2.10 MATERIALS & FURNISHINGS FAMILY

Perhaps the most human aspect of the public realm is the texture and tone of the materials and furnishings used to complete the sidewalks and open spaces of the Transbay neighborhood. The recommended materials were selected to convey longevity, the urban nature of the setting, and a crisp aesthetic more readily seen in the European public realm. The paving palette is purposefully limited to a small range of textures and hues to reinforce a graphic aesthetic approach to the sidewalks—the contrasting bands provide a simple modulating rhythm and reinforce the zones of use on the sidewalk. The family of furnishings focuses on pieces that are modern and simple, meant to serve their purpose as well-integrated amenities, not bright colorful objects that detract from the overall natural color palette.

Considering that the full build out of the Transbay streetscape will occur over a period of years, certain furnishings suggested in this chapter may no longer be available or quantities may be too limited for the completion of a consistent streetscape identity. Accordingly, alternative furniture selections should adhere to the general design intent illustrated by the elements that follow. Furnishings should be modern, minimal, urbane in character, and should share design characteristics with other elements in the furnishings family.

Master Specifications are recommended to insure consistency, design conformance, and the highest quality of installation for the long range build-out of the Transbay Streetscape and Open Space vision. The development of Master Specifications for the project would include all design and engineering sections and contain the technical information that future teams would apply to their specific project development. Master Specifications would be developed simultaneously with the first phase of the streetscape and/or open space development and conform to the design guidelines developed in this document. See the Appendix for Mission Bay Master Specification samples.

MATERIALS FAMILY

METAL TREE GRATE

EXISTING MISSION STREET WITH VARIOUS TREE GRATES

COLOR:
- TYPE I - LIGHT GREY - CUSTOM*
- TYPE II - MEDIUM GREY - CUSTOM*
FINISH:
- LIGHT SANDBLAST
PATTERN:
- SAW CUT JOINT
CUSTOM:
- SCOFIELD LITHOCHROME HARDENER

Howard and Mission

SIDEWALK CONCRETE BANDING - TYPE II
SIDEWALK CONCRETE FIELD - TYPE I
MAIN, BEALE & SPEAR

MATERIALS FAMILY

GRANITE SETTS
SIDEWALK BANDING
AND SEATING FIELD

ALTERNATE TREE WELL AND BANDING
MATERIAL:
HANOVER PRESET BRICK,
TRADITIONAL, SUPER BLACK, TUDOR
FINISH

ORNAMENTAL GRASS UNDERSTORY PLANTING
AT TILTED PLANE AND SIDEWALK EDGE
CONCRETE RETAINING WALL
AT TILTED PLANE

SIDEWALK CONCRETE FIELD: TYPE I (SEE FOLSOM)

DETECTION PAVERS
PERMEABLE PAVERS AT PARKING
CLEMENTINA, TEHAMA, NATOMA & MINNA

MATERIALS FAMILY

- ASPHALT FIELD PAVING
- GRANITE SETTS AT TREE WELLS AND AS SIDEWALK BANDING
- ALTERNATE TREE WELL AND BANDING MATERIAL: HANOVER PRESET BRICK, TRADITIONAL, SUPER BLACK, TUDOR FINISH
- SIDEWALK CONCRETE FIELD: TYPE I (SEE FOLSOM)
FOLSOM
MATERIALS FAMILY

ALTERNATIVE I: ORNAMENTAL GRASSES

ALTERNATIVE II: FLORAL PLANTINGS

ORNAMENTAL UNDERSTORY PLANTINGS AT PALMS AT CORNER INTERSECTIONS

SIDEWALK CONCRETE FIELD: TYPE I (SEE FOLSOM)
SIDEWALK CONCRETE BANDING: TYPE II (SEE FOLSOM)

GRAINITE SETTS: AT TREES WELLS AND AS SIDEWALK BANDING

ALTERNATE TREE WELL AND BANDING MATERIAL
HANOVER PRESET BRICK, TRADITIONAL, SUPER BLACK, TUDOR FINISH

SIDEWALK CONCRETE FIELD: TYPE I (SEE FOLSOM)

SIDEWALK CONCRETE BANDING: TYPE II (SEE FOLSOM)

SURFACE CONTRAST AND BANDING

SAW CUT JOINTS
FIRST, FREMONT & SECOND

MATERIALS FAMILY

- ORNAMENTAL GRASS UNDERSTORY PLANTING AT TREES
- GRANITE SETTS: AS SIDEWALK BANDING
- ALTERNATE TREE WELL AND BANDING MATERIAL
  - HANOVER PRESET BRICK, TRADITIONAL, SUPER BLACK, TUOR FINISH
- SIDEWALK CONCRETE FIELD: TYPE I (SEE FOLSOM)
CROSS TOWN BOULEVARDS AND BAY BRIDGE CONNECTORS:

FURNISHINGS FAMILY

AT TRANSIT LOCATIONS:
FOR TRANSIT PATRONS WAITING FOR TRANSIT SERVICE 10 MINUTES OR LESS WE RECOMMEND A DURABLE MATERIAL LIKE METAL. THE CUSTOM BASE WILL COMPLY WITH ADA HEIGHT REQUIREMENTS

PERCH SEATING WITH CUSTOM BASE*  
CUSTOM BASE FROM HESS TO INTEGRATE FAMILY OF SITE FURNITURE / SEATING

ALTERNATE PERCH SEATING WITH CUSTOM BACK AND BASE*

HESTIA ROADWAY AND PEDESTRIAN LIGHT

WELL CIRCULAR (SQUARE TUBE)  
[PALMER GROUP]

DUAL TRASH RECYCLING RECEPTACLE  
[FORMS AND SURFACES]

BOLLARD TYPE I
MAIN, BEALE & SPEAR

FURNISHINGS FAMILY

AT LINEAR PARK LOCATIONS FOR RESIDENTS AND VISITORS TO THE TRANSBAY NEIGHBORHOOD WE RECOMMEND THE FOLLOWING WOOD FURNISHINGS:

- PREFERRED HESS ARGO BENCH WITH CUSTOM BACK
- HESS ARGO BENCH TYPE I: SINGLE-SIDED PLANE
- HESS ARGO BENCH TYPE II: DOUBLE-SIDED PLANE
- ALTERNATIVE HESS ARGO
- ALTERNATIVE VIA FUTURA BANK SERIE WIESBADEN

TIltED PLANE PLANTINGS AND RETAINING WALL AT SIDEWALK
MAIN, BEALE & SPEAR
FURNISHINGS FAMILY

HESTIA ROADWAY AND PEDESTRIAN LIGHT

WELLECIRCULAR (SQUARE TUBE)
[PALMER GROUP]

COLOR: "TRANSBAY"
CUSTOM COLOR FOR BOLLARDS, TRASH RECEPTACLES, BIKE RACKS AND LUMINAIRE POLES

DUAL TRASH RECYCLING RECEPTACLE
[FORMS AND SURFACES]

BOLLARD TYPE I
CLEMENTINA, TEHAMA, NATOMA & MINNA
FURNISHINGS FAMILY

LIGHTING ALTERNATIVES:

- CABLE SUSPENDED LUMINAIRES (BEGA)
- PEDESTRIAN SCALED LIGHTING

LUMINAIRE
[BEGA]

LUMINAIRE
[SEDLUX, SATURN MAGNUM]

ALTERNATE: BOLLARD TYPE III
[DESIGN PLAN, STILETTO]

ROLLARD TYPE I
[URBAN ACCESSORIES DG1, DG5]

ROLLARD TYPE II

TREE GUARD
[HESS, ALKOR Q]
FOLSOM

FURNISHINGS FAMILY

AT TRANSIT LOCATIONS FOR TRANSIT PATRONS WAITING FOR TRANSIT SERVICE 10 MINUTES OR LESS WE RECOMMEND A DURABLE MATERIAL LIKE METAL. THE CUSTOM BASE WILL COMPLY WITH ADA HEIGHT REQUIREMENTS.

PERCH SEATING WITH CUSTOM BACK AND BASE*

ALTERNATE PERCH SEATING WITH CUSTOM BASE*

CUSTOM BASE FROM HESS TO INTEGRATE FAMILY OF SITE FURNITURE / SEATING

HESTIA ROADWAY AND PEDESTRIAN LIGHT

BOLLARD TYPE I

DUAL TRASH RECYCLING RECEPTACLE (FORMS AND SURFACES)

WELLECIRCULAR (SQUARE TUBE) (PALMER GROUP)
LIGHTING

Lighting is a critical aspect of creating a unique character for the neighborhood. This concept plan recommends a general aesthetic approach consistent with the overall design of the streetscapes and open spaces. The scope of this study did not include the critical analysis and photometric studies required to specify the exact light fixture, lamping, wattage and fixture spacing. All lighting shown in the enlarged layout plans is conceptual only and should not be used for construction reference. Generally, it is recommended that a unique lamp be evaluated and specified for the entire neighborhood, in addition to complementary fixtures needed for unique situations. The following summarizes the conceptual lighting recommendations:

General Recommendations
All fixtures should be specified to meet the following guidelines:
- Limit uplight and reduce light pollution
- Minimize energy consumption and increase public safety
- Luminaires with open lamps should be prohibited
- Use uplight limiting shields to minimize uplight components
- Use full cutoff luminaires wherever such equipment is preferred
- Use semi cutoff or cutoff luminaires if full cutoff luminaires are not available
- The use of non-cutoff fixtures shall be limited to designated ornamental areas

Combination Roadway & Pedestrian Light
As the tallest fixtures, a single pole should carry both the roadway lighting with the pedestrian lighting occurring at a much lower height. Benches can be integrated into this system (as suggested in the enlarged layout plans) to reduce unnecessary clutter of the sidewalk.

Pedestrian Light
This secondary fixture should be a derivative of the Combination Roadway & Pedestrian Light but provide a more intimate scaled lighting with fixtures more closely spaced to achieve proper illuminance. In subsequent design stages, when photometric analysis is performed, this may provide an opportunity to consider pedestrian lights on the linear park streets to provide required light levels on both the roadway and public paths.

Illuminated Bollards
On smaller streets like the alleys or linear park streets, illuminated bollards can provide a finer-grained element, scaled to the smaller rights-of-way that will occur on Clementina and Tehama.

Pendant Lights
Where opposing buildings face directly onto the property line of the alleys, pendant overhead lights can be used to eliminate the need for poles and extra clutter in these constrained rights-of-way.

Landscape Lighting
Integrated lighting should be developed for the vertical markers (or palms) on Folsom to reinforce their monumental status at each cross street. The linear park streets and Transbay Park will need to develop an integrated lighting approach as their designs move forward into the design development stage concurrent with adjacent developments.

MUNI Combination Poles
To reduce pole clutter, a joint use pole to support MUNI’s overhead contact wires in combination with a roadway luminaire should be developed when the street lighting is upgraded for Mission and Howard Streets. MUNI will require structural and safety standards comply with the CPUC (Also see Sec 4.6 Street Lights).