

**SF MTA - LOMBARD STREET GARAGE IMPROVEMENTS**  
CIVIC DESIGN REVIEW PHASE I - JANUARY 2016



## PROJECT INFORMATION

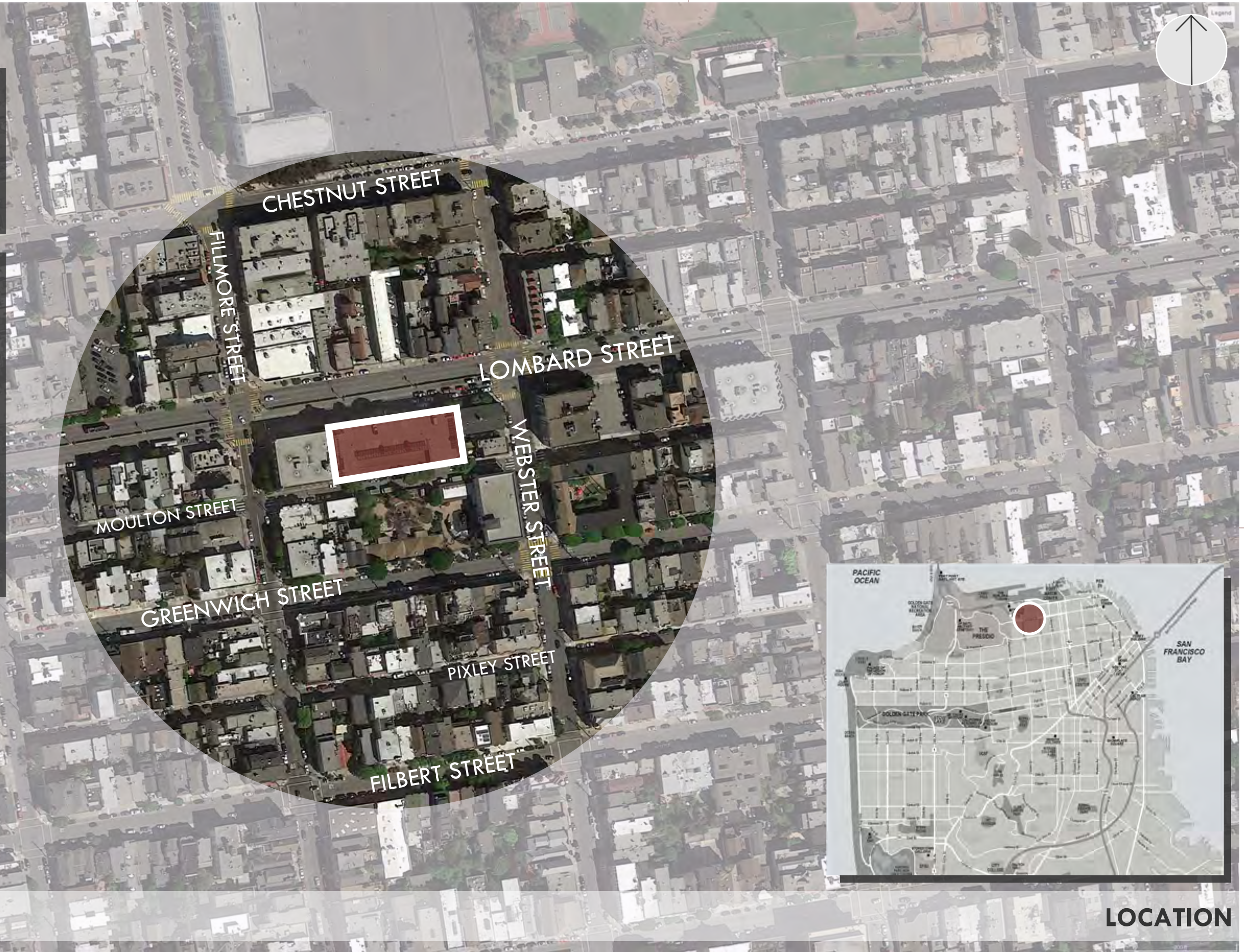
**Lombard Street Garage**  
2055 Lombard Street, San Francisco, CA

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

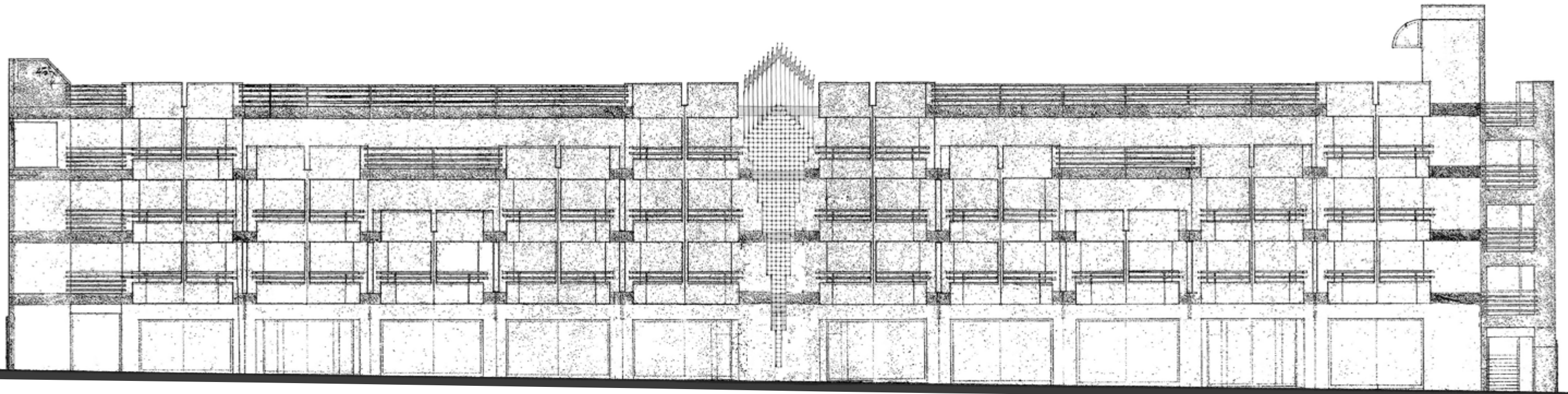
Total Vehicle Capacity 205  
Number of Accessible Spaces 8  
Number of Electric Vehicle Charging Stations 2 Building

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.

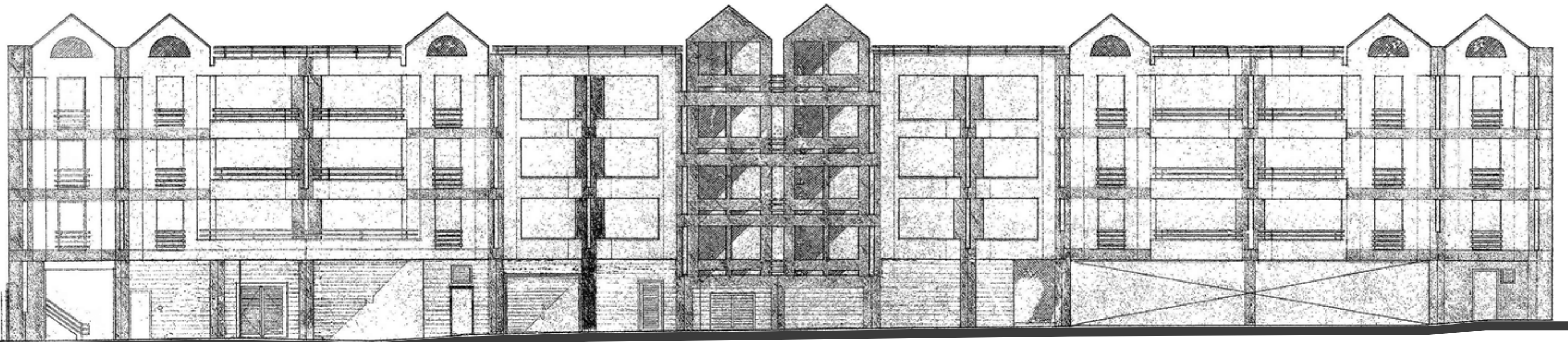


## LOCATION





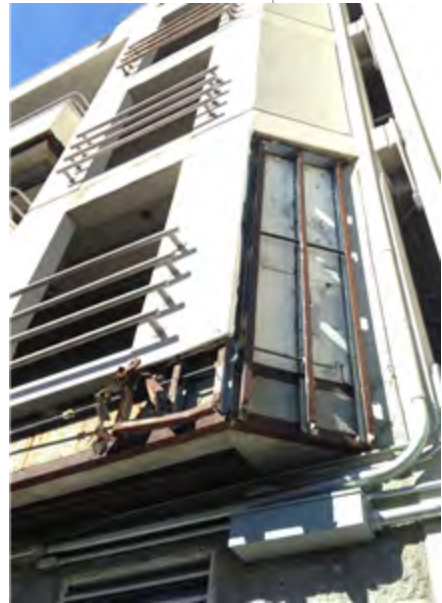
**EXISTING NORTH ELEVATION - LOMBARD STREET**



**EXISTING SOUTH ELEVATION - MOULTON STREET**

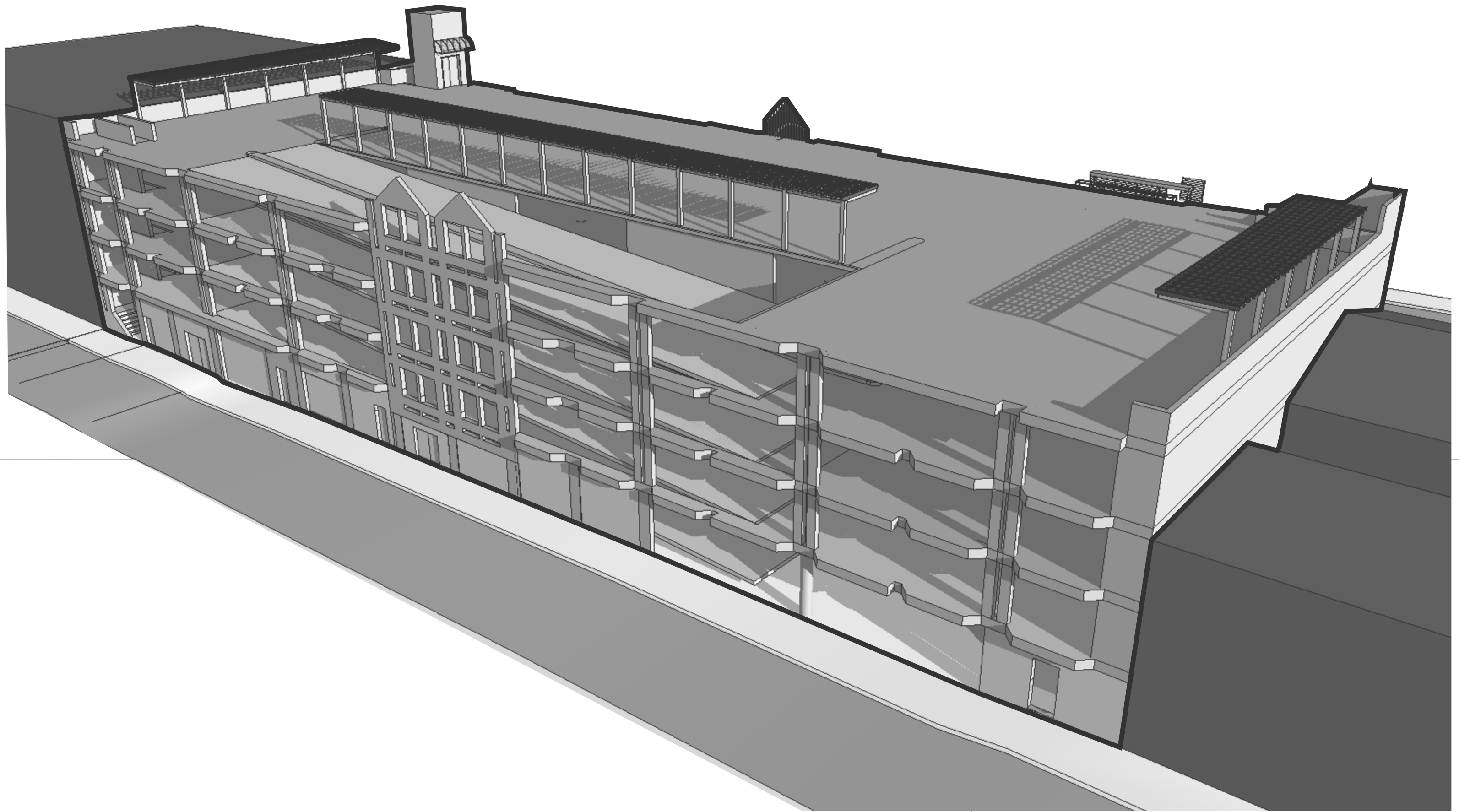


# EXISTING CONDITIONS













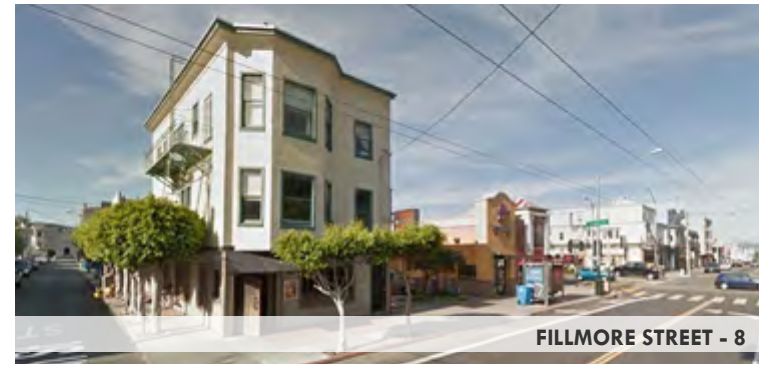
MOULTON STREET - 11



FILLMORE & MOULTON STREET - 10



FILLMORE & MOULTON STREET - 9



FILLMORE STREET - 8



MOULTON STREET - 12



FILLMORE & LOMBARD STREET - 7



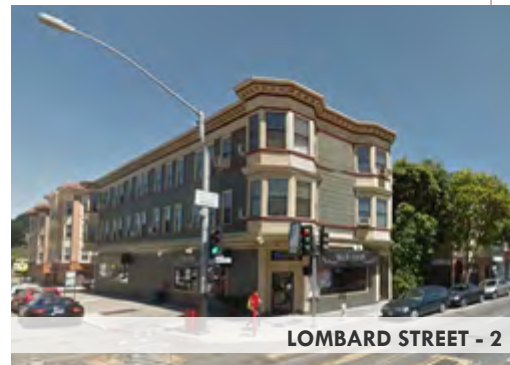
WEBSTER STREET - 13



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



**FINs**

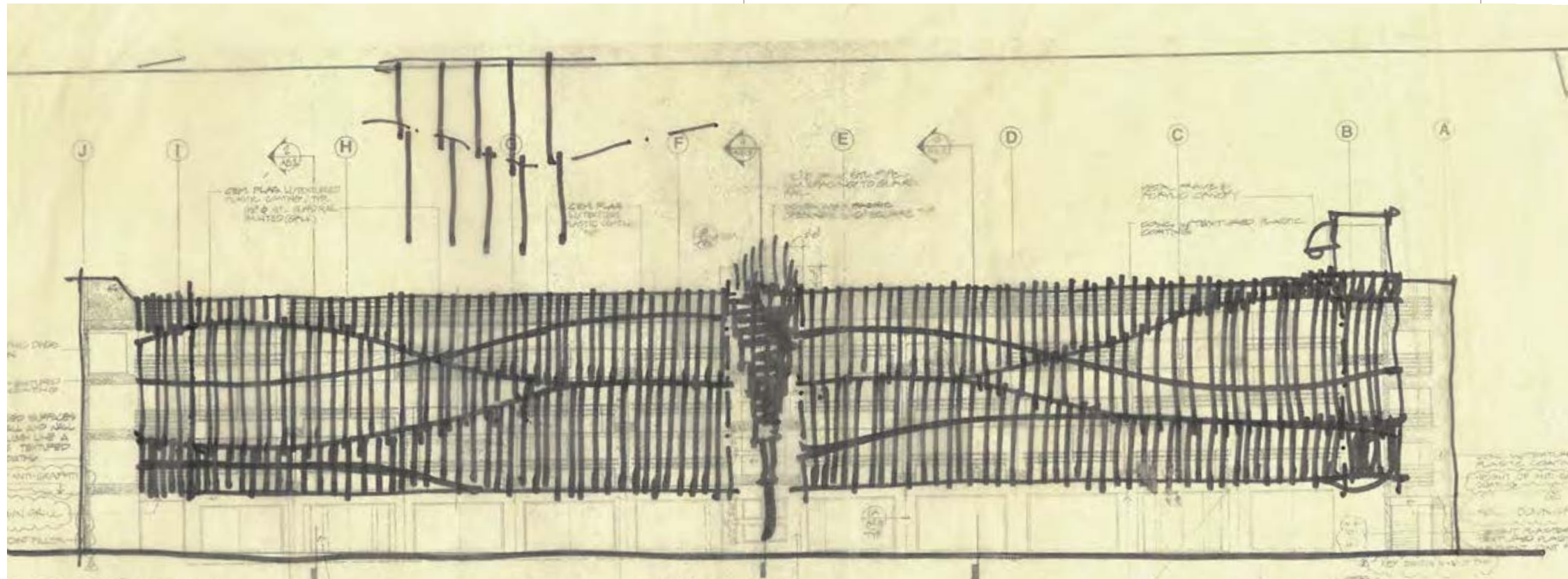


LANE AVENUE GARAGE - OHIO STATE UNIVERSITY

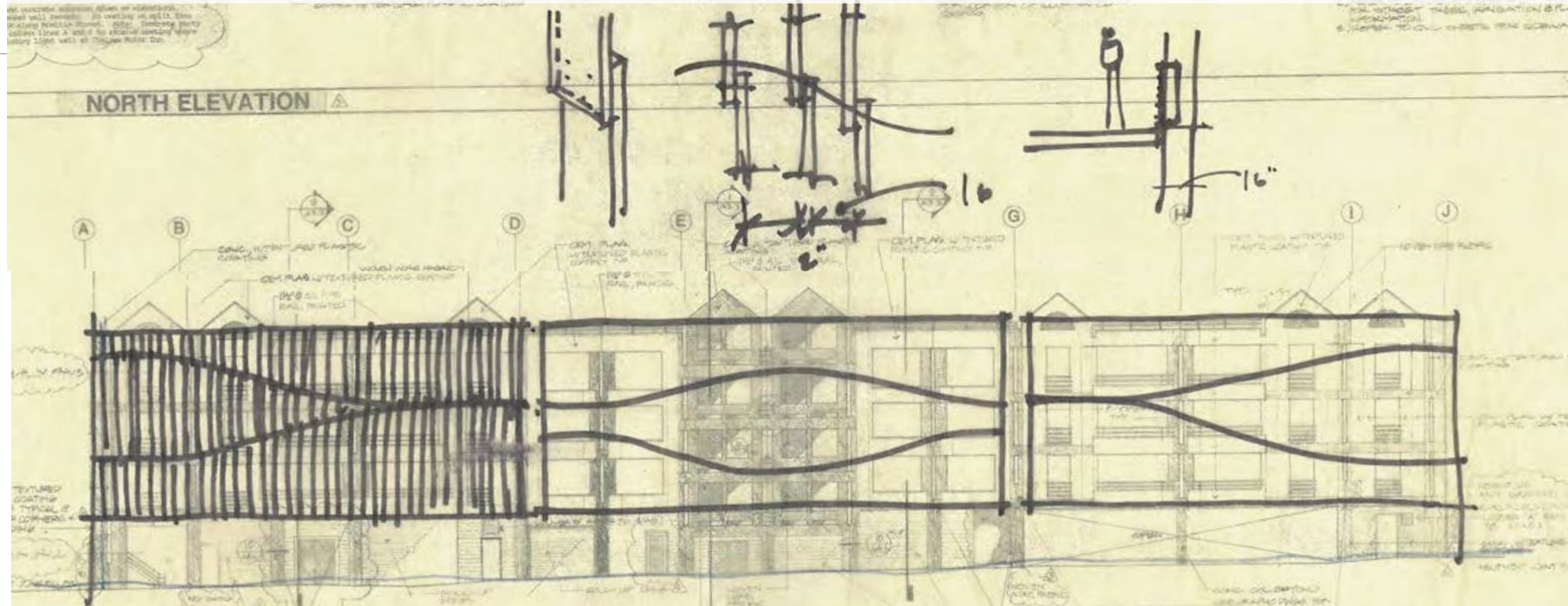


**& FRAMES**





**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**



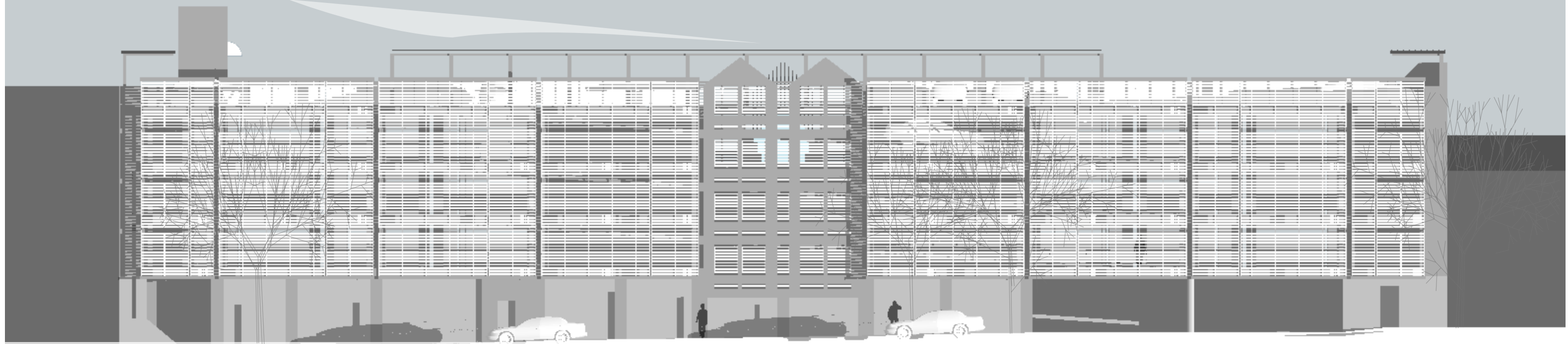
**LOMBARD STREET - NORTH VIEW**



**NEIGHBORHOOD CONTEXT EXPRESSIONS:  
"GOOD NEIGHBOR"**

- A. Modular segments follow existing structure
- Overlapping perforated metal screens.
- Shrouding existing concrete slab bays, suggesting contemporary apartment complex.
- Panel color and texture to suggest rolling fog.

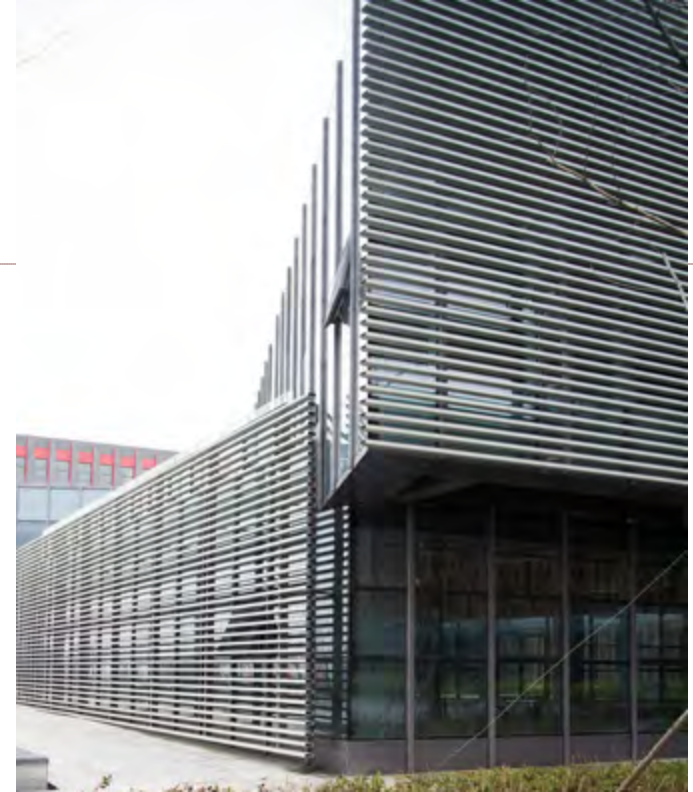




**MOULTON STREET - SOUTH ELEVATION**



**MOULTON STREET - SOUTH VIEW**



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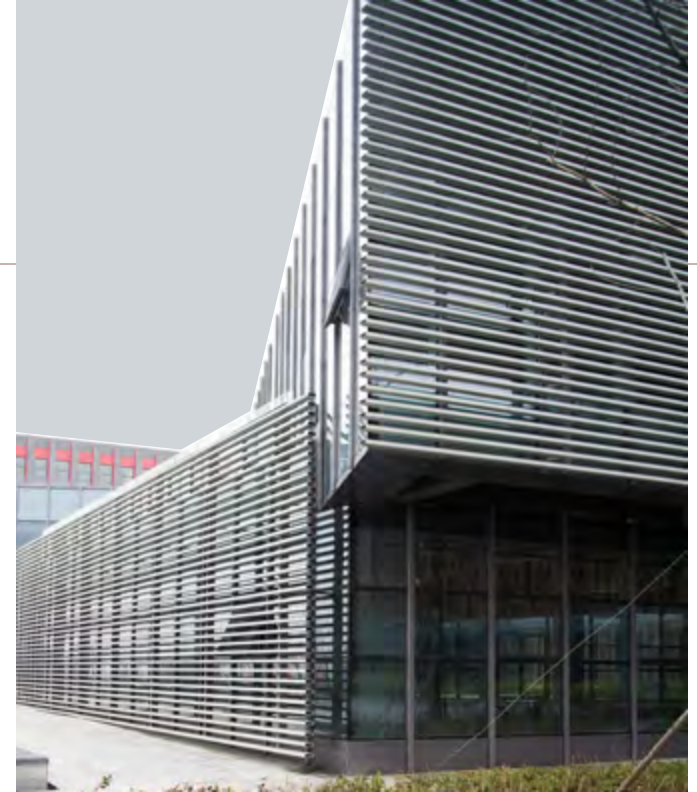




**LOMBARD STREET - NORTH ELEVATION**



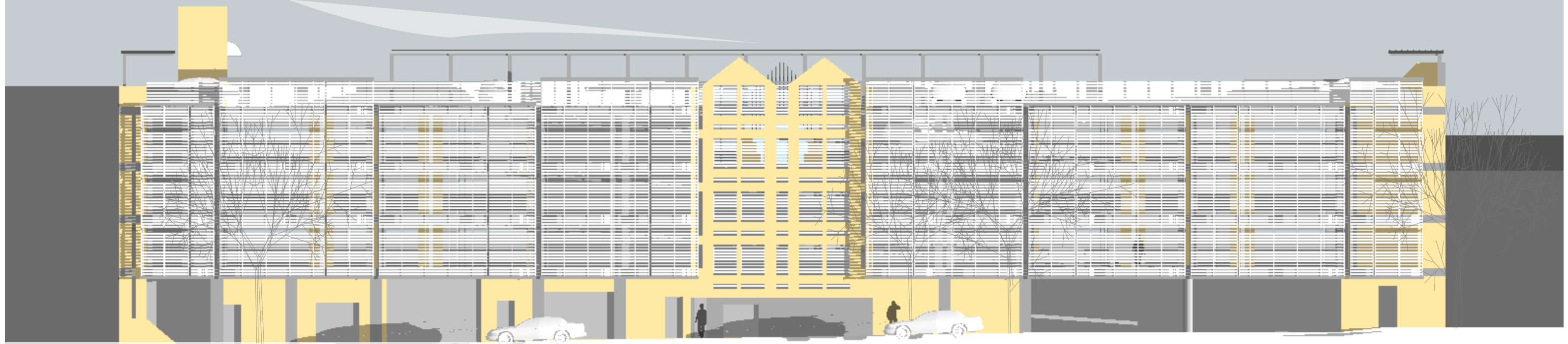
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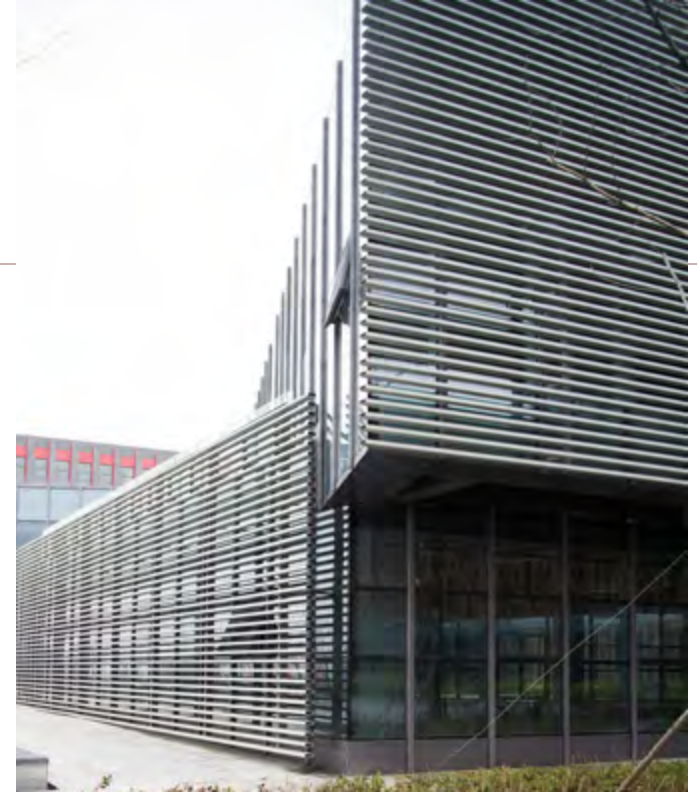




**MOULTON STREET - SOUTH ELEVATION**



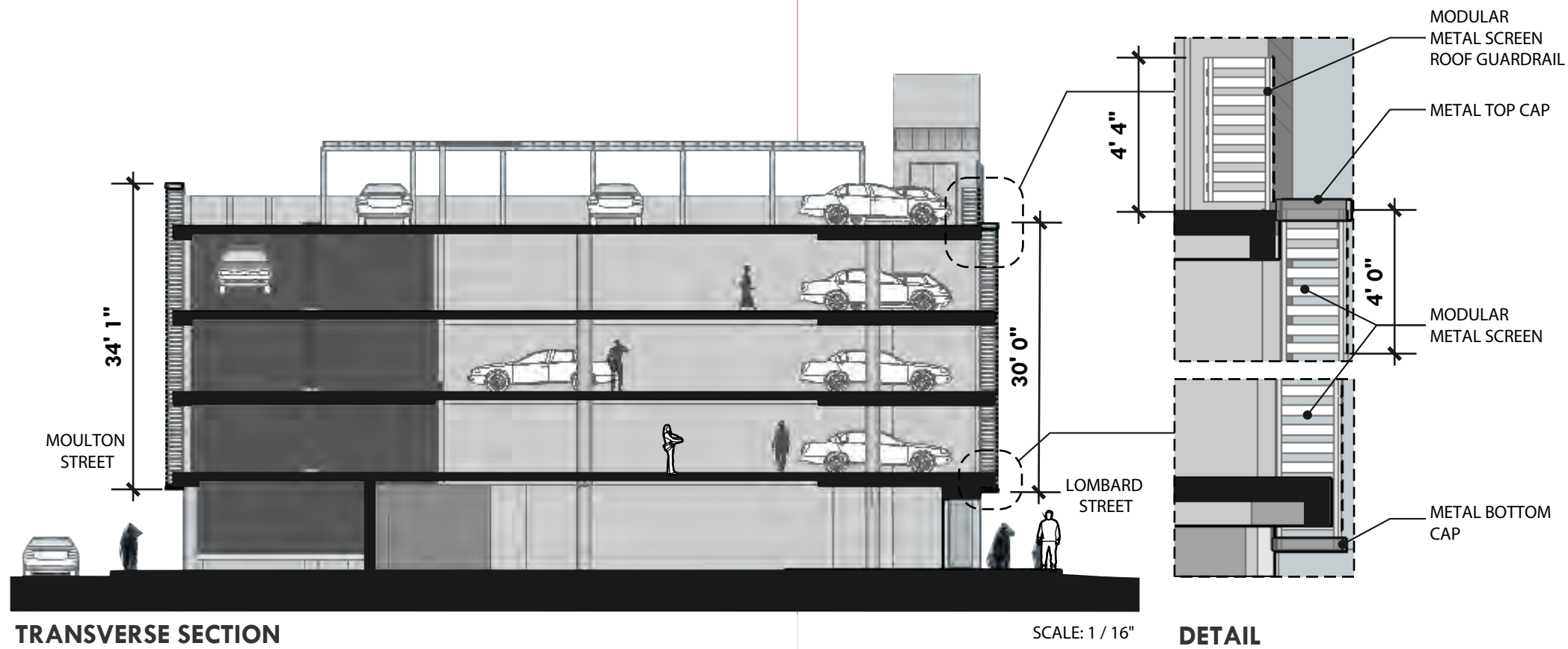
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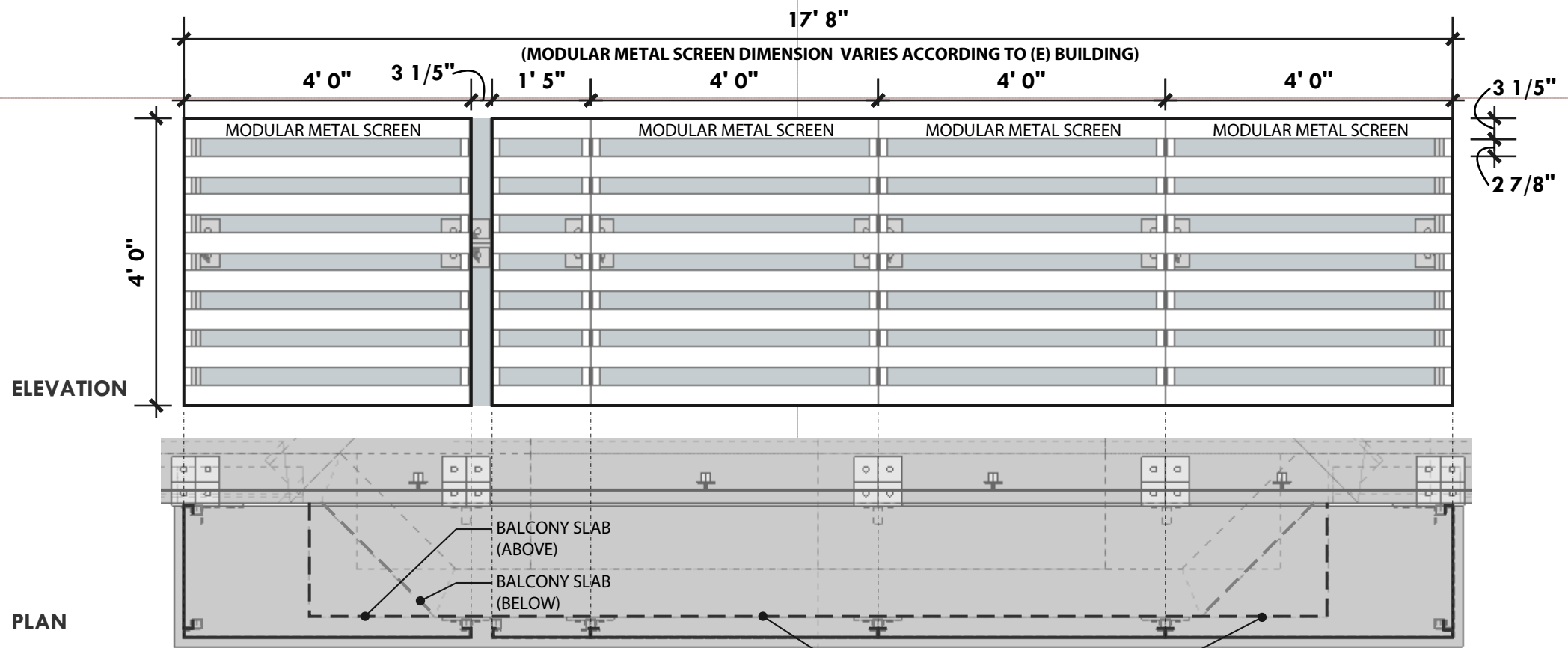




**TRANSVERSE SECTION**

SCALE: 1 / 16"

**DETAIL**

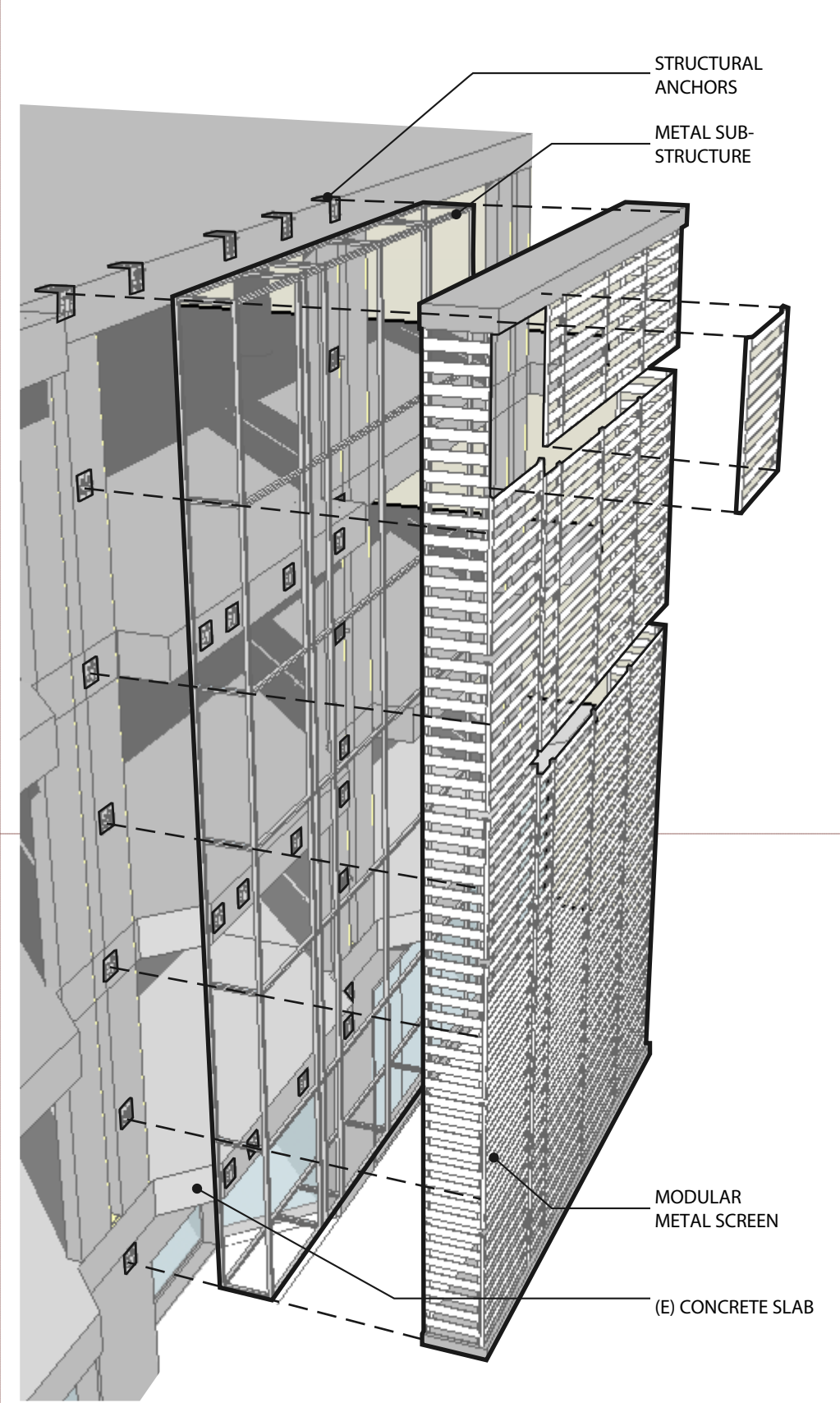


**ELEVATION**

**PLAN**

**TYPICAL MODULAR SCREEN DETAIL**

SCALE: 1 / 2"



**DETAIL**





**LOMBARD STREET PHOTOMONTAGE SCHEME A**





LOMBARD STREET PHOTOMONTAGE SCHEME B





MOULTON STREET PHOTOMONTAGE SCHEME A