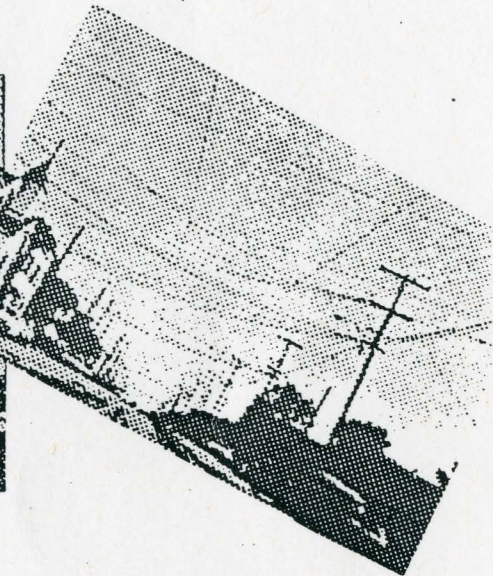
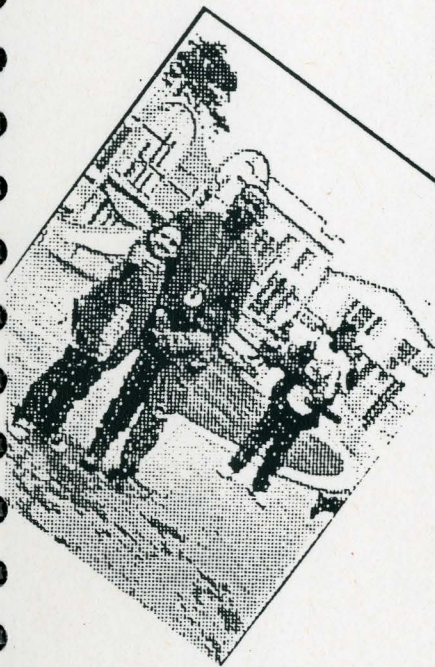
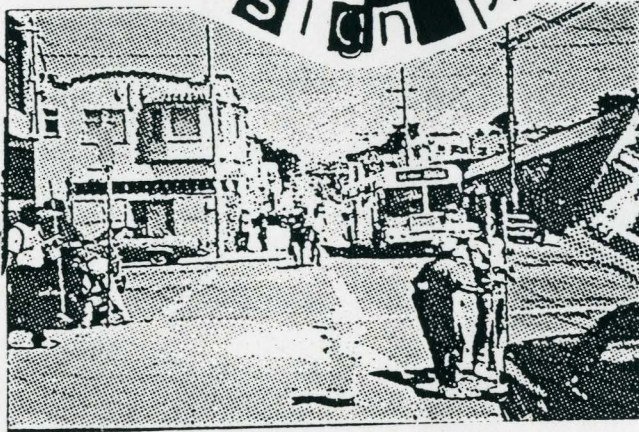


Neighborhood Analysis Prototype

Prepared for the Planning Department of the
City and County of San Francisco

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REFERENCE



California Polytechnic State University, San Luis Obispo
San Francisco Urban Design Internship Program Spring 1997

Urban Design Interns:

John Kanakaris

Dat Quoc Le

Jose Vargas

Planning Department Project Captain:

Susana Montana, Manager, Long Range Planning

Cal Poly Project Director:

Professor Sandy Miller, AIA



Prepared for the Planning Department of the City and County of San Francisco
Cal Poly State University, San Luis Obispo
San Francisco Urban Design Internship Program-Spring 1997-Arch 453

Urban Design Interns:
John Kanakaris - Dat Quoc Le - Jose Vargas

Acknowledgment

Both urban planning and education are cooperative efforts. They both require significant contributions by public and private enterprises, as well as commitment on the part of dedicated individuals to guarantee success. Therefore, it is with sincere gratitude that the group of the OMI give our thanks to the following people who gave their advice and encouragement during this project. They have not only contributed to this brochure and our education, but continue to put forth their best efforts to ensure that planning in San Francisco City and County continues to meet the changing needs of its residents.

Gerald G. Green, Planning Director
Professor Sandy Miller, AIA, Urban Internship Director, Cal Poly, SLO
City and County of San Francisco Planning Department:
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Amit Gosh, Manager, Long Range Planning
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Roger O. Herrera, Planner
David Lindsay, Planner
Evan S. Rose, Planner
Peter Albert, Planner
Jim Bergdohl, Planner
Lulu, Mabelitini, Planner
Cheryl Parker, Economic Specialist, South of Market Foundation



NEIGHBORHOOD

PROFILE

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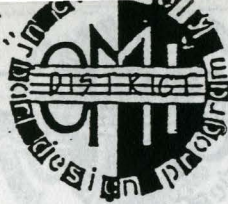


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NEIGHBORHOOD

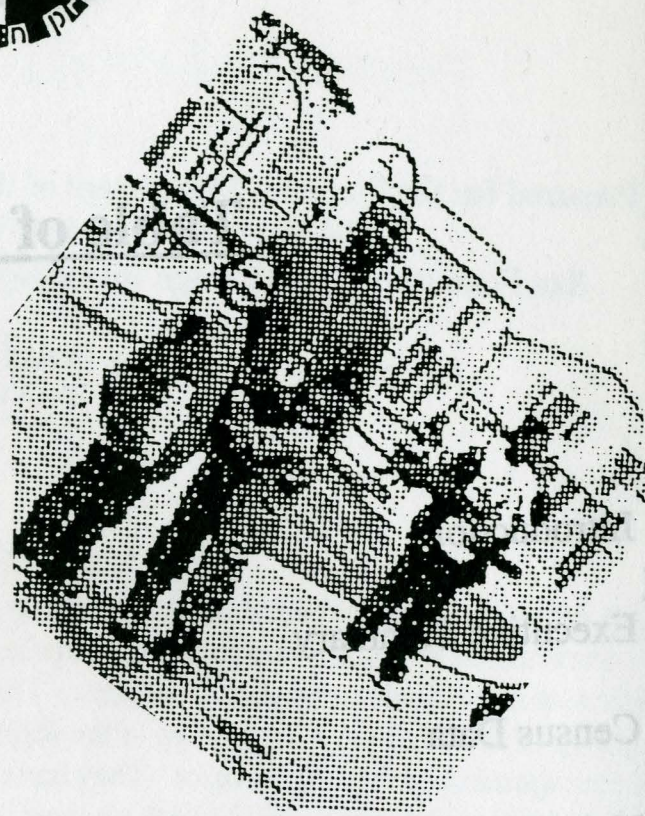
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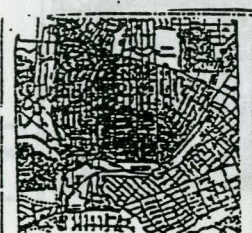
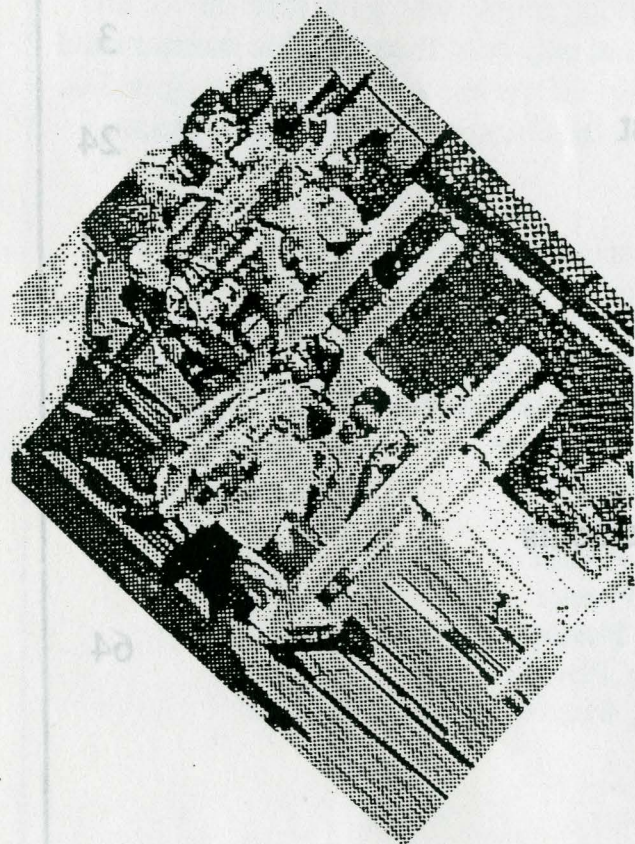


Introduction

The purpose of this study was to develop criteria by which a neighborhood can be evaluated. The study group attempted to discover identifying characteristics, issues, and opportunities present in a given district. Identifying descriptors which could be easily discerned upon visual inspection of a district was the first set of criteria in the evaluation. This developed criteria for evaluating the neighborhood based on the descriptor ratings will eventually be the guide for neighborhood planners in their evaluations of new proposals.



The study undertaken encompasses a portion of the established OMI district which comprises of Oceanview, Merced Heights and Ingleside. For this report Merced Heights, and Oceanview will be examined at a closer degree but for the sake of clarity the report will address the issues and findings as OMI. The present study area is bounded by Holloway/Lakeview on the Northern edge, Brotherhood Way and freeway 280 make up the South end borders, 19th and Beverly encase the Western portion while San Jose Avenue closes the ring to the East. The census tracts included are: 313 and 314. These neighborhoods are predominately single family dwellings with a small proposition of commercial scattered about the neighborhoods.



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Executive Summary

Located in San Francisco's southwest corner, OMI faces issues common to many urban neighborhoods. A long standing middle-class neighborhood formed in the early 1960's OMI's very own Merced Heights is one of the city's highest hills resting 500 feet above sea level.

OMI residents have at their disposal two branches of the San Francisco Library system; Ingleside and Oceanview. Recreational facilities include Oceanview Recreation Center which contains playing fields, gym, playground and other facilities; and Brooks Park which is a natural open space providing sweeping views of the Ocean and surrounding areas. OMI is home to two public elementary schools and two public middle schools with several private schools scattered about. A great advantage to the neighborhood is its placement between the four-year San Francisco State University and City College of San Francisco.

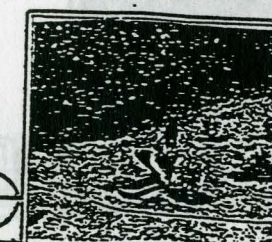
Nearby major thoroughfares Interstate 280 and 19th Avenue funnel traffic to downtown, the Bay and Golden Gate Bridges and the Peninsula. Transit services are provided by two San Francisco MUNI streetcar lines and several bus line; BART and Sam Trans are also available nearby.

Present Day

OMI with its changing demographics over the years has been overlooked by funding by the city and has seen of late an increase of crime and drug activity. OMI now faces disenfranchised teens, and young adults and a dearth of constructive activities for them, families and seniors at risk, and a lack of basic services commonly found in other neighborhoods.

Because of several factors-such as its lack of an industrial base, decreasing home values, lack of political activism until recently, and distance from City Hall-- the OMI has never been the recipient of much in the way of local, state or federal community, economic development, planning, or redevelopment funds.

With the arrival of crack cocaine in the mid 1980's has had a severe impact on the community. Along with the crack came increased drug-related crime such as the inhabitation of homes by crack producers, proliferation of violent assault among youth, thefts and robberies, and, periodically, interracial tensions. These activities have disrupted neighborhood life and family stability, making many OMI residents afraid to leave their homes. Drug related crime has been exacerbated by a high unemployment rate among teenagers and young adults and a lack of social, health and other public services. Because of the extreme nature of the problems associated with crack, it began to unite the residents to start addressing problems directly and indirectly associated with drugs.



NEIGHBORHOOD

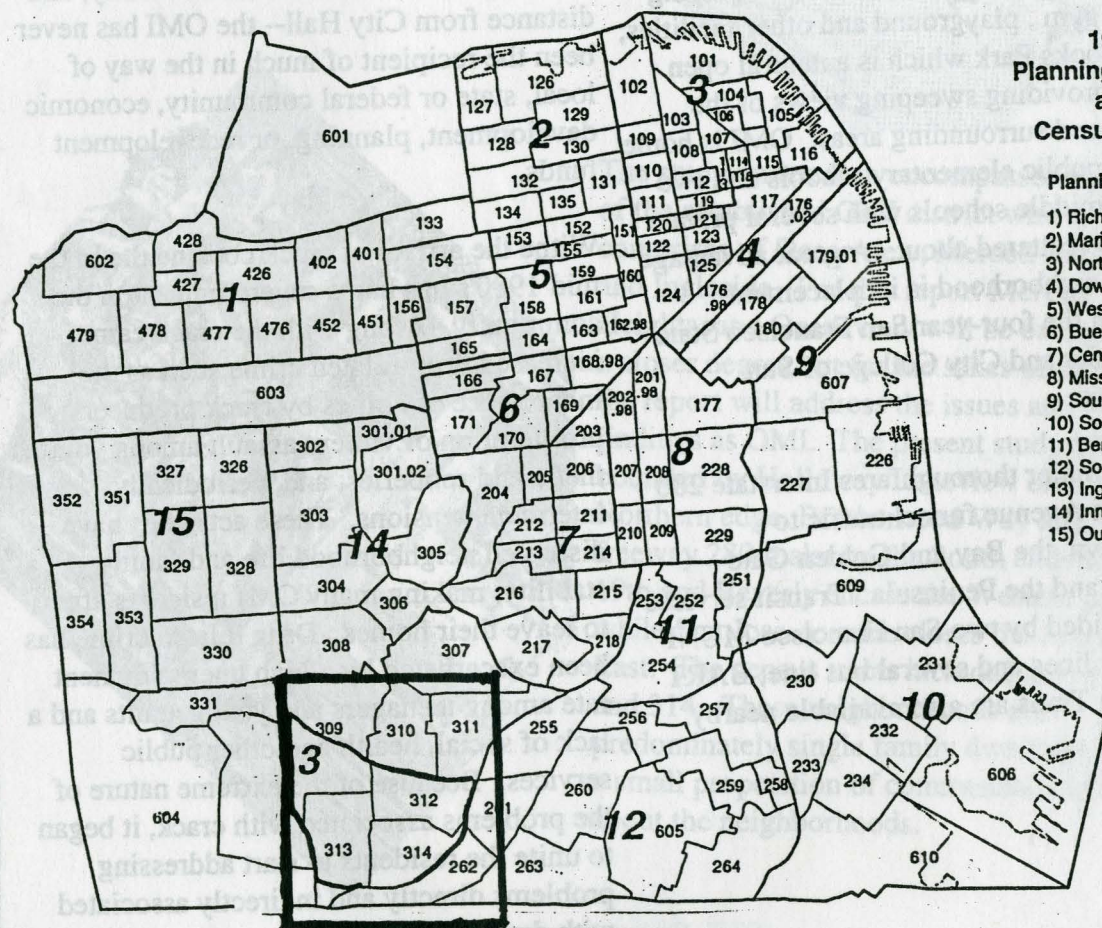
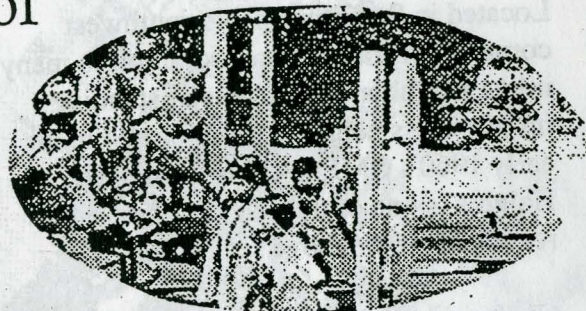
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1990 Census Report Figures for the Neighborhood of

OMI



1990
Planning Districts
and
Census Tracts

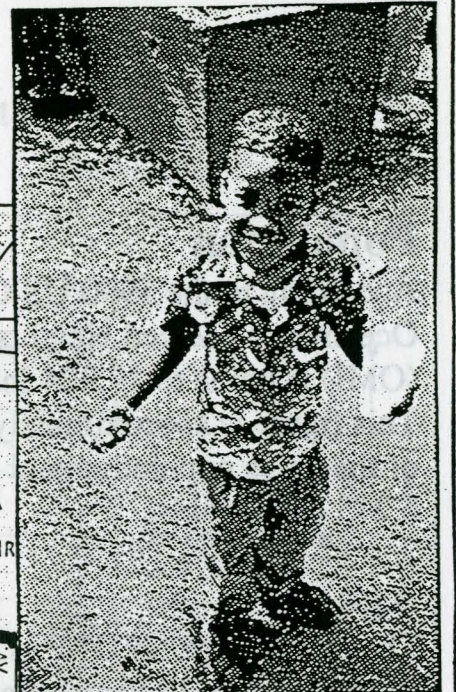
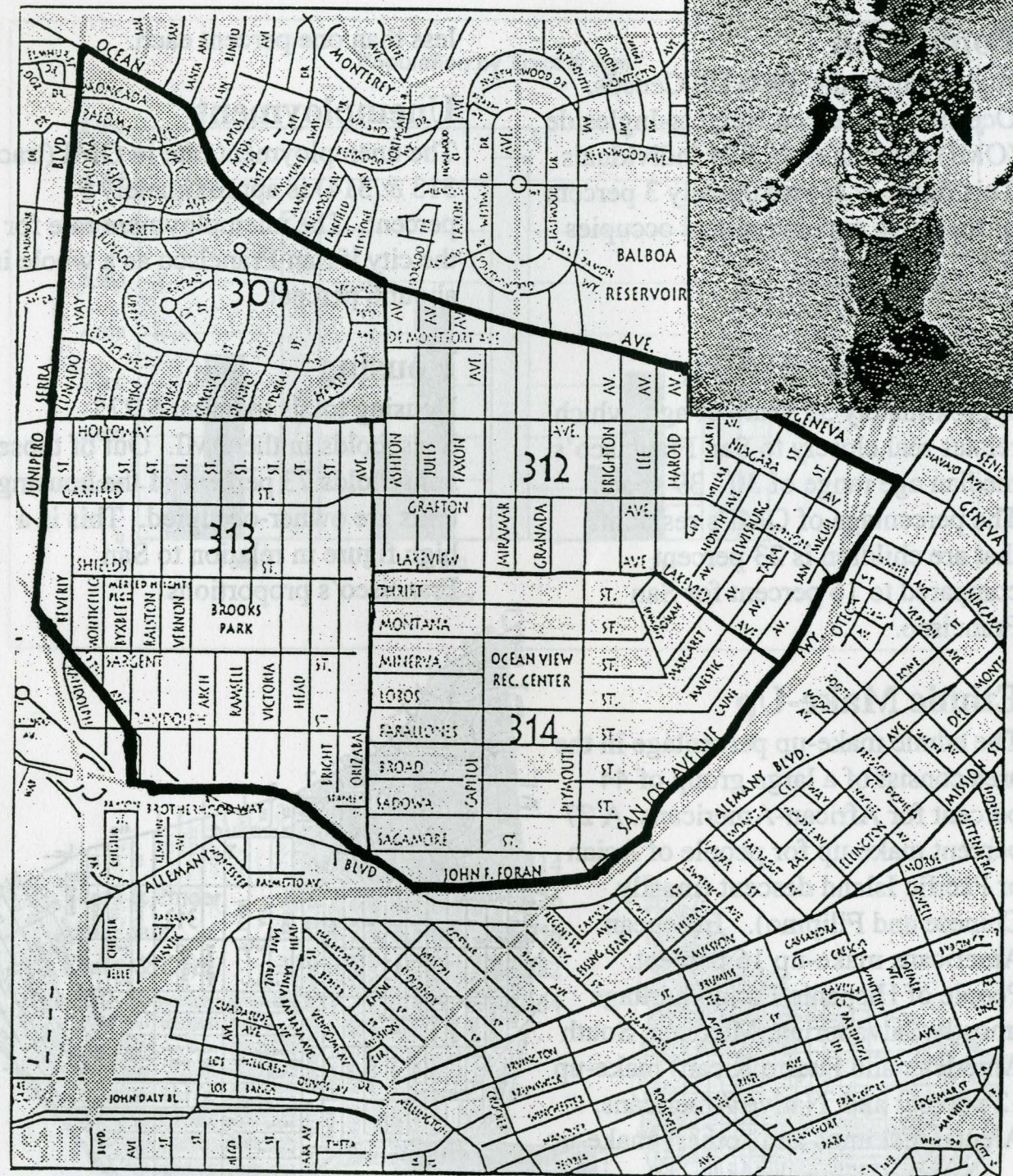
Planning Districts

- 1) Richmond
- 2) Marina
- 3) Northeast
- 4) Downtown
- 5) Western Addition
- 6) Buena Vista
- 7) Central
- 8) Mission
- 9) South of Market
- 10) South Bayshore
- 11) Bernal Heights
- 12) South Central
- 13) Ingleside
- 14) Inner Sunset
- 15) Outer Sunset



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Demographic Characteristics

Population

According to the 1990 US Census, Oceanview-Merced Heights-Ingleside (OMI) is home to 19,924 individuals. This figure is approximately 3 percent of the city's population and occupies 6,275 households.

Age

The median age for OMI is approximately 35 years of age, which relates real closely to San Francisco's median age range of 30 - 39 years. The percentage of OMI's residents that are children is 23 percent compared to 16 percent for San Francisco.

Ethnic Make-Up

The ethnic make-up percentage in the area consists of a large group of 44 percent for African-Americans. A 27 percent make-up for people of Asian or Pacific Island descent (mostly Chinese and Filipino). European Americans make-up 16 percent. People of Hispanic/Latino heritage (mostly Salvadorian, Mexican, South American and Puerto Rican) make-up 12 percent and Native Americans, Aleuts, Eskimos and "other" make-up

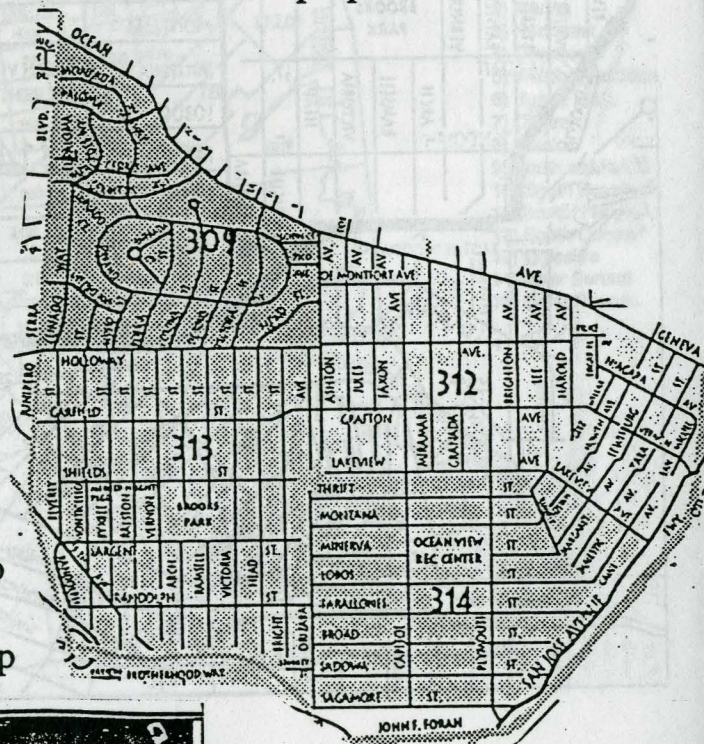
less than one percent each.

Unemployment

The unemployment rate in OMI (tracts 313 & 314) is approximately 9 percent. The unemployment rate for the city of San Francisco as a whole is about 6 percent.

Housing

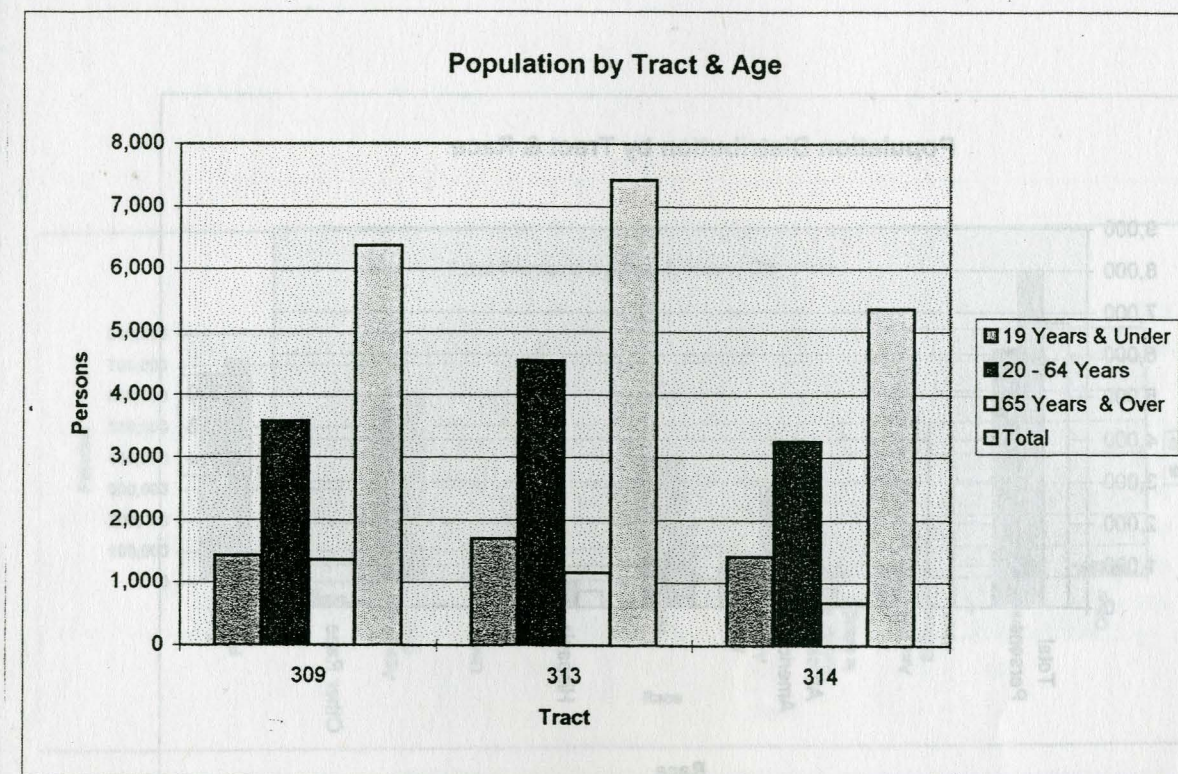
Housing totals to about 6,275 households in the OMI. Out of those households 73 percent of the housing units are owner-occupied. This is a high figure in relation to San Francisco's proportions.



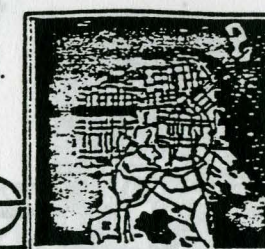
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1990 Population Distribution by Age



	309	313	314
19 Years & Under	1,429	1,707	1,426
20 - 64 Years	3,578	4,546	3,256
65 Years & Over	1,366	1,169	682
Total	6,373	7,422	5,364

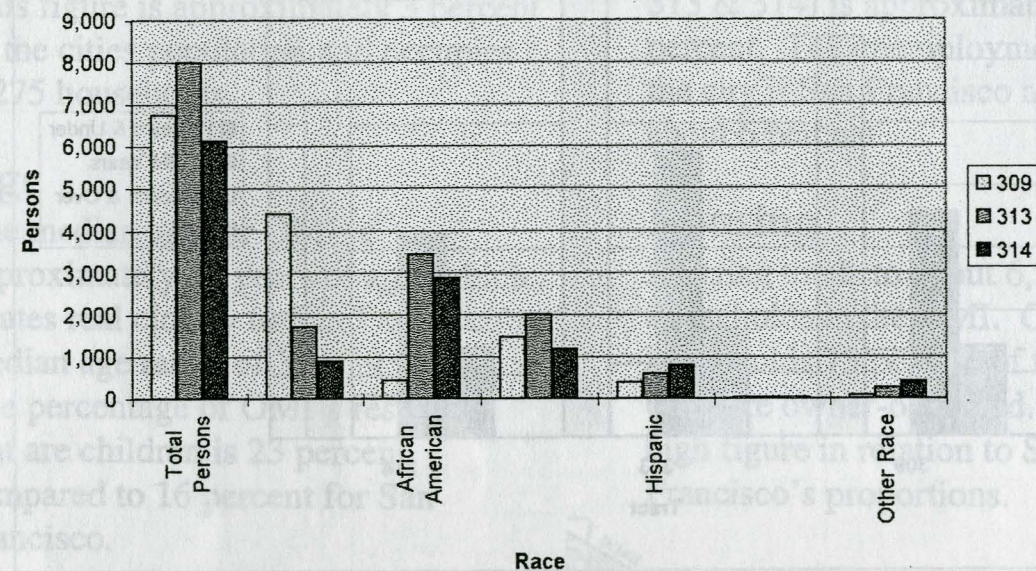


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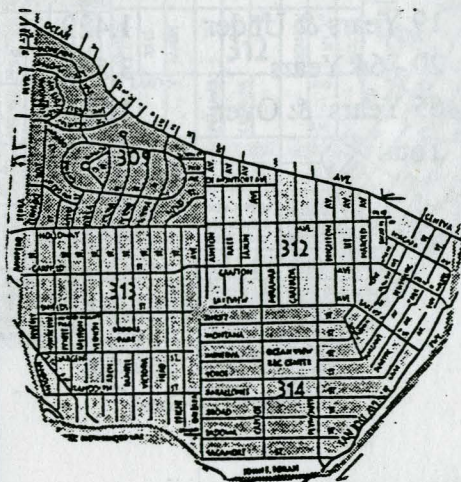


1990 Population Distribution by Race

Population Distribution by Tract & Race



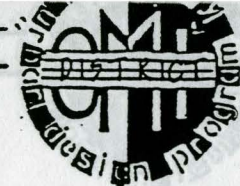
	309	313	314	Total
Total Persons	6,749	8,009	6,144	20,902
White	4,389	1,714	905	7,008
African American	438	3,436	2,851	6,725
Asian/Pacific Islander	1,457	1,993	1,178	4,628
Hispanic	376	587	780	1,743
American Indian, Eskimo, Aleut	16	23	19	58
Other Race	73	256	411	740



NEIGHBORHOOD

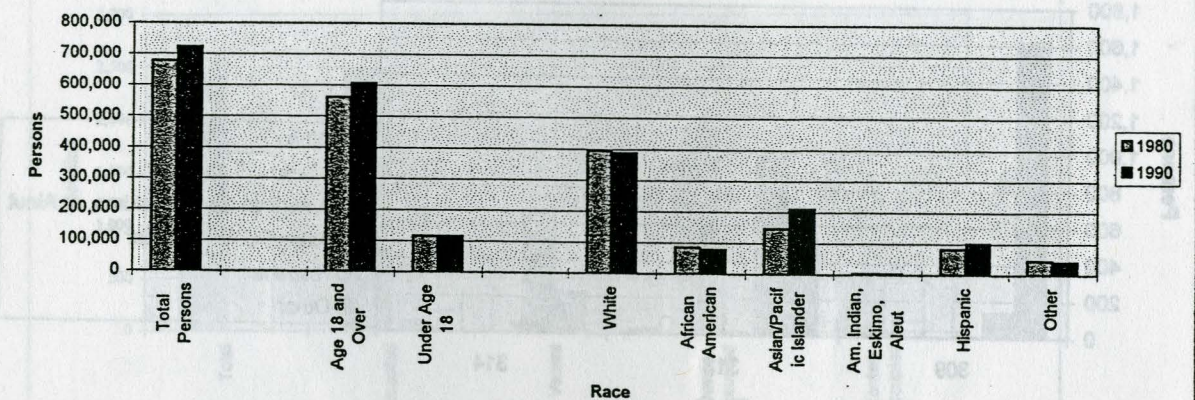
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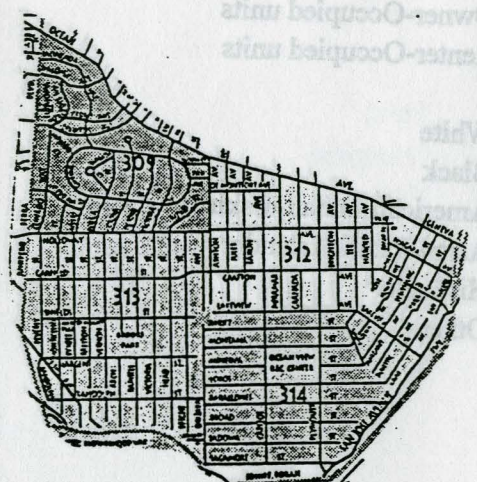


1990 Population Distribution by Age & Race, Citywide

Total Persons by Age & Race, Citywide



	1980	1990	% Change
Total Persons	678,974	723,959	6.63%
Age 18 and Over	562,363	607,076	7.95%
Under Age 18	116,611	116,883	0.23%
White	395,081	387,783	-1.85%
African American	86,414	79,039	-8.53%
Asian/Pacific Islander	147,426	210,876	43.04%
Am. Indian, Eskimo, Aleut	3,548	3,456	-2.59%
Hispanic	83,373	100,717	20.80%
Other	46,505	42,805	-7.96%



NEIGHBORHOOD

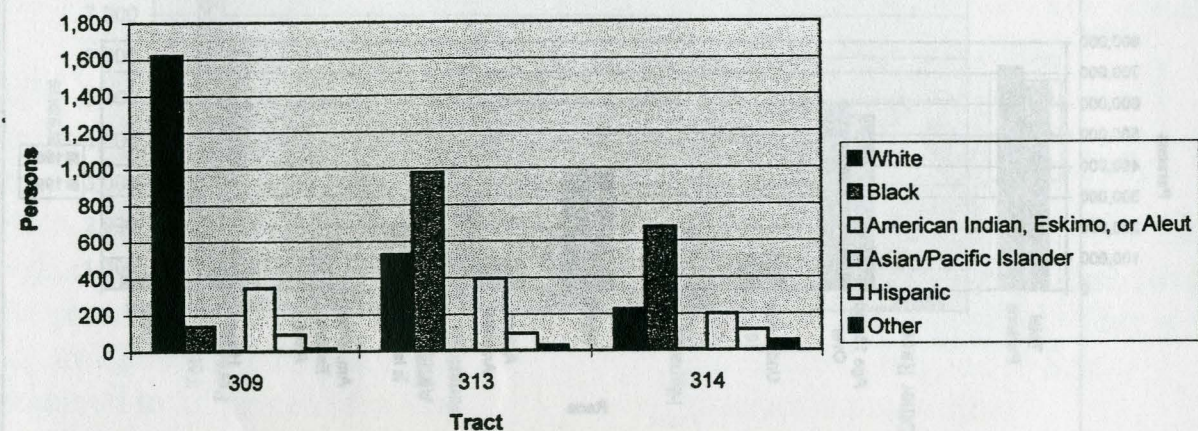
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Housing Tenure by Race

Housing Tenure by Race

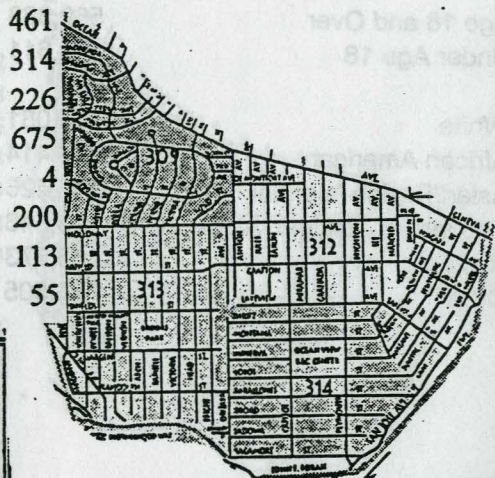


Occupied housing units
Owner-Occupied units
Renter-Occupied units

	309	313	314
Occupied housing units	2,311	2,494	1,621
Owner-Occupied units	2,217	1,935	1,160
Renter-Occupied units	184	559	461

White
Black
American Indian, Eskimo, or Aleut
Asian/Pacific Islander
Hispanic
Other

	309	313	314
White	1,622	530	226
Black	138	977	675
American Indian, Eskimo, or Aleut	4	3	4
Asian/Pacific Islander	347	396	200
Hispanic	92	94	113
Other	16	29	55



NEIGHBORHOOD

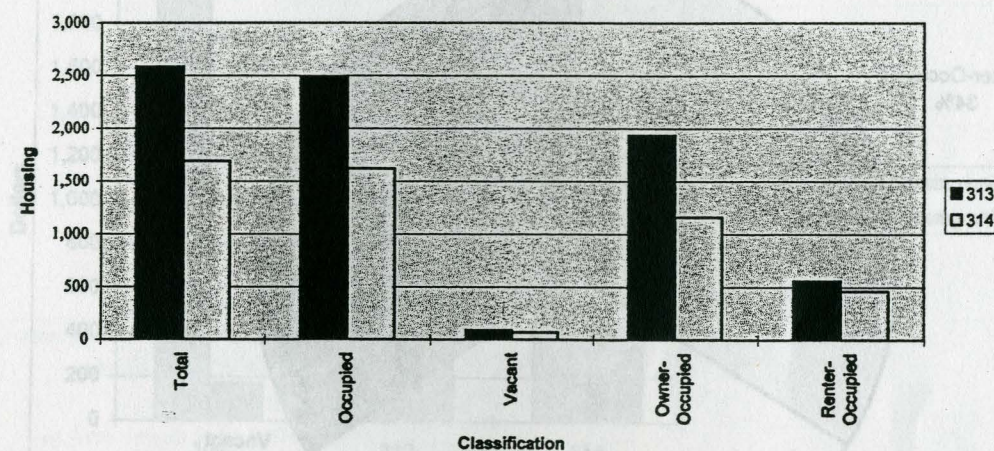
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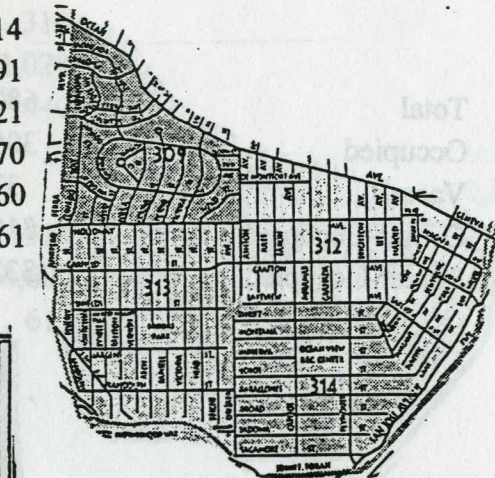
1990 Housing Characteristics

1990 Housing Characteristics by Tract



Total
Occupied
Vacant
Owner-Occupied
Renter-Occupied

	313	314
Total	2,584	1,691
Occupied	2,494	1,621
Vacant	90	70
Owner-Occupied	1,935	1,160
Renter-Occupied	559	461



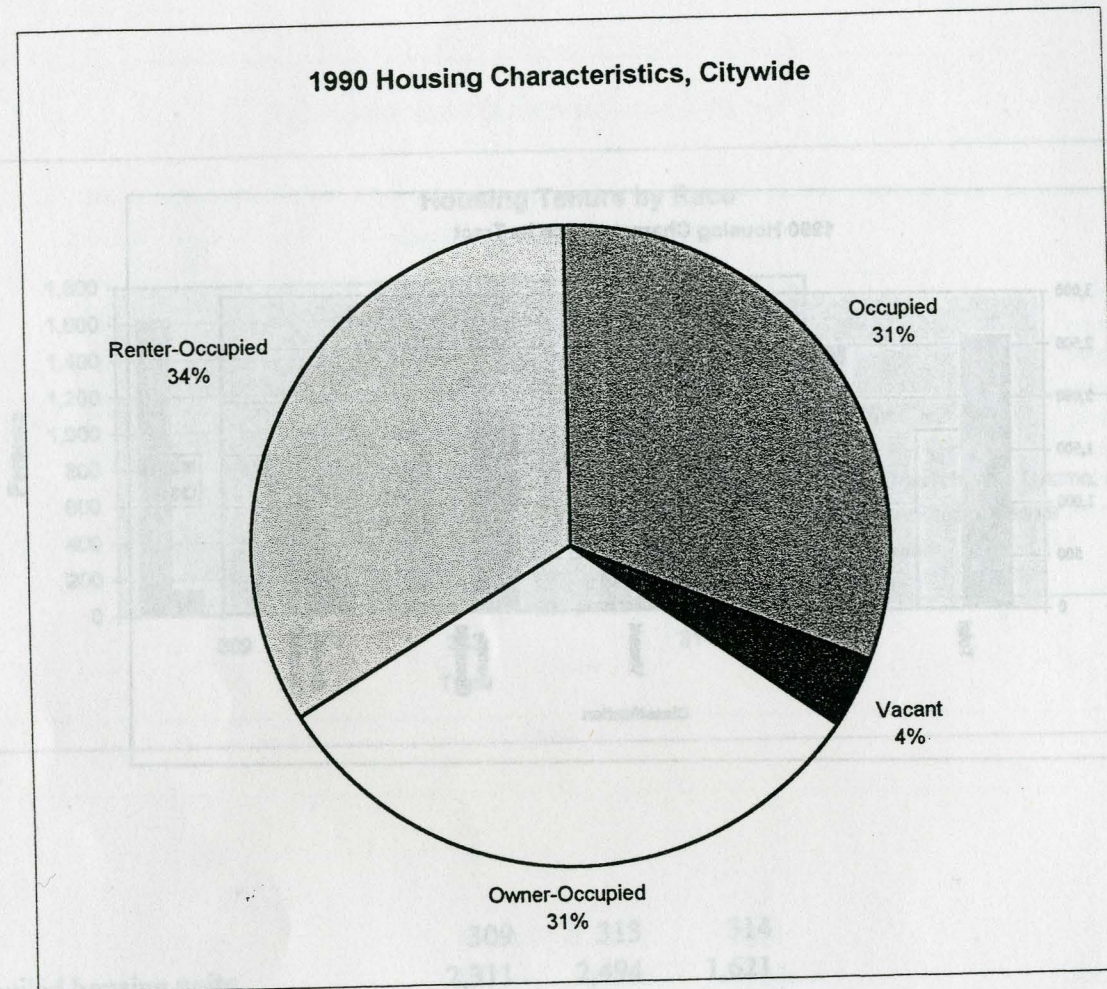
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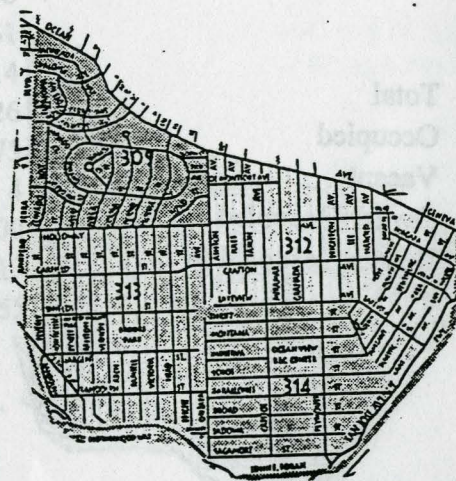
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1990 Housing Characteristics, Citywide



Total	680,010
Occupied	305,584
Vacant	37,506
Owner-Occupied	310,040
Renter-Occupied	332,464



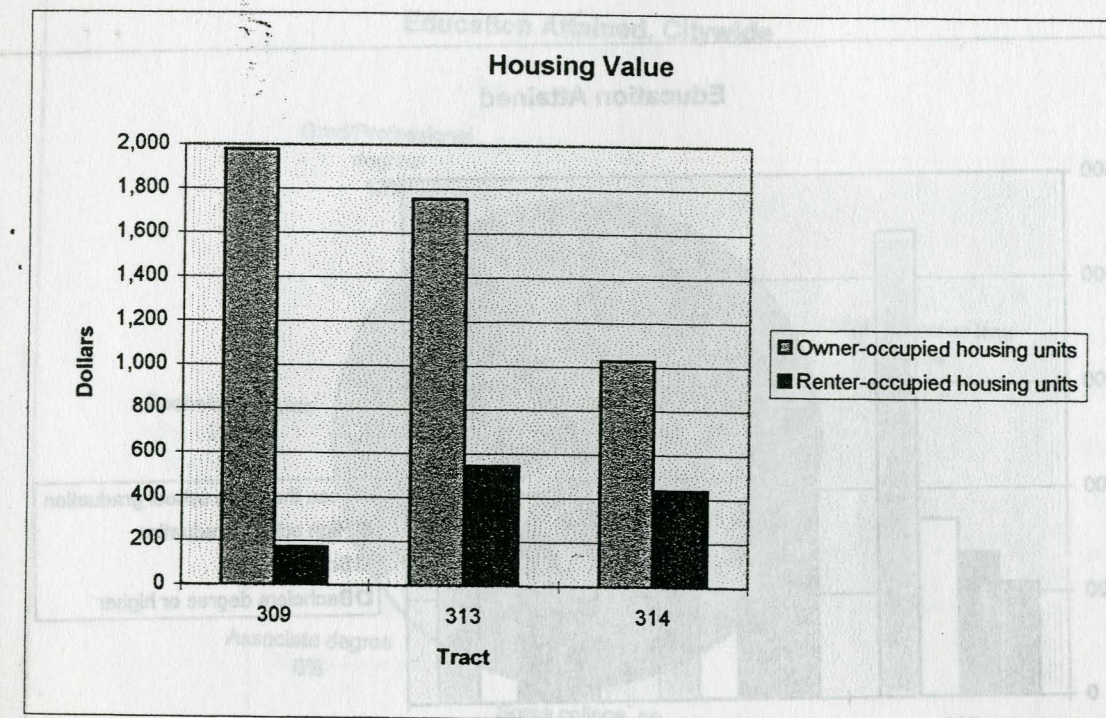
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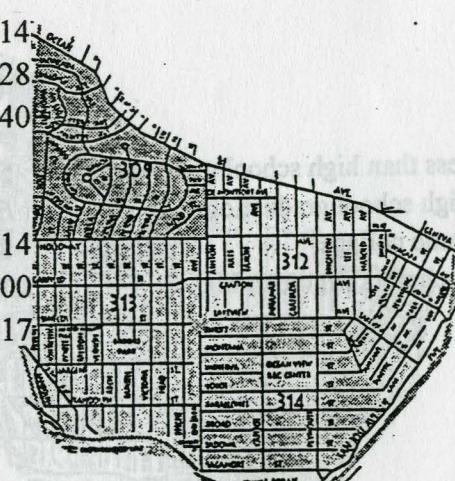
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Housing Value



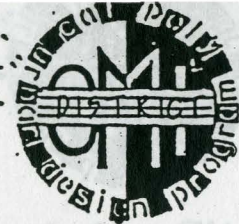
	309	313	314
Owner-occupied housing units	1,979	1,757	1,028
Renter-occupied housing units	174	548	440
Owner median value (dollars)	469,300	242,300	220,600
Median contract rent	1,000+	740	617



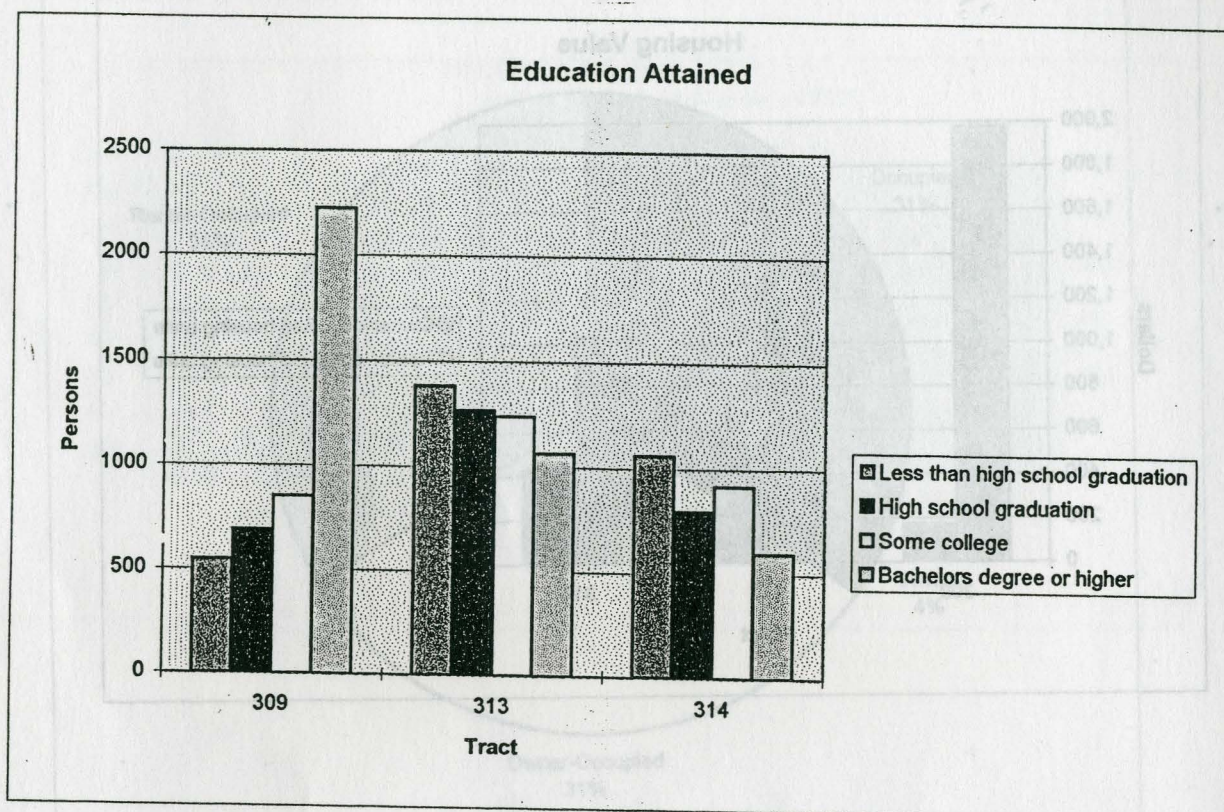
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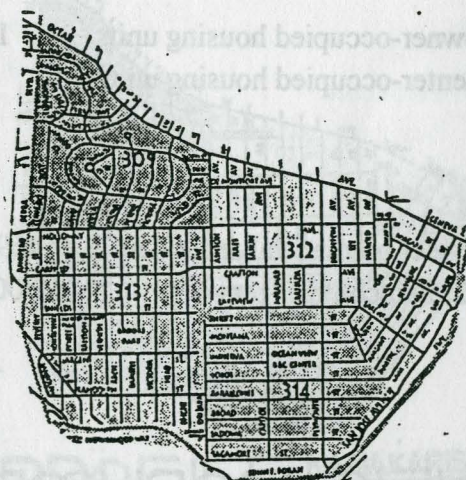
12



Highest Level of Education Attained



	309	313	314
Less than high school graduation	549	1,386	1,064
High school graduation	692	1,272	801
Some college	852	1,244	920
Bachelors degree or higher	2,225	1,071	600



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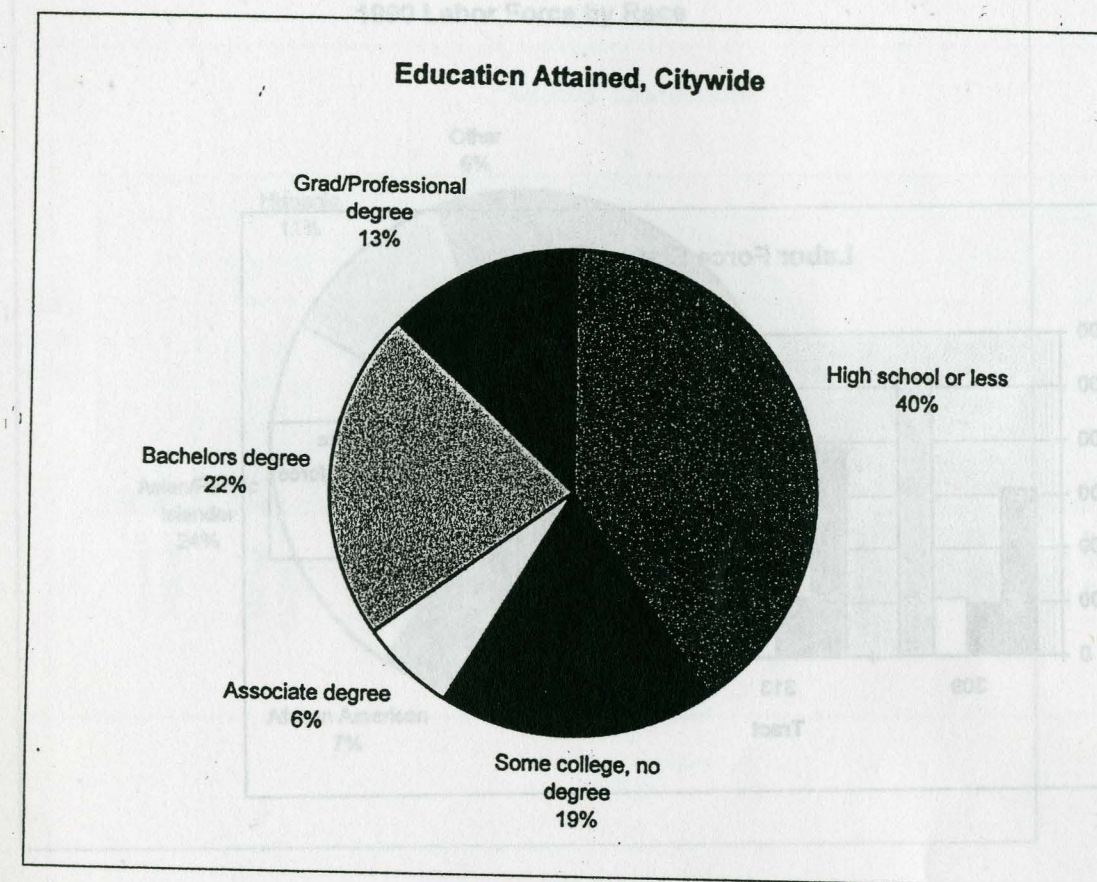


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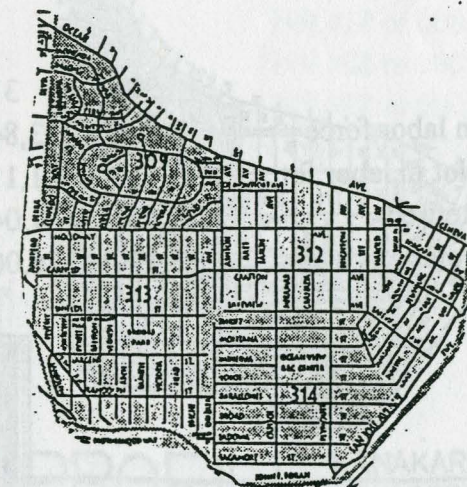
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1990 Education Attained, Citywide



High school or less	40.19%
Some college, no degree	18.56%
Associate degree	6.21%
Bachelors degree	22.08%
Grad/Professional degree	12.96%



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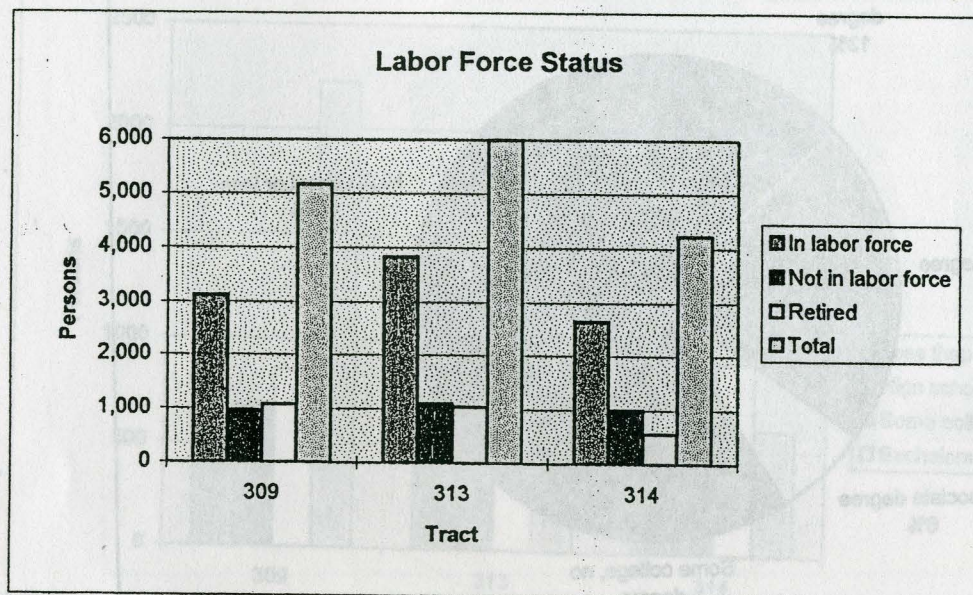


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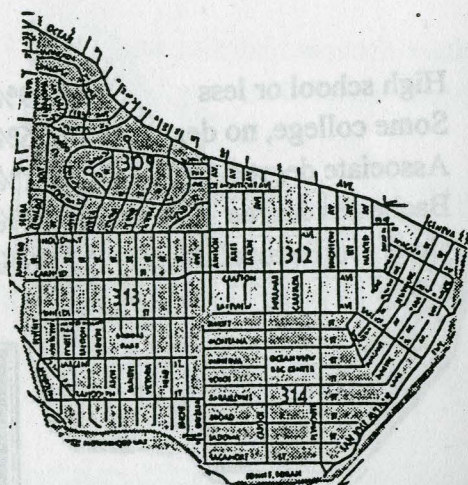
14



1990 Labor Force Status



	309	313	314
In labor force	3,126	3,842	2,657
Not in labor force	963	1,112	1,013
Retired	1,081	1,046	562
Total	5,170	6,000	4,232



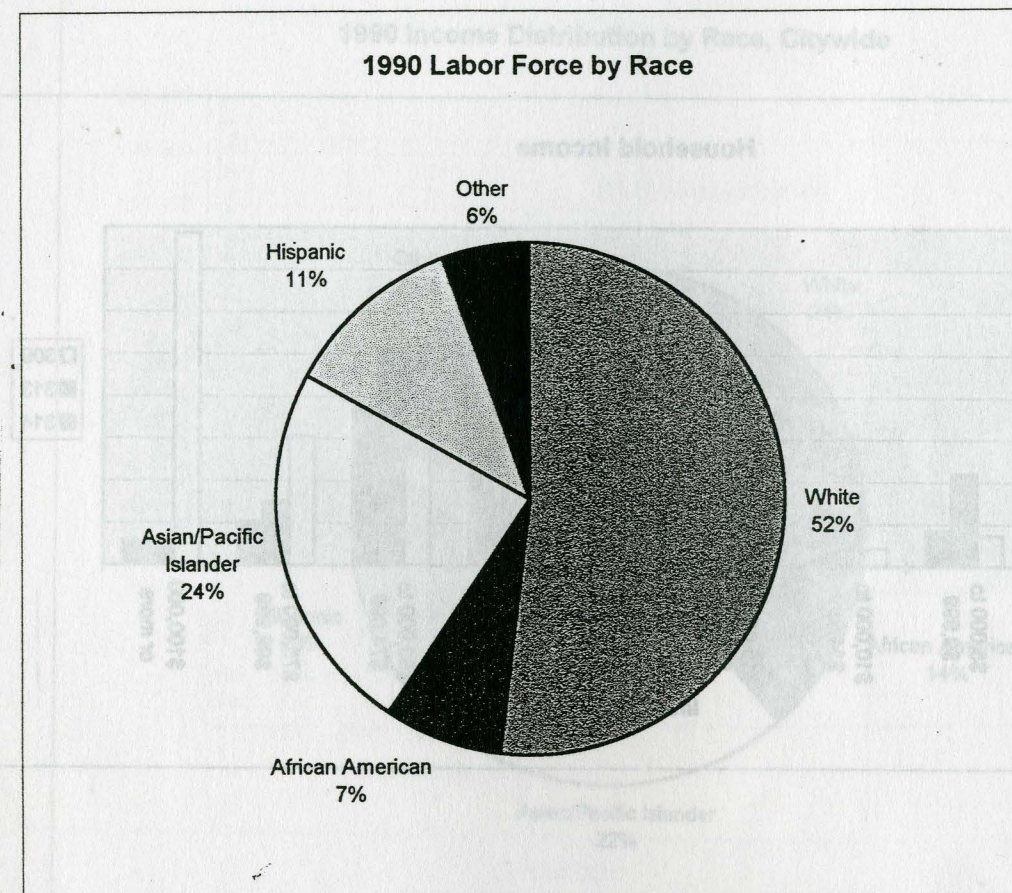
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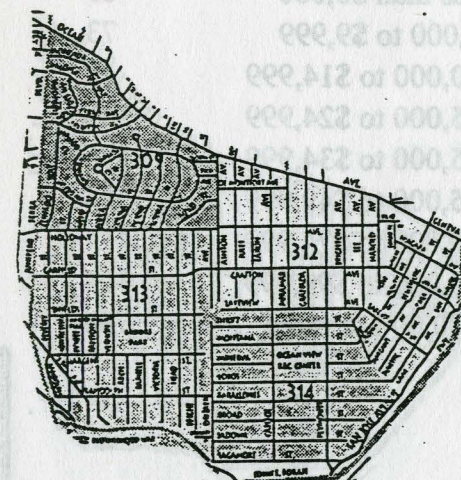


1990 Labor Force Composition by Race, Citywide



Total	412,342	100%
White	241,213	58.50%
African American	34,810	8.44%
Asian/Pacific Islander	110,488	26.80%
Hispanic	52,918	12.83%
Other	25,831	6.26%

City resident who work in the city	293,209	71.11%
---------------------------------------	---------	--------

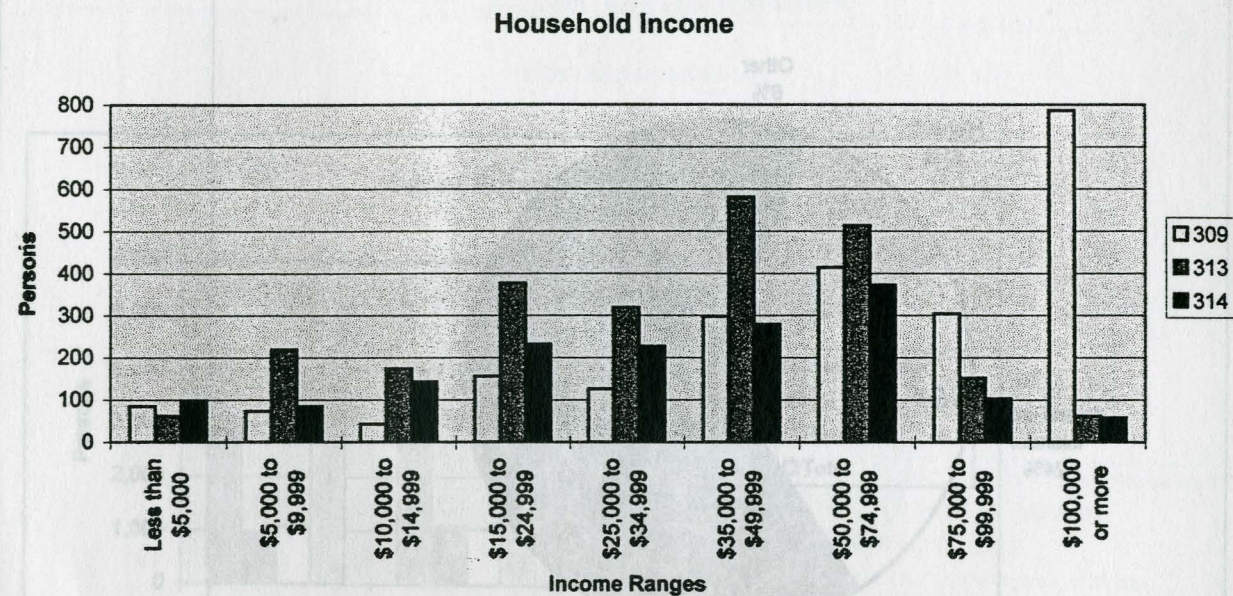


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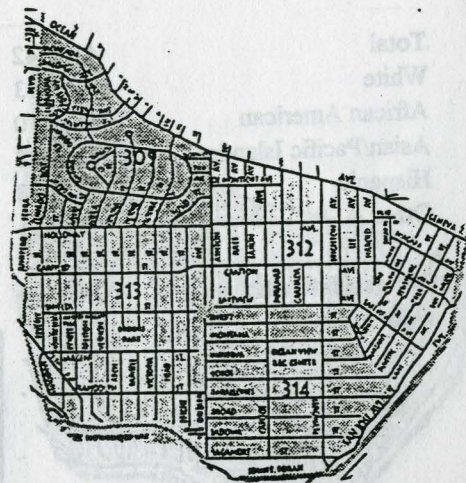
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1989 Household Income



	309	313	314
Less than \$5,000	85	62	99
\$5,000 to \$9,999	73	219	85
\$10,000 to \$14,999	43	174	143
\$15,000 to \$24,999	156	377	232
\$25,000 to \$34,999	126	319	227
\$35,000 to \$49,999	298	581	279
\$50,000 to \$74,999	414	513	372
\$75,000 to \$99,999	304	152	103
\$100,000 or more	786	62	58



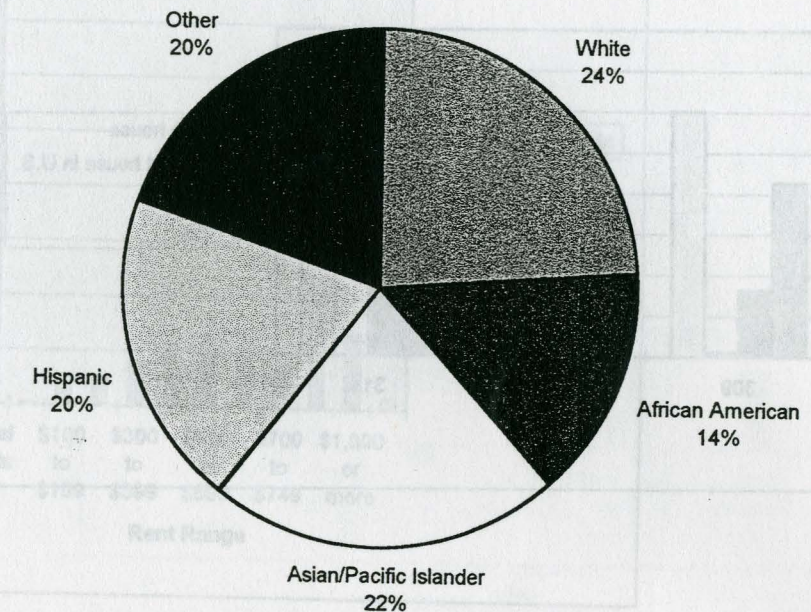
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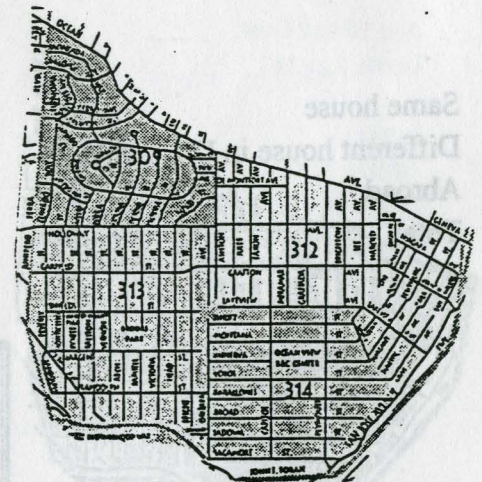
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1990 Income Characteristics by Race, Citywide

1990 Income Distribution by Race, Citywide



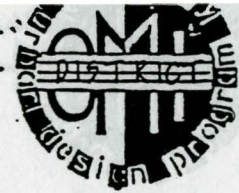
	Median
All races	\$33,413
White	\$36,146
African American	\$21,857
Asian/Pacific Islander	\$33,146
Hispanic	\$30,034
Other	\$29,654



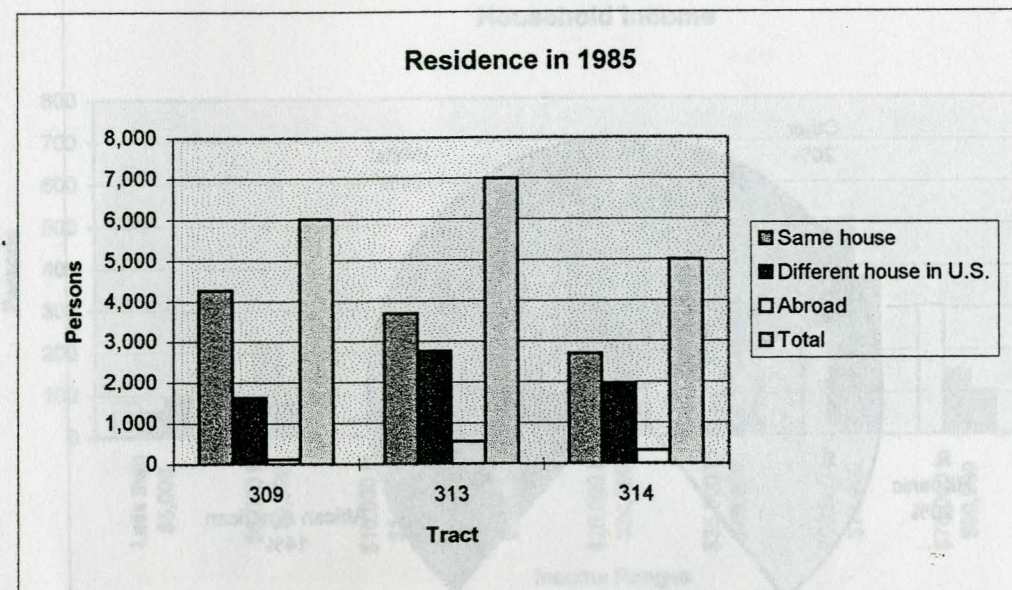
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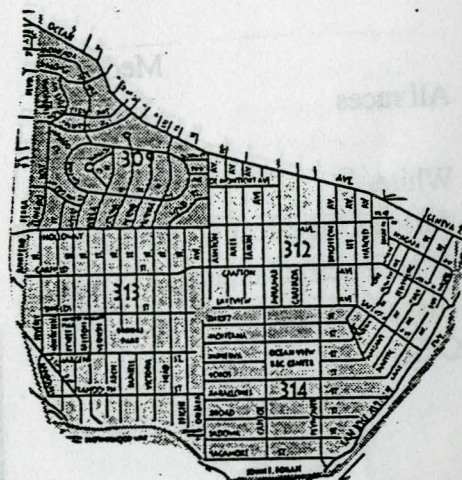
18



Residence in 1985



	309	313	314
Same house	4,265	3,687	2,702
Different house in U.S.	1,629	2,766	1,976
Abroad	113	551	333
Total	6,007	7,004	5,011



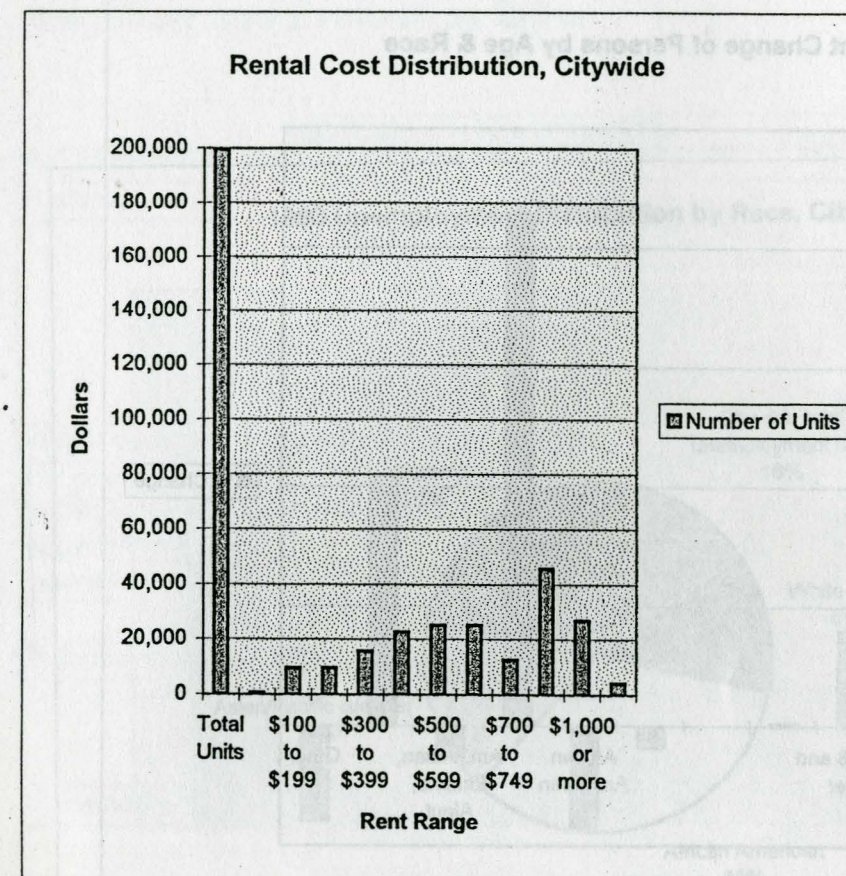
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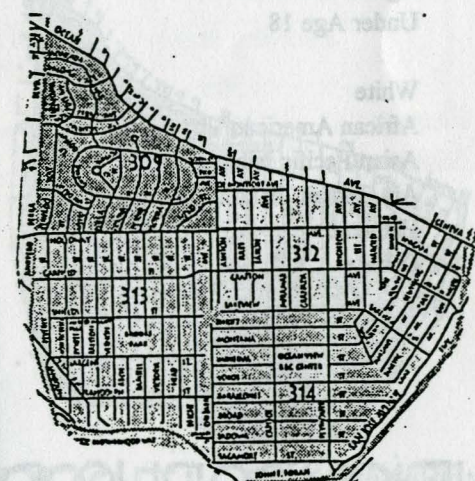
19



1990 Rental Cost, Citywide



	Number of Units	Percentage Citywide
Total Units	199,605	100%
Less than \$100	793	0.40%
\$100 to \$199	9,757	4.89%
\$200 to \$299	9,732	4.88%
\$300 to \$399	15,939	7.99%
\$400 to \$499	22,694	11.37%
\$500 to \$599	25,391	12.72%
\$600 to \$699	25,257	12.65%
\$700 to \$749	12,578	6.30%
\$750 to \$999	45,956	23.02%
\$1,000 or more	27,152	13.60%
No cash rent	4,356	2.18%



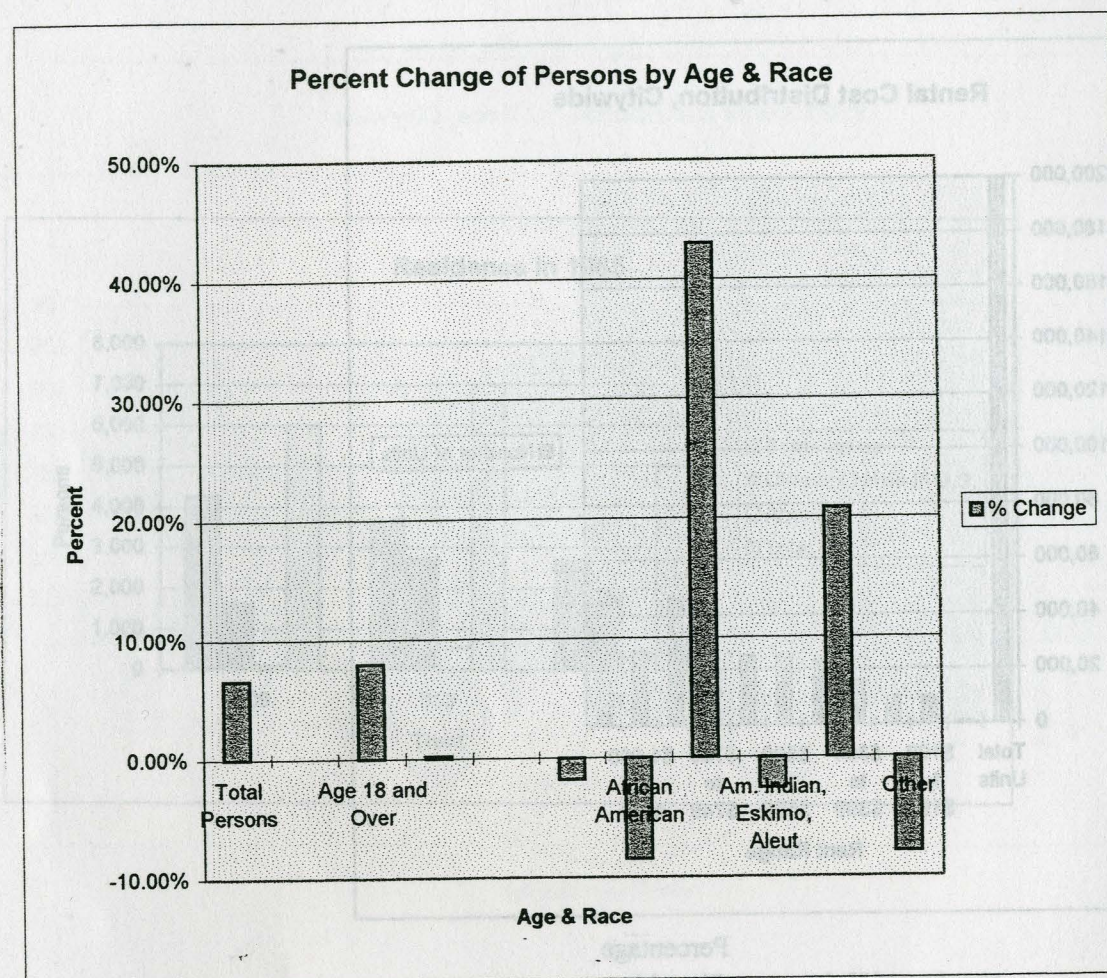
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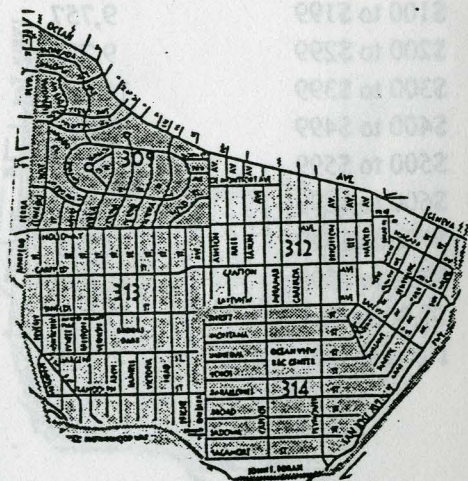
20



1980 to 1990 Population Change, Citywide



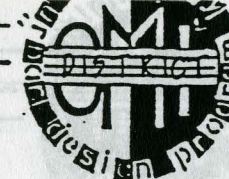
	% Change
Total Persons	6.63%
Age 18 and Over	7.95%
Under Age 18	0.23%
White	-1.85%
African American	43.04%
Asian/Pacific Islander	-2.59%
Am. Indian, Eskimo, Aleut	20.80%
Hispanic	-7.96%
Other	



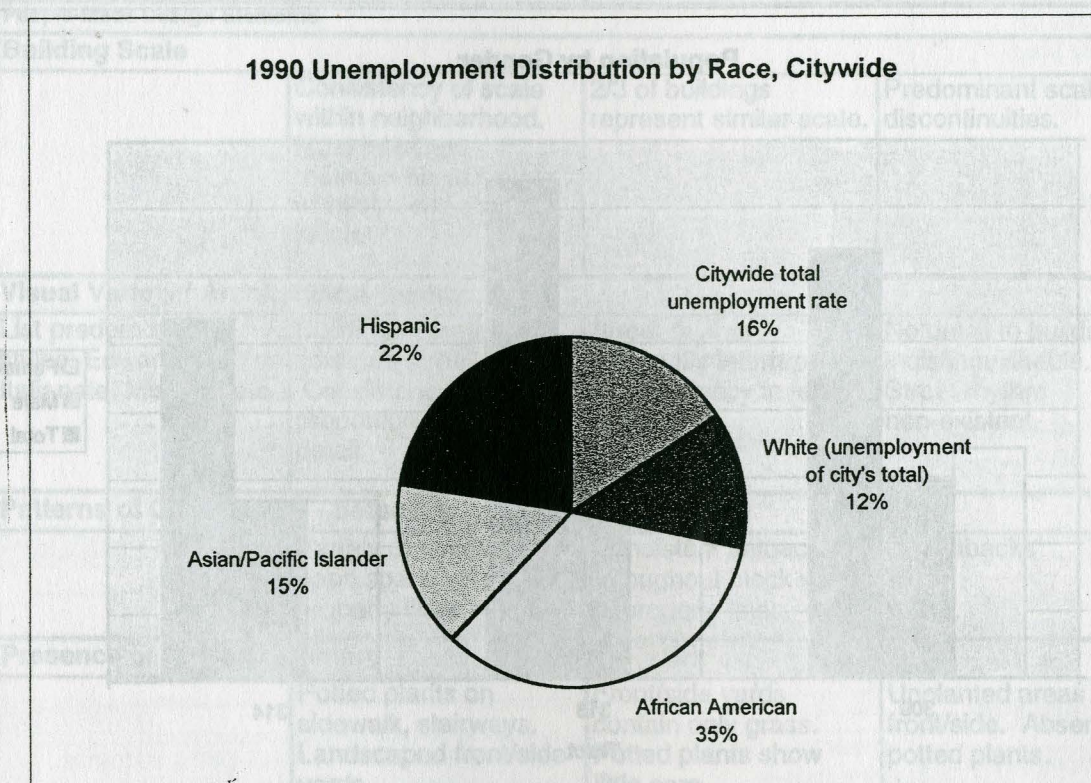
NEIGHBORHOOD

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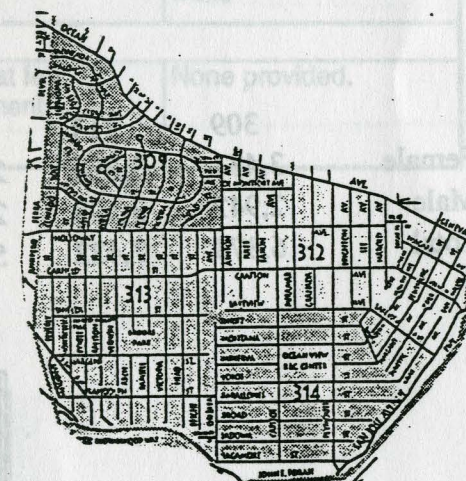
21



1990 Unemployment Distribution by Race, Citywide



Citywide total unemployment rate	6.30%
White (unemployment of city's total)	4.90%
African American	13.50%
Asian/Pacific Islander	6.10%
Hispanic	8.90%



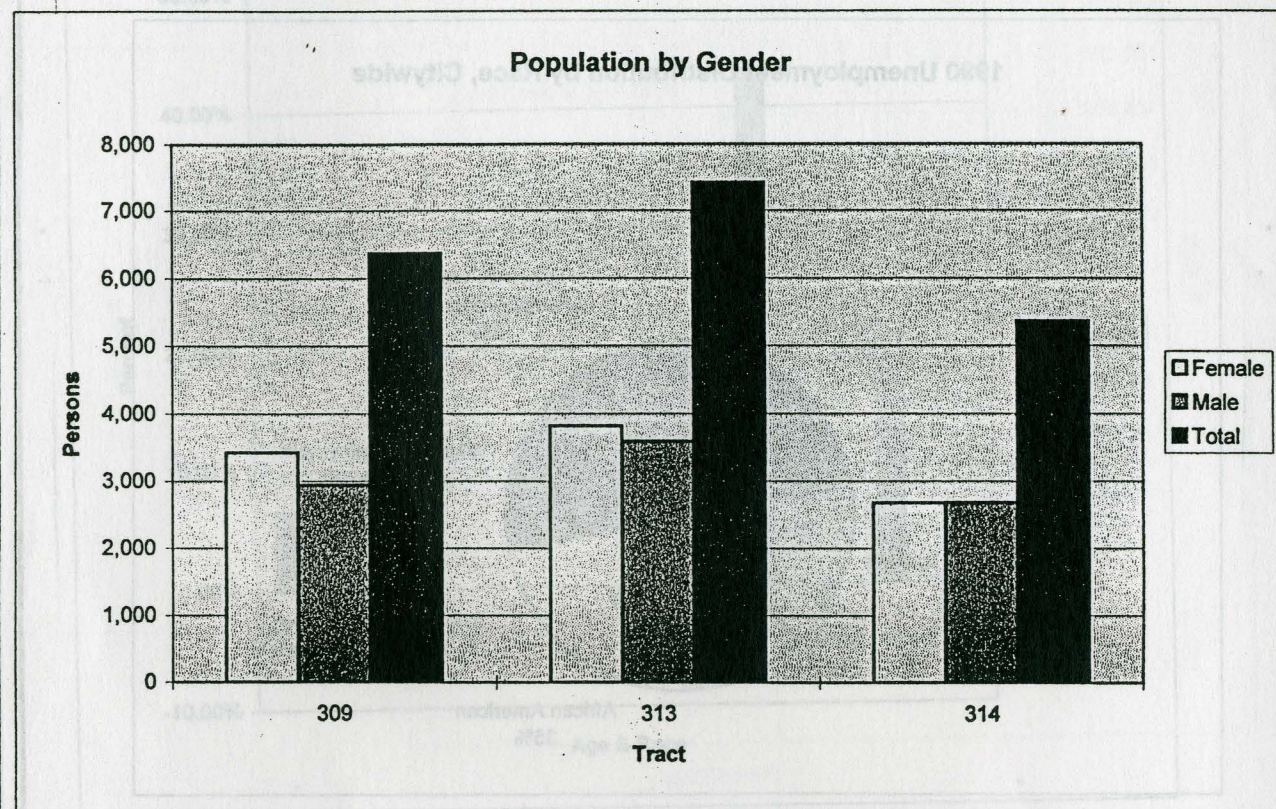
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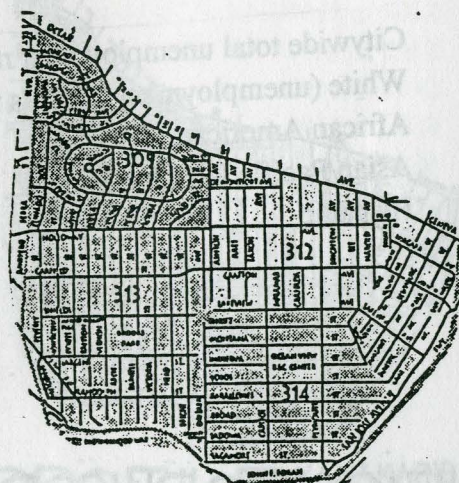
22



1990 Population Distribution by Gender



	309	313	314
Female	3,431	3,824	2,677
Male	2,942	3,598	2,687
Total	6,373	7,422	5,364

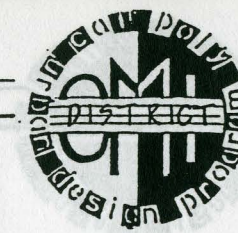


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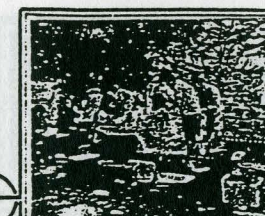
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Neighborhood Evaluation Criteria

	GOOD	FAIR	POOR
People-Made Design Elements			
Building Scale			
	Consistency of scale within neighborhood. Most buildings maintain similar scale within block / adjacent blocks.	2/3 of buildings represent similar scale.	Predominant scale discontinuities.
Visual Variety / Architectural Quality			
List predominant styles: Edwardian, Italianate, Mission, etc.	Buildings create and continue street rhythm. Consistency of proportion and level of detail.	Street rhythm frequently interrupted. Inconsistency in level of detail.	No detail to buildings, indistinguishable. Street rhythm non-existent.
Patterns of Open Space - Setbacks			
	Variety of residential open space w/i 5-10' of property lines.	Consistent setback throughout block w/i 5' of property lines.	No setbacks
Presence of Private Greenery			
	Potted plants on sidewalk, stairways. Landscaped front/side yards.	Front/side yards contain only grass. Potted plants show little care.	Unplanted areas in front/side. Absence of potted plants.
Parks			
	Within 10 minute walk.	Within 10-20 minute walk.	Greater than 20 minute walk.
Outdoor Seating			
Convenience - commercially owned.	High percentage of retail establishments providing.	Available at few establishments.	None provided.



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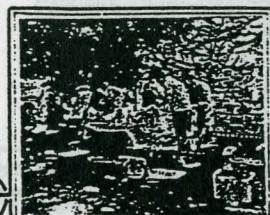


1990 Population Distribution by Gender

Neighborhood Evaluation Criteria

	GOOD	FAIR	POOR
Places of Social Interaction			
Obvious presence and frequent use of community play-grounds, sidewalk seating & food stands, street entertainment, farmer's markets, street fairs, community centers.	High level of use.	Infrequent use.	None.
Art and Murals			
	Obvious effort on part of public and commercial establishments to showcase importance of art in community.	Exists only on public surfaces or limited to commercial advertising.	None.
Security Bars & Gates			
	Less than 50% of buildings have bars / gates.	50-75% of buildings have bars / gates.	More than 75% of buildings have bars / gates.
Paint on Buildings			
	Appears recent (w/i) 5 years; colors harmonious throughout block.	Paint peeling or dirty.	Needs paint, extreme weather damage or excess of graffiti.
Condition of Signage & Awnings			
	Consistency among shops, well maintained.	Multiple signs per shop, dirty awnings.	Ragged / broken signs or awnings; overabundance of signs per shop.

Male 2,542 3,508 2,687
Total 6,373 7,432 5,364

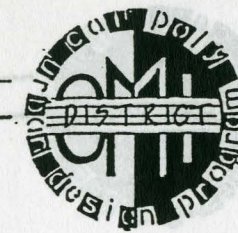


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	GOOD	FAIR	POOR
Level of Maintenance of Public Property			
Connections to Water, Nature			
Streetscape			

	GOOD	FAIR	POOR
Commercial Activity on Sidewalks			
	Doesn't obstruct foot traffic or compete with retailers, licensed street vendors, cafe tables/benches.	Overconcentrations at some locations, detracts from shopping experience.	Unlicensed vendors, sidewalks too narrow to support.
Clear Glass Displays on Storefronts			
	Well lit; security gates or signage don't obstruct display, clean.	Signage or security gates detract from or obscure display; poorly lit.	Unlit; roll-down doors obscure storefront; dirty.
Panhandling			
	Limited to commercial area; non-aggressive; provides service (musical entertainment / window washing).		Occurs throughout neighborhood; present at majority of street corners; aggressive.

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Places of Social Interaction

Obvious presence and frequent use of community play grounds, sidewalk seating & food stands, street entertainment, temporary vendors.

GOOD FAIR POOR

Natural Elements

Connections to Water, Nature

	Residents take advantage of green open space w/i 10 minute walk; views of Bay / hilltops (or similar) available from most areas.	Street trees provide only green spaces; views limited to few households.	No street trees; obscured views.
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Trees

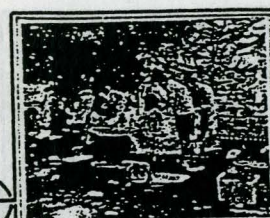
	Creates buffer, well maintained, mature trees.	Out of scale with neighborhood, recently planted or dead, messy.	Create dark spaces, encourages crime, loses all leaves at once, few to none.
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Noise

	Not distracting, allows conversation, low-level vehicular / industrial noise.	Increased vehicular / industrial noise, still allows normal conversation, begins to distract.	Requires shouted exchanges, distracting.
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Visual Connections / Public Vistas

	Possibility for greater city views; view of landmarks within neighborhood.	Views limited to neighborhood or less scenic.	Limited to occupied street or primarily industrial.
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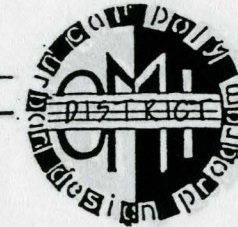


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GOOD FAIR POOR

Social Elements

Level of Maintenance of Public Property

	Better than standard of private property maintenance in neighborhood.	Equal to standard of private property maintenance.	Less than standard of private property maintenance.
--	---	--	---

Transit

	Access to variety of public transportation options within 5 minute walk.	Fewer transit options &/or up to 7 minute walk.	Only one choice &/or greater than 7 minute walk
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Community Gardens

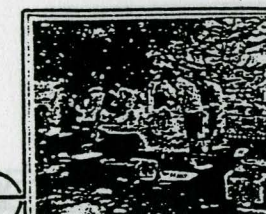
	Exist within 15 minute walk, open to all, hours of operation posted.	Exist w/i 30 minute walk or restricted use.	None
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Street / Sidewalk Cleaning

	Minimal paper trash or leaves, presence of public trash bins.	Public trash bins overflowing, accumulation of leaves.	No public receptacles, accumulations of trash or leaves in drains or doorways.
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Street Lighting

	Height and brightness consistent with scale of neighborhood and activities of street. Example: Bright on commercial, more intimate on residential.	Type of fixtures do not take into account relative privacy of street. Fixtures same throughout neighborhood.	No lighting, encourages criminal activity.
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NEIGHBORHOOD

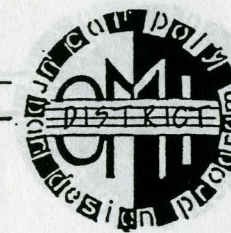
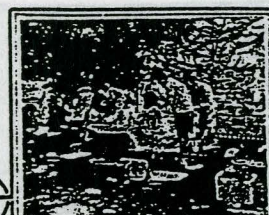
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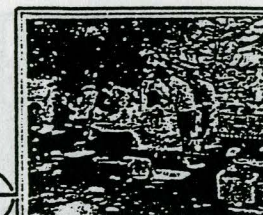
	GOOD	FAIR	POOR
Recycling Services			
SERVICES: Curbside Pickup, Street Recycling Bins, Bottles, Cans, Plastics, Newspaper, Styrene Foams, Toxics	75-100% of services available.	50-75% of services available.	Less than 50% of services available.
Parking			
	Frequent available spaces and adequate garages for commercial uses.	Numerous vehicles waiting for spaces or double parked.	Presence of preferential parking program, commercial deliveries block through access.
Disabled Access			
	Gentle slopes on sidewalks; provisions for access to public transport; access to commercial buildings well advertised.	Apparent efforts to increase disabled access to commercial establishment, small number of streets limited by topography.	Topography unduly limits accessibility throughout neighborhood; access to most buildings unacceptable for disabled.



People-made Design Elements	
Citywide Significance	Identify elements.
Historical Significance	Identify elements with Article 10 listings.
Patterns of Open Space - Rear Yards	Describe % of open space retained.
Visual Markers	List items which create neighborhood identity (Edges, Nodes, Landmarks, Paths, Districts).
Street Width	Contact Department of Transportation for Level of Service rating (A-F).
Age of Buildings	Indicate predominant age of building stock.
Building Construction Type	List predominant materials of construction.
Code Violation Reported	List number w/ ____ years / months.

Natural Elements	
Topography	Describe existing conditions.
Microclimate	Describe existing conditions.
Seismicity	Describe existing conditions.

Social Elements	
Neighborhood Services	List available services.
Childcare	List # of providers / spaces.
Seniors	List available services.
Health	List available services.
Cultural	List available services.
Community Facilities	List available services (schools, police, fire).
Active Neighborhood / Merchant Groups	List known groups.





OMI Neighborhood Evaluation

	G O O D	F A I R	P O O R	COMMENTS
RATED INFO				
People-Made Design Elements				
Building Scale				
Visual Variety / Architectural Quality				
Patterns of Open Space - Setbacks				
Presence of Private Greenery				
Parks				
Outdoor Seating				
Places of Social Interaction				
Art and Murals				
Security Bars & Gates				
Paint on Buildings				
Condition of Signage & Awnings				
Commercial Activity on Sidewalks				
Panhandling				
Clear Glass Displays on Storefronts				
Natural Elements				
Connections to Water, Nature				
Trees				
Noise				
Visual Connections / Public Vistas				
Social Elements				
Level of Maintenance of Public Property				
Transit				
Community Gardens				
Street / Sidewalk Cleaning				
Lighting				
Recycling Services				
Parking				
Disabled Access				



Bvd.

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NEIGHBORHOOD

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Issues & Opportunities

After evaluating the neighborhood, the study group listed some possible actions that could be taken to address some of the issues in the neighborhood. The following action plan is the result of those efforts and identifies actions which can be made on four different levels:

- 1) What can the neighborhood do immediately with little or no money?
- 2) What can the city do immediately with little or no money?
- 3) What can the City do with significant amount of funds?
- 4) What policies/guidelines can be made to help implement changes?

Social

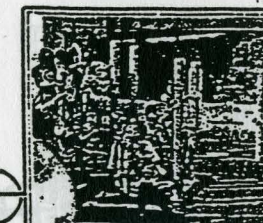
- 1) Organize craft fairs/farmers markets.
Volunteer patrol of parks, night-time.
- 2) Organize events with City college.
After school activities.
- 3) Police, sponsor events.
After school programs for children.

Economic

- 1) Encourage pedestrians traffic activities
- 2) Decrease taxes, tax incentives
- 3) More advertisements "Don't do drugs", "Stay in school".
Means of transportation to work.
- 4) Rezoning business zone for Broad and Randolph.

Design/ Man-made Elements

- 1) Businesses provide more outdoor seating for customers.
Street cleaning, trees, bushes, grasses trimming in empty lots, on streets.
- 2) Provide more ads in the area of Broad and Randolph.
- 3) Community services to preserve historical building as fire house.
Put clock on fire house tower.
Median for Randolph and Broad.
Welcome signs, information booth.
- 4) Some parking on both sides, some art & murals.

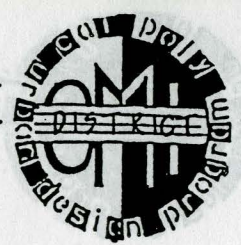


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Design / Natural Elements

- 1) Clean and maintain Brooks Park, Ocean View Creation Center, trim bushes, pull weeds.
- 2) Community activities to maintain street trees.
- 3) Massive trees planting through out the neighborhood.
Benches on Randolph and Broad.
Over head street wires-underground.
- 4) Re-zone Randolph and Broad for more commercials, more open spaces.

Infrastructure

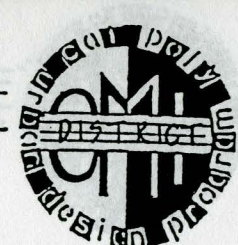
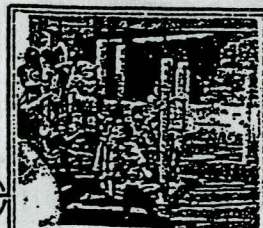
- 1) Clean Brooks Park-pool weeds, keep parks clean and preservable.
Show support by community on Randolph and Broad.
Take advantage of open spaces as Brooks Park, Ocean View Park for community benefits.
- 2) Change or limit zoning on Randolph and Broad.
- 3) Community facilities upgrade.
Computer center for Youth.
- 4) Zoning on Randolph and Broad for parking on,

Neighborhood Service.

- 1) Remove graffiti, higher level of side walk maintenance.
Encourage neighborhood watch areas.
- 2) City show interest in neighborhood.
- 3) Cultural center, community center.
Senior housing, clinic.
Underground wires.
Light installation on streets, especially on Randolph and Broad.

Policy & Regulatory Context

- 1) Neighborhood meeting weekly, monthly influence policy makers.
Possibly omit Ingleside terrace from track because Ingleside terrace is higher income.
- 2) Omit Ingleside terrace from track- their higher income base disqualifies the rest of neighborhood from city funds.
- 3) Implement existing policy changes.



Urban Design

INFRASTRUCTURE

Best things about it

- a) Good distance to Parks and open spaces.
- b) Good schools.

Worst things about it

- a) Lack of institutions
- b) No businesses base.

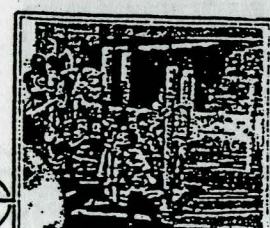
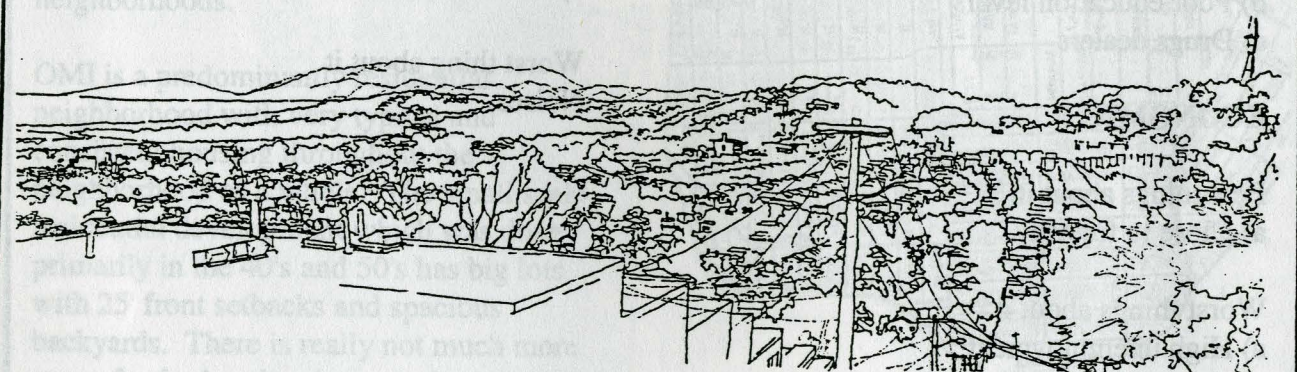
NEIGHBORHOOD SERVICES

Best things about it

- a) Good transit.
- b) Street side-walks cleaning.

Worst things about it

- a) No culture center.
- b) No community garden.





SUMMARY

A SUMMARY OVERVIEW STATEMENT FOR THE NEIGHBORHOOD:

Best things about it:

- a) Park well placed, easily accessible.
- b) Good view
- c) Culture diversities.

Worst things about it

- a) Ugly overhead wires
- b) Not enough trees.
- c) Poor safety.

SOCIAL

Best things about it

- a) Strong communities.
- b) Racing ethnic distribution.

Worst things about it

- a) Crime statistic.
- b) Poor education level
- c) Drugs dealers

ECONOMIC

Best things about it

- a) Close to freeway

Worst things about it

- a) High unemployment

- b) No businesses
- c) Low income ranges

DESIGN MAN-MADE ELEMENTS

Best things about it

- a) Good pattern of open space
- b) Good parks
- c) Good care of buildings

Worst things about it

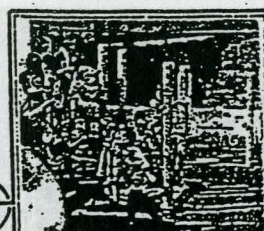
- a) Bad historical preservation.
- b) Poor commercial activities.
- c) Poor street surface condition.

DESIGN / NATURAL ELEMENTS

3 Best things about it

- a) Good topography
- b) Good connecting to water
- c) Good views.

Worst thing about it
Noises



Urban Design

Objective One: City Pattern

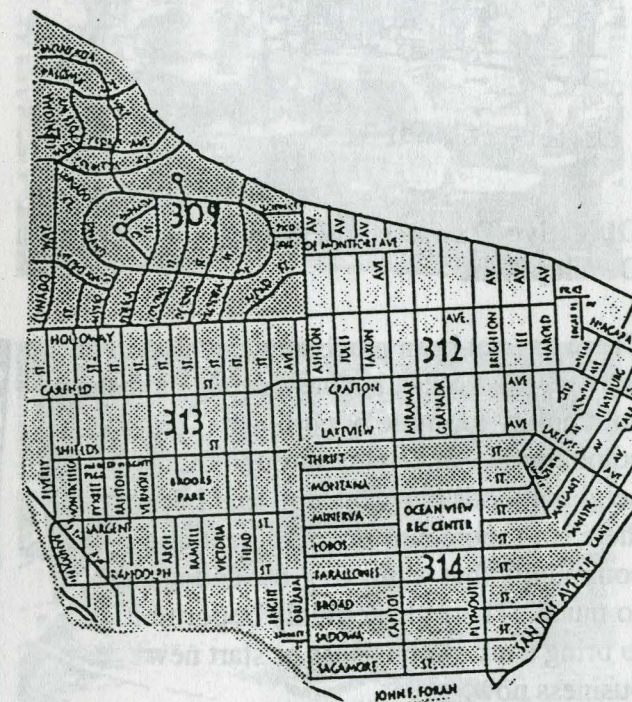
The topography of the OMI area allows for 360 degree views of the surrounding hilltops and of the ocean as well. It is only in the valleys of the topography that views are limited.

The existing street pattern consist of a noticeable shift in grid pattern between the Merced Heights and Oceanview neighborhoods. This shift in street layout is still a mystery to us. Some possible arguments are that the shift in grid pattern is due to the topography of the area. The boulder on the Lakeview-Ashton hilltop just off of Orizaba is one possible consideration. Another possible consideration is that the two neighborhoods were laid out by different planners at different times. But, the slight shift in street pattern is important for the visual distinction between the two neighborhoods.

OMI is a predominantly residential neighborhood with very typical and consistent housing throughout the neighborhood as a whole. The small scale residential development which was done primarily in the 40's and 50's has big lots with 25' front setbacks and spacious backyards. There is really not much more space for further development in the area.

The parks and the recreational center in the Merced Heights and Oceanview neighborhoods are the biggest examples of open space in the OMI.

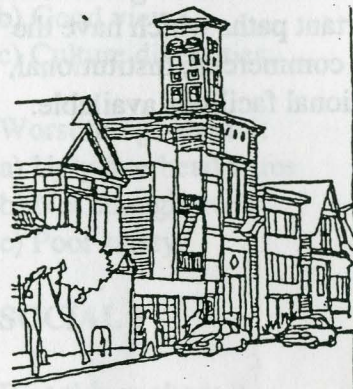
Randolph and Broad street are among the most traveled streets in the neighborhoods. They are important paths which have the majority of the commercial, institutional, and transportation facilities available.





Objective Two: Conservation

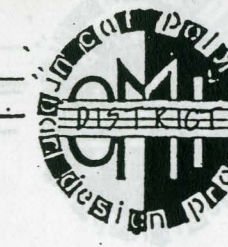
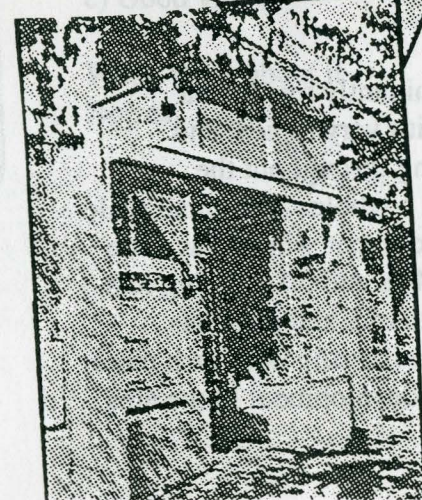
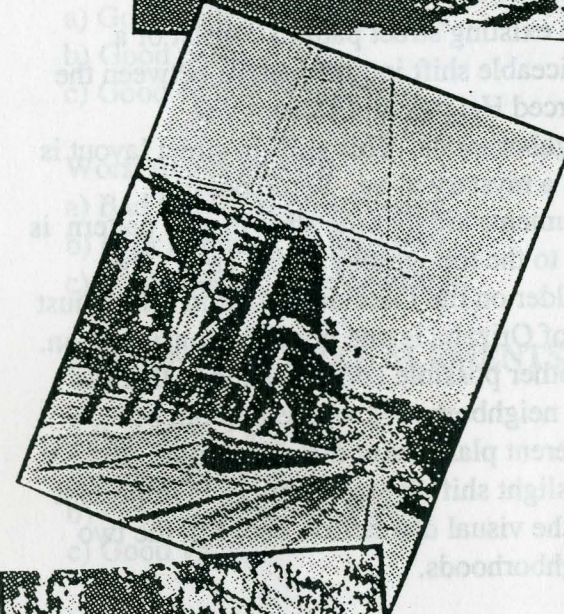
Old Fire House, Engine 33 in Merced Heights is one of the oldest firehouses in the area. It is now abandoned, but with a little help from the city and the community, Engine 33 can be restored and made into a main attraction of the OMI.



Old Fire Dept. Engine 33

Objective Three: Major New Development

There has not been much new development in the OMI. In fact businesses have left the community for more opportunist communities. In driving through the neighborhoods one cant stop to think why there isn't more new development in a community that wants to grow and change so much. There are certainly opportunities to bring back old business or start new business now.



Objective Four: Neighborhood Environment

Efforts have been made and continue to be made to increase tree planting on sidewalks and to remove the web of street wires over the neighborhood streets.

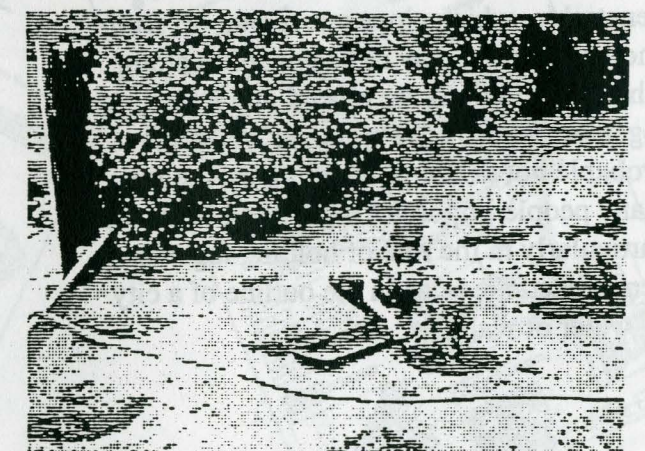
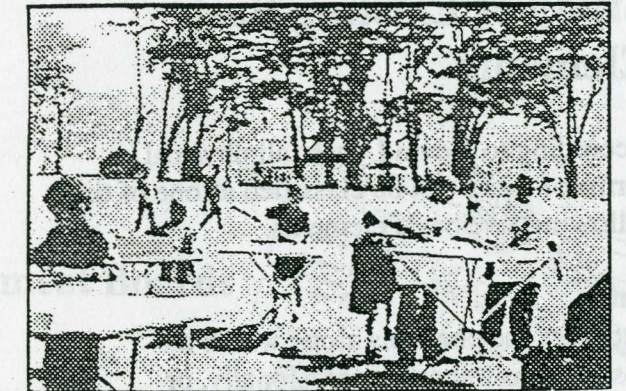
The safety of the streets have been and are still a major concern for the residents of the OMI.

Neighborhood and Merchant groups are working with the Planning Department to affect positive changes and preserve important aspects of the neighborhood.

Brooks Park in the middle of Merced Heights is capable of becoming one of the main attraction for the residents of the OMI. It can increase social interaction and for the residents have a greater stake in the community.

Oceanview Rec Center in the middle of Oceanview provide excellent facilities and opportunities for the youth and the families of the community.

Landscaping and street improvements on Randolph and Broad can be enhanced to provide pedestrians an experience and encourage better pedestrian use of the area.





Study of Existing Basic Elements

According to Kevin Lynch, all physical forms of a city can be classified as one of the following five basic elements.

Paths

Paths are the channels along which the observer customarily, occasionally, or potentially moves. They may be streets, walkways, transit lines, canals, railroads. For many people, these are predominant elements in their image. People observe the city while moving through it, and along these paths the other environmental elements are arranged and related.

Edges

Edges are the linear elements not used or considered as paths by the observer. They are the boundaries between two phases, linear breaks in continuity: shores, railroad cuts, edges of developments, walls. They are lateral references rather coordinate axes. Such edges may be barriers, more or less penetrable, which close one region off from another; or they may be seams, lines along which two regions are related and joined together. These edge elements, although probable not as dominant as paths, are for many people important organizing features, particularly in the role of holding together generalized areas, as in the outline of a city by water or wall.

Districts

Districts are the medium-large sections of the city, conceived of as having two-dimensional extent, which the observer mentally enters "inside of", and which are recognizable as having some common, identifying character. Always identifiable from the inside, they are also used for exterior reference if visible from the outside. Most people structure their city to some extent in this way, with individual differences as to whether paths or districts are the dominant elements. It seems to depend not only upon the individual but also upon the given city.

Nodes

Nodes are points, the strategic spots in a city into which are the intensive foci to and from which he is traveling. They may be primarily junctions, places of a break in transportation, a crossing or convergence of paths, moments of shift from one structure to another.

Landmarks

Landmarks are another type of point-reference, but in this case the observer does not enter within them, they are external. They are usually a rather simply defined physical object: building, sign, store, or mountain. Their use involves the singling out of one element from a host of possibilities. Some landmarks are distant ones, typically seen from many angles and distances, over the tops of smaller elements, and used as radial references.



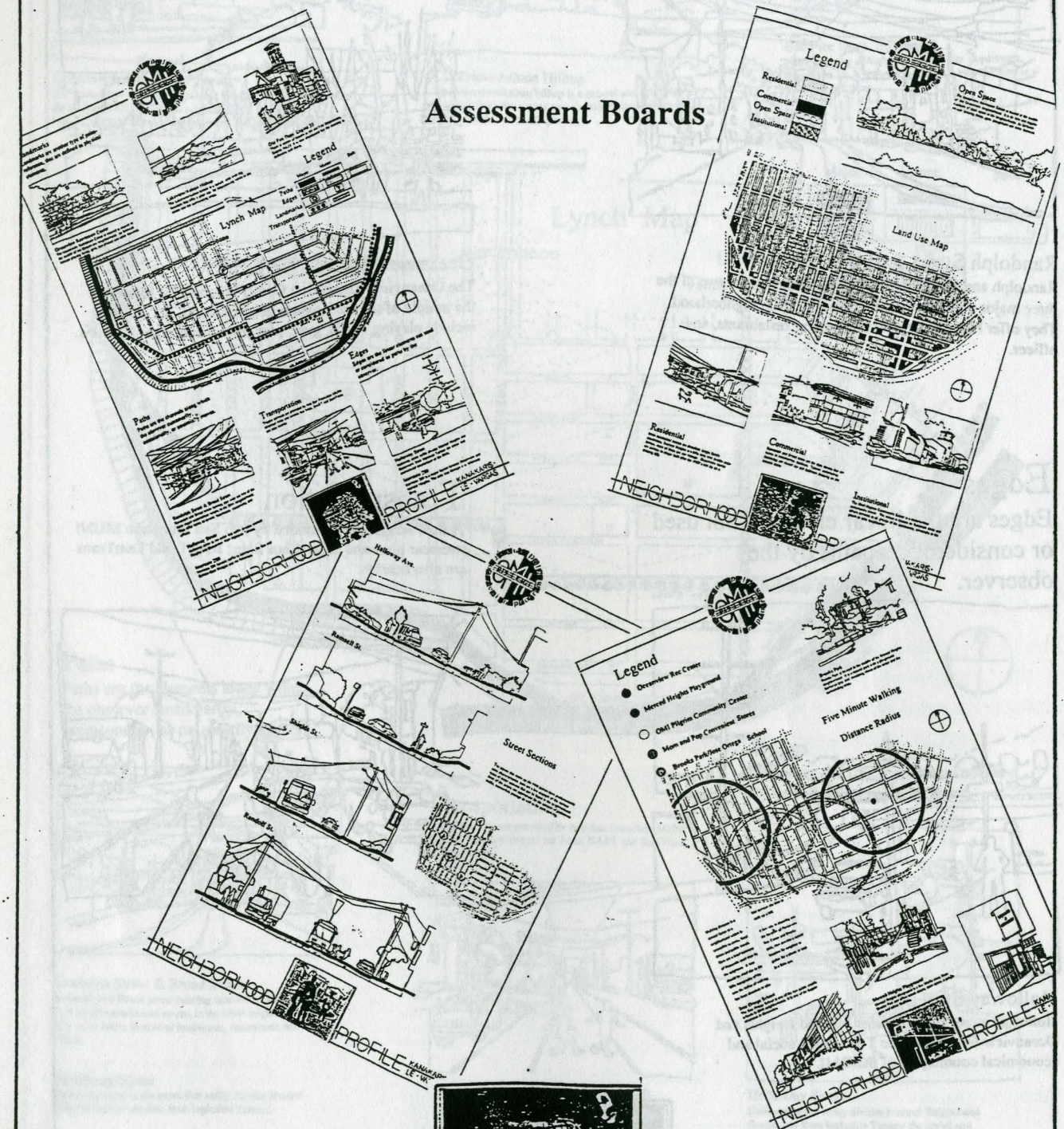
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Neighborhood Presentation

Assessment Boards



NEIGHBORHOOD

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Paths

Paths are the channels along which the observer customarily, occasionally, or potentially moves.

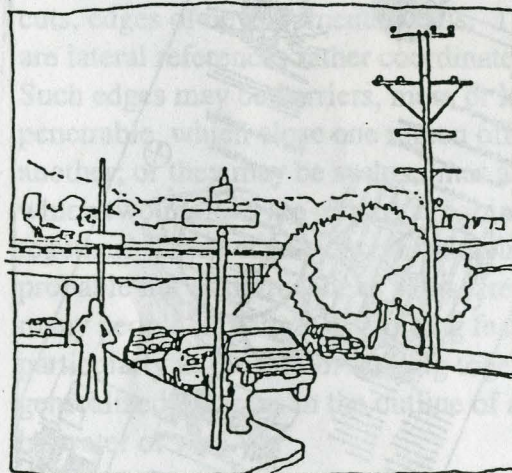


Randolph Street & Broad Street

Randolph and Broad street running east-west are two of the three major commercial streets in the OMI neighborhood. They offer home to several businesses, restaurants, and offices.

Edges

Edges are the linear elements not used or considered as paths by the observer.

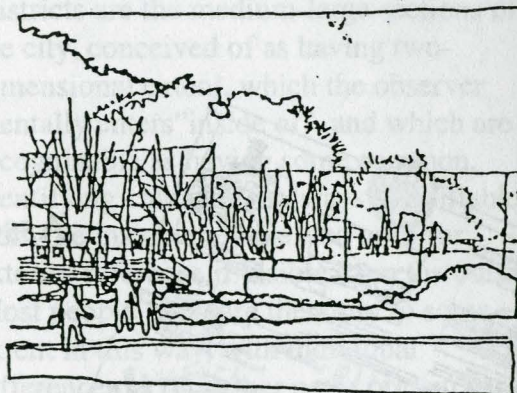


Holloway Street

Holloway street softly divides Merced Heights and Oceanview from Ingleside Terrace the social and economical counterpart of the OMI.

Landmarks

Landmarks are another type of point-reference, that are defined as physical elements.

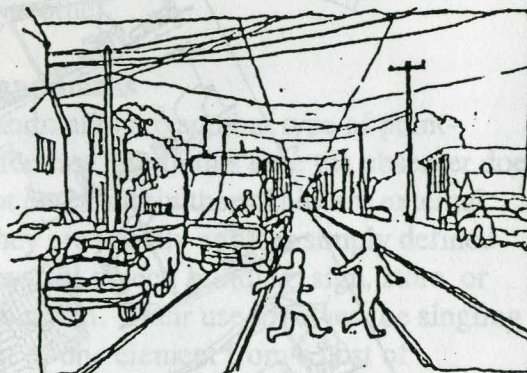


Oceanview Recreation Center

The Oceanview Recreation Center is located in the middle of the Oceanview neighborhood. Its facilities include playing fields, gym, playground and other facilities.

Transportation

Transit services are provided by two San Francisco MUNI streetcar lines and several bus lines; BART and SamTrans are also nearby.



NEIGHBORHOOD

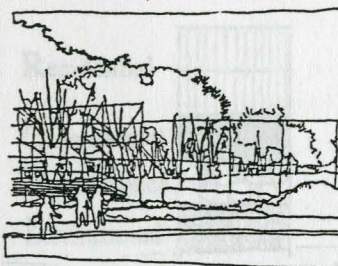


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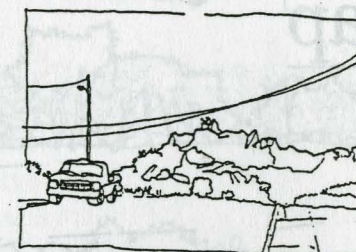
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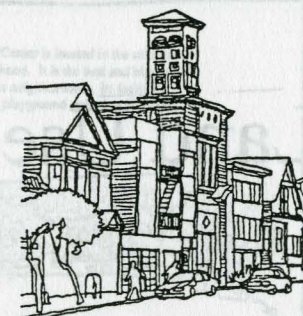
Oceanview Recreation Center

The Oceanview Recreation Center is located in the middle of the Oceanview neighborhood. Its facilities include playing fields, gym, playground and other facilities.



Lakeview/Ashton Hilltop

The Lakeview/Ashton hilltop is a natural area with big boulders that offer a great seat for breathtaking views to the ocean and the surrounding areas.



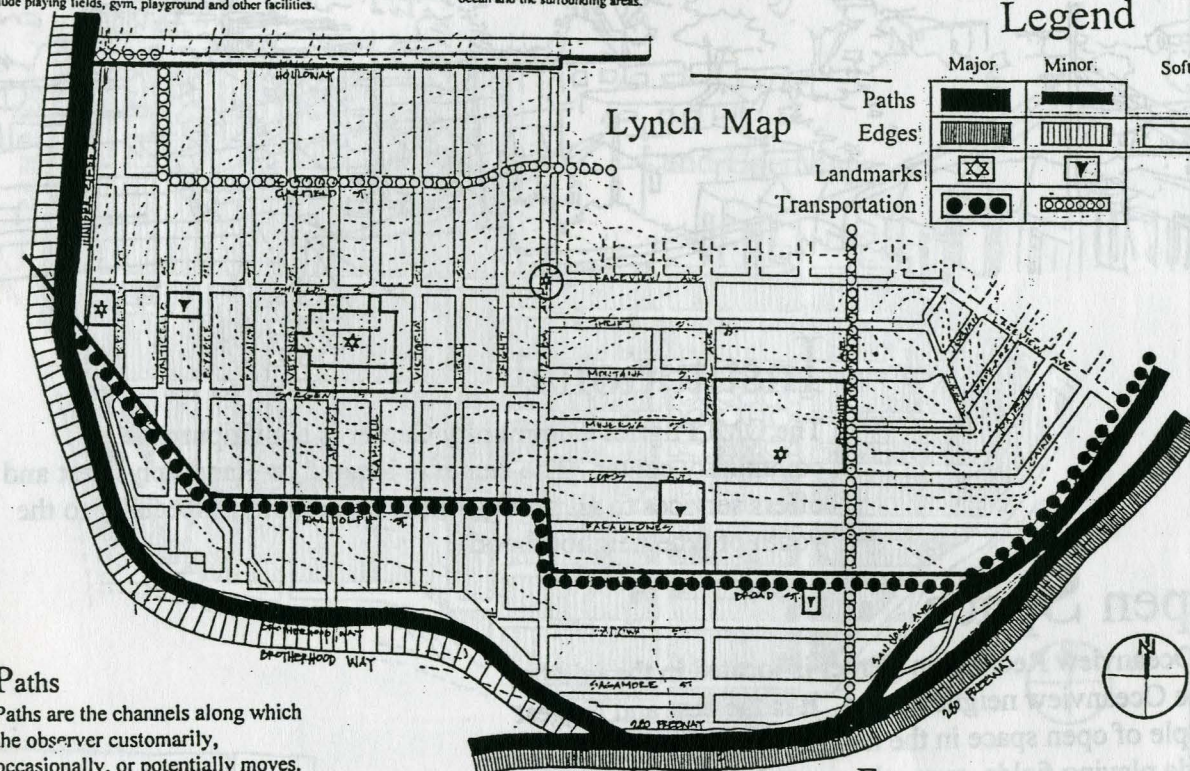
Old Fire Dept. Engine 33

There is plenty of history at the old Fire Department, Engine No.33. It is now abandoned but the memory is definitely still there.

Legend

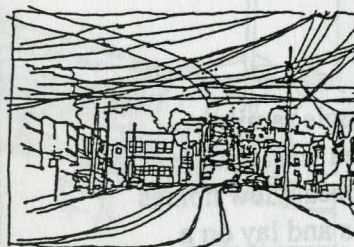
	Major	Minor	Soft
Paths			
Edges			
Landmarks			
Transportation			

Lynch Map



Paths

Paths are the channels along which the observer customarily, occasionally, or potentially moves.



Randolph Street & Broad Street

Randolph and Broad street running east-west are two of the three major commercial streets in the OMI neighborhood. They offer home to several businesses, restaurants, and offices.

Holloway Street

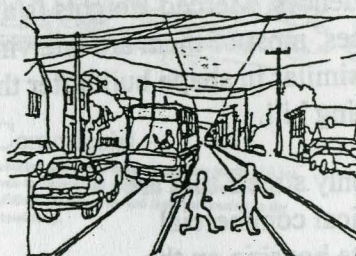
Holloway street is the street that softly divides Merced Heights and Oceanview from Ingleside Terrace.

Interstate 280

Interstate 280 funnels traffic to downtown, the Bay and Golden Gate Bridges and the Peninsula.

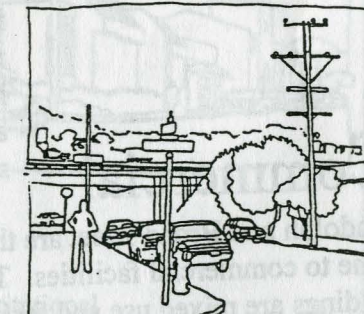
Transportation

Transit services are provided by two San Francisco MUNI streetcar lines and several bus lines; BART and SamTrans are also nearby.



Edges

Edges are the linear elements not used or considered as paths by the observer.



Holloway Street

Holloway street softly divides Merced Heights and Oceanview from Ingleside Terrace the social and economical counterpart of the OMI.

Interstate 280

Interstate 280 is a major barrier beyond Oceanview and Merced Heights. The only way through it is Alemany Blvd.

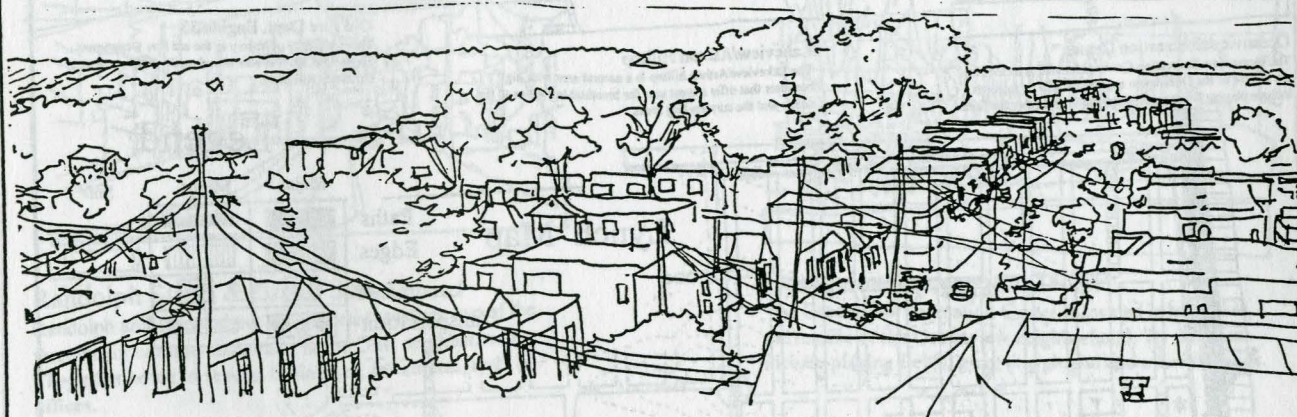
NEIGHBORHOOD



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Land Use Map



Institutional

The OMI Pilgrim Community Center is a multipurpose community center. The center is located on Randolph street and offers services to all groups of the community, especially to the youth of tyhe neighborhood.

Open Space

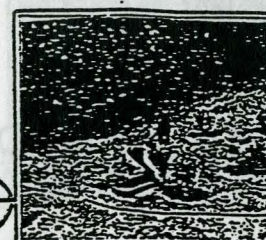
The Oceanview Recreation Center is located in the middle of the Oceanview neighborhood. It is the best and biggest example of open space in the neighborhoods. Its facilities include playing fields, gym, playground and other facilities

Residential

Most residential homes are detached, single family residences. Merced Heights is a hilly area with middle class homes, most of them are late vintage. Oceanview homes are similar in shape built after the 1930's and lay on a sloping hill.

Commercial

Randolph and Broad street are the only streets that are home to commercial facilities. Typical commercial buildings are mixed use and facilitate housing on the second story.

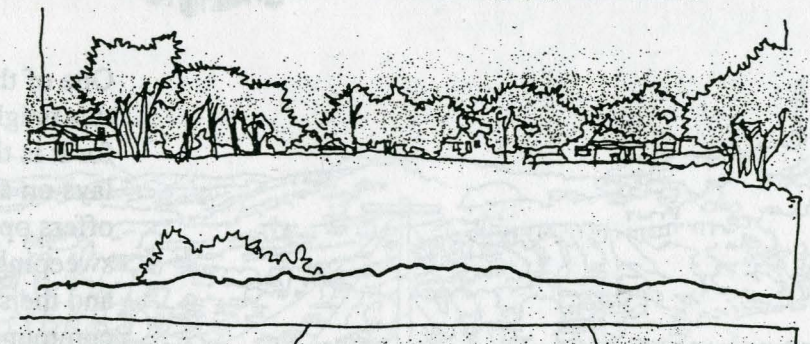


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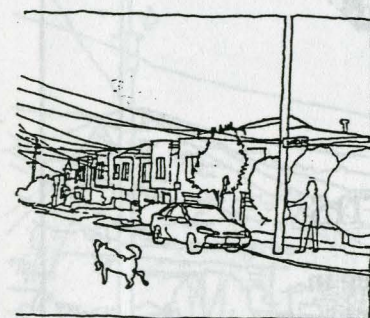
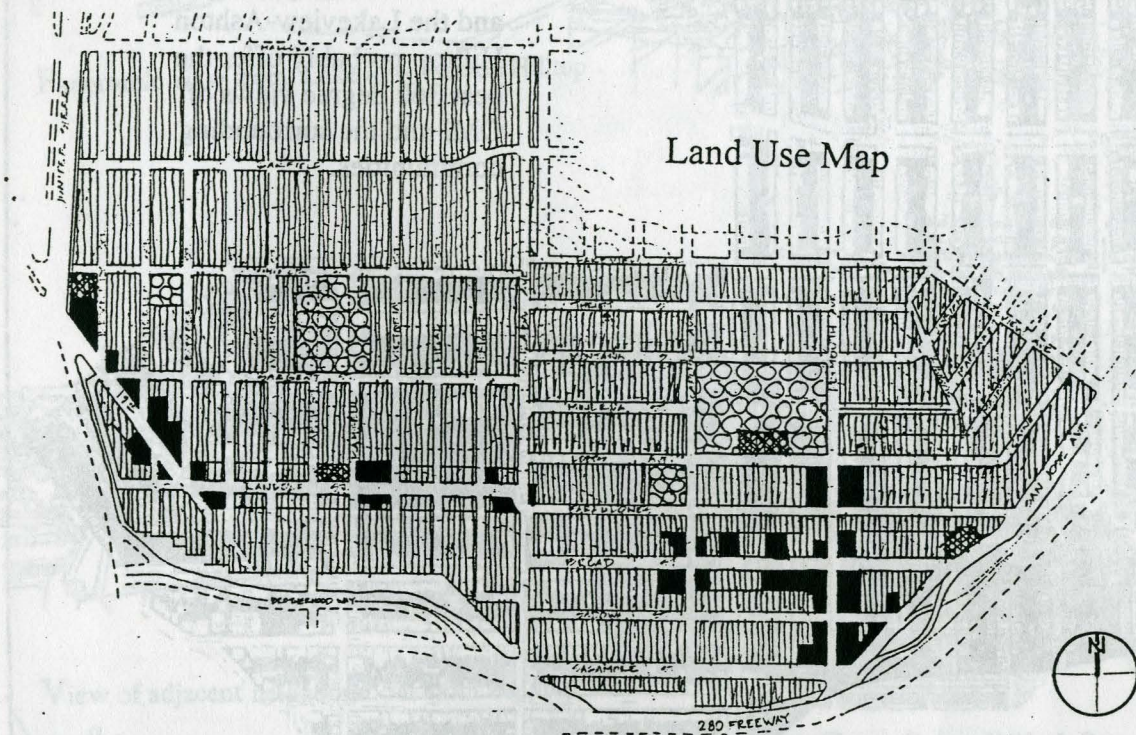
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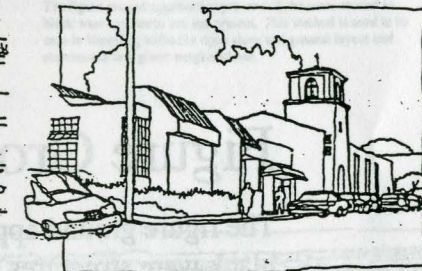
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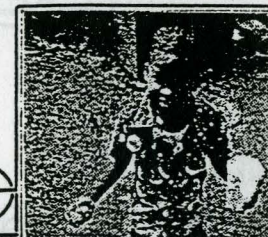
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Views

One of the best assets that this neighborhood has going for it is the great views. OMI lays on a hilly terrain and offers opportunities for sweeping views of the ocean and the surrounding communities. Brooks Park and the Lakeview-Ashton Hilltop probably offer the best 360 degree views of OMI and the surrounding communities.

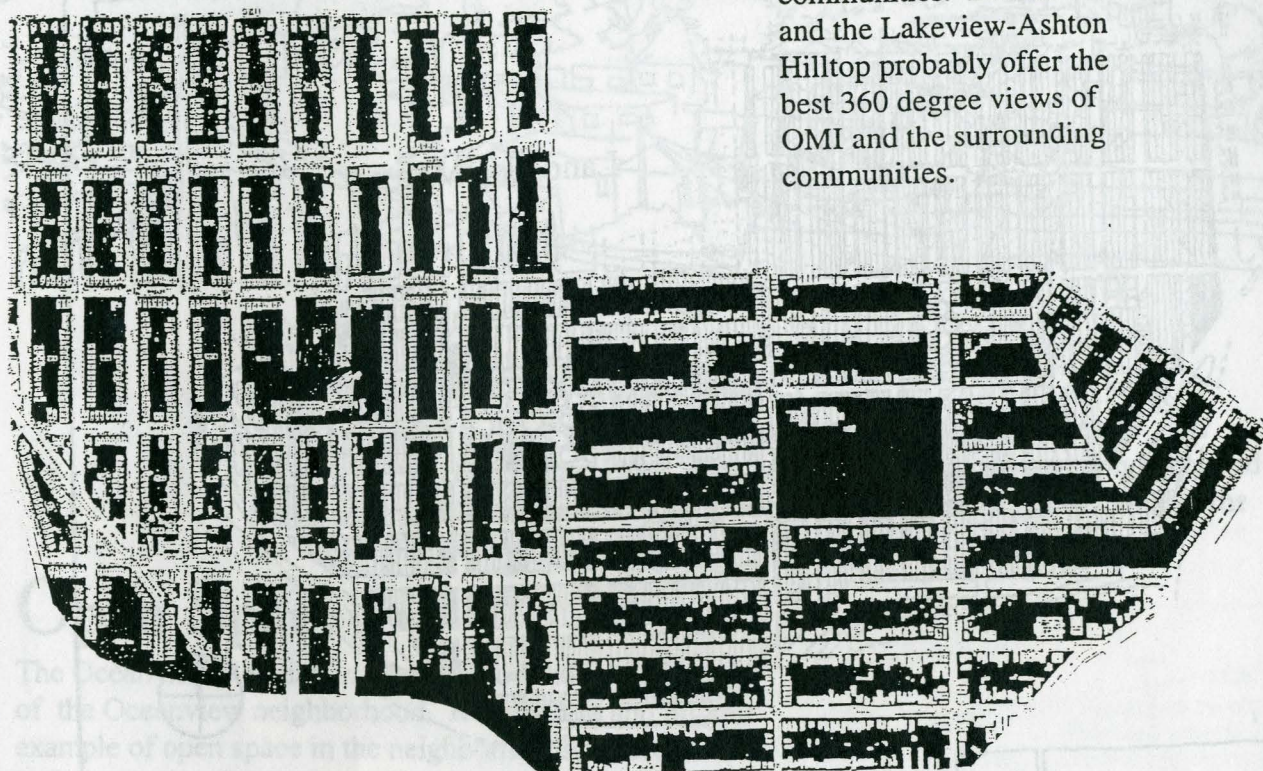
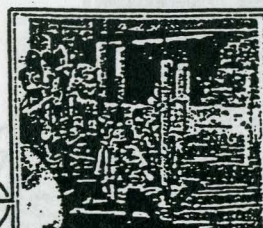
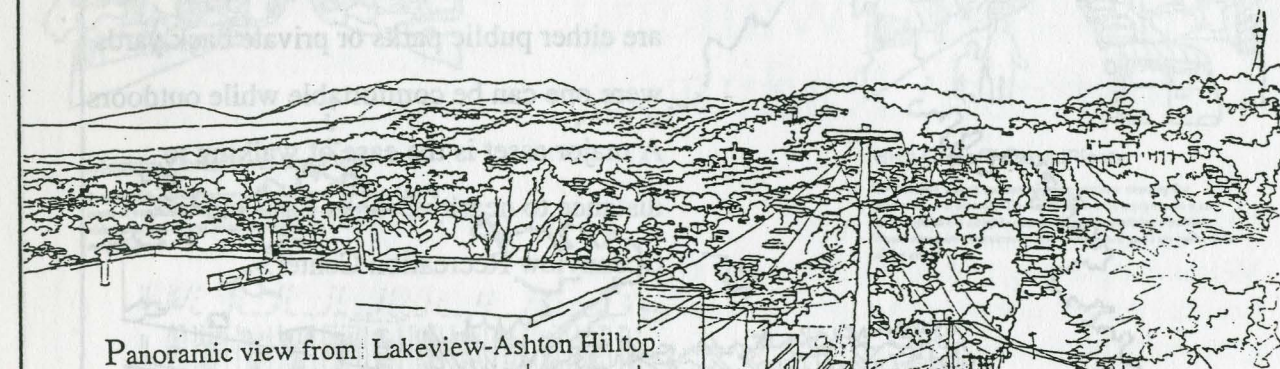


Figure Ground/ Block Patterns

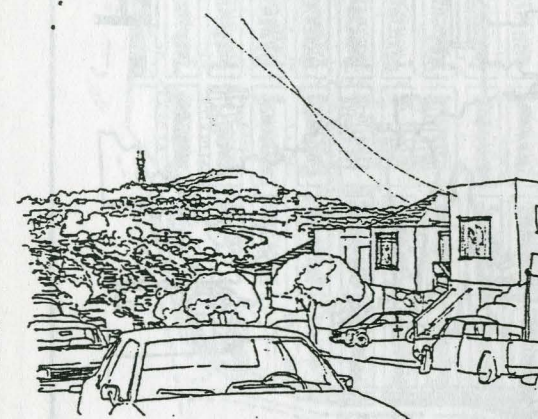
The figure ground approach represents all the areas shaded in black where structures are not present. This method is used in its ease in identifying setbacks open space and general layout and movements in a given neighborhood.



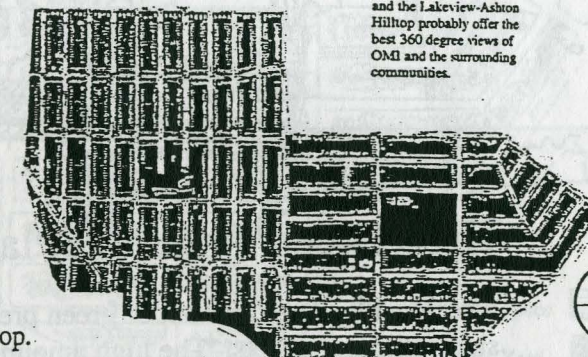
Views



Panoramic view from Lakeview-Ashton Hilltop



View of adjacent neighborhoods from a hilltop.

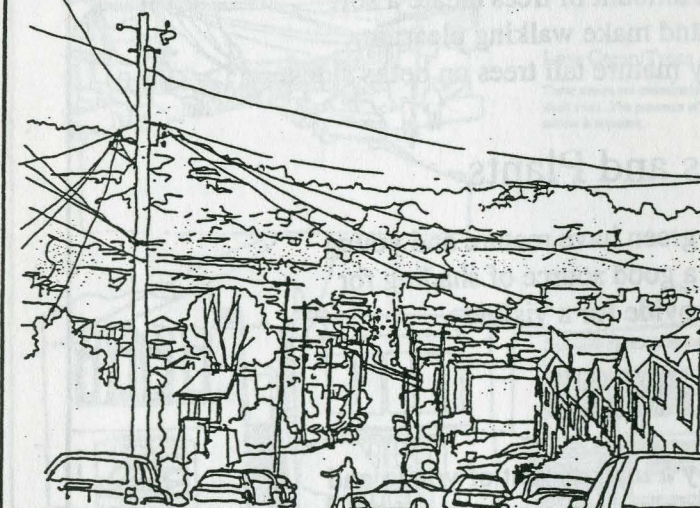


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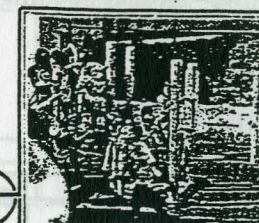
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View down a roadway from Brooks Park.

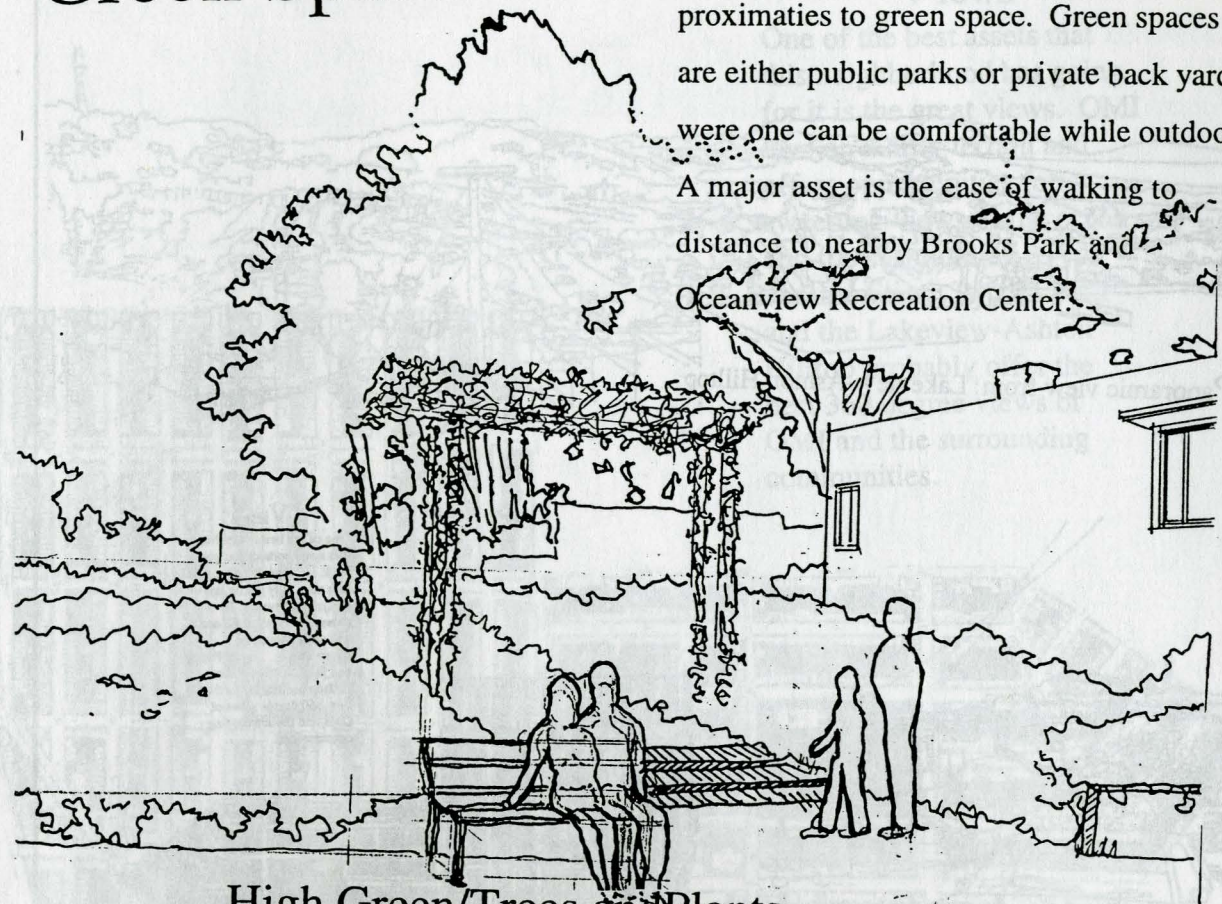


View of ocean from Brooks Park.





Green Space



High Green/Trees and Plants

Streets with a high amount of green present shading for sidewalks and streets. The high amount of trees create a soft landscape to the neighborhood and make walking pleasant. These areas are characterized by mature tall trees on both sides of the street.

Meduim Green/Trees and Plants

Streets with medium amount of green have mature and young trees of medium size. They are a good source of shading for sidewalks and streets and still provide for a visible neighborhood.

Low Green/Trees and Plants

These streets are characterized by a low amount of young and short trees. The presence of of minimal shading to sidewald and streets is apparent.

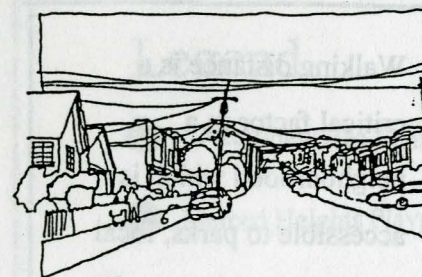


NEIGHBORHOOD

PROFILE

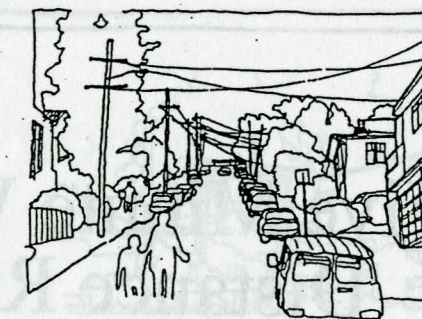
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One of the best assets that OMI has is its proximaties to green space. Green spaces are either public parks or private back yards were one can be comfortable while outdoors. A major asset is the ease of walking to distance to nearby Brooks Park and Oceanview Recreation Center.



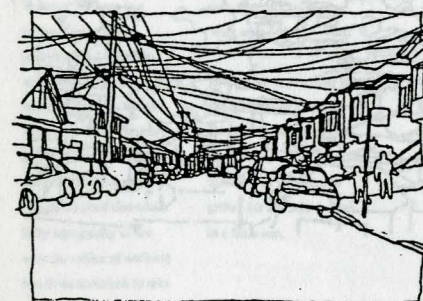
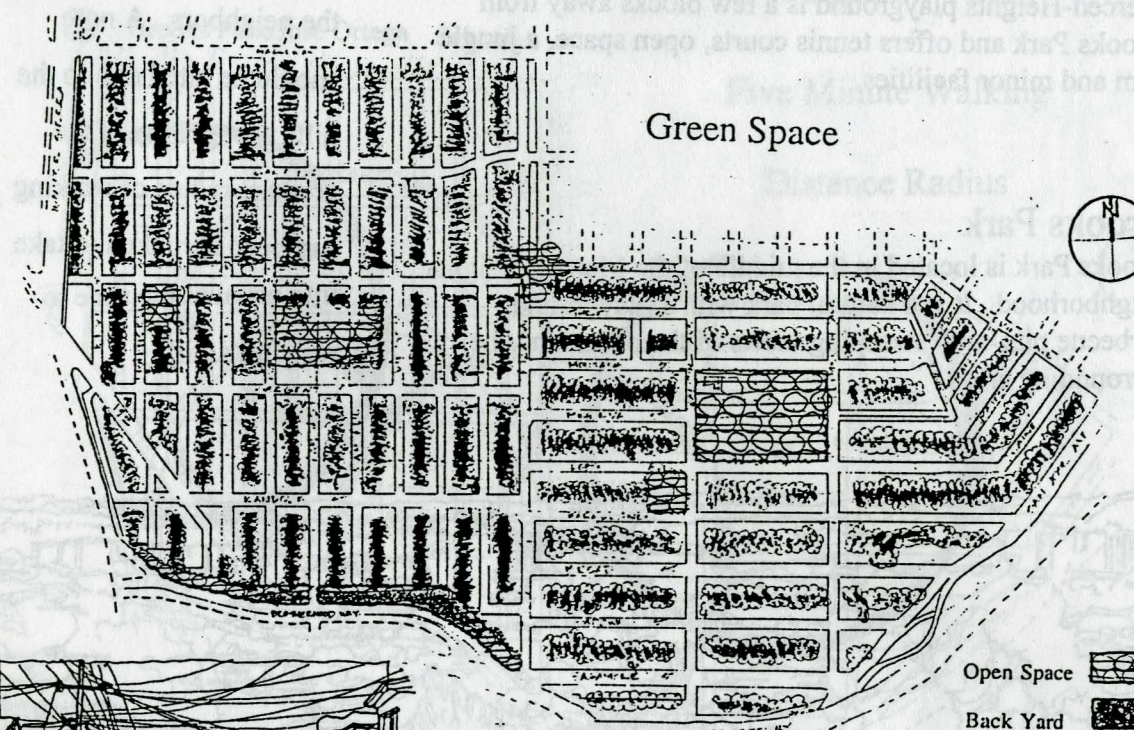
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NEIGHBORHOOD

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Five Minute Walking Distance Radius

Merced-Heights Playground

Merced-Heights playground is a few blocks away from Brooks Park and offers tennis courts, open space, a jungle gym and minor facilities.

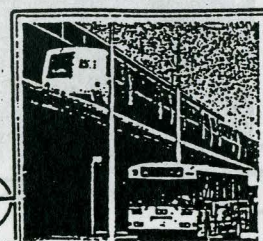
Brooks Park

Brooks Park is located in the middle of the Merced Heights neighborhood. It is a natural park with a playground, barbecue pits, and sweeping views of the ocean and the surrounding areas.



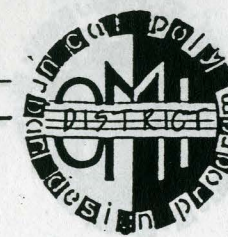
Jose Ortega School

The Jose Ortega School is one of the two public middle schools in OMI neighborhoods. It is one of the biggest structures in Oceanview.



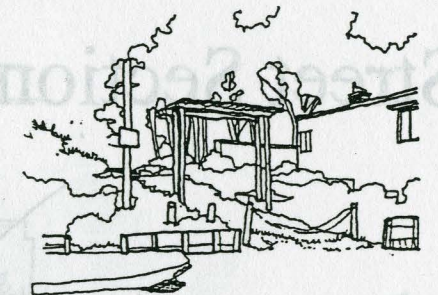
Walking distance is a critical factor in a neighborhood which is accessible to parks, local stores and public transit. Here are a brief summary of frequently used sites by the neighbors. A note should be cited due to the hilly topography of the area the radius of walking has been shrunken to take into account the time to walk up a hill.

A key role in planning was the location of Oceanview Rec Center and Brooks park, they provide a central location for neighbor to gather for a picnic or soak in a little sun.



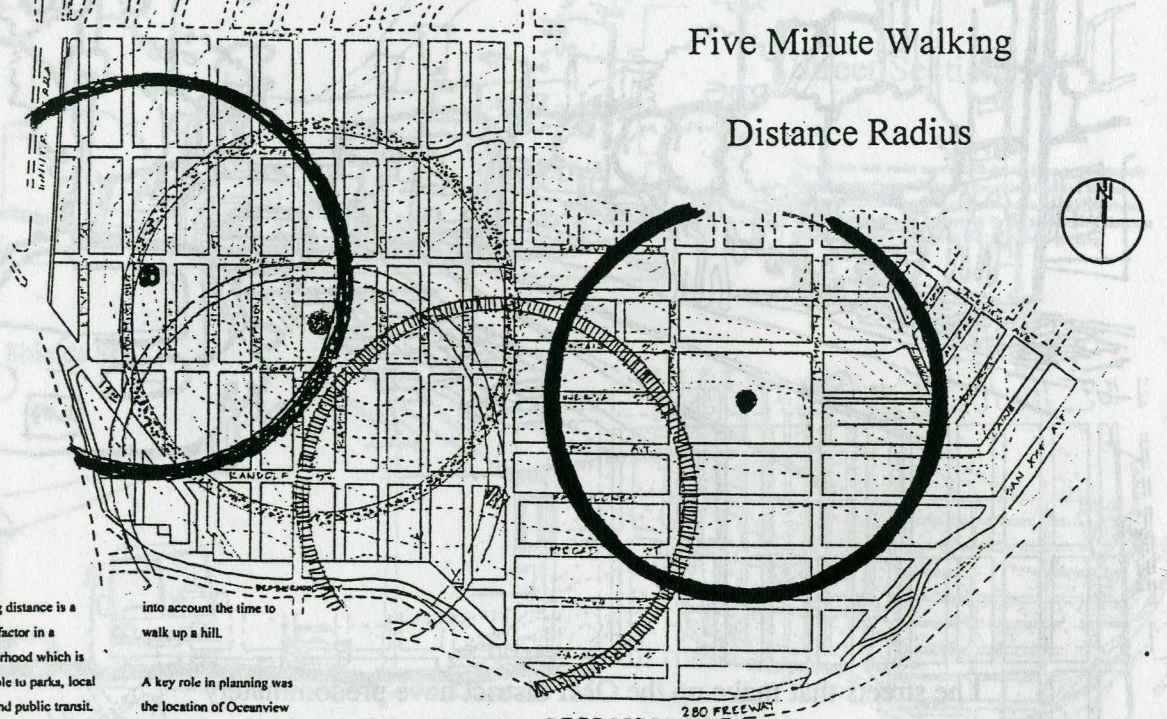
Legend

- Oceanview Rec Center
- Merced Heights Playground
- OMI Pilgrim Community Center
- Mom and Pop Convenient Stores
- Brooks Park/Jose Ortega School



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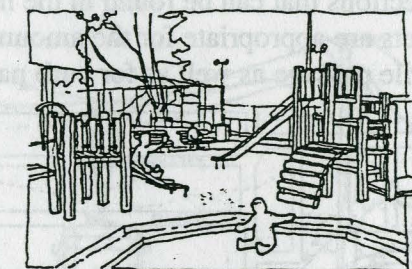
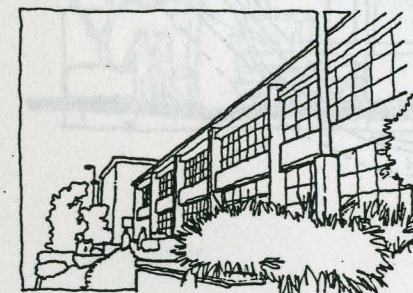


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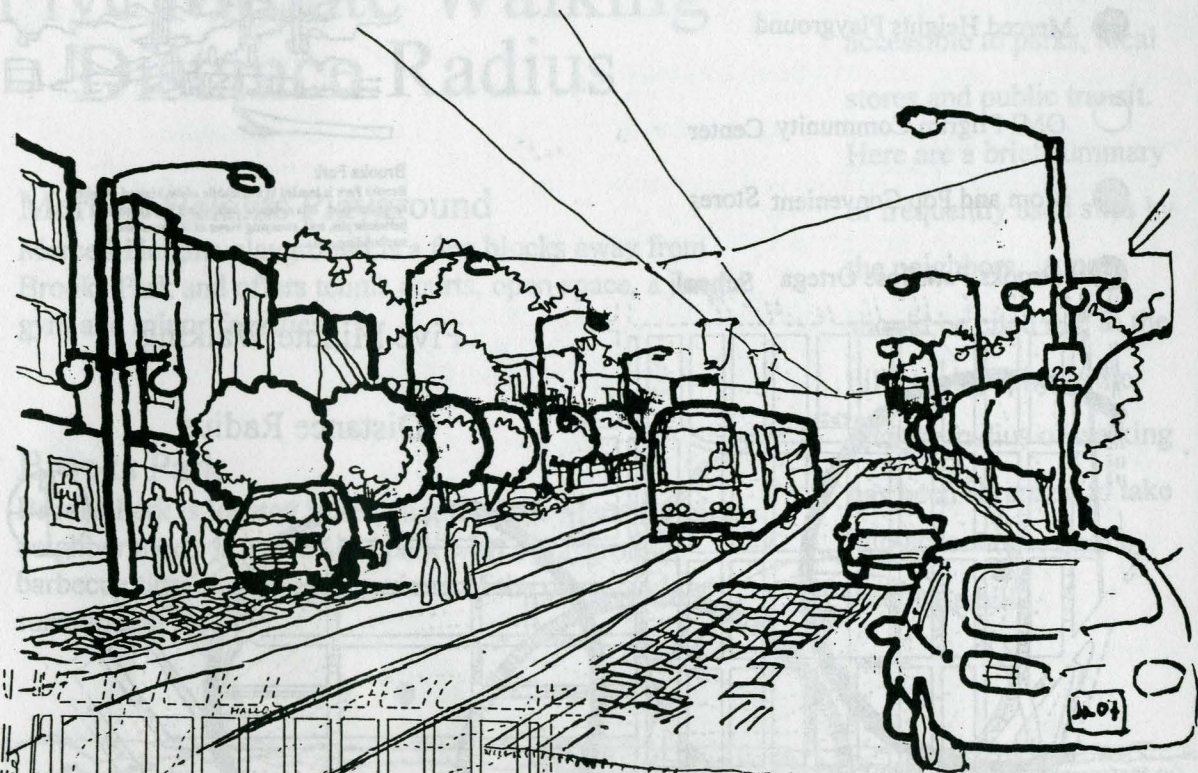


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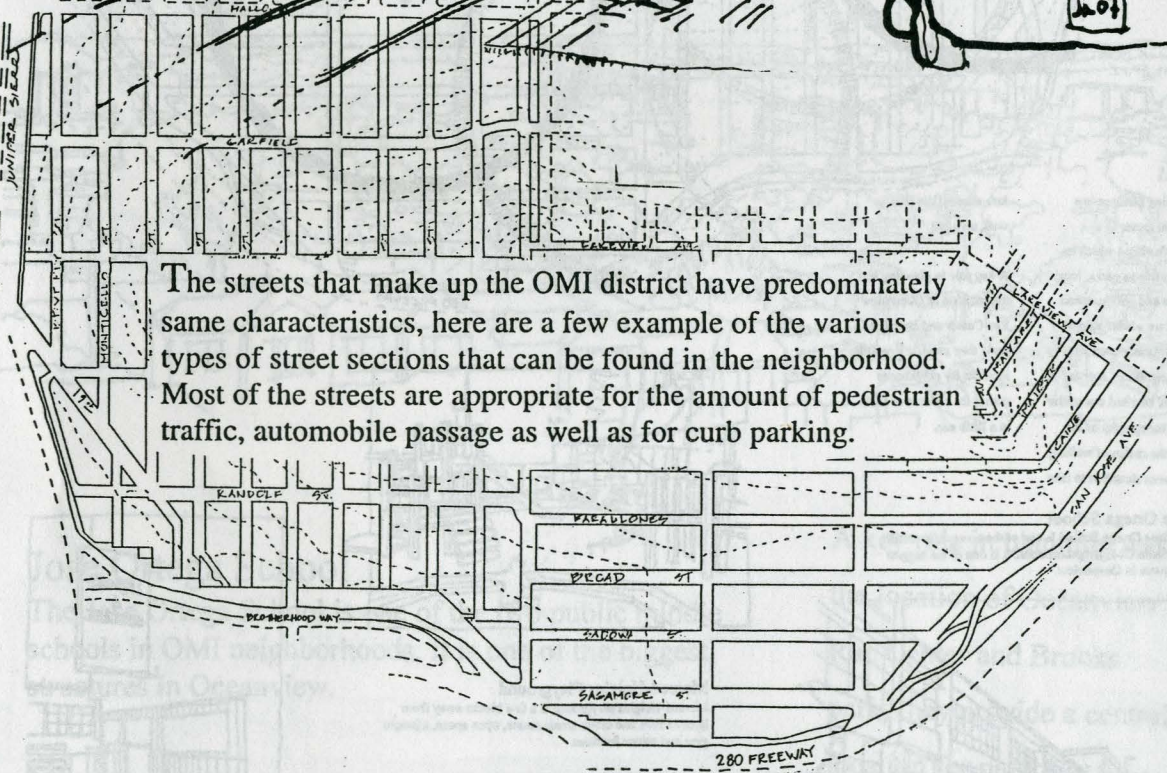




Street Sections

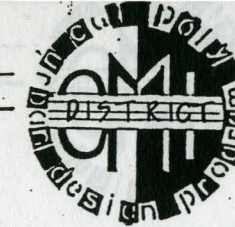


The streets that make up the OMI district have predominately same characteristics, here are a few example of the various types of street sections that can be found in the neighborhood. Most of the streets are appropriate for the amount of pedestrian traffic, automobile passage as well as for curb parking.

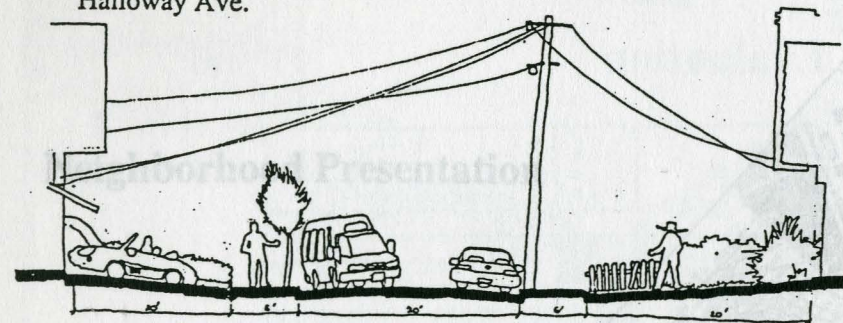


NEIGHBORHOOD

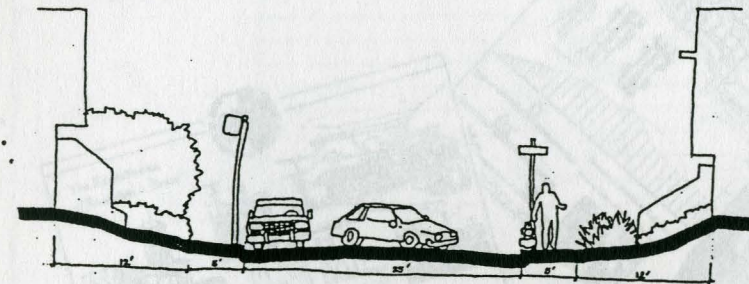
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Halloway Ave.



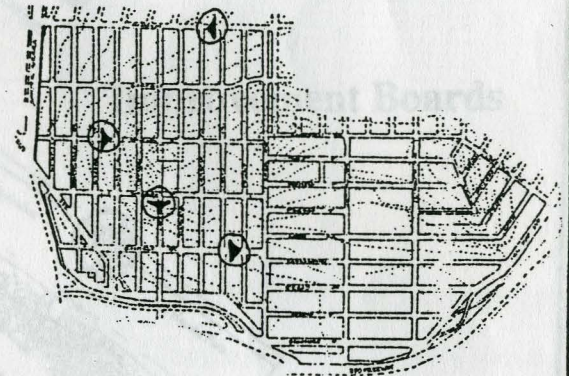
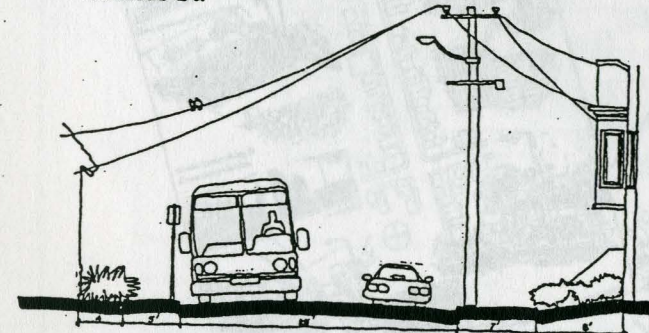
Ramsell St.



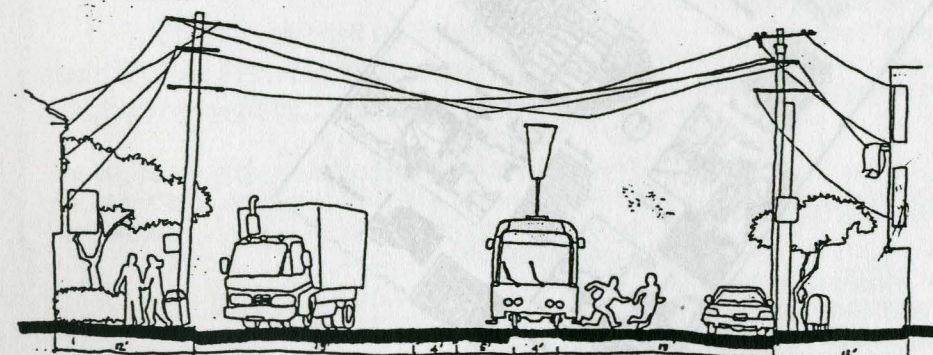
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Shields St.



Randolf St.

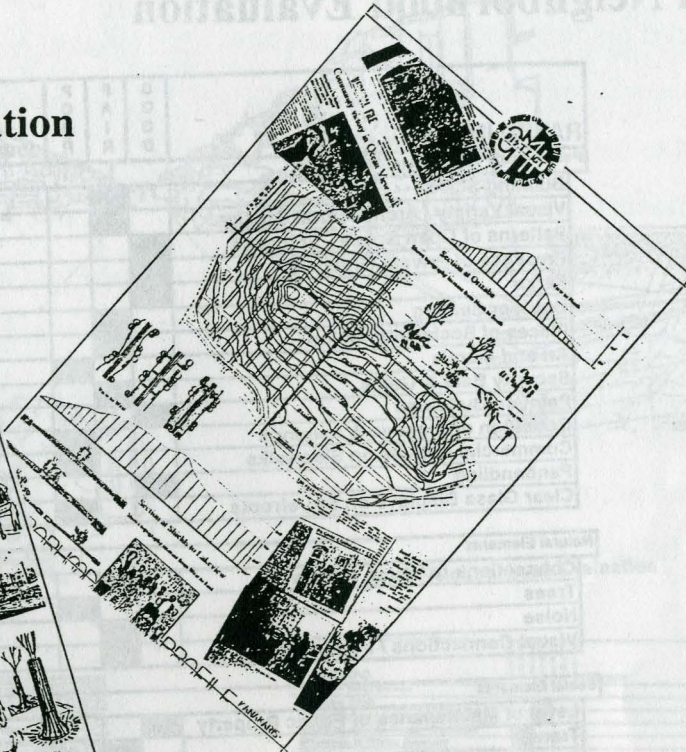
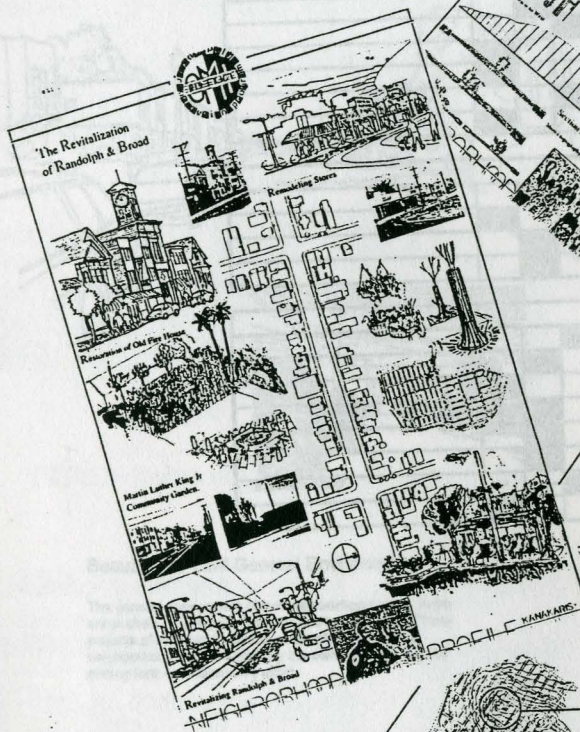


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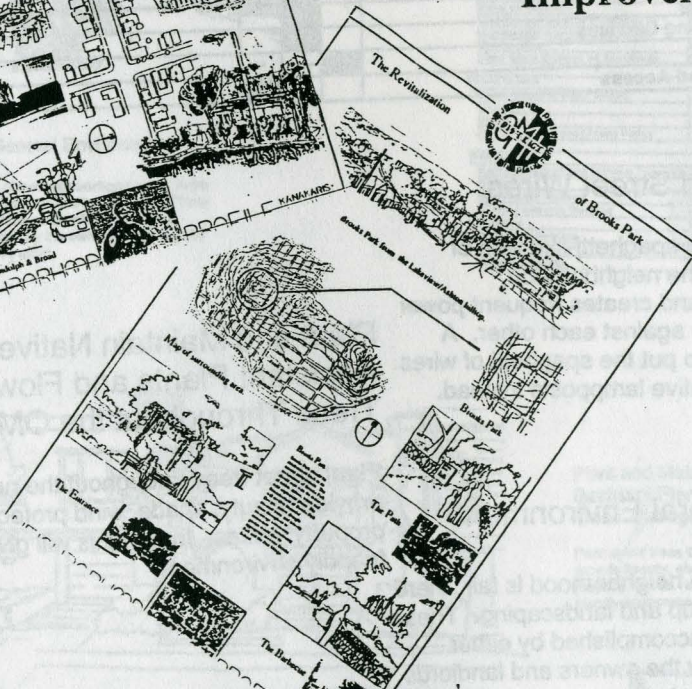
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Neighborhood Presentation



Improvement Boards





OMI Neighborhood Evaluation

RATED INFO	G O O D	F A I R	P O O R	COMMENTS
People-Made Design Elements				
Building Scale				
Visual Variety / Architectural Quality				
Patterns of Open Space - Setbacks				
Presence of Private Greenery				
Parks				
Outdoor Seating				
Places of Social Interaction				
Art and Murals				
Security Bars & Gates				
Paint on Buildings				
Condition of Signage & Awnings				
Commercial Activity on Sidewalks				
Panhandling				
Clear Glass Displays on Storefronts				
Natural Elements				
Connections to Water, Nature				
Trees				
Noise				
Visual Connections / Public Vistas				
Social Elements				
Level of Maintenance of Public Property				
Transit				
Community Gardens				
Street / Sidewalk Cleaning				
Lighting				
Recycling Services				
Parking				
Disabled Access				

Underground Overhead Street Wires

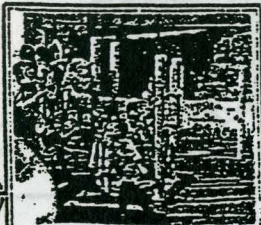
Many streets in the OMI have a spaghetti-like web of overhead wires which uglifies the neighborhood, decreases real estate values, and creates frequent power outages as the wires get blown against each other. A reasonable solution would be to put the spaghetti of wires underground and install decorative lampposts instead.

Beautify the OMI General Environment

The general appearance of the neighborhood is fair, there are pockets that require clean up and landscaping. These projects of restoration can be accomplished by either neighborhood help or simply by the owners and landlords putting forth a collaborative effort.

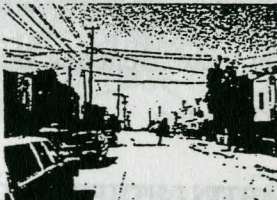
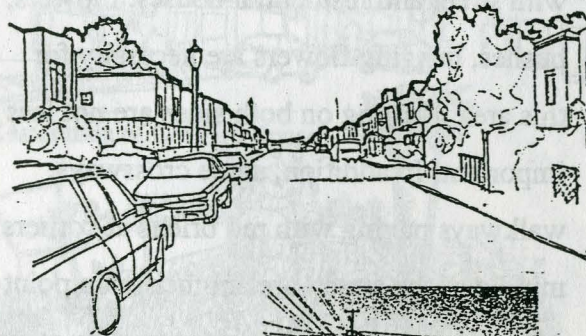
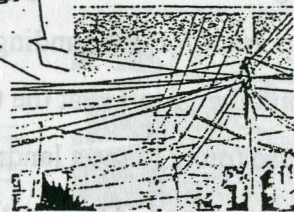
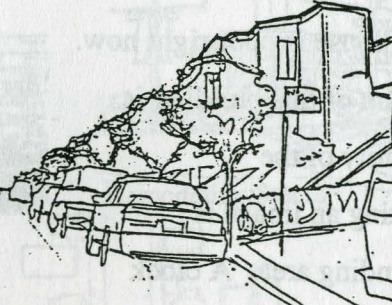
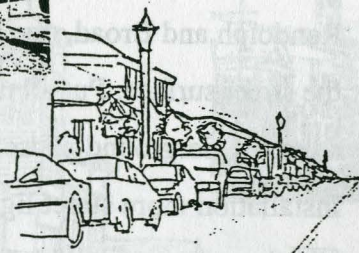
Plant and Maintain Native, Drought Resistant Plants and Flowers, and Street Trees Throughout the OMI Neighborhood.

Plant street trees throughout the neighborhood, trees provide beauty, shade, wind protection, and increase property values. In turn this will give to a pedestrian friendly environment.



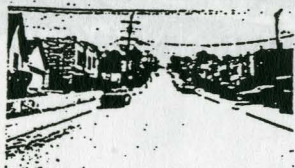
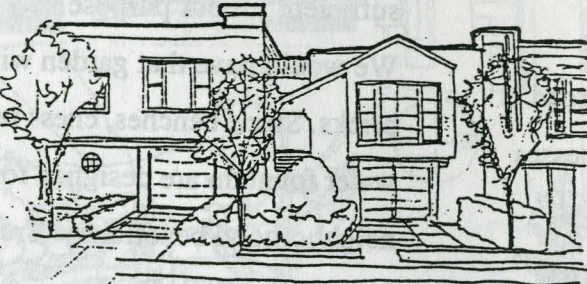
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Parking				
Disabled Access				

Old fire house is one of the most featured landmarks of the OMI area. The current condition of the fire house is poor right now. Historical preservation of this building is important to the identity of the neighborhood. Creating an image is important for surrounding area. A clock would be installed at the top of the fire house tower to set a landmark for our neighborhood. Along with that, the whole area around tower would be revitalized to fit with that feature.

REMODELING STORES

In the program to create our neighborhood better, safer, and nicer environment for OMI, we emphasize on stores remodeling to make an image for the whole area. Some over hangs would be installed; some commercial ads, electrical lights for advertisement would be installed; front views of some businesses would be remodeled. More than that, re-zoning commercial area for Randolph and Broad is really important. We encourage businesses concentration on Broad street from Plymouth ave. to Capitol ave, and then spread to Orizaba street.

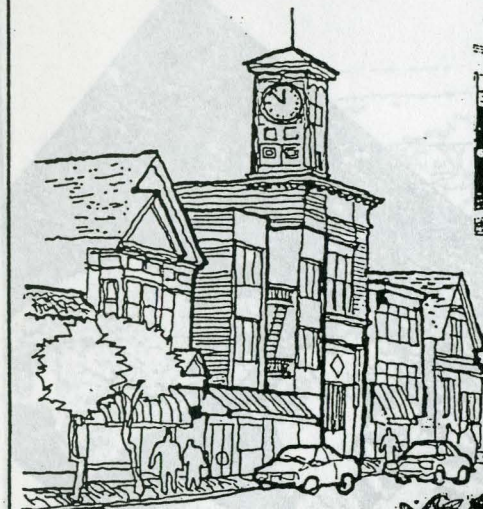
Put a concrete median base for trolley with the width is 18 feet right at the middle for Randolph and Broad, one inch higher than the street surface. Put all utilities on these streets underground phase by phase. Installation more street lights on both sides, planting more trees with many kind that We did choose in our presentation to appropriate with street and residential houses. Flowers, bushes, hanging flowers are necessity for this area. Parking on both sides are not less important. In addition, some crossways, walkways paving with red bricks at corners, middle of the street are another main point over there. Benches, bus stops, trolley stops are nice too.

MARTIN LUTHER KING Jr COMMUNITY GARDEN

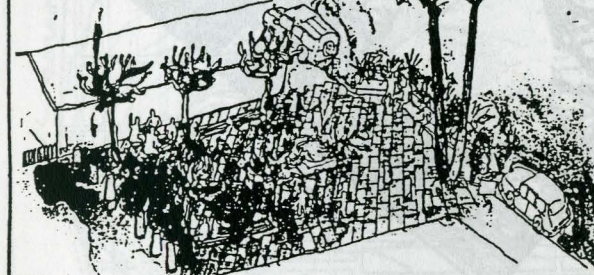
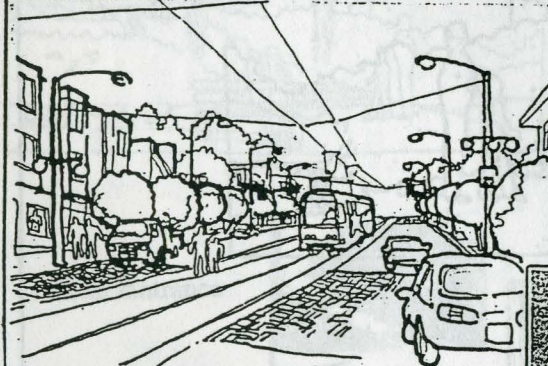
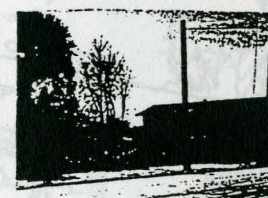
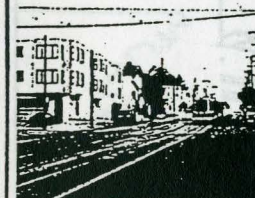
I also think that this area needs a garden for their citizens to gather and relax in creating a small "down town". An empty lot on Broad between Orizaba and Capitol ave is sufficient for our purpose. We would pave that garden with yellow bricks. Some benches, chess tables and a water fountain are designed for neighborhood beneficiary. Trees are absolute nice for the King Garden.



The Revitalization of Randolph & Broad



Restoration of Old Fire House


Martin Luther King Jr
Community Garden.


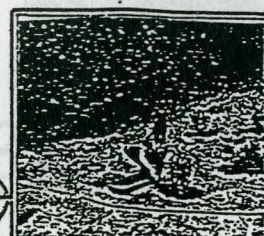
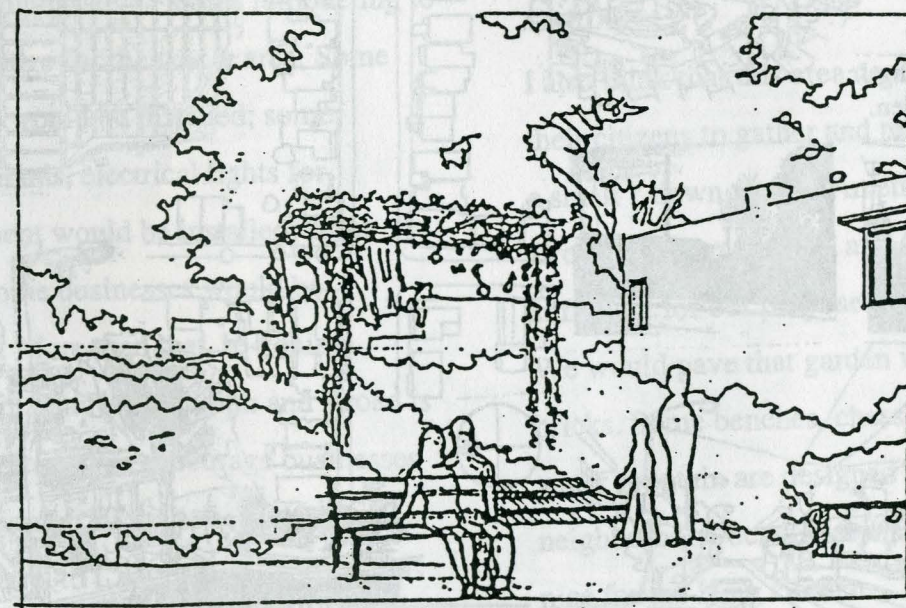
Revitalizing Randolph & Broad





Brooks Park

Brooks Park should be rehabilitated back to its natural environment. The reclamation of Brooks Park should start with the removal of rubble, refuse, weeds and wild unpleasant plants. The beautification of Brooks Park will involve beautiful flowers, native drought resistant trees, and activity areas throughout to encourage community interaction. A community garden would also be appropriate between Brooks Park and the Jose Ortega School.



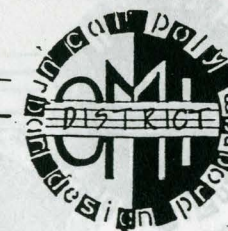
NEIGHBORHOOD

PROFILE

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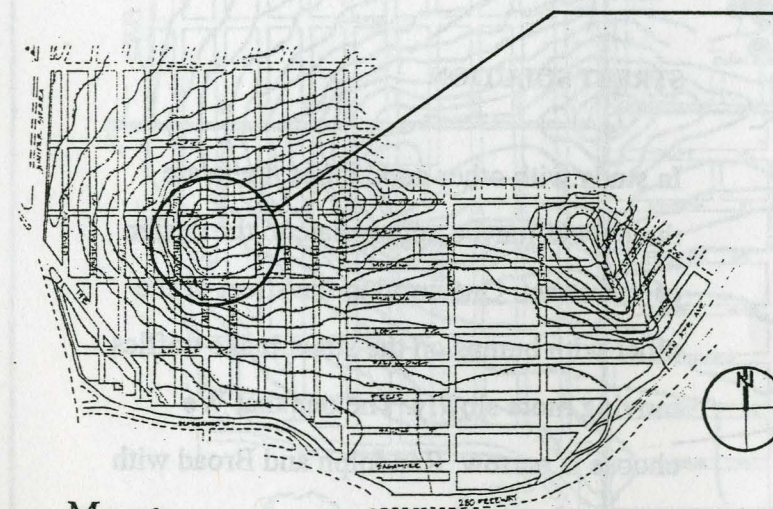
The Revitalization



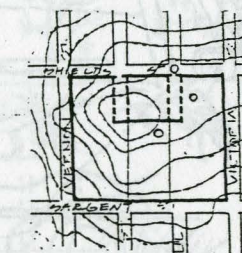
of Brooks Park



A view of Brooks Park from the Lakeview/Ashton hilltop.



Map of surrounding area.



Brooks Park

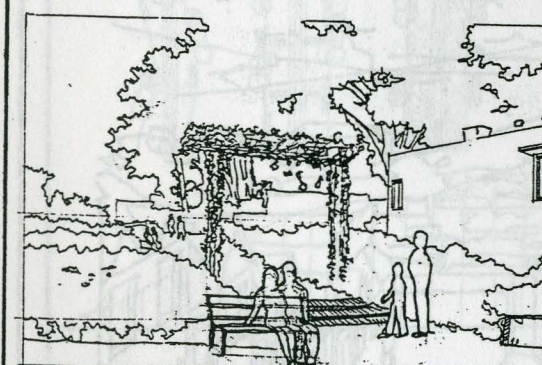


The Path

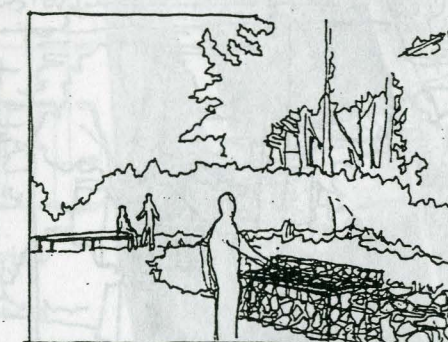


Brooks Park

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The Entrance



The Barbecue

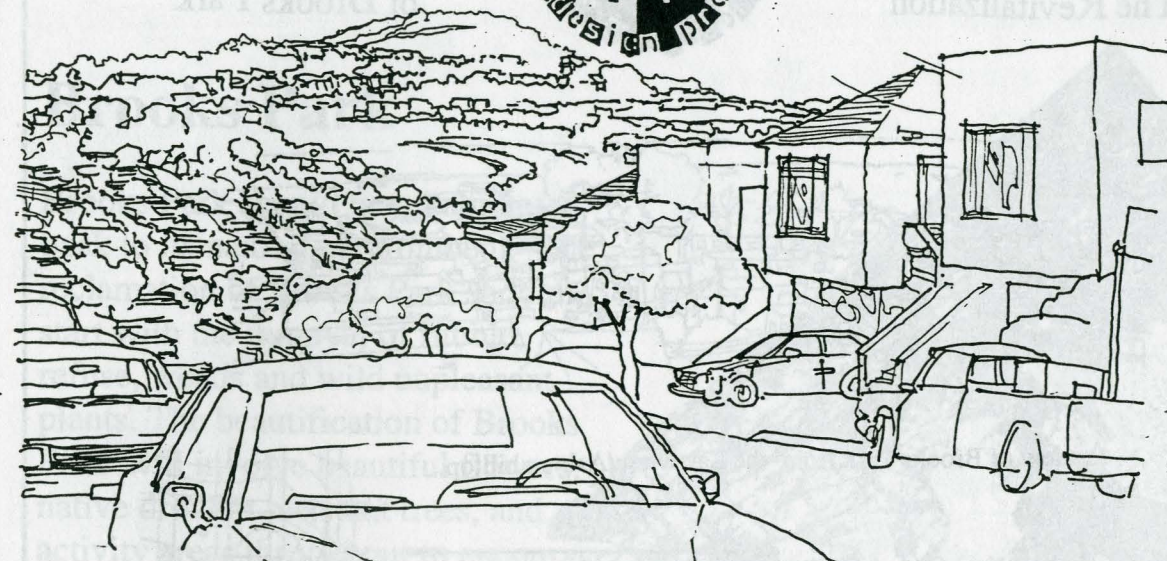


NEIGHBORHOOD

PROFILE

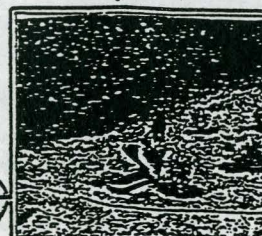
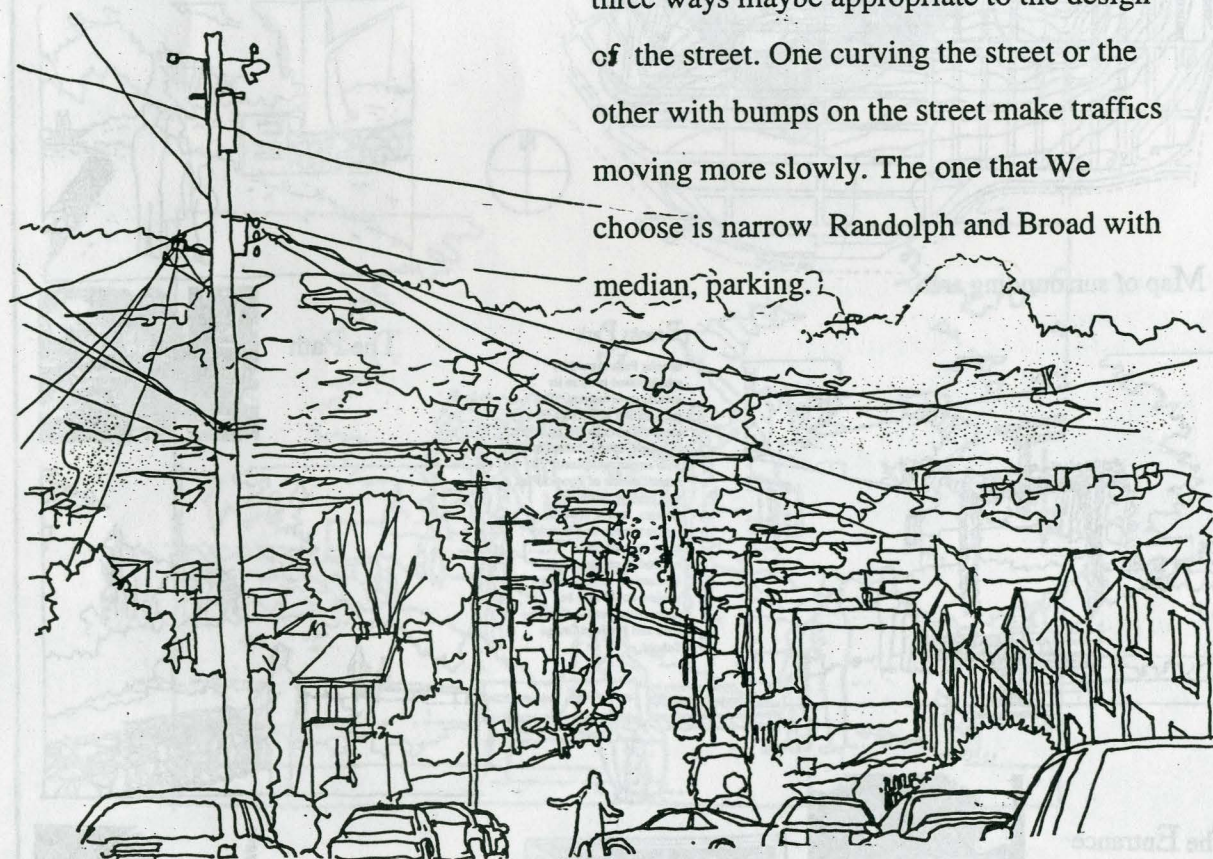
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60



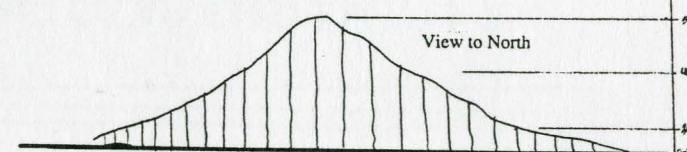
STREET SOLUTION

In study with other good cities, there are three ways maybe appropriate to the design of the street. One curving the street or the other with bumps on the street make traffics moving more slowly. The one that We choose is narrow Randolph and Broad with median, parking.



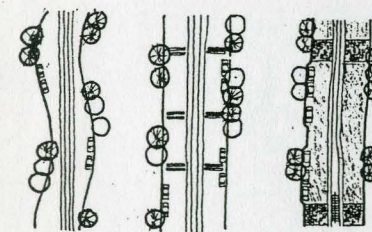
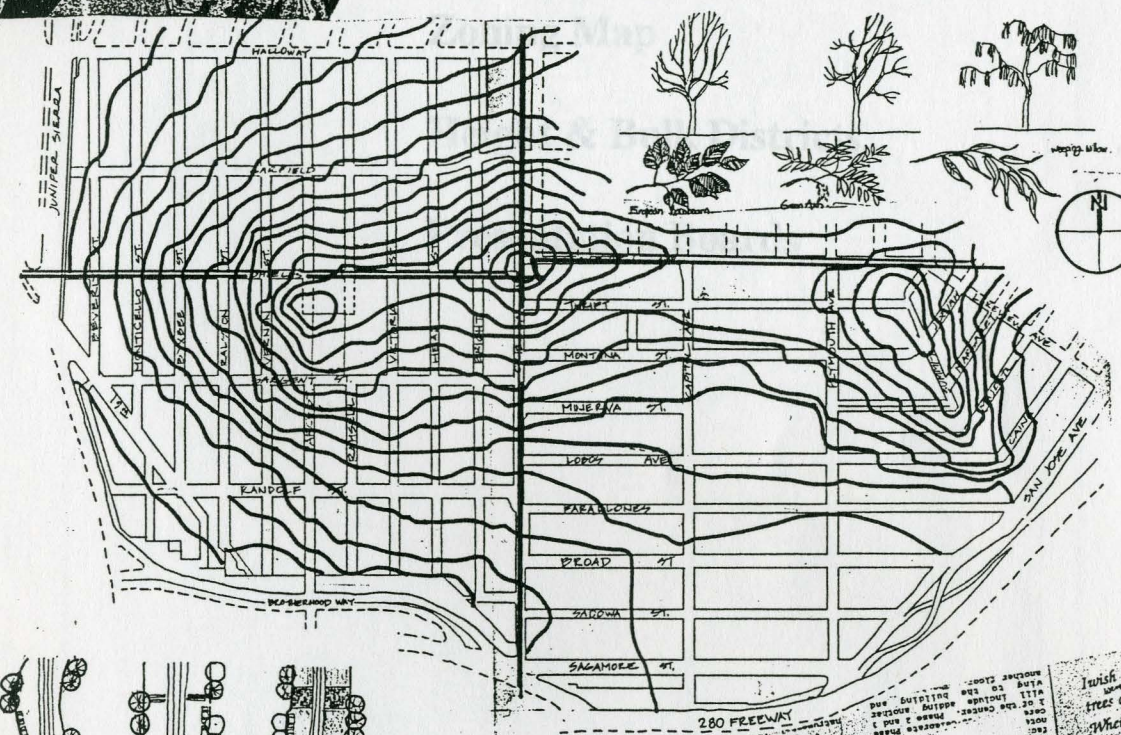
NEIGHBORHOOD

PROFILE KANAKARIS • LE • VARGAS 161

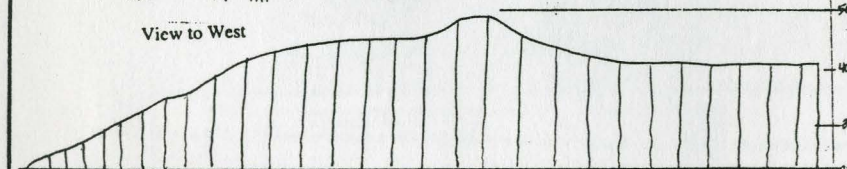


Section at Orizaba

Shows topography increase from North to South

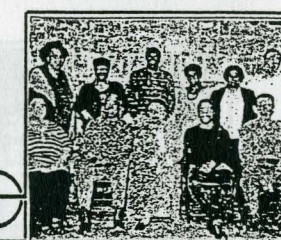
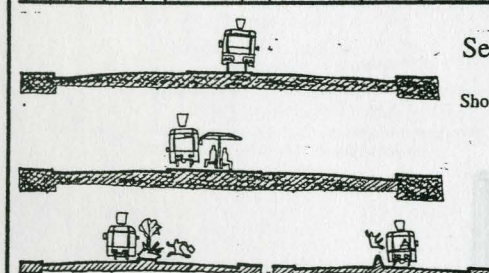


View to West



Section at Shields to Lakeview

Shows topography increase from West to East



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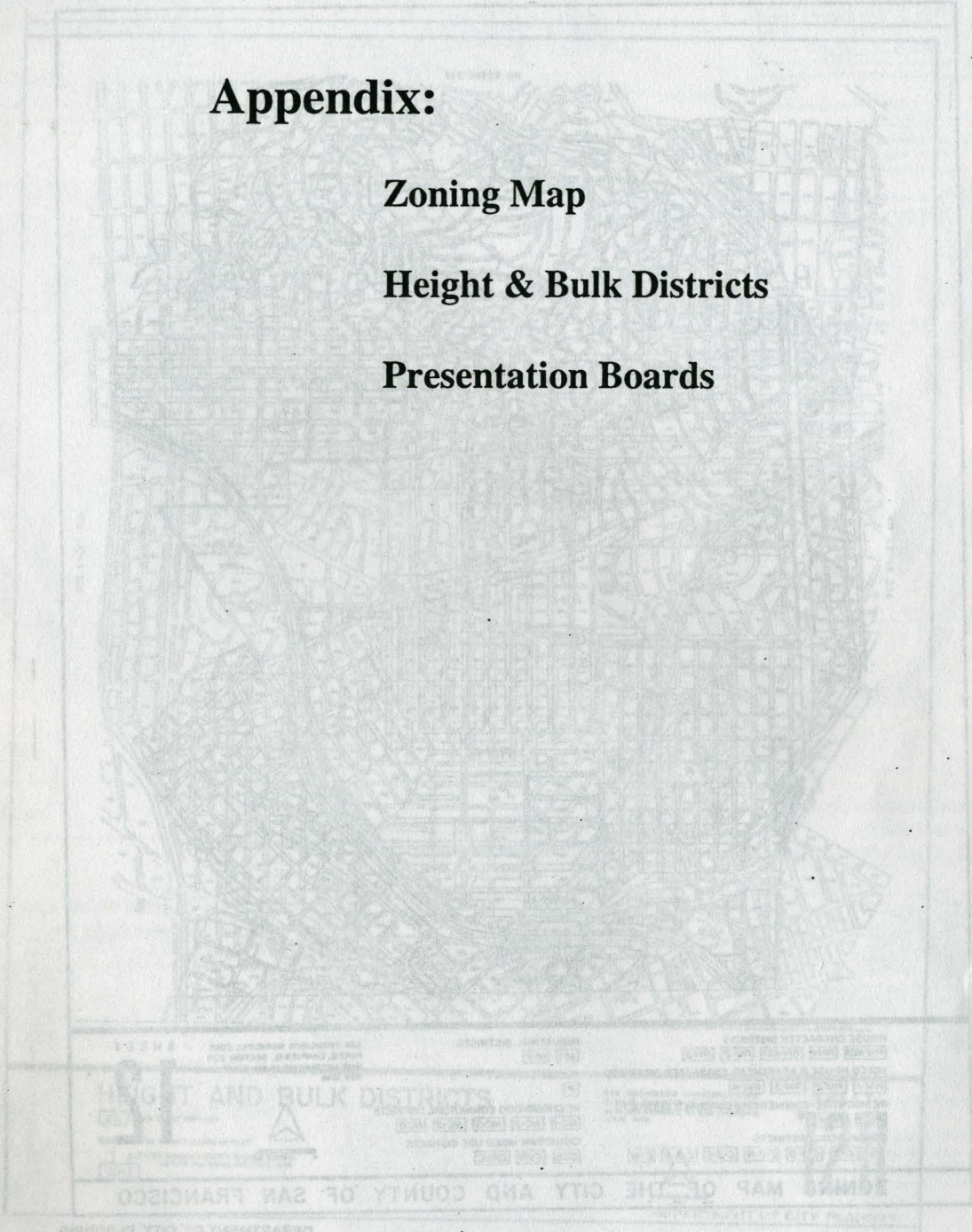
HEIGHT AND BULK DISTRICTS

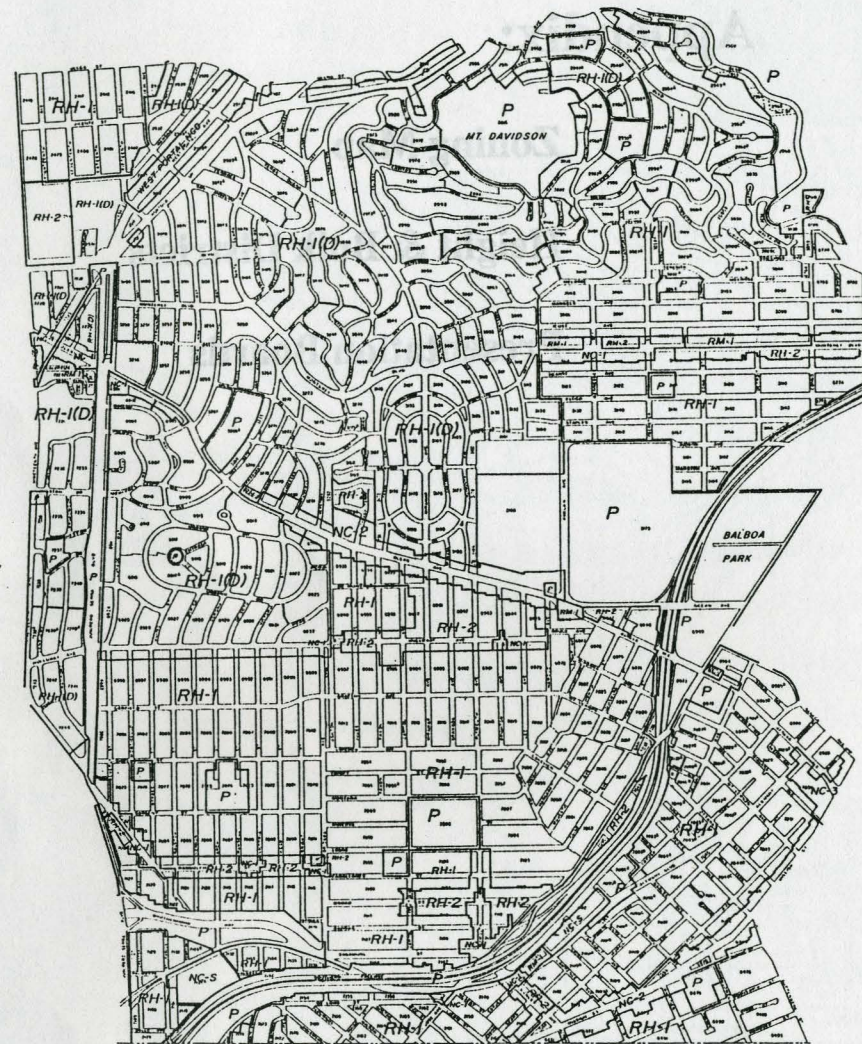
Appendix:

Zoning Map

Height & Bulk Districts

Presentation Boards

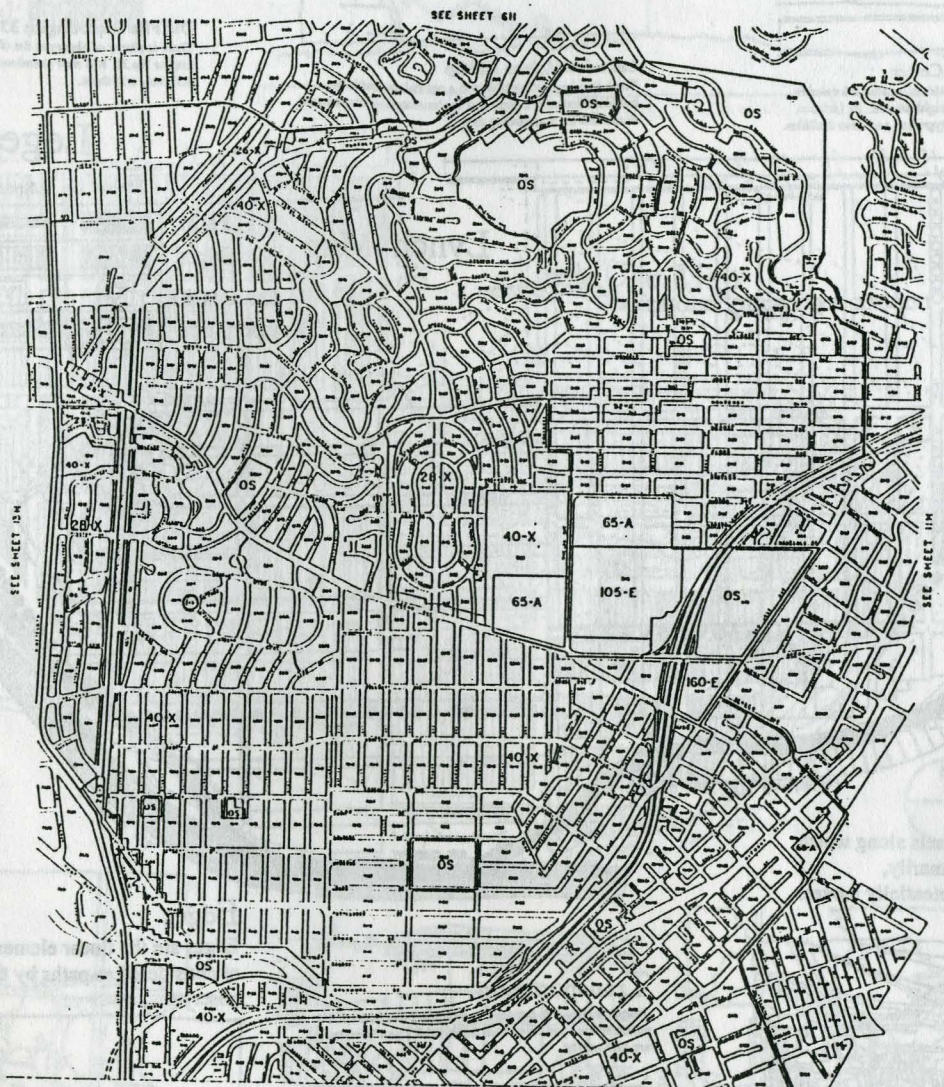
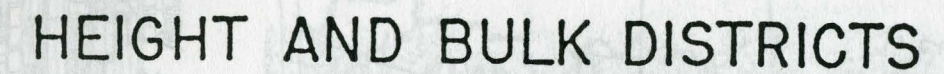
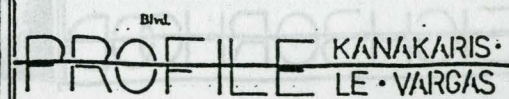





12

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO

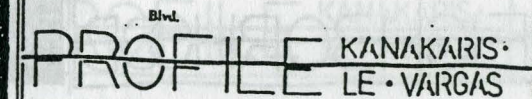
DEPARTMENT OF CITY PLANNING



12H



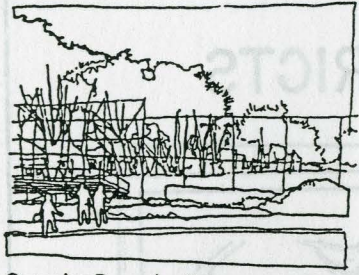
12H
DEPARTMENT OF CITY PLANNING



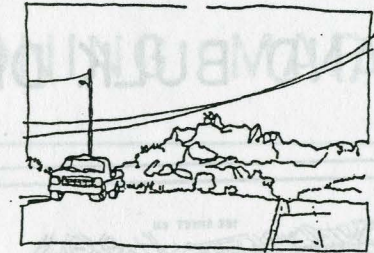


Landmarks

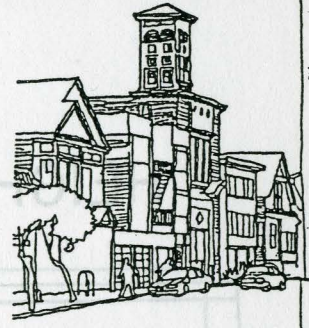
Landmarks are another type of point-reference, that are defined as physical elements.



Oceanview Recreation Center
The Oceanview Recreation Center is located in the middle of the Oceanview neighborhood. Its facilities include playing fields, gym, playground and other facilities.



Lakeview/Ashton Hilltop
The Lakeview/Ashton hilltop is a natural area with big boulders that offer a great seat for breathtaking views to the ocean and the surrounding areas.

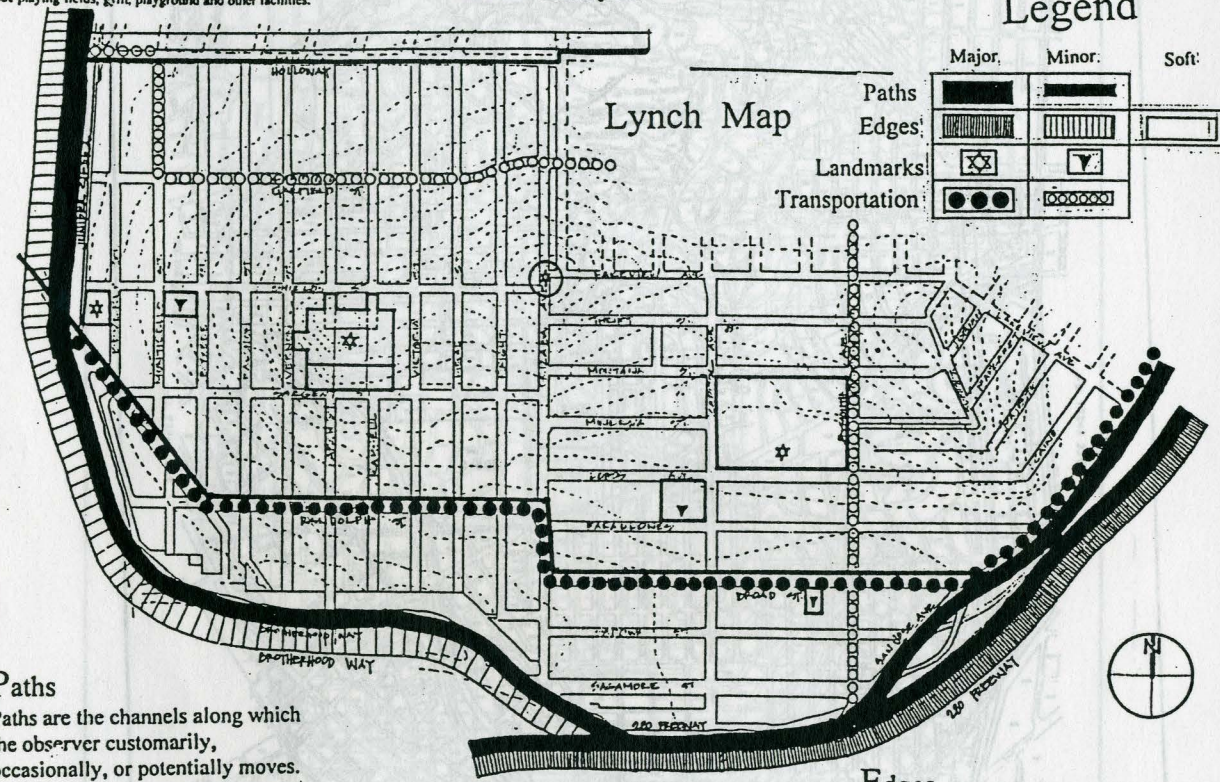


Old Fire Dept. Engine 33
There is plenty of history at the old Fire Department, Engine No.33. It is now abandoned but the memory is definitely still there.

Legend

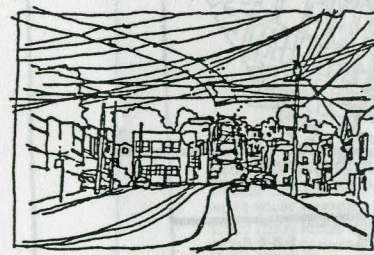
	Major	Minor	Soft
Paths			
Edges			
Landmarks			
Transportation			

Lynch Map



Paths

Paths are the channels along which the observer customarily, occasionally, or potentially moves.



Randolph Street & Broad Street
Randolph and Broad street running east-west are two of the three major commercial streets in the OMI neighborhood. They offer home to several businesses, restaurants, and offices.

Holloway Street

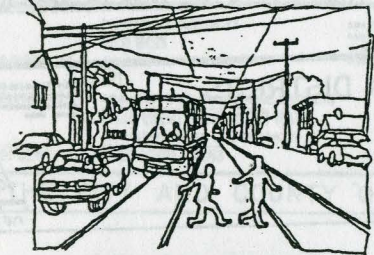
Holloway street is the street that softly divides Merced Heights and Oceanview from Ingleside Terrace.

Interstate 280

Interstate 280 funnels traffic to downtown, the Bay and Golden Gate Bridges and the Peninsula.

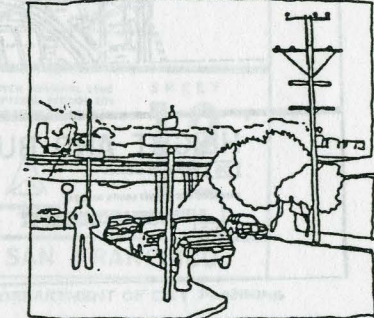
Transportation

Transit services are provided by two San Francisco MUNI streetcar lines and several bus lines; BART and SanTrans are also nearby.



Edges

Edges are the linear elements not used or considered as paths by the observer.



Holloway Street

Holloway street softly divides Merced Heights and Oceanview from Ingleside Terrace the social and economical counterpart of the OMI.

Interstate 280

Interstate 280 is a major barrier beyond Oceanview and Merced Heights. The only way through it is Alleman Blvd.



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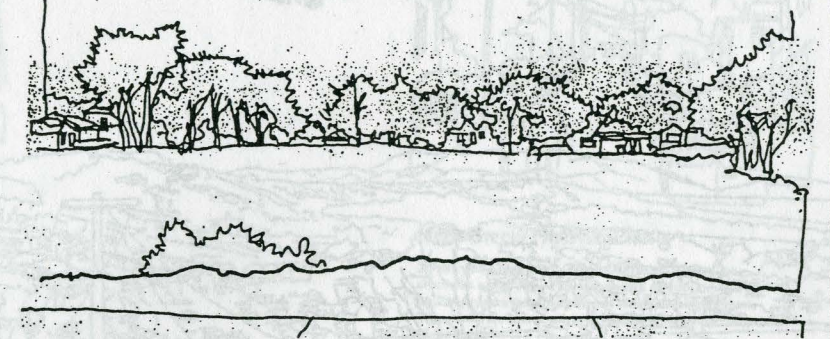


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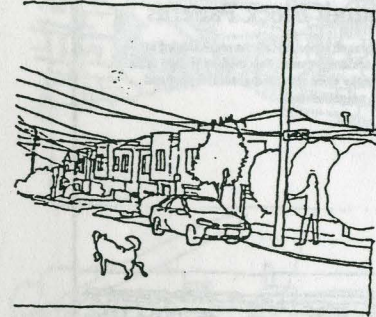
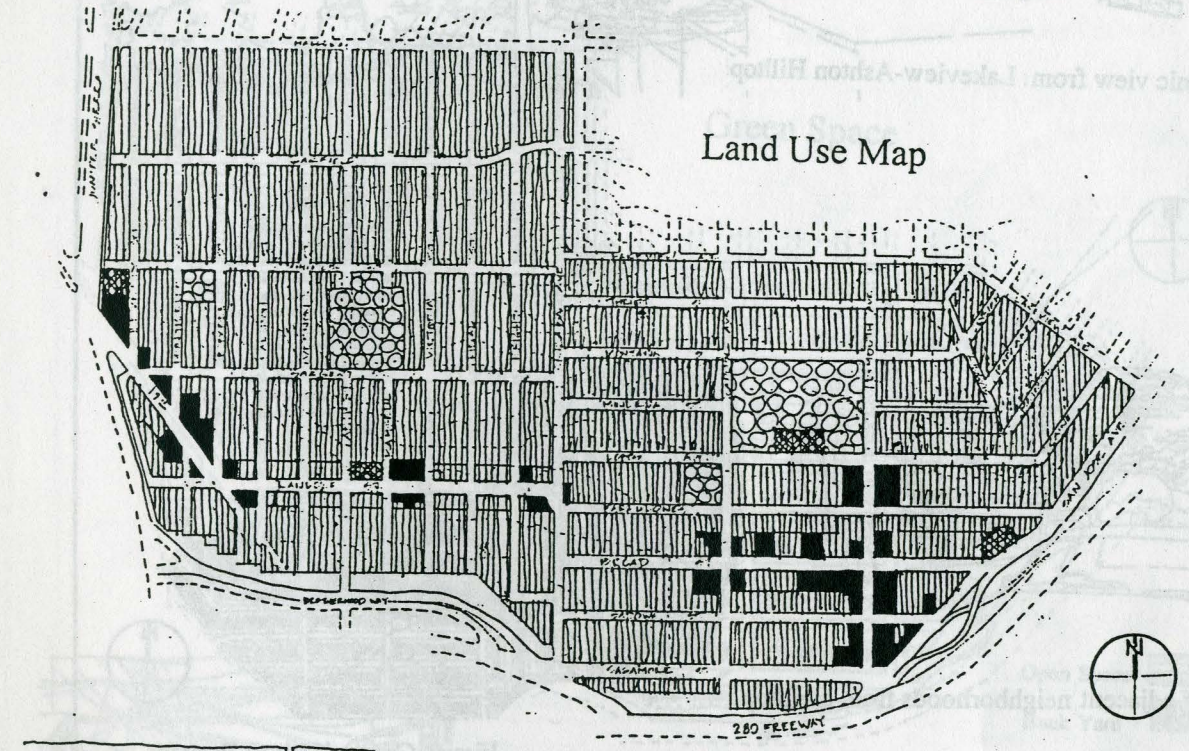
Residential	
Commercial	
Open Space	
Institutional	

Open Space

The Oceanview Recreation Center is located in the middle of the Oceanview neighborhood. It is the best and biggest example of open space in the neighborhoods. Its facilities include playing fields, gym, playground and other facilities.

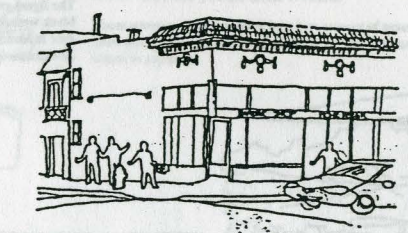


Land Use Map



Residential

Most residential homes are detached, single family residences. Merced Heights is a hilly area with middle class homes, most of them are late vintage. Oceanview homes are similar in shape built after the 1930's and lay on a sloping hill.



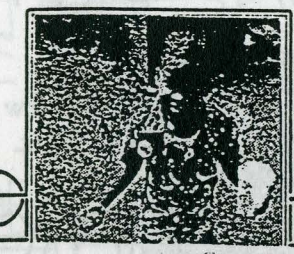
Commercial

Randolph and Broad street are the only streets that are home to commercial facilities. Typical commercial buildings are mixed use and facilitate housing on the second story.



Institutional

The OMI Pilgrim Community Center is a multipurpose community center. The center is located on Randolph street and offers services to all groups of the community, especially to the youth of the neighborhood.

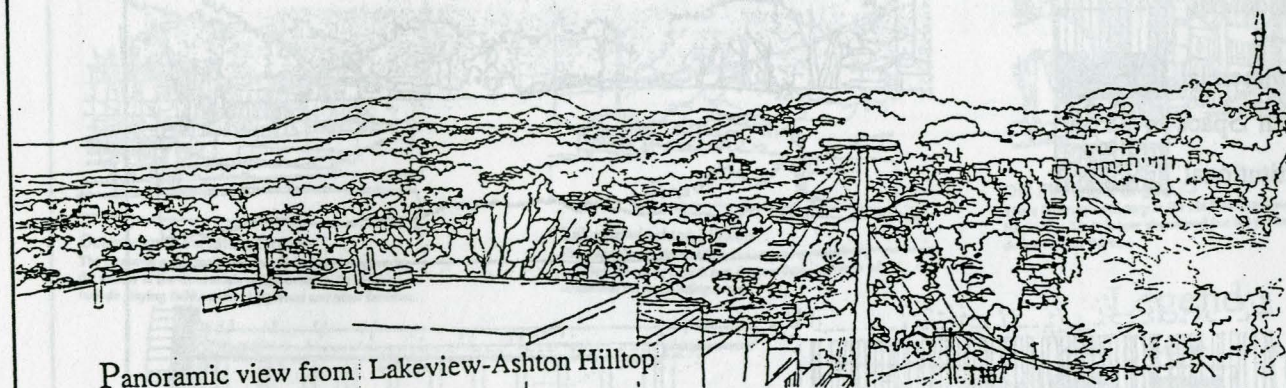


NEIGHBORHOOD

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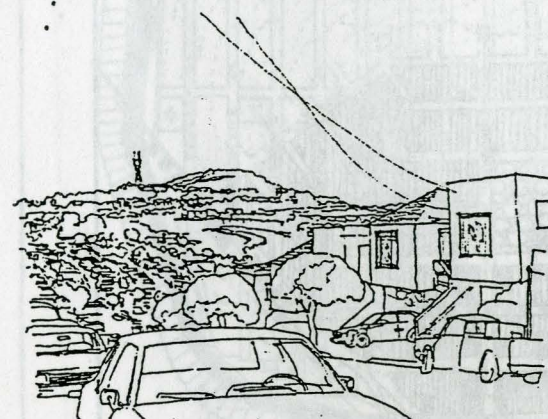
Views



Panoramic view from Lakeview-Ashton Hilltop

Views

One of the best assets that this neighborhood has going for it is the great views. OMI lays on a hilly terrain and offers opportunities for sweeping views of the ocean and the surrounding communities. Brooks Park and the Lakeview-Ashton Hilltop probably offer the best 360 degree views of OMI and the surrounding communities.



View of adjacent neighborhoods from a hilltop.

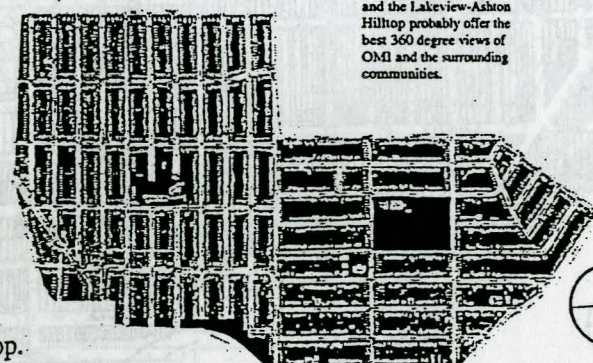
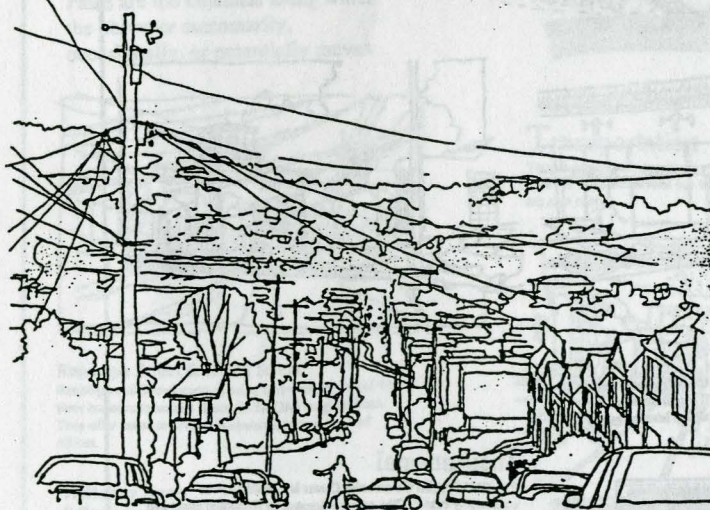


Figure Ground/ Block Patterns

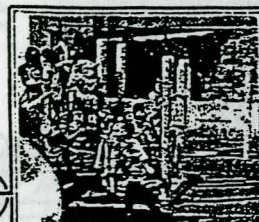
The figure ground approach represents all the areas shaded in black were structures are not present. This method is used in its ease in identifying setbacks open space and general layout and movements in a given neighborhood.



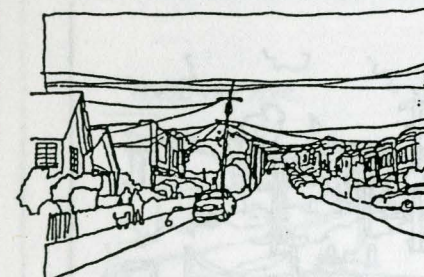
View down a roadway from Brooks Park.



View of ocean from Brooks Park.

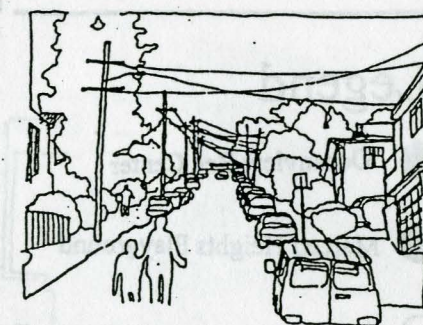


NEIGHBORHOOD PROFILE KANAKARIS-LE • VARGAS



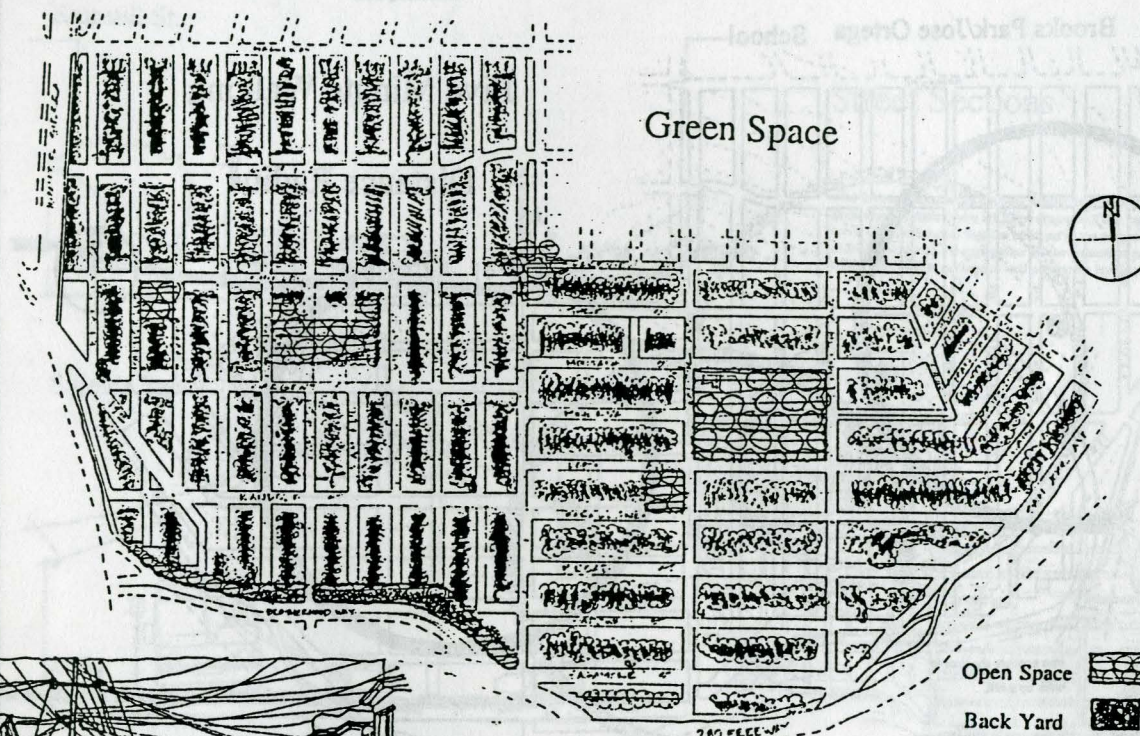
Meduim Green/Trees and Plants

Streets with medium amount of green have mature and young trees of medium size. They are a good source of shading for sidewalks and streets and still provide for a visible neighborhood.

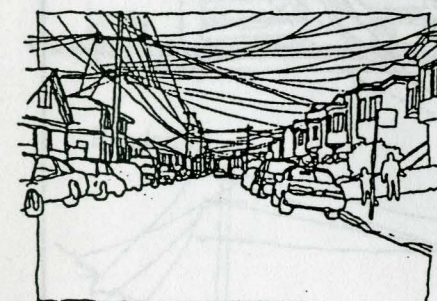


High Green/Trees and Plants

Streets with a high amount of green present shading for sidewalks and streets. The high amount of trees create a soft landscape to the neighborhood and make walking pleasant. These areas are characterized by mature tall trees on both sides of the street.



Open Space
Back Yard



Low Green/Trees and Plants

These streets are characterized by a low amount of young and short trees. The presence of minimal shading to sidewalk and streets is apparent.

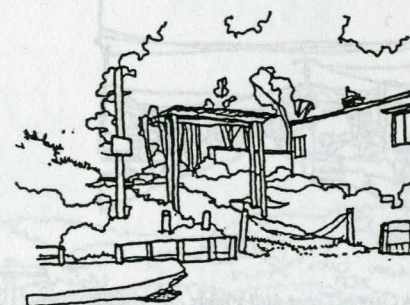


NEIGHBORHOOD PROFILE KANAKARIS-LE • VARGAS



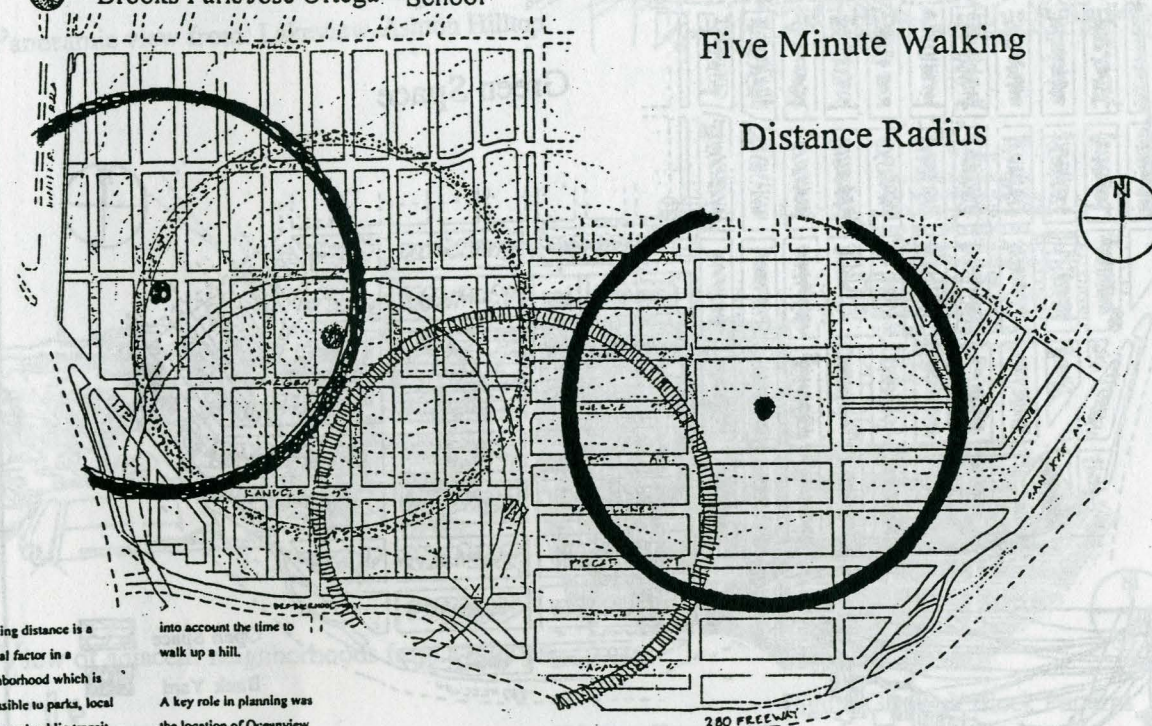
Legend

- Oceanview Rec Center
- Merced Heights Playground
- OMI Pilgrim Community Center
- Mom and Pop Convenient Stores
- Brooks Park/Jose Ortega School



Brooks Park
Brooks Park is located in the middle of the Merced Heights neighborhood. It is a natural park with a playground, barbecue pits, and sweeping views of the ocean and the surrounding areas.

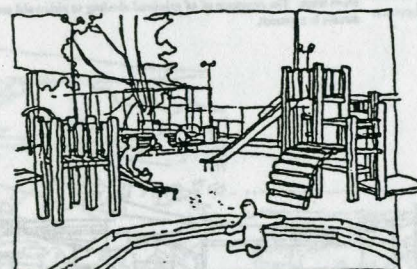
Five Minute Walking Distance Radius



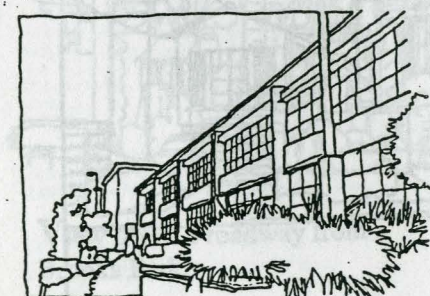
Walking distance is a critical factor in a neighborhood which is accessible to parks, local stores and public transit. Here are a brief summary of frequently used sites by the neighbors. A note should be cited due to the hilly topography of the area the radius of walking has been shrunken to take

into account the time to walk up a hill.
A key role in planning was the location of Oceanview Rec Center and Brooks park, they provide a central location for neighbor to gather for a picnic or soak in a little sun.

Jose Ortega School
The Jose Ortega School is one of the two public middle schools in OMI neighborhoods. It is one of the biggest structures in Oceanview.



Merced-Heights Playground
Merced-Heights playground is a few blocks away from Brooks Park and offers tennis courts, open space, a jungle gym and minor facilities.

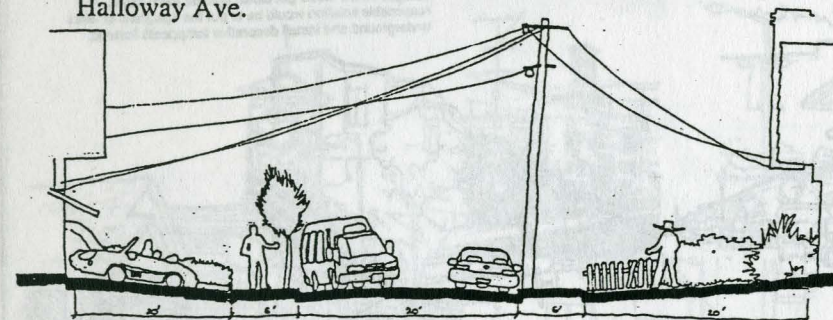


NEIGHBORHOOD

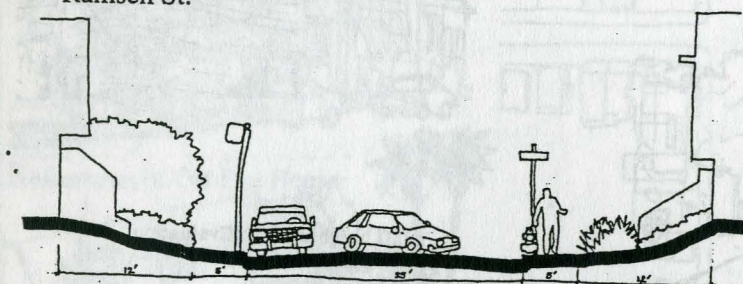
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Halloway Ave.



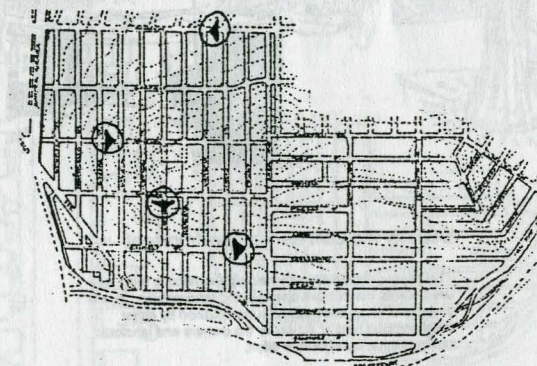
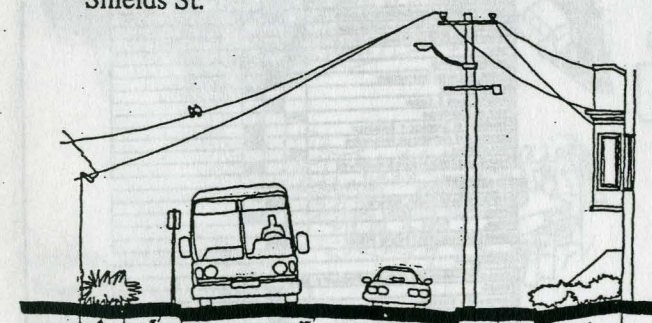
Ramsell St.



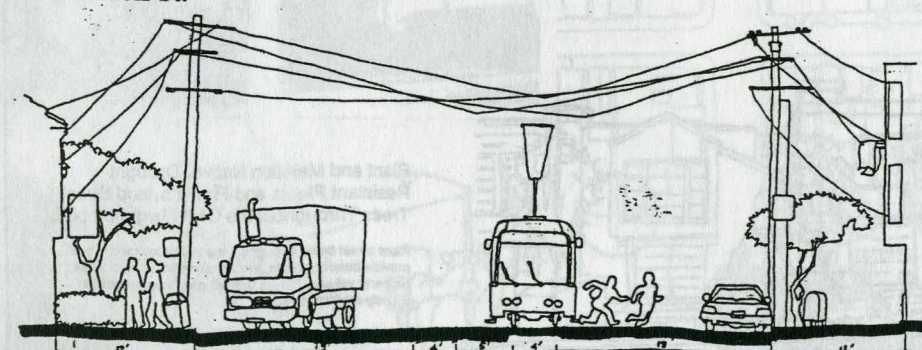
Street Sections

The streets that make up the OMI district have predominately same characteristics, here are a few example of the various types of street sections that can be found in the neighborhood. Most of the streets are appropriate for the amount of pedestrian traffic, automobile passage as well as for curb parking.

Shields St.

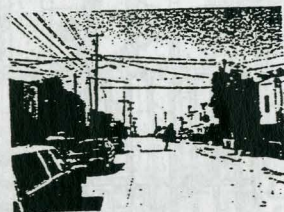
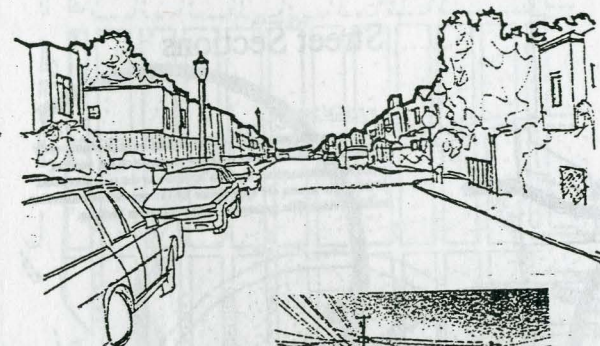
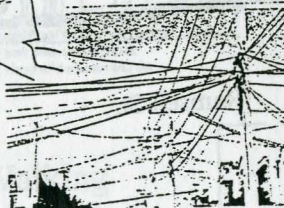
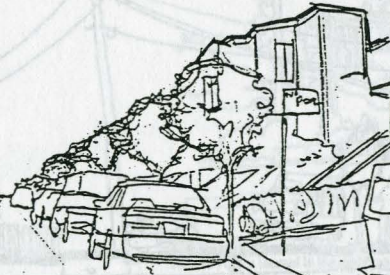
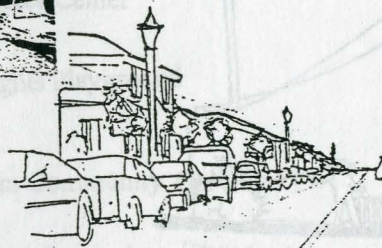


Randolf St.



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Beautify the OMI General Environment

The general appearance of the neighborhood is fair, there are pockets that require clean up and landscaping. These projects of restoration can be accomplished by either neighborhood help or simply by the owners and landlords putting forth a collaborative effort.

Underground Overhead Street Wires

Many streets in the OMI have a spaghetti-like web of overhead wires which uglifies the neighborhood, decreases real estate values, and creates frequent power outages as the wires get blown against each other. A reasonable solution would be to put the spaghetti of wires underground and install decorative lampposts instead.

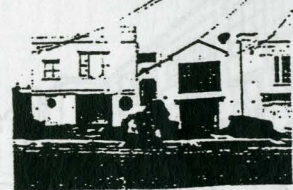
OMI Neighborhood Evaluation

RATED INFO	GOOD	FAIR	POOR	COMMENTS
Proper-Made Design Elements				
Building Scale				
Visual Variety / Architectural Quality				
Patterns of Open Space - Setbacks				
Presence of Private Greenery				
Parks				
Outdoor Seating				
Places of Social Interaction				
Art and Murals				
Security Bars & Gates				
Paint on Buildings				
Condition of Signage & Awnings				
Commercial Activity on Sidewalks				
Panhandling				
Clear Glass Displays on Storefronts				
Nature Elements				
Connections to Water, Nature				
Trees				
Walls				
Visual Connections / Public Vistas				
Local Elements				
Level of Maintenance of Public Property				
Transit				
Community Gardens				
Street / Sidewalk Cleaning				
Lighting				
Recycling Services				
Parking				
Disabled Access				



Plant and Maintain Native, Drought Resistant Plants and Flowers, and Street Trees Throughout the OMI Neighborhood.

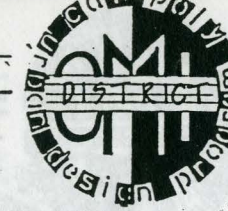
Plant street trees throughout the neighborhood, trees provide beauty, shade, wind protection, and increase property values. In turn this will give to a pedestrian friendly environment.



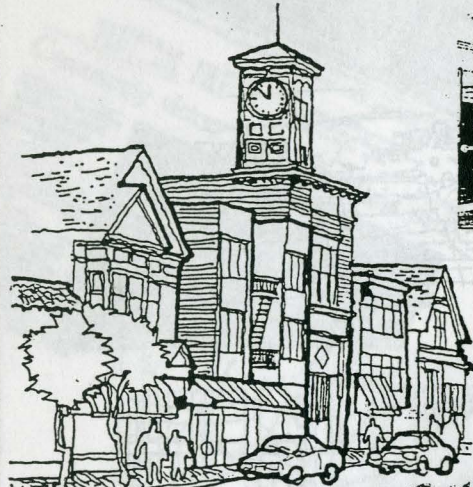
NEIGHBORHOOD

PROFILE

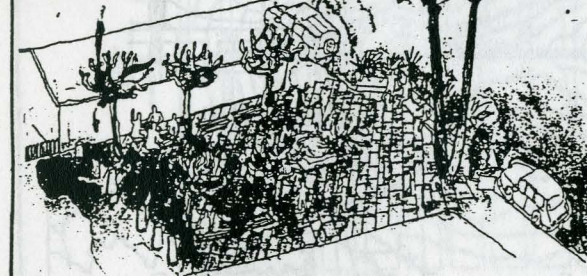
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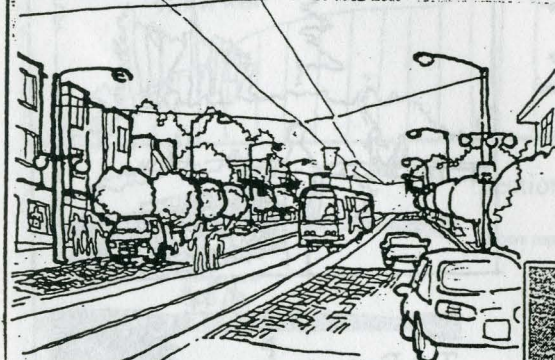
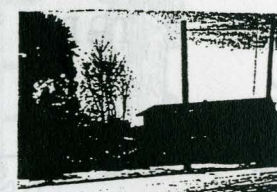
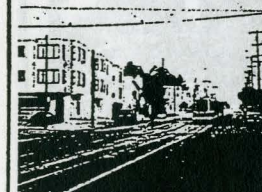
The Revitalization of Randolph & Broad



Restoration of Old Fire House

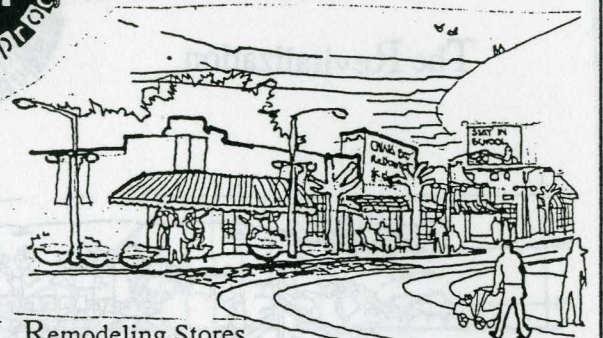


Martin Luther King Jr Community Garden.

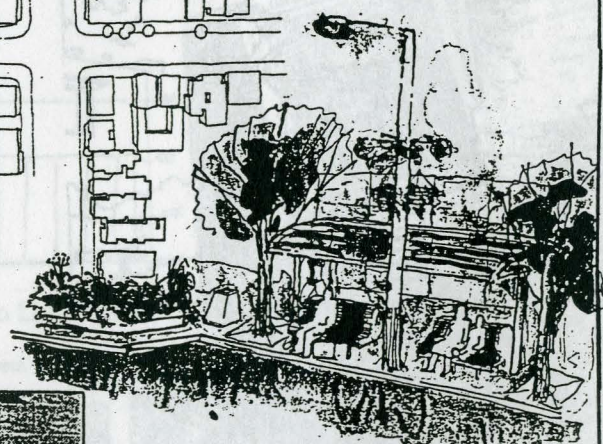
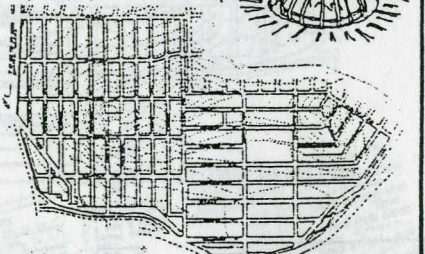
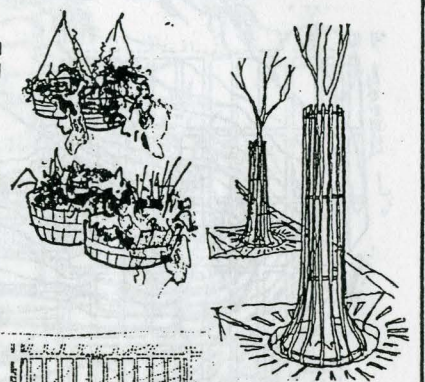
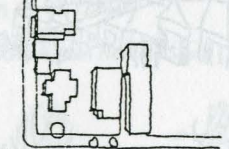


Revitalizing Randolph & Broad

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Remodeling Stores



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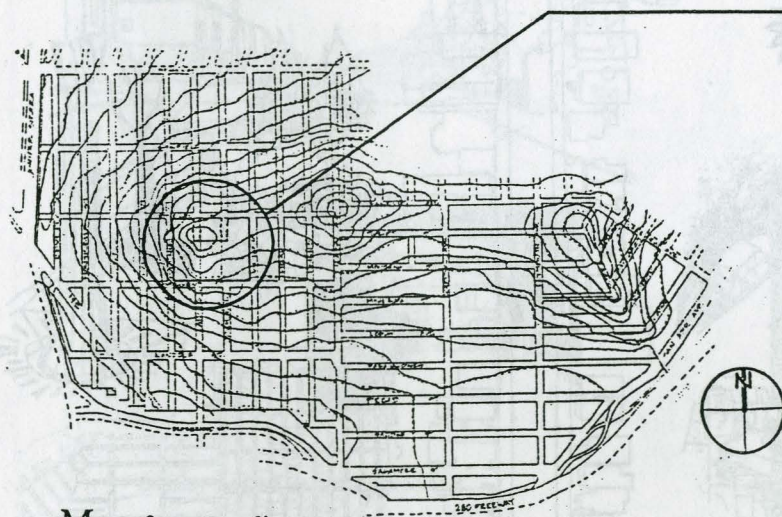


The Revitalization

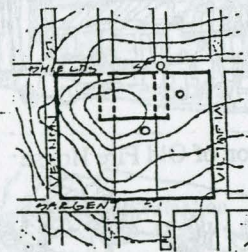
of Brooks Park



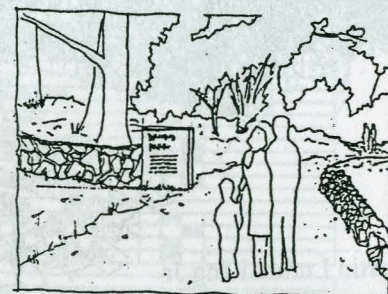
A view of Brooks Park from the Lakeview/Ashton hilltop.



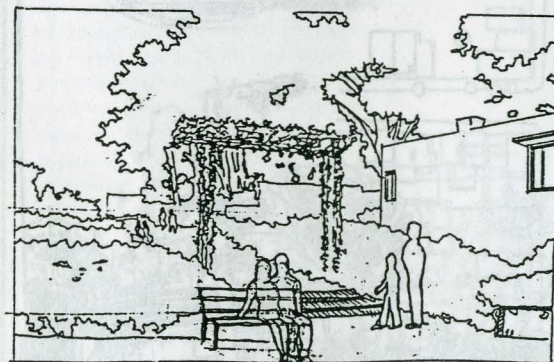
Map of surrounding area.



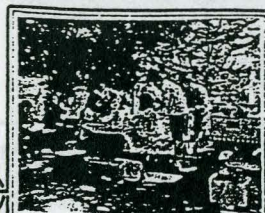
Brooks Park



The Path



The Entrance

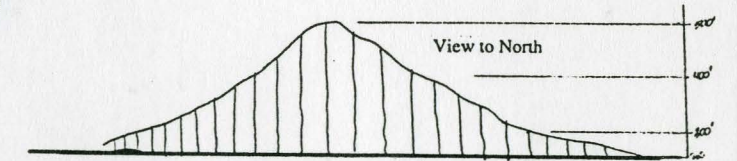
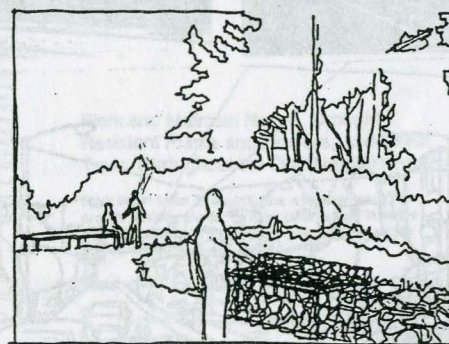


The Barbecue



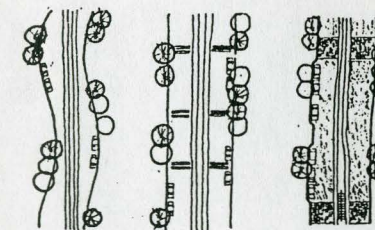
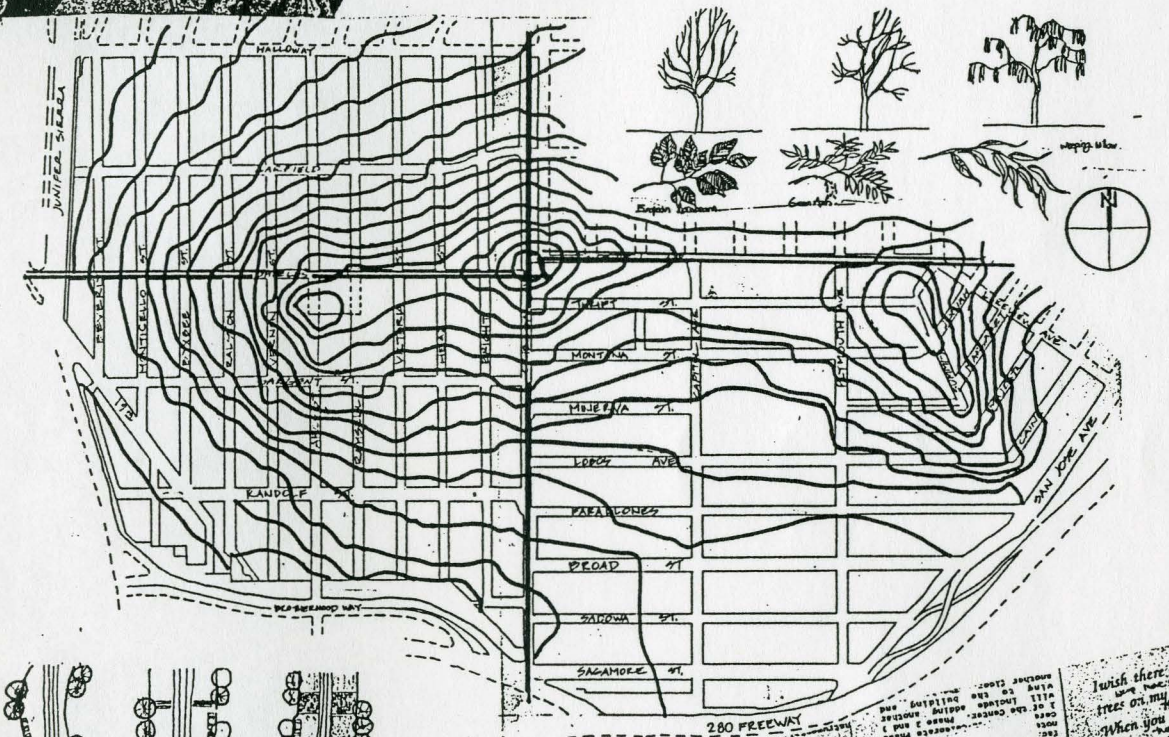
Brooks Park

Brooks Park should be rehabilitated back to its natural environment. The reclamation of Brooks Park should start with the removal of rubble, refuse, weeds and wild unpleasant plants. The beautification of Brooks Park will involve beautiful flowers, native drought resistant trees, and activity areas throughout to encourage community interaction. A community garden would also be appropriate between Brooks Park and the Jose Ortega School.

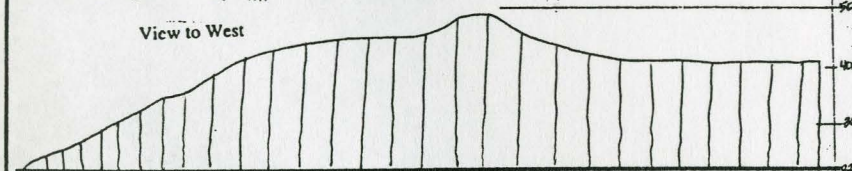


Section at Orizaba

Shows topography increase from North to South



View to West



Section at Shields to Lakeview

Shows topography increase from West to East

