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

…the streets afford the greatest opportunity to create new public parks and plazas…” (p. 40)
WHY HERE?

THE HUB OAK STREET
WINDOW OF OPPORTUNITY
COMBINED MARKET-OCTAVIA/MARKET VAN NESS SUD IMPACT FEES PROJECTIONS: FY18 (MILLIONS)

OAK PLAZA IKA REQUEST: $1.95M*

TOTAL ONE OAK INFRASTRUCTURE FEES $9.48M
- COMPLETE STREETS - $4.8M
- TRANSIT - $2.4M
- REC & OPEN SPACE - $2.29M

OAK PLAZA IKA REQUEST $1.95M*

21% OF TOTAL INFRASTRUCTURE IMPACT FEES

*+$1.95M does not include IKA-eligible project management and administrative fees, which are estimated at approximately $290,000. Project Sponsor requests IKA be increased by an amount to be determined pending further review by Planning Department and Project Sponsor prior to Planning Commission approval.
COMMUNITY ENGAGEMENT TO DATE

Timeline

Nov 16, 2015: Civic Design Review - Conceptual Design
Dec 8, 2015: One Oak/Oak Plaza Pre-App Community Meeting - presentation, 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 to relevant City agencies and solicitation of feedback
Feb 22, 2016: MOCAC - intro presentation/Q&A
July 18, 2016: Civic Design Review - Schematic Design
Jul 20, 2016: Visual Arts Committee - presentation/Q&A
Sept 12, 2016: HVNA T&P Committee - presentation/Q&A
Sept 22, 2016: HVNA ACE Committee - presentation/Q&A
Nov 21, 2016: MOCAC - design update presentation
Mar 15, 2017: Visual Arts Committee - presentation/Q&A
May 15, 2017: MOCAC - seeking IKA recommendation
Jun 15: Planning Commission - seeking IKA approval

By the Numbers

37 Cultural Stakeholder Meetings
38 City Coordination Meetings
50 Total Community Engagement Meetings
190 Total Community Meeting Attendees
CONCEPT PRECEDENTS
SHARED PUBLIC WAYS

Plaza Juan Pujol / Madrid, Spain

Brighton, UK

11th district / Paris, France
PLAZA FUNDING BREAKDOWN

CODE COMPLYING + IN-KIND ENHANCEMENTS PLAZA PLAN
SCALE: 1:20

Van Ness Avenue
Future BRT Station
25 VAN NESS
50 OAK
MARKET STREET

REQUIRED PUBLIC OPEN SPACE - PUBLIC ROW
REQUIRED PUBLIC OPEN SPACE - MUNI ELEVATOR EASEMENT
REQUIRED PUBLIC OPEN SPACE - ONSITE
PRIVATE OPEN SPACE - ONSITE (DOES NOT COUNT TOWARDS OPEN SPACE REQ)
PUBLIC MARKET KIOSKS
ENHANCED PUBLIC ROW (INCLUDING MOVABLE FURNITURE, LIGHTING AND AV/ELEC)

ONSITE (PUBLICLY ACCESSIBLE)
MUNI ELEVATOR EASEMENT (PUBLICLY ACCESSIBLE)

OAK ROW (STREET)
OAK ROW (SIDEWALK)
OAK ROW (SIDEWALK)

OAK ROW (STREET)
Van Ness Avenue
Future BRT Station
25 VAN NESS
50 OAK
MARKET STREET

REQUIRED PUBLIC OPEN SPACE - PUBLIC ROW
REQUIRED PUBLIC OPEN SPACE - MUNI ELEVATOR EASEMENT
REQUIRED PUBLIC OPEN SPACE - ONSITE
PRIVATE OPEN SPACE - ONSITE (DOES NOT COUNT TOWARDS OPEN SPACE REQ)
PUBLIC MARKET KIOSKS
ENHANCED PUBLIC ROW (INCLUDING MOVABLE FURNITURE, LIGHTING AND AV/ELEC)
CODE COMPLYING + IN-KIND ENHANCEMENTS PLAZA PLAN
LOOKING EAST FROM MARKET/VAN NESS INTERSECTION TOWARD PLAZA
PROGRAMMATIC PRECEDENTS
SPECIAL EVENTS

Lincoln Center / New York, New York

Director Park / Portland, Oregon

Theater Square / Rotterdam, The Netherlands
Small/Informal Performance Space
Occupancy Area: N/A
Performing spaces: 3
Performers: 1-5
Audience Capacity
Seated: 5-10
Standing: 6-20
PUBLIC MARKET KIOSKS

50 OAK

25 VAN NESS

1554 MARKET

ONE OAK

Van Ness Avenue

Future BRT Station

Oak Street

Market Street

Limit of Work, Typ.
PUBLIC MARKET KIOSKS

PRECEDENTS

Pike's Place - Seattle
Eastern Market - DC
34 Trinity Kiosks - San Francisco
PUBLIC MARKET KIOSKS

CONCEPTS

VIEW OF KIOSKS LOOKING WEST

VIEW OF KIOSKS LOOKING EAST

ACCORDION-FOLDING DOOR SYSTEM
- NANAWALL SL70, OR SIM

SLIDING POCKET-DOOR SYSTEM
- ANDERSEN NANOLINE, OR SIM

OR

GLAZED ENCLOSURE

FURNISHINGS

KIOSK STUDIES

PUBLIC MARKET KIOSKS

CONCEPTS
PUBLIC MARKET KIOSKS
PROSPECTIVE LOCAL BUSINESS

Red Bay Coffee - Oakland, CA

Bo’s Flowers - Van Ness & Market, SF
EYES ON THE PLAZA

Conservatory of Music
Main Lobby

Micro Retail Kiosks

25 Van Ness

Micro Retail Kiosk

Oak Plaza

Future BRT Station

Retail Space
Residential Lobby

Auto and Bicycle Valet
Staffed 24/7

Residential Lobby
Staffed 24/7

Café/Restaurant
Staffed 7am-12am

1554 Market
(Approved 12 Story Residential Project)

One Oak
Core and Back of House
VISION ZERO: IMPROVED PEDESTRIAN ACCESS AND SAFETY

Enhanced crosswalk connecting plaza and BRT Platform across Van Ness
SITE FEATURES
MATERIALITY - HARDSCAPE

Union Square / Asphalt block- 2 shades / New York, New York
Place de la Republique / Concrete slabs- shades / Paris, France
Goldman Plaza / Granite / New York, NY
PAVER TYPE

12” x 24” Hanover Pavers
(from DPW Materials Palette)

Charcoal  Limestone Gray

Long-range vision for full-block extension of pavers
SITE FEATURES
LIGHTING / MOVEABLE SEATING / BIKE RACKS

Moonlighting
LED Planter Lighting
Oak Street Pole Light
(Existing Light at Conservatory of Music)

Moveable seating and tables
One Greenville / Greenville, SC

Moveable seating / Mint Plaza / San Francisco, CA

Bike rack
LANDSCAPE PALETTE

Mount Diablo Manzanita

Species mix of native grasses, perennials, and woody species

Gray Rush Juncus patens
Fruit Sedge Carex globosa
Bottlebrush Grass Elymus californicus
Pacific Mist Arctostaphylos manzanita
California angelica Angelica californica
Meadow Rue Thalictrum fendleri
Alum Root Heuchera micrantho

Native to CA region
PUBLIC ART
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/
PUBLIC ART
INSPIRATION, CONCEPTS AND PROTOTYPING

https://www.youtube.com/watch?v=DovunOxlY1k
https://www.kepler16b.com/torsion-schematic-videos
PUBLIC ART
TORSION WAVES
WINDOW OF OPPORTUNITY

• Shovel-ready with guaranteed 2021 delivery
• 100 years of maintenance funding via CFD Special Tax
• Private delivery brings cost savings
• Cost overruns borne by One Oak
• Catalyzes City’s Hub Public Realm Plan
WINDOW OF OPPORTUNITY

<table>
<thead>
<tr>
<th>OAK PLAZA</th>
<th>TOTAL COST</th>
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<tbody>
<tr>
<td>Streetscape Improvements</td>
<td>$3,940,000</td>
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<tr>
<td>Code Complying Streetscape</td>
<td>$1,950,000</td>
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<tr>
<td>IKA Enhanced Features*</td>
<td>$1,950,000</td>
</tr>
<tr>
<td>Muni Elevator Enclosure</td>
<td>$350,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$6,240,000</strong></td>
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</tbody>
</table>

*$1.95M does not include IKA-eligible project management and administrative fees, which are estimated at approximately $290,000. Project Sponsor requests IKA be increased by an amount to be determined pending further review by Planning Department and Project Sponsor prior to Planning Commission approval.

TOTAL DEVELOPER CONTRIBUTION: $4.29M

TOTAL IKA PROPOSAL: $1.95M*

TOTAL PROJECT COST: $6.24M
$1.95M* in Market Van Ness SUD Impact Fees today leverages:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>Build Contribution</td>
<td>$4,290,000</td>
</tr>
<tr>
<td>Net Present Value of 100 years of CFD Revenues**</td>
<td>$9,921,536</td>
</tr>
<tr>
<td><strong>TOTAL VALUE</strong></td>
<td><strong>$14,211,536</strong></td>
</tr>
</tbody>
</table>

*$1.95M does not include IKA-eligible project management and administrative fees, which are estimated at approximately $290,000. Project Sponsor requests IKA be increased by an amount to be determined pending further review by Planning Department and Project Sponsor prior to Planning Commission approval.

**Assumes $300,000 in CFD revenues in Y1 with 5.0% discount rate and 2.0% annual growth over 100 years.
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)
LEGEND
- (E) White Passenger Drop-Off Spaces to Remain (5 loc.)
- (E) Angled Parking Spaces to Remain (15 Total Including Drop-Off Spaces)
- (N) Bike Racks, 7 on Oak Street at Franklin, 6 on north side of Oak Street, 5 on Market Street (28 Total)
- Curb Cut at 1554 Market Parking Entrance
- 1554 Market 40’ Truck Loading Zone
- (N) Pedestrian Curb Ramp (2 loc.)
- (N) Vehicular Curb Ramp
- (E) Pole Light to Remain (6 loc.)
- (N) Pole Light to Match (E), Typ. (6 loc.)
- (E) Oak Street Sidewalk to Remain
- (N) Accessible Passenger Loading Zone
- (N) White Zone (Proposed Passenger Drop-Off Area)
- Van Accessible Parking Space
- Edge of Canopy Above, Typ.
- Canopy Column, Typ.
- (N) Street Trees with Cast-Iron Grates in Sidewalk Built-out Expansion (2 loc.)
- Concrete Paving per City Standard, Typ.
- Yellow Truncated Domes, Typ.
- Custom Precast Planter with Seating, Typ.
- Moveable Precast Bench, Typ.
- Garage Fresh Air Supply Vent
- Ramp Up to BRT Platform
- Enhanced Pedestrian Crosswalk striping for BRT Station Platform
- (E) Van Ness Sidewalk to Remain
- (N) Enclosure for (E) MUNI Elevator
- Publicly Accessible Open Space
- (E) Van Ness MUNI Station Entrance to Remain
- (E) Market Street Brick Sidewalk to Remain
- (E) Street Trees to Remain
- Building Entry
- Property Line
- Limit of Work
CODE COMPLYING + IN-KIND ENHANCEMENTS PLAZA PLAN

LEGEND

- White Passenger Drop-Off Spaces to Remain (4 loc.)
- Angled Parking Spaces to Remain (15 Total Including Drop-Off Spaces)
- Bike Racks, 7 on Oak Street at Franklin, 6 on north side of Oak Street, 16 on Market Street (31 total)
- Curbs/20" Metal Parking Entrance
- 1554 Market 40’ Truck Loading Zone
- Pedestrian Curb Ramp (2 loc.)
- Pedestrian Curb Ramp
- Pole Light to Remain (1 loc.)
- Pole Light to Match (E), Typ. (6 loc.)
- Accessible Passenger Loading Zone
- White Zone (Proposed Passenger Drop-Off Area)
- Raised crossing with 6” ramp up from Van Ness Ave. and 4” ramp down onto Oak St.
- Van Accessible Parking Space
- 4” Precast Curb
- Edge of Canopy Above, Typ.
- Canopy Column, Typ.
- Precast Concrete Paving, Typ.
- Subgrade Vault to be Waterproofed and Sidewalk to be Replaced
- Street Trees with Cast Iron Grates (8 loc.)
- Rectangular Custom Planters (6 loc.)
- Micro-Residential Planter, Typ. (4 loc.)
- Yellow Truncated Dome, Typ.
- Custom Precast Planter with Seating, Typ.
- Moveable Chair, Typ.
- Moveable Precast Bench, Typ.
- Garage Fresh Air Supply Vent
- Parking Entrance
- Residential Lobby
- Cafe/Restaurant
- Outdoor Courtyard
- Valet Parking (auto and bicycle)
- 24/7 Valet Office
- One Way

50 OAK
Conservatory of Music
(E) 8 Story Building

25 VAN NESS
(E) 8 Story Building

1554 MARKET
(N) 12 story residential project under construction, complete 2019

Van Ness Avenue
Future BRT Station
Market Street
Oak Street

OAK PLAZA
WHY HERE?

5.5 acres of open space
per 1,000 residents in San Francisco*

**Estimate from 2011.

0.48 acres of open space**
per 1,000 residents in Market Octavia**

**Estimate includes all public open spaces within MO Area Plan boundary.
WHY HERE?

CULTURAL INSTITUTIONS
1. Conservatory of Music
2. New Conservatory Theatre Center & SF Arts Education Project
3. FAIS/CAIS
4. Kanbar Performing Arts Center
5. Dennis Gallagher Arts Pavilion
6. Octavia Art Gallery
7. FraenkelLAB
8. Rickshaw Stop
9. SF Jazz
10. Rena Bransten Projects
11. SF Boys Choir
12. SF Ballet
13. Herbst Theater & SF Arts Commission
14. War Memorial Opera House
15. SF Symphony
16. Nourse Theater City Arts & Lectures
17. Bill Graham Civic Auditorium
18. Orpheum Theater
19. Aerial Artique
20. City Dance Studio
21. Performing Arts Garage
22. SF Arts Commission Gallery
23. Asian Art Museum
24. KUNST-STOFF arts & SAFEhouse Arts
25. The Strand Theater
26. A.C.T.
27. Alonzo King LINES Ballet
28. Patricia’s Green
29. Hayes Valley Art Works
30. African American Arts & Culture Complex
31. Smuin Ballet & Dancers’ Group Inc
32. Jules Maigret Gallery

NEW DEVELOPMENTS
A. One Oak
B. Crescent Heights
C. Related

PROJECT TEAM
D. Build & Build Public
### SITE FEATURES
HARDSCAPE MATERIAL PALETTE COMPARISON

<table>
<thead>
<tr>
<th>Code</th>
<th>Complying Design</th>
<th>IKA Enhanced Design</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Market Street Sidewalk</th>
<th>Oak Street Sidewalk</th>
<th>OakStreet Roadway</th>
<th>Planters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Street Brick (Standard)</td>
<td>Scored Concrete (Standard)</td>
<td>Asphalt Street (Standard)</td>
<td>Precast Concrete Planters</td>
</tr>
</tbody>
</table>

- **Market Street Sidewalk**
  - Market Street Brick (Standard)
  - Scored Concrete (Standard)

- **Oak Street Sidewalk**
  - Oak Street Roadway
  - Precast Unit Paver Sidewalk and Street

- **OakStreet Roadway**
  - IKA Enhanced Design
  - Precast Concrete Planters
PLAZA AREA BREAKDOWN

OAK PLAZA

- Oak Street North Sidewalk Area: 2,065 sf
- Oak Street North Bulb-Out Area: 1,162 sf
- Oak Street Roadway Area: 4,163 sf
- R.O.W. Area: 13,635 sf
- One Oak South Sidewalk: 5,658 sf
- One Oak South Bulb-Out Area: 980 sf

Public R.O.W. Improvement Areas:
- In-Kind Funding Areas:
  - Oak Street Roadway Area: 4,843 sf
  - Oak North Sidewalk Area: 2,669 sf
  - Total In-Kind Funding Area: 7,712 sf

Sponsor Funding Areas:
- South Oak Sidewalk Area: 3,238 sf
- South Oak Bulb-Out Area: 1,859 sf
- North Oak Bulb-Out Area: 1,169 sf
- On-Site Plaza Improv. Area: 2,118 sf
- Total Sponsor Funding Area: 8,338 sf

Total Plaza Improvmt. Area: 16,050 sf

- One Oak Property Area: 1,928 sf
- BART Easement Area: 192 sf
- On-Site Plaza Improvement Area: 2,118 sf

- Muni Elevator Enclosure: 112 sf
- Open Space on BART Easement: 80 sf
- BART Easement Area: 105 sf

- Required Open Space Areas:
  - On-site Required Open Space: 1,498 sf
  - North Off-site Req’d Open Space: 1,820 sf
  - BART Easement Open Space: 80 sf
  - Total Required Open Space: 4,500 sf
PLAZA AREA BREAKDOWN

- 25 Van Ness Property Area: 172 sf total
- DPW Public R.O.W. Area
- One Oak Site Area
- Other DPW Public R.O.W. Area (Not Calculated)

PRIMARY BOUNDARY AREAS