

# Showplace Square Open Space Planning Process

**PLANNING  
COMMISSION**

THURSDAY  
**1.28.2010**

**MEETING  
NO. 3**

WEDNESDAY  
**12.2.2009**

**MEETING  
NO. 2**

WEDNESDAY  
**09.23.2009**

**MEETING  
NO. 1a**

TUESDAY  
**07.21.2009**

**MEETING  
NO. 1**

WEDNESDAY  
**06.24.2009**

**WALKING  
TOUR**

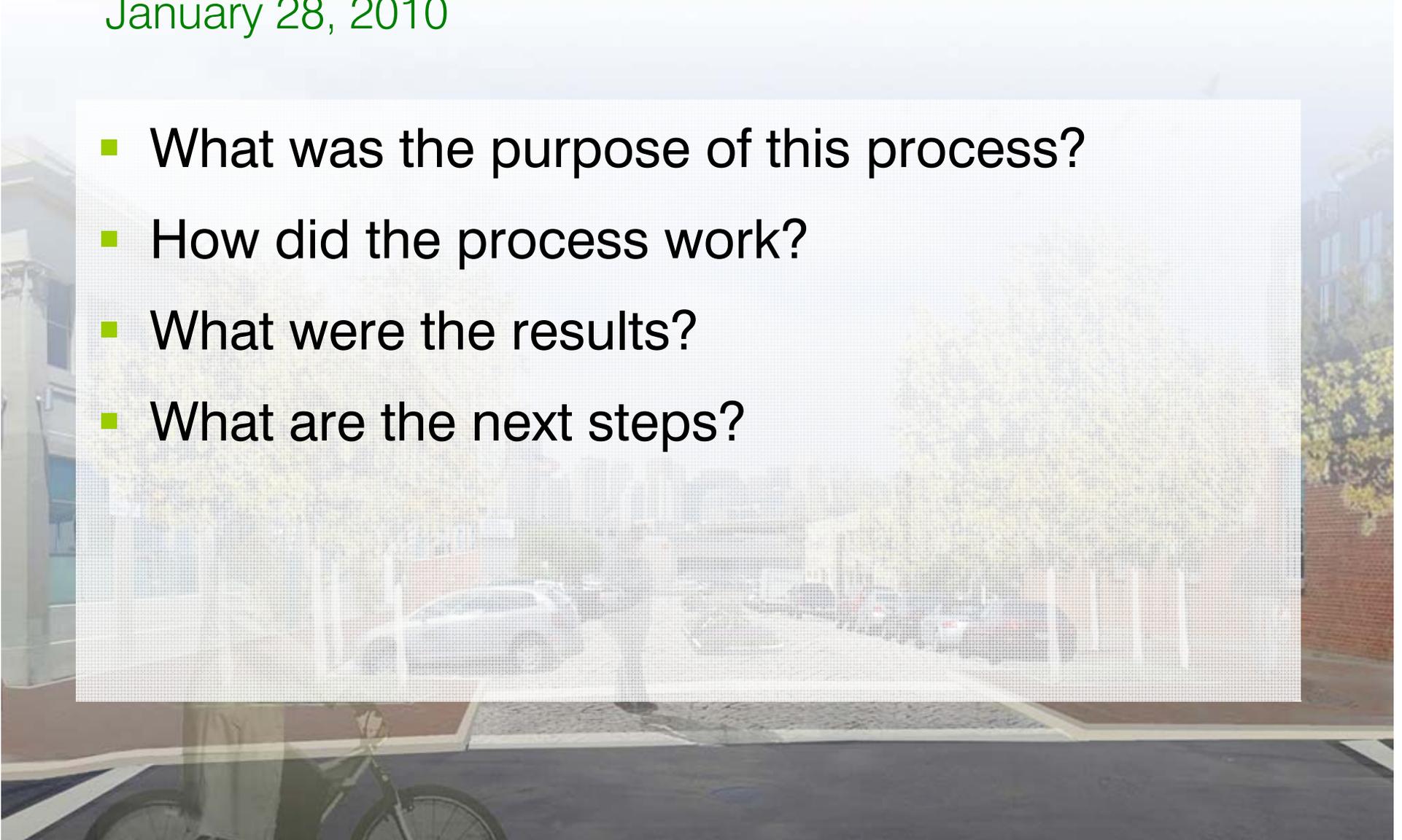
TUESDAY  
**06.16.2009**

**SAN FRANCISCO  
PLANNING DEPARTMENT**

# Planning Commission Presentation

January 28, 2010

- What was the purpose of this process?
- How did the process work?
- What were the results?
- What are the next steps?

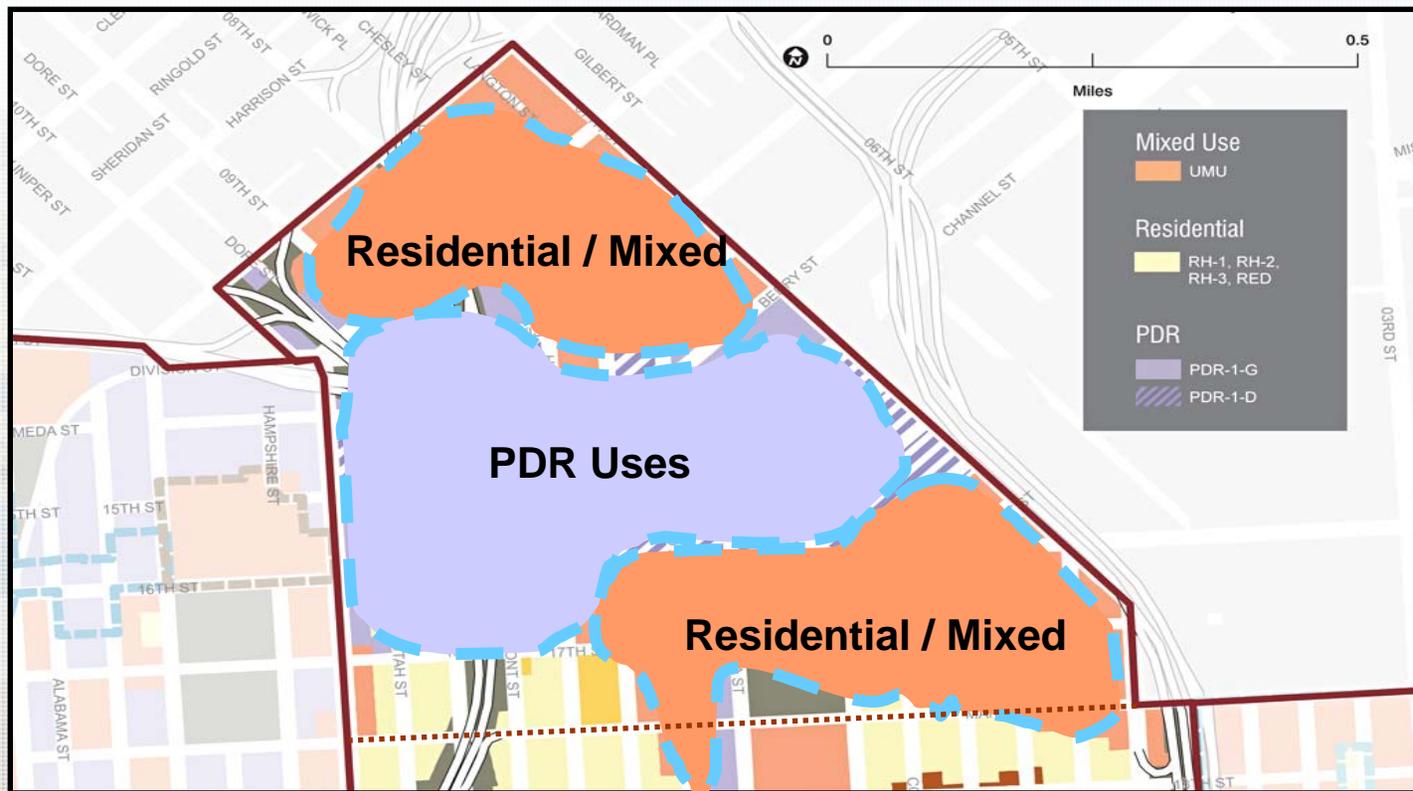


# What Was the Purpose of this Process?



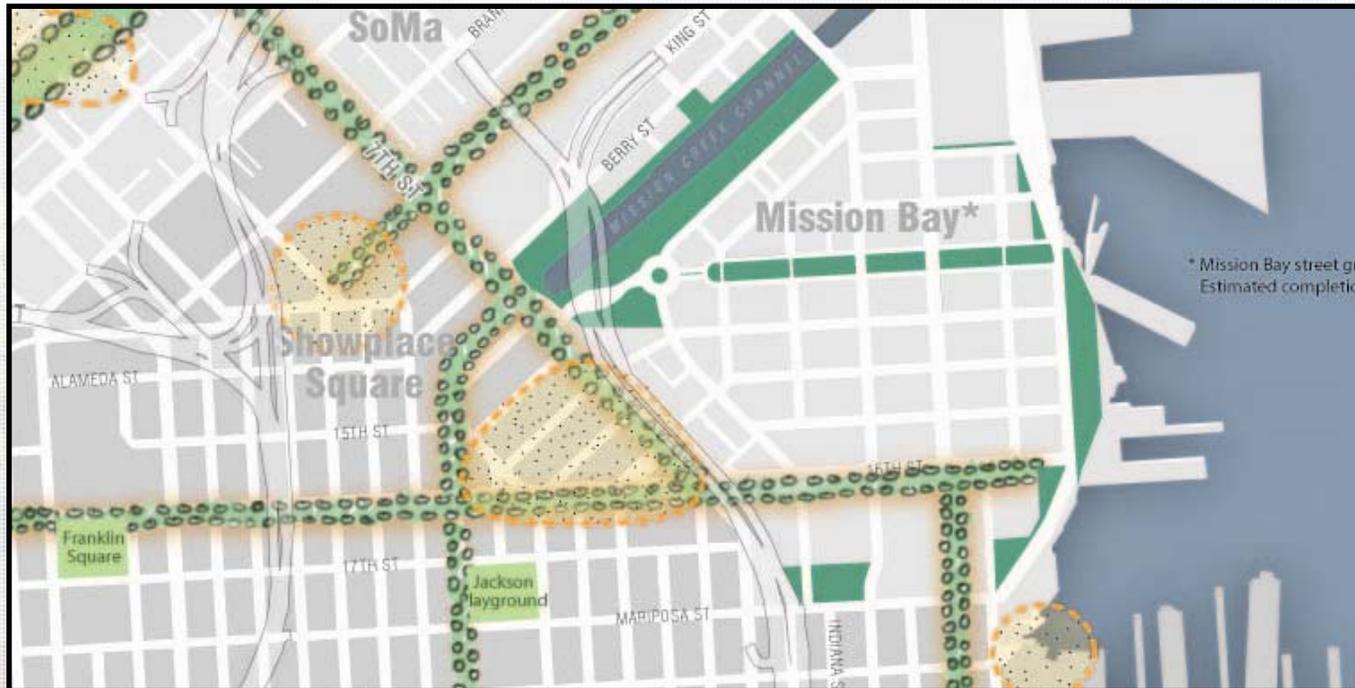
# What Was the Purpose of this Process?

Meet expected demand for open space



# What Was the Purpose of this Process?

Refine Area Plan concepts



## What Was the Purpose of this Process?

Fulfill requirement to prioritize this process

### **EASTERN NEIGHBORHOODS PRIORITY CAPITAL PROJECTS**

- DPW: Townsend St. pedestrian improvements
- DPW: Victoria Manalo Draves Park pedestrian improvements
- DPW: Folsom St. streetscape improvements
- DPW: 16th St. streetscape improvements
- MTA: 16th St. transit improvements
- Planning: Showplace Square Open Space Plan**
- Planning: Implementation of one open space project in Showplace Square**
- RecPark: New 17th and Folsom park
- MOH: New affordable housing units
- MOH: Acquisition and rehabilitation of housing

# How Did this Process Work?



## How Did this Process Work?

- **Project Scoping Meeting** April 29, 2009
- **Showplace Walking Tour** June 16, 2009
- **Meeting #1 – Needs and Opportunities** June 24, 2009
- **Meeting #1A – Community Vision & Concerns** July 21, 2009
- **Meeting #2 – Preliminary Plan & Design Concepts** Sept. 23, 2009
- **Meeting #3 – Revised Plans & Prioritization** Dec. 2, 2009

# What Were the Results?

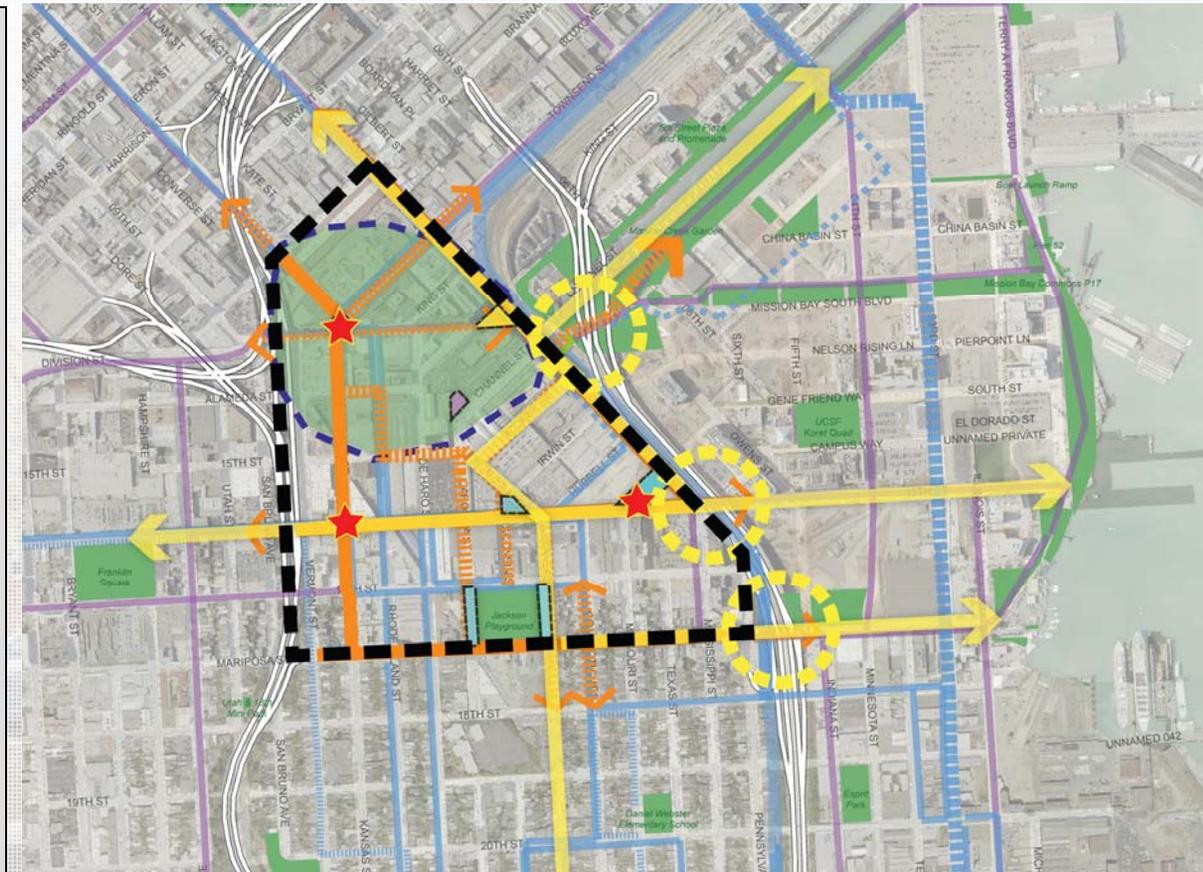


# What Were the Results?

Created an open space framework

**Legend**

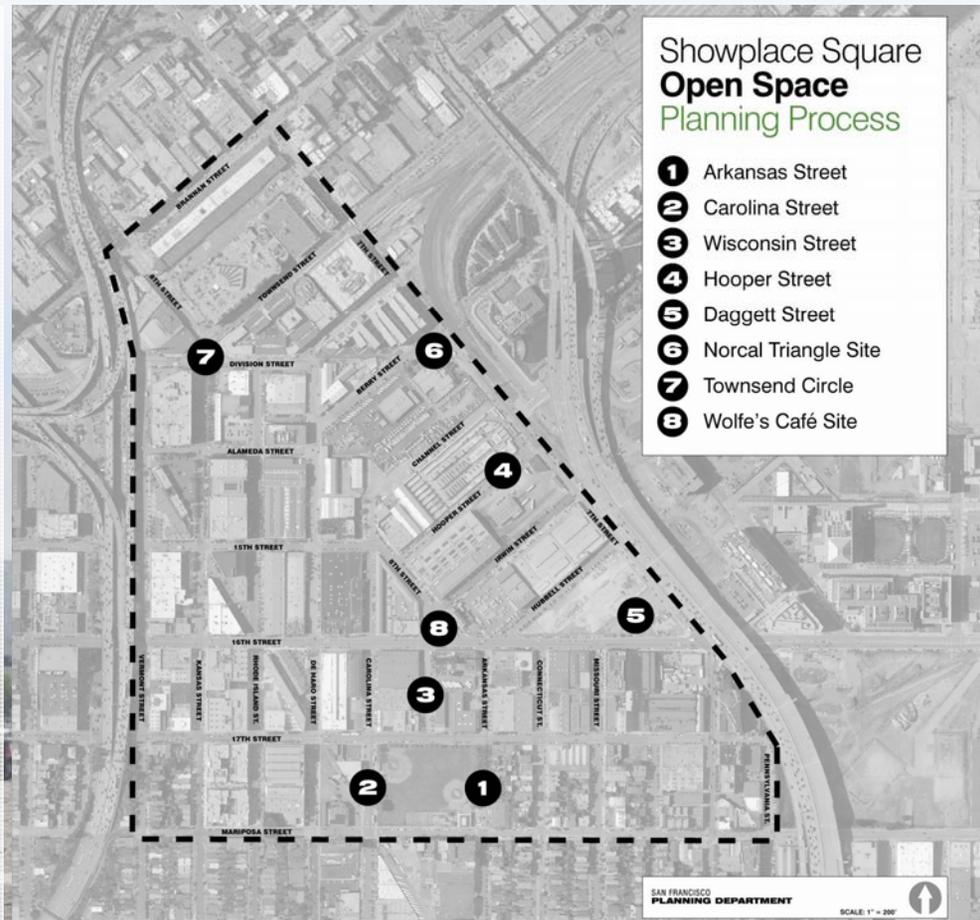
- Identified opportunity sites
- Acquisition area
- “Green Connector” streets
- Other primary pedestrian routes
- Transit routes
- Bike routes
- Gateway features
- Underpass improvements



## What Were the Results?

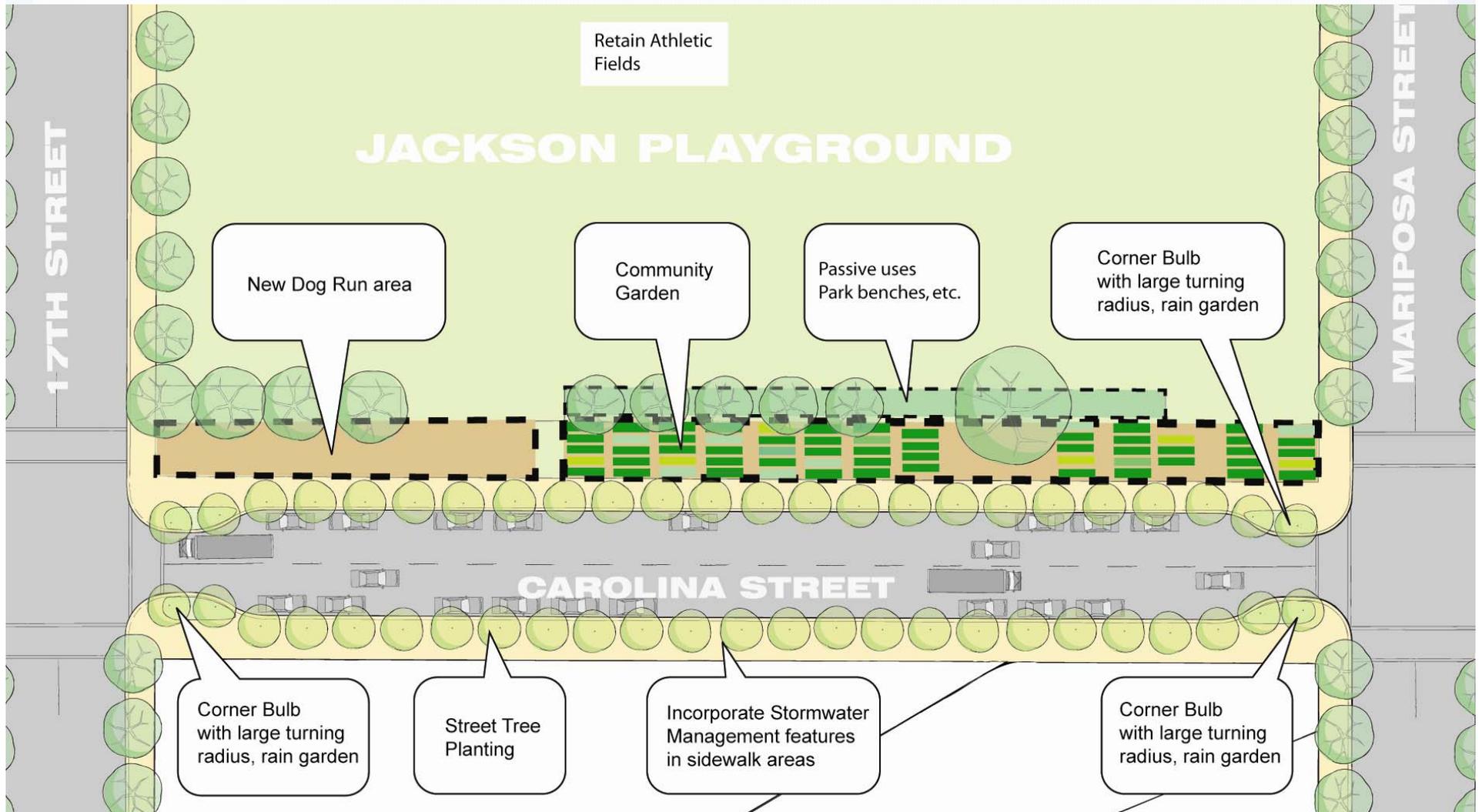
### Identified eight potential sites

- Arkansas St.
- Carolina St.
- Wisconsin St.
- Hooper St.
- Daggett St.
- Norcal Triangle/7<sup>th</sup> and Berry
- Townsend Circle
- Wolfe's Cafe



# What Were the Results?

Created conceptual designs: e.g., CAROLINA ST.



## What Were the Results?

Developed a cost estimate to develop each site

Site	Total construction cost	New square feet of recreational area	Total cost per new square foot of recreational area
Wolfe's Café	<b>\$1.4 - \$3.2 million</b>	11,500 square feet	\$120 - \$280
Norcal Triangle/ 7th & Berry	<b>\$1.5 - \$3.5 million</b>	13,500 square feet	\$110 - \$260
Townsend Circle	<b>\$1.6 - \$3.5 million</b>	11,500 square feet	\$140 - \$310
Carolina St.	<b>\$2.1 - \$4.9 million</b>	18,000 square feet	\$120 - \$270
Wisconsin St.	<b>\$2.3 - \$5.4 million</b>	20,000 square feet	\$120 - \$270
Arkansas St.	<b>\$2.5 - \$6.0 million</b>	22,500 square feet	\$110 - \$270
Daggett St.	<b>\$4.1 - \$10.0 million</b>	38,000 square feet	\$110 - \$260
Hooper St.	<b>\$5.1 - \$11.5 million</b>	39,000 square feet	\$130 - \$290

## What Were the Results?

### Community prioritization process

1. Norcal Triangle/7 <sup>th</sup> and Berry	42 votes
2. Daggett St.	29 votes
3. Carolina St.	28 votes
4. Wolfe's Café	27 votes
5. Hooper St.	21 votes
6. Townsend Circle	18 votes
7. Arkansas St.	13 votes
8. Wisconsin St.	4 votes

What are the Next Steps?



## What are the Next Steps?

- **Publish a Plan Report** Early-2010
- **Integrate into the Capital Planning Program** Mid-2010
- **Complete environmental review** Mid-2010
- **Develop construction drawings** Mid-2010
- **Find construction money** Mid-2010
- **Search for an acquisition site in northern Showplace** 2010 and beyond
- **Build projects** 2011 and beyond

## Showplace Square Open Space Planning Process

For more information,  
visit our website at...

<http://showplace.sfplanning.org>



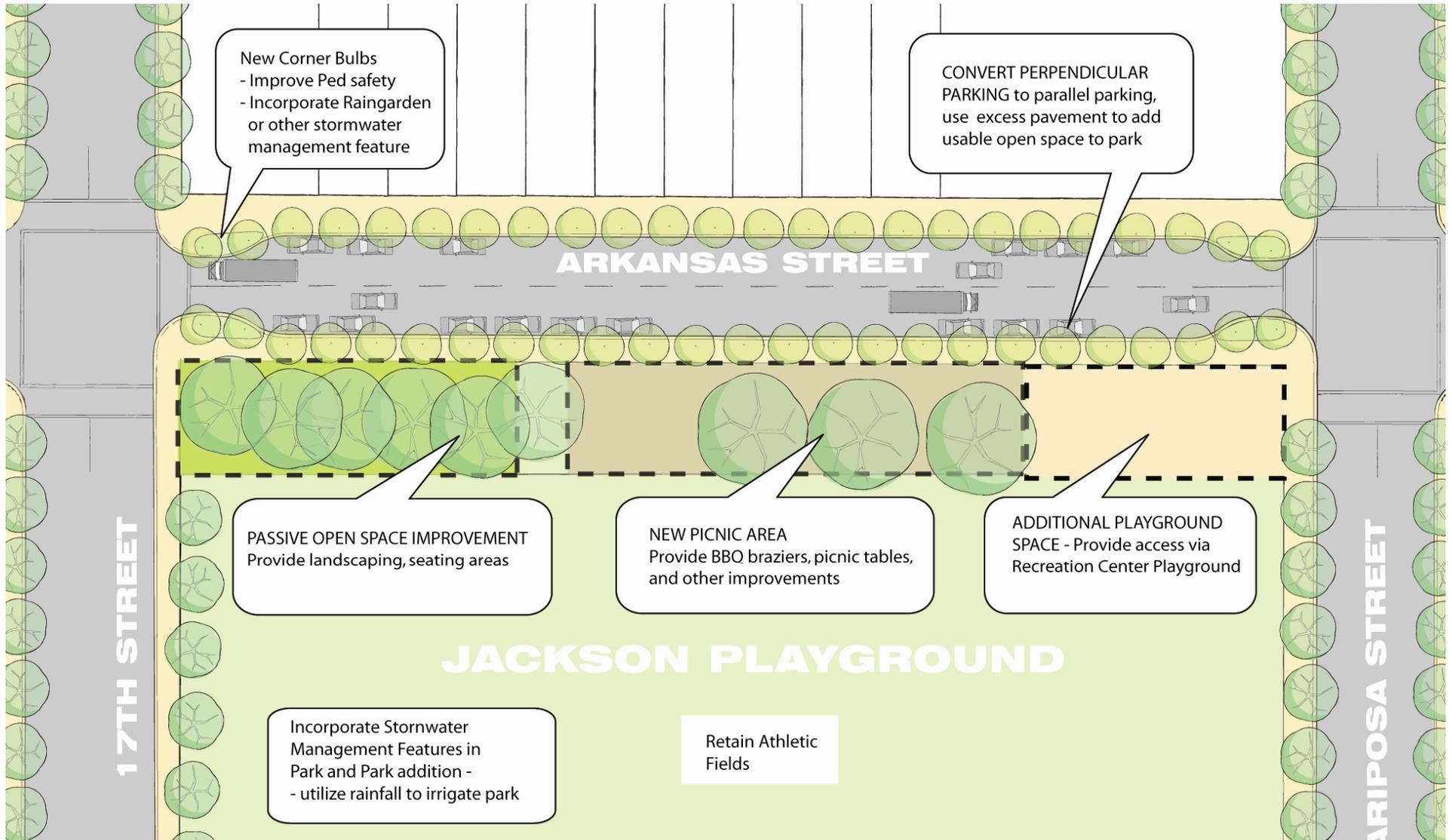
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PLANNING DEPARTMENT**

# Conceptual Designs for the Eight Open Space Opportunity Sites



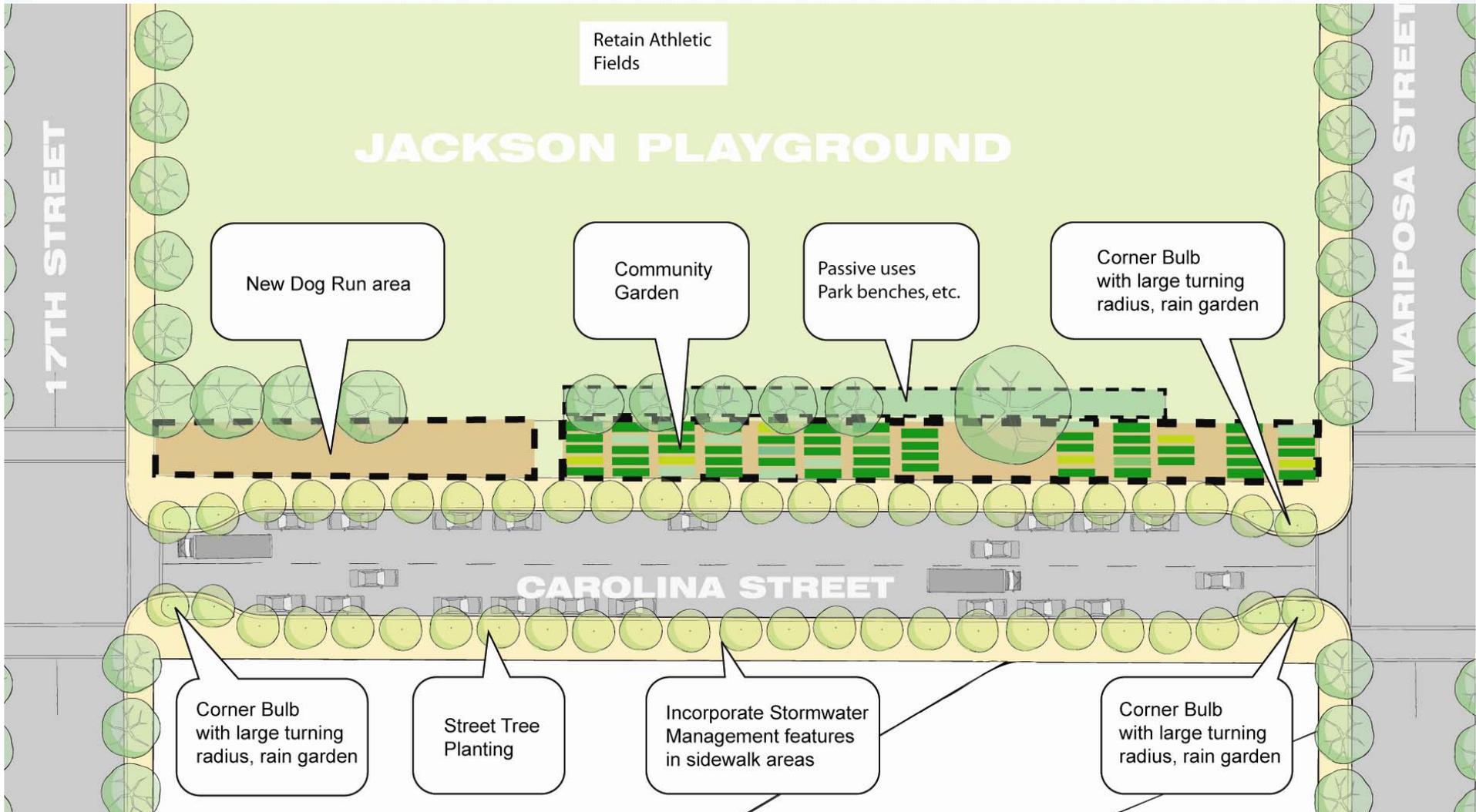
# What Were the Results?

## ARKANSAS ST. - Conceptual Design



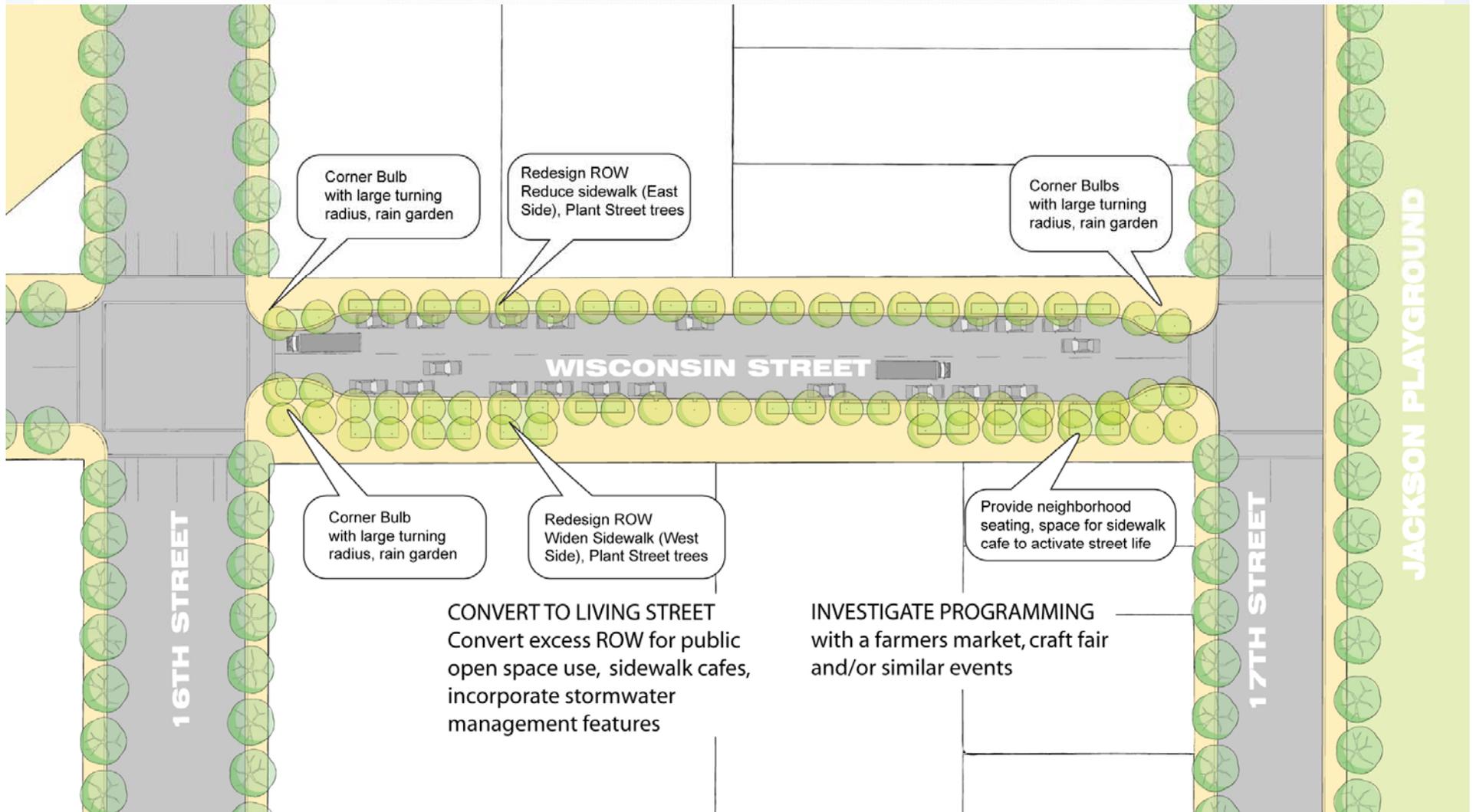
# What Were the Results?

## CAROLINA ST. - Conceptual Design



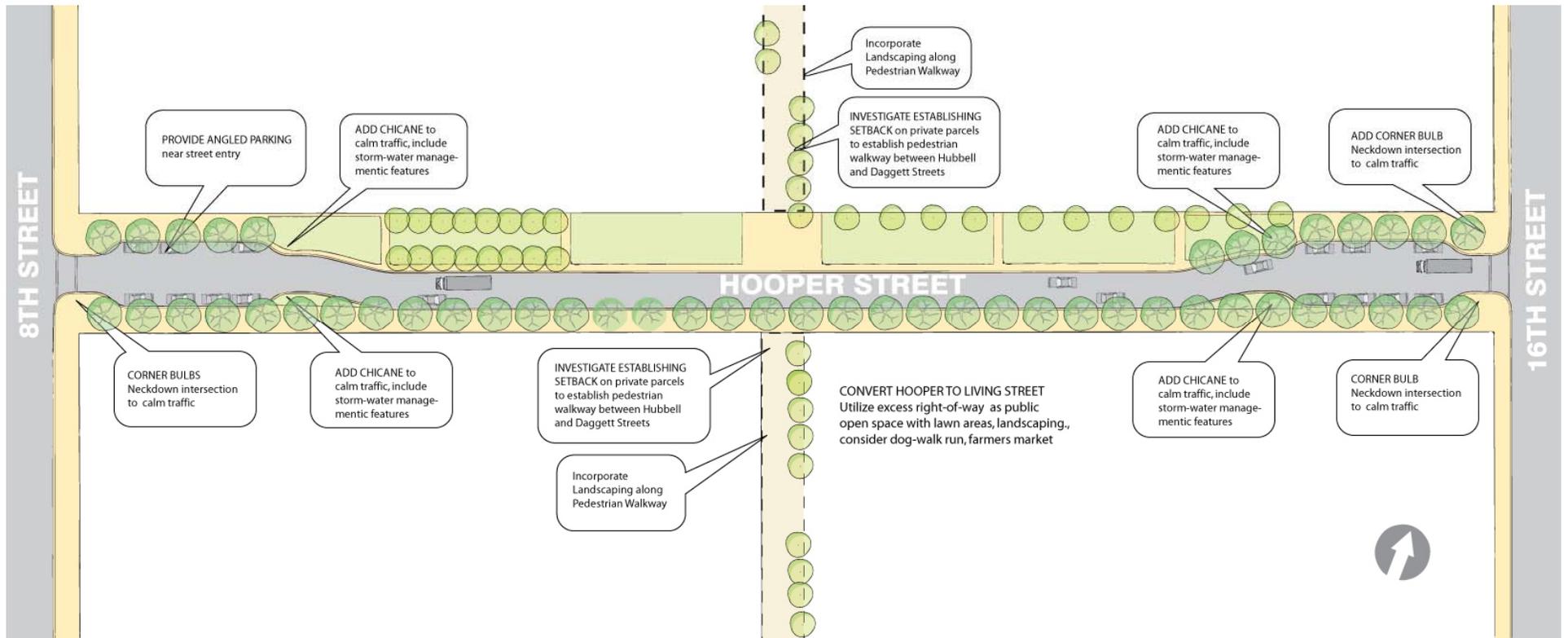
# What Were the Results?

## WISCONSIN ST. - Conceptual Design



# What Were the Results?

## HOOPER ST. - Conceptual Design



Showplace Square Open Space Planning Process

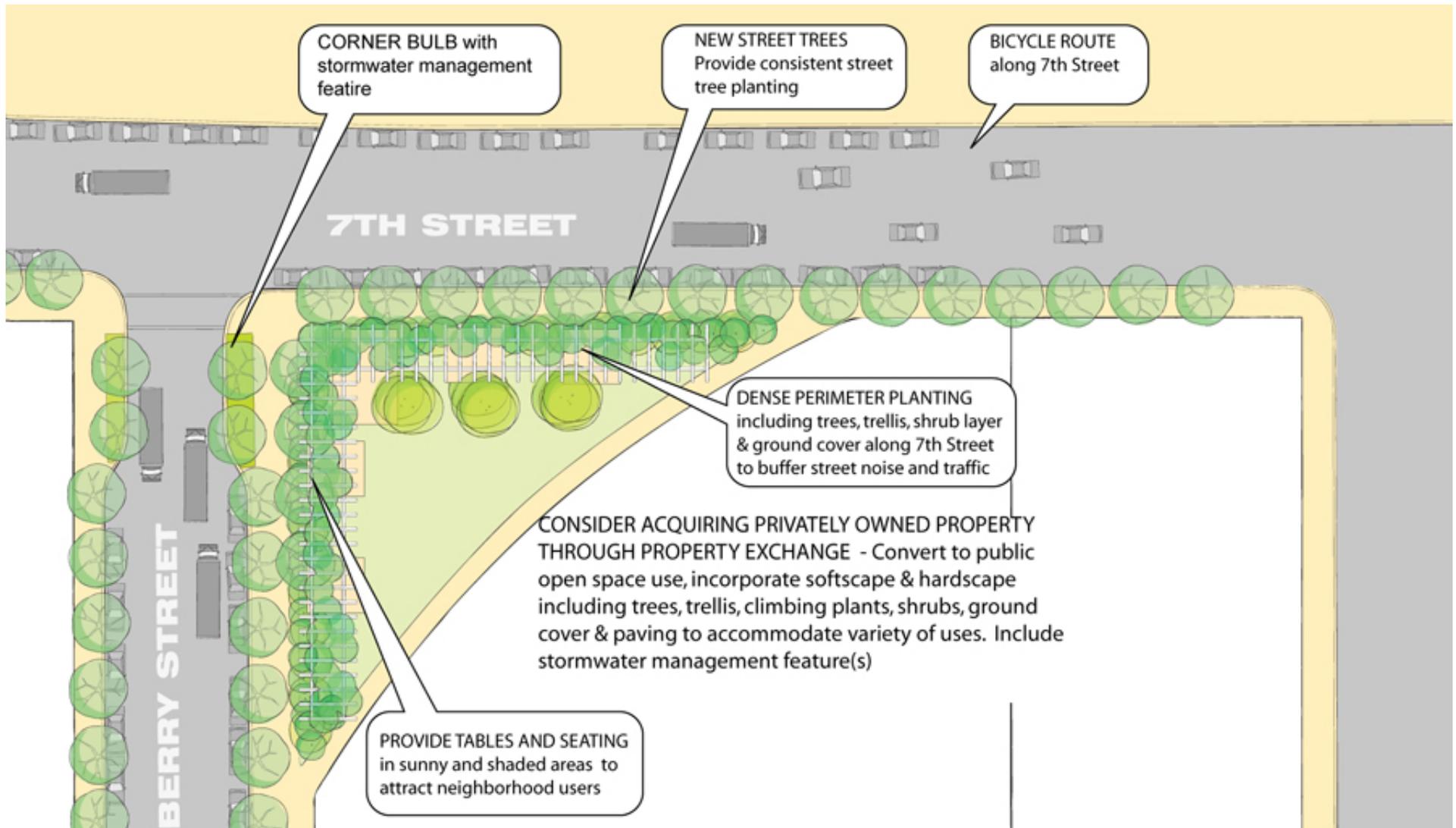
# What Were the Results?

## DAGGETT ST. - Conceptual Design



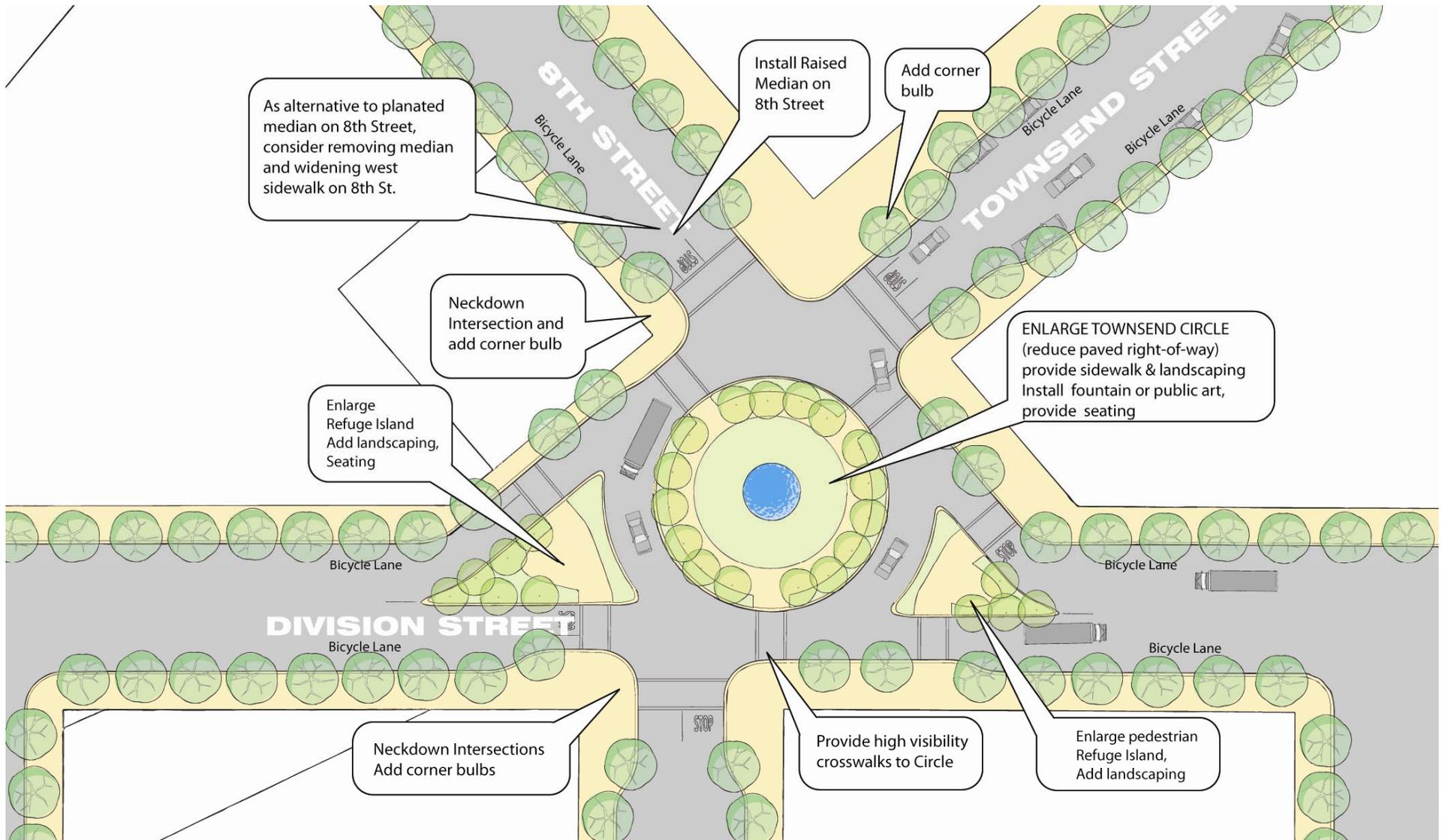
# What Were the Results?

## NORCAL TRIANGLE/7<sup>TH</sup> ST. & BERRY ST. - Conceptual Design



# What Were the Results?

## TOWNSEND CIRCLE - Conceptual Design



# What Were the Results?

## WOLFE'S CAFE - Conceptual Design

