

EXISTING CONDITIONS

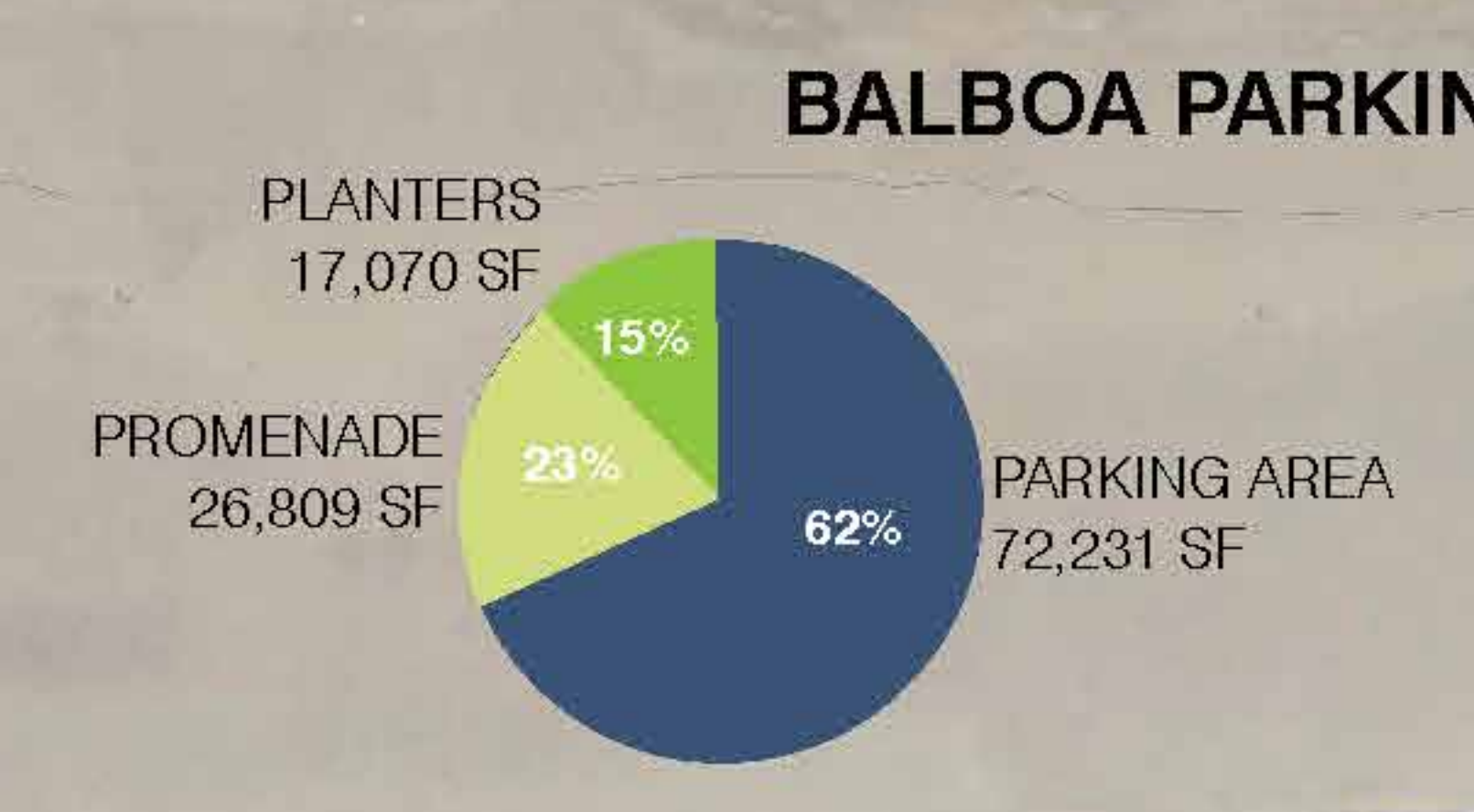
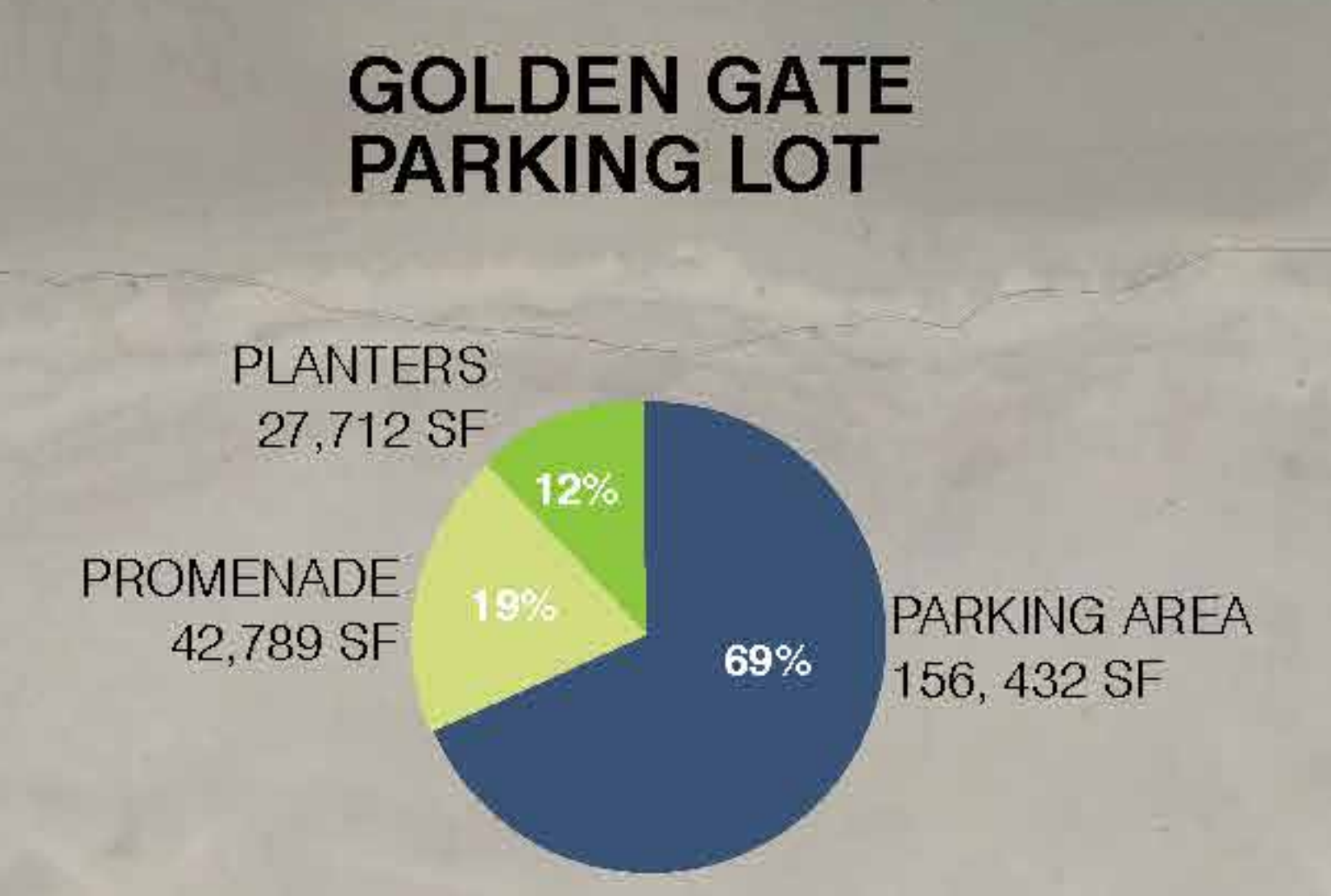
limit of work
project area northern parking lots and promenade



jurisdictions



landscape zones
how is the site being used today?



GOALS & OBJECTIVES

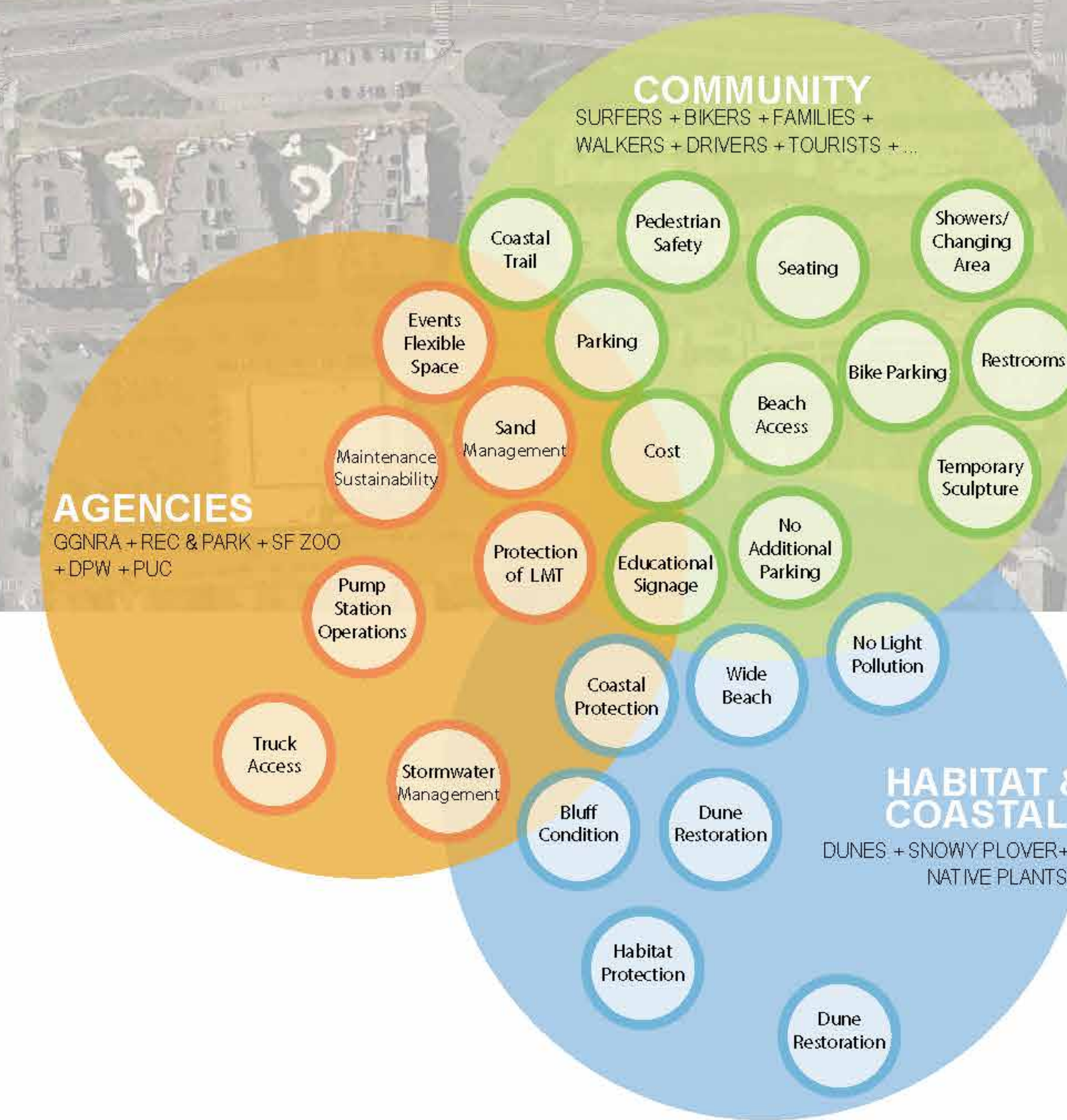
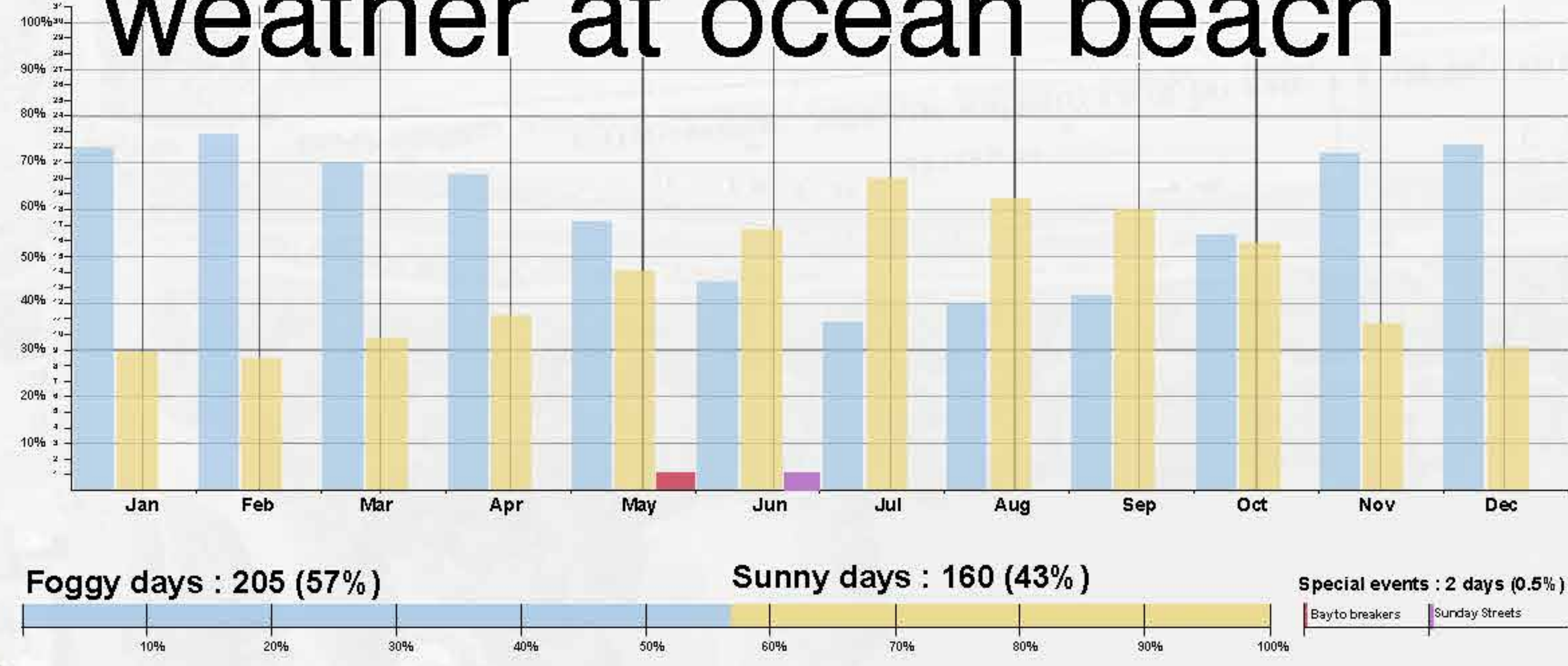
phasing & open space needs

what do we want? what do we need?

legend:

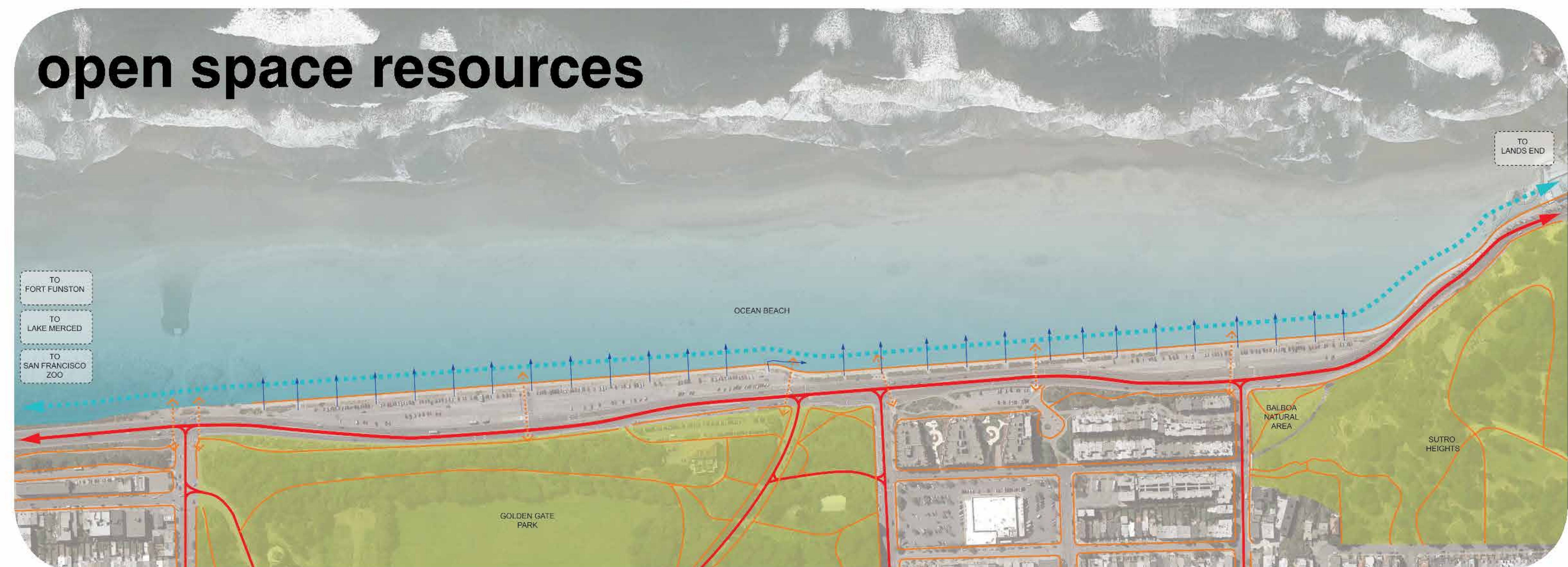


weather at ocean beach



- 1 Improve access and amenities at Ocean Beach to benefit its diverse users, including pedestrians, cyclists, surfers, and beachgoers.
 - 2 Create memorable sense of welcome and arrival at Ocean Beach. Build on existing site character to develop unique gateway
 - 3 Improve ecological performance with elements like low-impact design (LID) and stormwater treatment
- 1 Reduce the amount of impervious asphalt and increase vegetated areas where possible to enhance the beauty of the site.
 - 2 Preserve and enhance current uses of site including event capacity, "sunny day" crowds, and every day use.

open space resources

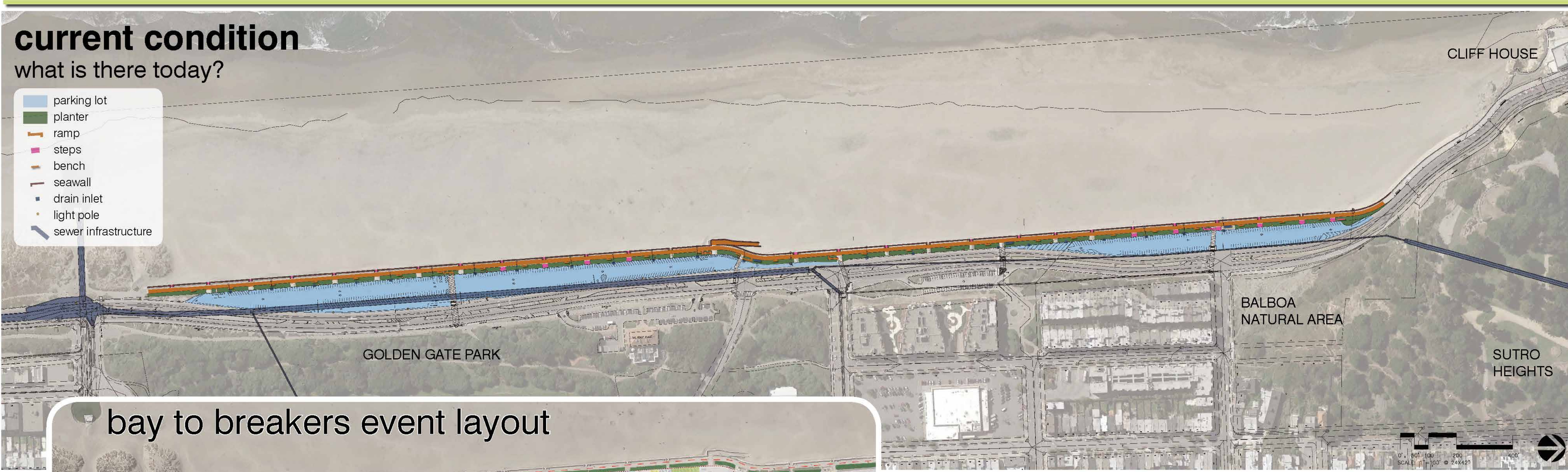


OPPORTUNITIES & CONSTRAINTS

current condition

what is there today?

- parking lot
- planter
- ramp
- steps
- bench
- seawall
- drain inlet
- light pole
- sewer infrastructure



bay to breakers event layout



bay to breakers event legend

- | | | | | |
|---|---|--|---|--|
| ■ Beer Garden | ■ Announcement | ■ Police Area | ■ Waste Management | ■ Food and Water Tents |
| — Fire Path | ■ Friends and Family | ■ Auto Sponsor | ■ Production Compound | ■ ID Check Tent |
| ■ Stage | ■ Award Storage | ■ Finishing Chute | ■ Sponsor Tents | ■ Media Tents |
| ■ Medical Tent | ■ Operations Tent | ■ VIP rest rooms (8x20) | ■ Parking Area Outline | ■ Utilities |
| ■ Greenroom | ■ Volunteer Checkin | ■ Lost Child and Information centre | ■ VIP Tents | ■ 4' Bay Pool |
| ■ Staff Tents | ■ Food Tents | | ■ Chroicles Tent | ■ Adaporto's |
| ■ Timings Tent | ■ Beer Distribution | | ■ Sponsor Tents | ■ Porto's |
| | | | ■ 30 x 60 Tents | ■ Race |
| | | | ■ Medicine Tent | — Race Route |
| | | | ■ T-Shirt Tent | — Open to Pedestrians |
| | | | | — Barriers |

landscape framework

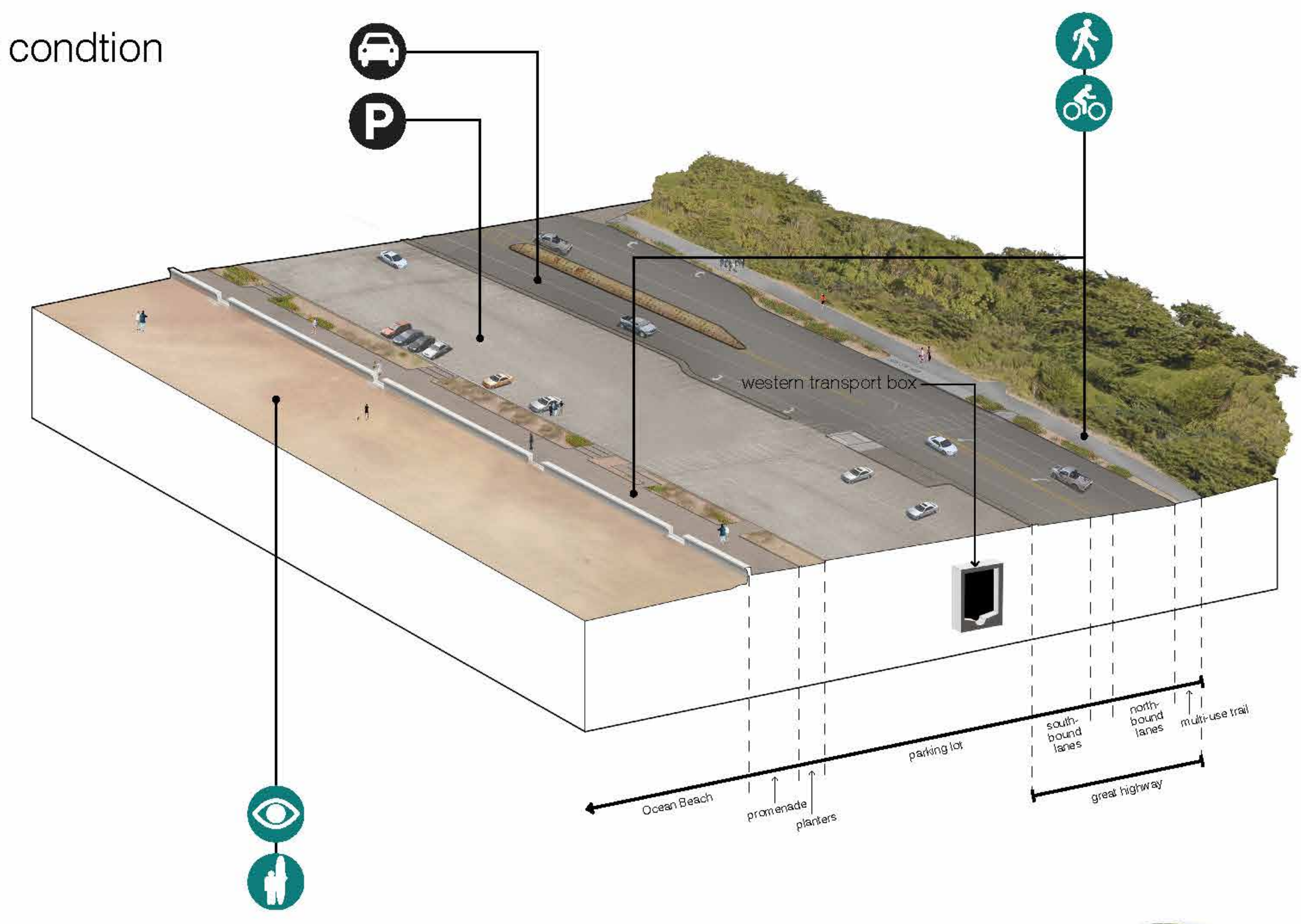
major elements found through site analysis

- coastal gateway
- city gateway
- flexible space
- transition zone
- promenade
- city access

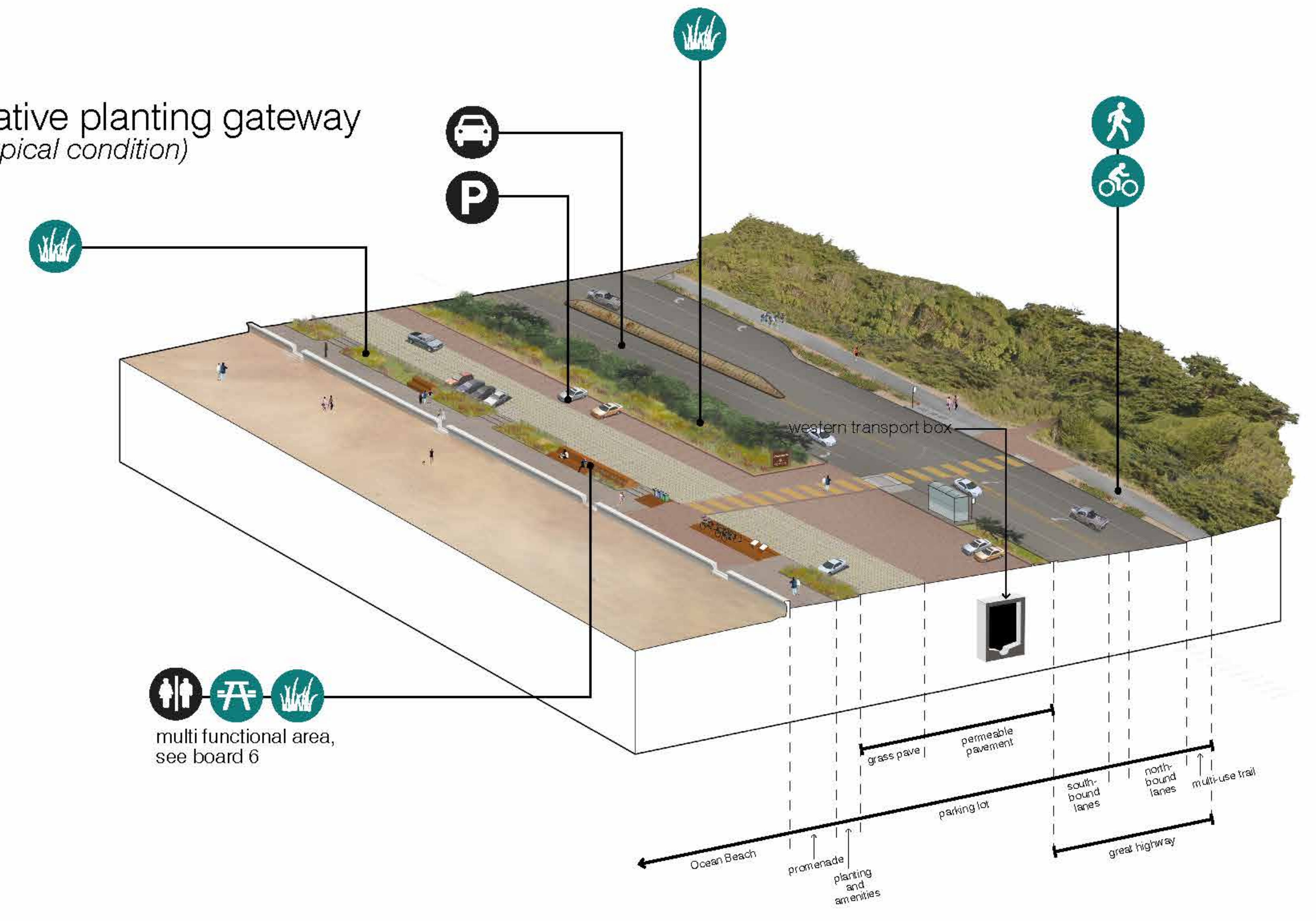


native planting gateway landscape concept 1

current condition
(typical)



native planting gateway
(typical condition)



The Landscape Concepts "Native Planting Gateway" and "Maximum Lot Capacity" share common elements. Both concepts dedicate a different amount of area to each feature with different results.

native planting gateway
(typical condition)

- grass pave
- planter and multi-functional area
- permeable paving
- promenade
- amenity area
- parking stalls
- taller planting
- low planting



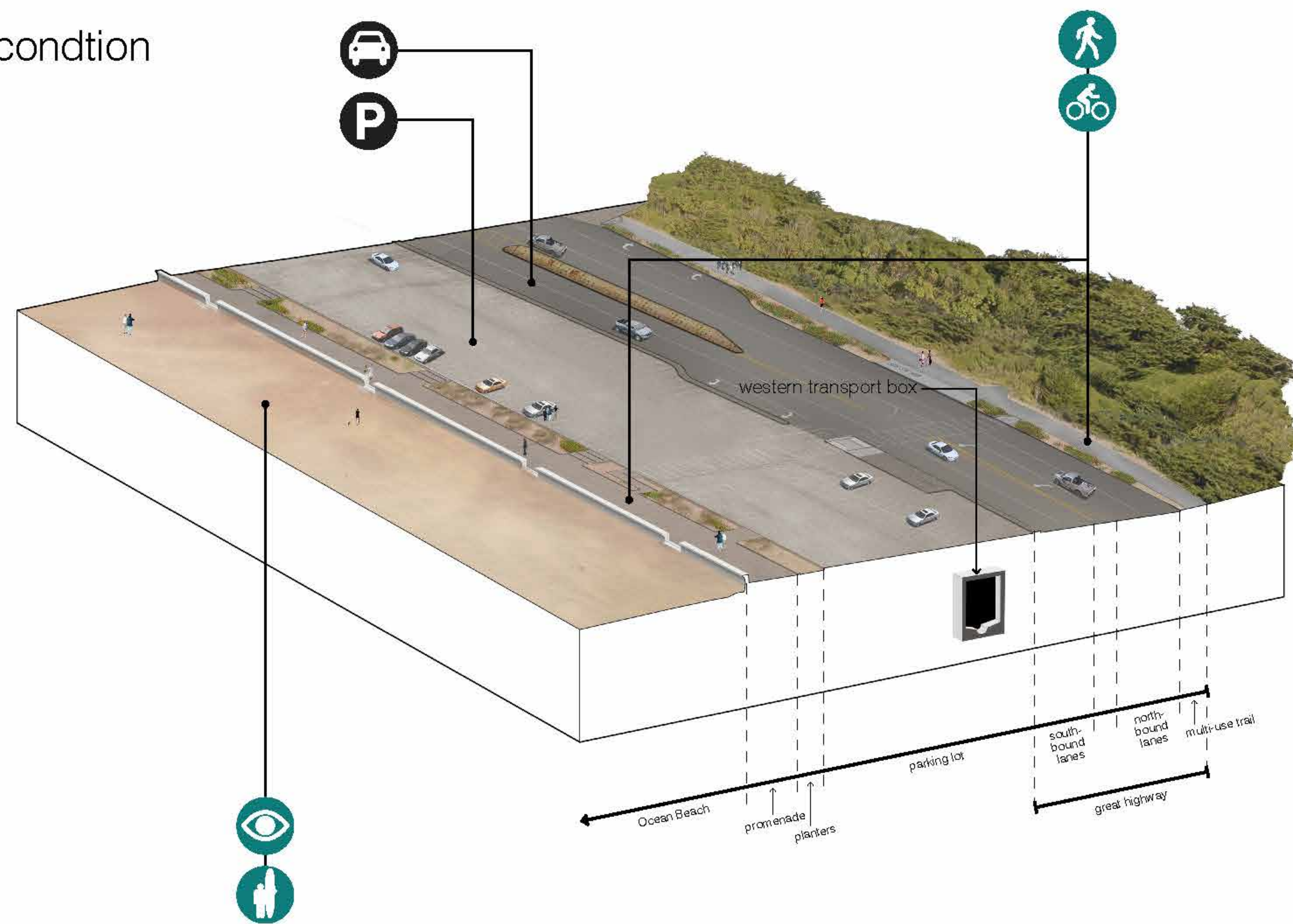
CLIFF HOUSE



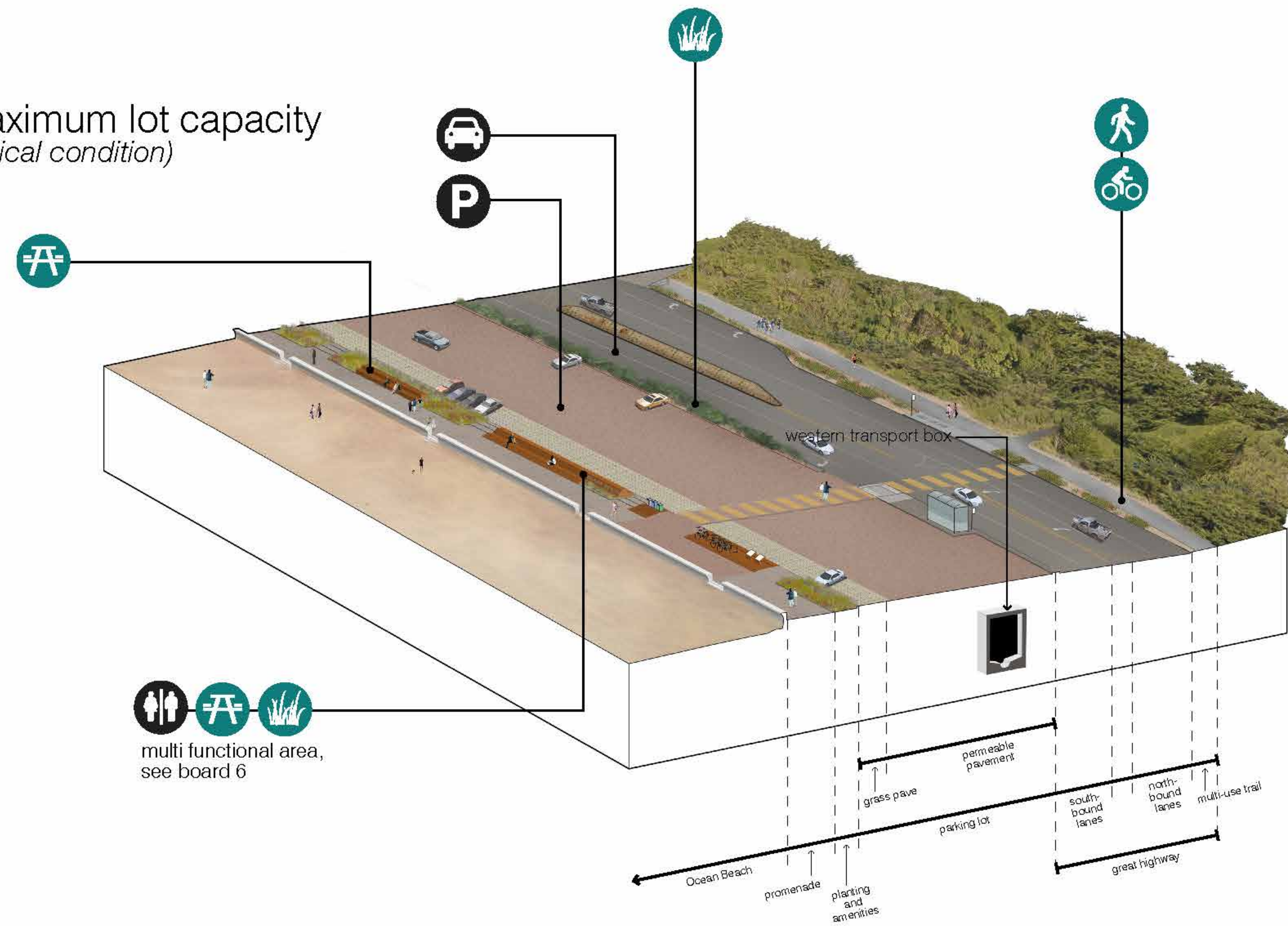
LANDSCAPE CONCEPTS

maximum lot capacity landscape concept 2

current condition
(typical)



maximum lot capacity
(typical condition)



The Landscape Concepts "Native Planting Gateway" and "Maximum Lot Capacity" share common elements. Both concepts dedicate a different amount of area to each feature with different results.

maximum lot capacity
(typical condition)

- grass pave
- planter and multi-functional area
- permeable paving
- promenade
- amenity area
- parking stalls
- taller planting
- low planting



surface character and color



colorful promenade



geometric patterns



curvilinear patterns



colorful curvilinear patterns



different surfaces

paving materials



grass pave



grass pave



brick



integral color asphalt



integral color asphalt



decomposed granite



painting asphalt



gravel + pavers

site furnishings: seating



shelter



modular seating



re-use of existing materials



natural materials



different seating types

bathrooms & lockers



stone/concrete



steel



colorful



iconic



beach hut



sculptural

bike facilities



park



rent



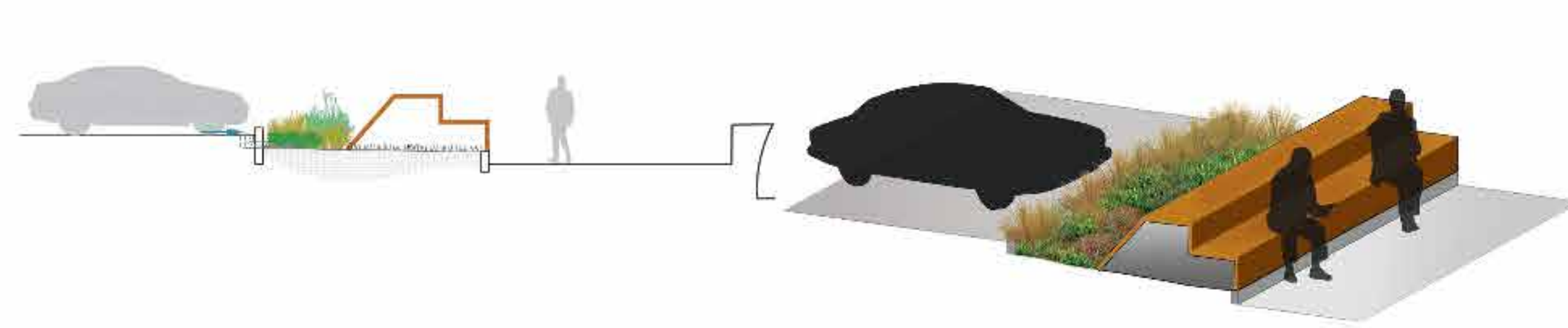
share



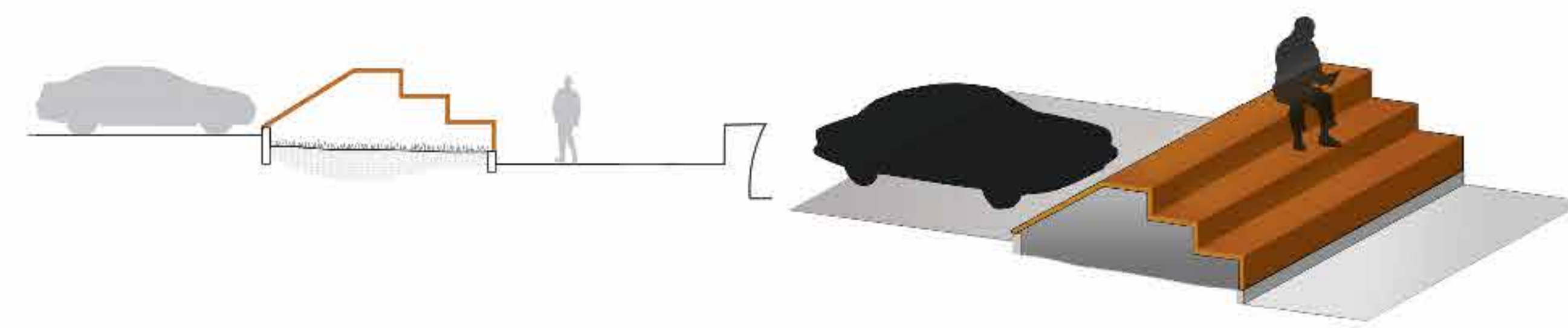
fix & fuel

MATERIALS + CHARACTER (OPTIONS)

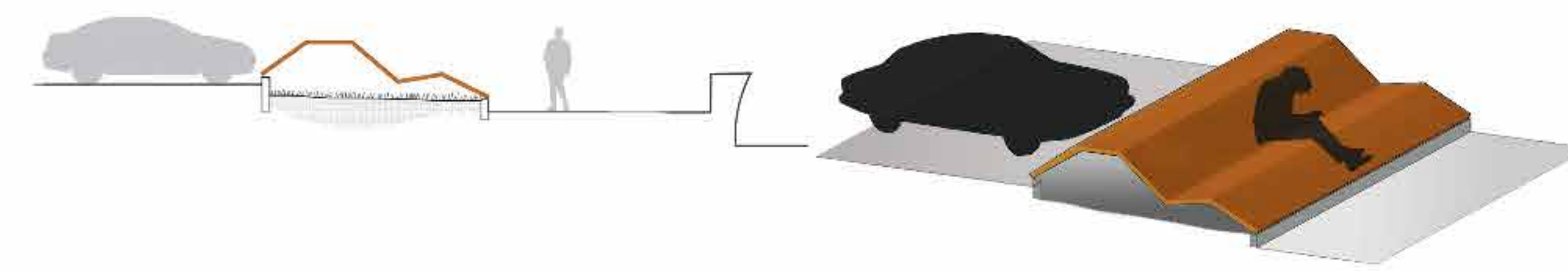
site furnishings at existing planter



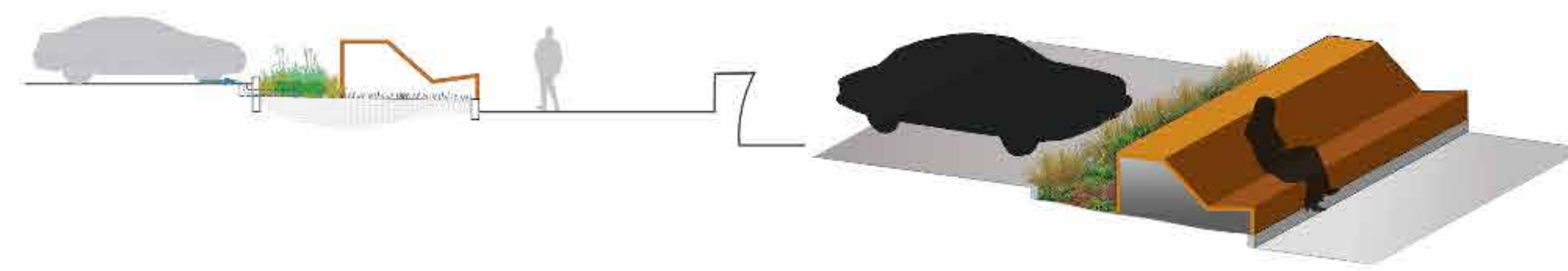
seating type 1 with sign facing lot



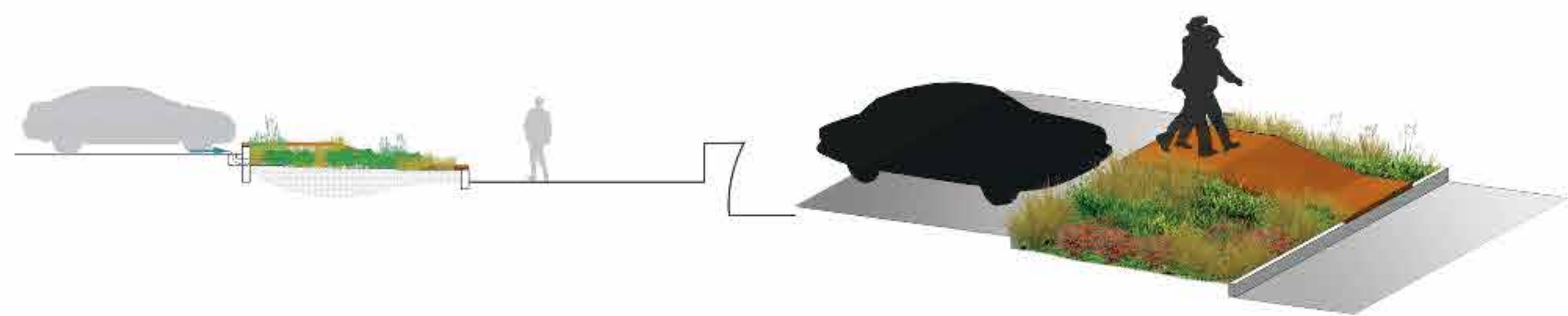
seating type 4



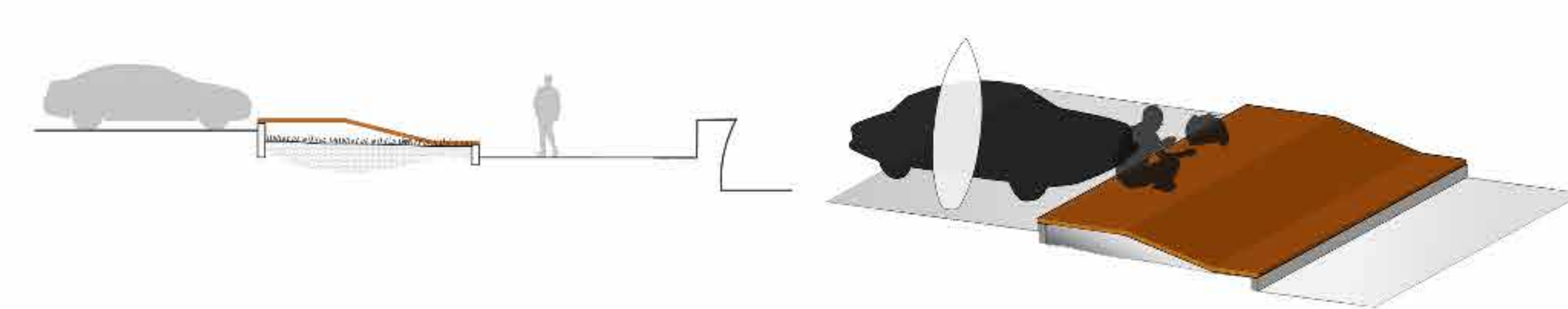
lounge type 1



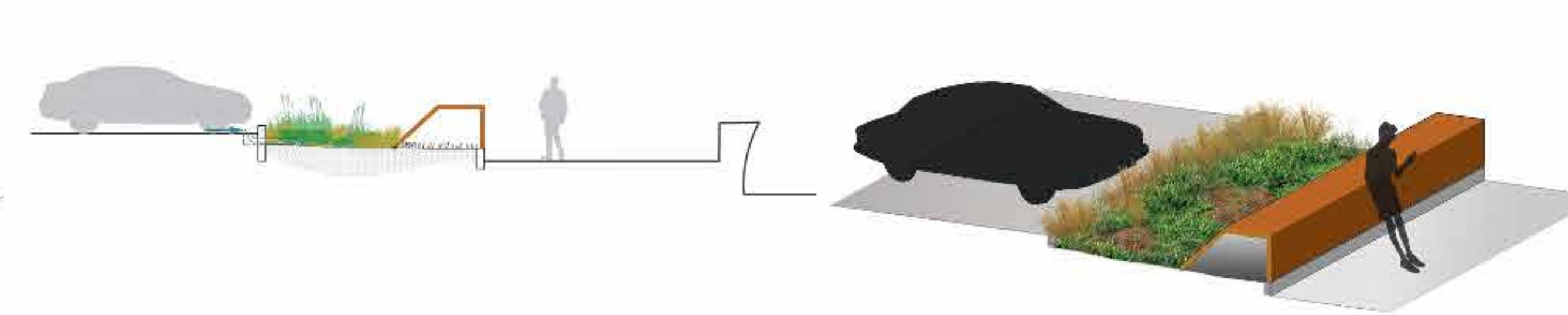
lounge type 2



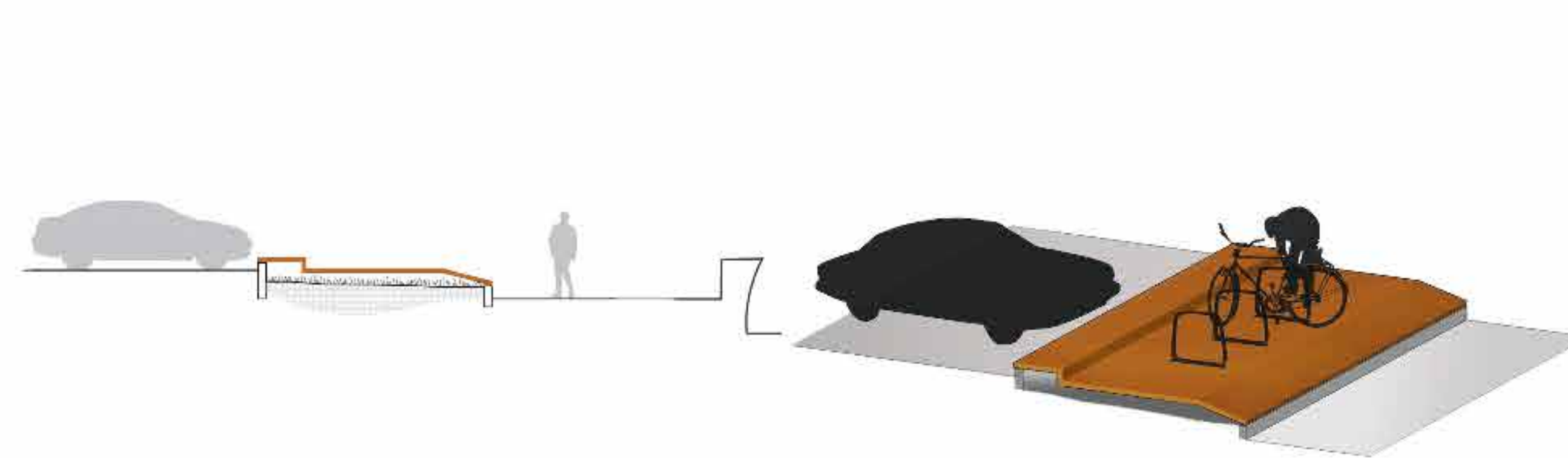
access boardwalk type 1



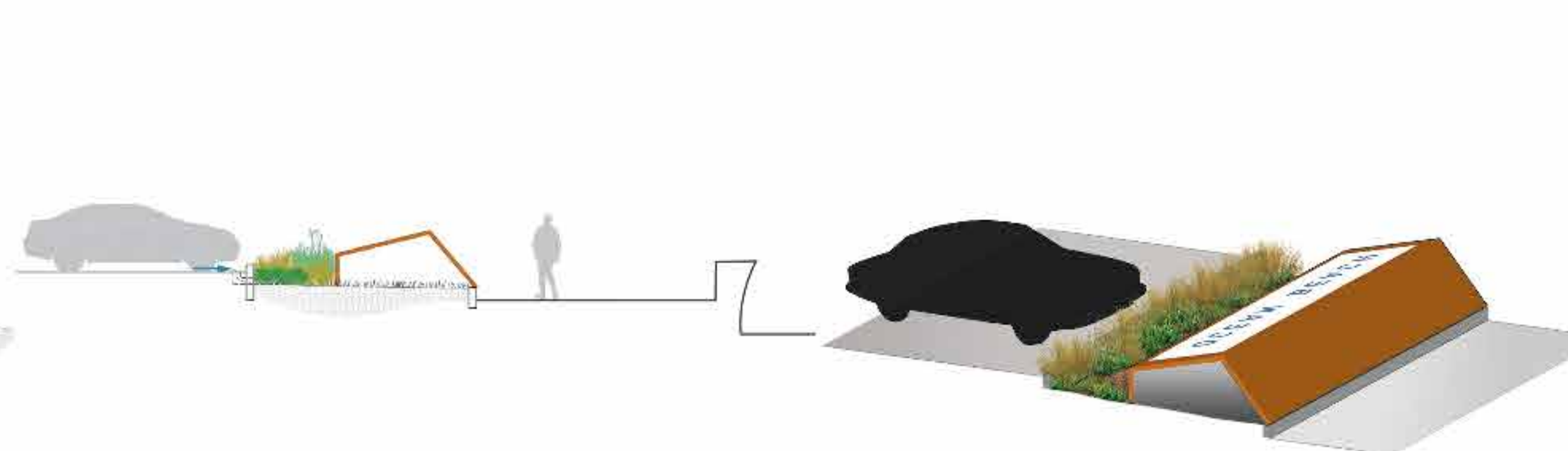
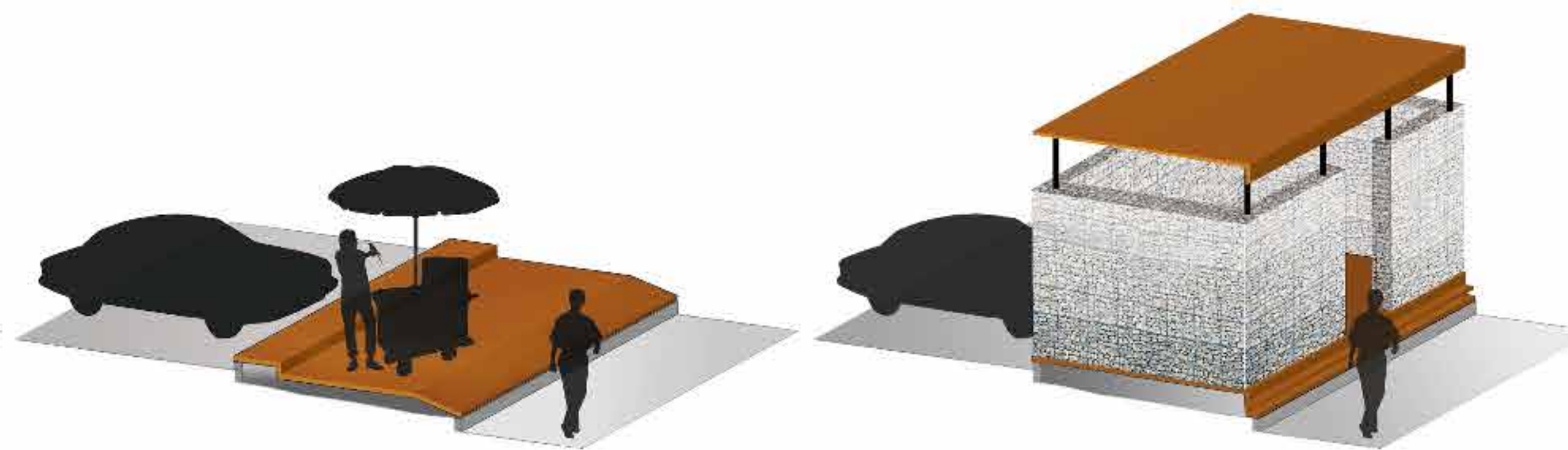
access boardwalk type 2 (wide)



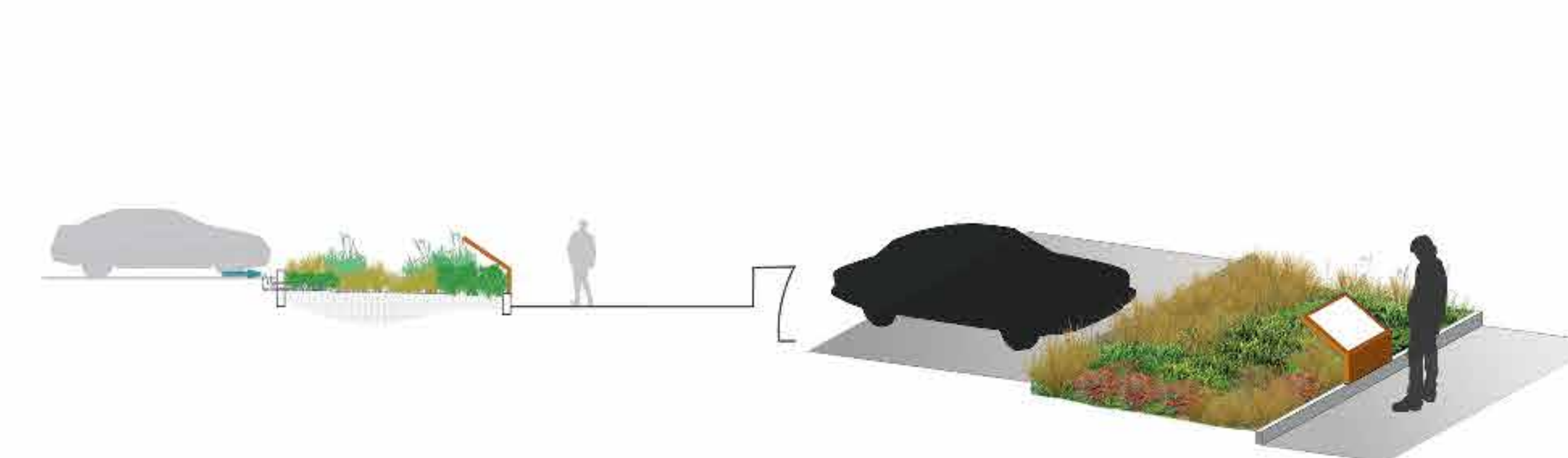
leaning bench



pad (bike facilities, vendors, other)



sign type 2



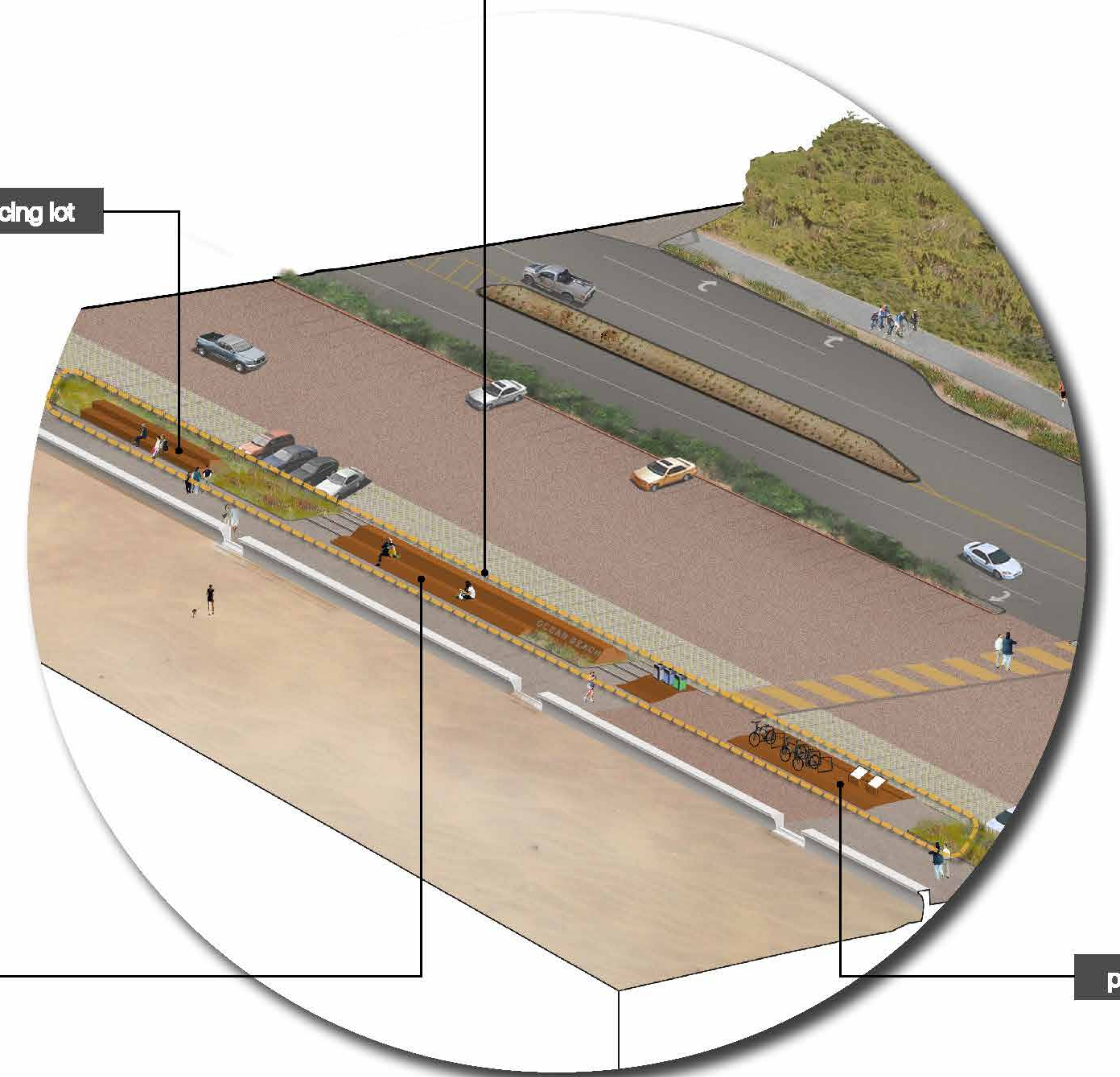
sign type 1

site furnishings at existing planter

seating type 1 with sign facing lot

lounge type 2

pad



PLANTING PALETTE

native coastal grasses + groundcover



Latin Name: *Carex pansa*
Common Name: Pacific Dune Sedge



Latin Name: *Elymus mollis*
Common Name: American Dune Grass



Latin Name: *Festuca rubra* 'Pt. Molate.'
Common Name: Molate Fescue

coastal dune grass



Latin Name: *Artemisia pycnocephala*
Common Name: Beach Sagewort

groundcover

inspiration: native dune



native background perennials + shrubs



Latin name: *Ceanothus* sp.
common name: California Lilac



Latin name: *Baccharis pitularis*
common name: Coyote Brush



Latin name: *Lupinus albitrons*
common name: Silver Bush Lupine



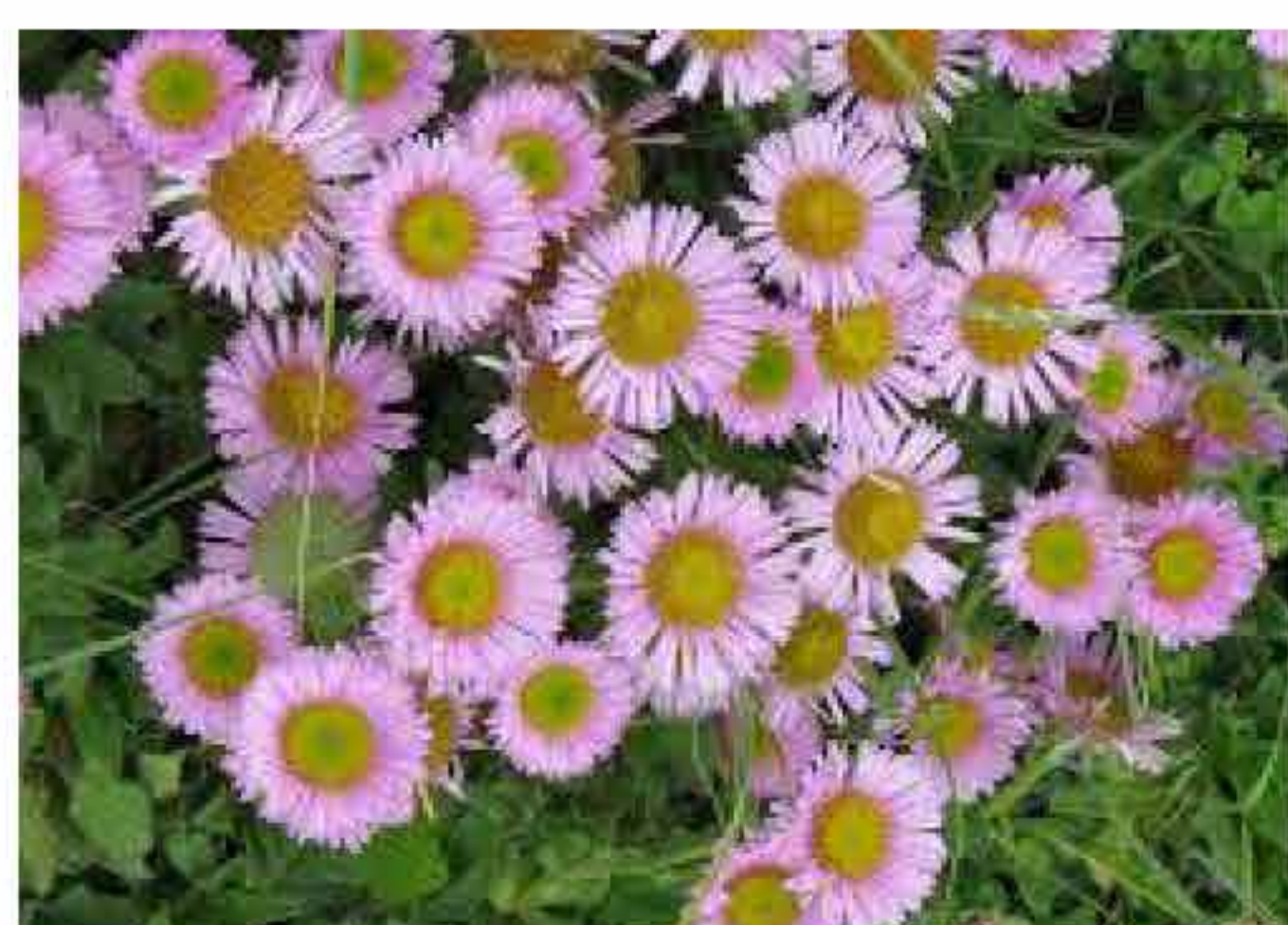
Latin name: *Arctostaphylos pumila*
common name: Dune Manzanita

perennials + shrubs tolerant to salt spray & sand

note:

species used in DPW Median Project

native accent perennials + shrubs



Latin Name: *Erigeron glaucus*
Common Name: Seaside Daisy



Latin Name: *Eriogonum parvifolium*
Common Name: Cliff Buckwheat



Latin Name: *Abronia latifolia*
Common Name: Yellow San Verbena



Latin Name: *Sidalcea malviflora*
Common Name: Checkerbloom

perennials + shrubs tolerant to salt spray & sand

native small trees + big shrubs



Latin Name: *Arctostaphylos* sp.
Common Name: Manzanita



Latin Name: *Pinus contorta* ssp. *contorta*
Common Name: Shore Pine

trees + shrubs

storm-water treatment (native + recommended by SFPUC)



Latin Name: *Carex pansa*
Common Name: Pacific Dune Sedge



Latin Name: *Tanacetum camphoratum*
Common Name: Dune Tansy



Latin Name: *Arctostaphylos hookeri*
Common Name: Presidio Manzanita



Latin Name: *Carex praegracilis*
Common Name: Clustered Field Sedge

background stormwater treatment plants



Latin Name: *Achillea millefolium* 'Island Pink'
Common Name: Yarrow



Latin Name: *Artemia maritima*
Common Name: Sea Thrift

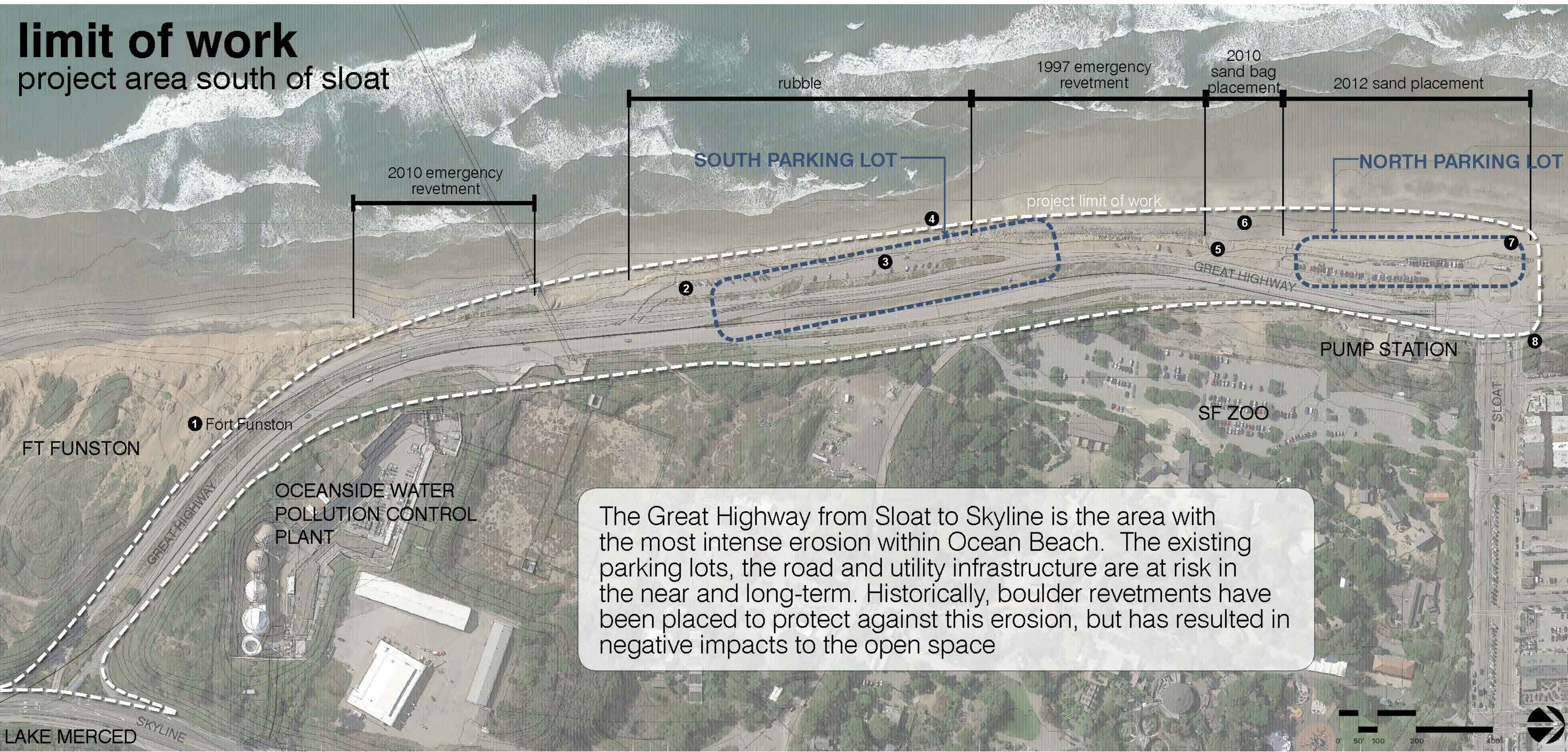


Latin Name: *Iris douglasiana*
Common Name: Pacific Coastal Iris

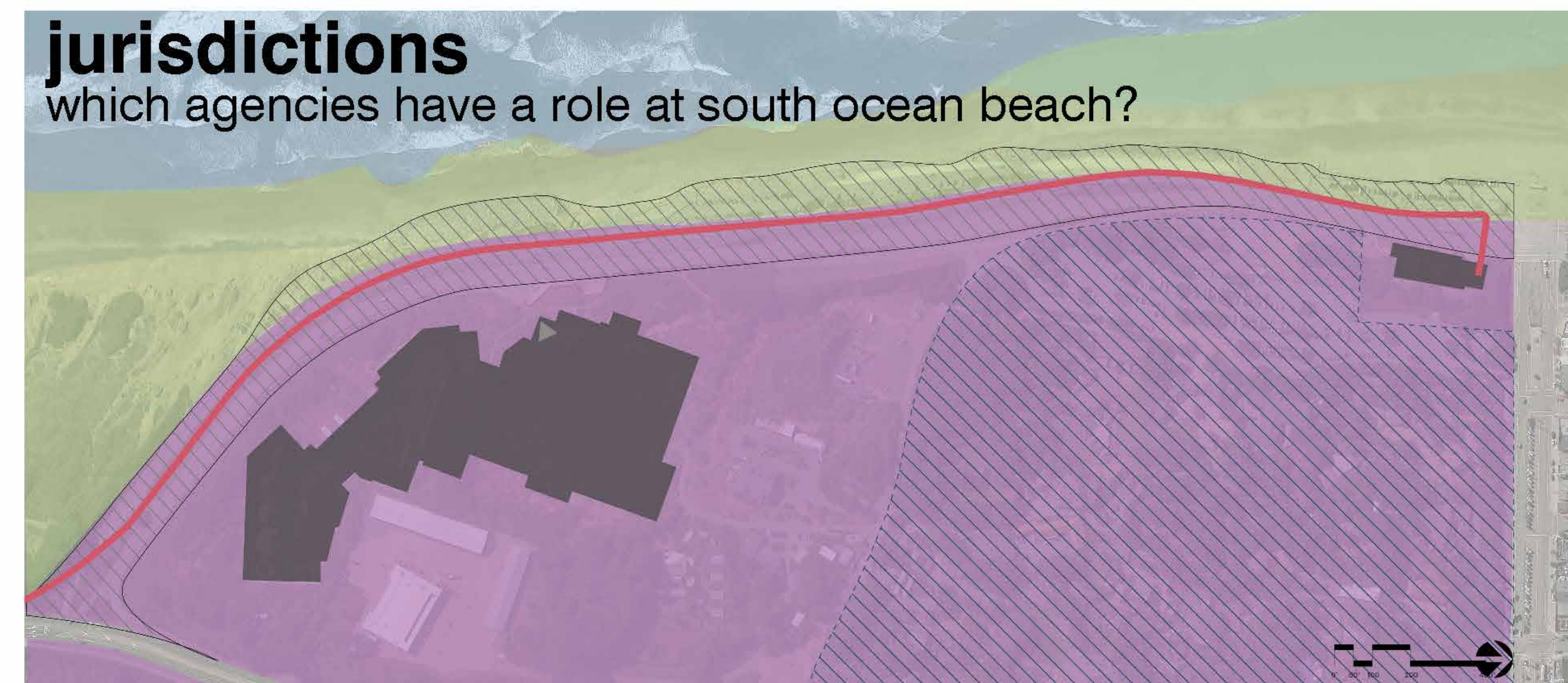
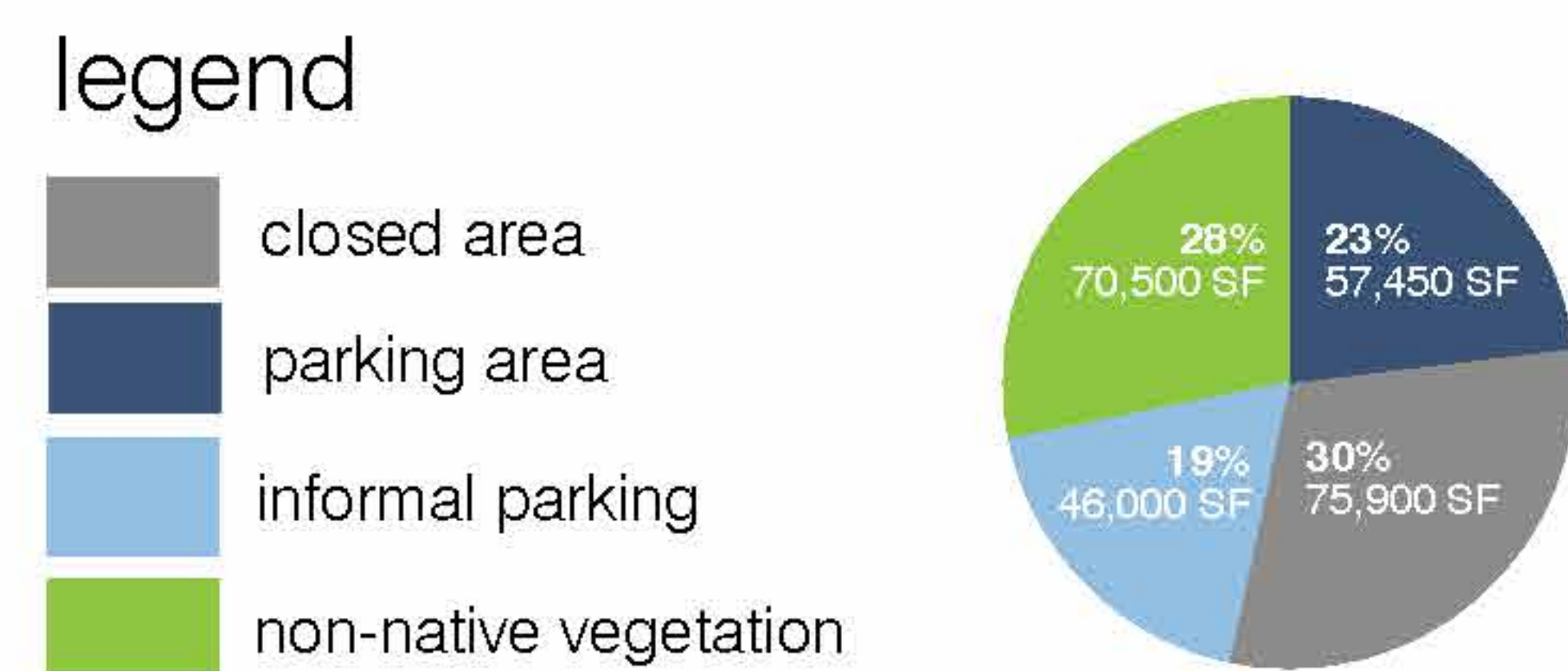
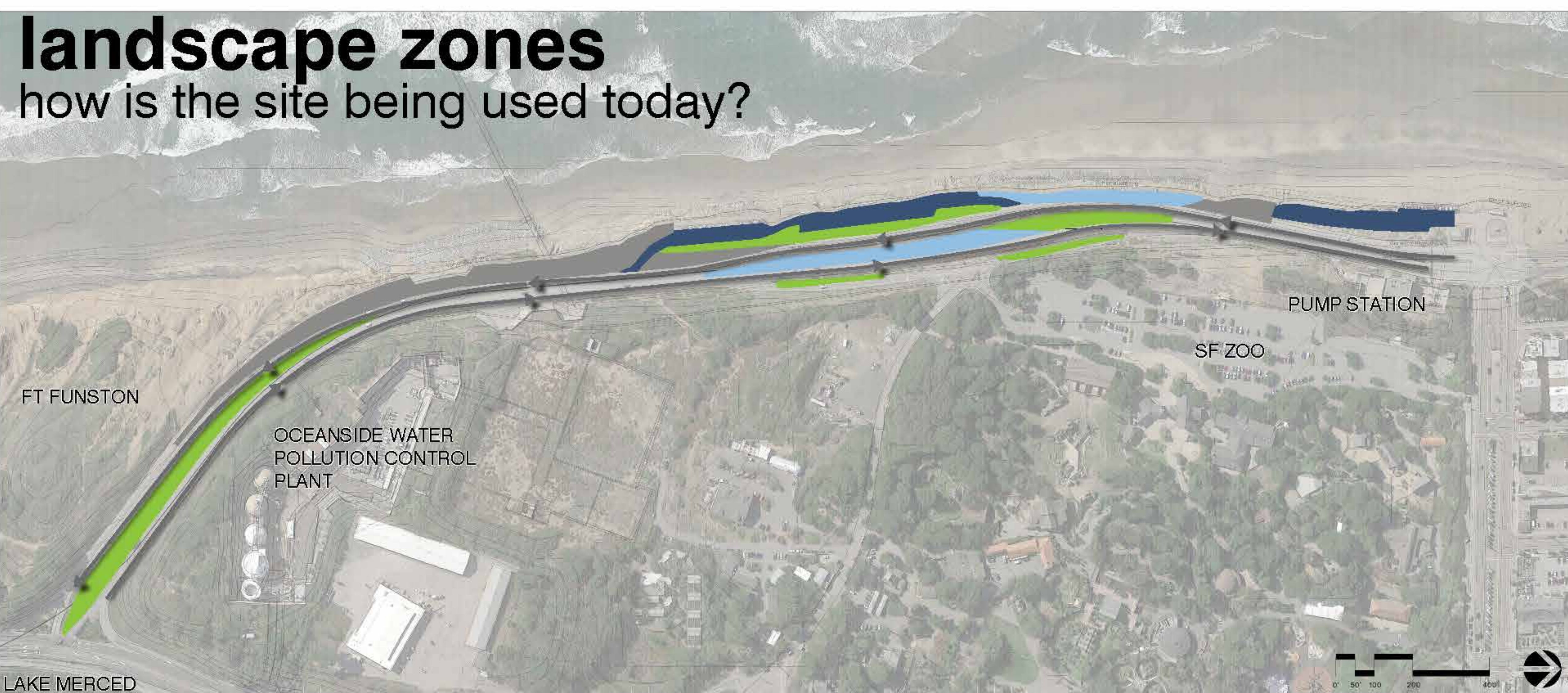


Latin Name: *Ceanothus 'Julia Phelps'*
Common Name: Julia Phelps Ceanothus

accent stormwater treatment plants



site photos



legend:

GOALS & OBJECTIVES

- 1 Improve pedestrian and bike connectivity and access through a multi-use coastal trail, linking disconnected open spaces
- 2 Provide open space amenities and needed facilities for beach-goers and visitors
- 3 Enhance the appearance of the site, while maintaining its rough, natural beauty
- 4 Protect and restore habitat by restoring natural bluffs and dunes using a California native planting palette
- 5 Introduce ecological performance such as a low-impact design (LID) and stormwater treatment
- 6 Protect the existing infrastructure, in particular the Lake Merced Tunnel

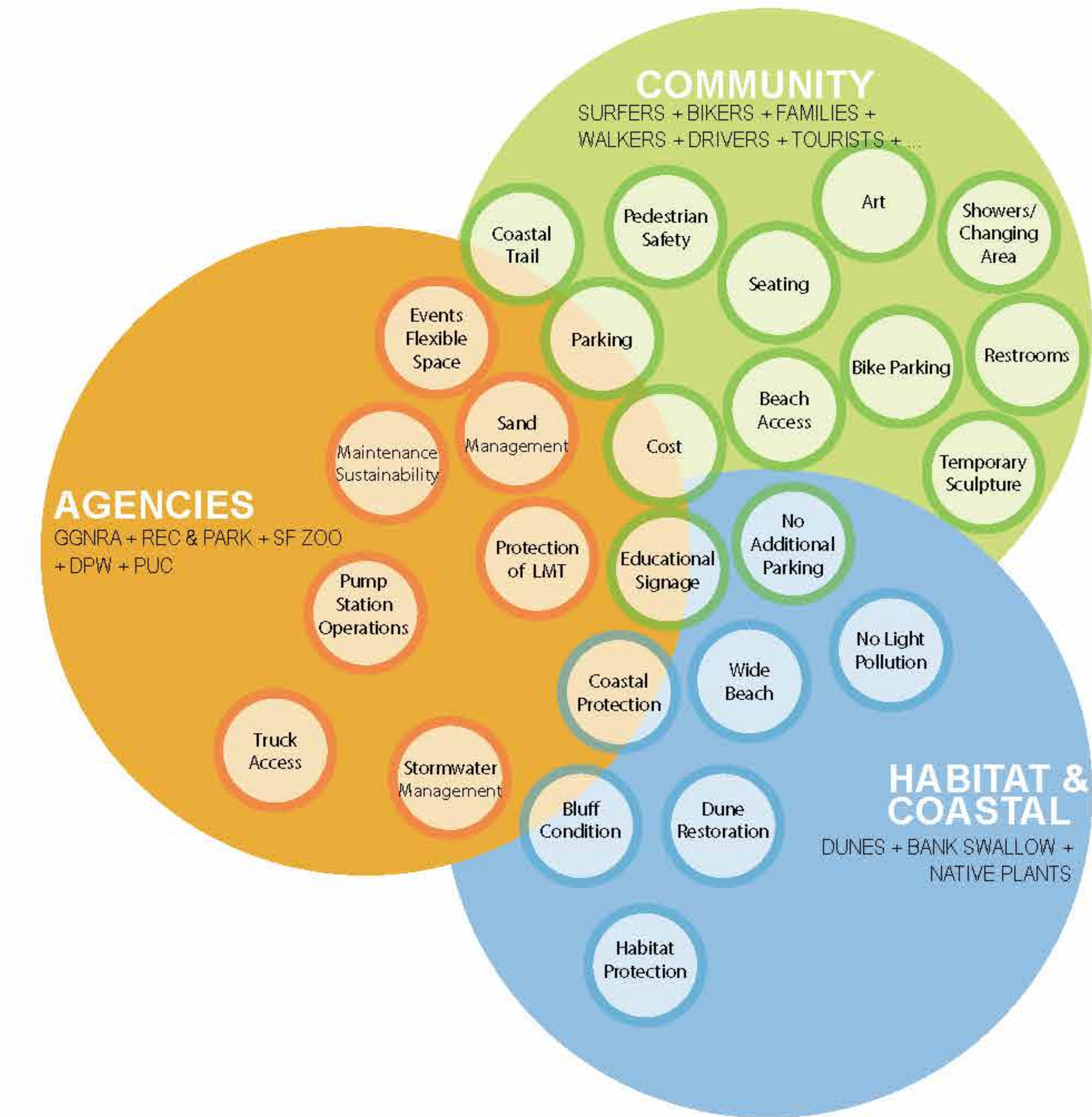
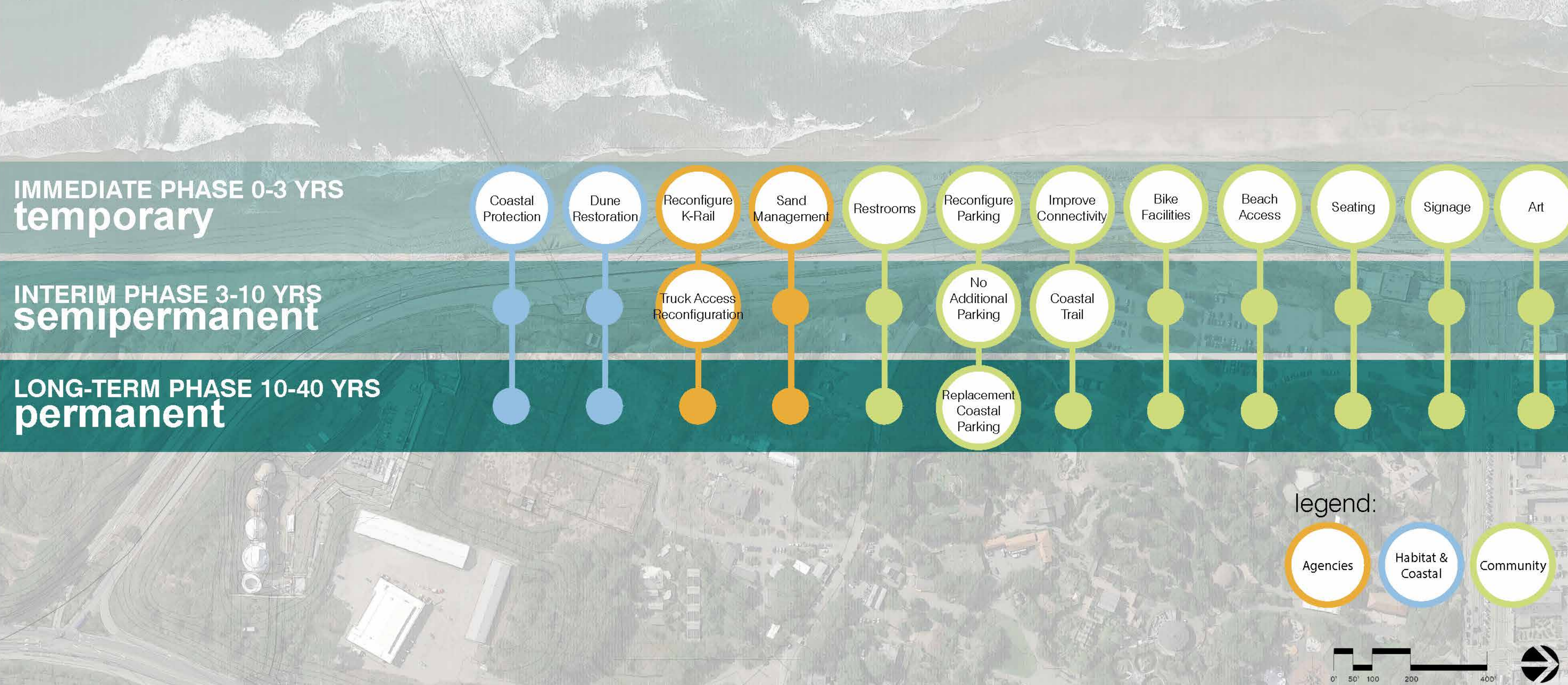
Currently, pedestrians and cyclists cannot seamlessly connect from Ocean Beach to SF Zoo, Lake Merced and Fort Funston.



legend:

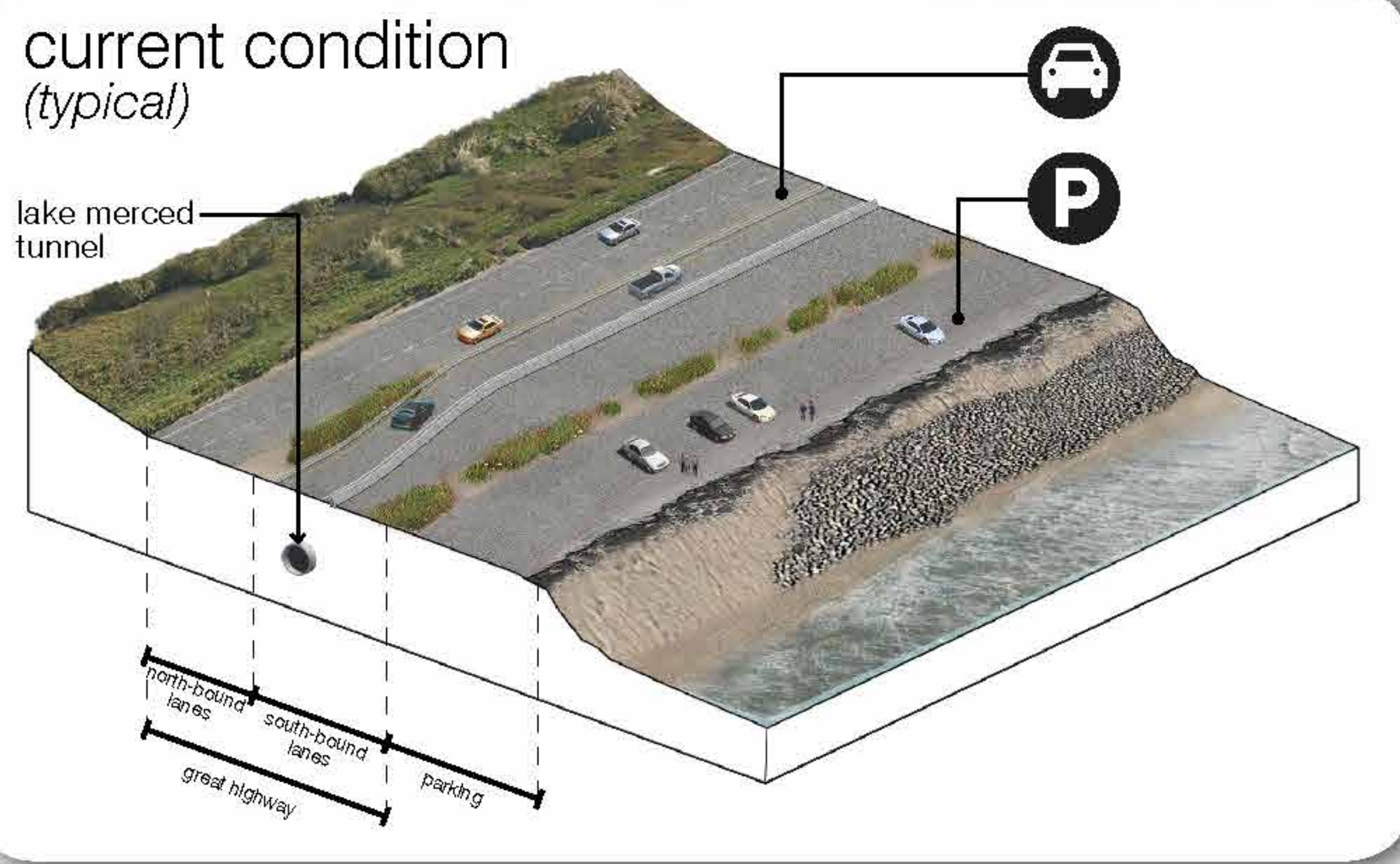
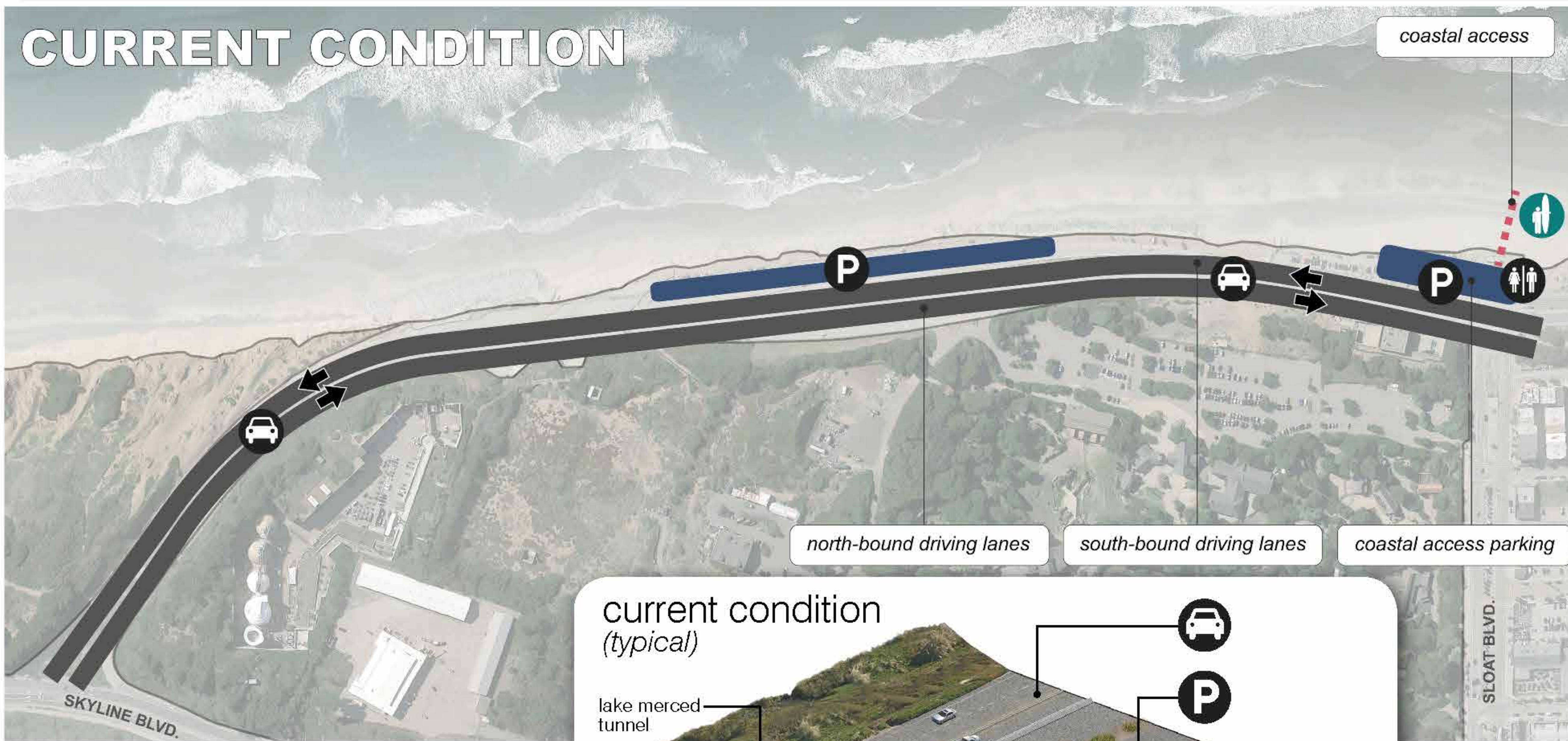
- Vehicular Route
- Public Sidewalk
- Trail
- Open Space

phasing & open space needs



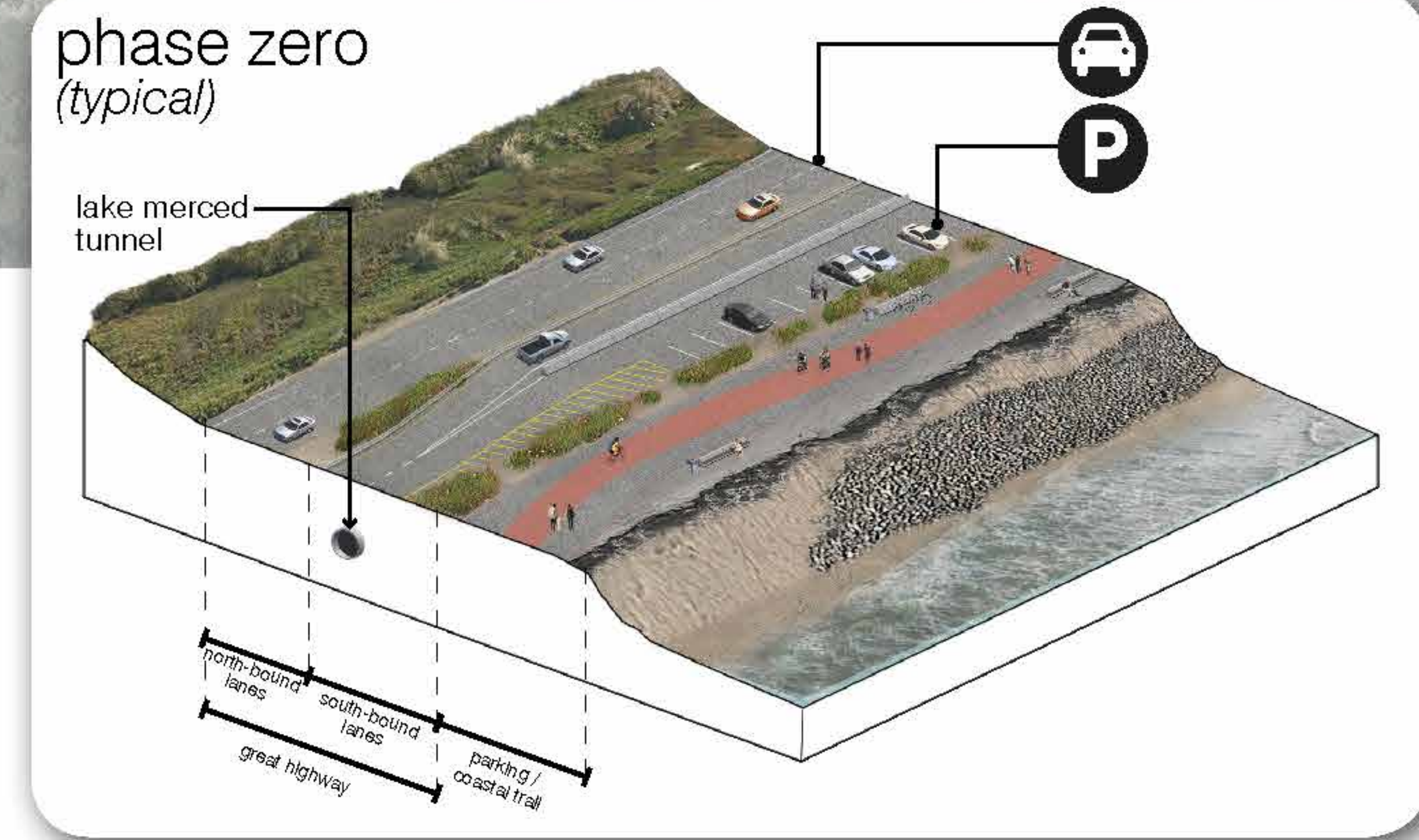
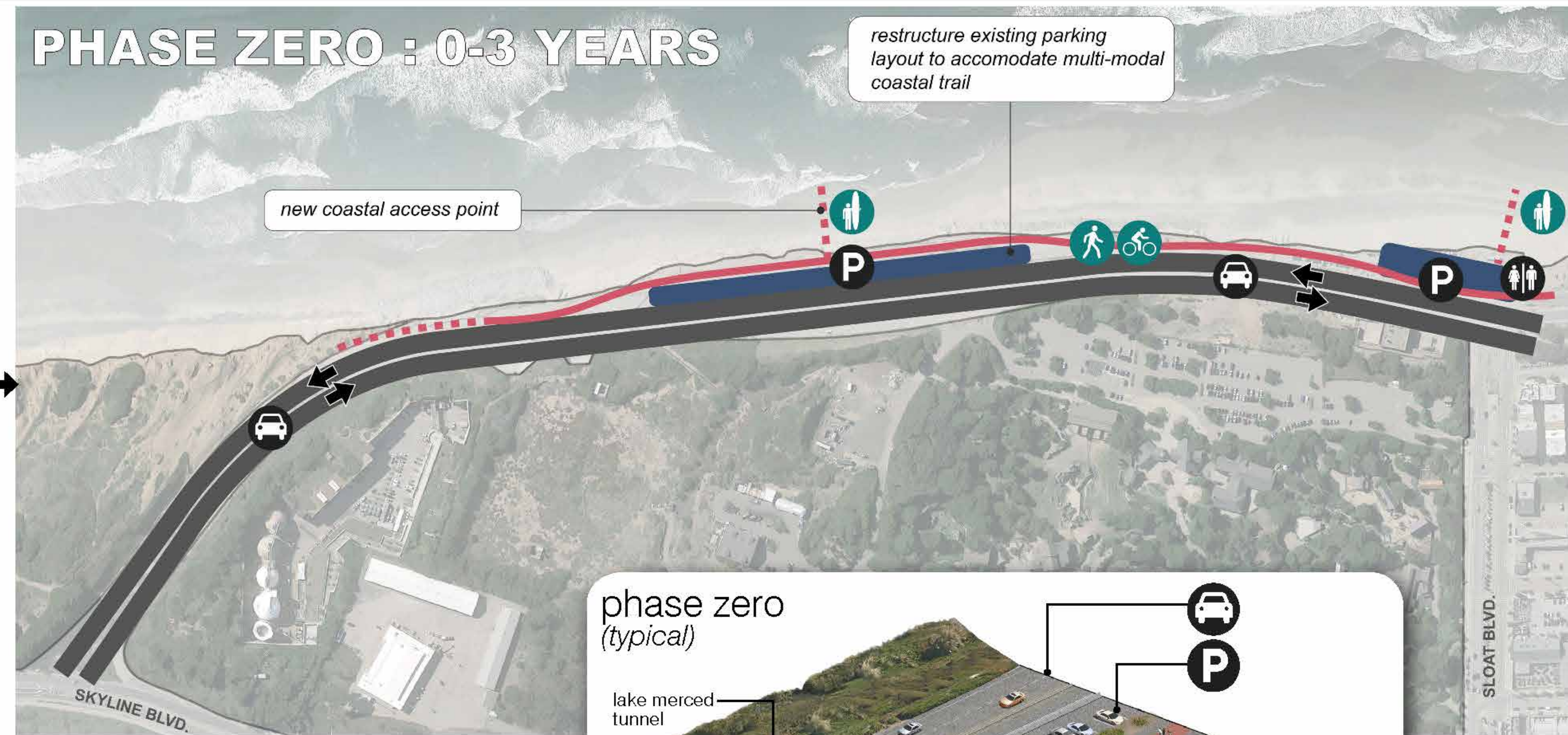
PHASING OF IMPROVEMENTS

CURRENT CONDITION



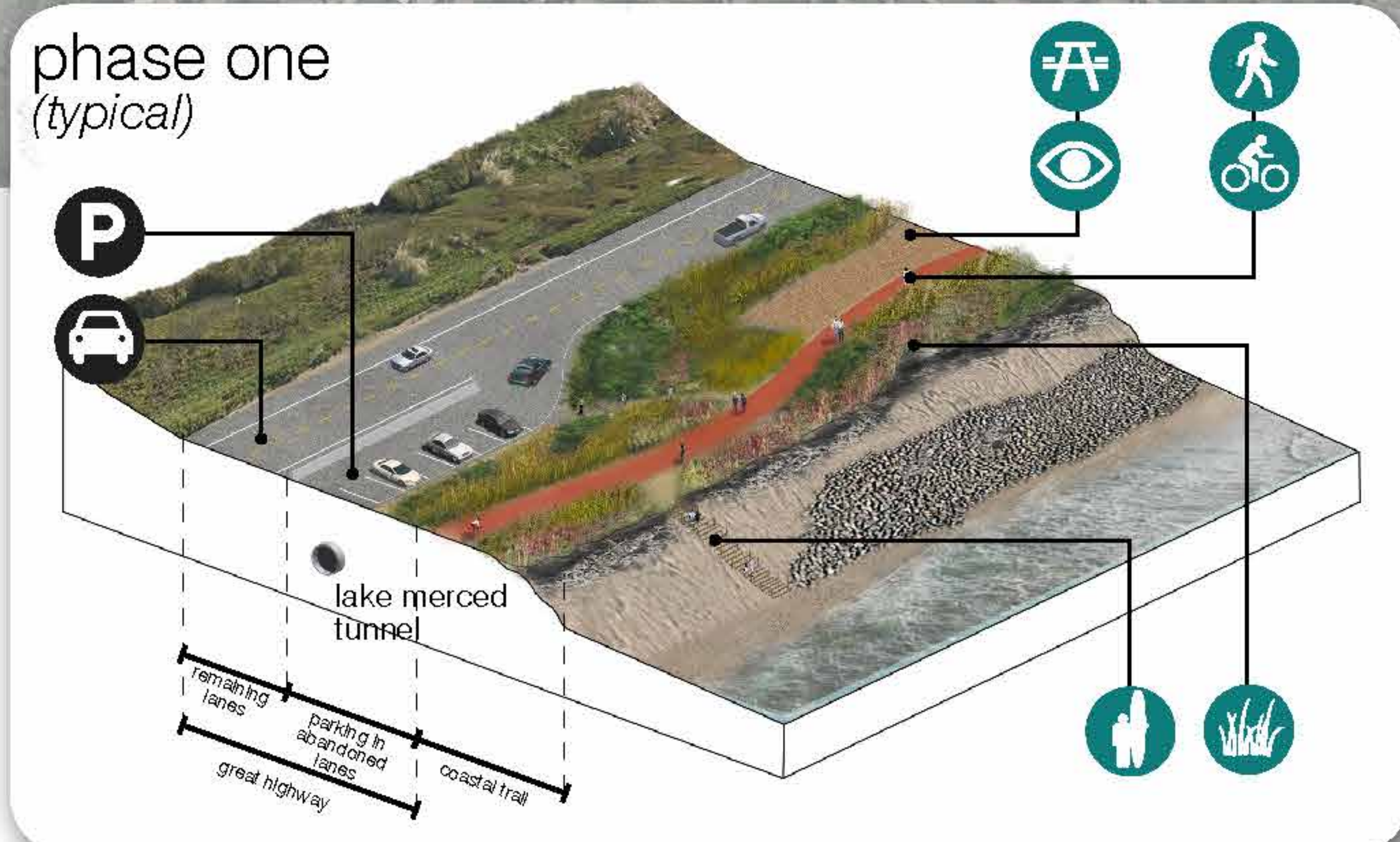
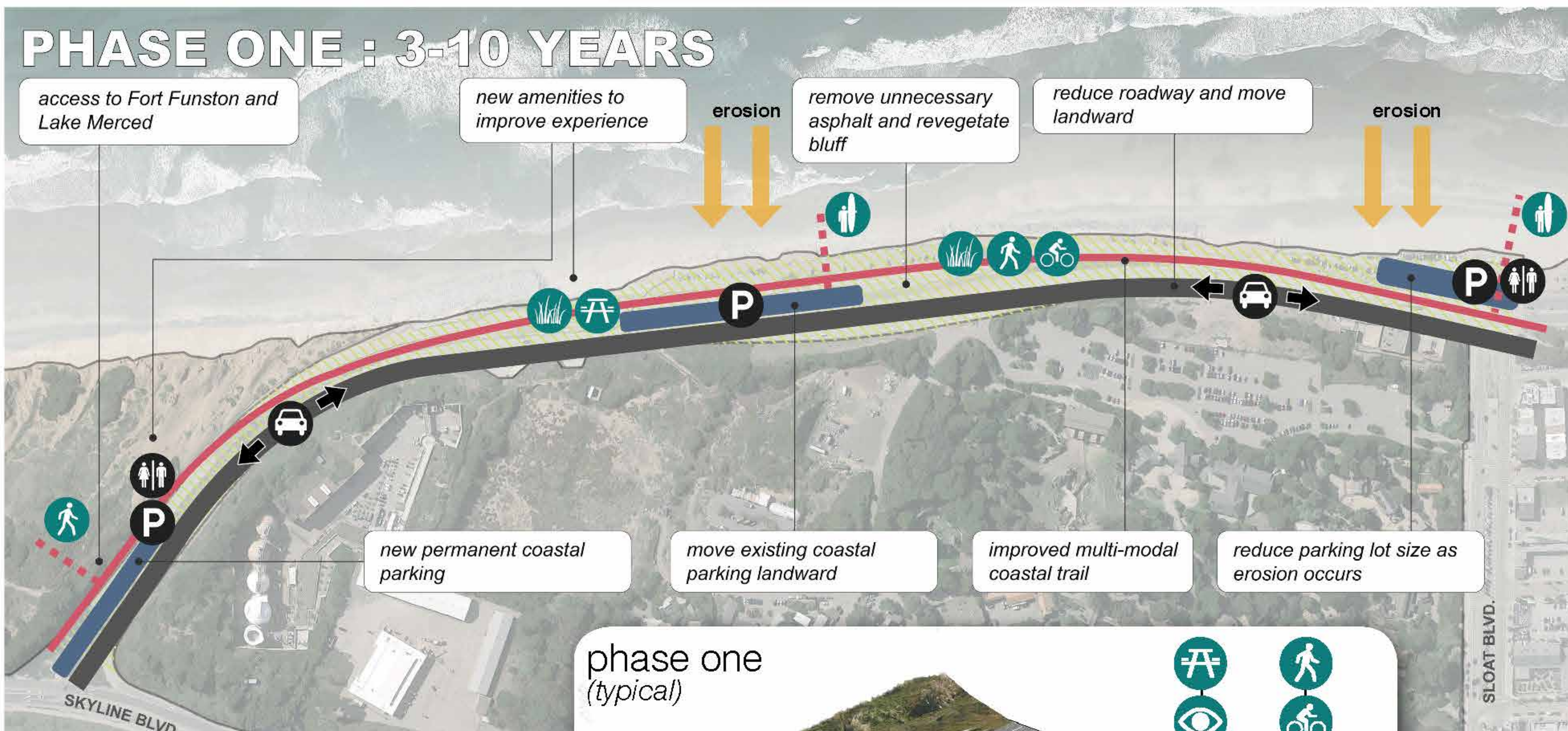
Currently, the two parking lots are in areas of imminent erosion. The Great Highway, four lanes total, is also at risk and carries low traffic volumes.

PHASE ZERO : 0-3 YEARS



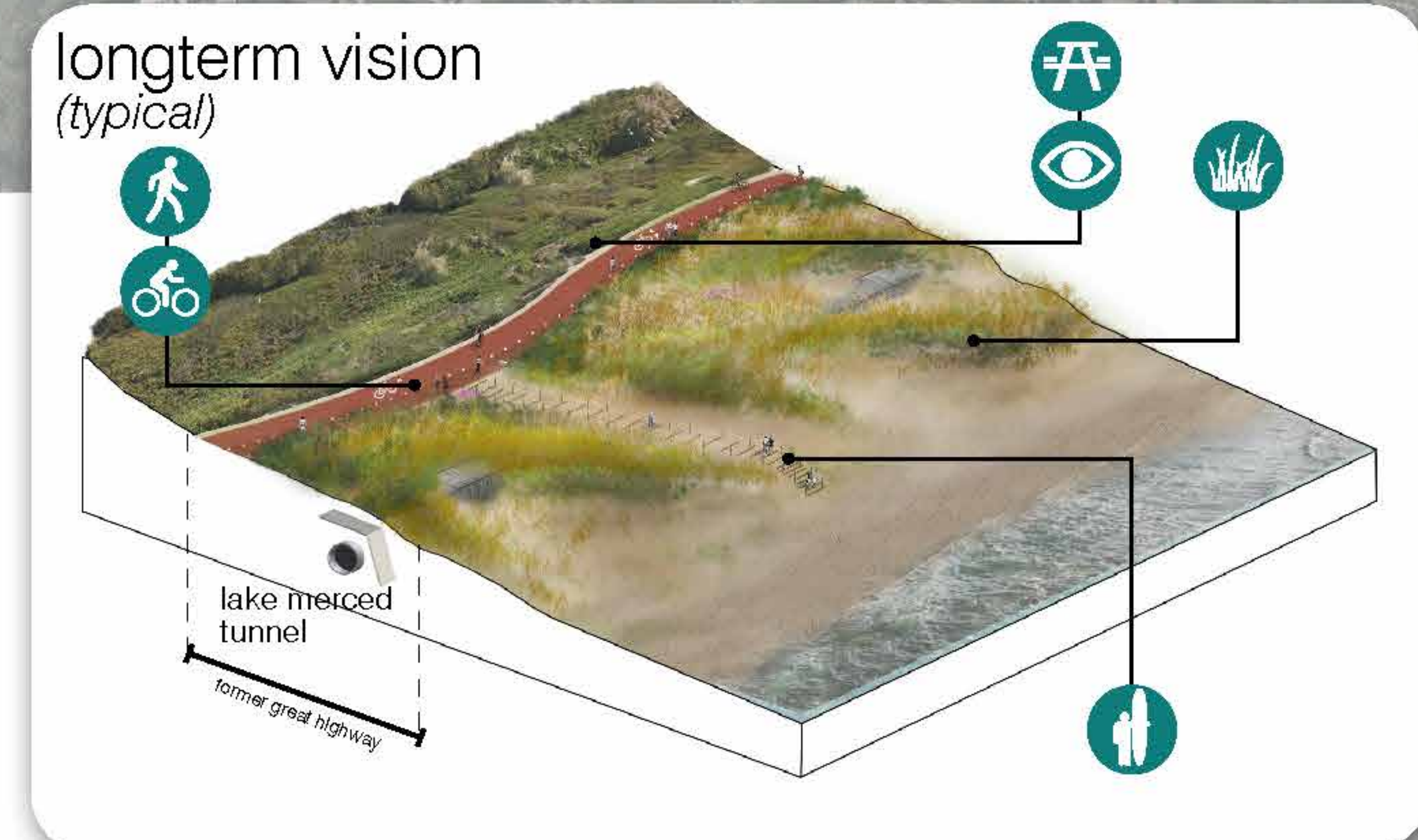
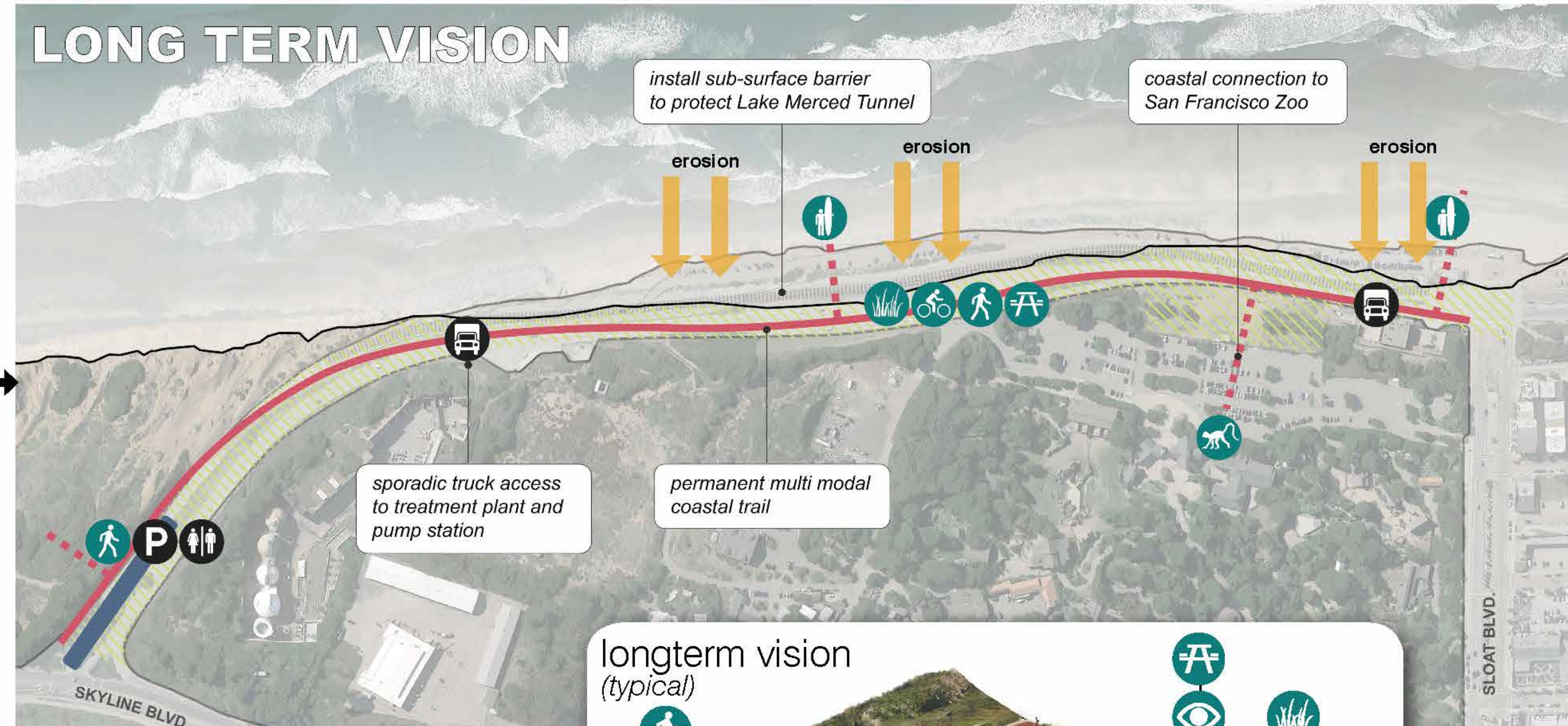
Improvements could be implemented immediately to provide better pedestrian and bike access and a safer, more efficient parking layout.

PHASE ONE : 3-10 YEARS



With DPW's plans to change the Great Highway to two lanes from Sloat to Skyline, the vacated lanes can accommodate parking away from the bluff edge, a multi-use coastal trail and interim amenities like seating, signage and bike racks.

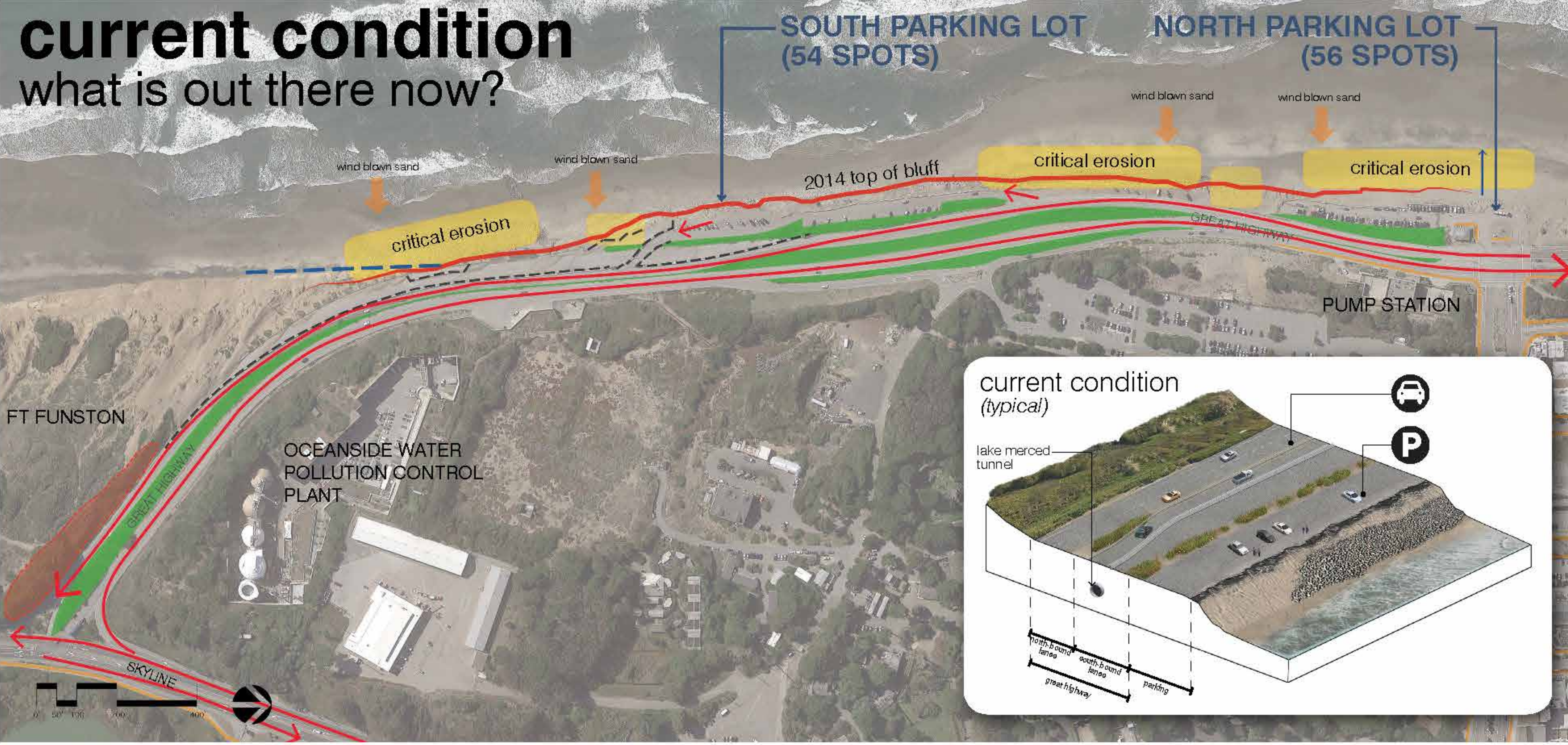
LONG TERM VISION



Ultimately, plans call for the Great Highway to be rerouted through Skyline and Sloat. As erosion continues to affect the coast, the roadway will give way to a roadless multi-use trail, and a restored landscape.

PHASE ZERO (IMMEDIATE PHASE 0-3 YRS)

current condition what is out there now?



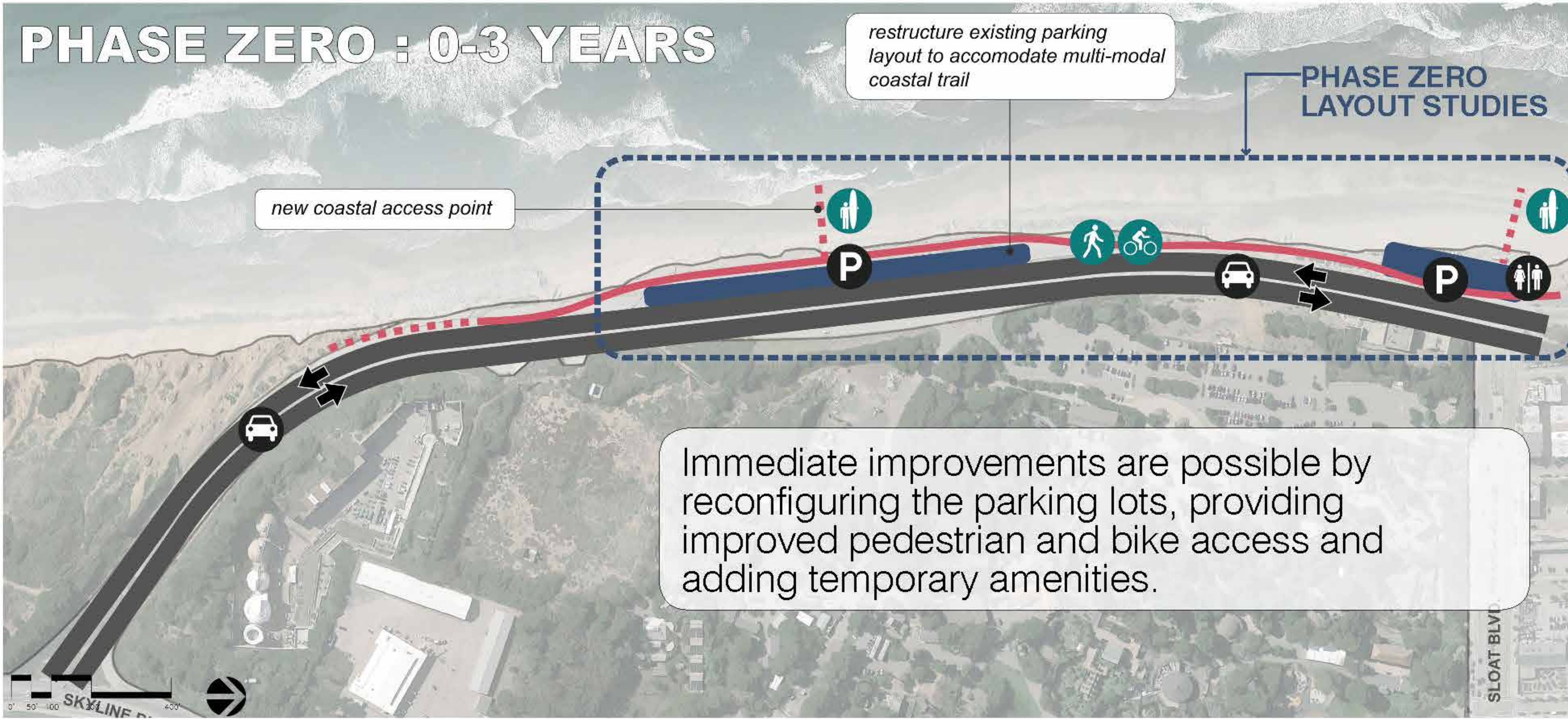
legend

- - - K-rail Existing
- Sidewalk
- ← Existing Beach Access
- █ Non Native Vegetation
- Bank Swallow Nesting
- █ Critical Erosion Area
- 2014 Top of Bluff
- ← Wind Blown Sand
- ← Vehicular Circulation
- █ Steep Topography

current parking counts

- North Lot: 56 parking spots
- South Lot: 54 parking spots

How can we improve south ocean beach today?

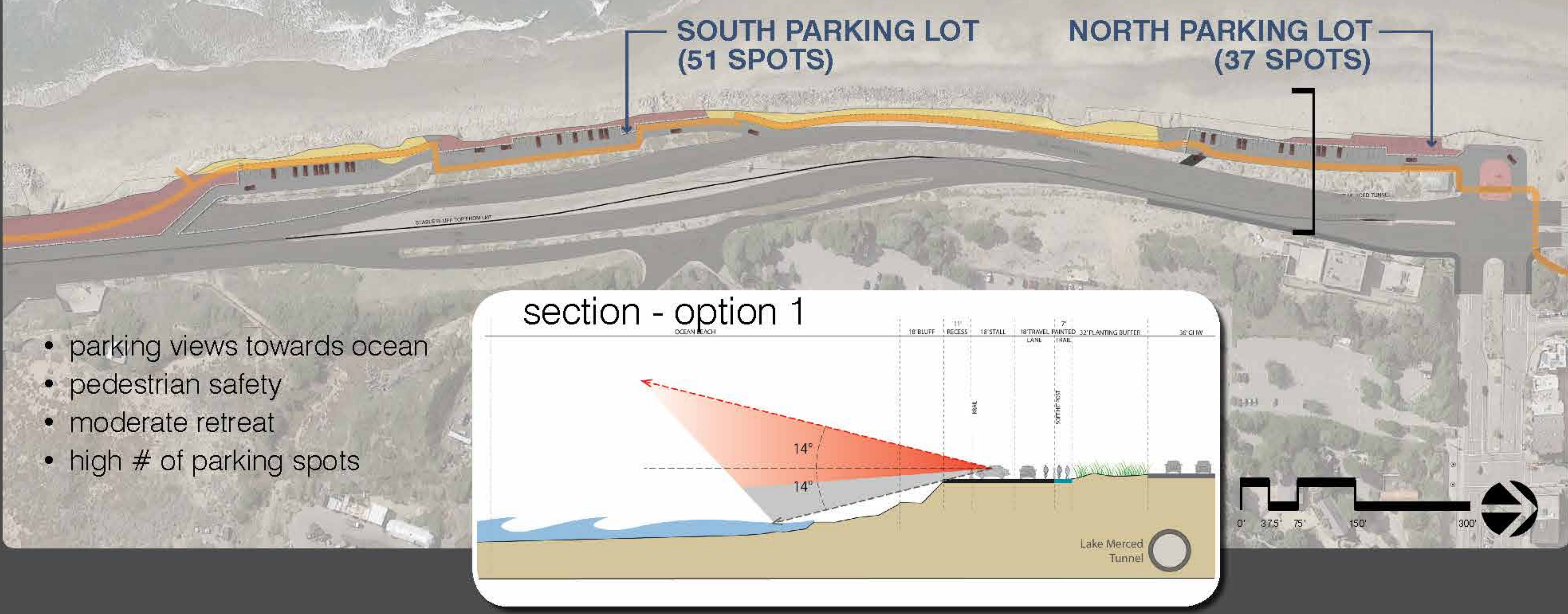


phase zero (typical)

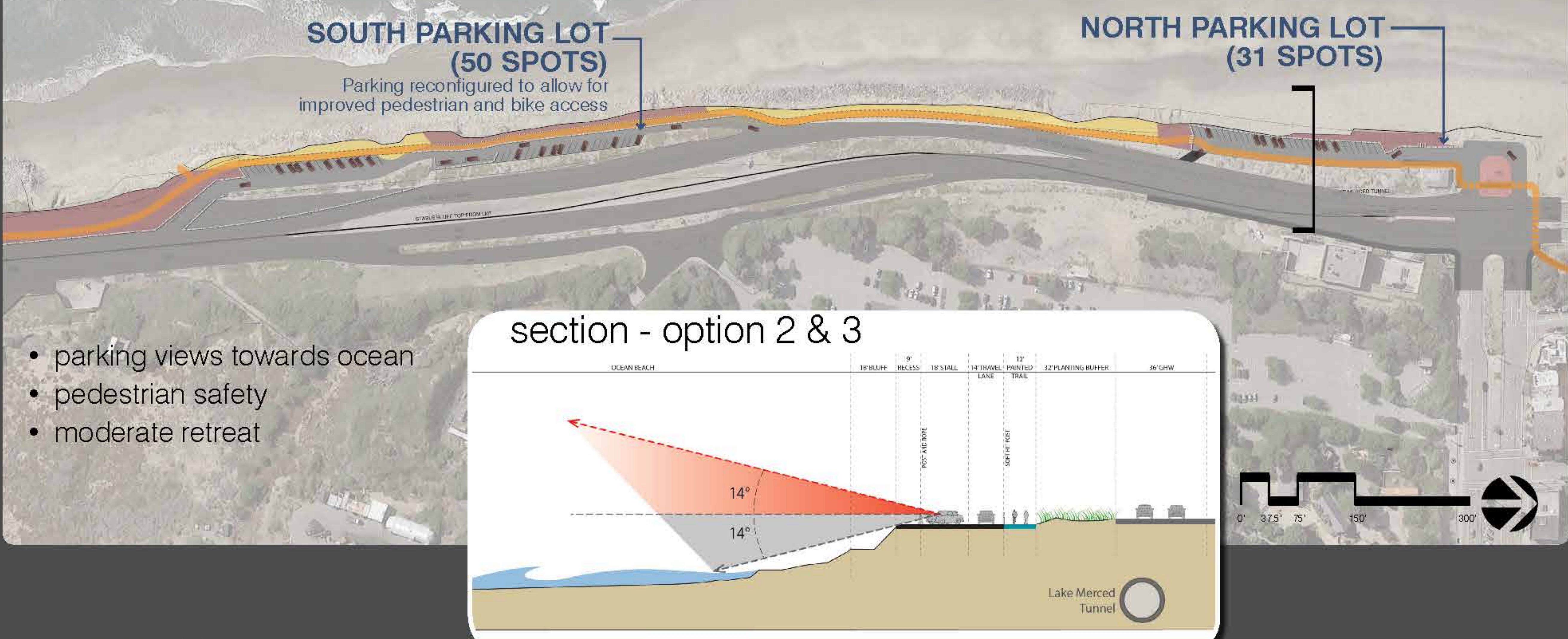
- temporary seating
- temporary seating
- improved access along bluff top

phase zero layout studies

option 1: 90° parking



option 2: 45° parking at bluff



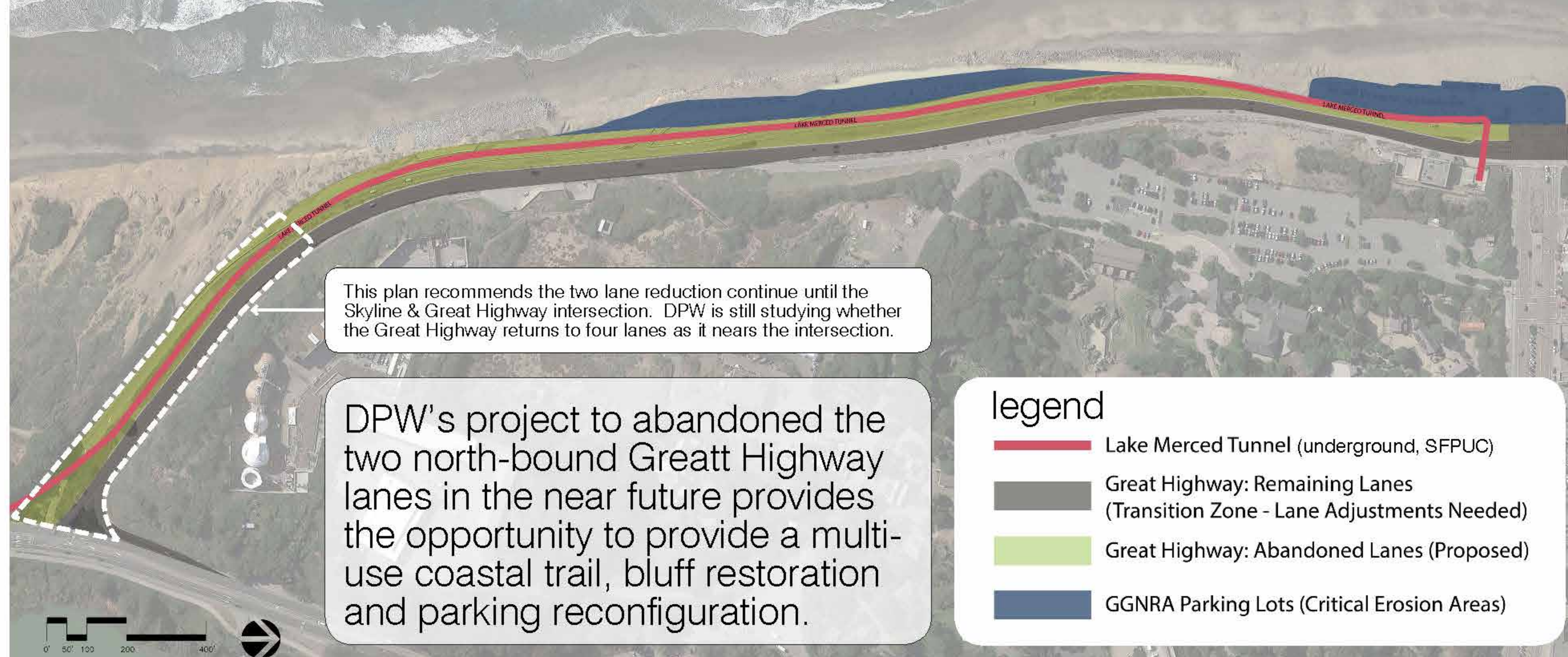
option 3: 45° parking retreat



PHASE ONE (INTERIM PHASE 3-10 YRS)

phase one site conditions

what will the site look like in preparation for phase one?

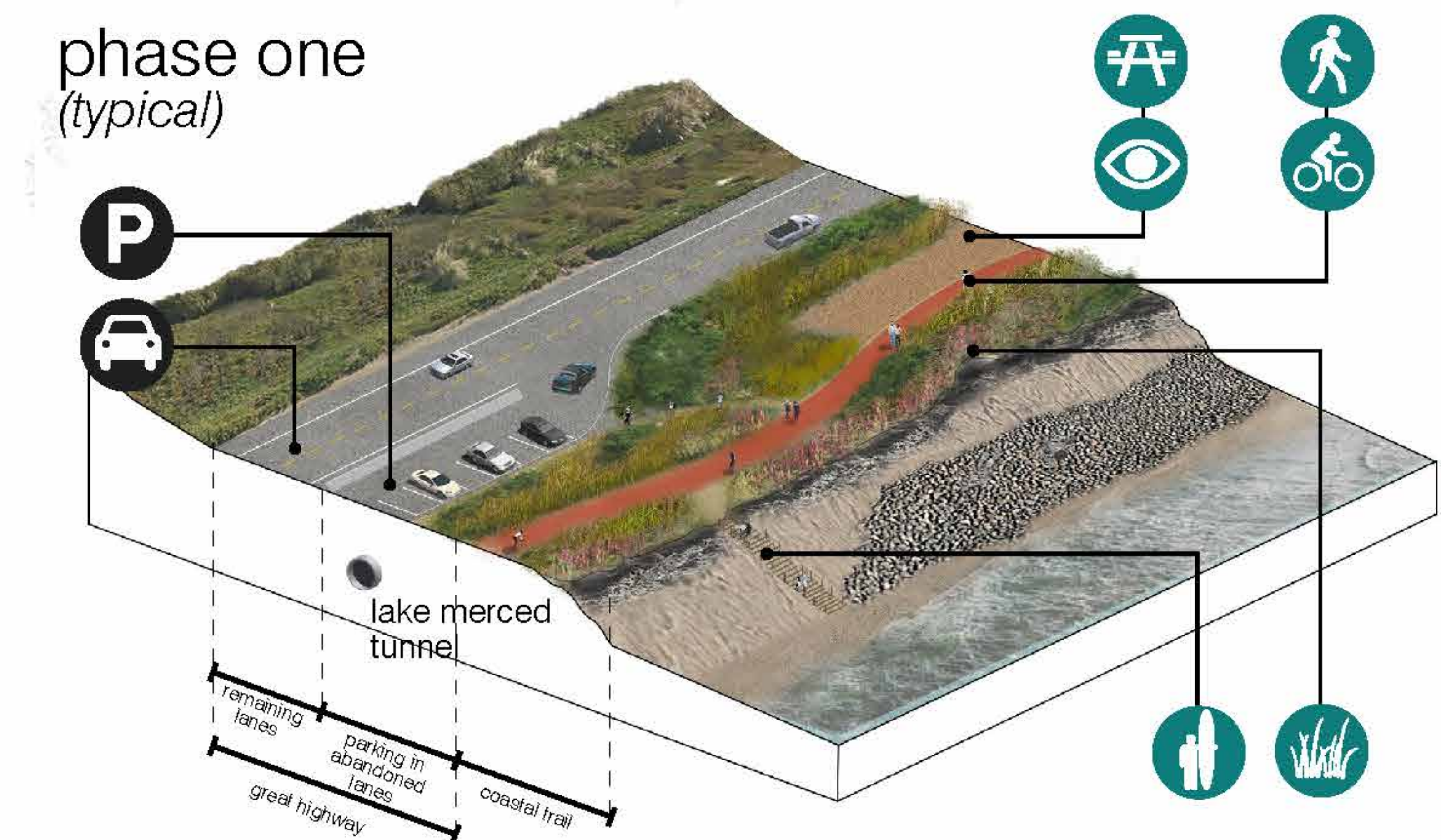


What are the opportunities & constraints of using the two abandoned lanes of the Grt Hwy South of Sloat?

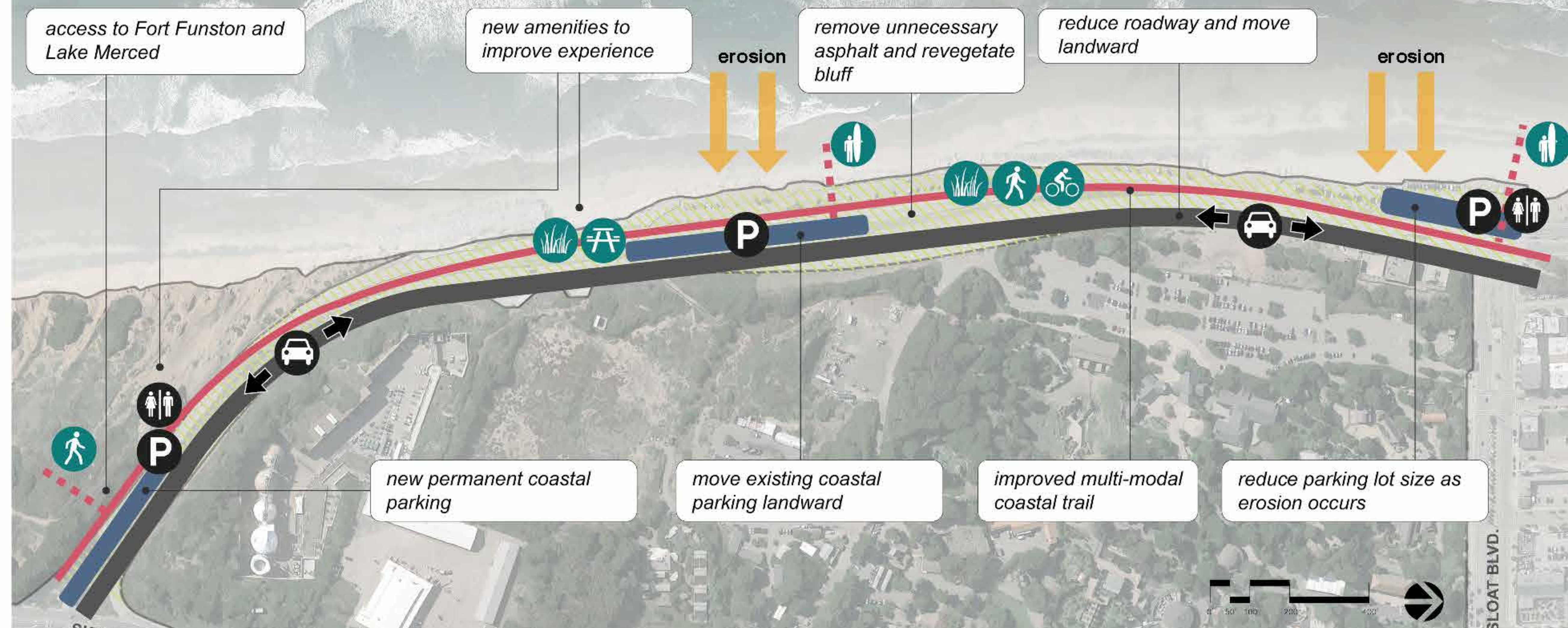
- improve open space connections
- improve aesthetics and habitat
- provide coastal access
- reconfigure parking
- continue to carry traffic
- protect infrastructure
- design within limited space
- respond to erosion pressure



phase one (typical)

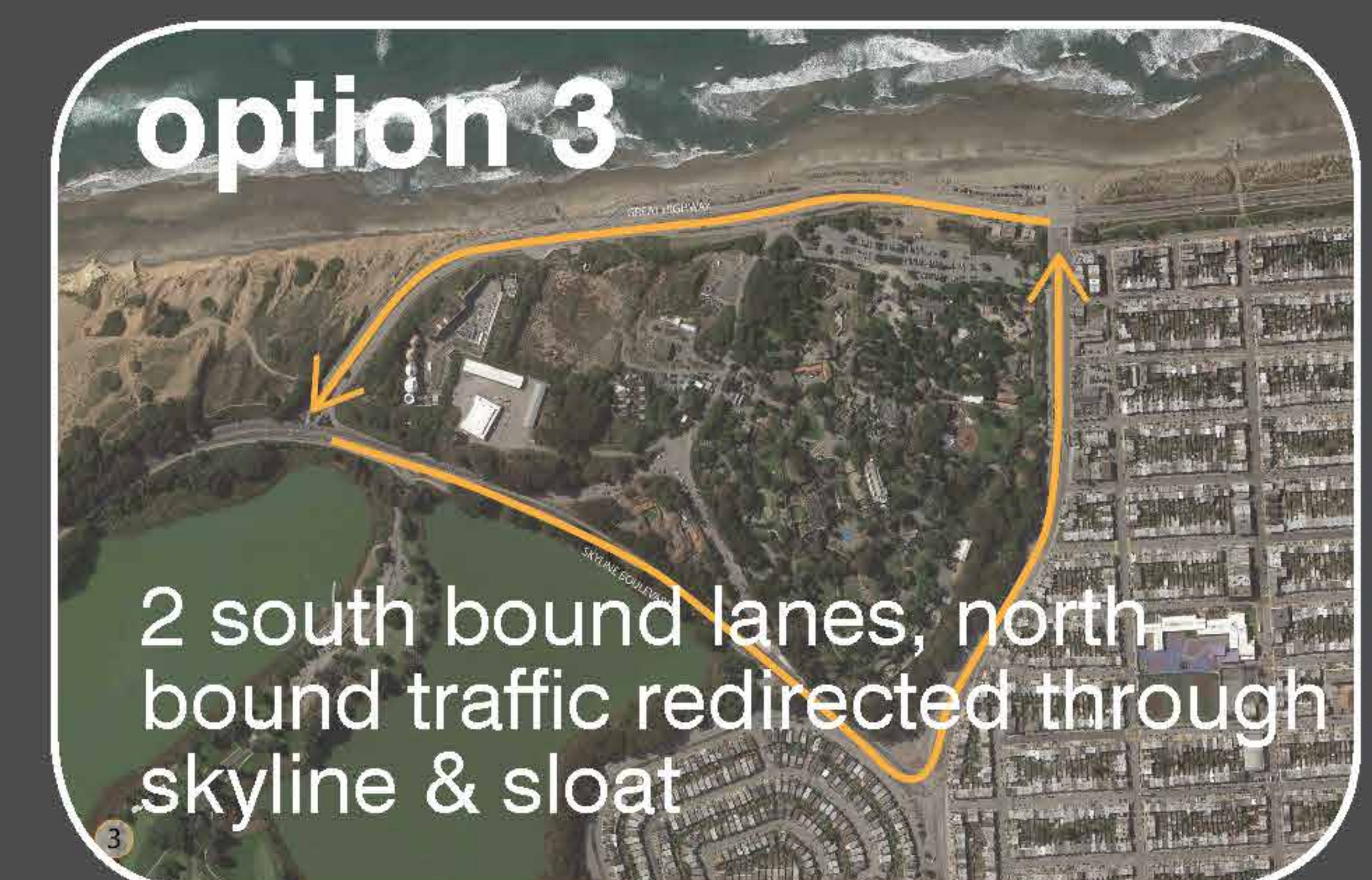


PHASE ONE : 3-10 YEARS



DPW's roadway options for Great Highway

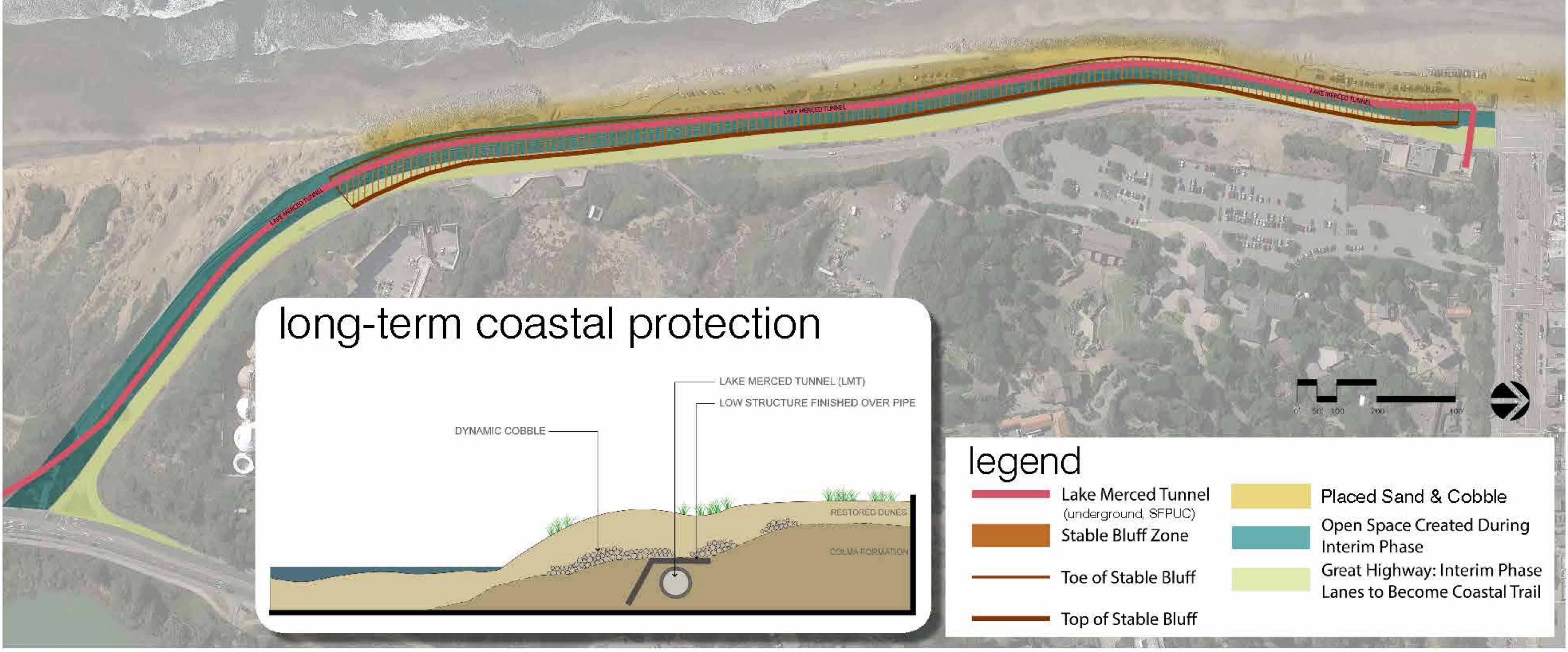
DPW (Dept of Public Works) has plans to change the width of the Great Highway South of Sloat from four lanes to two lanes. The two north-bound lanes, those most affected by ongoing erosion, would be removed to allow for coastal retreat. The remaining south-bound lanes would be reconfigured to accommodate the remaining traffic. DPW is studying three options of the new road configuration.



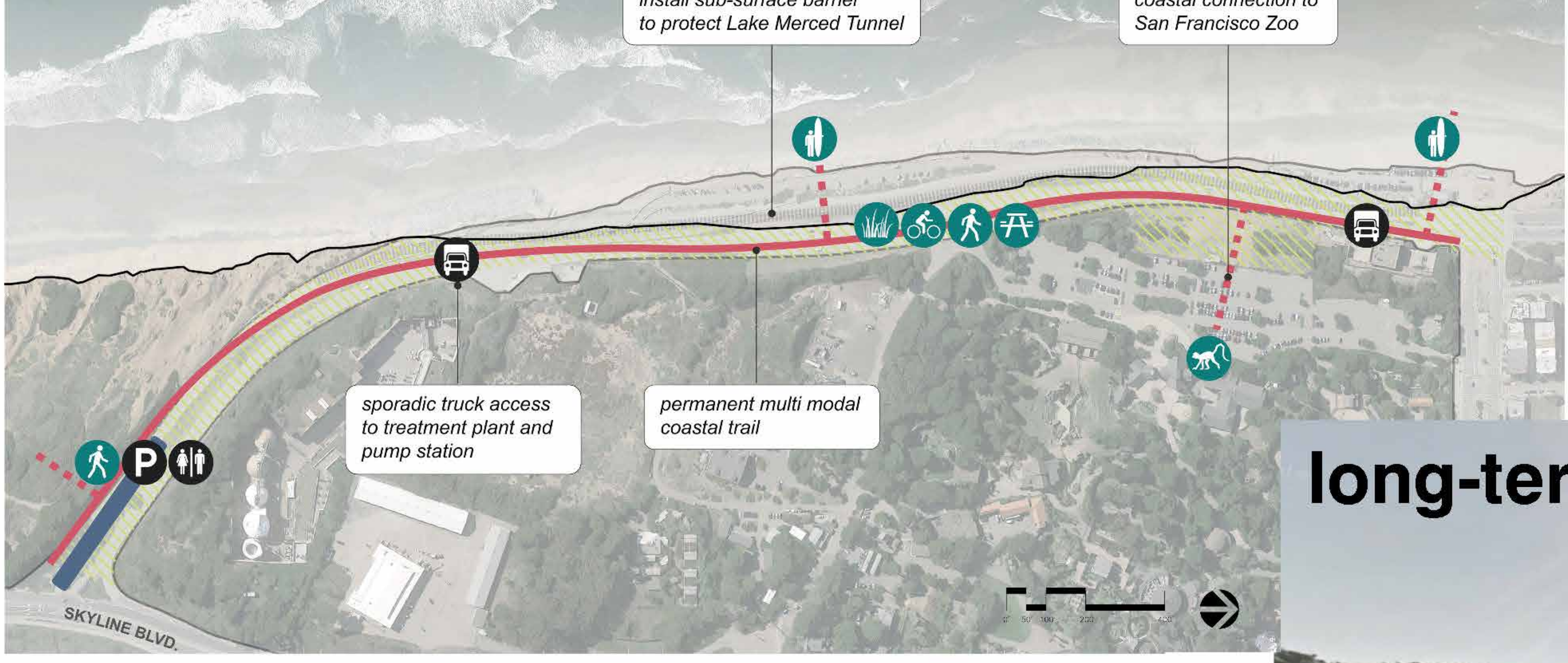
LONGTERM VISION

future site conditions

what will the site look like after phase one & as erosion intensifies?



LONG TERM VISION

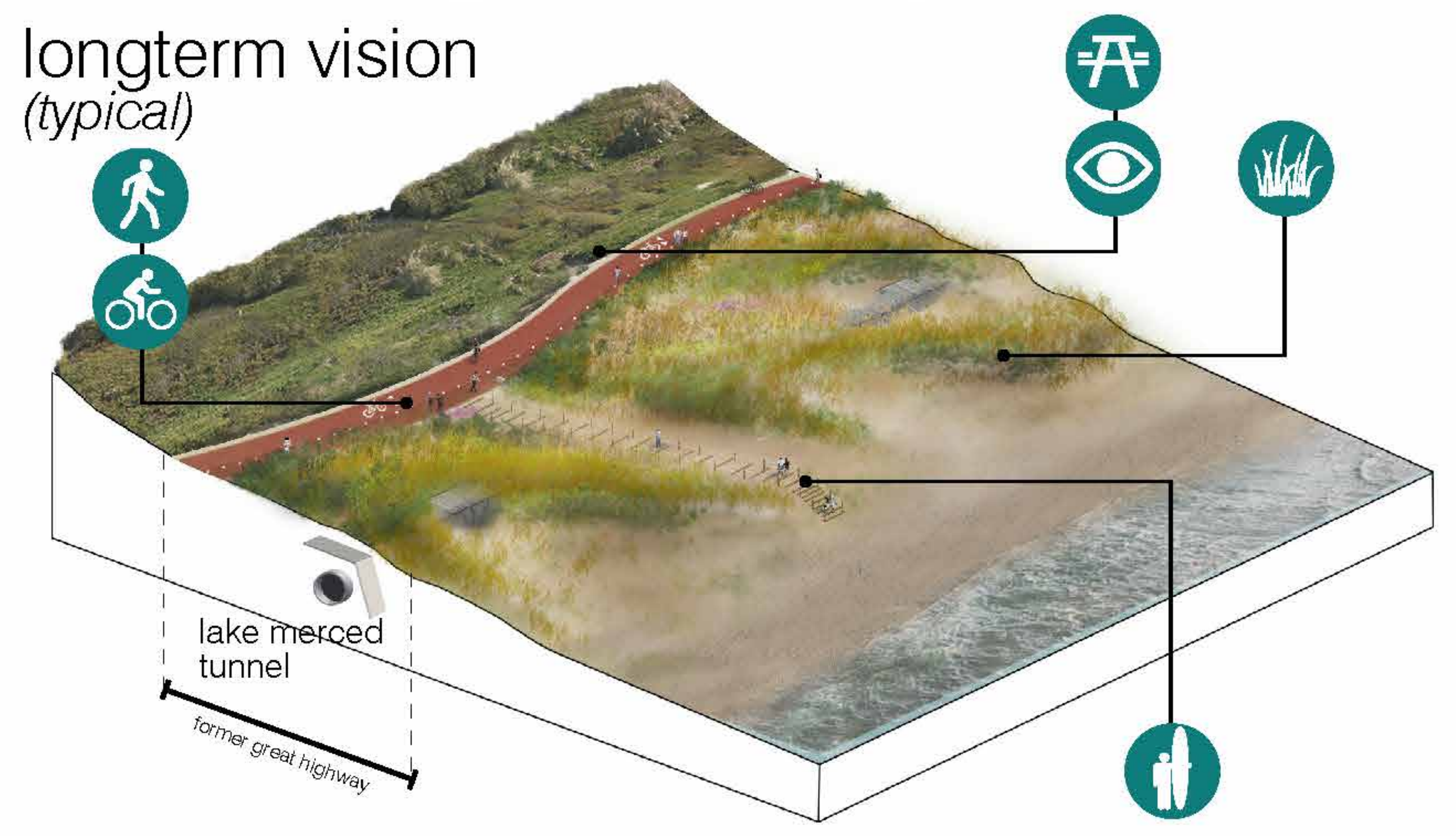


What will the long-term vision for South Ocean Beach look like?

- roadless coastal trail
- bike & pedestrian access
- new coastal parking
- limited truck access to SFPUC facilities
- protection of Lake Merced Tunnel
- bluff & dune restoration



longterm vision (typical)



long-term vision



MATERIALS + CHARACTER

inspiration & land art



temporary experiential art



re-use of existing materials



sand art & surface patterns



land art



temporary art installations

- temporary
- semipermanent
- permanent

sand management options



brushwood fence



wood slat fencing



driftwood



shell fragment lag



beachgrass straw punch



jute netting

paving materials



natural bluff



boardwalk



decomposed granite



concrete/asphalt reuse



Integral color asphalt



Integral color asphalt



painted asphalt



re-use of existing roadway

site furnishings: seating



tree trunk bench



tree trunk bench / planter



simple bench



gablon cage bench



k-rail bench



wood plank bench



concrete bench / low wall



wood bench for group seating



lounge seating



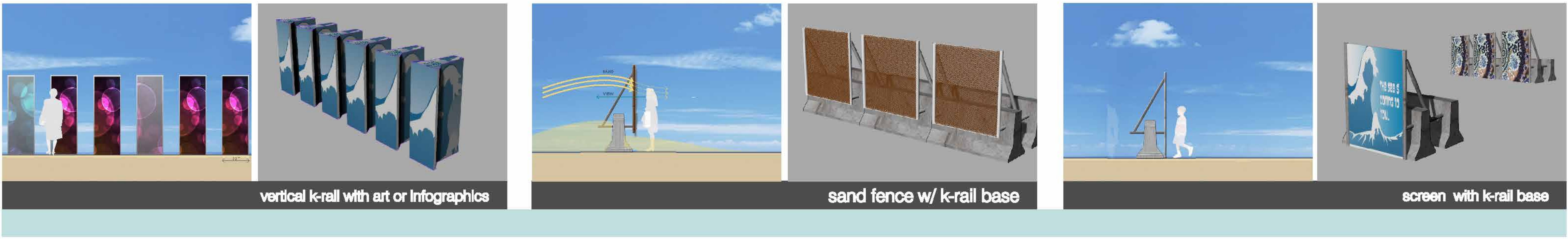
concrete seating / picnic table



concrete seat walls w/ benches

MATERIALS + CHARACTER (OPTIONS)

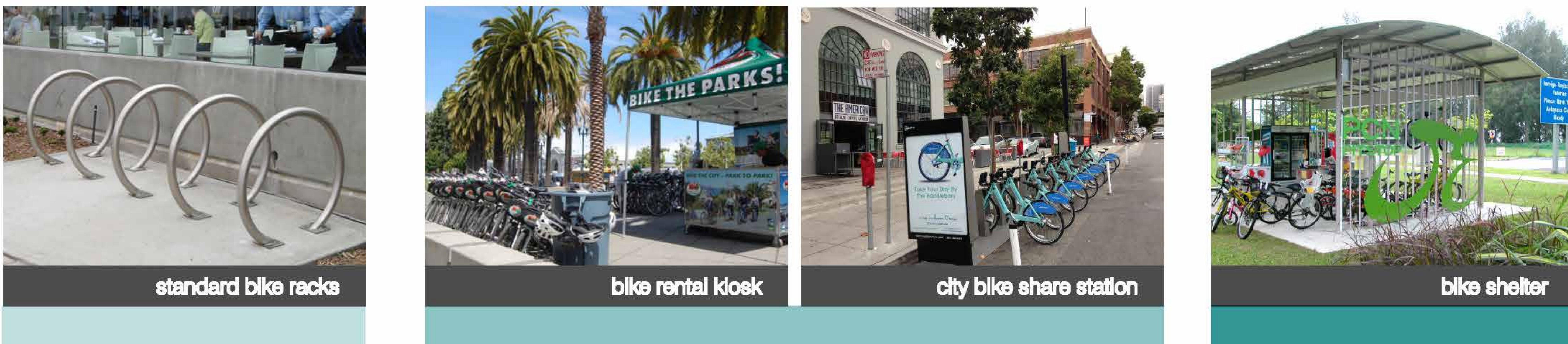
site furnishing: k-rail reuse



bathrooms & rinse stations



bike facilities



temporary

semipermanent

permanent

PLANTING PALETTE

native coastal grasses + groundcover



Latin Name: *Carex pansa*
Common Name: Pacific Dune Sedge



Latin Name: *Elymus mollis*
Common Name: American Dune Grass



Latin Name: *Festuca rubra* 'Pt. Molate.'
Common Name: Molate Fescue

coastal dune grass



Latin Name: *Artemisia pycnocephala*
Common Name: Beach Sagewort

groundcover

native background perennials + shrubs



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common name: California Lilac



Latin name: *Baccharis pitularis*
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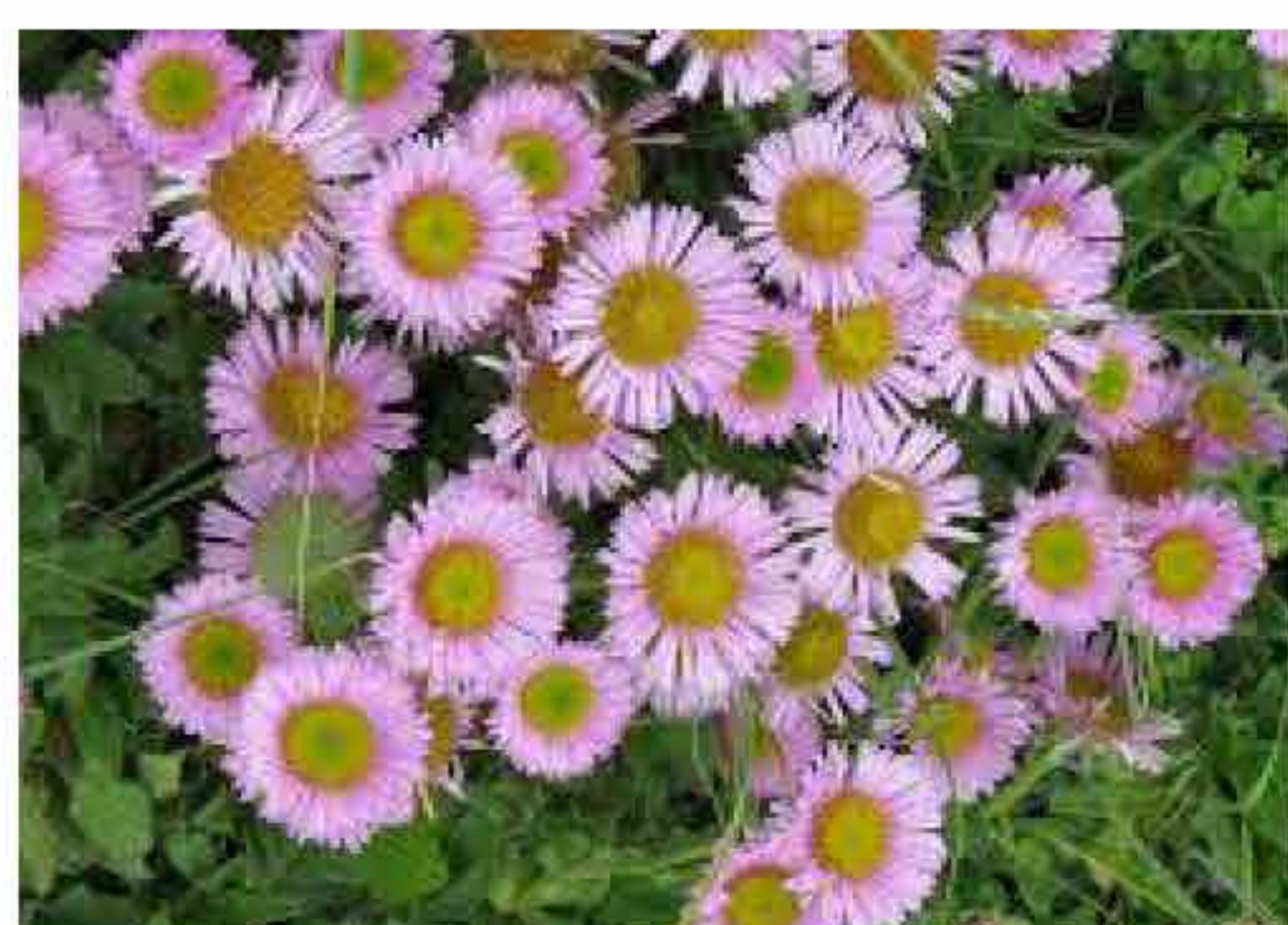
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perennials + shrubs tolerant to salt spray & sand

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perennials + shrubs tolerant to salt spray & sand

native small trees + big shrubs



Latin Name: *Arctostaphylos* sp.
Common Name: Manzanita



Latin Name: *Pinus contorta* ssp. *contorta*
Common Name: Shore Pine

trees + shrubs

inspiration: native dune



note:

 species used in DPW Median Project