Transbay Block 3 Park and Streetscape Improvements Project

CDR PHASE II | OCTOBER 17, 2022

OCII

SAN FRANCISCO RECREATION & PARKS

SAN FRANCISCO PUBLIC WORKS
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

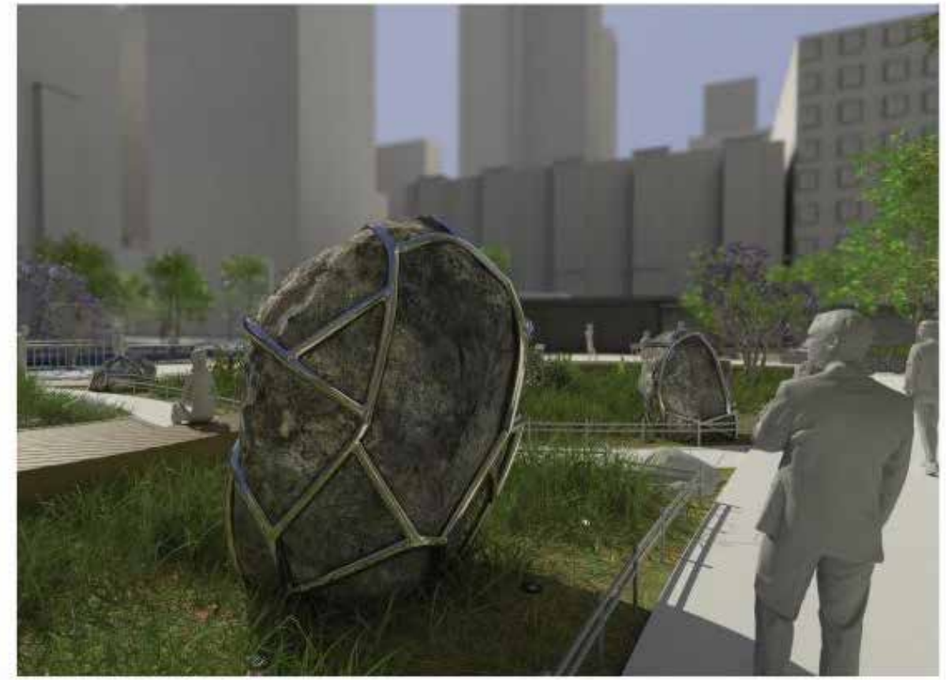
PROJECT SCHEDULE

PHASE	DURATION	START
INITIAL PLANNING & PROGRAMMING	10 MONTHS	JANUARY 2018
PROJECT ON HOLD: NEEDED TO MAINTAIN BUS TERMINAL OPERATIONS	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	FALL 2022
ANTICIPATED CONSTRUCTION	24 NONTHS	FALL 2023

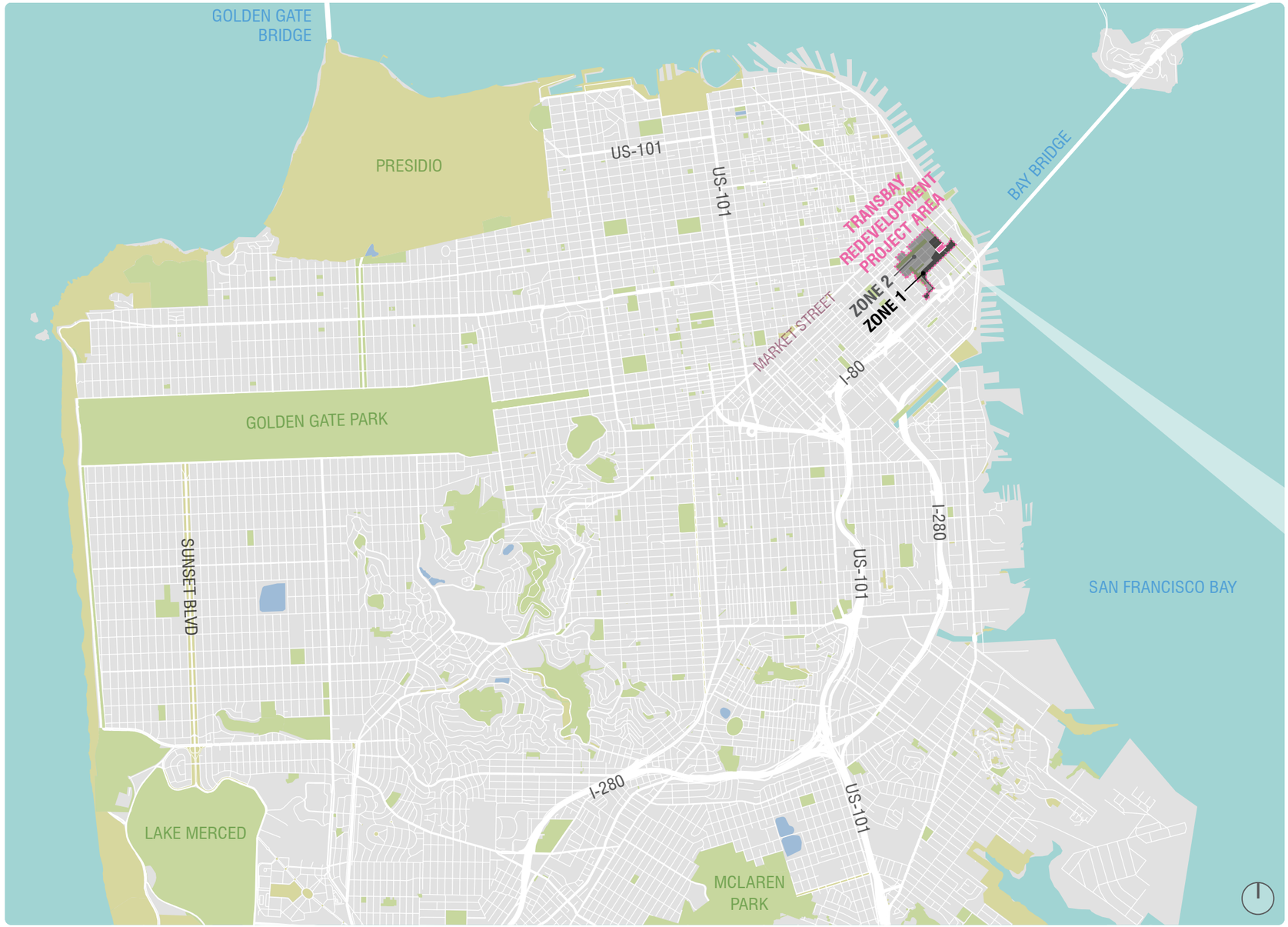
CIVIC DESIGN REVIEWS

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

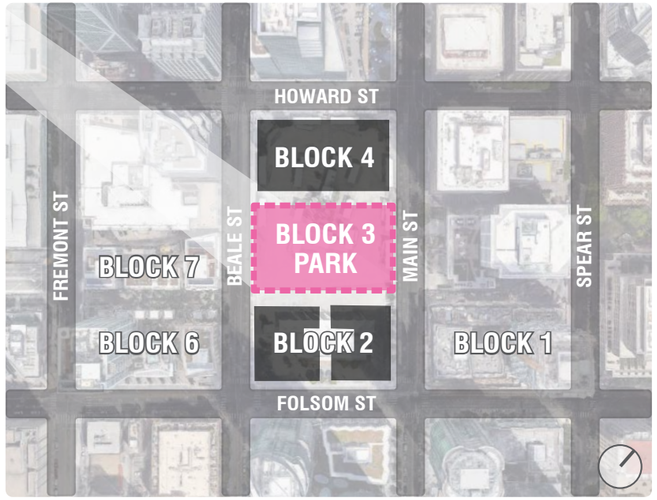
MARK BAUGH-SASAKI



FUTURE BLOCK 3 PARK LOCATION



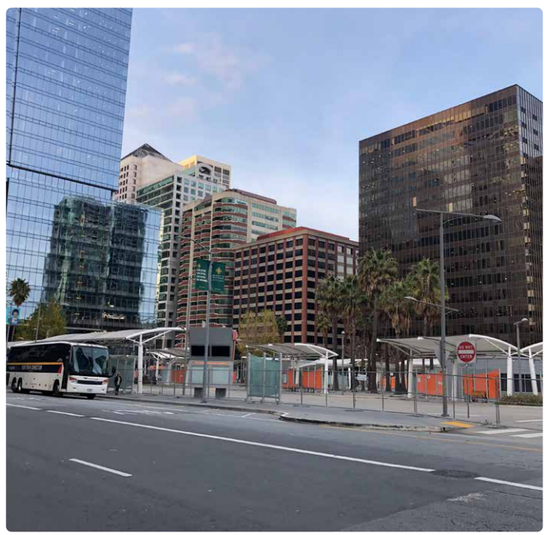
Map of San Francisco



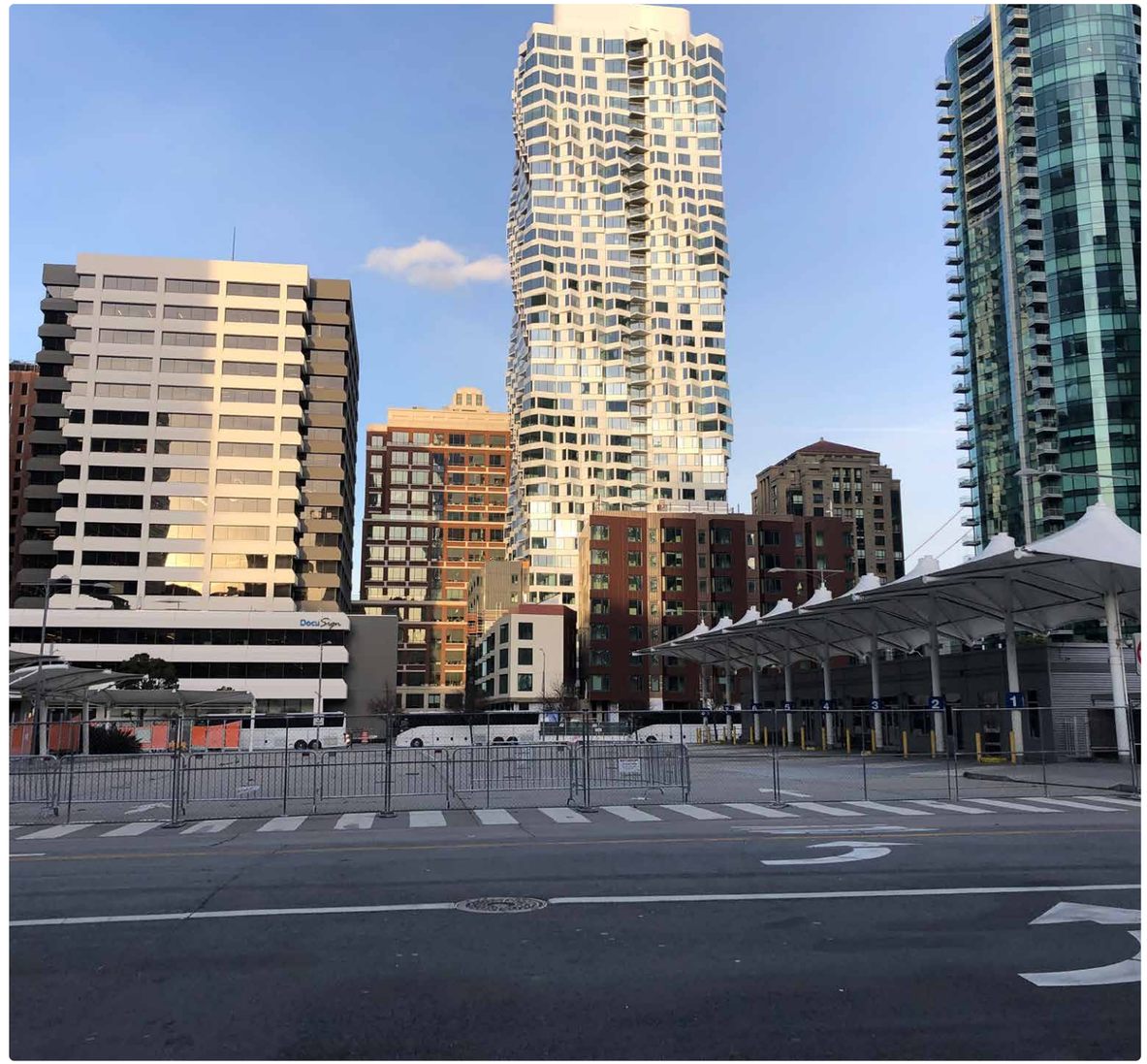
Block 3 Park Located in Zone 1 - Area Enlargement

EXISTING SITE CONTEXT

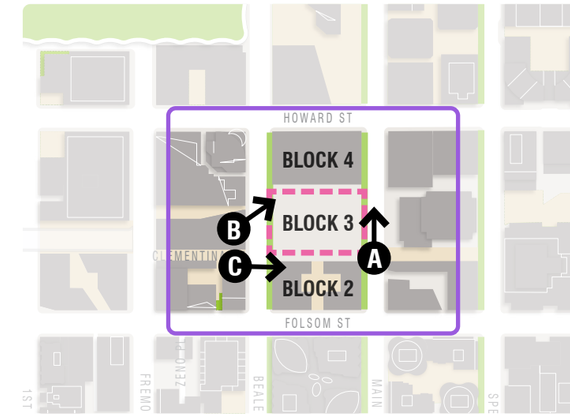
A. Main St looking northwest



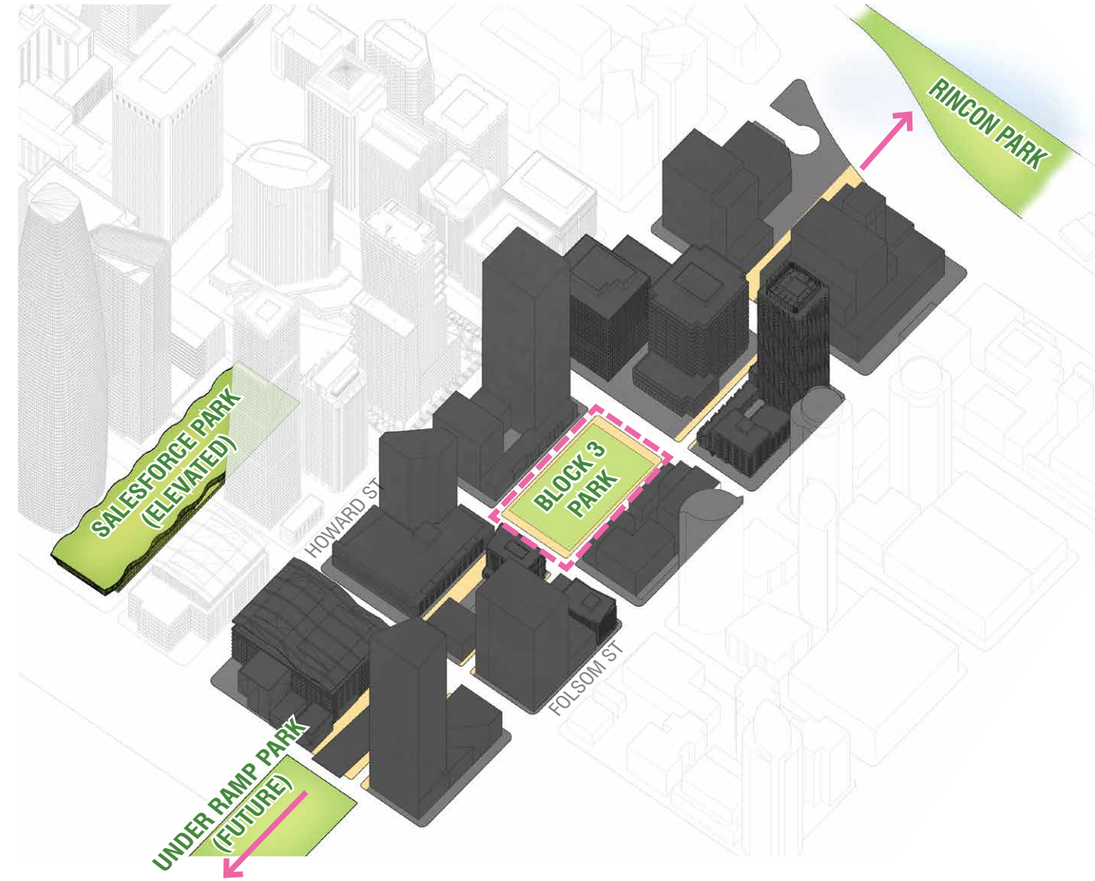
B. Beale Street looking north



C. Beale Street looking northeast

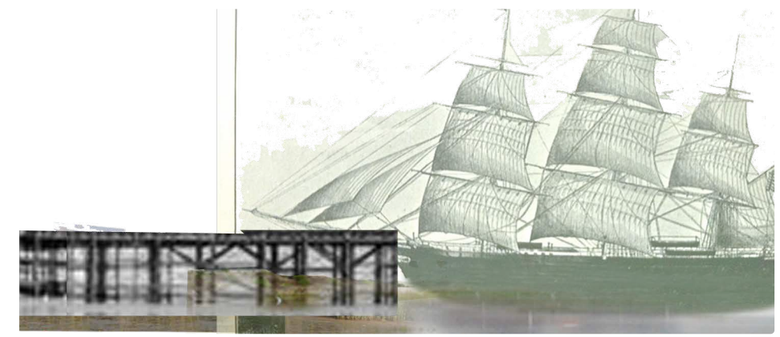


ADJACENT OPEN SPACE



DESIGN FRAMEWORK:

COMMUNITY + ENVIRONMENT + SITE HISTORY



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 simply the stewardship building (Informal workshops followed)

CURRENT SITE PLAN

LEGEND

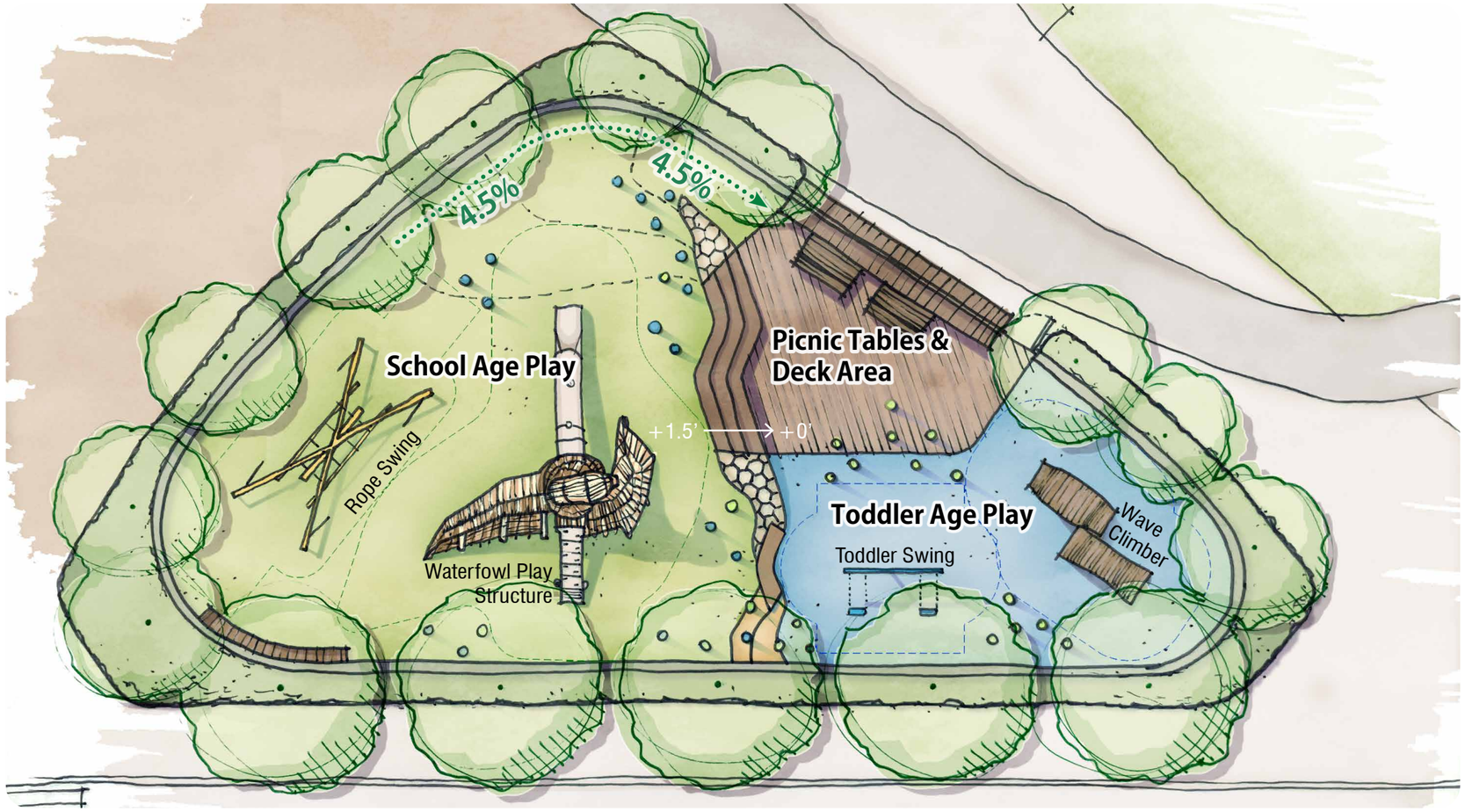
- A Flexible Tables & Chairs
- B Benches/Seating
- C Seatwalls
- D Boulders
- E Permeable Paving
- F Paving
- G Planting Areas

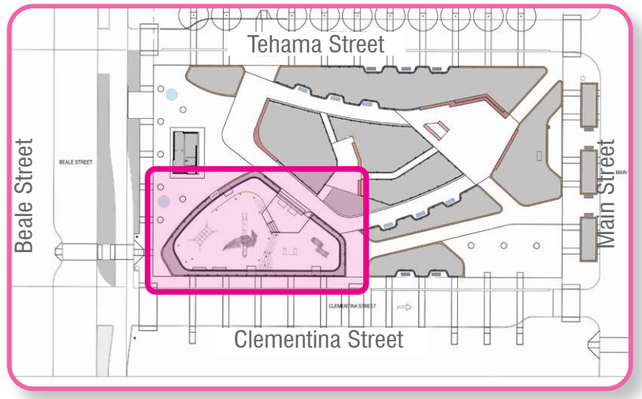
0' 5' 10' 30'

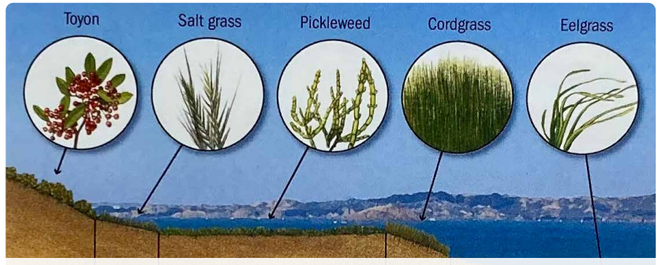
True North

SOMA North

PLAYGROUND ENLARGEMENT





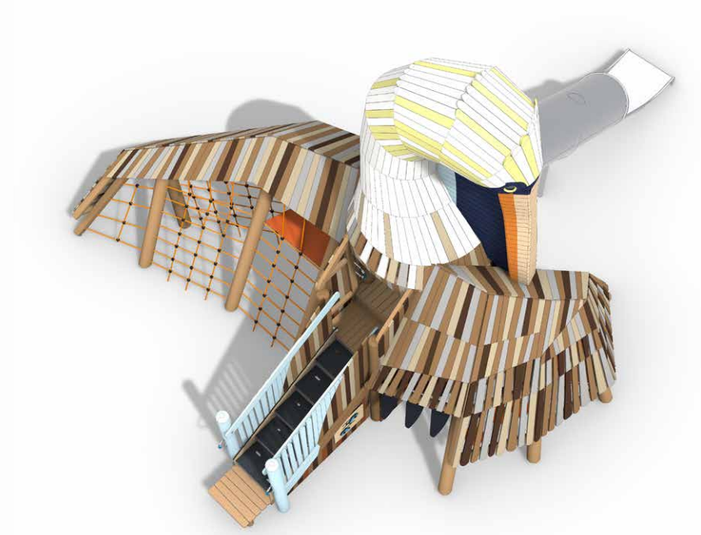


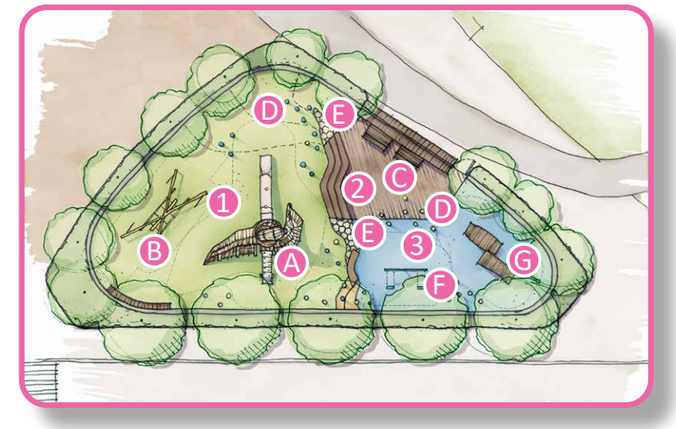
Intertidal Zone

Brown Pelican

Eel Grass

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

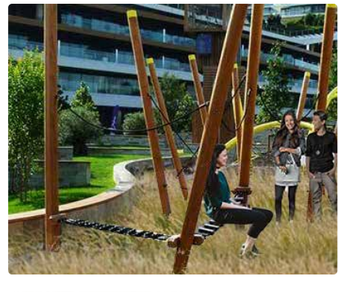
2 Decking

3 Blue Turf

SITE ELEMENTS BY ZONE

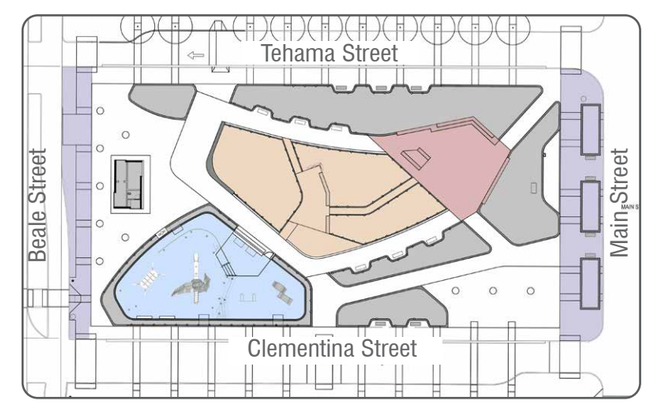
MAIN DECK

HABITAT MEADOW & CENTRAL DECK

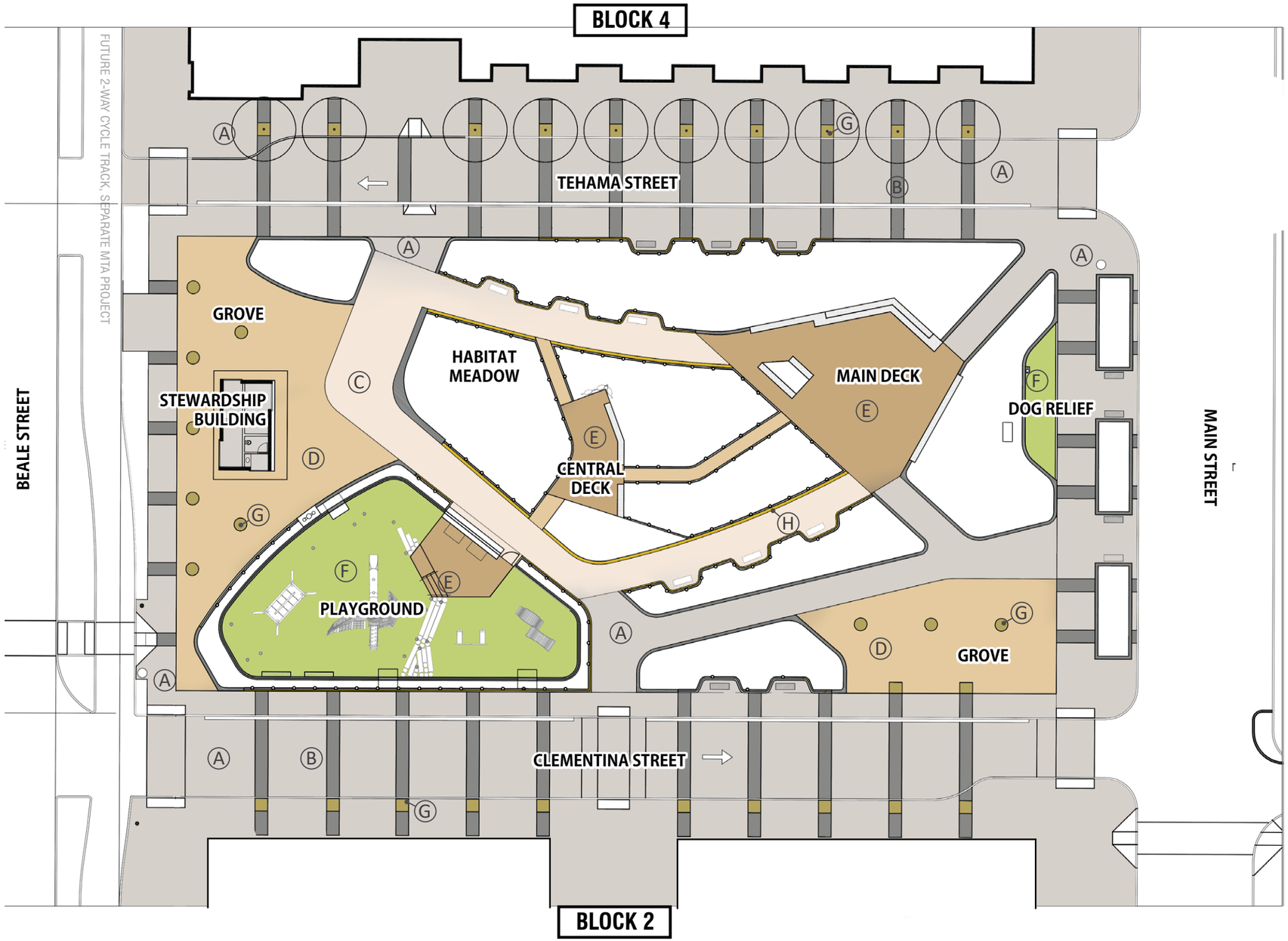


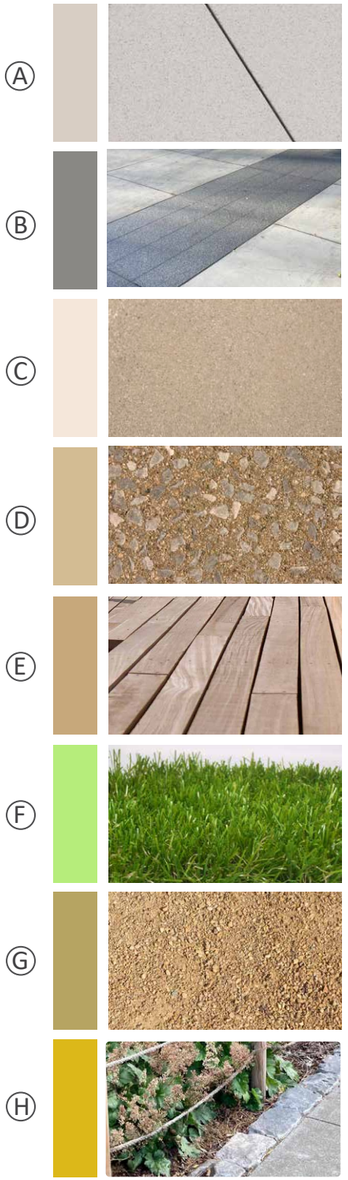
PLAYGROUND

SIDEWALK & DOG RELIEF



PAVING





Ⓐ **CONCRETE***
COLOR: CCSF STANDARD

Ⓑ **CONCRETE ACCENT***
COLOR: DAVIS DARK GRAY
4FT WIDE BANDS

Ⓒ **CONCRETE-SPECIALTY**
LITHOCRETE MIX

Ⓓ **PERVIOUS CONCRETE**
OR PERMEABLE PAVING

Ⓔ **WOOD DECKING**

Ⓕ **SYNTHETIC TURF**

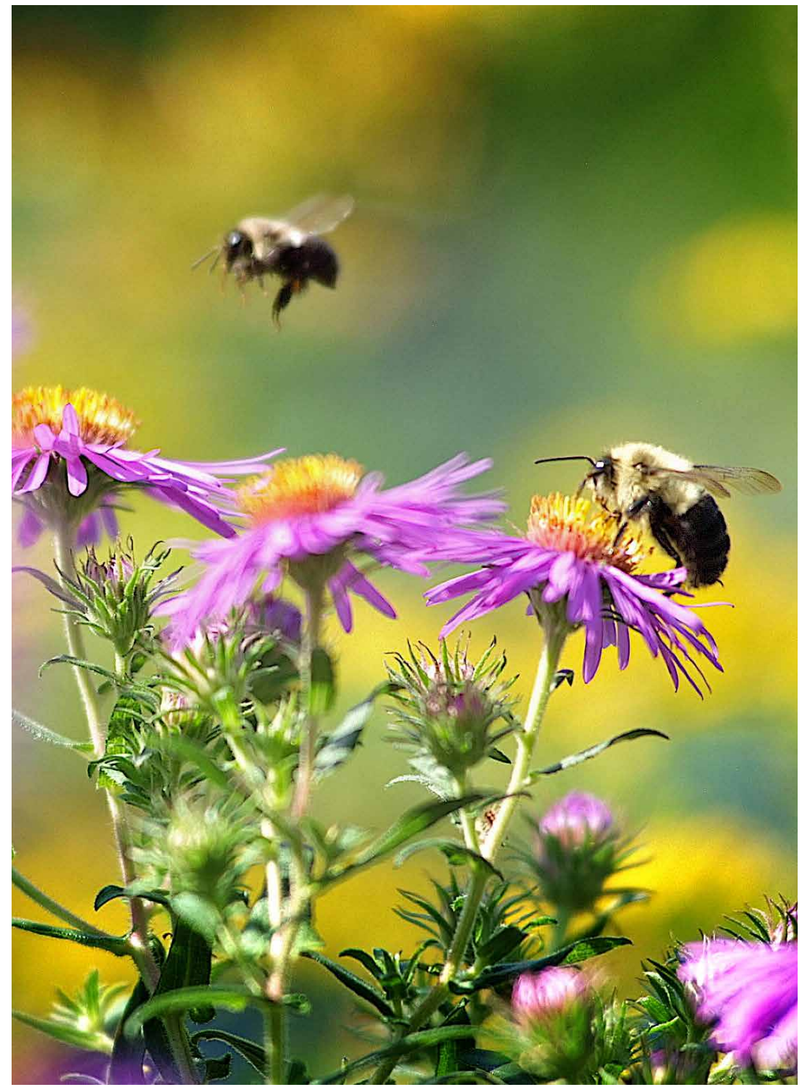
Ⓖ **DECOMPOSED GRANITE**
TREE WELLS

Ⓗ **COBBLE EDGE**

WHY CREATE HABITAT?

CLIMATE

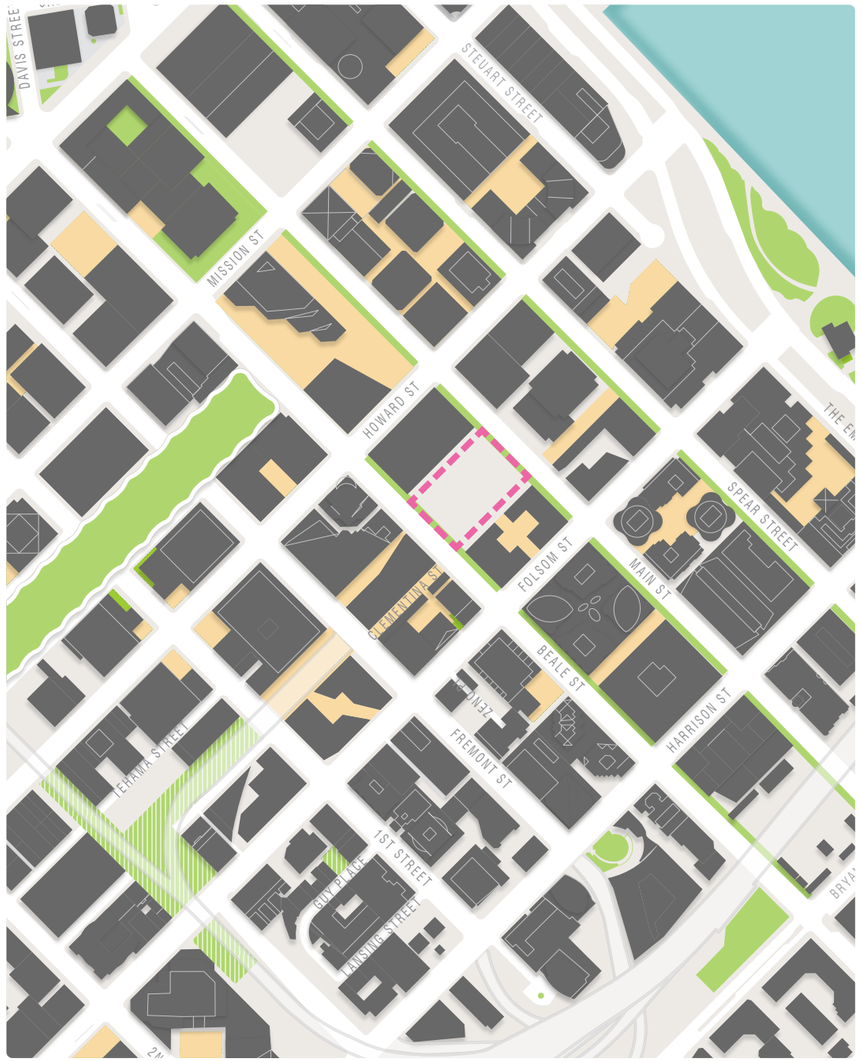
BIODIVERSITY



COMMUNITY

HOW DO WE MAXIMIZE HABITAT VALUE IN AN URBAN PARK?

ECOSYSTEM NETWORK



SHELTER & LIFECYCLE SUPPORT

FOOD & WATER

KEY STAKEHOLDER FAUNA

CORE SPECIES CONFIRMED BY THE CALIFORNIA NATIVE PLANT SOCIETY

Mourning Dove

Dark-eyed Junco

Western Scrub Jay

Anna's Hummingbird

Allen's Hummingbird

American Lady

Tiger Swallowtail

SPECIES OBSERVED NEAR THE PROJECT SITE

American Robin

White-Crowned Sparrow

Ruby-Crowned Kinglet

Brown-Headed Cowbird

Orange-Crowned Warbler

Blue-Eyed Darner

Fiery Skipper

Ovenbird

Cooper's Hawk

Red-Shouldered Hawk

Red-Tailed Hawk

House Finch

Black-Crowned Night Heron

Yellow-Faced Bumble Bee

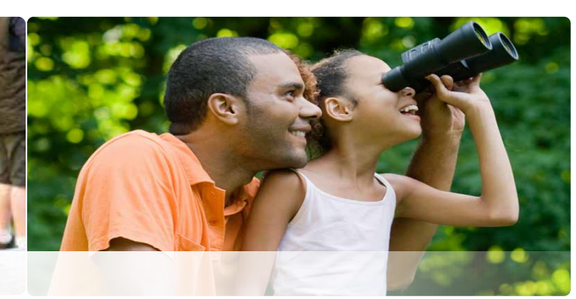
Acorn Woodpecker

Western Gull

CA Slender Salamander

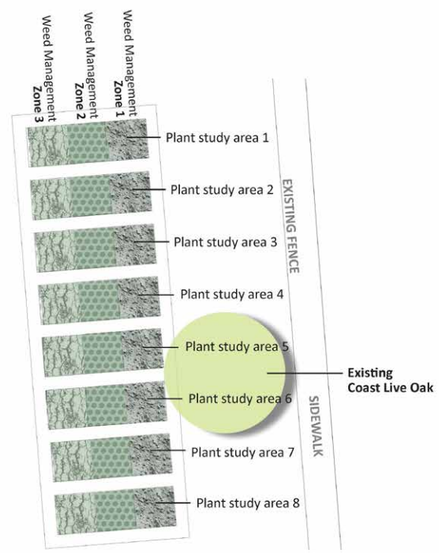
Western Fence Lizard

Humans



HABITAT PLANTING RESEARCH

Arboretum Gateway, Davis, CA, Lutsko



Test Patch, CA, Field Collective

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

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

HABITAT RESEARCH CONTRIBUTORS

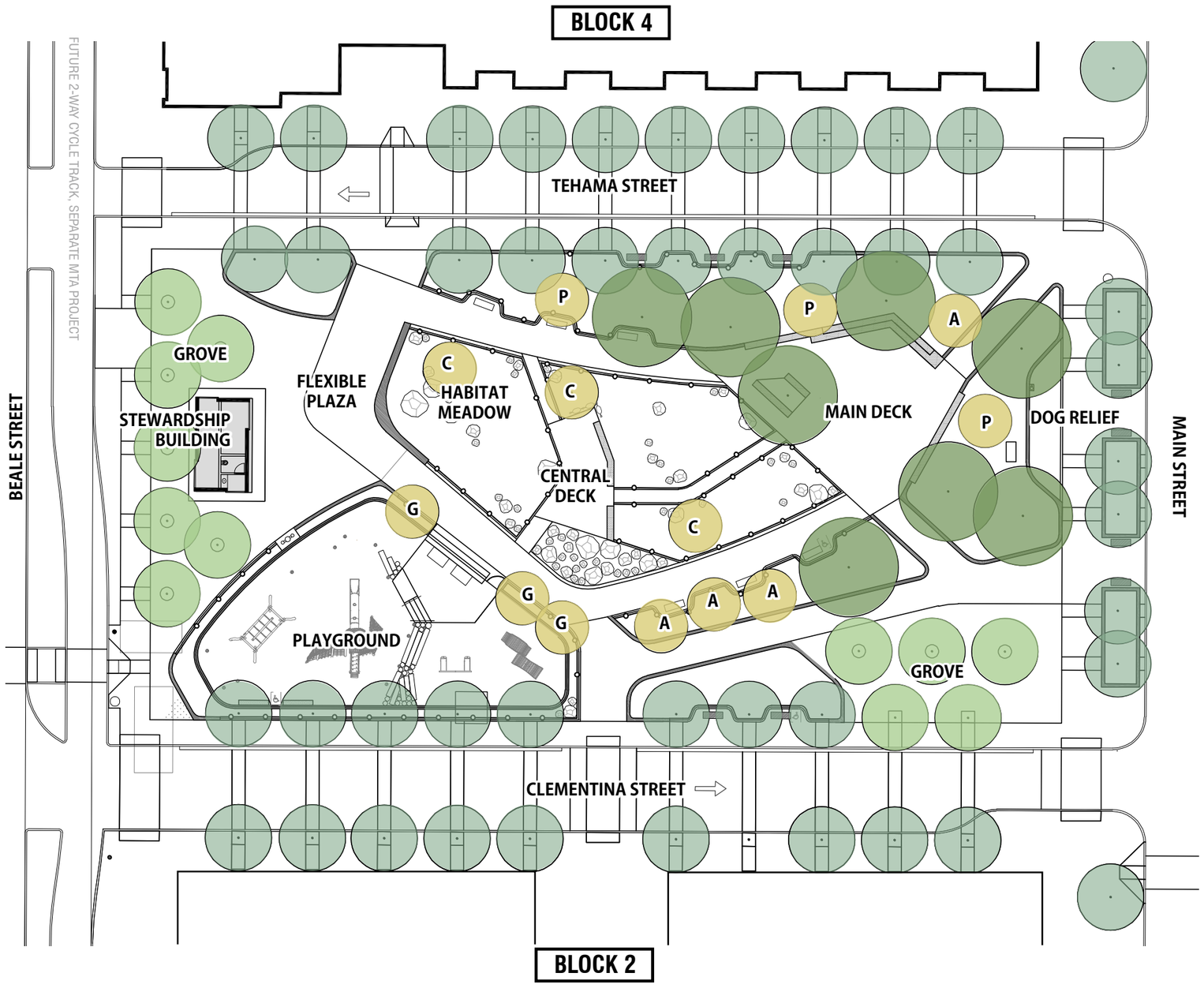
CALIFORNIA NATIVE PLANT SOCIETY
Susan Karasoff,
CNPS Board

RPD NATURAL RESOURCES PROGRAM
Christopher Campbell,
Chief Natural Resources Specialist

FIELD COLLECTIVE
Alex Harper and Nicki Copley,
Landscape Architects

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

TREE PLANTING



LARGE CANOPY TREE

Quercus agrifolia

GROVE TREE

Platanus racemosa 'Roberts'

ORNAMENTAL TREE

Arbutus x Native **A**

Garrya elliptica **G**

Prunus Ilicifolia **P**

Ceanothus 'Ray Hartman' **C**

STREET TREE

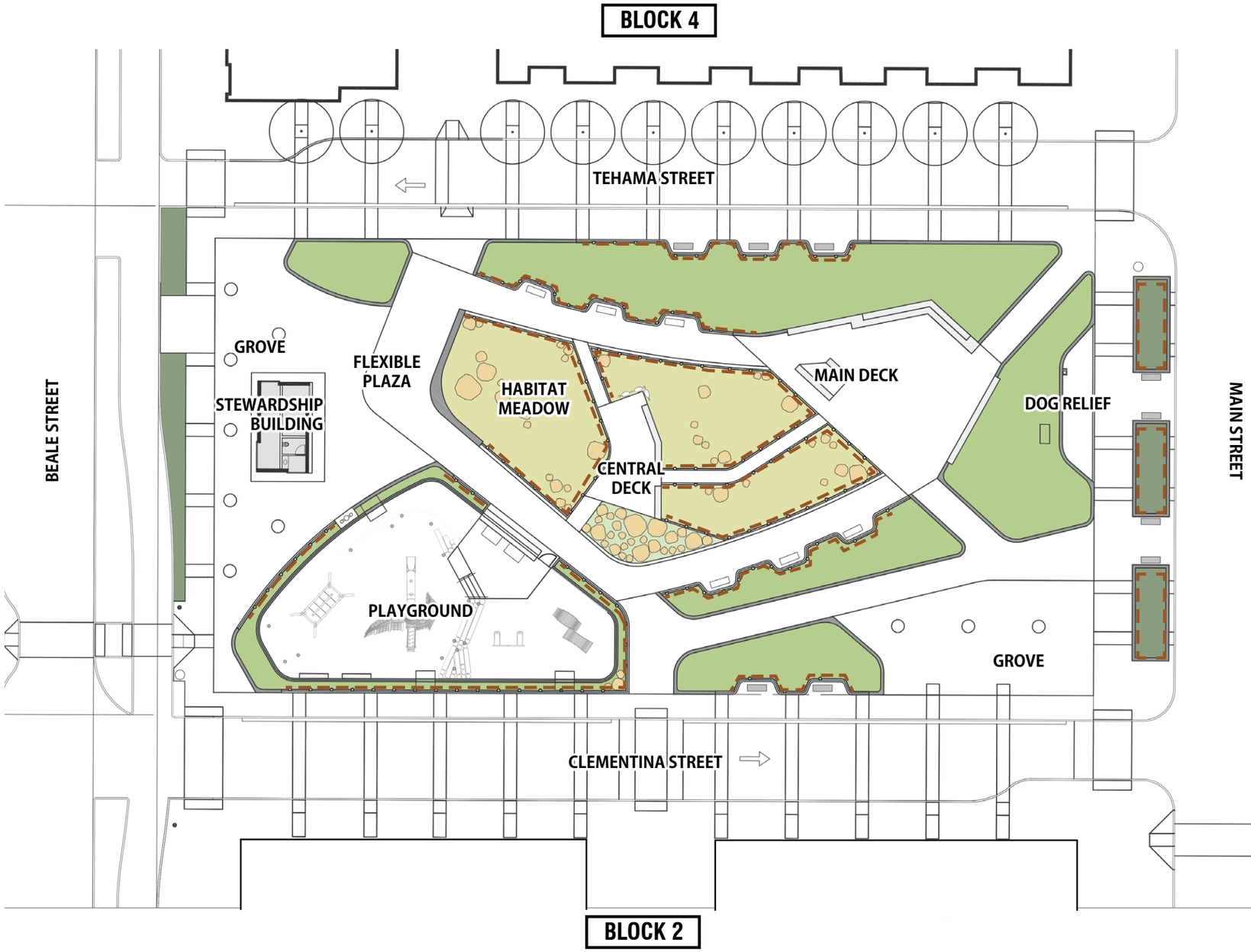
Ginkgo biloba (Clementina)

Pistacia chinensis (Tehama)

Tilia tomentosa (Main)

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

HABITAT PLANTING ZONES



PROTECTIVE PLANTING BARRIER

BOULDER

UNDERSTORY

Representative Species:

Clinopodium douglasii
Garrya eliptica
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	SPRING	SUMMER	FALL

Erigeron glauca (flowers provide food)

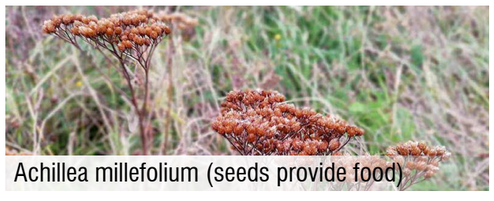
Eriogonum latifolium (seeds provide food)

Eriogonum latifolium (flowers provide food)

Lupinus arboreus (flowers provide food)

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

Artemisia californica (plant structure provides cover and shelter)


Achillea millefolium (seeds provide food)

Achillea millefolium (flowers provide food)

Phacelia californica (flowers provide food)

Eriophyllum staechadifolium (flowers provide food)

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SITE MATERIALS PALETTE

BLOCK 3 PARK

CDR PHASE II | OCTOBER 2022

UNDERSTORY PLANT PALETTE

WINTER	SPRING	SUMMER	FALL

Fragaria chiloensis (flowers provide food)

Fragaria chiloensis (berries provide food)

Ceanothus ‘celestial blue’ (flowers provide food)

Heteromeles arbutifolia (flowers provide food)

Heteromeles arbutifolia (berries provide

Salvia spathacea (flowers provide food)

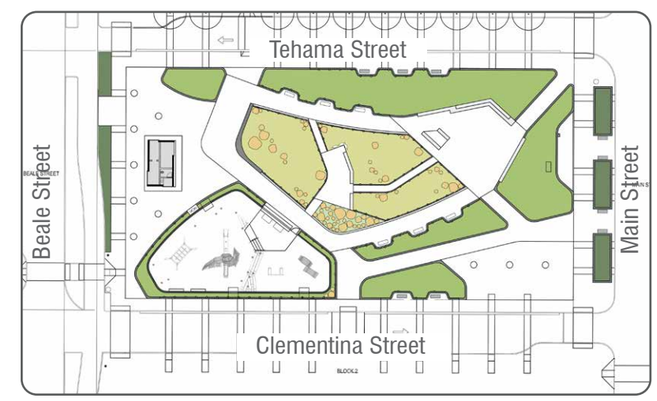
Vaccinium ovatum (flowers provide food)

Vaccinium ovatum (berries provide food)

Clinopodium douglasii (flowers provide food)

Ribes sanguineum (flowers provide food)

Ribes sanguineum (berries provide food)



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NATURE EXPLORATION PLANT PALETTE

WINTER	SPRING	SUMMER	FALL

Festuca californica

Elymus condensatus

Achillea millefolium (flowers provide food)

SIDEWALK PLANT PALETTE

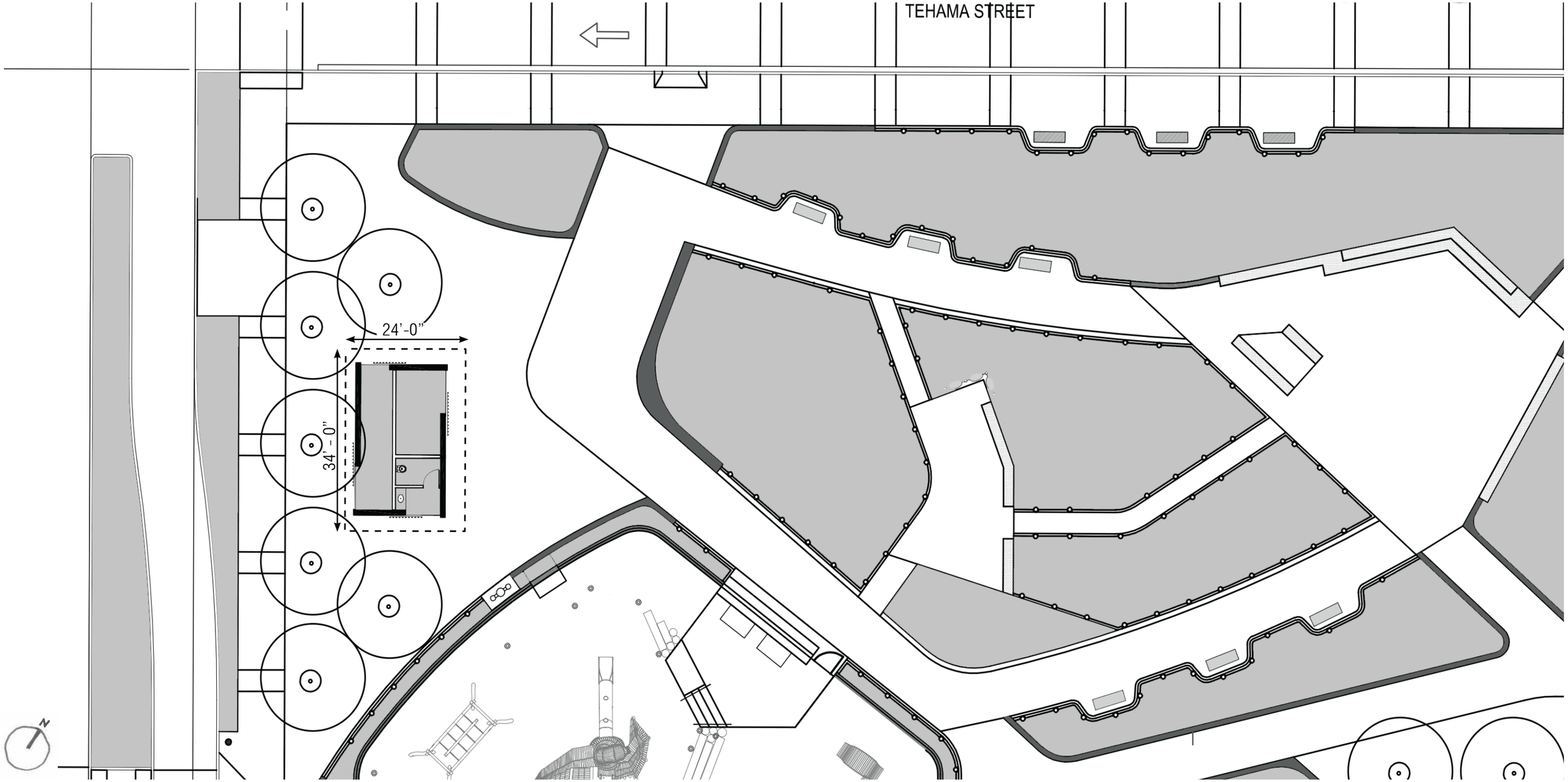
WINTER	SPRING	SUMMER	FALL

Ceanothus‘celestial blue’ (flowers provide food)

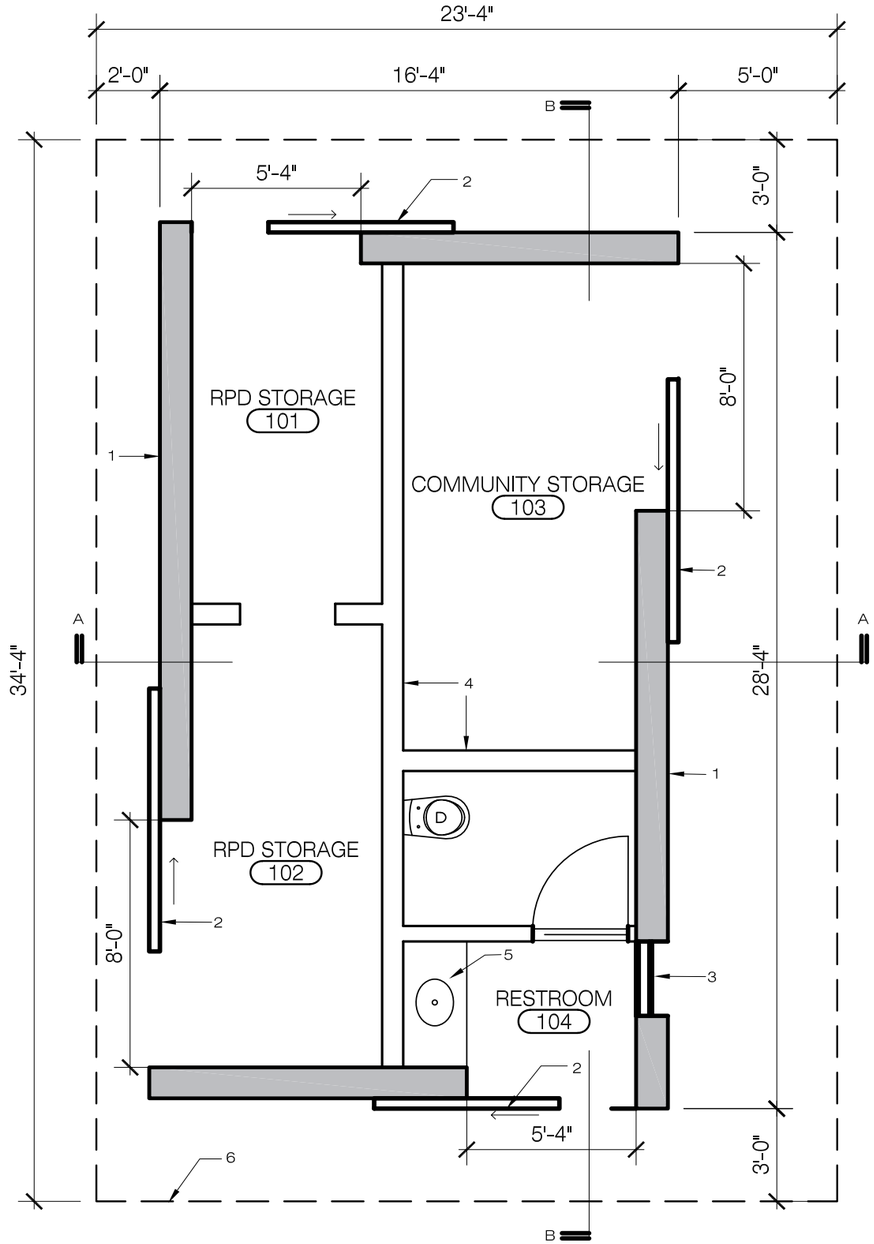
URBAN HABITAT

Clementina Street

STEWARDSHIP BUILDING - SITE PLAN



STEWARDSHIP BUILDING - PLANS



FLOOR PLAN

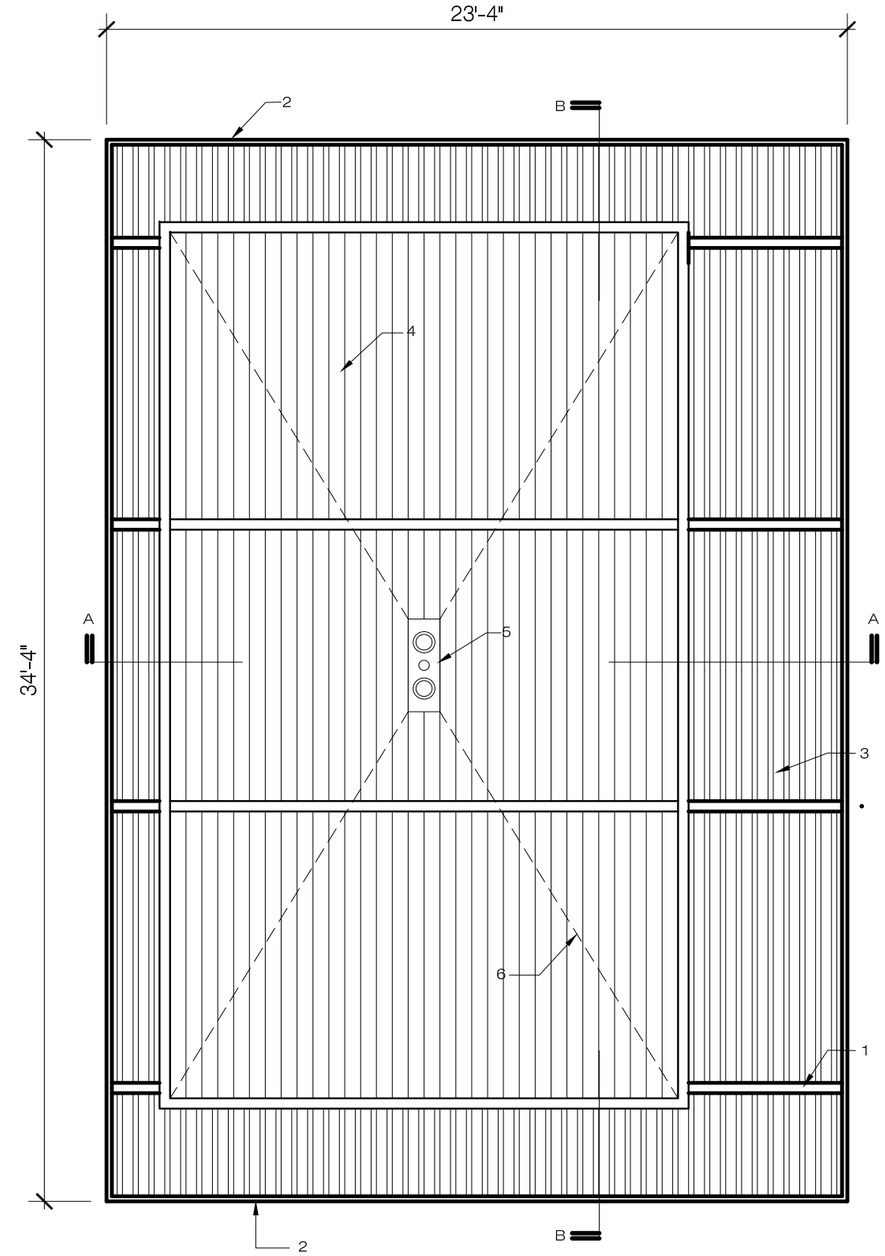
FLOOR PLAN LEGEND

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

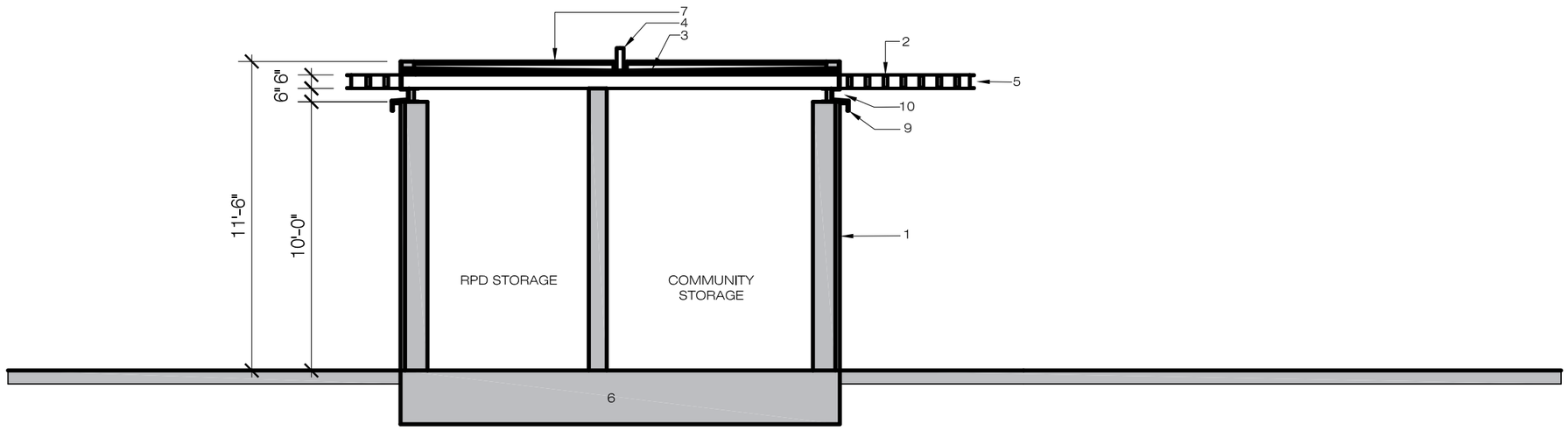
ROOF PLAN LEGEND

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

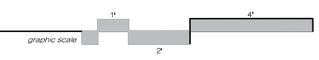


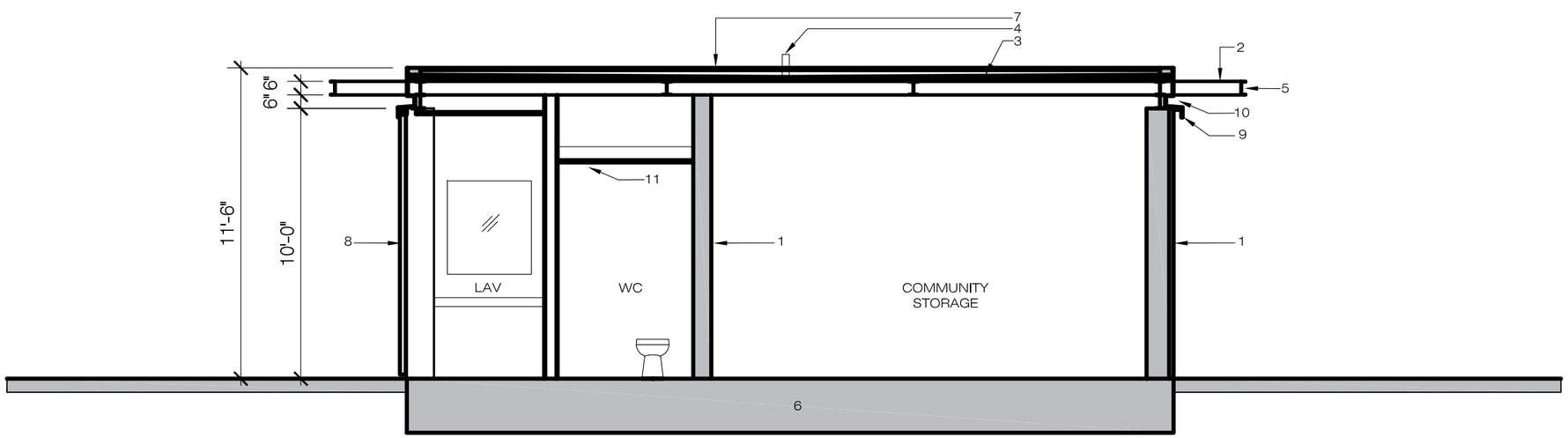
ROOF PLAN

STEWARDSHIP BUILDING - SECTIONS

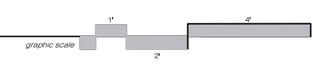


TRANSVERSE SECTION A-A





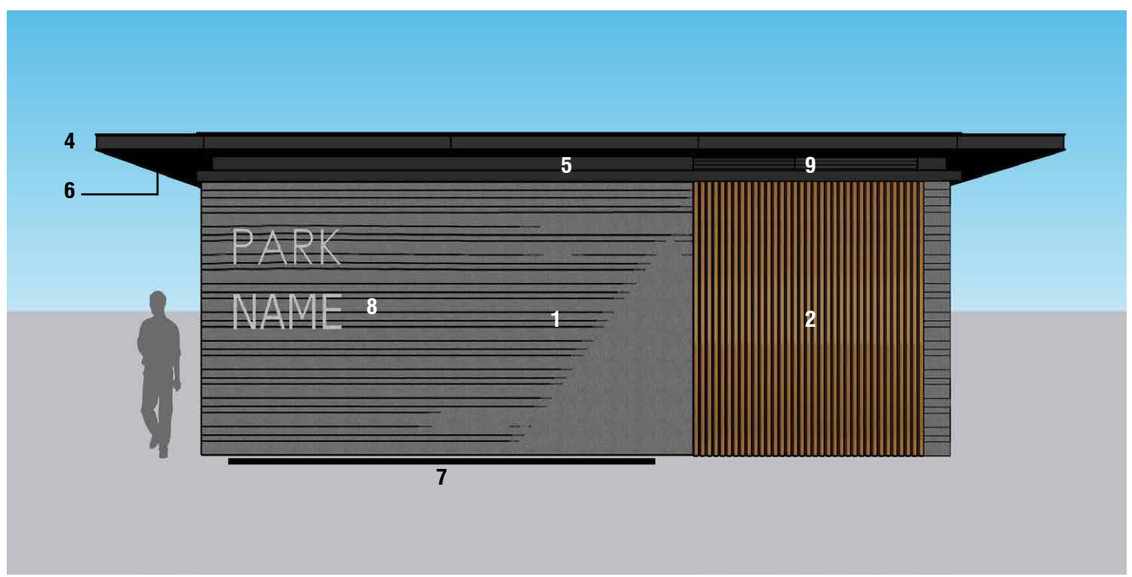
LONGITUDINAL SECTION B-B



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

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

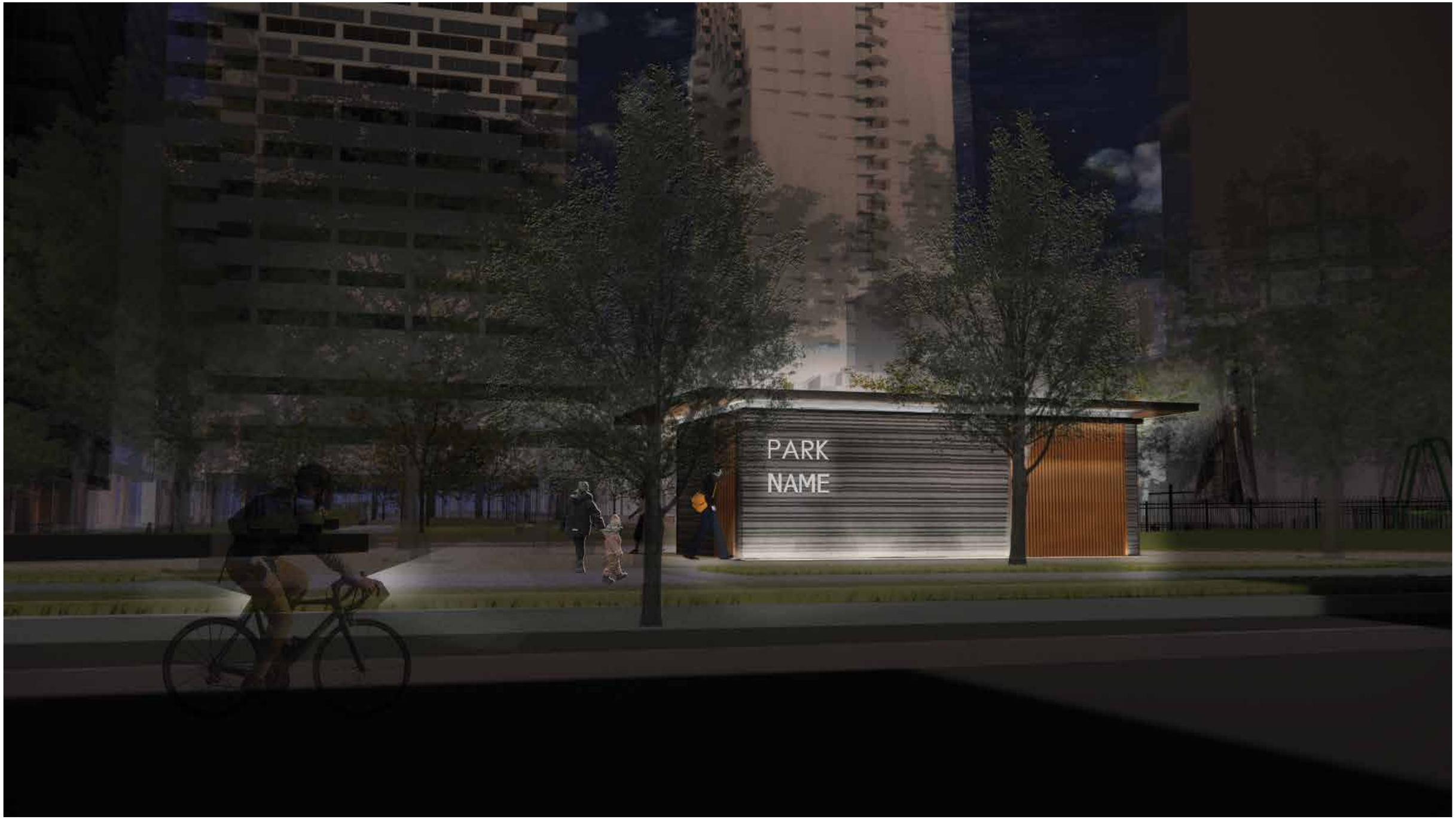
6 WOOD-GRAIN POWDERCOATED ALUMINUM TRELLIS SLATS

7 LED FACADE-WASH IN-GRADE UPLIGHT FIXTURES

8 STAINLESS STEEL DIMENSIONAL LETTER PARK SIGNAGE

9 EXHAUST VENT

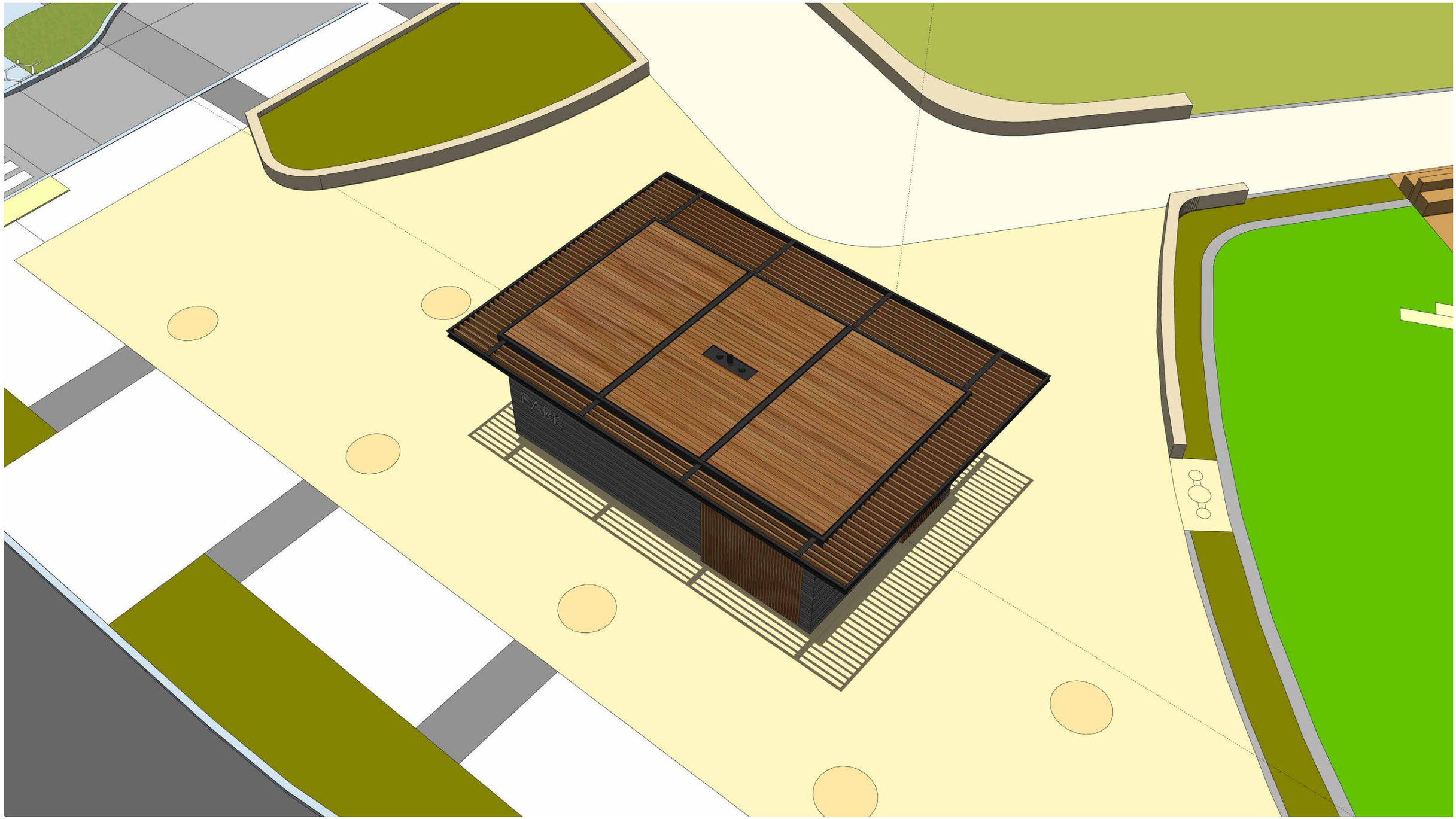
STEWARDSHIP BUILDING- VIEW FROM BEALE



STEWARDSHIP BUILDING- NIGHT VIEW FROM BEALE

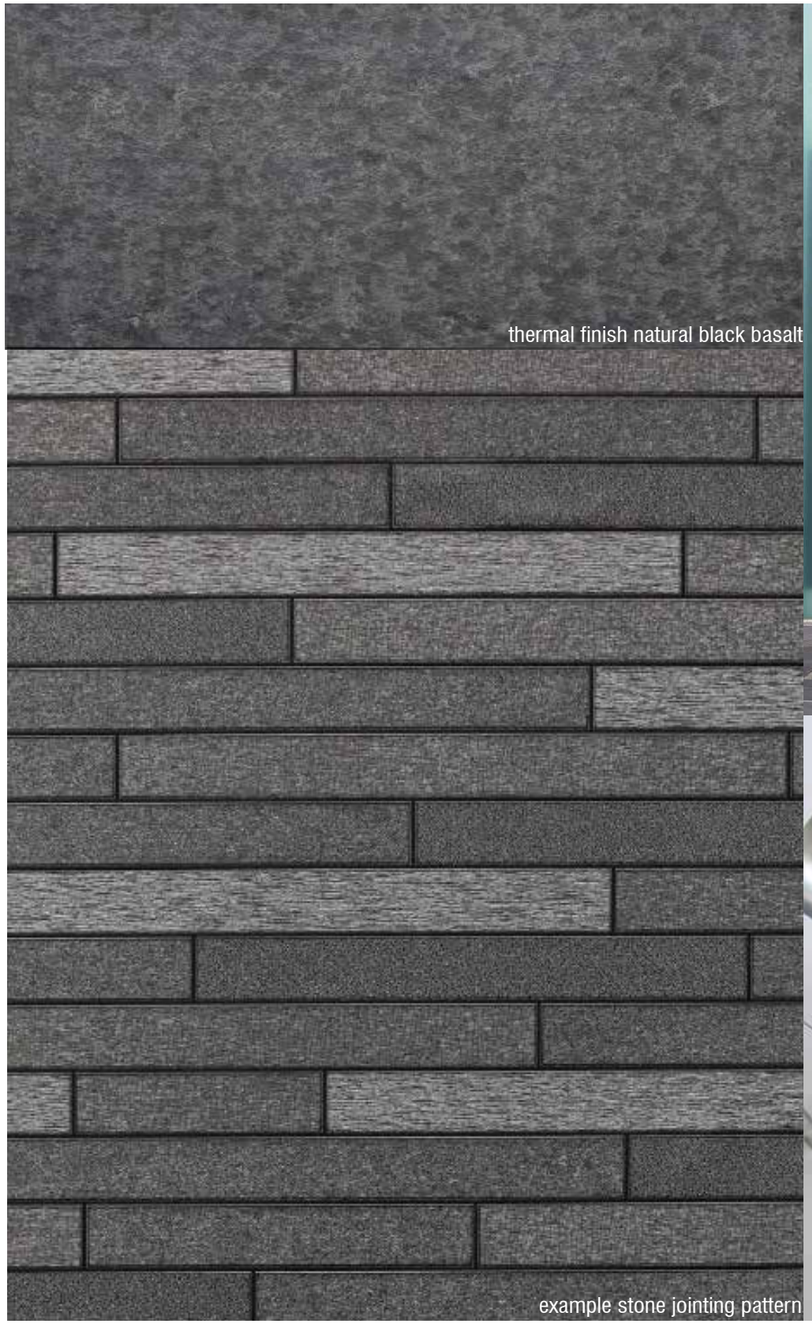
STEWARDSHIP BUILDING- VIEW FROM PARK INTERIOR

STEWARDSHIP BUILDING- NIGHT VIEW FROM PARK INTERIOR



STEWARDSHIP BUILDING- ROOF VIEW

STEWARDSHIP BUILDING - MATERIAL PALETTE


thermal finish natural black basalt

example stone jointing pattern

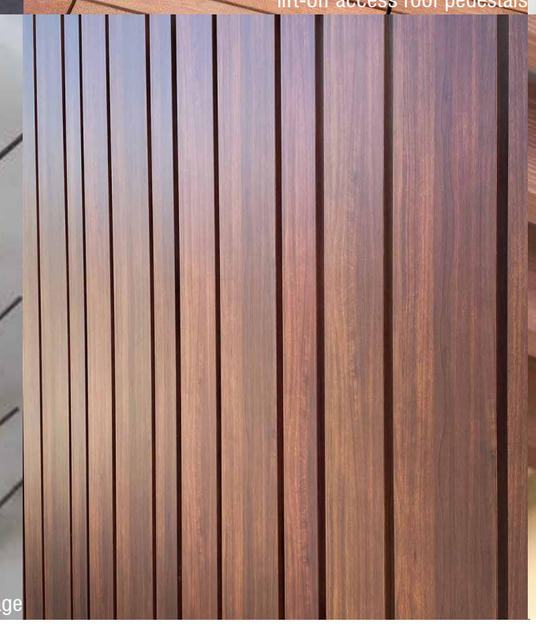
translucent channel glazing

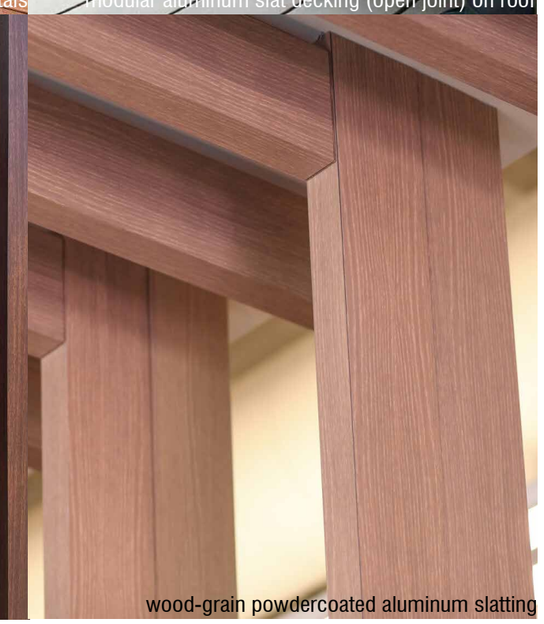
stainless steel signage

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

BEALE/TEHAMA CORNER ENTRANCE VIEW LOOKING SOUTHEAST

THANK YOU

APPENDIX