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Lombard Street Garage Improvements Project

The Lombard Street Garage is a four-story cast-in-place post tensioned concrete structure. It is located in the Marina District with vehicle entry on Moulton Street and a ground floor tenant space occupied by the US Postal Service. It was Built 1988, in the post modern architecture style, expressing with false balconies and articulated bays, the desire to portray a residential archetype on the parking garage structure.

The building totals roughly 100,000 SF. The garage is a concrete structure with an exterior façade of light gauge metal studs with an acrylic (EIFS) system applied. The water resistance of the EIFS system has failed over a majority of the façade, allowing water and water vapor entry into the wall cavities. Water damage is apparent at the ceiling and soffits of the US Post Office tenant on Lombard Street, at the walls on both of the Lombard and Moulton Street facades, and sections of the EIFS system have collapsed onto the sidewalks on occasion. The EIFS system and the supporting metal studs are recommended for removal. A new exterior façade is recommended, constructed using materials and connections to the structure which are lightweight, durable, and take into consideration the salt-fog environment frequently occurring in this area close to the Marina district. The existing full height artwork on Lombard Street is to remain. The remaining pipe rails and vehicle barriers must now comply with guardrail and vehicle barrier code requirements on all floor levels.

The following design elements will be included:

- a) New exterior façade design concept, Integrated with existing Public Art per Arts Commission requirements.
- b) Top deck concrete crack and spall repairs, new waterproof traffic topping, and re-stripping of parking stalls.
- c) Code compliant vehicle barriers, and guardrails.

Concept: A Expressive Canvas = A good neighbor

The Parking Garage structure is located in the heart of Lombard Street (highway 101) between the Marina and Cow Hollow Districts. As part of the project, our client SFMTA is requesting the replacement of the deteriorated exterior finishes on the existing north and south facades.

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).