

OCII Transbay BLOCK 3 Park & Alley Project Narrative for Civic Design Review 9 20 21

Context: The Transbay Project Area Boundary indicated on the San Francisco map is defined by the Transbay Redevelopment Plan which encompasses Zones 1 and 2 land use areas that supports the creation of a new downtown neighborhood.

The BLOCK 3 Park & Alley Project is located in Zone One, which is slated as a mixed-use, high-density residential district. The neighborhood is envisioned as a livable urban community with prime access to downtown and the waterfront, with well-designed streets, open space, and retail areas. The Transbay Redevelopment Plan enhances pedestrian linkages and experience within the neighborhood by extending Clementina, Tehama and Natoma Streets and adds a new public park on Block 3. The proposed Block 3 Park will be located between the new extensions of Clementina and Tehama Streets to the South and North, and between Main and Beale Streets to the East and West.

The building massing in Zone One is crafted to create high-density development that preserves views from throughout the city and maintains access to sunlight from the street, sidewalks, open spaces, and the living units. The enhanced streetscape and open space layouts of the Transbay Redevelopment Plan create a pedestrian-oriented urban environment that encourages walking as a primary transportation mode.

The future Block 3 Park is a one-acre open space that will be framed by two mixed use developments and alleyways. The adjacent Block 2 and Block 4 developments will include mixed-use developments located to the north and south of the proposed Block 3 Park. The future Block 3 Park is designed to serve both adjacent residents and workers, and its program will serve its diverse community.

The basis of the Block 3 Park design is informed by three key components: comprehensive community feedback, site-informed design, and climate-responsive design.

OCII, RPD, East Cut CBD and PW jointly held four community meetings. The design team drew upon the community's preference for the proposed scheme, called "The Clearing", which contrasts with its urban surrounds. The design scheme envisions a natural respite with an open habitat meadow framed by a dense landscape edge that contrasts with the park's urban context. The new park will be a neighborhood hub that allows for small community gatherings and activities, children's play, explorations in 'nature', walks along a looped pathway, or simply sitting on a park bench.

The central habitat meadow feature recalls the site's past as a rich intertidal landscape and creates a biodiverse habitat that will attract wildlife to the park and enrich the lives of its residents. Today, an expansive lawn is no longer suitable in a climate with limited water resources. Block 3 Park is an opportunity to showcase an alternative approach that models a sustainable, contemporary, park design and one that finds balance with our natural world.