

# REQUEST FOR REVIEW FORM

San Francisco Arts Commission  
Civic Design Review

## PROJECT INFORMATION

PROJECT TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

CLIENT DEPARTMENT: \_\_\_\_\_

PROJECT ADDRESS \_\_\_\_\_ DISTRICT NUMBER: \_\_\_\_\_

Is this part of a multi-site project, bond or capital improvement program? If yes, which program?

## PROJECT TEAM

PROJECT DESIGNER: \_\_\_\_\_

Email: \_\_\_\_\_

PROJECT MANAGER: \_\_\_\_\_

Email: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

Email: \_\_\_\_\_

LANDSCAPE ARCHITECT: \_\_\_\_\_

Email: \_\_\_\_\_

## DATES OF REVIEW

Conceptual/Informational Presentation \_\_\_\_\_

PHASE 1: Schematic Design \_\_\_\_\_

PHASE 2: Design Development \_\_\_\_\_

PHASE 3: Construction Documents \_\_\_\_\_

Other:

Small Project Review

Plaque Review

Administrative Review

## PROJECT DELIVERY METHOD

Design, Bid Build (traditional)

Fast Track

Design-Build

Bridging

Other

Construction Commencement: \_\_\_\_\_

Construction Completion: \_\_\_\_\_

Structure Size (SQ FT): \_\_\_\_\_

## BUDGET

Total Construction Cost: \_\_\_\_\_

Art Enrichment Budget: \_\_\_\_\_

Please attach the official line item construction budget for the project and provide an explanation if the Art Enrichment budget is less than 2% of the total construction cost including above and below ground construction unless exempt per the Art Enrichment Ordinance.

## DESIGN CONCEPT

Please provide a succinct description of the design concept or idea (not functional goals). Attach additional page if needed.

## ADDITIONAL INFORMATION

Is this project on a City designated landmark or in a City designated historic district? If yes, please contact Tim Frye of the Historic Preservation Commission to determine whether a certificate of appropriateness or other steps are required.

## COMMUNITY OUTREACH

**It is your obligation to notify the community (by mail or email) that there is opportunity for public comment at the Civic Design Review Meeting.** This is an important part of the public process. What has been done in this regard?

## FEES

**Full Project Fee: \$12,800**

Projects are charged on a per project basis. Complex projects or projects involving more than one building may be charged a higher fee. The fee for a Small Project Review is \$6,400 and \$750 for an Administrative Review.

**Write checks to: San Francisco Arts Commission**

**Interdepartmental Fund Transfer should use the below codes for SFAC's chart fields:**

Revenue Account ID: **460127**

Fund ID: **11740**

Department ID: **163649**

Authority ID: **16577**

Project ID: **10022393**

Activity ID: **0001**

Project Title: Japantown Peace Plaza Renovation

Project Address: 1610 Geary Boulevard, San Francisco, CA 94115

Project Client/Manager: J. Marien Coss; marien.coss@sfgov.org; SF Recreation and Park Department

To achieve the community's desired goal #5 from 2019 vision booklet, which states "*to create an inviting and visual expression along the Geary Boulevard Edge that draws people into the plaza and mitigates noise*", a double staircase and symmetrical entry to the plaza is proposed. The two staircase relieves the congestion of one staircase, and formalizing the significant Geary Boulevard entrance and importance of the three flags, a cultural feature significant to the community.

#### Project Background:

The Japantown Peace Plaza underwent a community-outreach-focused redesign to re-imagine the entire plaza. Over a three-year period, the community and project team held over 80 public meetings (half were in person until the pandemic forced virtual meetings). In addition to public meetings, public interactions also include a combination of key stakeholder meetings, committee presentations, focus groups, community meetings, and festival attendance for one-on-one surveys and on line website project updates. To this day, the project continues to hold monthly public meetings highlighting the project updates through Japantown Task force. The design and community engagement process, documented in a 2019 vision booklet previously submitted to SFAC, continues to serve as the inspiration for this Geary Boulevard entry revision.

Plaza: Originally built in 1968, and renovated in 2000, the 37,000 SF plaza has been leaking rainwater to the two-level MTA-owned garage below. This renovation will address the water intrusion issue by demolishing all existing surfaces and fully waterproofing the entire plaza. With new amenities, such as planting, paving, seating, lighting, and structural reinforcement of the concrete Peace Pagoda, public space will be reinvigorated for the community's everyday use and special event use, while harnessing the cultural symbolism that the Japantown Peace Plaza holds within the neighborhood, city and region.

Pagoda: The Peace Pagoda and Peace Plaza is eligible for local designation under National Register of Historic Places Criterion A and C given their association with the redevelopment of Japantown, the social history of the neighborhood, and as an architecturally significant work of master architect, Yoshiro Taniguchi. The Peace Pagoda and Peace Plaza are the most prominent extant structures that serve as a visual landmark and embodiment of the community's identity and perseverance in the face of adversity, and continues to serve as a gathering place for community events and cultural celebrations, and community protest.

December 20, 2017, HPC Resolution No. 925 – The HPC recommended Landmark Designation to the BOS for Peace Plaza and Pagoda which requires character defining features to be preserve or replaced in kind. They are the Pagoda's central concrete piers, rounded roof (copper clad plates), kurin, dedication plaques, single step podium and the Plaza's open space with hardscape paving, planters (cherry trees); sunken south side plaza, and presence of the eternal flame near the pagoda.

(<https://commissions.sfplanning.org/hpcpackets/2014.1050122017.pdf>)

The pagoda will be structurally upgraded and proposed solutions (by our technical team of architects, structural engineers, historic preservation consultants) comply with Secretary of Interior Standards and were approved in the modified Categorical Exemption issued in February 2023 by SF Preservation