



Memorandum

AGENDA ITEM 11

DATE: June 18, 2024
TO: Transportation Authority Board
FROM: Anna LaForte - Deputy Director for Policy and Programming
SUBJECT: 7/9/24 Board Meeting: Approve the Jane Warner Plaza [NTIP Planning] Final Report

RECOMMENDATION ☐ Information ☒ Action

Approve the Jane Warner Plaza [NTIP Planning] Final Report

SUMMARY

Requested by District 8 Supervisor and Transportation Authority Board Chair Rafael Mandelman, the Jane Warner Plaza Neighborhood Program project developed plans to enhance safety of the intersection at Castro and Market streets and to allow the plaza and space to better serve the community. San Francisco Public Works, in coordination with the San Francisco Municipal Transportation Agency (SFMTA), conducted site walks and held community meetings to determine desires and needs for the plaza as well as to receive iterative input on two concept alternatives. The final report (Attachment 1) identifies a preferred concept with draft cost estimates.

- ☐ Fund Allocation
- ☐ Fund Programming
- ☐ Policy/Legislation
- ☒ Plan/Study
- ☐ Capital Project Oversight/Delivery
- ☐ Budget/Finance
- ☐ Contract/Agreement
- ☐ Other:

BACKGROUND

Jane Warner Plaza, located on the intersection of Castro, 17th, and Market streets, was created in 2009 as a temporary public square through the City's Pavement to Parks program. The space was embraced by the community, and temporary bollards were switched out for more permanent landscaping features and movable barriers and seating. The Plaza is named for the late Jane Warner, a San Francisco Patrol Special Police Officer who walked a police beat in the Castro for 20 years.



DISCUSSION

The Jane Warner Plaza final report (attached) details two concept alternatives and identifies a preferred concept to enhance the safety of people passing through the plaza and to improve the longevity and appearance of plaza features. These concepts were developed in consultation with community stakeholders, the District 8 office, and the SFMTA. The final report includes analyses of the project area's multi-modal circulation patterns, and identifies site opportunities and constraints. The central plaza area is envisioned to be a flexible space for community gatherings. The longer-term vision is to improve the existing wide sidewalk area along Market Street and to form a gateway to the Castro and Upper Market Street. Any changes to the space will need to accommodate operations of the SFMTA F Line and preserve the emergency tracks that run east-west along 17th Street.

Outreach. Outreach included a site walk with project partners and community stakeholders to determine needs and desires for the study. SFPW held two stakeholder meetings to develop concept alternatives and receive input on preferred concepts. The design team also held a meeting with local business owners. Concepts were vetted with SFMTA staff for their feedback on transit infrastructure and operations needs, as well as bicycle and pedestrian circulation. The final preferred concept vision was presented to the community in March 2024.

FINANCIAL IMPACT

The recommended action would not have any impact on the Transportation Authority's proposed Fiscal Year 2024/25 annual budget.

CAC POSITION

The CAC will consider this item at its June 26, 2024 meeting.

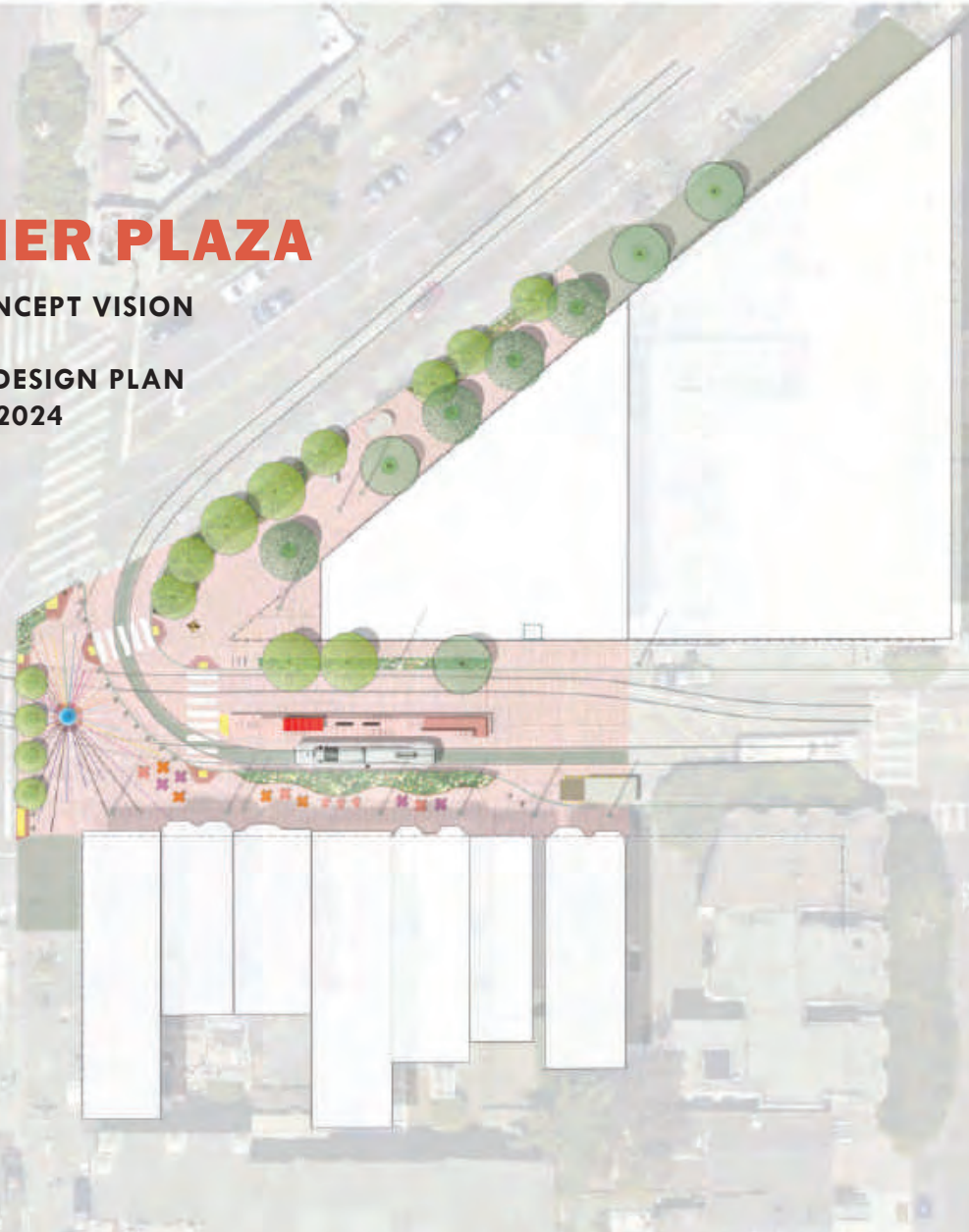
SUPPLEMENTAL MATERIALS

- Attachment 1 – Jane Warner Plaza Preferred Concept Vision

JANE WARNER PLAZA

PREFERRED CONCEPT VISION

CONCEPTUAL DESIGN PLAN
JUNE 2024



SFMTA



San Francisco
County Transportation
Authority

JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024

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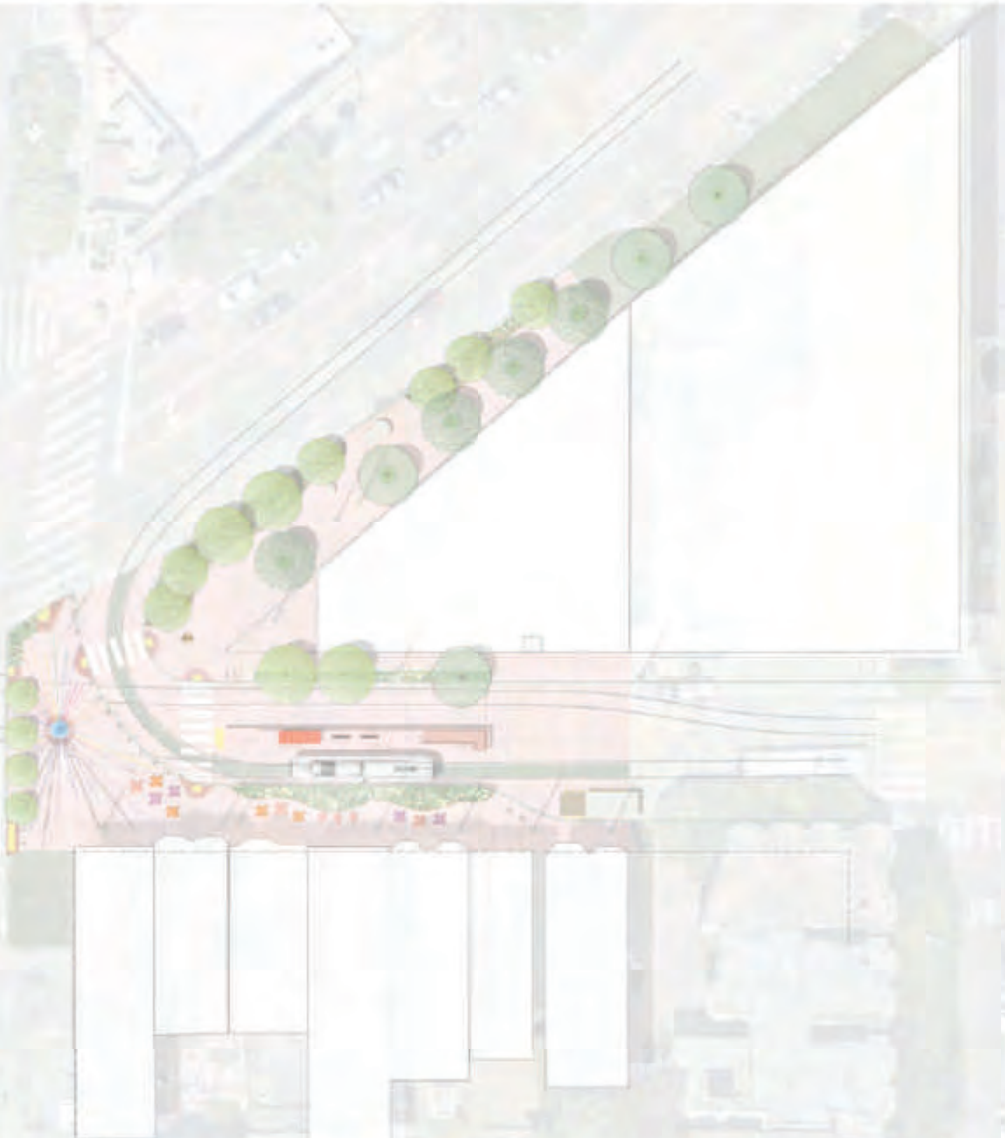
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Stakeholder FeedbackA-3-A4



This project was funded through the San Francisco County Transportation Authority's Neighborhood Transportation Program at the request of Commissioner Rafael Mandelman

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.

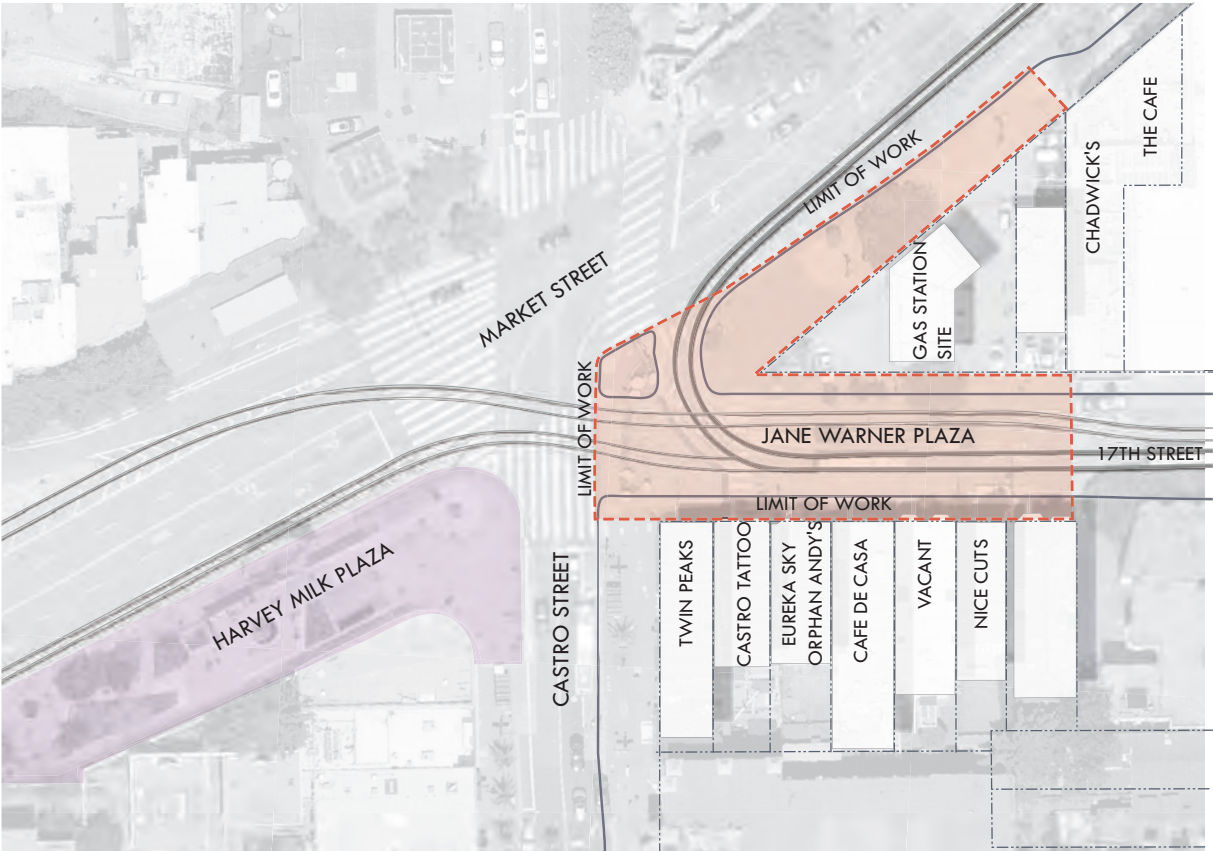
Place Making

- 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.

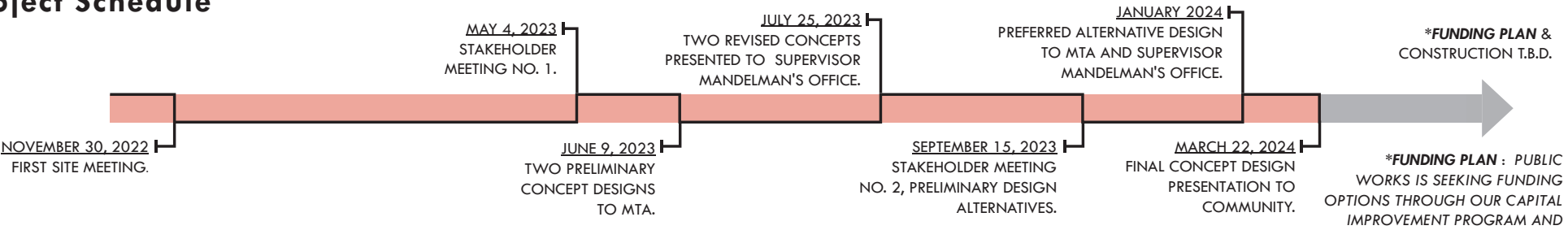
Materials

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

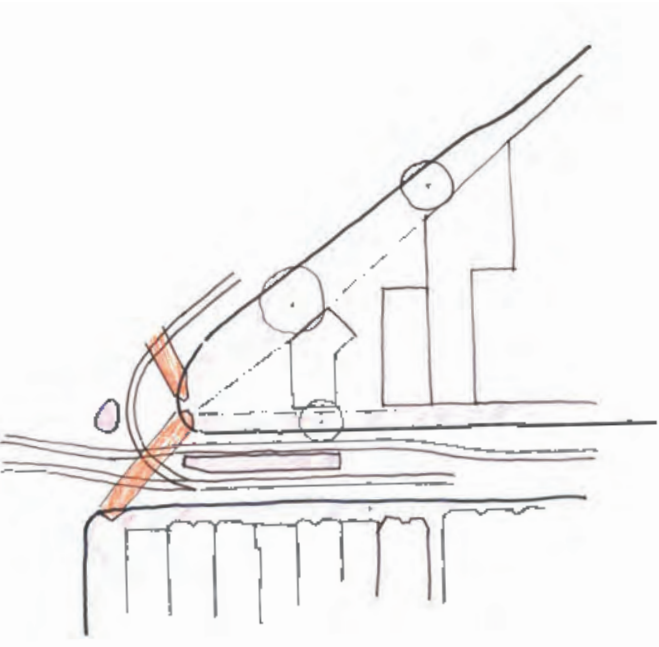
Existing Conditions Plan



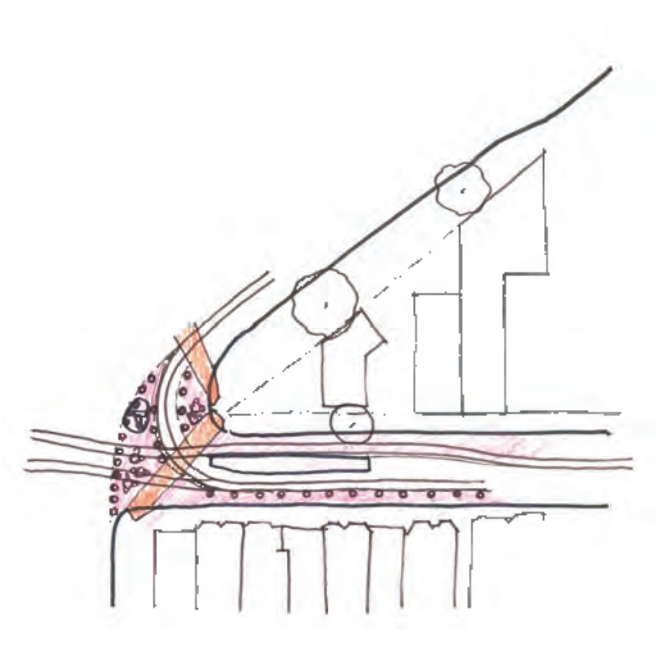
Project Schedule



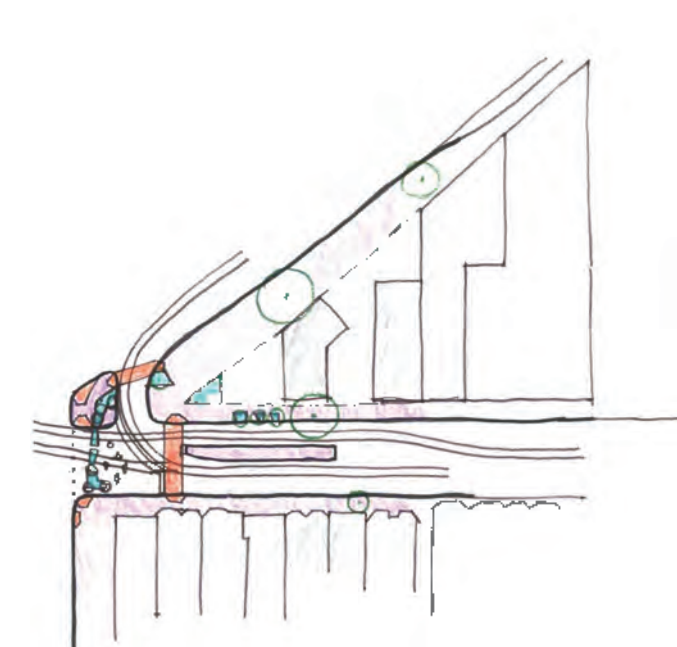
The Evolution of Jane Warner Plaza



BEFORE JANE WARNER PLAZA, 2008



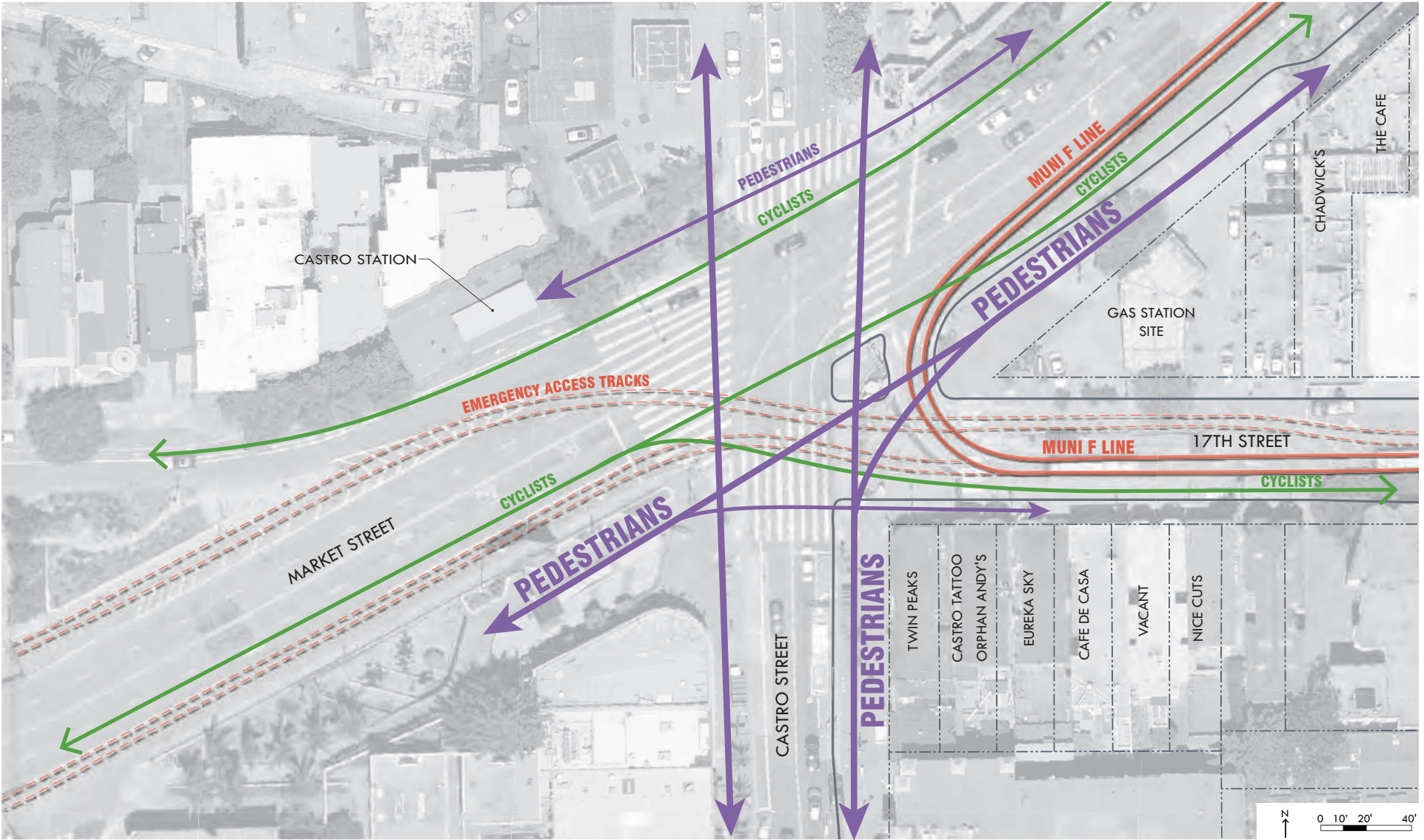
TACTICAL URBANISM, 2009



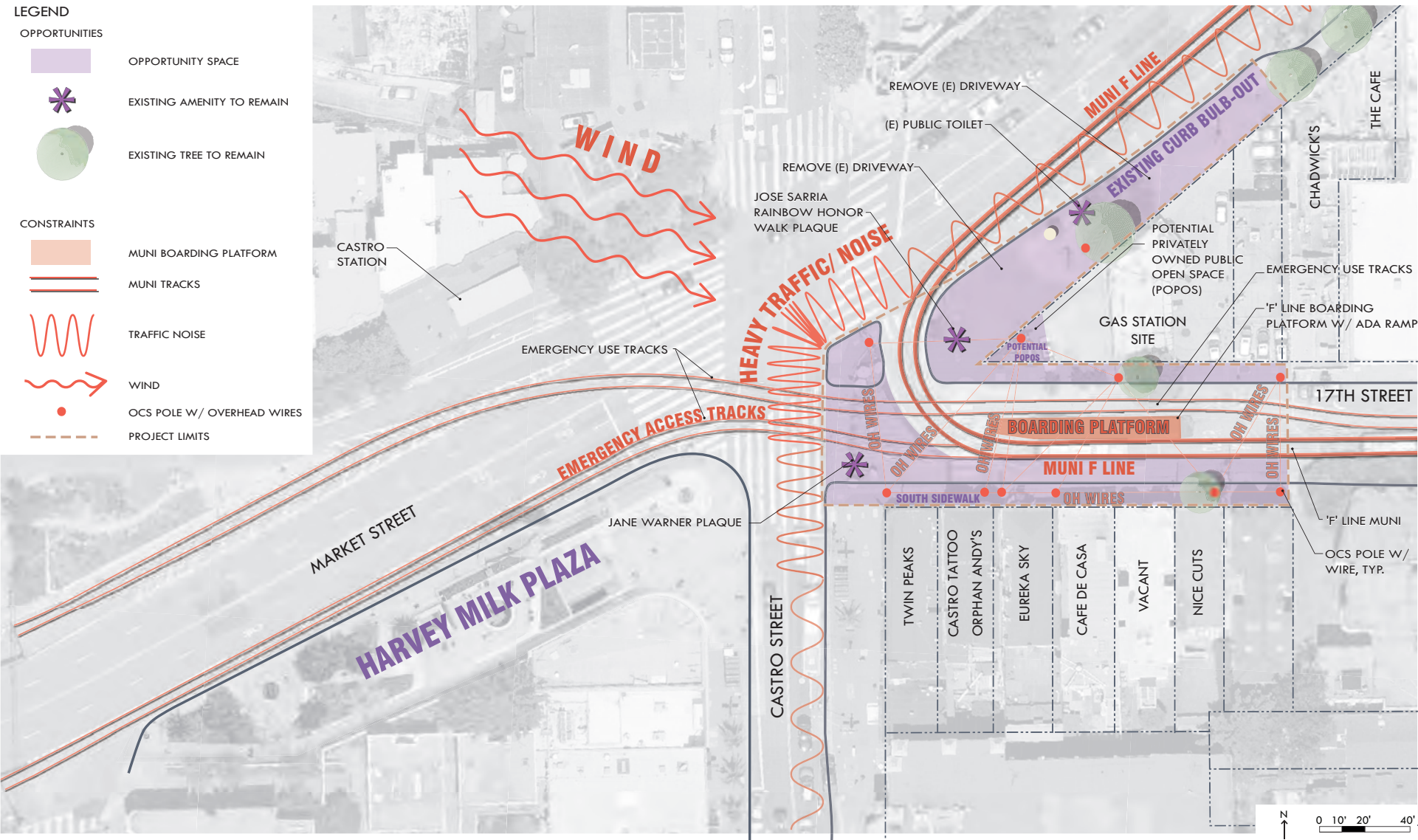
JANE WARNER PLAZA TODAY



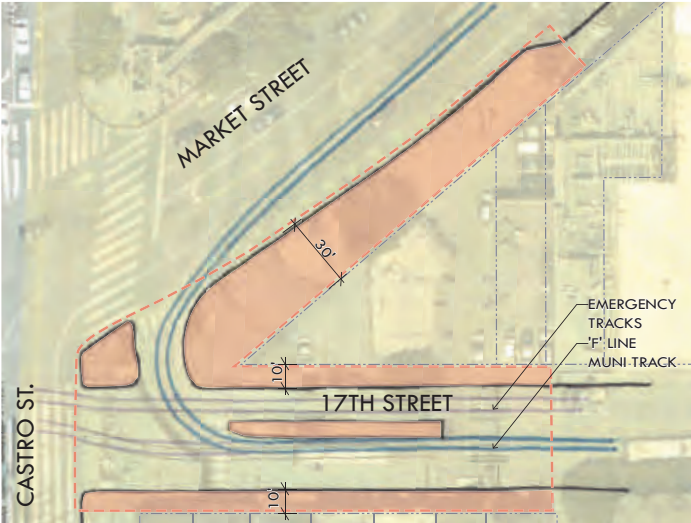
Site Circulation



Site Opportunities & Constraints



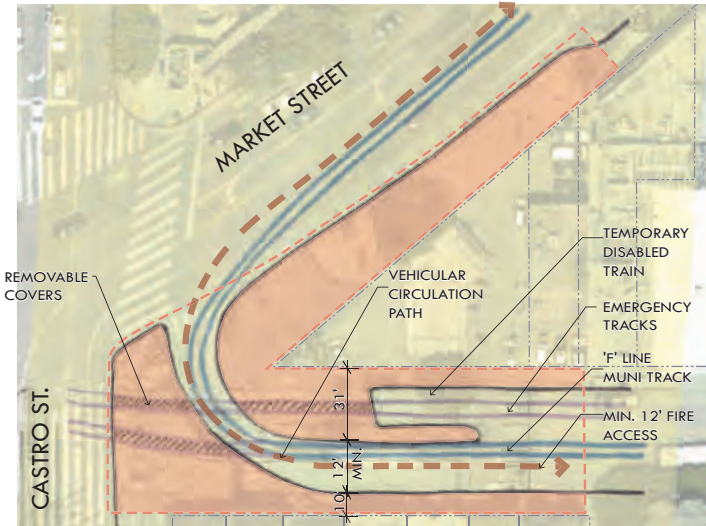
Curb Configuration Studies



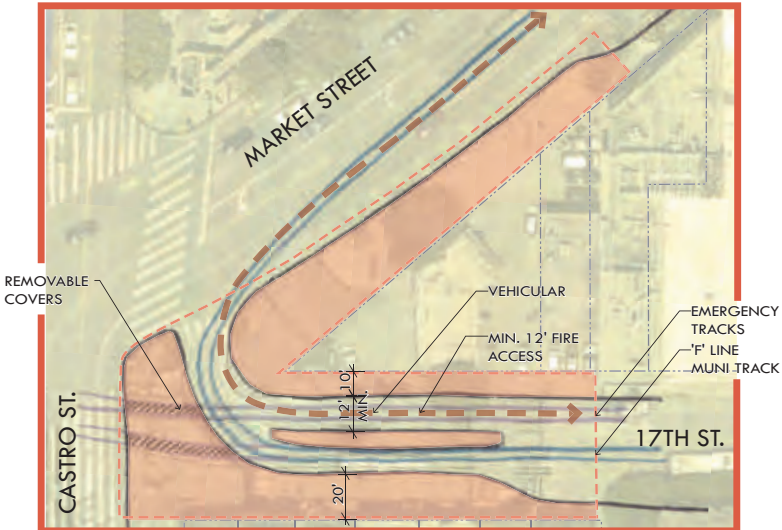
1.) EXISTING CURBS 9,600 S.F.



2.) PRELIMINARY CURB PROPOSAL 15,300 S.F.

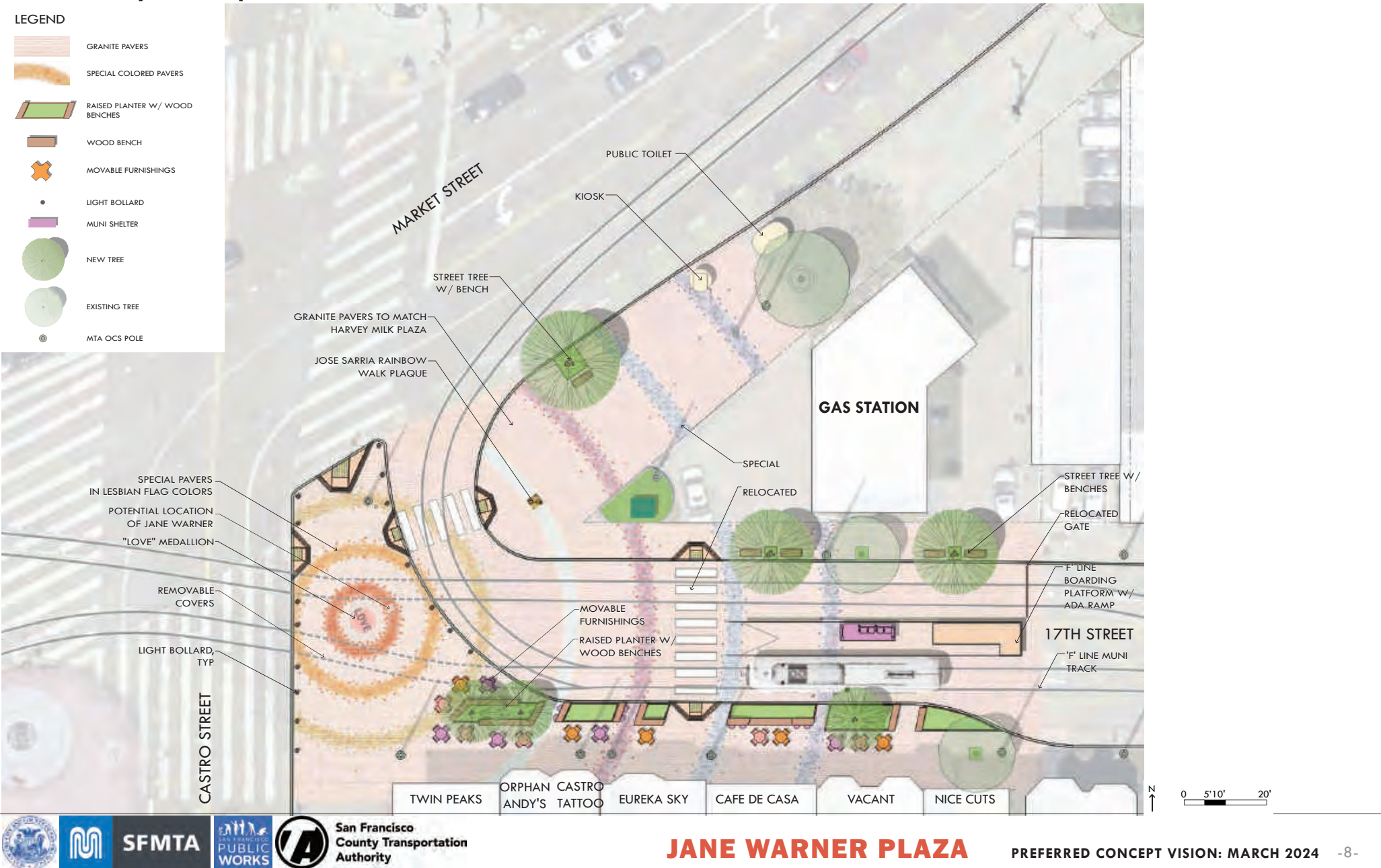


3.) ALTERNATIVE 1: NORTH PLAZA CONNECTION 13,182 S.F.



4.) ALTERNATIVE 2: SOUTH BULB-OUT (PREFERRED) 13,070 S.F.

Preliminary Concept Alternative : Love Is Action



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 RADII.



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JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024 -9-

Preliminary Concept Imagery : Love Is Action



SPECIAL PAVERS IN GRADIENT PATTERN



SPECIAL PAVERS IN GRADIENT



BOLLARDS W/ CHAIN



LIGHT BOLLARD



"LOVE" MEDALLION



RAISED STEEL PLANTER W/ WOOD



MULTIPLE SEATING HEIGHTS AND OPTIONS



RAISED PLANTER W/ WOOD SEATING AND MOVABLE FURNISHINGS



SPECIAL PAVERS IN CIRCULAR BANDS

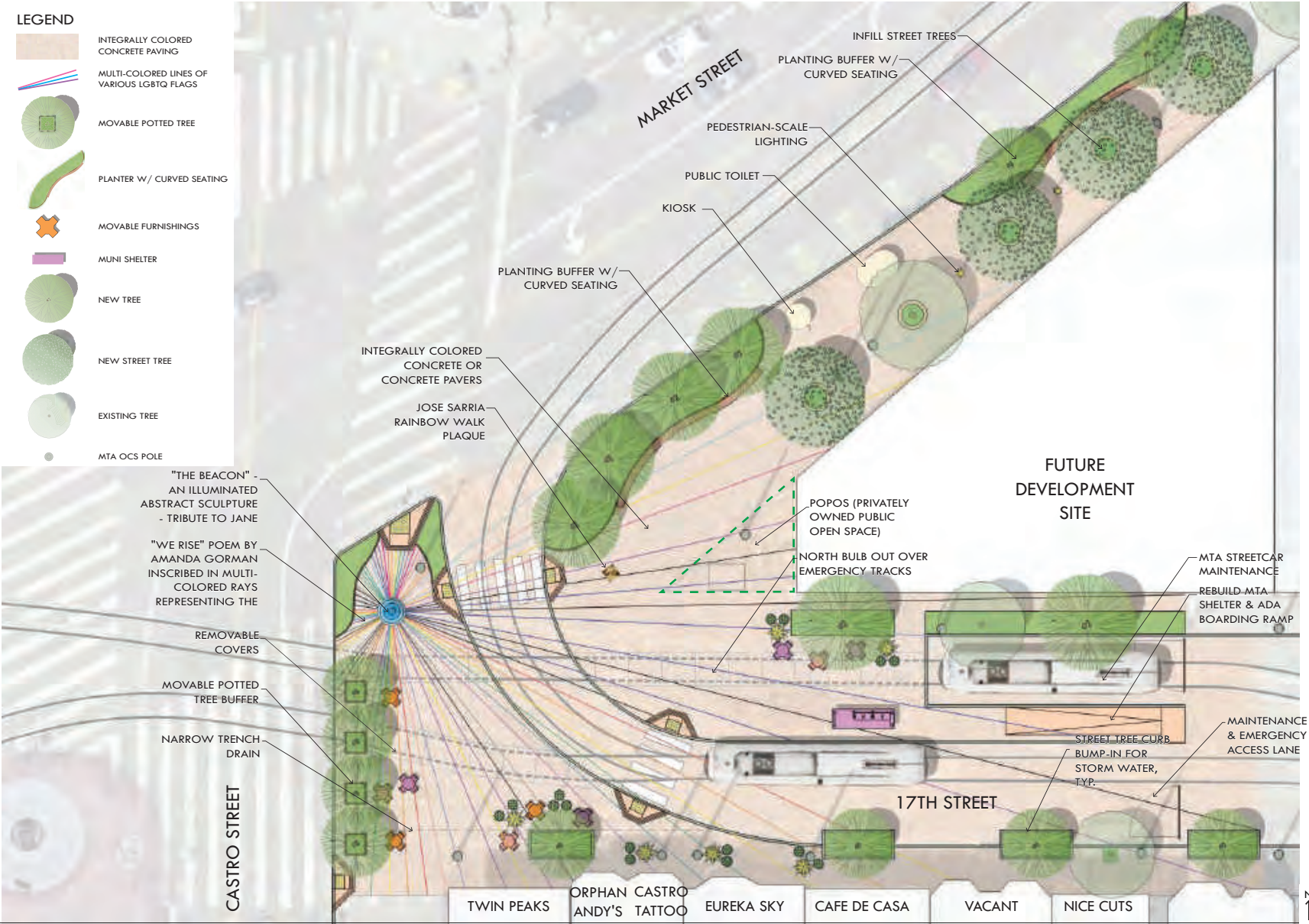


"RADIANT RED" GRANITE PAVERS TO MATCH HARVEY MILK PLAZA



WOOD BENCH

Preliminary Concept Alternative: The Green Embrace



San Francisco County Transportation Authority

JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024 -11-

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 CAFÉ 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.



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JANE WARNER PLAZA

PREFERRED CONCEPT VISION: MARCH 2024 -12-

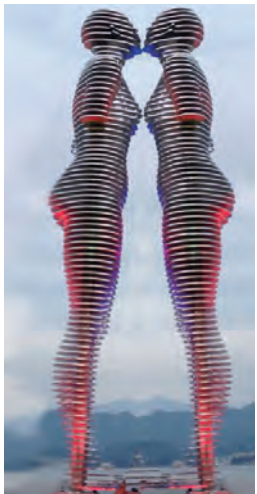
Preliminary Concept Imagery : The Green Embrace



RADIATING METAL INSET PAVING DETAIL



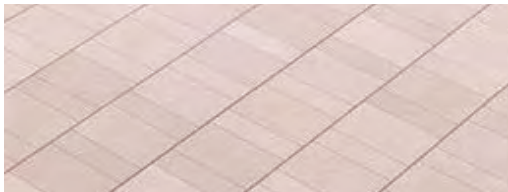
CONTEMPORARY ILLUMINATED SCULPTURE "BEACON" AS SYMBOLIC TRIBUTE TO JANE WARNER.



RADIATING TEXT



ANODIZED METAL INSET IN FLAG COLORS



INTEGRALLY COLORED CONCRETE OR CONCRETE

"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"



DROUGHT TOLERANT SIDEWALK PLANTING



POTTED PLANTS IN A VARIETY OF SIZES



MOVABLE POTTED TREES AT CASTRO STREET
EDGE

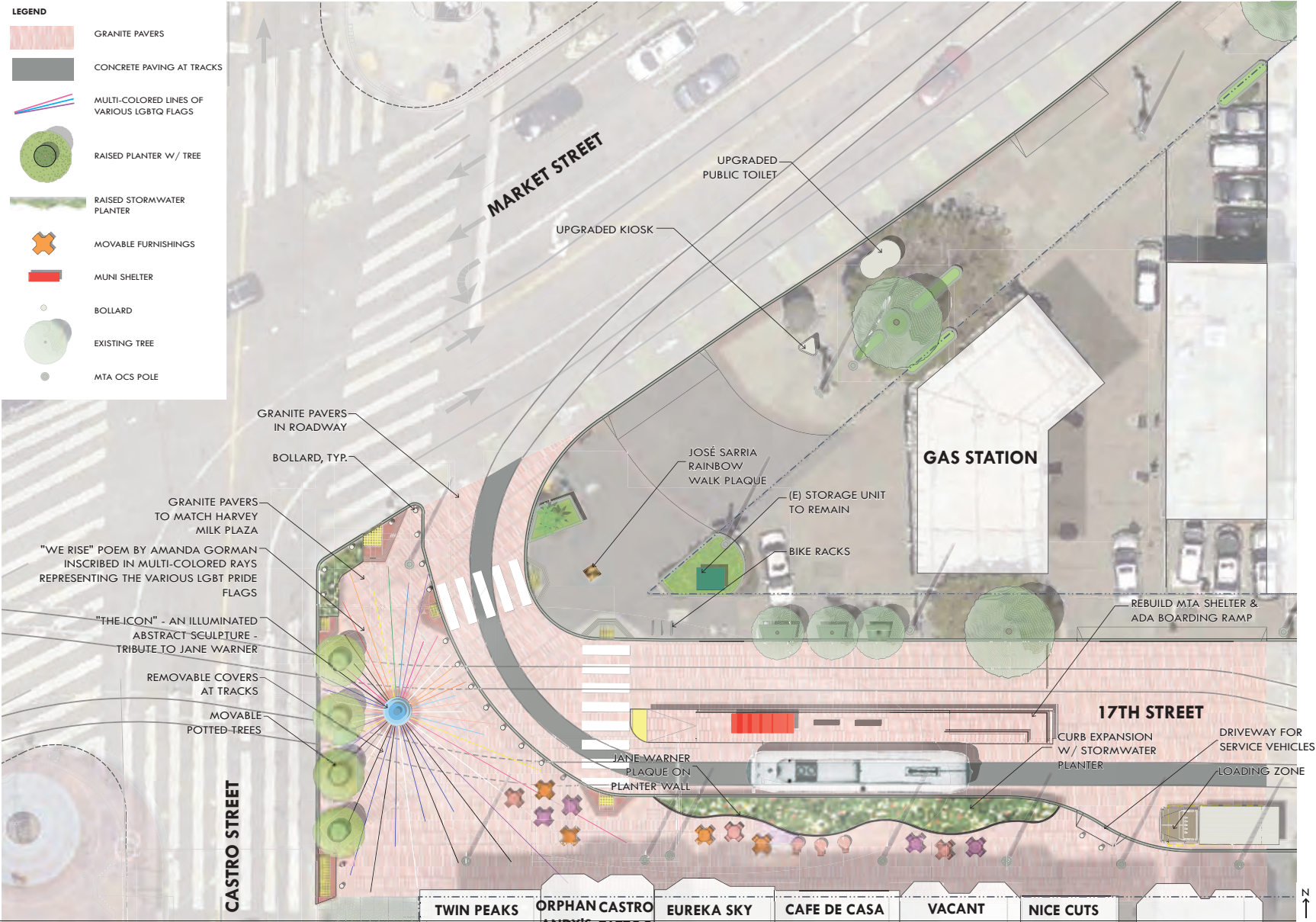


MOVABLE CAFE TABLES AND CHAIRS



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

Preferred Concept : Green Embrace - Short Term Plan



LEGEND

- Grass
- Tree
- Planting Buffer
- Public Toilet
- Kiosk
- Seating
- Plaque
- Bike Racks
- Shelter
- Boarding Ramp
- Driveway
- Loading Zone

MARKET STREET

CASTRO STREET

FUTURE DEVELOPMENT SITE

17TH STREET

JANE WARNER PLACQUE ON PLANTER WALL

JOSÉ SARRIA RAINBOW WALK PLAQUE

"WE RISE" POEM BY AMANDA GORMAN INSCRIBED IN MULTI-COLORED RAYS REPRESENTING THE VARIOUS LGBT PRIDE FLAGS

"THE ICON" - AN ILLUMINATED ABSTRACT SCULPTURE - TRIBUTE TO JANE WARNER

REMOVABLE COVERS AT TRACKS

MOVABLE POTTED TREES

GRANITE PAVERS TO MATCH HARVEY MILK PLAZA

BOLLARD, TYP.

GRANITE PAVERS IN ROADWAY

PLANTING BUFFER W/ CURVED SEATING

UPGRADED KIOSK

UPGRADED PUBLIC TOILET

INFILL STREET TREES

POTENTIAL IN-KIND AGREEMENT FOR PRIVATELY OWNED

BIKE RACKS

NEGOTIATE WITH DEVELOPER FOR SITE STORAGE TO BE INSIDE BUILDING

REBUILD MTA SHELTER & ADA BOARDING RAMP

CURB EXPANSION W/ STORMWATER PLANTER

DRIVEWAY FOR SERVICE VEHICLES

LOADING ZONE

TWIN PEAKS **ORPHAN CASTRO** **EUREKA SKY** **CAFE DE CASA** **VACANT** **NICE CUTS**

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 CAFÉ 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.

Concept Imagery : The Green Embrace



RADIATING METAL INSET PAVING DETAIL



ANODIZED METAL INSET IN FLAG COLORS



CONTEMPORARY ILLUMINATED SCULPTURE "BEACON"



RADIATING TEXT



MOVABLE FURNISHINGS AT 17TH STREET



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



RADIANT RED GRANITE PAVERS



PLANTER WITH CURVED EDGES



UPGRADED BOARDING PLATFORM



MOVABLE POTTED TREES AT CASTRO STREET EDGE



UPGRADED PUBLIC TOILET



BOLLARD WITH CHAIN

Existing Street View at Castro Street & 17th Street



Proposed Street View at Castro Street & 17th Street





SFMTA



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Authority**

JANE WARNER PLAZA

APPENDICES A-1

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

Site Work and Existing Conditions					
	Estimated Quantity	Unit*	Unit Price	Extension	
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

Paving, Surfacing and Walls					
	Estimated Quantity	Unit*	Unit Price	Extension	
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

Furnishings					
	Estimated Quantity	Unit*	Unit Price	Extension	
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

Planting					
	Estimated Quantity	Unit*	Unit Price	Extension	
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					
* 5 gallon plants spaced at 18" OC	270	EA	\$95.00	\$25,650	
6 Allowance for replacement of vandalized plants	1	LS	\$10,000.00	\$10,000	

SUB-TOTAL - Planting --> \$65,869

Irrigation					
	Estimated Quantity	Unit*	Unit Price	Extension	
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

Hydraulics					
	Estimated Quantity	Unit*	Unit Price	Extension	
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 THIS ESTIMATE

Long Term Plan Cost Estimate

Site Work and Existing Conditions					
	Estimated Quantity	Unit*	Unit Price	Extension	
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

Paving, Surfacing and Walls					
	Estimated Quantity	Unit*	Unit Price	Extension	
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	11,520	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

Furnishings					
	Estimated Quantity	Unit*	Unit Price	Extension	
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

Lighting					
	Estimated Quantity	Unit*	Unit Price	Extension	
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

Planting					
	Estimated Quantity	Unit*	Unit Price	Extension	
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

Irrigation					
	Estimated Quantity	Unit*	Unit Price	Extension	
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

Hydraulics					
	Estimated Quantity	Unit*	Unit Price	Extension	
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					



San Francisco
County Transportation
Authority

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.

Stakeholder Feedback

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.