



Photo Credit: Blake Marvin.

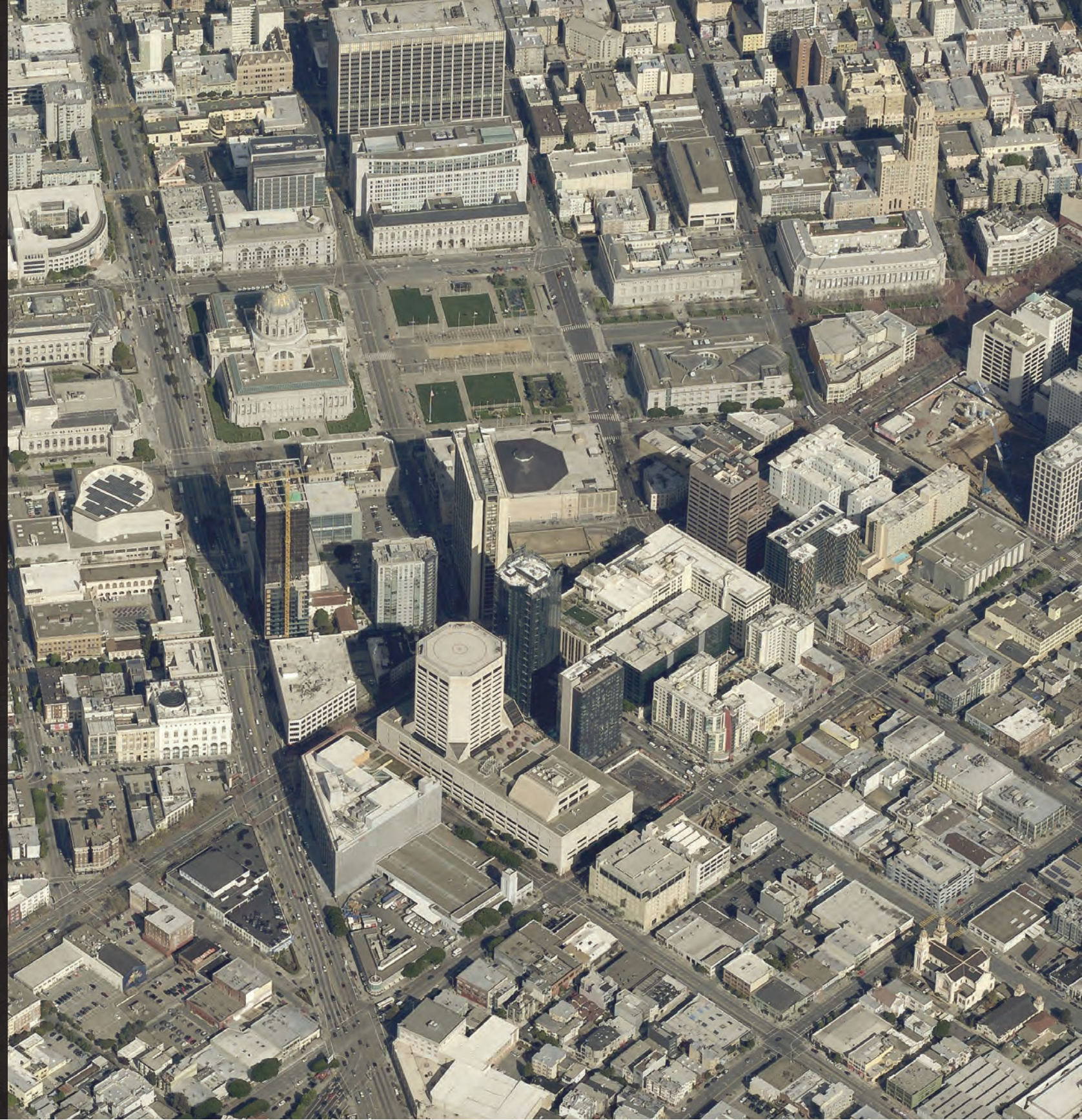


CIVIC CENTER PUBLIC REALM PLAN OVERVIEW

PLANNING COMMISSION | JANUARY 28, 2016

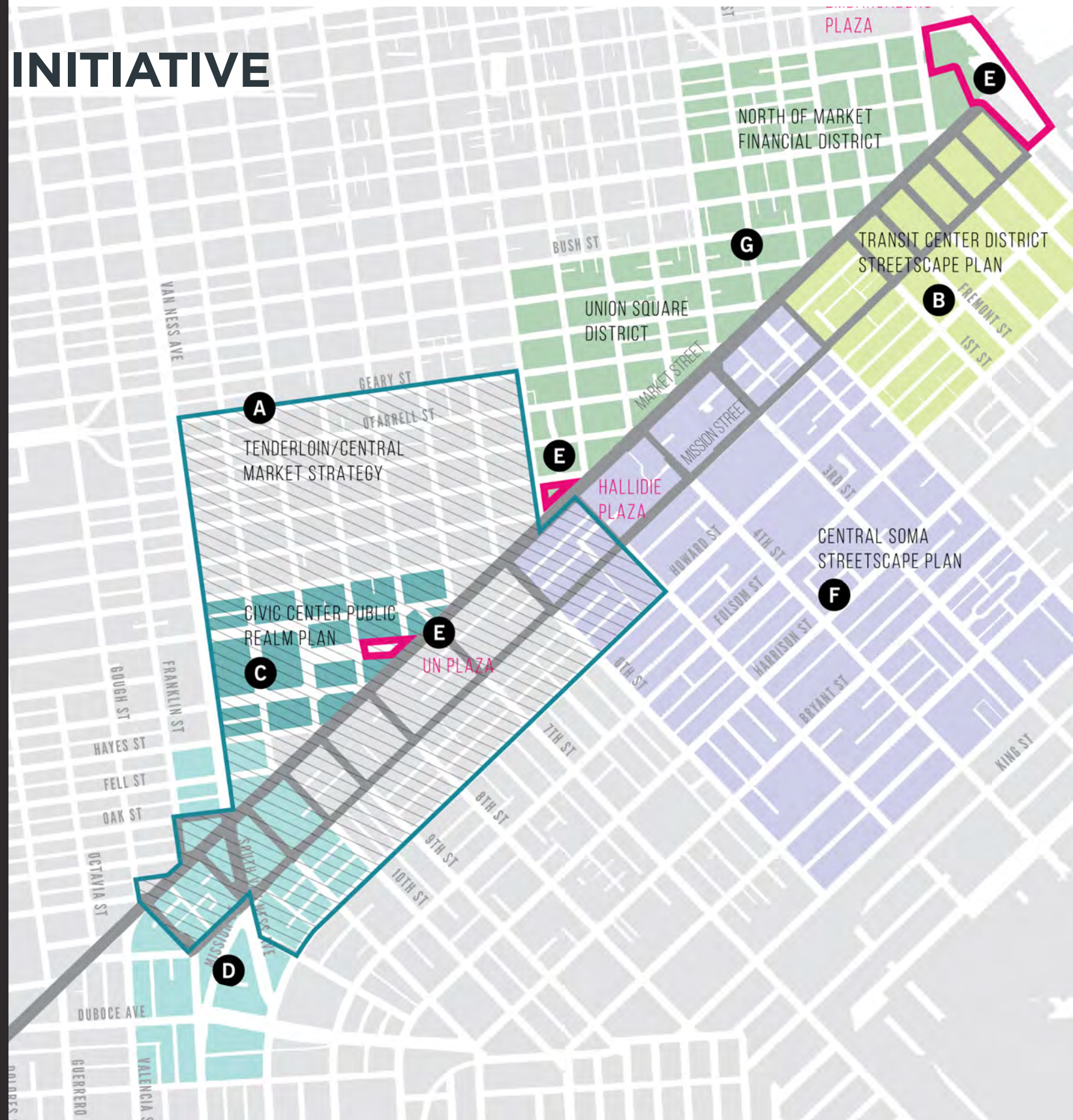
PRESENTATION OVERVIEW

1. Introduction
2. Planning History
3. Design Challenges
4. Plan Components & Schedule
5. Discussion/Questions

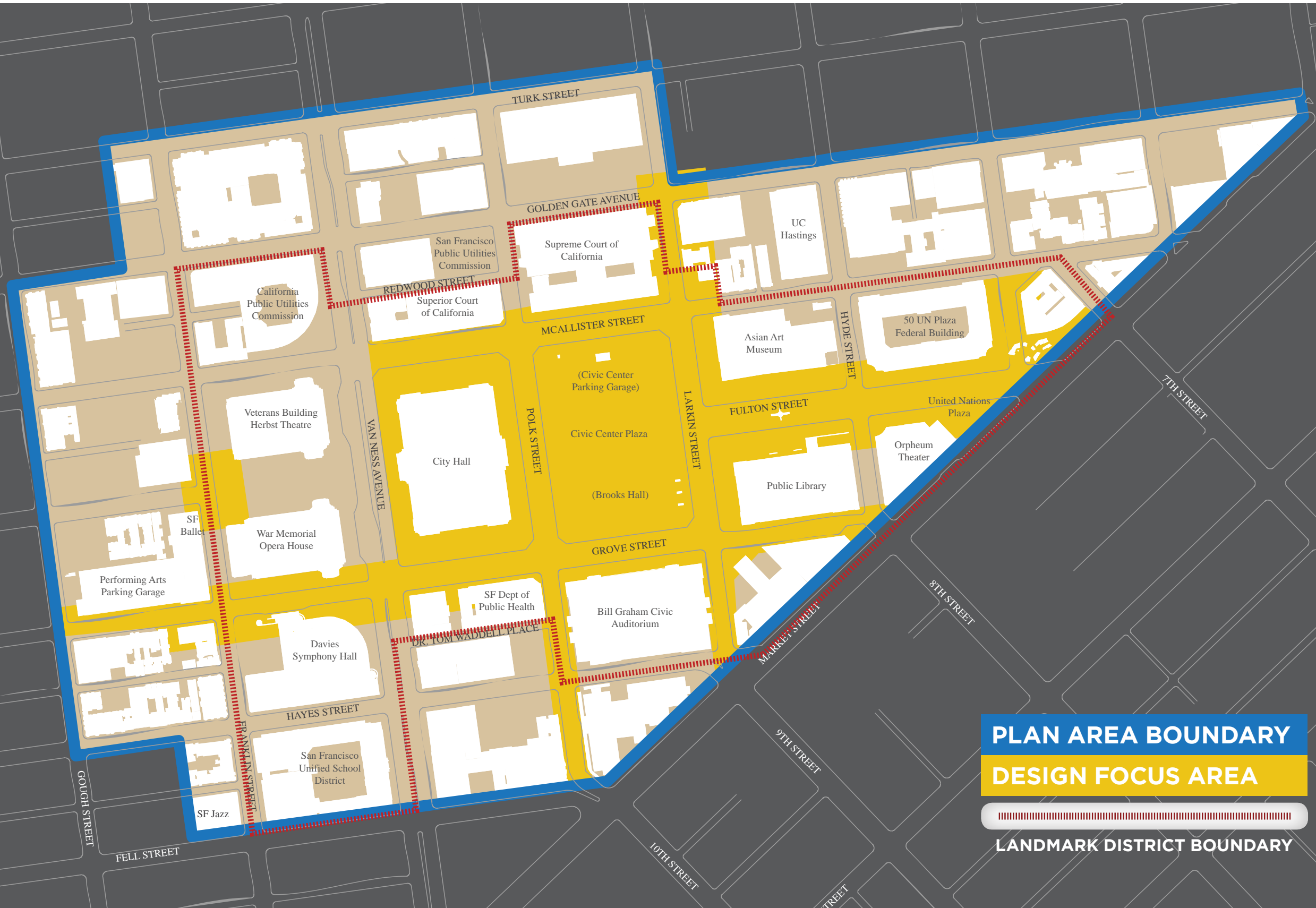


HEART OF THE CITY INITIATIVE

The Civic Center Public Realm Plan will be just one component of a variety of City efforts that are studying the social, economic, transportation, land-use, and urban design issues in the greater Downtown San Francisco area. The Planning Department refers to these collective efforts as the “Heart of the City” initiative in its work program.

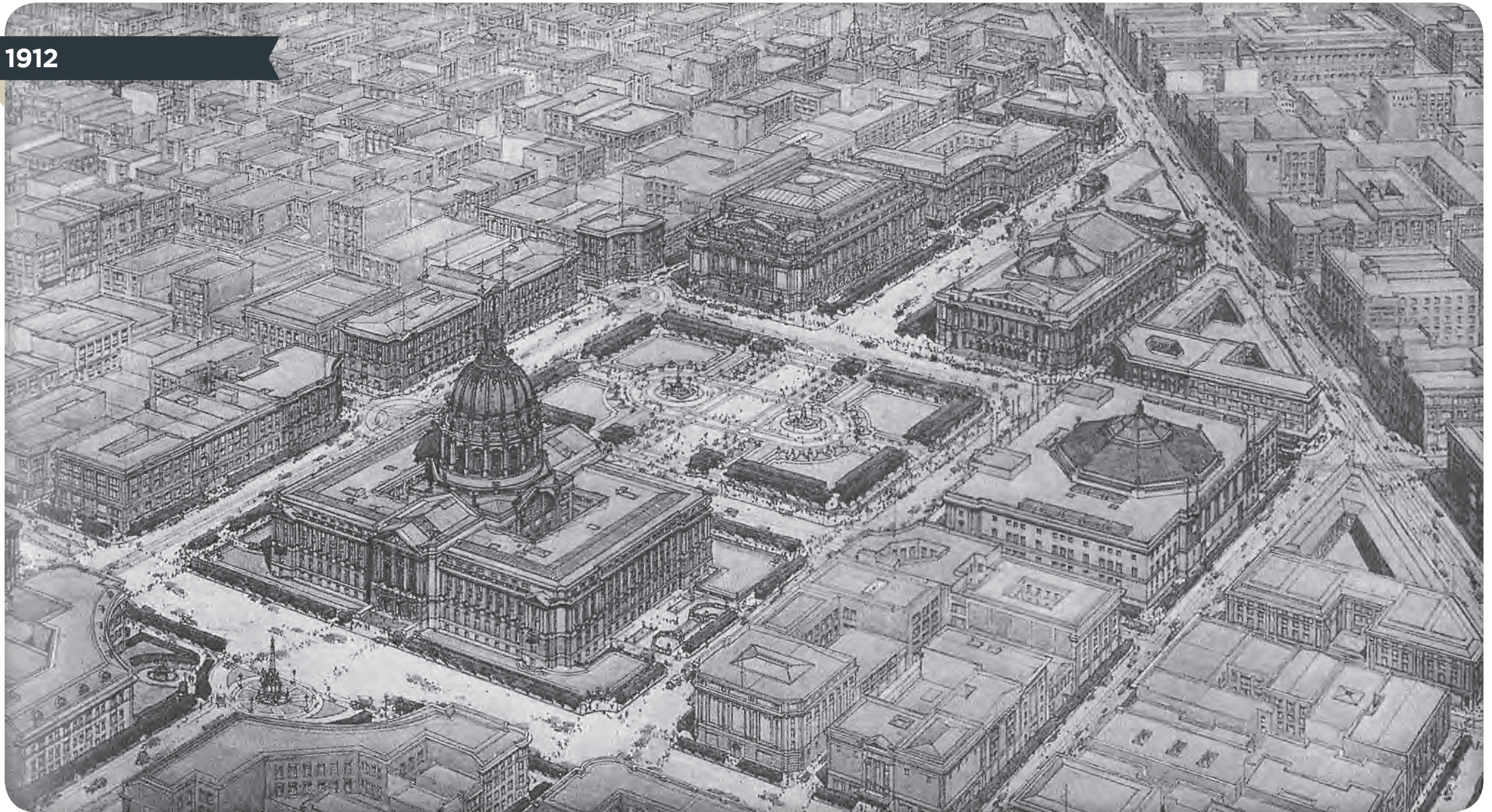


PROPOSED PLAN AREA



PLANNING HISTORY

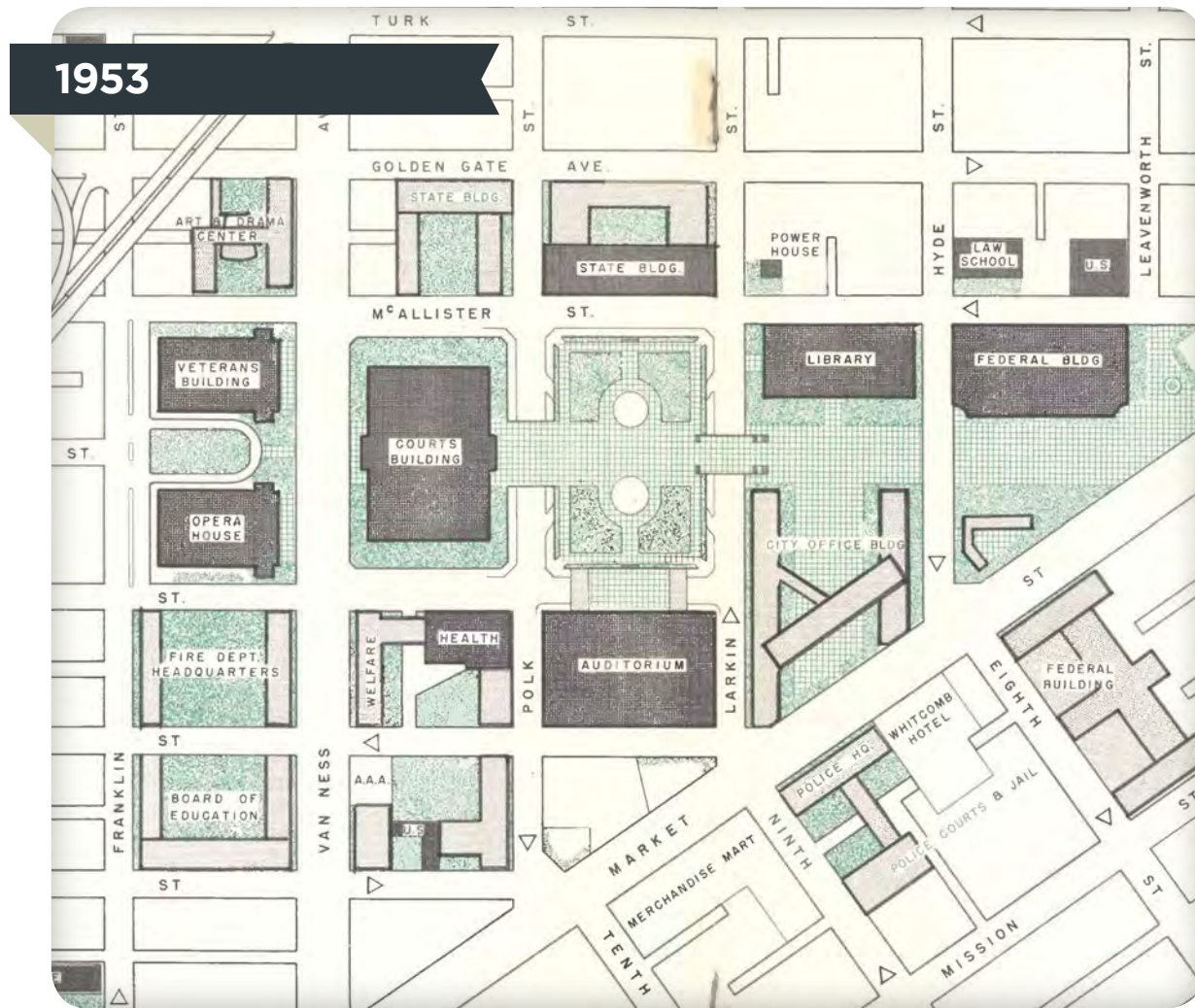
1912



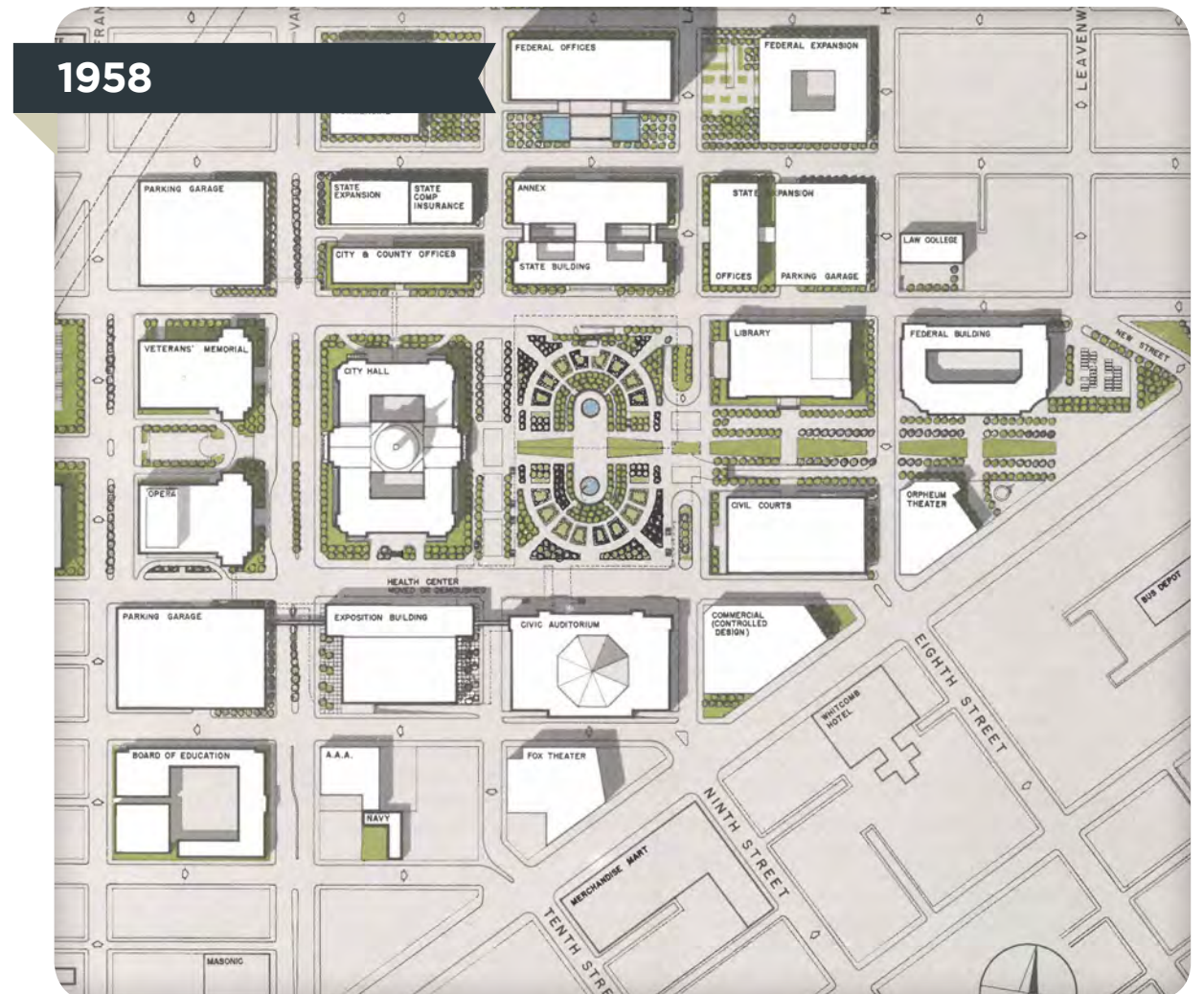
1912 Bird's Eye View of John Galen Howard Proposal for Civic Center

PLANNING HISTORY

Post-World War II plans for Civic Center focused on expansion and modernization.



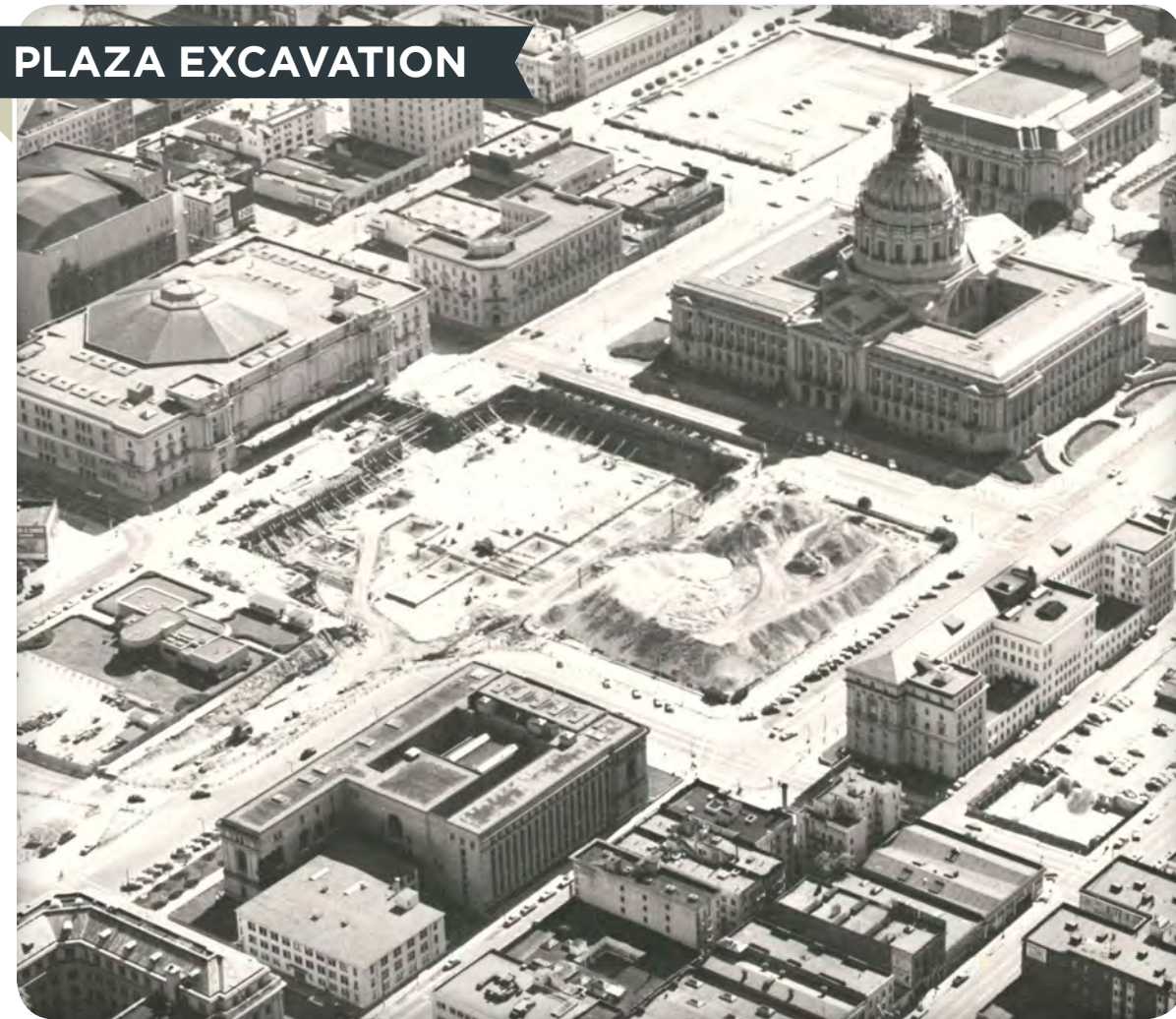
“An Introductory Plan for the civic Center” by the San Francisco Department of City Planning.



“Civic Center Development Plan” prepared for the City by the offices of Wurster, Bernardi and Emmons, SOM, and DeLeuw, Cather & Company.

PLANNING HISTORY

These plans resulted in the excavation and reconstruction of Civic Center Plaza to build Brooks Hall and the Civic Center Parking Garage.



Excavation of Civic Center Plaza for the construction of Brooks Hall c. 1956.

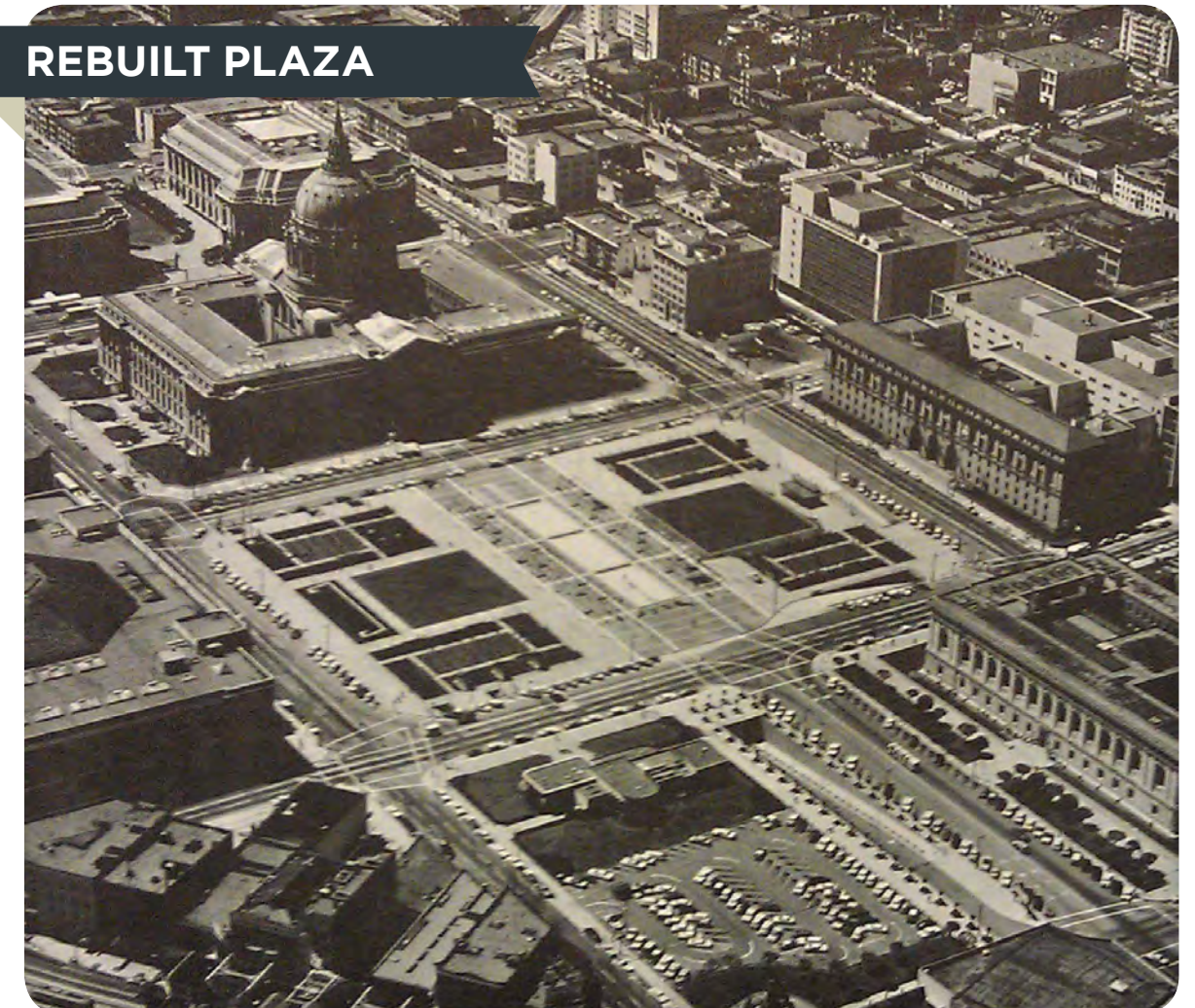


Image Source: University of California Berkeley, WBE Collection, College of Environmental Design Library

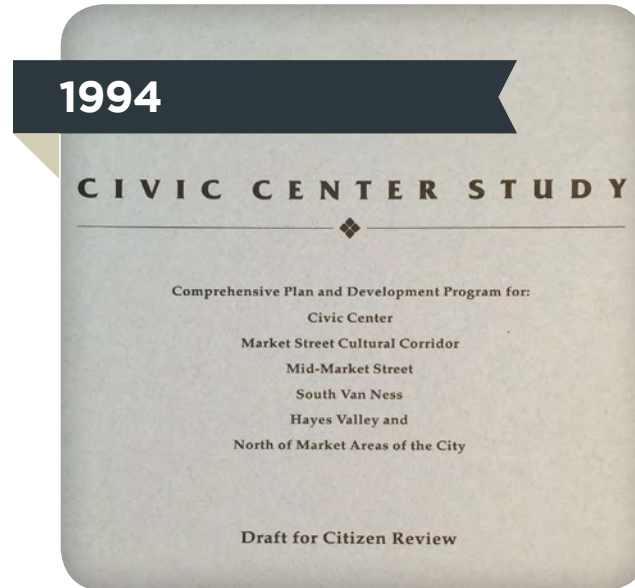
1964 bird's eye view showing the newly rebuilt plaza, completed in 1961.

PLANNING HISTORY

In the 1980s and 1990s, new plans were made, but most proposals for public realm were not implemented.



Mayor Feinstein's "Civic Center Proposal."



Planning Department's "Civic Center Study."



Planning Department's "Fulton Street Mall Design Guidelines."

The most recent plan for the Civic Center's public realm is nearly 20 years old.



Public Works-led "Civic Center Historic District Improvement Project" by SMWM and Olin Partnership.

Since the 1990s, the Civic Center area has grown as both an arts and culture district and as a residential neighborhood.



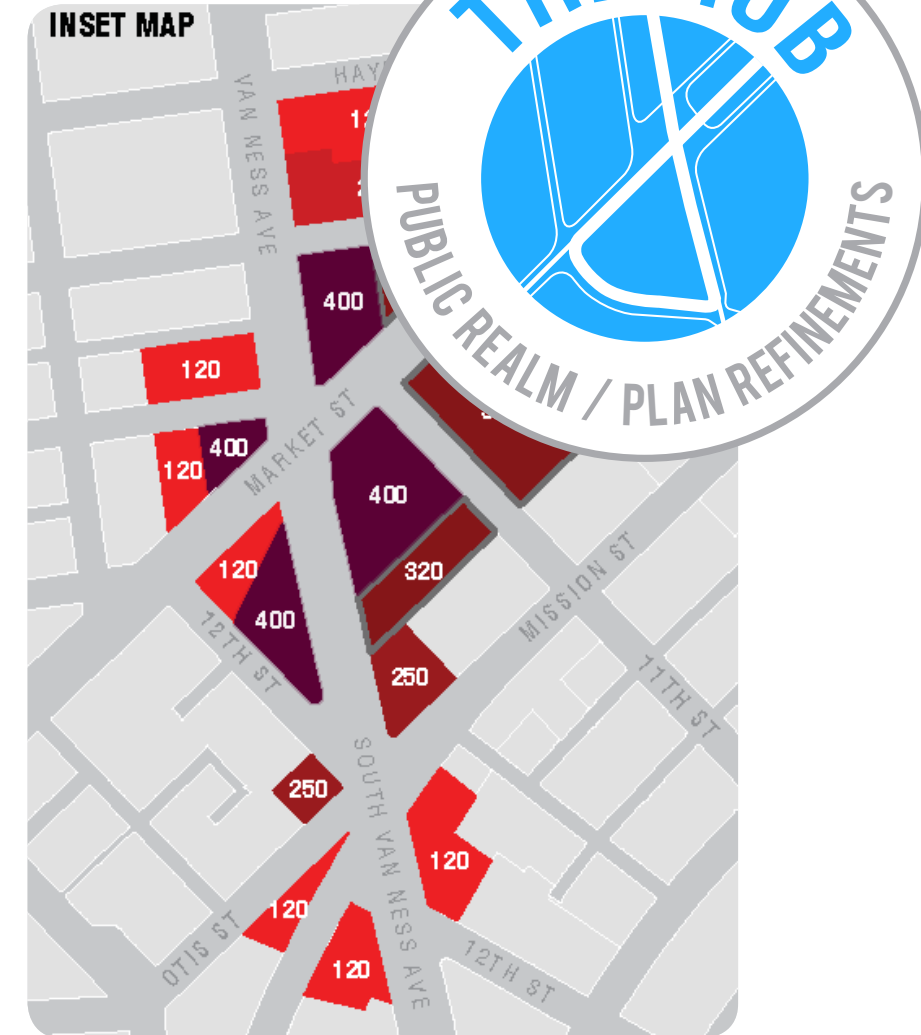
Photo Credit: flickr Ed & Eddie

ACT's Strand Theater is one of a number of new arts venues in Civic Center.



Photo Credit: SPUR

The conversion of 100 Van Ness from office to residential is one example of the area's growing population.



Planning is studying the potential for additional growth near the Market/Van Ness intersection.



2015 CENTENNIAL NEW PLANS & STUDIES FOR CIVIC CENTER AREA



San Francisco Civic Center Historic District Cultural Landscape Inventory

Inventory of Civic Center's landscape features completed in 2015.



Central Market/Tenderloin Strategy

Near-term improvement strategy for area released in 2015.



Civic Center Playground Renovation

Concept design finalized in 2015, construction set to begin in Summer 2016.



Civic Center Sustainable Utilities District Plan

SFPUC plan for Civic Center utilities district released in 2015.



Better Market Street

Environmental review began in 2015.



Van Ness Transit Improvement Project

Design finalized in 2015, construction set to begin in 2016.



The Civic Center Public Realm Plan will build off recent plans and studies and create one coordinated interdepartmental plan for long-term improvements to the area's streets, plazas, and other public spaces.

INTERDEPARTMENTAL PROJECT TEAM:



OUTREACH

The project team will coordinate and build partnerships with Civic Center stakeholders. A robust series of outreach events is anticipated to begin in late Spring 2016.

The project team is developing a stakeholder list that includes:



- Residents
- Neighborhood groups
- Community Benefit Districts
- Business owners
- Property owners
- Cultural/arts organizations and patrons
- Social service providers
- Public safety officials
- Government agencies
- Civic Center event organizers
- Visitors

(Partial List)

WHAT CONSTITUTES THE CIVIC CENTER'S PUBLIC REALM?

Streets



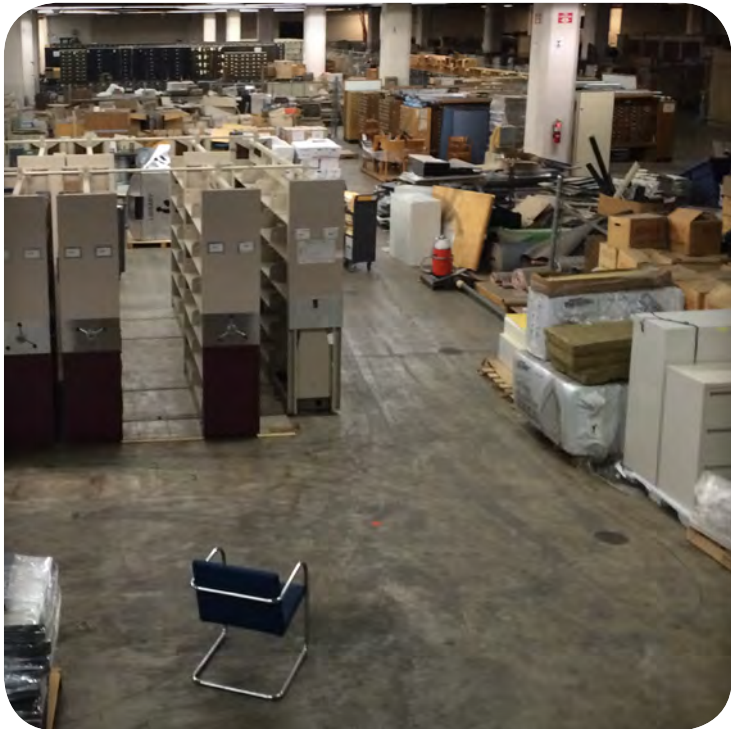
Polk & Grove Intersection

Plazas & Parks



War Memorial Courtyard

Other Public Spaces



Brooks Hall

CHALLENGES: STREET DESIGN



Example: Wide roadways like Grove Street are barriers to pedestrian movement and lack a unified lighting or landscape design.

CHALLENGES: PARKING & LOADING MANAGEMENT



Example: Parking and loading often dominates Fulton Street at Pioneer Monument.

CHALLENGES: INACTIVE GROUND FLOORS



Example: The ground floor of Davies Symphony Hall at Van Ness Avenue and Grove Street.

CHALLENGES: FRAGMENTED PUBLIC SPACES



Example: Civic Center Plaza, Fulton Street, and United Nations Plaza lack a holistic, long-term plan that balances competing uses and desires for the spaces.

CHALLENGES: UNWELCOMING PUBLIC SPACES



Example: Removal of public seating throughout the area has resulted in spaces that are unwelcoming to all users.

CHALLENGES: STREETSCAPE/MATERIALS



Example: Lack of streetscape design standards has resulted in a patchwork of paving, landscaping, and lighting that detracts from sense of place.

CHALLENGES: UNDERUTILIZED PUBLIC ASSETS



Example: Brooks Hall, the former conference facility beneath Civic Center plaza is currently used for storage.

CHALLENGE: THREE SCALES OF ACTIVATION

Day to Day



CIVIC CENTER PLAZA LAWNS

Weekly Events



HEART OF THE CITY FARMERS MARKET

Special Events



MARRIAGE EQUALITY CELEBRATION

CIVIC CENTER PUBLIC REALM PLAN

CHALLENGE: EVENING ENVIRONMENT



PLAN COMPONENTS



Public Life Study

Analyses of how people use the public realm throughout the day. Findings will inform design decisions and serve as the basis for testing ideas for improvements through temporary, physical installations.

PLAN COMPONENTS



Streetscape Design Standards

Locations and design palettes for streetscape amenities (lighting, paving, sidewalk furnishings) compatible with historic district guidelines.

PLAN COMPONENTS



Transportation Infrastructure Plan

Plan for changes to the transportation infrastructure throughout the plan area including parking, streetscape paving, street design, transit improvements, and pedestrian and bicycle facilities.

PLAN COMPONENTS



Focus Area Conceptual Designs

Conceptual designs for key public spaces and streets within the area.



DESIGN FOCUS AREAS

CIVIC CENTER PLAZA



PIONEER MONUMENT



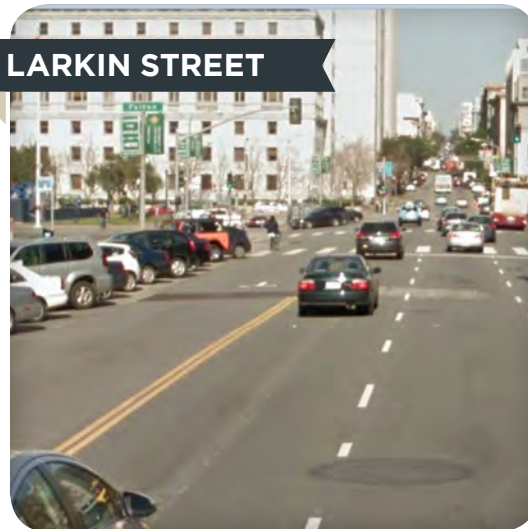
U.N. PLAZA



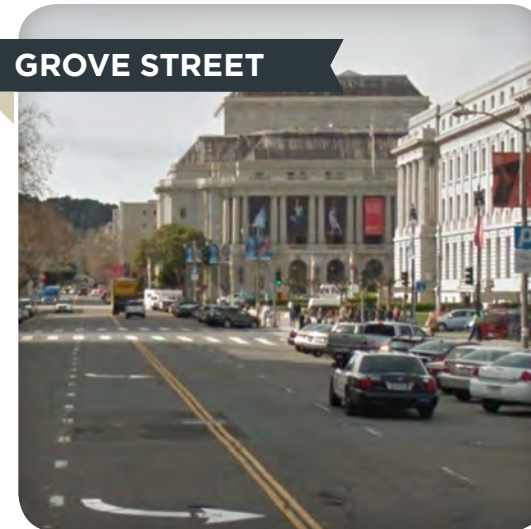
POLK STREET



LARKIN STREET



GROVE STREET



BROOKS/BILL GRAHAM



ALLEYWAYS



FULTON/FRANKLIN



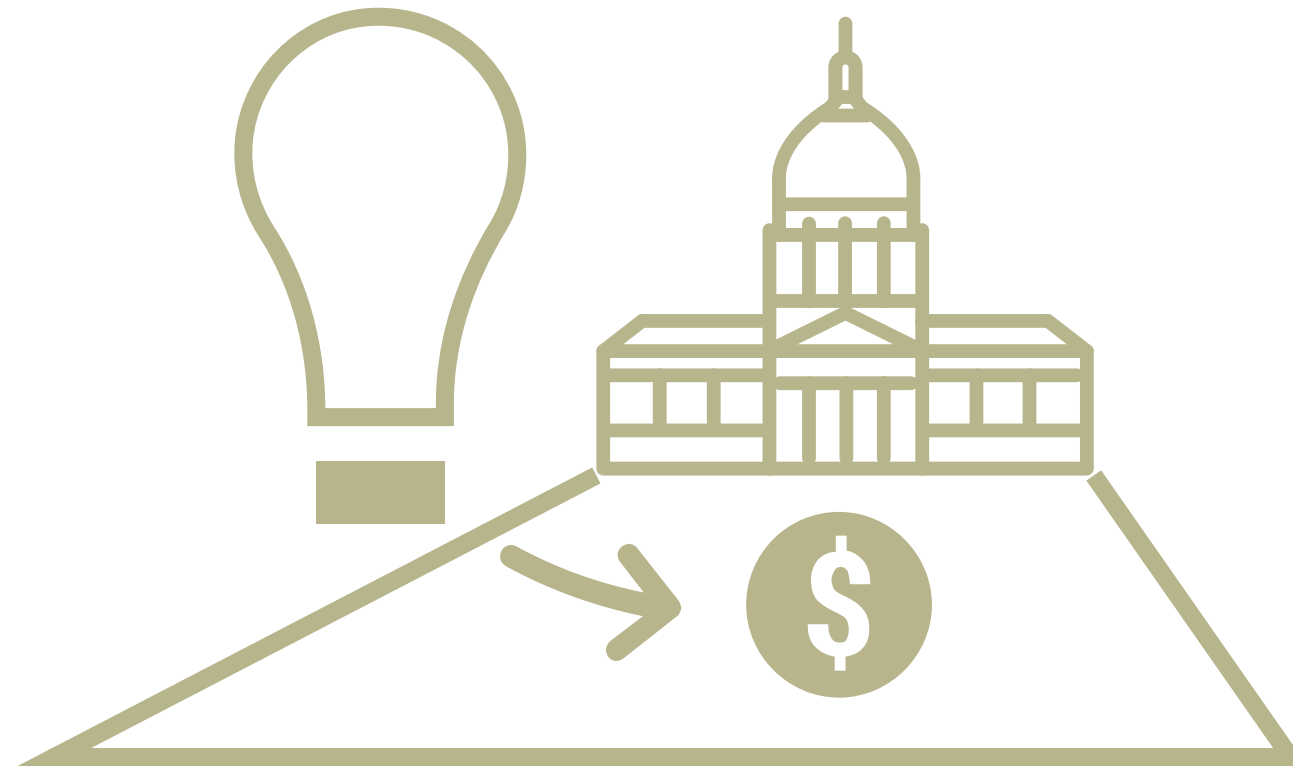
PLAN COMPONENTS



Activation Plan

Methods for activating and stewarding public spaces, focused on both programming and long-term physical changes that will increase public use and enjoyment of Civic Center.

PLAN COMPONENTS



Implementation Strategy

Funding and phasing strategy for implementation of proposed improvements

PLAN COMPONENTS



Environmental Review

The project scope includes environmental review and the Planning Department anticipates preparing a full environmental impact report for the Plan.

PROPOSED PLAN SCHEDULE



A	Finalize Scope & Contracting	JAN. 2016 – APR. 2016
B	Existing Conditions Analysis & Public Life Study	MAY 2016 – SEP. 2016
C	Conceptual Design Development	OCT. 2016 – JAN. 2017
D	Design Refinement & Review	FEB. 2017 – MAY 2017
E	Environmental Review	MAY 2017 – JUNE 2019
F	Plan Adoption Hearing	JUNE 2019 – JULY 2019

Community outreach will be on-going throughout the Plan’s development, with major outreach events anticipated to begin in late Spring 2016.

DISCUSSION & QUESTIONS



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THANK YOU!