



**San Francisco
County Transportation
Authority**

BD070924

RESOLUTION NO. 25-07

RESOLUTION APPROVING THE JANE WARNER PLAZA [NTP PLANNING] FINAL REPORT

WHEREAS, In December 2022, the Transportation Authority allocated \$100,000 in Prop K half-cent sales tax funds from the Neighborhood Transportation Program (NTP), for the Jane Warner Plaza planning project at the request of Chair Rafael Mandelman; and

WHEREAS, The Jane Warner Plaza planning project (Study) sought to coordinate with community stakeholders and other agencies, and analyze, propose, and develop conceptual schematics with a focus on improvements to pedestrian and bicycle safety in this busy multi-modal node; and

WHEREAS, San Francisco Public Works (SFPW) led the Study; and

WHEREAS, SFPW developed two concept alternatives in consultation with community stakeholders, the District 8 office, and the with the San Francisco Municipal Transportation Agency (SFMTA); and

WHEREAS, The final report includes analyses of the project area's multi-modal circulation patterns, and identifies site opportunities and constraints; and

WHEREAS, SFPW identified a short-term and long-term versions of a preferred concept to enhance the safety of people passing through the plaza and to improve the longevity and appearance of plaza features; and

WHEREAS, The final report identifies cost estimates for the short-term and long-term conceptual plans to help advance recommendations towards implementation, including identifying funds for further planning and project development; and

WHEREAS, The CAC was briefed on the final report at its June 26, 2024 meeting and unanimously adopted a motion of support for its adoption; now, therefore, be it

RESOLVED, That the Transportation Authority hereby adopts the attached



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Jane Warner Plaza Final Report.

Attachment:

1. Jane Warner Plaza Final Report



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The foregoing Resolution was approved and adopted by the San Francisco County Transportation Authority at a regularly scheduled meeting thereof, this 23rd day of July 2024, by the following votes:

Ayes: Commissioners Chan, Dorsey, Mandelman, Melgar, Peskin, Preston, Safai, Stefani, and Walton (9)

Absent: Engardio and Ronen (2)

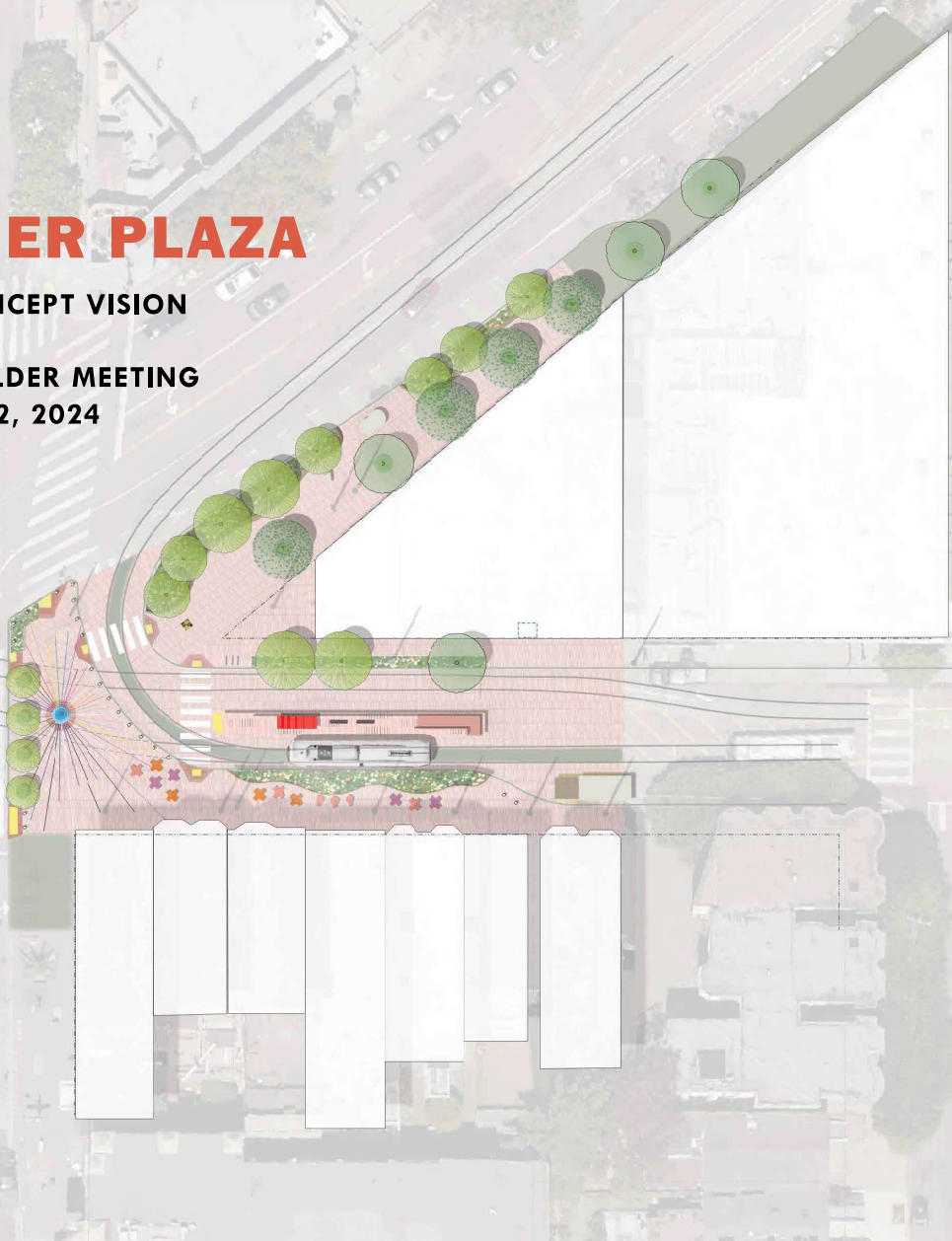
DocuSigned by:
Rafael Mandelman 8/26/2024
3236B2A067A3450...
Rafael Mandelman Date
Chair

ATTEST: DocuSigned by:
Tilly Chang 8/26/2024
FFD2628AB8BE40B...
Tilly Chang Date
Executive Director

JANE WARNER PLAZA

PREFERRED CONCEPT VISION

FINAL STAKEHOLDER MEETING
MARCH 22, 2024



SFMTA



San Francisco
County Transportation
Authority

JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024

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Project Goals

Programming

- Celebrate the leadership and community activism of Jane Warner.
- A flexible place for celebrations, for protest, for grieving.
- Focal entry feature to Upper Market.

Environment

- Provide relief from extremes of hot and cold weather.
- More greenery!

Circulation

- Keep existing traffic patterns.
- Pedestrian safety.
- Need to manage large crowds at large events. Streetcar is closed 3 times/year. Other events occur while streetcar running.
- Bike access: keep permeable for bike connection to 17th street to east.

Site Furnishings

- More seating needed. Movable tables and chairs provide flexibility.
- Physical separation at streetcar tracks especially for small group events.
- Furnishings that can be moved with a forklift can be installed over emergency tracks.

Place Making

- Unify with Harvey Milk Plaza so it feels like one continuous design.
- Graphics or art on the ground.
- Representation of underrepresented people of the LGBTQIA+ community.

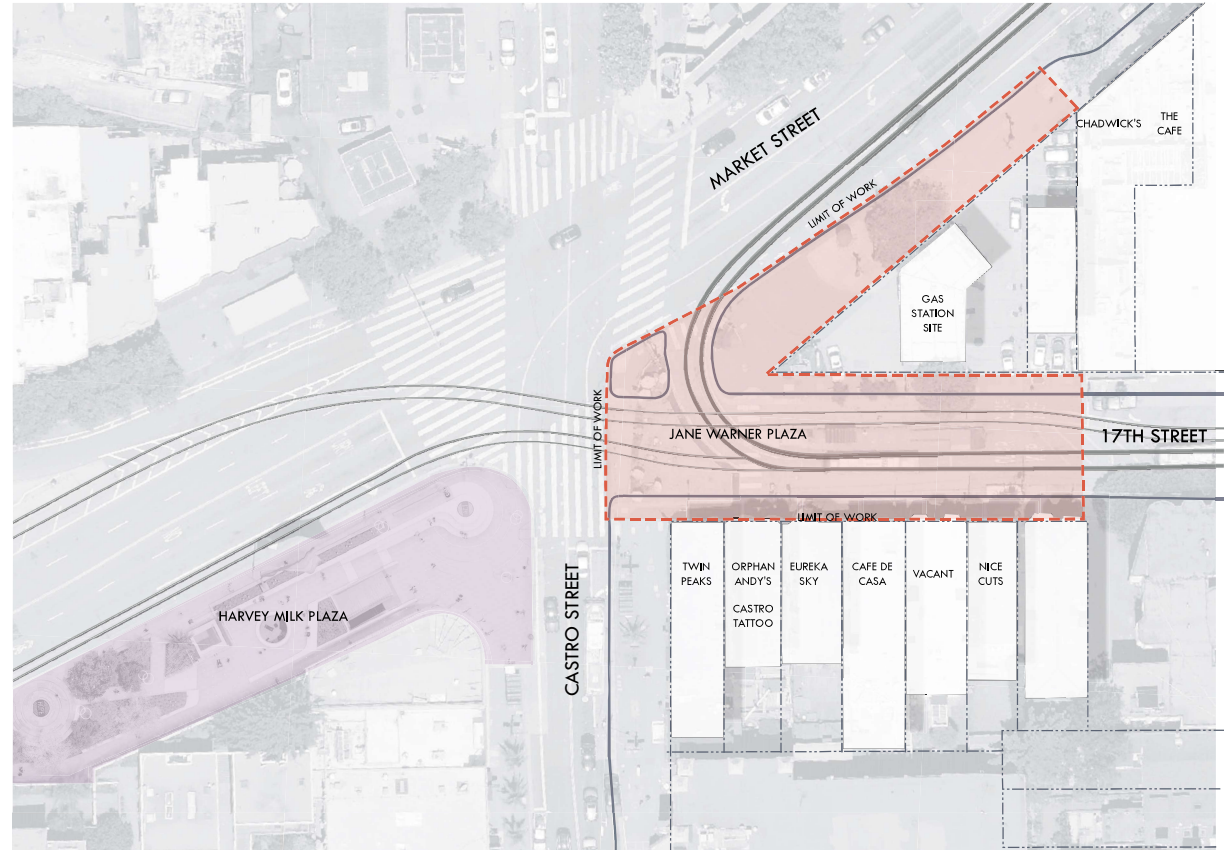
Materials

- Durable materials.
- Repeat paving materials between Harvey Milk Plaza and Jane Warner Plaza.

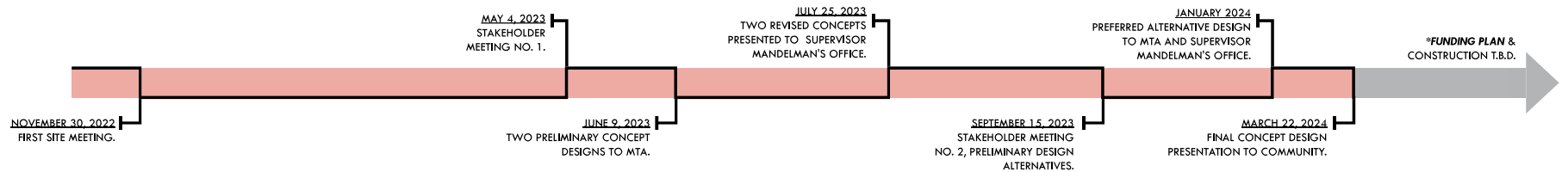
MTA

- Emergency tracks may be concealed with removable covers.
- MTA needs maintenance access to OH wires and clearance around tracks.

Existing Conditions Plan

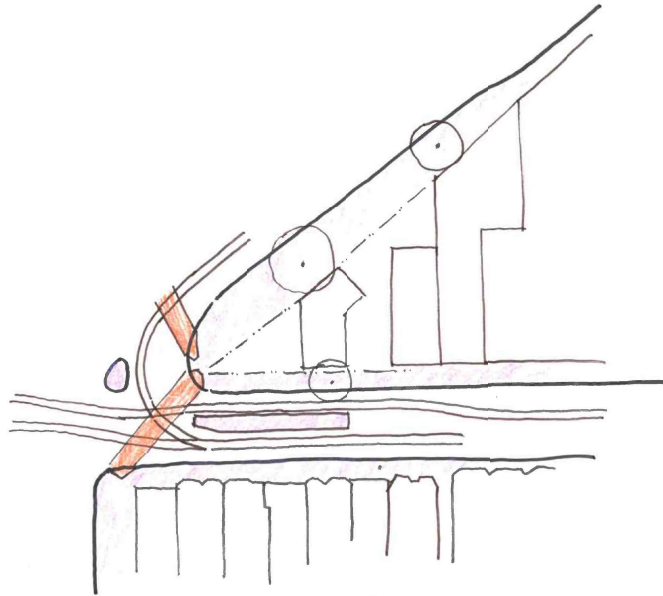


Project Schedule

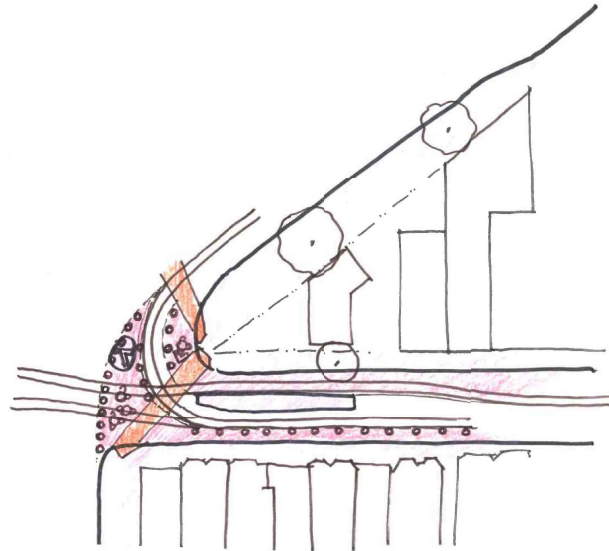


*FUNDING PLAN : PUBLIC WORKS IS SEEKING FUNDING OPTIONS THROUGH OUR CAPITAL IMPROVEMENT PROGRAM AND PARTNERSHIPS WITH OTHER PUBLIC AGENCIES.

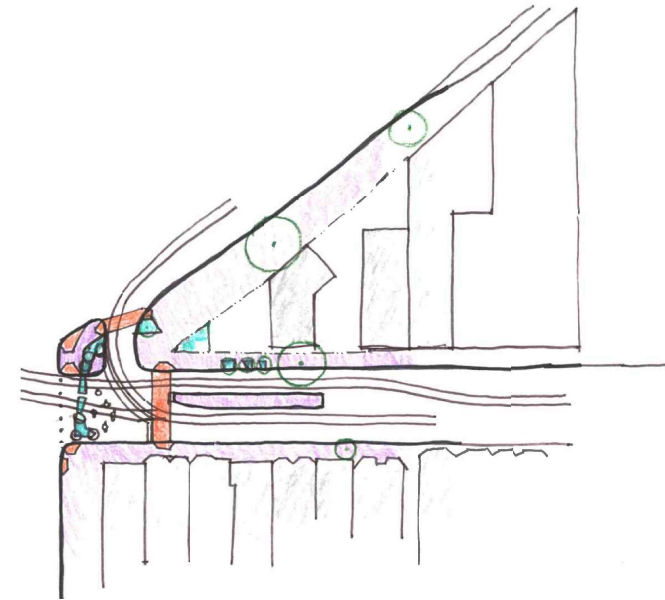
The Evolution of Jane Warner Plaza



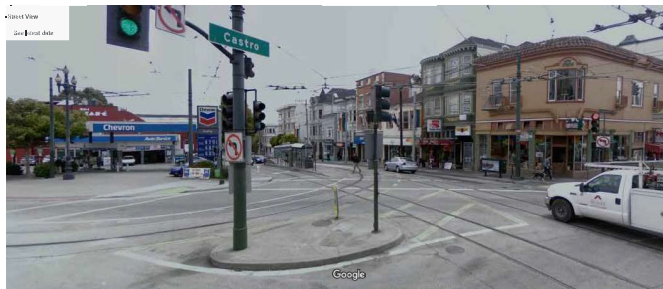
BEFORE JANE WARNER PLAZA, 2008



TACTICAL URBANISM, 2009



JANE WARNER PLAZA TODAY



SFMTA

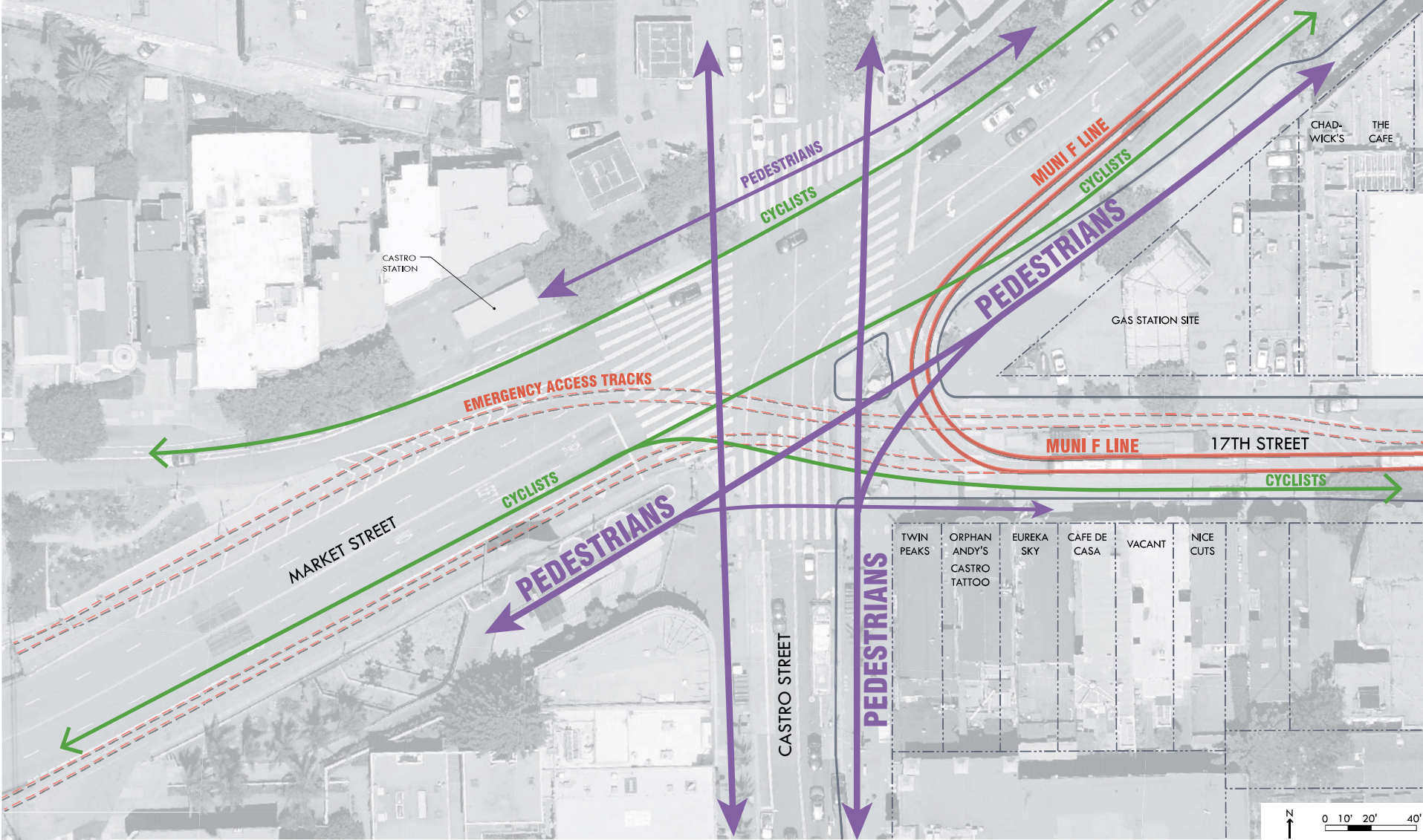


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JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024 -4-

Site Circulation



SFMTA












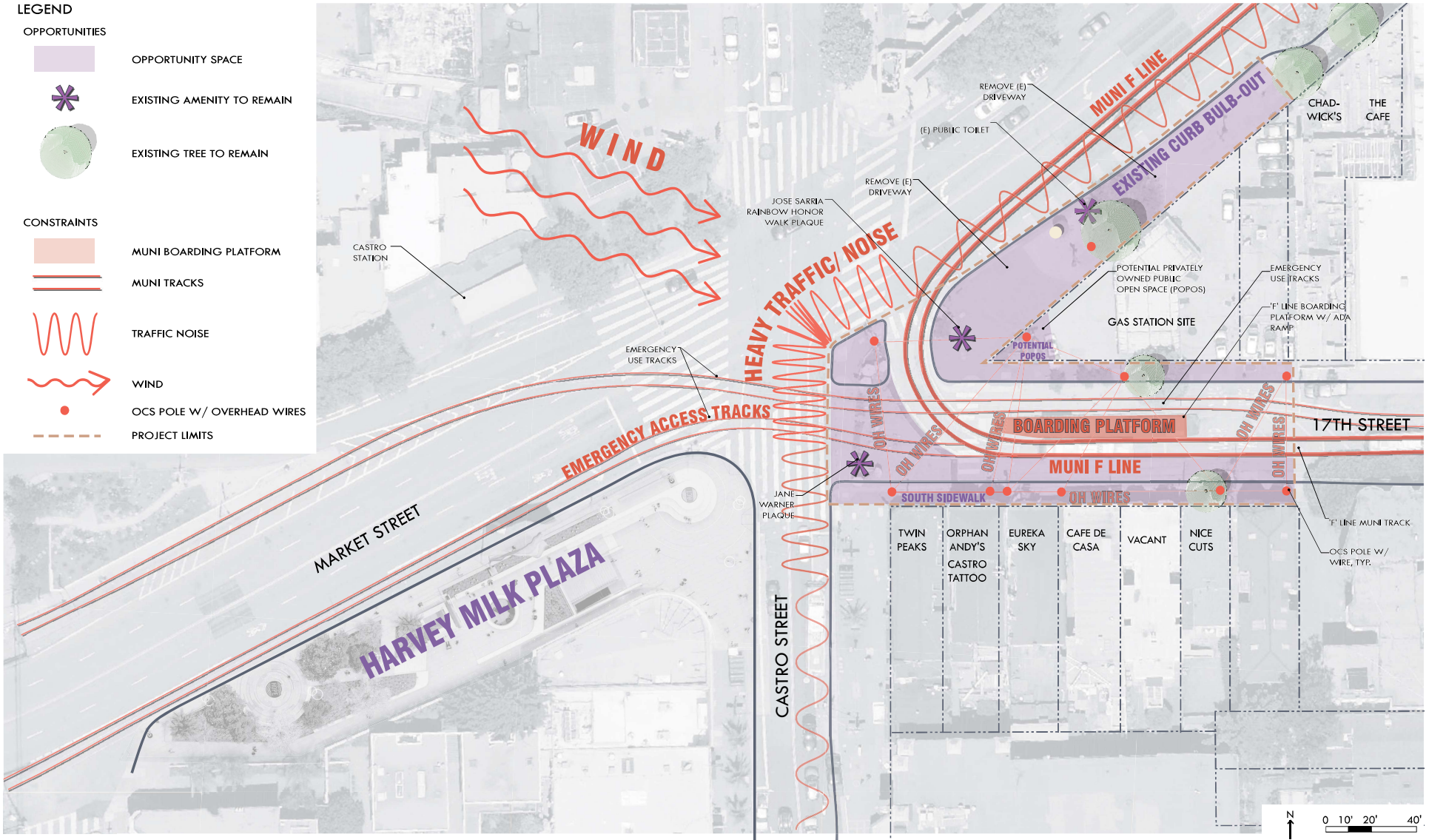
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JANE WARNER PLAZA

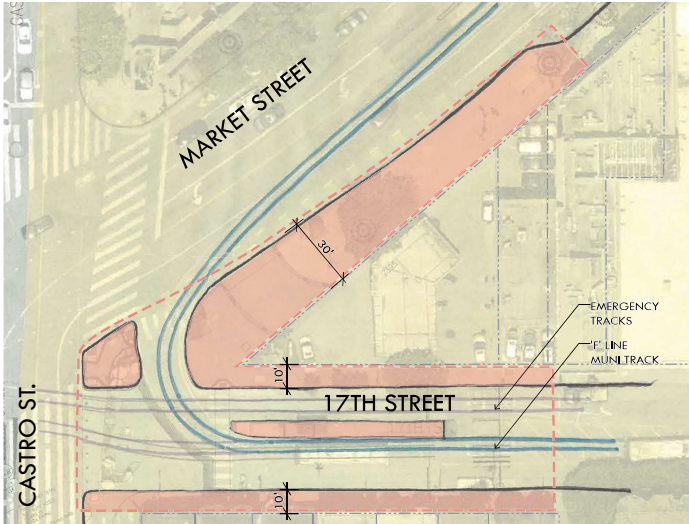
PREFERRED CONCEPT VISION: MARCH 2024 -5-

Site Opportunities & Constraints

- LEGEND**
- OPPORTUNITIES**
-  OPPORTUNITY SPACE
 -  EXISTING AMENITY TO REMAIN
 -  EXISTING TREE TO REMAIN
- CONSTRAINTS**
-  MUNI BOARDING PLATFORM
 -  MUNI TRACKS
 -  TRAFFIC NOISE
 -  WIND
 -  OCS POLE W/ OVERHEAD WIRES
 -  PROJECT LIMITS

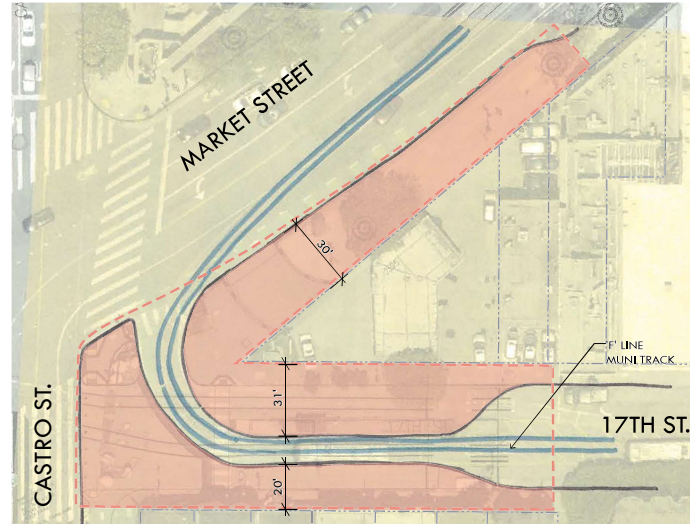


Curb Configuration Studies



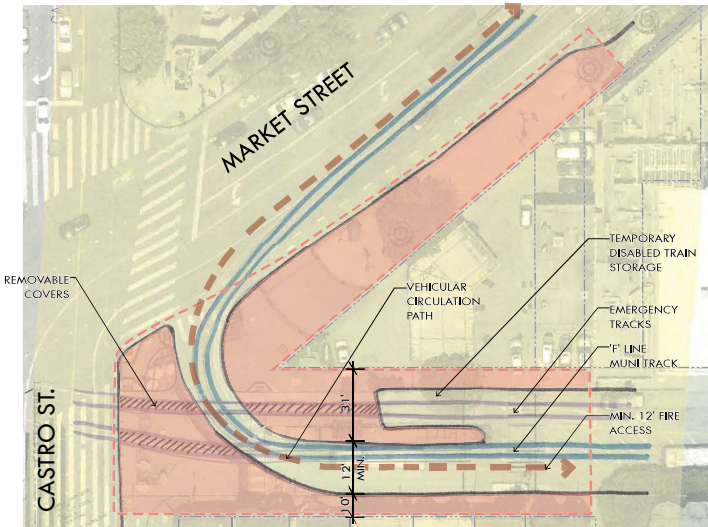
1.) EXISTING CURBS

9,600 S.F.



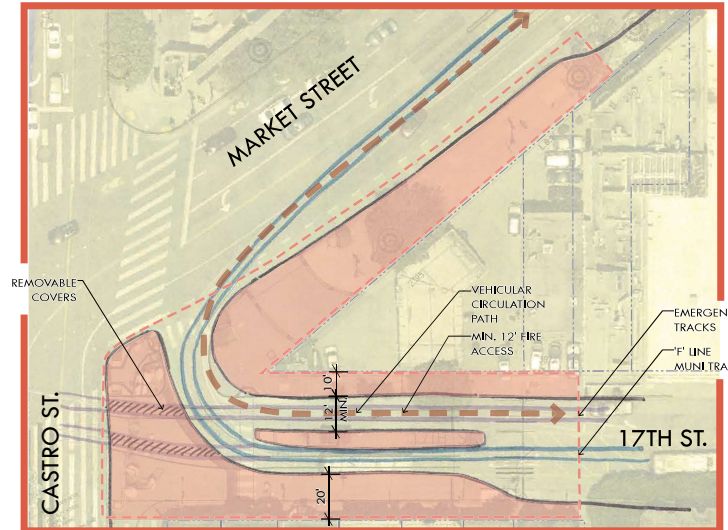
2.) PRELIMINARY CURB PROPOSAL

15,300 S.F.



3.) ALTERNATIVE 1: NORTH PLAZA CONNECTION

13,182 S.F.



4.) ALTERNATIVE 2: SOUTH BULB-OUT (PREFERRED)

13,070 S.F.

CONCEPT NARRATIVE

THE EXISTING CURB CONFIGURATION OF THE SITE IS FRAGMENTED AND POSES A CHALLENGE TO HAVING A COHESIVE AND FLEXIBLE PLAZA SPACE. INITIALLY, THE DESIGN TEAM PROPOSED TO MAXIMIZE THE LEVEL SIDEWALK AREAS BOTH AT THE NORTH AND SOUTH ALIGNMENTS ON 17TH STREET WHILE PRESERVING ONLY THE PASSAGE OF THE MUNI 'F' LINE.

AFTER RECEIVING FEEDBACK FROM SFMTA ON OUR PRELIMINARY CURB PROPOSAL, THE DESIGN TEAM DEVELOPED TWO NEW CURB CONFIGURATIONS, THE NORTH PLAZA CONNECTION AND THE SOUTH BULB-OUT. SFMTA REQUESTED THE PRESERVATION OF THE EMERGENCY TRACKS ON SITE AND WERE OPEN TO THE IDEA OF COVERING THEM WITH MOVABLE PANELS THAT WOULD MATCH THE SURROUNDING PAVING. WE WERE ALSO ASKED TO PROVIDE AN ALCOVE FOR TRAIN STORAGE IN THE EVENT OF A TRAIN GOING OUT OF SERVICE. IN ADDITION, THE DESIGN TEAM HAD TO MAINTAIN A MINIMUM 12' WIDE FIRE TRUCK ACCESS THROUGH THE SITE.

AFTER PRESENTING THE TWO NEW CURB ALTERNATIVES AT THE LAST COMMUNITY STAKEHOLDER MEETING, THE PREFERRED OPTION IS THE SOUTH BULB-OUT. THE COMMUNITY FEELS THAT THE ADDITIONAL SPACE AND AMENITIES ALONG THE BUSINESS FRONTAGE ON 17TH STREET WOULD BE VALUABLE NOT ONLY FOR THE BUSINESSES BUT ALSO FOR THE OVERALL PLACE-MAKING QUALITY OF JANE WARNER PLAZA.



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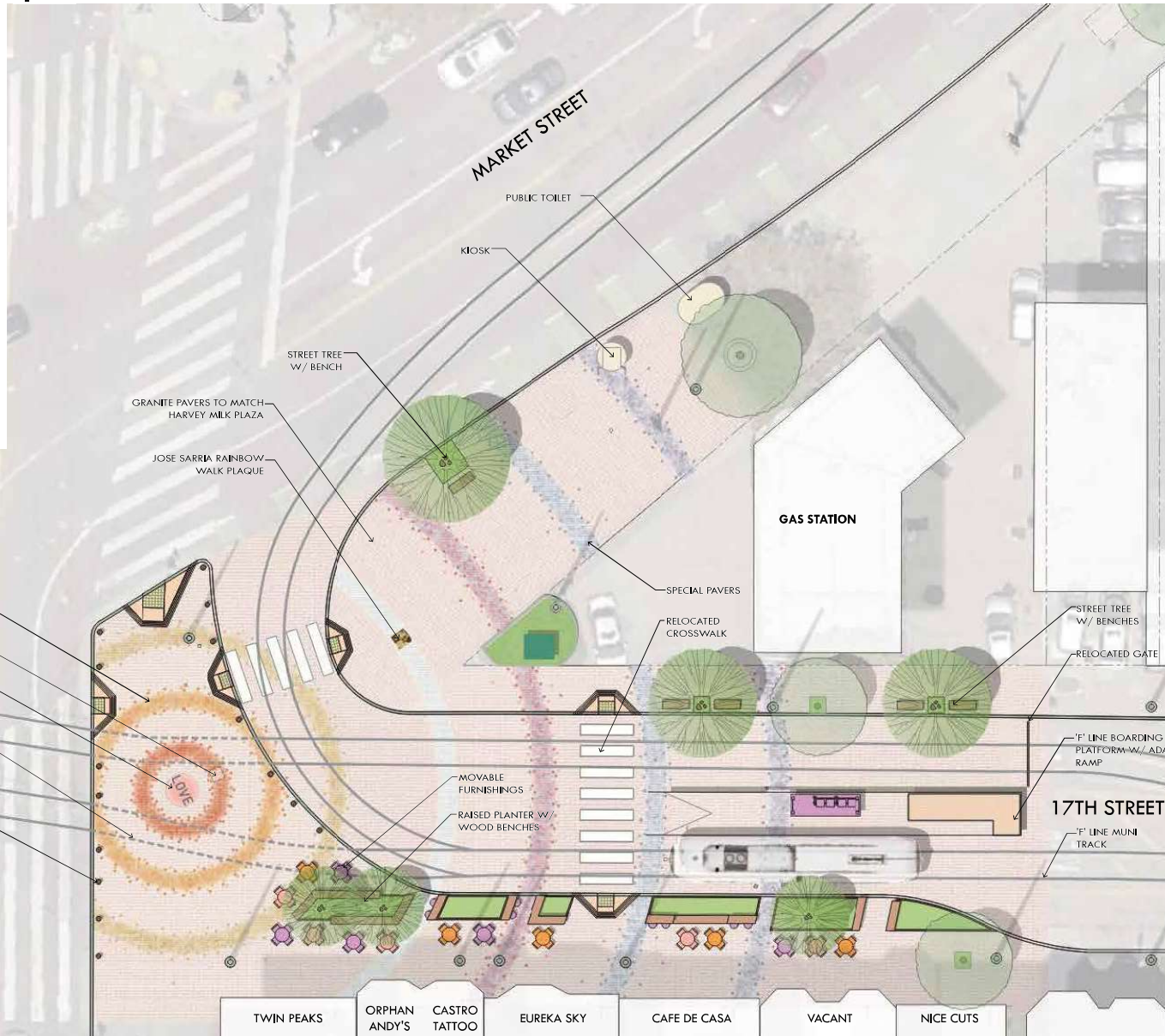
JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024 -7-

Preliminary Concept Alternative : Love Is Action

LEGEND

-  GRANITE PAVERS
-  SPECIAL COLORED PAVERS
-  RAISED PLANTER W/ WOOD BENCHES
-  WOOD BENCH
-  MOVABLE FURNISHINGS
-  LIGHT BOLLARD
-  MUNI SHELTER
-  NEW TREE
-  EXISTING TREE
-  MTA OCS POLE



CONCEPT NARRATIVE

- **MAXIMIZE MAIN PLAZA SPACE** – WIDEN SOUTH SIDEWALK AND PLAZA TO CREATE A CONTINUOUS OPEN SPACE FOR BOTH LARGE AND SMALL, PLANNED AND UNPLANNED EVENTS AND GATHERINGS.
- **LOVE MEDALLION AT THE HEART OF THE PLAZA** – COMMEMORATING OFFICER JANE, THE LOVE MEDALLION IS A STEEL PLAQUE INSET INTO THE PAVING AT THE CENTER OF THE PLAZA. THE MEDALLION SYMBOLIZES OFFICER JANE'S LOVE FOR HER COMMUNITY AND THE ACTIONS THAT SHE TOOK TO SERVE HER COMMUNITY.
- **SPECIAL PAVERS IN CIRCULAR PATTERN** – SPECIAL PAVERS IN THE COLORS OF THE LESBIAN FLAG DISPERSE IN GRADIATED CIRCLES WITH PIXELATED EDGES. THE EXISTING JANE WARNER PLAQUE IS INCORPORATED INTO THESE CIRCULAR BANDS OF PAVERS.
- **FLEXIBLE SPACES AT SOUTH BULB-OUT** – SEATING AREAS WITH RAISED PLANTERS AND A VARIETY OF SEATING AND LOUNGING OPTIONS POPULATE THE STOREFRONTS OF THE BUSINESSES ON 17TH STREET.
- **CONTINUE PAVERS FROM THE SOUTH PLAZA INTO THE STREET** TO CREATE A CONTINUOUS SPACE.
- **RELOCATE THE MUNI BOARDING PLATFORM** TO THE EAST TO OPEN UP THE MAIN PLAZA. UPGRADE THE BOARDING PLATFORM AND ADA RAMP.
- **RELOCATE TWO CROSSWALKS** TO ACCOMMODATE PEDESTRIAN TRAFFIC FROM THE 'F' LINE PLATFORM AND HEAVY PEDESTRIAN TRAFFIC FROM MARKET STREET.
- **CONTINUE PAVERS AND AMENITIES INTO NORTH SIDEWALK** ALONG MARKET AND 17TH STREETS.
- **PRESERVE RAINBOW WALK OF HONOR** BY INCORPORATING EXISTING JOSE SARRIA PLAQUE INTO CIRCULAR BAND OF SPECIAL PAVERS.
- **INFILL STREET TREES** ALONG MARKET AND 17TH STREETS.
- **SHORTEN NORTH CURB ALIGNMENT** AT CORNER TO ACCOMMODATE WIDE TRUCK TURNING RADIUS.



San Francisco County Transportation Authority

JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024 -8-

Preliminary Concept Imagery : Love Is Action



SPECIAL PAVERS IN GRADIENT PATTERN



BOLLARDS W/ CHAIN



"LOVE" MEDALLION



MULTIPLE SEATING HEIGHTS AND OPTIONS



SPECIAL PAVERS IN GRADIENT PATTERN



LIGHT BOLLARD



RAISED STEEL PLANTER W/ WOOD SEATING



RAISED PLANTER W/ WOOD SEATING AND MOVABLE FURNISHINGS



SPECIAL PAVERS IN CIRCULAR BANDS



"RADIANT RED" GRANITE PAVERS TO MATCH HARVEY MILK PLAZA

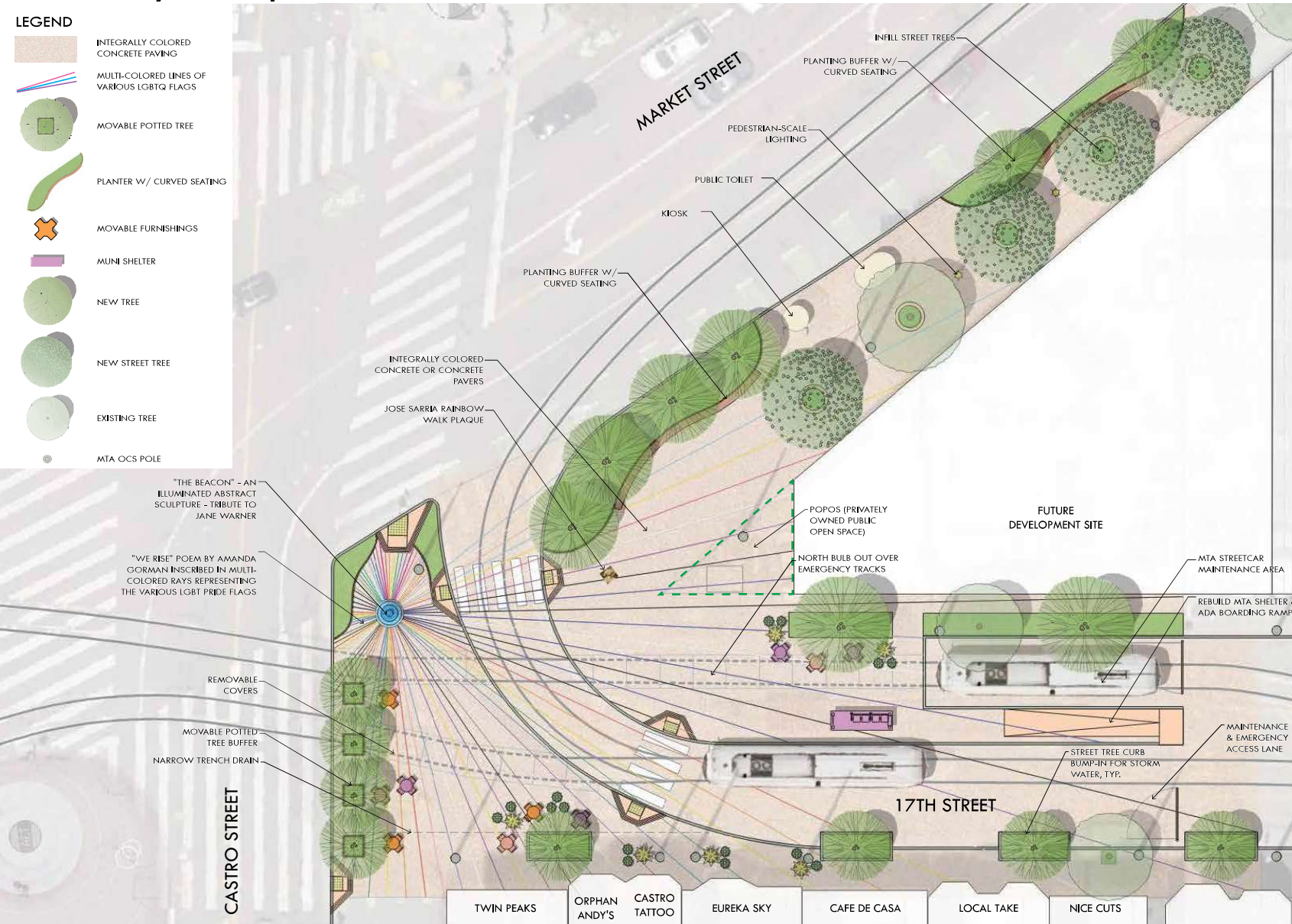


WOOD BENCH

Preliminary Concept Alternative: The Green Embrace

LEGEND

-  INTEGRALLY COLORED CONCRETE PAVING
-  MULTI-COLORED LINES OF VARIOUS LGBTQ FLAGS
-  MOVABLE POTTED TREE
-  PLANTER W/ CURVED SEATING
-  MOVABLE FURNISHINGS
-  MUNI SHELTER
-  NEW TREE
-  NEW STREET TREE
-  EXISTING TREE
-  MTA OCS POLE



CONCEPT NARRATIVE

- **MORE GREENERY** - EMPLOY PLANTING MATERIAL AS A BUFFER FROM BUSY CASTRO AND MARKET STREETS. WRAP PLAZA IN A GREEN EMBRACE LEAVING A CENTRAL FLEXIBLE PLAZA AREA. USE SIDEWALK PLANTINGS, NEW STREET TREES, AND POTTED PLANTS.
- **FOCAL ENTRY FEATURE TO UPPER MARKET** - AN ILLUMINATED SCULPTURE IN ABSTRACTED FEMININE FORM IS ALIGNED WITH THE MAJOR PEDESTRIAN ROUTES IN THE PLAZA. THE SPIRIT OF JANE WARNER IS COMMEMORATED AND EXPANDED TO INCLUDE THE POWER OF ALL WOMEN. THIS IS EXPRESSED BY THE EVOCATIVE POEM "WE RISE" BY AMANDA GORMAN WRITTEN IN FULL TEXT WITHIN THE PAVING.
- **REPRESENTATION OF UNDERREPRESENTED PEOPLE OF THE LGBTQIA+ COMMUNITY GRAPHICS OR ART ON THE GROUND** - THE PAVING MATERIAL IN THE PLAZA IS LIKE HARVEY MILK PLAZA BUT IS EMBEDDED WITH RAYS OF COLOR EMANATING FROM THE ILLUMINATED SCULPTURE. THE COLORS OF THESE RAYS REPRESENT THE MANY DIVERSE FLAGS OF THE LGBTQIA+ COMMUNITY. COLORS FROM ONE FLAG BLEND WITH ANOTHER FORMING AN INTERTWINED SYMBOL OF FAMILY.
- **MORE SEATING/ MOVABLE TABLES AND CHAIRS/ MOVE FROM SUN TO SHADE** - FLEXIBILITY IN SITE FURNISHINGS INCLUDING CAFE TABLES AND CHAIRS AND PLANTERS. FURNISHINGS CAN BE MOVED FROM SUN TO SHADE, OR TO SUPPORT PROGRAMMED EVENTS. OTHER HEAVIER FURNISHINGS CAN BE MOVED, WHEN NECESSARY, WITH A FORKLIFT & CAN BE INSTALLED OVER EMERGENCY STREETCAR TRACKS.
- **UTILIZE EXISTING CURB BULB** OUT AS EXTENSION OF LINEAR PLAZA FROM COLLINGWOOD STREET AT WESTERN END OF HARVEY MILK PLAZA TO THE CAFE ON MARKET STREET.
- **REINFORCING THE "GREEN EMBRACE"**
 - ADD BUFFER PLANTINGS AT STREET EDGE WITH SCULPTURAL BENCHES ON SIDEWALK SIDE.
 - EXPAND ROW OF MARKET STREET TREES.
- **ADD PEDESTRIAN SCALED LIGHTING** IN BETWEEN STREET TREES FOR SECURITY AND ATMOSPHERE.
- **PRESERVE RAINBOW WALK OF HONOR.** EXPAND IN HIGHER DENSITY RAINBOW WALK PLAQUES IN PLAZA AREA.
- **EXPAND SIDEWALK TO JOIN WITH MUNI BOARDING PLATFORM** TO HAVE ONE LARGE LEVEL PLAZA ON THE NORTH SIDE OF THE STREETCAR TRACKS.
- **IMPROVE TRANSIT SHELTER AND ACCESSIBLE PLATFORM.** INCORPORATE FURNISHINGS STORAGE AND JANE WARNER PLAQUE IN MUNI SHELTER STRUCTURE.
- **IF GAS STATION SITE IS DEVELOPED** FOR HOUSING WITH GROUND FLOOR COMMERCIAL USES - SOME ASSUMPTIONS:
 - DRIVEWAYS ON MARKET STREET WOULD NOT BE ALLOWED, EXPANDING PUBLIC USE IN LINEAR PLAZA. AUTO ACCESS OFF 17TH STREET.
 - GROUND FLOOR ACUTE ANGLE COULD BE DEDICATED TO PLAZA USE AS POPOS (PRIVATELY OWNED PUBLIC OPEN SPACE)
 - WORK WITH DEVELOPER TO HAVE FURNISHING STORAGE LOCKER BUILT INTO STRUCTURE WITH ACCESS FROM 17TH STREET.



San Francisco County Transportation Authority

JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024 -10-

Preliminary Concept Imagery : The Green Embrace



RADIATING METAL INSET PAVING DETAIL



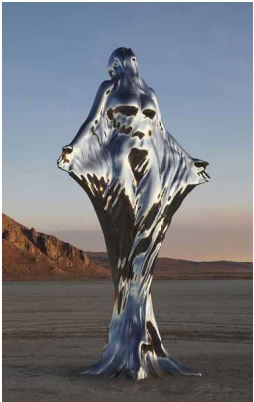
RADIATING TEXT



DROUGHT TOLERANT SIDEWALK PLANTING



MOVABLE CAFE TABLES AND CHAIRS



CONTEMPORARY ILLUMINATED SCULPTURE "BEACON" AS SYMBOLIC TRIBUTE TO JANE WARNER. THIS IS THE CENTRAL FOCAL POINT AROUND WHICH "WE RISE" RADIATES. THESE ARE NOT THE PROPOSED SCULPTURE, BUT CONCEPTUAL IDEAS.



ANODIZED METAL INSET IN FLAG COLORS



INTEGRALLY COLORED CONCRETE OR CONCRETE PAVERS



POTTED PLANTS IN A VARIETY OF SIZES



MOVABLE POTTED TREES AT CASTRO STREET EDGE

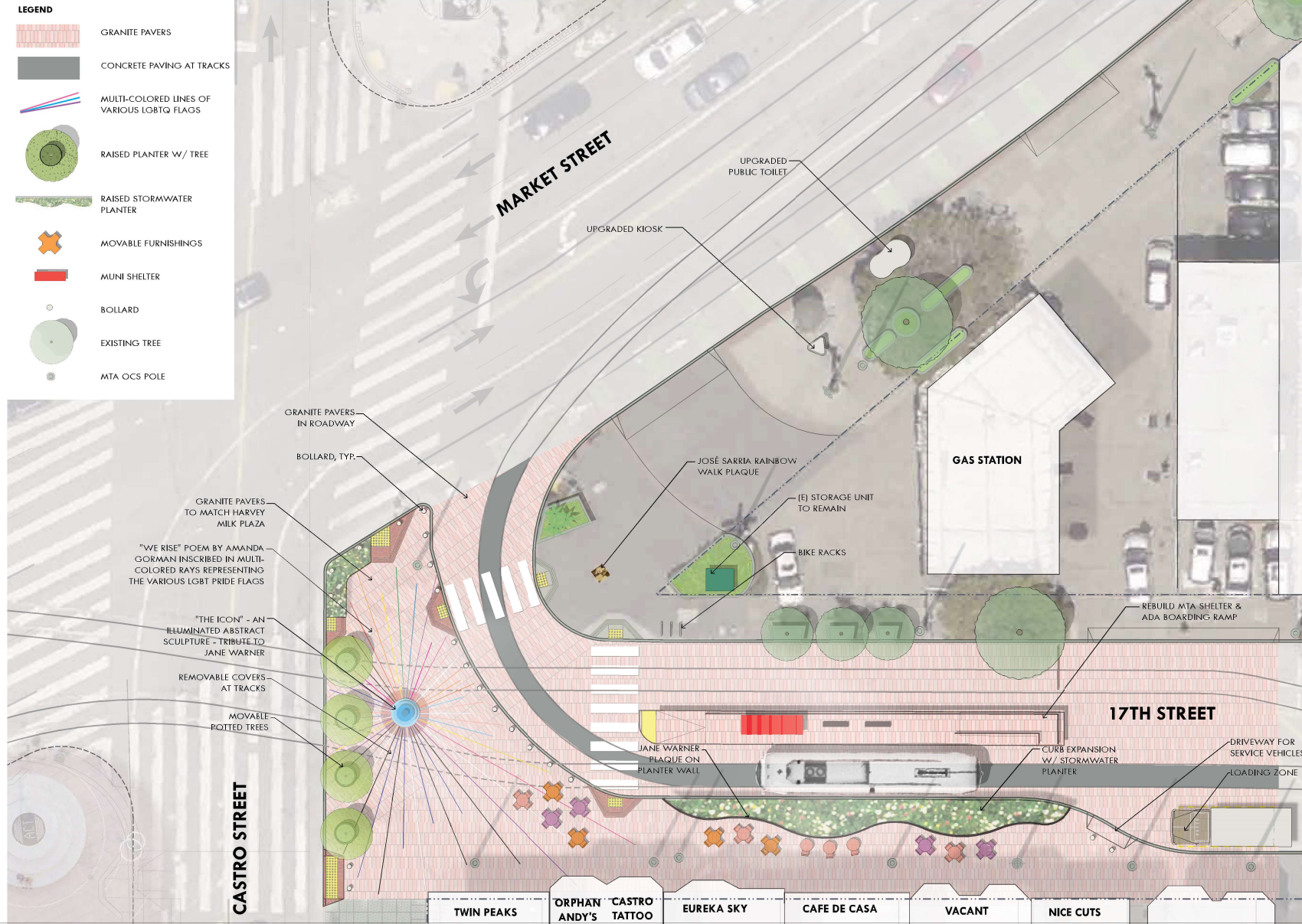
"In this hour, it is our duty
to find the brave beauty
In rooting for other women
So they too know we are not victims,
We are victors, the greatest predictors
of progress. We press for change,
A new dawn drawn into the open
By women whose silence is broken."

EXCERPT FROM AMANDA GORMAN'S "WE RISE"



RAISED PLANTER W/ BUILT-IN SEATING AT BULB-OUT EDGE

Preferred Concept : Green Embrace - Short Term Plan



CONCEPT NARRATIVE SHORT TERM PLAN

- EMPLOY PLANTING MATERIAL AS A BUFFER FROM BUSY CASTRO AND MARKET STREETS - WRAP PLAZA IN A GREEN EMBRACE LEAVING A CENTRAL FLEXIBLE PLAZA AREA. USE SIDEWALK PLANTINGS AND NEW STREET TREES.
- FOCAL ENTRY FEATURE TO UPPER MARKET - AN INSPIRATIONAL SCULPTURE IN ABSTRACTED FEMININE FORM IS ALIGNED WITH THE MAJOR PEDESTRIAN ROUTES IN THE PLAZA. THE SPIRIT OF JANE WARNER IS COMMEMORATED AND EXPANDED TO INCLUDE THE POWER OF ALL WOMEN. THIS IS EXPRESSED BY AN EVOCATIVE POEM SUCH AS "WE RISE" BY AMANDA GORMAN WRITTEN IN FULL TEXT WITHIN THE PAVING.
- REPRESENTATION OF UNDERREPRESENTED PEOPLE OF THE LGBTQIA+ COMMUNITY - THE PAVING MATERIAL REPEATS HARVEY MILK PLAZA BUT IS EMBEDDED WITH RAYS OF COLOR EMANATING FROM THE SCULPTURE. THE COLORS OF THESE RAYS REPRESENT THE DIVERSE FLAGS OF THE COMMUNITY. COLORS FROM ONE FLAG BLEND WITH ANOTHER FORMING AN INTERTWINED SYMBOL OF FAMILY.
- FLEXIBILITY IN SITE FURNISHINGS - INCLUDE CAFE TABLES AND CHAIRS. FURNISHINGS CAN BE MOVED FROM SUN TO SHADE, OR TO SUPPORT PROGRAMMED EVENTS. OTHER HEAVIER FURNISHINGS CAN BE MOVED, WHEN NECESSARY, WITH A FORKLIFT & CAN BE INSTALLED OVER EMERGENCY STREETCAR TRACKS.
- UTILIZE EXISTING CURB BULB OUT AS EXTENSION OF LINEAR PLAZA FROM COLLINGWOOD STREET AT WESTERN END OF HARVEY MILK PLAZA TO THE CAFE ON MARKET STREET.
- ADD PEDESTRIAN SCALED LIGHTING IN BETWEEN STREET TREES FOR SECURITY AND ATMOSPHERE.
- PRESERVE RAINBOW WALK OF HONOR. EXPAND IN HIGHER DENSITY RAINBOW WALK PLAQUES IN PLAZA AREA.
- IMPROVE TRANSIT SHELTER AND ACCESSIBLE PLATFORM.

LONG TERM PLAN

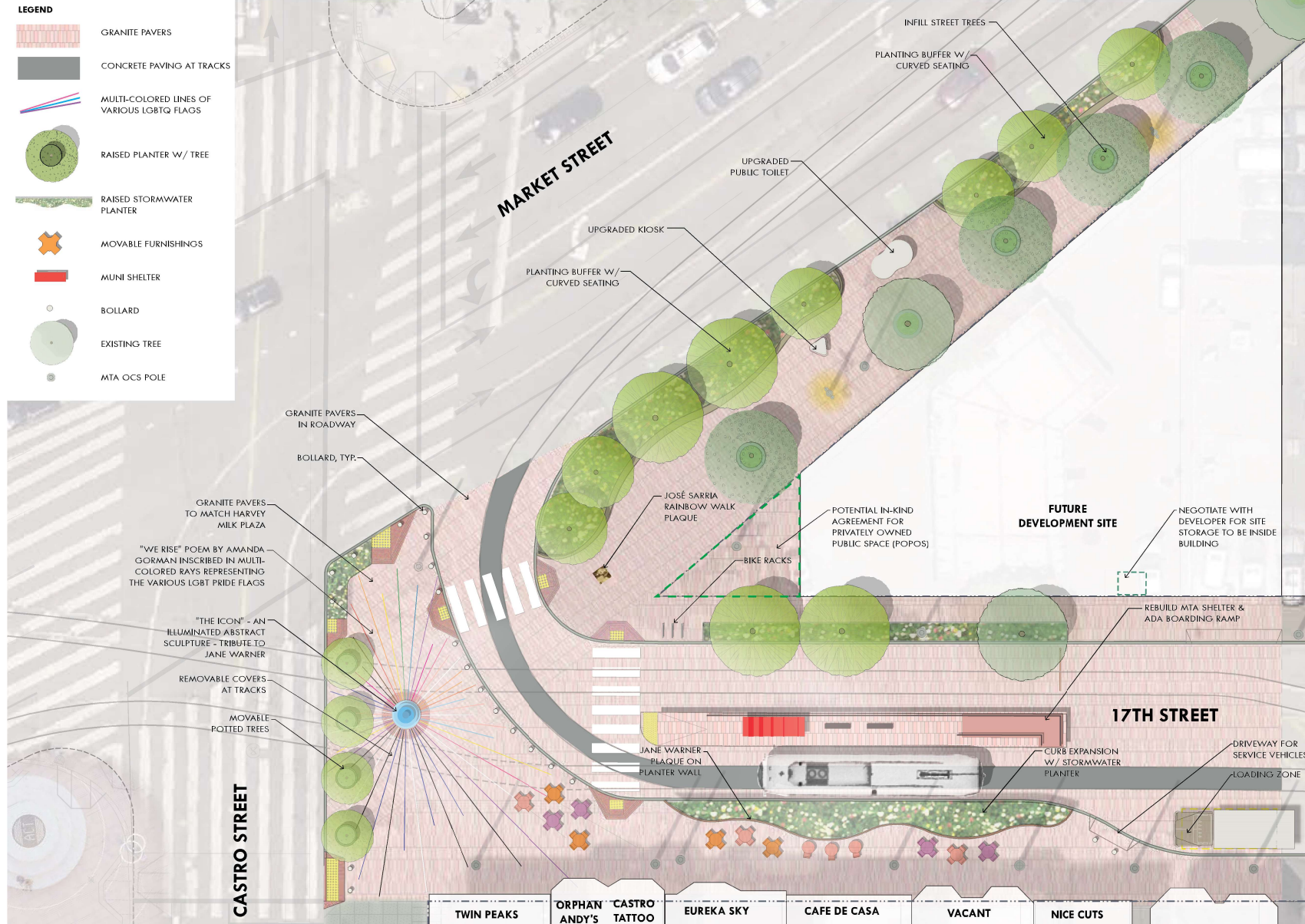
- IF GAS STATION SITE IS DEVELOPED FOR HOUSING WITH GROUND FLOOR COMMERCIAL USES:
- DRIVEWAYS ON MARKET STREET WOULD NOT BE ALLOWED, EXPANDING PUBLIC USE IN LINEAR PLAZA. AUTO ACCESS WOULD BE OFF 17TH STREET.
 - GROUND FLOOR ACUTE ANGLE COULD BE DEDICATED TO PLAZA USE AS PRIVATELY OWNED PUBLIC OPEN SPACE (POPOS).
 - WORK WITH DEVELOPER TO HAVE FURNISHING STORAGE LOCKER BUILT INTO STRUCTURE WITH ACCESS FROM 17TH STREET.



JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024 -12-

Preferred Concept : Green Embrace - Long Term Plan



WE RISE BY AMANDA GORMAN

TODAY, EVERYONE'S EYES ARE ON US AS WE RISE. TODAY IS THE DAY WOMEN ARE PAVING THE WAY, SPEAKING OUR TRUTH TO POWER. IN THIS HOUR, IT IS OUR DUTY TO FIND THE BRAVE BEAUTY IN ROOTING FOR OTHER WOMEN SO THEY TOO KNOW WE ARE NOT VICTIMS, WE ARE VICTORS, THE GREATEST PREDICTORS OF PROGRESS. WE PRESS FOR CHANGE, A NEW DAWN DRAWN INTO THE OPEN BY WOMEN WHOSE SILENCE IS BROKEN. WE PUSH ON AND ACT ON OUR RESPONSIBILITY TO BRING VISIBILITY TO THE MOST VULNERABLE: TO BRING FREEDOM TO THOSE WHO DIDN'T HAVE A CHOICE, TO BRING VOLUME TO THOSE WHO ARE USING THEIR VOICE. WE CLEAR A WOMAN'S WAY, WE DON'T FEAR THE DAY SHE STEPS INTO THE LIGHT BECAUSE WE ARE WITH HER EVERY STEP OF THE FIGHT. THERE'S A LOT AT STAKE, BUT MAKING A DIFFERENCE ALWAYS TAKES GREAT COURAGE. SO WE ENCOURAGE WOMEN WHO DARE TO STARE FEAR SQUARE IN ITS FACE, WOMEN WHO'VE ALWAYS SHOWN THAT WHEN ONE WOMAN STANDS UP SHE IS NEVER ALONE. WE KNOW THAT WHEN SHE STEPS UP TO RIGHT A WRONG, SHE WILL FIGHT TO BRING OTHERS ALONG TO THE NETWORK, INTO THE CONVERSATION, WORKING TOGETHER TO CHANGE COMMUNITIES AND NATIONS FOR GENERATIONS, OUR WORLD MADE ALL THE STRONGER THE LONGER WOMEN ARE ABLE TO SIT AT THE TABLE. IT IS HER STRENGTH, HER STORY, AND HER SPIRIT WHICH INSPIRES OTHER VITAL VOICES TO SPEAK UP WHEN THEY HEAR IT. SO LET IT BE SAID THAT LIGHT WILL BE SHED WHEN OUR WORLD IS LED BY LEADERS AHEAD OF THE HEADLINES, THE VOICES WHO ARE FIRST ON THE FRONTLINE, THESE WOMEN WHO STAND UP, KNOWING THE WIND NOT BY WHERE IT IS, BUT WHERE IT IS BLOWING, LEADING WORLDS NOT BY HOW SOCIETY IS BUT WHERE CHANGE IS GOING. WE ALL LEAP FORWARD WHEN ONE WOMAN TRIES, WHEN SHE DEFIES WITH HER RALLYING CRIES. HERE LIES, BUT DOES NOT REST, THE BEST OF TESTED WOMEN WHO CALL US ALL TO RISE, SPEAKING THE TRUTH IN THIS FINEST HOUR: THAT TO THEIR OWN POWER, EVERY SINGLE WOMAN IS ENTITLED. BUT IT'S HOW THEY EMPOWER OTHERS THAT MAKES WOMEN'S VOICES SO VITAL.

*FULL POEM PROPOSED TO BE EMBEDDED IN PLAZA PAVING



JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024 -13-

Concept Imagery : The Green Embrace



RADIATING METAL INSET PAVING DETAIL



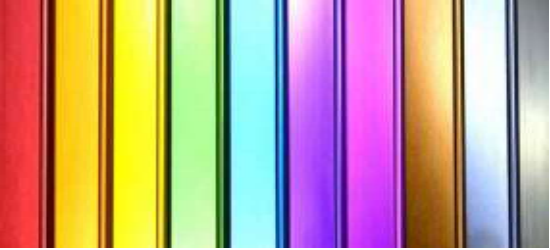
RADIATING TEXT



RAISED PLANTER W/ BUILT-IN SEATING AT BULB-OUT EDGE



PLANTER WITH CURVED EDGES



ANODIZED METAL INSET IN FLAG COLORS



MOVABLE FURNISHINGS AT 17TH STREET BUSINESSES



RADIANT RED GRANITE PAVERS



CONTEMPORARY ILLUMINATED SCULPTURE "BEACON" AS SYMBOLIC TRIBUTE TO JANE WARNER. THIS IS THE CENTRAL FOCAL POINT AROUND WHICH "WE RISE" RADIATES. THIS IS NOT THE PROPOSED SCULPTURE, BUT CONCEPTUAL IDEAS.



MOVABLE POTTED TREES AT CASTRO STREET EDGE



UPGRADED PUBLIC TOILET



BOLLARD WITH CHAIN



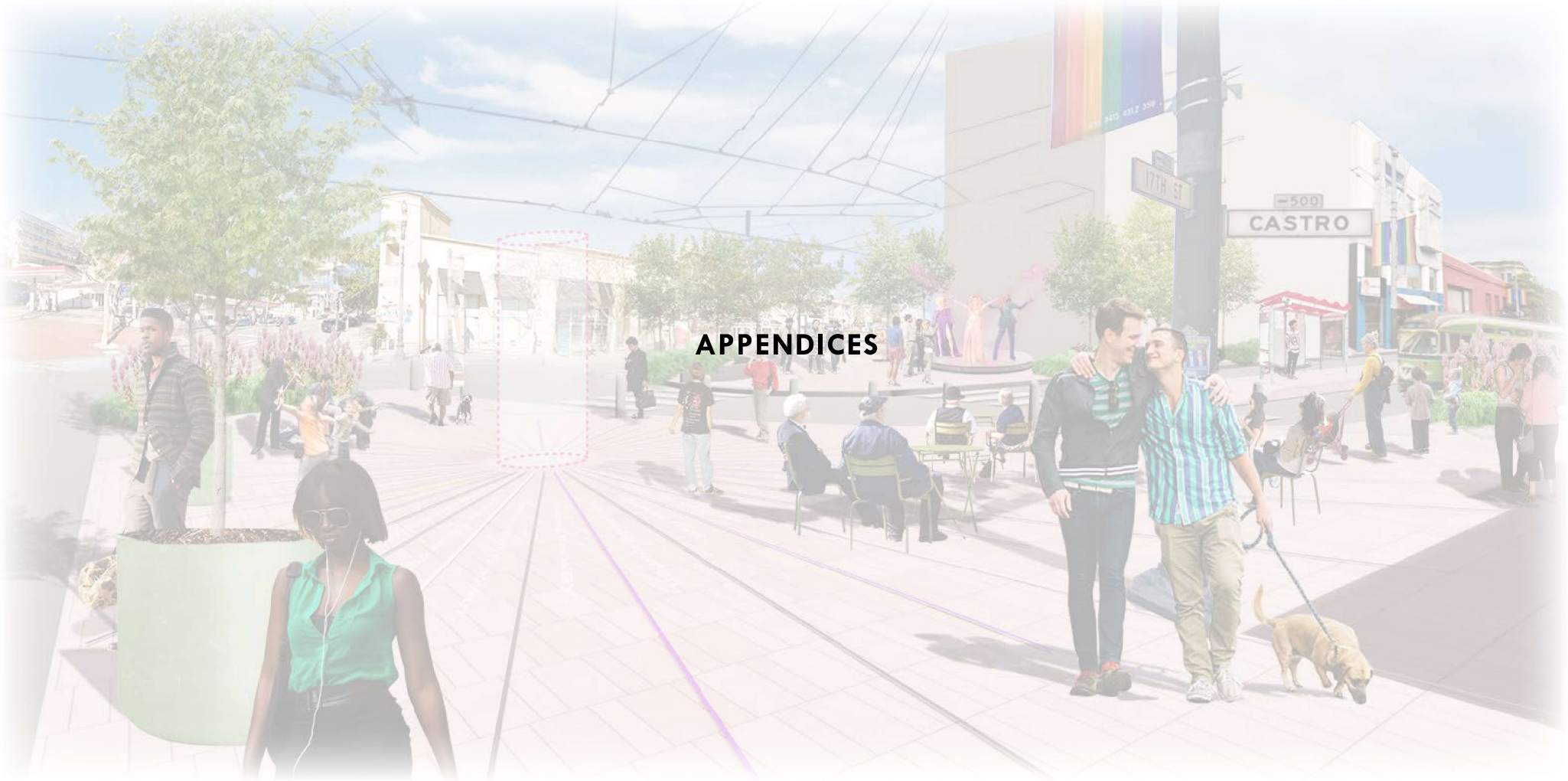
UPGRADED BOARDING PLATFORM

Existing Street View at Castro Street & 17th Street



Proposed Street View at Castro Street & 17th Street





APPENDICES



SFMTA



**San Francisco
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Authority**

JANE WARNER PLAZA

Short Term Plan Cost Estimate

**Note: LS = Lump Sum, EA= Each, LF = Linear Feet, CY= Cubic Yards, SF = Square Feet, AL = Allowance, MTH = Month
LBS = Pounds

	Estimated Quantity	Unit*	Unit Price	Extension
Site Work and Existing Conditions				
1 Remove 1 tree	1	EA	\$2,000.00	\$2,000
2 Protect existing tree to remain	4	EA	\$640.00	\$2,560
3 Adjacent property protection	400	LF	\$6.00	\$2,400
4 Remove existing paving, base materials, walls, curbs, footings, plumbing, site furnishings, lighting, and other site elements	12,000	SF	\$8.00	\$96,000
5 Grading and excavation	12,000	SF	\$3.20	\$38,400
6 Miscellaneous demo, allowance	1	LS	\$1,700.00	\$1,700
7 Miscellaneous protection, allowance	1	LS	\$9,500.00	\$9,500
8 Premium for ADA-compliant pedestrian access to adjacent buildings during construction	1	LS	\$10,600.00	\$10,600
9 SFMTA OCS Pole Changes	1	Allow	\$750,000.00	\$750,000

SUB-TOTAL - Site Work and Existing Conditions → \$913,160

	Estimated Quantity	Unit*	Unit Price	Extension
Paving, Surfacing and Walls				
1 8-Inch Thick Concrete Street Base	4,400	SF	\$35.00	\$154,000
2 Granite Unit Pavers	10,800	SF	\$40.00	\$432,000
3 Concrete Curb and Gutter (6" curb and 2" gutter)	345	LF	\$50.00	\$17,250
4 4" Thick Concrete Subslab for sidewalks	6400	SF	\$20.00	\$128,000
5 Anodized Aluminum Color Strips	1000	LF	\$45.00	\$45,000
6 Integral Color Concrete (At sculpture base)	60	SF	\$25.00	\$1,500
7 Curb Ramps w/ Detectable Tiles	7	EA	\$5,000.00	\$35,000
8 Concrete Driveway	1	EA	\$3,500.00	\$3,500
9 Accessible Boarding Ramp	1	allow	\$150,000.00	\$150,000
10 Poured In Place Concrete Planter Walls w/ Special Finish (22" tall)	230	LF	\$400.00	\$92,000

SUB-TOTAL - Paving, Surfacing, Walls → \$1,058,250

	Estimated Quantity	Unit*	Unit Price	Extension
Furnishings				
1 Illuminated Abstract Sculpture	1	allow	\$300,000.00	\$300,000
2 Bollard	20	EA	\$1,500.00	\$30,000
3 Bike Racks	3	EA	\$1,000.00	\$3,000
4 Planter pots	4	EA	\$3,000.00	\$12,000
5 Relocate Jane Warner Plaque	1	ALLOW	\$1,000.00	\$1,000

SUB-TOTAL - Furnishings → \$346,000

	Estimated Quantity	Unit*	Unit Price	Extension
Planting				
1 Import soil, 18" depth at sidewalk planter and 3' depth for pots	38	CY	\$175.00	\$6,650
2 24" Box Trees	4	EA	\$2,000.00	\$8,000
3 Wood mulch, 3" thick	615	SF	\$1.90	\$1,169
4 Landscape Maintenance	12	MTH	\$1,200.00	\$14,400
5 Plants - 612 SF	270	EA	\$95.00	\$25,650
* 5 gallon plants spaced at 18" OC	1	LS	\$10,000.00	\$10,000
6 Allowance for replacement of vandalized plants				

SUB-TOTAL - Planting → \$65,869

	Estimated Quantity	Unit*	Unit Price	Extension
Irrigation				
1 Irrigation meter	1	LS	\$12,000.00	\$12,000
2 Irrigation system	2	LS	\$85,000.00	\$170,000

SUB-TOTAL - Irrigation → \$182,000

	Estimated Quantity	Unit*	Unit Price	Extension
Hydraulics				
1 Drainage Infrastructure	1	EA	\$85,000.00	\$85,000

SUB-TOTAL - Hydraulics → \$85,000

SUBTOTAL → \$2,650,279
35% SOFT COSTS → \$927,597
20% DESIGN CONTINGENCY → \$530,056
5% CONTRACTOR MOBILIZATION → \$132,514

TOTAL → \$4,240,446
TOTAL + 4% ESCALATION RATE PER YEAR (COMPOUNDED)
2025 → \$4,410,063
2026 → \$4,586,466
2027 → \$4,769,925
2028 → \$4,960,722

*EXCLUSIONS: SFMTA OVERHEAD WIRE SYSTEM, F LINE TRACK WORK, MAJOR UTILITY MODIFICATIONS, OTHER UNFORESEEN INFRASTRUCTURE MODIFICATIONS ARE NOT INCLUDED IN THESE ESTIMATE

Long Term Plan Cost Estimate

	Estimated Quantity	Unit*	Unit Price	Extension
Site Work and Existing Conditions				
1 Remove 1 tree	1	EA	\$2,000.00	\$2,000
2 Protect existing tree to remain	2	EA	\$640.00	\$1,280
3 Adjacent property protection	450	LF	\$6.00	\$2,700
4 Remove existing paving, base materials, walls, curbs, footings, plumbing, site furnishings, lighting, and other site elements	19,000	SF	\$8.00	\$152,000
5 Grading and excavation	19,000	SF	\$3.20	\$60,800
6 Miscellaneous demo, allowance	1	LS	\$3,000.00	\$3,000
7 Miscellaneous protection, allowance	1	LS	\$18,000.00	\$18,000
8 Premium for ADA-compliant pedestrian access to adjacent buildings during construction	1	LS	\$20,000.00	\$20,000
9 SFMTA OCS Pole Changes	1	Allow	\$750,000.00	\$750,000

SUB-TOTAL - Site Work and Existing Conditions → \$1,009,780

	Estimated Quantity	Unit*	Unit Price	Extension
Paving, Surfacing and Walls				
1 8-Inch Thick Concrete Street Base	4,400	SF	\$45.00	\$198,000
2 Granite Unit Pavers	15,920	SF	\$40.00	\$636,800
3 Concrete Curb and Gutter (6" curb and 2" gutter)	700	LF	\$50.00	\$35,000
4 4" Thick Concrete Subslab for sidewalks	11520	SF	\$20.00	\$230,400
5 Anodized Aluminum Color Strips	1000	LF	\$45.00	\$45,000
6 Integral Color Concrete (At sculpture base)	60	SF	\$50.00	\$3,000
7 Curb Ramps w/ Detectable Tiles	7	EA	\$4,000.00	\$28,000
8 Concrete Driveway	1	EA	\$3,500.00	\$3,500
9 Accessible Boarding Ramp	1	EA	\$150,000.00	\$150,000
10 Poured In Place Concrete Planter Walls w/ Special Finish (22" tall)	400	LF	\$400.00	\$160,000

SUB-TOTAL - Paving and Surfacing and Walls → \$1,489,700

	Estimated Quantity	Unit*	Unit Price	Extension
Furnishings				
1 Illuminated Abstract Sculpture	1	EA	\$300,000.00	\$300,000
2 Bollard	20	EA	\$1,500.00	\$30,000
3 Bike Racks	3	EA	\$1,000.00	\$3,000
4 Planter Pots	4	EA	\$3,000.00	\$12,000
5 Relocate Jane Warner Plaque	1	ALLOW	\$1,000.00	\$1,000

SUB-TOTAL - Furnishings → \$346,000

	Estimated Quantity	Unit*	Unit Price	Extension
Lighting				
1 Pedestrian LED luminaire w/ round aluminum pole and footing	5	EA	\$10,000.00	\$50,000
2 Pull box with vandal resistant lid	5	EA	\$2,800.00	\$14,000
3 Conduit and wiring	380	LF	\$75.00	\$28,500
4 Connect to existing electrical	1	LS	\$3,000.00	\$3,000

SUB-TOTAL - Lighting → \$95,500

	Estimated Quantity	Unit*	Unit Price	Extension
Planting				
1 Import soil, 18" depth at sidewalk planter and 3' depth for pots	166	CY	\$175.00	\$29,050
2 24" Box Trees	18	EA	\$1,200.00	\$21,600
3 Wood mulch, 3" thick	1762	SF	\$1.90	\$3,348
4 Landscape Maintenance	12	MTH	\$1,700.00	\$20,400
5 Plants - 1,762 SF				
* 5 gallon plants spaced at 18" OC	776	EA	\$95.00	\$73,720
6 Allowance for replacement of vandalized plants	1	LS	\$10,000.00	\$10,000

SUB-TOTAL - Planting → \$158,118

	Estimated Quantity	Unit*	Unit Price	Extension
Irrigation				
1 Irrigation meter	1	LS	\$12,000.00	\$12,000
2 Irrigation system	2	LS	\$120,000.00	\$240,000

SUB-TOTAL - Irrigation → \$252,000

	Estimated Quantity	Unit*	Unit Price	Extension
Hydraulics				
1 Drainage Infrastructure	1	EA	\$85,000.00	\$85,000

SUB-TOTAL - Hydraulics → \$85,000

SUBTOTAL → \$3,436,098
35% SOFT COSTS → \$1,202,634
20% DESIGN CONTINGENCY → \$687,220
5% CONTRACTOR MOBILIZATION → \$171,805

TOTAL → \$5,497,756
TOTAL + 4% ESCALATION RATE PER YEAR (COMPOUNDED)
2025 → \$5,717,667
2026 → \$5,946,373
2027 → \$6,184,228
2028 → \$6,431,597



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JANE WARNER PLAZA

APPENDICES A-2

Stakeholder Feedback

From Stakeholder Meeting No. 2 - September 15, 2023

Concept Input

- Green edges liked.
- Unsure about reading the poem.
- Lesbian flag colors - loves idea but will be unnoticeable.
- Sculpture should be prioritized.
- "Green Embrace" with South Bulb-Out favorable.
- Existing ambient lighting is strong, it will wash out any lighting we may propose in our design.
- Likes greenery at edges but could become a "bedroom."
- Open plan idea of "Love is Action" lacks safety.
- Hybrid between both alternatives wanted.
- Edge condition at Castro Street is preferred from "Green Embrace."
- Diverse representation should be by artists later, focus should be more on intent.
- Need more alternatives to represent underrepresented components of our community.
- Tie into Harvey Milk narrative, Jane Warner is controversial and I like a more general women/femme idea.
- Likes sculpture with reference to all women (lesbians, queer women, trans women).
- Concern about repetition of 'beacon' competing with Harvey Milk Plaza and confusion between the two.

Screening

- Potted trees at Castro Street edge is great for calming.
- Love for greenery.
- Greening at sidewalk edges is great but be mindful of tree placement and preserve views from windows.
- Tree placement can hide business frontage.
- Absence of a barrier/screen along Castro Street in "Love is Action."

Circulation and Pedestrian Safety

- Safety needed for pedestrians going to boarding platform.
- Continue to consider mobility for folks with limited mobility.
- Concealed tracks are great as tracks are especially dangerous when wet.
- Rainbow Honor Walk plaques are slippery when wet at 400 block of Castro St.
- Need to consider concerns from businesses regarding widened south sidewalk such as unhoused people.
- Clear pedestrian traffic way needed at Castro.

Bicycle Circulation

- Bike corral and bike parking amenity wanted.
- Need to establish cycling routes through plaza, there have been cyclist accidents. Cyclists come down the hill very fast, cyclists also come up Castro and go right on 17th Street.
- More bicycle infrastructure wanted.

Site Features

- Need for community flagpole, compliment large flagpole.
- Amenities at south side of 17th Street is great and really needed/forgotten.
- Concern about storage for nicer furnishings.
- Multiple flags are good.
- Need for storage unit or need to locate it as current storage unit is enough for folding tables and chairs.
- More community representation is needed with flagpoles.
- Leaning rails that face each other are wanted.
- People like having the boarding island set back.
- Is it possible to preserve the existing planters?
- Bollards are not safe enough and do not provide wind or sound buffer.
- There should be a plaque describing Jane Warner.
- There should be lighting, bike parking or rates, leaning posts, trash/recycling bins and a water fountain with a bottle refill station.
- Is there anything that can be done to break the wind?
- There is beauty and value already there that is worth saving.

Maintenance

- Consideration for hand-watering plants.
- Wood is not good for anti-graffiti.
- Would the sidewalk amenities need to be maintained by businesses? What do the merchants want? We need their input.
- Concern with maintenance as there would be more to clean and there is no capacity for that.
- Widened sidewalks on Castro can lead to grading and drainage issues.
- Concern about access for grease pick up, Recology and deliveries with widened sidewalk at 17th Street.
- Existing pavement at Jane Warner Plaza is awful. The cracks and holes present trip and fall hazards.
- Street should be resurfaced with something that can withstand spray washing.

Neighborhood

- Gas station driveways and involvement of owner to be considered.
- Gas station plan or lack of clarity is confusing and concerning distraction.
- South sidewalk extension is a big win, more seating and support for businesses is great and welcoming to customers.
- Work session with Harvey Milk Plaza team would be helpful.
- Likes design references to Harvey Milk Plaza but closer coordination wanted.
- Twin Peaks is a legacy attraction.
- Developer impact fees as potential funding for Jane Warner Plaza and Harvey Milk Plaza.
- Meeting possibly at EVN 3rd Thursday of the month in evening at Holy Redeemer Church, room for 100+ people.

From Meeting with Business Owners - December 12, 2023

Concept/ Site Features Input

- Twin Peaks would like open views through planters.
- Planter walls could be thin to discourage people from sleeping on them.
- Bollards with raised planter is preferred at "thumbnail", perhaps a low wall for safety/security like Harvey Milk Plaza.
- Bollards w/ chain will need MTA review.
- Sculpture can identify the gateway.
- Can the modern kiosk on Market Street store movable furnishings?
- Planting at the edges and continuing pavers from Harvey Milk Plaza is great.
- Instead of having a statue, could it be a stage that can fold up when not in use?
- A space that is flexible and safe is needed.
- MUNI OCS pole is on gas station property planting area, walls must be low at 2'-3' in height.

Business Operations

- Recology bins go on sidewalk for pick up, truck parks on Castro Street.
- Access for building maintenance trucks needed.
- Grease collection truck access needed in front of Orphan Andy's and Cafe de Casa, truck needs to park directly in front, takes about 20 minutes in early AM.
- Buildings need flue cleaning every 3 months.
- Mint Plaza in SF could be a precedent study with similar operations.
- Legal loading zones needed from businesses as all deliveries come in from loading zones.
- Adjacent buildings' driveways get blocked by delivery vehicles and cause issues.
- Existing driveway on 17th Street is used by large gas trucks (12,000 gal. capacity).

Neighborhood

- Agrees that potential exists for the long term plan.
- Issue is not about homelessness, it is a transience issue.
- Concerns about neighborhood security, seeking to improve security and safety.
- This is an important part of the city, lots of tourists get off the F line here, important for city image.
- People use planter on Market St. as a bathroom. Sprinklers are broken, shrubs are too large and people hide in them and attack others. Open to replacing with trees.
- Lighting needed on 17th Street.
- Long term plan should keep existing pedestrian lights on Market and on north side of 17th Street.

Maintenance

- Automatic irrigation system wanted as volunteers are hand-watering plants now.
- Site has existing water meter, who would pay for water?
- Question about who is owning/maintaining tables and chairs.
- Can PUC maintain planters if they are stormwater planters?
- Maintenance and management of new space would need to be figured out, for example, sidewalk repair would be done by Public Works.



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