

THE HUB OPEN SPACE RECOMMENDATIONS

PROPOSED IMPROVEMENTS

There is an exciting opportunity to create new public spaces in the Hub by reclaiming underutilized land for public use. Five new public spaces could be developed in the Hub. Four of the five spaces are within the public right of way, all of which would be built, activated, and maintained in coordination with private development. A fifth space, Brady Park, will be developed as part of the development at 1601–1637 Market Street.

These new open spaces will need to be designed to complement each other to create a network of spaces to serve the neighborhood. Programming, activation, management and maintenance will be key to their success. Adjacent private development will play a critical role in helping to activate and steward the spaces on a daily basis and over the long-term.

DESIGN STRATEGIES

- Design to be safe, welcoming and invite active public use 24 hours a day, 7 days a week
 - Border spaces with active uses with a high level of transparency and activity to attract users and to promote visual permeability between the adjacent building and open space. Adjacent retail uses that take spatial advantage of the new open space are ideal
 - Develop with a clear management and maintenance plan, developed in close coordination with adjacent property owner(s)
 - Design to include an appropriate level of programming to ensure the space is active, well-used and serves a diverse range of users, including those of different ages, socioeconomic status, and abilities
 - Integrate into the larger open space network and coordinate the in design with other spaces, where appropriate
 - Include standard improvements, such as lighting, seating, and greening, and use high quality materials throughout
- Note: Operational/Maintenance constraints require additional review and approval from San Francisco Public Works and San Francisco Municipal Transportation Agency*



Outdoor Market



Dog park/run



Plaza fronted by commercial uses



Moveable seating



Playground

NEW OPEN SPACES

OAK STREET & VAN NESS AVENUE

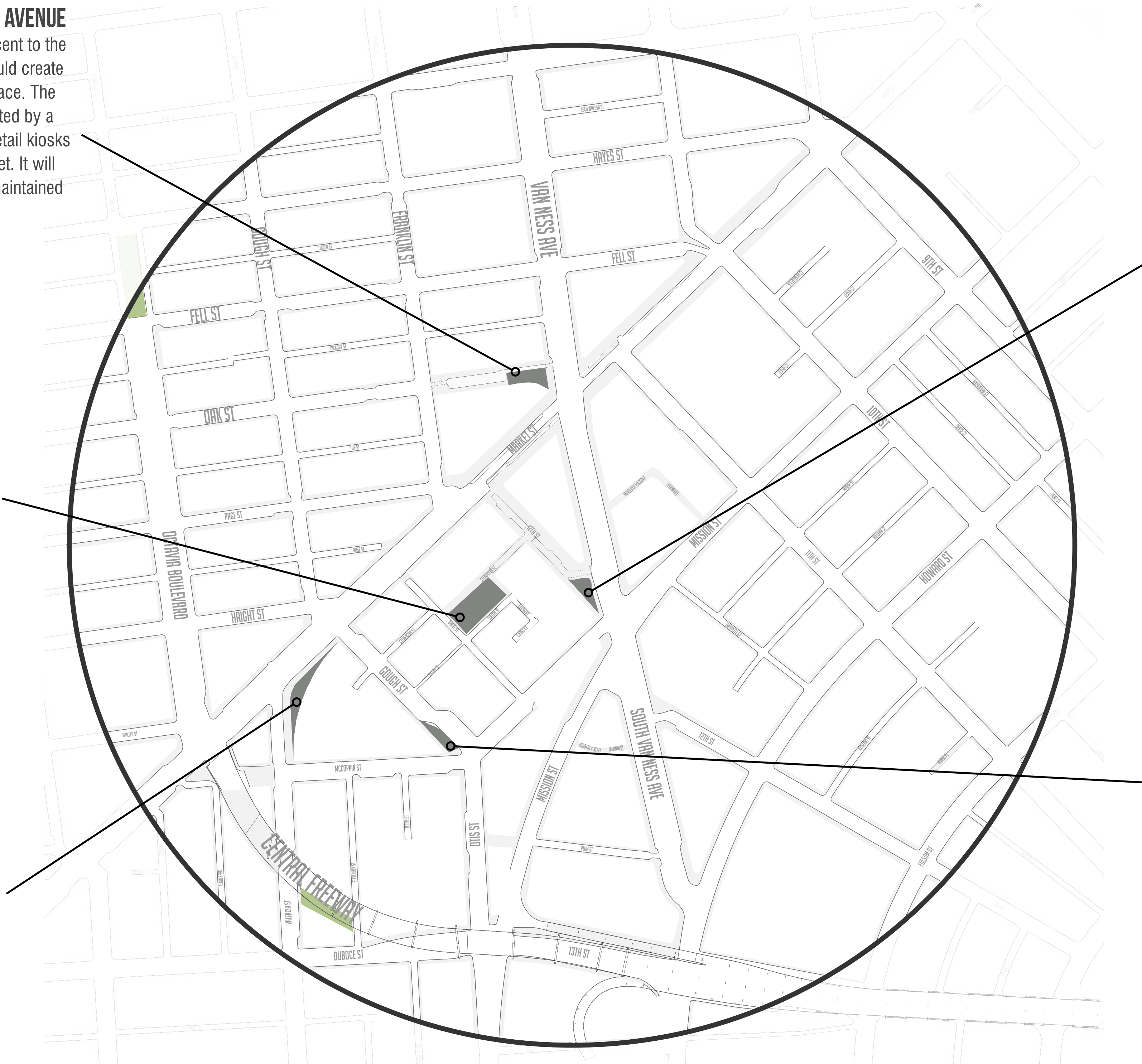
Widening the sidewalk adjacent to the development at One Oak could create a new 5,779 sq. ft. open space. The open space would be activated by a restaurant in One Oak and retail kiosks on the north side of the street. It will be privately managed and maintained in the long term.

BRADY PARK

A new 20,725 sq. ft. park will be built as part of the development at 1601-1637 Market Street. This major new neighborhood park will serve the entire Hub neighborhood. Set in the middle of a calm internal residential block, it will be ideal for families and children. A cafe on the corner of one park will anchor its activation.

VALENCIA HUB

A new open space of 8,500 sq. ft. will be built on excess public right-of-way that is currently used for parking as part of the development at 1699 Market Street (former Flax site). The adjacent cafe zone will be extended into this open space. In the future, the open space could be expanded to a total of 19,050 sq. ft. along Valencia to McCoppin.



12TH & OTIS STREETS

Reconfiguring the public right of way on 12th Street will create a new 9,328 sq. ft. open space. It will be partially built as part of the Van Ness BRT project. Final design, programming and activation will be done in coordination with the development of 30 Otis, which will have ground-floor retail directly adjacent to the open space.

GOUGH & OTIS STREETS

A new 6,125 sq. ft. open space could be created in the public right of way by reconfiguring the Gough/Otis/McCoppin intersection, as part of the development at 33 Gough (City College site).



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