



New Mini Park On Guy Place

Civic Design Review – Phase 1

April 21, 2014





Agenda

- Project Background
- 2008 Community Planning





Project Team



Marvin Yee, PM Capital	RPD
Steve Cismowski, Ops Manager	RPD
Martha Ketterer, Land. Architect	DPW
Tony Esterbrooks, Land. Architect	DPW
Paul Chasan, Planner	Planning
Kimia Haddadan, Planner	Planning
Jennifer Lovvorn	Arts Commission



Project Background

- Site acquisition in 3/07 \$1.8 million
- Total project budget \$3.1 million
- Construction budget \$1.9 million
- 2% Art Enrichment \$40,000
- Fund Source: Rincon Hill Development Impact Fees
- Site Acreage: 0.08 acre





Project Background

Emergency Egress – Maintain or improve a 5' wide easement for adjacent lot (Local Kitchen)

Americans With Disabilities Act (ADA)





Planning Process & Schedule

- Community Meeting Series of 4 2008
- Community Meeting 2/2014
- Civic Design Review-PH1 4/2014
- Joint Commission Approval 5/2014
- Civic Design Review-PH2 8/2014
- Construction Documents 6/2014-2/2015
- Civic Design Review-PH3 1/2015
- Advertise, Bid and Award 3/2015-8/2015
- Construction 9/2015-6/2016
- Completion - Grand Opening 7/2016



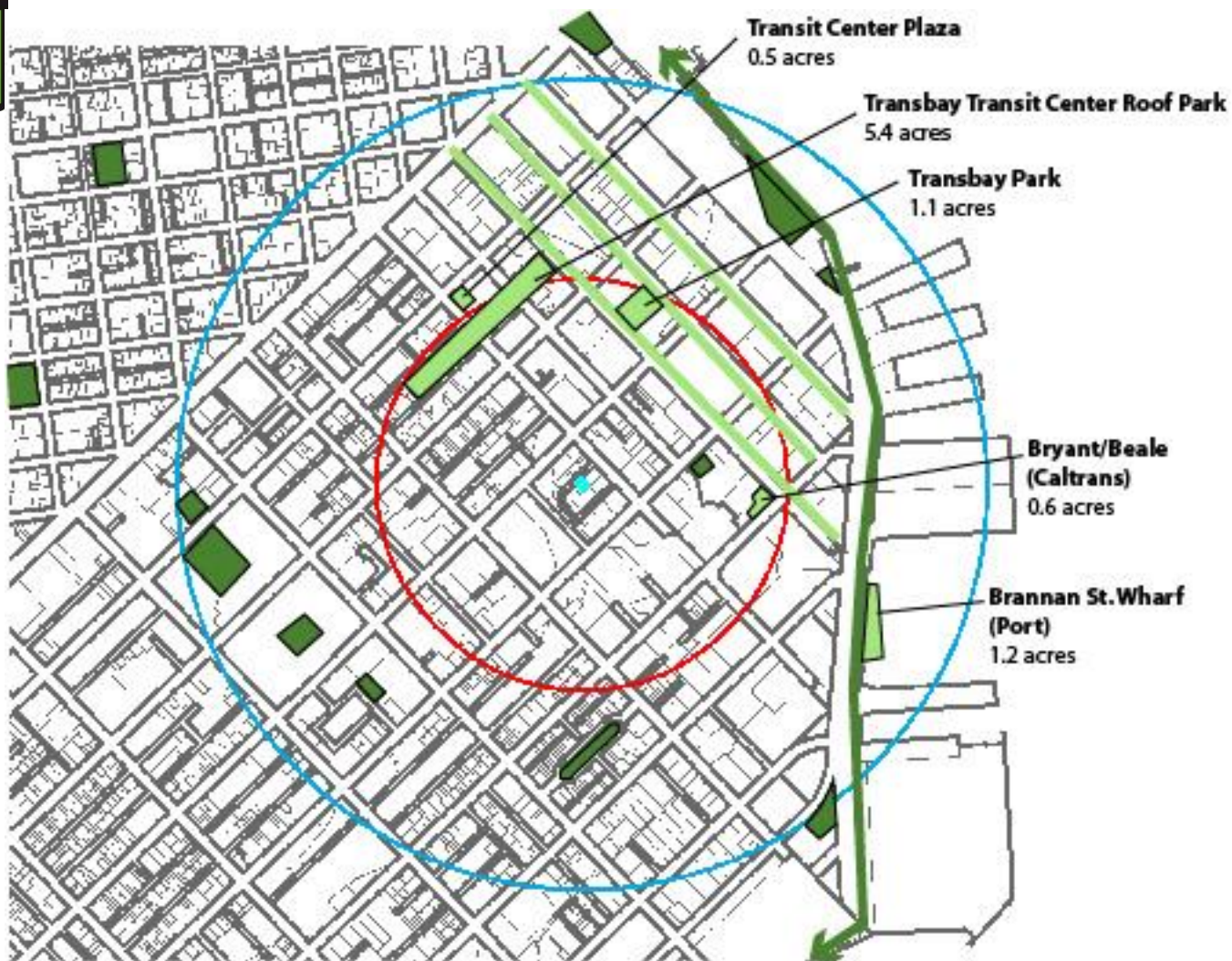


Neighborhood Context

Residential neighborhood immediately adjacent to downtown and office buildings within two major Area Plans:

- Transit Center District Plan
- Rincon Hill Streetscape Plan

Planned Open Space and Living Alleys





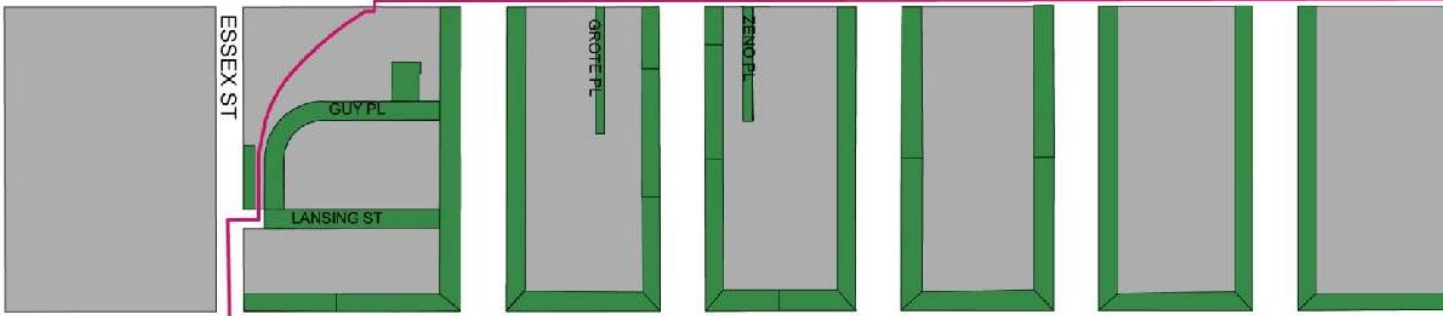
Transit Center District Streetscape and Open Space Plan





Rincon Hill Streetscape and Open Space Plan

FOLSOM ST



HARRISON ST



BRYANT ST



SAN FRANCISCO
PLANNING DEPARTMENT





**SAN FRANCISCO
RECREATION
& PARKS**

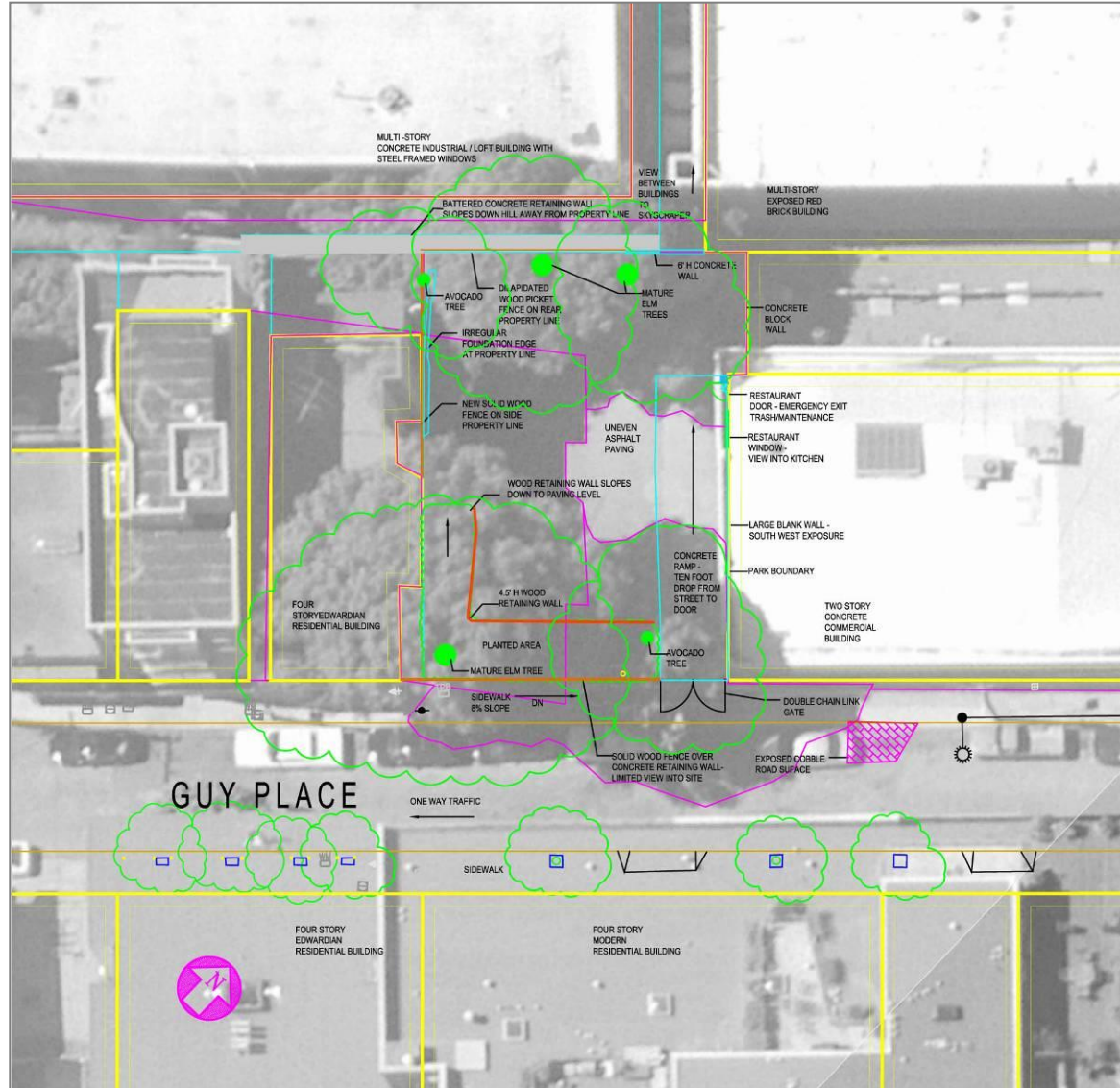
Lansing Street and Guy Place Streetscape Plan



**SAN FRANCISCO
PLANNING DEPARTMENT**

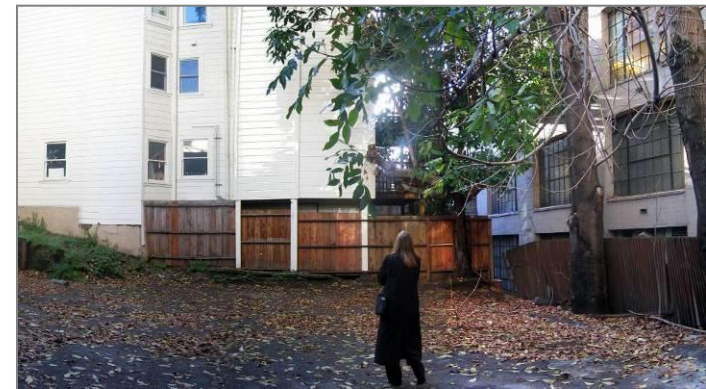


EXISTING CONDITIONS



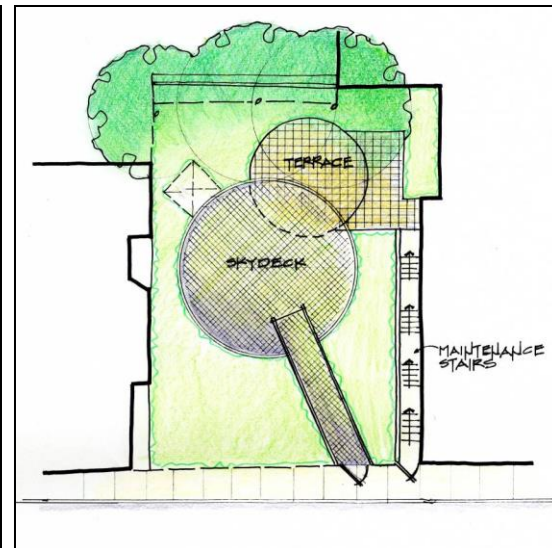
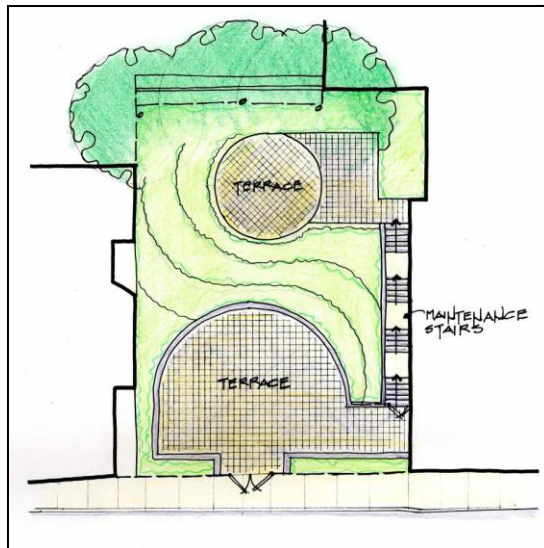
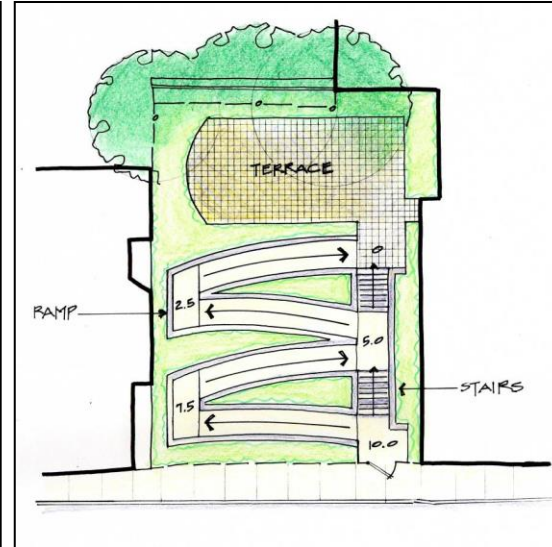
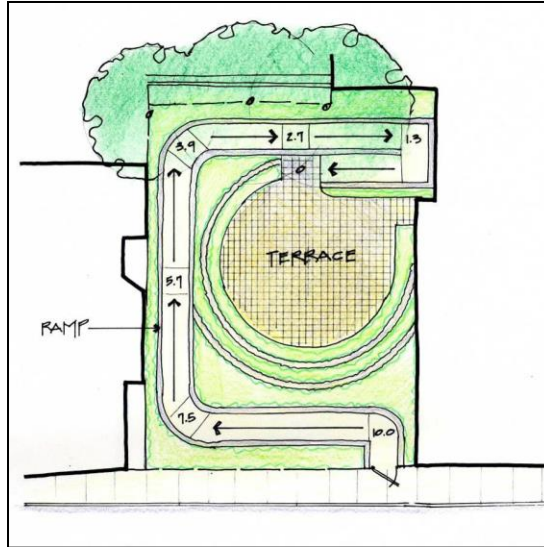


EXISTING CONDITIONS





Opportunities and Constraints Accessibility Diagrams





Community Meeting #1 Summary

Public Comments

Trees

- Keep large trees
- Well-maintained trees

Design

- Capitalize on existing site conditions
- Terraces
- Concern with poor visibility
- Gathering spaces
- Green spaces
- Need presence from street

Function and Use

- Destination
- Generate sense of community
- Contemplative experience

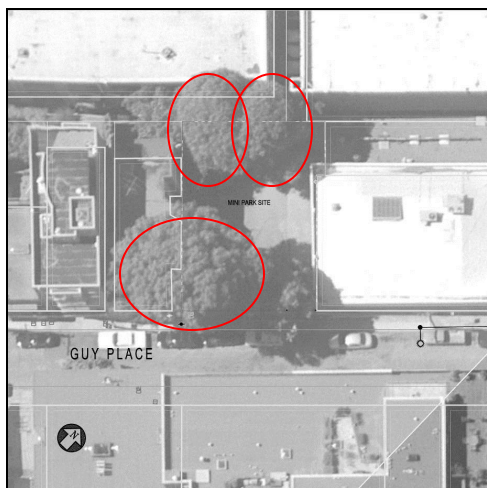
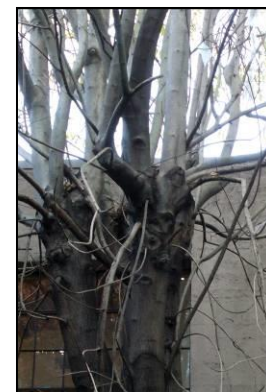
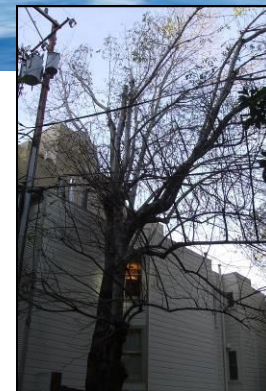




TREE ASSESSMENT

Ash Trees (3 total, 2 already removed)

- Canopy overhangs adjacent property
- Poor structure and weak branches
- Conflict with overhead wires
- Constraints to park development
- Recommendation: Remove

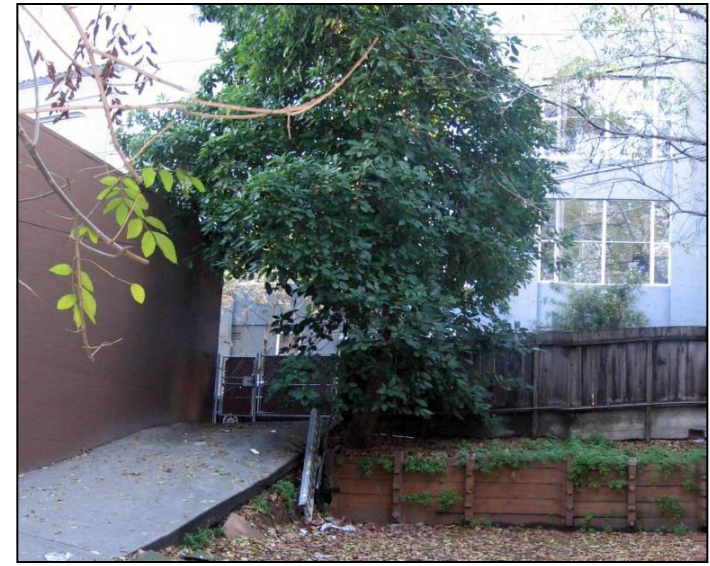
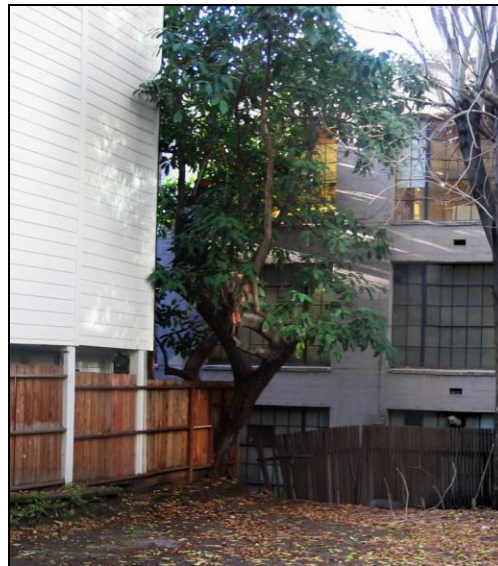




TREE ASSESSMENT

Avocado Trees (2 total)

- Conflict with overhead wires
- Poor structure
- Fruit droppings
- Recommendation: Remove



Concept 1:

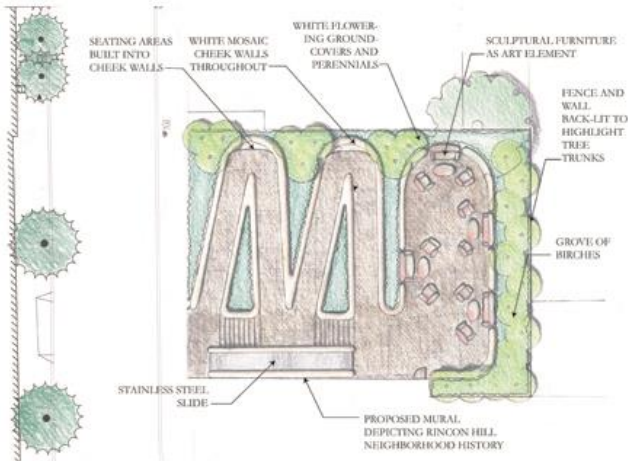


CURVILINEAR WALLS AND RAMP



MURAL DEPICTING RINCON HILL HISTORY

SECTION 1"=1'-0"



PLAN 1"=1'-0"



STAINLESS STEEL SLIDE



WHITE BARKED BIRCH TREES



SCULPTURAL SEATING WITH MOSAIC FINISH



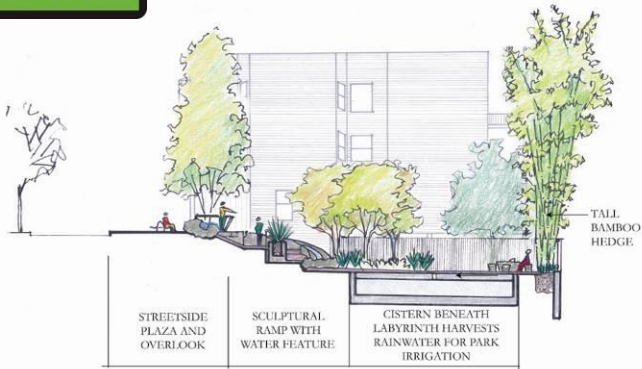
MOSAIC WALLS WITH INTEGRATED SEATING AND ART

GUY PLACE MINI PARK

THE RUMPUS ROOM



Concept 2:

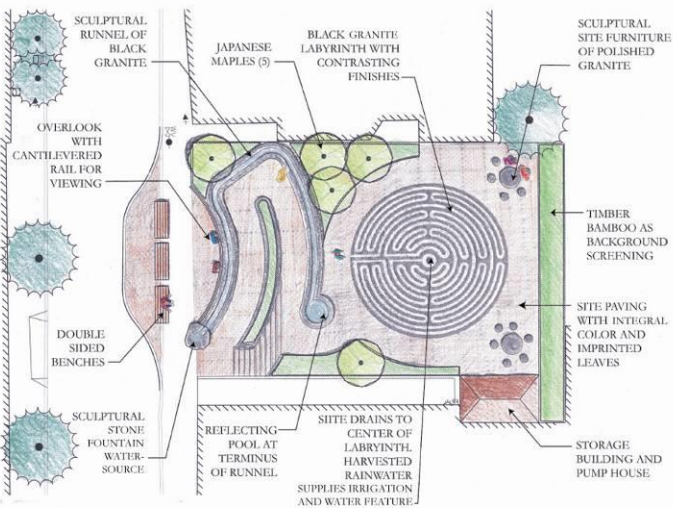


GRANITE RUNNEL WITH STONE FOUNTAIN SOURCE



LABYRINTH

SECTION 1"=1'-0"



PLAN 1"=1'-0"



LABYRINTH PAVING WITH CONTRASTING BLACK GRANITE FINISHES



STONE FURNITURE



RUNNEL



JAPANESE MAPLES



IMPRINTED LEAVES



BAMBOO

GUY PLACE MINI PARK

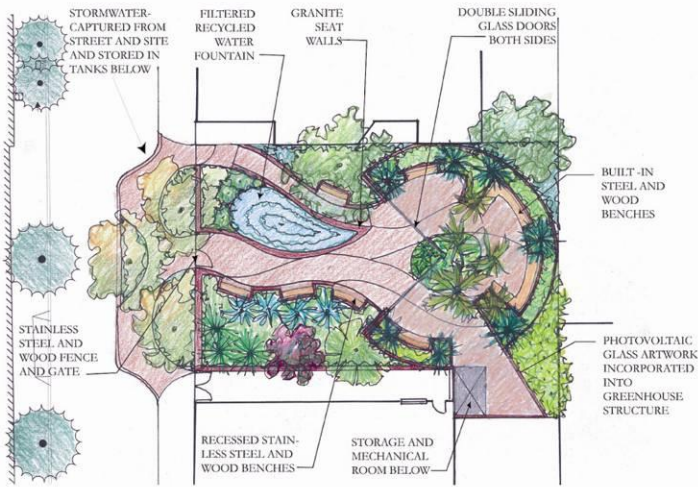
THE WAY OF WATER



Concept 3:



SECTION 1"=1'-0"



PLAN 1"=1'-0"



COLLAGE VIEW AT STREET LEVEL



SUNNYSIDE CONSERVATORY



COMMUNITY LANDMARK



PHOTOVOLTAIC GLASS ART



STORMWATER POND



WOOD AND STAINLESS STEEL FURNISHINGS, FENCE, AND GATE



GUY PLACE MINI PARK

RINCON HILL CONSERVATORY



Concept 4:



SECTION 1"=1'-0"



VERTICAL GARDENS



PLAN 1"=1'-0"



BOULDERS



PORTAL



STONE FOUNTAIN



SCULPTURAL SEATING



REFLECTIVE WATER



WATER JETS



DARK PLANET ILLUMINATED SCULPTURE



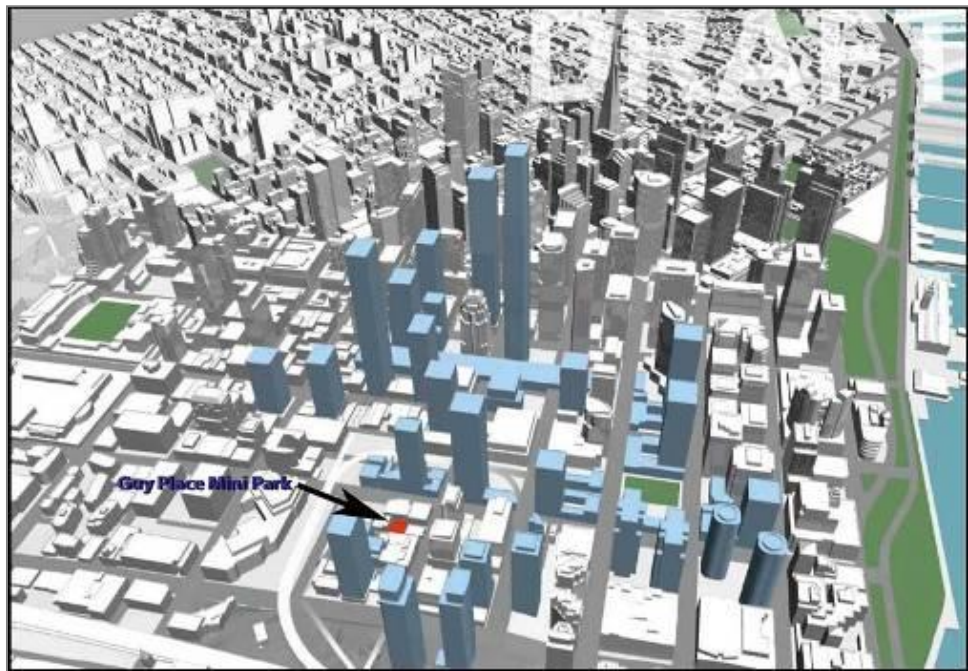
GUY PLACE MINI PARK

LIVING GREEN COLUMNS



Background: Community Meeting #2 Summary

- Preference for “Green Columns” (Concept #4)
 - Openness
 - Usable space
 - Sitting opportunities
 - Echoes “where we live”
 - Water features
- Security/Lighting
- Concern with dog and homeless activity
- Columns not taller than existing trees



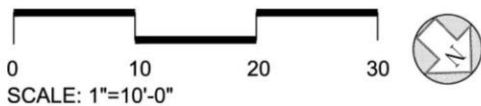
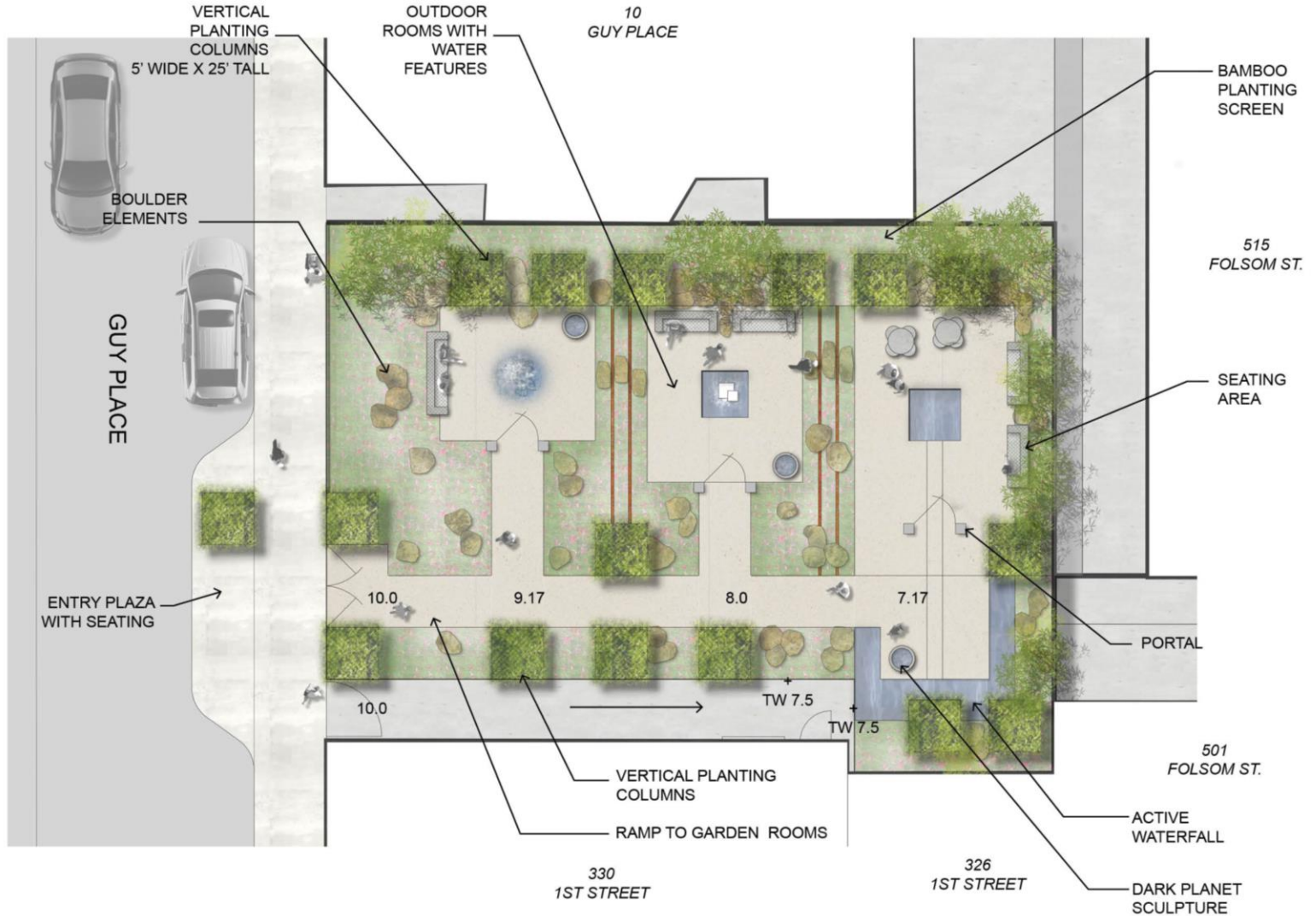


Concept 4: Living Green Columns



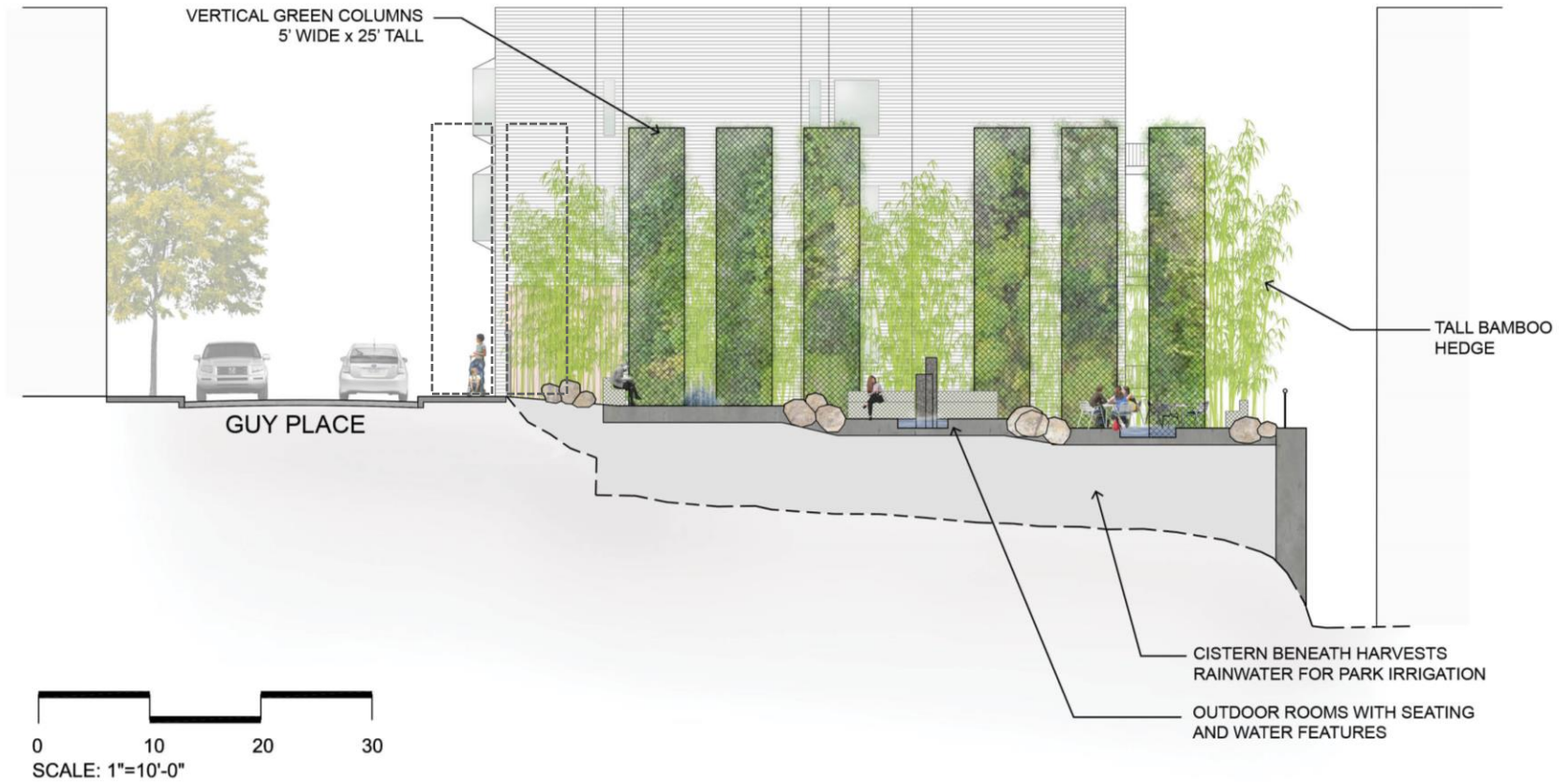


Concept 4: Site Plan





Concept 4: Section



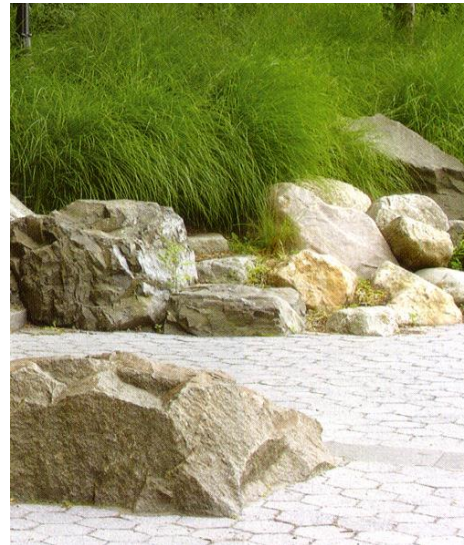


Concept 4: Interactive Water





Concept 4: Sculpture, Seating & Paving



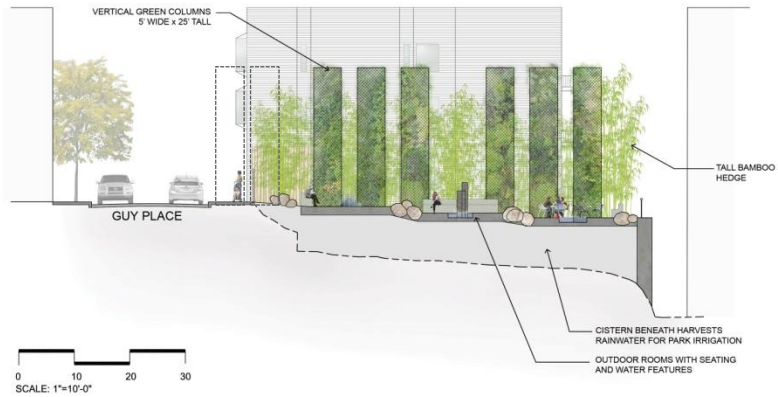


Concept 4: Entry Columns and Planting Palette





GUY PLACE PARK CONCEPT 4



VERTICAL GARDENS



GARDEN ROOMS



BOULDERS



SPECIAL PAVING



FERN PLANTING



PORTAL



REFLECTIVE WATER

CONCEPTUAL DESIGN

GUY PLACE MINI PARK

RINCON HILL, SAN FRANCISCO
APRIL 2014





Thank you!