San Francisco officially the City and County of San Francisco, is the cultural center and a leading financial hub of the San Francisco Bay Area and Northern California. The historic center of San Francisco is the northeast quadrant of the city anchored by Market Street and the waterfront. It is here that the Financial District is centered, with Union Square, the principal shopping and hotel district, nearby. Cable cars carry riders up steep inclines to the summit of Nob Hill, once the home of the city’s business tycoons, and down to the waterfront tourist attractions of Fisherman’s Wharf, and Pier 39, where many restaurants feature Dungeness crab from a still-active fishing industry. Also in this quadrant are Russian Hill, a residential neighborhood with the famously crooked Lombard Street; North Beach, the city’s Little Italy and the former center of the Beat Generation; and Telegraph Hill, which features Coit Tower. Between Russian Hill and North Beach is San Francisco’s Chinatown, the oldest Chinatown in North America.

The South of Market, which was once San Francisco’s industrial core, has seen significant redevelopment following the addition of AT&T Park and an infusion of startup companies. New skyscrapers, live-work lofts, and condominiums dot the area. Further development is taking place just to the south in Mission Bay, a former railyard now anchored by a second campus of the University of California, San Francisco.
TRANSBAY TOWER DEVELOPMENT BLOCK 5

ZONING ANALYSIS

OPEN SPACE REQUIRED
15F / 50SF OFFICE

BASE (0-100’)
NO CONTROLS

UPPER BASE (100-150’)
MAX FLOOR 25,000 SF
MAX AVG FLOOR 20,000 SF

LOWER TOWER (150-340’)
MAX FLOOR 20,000 SF
MAX AVG FLOOR 17,000 SF

UPPER TOWER (340-550’)
MAX FLOOR 17,000 SF
MAX AVG FLOOR 12,000 SF

MAX HEIGHT 605’
FIGURE 1
Transbay Redevelopment Project Area Boundary and Zoning

LAND USE ZONES

ZONE 1: Transbay Downtown Residential
ZONE 2: Transbay C-3

Project Area Boundary
DESIGN CONCEPT: HARMONIOUS VOLUMES
BEGIN WITH SIMPLE EXTRUDED FORM AND BREAK DOWN MASS WITH DIAGONAL SEPARATION

02

- CREATE PODIUM MASS THAT MAINTAINS CONNECTION WITH CONTEXT
- CREATE LOBBY AND OUTDOOR PUBLIC OPEN SPACE AT BASE

03

OUTDOOR TERRACES ARE CARVED AWAY FROM MASSINGS
LOWER TOWER (LOW-RISE)
LEVELS 9-12
19,000 GSF
TRANSBAY TOWER
DEVELOPMENT
BLOCK 5

LOWER TOWER (MID RISE)
LEVELS 13-27
19,000 GSF
OUTDOOR TERRACE CHARACTER

LEVEL 27 ROOF TERRACE

LEVEL 28 PLAN
12,400 GSF

UPPER TOWER (HI-RISE)

OFFICE

FLOOR PLANS
1" = 30'-0"
MINIMAL GLASS JOINTS
SPANDREL GLASS
HIGH PERFORMANCE VISION GLASS
STOREFRONT VISION GLASS

STAINLESS STEEL FINS
SPANDREL GLASS
HIGH PERFORMANCE VISION GLASS
STOREFRONT VISION GLASS

ELEVATIONS
1" = 80' - 0"
TRANSBAY TOWER
DEVELOPMENT
BLOCK 5

NORTH ELEVATION (NATOMA STREET)

SPANDREL GLASS

HIGH PERFORMANCE VISION GLASS

STOREFRONT VISION GLASS

MINIMAL GLASS JOINTS

WEST ELEVATION (BEALE STREET)

METAL LOUVER

STAINLESS STEEL FINs

SPANDREL GLASS

HIGH PERFORMANCE VISION GLASS

STOREFRONT VISION GLASS

ELEVATIONS

1" = 80'-0"
SITE DESIGN AND LANDSCAPE ARCHITECTURE
Transbay Tower Development Block 5

**Parcel M1**
- 9,667 SF
- 9,667 SF Used
- Tower GSF: 771,500 SF

**Open Space Required**
- 15,430 SF
- +301 Parcel Open Space: 2,635 SF
- Total Open Space Required: 18,065 SF

**Parcel N3**
- 5,221 SF

**Open Space Created (Including Plaza)**
- 21,122 SF

**Retail**
- (3,700 SF)

**Low-Zone Lobby**
- H-1 H-2 H-3
- H-4 H-5
- F/S-1

**Mid-Zone Lobby**
- M-1 M-2 M-3
- M-4 M-5
- L-1 L-2
- L-3 L-4 L-5

**High-Zone Lobby**
- VST
- VST
- VST
- DN DN

**5% Open Space**
- 18%

**9% Open Space**
- 9%
GROUND FLOOR OUTDOOR PLAZA

5,250 SF PUBLIC PLAZA
PLANTING

Cycad planting at shade

Bamboo planting
SCULPTURAL SEATING
SCULPTURAL BENCH
ROOF TERRACE
ROOF TERRACE

TRANSBAY BLOCKS | DESIGN IDEAS | 11.05.2014
ROOF TERRACE