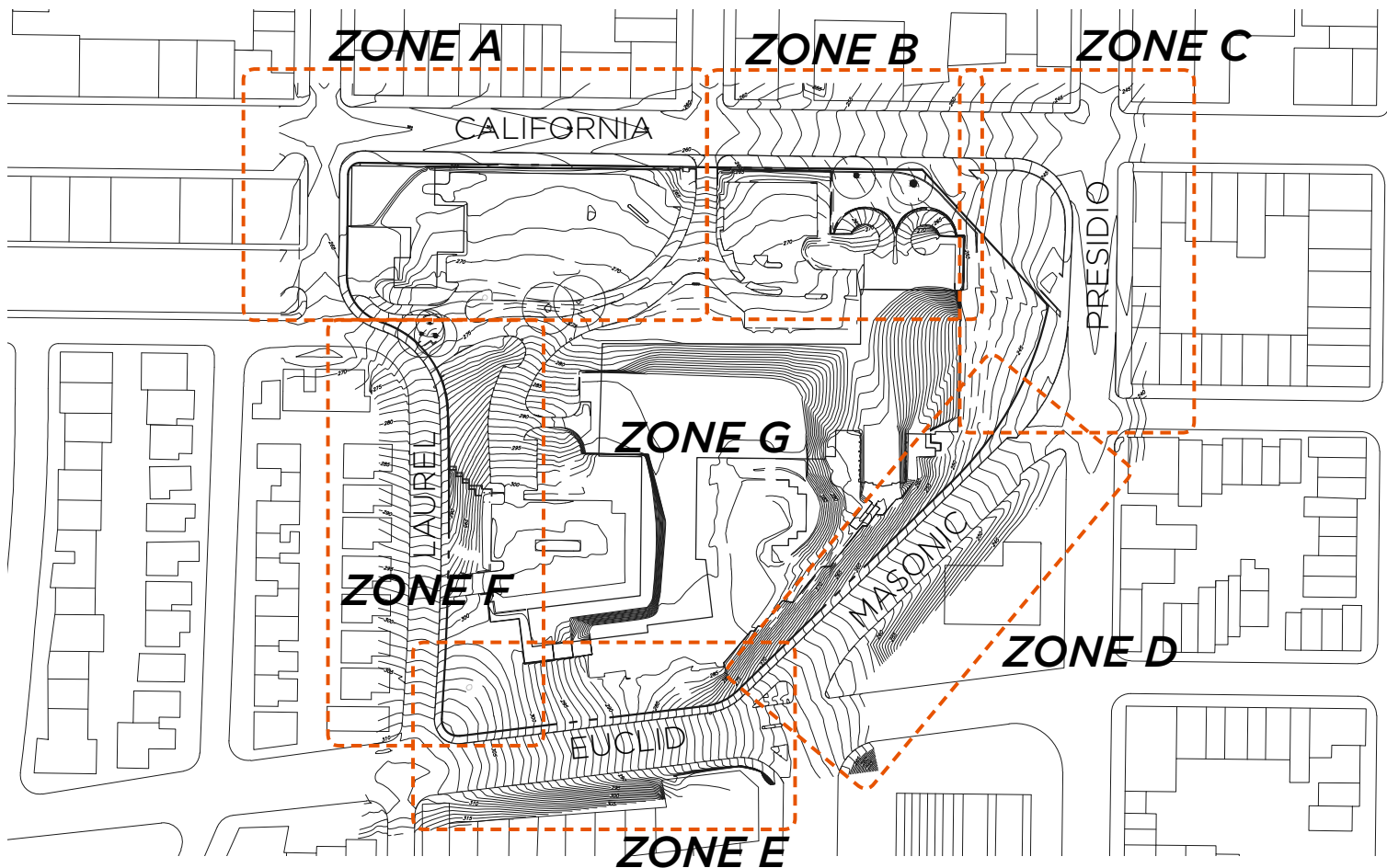
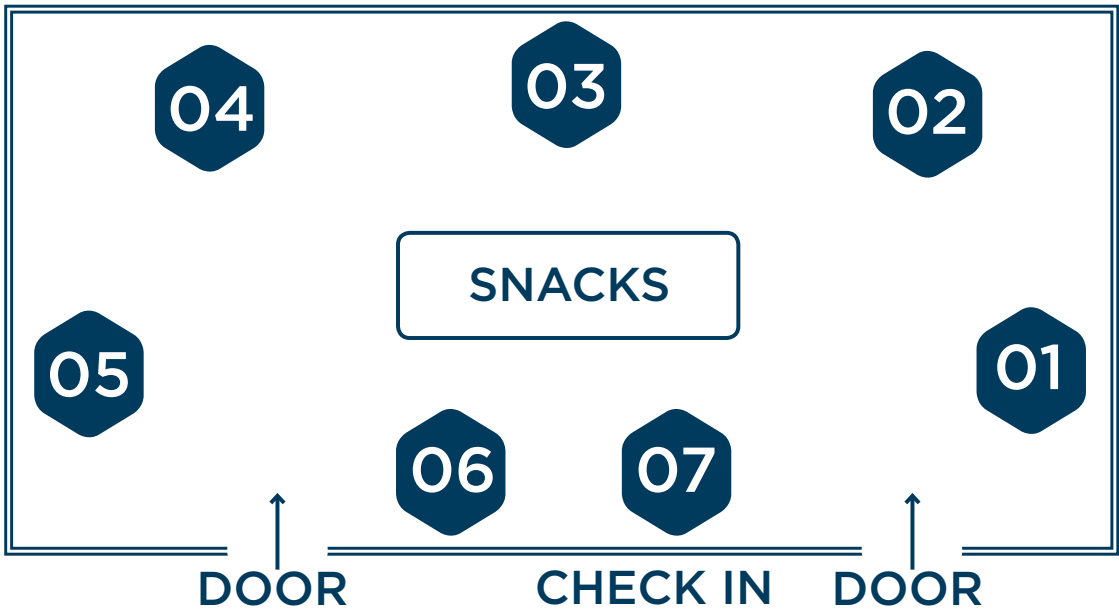


OO.WELCOME

In this meeting, we intend to translate what we learned at the July and September meetings into site plan studies, architectural design ideas, proposed uses, and how these uses interact on and off the site through circulation, mobility options and community interfaces. We will also review building massing and the relationship of buildings on the site to each other and to the surrounding neighborhoods. The community will be encouraged to provide interactive feedback.



ROOM LAYOUT



STATION THEMES:

- 01 - Site Today
- 02 - Open Space/Landscape
- 03 - Existing Building (G)
- 04 - California / Presidio (A/B)
- 05 - Euclid / Masonic (E/D)
- 06 - Laurel (F)
- 07 - Pin-it!

Community Meeting // Team Introductions & Development // May-Aug. 2015

Community Meeting // Community Values Workshop // July 22, 2015

Community Meeting // Urban Design, Building Program & Architecture Workshop // Sept. 21, 2015 -

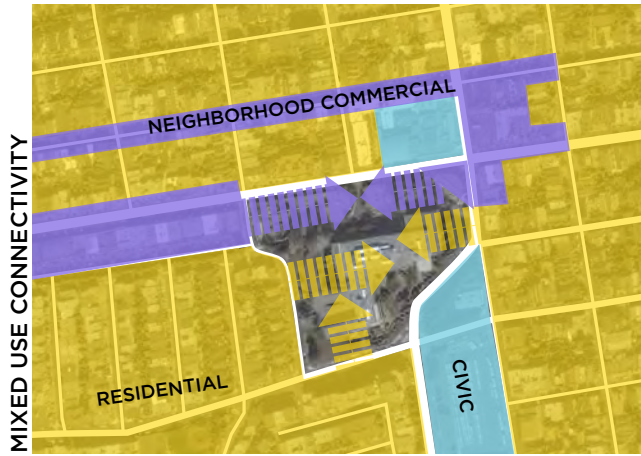
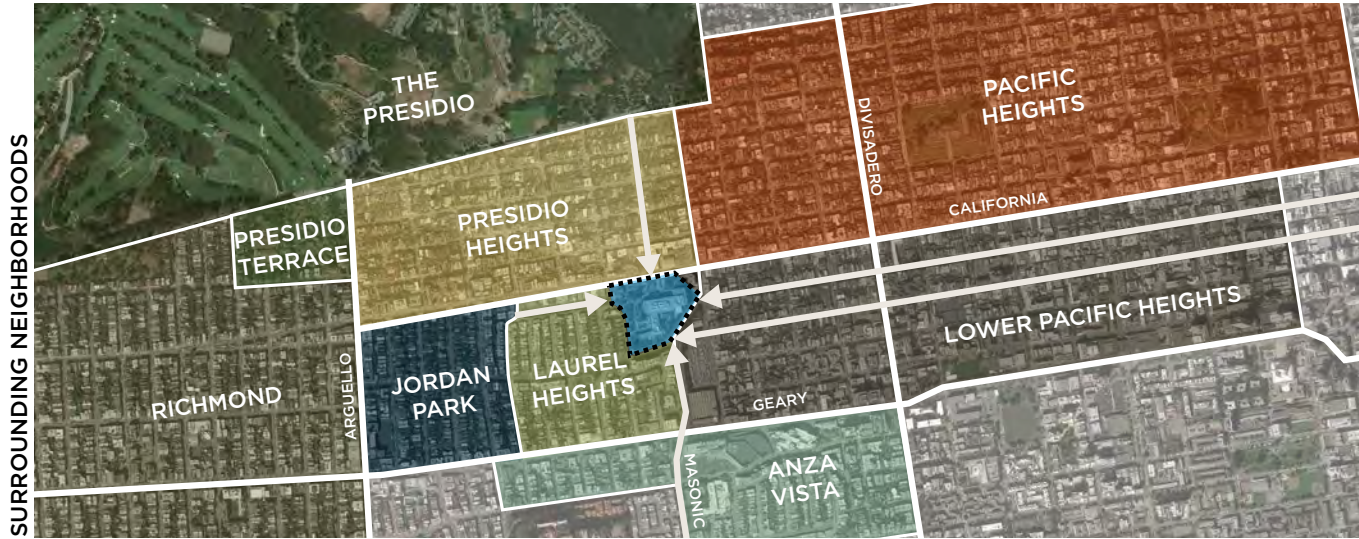
Community Meeting // Preliminary Design Exploration //Oct. 26, 2015

Please visit one of the stations - we're looking forward to chatting with you. There is no order, so meander freely.

Community Meeting // Design Presentation to Community // Dec. 8, 2015

02.OPEN SPACE/LANDSCAPE

URBAN DESIGN CONSIDERATIONS



TRANSIT ROUTES



PEDESTRIAN ROUTES AND BIKE ROUTES

AREA MOBILITY + TRANSPORTATION



PARKING - ON AND OFF SITE



VEHICULAR TRAVEL

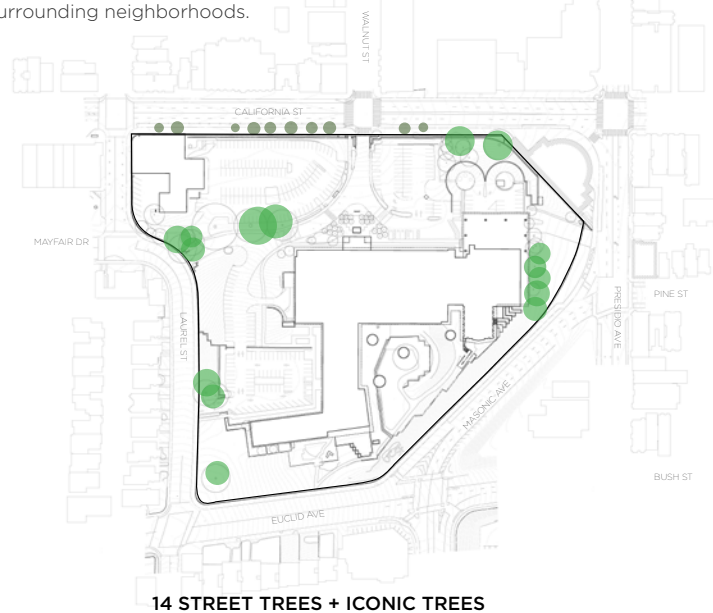
02. OPEN SPACE/LANDSCAPE

COMMUNITY FEEDBACK

“We like looking at the green of the site.”
“Keep the oaks, redwoods and cypress.”

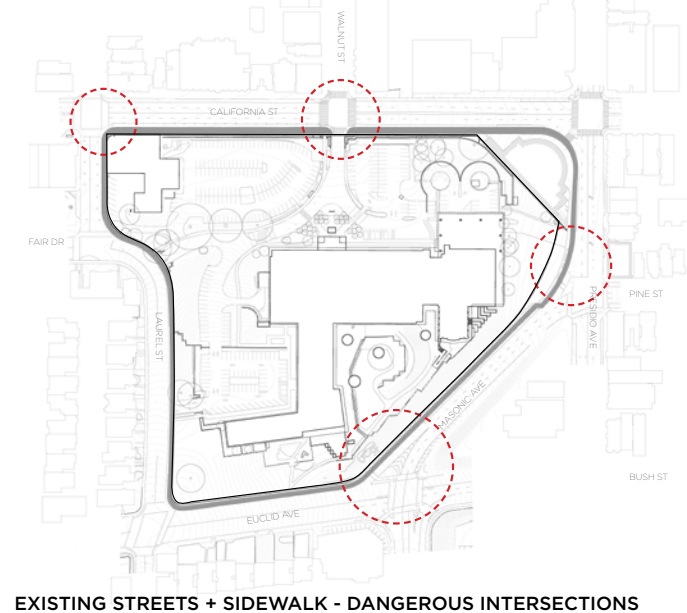
Design Value: Create a harmonious relationship between the “new” and “existing” by enhancing the unique qualities and special character of the surrounding neighborhoods.

EXISTING



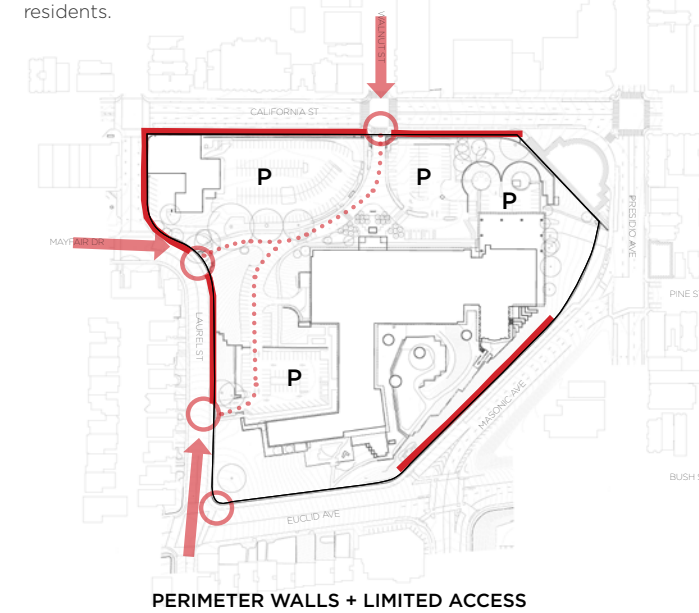
“Improve bike & pedestrian safety.”
“Improve the Masonic, Euclid and Presidio edges.”

Design Value: Create a walk-able and transit oriented community that provides a variety of mobility options.



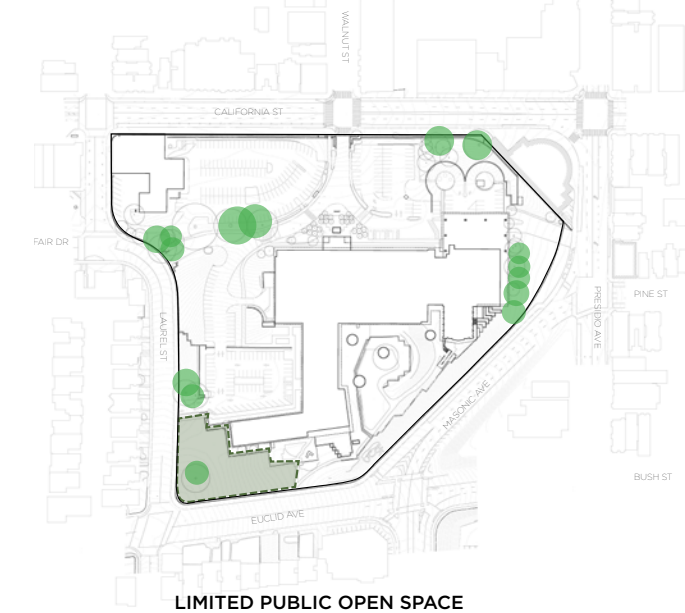
“Take down the walls.”
“Give people the ability to walk through the site.”

Design Value: Create a welcoming, walk-able and connected site that feels like a neighborhood and serves the community and its new residents.

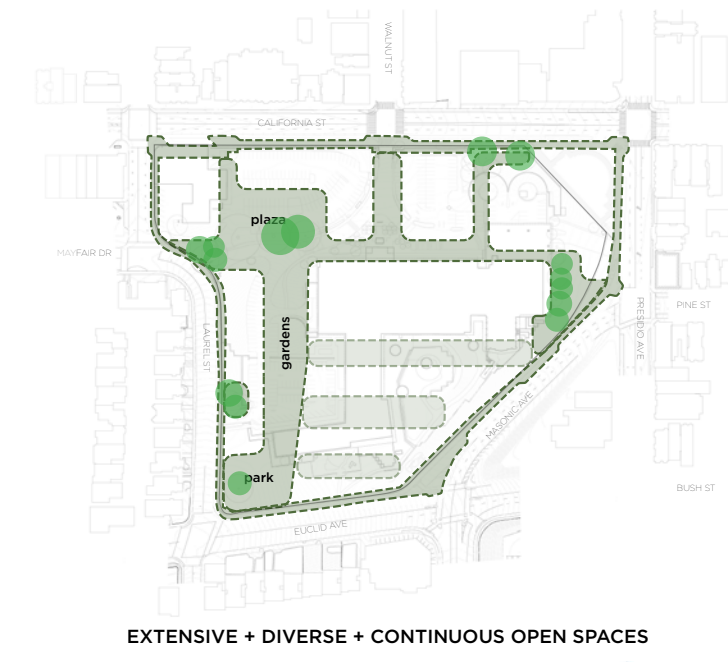
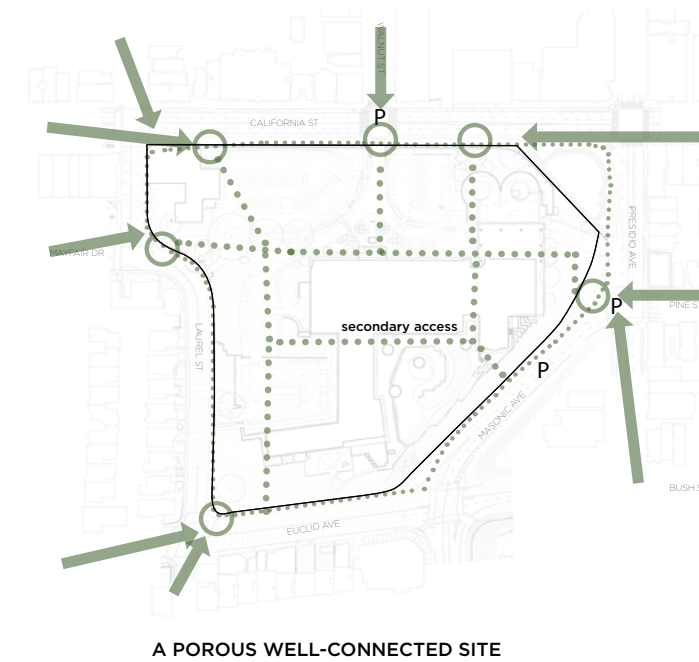
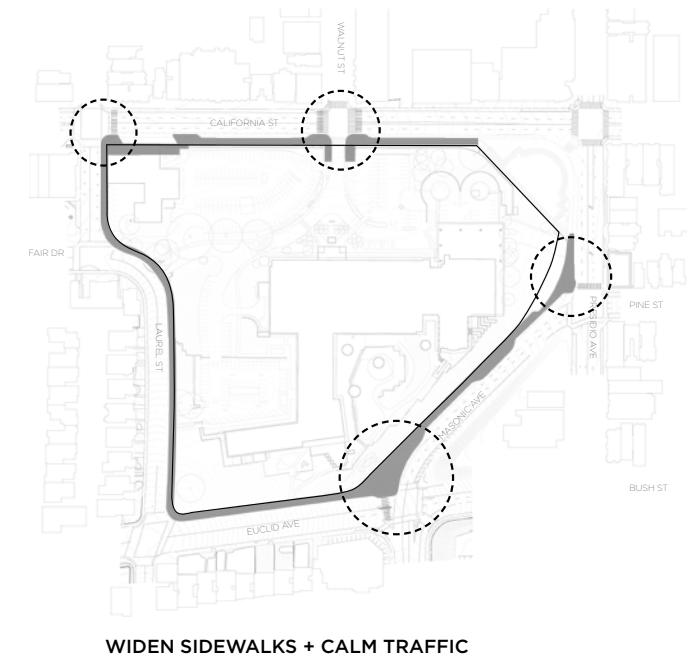


“We want open space for the community.”
“Keep the open space at Euclid & Laurel.”

Design Value: Create a variety of landscaped open spaces that offer unique outdoor experiences and uses.



POTENTIAL



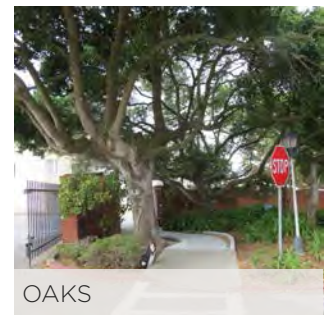
02. OPEN SPACE/LANDSCAPE

CHARACTER OF OPEN SPACES

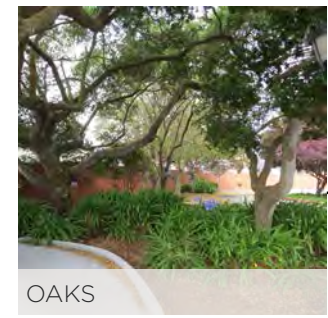
Design Value: Create a variety of landscaped open spaces that offer unique outdoor experiences and uses.



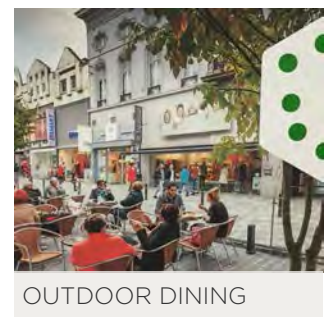
STREET TREES



OAKS



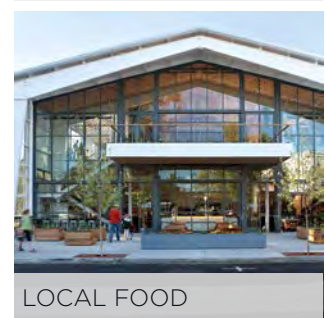
OAKS



OUTDOOR DINING



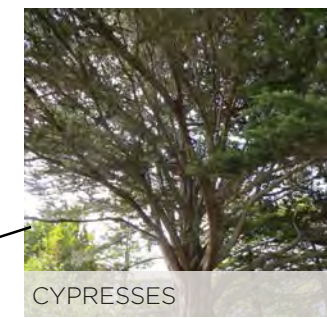
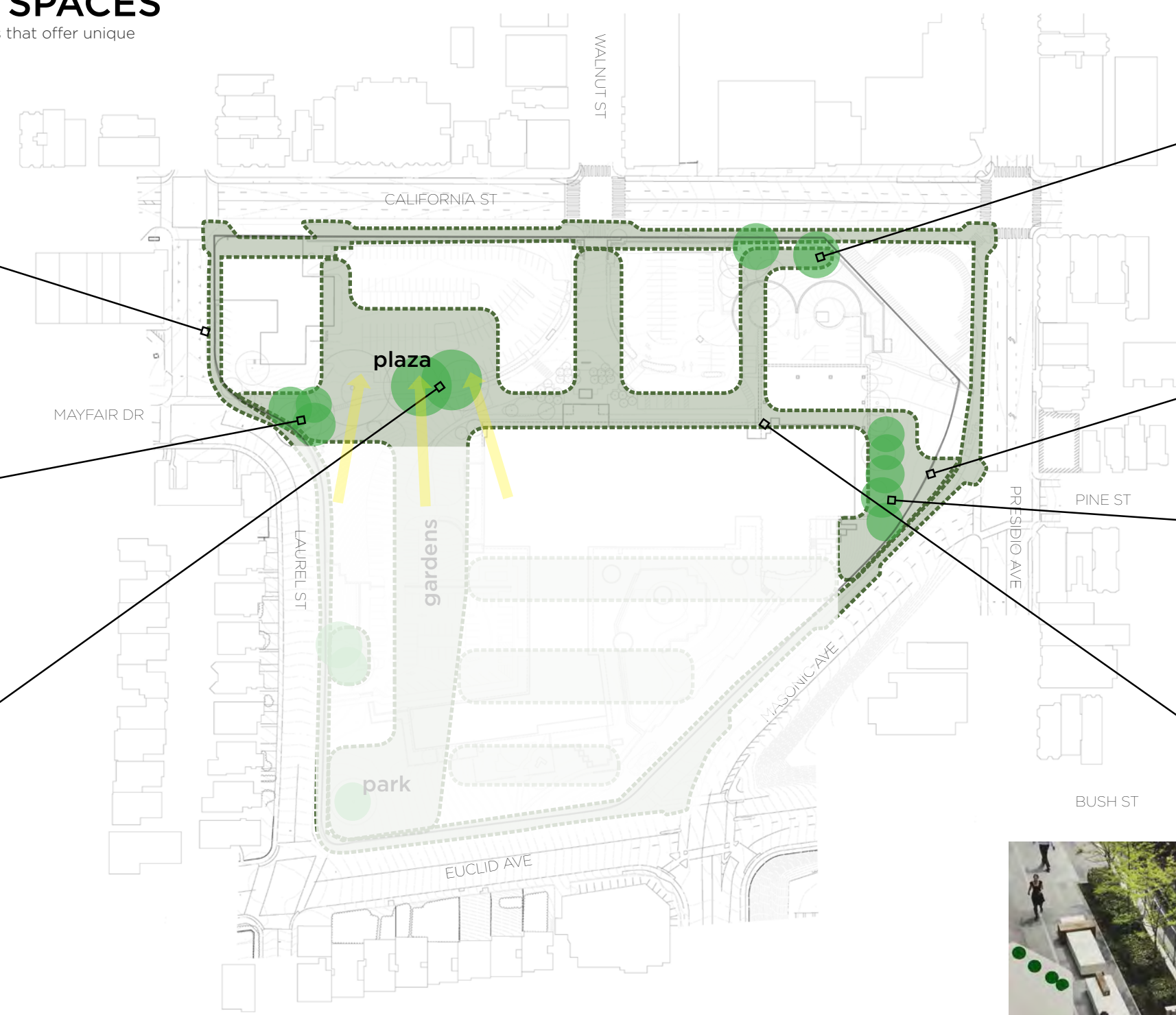
FARMERS MARKET



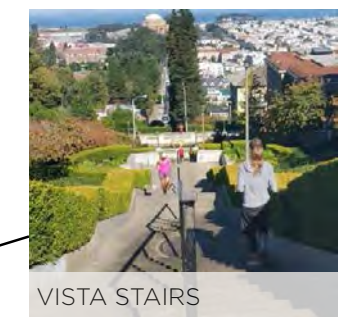
LOCAL FOOD



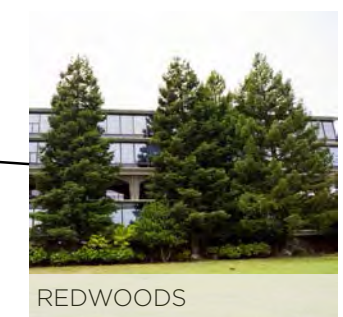
CYPRESSES



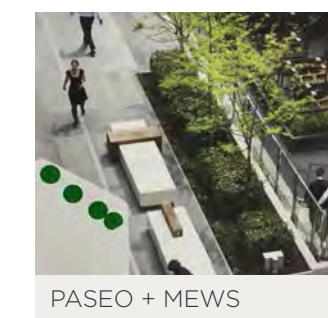
CYPRESSES



VISTA STAIRS



REDWOODS



PASEO + MEWS



PASEO + MEWS



PASEO + MEWS

02. OPEN SPACE/LANDSCAPE

CHARACTER OF OPEN SPACES

Design Value: Create a variety of landscaped open spaces that offer unique outdoor experiences and uses.



OAKS



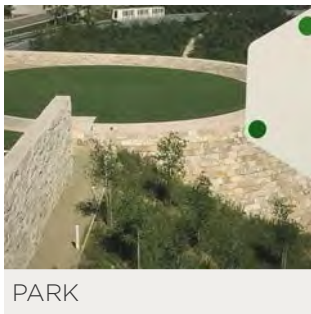
OAKS



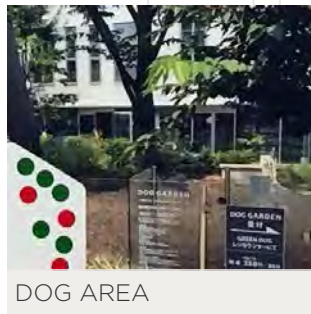
PARK



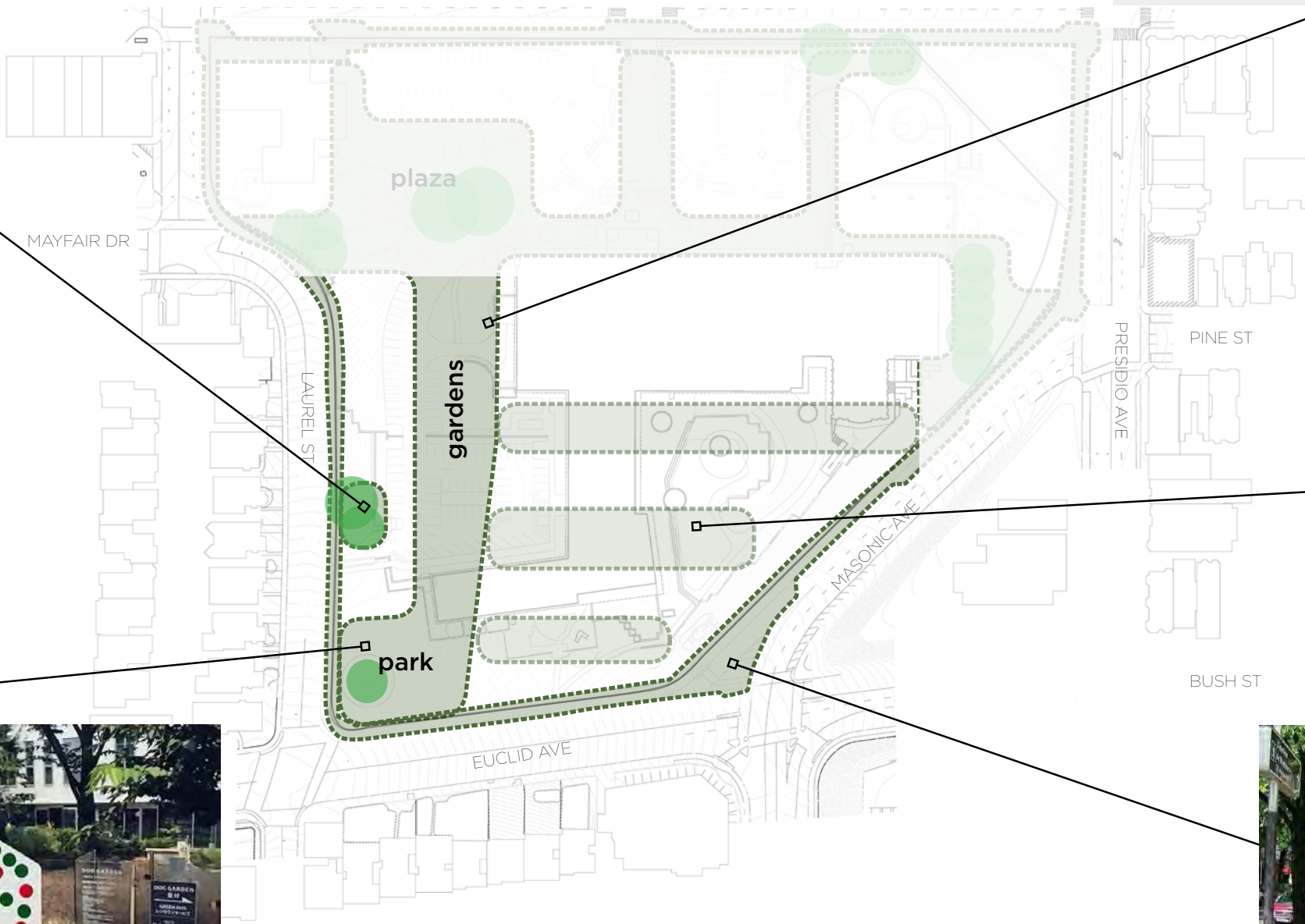
PARK



PARK



DOG AREA



STEPS



TERRACE GARDENS



GARDENS



CONTEMPLATE



CONTEMPLATE



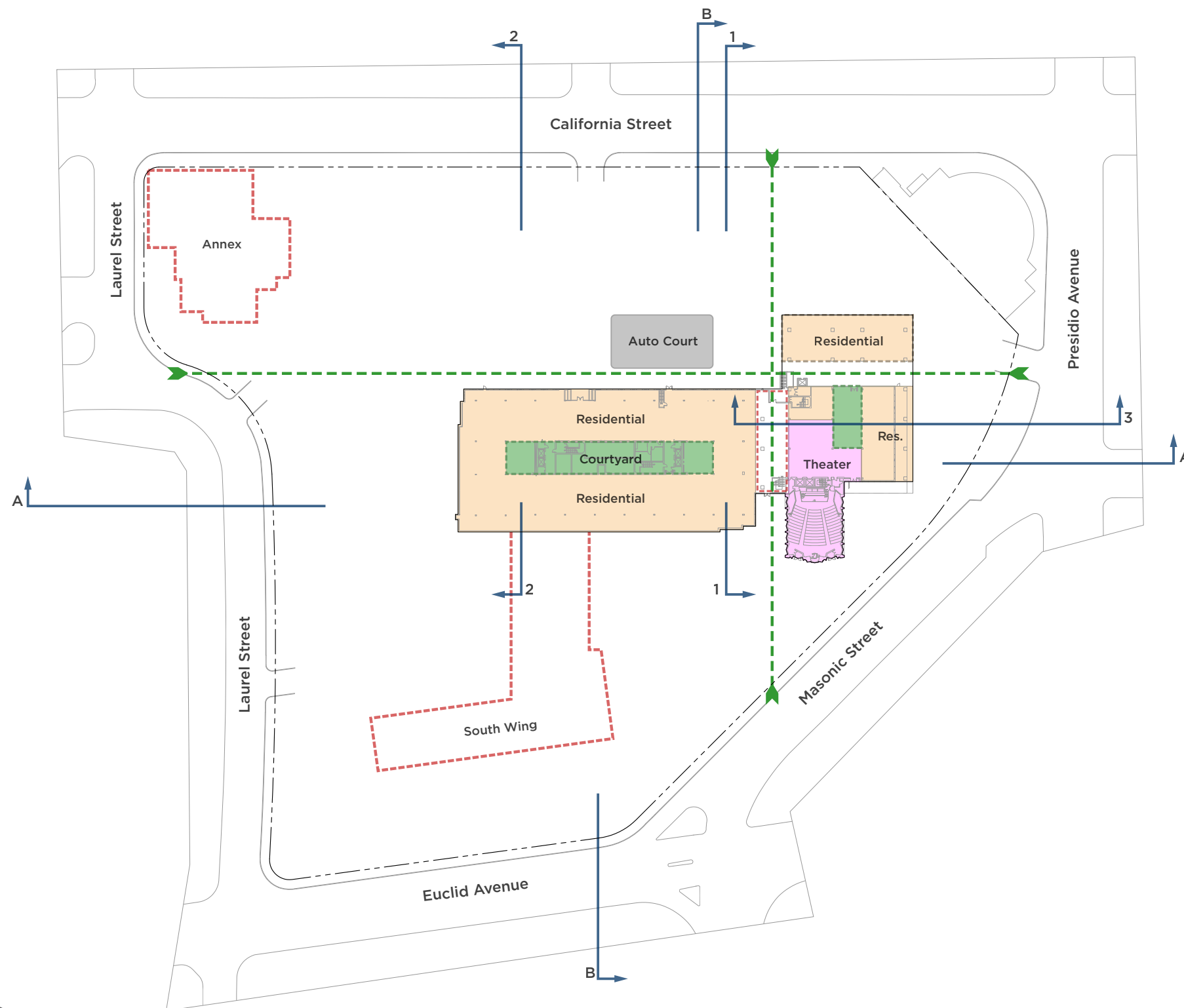
MINGLE



STREET TREES

03. ADAPTIVE RE-USE OF EXISTING BUILDING

- Through Site Links
- To be Demolished
- Retail
- Theater
- Residential
- Courtyard



G Design Value: Create and build on existing area resources where people can shop, live, work, learn, relax and play.



G Design Value: Create a welcoming, walkable and connected site that feels like a neighborhood and serves the community and its new residents.



ZONE G - EXISTING BUILDING

Community Meeting - Preliminary Design Exploration
October 26, 2015

All measurements and diagrams are preliminary in nature and approximate. They are for general illustrative purposes only.

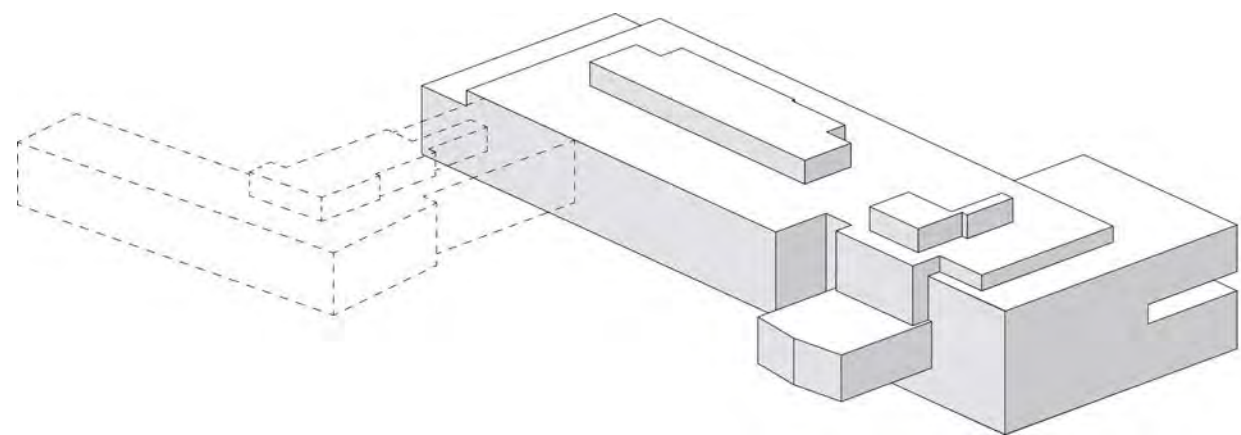


3333 California Street // www.3333calsf.com

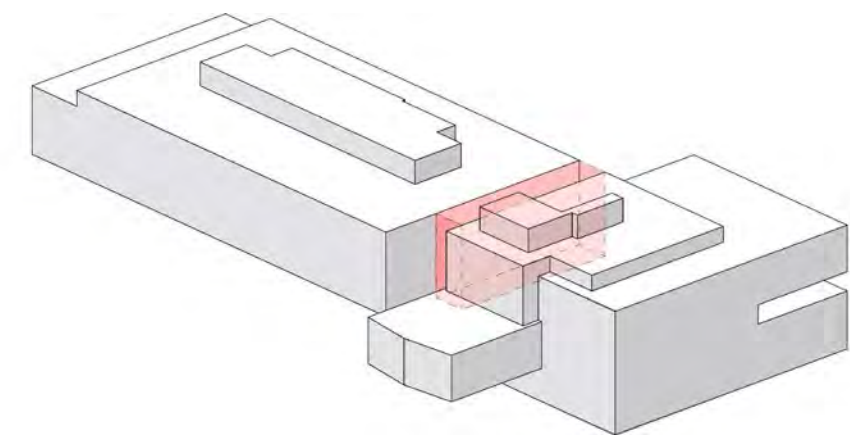


SKS

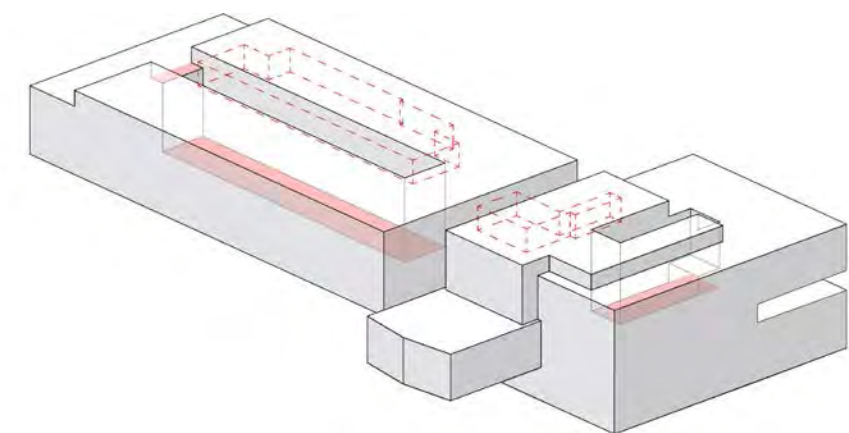
03. ADAPTIVE RE-USE OF EXISTING BUILDING



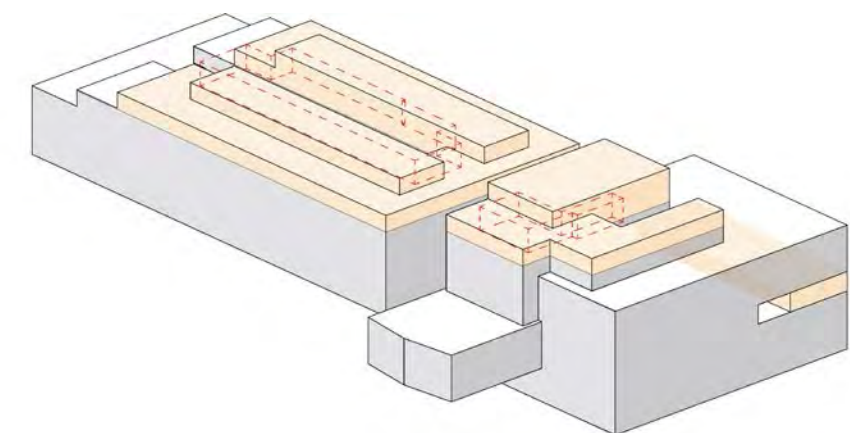
① DEMOLISH SOUTH WING



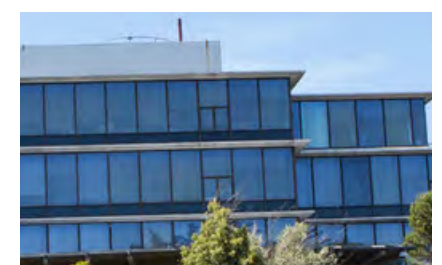
② SEPARATE EAST AND WEST WINGS



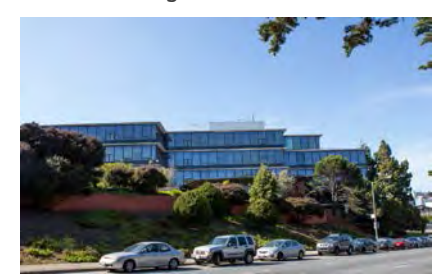
③ CREATE INTERNAL COURTYARDS



④ REDISTRIBUTE UPPER FLOORS AROUND CENTER OF BUILDING



View of Building from Euclid and Masonic



View of Building from Euclid and Masonic



View of South Wing from Euclid & Masonic



View of South Wing from Laurel & Euclid



View of Existing Site Parking

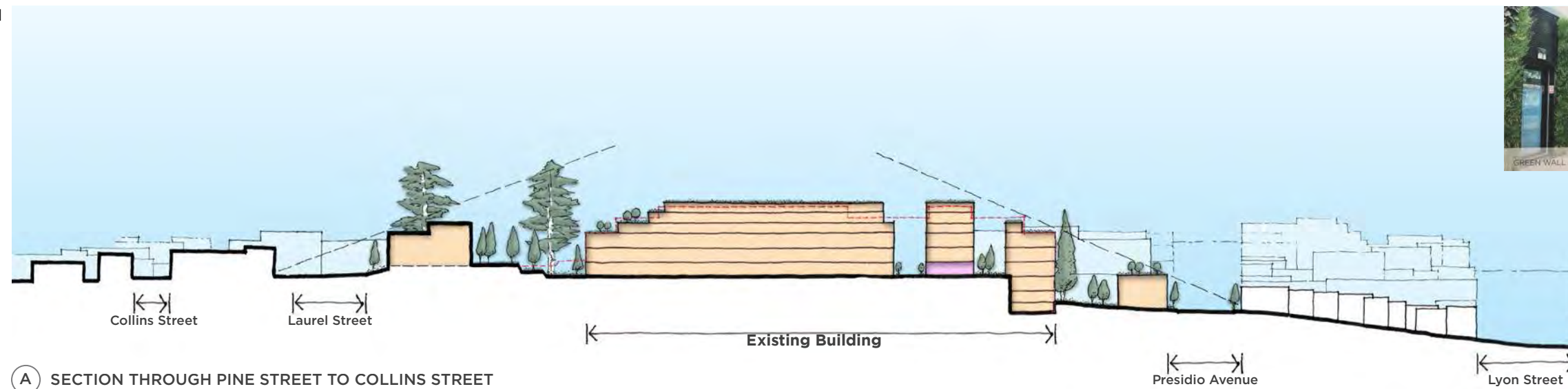
ZONE G - EXISTING BUILDING: ADAPTIVE RE-USE STRATEGY

Community Meeting - Preliminary Design Exploration
October 26, 2015

All measurements and diagrams are preliminary in nature and approximate. They are for general illustrative purposes only.

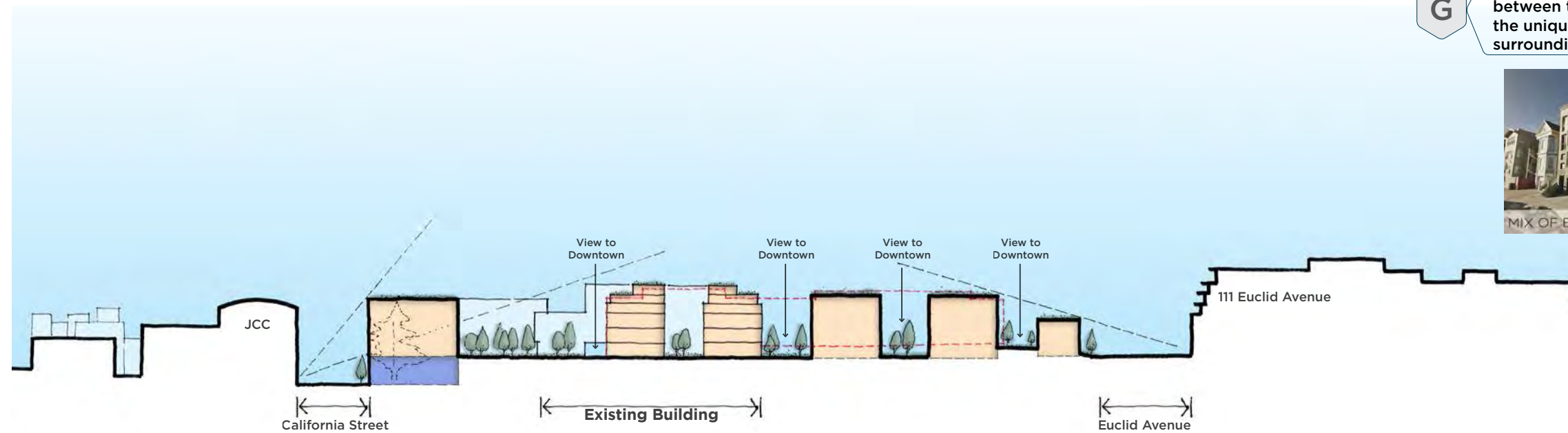
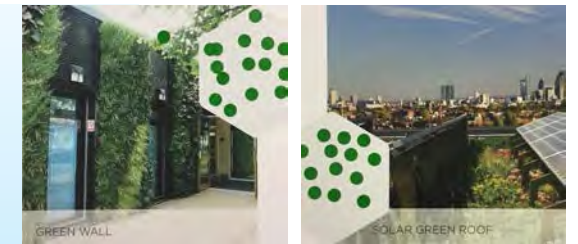
03. ADAPTIVE RE-USE OF EXISTING BUILDING

- Through Site Links
- Existing Building
- Retail
- Theater
- Residential
- Courtyard



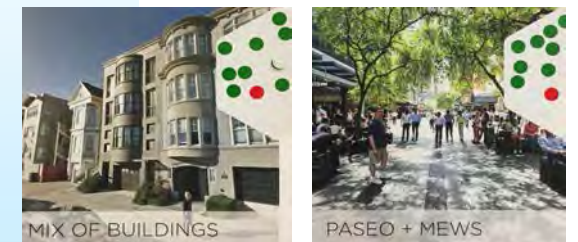
(A) SECTION THROUGH PINE STREET TO COLLINS STREET

G Design Value: Create a holistic solution that meets the needs of today without compromising our common future, through preservation of existing resources, energy efficiency and durability.



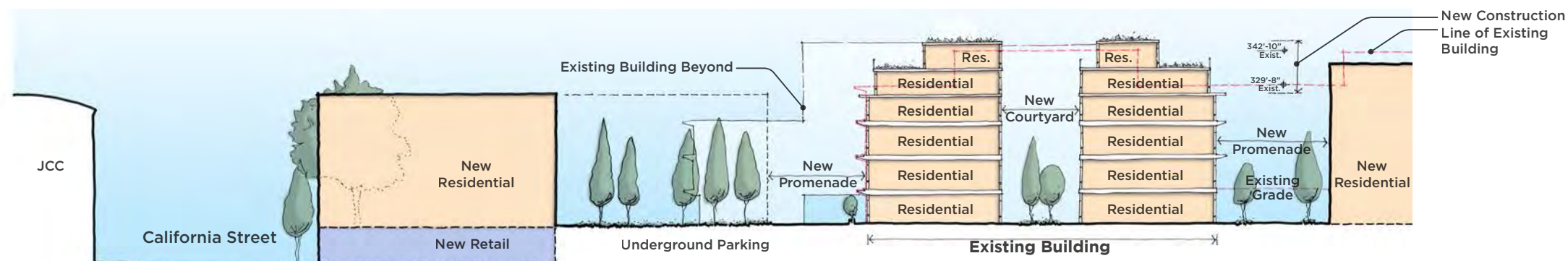
(B) SECTION FROM SACRAMENTO TO ANZA VISTA

G Design Value: Create a harmonious relationship between the "new" and "existing" by enhancing the unique qualities and special character of the surrounding neighborhood.

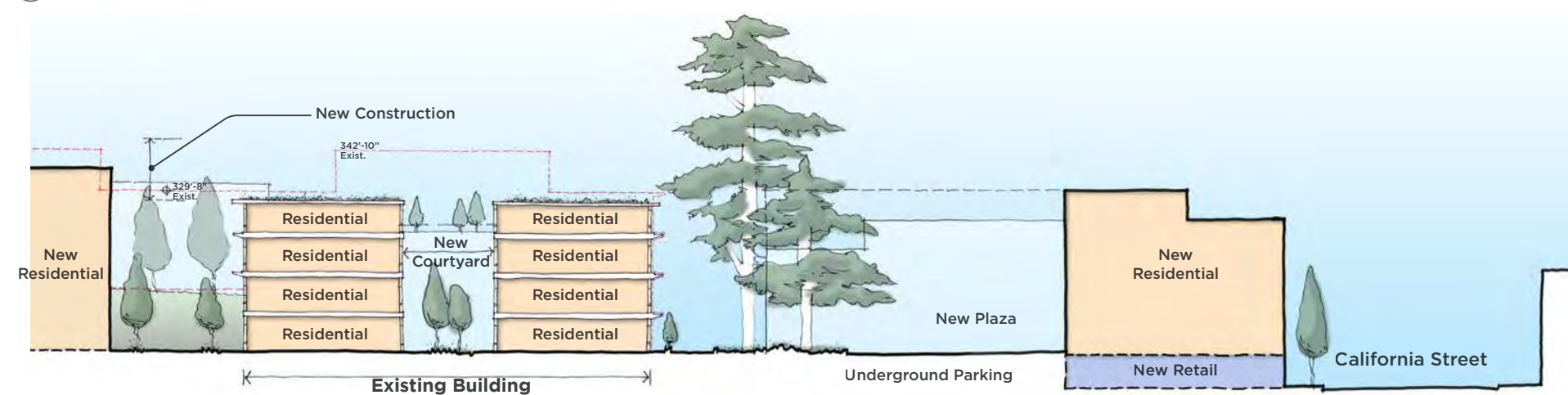


03. ADAPTIVE RE-USE OF EXISTING BUILDING

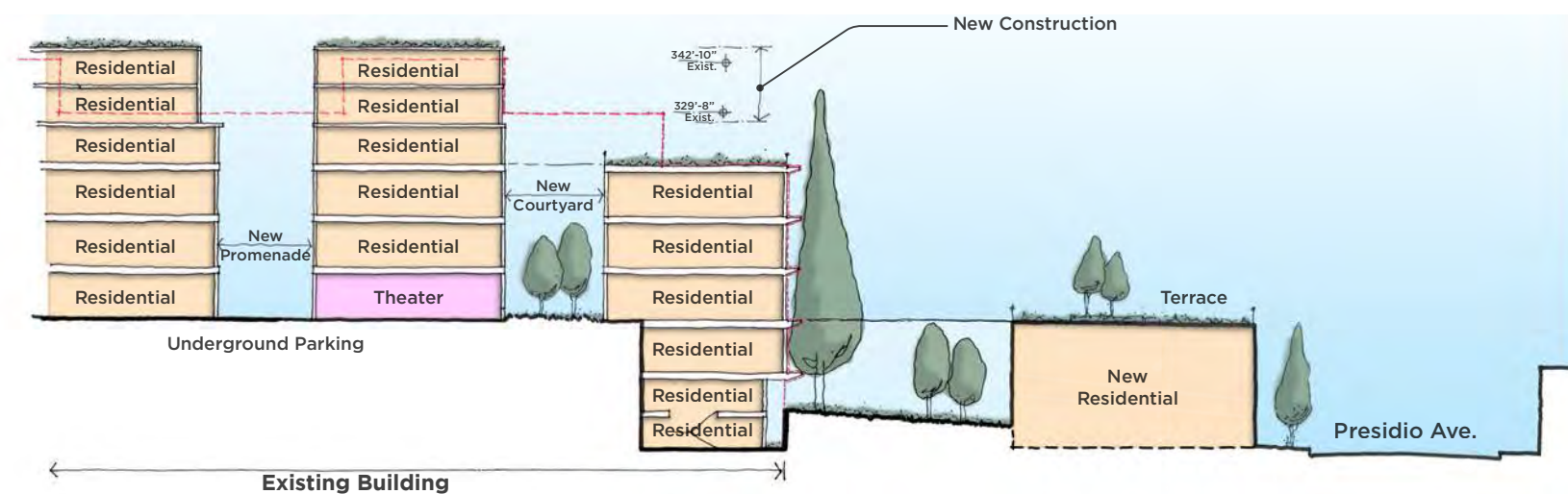
- Through Site Links
- Existing Building
- Retail
- Theater
- Residential
- Courtyard



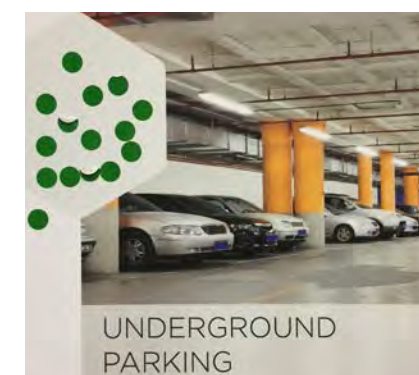
1 SECTION LOOKING EAST



2 SECTION LOOKING WEST



3 SECTION LOOKING NORTH



04.CALIFORNIA STREET

EXISTING CONTEXT

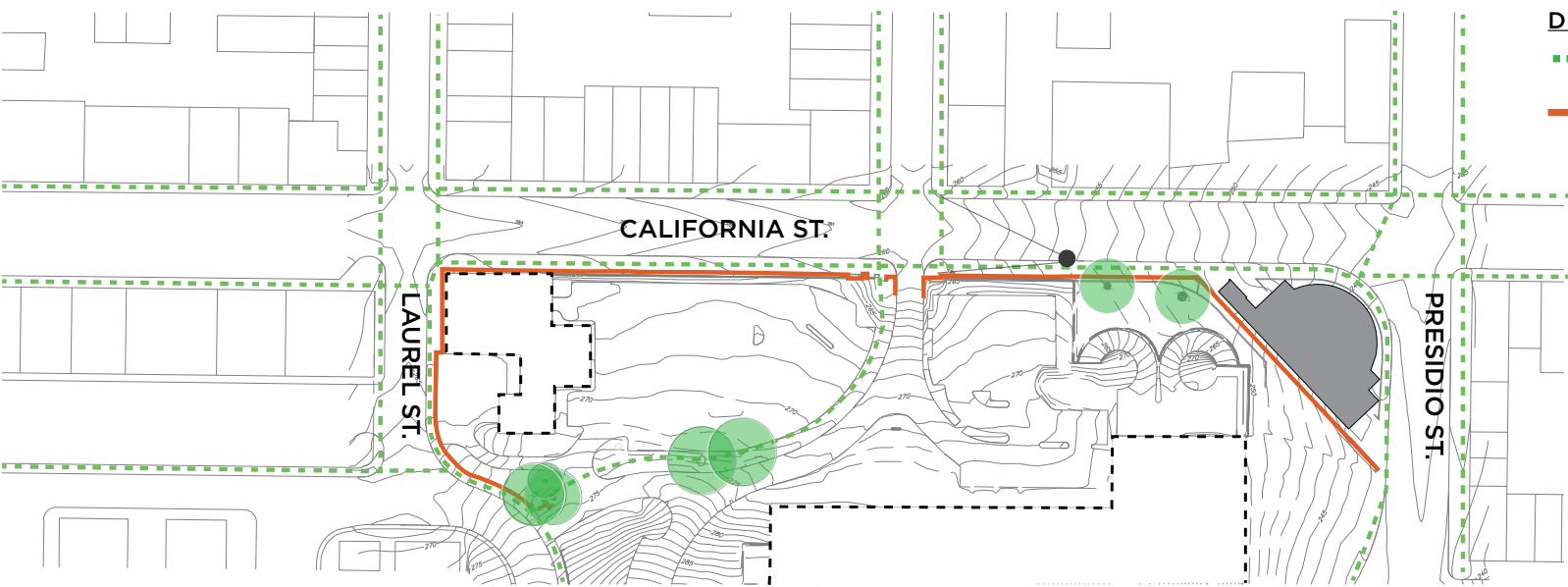
A.1

COMMUNITY FEEDBACK:

“THE WALL IS NOT WELCOMING”

“TEAR DOWN THAT WALL”

“PROVIDE PUBLIC ACCESS ON CALIFORNIA”



EXISTING CONDITIONS

A.2

COMMUNITY FEEDBACK:

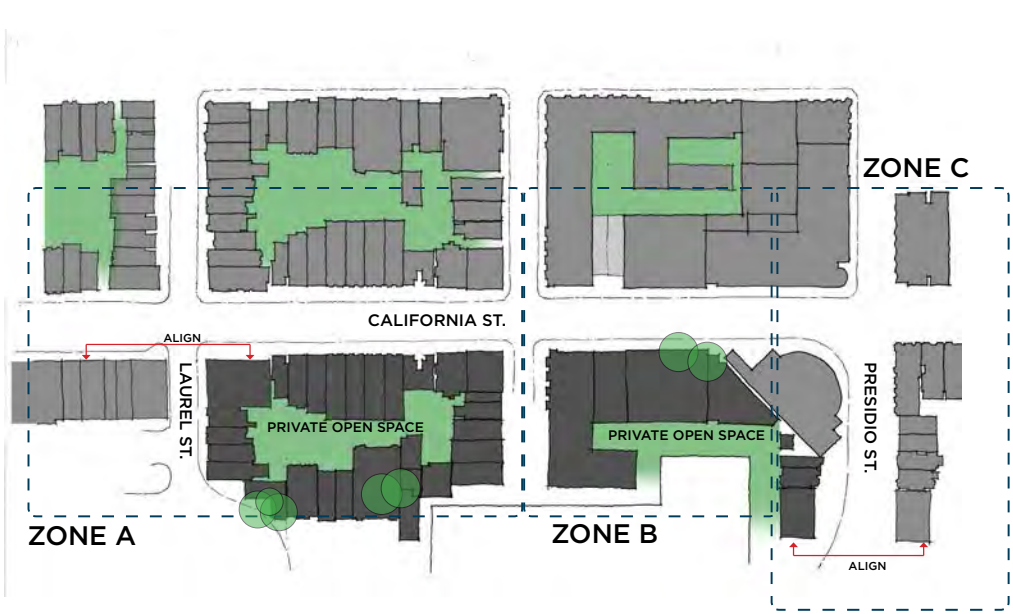
“NEW BUILDINGS SHOULD FIT INTO NEIGHBORHOOD”

“PROVIDE OPEN SPACE OPEN TO COMMUNITY”

“NEIGHBORHOOD IS VERY WALKABLE”

DIAGRAM LEGEND

- FIGURE (EXISTING)
- FIGURE (POTENTIAL)
- GROUND (GREEN SPACE)



04.PRESIDIO STREET

C

COMMUNITY FEEDBACK:

“VALUABLE VISUAL LANDSCAPE AT PRESIDIO AND PINE TERMINUS”

“PRESIDIO WANTS SOMETHING NICE”

“IMPROVE PEDESTRIAN ACCESS ACROSS PRESIDIO”

DESIGN VALUE STATEMENT:

CREATE A QUALITY BUILT ENVIRONMENT, RESPONDING TO THE DIVERSITY AND VARIETY OF THE EXISTING NEIGHBORHOOD WITH APPROPRIATELY SCALED COMPONENTS AND MATERIALS.

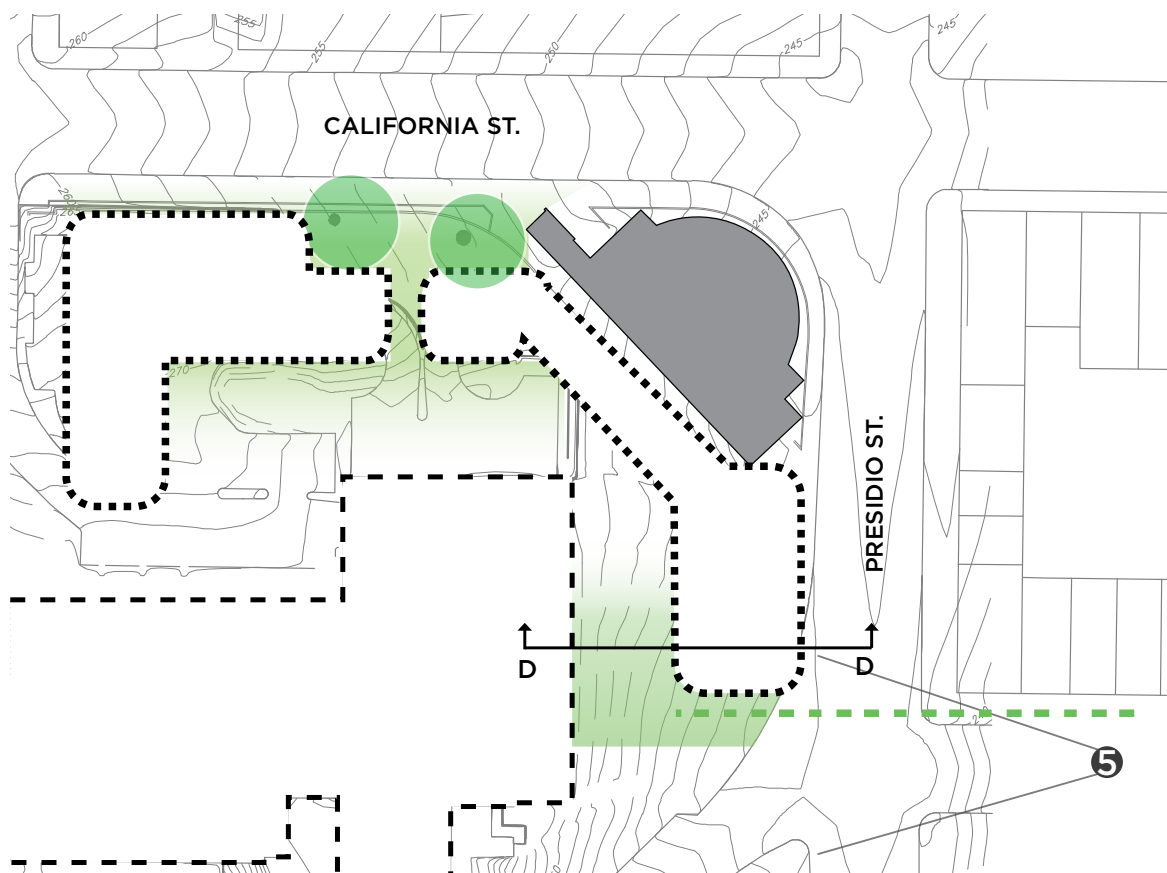


DIAGRAM LEGEND

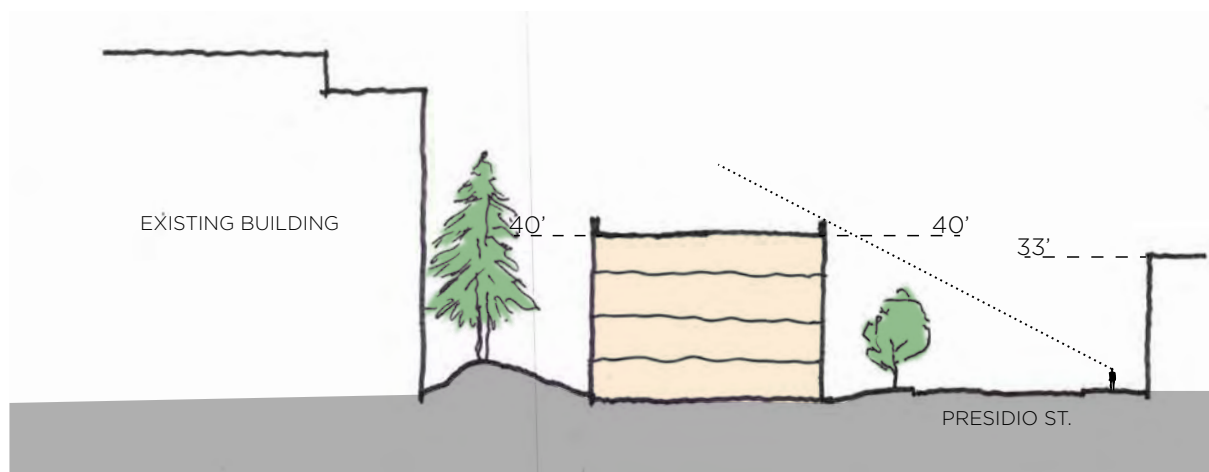
— — — IMPLIED MASSING

— — — POTENTIAL ACCESS POINT

PROVIDING ACCESS



5. CONNECTION INTO SITE



D. SECTION THROUGH PRESIDIO

Community Meeting - Preliminary Design Exploration
October 26, 2015

All measurements and diagrams are preliminary in nature and approximate. They are for general illustrative purposes only.

PRADO
GROUP

SKS

04 CALIFORNIA STREET

B.1

COMMUNITY COMMENTS:
"EXISTING POWER PLANT AT CALIFORNIA / LAUREL IS AN OPPORTUNITY FOR RETAIL"
"EXTEND LAUREL VILLAGE RETAIL CORRIDOR"
"PROVIDE ENOUGH PARKING"

DESIGN VALUE STATEMENT:
CREATE AND BUILD ON EXISTING AREA RESOURCES WHERE PEOPLE CAN SHOP, LIVE, WORK, LEARN, RELAX, AND PLAY.

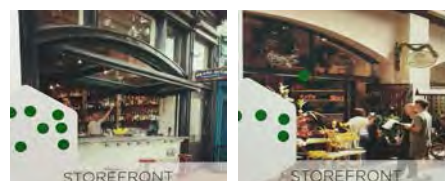
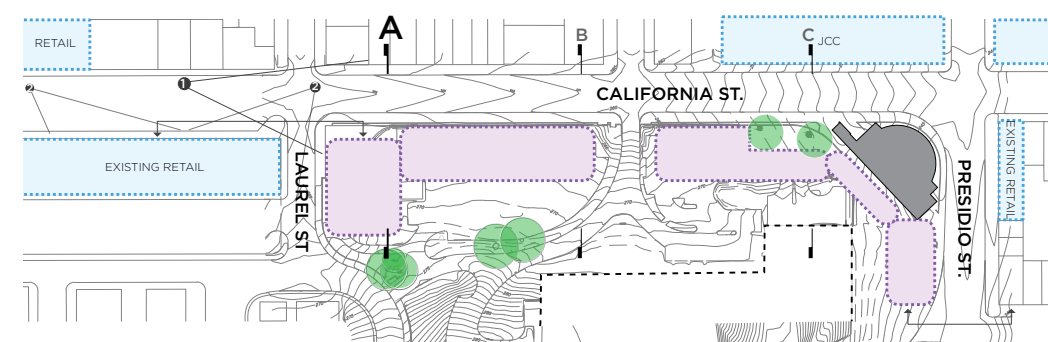


DIAGRAM LEGEND

--- EXISTING RETAIL / COMMUNITY USE
 --- NEW LINK



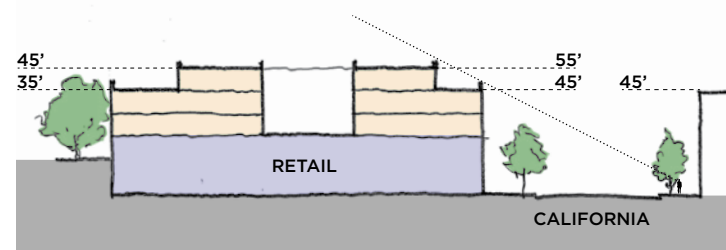
CONNECTING THE STREETScape



1. CONTINUATION OF LAUREL VILLAGE



2. LAUREL VILLAGE



A. SECTION THROUGH CORNER BUILDING

B.2

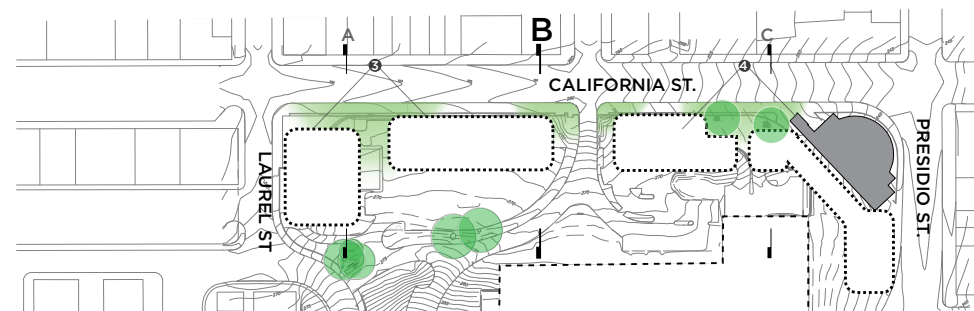
COMMUNITY COMMENTS:
"PERMEABILITY!"
"INCREASE SITE LINES"
"PROVIDE PUBLIC ACCESS"

DESIGN VALUE STATEMENT:
CREATE A WELCOMING, WALKABLE AND CONNECTED SITE THAT FEELS LIKE A NEIGHBORHOOD AND SERVES THE COMMUNITY AND ITS NEW RESIDENTS.



DIAGRAM LEGEND

--- NEW ACCESS POINTS



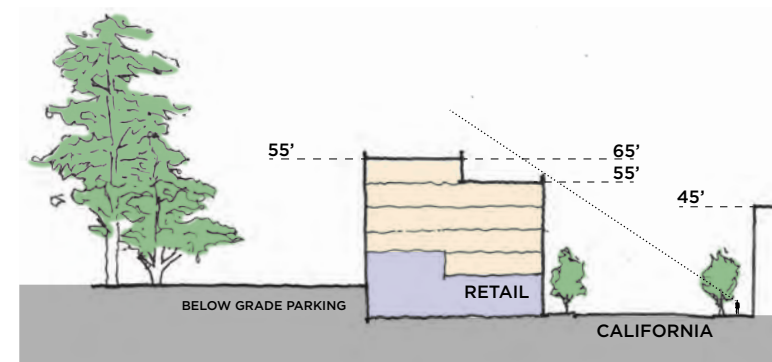
PROVIDING ACCESS



3. CONNECTION INTO SITE



4. CONNECTION INTO SITE

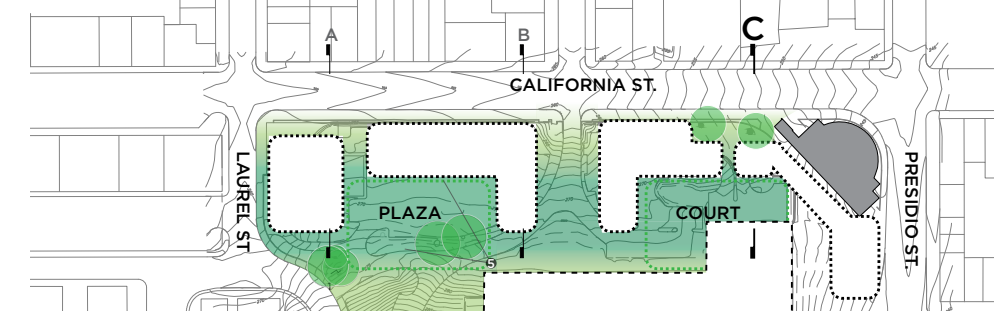


B. SECTION THROUGH MIDBLOCK BUILDING

B.3

COMMUNITY COMMENTS:
"FACE DINING INTO SITE TO PROTECT FROM WIND AND MAXIMIZE SUN"
"PROVIDE AL FRESCO CAFE'S"
"KEEP LARGE CYPRESS TREES"

DESIGN VALUE STATEMENT:
CREATE A HARMONIOUS RELATIONSHIP BETWEEN THE "NEW" AND THE "EXISTING" BY ENHANCING THE UNIQUE QUALITIES AND SPECIAL CHARACTER OF THE SURROUNDING NEIGHBORHOODS.



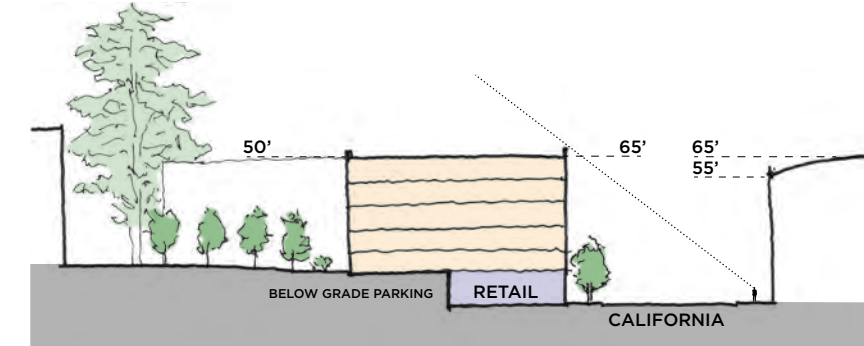
LOCATE ACTIVITY



5. INTERNAL PLAZA



EXAMPLE PLAZA IMAGES



C. SECTION THROUGH MIDBLOCK BUILDING

5. EUCLID ST. & MASONIC AVE.

DESIGN VALUE STATEMENT - PEDESTRIAN EXPERIENCE

Create a welcoming, walk-able and connected site that feels like a neighborhood and serves the community and its new residents.



Community Feedback

DESIGN VALUE STATEMENT - MOBILITY

Create a walkable and transit-oriented community that provides variety of mobility options.



Community Feedback

DESIGN VALUE STATEMENT - SUSTAINABILITY

Create a holistic solution that meets the needs of today without compromising our common future, through preservation of existing resources, energy efficiency and durability.



Community Feedback

ZONE 4+5 DESIGN CONSIDERATIONS:

- Build appropriate density based on height of neighboring buildings.
- Minimize impact on views from the hilltop.
- Activate Masonic with pedestrian activity.
- Incorporate traffic calming measures at Masonic to make walking safer.

STUDY #1:



PERIMETER BLOCK



STUDY #2:



E-W ORIENTATION (COURTYARDS)



2. EXISTING BUILDING



3. COURTYARD BUILDINGS

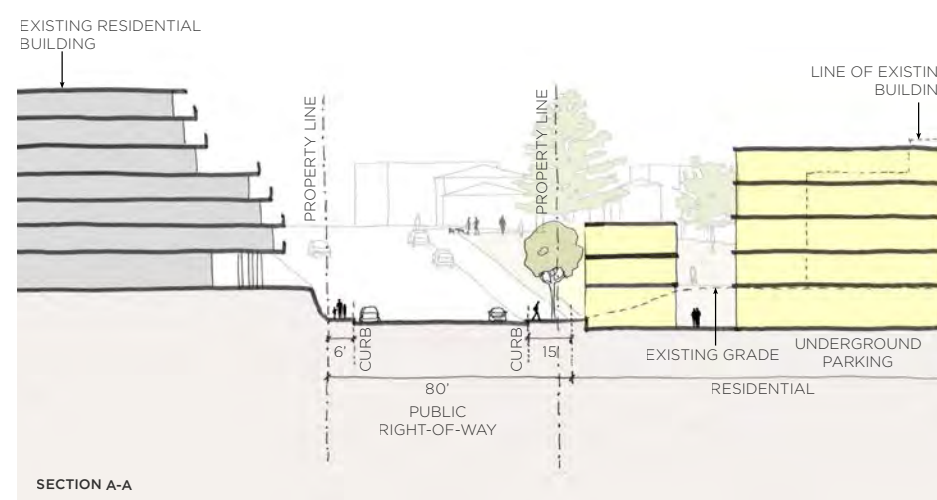
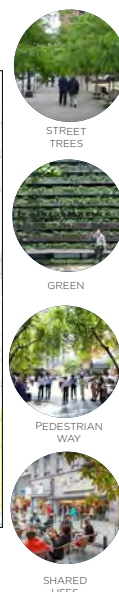
STUDY #3:



COMPOSITE



OPEN SPACE FRAMEWORK



SECTION A-A

STREET SECTION: EUCLID STREET



SECTION B-B

STREET SECTION: MASONIC AVENUE

6. LAUREL STREET

DESIGN VALUE STATEMENT - OPEN SPACE/LANDSCAPE

Create a variety of landscaped open spaces that offer unique outdoor experiences and uses.



Community Feedback

DESIGN VALUE STATEMENT - NEIGHBORHOOD CONTEXT

Create a harmonious relationship between the “new” and “existing” by enhancing the unique qualities and special character of the surrounding neighborhoods.



Community Feedback

DESIGN VALUE STATEMENT - SUSTAINABILITY

Create a holistic solution that meets the needs of today without compromising our common future, through preservation of existing resources, energy efficiency and durability.



Community Feedback

ZONE 6 DESIGN CONSIDERATIONS:

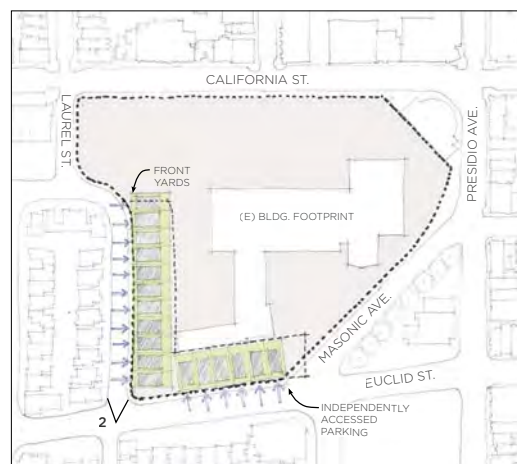
- Extend the existing fabric.
- Maintain neighborhood open-space resources.
- Provide new walk-able connections.

STUDY #1:



RM-1 ATTACHED HOUSING

STUDY #2:



SINGLE AND TWO-FAMILY
DETACHED HOUSING
(SECTION 4109)

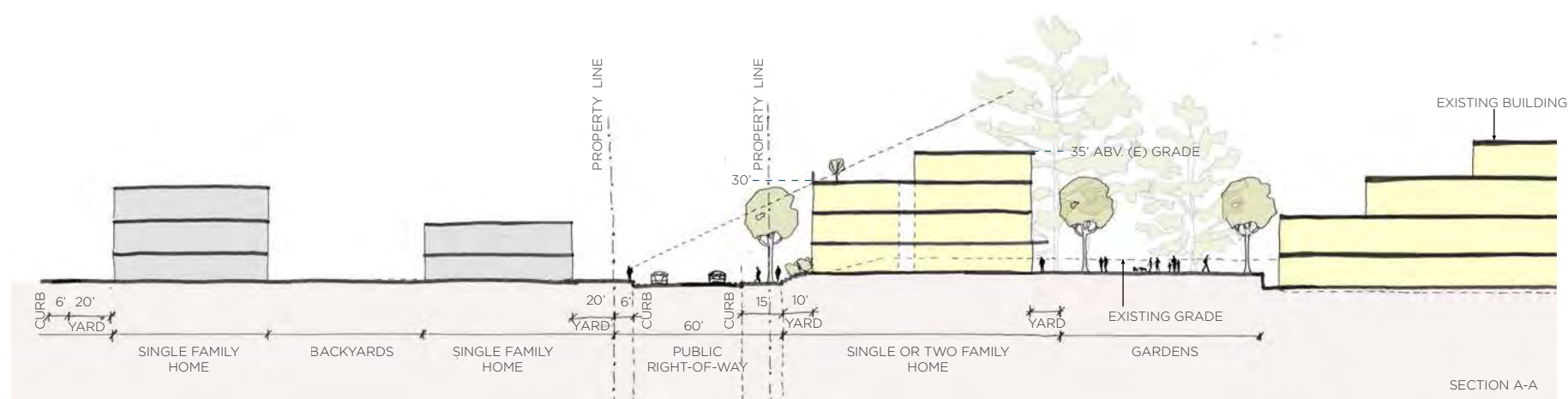
STUDY #3:



ATTACHED HOUSING AND
OPEN SPACE PLAN



OPEN SPACE FRAMEWORK



STREET SECTION: LAUREL STREET