Civic Center Sustainable Utility District
Public Workshop #2 – Workshop Summary Report
December 3, 2014
District Boundary
Introduction

In September 2008, the Civic Center Sustainable Utility District (District), a 62 acre area centered on San Francisco’s City Hall, was designated as a “Sustainable Resource District,” promoting it as a future model for sustainability and cutting-edge environmental technologies.

The District Initiative has four fundamental goals:

1) Creating a lively, livable environment that offers a strong sense of place, with a mixture of uses that respects the past and embraces a creative and sustainable future;
2) Demonstrating energy, water and wastewater resource efficiency;
3) Educating and incubating the public on sustainable concepts;
4) Creating a public asset for future generations.

To help reach these sustainability goals, the San Francisco Public Utilities Commission (SFPUC) applied for and was awarded a grant from the US Environmental Protection Agency (EPA) in September 2010 to develop the Civic Center Sustainable Utility District Plan (District Plan).

Workshop Objectives and Purpose

As part of developing the Plan, the SFPUC will facilitate a least three public workshops. This document summarizes the Workshop #2 held on December 3, 2014. Workshop #1 was held on Wednesday, October 30, 2013 and Workshop #3 is planned for March 2015. At Workshop #1, the District Plan team presented an overview of District existing conditions and worldwide best practices and solicited ideas from Workshop participants about potential sustainable infrastructure projects. Ideas from Workshop #1 served as a jumping off point for the development of draft Plan concepts. The purpose of Workshop #2 was to present the draft Plan concepts and gather feedback on these concepts in advance of finalizing the District Plan. At Workshop #3, the Final District Plan will be presented along with ongoing efforts of SFPUC and other City agencies that will forward the concepts outlined in the District Plan.

District Plan Team

To assist with the development of the Plan, SFPUC assembled a multi-disciplinary consultant team consisting of:

- Atelier Dreiseitl – internationally renowned landscape architecture firm working to integrate sustainable water use and nature in public spaces;
- RMC Water and Environment – California-based engineering firm with broad experience in water recycling and non-potable water programs;
- Sustainable Watershed Designs – small, local San Francisco firm specializing in green stormwater infrastructure;
- Biofuel Recycling – small, local firm with expertise in alternative energy strategies;
- PLACE Studio – Portland-based landscape architecture firm working in collaboration with Atelier Dreiseitl.
Interagency Collaboration
In preparation for Workshop #2, the District Plan team conducted a mini-workshop for the City Family agencies in November 2014. Staff from the following agencies attended the mini-workshop:

- SF Recreation and Parks
- SF Planning Department
- Trust of Public Land
- Department of Public Works
- SF Public Library

Workshop Logistics and Format
Like Workshop #1, Workshop #2 was held at the Municipal Transportation Agency building at 1 South Van Ness in the 2nd Floor Atrium Conference Room from 5:30 to 8:00 pm.

Workshop #2 Agenda
5:30 PM  Open house
6:00 PM  District plan presentation
6:30 PM  Break-out groups
7:30 PM  Summaries from each group
7:45 PM  Conclusions and outlook
8:00 PM  End

Approximately 30 people attended Workshop #2. Some participants stayed for the entire duration of the workshop while other attended for only a portion of the workshop.

Open House
The open house portion of the workshop took place in the atrium space adjacent to the conference room and allowed time for attendees to filter in, create name tags, grab snacks and beverages, and for general conversation.

District Plan Presentation
After introductory remarks from Anna Roche (SFPUC Project Manager), Rosey Jencks (SFPUC Urban Watershed Management Program) presented the overall vision for the District Plan. Gerhard Hauber (Atelier Dreiseitl) then followed with a discussion of the draft project concepts that have been developed for the District Plan including the transformation of Fulton Street.

Break Out Groups
Following the presentation, the workshop participants were split into four groups to discuss the following four topics:

- Overall District Plan Vision
- Water, Energy and Waste
- Major Concept: Fulton Street Transformation
- Public Realm: What and Where of Green Streets

Workshop participants each were given a survey form and informational material about each of the four topic areas (Attachment A).

In the survey sheets, participants were asked to indicate their agreement with various statements by circling one of the options shown below (“--” to indicate strong disagreement and “++” indicating strong agreement. In the summaries below the survey results have been translated to composite scores (“--” = -2 ; “++” = 2) to allow for the results to be presented in simple graphs.

<table>
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<tr>
<th>Do you agree in general with the presented sustainable infrastructure strategy?</th>
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<th>No Opinion</th>
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More fine-grained survey results are catalogued in Attachment B.
Overall Vision - Survey Responses

Scores associated with general questions regarding the Overall Vision

- Do you agree in general with the concept that sustainable infrastructure provides resiliency and emergency readiness benefits?

Scores associated with question: “Please indicate your preference for the following project concepts.”

- Visitor Center
- Daylighting of Hayes creek
- Fulton street transformation
- Green streets

Overall Vision – Additional Notes on Survey Sheets

- Like the water + energy infrastructure ideas, but worry how relevant they might be in 25 - 30 years.
- Also, general feeling is that the natural space is treated with a lens of urban eye - the presence of nature needs to take a stronger eye catch.
- Help the local community adopt a culture of sustainability - they take ownership of their resources this way and are more aware of what they use and how they get their energy and water.
- The idea of including and viewing the project from the historical perspective is wonderful but the plan misses the deeper inclusion of that natural history and cultural history of the site. It would be great to see in the next step comprehensive natural integration with the purpose of education, integration, reflection, making the space beautiful, bringing nature into the city - to the urban youth, urban dwellers. Is there a space for the cultural history of the Civic Center?
- Concerned about how these plans may impact the homeless population in the neighborhood. While the strategies are all well thought-out and important, I wonder what the human impact would be. Would the visitor’s center relocate the “tourist hub” from Union Square or Embarcadero to Civic Center?
- Any sustainability improvement project must happen in conjunction with increased attention to social services. The activation of the space will be futile if we do not address the deeper issues affecting the area's population.
Water, Energy and Waste - Survey Responses

Scores associated with water energy and waste questions

- Do you think that data gathering on energy usage is valuable for planning and public education?

- Do you think the District is a good location for energy demonstration projects?

- Do you think using treated wastewater from the District is a reasonable water conservation strategy for the Civic Center?

- Do you think the District is a good location for water reuse demonstration projects?

- Do you like the idea of daylighting Hayes Creek?

- Are you supportive of managing stormwater within a space such the Fulton St. park concept?

- Do you think the District is a good location for stormwater management in the public realm?

- Are the benefits on District scale utilities worth extra investment in utility infrastructure?

- Do you think the District Scale utilities should be a priority for the City?

- Do you see a value in a District Scale utility system?

Water, Energy and Waste – Additional Notes on Survey Sheets

- Overall integration of sustainable concepts to the city-wide infrastructure would be just fantastic but realize that might not be possible. So yes, love this as a prototype.

- Develop a plan to deal with the CO2 emissions from the biomass thermal conversion.

- Grow food.

- Can they be the district scale utilities be self-sustaining and generate cost benefits? Where does additional money come from?

- Would be cautious about drawing a strict boundary for utilities so as not to have less efficient use just so that energy/water are kept inside the district when a higher value use could be realized outside the district.

- Consider a wetland.

- Community input, community input, community input!

- Like Hayes Creek as a water feature but it lacks of historical significance.

- Water reuse in the district is very critical to showing benefits of these strategies more broadly.
Major Concept: Fulton Street Transformation - Survey Responses

Scores in response to question "In implementing changes to Fulton Street, how important are the following aspects to you?"

- Interaction with adjacent buildings: 10
- Keeping the monument/statue: 5
- Bus parking: 0
- Through traffic: 0
- Car parking: 0
- Shade structures and pavilions: 10
- Event spaces for small/medium size events: 15
- Food Vendors: 12
- Permanent Water Feature: 8
- Integration of Hayes Creek: 9
- More overall sense of green: 15
- Through traffic: -5
- Car parking: -5
- Keeping the monument/statue: -10
- Bus parking: -10
- Interaction with adjacent buildings: -15

Fulton St. – Additional Notes on Survey Sheets:

- Electric mobile.
- Skateboard park
- Like the seasonal flow idea for the park!
- Include art structures that would be energy generating.

- Light-up music swings, adult play!
- Good lighting and visibility for safety.
- Space for students, workers, and neighbors to eat lunch.
- Move car and bus parking to garage, people space for people!
- Any new water feature should not spray like UN Plaza fountain.
Public Realm: What and Where of Green Streets – Survey Results

Scores in response to question "In implementing changes to Fulton Street, how important are the following aspects to you?"

- Maintaining existing traffic patterns
- Improved lighting
- Improved pedestrian safety
- More overall planting/greening
- More seating/benches
- More dedicated bike lanes
- Maintaining existing amount of street parking

Public Realm - Additional Notes on Survey Sheets

- Add biodiversity and biophilic design value.
- Consider partnerships with community based organizations.
- Increase public open space.
- Explore Building Integrated photovoltaic (BIPV) potential.
- Bring inside outside (library and museum events/exhibits outdoors).
- Bike lanes in the District should not be built in lieu of other planned bike projects and prioritized before other neighborhoods.
- Put lights in trees.

- Any design has to carefully and meaningfully consider the way people actually use these spaces, rather than coming at it from a pragmatic perspective, ie "now this is what this space is".
- With the rise of so much housing in the area, there will be a lot of dog walking in the area, shouls be kept in mind when planning greenspace and balancing uses.
- Crosswalk midblock on Polk between McAllister and Grove (at City Hall is dangerous/challenging);
Notes from Group Discussions

Additional topics and ideas that came up in group discussions at Workshop #2 included:

- While all workshop participants were familiar with green streets, the concept of district-scale utilities was new to most and took some explanation.
- Participants generally supported district-scale utilities once understood.
- Participants expressed concerns over safety in the District - lighting, drugs, needles, theft - were noted in conjunction with interest in landscaping, trees, and street furnishings.
- Social issues are big concern - design will influence the condition but not change the circumstance - bigger set of issues that need to be dealt with on a community level.
- Suggested to reach out to Coalition on Homelessness and Project Homeless Connect as a means of better understanding the social issues.
- Strong interest in improving the "Burger King" corner (Grove St. between Market St. and Larkin St.) and making a better gateway into the area.
- Some participants emphasized that Grove Street, especially between Market St. and Larkin St., is the highest priority project within the District and is "vital" to improving the connection between Market/Bart and the performing arts destinations.
- Bill Graham Auditorium is a special condition - 20 year lease makes major changes to this area difficult.

Next Steps

Community input gathered at the public workshop will be used to help the SFPUC and the project team create refine the concepts for sustainable infrastructure for inclusion in the District. The District Plan will be completed and presented in the final workshop to be conducted in advance of the March 29, 2015 deadline set by the grant from the EPA.
Attachments

Attachment A – Workshop #2 Informational Handouts
Attachment B – Workshop #2 Survey Results
Civic Center Sustainable Utility District Plan
- Overall Vision

Site Aims

- **Zero Water**
  Full replacement of water with local water resources (rainwater, stormwater, blackwater, and groundwater) delivered via a District-scale distribution system.

- **Zero Energy**
  Achieve net-zero energy use and carbon emissions through conserving and generating energy from renewable, local resources.

- **Zero Wastewater**
  Redirect stormwater away from the combined sewer system and to green infrastructure, District-scale treatment/reuse, and a daylit Hayes Creek.

- **Zero Waste**
  Zero solid waste generation by creating options for district reuse of discarded resources.

- **Emergency Readiness**
  Ensure that during a major emergency, such as an earthquake, services will be able to be provided. Particularly during the critical first 72 hours.

Site Vision

- **Water Treatment & Distribution**
  Treated wastewater and foundation drainage to meet water demands in the District. New on-site water system.

- **District Energy Grid**
  New behind the meter electrical connections between buildings to measure, monitor, and manage clean energy generation and storage while facilitating district smart grid operation.

- **District Wastewater Collection System**
  New sanitary sewer pipes to divert building wastewater, foundation drainage and stormwater to the new treatment system.

- **District Heating Hot Water Loop**
  Install a new district heating hot water grid to efficiently distribute heat energy from solar panels, thermal gain from boilers, sewer water and from electricity generators.

- **Emergency Readiness**
  Ensure that during a major emergency, such as an earthquake, services will be able to be provided. Particularly during the critical first 72 hours.

Timeline

- **Baseline Studies**
  Informing the long term vision

- **Opportunistic Projects**
  Coordinated and overseen by the Steering Committee

- **Demonstration Projects**
  Catalyzing change in the district

- **Steering Committee**
  Bringing the project to realization

  Scope of work includes project coordination, program management and funding security.

  **Example: Foundation Drainage Study**
  Investigation of an alternative supply currently disposed to the sewer.

  **Example: Retrofitted Enhanced Roofs**
  Installation of solar panels green and blue roofs as part of scheduled building upgrades.

  **Example: Grove and Fulton Streets**
  "Green Streets" and public realm improvement in conjunction with district scale water and energy projects.
Civic Center Sustainable Utility District Plan

- Infrastructure

**Water**

Potential Reductions

- 1.25 M short-term reductions
- 1.25 M medium-term reductions
- 1.25 M long-term reductions

New Water Budget

14% reduction from baseline
23% reduction from baseline
77% reduction from baseline

**Energy**

Reducing Peak Power Demand Reduces the Size of Renewable Energy Infrastructure

Potential Reductions

- 7 MW: short-term reductions
- 2 MW: medium-term reductions
- 3 MW: long-term reductions
- 4 MW: medium-term reductions

Renewable Energy Blend

- Biomass Thermal Conversion: 2.6 MW
- Heat Energy Recovery Loops: 0.5 MW
- Anaerobic Digestion/Microbial Fuel Cell: 0.3 MW
- Planned Solar and Wind Energy: 0.3 MW
- Future Solar and Wind Energy: 0.3 MW

Total: 4 MW

Enhanced rooftops for stormwater management and energy efficiency

Better Streets for stormwater management & improved public realm

New District Scale wastewater collection, water distribution, and electrical grid

Backup connection to existing utilities

District water, power, wastewater and waste resource recovery center

Water storage

Foundation Drainage
Recycled Water Scheme
Outdoor Irrigation
Bathroom Use
Potable, Kitchen etc.
Cooling
Infiltration, Evaporation
Roof Runoff
Street & Surface Runoff
Rainfall
35 MG/yr
8 MG/yr
14 MG/yr
8 MG/yr
8 MG/yr
8 MG/yr
16 MG/yr
12 MG/yr
Civic Center Sustainable Utility District Plan
- Public Realm Grove St

Public Realm Transformation

- Incremental change - we are constantly rebuilding the city Center
- Sustainable infrastructure development (as a technical and social process)
- Resiliency to emergencies and natural disasters
- Idea creation and acceleration strategy (Steering Committee)
- Implementation and information (Steering Committee)

How Do We Get There?

Phase 1 (1-10 years)
- Complete District Plan
- Convene Steering Committee
- Develop Design Guidelines
- Complete Additional Studies
- Pursue Grants
- Implement Opportunistic and Demonstration Projects
- Develop Public/Private Partnerships

Phase 2 (11-20 years)
- Opportunistically Construct District Projects
- District Scale Utility Planning and Design
- District Scale Plan Update

Phase 3 (21+ years)
- Build-Out District Utilities

Fulton Park – Creek Delta Concept

- Daylighted creek including “flood plains” for detention of stormwater after rain storm
- Constructed wetland for treatment of blackwater from adjacent buildings for irrigation reuse

Green Street Concept

Layout Plan
SF Civic Center Sustainable Utility District Plan
- Fulton St Concept

Fulton Park - Variety of Concepts

Character Images

Visitor Center
- Educating Community
- Promoting Ingenuity
- Research - Social Hub

Cross Section
Attachment C - Workshop #2 Survey Sheet Response Summary

I am here because

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I was at Workshop #1

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OVERALL VISION

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<td>Do you agree in general with the concept that sustainable infrastructure provides resiliency and emergency readiness benefits?</td>
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Please indicate your preference for the following project concepts.

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## WATER, ENERGY & WASTE

### District Scale Utilities Questions

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### Stormwater Management Questions

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<td>Are you supportive of managing stormwater within a space such the Fulton St. park concept?</td>
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<td>Do you like the idea of daylighting Hayes Creek?</td>
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### Energy and Waste Management Questions

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## Major Concept: Fulton Street Transformation

In implementing changes to the streets and sidewalks, how important are the following aspects to you?

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## Public Realm: What and Where of Green Streets

In implementing changes to the streets and sidewalks, how important are the following aspects to you?

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<td>More dedicated bike lanes</td>
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