

WISH WE WERE HERE!



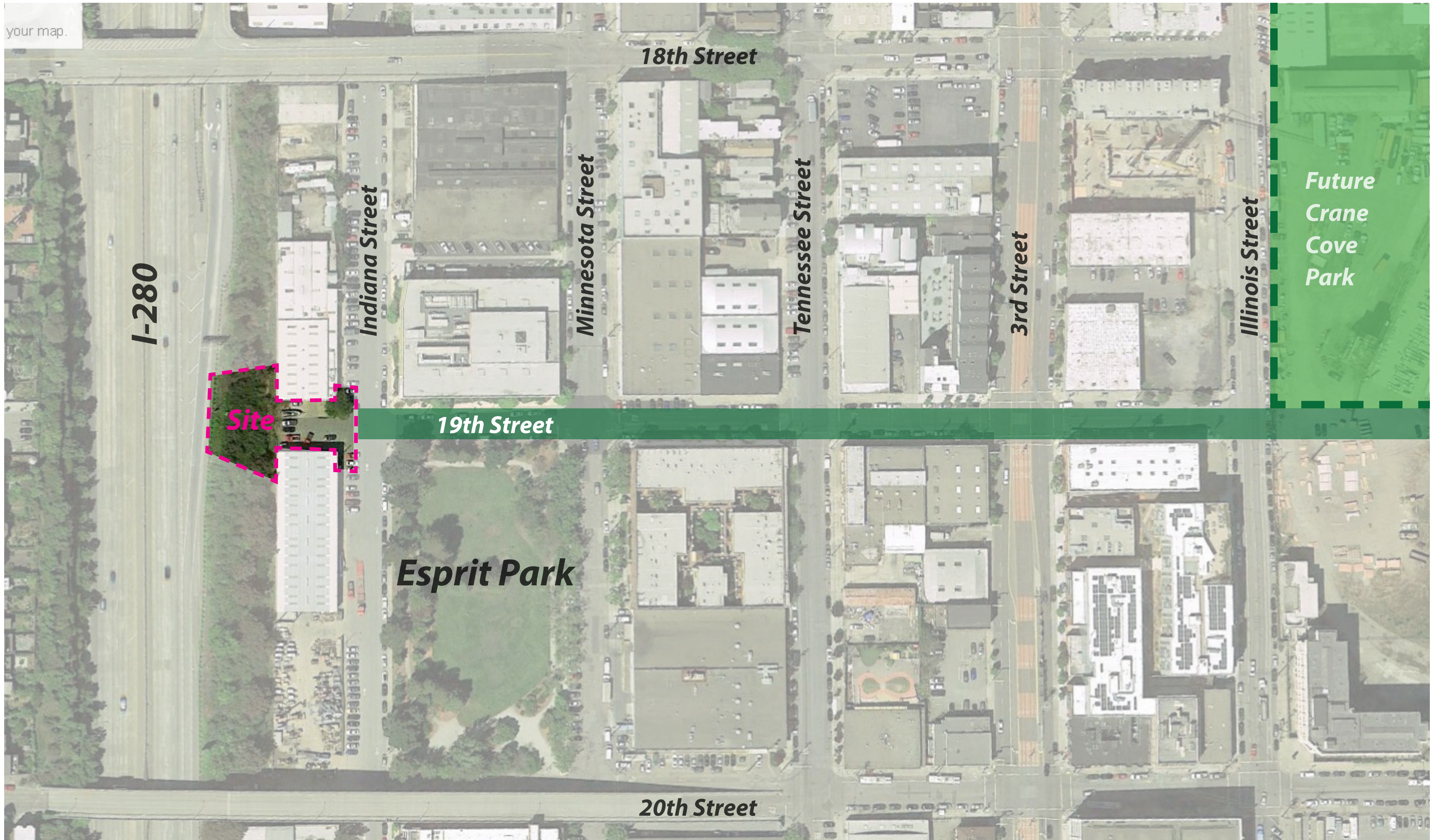
Dogpatch Arts Plaza

06.16.2014



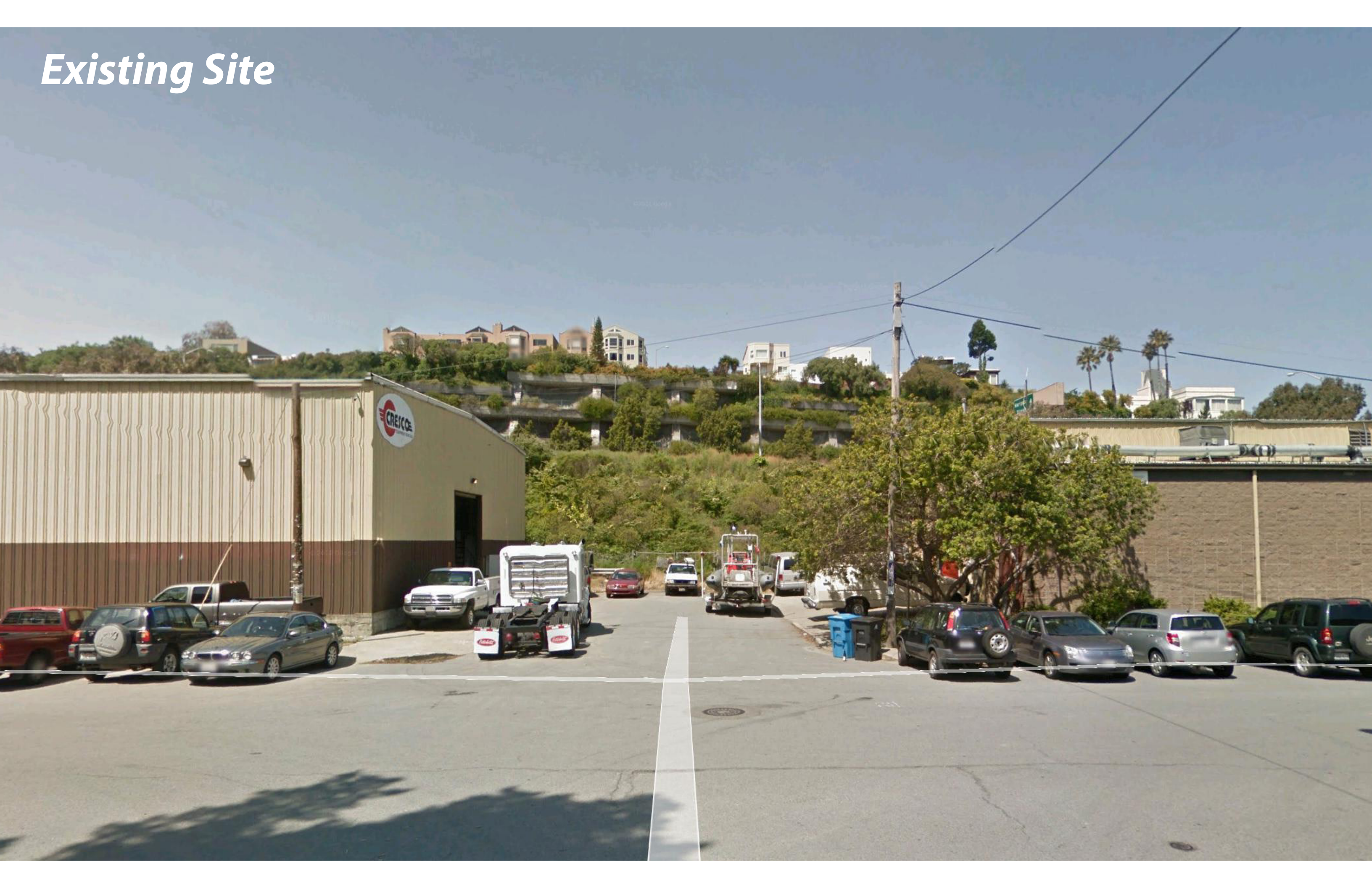
BUILDING.





Context- 19th Street becomes "Shared-Use Greenway"

Existing Site



Existing Site



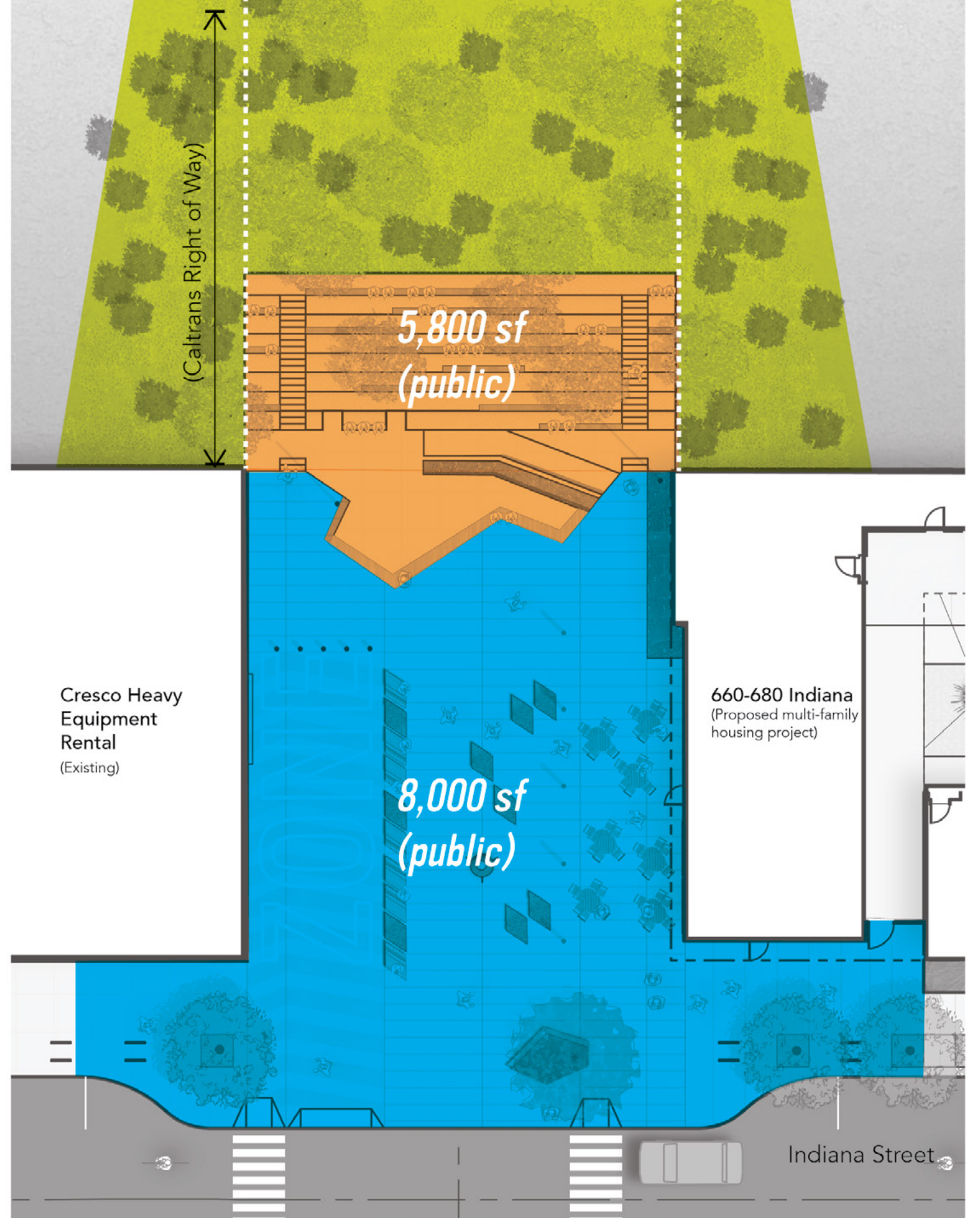
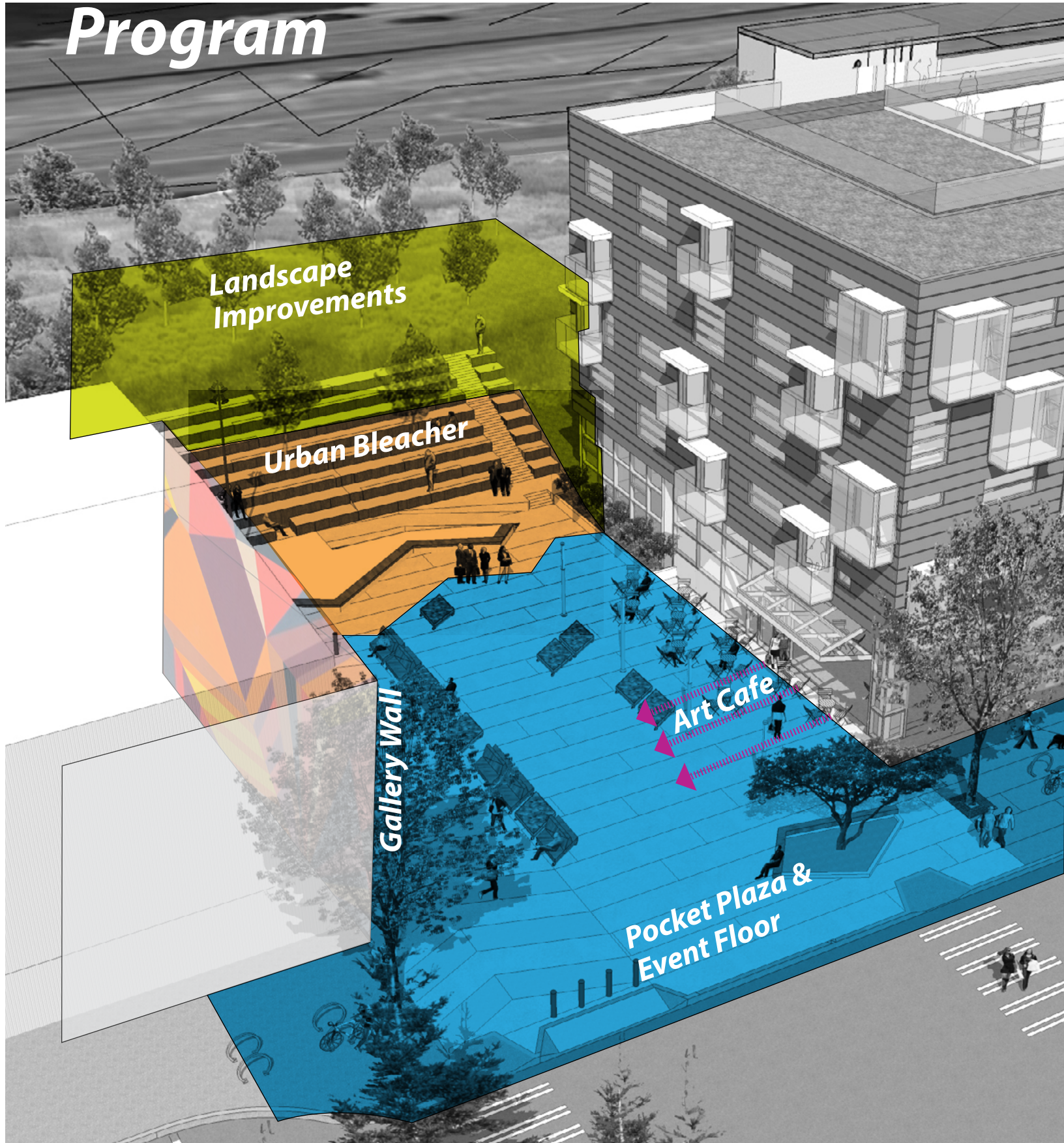


Pocket Plaza



Outdoor Gallery

Program



"9 to 5" Weekday Layout

KEY NOTES

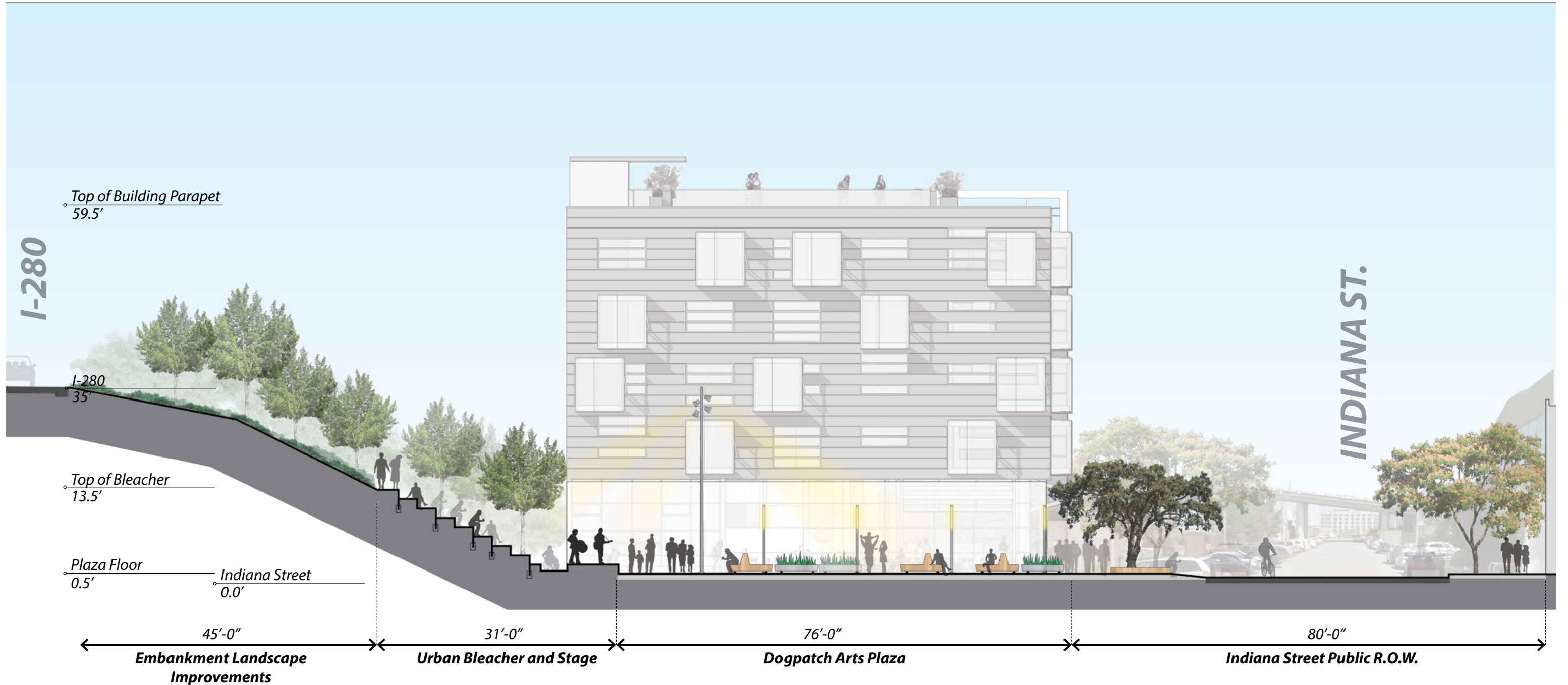
- ① **Caltrans Embankment**
Landscape improvements including understory and tree planting (within Caltrans R.O.W.)
- ② **Urban Bleacher**
Corten wall with concrete bleacher and stairs
- ③ **Event Stage**
Concrete with wood seating edge, ADA accessible ramp & planting area
- ③a **ADA Accessible Seating Locations**
- ④ **Rain Garden Planter**
Stormwater treatment
- ⑤ **Custom Moveable Seating & Planters**
- ⑥ **Designated Area for Cafe Tables and Chairs**
- ⑦ **Plaza Floor**
High quality cast in place concrete with ground finish
- ⑧ **Temporary Loading Zone**
High quality cast in place concrete with subtle material/finish delineation
- ⑨ **Rotating Art Installation Program**
- ⑩ **Curb Cut - Vehicle Access (12'-0" Wide)**
Limited access for Cresco Equipment Rental and plaza programs
- ⑪ **Bike Racks**
Class II bike racks (8 Total)
- ⑫ **Removable Bollards**
Plaza bollards deployed during business hours to limit pedestrian access. Removed nights/weekends and during events
- ⑬ **Tree Bench**
Specimen tree and planting area with integrated wood bench



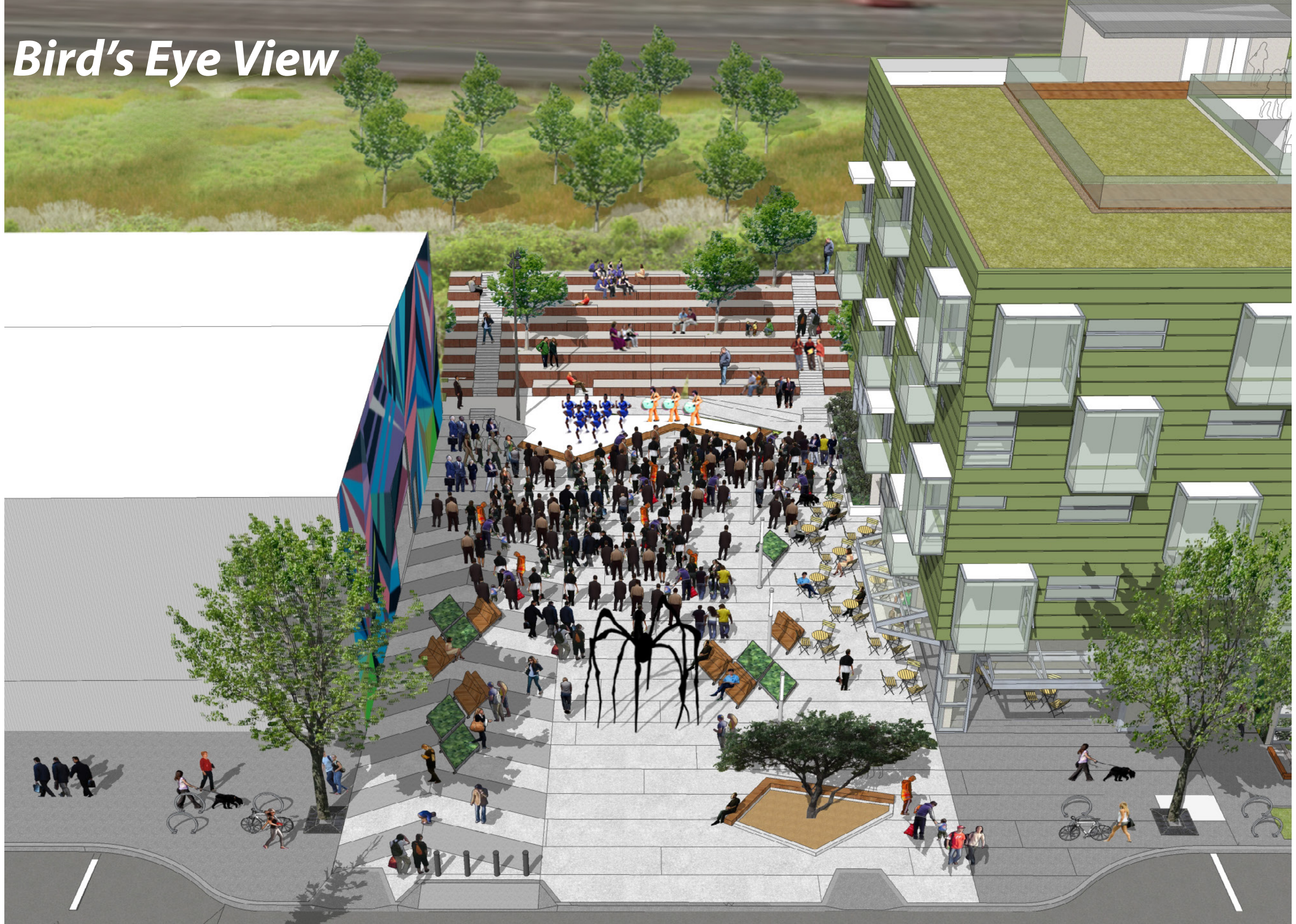
Weekend & Special Event Layout



Cross Section A



Bird's Eye View



View from 19th Street





View at Corner of 19th toward Art Cafe

View from Art Cafe at Corner



Night View from Art Cafe at Corner



View from Urban Bleacher down 19th Street to Future Crane Cove Park



Urban Bleacher and Stage Precedents



Marin Country Day School- Corte Madera



Corten Terrace Wall (detail)

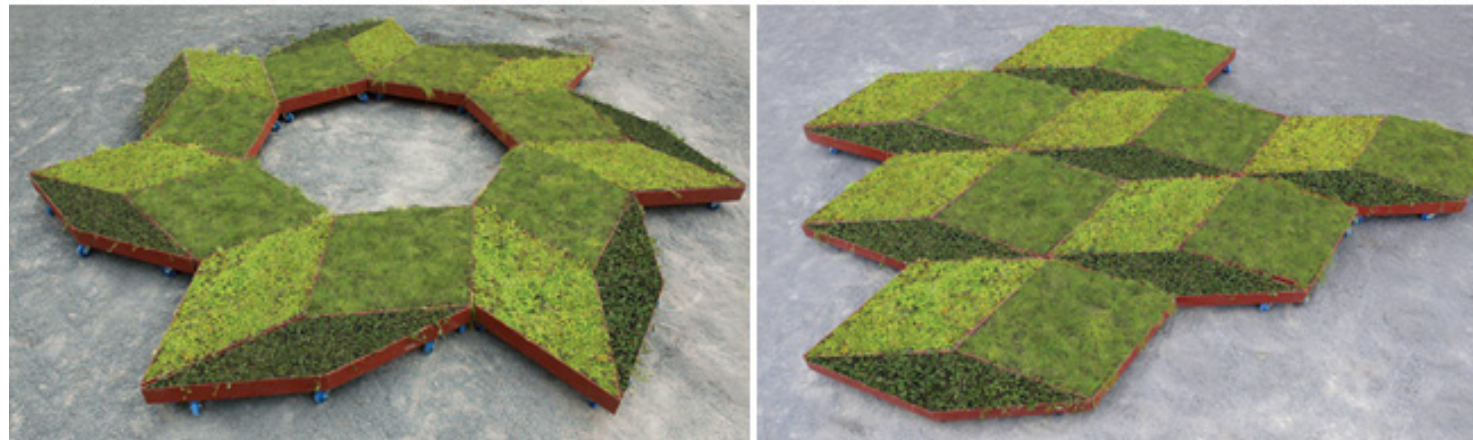
Rain Gardens & Mobile Planters



Mint Plaza- SF



The High Line- NYC



Fractal Garden- Legge Lewis Legge



Fractal Garden- Legge Lewis Legge

Increased Fee Waiver Ask

Initial Ask: February 2014

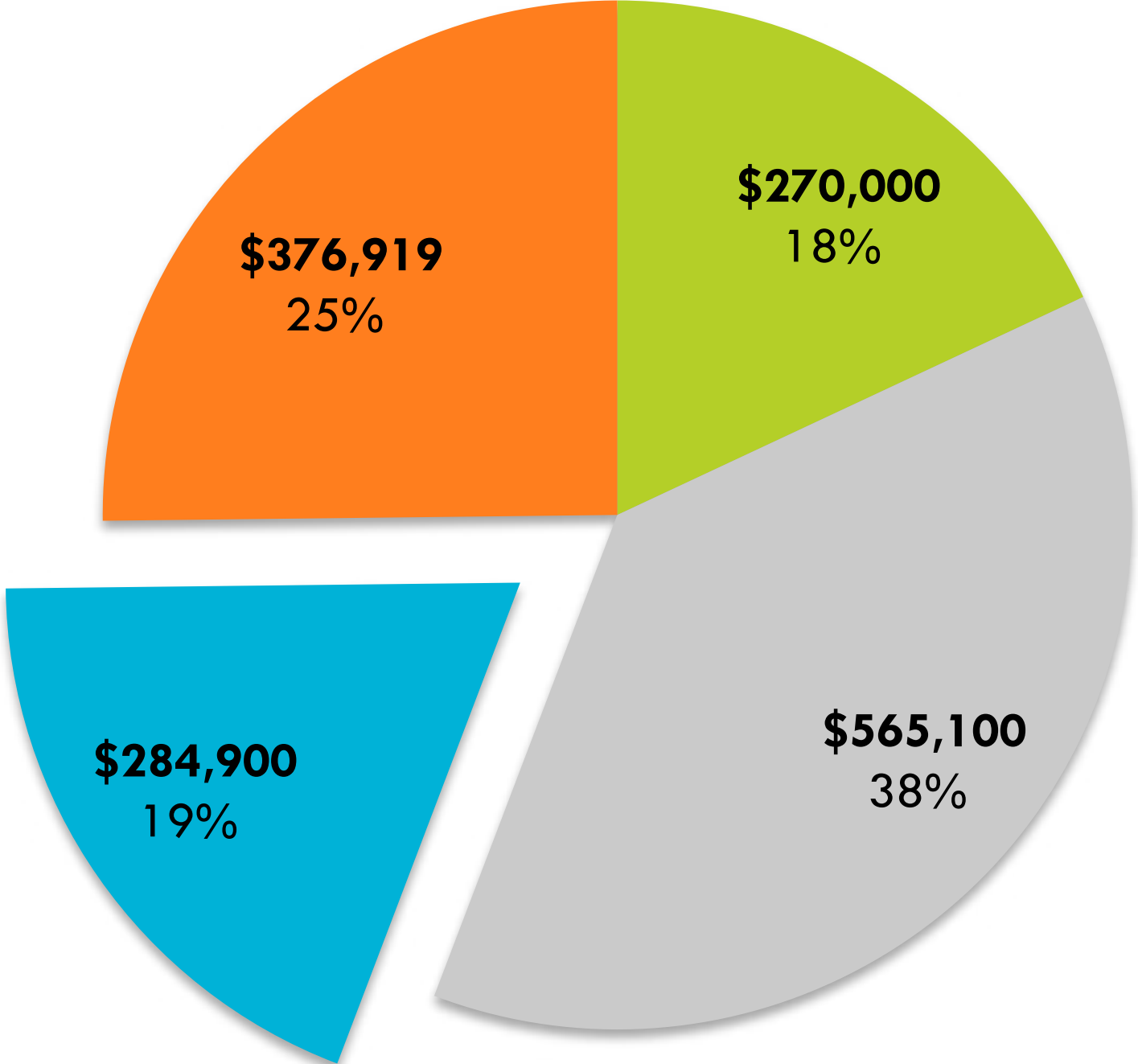
Total Projected Impact Fees for 650 Indiana:	\$1,130,202
Total Estimated Capital Cost of the Plaza:	\$1,300,353
Initial Request for In-Kind Agreement: <i>50-99% of Total Impact Fees</i>	\$565,101-1,121,623

Revised Ask: June 2014

Revised Projected Impact Fees for 650 Indiana:	\$1,080,910
Revised Estimated Capital Cost of the Plaza:	\$1,496,919
Increased Total In-Kind Agreement Request: <i>57% of Total Capital Costs</i>	\$850,000

Funding Plan

Total capital cost: \$1,496,919

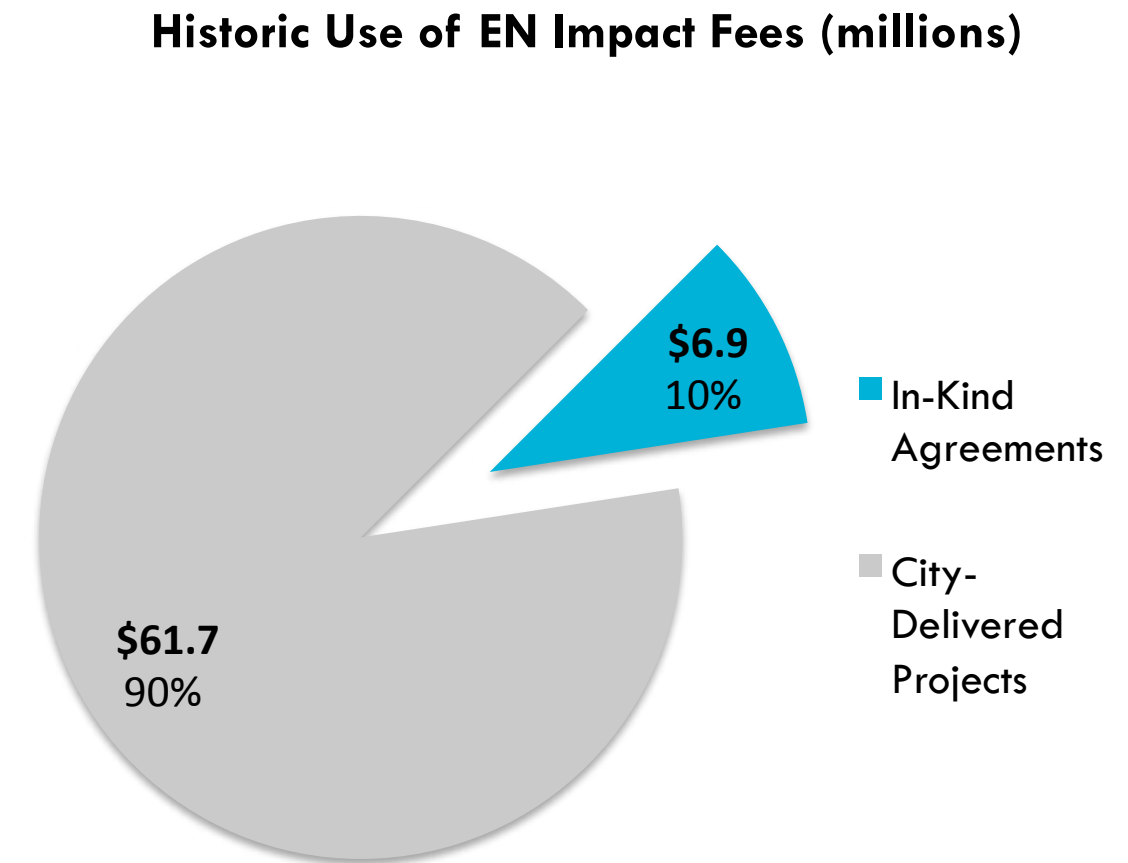
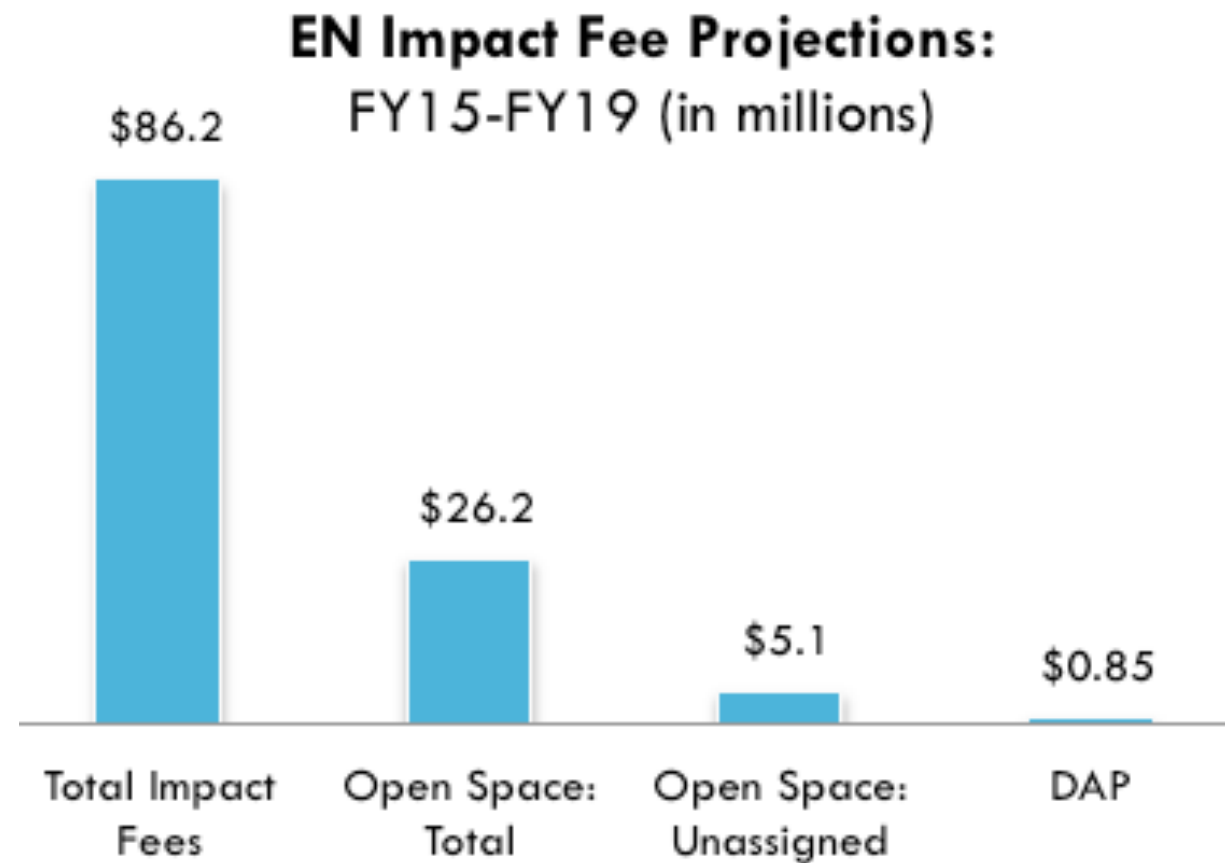


- Build Inc. Contribution
- In-Kind Fee Waiver: Committed
- In-Kind Fee Waiver: Additional Ask
- External Fundraising

“Cafe Steward” Agreement Total Cost to Build Inc. :
(Reduced lease plus reduced resale value)

\$951,374

Planning Department & Planning Commission Support



- Planning Department memo: this project supports the goals of the Central Waterfront Area Plan
- Significant Impact Fee funds still unassigned within the Open Space category
- **Unanimous Planning Commission approval for the increased fee waiver, pending ENCAC support**

Q & A