

SF MTA - LOMBARD STREET GARAGE IMPROVEMENTS
CIVIC DESIGN REVIEW PHASE II - MARCH 2016

PROJECT INFORMATION

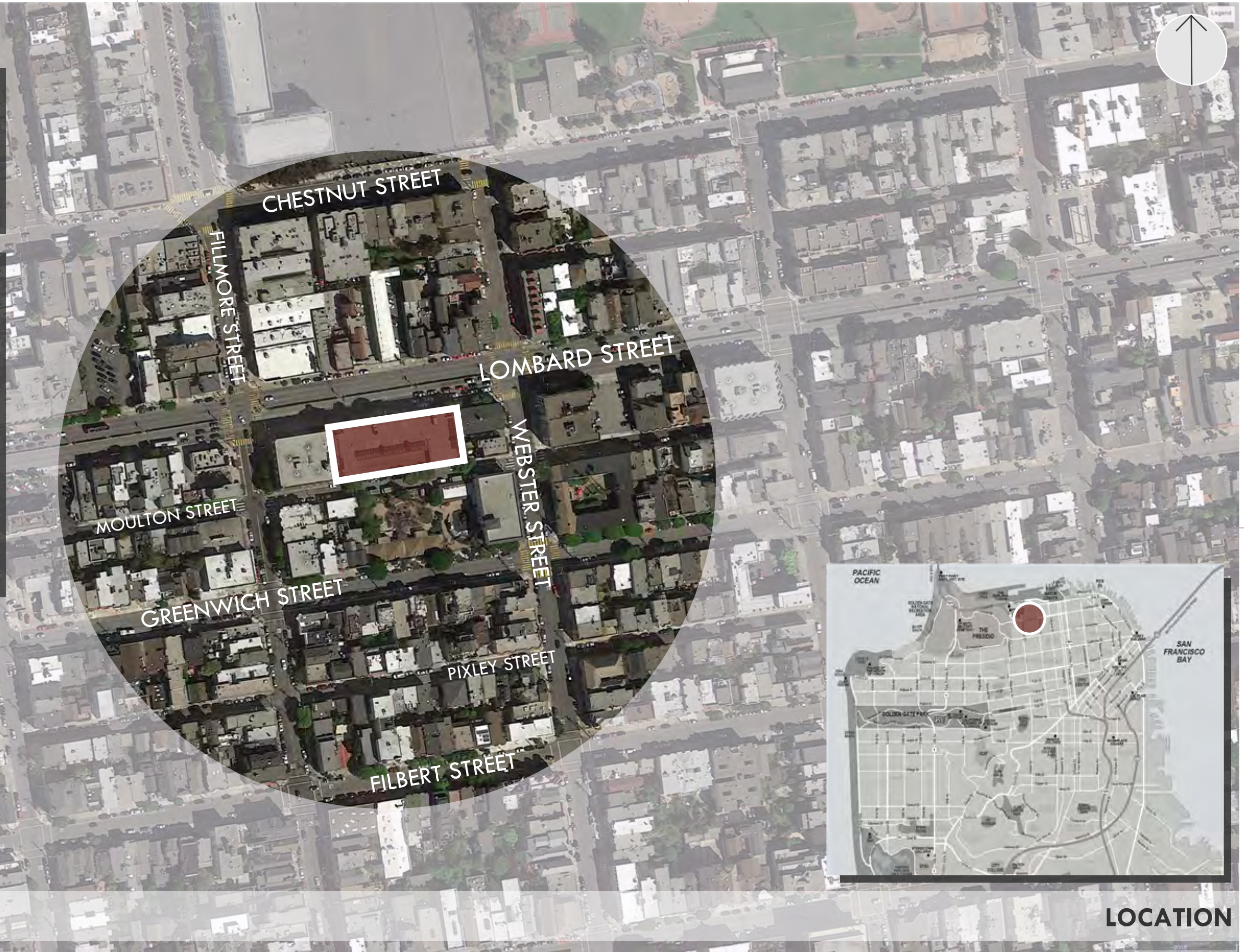
Lombard Street Garage
2055 Lombard Street, San Francisco, CA

The Lombard Street Garage is a four-story cast-in-place posttensioned concrete structure. It is located in the Marina District with vehicle entry on Moulton Street, which is a minor street. Street level commercial space is available on Lombard Street and is occupied by the United States Postal Service. Year Built 1988.

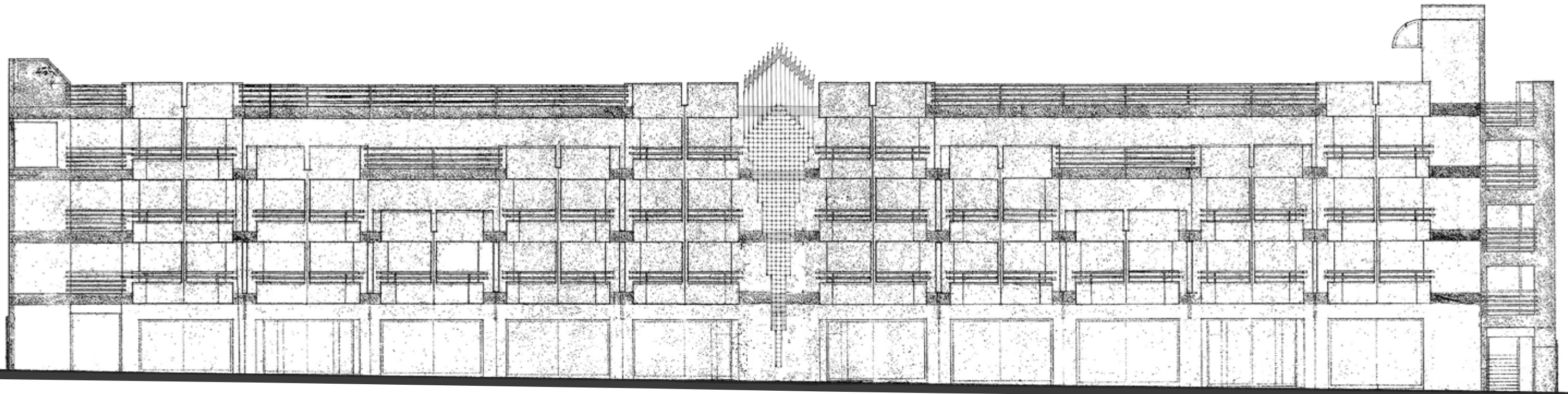
Total Footprint 225 ft x 89 ft
Total Floor Area 79,700 sq ft
No. of Levels Above Ground 4
No. of Levels Below Ground 0

Total Vehicle Capacity 205
Number of Accessible Spaces 8
Number of Electric Vehicle Charging Stations 2 Building

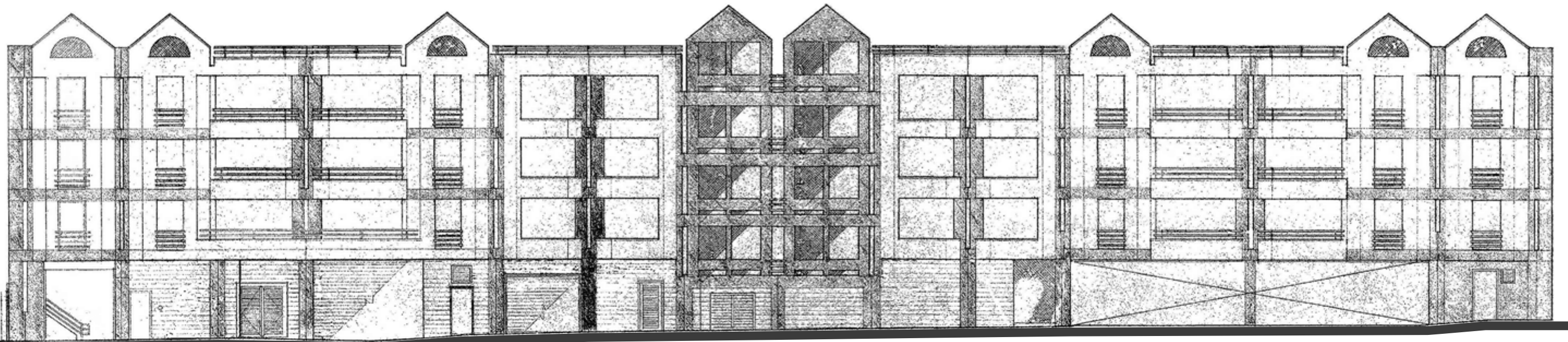
Condition Observed defects of the Lombard Street Garage are typical to this type of structure of this age. Metal corrosion is obvious from the exterior and is also visible on metal guardrails and pipes. The majorities of repair or improvement costs are associated with the replacement of the exterior wall system and related waterproofing measures. The guardrails should also be replaced to meet code required vehicular loads and corroded metals cleaned or replace.



LOCATION

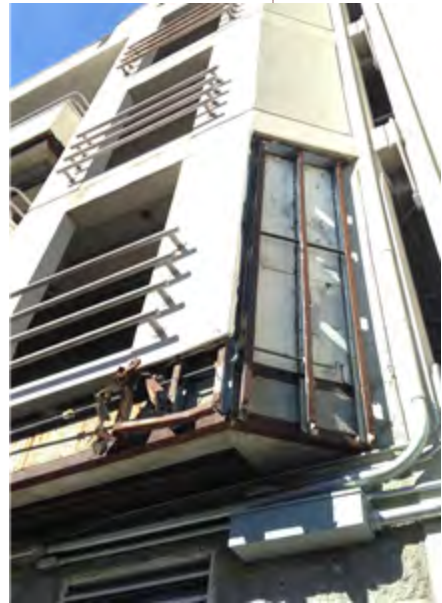


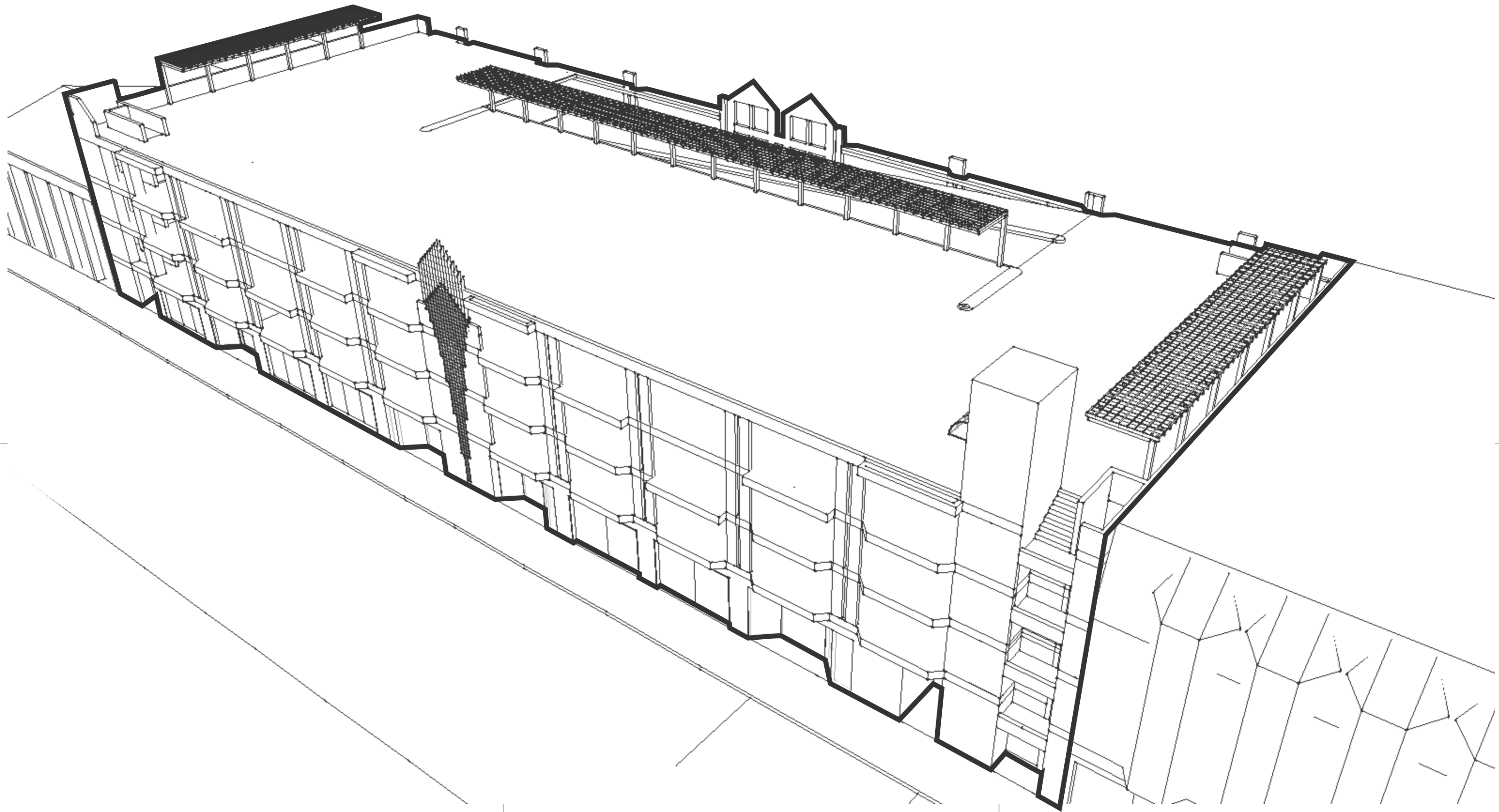
EXISTING NORTH ELEVATION - LOMBARD STREET

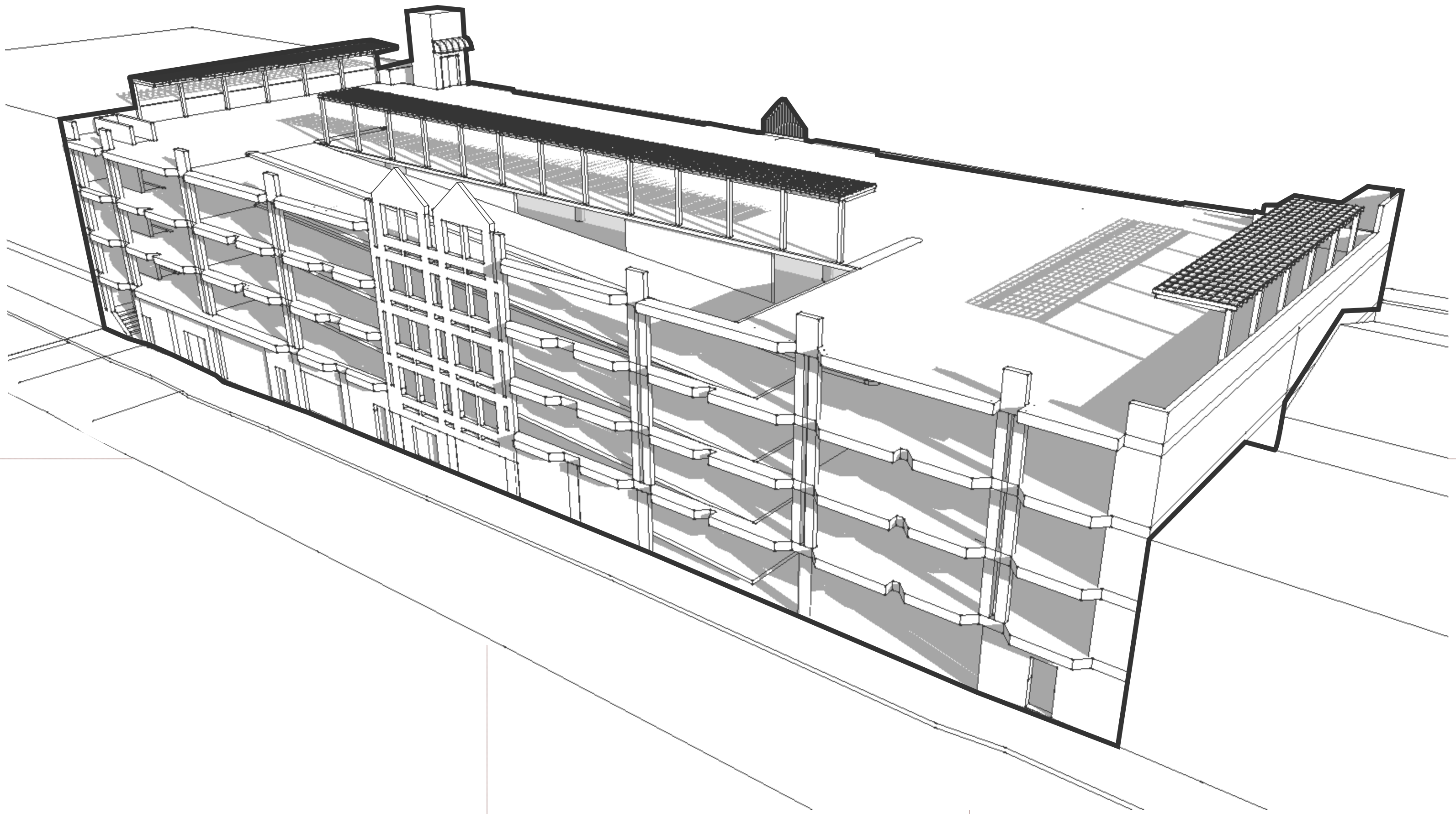


EXISTING SOUTH ELEVATION - MOULTON STREET

EXISTING CONDITIONS









MOULTON STREET - 11



FILLMORE & MOULTON STREET - 10



FILLMORE & MOULTON STREET - 9



FILLMORE STREET - 8



MOULTON STREET - 12



FILLMORE & LOMBARD STREET - 7



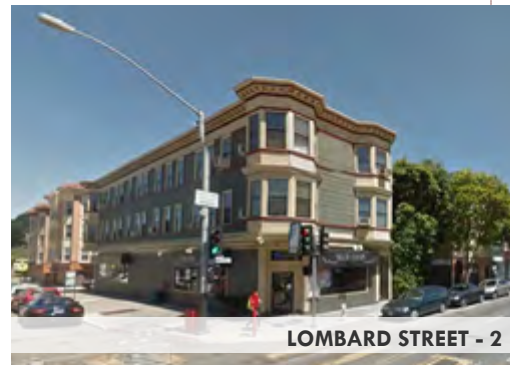
WEBSTER STREET - 13



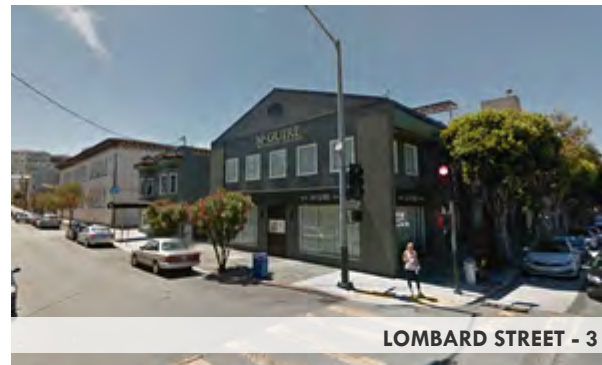
LOMBARD & FILLMORE STREET - 6



LOMBARD & WEBSTER STREET - 1



LOMBARD STREET - 2



LOMBARD STREET - 3



LOMBARD STREET - 4



LOMBARD STREET - 5E



VAMC PARKING STRUCTURE - SALT LAKE CITY, UTAH

**GARAGE
PARKING**



DELANCEY - ESSEX GARAGE - MANHATTAN, NY



POETRY FOUNDATION - JOHN RONAN ARCHITECTS

SCREENS



UC DAVIS MEDICAL CENTER PARKING STRUCTURE



NAIJING HONGFENG TECH PARK - BEIJING

LOMBARD

STREET





PARKING GARAGE - SANTA MONICA, CA

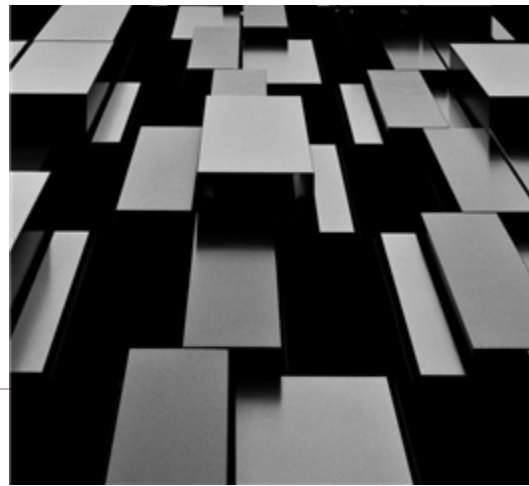


HOOVER PARKING STRUCTURE - STANFORD UNIVERSITY, CA



FIFTH THIRD BANK - JULIAN STANCZAK - CINCINNATI, OHIO

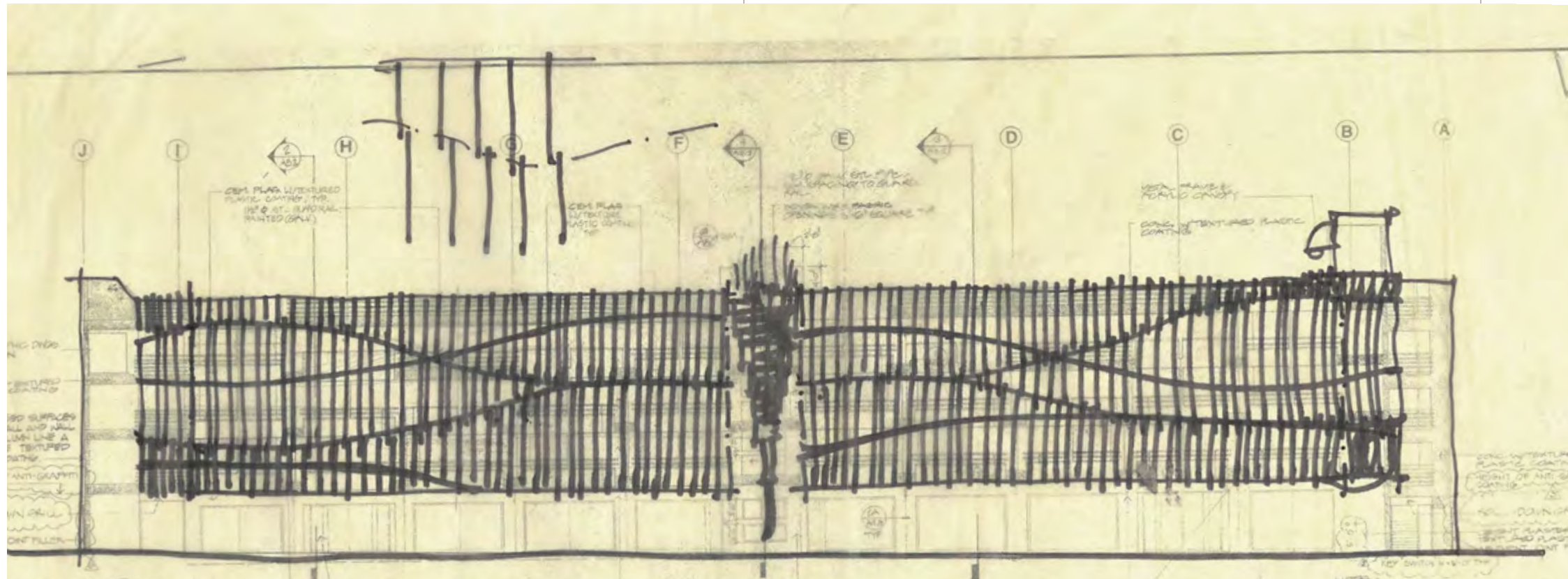
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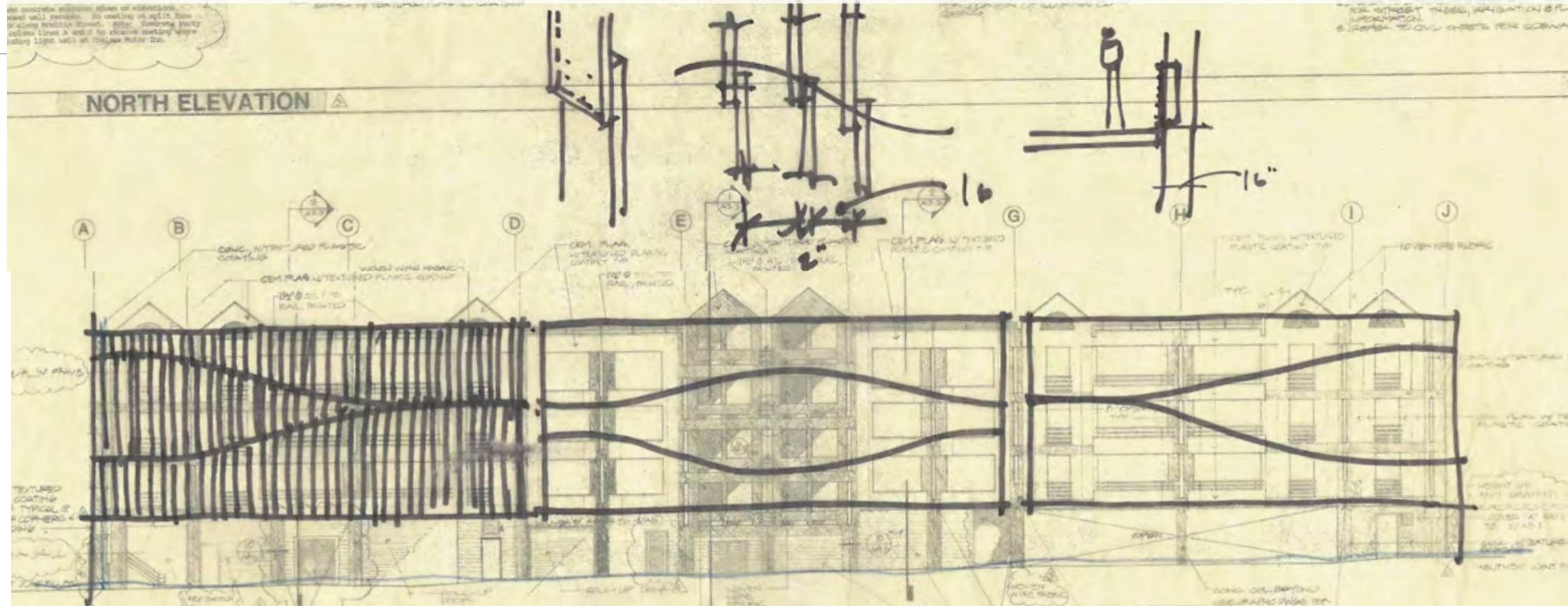
LANE AVENUE GARAGE - OHIO STATE UNIVERSITY



& FRAMES



NORTH ELEVATION - LOMBARD STREET



SOUTH ELEVATION - MOULTON STREET



CONCEPT - NEIGHBORHOOD CONTEXT EXPRESSIONS: "GOOD NEIGHBOR"

We see this as an opportunity for a dynamic intervention on both facades, allowing the building to express its unique identity in the neighborhood. Lombard Street being a prominent major street with a dynamic flux of traffic, an active and mixed environment of uses and services, offers the opportunity for a grand gesture on its north façade. Currently a very inconspicuous structure, we see the opportunity for the use of a screen like material façade, using patterns, color and texture to articulate the fast paced and dynamic nature of the street, complementing the richness of the neighborhood and transforming the structure into a modern art piece on its own, complementary to the existing Public Art, that can be appreciated not only from a pedestrian point of view but also by the traffic.

- Lombard Street highlights.
- Major City Street (Highway 1).
- Fast driven artery, heavily trafficked.
- Mixed environment of business, Residential, Hotels, Restaurants and city amenities.
- Rich urban texture, varied architectural character and scale.

The Moulton Street Façade offers a more residential scale, less prominent and in the intimate nature of the San Francisco neighborhood. Using a similar materialistic approach from the Lombard Street side but with "a nuanced" use of volumes, shapes and color, breaking down the horizontal scale of the structure and articulating the residential pattern of the street frontage (the 25' urban lot).



LOMBARD STREET - NORTH ELEVATION



LOMBARD STREET - NORTH VIEW





MOULTON STREET - SOUTH ELEVATION



MOULTOIN STREET - SOUTH VIEW

DE6348 DRAW
YOUR SWORD

DE6339
ADIRONDACK

DE6347 SHINING
KNIGHT



LOMBARD STREET - NORTH ELEVATION



DE6348 DRAW YOUR SWORD

DE6339 ADIRONDACK

DE6347 SHINING KNIGHT



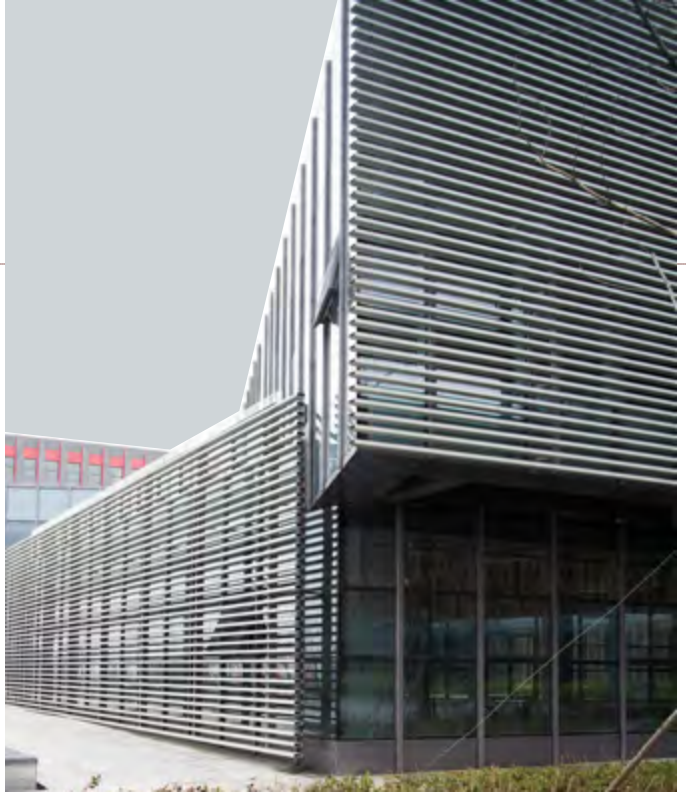
LOMBARD STREET - NORTH VIEW



LOMBARD STREET - NORTH ELEVATION



LOMBARD STREET - NORTH VIEW





MOULTON STREET - SOUTH ELEVATION



MOULTON STREET - SOUTH VIEW

DE6348 DRAW YOUR SWORD

DE6347 SHINING KNIGHT

KM3158-2 STORM BLUE SKY



LOMBARD STREET - NORTH ELEVATION

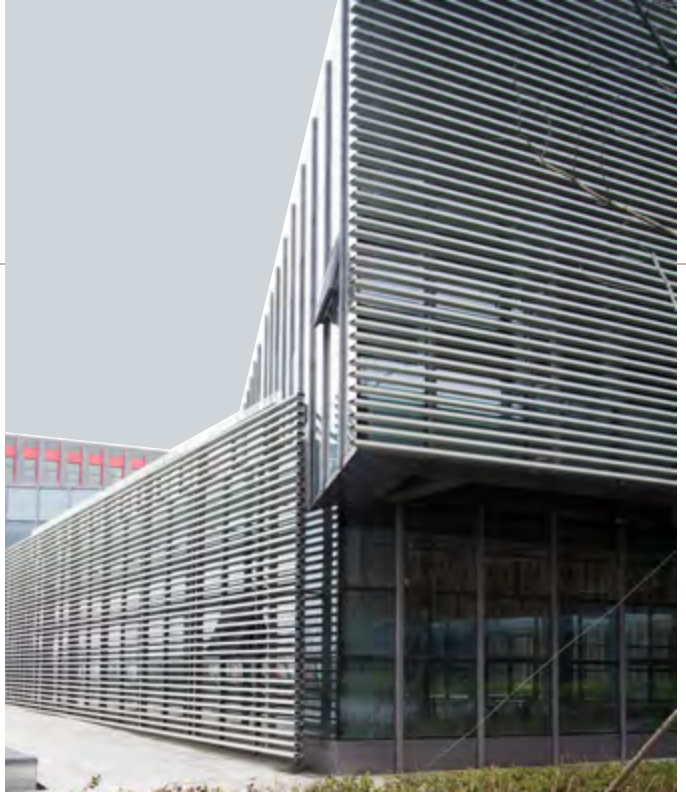


DE6348 DRAW YOUR SWORD

KM3158-2 STORM BLUE SKY

DE6347 SHINING KNIGHT

LOMBARD STREET - NORTH VIEW

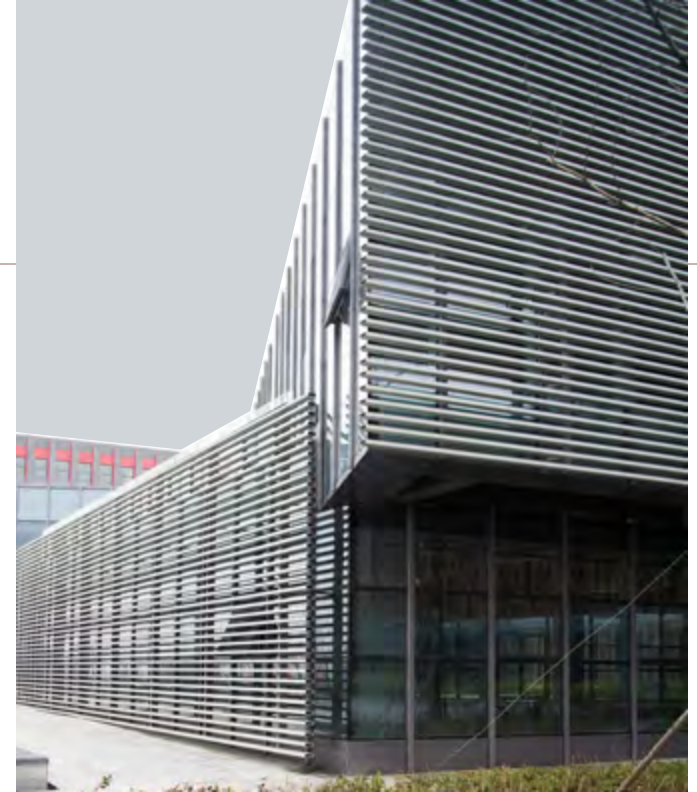




LOMBARD STREET - NORTH ELEVATION



LOMBARD STREET - NORTH VIEW





MOULTON STREET - SOUTH ELEVATION



MOULTON STREET - SOUTH VIEW

DE6376
LOOKING GLASS

DE6333
HAMILTON BLUE



LOMBARD STREET - NORTH ELEVATION



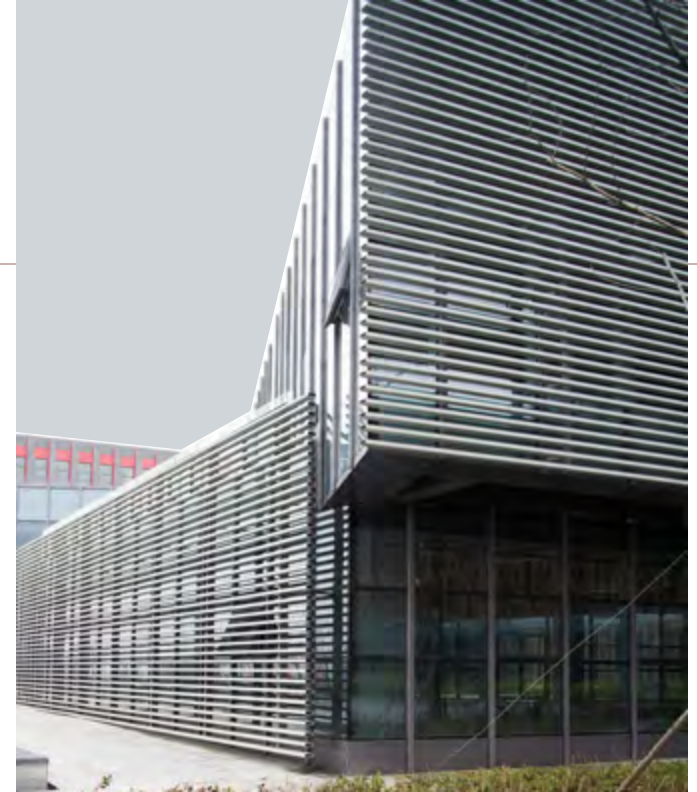
DE6376
LOOKING GLASS

DE6334
LONG LAKE

DE6333
HAMILTON BLUE

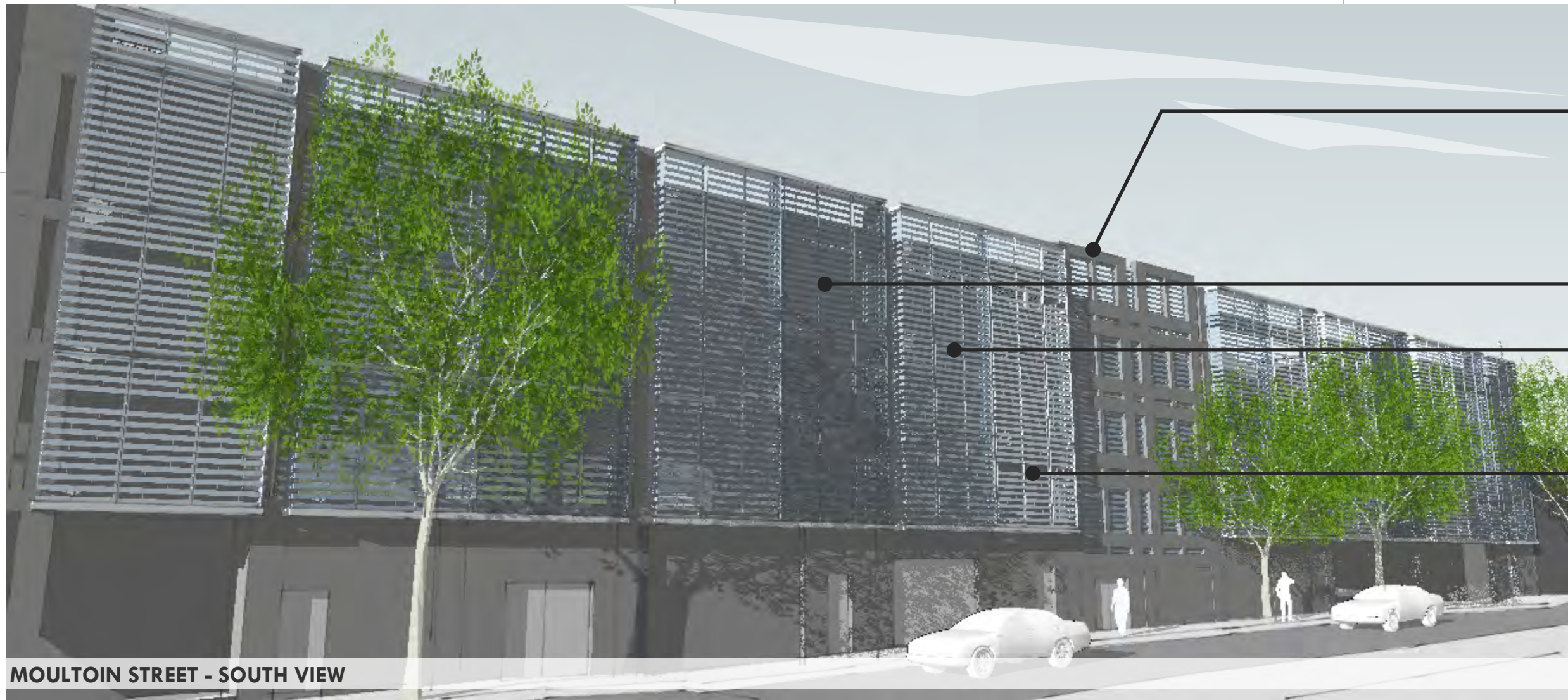
DE6332
GLEN FALLS

LOMBARD STREET - NORTH VIEW








MOULTON STREET - SOUTH ELEVATION

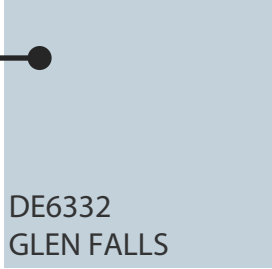


MOULTON STREET - SOUTH VIEW

- 

DE6376
LOOKING GLASS
- 

DE6334
LONG LAKE
- 

DE6333
HAMILTON BLUE
- 

DE6332
GLEN FALLS



LOMBARD STREET - NORTH ELEVATION



DE6376
LOOKING GLASS

DE6333
HAMILTON BLUE

DE6367 COVERED
IN PLATINUM




LOMBARD STREET - NORTH VIEW





MOULTON STREET - SOUTH ELEVATION



MOULTON STREET - SOUTH VIEW

- 

DE6376
LOOKING GLASS
- 

DE6333
HAMILTON BLUE
- 

DE6367 COVERED
IN PLATINUM



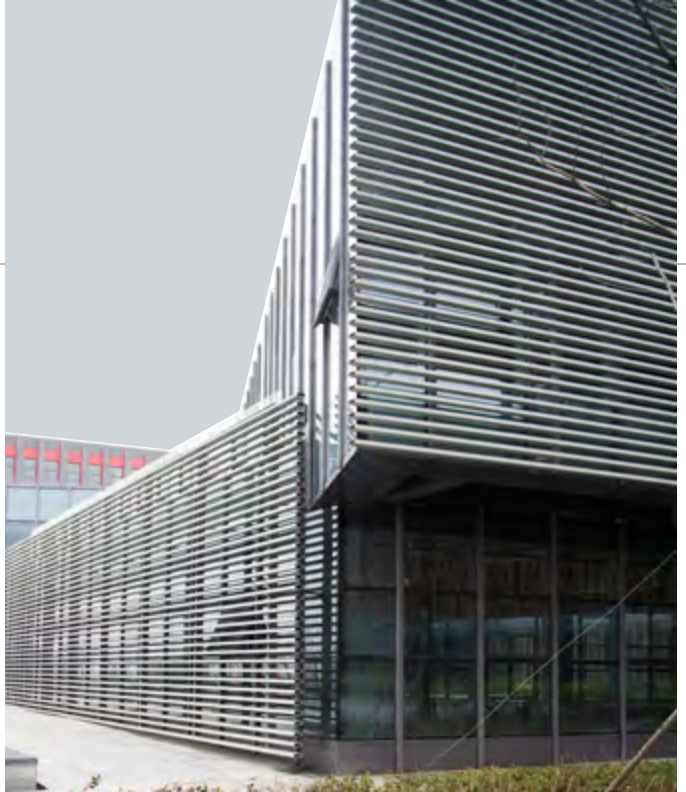
LOMBARD STREET - NORTH ELEVATION



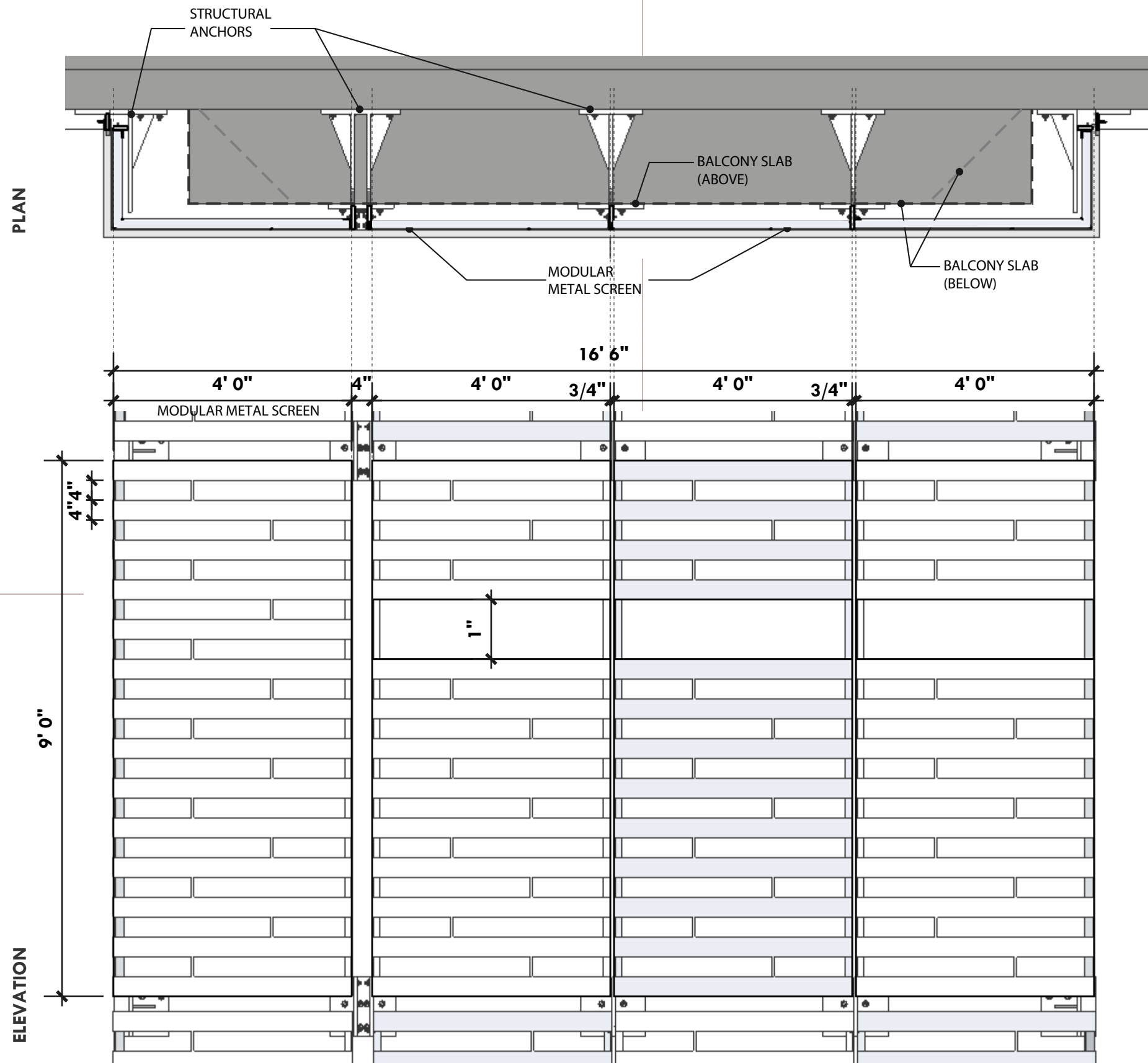
DE6376
LOOKING GLASS

DE6333
HAMILTON BLUE

DE6367 COVERED
IN PLATINUM

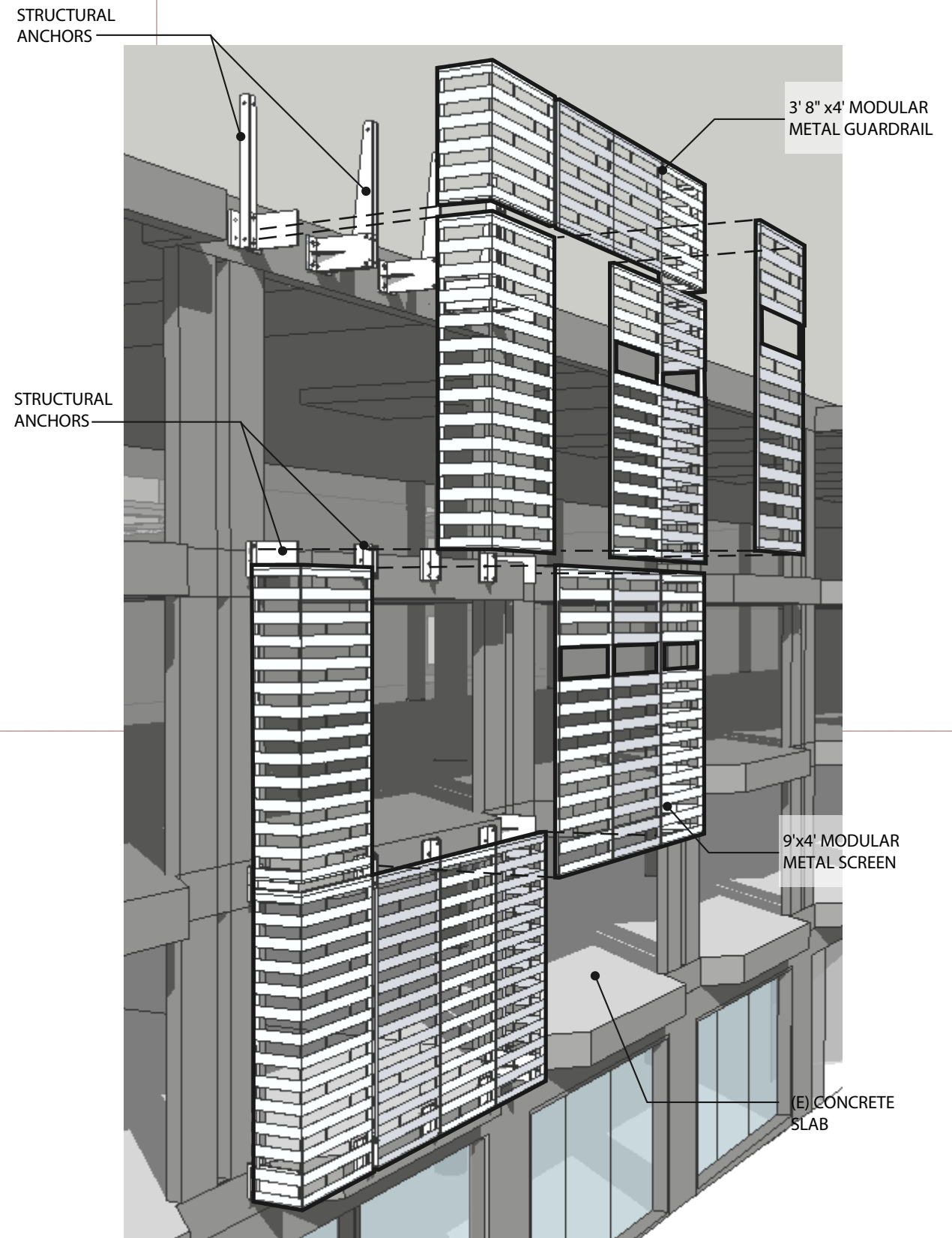


LOMBARD STREET - NORTH VIEW

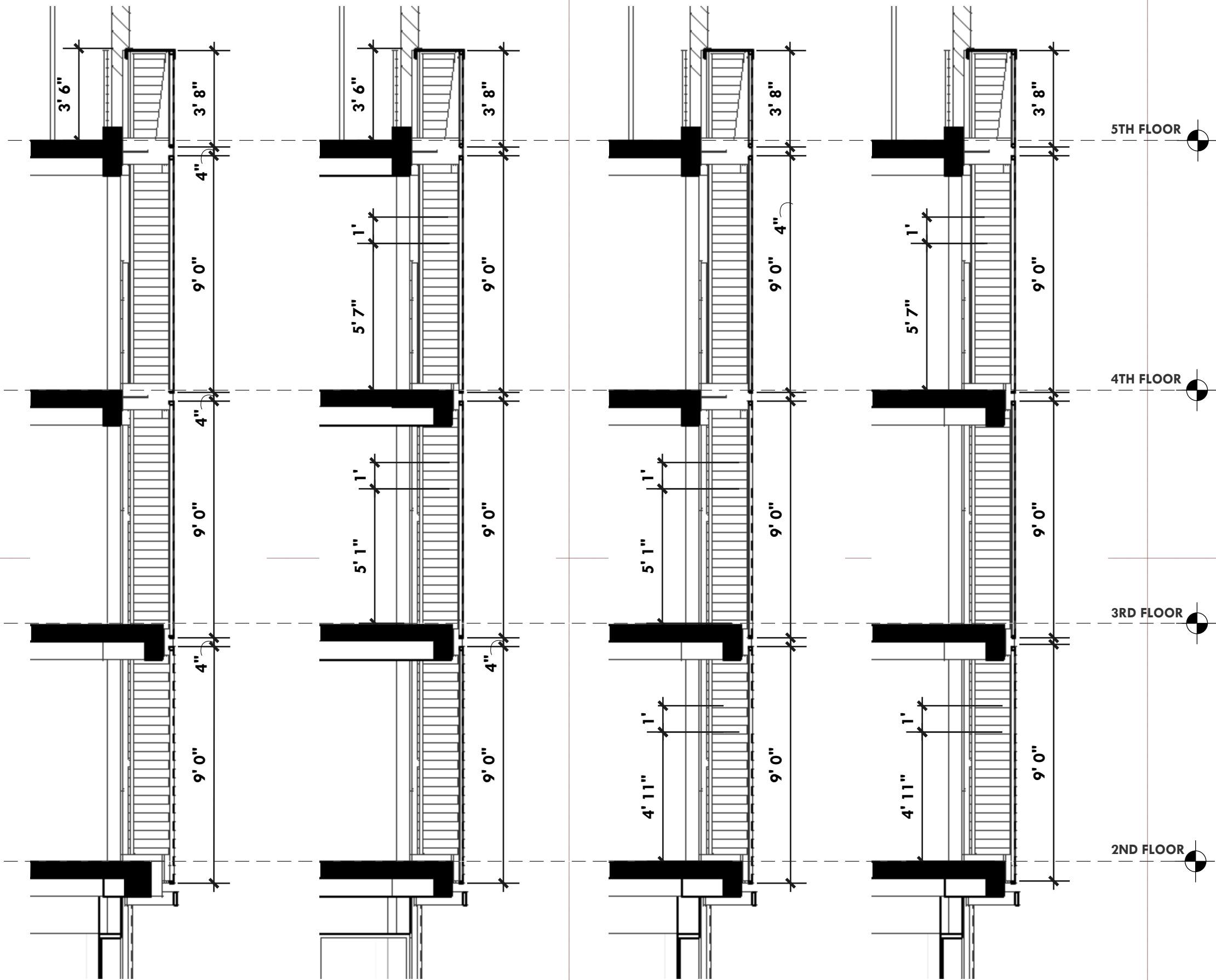


TYPICAL MODULAR SCREEN DETAIL

SCALE: 1 / 2"



DETAIL ASSEMBLY



SECTION 1

SECTION 2

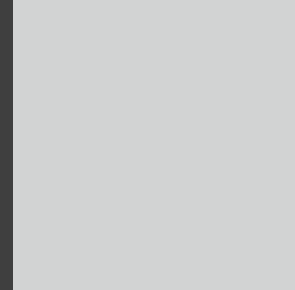
SECTION 3

SECTION 4

PANEL SCHEDULE				
PANEL	DIMENSION	SOUTH	NORTH	TOTAL
	4' x 9'	84	74	158
	4' x 9' / 22"	48	60	108
	4' x 3' 8" / 22"	16	20	36
	4' x 3' 8"	26	20	46
	2' x 3' 8"	-	7	7
	4' x 5'	16	-	16
	4' x 4' 4"	-	5	5
TOTAL PANELS				376
ESTIMATED SQ. FT= 13857.4 SQ. FT.				

MATERIALS

PREFERED COLOR SCHEME



BUILDING:
DE6376
LOOKING GLASS

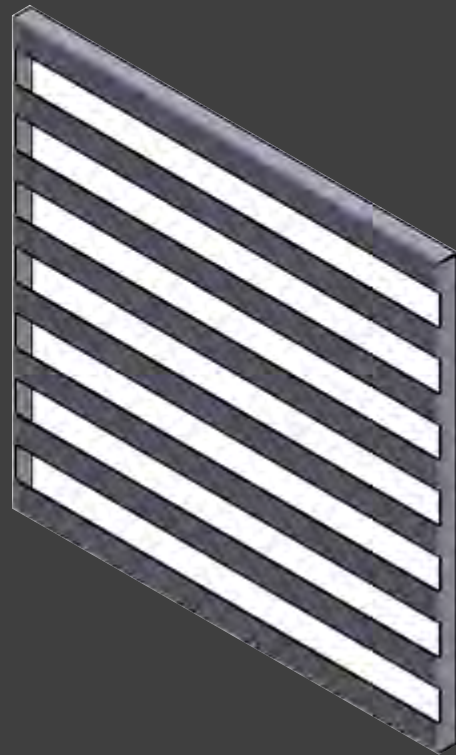
SCREEN:
DE6333
HAMILTON BLUE

SCREEN:
DE6367
COVERDIN PLATINUM

TEXTURES



WALLS:
CEMENT PLASTER + PAINT



MODULAR METAL SCREENS:

PERFORATED ALUMINUM SHEET+LASER CUT PATTERN. FLOUROPOLYMER PVDF COATING COLOR SYSTEM (KYNAR 500).



(EXISTING BUILDING)
CEMENT PLASTER +PAINT

9'x4' MODULAR
METAL GUARDRAIL

LOMBARD STREET - NORTH VIEW