1. Policy Background, Goals & Outcomes
2. Project Identification, Development & Prioritization
3. Cost Estimates: Typical Improvements
5. Questions & Discussion
Why a Public Realm Plan?

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

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

The Plan will provide a platform for coordination between different government agencies, nonprofits, and neighborhood groups.
Why a Public Realm Plan? Growth Projections

* Based on Q3 2016 development pipeline report (SF Planning). Does not yet include projects with no application on file, such as NRG site. Some projects, such as UCSF student housing, do not require a City application, but are counted here.

Why a Public Realm Plan? Growth Projections

35 Current Development Projects*

- Under const. 5
- Prelim. Assessment Filed 2
- No App. Req’d 2
- Planning App. Filed 5
- Building Permit Filed 12
- Bldg Permit Approved 5
- Planning App. Approved 4

* Based on Q3 2016 development pipeline report (SF Planning). Does not yet include projects with no application on file, such as NRG site. Some projects, such as UCSF student housing, do not require a City application, but are counted here.

Policy Background

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

SF Bicycle Plan
SFMTA
June 2009

Central Waterfront
Area Plan
SF Planning, Dec 2008

Eastern Neighborhoods
SF Planning, August 2008
Policy Background
Policy Background

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.
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.
Plan Process & Outcomes

**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, including area-wide improvements.

**PROGRAM IN CCP**
Allocate public funds for projects based on the cost estimates. Schedule in the City's capital plan for implementation, coordinating with existing public and private projects.
Planning Effort Timeline

1. **Summer 2015**
   - **BEGIN OUTREACH AT COMMUNITY GROUP MEETINGS**
     - Planning Department begins 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 developments, public planning projects, and the state of streets and sidewalks. Identify opportunities and constraints for public realm 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. - Mar 2016**
   - **FINALIZE CONCEPT DESIGNS**
     - Conduct feasibility analyses with MTA, Recreation and Parks, Port of SF, Public Works, and others. Develop design options for priority projects.
     - **Public Workshops**
       - Collect public input on design options.

6. **Spring 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.
Community Outreach & Engagement
## Community Outreach & Engagement: Stakholder Mtgs

<table>
<thead>
<tr>
<th>Day</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd TUES</td>
<td>Dogpatch Neighborhood Assn. (DNA)</td>
</tr>
<tr>
<td>2nd TUES</td>
<td>Potrero-Dogpatch Merchants Assn. (PDMA)</td>
</tr>
<tr>
<td>LAST TUES</td>
<td>Potrero Boosters</td>
</tr>
<tr>
<td>3rd WEDS</td>
<td>Central Waterfront Advisory Committee</td>
</tr>
<tr>
<td>1st THURS</td>
<td>Penninsula Joint Powers Board of Directors (Caltrain)</td>
</tr>
<tr>
<td>AS NEEDED</td>
<td>Dogpatch - NW Potrero Hill Green Benefit District</td>
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<tr>
<td>AS NEEDED</td>
<td>Tunnel Top Park Steering Committee</td>
</tr>
<tr>
<td>AS NEEDED</td>
<td>Port of SF / Office of Economic &amp; Workforce Devel</td>
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<tr>
<td>AS NEEDED</td>
<td>HOPE SF / Portrero Hill</td>
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</table>
Community Outreach & Engagement: Hosted Events

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 2016</td>
<td>Workshop #1: Kickoff and Project Prioritization</td>
</tr>
<tr>
<td>May 2016</td>
<td>Workshop #2: Open Spaces &amp; Parks</td>
</tr>
<tr>
<td>July 2016</td>
<td>Workshop #3: Streetscapes and Streetparks</td>
</tr>
<tr>
<td>Oct - Jan 2016</td>
<td>Focus Groups: Open Spaces &amp; Parks</td>
</tr>
<tr>
<td>February 2017</td>
<td>Workshop #4: Esprit Park</td>
</tr>
<tr>
<td>February 2017</td>
<td>Workshop #5: Streetscapes</td>
</tr>
<tr>
<td>Spring 2017</td>
<td>Workshop #6: Plan Presentation</td>
</tr>
</tbody>
</table>
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

COST ESTIMATES & FUNDING ANALYSIS

INITIAL PRIORITY LIST: CONCEPT DESIGN DEVEL.

PRELIMINARY INTERAGENCY FEASIBILITY ANALYSIS

PUBLIC WORKSHOP
#1, MARCH 2016

SURVEY
FEB - MAR 2017

SUMMER / FALL / WINTER 2015

PUBLIC REALM PLAN
PRIORITY LIST

COST ESTIMATES & FUNDING ANALYSIS

INITIAL PRIORITY LIST: CONCEPT DESIGN DEVEL.

PRELIMINARY INTERAGENCY FEASIBILITY ANALYSIS

PUBLIC WORKSHOP
#1, MARCH 2016

SURVEY
FEB - MAR 2017

SUMMER / FALL / WINTER 2015
Project Identification & Prioritization: E-W Streets

Number of Votes

- 25th Street: Neighbourland Poll (Jun 2015 - Feb 2016) - 46, Public Workshop #1 Poll (Mar 2016) - 5, SurveyMonkey Poll (Feb - Mar 2017) - 17
- 23rd Street: Neighbourland Poll (Jun 2015 - Feb 2016) - 26, Public Workshop #1 Poll (Mar 2016) - 7, SurveyMonkey Poll (Feb - Mar 2017) - 27
- 18th Street: Neighbourland Poll (Jun 2015 - Feb 2016) - 16, Public Workshop #1 Poll (Mar 2016) - 11, SurveyMonkey Poll (Feb - Mar 2017) - 27
- Cesar Chavez Street: Neighbourland Poll (Jun 2015 - Feb 2016) - 23, Public Workshop #1 Poll (Mar 2016) - 17, SurveyMonkey Poll (Feb - Mar 2017) - 9
- Mariposa Street: Neighbourland Poll (Jun 2015 - Feb 2016) - 12, Public Workshop #1 Poll (Mar 2016) - 16, SurveyMonkey Poll (Feb - Mar 2017) - 18
- 22nd Street (Connecticut - Pennsylvania): Neighbourland Poll (Jun 2015 - Feb 2016) - 14, Public Workshop #1 Poll (Mar 2016) - 0, SurveyMonkey Poll (Feb - Mar 2017) - 16
- 19th Street: Neighbourland Poll (Jun 2015 - Feb 2016) - 8, Public Workshop #1 Poll (Mar 2016) - 14, SurveyMonkey Poll (Feb - Mar 2017) - 14
- 26th Street: Neighbourland Poll (Jun 2015 - Feb 2016) - 4, Public Workshop #1 Poll (Mar 2016) - 3, SurveyMonkey Poll (Feb - Mar 2017) - 5
- Other (Tulaire, Marin): Neighbourland Poll (Jun 2015 - Feb 2016) - 1

30th Street: Public Workshop #1 Poll (Mar 2016) - 54, SurveyMonkey Poll (Feb - Mar 2017) - 26

26th Street: Public Workshop #1 Poll (Mar 2016) - 22, SurveyMonkey Poll (Feb - Mar 2017) - 12

19th Street: Neighbourland Poll (Jun 2015 - Feb 2016) - 60, Public Workshop #1 Poll (Mar 2016) - 16, SurveyMonkey Poll (Feb - Mar 2017) - 11

22nd Street (Connecticut - Pennsylvania): Neighbourland Poll (Jun 2015 - Feb 2016) - 72, Public Workshop #1 Poll (Mar 2016) - 14, SurveyMonkey Poll (Feb - Mar 2017) - 18

EASTERN NEIGHBORHOODS CITIZENS ADVISORY COMMITTEE
COST ESTIMATE / CAPITAL PLANNING UPDATE | 20 MARCH 2017
Project Identification & Prioritization: N-S Streets

- **Pennsylvania Street**
  - Neighborland Poll (Jun 2015 - Feb 2016): 23
  - Public Workshop #1 Poll (Mar 2016): 25
  - SurveyMonkey Poll (Feb - Mar 2017): 32
- **Minnesota Street, South**
  - Neighborland Poll (Jun 2015 - Feb 2016): 29
  - Public Workshop #1 Poll (Mar 2016): 16
  - SurveyMonkey Poll (Feb - Mar 2017): 34
- **Indiana Street**
  - Neighborland Poll (Jun 2015 - Feb 2016): 24
  - Public Workshop #1 Poll (Mar 2016): 19
  - SurveyMonkey Poll (Feb - Mar 2017): 30
- **Minnesota Street, North**
  - Neighborland Poll (Jun 2015 - Feb 2016): 34
  - Public Workshop #1 Poll (Mar 2016): 10
  - SurveyMonkey Poll (Feb - Mar 2017): 26
- **Illinois Street**
  - Neighborland Poll (Jun 2015 - Feb 2016): 21
  - Public Workshop #1 Poll (Mar 2016): 33
- **Tennessee Street, North**
  - Neighborland Poll (Jun 2015 - Feb 2016): 13
  - Public Workshop #1 Poll (Mar 2016): 11
  - SurveyMonkey Poll (Feb - Mar 2017): 14
- **Tennessee Street, South**
  - Neighborland Poll (Jun 2015 - Feb 2016): 9
  - Public Workshop #1 Poll (Mar 2016): 5
  - SurveyMonkey Poll (Feb - Mar 2017): 14
- **Other**
  - Neighborland Poll (Jun 2015 - Feb 2016): 6
  - Public Workshop #1 Poll (Mar 2016): 5
  - SurveyMonkey Poll (Feb - Mar 2017): 6
Project Identification & Prioritization: Open Spaces

Number of Votes

- Neighborland Poll (Jun 2015 - Feb 2016)
- Public Workshop #1 Poll (Mar 2016)
- SurveyMonkey Poll (Feb - Mar 2017)

1. Esprit Park
2. Warm Water Cove Park
3. Minnesota Grove Expansion
4. Tunnel Top Park
5. Woods Yard Mini-Park
6. Islais Creek Shoreline
7. Pier 70 Parks & Open Spaces
8. Progress Park: Expansion: West
9. Progress Park: Expansion: South
10. Potrero Power Station
11. I.M. Scott Schoolyard
12. Other (Progress Park: Existing; Tulare Park)
Public Review Draft: Potential Area-wide Improvements (02/14/2017)

Provide a brief overview of the document content. Include key points, diagrams, and maps. Ensure the text is clear and free of jargon.
**Typical Streetscape Improvements & Costs**

**NEW SIDEWALK**

$235 / LINEAR FOOT

Assumes: A typical 10’ wide sidewalk includes: Demolition, new curb, standard City of San Francisco concrete, grading.

**BULBOUR (IN 1 DIRECTION)**

$85,000 / EA

Assumes: 6’ wide sidewalk extension in one direction (typical) includes: demolition, new curb, new concrete sidewalk, new curb, ramp, regrading, new sidewalk to conform with roadway grading, relocated catch basins and water valves where necessary.

**CONTINENTAL CROSSWALK**

$6,000 / EACH

or $24,000 / INTERSECTION

Assumes: fresh asphalt surface for application. Includes: City standard Thermoplastic striping.

**STREET REPAVING: COSTS VARY**

$150 / TON or $2 / SQUARE FOOT

Assumes: The existing roadway pavement needs to be replaced as the existing pavement has reached the end of its useful life. Includes: demolition/grounding of existing pavement, grading as needed, new pavement.

**AT-GRADE PEDESTRIAN FACILITY**

$208 - 331 / LINEAR FOOT

Assumes: A minimum 4 foot wide pedestrian path of broad improvement only in PDR / Industrial areas with very low pedestrian volumes and extensive commercial loading operations. Review and approval by ADA coordinator includes: Demolition, new curb, concrete sidewalk, regrading, catch basins, new asphalt to conform with roadway grading.

**STAMPED / TEXTURED ASPHALT**

$25 / SQUARE FOOT

Assumes: Include preparation (grinding / densification of existing pavement), new asphalt, stamping, application of color as needed.

**SIDEWALK PLANTINGS & TREES**

$225 / LINEAR FOOT

Assumes: Planted area 5’ wide includes: site preparation, planting tree, irrigation, first three years maintenance by the City through a contract.

**BULBOUR (BI-DIRECTIONAL)**

$90,000 / EA

Assumes: 6’ wide sidewalk extension in two directions (typical) includes: demolition, new curb, new concrete sidewalk, new curb, ramp, regrading, new sidewalk to conform with roadway grading, relocated catch basins and water valves where necessary.

**RAISED CROSSWALK**

$1,000 / LF

Assumes: 3’ wide crosswalk raised to sidewalk height includes: site preparation, raised crosswalk, ramps in roadway approaching crosswalk, regrading and catch basin relocation as necessary to ensure proper drainage.

**UPDATED CROSSWALK**

$1,000 / EACH

or $48,000 / INTERSECTION

Assumes: Fresh asphalt surface for application. Includes: City standard Thermoplastic striping.

**CUSTOM CROSSWALK TREATMENT**

$12,000 / EACH

or $48,000 / INTERSECTION

Assumes: Fresh asphalt surface for application - Local steward takes on maintenance and liability of decorative areas. Includes: City standard Thermoplastic striping.

**SIDEWALK PLANTINGS & TREES**

$225 / LINEAR FOOT

Assumes: Planted area 5’ wide includes: site preparation, planting tree, irrigation, first three years maintenance by the City through a contract.
### Typical Streetscape Improvements & Costs

**PEDESTRIAN-SCALE LIGHTING**

- **275' BLOCK LENGTH:** $275,000
- **475' BLOCK LENGTH:** $475,000
- **925' BLOCK LENGTH:** $925,000

Assumes: Installation of pedestrian lighting on both sides of the street.
Includes: New SF Public Utilities Commission standard pedestrian light fixture spaced 50' apart, conduit, demolition and replacement of sidewalk and pullboxes.

**UTILITY UNDERGROUNDING**

- **275' BLOCK LENGTH:** $550,000
- **475' BLOCK LENGTH:** $950,000
- **925' BLOCK LENGTH:** $1,850,000

Assumes: Main and overhead cables on one side of the street.
Includes: Demolition/excavation, subgrade conduit, subgrade cable, pullboxes, connection to service properties, replacement of at-grade paving as needed.

**STREET LIGHTING**

- **275' BLOCK LENGTH:** $275,000
- **475' BLOCK LENGTH:** $475,000
- **925' BLOCK LENGTH:** $925,000

Includes: Replacement of existing fixtures with new City Standard LED fixtures.

**BICYCLE CORRAL**

- **$7,500 / EACH**

Assumes: Installation on the street (in the curbside lane) or on a sidewalk extension (bulb-out).
Includes: 6 Bicycle Racks, 8" wide white perimeter striping, legislation.

**BICYCLE SHARE STATION**

- **$100K / EACH**

Assumes: Installation in the roadway in the curbside lane or on an existing sidewalk. Includes solar-powered station of 20 docks. Includes legs and artwork.

**CLASS II BICYCLE LANE**

- **$87 / LINEAR FOOT**

Assumes: Existing pavement condition is acceptable for application of roadway markings.
Includes: City standard white stripes at edges, with green thermoplastic 'BIKE LANE' lettering and arrow markings.

**CLASS III BICYCLE ROUTE**

- **$840 / EACH MARKING**

Assumes: Existing pavement condition is acceptable for application of roadway markings.
Includes: City standard greenback thermoplastic 'SHARROW' markings.

**CLASS IV CYCLETRACK**

- **$300 / LINEAR FOOT**

Assumes: 5' wide bicycle travel lane(s)
Includes: Elevated bike lane, separation barrier, striping.

**4-WAY TRAFFIC SIGN**

- **$450 - 600K / INTERSECTION**

Includes: Poles; stop signs; legislation; roadway markings as needed.

**4-WAY STOP SIGN**

- **$4,200 / INTERSECTION**

Includes: Poles; stop signs; legislation; roadway markings as needed.

**4-WAY TRAFFIC SIGNAL**

- **$450 - 600K / INTERSECTION**

Variables impacting cost: Incorporating signals for multiple right- and left-turn lanes, proximity of power taps.
Assumes: Installation of pedestrian signals, street name, public art, and control box, poles, vehicle and pedestrian signal fixtures, and signs.

**CLASS II BICYCLE LANE**

- **$87 / LINEAR FOOT**

Assumes: Existing pavement condition is acceptable for application of roadway markings.
Includes: City standard white stripes at edges, with green thermoplastic 'BIKE LANE' lettering and arrow markings.

**CLASS III BICYCLE ROUTE**

- **$840 / EACH MARKING**

Assumes: Existing pavement condition is acceptable for application of roadway markings.
Includes: City standard greenback thermoplastic 'SHARROW' markings.

**CLASS IV CYCLETRACK**

- **$300 / LINEAR FOOT**

Assumes: 5' wide bicycle travel lane(s)
Includes: Elevated bike lane, separation barrier, striping.

**BICYCLE CORRAL**

- **$7,500 / EACH**

Assumes: Installation on the street (in the curbside lane) or on a sidewalk extension (bulb-out).
Includes: 6 Bicycle Racks, 8" wide white perimeter striping, legislation.

**BICYCLE SHARE STATION**

- **$100K / EACH**

Assumes: Installation in the roadway in the curbside lane or on an existing sidewalk. Includes solar-powered station of 20 docks. Includes legs and artwork.

**CLASS II BICYCLE LANE**

- **$87 / LINEAR FOOT**

Assumes: Existing pavement condition is acceptable for application of roadway markings. Typical 5' bicycle lane on either side.
Includes: City standard white stripes at edges, with green thermoplastic 'BIKE LANE' lettering and arrow markings.

**CLASS III BICYCLE ROUTE**

- **$840 / EACH MARKING**

Assumes: Existing pavement condition is acceptable for application of roadway markings.
Includes: City standard greenback thermoplastic 'SHARROW' markings.

**CLASS IV CYCLETRACK**

- **$300 / LINEAR FOOT**

Assumes: 5' wide bicycle travel lane(s)
Includes: Elevated bike lane, separation barrier, striping.

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*EASTERN NEIGHBORHOODS CITIZENS ADVISORY COMMITTEE

COST ESTIMATE / CAPITAL PLANNING UPDATE | 20 MARCH 2017*
# 20th Street, Indiana to Illinois, 4 blocks

<table>
<thead>
<tr>
<th>$5.2 M</th>
<th>(Public Realm Plan, SF Planning with PORT of SF and Public Works, Feb 2017)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repave Roadway, Re-grade where needed, Relocate stormdrains as needed</td>
<td></td>
</tr>
<tr>
<td>Infill Sidewalk Planting, Street Trees, 3 years of City maintenance</td>
<td></td>
</tr>
<tr>
<td>Utility Undergrounding, Pedestrian Lighting</td>
<td></td>
</tr>
<tr>
<td>Replace substandard sidewalk sections, Construct New Bulbouts, High-Visibility Marked Crossings</td>
<td></td>
</tr>
<tr>
<td>Does not include any changes to upper overpass; at-grade only.</td>
<td></td>
</tr>
<tr>
<td>Duplicates intersection improvement costs with Pennsylvania, Minnesota south, and Tennessee south Streetscapes</td>
<td></td>
</tr>
</tbody>
</table>
25th Street, Pennsylvania to Illinois, 6 blocks

$6.9 M (Public Realm Plan, SF Planning with PORT of SF and Public Works, Feb 2017)

- Repave Roadway, Re-grade where needed, Relocate stormdrains as needed
- Infill Sidewalk Planting, Street Trees, 3 years of City maintenance
- Utility Undergrounding, Pedestrian Lighting
- Replace substandard sidewalk sections, Construct New Bulbouts, High-Visibility Marked Crossings
- Does not include completion of 25th between Michigan and future Maryland Street
- Duplicates intersection improvement costs with Pennsylvania, Minnesota south, and Tennessee south Streetscapes
24th Street Green Connection, Minnesota to WWC, 5 blocks

$5.9 M *(Public Realm Plan, SF Planning with PORT of SF and Public Works, Feb 2017)*

- Repave Roadway, Re-grade where needed, Relocate stormdrains as needed
- Infill Sidewalk Planting, Street Trees, 3 years of City maintenance
- Utility Undergrounding, Pedestrian Lighting
- Replace substandard sidewalk sections, Construct New Bulbouts, High-Visibility Marked Crossings
- Expanded sidewalk and street tree plantings on northern curb between Illinois and Warm Water Cove
- Duplicates intersection improvement costs with Tennessee Streetscape

---

*(concept design, to be further refined with PORT of SF prepared by Fletcher Studio for the Public Realm Plan, February 2017)*
18th Street, Indiana to Crane Cove, 4 blocks

$6.6 M (Public Realm Plan, SF Planning with Public Works, Feb 2017)

- Repave Roadway, Re-grade where needed, Relocate stormdrains as needed
- Infill Sidewalk Planting, Street Trees, 3 years of City maintenance
- Utility Undergrounding, Pedestrian Lighting
- Replace substandard sidewalk sections, Construct New Bulbouts, High-Visibility Marked Crossings
- Includes 3 blockfaces fronting UC properties ($970k)
- Does not include any changes to upper overpass; at-grade only.
- Duplicates intersection improvement costs with Minnesota north and Tennessee north Streetscape Scopes
19th Street, Indiana to Crane Cove, 4 blocks

$7.5 M (Public Realm Plan, SF Planning with Public Works, Feb 2017)

- Repave Roadway, Re-grade where needed, Relocate stormdrains as needed
- Infill Sidewalk Planting, Street Trees, 3 years of City maintenance
- Utility Undergrounding, Pedestrian Lighting
- Replace substandard sidewalk sections, Construct New Bulbouts, High-Visibility Marked Crossings
- Duplicates intersection improvement costs with Minnesota north and Tennessee north Streetscape Scopes
Tennesee Street north, Mariposa to Tubbs, 4.5 blocks

$17.2 M (Public Realm Plan, SF Planning with Public Works, Feb 2017)

- Repave Roadway, Re-grade where needed, Relocate stormdrains as needed
- Infill Sidewalk Planting, Street Trees, 3 years of City maintenance
- Utility Undergrounding, Pedestrian Lighting
- Replace substandard sidewalk sections, Construct New Bulbouts, High-Visibility Marked Crossings
- Duplicates intersection improvement costs with 18th and 19th Streetscape Scopes
Minnesota Street north, Mariposa to Woods Yard, 4.25 blocks

$10.9 M (Public Realm Plan, SF Planning with Public Works, Feb 2017)

- Repave Roadway, Re-grade where needed, Relocate stormdrains as needed
- Infill Sidewalk Planting, Street Trees, 3 years of City maintenance
- Utility Undergrounding, Pedestrian Lighting
- Replace substandard sidewalk sections, Construct New Bulbouts, High-Visibility Marked Crossings
- Includes 2 blockfaces fronting UC properties ($930k)
- Duplicates intersection improvement costs with 18th and 19th Streetscape Scopes
Minnesota Street south, 23rd to Cesar Chavez, 4 blocks

$10.9 M  (Public Realm Plan, SF Planning with Public Works, Feb 2017)

- Repave Roadway, Re-grade where needed, Relocate stormdrains as needed
- Infill Sidewalk Planting and infill Street Trees where appropriate, 3 years of City maintenance
- Utility Undergrounding, Pedestrian Lighting
  - Utility Undergrounding, Pedestrian Lighting
  - Replace substandard sidewalk sections, Construct New Bulbouts, High-Visibility Marked Crossings
  - Includes special paving at Minnesota and 24th Street intersection ($600 k)
  - Includes expansion of Minnesota Grove and implementation of ADA pathway through Grove ($1.7 M)
  - In PDR Areas, implement pedestrian facilities and formalize onstreet parking facilities that do not interfere with loading and service operations for PDR uses

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preliminary scenarios for Minnesota Grove Area, prepared by SF Planning with Public Works and MTA, Public Realm Plan, January 2017
Open Space: Area - Wide Context
Esprit Park

$4.0 - 6.0 M (Public Realm Plan, SF Planning with Recreation & Parks, March 2017)

- Honor the spirit of original design concept established by the Esprit Corporation
- Refine circulation & access; bring paths into ADA compliance
- Clarify functional use areas for different groups (children, adult fitness, off-leash dog play)
- New curb and sidewalk as needed; bulb outs at four corners of property; maintenance access
- Site preparation, fine grading, Improve drainage and irrigation as needed
- Low retaining structures as needed to allow for deeper planting beds; import topsoil and amend existing soil as needed
- Replace trees and understory plantings as needed; undertake tree assessment and create forestry succession plan
- 3-tier water stations, benches, tables; parcours equipment, naturalistic universal children’s play area (e.g. boulders, wood structures)
- Site utilities; appropriate nighttime lighting program
- Wayfinding & Regulatory signage

Initial scenarios, undergoing further refinement with stakeholders and RPD prepared by Fletcher Studio for the Public Realm Plan workshop, February 2017
Warm Water Cove - SITE 16

Planning and Design Considerations

• An eventual expansion of the park by approximately 2.5 acres to the south will include new vegetation, lighting, site furnishings, public art and enhanced safety features.

• Future open space programming may include shoreline habitat restoration, storm water management swales for future Pier 80 expansion, off-road bicycling (BMX), lean area for informal recreation.

• In developing new concept uses here, it will be important to recognize the potential conflict between a BMX bicycle facility and the opportunity for habitat. The concept developed could also be configured to separate these facilities by switching the picnic area and BMX bicycle areas.

• The size and extent of the uplands habitat will be determined when the park is identified to receive funding for improvements. Additional investigation may also determine if it is appropriate to enhance the mud flats that exist at low tide.

$5.0 M (Blue Greenway Planning and Design Guidelines, SF Port, July 2012)

Expansion of 2.5 acres to the southeast

Gateway Entrances at 24th and 25th Streets

Shorline habitat restoration, stormwater management

Appropriate night lighting

Rennovated interior pathways

Seating and picnicking facilities
Tunnel Top Park

$1.5 - 2.0 M (Public Realm Plan, SF Planning with Fletcher Studio and TTP, March 2017. TBV.)

- Completion of Sidewalk along Pennsylvania Street; Bulbou at Corner; Construction of additional interior pathways as needed
- Fine Grading and terracing as needed
- Replacement of existing hardscape with more durable material
- Augmentation / Replacement of plant materials as needed
- Enclosure and surfacing for off-leash dog play area
- Additional nighttime lighting fixtures as needed
- Custom fence system; seating; and other amenities as needed
- Onsite equipment and tool storage facility

........................................................................................................................................................................

preliminary concept plan
prepared by the California College of the Arts, May 2016, to be refined further by Fletcher Studio
Muni Woods Yard Mini-Park

$2.5 M  (DNA / GBD / DBA / Potrero Boosters, March 2017. To be refined with City Departments)

<table>
<thead>
<tr>
<th>Conceptual Design Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Configuration and Programming</td>
</tr>
<tr>
<td>Seating, tables, and other amenities</td>
</tr>
<tr>
<td>Children’s Play Area</td>
</tr>
<tr>
<td>Plantings</td>
</tr>
<tr>
<td>Appropriate nighttime lighting program</td>
</tr>
<tr>
<td>Public Art</td>
</tr>
</tbody>
</table>

Existing children’s play area, Fletcher Studio and Groundworks
Streetscape: Area - Wide Improvements

PRELIMINARY ESTIMATES

- Mariposa Street: $5.8 M
- 18th Street: $6.6 M
- 19th Street: $7.5 M
- 20th Street: $7.7 M
- 22nd Street: $115 k
- Tubbs Street: $1.4 M
- 23rd Street: $4.4 M
- 24th Street: $8.8 M
- 25th Street: $10.2 M
- 26th Street: $4.7 M
- Cesar Chavez Street: $7.7 M
- Marin Street: $1.4 M
- Pennsylvania Ave: $14.0 M
- Indiana Street: $15.6 M
- Minnesota Street: $29.8 M
- Tennessee Street: $31.5 M
Open Space: Area - Wide Improvements

PRELIMINARY ESTIMATES

<table>
<thead>
<tr>
<th>Area</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESPRIT PARK</td>
<td>$4.0 - 6.0 M</td>
</tr>
<tr>
<td>WARM WATER COVE</td>
<td>$5.0 M</td>
</tr>
<tr>
<td>WOODS YARD MINI-PARK</td>
<td>$1.5 - 2.0 M</td>
</tr>
<tr>
<td>TUNNEL TOP PARK</td>
<td>$1.5 - 2.0 M</td>
</tr>
<tr>
<td>WARM WATER COVE</td>
<td>$5.0 M</td>
</tr>
</tbody>
</table>

PUBLIC REVIEW DRAFT: POTENTIAL AREA-WIDE IMPROVEMENTS (02/14/2017)
Questions & Discussion

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