OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE

FOLSOM STREET:
SCHEMATIC DESIGN PRESENTED TO THE COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

SCHEMATIC DESIGN ISSUE DATE: JANUARY 17, 2012

JUNE 4, 2013
REVIEW REQUESTED: SCHEMATIC DESIGN APPROVAL
INTRODUCTION

This document develops Folsom Street to a schematic design level and incorporates the guidelines outlined in the Transbay Redevelopment Project Area Streetscape & Open Space Concept Plan (Concept Plan) approved in 2006. The Concept Plan was developed by the former San Francisco Redevelopment Agency, ZGF Architects, Marta Fry Landscape Architects, CHS Consulting Group, and ARUP.

In preparing the Streetscape and Open Space Plan, Agency staff and the ZGF team worked in partnership with Planning Department staff so that the new streetscape improvements would flow seamlessly between the Transbay and Rincon Hill neighborhoods. Planning Department staff was present at all major team work sessions and public meetings and provided critical input throughout the development of the draft. Staff and the ZGF team also worked closely with the CAC, holding three public meetings at various stages of the planning process to get feedback from the CAC members and the public at large. Staff and the ZGF team also met with representatives from a wide range of other public agencies throughout the process, including the Transbay Joint Powers Authority, the Metropolitan Transportation Agency, the San Francisco Department of Public Works, the San Francisco County Transportation Authority, the San Francisco Department of the Environment, the Mayor’s Office of City Greening, and the San Francisco Arts Commission. Comments and ideas received from the CAC and public agency representatives were integrated into the draft plan.

In 2011, the former San Francisco Redevelopment Agency hired CMG and ARUP to develop the Folsom Street concept design to schematic design. There was a community meeting in December 2011 to review minor revisions and updates. There were 32 attendees at this community meeting.

Comprised of right-of-way improvements along Folsom Street from Second to Spear Street, key streetscape elements include wide, tree-lined sidewalks, high-quality materials and rain gardens, which serve as stormwater detention areas.

Specific recommendations for the streets and open spaces of the Transbay neighborhood follow a set of core objectives:

• Support a pedestrian-oriented mixed-use residential district through streetscape and alley designs
• Require sustainable strategies to support a more livable community and to contribute to the Mayor’s “A Green and Clean San Francisco” Initiative
• Enforce the specific roles for each street to balance the functional needs of pedestrians, bicyclists, transit patrons and motorists
• Create a safe and accessible public realm for all ages and abilities
• Modify Folsom to fulfill its future role as a neighborhood “main street,” allowing for its conversion to balanced 2-way traffic and to better link the Transbay and Rincon Hill neighborhoods
• Modify the Folsom off-ramp to function better as a gateway into a pedestrian-oriented neighborhood

The undeveloped parcels along Folsom Street are the former site of the Caltrans freeway off-ramp, which was demolished due to damage sustained during the 1989 Loma Prieta Earthquake. Pursuant to a cooperative agreement, Caltrans will transfer these parcels to the City and County of San Francisco for sale and development of a new mixed use community. The schedule of design and construction of each area will be staggered to accommodate the construction needs of the Transbay Transit Center and to coordinate with adjacent development in empty parcels and Transbay Terminal construction. The timeframe for the sale of the parcels along Folsom Street is between 2008 and 2017.
Per 2006 Transbay Redevelopment Project Area Streetscape & Open Space Concept Plan

Legend
- Proposed Redevelopment
- Existing Buildings
- Transbay Transit Center Area
- Proposed Public Open Space
- Proposed Private Open Space

Illustrative Concept Plan
This plan conveys how the landscape of the Transbay neighborhood will be dramatically altered once all the recommendations are realized.
TRANSBAY STREETSCAPE: FOLSOM STREET
SCHEMATIC DESIGN
MATERIAL PLAN
SECOND STREET TO ESSEX STREET

FOLSOM STREET
Courtyard Marriott
576 Folsom St.
568 Folsom St.
SECOND STREET

SL1
SL2
SF4
SF6
A
A'
P1
P2
P4
P5

1
2
3
TRANSBAY STREETSCAPE: FOLSOM STREET
MATERIAL PLAN
ESSEX STREET TO FIRST STREET

Under-Ramp Park (concept design phase)
Mexican Consulate
Development Parcel: Block 9

Rene Cazenave Apartments (Development Parcel Block 11a)