



# Mission Dolores Park

## Rehabilitation Project

San Francisco Arts Commission Civic Design Review  
Phase II: Design Development / March 19, 2012







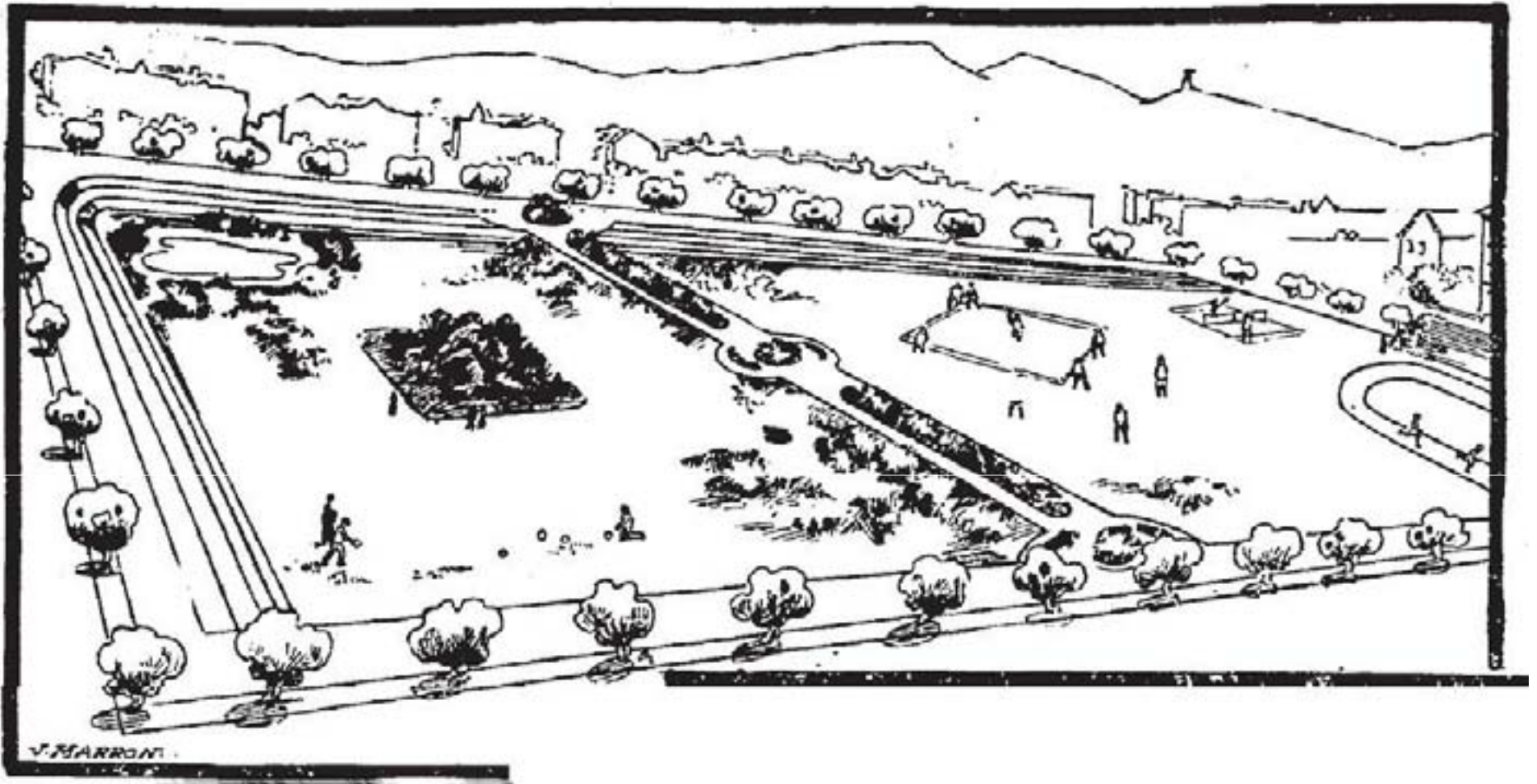
Community Workshops

## **COMMUNITY MEETINGS: 7**

## **STEERING COMMITTEE MEETINGS: 7**

## **SUB-COMMITTEE MEETINGS: 35+**

April 27, 2011	Steering Committee Meeting #1: Committee Formation Meeting
May 26	Steering Committee Meeting #2: Full Steering Committee Kick-Off Meeting
June 2	Workshop #1: Vision & Site Analysis
June 16	Steering Committee Meeting #3: Draft Program & Prepare for Conceptual Design
June 30	Workshop #2: Set Priorities & Create Conceptual Plans
July 8	Meeting with MTA Representatives
July 28	Steering Committee Meeting #4: Review Draft Conceptual Plans & Prepare for Workshop 3
August 4	Workshop #3: Refine Conceptual Plans
August 18	Steering Committee Meeting #5: Review 50% Schematic Plans & Prepare for Workshop 4
August 25	Workshop #4: Planning the Key Elements of the Rehabilitation Plan
September 9	Mayor's Disability Council Presentation & Review
September 29	Steering Committee Meeting #6: Review Draft Plans – Site work
October 1	Meeting with Mission Station Police Officers
October 6	Steering Committee Meeting #7: Review Draft Plans – Architecture
October 20	Workshop #5: Draft Plan Review
October 27	Workshop #6: Draft Plan Review
November 21	SFAC Civic Design Review Phase 1
January 23, 2012	SFAC Civic Design Review Phase 1 (Resubmittal) - Approved
February 29	Community Open House



1905 John McLaren Plan





1938 Aerial Photo



2010 Aerial Photo





- 1. RENOVATED ENTRY PLAZA**
  - ADA compliant & shaded curb-stop-off
  - Bell-ringed closer to sidewalk
  - Wide steps with side paths of same grade as permeable
  - Replace bell-mounting structure
- 2. 18TH STREET PROMENADE**
  - Reiterate existing character
  - Internal walkway gutters removed
  - Full in median to remain, lowering permeability to control curbs & terrace paths only
- 3. NORTHERN EDGE**
  - A) Tennis courts refurbished
  - B) Relocated tennis courts
  - C) Relocated basketball court
  - D) New multi-use court with existing wall, stepped fence, "living board" against backhouse wall, unretained gravel surface
  - E) ADA compliant east back entrance aligned with High School entrance, 30'x20' walk at 1:12
  - F) Improved entrance from J-Church
- 4. OPERATIONS BUILDING**
  - Full-width basketball court
  - Entrance and exit show off open to
  - Internal path access to park
  - Dotted yard, open to sky
- 5. RESTROOMS**
  - A) Compostable with historic character, designed for reuse 3:00 pm-6:00 pm, responsible for weekend use, built-in drinking fountain
  - B) Portable toilets for large events with capacity 3:00, permeability to be added
  - C) Place in park's southwestern quadrant
- 6. CLUBHOUSE SITE**
  - Restored to full
- 7. CONNECTING PATH**
  - Connects park elements
  - Works with natural topography for minimum impact
  - Avoids cutting across open greens
  - No retaining walls needed
  - A) 6' wide concrete path with 2" wide tactile shoulder
  - B) 8' wide concrete path with 2" wide tactile shoulder for large event access, 2" wide full projection between path & road fence
  - C) 6' wide path widened to 8' wide concrete with 2" wide tactile shoulder
  - D) 4' wide concrete path with 4" stabilized full shoulder, no permeability, except 3 benches shown
- 8. WESTERN EDGE**
  - New 4' sidewalk along Church St.
  - Repair broken internal paths
  - Existing retaining wall as needed to improve safety and stability
  - Low shrub planting
  - New trash receptacles along Church St.
- 9. MAIN TRACKS AND BRIDGE**
  - Removed ADA slip under bridge
  - Chain-link structure over bridge removed
  - Solid wall of east end of bridge replaced with transparent glass rail
  - Wide shelter relocated at 30m/Church
  - Replaced wide track

- 10. NORTH FIELD**
  - Multi-use for events and sports
  - Unimproved and unlit
  - Special storage and signage to sustain high use
  - Overlaid lines indicate 10 soccer field dimensions
- 11. OFF LEASH DOG PLAY AREA**
  - A) South off-leash dog play area: Marked by signage at corners, benches, picnic tables & special power, Amenities provided: benches, trash receptacles, bag dispenser, all-species drinking fountain, storage box, bulletin board
  - B) North off-leash dog play area: Marked by signage at corners & special power, Amenities provided: bag dispenser
- 12. SOUTH EDGE**
  - New concrete of southwest corner with decorative paving and benches
  - New benches along 20th St. sidewalk
  - Shaded parking lot provided
  - Full & irrigation reestablished with careful attention to root systems of mature trees
- 13. POND AREA**
  - Small clusters of picnic tables close to playground
  - Seating to remain at south dog pile area with new paving
- 14. RENOVATED ENTRY**
  - Linear plaza with wall walk
  - Accent planting between tennis fence & asphalt
  - Bike racks
  - Park signage at corner curved wall
- 15. BONDIE ST. CURB PLANTING**
  - Full & irrigation reestablished with careful attention to root systems of mature trees
  - Increased trash receptacles & bike racks
  - Signposted tactile border (2') of lawn edge
  - Formed concrete that triangles corners at path entrances
- PARK WIDE IMPROVEMENTS**
  - Irrigation reworked
  - Full planting reworked
  - Accent paving
  - Increased bike parking
  - Increased trash receptacles
  - Improved drainage
  - Improved signage
  - Improved lighting
  - Increased benches
  - Picnic signage

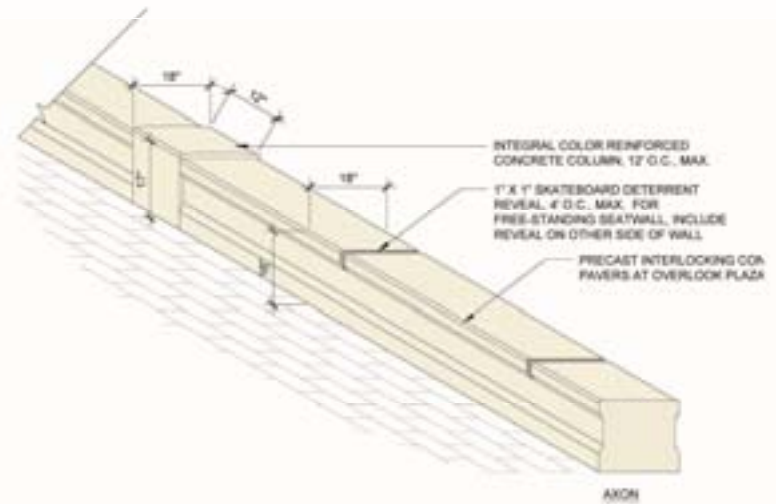
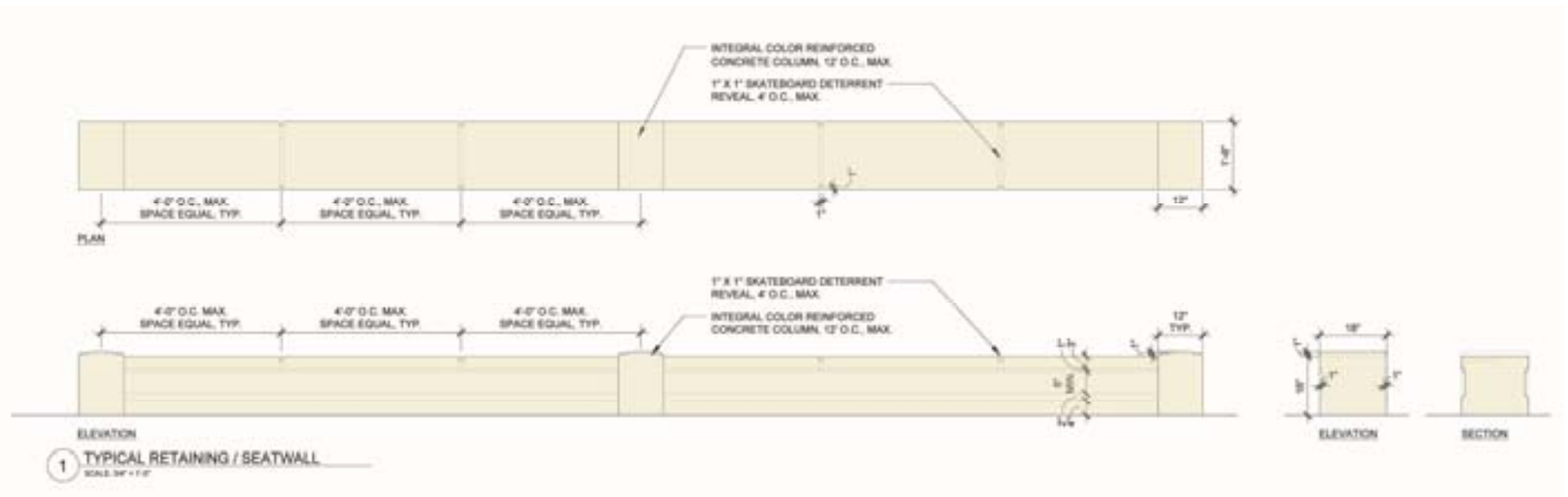
LEGEND	
○	Bench
⊗	Trash Receptacle
▭	Blue Back
▭	Plastic Table

Proposed Plan





Existing Walls at Dolores Park



Proposed Walls at Dolores Park





Existing and Proposed Paving at Dolores Park



Proposed Paving at Dog Play Areas





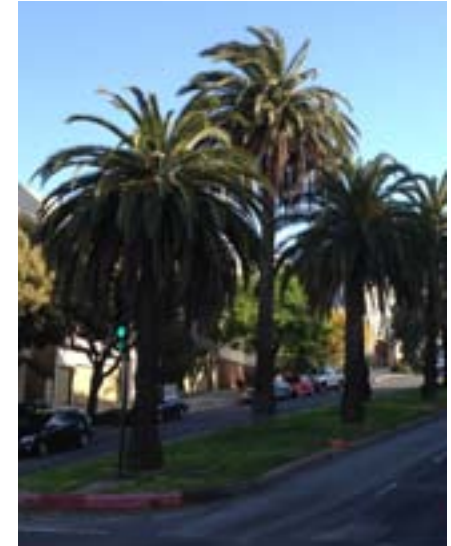
Proposed Planting Plan at Dolores Park



*Taxoidum mucronatum* – Montezuma Cypress



*Olea europea* - Olive



*Phoenix canariensis* – Canary Island Palm



*Magnolia grandiflora* – Southern Magnolia



*Schinus molle* – California Pepper



*Cupaniopsis anacardioides* - Carrotwood

## Existing Trees at Dolores Park





Cupaniopsis anacardioides - Carrotwood



Olea europea - Olive



Jubaea chilensis - Chilean Wine Palm



Trachycarpus fortunei - Martius' Fan Palm



Schinus molle - California Pepper



Magnolia grandiflora - Southern Magnolia



Phoenix canariensis - Canary Island Palm



Cordyline australis - Cabbage Palm



Eriobotria deflexa - Bronze Loquat



Chamaerops humilis - Mediterranean Fan Palm



Brahea edulis - Guadalupe Palm

Proposed Plant Palette - Trees

## **Trees**

*Brahea edulis*

*Trachycarpus fortunei*

*Phoenix canariensis*

*Butia capitata*

*Jubaea chilensis*

*Cordyline sp*

*Trachycarpus martianus*

*Chamaerops humilis*

*Eriobotria deflexa*

*Magnolia grandiflora*

*Cupaniopsis anacardioides*

*Olea europea*

*Taxodium mucronatum*

*Schinus molle*

*Agonis flexuosa*

Guadalupe Palm

Chinese Windmill Palm

Canary Island Palm

Pindo Palm

Chilean Wine Palm

Cabbage Palm

Martius' Fan Palm

Mediterranean Fan Palm

Bronze Loquat

Southern Magnolia

Carrotwood

Olive

Montezuma Cypress

California Pepper Tree

Peppermint Tree





Salvia leucantha – Mexican Sage



Tibouchina urvilleana – Princess Flower



Salvia sp. - Sage



Rosmarinus sp. - Rosmary



Leucodendron – Cone Bush



Furcraea foetida - Furcraea

Existing Shrubs at Dolores Park





Leucodendron – Cone Bush



Cordyline Burgundy Spire – Cabbage Palm



Beschorneria yuccoides - Beschorneria



Leucodendron – Cone Bush



Tibouchina urvilleana – Princess Flower



Kniphofia uvaria – Red Hot Poker



Strelitzia regina – Bird of Paradise



Phormium – New Zealand Flax



Agave attenuata – Foxtail Agave



Aloe arbores - Aloe



Cuphea micropetala - Cuphea



Aeonium arboreum - Aeonium



Libertia peregrinans – Orange Libertia

## Proposed Plant Palette – Mixed Border





Bougainvillea



Salvia leucantha – Mexican Sage



Lobelia laxiflora - Lobelia



Trachelospermum jasminoides – Star Jasmine



Parthenocissus tricuspidata – Boston Ivy



Arctotis Pink Sugar – African Daisy



Grewia – Lavender Star Flower



Passiflora – Passion Vine



Streptosolen jamesonii – Marmalade Bush



Lantana

Proposed Plant Palette – Vines, Perennials & Groundcovers

**Mixed Border**

*Phormium sp.*  
*Leucodendron sp.*  
*Beschorneria yuccoides*  
*Salvia leucantha*  
*Salvia gregii*  
*Tibouchina sp.*  
*Aeonium sp.*  
*Strelitzia regina*  
*Choisya ternata*  
*Hebe sp.*  
*Aloe sp.*  
*Agave attenuata*  
*Agave vilmoriana*  
*Coprosma sp.*  
*Arctotis sp.*  
*Cuphea sp.*  
*Kniphofia uvaria*  
*Furcraea foetida*  
*Grevillea sp.*  
*Grevillea 'Long John'*  
*Alyogyne huegelii*  
*Lobelia laxiflora*  
*Lavandula 'Goodwin Creek'*  
*Lantana spp.*  
*Chondropetalum tectorum*  
*Anigozanthos spp.*  
*Rhodocoma gigantea*  
*Libertia peregrinans*  
*Muhlenbergia spp.*  
*Punica granatum 'Nana'*

New Zealand Flax  
 Conebush  
 Beschorneria  
 Mexican Sage  
 Autumn Sage  
 Princess Flower  
 Aeonium  
 Bird-of-Paradise  
 Mexican Orange  
 Hebe  
 Aloe  
 Foxtail Agave  
 Octopus Agave  
 Coprosma  
 African Daisy  
 Cuphea  
 Red Hot Poker  
 Furcraea  
 Grevillea species  
 Long John Grevillea  
 Blue Hibiscus  
 Mexican Bush  
 Goodwin Creek Lavender  
 Lantana  
 Cape Rush  
 Kangaroo Paw  
 Giant Rhodocoma  
 Orange Libertia  
 Muhly Grasses  
 Dwarf Pomegranate

**Vines**

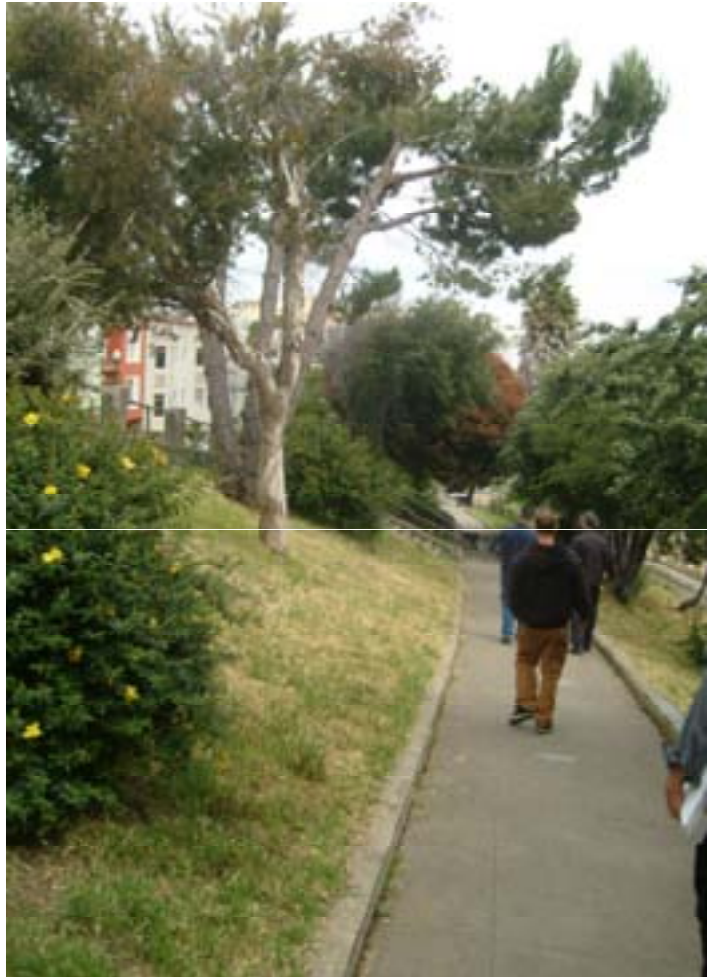
*Trachelospermum jasminoides*  
*Grewia sp.*  
*Parthenocissus tricuspidata*  
*Bougainvillea*  
 Passiflora sp.

Star Jasmine  
 Grewia  
 Boston Ivy  
 Bougainvillea  
 Passion Vine

**Sod**

West Coast Turf- 'West Coaster' – Fescue/Blue Grass blend





Existing Conditions - Western Slope





Eriogonum fasciculatum –  
Common Buckwheat



Eriogonum arborescens –  
Santa Cruz Island Buckwheat



Cistus x skanbergii - Rockrose



Eriogonum giganteum – St. Catherine's Lace



Epilobium canum - California Fuchsia



Ribes malvaceum – Flowering Currant



Artemisia californica 'Montara' –  
California Sagebrush



Salvia gregii – Autumn Sage



Ribes sanguineum – Red  
Flowering Currant



Lavendula angustifolia - Lavender



Ceanothus 'Anchor Bay' - Ceanothus



Rhamnus californica - Coffeeberry



Leymus 'Canyon Prince' –  
Wild Rye

Proposed Plant Palette – Western Slope



**Western Slope Planting**

*Artemisia californica* 'Montara'

*Cistus x skaanbergii*

*Cistus salviifolius*

*Lavandula* spp.

*Salvia gregii*

*Salvia leucantha*

*Epilobium* spp.

*Eriogonum giganteum*

*Eriogonum arborescens*

*Eriogonum fasciculatum*

*Ceanothus* 'Anchor Bay'

*Ribes sanguineum*

*Ribes malvaceum*

*Rhamnus californica*

*Leymus condensatus* 'Canyon Prince'

*Heteromeles arbutifolia*

California Sagebrush

Rock Rose

Sageleaf Rock Rose

Lavender

Autumn Sage

Mexican Sage

California Fuschia

St. Catherine's Lace

Santa Cruz Island Buckwheat

Common Buckwheat

Anchor Bay Ceanothus

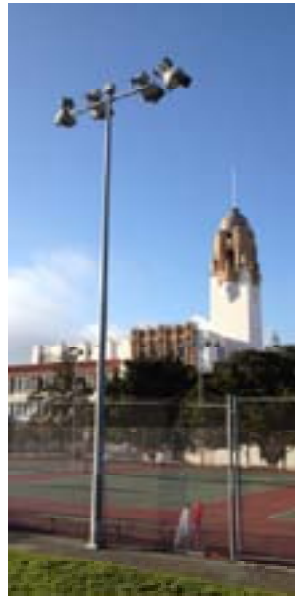
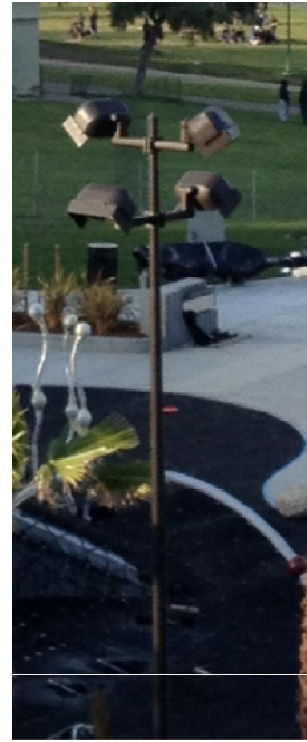
Red Flowering Currant

Flowering Currant

Coffeeberry

Canyon Prince Wild Rye

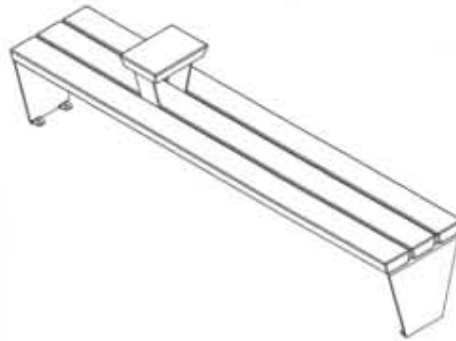
Toyon



Existing Lighting at Dolores Park

Proposed Lighting at Dolores Park





Bench (with & without back support)



Picnic Table



Trash Receptacles



Bicycle Racks

Site Furnishings



- 1. RENOVATED ENTRY PLAZA**
  - ADA compliant & disabled curb drop-off
  - Surf relocated closer to sidewalk
  - Wide plaza with side paths of same grade as pavement
  - Flexible surf mounting structure
- 2. 15TH STREET PROMENADE**
  - Strategic seating character
  - Internal walls gutter removed
  - Surf in median to remain, lowering permeable in central circle & terrace levels only
- 3. NORTHERN EDGE**
  - A) Tennis courts substituted
  - B) Relocated tennis courts
  - C) Relocated basketball court
  - D) New multi-use court with cutback wall, dropped fence, "spring board" signall bathroom wall, unshaded asphalt surface
  - E) ADA compliant main back entrance signed with high school entrance, shaded walk up 1-12
  - F) Improved entrance from J Church
- 4. OPERATIONS BUILDING**
  - Surf under basketball court
  - Entrance and exit drive off 15th St.
  - Internal path access to park
  - Dotted, paved, open to sky
- 5. RESTROOMS**
  - A) Compatible with historic character, designed to serve 1,500 personnel, appropriate for weekend use, built in existing foundation
  - B) Portable toilets for large events to handle crowds + 5,000, temporary to needed
  - C) Place in park's southwestern quadrant
- 6. CUBHOUSE BIR**
  - Replaced to turf
- 7. CONNECTING PATH**
  - Connect to park elements
  - Works with natural topography for minimum impact
  - Avoid cutting across open green
  - No retaining walls needed
  - A) 5' wide concrete path with 2' wide outside shoulder
  - B) 8' wide concrete path with 2' wide outside shoulder, 3' wide turf stabilization between path & road fence
  - C) Existing path retained to 4' wide concrete with 2' wide outside shoulder
  - D) 4' wide concrete path with 4' stabilized turf shoulder, no curbside, except 3 benches down
- 8. WESTERN EDGE**
  - New 4' sidewalk along Church St.
  - Repair broken internal paths
  - Repair falling retaining wall as needed
  - Selective removal of vegetation to improve clarity and visibility
  - Low shrub planting
  - New trash receptacles along Church St.
- 9. MINI TRACKS AND BRIDGE**
  - Removed ADA ramp under bridge
  - Check for structural issue (bridge removed)
  - Solid end of road end of bridge restricted with transparent guardrail
  - Metal shelter relocated at 20th Church
  - Replaced with track

- 10. NORTH FIELD**
- Multi-use for events and sports
  - Multifunction turf only
  - Special drainage and irrigation to sustain high use
  - Dotted lines indicate 10-15 soccer field alternatives

- 11. OFF LEASH DOG PLAY AREA**
- A) South off leash dog play area: marked by signage of cones, low tree benches & special powers. Amenities provided: benches, trash receptacles, bag dispensers, all-species drinking fountain, storage box, bulletin board
  - B) North off leash dog play area: marked by signage of cones & special powers. Amenities provided: bag dispensers

- 12. SOUTH EDGE**
- New overlook of southwest corner with decorative paving and benches
  - New benches along 20th St. sidewalk
  - Dotted parking spot provided
  - Surf & irrigation rehabilitated with careful attention to root systems of mature trees

- 13. PICNIC AREA**
- Small clusters of picnic tables close to playground
  - Seating to remain of south dog play area with new paving

- 14. RENOVATED ENTRY**
- Concrete plaza with curb wall
  - Accent planting between tennis fence & asphalt
  - Bike racks
  - Park signage of corner curved wall

- 15. DOGWOOD ST. CORE PLANTING**
- Surf & irrigation rehabilitated with careful attention to root systems of mature trees
  - Increased trash receptacles & bike racks
  - Expanded outside border (2') of lawn edge
  - Paved compacted Mangrove corner of park entrance

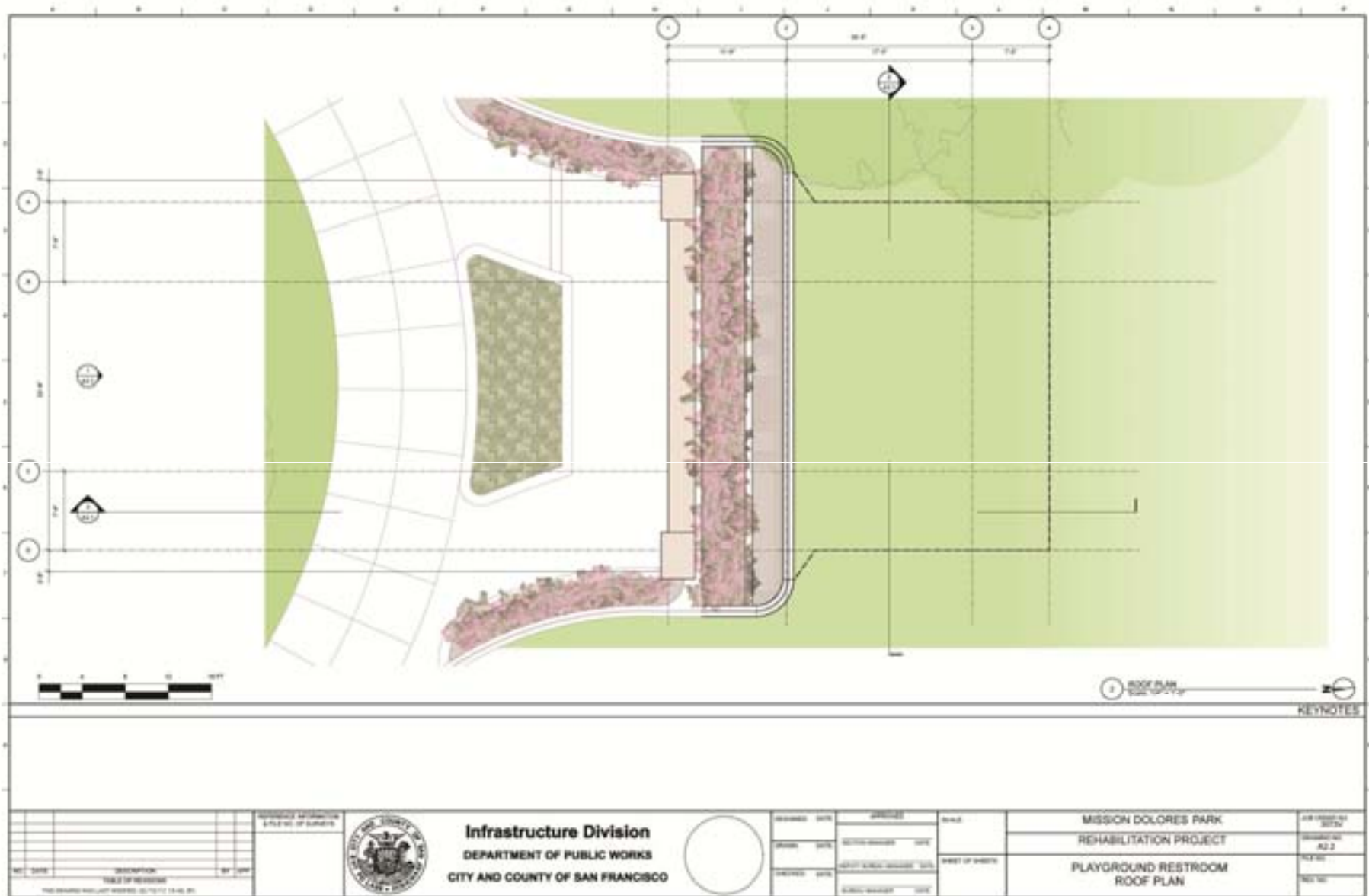
- PARK AREA IMPROVEMENTS**
- Irrigation renovated
  - Surf planting renovated
  - Accent planting
  - Increased bike parking
  - Increased trash receptacles
  - Improved drainage
  - Improved signage
  - Improved lighting
  - Increased benches
  - Historic signage



Proposed Building Locations







Proposed South Restroom Building – Plans & Elevations

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SHEET NO. _____ OF _____ DATE _____		CITY AND COUNTY OF SAN FRANCISCO <b>Infrastructure Division</b> DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO	SHEET NO. _____ OF _____ DATE _____	SHEET NO. _____ OF _____ DATE _____	MISSION DOLORES PARK REHABILITATION PROJECT PLAYGROUND RESTROOMS AERIAL VIEW	SHEET NO. _____ OF _____ DATE _____
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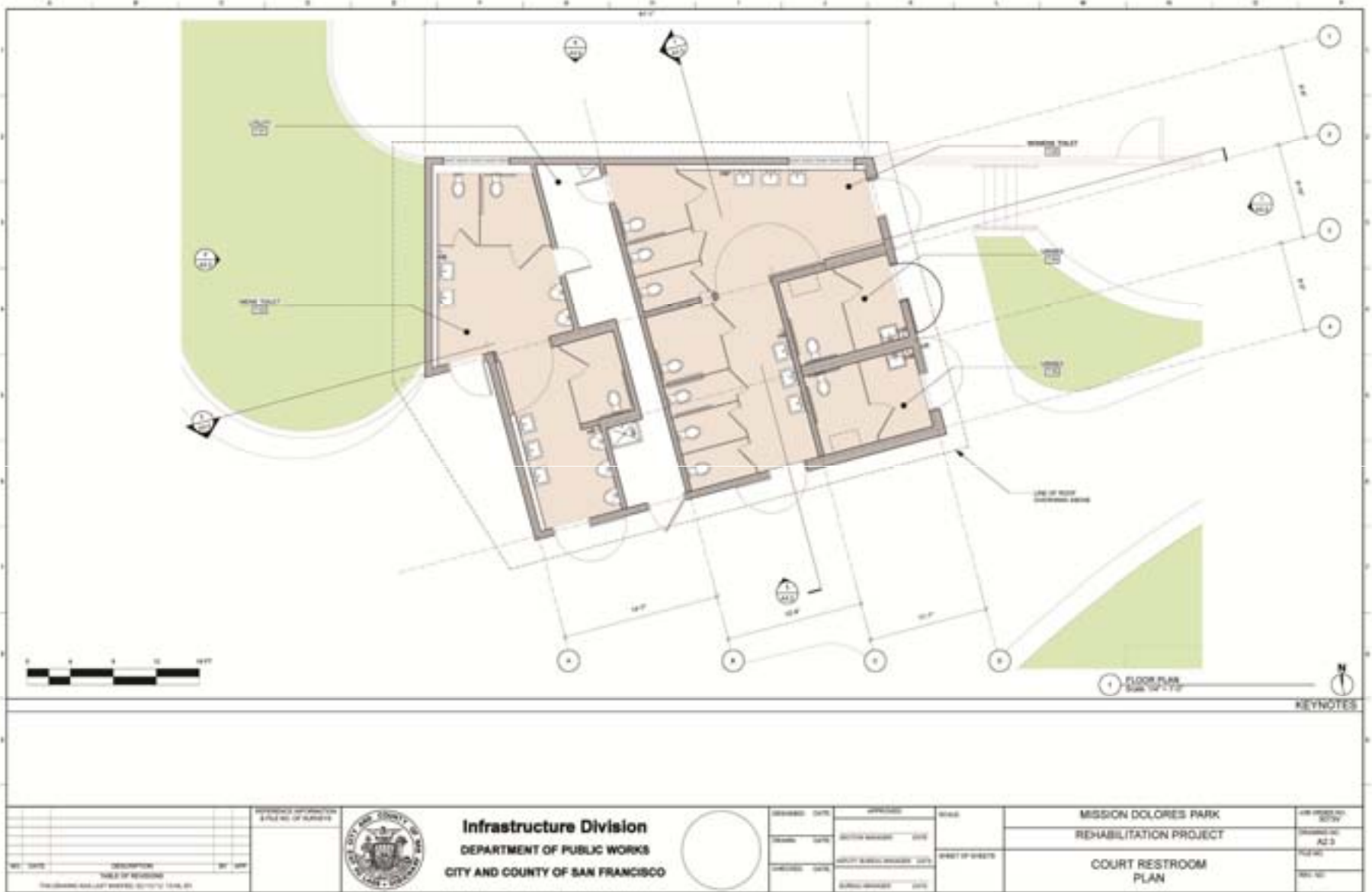
Proposed South Restroom Building





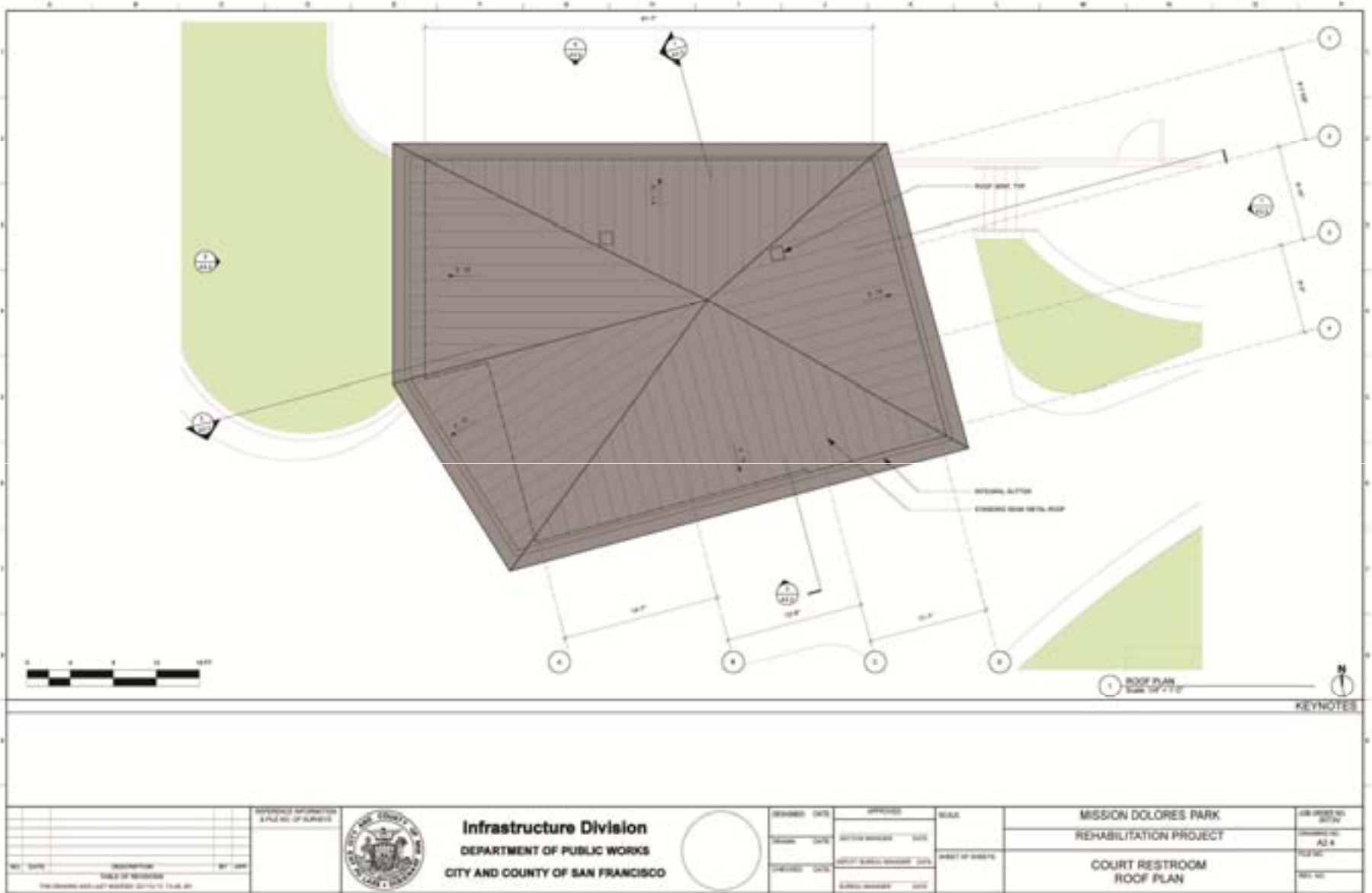
NO. DATE DESCRIPTION BY APPR. TABLE OF REVISIONS <small>NO. CHANGES MADE: 00/00/00 TO 00/00/00</small>		PROJECT INFORMATION SHEET NO. OF SHEETS		<b>Infrastructure Division</b> DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO		DRAWING DATE: _____ PROJECT NUMBER: _____ DATE: _____ CHECKED DATE: _____ PROJECT NUMBER: _____ DATE: _____ DESIGNED DATE: _____ PROJECT NUMBER: _____ DATE: _____	SCALE: _____ SHEET OF SHEETS: _____	MISSION DOLORES PARK REHABILITATION PROJECT PLAYGROUND RESTROOMS APPROACH	SHEET NO.: 001 TOTAL SHEETS: 001
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Proposed South Restroom Building from Northeast



Proposed North Restroom Building Plans & Elevations





Proposed North Restroom Building Plans & Elevations







SHEET NO. _____ DATE _____ DESCRIPTION _____ TITLE OF DRAWING _____ THE ENGINEER AND ARCHITECT ASSOCIATES, INC.		PROJECT INFORMATION SHEET NO. OF SHEETS _____	 <p style="text-align: center;"><b>Infrastructure Division</b>          DEPARTMENT OF PUBLIC WORKS          CITY AND COUNTY OF SAN FRANCISCO</p>		DRAWING DATE _____ CHECK DATE _____ PREPARED DATE _____ DESIGNER _____ CHECKED BY _____ DATE _____	SCALE _____ SHEET NO. OF SHEETS _____	MISSION DOLORES PARK REHABILITATION PROJECT COURT RESTROOMS VIEW FROM MULTI-USE COURT	SHEET NO. _____ TOTAL SHEETS _____ DATE _____
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Proposed North Restroom Building from Multi-Use Court



SHEET NO. _____ OF _____ TITLE OF PROJECT _____ DRAWING NO. _____			<b>Infrastructure Division</b> DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO		DESIGNED: DATE _____ DRAWN: DATE _____ CHECKED: DATE _____	APPROVED: _____ DESIGN MANAGER: DATE _____ PROJECT MANAGER: DATE _____ SPECIAL MANAGER: DATE _____	SHEET NO. _____ OF _____	MISSION DOLORES PARK REHABILITATION PROJECT COURT RESTROOMS BIRDS EYE VIEW	AIR PHOTOGRAPH 2014 SCALE: _____ DATE: _____

Proposed Design at Northwest Corner





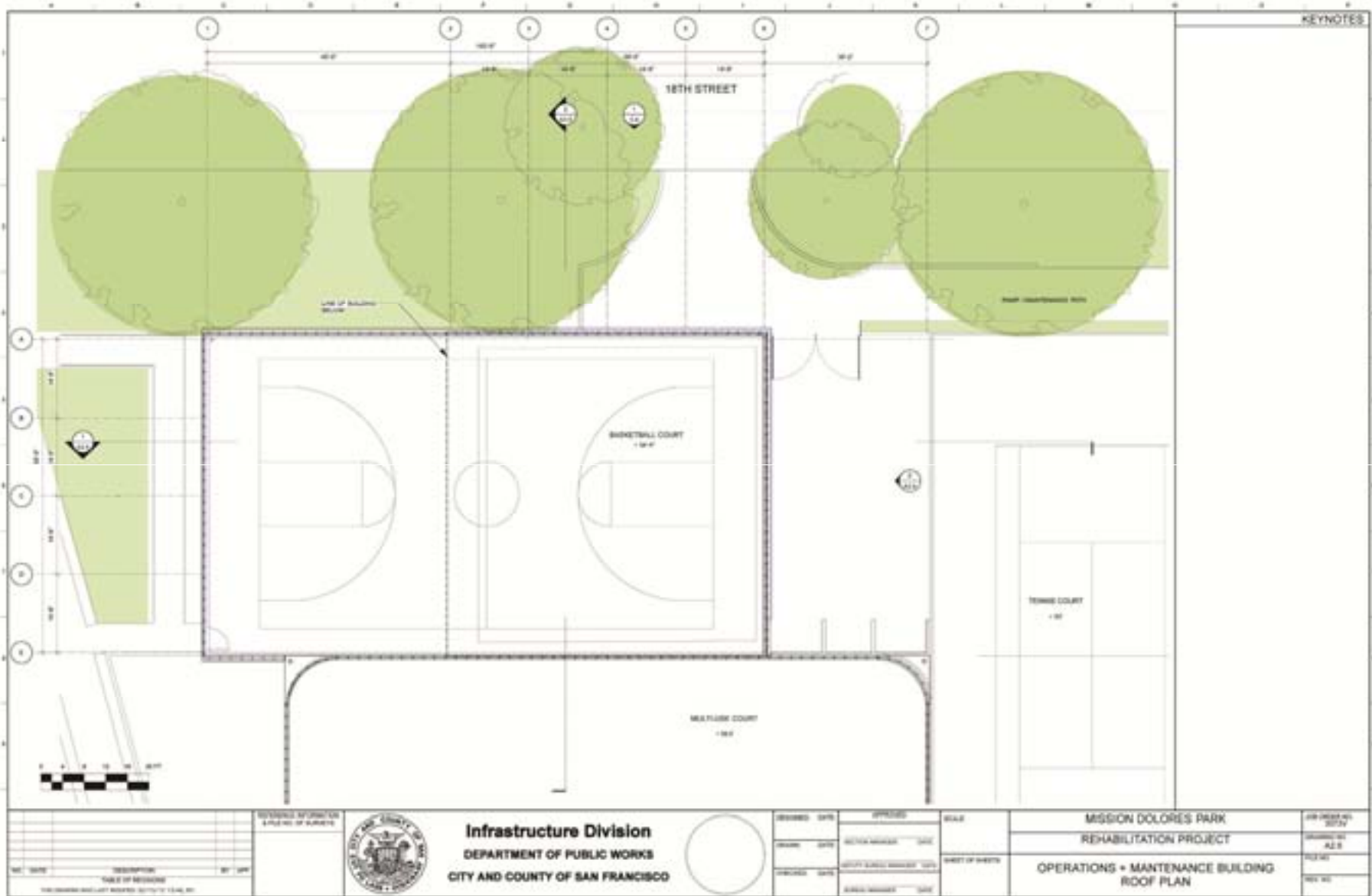
Proposed Design near 18<sup>th</sup>/Church Streets



Proposed North Restroom Building from East







Operations & Maintenance Building – Sections & Elevations





8 LONGITUDINAL SECTION

9 SECTION AT WOMEN'S ROOM

KEYNOTES

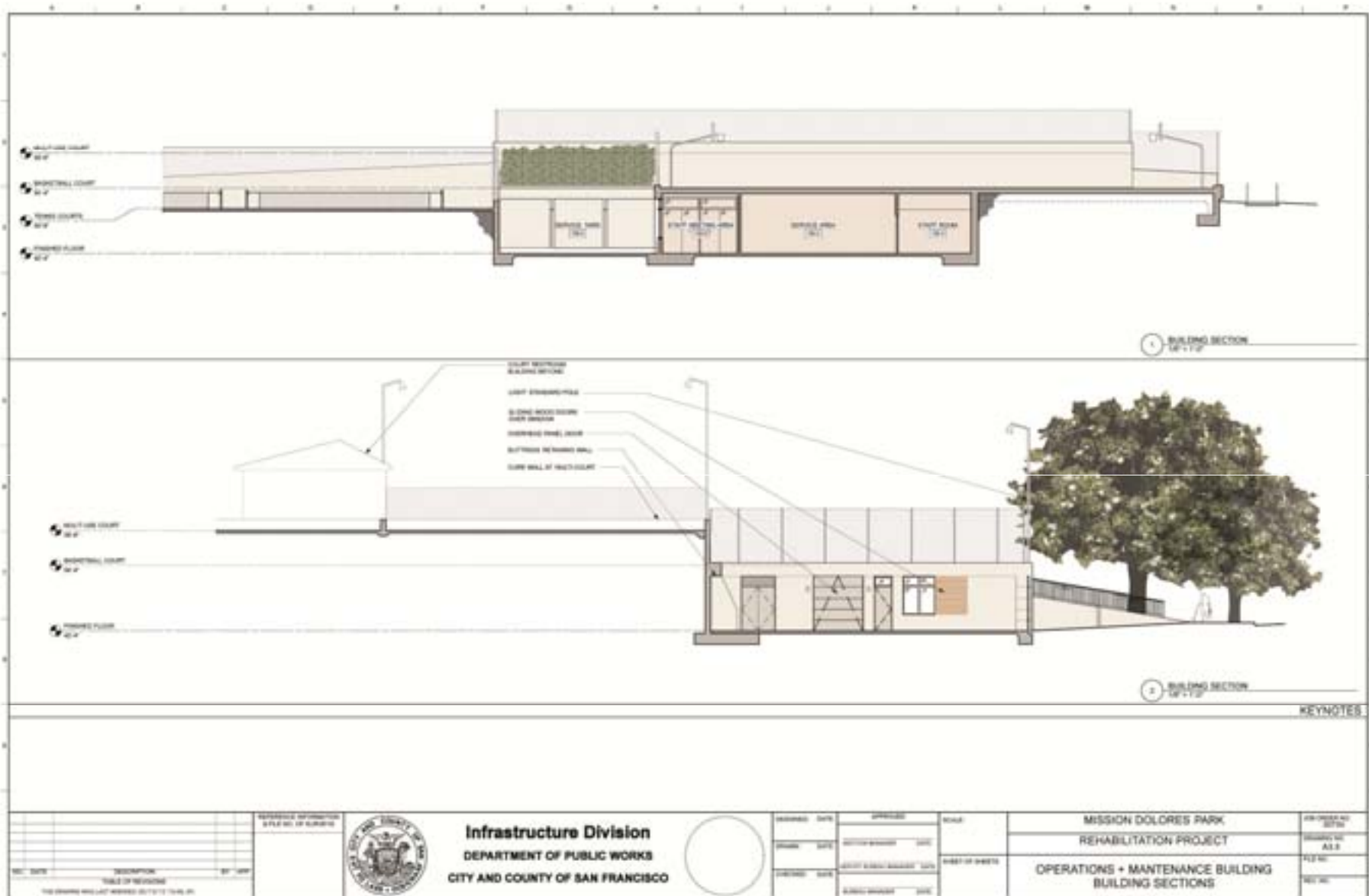
PREPARED: DATE DRAWN: DATE CHECKED: DATE APPROVED: DATE		PROJECT: MISSION DOLORES PARK SHEET OF SHEETS		AIR CONDITIONING ELECTRICAL MECHANICAL	
REVISIONS: DATE DESCRIPTION BY: NAME		APPROVED: DATE SECTION MANAGER: DATE SAFETY MANAGER: DATE GENERAL MANAGER: DATE		MISSION DOLORES PARK REHABILITATION PROJECT COURT RESTROOM SECTIONS	
TITLE: DATE DESCRIPTION TABLE OF REVISIONS THE DRAWING AND ALL WORKED SHEETS SHALL BE TO SCALE UNLESS OTHERWISE NOTED		CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS Infrastructure Division		SHEET NO. TOTAL SHEETS	

Operations & Maintenance Building – Sections & Elevations

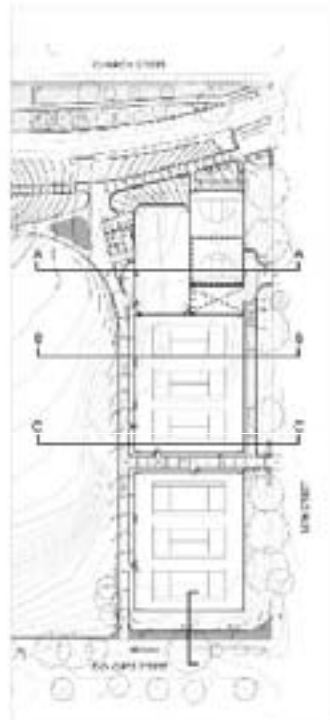


Operations & Maintenance Building – Sections & Elevations

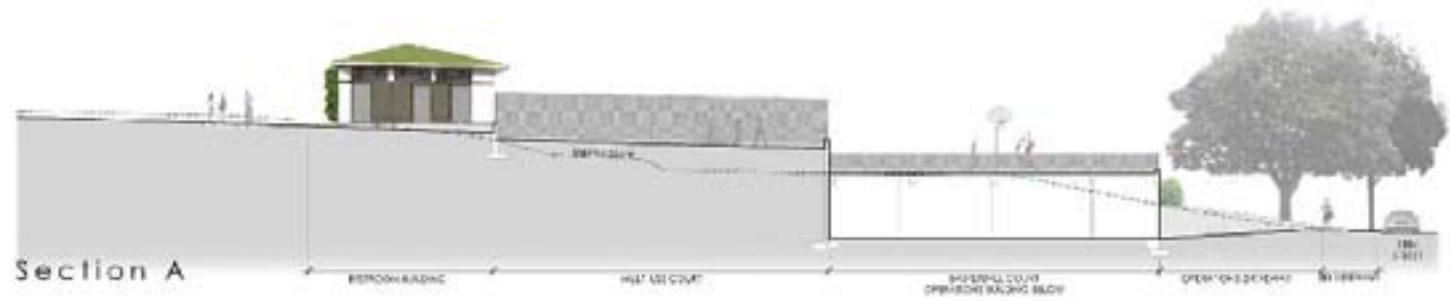




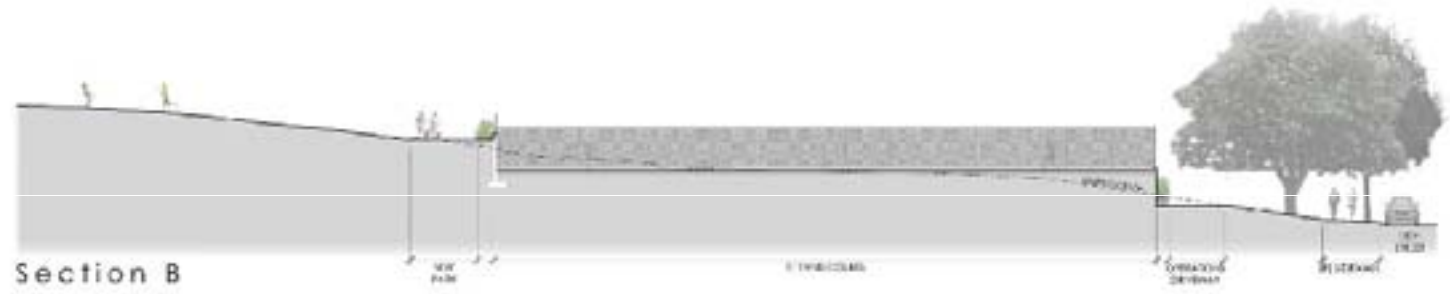
Operations & Maintenance Building – Sections & Elevations



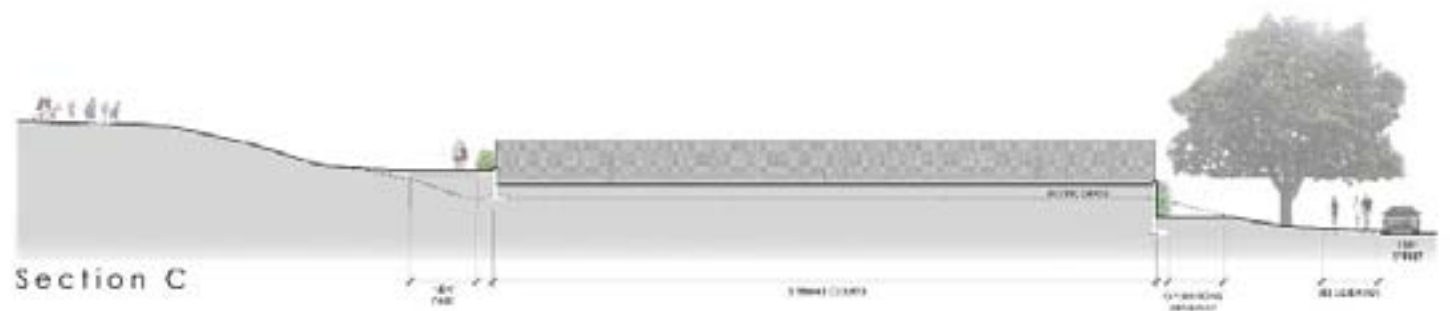
Key Map 0 37 60 120



Section A



Section B



Section C





**Prep Work:**

September 2013-December 2013

- 20th/Church Overlook
- 20th/Church Mutt Stop
- Path between Playground & Promenade
- Promenade
- Fonic Areas
- South wall trees



**Phase 1:**

February 2013-August 2013

- South half of Park
- West half of Promenade
- Bridge
- Hibago Statue Overlook



**Phase 2:**

September 2013 - June 2014

- North half of Park
- East half of Promenade
- 10th Street Entry Plaza

Proposed Phasing Plans



February 29, 2012	Project Open House
March 7, 2012	Information Only Presentation to RPD Capital Committee
March 19, 2012	Arts Commission Civic Design Review Phase 2 Presentation
May 2012	Draft Environmental Determination Released
August 2012	Final Notice of Determination Released
August 2012	RPD Staff Recommends Approval of Design to RPD Commission
September 2012	Prep Work Phase Construction Begins
December 2012	Prep Work Phase Construction Completion
January 2013	RPD Commission Awards Construction Contracts for Phase 1 & 2
February 2013	Phase 1 Construction Begins
August 2013	Phase 1 Construction Substantial Completion
September 2013	Phase 2 Construction Begins
July 2014	Phase 2 Construction Substantial Completion

## Project Schedule



Existing View of Overlook at 20<sup>th</sup>/Church Streets



Proposed View of Overlook at 20<sup>th</sup>/Church Streets





Existing View of Park from the Overlook at 20<sup>th</sup>/Church Streets



Proposed View of Park from the Overlook at 20<sup>th</sup>/Church Streets





Existing Entry Plaza at 19<sup>th</sup>/ Dolores Streets





Proposed Entry Plaza at 19<sup>th</sup>/ Dolores Streets



Existing Entry Plaza at 19<sup>th</sup>/ Dolores Streets





Proposed Entry Plaza at 19<sup>th</sup>/ Dolores Streets





Existing Conditions at 18<sup>th</sup>/ Dolores Streets



Proposed Linear Entry Plaza at 18<sup>th</sup>/ Dolores Streets





Existing Condition near 18<sup>th</sup>/ Church Streets





Proposed Design near 18<sup>th</sup>/ Church Streets



Existing Condition along Dolores Street at Athletic Courts



Proposed Design along Dolores Street at Athletic Courts





Mission Dolores Park  
Rehabilitation Project