

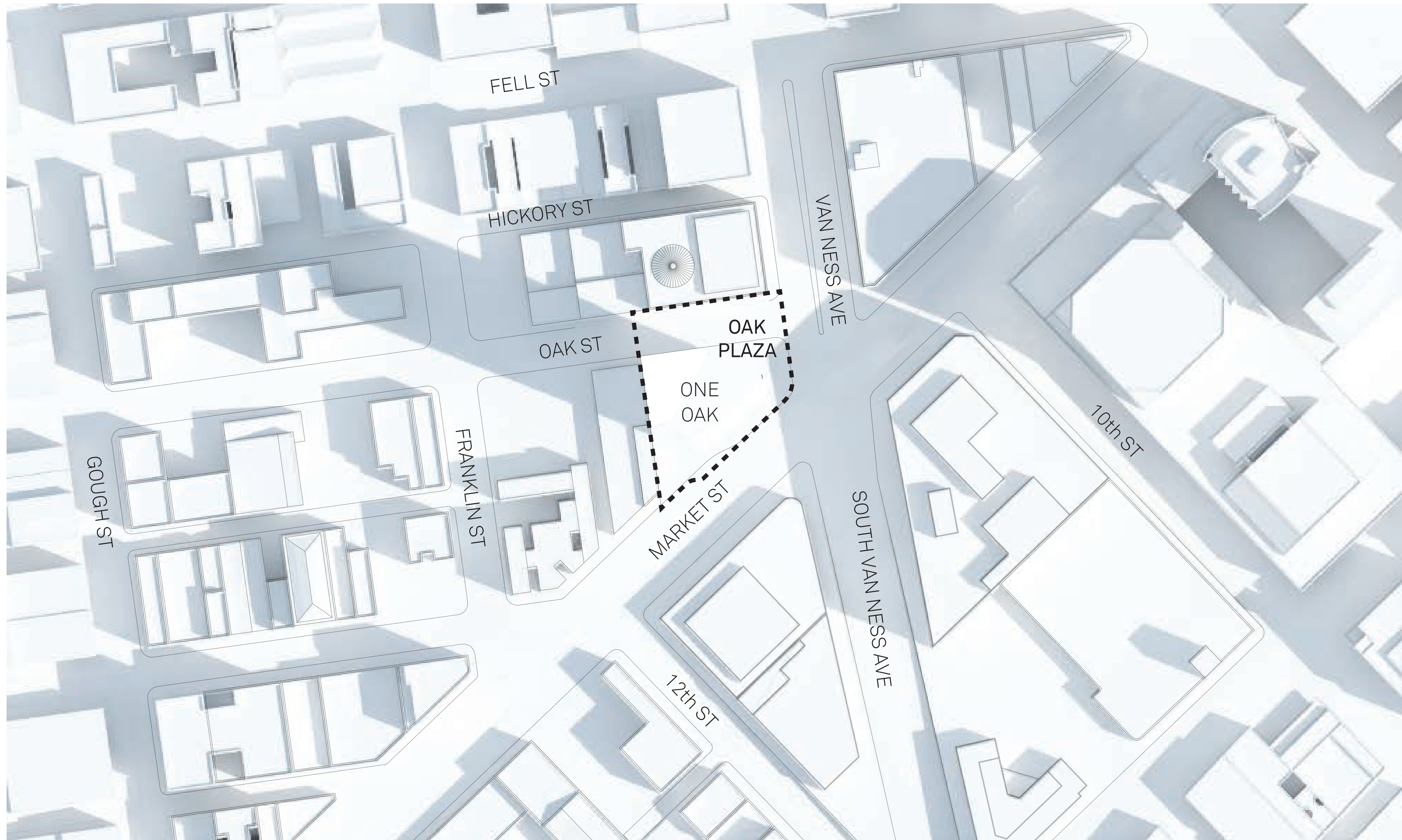
OAK PLAZA

CIVIC DESIGN REVIEW
PHASE 1 - SCHEMATIC DESIGN
July 18, 2016



SITE CONTEXT

OAK PLAZA



SITE CONTEXT

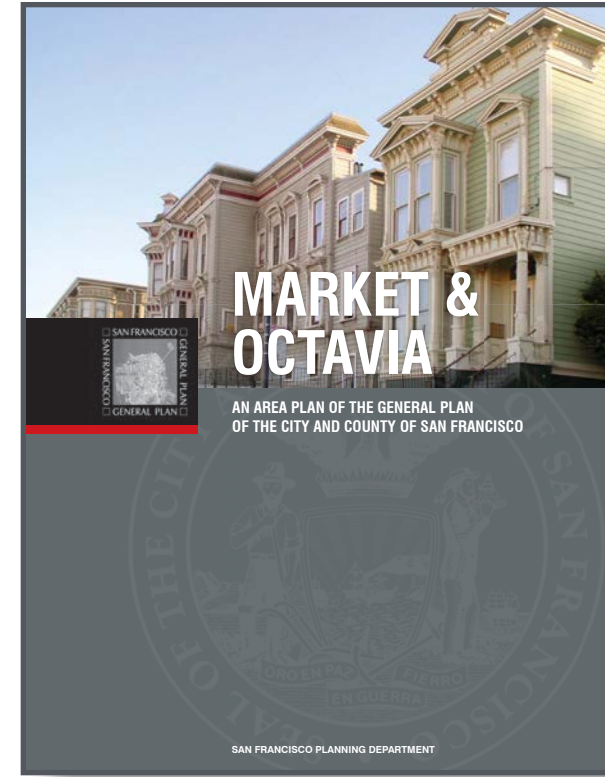
Existing Conditions

OAK
PLAZA



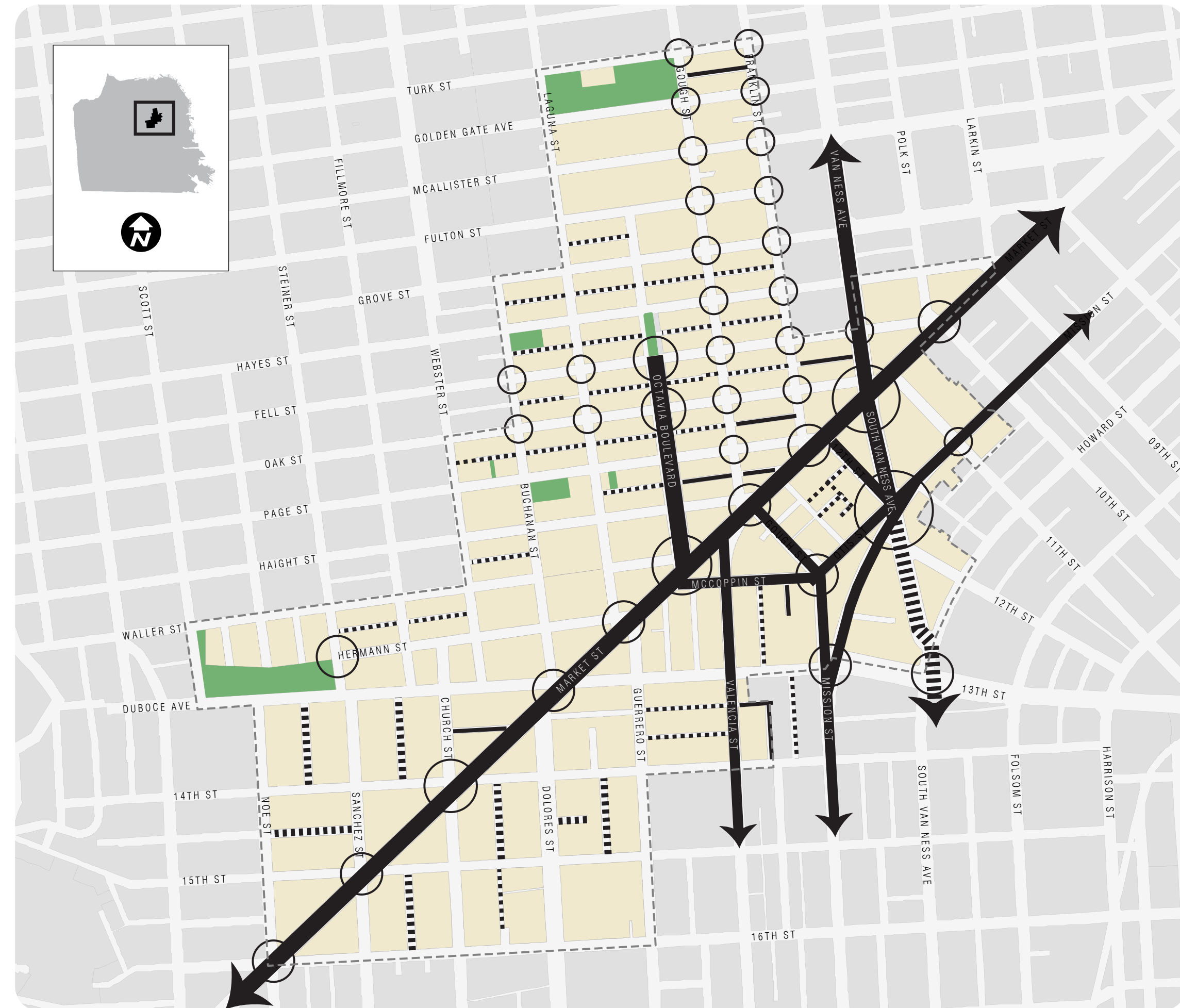
WHY HERE?

Market & Octavia Area Plan Area Plan (2008)



"There is no central public square, park, or plaza that marks and helps give identity to this neighborhood.

...the neighborhood lacks community-focused open space, it is also largely built out, without significant or appropriate undeveloped land.... **the streets afford the greatest opportunity to create new public parks and plazas...**" (p. 40)



System of Civic Streets and Open Spaces

0 500 1,000 2,000 Feet

MAP 05

- Priority Streets for Civic Improvements
- Streets for Civic Improvements
- Intersections for Traffic Calming
- Alleys
- Residential alleys suitable for "living alley" improvements
- Public Open Spaces

SITE CONTEXT: EXISTING CULTURAL STAKEHOLDERS

OAK PLAZA



COMMUNITY ENGAGEMENT TO DATE

Timeline

Nov 16, 2015: Civic Design Review Committee - Conceptual Design Review - presentation of plaza project

Dec 8, 2015: One Oak/Oak Plaza Pre-App Community Meeting - presentation of plaza project, solicitation of community feedback

Jan 13, 2016: Cultural Stakeholders Workshop - programming brainstorming workshop with representatives of local cultural institutions

Jan 26, 2016: City Partners Meeting - presentation of plaza project to relevant City agencies and solicitation of feedback

Feb 22, 2016: MOCAC Presentation #1 - intro presentation/Q&A

July 18, 2016: Civic Design Review Committee - Schematic Design Review

July 20, 2016: Visual Arts Committee - presentation/Q&A

Sept 19, 2016: MOCAC Presentation #2 - seeking recommendation for IKA funding

Oct 2016: Planning Commission - seeking IKA approval

By the Numbers

13 Cultural Stakeholder Meetings

22 Total Community Engagement Meetings

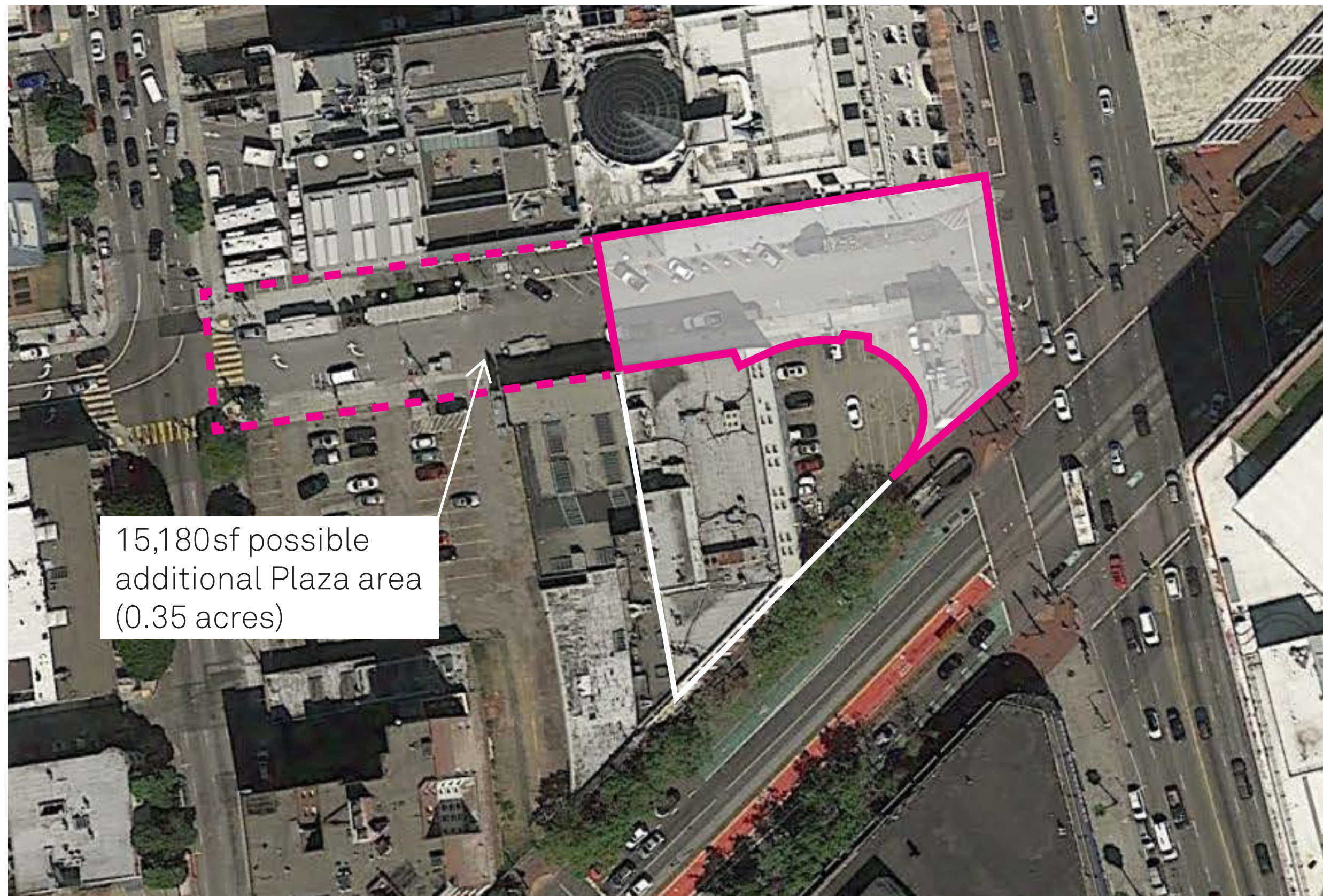
144 Total Community Meeting Attendees



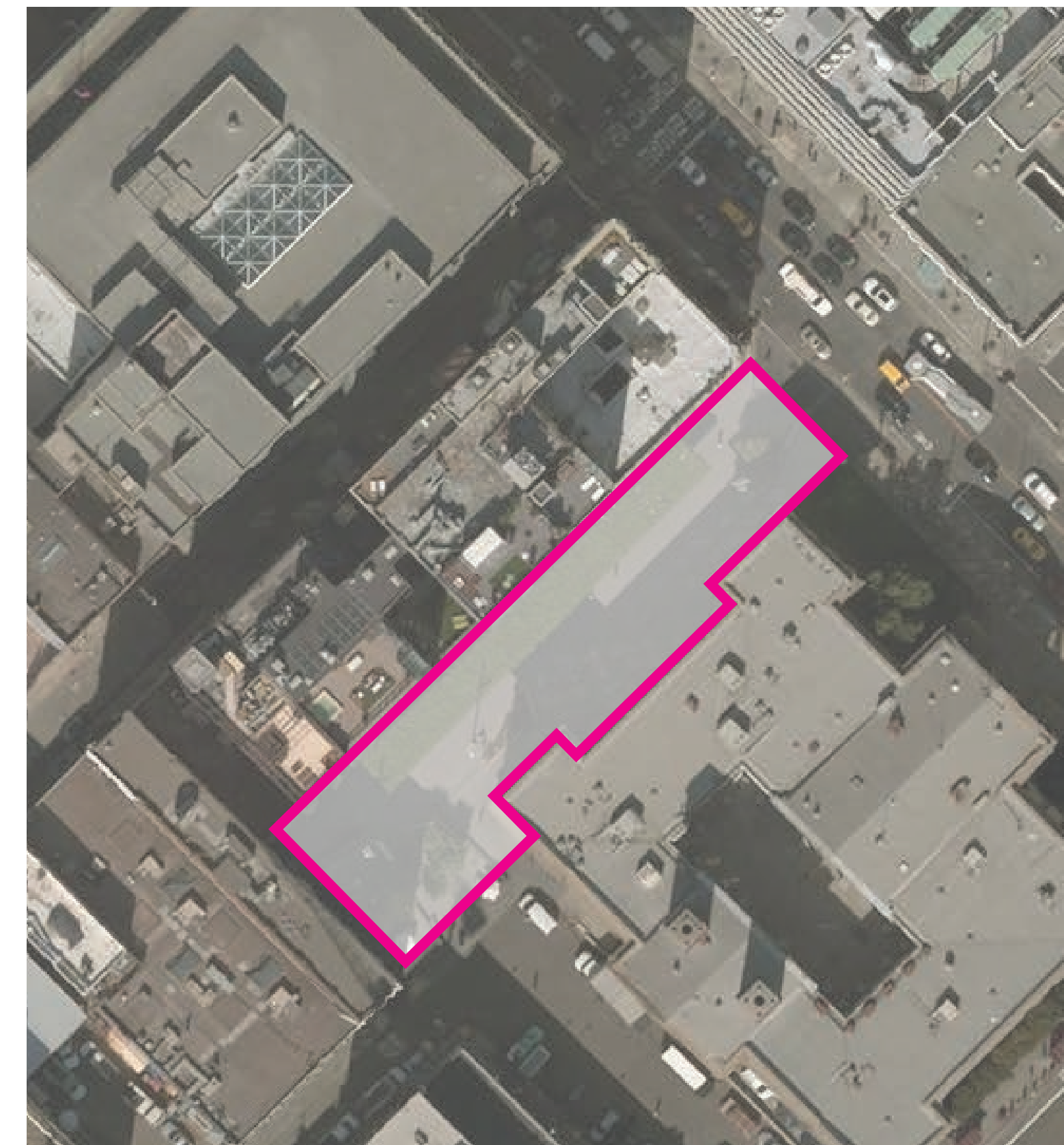
Oak Plaza Cultural Stakeholders Workshop, January 13, 2016

DESIGN PRECEDENTS

OAK PLAZA
15,975 sf (0.37 acres)

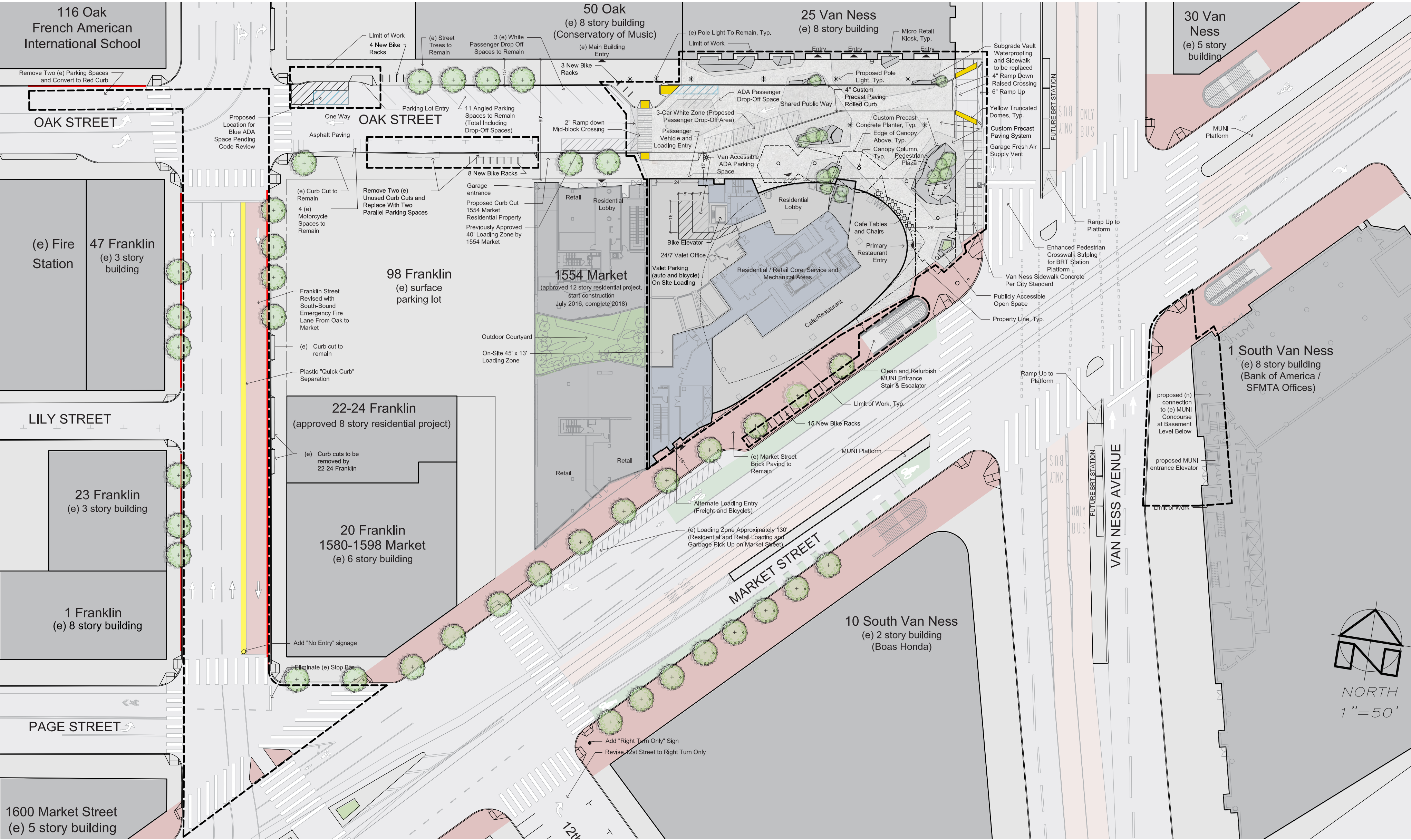


MINT PLAZA
19,450 sf (0.45 acres)



PROPOSED SITE PLAN

OAK PLAZA

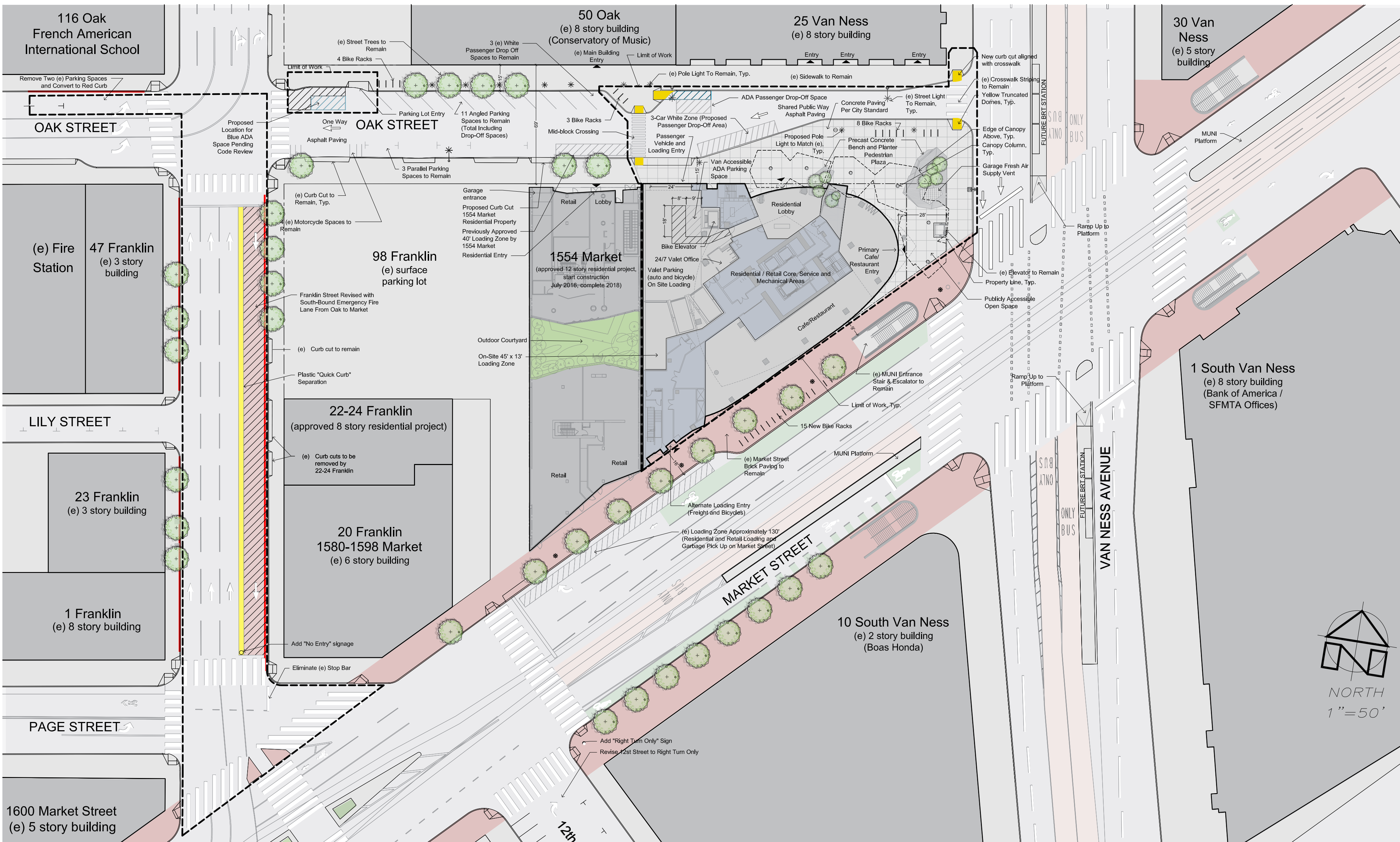


- SCOPE**
- ~ 16,000 square feet
 - Shared public way, high quality paving
 - Flexible outdoor performance spaces
 - Micro retail kiosks
 - Canopy art installation
 - Repair 25 Van Ness vault (City owned)
 - Relocate and upgrade Muni elevator



BASELINE SITE PLAN

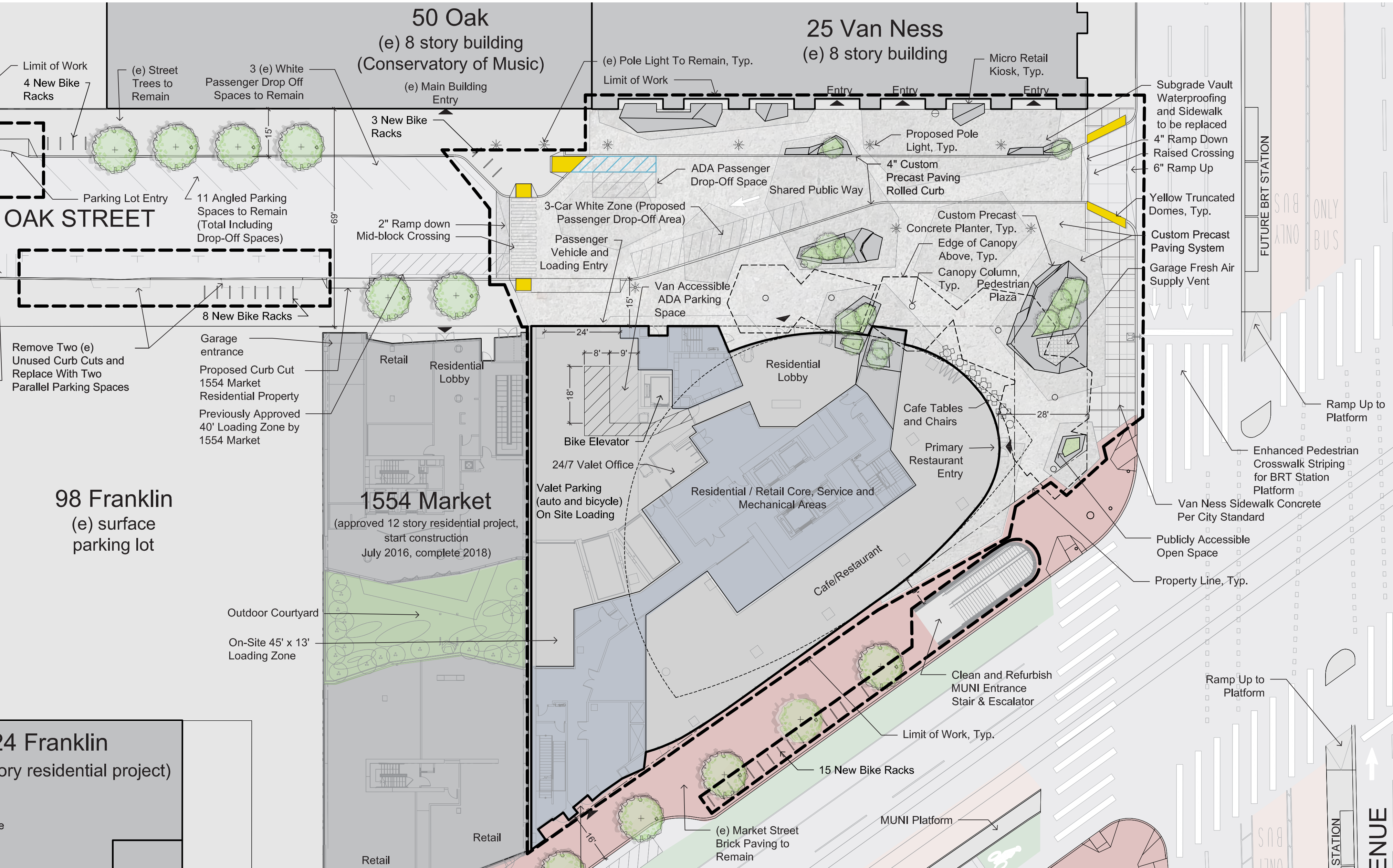
OAK PLAZA



- SCOPE**
- Standard City sidewalk paving
 - Minimum wind canopy required
 - Exclude 25 Van Ness vault
 - Muni elevator remains in place

PROPOSED SITE PLAN (ZOOM ON PLAZA)

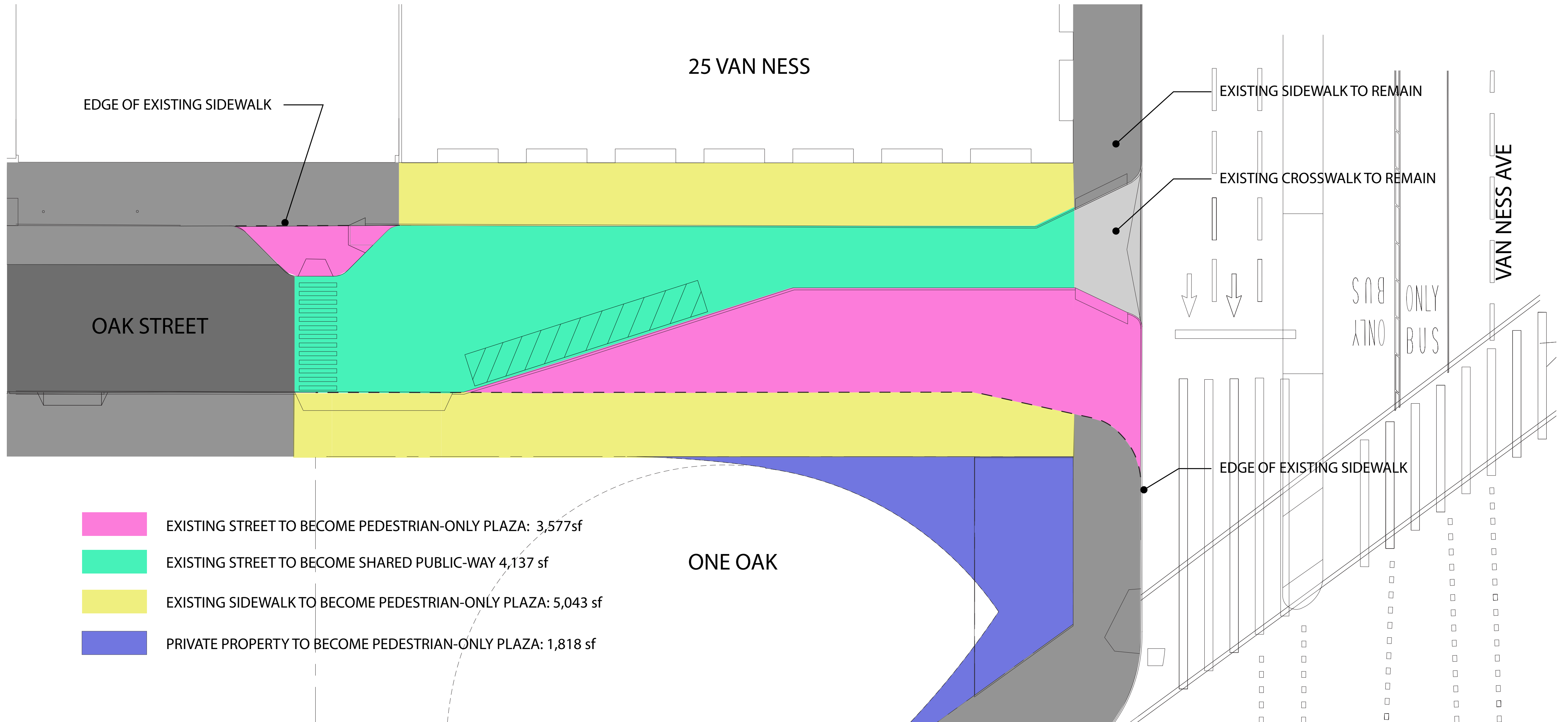
OAK PLAZA



- SCOPE**
- ~ 16,000 square feet
 - Shared public way, high quality paving
 - Flexible outdoor performance spaces
 - Micro retail kiosks
 - Canopy art installation
 - Repair 25 Van Ness vault (City owned)
 - Relocate and upgrade Muni elevator

PROPOSED PLAZA BREAKDOWN

OAK PLAZA



AERIAL RENDERING

LOOKING WEST FROM VAN NESS (WITH BASELINE CANOPIES)

OAK
PLAZA



RENDERING

LOOKING EAST FROM OAK TOWARDS VAN NESS (WITH BASELINE CANOPIES)

OAK
PLAZA



RENDERING

LOOKING NORTHWEST FROM PLAZA TOWARDS OAK (WITH BASELINE CANOPIES)

OAK
PLAZA

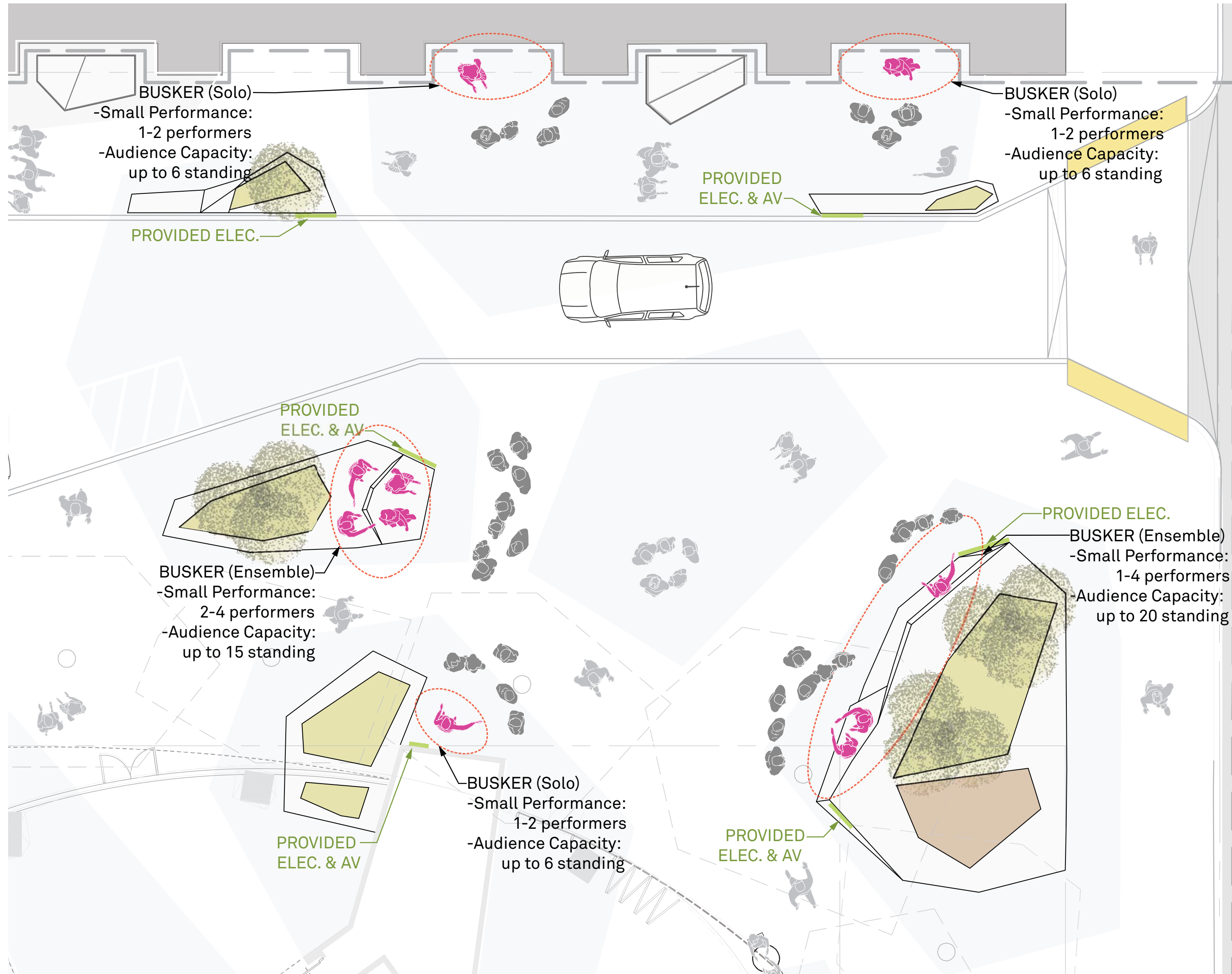


DESIGN INSPIRATION



PROGRAMMING AND ACTIVATION

Small/Informal Performance Space



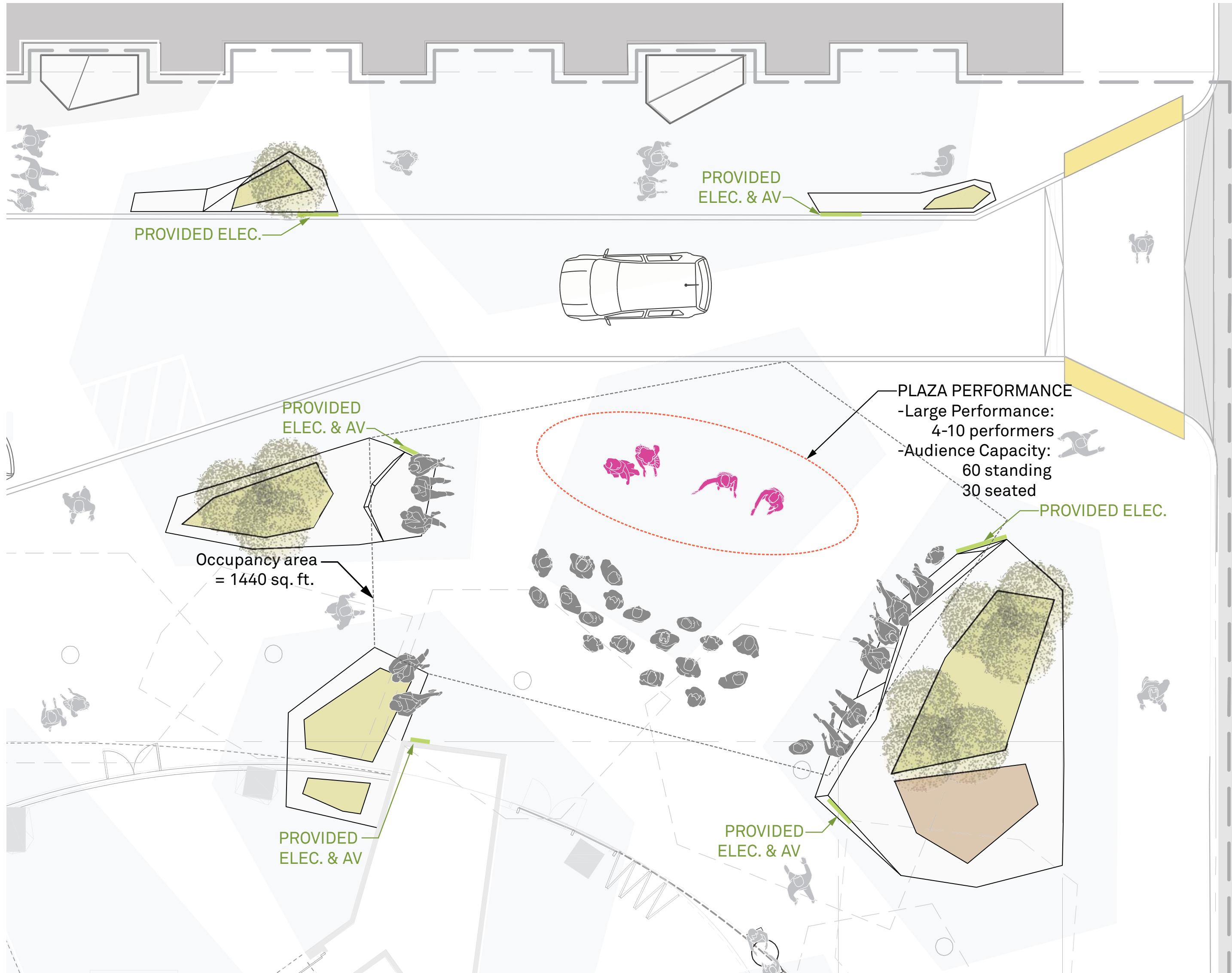
Small/Informal Performance Space

Performing spaces: 5
Performers: 1-4

Audience Capacity
Seated: N/A
Standing: 6-20

PROGRAMMING AND ACTIVATION

Medium/Informal Performance Space



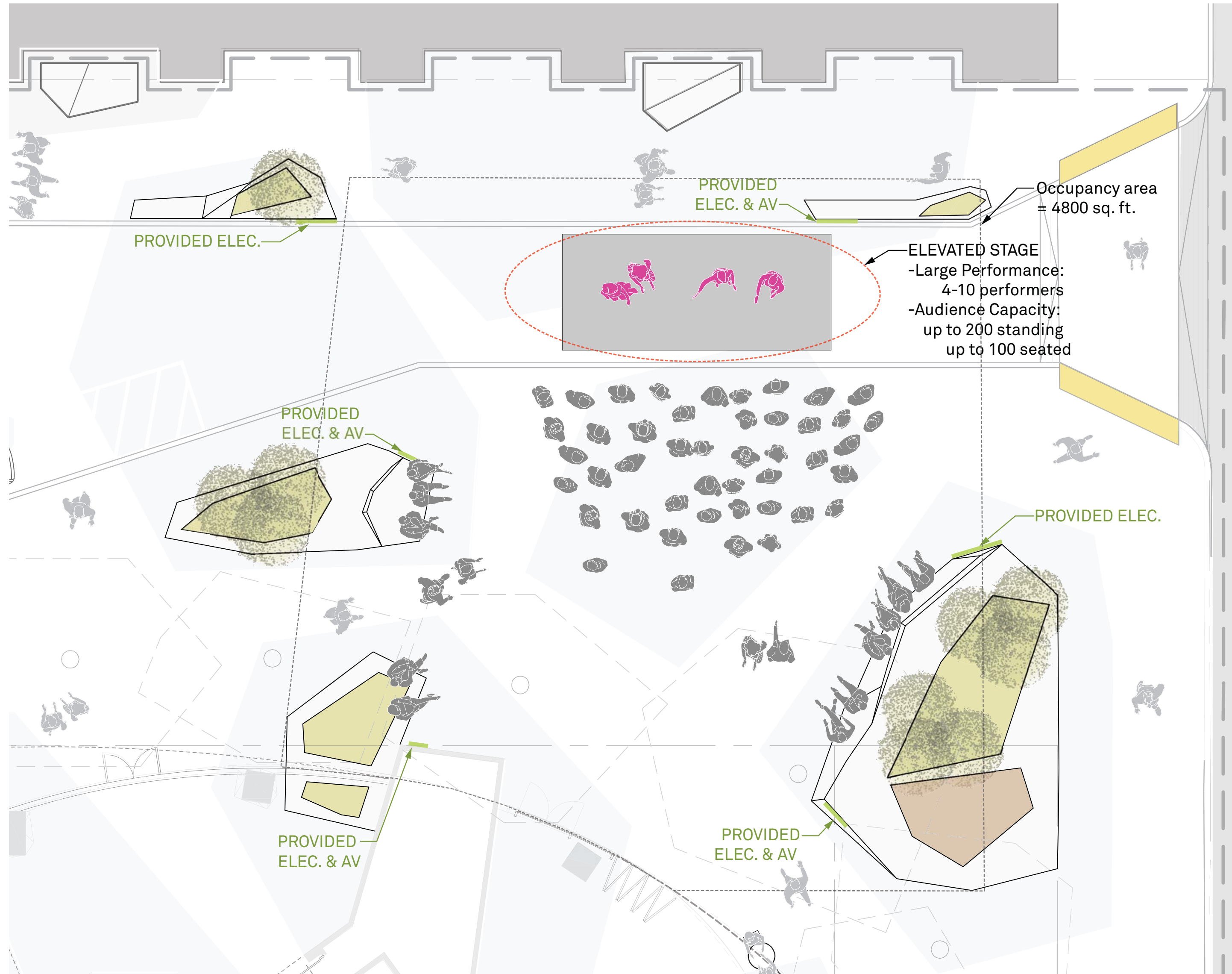
Medium/Informal Performance Space
Occupancy Area: 1,440 sf

Performing spaces: 1
Performers: 4-10

Audience Capacity
Seated: 30
Standing: 60

PROGRAMMING AND ACTIVATION

Large/Informal Performance Space



Large/Informal Performance Space

Occupancy Area: 4,800 sf

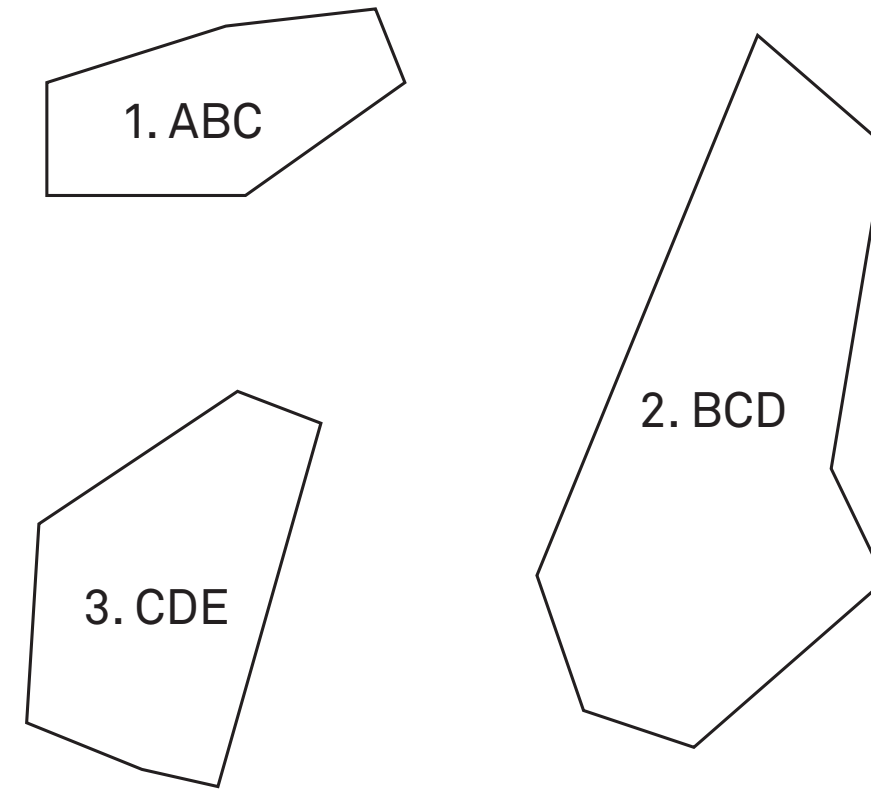
Performing spaces: 1
Performers: 4-10

Audience Capacity
Seated: 100
Standing: 200

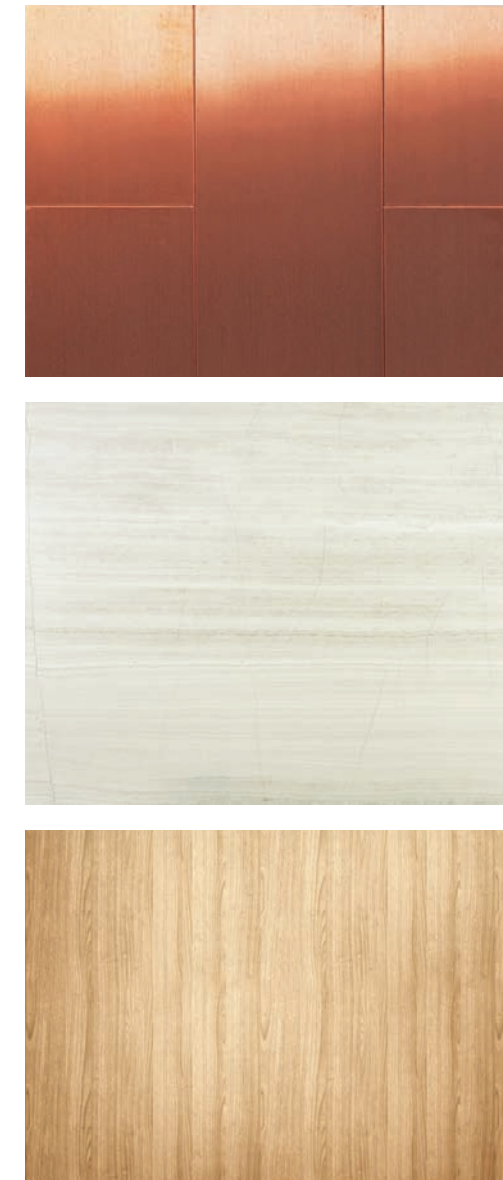
PLANT PALETTE

Planter Understory

Planter Understory
Gradient/Spectrum connecting planters



Material/Color Palette



Species__mix of native grasses, perennials, and woody species



Gray Rush **N**
Juncus patens



Fruit Sedge **N**
Carex globosa



Bottlebrush Grass **N**
Elymus californicus



Pacific Mist **N**
Arctostaphylos manzanita



California angelica **N**
Angelica californica



Meadow Rue **N**
Thalictrum fendleri



Alum Root **N**
Heuchera micrantha

N Native to CA region

PLANT PALETTE

Ornamental Trees

Vine Maple 
Acer circinatum



Size: small-less than 20'
Light: partial shade to full shade
Water: medium

Notes:
Quite hardy but suffers in hot, dry conditions. Golden red leaves in fall. Can be multistem or single.

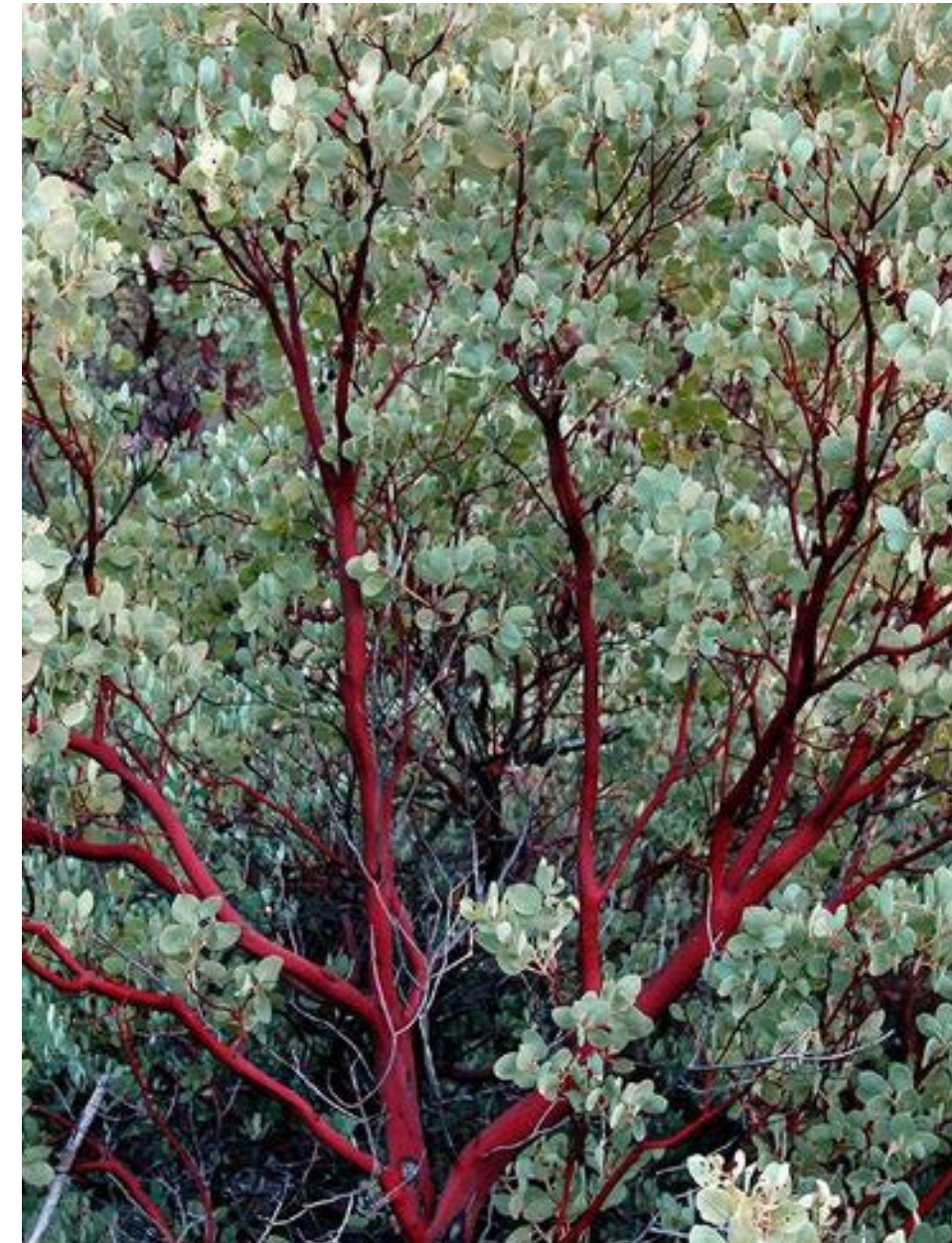
Western Redbud 
Cercis occidentalis



Size: small-less than 20'
Light: full sun to partial shade
Water: drought tolerant

Notes:
longevity 40 to 150 years. Showy pink flowers in spring. Can be multistem or single.

Mount Diablo Manzanita 
Arctostaphylos auriculata



Size: small-less than 20'
Light: full sun to part shade
Water: drought tolerant

Notes:
evergreen, distinct red bark, attracts hummingbirds.

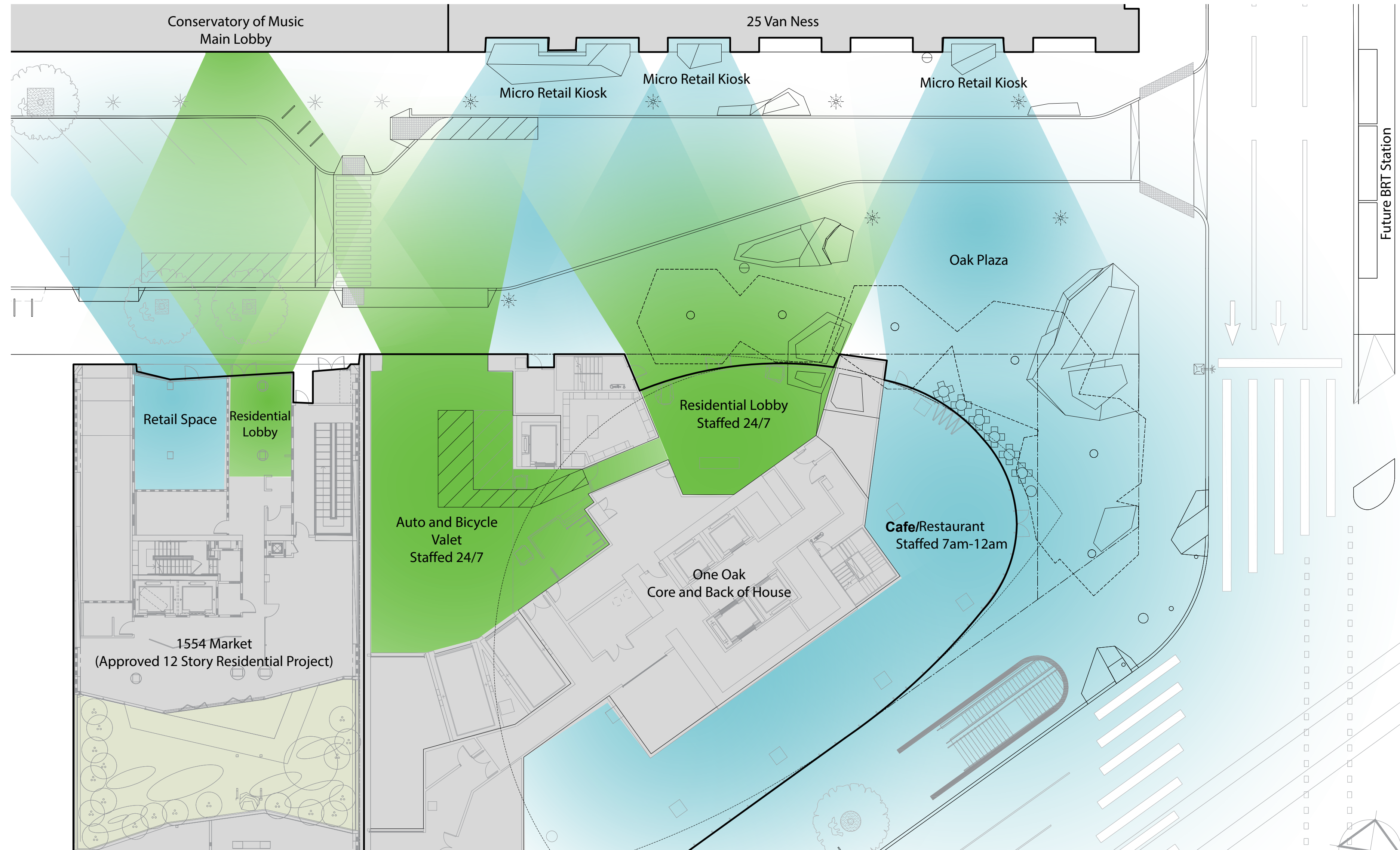
Pacific dogwood 
Cornus nuttallii



Size: small-less than 20'
Light: Sun , Part Shade , Shade
Water: medium

Notes:
Longevity 50 to 150 years. Beautiful white fragrant flower clusters. Can be multistem or single.

PUBLIC SAFETY - "EYES ON THE STREET"



CONCEPT PRECEDENT

Plaza with Shared Public Way



Plaza Juan Pujol / Madrid, Spain



Brighton, UK



11th district / Paris, France

PROGRAMMING & ACTIVATION

Special Events



Lincoln Center / New York, New York



Director Park / Portland, Oregon



Theater Square / Rotterdam, The Netherlands

PROGRAMMING & ACTIVATION

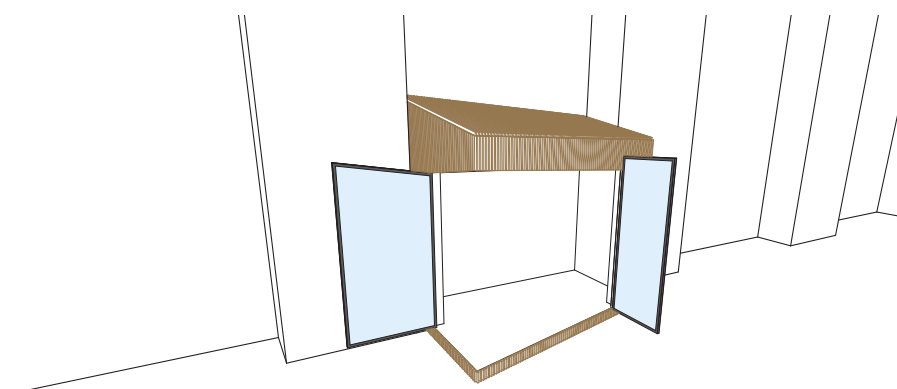
Retail Kiosks/Structures



VIEW OF KIOSKS LOOKING EAST

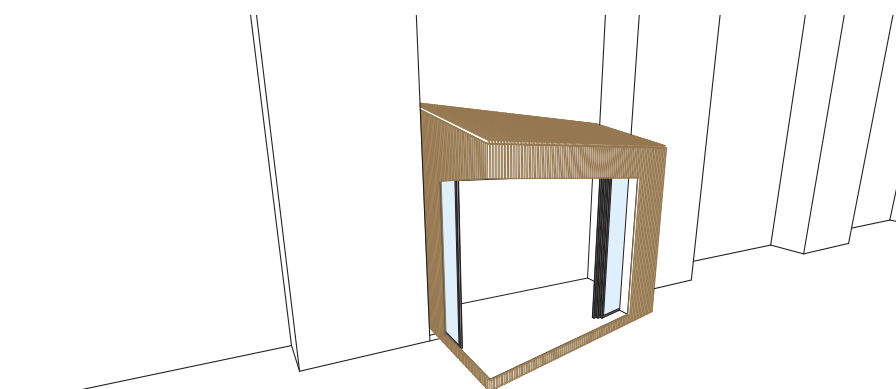


VIEW OF KIOSKS LOOKING WEST

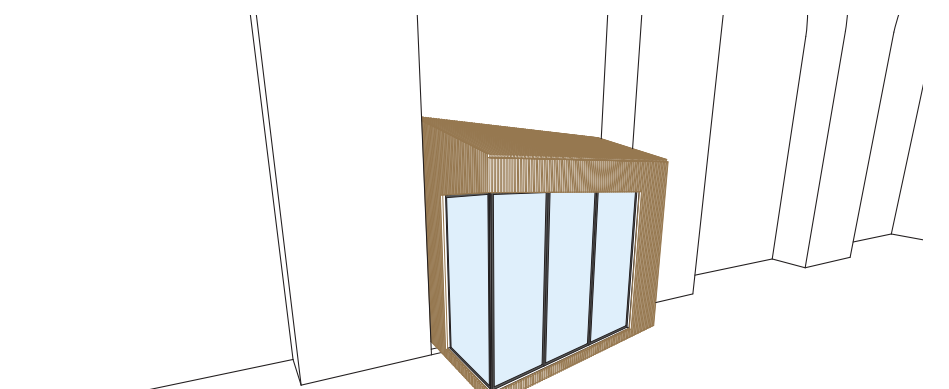


ACCORDION-FOLDING DOOR SYSTEM
- NANAWALL SL70 , OR SIM

OR



SLIDING POCKET-DOOR SYSTEM
- ANDERSEN NANOLINE , OR SIM



GLAZED ENCLOSURE

SITE FEATURES

Furnishing and Lighting Options



BIKE RACKS

Slender (Proposed)



Hoop - SF Standard (Baseline)



LITTER BINS

Multiplicity



Select Recycling System



MOVEABLE TABLE SETS

Chipman



Catena



Parc



Site Lighting

Moonlighting
(off-site location TBD)



LED Planter Lighting



Oak Street Pole Light
(Existing Light at Conservatory)

SITE FEATURES

Materiality - Softscape / Planters



San Francisco, California



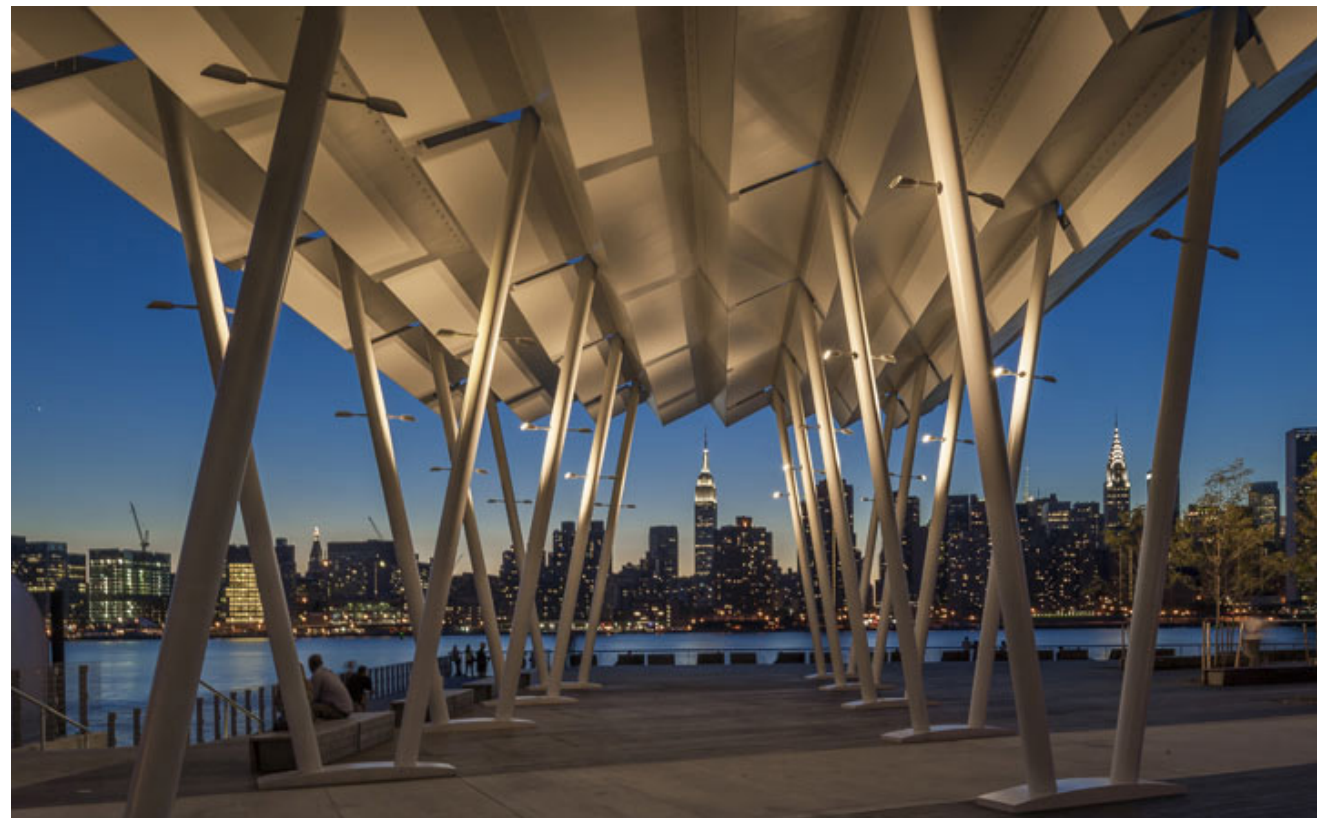
Eduard-Wallnöfer-Platz Public Square / Laac Architekten / Tyrol, Austria

SITE FEATURES

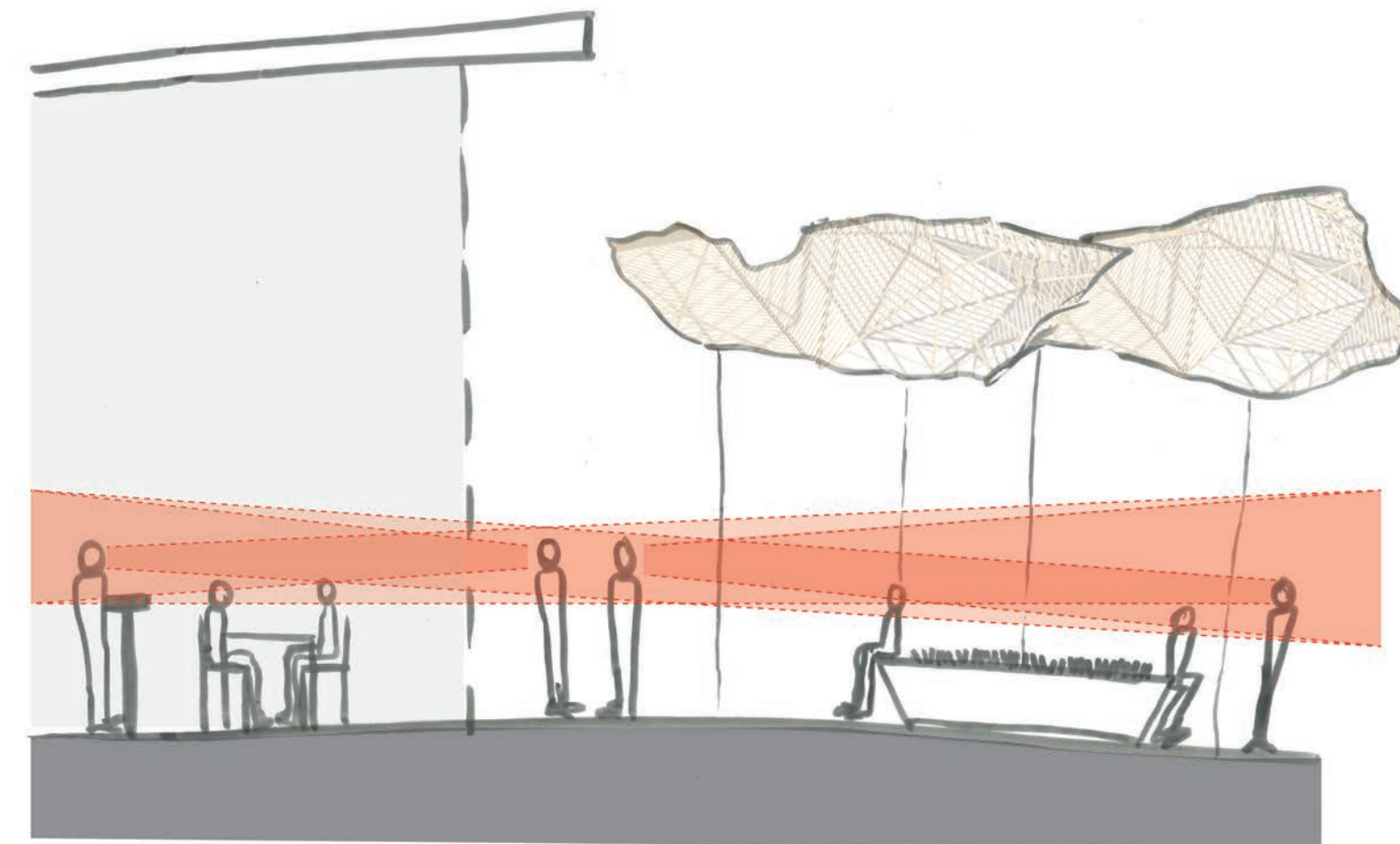
Canopy Art Installation



Matadero / Madrid, Spain



Hunters Point South / Queens, New York



SITE FEATURES

Canopy Art Installation

Artists - David Delgado and Dan Goods - NASA Jet Propulsion Laboratory



ORBIT PAVILION

Dimensions: 40 long x 38 wide x 18 tall

Media: Aluminum, custom 28 speaker sound system

Year of Completion: 2015

Commissioning Agency: NASA

<https://vimeo.com/140013224>



METAMORPHOSIS

Dimensions: 12 long x 10 tall x 8 wide

Media: Steel, Fog

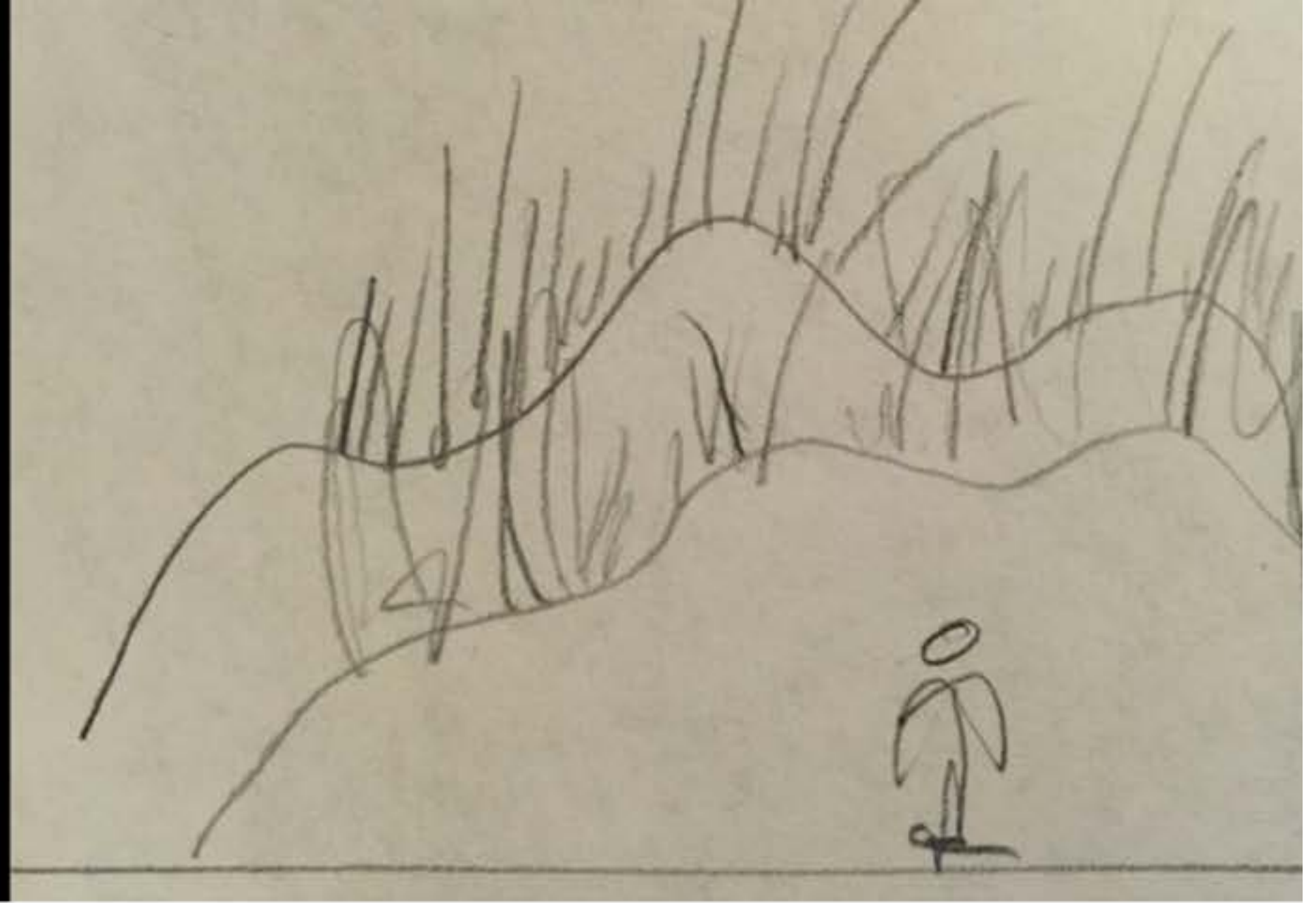
Year of Completion: 2014

Commissioning Agency: NASA

<http://www.directedplay.com/metamorphosis/>

SITE FEATURES

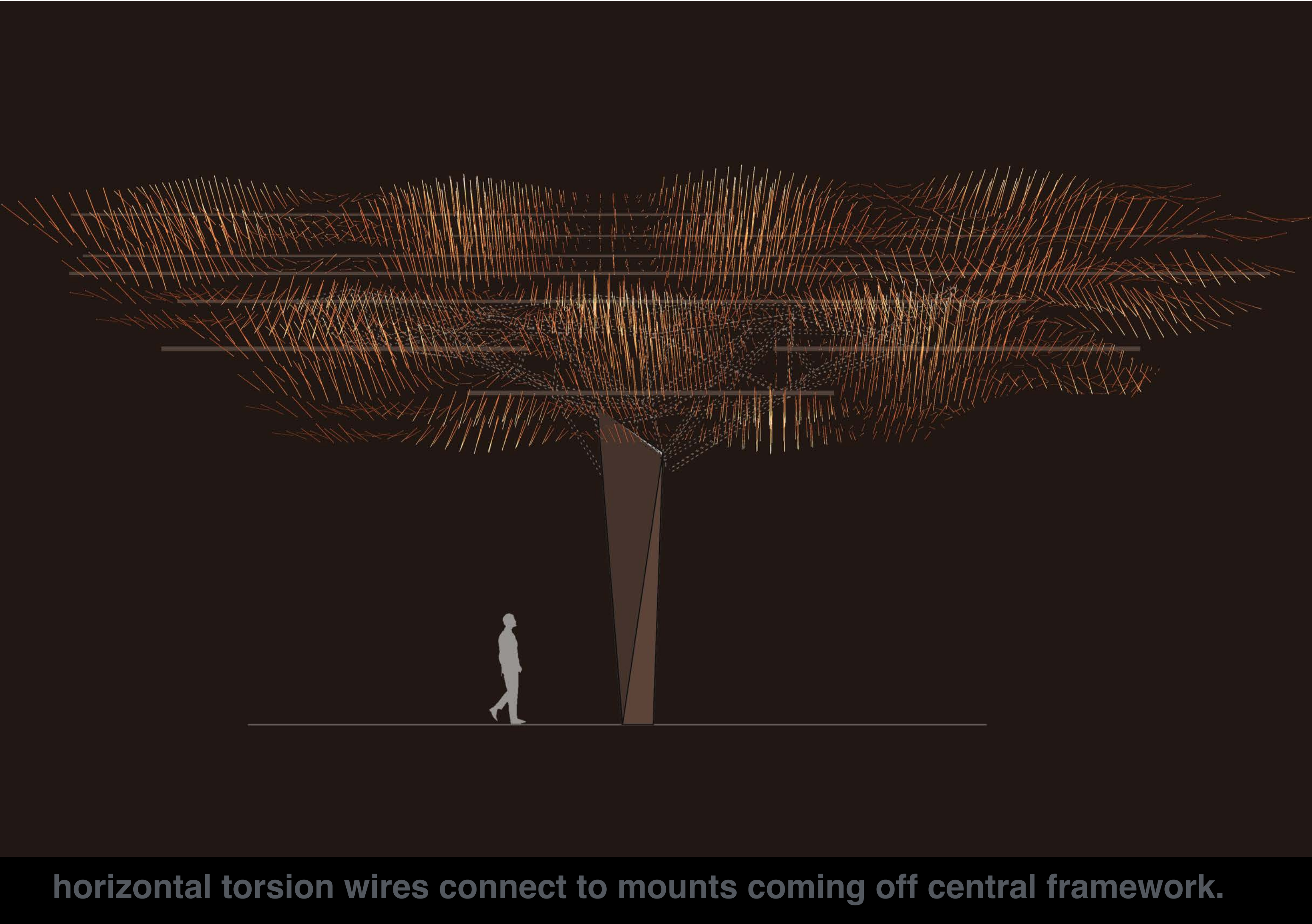
Canopy Art Installation - Inspiration



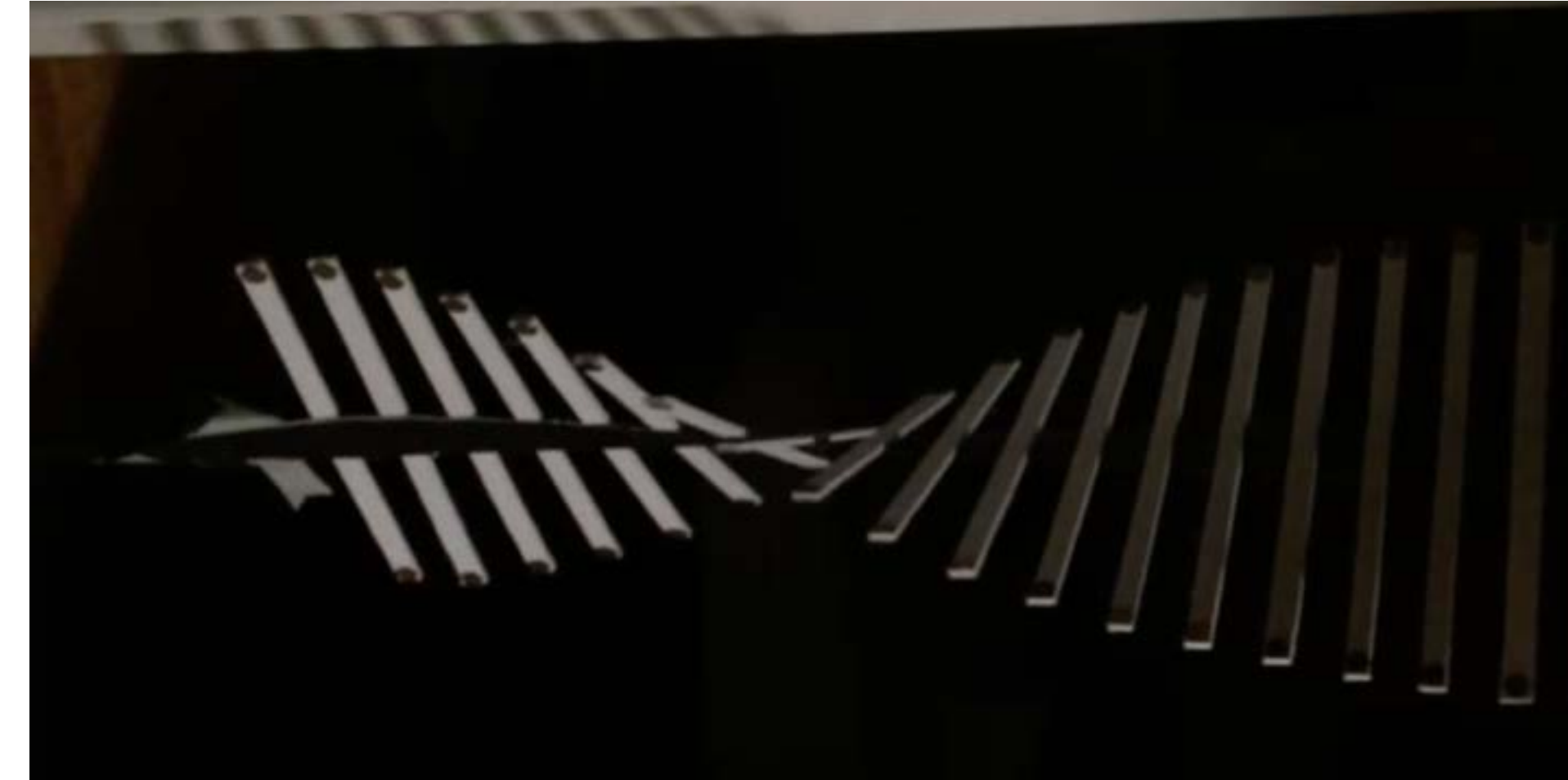
SITE FEATURES

Canopy Art Installation - Torsion Waves

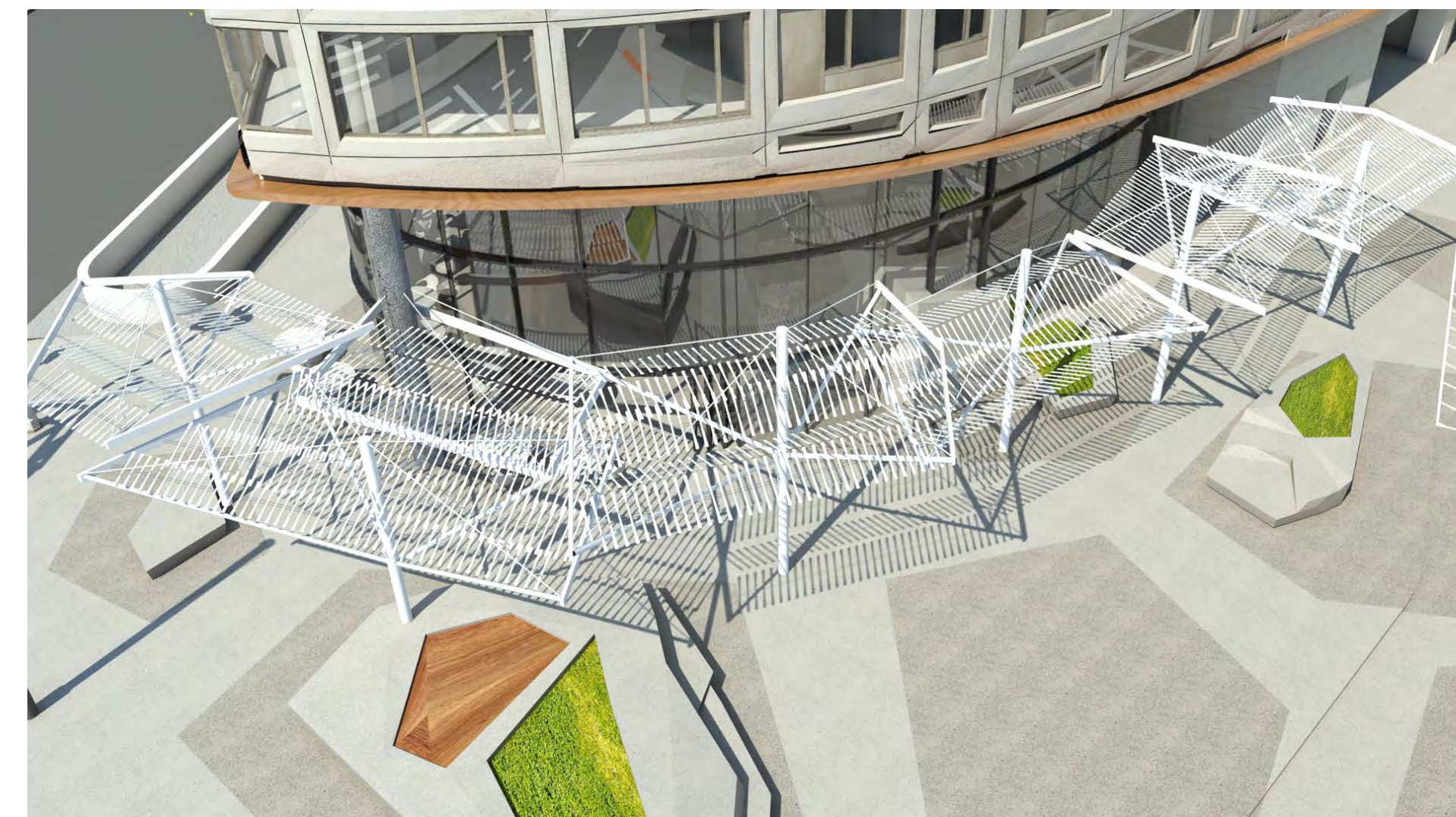
OAK
PLAZA



horizontal torsion wires connect to mounts coming off central framework.



<http://bldsf.com/blog/2016/5/11/one-oak-art-canopies-april-2016>



MUNI ENTRY

Existing Conditions

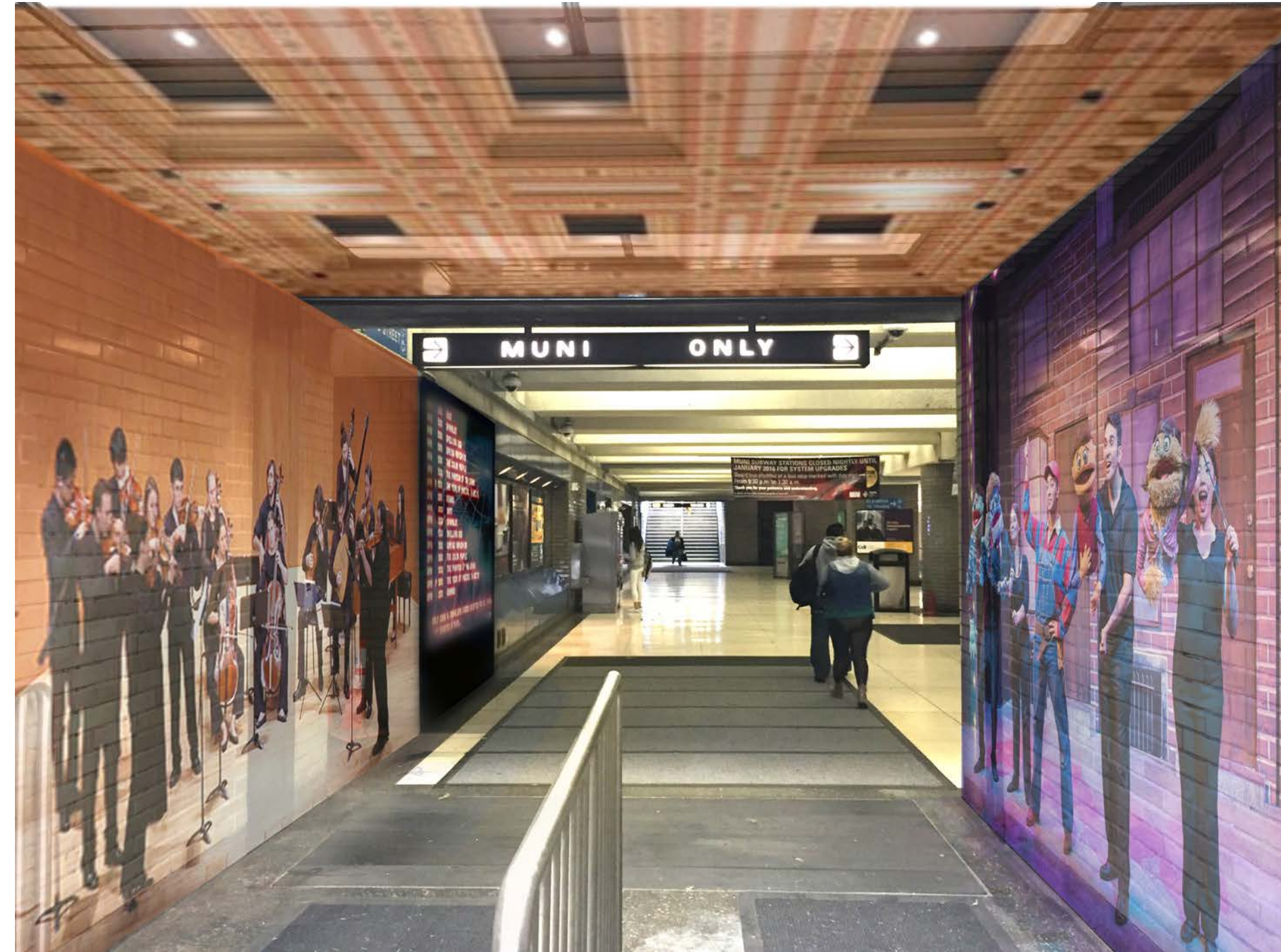
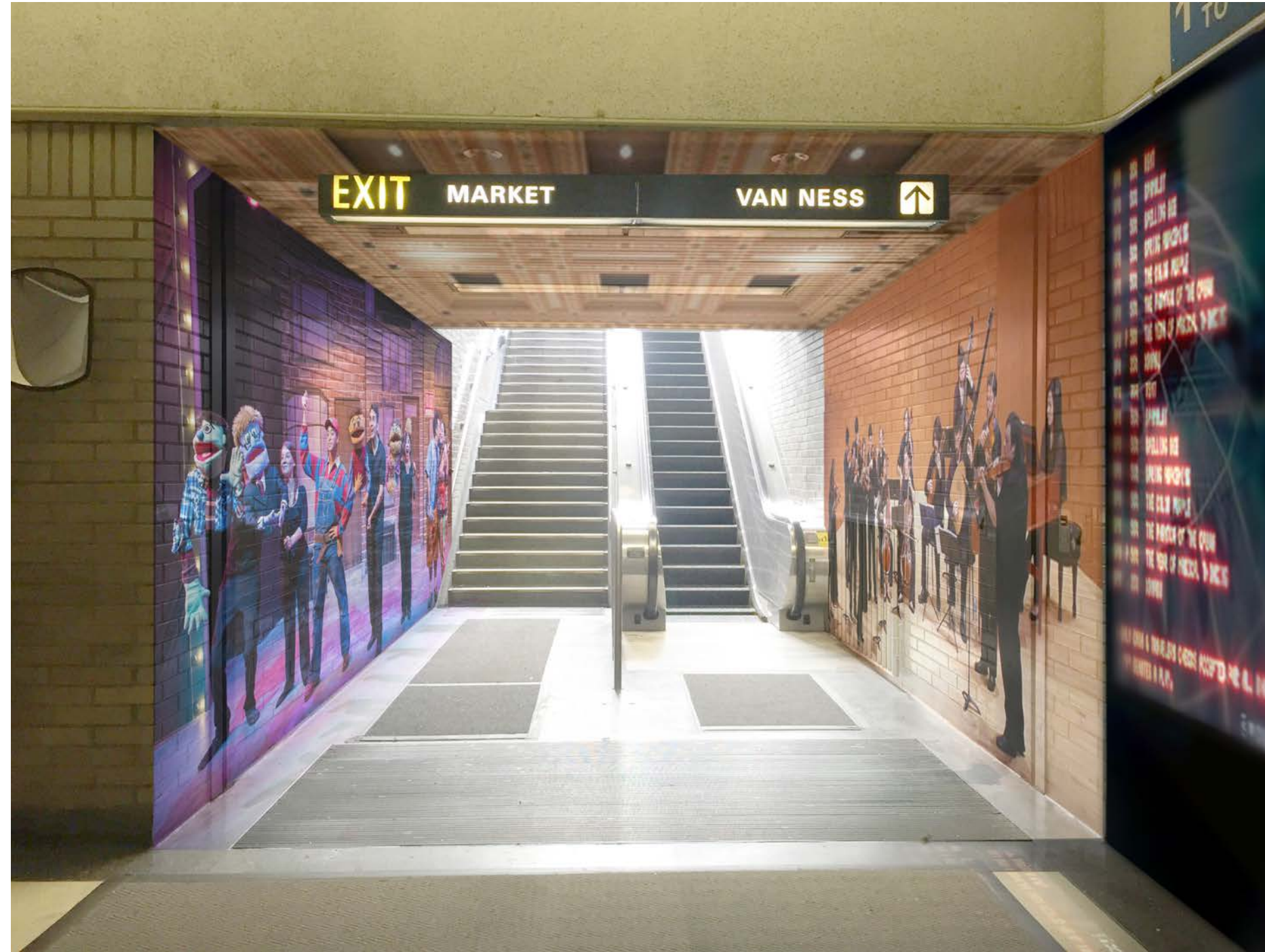
OAK
PLAZA



MUNI ENTRY

Arts District Branding

OAK
PLAZA

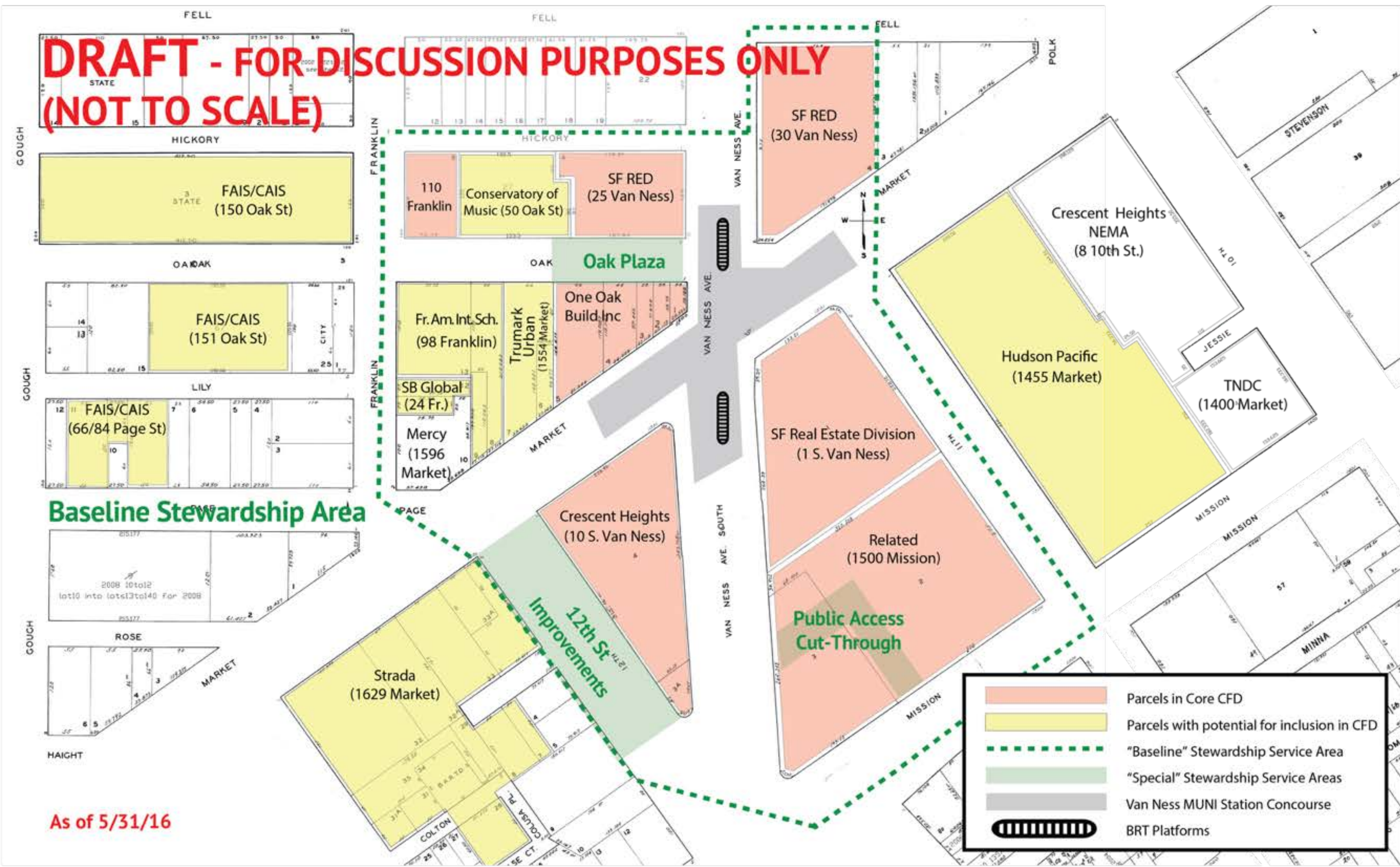


Images representing the Cultural Arts District; interactive LED screen wall with performance info

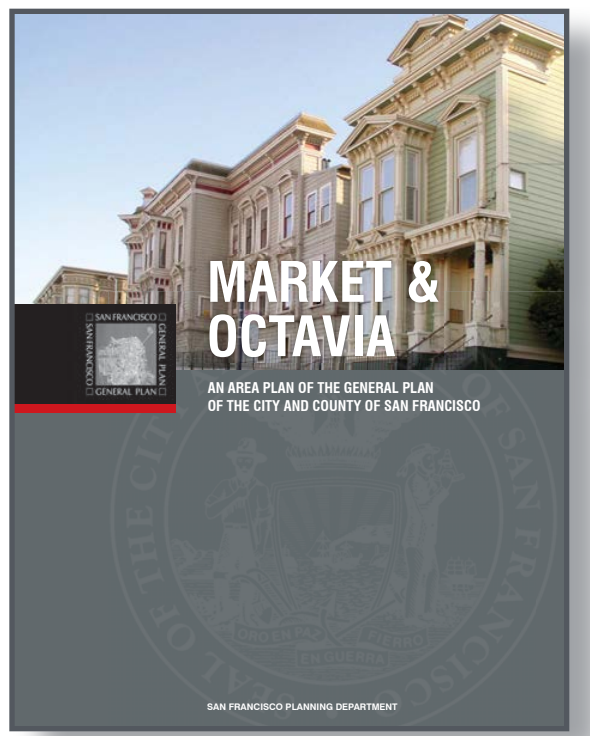
LONGTERM STEWARDSHIP

OAK PLAZA

**DRAFT - FOR DISCUSSION PURPOSES ONLY
(NOT TO SCALE)**



Market & Octavia Area Plan (2008)



Community Improvements Appendix A42. Operations and Maintenance, existing and new facilities
Maintenance and operation of new and existing street trees, open space, transportation facilities, bicycle facilities, and recreational facilities is crucial to the successful implementation of community improvements. Numerous strategies should be explored and implemented to meet the maintenance needs of the neighborhood, including assessment districts, seed funds, and future tax increment financing-like mechanisms. (Appendix C - 105)

OAK PLAZA

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PHASE 1 - SCHEMATIC DESIGN
July 18, 2016

