LIVING STREETS
SPEAR, MAIN & BEALE STREETS

DESIGN GOALS
The “Living Streets” run north-south and represent the eastern third of the Transbay Redevelopment Area. These streets will carry a lower volume of traffic than the Connector Streets or the east-west corridors, Mission, Howard and Folsom.

The mixed-use residential development along these streets will be complemented by widened sidewalks planted with a double allée of trees on one side of the street. The widened sidewalks will allow for the development of linear parks and understory plantings and seating environments.

The Little Leaf Lindens loose leaf and branch structure will allow for ample light to reach the sidewalk and understory plantings at the linear park.

BOTANICAL INFORMATION
Species:
Tilia cordata ‘Greenspire’

Common Name:
Little Leaf Linden

Type:
Deciduous

Height:
40’-50’

Spread:
20’-30’

Description:
Symmetrical leafed trees with stately good looks, and small, fragrant yellowish white flowers. Has an especially handsome winter silhouette.

Alternates:
Liquidambar styraciflua
‘Rotundifolia’

GROWTH PATTERN
The newly installed Little Leaf Lindens are to have the branches trained for a street environment. The branching will be 8’ at installation. Pyramidal at youth, the Lindens develops to a pyramidal to upright oval with maturity.
**ALLEYS**

**CLEMENTINA, TEHAMA, MINNA, NATOMA, SHAW, OSCARECKER**

**DESIGN GOALS**

The alleys in the Transbay Redevelopment area will capture the vitality created by the mixed-use developments and transit hub, but also display the character of the neighborhood through a finer textured vocabulary.

Deciduous, columnar trees of a medium height have been selected to complement the pedestrian scale and slower moving traffic of the alleys. The columnar form allows the trees to grow naturally but not interfere with the narrow conditions of the alleys. This form is also well suited to light penetration as well as the combined parking/planting layouts prescribed for the alleys.

Diverse genus/species of deciduous trees will be used to differentiate the north-south from the east-west alleys and will result in a horticultural wayfinding and patterning.

Existing columnar trees in alleys that are in good condition and in sufficient quantities should be retained and infill in these areas should be of the same genus / species.

**BOTANICAL INFORMATION**

Illustrative Species:
- *Gingko biloba* v. ’Princeton Sentry’
- *Acer rubrum* v. ’Bowhall’
- *Fagus Sylvatica* v. ’Fastigiata’ and v. ’Dawyck Gold’
- *Pyrus calleryana* v. ’Chanticleer’

Common Name:
- Columnar Ginkgo

Type:
- Deciduous

Height:
- To 40’

Spread:
- To 15’

Description:
- Columnar Ginkgo is distinguished by its upright, columnar growth pattern. Brilliant fall color ranges from deep to bright yellow.

Other Species Recommendations:
- *Acer rubrum* v. ’Bowhall’
- *Fagus Sylvatica* v. ’Fastigiata’ and v. ’Dawyck Gold’
- *Pyrus calleryana* v. ’Chanticleer’

See Street Tree Palette page for specific recommendations for each alley application.
HORTICULTURAL UNDERSTORY DESIGN GUIDELINES

- Develop an integrated, overall understory plant palette for all of the Transbay area conditions.
- Select the appropriate understory planting that will achieve the design intent in the specific zone. Maintain consistent height, repetition of form and pattern, and color balance.
- Selections are to consider maintenance requirements. Plant choices should not require extensive dead-heading or foliage trimming and pruning.
- Plant alternatives provided have been recommended for overall form, texture, year-round interest, and adaptability to an urban streetscape condition.
- Selections should consider the light availability and solar exposures and selections be made that correspond to sun-shade patterns.
- The living streets are to be planted in a consistent manner along the entire lengths of Beale, Main and Spear.
- The plant palette should consider water requirements and frequency, and any combination of planting will need to have similar water requirements.
- Provide for an automatic irrigation system specifically designed for the understory and integrate the system with the overall streetscape tree irrigation system.
- Understory planting should have an organic mulch cover.
- Plant selections need to take into consideration the impact of dog walkers and dog wastes as well as pedestrian circulation and vehicular exiting.
- Selections should provide a permanent, municipal, low maintenance environment with the exception of the Special Feature Gardens.

FREMONT STREET OFF-RAMP ISLAND


FOLSOM STREET BULBOUS AND VERTICAL GATEWAYS

Alt. I: Star or Asian Jasmine, Trachelospermum jasminoides or asiaticum, massed, 8”-24” height.

Alt. II: Sedges or Carex, variegated or solid-color hardy varieties, 8”-24” height, one-two varieties, massed or patterned, C. testacea, C. tumulicola, C. ‘Frosted Curls’, C. montana.

Alt. III: Other grass or grass-like textural groundcovers, mono-species; Deschampsia caespitosa, Koeleria glauca, or Nassella tenuissima.

LIVING STREETS

Type I – Tilted Plane


Alt. II: Evergreen shrub massing, 24”-36” height, mono-species, Loropetalum chinense, Camellia sasanqua ‘Mine-No-Yuki’, or Viburnum davidii.

Alt. III: Clipped boxwood tilted plane, 24” height, Buxus m. japonica ‘Green Beauty’. Type II Linear Flat Parkway - See the Alternates for Connector Street Understory.

SPECIAL FEATURE GARDENS

See composition imagery for examples of color and texture. These gardens occur intermittently along the living street parkways and are intended to provide seasonal color and textural interest. The planting selections should be derivative of an overall palette for the Transbay area yet provide a more detailed and horticulturally rich expression. Seasonal "change outs" will be required two-three times per year. Structural or foundation plants can be designed for permanency within these compositions, while annual color, perennials, ornamental grasses and bulbs are seasonally rotated.

These gardens will require a higher level of maintenance and weekly care, the quantity of special feature gardens within the living streets should carefully consider the costs of rotating gardens and the associated maintenance requirements. The occurrence and layout of these special gardens should also consider the over all living street seating patterns and general streetscape layout.
HORTICULTURAL UNDERSTORY DESIGN GUIDELINES

SPATIAL ORGANIZATION

**Living Streets**
- Tilted Plane
- Linear Parkway

**Special Feature Gardens at Living Streets**
- Sculptural Element in Banded Field
- Perimeter Planting
- Mono-species Planting

**Connector Street Understory**
- Linear Buffer
- Monodrected Plantings

**Folsom Street Bulbouts and Vertical Gateways**
- Mono-species Massing
- Vertical Gateway Element

**Folsom Street Off Ramp Island**
- Banding
- Tilted Planes

**Mission Street**
- Howard Street
- Folsom Street
- Harrison Street
- Minna Street
- Natoma Street
- Tehama Street
- Clementina Street
- Guy Place
- Lansing Street

**Transbay Terminal**
- Bay Bridge to Oakland

**Interstate 80**

**Textural Plantings at Tilted Planes and Linear Parkway on Living Street**

**Undertory Planting Streets**