

OAK PLAZA

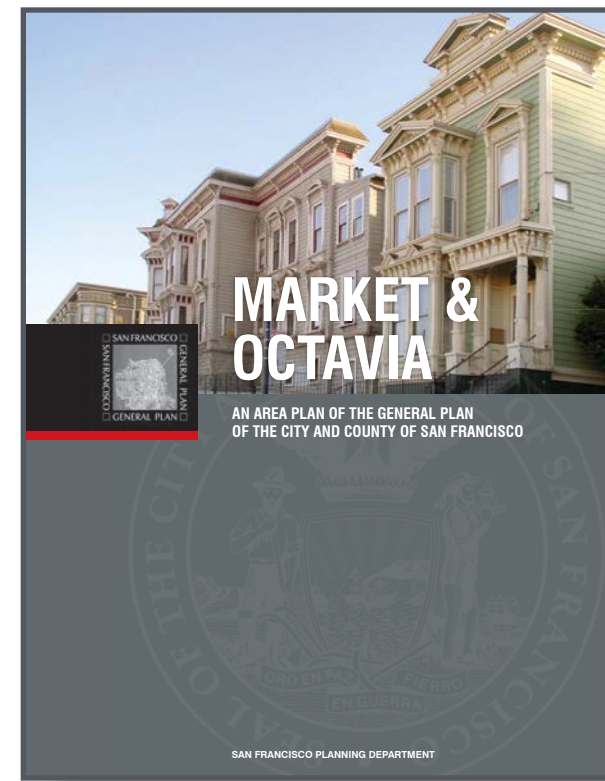
MARKET OCTAVIA CAC PRESENTATION

MAY 15, 2017



WHY HERE?

Market &
Octavia
Area Plan
(2008)

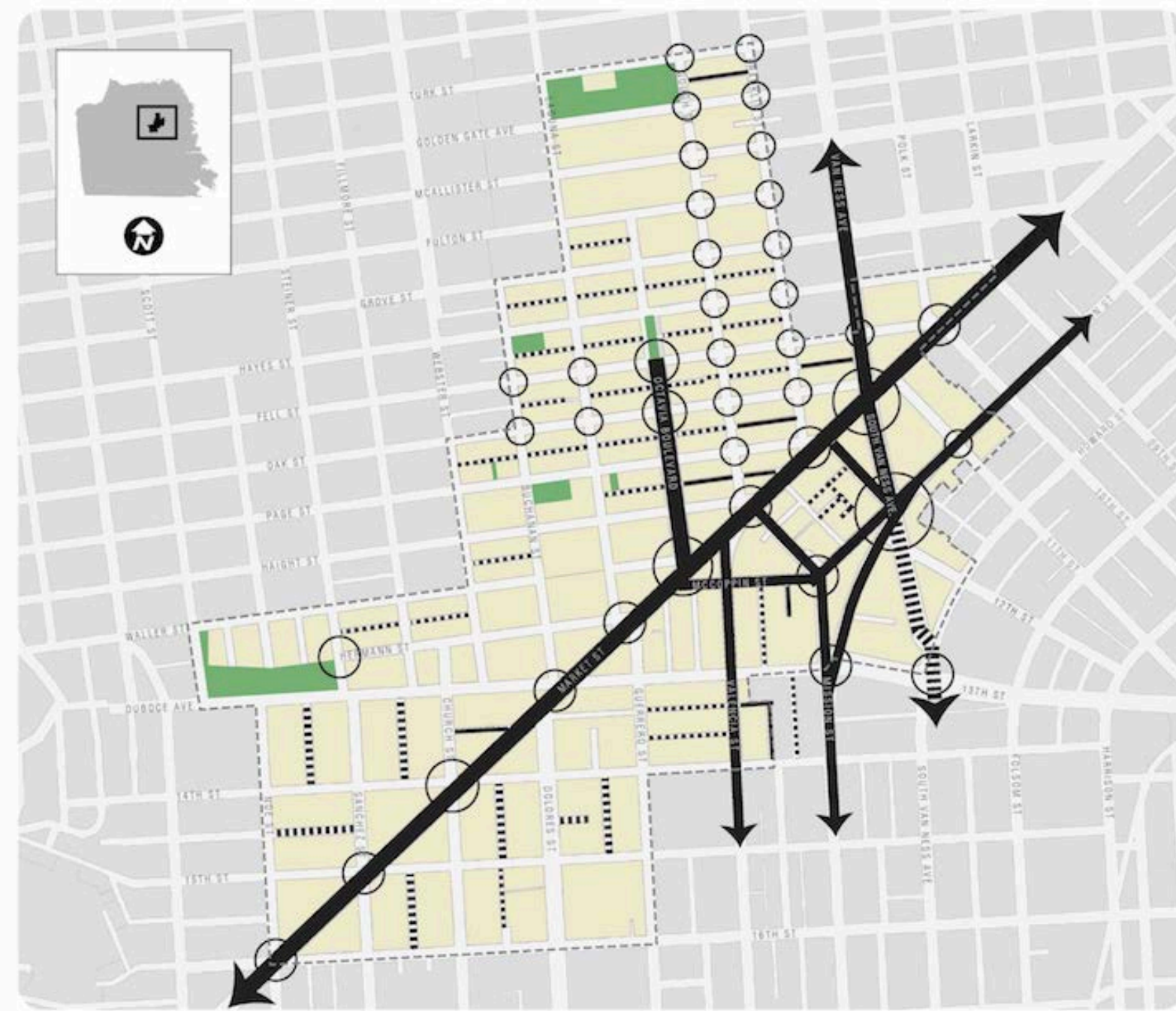


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"There is no central public square, park, or plaza that marks and helps give identity to this neighborhood.

...the streets afford the greatest opportunity to create new public parks and plazas..." (p. 40)

Market and Octavia Area Plan | San Francisco General Plan



System of Civic Streets and Open Spaces

MAP 05

- Priority Streets for Civic Improvements
- Alleys
- Streets for Civic Improvements
- Residential alleys suitable for "living alley" improvements
- Intersections for Traffic Calming
- Public Open Spaces

WHY HERE?

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THE HUB OAK STREET



San Francisco
Planning

FOR MORE INFO, VISIT:
SF-PLANNING.ORG/HUB

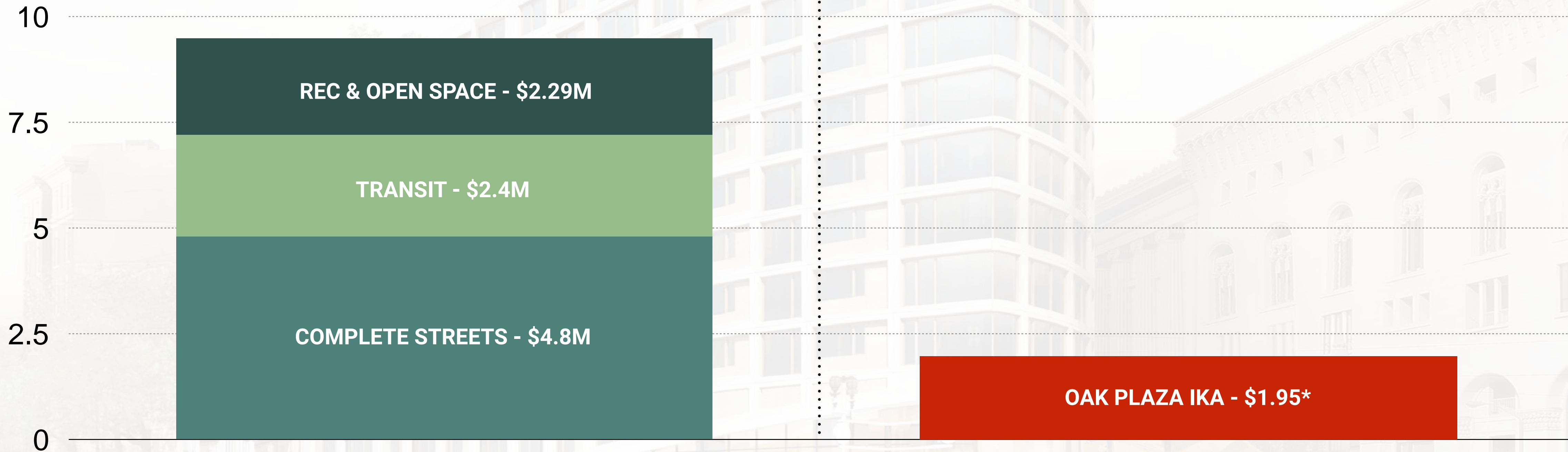
WINDOW OF OPPORTUNITY

COMBINED MARKET-OCTAVIA/MARKET VAN NESS SUD IMPACT FEES PROJECTIONS: FY18 (MILLIONS)

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TOTAL ONE OAK
INFRASTRUCTURE FEES
\$9.48M

OAK PLAZA
IKA REQUEST
\$1.95M*



OAK PLAZA IKA REQUEST: **\$1.95M***



21% OF TOTAL INFRASTRUCTURE IMPACT FEES

*\$1.95M does not include IKA-eligible project management and administrative fees, which are estimated at approximately \$290,000. Project Sponsor requests IKA be increased by an amount to be determined pending further review by Planning Department and Project Sponsor prior to Planning Commission approval.

COMMUNITY ENGAGEMENT TO DATE

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Timeline

Nov 16, 2015: Civic Design Review - Conceptual Design

Dec 8, 2015: One Oak/Oak Plaza Pre-App Community Meeting - presentation, solicitation of community feedback

Jan 13, 2016: Cultural Stakeholders Workshop - programming brainstorming workshop with representatives of local cultural institutions

Jan 26, 2016: City Partners Meeting - presentation to relevant City agencies and solicitation of feedback

Feb 22, 2016: MOCAC - intro presentation/Q&A

July 18, 2016: Civic Design Review - Schematic Design

Jul 20, 2016: Visual Arts Committee - presentation/Q&A

Sept 12, 2016: HVNA T&P Committee - presentation/Q&A

Sept 22, 2016: HVNA ACE Committee - presentation/Q&A

Nov 21, 2016: MOCAC - design update presentation

Mar 15, 2017: Visual Arts Committee - presentation/Q&A

May 15, 2017: MOCAC - seeking IKA recommendation

Jun 15: Planning Commission - seeking IKA approval

By the Numbers

37 Cultural Stakeholder Meetings

38 City Coordination Meetings

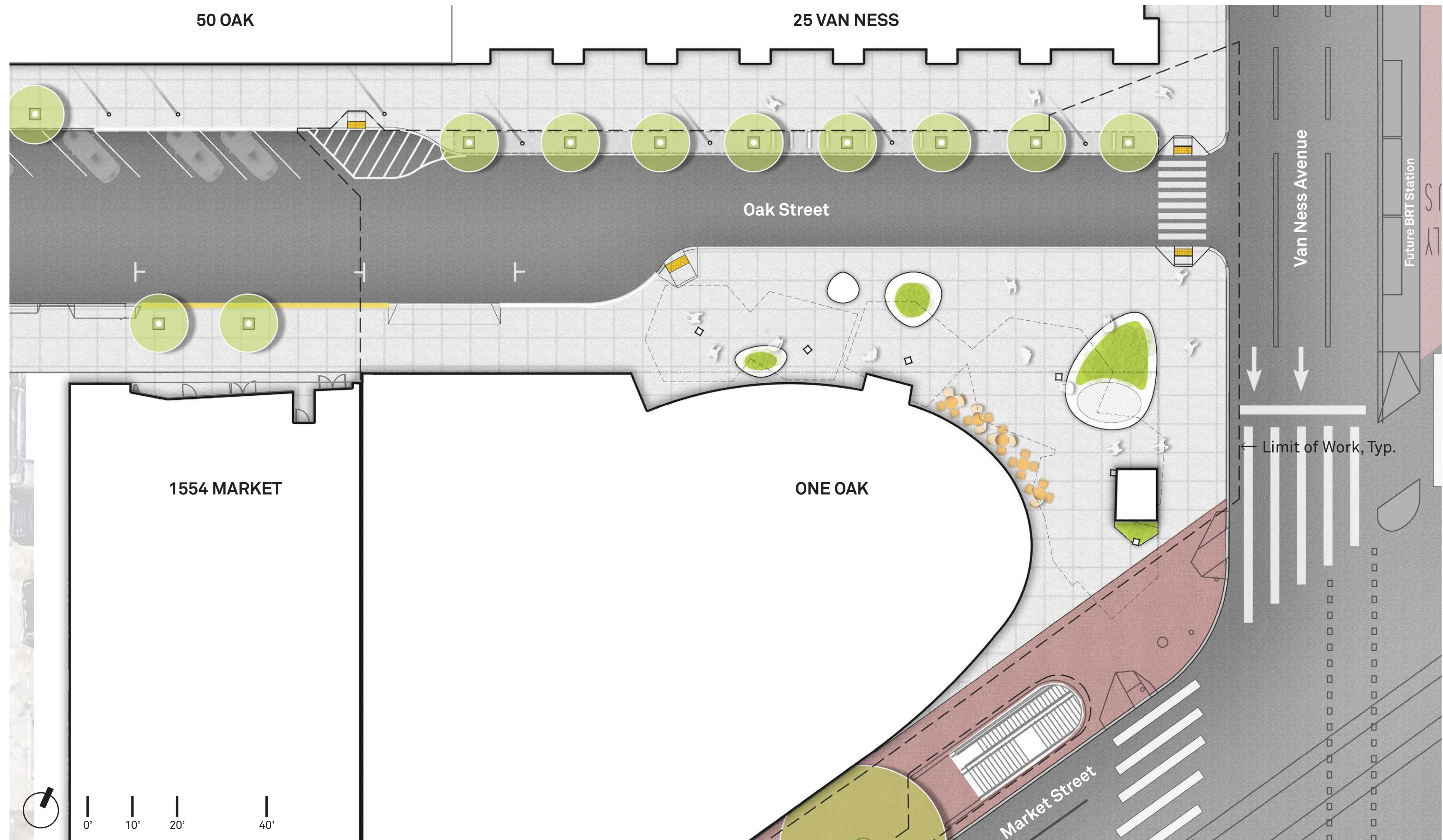
50 Total Community Engagement Meetings

190 Total Community Meeting Attendees

Oak Plaza Cultural Stakeholders Workshop, January 13, 2016

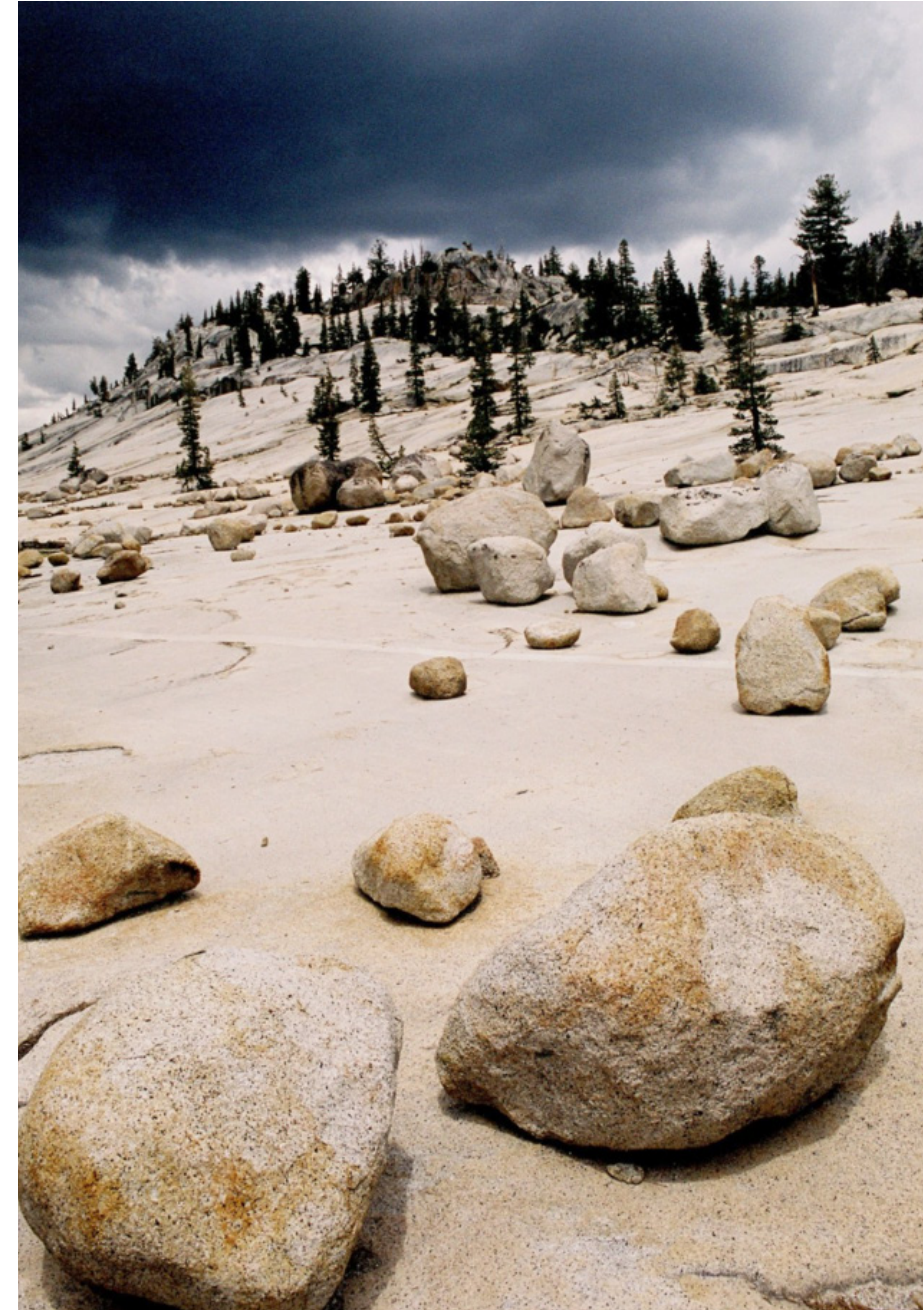
CODE COMPLYING PLAZA PLAN

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PLAZA INSPIRATION

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CONCEPT PRECEDENTS

SHARED PUBLIC WAYS

OAK PLAZA



Plaza Juan Pujol / Madrid, Spain



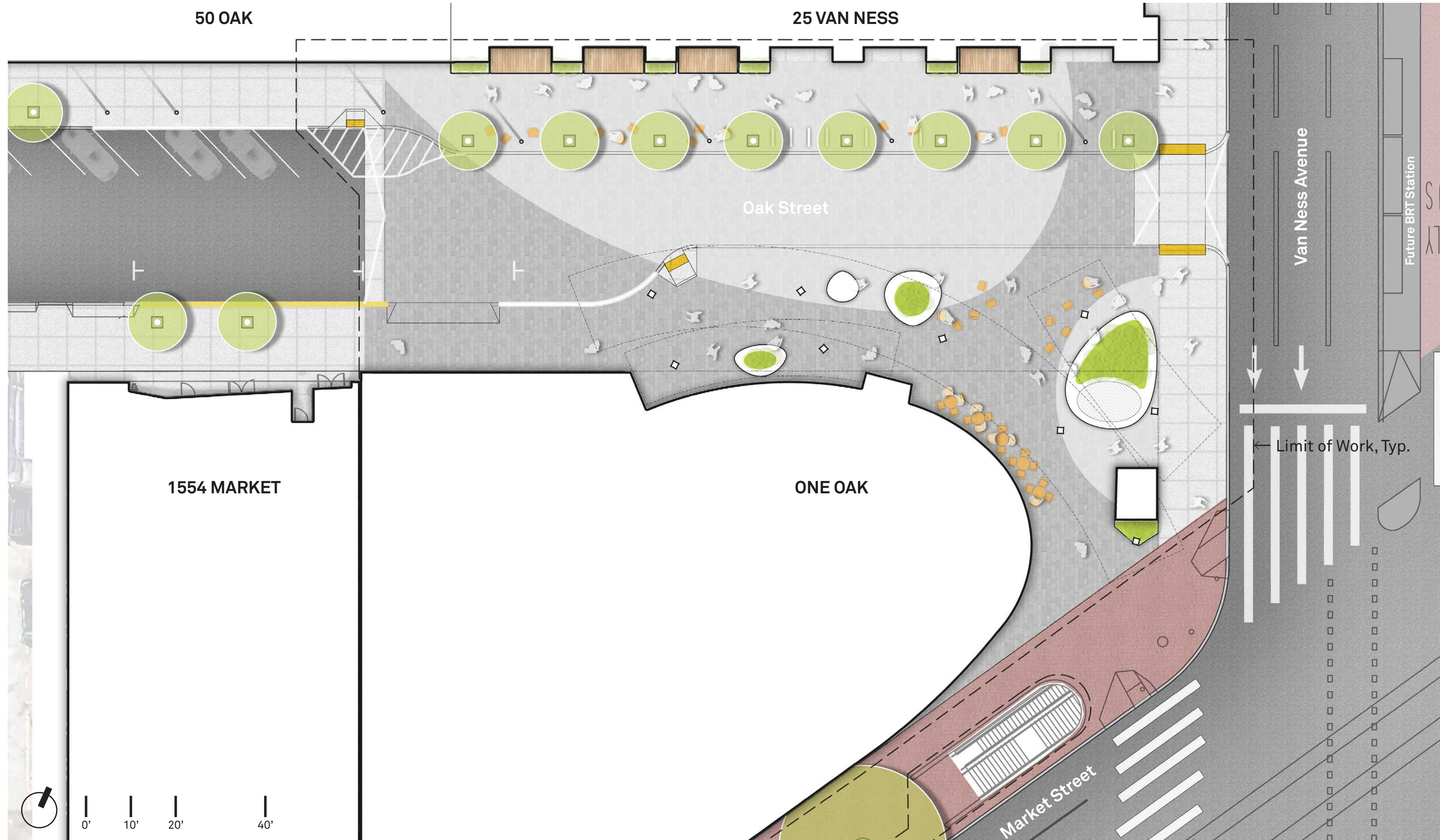
Brighton, UK



11th district / Paris, France

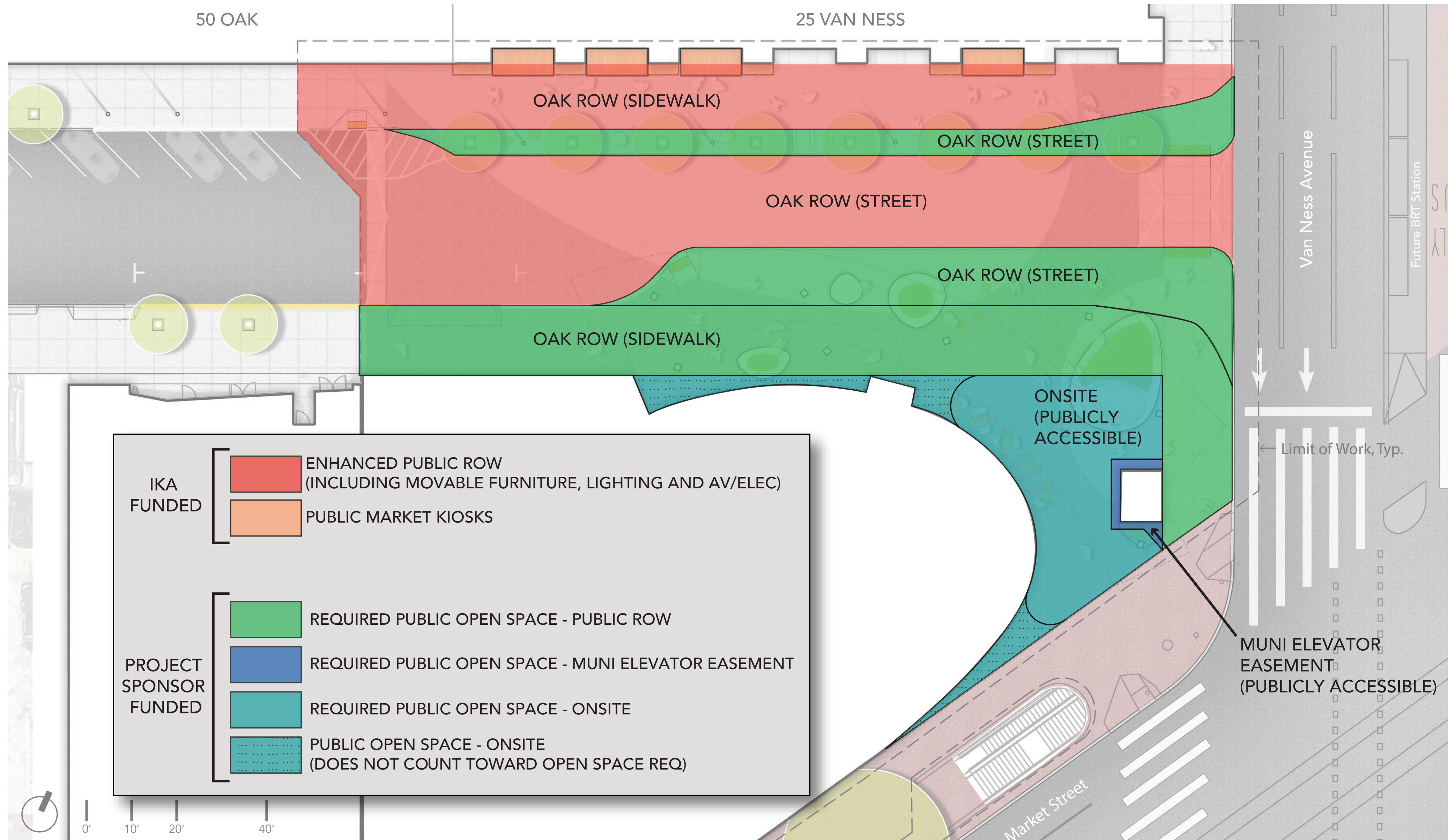
CODE COMPLYING + IN-KIND ENHANCEMENTS PLAZA PLAN

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PLAZA FUNDING BREAKDOWN

OAK PLAZA



CODE COMPLYING + IN-KIND ENHANCEMENTS PLAZA PLAN

LOOKING WEST FROM VAN NESS

OAK
PLAZA



CODE COMPLYING + IN-KIND ENHANCEMENTS PLAZA PLAN

LOOKING EAST FROM OAK TOWARDS VAN NESS

OAK
PLAZA



CODE COMPLYING + IN-KIND ENHANCEMENTS PLAZA PLAN

LOOKING EAST FROM MARKET/VAN NESS INTERSECTION TOWARD PLAZA

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PROGRAMMATIC PRECEDENTS

SPECIAL EVENTS

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Lincoln Center / New York, New York



Director Park / Portland, Oregon

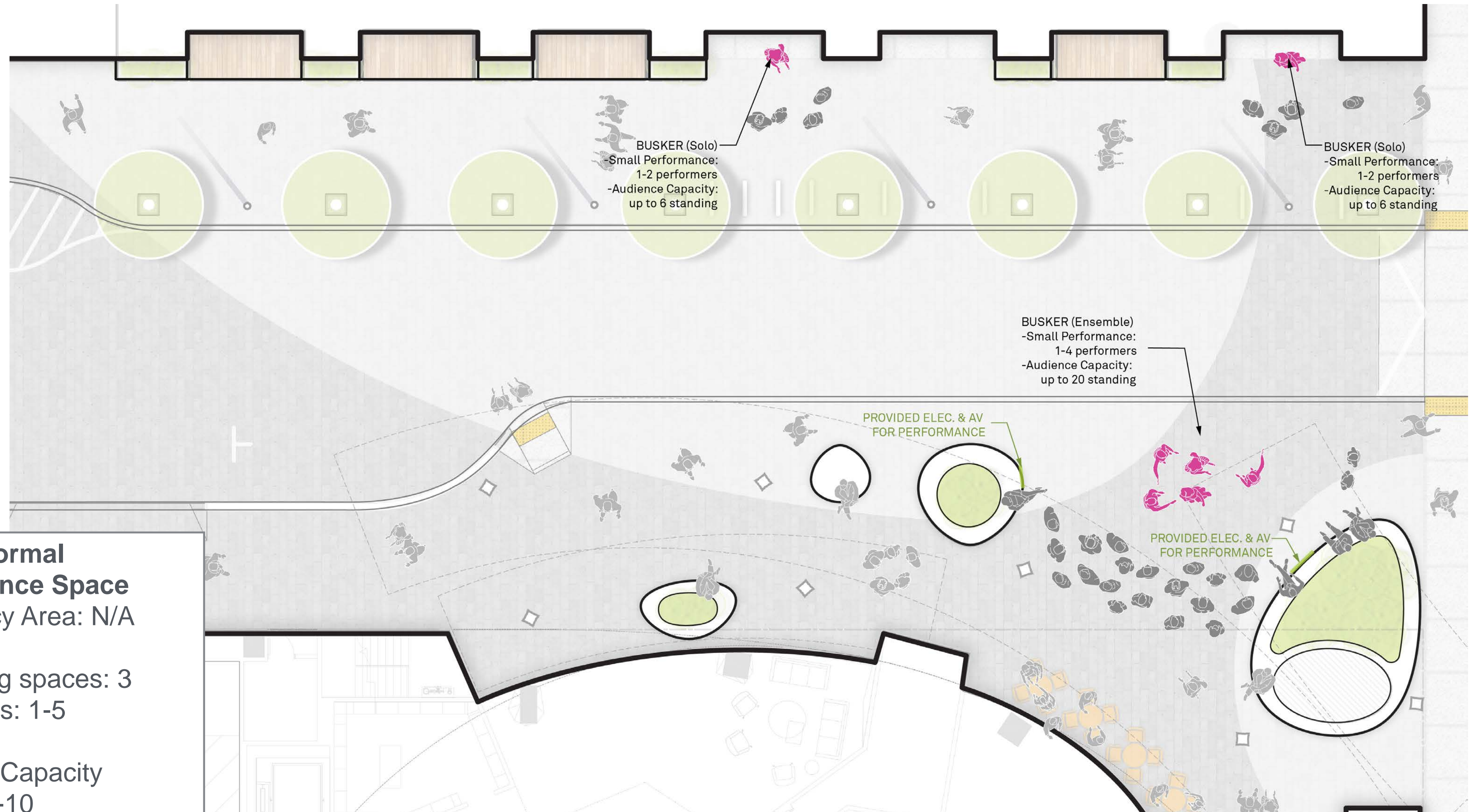


Theater Square / Rotterdam, The Netherlands

PROGRAMMING & ACTIVATION

SMALL / INFORMAL PERFORMANCE SPACE

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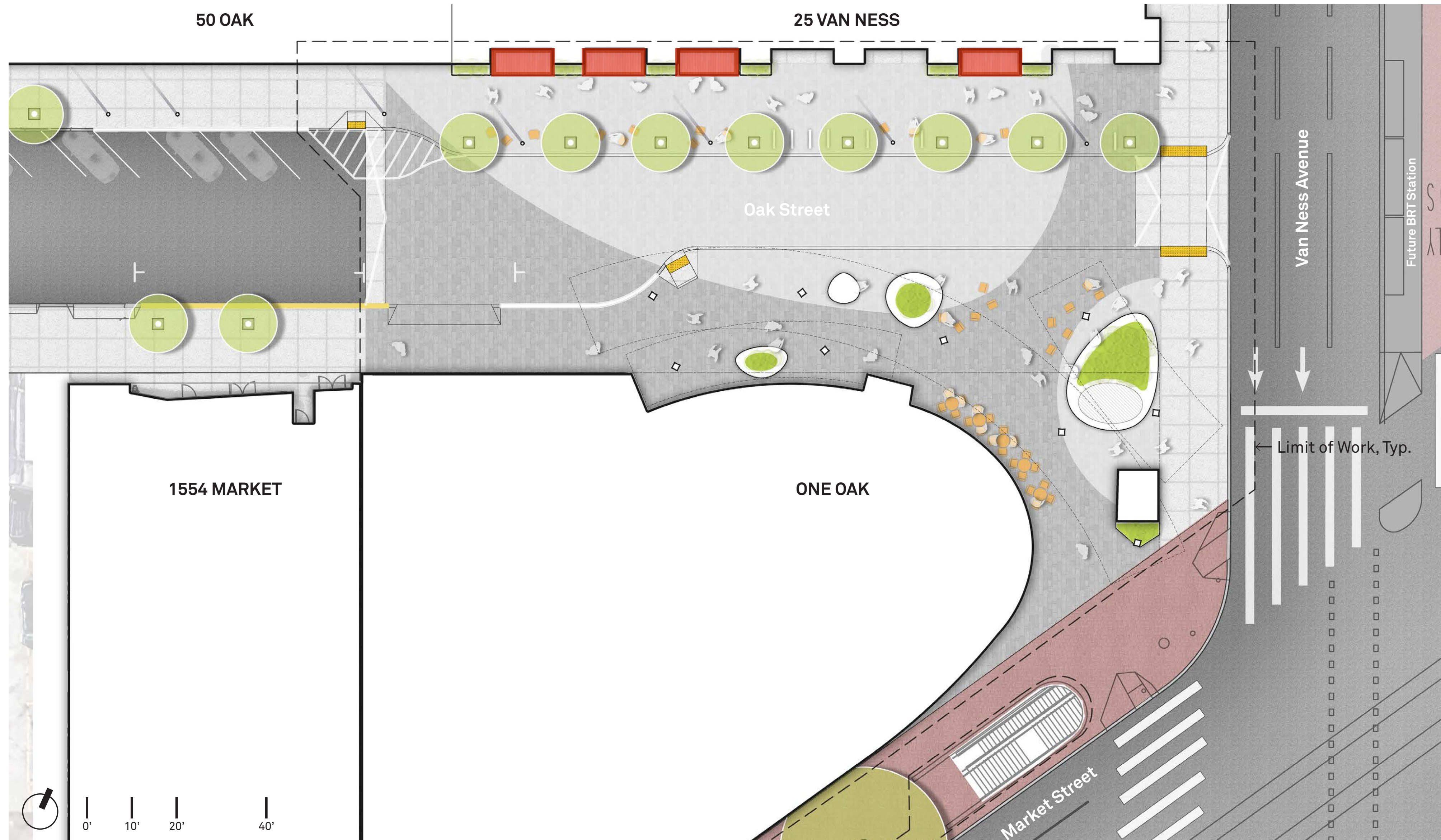
Small/Informal Performance Space
Occupancy Area: N/A

Performing spaces: 3
Performers: 1-5

Audience Capacity
Seated: 5-10
Standing: 6-20

PUBLIC MARKET KIOSKS

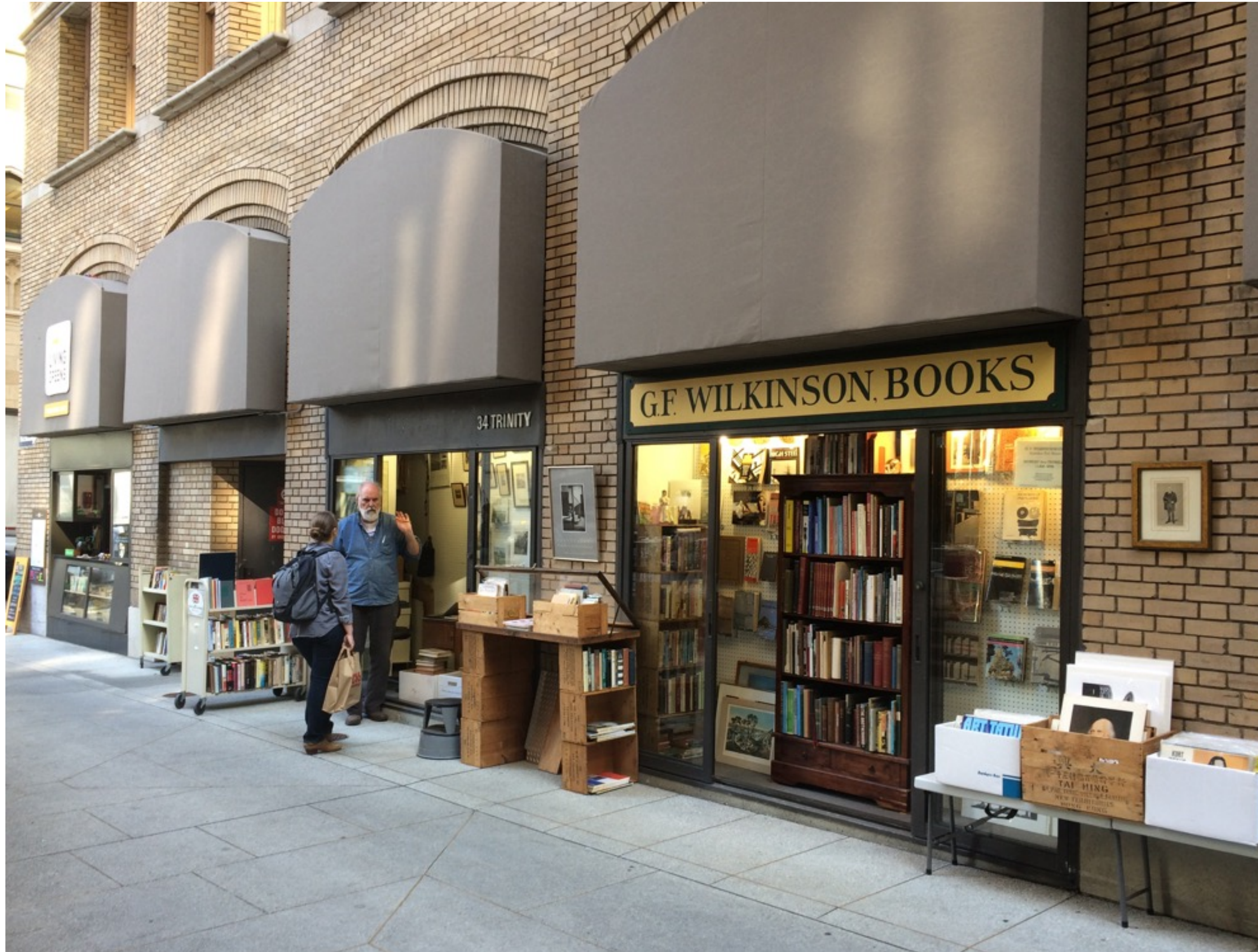
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PUBLIC MARKET KIOSKS

PRECEDENTS

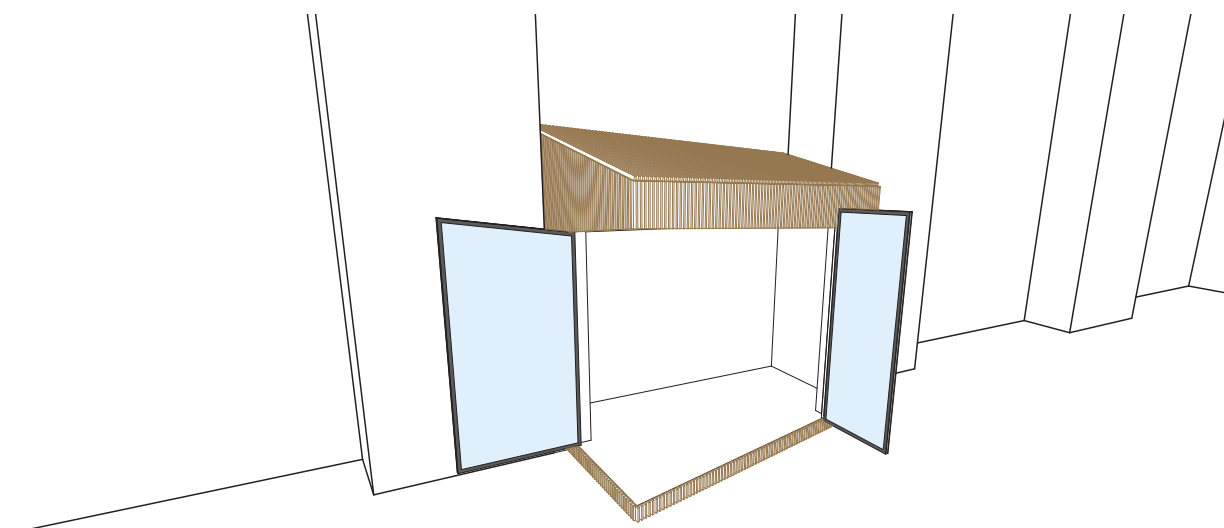
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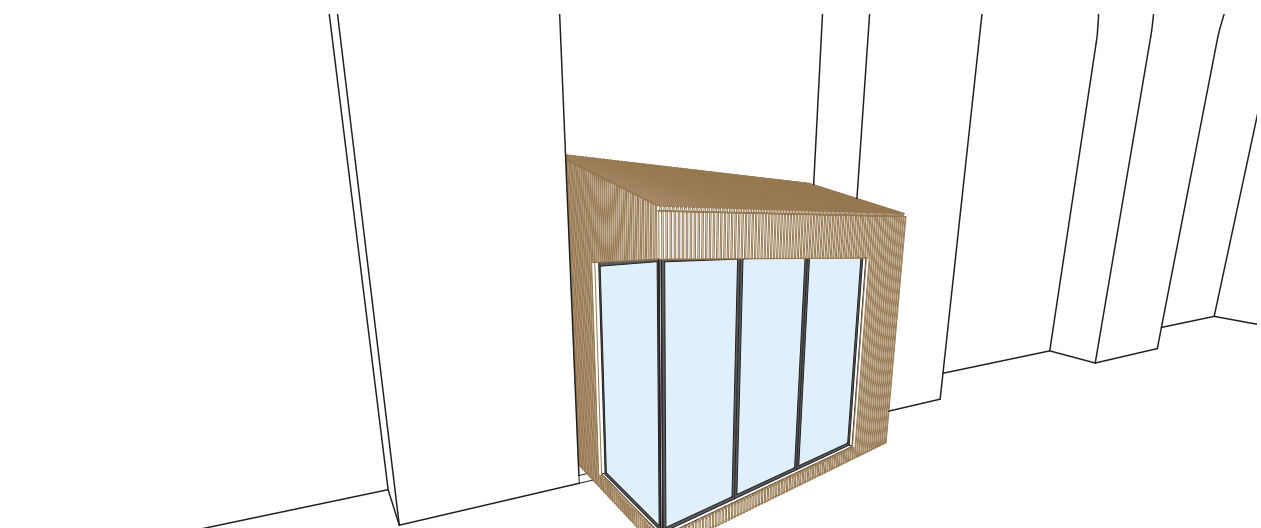
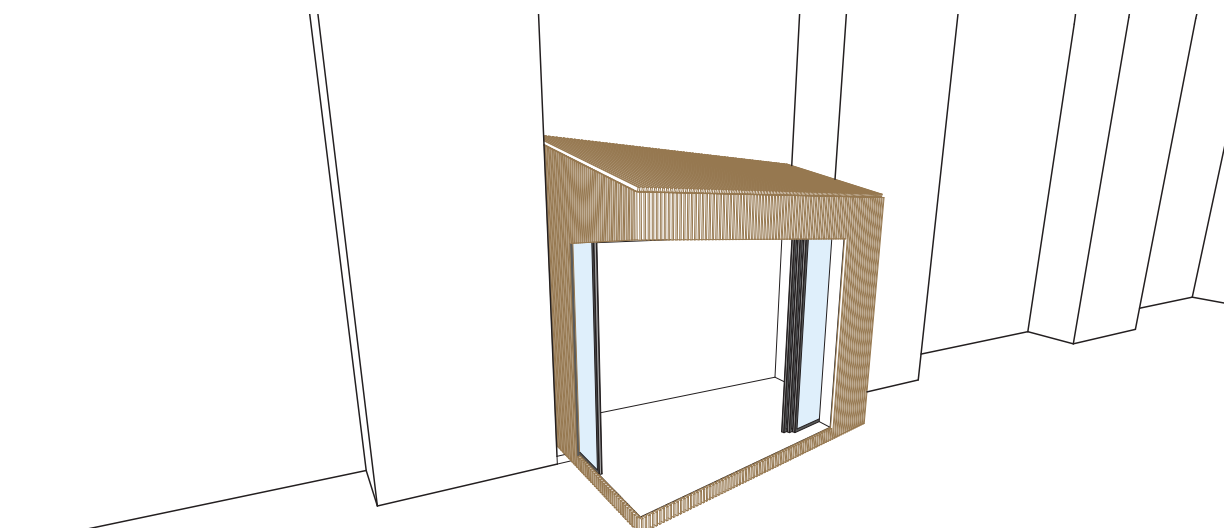
PUBLIC MARKET KIOSKS

CONCEPTS

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OR



PUBLIC MARKET KIOSKS

PROSPECTIVE LOCAL BUSINESS

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Red Bay Coffee - Oakland , CA

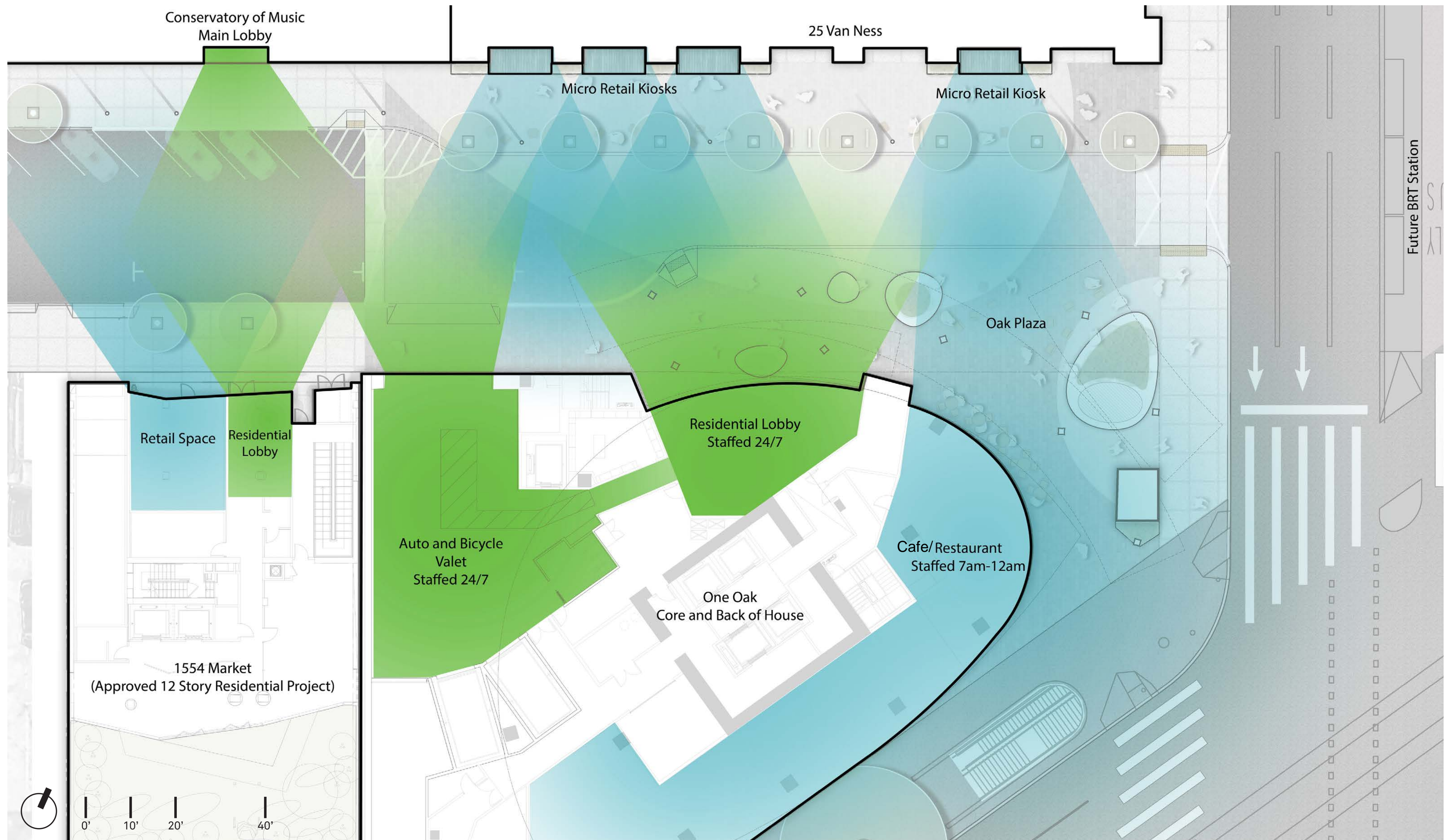


Bo's Flowers - Van Ness & Market, SF



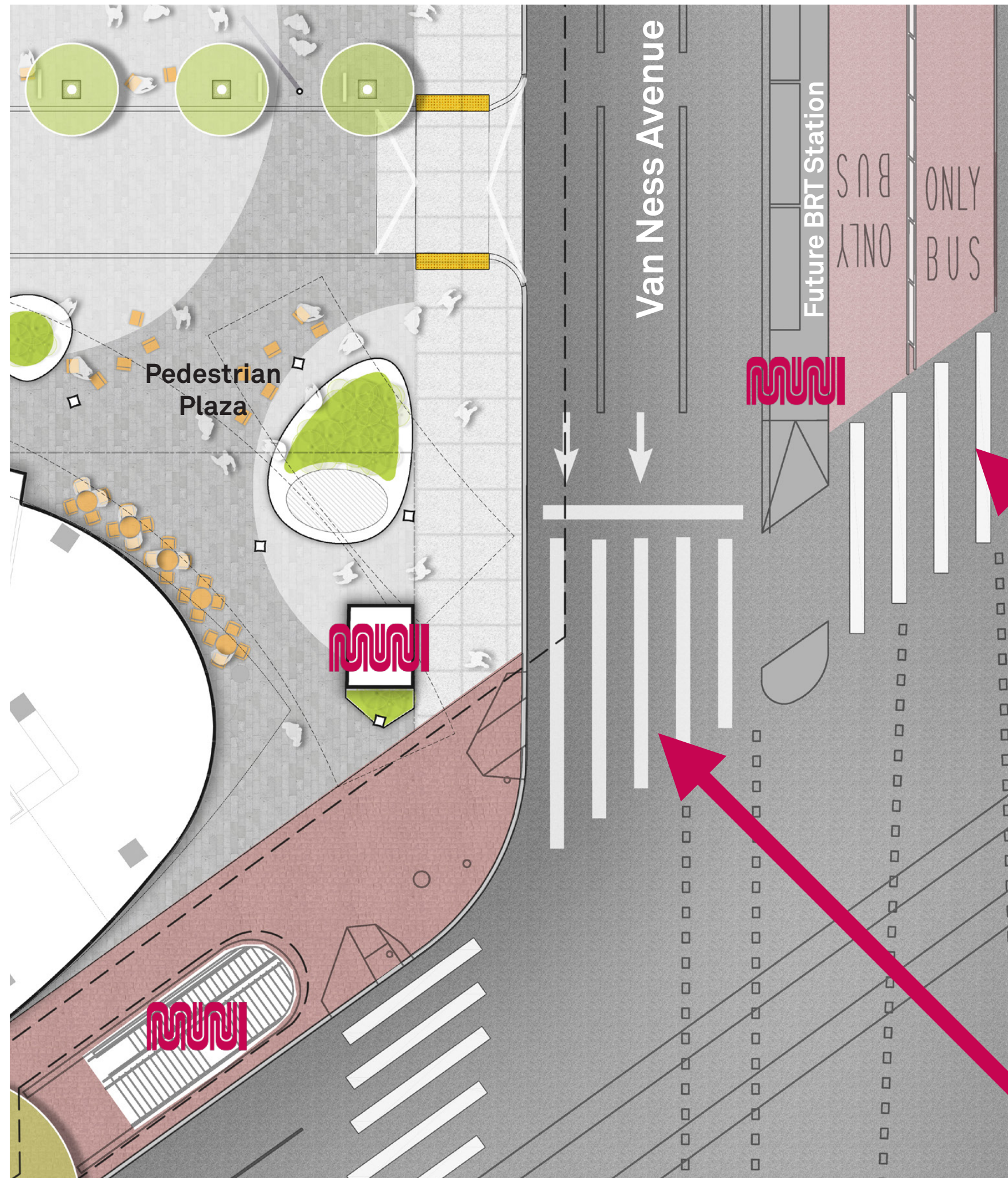
EYES ON THE PLAZA

OAK PLAZA



VISION ZERO: IMPROVED PEDESTRIAN ACCESS AND SAFETY

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Enhanced crosswalk connecting plaza and BRT Platform across Van Ness

SITE FEATURES

MATERIALITY - HARDSCAPE

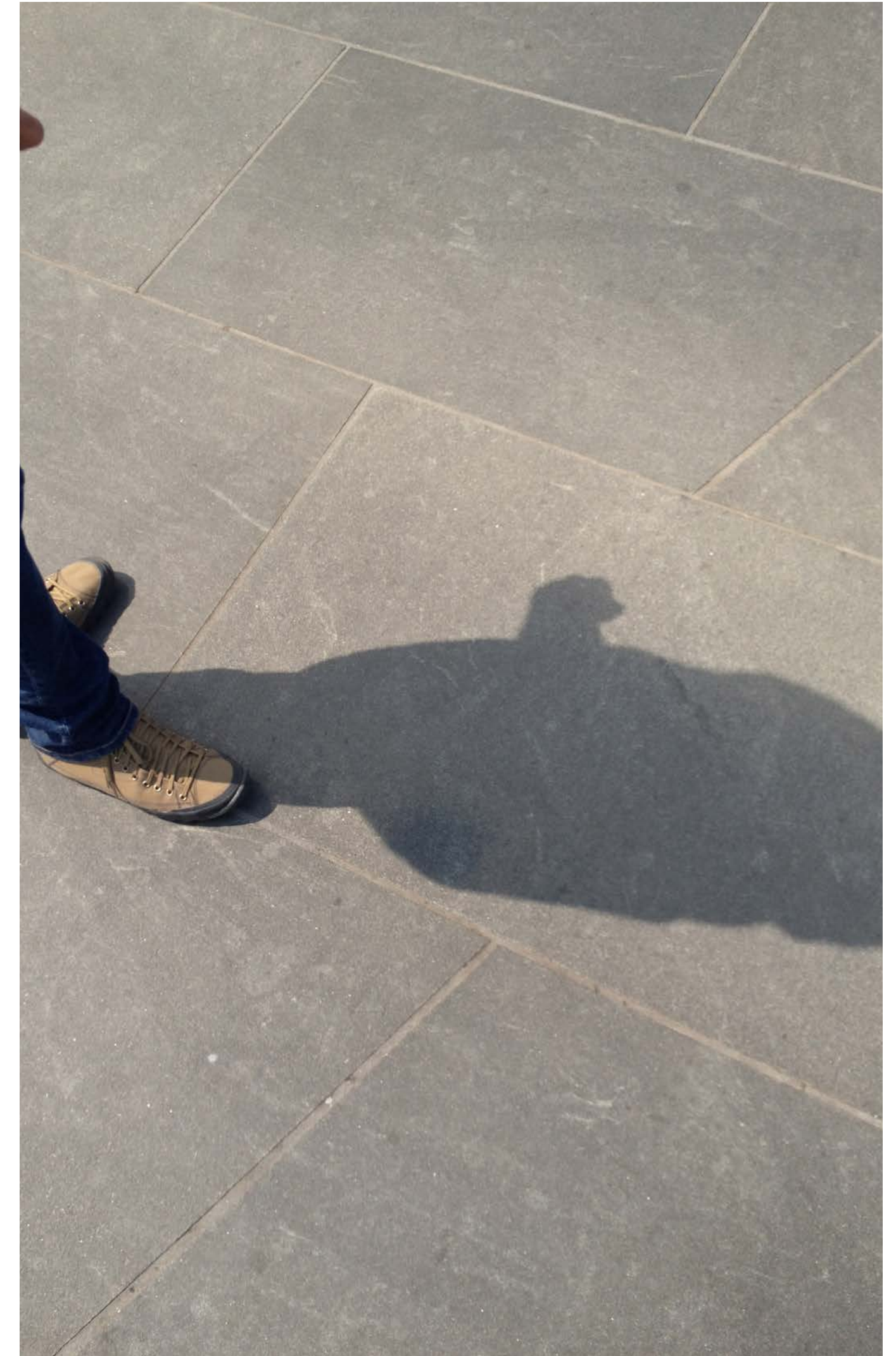
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Union Square / Asphalt block- 2 shades / New York, New York



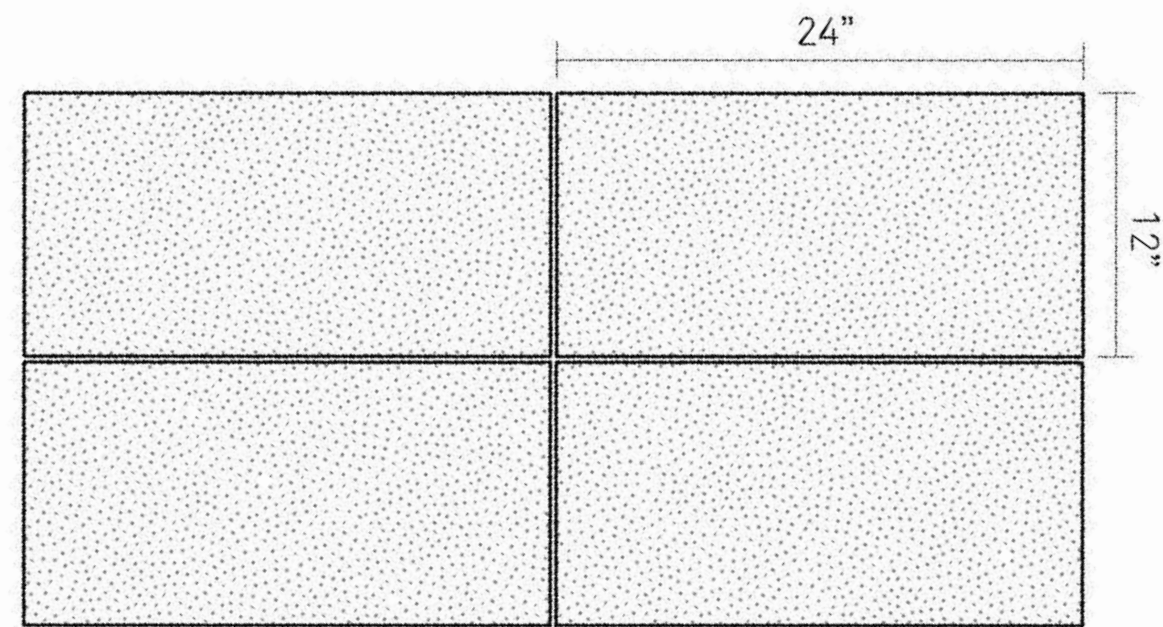
Place de la Republique / Concrete slabs- shades / Paris, France



Goldman Plaza / Granite / New York, NY

PAVER TYPE

12" x 24" Hanover Pavers
(from DPW Materials Palette)



Charcoal

Limestone Gray

Long-range vision for full-block extension of pavers



SITE FEATURES

LIGHTING / MOVEABLE SEATING / BIKE RACKS

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Moonlighting



LED Planter Lighting



Oak Street Pole Light
(Existing Light at Conservatory of Music)



Moveable seating and tables
One Greenville / Greenville, SC



Moveable seating /
Mint Plaza / San Francisco, CA

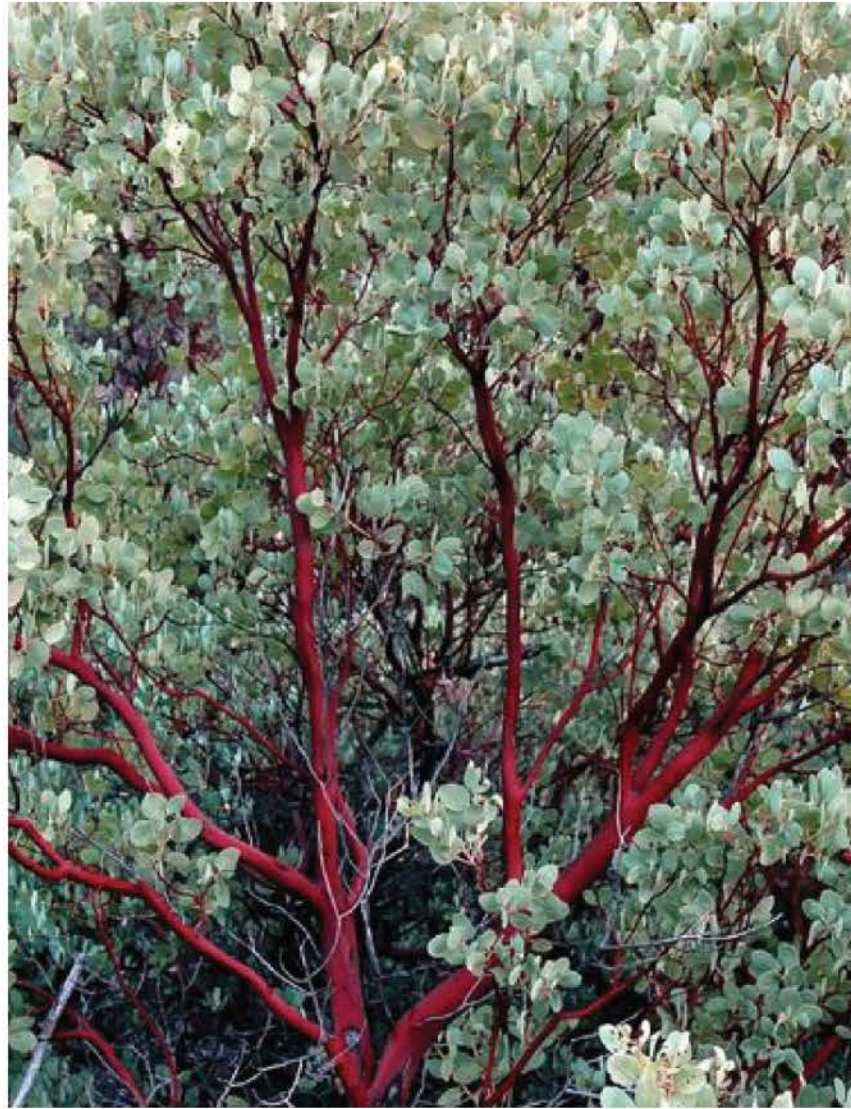


Bike rack

LANDSCAPE PALETTE

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Mount Diablo Manzanita



Species _mix of native grasses, perennials, and woody species



Gray Rush
Juncus patens (N)



Fruit Sedge
Carex globosa (N)



Bottlebrush Grass
Elymus californicus (N)



Pacific Mist
Arctostaphylos manzanita (N)



California angelica
Angelica californica (N)



Meadow Rue
Thalictrum fendleri (N)



Alum Root
Heuchera micrantha (N)

(N) Native to CA region

PUBLIC ART

DAVID DELGADO AND DAN GOODS - NASA JET PROPULSION LABORATORY

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ORBIT PAVILION

Dimensions: 40 long x 38 wide x 18 tall

Media: Aluminum, custom 28 speaker sound system

Year of Completion: 2015

Commissioning Agency: NASA

<https://vimeo.com/140013224>



METAMORPHOSIS

Dimensions: 12 long x 10 tall x 8 wide

Media: Steel, Fog

Year of Completion: 2014

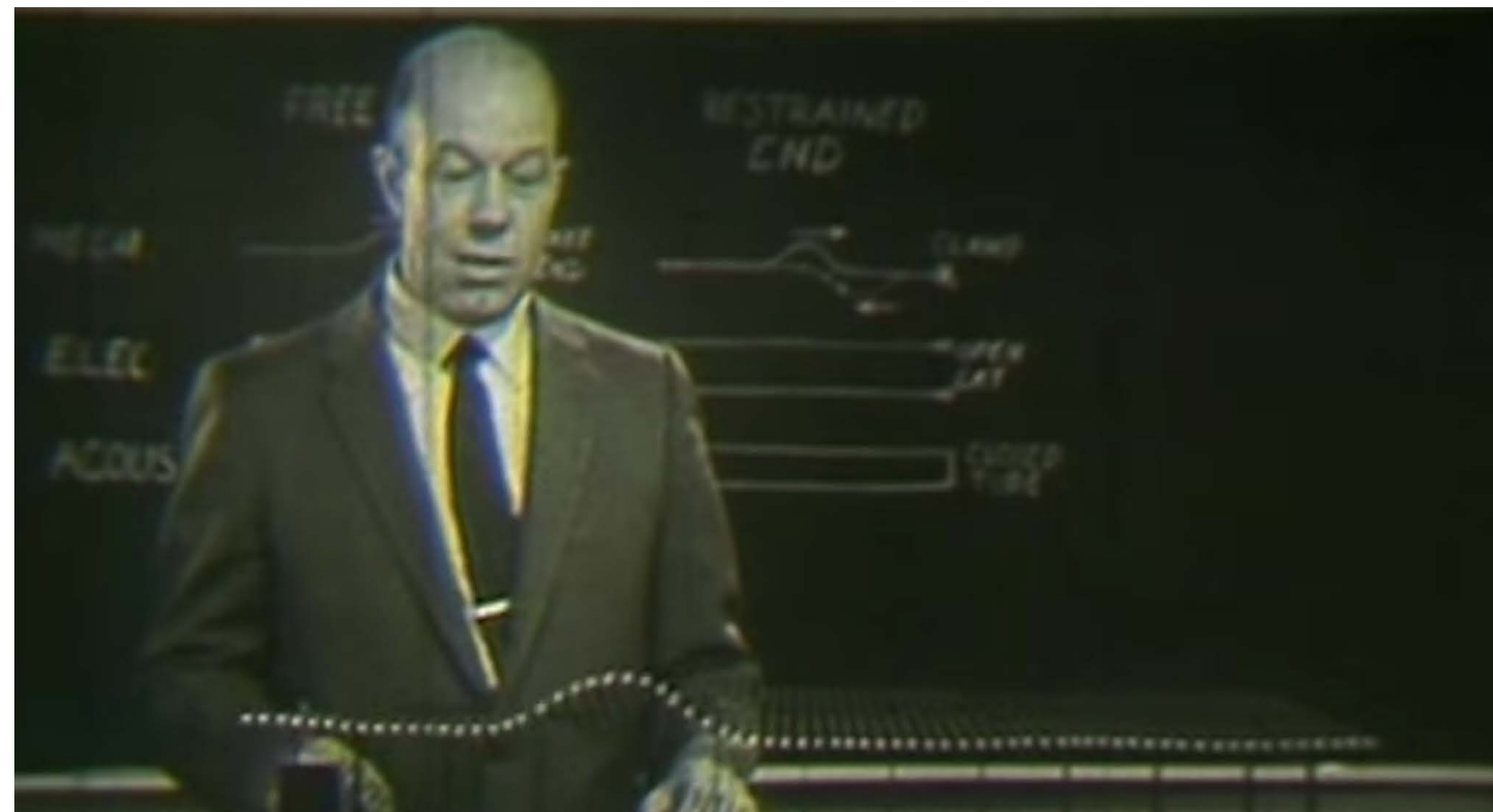
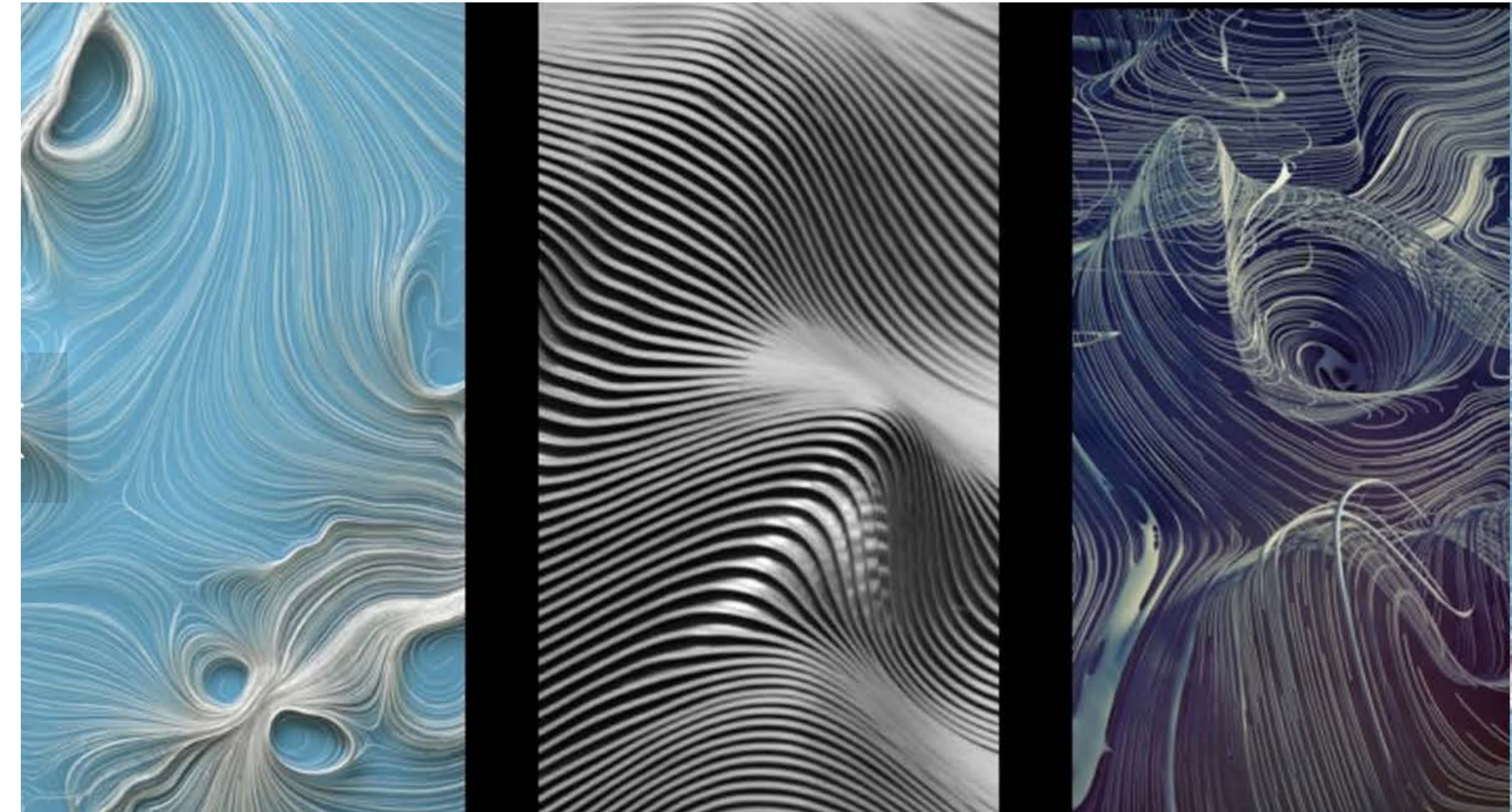
Commissioning Agency: NASA

<http://www.directedplay.com/metamorphosis/>

PUBLIC ART

INSPIRATION, CONCEPTS AND PROTOTYPING

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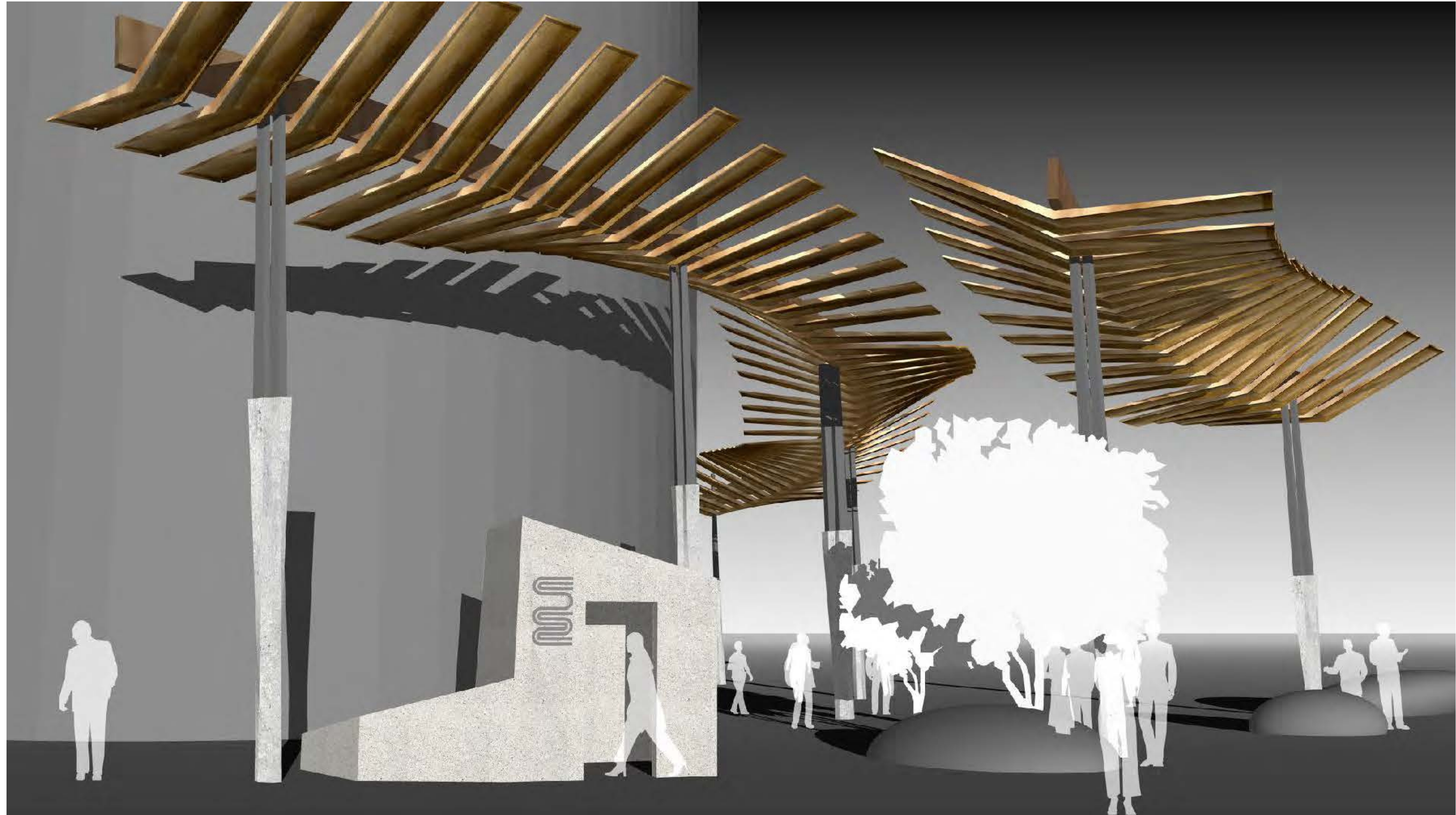
<https://www.youtube.com/watch?v=DovunOxIY1k>

<https://www.kepler16b.com/torsion-schematic-videos>

PUBLIC ART

TORSION WAVES

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WINDOW OF OPPORTUNITY

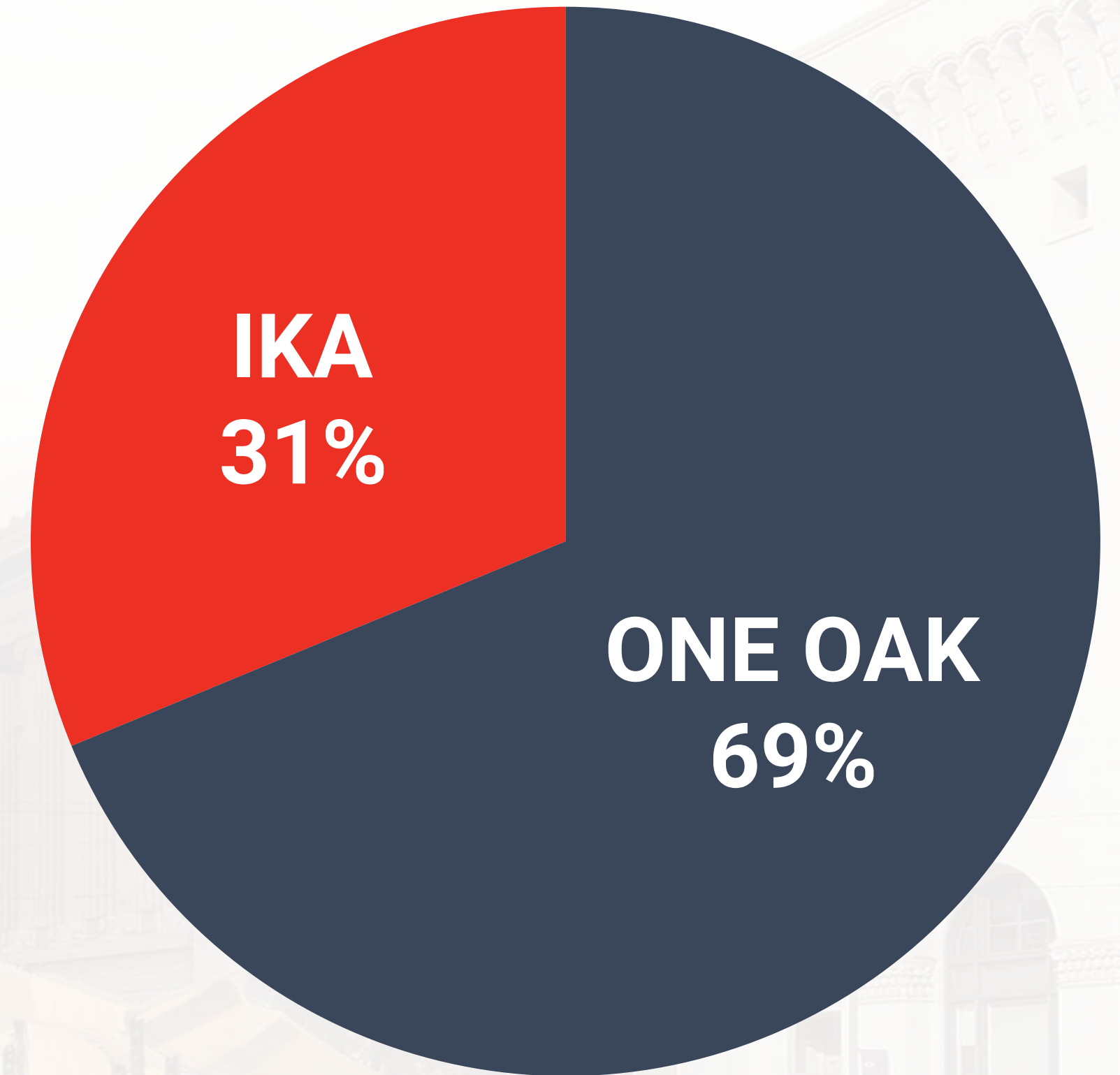
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- **Shovel-ready with guaranteed 2021 delivery**
- **100 years of maintenance funding via CFD Special Tax**
- **Private delivery brings cost savings**
- **Cost overruns borne by One Oak**
- **Catalyzes City's Hub Public Realm Plan**

WINDOW OF OPPORTUNITY

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OAK PLAZA	TOTAL COST
Streetscape Improvements	
Code Complying Streetscape	\$3,940,000
IKA Enhanced Features*	\$1,950,000
Muni Elevator Enclosure	\$350,000
TOTAL	\$6,240,000



*\$1.95M does not include IKA-eligible project management and administrative fees, which are estimated at approximately \$290,000. Project Sponsor requests IKA be increased by an amount to be determined pending further review by Planning Department and Project Sponsor prior to Planning Commission approval.

TOTAL DEVELOPER CONTRIBUTION: \$4.29M

TOTAL IKA PROPOSAL: \$1.95M*

TOTAL PROJECT COST: \$6.24M

WINDOW OF OPPORTUNITY

ESTIMATED PROJECT COST

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\$1.95M* in Market Van Ness SUD Impact Fees today leverages:

Build Contribution	\$4,290,000
Net Present Value of 100 years of CFD Revenues**	\$9,921,536
TOTAL VALUE	\$14,211,536

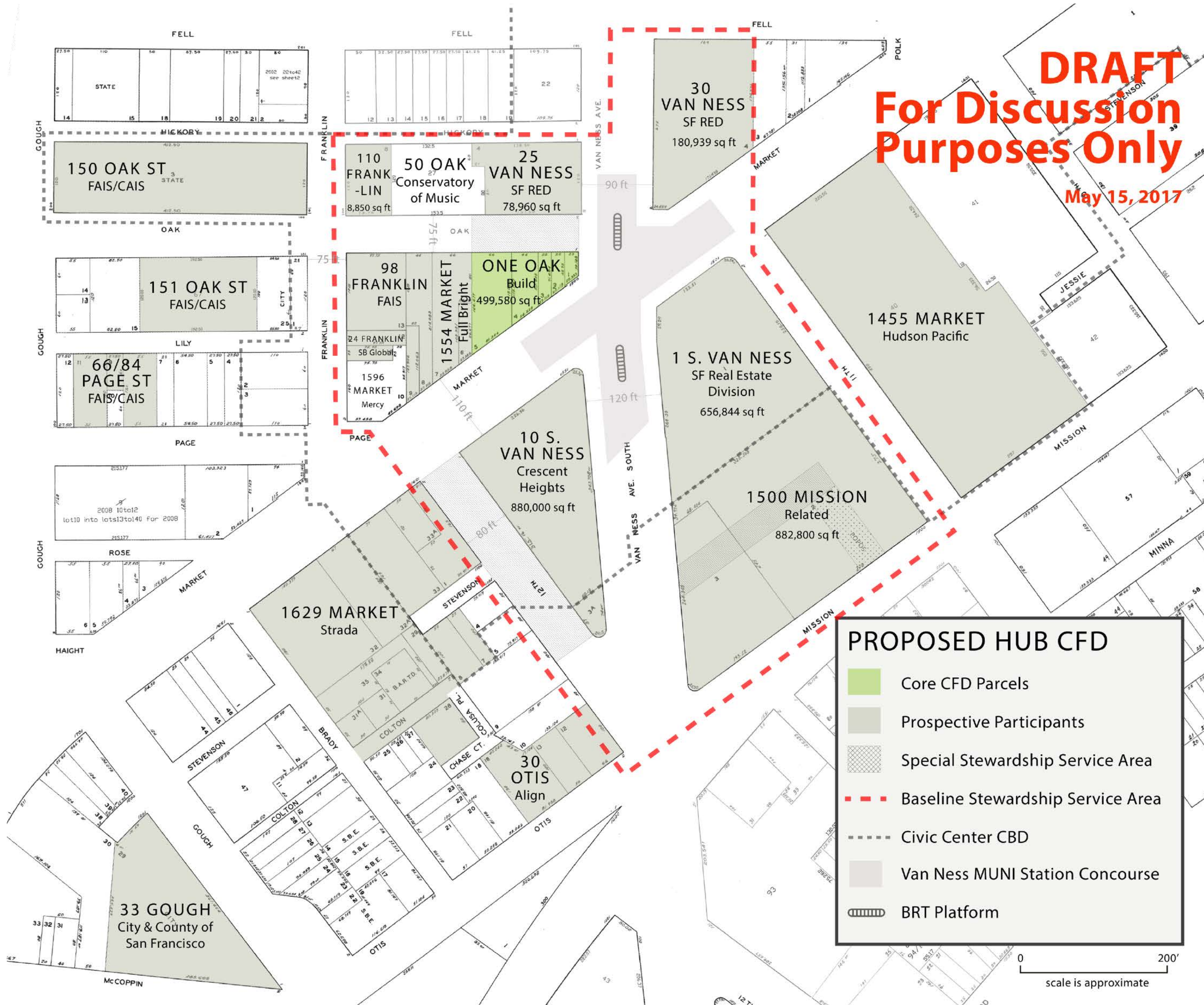
*\$1.95M does not include IKA-eligible project management and administrative fees, which are estimated at approximately \$290,000. Project Sponsor requests IKA be increased by an amount to be determined pending further review by Planning Department and Project Sponsor prior to Planning Commission approval.

**Assumes \$300,000 in CFD revenues in Y1 with 5.0% discount rate and 2.0% annual growth over 100 years.

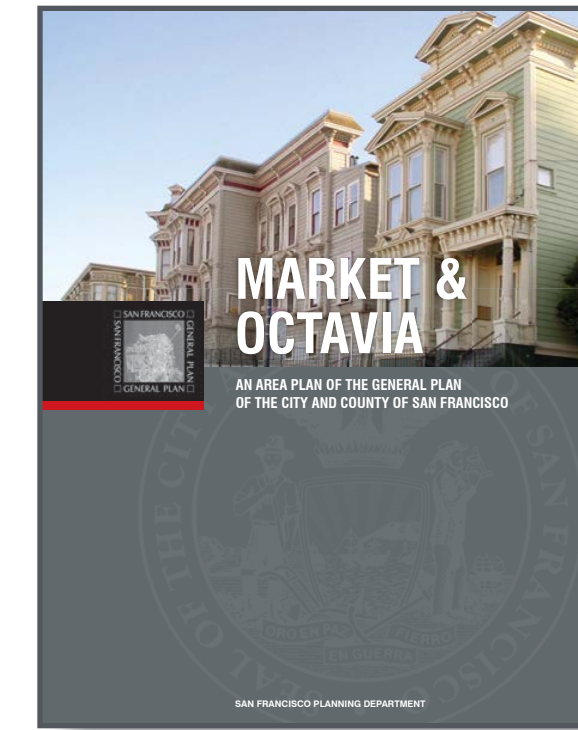
LONG-TERM STEWARDSHIP

SERVICES COMMUNITY FACILITIES DISTRICT (SPECIAL TAX FOR 100 YEARS)

OAK PLAZA



Market & Octavia Area Plan (2008)



Community Improvements Appendix A42. Operations and Maintenance, existing and new facilities

Maintenance and operation of new and existing street trees, open space, transportation facilities, bicycle facilities, and recreational facilities is crucial to the successful implementation of community improvements. Numerous strategies should be explored and implemented to meet the maintenance needs of the neighborhood, including assessment districts, seed funds, and future tax increment financing-like mechanisms. (Appendix C - 105)

OAK PLAZA

MARKET OCTAVIA CAC PRESENTATION

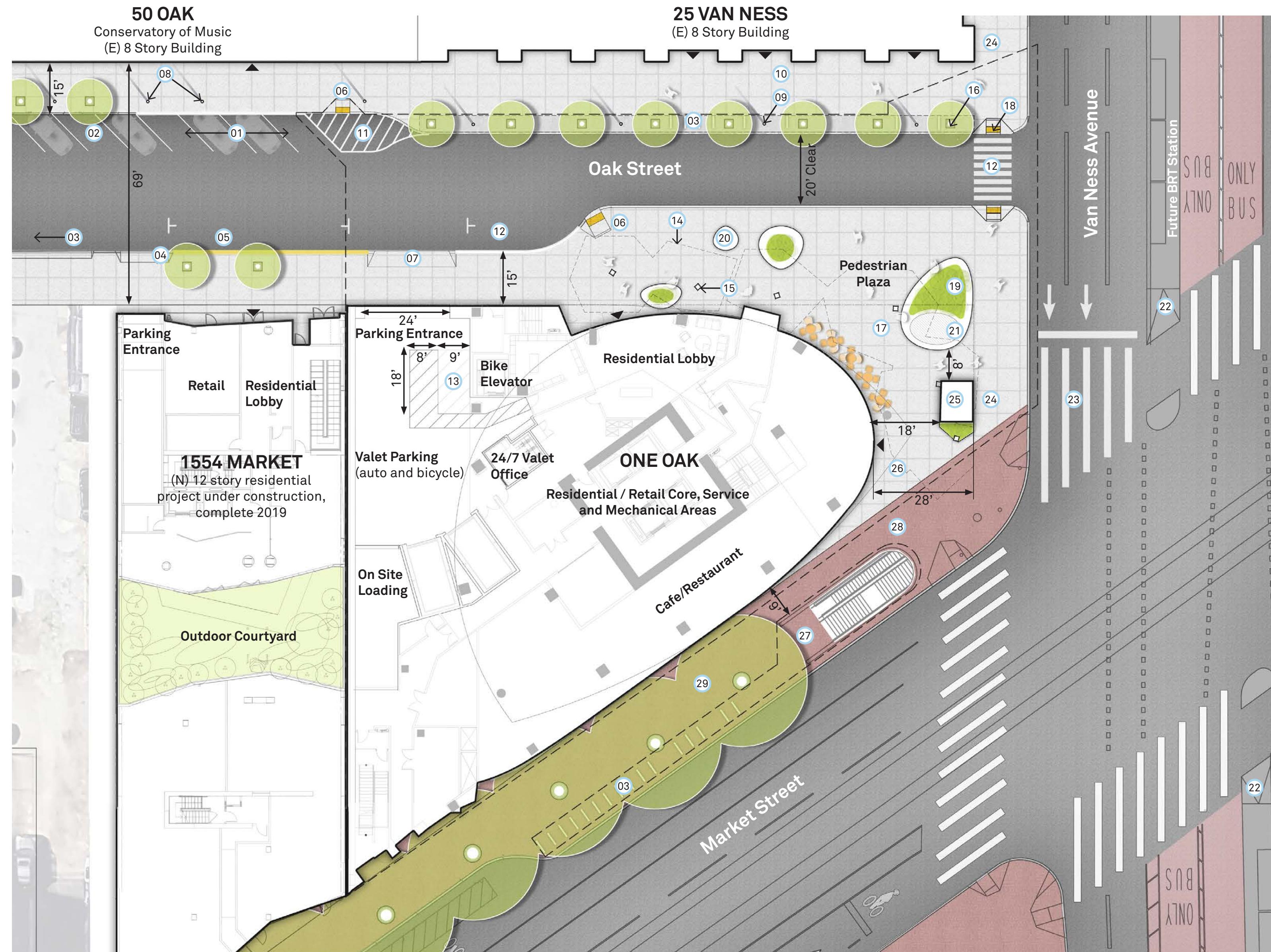
MAY 15, 2017



CODE COMPLYING PLAZA PLAN

OAK PLAZA

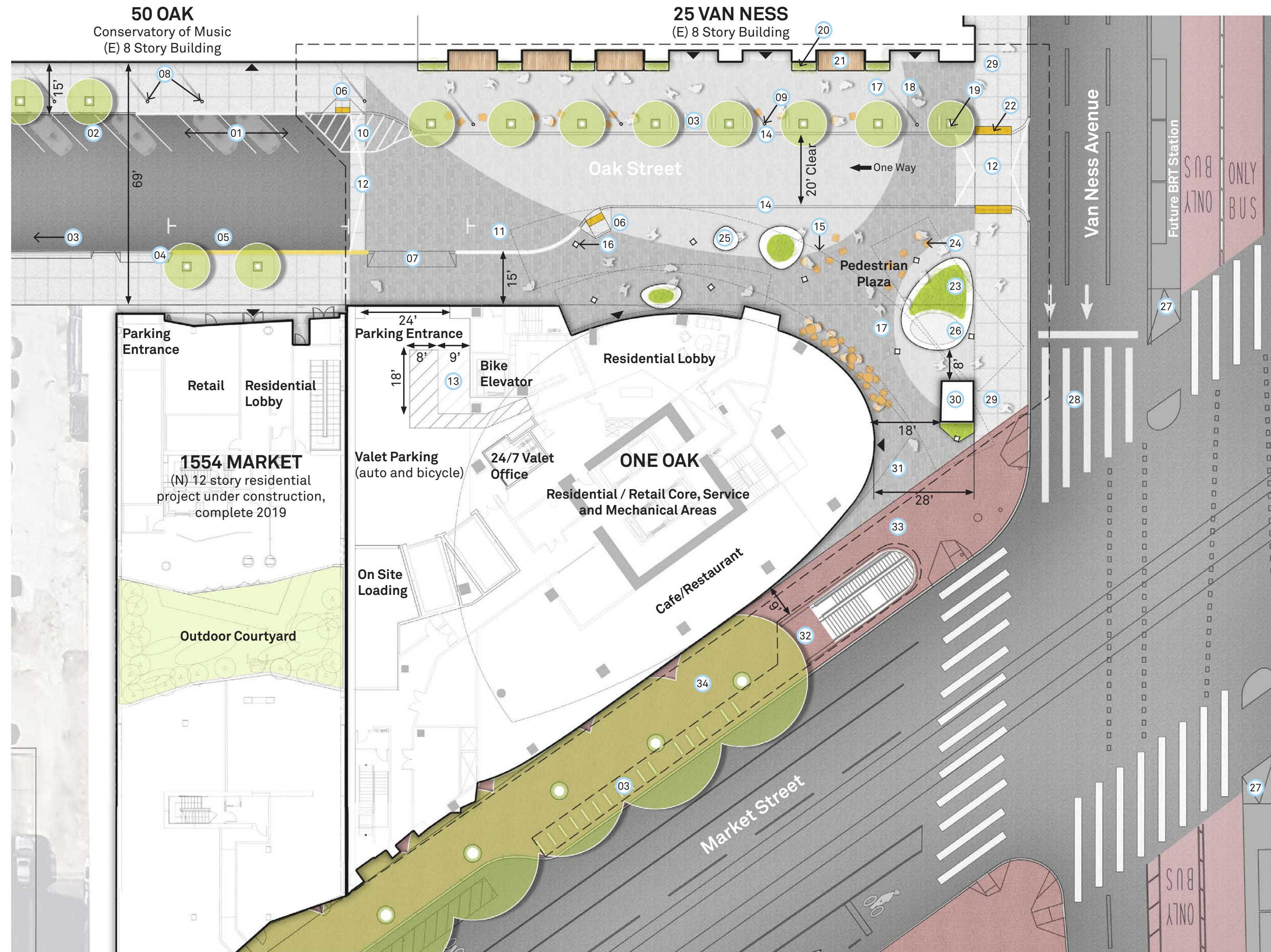
- LEGEND**
- 01 (E) White Passenger Drop-Off Spaces to Remain (4 loc.)
 - 02 (E) Angled Parking Spaces to Remain (15 Total Including Drop-Off Spaces)
 - 03 (N) Bike Racks. 7 on Oak Street at Franklin, 8 on north side of Oak Street, 16 on Market Street (31 total)
 - 04 Curb Cut at 1554 Market Parking Entrance
 - 05 1554 Market 40' Truck Loading Zone
 - 06 (N) Pedestrian Curb Ramp (2 loc.)
 - 07 (N) Vehicular Curb Ramp
 - 08 (E) Pole Light to Remain (4 loc.)
 - 09 (N) Pole Light to Match (E), Typ. (4 loc.)
 - 10 (E) Oak Street Sidewalk to Remain
 - 11 (N) Accessible Passenger Loading Zone
 - 12 (N) White Zone (Proposed Passenger Drop-Off Area)
 - 13 Van Accessible Parking Space
 - 14 Edge of Canopy Above, Typ.
 - 15 Canopy Column, Typ.
 - 16 (N) Street Trees with Cast Iron Grates in Sidewalk Bulb-out Expansion (8 loc.)
 - 17 Concrete Paving per City Standard, Typ.
 - 18 Yellow Truncated Domes, Typ.
 - 19 Custom Precast Planter with Seating, Typ.
 - 20 Moveable Precast Bench, Typ.
 - 21 Garage Fresh Air Supply Vent
 - 22 Ramp Up to BRT Platform
 - 23 Enhanced Pedestrian Crosswalk Striping for BRT Station Platform
 - 24 (E) Van Ness Sidewalk to Remain
 - 25 (N) Enclosure for (E) MUNI Elevator
 - 26 Publicly Accessible Open Space
 - 27 (E) Van Ness MUNI Station Entrance to Remain
 - 28 (E) Market Street Brick Sidewalk to Remain
 - 29 (E) Street Trees to Remain
 - ▲ Building Entry
 - Property Line
 - - - Limit of Work



CODE COMPLYING + IN-KIND ENHANCEMENTS PLAZA PLAN

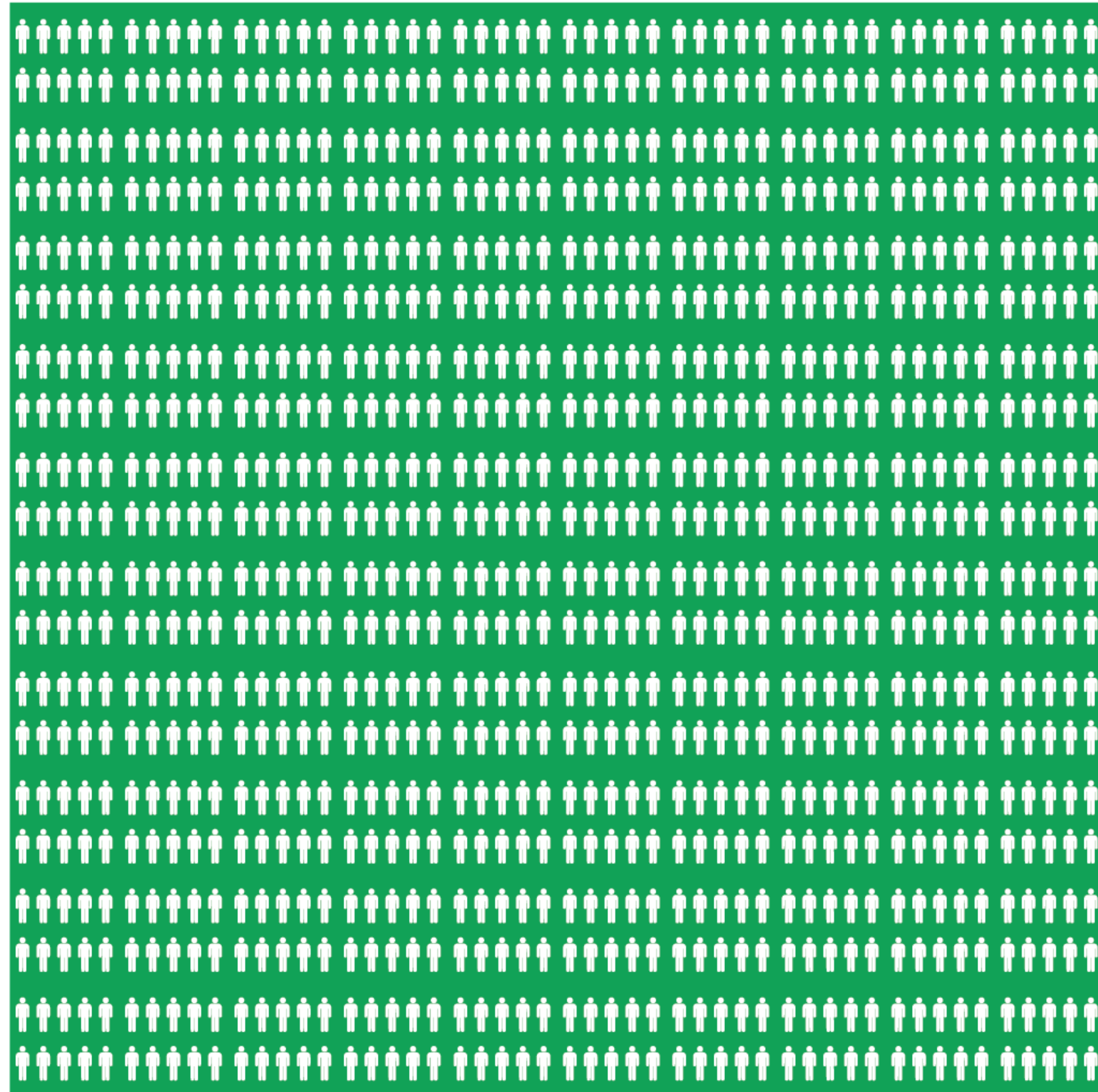
OAK PLAZA

- LEGEND**
- 01 (E) White Passenger Drop-Off Spaces to Remain (4 loc.)
 - 02 (E) Angled Parking Spaces to Remain (15 Total Including Drop-Off Spaces)
 - 03 (N) Bike Racks. 7 on Oak Street at Franklin, 8 on north side of Oak Street, 16 on Market Street (31 total)
 - 04 Curb Cut at 1554 Market Parking Entrance
 - 05 1554 Market 40' Truck Loading Zone
 - 06 (N) Pedestrian Curb Ramp (2 loc.)
 - 07 (N) Vehicular Curb Ramp
 - 08 (E) Pole Light to Remain (4 loc.)
 - 09 (N) Pole Light to Match (E), Typ. (4 loc.)
 - 10 (N) Accessible Passenger Loading Zone
 - 11 (N) White Zone (Proposed Passenger Drop-Off Area)
 - 12 (N) Raised crossing with 6" ramp up from Van Ness Ave. and 4" ramp down onto Oak St.
 - 13 Van Accessible Parking Space
 - 14 4" Precast Curb
 - 15 Edge of Canopy Above, Typ.
 - 16 Canopy Column, Typ.
 - 17 (N) Precast Concrete Paving, Typ.
 - 18 (E) Subgrade Vault to be Waterproofed and Sidewalk to be Replaced
 - 19 (N) Street Trees with Cast Iron Grates (8 loc.)
 - 20 (N) Rectangular Custom Planters (6 loc.)
 - 21 (N) Micro Retail Kiosk, Typ. (4 loc.)
 - 22 Yellow Truncated Domes, Typ.
 - 23 Custom Precast Planter with Seating, Typ.
 - 24 Moveable Chair, Typ.
 - 25 Moveable Precast Bench, Typ.
 - 26 Garage Fresh Air Supply Vent
 - 27 Ramp Up to BRT Platform
 - 28 Enhanced Pedestrian Crosswalk Striping for BRT Station Platform
 - 29 (N) Van Ness Sidewalk Concrete per City Standard
 - 30 (N) Enclosure for (E) MUNI Elevator
 - 31 Publicly Accessible Open Space
 - 32 (E) Van Ness MUNI Station Entrance to Remain
 - 33 (E) Market Street Brick Sidewalk to Remain
 - 34 (E) Street Trees to Remain
 - ▲ Building Entry
 - Property Line
 - - - Limit of Work



WHY HERE?

5.5 acres of open space
per 1,000 residents in San Francisco*



*Estimate from 2011.

0.48 acres of open space**
per 1,000 residents in Market Octavia**

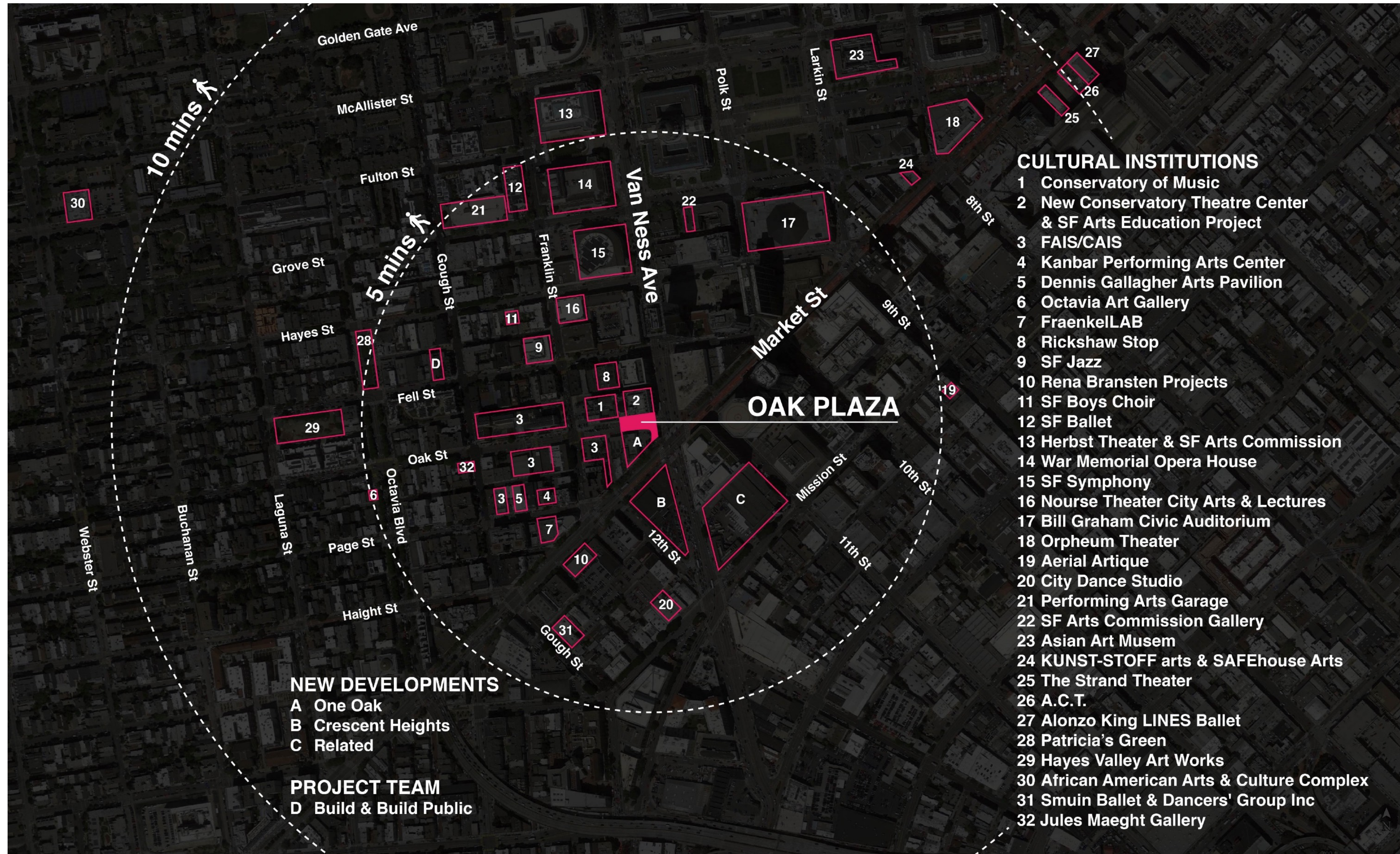


**Estimate includes all public open spaces within MO Area Plan boundary.

***Market Octavia population - 30,783 (ACS Data, 2011-2014).

WHY HERE?

OAK PLAZA



SITE FEATURES

HARDSCAPE MATERIAL PALETTE COMPARISON

Market Street Sidewalk

Oak Street Sidewalk

OakStreet Roadway

Planters

Code
Complying
Design



Market Street Brick (Standard)



Scored Concrete (Standard)



Asphalt Street (Standard)

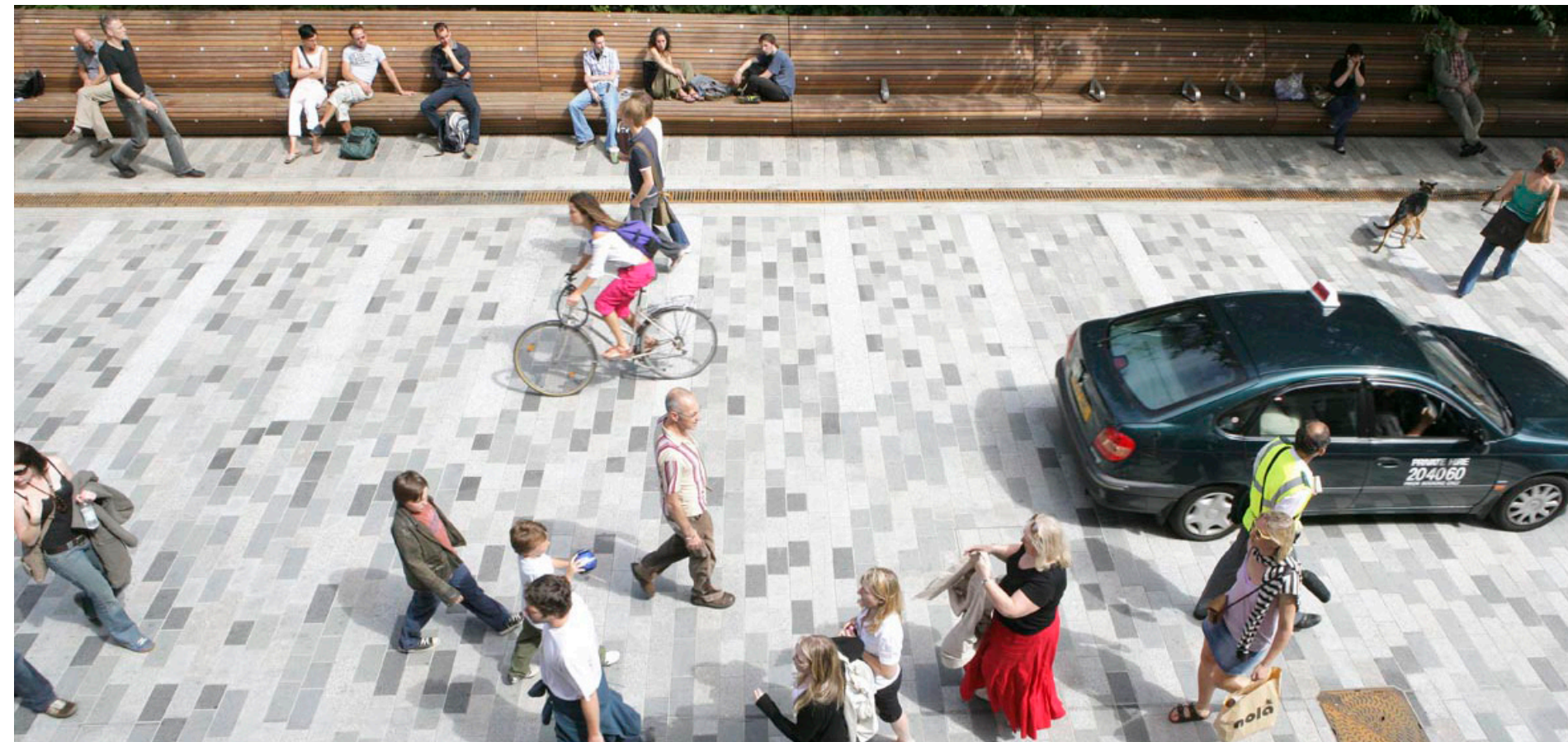


Precast Concrete Planters

IKA
Enhanced
Design



Market Street Brick (Standard)



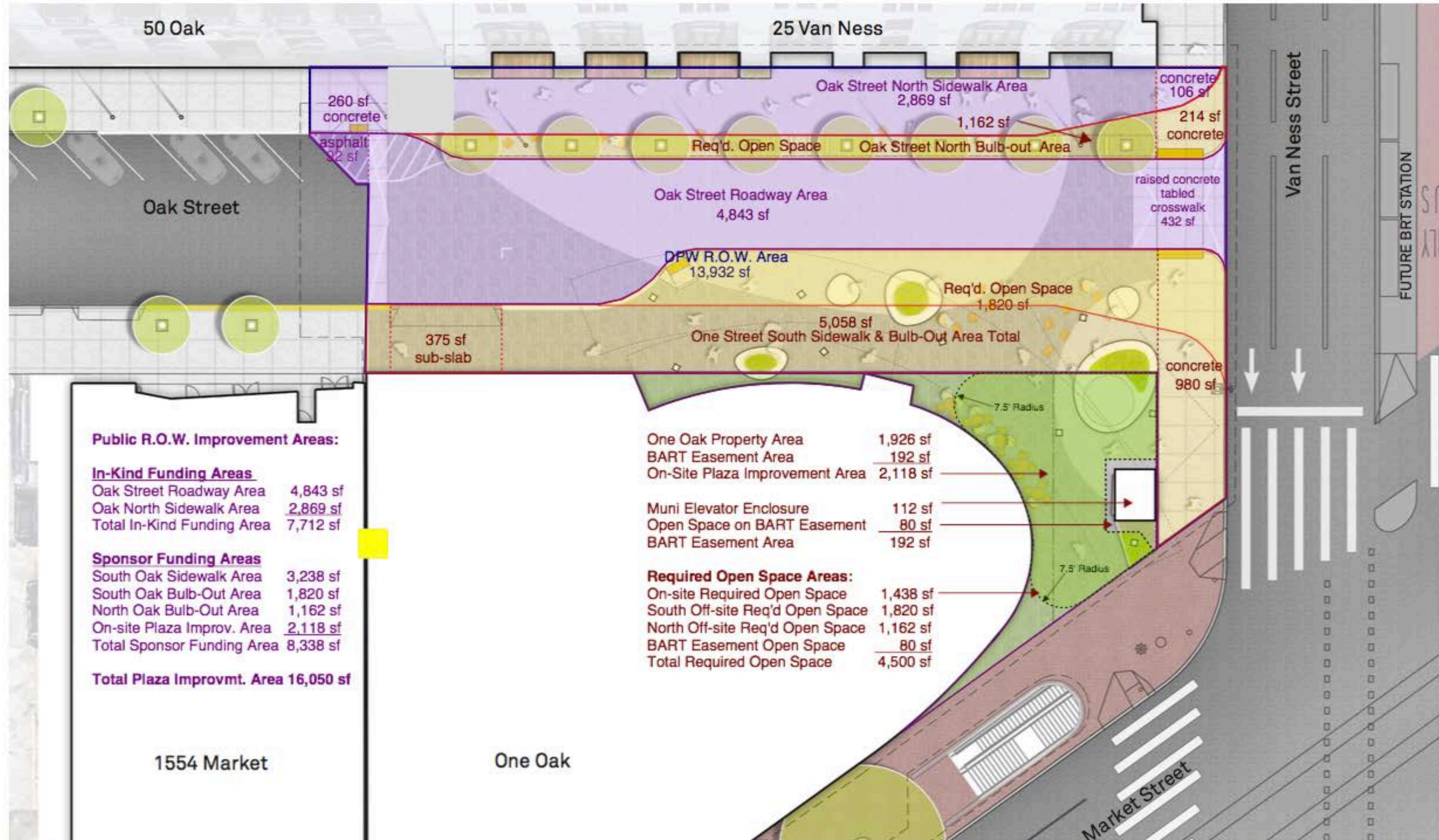
Precast Unit Paver Sidewalk and Street



Precast Concrete Planters

PLAZA AREA BREAKDOWN

OAK PLAZA



PLAZA AREA BREAKDOWN

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