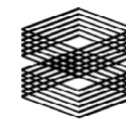




**598 BRANNAN STREET
PLANNING COMMISSION HEARING
PHASE 2 - OFFICE ALLOCATION
3 DECEMBER 2020**

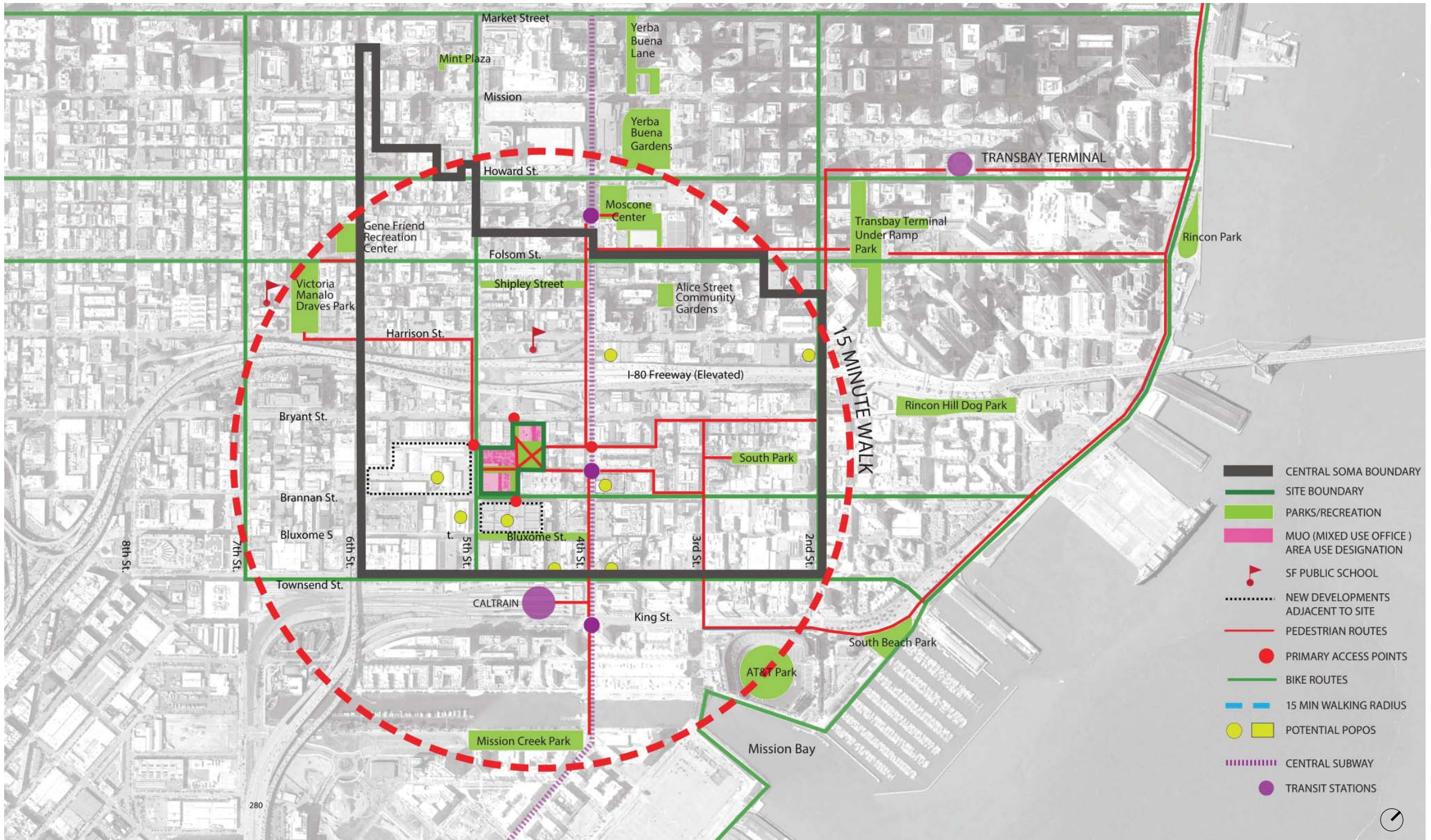


MICHAEL
MALTZAN
ARCHITECTURE

adamson
ASSOCIATES | ARCHITECTS

BIEDERMAN
REDEVELOPMENT
VENTURES

SAN FRANCISCO
Parks
Alliance
OUR CITY. OUR PARKS.



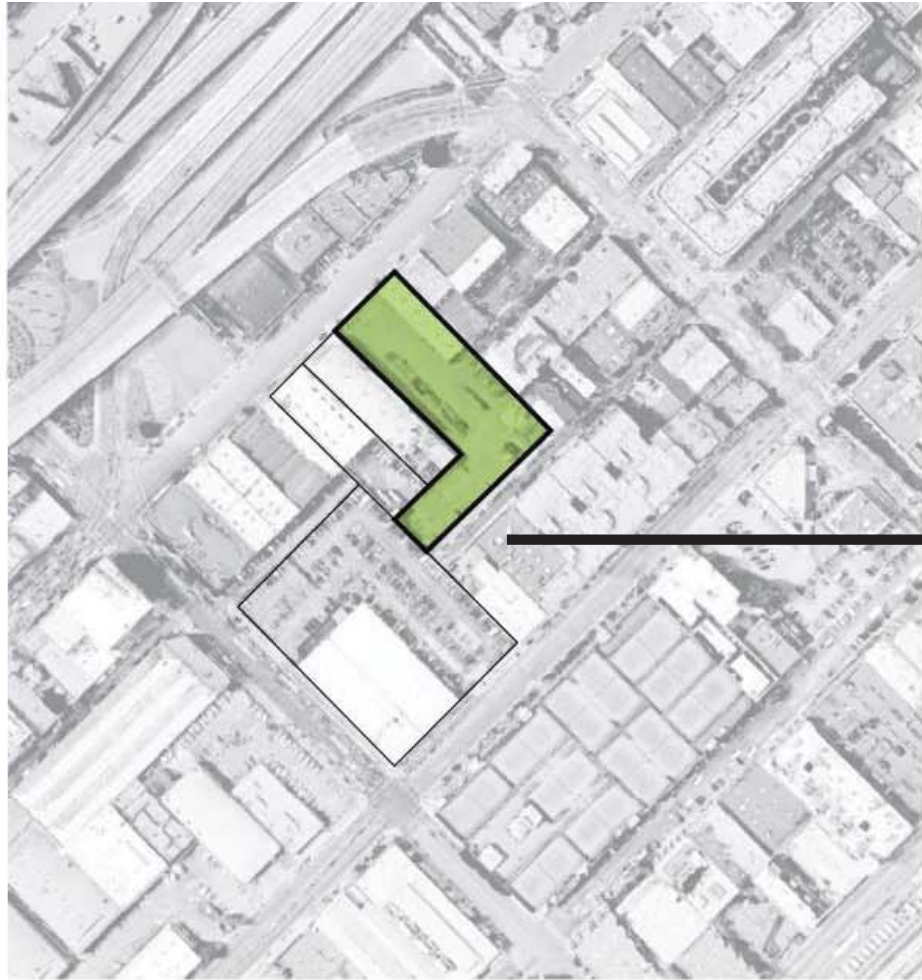
- CENTRAL SOMA BOUNDARY
- SITE BOUNDARY
- PARKS/RECREATION
- MUO (MIXED USE OFFICE) AREA USE DESIGNATION
- SF PUBLIC SCHOOL
- NEW DEVELOPMENTS ADJACENT TO SITE
- PEDESTRIAN ROUTES
- PRIMARY ACCESS POINTS
- BIKE ROUTES
- 15 MIN WALKING RADIUS
- POTENTIAL POPOS
- CENTRAL SUBWAY
- TRANSIT STATIONS



CENTRAL SOMA MASTER PLAN

2020.12.03





EXISTING SFPUC LOT

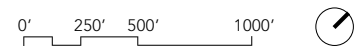
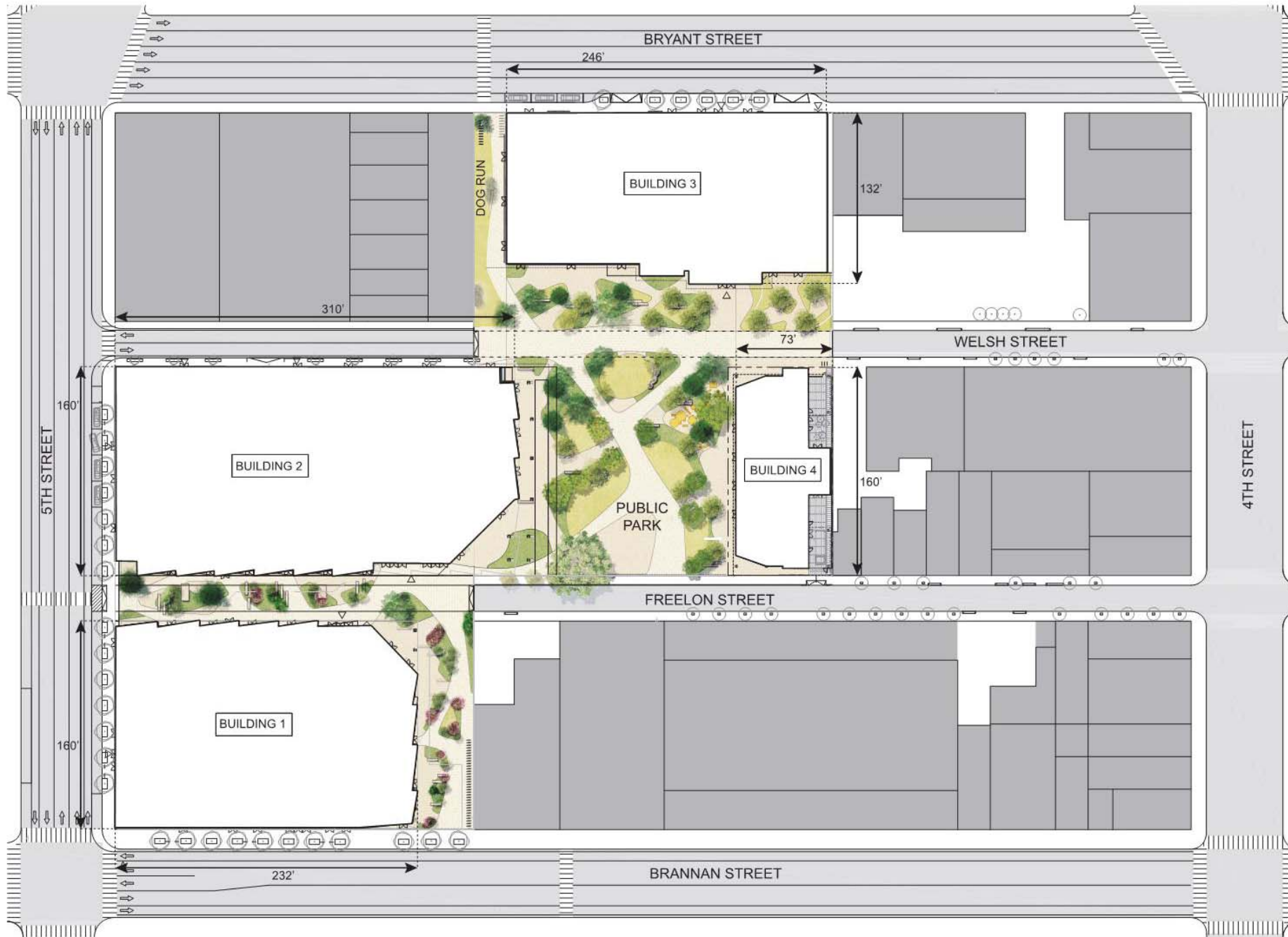
- Address: 639 Bryant Street
- Site Area: 60,000 SQFT



FUTURE SFPUC LOT

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





SITE PLAN

2020.12.03

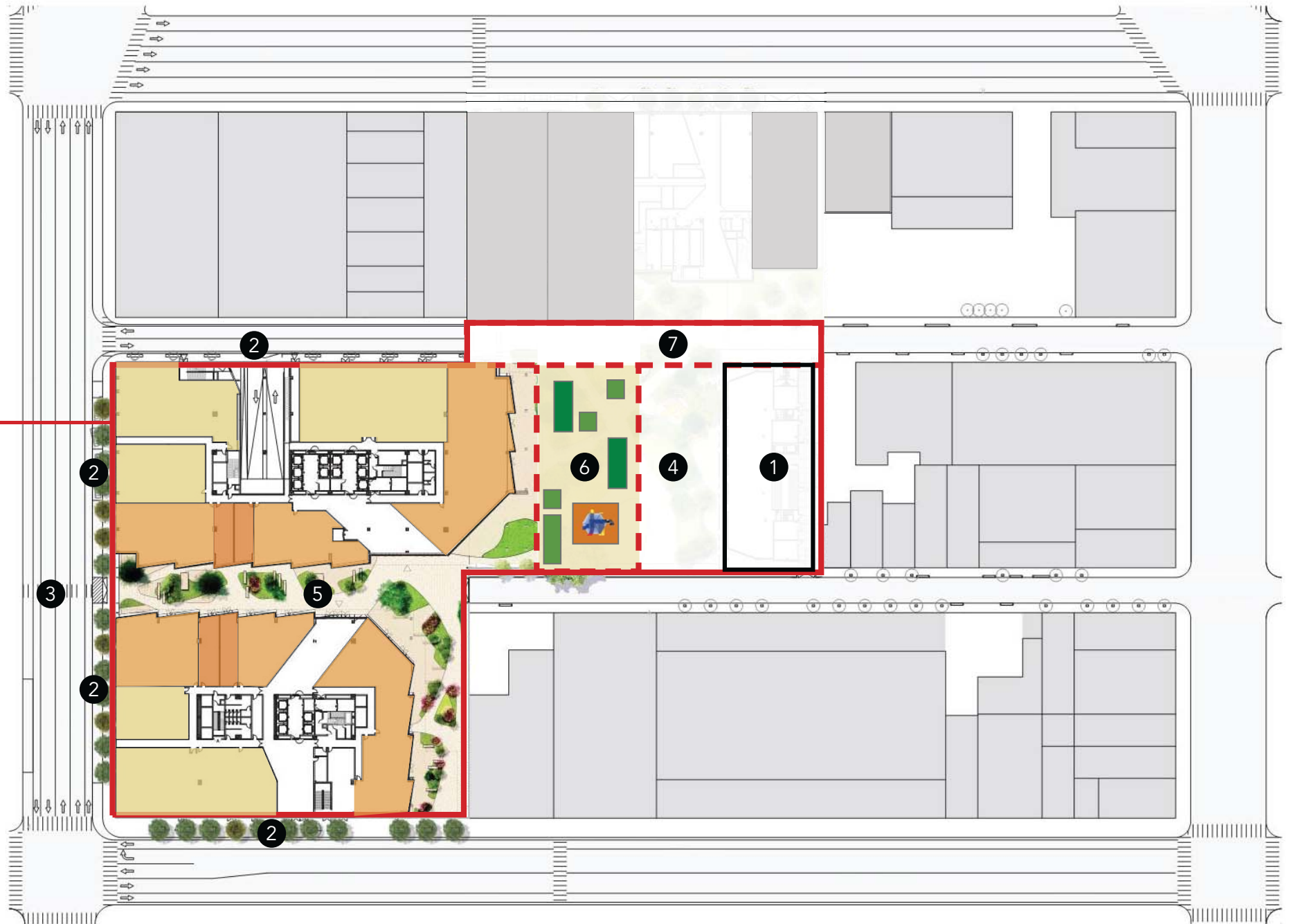
INTERIM PHASE

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

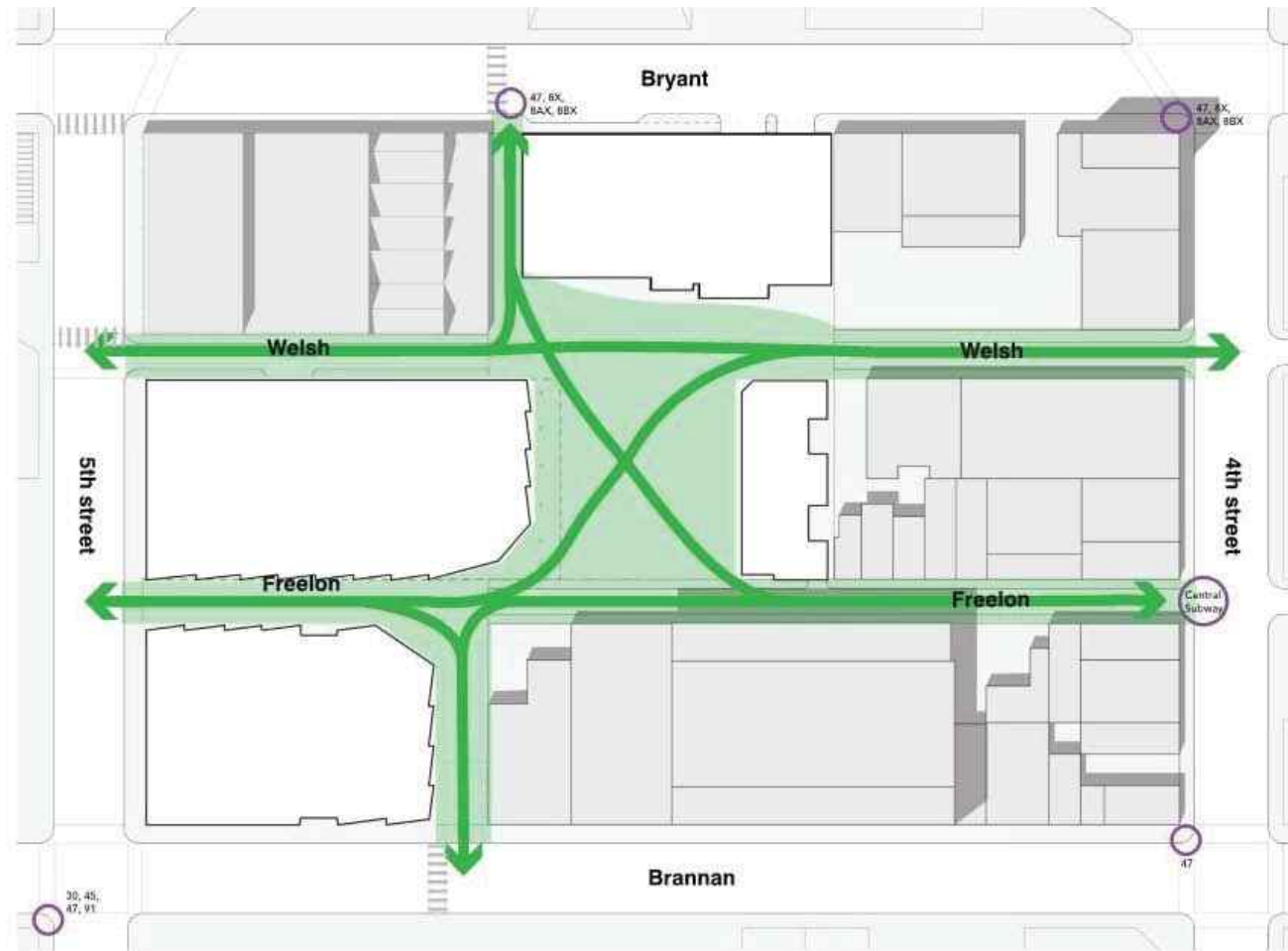
- 37,527 SF PDR
- 11,890 SF Neighborhood-Serving Retail



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

PROJECT PHASING

2020.12.03



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

PHASE 2

Building 3 & Park

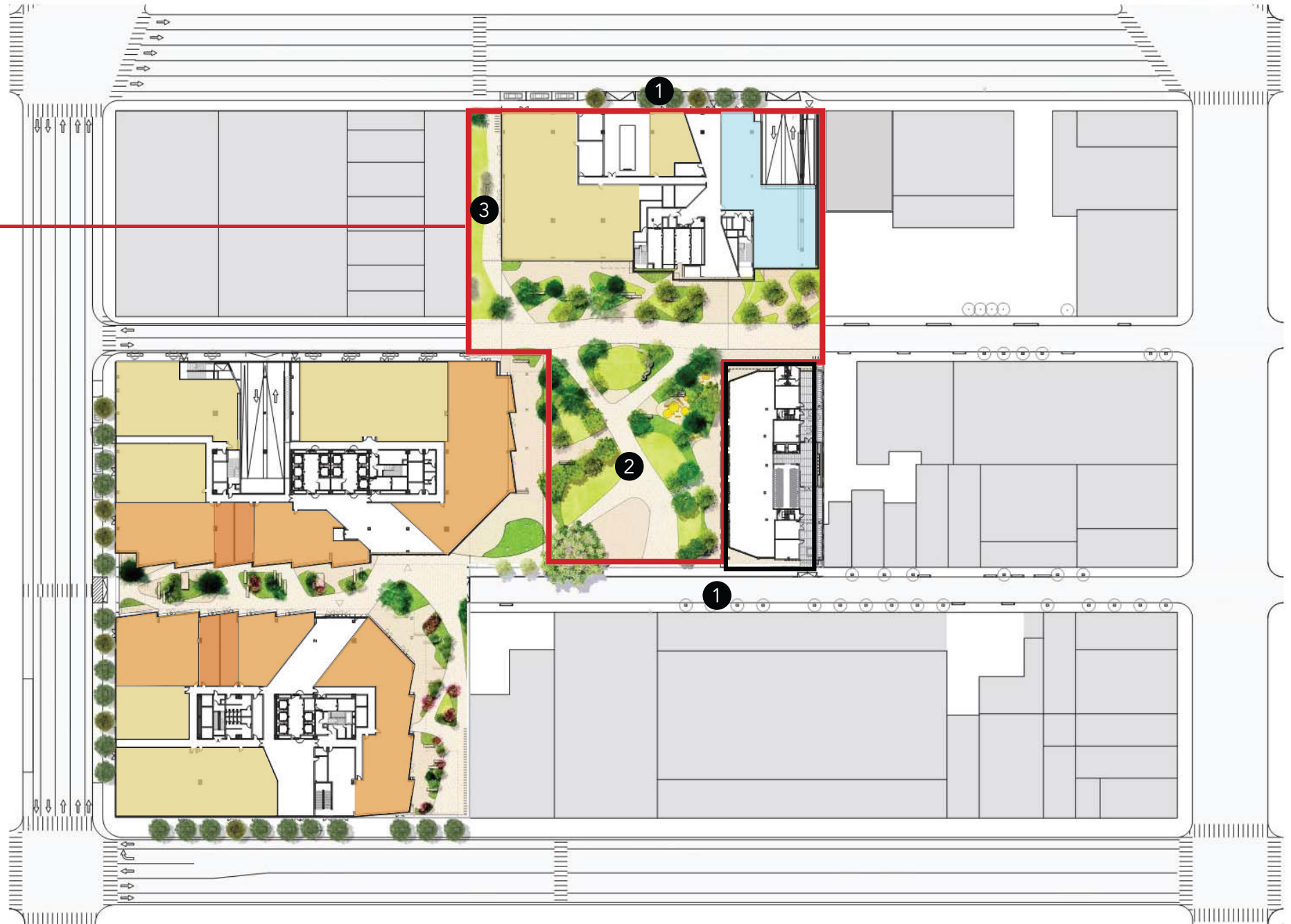
- 1 Sidewalk and alley improvements along 5th, Brannan and Welsh streets
- 2 Development of park, featuring a tot lot, all-age playground, dog-run, and a 10,000 SF "community living room"

Maintenance and active programming for the park

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

Ground Level Program

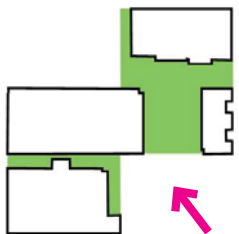
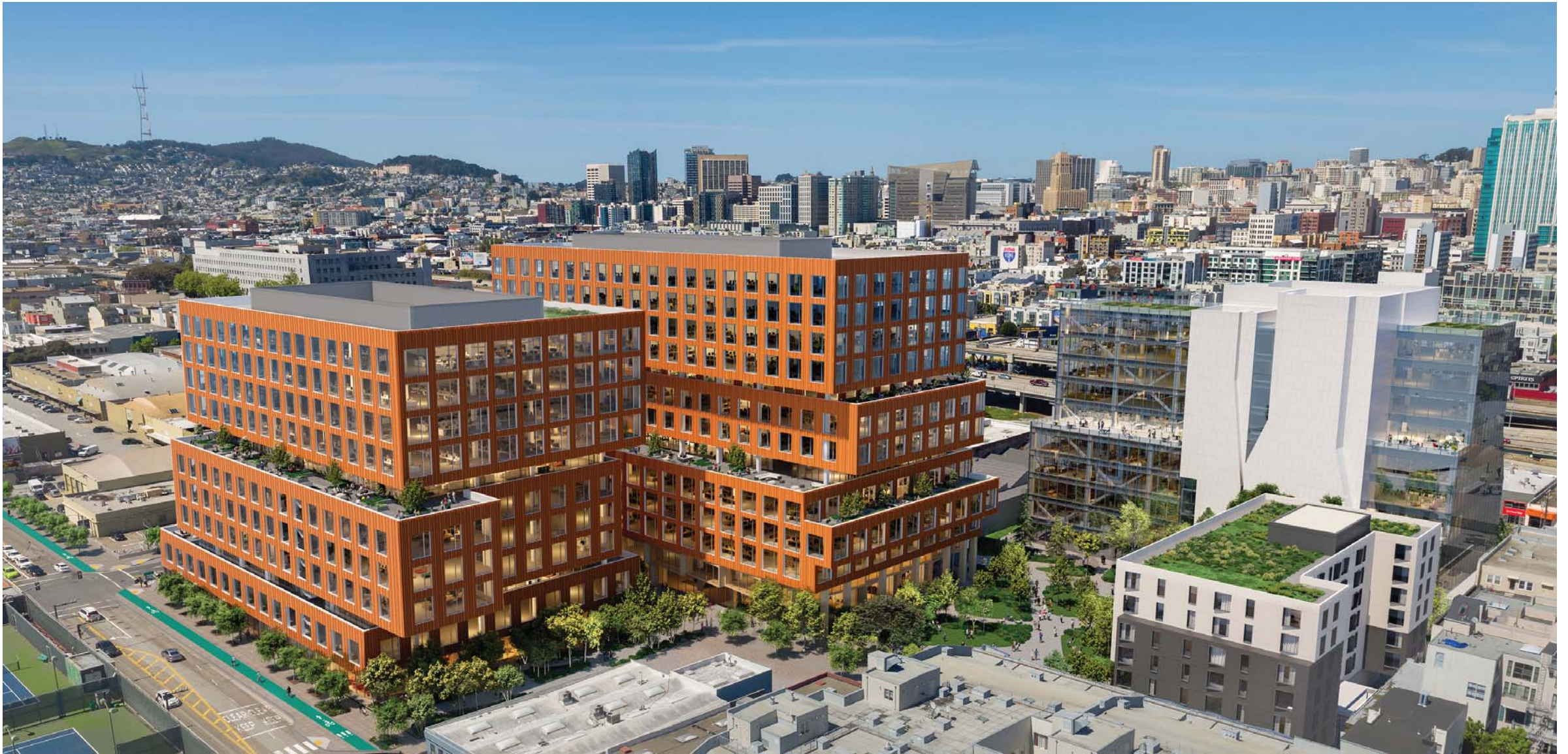
- 11,054 SF PDR
- 5,546 SF Childcare Facility



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

PROJECT PHASING

2020.12.03





AERIAL VIEW OF PARK

2020.12.03



VIEW OF FREELON ALLEY POPOS

2020.12.03



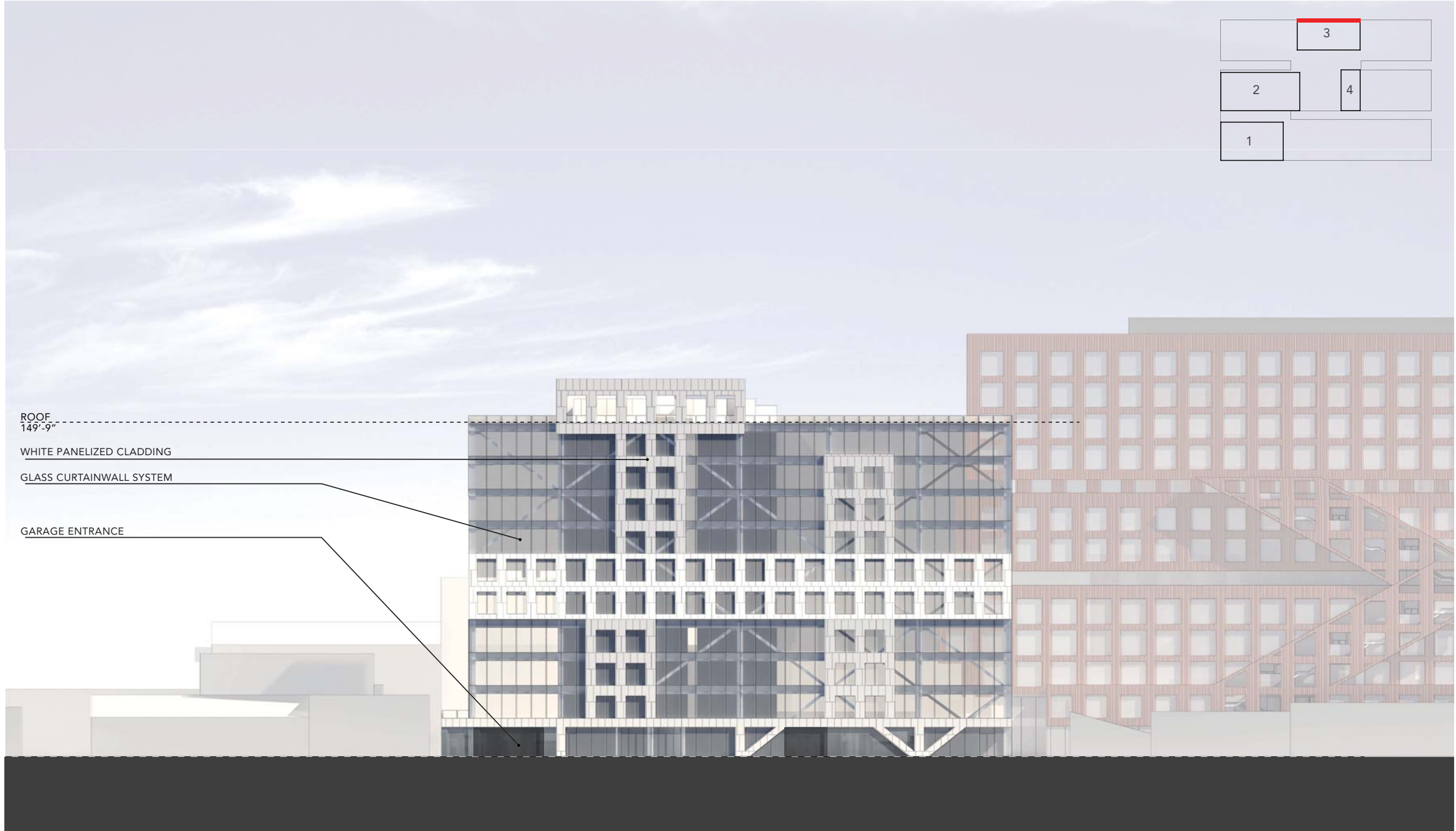
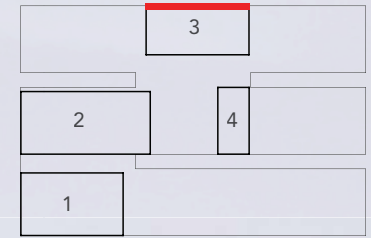
VIEW OF URBAN PORCH

2020.12.03



VIEW OF BUILDING TERRACES

2020.12.03



ROOF
149'-9"

WHITE PANELIZED CLADDING

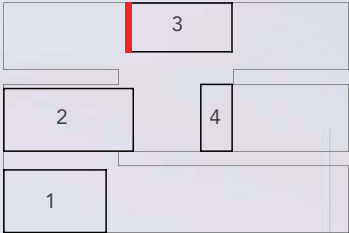
GLASS CURTAINWALL SYSTEM

GARAGE ENTRANCE

0' 10' 20' 40' 80'

BUILDING 3 | NORTHWEST ELEVATION

2020.12.03



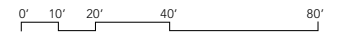
ROOF
149'-9"

TERRACOTTA FACADE

FRAMELESS GLASS CURTAINWALL SYSTEM

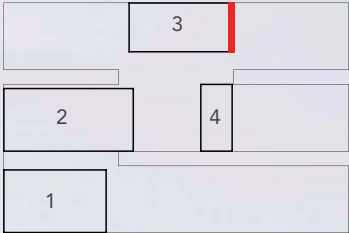
BRYANT STREET

WELSH ST.



BUILDING 3 | SOUTHWEST ELEVATION

2020.12.03

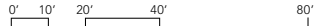


ROOF
149'-9"

TERRACOTTA FACADE

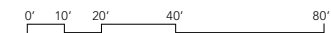
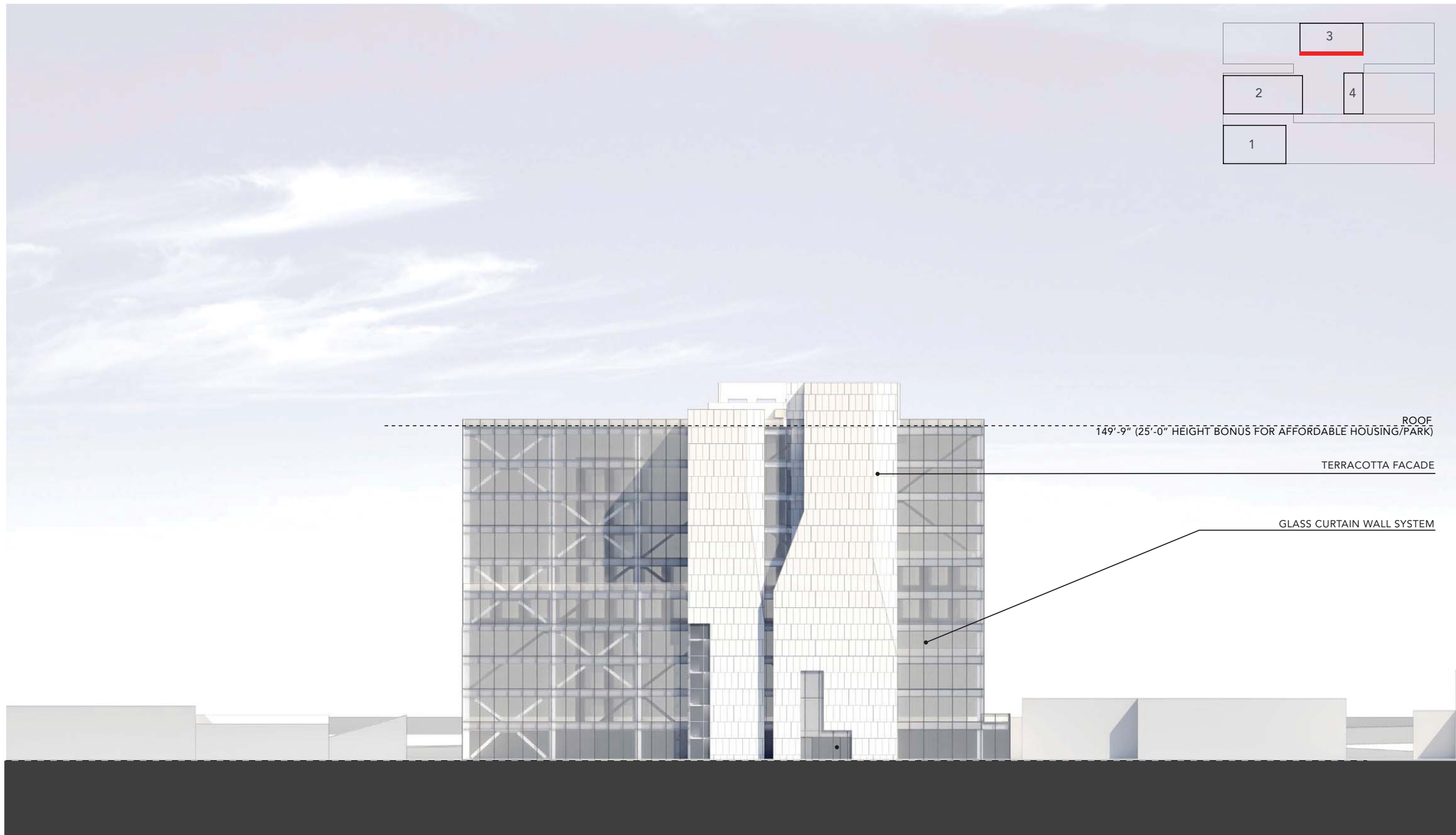
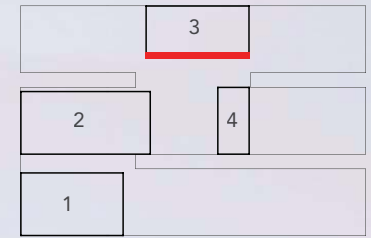
GLASS CURTAINWALL SYSTEM

BRYANT STREET



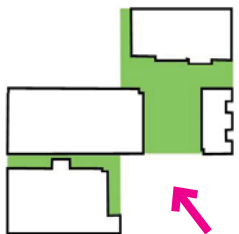
BUILDING 3 | NORTHEAST ELEVATION

2020.12.03



BUILDING 3 | SOUTHEAST ELEVATION

2020.12.03



OVERALL SITE DESIGN - DIFFERENTIATED FORMS + MATERIALS

2020.12.03



OWNER
TISHMAN SPEYER

MICHAEL
MALTZAN
ARCHITECTURE

DESIGN ARCHITECT
MICHAEL MALTZAN ARCHITECTURE, INC.



ARCHITECT OF RECORD
ADAMSON ASSOCIATE, INC.



PARK ACTIVATION,
PROGRAMMING + MAINTENANCE
BIEDERMAN REDEVELOPMENT VENTURES



COMMUNITY ENGAGEMENT
PARKS ALLIANCE / PLACE LAB