In this guide, SPUR reveals one (or 68, to be precise) of San Francisco's best kept secrets: a rich network of privately-owned public open spaces scattered throughout the city's downtown area. Use this guide to scope out a new spot to eat lunch, hold an informal meeting, or simply soak in some nature. Big or small, park or "snippet," north or south of Market: know your city's POPOS and swear to never eat lunch in your cube again!
San Francisco’s Privately-Owned Public Open Spaces*

1. Redwood Park
2. 505 Sansome
3. Empire Park
4. Embarcadero Center West
5. 456 Montgomery
6. 343 Sansome
7. 650 California
8. 600 California
9. 555 California
10. 345 California
11. 200 California
12. 150 California
13. 50 California
14. One California
15. 101 California
16. 100 Pine
17. One Front/444 Market
18. One Bush
19. Citygroup Center
20. Trinity Alley
21. Crocker Galleria
22. One Post
23. 595 Market
24. 555/575 Market
25. 525 Market
26. 425 Market
27. 14 Fremont
28. 333 Market
29. 45 Fremont
30. 50 Beale
31. 77 Beale
32. 201 Mission
33. 123 Mission
34. One Market
35. 135 Main
36. 160 Spear
37. 201 Spear
38. 211 Main
39. 221 Main
40. 301 Howard
41. 199 Fremont
42. 100 First
43. 25 Jessie
44. Golden Gate University
45. 49 Stevenson
46. 71 Stevenson
47. 211 Main
48. 55 Second
49. 560 Mission
50. 555 Mission
51. 101 Second
52. Foundry Square
53. 235 Second
54. Marriott Courtyard
55. Marathon Plaza
56. 611 Folsom

*Several of these addresses include more than one POPOS.
SPUR surveyed a total of 68 POPOS in downtown San Francisco. Of those 68 spaces — which include parks, plazas, terraces and snippets — 45 were created between 1959 and 1985. The remaining 23 were created under the requirements of the 1985 Downtown Plan, a set of zoning regulations adopted to control growth, and which included guidelines for the creation of more publicly accessible open space in downtown San Francisco. We hope you will use this guide to find your favorite POPOS. Share it widely with colleagues and friends!

<table>
<thead>
<tr>
<th>Created before 1985</th>
<th>Created after 1985</th>
<th>YEAR BUILT</th>
<th>SPUR Rating</th>
</tr>
</thead>
</table>

1. **REDWOOD PARK** 1972 Excellent

   This urban park, located at the foot of the Transamerica Pyramid, is a wonderful surprise. Surrounded by Redwood trees and graced with luscious ferns, the park features a fountain spouting water several feet high, and figurative bronze sculptures. There are also grassy areas, wooden benches and a concrete stage. Take-out food services are nearby. Closed after office hours.

2. **505 SANSOM ST.** 1980 Good

   A greenhouse in the lobby of this office building faces and connects to Redwood Park. Its two-story glass walls create an airy interior, featuring granite flooring, several paintings and eight tables, each with three to four chairs of beautiful modern design. Two food services are located within the building. Needed improvements: exterior signage, more seating.

3. **EMPIRE PARK** 1988 Good

   From the Commercial Street lunchtime mall the visitor enters this intimate urban garden, occupying the site of a demolished building. The design is symmetrical, with brick planter beds and sitting ledges along both sides and a fountain sculpture at the end of the central axis. Benches and tables with chairs complete the furnishings of this enjoyable space. Needed improvements: Restroom availability.

4. **EMBARCADERO CENTER WEST** 1989 Fair/Good

   The first of the three open spaces here is the conversion of Commercial Street between Sansome & Battery into an exclusive pedestrian walkway. There are small seating areas on the second level and elaborate stairs flanked by narrow waterfalls that bring the second-story walkway to street level at mid-block. The second half of the street has two rows of trees in circular planters with ledges too low to sit on comfortably. Tables and chairs that had been placed between trees have been removed. Also gone are adjacent food services.

   The second, at the Old Federal Reserve Bank building, consists of the generous steps (snippets) to the historic building from both Battery and Sansome streets.

   The third, on the south side of Sacramento between Sansome & Battery, is a two-level snippet, west of the office building. Grey granite covers the ground level, steps and retaining wall with attached seating ledges. The space also features potted plants and a sculpture as well as moveable tables and chairs, and adjacent food services.

5. **456 MONTGOMERY ST.** 1983 Fair

   Some seating has been provided at the sidewalk level but the main open space, an urban garden, cascades down into the middle recess of the building. Several small terraces with benches, stairs, planters and a water feature extend down two floors and end in a space with tables and chairs outside a deli. It gets little sun and there is no signage anywhere indicating that it is a public space. Needed improvements: street-level signage.

6. **343 SANSOM ST.** 1990 Excellent

   There are two open spaces here. Signs at a street entrance and in an elevator guide visitors to the first: the view and sun terrace on the 15th floor. The terrace includes tables and chairs, benches, olive trees and ledge seating along granite planters. Joan Brown’s Four Seasons obelisk stands in center. Open 10 a.m. to 5 p.m.

   The other open space is on Leidesdorff Street, adjacent to the building, which has been transformed into a lunchtime mall by installing special pavement, bollards and elements to block off the street, and moveable chairs and tables. Two food services are on the building’s ground floor. Available 11 a.m. to 2 p.m. Needed improvements: lettering on signage.

7. **650 CALIFORNIA ST.** 1985 Poor

   There are two largely barren plazas: one at the California Street front entrance, and one behind the building, with white concrete benches and large circular raised planters with edges suitable for seating. Planters with boxwood and hydrangea are arranged on stone pavement. Needed improvements: benches, landscaping, signage.

8. **600 CALIFORNIA ST.** 1990 Fair

   This snippet has no amenities and no seating except the stairs, but it sports one of the densest assemblages of public art pieces downtown, including the Art Deco elevator doors on the loggia wall at the main entrance, Bella Feldman’s sculpture inside the bank lobby, Kent Robert’s aqueduct/railroad trestle/elevated highway on the stairway and Bruce Beasley’s bronze sculpture on top of the stairs, placed on granite cobblestones. Needed improvements: landscaping, seating.

9. **555 CALIFORNIA ST.** 1969 Fair

   The red granite used on the outside of this building extends to the pavement, railing and steps of this grand, almost forbidding plaza. The massive black granite sculpture accentuates this impression. On the northeast corner, there is an urban garden with six large wooden planters with olive trees and bamboo and beautifully designed teak benches. There is no restroom access or adjacent food service. Open at all times.
Three tall, triangular, stepped pyramids, built around the garage exhaust vents, dominate this urban garden within a large plaza. The steps are clad with granite, and are used for seating and as planting beds. There is a granite fountain, with gushing water creating a pleasant sound. Two restaurants on the building’s ground floor open to the plaza with outdoor seating. Open at all times. Across the street, at 100 California Street, large planters have been placed on the sizable building setbacks. With some seating, the space could be easily converted into an attractive urban garden.

This urban garden is tucked between very tall buildings. It’s a quiet little gem of a space, accessible through the lobby to the rear or via an obscure passage off Front Street. Travertine and black granite flooring, an art piece, plants in containers and designer tables and chairs. Food services on site. Receives no sun, but light colored materials and reflected light stave off gloom. Café closes at 3 p.m., building and garden at 6:30 p.m.

This shady snippet on California Street is located in a deeply recessed entry to the office building. Granite benches are lined up against a wall on one side. Also, some planters have been placed along the building walls. An additional row of benches on the opposite side would make the space more useful. Open at all times. Needed improvements: landscaping, seating

This public sitting area in a pedestrian walkway was created in an extension of the sidewalk. It has a rectangular planting bed with ledges that are a bit too high for sitting comfortably, and features the Hawaiian, a figurative bronze sculpture. The planting bed replaced the benches and other pieces of furniture of the original installation. Open at all times.

This snippet, occupying the building setback, is an extension of the design and material from the open space across the street. Variously shaped planters, with ledges at sitting height, have been placed on rose-colored granite and green stone pavement. A small café with outdoor seating enlivens the space. Open at all times.

444 Market St. 1980 Poor
This plaza leading to the Market Street building entrance is an extension of the brick sidewalk of Market Street. It has no seating, and except for five small palm trees in planters, it offers no amenity. Adjacent to Mechanics Plaza. Three food services are nearby. Open at all times. Needed improvements: landscaping and seating

A beautifully designed and maintained urban garden surrounds the first postwar high-rise building — a “tower in a park.” It features river rocks embedded in concrete, inlaid with a striking design of bands of grey slate. A fountain sculpture spouts and drips water. The planting consists of cherry, willow and pine trees and evergreen ground cover. The garden lies below street level and resembles a moat. It is for visual enjoyment only; no seating has been provided, the river rocks are hard to walk on and no food service is available. Needed improvements: seating in garden, food service

Café closes at 3 p.m., building and garden at 6:30 p.m.

This greenhouse is built into the shell of the 1912 London-Paris Bank building, with a glass roof and two-story arches opening to Sansome and Sutter Streets. The material for the arches, the walls, the entrance steps and the floor is white marble with additional black marble bands and a round black polished marble fountain in the center. Palm trees and other plants soften the severity of the space. An Art Deco bronze sculpture graces a marble niche. A food service opens to the space and café tables and chairs have been provided. There is also a seating area inside the building lobby.

This adjacent office tower converted Trinity Alley into a pedestrian walkway (connecting Bush to Sutter Street) by removing the curb and lining the roadbed with small granite pavers, and adding a narrow plaza by creating narrow platform steps up in the side setback of the building. Five food services open out to the plaza, and have put out chairs and tables during business hours. Open at all times. Needed improvements: seating for general public
101 Second Street
Greenhouse

One of the city's most pleasant POPOS is this five-story greenhouse on Second and Mission. Built in 2000, and designed by Skidmore, Owings & Merrill, the tiered space includes a mezzanine with café tables and chairs.
There are two rooftop sun terraces here that are open whenever the Galleria is open. One sun terrace is on top of the historic bank building at Montgomery and Post Streets, and is accessed from a staircase on the easterly side of the Galleria’s top floor or from an elevator at the corner of the bank building. The terrace has ample seating on planter ledges and benches, but no tables. An attractive fountain is out of service.

A second sun terrace can be accessed from an obscure staircase in the northwest corner of the Galleria’s top floor. It is a quiet refuge, offering sunny and shady places, many benches, a trellis and planters. There are many food services in the Galleria. Restrooms are on the third floor. Needed improvements: repair fountain, better signage to the second terrace.

Snippets with stand-up tables and square concrete blocks at sitting height next to food services. A few planters with boxwood were created when the arcade of the building was partially enclosed. They are adjacent to the steps around the hexagonal fence of the Montgomery BART station entrance, which are very well used at lunchtime on a sunny day. Open at all times.

The approval of this building called for two triangular entryway plazas. One, at Second and Stevenson Streets, largely has been occupied by a fenced restaurant seating area. Outside, a 10-foot-wide edge of the plaza faces Stevenson Street. It has good sun exposure, and with the addition of benches and landscaping could become a pleasant public sitting area. Needed improvements: public seating.

Tucked between highrises, this urban garden is shady but nonetheless a jewel. It is elegantly designed with two kinds of granite, benches, flowers in planters and trees. Visitors sit, relax, people watch, drink coffee from the adjacent café or simply use it as a shortcut from Fremont to Market Street. Open at all times.
14 FREMONT ST.  1983 Excellent
The open space consists of a wide sitting area in a pedestrian walkway connecting Fremont and First Streets, and furnished with many café tables and chairs — as well as an urban garden with several planting beds with ledges for sitting, more café tables and chairs, and a travertine-clad colonnade extending along First Street. Two food services open to the walkway and garden, which provide shade under plum trees as well as sunshine. Open at all times.

333 MARKET ST.  1979/2008 Fair
Two-tone gray granite pavement and three rectangular planters with some ledges at sitting height are the design elements of this small plaza. The adjacent retail space is for lease, and a café with outdoor tables and chairs would be a welcome addition. Open at all times. Needed improvements: tables and chairs

45 FREMONT ST.  1977 Fair
The narrow plaza on the south side mainly serves as entrance to the highrise. It features brick pavement, a hedge of Japanese maples and a row of metal benches with flower planters in between. An additional row of benches mirroring the existing one would capture the morning sun. Food services are available across Fremont Street. Open at all times. Needed improvements: seating

50 BEALE ST.  1968 Fair
This rather large urban park fronting on Beale Street is full of trees and bushes. Mostly very shady, in the summer it enjoys some dappled sunshine. It includes a Bechtel Corp. history museum housed in a replica of a private railroad car the Bechtel family lived in at construction sites in the company's early days. Park open at all times. Museum open 11 a.m. to 2 p.m. on weekdays.

77 BEALE ST.  1970 Good/Fair
The entry plaza along Beale Street features a water wall, granite planters with Gingko trees and ledges for sitting. Unfortunately, the ledges are a bit too high to sit comfortably. The open space is somewhat intimidating. It could be made more inviting with more landscaping and comfortable seating. Needed improvements: landscaping, seating

There are also two small snippets, one on Mission Street and one on Beale Street, comprising benches alternating with concrete planters in sidewalk recesses.

201 MISSION ST.  1960s Good
This urban garden occupies the setbacks along Beale Street — a succession of triangular open spaces formed by concrete planter beds, densely planted, with sitting ledges attached. There are plenty of café tables and moveable chairs. Open at all times.
This urban garden is divided into three successive spaces by white concrete planters with attached ledges at sitting height. The planters are lushly planted with trees, shrubs and flowers. Some sunlight bounce off the building but for the most part it is shady. There are four food services nearby, but no signage. Open at all times.

The plaza is oriented to the sunny side of the building. A tall hexagonal tower marks the Mission Street entrance of the building and six white masts define the open space towards the sidewalk. Ample seating and tables are provided. Several food services open to the plaza. Open at all times.

The front courtyard of this building has been enclosed and turned into a building lobby and indoor park. It has several levels defined by glass and metal railings and is furnished with couches on carpets, tables and chairs. There are identical fountains — water running over silver steel — against the side walls, framed by sheets of onyx. There is no exterior signage indicating it can be used by the public, although the lobby attendant gives assurance that it can. The alley behind the office building includes benches and a fountain. Open during office hours. Needed improvements: exterior signage

This urban garden consists of the entrance walkway to the building that widens on both sides to make space for café tables and chairs, a water feature and a large aluminum sculpture. The planting beds against the neighboring buildings have ledges for sitting. Two food services are available, one at the open space entrance, the other inside the building. The space is well used.

This shady public sitting area in a pedestrian walkway is a continuation of the walkway described above. One side of the walkway abuts an arcade with brick arches and furnished with concrete cubes of sitting height, a few potted plants and a coffee cart. There is another food service around the corner.

The walkway from Speer to Steuart Streets and further on to the Gap building widens into an urban garden. It is defined by concrete planting beds, densely planted with camellias and ledges for sitting. The pavement consists of granite cobblestones. Large trees define the space along Speer Street. In the center stands a life-like sculpture of a man holding a camera as if taking a picture. Open at all times.

This front entry plaza with a sunny exposure has just two concrete benches and three planters with edges at sitting height and modest landscaping. The addition of moveable seating could make it into a very pleasant space for tenants and visitors. At the eastern edge of the plaza is a rather large, fenced play lot for kids. Needed improvements: landscaping and seating

This small urban garden features a small Art Deco building that once housed a gas station office, and was moved here from another site. A food truck has been placed inside it, which together with its gaudy sign destroys the charm of the little pavilion. Tables and chairs are provided and some planting visually shields the space from the adjacent parking area. Open at all times.

The design of this urban garden is a collaboration among Paul Kos, conceptual sculptor; Robert Hass, poet; and a landscape architect. The garden features Sierra granite: a 86-ton boulder, smaller boulders and rough blocks at sitting height. A Hass poem is engraved on the garden wall. A fountain drips into a circular basin with a “tok … tok … tok” sound evoking the passage of time. The garden opening toward Fremont Street is planted with birch trees. Open at all times. Needed improvements: eye-level signage

A staircase from Mission Street leads up to this popular sun terrace. Its main feature is a black granite wall with fissures spouting water into two pools where undulating glass panels evoke waves. The rectangular terrace is designed on a 45-degree grid, featuring many planter beds and terraces forming intimate spaces. Planters with trees, flowers and grass all have ledges at sitting height. Designer café tables and chairs. Deli at foot of stairs. Open at all times. Needed improvements: restroom availability

This small but lovely urban garden is adjacent to Ecker Alley in a two-story forecourt of the building. It is richly planted and has a pleasant water wall and basin whose sound creates its own atmosphere. Nice to look at but not to sit in. The only seating is on shallow steps around the fountain. Open at all times. Needed improvements: public seating

A bridge, connecting the Mission Street sidewalk to the deeply recessed entrance to Golden Gate University, has been turned into a snippet. Amenities consist of concrete benches on both sides of the bridge, as well as along part of the Mission Street sidewalk. There is no planting. The space is well used by students and the general public. Open at all times.
199 Fremont St.
Urban garden

Citygroup Center
Greenhouse
343 Sansome St.
Sun terrace

123 Mission St.
Urban garden
46 49 STEVENSON ST.  1984 Poor
The approval of this building called for a pedestrian walkway along Stevenson Street. Most of the area has been fenced off for outdoor table service (with heat lamps) of the adjacent restaurant. A smaller section adjacent to the take-out section of the same restaurant contains a few tables and chairs. While not signed for exclusive use of restaurant patrons there is no signage indicating that it is also available to the general public. Needed improvements: public seating

47 71 STEVENSON ST.  1983 Fair
The open space here consists of granite pedestrian walkways underneath the building and connecting Stevenson and Jessie Streets. Portions of the passageways contain tables and chairs with signs indicating that they are for use only by customers of the adjacent café. The open space under the building extends into an urban garden, defined by black granite planters with ledges for sitting and a square, blue-tiled fountain gushing water and surrounded with flowers. Needed improvements: tables and chairs

48 55 SECOND ST.  2002 Good
After entering a sumptuous marble lobby from Stevenson Street, the indoor park is a few steps up on the left, inside the historic building. There are tables and chairs on wood flooring, and big leather chairs near windows on carpeted areas. Also, notice the potted plants and large array of paintings. Available 8 a.m. to 6 p.m. On the south side of the building there is a snippet descending over diagonal stairs down to Jessie Street, with designer tables and chairs on granite pavement, and planting beds along the boundary of open space. Needed improvements: food service, eye-level signage at Jessie and Stevenson Street entrances to indoor park

49 560 MISSION ST.  2002 Excellent
This urban garden is accessible from Mission and Jessie Streets. Most unusual is a high bamboo grove obscuring the windowless façade of the building next door. From here three long steps, all at sitting height, descend down to a granite covered main area, filled with tables and chairs. Two delis serve the area. Along Mission Street is a shallow rectangular pool with a tall kinetic sculpture of two large rotating aluminum rings connected to a granite base. Open at all times. Needed improvements: eye-level signage on Jessie St. in addition to existing open spaces map

50 555 MISSION ST.  2003 Excellent
Here you will find a plaza extending between Mission and Minna Streets, and paved mostly with black granite. A large, playful sculpture dominates this area. On the south side it steps up to a sitting area with wooden benches, blooming ground cover and three large aluminum heads. The last quarter of the plaza towards Minna Street features a grove of Gingko trees with wooden benches underneath. Open at all times.

51 101 SECOND ST.  2000 Excellent
Minimalist design and sumptuous materials characterize this expansive five-story greenhouse with two glass fronts that open to Second and Mission Streets. Beige marble walls contrast with black granite floors in the main space as well as on the mezzanine. Designer café tables and chairs, granite benches, a large painting and a sculpture complete the furnishings. Sometimes there is noontime entertainment. Available 8 a.m. to 6 p.m. Needed improvements: signage on Second St. entrance

52 FOUNDRY SQUARE  2003 Good/Fair
The generous plazas of these buildings, one at each corner of Howard and First, were conceived as one large plaza bisected by the streets. The plazas were built at the same elevation and feature black granite. In the northeast and southeast plazas, a row of stacked granite blocks at sitting height delineates the sidewalk’s edge, with a larger granite block marking the corner. In the northwest building, plastic planters replace granite blocks. Each plaza has tulip trees in large planters with seating, and a major piece of sculpture. The southeast plaza has adjacent food services with moveable tables and chairs. Plaques indicating plazas are open to public are needed. Needed improvements: eye-level signage and moveable seating

53 235 SECOND ST.  2002 Good
This small plaza facing Mission Street contains abundant tables and chairs on stone pavement, and an art piece. Great sunshine, but space would benefit greatly if a café were nearby. Available at all times. Inside the building lobby is the indoor park, with an art piece, tables and chairs on stone floor, and sectional sofas on carpeted area. Available 8 a.m. to 6 p.m. Needed improvements: food service

54 MARRIOTT COURTYARD  2001 Fair
This snippet consists of a small sitting area outside a café, four feet below the sidewalk and extending along Folsom Street. Sign with the open space logo says the space is public, available from 8 a.m. to 5 p.m — which otherwise would not be obvious.

55 MARATHON PLAZA  1980s Excellent
This large urban park takes up a triangular space facing Second Street and is framed by the building wings. A large water feature with gushing water connects to a large concrete fountain deep inside the building recess. Ample seating is provided on concrete benches, ledges, walls and stepped pyramids. The park is lushly planted with flowers and trees. A deli and a restaurant with their own outdoor seating open up to the park. Open at all times.

56 611 FOLSOM ST.  1965 Fair
This barren plaza, at the outer edge of the office district, is built entirely of the same shade of brick — floor, benches and all. Two rows of plane trees along Folsom Street are the only greenery. It is open at all times and there are two food services nearby. It is often shady. Addition of landscaping would make it more appealing. Needed improvements: landscaping