



# **FRANCISCO PARK CIVIC DESIGN REVIEW PHASES 2 & 3**

## SUMMARY OF HISTORY



CONCEPT DESIGN (PRESENTED JUNE 2017)



SCHEMATIC DESIGN - (PRESENTED SEPTEMBER 2017)

- **SEPT 2017** - PHASE 1 REVIEW PASSED WITHOUT COMMENTS
- **JAN 2018 THRU MARCH 2018** - CEQA APPROVED. PROJECT APPROVED BY RPD COMMISSION
- **MAY 2018** - NOTIFIED BY RPD PM THAT CDR PHASES 2 AND 3 WAIVED DUE TO OVERWHELMING SUPPORT
- **SEPT 2018 - DEC 2018:** WORKED WITH ARTS COMMISSION ON ENRICHMENT PROGRAM
- **DEC 2018** - NOTIFIED OF ARTS ENRICHMENT WAIVER
- **FEB 2019** - COMPLETED 90% CONSTRUCTION DOCUMENTS
- **MARCH 2019** - SITE PERMIT APPROVED
- **APRIL 2019** - INFORMED BY RPD THAT CIVIC DESIGN REVIEW WAS REQUIRED
- **MAY 2019** - BIDS RECEIVED AND DRAFT GMP NEGOTIATED WITH CAHILL CONSTRUCTION FOR FAST TRACKED ALTERNATIVE DELIVERY CONTRACT
- **JULY 2019** - GROUND-BREAKING SCHEDULED
- **JULY 2020** - RIBBON CUTTING AND INITIATE PROCESS TO GIFT TO CITY



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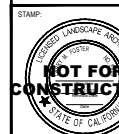
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Oakland, CA 94607  
510.433.0913

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San Francisco, CA 94111  
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415.370.4038

**LIGHTING DESIGN**  
Randy Burkett Lighting Design  
809 E Lockwood Avenue, Suite 201  
St Louis, MO 63119  
314.961.6660



| SUBMITTAL            | DATE       |
|----------------------|------------|
| 60% CEQA SET         | 12.19.2017 |
| SITE PERMIT          | 01.31.2018 |
| DESIGN DEVELOPMENT   | 08.28.2018 |
| 20% CDS (70% DESIGN) | 11.16.2018 |
| 90% PROCESS          | 02.15.2019 |

DRAWN BY: CT      CHECKED BY: LF

SCALE: AS NOTED

DATE: 02.15.2019

DESCRIPTION:

90% PROGRESS

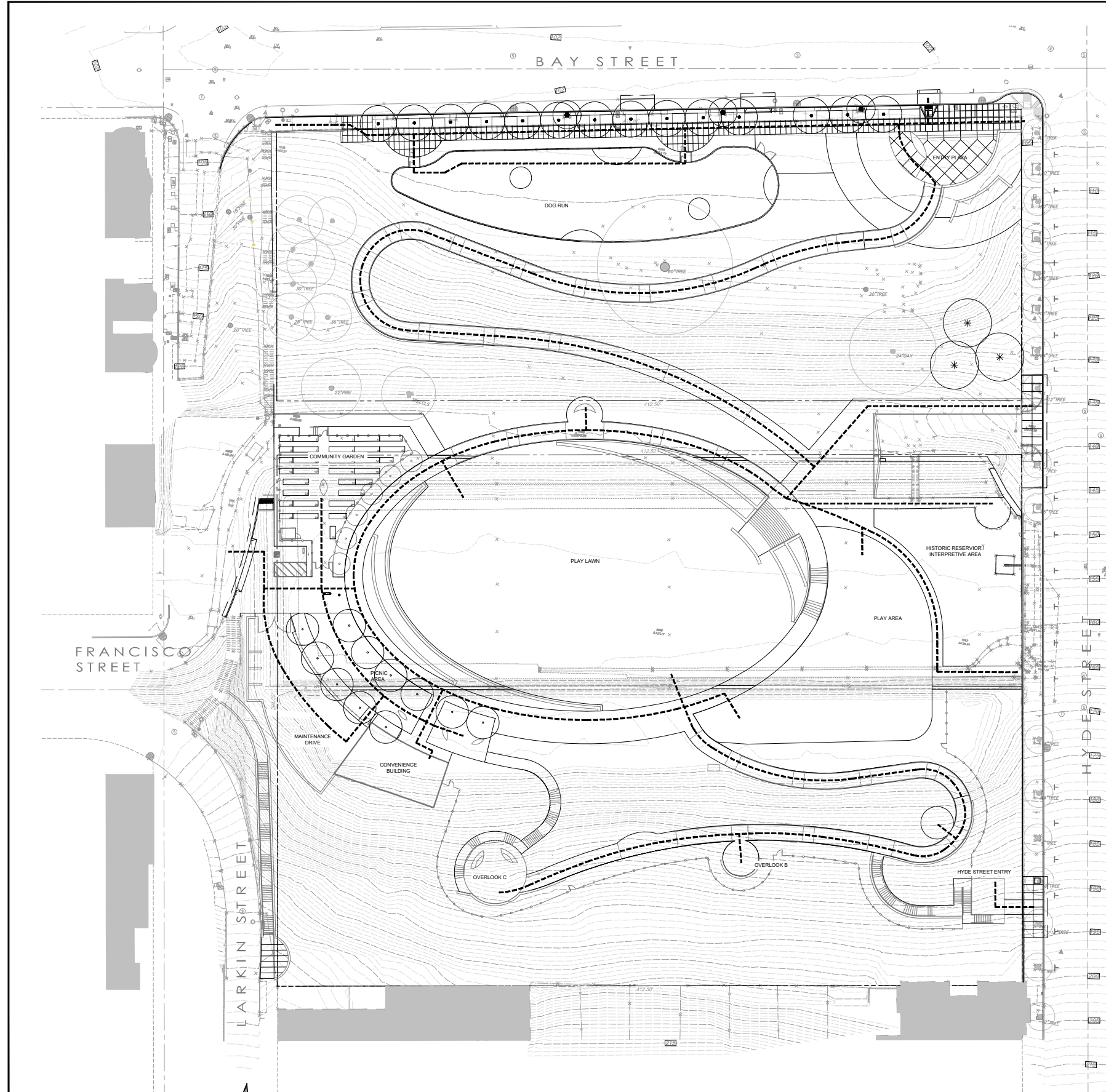
SHEET TITLE:  
**ADA ACCESS PLAN**

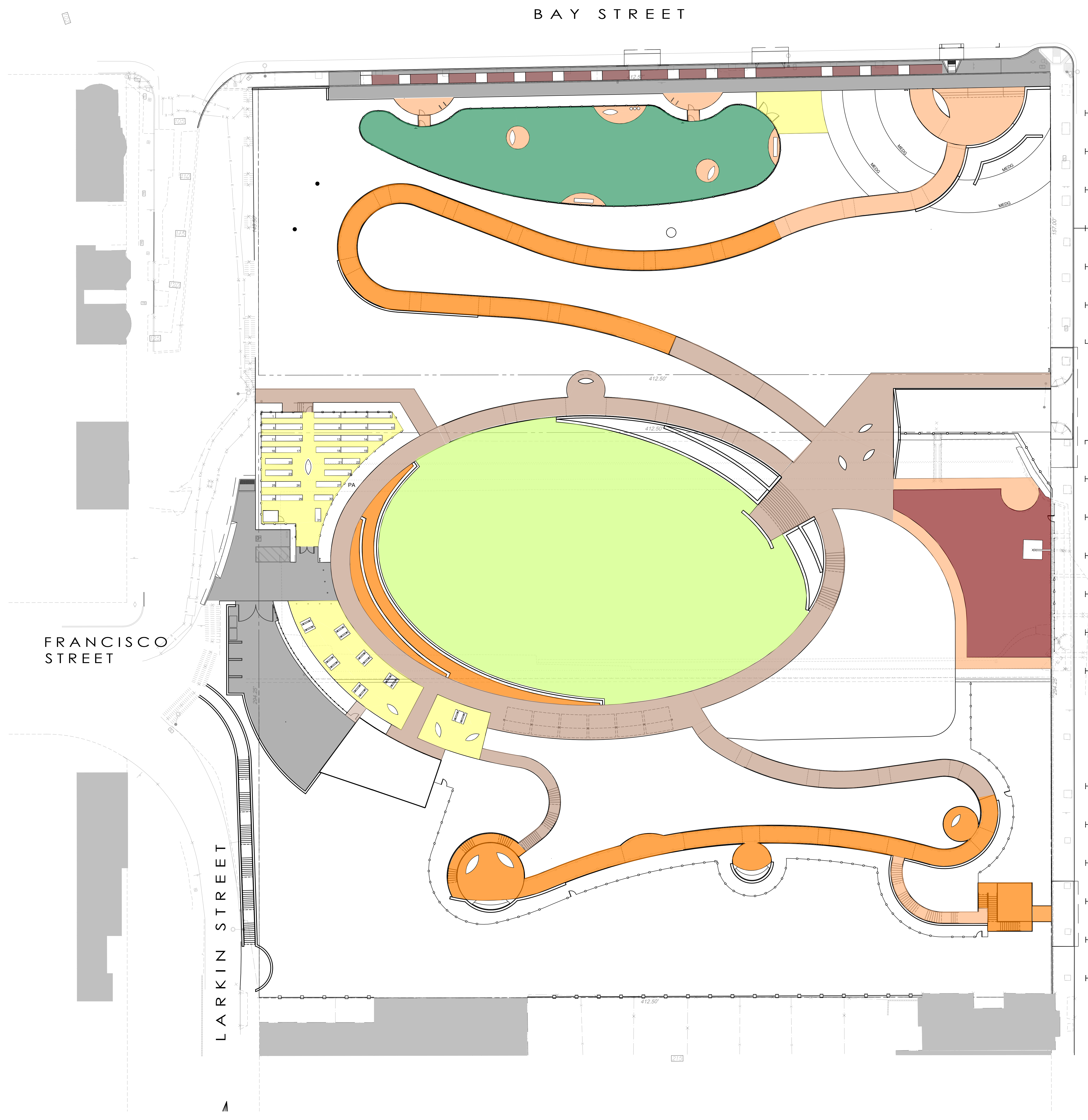
SHEET NO:  
**L0.02**

**LEGEND**

--- Accessible Path of Travel

# ADA PATH OF TRAVEL EXHIBIT










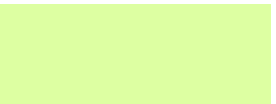

BAY STREET

FRANCISCO STREET

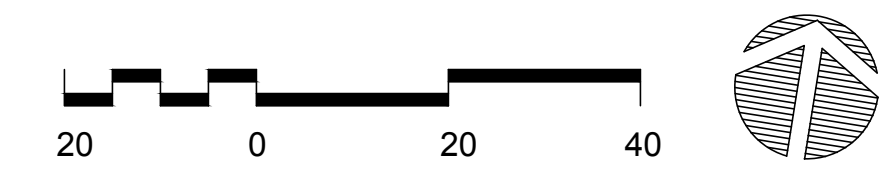
LARKIN STREET

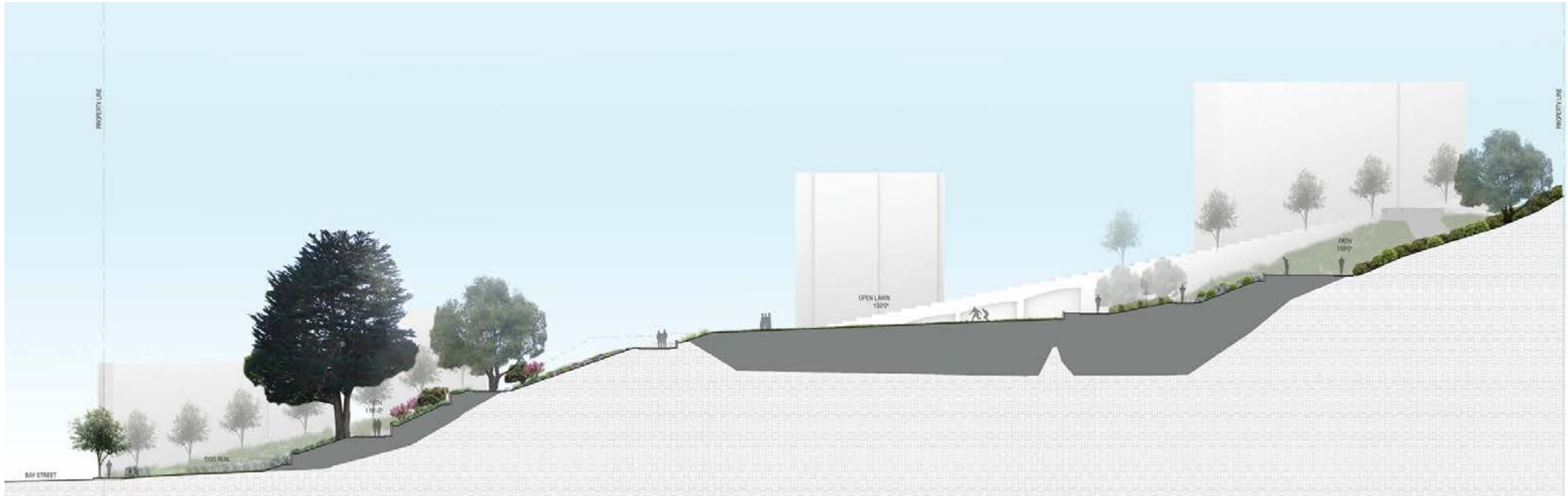
ELEVATED PATHWAY - ORANGE

LEGEND

|   |  |
|---|--|
|    | CONCRETE, NATURAL  |
|    | CONCRETE, COLORED  |
|    | WOOD<br>Pressure Treated Douglas Fir: \$/sf<br>Ipe: \$/sf<br>Thermally treated Ash: \$/sf  |
|  | HISTORIC BRICK   |
|  | RESIN PAVING<br>Natural Pave: \$xx/sf<br>Terra Pave: \$xx/sf<br>Granite Crete: \$xx/sf<br>Stabilized Decomposed Granite: \$xx/SF |
|  | TURF FROM SEED   |
|  | SYNTHETIC TURF<br>\$8/sf   |

HYDE STREET





THIS SCHEME REQUIRED 55,000 YARDS OF IMPORTED SOILS (OVER 6000 TRUCKS, 7 MONTHS)



## SCHEMATIC DESIGN: SITE SECTION

**EXTENSIVE RETAINING WALL NEED PRIOR TO ELEVATING PATH - WALLS EXCEEDED 7 FOOT AND TOTAL HEIGHT OF 12 FEET**

ELEVATED CONCRETE WALKWAY OVER CONCRETE PIERS. STRUCTURE TO BE COORDINATED

CONCRETE PIERS, TYP. OF (3)

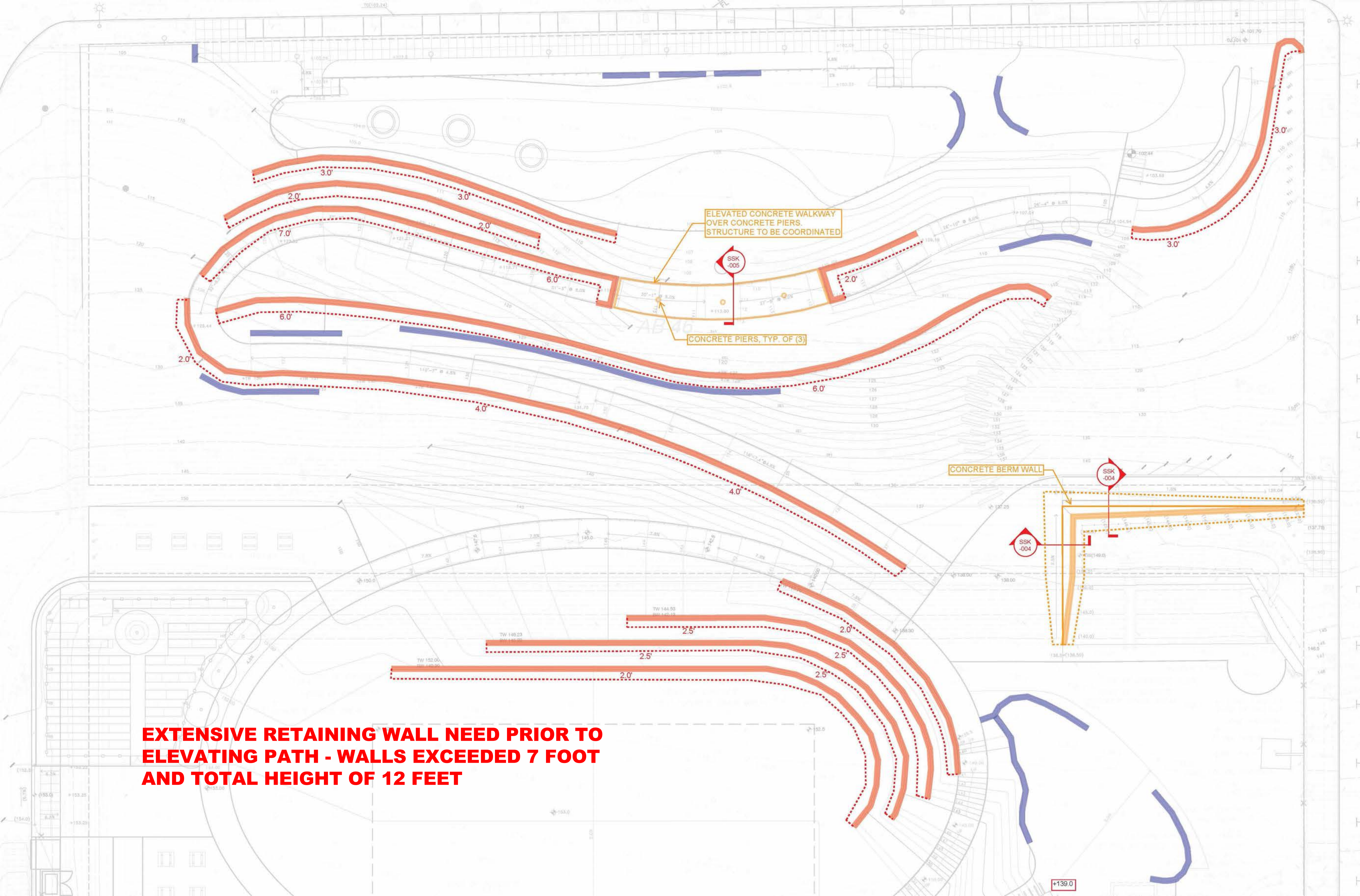
CONCRETE BERM WALL

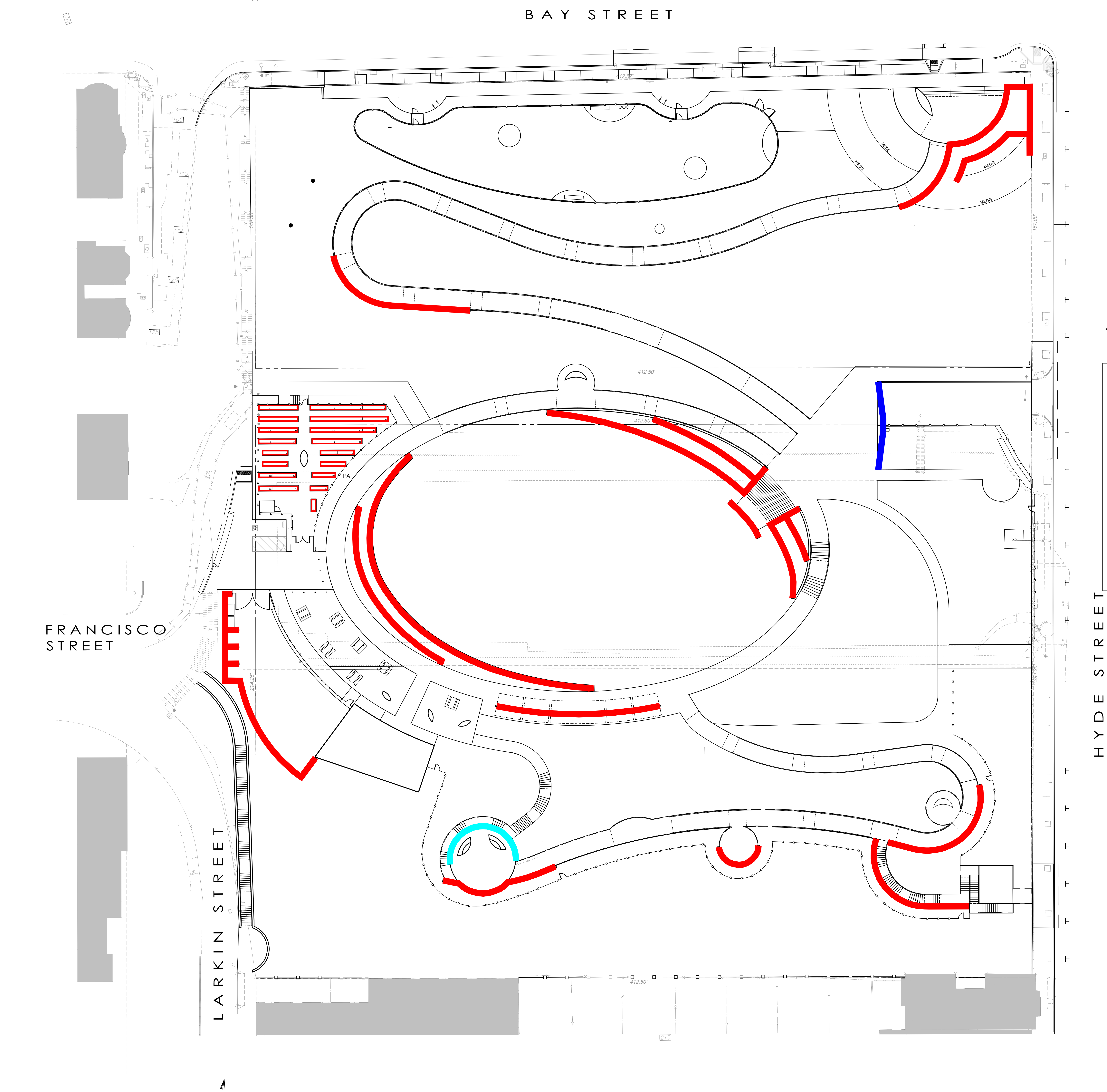
SSK-005

SSK-004

SSK-004

+139.0

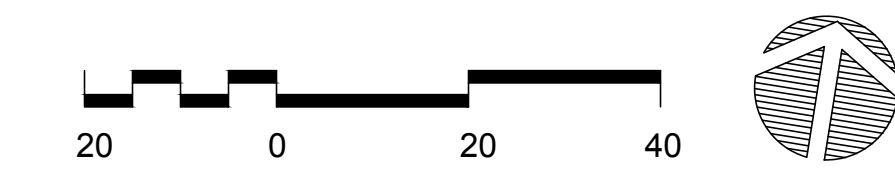


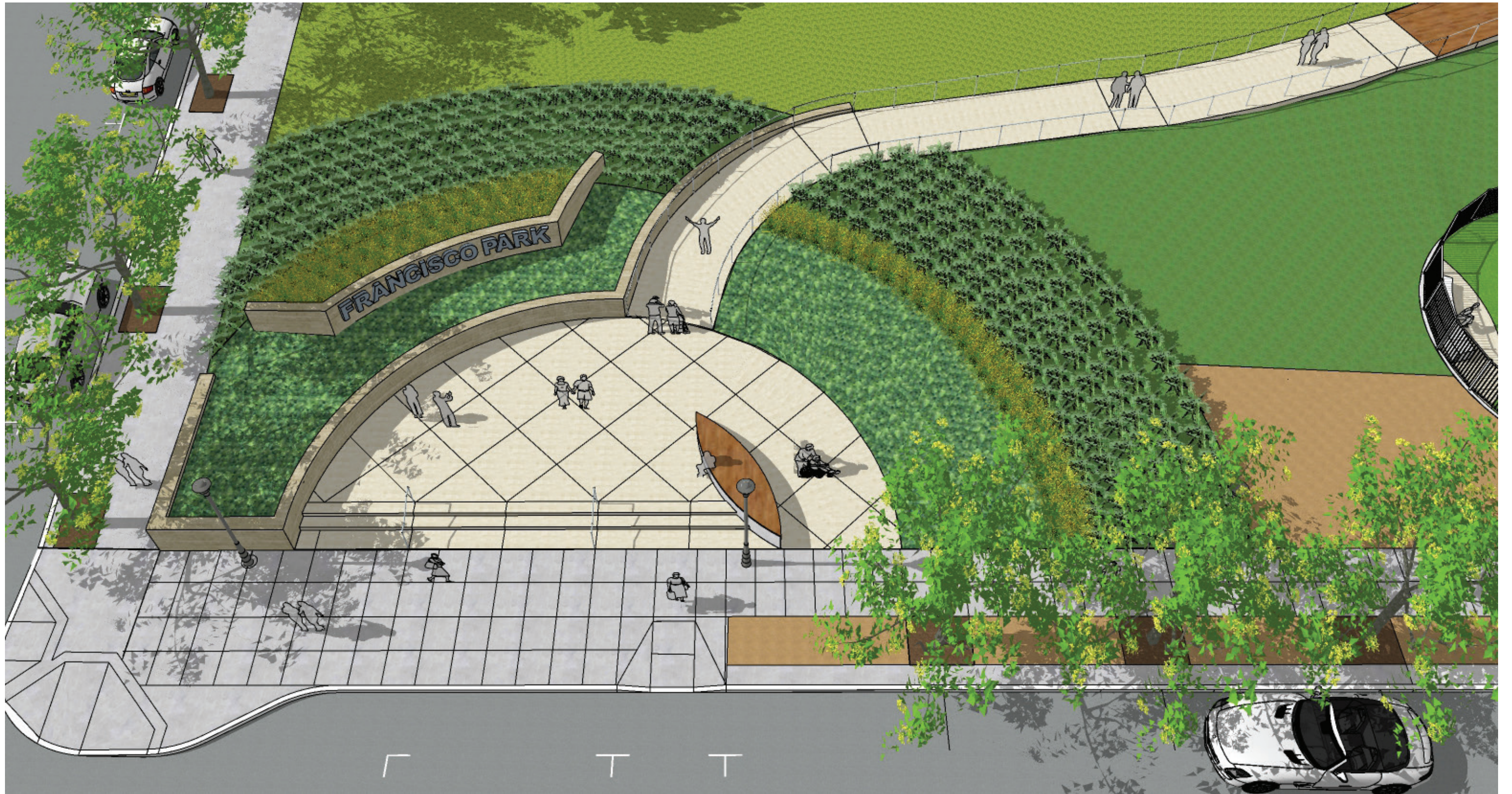


**WALL TYPES**

- █ POURED IN PLACE CONCRETE WALL
- █ LITHOCRETE WALL
- █ CONCRETE WALL WITH VENEER
- ▬ COMMUNITY GARDEN RAISED PLANTERS

**DECREASED WALL SCHEME**









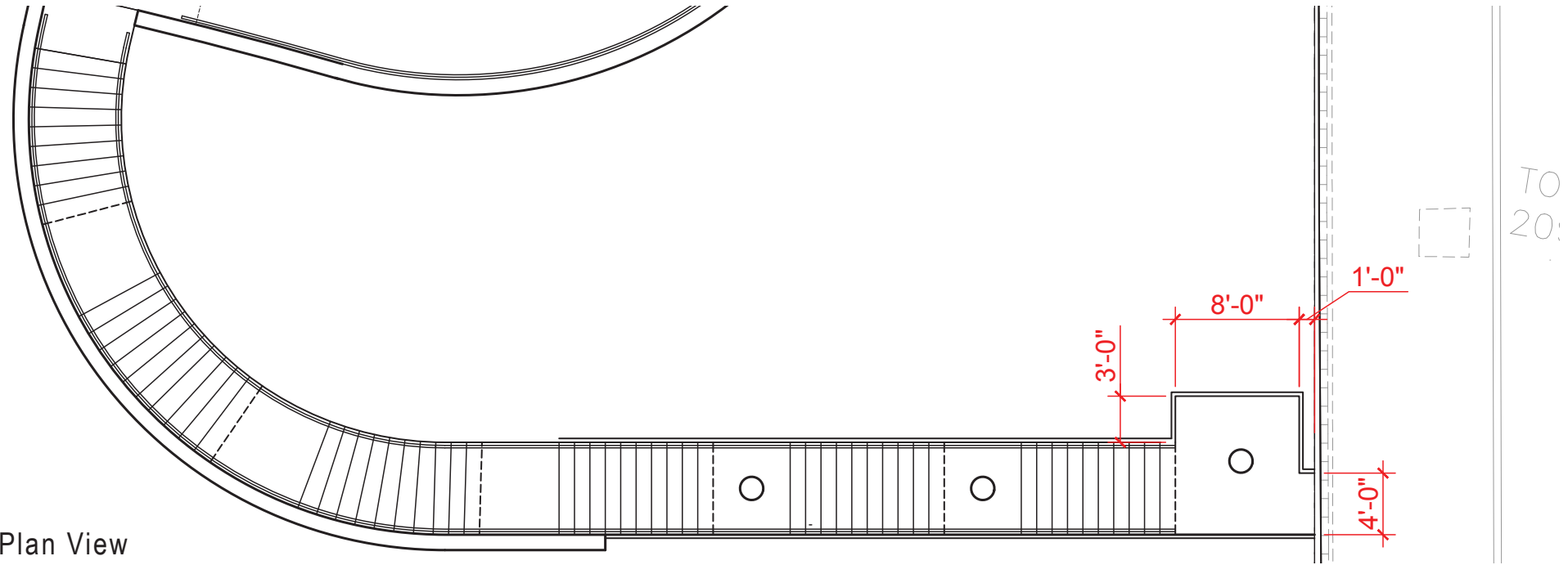
FRANCISCO PARK  
North Walkway, Elevated Structure - Eastern End of Dog Park  
May 27, 2018



FRANCISCO PARK - RENDERING FROM  
HYDE STREET



option 1

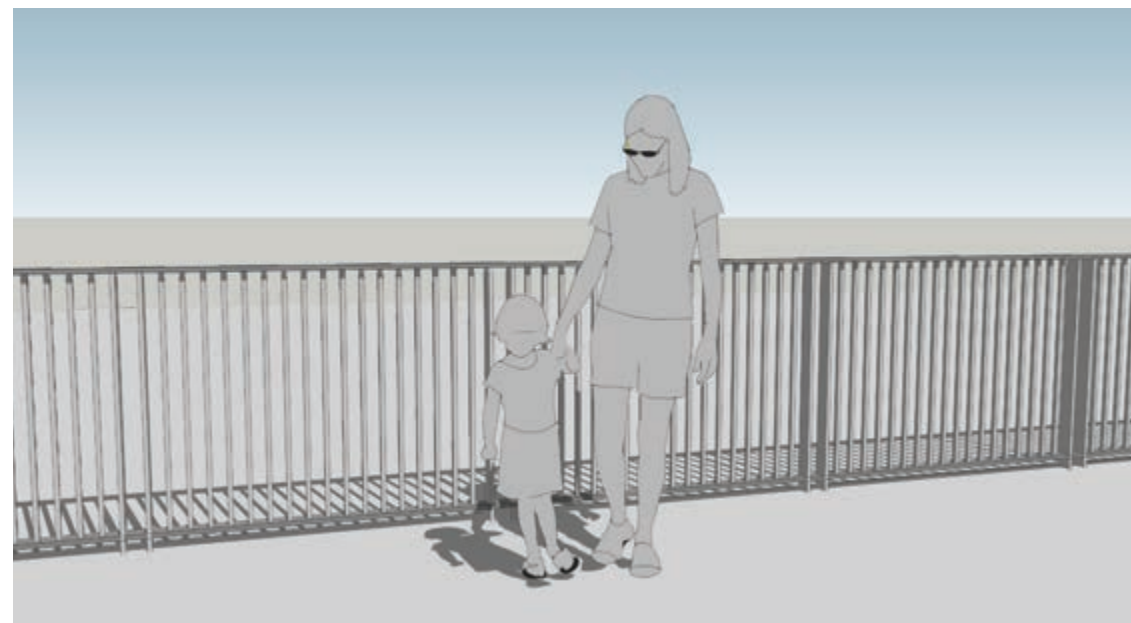




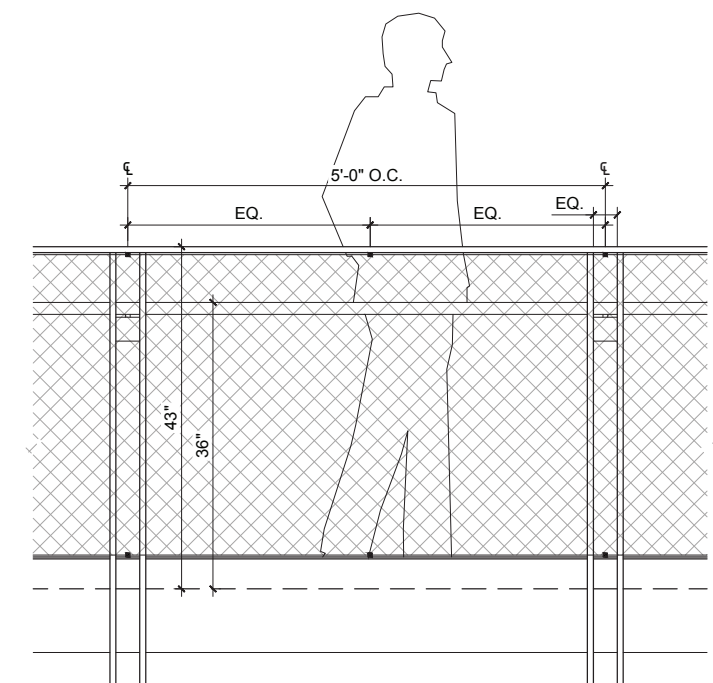
**Galvanized lighted Handrail**



**CarlStahl XTend Cable Mesh**



**Guardrail at Berm**  
Double Posts and Vertical Pickets



**Guardrail at Elevated Walk**  
Double Posts and Cable Mesh Infill

VIEW FROM PICNIC AREA



VIEW FROM TRELLIS



# AERIAL VIEW FROM ABOVE VIEW TERRACE



# SINK ROOM



1. VIEW AT ENTRY

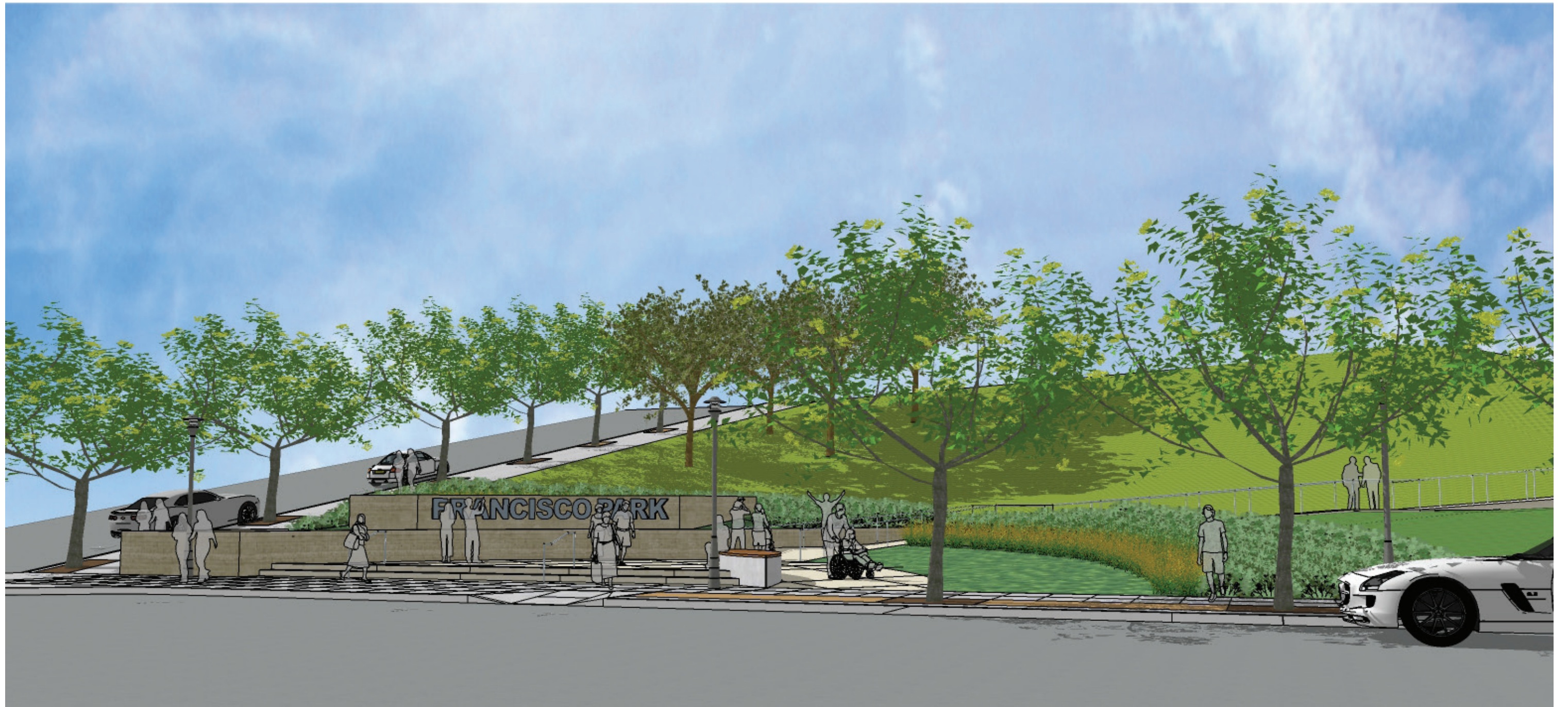


2. VIEW FROM WOMEN'S SIDE



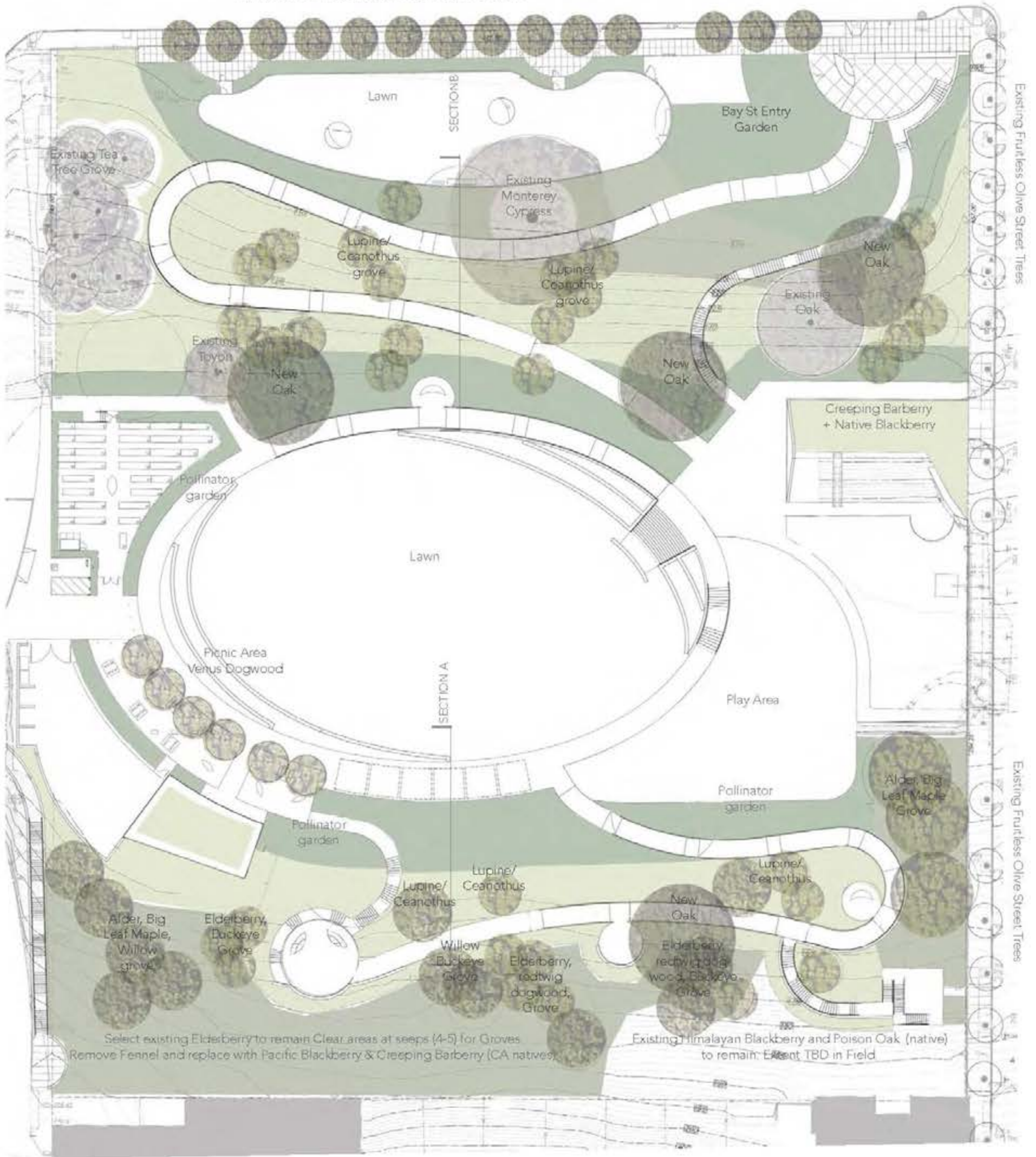
3. VIEW FROM ALL GENDER





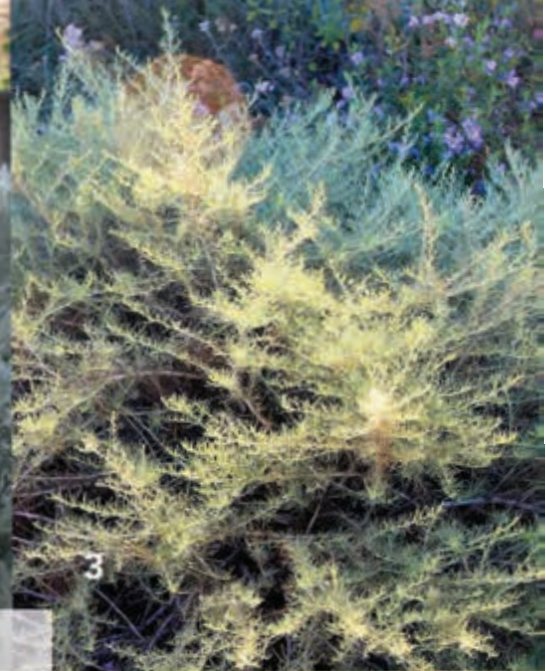


Fruitless Olive New Street Trees - Staked for Wind



- COASTAL PRAIRIE + PERENNIALS
- COASTAL FOREST
- COASTAL SCRUB





**Key Plants Coastal Scrub**

1 *Artemisia californica*  
'Canyon Gray' Sagebrush

2 *Artemisia pycnocephala* leaves  
Sandhill Sage (Erigeron behind)

3 *Artemisia californica*  
'Montara' Sagebrush

4 + 5 San Bruno Mountain Hillsides May 2019

6 *Baccharis pilularis*  
'Pigeon Point' Coyotebush

7 *Ceanothus griseus horizontalis*  
'Carmel Creeper' Ceanothus

8 *Arctostaphylos edmundsii* 'Carmel Sur'  
Manzanita

**LANDIBLE**  
landscape architecture





1



2



3



4

### Key Plants Coastal Forest

- 1 *Woodwardia fimbriata*  
Western Chain Fern
- 2 *Ribes sanguineum*  
Red-flowering Currant, in Spring
- 3 *Maianthemum racemosum*  
False Solomon's Seal, in Spring
- 4 *Polystichum munitum*  
Western Sword Fern
- 5 *Rubus ursinus*  
CA Blackberry
- 6 *Asarum caudatum*  
Western Wild Ginger
- 7 + 8 *Cornus stolonifera*  
Red Twig Dogwood, in bloom + winter

**LANDIBLE**  
LANDSCAPE ARCHITECTURE



5



6



7



8



## Trees Coastal Forest

1 + 2 *Acer macrophyllum*  
Big Leaf Maple Summer and Fall

3 *Salix scouleriana*  
Scouler's Willow

4 *Alnus rubra*  
Red Alder  
Summer

5 *Sambucus racemosa*  
Red Flowering Currant  
Spring

6 *Aesculus californica*  
California Buckeye  
Spring

**LANDIBLE**  
landscape architecture





1



2



3

**Trees**

1 *Quercus agrifolia*  
Coast Live Oak - Across site

2 *Cornus (kousa x nuttallii) x kousa*  
Venus Dogwood, Tree + Flowers  
Picnic Area

3 *Ceanothus arboreus* Cliff Schmidt  
Spring - Across site

4 *Olea europaea*  
Fruitless Olive - Street tree  
'Majestic Beauty'

5 *Cornus capitata*  
Evergreen Dogwood, Tree, Fruit + Flowers  
North slope

**LANDIBLE**  
landscape architecture



2



4



5



5



5



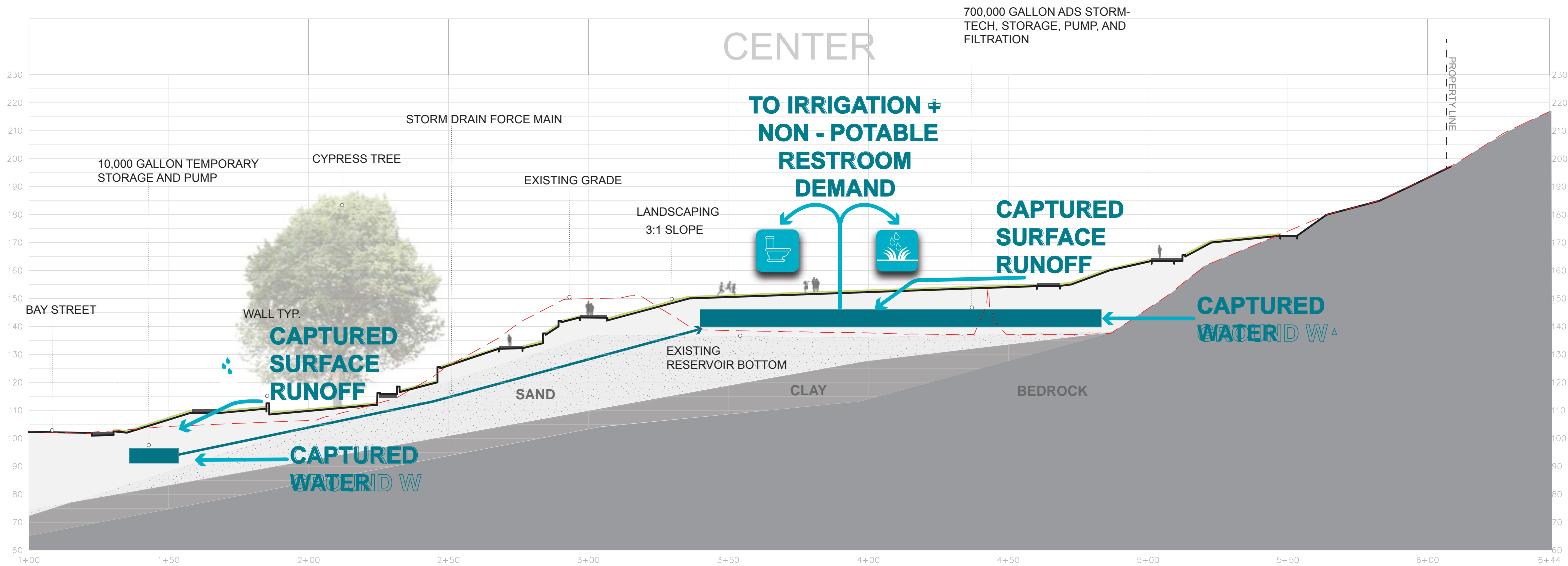
**Key Plants Coastal Prairie**

- 1 *Achillea millefolium*  
Yarrow 'Moonshine'
- 2 *Asclepias speciosa* 'Davis'  
Milkweed 'Davis'
- 3 San Bruno Mountain Wildflowers
- 4 *Veronicastrum virginicum* 'Album'  
Culver's Root
- 5 *Angelica tomentosa*  
Foothill Angelica
- 6 *Symphotrichum chilense*  
California Aster 'Purple Haze'
- 7 *Veronicastrum virginicum* 'Erica'  
Culver's Root
- 8 *Solidago velutina* ssp *Californica*  
California Goldenrod

**LANDIBLE**  
landscape architecture

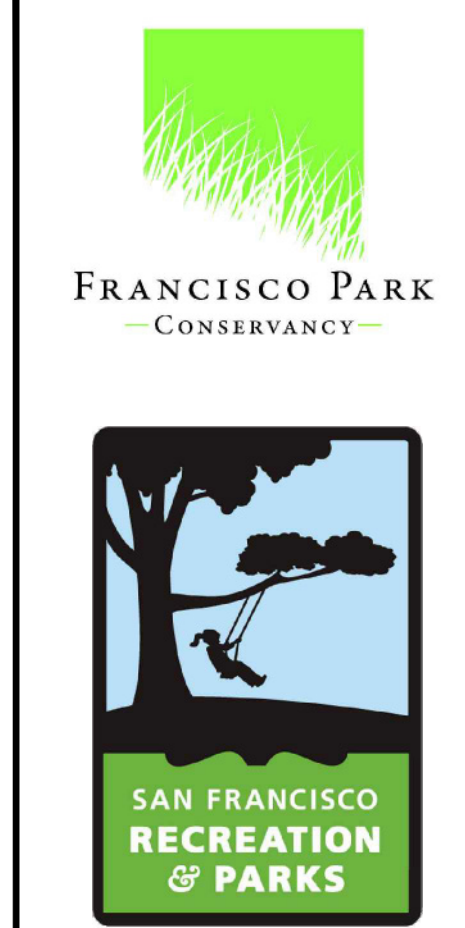






STORMWATER HARVESTING SYSTEM SCHEMATIC SECTION

FRANCISCO PARK  
 SAN FRANCISCO, CA



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PLAYGROUND DESIGN  
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LIGHTING DESIGN  
Randy Burkett Lighting Design  
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St Louis, MO 63119  
314.961.6650

STAMP:

| SUBMITTAL:         | DATE:      |
|--------------------|------------|
| 60% CEDA SET       | 12.19.2017 |
| SITE PERMIT        | 01.31.2018 |
| DESIGN DEVELOPMENT | 08.28.2018 |
| 20% CDs            | 11.16.2018 |
| 90% PROGRESS       | 02.15.2019 |

DRAWN BY: JR      CHECKED BY: MR  
SCALE: 1"=20'  
DATE: 4/5/19

CONSTRUCTION DOCUMENTS

SHEET TITLE:  
SITE INTERPRETIVE PLAN

SHEET NO:  
X1.00

**I-X INTRO**  
Site Overview, Each w/ a Unique Story

**B-X BREADCRUMB**  
Interpretive Tidbit Leading to a Larger Story

**V-X VIEW**  
Juxtaposition of Historical and Contemporary Views

**H-X HISTORICAL**  
Exploration of Reservoir Features

**C-X CONTEMPORARY**  
Celebration of Conservation Messages

**SIGN SCHEDULE**

**I-1 Intro - Lower Hyde Street Entrance (Bay & Hyde)**

Theme: What's Up?

Primary Message: Welcome to Francisco Park. Come in and explore; there's a playground, community garden, amazing vistas, restrooms, and history to discover. Be sure to see the major interpretive plaza and learn about SF's first water system.

Secondary Message: Describe community efforts to save the reservoir site as a park.

Possible Illustrations: Site map, photos of features listed above, contemporary aerial photo showing extent of park that's not visible from panel location.

Production: 42"W x 15"H x .25"T dieback aluminum panel mounts with studs/epoxy within pre-formed niche in concrete retaining wall. Bottom of graphic is 27" AFF and is angled 25°.

**I-2 Intro - Upper Hyde Street Entrance (Add-Ait with Entry)**

Theme: Explosive Growth

Primary Message: Welcome and description (Same as I-1).

Secondary Message: Hundreds of thousands of gold seekers came in through the Golden Gate ahead of you, and San Francisco sprang up without any sort of urban planning. This is the site of the first water reservoir. The water first came from Sausalito (by barge) and then the Presidio (by flume), both places visible from here.

Possible Illustrations: Flume around Presidio bluffs; 1950s overview of reservoir (pre-Fontana) from same perspective; undeveloped sand hills looking towards Bay from same perspective; proposed 1961 high-rise photo from SFPL.

Production: 42"W x 15"H x .25"T dieback aluminum panel floats in a stainless steel frame with legs bolted to concrete slab. Bottom of graphic is 27" AFF and is angled 25°.

**I-3 Intro - Middle Larkin Street Entrance (Larkin near Francisco)**

Theme: Quest for Water

Primary Message: Welcome and description (Same as I-1).

Secondary Message: San Francisco has little natural water and it has to be brought in from a distance. At first, by water wagons and boats. In 1859, an elaborate system of dams, flumes and pipes was built to bring water from the Presidio to this Reservoir - SF's first.

Possible Illustrations: 1870s view looking NE from same perspective to Meigg's Wharf; 1904 or 1914 DPW photos from same perspective; historic map showing route of flume and pipes from Lobos Creek to Russian Hill; photo of downtown SF with sea of masts.

Production: 42"W x 15"H x .25"T dieback aluminum panel floats in a stainless steel frame with legs bolted to concrete slab. Bottom of graphic is 27" AFF and is angled 25°.

**B-1 - B-7 Elevated Walkway Breadcrumbs**

Theme: An Early Timeline from Settlement through Reservoir Use to Park Opening

Message:

- B-1: Yelamu Band of Ohlone Make the Bay Area their Home for at Least 9000 Years
- B-2: 1776 Presidio of San Francisco and Mission Dolores Founded
- B-3: 1848 "Gold! Gold from the American River!" Samuel Brannan Sets Off the Gold Rush
- B-4: 1860 Francisco Reservoir Completed to Supply Rapidly-Growing Population
- B-5: 1887 Reservoir Changed from Supply to Balancing Station
- B-6: 1966 Reservoir Closed
- B-7: 2020 Francisco Park Dedicated

Illustrations: Dates from extant tank numbers.

Production: 10"W x 6"H x .1875"T etched/filled stainless steel plate attached to underside of guardrail.

**V-1 View - Overlook C**

Theme: A Changing City's Landscape

Message: From this vista point you can see how San Francisco has grown since the Gold Rush. Russian Hill was chosen as the site of the city's first storage reservoir. Water was pumped up here by steam engines located where Aquatic Park is today. From this giant storage basin, water flowed by gravity to the city. In 1859, San Francisco was much smaller and the north waterfront was mostly undeveloped. But the city eventually grew so big its needs outstripped the Francisco Street Reservoir. Explain to look for the reservoir outline in surface changes about the site.

Illustrations: 1870s views from same perspective looking NE to Meigg's Wharf and NW to Fort Mason; DPW photos of reservoir in use; historic map showing route of flume and pipes.

Production: 42"W x 15"H x .25"T "curved" dieback aluminum panel floats in a "curved" stainless steel frame with legs bolted to concrete slab. Bottom of graphic is 27" AFF and is angled 25°.

**H-1 Historical - Reservoir Wayside 1**

Theme: The History of Water Supply in San Francisco

Message: Complementing H-2, this panel sets the context for the significance of the reservoir within the history of San Francisco, inclusive of water delivery before the reservoir and the evolution of water delivery after its closure.

Illustrations: Historical photos of water supply flumes and processing infrastructure in California. Diagrams of the water supply network over time.

Production: 24"W x 78"H x .25"T dieback aluminum panel floats in a stainless steel frame, bolted to existing concrete column beyond.

**H-2 Historical - Reservoir Wayside 2**

Theme: How The Francisco Reservoir Worked

Message: From this perspective visitors can see part of San Francisco's first and oldest reservoir and learn how it functioned. Explain to look for the reservoir outline in surface changes about the site and the line of added reservoir height. Explain three eras of the reservoir: original 1859 design, conversion to 'balancing reservoir' in 1887, and eventual demise and abandonment in mid-20th century. Visible elements include the sloping concrete sidewalls, the brick bottom pavement, inlet and outlet pipes, water height indicator, etc. Here's a simple explanation of how it operated: 1. Water from Lobos Creek was brought to foot of Van Ness via flumes & pipes. 2. It was pumped up to the reservoir. 3. Then it was released and flowed downhill via gravity to thirsty San Franciscans. The features around you are...

Illustrations: Historical photos of the reservoir. Diagram of the visible, hidden and removed reservoir features.

Production: 14"W x 84"H x .25"T dieback aluminum panel floats in a stainless steel frame, bolted to existing concrete column beyond.

**H-3 Historical - Historical Fence ID**

Theme: Identification of Historical Fence

Message: This fence originally surrounded the Huntington House on Nob Hill until the Great Earthquake and Fire of 1906...

Illustrations: None.

Production: 10"W x 6"H x .1875"T etched/filled stainless steel plate attached to face of fence.

**C-1 Contemporary - Reservoir**

Theme: Water Conservation

Message: Height markers of adjacent tank graphically replicated, each with an important conservation fact.

Illustrations: Tank numbers.

Production: 14"W x 84"H x .25"T dieback aluminum panel floats in a stainless steel frame, bolted to existing concrete column beyond.

**C-2 Contemporary - Convenience Building**

Theme: Water Reclaiming at the Park

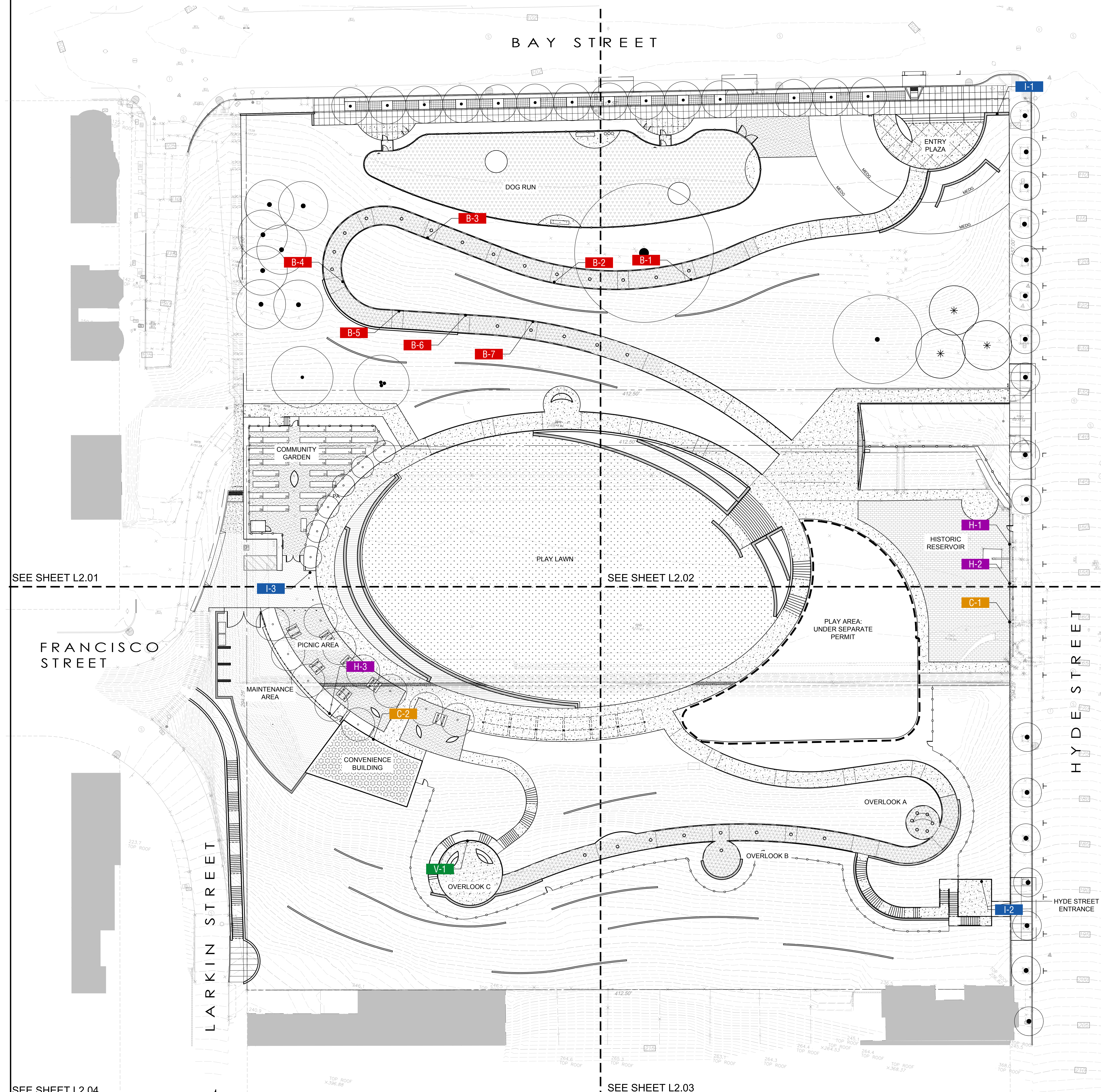
Message: Although water has always been a precious resource in the arid West, water conservation in the sense that we know it today is a relatively recent concept. In reaction to the negative effects of the decades of tremendous economic development after World War II, the 1970s became a "watershed" era in the modern conservation movement. Congress passed the Wilderness Act, the National Environmental Protection Act, and the Clean Water Act.

The Clean Water Act of 1972 regulated the discharge of pollutants into the nation's waters, set modern water quality standards, and helped fund the construction of sewage treatment plants across the country. Droughts in California in the 1970s, the 1980s and the recent severe drought of 2011 to 2017 have triggered substantial water conservation measures, and reminded us all to treat water for what it is: a vital and precious resource that cannot be taken for granted.

Francisco Park reclaims rainwater for use in irrigation and in the toilets within this building. Look in the window to your right to see part of the system in action.

Illustrations: Diagram of water collection and distribution system within the park.

Production: 32"W x 12"H x .25"T dieback aluminum panel is affixed (stainless steel allthread set into epoxy-filled holes) within a recessed pocket in the convenience building north wall.



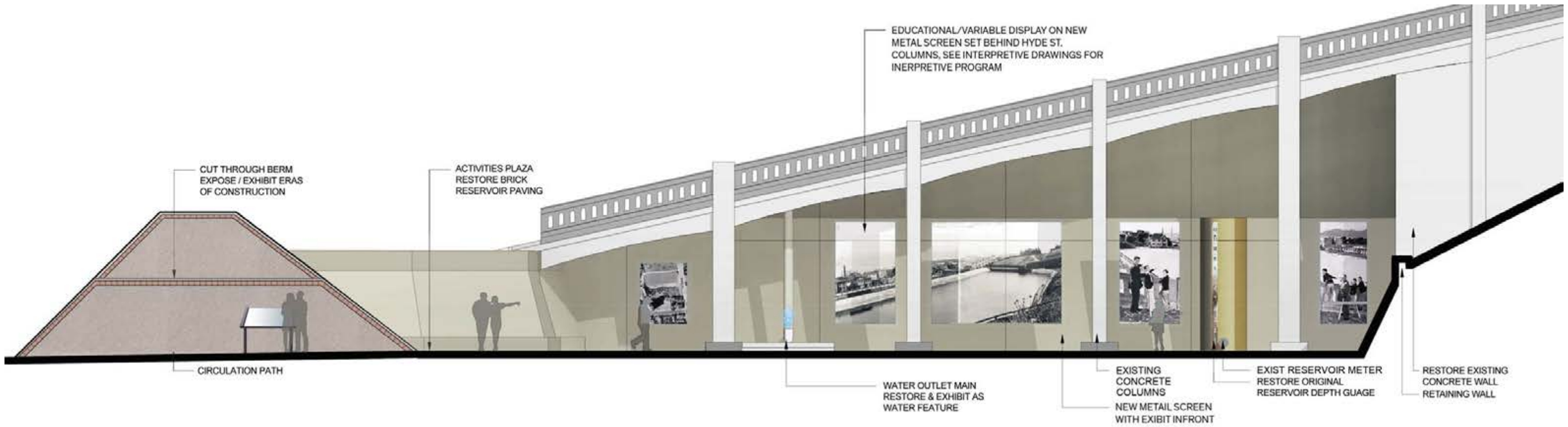
SEE SHEET L2.01

SEE SHEET L2.02

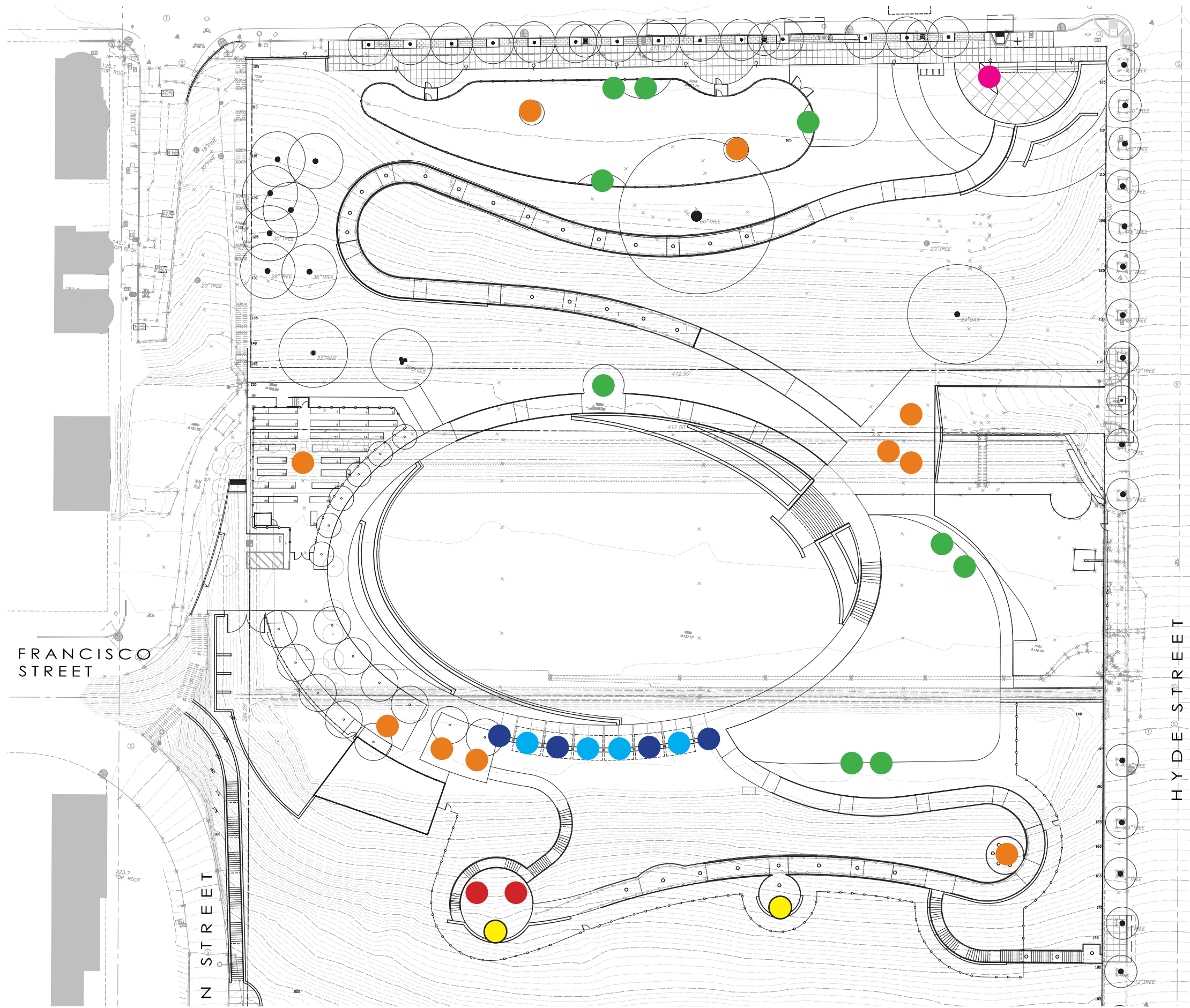
SEE SHEET L2.04

SEE SHEET L2.03





## RESERVOIR INTERPRETIVE AREA



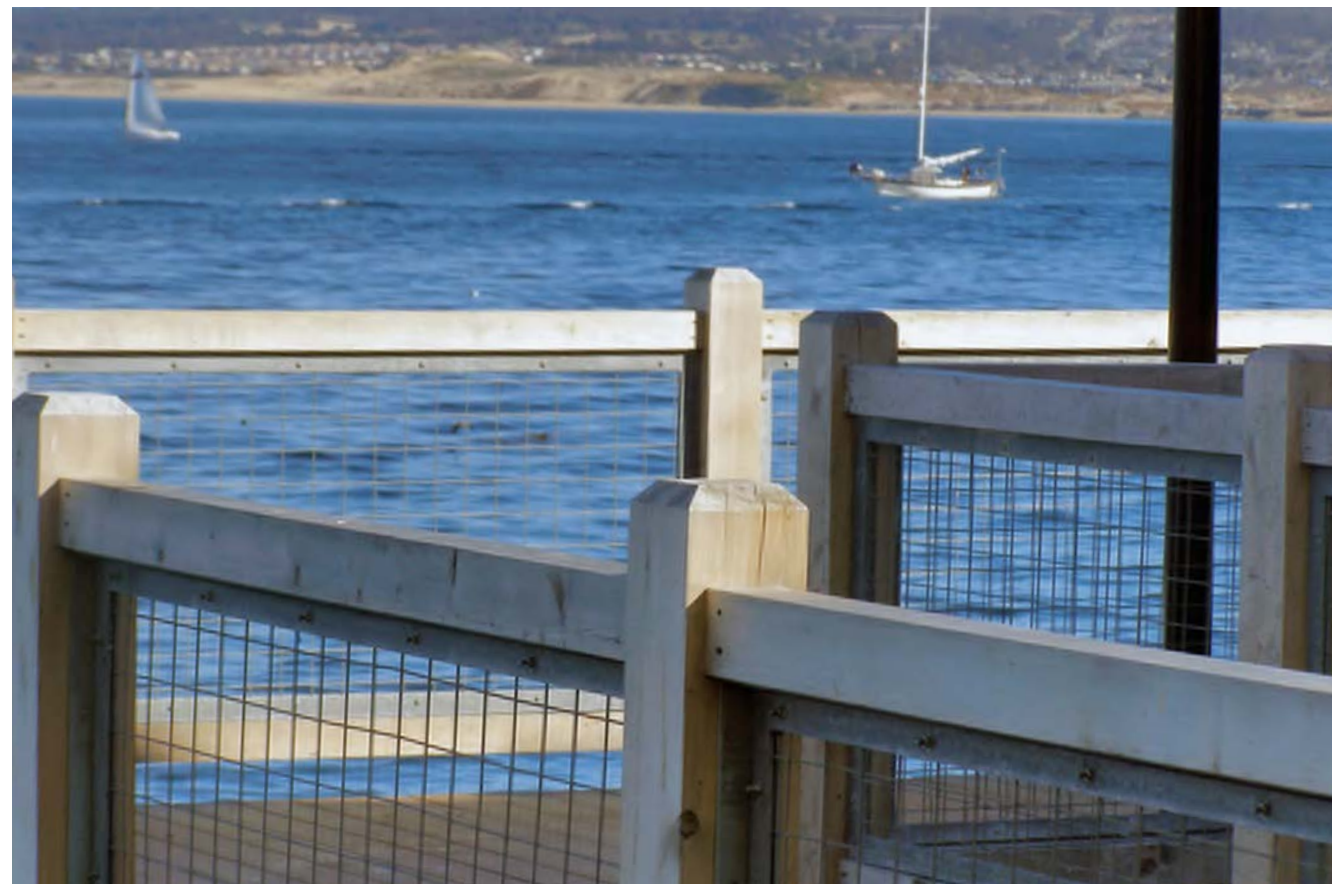
**BENCH TYPES AND QTY**

- Backed Bench 9 each
- Backless Bench 10 each
- Bench at Entry 1 each
- Backed Bench at Trellis 4 each
- Backless Bench at Trellis 6 each
- Bench at Overlook C 2 each
- Built-In Bench at Overlooks 2 each

FRANCISCO STREET

N STREET

HYDE STREET



**Alaskan Yellow Cedar**

8x8            \$8/BF

3x4            \$5.50/BF

4x8            \$8/BF

# backed bench



## Backed Bench with Steel Straps & Arm Rests

8' length

8x8 timber seat

3x4 timber back

(\$370 wood cost per bench)

stainless steel straps and arms

donor panel inset in arm

\$4,500 per bench

located where views have a single orientation

## custom seating



### **Backless Bench with Steel Straps & Arm Rests**

8' length

8x8 timber seat

(\$320 wood cost per bench)

stainless steel straps and arms

donor panel inset in arm

\$3,500 per bench

located where views have multiple orientations



### **Two-Level Bench with Steel Straps & Arm Rests**

10' length

8x8 timber seat

stacked second level

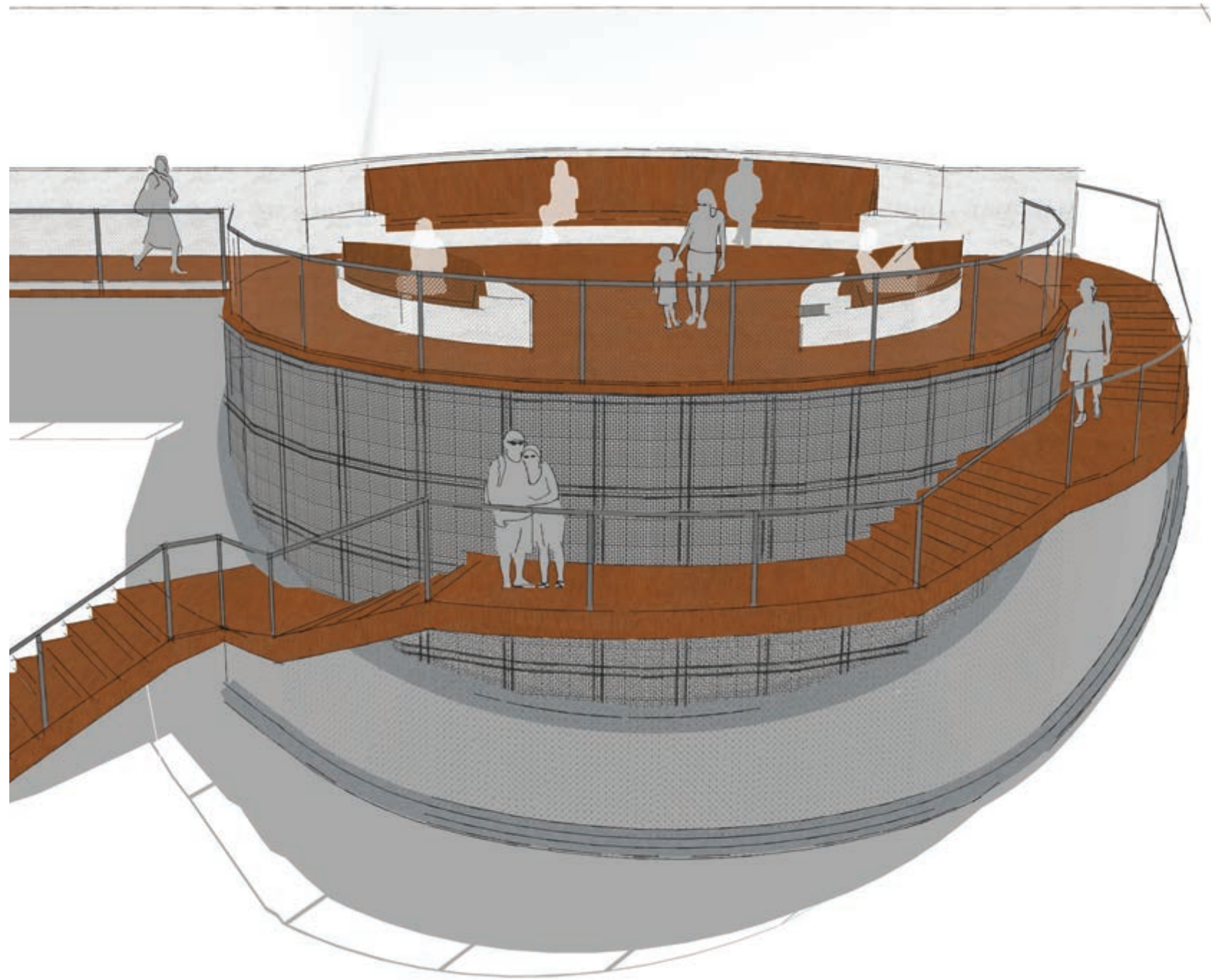
(\$560 wood cost per bench)

stainless steel straps and arms

donor panel inset in arm

\$5,500 per bench

located at Overlook C, only

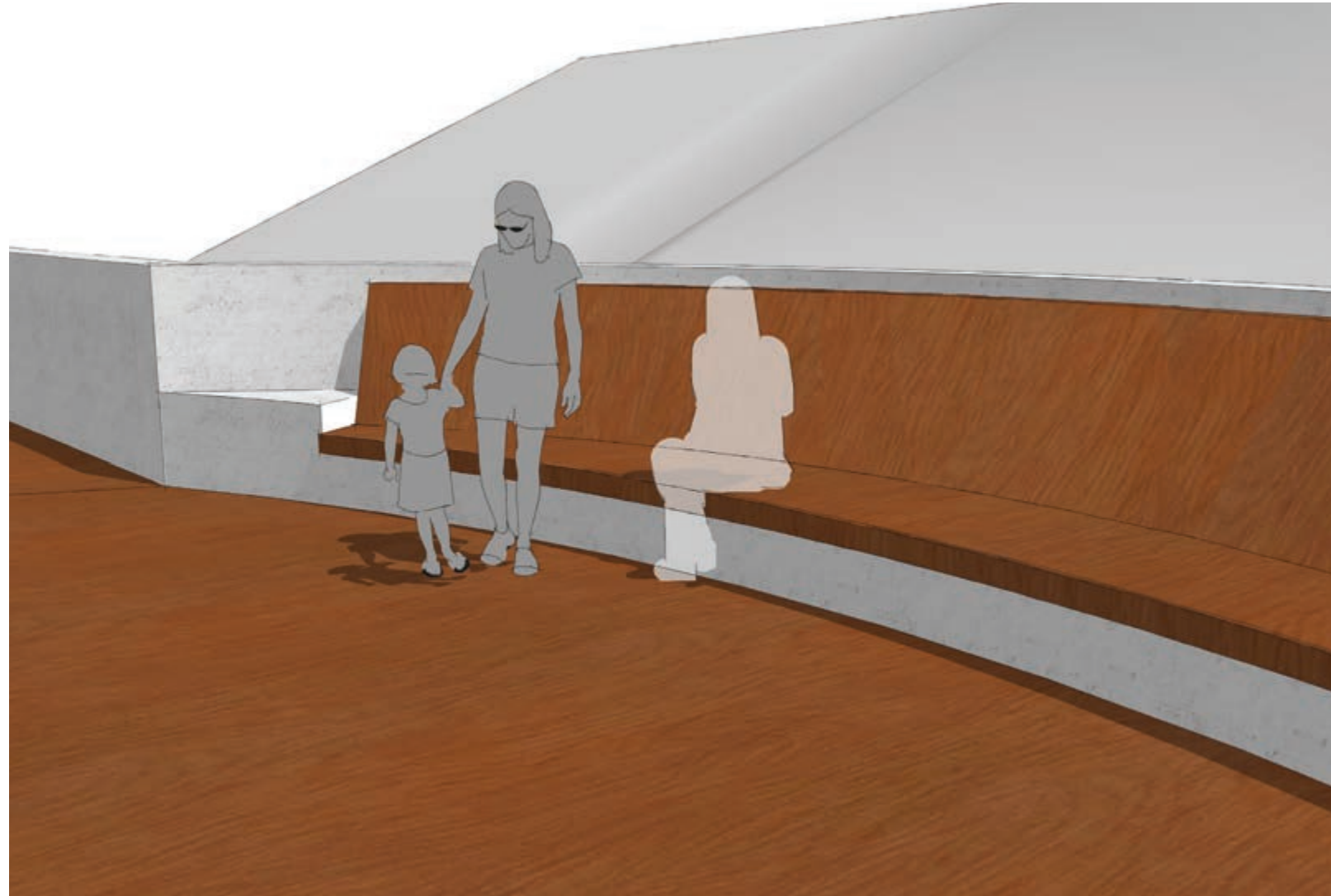


Overlook

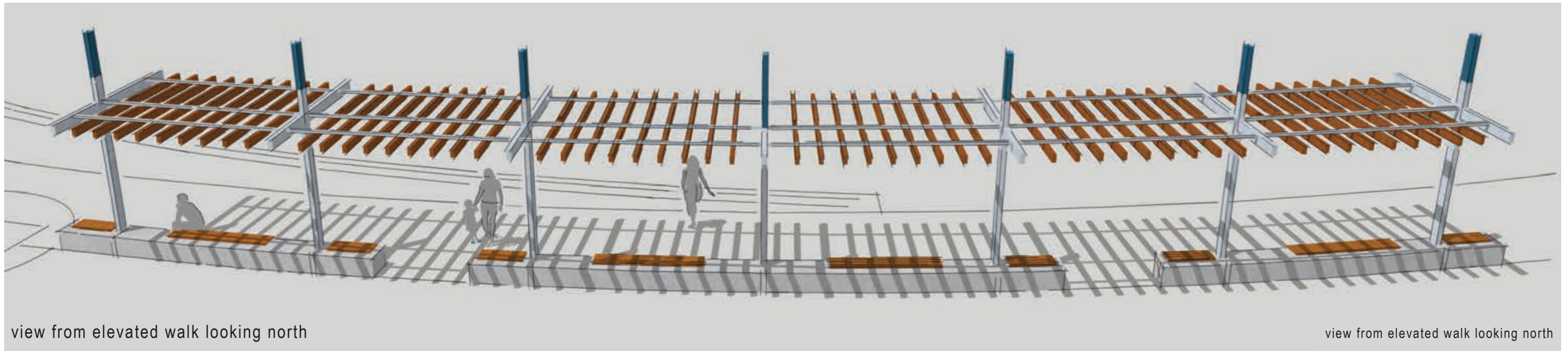




one-level bench

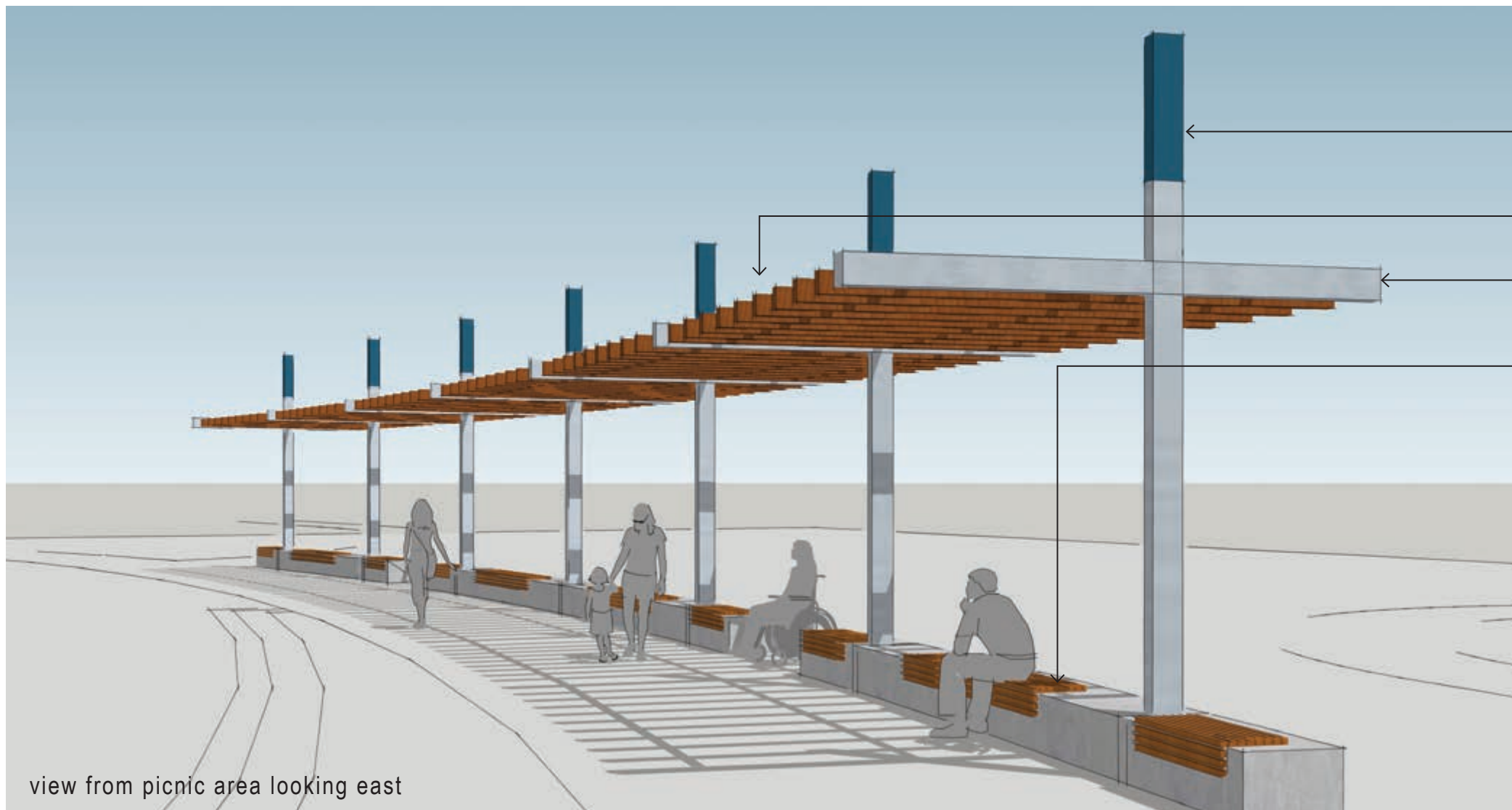


**Wood seat and back  
integrated into retaining  
wall**



view from elevated walk looking north

view from elevated walk looking north

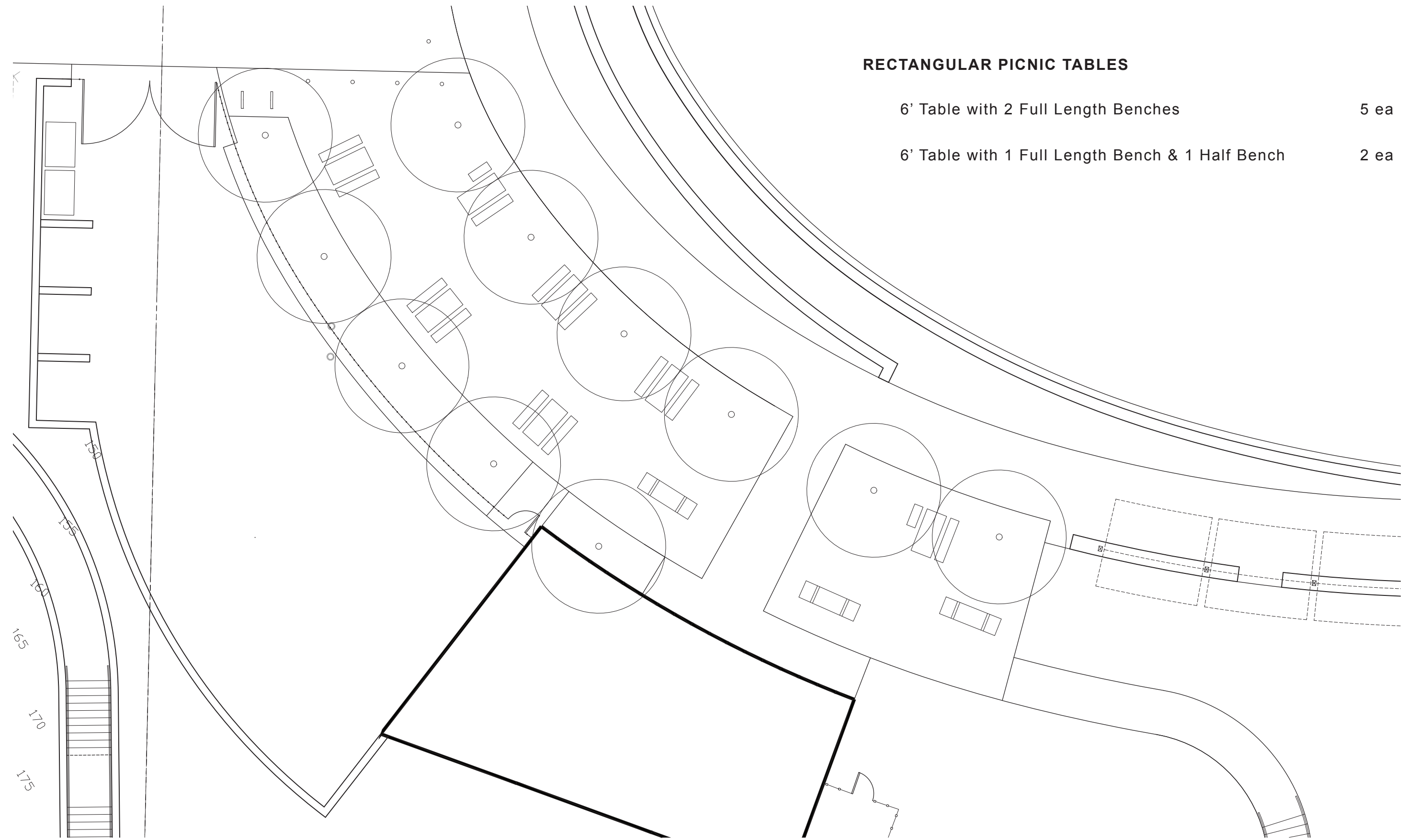


view from picnic area looking east

- ← steel posts with painted tops to coordinate with playground elements
- ← wood slats, set vertically
- ← lighting integrated into posts / cross members
- ← seating under each bay: poured-in-place concrete with wood slat bench tops

trellis concept with seatwalls





**RECTANGULAR PICNIC TABLES**

6' Table with 2 Full Length Benches

5 ea

6' Table with 1 Full Length Bench & 1 Half Bench

2 ea

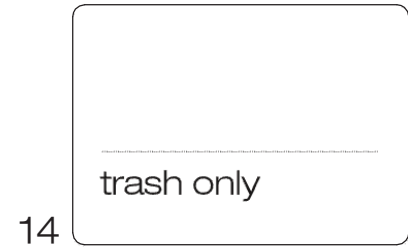


**Elkay Bottle Filler with Accessible Level and Pet Station**

Available Finishes/Materials



Color / Finish Options



Signage

**Powdercoated Metal**

In addition to colors shown below, a wide selection of optional and custom colors may be specified for an upcharge.



**Metallic**



**Designer Palette: Architectural Series**



Landscape Forms Color / Finish Options

# CONCRETE WALL FINISH



BOARD FORMED WITH SMOOTH 8" S4S BOARDS CREATING SMOOTH TEXTURE WITH SUBTLE WOOD GRAIN PATTERN.

PRECEDENT - DESIGN TECH HIGH SCHOOL - REDWOOD CITY, CA



WASHINGTON SQUARE PARK  
CONCRETE WALL DETAIL

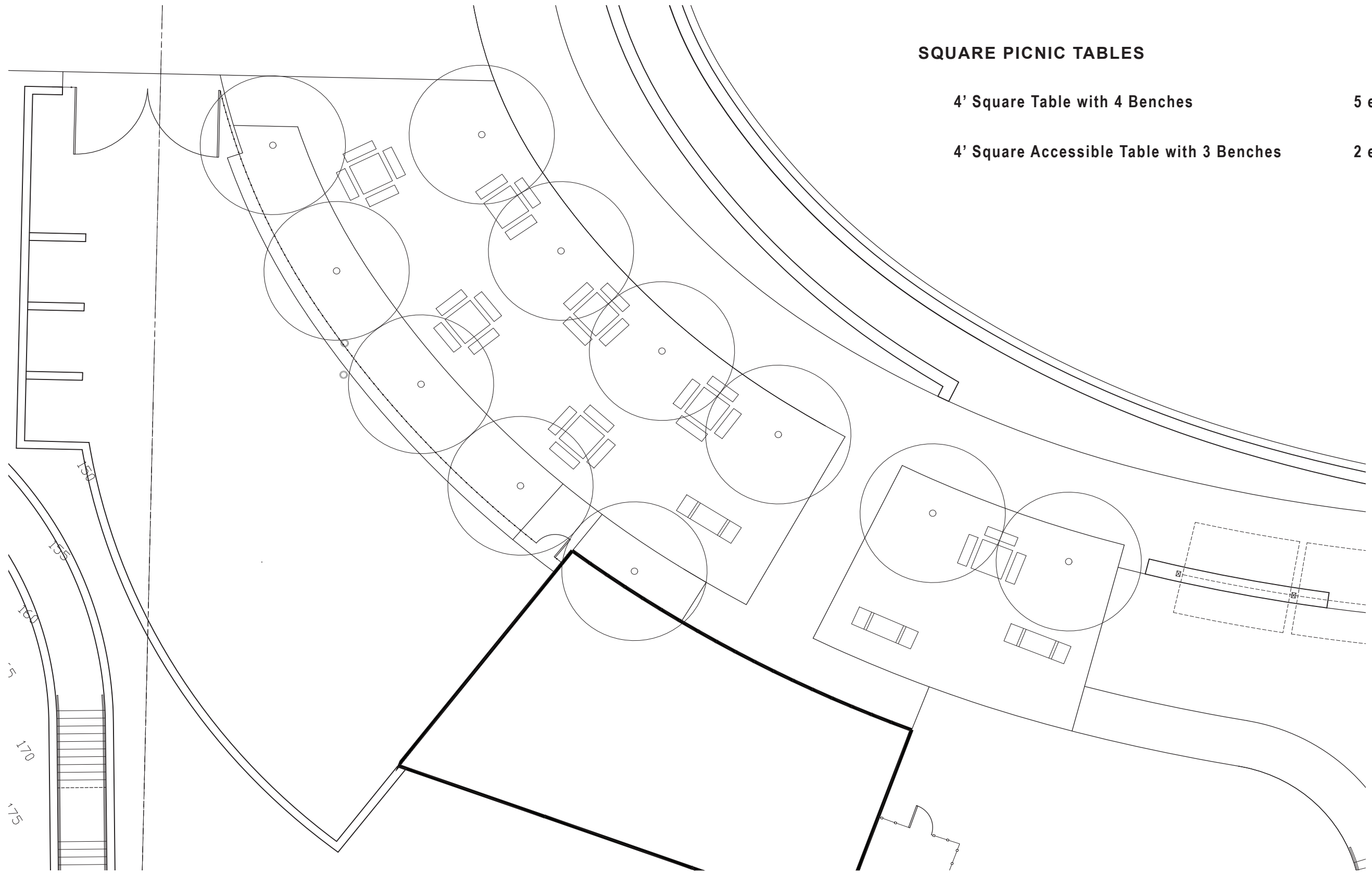


SMOOTH FACE WITH SUBTLE WOOD GRAIN PATTERN.

TIGHT JOINTS - JOINTS ARE ACHIEVED THROUGH TIGHT BUTTED BOARDS THAT ALLOW FOR CONSISTENT EVEN APPEARANCE

PROPOSED  
CONCRETE WALL DETAIL





**SQUARE PICNIC TABLES**

**4' Square Table with 4 Benches** **5 ea**

**4' Square Accessible Table with 3 Benches** **2 ea**



Legi  
Wire spacing: 50mm x 200mm



Omega Evolution  
Finish: Hot-dip galvanized  
Wire spacing: 50mm x 200mm



Omega Max  
Finish: Powdercoat  
Wire spacing: 12.7mm x 76.2mm

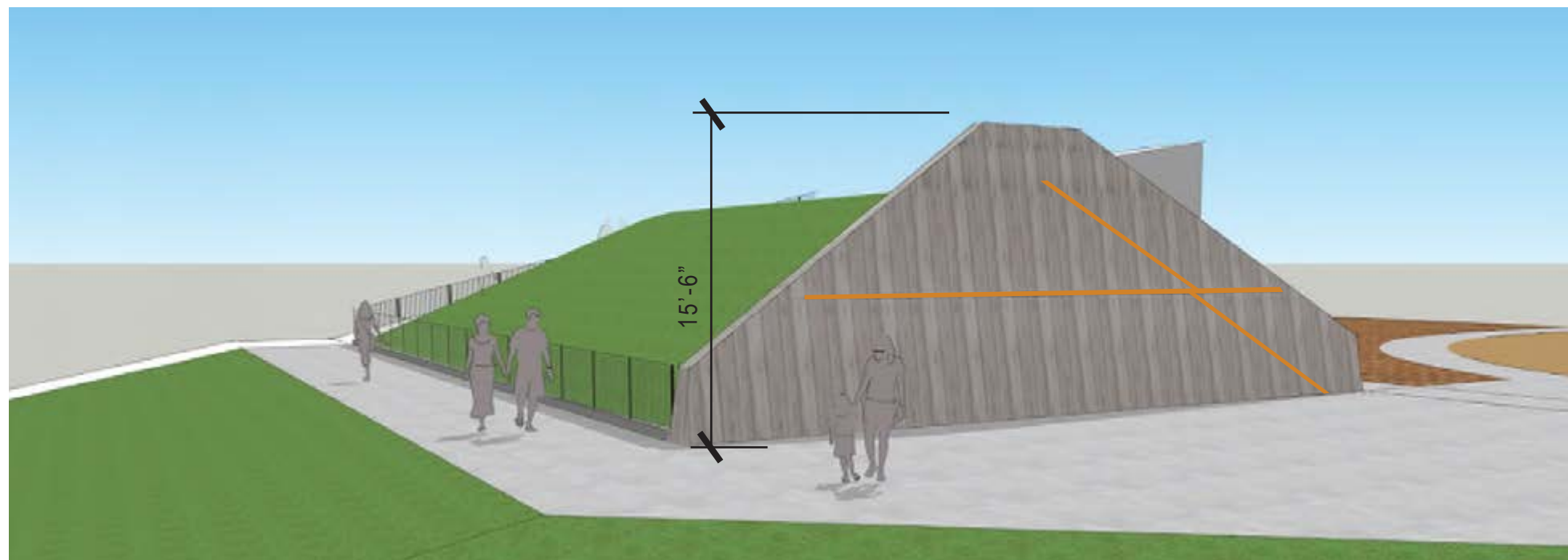


Omega Architectural  
Finish: Powdercoat  
Wire spacing: 50mm x 150mm



### Option A

- North side of berm graded down to meet access pathway
- Battered wall perpendicular to berm, only
- Wall height extended 42" above grade to create a guardrail
- Freestanding picket guardrail around rest of perimeter





# FRANCISCO PARK DONOR RECOGNITION

## ETCHED/CHISELED - PRECEDENTS





# FRANCISCO PARK DONOR RECOGNITION

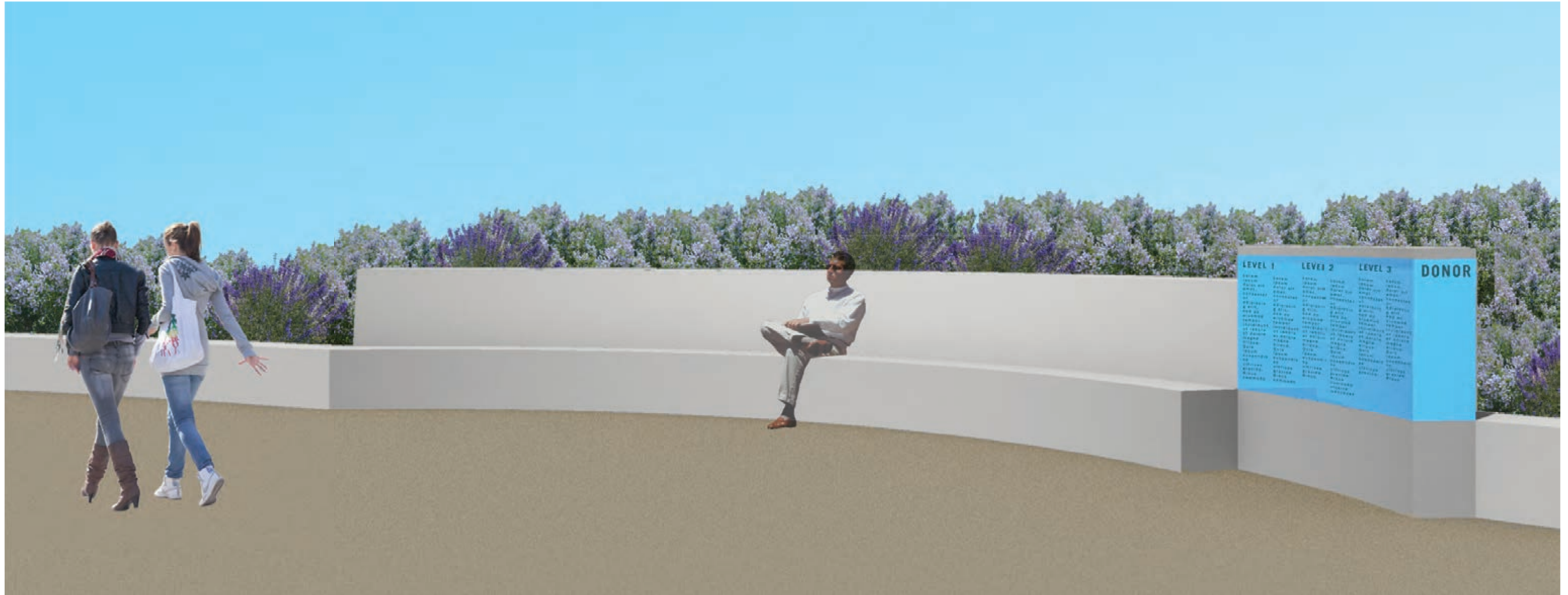
## SECONDARY DONOR EXHIBIT - STAIR TILE OPTION



Donor Steps - Colored metal plates recessed into step risers with etched donor names. Plates fastening with tamper proof screws so they can be removed to add additional names in the future. Final plate size and color TBD.

# FRANCISCO PARK DONOR RECOGNITION

## SECONDARY DONOR EXHIBIT - VIEW TERRACE OPTION

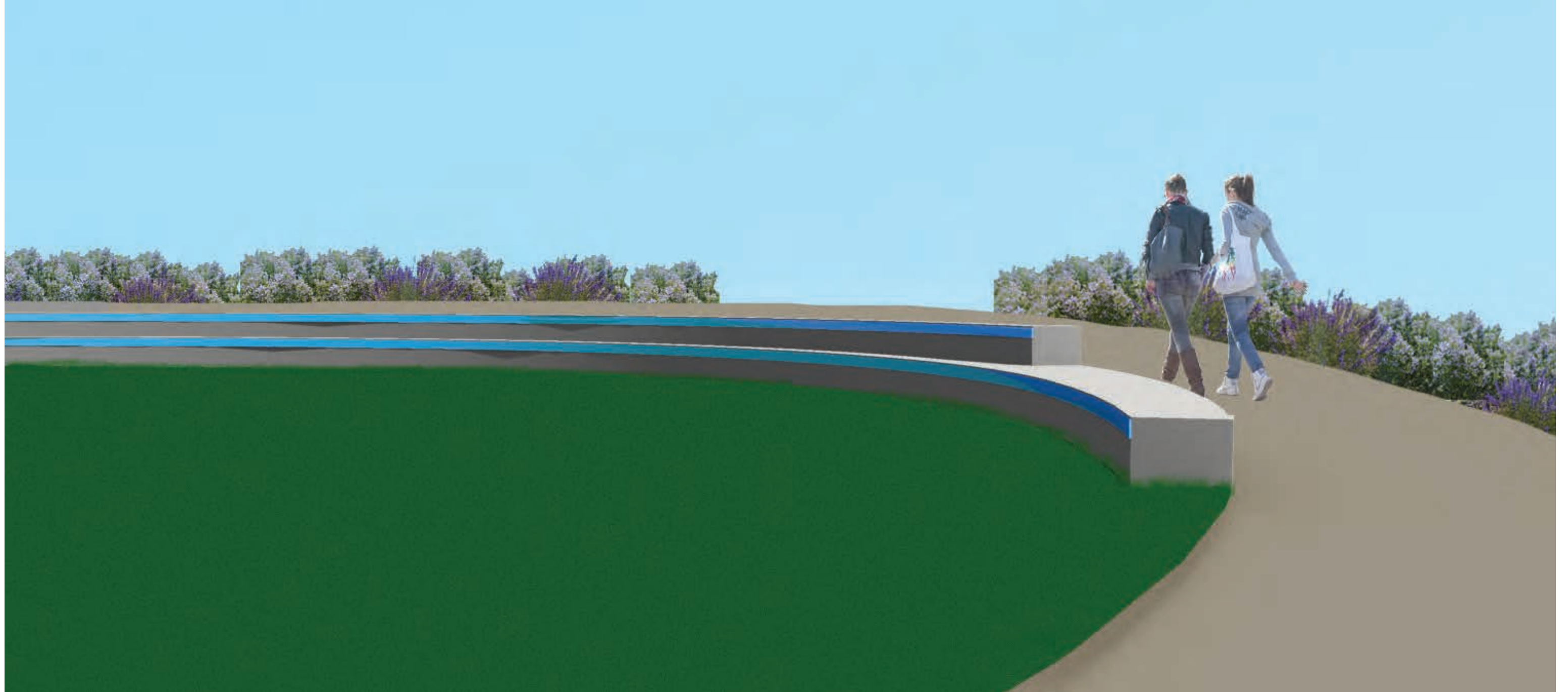


Secondary Donor Wall - Colored metal panels recessed into wall at the end of terrace wall/bench with etched donor names. Final colors and panel sizes TBD.



# FRANCISCO PARK DONOR RECOGNITION

## SECONDARY DONOR EXHIBIT - MAIN LAWN SEAT WALL OPTION



Secondary Donor Wall - Colored metal panels recessed seat wall near the top of the wall.