

SF MTA - LOMBARD STREET GARAGE IMPROVEMENTS
November 2015

PROJECT INFORMATION

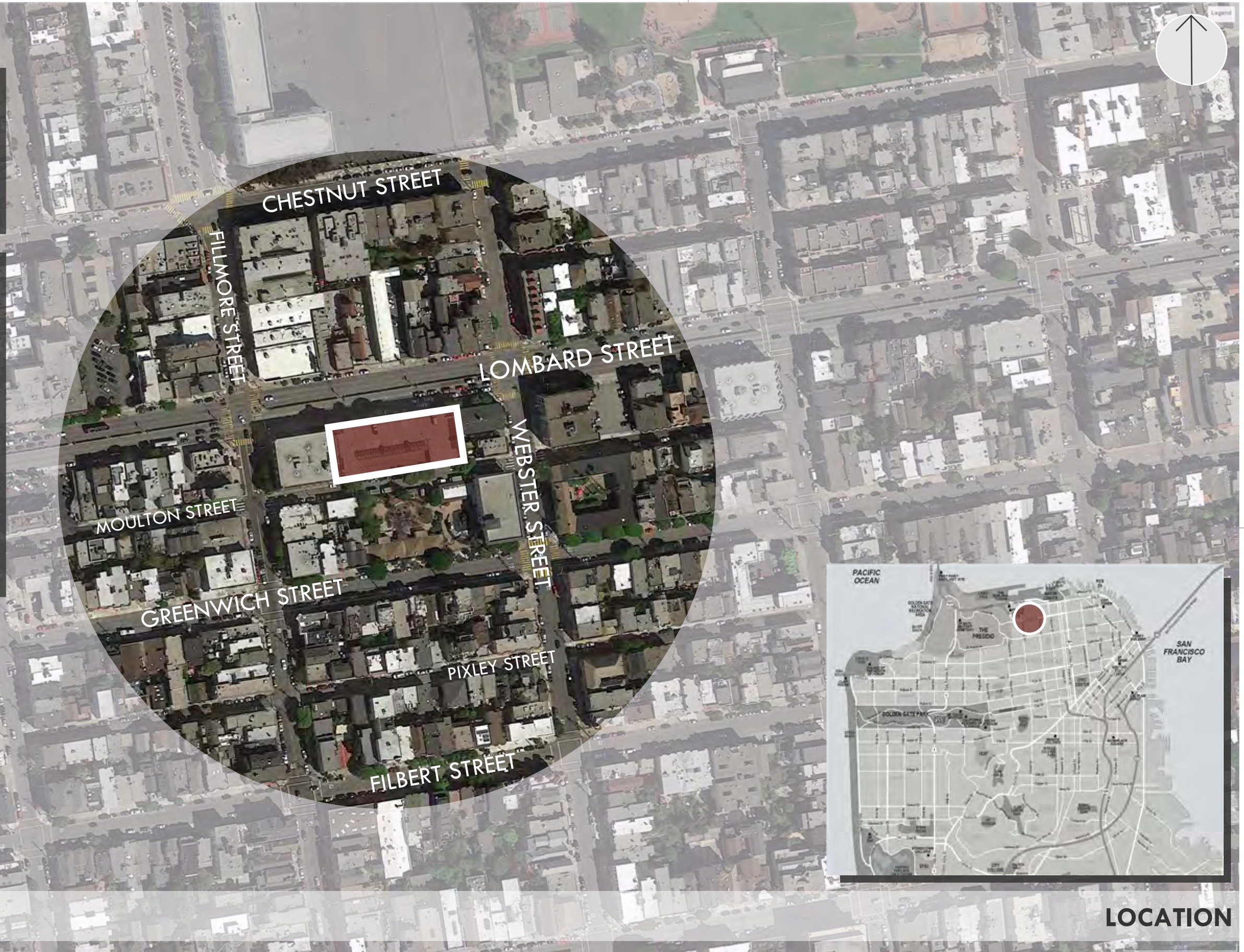
Lombard Street Garage
2055 Lombard Street, San Francisco, CA

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.

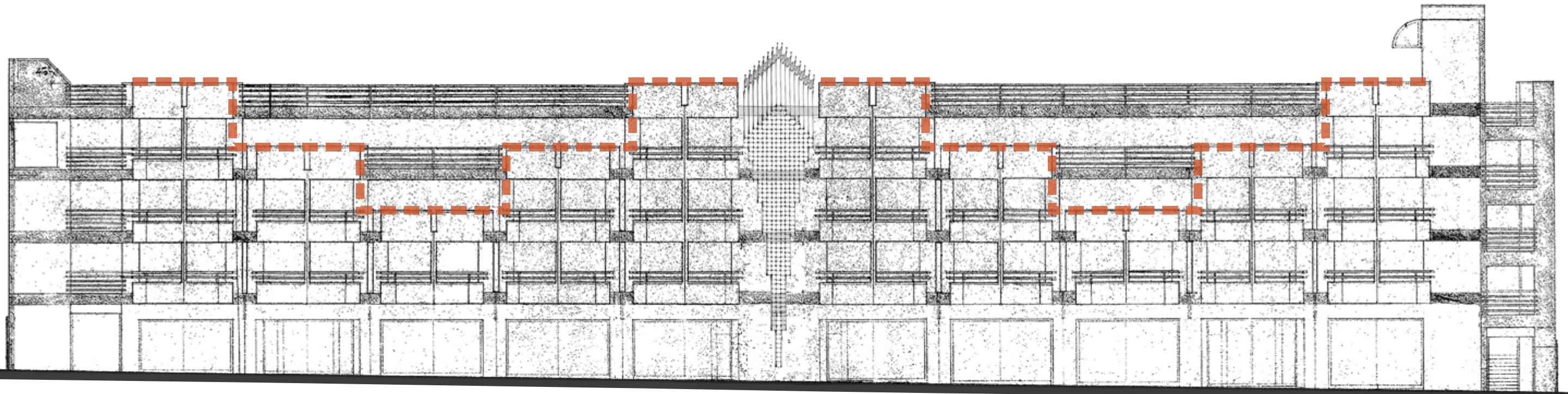
Total Footprint 225 ft x 89 ft
Total Floor Area 79,700 sq ft
No. of Levels Above Ground 4
No. of Levels Below Ground 0

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

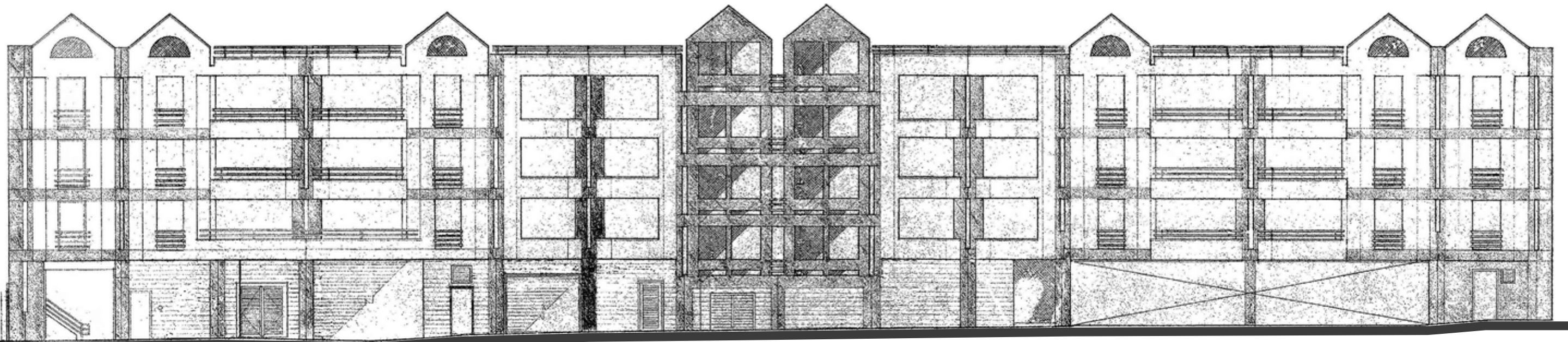
Condition Observed defects of the Lombard Street Garage are typical to this type of structure of this age. Metal corrosion is obvious from the exterior and is also visible on metal guardrails and pipes. The majorities of repair or improvement costs are associated with the replacement of the exterior 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

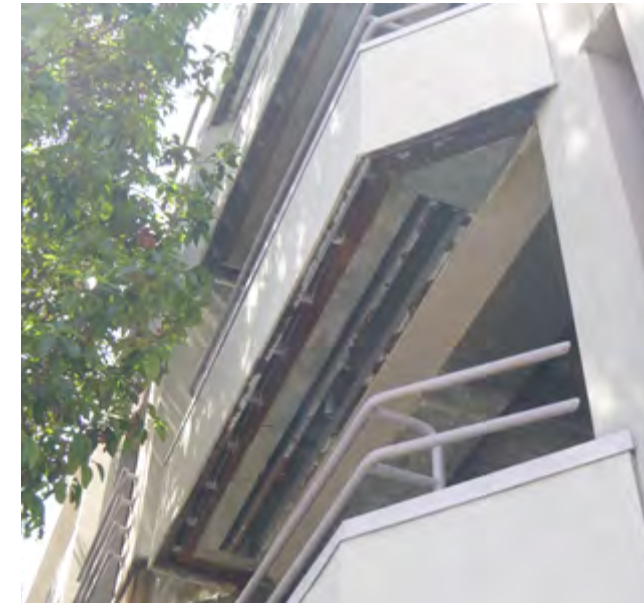
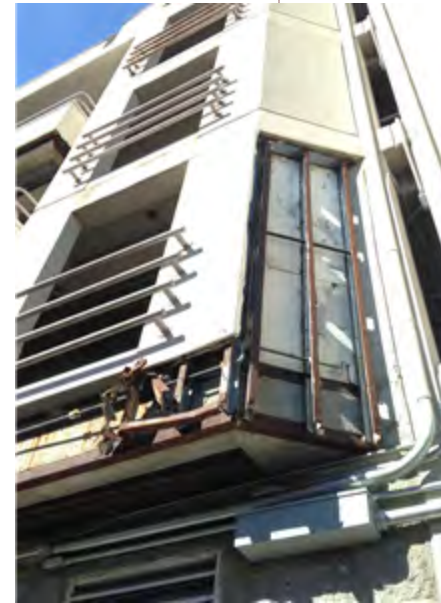


EXISTING NORTH ELEVATION - LOMBARD STREET



EXISTING SOUTH ELEVATION - MOULTON STREET

EXISTING CONDITIONS





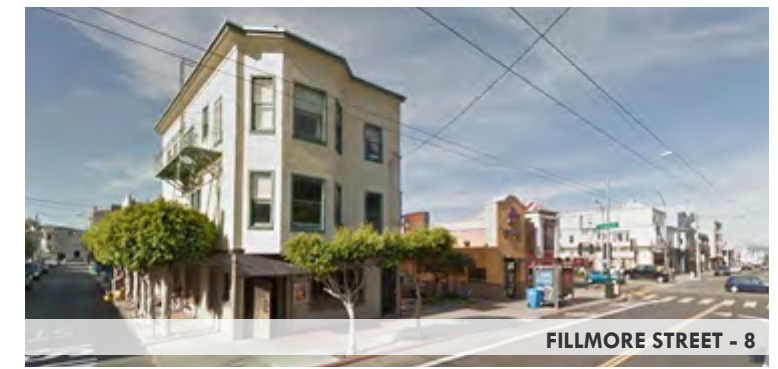
MOULTON STREET - 11



FILLMORE & MOULTON STREET - 10



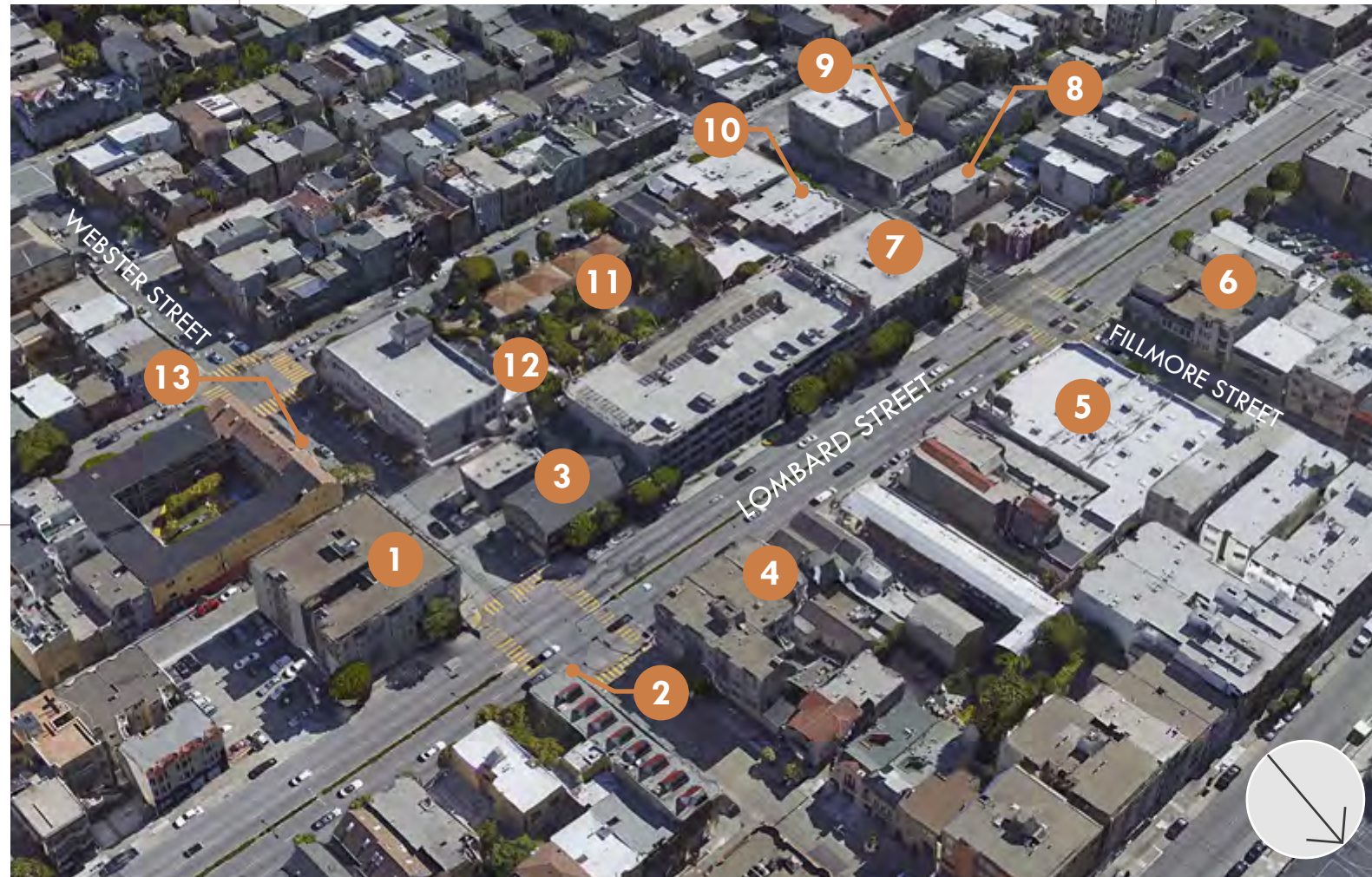
FILLMORE & MOULTON STREET - 9



FILLMORE STREET - 8



MOULTON STREET - 12



FILLMORE & LOMBARD STREET - 7



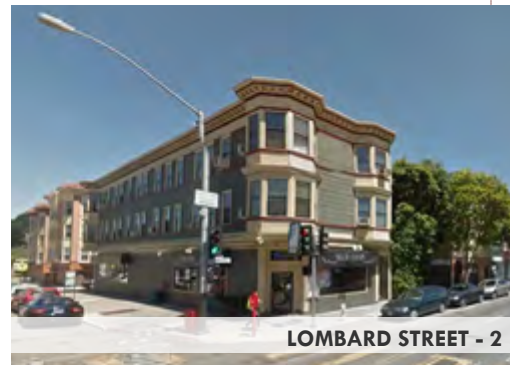
WEBSTER STREET - 13



LOMBARD & FILLMORE STREET - 6



LOMBARD & WEBSTER STREET - 1



LOMBARD STREET - 2



LOMBARD STREET - 3



LOMBARD STREET - 4

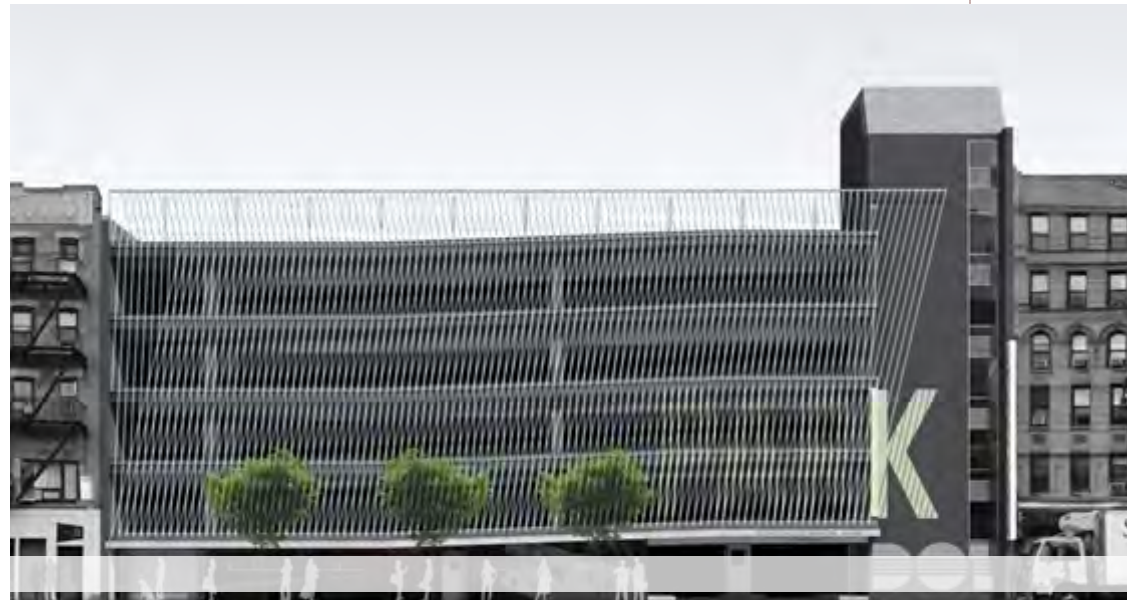


LOMBARD STREET - 5E



VAMC PARKING STRUCTURE - SALT LAKE CITY, UTAH

**GARAGE
PARKING**



DELANCEY - ESSEX GARAGE - MANHATTAN, NY



HOOVER PARKING STRUCTURE - STANFORD UNIVERSITY, CA



PARKING GARAGE - SANTA MONICA, CA



FIFTH THIRD BANK - JULIAN STANCAK - CINCINNATI, OHIO

**LOMBARD
STREET**



HOOVER PARKING STRUCTURE - STANFORD UNIVERSITY, CA



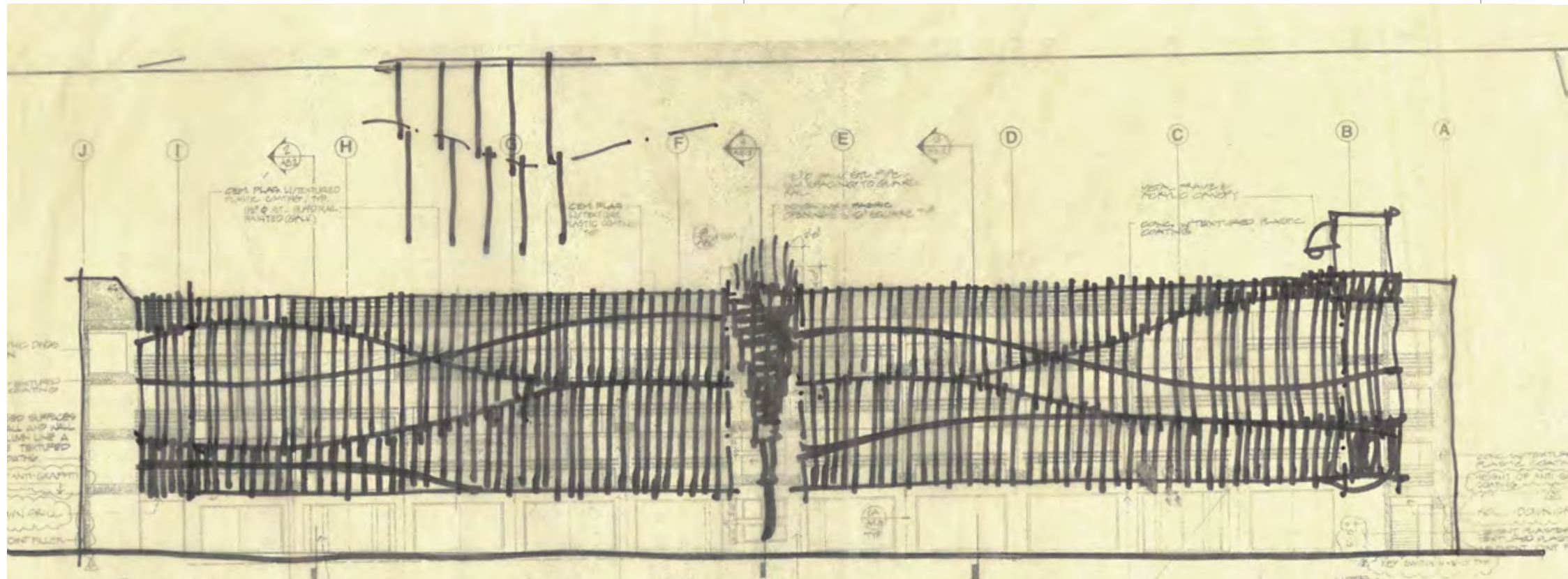
LANE AVENUE GARAGE - OHIO STATE UNIVERSITY



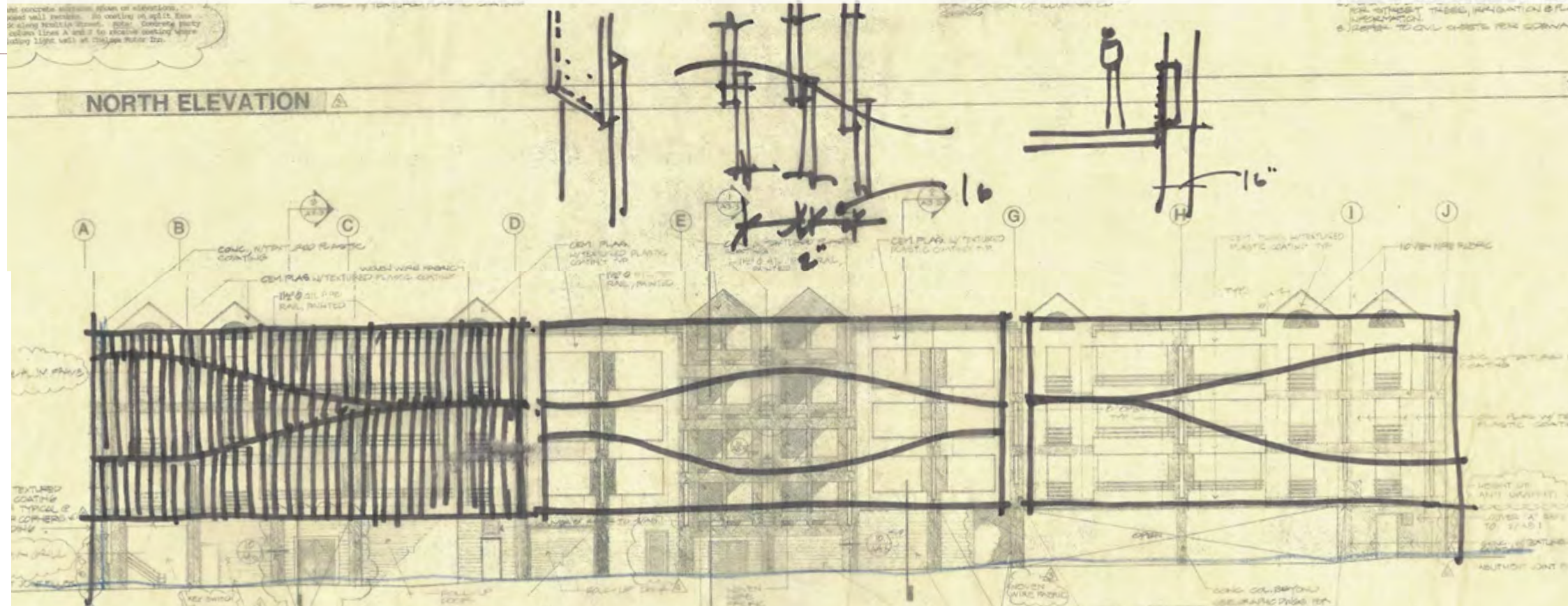
POETRY FOUNDATION - JOHN RONAN ARCHITECTS



HOOVER PARKING STRUCTURE - STANFORD UNIVERSITY, CA



NORTH ELEVATION - LOMBARD STREET



SOUTH ELEVATION - MOULTON STREET



Concept: A Expressive Canvas = A 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).

