

Mission Dolores Park

Rehabilitation Project



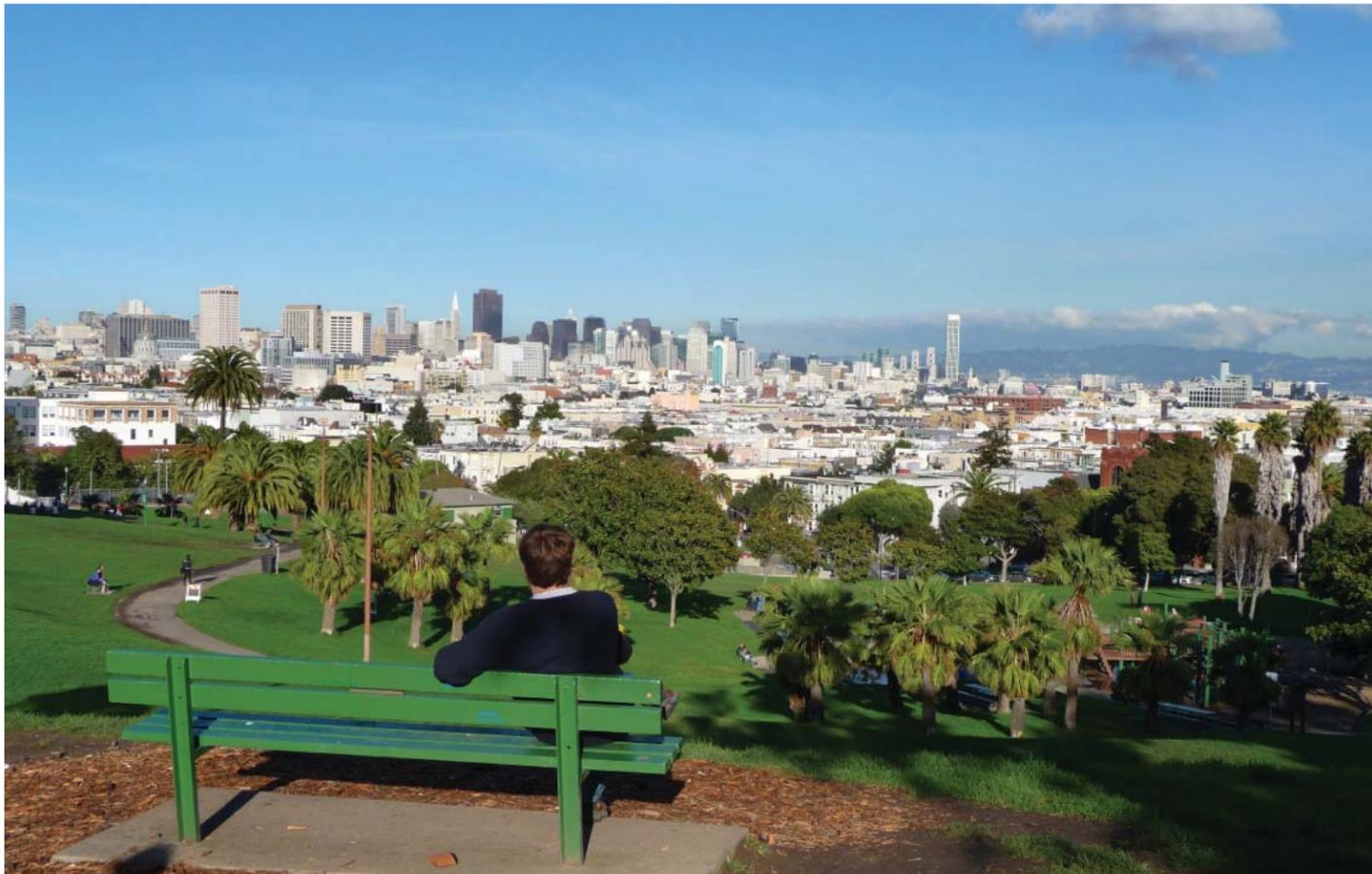
Schematic Design Report

March 15, 2013

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project team



Existing Photograph, December 2010

San Francisco Recreation & Parks Department

*Jake Gilchrist
Eric Andersen
Adrian Field*

San Francisco Department of Public Works

*John Dennis
David Froehlich
Lizzy Hirsch*

Royston Hanamoto Alley & Abey (RHAA), Landscape Architects

*Aditya Advani
Doug Nelson
Cara Ruppert
Dave Marcoullier*

Hamilton + Aitken Architects

*Susan Aitken
Thomas Lawrence
Maggie Judge*

Shared Spaces Landscape Architecture, Co-Design Facilitator

Steve Rasmussen Cancian

Garavaglia Architecture, Inc., Preservation Architect

Mike Garavaglia

Structural Design Engineers

Raj Sahai

Saylor Consulting Group, Cost Estimator

Jeff Saylor

Lan Do & Associates, Interpreter

*Lauren Do
Isabelle Bornstein*

Urban Design Consulting Engineers, Civil Engineer

Jason Ling

acknowledgements

Steering Committee Members

Laurie Adamson, park neighbor
Kent Barbour, park neighbor
Greg Bianchi, Bianchi Fitness
Lucia Bogatay, Mission Dolores Neighborhood Association
Kirsten Bourne, Bi-Rite Market
Robert Brust, Dolores Park Works
Carmen Castillo, park neighbor
Alex Chaffee, park neighbor
Manish Champsee, park neighbor
Rich Chicotel, park neighbor
Harry Clark, Liberty Hill Neighborhood Association
Alfonso Felder, Film Night in the Park
Kelton Finney, surrounding neighborhoods representative
Jenee Gill, SF Mime Troupe
Gillian Gillett, Supervisor Scott Weiner's Office
Peter Heinecke, Liberty Hill Neighborhood Association
Rachel Herbert, Dolores Park Cafe
Jill Inderhoden, Dolores Park Dogs
Mason Jeffry, Dolores Street Community Services
Lindsay Kefauver, Dolores Park Dogs
Gideon Kramer, Dolores Park Clean & Green
Rebecca Kroll, Childrens Day School
Robert Lord, Dolores Park Works
Judith Mattingly, Dolores Park Dogs
Meredith McCarthy, Neighborhood Parks Council
Mike McConnell, Fayes Video
Sam Mogannam, Bi-Rite Market
Kevin Montgomery, Uptown Almanac
Ted Olsson, Mission Dolores Neighborhood Association
Pablo Palominos, Colombia Boys & Girls Club
Joanna Schull, surrounding neighborhoods representative
Andrew Solow, Mission Soccer League
Michael Stock, park neighbor
Peter Thaler, park neighbor
Crystal Vann Wallstrom, Mission Community Council
Joel Winter, SF Bike Coalition
Tim Wirth, Friends of Dolores Park Playground

Thank you to over 200 Dolores Park community members that dedicated their valuable time to participating in the workshops and working committees.

An extra thank you to Bi-Rite Market & Dolores Park Cafe for the generous food and drink donations for the public workshops.

project overview



Proposed View of 18th/Dolores Streets Entry Plaza

Mission Dolores Park is located between the Mission & Castro Districts in San Francisco. Approximately sixteen acres, it is bordered by 18th, 20th, Church and Dolores Streets. During the past decade, as the Mission District became a more popular neighborhood, the park has seen a significant rise in its usage. This increase in visitors has brought significant challenges to the maintenance and operations of the park.

2008 Clean and Safe Neighborhood Parks Bond (Proposition A)

In February of 2008, Proposition A was passed by voters, ushering in the first step of upgrades to San Francisco's physical facilities. Information from the Neighborhood Parks Council website (<http://sfnpc.org/proposition a/>) states:

The bond was prepared by the Recreation and Park Department and the Port of San Francisco to address the capital needs of the City's neighborhood parks and improve open space quality and access along the bay shoreline. It covers the most urgent park repairs – about 10% of the \$1.7 billion in work needed in our parks.

Working with the community, RPD used criteria to score which parks are: most at risk in a major earthquake, in the worst condition, located in densely populated neighborhoods and used for a variety of purposes. They came up with a list of parks that received the highest score.

Mission Dolores Park was one of these twelve parks.

Helen Diller Playground

The new playground was designed and constructed separately from the rest of the park. Construction began on the playground project in the summer of 2011, at about the same time the community participation process for the rest of the park began. As such, the construction documents represent the "existing conditions" for the playground construction area.

Conceptual Design Phase Process

This report provides the information gathered during the conceptual and schematic design phases of the rehabilitation of Mission Dolores Park.

MISSION DOLORES PARK RENOVATION

Facility Name: Mission Dolores Park

Location: Dolores Street at 19th Street

Supervisory District: 8

Background: Mission Dolores Park occupies the equivalent of 2 large city-blocks covering 14.2 acres, and is located in the Inner Mission/Dolores Heights neighborhood. The site is bordered on four sides by Church, Dolores, 18th and 20th Streets. Dolores Park has six tennis courts and one basketball court, one large multi-use sports field, a childrens' playground with adjacent picnic area, and a clubhouse with



Image 16 Mission Dolores Park Children's Play Area



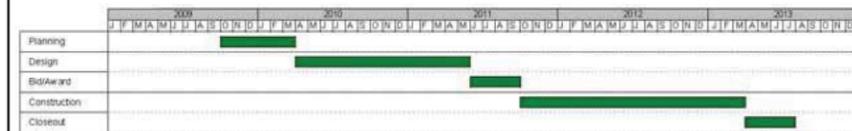
Image 17 Mission Dolores Park Clubhouse

public restrooms.

The site contains a designated off-leash dog play area, though the boundaries are not clearly defined. The formal entrance to the site is located off Dolores Street, mid-block at 19th Street. The entire west side of the park site is bound by the Munciple Railway's J-Church light-rail line. A concrete pedestrain bridge connects the park to Church Street at 19th Street.

Project Description: The project scope will include the repair and/or renovation of the courts, field, play area, and clubhouse; restoration of existing roads and pathways; upgrades to subsurface infrastructure, irrigation and lighting; modifications to the site to remove barriers and improve accessibility, and overall reconditioning of the park landscape.

Proposed Baseline Schedule:



Proposed Baseline Budget:

	2007 Dollars	Escalated Budget ¹
Site	\$5,208,000	\$6,826,029
Play Structure	\$810,000	\$1,061,652
Building	\$600,000	\$786,409
Estimated Construction Cost	\$6,918,000	\$9,067,295
Estimated Project Cost	\$9,200,940	\$12,059,502
Estimated Project Cost with Contingency²	\$10,121,034	\$13,200,000

¹Budgets are escalated to estimated midpoint of construction and rounded up to the nearest \$100K.
²Contingency derived from 10% of construction costs and 5% of soft costs.

2008 Clean & Safe Neighborhood Parks Bond, October 12, 2007

The project began in March 2011, with a series of meetings with the core team: representatives from San Francisco Recreation & Parks Department, San Francisco Department of Public Works, and the consultant design team of RHAA, Hamilton+Aitken, and Shared Spaces. The client group summarized the bond's goals, described the challenges and needs of the site, and provided site tours.

Simultaneously, Shared Spaces began to gather information from community members and created a steering committee. The first steering committee meeting took place on April 27th, 2011. This meeting kicked off a series of 15 public meetings and workshops, as well as dozens of smaller focus group, or "sub-committee," meetings on specific topics. The final public workshop occurred on October 27th, signaling the end of gathering information and input from the Dolores Park community. On February 29th, 2012 and February 6, 2013, the design team presented updated plans at an "open house" style community meeting. A detailed description of the community participation process can be found in section 5 of this report.

Executive Summary

The Rehabilitation Plan for Dolores Park aims at improving and upgrading the park while retaining its essential character. The rehabilitation effort focuses on solving the intense usage issues that have emerged since the park became a citywide magnet over a decade ago. With over 5000 users on the weekend, the restroom and the operations needs have become key issues. The rehabilitation plan provides two new restroom buildings and an underground operations building. On site, the eroded and degraded areas will be treated to take more rugged use, while broken systems such as irrigation, drainage and lighting will also be addressed.

The key driver of the redesign concept has been inclusivity. Currently inaccessible to people with mobility issues, the plan introduces an accessible walk that links the program elements within the park. Changes are also suggested to the central promenade and the western walk that bypass stair barriers and make the park easier to navigate and enjoy. A multi-use court has been seamlessly inserted to serve new forms of recreation that have become popular since the park was originally designed. Issues of co-usage between the various park users and park activities have also been addressed so that everyone feels comfortable and welcome in this crowded urban oasis.

Project Meetings & Milestones Schedule

April 27, 2011	Steering Committee Meeting #1: Committee Formation Meeting
May 26	Steering Committee Meeting #2: Full Steering Committee Kick-Off Meeting
June 2	Workshop #1: Vision & Site Analysis
June 16	Steering Committee Meeting #3: Draft Program & Prepare for Conceptual Design
June 30	Workshop #2: Set Priorities & Create Conceptual Plans
July 8	Meeting with MTA Representatives
July 28	Steering Committee Meeting #4: Review Draft Conceptual Plans & Prepare for Workshop 3
August 4	Workshop #3: Refine Conceptual Plans
August 18	Steering Committee Meeting #5: Review 50% Schematic Plans & Prepare for Workshop 4
August 25	Workshop #4: Planning the Key Elements of the Rehabilitation Plan
September 9	Mayor's Disability Council Presentation & Review
September 29	Steering Committee Meeting #6: Review Draft Plans – Site work
October 1	Meeting with Mission Station Police Officers
October 6	Steering Committee Meeting #7: Review Draft Plans – Architecture
October 20	Workshop #5: Draft Plan Review
October 27	Workshop #6: Draft Plan Review
November 21	SFAC Civic Design Review Phase 1
January 23, 2012	SFAC Civic Design Review Phase 1 (Resubmittal) - Approved
February 29, 2012	Community Open House 1
April 12, 2012	SFAC Civic Design Review Phase 2
February 6, 2013	Community Open House 2
March 13, 2013	Preliminary Mitigated Negative Declaration issued for public review by the SF Planning Department

a brief history of mission dolores park



View of 1906 Earthquake Relief Camp at Mission Dolores Park
Source: Bancroft Library, BANC PIC 1994.022-ALB v.314

Precontact

Human habitation of the San Francisco Bay Area dates to at least 6,000 years ago and there is evidence of pre-contact human activity in the Mission Dolores area. Native Americans congregated primarily around the bay edge, which extended into the rich environment of the Mission Dolores area. The site of Mission Dolores Park lies on the lower slopes of what is now Twin Peaks. Mission Creek originally coursed down present-day 18th Street and the slopes around the Dolores Park location most likely had springs. This natural spring water and Mission Creek flowed into a freshwater lagoon before flowing into the tidal marshes of Mission Bay. The hydrology, rich ecological setting, and warmer climate than other parts of the northern San Francisco peninsula made this a likely area for pre-contact human activity.

Initial Settlement

With the founding in 1776 of Mission San Francisco de Asis, now known as Mission Dolores, the nearby site of what is now Mission Dolores Park was likely used for cattle grazing and agricultural crops. San Francisco remained little more than a colonial outpost until after the Gold Rush. In the 1850s San Francisco did grow dramatically, however the site of Mission Dolores Park remained in agricultural uses. By 1860, streets in the area were gridded, if not developed. The growing civic need of burying the dead led two Jewish congregations to buy two whole blocks bounded by Church Street, Columbia Street (now 20th Street), Dolores Street, and Hancock Street (now 18th Street) to be developed into cemeteries. Over the next three decades, several thousand interments were conducted, but by 1888, the Board of Supervisors passed an ordinance calling for the removal of the cemeteries. The congregations eventually bought land for a new burial ground in Colma and began the task of removing the remains.

Park Initiative

There was a plan to sell the land for building lots, however in 1897 a neighborhood civic organization, the Mission Improvement Union, came up with the idea to transform the former burial grounds into a public park. The president of the Mission Improvement Union was James D. Phelan, who was also the mayor of San Francisco. It took some time, but in 1903 a series of bond measures were passed by the voters that included funds for the city's acquisition of the former Jewish cemeteries. The purchase was completed in 1905 and a number of design ideas for the park were explored, but a plan proposed by Superintendent of Parks, John McLaren, was approved by the Park Commission.



View of Church Street streetcar extension, 1915.
Source: SFMTA Archives, 2888



Rally in Dolores Park, 1926.
Source: SFPL Historical Photograph Collection, AAA-6824



Dolores Street, 1944
Source: SFPL Historical Photograph Collection, AAA-6828

Park Design

McLaren's 1905 plan is very recognizable today. A pedestrian promenade with a landscaped median and a central circle divided the park along the line of 19th Street. A terraced slope from 20th Street and Church Street allowed for a large, flatter area over much of the southern half of the park. A terraced slope also bounded Church Street in the northern half of the park allowing for the flatter area to have a baseball diamond. The edge along 18th Street included tennis courts and a running track. A border of significant trees lined the perimeter of the park. A wading pond for recreational and irrigation uses was tucked into the base of the slope near Church Street and 20th Street. A "semi-tropical garden effect" would be completed by generous planting of broad leaf plants. The plan was clearly a transitional plan between the pastoral and picturesque landscapes of Golden Gate Park, and the rational park plans of later years that emphasized recreational facilities.

Before the plan could be implemented, the earthquake of 1906 turned the site into a refugee camp for the next two years. At first tents and make-shift shacks housed refugees, but eventually most of the park was filled with 512 standard design earthquake cottages. In 1909, with the refugee camp closed, restoration and construction of the park began. Turf and trees were planted and McLaren's plan was largely followed. The tennis courts, wading pool, and athletic field were constructed.

Although the park was functioning, there were calls from the community for further improvements including paved sidewalks, a playground, a convenience station, and other amenities. In 1910 the Park Commission agreed to make more improvements, but these were not completed until 1912 and 1913. The pedestrian promenade along 19th street and the convenience station were completed, and drinking fountains installed. The convenience station was reportedly designed by John McLaren. It was a unique design that was classically inspired (the influence of the City Beautiful Movement). The structure was graded into the slope and an open deck roof provided a park overlook and became a popular venue for political rallies (later, in 1960, a second story "field house" was added).

A major alteration to the park was the addition of the Church Street streetcar line in 1917. The streetcar right-of-way was graded along the Church Street edge of the park. Significant grading was required and a graceful concrete bridge was constructed to carry the pedestrian promenade over the tracks.

Incremental Improvements

There were calls for a playground in the park as early as 1909, but it was not until 1917 that the first playground was constructed in the northeast corner of the park at 18th Street and Dolores Street. This playground may have only lasted a few years, however. A major fire destroyed Mission High School in 1922 and the site of the playground was used for temporary classrooms. The wading pool was drained, filled with sand, and converted to a playground sometime between 1924 and 1929. With the completion of the new Mission High School in 1927, the temporary buildings were removed and additional tennis courts were added at 18th Street and Dolores Street. Through the 1930s and 1940s, few additional improvements were made to the park.

The post-World War II years saw a large expansion in San Francisco's population and a corresponding interest in recreation. In the 1950s several of the existing facilities were rehabilitated including the tennis courts and the convenience station, and additional trees were planted. Recreation centers were being constructed in other parks in San Francisco, but it was decided to add a second story "field house" to the convenience station rather than add a new structure. The addition of other facilities was opposed by the community with a stated preference to preserve it as a park rather than change it to a recreation center.

Cultural Shifts

The Mission District changed dramatically in the post-war years with the influx of Hispanic immigrants. This new demographic and sense of identity was recognized in 1962 with the installation of the Miguel Hidalgo y Costilla sculpture near the top of the pedestrian promenade. This was followed in 1966 with the installation a replica of the "Mexican Liberty Bell" in the entry plaza at 19th Street and Dolores Street. Improvement in the 1990s included additional planting, new lighting, and a multipurpose/soccer field in the northern part of the park. In 2000 a strategic plan for Dolores Park was completed that envisioned a number of improvements to the park including a café; additional restrooms; drainage, irrigation, and lighting improvements; and a dedicated dog play area. Construction of a new playground completed in 2012 on site of the original wading pond.

Mission Dolores Park Today

Mission Dolores Park is common ground for several San Francisco neighborhoods including the Castro, Noe Valley, and the Mission. As the largest park in this part of San Francisco, it attracts users from a vast area. The growth of events in the park, as well as its status as a popular gathering spot has attracted even more visitors from other parts of San Francisco and beyond. The park's increasing popularity has put more strain on park maintenance, but it has also displaced some of the illegal and undesirable activities that plagued the park in years past. The Mission District continues to evolve as one of San Francisco's transitional neighborhoods. With the growth of the South of Market and Mission Bay areas as major employment centers, the Mission District has become a popular location for young professionals and its identity as an ethnic community is changing. Mission Dolores Park will continue to see intense and perhaps increasing use in the years to come.

Today, Mission Dolores Park retains the major elements and form of the original McLaren Plan. The current improvements planned as part of the 2008 park improvements bond program will, to a large degree, preserve the extant features of the McLaren Plan.

Mission Dolores Park Timeline

- 1776 Mission San Francisco de Asis (Mission Dolores) established by Spanish missionaries.
- 1860 Jewish congregations purchase land for use as cemetery.
- 1895 Cemeteries closed, remains removed & reinterred in Colma.
- 1903 Bond measures passed that included funds for acquisition of former cemeteries.
- 1905 Land purchased by city for development of a park.
- 1905 Park Superintendent John McLaren prepares a plan for "Mission Park".
- 1906 San Francisco earthquake. Undeveloped park becomes a refugee camp.
- 1909 Refugee camp closed and construction of park improvements begins based on McLaren plan.
- 1909 Initial park improvements include turf, shade & palm trees, flowering shrubs, tennis courts, wading pool & athletic field.
- 1913 Convenience station completed.
- 1916 Construction of right-of-way for Church Street streetcar line through the western edge of the park.
- 1917 Streetcar commences operation.
- 1917 First playground constructed at corner of 18th/Dolores St.
- 1922 Mission High School destroyed by fire. Temporary classrooms are placed in the park at 18th & Dolores, ending use of that site by the playground.
- c. 1927 Wading pool drained, filled with sand & play equipment.
- 1927 New Mission High School dedicated.
- 1930s Additional tennis courts built at 18th & Dolores after temporary high school classrooms are removed.
- 1960 Second story "field house" added to the convenience station.
- c. 1960 Crowley Cottage (remnant earthquake cottage) removed.
- 1962 Sculpture of Miguel Hidalgo y Costilla installed.
- 1964 First SF Mime Troupe performance.
- 1966 Replica "Mexican Liberty Bell" installed in new entry plaza at 19th and Dolores.
- 1990s Multipurpose soccer field installed on north lawn.
- 2011 Construction of new playground begins.
- 2012 Construction of new playground complete.



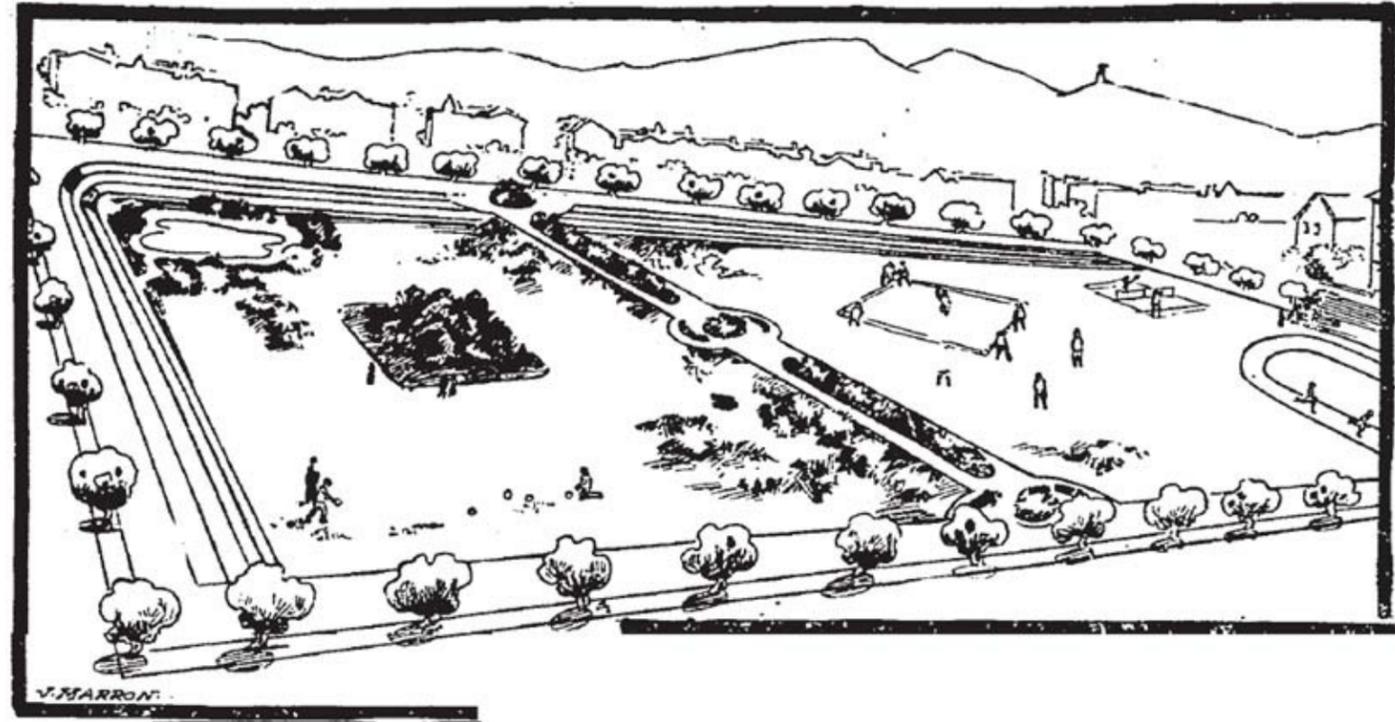
Wading Pool, 1917
Source: FoundSF.org, Greg Gaar Collection



Wading Pool Drained, 1927
Source: San Francisco Public Library AAD-7259



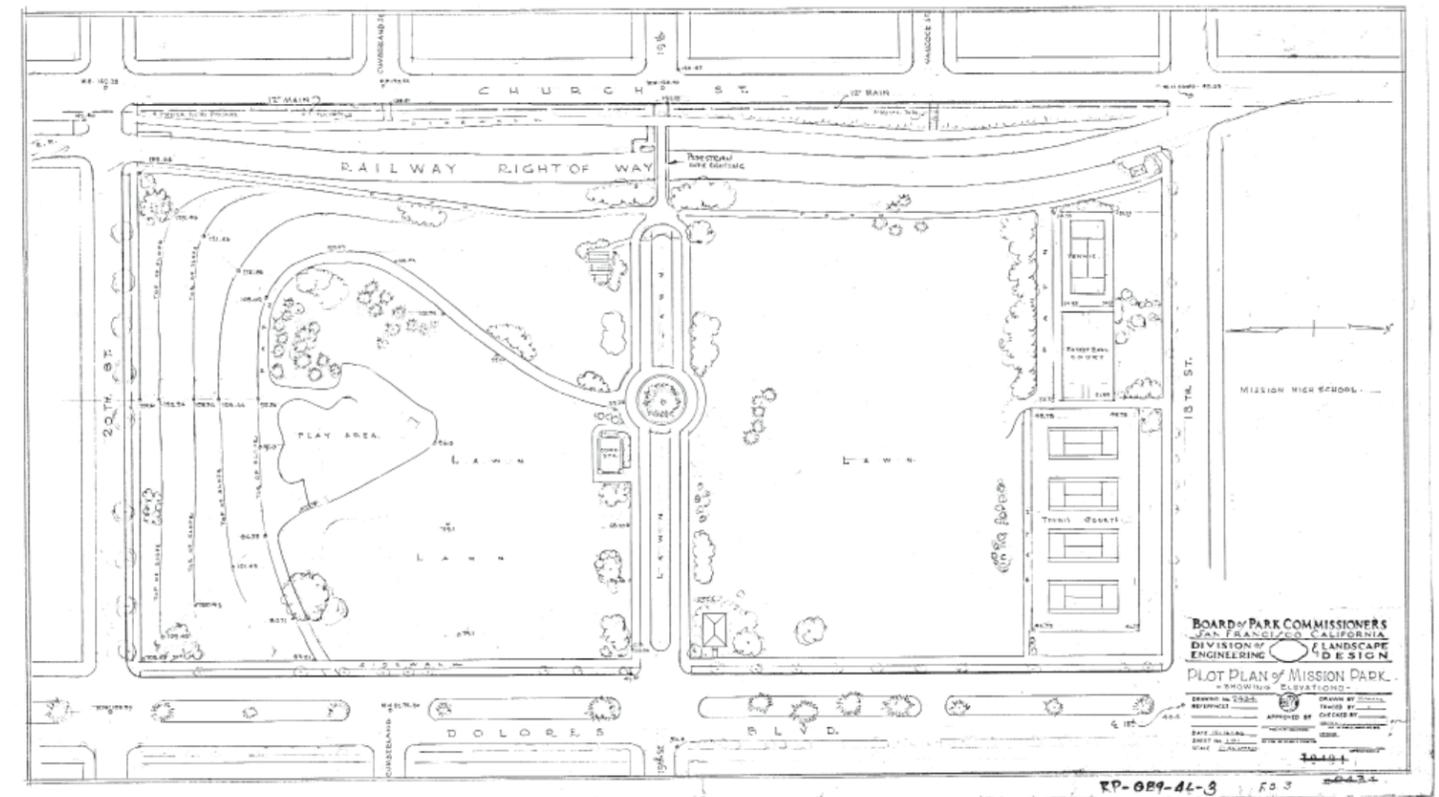
Playground, 1929
Source: SFPL Historical Photograph Collection, AAA-6820



John McLaren Plan for Mission Park, 1905 / Source: San Francisco Chronicle, Sept. 2, 1905

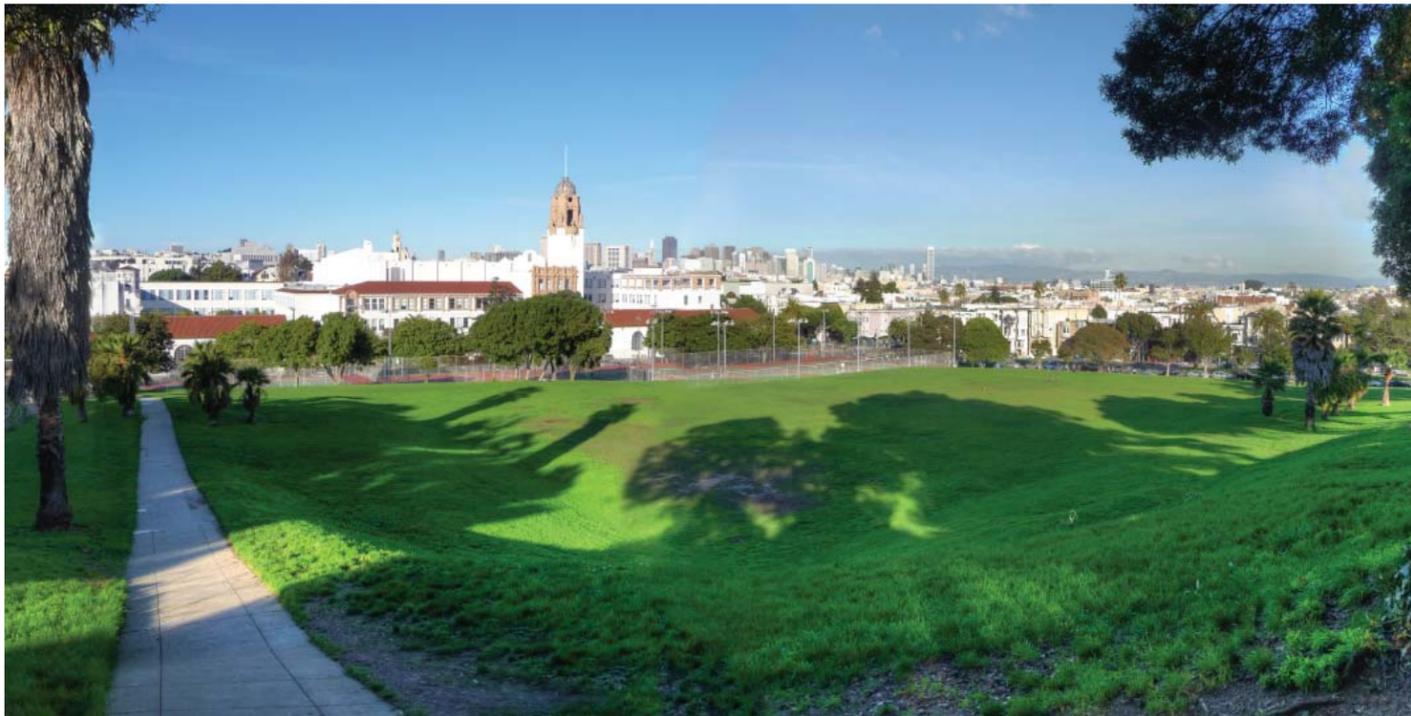


1938 Aerial Photograph / Source: San Francisco Public Library/David Rumsey Collection



1946 Plot Plan / Source: San Francisco Division of Engineering & Landscape Design

existing conditions & needs



Existing Photo of Soccer Pitch & Athletic Courts, December 2010

Mission Dolores Park's heavy usage has resulted in the site being "loved to death" by its community. Evidence of this can be found everywhere in the park: trampled plants, compacted soil, overused restrooms, and constant littering. One of the first steps of the conceptual design process was to gather existing information about the park. The bond measure listed a handful of items that were known necessary improvement items:

- repair and/or renovation of the courts, field, play area and clubhouse
- restoration of existing roads and pathways
- upgrades to subsurface infrastructure, irrigation and lighting
- modifications to the site to remove barriers and improve accessibility
- overall reconditioning of the park landscape

In addition, the design team gathered its own information. During site walks, at the first two steering committee meetings and at the first public workshop, the following list of desires (both for the park and for the planning process) were developed.

Site Tours & Interviews with Operations Staff:

- Update the irrigation system (the operations team listed this as their highest priority)
- Find a solution to the litter problem and overflowing trash receptacles
- Retain only one off-leash dog play area
- Need accent planting at entry areas
- Need low barriers/fences at planting areas
- Erosion/Desire trails at each side of park entrance (19th/Dolores Streets)
- Consider removing parking & widening sidewalk at park entrance (19th/Dolores Streets)
- Through-route for maintenance vehicles needed (existing route will be removed with playground construction, needs reconstruction)
- Improve parkway strip between curb and sidewalk - no irrigation here, mature tree roots make planting difficult.
- Address all drainage and flooding problems across entire site and especially at the north field
- New picnic area needed to replace lost one at playground - at least 8 tables, reservable area
- Path west of Muni tracks needs through-route or turn-around for maintenance vehicles
- Possible alteration of steps from bridge to promenade
- Need new viewing/overlook area at southwest corner
- Treatment of steps entering park from Church Street
- Operations Building
- Reduce steep slopes for mowers



Existing Drainage & Erosion Issues at 19th/Church Street Entry Plaza



Existing Social/Desire Paths & Storage Container near Promenade



Existing Social/Desire Paths near Hidalgo Statue

Steering Committee Meeting #1:

- The process should be driven by the community driven process – the entire community, not just some segments. The park should be open & available to entire community.
- Park should be open, green space; park should be used; want to include community and neighborhood in the process.
- Creation of a multi-use space and allow for an assortment of gathering spaces; “no fences, more benches.”
- Create a healthy green space open to everyone
- Fix all park essentials (drainage, maintenance, etc.).
- The historic significance of the park should remain.
- Community should have sense of ownership at end of project.
- Ensure that events of all sizes will have the ability to use the park.
- Upgrade infrastructure to create a functioning park.
- Create more hardscape (paving, walls, wider paths) for more efficient use.
- Improve planting.
- Construct more bathrooms.
- Find the balance between all users of the park
- Fix operations issues, make park more sustainable and easier to maintain.
- Park should retain its role as a center of celebration and needs the infrastructure to support that idea and to support larger events.
- Create a community garden/victory garden.

Public Workshop #1:

Sewage/Drainage:

- Bathroom sewer upgrade
- Fix drainage - remove concrete bunkers at bottom of slope at Dolores/19th Street (Bell Plaza)
- Drainage improvements under bridge
- Drainage downhill from clubhouse needs improvement
- Drainage ditch improvements along side of tennis courts
- Soccer field drainage & Leach field drainage system
- Update irrigation
- Flood control at 19th Street
- Dog fountain flooding

Pathways/Safety:

- Pave desire trails and light them
- Paths are in poor condition
- Not enough paths
- People cut around Hidalgo Plaza- worn trails
- Guard rails on paths along train track
- Steps at west side trail lead unsafely to Church Street

- Improve Church Street access way from park
- Improve lighting at dangerous areas
- Safety along Church Street path

Resurfacing:

- figure out how to eliminate/reduce resurfacing of tennis court
- Resurface tennis court
- Repair cracks in sports courts
- Fix cracked sidewalks/paving

General:

- Exposed utility boxes on the ground
- Steep drop in contour of hill-towards Dolores and 18th Street
- Fencing needs fixing or replacement
- Remove the 4 dead trees at 20th and Church

Dog Areas:

- Improvements to dog area near container
- Barriers to keep dogs off Muni tracks
- Create a separate dog area/’ dog run’ from rest of park
- Dog run signs needed

Soccer Fields:

- Artificial turf at soccer field (mixed feelings)
- Soccer fields look like wetlands
- People like soccer
- Very steep area above informal soccer area for viewing
- Need seating around soccer field
- Portable soccer goals
- Artificial turf for soccer field
- A twin micro-soccer field layout for multi-purpose space
- Slope between tennis courts and soccer field is a dead zone, build retaining wall and fill to make field better
- Don’t build a retaining wall, like mentioned above

Tennis Courts:

- Seating for tennis courts
- No seating at tennis courts
- Better fencing around tennis courts
- Make path around tennis court ADA accessible
- Move tennis courts next to train tracks-make less central
- Steps at tennis courts
- Multi-use hard-court space-less tennis specific
- Repair/change signage on tennis court fencing
- An on-site storage locker by the tennis courts
- Courts need rebuilding
- Add manual switch to turn off court lights when no one is there
- Transform tennis courts to soccer field

Additional Sports:

- Create multi use space near tennis courts
- Install running path around park - DG or dirt
- Better sports field
- Multi-use surface
- Add a handball court
- Add drinking fountain for sports courts and upper end of park
- Bathroom at sports courts
- Exercise facilities
- Circuit training/pull up bars etc.
- Add a volleyball court
- Install posts for tight rope walkers
- Yes to topography that works with the mime troop & audience

Clubhouse:

- Rehabilitate clubhouse- add extra bathrooms
- Expand /build café or vendor in clubhouse building
- Renovate clubhouse as a historic resource-do not redesign
- Get rid of clubhouse
- Address graffiti at the bridge and clubhouse
- Rehabilitate clubhouse and ID use needs
- Art studio in clubhouse
- Remove paint from windows at clubhouse

Pathways and Stairs:

- Wider paths
- Meandering Paths
- Lighting low on paths
- Path along 20th too narrow
- Walking history time line embedded in path
- Expand walk along sports courts
- Widen the sidewalk at Dolores Street
- Get rid of 'rabbit trails'
- 19th street through park should be more pleasant meander
- Steps onto Church Street lead into middle of block-no crosswalk
- Need handrails at stairs near statue
- Install steps to the "beach"
- Add stairs along central East-West Promenade
- Get rid of stairs
- No stair or sidewalk on Church Street
- Pull the stairs & create generous bell plaza at Dolores/19th St.
- Remove fence from bridge at Church/19th Street

Benches/Seating:

- More benches along 20th
- Do not add too many benches, colors and amenities
- Add more benches around paths
- Remove benches below bridge

- Tiered seating on grass hills by tennis courts
- Add seating in palm grove with gravel or wood chips at base
- Revise planter & create seating/meeting area at 18th/ Dolores
- Better seating along the edge of 20th St.

Bathrooms and Trash, Recycling:

- More bathrooms and murals on bathroom walls
- Bathrooms needed at sports courts
- Large bathrooms(15 stalls+), make 'expandable' for big events
- Increase bathroom capacity
- Below grade bathrooms and parking areas for Rec and Park
- Remove roof of restroom building for views
- More trash/recycling/compost receptacles
- Maintenance and restrooms together. Locate near 18th and emulate MHS so it blends in with the view North.

Entries:

- Bike parking at entries-more bike racks
- Need grand entry for park
- Rehabilitate entry at 19th Street
- Welcome signage
- Elect access points
- Historical signage/interpretive displays
- Chronology of park's history

Plants

- Improve palm grove on 20th/Dolores, add decking
- Add more trees
- 18th Street development needed- picnics, integrate trees
- Arboretum at western path along Church Street
- Incorporate street/sidewalk with the park through plantings
- Incorporate more native plants
- Current tree placement has no rhyme or reason, prefer formal or natural looking placement-thoughtful
- Feature exotic trees
- Add an array of trees and non-intrusive structures
- Plant trees at fences to soften
- Plant trees in the sidewalk at 18th- stagger with trees spaced in hill along 18th

Historical:

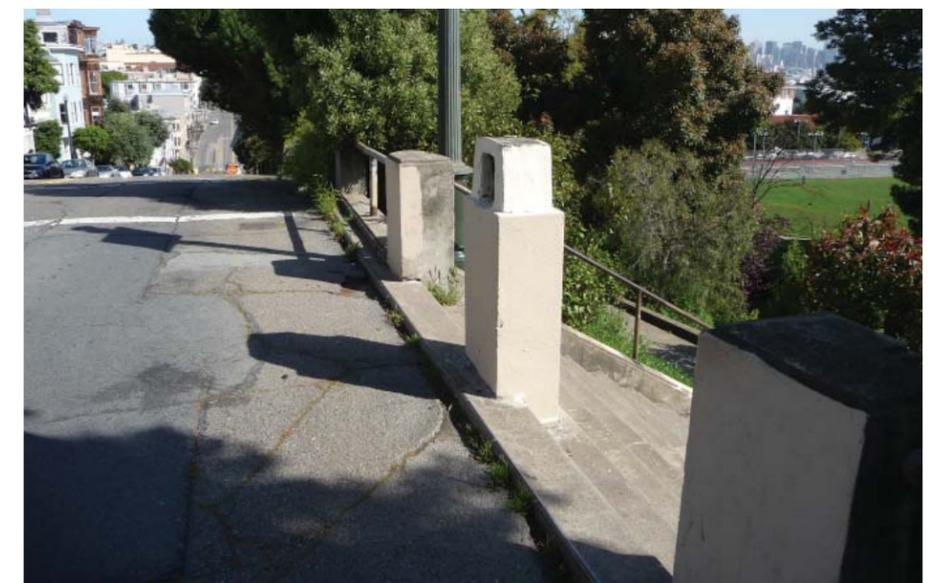
- Mural illustrating history - text about periods, including native people, mission, cemetery, quake camp, park
- Wood at liberty bell is rotted
- Remove weird chains at the bell
- A plaque commemorating the 'golden hydrant'
- Café/Picnic Areas
- Café in the park
- Food Trucks/carts



Existing Clubhouse



Existing Clubhouse



Existing Top of Stairs/No Landing at Church Street



Existing Chain Link Fence Canopy on 19th Street Bridge



Existing 20th/Church Overlook

- Public use BBQ and fire pits
- Add a picnic area on 18th St.
- Add a formal picnic area
- Provide more picnic areas

General:

- Install Murals and/or tiled mosaics
- More color on retaining walls
- Keep pot truffle guy
- No artificial turf
- Include more fire and BBQ pits
- Leave 'hippy hill' open and natural
- Fences are unattractive
- Don't add any fences
- Use terrain for natural amphitheater
- Build a permanent structure/amphitheater for events/concerts
- Need bike storage
- Add motorcycle parking
- Encourage people/drivers to slow down
- Enhanced wheelchair access
- Signage for bathrooms, dog areas, park rules, historic markers
- 'Train coming' sign at 20th and right of way
- Add a power source for movie nights
- Wi-Fi in the park
- Community garden space
- Get rid of uneven surfaces
- Use only one type of paving throughout park
- Dolores Street (19th and Bell Plaza) looks 'chopped up', street & park should talk to each other
- Reclaim rain water
- Lights on trees at night
- Give an international flavor
- Do not segregate park into different areas
- Park should not feel changed once design is finished
- Renovation should be like a "bone transplant" the structure is added but you can't tell there was a change
- Add water fountains throughout park

Soccer Fields and Tennis Courts

- Rat infestation at tennis courts
- Consider a different turf type at the soccer field
- How to prevent design failures in soccer field
- Orientation of tennis courts
- No fence around soccer field

Trees/Lawn/Terrain:

- More resilient surface than lawn at Church and 20th
- Preserve terraces and terrain
- Maintain green open space and uncluttered appearance

- Steep slopes cannot be mowed
- Maintain terrain
- Holes in lawn holding water
- Worn lawn areas
- Concern over tree preservation
- Some tree are diseases, irrigation hitting them
- Address treatment around tree bases
- Remove/prune trees to reveal statue
- Keep palm trees
- Planting is not needed at rail line area

Security/Safety:

- Provide security between 6-9 p.m.
- Make west edge of park safer-more visible
- Homeless encampments
- Increase security/police presence
- Prohibit cigarette & pot smoking in the park, control with police presence.
- Add a mini police station / station watch at top of bridge
- Lighting always turned on

Muni/Vehicles:

- Install barriers to Muni tracks
- Address Muni R.O.W.
- Get SFRP and MTA to work together
- Minimize vehicles driving through park
- Locate maintenance facility where vehicles will not drive through site
- Low floor light rail vehicles- Remove access stairs
- Trucks damage paths

During Renovation:

- Park should be usable during construction
- Bathrooms are temporary on street
- Don't close all of the park at once when renovating
- Phase construction and complete it quickly

Playground and Fitness Areas:

- Flat spaces for boot camp and exercise
- Fitness area currently at flat area
- How will playground change
- Fence around playground to keep dogs out

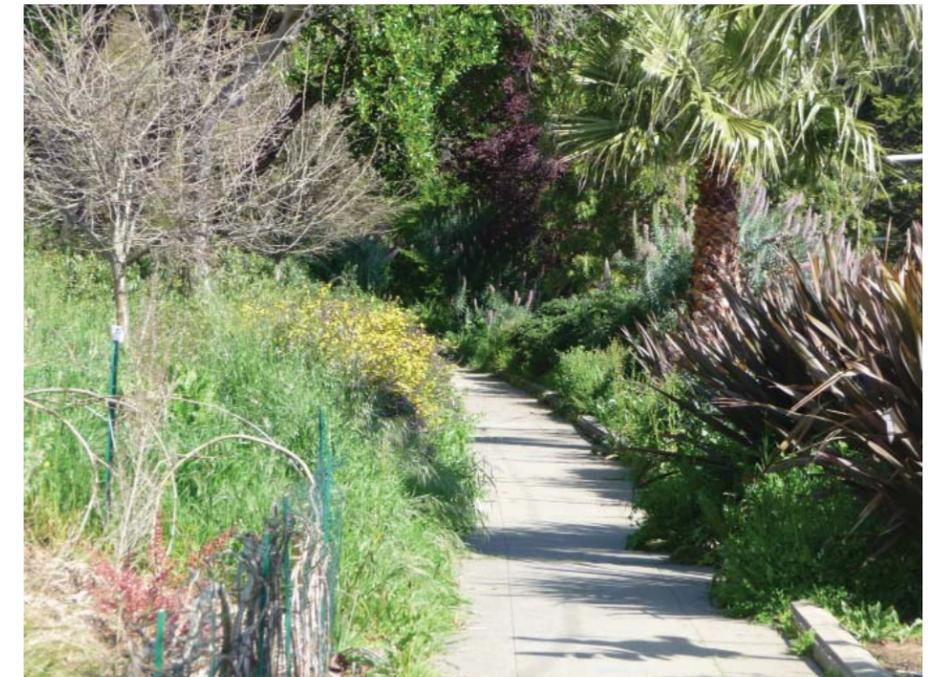
General Concerns:

- Do not over design or over rehab
- Respect existing park features
- Maintain great views
- Relocate maintenance container
- Ecological implications and cost to park

- Durability and sensitive design
- Do not mess with success of park
- Upfront and long term costs
- Power required for events, avoid generators
- Move storage out of clubhouse
- Clubhouse is an eyesore
- Preserve existing meandering path
- There are hawks and owls in park
- Open space is wasted at Church and 18th
- Address acoustics and sound control
- Obtain data on court use
- 24th Street park has good mural examples
- Reuse existing grades, minimize grading
- Funky benches and mud along 20th
- Bridge is dirty
- Have Christmas tree at Church and 20th
- More frequent garbage pick ups
- More neighborhood volunteer help
- Slow down traffic at Dolores (19th and Bell Plaza)
- Keep the 19th Street Road open (in the park)
- Bulb out at Dolores (19th and Bell Plaza)
- Water conservation
- Hill at tennis court is too steep to use
- Expand area at bottom of hill for staging



Compacted Soil, Poor Drainage & Erosion Issues



Overgrown Planting along Western Edge Path

the community process



Proposed View of Park and Overlook Plaza from 20th and Church Streets

Goals of the Community Design Process

The Mission Dolores Park co-design process was based on the belief that participation by representative stakeholders is the foundation of a successful urban park project. This is especially true for Mission Dolores Park, which is defined by its extraordinary diversity of users and constituents. Many of these groups have established organizations and positions on the issues and in the landscape. A successful project had to find a way to respect, include and balance all these interests. To do this, the project team set out to organize a process that:

- engaged all the existing groups as leaders of the project from the beginning
- welcomed everyone and gave everyone comfortable ways to fully participate
- involved everyone in each step of the design process to make them co-designers and co-owners
- promoted a collective discussion and decision making culture, encouraging moderation and compromise

STEP 1: Building a Representative Steering Committee

To meet these goals, the project team worked for two months before the first workshop to build a fully representative Project Steering Committee.

Starting with the Existing Leadership

First, the project team met individually with the leaders of organizations, institutions and businesses actively involved in the park to hear their ideas and concerns and invite them to be the core of the Project Steering Committee. Everyone responded positively to the invitation to help lead the process. In April, leaders came together to discuss the park, the design process and who to recruit to create a fully representative committee. Founding members of the committee included representatives of:

- Dolores Park Works
- Dolores Park Dogs
- Friends of Dolores Park Playground
- Mission Dolores Neighborhood Association
- Mission Community Council
- Dolores Park Café
- Bi-Rite Market

Reaching Out to Every Park Constituency

At the Steering Committee core group meeting the project team asked, "Who would be around this table if we had the perfect Dolores Park Steering Committee?" Leaders listed over 30 individuals, entities or constituencies that make up the park community. The project team reached out to each



Photos from Community Meetings, 2011

constituency through more than 20 one-on-one meetings. The result was a remarkably diverse, representative steering committee, with over 40 members including representatives of:

- Immediate park neighbors
- Surrounding neighborhood associations
- Local and park serving businesses
- Park organizations and activists
- Youth, families, and seniors
- Disabled park users
- Park user groups
- Neighboring schools
- Local recreation and social service organizations
- Sponsors of park programs and events
- Historic preservation advocates

Providing Consistent Representative Leadership

This Steering Committee met 8 times, before and after each community workshop to:

- Identify key questions to take to the whole community
- Refine presentations and materials.
- Talk through challenging issues to figure out how they could be productively discussed in a large open forum.
- Represent the community in the day-to-day design process.

Steering committee members immediately showed deep commitment and engagement and wanted more than a monthly forum. At members' request, the project team established a Google on-line discussion group. The Google Group became a prime forum for day-to-day discussion generating hundreds of posts and comments by members.

STEP 2: A Transparent, Collective Design Process

Working with the Steering Committee, the project team then launched a series of 6 Community Workshops developed to reflect the key steps in any schematic design process:

- Site Analysis and Visioning
- Programming and Conceptual Designing
- Exploring Options for Each Element or Aspect
- Creating a First Draft Plan
- Refining the Draft Plan
- Reviewing and Finalizing the Plan

These workshops were not formatted to collect input, but rather to engage community members in initiating each step based on their own knowledge and experience of the park. For example, the site analysis, programming and conceptual design sessions started with literally blank pages, which:

- Made it possible for everything that followed to be based on local expertise and desires.
- Grounded participants in the realities of the site, the budget and the many competing ideas, preparing them for the challenge of finding solutions and making hard choices.
- Eliminated an "outside" plan as a distraction or excuse, leaving everyone with the responsibility to solve problems together.

Workshop 1: Analyzing the Site & Brainstorming Rehabilitation Needs

June 2, 2011

The design process began where it should: in the field. After a Steering Committee member opened the workshop and Supervisor Wiener welcomed the over 100 participants, everyone went out in small groups to assess the site. A Steering Committee member led each group pointing out critical issues, providing information, and taking notes.

When everyone returned, we engaged in an hour-long brainstorm and discussion answering the questions: "What needs to be fixed? What needs to be changed? What needs to be added? What needs to be preserved?" Critically, this happened just after everyone toured the site with analytical eyes and in a diverse group, leading to more grounded and moderated suggestions. Participants listed over 250 ideas for improvements, but also repeatedly said, "Fix it, but don't change it." Additional ideas were collected on cards at the session and on-line at the project's web page. This comprehensive initial brainstorm became a touchstone throughout the process.

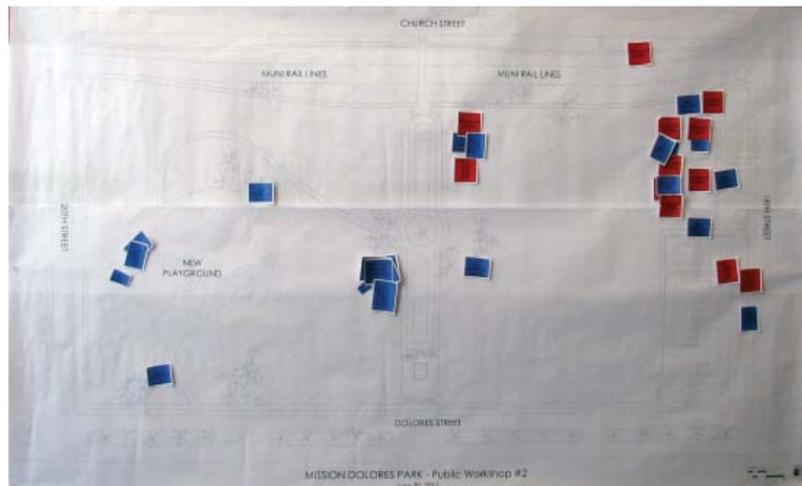
Workshop 2: Creating Your Dolores Park Plan

June 30, 2011

After the traditional opening by Steering Committee members and the Supervisor, the project team provided a succinct overview of the context of the project: the bond mandate, the budget, the timeline, and a distillation of the site assessment and programming brainstorm done by participants at the first workshop.

With this information, participants were asked to work in small groups to "Create Your Own Rehabilitation Plan" starting with the entrances, paths, restrooms, and maintenance building; and then moving on to whatever was most important to members of the group. After 45 minutes, the 12 small group plans were posted around the workshop room for an informal salon style viewing and discussion. Participants were surprised by the immediate consensus on some points and the range of ideas on others.

Then, as would be a practice throughout the process, the group came back together to hear reports from each small group on specific items that posed a choice or required a decision. At this session, the question was “Where should we place the restrooms and maintenance building?” As each group reported, live before everyone’s eyes, the community’s first decision was made: every group supported moving the maintenance building to the northwest corner of the park near the intersection of Church Street and 18th Street.



Workshop 2 Group Report Board

Forming Working Committees to Explore Complex Areas

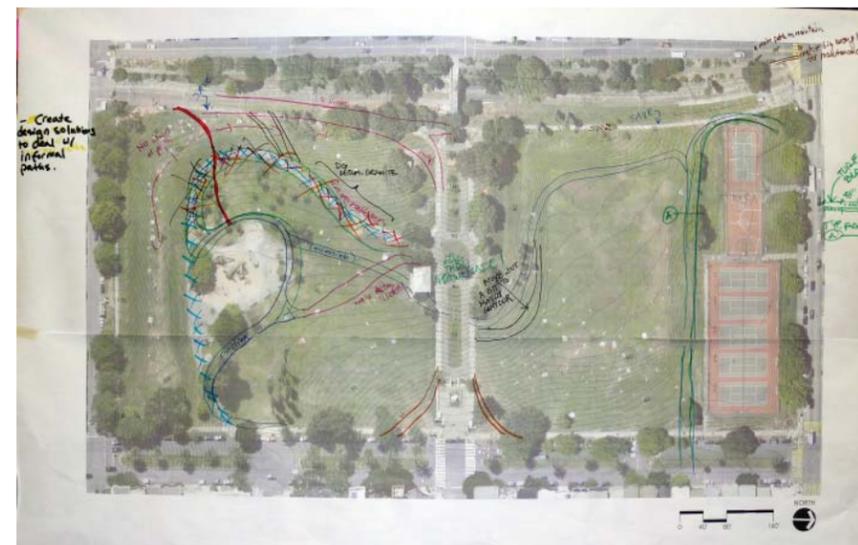
In Steering Committee discussions after workshop 2, it became clear that several key topics and areas of the park were too complex and too important for participants to plan in the limited time allowed at workshops. To provide time to fully consider the issues and give everyone space to participate, the project formed working committees on Dog Play Areas, the North Multi-use Field, the Sports Courts and the park’s Western Edge. Each committee met between 4 and 12 times, working in the field, doing research, testing alternative proposals and finally providing options or a plan to be reviewed by the entire community.

Without these committees the workshops would have become bogged down in detail or derailed by passions, or worse, these most critical issues would have been left undecided. A prime example is sports courts. Initially there seemed to be too many ideas and needs to fit into too little space, with blog posts and petitions pointing to conflict. However, through creative collaboration led by tennis and bike polo players, the same northern court area was reconfigured to include more courts that better served everyone.

Workshop 3: Exploring Key Areas & Elements of the Park August 4, 2011

While the committees did their work, the entire community came together to explore two central issues identified in the first two workshops: the placement of the bathrooms, the future of the clubhouse, and the circulation paths in the park. Based on participants’ conceptual designs, the design team developed materials on each of these issues, including a diagram showing the range of bathroom location options and a proposal for meeting circulation needs with as little pavement as possible. Working in 12 small groups, participants weighed the options for bathroom locations and by the end of the evening developed a clear decision to place facilities on the south and north sides of the park adjacent to the playground and sports courts.

At the same time, the small groups developed diverse ideas about the park paths—foreshadowing that this would be the critical issue to resolve in the balance of the process. Some groups reported accepting the proposal as what was necessary to meet ADA requirements and maintenance needs, but most groups were unsatisfied. They felt that the width and course of the path, and the required retaining walls would have too much impact on park. At the end of the session, an ad-hoc committee was formed to explore path options. Before the next workshop, this group met on site in the park and traveled to Alamo Square to review the recently rehabilitated path system.



Workshop 3 Group Circulation diagram



Community Meeting, 2011



Community Meeting, 2011



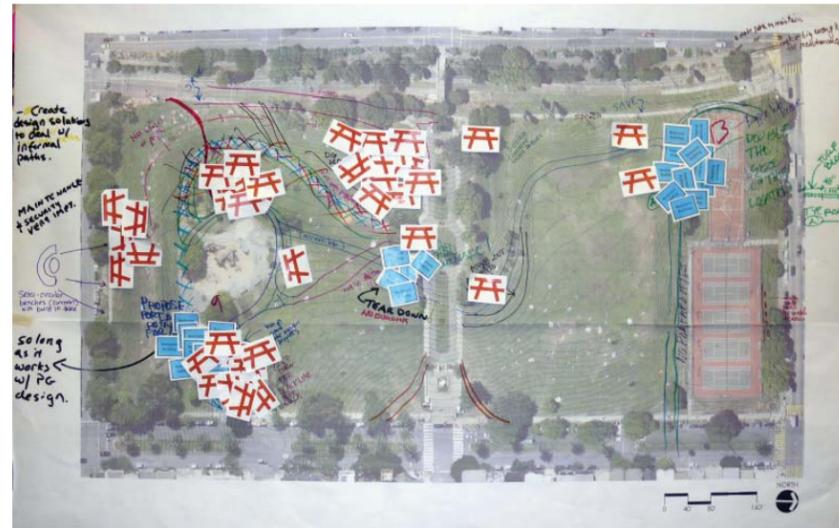
Community Meeting, 2011



Community Meeting, 2011



Workshop 3 Group Restroom Locations diagram



Workshop 3 Picnic Areas diagram

Workshop 4: Reviewing a First Draft Plan

August 25, 2011

This session marked the beginning of a new phase of the process: the review and refinement of successively more refined draft plans. The project team explained that the next three sessions would have a similar format: the committee and team would present the current plan distilling all the collective work to date. Participants would then work in small groups to confirm their ideas had been fully captured and grapple with the remaining unresolved issues.

This first plan review and revisions session began with a collective presentation of the plan by the project team and representatives of the Dog Play Area, North Field, Sports Courts and Western Edge Committees. The Recreation and Parks Department then explained the maintenance and operations needs that were informing the plan and the Mayor's Office on Disability discussed the accessibility goals the City had for the project. As part of the presentation, the project team outlined the most recent refinements to the path system and explained the maintenance and accessibility needs that limited the team's ability to change the course or width of the paths as much as participants would like.

With this context, participants reviewed the first draft plan in small groups, commenting on all aspects of the design. Groups were also asked to consider in detail whether they would retain and repurpose the existing clubhouse or remove it.

When the small groups reported back two things were clear: 1) many aspects of the plan were widely supported and 2) the paths and clubhouse questions remained unresolved. A majority of groups were still unsatisfied with the paths and the explanation of their necessity. Participants split on the future of the clubhouse with 5 groups voting to remove it and 7 groups voting to repurpose it for a range of activities from recreation to food service. Participants also provided a range of comments for refining aspects of the plan from picnic table placement to dog play area boundaries.

Extended Project Team and Committee Deliberation

Recognizing key issues remained unresolved, the project team extended the period of deliberation before the next workshop to one and a half months. The goal was to give the team and project committees enough time to create a complete draft plan before the entire community came back together. This would assure everyone would have a final opportunity to review all aspects of the project at this fifth session and then confirm their comments had been heeded at the final and sixth workshop.

The Steering Committee held two extended meetings during this time: the first focused on the landscape, the second focused on buildings. Working Committees also met and the project team worked closely with community members most concerned about the remaining unresolved questions.

Workshop 5: Reviewing the First Complete Plan

October 20, 2011

The project team started this session by reviewing a chart of the decisions made to date and the relatively short list of tasks remaining. The message was clear: "We've come a long way together. We have a few tough decisions left to make. But, given what we already done...we can do this." Just as the Steering Committee had worked overtime in the previous month, the team asked participants to stay an extra hour, so everyone could thoroughly consider all aspects of the plan.

The team then presented the first complete draft plan bringing together all the community's work to date. Throughout the presentation, the team highlighted the questions remaining: the future of the clubhouse, the paths, the building architecture and important other areas that hadn't received close review by the whole community: the 19th Street Plaza, the entrances, tree management, benches and trash receptacles.

The 12 small groups reported back twice: once on building matters and then, after more deliberation, on the site. 9.5 of the 12 groups voted to remove the clubhouse, resolving one of the key outstanding questions. All the groups reacted favorably to the building architecture offering complementary refinements. For example, almost all of the groups favored a more traditional "hip" roof on the northern restroom and changes to the southern restroom better integrated it with the landscape.

For the site reports, groups provided support and refinements in each of the remaining areas. The refined path system without retaining walls was judged to be an improvement, but still not satisfactory to many. The 19th Street entry plaza was also an improvement, but many thought more could be done. Just as the team had hoped, community members were now full participants in the design process, considering different options and perspectives and not satisfied until we got it right.

Workshop 6: Final Plan Review

October 27, 2011

Just as with the last days on a traditional in-office design project, the final workshop was the occasion for a flurry of creative problem solving. By the end of the night, the remaining issues were resolved with greater consensus than anyone would have expected. This is best exemplified by the resolution to the path discussion. After Workshop 5, a widely supported resolution on paths seemed unlikely. Then in the days before the last workshop, the project team explored a new solution proposed by a Steering

Committee member. This creative alternative was presented at the final workshop along with updates to all the other directions given by the community at Workshop 5.

The final small group report backs were short and sweet. Eight of 12 groups voted for the alternative path plan and smiles and handshakes were exchanged. The groups reported back appreciation for the responsive refinements made to the buildings and landscape. The session and the community design process closed with everything on the "to do" list checked off and everyone (literally almost everyone in the room) agreeing that the process was more productive and congenial than they could have expected. Together we had succeeded in "fixing" Dolores Park without "changing" what made it such a wonderful and beloved place.

Open House 1: Plan & Schedule Review

February 29, 2012

At a Wednesday night Open House, the Dolores Park community gave the complete Mission Dolores Park Rehabilitation Plans two thumbs up for accurately representing all the community's decision making and for bringing together everyone's ideas into a beautiful design. Community members also provided dozens of comments confirming their support and suggesting further refinements.

In 2011, hundreds of community members worked together in 6 workshops, 9 steering committee meeting and over 30 committee meetings to create the best possible plan for rehabilitating Dolores Park. At the Open House, the project team shared the final drawings capturing all that deliberation and illustrating the how Dolores Park will be even more beautiful, comfortable and functional when the project is complete.

This meeting also marked the transition from the design phase of the project to the implementation phase. Department of Public Works landscape architects were on hand to explain how they would take the plan created by the community and turn it into final construction drawings and constructed improvements. They also shared the project phasing plan and schedule. The construction will be divided into three phases to assure that at least half of the park is open at all times. The current schedule calls for construction to begin in September, though that start date is still contingent on the completion of the environmental review and approval process.



Community Open House, 2013



Community Open House, 2013

Open House 2: Plan & Schedule Updates

February 6, 2013

After nearly a year of environmental review, the community members attending the Mission Dolores Park Rehabilitation Project Open House were happy to see the design moved forward with few changes. They also pointed out that the next challenge is publicizing and managing the construction process to minimize disruption of park life and false rumors of park closures.

The project team held the Open House once all the design changes had been included in the rehabilitation plan. The 75 community members who attended were happy to see that only three noticeable changes had been made to their plan and considered these refinements to be true to the spirit of the community's desires from the 2011 workshops:

- The South Restroom was moved closer to the Helen Diller Playground to further improve accessibility. It remains hidden under the hillside.
- The Park Maintenance Building entrance was moved west toward Church St. to further minimize the impact of the new building, placing the visible portions closer to the corner of 18th and Church Streets that already houses other infrastructure, including the MUNI stop.
- The treatment of the historic MUNI stop under the 19th St. Bridge was refined to carefully balance preservation while discouraging misuse of the space. Rather than bury the station and the steps, the area will be covered by planter boxes, so it can't be misused, but the historic structure can still be detected.

The lack of significant changes after a year of Planning Department Review is a testament to the thoughtfulness and balance of the community's rehabilitation plan. It is also a testament to the work of the project team, who spent the year balancing the proposal's potential impact on the existing park with the need to honor the Community's desires for park improvements. The team successfully explained that changing any part of the plan impacted that balance, so only essential changes should be made and those changes should be guided by the community's intent.

The one concern repeated by many open house attendees was the sensitivity of planning and publicizing construction. Most agreed that the current two phase construction plan was the best alternative because it is simple and shortens the length of the construction period by 4-6 months. Under the two phase plan, the project will take place in two six month stages beginning in

October 2013. In the first six months, the portion of the park south of the promenade will be rehabilitated and all the buildings in project will begin construction. In the second stage, beginning March 2014, the northern half of the park will be rehabilitated and the buildings will be completed. The new playground will remain open throughout construction. Other alternatives had considered more phases to keep more of the park open at any one time, but the result was a longer and more expensive project. Community members agreed that getting the project done quickly, while always having half of the park open, was the right plan.

secretary of the interior's standards



Proposed View of Path from Dolores Street

This section reviews Dolores Park's compliance with the Secretary of the Interior's standards for the treatment of historic properties with guidelines for the treatment of cultural landscapes.

The Mission Dolores Park Historic Resource Evaluation has determined that the park is a historic resource under CEQA, and is eligible for the National Register of Historic Places. As a result of the park's historic status, changes to the park, to the degree feasible, should comply with the Secretary of the Interior's Standards for the treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. The Secretary's Standards provide four sets of guidelines: Preservation, Rehabilitation, Restoration, and Reconstruction.

For the Mission Dolores Park Rehabilitation Project, the treatment standard recommended by the Historic Resource Evaluation is Rehabilitation. Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values".

Overall, the Mission Dolores Park Rehabilitation Plan complies with the Secretary of the Interior's standards and guidelines for this treatment standard.

New program elements that are accommodated under the rehabilitation standards are:

- Two new restroom buildings (one of which will be largely buried into the hillside) are located to better serve park users.
- Accessibility improvements required by the Americans with Disabilities Act (ADA) that include a new path that links almost all the park's program elements.
- A new maintenance and operations facility (hidden under the sports courts) off of 18th Street that will reduce vehicular impacts within the park and remove maintenance facilities from program areas (i.e., remove storage container).
- Additional benches and picnic areas.

Existing elements that will be altered include:

- The entry plaza at 19th Street and Dolores Street will be altered to allow accessibility to the bell as a historic and interpretive feature, and for functional and design improvements.
- The viewing plaza and Muni stop near 20th Street and Church Street will be altered to provide a formal viewing area and benches to better facilitate viewing of the park's most significant vista.
- Minor grading alterations to accommodate altered and new circulation pathways.
- Rehabilitation of the tennis and sports courts to provide new surfaces and to accommodate the underground maintenance and operations facility.



Existing Asphalt Path near Playground

Historic features that will be rehabilitated or preserved include:

- The park's overall spatial organization including the major open spaces in the north and south halves of the park
- The central promenade as the park's central organizing feature
- Terracing at the south and west quadrants of the park
- Existing turf areas are receiving new irrigation and drainage systems
- The north field will have an improved drainage system
- The majority of the existing trees
- Existing circulation features including perimeter sidewalks and internal pathways
- The Muni right-of-way
- The Hidalgo statue
- Existing views will be preserved and enhanced
- The chain link fence will be removed from the historic bridge
- The 19th Street Muni stop (under the bridge) will be hidden under custom-made planters. The historic structure will remain in place and all changes to the area are designed to be reversible.

Historic features impacted by new elements:

- The new accessible path will traverse around the western perimeter of the north sports field/open space. The new path will be terraced into the hillside and is located at the transition between the sports field and adjacent slope to the west. The path is required by the ADA and has been designed to minimize impacts to the historic north field/open space.
- The new path between the promenade and the play ground area will bisect the historic south park open space. This impact is unavoidable and is required by the ADA to provide internal accessibility within the park.

Historic features that will be removed or lost:

- The existing clubhouse will be removed and replaced with turf. The two new restroom buildings will better serve park users and the maintenance/operations function of the second story will be replaced by the new maintenance/operations facility off of 18th Street. No functional reuse of the building is feasible and its central location is a negative element of the overall park design. The structure is also a frequent target for graffiti and vandalism. Marking the original building corners with planting or a concrete marker embedded in the turf should be considered.
- The asphalt path between the clubhouse and the playground will be removed. The existing path does not meet ADA standards and is being replaced by the new concrete path between the playground and the promenade.

schematic design - site plan



Proposed Design of Path South of 18th & Church Muni Stop

Key Elements of the Site Rehabilitation Plan

Northern Edge (18th Street Corridor):

Two new site elements focused the re-design of this space: the new Operations Building (and its associated driveways) and two new mid-block entrances. The design locates both in order to preserve the existing topography and mature magnolia trees.

The operations building is located underneath the basketball court and includes a gated open-air service yard, entrance driveway to 18th Street, and an internal vehicle access path to the park. The driveway and paths require a small length of guardrail at points where their retaining walls exceeds 30" high. Shrubs or vines will be planted to camouflage the walls and fences.

The existing magnolia trees will need significant protection during construction, especially the magnolias impacted by the driveway. The design team recommends hand-excavation in this area to ensure the most delicate treatment to the root system. Any damaged portions of the earthen berm shall be re-graded and replaced in-kind with turf.

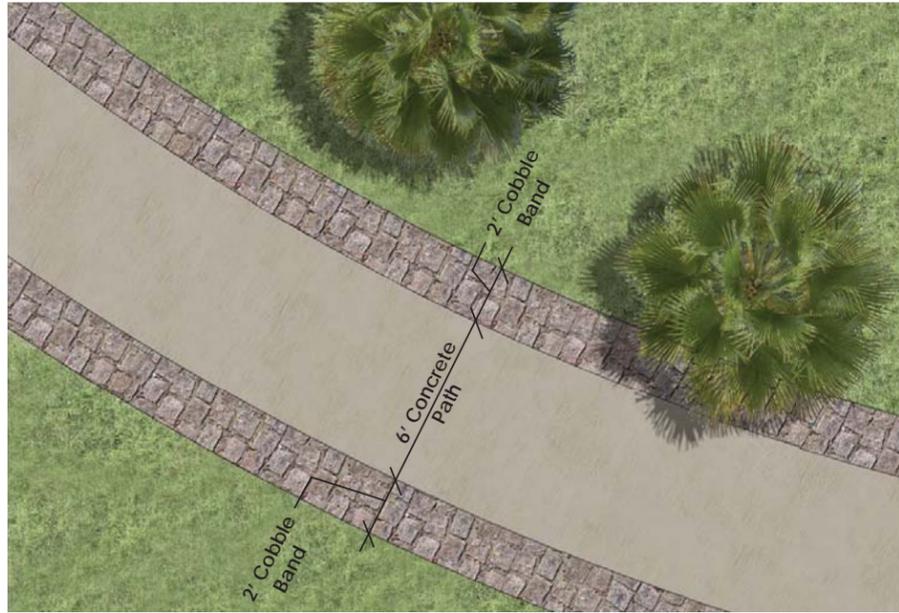
Any excavation in this area should be monitored carefully by archaeologists - the historic Mission Creek originally coursed through this area and Native American settlement remains may be found here.

Athletic Courts:

The most challenging aspect of this area was to find a way to insert an additional court (the new multi-use court) within the athletic court zone. The topography and space limitations are very tight, constrained on all four sides. In addition, the design team wanted to save as much of the existing tennis courts as possible and insert the mid-block accessible path, while balancing the desires of the tennis community (keep all the courts together in one bank for queuing purposes).

The site plan calls for the courts to be divided in half, bisected by the accessible path. Queuing is equal and all courts have accessible entrances directly across from each other.

The basketball court and multi-use court are located to the far west, and accessible entrances are provided for both. The multi-use court is designed to have a 2' high curbed wall around all sides, a stepped fence (higher on the far ends to provide a safety back-stop for temporary polo/hockey goals), a "bang board" against the restroom building's retaining wall, and an unmarked asphalt surface. The paved entrances to the multi-use court are enlarged to provide adequate queuing space of entire teams and their equipment - it is possible that 20 bike polo players and their bikes will be waiting in this area. The basketball court is designed to high school dimension standards.



Plan of Proposed 10' Wide Path

18th/Dolores Entry:

As the most heavily-used entrance to the park, the corner of 18th and Dolores Streets is currently under-designed to take the user impacts. The rehabilitation plan calls for the removal of the wood planter and the addition of a "linear plaza." The plaza is composed of a low retaining wall, concrete pavers, and accent planting between the seat wall and tennis courts. Bike racks and trash receptacles are placed just outside the plaza along the sidewalk of Dolores and 18th Streets.

18th/Church Entry ("Muni Plaza"):

The existing space at the corner of 18th and Church Streets is one of the main gateways to the park, yet the accessibility upgrades to the Muni stop that occurred about a decade ago forced an unfriendly and complicated design into the space. While the Muni stop cannot move or change its accessibility ramps, the design attempts to better connect this space to the park. The path leading into the park from the plaza has been widened & flattened. The re-grading efforts also allowed the team to demolish a set of steps and handrails, as well as remove the retaining walls that border the plaza.

The plaza itself is accessible, but the path leading from the plaza is too steep to meet ADA standards. The basketball and multi-use courts can be entered off this path - the basketball court's accessible entrance requires a ramp from the main internal path, and the multi-use court's entrance is at its southeast corner along the main connecting path.

A large bank of bike parking is located across from the Muni plaza. New trees between the courts' west fences and the path will act as a wind screen for the courts.

Additional upgrades to this plaza should be studied more, such as:

- accent planting
- benches
- signage
- new paving

Connecting/Accessible Path:

As one of the most contentious issues during the planning process, the accessible path went through many alterations and was studied many times. The final design works with the existing topography for the least impact to the site, requiring no retaining walls. The final design is reflected in the site plan and key elements include:

- Northern section along south side of tennis courts: 12' wide total (8' wide central concrete path with 2' wide concrete paver shoulders), 5' wide turf zone between the tennis courts

and path allows for staging of temporary portable toilets (this 5' wide strip shall include a below-surface turf stabilization product to help protect the turf from heavy loads).

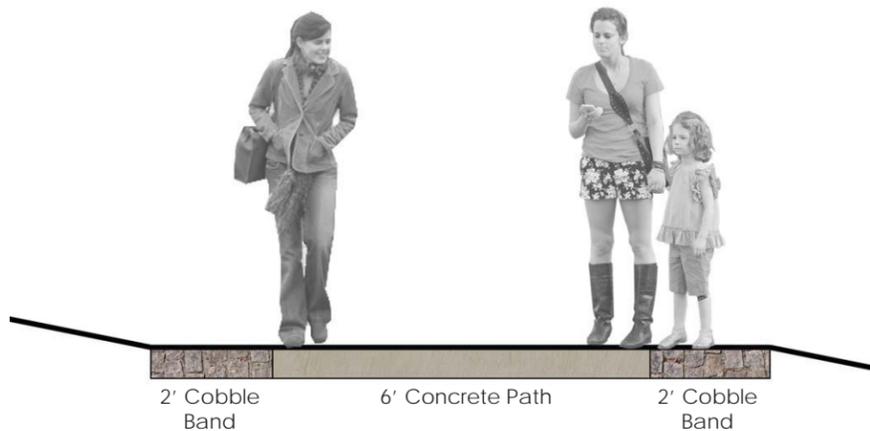
- North Restroom: the restroom is accessible on all sides and the large paved zone in front of the restroom serves as a platform for tai-chi.
- Section between North Restroom and Promenade: 6' wide total (5' wide central concrete path with 1' wide concrete paver shoulder on downhill side only), edged with 4' of turf stabilization product to help protect the turf from pedestrian traffic and heavy loads. The slope above the path will be fully re-graded to provide an even vehicular path parallel to the Muni tracks (see below). Removing or transplanting the failing Guadalupe and Mexican fan palms needs study. Furthermore, with the exception of the three benches close to the promenade, no amenities can be provided along this route due to the path's width restrictions.
- 19th Street Promenade: the path crosses the promenade, forcing a leveled surface in the existing 13% grade. The promenade will need to be re-graded and resurfaced between this crossing & Dolores Street (see description of the 19th/Dolores Entry Plaza below).
- Section between the Promenade & Playground: 10' wide total (6' wide central concrete path with 2' wide concrete paver shoulders). This path links to the new playground.

Maintenance Vehicle Route:

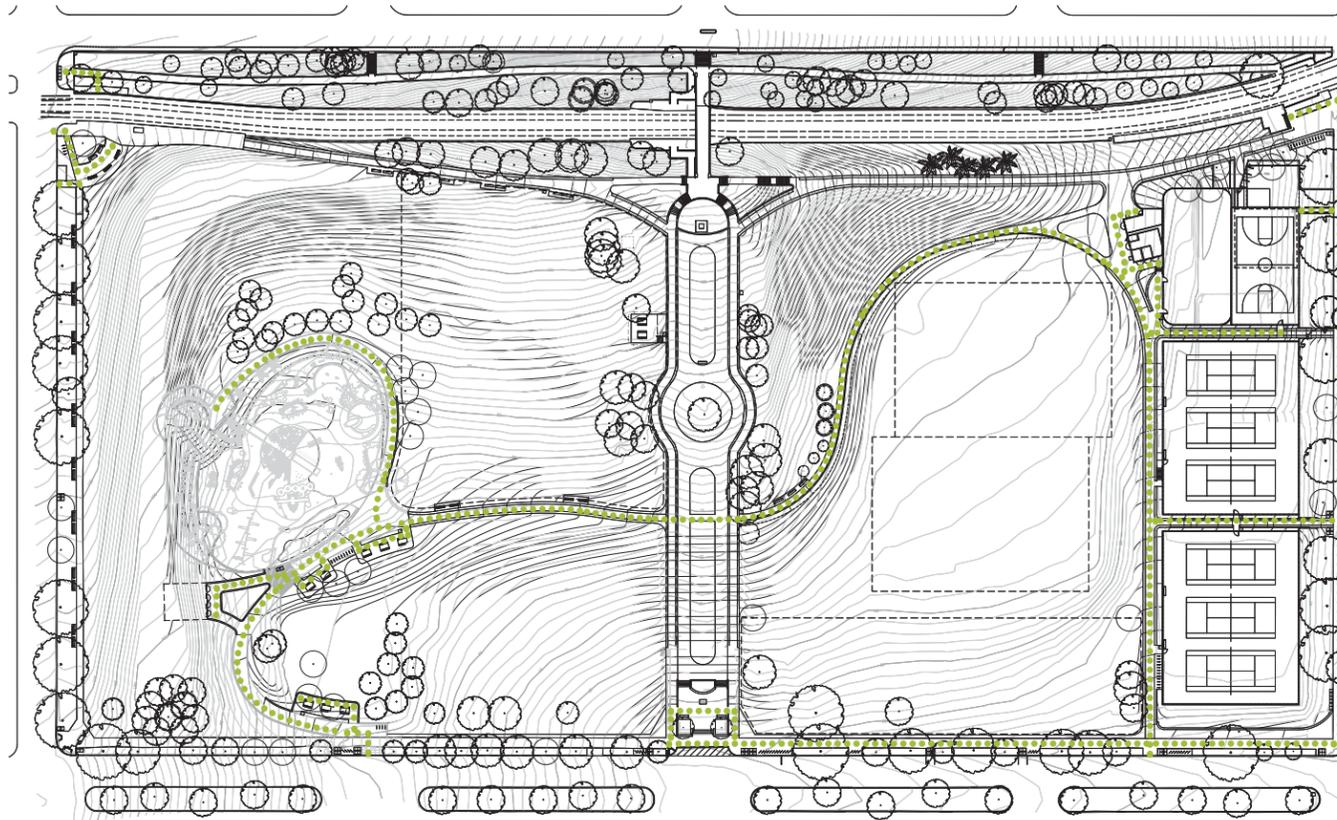
The maintenance vehicle route follows the same route as the accessible path with one exception - instead of using the section between the north restroom & promenade, it uses a widened existing path just west, paralleling the Muni tracks and the promenade. Additionally, the entire western path from 18th to 20th Street is fully maintenance vehicle friendly - 10' wide total path (6' wide central concrete path with 2' wide concrete paver shoulders).

Staging vehicles for special events will use a portion of this path - entering at the Dolores Street curb cut nearest the tennis courts, traveling along the 12' wide section adjacent to the tennis courts, turning north at the restroom, and exiting the park near 18th and Church Streets.

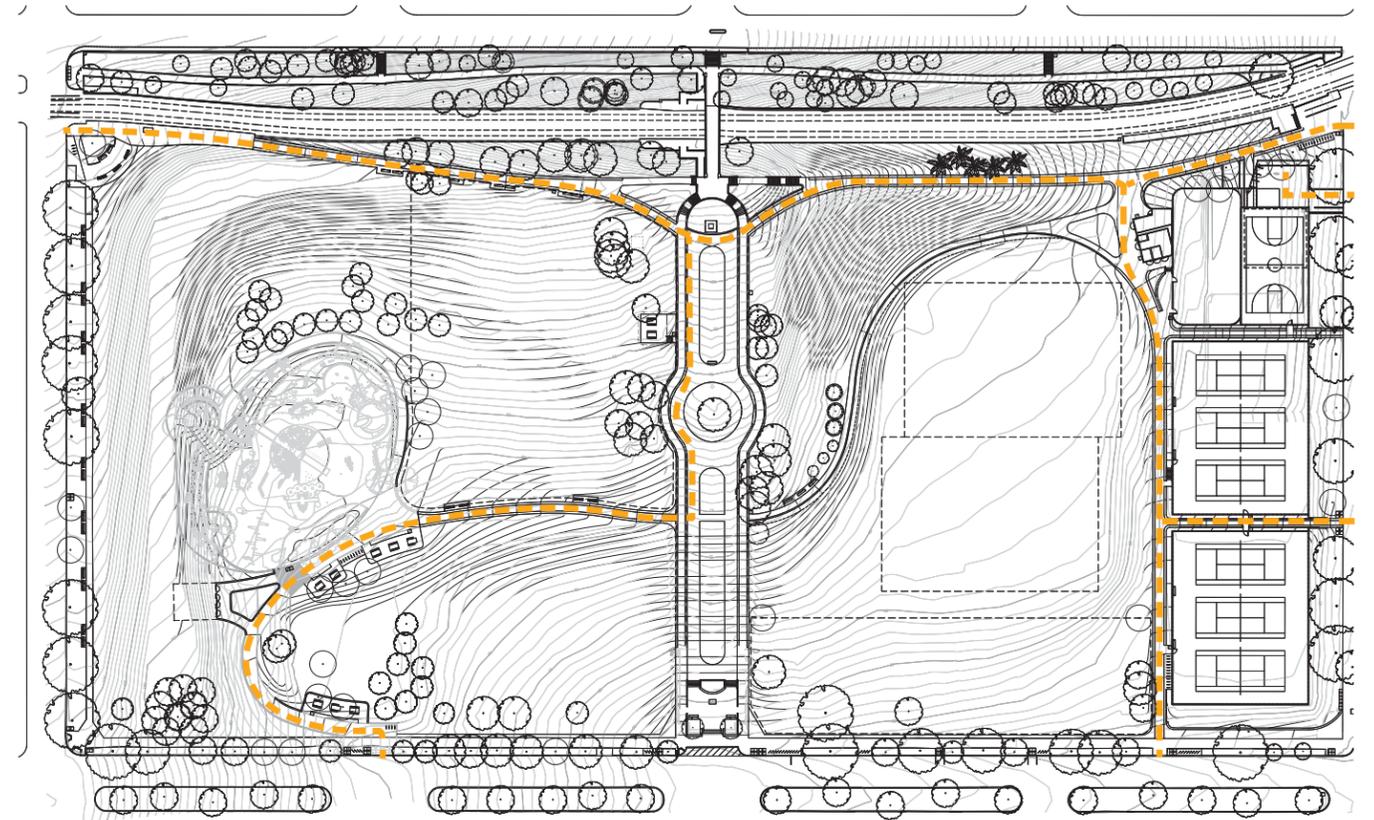
All vehicular routes will be structurally designed and constructed to support the weight of larger trucks.



Section of Proposed 10' Wide Path



Accessible Routes



Vehicular Routes





Accent Planting area Low Fence - Example



Pissoir

North Field & North Slope:

The existing soccer pitch in the north field has been preserved. The field currently experiences significant drainage and irrigation challenges, which will be resolved by remediating the soil, adding new subsurface drainage systems, and updating the irrigation system.

The north field is intended as a multi-use & multi-sports field. Athletic groups may obtain permits for use. At other times, picnicking can occur. The field will not be striped or artificially lit, and will provide a large flat area for special events.

Artificial turf was discussed for this field, but was rejected by the larger group.

19th Street Promenade:

The historic promenade will retain its historic character - large turf center with paved borders. The major updates to this area include:

- replacing internal valley gutter with line of concrete pavers
- re-grading and repaving the eastern section (repaving the entire promenade needs study)
- adding accent planting at the two ends and the center circle
- extending the promenade east to work smoothly with the updated 19th/Dolores Entry Plaza (see below)
- removing the jacaranda trees
- incorporating the crossings of the accessible path and the western path with paved surfaces.

19th/Dolores Entry Plaza:

- Wide entry steps reconstructed in-place, flanked by planters with accent plantings.
- ADA ramps with handrails bypass entry steps at far ends of planters.
- Plaza graded to be fully ADA-compliant (maximum 2% slope in all directions).
- Extension of the promenade sidewalks into the plaza.
- New steps, handrails and walls flank both edges of the extended promenade planting area.
- Bell relocated closer to sidewalk, new bell mounting structure.
- Accessible drop-off zone at curb.

Former 19th Street MUNI Stop below Bridge:

The Muni stop has long been plagued by its hidden location under the bridge. Because of this, it has naturally become a place for criminal activity. The design proposes to hide the stairs & platform under custom-made planters. This will allow the park to retain the historic structure, but remove the Muni stop as a destination for

unwanted activities. The following notes describe the treatment in more detail:

- Top of stairs shall be closed off by a metal guardrail (approximately 36" high) in line with adjacent concrete retaining walls. Guardrail shall be of the same design, material, and finish of the new guardrails and handrails introduced across the park.
- Custom-made planters shall be installed to sit approximately 6" above the stairs and platform as stand-alone elements; no soil shall be placed directly against any historic element, including stair, wall, platform or bench.
- Planters shall be attached to one another throughout the stairs & platforms, with no voids between them – a structural engineer shall recommend planter details & attachments.
- Planters to be held back from all walls to leave a 4" - 6" gap between planter wall and existing cheek or retaining walls, throughout the stairs and platforms. This will provide the public an understanding of the original Muni stop design.
- All introduced elements must be reversible: if the planters were to be removed at a later date, the essential form and integrity of the Muni stop would be unimpaired.
- All planting to match adjacent groundcover & tree planting. DPW and operations staff to select best species during CD process.
- For irrigation, consider self-irrigating planter liners or automatic drip irrigation. Automatic irrigation lines to be fed from the surrounding park irrigation system & must be located to disturb the least amount of historic material as possible.
- Consider educational and interpretive elements at the top of stairs to help the public understand the history of the Muni stop and any elements that will not be readily evident.
- New concrete is not currently included in the design. If during the documentation process, concrete is deemed absolutely necessary for structural reasons, it shall be date-stamped and designed with a substantial (3/4" x 3/4" minimum) and well-crafted reveal. These design details will help to differentiate it from the existing historic concrete.

Clubhouse:

During the public workshops, the community decided to remove the clubhouse structure and restore its area to turf. Marking the original corners of the structure with plants or concrete/stone markers should be considered.

Off-Leash Dog Play Areas:

Two dog play areas exist in the rehabilitation plan - north and south. No fences or barriers are planned for either area.

The north dog play area lies on the eastern slope (“hipster hill”) adjacent to Dolores Street. This dog play area is marked by signage at all corners and trees at the western corners. Special dog themed pavers should line the north and south edges, and one paver (or concrete irrigation head ring) every 25’ should mark the edge of the west boundary. Bag dispensers are the only amenity provided in this area. Furthermore, it should be noted that there were significant community concerns for locating a dog play area in this zone.

The south dog play area is also marked by signage at the corners, and is defined on two and a half sides by the special dog-themed pavers (along all paved edges except the promenade). Expected to be the more heavily used dog play area, more amenities are provided: benches along the paths, trash receptacles, bag dispensers, and all-species drinking fountains.

The dog community will also have a new central hub within the south dog play area with benches, a storage box and bulletin board. This “hub” is located underneath the trees, at the existing storage container area. The accessible area for the south dog play area is joined with a set of benches off the accessible path, located near the existing clubhouse site.

Western Edge:

The “Western Edge” consists of the western-most section of the park, from the Muni Tracks to Church Street. The following items are proposed for this zone:

- A new 4’ wide sidewalk along the eastern edge of Church Street. This will require reducing the width of the vehicle travel lanes and restriping Church Street. If after further study, this is considered infeasible, the project shall provide concrete “bulb-outs” at the top of each stair landing from the park (3 total, at the intersections of Cumberland, 19th, and Hancock Streets). Currently, these stairs do not have landings, and the top step serves a double function as the curb for Church Street - a dangerous condition.
- Repair degraded concrete path as needed
- Repair failing retaining walls as needed
- Selective removal of vegetation to improve safety and visibility.
- Low shrub planting
- New trash receptacles along Church Street
- Reconstructed stairs and handrails to be code compliant.
- Removal of chain link structure over bridge
- Muni shelter relocated at 20th/Church in order to work efficiently with new overlook design.
- Repave Muni tracks with asphalt
- Addition of new maintenance vehicle turn-around at north

end. An additional turn-around should be explored close to 19th Street.

Dolores Street & 20th Street Sidewalks:

Two major challenges exist within this area: the root system of the mature magnolia trees and the intense usage by park patrons (leading to compacted and eroded soil adjacent to the sidewalk). The following improvements are proposed:

- Rehabilitate turf and irrigation system with careful attention to root systems of mature trees
- Increase trash receptacles and bike racks
- 3’ Wide concrete paver border along existing sidewalk at turf edge (inside edge of sidewalk), along with subsurface drainage to collect water draining down turf slope.
- Pave compacted triangular corners at park entrances (19th/Dolores, 20th/Dolores)
- Repair and replace damaged concrete sidewalk in-kind

20th/Church Overlook:

Providing the best view of the city skyline from the park, the corner of 20th and Church Streets was identified very early in the project as needing significant upgrades. The final design proposal is a minimal addition to the park - simply a paved area with concrete pavers, a shade tree, benches, and new trash receptacles and bike racks along the curb. The Muni bus shelter should be shifted south to avoid obstructing views and its final location should work with the overlook design. The overlook should be fully accessible.

Planting:

The planting plan for Dolores Park will include park-wide upgrades. Included are:

- park-wide turf restoration
- replacement of failing and diseased trees
- as-needed pruning of all park trees
- accent planting at important locations throughout the park. All accent planters must have a low decorative fence barrier to protect against dogs and pedestrian traffic.
- all maintenance recommendations in the arborist report should be carried out as part of this construction project.

Picnic Areas:

Four designated picnic areas (with tables & trash collection) are located on the site: three near the playground and one existing location along the 19th Street promenade. The majority of the tables are located near the playground, with five tables immediately off the main connecting path (allowing for accessible tables at this location) and three tables closer to Dolores Street. These two locations allow for easy access from Dolores Street and are close to the south restroom building.

Plant List

Trees

Brahea edulis - Guadalupe Palm
Trachycarpus fortunei - Chinese Windmill Palm
Phoenix canariensis - Canary Island Palm
Butia capitata - Pindo Palm
Jubaea chilensis - Chilean Wine Palm
Cordyline sp. - Cabbage Palm
Trachycarpus martianus - Martius’ Fan Palm
Chamaerops humilis - Mediterranean Fan Palm
Taxodium mucronatum - Montezuma Cypress

Eriobotria deflexa - Bronze Loquat
Magnolia grandiflora - Southern Magnolia
Cupaniopsis anacardioides - Carrotwood
Olea europea - Olive
Schinus molle - California Pepper Tree
Agonis flexuosa - Peppermint Tree

Mixed Border

Phormium sp. - New Zealand Flax
Leucodendron sp. - Conebush
Beschorneria yuccoides - Beschorneria
Salvia leucantha - Mexican Sage
Salvia gregii - Autumn Sage
Tibouchina sp. - Princess Flower
Aeonium sp. - Aeonium
Strelitzia regina - Bird-of-Paradise
Choisya ternata - Mexican Orange
Hebe sp. - Hebe
Aloe sp. - Aloe
Agave attenuata - Foxtail Agave
Agave vilmoreniana - Octopus Agave
Coprosma sp. - Coprosma
Arctotis sp. - African Daisy
Punica granatum ‘Nana’ - Dwarf Pomegranate

Cuphea sp. - Cuphea
Kniphofia uvaria - Red Hot Poker
Furcraea foetida - Furcraea
Grevillea sp. - Grevillea species
Grevillea ‘Long John’ - Long John Grevillea
Alyogyne huegelii - Blue Hibiscus
Lobelia laxiflora - Mexican Bush
Lavandula ‘Goodwin Creek’ - Lavender
Lantana spp. - Lantana
Chondropetalum tectorum - Cape Rush
Anigozanthos spp. - Kangaroo Paw
Rhodocoma gigantea - Giant Rhodocoma
Libertia peregrinans - Orange Libertia
Muhlenbergia spp. - Muhly Grasses

Western Slope Planting

Artemisia californica ‘Montara’ - California Sagebrush
Leymus condensatus ‘Canyon Prince’ - Canyon Prince Wild Rye
Eriogonum arborescens - Santa Cruz Island Buckwheat
Ceanothus ‘Anchor Bay’ - Anchor Bay Ceanothus
Eriogonum fasciculatum - Common Buckwheat
Cistus x skaanbergii - Rock Rose
Cistus salviifolius - Sageleaf Rock Rose
Lavandula spp. - Lavender
Salvia gregii - Autumn Sage
Salvia leucantha - Mexican Sage
Epilobium spp. - California Fuschia
Eriogonum giganteum - St. Catherine’s Lace
Ribes sanguineum - Red Flowering Currant
Ribes malvaceum - Flowering Currant
Rhamnus californica - Coffeeberry
Heteromeles arbutifolia - Toyon

Vines

Trachelospermum jasminoides - Star Jasmine
Grewia sp. - Grewia
Parthenocissus tricuspidata - Boston Ivy
Bougainvillea - Bougainvillea
Passiflora sp. - Passion Vine

Sod

West Coast Turf- ‘West Coaster’ - Fescue/Blue Grass blend



Mission Dolores Park Interpretive Themes

Potential Interpretive Themes:

- 1** Native American land use and stewardship
 - o Native American use and habitation
 - o Mission Creek /18th St. corridor
- 2** Jewish Cemeteries
 - o Jewish community in early San Francisco
 - o What happened to the cemeteries
 - o Ordinance removing cemeteries from SF
 - o New cemeteries in Colma
 - o Central promenade is a remnant of the cemetery design dividing the site for two different congregations
- 3** 1906 Earthquake
 - o Golden fire hydrant
 - o Refugee camps and Earthquake Cottages
- 4** Creation of a Park to Serve the Growing City
 - o Efforts to establish a park for the Mission district
- 5** Design of Mission Dolores Park
 - o An evolutionary step between pleasure ground parks and rational recreation parks
 - o John McLaren's role in design of the park
- 6** Evolving Cultures of the Neighborhood and Park
 - o Hidalgo and Mexican Liberty Bell
- 7** Mission Dolores Park Today – Reflecting and Celebrating the City's Diversity
 - o San Francisco's most intensely used park
 - o Mime Troupe and other events
 - o Community involvement in the park

The fourth designated picnic area is located at an existing picnic area off the 19th Street promenade. The existing asphalt pad should be removed, fine grading performed to provide a more level surface, and the area then repaved in concrete. The addition of steps and retaining walls need closer study and the design should be reworked in order to avoid these vertical elements. If deemed necessary, steps and walls should be minimized as much as possible.

Pissoir:

A pissoir is a public urinal, often found in European streets and plazas. A typical pissoir consists of a sanitary sewer drain at the base of a vertical wall (for partial screening). Pissiors are not usually fully enclosed or roofed. However, pissiors can take many design forms, the simplest being an at-grade drain grate connected to a sanitary sewer line.

During the community participation process, the concept of a pissoir came up multiple times. Supporters of a pissoir believe that it will reduce the number of park visitors using the Muni right-of-way zone as an open-air restroom, reducing the maintenance and health issues in that area. The plan currently calls for a pissoir in the park's southwestern quadrant, where the open-air restroom issue is at its worst.

Including a pissoir in the design has been a controversial element, and many reasons exist for this controversy:

- maintenance/operations concerns
- utility challenges as no known sanitary sewer lines exist in the southwest quadrant
- lack of public knowledge/understanding
- accessibility issues in this steep area of the park
- potential security issues if vertical walls provide hiding spaces

A conceptual pissoir plan can be found in the appendix of this report. The design was reviewed and is supported by the operations staff. An initial review with RPD's accessibility coordinator has raised ADA concerns. At the time of this publication, the final pissoir was still being designed.

Historic Interpretive Themes

The map and diagram to the left proposes seven historic topics and corresponding locations for interpretive signage and/or art at Mission Dolores Park. Many community members expressed an interest in including historic educational information on the site.

Natural Springs:

Historical references suggest that natural springs may be found in the hillsides within Dolores Park. During construction, it may be necessary to cap and/or reroute the springs.

Trash Collection:

Dolores Park is both loved and plagued by visitors who come to picnic and party. On sunny afternoons, weekends and special events, the park is often left filled with trash. The operations staff cleans up truck-fulls of trash left by litterers and the trash receptacles are often extremely overflowed. While the littering is a social problem, providing more trash receptacles within and on the edges of the park should improve this situation.

The Recreation & Parks Department and the Department of Public Works share in this trash removal effort: RPD is responsible for trash removal within the park boundaries while DPW is responsible along the park's curbs. Curb pick-up is a more stream-lined effort, therefore the majority of the new trash receptacles have been located at the curb. The internal trash receptacles' numbers and locations have been reviewed very thoroughly by the park staff and should not be altered without further review.

The new trash receptacles within the park should be "two-stream" receptacles, providing collection of recyclables and landfill trash. The exact receptacle should be chosen in close coordination with the park's operations staff.

Irrigation:

The entire park irrigation system is planned for a full replacement. For the Helen Diller Playground project, a Calsense controller was installed with the idea that this would be integrated into a comprehensive Calsense system for the park's future bond renovation. The Calsense controller is a weather based controller that is compliant with the new irrigation ordinance. In addition to the controller, the Helen Diller project has also installed an ET sensor that could potentially be utilized by the rest of the future system.

Installation notes and clarification of the future controller include:

- Installation location would be in the north restroom building.
- Installation of a phone/data line connection from the north restroom building controller to the 'chief gardeners office' in the maintenance building is necessary to provide a fully computerized 'central control' system. Since there are a number of different system options, the new Calsense controller should consider what best works with the maintenance regime.

Site Lighting:

Site lighting has increased across the site to provide a consistent lighting design, improve safety, and increase functionality and energy efficiency.

The park's existing historic-style pedestrian pole lights will remain in place, painted black, and fitted with new light fixtures. The large cobra-style lights near the playground shall be removed. The two existing but non-functioning light poles along Church Street (at the 19th Street Bridge) will be fitted with new fixtures.

The project includes new pedestrian-scale path lighting proposed for the path south of the tennis courts, the connector path between the tennis courts, the paths parallel to the MUNI tracks (on both East and West of the tracks), and the 19th Street promenade. The project also proposes exterior lights for all restroom entrances, the operations building entrance, and the operations yard. The lights for the Northeast bank of existing tennis courts will be refitted with energy efficient lights to match the sport court lighting proposed for the West bank of tennis courts, the multi-use court, and the basketball court. These lights will be on timers to insure that they are only on when courts are in use and will be shut off at the park curfew. All lighting will employ shields and lens to minimize light pollution beyond the park boundary.

Bike Parking:

Parking for bicycles has increased across the entire site, see the site furnishings plan for locations. In coordination with the SF Bicycle Coalition, the community has requested the single Inverted-U style racks, rather than the serpentine or grid-style racks.

Across the site, the majority of the bike racks should be oriented perpendicular to the sidewalk or path. Along Dolores Street, space limitations require the bicycle racks be diagonal to the sidewalk. The final orientation of all racks shall be decided during the construction documents phase.

Site Furnishings:

The images to the right display the proposed site furnishings.

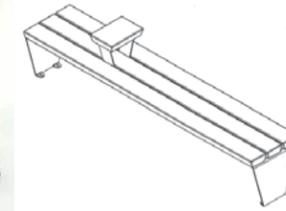
Benches are included across the entire park, showing the community's desire for increased seating in the park. Backless benches are preferred in two locations: the 20th/Church overlook and along the eastern edge of the south dog play area. Benches in both locations will allow for two-directional seating and minimize any blocked views.

Miscellaneous and Park-Wide Items:

- Improve drainage
- Improve wayfinding & regulatory signage
- New vehicular gates at all curb cuts



Bench (with & without back support)



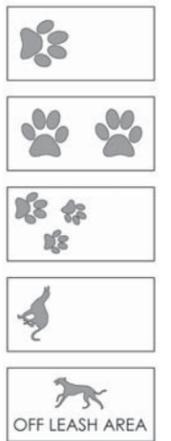
Picnic Table



Trash Receptacles



Drinking Fountain with Pet Bowl



Pavers at Dog Play Areas



Bicycle Racks



Lighting



Proposed Site Furnishings



Proposed View of Path from Dolores Street



Proposed View of 18th & Dolores Streets Entry Plaza

MISSION DOLORES PARK

L1 • Perspectives

March 15, 2013



Proposed Birds-Eye View of 19th & Dolores Streets Entry Plaza



Proposed View of 19th & Dolores Streets Entry Plaza from South

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L2 • Perspectives

March 15, 2013



Proposed View of 20th & Church Streets Overlook Plaza



Proposed View of Park & Overlook Plaza from 20th & Church Streets

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L3 • Perspectives

March 15, 2013



Proposed View of Path South of 18th & Church Muni Stop



Proposed View of Multi-Use Court Entry Plaza & North Restroom Building

MISSION DOLORES PARK

L4 • Perspectives

March 15, 2013



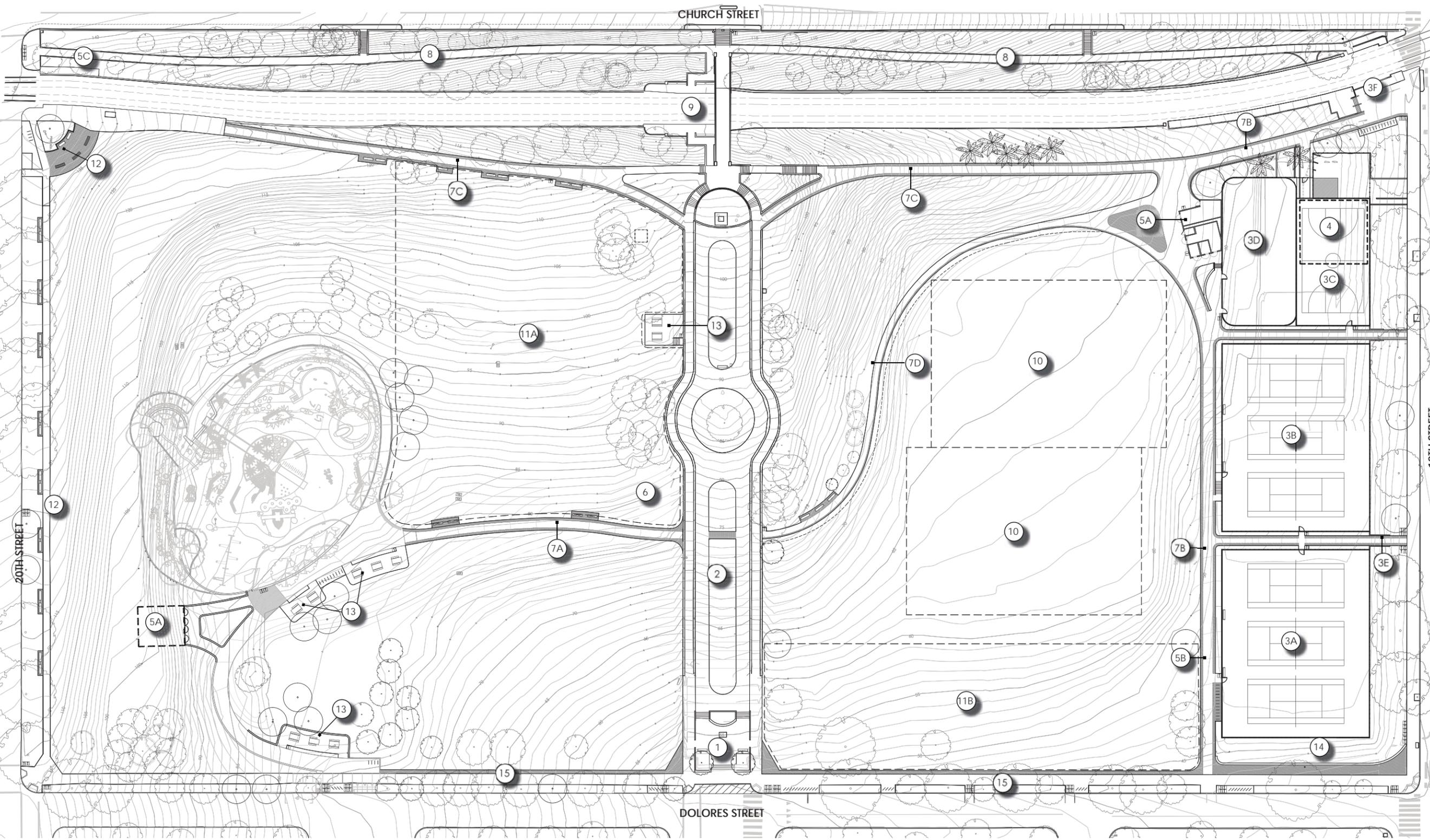
Proposed View of Operations Building from 18th Street



Proposed View of the Former 19th Street Muni Stop from Tracks

MISSION DOLORES PARK
L5 • Perspectives

March 15, 2013



- 1. RENOVATED ENTRY PLAZA**
 - ADA compliant & disabled curb drop-off
 - Relocate bell closer to sidewalk
 - Wide steps with side paths at same grade as promenade
 - Replace bell mounting structure
- 2. 19TH STREET PROMENADE**
 - Maintains existing character
 - Remove internal valley gutters
 - Turf in median to remain, flowering perennials in central circle & terminus points only
- 3. NORTHERN EDGE**
 - A) Tennis courts refurbished
 - B) Relocated tennis courts
 - C) Relocated basketball court
 - D) New multi-use court with curbed wall, stepped fence, "bang board" against bathroom wall, unmarked asphalt surface
 - E) ADA compliant mid-block entrance aligned with High School entrance. Sloped walk at 12:1
 - F) Improved entrance from J-Church
- 4. OPERATIONS BUILDING**
 - Built under basketball court
 - Entrance and exit drive off 18th St.
 - Internal path access to park
 - Gated yard, open to sky
- 5. RESTROOMS**
 - A) Compatible with historic character, designed to serve 2,500 person/day, expandable for weekend use, built-in drinking fountains
 - B) Portable toilets for large events with crowds > 5,000, temporary as needed
 - C) Pissoir in park's southwestern quadrant
- 6. CLUBHOUSE SITE**
 - Restore to turf
- 7. CONNECTING PATH**
 - Connects park elements
 - Works with natural topography for minimum impact
 - Avoids cutting across open green
 - No retaining walls needed
 - A) 6' wide concrete path with 2' wide cobble shoulders
 - B) 8' wide concrete path with 2' wide cobble shoulders for large event access, 5' wide turf stabilization between path & court fence
 - C) Existing path widened to 6' wide concrete with 2' wide cobble shoulders
 - D) 5' wide concrete path with 1' wide cobble shoulders and 4' stabilized turf shoulder on eastern edge of path, no amenities except 3 benches shown
- 8. WESTERN EDGE**
 - New 4' sidewalk along Church St.
 - Repair broken internal paths
 - Repair failing retaining wall as needed
 - Selective removal of vegetation to improve safety and visibility
 - Low shrub planting
 - New trash receptacles along Church St.
- 9. MUNI TRACKS AND BRIDGE**
 - Place planters over MUNI stop stairs & benches
 - Remove Chain link structure over bridge
 - Relocate MUNI shelter at 20th/Church
 - Repave MUNI tracks

- 10. NORTH FIELD**
 - Multi-use for events and sports
 - Unstriped and unit
 - Special drainage and irrigation to sustain high use
 - Dashed lines indicate U-10 soccer field dimensions

- 11. OFF LEASH DOG PLAY AREAS**
 - A) South off leash dog play area: Marked by signage at corners, backless benches & special pavers. Amenities provided: benches, trash receptacles, bag dispensers, all-species drinking fountain, storage box, bulletin board
 - B) North off leash dog play area: Marked by signage at corners & special pavers. Amenities provided: bag dispensers

- 12. SOUTH EDGE**
 - New overlook at southwest corner with decorative paving and benches
 - New benches along 20th St. sidewalk
 - Disabled parking spot provided
 - Turf & Irrigation rehabilitated with careful attention to root systems of mature trees

- 13. PICNIC AREA**
 - Small clusters of picnic tables close to playground
 - Existing to remain at south dog play area with new paving

- 14. RENOVATED ENTRY**
 - Linear plaza with seat wall
 - Accent planting between tennis fence & seatwall
 - Bike racks
 - Park signage at corner curved wall

- 15. DOLORES ST. CURB PLANTING**
 - Rehabilitate Turf & Irrigation with careful attention to root systems of mature trees
 - Increase trash receptacles & bike racks
 - Expand cobble border (3') at lawn edge
 - Pave compacted triangular corners at park entrances

- PARK WIDE IMPROVEMENTS**
- Renovate Irrigation
 - Restore turf planting
 - Accent planting
 - Increase bike parking
 - Increase trash receptacles
 - Improve drainage
 - Improve signage
 - Update lighting
 - Increase benches
 - Historic signage



MISSION DOLORES PARK

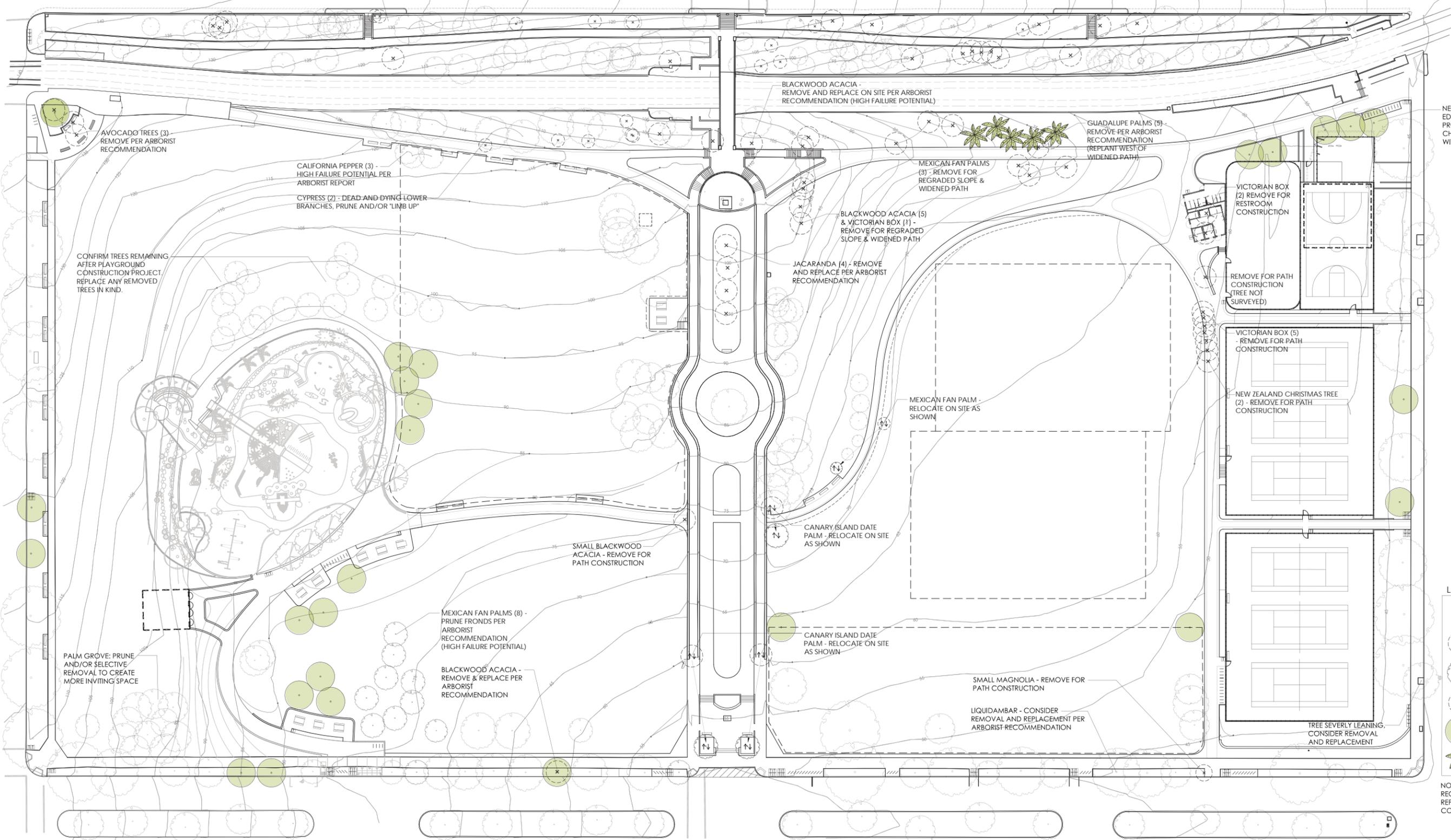
L7 • Concept Grading Plan

March 15, 2013

TREES WEST OF MUNI TRACKS:
REMOVE ALL DEAD, DYING AND DANGEROUS TREES.
PRUNE AND/OR "LIMB UP" ALL TREES TO PROVIDE
BETTER VISIBILITY. NOTE: TREES TO BE REMOVED IN THIS
AREA WERE IDENTIFIED IN "WESTERN EDGE
SUBCOMMITTEE" SITE WALK & NEEDS REVIEW BY AN
ARBORIST, SF RPD OR SF DPW.

CYPRESS (3) - DEAD AND DYING LOWER
BRANCHES, PRUNE AND/OR "LIMB UP"

TREES WEST OF MUNI TRACKS:
REMOVE ALL DEAD, DYING AND DANGEROUS TREES.
PRUNE AND/OR "LIMB UP" ALL TREES TO PROVIDE
BETTER VISIBILITY. NOTE: TREES TO BE REMOVED IN THIS
AREA WERE IDENTIFIED IN "WESTERN EDGE
SUBCOMMITTEE" SITE WALK & NEEDS REVIEW BY AN
ARBORIST, SF RPD OR SF DPW.



NEW TREES AT WESTERN
EDGE OF COURTS TO
PROVIDE WIND BARRIER -
CHOOSE TREE SPECIES
WITH MINIMAL LEAF LITTER

LEGEND

- TREE TO REMAIN
- (dashed) EXISTING LOCATION OF RELOCATED TREE
- (dashed) PROPOSED LOCATION OF RELOCATED TREE
- (x) TREE TO BE REMOVED
- PROPOSED NEW TREE
- (palm) PROPOSED NEW PALM TREE

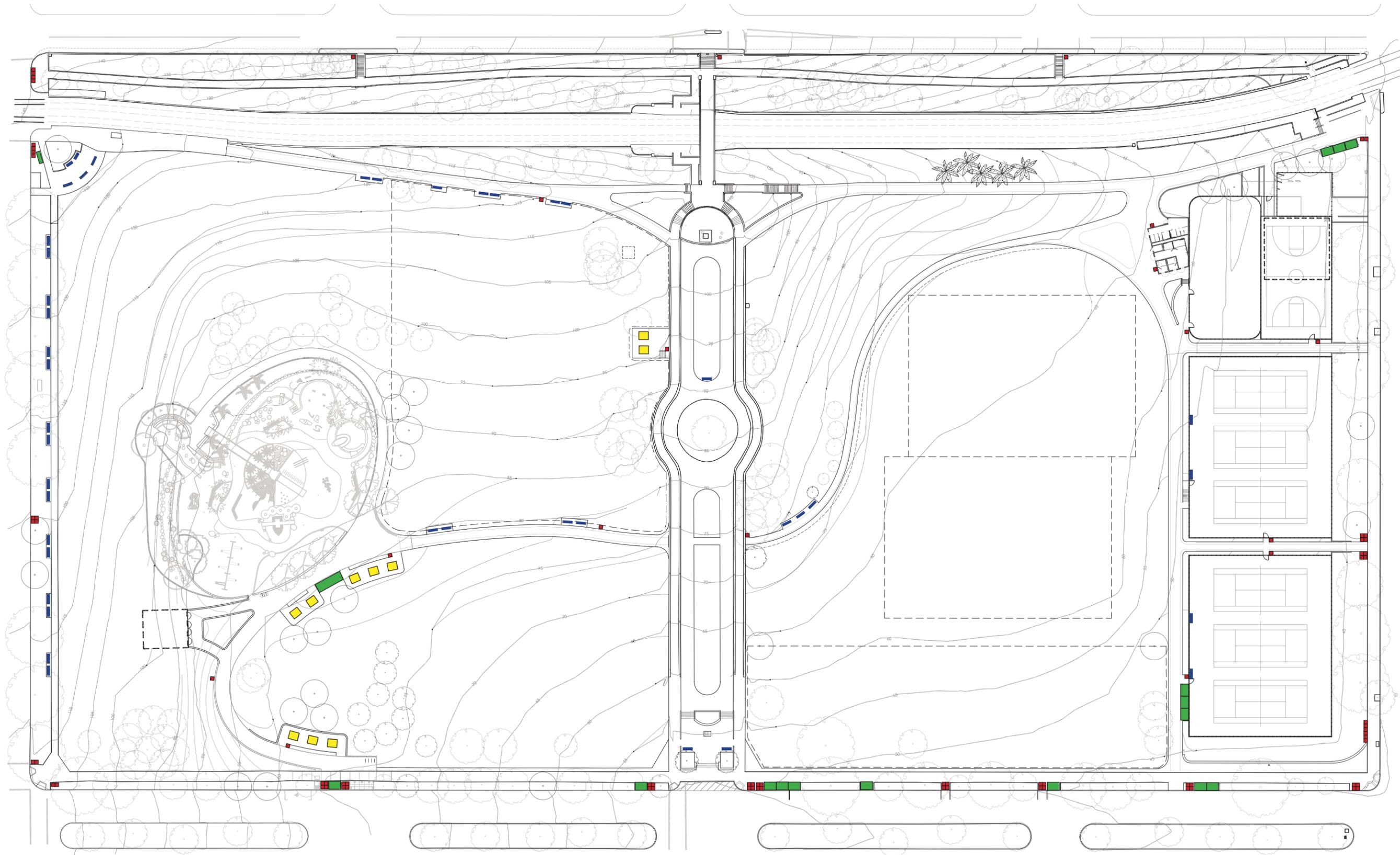
NOTE: ALL TREE MAINTENANCE
RECOMMENDATIONS WITHIN ARBORIST
REPORT SHOULD BE UNDERTAKEN DURING
CONSTRUCTION



MISSION DOLORES PARK

L8 • Tree Plan

March 15, 2013



LEGEND

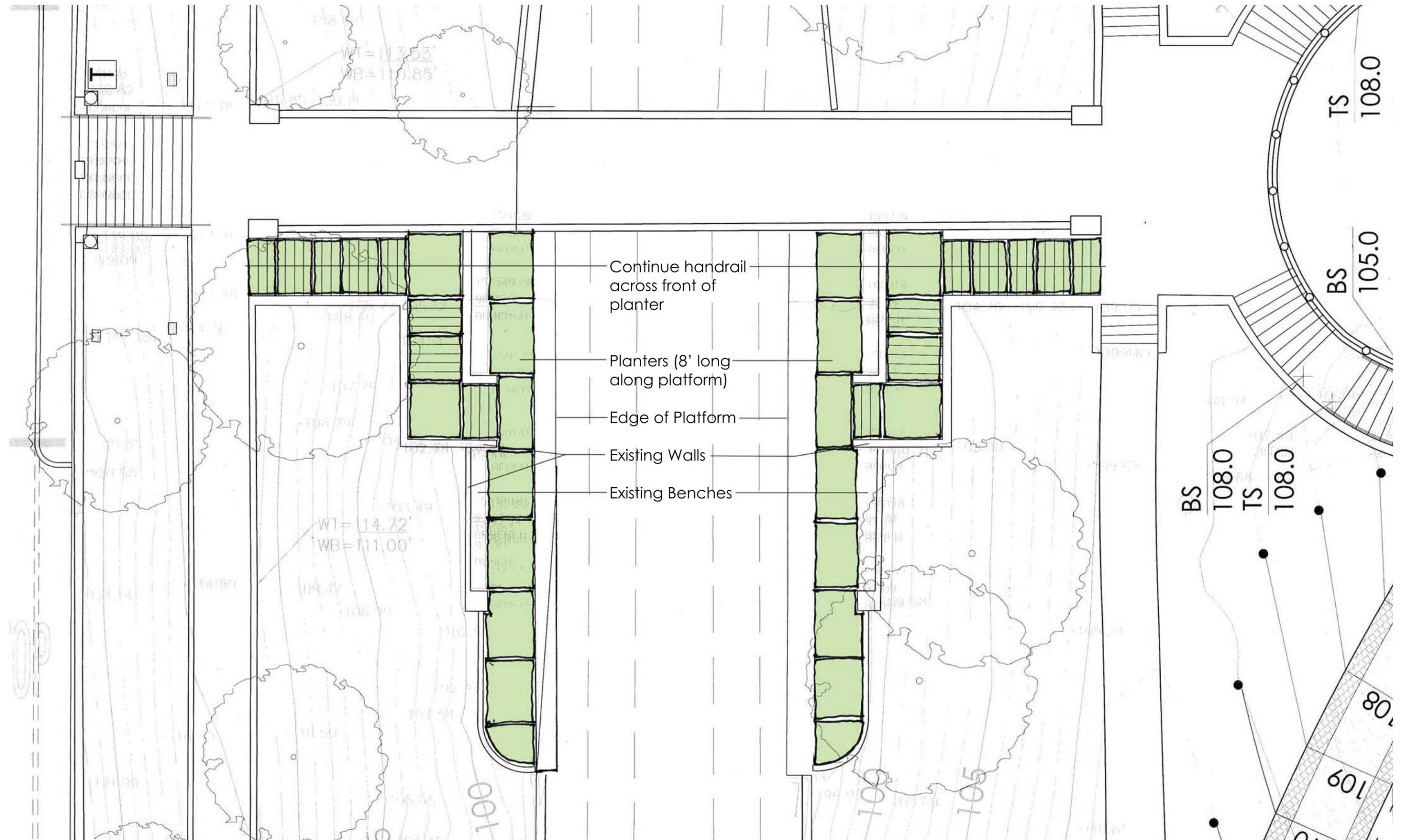
■	PICNIC TABLE
■	TRASH RECEPTACLE
■	BIKE RACK
—	BENCH

MISSION DOLORES PARK

L9 • Site Furnishings Plan

March 15, 2013



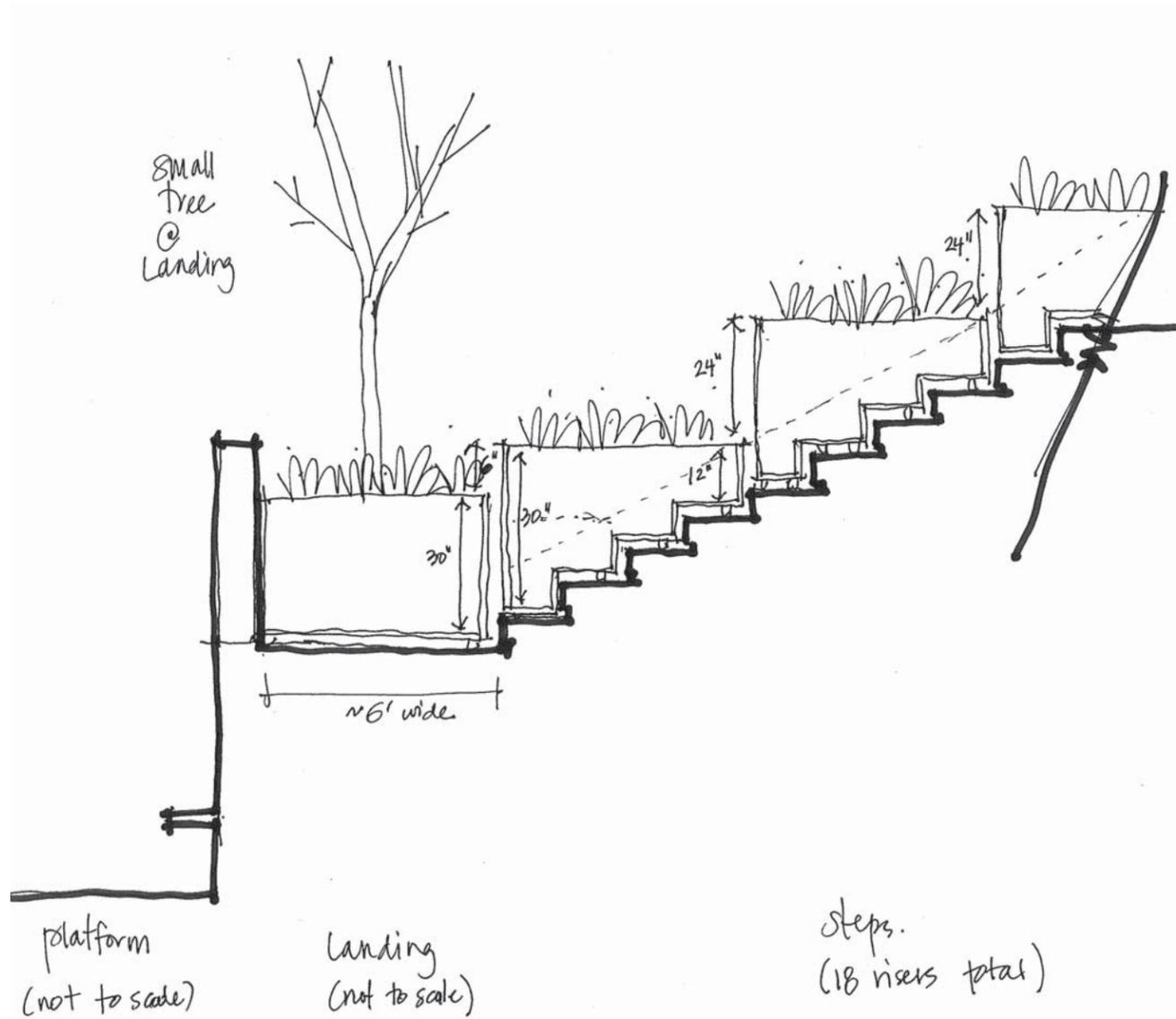


MISSION DOLORES PARK

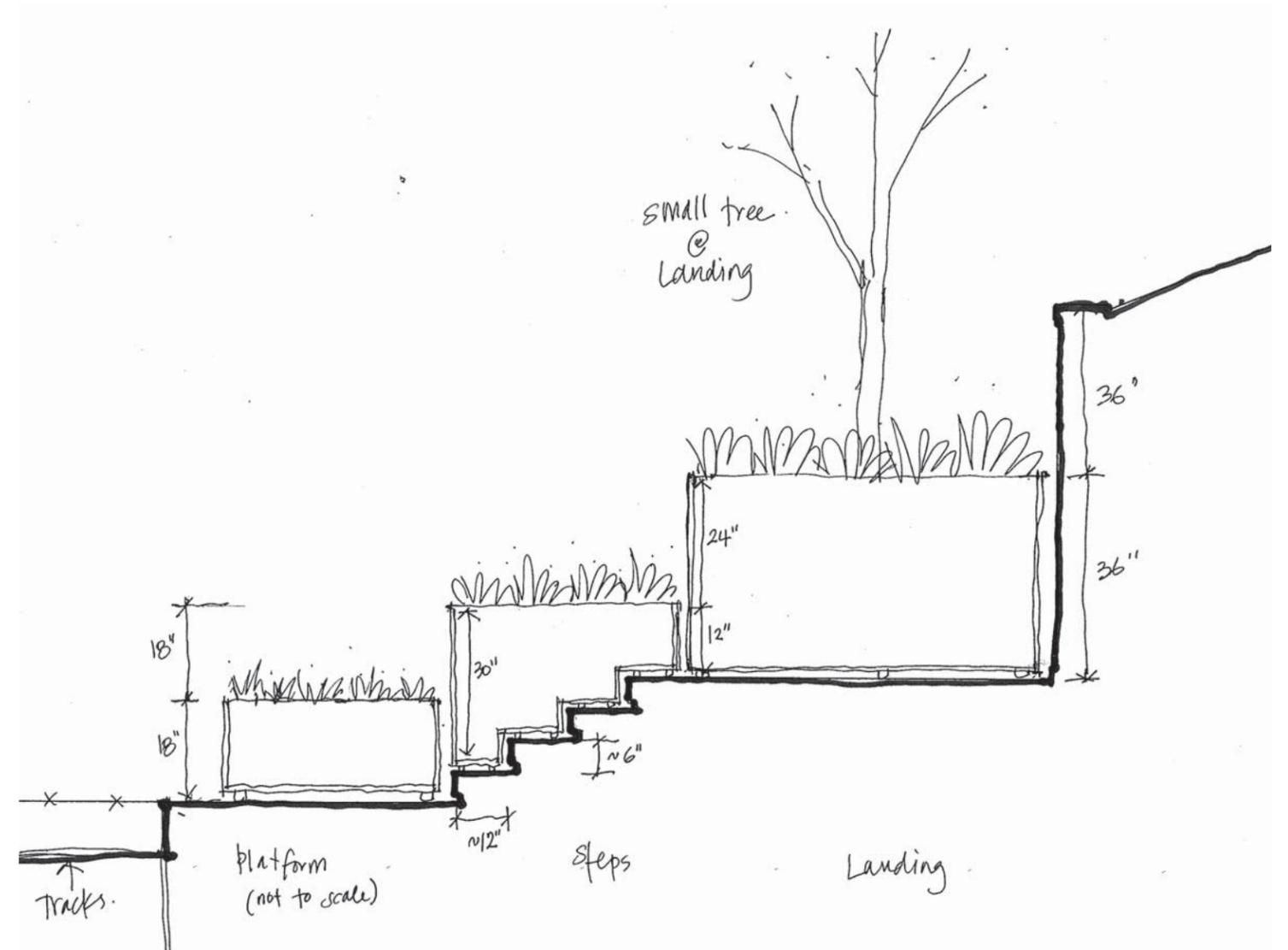
L10 • Former 19th Street Muni Stop - Plan

March 15, 2013





Section at Upper Stairs & Landing



Section at Lower Stairs, Landing & Platform

MISSION DOLORES PARK



Dolores Park - 18th Street Corridor
View #1. Existing View from NE Corner Looking SW



Dolores Park - 18th Street Corridor
View #1. Proposed View from NE Corner Looking SW



Dolores Park - 18th Street Corridor
View #2. Existing View from Center of 18th Street Looking SW



Dolores Park - 18th Street Corridor
View #2. Proposed View from Center of 18th Street Looking SW



Dolores Park - 18th Street Corridor
View #3. Existing View from Center of 18th Street Looking SE



Dolores Park - 18th Street Corridor
View #3. Proposed View from Center of 18th Street Looking SE



Dolores Park - 18th Street Corridor
View #4. Existing View of Proposed Western Mid-Block Entrance



Dolores Park - 18th Street Corridor
View #4. Proposed View of Western Mid-Block Entrance



Dolores Park - 18th Street Corridor
View #5. Existing View from NW Corner Looking SE



Dolores Park - 18th Street Corridor
View #5. Proposed View from NW Corner Looking SE



Dolores Park - 18th Street Corridor
View #5. Existing View from NW Corner Looking SE



Dolores Park - 18th Street Corridor
View #6. Proposed View Directly into Driveway & Service Yard

schematic design - o&m building



Proposed View of Operations Building from 18th Street

Operations and Maintenance Building Concept

The goal of the operations and maintenance building is to consolidate all gardening operations, custodial operations, storage, the dumpster, and truck parking to one location within a single building and an adjacent fenced service yard. It is located at 18th street and near the edge of the site to reduce the truck traffic within the park. Dolores Park is a central location where gardeners from other Mission District parks drive to check in every morning, pick up equipment and return it at the day's end. By locating the operations office at the park edge, this related traffic and all deliveries will be focused in a limited area, so that the only truck trips into the park will be specifically for gardening or maintenance or custodial trips for Dolores Park.

It is located under the basketball court, rather than as a free-standing building to reduce visual impact on the park. Other locations were studied, but the advantage of locating it below a single court such as basketball allows the grouped tennis courts to have a finish elevation closer to existing grade. If the operations building height is adjusted up or down a few inches it affects only one court.

Grading and Access:

The first floor elevation is set to allow an accessible path to the operations building without stairs from the sidewalk along 18th Street. The dumpster door needs to be 10' tall to allow Recology to access the 6-yard dumpster with the front loader, the vehicle door needs 12" of clearance for a minimum underside of slab at eleven feet above finish floor.

A single driveway between existing magnolia trees provides access to two garage doors and the service yard. The garage doors provide access to parking within the operations building. Direct access will be maintained from the street to a dumpster/trash space, which will be provided with a slot wood barn door to screen view. The service yard will provide temporary storage for landscape material, mulch, dirt, nursery plants, and be a convenient delivery area for small trucks bringing in supplies. A 10' wide paved path and internal ramp for maintenance vehicles (i.e., Toros and mowers) links the operations building to the park paths so that the service vehicles do not use city streets.

Exterior Elevation:

The façade is designed to be seen as an extension of the foundation walls of the sports courts. It will be concrete with an integral color. To be an understated facility in the park, it will have a sod berm and have foundation plantings to harmonize with the park landscaping.

Landscape:

The existing magnolias and the grade within their drip lines will remain. A two foot wide planting bed will be provided at the foundation walls to soften the appearance and discourage graffiti.

Program and Plan:

The proposed operations and maintenance building will be located below the basketball court. To avoid a control joint and a trip hazard, the entire court is a suspended slab over a common structure. The goal is to provide adequate area for all current needs and some future expansion without building-out and finishing the entire area below the court at present. This approach provides flexibility, and if more area is needed, expansion below the basketball court is possible. The slab on grade space below the east end of the court is identified for future development. Future options might include cisterns for collecting rainwater runoff from hard surfaces on the north side of the park, possibly for use in toilet flushing or for irrigation.

Technical Specifications

Construction:

The O&M building is proposed to be a cast concrete building semi recessed into grade to reduce apparent scale of street face. The vehicle door is shown as 10' high by 9' wide and faces the service yard, not 18th Street. The 10' height is preferred by Recology and staff for additional clearance for large scavenger vehicle and service trucks. Vehicle doors should be a consistent height, materials and style. This preferred clearance will require using electrical motorized overhead sectional doors with low headroom track to provide a 10' clear opening. An aluminum sectional door with aluminum glazing panels would be suitable.

If perforated door panels are provided for ventilation, all perforation provide visual privacy and security to obscure contents of building. Flush bollards are to be used at the exterior face of all vehicle door frames at exterior face; vehicle fenders at the base of opening. Color of vehicle door frame should match the concrete color, downplay any contrast with the concrete wall.

Interior office and meeting room doors can be aluminum or steel frame with Kynar paint finish. Exterior windows should be aluminum thermally broken storefront with Kynar paint finish and low glazing. Low-e window in Service Yard should have a wood slat barn door to cover for security and shading. Wood material should be lpe or Cedar. Walls should be impact resistant water resistant gypsum board with appropriately rated assembly. Provide interior walls with 6" high concrete curbs to hold gypsum finishes off floors at wet areas. Steel trowel concrete floors and green cut concrete with 2' x 8' control joint grid pattern. Clear or stain concrete floor finish. CMU or concrete wainscot to 2'-9" in spaces with vehicles should be considered.

Exhaust louvers should be located on the Service Yard elevation. Provide exhaust fan system to prevent vehicle emissions build-up at interior.

Mechanical system could include two pipe radiators below windows. Elevate combustion mechanical equipment 18" min. above floor.

Products:

- Vehicle aluminum sectional door, series 511 by Overhead Door Corporation or equal
- Vehicle flush bollard at door frames by Omega- Trac-shield or equal
- Exterior aluminum windows /storefront by Kawneer 451T or equal
- Mechanical radiators by Runtal UF-3 or equal

Chief Gardener Office OM1 (150-180 square feet):

- Secure office with desk, files, telephone, data, T-1 line
- Full-height walls for security
- Acoustic ceiling or wall treatment
- Clerestory window for light and air, 4" vent strip on fixed window for security
- Separate keys for the office and storage locks

Staff room OM2 (150 square feet):

- 15 full height lockers
- Accessible locker and bench
- Kitchenette with upper and lower casework, sink, microwave, coffee maker and refrigerator
- Mechanical ventilation, occupancy sensors on fan and light
- Heating optional, but preferred

Toilet Room OM3:

- Accessible restroom
- Epoxy floor and 6" base, depress slab to slope to drain
- Porcelain wall tile wainscot 54" minimum AFF
- Porcelain fixtures and accessible accessories
- Mechanical exhaust, occupancy sensors on fan and light
- Heating optional, but preferred

Secure Storage OM4 (180 square feet):

- Limited Access - Supervisor staff only
- Provide fire-rated room enclosure and mechanical exhaust
- Full height adjustable steel shelving 24" depth and wall hanging space, where appropriate.
- Materials stored here include: cases of disposable gloves, plastic bags, irrigation parts, coveralls, new hoses, reserve tools,

- rakes, shovels, brooms, etc.
- Provide floor mop sink.

Caged Storage OM5 (180 square feet):

- Staff access
- Chain link fence walls and padlocked gates, 8' high minimum
- Storage for weed whackers, 4 line trimmers, 2 backpack blowers, 1 hand blower.
- KNACK box for added security for 2 chain saws and portable power tools.

Workshop OM6 & Equipment Service & Parking (1500-1600 sq ft):

- Workbench and run-off area for cutting 10' material
- Air compressor with outlet at workbench and hose reel near vehicle door to Service Yard.
- Hanging storage peg racks for rakes and shovels etc. min 24lf, x 8ft high
- Hanging space for ladders - 1 x 12' Orchard ladder and 2 x 8' Orchard ladders
- 6 ft min hanging space for hose storage
- White board for tasks delegation
- Charging station for electric vehicles
- Emergency eye wash station & shop sink
- Slope floor to drain towards vehicle doors
- Volatile materials: two standard volatile materials locker 19" deep x 43" wide x 46" high vented to the exterior.
- One rag disposal bucket.
- Seed and Fertilizer. 10 x 50lb bags fertilizer, 10 x 50lb bags seed (in rodent proof containment).
- Misc. Items.: 6 barricades (street type), 1 hand truck, (3' wooden stakes bundles), (4' metal stakes x 25), (rolls of fencing 3'x50' rolls x 6), (irrigation pipe 10' lengths x 10 pieces)
- Parking for gardener's F250 truck, 2 Toro vehicles, 72" riding mower.
- Push/pull equipment motorized and hand (floor space). 2x push mowers, 2x wheeled edgers (motorized), 1 x seed spreader (push type), 1x aerator ('Ryan' tow behind), wheel barrow, (possible future space for small tractor, could be outdoor space see Eric on this one).
- Parts storage. 20 x boxes 14"x16"x8" approximate for irrigation parts, tool boxes x4, misc. small parts, tools etc
- Security, fire alarm and lighting controls.

Staff Meeting Room OM7 (225 square feet):

- Staff meeting area - conference table and chairs.
- Vision window to service yard.
- Natural ventilation.
- Sliding Barn-door shutter over window, for security after hours. Shades or blinds for presentations.

- Lower casework storage and counter top
- Projection screen surface or paint with liquid white board material over level 5 finish.
- Telephone, data jacks.

Custodians Storage OM9 (180-200 square feet):

- Storage for custodial paper and cleaning supplies
- Adjacent to yard for loading access
- Floor mounted mop sink
- Full height adjustable steel shelving 24" depth
- Door to exterior Service Yard separately keyed for access by custodian staff.
- Door into room from Workshop OM6 with dead bolt lock, key separately from custodian staff lockset.
- Fire rated room enclosure.
- Electrical panel location.

Refuse Disposal Area (120 square feet):

- 6 yard dumpster or two 3 yard dumpsters with a center aisle.
- Store recycle toppers.
- Provide fire rated separation from adjacent occupancies.
- CMU or concrete wainscot, wrap walls with a steel plate at the height of dumpster.
- Ventilation to exterior through door
- GFI service outlet and hose bibb.
- 10' high x 10' wide overhead door. Sectional allows better clearance than roll-up.
- Provide a personnel door.

Service Yard OM9:

- Screened from view for materials handling, recycling, and deliveries
- Delivery and long term unsecured storage of chips, mulch, soil, and sand.
- Place for temporary parking of 6 trucks that arrive at 6:30 a.m. and 2:30 p.m. to bring gardeners to sign-in and out.
- Provide motion sensors for area lighting.

Service yard to be hardscaped in concrete to allow traffic loads and wheel tread wear from turning and material stock piling. An 18" planting band along west wall on line 1, for drainage and green screen. Provide area drain and hose bibb for cleaning mowers.

Personnel door to the service yard shall maintain a clear path free of vehicle loading area to allow egress. Vehicle gates to be picket style with a perforated (paginated holes) metal screen on yard side of gate. Provide a personnel gate section with egress hardware. Vehicle gate/picket fence to be 7' tall minimum



Recology scavenger truck

above grade. Since the grade slopes the overall height will be approximately 9' above the service yard grade. Fences that surround the Service Yard on three sides should be minimum 7' high, micro 'no climb' chain link in black. Consider adding shade cloth to screen view from above into Service Yard. South wall with concrete buttress to provide bin space for landscape materials like mulch. Wrap lower 3' of bin walls with 3x10 RDWD lagging. Provide area for fifteen trash totters screened from view with slat wood barn door.

Code

Based on CBC 2010. Occupancy Classifications:

Utility – 'U':

The primary use of this building is a type U occupancy similar in use to an agricultural building or shed. The U classification here includes special use consideration as a U occupancy used for (private) motor vehicle storage. Group U occupancy base allowable square footage is 5500 SF, of which vehicle storage may occupy 3000 SF if no repair work is completed and fuel is not dispensed. (CBC 2010 406.1.2)

Notes on Occupancy:

- "High-piled stock or rack storage in any occupancy group shall comply with the California Fire Code (CBC 2010 413.1)
- Incidental Accessory Occupancy storage rooms over 100sf require a 1 hour separation (CBC Table 5082.5)
- Waste collection rooms over 100 sf require a 1 hour separation (CBC Table 5082.5)
- If a sports court is constructed above the building, this use may be considered as a separate and distinct entity per CBC 2010 509.2. The required horizontal assembly or podium that divides the Court from the Operations and Maintenance Building would then require a 3 hour fire resistance rating.

Storage – 'S' S-1: Moderate hazard storage:

The custodian storage qualifies as moderate hazard storage occupancy. If the area of this occupancy (when added with all other accessory occupancies) exceeds 10% of the overall floor space of the story, it will be considered an independent use and a separation will need to be provided per CBC 2010 Table 508.2.4. The required separation between U and S-1 occupancies is 2 hours for in non-sprinklered structure.

Business – 'B':

The enclosed office and meeting room can be considered an accessory use, and therefore not require a separation if the

summed area of it and any other accessory uses do not exceed 10 % of the story in which they are located (CBC 2010, 508.2.1)
Note: separation walls are recommended based program needs for acoustics and security.

High Hazard – 'H':

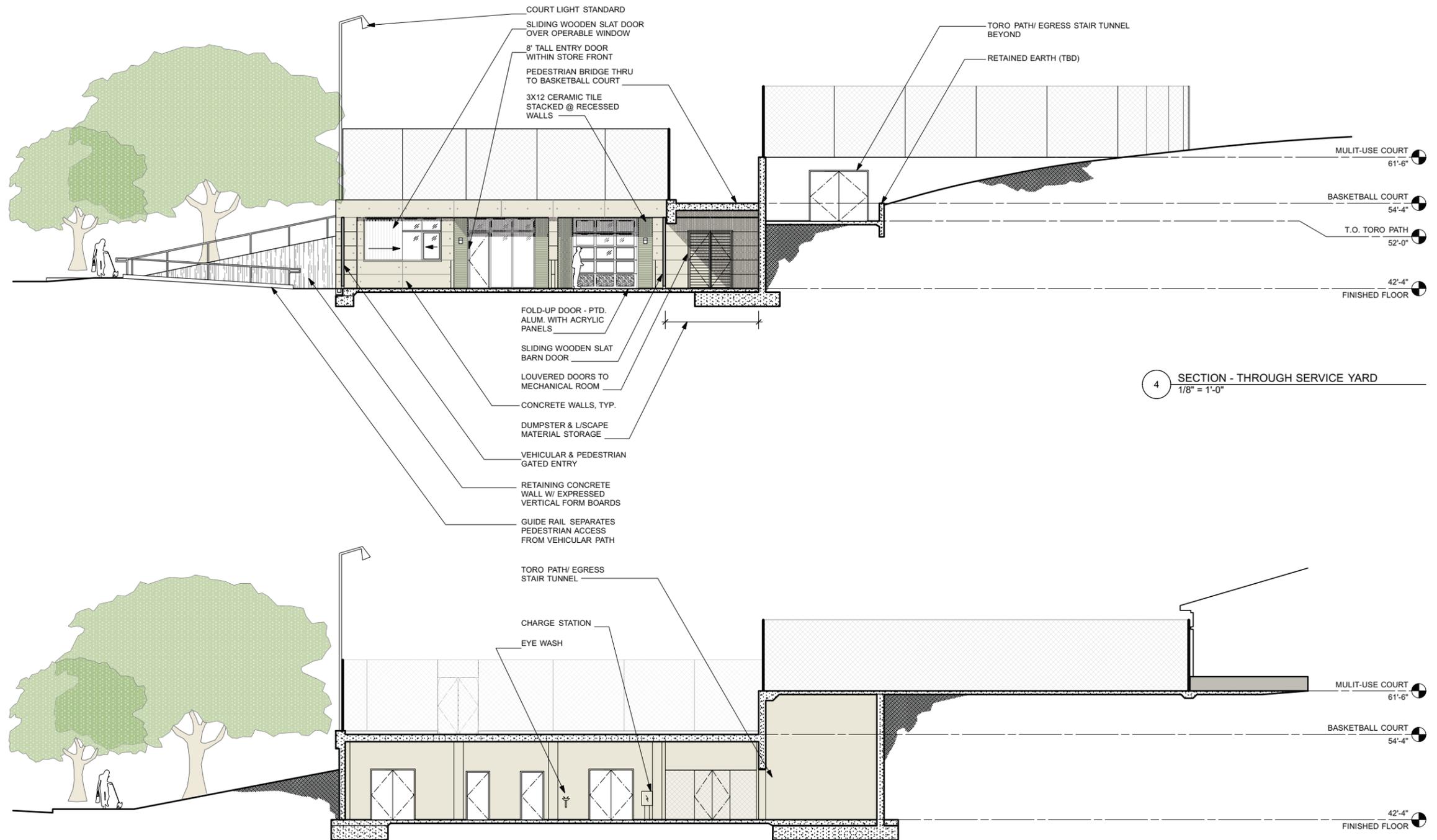
There will be no High Hazard occupancy so long as storage of all hazardous materials remains below the maximum values set forth by CBC 2010 Table 307.1(1) and 307.1(2).

Fire Sprinklers:

Fire sprinklers not required by use but are recommended to be incorporated to allow program flexibly and development and the reduction in fire ratings at occupancy separations.

Building Construction Type:

Construction type allowable, type V-B single story 40ft height limit.



4 SECTION - THROUGH SERVICE YARD
1/8" = 1'-0"

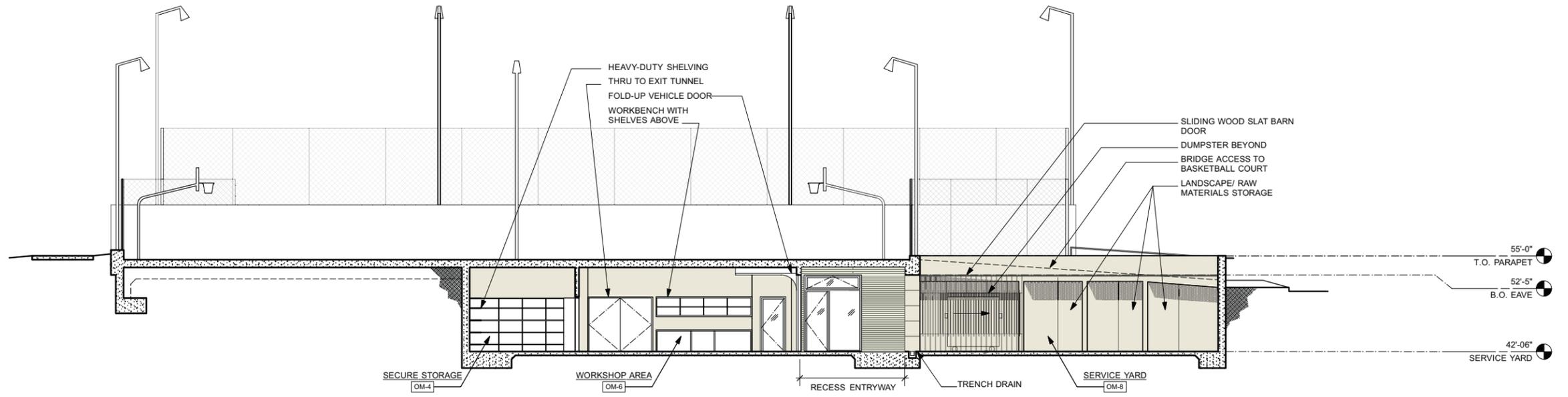
5 BUILDING SECTION - THROUGH SERVICE AREA
1/8" = 1'-0"



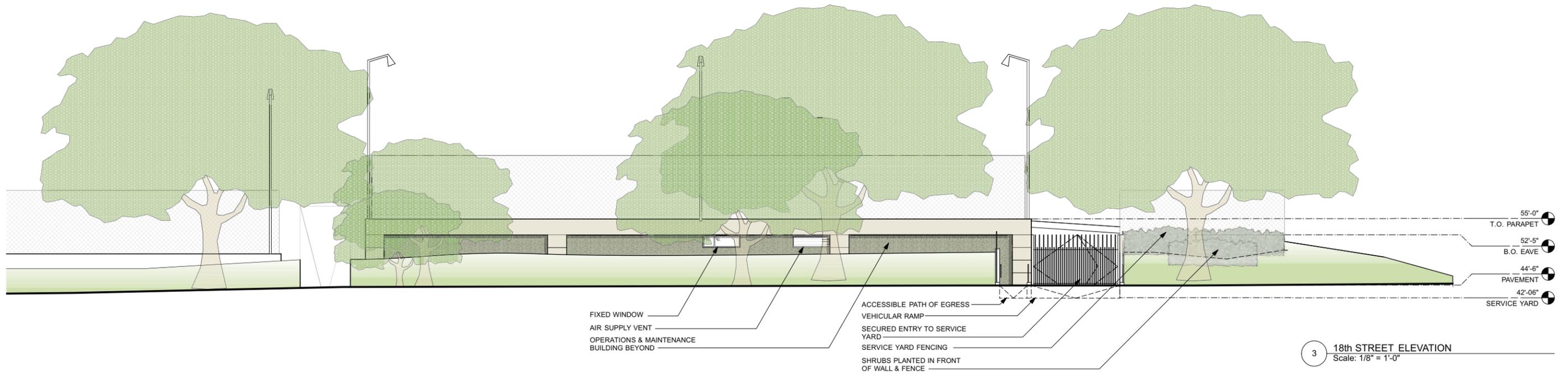
MISSION DOLORES PARK

A2 • Operations & Maintenance Bldg - Section & Elevation

March 15, 2013



2 BUILDING SECTION THROUGH SERVICE YARD
Scale: 1/8" = 1'-0"



3 18th STREET ELEVATION
Scale: 1/8" = 1'-0"



MISSION DOLORES PARK

A3 • Operations & Maintenance Bldg - Section & Elevation

March 15, 2013

schematic design - restrooms



Proposed View of North Restroom Building from Multi-Use Court

Restroom Design Concept

There will be two restroom buildings; one located at the Playground to the south and one at the courts to the north. The community was adamant about providing enough permanent fixtures to avoid long lines and exclude temporary Port-a-Potties except for special large events. The design team used 150 occupants per fixture as a guide, based on plumbing code requirements for assembly areas (such as for restaurants). Assuming 5000 people in the park on a sunny weekend, this calculation is for 33-34 total fixtures divided between two buildings. This is over 8 times the number of fixtures currently in the park. There are three site specific challenges that drive the design of these restrooms:

1. Usage Challenge: The range of use intensity from a few dozen people in the morning to a few thousand by later afternoon, up to 5,000 on a sunny weekend.

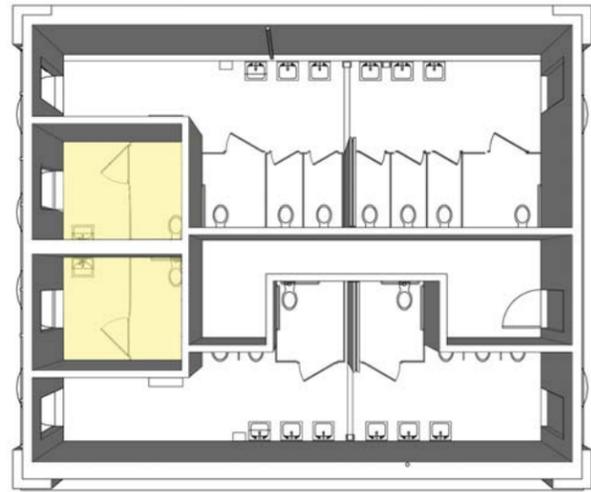
The toilet room plans are designed to provide flexibility, so that when the need is low, only the family-style single occupancy toilet rooms will be open. A multi-fixture restroom is available as demand increases and it further has a sliding partition-type door- to allow additional fixtures to be available. Maintenance is improved because the custodians can open access to the fixture count needed, and close off areas when maintenance is required.

2. Vandalism: The high amount of vandalism and graffiti and security concerns demonstrated at the existing restroom were addressed in the following manner:

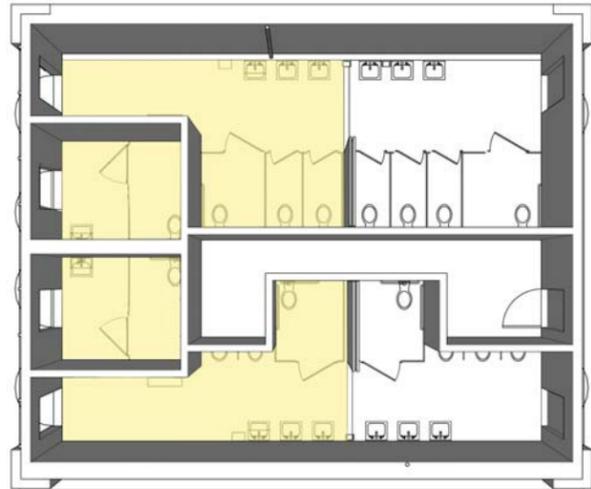
- Relocate the restrooms to high activity areas, the courts and the playgrounds, for improved observation
- Access to the restrooms will be via open metal gates designed to allow visual and auditory surveillance, and natural ventilation of the interior from the exterior.
- When the restroom is open those gates are locked in place against exterior porcelain tile panels.
- Smooth graffiti resistant porcelain tile is easily cleaned and the edges can be rectified to minimize grout joint size.

3. History: The park is eligible for the national Register for Historic Places and as such the Secretary of the Interior's Standards for Treatment of Historic Properties was followed to comply with the recommendations that

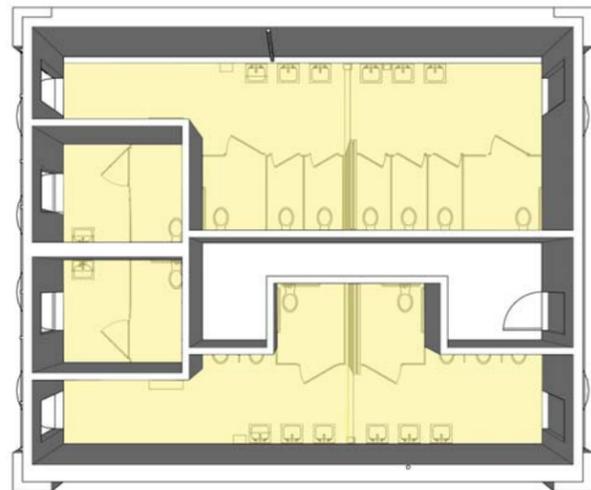
"New additions will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment."



Restroom Plan - Low Need (only 2 single stalls open)



Restroom Plan - Average Use (2 single stalls & half of main restroom open)



Restroom Plan - High Need (full restroom open)

Therefore, the following measures were taken to address the historic nature of the setting (please see building elevations):

- The existing structures within the park include the 19th street bridge and the original restroom- both concrete, both have expressed corners, and a frieze of recessed panels with horizontal proportions.
- This architectural language is expressed in concrete and contemporary materials.
- The corners are prominently expressed in concrete with integral color and graffiti resistant coatings.
- The frieze has a series of ornamental grilles that protect openings, which provide natural light and air flow into the restrooms.
- The transom ornamental metal grilles are interpretations of the images of the Canary Palms in the Dolores Street Medians. The transoms are in fact openings with an ornamental metal grille to prevent access, and backed with a mesh screen to prevent birds from entering the restrooms.
- The freestanding restroom has a modified hip roof, which is reminiscent of the prior hip roofs (since removed) on this site - such as a caretaker's cottage, and a Muni stop.
- At the playground, the restroom is sited into the topography which allows the hillside to continue over it, obscuring it from the view point on the hill (known as "the beach") above. The hill is interrupted only by plantings that disguise a safety fence.
- Expressing detail elements such as the restroom gates, which are vertical iron panels, reminiscent of the historic central promenade. When the gate is locked open the ADA restroom ID sign is centered on the circle.

Building Systems:

The north/playground restroom will require mechanical ventilation and artificial lighting at all times it is open, since the transom ornamental metal grilles will only be open to fresh air and light on one side of the building. The two corner towers of the parapet will extend above the grade for exhaust and plumbing vents.

The south/courts restroom will have open transoms on all 4 sides providing adequate fresh air and natural light. No heating or hot water is planned. Supplemental lighting will be needed for dusk and evening hours. Supplemental mechanical exhaust is planned for the group restroom areas.

Restroom Buildings Technical Specifications

Plan layouts are based on selectively opening restrooms based on demand and to provide for cleaning to occur while still allowing patrons to use part of the facilities. Each restroom building

provides two family restrooms, one for each gender, as well as group restrooms for each gender with a movable partition to divide space.

Restroom Interior:

- Concrete floor with 6" tile base over concrete curb or epoxy floor and base.
- Full height large-format porcelain stone tile wainscot with anti-graffiti matrix.
- The tile colors illustrated are Crosville's Color Blox "Day at the Beach" and "Sea Monkey".
- Provide dark epoxy grout color to complement the selected tile and mitigate graffiti on grout joints.
- Toilet accessories (including hand dryers) to be stainless steel
- Do not provide mirrors.
- Toilet compartment partitions to be stainless steel.
- Provide a large in-floor drain with removable strainer basket to facilitate hose-down.

The basis of design for the roof structure/ceilings are illustrated as vaulted wood, 3x6 tongue and groove, cedar stained and exposed architectural glue laminated beams. Restroom roof structure alternatives:

- Concrete slab with bronze Kynar painted steel tube beams: More expensive, but more vandal, insect and fire resistant.
- Plywood with timber truss: Less expensive, but more susceptible to vandalism, insects and fires. Is less aesthetically pleasing.

At the Playground restroom, the ceiling is illustrated as a rough board form barrel vault in cast-in place concrete, with board dimension as nominal 6 inch to emulate the 3x6 of the Court restroom's tongue and groove ceiling.

Vandal-resistant accessories such as recessed hose bibs with removable keys are recommended in each restroom. Provide hose bibb between lavatories, one for each split zone. The Restroom will be maintained with a hose down regimen to avoid exposing the custodians to contaminations.

Conceal Lighting and Mechanical to prevent vandalism to fixtures. Locate mechanical fan over Custodian room or in service chase. Promote natural cross ventilation by utilizing ornamental metal grilles at top of walls.

Restroom Exterior:

- Smooth form cast-in-place concrete with integral color.
- Express corners exposed concrete
- Porcelain tile cladding at wall locations between doors

- Provide signage in metal.
- Metal standing seam zinc roof over a waterproof assembly.
- Exterior soffit and gutters to be of 18-gauge sheet metal zinc coated or terne coated stainless steel or Kynar paint finish.
- Internal rainwater leaders with wall clean out.
- Steel gates and frame at public entry points and in lieu of hollow metal doors.
- The ornamental metal grilles similar steel and finish as the gates.
- Metal shall be galvanized after fabrication and shop primed and painted prepared for butt hinges.
- At Court restroom door to Custodian Closet, apply sheet steel panel to back of gate or mount the gate to face of steel door to provide consistent elevation as the restroom gates.
- At Court restroom building, there is an opportunity for mural at the tall wall facing the multi-use court.

Plumbing Chase:

- Steel personnel door
- 6" concrete curbs at walls
- Hose bibb, floor drain, isolation valve near entry point
- GFI service outlet and compact fluorescent light.
- Flush valves to be mounted toilet room-side to allow for single person maintenance.
- Provide dual flush valves for toilets where approved.
- Plumbing vent stacks to be concealed from general view by locating on north of ridge at Court restroom and within parapet planter at Playground restroom.

Custodian room:

- Steel personnel door.
- 6" concrete curbs at walls.
- Hose bibb, floor drain, locate near entry point.
- GFI service outlet and compact fluorescent light.
- Adjustable aluminum shelving for paper and cleaning supplies.
- Floor mop sink. Do not provide a pedestal sink.
- Consider wall hung cleaning fluid mix system with concentrate bottles and dilution control, where appropriate.
- Locate restroom exhaust fans within Custodian rooms.
- Locate electrical panel within Custodian room and near door.
- Provide separate keying from Plumbing Chase lock set.

Utilities:

Provide separate water meters for each restroom independent of irrigation line, existing water pressure is purported to be low. Provide a pull box or monument or utility trench for with power and water hookups approximately 12 feet in front of building for special event hookups. Provide separate meter for special event hookup. Provide secured recessed hose bibs at drinking fountains.

Steel Doors and Frames:

Steel doors and frames shall be galvanized and shop primed and painted. Provide level 4 maximum duty and physical performance level A doors and frames as classified by ANSI A250.8. and SDI 108. Minimum door thickness 1-3/4" with 14 ga face sheets. Provide fully weld frames in lieu of knockdowns.

Products:

- Porcelain stone wall tile with anti-graffiti matrix, Crossville Color Blox EC or equal.
- Epoxy grout, Spectra Lock 2000 IG by Laticrete or equal.
- Toilet accessories by Bobrick or equal.
- Toilet compartment partitions by Bobrick or equal.



Proposed View of North Restroom Building from "Tai Chi Plaza"



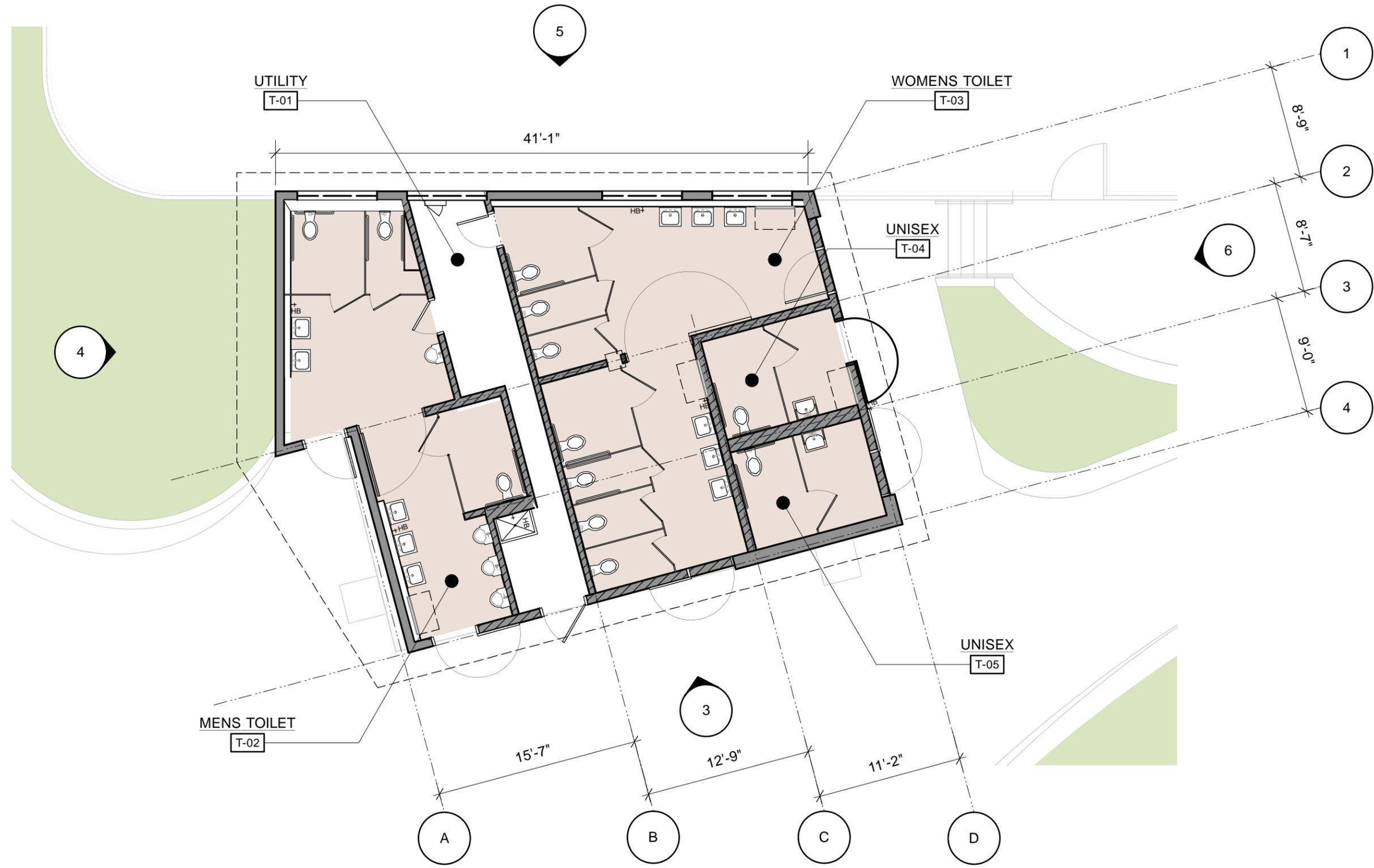
Proposed View of North Restroom Building from Multi-Use Court



Proposed View of South Restroom Building from Dolores Street



Proposed View of South Restroom Building from Playground

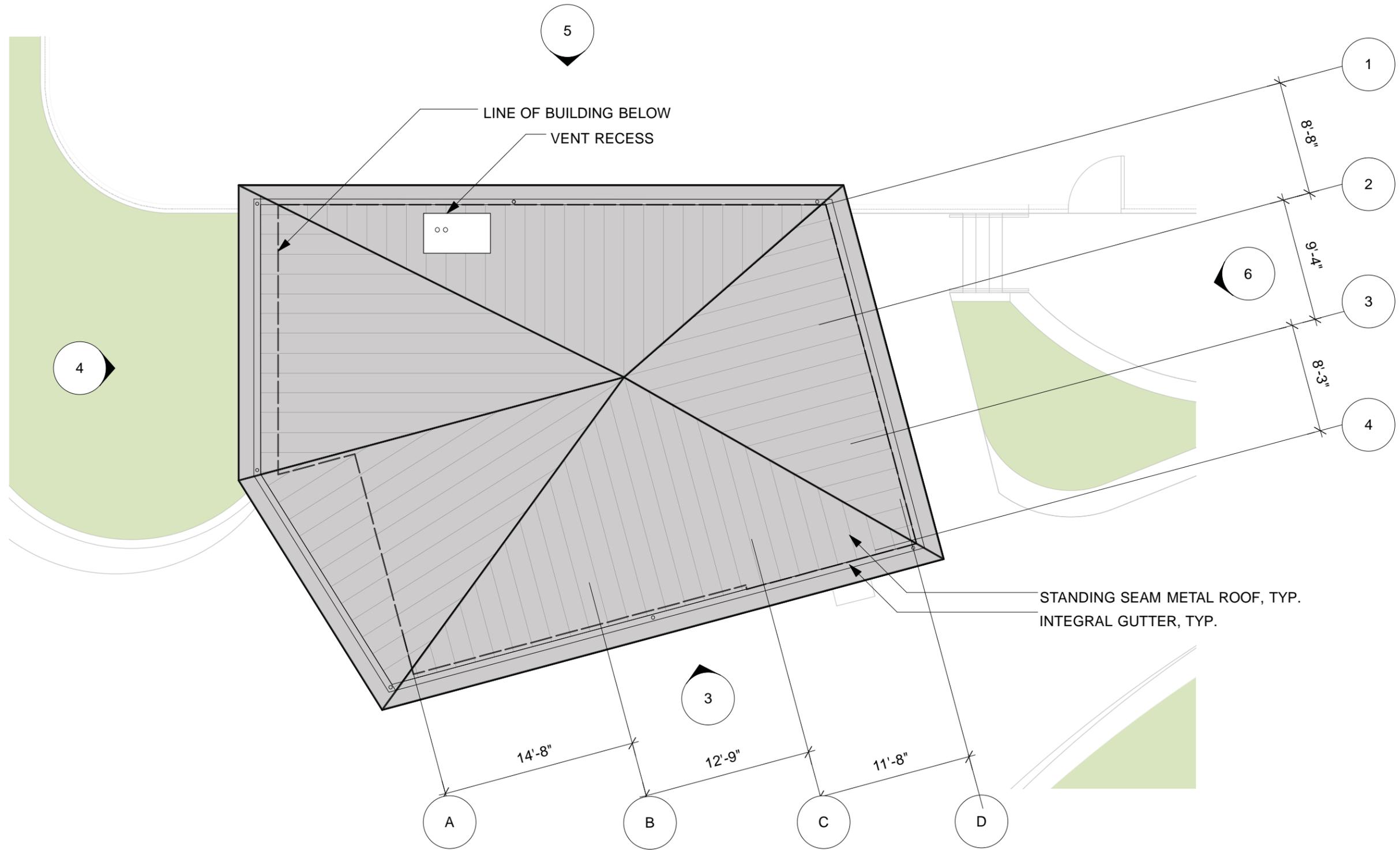


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A5 • North Restroom - Floor Plan



March 15, 2013

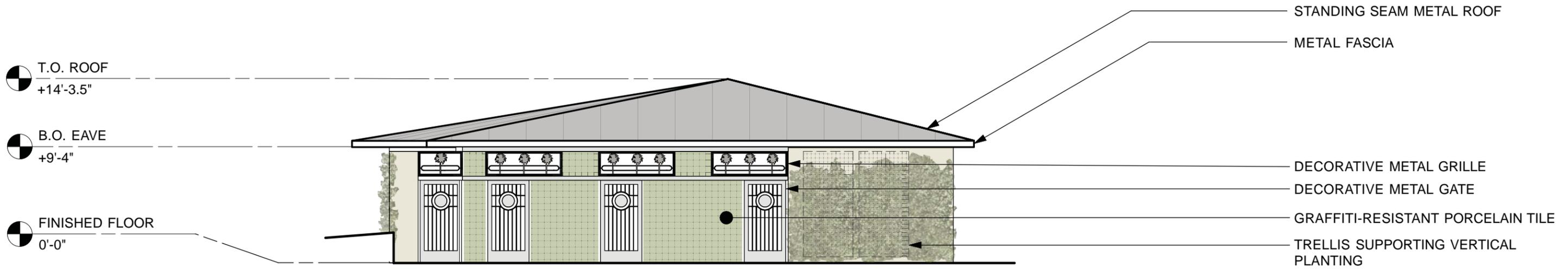


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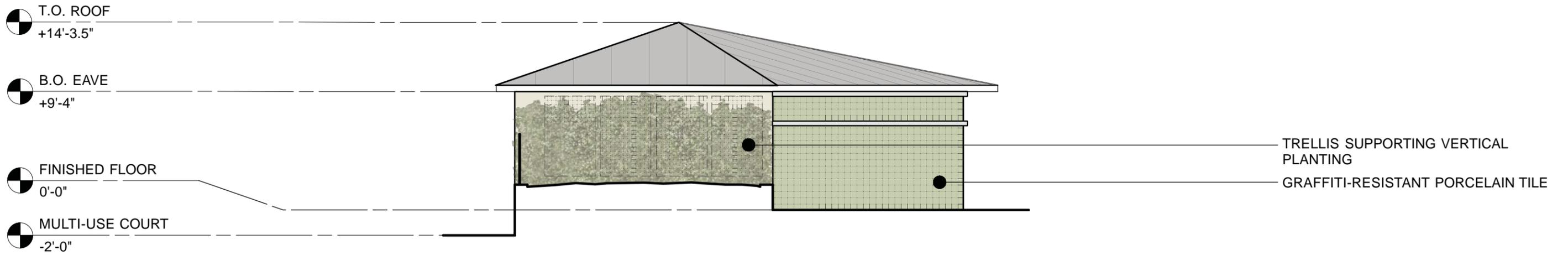
A6 • North Restroom - Roof Plan

March 15, 2013





3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

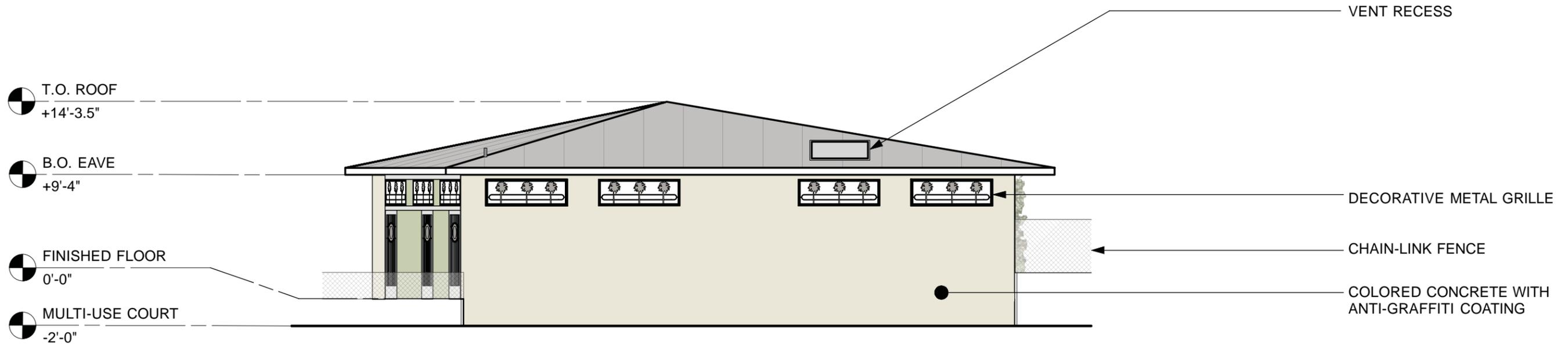


4 WEST ELEVATION
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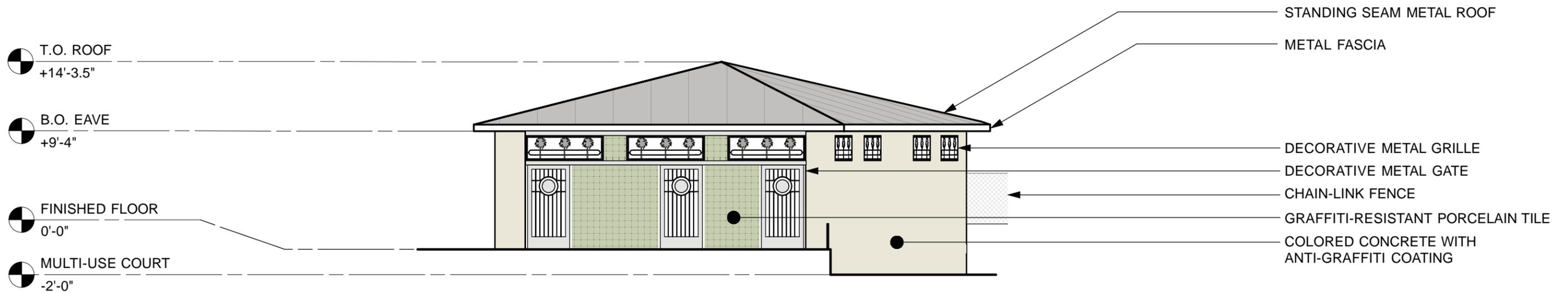


MISSION DOLORES PARK
A7 • North Restroom - Elevations

March 15, 2013



5 NORTH ELEVATION
Scale: 1/8" = 1'-0"

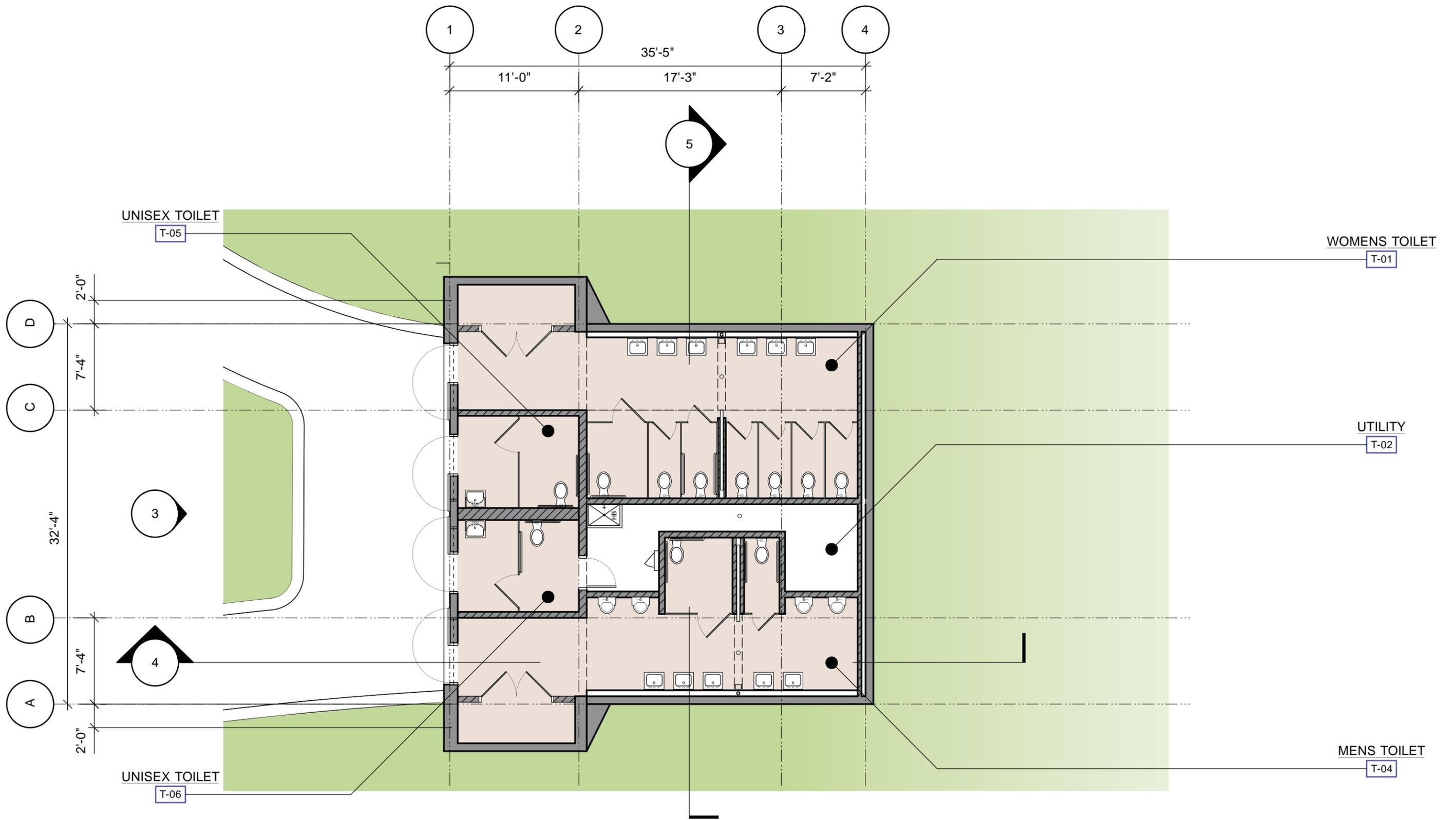


6 EAST ELEVATION
Scale: 1/8" = 1'-0"



MISSION DOLORES PARK
A8 • North Restroom - Elevations

March 15, 2013

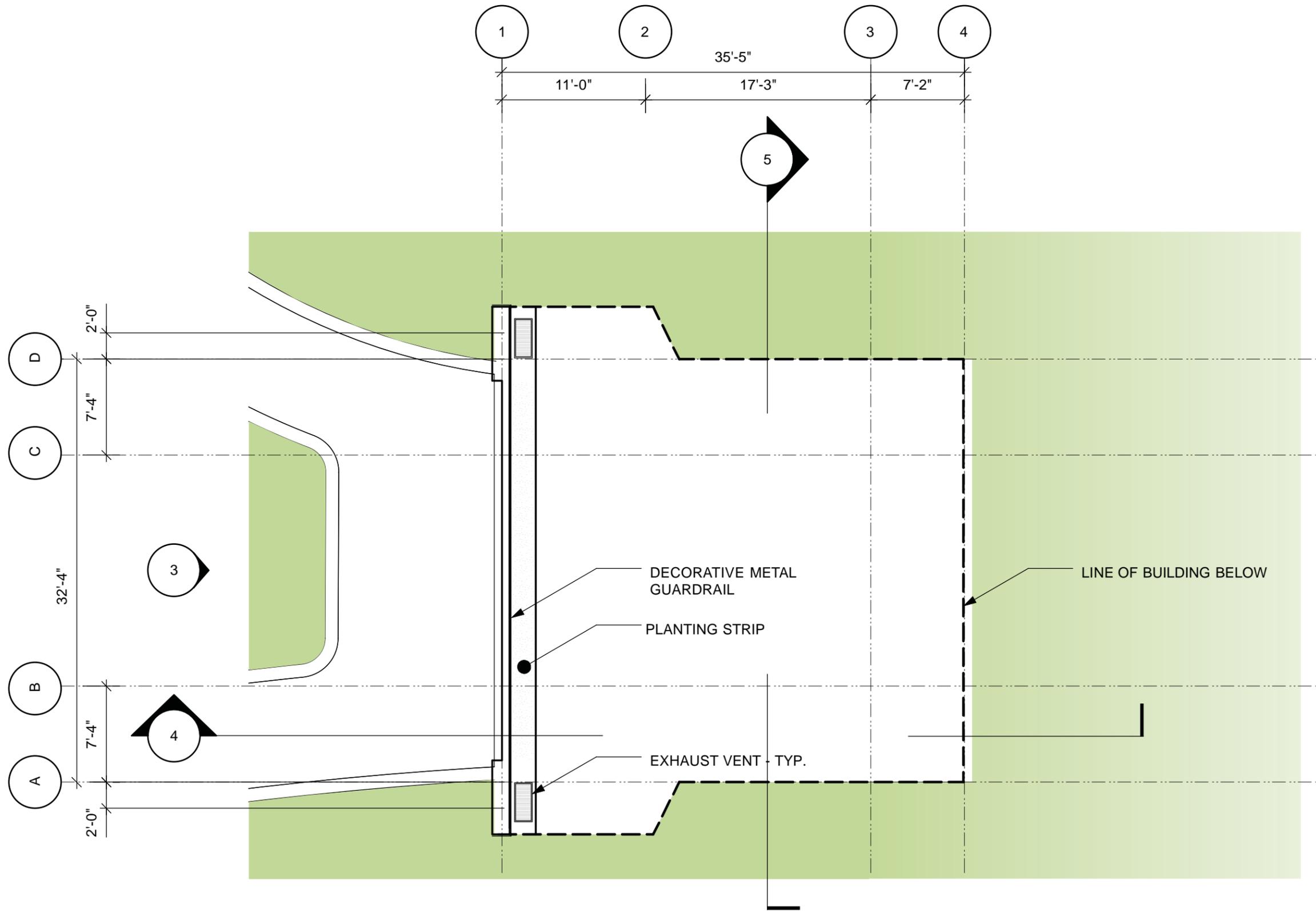


MISSION DOLORES PARK

A9 • South Restroom - Floor Plan

March 15, 2013



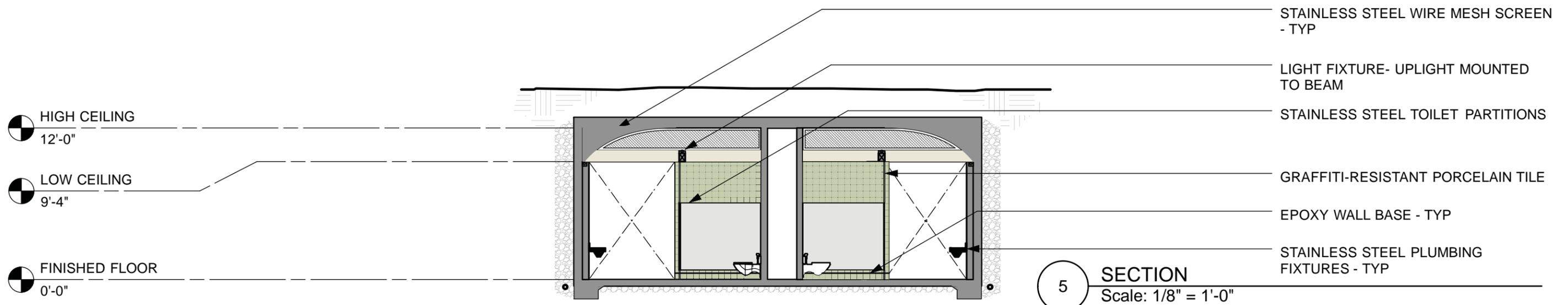
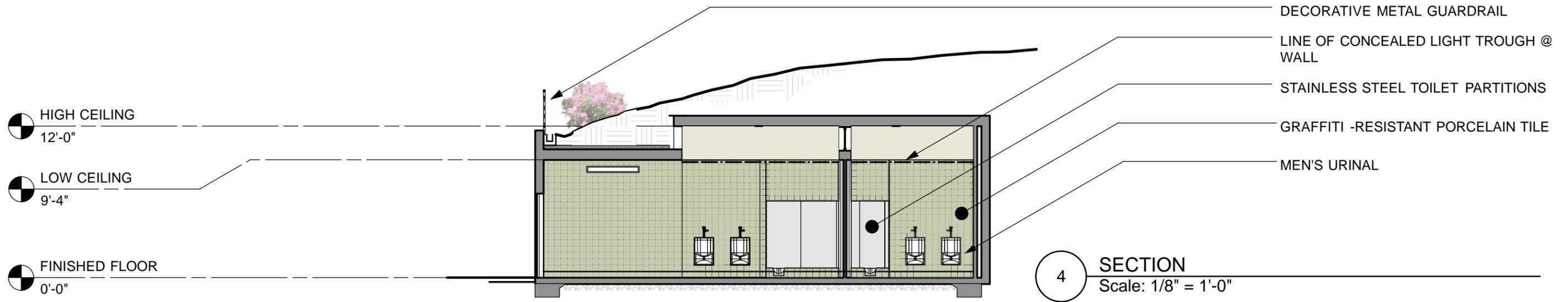
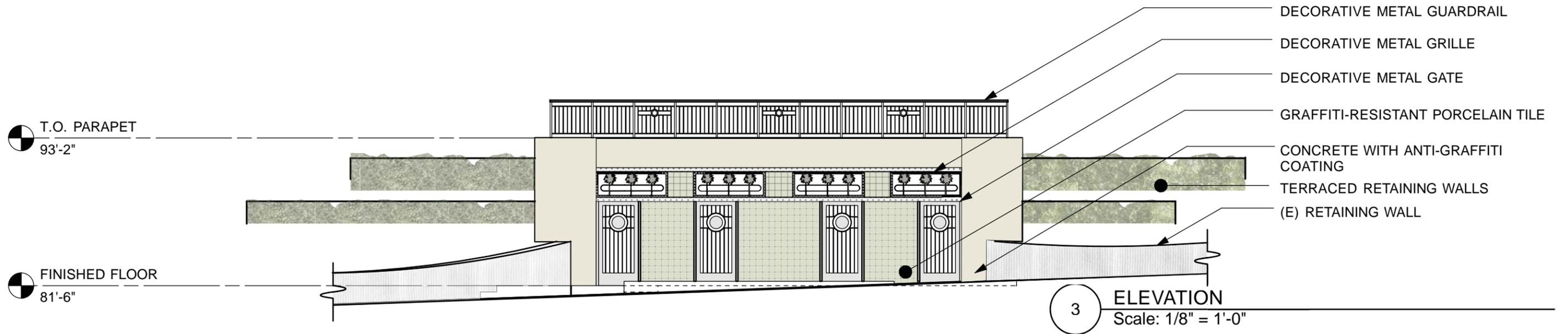


MISSION DOLORES PARK

A10 • South Restroom - Roof Plan



March 15, 2013



MISSION DOLORES PARK



AERIAL OF PROMENADE



CONVENIENCE STATION - 1940'S
CONCRETE FRIEZE



CONCRETE BRIDGE
EXPRESSED CORNERS



MEDIAN OF PALMS



PREDOMINANT TOPOGRAPHY
LOW-SLOPE TOPOGRAPHY



GREEN WALL



NORTH RESTROOM

MISSION DOLORES PARK

A12 • Design Inspiration

March 15, 2013

appendix A: existing conditions drawings

Appendix A includes the drawings and information provided to the design team as “background information.”

Included are:

- Site Surveys
- Helen Diller Playground Construction Drawings (select drawings only)
- Arborist Reports

Please note:

- These drawings are not to scale, please use the graphic scale bar.
- Existing irrigation drawings are not included (except for the new playground project) because it is assumed that the entire irrigation system will be replaced.

