

Lower Nob Hill Public Open Space

Lower Nob Hill Neighborhood Alliance
Open Space Working Group

November 10 | Park Commissioner Meeting



LOWER NOB HILL
Neighborhood Alliance

Lower Nob Hill Neighborhood Alliance

Board Members



Barbara Swan



Drew Lalli



Kim Hopper



Rachel Johnson



Elijah Ball

Open Space Working Group Members

Rachel Johnson, Architect
Gary Spitko, Law Professor
Eduard Navarro, City Builder

Elijah Ball, Urban Planner
Barbara Swan, Board
Sunny Angulo, Legislative Aide

Goals

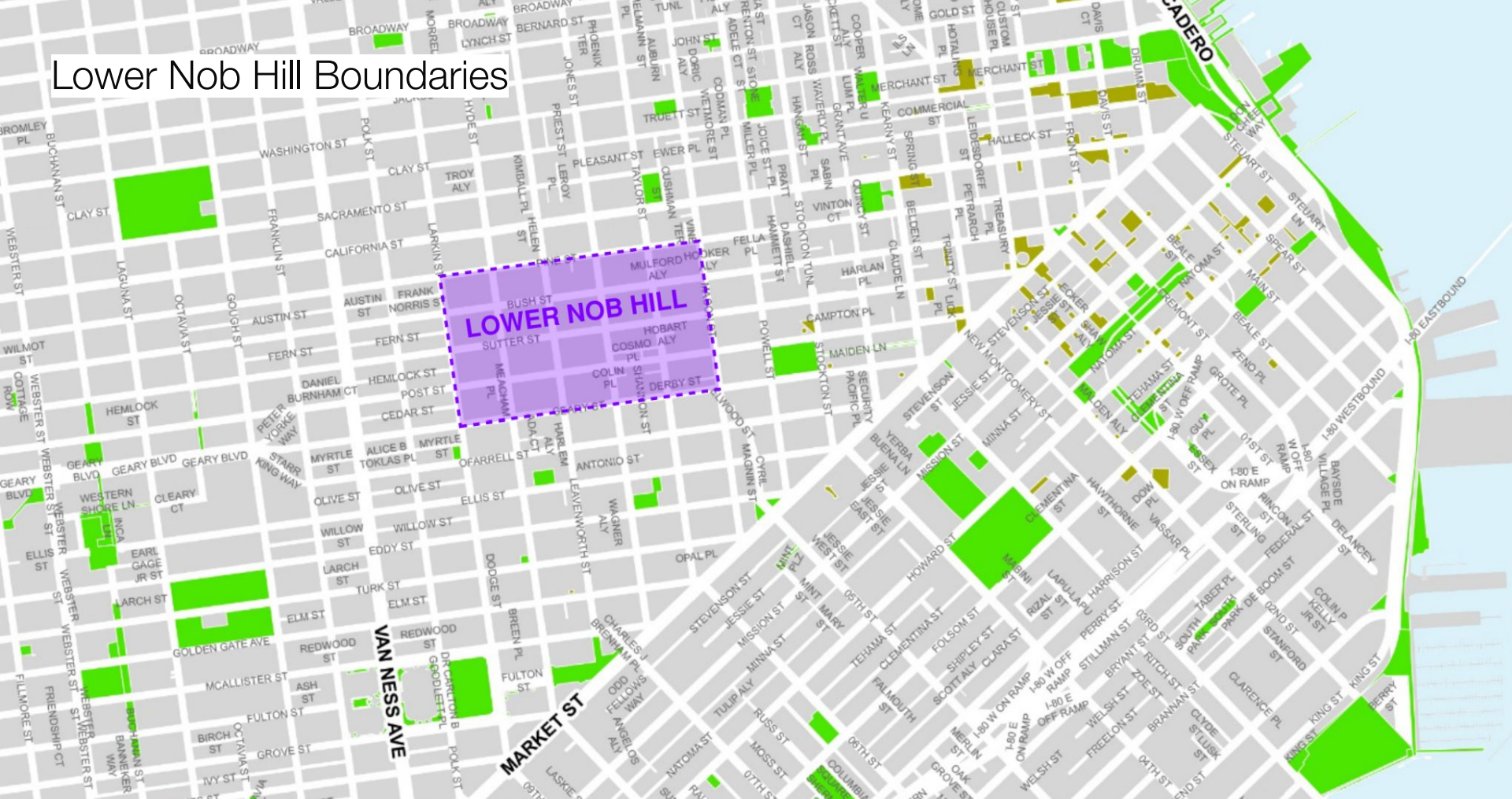
Goals

What We Hope to Accomplish

- Open, regular dialogue with the Park Commission.
- Involvement with Lower Nob Hill Neighborhood Alliance, residents, and business owners who have a stake in our community wellbeing.
- Engagement between SF Rec & Park, PROSAC, D3 Supervisor Office, etc.
- Capital acquisition of an open space parcel for Lower Nob Hill.

Neighborhood Boundaries and Proximity to Existing Open Space

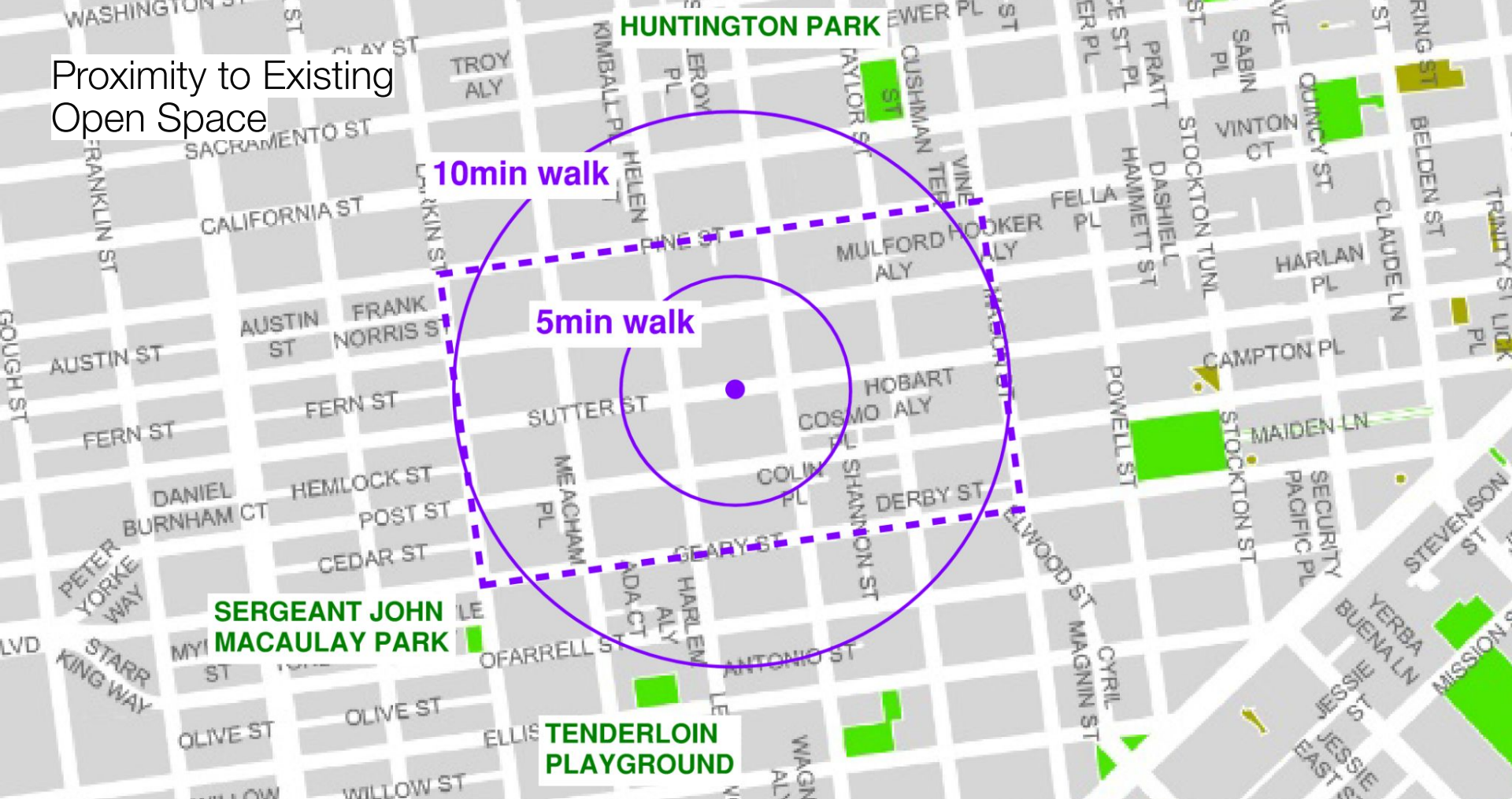
Lower Nob Hill Boundaries



Public/Open Space

POPOS

Proximity to Existing Open Space



Public/Open Space

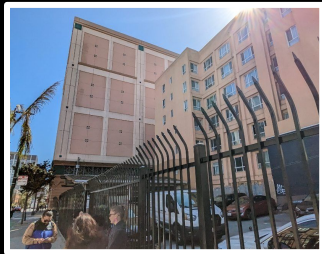
POPOS

LNHNA Efforts for Open Space

2021-2022



Lower Nob Hill Neighborhood Alliance Established
December 2021



Neighborhood Walk with Rec & Park
2022

2023-2024



Friends of the Urban Forest Tree Planting Weekend
2023



Neighborhood Visioning Open Space Pop-up
September 2024

2025



Local Press from SF Chronicle and Examiner
January 2025



SF Rec & Park Meeting for 50 Cosmo Place
July 2025



LNHNA Board Member Appointed to PROSAC
September 2025



Open Space Community Survey
April 2025



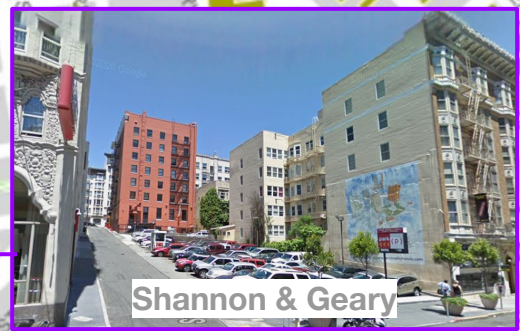
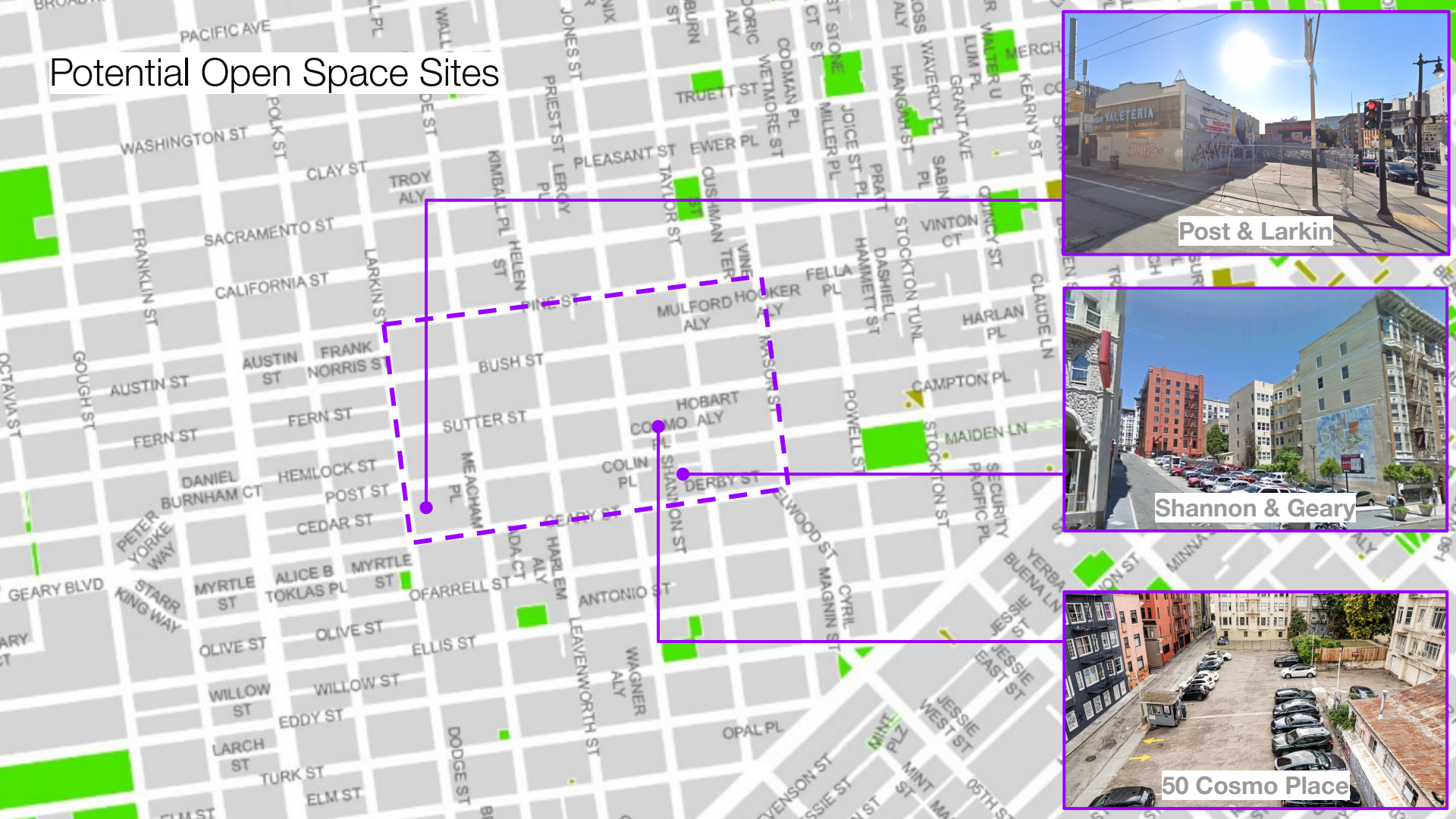
Shannon Alley Acquisition Inquiry
August 2025



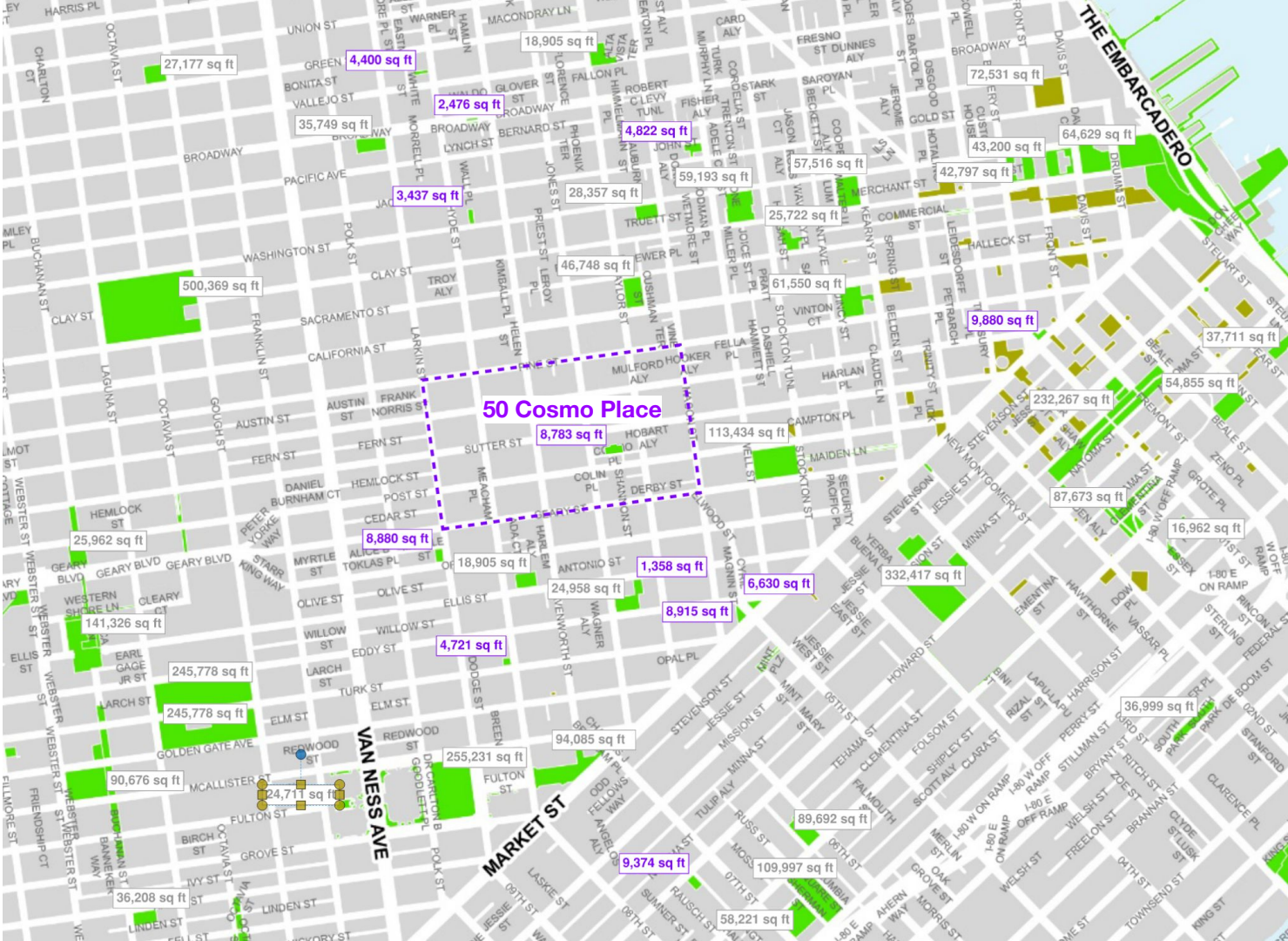
Cosmo Court Pop-Up Town Square
November 2025

Ongoing Effort
Acquiring an Open Space Site

Potential Open Space Sites



Site Analysis Area Test Fit



April 2025
Community Survey Excerpt

Community Survey Excerpt

Background

Between **June 2024 and May 2025**, we collected a total of **126 responses** through a **community survey** aimed at understanding public space needs and neighborhood priorities in **Lower Nob Hill**.

To reach a broad range of voices, we distributed the survey by putting up flyers and handing it out directly to people on the street and at local businesses. The survey included a mix of open-ended and multiple-choice questions covering topics such as safety, accessibility, community use, and desired neighborhood improvements.

The results offer valuable insight into how residents and visitors experience the neighborhood today and what they hope to see in the years ahead.



Community Survey Excerpt

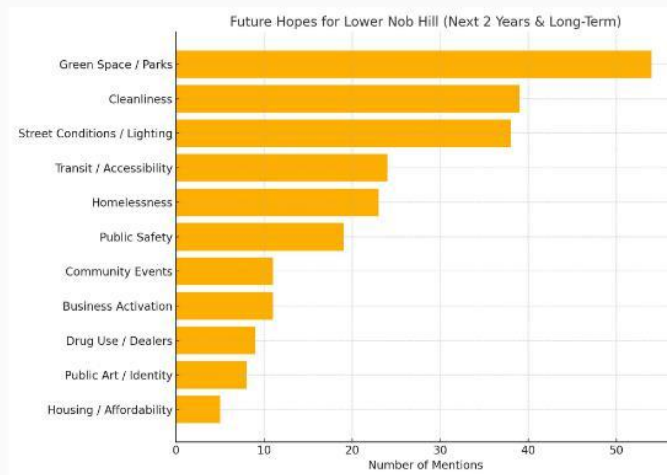
Q: What would you like to see in our neighborhood in the next 2 years?
Long-term?

1. Green Space and Parks

This was the most frequently cited need. Residents emphasized the lack of accessible green space in Lower Nob Hill and expressed interest in parks, rooftop gardens, trees, shaded seating areas, and space for dogs and children.

What residents want:

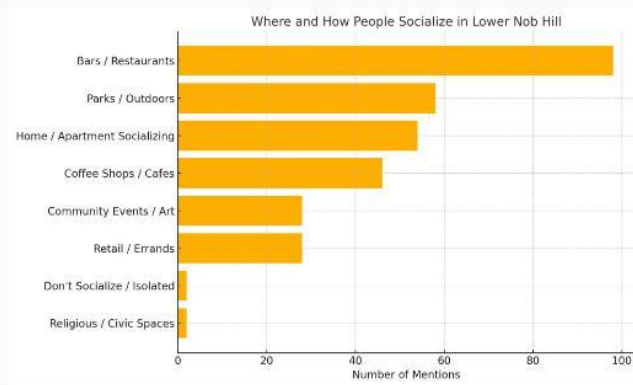
- A walkable, accessible open space in the neighborhood
- Dog-friendly areas
- Greenery and biodiversity (trees, flowers, pollinator habitat)
- A place to relax, read, picnic, or gather



Community Survey Excerpt

Q: Where and how do you typically socialize in the neighborhood?

- **Bars and Restaurants** are by far the most common social setting in Lower Nob Hill, reflecting the area's nightlife and dining culture.
- **Parks and Outdoor Spaces** especially Huntington Park and Lafayette Park—are valued as social alternatives, particularly for walking or meeting casually.
- **Home-based socializing** and **neighbor interactions within apartment buildings** are common, especially among longer-term residents.
- **Coffee shops and cafes** remain important as casual social hubs, though slightly less so than bars.
- A smaller number of residents socialize through **community events, art walks, or neighborhood cleanups**.
- A few respondents mentioned **not socializing at all**, citing safety concerns, isolation, or neighborhood decline.



Community Survey Excerpt

Q: Where do you consider the heart of the neighborhood to be?

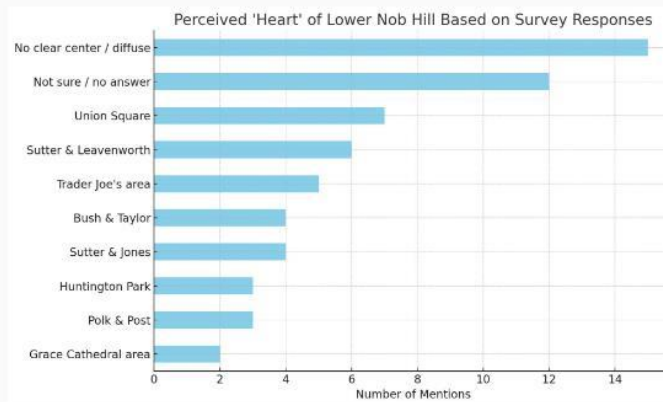
No clear center: Most respondents felt there is no definitive heart of the neighborhood highlighting a diffuse identity or lack of a communal anchor.

Union Square: While not technically within Lower Nob Hill, it's referenced frequently, likely due to proximity and visibility.

Sutter & Leavenworth and **Trader Joe's area:** These corners are among the most commonly mentioned actual intersections, suggesting potential as organizing nodes.

Bush & Taylor and **Sutter & Jones:** Also named often, hinting at perceived activity or centrality.

Huntington Park and **Grace Cathedral** were identified but less frequently, likely due to their stronger ties to adjacent Nob Hill.



Community Survey Excerpt

Q: Where would you position open space(s)?

Cosmo Alley most frequently cited, often described as underused and full of potential.

Post & Larkin (including adjacent parking lots) seen as centrally located and in need of activation.

Former Le Colonial site mentioned as a sizable, inactive property with potential.

651 Geary (empty lot) identified as one of the only undeveloped parcels left.

Bush Street corridor called out for its length and untapped corner lots.

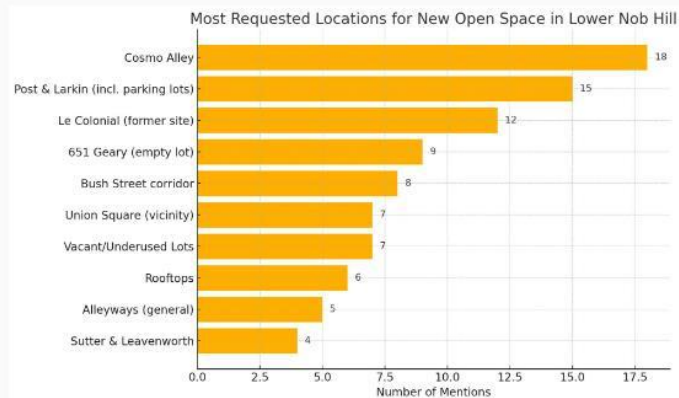
Union Square vicinity seen as a strategic location if not overly commercialized.

Vacant/underused lots a general desire to repurpose existing unproductive land.

Rooftops especially of newer buildings or hotels.

Alleyways (general) specifically ones that are already underutilized.

Sutter & Leavenworth noted as a central convergence point.



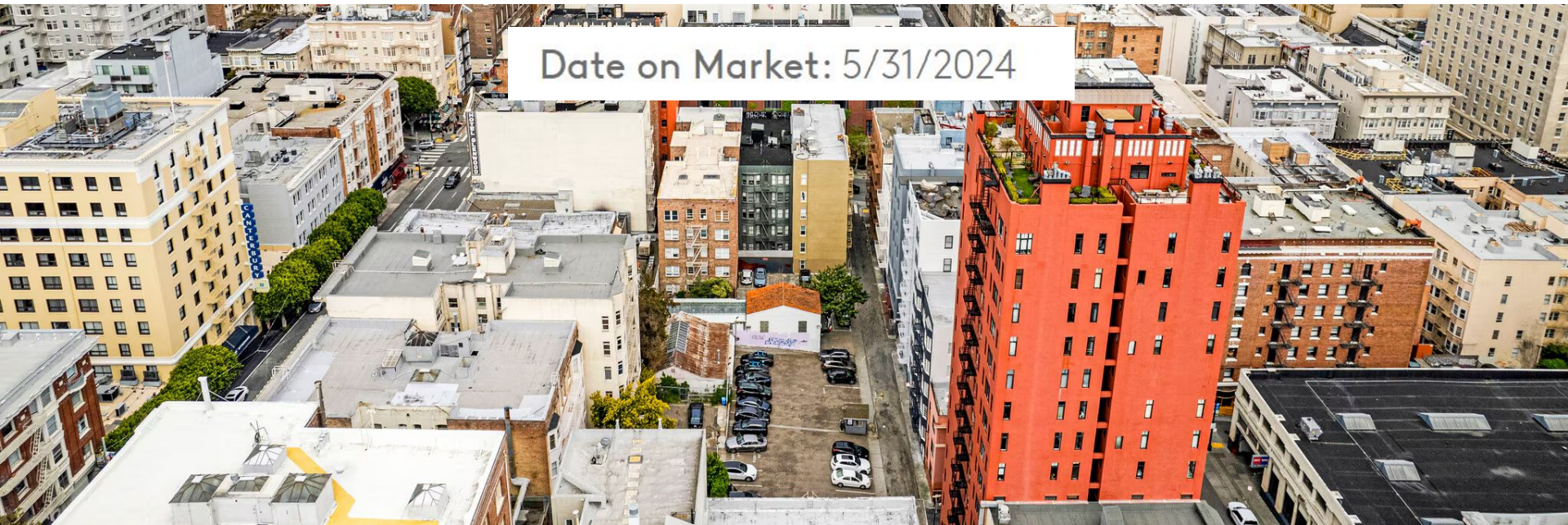
July 2025

50 Cosmo Place Meeting with
SF Rec & Park



50 Cosmo Place
Aerial East towards Taylor St

8,783 SF Specialty Building Offered at \$2,200,000 in San Francisco, CA 94109



Date on Market: 5/31/2024

50 Cosmo Place Overall View



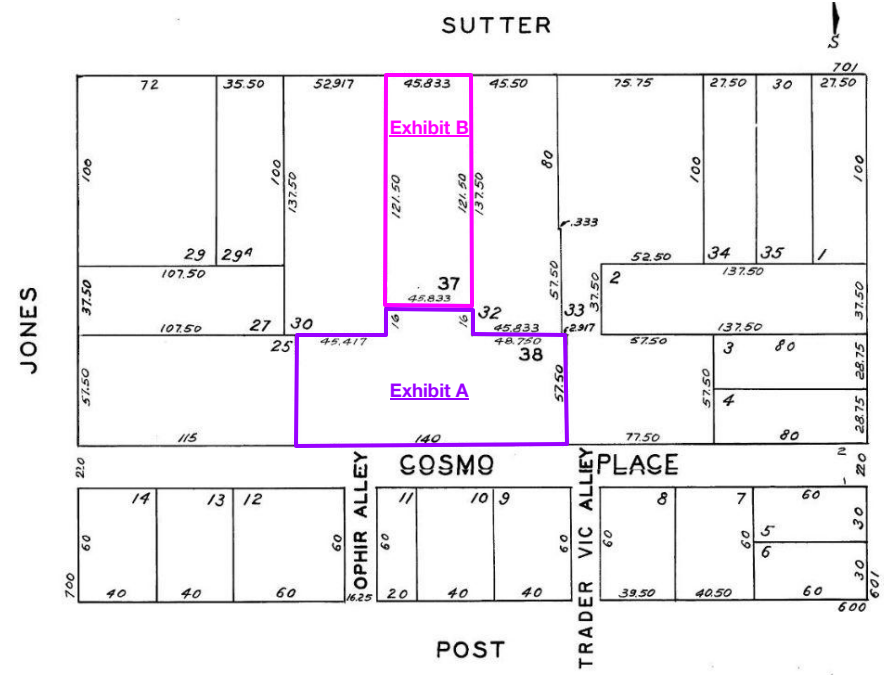
50 Cosmo Place
Looking West towards Jones St



Potential Impediment Site Easement

JACK A. BULLER
30 BROADMOOR DRIVE
SAN FRANCISCO, 94132 - CALIF

LICENSE



For a valuable consideration, receipt of which is hereby acknowledged, the undersigned ("Licensor") hereby grants to JACK A. BULLER ("Licensee") of 111 Pine Street, San Francisco, California 94111 a non-exclusive license to use the real property owned by the Licensor described in Exhibit A hereto for the purpose of egress by the occupants of the improvements located on the real property described in Exhibit B hereto in the event of fire or similar emergency.

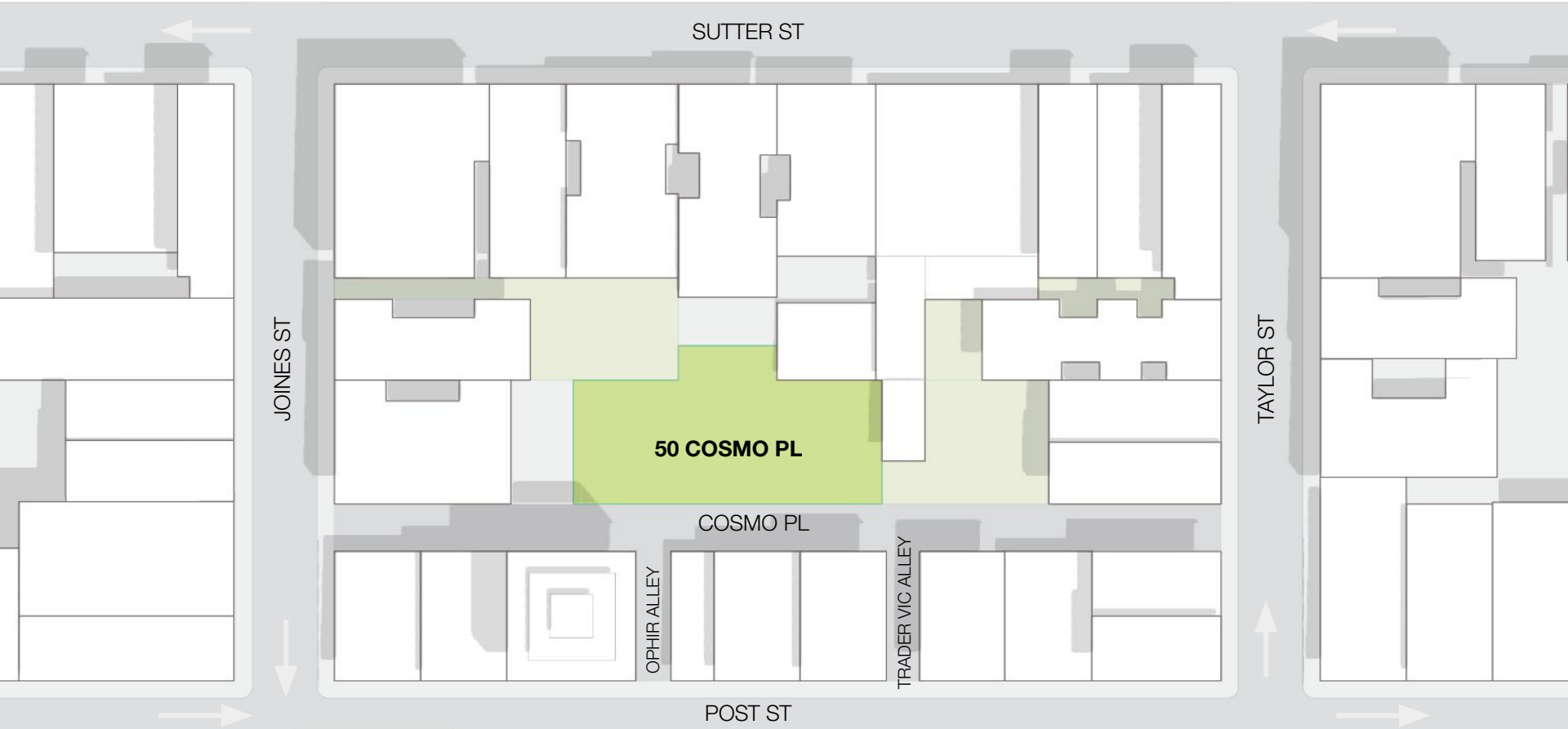
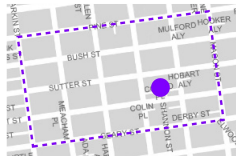
The License hereby granted may be revoked by Licensor by notice in writing from Licensor to Licensee specifying the effective date of revocation, such notice to be given not less than forty-five (45) days prior to the effective date of revocation therein specified.

Licensee agrees that he does not claim any interest or estate of any kind or extent whatsoever in the land owned by Licensor described in Exhibit A hereto and that he shall not claim any such interest or estate by virtue of this License or the use herein permitted.

Site Analysis of Cosmo Place

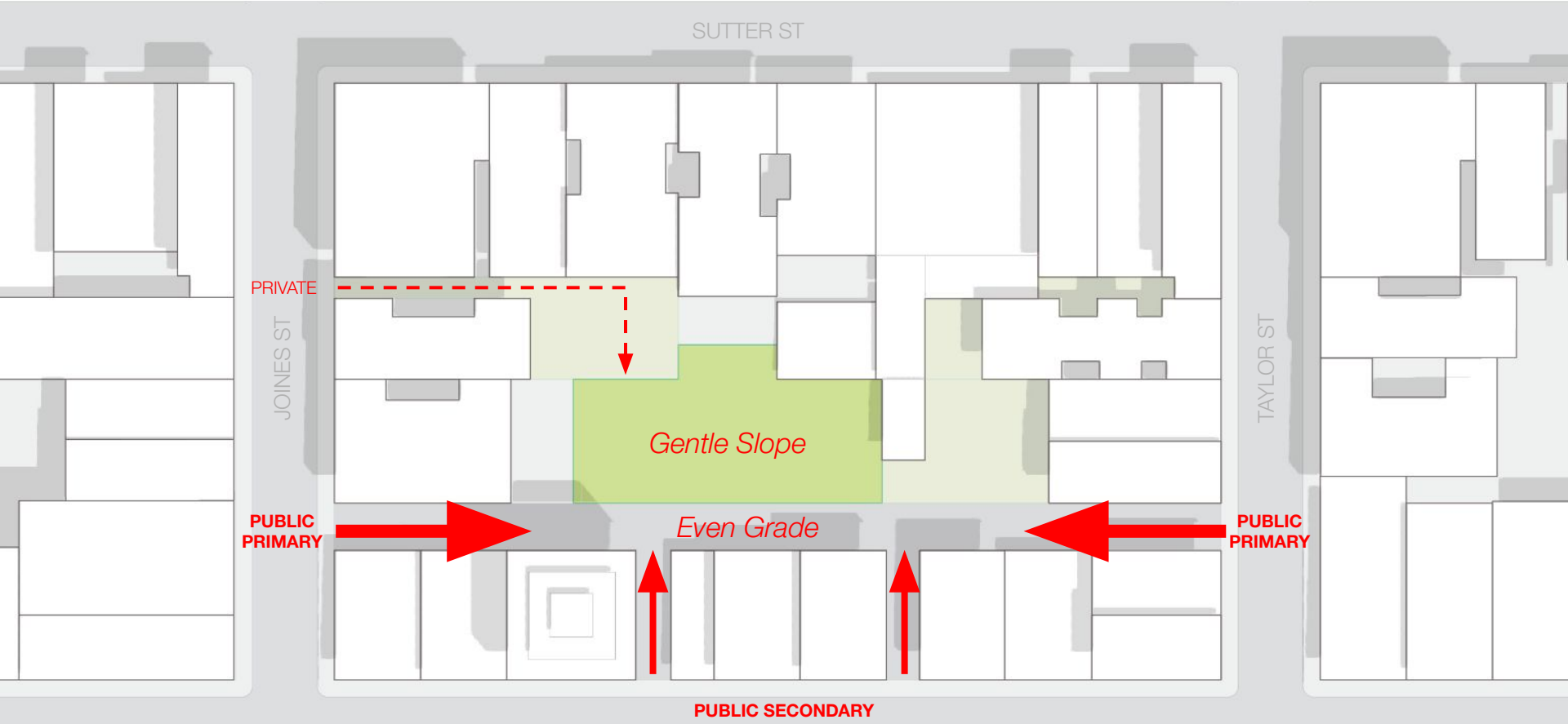
Site Analysis

Centrally Located within Neighborhood



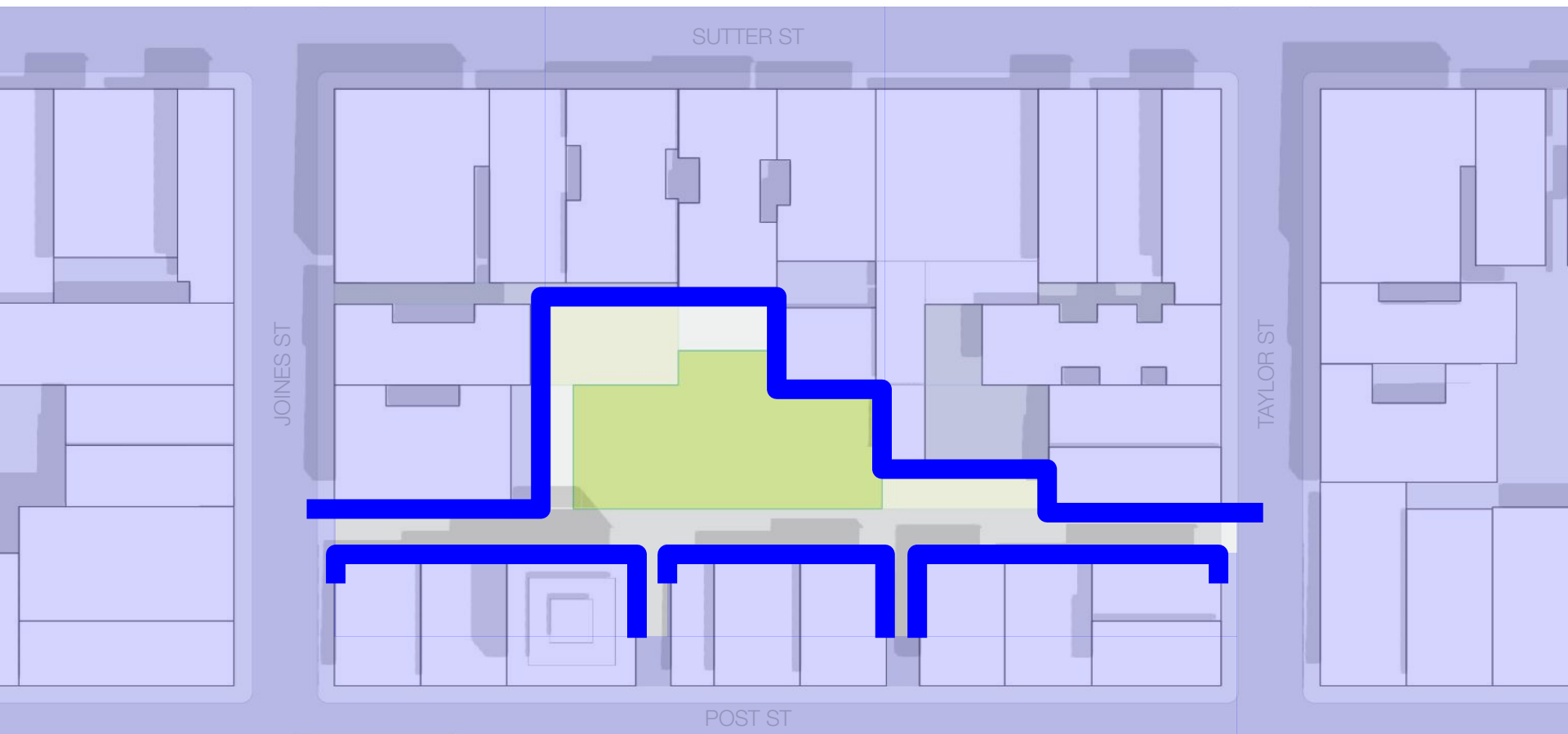
Site Analysis

Multiple Mid-Block Connections / Accessibility



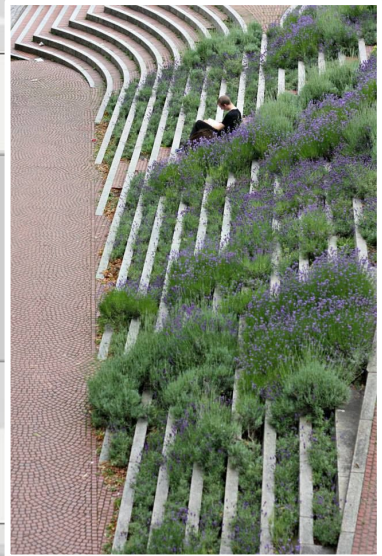
Site Analysis

Buffered by Street Noise & Wind



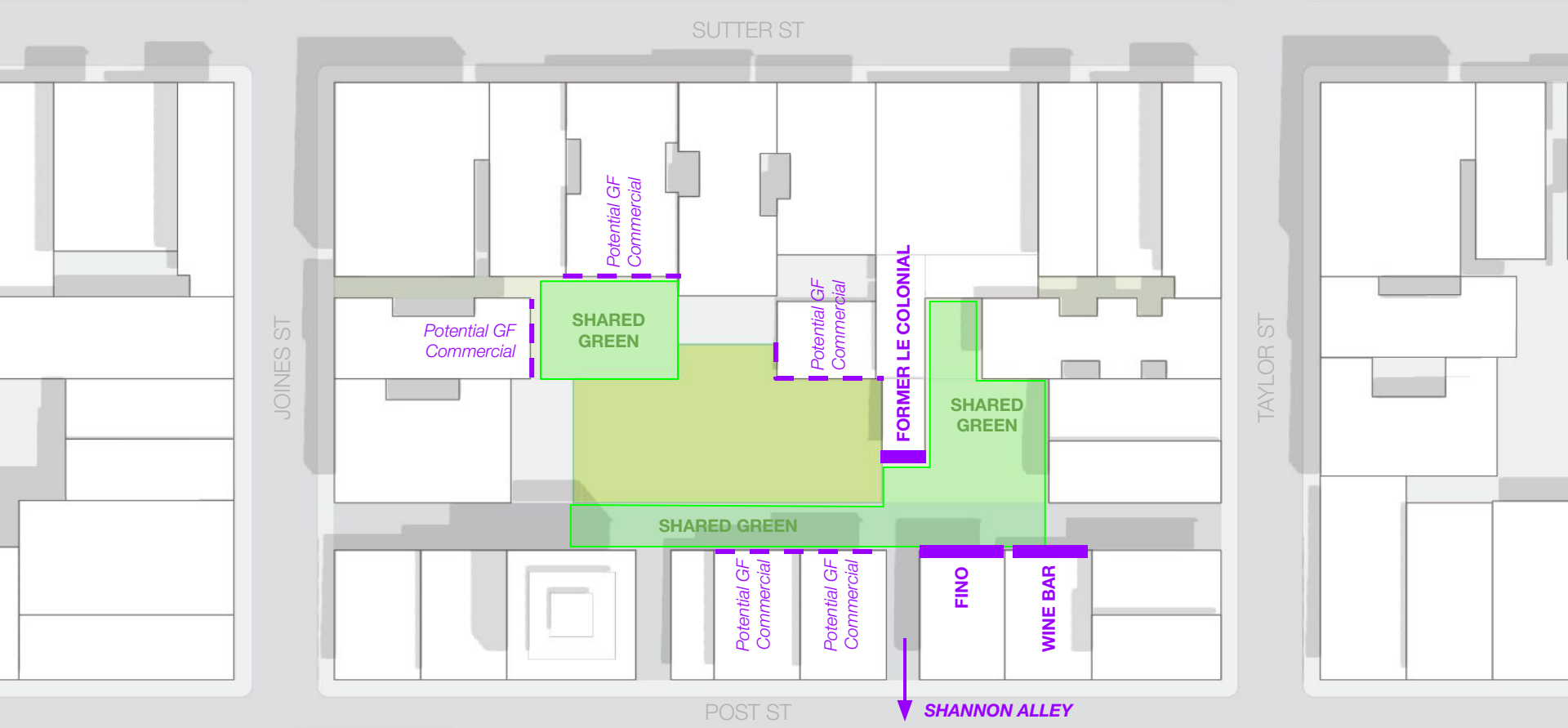
Site Analysis

Balance of Sun & Shade (Autumn & Spring Equinox)



Site Analysis

Connection to Commercial & Other Open Space



Site Ideation

Site Ideation

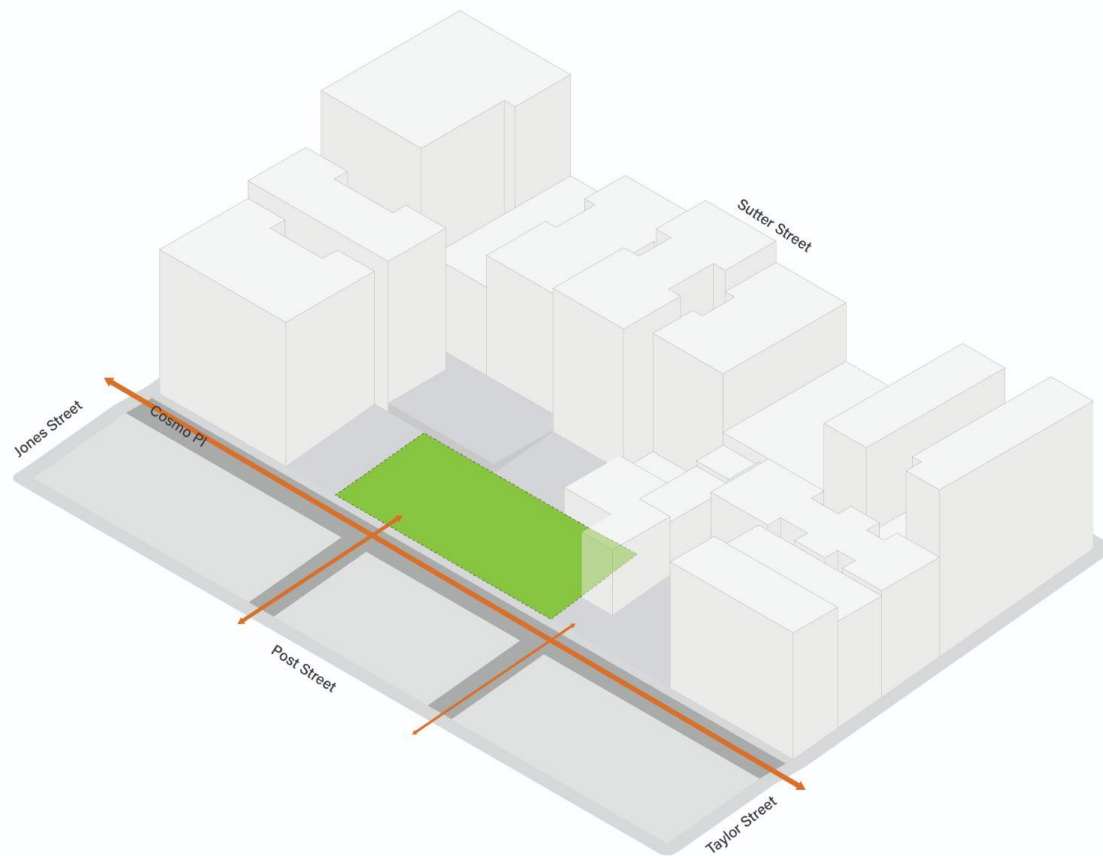
Block Context



Site Ideation

Site Access

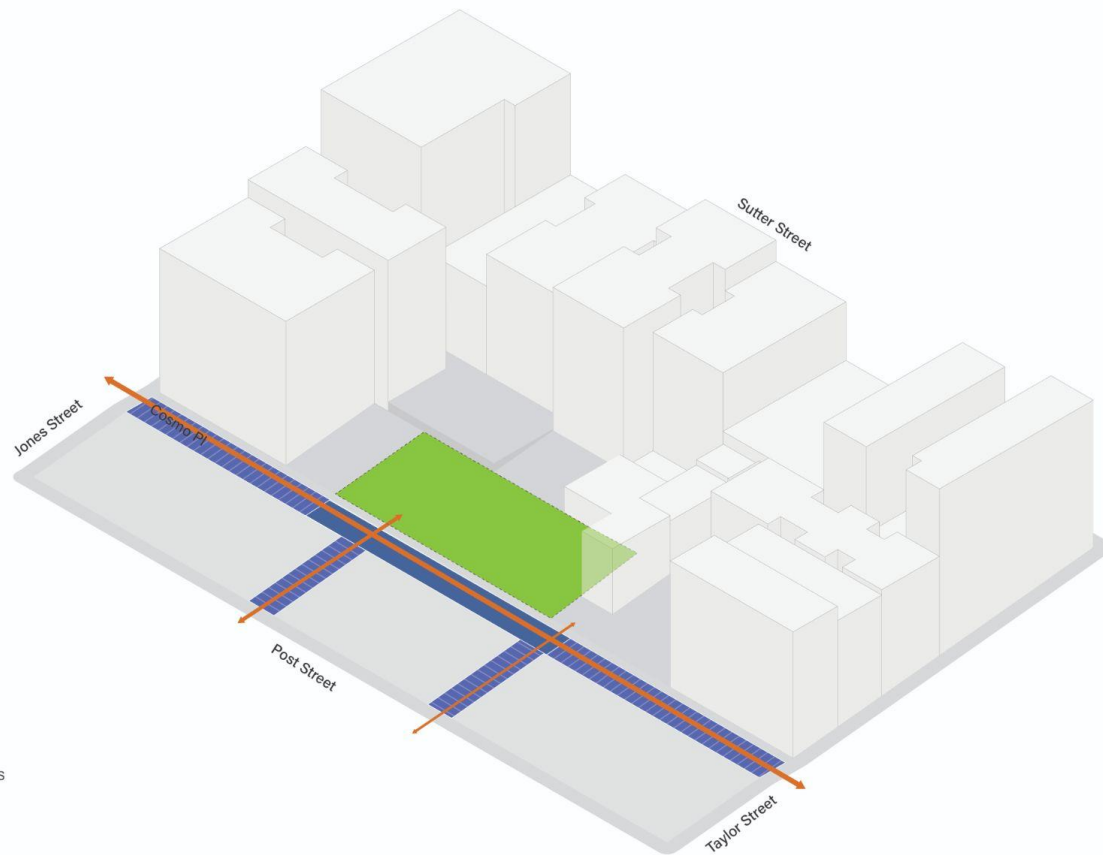
-  Site Boundary
-  Potential Open Space
-  Access Connctions & View Corridors



Site Ideation

Ground Surfaces

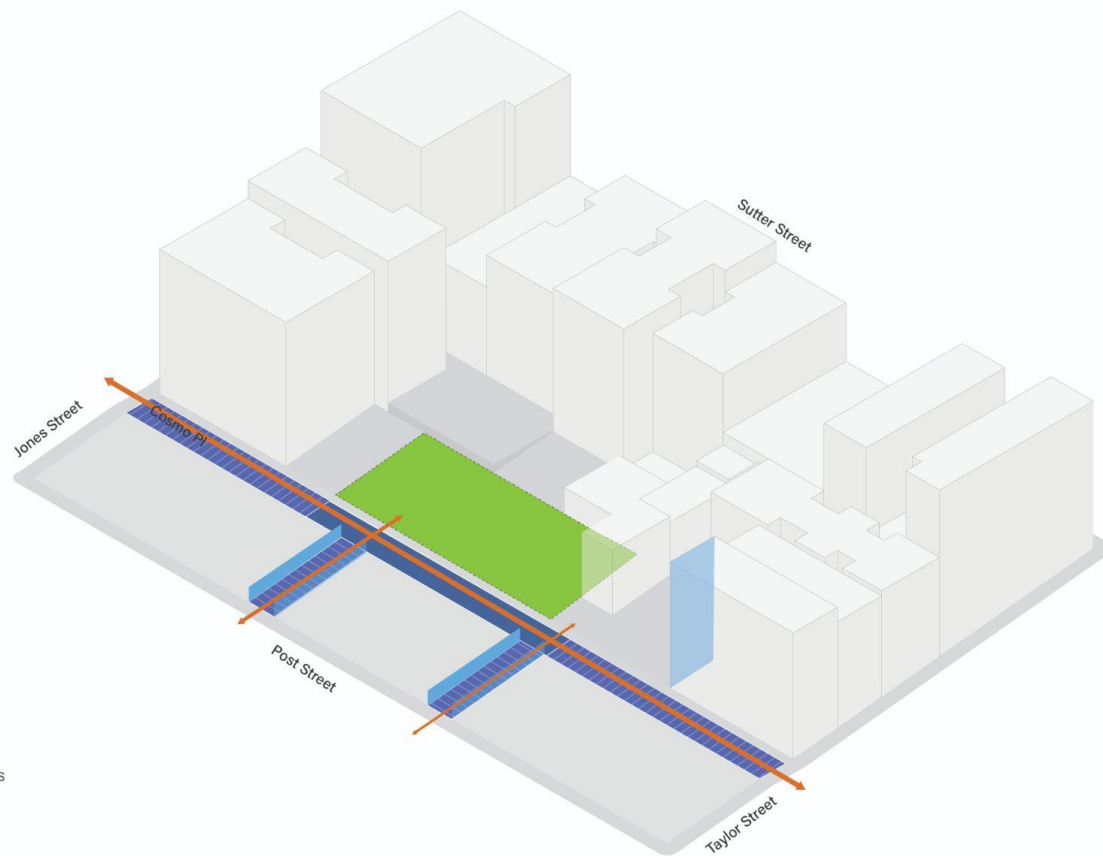
-  Site Boundary
-  Potential Open Space
-  Access Connctions & View Corridors
-  Resurfacing Treatments



Site Ideation

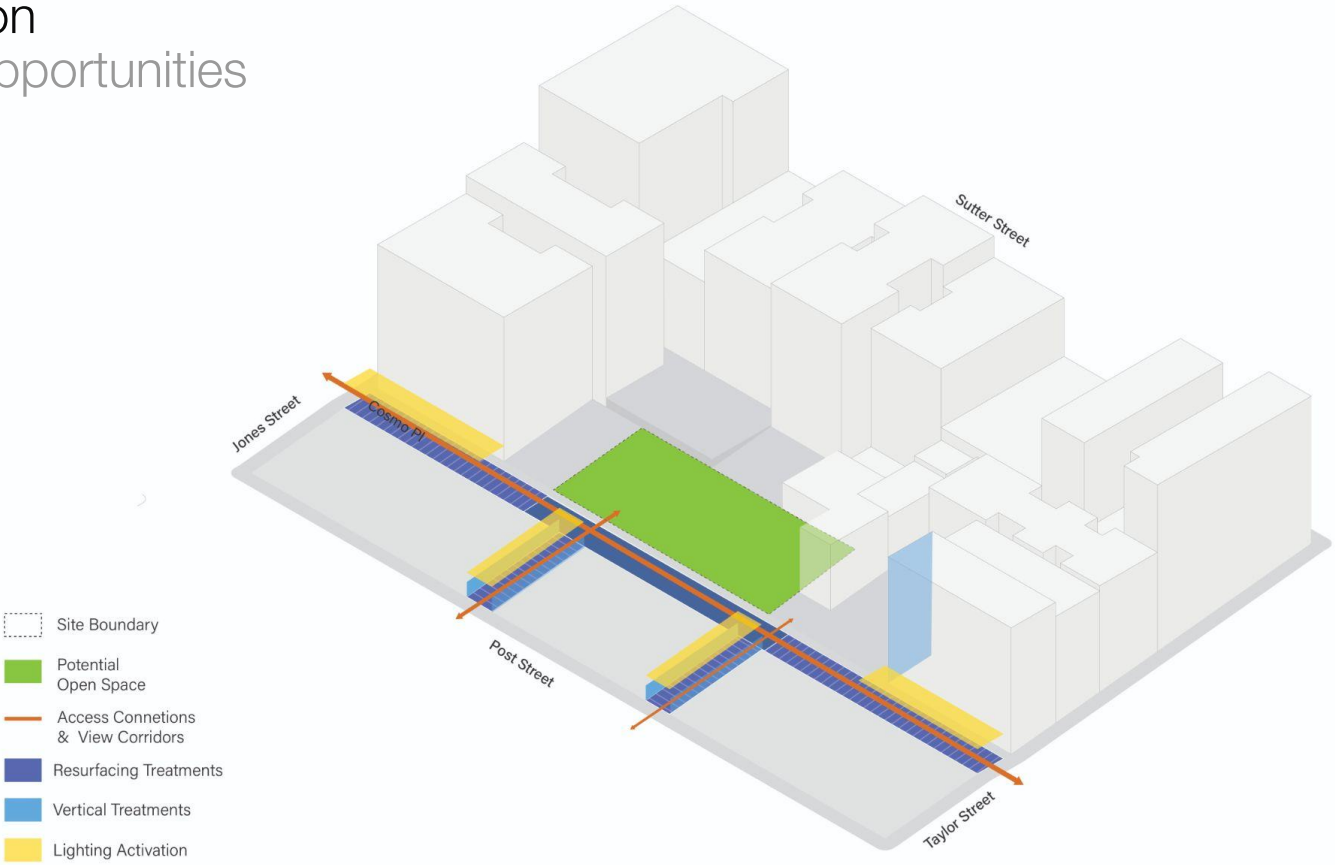
Vertical Treatments

- Site Boundary
- Potential Open Space
- Access Connctions & View Corridors
- Resurfacing Treatments
- Vertical Treatments



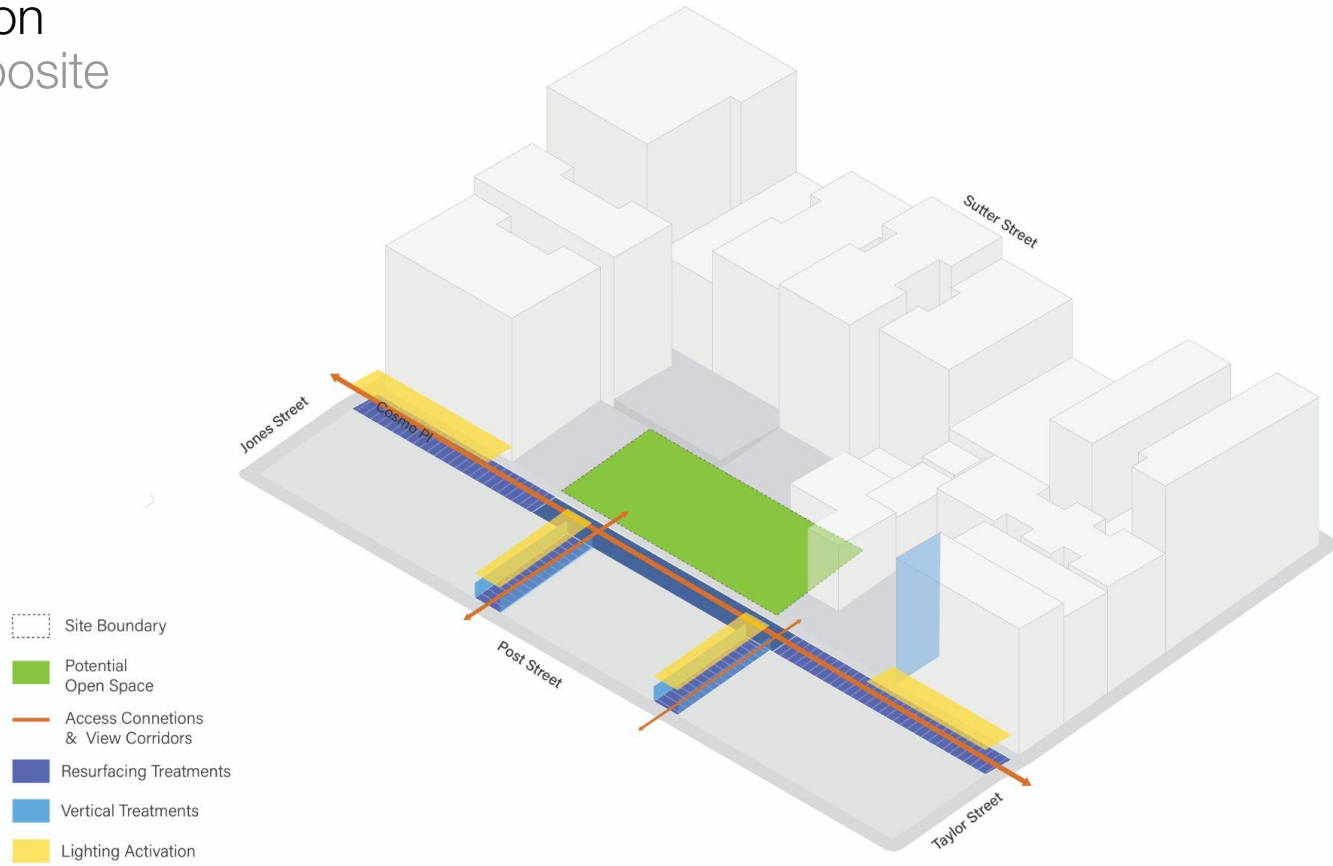
Site Ideation

Lighting Opportunities



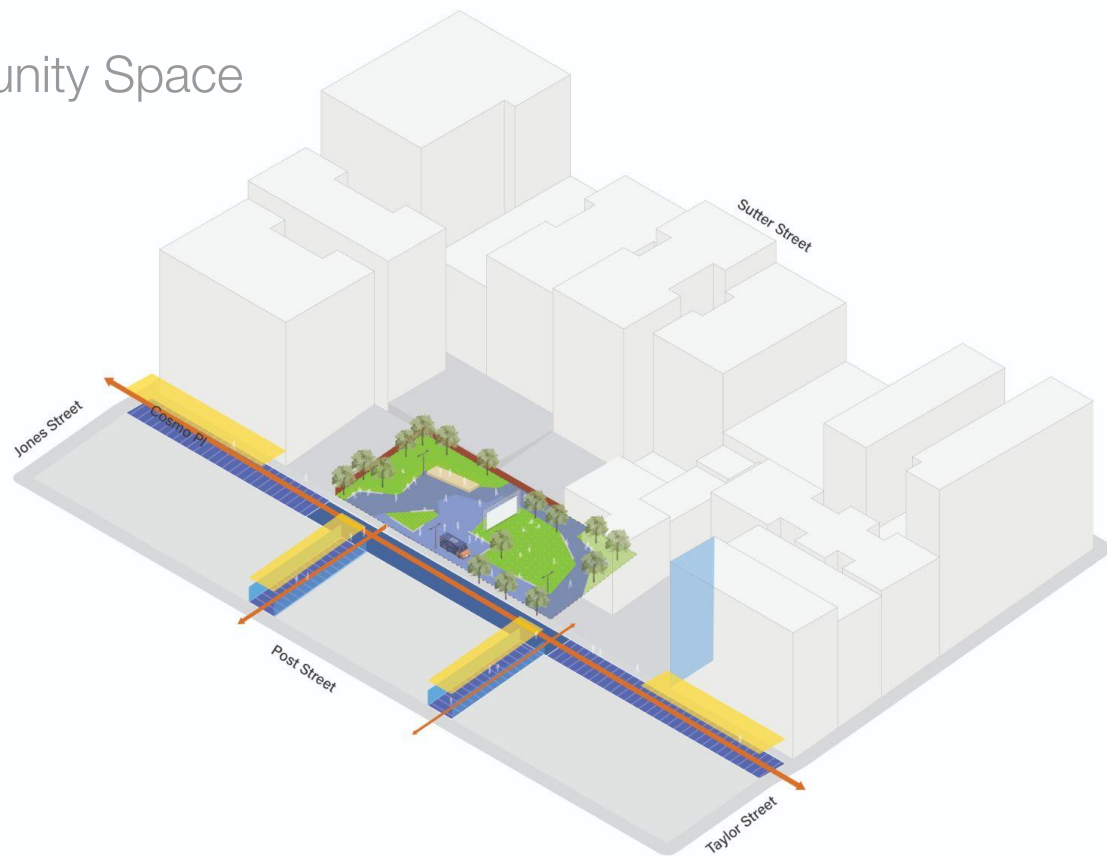
Site Ideation

Site Composite



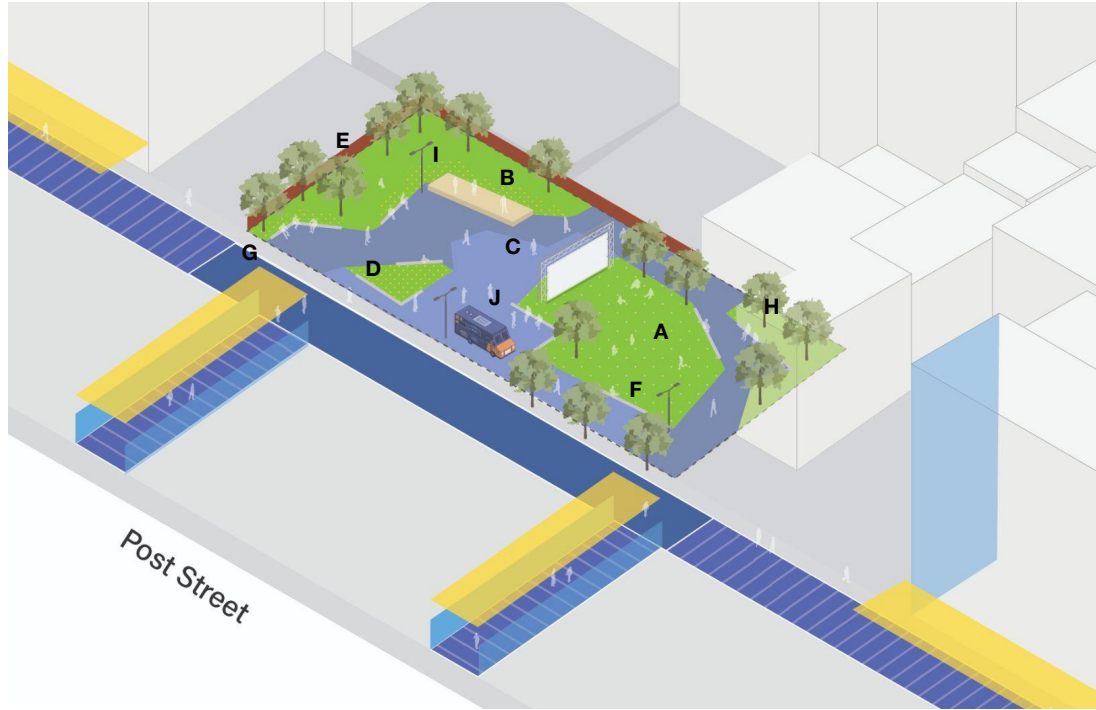
Site Ideation

An Activated Community Space



Site Ideation

An Activated Community Space



- A. Open Lawn
- B. Platform Stage + Seating
- C. Plaza for Flex Programming + Social Gathering
- D. Native Planting Beds
- E. Screening
- F. Built in Seat Walls
- G. Flush Paving for Seamless Experience
- H. Outdoor Nature Relaxation
- I. Lighting Elements
- J. Vehicular Pavers

Open Space Case Study

Open Space Case Study

Collingwood Yards, Melbourne



Open Space Case Study

Piazza Cortevvecchia, Ferrara



Open Space Case Study

Lincoln Center & Paley Park, NYC



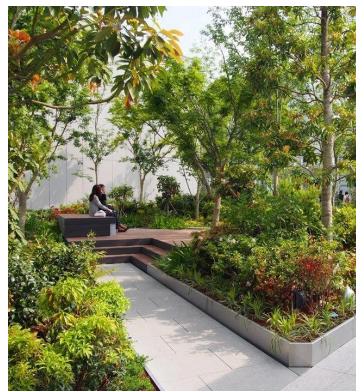
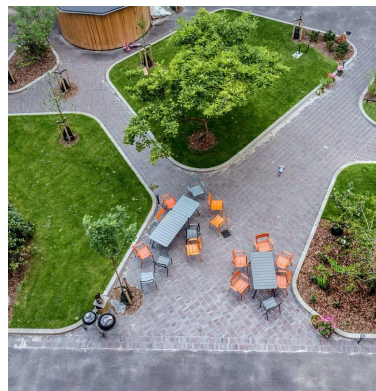
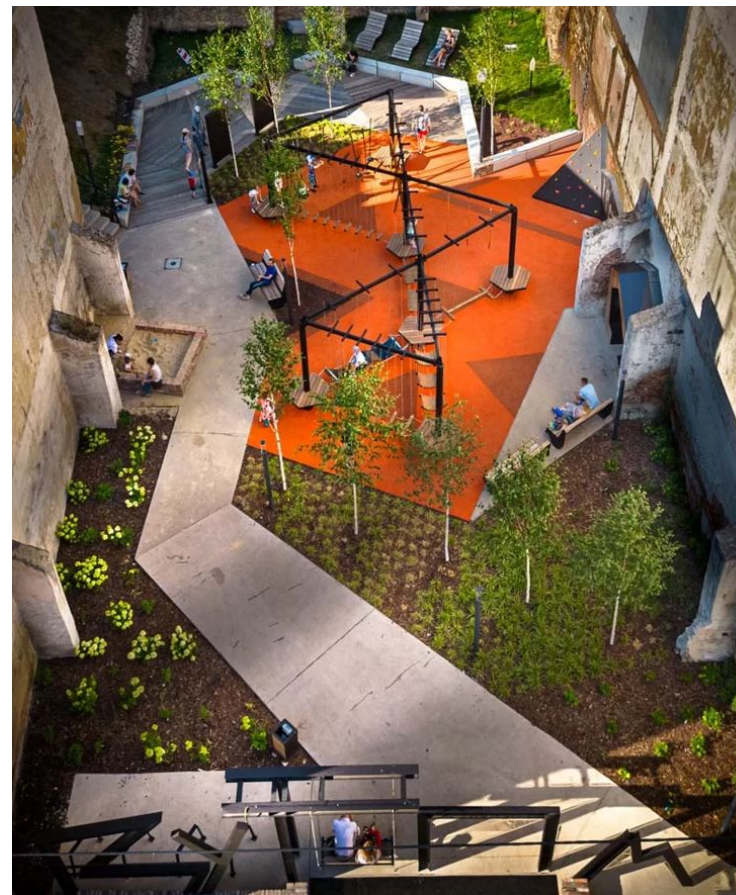
Open Space Case Study

Plaza de Chueca, Madrid



Open Space Case Study

Site Designs



Open Space Case Study

Alleyway Activation



August 2025

Shannon Alley Acquisition Inquiry

SUGGESTED SITE ACQUISITION IDENTIFICATION FORM

San Francisco Recreation and Park Department

Shannon Alley Acquisition Inquiry

To initiate the process please answer the following questions to the best of your knowledge. Please contact Recreation and Park Planning Division staff if you have any questions regarding this form. Please provide photographs of the site and the surrounding area when submitting this form to Recreation and Park Planning Division.

PROPERTY DESCRIPTION

Property Address: 838 Geary Street

Block and Lot Number Block 305, Lots 008, 028, & open portion of 029

(Please look up using the Planning Department's [San Francisco Property Information Map](#) if not known)

Site Location (Please provide nearest cross streets):

Shannon Street between Geary Street & Post Street

Supervisor District: District 3 (Danny Sauter)

(Please look up using the Planning Department's [San Francisco Property Information Map](#) if not known)

Property Size: Lot 008: 6,298 sqft | Lot 028: 1,400 sqft | open portion of Lot 029: 2,500 sqft = 10,198 sqft

Existing Use: Parking Lots

Suggested Use: Neighborhood Park

SURROUNDING CONTEXT

What is the nearest park or public open space? Please list those close by

Huntington Park (0.3mi), Tenderloin Playground (0.3mi), Union Square (0.3mi), Sergeant John Macaulay Park (0.4mi), Huntington Park (0.4mi)

OTHER COMMENTS

Since the site is currently being used as a parking lot, it is proposed that a parking lot remain on Ground Floor (accessed from Geary St.) and a structure be built above the parking lot to create a blank slab.

The site throughout Shannon Alley has approximately 20ft elevation gain from Geary Street. Proposed access point to the elevated park will be from the mid-span of Shannon Alley (refer to attachments).

Please submit this completed form with your contact information to:

San Francisco Recreation and Park Department

Deputy Director of Planning

49 South Van Ness Ave, Suite 1220

San Francisco, CA 94103

- or -

RPDPlanning@sfgov.org

Today's Date: August 27, 2025

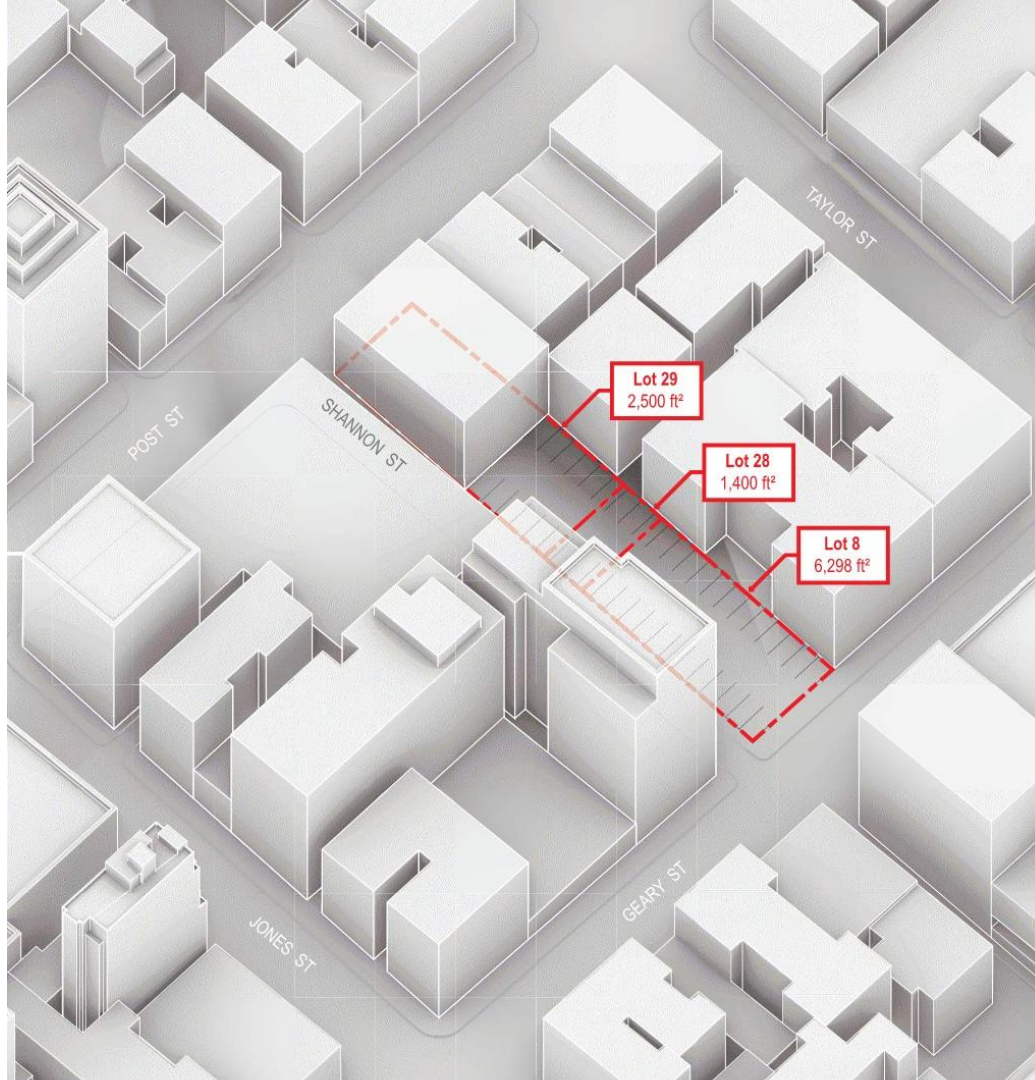
Name: Rachel Johnson

Phone Number: 415-871-1221

Email Address: rachel@lowernobhill.org

Community Organization (if applicable): Lower Nob Hill Neighborhood Alliance

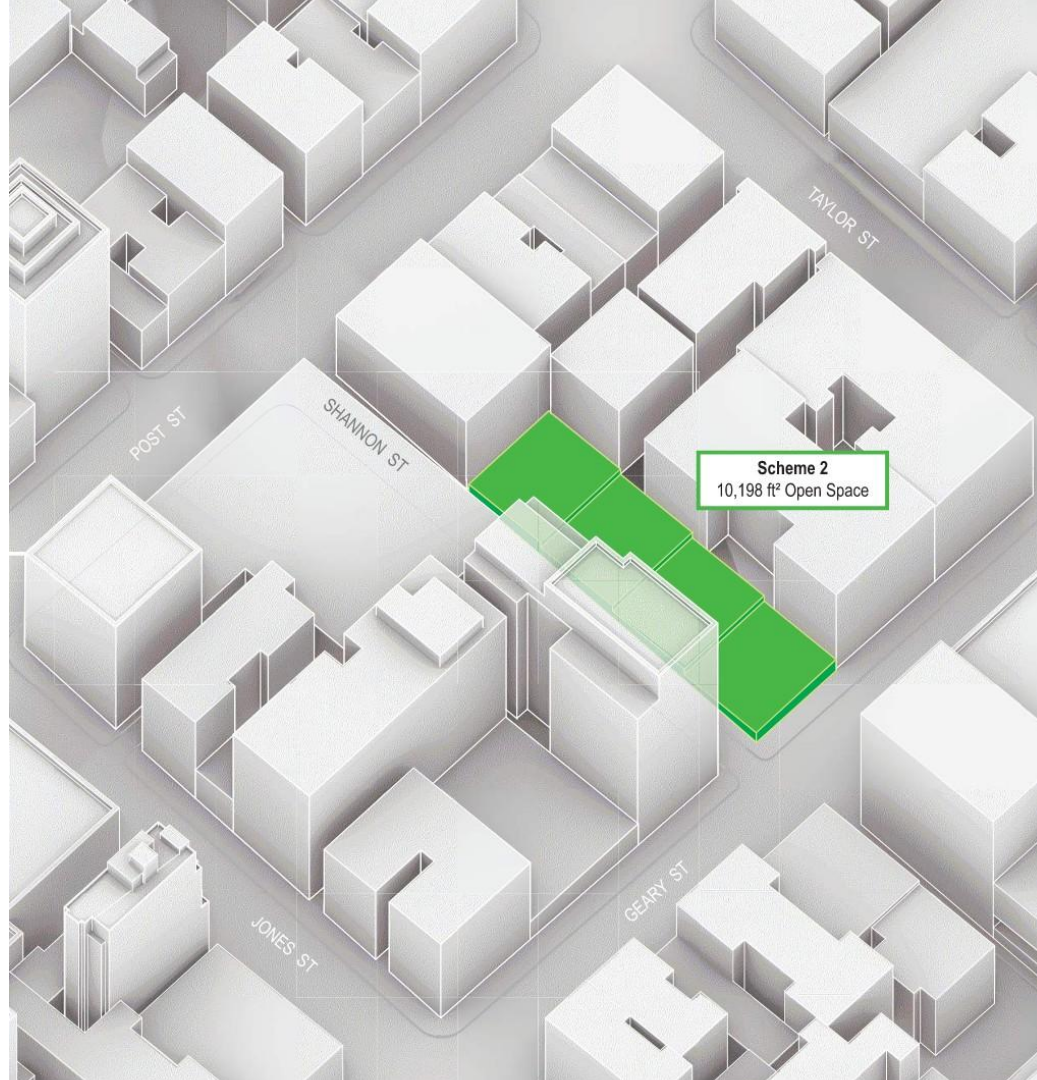
Shannon Alley Acquisition Inquiry



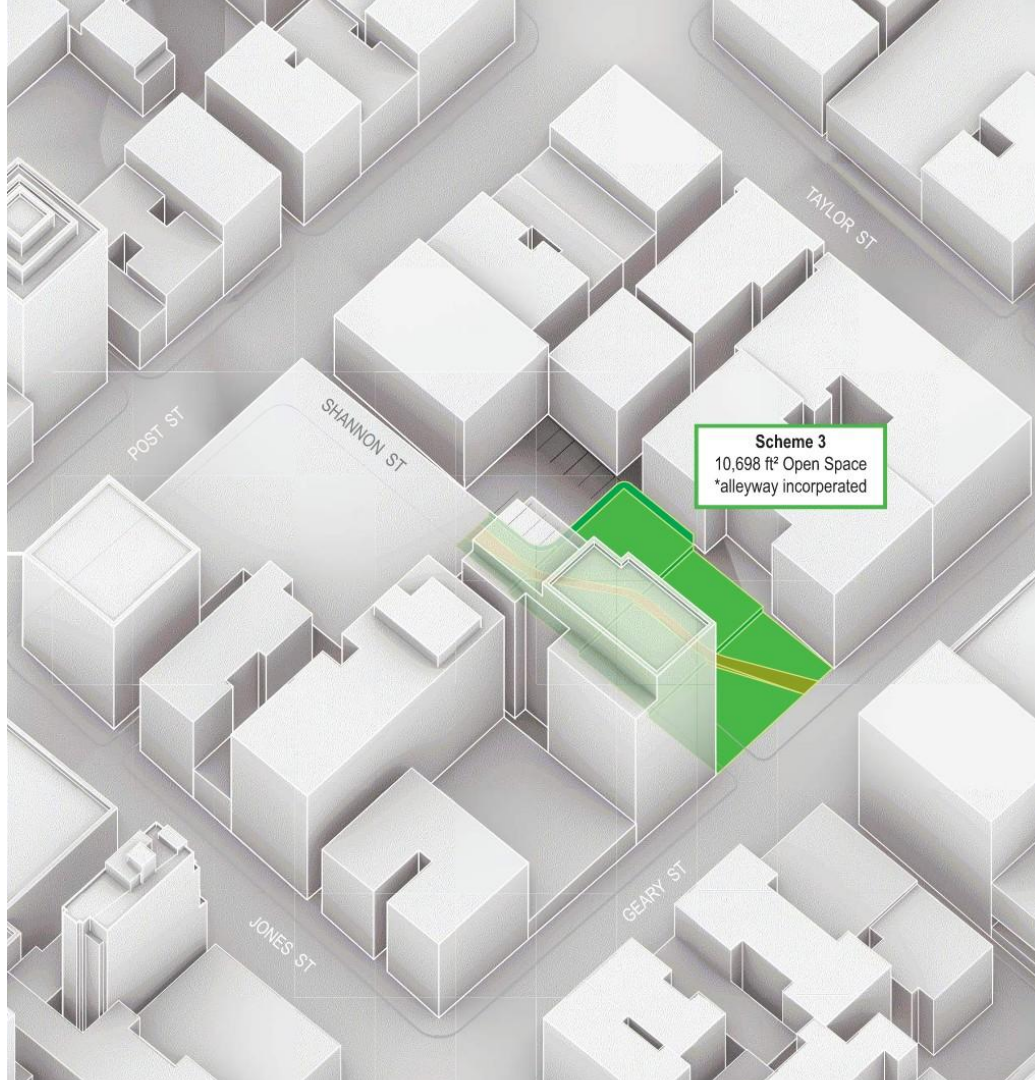
Shannon Alley Acquisition Inquiry



Shannon Alley Acquisition Inquiry



Shannon Alley Acquisition Inquiry



November 2025
Cosmo Court Pop-Up Town Square

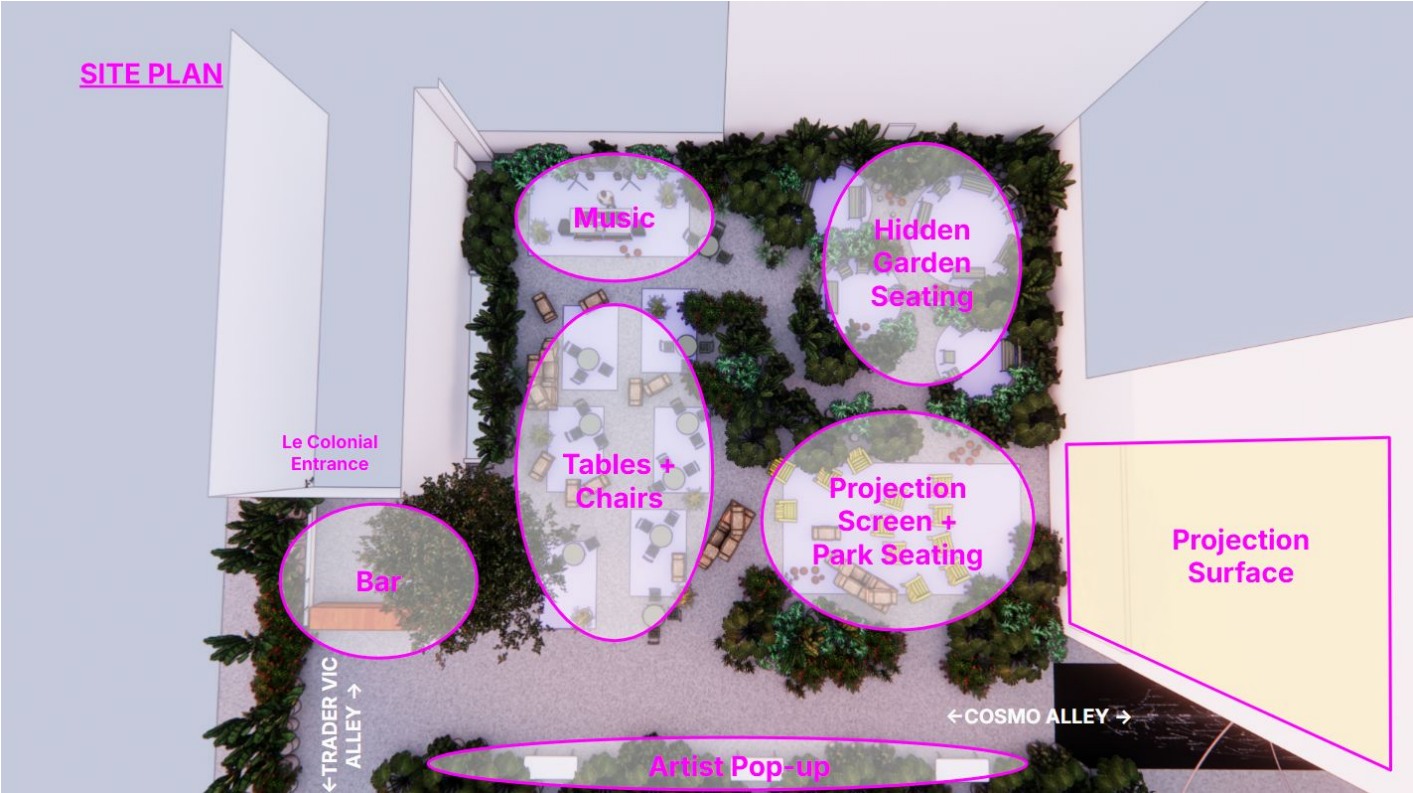
Cosmo Court Pop-Up Town Square

Site Background | 20 Cosmo Place



Cosmo Court Pop-Up Town Square

Pop Up Schematic Layout



Cosmo Court Pop-Up Town Square

Pop Up Schematic Layout



Cosmo Court Pop-Up Town Square Event Promotional Materials



GREETINGS FROM COSMO COURT!

Welcome to the newest iteration of the Pop-Up Town Square program, which brings art, music, seating, and greenery to the streets of San Francisco.

Pop-up Town Squares are designed as pilot projects. They create opportunities to test and improve our public spaces, so we can work to ensure that they reflect the neighborhood's needs and desires.

Come out and help us decide the future of this space!

Join us on Thursday, November 6th 4–9pm for a special evening of local art, music, dancing, food, and drinks.

ARTISTS	FOOD+DRINK
Patricia Wren	Persona
Jewelz Tucker	Penaber Meze House
David Reposar	
Alex Cole	DJ
Tobi Oyebade	Forrest Neumann
Terrence Neumann	
Robert Jolin	

Presented by:

CIVIC FUND LOWER NOB HILL Persona FLORA GRUBB GARDENS

Cosmo Court Pop-Up Town Square Event Photos



Cosmo Court Pop-Up Town Square

Coverage from SF Chronicle



Cosmo Court Pop-Up Town Square

Coverage from SF Chronicle

“This is amazing. Wow,” said Elijah Ball, a neighbor who walked up the alley to the tiny oasis on top of 10 parking spots, made cozy by the brick apartment walls that surround it. “It’s a hidden gem. When I first saw it I almost came to tears. It’s permanent, right?”

“We hope to turn it into a courtyard green space,” said architect Rachel Johnson, a Lower Nob Hill Neighborhood Alliance board member. “We want to gain more traction with the city to acquire public open space for the neighborhood.”

“As we work on a permanent space, we thought it would be really powerful to create a pilot to show everyone what’s possible,” said Sauter, who attended Wednesday and expected to come back Thursday. “I’m committed to doing everything possible to create more spaces like this permanently in the neighborhood.”

One person who could not believe what he was seeing was Nick Neumann, who has lived his entire life in an apartment building overlooking the parking lot. He was intrigued enough to come out through the back gate and take a seat in one of the Adirondack chairs.

“We don’t have a place where we can hang out outside. It’s just bars,” he said. “This is bringing green to the concrete and fresh air. My hope is that people will come to appreciate how cool this alley is.”

Goals Recap

Goals

What We Hope to Accomplish

- Open, regular dialogue with the Park Commission.
- Involvement with Lower Nob Hill Neighborhood Alliance, residents, and business owners who have a stake in our community wellbeing.
- Engagement between SF Rec & Park, PROSAC, D3 Supervisor Office, etc.
- Capital acquisition of an open space parcel for Lower Nob Hill.

THANK YOU



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Neighborhood Alliance