

✓ Newcomb Avenue Model Block Streetscape Improvements



SAN FRANCISCO
PLANNING
DEPARTMENT

CONCEPT



PROJECT DESCRIPTION

The Newcomb Model Block Project is an innovative synthesis of community stewardship, agency collaboration, public realm enhancement, and environmental benefit in one of San Francisco's most environmentally challenged neighborhoods. The new features will provide a repeating series of green areas integrally connected to the overall streetscape design. Significant areas for stormwater management, permeable surfaces, and a robust canopy of street trees along both block frontages will also be added. The enhancements will beautify the block, create gathering places for residents, and transform a barren strip of concrete into an urban oasis that functions with, instead of against, the natural functions of the landscape.

PROJECT LOCATION

Newcomb Avenue, Bayview District, San Francisco, CA.

PROJECT COST:

Total:	\$1,502,421
Received:	\$492,500 (US EPA)
	\$158,921 (Community Challenge Grants)
	\$600,000 (SF Redevelopment Agency)
	\$251,000 (SF Public Utilities Commission)

Percent Funded: 100%

PROJECT SCHEDULE:

Construction begins: Late Spring 2011
Construction duration: 4 months

Contact:

Andres M. Power, *Project Manager*

LOW IMPACT DEVELOPMENT (LID)

- Reduce volume and peak flow of stormwater
- Provide biofiltration
- Reduce contribution to city's combined sewer system

KEY ELEMENTS

- Signed, neighborhood commitment for maintenance-fosters community stewardship and relationships
- Receiving stormwater planters
- Permeable concrete and pavers
- Corner gateways and curb extensions w/ raised pedestrian crossings
- Street trees and landscaping
- Chicanes for traffic calming





Stormwater Planters

GOALS

- Reduce volume and peak flow of stormwater into the city's combined sewer
- Increased greening and landscaping
- Community stewardship

APPLICATION

- Will be located within large corner bulbouts as well as along the length of the block
- Planters that receive stormwater from the gutter will be located in hydrologically-appropriate locations



Permeable Paving

GOALS

- Reduce volume and peak flow of stormwater into the city's combined sewer
- Visually narrow roadway to provide traffic calming benefits

APPLICATION

- Parking lanes (both parallel and perpendicular parking zones)
- Driveways and curb cuts
- Areas between sidewalk planters



Community Space

GOALS

- Enhance neighborhood relationships
- Provide 'living' spaces within public right-of-way
- Foster community stewardship

APPLICATION

- At corners