

Received at CPC Hearing 5/16/19
K. Wilborn

3700 California Informational Hearing May 16th 2019

Agenda

- Project Team Introduction
- Site and Property Overview
- Community Vision Plan Process
- Project Design Highlights

TMG
PARTNERS | **TMG**


GROSVENOR

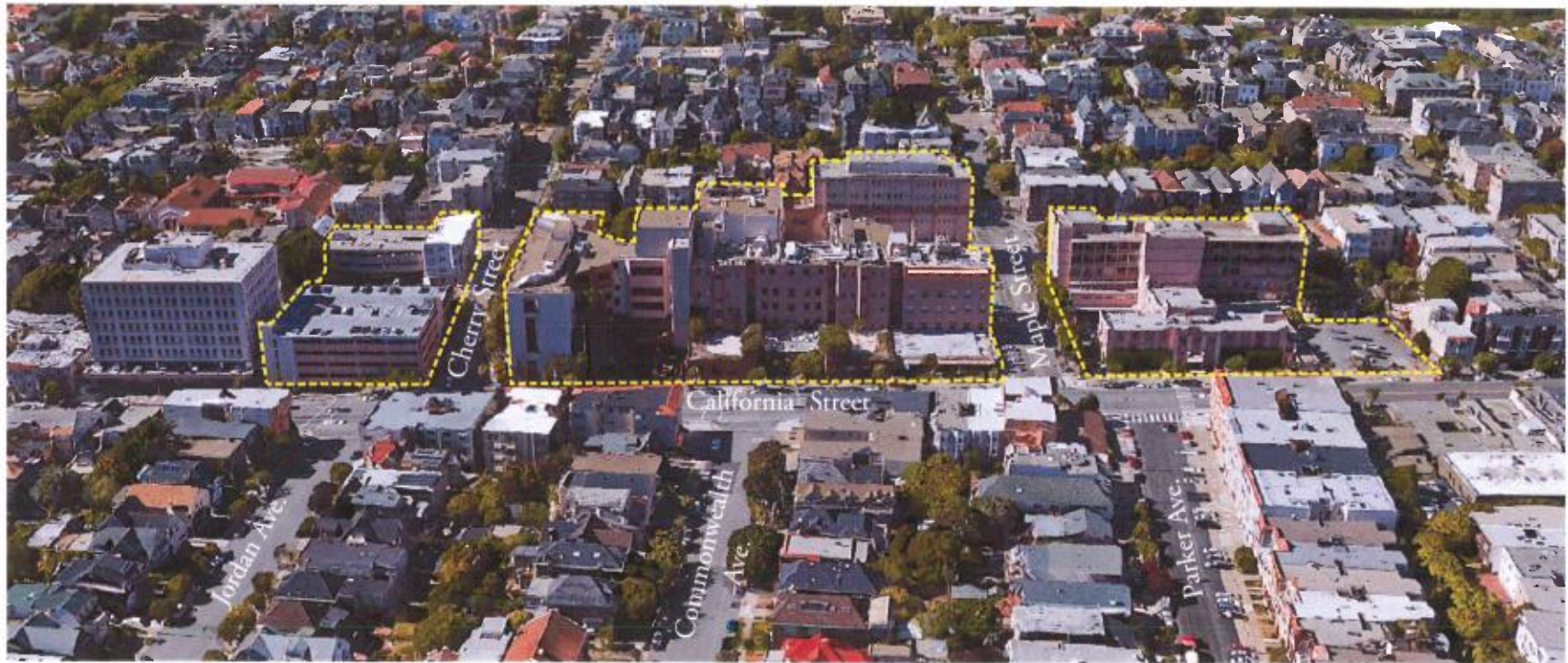
RAMSA

Site Context Map



CPMC Hospital Today

Site: 5 acres, 3 blocks
Size: 727,000 sq. ft.
Parking: 698 parking stalls
Hospital closes: 2020



California Campus: Historic Photos



1930-1960

California Campus: Current



Community Visioning Process:

CPMC Development Agreement

- | | |
|-----------|--|
| 2015-2017 | <ul style="list-style-type: none">• Activate Visioning Advisory Committee (VAC)• Quarterly VAC Meetings including Planning and District Supervisor Staff• Community Survey – Family Housing, Fit with Neighborhood, Honest Process• Stakeholder Meetings – JCC, Schools, Religious Institutions• Neighbors In-Home Meetings• Neighborhood Association Meetings: PHAN, JPIA, LHIA, PHRA, SSMA• Community Open House• Neighborhood Support Letters: PHAN, JPIA, PHRA, LHIA• Proposed Project Submitted to City Planning |
| 2018-2019 | <ul style="list-style-type: none">• Initial Study/EIR Started• Meetings with Planning Staff inc. SDAT and UDAT• Update Meetings with VAC and Neighbors |

Urban Design Studies:

Neighborhood Block Pattern



Urban Design Studies:

Neighborhood Building Types



3-4 story single-family

lot area: 1,625 sf
(65' x 25')

est. GFA: 5,600 sf

location: Sacramento St

Mix of scales and building types

Larger buildings integrated into blocks

Often at corners

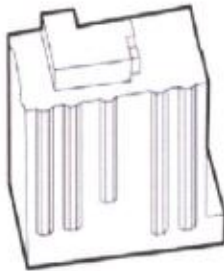


5-6 story multi-family

lot area: 8,500 sf
(100' x 85')

est. GFA: 51,000 sf

location: Laurel St /
Washington St



8-10 story multi-family

lot area: 5,000 sf
(100' x 50')

est. GFA: 37,500 sf

location: Walnut St /
Clay St



multi-family (4 stories)

multi-family (6 stories)

Urban Design Studies:

Historic Architecture



3. Russell House (1952)
3778 Washington Street / Erich Mendelsohn



4. Goslinsky House (1909)
3233 Pacific Avenue / Bernard Maybeck



5. Porter House (1904)
3234 Pacific Avenue / Ernest Coxhead



6. Waybur House (1902)
3232 Pacific Avenue / Ernest Coxhead



7. Napthaly House (1913)
2960 Broadway / Willis Polk



2. Watt House (1911)
36 Presidio Terrace / Julia Morgan



1. Yates House (1911)
85 Jordan Avenue / Julia Morgan



8. Welch House (1916)
2840 Broadway / Willis Polk



9. Newhall Carriage House (1915)
2974 Pacific Avenue / Julia Morgan



10. Gibbs House (1894)
2622 Jackson Street / Willis Polk



11. Swedenborgian Church (1895)
2107 Lyon Street / A. Page Brown

Urban Design Studies:

Elements of Traditional Architecture

Facades Articulated, Detailed

- Symmetrical
- Base, middle and top
- Double-height entries
- Cornices

Material Palette Varied

- Plaster, Wood, Brick, Stone

Detailed Window Patterns

- Individual frames
- Bay Windows
- Mullions—not curtain wall



Symmetry
Stone/plaster

Double-height entry
Red and white brick

vertical proportions

top

middle

base



Cornice
Plaster and wood



gabled
roof

bay
window

garage

Wood shingle

Urban Design Studies:

Neighborhood Landscape Designs



VAC Conclusions to Guide Site Planning

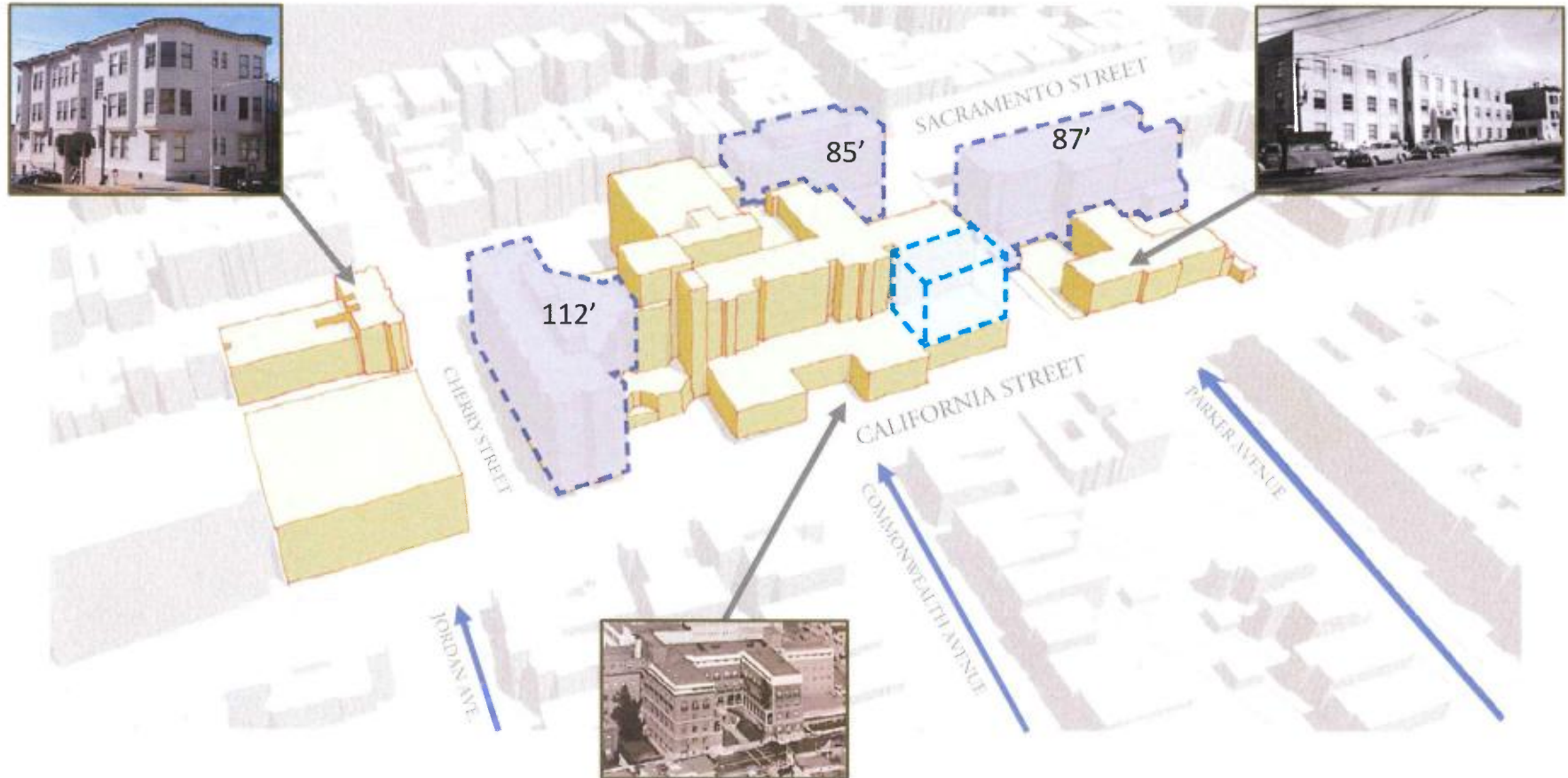
- Traditional architecture – *“No Glass Boxes”*
- Make it look like the neighborhood – *Not a Project*
- Variety of residential types and buildings
- Minimize traffic and parking impacts



Site Planning Concepts:

Value Historic Features and Sight Lines

- **Respect Historic Site Features**
- **Locate Buildings Sensitively to Consider Sight Lines**
- **Locate Taller Buildings Where They Exist Today/Least Visible**



Site Planning Concepts:

Mix of Building Types and Densities

- Retain Historic Features
- Varied Rooflines, Setbacks, and Building Heights (3-7 Floors)
- Mix of Unit Types and Densities (1-4 Bedrooms, 75% 2+ Bedrooms)
- Landscaped Backyards and Edges
- Parking and Services Located Below Grade



Initial Building Designs

View from Jordan Avenue



Existing



Initial Concept



Initial Building Design

View from Commonwealth Avenue



Existing



Initial Concept



Initial Building Design

View from Parker Avenue



Existing



Initial Concept



Initial Building Designs

View along Sacramento Street



Existing



Initial Concept



Community Vision Plan



Family Focused Housing

- 75% 2+ bedrooms

Reflect Neighborhood Character

- “Not a project”-restore neighborhood fabric
- Many varied buildings, heights, rooflines up to 80’
- Traditional architecture and quality materials
- Retention and Restoration of Marshall Hale and 401 Cherry

Pedestrian Friendly

- Parking spaces below residences
- Street trees, landscaped edges, sidewalk improvements

Broad Neighborhood Support

"We applaud the process that TMG Partners...has implemented...and ask that the Planning Department provide the same enthusiastic support of the project and the process as the neighborhoods"-

Bill Hudson, President, Presidio Heights Association of Neighbors, Feb 28, 2017

"The plan being presented to the City of San Francisco is the result of over 18 months of work with the neighborhood. It is rare, and perhaps unique, that a plan is endorsed by the surrounding neighborhood associations. I strongly encourage the Planning Department to endorse this plan with the same enthusiasm as the neighborhood."

Kathy Devincenzi, Laurel Heights Improvement Association, Feb. 28, 2017

"TMG made many changes at the request of neighbors-setting buildings back, changing rooflines, creating new buildings that include many San Francisco styles including craftsman, beaux arts, and Victorian, and including appropriate parking for family housing...PHRA encourages timely approval..."

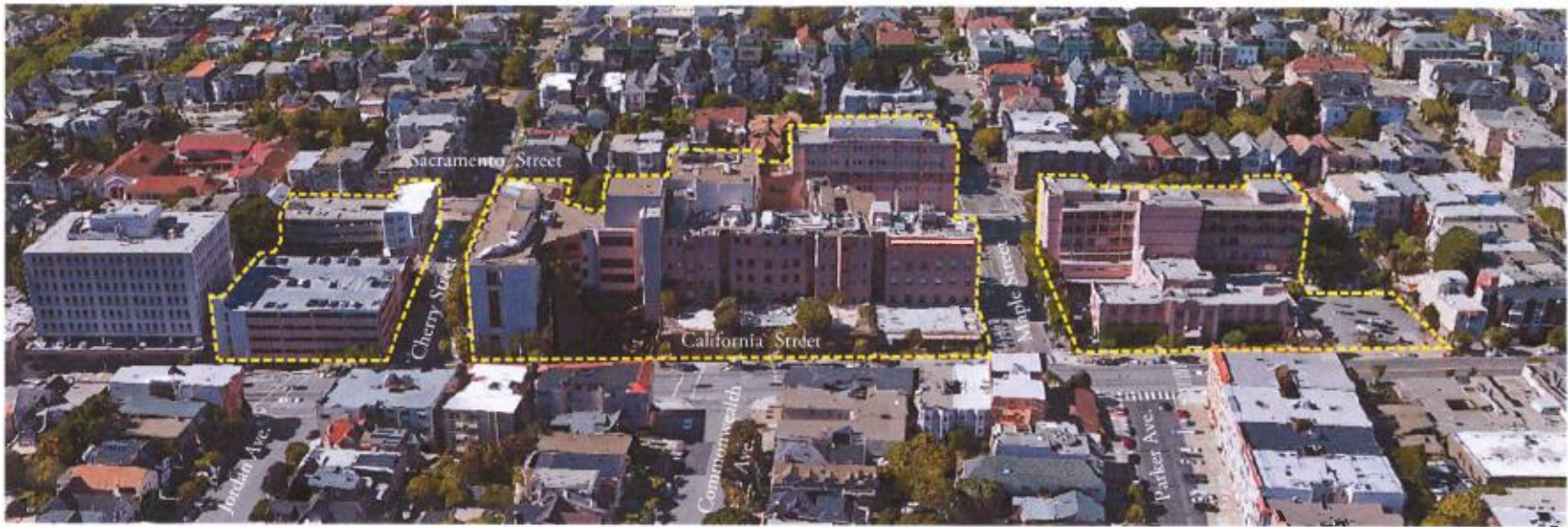
Lynne Newhouse Segal, President, Pacific Heights Residents Association

"JPIA endorses TMG's plans...and encourages acceptance by the City...so our shared vision for this site will be carried forward through to the final project approval"

L.R. Costello, President, Jordan Park Improvement Association, Feb 16, 2017

Design Evolution

Existing and Proposed



CPMC Hospital Today



Proposed Aerial View

Architectural Character



California Street



Cherry Street - West



Cherry Street - East

Architectural Character



Sacramento Street



Maple Street - West



Maple Street - East

Materials

Variety of Materials: Stucco/Stone



Stone & Stucco



1925 Gough Street



Stone & Stucco



2000 Washington Street



California Street

Variety of Materials: Brick & Stone, Wood



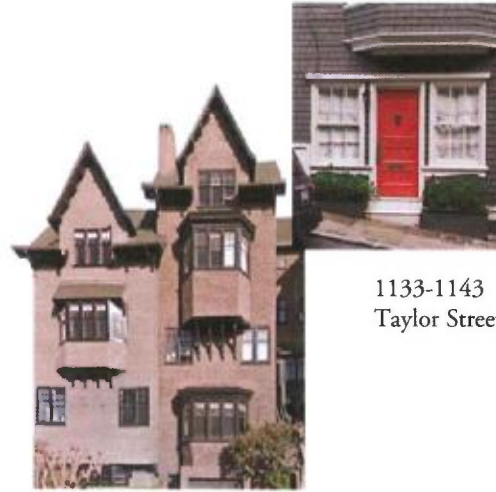
795 Sutter Street



145 Laurel Street



Stone & Brick



1133-1143
Taylor Street



Stone & Shingle



California Street



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RAMSA

Received at CPC Hearing 5/16/19
N. Perry



CIVIC CENTER PUBLIC REALM PLAN UPDATE

MAY 16, 2019
San Francisco Planning
Commission

04/01/2012
print

Civic Center is
San Francisco's
preeminent public
place – the civic
and cultural heart
of the City.



Civic Center's public realm – its streets, plazas, and other public spaces – is the fabric which holds the area together.





A well-designed public realm is an important component of any neighborhood, but in Civic Center these spaces take on even greater importance.



Civic Center faces difficult challenges, but also offers great opportunities to serve the diverse populations that come to its public realm.



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 & Gailie

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



Photo credit: SFPL

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.

The City is taking a coordinated, interagency approach to making Civic Center more inviting today and for future generations.





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

Helen Diller Civic Center Playgrounds



Bi-Rite Cafe



Stewardship Program



Free Games and Seating



Free Programming



New attractions & amenities

Stewardship

A cohesive identity



The Civic Center Public Realm Plan is building off recent plans and efforts to create a unified vision for improvements to the area's plazas, streets, and other public spaces.



PLAN TEAM

Interagency Team

San Francisco
Planning



Consultant Team

CMG

Landscape

Architecture

Gehl

KENNERLY ARCHITECTURE & PLANNING

HR&A
Analysts. Advisors.

 **STRUCTUS**



 **InterEthnica**

 **Lotus Water**
engineering solutions for a better environment

M LEE CORPORATION

J S N + A L D

HRA

PLAN AREA

Civic Center Plaza



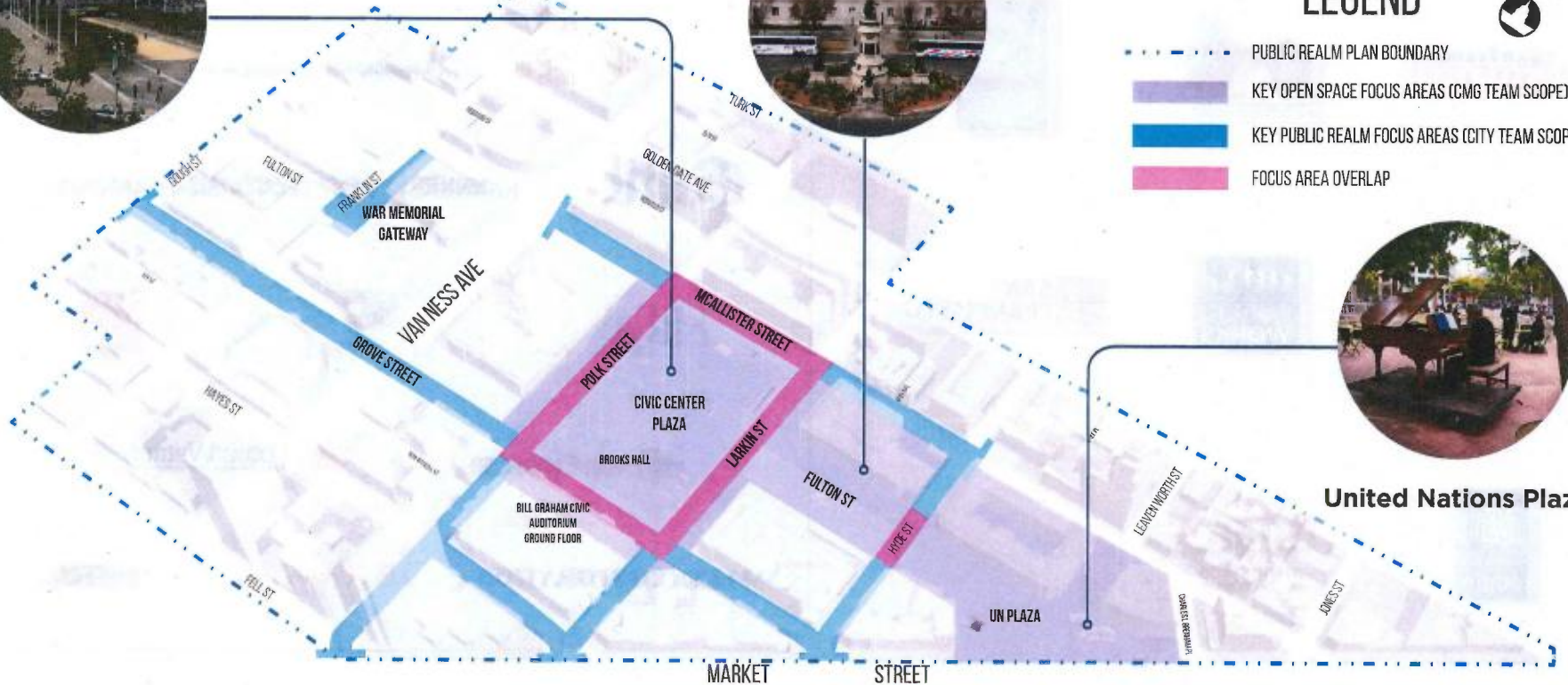
Fulton Mall



LEGEND



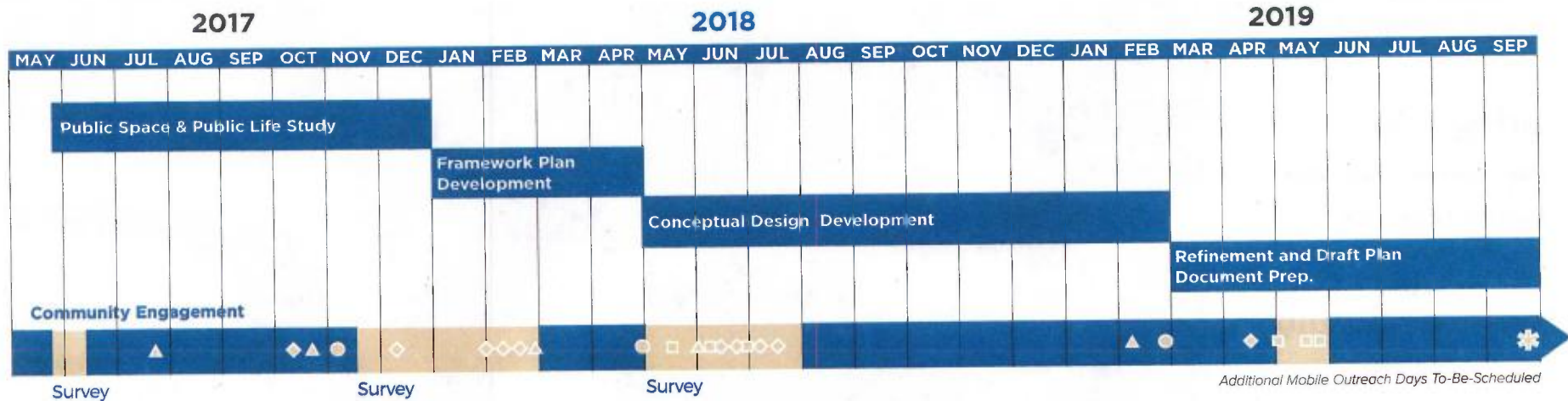
- PUBLIC REALM PLAN BOUNDARY
- KEY OPEN SPACE FOCUS AREAS (CMG TEAM SCOPE)
- KEY PUBLIC REALM FOCUS AREAS (CITY TEAM SCOPE)
- FOCUS AREA OVERLAP



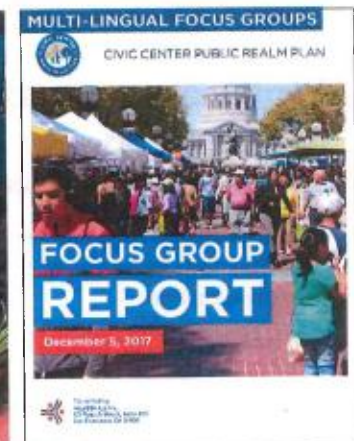
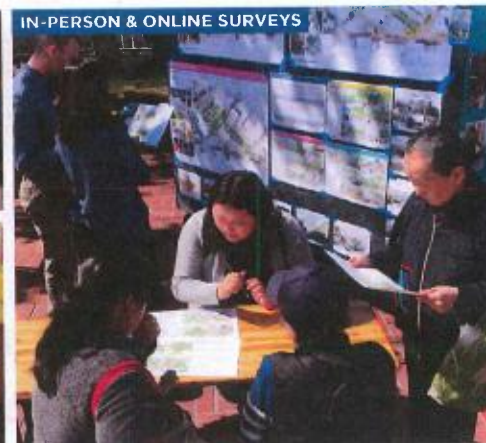
United Nations Plaza



PLAN TIMELINE



- ▲ Focus Groups
- ◆ Mobile Outreach Station Days
- Open Houses/Workshops
- Commission Hearings
- ★ Draft Plan Document Release



An aerial photograph of San Francisco, California, showing the city's layout. A central corridor, likely Market Street, is highlighted with a yellow overlay, indicating a proposed pedestrian-friendly street. The San Francisco City Hall is visible in the background. The text 'WHAT'S NEXT?' is overlaid on the left side of the image.

WHAT'S NEXT?

Spring 2019

- Info. hearings at commissions
- Community outreach

Summer/Fall 2019

- Street design refinement
- Plan document drafting/review

Winter 2019 - 2021

- Environmental review
(est. two year review process)
- Continuing conversations
re: phasing, funding, and
implementation



THE **HEART** OF SAN FRANCISCO

Civic Center is a public space for all San Franciscans: a ceremonial gathering place that welcomes everyday use and inspires civic pride.



**Car-centric,
fragmented
public spaces.**

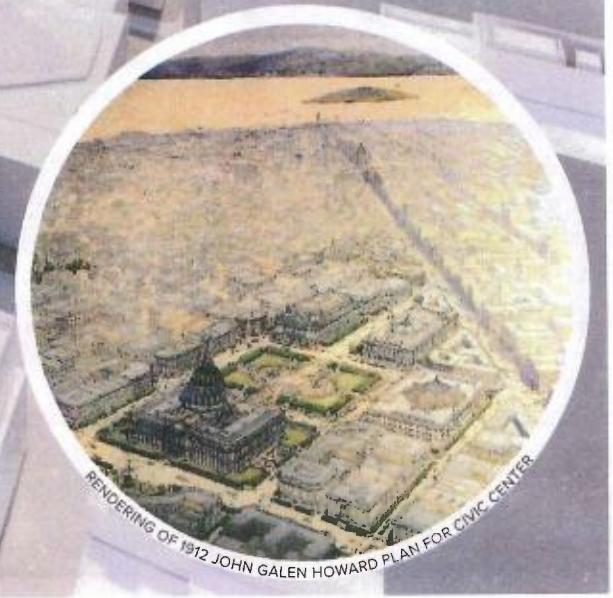


**Uninviting
microclimate and
bleak environment**



**Few reasons to
visit or stay in
the public realm.**

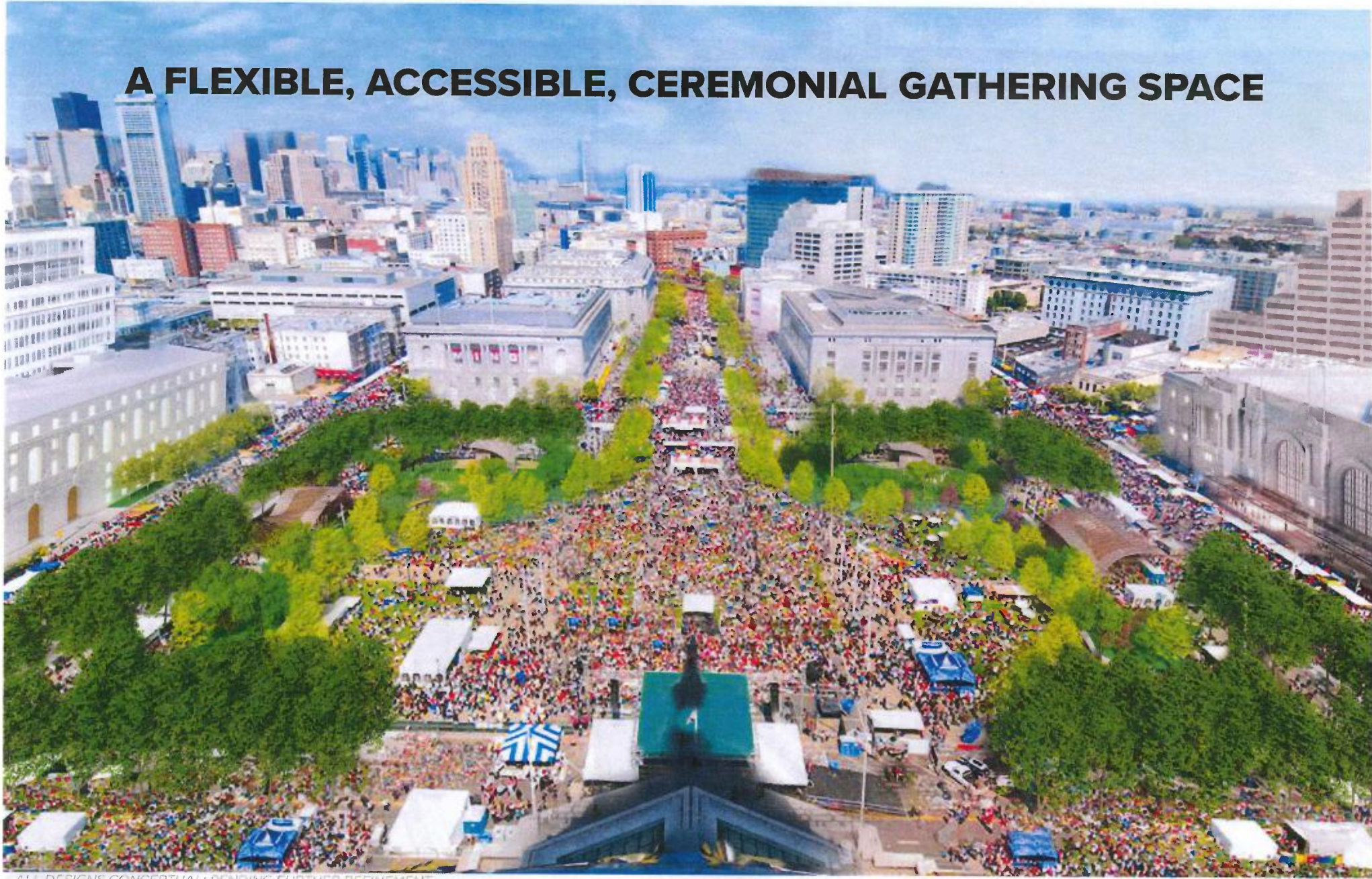
A LANDMARK DISTRICT



RENDERING OF 1912 JOHN GALEN HOWARD PLAN FOR CIVIC CENTER

ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT

A FLEXIBLE, ACCESSIBLE, CEREMONIAL GATHERING SPACE



ALL DESIGNS CONCEPTUAL - PENDING FURTHER REFINEMENT

AN INVITING PLACE THAT WELCOMES EVERYDAY USE

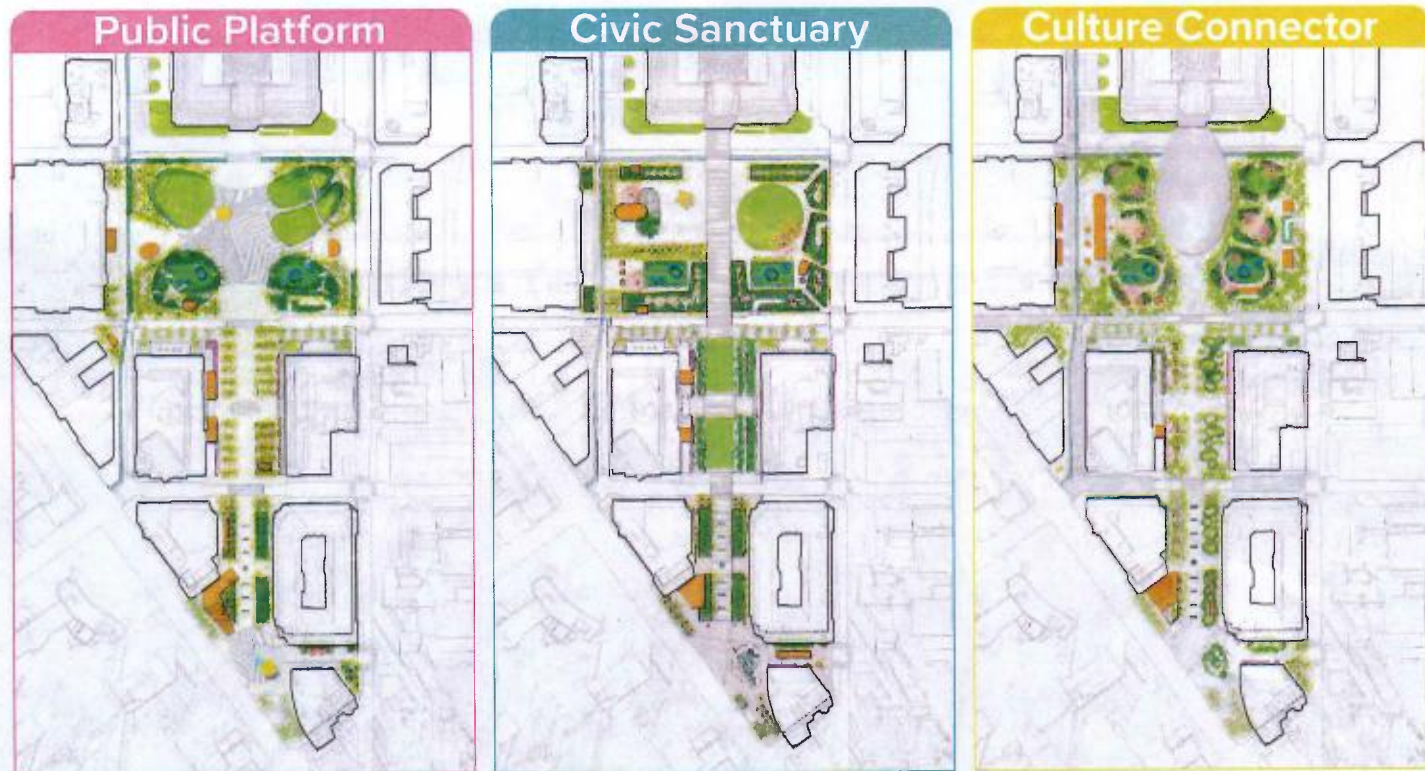


ALL DESIGNS CONCEPTUAL - PENDING FURTHER REFINEMENT

ARRIVING AT A CONCEPT PLAN

Spring 2018:

- Three “Framework Plans” for public spaces
- Two concepts for Grove & Polk streets



ARRIVING AT A CONCEPT PLAN



Framework Plan Feedback:

- Spring 2018 Community Open House
- Farmers Market + Online surveys
- Multi-lingual focus groups
- Stakeholder Briefings
- Community Working Group
- Interagency review/meetings

Create Your Favorite Plan Activity Results:

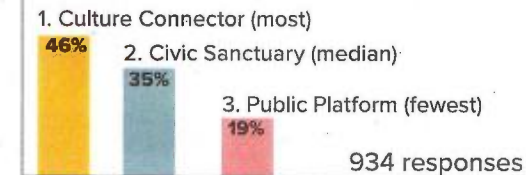


Framework Activity Preferences Summary

Space:	Civic Center Plaza		Fulton Mall		UN Plaza	
Public Platform	48.5	36%	28	22%	61.5	46%
Civic Sanctuary	24	18%	50	40%	29.5	22%
Culture Connector	61.5	46%	47.5	38%	42	32%
	134	100%	125.5	100%	133	100%

Survey Question Result Examples:

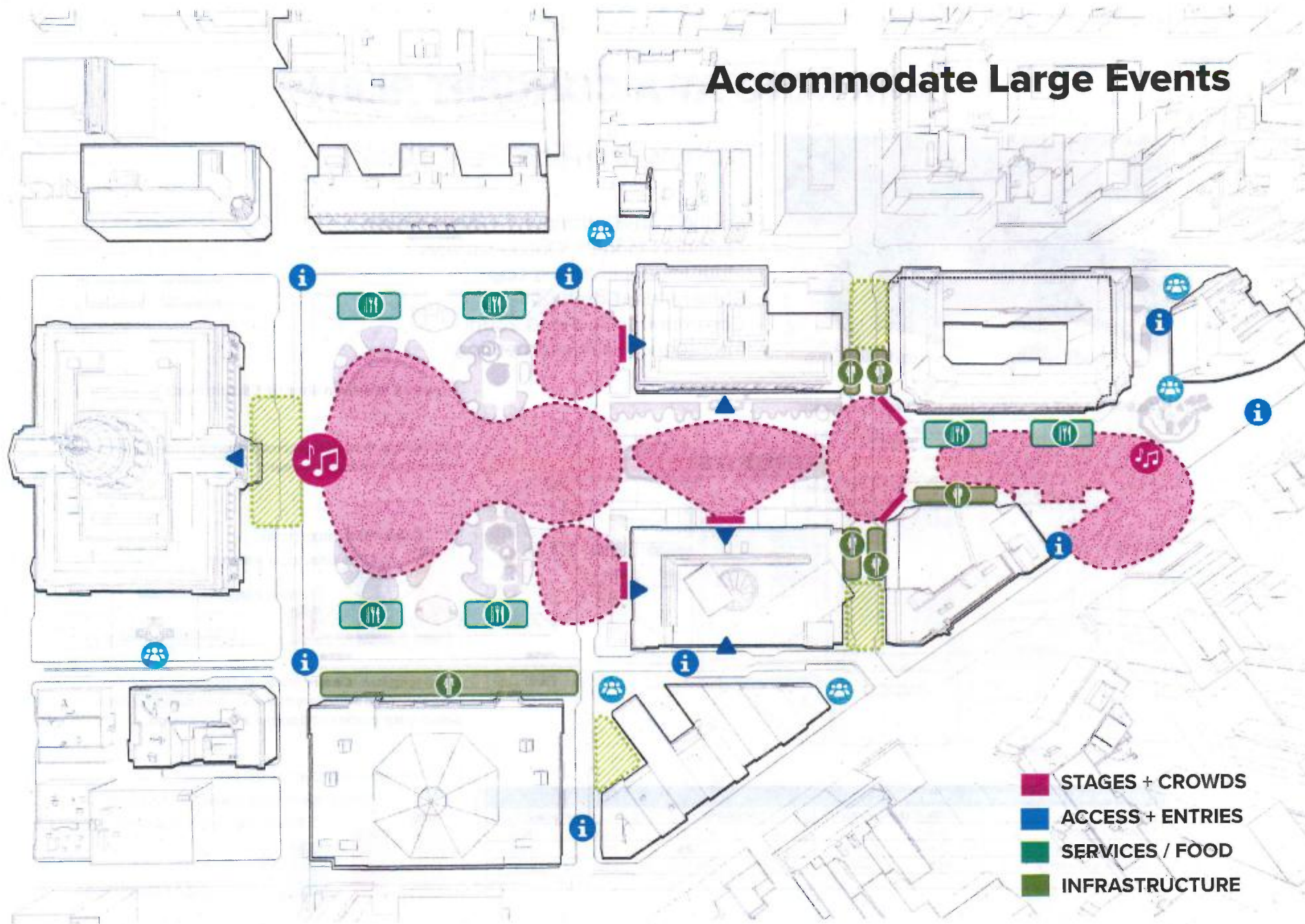
Which draft design best represents the ideal amount of trees and planted areas?



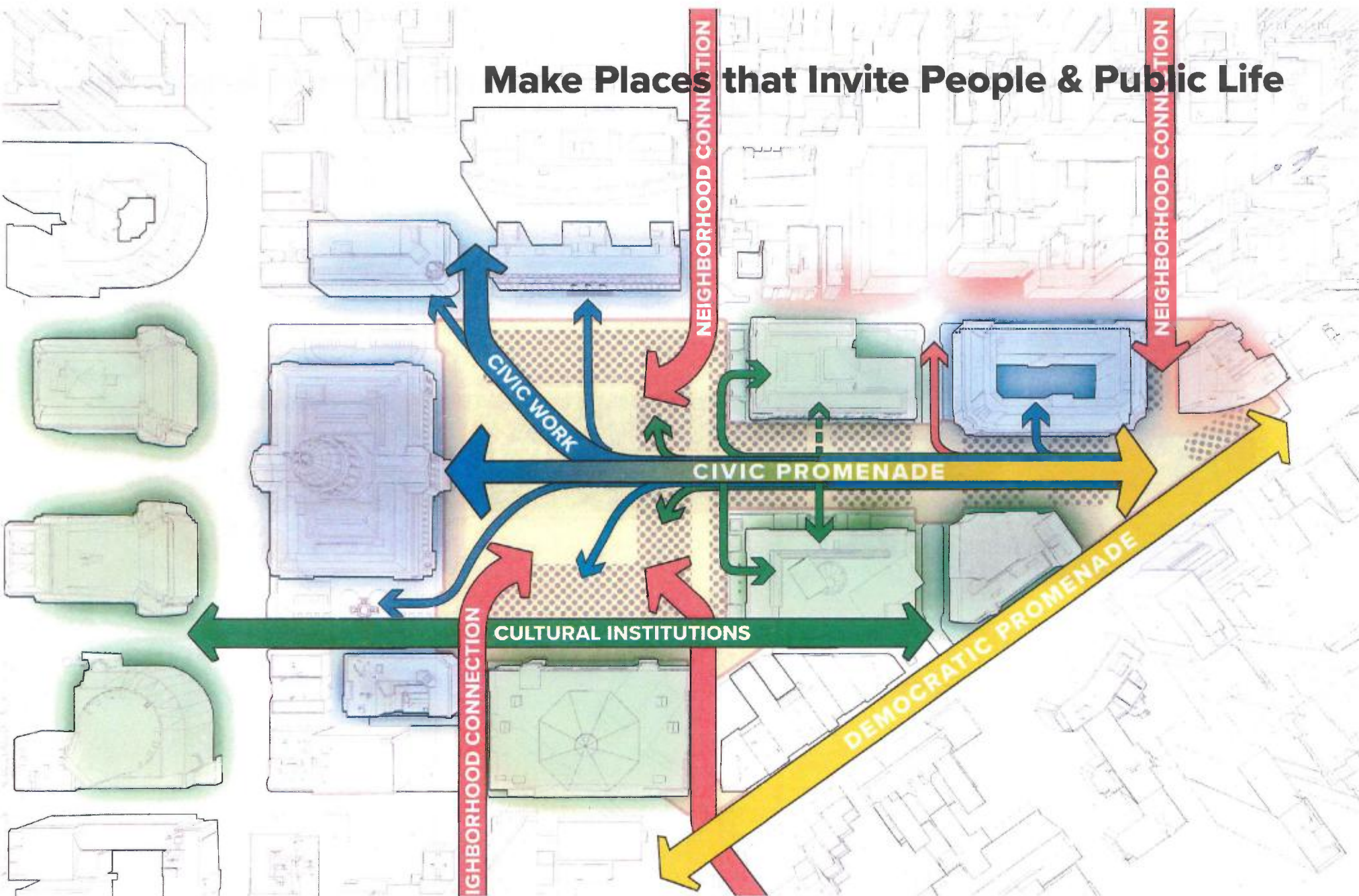
The fountain is a key feature of UN Plaza, but has long-standing maintenance, use, and design issues. Select your preferred approach to its design:



Accommodate Large Events



Make Places that Invite People & Public Life



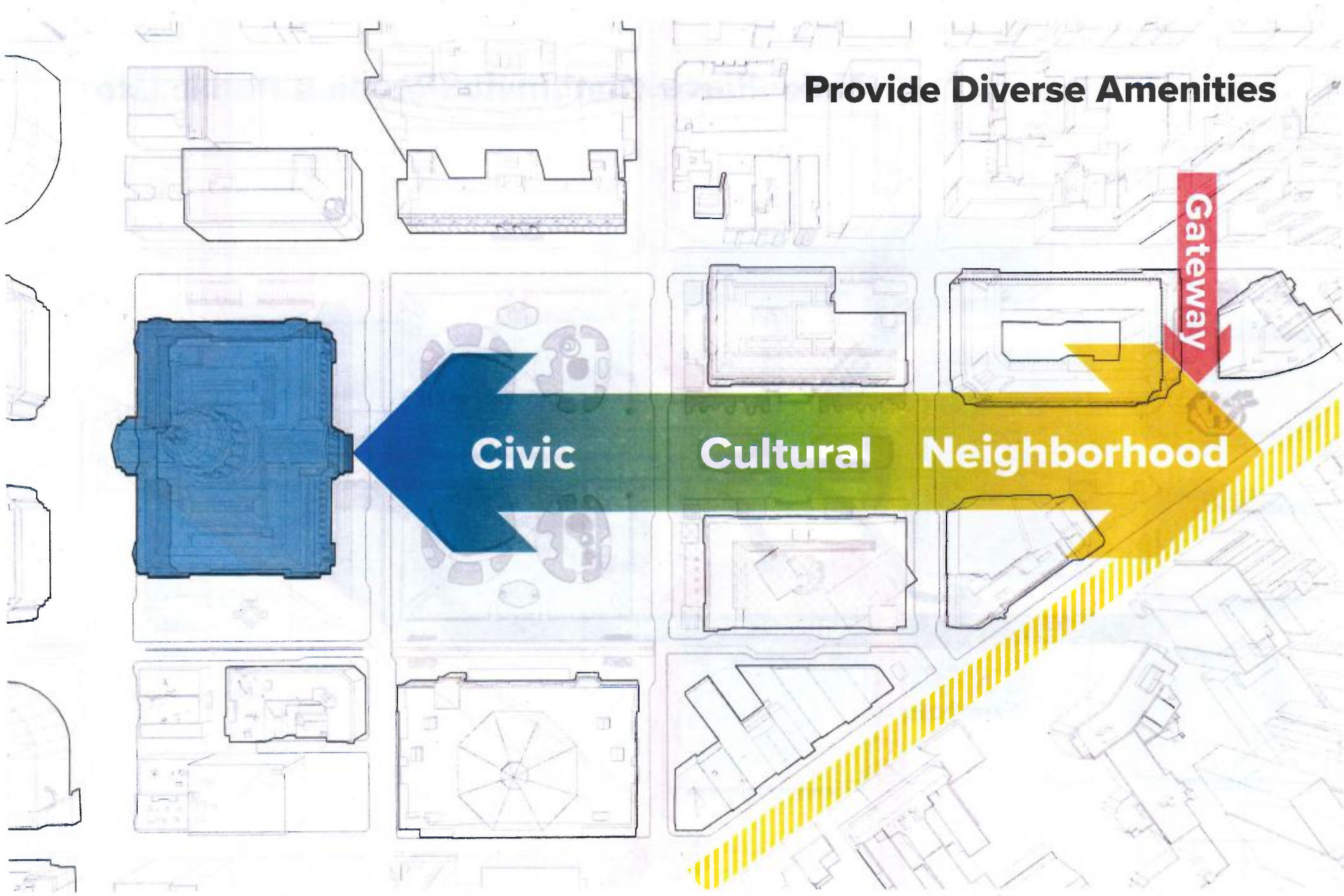
Provide Diverse Amenities

Gateway

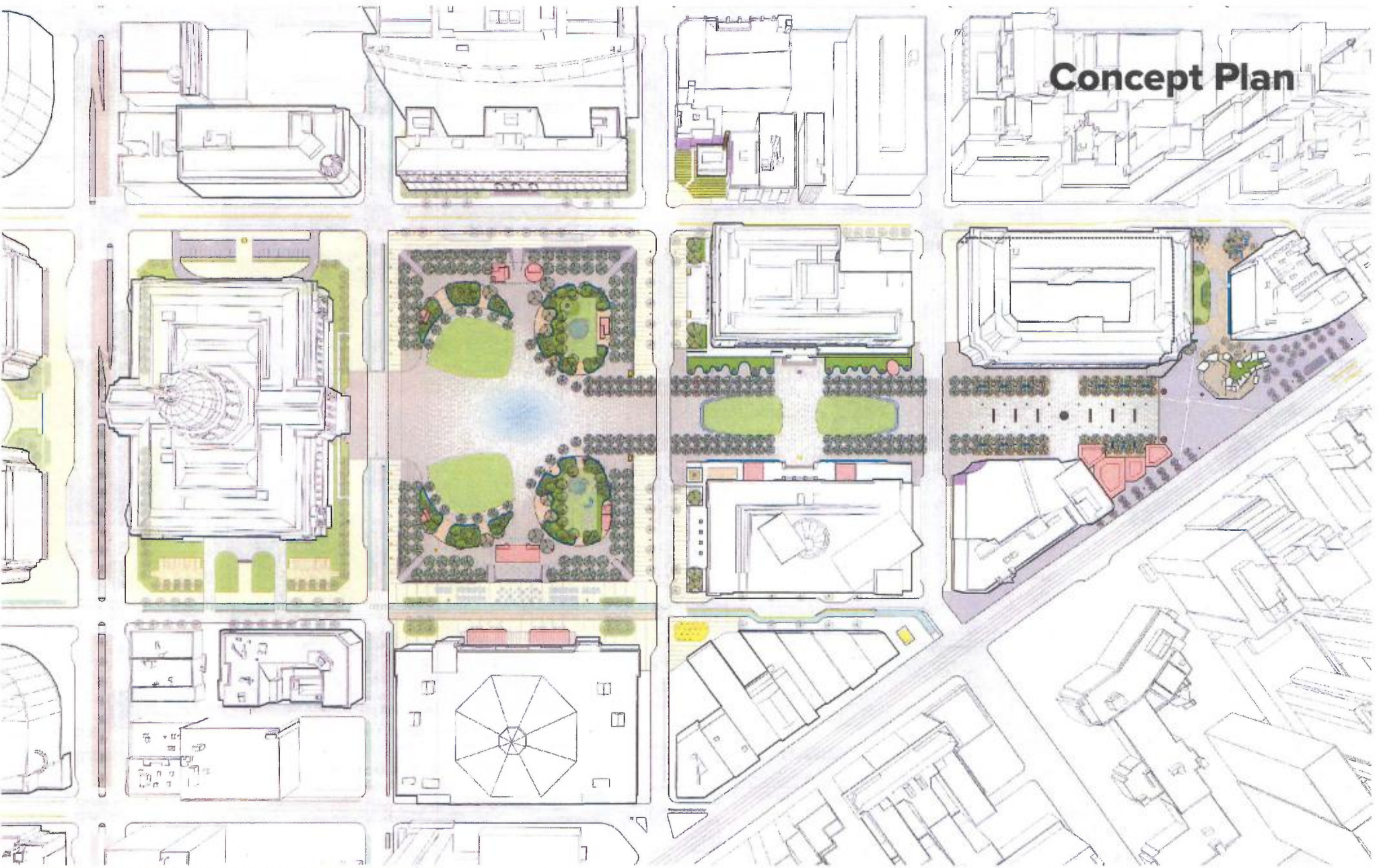
Civic

Cultural

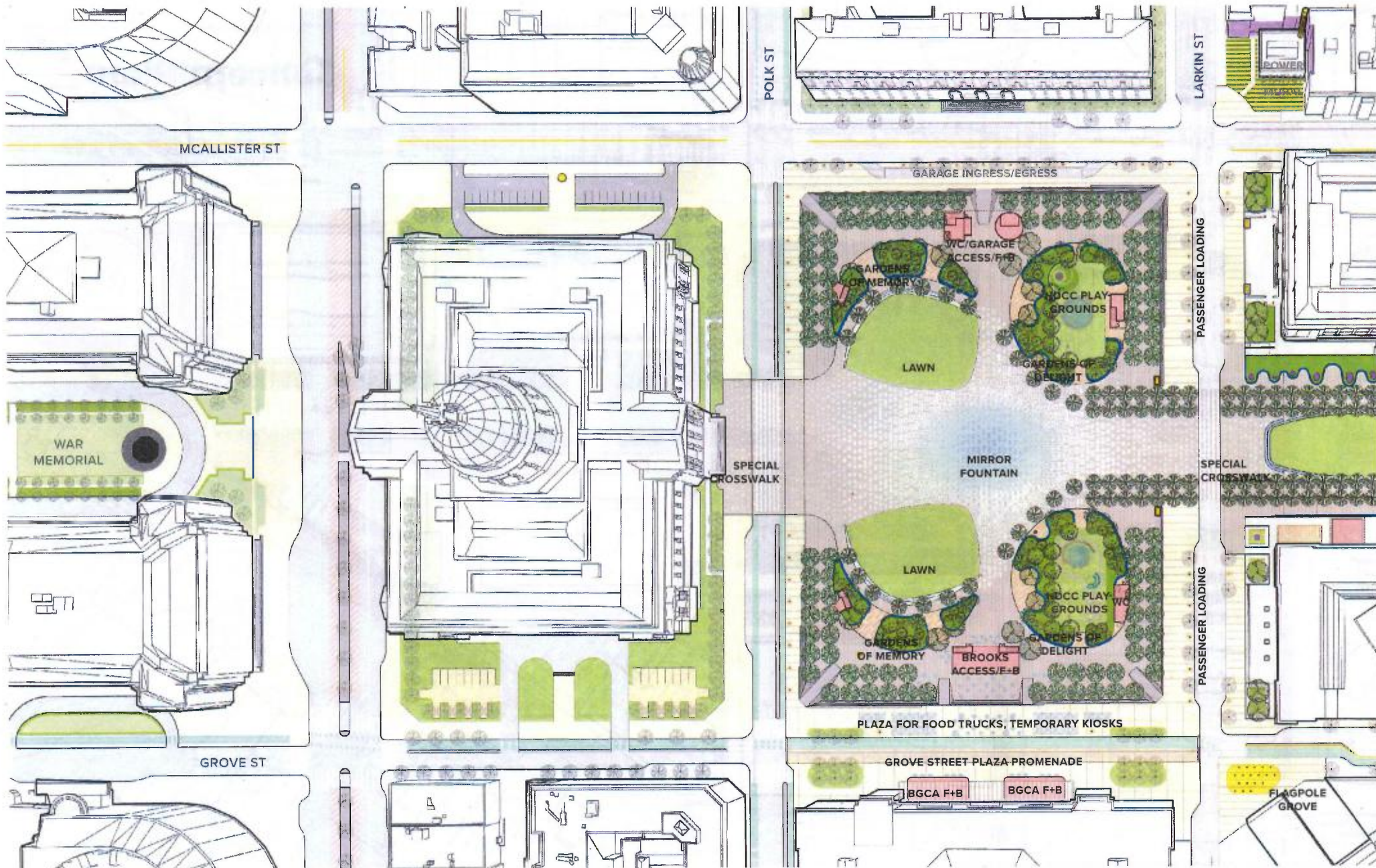
Neighborhood



Concept Plan



ALL DESIGNS CONCEPTUAL; PENDING FURTHER REFINEMENT



ALL DESIGNS CONCEPTUAL · PENDING FURTHER REFINEMENT

Central Gathering Plaza

ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT



Flexible Lawns Framed by Terraces

ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT



Gardens of Delight

ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT



Helen Diller Civic Center Playgrounds

ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT



New Pavilions & Underground Access

ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT



Grove St Plaza Promenade at Bill Graham Civic Auditorium

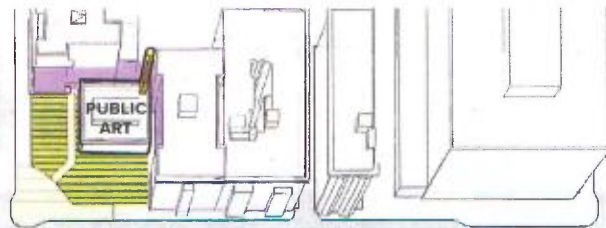
ALL DESIGNS CONCEPTUAL; PENDING FURTHER REFINEMENT



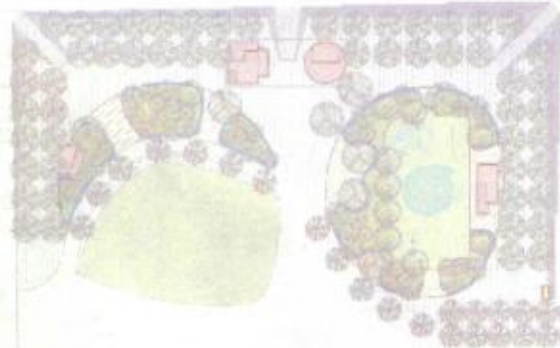


MCALLISTER ST

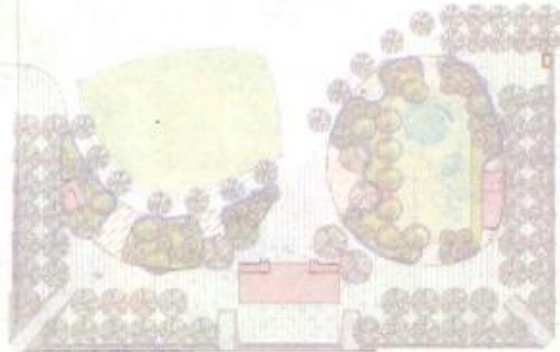
LARKIN ST



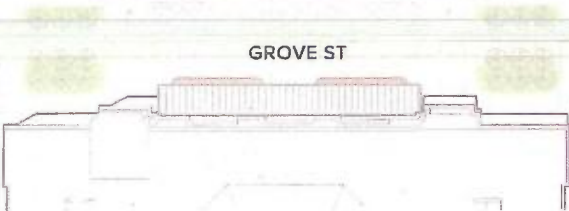
HYDE ST



SPECIAL
CROSSWALK

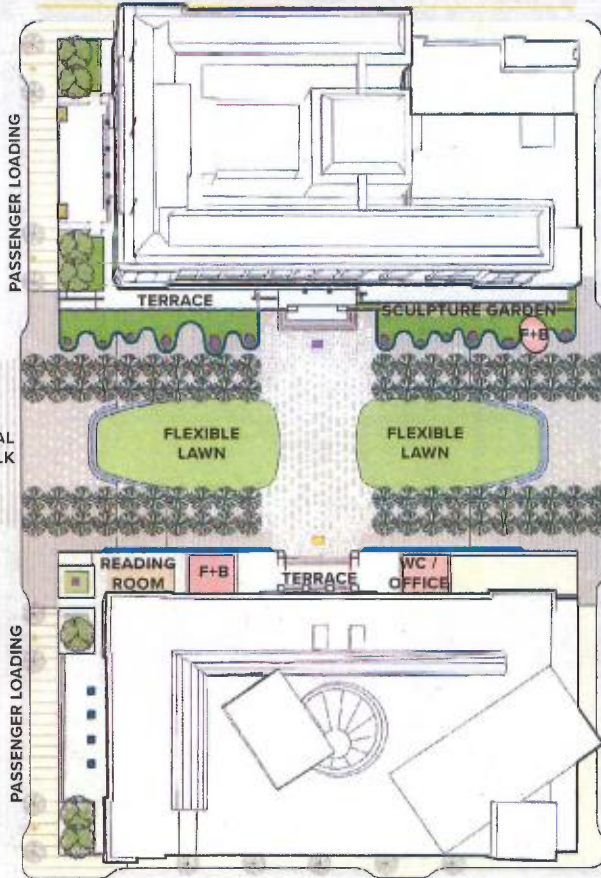


GROVE ST



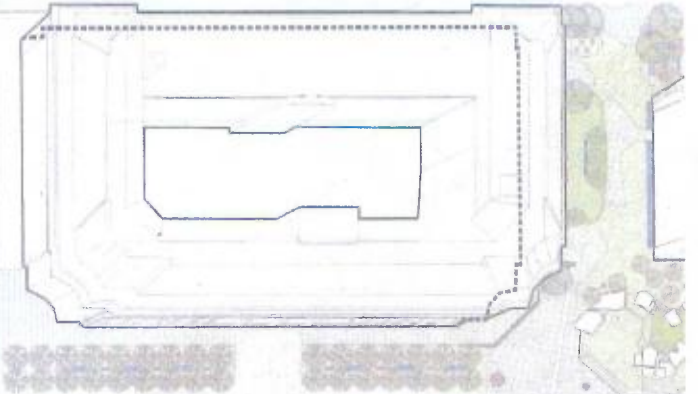
PASSENGER LOADING

PASSENGER LOADING



FLAGPOLE
GROVE

SIMON
BOLIVAR
MONUMENT



SPECIAL
CROSSWALK



ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT

Lawn Respite + Flexible Plaza

ALL DESIGNS CONCEPTUAL. PENDING FURTHER REFINEMENT



ALL DESIGNS CONCEPTUAL. PENDING FURTHER REFINEMENT

Civic Porches at Main Library + Asian Art Museum

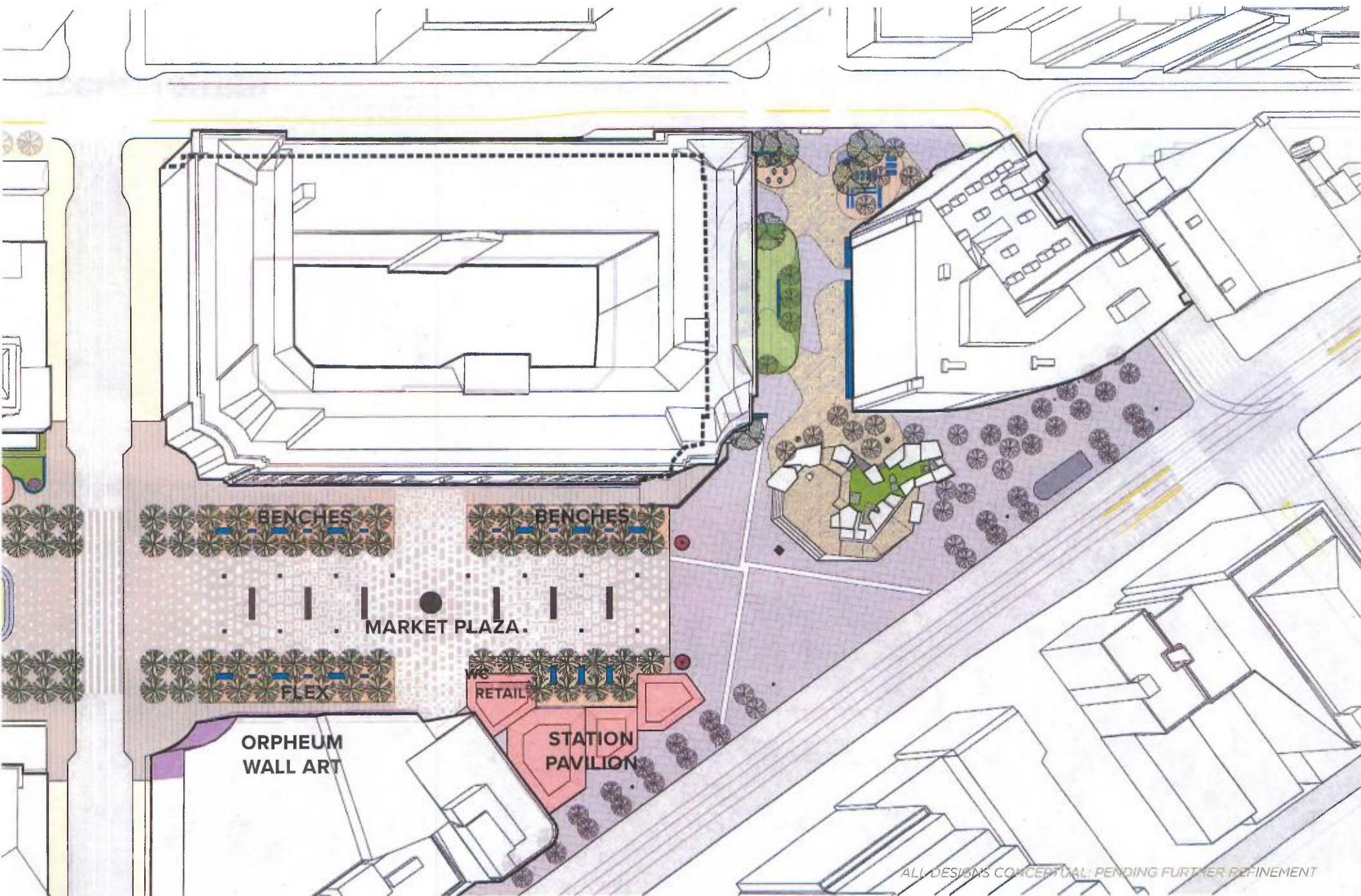
ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT



Lawn Respite + Flexible Plaza

ALL DESIGNS CONCEPTUAL; PENDING FURTHER REFINEMENT





ALL DESIGNS CONCEPTUAL. PENDING FURTHER REFINEMENT

Market Plaza

ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT



BART Station Building + Pavilion

ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT



Leavenworth Gateway

ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT

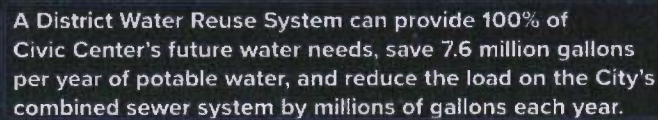


A Welcoming Gateway

ALL DESIGNS CONCEPTUAL: PENDING FURTHER REFINEMENT



CITY POTABLE (DRINKING) WATER SYSTEM



THE HEART OF SAN FRANCISCO



ALL DESIGNS CONCEPTUAL. PENDING FURTHER REFINEMENT

QUESTIONS & DISCUSSION



Website: www.civiccentersf.org

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THANK YOU!

Executive Summary for Planning Commission Hearing May 17, 2007 and Ordinance 69-08 signed by Mayor Newsom April 4, 2008 creating Section 317 require **“Code Implementation Document” (CID)**.

Current “Code Implementation Document” dated October 2010 is entitled **“Zoning Controls on the Removal of Dwelling Units”**

Part 7 of **“Code Implementation Document” (CID)** is **“Periodic Adjustment to Criteria”**. Part 7 comprises Administrative Approvals Section 317(d)(3)(A) and Demo Calcs Section 317 (b)(2)(B)(C) and (D) on the very same page.

Part 7 of **CID** has three publicly available updates for the Administrative Approval: March 2014 (\$1.506 million); November 2015 (\$1.63 million) and December 2017 (\$1.9 million) showing adjustments by ZA.

Part 7 of **CID** *never* adjusted Demo Calcs per intent of Section 317 (b) (2) (D) to “further the efficacy” of Section 317 “to conserve existing sound housing and preserve affordable housing” per the Planning Commission’s responsibility.