

# CIVIC DESIGN REVIEW

## CONCEPTUAL DESIGN PRESENTATION

San Francisco Fire Training Facility



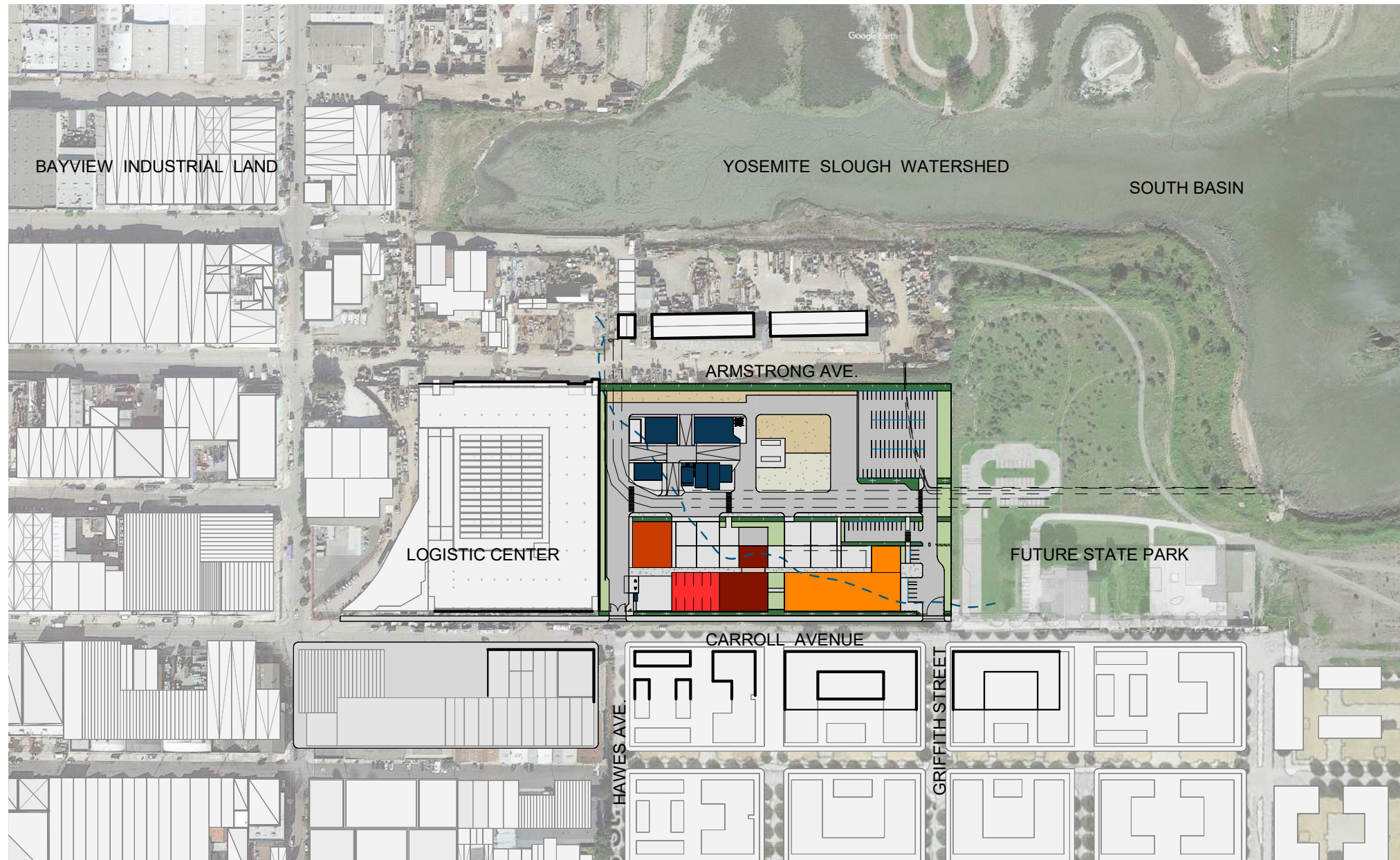
SAN FRANCISCO FIRE DEPARTMENT DIVISION OF TRAINING

# CONCEPT DESIGN PHASE PROJECT DESCRIPTION

06/03/24



# Project Overview

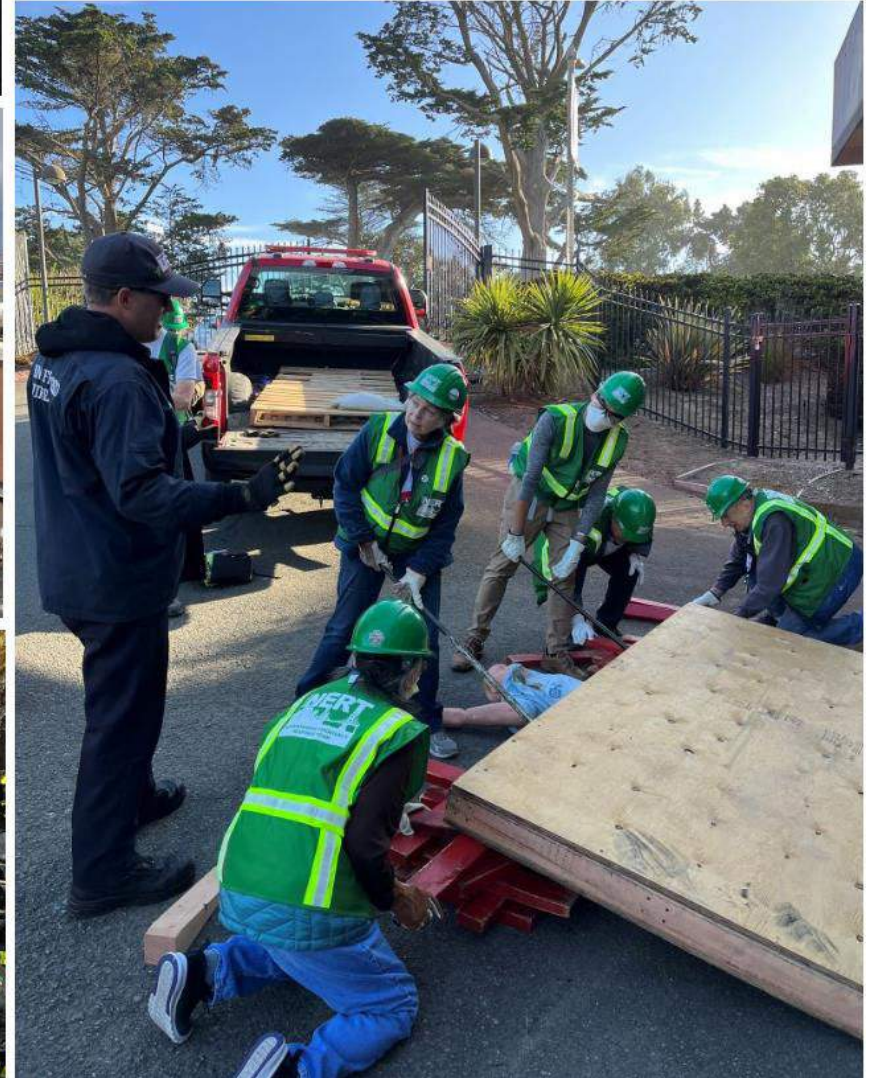
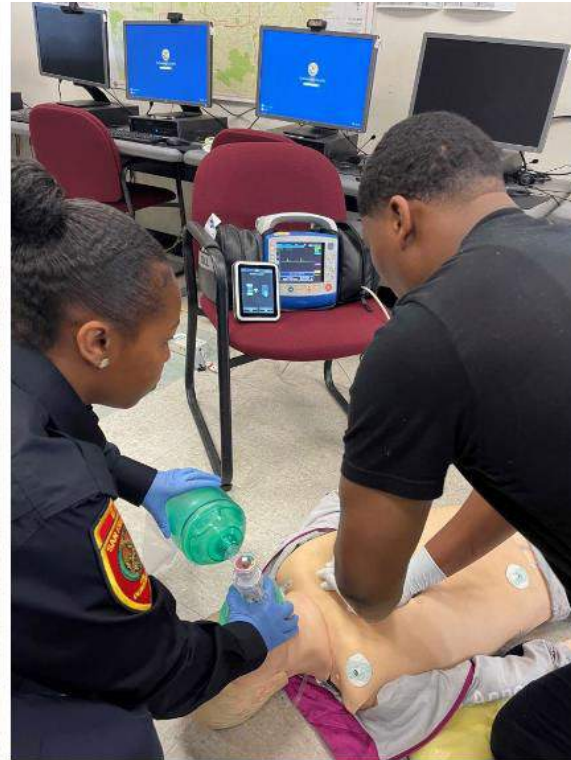


The San Francisco Fire Department (SFFD) is consolidating, replacing and relocating its current training facilities at Treasure Island and 2310 Folsom Street, San Francisco to a new state-of-the-art, 8-acre site at 1236 Carroll Avenue in the Hunters Point/Bayview neighborhoods.

The purpose of the new San Francisco Fire Department, Division of Training (SFFD DOT) facility is to improve operational efficiency, provide an upgraded training campus for firefighters and emergency medical technician and meet the evolving needs of first responders in a 21st-century urban environment. The new SFFD DOT will provide live-fire and simulation training structures, classrooms, emergency medical service training facilities and onsite fire apparatus training to meet the unique emergency fire and medical response needs of the City of San Francisco.

At the same time, this project is an opportunity to offer site repair to a dis-invested former industrial site, and improve it with community and public benefits that are consistent with San Francisco neighborhood character. This new campus is an educational institution run by the Fire Department, a tenant who's mission is to care for the well being of the City. This summarizes the context for the work outlined in the subsequent pages

# San Francisco Fire Department Division of Training Scenarios



# Program Summary

## PROJECT SITE

|                         |                                    |
|-------------------------|------------------------------------|
| SITE LOCATION           | 1236 Carroll Avenue, San Francisco |
| SITE AREA               | +/- 8 ACRES                        |
| TOTAL PRIMARY BUILDINGS | 12                                 |
| PARKING                 | 116 Spaces                         |

## BUILDING AREA PER TYPE

|                                |           |
|--------------------------------|-----------|
| OCCUPIED BUILDINGS             | 58,432 SF |
| UNOCCUPIED TRAINING STRUCTURES | 53,134 SF |
| CAMPUS SHARED SPACE            | 4,132SF   |

## APPROXIMATE TOTAL BUILDING AREA **147,531 SF**

## PUBLIC BENEFITS

|                                   |                            |
|-----------------------------------|----------------------------|
| PUBLIC ART                        | Multiple Opportunity Areas |
| LANDSCAPE PERIMETER               | 1,600 Linear Feet          |
| ACTIVATED CIVIC BUILDING FRONTAGE | 500 Linear Feet            |
| ACTIVITY VIEW ZONES               | Minimum 3                  |

# Existing Site Context

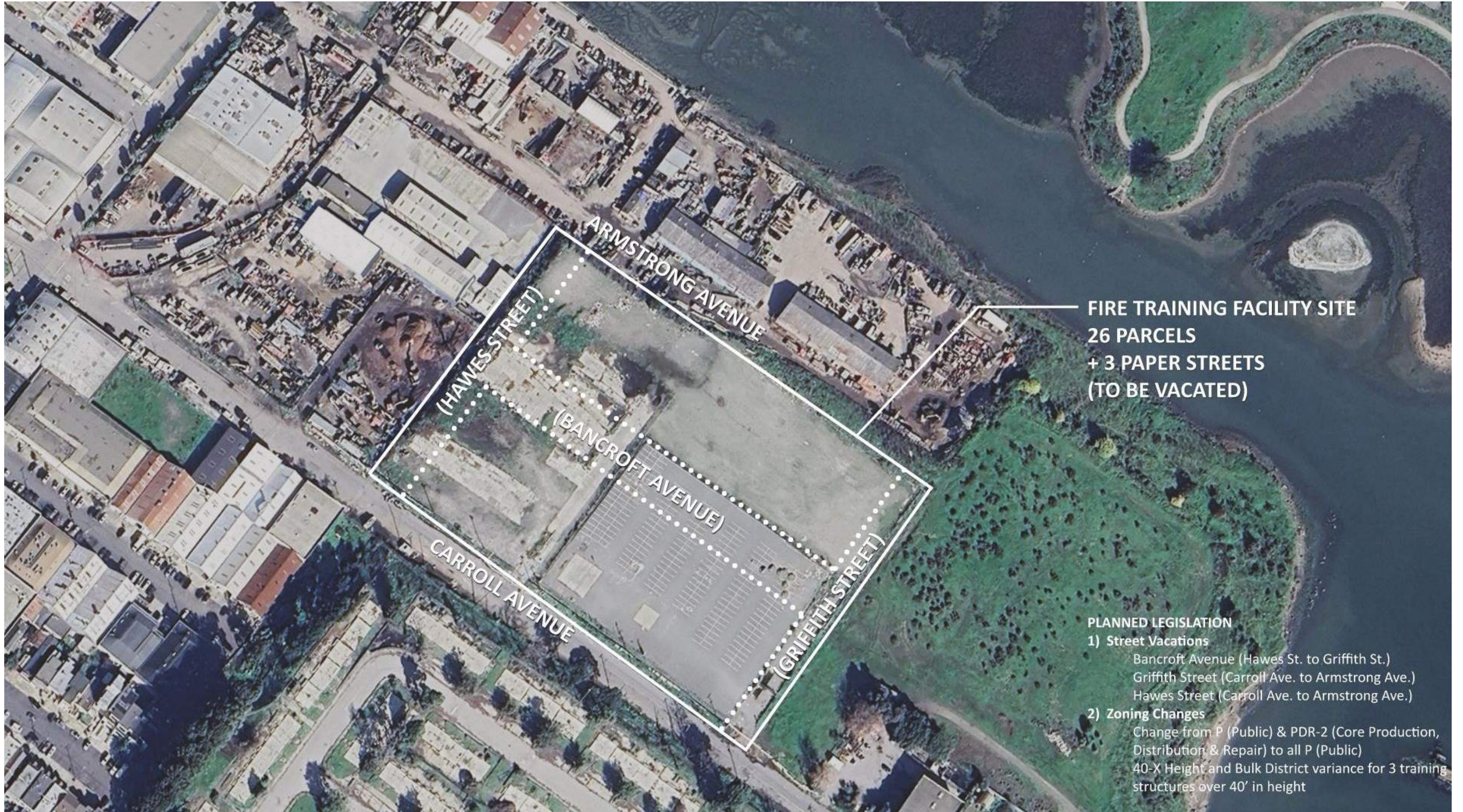
Existing Fire Training Locations and Proposed Fire Training Facility



# Existing Site Aerial Photo



# Existing Site Parcels & Streets



**FIRE TRAINING FACILITY SITE**  
 26 PARCELS  
 + 3 PAPER STREETS  
 (TO BE VACATED)

**PLANNED LEGISLATION**

- 1) **Street Vacations**
  - Bancroft Avenue (Hawes St. to Griffith St.)
  - Griffith Street (Carroll Ave. to Armstrong Ave.)
  - Hawes Street (Carroll Ave. to Armstrong Ave.)
- 2) **Zoning Changes**
  - Change from P (Public) & PDR-2 (Core Production, Distribution & Repair) to all P (Public)
  - 40-X Height and Bulk District variance for 3 training structures over 40' in height





# Existing Conditions Site Photos



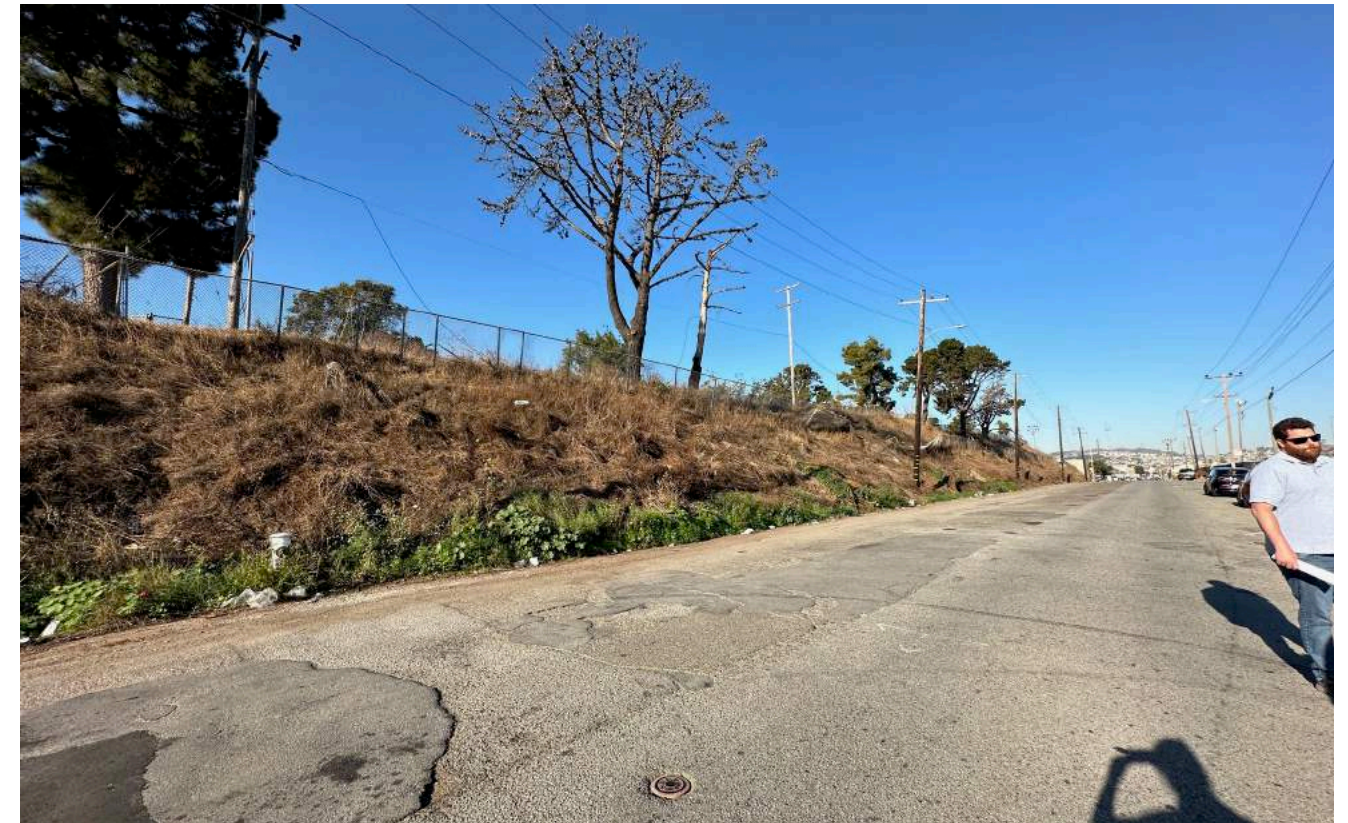
EXISTING GATE AT CORNER OF GRIFFITH AND CARROLL



VIEW LOOKING NORTHWEST ALONG CARROLL FROM GRIFFITH



EXISTING BRUSH AND BERM LOOKING NORTHWEST ALONG ARMSTRONG

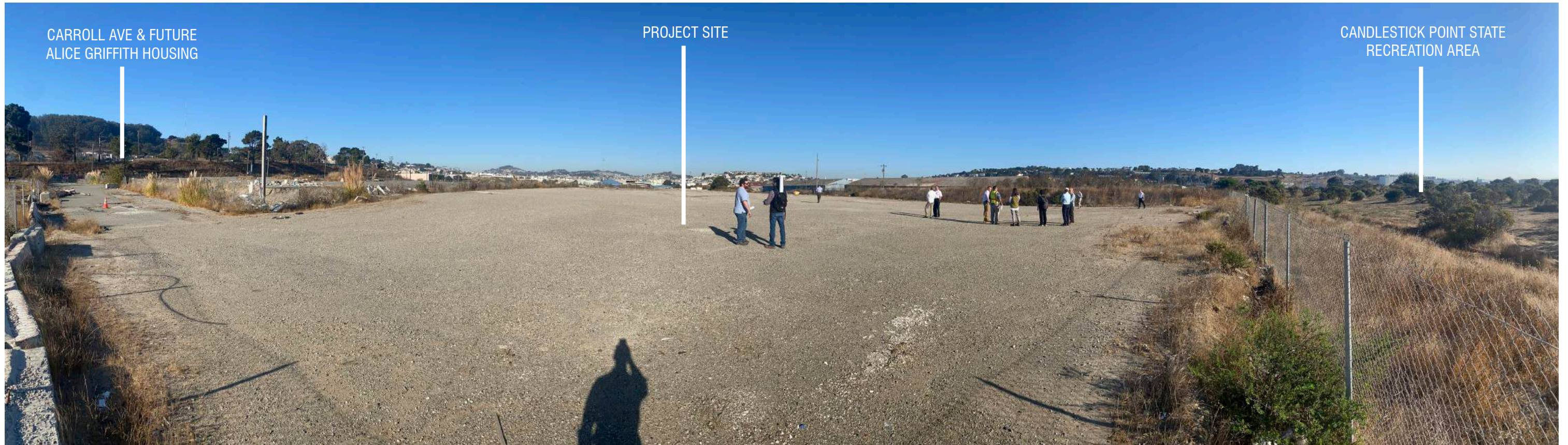


CARROLL AVE LOOKING ACROSS TO FUTURE PROPOSED ALICE GRIFFITH HOUSING

# Existing Conditions Site Photos



VIEW FROM CANDLESTICK POINT STATE RECREATION AREA - CORNER OF GRIFFITH AND CARROLL



VIEW FROM NORTHEAST CORNER OF THE SITE

# Future Site Context

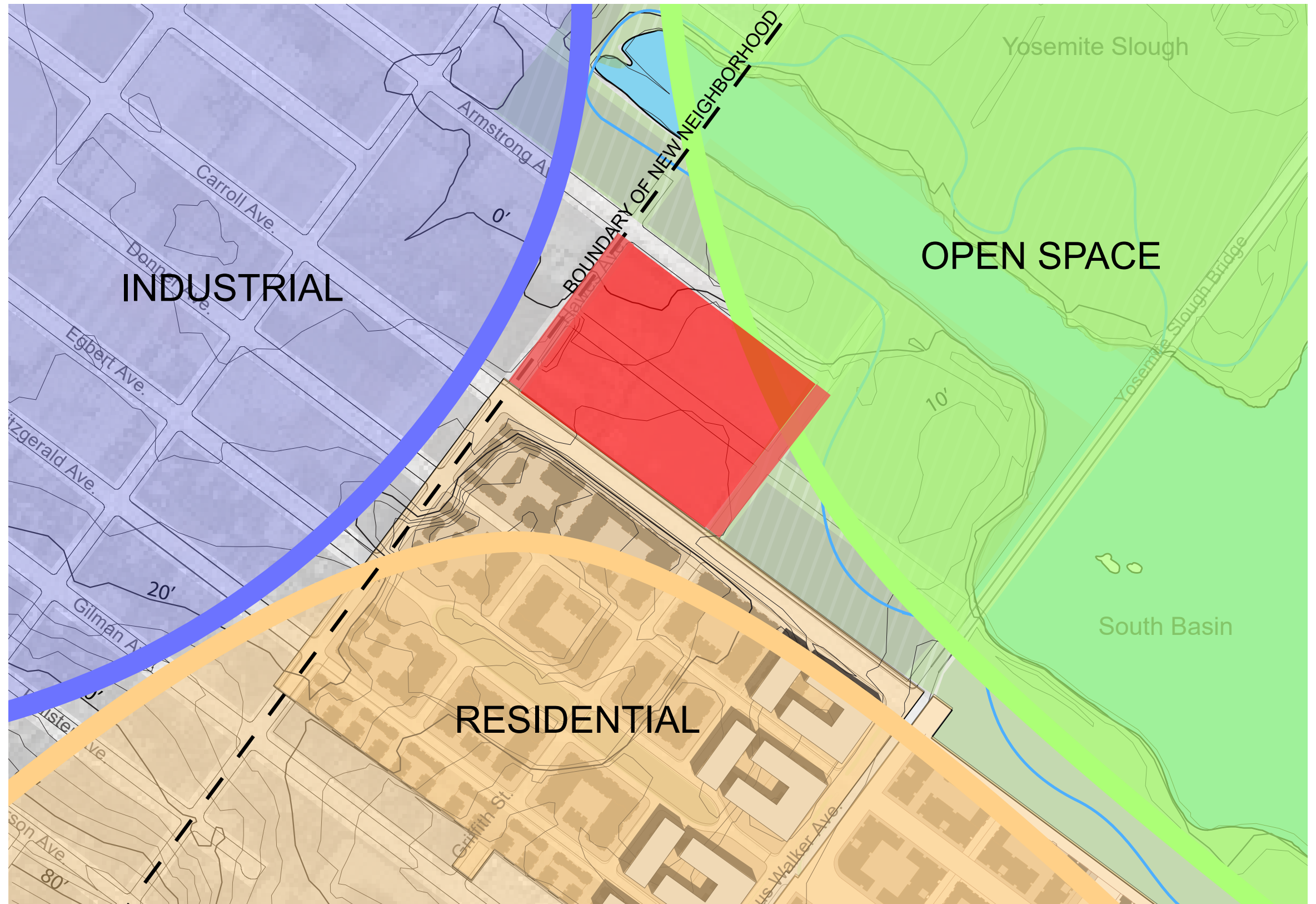
## Approved Developments

- Hunters Point Shipyard Phase 1
- Hunters Point Shipyard Phase 2 Candlestick Point
- Hunters Point Shipyard Blocks 52 & 54
- Mission Bay North
- Mission Bay South
- Alice Griffith Phase 3 Block 1 & 4



# Site Context : Neighboring Districts











- Address surrounding housing, light industrial, open space, and proximity to the third street corridor
- Develop architectural character compatible with adjacent districts and urban fabric
- Foster distinct urban conditions for a vibrant urban edge along
- Carroll Avenue
- Honor Bayview's history through a renewed identity to this marginalized district
- Recognize and support access to the Candlestick Point Open Space Plan and Bay Trail
- Support structured connections to 3rd Street and the historic Yosemite Slough and coastline

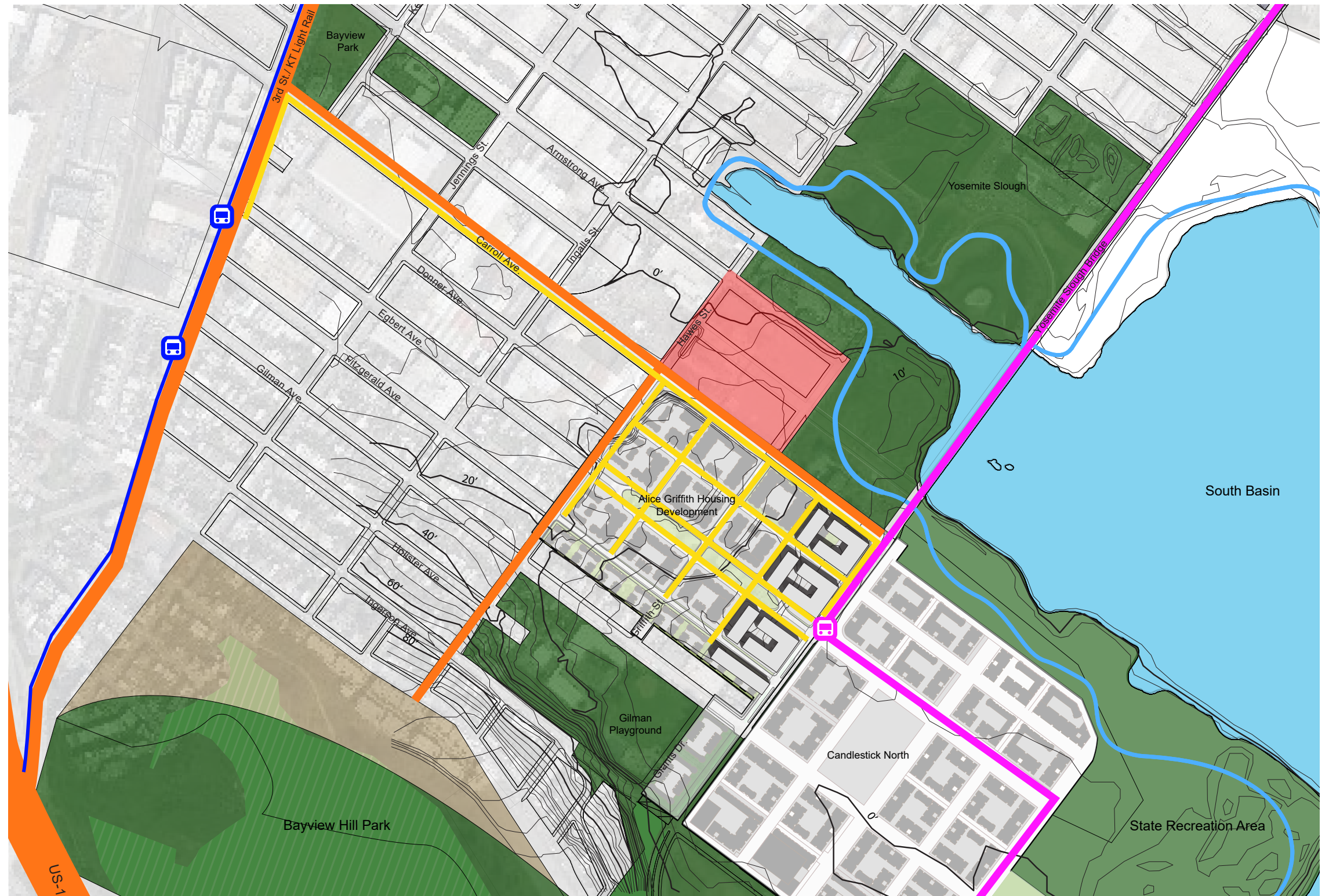


# Site Context : Access & Connectivity

- Strengthen Carroll Avenue through street facing fabric, enhance connections to existing context, to the City and to 101
- Advocate for improved transportation access via urban corridors for this striving community
- Integrate transportation infrastructure, i.e., bus stops, ride share, bicycle lanes, pedestrian paths to foster connections to public areas to housing and open space.
- Explore viewing area of the SFDOT activity from the larger network of adjacent coastal trails and waterfront amenities

## Legend

-  Bay Trail
-  Vehicle Access
-  Pedestrian Access
-  Existing Transit Line
-  New Transit Line
  
-  Industrial Zone
-  Residential Zone
-  Future Development
-  Green Space
-  Site



# Additional Site Context : Environmental Conditions

- The district's weather is generally mild though the SFDOT site can be cold and windy
- Address solar orientation, identify strategic passive sustainability goals and active systems for energy production
- Consider the predominately West-Northwest winds for the location of open burning
- Improve the current Public Realm Resiliency Score for this district, which ranks 1 out of 5, by: increasing tree cover/tree canopy to improve storm-water absorption, provide shade during extreme heat events, and improve air quality by absorbing pollutants
- Anticipate storm surge and flooding; though the site elevation is fairly protected, its access could be impacted
- The buildings follow the historic shoreline to optimize the foundation cost



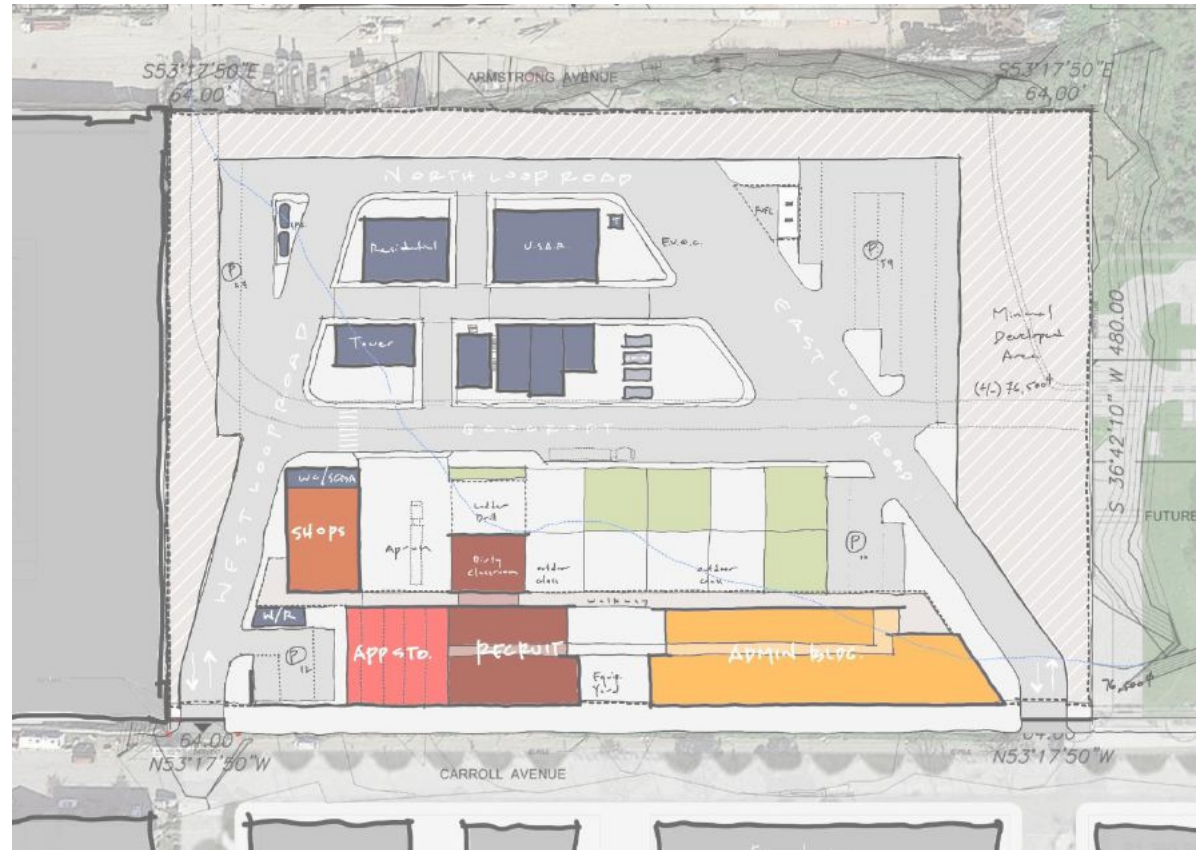
## Legend

- Bay Trail
- Vehicle Access
- Site

# Future Context Massing Diagram



# Site Configurations Studied



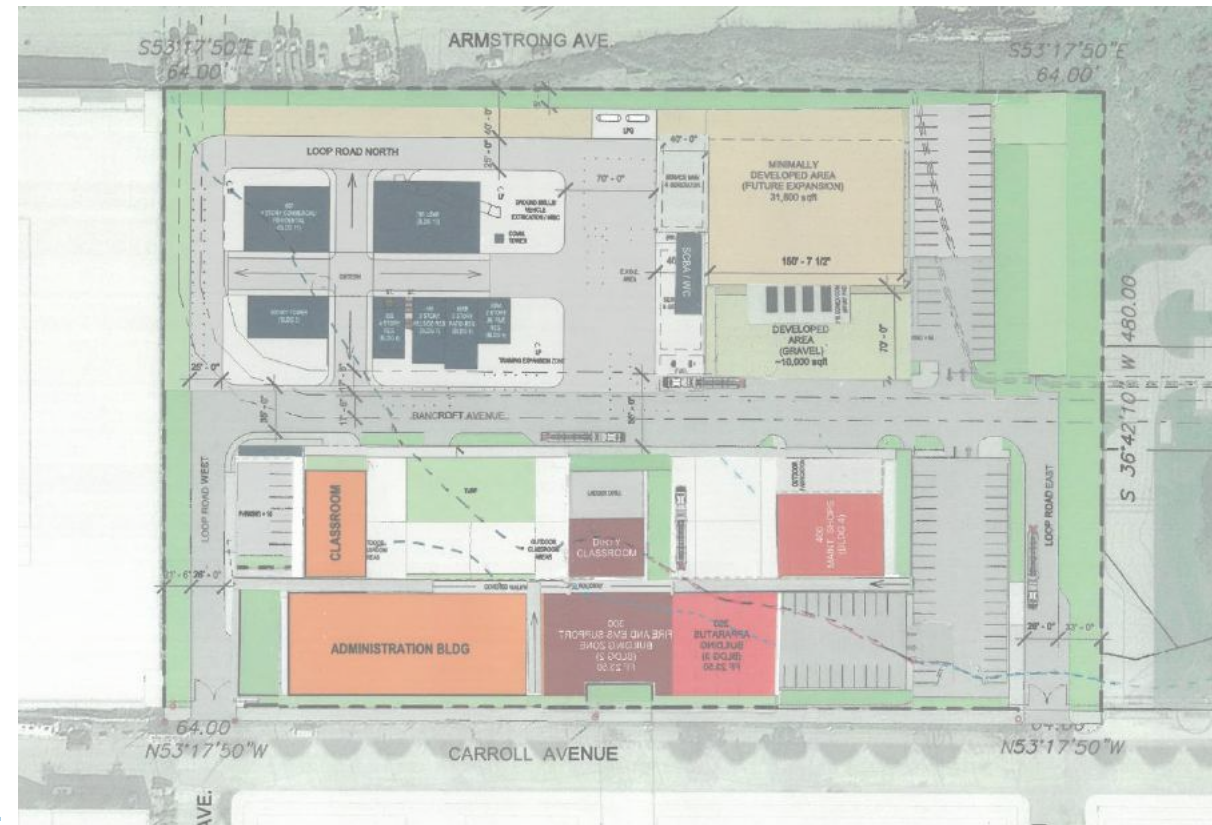
A.



B.



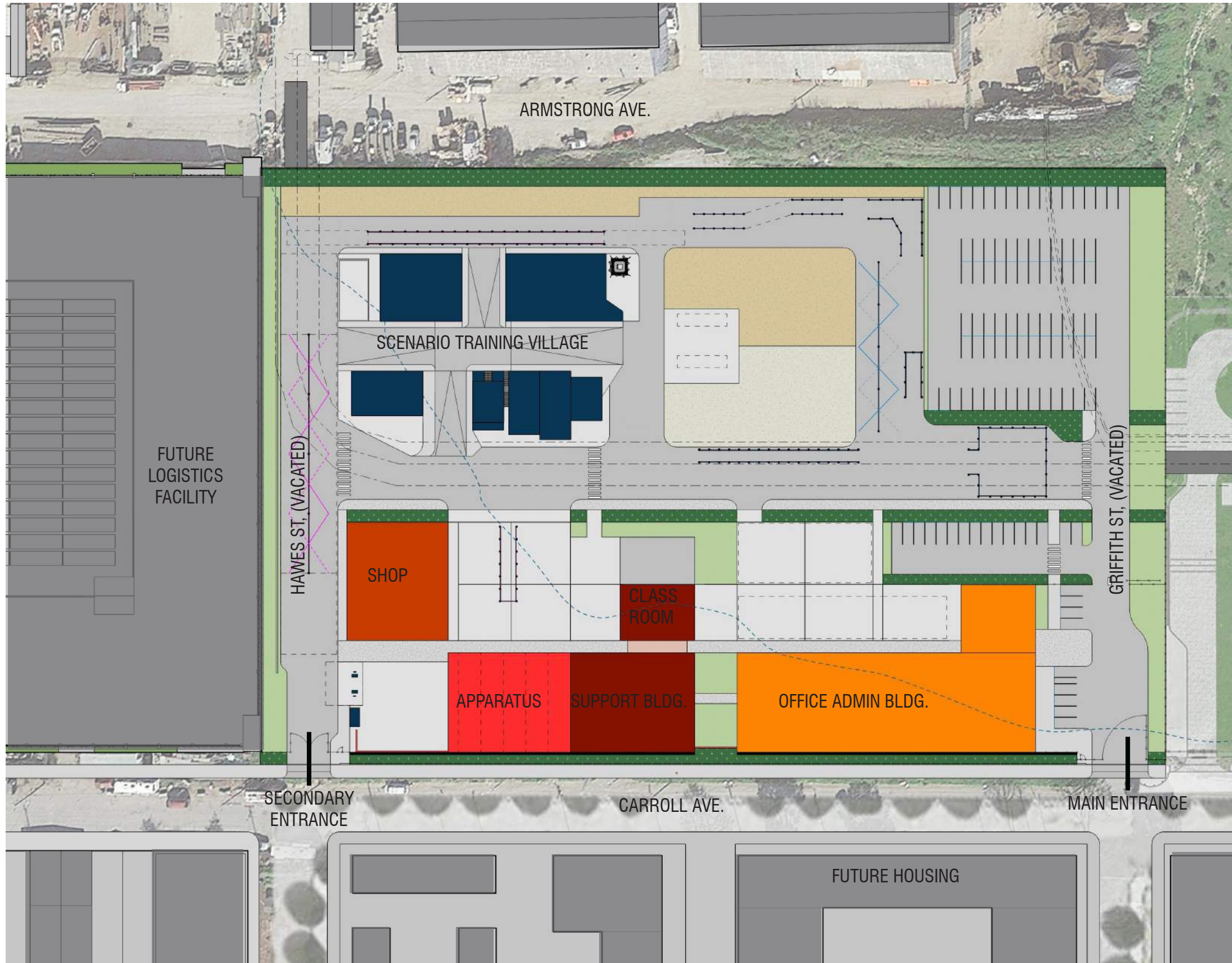
C.



D.

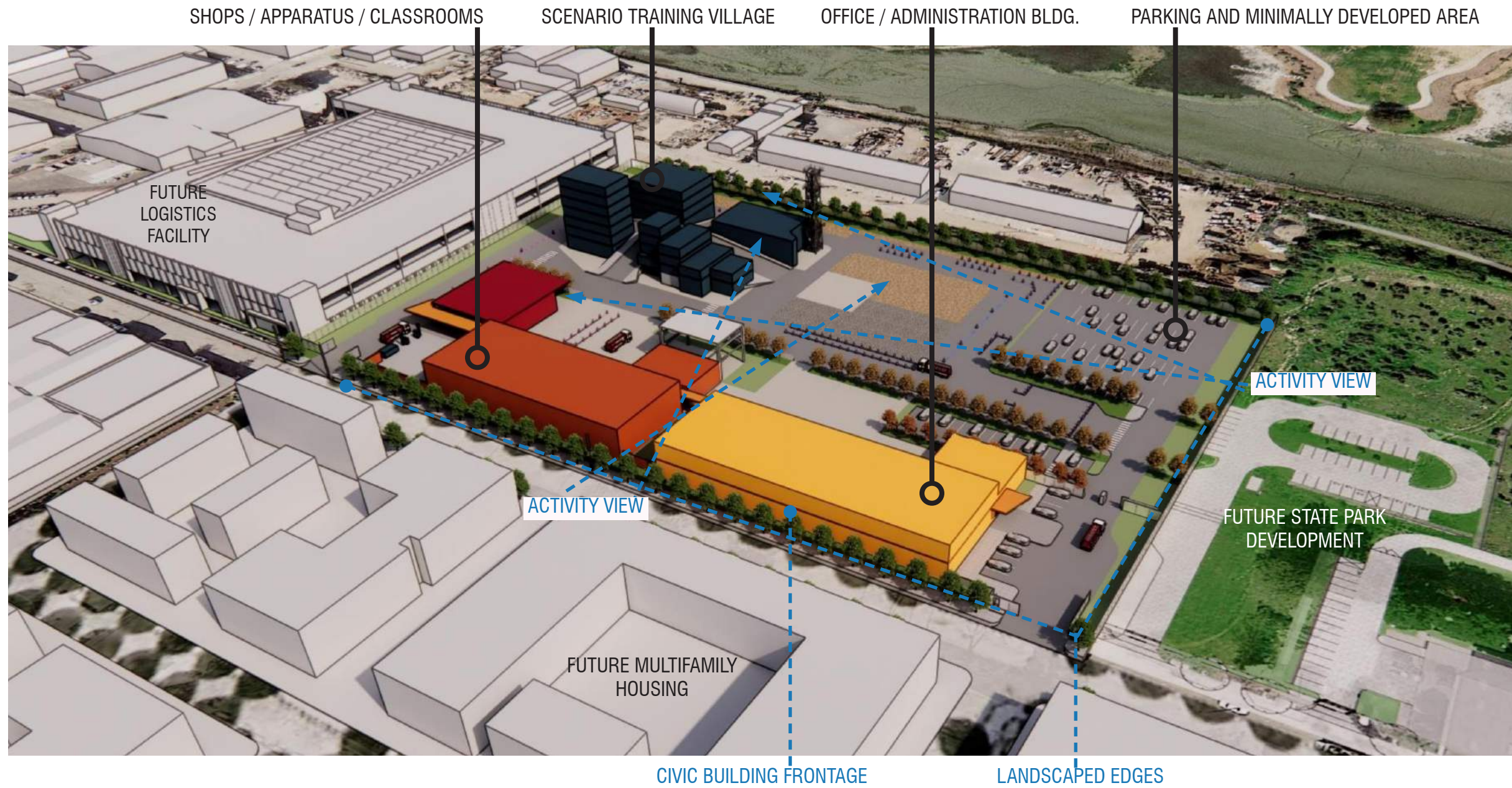


# Conceptual Master Plan

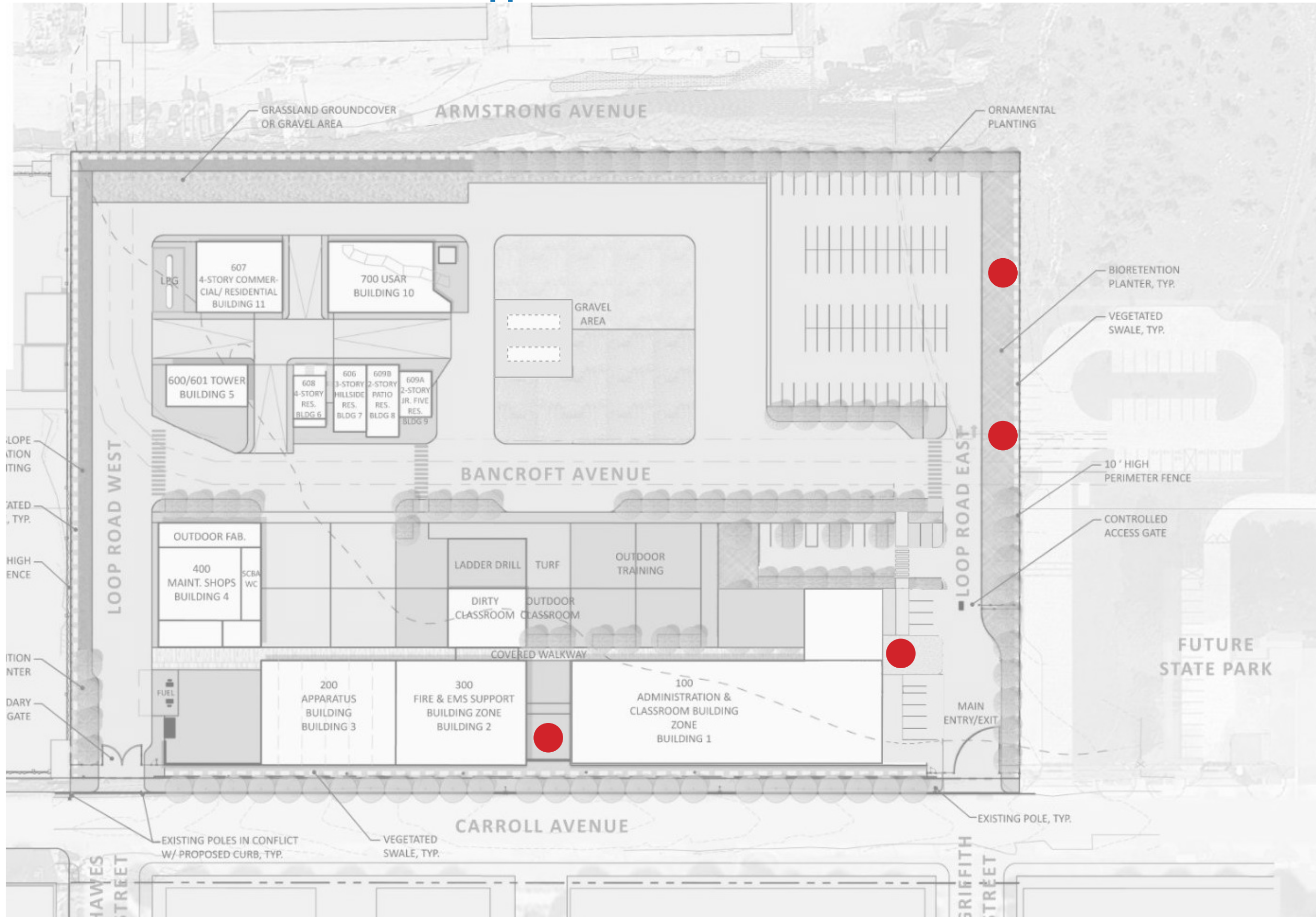


# Conceptual Master Plan - 3D Zoning

## Public Benefits



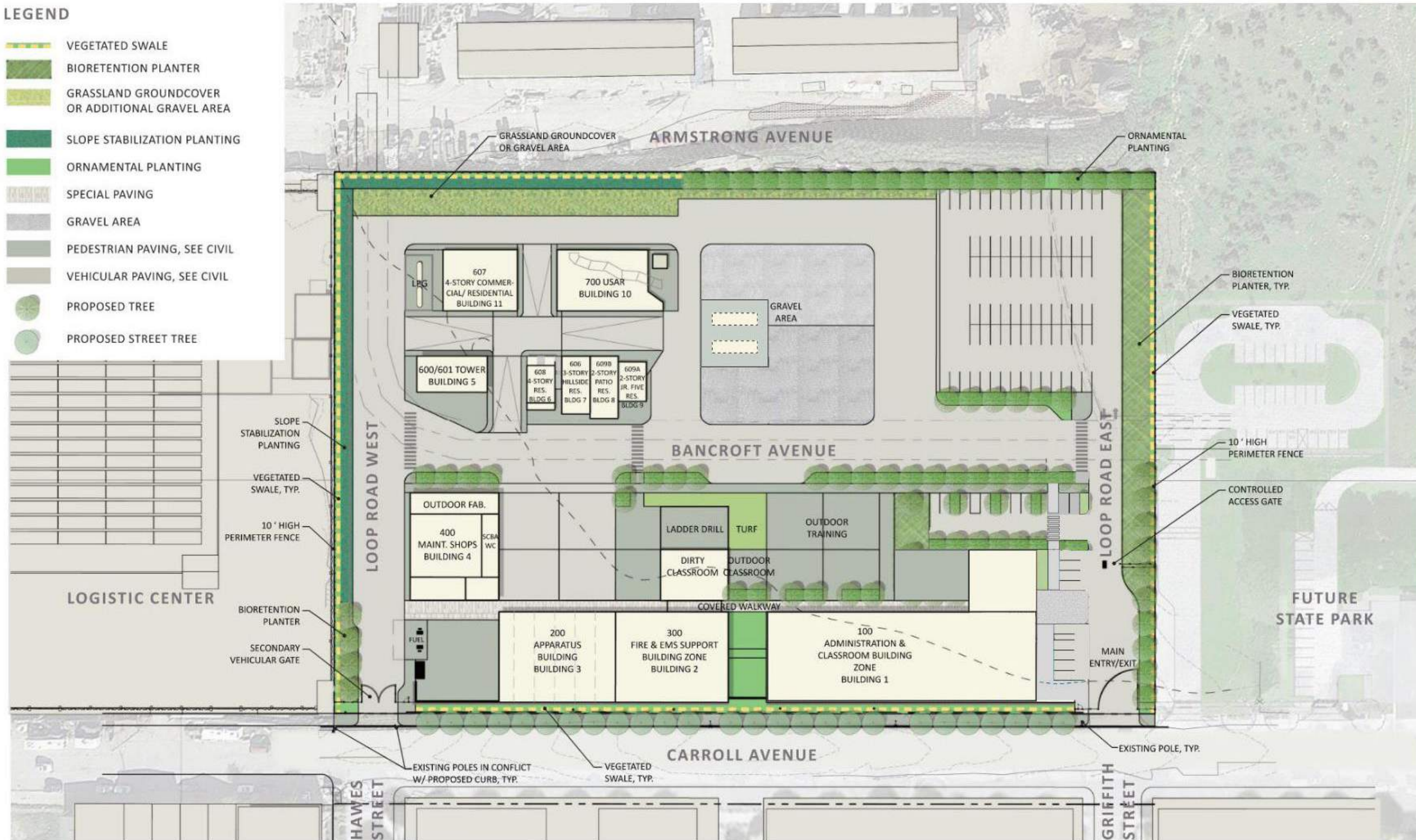
# Potential Public Benefits: Art Enrichment Opportunities



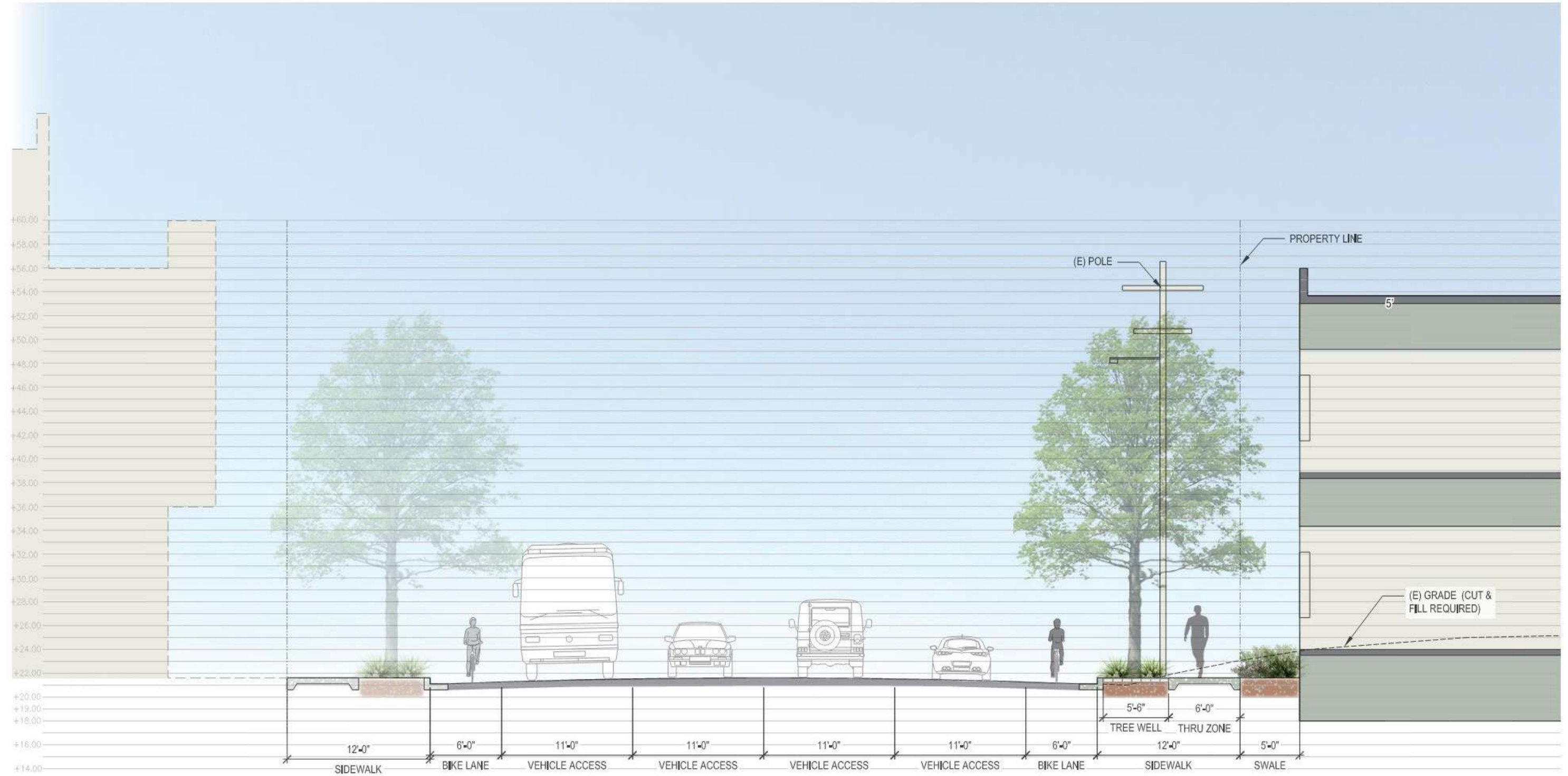
# Site Landscape Plan

## LEGEND

-  VEGETATED SWALE
-  BIORETENTION PLANTER
-  GRASSLAND GROUNDCOVER OR ADDITIONAL GRAVEL AREA
-  SLOPE STABILIZATION PLANTING
-  ORNAMENTAL PLANTING
-  SPECIAL PAVING
-  GRAVEL AREA
-  PEDESTRIAN PAVING, SEE CIVIL
-  VEHICULAR PAVING, SEE CIVIL
-  PROPOSED TREE
-  PROPOSED STREET TREE



# Carroll Ave. Section Diagram



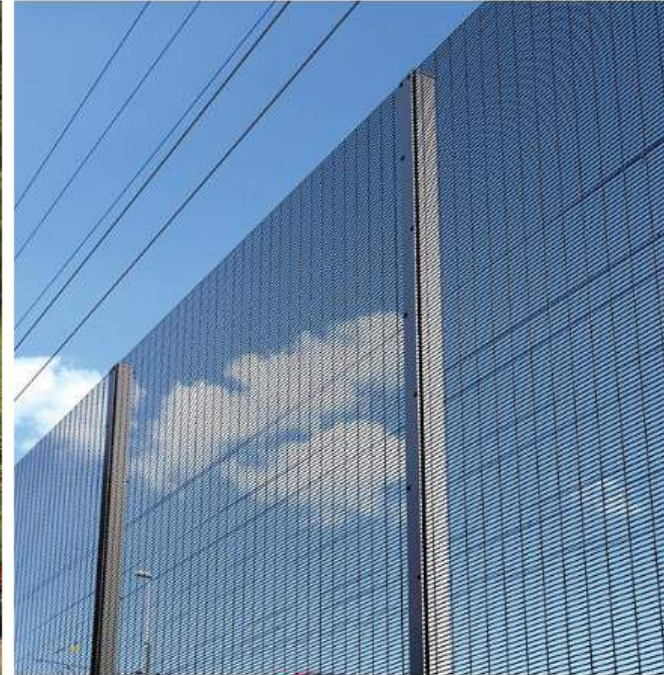
# Landscape Precedents



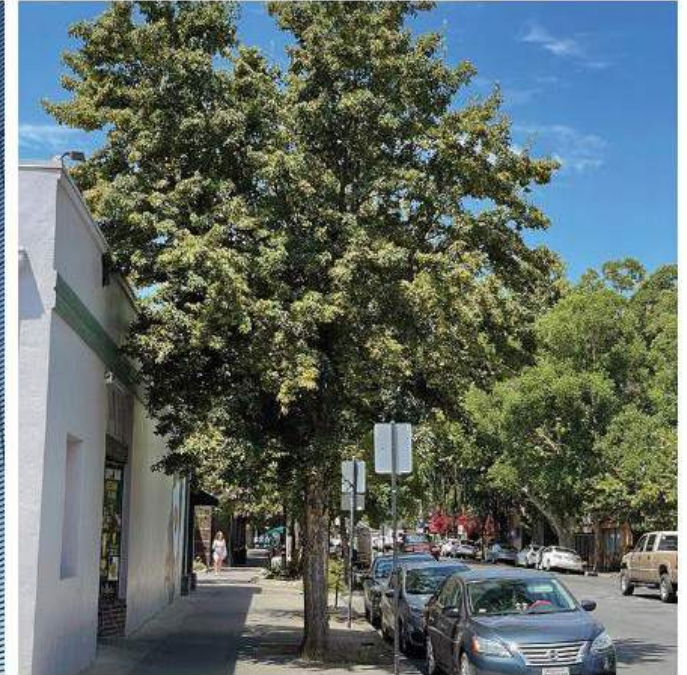
BIORETENTION PLANTER



ORNAMENTAL PLANTING



MESH PERIMETER FENCE



TRIDENT MAPLE



SLOPE STABILIZATION PLANTING



VEGETATED SWALE



VEHICULAR GATE



TRIDENT MAPLE (FALL)

# Urban Design Precedent - Reviving an Industrial Context W/ Fire Training

Hayward Fire Training Campus



# Urban Design Precedent - Creating Civic Presence W/ Fire Operations

City Of Seattle Fire Station # 10 / 911 / EDC - Seattle WA



- Building materials resemble the dual chapter of the site context: formal industrial area and historic brick neighborhood.



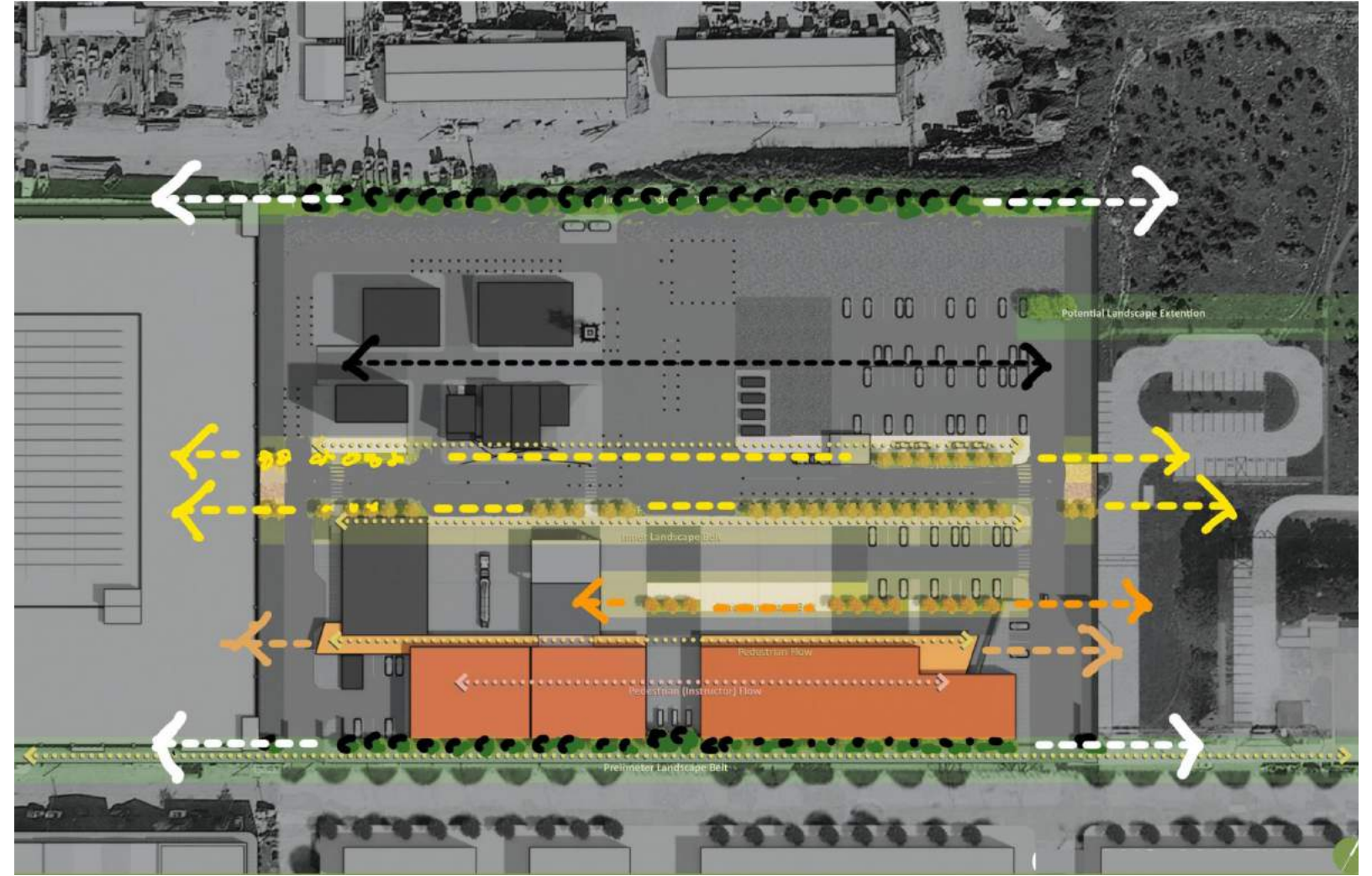
# Urban Design Precedent - Campus Environments



# Urban Design Precedent - San Francisco Fabric & Campus DNA



DNA of Site Concept



Campus Armature

# Urban Design Precedent - Local Former Industrial Site Revitalizations



Community Center by BOA - near site



Community Center by BOA - near site



HdM Proposed Redevelopment of the Potrero Power Plant Site



Mission Bay

# Urban Design Precedent - Long Street Frontage & Articulation



Providing visual variety through patterns of openings and textures



Articulating with long-sloped roof forms



Variety through a saw-tooth form

## SFFD DIVISION OF TRAINING FACILITY PROJECT SCHEDULE

