

# PRESENTATION TO SF ARTS COMMISSION

CIVIC DESIGN REVIEW: PHASE I - SCHEMATIC DESIGN

March 21, 2016



A New Community Plaza &  
a Tribute to LGBTQ Heritage

**BUILD:PUBLIC** bionic **BUILD:**



# INTRODUCTION





## Timeline

June 18, 2014: Initial Community Meeting - introduction of plaza project

July 8, 2014: Community Meeting - solicitation of community feedback on plaza concept

Sep 23, 2014: Community Design Charrette #1 - facilitated by Gehl Studio, feedback informed plaza conceptual design

Dec 2, 2014: Community Meeting - recap of charrette outcomes, solicitation of feedback

Feb 15, 2015: Eagle Plaza Beer Bust - free fundraiser event for Friends of Eagle Plaza showcasing conceptual plaza design both in front of and inside The Eagle SF

Feb 17, 2015: Community Meeting - showcasing conceptual design at Don Ramon's

April 8, 2015: Friends of Eagle Plaza - initial meeting to form stewardship organization

April 20, 2015: CDRC Conceptual Design Review - project status presentation and Q&A

April 20, 2015: ENCAC Presentation #1 - intro presentation and Q&A

April 23, 2015: Western SoMa Neighborhood Assc. - project status presentation and Q&A

June 9, 2015: SoMa Bend Neighborhood Assc. - project status presentation and Q&A

Sept 17, 2015: SF Bay Area Leather Alliance - presentation and Q&A

Sept 19, 2015: Alden Spafford Progressive Dinner - info booth and Q&A

Sept 20, 2015: Leather Walk - info booth and Q&A

Sept 21, 2015: ENCAC Presentation #2 - seeking recommendation for IKA

Sept 27, 2015: Folsom Street Fair - info booth and Q&A

Nov 16, 2015: CDRC Schematic Design Review - presentation and Q&A

Feb 11, 2016: Planning Commission - unanimous approval of IKA

Mar 21, 2016: CDRC Schematic Design Review - presentation and Q&A

## By The Numbers

**8** Friends of Eagle Plaza Meetings

**12** Community Engagement Meetings

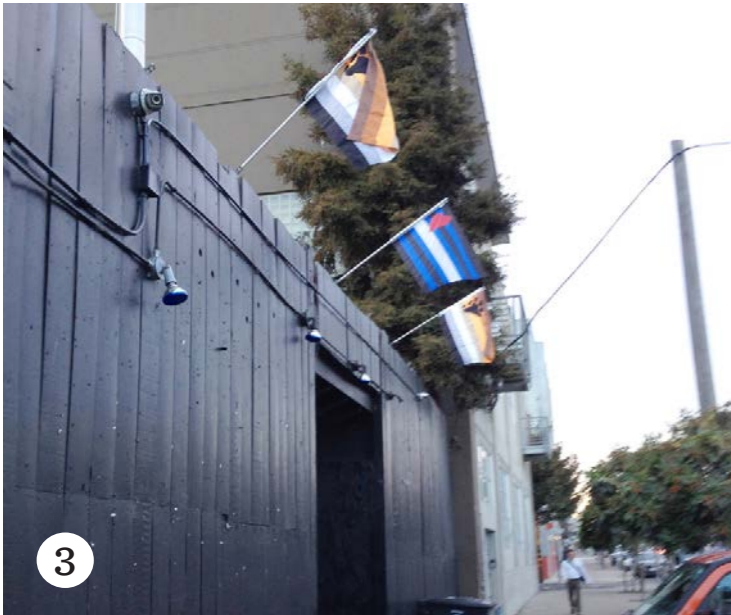
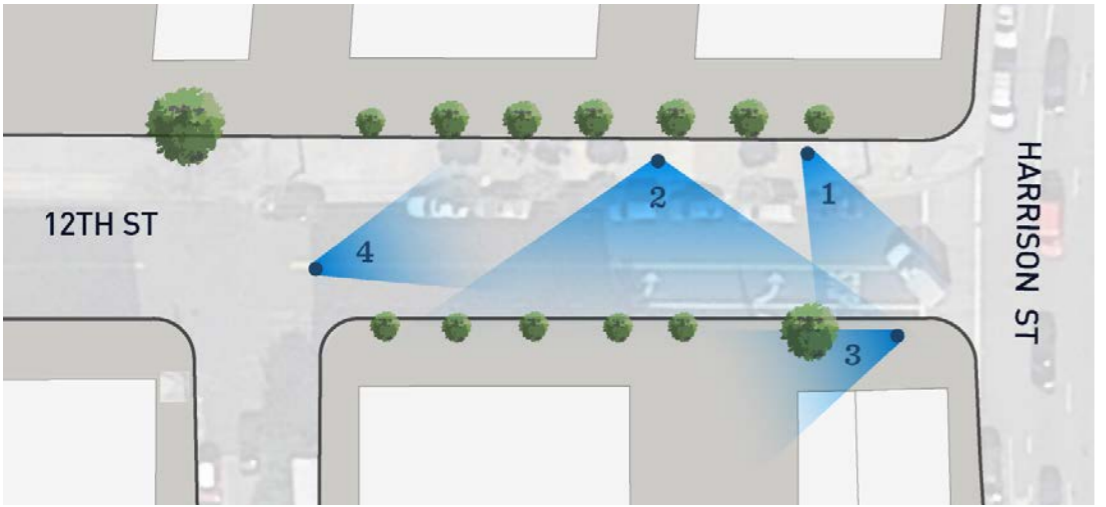
**208** Letters of Support From Community Members

**209** Subscribers to the Eagle Plaza Email List

**263** Attendees at the Eagle Plaza Beer Bust



# EXISTING CONDITIONS

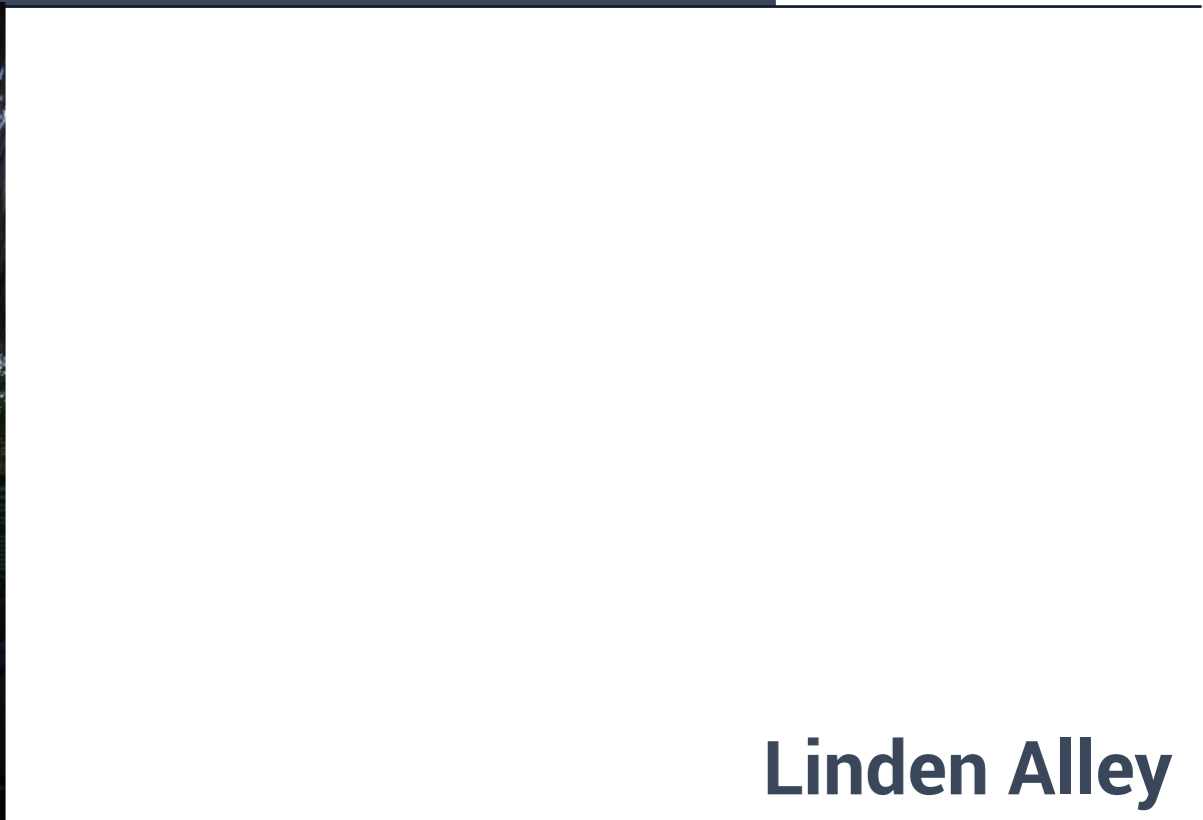




# DESIGN PRECEDENTS



**Patricia's Green**



**Linden Alley**





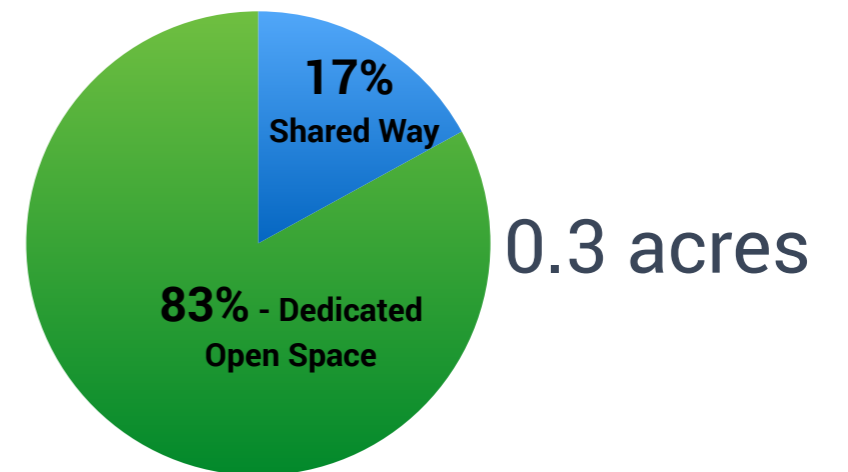
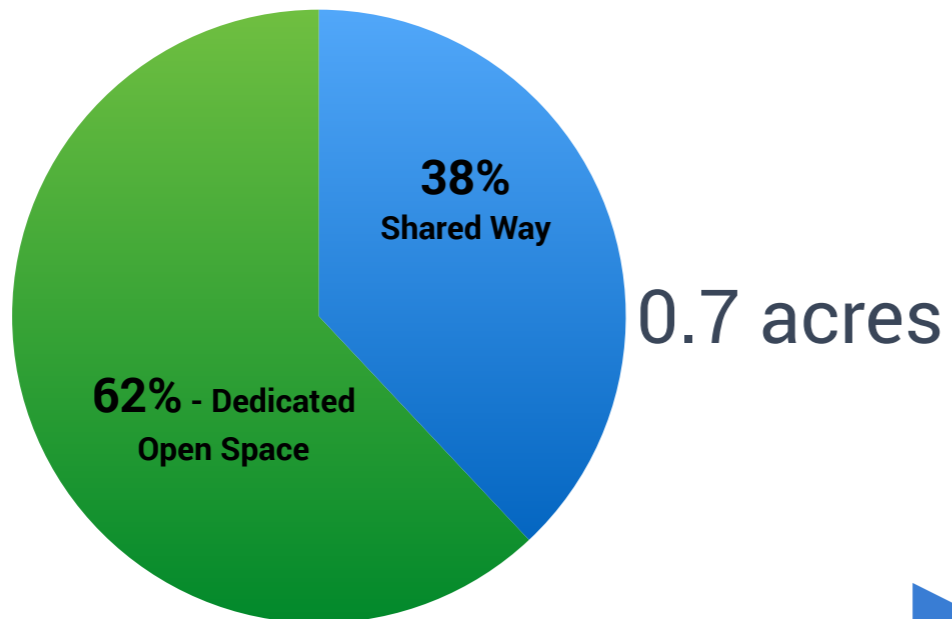
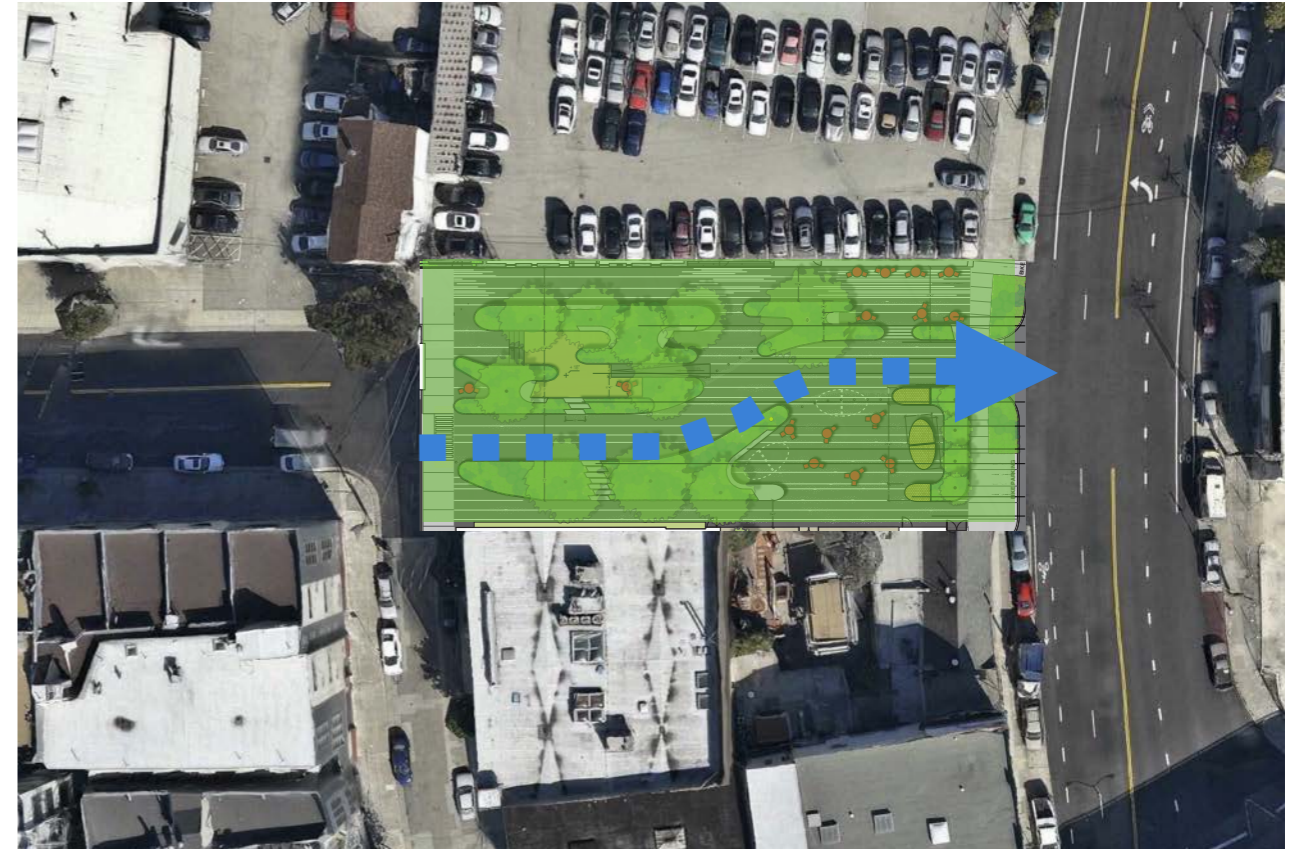
# DESIGN PRECEDENTS



## Public Space Comparison Patricia's Green



## Eagle Plaza



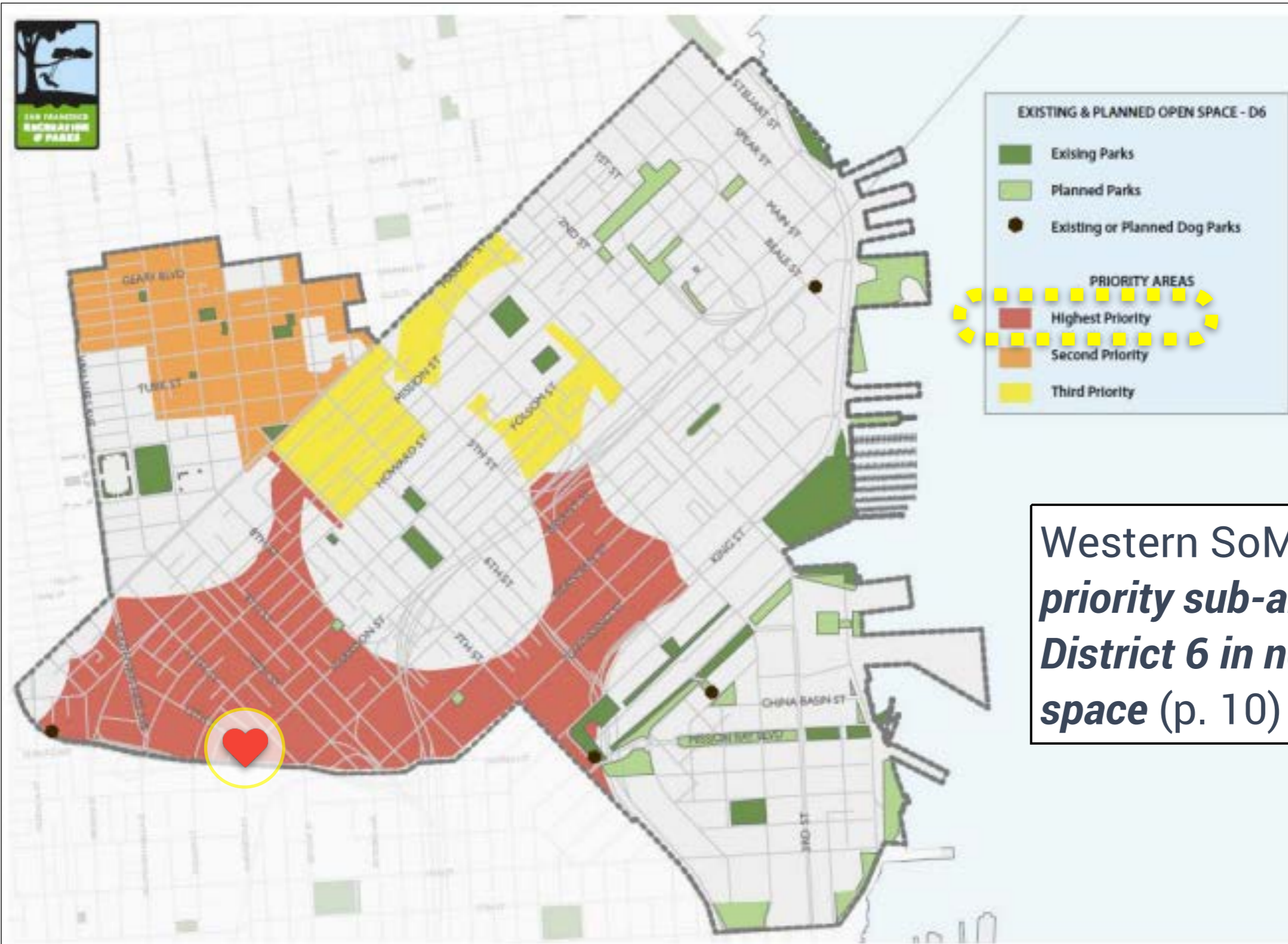
— — — —▶ Shared Way



# WHY HERE?



## District 6 Open Space Task Force (2013)



District 6 Open Space Task Force  
Recommendations for Acquisition of  
New Parks and Open Space in District 6  
July 2013

Western SoMa is the **highest priority sub-area within District 6 in need of open space** (p. 10)

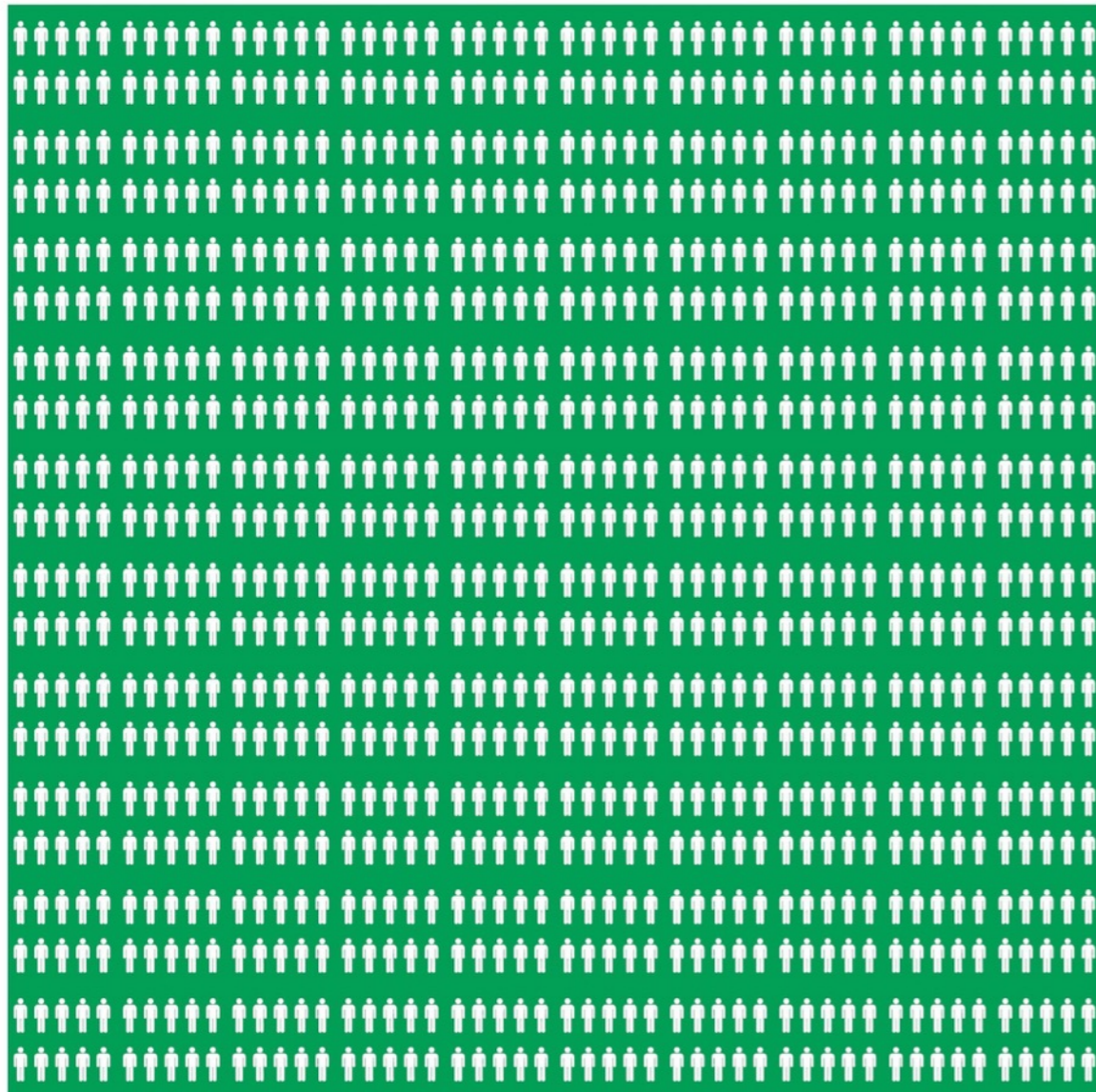


# WHY HERE?



## Western SoMa Area Plan (2011)

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



**0.027 acres** of open space per 1,000  
residents in Western SoMa





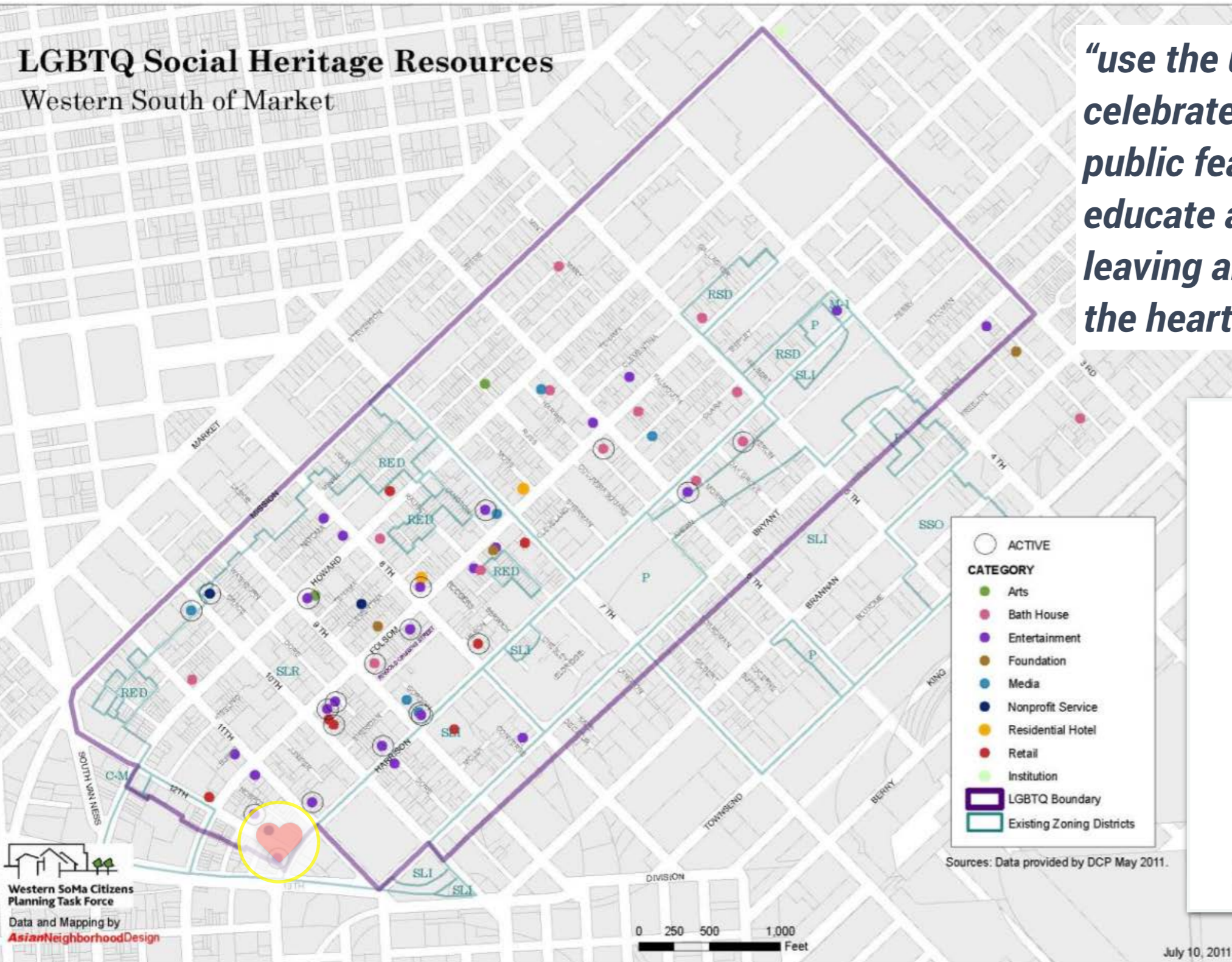
# WHY HERE?



## LGBTQ Heritage Report (2011)

### LGBTQ Social Heritage Resources Western South of Market

*“use the urban landscape to celebrate public history, using public features as a way to educate and accept diversity, leaving an important legacy at the heart of the neighborhood.”*



- ACTIVE
- CATEGORY**
- Arts
- Bath House
- Entertainment
- Foundation
- Media
- Nonprofit Service
- Residential Hotel
- Retail
- Institution
- ▭ LGBTQ Boundary
- ▭ Existing Zoning Districts

Sources: Data provided by DCP May 2011.

### Recognizing, Protecting and Memorializing South of Market LGBTQ Social Heritage Neighborhood Resources

July 18, 2011



Recognizing, Protecting and Memorializing South of Market LGBTQ Social Heritage Neighborhood Resources  
July 18, 2011  
G:\DOCUMENTS\W-SOMA\NEIGHBORHOOD PLAN\Preservation\FINAL LGTBQ SO HERITAGE PROP.DRAFT LGTBQ Proposal\_PAL\_6\_11.doc

Western SoMa Citizens  
Planning Task Force  
Data and Mapping by  
AsianNeighborhoodDesign

July 10, 2011



## Challenges:

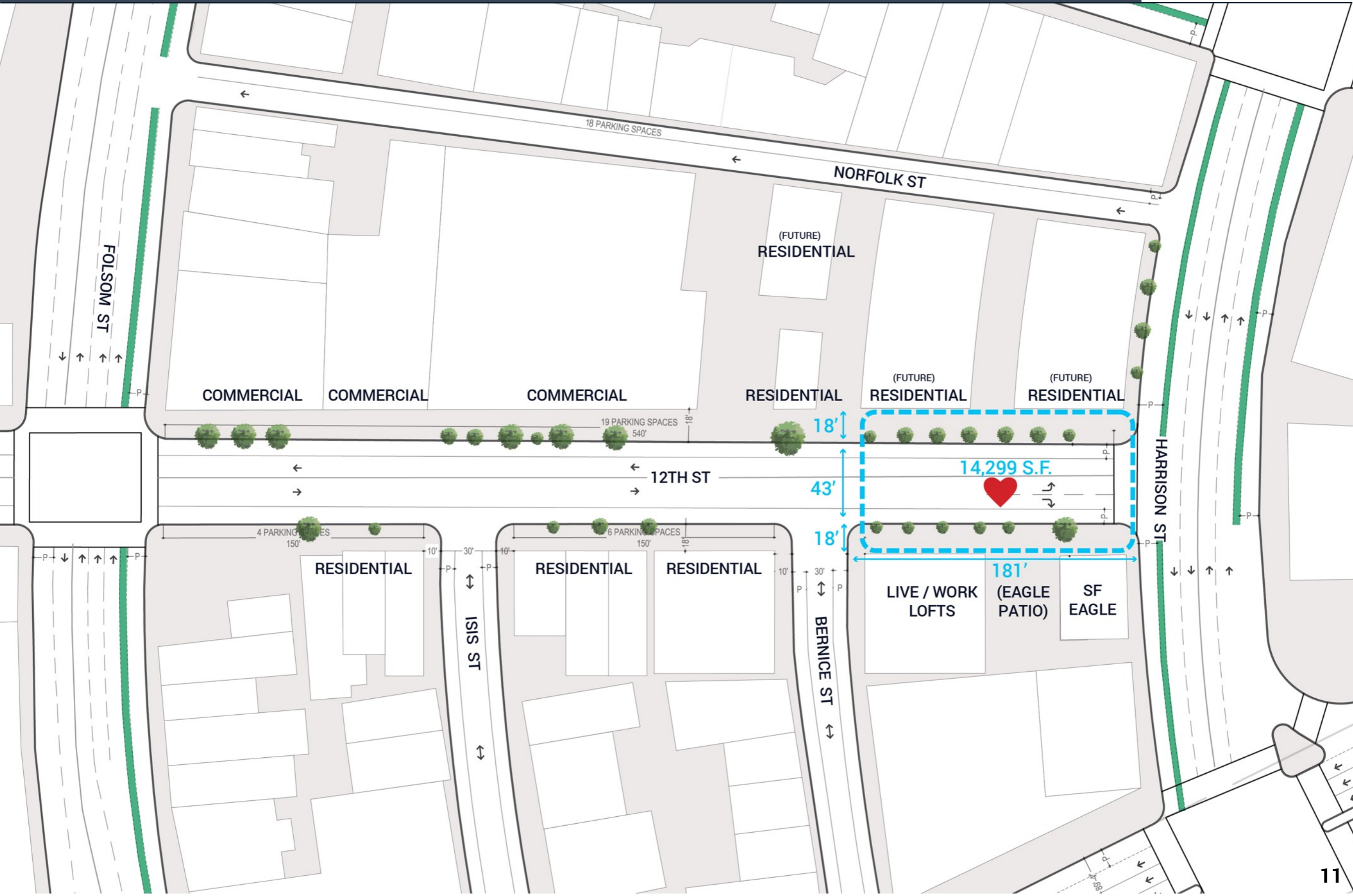
1. Lack of public open space
2. Scarce private land available for new public open space
3. Influx of new residential development
4. Need to preserve Folsom Gulch/LGBTQ heritage

## Solution:

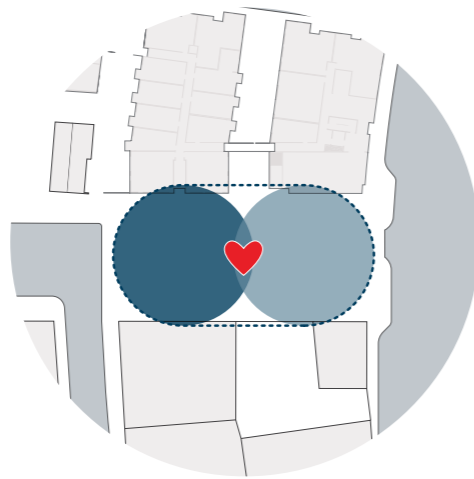
**A new public open space in the ROW that celebrates Folsom Gulch/LGBTQ social heritage with permanent maintenance and operations funding**



# DESIGN CONTEXT







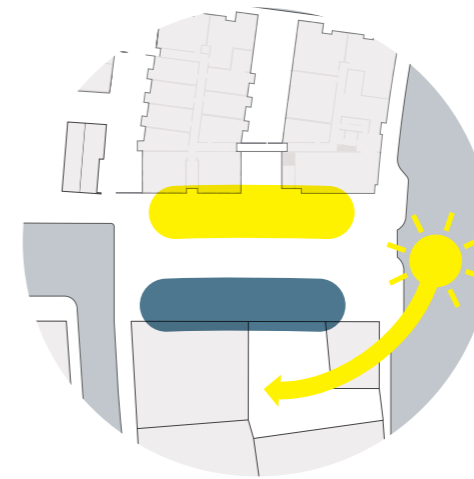
## Two Dynamic Spaces One Big Event Space

The Plaza provides two distinct spaces — the quiet bosque and the more social/active zone. During an event, the space functions as a dynamic whole



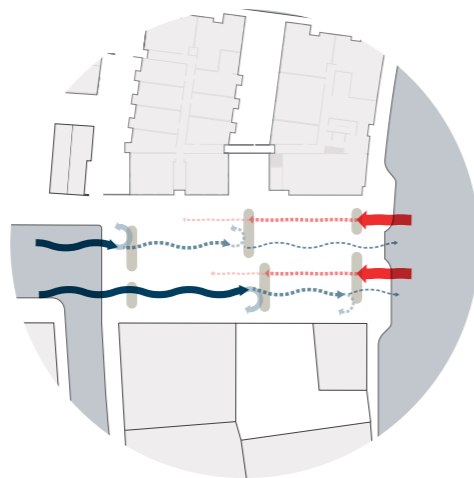
## Green

The plaza brings more green into the neighborhood



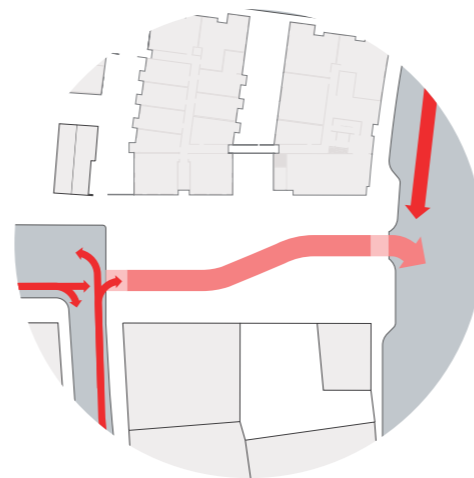
## Sun & Shade

Given the orientation of the blocks, there is a sunny side and a shady side to the plaza. The design and use of the plaza takes these microclimates into consideration.



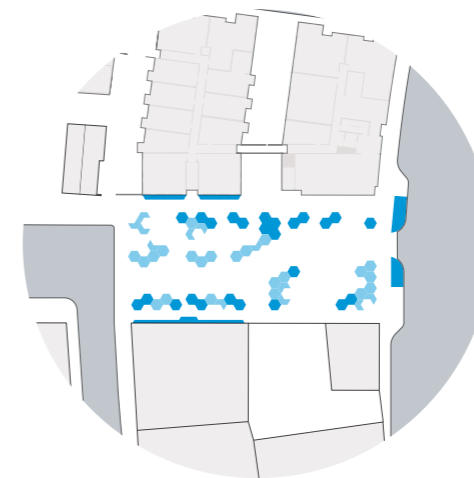
## Wind & Noise Barriers

The layers of planting provide wind and noise barriers. Garbage blown down the street will likely be caught at the west side of the plaza and will need to be managed.



## Traffic Circulation

Vehicle circulation is limited to one slow lane eastbound that allows for emergency vehicle access.



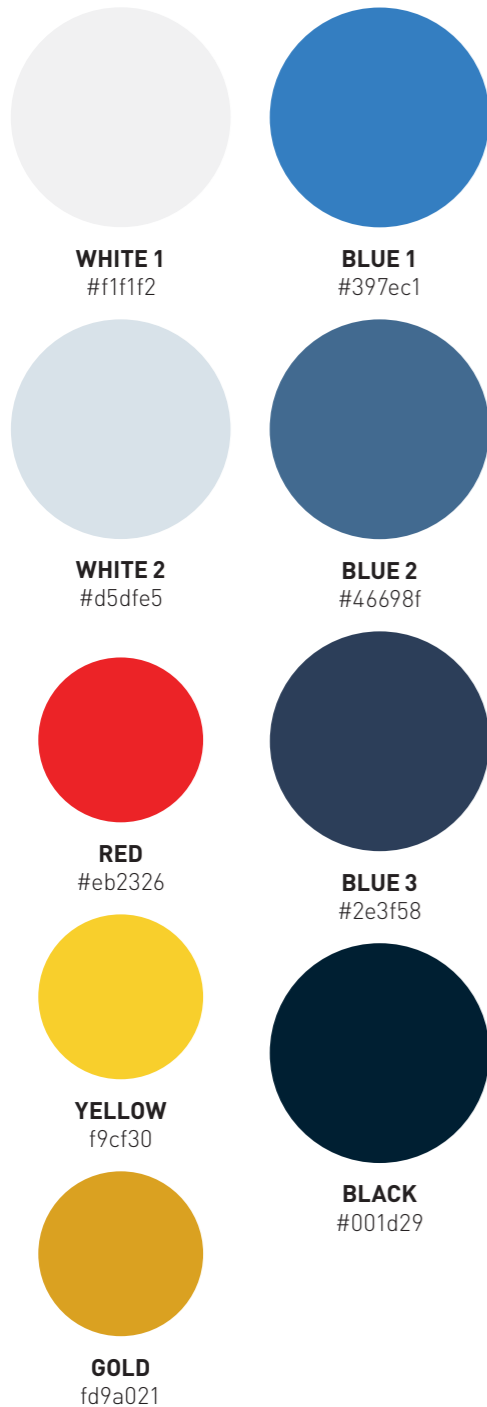
## Stormwater

The plaza increases the permeability of the site through planting and manages stormwater with flow-through planters on Harrison Street.



## Commemorating Leather/LGBTQ Heritage of Folsom Gulch

- Eagle Plaza Colors



- Leather Pride Flag



- Heritage Inspiration

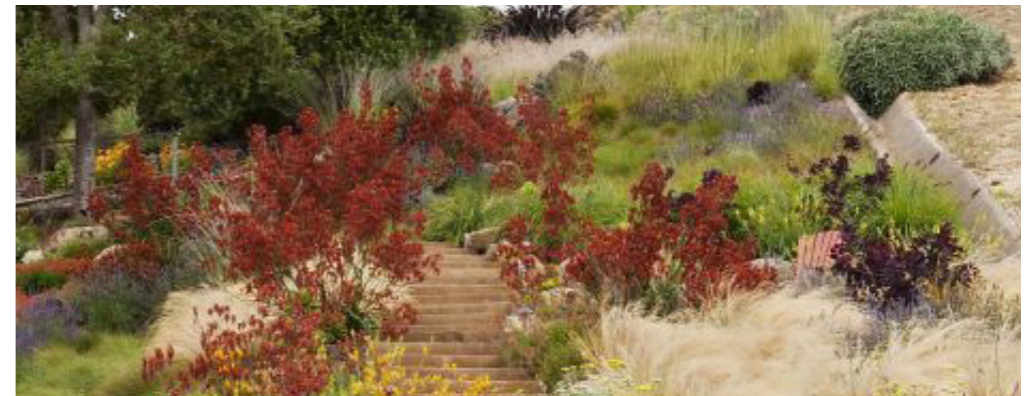
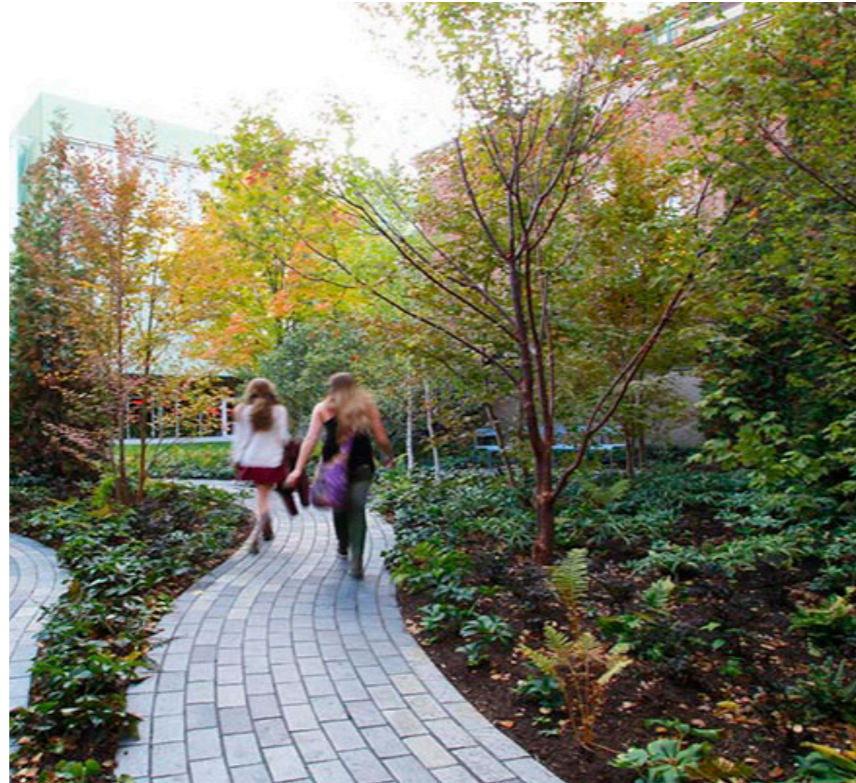
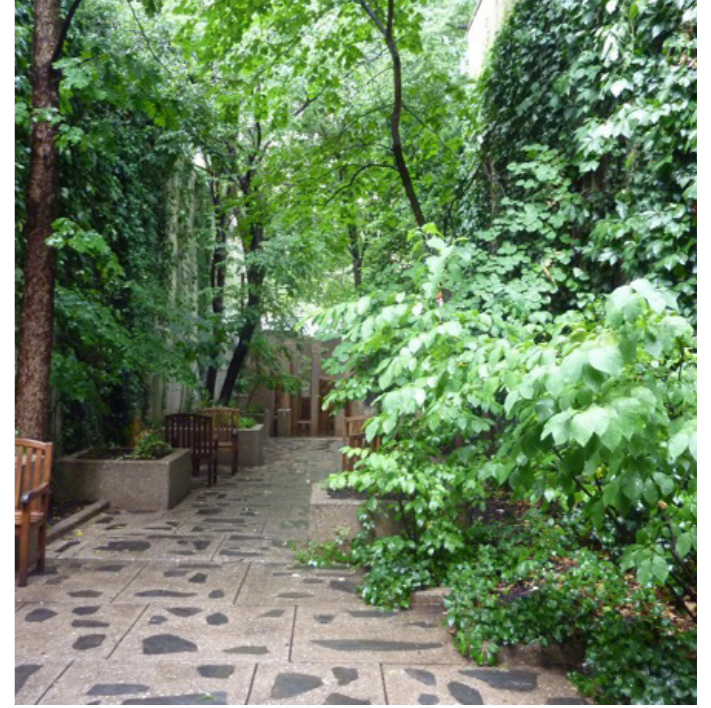




# DESIGN DRIVERS

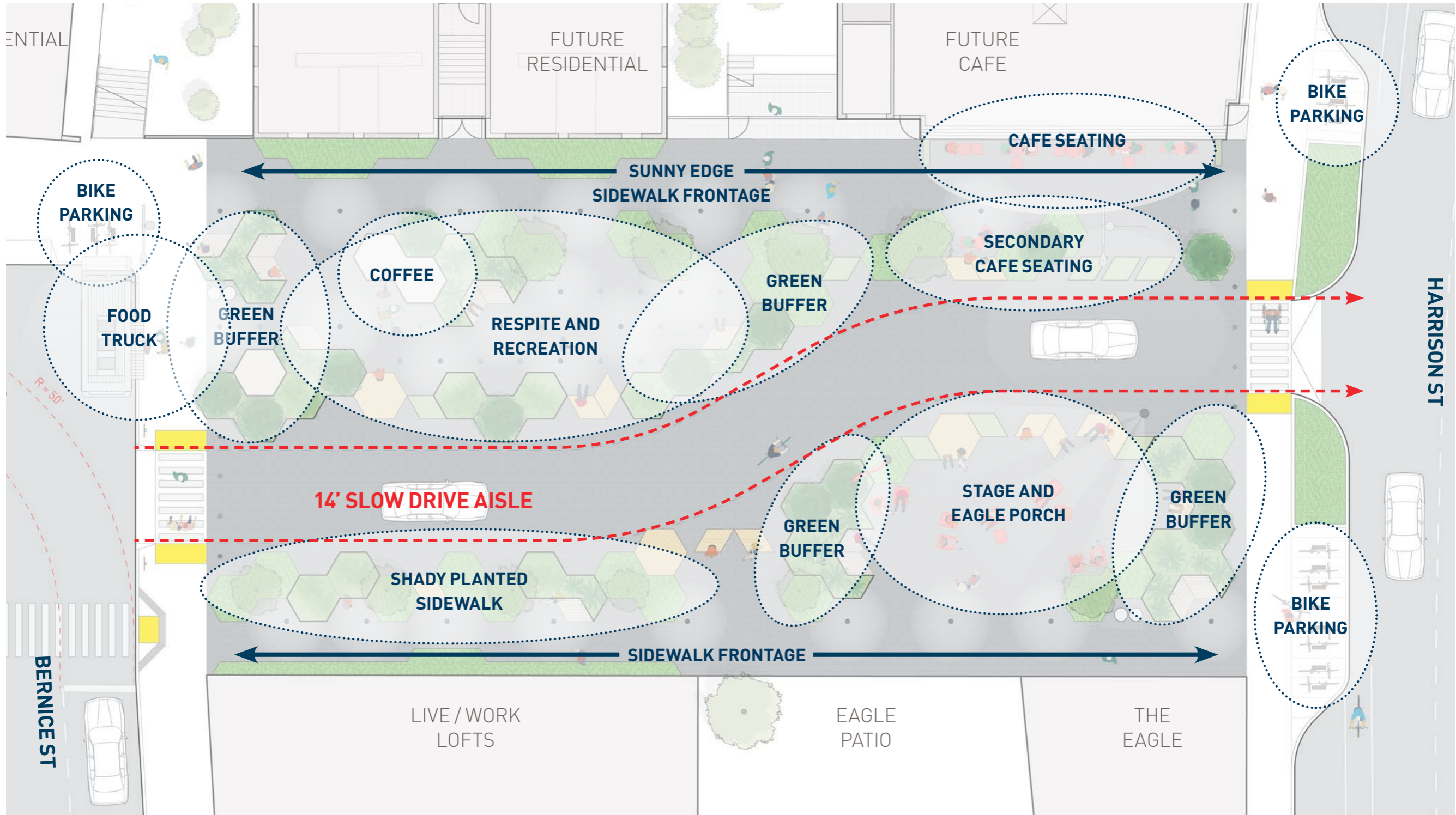


## Garden Character



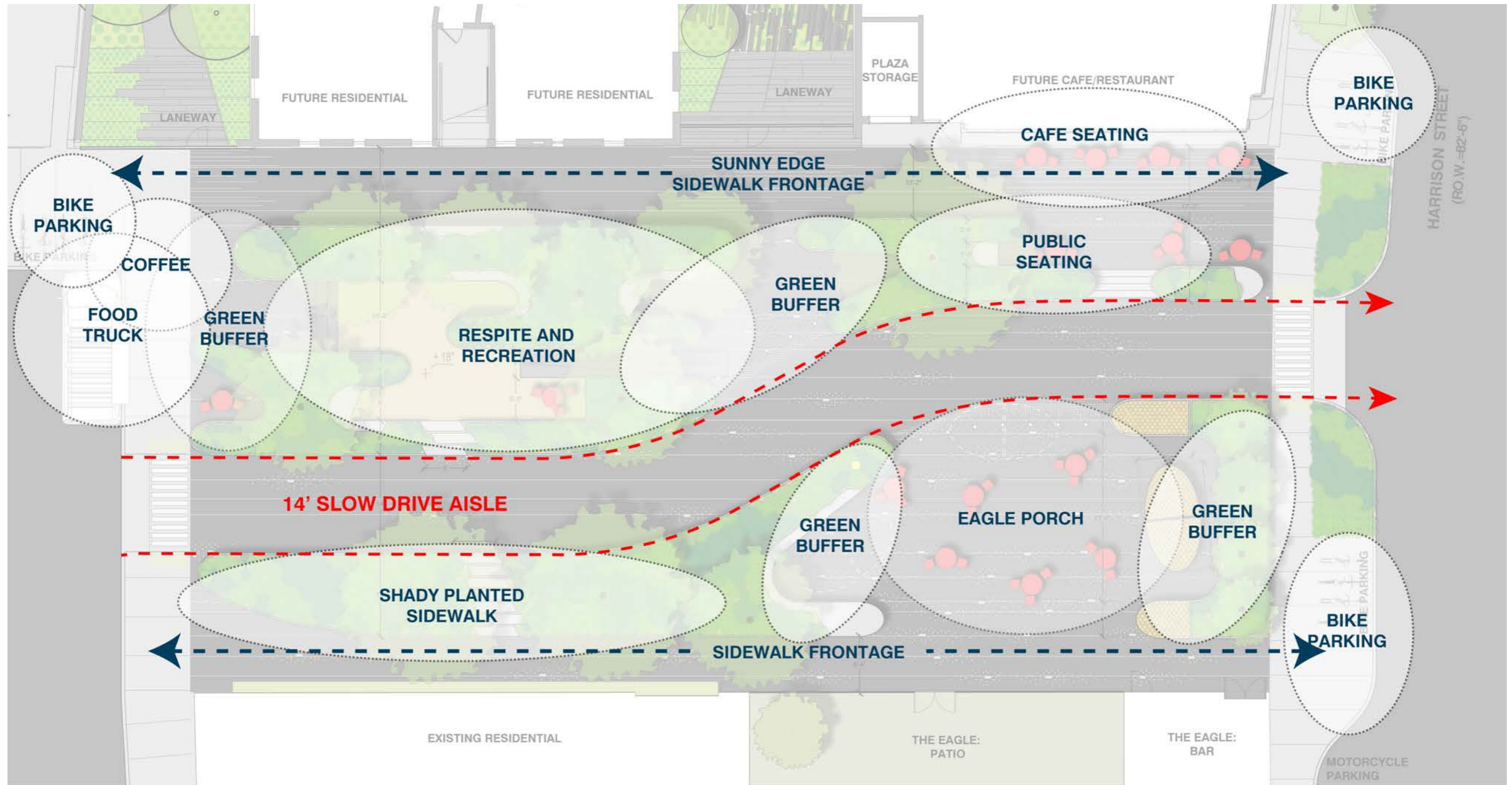


# PROGRAMMATIC ELEMENTS - NOV 2015





# PROGRAMMATIC ELEMENTS - MARCH 2016

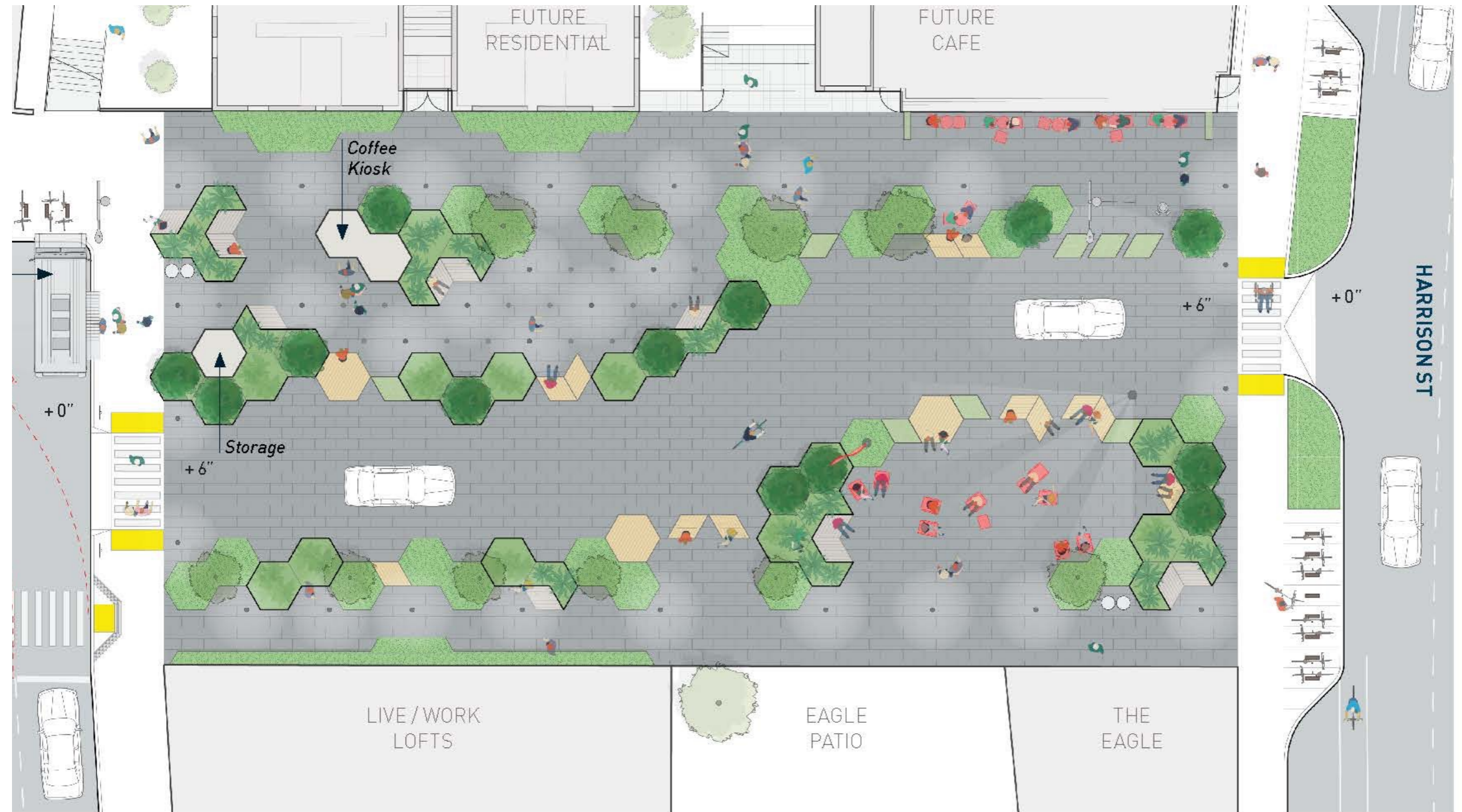




# PROPOSED DESIGN - NOV 2015



## Original Scheme



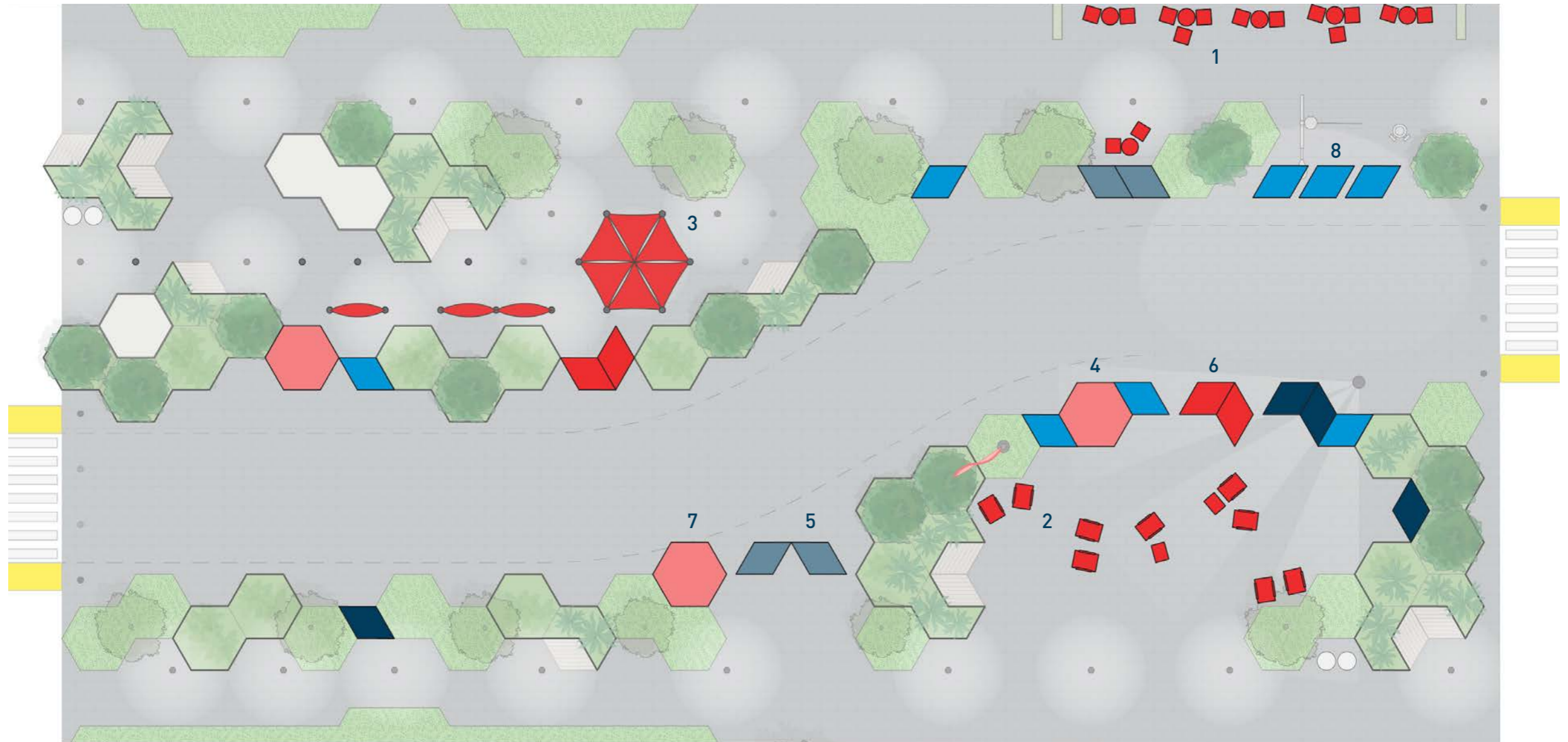


## Alternative Scheme





## Mobile Elements



1

Bistro Tables & Chairs



2

Lounge Chairs (10)



3

Plug-in System (15 poles)



4

Low Diamond Benches (4)



5

Diamond Benches with Backs (4)



6

High Diamond Benches (4)



7

Hex Decks (3)



8

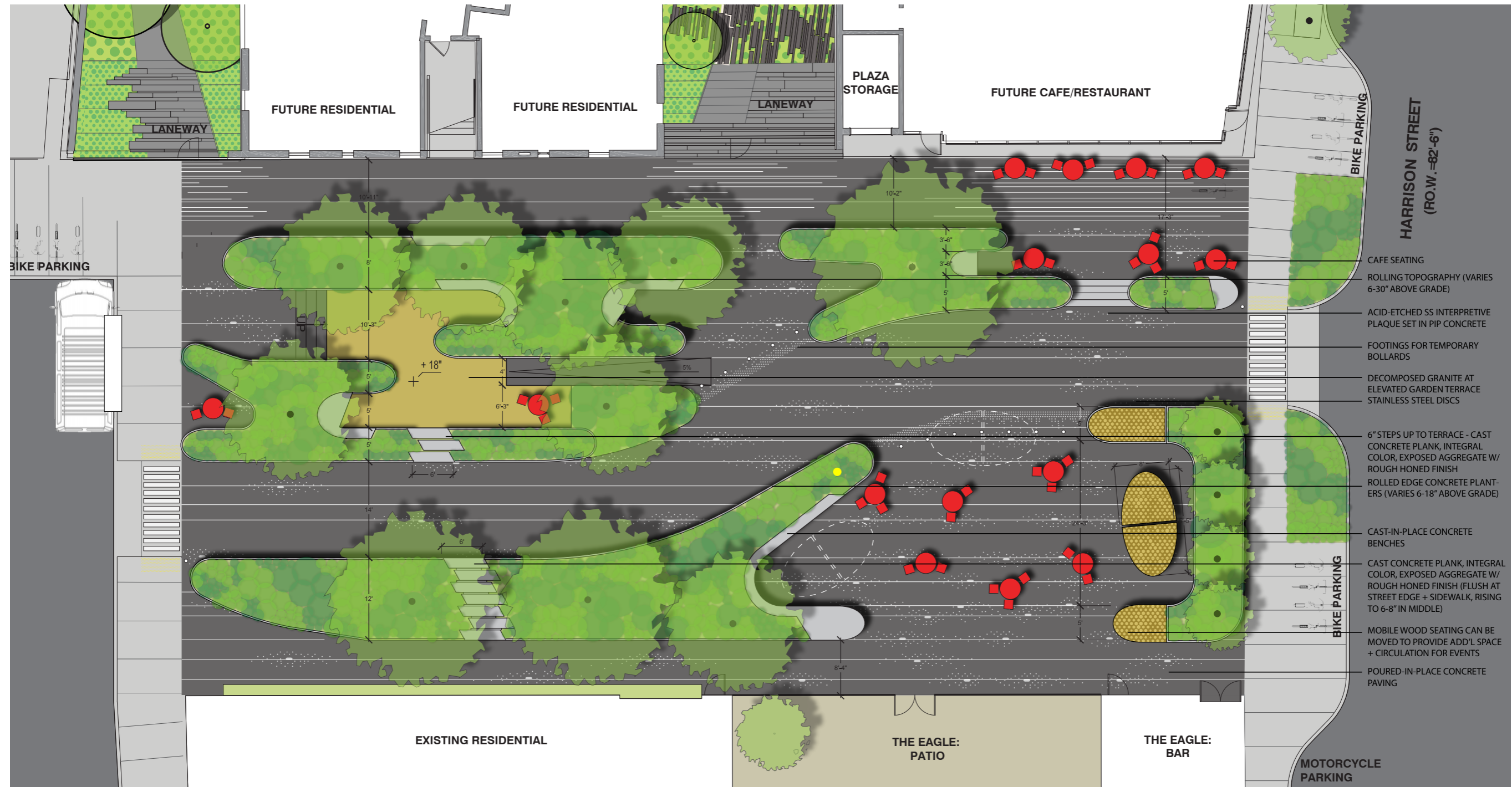
Movable Planter (8)










# REVISED DESIGN - FEB 2016

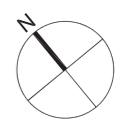
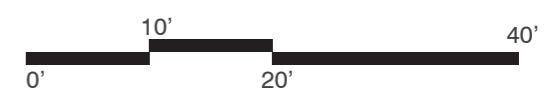


Site Plan



- CAFE SEATING
- ROLLING TOPOGRAPHY (VARIES 6-30" ABOVE GRADE)
- ACID-ETCHED SS INTERPRETIVE PLAQUE SET IN PIP CONCRETE
- FOOTINGS FOR TEMPORARY BOLLARDS
- DECOMPOSED GRANITE AT ELEVATED GARDEN TERRACE
- STAINLESS STEEL DISCS
- 6" STEPS UP TO TERRACE - CAST CONCRETE PLANK, INTEGRAL COLOR, EXPOSED AGGREGATE W/ ROUGH HONED FINISH
- ROLLED EDGE CONCRETE PLANTERS (VARIES 6-18" ABOVE GRADE)
- CAST-IN-PLACE CONCRETE BENCHES
- CAST CONCRETE PLANK, INTEGRAL COLOR, EXPOSED AGGREGATE W/ ROUGH HONED FINISH (FLUSH AT STREET EDGE + SIDEWALK, RISING TO 6-8" IN MIDDLE)
- MOBILE WOOD SEATING CAN BE MOVED TO PROVIDE ADD'L SPACE + CIRCULATION FOR EVENTS
- POURED-IN-PLACE CONCRETE PAVING

				 CHAIN POST	 FLAG POLE
<b>PLANTING</b>	<b>WOOD</b>	<b>PAVING</b>	<b>DG</b>	 TACTILE STRIP	

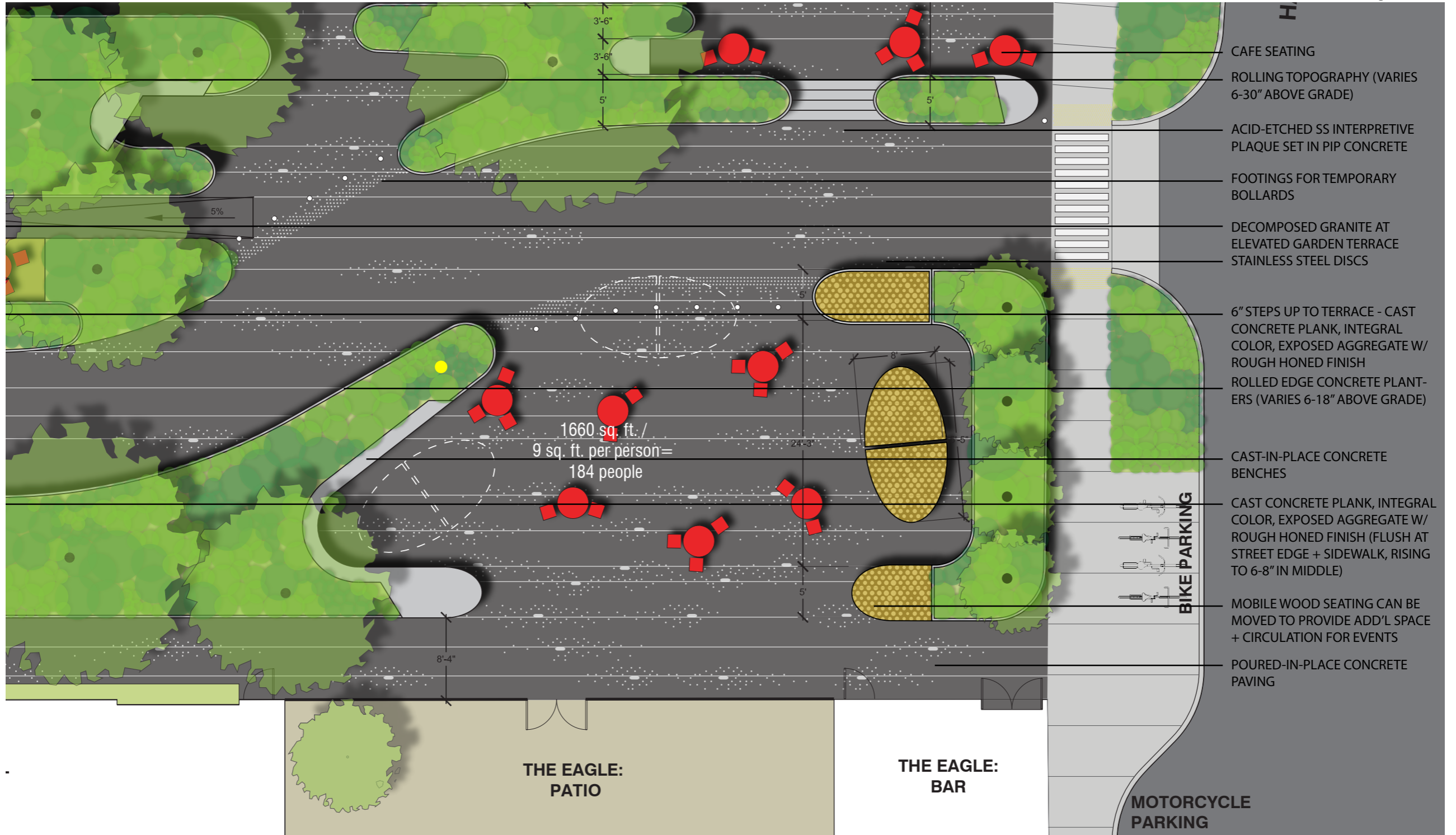




# REVISED DESIGN - FEB 2016

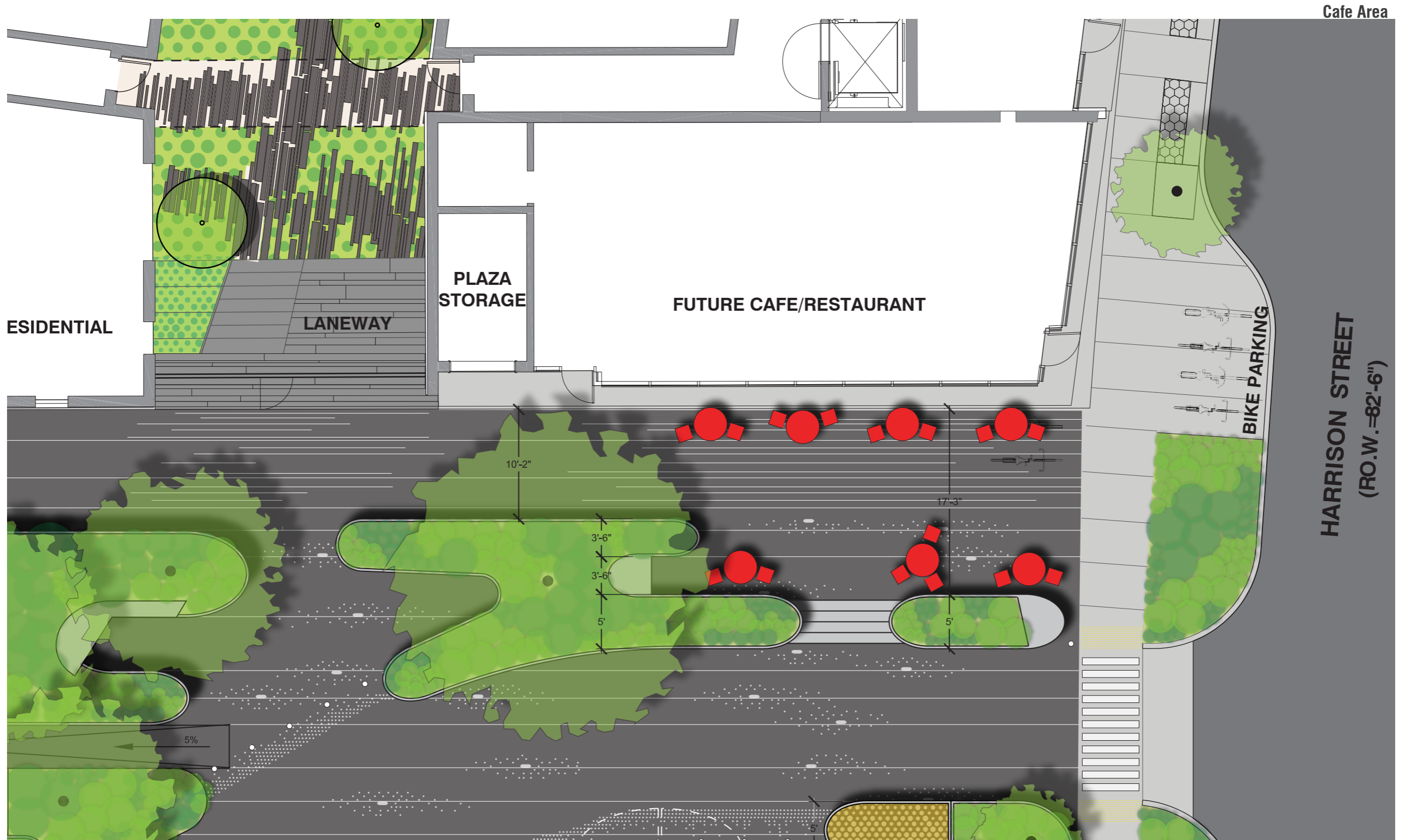


## Eagle Porch





# REVISED DESIGN - FEB 2016





# REVISED DESIGN - FEB 2016



EXISTING RESIDENTIAL

THE EAGLE:  
PATIO



# REVISED DESIGN - FEB 2016



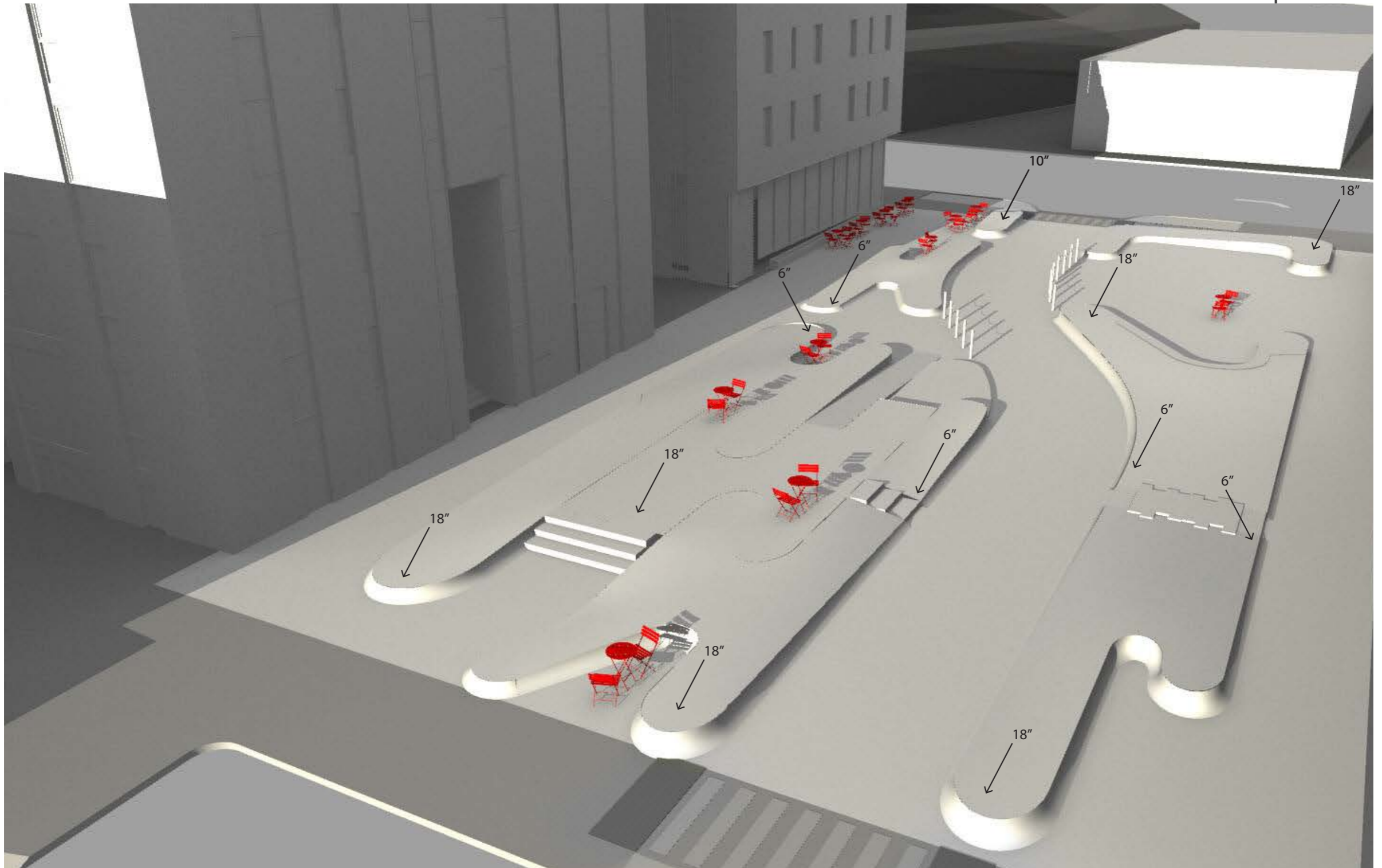


# REVISED DESIGN - FEB 2016





Spot Elevations





# REVISED DESIGN - FEB 2016



## Looking south towards Harrison St from Bernice St





# REVISED DESIGN - FEB 2016



## Looking north up 12th St from Eagle Porch





## Lighting Concept



anchor to building face

anchor to building face

anchor to flag pole

EXISTING RESIDENTIAL      THE EAGLE: PATIO      THE EAGLE: BAR

PLANTING      WOOD      PAVING      DG

● CHAIN POST      ○ FLAG POLE

■ TACTILE STRIP

0'      10'      20'      40'



## Lighting Concept





# DESIGN - PLANT PALETTE



## Plant Palette



**Salvia mellifera**  
black sage



**Frangula californica**  
coffeeberry



**Leucadendron 'Jester'**  
sunshine conebush



**Leucadendron 'Winter Red'**  
winter red conebush



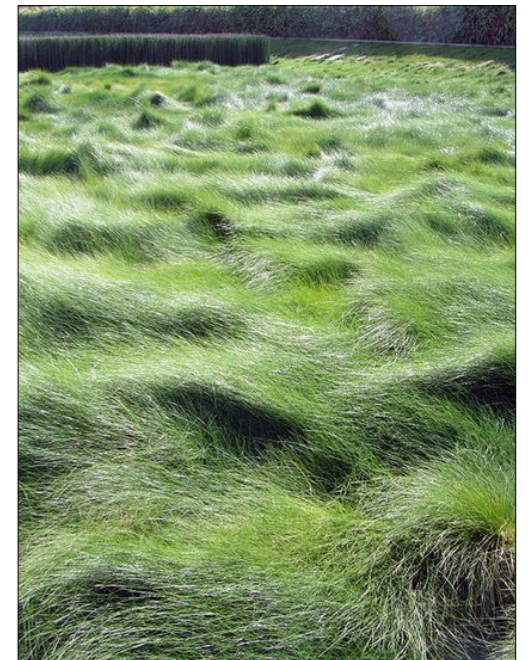
**Muhlenbergia rigens**  
deer grass



**Pennisetum x advena 'Rubrum'**  
purple fountain grass



**Melica californica**  
California melic



**Festuca rubra**  
red fescue



# DESIGN - PLANT PALETTE



## Plant Palette



**Achillea millefolium**  
yarrow



**Calandrinia spectabilis**  
rock purslane



**Calamagrostis acutiflora 'Karl Foerster'**  
feather reed



**Lavandula stoechas**  
Spanish lavender



**Heuchera maxima**  
alum root



**Eriogonum fasciculatum**  
California buckwheat



**Juncus canadensis**  
Canadian rush



# DESIGN - MATERIAL PALETTE



## Hardscape materials



Stainless steel domes



Stainless steel sidewalk discs



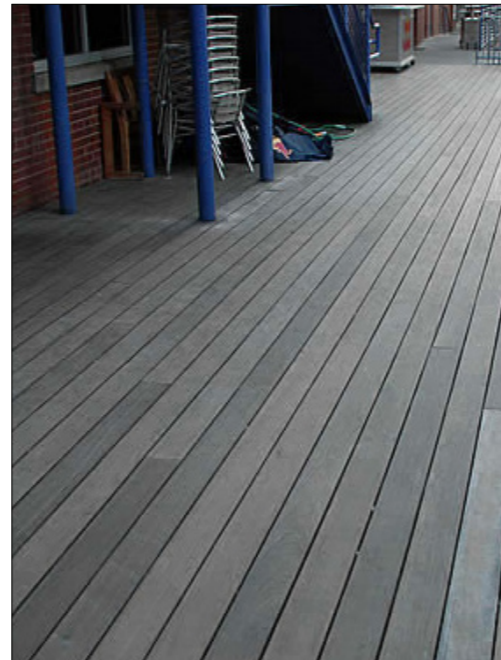
Silicon carbide grit finish paving



cast-in-place concrete seatwall planters



Decomposed granite



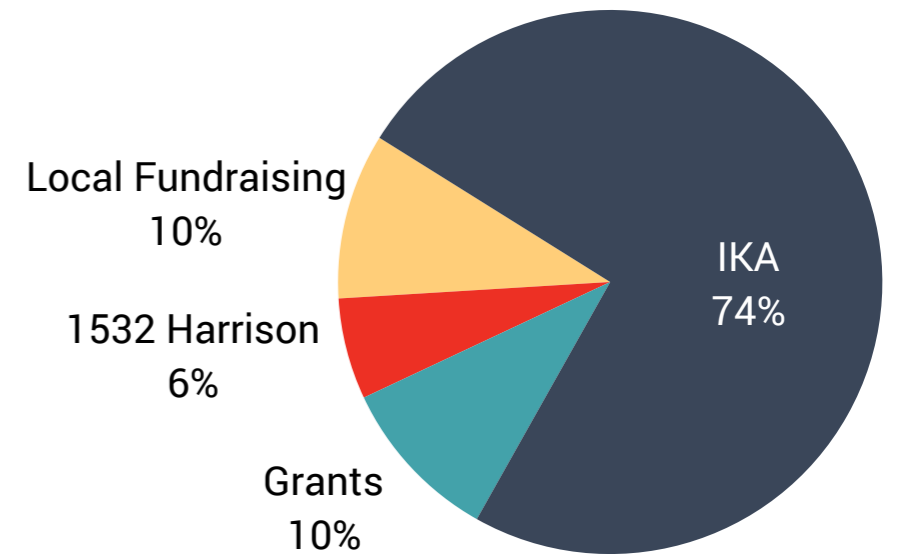
Ipe/hardwood



## Estimated Project Cost & Funding Sources

Hard Costs	\$1,570,668
Soft Costs	\$457,265
<b>Total Capital Costs</b>	<b>\$2,027,933</b>

1532 Harrison Contribution	\$122,055
In-Kind Agreement (approved)	\$1,505,878
CCG & MOHCD Grants (awarded)	\$200,000
Local Fundraising Campaign	\$200,000
<b>Total Funding</b>	<b>\$2,027,933</b>





## Preliminary CFD Boundary

333 12th

1532 Harrison

50+ years of  
maintenance  
funding

SF Eagle

HWY 101





## Friends of Eagle Plaza

- **Lex Montiel and Mike Leon**, owners of The SF Eagle Tavern (398 12<sup>th</sup> St)
- **Stefan Magdalinski**, resident of 1 Bernice St adjacent to Eagle Plaza
- **Barry Synoground**, owner of DNA Lounge
- **Dallas Bradley**, Lafayette-Minna-Natoma Neighborhood Watch Block Captain
- **Eric Lopez**, Chair of Somabend Neighborhood Association
- **Rachele Sullivan**, Folsom Street Fair Board member, SF Bay Area Leather Alliance Board member, Filipino American Association of Star of the Sea
- **Henry Karnilowicz**, President of SOMBA
- **Tom Taylor**, Isis Street resident
- **Ben Woosley**, Kissling Street resident
- **Katie O'Brien**, 1532 Harrison Project Manager
- **Brooke Ray Smith**, Build Public Executive Director





# PRESENTATION TO SF ARTS COMMISSION

CIVIC DESIGN REVIEW: PHASE I - SCHEMATIC DESIGN

March 21, 2016



A New Community Plaza &  
a Tribute to LGBTQ Heritage

**BUILD:PUBLIC** bionic **BUILD:**