



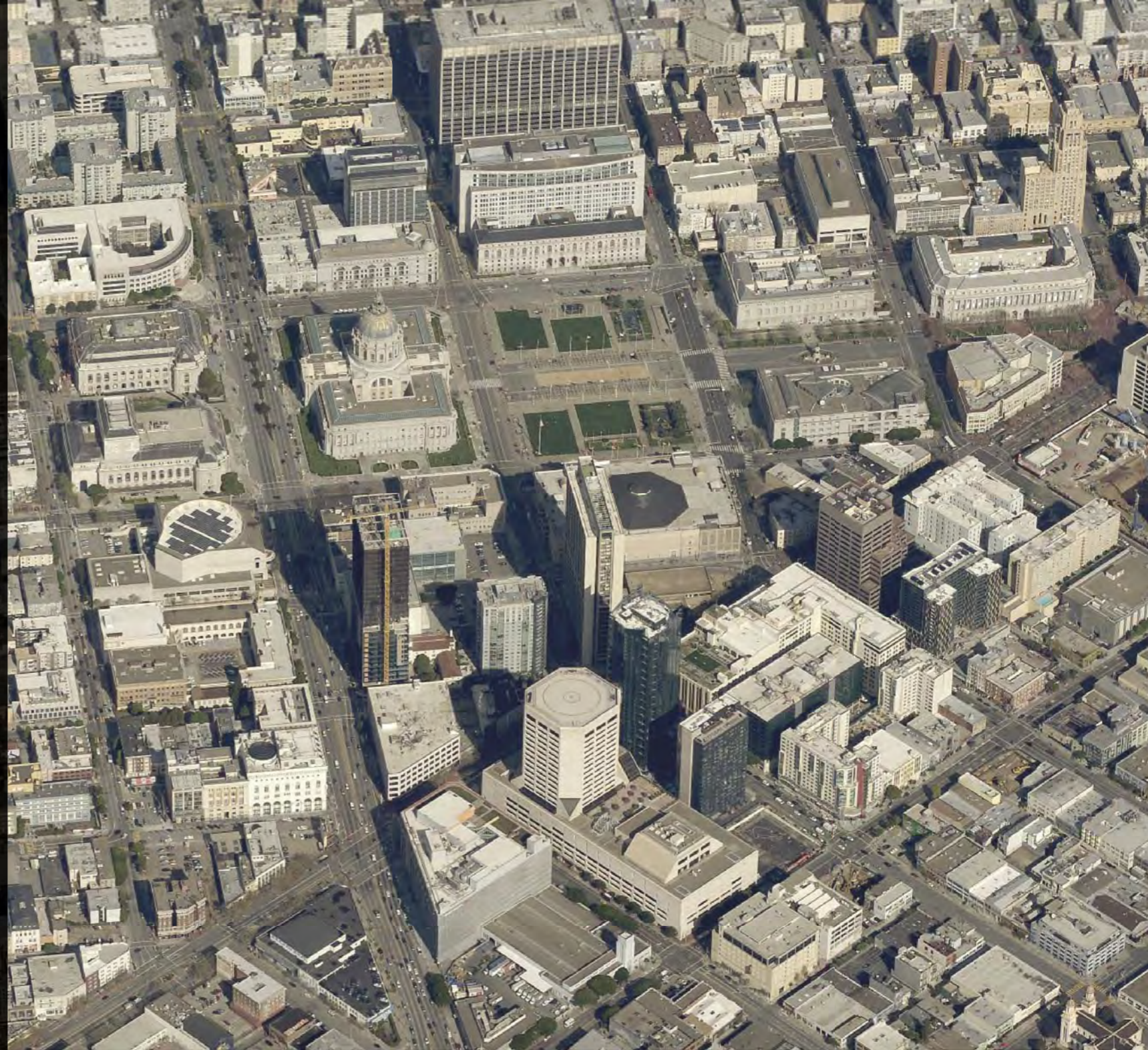
## **CIVIC CENTER PUBLIC REALM PLAN**

JUNE 25, 2018 | SAN FRANCISCO CIVIC DESIGN REVIEW COMMITTEE



# PRESENTATION OVERVIEW

1. Project Background
2. Street Design Overview
3. Public Space Design Overview
4. Discussion/Questions



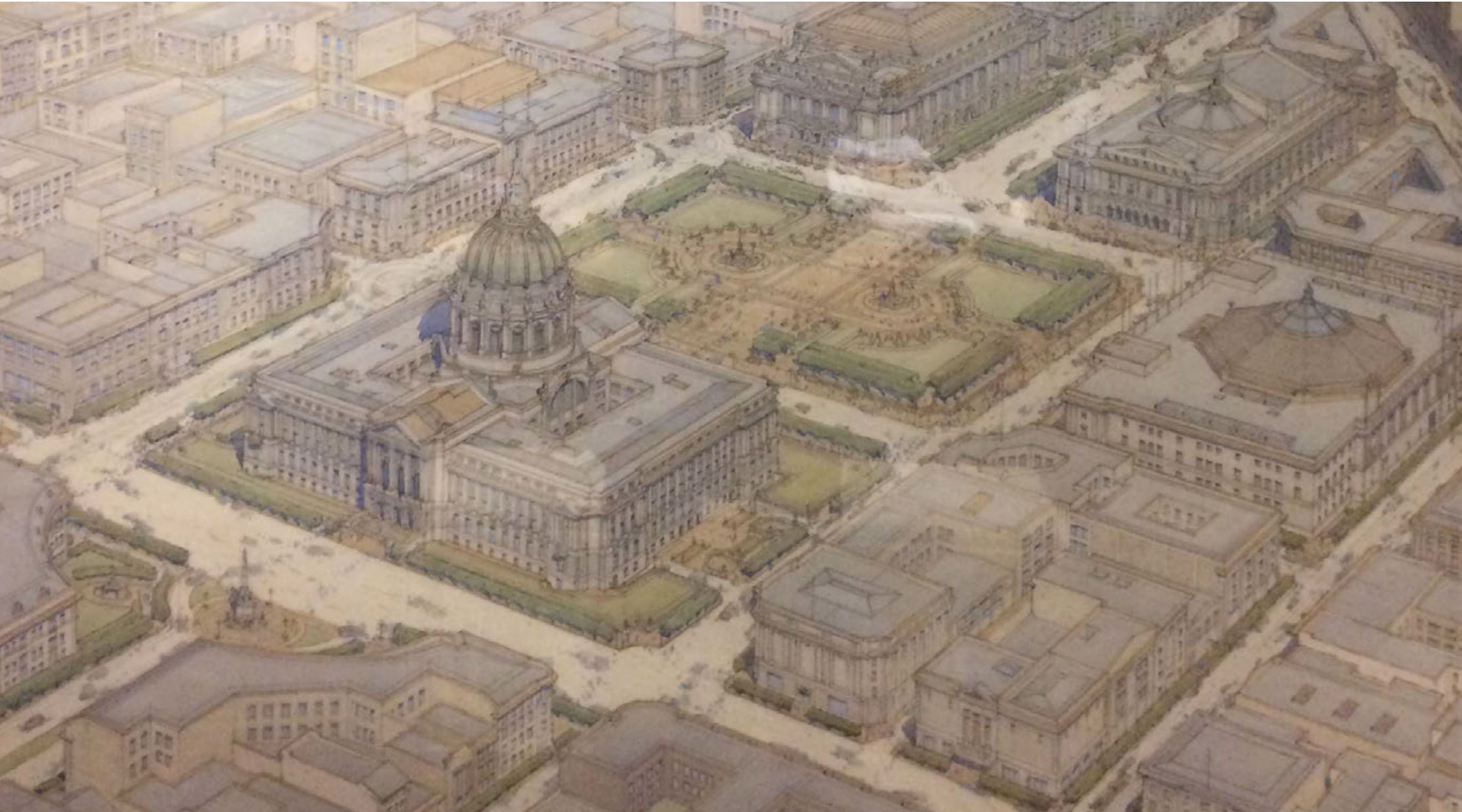




# PROJECT BACKGROUND

## PLANNING HISTORY

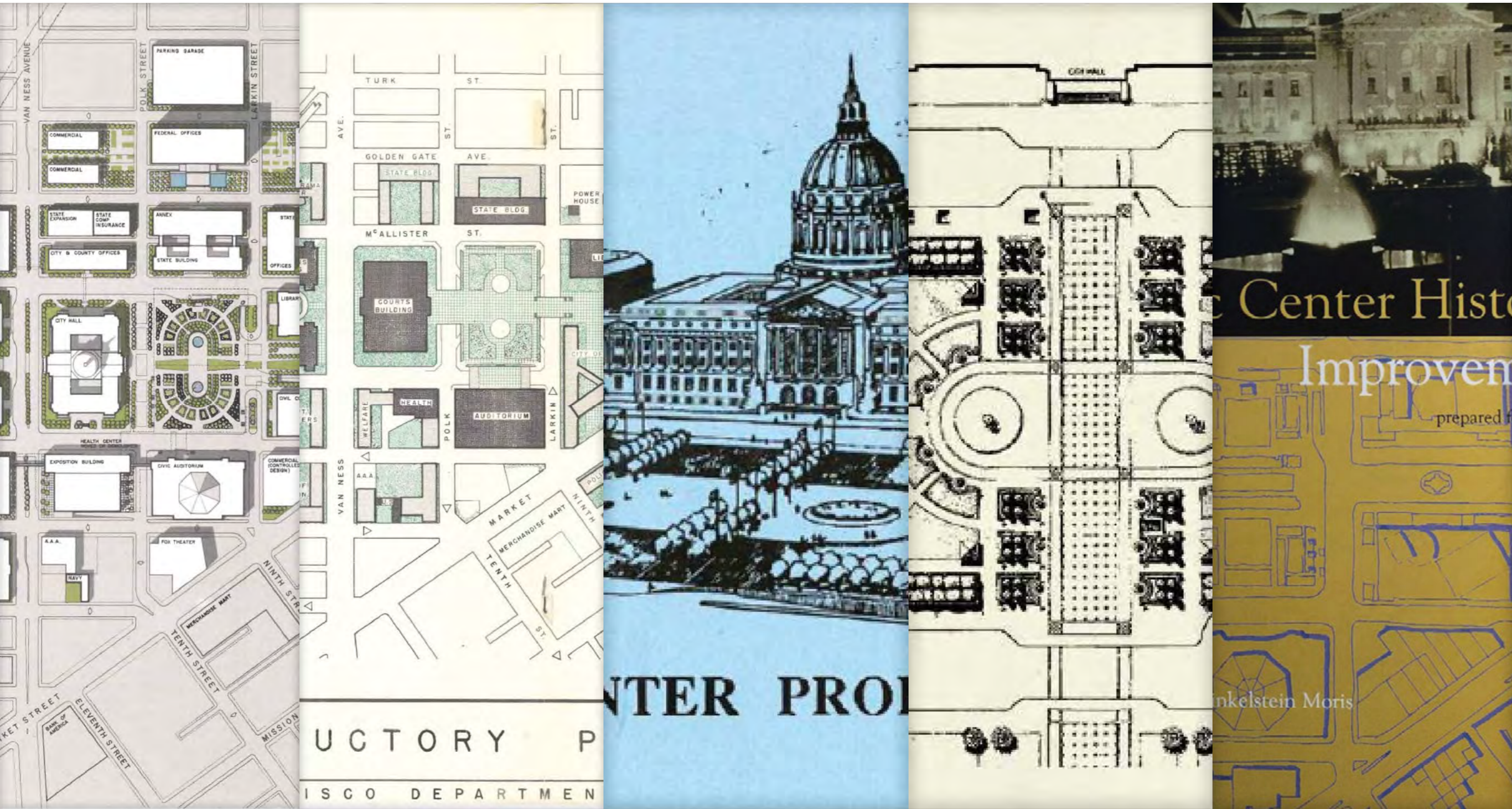
Civic Center was originally designed c. 1912 as a unified “Beaux Arts” district of grand government buildings and public spaces





# PLANNING HISTORY

There have been multiple plans for improving Civic Center's public spaces, but the most-recent is over 20 years old





## PLANNING HISTORY

Since the 1990s, the Civic Center area has grown as both an arts and culture district and as a residential neighborhood.



Photo Credit: flickr Ed & Eddie

ACT's Strand Theater is one of a number of new arts venues in Civic Center.



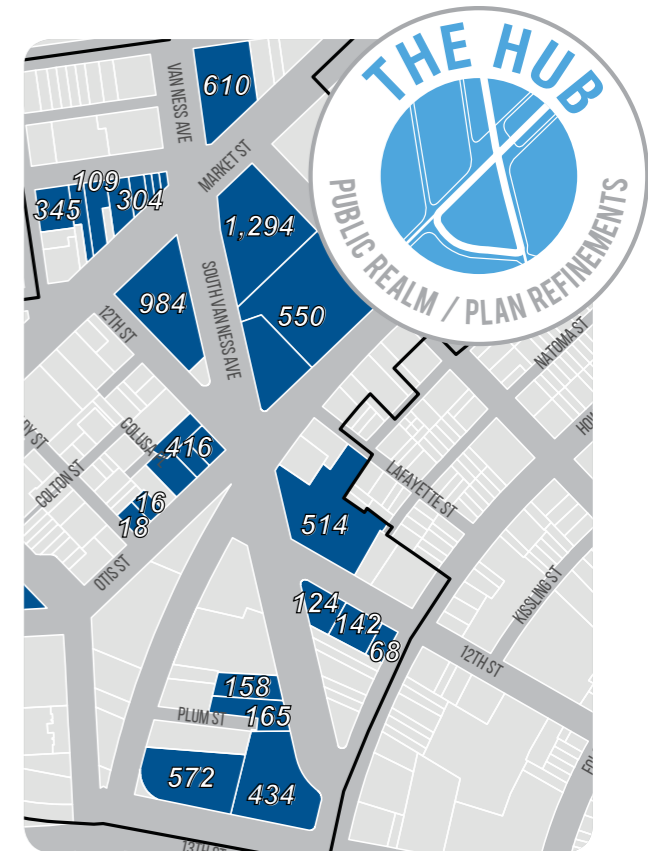
Photo Credit: SPUR

The conversion of 100 Van Ness from office to residential is one example of Civic Center's growing residential population.



Photo Credit: TNDC

New affordable housing, such as the TNDC's Eddy & Taylor Family Housing, will expand the number of people using Civic Center's open space.



Over 4,900 new housing units are projected in the Market Street Hub Area, near the Market/Van Ness intersection.



# MAJOR MILESTONE: NEW CIVIC CENTER PLAYGROUNDS







The Civic Center Public Realm Plan will build off recent plans and studies and create one coordinated, interdepartmental plan for long-term improvements to the area's streets, plazas, and other public spaces.

### INTERAGENCY PROJECT TEAM:





# CONSULTANT TEAM:

---

Prime Consultant:

# CMG

Landscape

Architecture

Sub-Consultant Team:

*Public Life,  
Tactical Projects &  
Urban Design:*



*Economic Modeling  
& Management:*



HR&A  
Analyze. Advise. Act.

*Architecture:*

KENNERLY ARCHITECTURE & PLANNING

*Historic Resources:*



*Outreach & Public  
Participation:*



*Structural  
Engineering*



*Mechanical,  
electrical, &  
plumbing*



*Lighting Design:*



JSN+ALD  
JS NOLAN + ASSOCIATES  
LIGHTING DESIGN, LLC

*Civil Engineering  
& Green  
Infrastructure:*



Lotus Water  
engineering solutions for a better environment

*Cost Estimation:*



M LEE CORPORATION  
Construction Management & Consulting  
Estimating & Scheduling

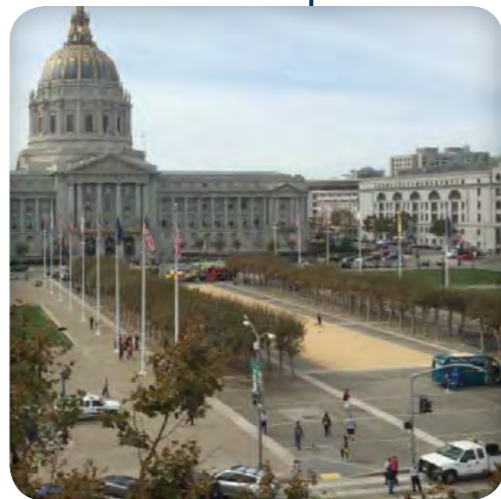


# PLAN AREA

## LEGEND



- PUBLIC REALM PLAN BOUNDARY
- KEY OPEN SPACE FOCUS AREAS (CMG TEAM SCOPE)
- KEY PUBLIC REALM FOCUS AREAS (CITY TEAM SCOPE)
- FOCUS AREA OVERLAP



Civic Center Plaza



Fulton Mall

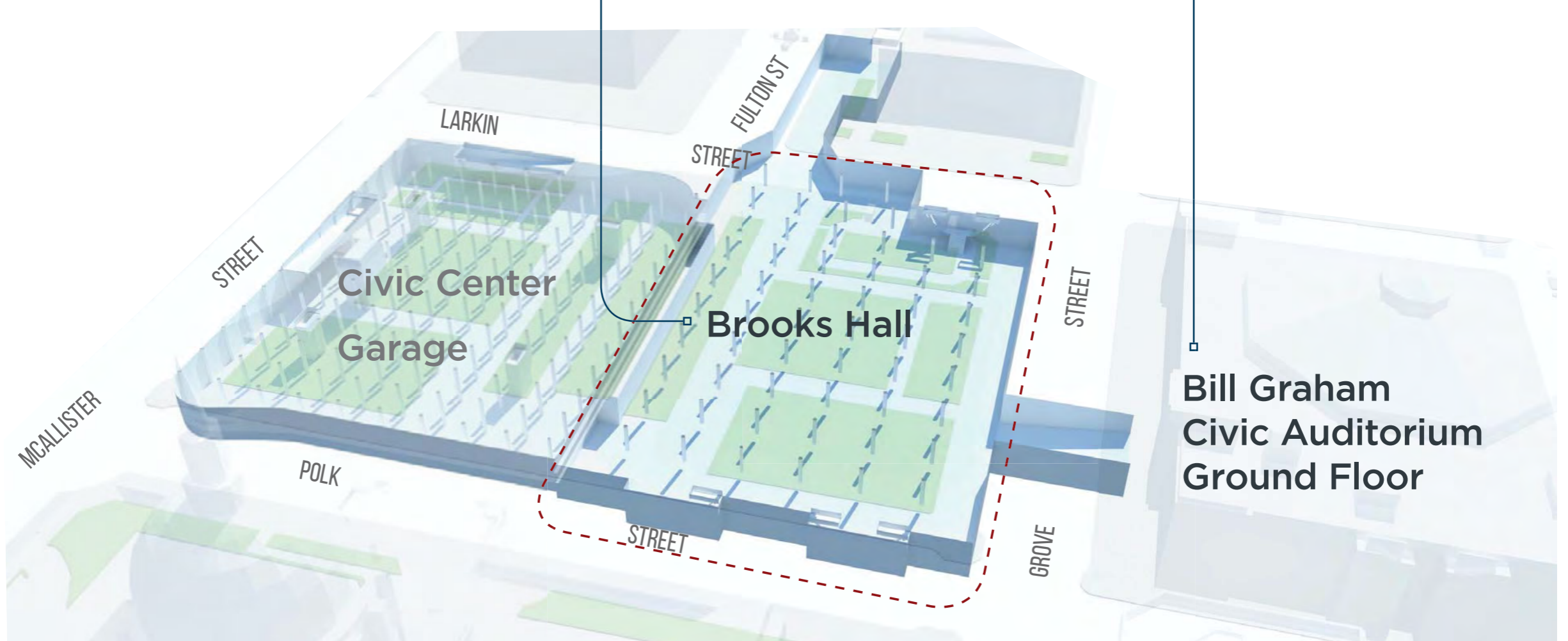


United Nations Plaza



# BROOKS HALL &

# BILL GRAHAM CIVIC AUDITORIUM GROUND FLOOR





# PLAN TIMELINE

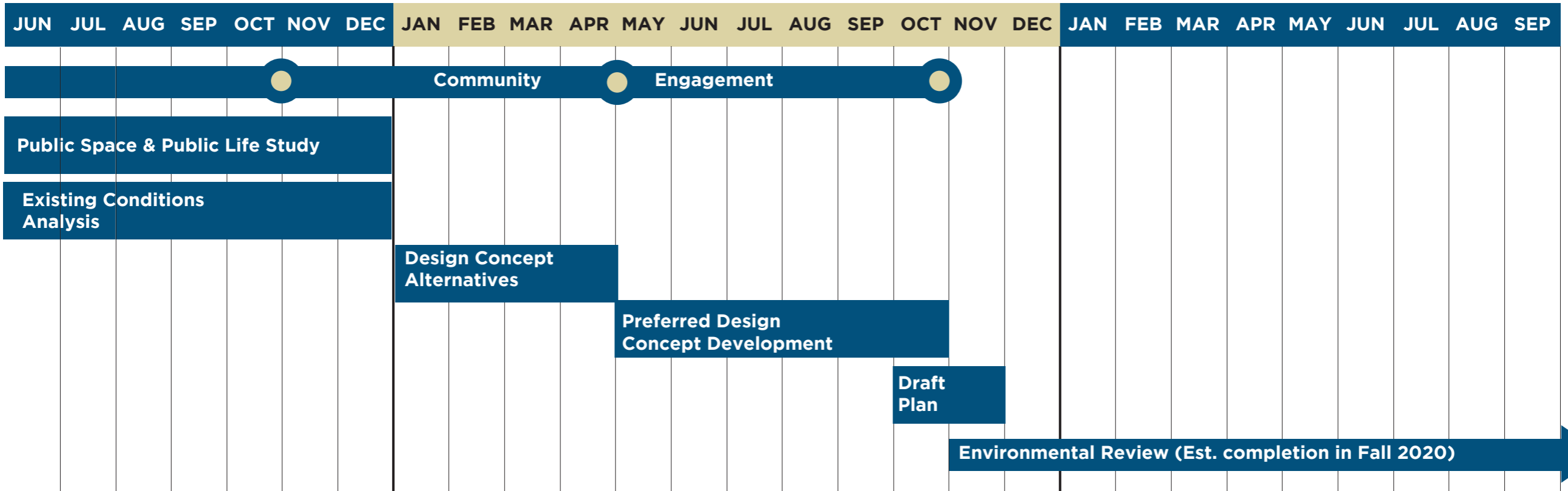
*Subject to change*



2017

2018

2019



 = Community Workshop/Open House





The Civic Center Commons Initiative is a collaborative effort to breathe new life into the City's central civic spaces.





# CIVIC CENTER COMMONS + PUBLIC REALM PLAN COORDINATION

CIVIC CENTER PUBLIC REALM PLAN

Shares lessons learned by testing design and activation ideas



## NEAR-TERM IMPROVEMENTS

- Public Space Programming
- Short-term installations
- Stewardship
- Branding

## Public Space Management Planning

## Community Outreach & Engagement

## LONG-TERM IMPROVEMENTS

- Public Space Concept Plans
- Street Design Concept Plans
- Brooks Hall Reuse Options

Provides long-term design and activation ideas to test



CIVIC CENTER PUBLIC REALM PLAN

歡迎!  
市政中心公共區域計劃

WELCOME!

THE CIVIC CENTER PUBLIC REALM PLAN

¡BIENVENIDO!

PLAN PARA EL AMBIENTE PÚBLICO EN EL CENTRO CÍVICO

أهلاً وسهلاً!

خطة الأماكن العامة في سيفيك سنتر

MALIGAYANG PAGDATING!

PLANO PARA SA MGA ESPASYONG MAGAGAMIT NG PUBLIKO (PUBLIC REALM PLAN) SA CIVIC CENTER

XIN CHÀO QUÝ VỊ!

KẾ HOẠCH CHO KHU VỰC CÔNG CÔNG CỦA TRUNG TÂM HÀNH CHÍNH

## OVER 50 COMMUNITY ORGANIZATION ENGAGED TO-DATE

826 Valencia (Tenderloin Center)

Arab American Grocer Association

Bay Area Women's and Children Center

Bayanihan Community Center

Boys and Girl Clubs Tenderloin - Teen Clubhouse & After School Program

Canon Kip Senior Center

Charity Cultural Services Center

Chinese Newcomers Service Center

Community Youth Center

Curry Senior Center

Glide Memorial Church

Hayes Valley Merchants/Neighborhood Association

Heart of the Farmer Market

Hospitality House

Independent Living Resource Center

Independent Living Skills Program

Instituto Familiar De La Raza, Inc.

La Voz Latina

Library for the Blind

LightHouse for the Blind and Visually Impaired

Mid Market CAP Community Ambassador Program

Mission Economic Development Association (MEDA)

Mission Hiring Hall

Mission Neighborhood Centers - Precita Center

Mission YMCA

Mujeres Unidas y Activas (MUA)

Project Homeless Connect

Safe House Arts

Safe Routes to School

Salvation Army Kroc Center

San Francisco Aids Foundation

San Francisco Public Library

Self Help for the Elderly

Senior & Disability Action

SF Bike Coalition

SF Day Labor Program and Women's Collective

SFLBGT Center

Shih Yu Lang Central YMCA (Boedekker Park)

South of Market Community Action Network (SOMCAN)

Southeast Asian Community Center

St. Anthony Foundation & Dining Room

St. Francis Living Room Foundation

St. Jude's Free Clothing Program

Sword for Plowshares

Tenderloin CBD Safe Passage

Tenderloin Community Benefit District

Tenderloin Housing Clinic

Tenderloin Neighborhood Development (TNDC)

The Central City SRO Collaborative

Tool Works

Vietnamese Youth Development Center

Walk SF

Woman Inc

Year Up

YMCA Chinatown



# COMMUNITY ENGAGEMENT





# CIVIC CENTER STORIES

Summer 2016 & 2017 Intern Project



Portraits of people in Civic Center from SF Planning's "Civic Center Stories" Project



The screenshot shows the website header with navigation links: "About the Plan", "Design Options", "Related Efforts", "Get Involved", and "Civic Center Stories". The main content area features a video of Marvin, a man with glasses and a grey beard, wearing a black jacket. The video title "CIVIC CENTER STORIES" is at the top. Below the video, there is a text box with the following content:

**Marvin**

Marvin was sitting outside of the public library on Fulton Street eating lunch and enjoying the sunshine. He is currently working on a novel and comes to the library every day to write it.

"I live right on Polk Street so I live about maybe a 10 minute walk [away], if that. I got into this routine of going to the library in the morning because I'm working on a novel. I always go to the third and fourth floor and most of the time I'll bring my lunch. Every now and then I'll go to a restaurant but typically if I just come out

**CIVIC CENTER STORIES**

Civic Center Stories Website: [civiccentersf.org/civic-center-stories](http://civiccentersf.org/civic-center-stories)





# STREET DESIGN OVERVIEW





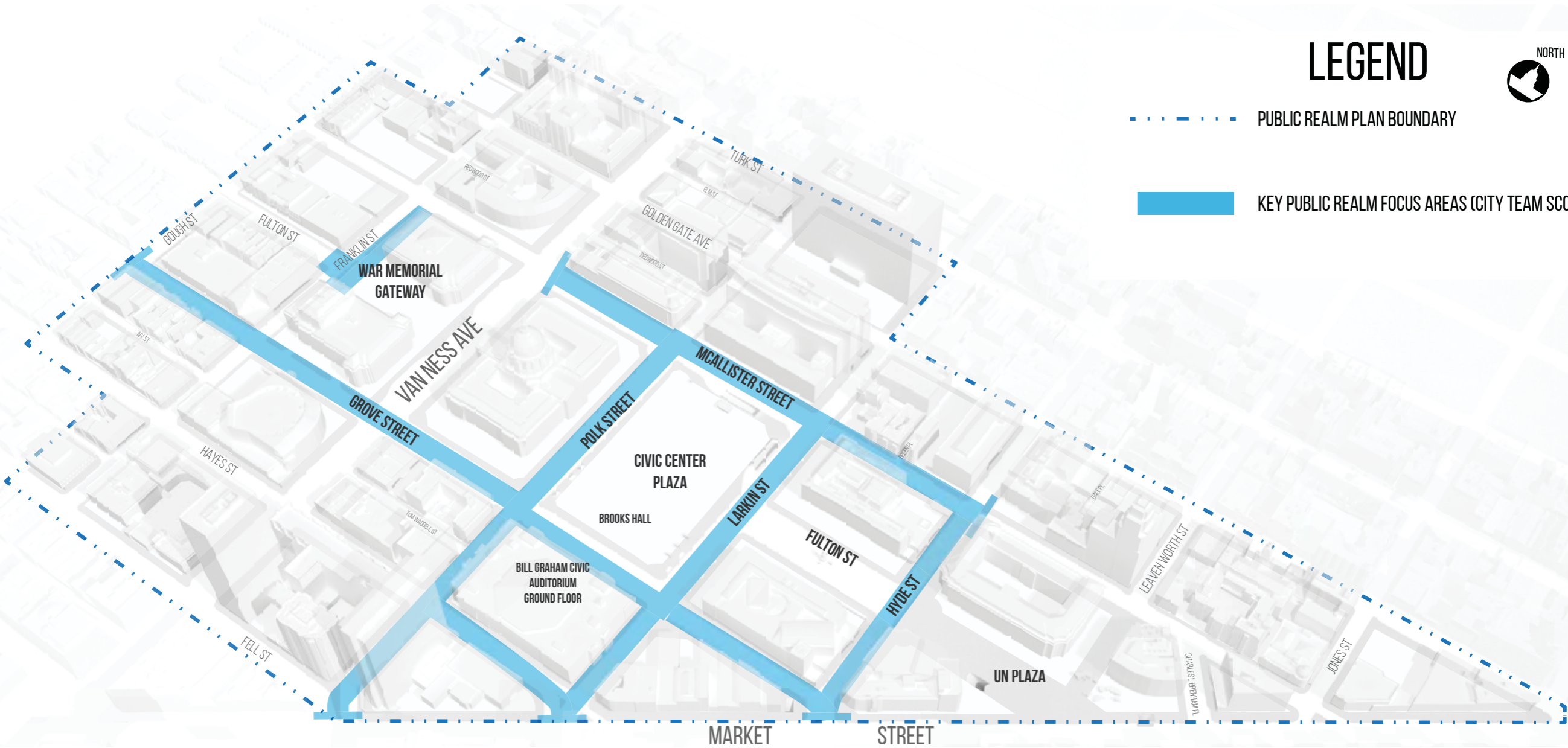
# STREET DESIGN FOCUS AREAS

CIVIC CENTER PUBLIC REALM PLAN

## LEGEND



-  PUBLIC REALM PLAN BOUNDARY
-  KEY PUBLIC REALM FOCUS AREAS (CITY TEAM SCOPE)





# STREETS TODAY

CIVIC CENTER PUBLIC REALM PLAN

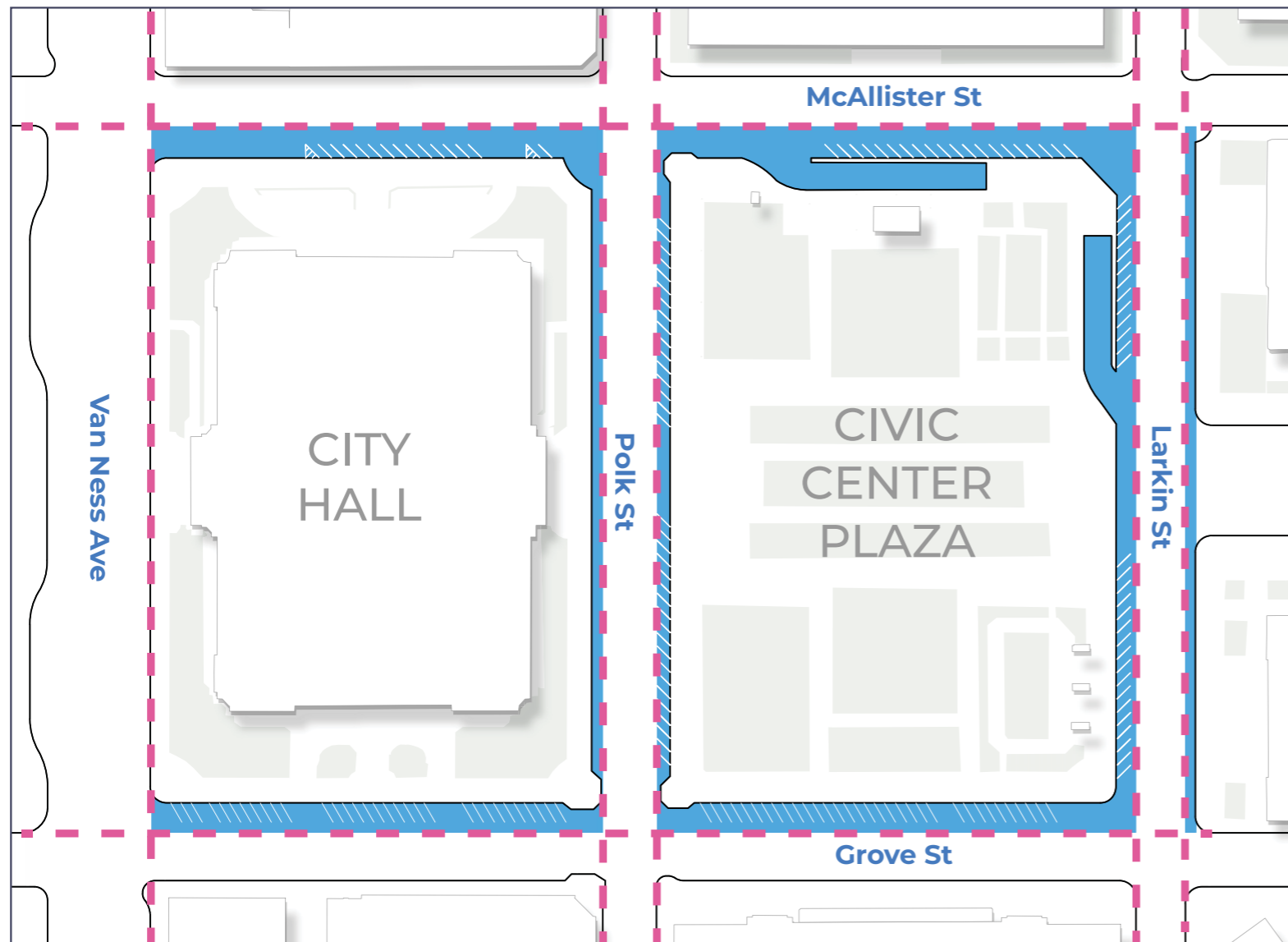


- Wide roadways, especially at Civic Center Plaza
- Key corridors for all modes of travel
- Most streets are high-injury corridors
- Loading and drop-off needs are high



# CIVIC CENTER PLAZA EDGES

CIVIC CENTER PUBLIC REALM PLAN



City Hall and Civic Center Plaza's roadways were originally designed to be extra wide, ceremonial spaces.

The blocks were shrunk to accommodate the extra wide roadways and garage driveways.

Today, this extra roadway space is mostly used for parking.



Typical sidewalk curb line



Area of block used for parking today



# CIVIC CENTER PLAZA EDGES

CIVIC CENTER PUBLIC REALM PLAN

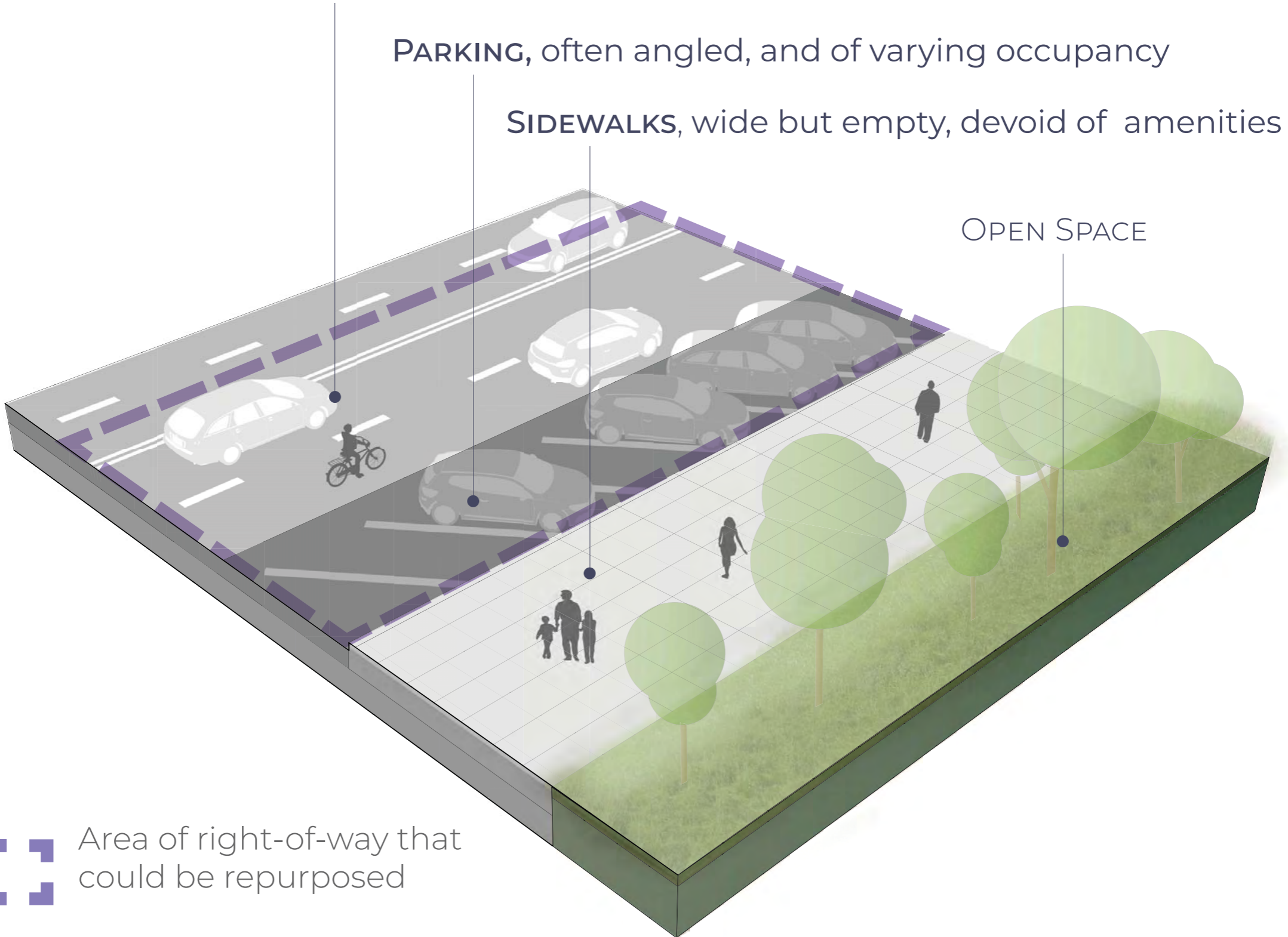
## Typical Civic Center Plaza Block Edge Condition

MULTIPLE TRAVEL LANES, sometimes more than are needed

PARKING, often angled, and of varying occupancy

SIDEWALKS, wide but empty, devoid of amenities

OPEN SPACE



Area of right-of-way that could be repurposed



# CIVIC CENTER PLAZA EDGES

CIVIC CENTER PUBLIC REALM PLAN

## Potential New Block Edge Conditions

PARK EXPANSION



MORE PUBLIC SPACE

REALIGNED SIDEWALKS

NARROWED AND REDESIGNED ROADWAY

GRAND PROMENADE



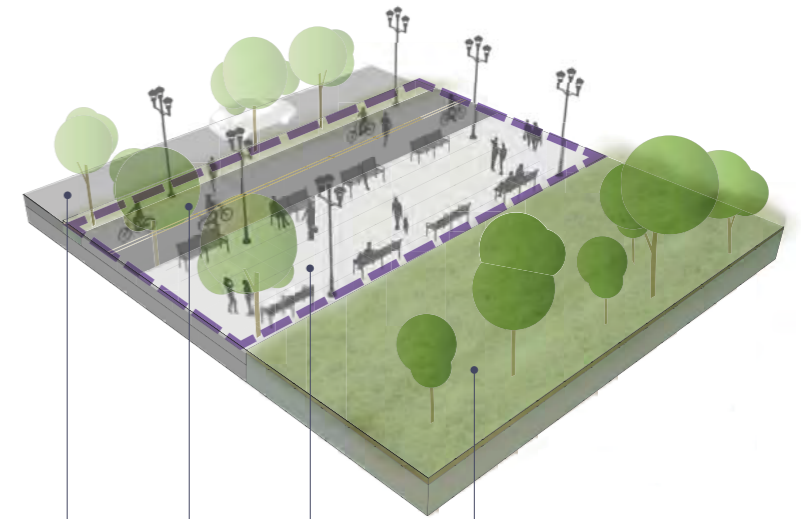
MORE PUBLIC SPACE

GRAND PEDESTRIAN PROMENADE

REALIGNED AND ENHANCED SIDEWALKS

NARROWED AND REDESIGNED ROADWAY

MULTI-USE PATH



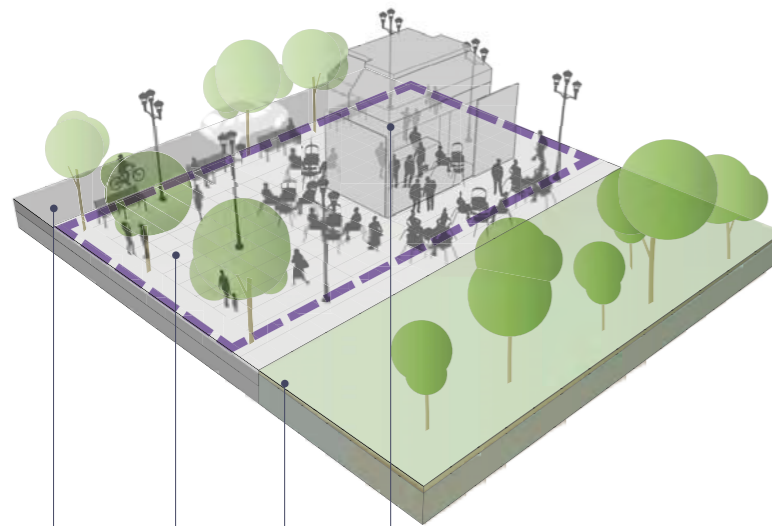
MORE PUBLIC SPACE

PARTIALLY REALIGNED SIDEWALK

WIDE NEW MULTI-USE BIKE PATH

NARROWED AND REDESIGNED ROADWAY

KIOSK ACTIVATION



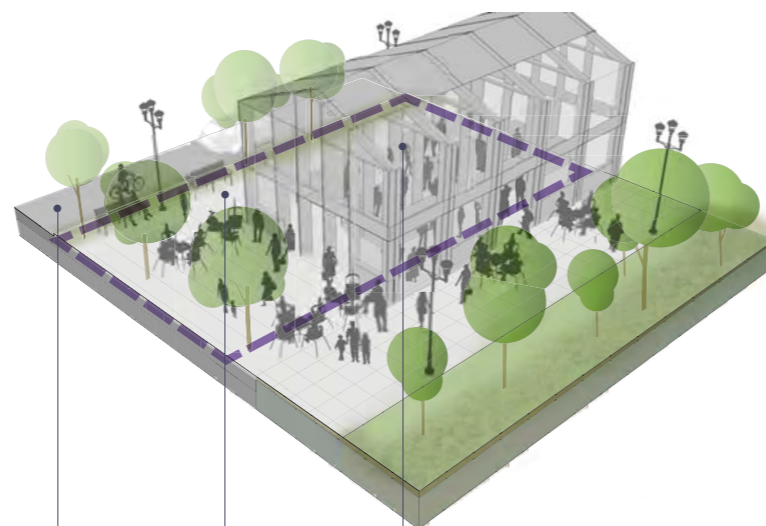
PARK KIOSKS

MORE PUBLIC SPACE

REALIGNED AND ENHANCED SIDEWALKS

NARROWED AND REDESIGNED ROADWAY

MARKET/PAVILION ACTIVATION

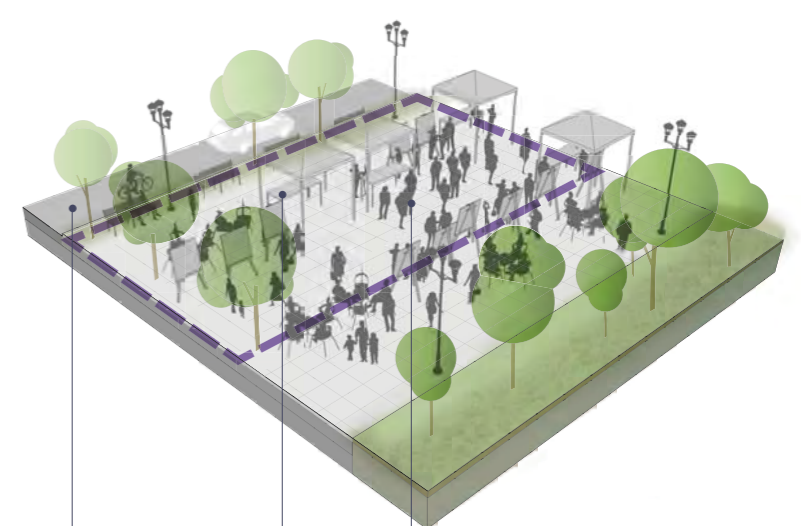


PARK PAVILION

REALIGNED AND ENHANCED SIDEWALKS

NARROWED AND REDESIGNED ROADWAY

FLEXIBLE ACTIVATION ZONE



FLEXIBLE PAVED PLAZA SPACE

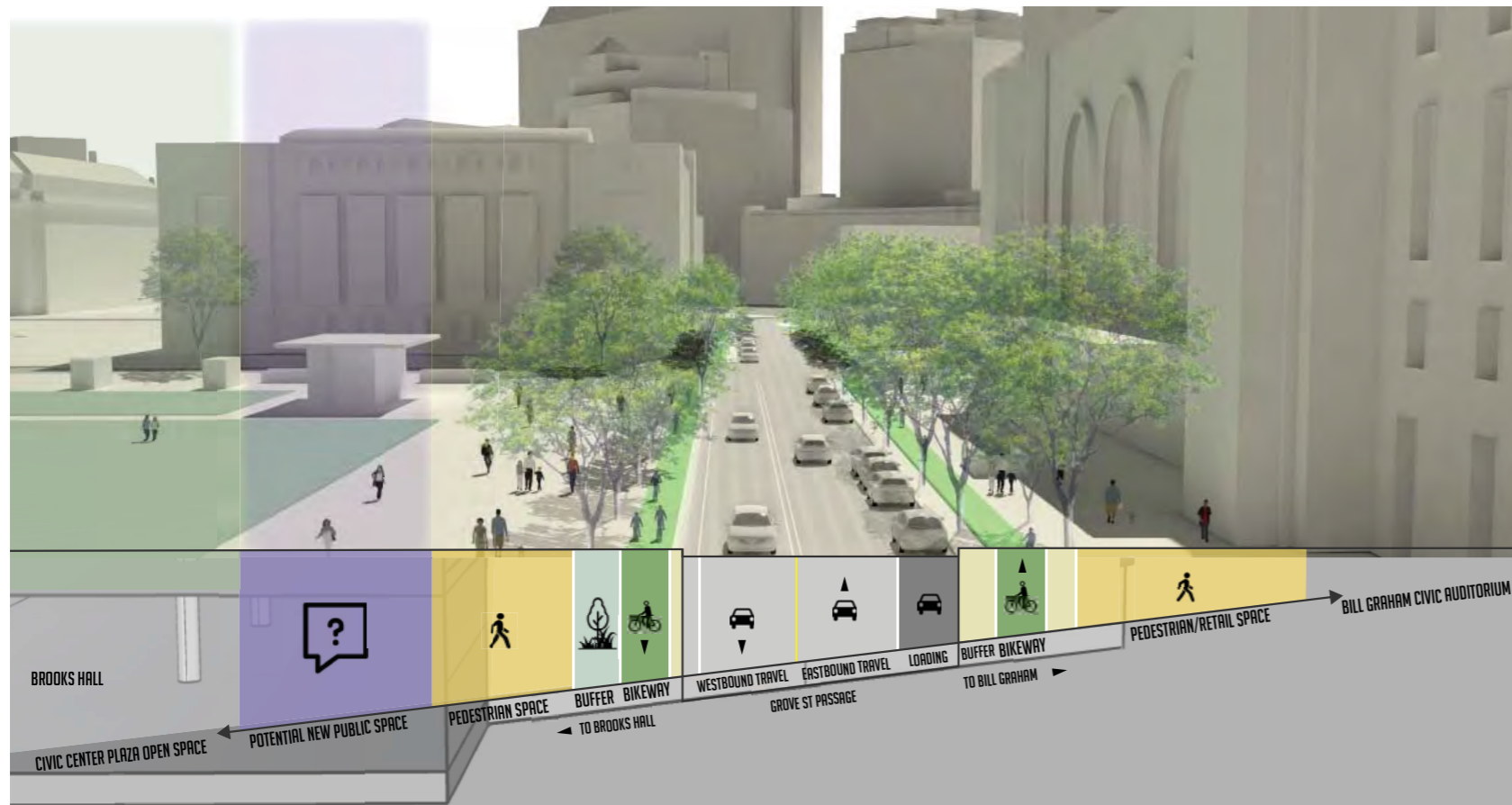
REALIGNED AND ENHANCED SIDEWALKS

NARROWED AND REDESIGNED ROADWAY



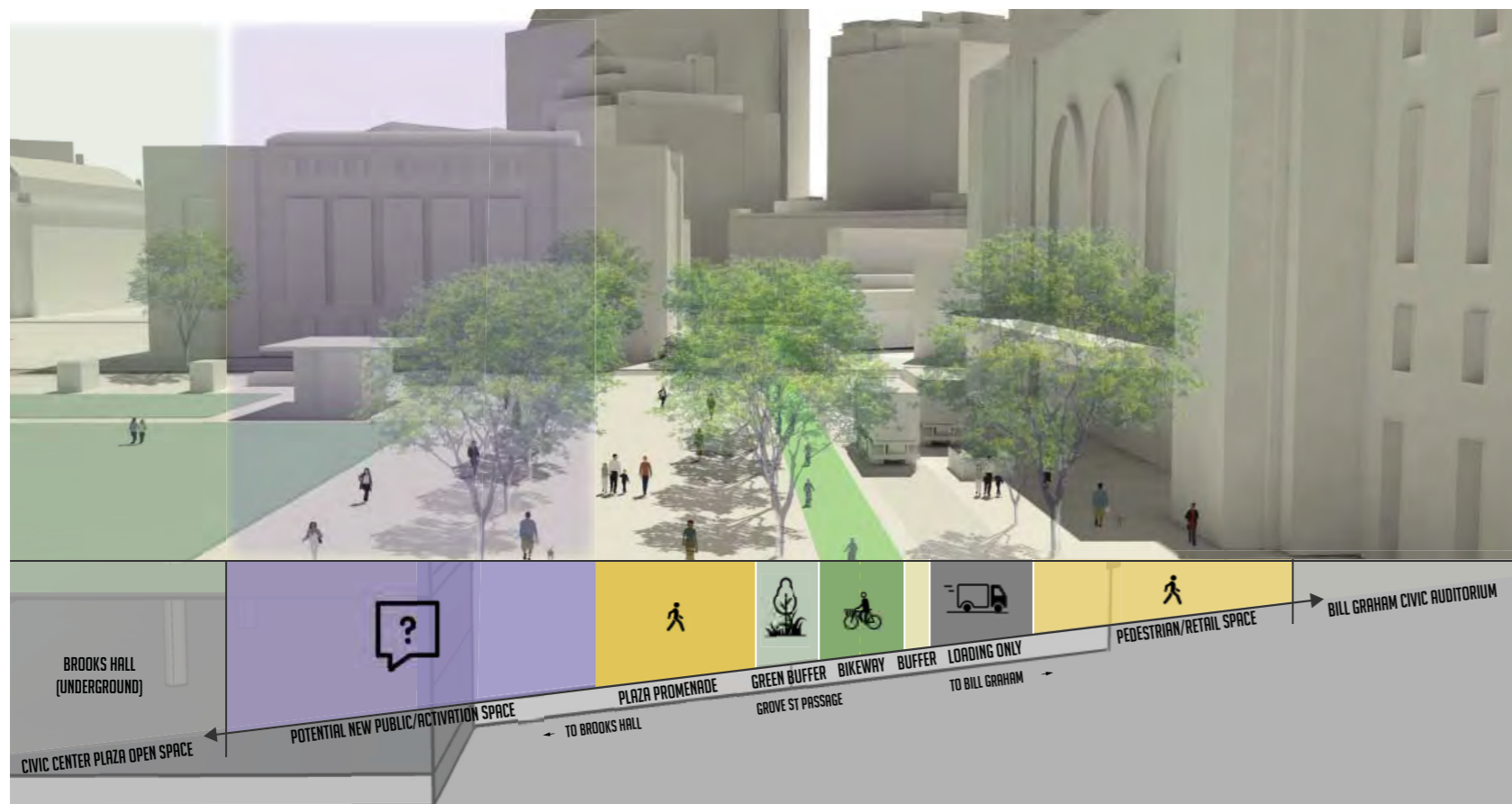
# GROVE STREET DESIGN OPTIONS

CIVIC CENTER PUBLIC REALM PLAN



## COMPLETE STREET

The **“Complete Street”** option maintains one vehicle lane in each direction and reduces the amount of on-street parking. This allows for sidewalk widening and/or plaza expansion, protected bike lanes, and loading zones.



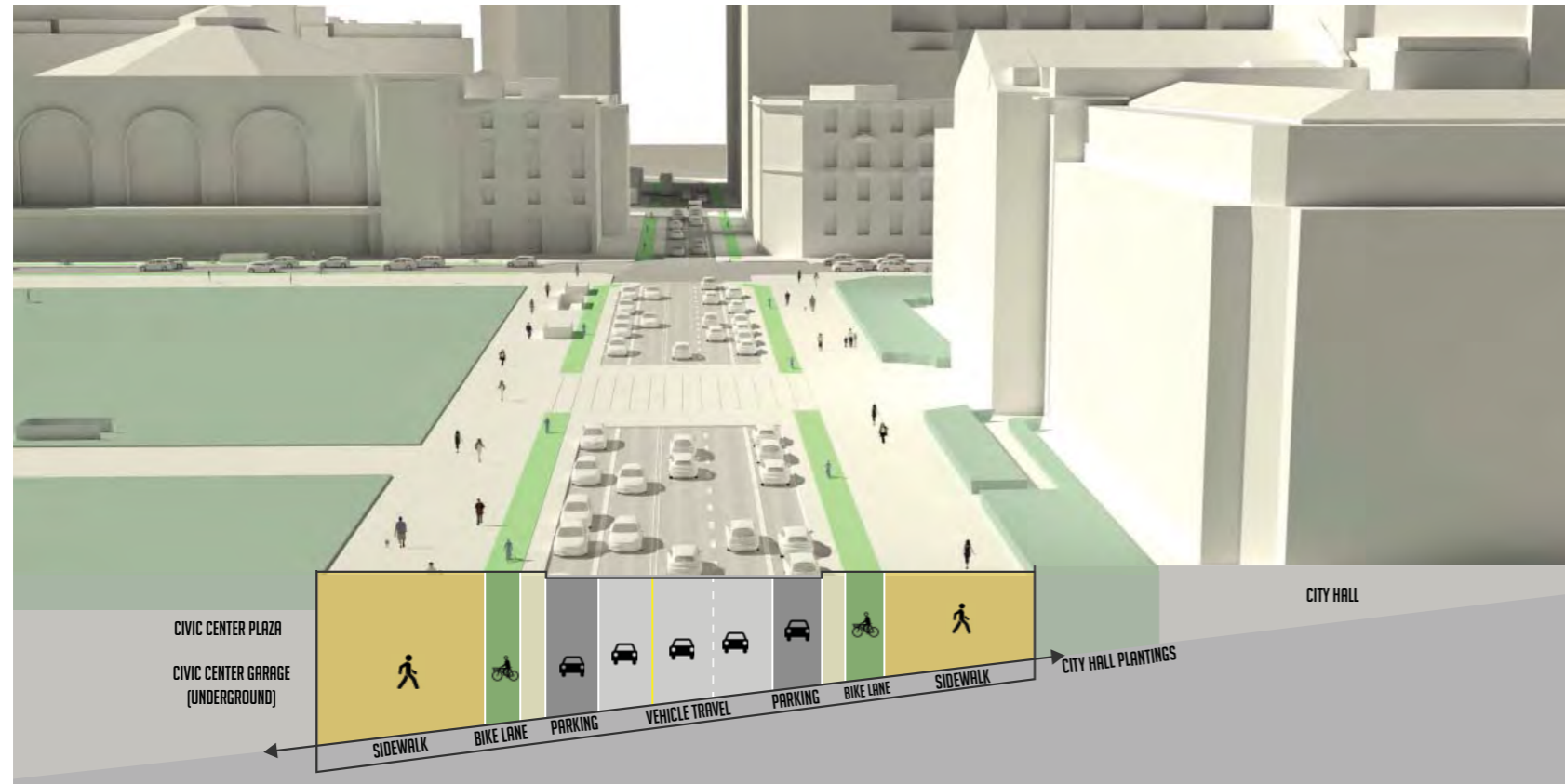
## PLAZA PROMENADE

The **“Plaza Promenade”** option replaces parking with loading zones, a two-way bike path, and major sidewalk widening. Along the edge of Civic Center Plaza, vehicle access is limited to a loading-only lane. The rest of the roadway in front of Civic Auditorium becomes public space.



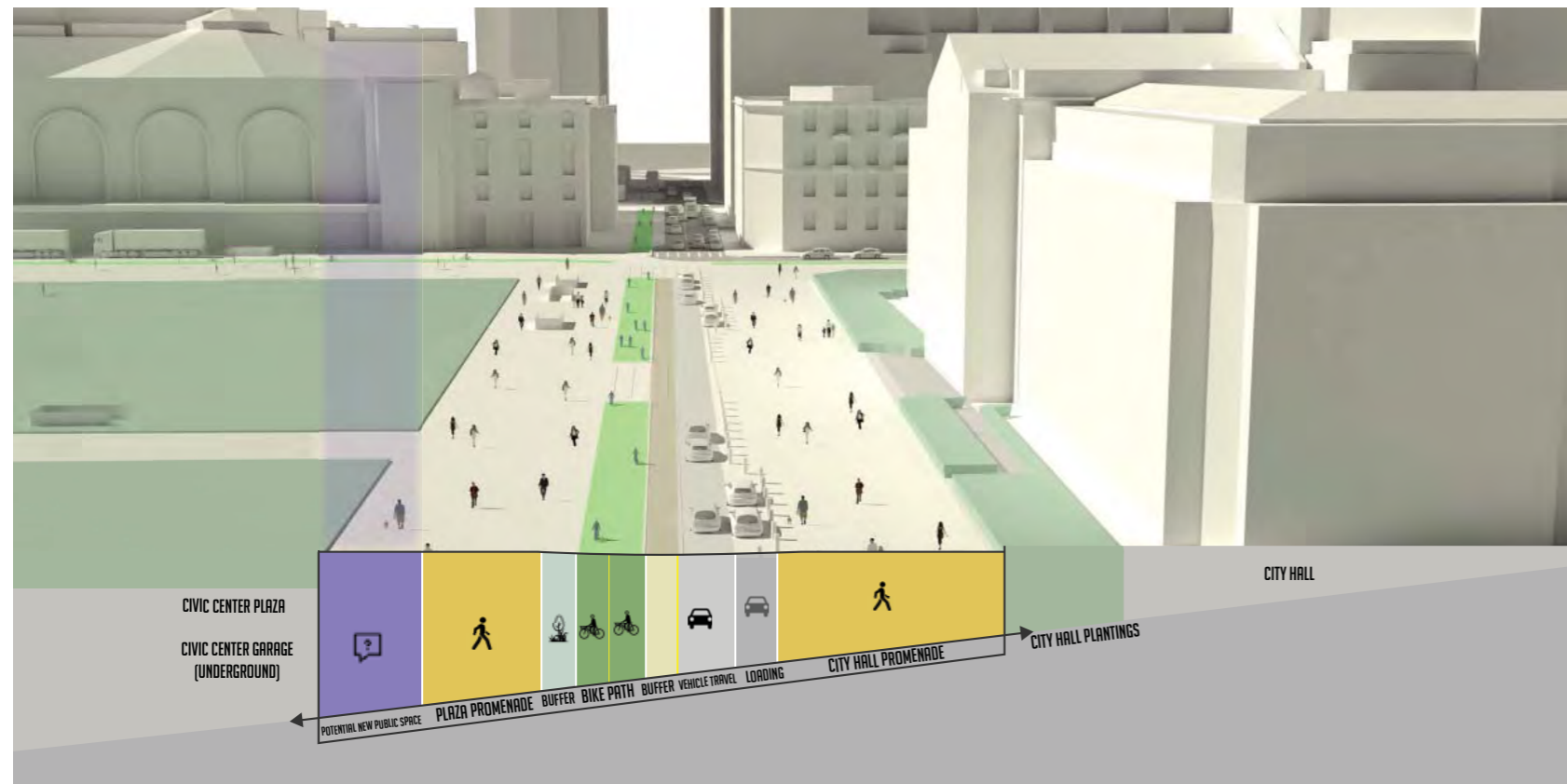
# POLK STREET (DR. C.B. GOODLETT PLACE) DESIGN OPTIONS

CIVIC CENTER PUBLIC REALM PLAN



## COMPLETE STREET

The “**Complete Street**” option would calm Polk St by reconfiguring parking to free up space for widened sidewalks and parking-protected bike lanes.



## PLAZA PROMENADE

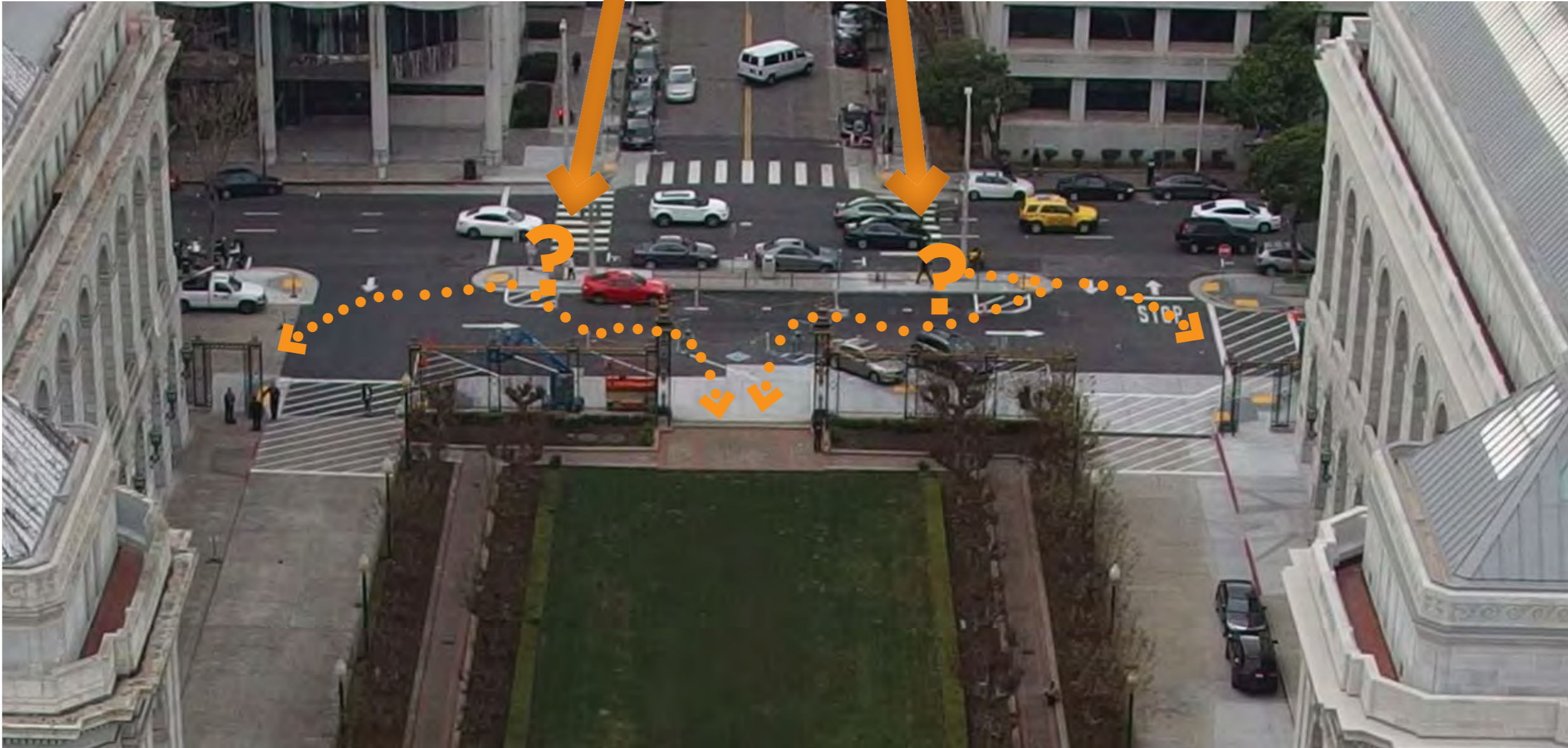
The “**Plaza Promenade**” option would transform Polk Street by expanding the plaza, widening sidewalks, adding a two-way bike path, and maintaining one south-bound travel lane.



# WAR MEMORIAL GATEWAY

CIVIC CENTER PUBLIC REALM PLAN

## TODAY



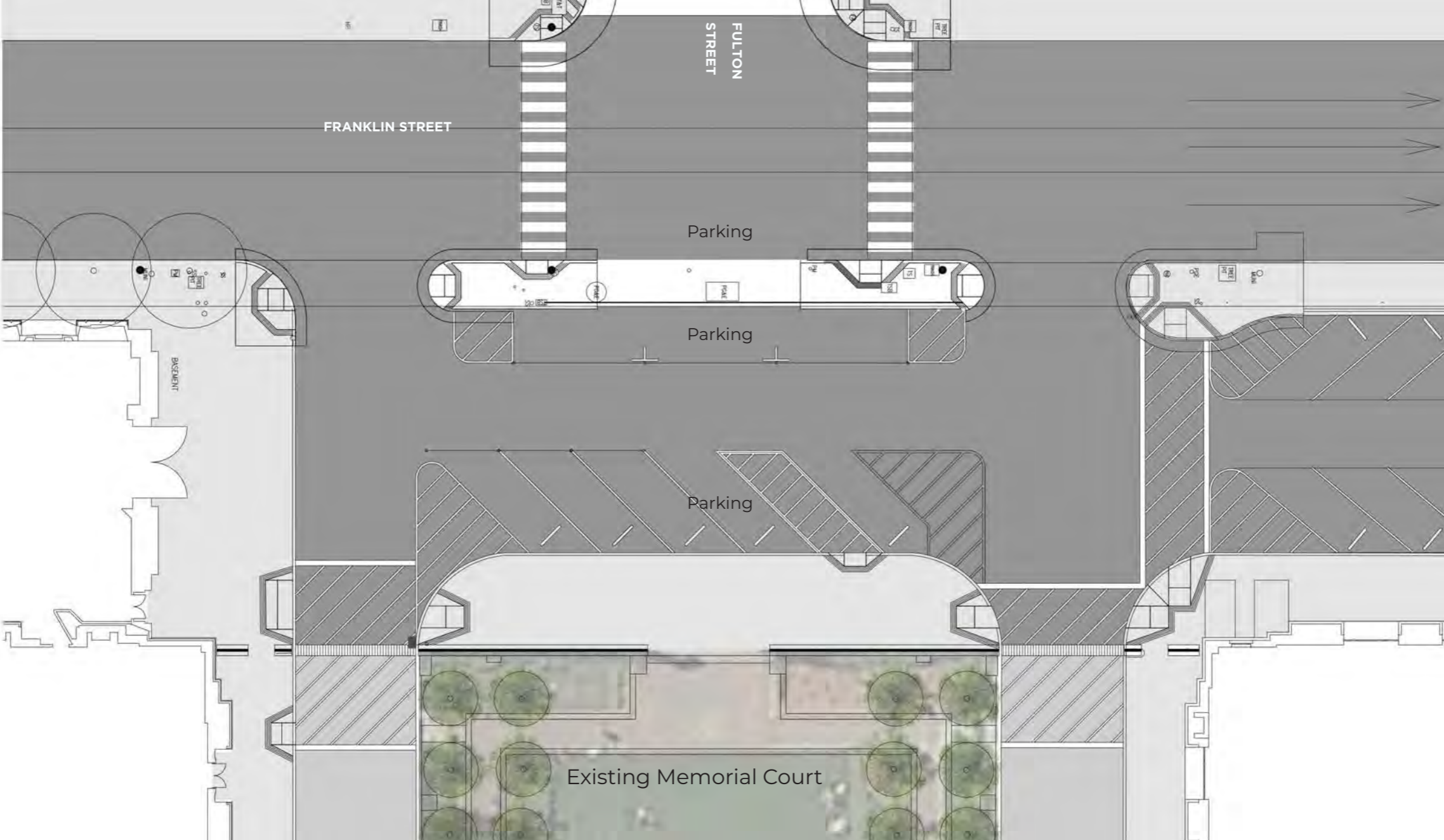


# WAR MEMORIAL GATEWAY

CIVIC CENTER PUBLIC REALM PLAN

## EXISTING DESIGN

---





# WAR MEMORIAL GATEWAY

CIVIC CENTER PUBLIC REALM PLAN

## CONCEPTUAL DESIGN

Improvements under-study for the Franklin/  
Fulton intersection and western entrance to  
the War Memorial Courtyard







# **PUBLIC SPACE DESIGN OVERVIEW**



# VISION:

**Civic Center is a 21<sup>st</sup> Century commons for all San Franciscans to be proud of: a civic gathering place that welcomes everyday use.**





# Public Space Design Principles

1. An **accessible place for everyone** that embodies civic principles
2. **Authentic to San Francisco** and represents the best of surrounding neighborhoods
3. A place of **respite** and a place to **meet your neighbors**
4. **Financially sustainable** and managed to be clean, safe, and inviting
5. A model for sustainable and **resilient urban infrastructure** and “the safest place in the city”
6. World class, elegant and **beautiful**



# civ·ic cen·ter

'sivik' 'sen(t) r'

adjective noun

*Synonyms: city, town, urban, metropolitan*

*Synonyms: middle, nucleus, heart, core, hub*

Relating to the duties or activities of people in relation to their town, city, or local area—civic pride; civic duty.

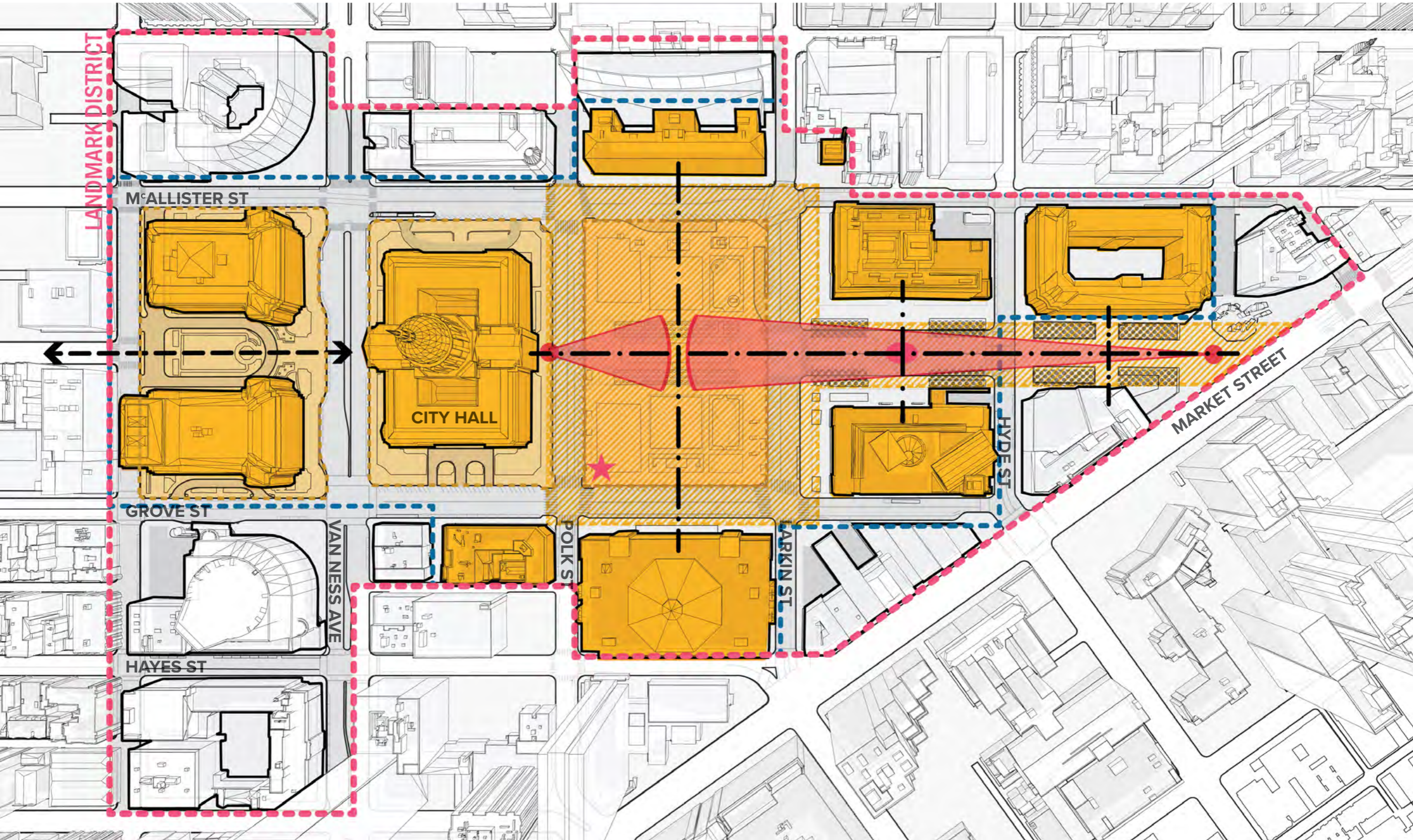
The point from which an activity or process is directed, or on which it is focused; a region of concentrated population—an urban center.





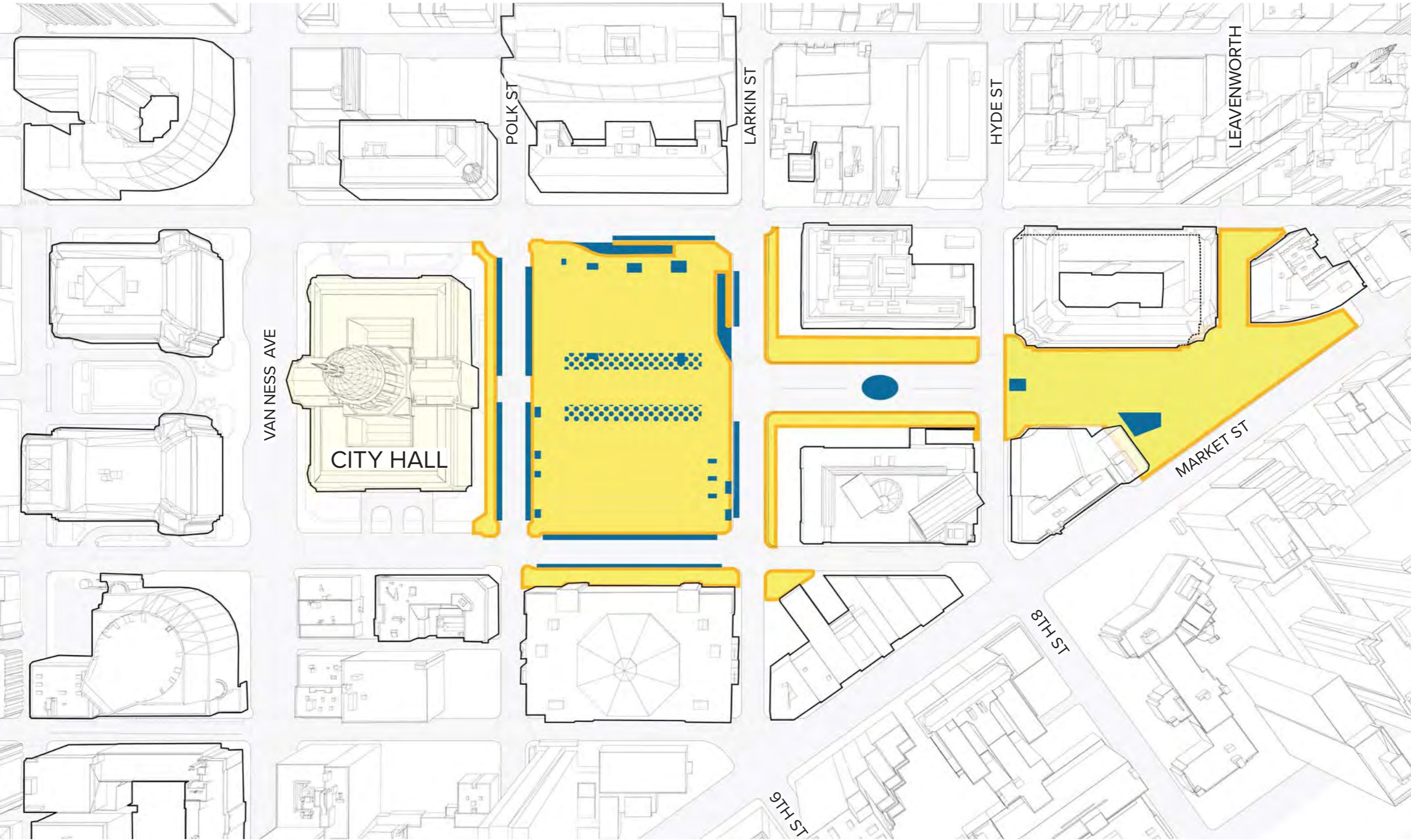
# Landmark District Resources + Relationships

 National Historic Landmark     Open Space     Key Feature     Axial Relationship     Framed View



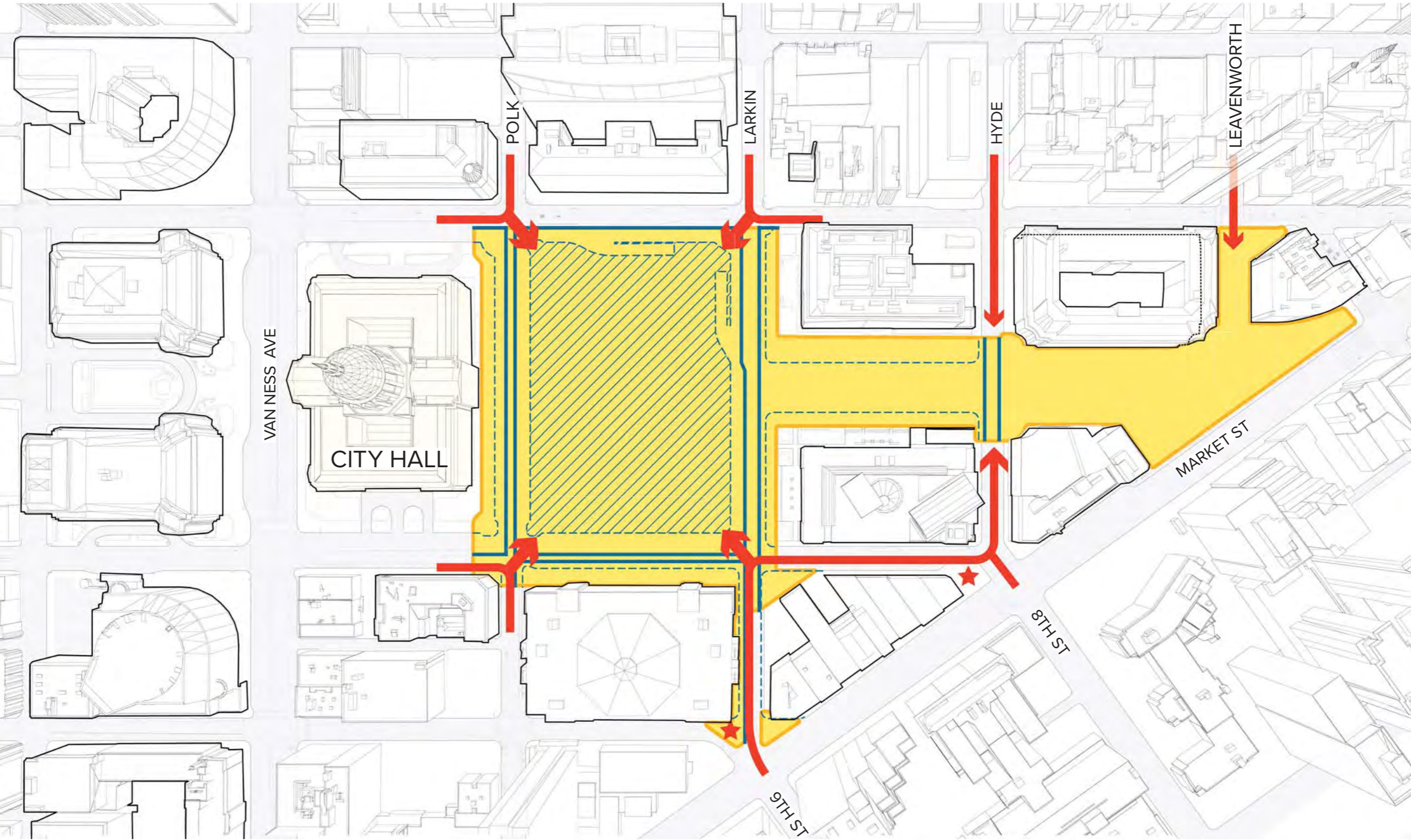


# Civic Center Today



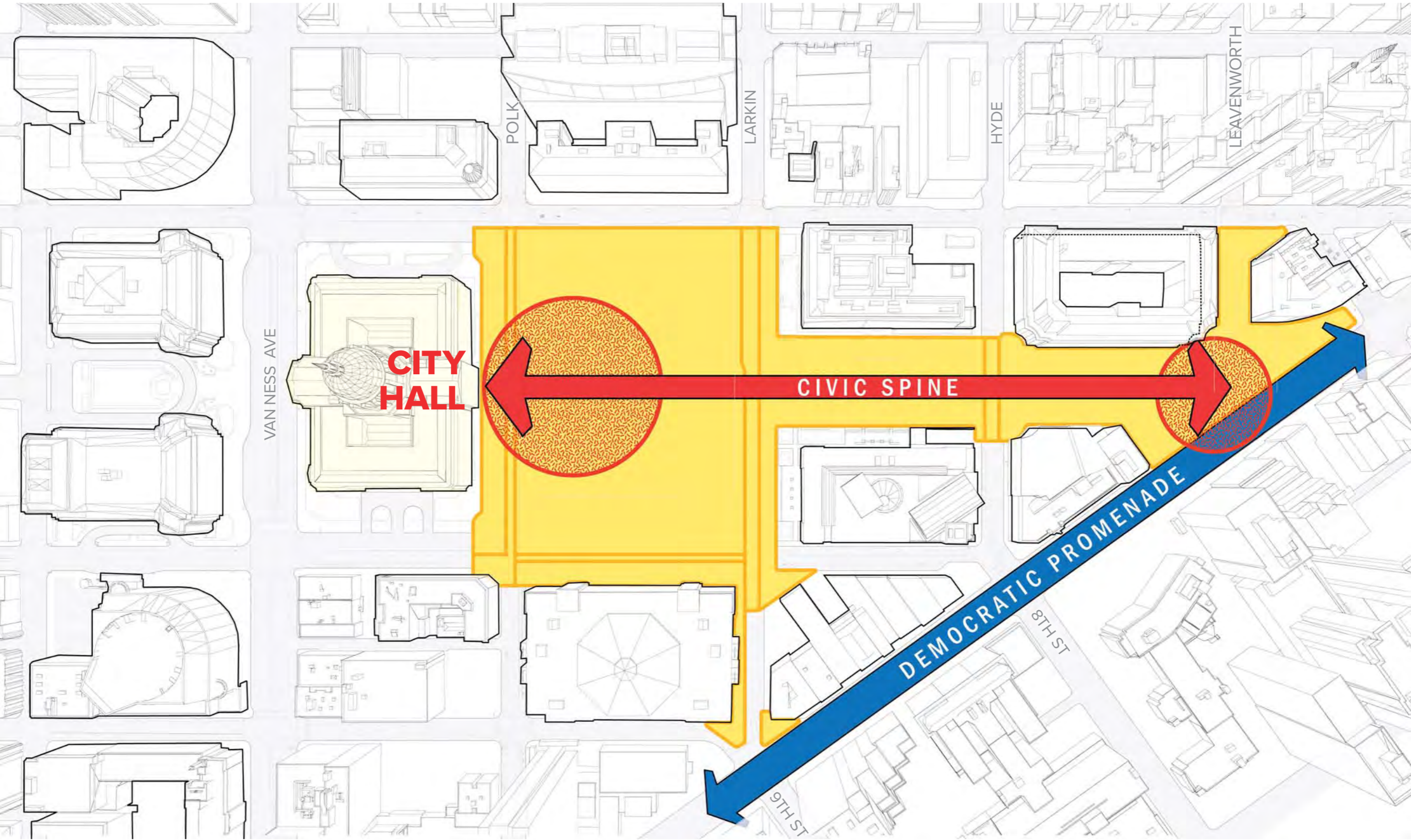


# Unify the Public Realm



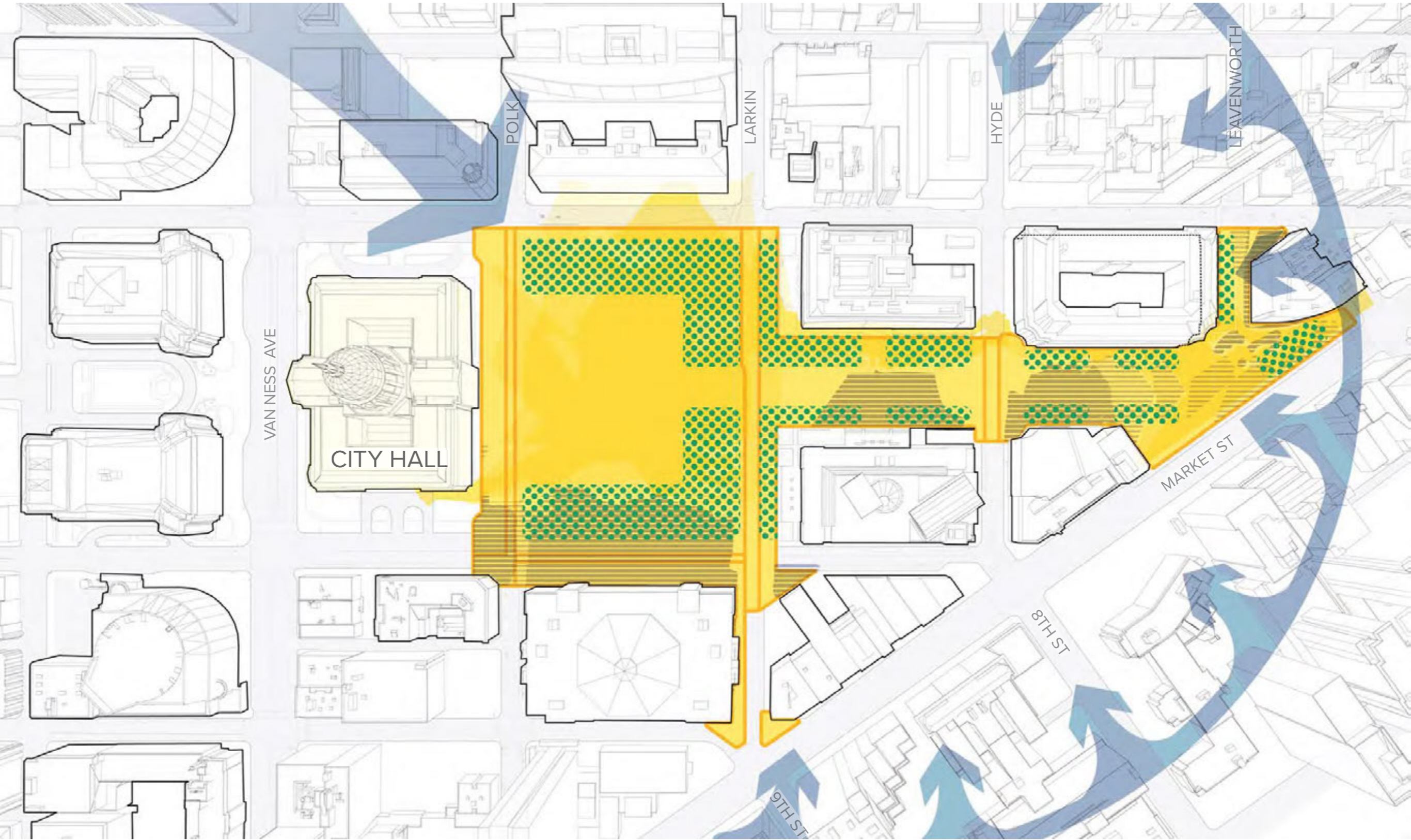


# Accommodate Civic Gatherings



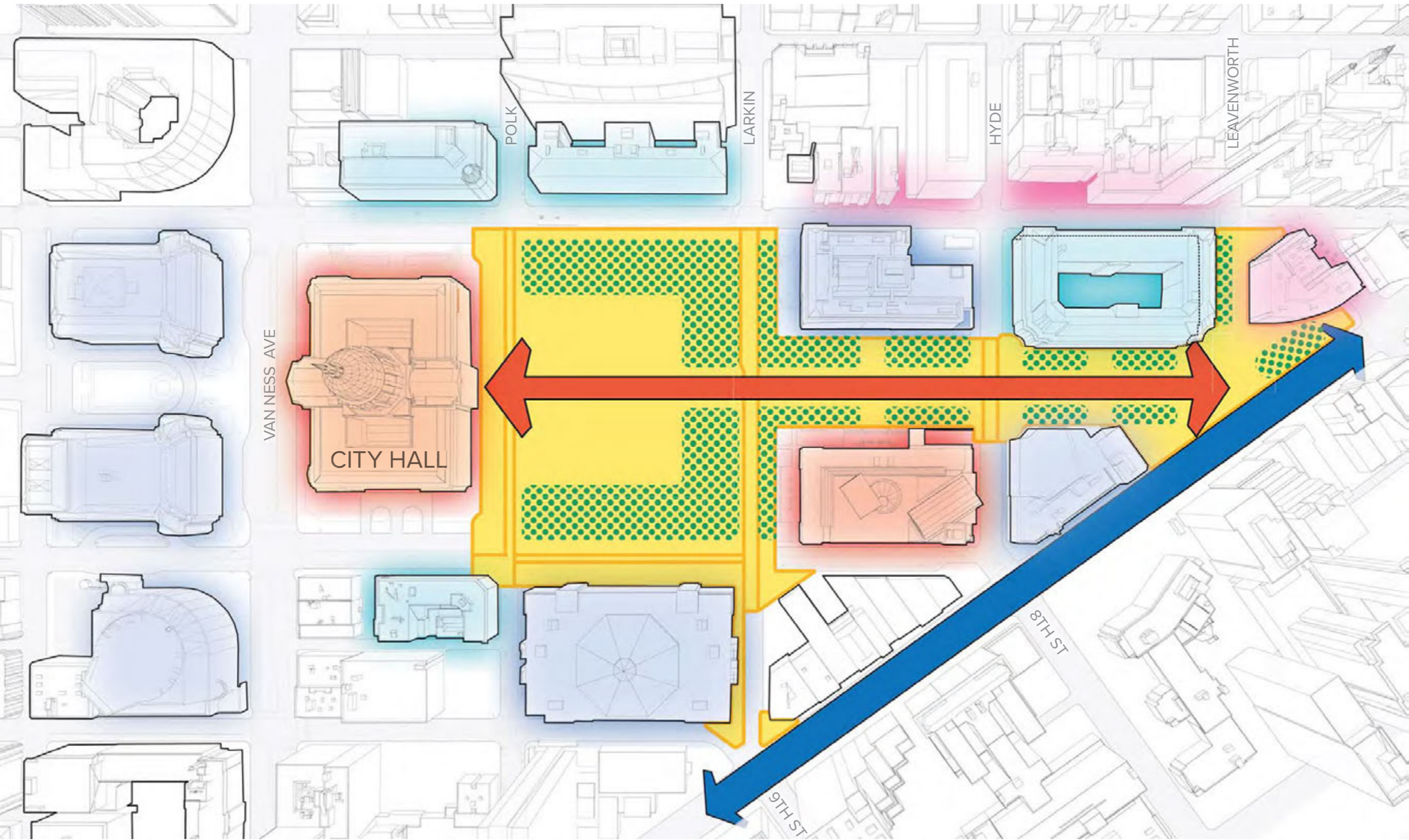


# Block Wind & Enhance Sunny Locations



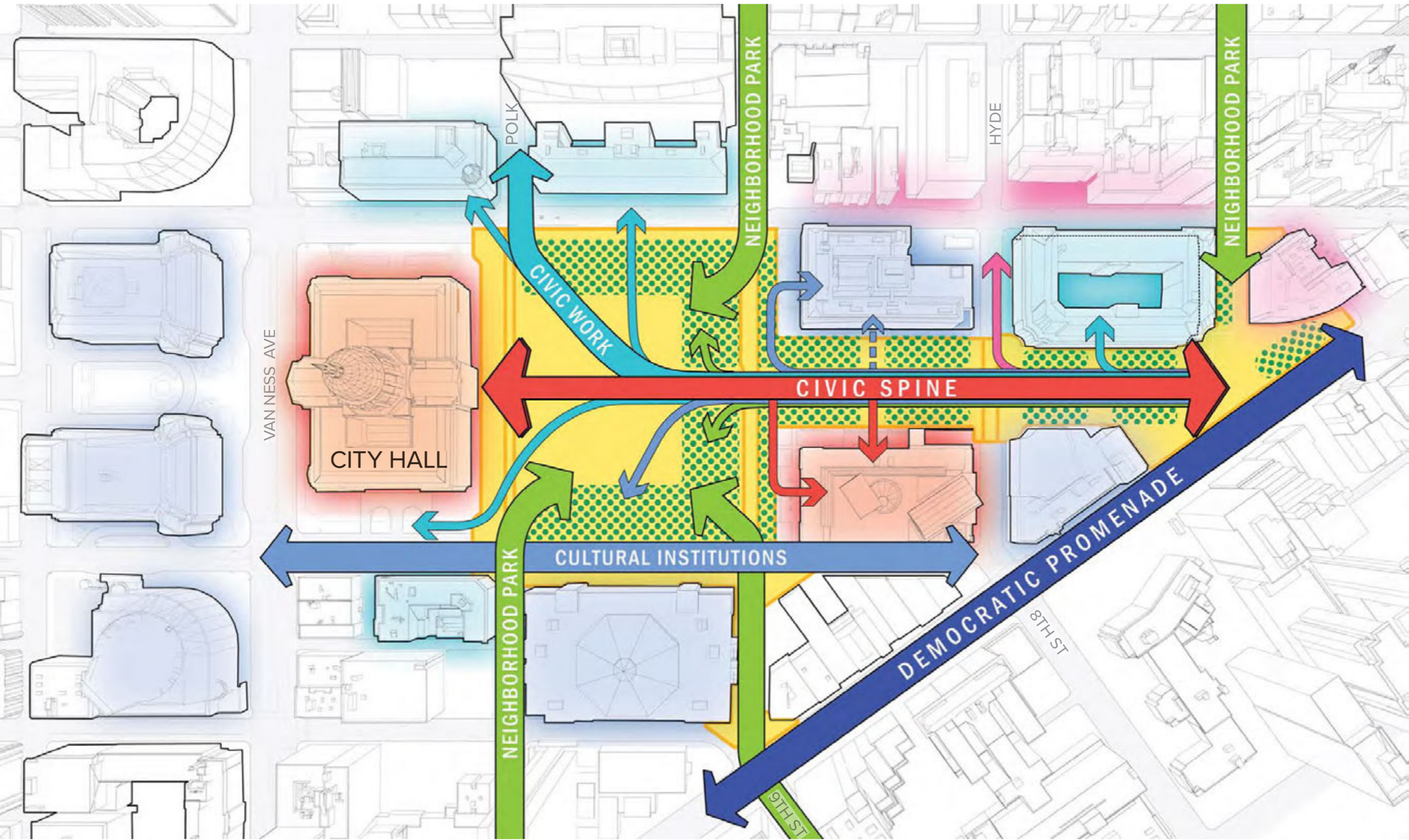


# Enclose Spaces, Frame Views, & Enhance Edges





# Make Places that Invite People & Public Life





# Three Framework Plans

Public Platform



Civic Sanctuary



Culture Connector





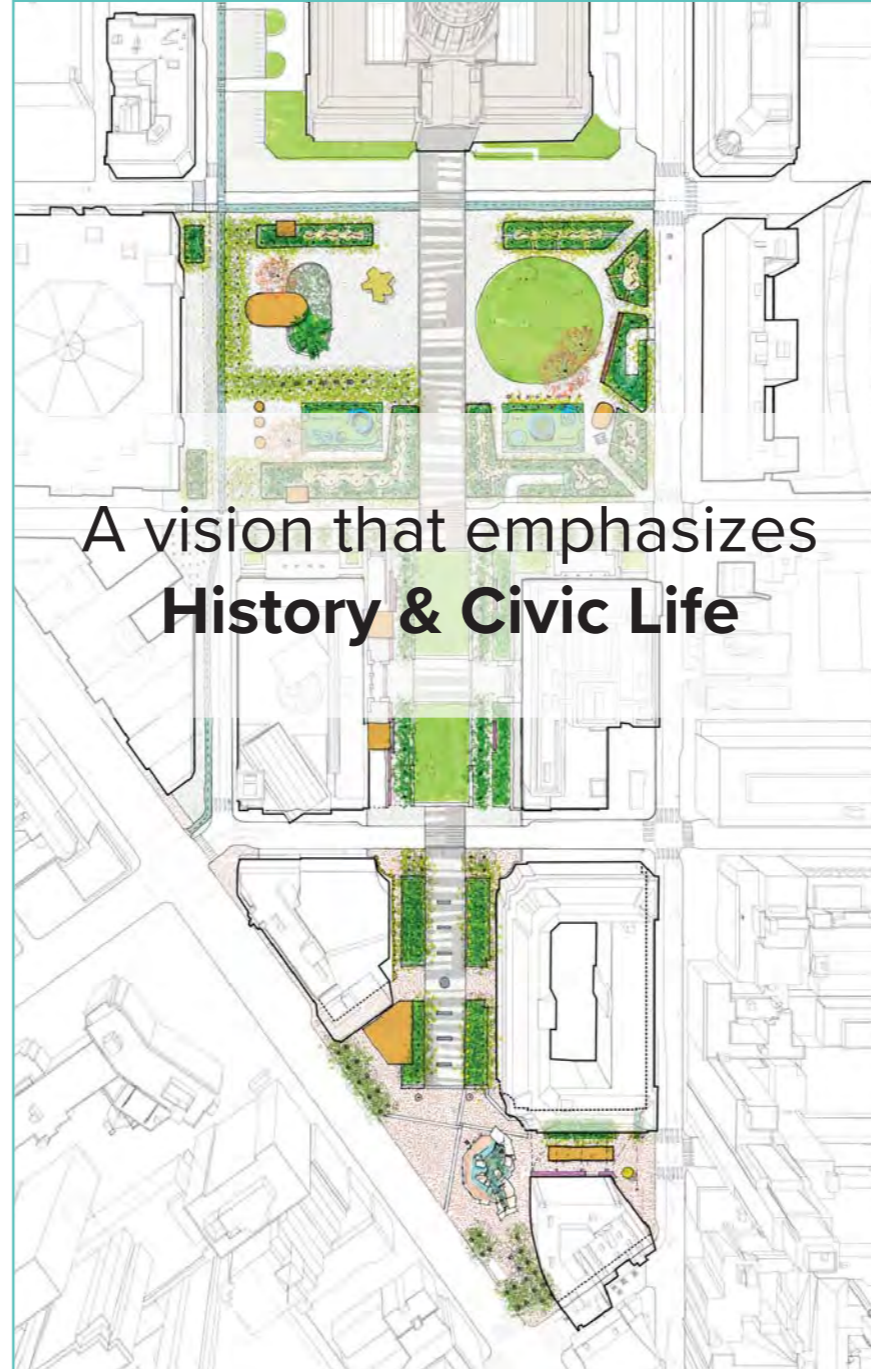
# Three Visions for a New Commons

## Public Platform



A vision that emphasizes  
**Performance & Gathering**

## Civic Sanctuary



A vision that emphasizes  
**History & Civic Life**

## Culture Connector

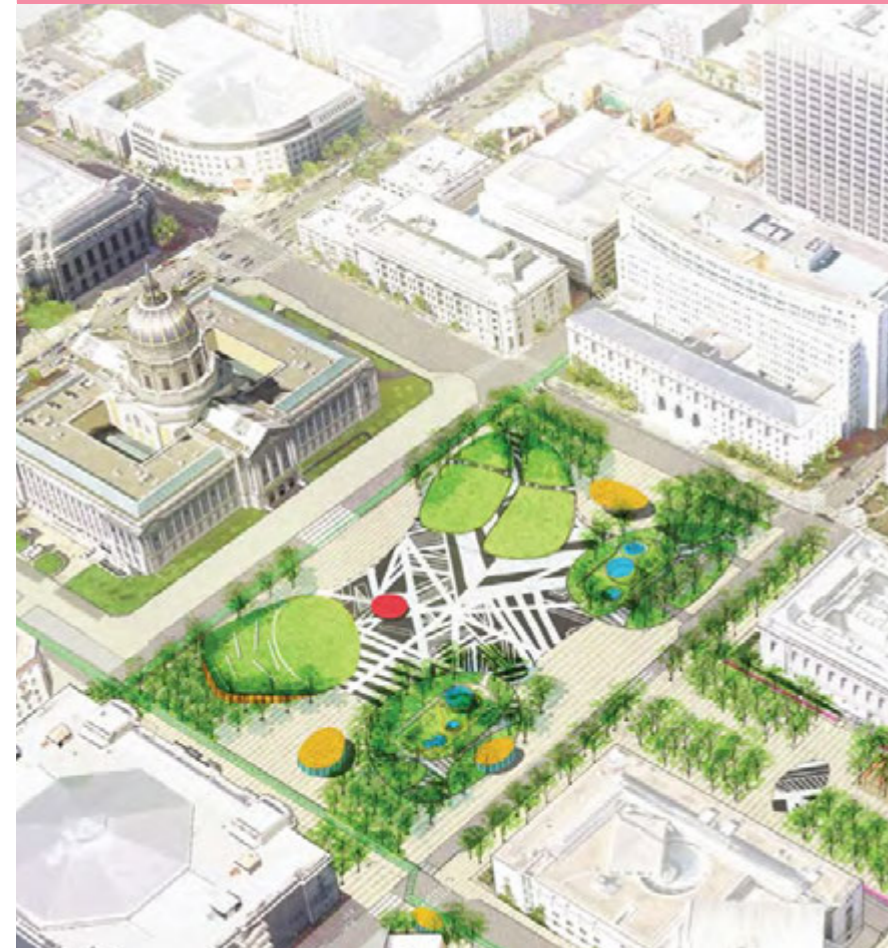


A vision that emphasizes  
**Diversity & Culture**

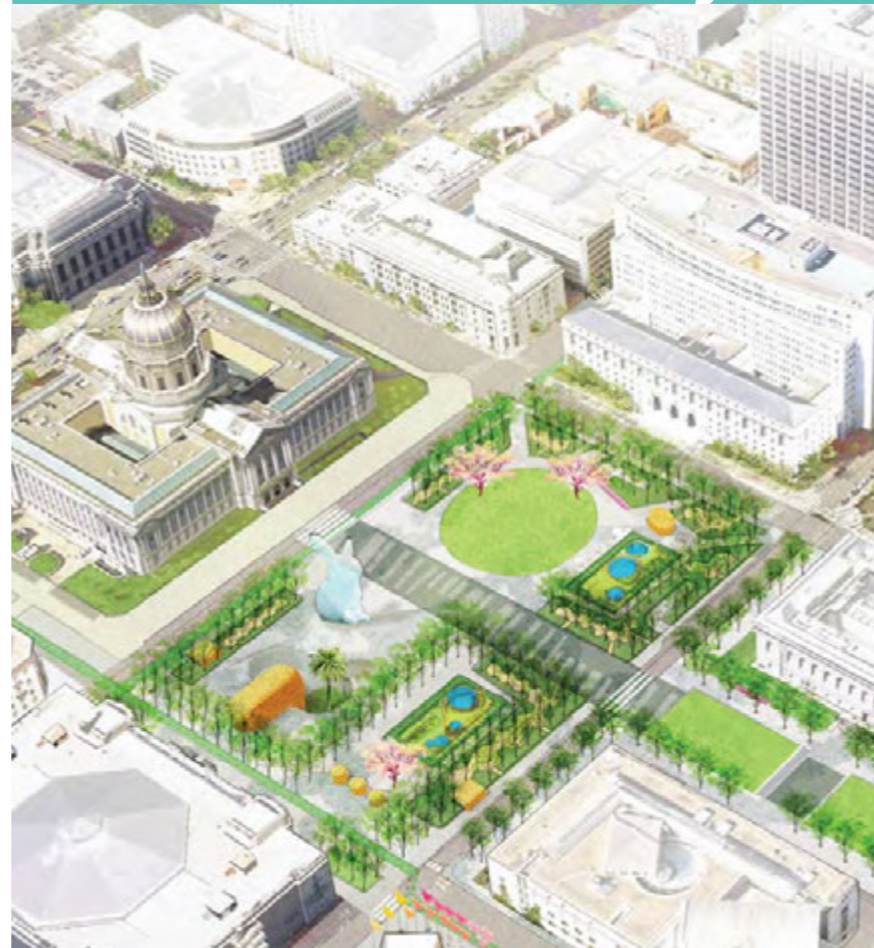


# Civic Center Plaza

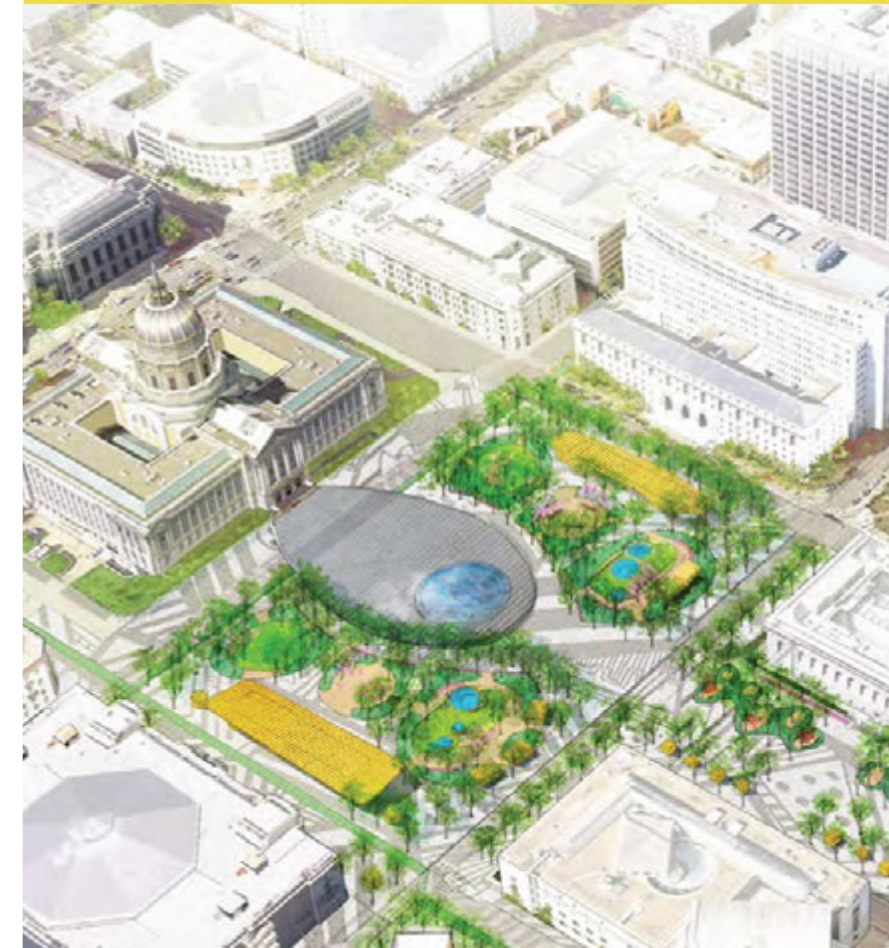
## Public Platform



## Civic Sanctuary



## Culture Connector



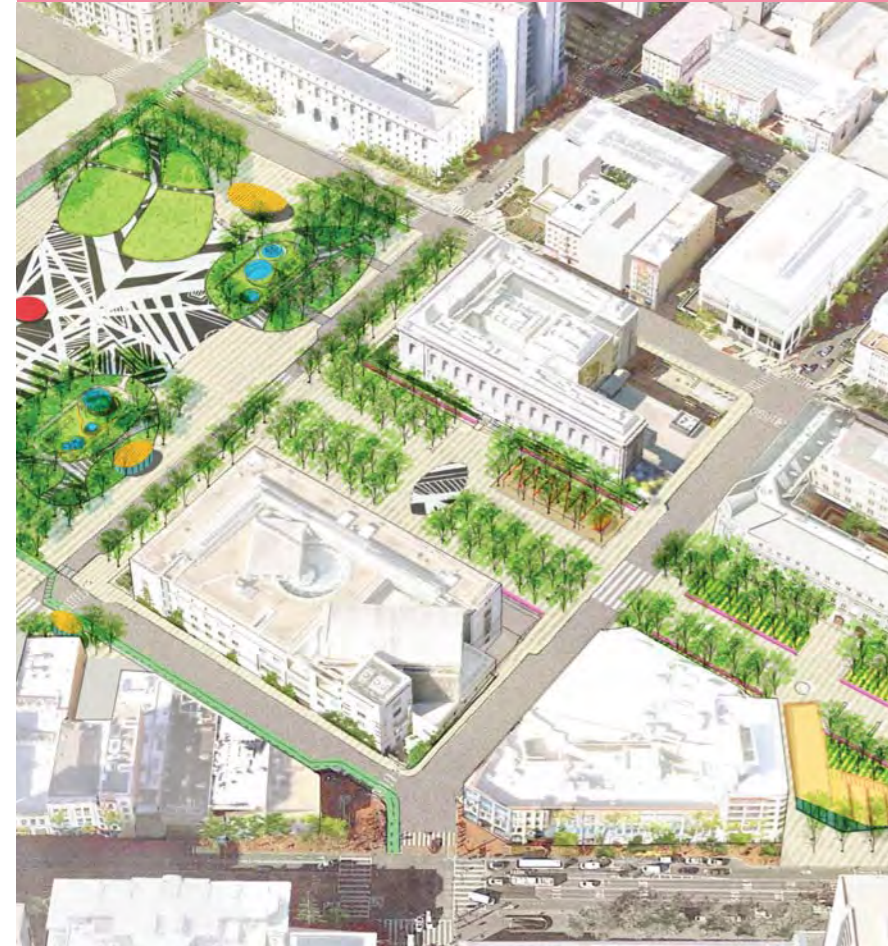
## Shared Features

- Helen Diller Civic Center Playgrounds
- Large Flexible Spaces for Civic Gatherings
- Kiosks/Pavilion Buildings + Underground Access
- Basic Amenities (e.g., restrooms, seating)



# Fulton Mall

## Public Platform



## Civic Sanctuary



## Culture Connector



## Shared Features

- Road Closure for New Public Space / Mall
- Civic Axis Monument Relocation
- Uses that Complement Adjacent Institutions
- Basic Amenities (e.g., restrooms, seating)



# UN Plaza

## Public Platform



## Civic Sanctuary



## Culture Connector



## Shared Features

- Civic Axis Monument Relocation
- Civic Center Station Building (with BART)
- New Gateway at Leavenworth St
- Basic Amenities (e.g., restrooms, seating)



# UN Plaza View Comparisons

EXISTING



PUBLIC PLATFORM



CIVIC SANCTUARY



CULTURE CONNECTOR





# Fulton Mall View Comparisons

EXISTING



PUBLIC PLATFORM



CIVIC SANCTUARY



CULTURE CONNECTOR





# Civic Center Plaza View Comparisons

EXISTING



PUBLIC PLATFORM



CIVIC SANCTUARY



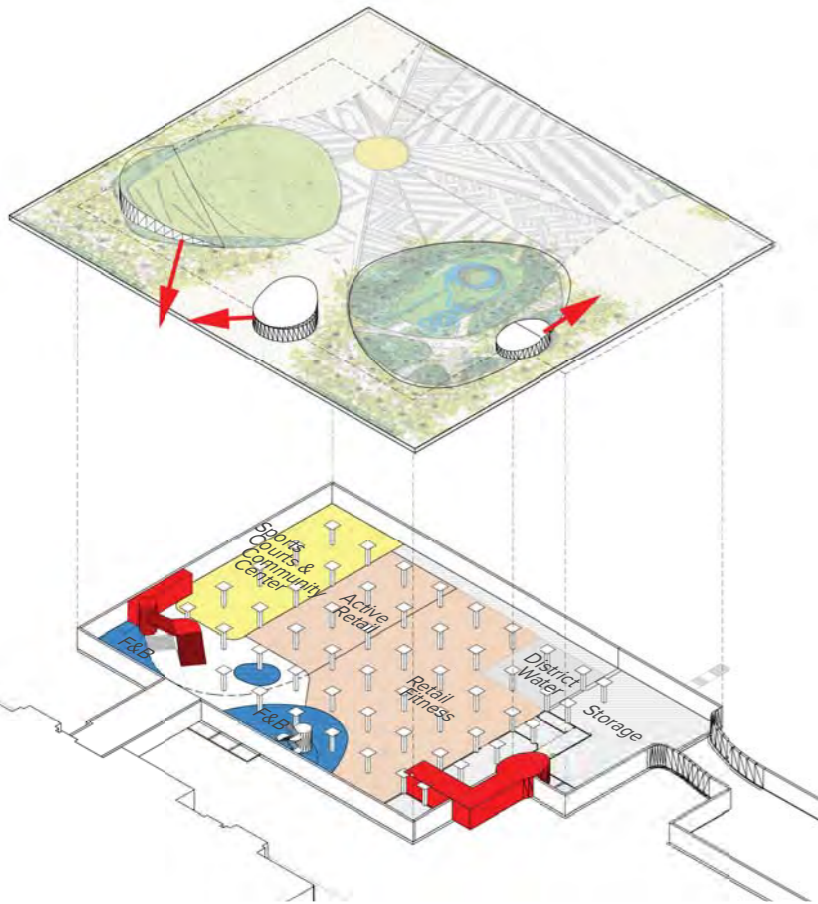
CULTURE CONNECTOR





# Brooks Hall Reuse

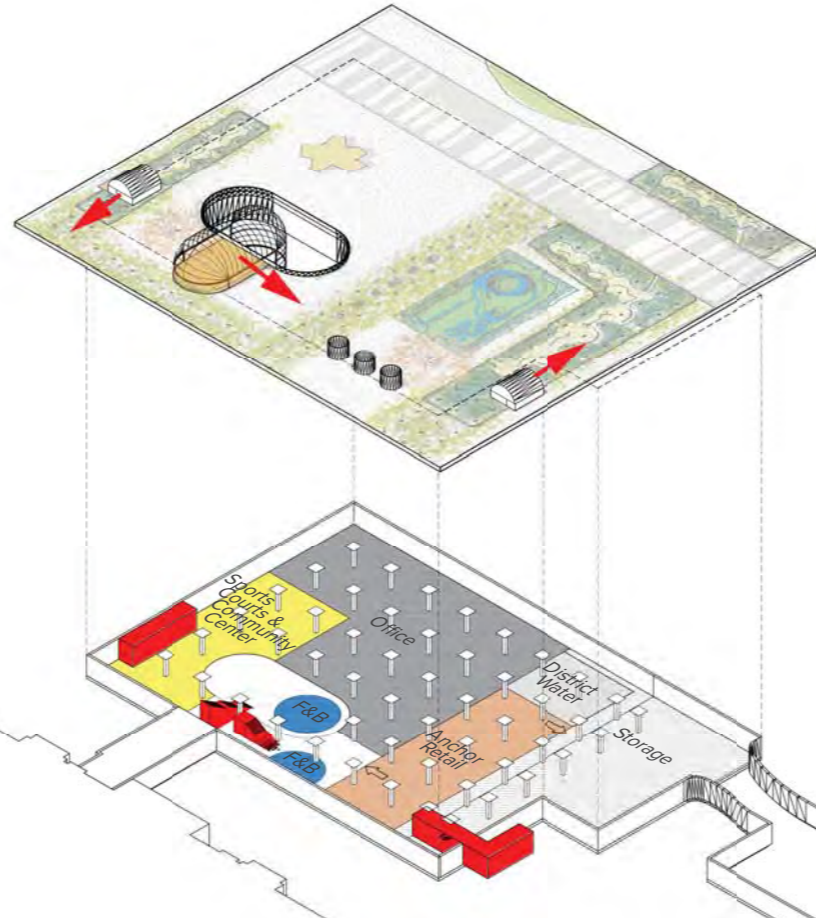
## Public Platform



### Recreation + Fitness Emphasis

- Sports Courts
- Fitness Center

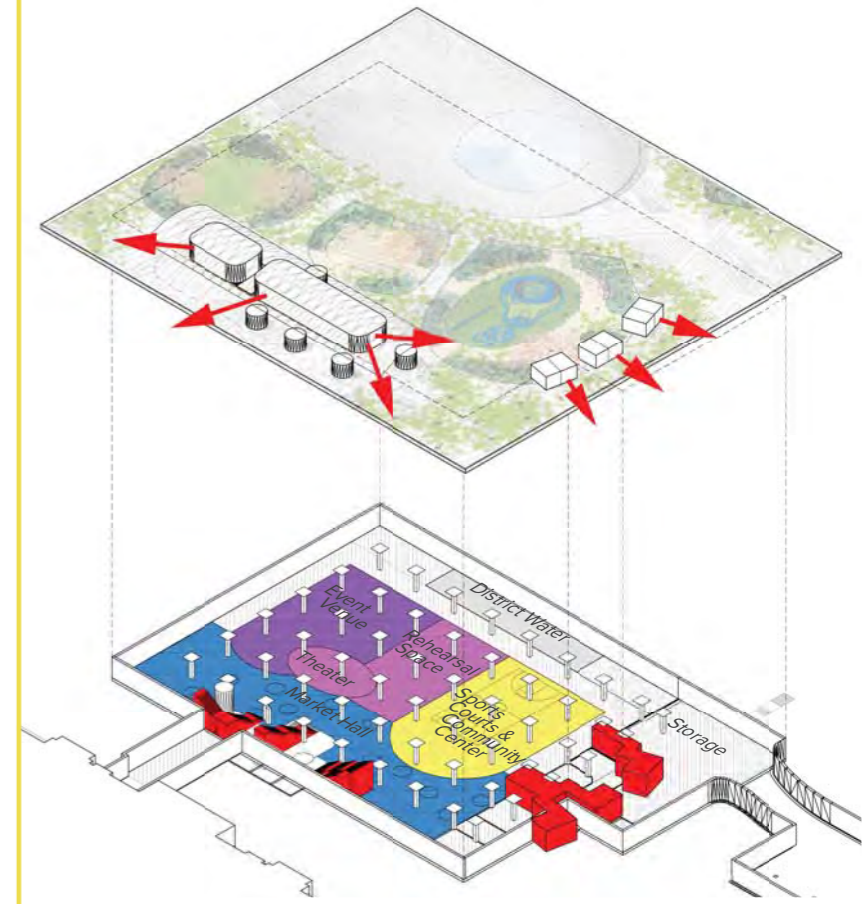
## Civic Sanctuary



### Neighborhood-Serving Emphasis

- Neighborhood-Serving Retail
- City Services/Offices

## Culture Connector



### Events + Entertainment Emphasis

- Event Venue + Rehearsal Space
- Market Hall

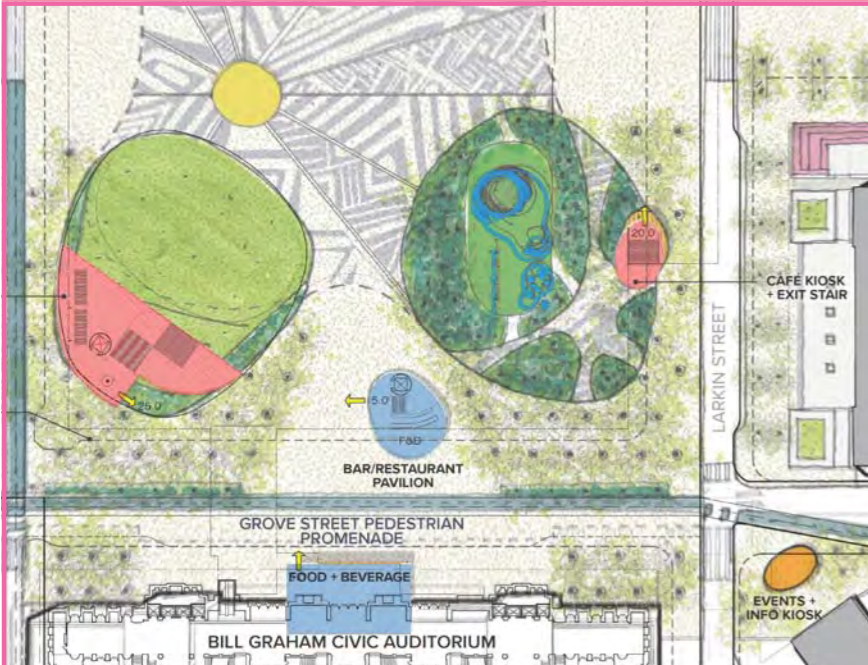
### Shared Features

- Community Center
- District Water Storage
- Main Library Storage
- Food & Beverage/Retail



# Bill Graham Civic Auditorium

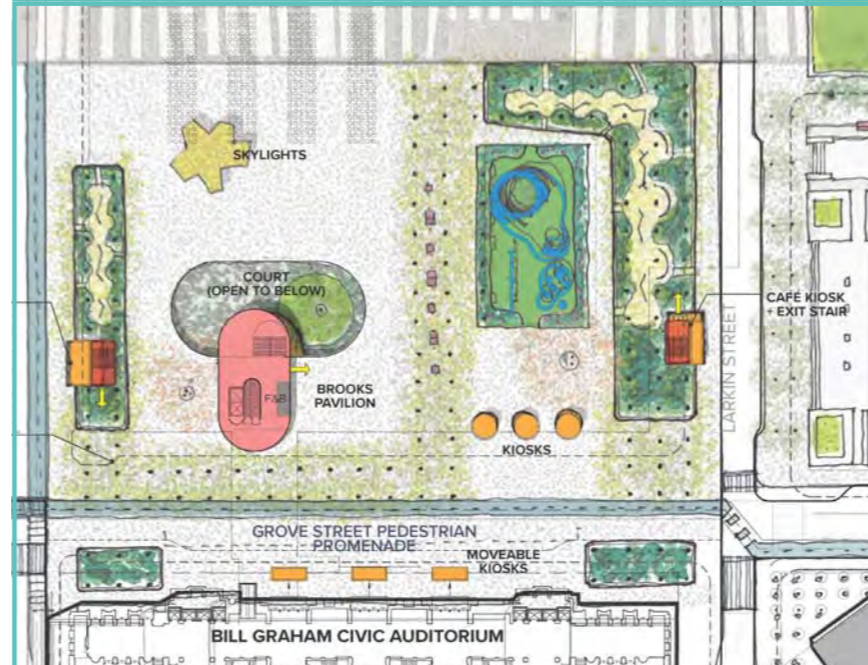
## Public Platform



### Recreation + Fitness Emphasis

- Food + Beverage - Grove/Larkin
- Community/Civic Uses

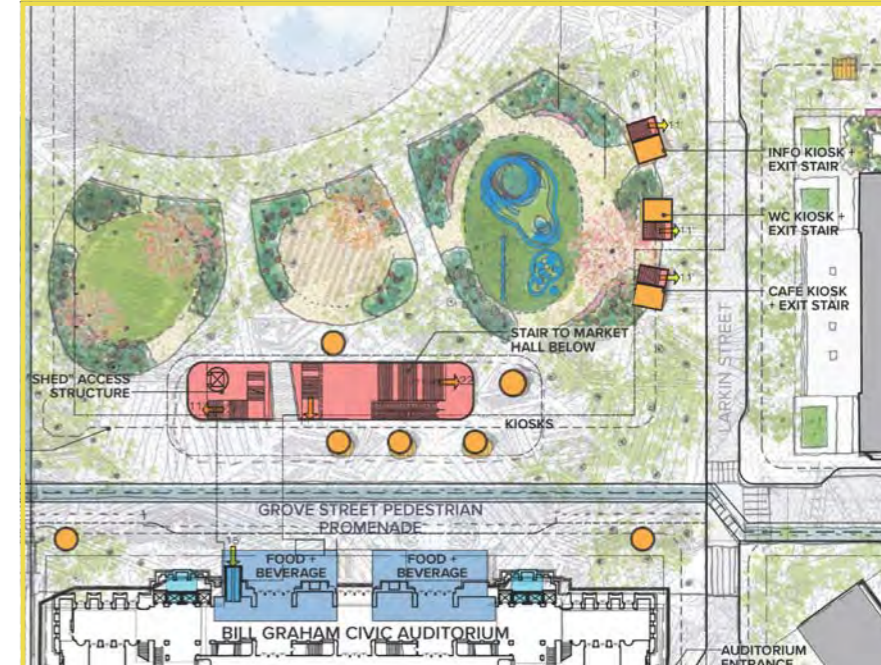
## Civic Sanctuary



### Neighborhood-Serving Emphasis

- Food + Beverage - Grove/Larkin
- Movable Kiosks on Grove St

## Culture Connector



### Events + Entertainment Emphasis

- Retail, Kiosks on Grove St
- Food + Beverage - Larkin at Grove and Hayes

## Shared Features

- Grove Street Activity / New Uses
- Increased Activation that Enhances Resource
- Canopy Restoration
- Food & Beverage or Retail





Civic Sanctuary

Culture  
Connector

Public Platform

Street Design

## CIVIC SANCTUARY

All images on this page prepared by CMG Landscape Architecture with Kennerly Architecture + Planning and Gehl Studio.

A vision for a 21st-century Commons that celebrates **History**: strict rows of trees that frame the public spaces and a defined central spine from Market Street to City Hall recall the formality of the historic Beaux-Arts plan, while contemporary uses and amenities celebrate civic life, work and SF history.



CITY VIEW: hover over elements to highlight plan features

1 Garden Room

2 Flexible Plaza

5 Food and Retail Kiosks

6 Temporary Art

# UPDATED WEBSITE

WWW.CIVICCENTERSF.ORG

## + ONLINE SURVEYS:



PLAZA  
& PARK  
DESIGN



BROOKS  
HALL  
REUSE



STREET  
DESIGN





## COMING THIS FALL

- Preferred Conceptual Design Plans
- Conceptual Retrofit Plan for Brooks Hall
- Streetscape Materials Palette
- Cost Estimates for Preferred Designs
- Operations + Management Plan
- Initial Phasing & Funding Strategy



# QUESTIONS & DISCUSSION



Website: [www.civiccentersf.org](http://www.civiccentersf.org)

## Contact Information:

**Nicholas Perry**, *Plan Manager*

[nicholas.perry@sfgov.org](mailto:nicholas.perry@sfgov.org) | (415) 575-9066

**THANK YOU!**