</li> <li>» Opportunity for a design that complements Living Alley across the street</li> </ul>	<ul style="list-style-type: none"> <li>» Current street is not well used</li> <li>» Empty storefronts</li> <li>» Worries about closing down the entirety of 20th street to cars. Difficult circulation patterns in the neighborhood already.</li> </ul>	<ul style="list-style-type: none"> <li>» Street closure and extension onto 20th St was part of original park plan</li> <li>» Consider fire access. Perhaps use of bollards?</li> <li>» Likelihood to be able to close down 20th st?</li> </ul>
Park path	<ul style="list-style-type: none"> <li>» One pedestrian-friendly path to serve as circulation around the park and the block</li> <li>» Use of permeable paving</li> </ul>	<ul style="list-style-type: none"> <li>» Duplication of external sidewalks and internal park paths</li> </ul>	<ul style="list-style-type: none"> <li>» Is it possible to take away sidewalk?</li> </ul>
Pedestrian-scale lighting	<ul style="list-style-type: none"> <li>» Would like to see lower, pedestrian-scale lighting around the park for evening use</li> </ul>	<ul style="list-style-type: none"> <li>» Current street lighting is high up and meant for vehicle traffic.</li> </ul>	
Dogs-- Existing	<ul style="list-style-type: none"> <li>» Dog owners love being able to let their dogs off-leash.</li> </ul>	<ul style="list-style-type: none"> <li>» Dog urine kills trees</li> <li>» Dogs run free throughout the entire park.</li> <li>» Southwest corner smells bad</li> <li>» Some dog owners refuse to leash their dogs</li> </ul>	<ul style="list-style-type: none"> <li>» Park currently does not have a designated off-leash dog play area.</li> <li>» Park is advertised as so on Yelp and other dog-friendly websites.</li> </ul>
Dog Run	<ul style="list-style-type: none"> <li>» Use artificial K9 turf. Can be cleaned/irrigated.</li> <li>» Potentially put on 19th Street. Maybe close down half the street but still allow vehicular access.</li> <li>» Dog fitness equipment</li> </ul>	<ul style="list-style-type: none"> <li>» Dog run on 20th St may not be appropriate fronting potential retail shops/restaurants</li> </ul>	<ul style="list-style-type: none"> <li>» Avalon already has a dog run proposed, to be open in 2018 (though not legally agreed upon, it was promised as a community benefit. Currently the site is used for construction staging; will probably be the last element of the project to be constructed.)</li> </ul>

## Facilitators Notes from Small Group Charette on May 22nd, 2016 (2/3)

Topic	+	-	Notes/Questions
Separation of Dogs and People	<ul style="list-style-type: none"> <li>» Use topography; large berm that isolates the dogs into its section on the northern end of the park</li> <li>» Mimic Duboce Park with a walking path that bifurcates the park into two sections; define the dog play area clearly with fencing</li> </ul>	<ul style="list-style-type: none"> <li>» Existing general agreement in the neighborhood is not working out. (Northern end for dogs, Southern end for people)</li> </ul>	<ul style="list-style-type: none"> <li>» From RPD Dog Policy:</li> <li>» What is RPDs requirements for dog fences?</li> <li>» Where fencing is required it will be 4 feet high.</li> <li>» To the extent possible, RPD will advocate for non-fence alternatives.</li> <li>» Boundaries of dog play areas will be identified with physical enclosures. All barriers will strive to be aesthetically pleasing using landscape features such as shrubs and vines.</li> <li>» Also see boundary requirements for smaller parks 0-10 acres in dog policy.</li> <li>» What is the necessary size for RPD to designate dog play area?</li> <li>» Minimum size of 10,000 sf but ideally at least 30,000 sf</li> </ul>
Plazas	<ul style="list-style-type: none"> <li>» Like the idea of entry plazas to formalize the entrance of the parks.</li> <li>» Would like the entrance to complement the Dogpatch Arts Plaza and Living Alley.</li> <li>» Seating for people to buy takeout nearby and sit/ eat at the park.</li> <li>» Northeast corner needs a path into the park. Perhaps mimic other plaza entrance on a smaller scale.</li> </ul>	<ul style="list-style-type: none"> <li>» The entry at the northeast corner of the park is unwelcoming. Must step over mulch pile to enter the park.</li> </ul>	
Play Areas	<ul style="list-style-type: none"> <li>» Rocks, boulders for children to climb natural play elements to complement the natural feel of the park</li> <li>» General informal play space for people to play (e.g. throw ball or Frisbee around)</li> <li>» Would like the whole place to be playable</li> </ul>	<ul style="list-style-type: none"> <li>» Do not want new childrens play structures, especially plastic and colorful play structures McDonalds type</li> <li>» CPA would be too small. A play structure would also take away from the lawn space for other active play uses.</li> <li>» Should not confine children to one area</li> </ul>	

**Facilitators Notes from Small Group Charette on May 22nd, 2016 (3/3)**

<b>Topic</b>	<b>+</b>	<b>-</b>	<b>Notes/Questions</b>
Adult Fitness Equipment	<ul style="list-style-type: none"> <li>» Currently used frequently by adults</li> <li>» Upgrade the equipment and improve the surfacing softer and not concrete</li> </ul>	<ul style="list-style-type: none"> <li>» Concrete pad lack of safety surfacing has caused injuries, especially kids who use it as play equipment.</li> </ul>	
Topography	<ul style="list-style-type: none"> <li>» English garden feel use of topography to reveal natural areas as you walk in</li> <li>» More vertical elements on the Southeast corner. Currently has a lot of sun.</li> <li>» Like existing vertical elements on the Southwest corner</li> </ul>	<ul style="list-style-type: none"> <li>» Trees/plantings lost over time. The feeling of an English garden is lost.</li> </ul>	
Storage	<ul style="list-style-type: none"> <li>» Idea move storage to a parking space (would need encroachment permit from DPW and/or MTA)</li> </ul>		
Landscape and Vegetation	<ul style="list-style-type: none"> <li>» Existing nature walkway and paths, large trees, magnolia on south end of park</li> </ul>	<ul style="list-style-type: none"> <li>» Dying trees</li> <li>» Loss of trees/vegetation over time</li> <li>» Dog urine affecting tree health</li> </ul>	<ul style="list-style-type: none"> <li>» Need to hire an arborist to confirm poor health of trees in redwood grove</li> </ul>
Picnic Area	<ul style="list-style-type: none"> <li>» Existing location and use is great</li> </ul>		
Community Garden		<ul style="list-style-type: none"> <li>» Not appropriate for this park too many dogs in the area</li> </ul>	



# WARM WATER COVE PARK

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Entertainment Venue



Areas to sit + observe



Multi-use Trails



Art + Sculpture



Skatepark



Childrens Play Area



Areas to sit + observe



Community Garden



Recycling



Picnicking Areas



Dog Run



Native Plantings + Habitat Buffer



Promontory

Comments from 6/14/2016 Dogpatch Neighborhood Association Meeting (Commentor: \_\_\_\_\_)

NO BLACK TOP.

