



SAN FRANCISCO
PLANNING
DEPARTMENT

✓ Newcomb Avenue Model Block Streetscape Improvements



PROJECT DESCRIPTION

The Newcomb Model Block Project is an innovative synthesis of community stewardship, agency collaboration, public realm enhancement, and environmental benefit in one of San Francisco's most environmentally challenged neighborhoods. The streetscape design provides a repeating series of green areas integrally connected to the overall streetscape design. Stormwater management, permeable surfaces, and a robust canopy of street trees along both block frontages was added. The enhancements beautified the block, created gathering places for residents, and transformed a barren strip of concrete into an urban oasis that functions with, instead of against, the natural functions of the landscape.

PROJECT LOCATION

Newcomb Avenue, Bayview District, San Francisco, CA

PROJECT COST

Total:	\$1,502,421
Received:	\$492,500 (US EPA)
	\$158,921 (Community Challenge Grants)
	\$600,000 (SF Redevelopment Agency)
	\$251,000 (SF Public Utilities Commission)

PROJECT OUTCOMES

23 new street trees
6,816 sq ft sidewalk landscaping
20,000 sq ft permeable paving

Contact:

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LOW IMPACT DEVELOPMENT (LID)

- Reduce volume and peak flow of stormwater
- Provide biofiltration
- Reduce contribution to city's combined sewer system

KEY ELEMENTS

- Signed, neighborhood commitment for maintenance-fosters community stewardship and relationships
- Receiving stormwater planters
- 20,000 sq ft of permeable paving
- Corner gateways and curb extensions with raised pedestrian crossings
- 23 new street trees and additional sidewalk landscaping
- Chicanes for traffic calming



Stormwater Planters

GOALS

- Reduce volume and peak flow of stormwater into the city's combined sewer
- Increased greening and landscaping
- Community stewardship

APPLICATION

- Will be located within large corner bulbouts as well as along the length of the block
- Planters that receive stormwater from the gutter will be located in hydrologically-appropriate locations



Permeable Paving

GOALS

- Reduce volume and peak flow of stormwater into the city's combined sewer
- Visually narrow roadway to provide traffic calming benefits

APPLICATION

- Parking lanes (both parallel and perpendicular parking zones)
- Driveways and curb cuts
- Areas between sidewalk planters