

SAN FRANCISCO PUBLIC UTILITIES COMMISSION
MILLBRAE CAMPUS IMPROVEMENTS
CIVIC DESIGN REVIEW | CONCEPTUAL | 07.15.2024



San Francisco
**Water
Power
Sewer**

AGENDA

1. **Site Context & Issues**
2. **Project Goals & Objectives**
3. **Proposed Site & Construction Phasing**
4. **Landscape Design**
5. **Campus Organization & Building Design**
 - *Lab-Admin Building*
 - *Wellness Pavilion*
 - *WSTD Admin*
 - *WSTD South Shop*
 - *Materiality : Identity and Unity*







1 METER HOUSE AND EL CAMINO FRONTAGE



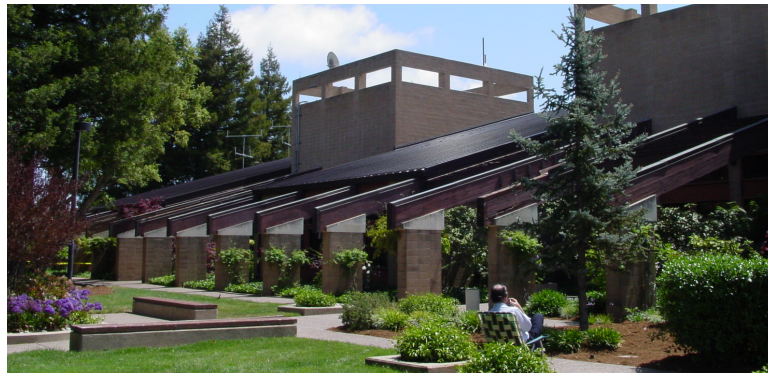
2 SITE PIT FROM REMAINING OLD BUILDING



3 REDWOOD GROVE



4 UNDERUTILIZED & DISORGANIZED SITE



5 EXISTING ADMINISTRATION BUILDING



6 TEMPORARY TRAILERS TO HOUSE GROWING STAFFING NEEDS



7 NORTH SHOP BUILDING



8 OSH RETAIL BUILDING AND PARKING LOT

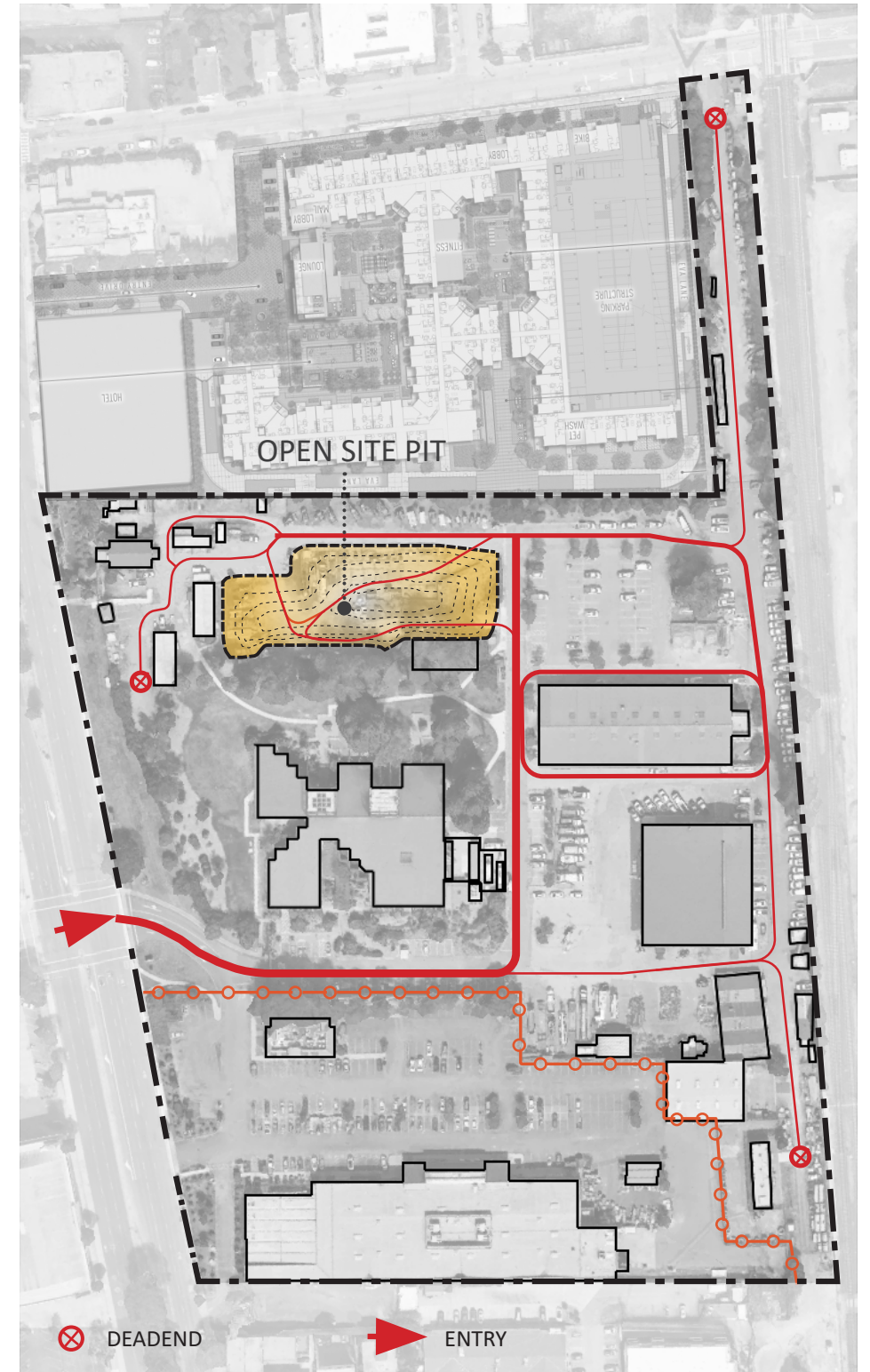




EXISTING GREEN SPACE & LANDSCAPING



EXISTING BUILDING & STRUCTURES MASSING



EXISTING SITE CIRCULATION



PROJECT GOALS AND OBJECTIVES



NEW PROGRAM

- New Water Quality Laboratory Building
- Accommodate Growth in Staff and Fleet
- Enhance Resilience through seismic design, enhanced site power and building systems.



ORGANIZATION & OPERATIONS

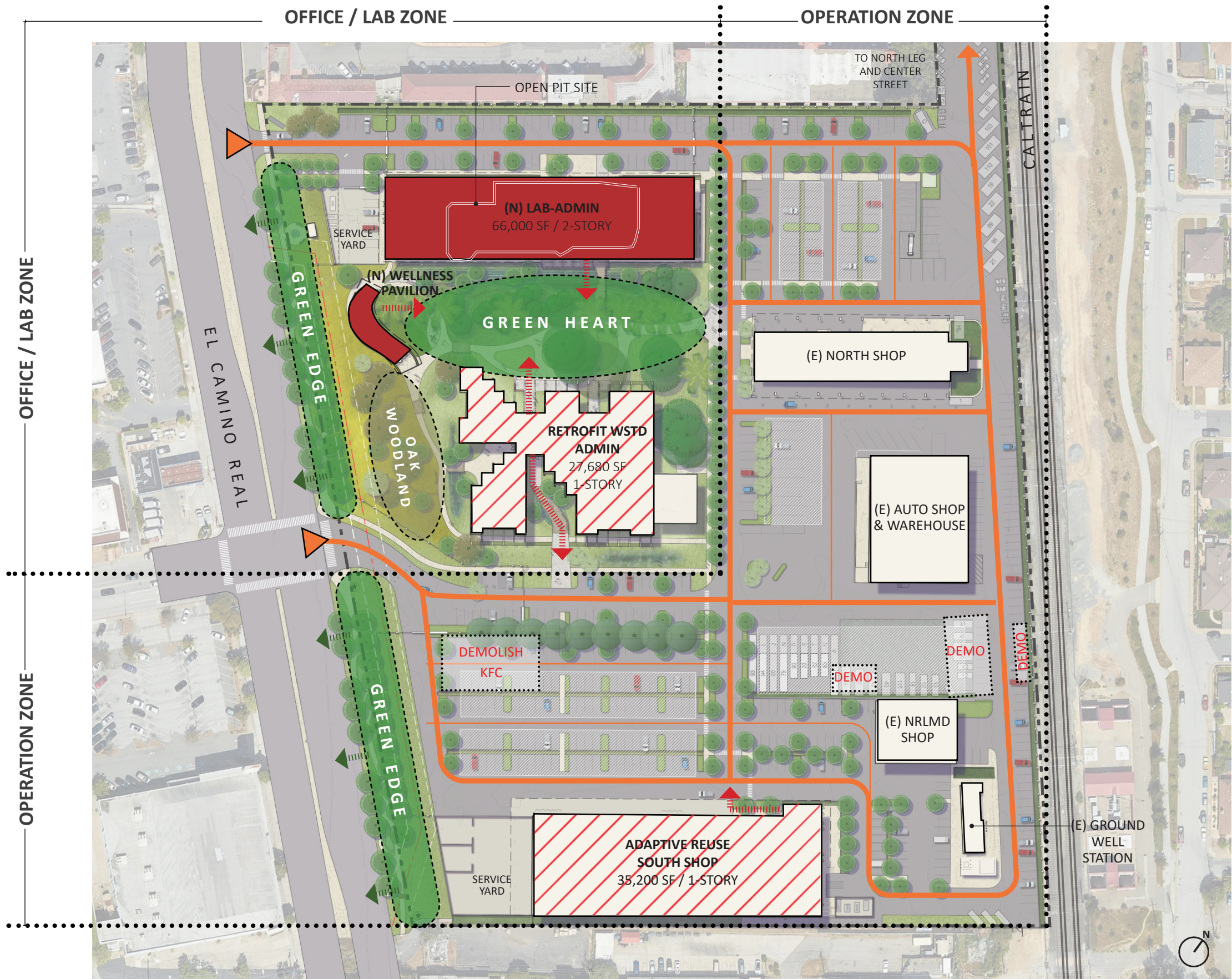
- Phased Construction to ensure continuous operation
- Consolidate Divisions in a single campus
- Enhance efficiency in workflow and circulation

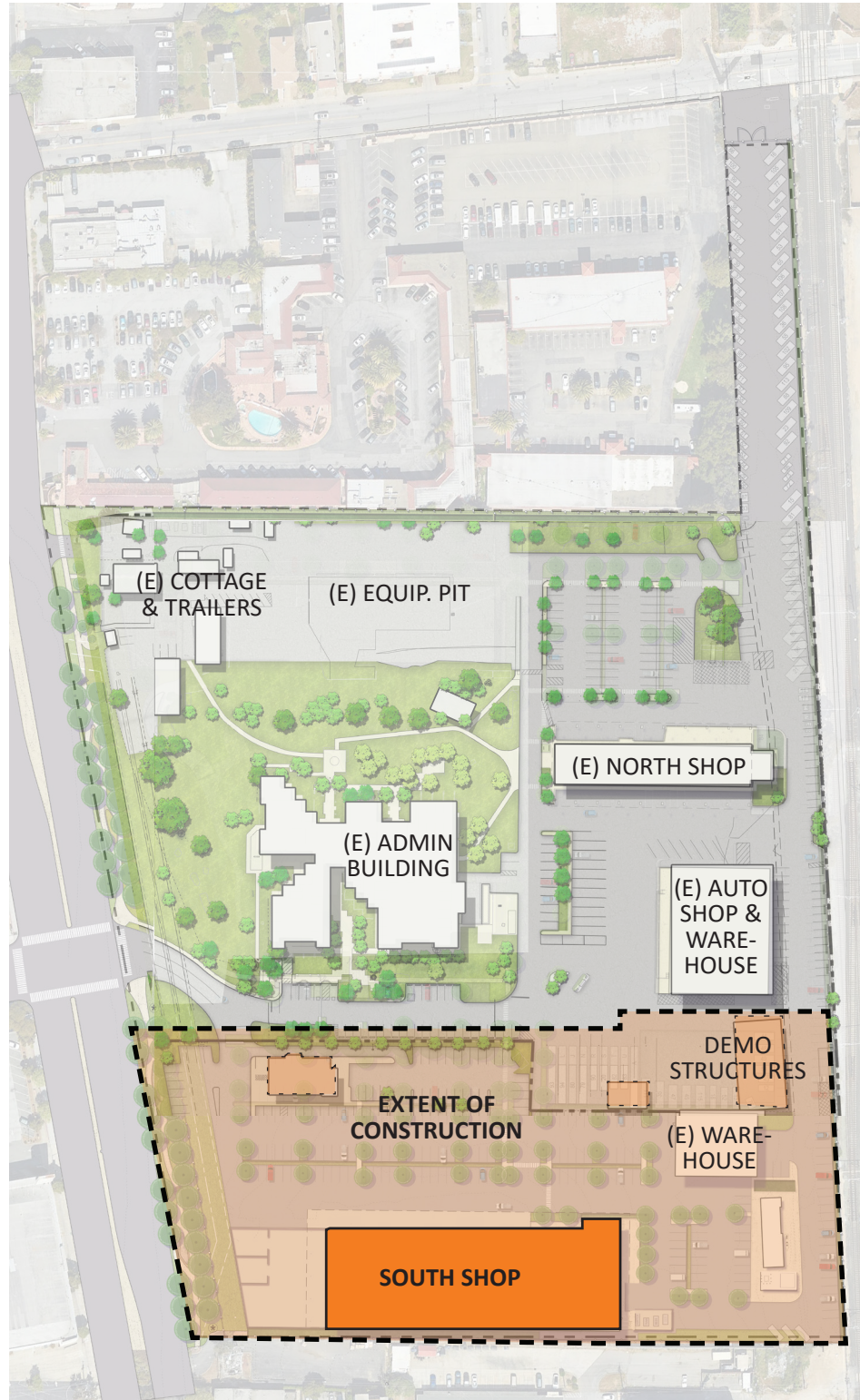


CAMPUS IDENTITY

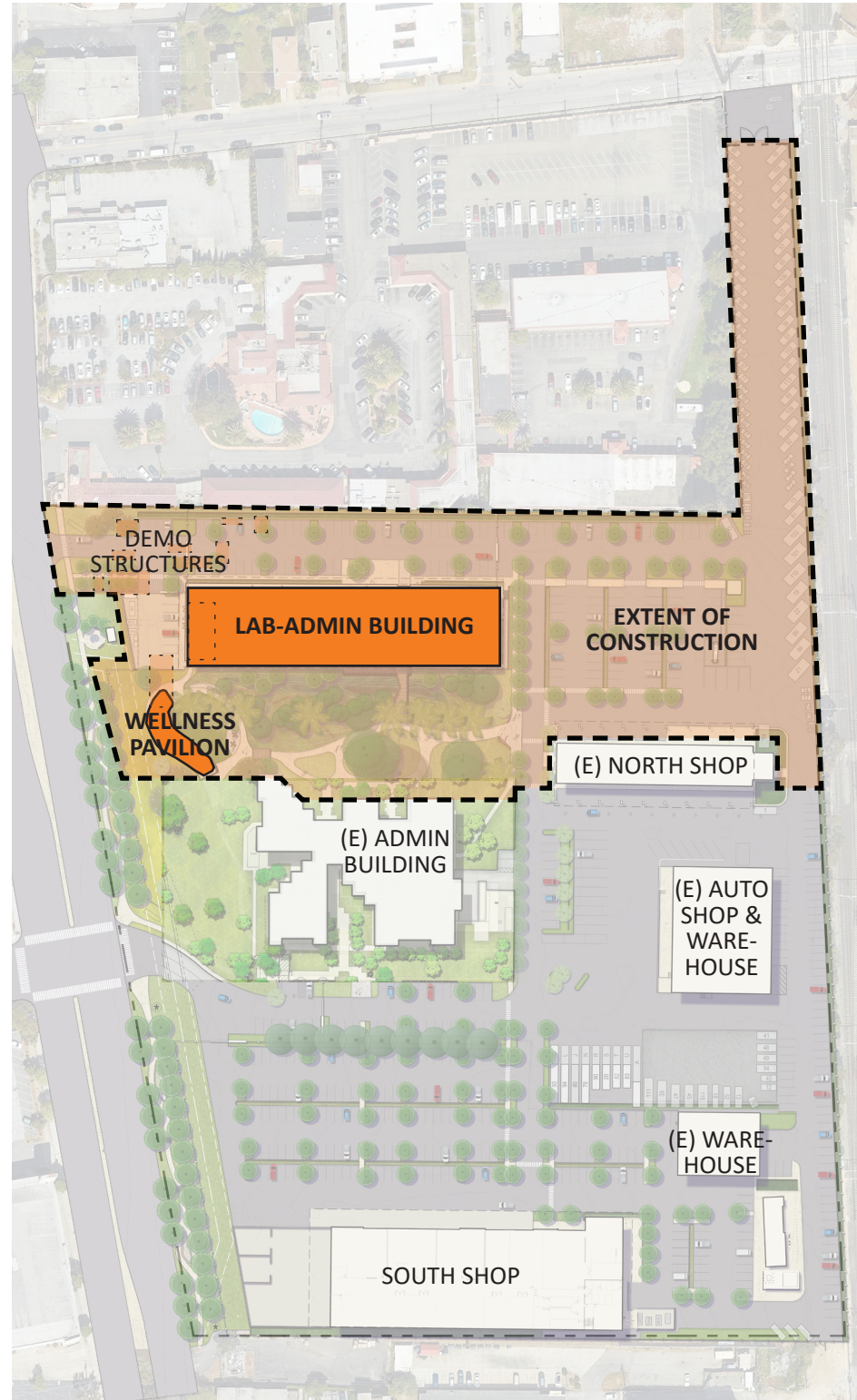
- Site Organization to maximize efficiency, safety, and collaboration
- Cohesive campus design that maximizes the best attributes of the site, and creates a unified departmental vision



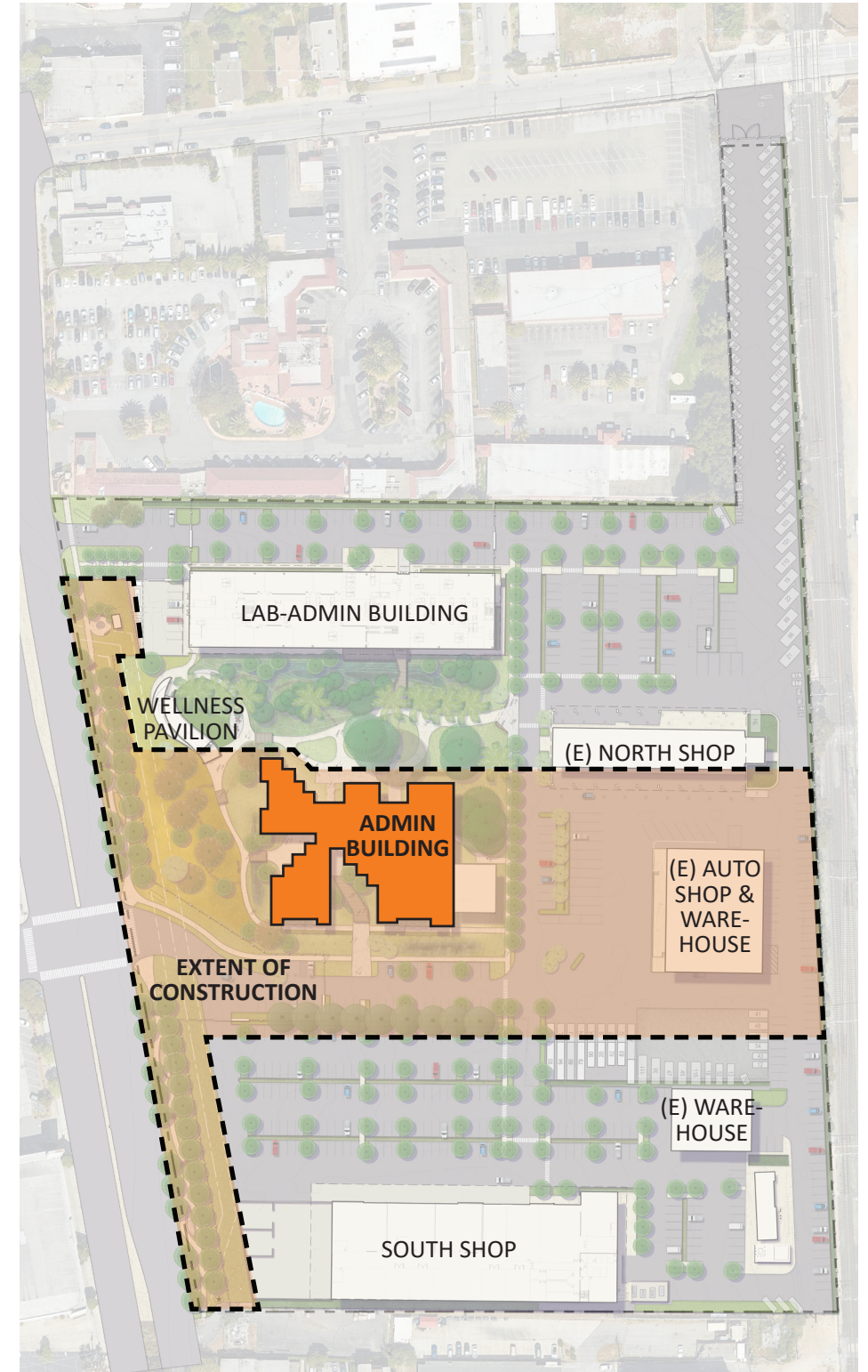




PHASE 1 - ADAPTIVE RE-USE / GUT RENOVATION

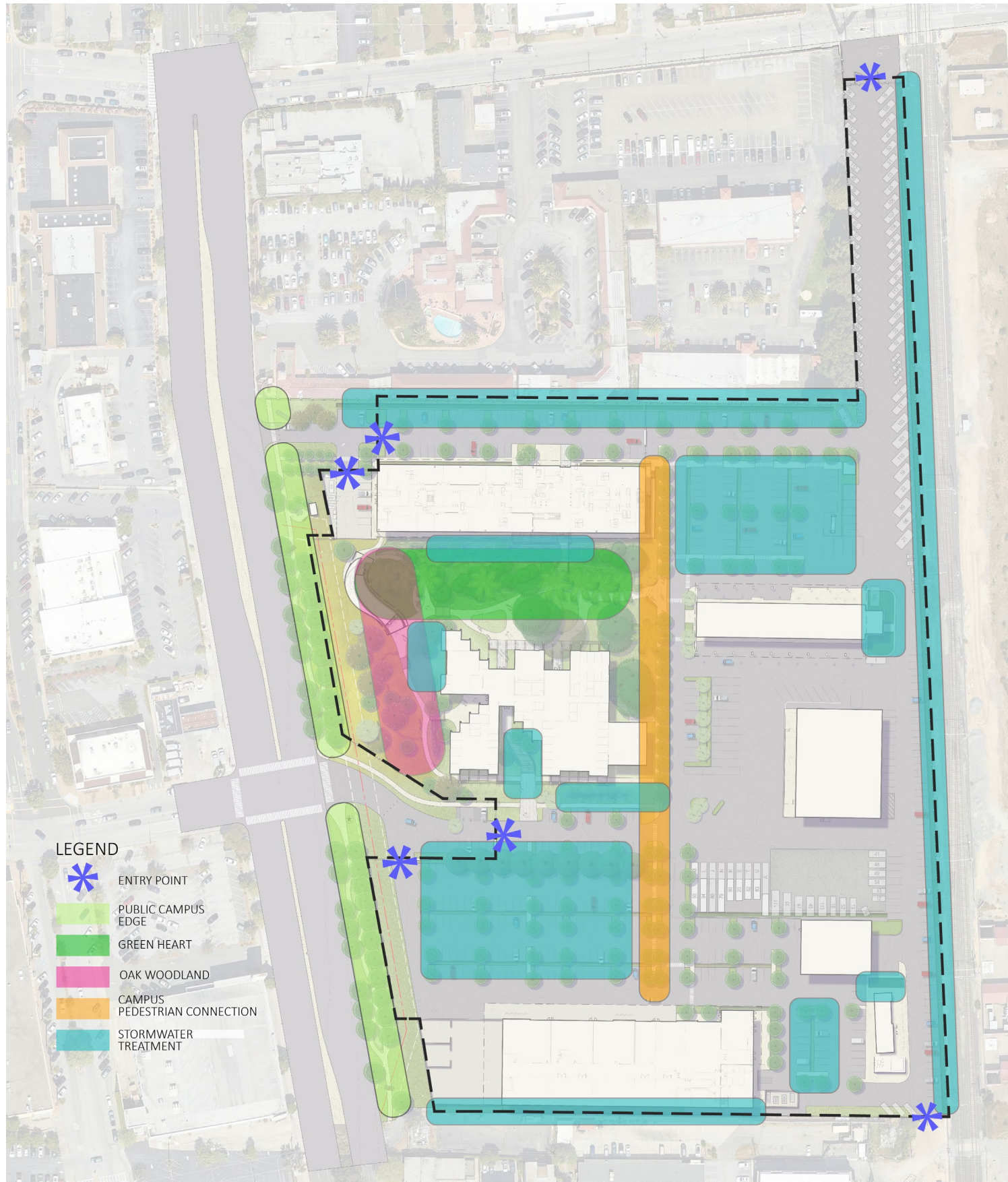


PHASE 2 - NEW CONSTRUCTION



PHASE 3 - ADAPTIVE RE-USE / GUT RENOVATION





PUBLIC CAMPUS EDGE ALONG FRONTAGE

- 1) double row of trees
- 2) 10' secure fence
- 3) respect historic meter house
- 4) interpretive elements
- 5) public art
- 6) campus entries

GREEN HEART

- 1) retain existing trees
- 2) outdoor gathering spaces for large & small groups
- 3) pathways & boardwalks
- 4) visible stormwater management features
- 5) planting - low water, low maintenance

OAK WOODLAND

- 1) pathways
- 2) native planting - "re-oak"
- 3) passive use: low maintenance nature area




CAMPUS PEDESTRIAN CONNECTION

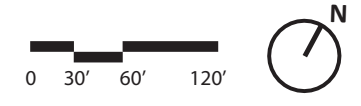
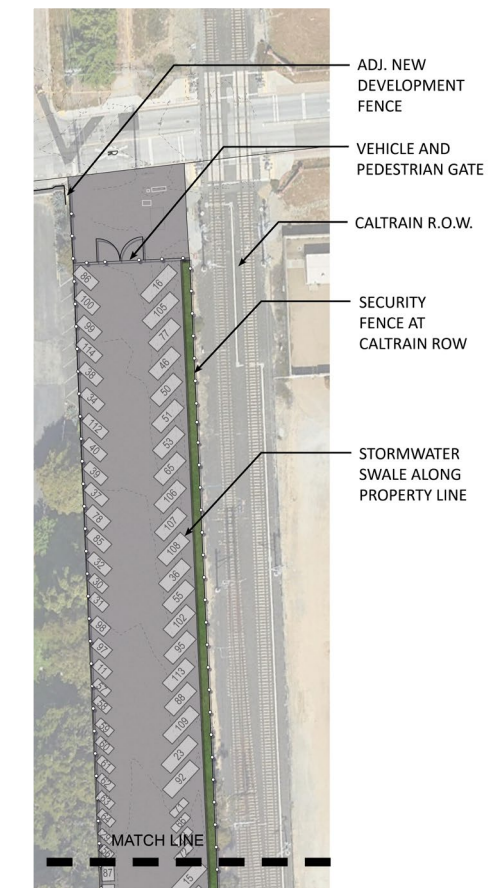
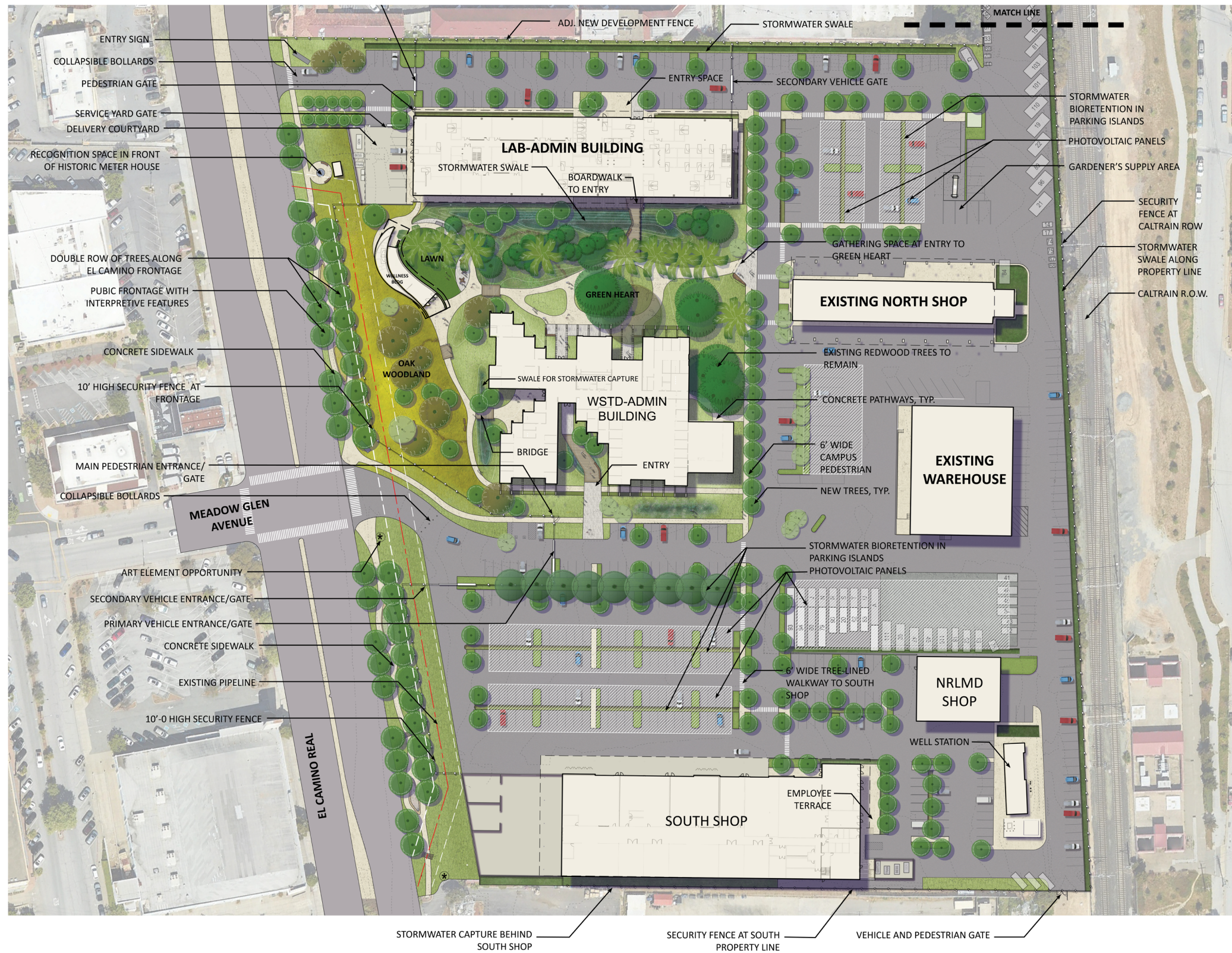
- 1) campus north/south connection
- 2) single row of trees
- 3) 6' wide sidewalk

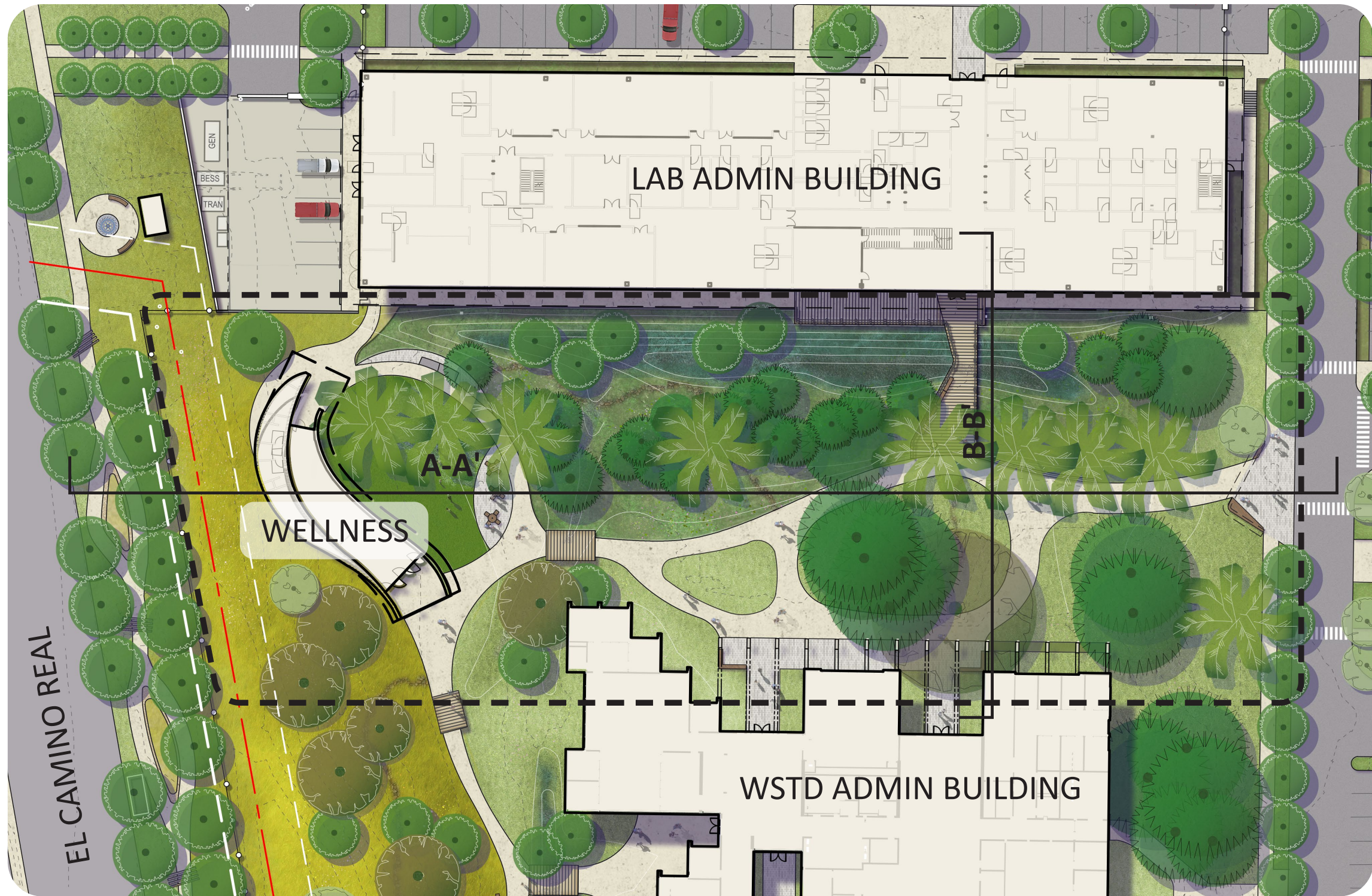
STORMWATER MANAGEMENT

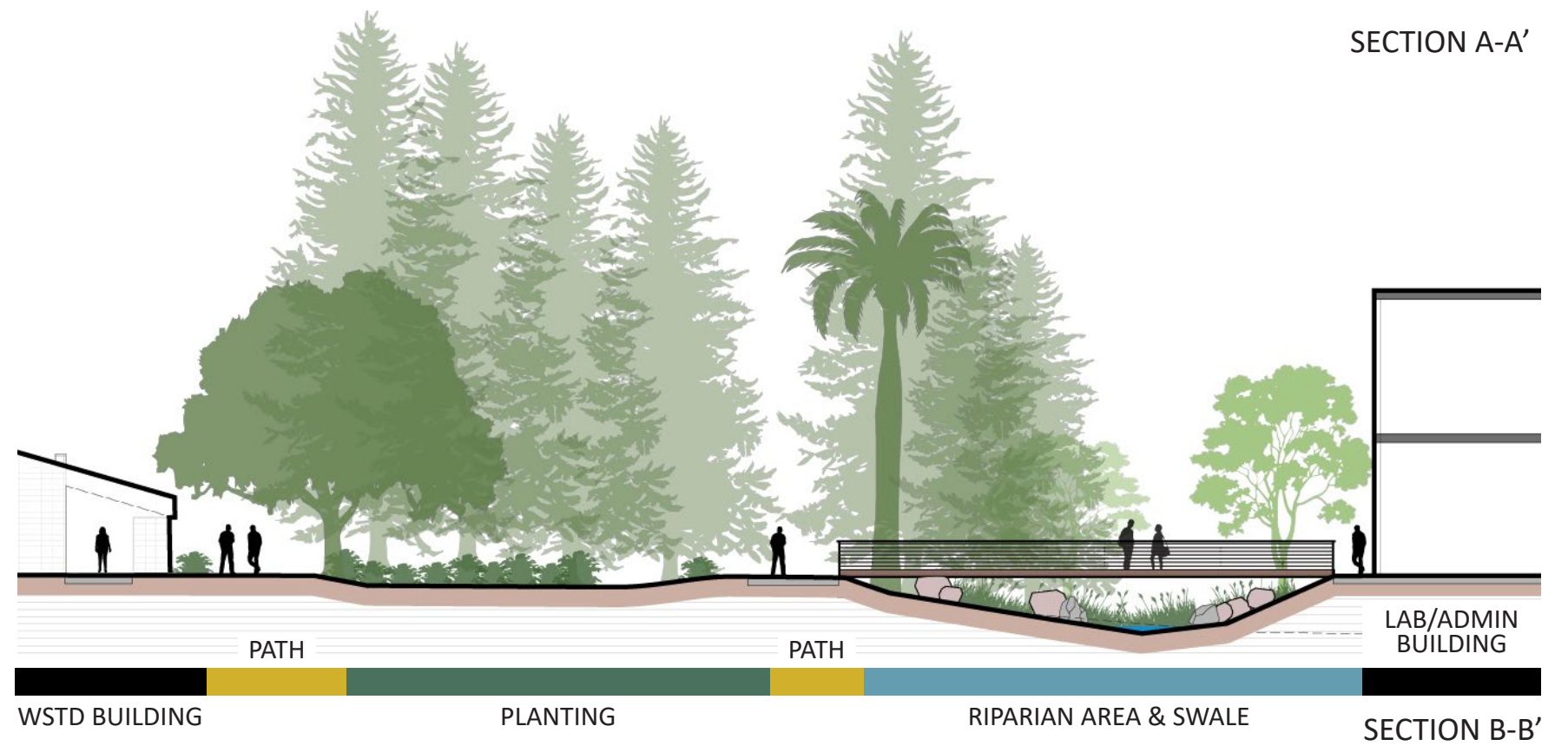
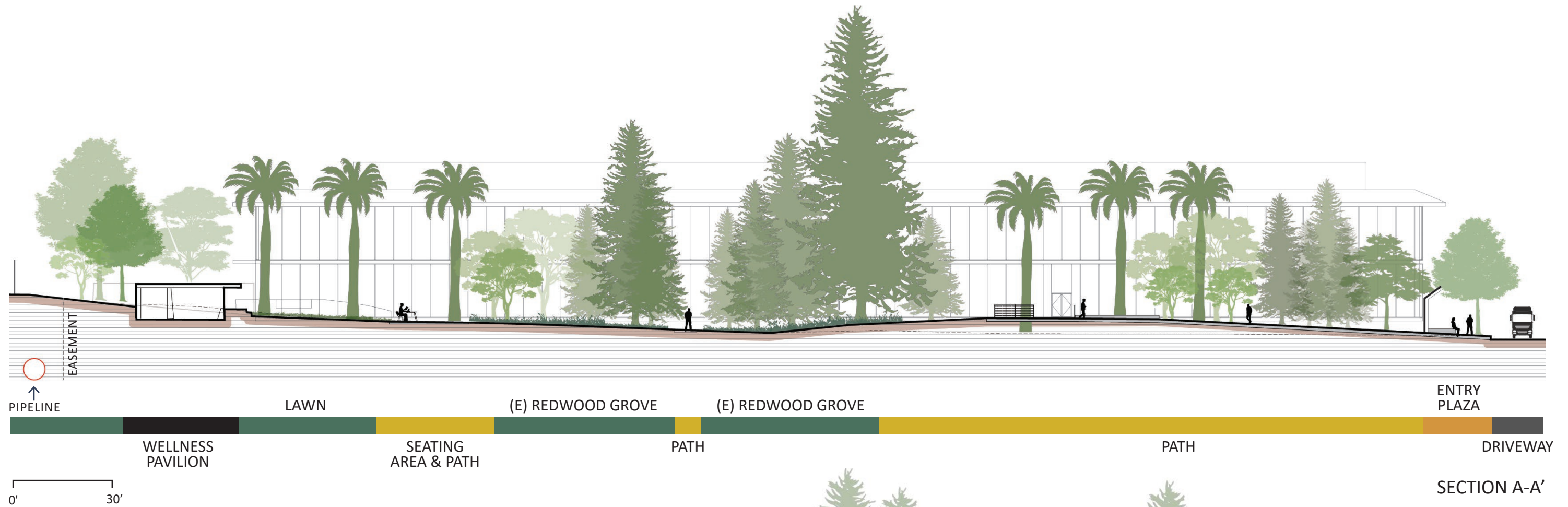
- 1) reconfigured parking areas
- 2) bioretention swales
- 3) permeable paving
- 4) planting - mostly natives

LEGEND

-  ENTRY POINT
-  PUBLIC CAMPUS EDGE
-  GREEN HEART
-  OAK WOODLAND
-  CAMPUS PEDESTRIAN CONNECTION
-  STORMWATER TREATMENT

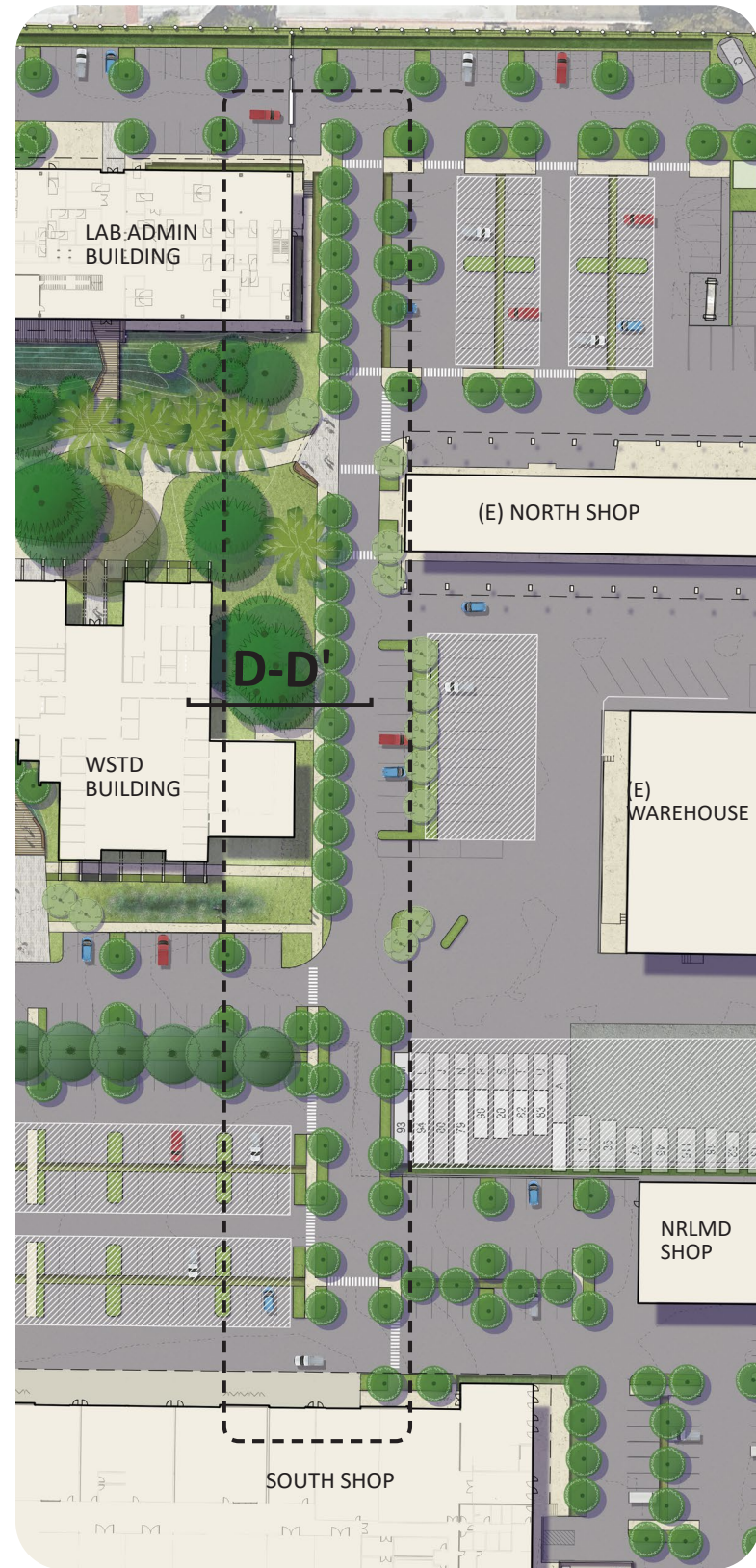




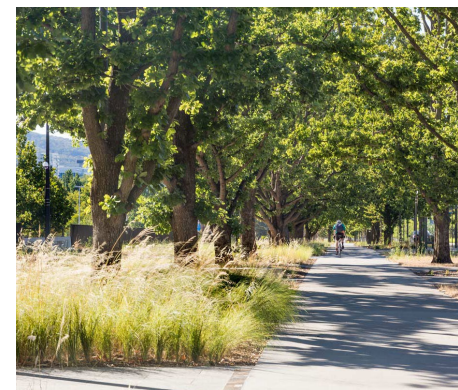




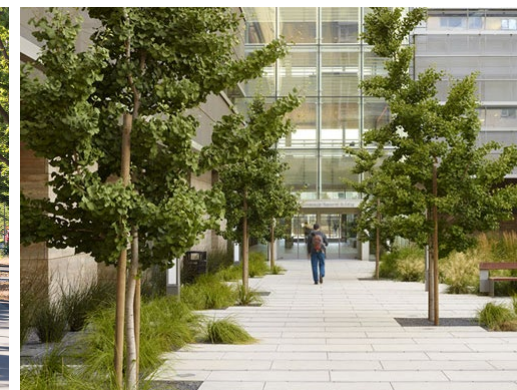
KEY PLAN



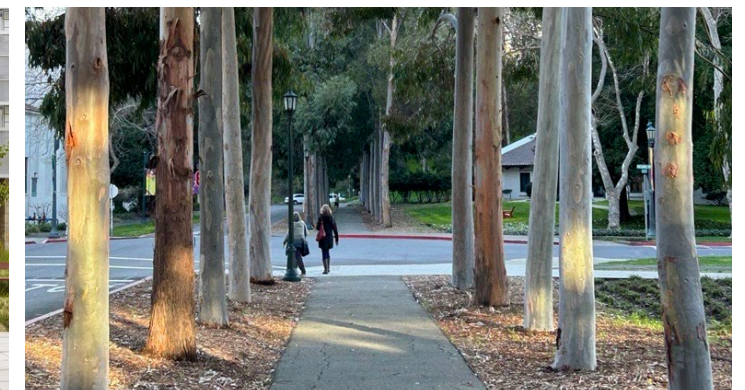
SECTION D-D'



Wide Paths

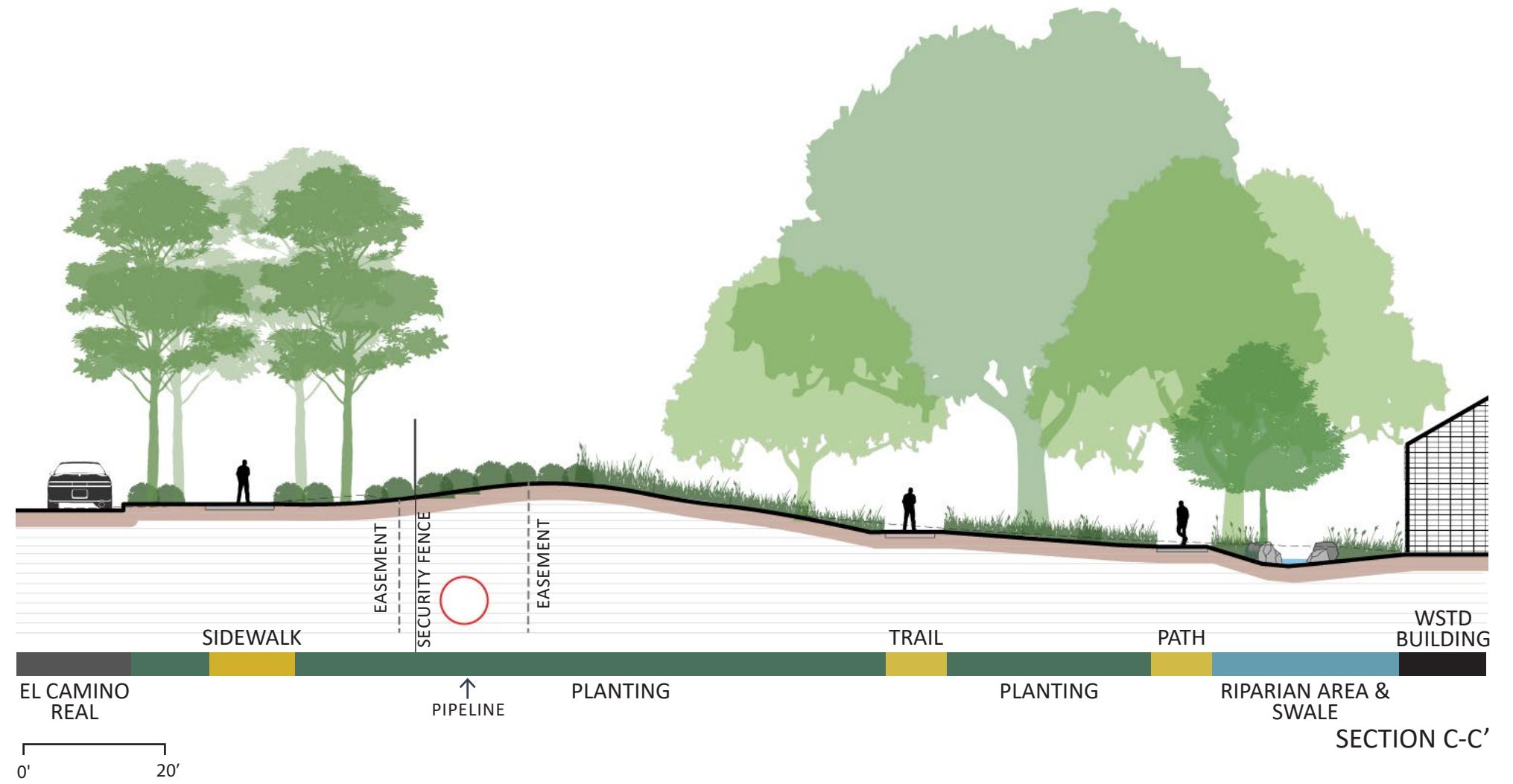


Campus Connectivity



Tree-Lined Walkway

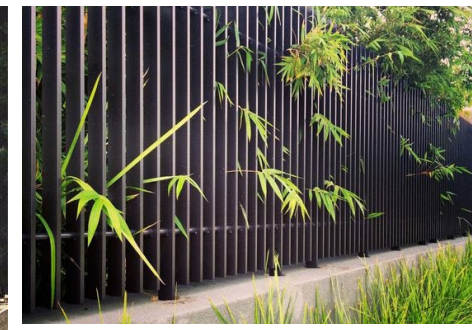
KEY PLAN



Interpretive Signage



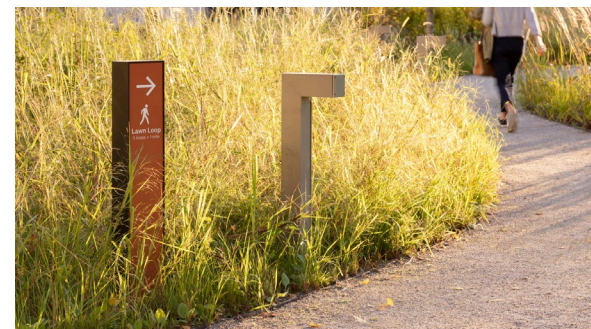
El Camino Real, Burlingame



Secure Fence



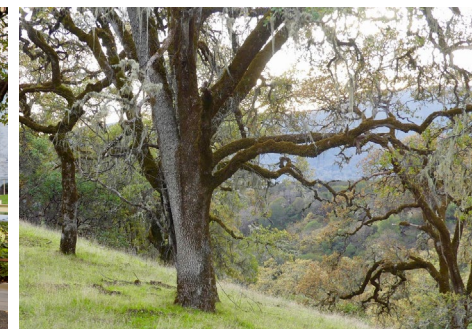
Secure Fence



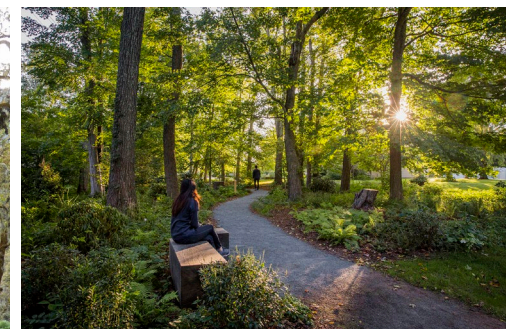
Walking Loops



Small Group Seating

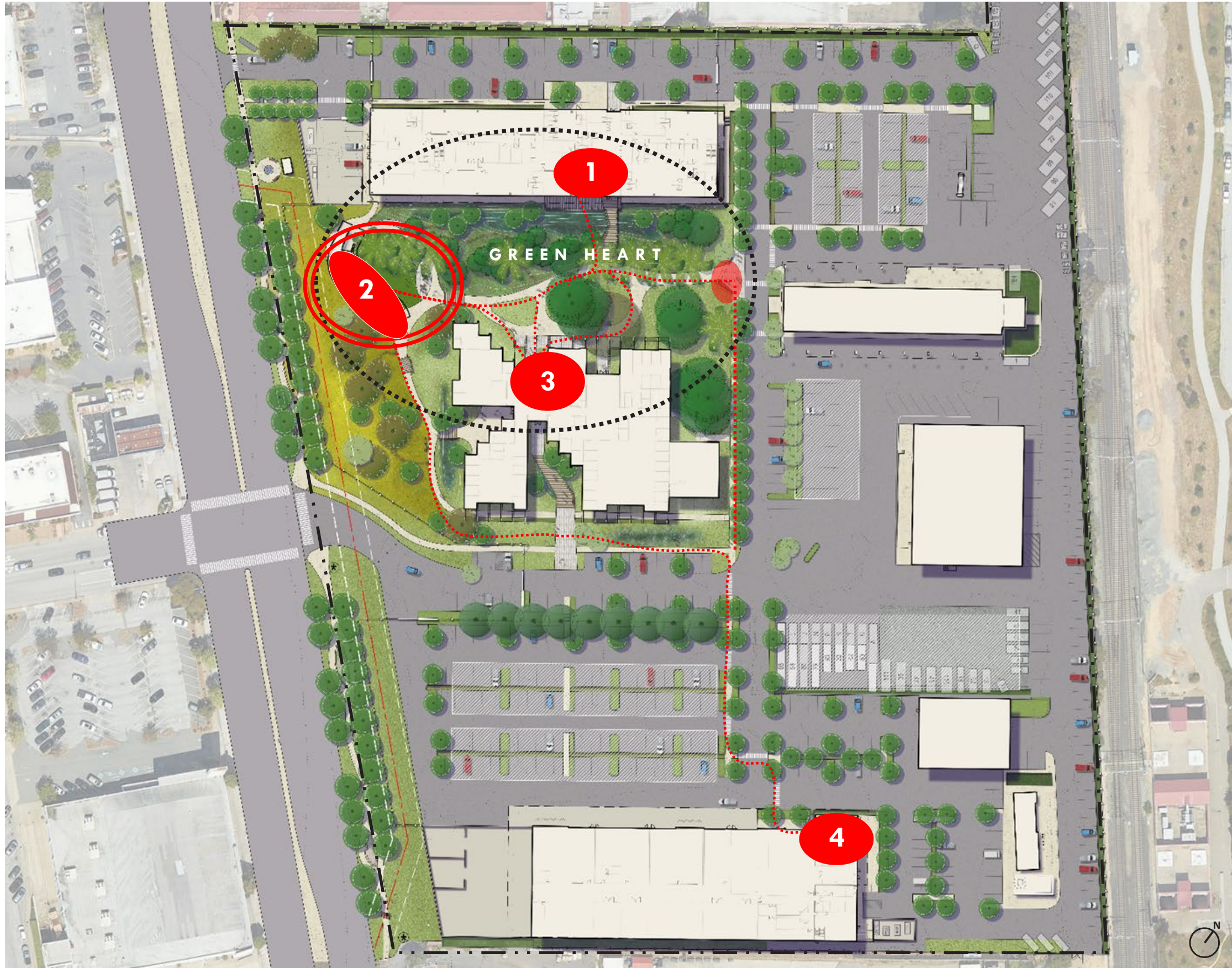


Oak Woodland



Nature Path





- 1** CONFERENCE ROOMS / TRAINING ROOM / SOCIAL & GATHERING
- 2** SHARED WELLNESS / BBQ AREA / OUTDOOR GATHERING SPACE
- 3** ADMIN TRAINING ROOM / SOCIAL & GATHERING SPACE
- 4** SOUTH SHOP BREAK ROOM & SOCIAL SPACE



REDWOOD FOREST



BEAMS & TIMBERS



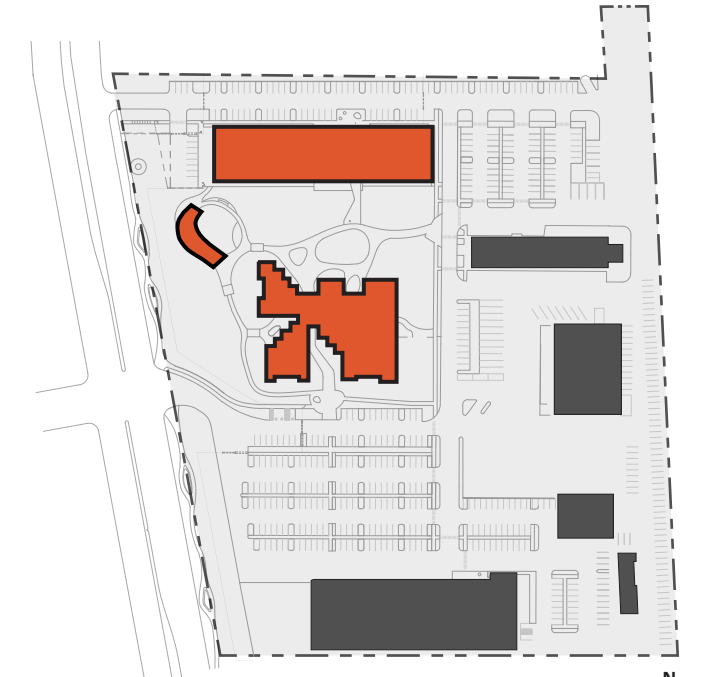
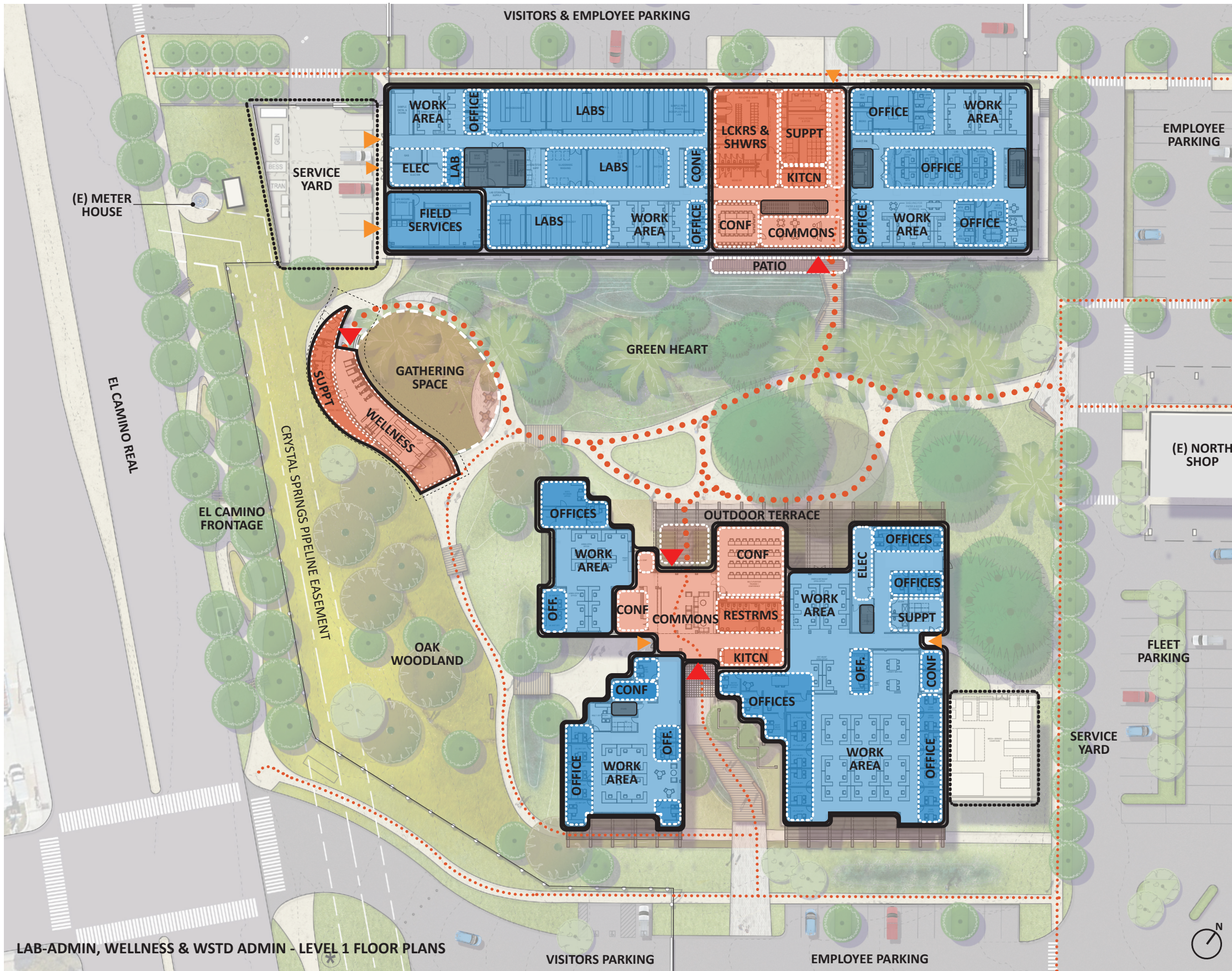
CANOPIES & ARCHITECTURAL TECTONICS



INDOOR & OUTDOOR CONNECTION

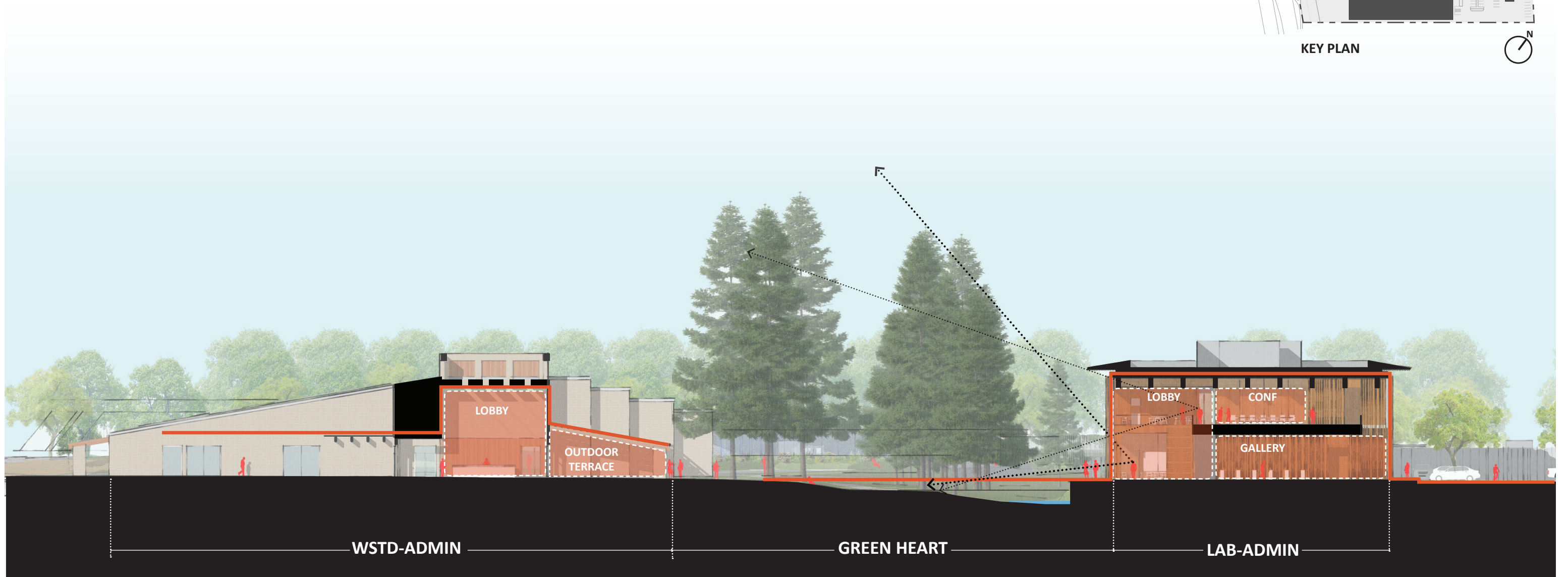
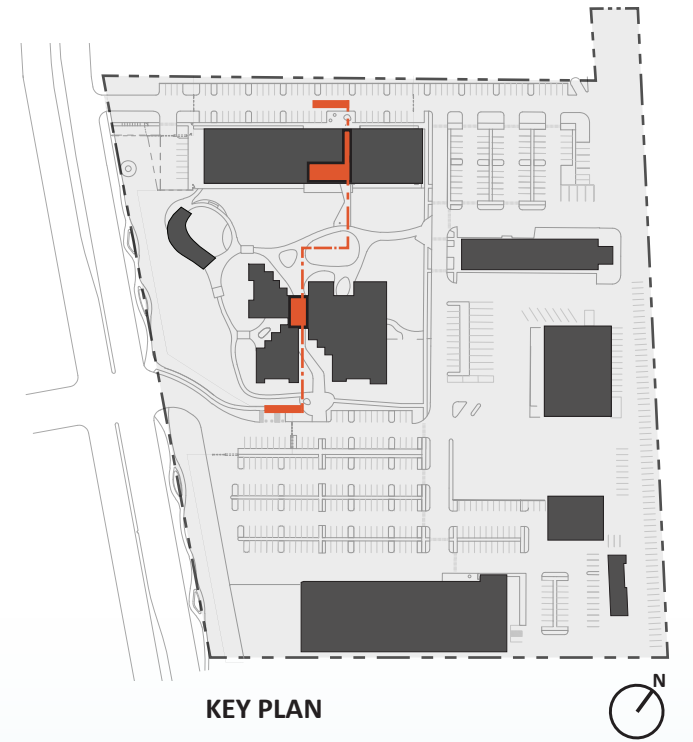


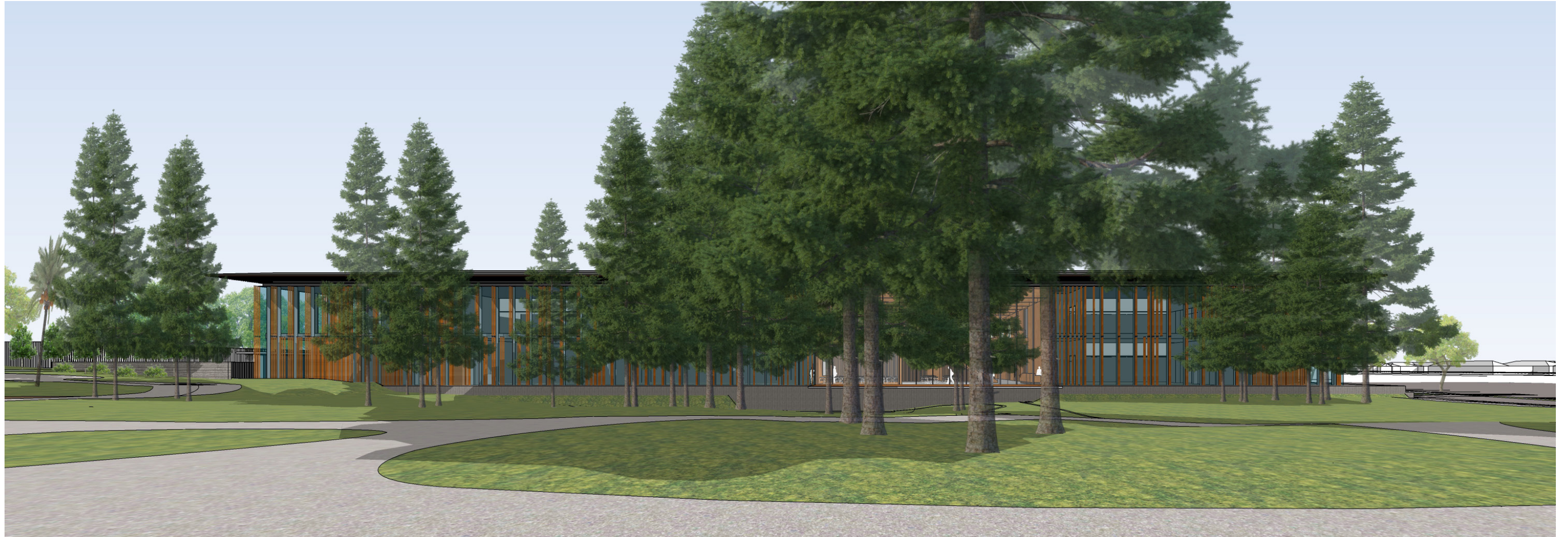
DOUBLE HEIGHT AMENITY SPACES



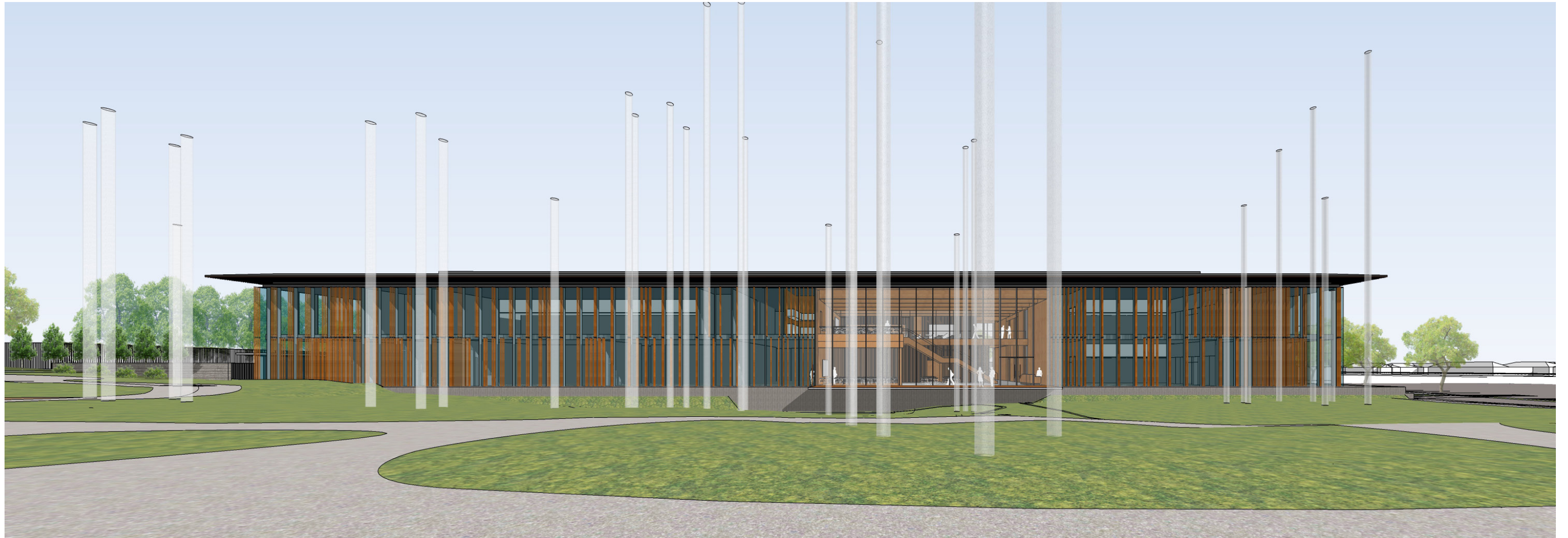
LEGEND

- ▲ PRIMARY ENTRY
- ▲ SECONDARY ENTRY
- MAJOR CONNECTIVITY PATH
- MINOR CONNECTIVITY PATH
- OPEN WORK AREA
- LABS / PRIVATE OFFICES
- COMMONS
- SUPPORT
- VERTICAL CIRCULATION





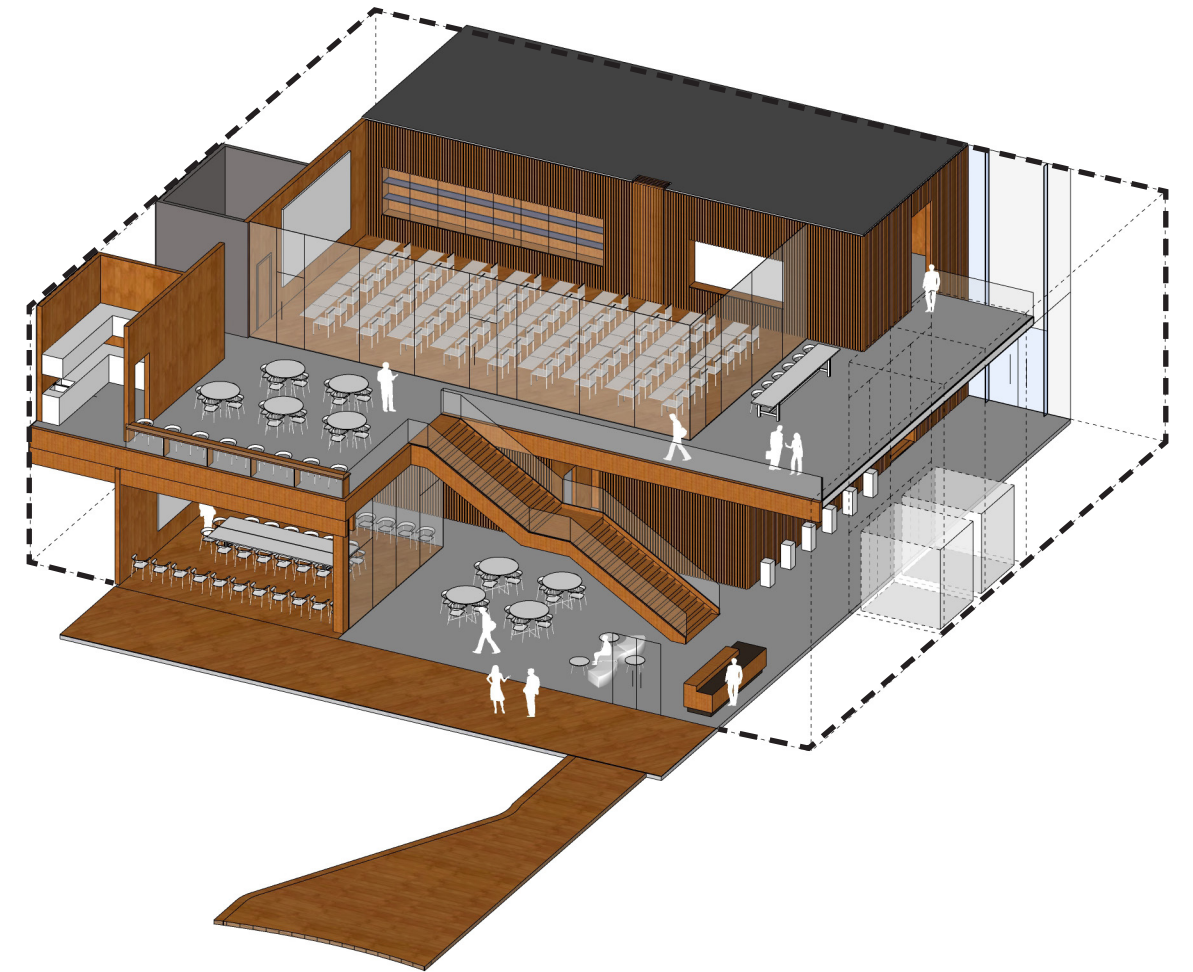
LAB-ADMIN EXTERIOR WITH REDWOOD TREES

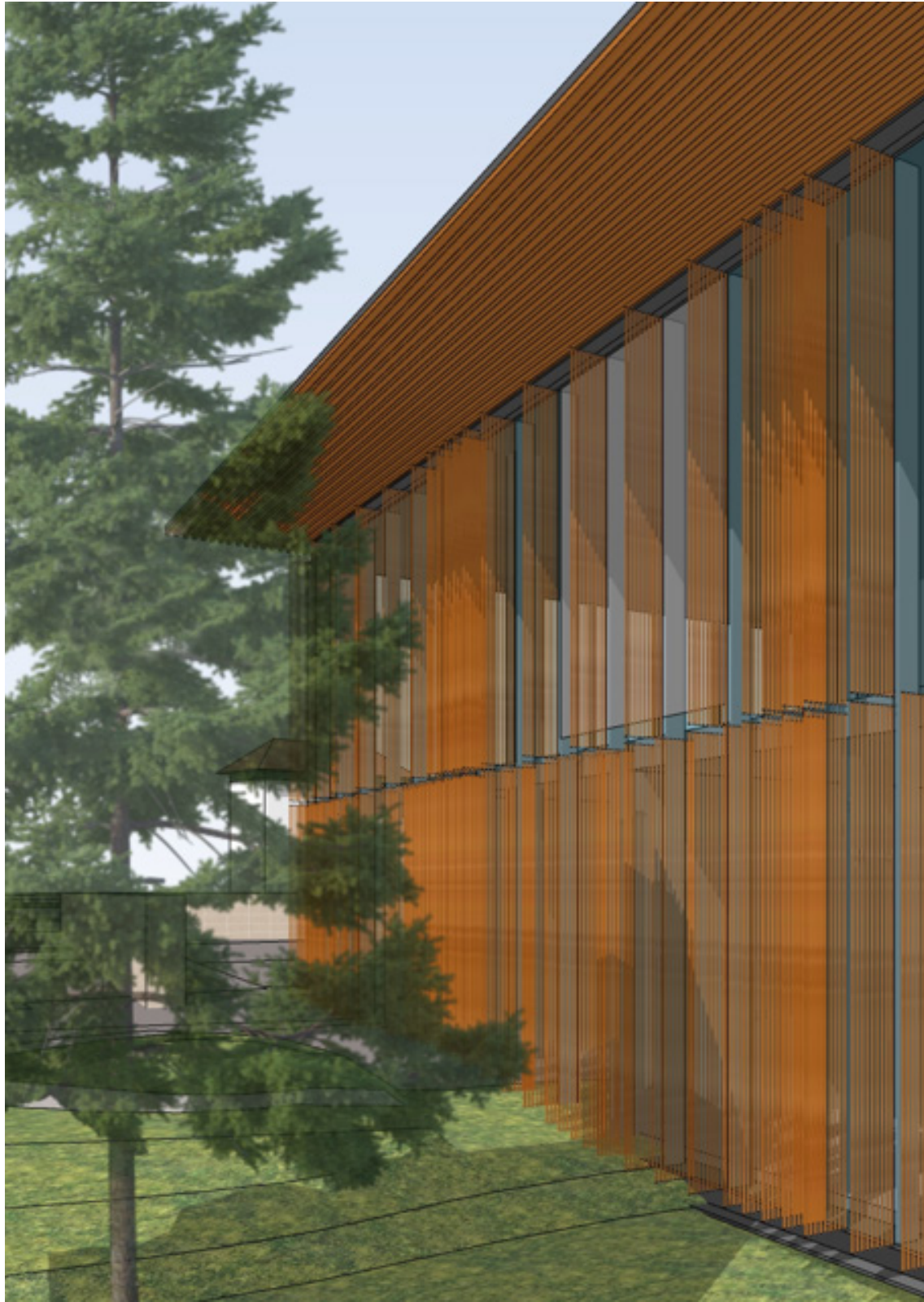


LAB-ADMIN EXTERIOR WITH REDWOOD TREE LOCATIONS



PERSPECTIVE OF LAB-ADMIN BUILDING AMENITY SPACE & LOBBY





PERSPECTIVE OF TYPICAL OFFICE / LAB ENVELOPE





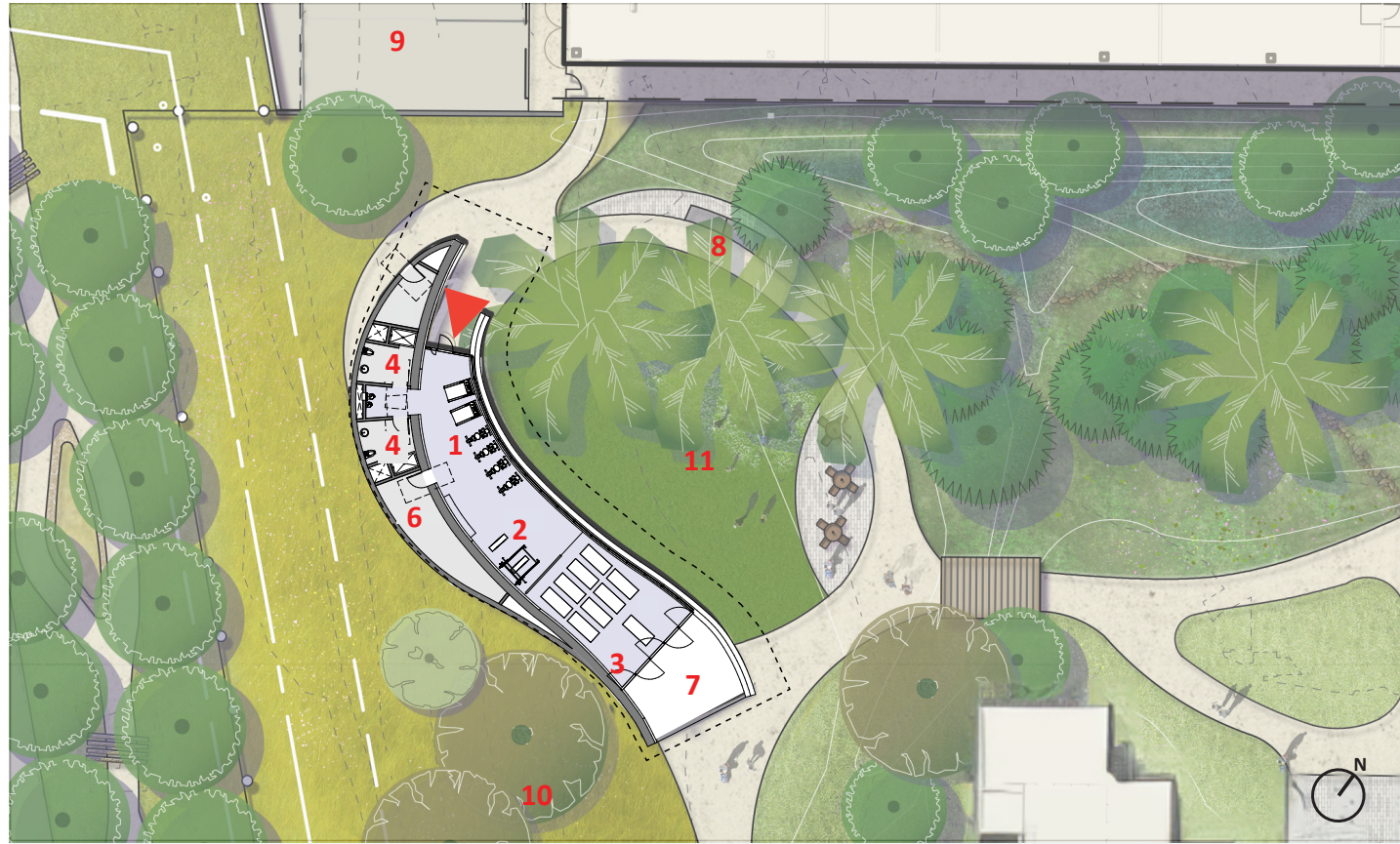
PERSPECTIVE VIEW TOWARDS GREEN LAWN AND WELLNESS PAVILION



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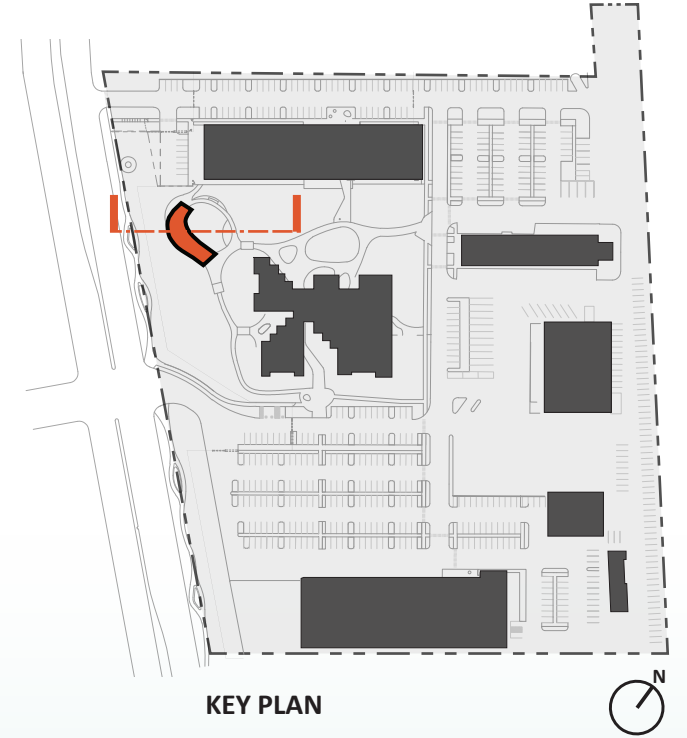


WELLNESS PAVILION VIEW & INSPIRATION | CDR CONCEPT
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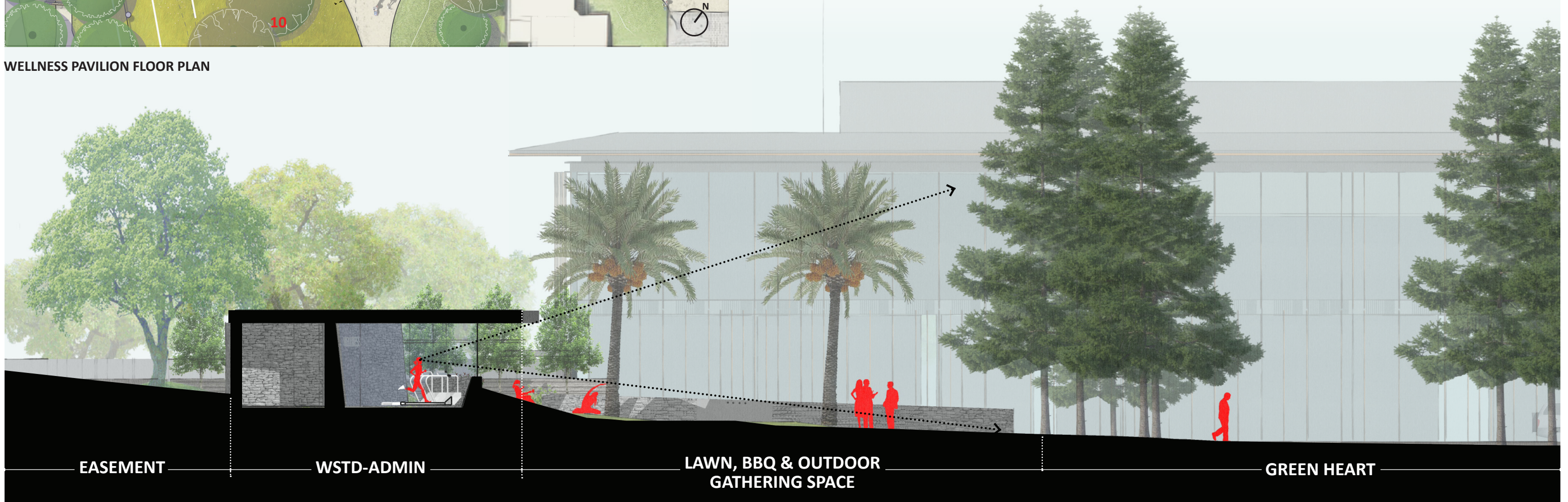
LEGEND

- 1 CARDIO
- 2 STRENGTH
- 3 FITNESS / YOGA
- 4 ALL GENDER RESTROOM & SHOWER
- 5 STORAGE
- 6 STORAGE / MEP ROOM
- 7 OUTDOOR EXERCISE AREA
- 8 BBQ STATION
- 9 SERVICE YARD
- 10 OAK WOODLAND
- 11 OUTDOOR GATHERING SPACE / GREEN LAWN



WELLNESS PAVILION FLOOR PLAN

KEY PLAN





PERSPECTIVE VIEW SHOWING INTERIOR & EXTERIOR CONNECTIVITY BETWEEN OUTDOOR AND INDOOR FITNESS & YOGA SPACE



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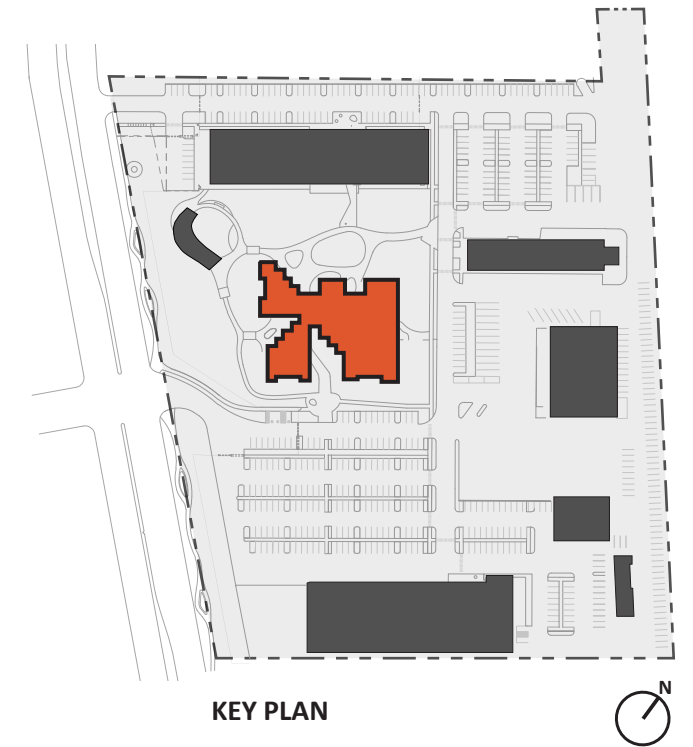
WELLNESS PAVILION VIEW & PRECEDENTS | CDR CONCEPT
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EXISTING ADMINISTRATION BUILDING DOUBLE HEIGHT LOBBY



EXISTING ADMINISTRATION BUILDING TOWARDS LOBBY ENTRY



KEY PLAN

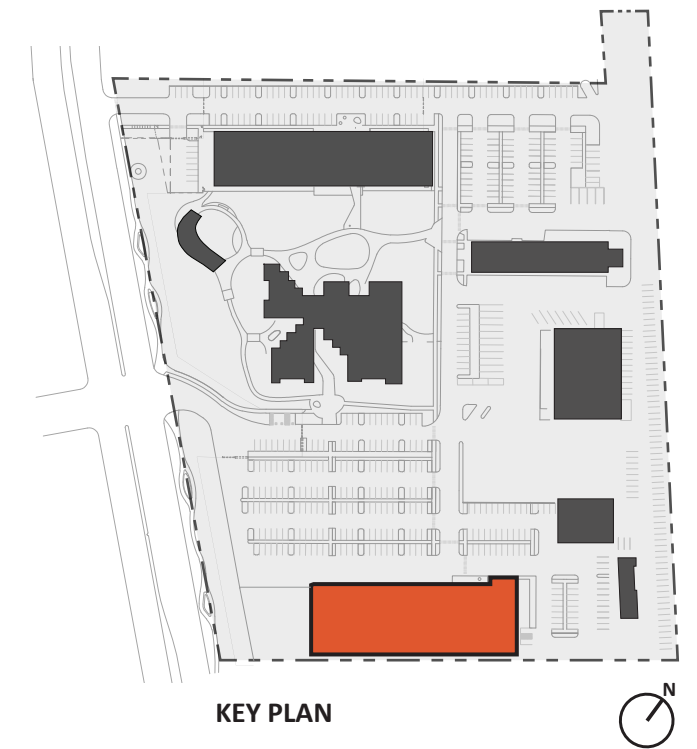


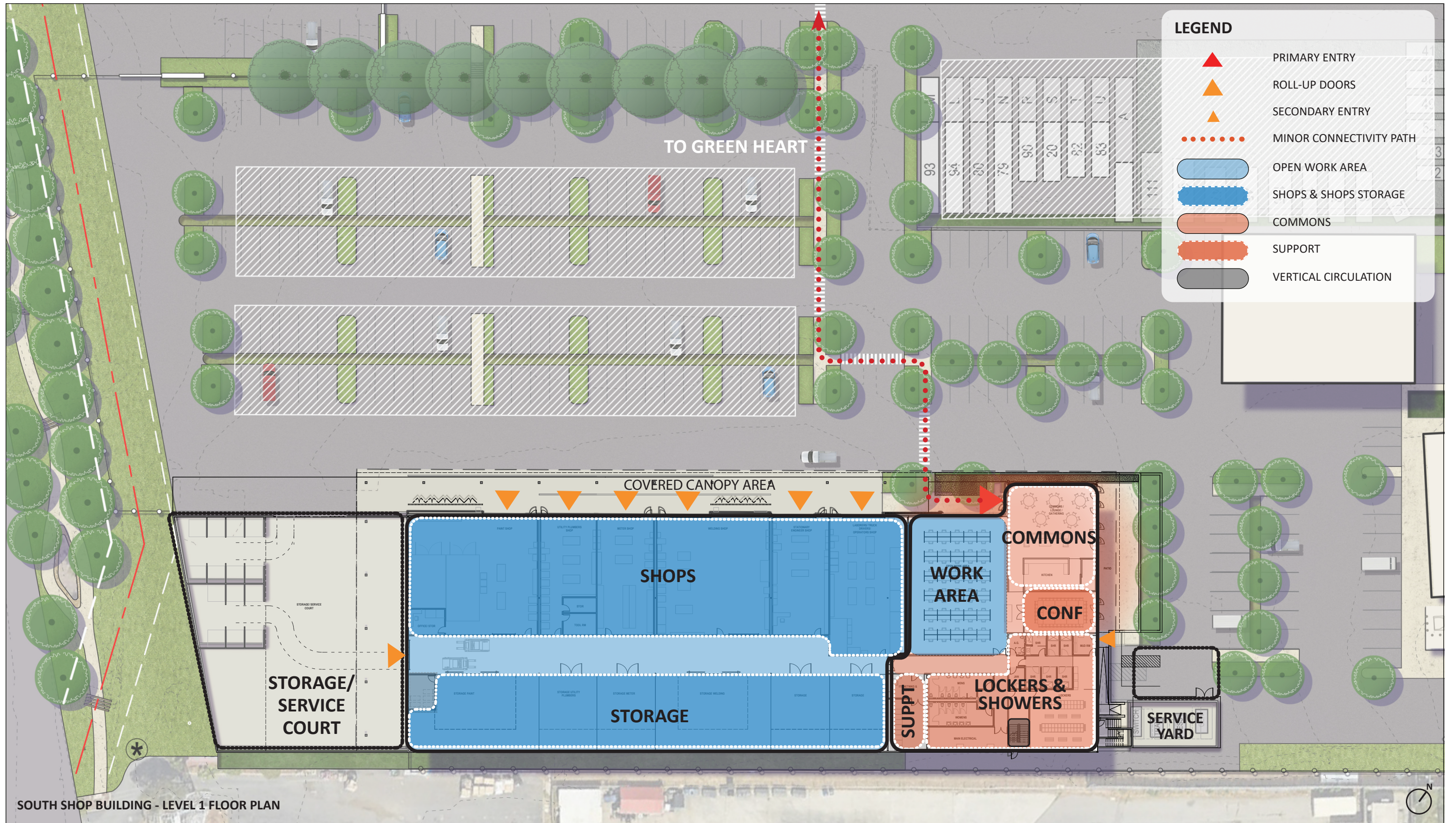


PERSPECTIVE VIEW OF THE WSTD ADMINISTRATION MAIN ENTRY



EXISTING OSH RETAIL MAIN ENTRY





SOUTH SHOP BUILDING - LEVEL 1 FLOOR PLAN



PERSPECTIVE VIEW OF THE SOUTH SHOP FROM THE AMENITY SPACE



PERSPECTIVE VIEW OF THE SOUTH SHOP FROM THE AMENITY SPACE



PERSPECTIVE VIEW OF THE SOUTH SHOP FROM THE SERVICE YARD

