

SUCCESSOR AGENCY TO THE SAN FRANCISCO REDEVELOPMENT AGENCY

OSCAR PARK:

DRAFT CONCEPT DESIGN PRESENTED TO THE SAN FRANCISCO ARTS COMMISSION CIVIC DESIGN REVIEW



AUGUST 13, 2012
REVIEW REQUESTED: INFORMATIONAL PRESENTATION



CMG | ARUP

INTRODUCTION

This document develops Oscar Park to the conceptual design level and incorporates the guidelines outlined in the Transbay Redevelopment Project Area Streetscape & Open Space Concept Plan (Concept Plan) approved in 2006. The Concept Plan was developed by the former San Francisco Redevelopment Agency, ZGF Architects, Marta Fry Landscape Architects, CHS Consulting Group, and ARUP.

In preparing the Streetscape and Open Space Plan, Agency staff and the ZGF team worked in partnership with Planning Department staff so that the new streetscape improvements would flow seamlessly between the Transbay and Rincon Hill neighborhoods. Planning Department staff was present at all major team work sessions and public meetings and provided critical input throughout the development of the draft. Staff and the ZGF team also worked closely with the Citizen Advisory Committee (CAC), holding three public meetings at various stages of the planning process to get feedback from the CAC members and the public at large. Staff and the ZGF team also met with representatives from a wide range of other public agencies throughout the process, including the Transbay Joint Powers Authority, the Metropolitan Transportation Agency, the San Francisco Department of Public Works, the San Francisco County Transportation Authority, the San Francisco Department of the Environment, the Mayor's Office of City Greening, and the San Francisco Arts Commission. Comments and ideas received from the CAC and public agency representatives were integrated into the draft plan. At the time of the 2006 Streetscape and Open Space Plan, the new bus ramp configuration was unclear and the Oscar Park concept design did not fully develop.

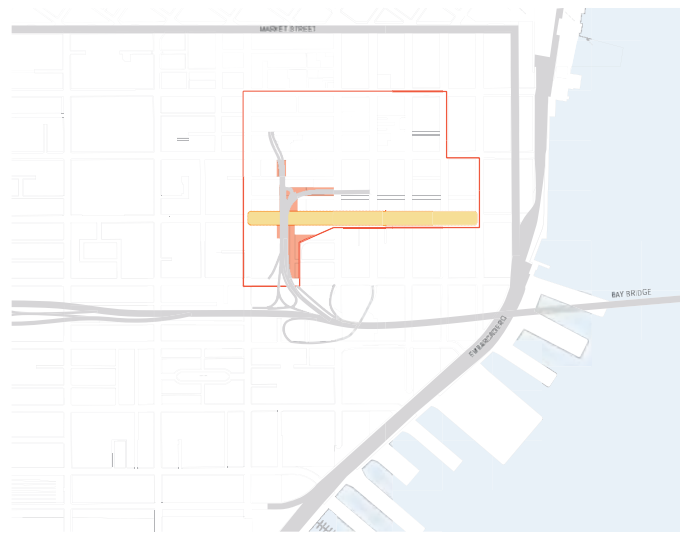
In 2011, the former San Francisco Redevelopment Agency hired CMG and ARUP to develop the initial conceptual ideas for Oscar Park into a complete concept design. There was an initial community meeting in December 2011 with 32 attendees to discuss program preferences and concept design themes. Based off of the community feedback, three potential baseline schemes were combined into a single scheme. There was a second community meeting in July 2012 with 40 attendees to discuss the proposed scheme and program elements. There will be a third community meeting scheduled in October 2012.

Major design guidelines for Oscar Park are:





- Improve connectivity - The site is intended to create a pedestrian and bicycle link between Rincon Hill neighborhood and the new Transit Center, reinforcing the identity of the neighborhood as a transit-oriented community, one that encourages residents and visitors to walk, bike, and take transit.
- Foster community - As a new neighborhood park that will grow and change dramatically in the next few years, CMG and the former SFRA are working with city planners, developers, and interested citizens to guide that process. Together, the partnership will imagine the future of this new neighborhood and create unique programs and amenities that will foster a sense of community and support future growth and development.
- Create a destination - Due to the site's inherent constraints, it is imperative that the design be distinctive and the programming provide unique attractors to people throughout the day and throughout the year. To that end, we are proposing amenities and a branding that is distinct from the neighboring open spaces and will attract visitors from around the city.

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Transit District Site Context

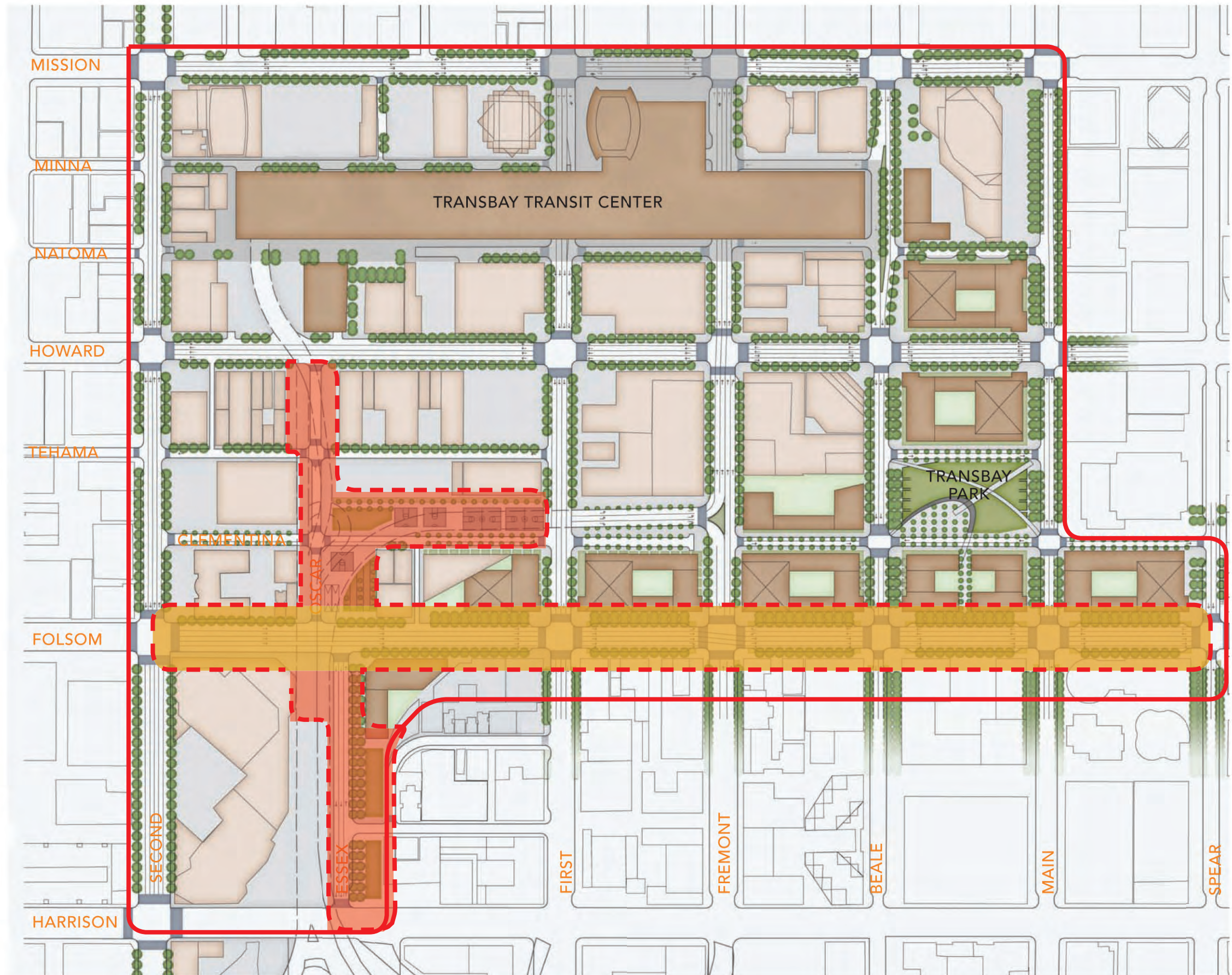
-  Oscar Park and Essex Street Improvements - 75% Concept Design Phase
-  Folsom Street Improvements - 95% Schematic Design
-  Transbay District Redevelopment Area
-  CMG scope of improvements

Legend

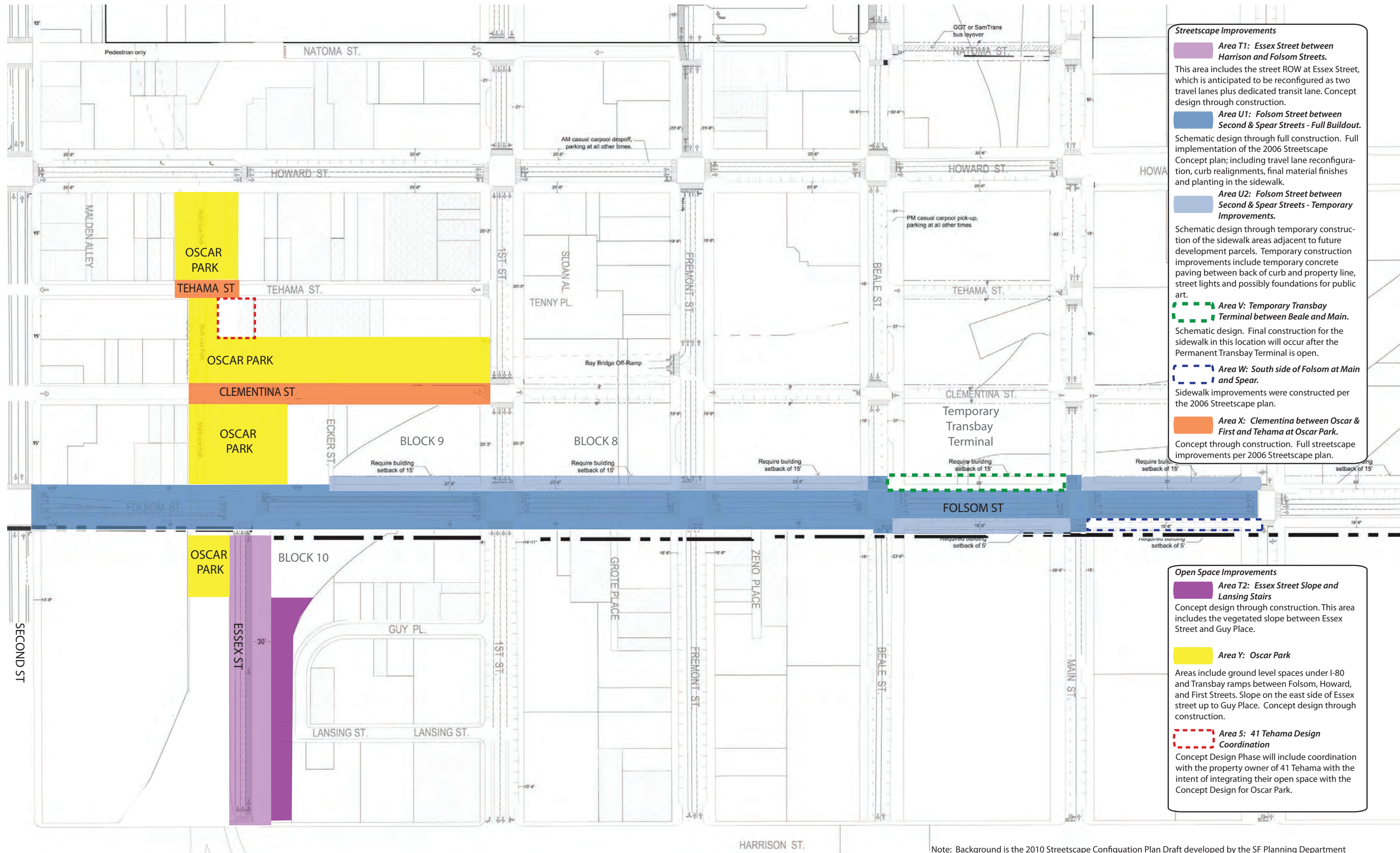
-  Proposed Redevelopment
-  Existing Buildings
-  Transbay Transit Center Area
-  Proposed Public Open Space
-  Proposed Private Open Space

Illustrative Concept Plan

This plan conveys how the landscape of the Transbay neighborhood will be dramatically altered once all the recommendations are realized.



Per 2006 Transbay Redevelopment Project Area Streetscape & Open Space Concept Plan



Streetscape Improvements

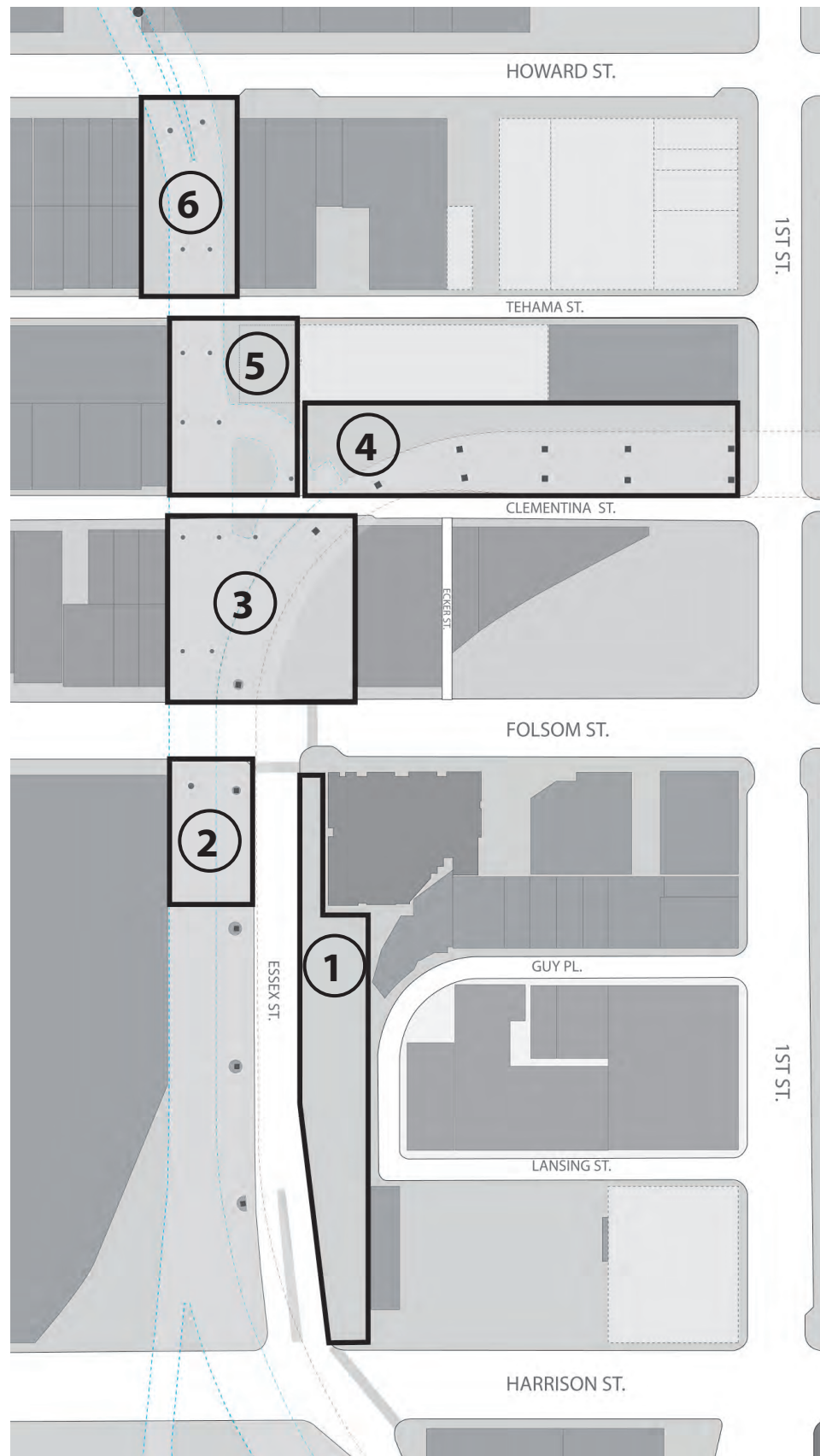
- Area T1: Essex Street between Harrison and Folsom Streets.**
This area includes the street ROW at Essex Street, which is anticipated to be reconfigured as two travel lanes plus dedicated transit lane. Concept design through construction.
- Area U1: Folsom Street between Second & Spear Streets - Full Buildout.**
Schematic design through full construction. Full implementation of the 2006 Streetscape Concept plan; including travel lane reconfiguration, curb realignments, final material finishes and planting in the sidewalk.
- Area U2: Folsom Street between Second & Spear Streets - Temporary Improvements.**
Schematic design through temporary construction of the sidewalk areas adjacent to future development parcels. Temporary construction improvements include temporary concrete paving between back of curb and property line, street lights and possibly foundations for public art.
- Area V: Temporary Transbay Terminal between Beale and Main.**
Schematic design. Final construction for the sidewalk in this location will occur after the Permanent Transbay Terminal is open.
- Area W: South side of Folsom at Main and Spear.**
Sidewalk improvements were constructed per the 2006 Streetscape plan.
- Area X: Clementina between Oscar & First and Tehama at Oscar Park.**
Concept through construction. Full streetscape improvements per 2006 Streetscape plan.

Open Space Improvements

- Area T2: Essex Street Slope and Lansing Stairs**
Concept design through construction. This area includes the vegetated slope between Essex Street and Guy Place.
- Area Y: Oscar Park**
Areas include ground level spaces under I-80 and Transbay ramps between Folsom, Howard, and First Streets. Slope on the east side of Essex street up to Guy Place. Concept design through construction.
- Area 5: 41 Tehama Design Coordination**
Concept Design Phase will include coordination with the property owner of 41 Tehama with the intent of integrating their open space with the Concept Design for Oscar Park.

Note: Background is the 2010 Streetscape Configuration Plan Draft developed by the SF Planning Department

Transbay Streetscape and Open Space: Project Areas



PARK ZONE 1: 33,620 sq ft



PARK ZONE 2: 9,910 sq ft*

*Note: Gray tone indicates approximate location of proposed Transit Center bus ramp overhead.



PARK ZONE 3: 30,383 sq ft



PARK ZONE 5: 21,675 sq ft with approximately 5,000 sq ft of private land*

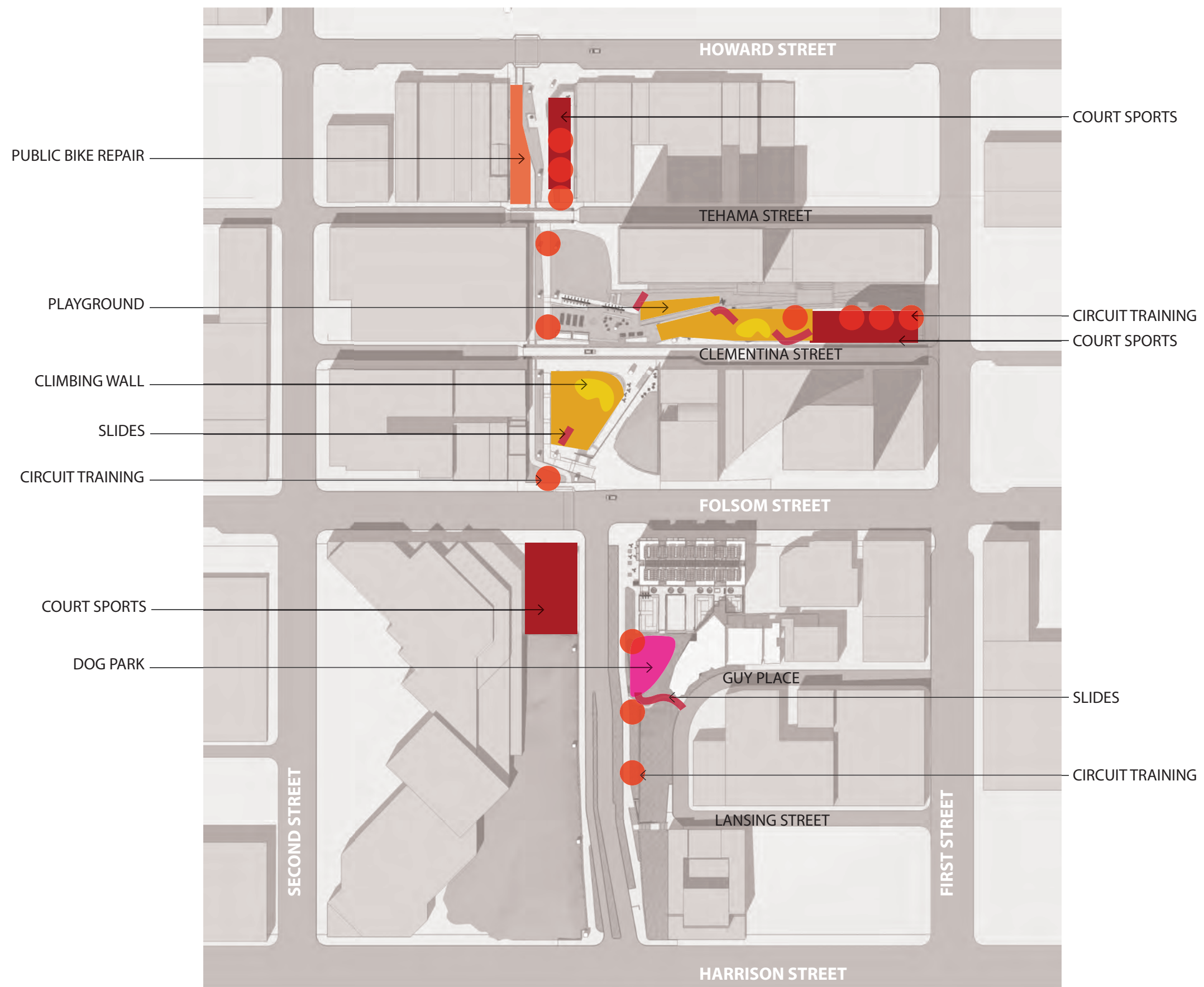


PARK ZONE 4: 37,745 sq ft

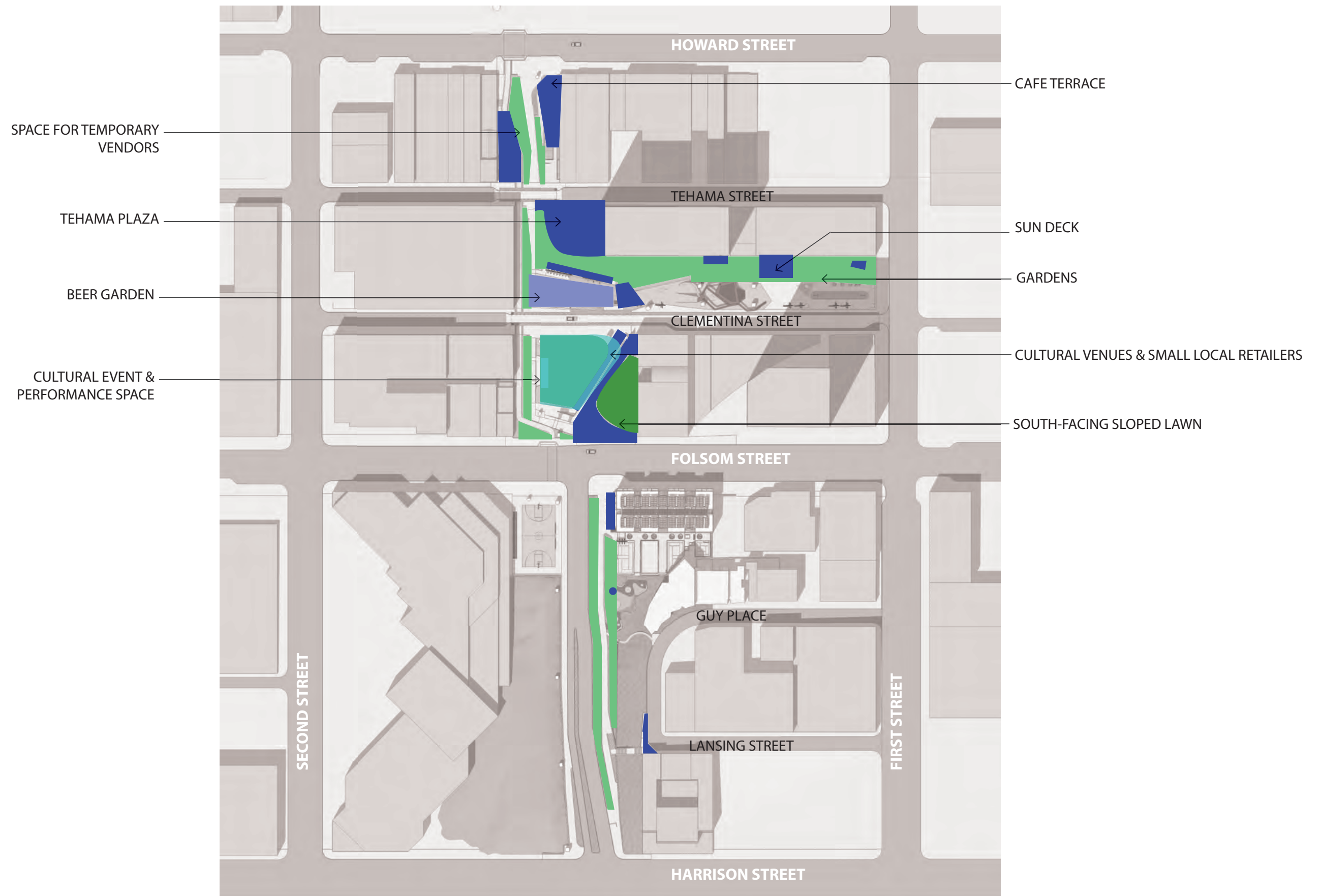


PARK ZONE 6: 18,290 sq ft*

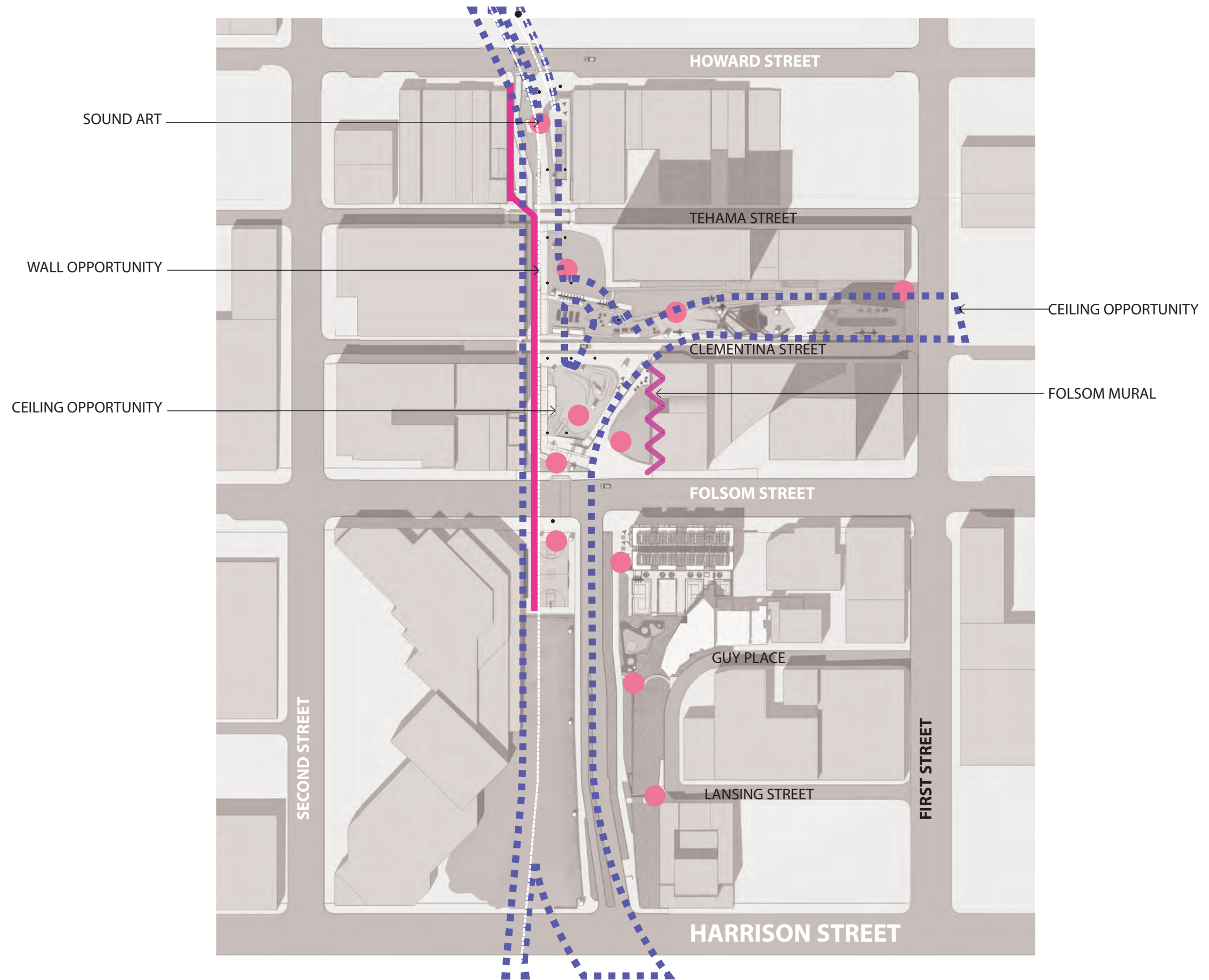
*Note: Gray tone indicates approximate location of proposed Transit Center bus ramp overhead.





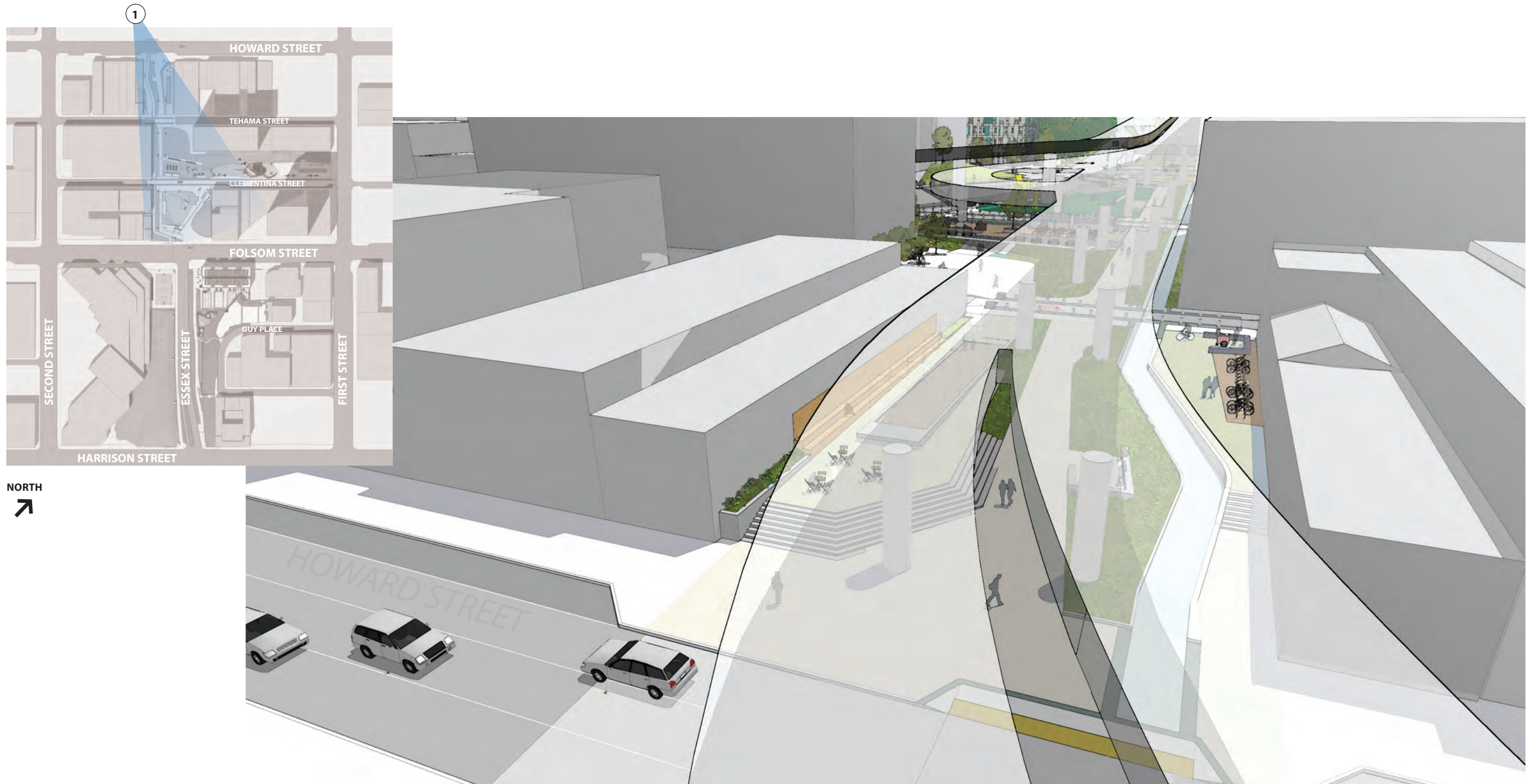


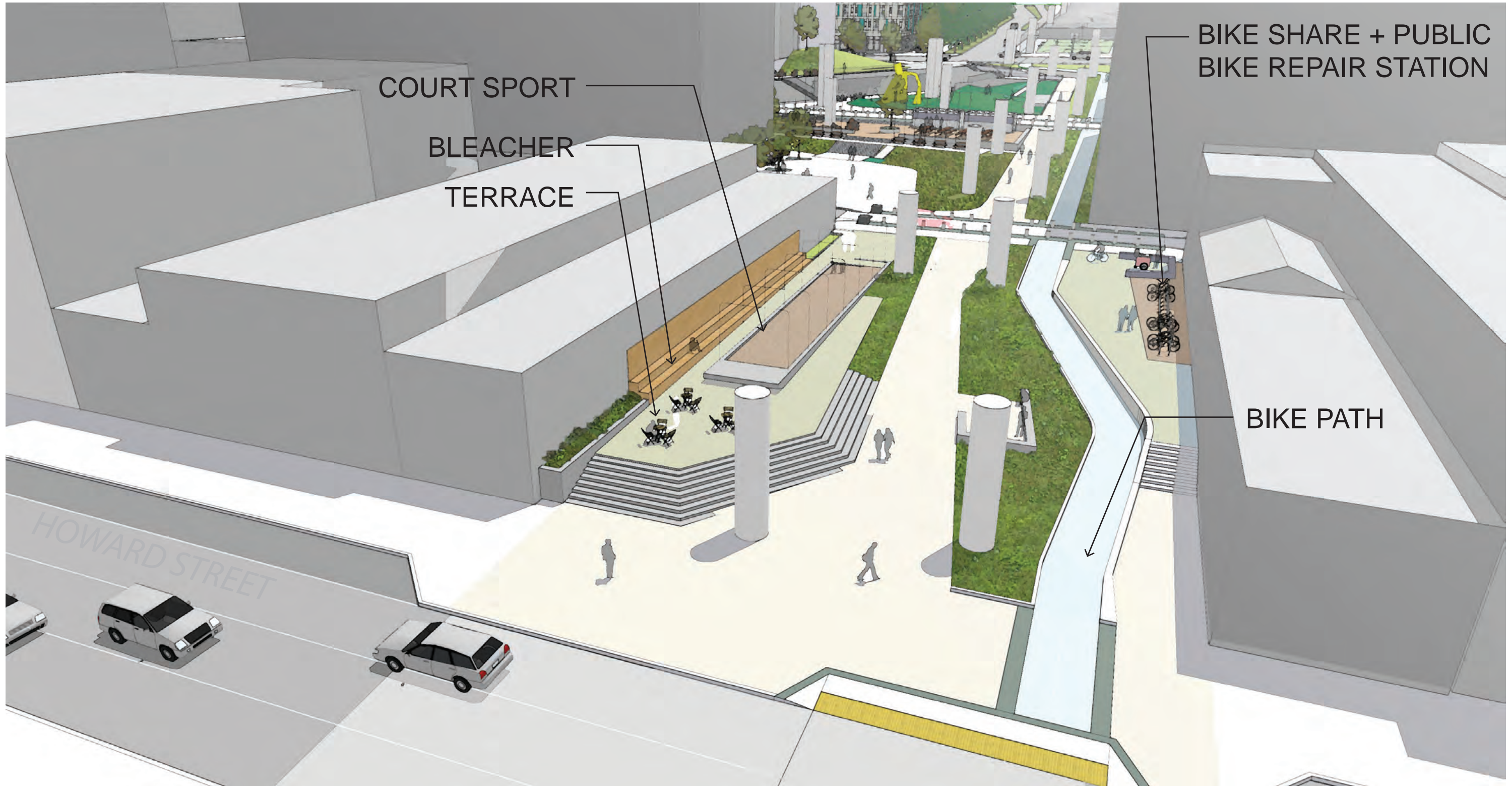












COURT SPORT

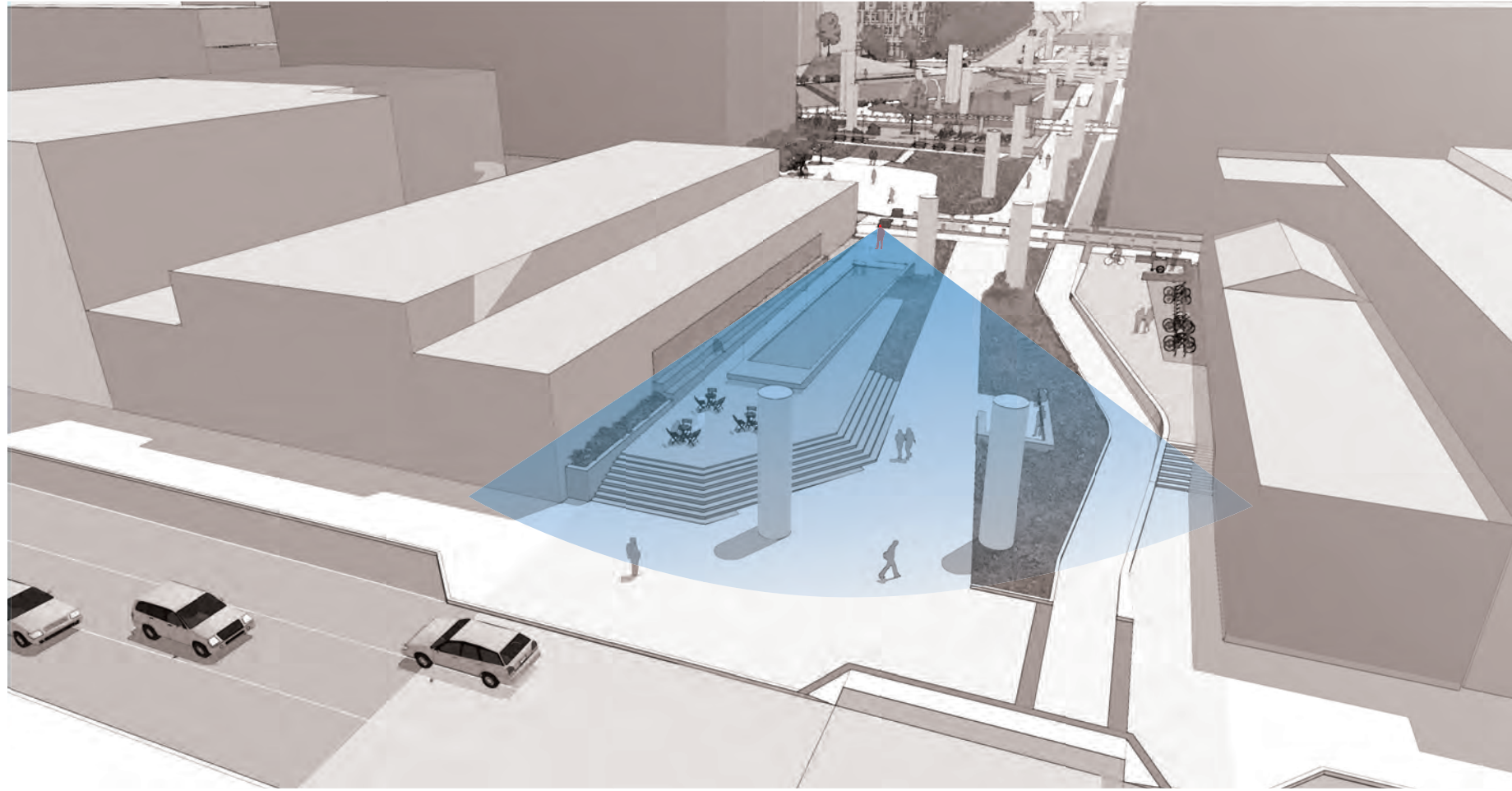
BLEACHER

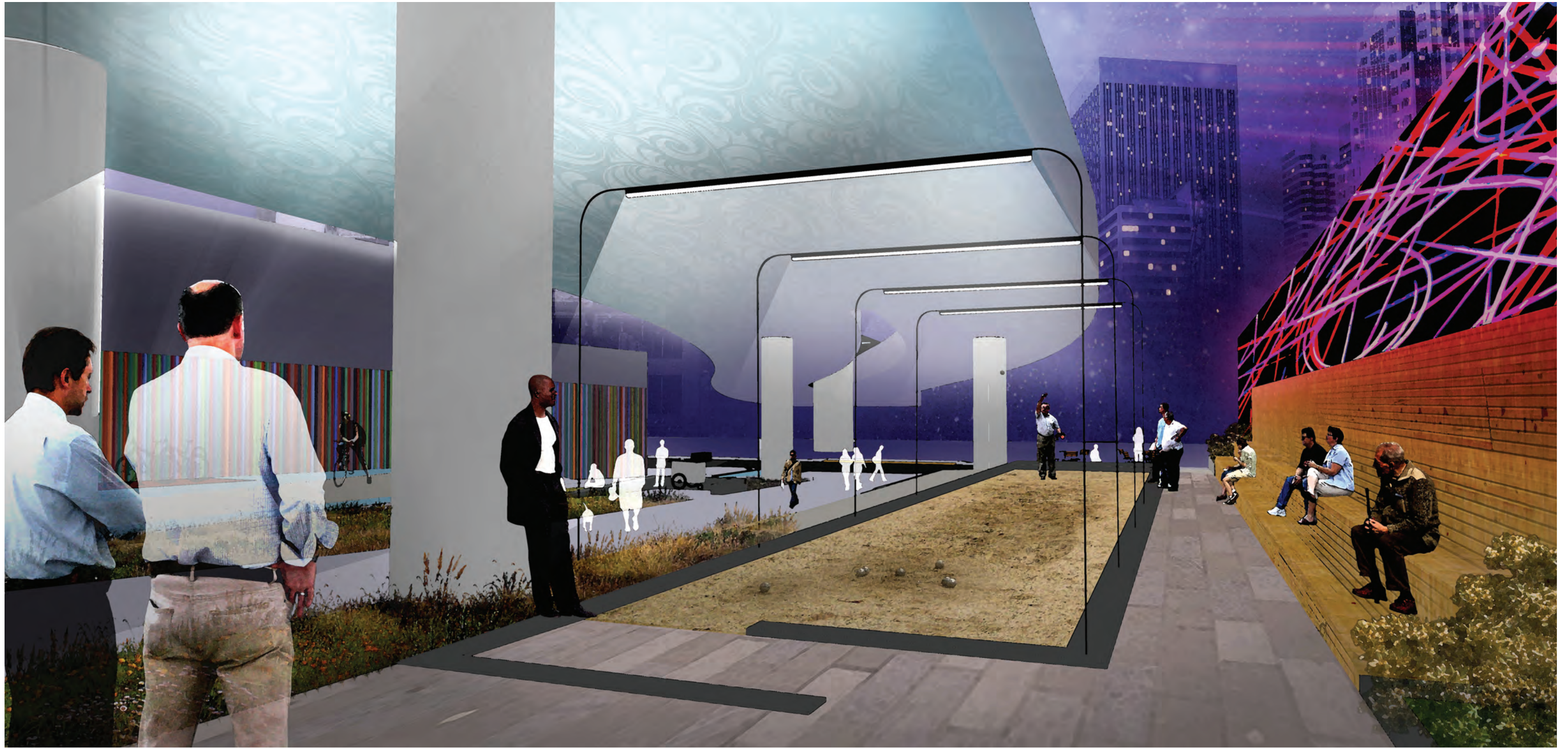
TERRACE

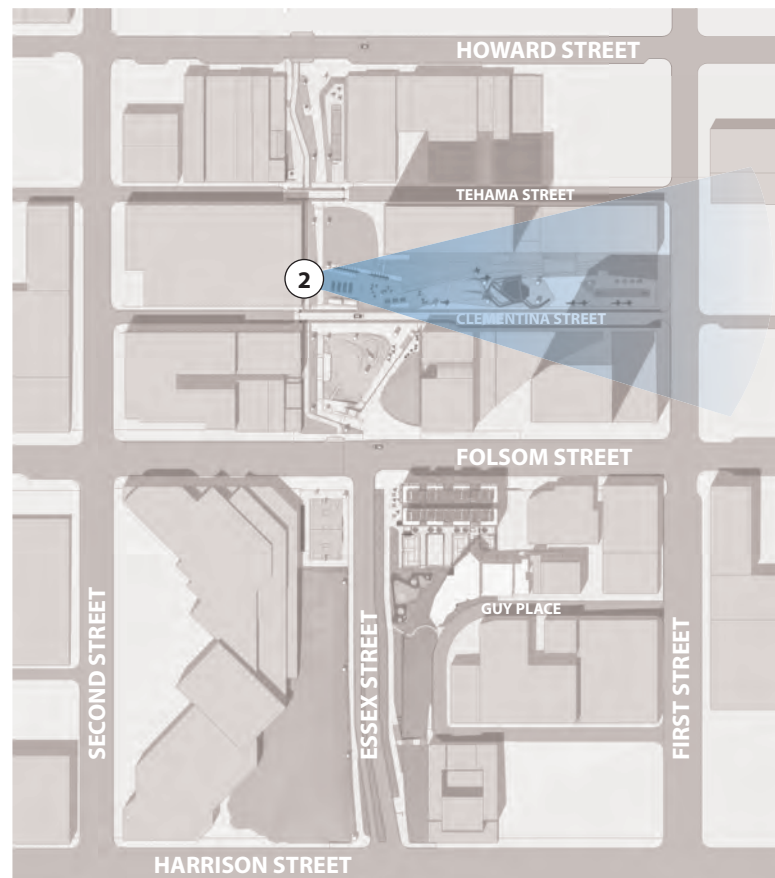
BIKE SHARE + PUBLIC
BIKE REPAIR STATION

BIKE PATH

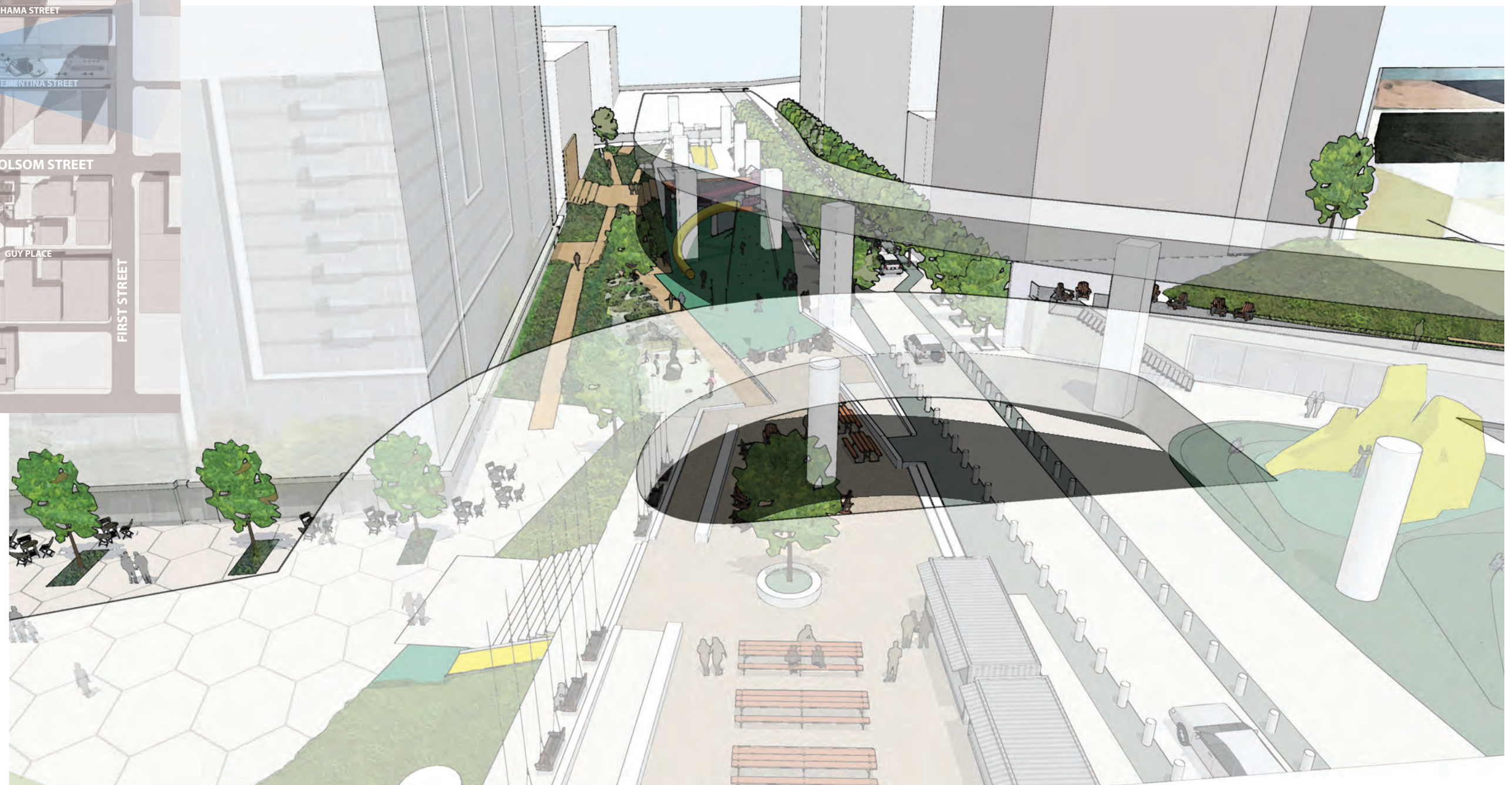
HOWARD STREET

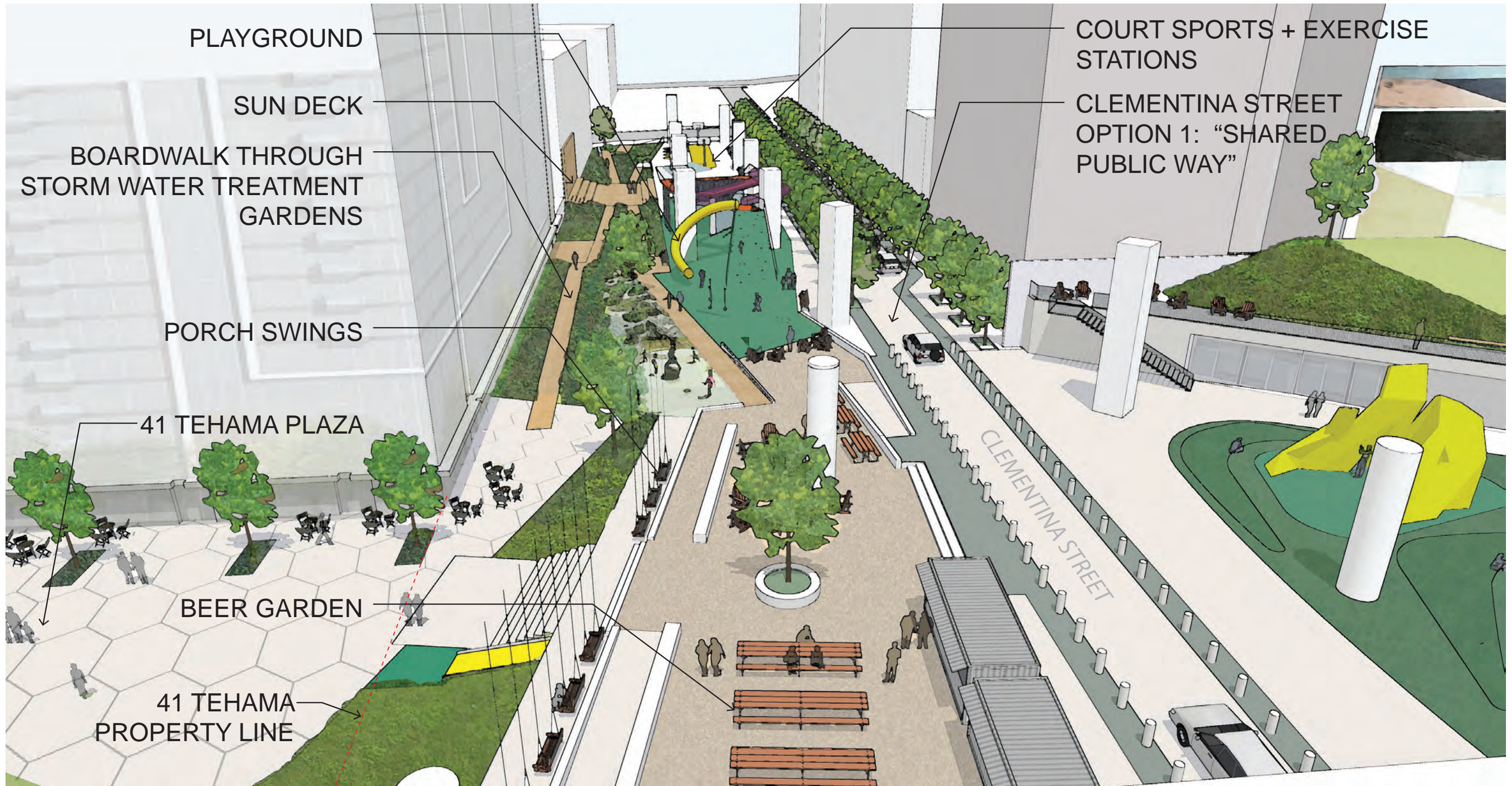




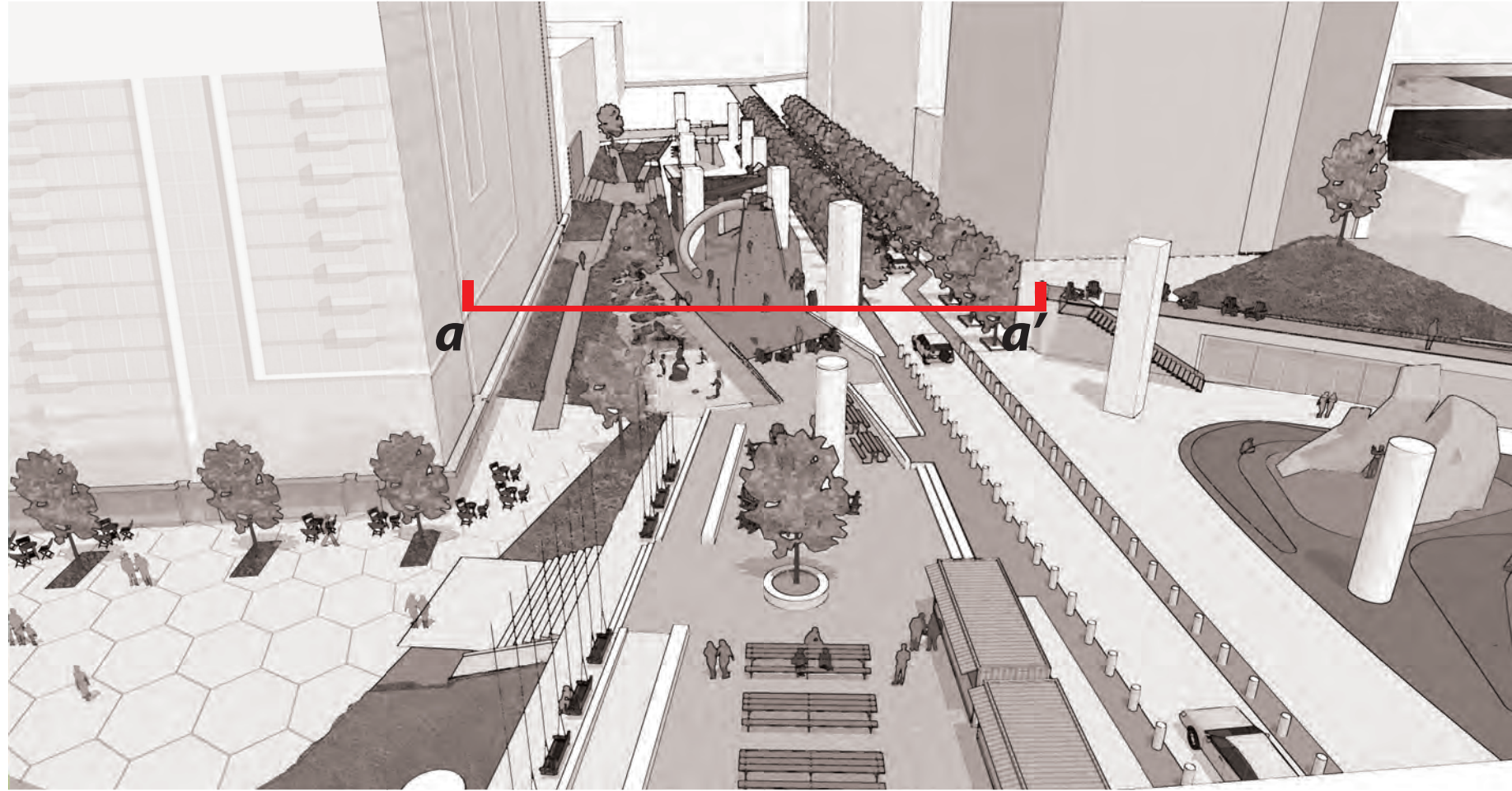


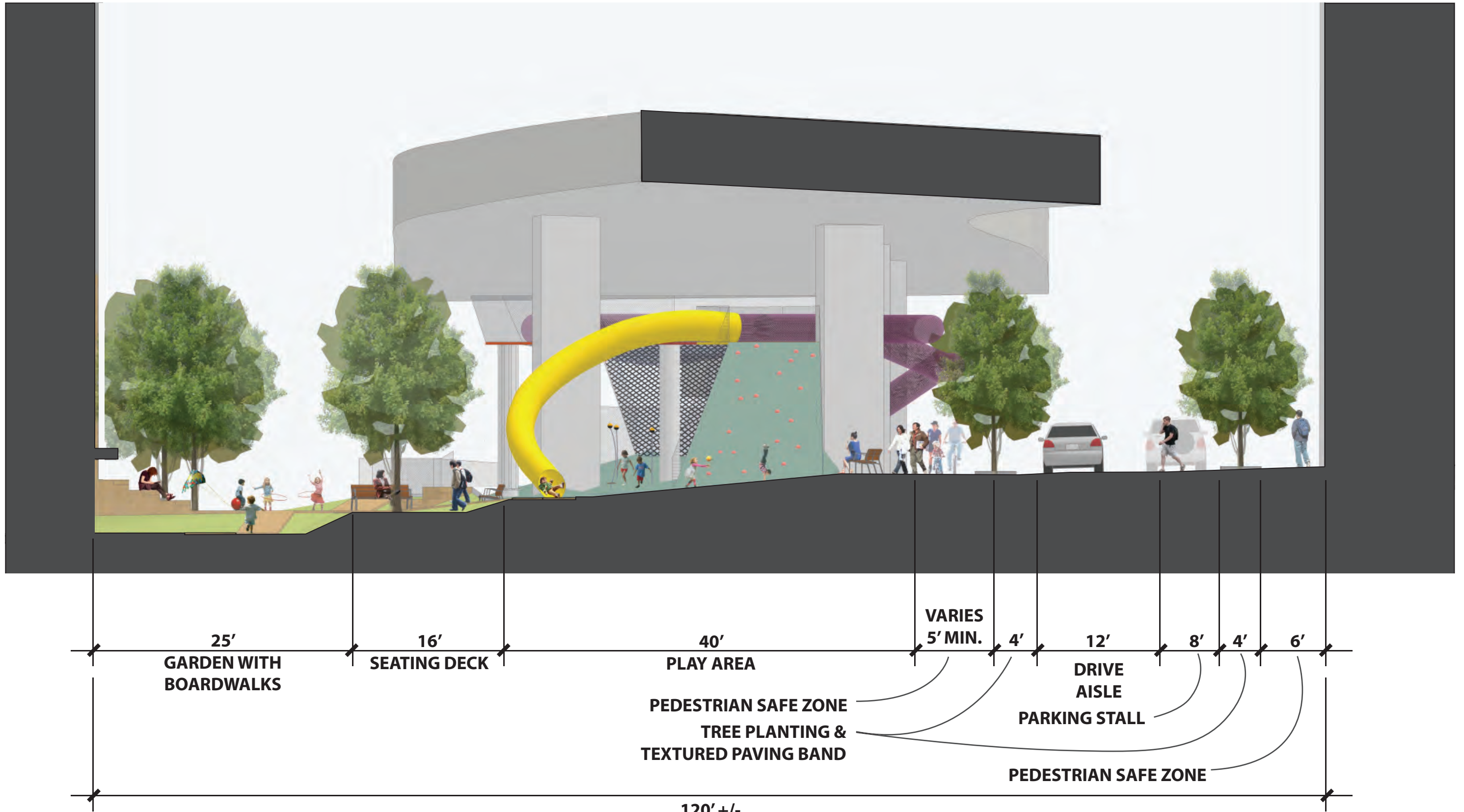
NORTH





SECTION: a-a'





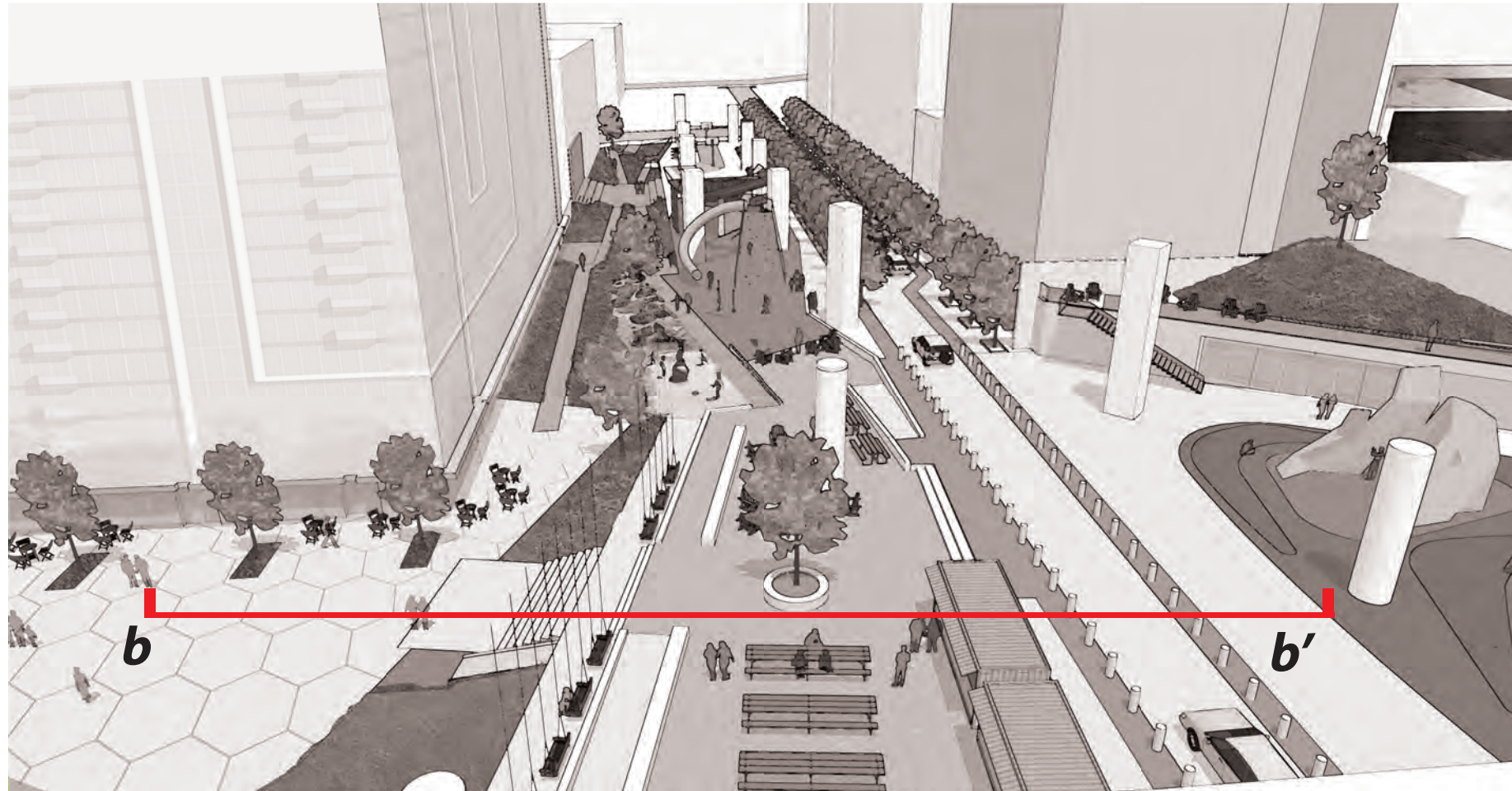
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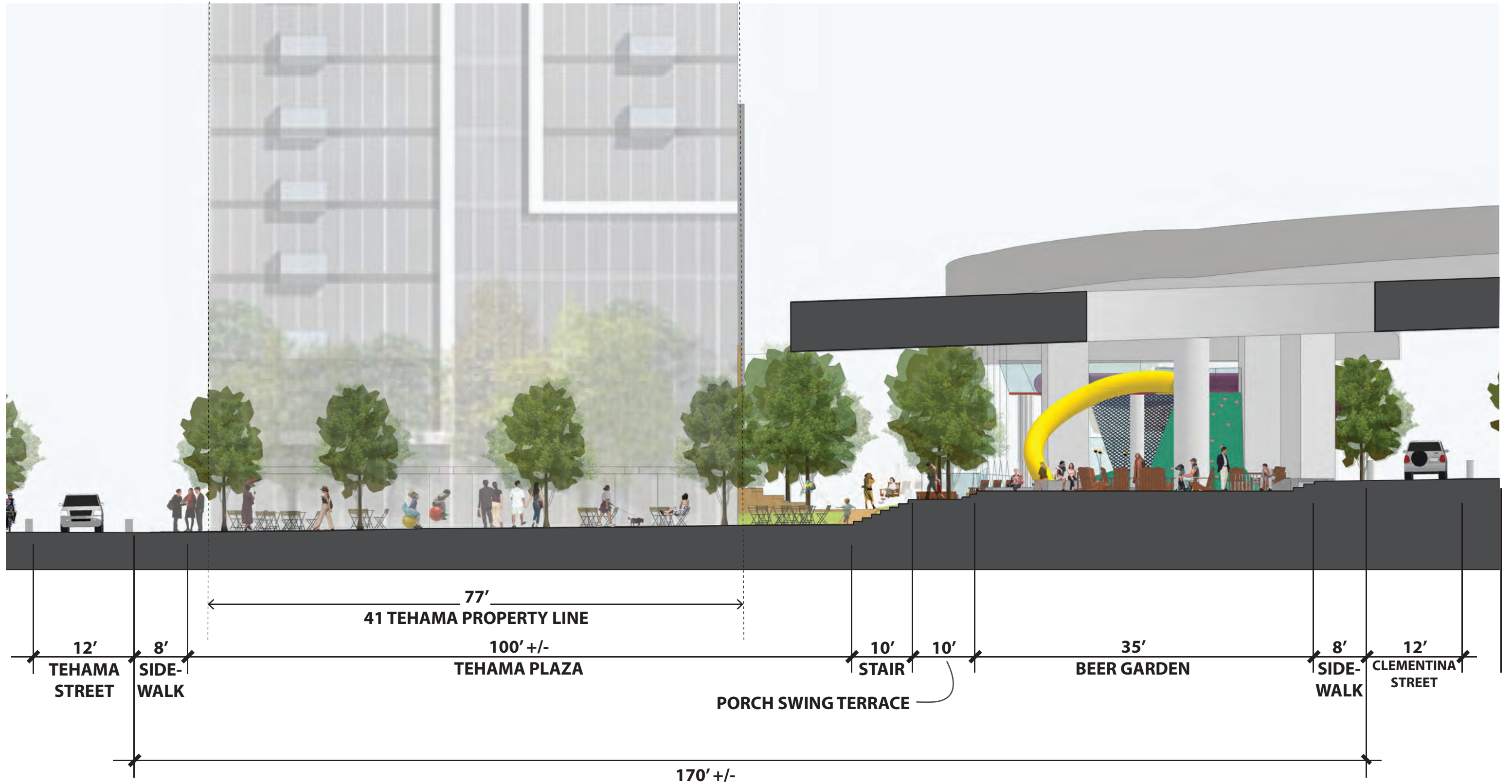


CMG
ARUP SBCA

NORTH
↑

SECTION: b-b'



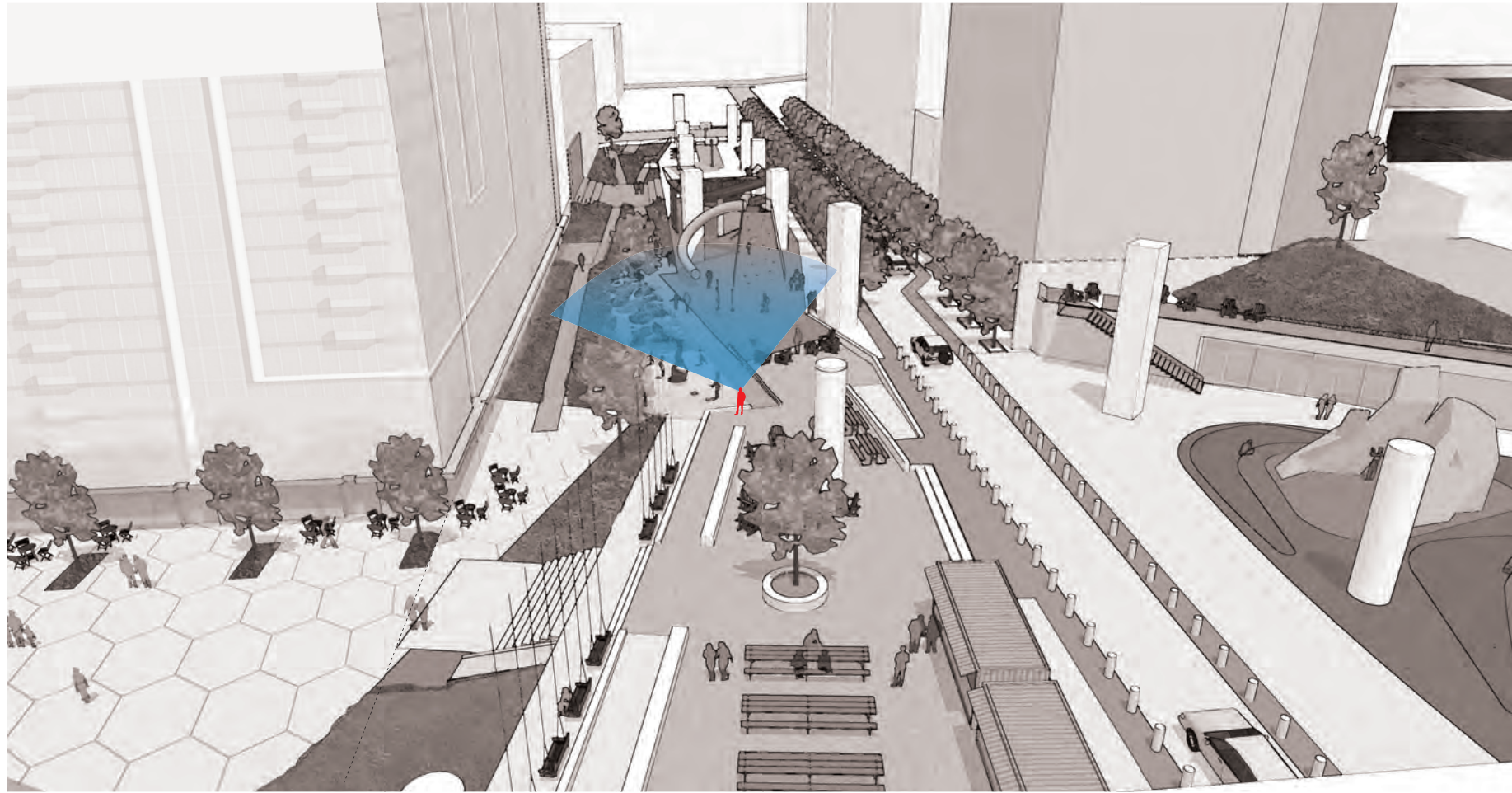


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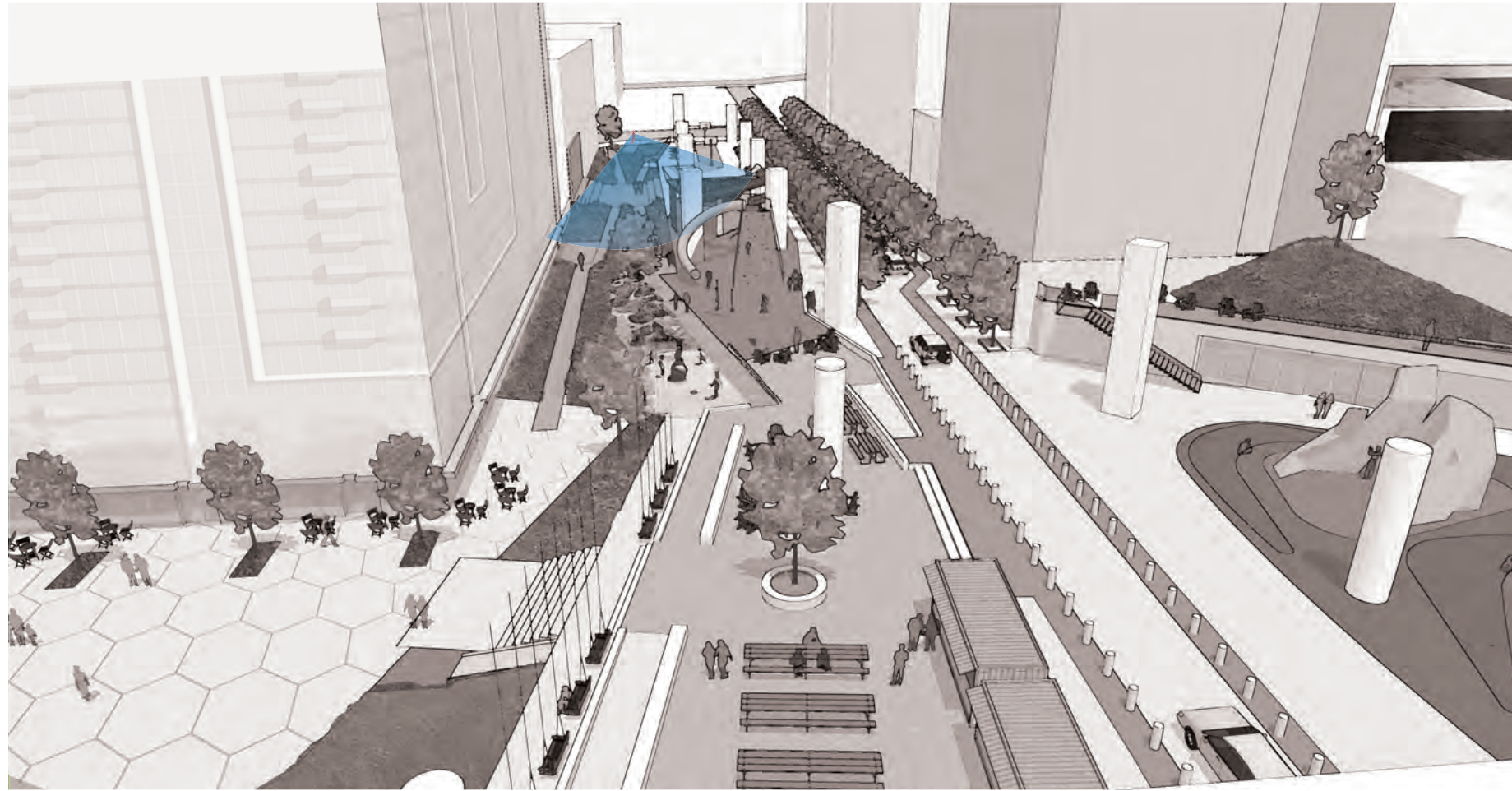


CMG
ARUP SBCA

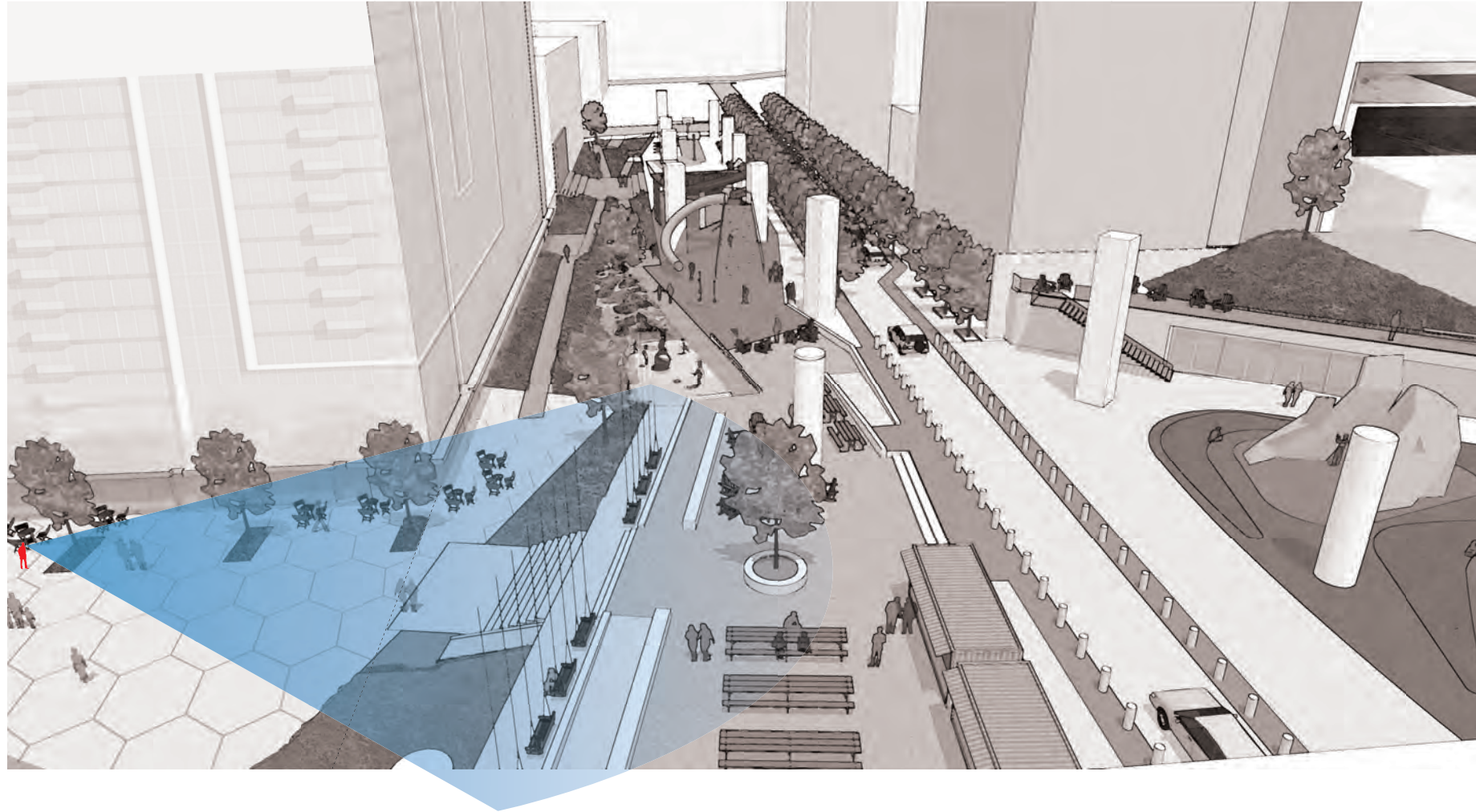
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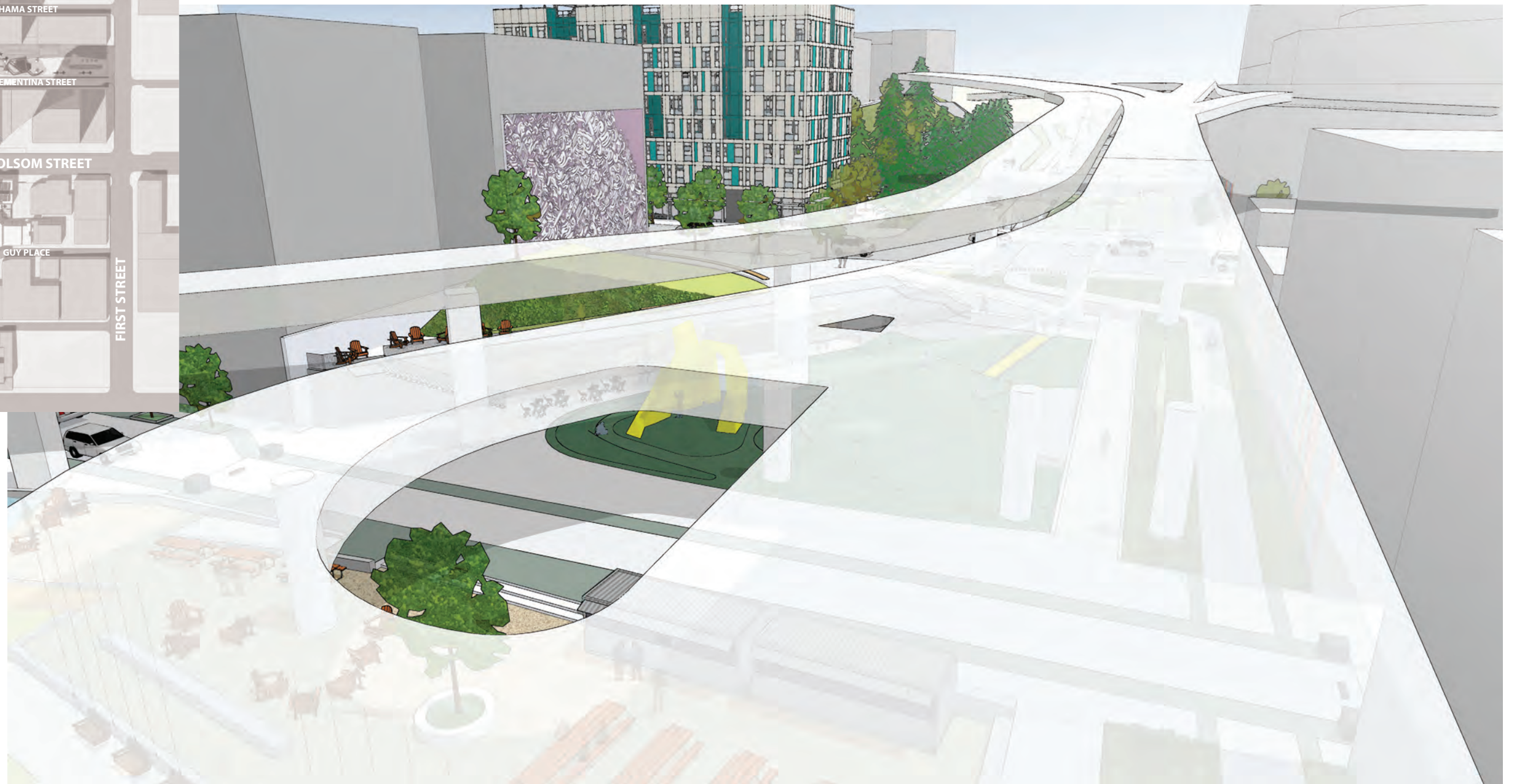


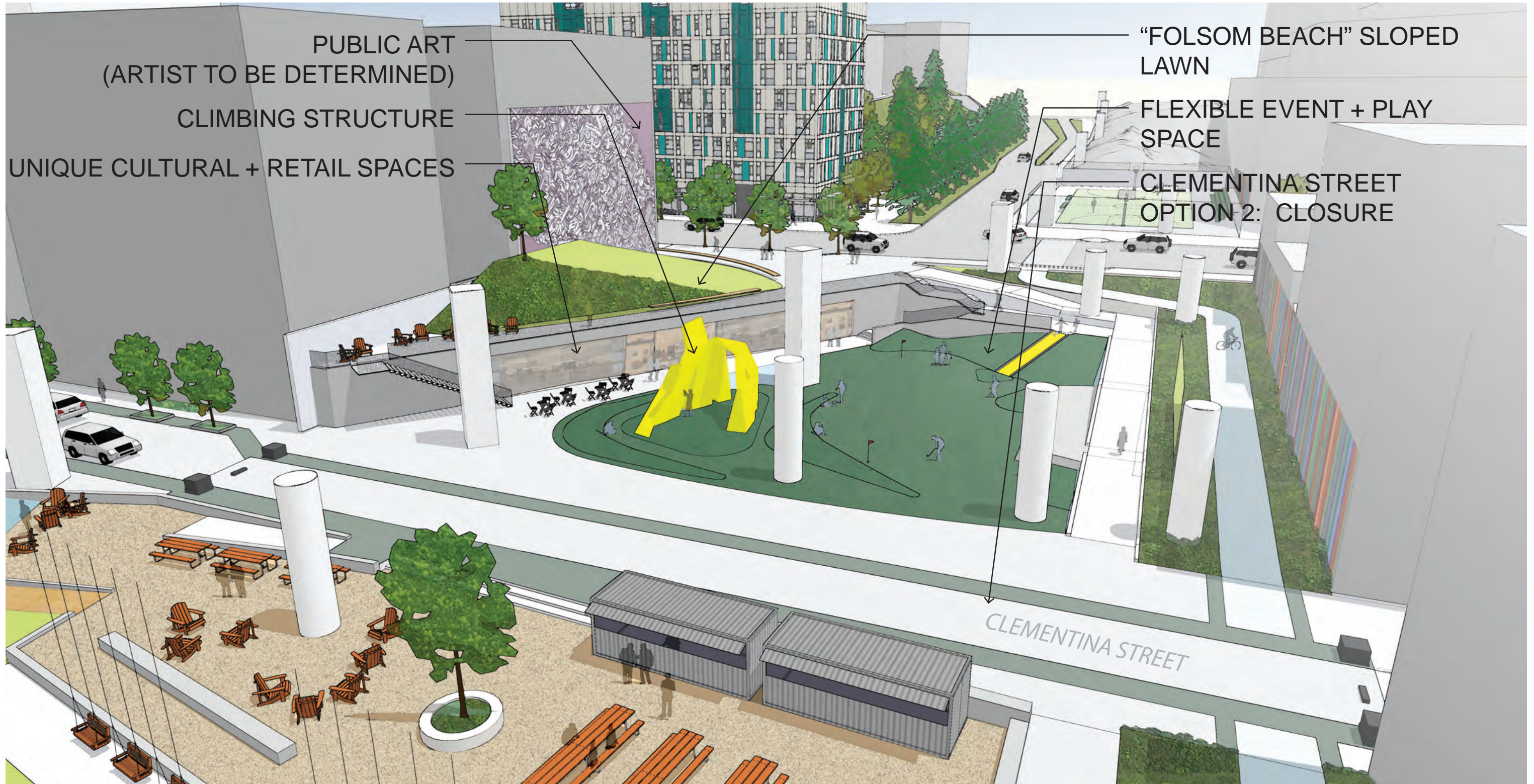






NORTH
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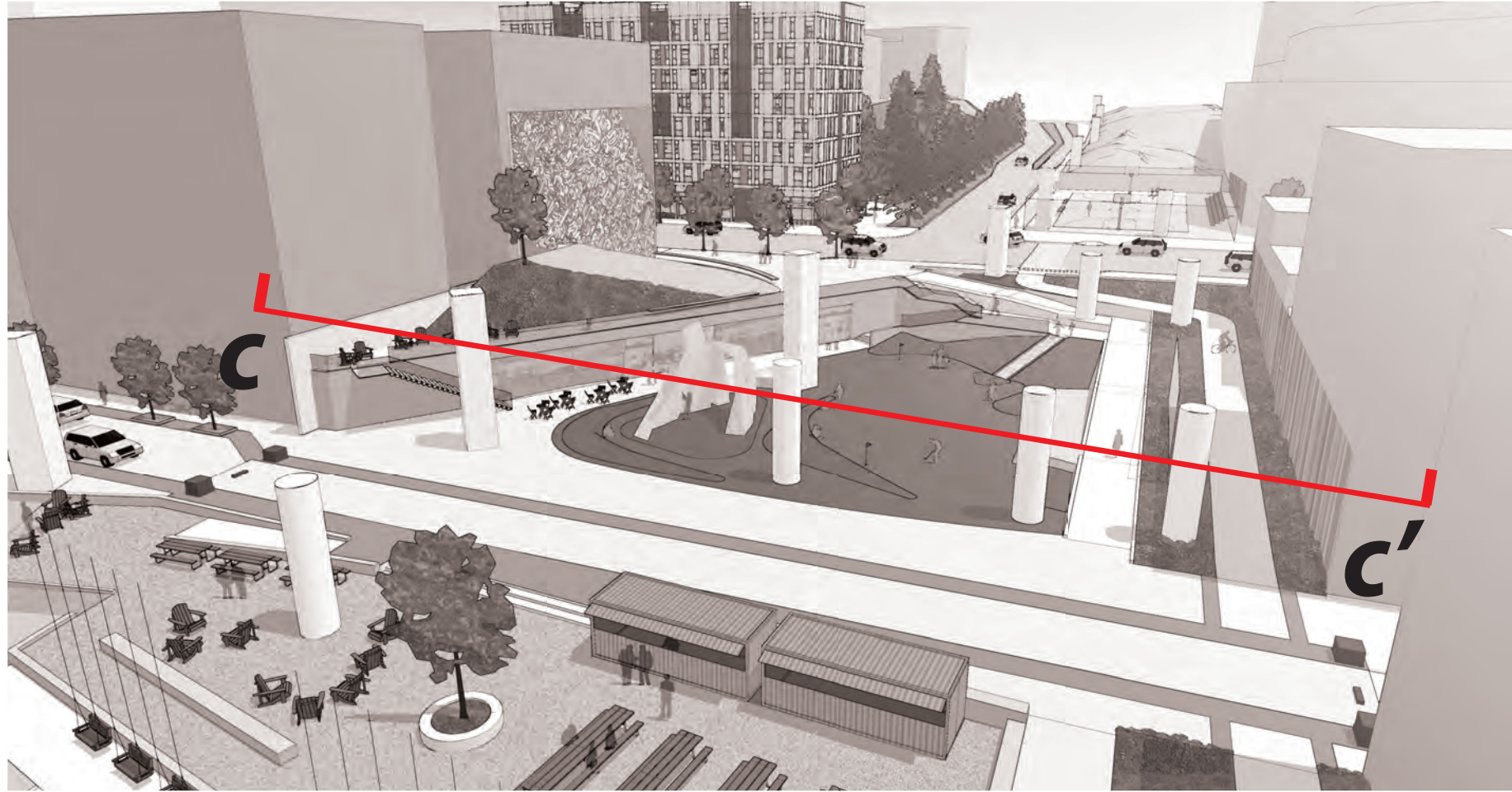


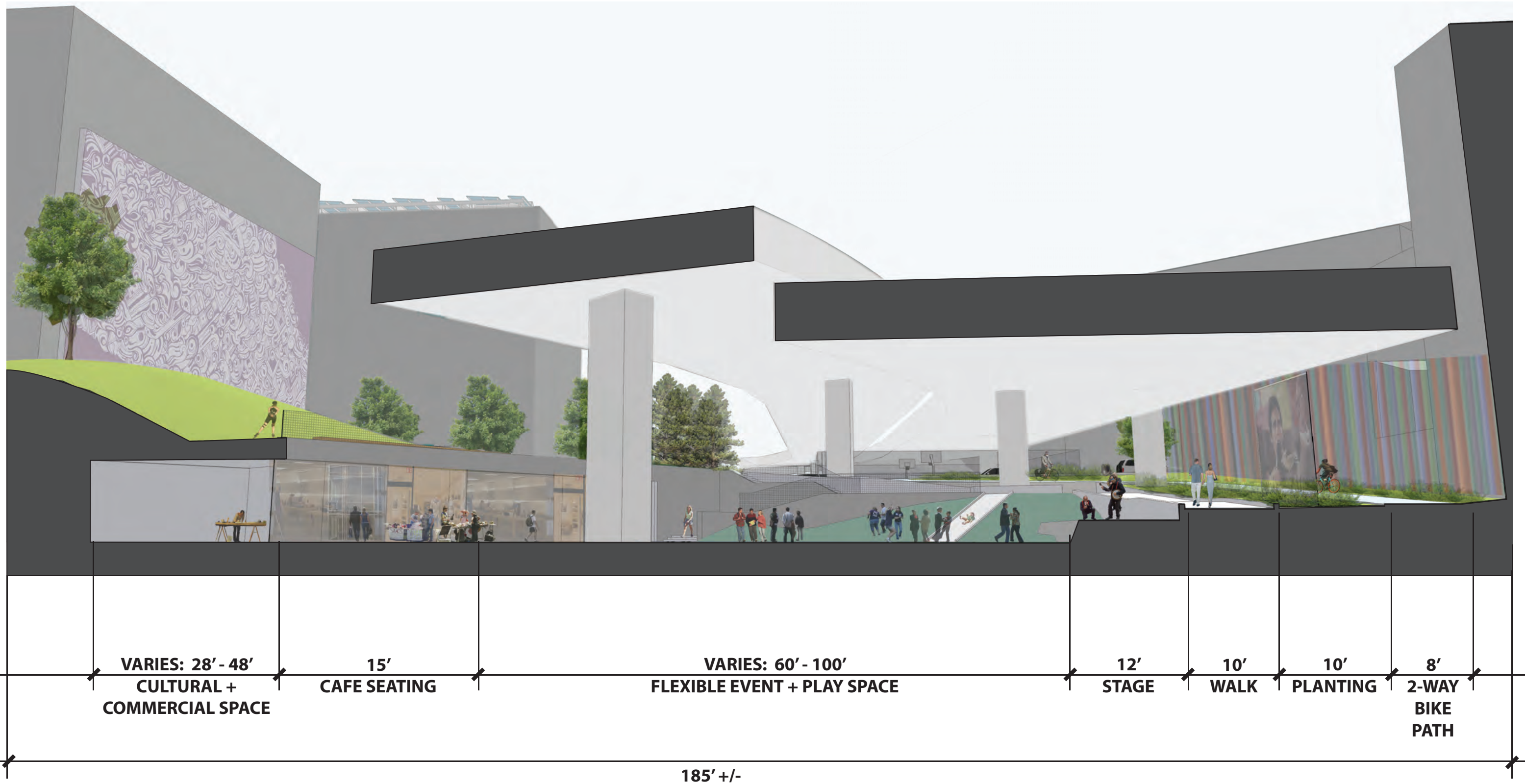
PUBLIC ART
(ARTIST TO BE DETERMINED)
CLIMBING STRUCTURE
UNIQUE CULTURAL + RETAIL SPACES

“FOLSOM BEACH” SLOPED
LAWN
FLEXIBLE EVENT + PLAY
SPACE
CLEMENTINA STREET
OPTION 2: CLOSURE

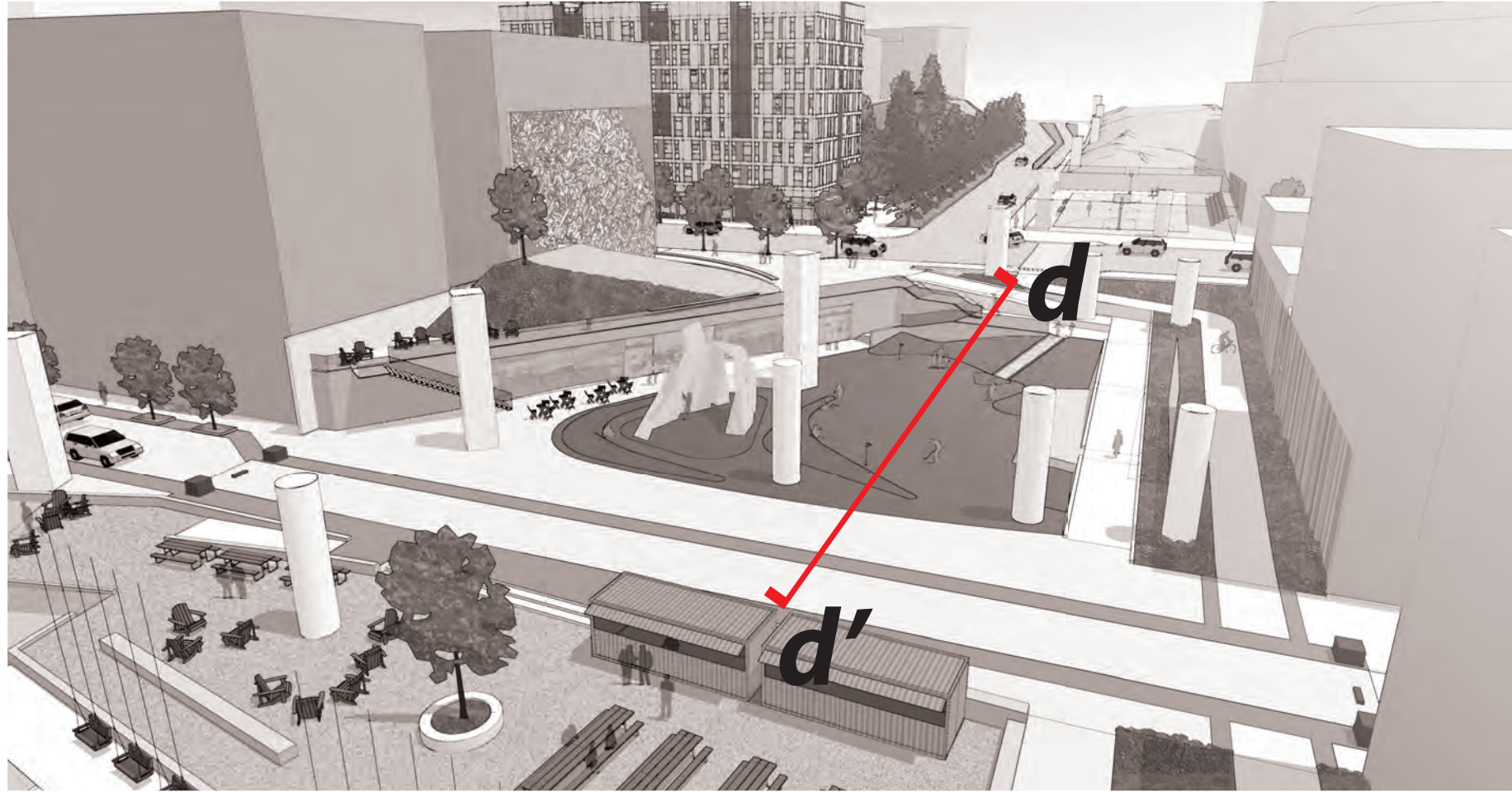
CLEMENTINA STREET

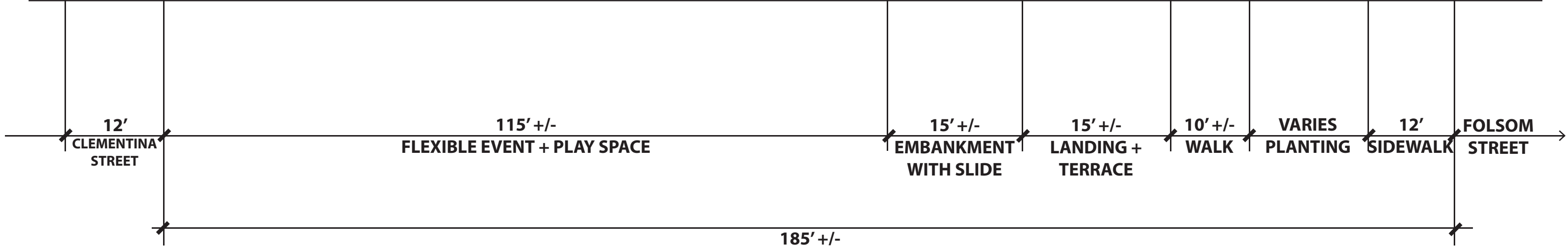
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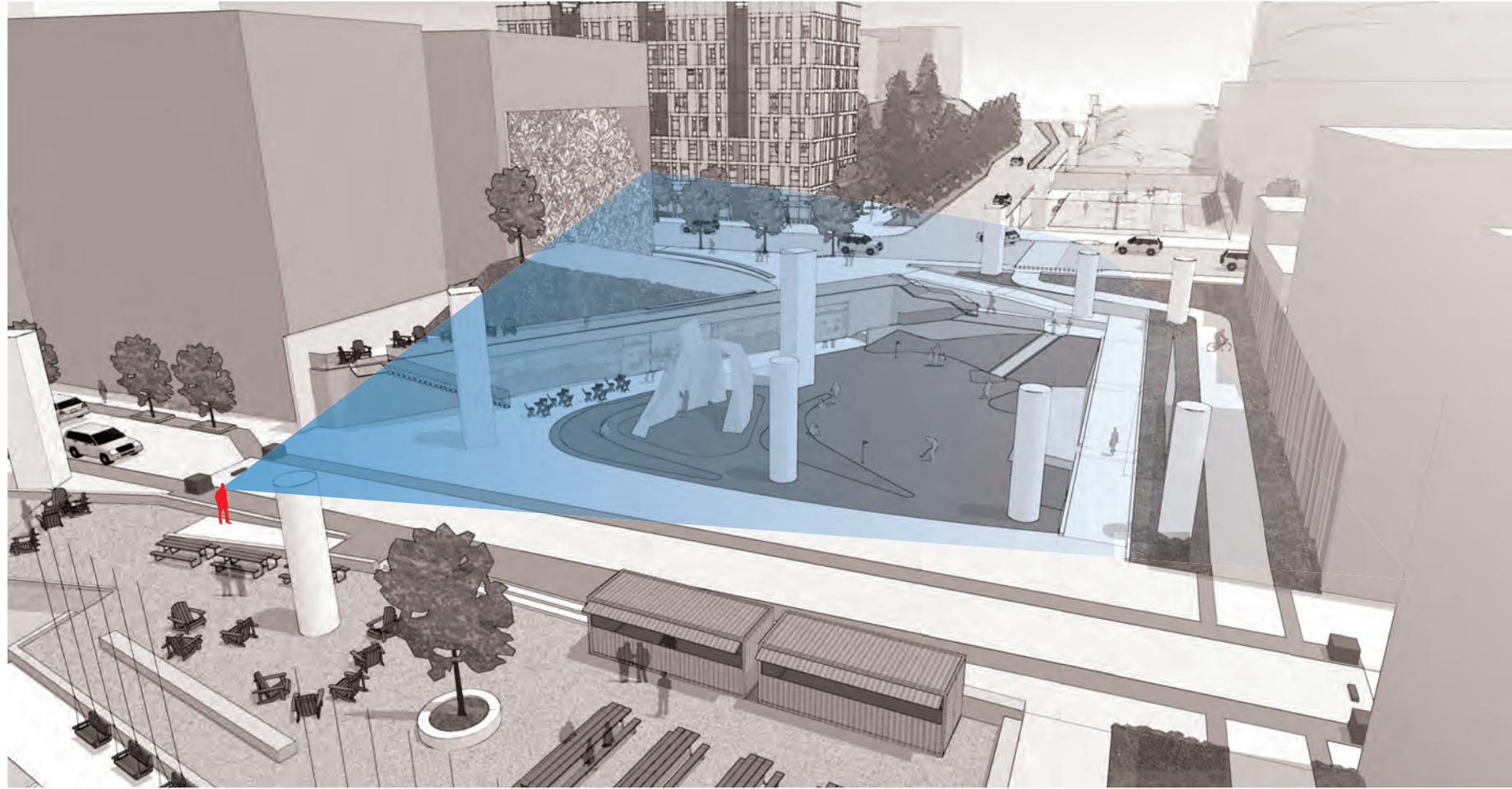




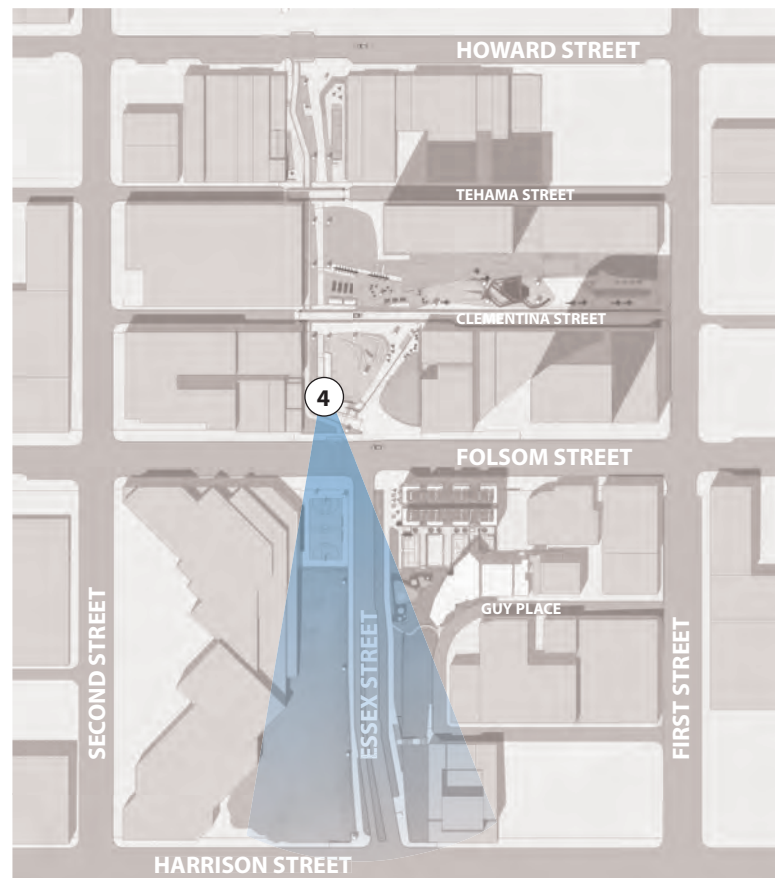
SECTION: d-d'











NORTH
↗

GUY PLACE SLIDE
RENE CAZENAVE APARTMENTS:
CURRENTLY UNDER CONSTRUCTION

REBUILT LANSING STAIR

REDWOOD GROVE

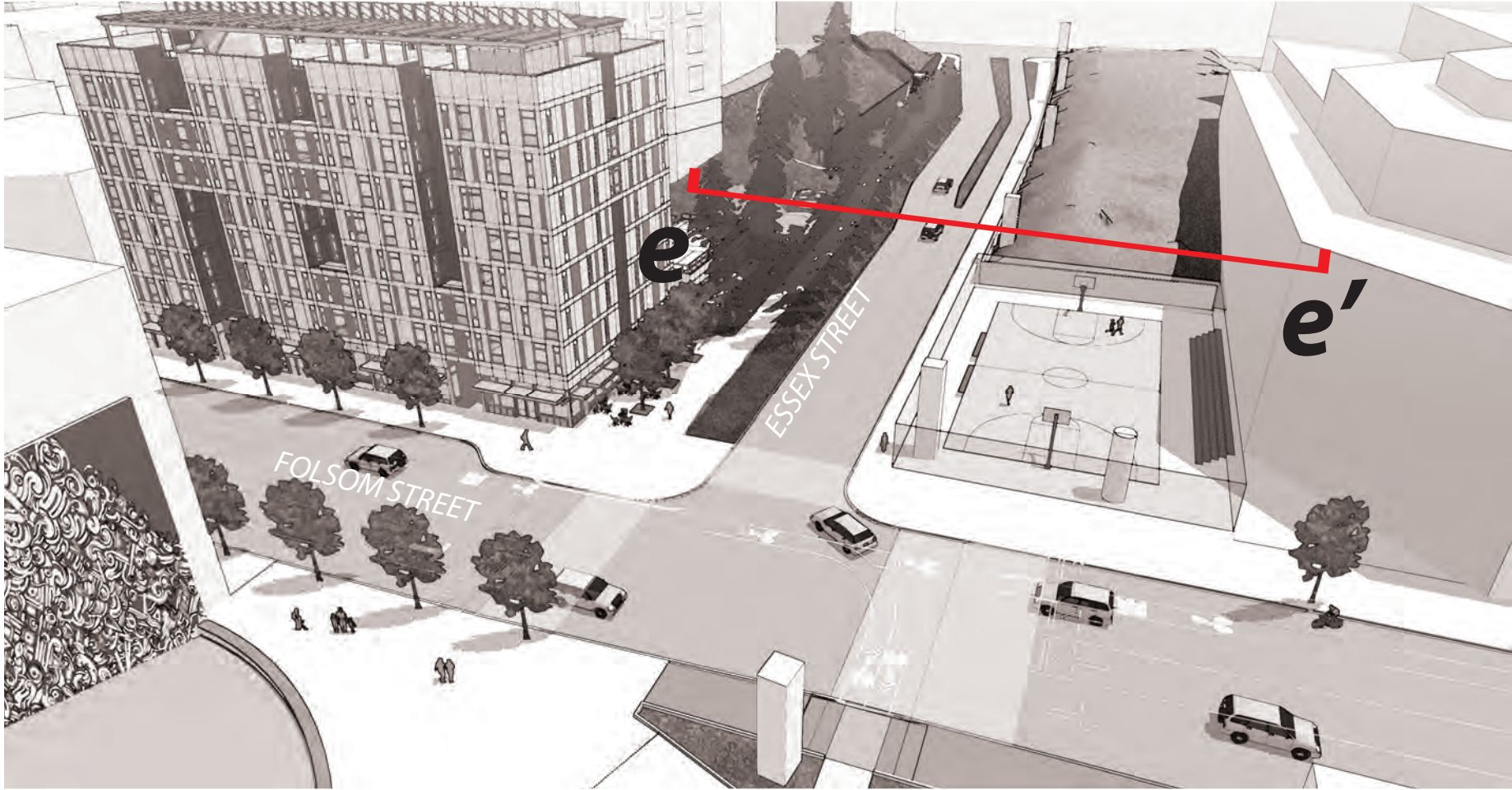
DOG PARK

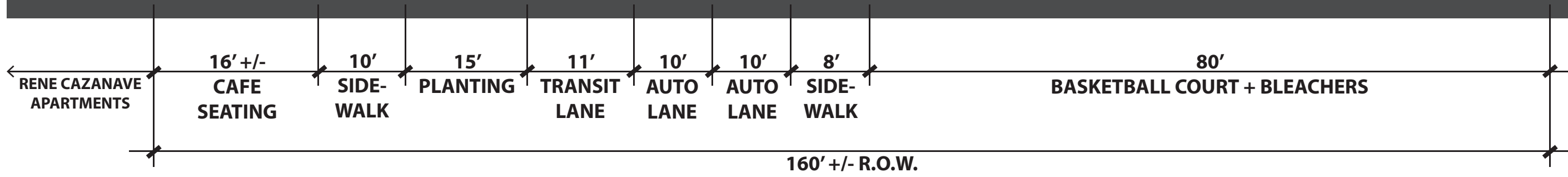
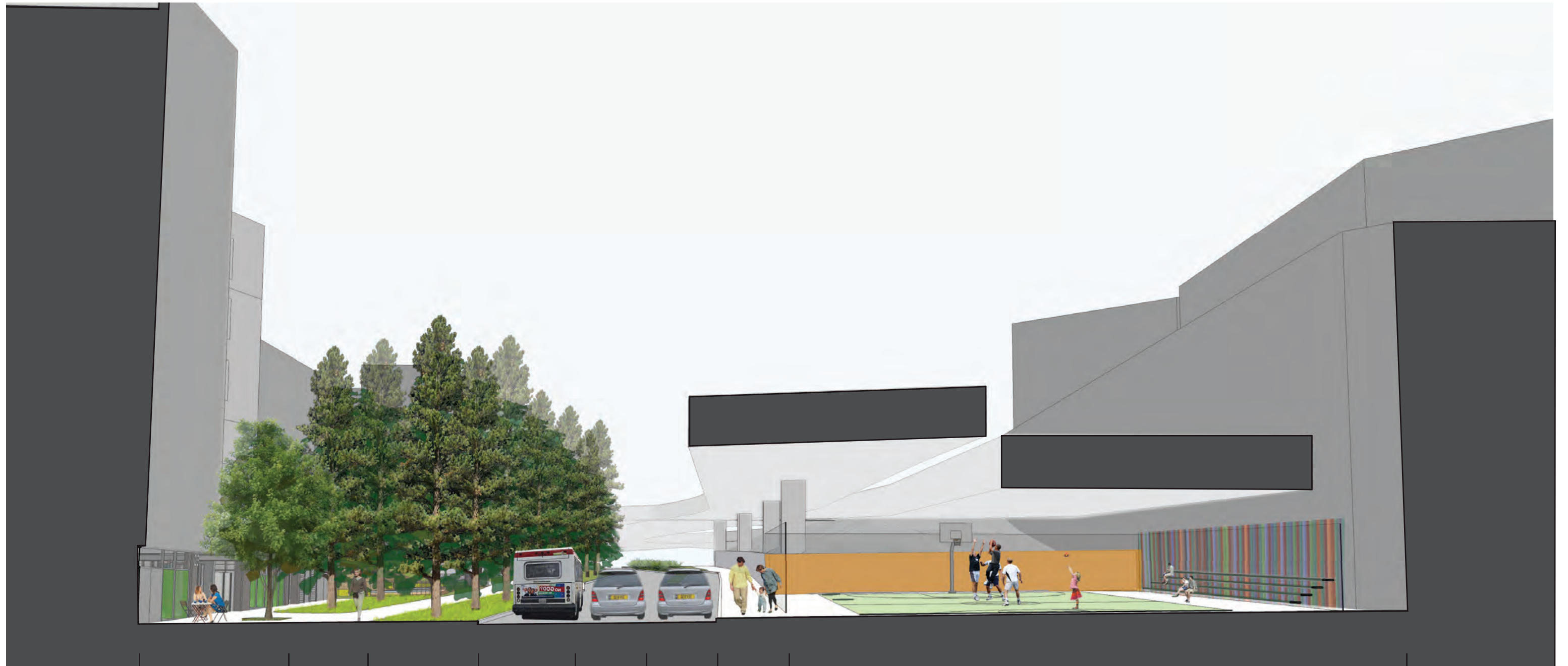
BASKETBALL COURT

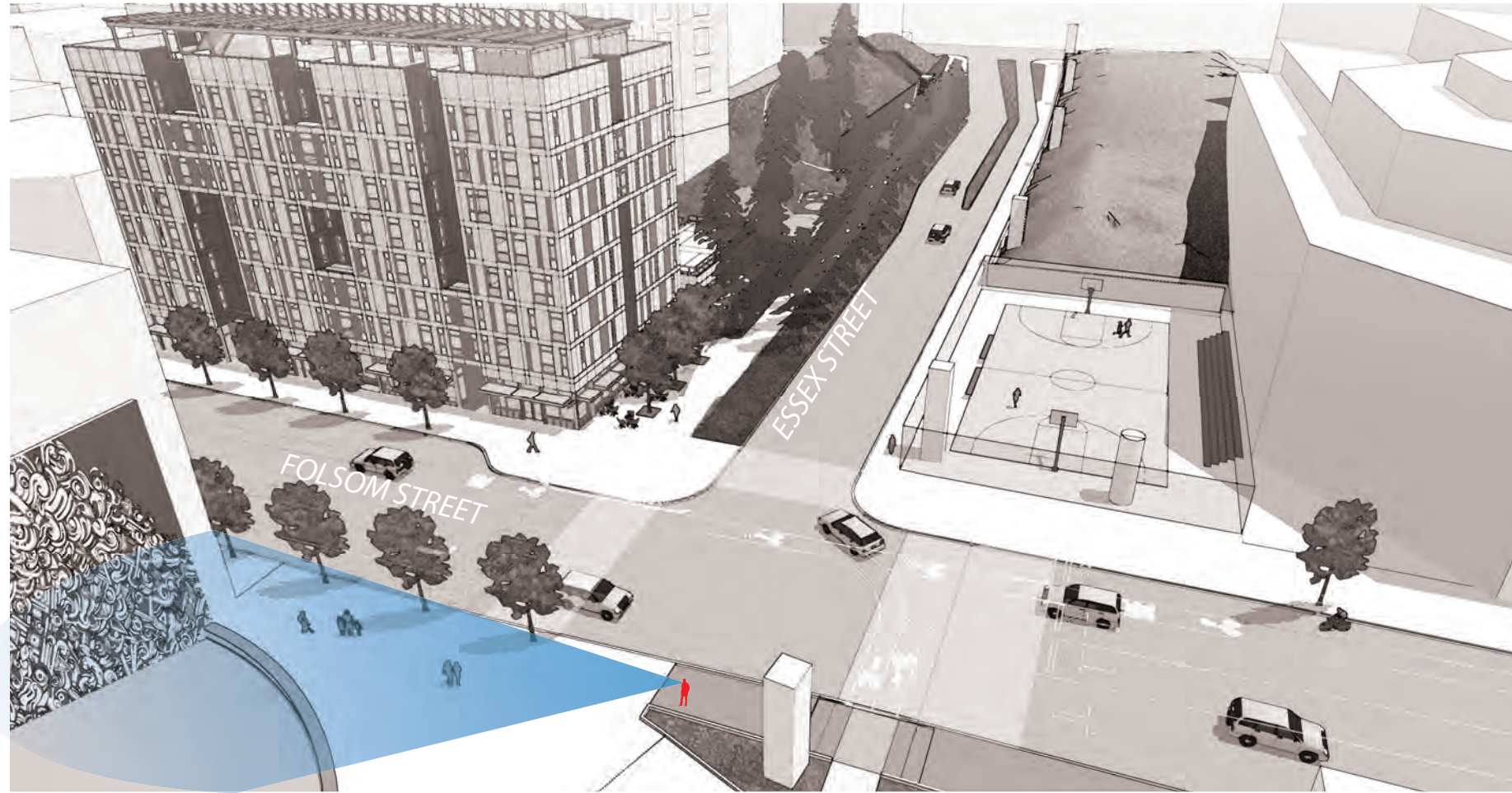
OSCAR PARK



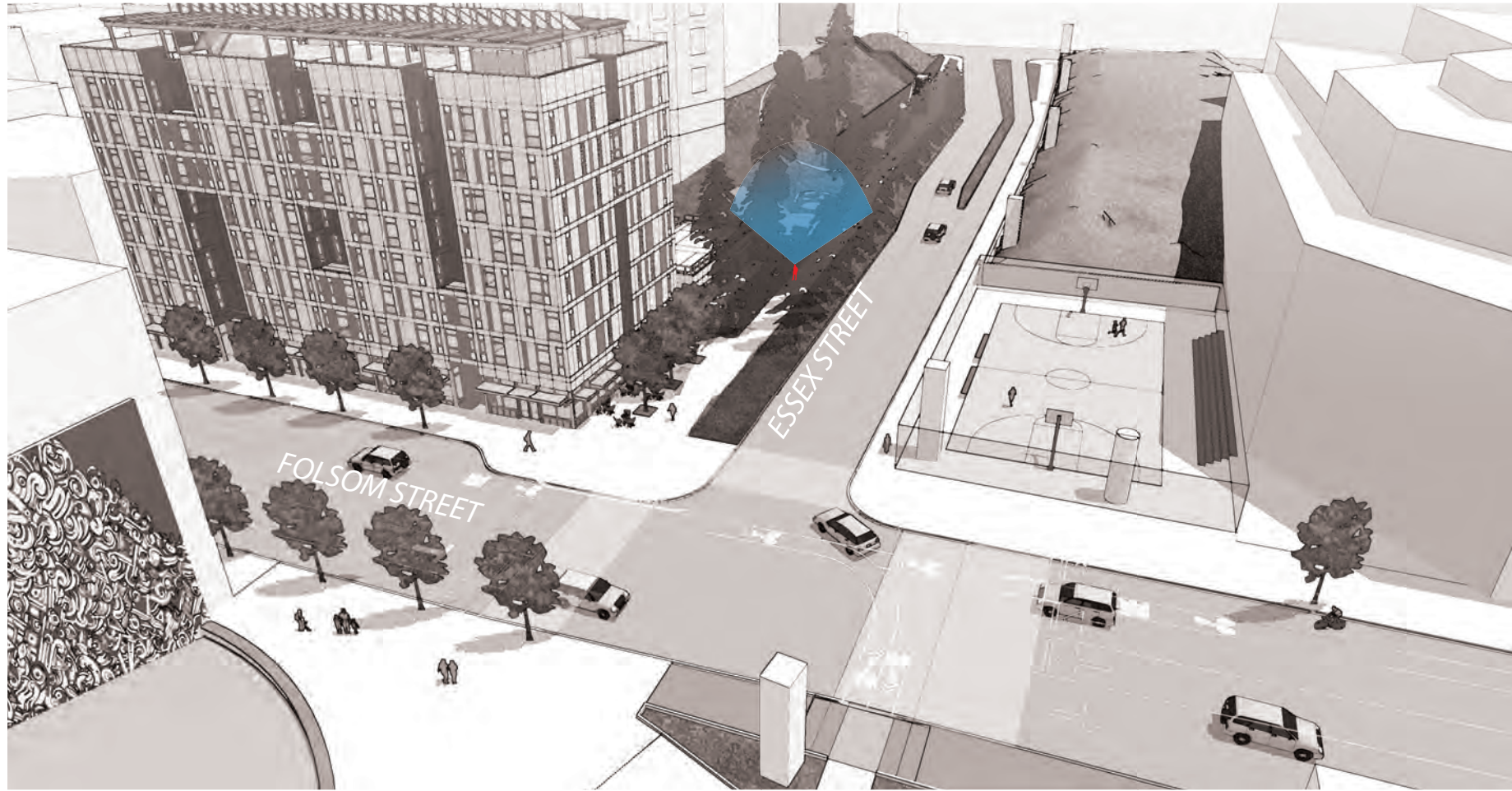
SECTION: e-e'













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