

Masonic Avenue Streetscape Improvement Project



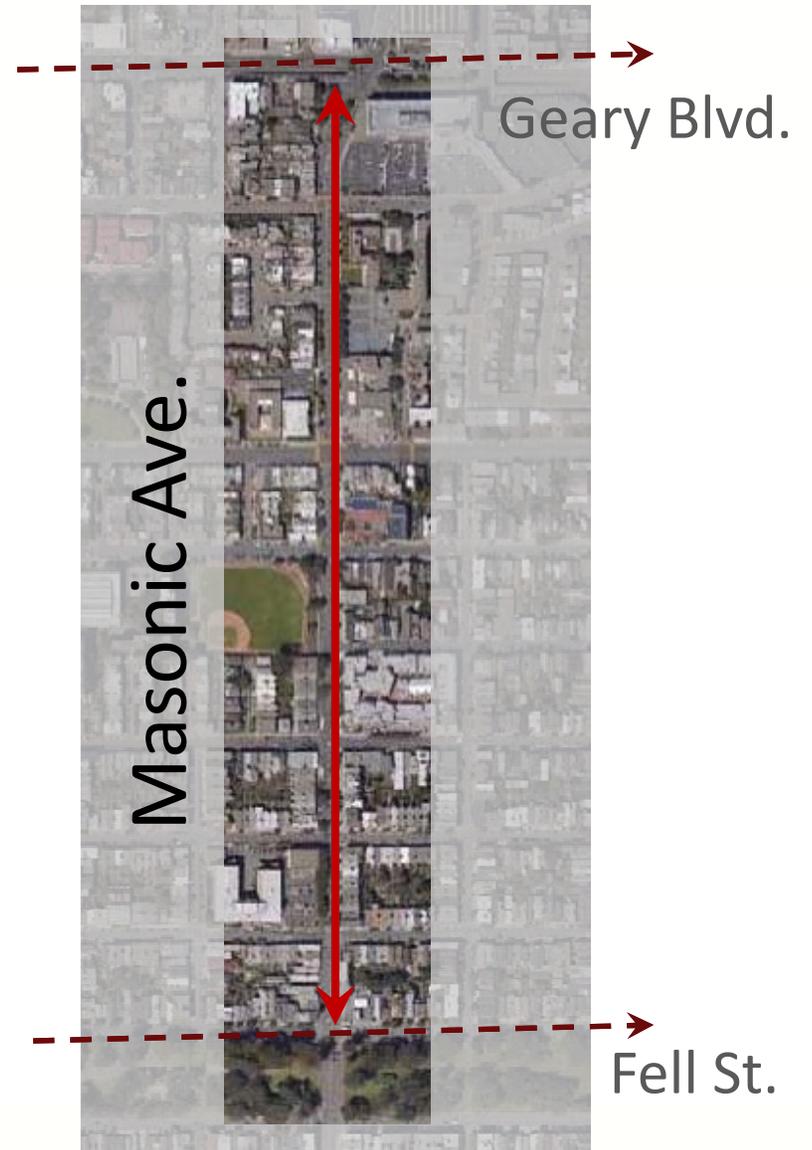
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Project Area

Masonic Avenue from
Fell Street to Geary Blvd.



Courtesy of UC Berkeley



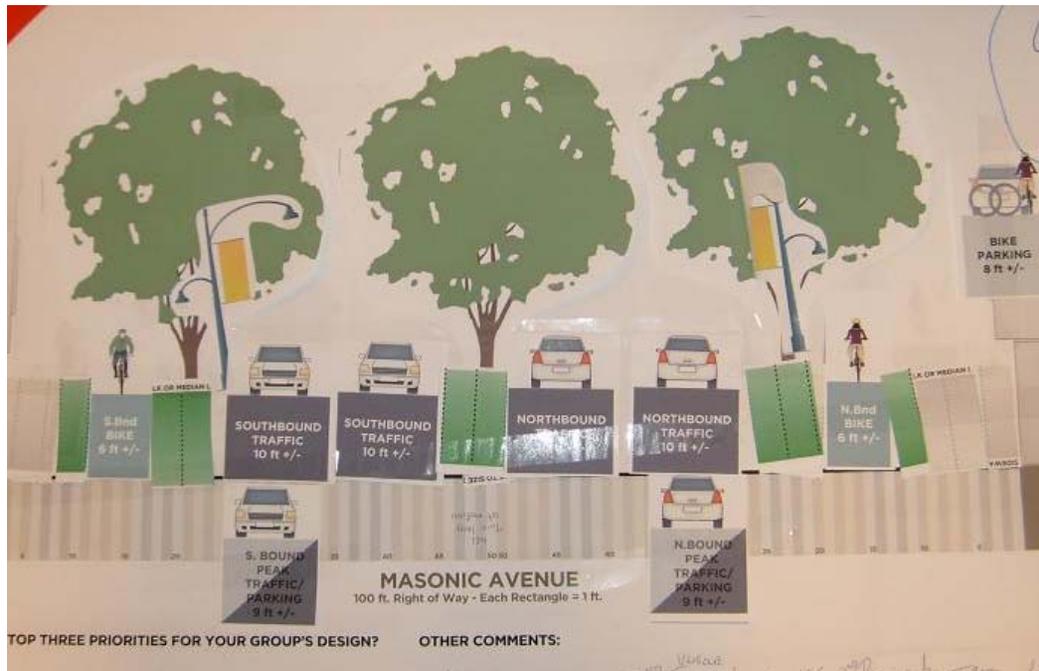
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Community Workshop 1

Small Group Conceptual Exercise, Community Priorities



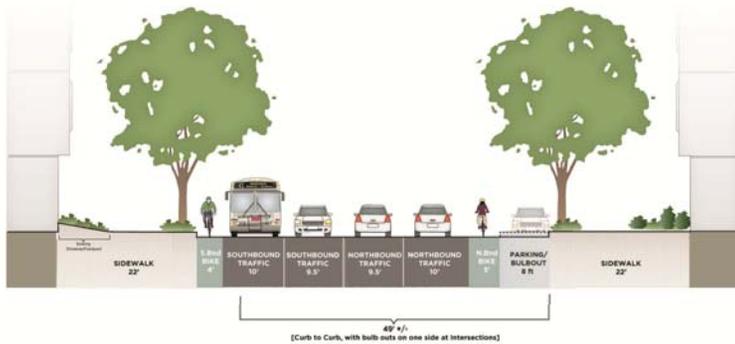
Creating an "Ideal Section"



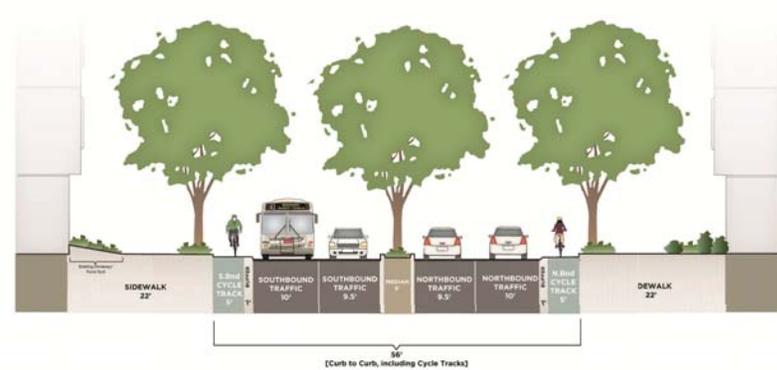
Community Workshop 2

Presentation of 4 Potential Street Design Options

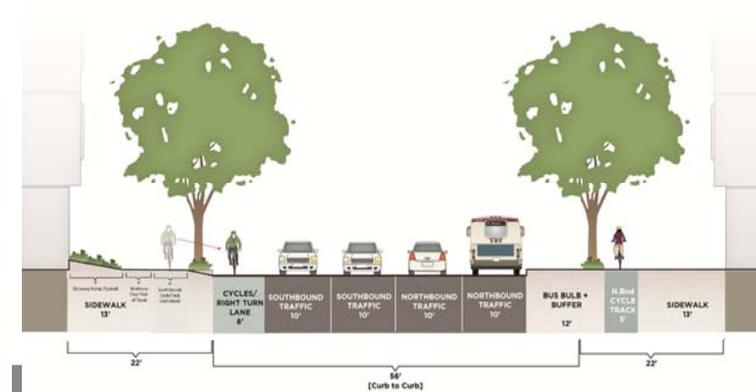
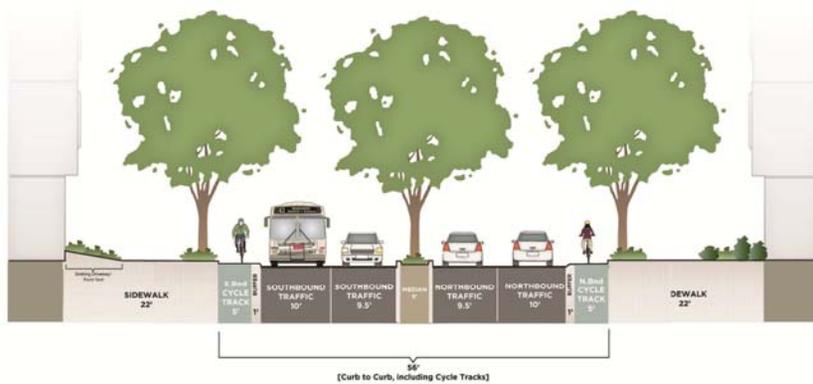
TYPICAL MID-BLOCK SECTION



TYPICAL MID-BLOCK SECTION



TYPICAL MID-BLOCK SECTION

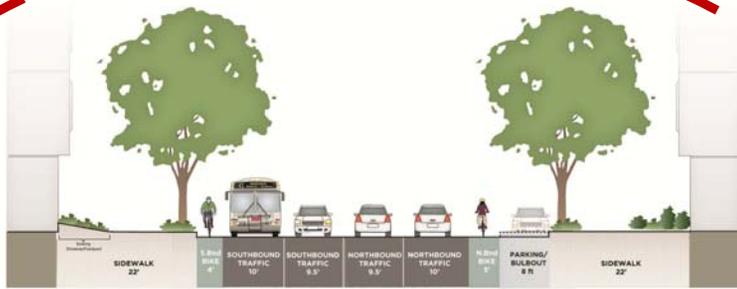


Community Workshop 2

Survey Results

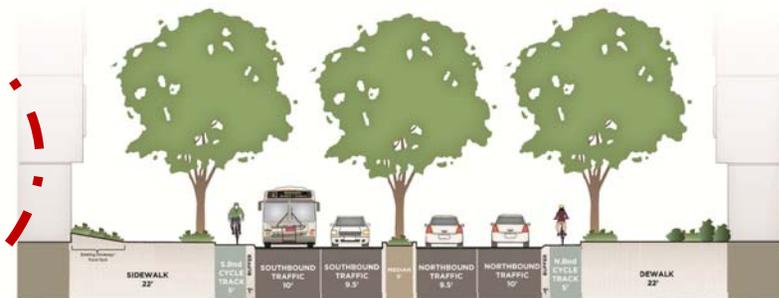
Options A and C Preferred

TYPICAL MID-BLOCK SECTION



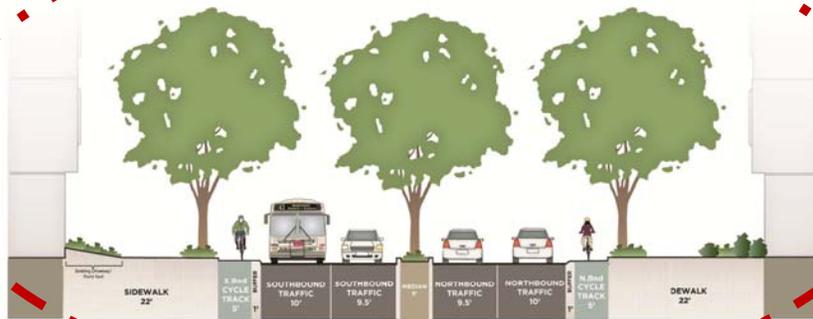
49' +/-
[Curb to Curb, with bus stop on one side at intersections]

TYPICAL MID-BLOCK SECTION

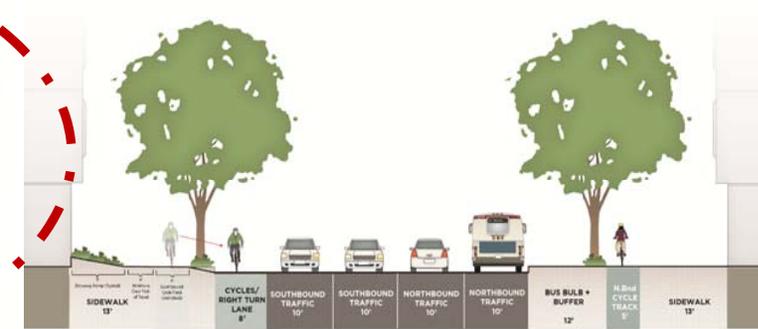


56'
[Curb to Curb, including Cycle Tracks]

TYPICAL MID-BLOCK SECTION



56'
[Curb to Curb, including Cycle Tracks]



56'
[Curb to Curb]



Community Workshop 3

Proposals



The Gateway

is a hybrid of Option A with added traffic calming elements



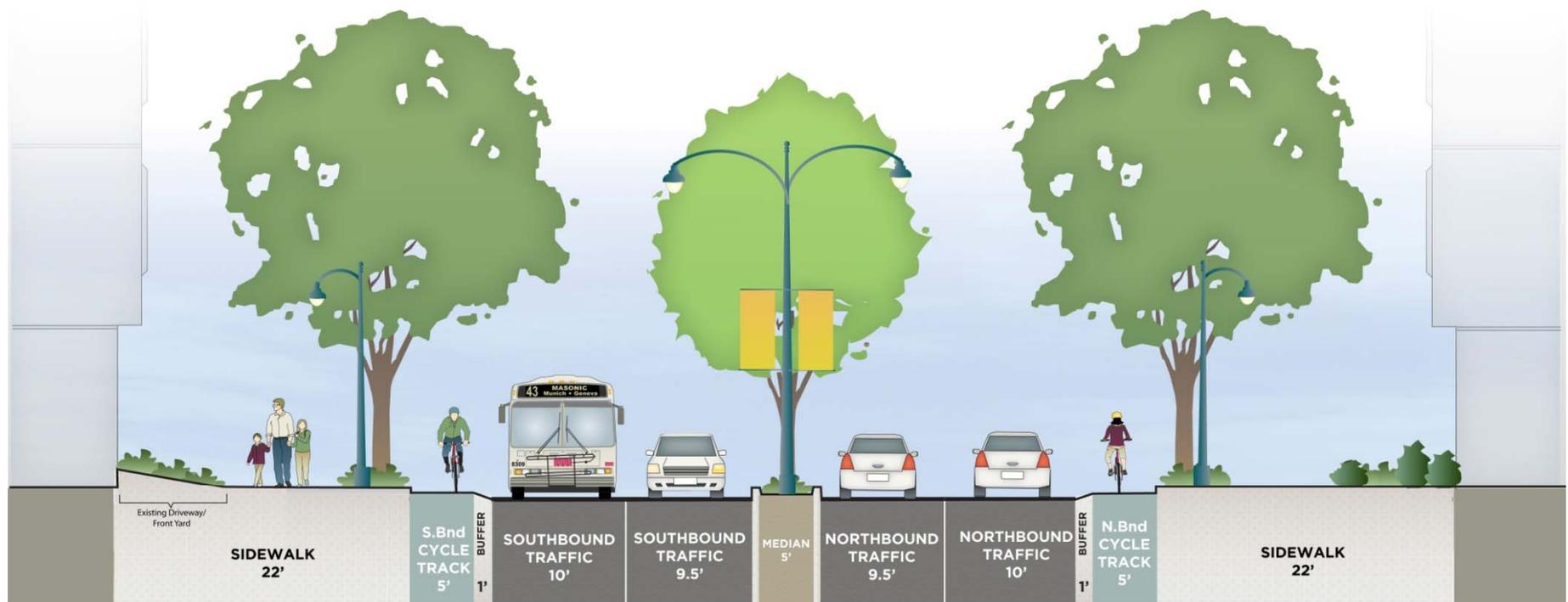
The Boulevard

is a hybrid of Option C with added traffic calming elements



The Boulevard

Section Rendering



No parking, 4 lanes, cycle track, median



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The Boulevard

Plan View Rendering



Masonic Ave



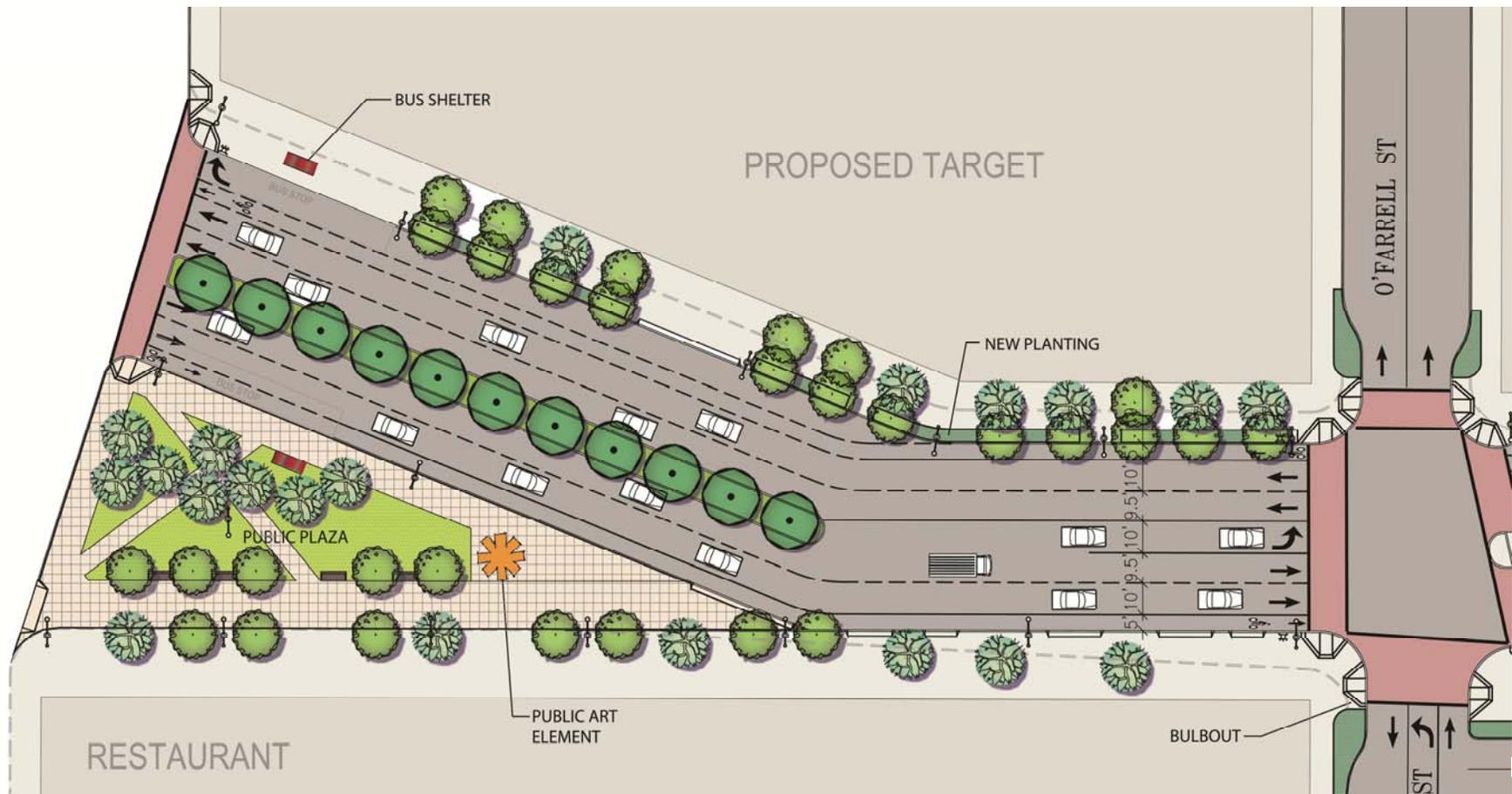
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Geary and Masonic

Plaza and Public Art Space





Proposed Plaza Design – Plan View





Proposed Plaza Design – Renderings





Proposed Plaza Design – Renderings



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Proposed Plaza Design – Renderings





Public Art – “Points of Departure”



Timeline

- June 2010-January 2011 - Planning, Conceptual Design
- 2011-2012 Environmental Review
- September 2012- MTA Board Approval
- 2012-2014 Funding Phase
- Spring 2014 to Winter 2014 Design
- June 26, 2014, Public Meeting Open House
- **Spring 2015 to Summer 2015 Bid/Award**
- Summer 2015 to Summer 2016 Construction



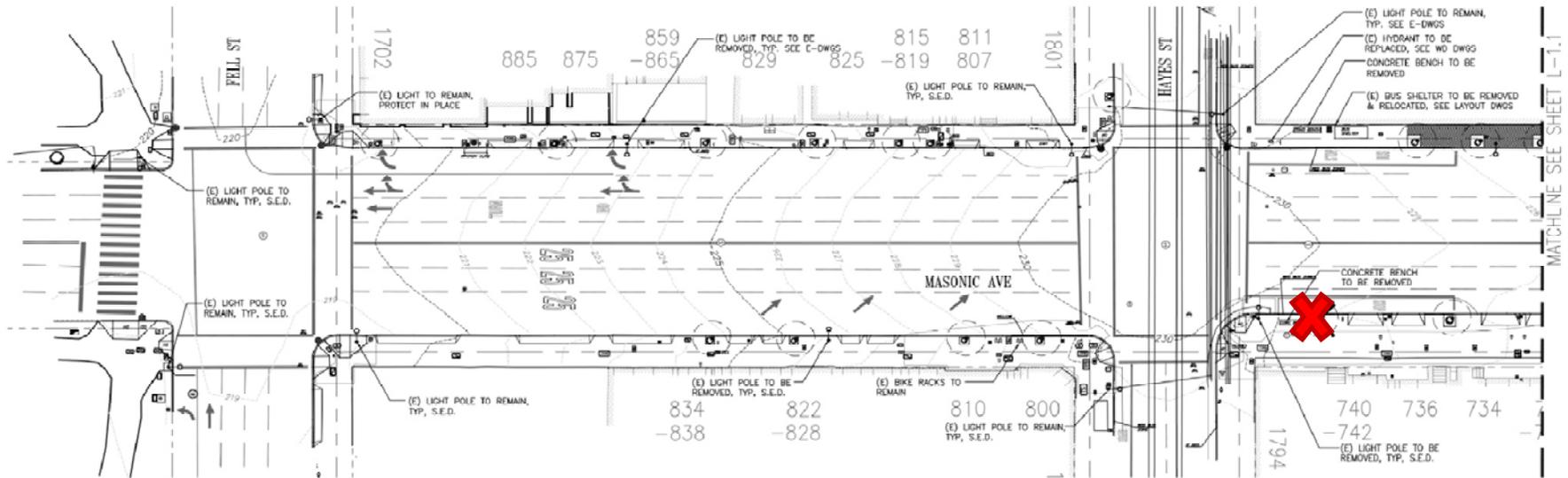


49 trees proposed for Removal
185 new trees proposed to plant

Net gain 136 trees



Proposed Trees to be Removed



 Trees proposed to be removed because of construction/road alignment

 Trees proposed to be removed because of health/structural issue

DEMOLITION LEGEND

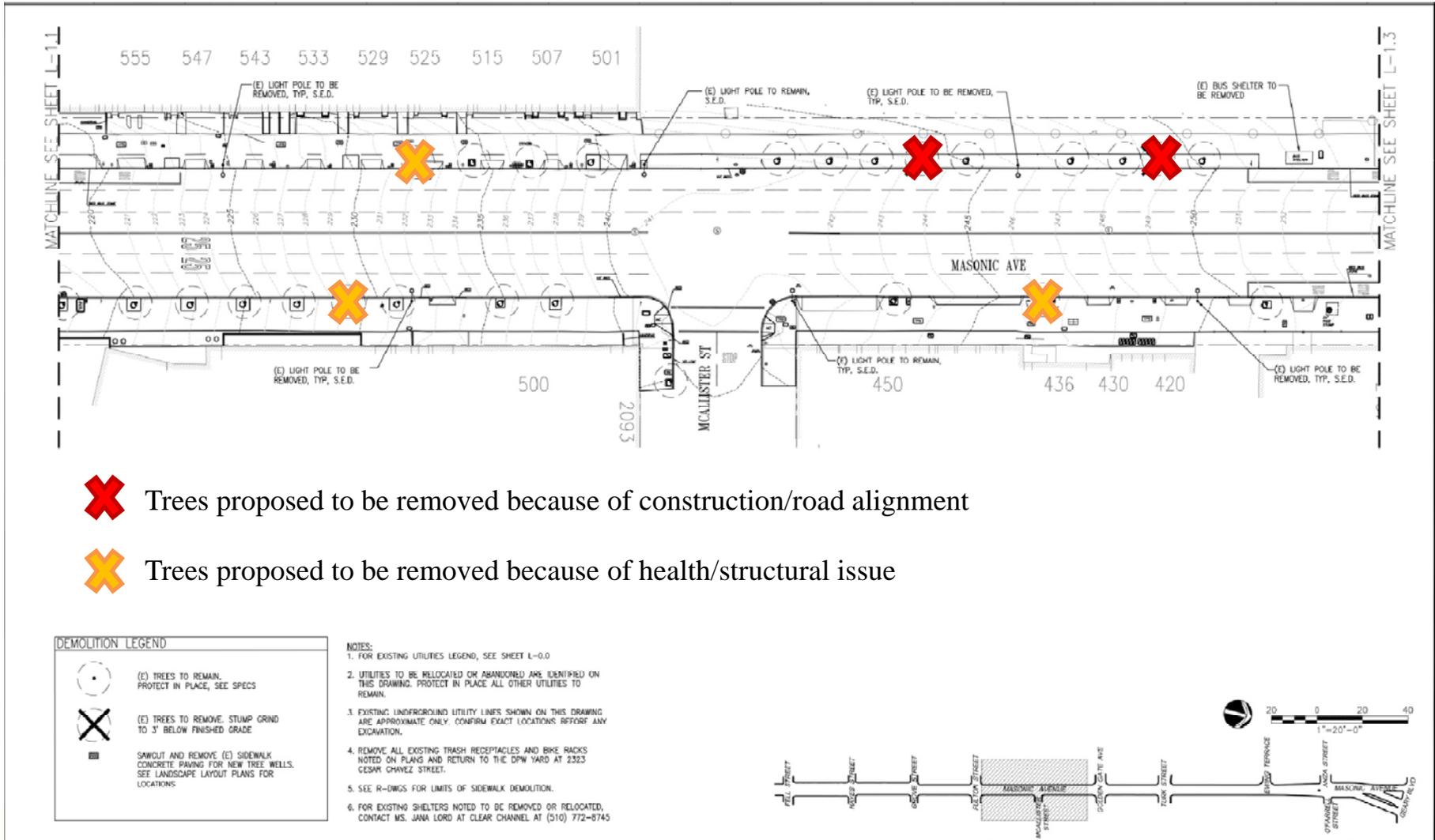
	(E) TREES TO REMAIN, PROTECT IN PLACE, SEE SPECS
	(E) TREES TO REMOVE, STUMP GRIND TO 3' BELOW FINISHED GRADE
	SAW CUT AND REMOVE (E) SIDEWALK CONCRETE PAVING FOR NEW TREE WELLS, SEE LANDSCAPE LAYOUT PLANS FOR LOCATIONS

NOTES:

- FOR EXISTING UTILITIES LEGEND, SEE SHEET L-0.0
- UTILITIES TO BE RELOCATED OR ABANDONED ARE IDENTIFIED ON THIS DRAWING. PROTECT IN PLACE ALL OTHER UTILITIES TO REMAIN.
- EXISTING UNDERGROUND UTILITY LINES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. CONFIRM EXACT LOCATIONS BEFORE ANY EXCAVATION.
- REMOVE ALL EXISTING TRASH RECEPTACLES AND BIKE RACKS NOTED ON PLANS AND RETURN TO THE DPW YARD AT 2323 CESAR CHAVEZ STREET.
- SEE R-DWGS FOR LIMITS OF SIDEWALK DEMOLITION.
- FOR EXISTING SHELTERS NOTED TO BE REMOVED OR RELOCATED, CONTACT MS. JANA LORD AT CLEAR CHANNEL AT (510) 772-8745



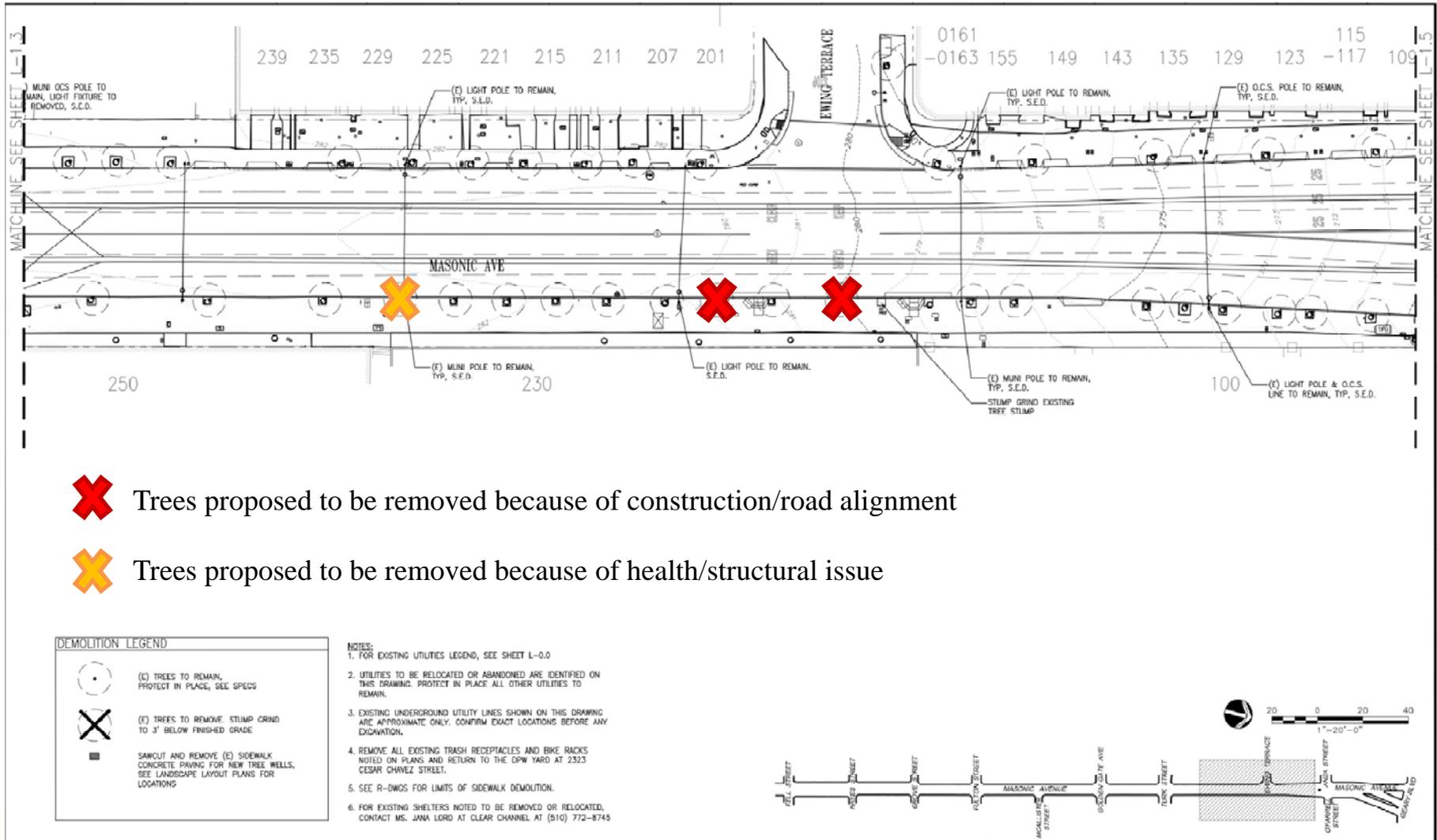
Proposed Trees to be Removed



 Trees proposed to be removed because of construction/road alignment

 Trees proposed to be removed because of health/structural issue

Proposed Trees to be Removed



 Trees proposed to be removed because of construction/road alignment

 Trees proposed to be removed because of health/structural issue

DEMOLITION LEGEND	
	(C) TREES TO REMAIN. PROTECT IN PLACE, SEE SPECS
	(F) TREES TO REMOVE. STUMP GRIND TO 3" BELOW FINISHED GRADE
	SAWCUT AND REMOVE (E) SIDEWALK CONCRETE PAVING FOR NEW TREE WELLS. SEE LANDSCAPE LAYOUT PLANS FOR LOCATIONS

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Selection of Trees

Fraxinus angustifolia 'Raywood' (Raywood Ash)

Size: Height: 30-40'; Spread: 20'

Growth: Fast

Character: Deciduous; oval and upright; moderate canopy.

Foliage: Dark green, serrated, pinnate leaves, with paired leaflets 1" long. Fall foliage is purple-red; tree is bare November-February.

Flower: Insignificant flowers, rarely seen.

Fruit: Seedless; this variety lacks the winged seeds typical of ashes, and produces little sidewalk litter.

Bark: Smooth, light brown bark.

Watering: In general, 15-20 gallons per week for the first 2 years; 15-20 gallons twice a month for the 3rd year; as needed after 3 years (varies by soil, sun, and wind conditions).

Tree Care: Low. Early pruning to train a good shape; pruning needed less frequently with age.

Tolerance: Drought, any soil, extreme temperatures.

Special Considerations: Prefers sun and performs best in the warmer microclimates. Does not tolerate constant wind or fog.

Notable Traits: Native to South Europe, Western Asia. Fine, delicate-looking tree.

*In San Francisco urban conditions, lower range for height and spread may be expected



More care info: www.sfdpw.org/trees

Source: Friends of the Urban Forest



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Selection of Trees

Lophostemon confertus (formerly *Tristania conferta*) (Brisbane Box)

Size: Height: 30-45'; Spread: 25'

Growth: Moderate to fast

Character: Evergreen; upright, oval form; moderate canopy.

Foliage: Green, glossy, oval leaves 4-6" long. New growth has a slight red tinge.

Flower: Small, white, distinctive, but not showy flowers in clusters 2-4" across, bloom July-August.

Fruit: Hard, brown seed capsules form in fall and persist on tree.

Bark: Mottled, shredding, light brown or reddish bark.

Watering: In general, 15-20 gallons per week for the first 2 years; 15-20 gallons twice a month for the 3rd year; as needed after 3 years (varies by soil, sun, and wind conditions).

Tree Care: Moderate. Early pruning needed to train a good shape; pruning needed less frequently with age.

Tolerance: Drought tolerant (once established), poor drainage, any soil, smog.

Special Considerations: Prefers sun. Does not tolerate strong, steady winds.

Notable Traits: Native to Australia. Low-maintenance street tree well adapted to harsh urban conditions. Disease and pest resistant.

*In San Francisco urban conditions, lower range for height and spread may be expected



More care info: www.sfdpw.org/trees

Source: Friends of the Urban Forest



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Selection of Trees

Lyonothamnus floribundus asplenifolius (Fernleaf Catalina Ironwood)

Character: Evergreen; irregular form; moderate canopy.

Size*: Small to Medium (Height: 20-35'; Spread: 15').

Growth Rate: Moderate.

Foliage: Dark green, narrow, deeply lobed leaves, 4-6" long, with fernlike leaflets, glossy above, gray and hairy below.

Flower/Fruit/Bark: Tiny white flowers in clusters 4-8" across, bloom June-September, persist year-round. Insignificant fruit. Rough, shredding red-brown bark.

Monthly Watering Needs: In general, 15-20 gallons per week for the first 2 years; 15-20 gallons twice a month for the 3rd year; as needed after 3 years (varies by soil, sun, and wind conditions).

Tree Care: Moderate. Early pruning needed to train to a good shape; pruning needed less frequently with age. Requires removal of suckers.

Tolerances: Drought tolerant (once established), sandy soil, salt air; steady, moderate winds; fog.

Special Considerations: Prefers sun or partial shade. Needs excellent drainage and performs best with less wind exposure. Prone to suckering. Chlorosis may develop if planted in heavy soil.

Notable Traits: Native to Catalina Island. Good street tree for coastal areas, as long as it has some wind protection.

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More care info: www.sfdpw.org/trees

Source: Friends of the Urban Forest



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Selection of Trees

Columnar Ginkgo (*Ginkgo biloba* 'Princeton Sentry')

Character: Deciduous; upright, narrowly conical form.

Size: Medium (Height: 40'; Spread: 20').

Growth Rate: Slow.

Foliage: Light green, fan-shaped leaves, 2-3" across. Fall foliage is golden yellow; tree is bare November-March.

Flower/Fruit/Bark: Insignificant flowers in March. All male cultivar; catkin-like pollen sacs, no fruit. Rough, light gray bark.

Monthly watering Needs: In general, 15-20 gallons per week for the first 2 years; 15-20 gallons twice a month for the 3rd year; as needed after 3 years (varies by soil, sun, and wind conditions).

Tree Care: Low. Early light pruning and staking to establish upright central leader. Water and keep staked and protected during first 5-10 years. Minimal pruning needed once properly trained. Keep lower branches on as long as possible for fastest growth.

Tolerances: Drought tolerant (once established), sandy soil, salt air, smog, fog, temperature extremes.

Special Conditions: Prefers sun. Does not tolerate strong, steady winds. Needs good drainage. Needs extra water in hot or windy conditions. Vulnerable to vandalism in early years due to slow growth.

Notable Traits: Native to China, very little native habitat left. Most trees sold at nurseries are male clones. Leaves used in Chinese herbal medicine. Can be used in bonsai.

Source: Friends of the Urban Forest

More care info: www.sfdpw.org/trees



Selection of Trees

Cassia leptophylla (Gold Medallion Tree)

Size: Height: 20-25'; Spread: 30'

Growth: Fast

Character: Evergreen, may be semi-deciduous; moderately dense, rounded canopy.

Foliage: Dark green, pinnately-compound leaves with 2-3" long leaflets.

Flower: 6-8" long spikes of bright yellow, 3" flowers throughout summer. May sporadically flower after main flowering.

Fruit: 12" long brown pod.

Bark: Slightly furrowed reddish-brown bark.

Watering: In general, 15-20 gallons per week for the first 2 years; 15-20 gallons twice a month for the 3rd year; as needed after 3 years (varies by soil, sun, and wind conditions).

Tree Care: Moderate. Requires regular pruning to shape when young.

Tolerance: Drought (once established); any soil; medium winds.

Special Considerations: Fruit may cause litter issues

Notable Traits: Native to Brazil. Stunning display of yellow flowers in summer.

*In San Francisco urban conditions, lower range for height and spread may be expected



More care info: www.sfdpw.org/trees

Source: Friends of the Urban Forest



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Selection of Trees

Phoenix dactylifera 'Zahidi' (Zahidi Date Palm)

Size: Height: 80'; Spread: 30'

Growth: Slow to Medium

Character: Evergreen, erect palm

Foliage: Holds a spherical crown of stiff waxy grey-green leaves

Flower: Yellow bowl shaped

Fruit: Yellow to reddish brown dates but will not produce edible fruits in our landscape due to the cooler temperatures.

Bark: Slender trunk, scarred with old leaf bases

Watering: Regular, Low once established

Tree Care: Low-Prune spent fronds

Tolerance: Drought (once established); any soil; medium winds.

Notable Traits: True date palm. Not susceptible to fusarium wilt.

*In San Francisco urban conditions, lower range for height and spread may be expected



More care info: www.sfdpw.org/trees



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