



Transbay Block 3 Park and Streetscape Improvements Project



CDR PHASE II | OCTOBER 17, 2022



Building Design & Construction

PREPARED FOR: OFFICE OF COMMUNITY INVESTMENT & INFRASTRUCTURE AND SAN FRANCISCO RECREATION AND PARKS
PREPARED BY: SAN FRANCISCO PUBLIC WORKS

PARK DEVELOPMENT

PROJECT TEAM:

- **PROJECT SPONSOR: OFFICE OF COMMUNITY INVESTMENT & INFRASTRUCTURE (OCII)**
LAURA SHIFLEY - PROJECT MANAGER / ASSOCIATE PLANNER, URBAN DESIGNER
- **FUTURE OWNER: SAN FRANCISCO RECREATION AND PARKS**
MONICA SCOTT - PROJECT MANAGER
- **DESIGN TEAM: SAN FRANCISCO PUBLIC WORKS**
KATHLEEN O'DAY - PROJECT MANAGER
LIZZY HIRSCH - PROJECT LEAD FOR DESIGN TEAM
LAWRENCE CUEVAS -LANDSCAPE ARCHITECTURE LEAD
EOANNA GOODWIN - ARCHITECTURE LEAD

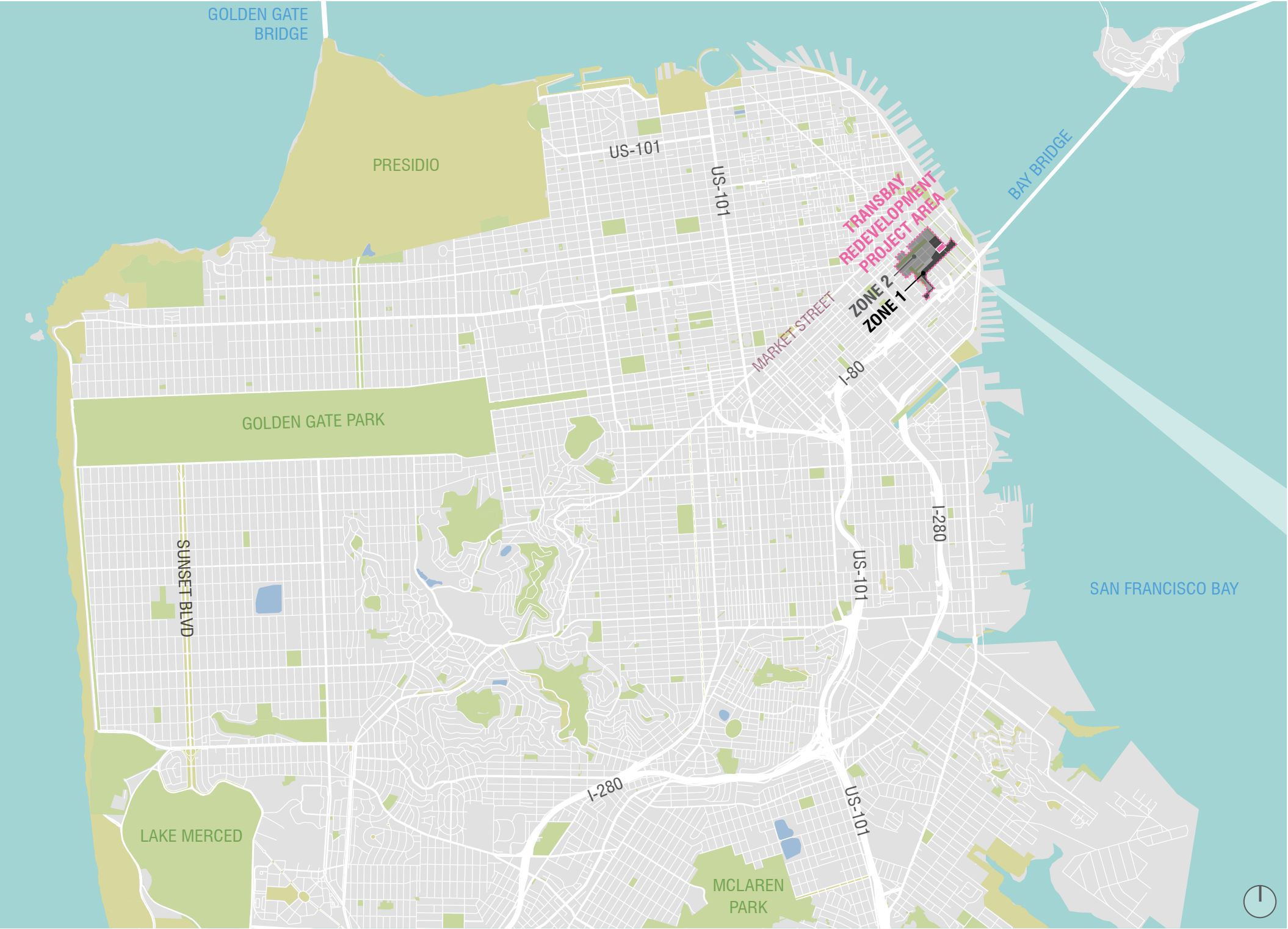
CIVIC DESIGN REVIEWS

CDR PHASE ONE	SEPTEMBER 20, 2021
INFORMAL	OCTOBER 6, 2021
INFORMAL	OCTOBER 28, 2021
INFORMAL	JANUARY 20, 2022

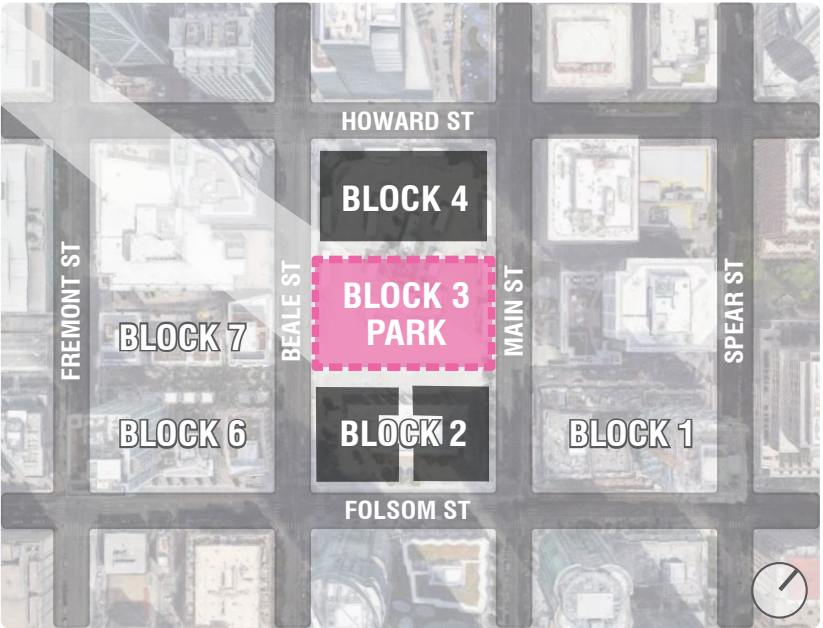
PROJECT SCHEDULE

PHASE	DURATION	START
INITIAL PLANNING & PROGRAMMING	10 MONTHS	JANUARY 2018
HOLD: SITE OPERATING AS TERMINAL	14 MONTHS	OCTOBER 2018
CONCEPT & SCHEMATIC DESIGN	28 MONTHS	DECEMBER 2019
DESIGN DEVELOPMENT	5 MONTHS	APRIL 2022
CONSTRUCTION DOCUMENTS (CURRENT)	8 MONTHS	FALL 2022
PERMIT/BID/AWARD	4.5 MONTHS	SPRING 2023
ANTICIPATED CONSTRUCTION	24 MONTHS	FALL 2023

FUTURE BLOCK 3 PARK LOCATION

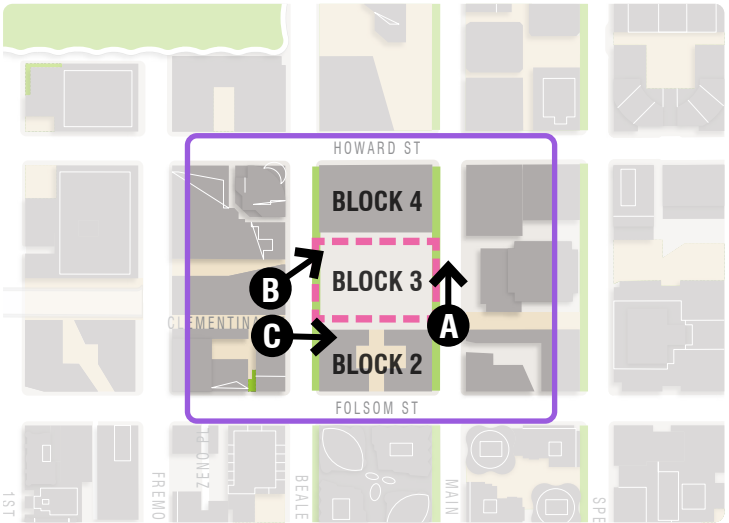


Map of San Francisco



Block 3 Park Located in Zone 1 - Area Enlargement

EXISTING SITE CONTEXT



B. Beale Street looking north

C. Beale Street looking northeast

ADJACENT OPEN SPACE



DESIGN FRAMEWORK:

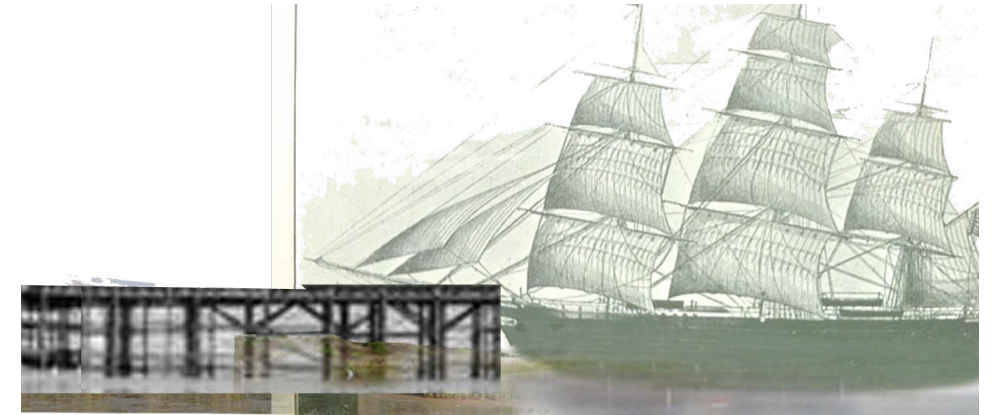
COMMUNITY

+

ENVIRONMENT

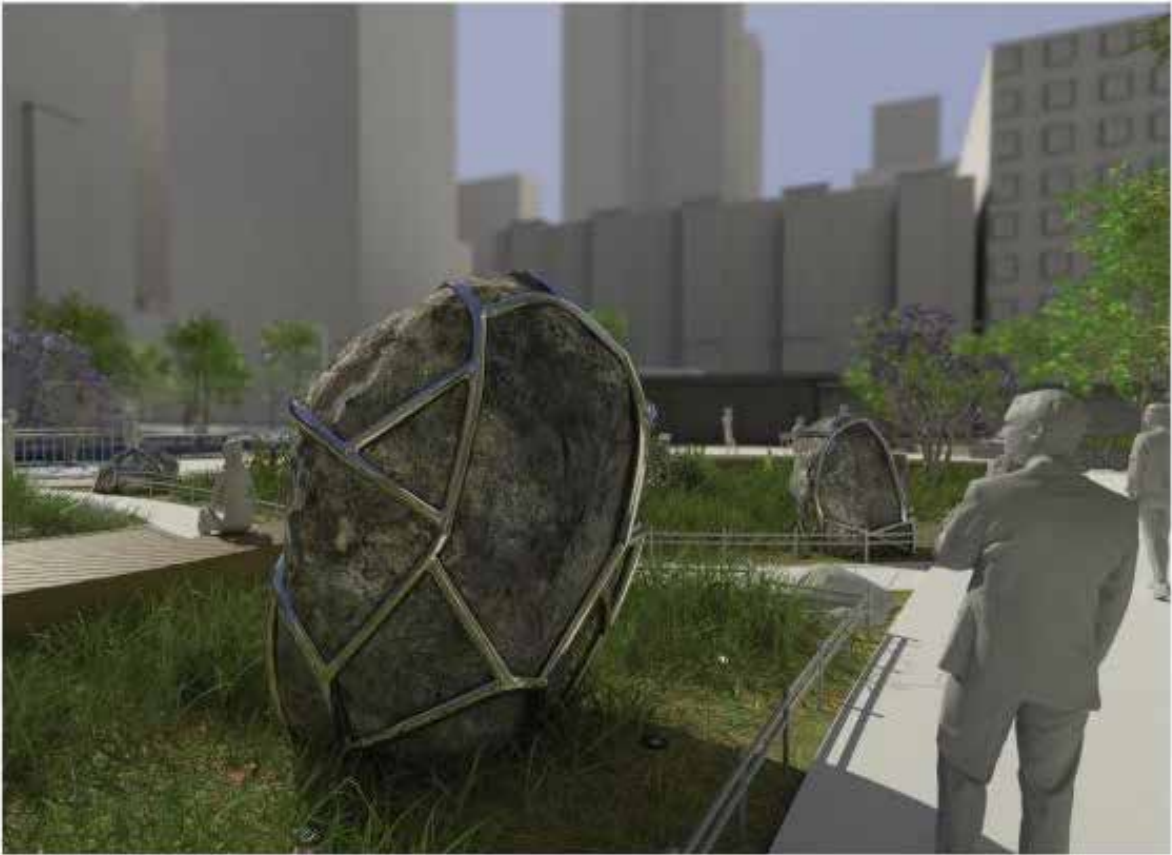
+

SITE HISTORY



PUBLIC ART SELECTION

MARK BAUGH-SASAKI



CDR PHASE 1 COMMENTS

PRIMARY ASKS:

- 1. Internal meadow paths need refinement
- 2. Develop a plant palette towards a specific habitat and work with experts in field.
- 3. Reimagine and simplify the stewardship building (Informal workshops followed)



CURRENT SITE PLAN

LEGEND

A

B

C

D

E

F

G

Flexible Tables & Chairs

Benches/Seating

Seatwalls

Boulders

Permeable Paving

Paving

Planting Areas

0'

5'

10'

30'

True North

SOMA North

The site plan for Block 3 Park is situated between Block 4 to the north and Block 2 to the south. It is bounded by Beale Street to the west and Main Street to the east. The plan includes several key areas: a 'Stewardship Building' on the west side; a 'Playground' with a large slide structure in the southwest; a 'Habitat Meadow' in the center; a 'Main Deck' and 'Central Deck' on the east side; and an 'Exploration Area' south of the meadow. There are two 'Grove' areas, one in the northwest and one in the southeast. The plan is populated with various features indicated by letters A through G: Flexible Tables & Chairs (A), Benches/Seating (B), Seatwalls (C), Boulders (D), Permeable Paving (E), Paving (F), and Planting Areas (G). A 'Dog Relief' area is located on Main Street. A 'Future 2-Way Cycle Track, Separate MTA Project' is shown along Beale Street. The plan also shows 'Tehama Street' and 'Clementina Street' with arrows indicating traffic flow.

OCII

SAN FRANCISCO
RECREATION
& PARKS

SAN FRANCISCO
PUBLIC
WORKS

Building Design & Construction

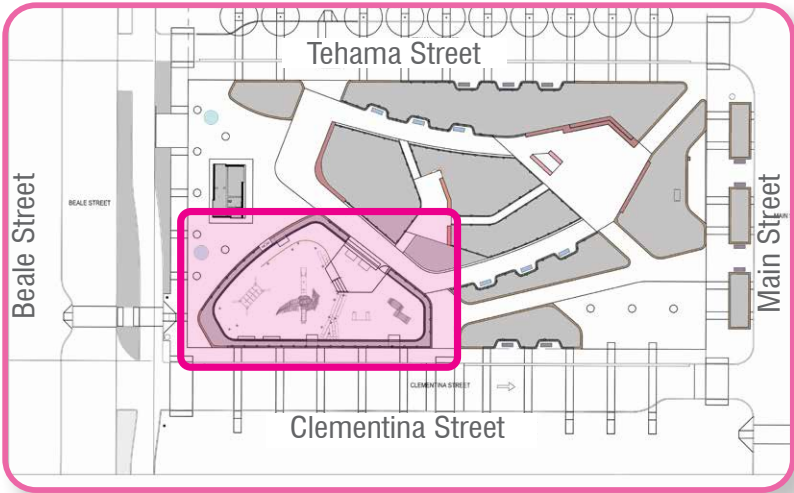
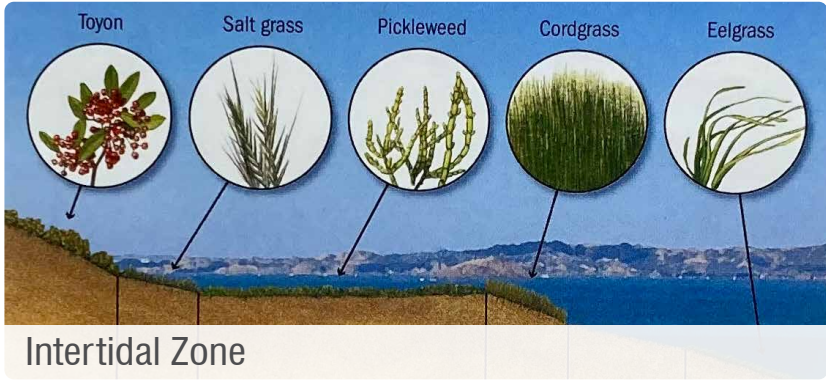
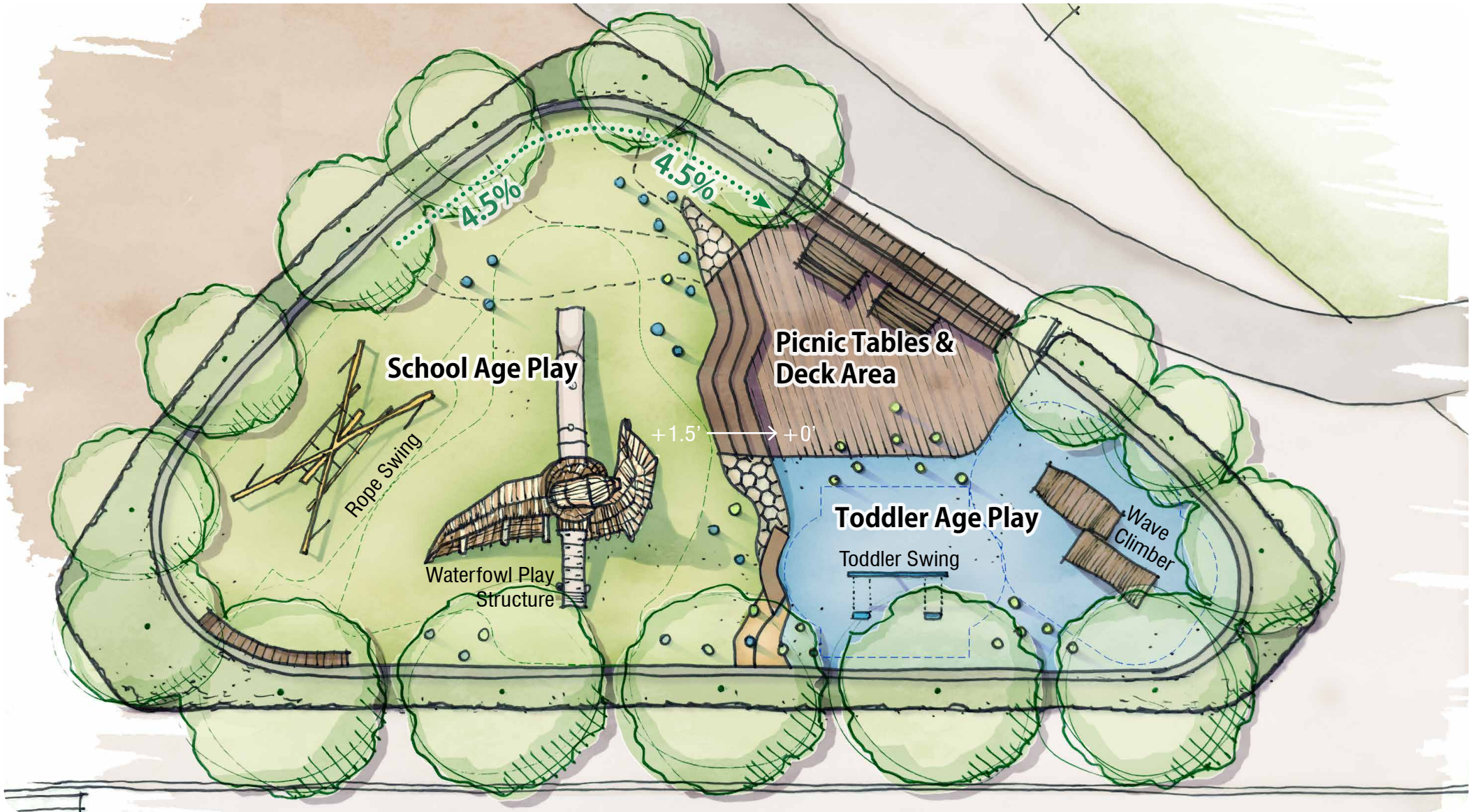
SITE DESIGN

-9-

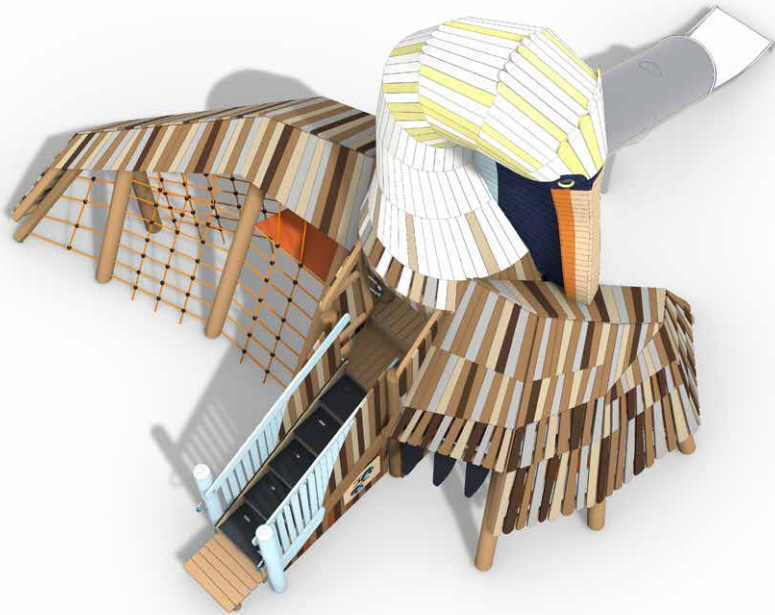
BLOCK 3 PARK

CDR PHASE II | OCTOBER 2022

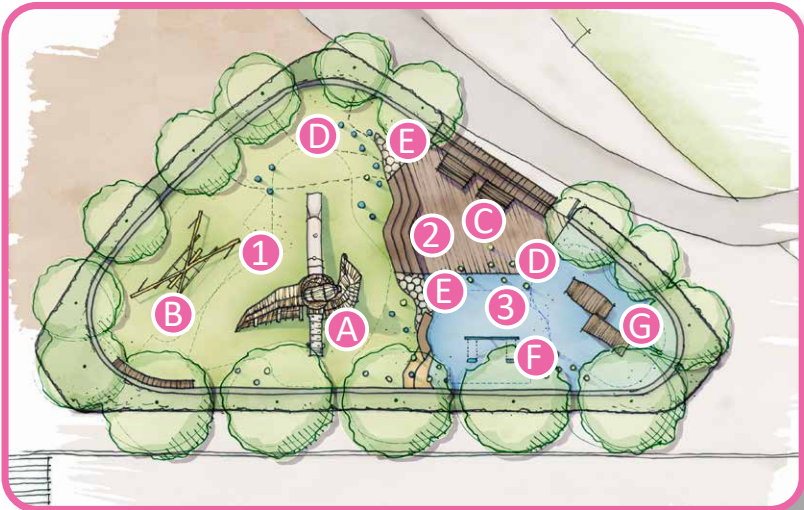
PLAYGROUND ENLARGEMENT



PLAYGROUND ELEMENTS



A Brown Pelican Play Structure



B Rope Swing



D Reed Poles



F Toddler Swings



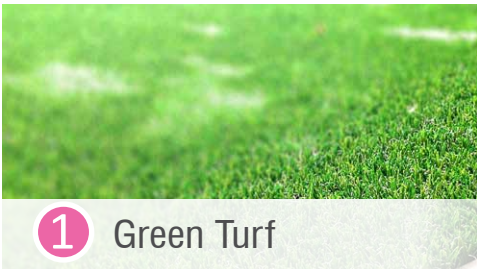
C Picnic Tables



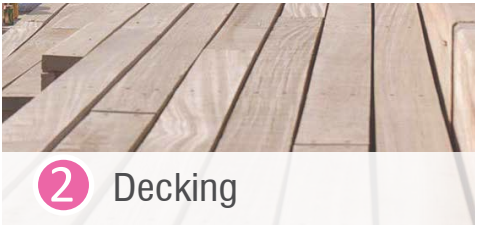
E Log Steps



G Wave Climber



1 Green Turf



2 Decking



3 Blue Turf

SITE ELEMENTS BY ZONE

SIDEWALK & DOG RELIEF



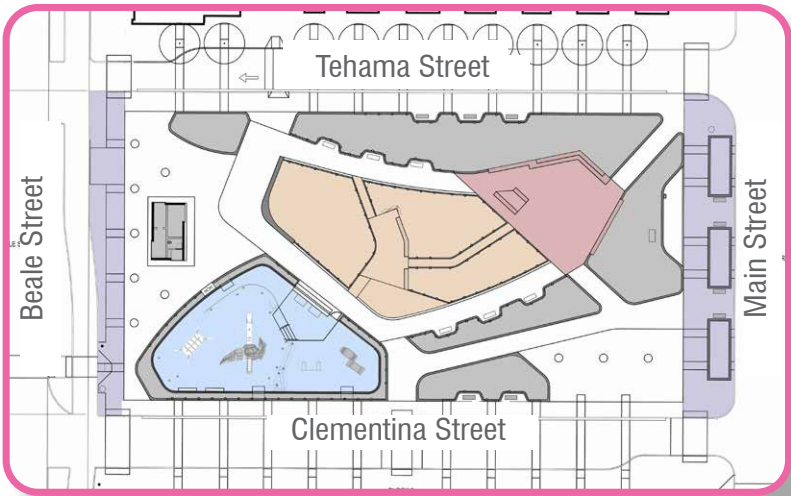
MAIN DECK



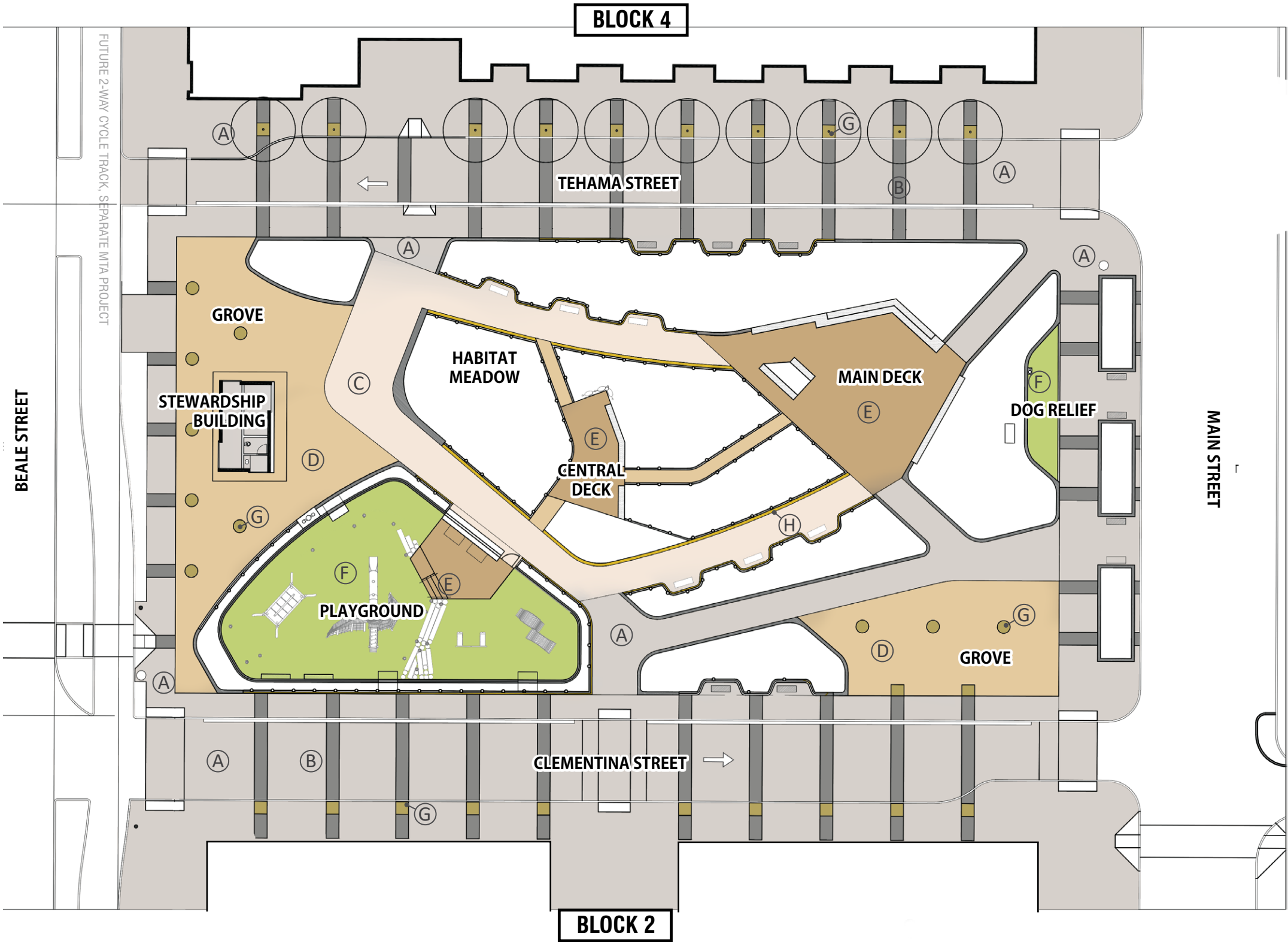
HABITAT MEADOW & CENTRAL DECK



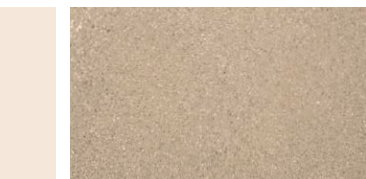


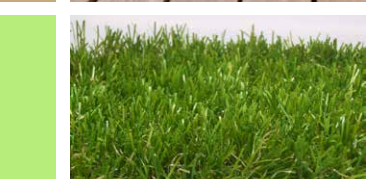
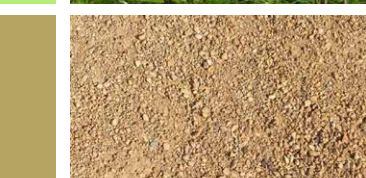



PLAYGROUND



PAVING



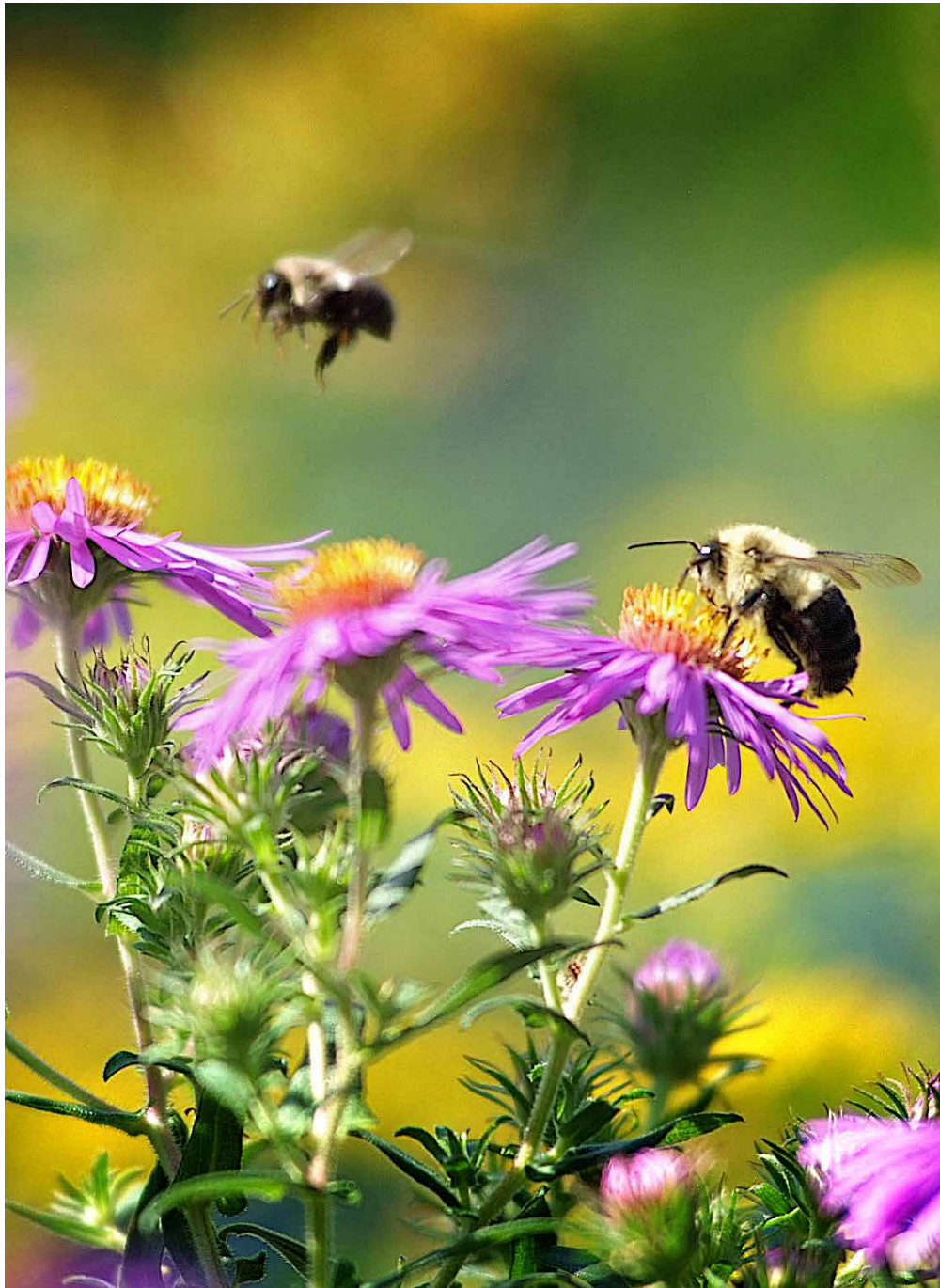
(A)		CONCRETE* COLOR: CCSF STANDARD
(B)		CONCRETE ACCENT* COLOR: DAVIS DARK GRAY 4 FOOT WIDE BANDS
(C)		SPECIALTY CONCRETE LITHOCRETE MIX
(D)		PERVIOUS CONCRETE
(E)		WOOD DECKING
(F)		SYNTHETIC TURF
(G)		DECOMPOSED GRANITE AT TREE WELLS
(H)		COBBLE EDGE

WHY CREATE HABITAT?

CLIMATE



BIODIVERSITY



COMMUNITY



HOW DO WE MAXIMIZE HABITAT VALUE IN AN URBAN PARK?

FOOD & WATER



SHELTER & LIFECYCLE SUPPORT



ECOSYSTEM NETWORK



KEY STAKEHOLDER FAUNA

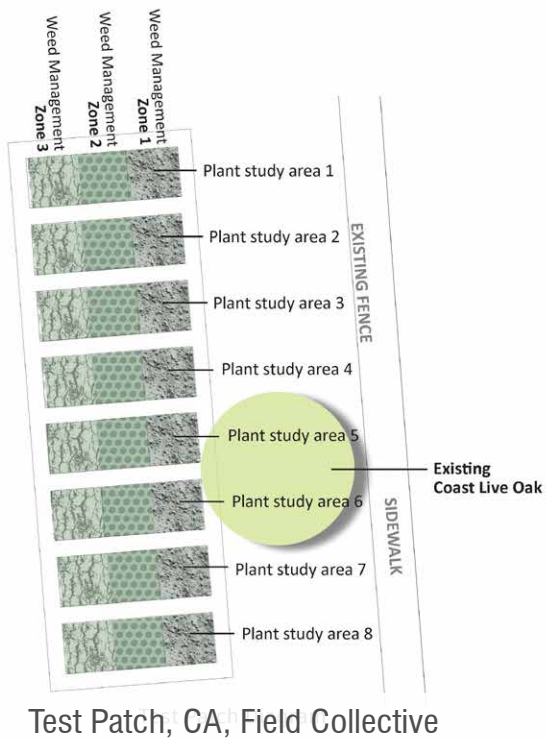
CORE SPECIES CONFIRMED BY THE CALIFORNIA NATIVE PLANT SOCIETY



ADDITIONAL SPECIES OBSERVED NEAR THE PROJECT SITE VIA INATURALIST (within 1.5 miles)



HABITAT PLANTING RESEARCH



8 different plant mix trials - Not familiar with the plants, looked at natural archetypes to learn from them

- Demonstration
- Scale

COASTAL DUNE SCRUB



SERPENTINE MEADOW



HABITAT RESEARCH CONTRIBUTORS

CALIFORNIA NATIVE PLANT SOCIETY
Susan Karasoff,
CNPS Board

RPD NATURAL RESOURCES PROGRAM
Christopher Campbell,
RPD Chief Natural Resources Specialist

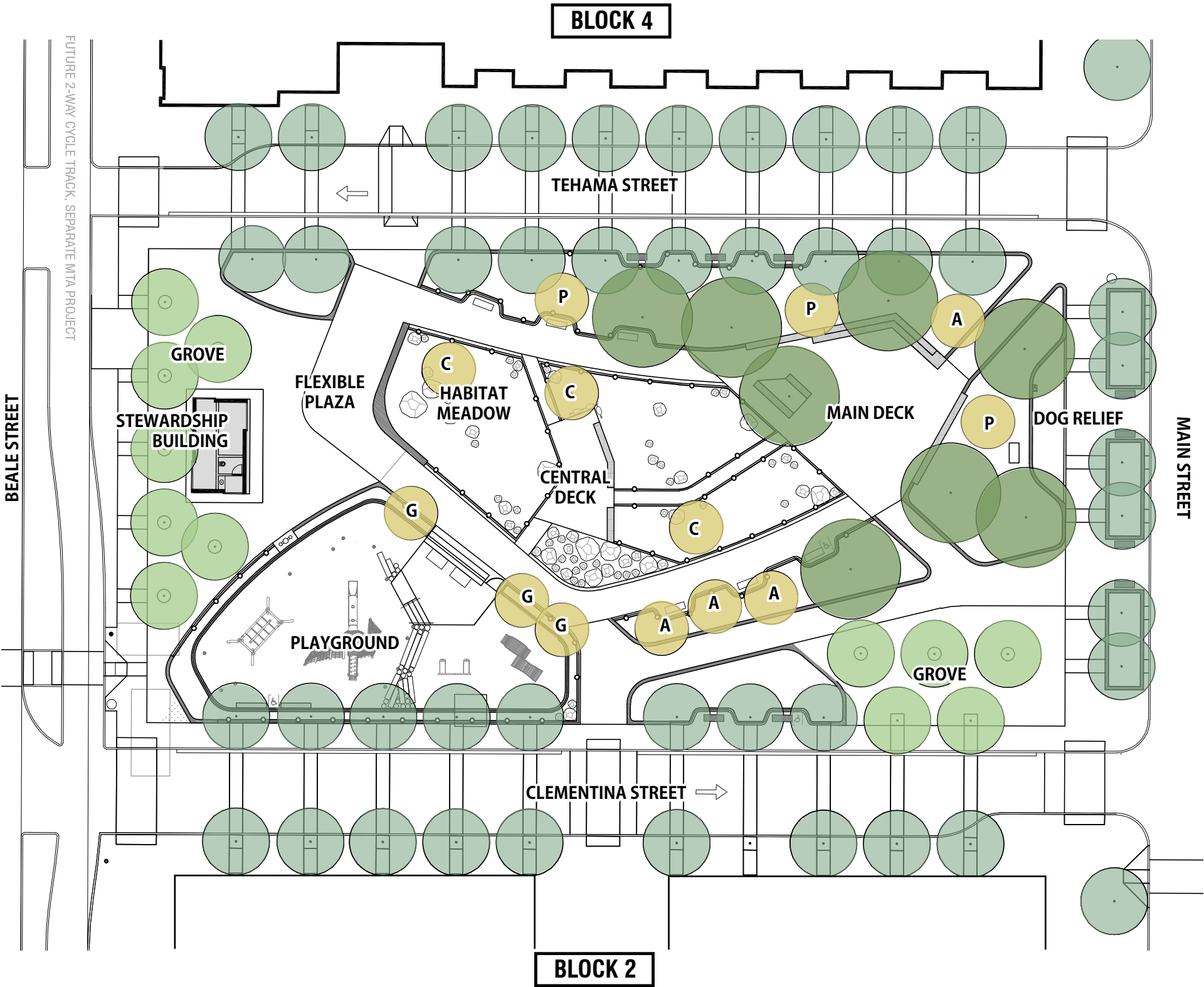
FIELD COLLECTIVE
Alex Harper and Nicki Copley,
Landscape Architects

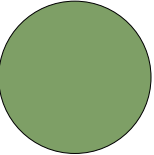
SUNOL WATERSHED CENTER &
SUNOL WATERSHED NURSERY
Bree Candiloro,
SFPUC Chief Nursery Specialist
Mia Ingoilia,
SFPUC Senior Biologist



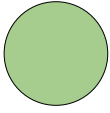
Alameda Creek Watershed Center, Sunol, CA, SF Public Works

TREE PLANTING







LARGE CANOPY TREE




GROVE TREE




Quercus agrifolia




Platanus racemosa 'Roberts'




SMALL HABITAT TREE




Arbutus x Native A



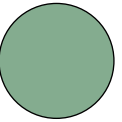
Garrya elliptica G




Prunus ilicifolia P




Ceanothus 'Ray Hartman' C




STREET TREE



Ginkgo biloba (Clementina)



Pistacia chinensis (Tehama)



Tilia tomentosa (Main)

NOTE: Street tree selection determined by Transbay Redevelopment Project Area Streetscape and Open Space Plan

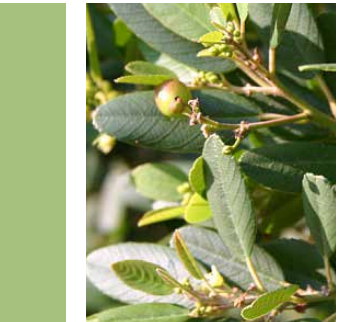
BLOCK 3 PARK
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HABITAT PLANTING ZONES



----- PROTECTIVE PLANTING BARRIER

BOULDER



UNDERSTORY

Representative Species:

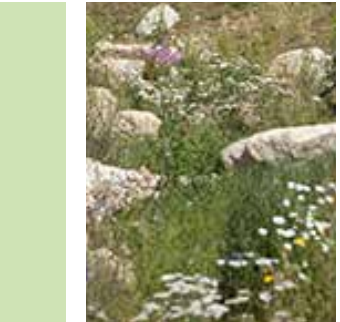
Clinopodium douglasii
Garrya elliptica
Ribes sanguineum



COASTAL SCRUB

Representative Species:

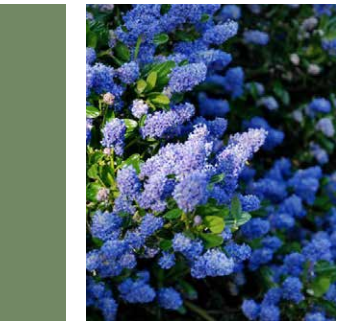
Erigeron
Artemisia californica
Lupinus arboreus



NATURE PLAY

Representative Species:

Achillea millefolium
Festuca californica
Leymus condensatus



SIDEWALK

Representative Species:

Ceanothus 'Celestial Blue'

- The landscape planting palette conforms to goals established by the San Francisco Biodiversity Policy Resolution 004-17-COE.
- All Park planting beds including sidewalk plantings will have automatic irrigation.



COASTAL SCRUB PLANT PALETTE

WINTER



Erigeron glauca (flowers provide food)



Eriogonum latifolium (seeds provide food)

SPRING



Lupinus arboreus (flowers provide food)

SUMMER



Eriogonum latifolium (flowers provide food)



Epilobium canum 'Everett's Choice' (flowers provide food)

FALL



Artemisia californica (plant structure provides cover and shelter)



Achillea millefolium (seeds provide food)



Achillea millefolium (flowers provide food)



Phacelia californica (flowers provide food)



Eriophyllum staechnadifolium (flowers provide food)



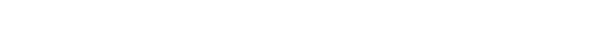
UNDERSTORY PLANT PALETTE

WINTER

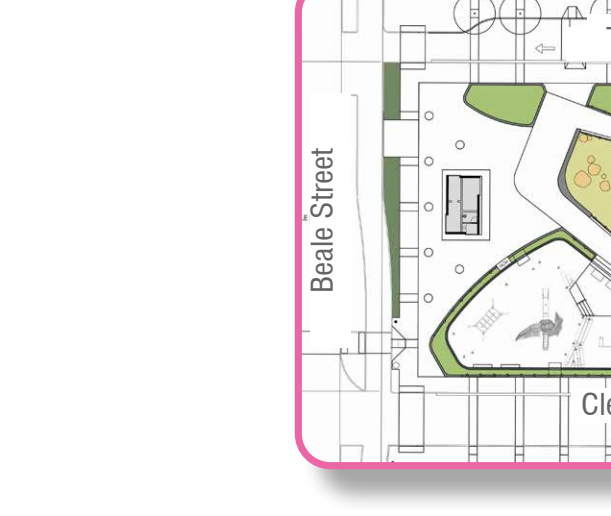


SPRING

SUMMER




FALL




NATURE EXPLORATION PLANT PALETTE

WINTER




Festuca californica

SPRING




Elymus condensatus

SUMMER



Achillea millefolium (seeds provide food)

FALL



Achillea millefolium (flowers provide food)

SIDEWALK PLANT PALETTE

WINTER



Ceanothus 'celestial blue' (flowers provide food)

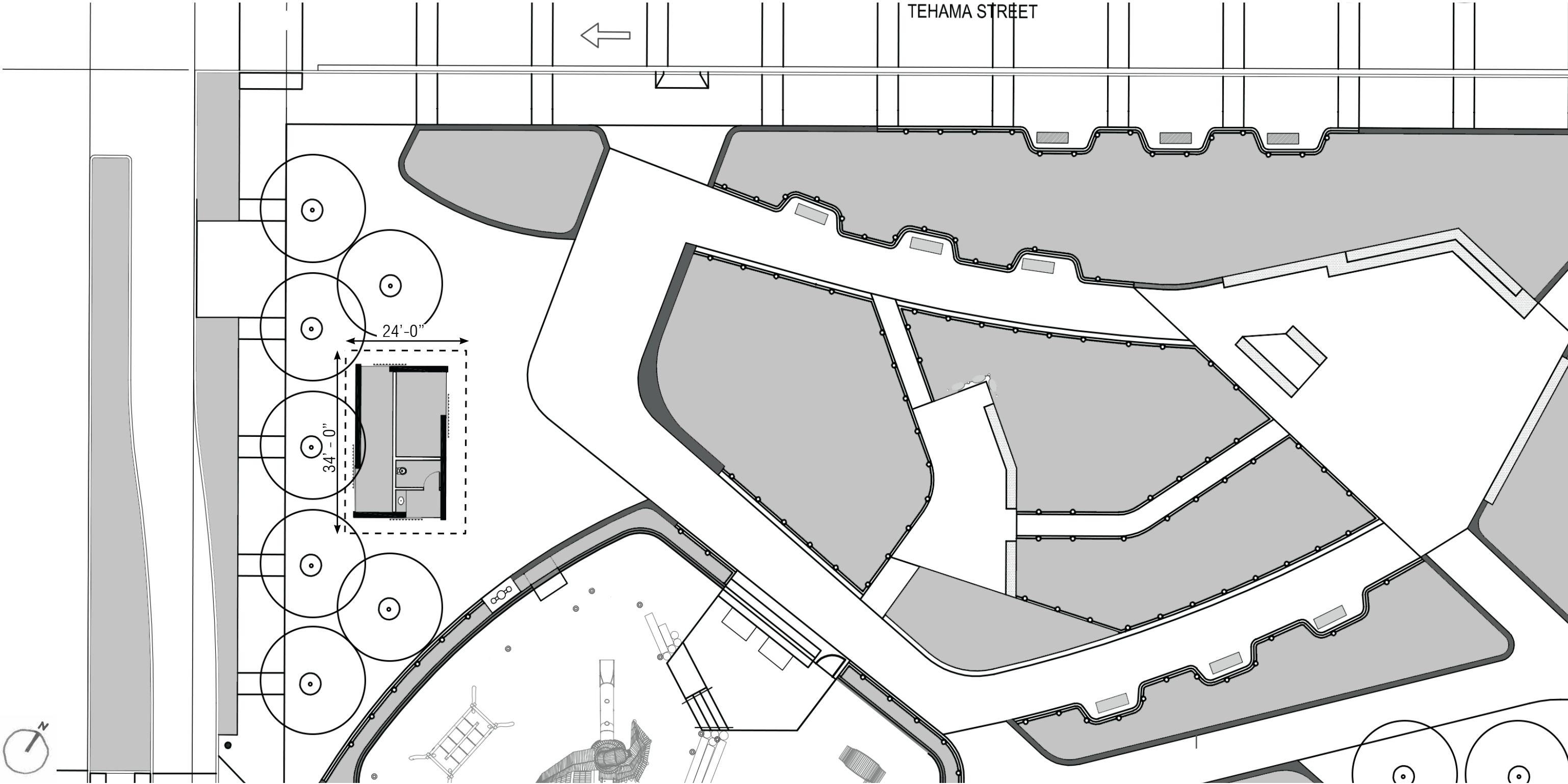


STEWARDSHIP BUILDING

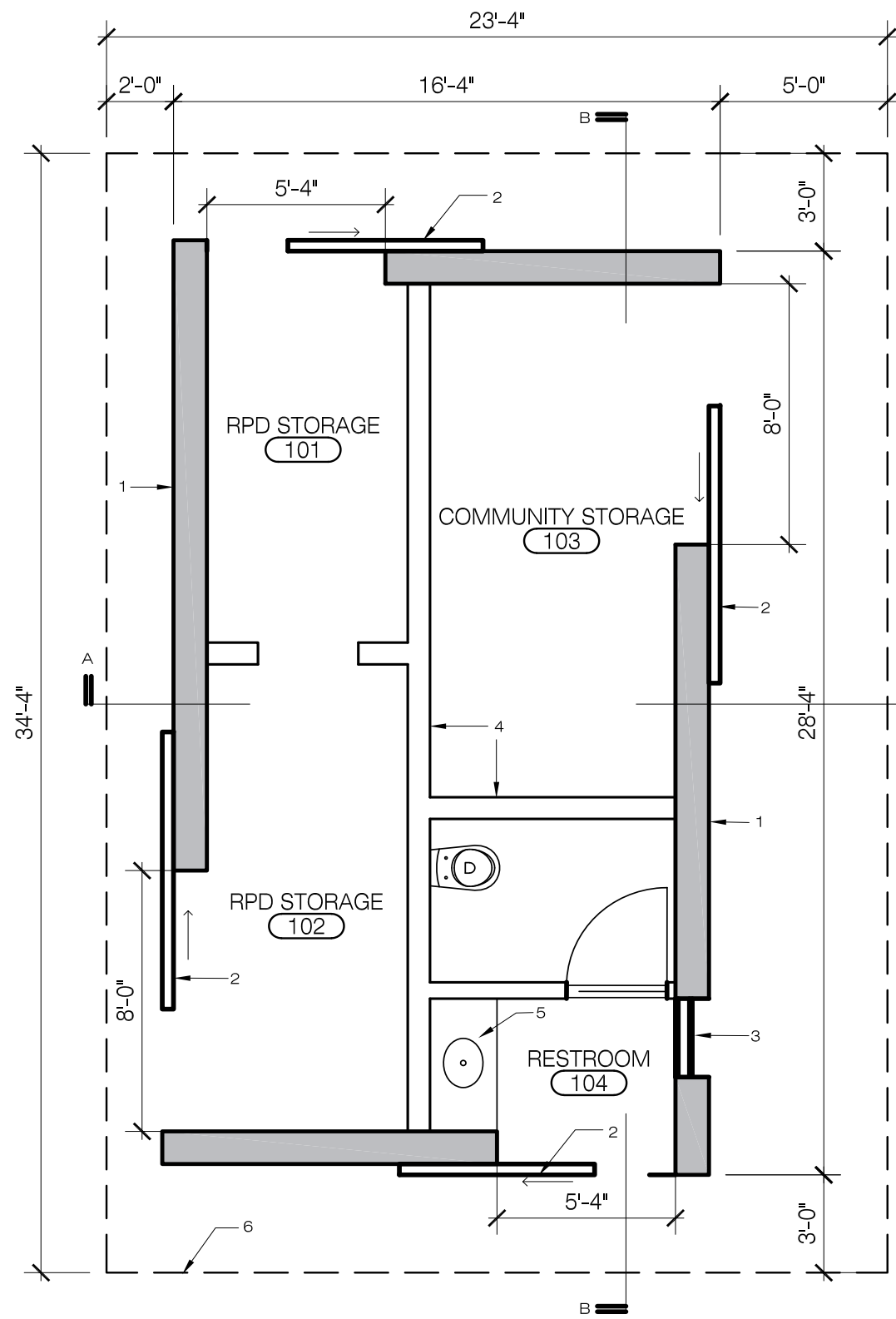


Clementina Street

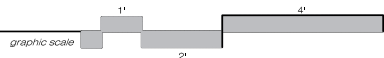
STEWARDSHIP BUILDING - SITE PLAN



STEWARDSHIP BUILDING - PLANS



FLOOR PLAN



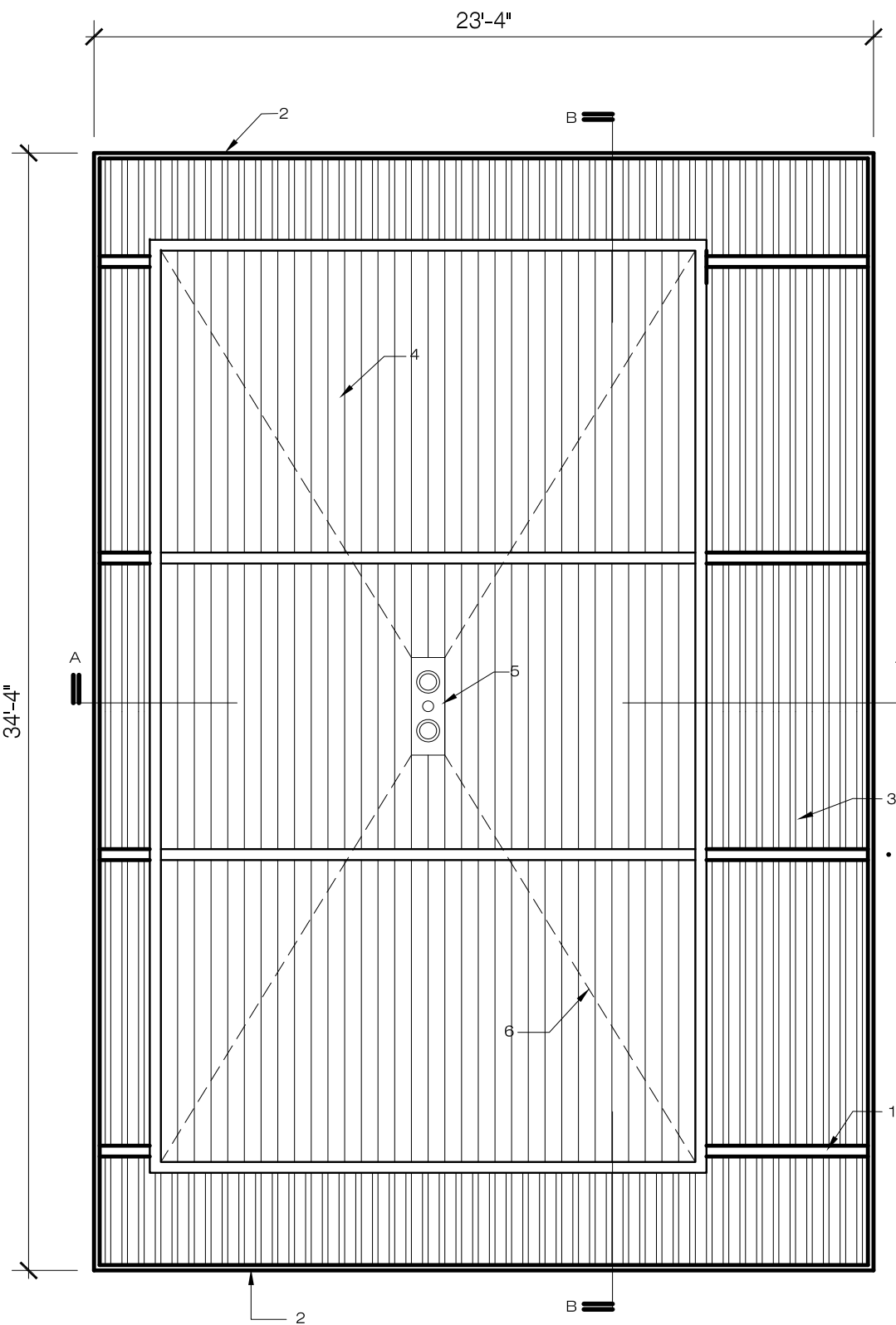
FLOOR PLAN LEGEND

- 1 CMU EXTERIOR WALLS WITH STONE CLADDING
- 2 ALUMINUM BATTEN CLAD SLIDING BARN DOOR
- 3 TRANSLUCENT CHANNEL GLASS
- 4 CMU PARTITION WALL
- 5 SINK AND COUNTER
- 6 LINE OF SLATTED OVERHANG (ABOVE)

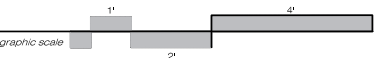
PROGRAM AREA SUMMARY		GSF
REC PARK STORAGE		200
COMMUNITY STORAGE		150
ALL GENDER RESTROOM		100
TOTAL		450

ROOF PLAN LEGEND

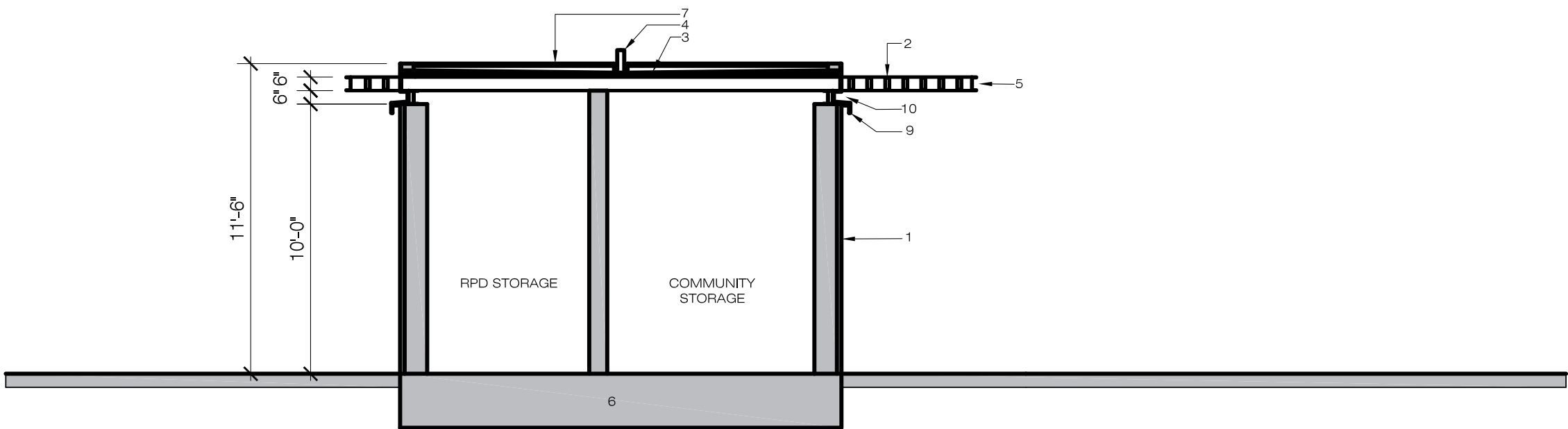
- STEEL BEAM OUTRIGGERS 1
- STEEL CHANNEL FASCIA 2
- ALUMINUM SLATS 3
- ALUMINUM DECKING SLATS (OVER ROOF MEMBRANE) 4
- ROOF DRAIN AND PLUMBING VENT STACK 5
- LINE OF ROOF SLOPE ($\frac{1}{4}$ " : 12") BELOW 6



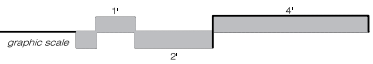
ROOF PLAN



STEWARDSHIP BUILDING - SECTIONS

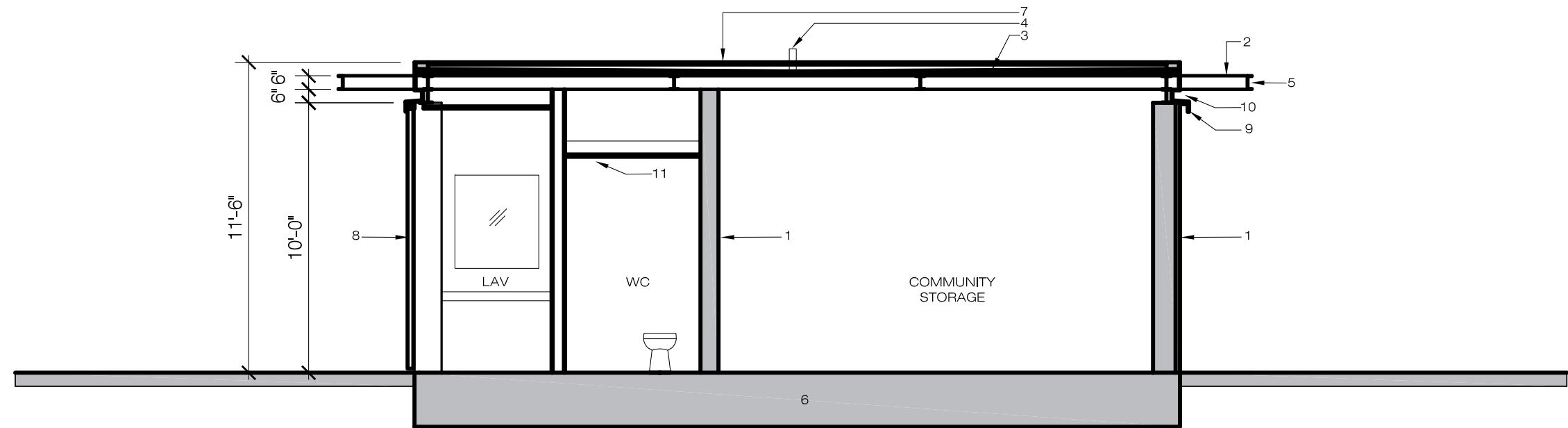


TRANSVERSE SECTION A-A

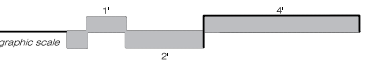


LEGEND

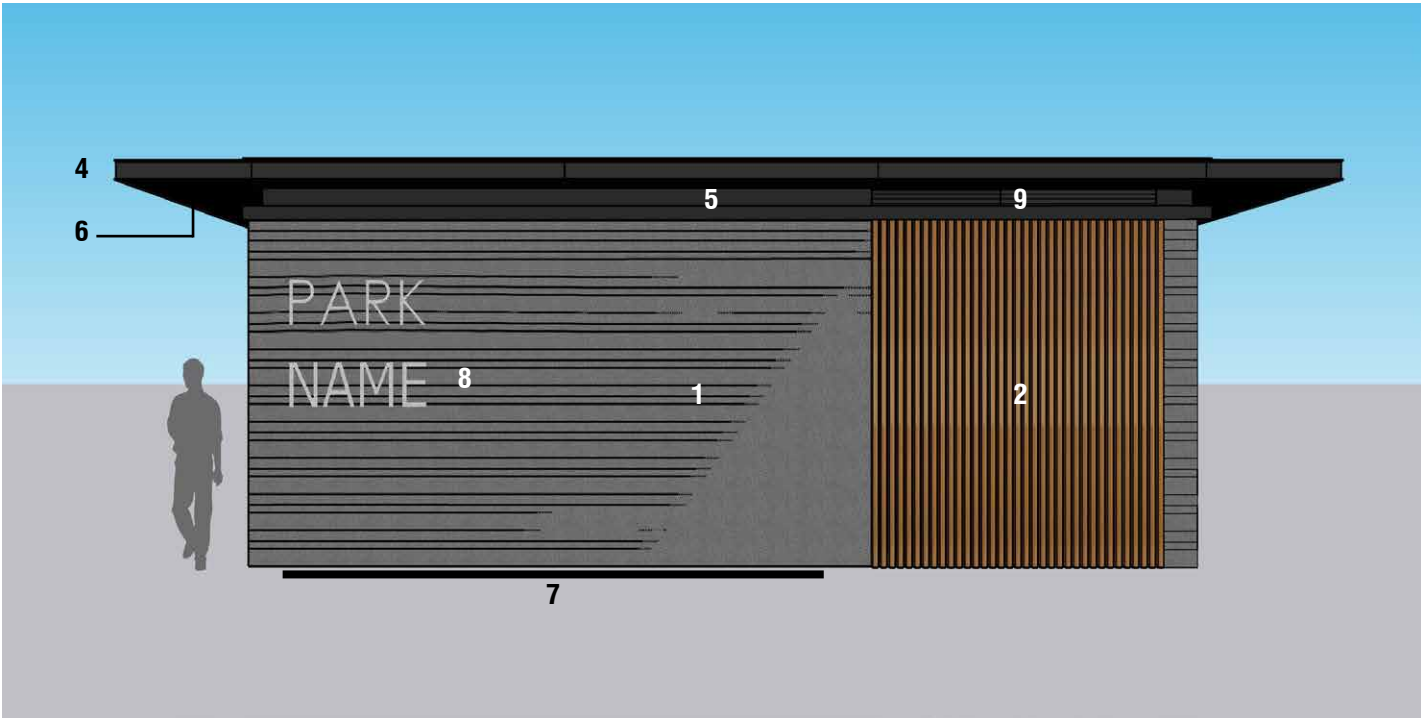
- 1 CMU EXTERIOR WALLS WITH STONE CLADDING
- 2 STEEL TRELLIS BEAMS WITH ALUM SLATS
- 3 STEEL ROOF DECK WITH TAPERED INSULATION
- 4 PLUMBING VENT AND ROOF DRAINS
- 5 STEEL CHANNEL FASCIA
- 6 CONCRETE MAT SLAB FOUNDATION
- 7 ALUM SLAT DECKING (OPEN JOINT) OVER ROOF MEMBRANE
- 8 ALUM BATTEN CLAD SLIDING BARN DOOR
- 9 SLIDING DOOR TRACK HEADER CHANNEL
- 10 LED COVE LIT REVEAL
- 11 DROP CEILING FOR EXHAUST VENTING



LONGITUDINAL SECTION B-B



STEWARDSHIP BUILDING - ELEVATIONS



- LEGEND**
- 1 LINEAR STONE CLADDING OVER CMU WALLS
 - 2 WOOD-GRAIN POWDERCOATED ALUM BATTEN CLAD SLIDING DOOR
 - 3 TRANSLUCENT CHANNEL GLAZING
 - 4 STEEL CHANNEL FASCIA
 - 5 LED LIT STEEL REVEAL
 - 6 WOOD-GRAIN POWDERCOATED ALUMINUM TRELLIS SLATS
 - 7 LED FACADE-WASH IN-GRADE UPLIGHT FIXTURES
 - 8 STAINLESS STEEL DIMENSIONAL LETTER PARK SIGNAGE
 - 9 EXHAUST VENT







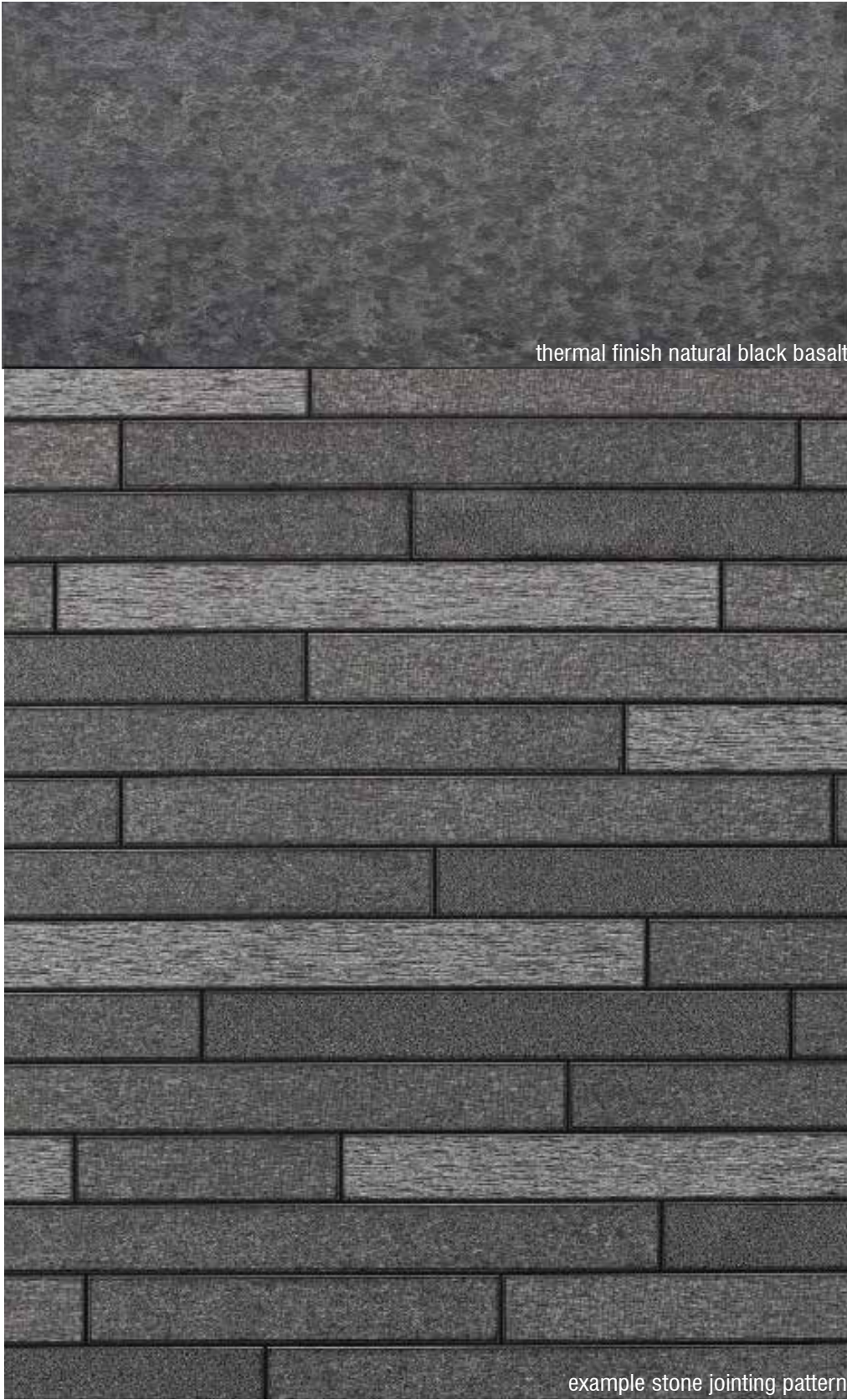




STEWARDSHIP BUILDING- ROOF VIEW



STEWARDSHIP BUILDING - MATERIAL PALETTE



thermal finish natural black basalt

example stone jointing pattern



translucent channel glazing



stainless steel signage



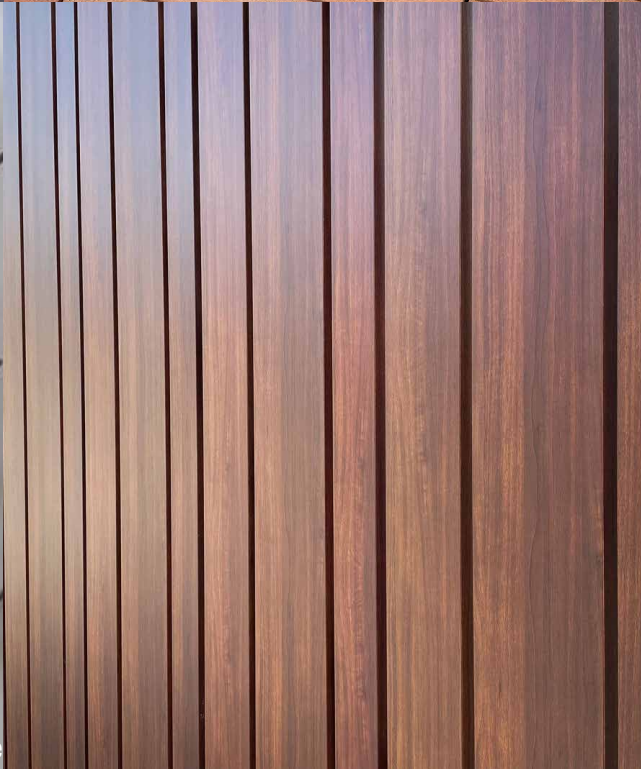
steel channel and wood-grain powdercoated aluminum slat trellis



lift-off access roof pedestals

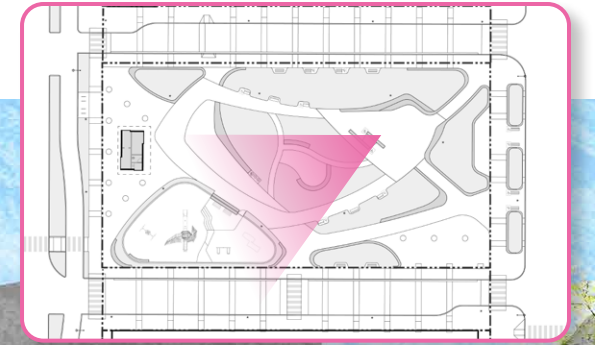


modular aluminum slat decking (open joint) on roof



wood-grain powdercoated aluminum slatting

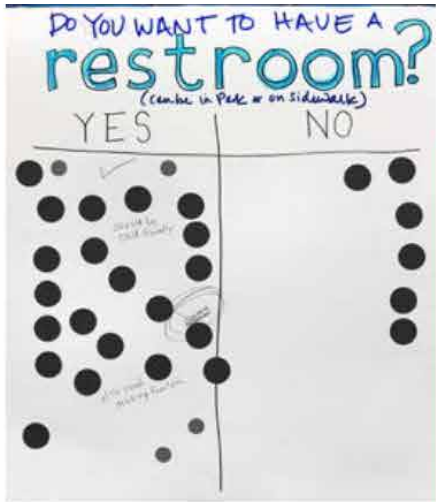
DECK VIEW



THANK YOU



APPENDIX



JC DECAUX (CONCEPT IN DESIGN FOR INSTALLATION IN SF)



PARC DE LA TETE DE'OR, LYON, FR



WASHINGTON SQUARE, SF

COMMUNITY MEETING #4



COMMUNITY PROCESS

- INCLUDES RESTROOM AND COMMUNITY STORAGE
- STONE CLADDING PROVIDES TEXTURAL INTEREST, WOOD LIKE SLATTING PROVIDES WARMTH AND TIE-IN TO PARK DECKING TEXTURES
- BUILDING IS ILLUMINATED AT NIGHT, PROVIDING WELCOME GLOW TO THE PARK

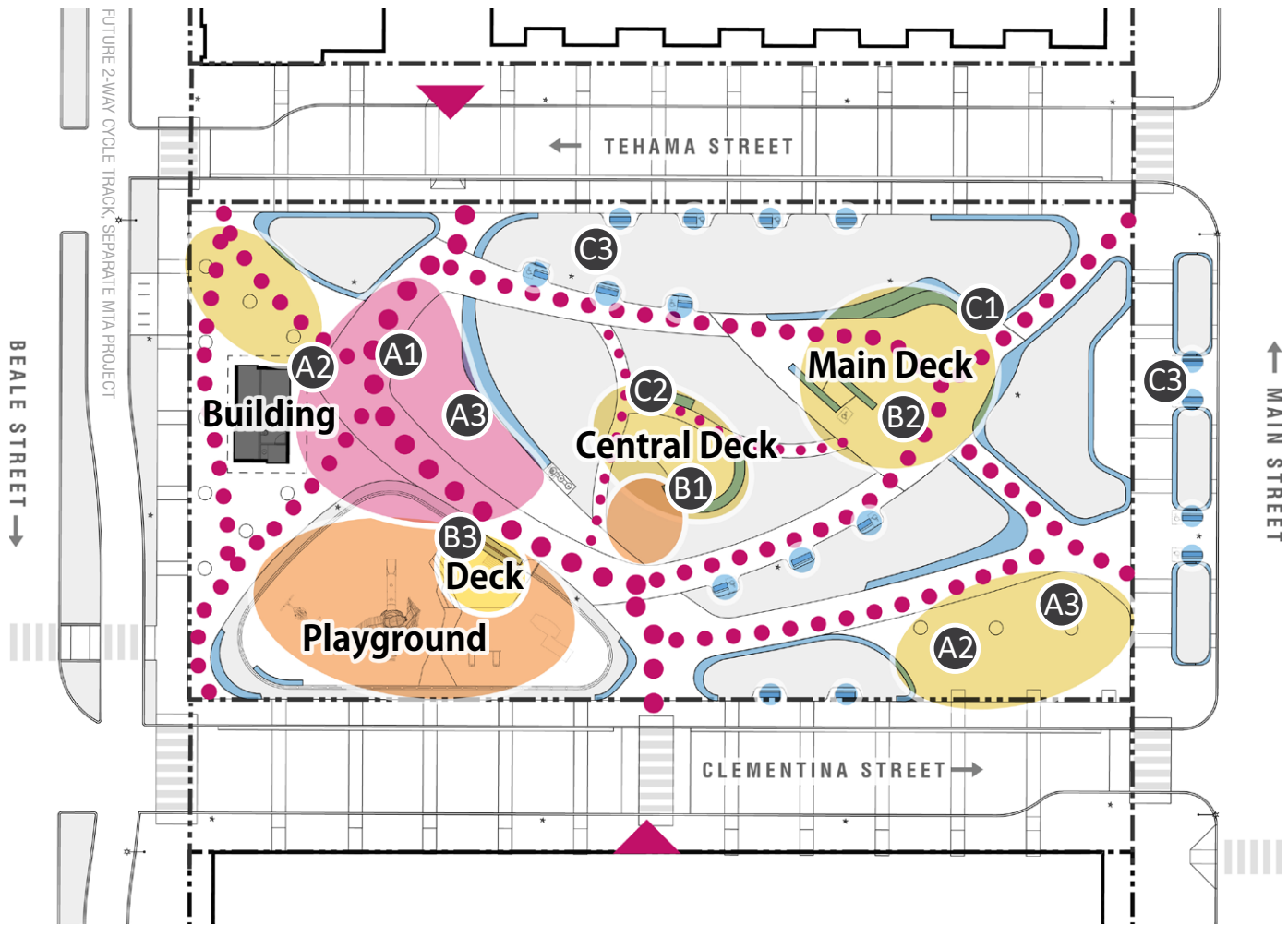
CIVIC DESIGN REVIEW

- SIMPLIFY BUILDING FORM AND MASSING.
- CREATE A QUIET, TRANQUIL, BEAUTIFULLY DETAILED BUILDING WITHIN THE PARK
- TREAT THE ROOF AS THE FIFTH FACADE, AS IS VIEWED FROM ABOVE BY NEIGHBORS

CIVIC DESIGN REVIEW



PROGRAM OVERLAY



LEGEND

Major Circulation

Minor Circulation

Flexible Plaza

Gathering Spaces




Seating

Play

FLEXIBLE PLAZA

GATHERING SPACES

SEATING




Building Design & Construction

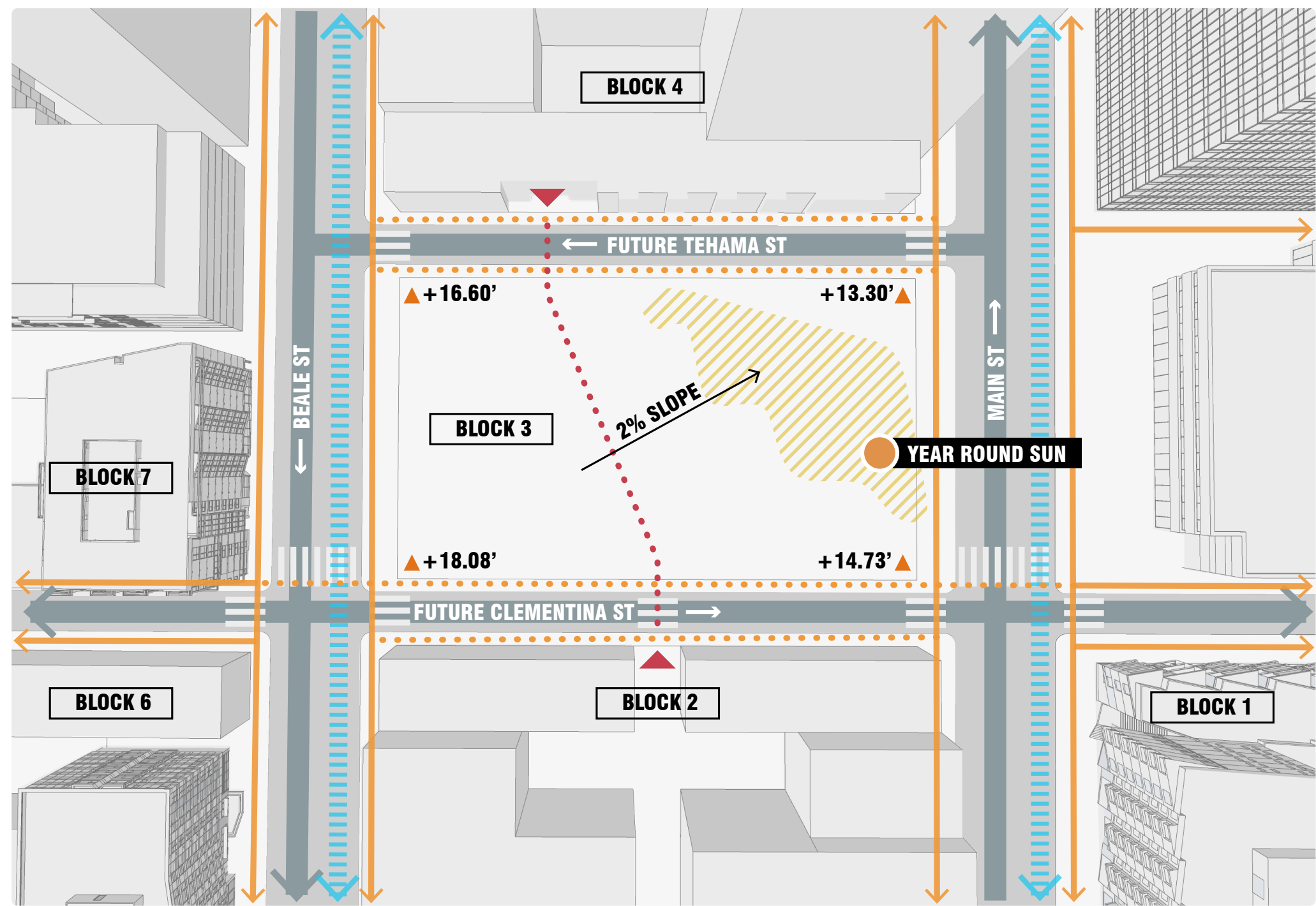
-39-

BLOCK 3 PARK

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EXISTING CONDITIONS PLAN



LEGEND

VEHICULAR CIRCULATION

BICYCLE CIRCULATION

EXISTING PEDESTRIAN CIRCULATION

FUTURE PEDESTRIAN CIRCULATION

FUTURE PEDESTRIAN LINK BEWTEEN BLOCK 2 & BLOCK 4

YEAR ROUND SUN*

SITE ELEVATION

TRUE NORTH

SOMA NORTH

**Extent of year round sunny area is illustrative and does not reflect a formal shadow analysis as building massings are not yet finalized.*

SITE HISTORY

5,000 YEARS AGO HISTORIC SHORELINE



Minimal Human Intervention

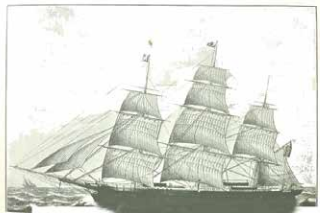


Original Intertidal Wetland Zone



Flora & Fauna

18TH CENTURY SHORELINE CHANGE



Foreign Ships Arrive



Maritime Edge Develops



Spanish/Missions Arrive

19TH CENTURY SEAWALL



East Cut makes way for cable cars and connection to the city



Urbanization ensues due to population rise



Gold is discovered, population increases

CURRENT



Bay Bridge (1930s) & freeways (1950s) increase mobility to area



Downtown Plan (1980s) permits greater urban density to the area



Today: Temporary Transbay Terminal

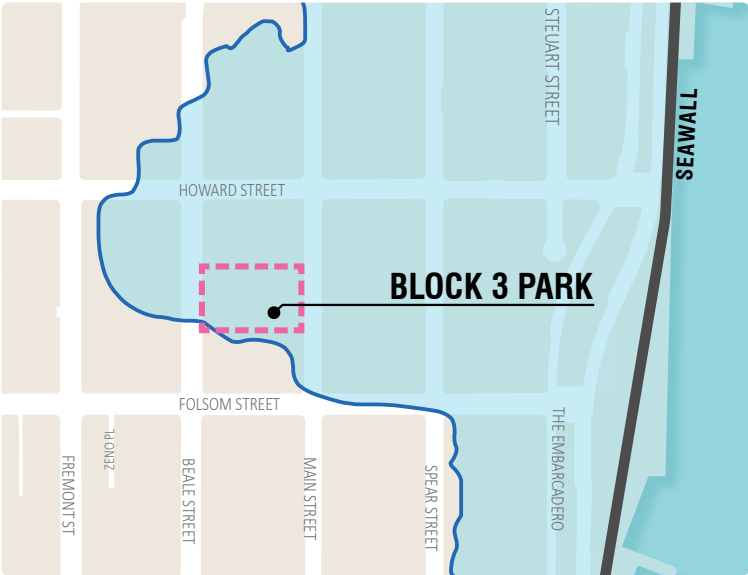
TRANSPORTATION

DEVELOPMENT

INHABITANTS

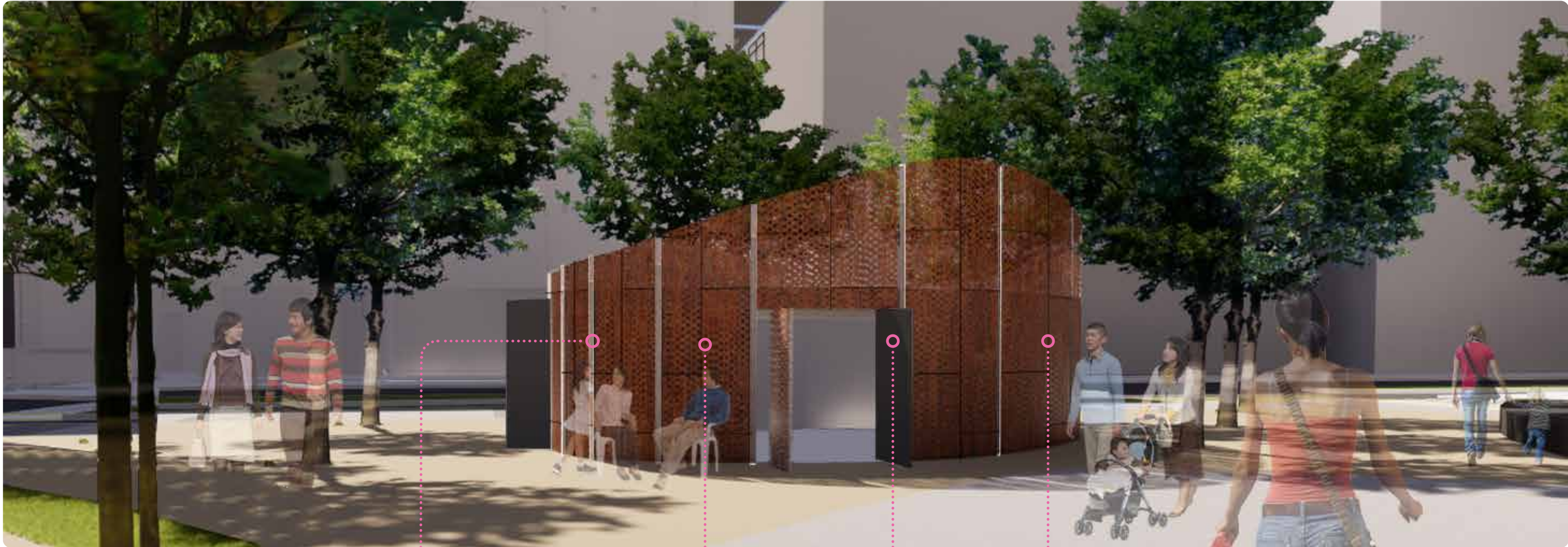
Today the site is blanketed in asphalt, which masks its rich underlying history. As illustrated in the adjacent timeline, the site has experienced a series of transformations that mirror the seismic changes to San Francisco's shoreline and urbanization. The area began as a rich intertidal wetland zone, but with Spanish arrival in the mid-1700s, Missionary settlement ensued, and the shoreline began to develop. By the mid-1800s, after the discovery of gold led to rapid population growth, industrial and commercial development further urbanized the site. The original shoreline was replaced in the early 1900s as the site and portions of the Bay were filled to create new land to accommodate the growing city. As a part of this development, the site was secured behind a seawall and woven into the urban fabric of downtown San Francisco.

The design incorporates elements of this story that reference the site's unique history. This connection is evident in elements like the oyster-shaped form at the heart of the park, which features a meadow recalling a wildlife-rich intertidal landscape once present at the site. The children's playground design also playfully echoes the previous site ecology.



Historic Shoreline (1859) and Seawall (1916)

STEWARDSHIP BUILDING - MATERIALS



VERTICAL LED STRIPS

PERFORATED PANELS

PIVOT DOORS

WEATHERED STEEL

