

TREASURE ISLAND

WATER RESOURCE RECOVERY FACILITY

SFAC - CIVIC DESIGN REVIEW
PHASE 3 - CONSTRUCTION DOCUMENTS

STANTEC | MERRILL MORRIS PARTNERS LANDSCAPE ARCHITECTURE | PCL CONSTRUCTION



MAY 20, 2024

TREASURE ISLAND - WATER RESOURCE RECOVERY FACILITY

SFAC - CIVIC DESIGN REVIEW - PHASE 3 CONSTRUCTION DOCUMENTS

AGENDA

- INTRODUCTION - PROJECT REVIEW AND UPDATE
- PHASE 2 DESIGN DEVELOPMENT REVIEW COMMENTS
- ARCHITECTURAL DESIGN
- LANDSCAPE ARCHITECTURAL DESIGN
- PERIMETER SECURITY ENCLOSURE
- MONUMENT SIGNAGE AND GRAPHICS

MAY 20, 2024

PROJECT TEAM

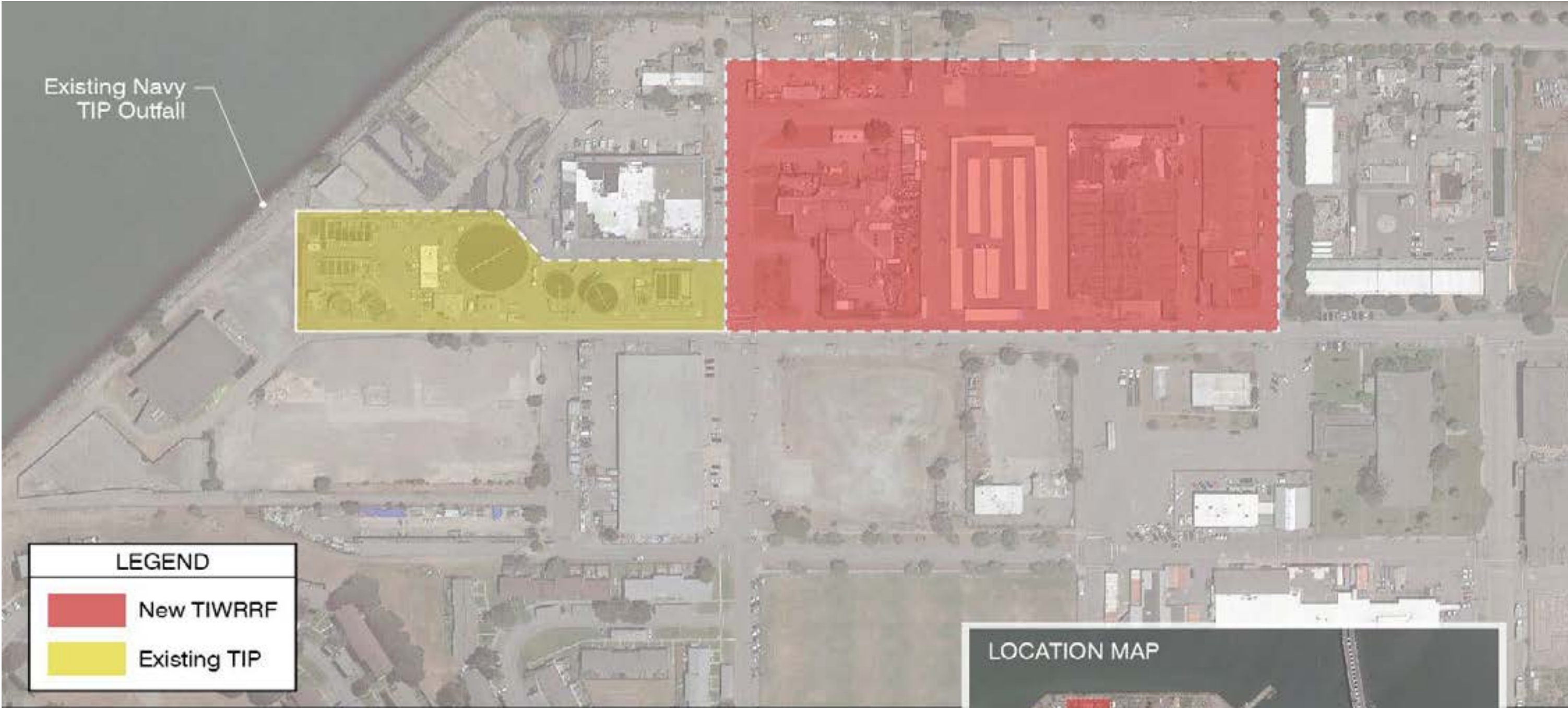
- Project Manager - Jignesh Desai, SFPUC
- Project Engineer - Calvin Huey, SFPUC
- SFPUC Wastewater Enterprise Liaison - Nohemy Revilla, SFPUC
- Design Consultant - Barb Berastegui, Stantec
- Lead Architect - Elizabeth Navarro, Stantec
- Landscape Project Manager - Jamie Beckman, Merrill Morris Partners

TREASURE ISLAND BACKGROUND

- Naval Station Treasure Island (NSTI) is a former US Navy base located in the City and County of San Francisco
- Treasure Island Development Authority (TIDA) is responsible for the reuse and development of NSTI and operation and maintenance of all utilities on Treasure Island and Yerba Buena Island (TI/YBI)
- SFPUC provides contracted services to TIDA for O&M of all utilities on TI/YBI through a yearly MOU
- Developer is obligated to construct and fund the new infrastructure for TI/YBI



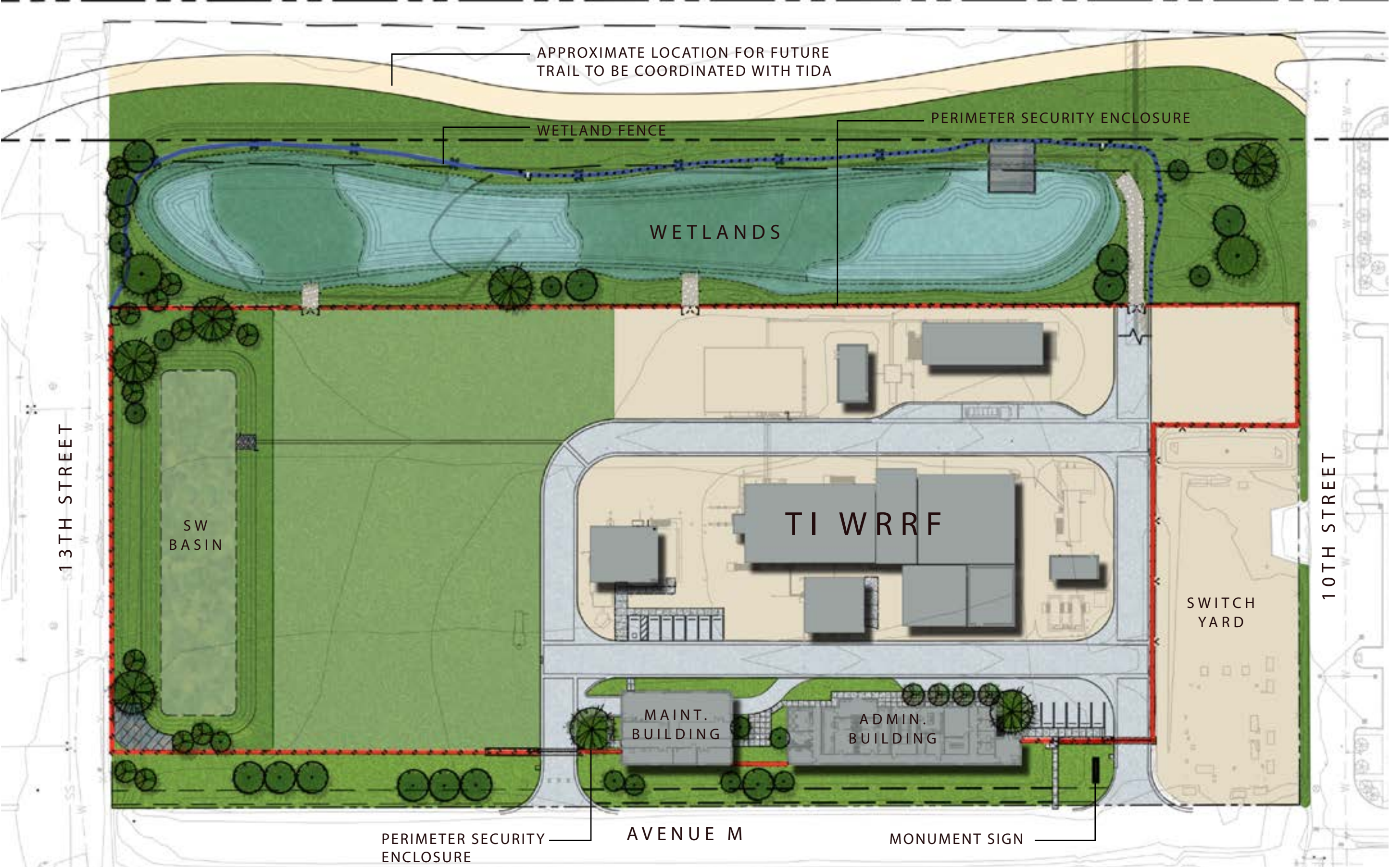
NEW TI WATER RESOURCE RECOVERY FACILITY LOCATION



PROJECT OBJECTIVES

- Address aging infrastructure
- Ensure regulatory compliance
- Meet the wastewater and recycled water needs of the future TI/YBI development





The core building concept remains as **A MACHINE IN THE PARK**

The existence of a flourishing natural environment on this island is dependant on the function these buildings provide. We identified three primary points by which our building will support this part. Our building will be:

BOLD - an embodiment of the landscapes dependency of their function

SIMPLE - uncomplicated and elegant detailing, straightforward approach to materiality

BEAUTIFUL - the building needs to stand alone as a jewel within the landscape with or without the art enrichment

ADMINISTRATION AND MAINTENANCE BUILDINGS - WEST ELEVATION - MATERIAL COHESION



CIVIC DESIGN REVIEW (CDR)
REVIEW COMMENTS (12.11.2023)

COMMENTS

The Committee expressed concern glazing reflection to bird.



RESPONSE

The basis of our research centered around the requirements put forth in the City of San Francisco Bird Safety Requirements Ordinance No. 199-11 9/12/2011

The content within this ordinance proposed numerous solutions for or team to evaluate.

We initially looked at these several options:

- a. Apply a bird friendly glass film
- b. Use a glass unit with integrated frit pattern
- c. Reduce the amount of reflectivity

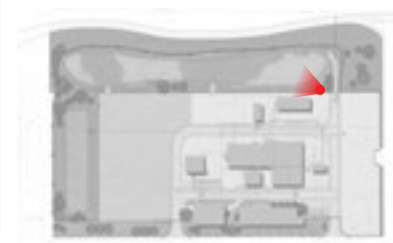
Our proposed solution:

The slightly tinted glass reduces the amount of reflectivity and has an integrated, bird-friendly frit pattern. These measures combined are compliant with the Bird Safety Ordinance.

The glass unit we have elected to use is:

Manufacturer: Viracon:

Finish / Material: 1" VUE1-50 Insulating HS/HS (1/4") clear HS, VUE 1-50 #2, V952 Warm Gray Viraspan Print #51777#2, 1/2" spacer - black-argon, and 1/4" Clear HS



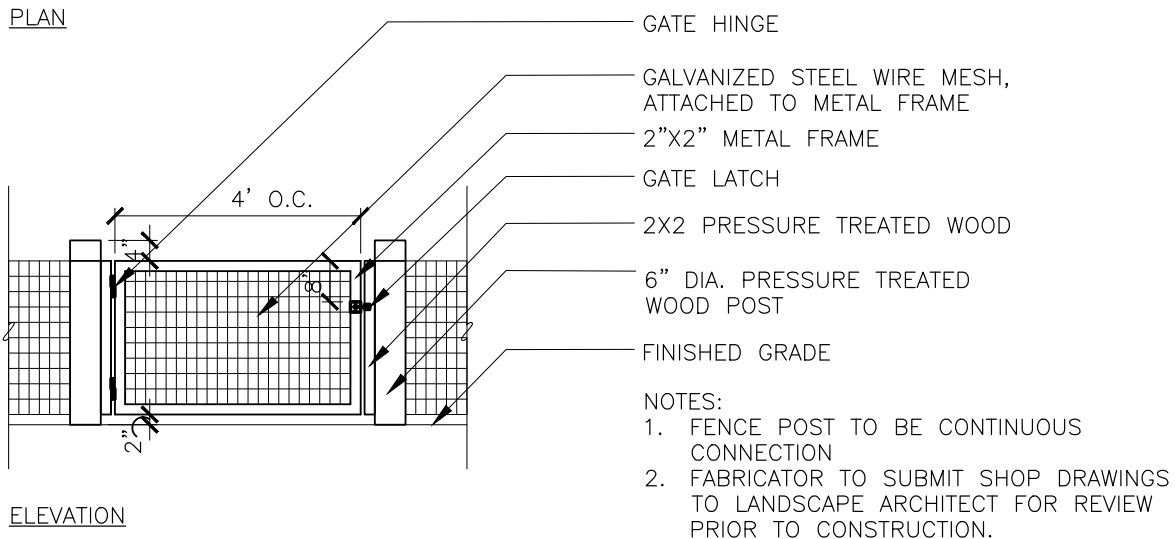
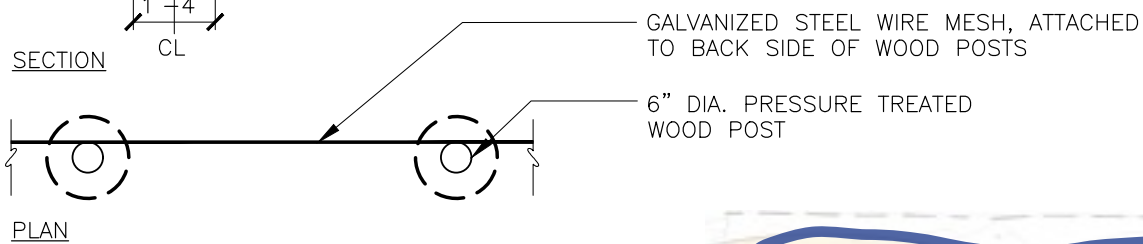
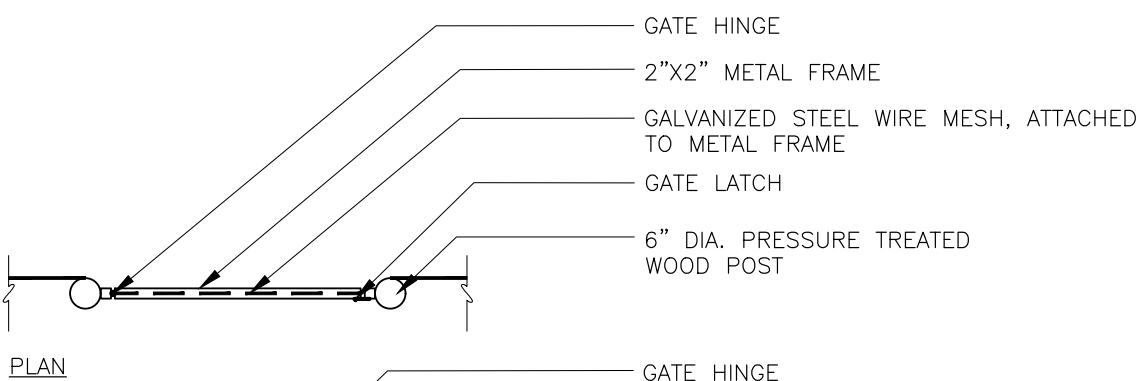
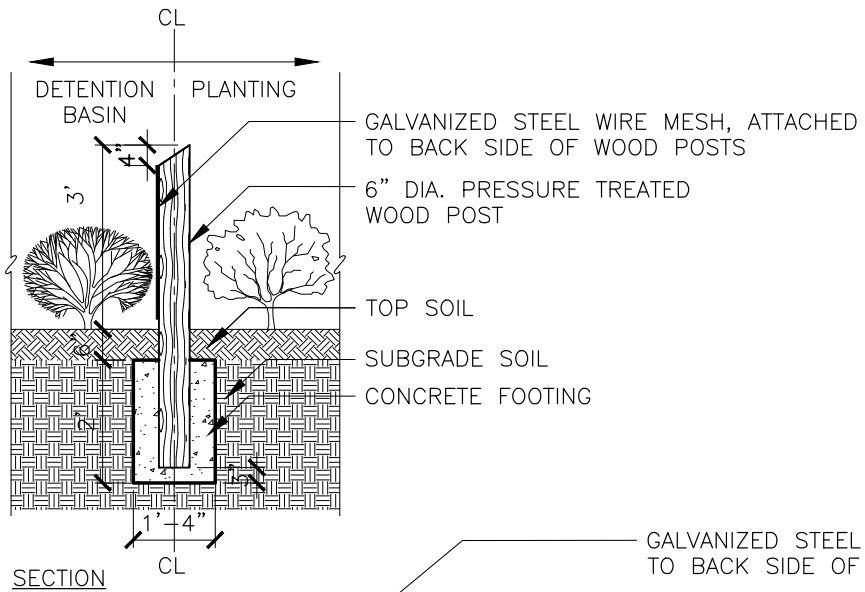
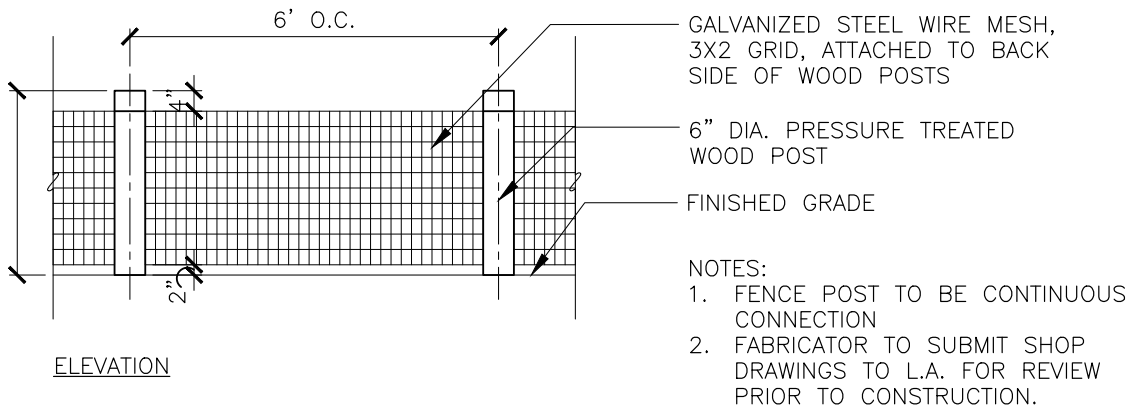
CIVIC DESIGN REVIEW (CDR)
 REVIEW COMMENTS (12.11.2023)

COMMENTS

The Committee expressed concern about wildlife animals access to the wetland area.

RESPONSE

The specifics of the fence; the size of the openings of the mesh, the gap at bottom of the fence, and the height of the fence have been chosen to allow a variety of sizes of wildlife to pass through the environment whether it be through the openings, under the fence or over the fence.



WETLAND FENCE LAYOUT PLAN

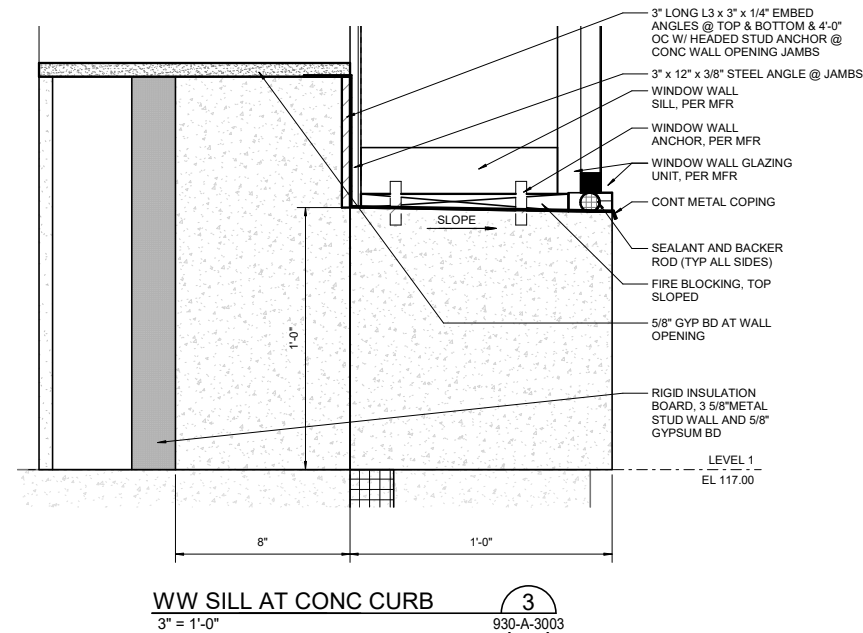
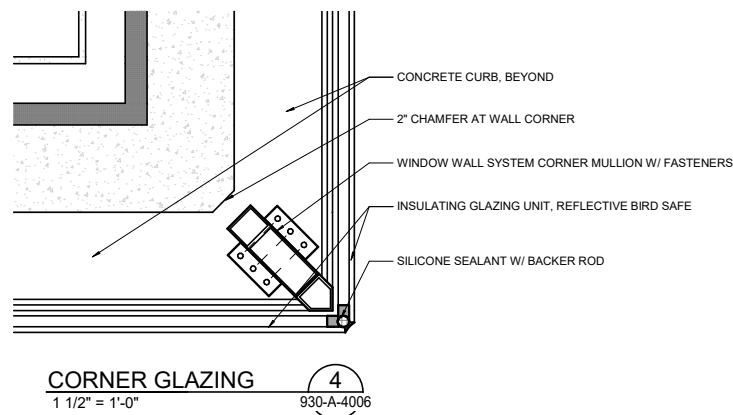
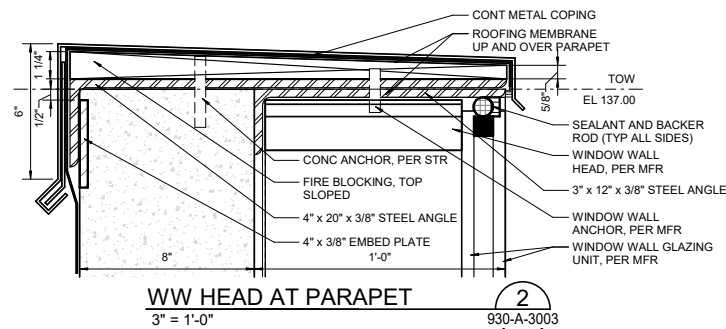
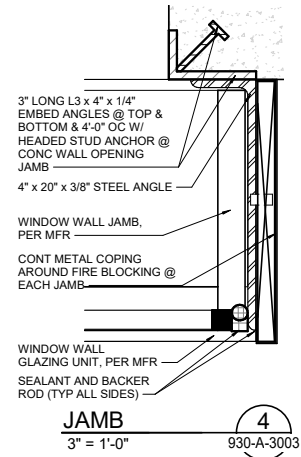
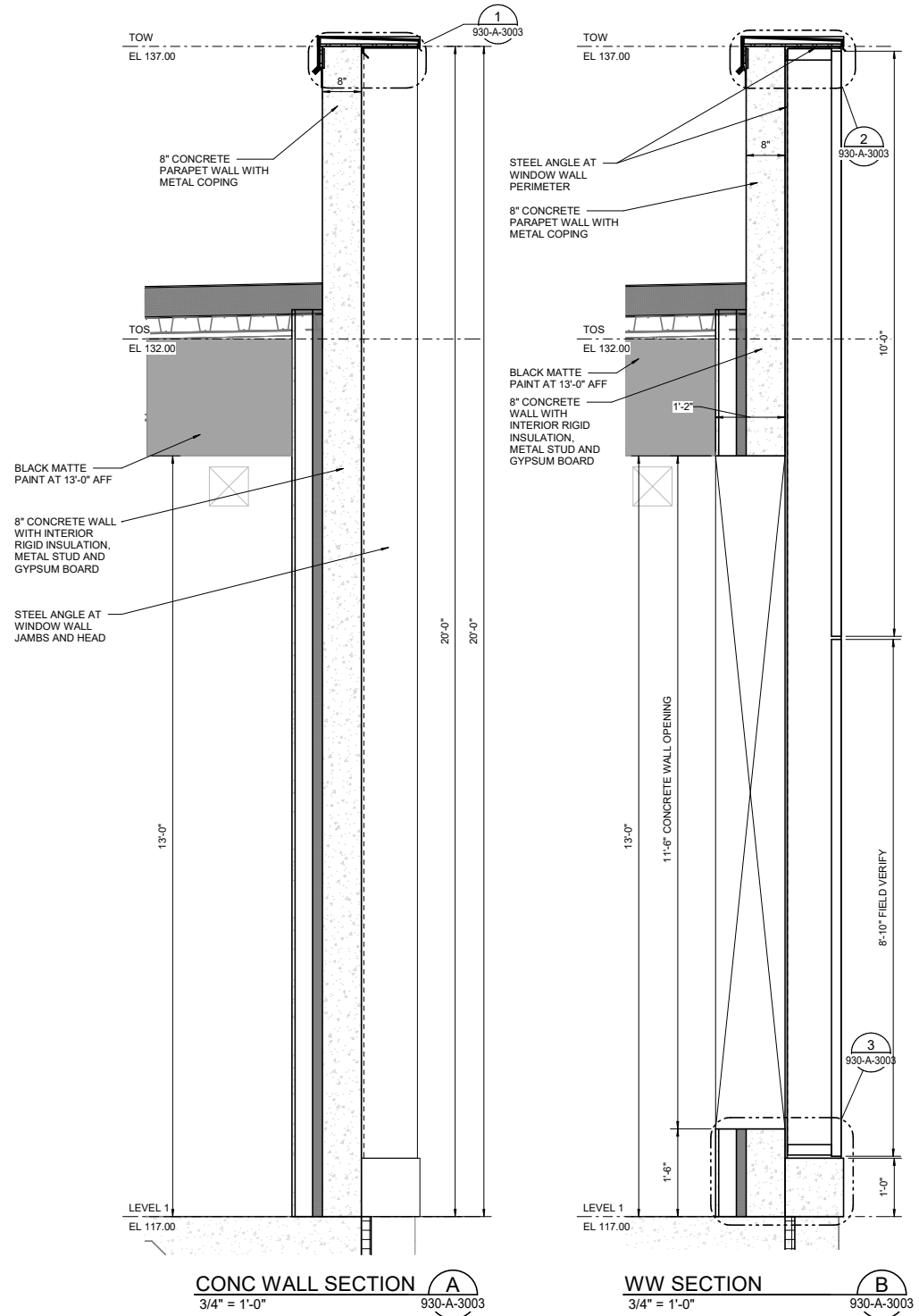
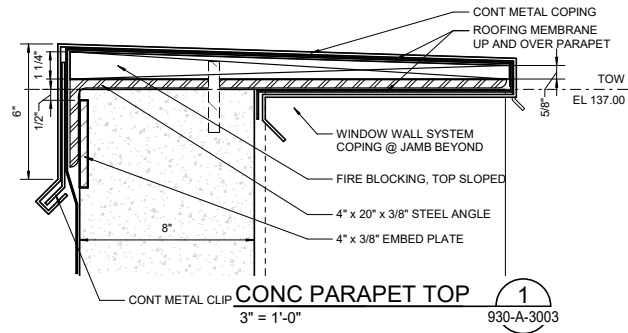
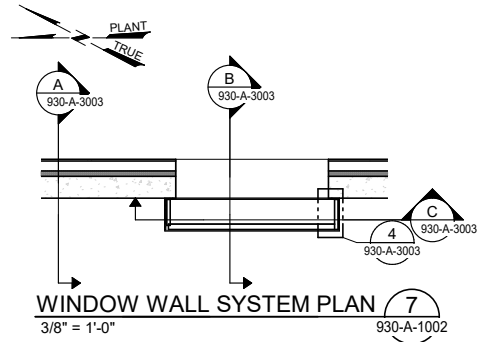


Openings in the precast concrete expose interior spaces. The windows align with occupied spaces.

The buildings visually present a different aesthetic at nighttime versus daytime. The transition between day / night speaks to the transition from the reflection of the landscape to a glimpse into the facility interior.



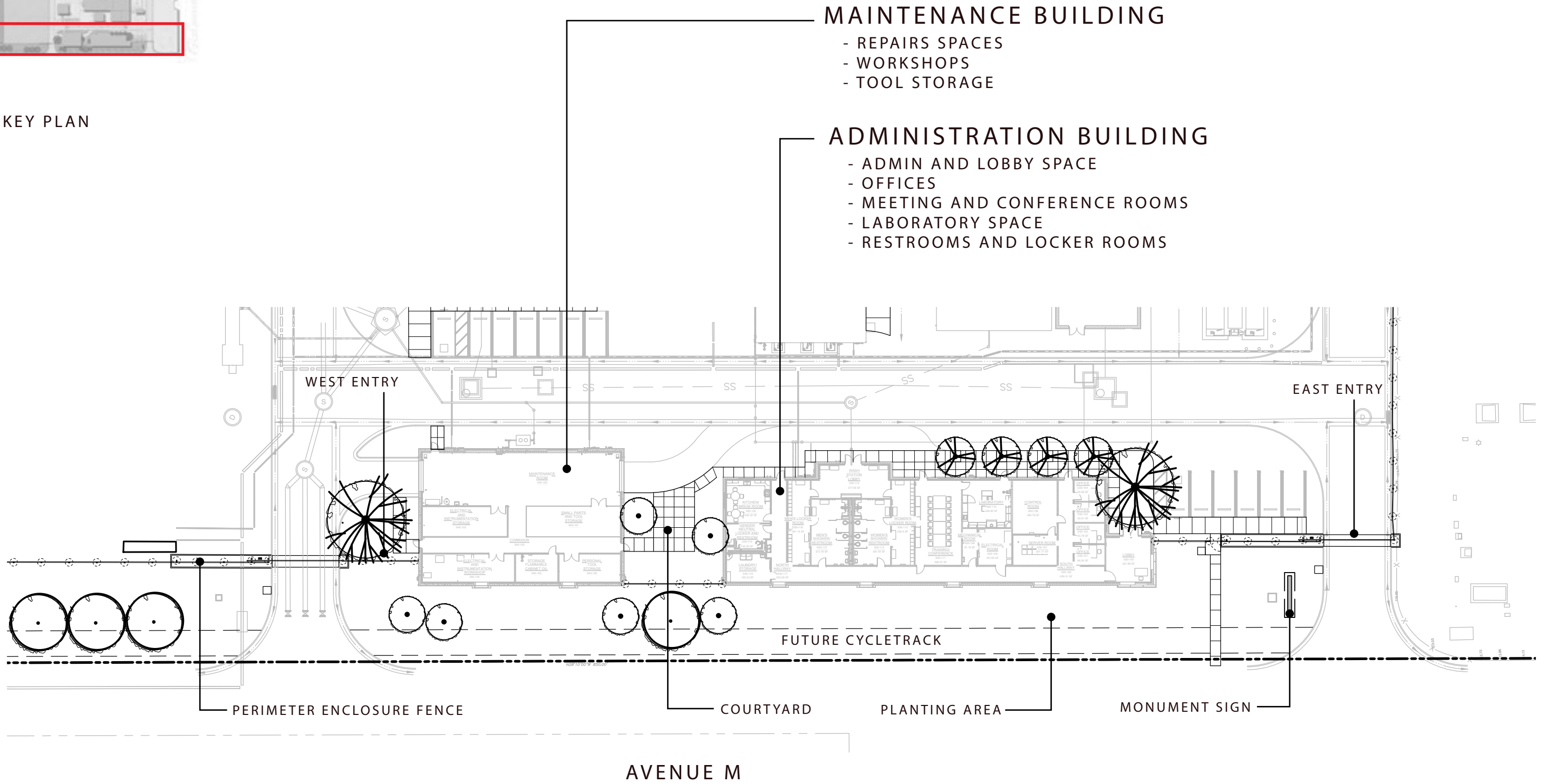
ARCHITECTURAL DETAILS

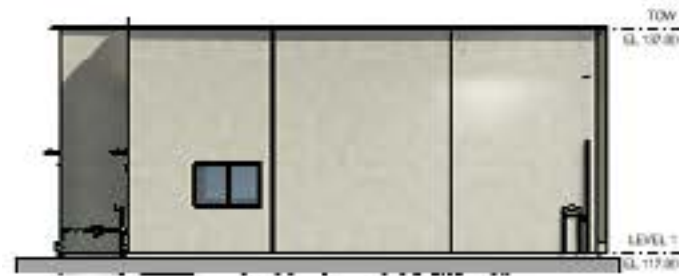


ADMINISTRATION AND MAINTENANCE BUILDINGS - SITE PLAN

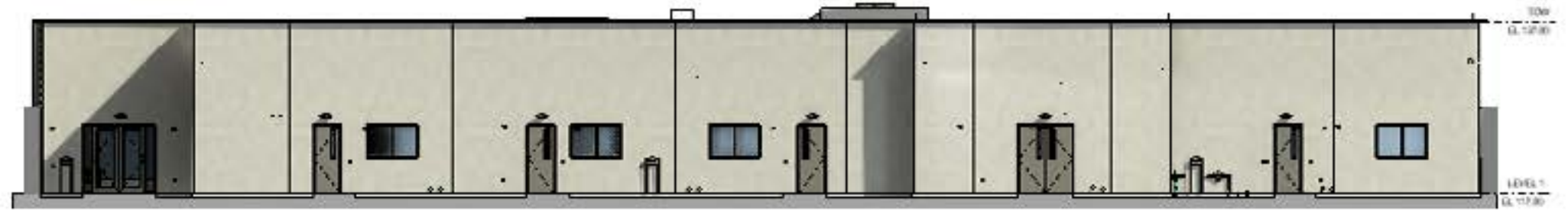


SITE KEY PLAN

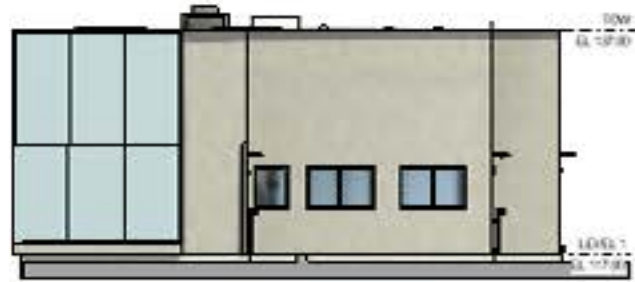




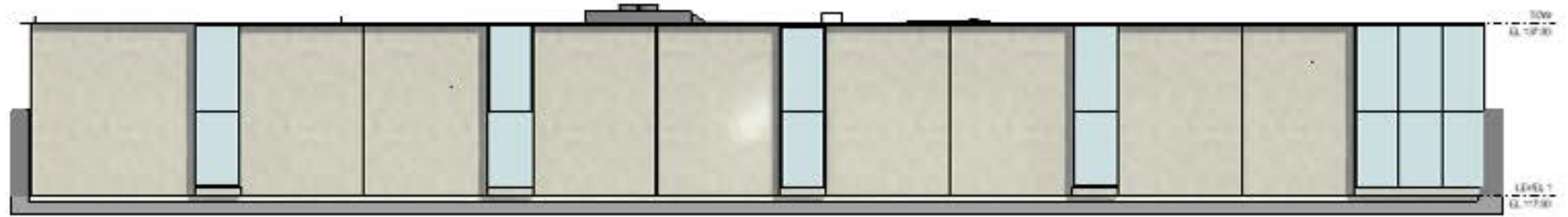
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

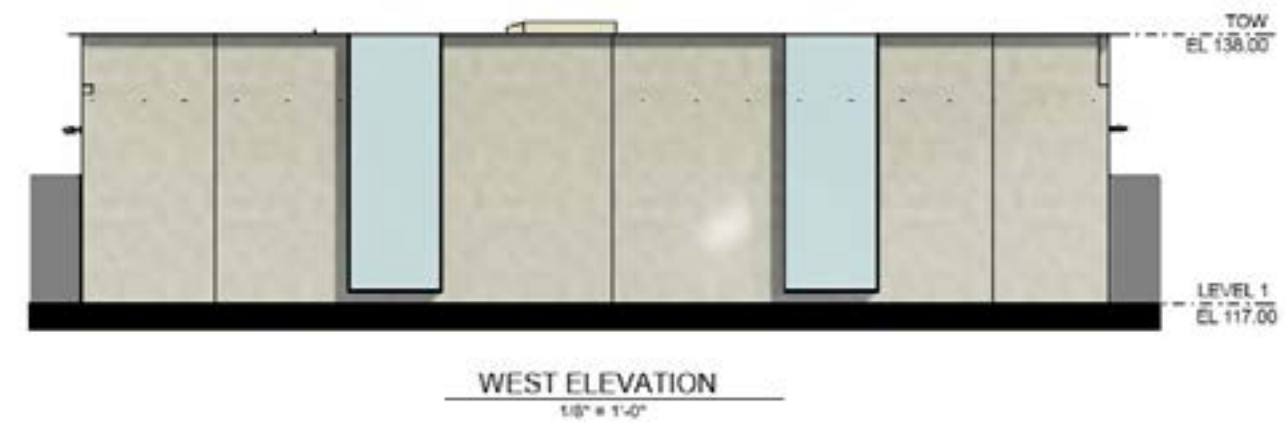


SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

ADMINISTRATION BUILDING



MAINTENANCE BUILDING

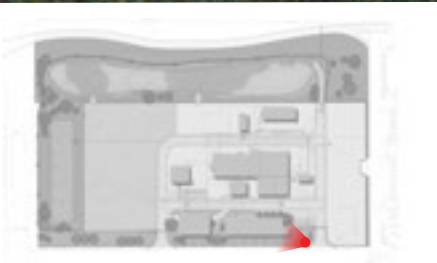


Precast Art Element



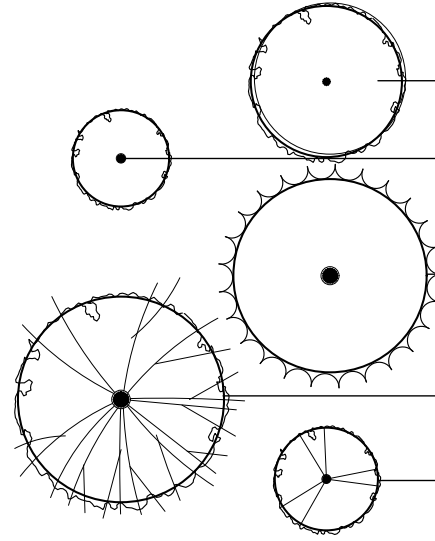
Shaded BLUE regions represent **Art Enrichment Opportunity**
Precast concrete art element.

1. The precast concrete elements are intended to be mounted with post installed concrete anchors. This would be done after the walls have been erected. The proposed mounting method would conceal any fasteners.
2. Once the final artwork has been identified we will work with the artist to evaluate the best lighting technique.



OVERALL PLANTING PALETTE

TREES



SPECIES	COMMON NAME	SYMBOL	TYPE	CONTAINER SIZE	SPACING	SIZE	WUCOLS	CA NATIVE	QTY
				PLANT TYPE					
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	AES CAL	TREE	24" BOX	20	15-30 X 15-30 FT	VL	X	13
CERCIS OCCIDENTALIS	WESTERN REDBUD	CER OCC	TREE-M	24" BOX	SEE PLANS	10-20 X 10-15 FT	L	X	13
SALIX LASIOLEPIS	ARROYO WILLOW	SAL LAS	TREE	24" BOX	SEE PLAN	35 X 15 FT	H	X	2
QUERCUS AGRIFOLIA	COAST LIVE OAK	QUE AGR	TREE-L	24" BOX	30' MIN	16-65 X 16-32 FT	VL	X	7
LYONOTHAMUS FLORIBUNDUS SSP ASPLENIIFOLIUS	SANTA CRUZ ISLAND IRONWOOD	LYO FLO	TREE	15" GAL	15	20-50 X 15-20 FT	L	X	17

COASTAL SCRUB

SPECIES	COMMON NAME	SYMBOL	TYPE	CONTAINER SIZE	SPACING	SIZE	WUCOLS*	NATIVE	QTY
				PLANT TYPE					
BROMUS CARINATUS	CALIFORNIA BROME	BRO CAR	GRASS	SEED MIX	10%	1.5-3.5 X 0.5 FT	VL	X	9LB/ACRE
SISYRINCHIUM BELLUM	BLUE EYED GRASS	SIS BEL	PERENNIAL	SEED MIX	10%	1-4 X 3 FT	VL	X	2.9LB/ACRE
DISTICHLIS SPICATA	SALT GRASS	DIS SPI	SEED MIX	SEED MIX	10%	1 X 1.5 FT	M	X	3LB/ACRE
ELYMUS GLAUCUS	BLUE WILD RYE	ELY GLA	SEED MIX	SEED MIX	10%	1-5 X 1 FT	L	X	9LB/ACRE
ELYMUS TRACHYCAULUS *	CREEPING WILD RYE	ELY TRI	SEED MIX	SEED MIX	10%	2 X 4 FT	M	X	7LB/ACRE
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	ESC CAL	ANNUAL	SEED MIX	5%	0.5-1.5 X 1-2 FT	M	X	2LB/ACRE
FESTUCA CALIFORNICA *	PACIFIC FESCUE	FES MIC	GRASS	SEED MIX	10%	2.5 X 1 FT	VL	X	TBD
FESTUCA IDAHOENSIS	BLUE FESCUE	FES IDA	GRASS	SEED MIX	10%	1 X 1 FT	VL	X	2LB/ACRE
GRINDELIA STRICTA *	GUMWEED	GRI STR	SEED MIX	SEED MIX	10%	5-8 X 5 FT	L	X	1.9LB/ACRE
LUPINUS BICOLOR	MINIATURE LUPINE	LUP BIC	PERENNIAL HERB	SEED MIX	10%	1 X 1 FT	L	X	3LB/ACRE
NASSELLA PULCHRA *	PURPLE NEEDLE GRASS	STI PUL	GRASS	SEED MIX	5%	3 X 1.5 FT	L/VL	X	4LB/ACRE
ACHILLEA MILLEFOLIUM	COMMON YARROW	ACH MIL	GC/PERENNIAL	1 GAL	3	2-3 X 2-3	VL	X	110
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	ART CAL	SHRUB-S	1 GAL	4	1-8 X 4 FT	VL	X	63
BACCHARIS PILULARIS VAR CONSANGUINEA	COYOTE BUSH	BAC PIP	SHRUB	5 GAL	4	3.5-7 X 4 FT	L	X	45
CASTILLEJA AFFINIS SSP. AFFINIS	INDIAN PAINTBRUSH	CAS AFF	PERENNIAL	1 GAL	2	2 X 2 FT	L	X	169
CEANOETHUS THYRSIFLORUS	BLUEBLOSSOM CEANOETHUS	CEA THY	SHRUB	1 GAL	4	2-30 X 2-40 FT	L	X	55
ERICAMERIA ERICOIDES	MOCK HEATHER	ERI ERI	SHRUB	4" POT	3.5	2-3.5 X 3-4 FT	VL	X	40
ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	ERI LAT	PERENNIAL	1 GAL	3	1.5-2.5 X 2-3 FT	VL/L	X	160
ERIOPHYLLUM STAECHADIFOLIUM	SEASIDE WOOLLY SUNFLOWER	ERI STA	PERENNIAL/SHRUB	5 GAL	4	2-5 X 4-5 FT	VL/L	X	36
FRANGULA CALIFORNICA	COFFEEBERRY	FRA CAL	SHRUB	5 GAL	5	6-15 X 5-15 FT	VL/L	X	19
HETEROMELES ARBUTIFOLIA	TOYON	HET ARB	SHRUB	1 GAL	8	6-30 X 10-15 FT	VL/L	X	42
LUPINUS ARBOREUS	COASTAL BUSH LUPINE	LUP ARB	SHRUB	4" POT	4	3.5-7 X 4 FT	VL/L	X	21
LUPINUS CHAMISSONIS	DUNE BUSH LUPINE	LUP CHA	SHRUB	4" POT	3	5-7 X 3 FT	VL	X	55
MIMULUS AURANTIACUS	MONKEY FLOWER	MIM AUR	SHRUB	1 GAL	4	3-5 X 5 FT	VL/L	X	180
MYRICA CALIFORNICA	CALIFORNIA WAX MYRTLE	MYR CAL	SHRUB	5 GAL	10	6-30 X 20 FT	L/M	X	102

DETENTION BASIN

SPECIES	COMMON NAME	SYMBOL	TYPE	CONTAINER SIZE	SPACING	SIZE	WUCOLS*	NATIVE	QTY
				PLANT TYPE					
ELYMUS GLAUCUS	BLUE WILD RYE	ELY GLA	GRASS	1 GAL	1	1-5 X 1 FT	L	X	9LB/ACRE
ACHILLEA MILLEFOLIUM	COMMON YARROW	ACH MIL	GC/PERENNIAL	5 GAL	3	2-3 X 2-3	VL	X	9
CAREX TUMULICOLA	FOOTHILL SEDGE	CAR TUM	GRASS	1 GAL	3	2 X 3 FT	M	X	14
JUNCUS PATENS	CALIFORNIA GREY RUSH	JUN PAT	GRASS	1 GAL	3	1-3 X 3 FT	M	X	9
JUNCUS XIPHIODES	IRISLEAF RUSH	JUN XIP	GRASS	1 GAL	3	3 X 3 FT	H	X	2
MIMULUS AURANTIACUS	MONKEY FLOWER	MIM AUR	SHRUB	5 GAL	4	3-5 X 5 FT	VL/L	X	7

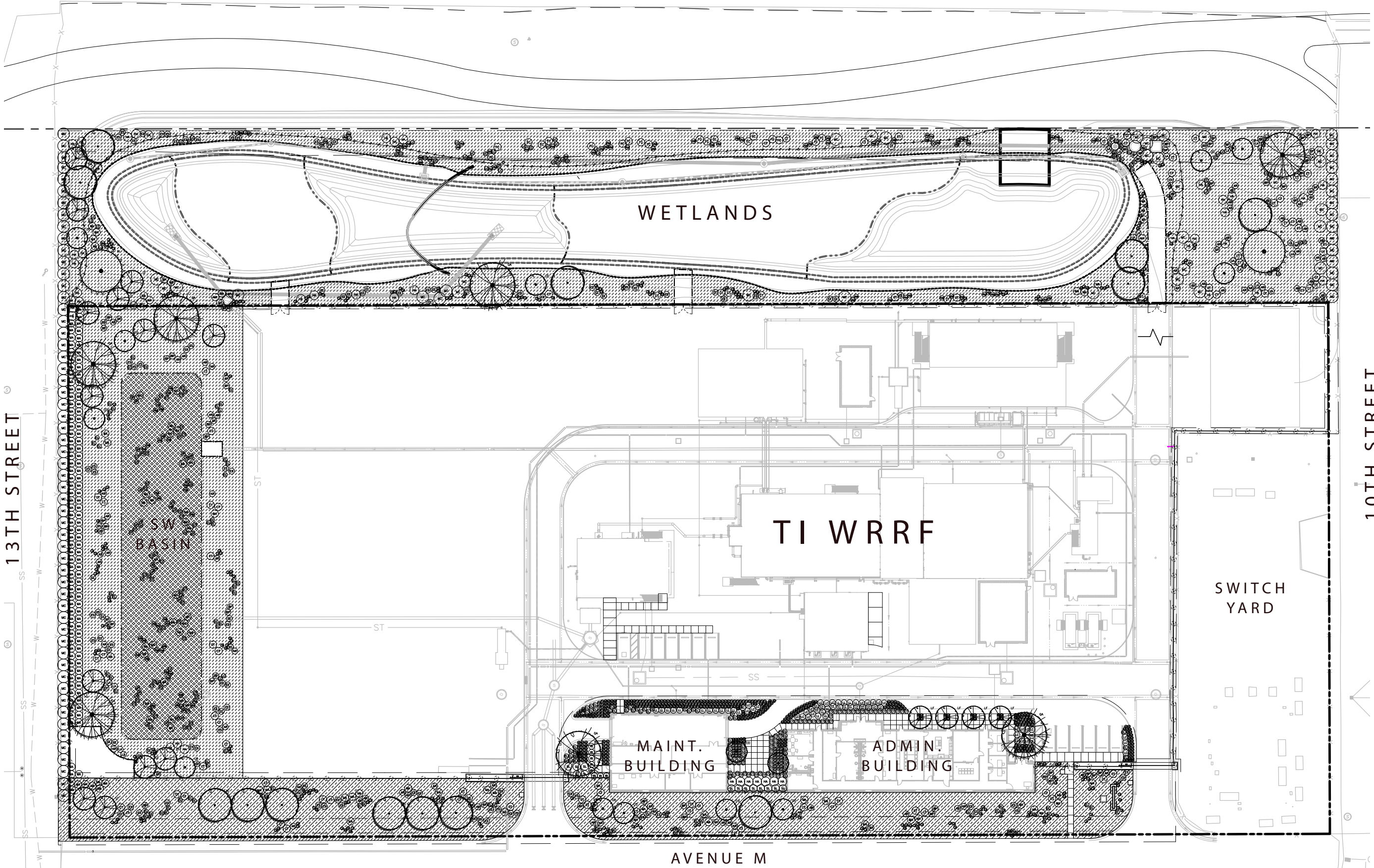
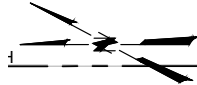
EASTSIDE ROAD - HYDROSEED MIX

SPECIES	COMMON NAME	SYMBOL	TYPE	CONTAINER SIZE	SPACING	SIZE	WUCOLS*	NATIVE	QTY
				PLANT TYPE					
DESCHAMPSIA ELONGATA	SLENDER HAIR GRASS	DES ELO	GRASS	SEED MIX	25%	2 X 3 FT	L	X	5LB/ACRE
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	ESC CAL	ANNUAL	SEED MIX	12.5%	0.5-1.5 X 1-2 FT	M	X	2LB/ACRE
FESTUCA CALIFORNICA *	PACIFIC FESCUE	FES MIC	GRASS	SEED MIX	25%	2.5 X 1 FT	VL	X	TBD
HORDEUM BRACHYANTHERUM	MEADOW BARLEY	HOR BRA	GRASS	SEED MIX	25%	2-3 X 1 FT	L	X	9LB/ACRE
NASSELLA PULCHRA *	PURPLE NEEDLE GRASS	STI PUL	GRASS	SEED MIX	12.5%	3 X 1.5 FT	L/VL	X	4LB/ACRE
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	ART CAL	SHRUB-S	1 GAL	4	1-8 X 4 FT	VL	X	27
BACCHARIS PILULARIS VAR CONSANGUINEA	COYOTE BUSH	BAC PIP	SHRUB	5 GAL	4	3.5-7 X 4 FT	L	X	13
CASTILLEJA AFFINIS SSP. AFFINIS	INDIAN PAINTBRUSH	CAS AFF	PERENNIAL	1 GAL	2	2 X 2 FT	L	X	107
CEANOETHUS THYRSIFLORUS	BLUEBLOSSOM CEANOETHUS	CEA THR	SHRUB	1 GAL	4	2-30 X 2-40 FT	L	X	27
ERICAMERIA ERICOIDES	MOCK HEATHER	ERI ERI	SHRUB	5 GAL	3.5	2-3.5 X 3-4 FT	VL	X	10
ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	ERI LAT	PERENNIAL	1 GAL	3	1.5-2.5 X 2-3 FT	VL/L	X	33
ERIOPHYLLUM STAECHADIFOLIUM	SEASIDE WOOLLY SUNFLOWER	ERI STA	PERENNIAL/SHRUB	1 GAL	4	2-5 X 4-5 FT	VL/L	X	17
MIMULUS AURANTIACUS	MONKEY FLOWER	MIM AUR	SHRUB	1 GAL	4	3-5 X 5 FT	VL/L	X	28

INSIDE FENCE PLANTING

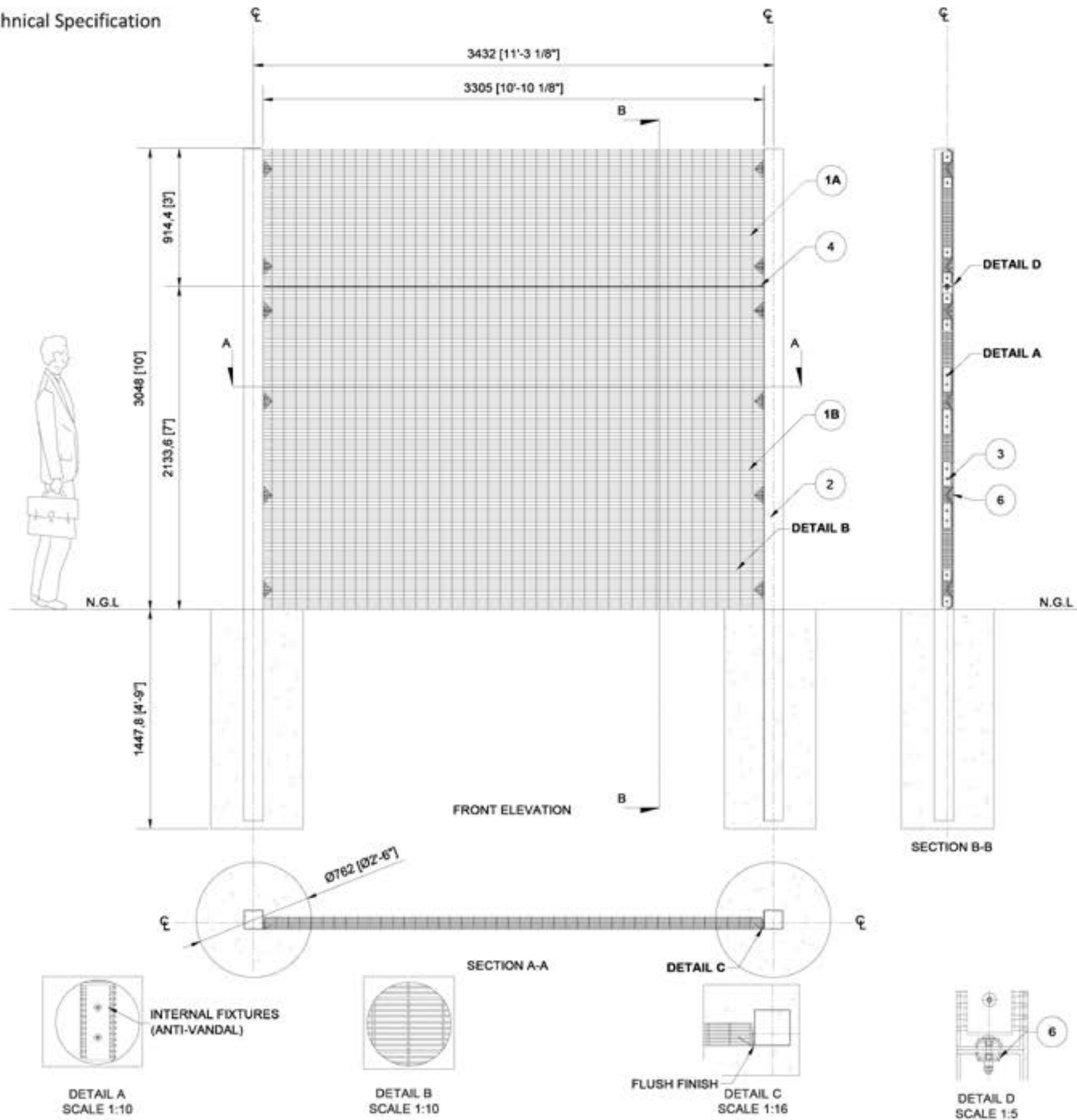
SPECIES	COMMON NAME	SYMBOL	TYPE	CONTAINER SIZE	SPACING	SIZE	WUCOLS*	NATIVE	QTY
				PLANT TYPE					
ANDROMEDA POLIFOLIA 'BLUE ICE'	BLUE ICE BOG ROSEMARY	AND POL	SHRUB	1 GAL	2	0.3-1.5 X 1.5-2 FT	VL		146
ANIGOZANTHOS FLAVIDUS 'BUSH PEARL'	BUSH PEARL KANGAROO PAWS	ANI FLA	SHRUB	1 GAL	2	1.2 X 1.2 FT	VL/L/M		30
ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	MYE ASP	FERN	1 GAL	2	1-2.5 X 2 FT	L/M		123
CAREX TUMULICOLA	FOOTHILL SEDGE	CAR TUM	GRASS	1 GAL	3	2 X 3 FT	M		64
DIETES BICOLOR	AFRICAN IRIS	DIE IRI	PERENNIAL	1 GAL	3	3-4 X 2-3 FT	L		57
FESTUCA GLAUCA	BLUE FESCUE	FES GLA	GRASS	1 GAL	1	1 X 1 FT	VL		38
LEONOTIS LEONURUS	LION'S TAIL	LEO LEO	SHRUB	1 GAL	4	4-6 X 4-6 FT	VL/L		24
LOMANDRA CONFERTIFOLIA	MAT RUSH	LOM CON	GRASS	1 GAL	3.5	1-4 X 1-4 FT	L		42
PHORMIUM 'AMAZING RED'	AMAZING RED N.Z. FLAX	PHO AMA	PERENNIAL	1 GAL	2	2 X 1-2 FT	L		98
RHAPHIOLEPIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN	RHA IND	SHRUB	1 GAL	4	3-5 X 3-5 FT	L/M		8
SALVIA LEUCANTHA 'MIDNIGHT'	MIDNIGHT SAGE	SAL LEU	SHRUB	1 GAL	4	3-4 X 4-6 FT	L		14

OVERALL PLANTING PLAN



TI WRRF - PERIMETER SECURITY ENCLOSURE

Clearvu - Technical Specification

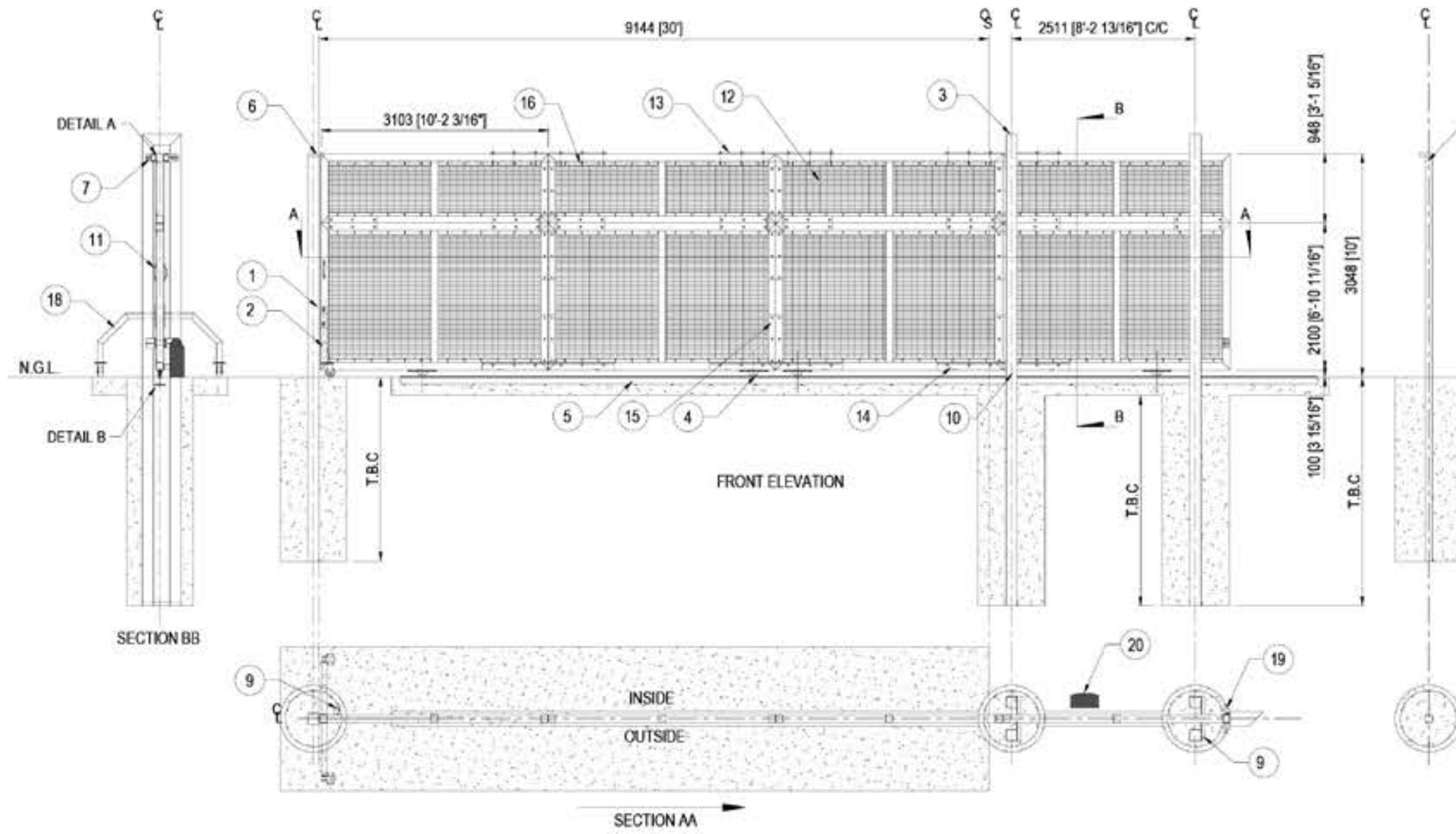


DESIGN INTENT IMAGE



PERIMETER SECURITY ENCLOSURE LAYOUT PLAN

TI WRRF - VEHICULAR GATE



DESIGN INTENT IMAGE

LEAF WEIGHT
1073.944kg / 2367.641lbs

EXTERIOR SIGNAGE AND GRAPHICS



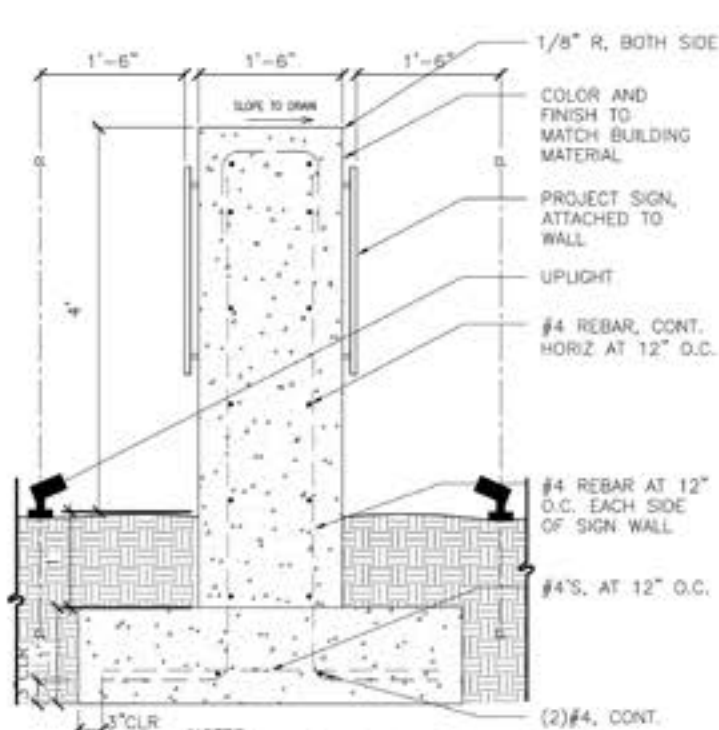
CONCRETE FINISH
TO MATCH BUILDING
SMOOTH CONCRETE FINISH



SOHO FONT

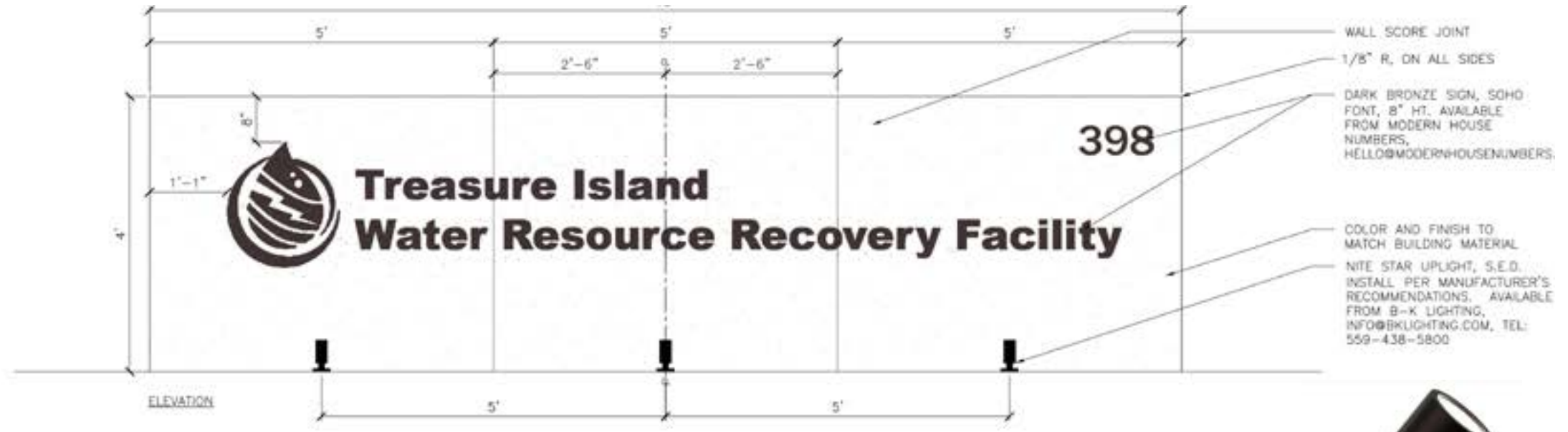


DARK BRONZE FINISH
TO MATCH BUILDING
PARAPET CAP



NOTES:
1. DETAIL REVIEWED BY TJAN & ROBINSON
STRUCTURAL ENGINEERS ON 9/26/2023

L-906 SIGN WALL
SCALE: 1/8" = 1'



THANK YOU
QUESTIONS, ANSWERS AND
DISCUSSION