

CIVIC DESIGN REVIEW

PHASE 2

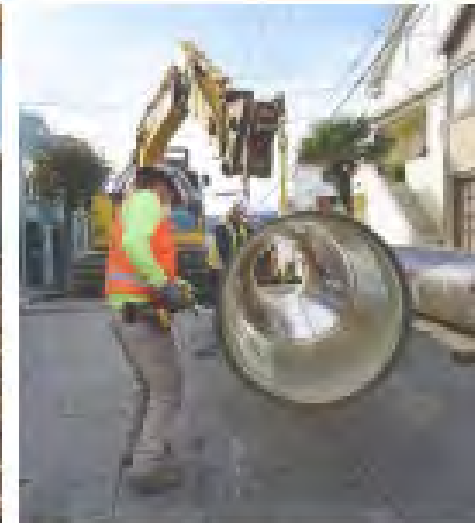
MAY 20, 2024

# AGENDA

- Project Background
- Site
- Design Goals
- Response to CDR Phase 1 Comments
  - Campus
  - Architecture
  - Landscape

# WHO IS CDD...SFWD...WATER!

- Potable, recycled, groundwater, auxiliary
- 1250 miles of water mains
- 15 miles of pipe replaced per year
- 12 reservoirs
- 9 pump stations
- 176,000 water meters





Fabrication Shop workers cut pipe at exterior of shop. Hazardous debris is not contained.



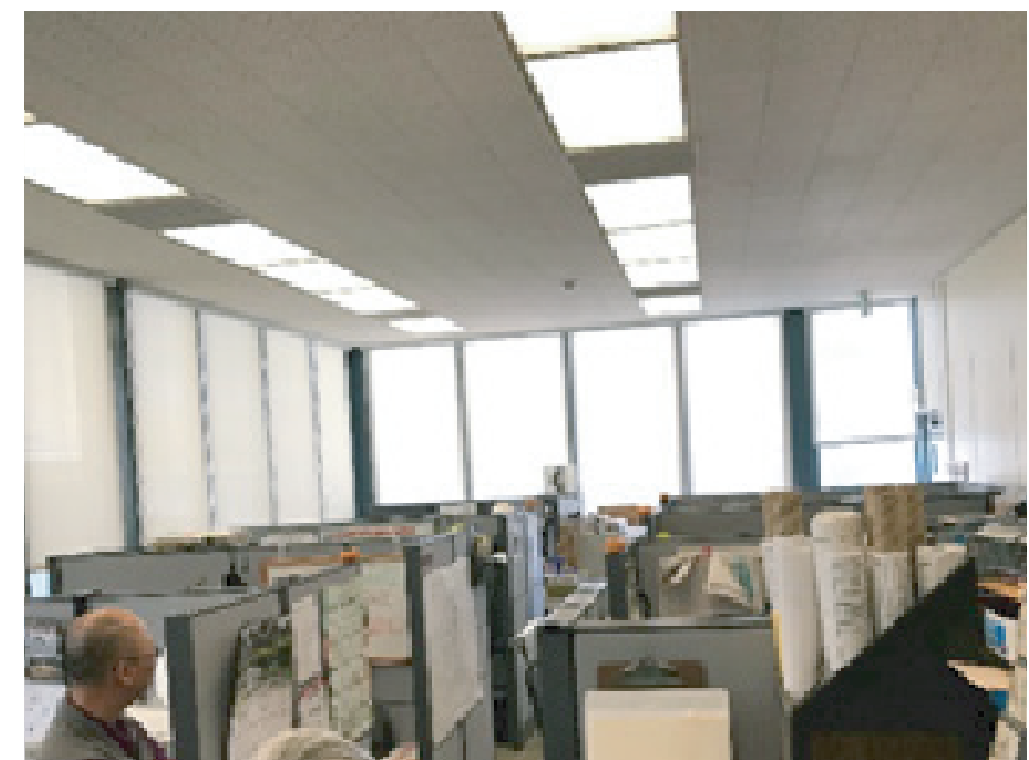
Large vehicles do not fit inside Auto Shop due to door and ceiling heights. Repairs are made outside.



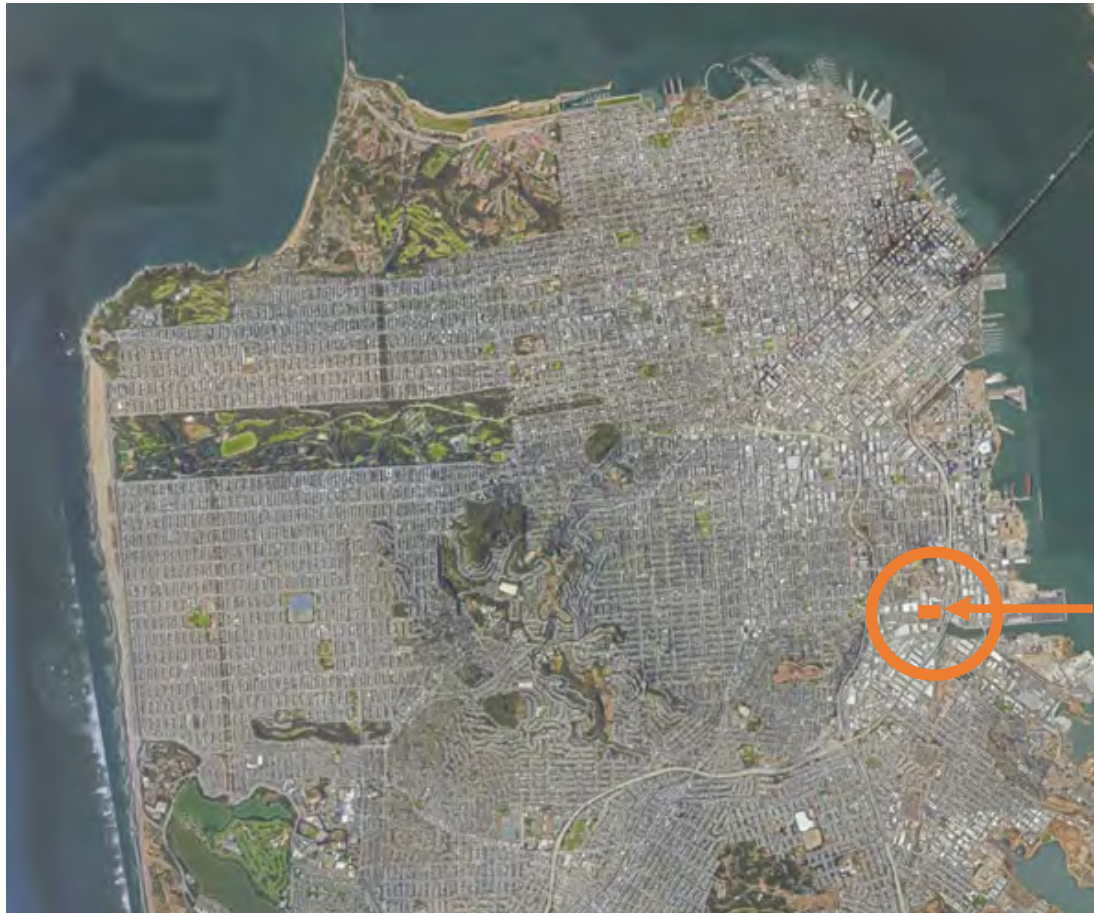
Old B-Blasters in most shops in a confined space with inadequate ventilation. No containment of debris.



Existing site mixes pedestrian and vehicular paths across the sprawling campus.



Overcrowded work areas are non-compliant for accessibility and are unsafe.

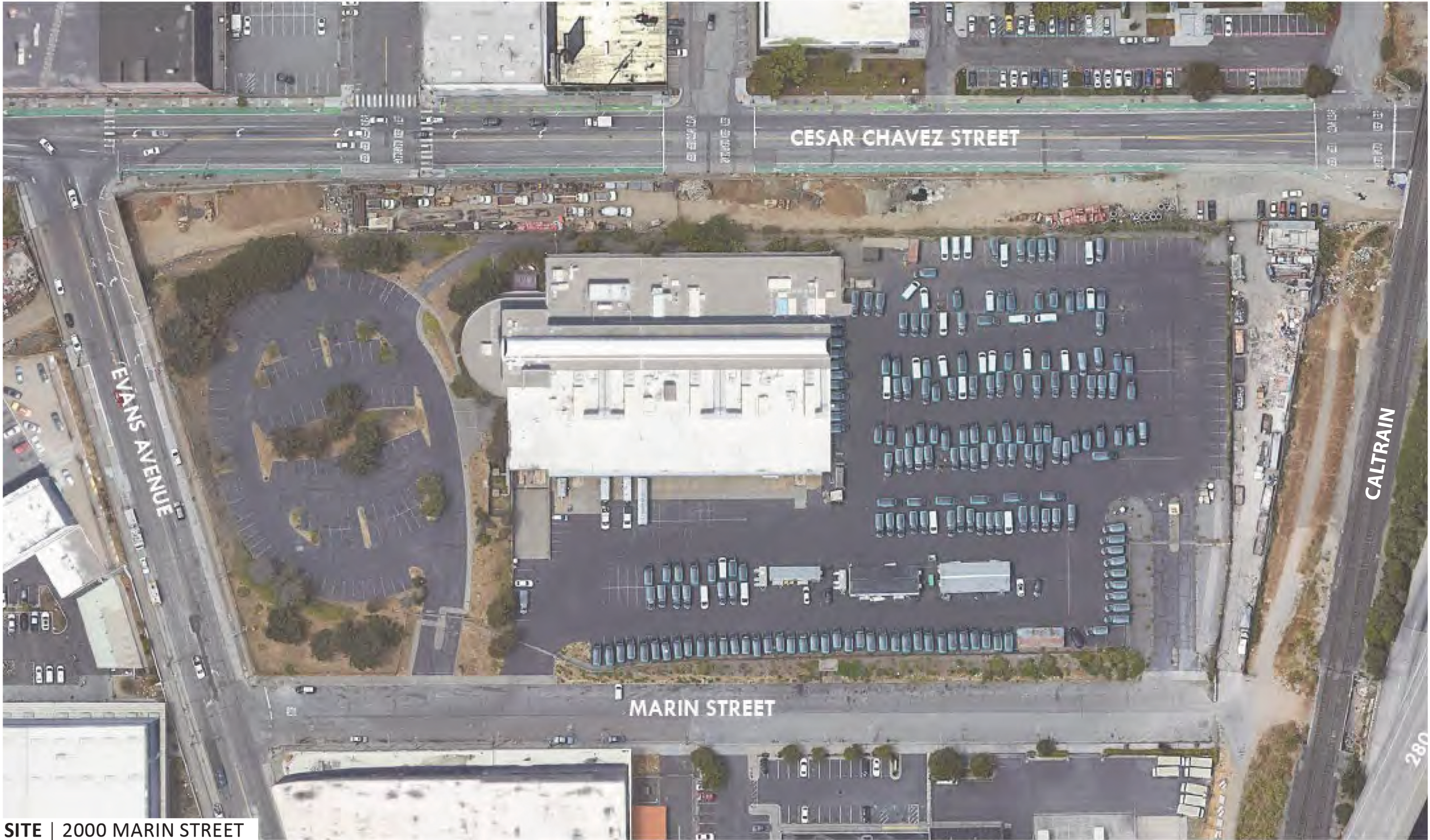


**NEW CDD HEADQUARTERS**



**VICINITY | A SERIES OF MUNICIPAL OPERATIONS YARDS ALONG CESAR CHAVEZ**

SAN FRANCISCO PUBLIC WORKS [SFPW]  
SAN FRANCISCO PUBLIC UTILITIES COMMISSION [SFPUC]  
SAN FRANCISCO MUNICIPAL TRANSPORT AGENCY [SFMTA]



SITE | 2000 MARIN STREET





1. VIEW FROM CESAR CHAVEZ AND EVANS



2. VIEW FROM CESAR CHAVEZ LOOKING WEST



3. VIEW FROM EVANS AND MARIN



4. VIEW FROM END OF MARIN





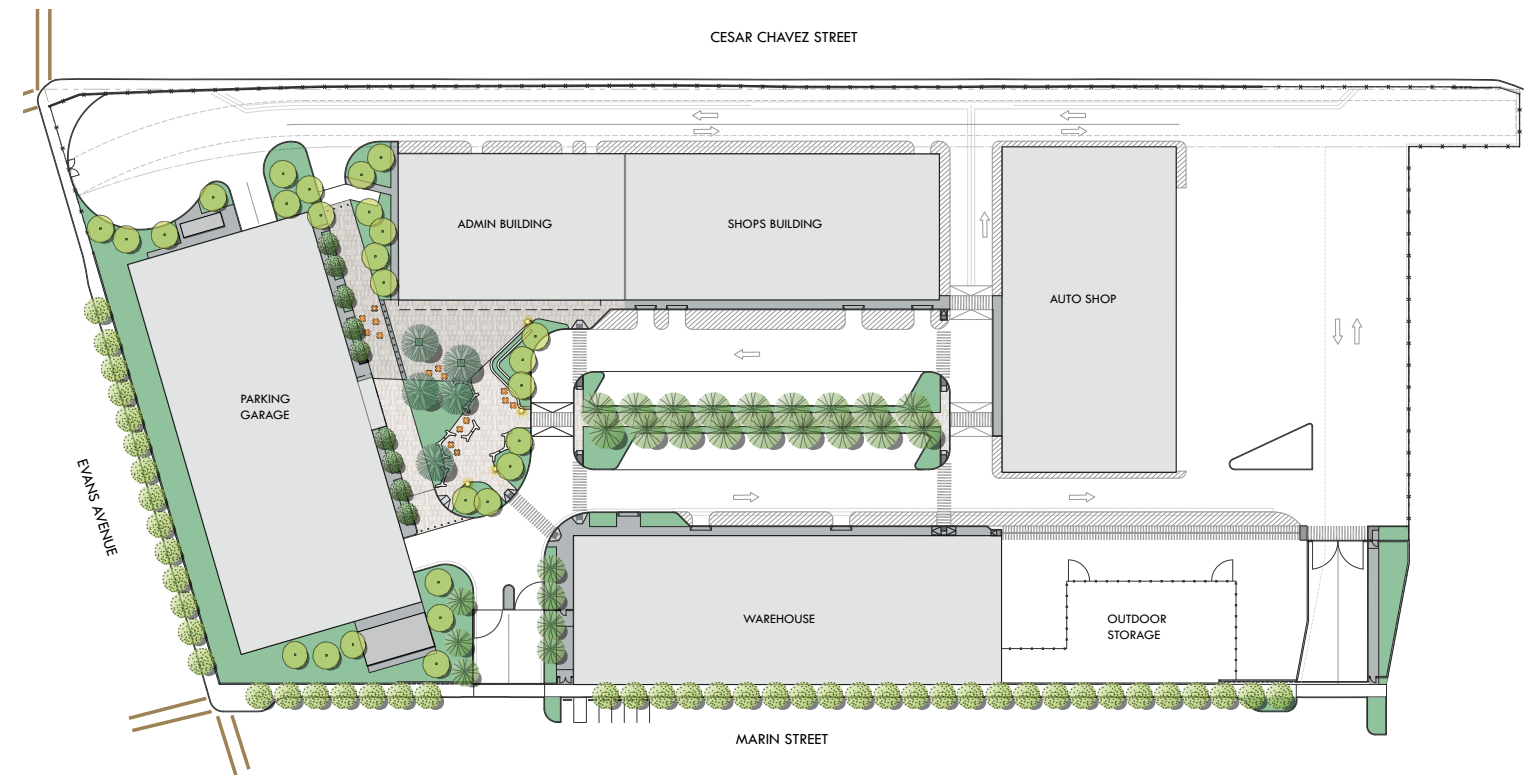
## RESPONSE TO PHASE 1 COMMENTS

CAMPUS  
ARCHITECTURE  
LANDSCAPE

- Visibility of the mission of the agency in landscape and/or buildings
- Stormwater management
- Sustainability

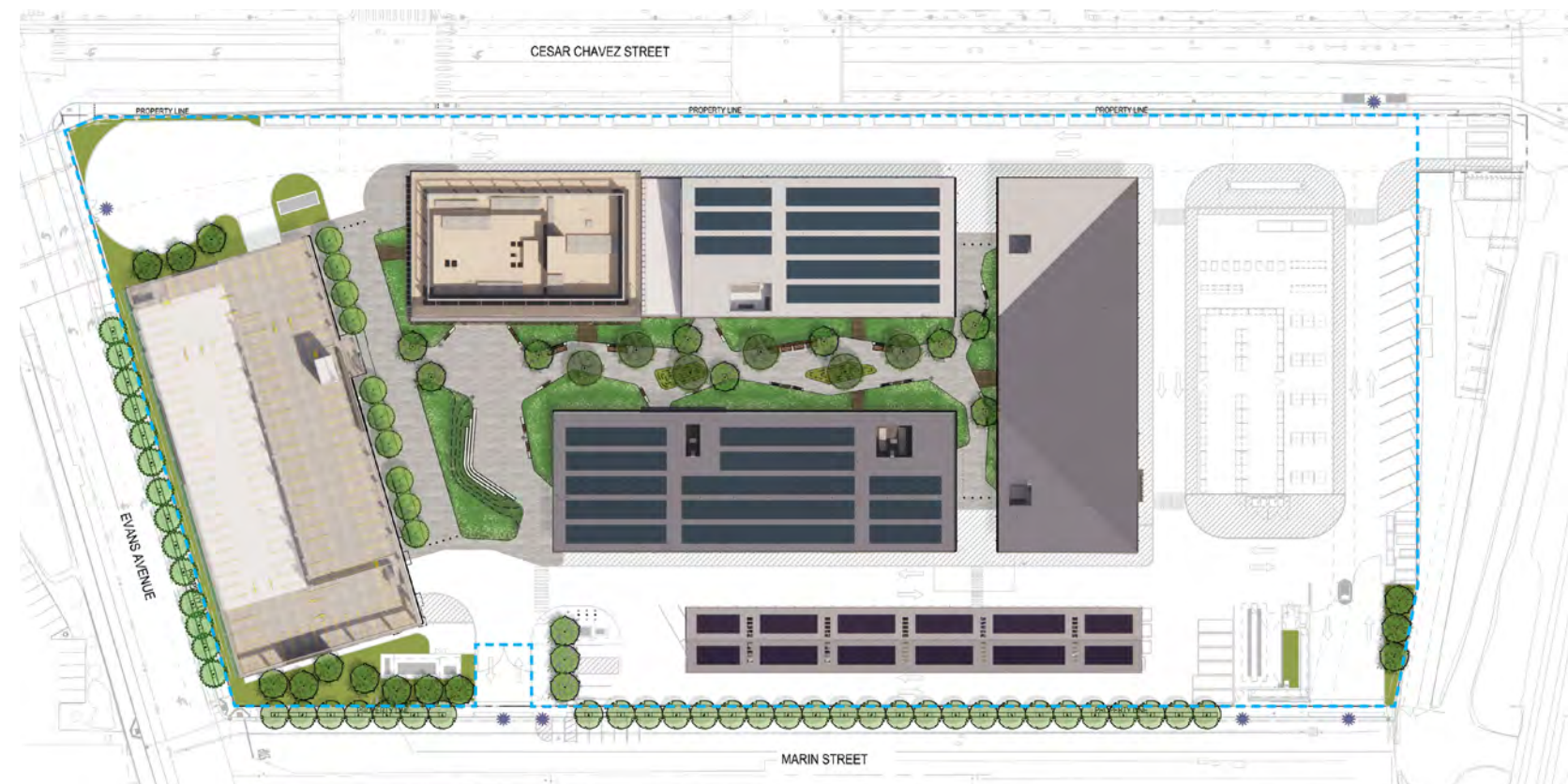
## CDR - PHASE 1

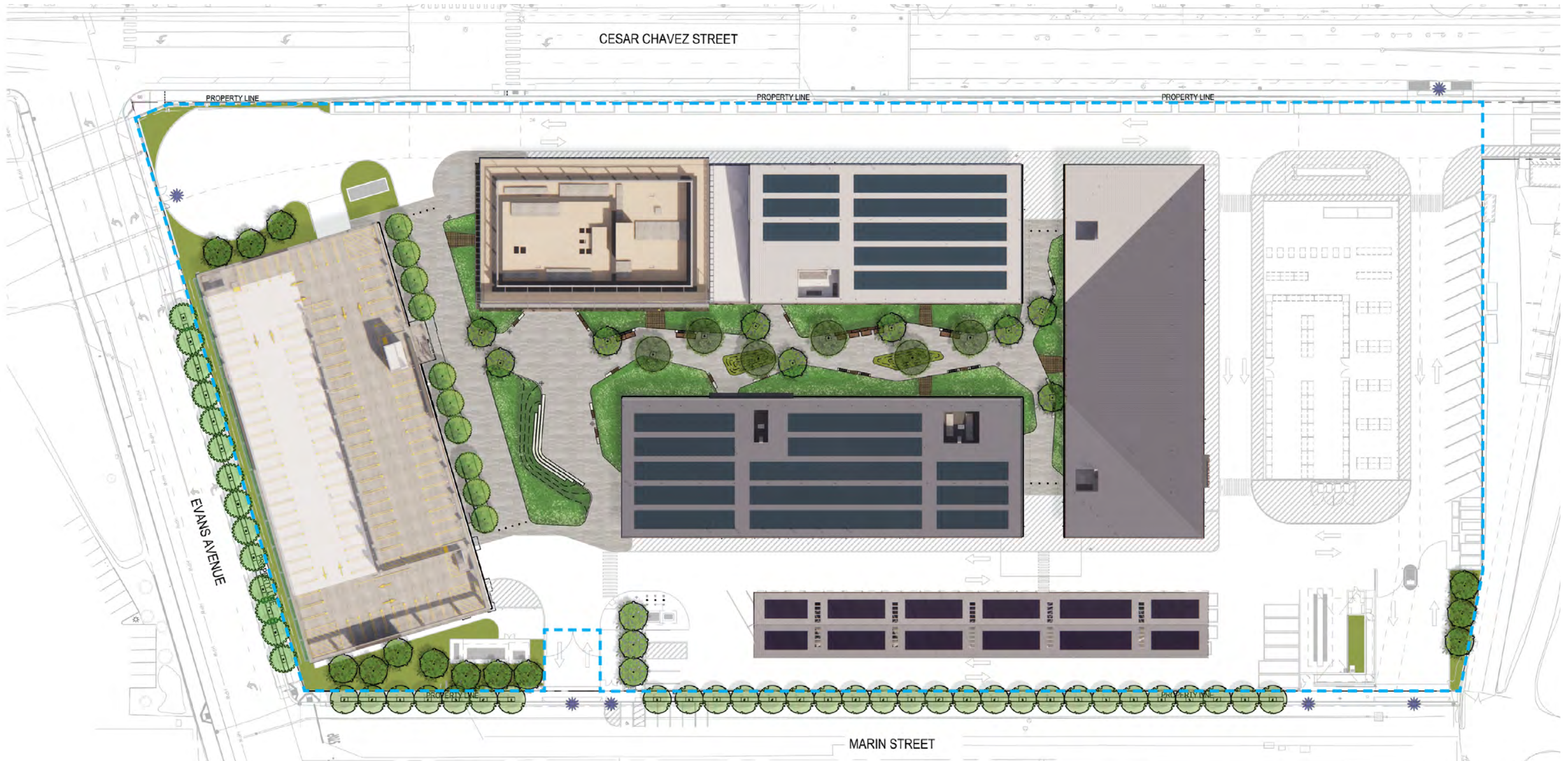
- Buildings organized around central Fleet Parking
- Vehicular drive aisles criss-cross campus
- Pedestrian-only Community Hub connects Garage and Administration Building
- Trees along pedestrian walkway

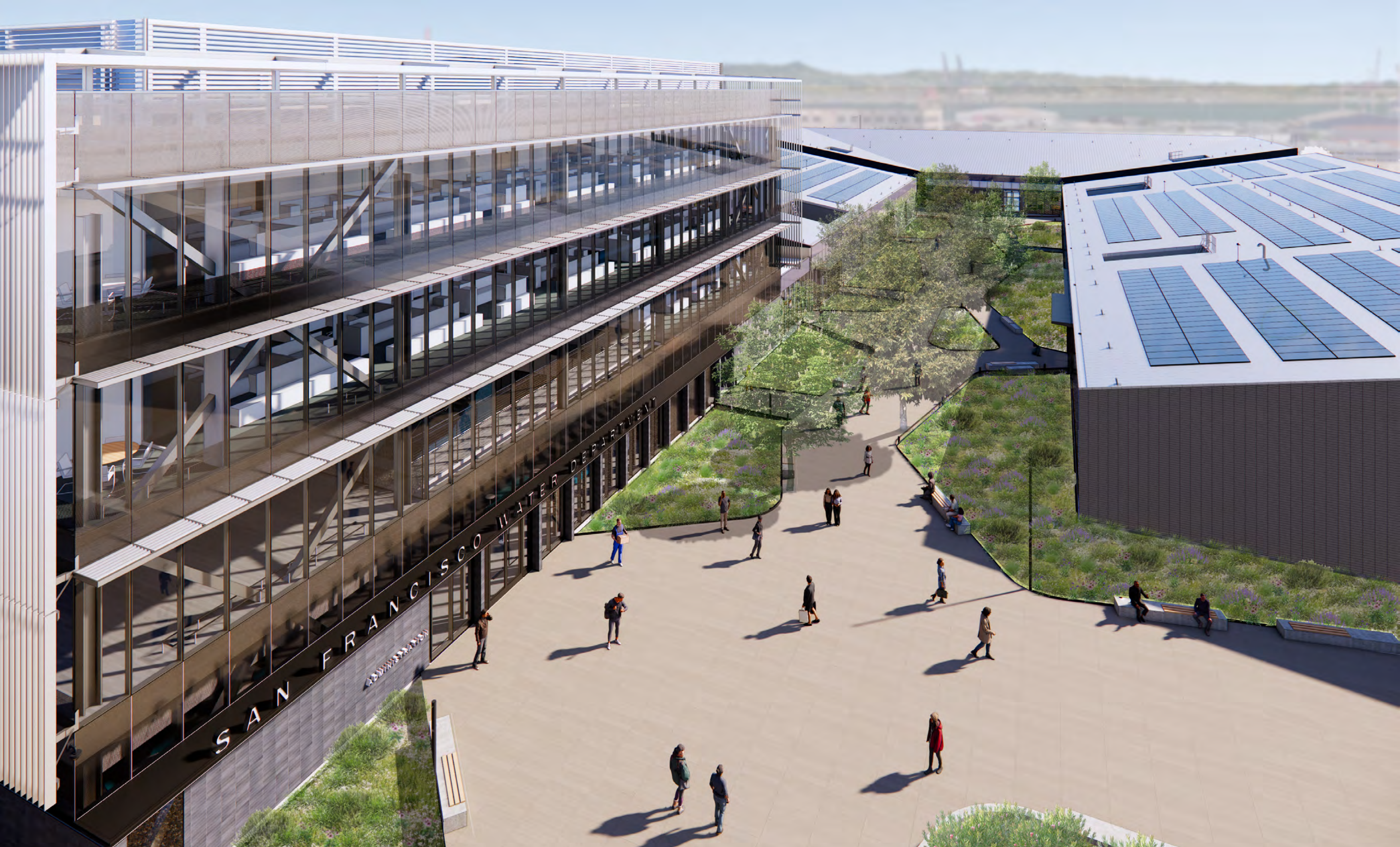


## UPDATES

- Buildings pulled to the center of the property, and organized around a central courtyard
- Vehicular drive aisles around perimeter of campus, separated from pedestrian gathering areas
- Pedestrian-only Community Hub and Courtyard provides safe walkways between all buildings
- Stormwater Garden embraces stormwater management as a campus feature







## RESPONSE TO PHASE 1 COMMENTS

CAMPUS  
ARCHITECTURE  
LANDSCAPE

- Screen rooftop mechanical at Shops
- Provide distinction to Administration Building
- Consider materials and color

## CDR - PHASE 1

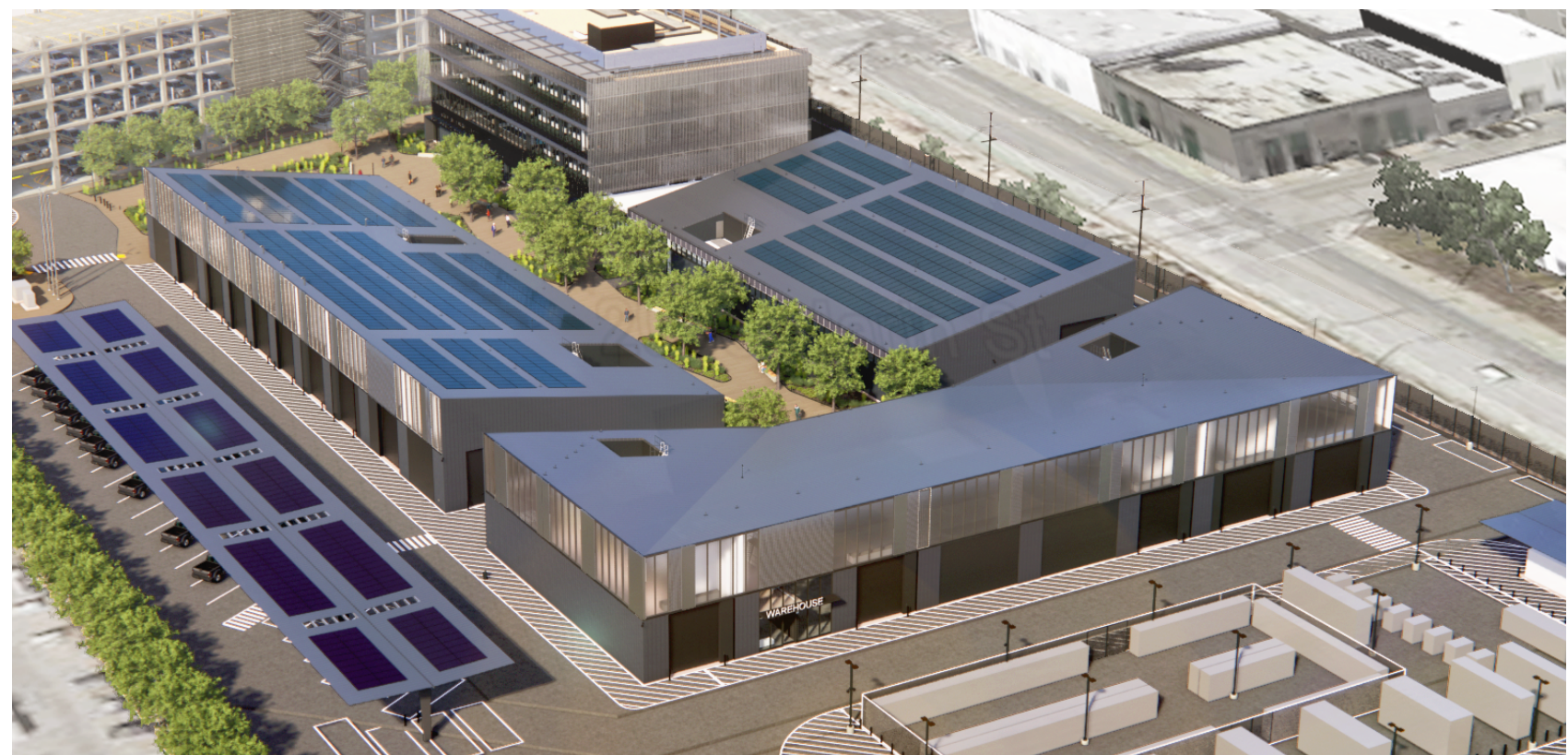
-Rooftop mechanical units partially screened by butterfly roof



## RESPONSE TO PHASE 1 COMMENT

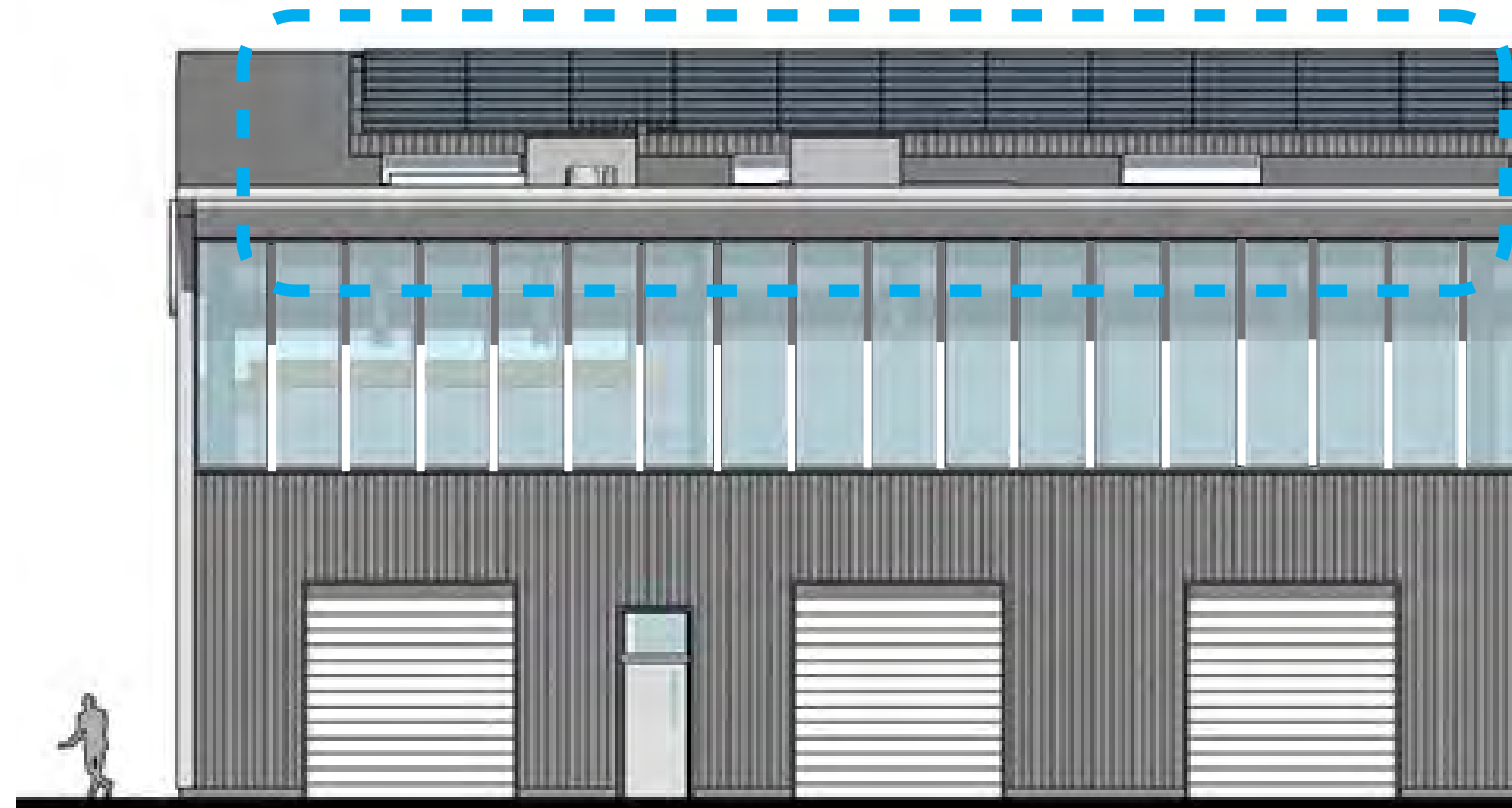
*"SCREEN ROOFTOP MECHANICAL AT SHOPS"*

- Large mechanical equipment brought to interior mechanical platforms
- Remaining exterior mechanical equipment concealed within rooftop wells



## CDR - PHASE 1

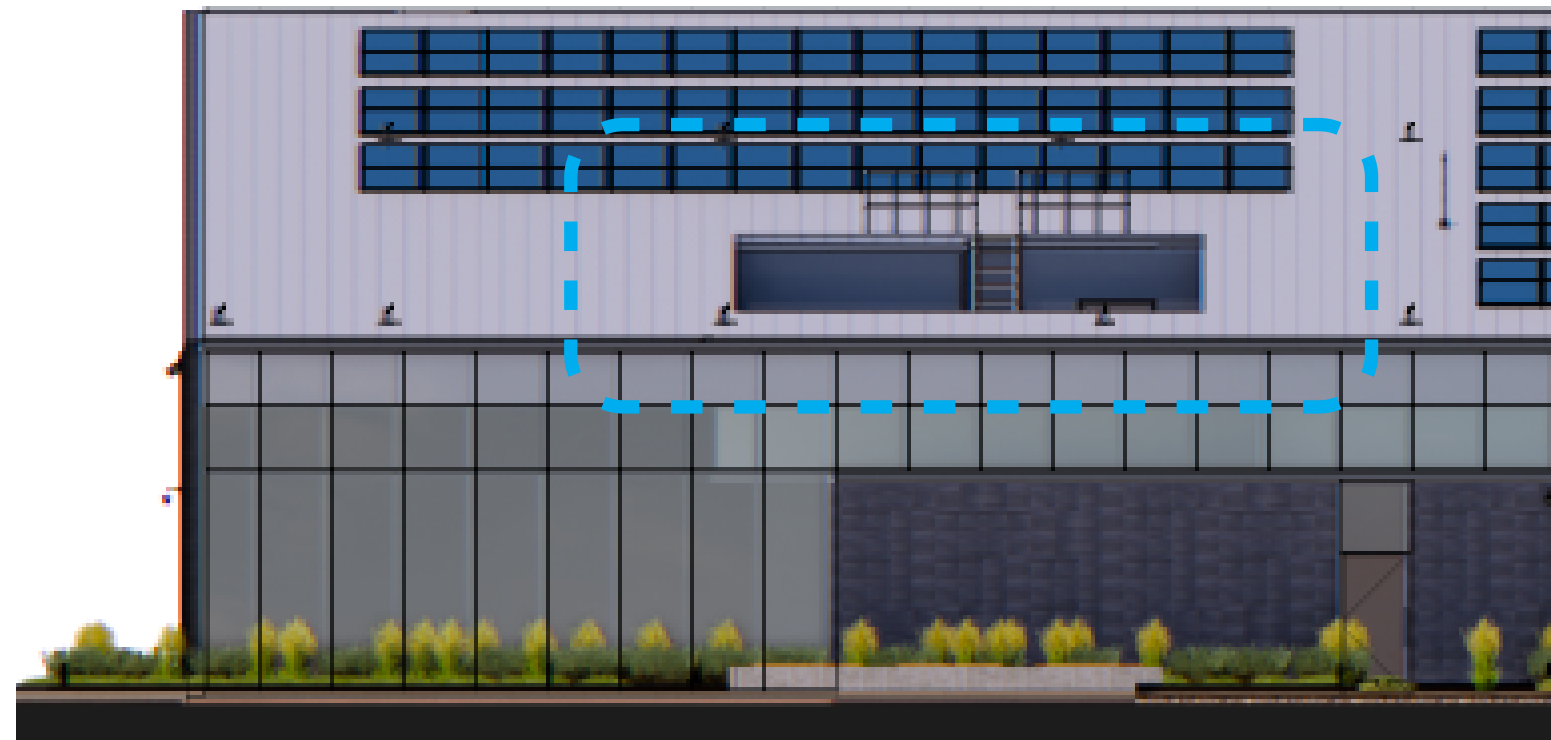
-Rooftop mechanical units partially screened by butterfly roof



## RESPONSE TO PHASE 1 COMMENT

"SCREEN ROOFTOP MECHANICAL AT SHOPS"

- Large mechanical equipment brought to interior mechanical platforms
- Remaining exterior mechanical equipment concealed within rooftop wells



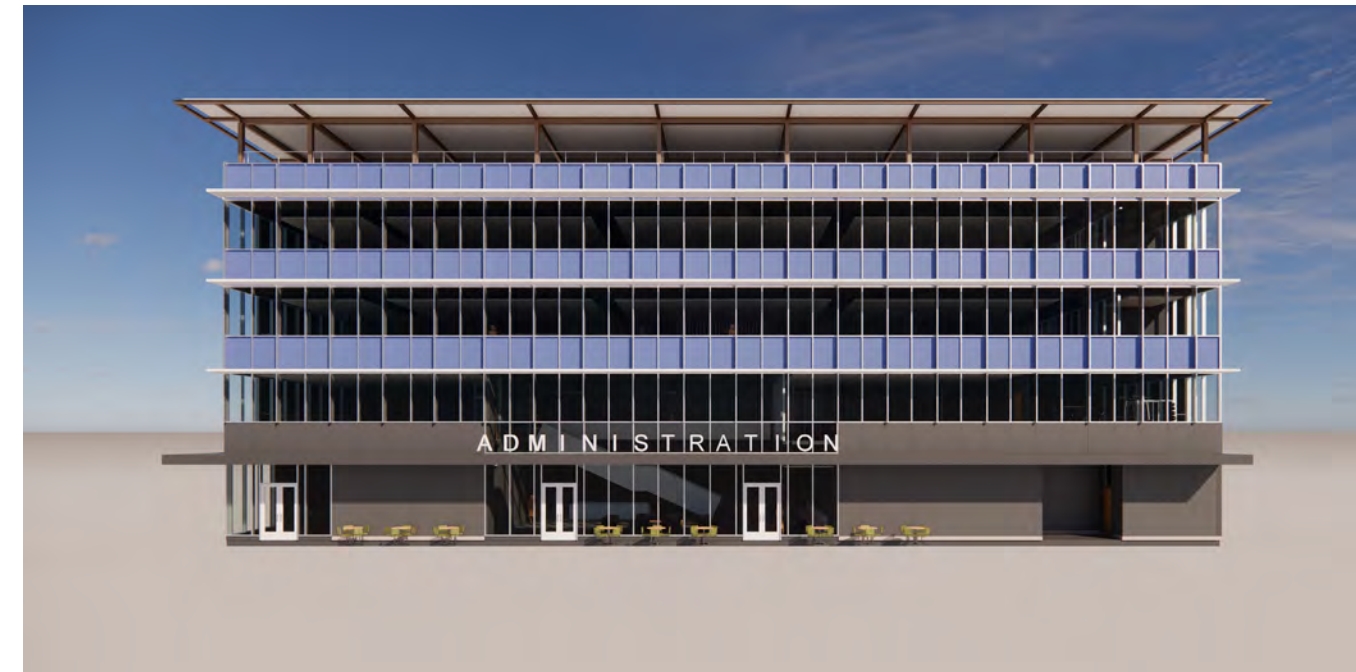






## CDR - PHASE 1

- Rooftop PV canopy structure
- Exterior screens applied on east and west facades
- Horizontal striping of clear and opaque glass
- Dark base anchors the building



## RESPONSE TO PHASE 1 COMMENT

*"PROVIDE DISTINCTION TO ADMINISTRATION BUILDING"*

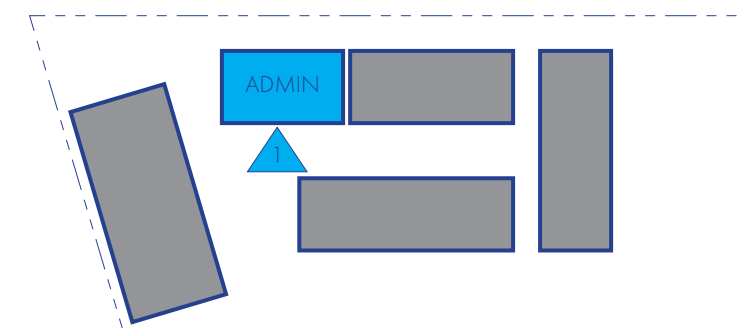
- Unify function and architectural expression of screens
- Accentuate verticality, frame building and courtyard
- Optimize views while addressing interior shading with refined glazing treatment

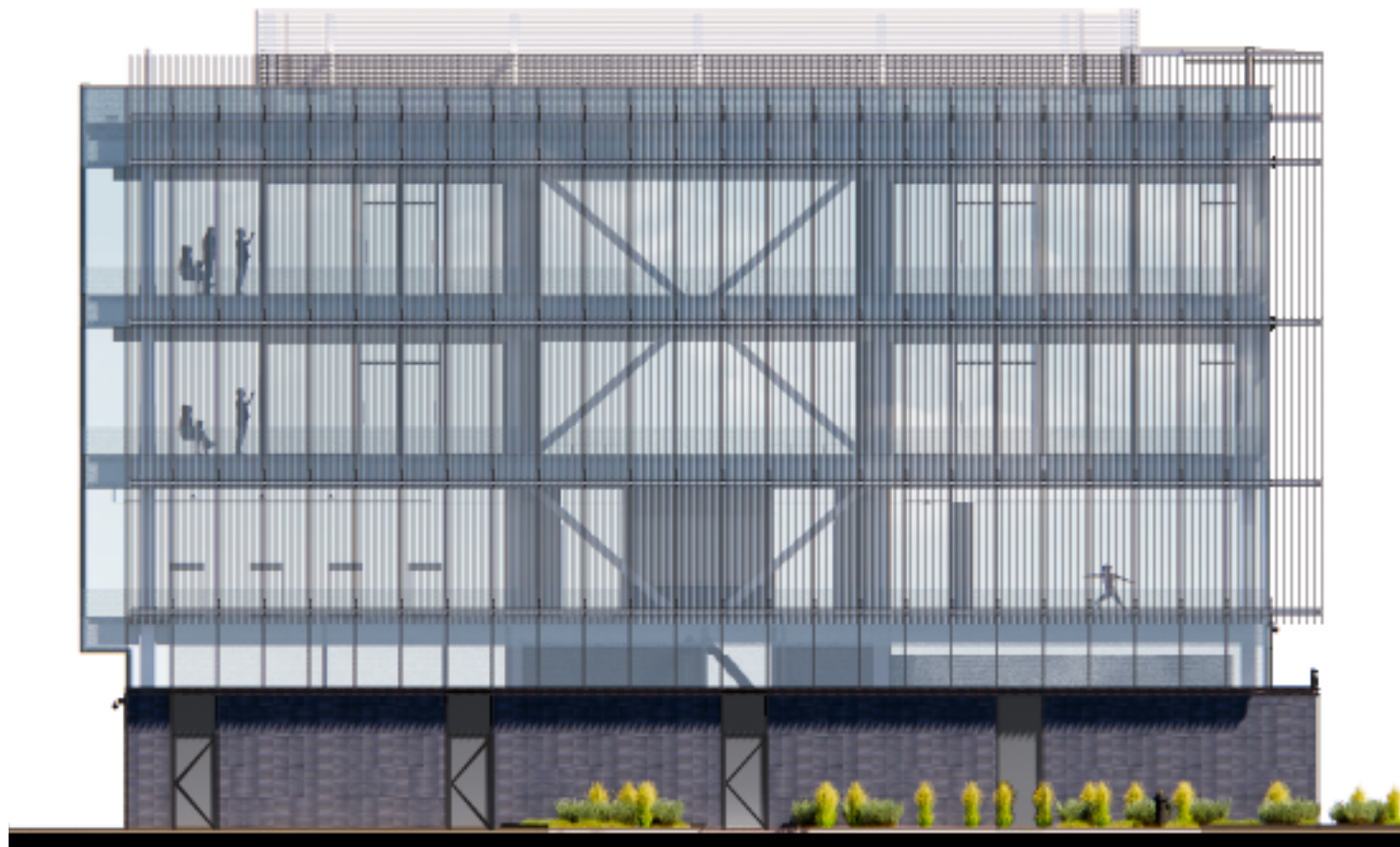




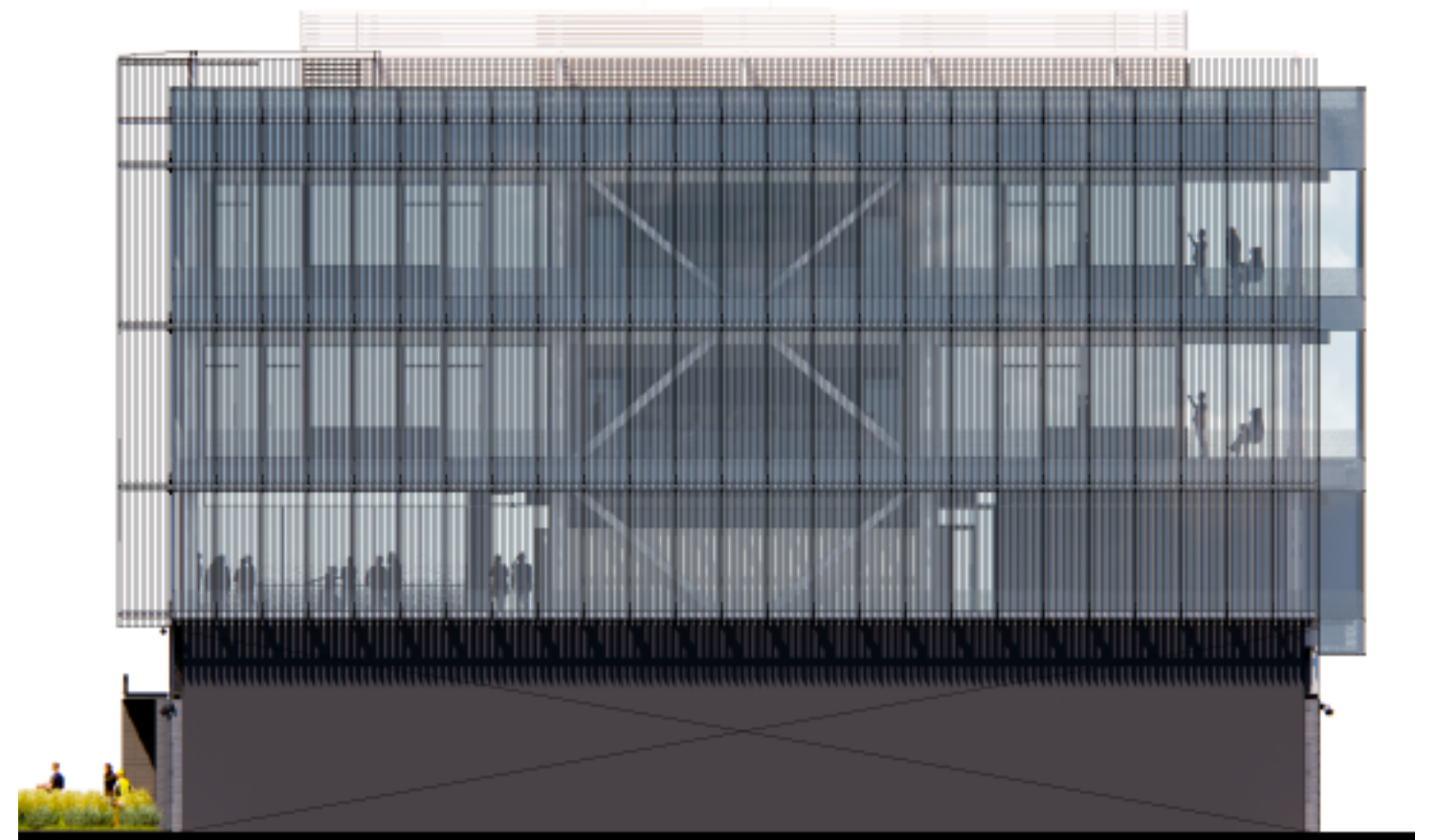


1. SOUTH

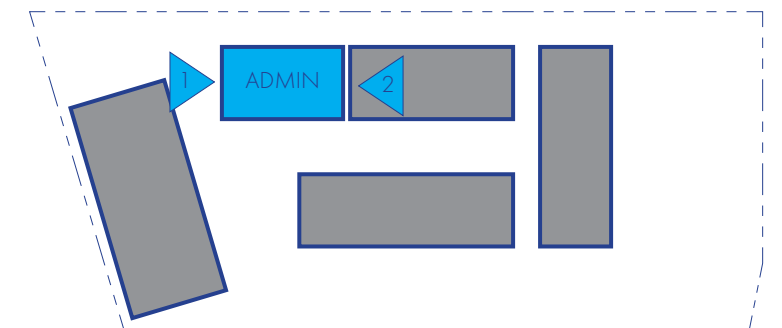




1. WEST

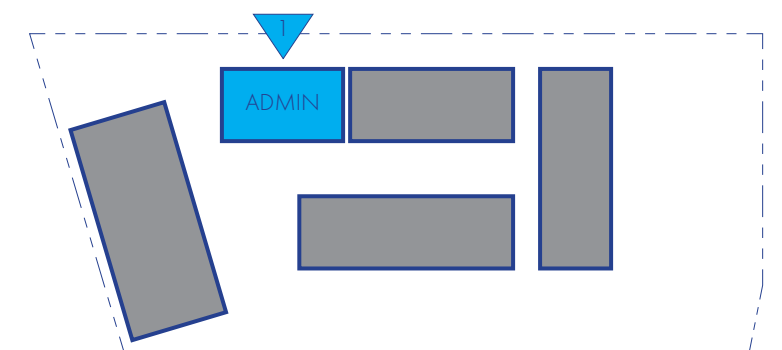


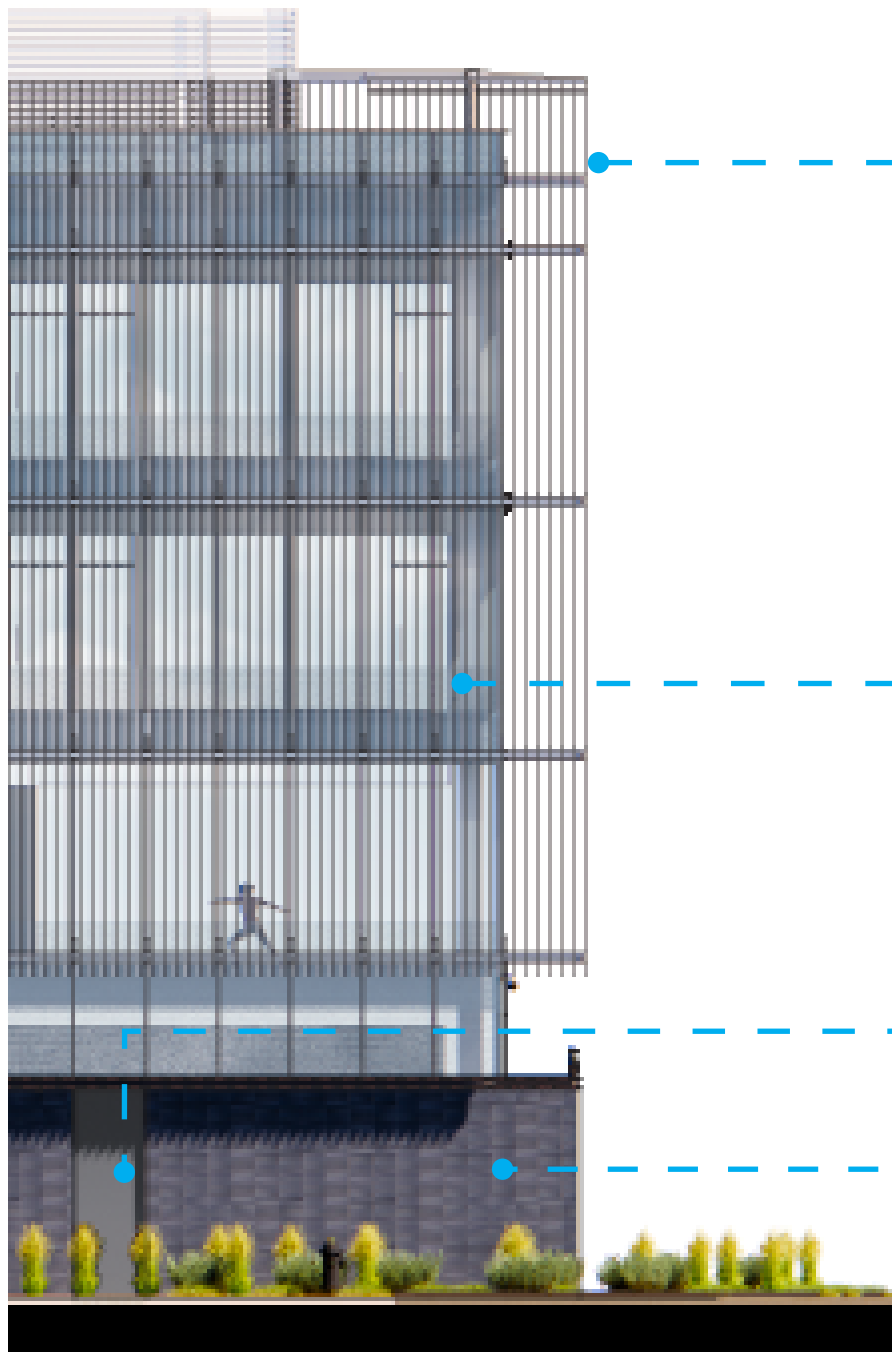
2. EAST





1. NORTH





1. WEST



EXTRUDED ALUMINUM FINS



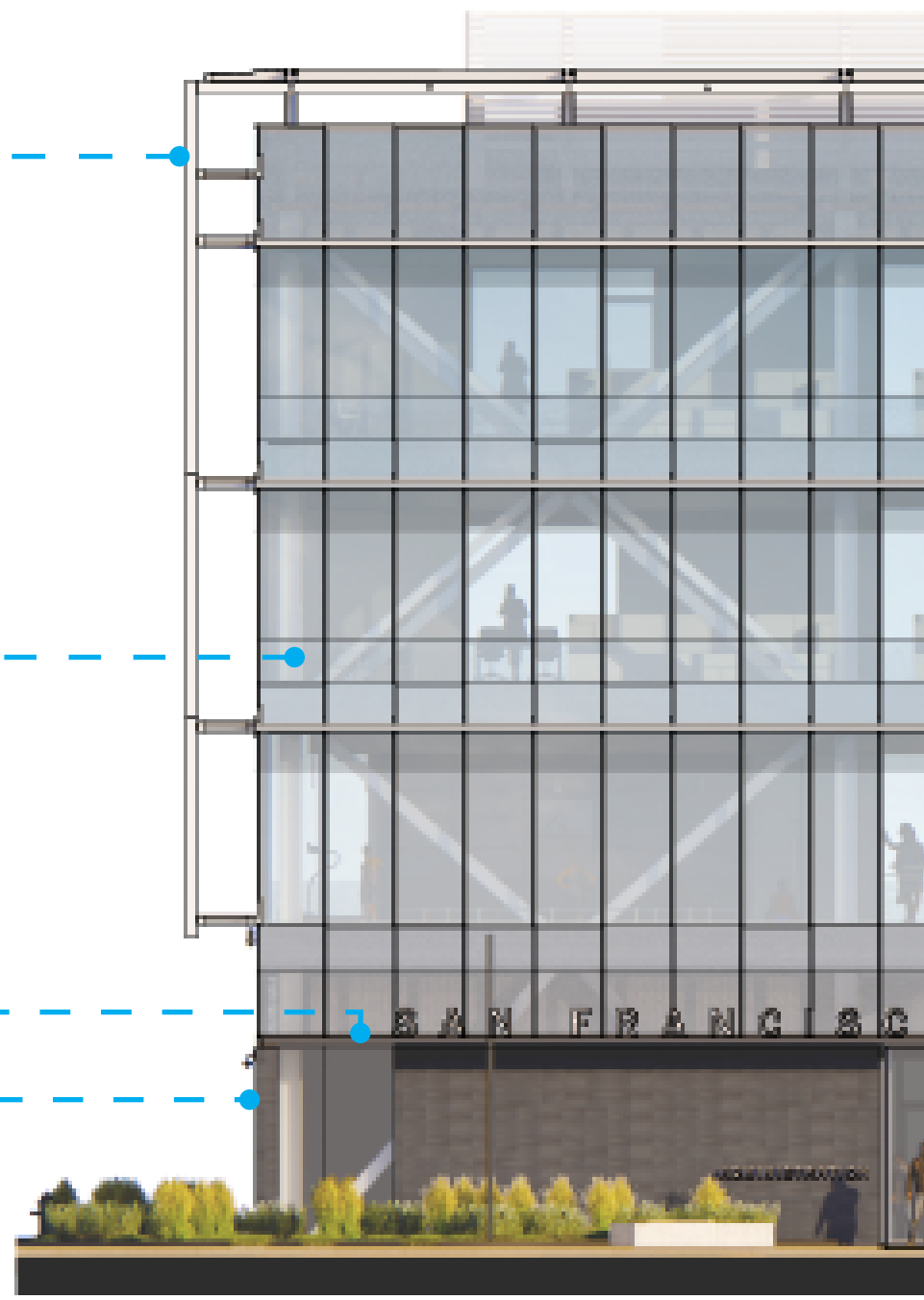
FRITTED IGU



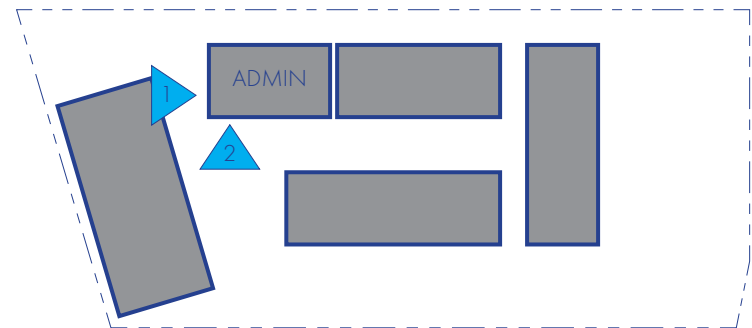
METAL PANEL



MASONRY



2. EAST







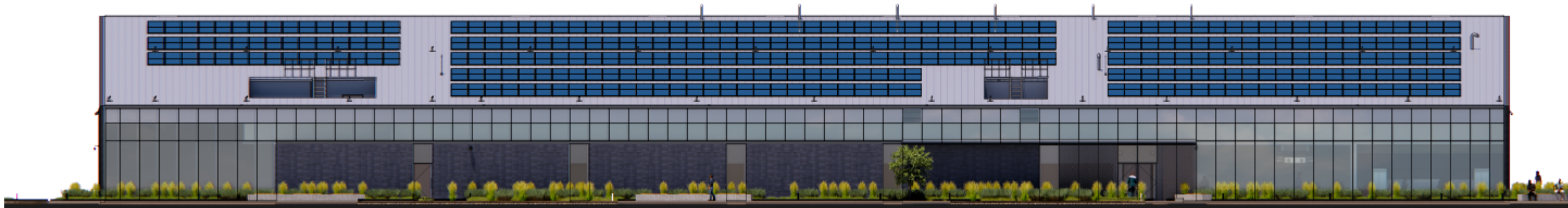
1. VIEW FROM GARAGE



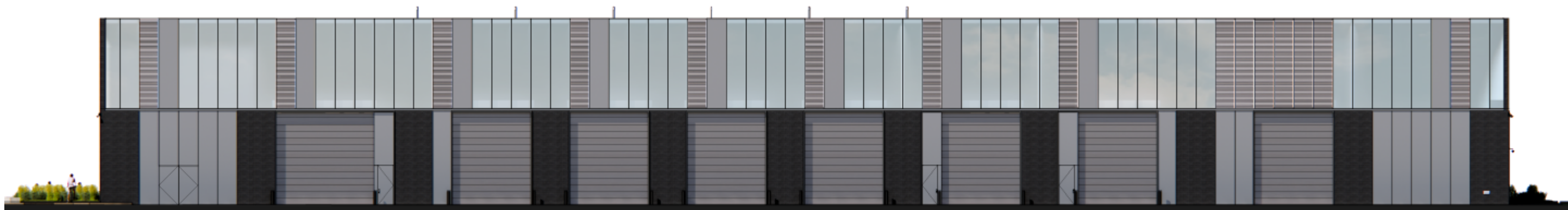
2. ADMIN ENTRY



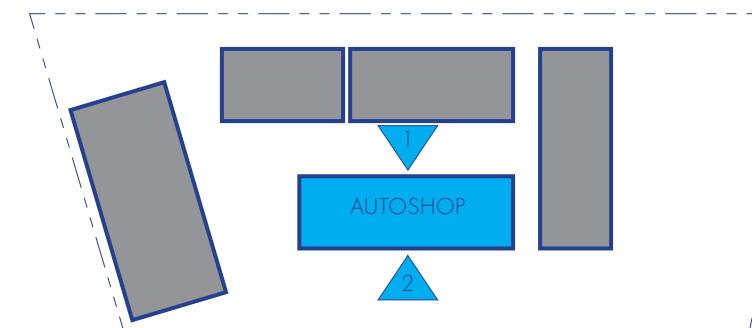


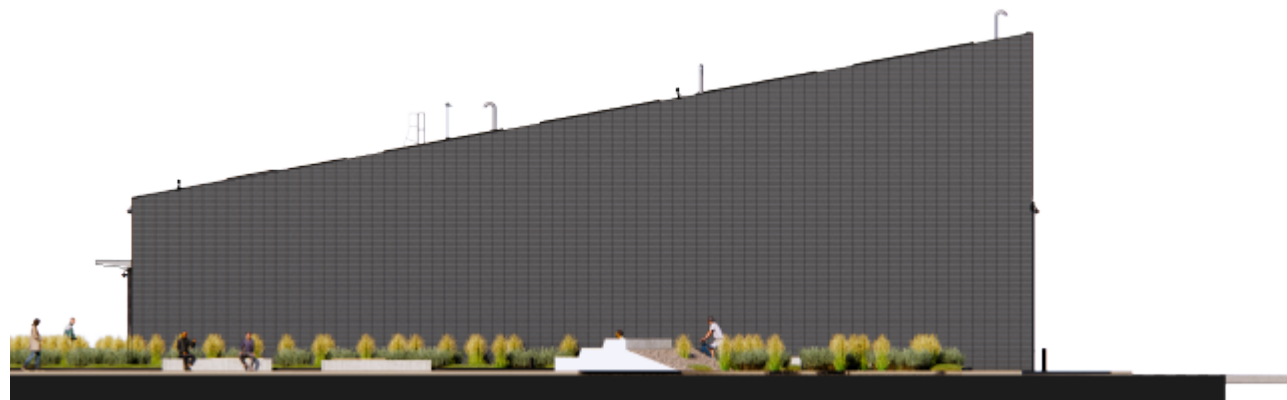


1. NORTH

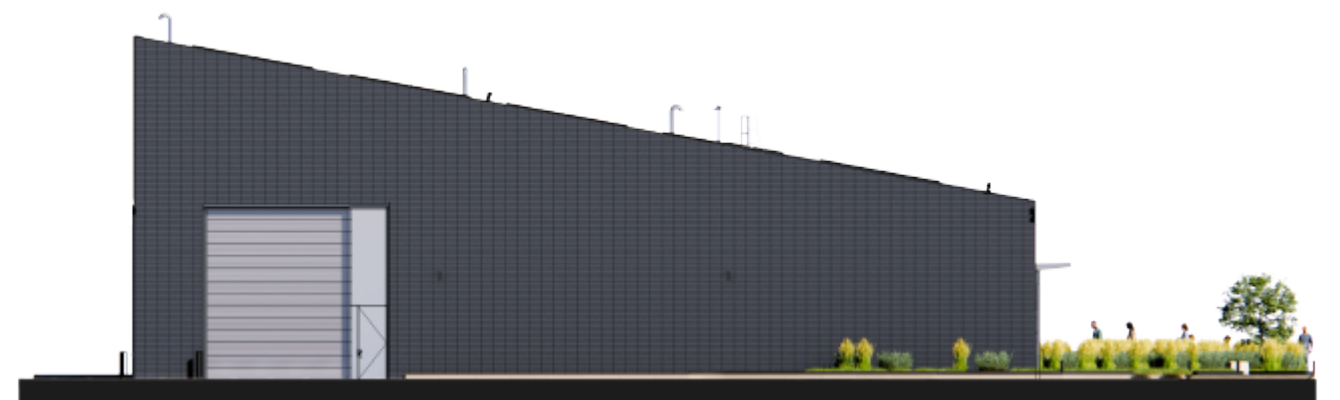


2. SOUTH

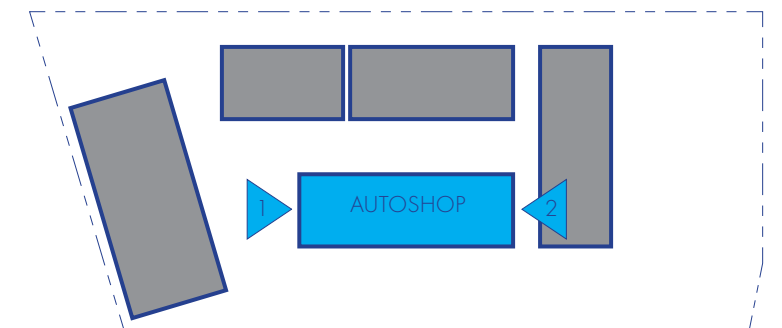


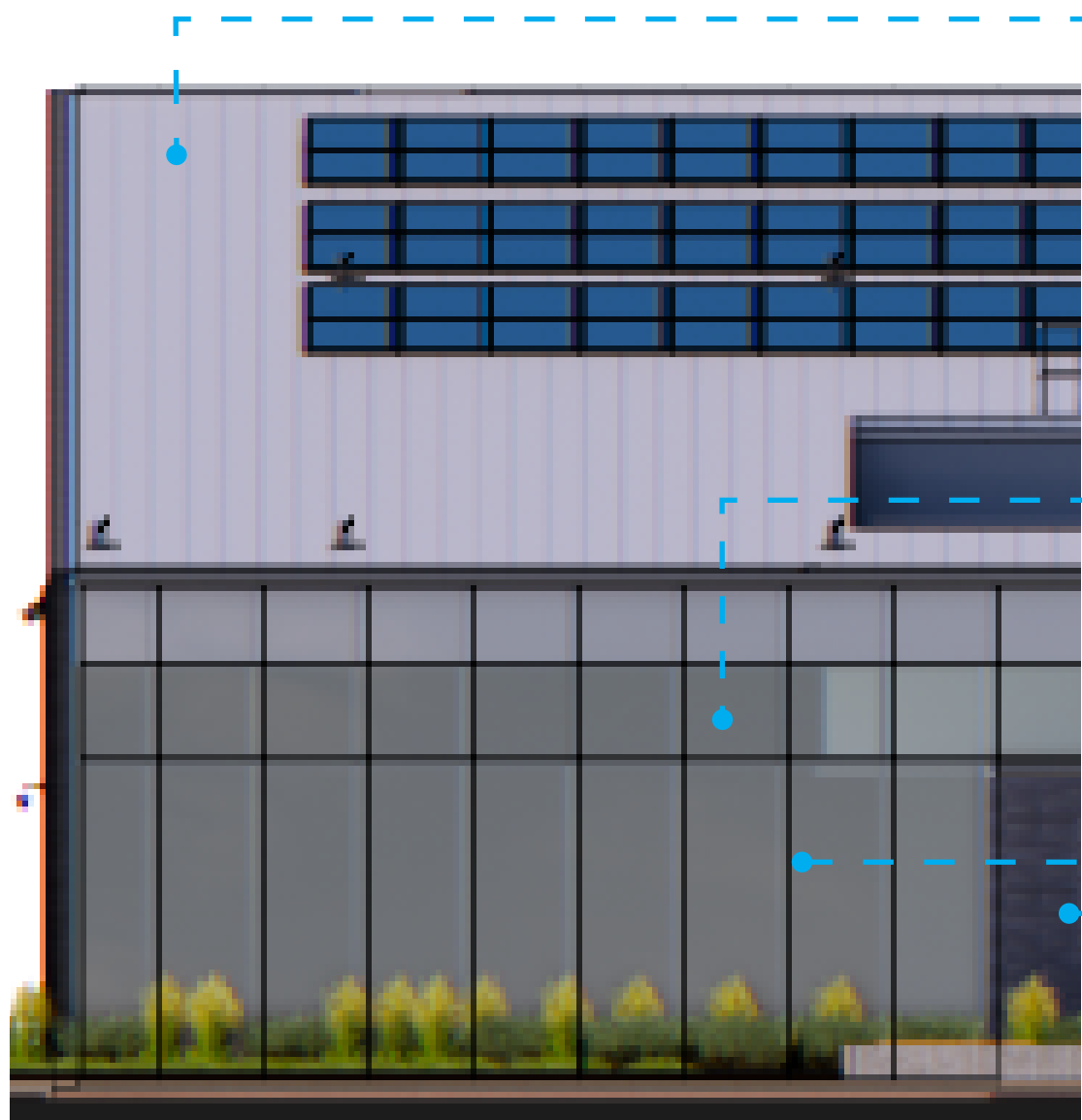


1. WEST

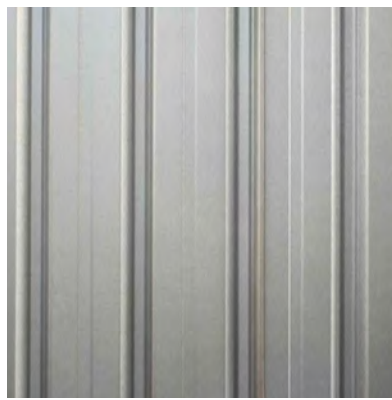


2. EAST





1. NORTH



ROOF



GLAZING

LOUVER



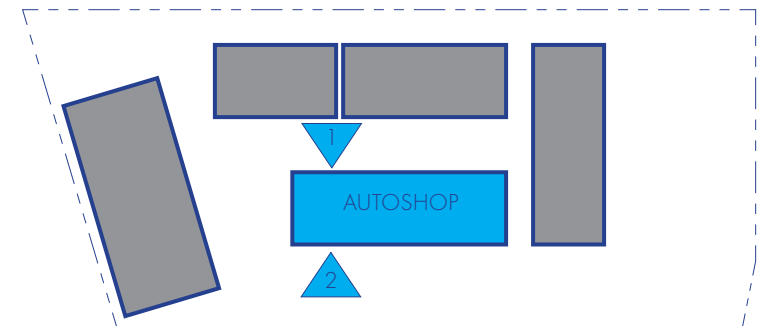
METAL PANEL



MASONRY



2. SOUTH







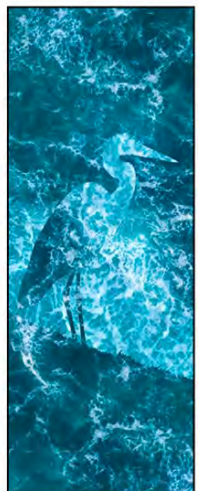
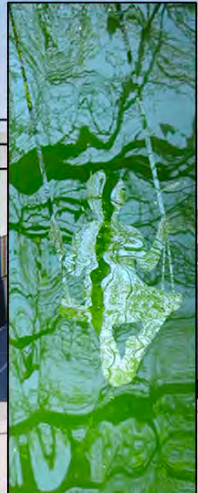




# THOSE WHO CARRY WATER

An art proposal by Walter Kitundu  
for the San Francisco Water Department  
at 2000 Marin Street

“The water we drink, like the air we breathe,  
is not a part of our body, but is our body.  
What we do to one - to the body,  
to the water - we do to the other.”  
~ Natalie Diaz



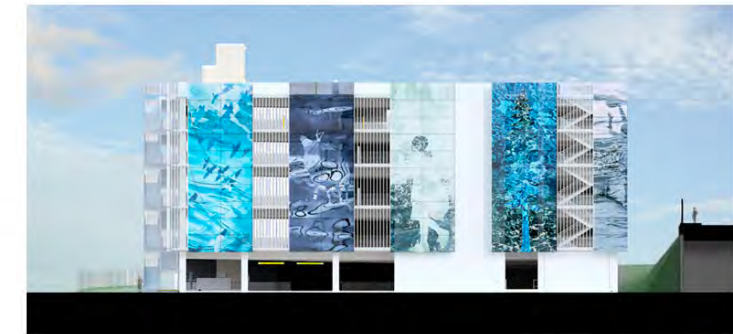
**Those Who Carry Water** is a site specific portrait of the water system, the people who sustain it, and the community through which the water flows. The images will be made of architectural float glass panels with brilliant enamel colors. Every image will be made from photographs of water taken at locations in the system managed or made possible by the SFPUC. From Hetch Hetchy to powerhouses, from public pools to treatment plants, Kitundu will photograph those who care for water systems, as well as the people of Bayview, whose silhouettes will appear in the glass.

The artist will be in conversation with Bayview residents and SFPUC employees to learn about their relationships with water and the water system. He will be joined in this story gathering work by long-time collaborator and member of the Bayview community, choreographer **Joanna Haigood**. They will develop an aerial dance performance for the opening of the new building to spectacularly bring the water stories of Bayview residents to life.

The idea of carrying water is an expansive way to think about our relationships with it. We carry it everyday in our cells and bones. So do the fish, birds, elk, and mountain lions of California. The SFPUC has shaped the land to carry water in the form of reservoirs. That water is sent through pipes to generate power and sustain a population that wouldn't be possible without the systems that carry water. This artwork is a monument to the truth that we are water and water is us. We have a responsibility to care for what we carry, to honor the central role it plays in our lives, without taking our easy access to it for granted. This artwork explores, honors, and shines a light on the many ways we carry water.

Selected lines from the stories we receive will adorn the images inside the garage, creating an interior poem weaving together ideas from multiple communities.

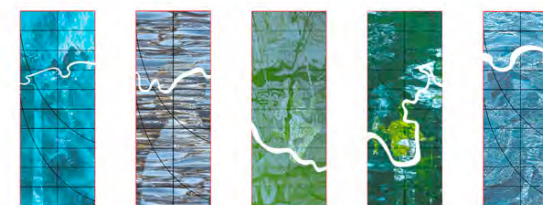
< sample images merging water with people and other beings



NORTH ELEVATION



WEST ELEVATION



The path of the Tuolumne River runs through the artwork. A thread that connects images from all aspects of the system



The artwork will be mounted with a secure and low profile pointed supported system.

# RESPONSE TO PHASE 1 COMMENTS

CAMPUS

ARCHITECTURE

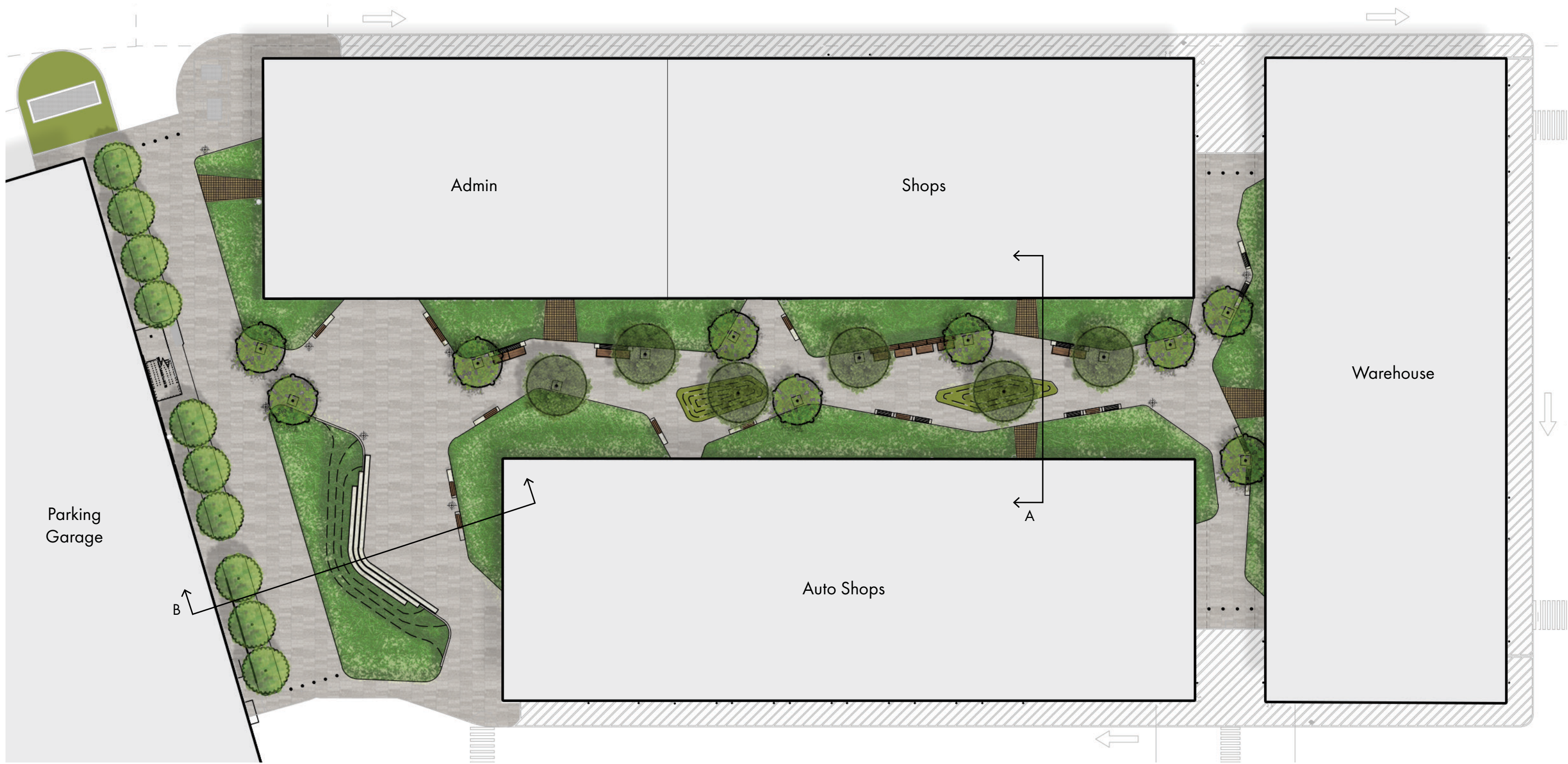
LANDSCAPE

- Section through seating and planting in Community Hub
- Material and color of perimeter fence

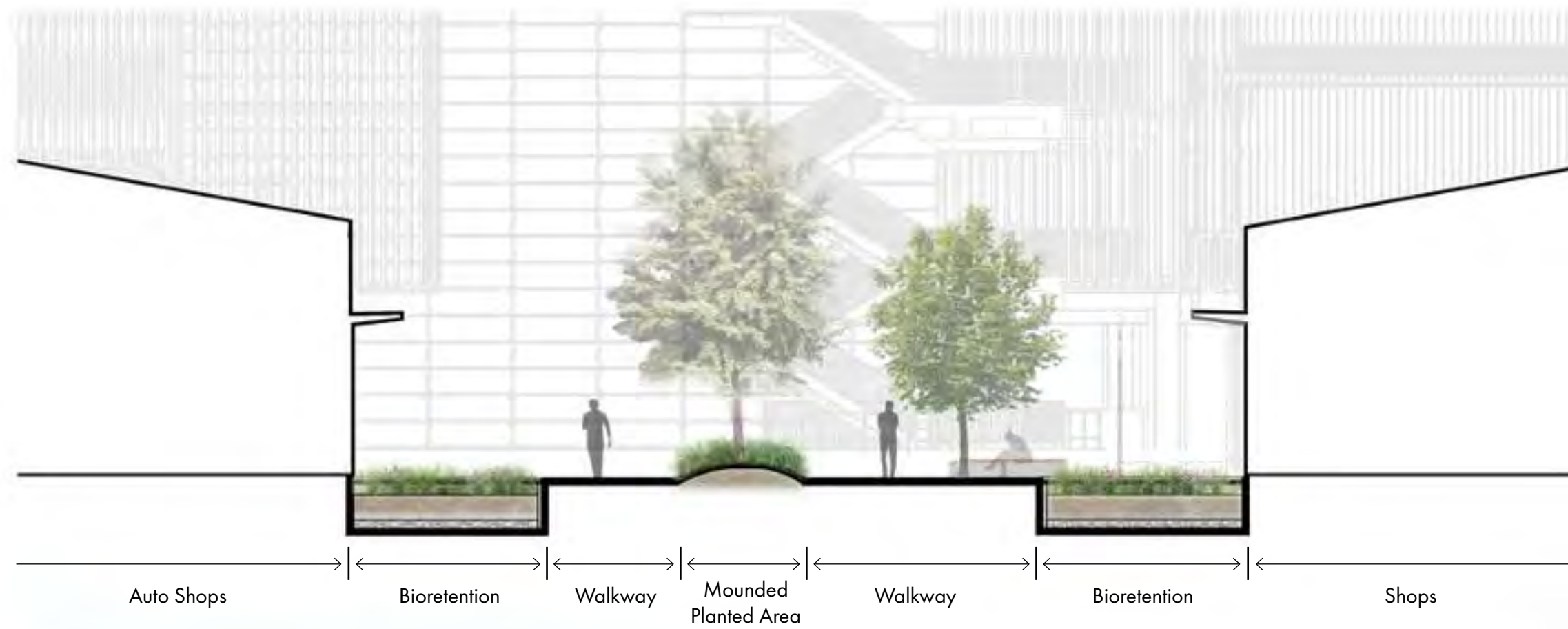


	Native Ornamental Planting		Pervious Paving
	Stormwater Planters		Site Furnishings
	Street Trees		Perimeter Fence
			Vehicular/Pedestrian Gates

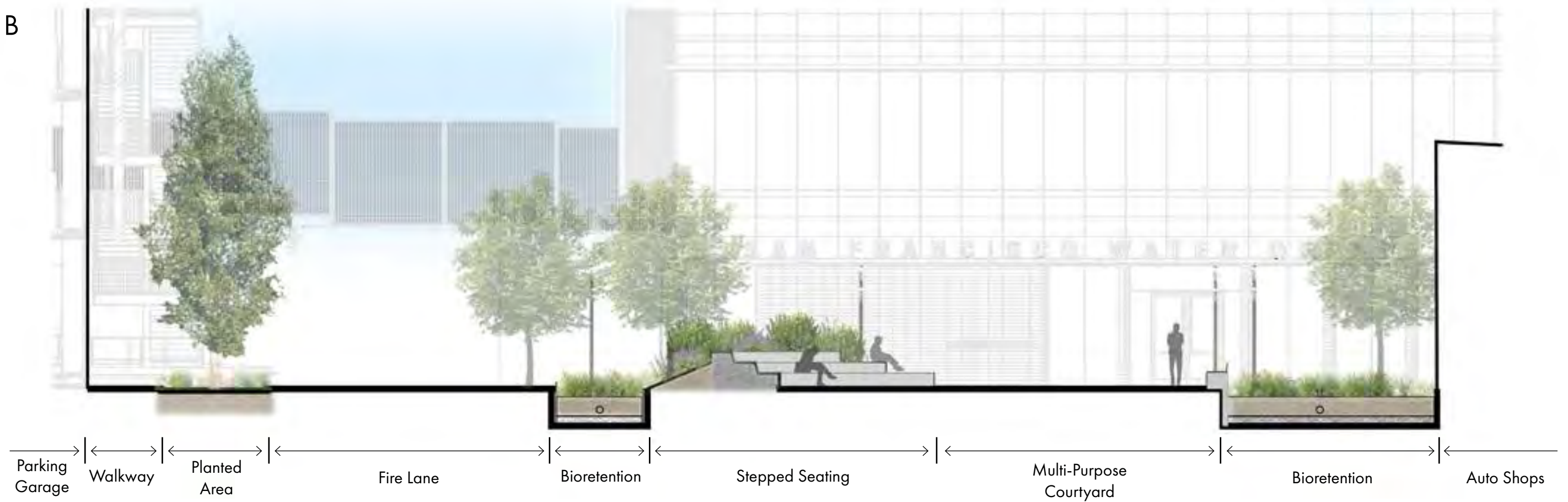




Section A



Section B



PAVING



Pervious Pavers in Tan and Monterey Sand



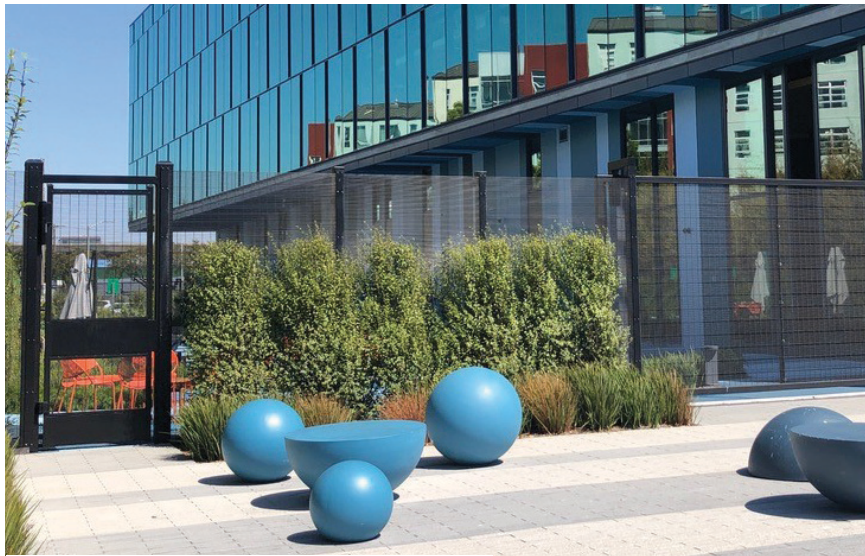
Running Bond Pattern

METAL



Powdercoat Finish in Grey

FENCE



Omega Max Fencing



STEPPED SEATING



Stepped Precast Concrete Seating



Integral Color in Sierra

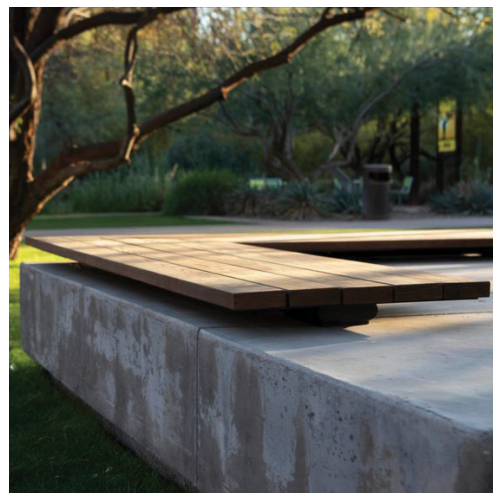
FIXED SEATING



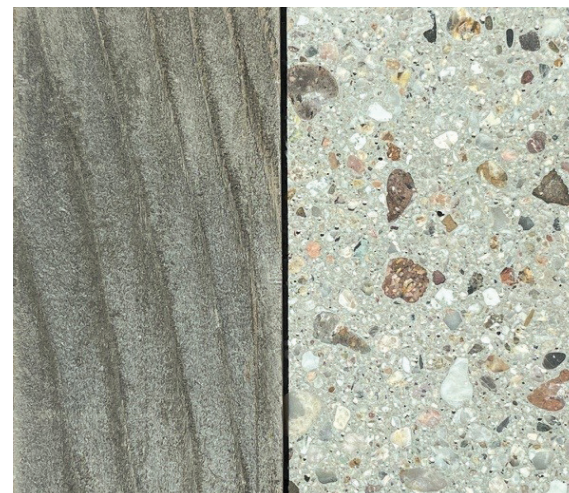
Concrete Bench



Wood Seating w/Back



Wood Seating w/no Back



Modified Ash and Polished Concrete in Grey

Street Tree



*Lagunaria patersonii*  
Primrose Tree

Street Tree



*Prunus serrulata* 'Kwanzan'  
Kwanzan Cherry

Garage



*Carpinus betulus* 'Fastigiata'  
European Hornbeam

Plaza



*Quercus tomentella*  
Island Oak

Plaza



*Aesculus californica*  
California Buckeye



Bioretention Basin



Flow-thru Planter with Pedestrian Bridge



Planted Areas



Planted Areas



Planted Areas





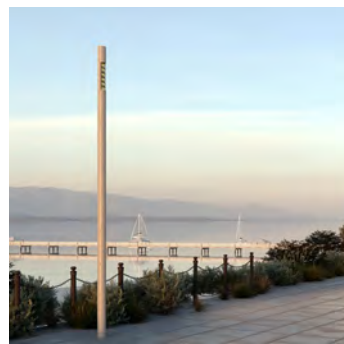
1 Pole-Mount Area Light (25'H)



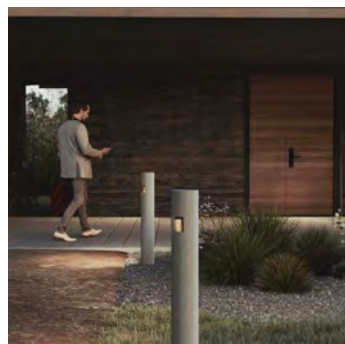
2 Wall Mount Area Light



3 Tiered Seating Underglow



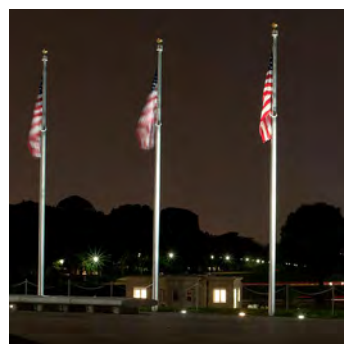
4 Pedestrian Light Column



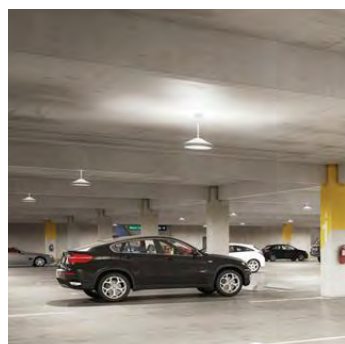
5 Pedestrian Light Bollard



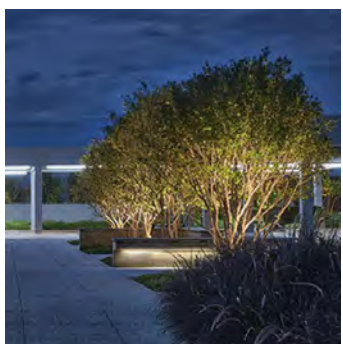
6 Monument Sign Wall Wash



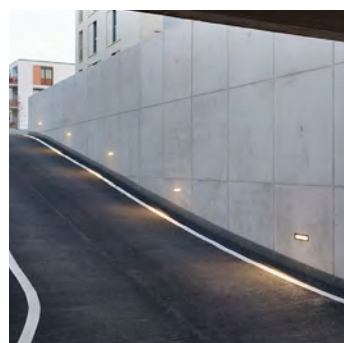
7 Ingrade Adjustable Accent



8 Canopy Mount Area Light



9 Ingrade Landscape Accent



10 Wall Recessed Area Light



11 Pedestrian Area Light



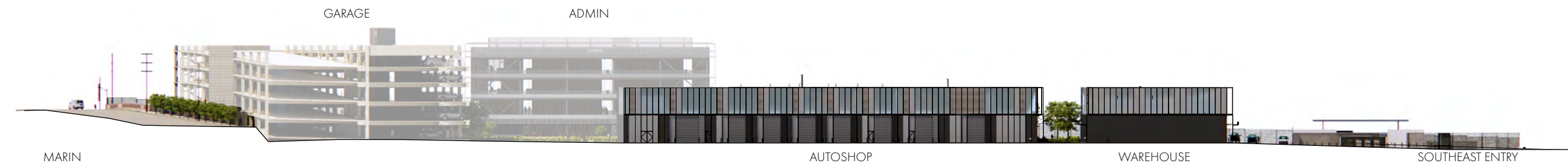
THANK YOU



1. VIEW FROM CESAR CHAVEZ



2 VIEW FROM EVANS



3. VIEW FROM MARIN



4. VIEW FROM I-280

