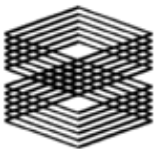




598 BRANNAN STREET PLANNING COMMISSION HEARING 6 JUNE 2019



MICHAEL
MALTZAN
ARCHITECTURE



TLS Landscape Architects



1 PROJECT INTRODUCTION

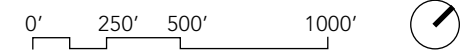
Carl Shannon, Tishman Speyer

2 PROJECT DESIGN

Michael Maltzan, Michael Maltzan Architecture



- EXISTING PARKS, RECREATION CENTERS, PLAZAS, AND POPOS
- POTENTIAL PARKS
- HIGH PRIORITY POTENTIAL SHARED PUBLIC WAYS
- POTENTIAL DEVELOPMENT SITES CONTAINING POPOS



PROJECT INTRODUCTION

CENTRAL SOMA MASTER PLAN





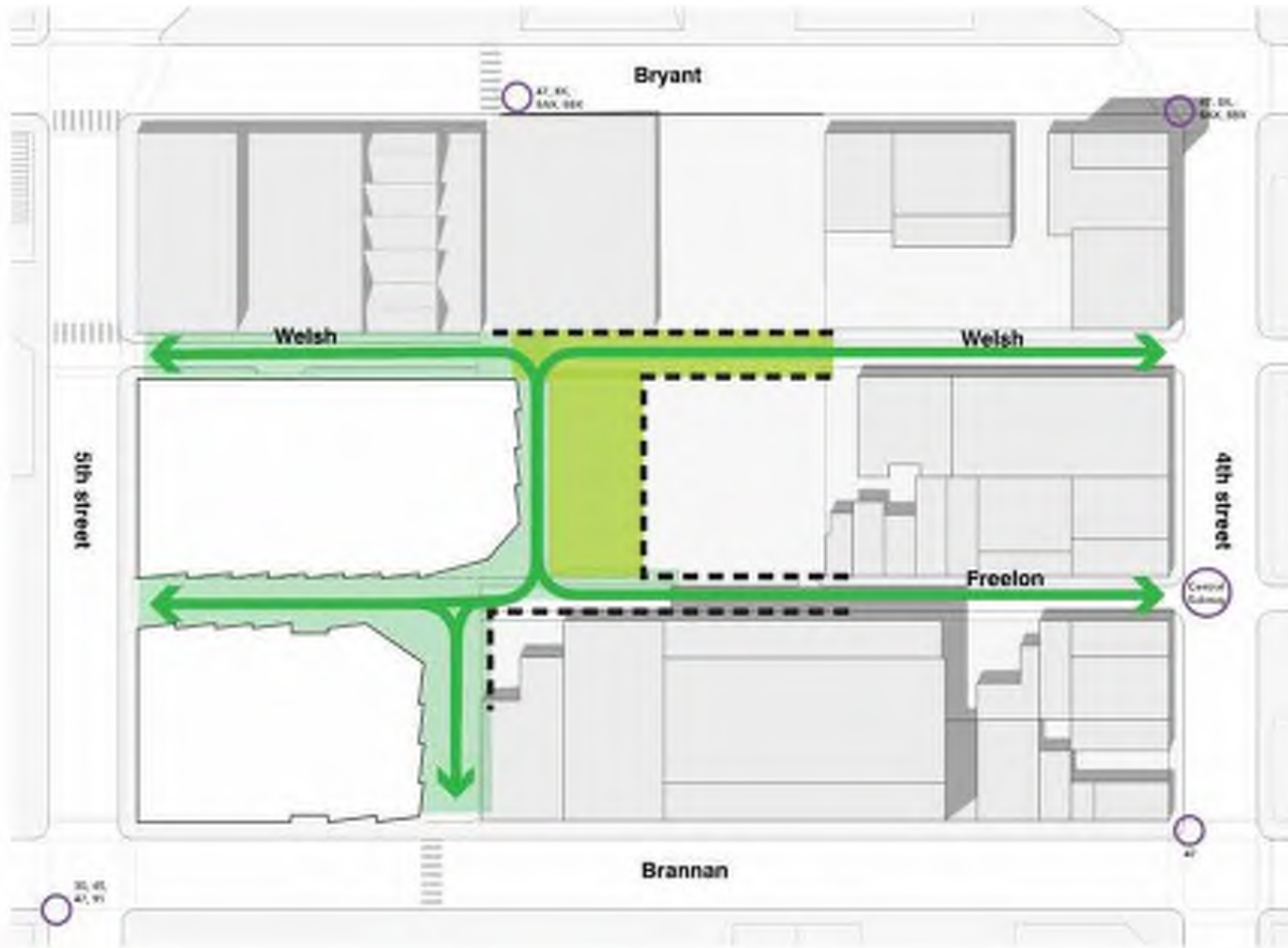
EXISTING SFPUC LOT

- Address: 639 Bryant Street
- Site Area: 60,000 SQFT

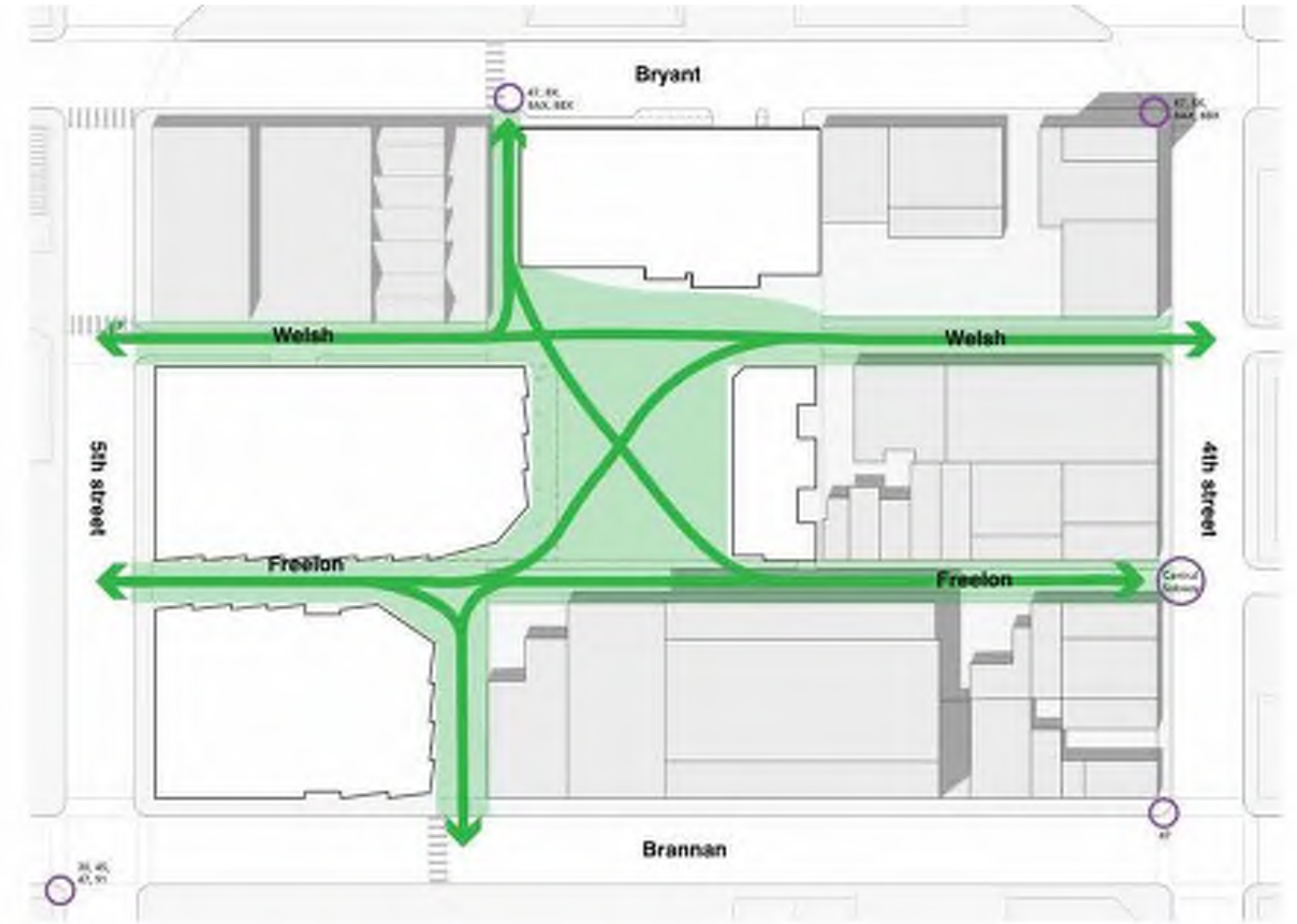


FUTURE SFPUC LOT

- Address: 200 Marin Street
- Site Area: 343,882 SQFT

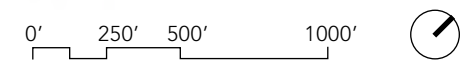
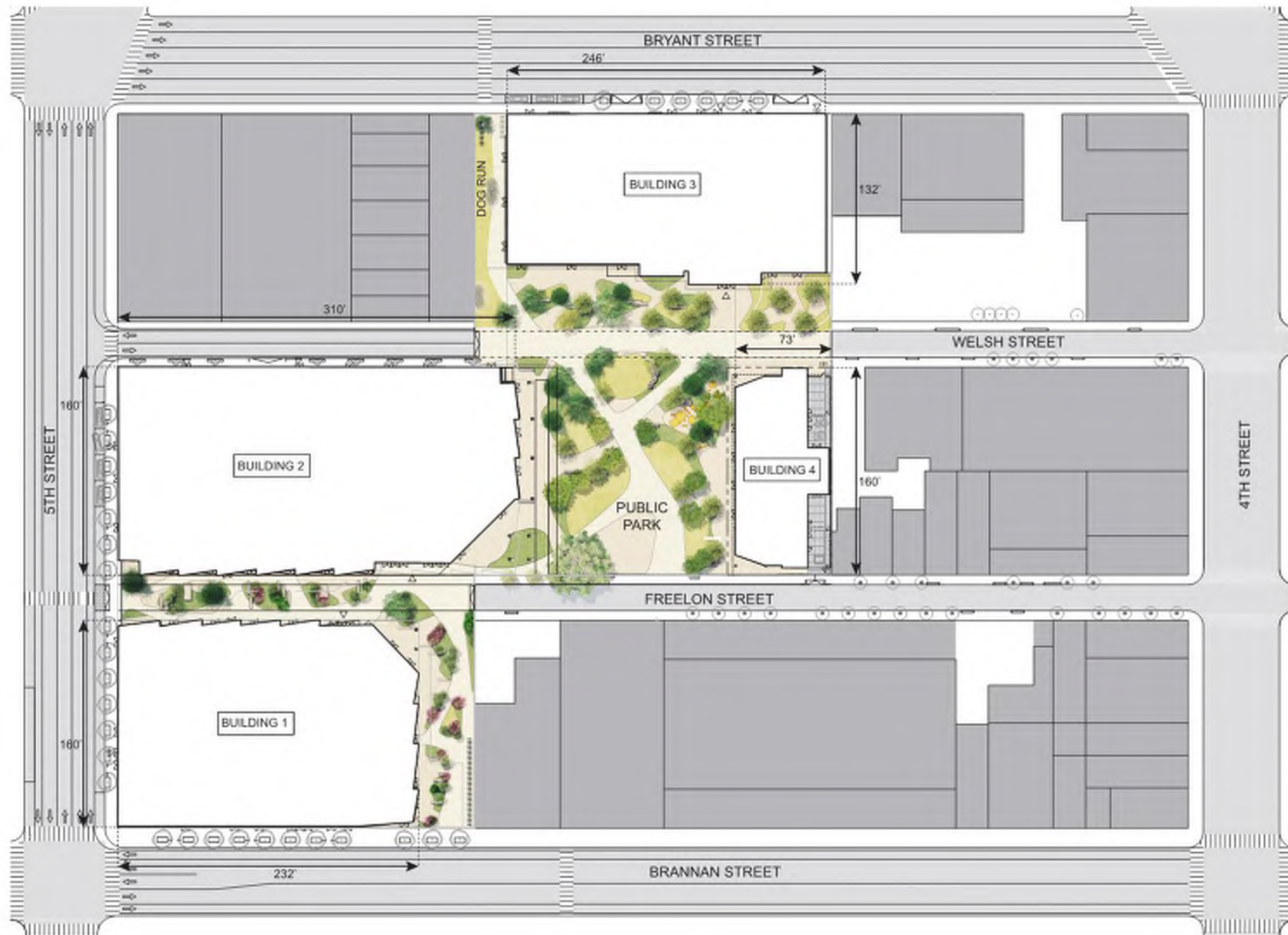


**TEMPORARY PARK + SITE CIRCULATION
(AFTER COMPLETION OF PHASE 1)**



**FINAL PARK + SITE CIRCULATION
(AFTER COMPLETION OF PHASE 2)**





1 PROJECT INTRODUCTION

Carl Shannon, Tishman Speyer

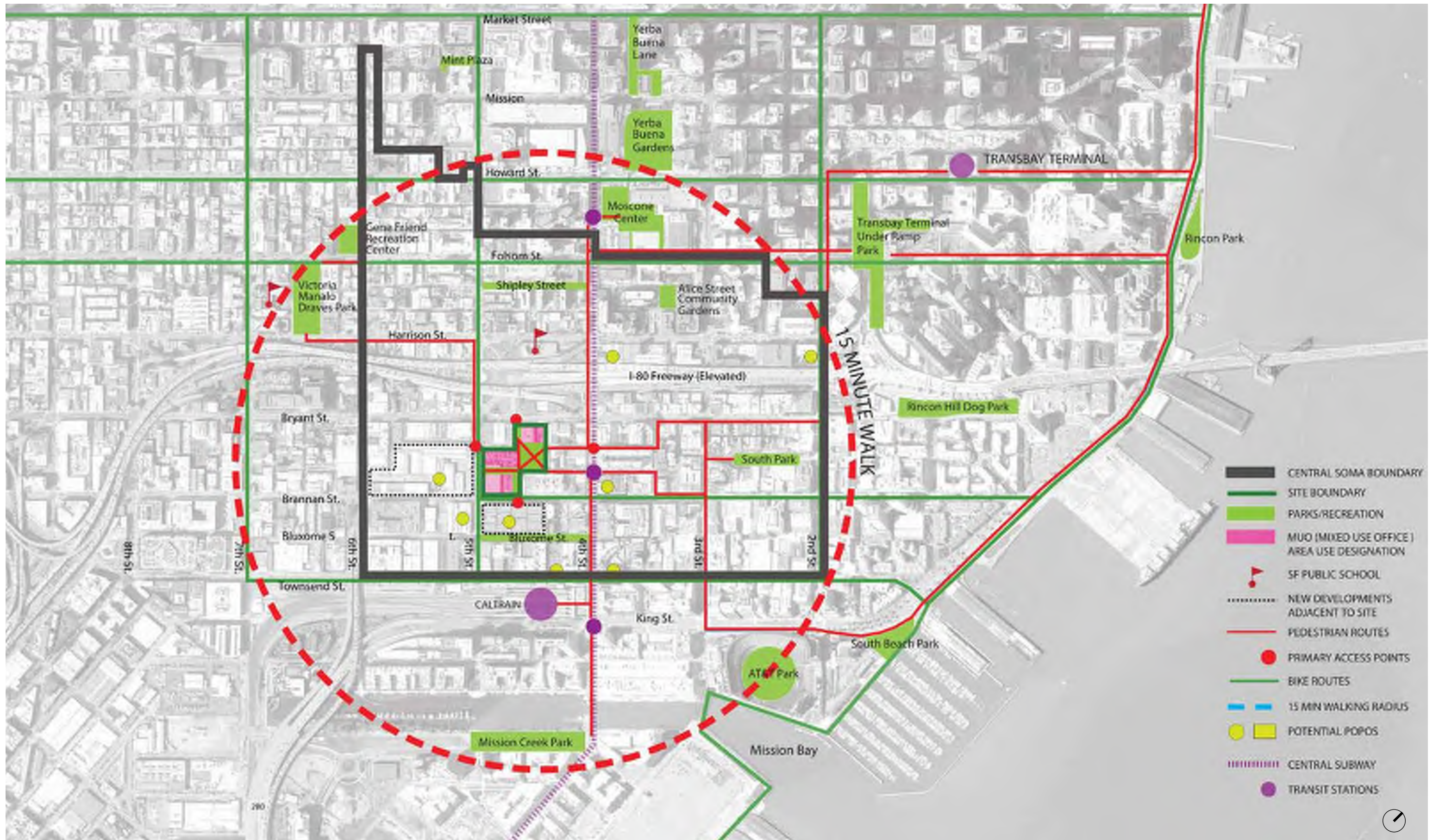
2 PROJECT DESIGN

Michael Maltzan, Michael Maltzan Architecture



BUILDING DESIGN

NEIGHBORHOOD CONTEXT

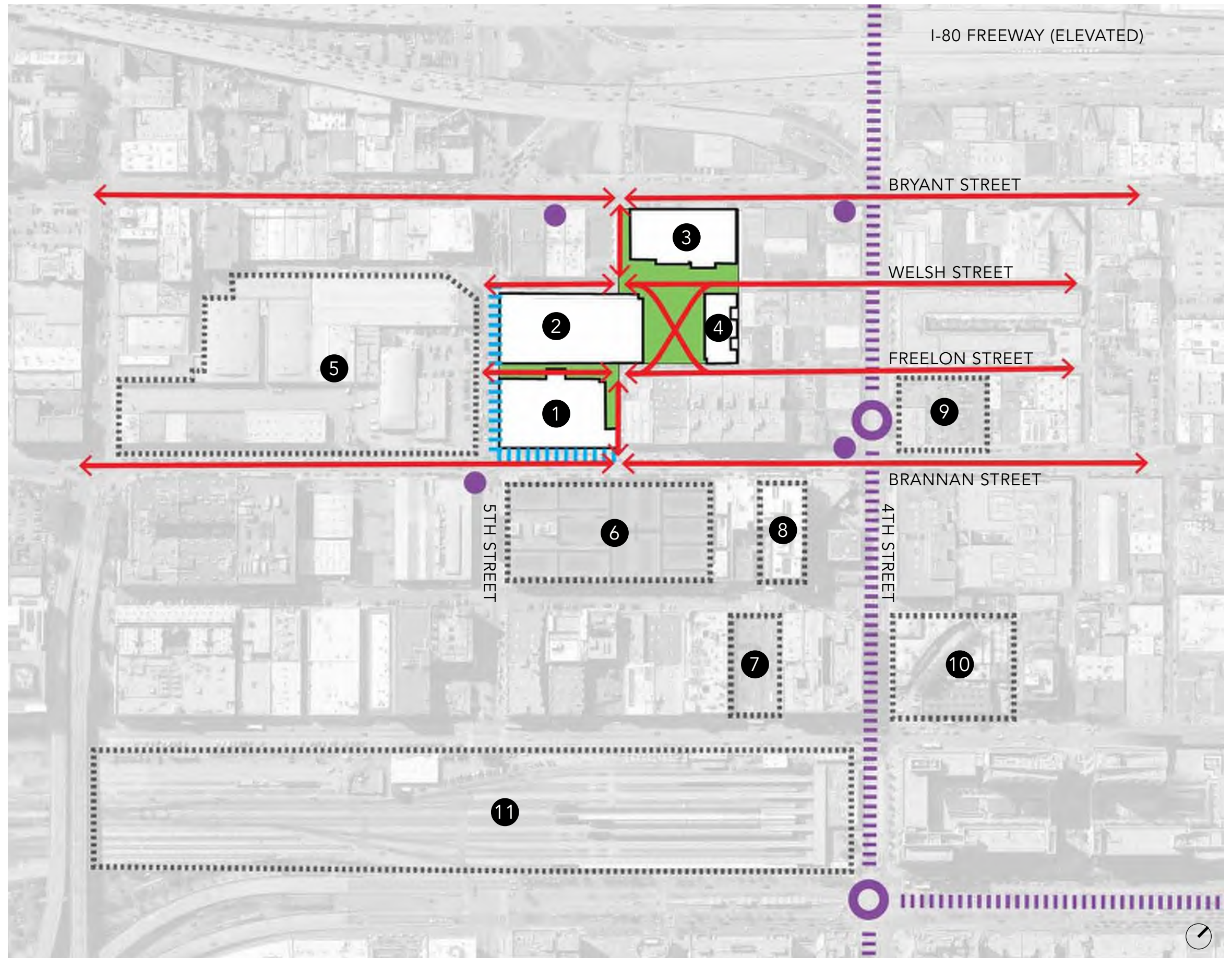


PROJECT DESIGN

URBAN CONTEXT MAP

VICINITY MAP KEY

- ① 598 BRANNAN BLDG 1
 - ② 598 BRANNAN BLDG 2
 - ③ 598 BRANNAN BLDG 3
 - ④ 598 BRANNAN BLDG 4
 - ⑤ FLOWER MART DEVELOPMENT
 - ⑥ 88 BLUXOME DEVELOPMENT
 - ⑦ 85 BLUXOME
 - ⑧ 505 BRANNAN
 - ⑨ 490 BRANNAN
 - ⑩ 655 4TH ST CREAMERY DEVELOPMENT
 - ⑪ CALTRAIN COMMUTER RAIL STATION
- NEW PARK + POPOS
 - NEW BIKE LANES
 - TRANSIT LINES
 - SITE CIRCULATION





PROJECT DESIGN

OVERALL SITE VIEW



PROJECT DESIGN

OVERALL SITE DESIGN - CENTRAL PARK



PROJECT DESIGN

OVERALL SITE DESIGN - MID-BLOCK CONNECTION + ALLEY POPOS



PROJECT DESIGN

OVERALL SITE DESIGN - DYNAMIC STREETSCAPE



PROJECT DESIGN

OVERALL SITE DESIGN - VARIED MASSING / SKY-VIEW SETBACKS



PROJECT DESIGN

OVERALL SITE DESIGN - GREEN ROOFS



PROJECT DESIGN

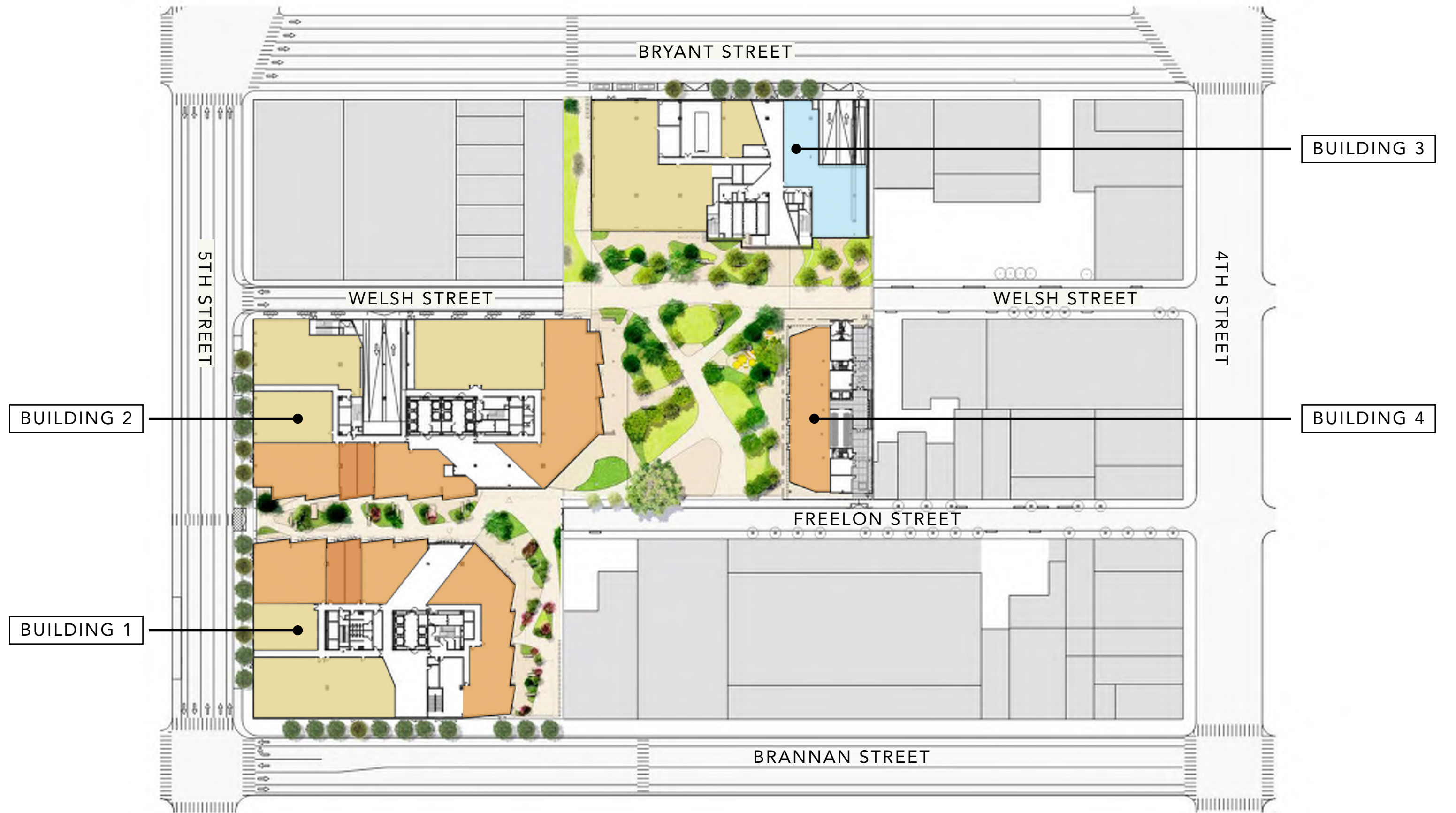
OVERALL SITE DESIGN - DIFFERENTIATED FORMS + MATERIALS

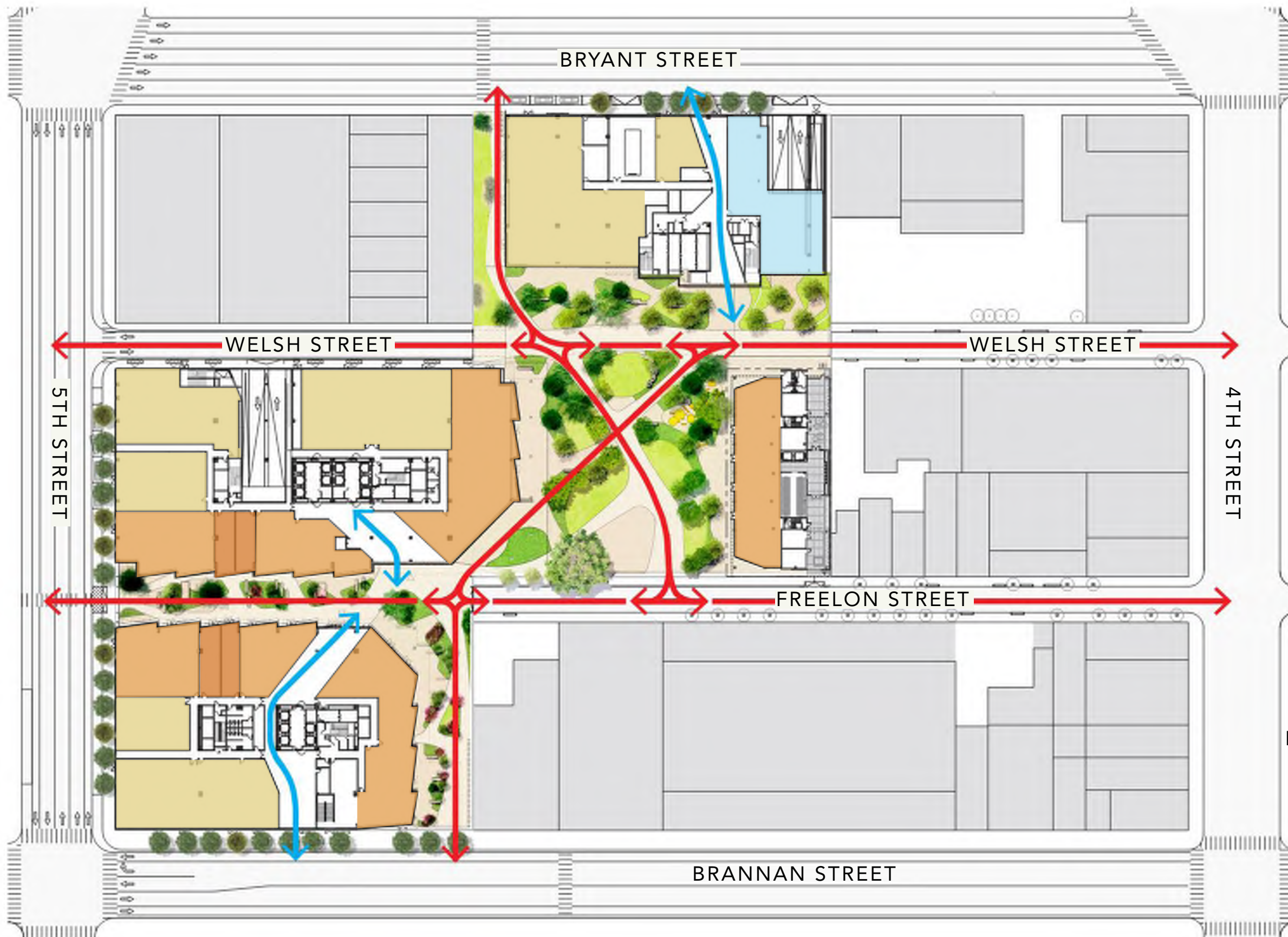








PROJECT DESIGN

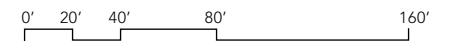

OVERALL SITE DESIGN







 PEDESTRIAN CIRCULATION
 BUILDING ACCESS AND PASS-THROUGHS
 CHILDCARE
 MICRO-RETAIL
 RETAIL
 PDR

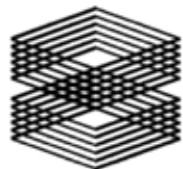
SCALE: 1" = 80'  











OWNER
TISHMAN SPEYER

MICHAEL
MALTZAN
ARCHITECTURE

DESIGN ARCHITECT
MICHAEL MALTZAN ARCHITECTURE, INC.



ARCHITECT OF RECORD
ADAMSON ASSOCIATE, INC.



LANDSCAPE ARCHITECT
TLS LANDSCAPE ARCHITECTURE



PARK ACTIVATION,
PROGRAMMING + MAINTENANCE
BIEDERMAN REDEVELOPMENT VENTURES



COMMUNITY ENGAGEMENT
PARKS ALLIANCE / PLACE LAB

APPENDIX

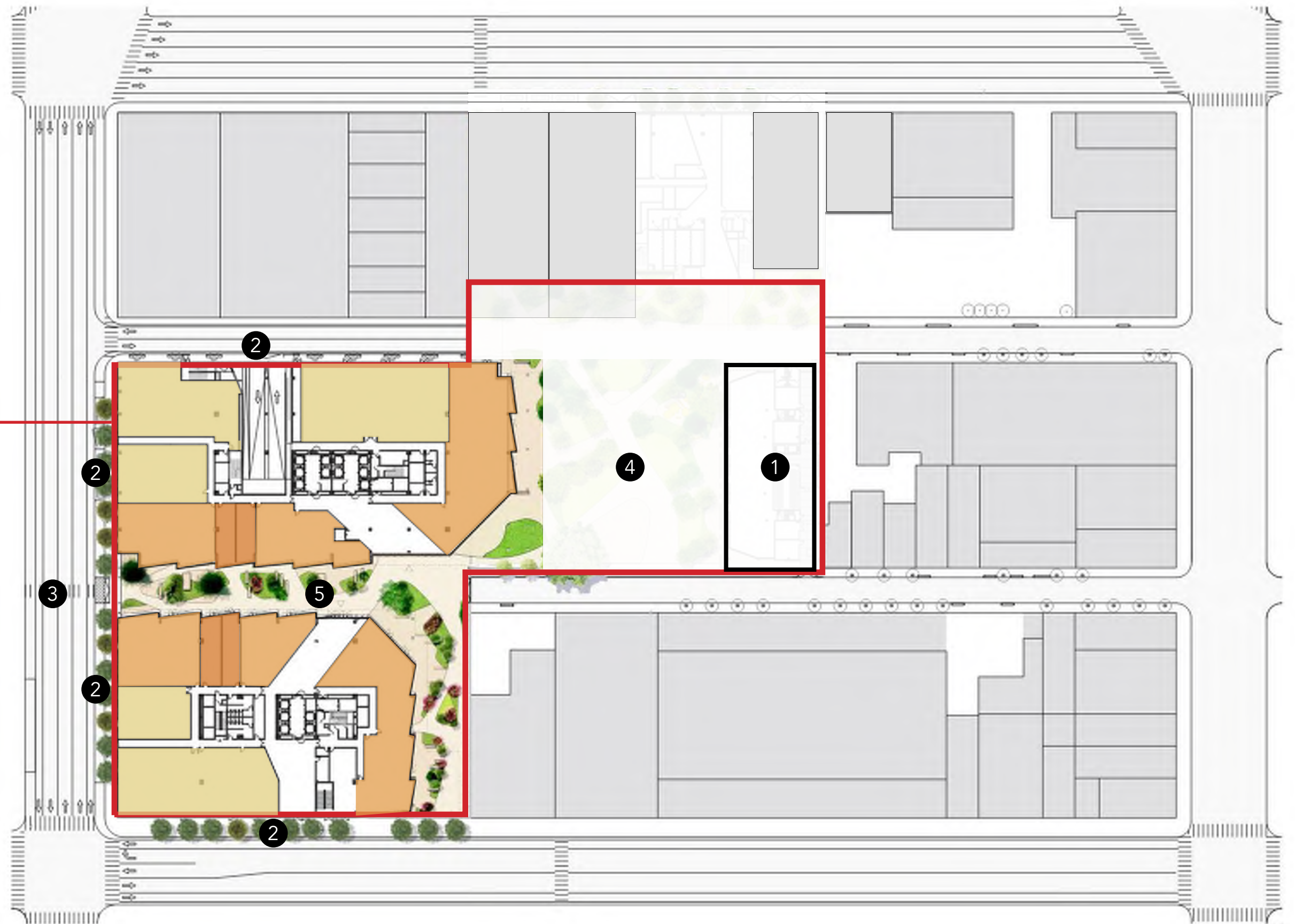
PHASE 1 PROP M ALLOCATION

Buildings 1 + 2

- 1 Mayor's Office of Housing Land Dedication: 13,000 SF site
- 2 Sidewalk and alley improvements along 5th, Brannan and Welsh streets
- 3 New signalized crosswalk across 5th Street
- 4 39,661 SF of land for a 1-acre public park deeded to the City
- 5 16,505 SF of Privately Owned Public Open Space (POPOS)

Ground Level Program

- 37,527 SF PDR
- 11,890 SF Neighborhood-Serving Retail



SCALE: 1" = 80' 0' 20' 40' 80' 160'

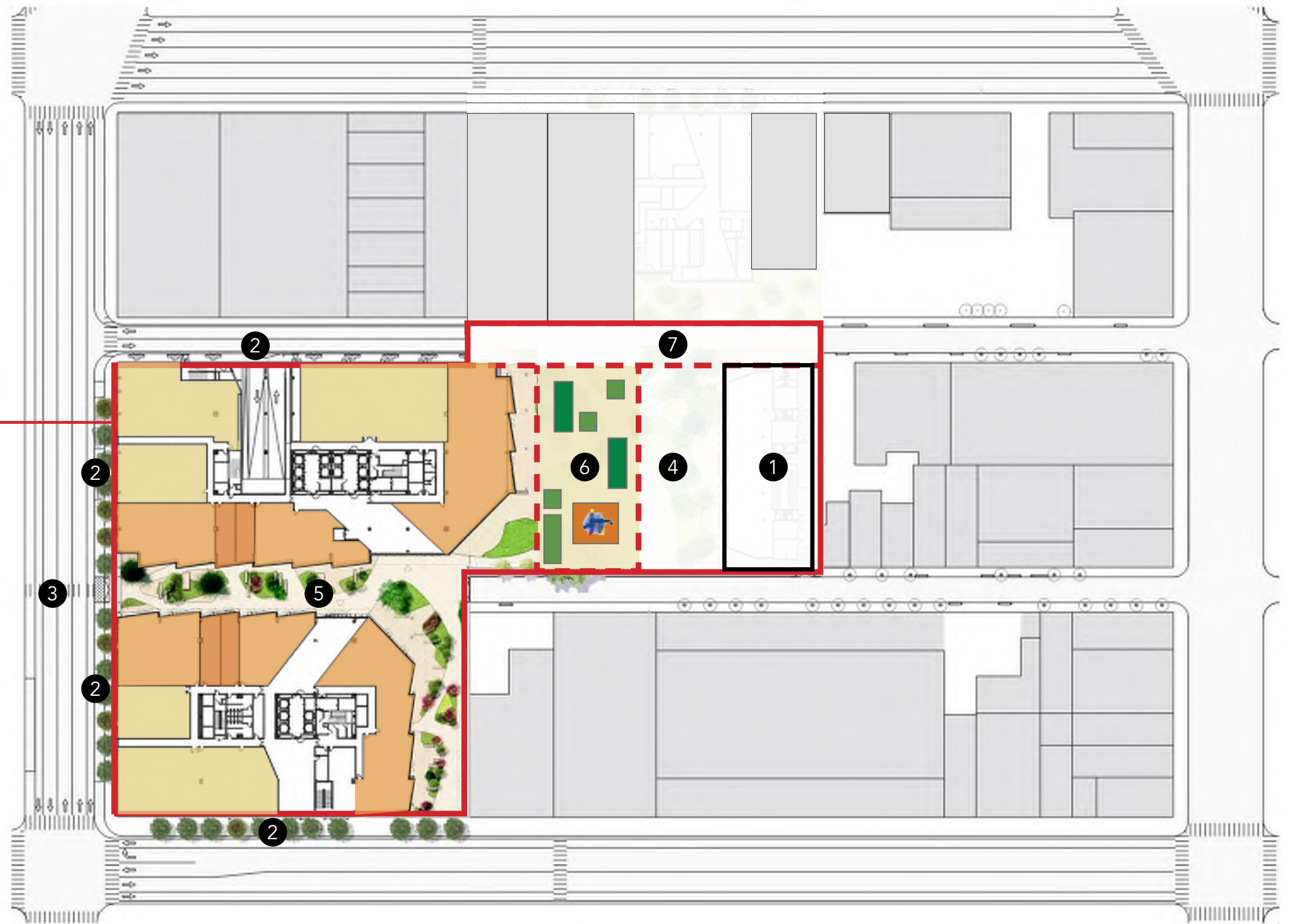
INTERIM PHASE

Buildings 1, 2, and temporary open space

- 1 Mayor's Office of Housing Land Dedication: 13,000 SF site
- 2 Sidewalk and alley improvements along 5th, Brannan and Welsh streets
- 3 New signaled crosswalk across 5th Street
- 4 Staging area for affordable housing construction
- 5 16,505 SF of Privately Owned Public Open Space (POPOS)
- 6 Temporary activations / Pop-up park
- 7 Interim Walkway / Path

Ground Level Program

- 37,527 SF PDR
- 11,890 SF Neighborhood-Serving Retail



SCALE: 1" = 80' 0' 20' 40' 80' 160'

PROJECT PHASING - INTERIM PHASE

APPENDIX

PHASE 2

Buildings 3

1 Sidewalk and alley improvements along 5th, Brannan and Welsh streets

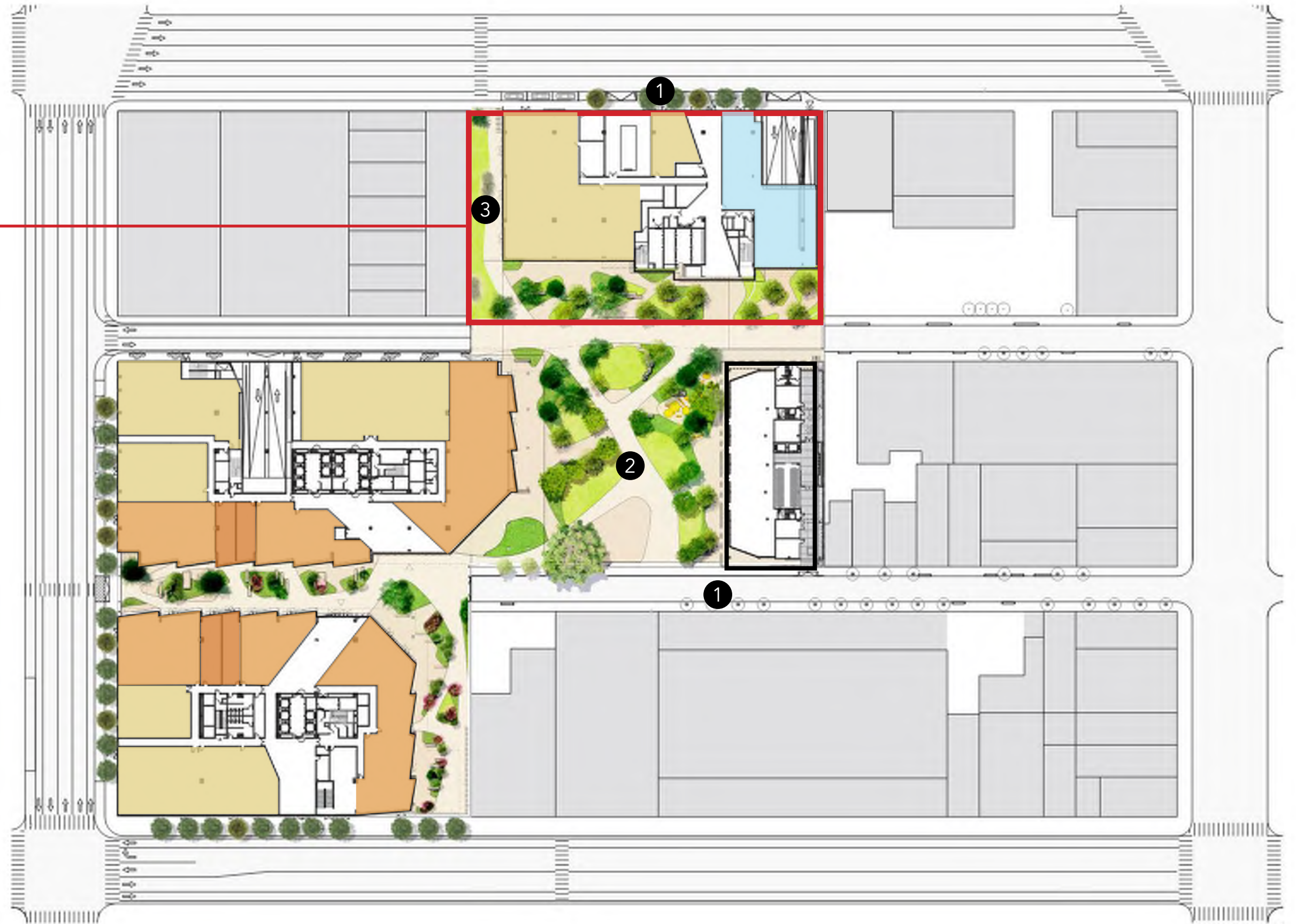
2 Development of park, featuring a tot lot, all-age playground, dog-run, and a 10,000 SF "community living room"

Maintenance and active programming for the park

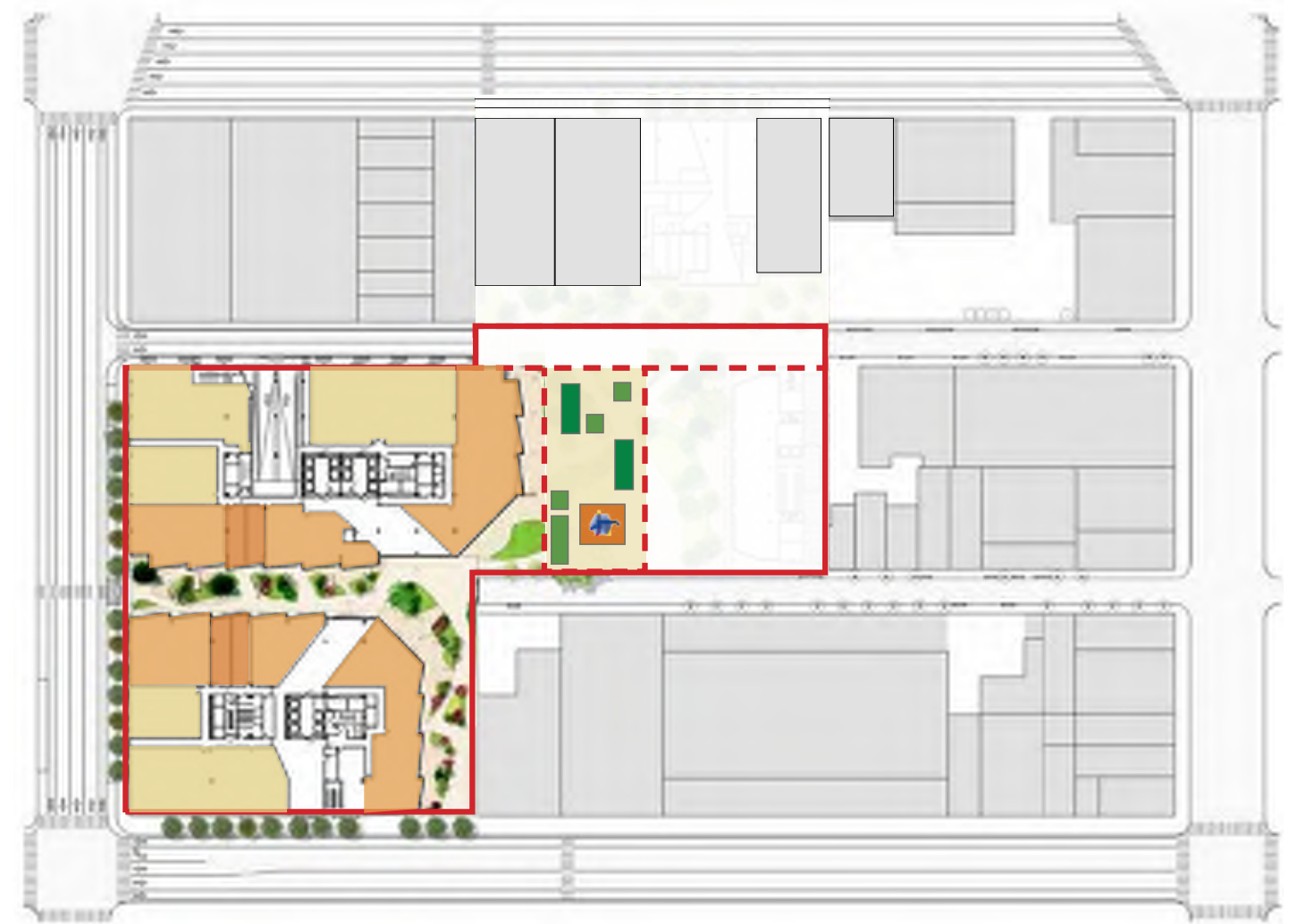
3 2,831 SF of Privately Owned Public Open Space (POPOS)

Ground Level Program

- 11,054 SF PDR
- 5,546 SF Childcare Facility



SCALE: 1" = 80' 0' 20' 40' 80' 160'



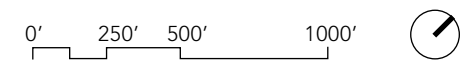


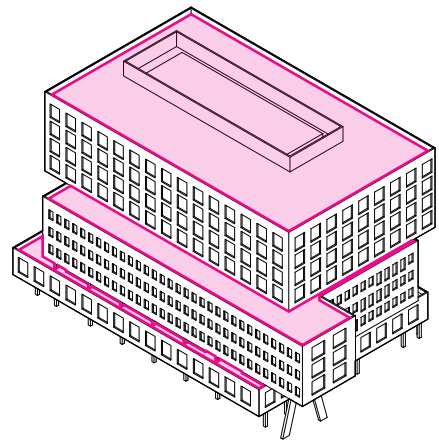


PLAN



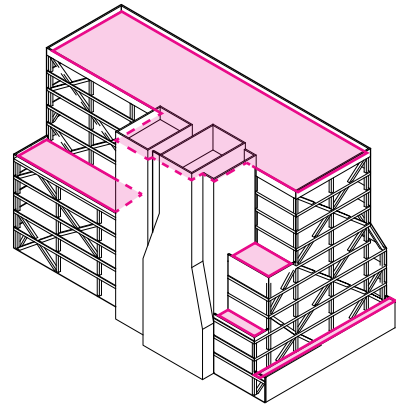
- 1 Lumber Floor
- 2 Community Living Room
- 3 'Forest Floor' Planting Area
- 4 'Green Glade' Lawn
- 5 Specimen Native Trees
- 6 Lumber Stack Seating
- 7 Play Area - All Ages
- 8 Play Area - Tot Lot
- 9 Dog Park
- 10 Picnic Tables
- 11 Retail Porch
- 12 Freelan POPOS
- 13 Bike Racks



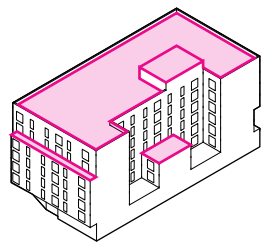


Total Building 1 Roof Area = 41,160sf
 (per SFPC section 149. a)
 Living Roof Requirement = 20,580sf
 (=50% of roof area)

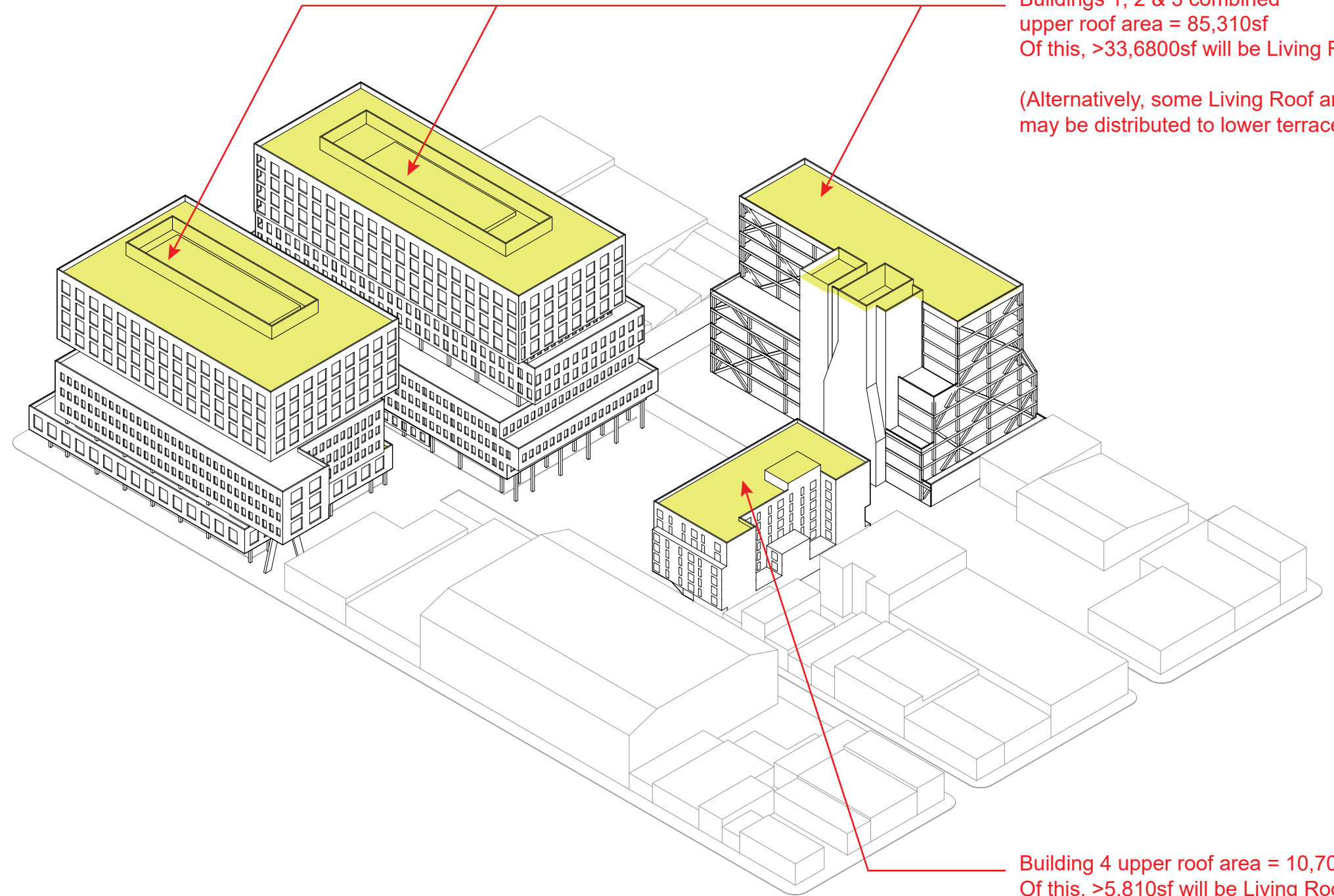
Building 2 is exempt from Living Roof requirement because it is greater than 160'



Total Building 3 Roof Area = 26,200sf
 Living Roof Requirement = 13,100sf



Total Building 4 Roof Area = 11,620sf
 Living Roof Requirement = 5,810sf



Building 2 is within 250 feet of Buildings 1 and 3. Therefore, Buildings 1 and 3 Living Roof areas can be located on Building 2 roofs. (per CGBC 5.201.1.2)

Buildings 1, 2 & 3 combined upper roof area = 85,310sf
 Of this, >33,680sf will be Living Roof.

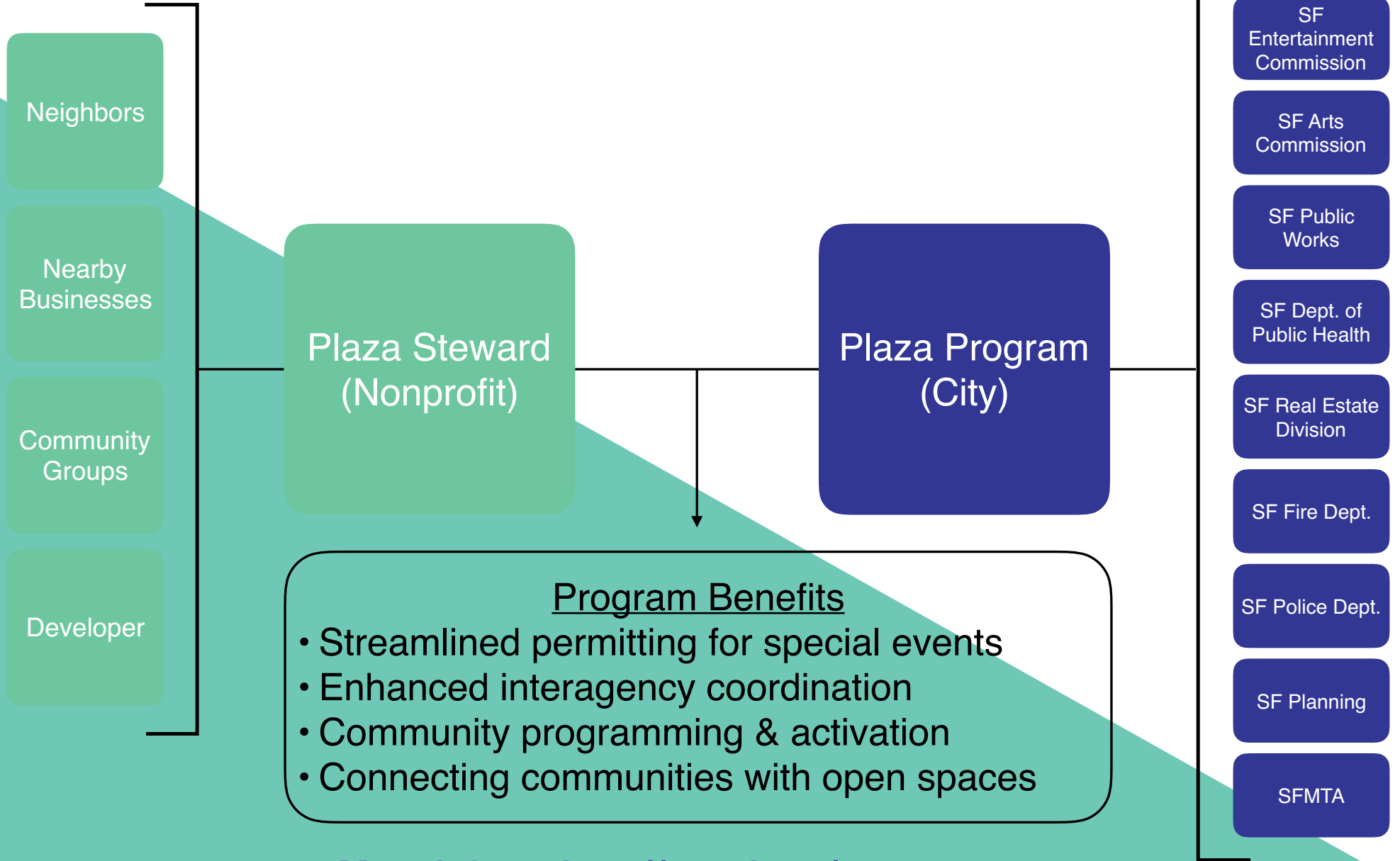
(Alternatively, some Living Roof area may be distributed to lower terraces)

Building 4 upper roof area = 10,700sf
 Of this, >5,810sf will be Living Roof.

MANAGEMENT & STEWARDSHIP: SF PLAZA PROGRAM



The SF Plaza Program is an exciting new urban plaza stewardship program designed to empower local efforts in creating more innovative, sustainable and livable solutions that support San Francisco's many vibrant communities. San Francisco's plazas are vital to the livability of the City because they create a sense of place and community for residents and visitors to enjoy the local neighborhoods.



- Program Benefits**
- Streamlined permitting for special events
 - Enhanced interagency coordination
 - Community programming & activation
 - Connecting communities with open spaces

More info at: <http://oewd.org/plaza-program>



Date	Review Meeting	Key Topics Addressed
5/1/2014	Gensler Master Plan Massing	Overall Site Massing
5/27/2015	Initial Meeting with SF Planning	Overall Site Massing
6/2/2015	Meeting with SF Planning	Overall Site Massing
6/24/2015	Meeting with SF Planning	Overall Site Massing
7/8/2016	Meeting with SF Planning	Overall Site Massing
8/4/2015	Meeting with SF Planning	Overall Site Massing
8/18/2015	Meeting with SF Planning	Overall Site Massing
9/29/2015	Meeting with SF Planning	Overall Site Massing Confirmation
6/6/2016	Meeting with SF Planning	Building 1+2 Fenestration
7/14/2016	Call with SF Planning	Building 3 Massing
2/2/2017	Call with SF Planning	Building 3 Massing
4/17/2017	Meeting with SF Planning	Buildings 3+4 Massing
5/25/2017	SF Planning Update	Site Plan
6/19/2017	Meeting with SF Planning	Buildings 3+4 Massing Confirmation, MUO District Guideline Conformance/Exceptions
9/6/2017	Public Outreach Meeting 1	Site Context Design
10/10/2017	Public Outreach Meeting 2	Park Design / Programming / Activation, Wind Mitigation
2/6/2019	Call with SF Planning	Storefront Design Update