



RECREATION & PARKS DEPARTMENT
KEZAR PAVILION RENOVATION
CIVIC DESIGN REVIEW | PHASE 1 | 10.21.2024



COMMUNITY OUTREACH

MEETING 1 | MARCH 12, 2024

Key Feedback:

- Provide more opportunities for seating and activities in the plaza while maintaining flexibility for emergency use.

MEETING 2 | AUGUST 24, 2024

Key Feedback:

- Make the plaza space suitable for active and passive use by neighborhood, specifically children and seniors.
- Increase bird and insect habitat by using native plants.

CIVIC DESIGN REVIEWS

CONCEPTUAL | MARCH 18, 2024

Key Feedback:

- Provide a more cohesive design language between the north and south sides of the Annex that relates to the historic architecture.

PHASE 1 | AUGUST 19, 2024

INFORMAL REVIEW | OCTOBER 1, 2024

PHASE 1 | OCTOBER 21, 2024

CDR PHASE 1 | KEY FEEDBACK FROM AUGUST

LANDSCAPE

Feedback:

- Create a more unified design between the Annex and Landscape.
- Address existing and future circulation to stadium gates.
- Site furnishings and paving design need more consideration and should better relate to the historic architecture.

Response/Approach:

- Raised planter added to south edge of plaza-design coordinated with both architectural façade and plaza furnishings.
- Updated and simplified courtyard design to provide clear view between Pavilion and stadium gates and increase ease of circulation to stadium gates.
- Generally simplified plaza design and revised approach to furniture detailing.

CDR PHASE 1 | KEY FEEDBACK FROM AUGUST

ARCHITECTURE

Feedback:

- Create a more unified design between the Annex and Landscape.
- North elevation of Annex could relate more to the historic architecture of the Pavilion.
- Integrate architectural materials and details that support a more inviting and human-scale design.

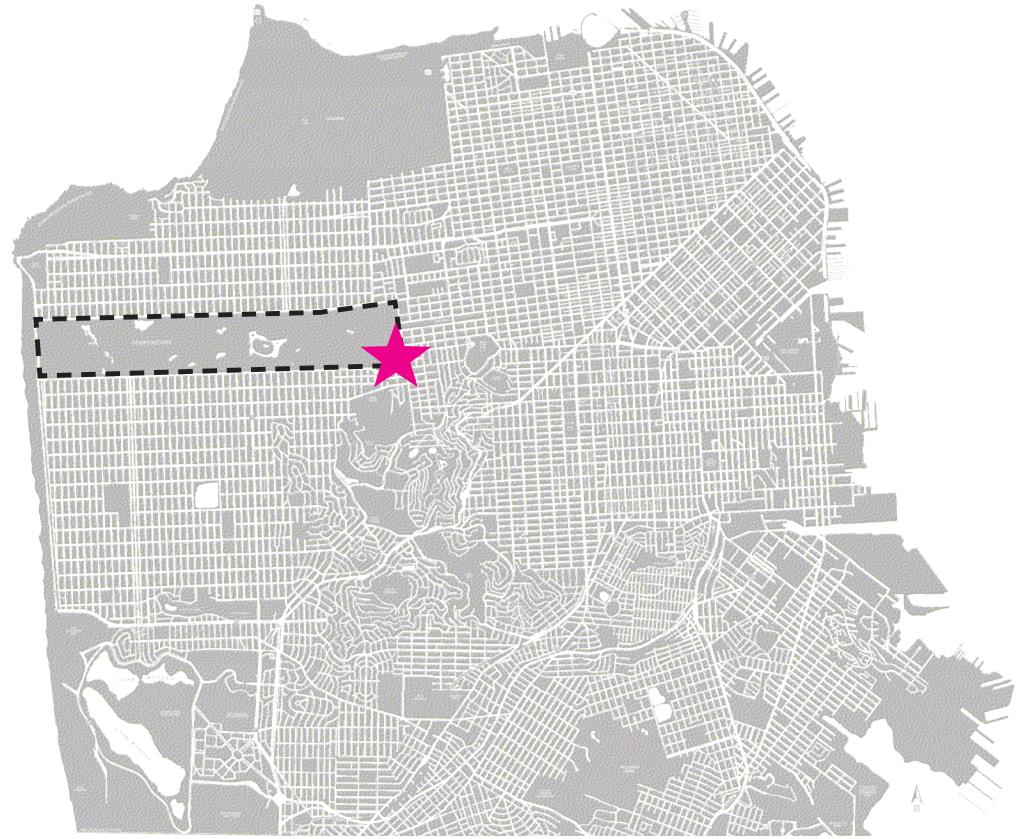
Response/Approach:

- Raised planter on north as an extension of the Annex and link to the plaza landscape design.
- Raised planter creates inviting environment while softening edge of Annex and maintaining layer of privacy for Park Rangers.
- Create human scale through planter bench seating, window detailing and addition of warmer finishes.

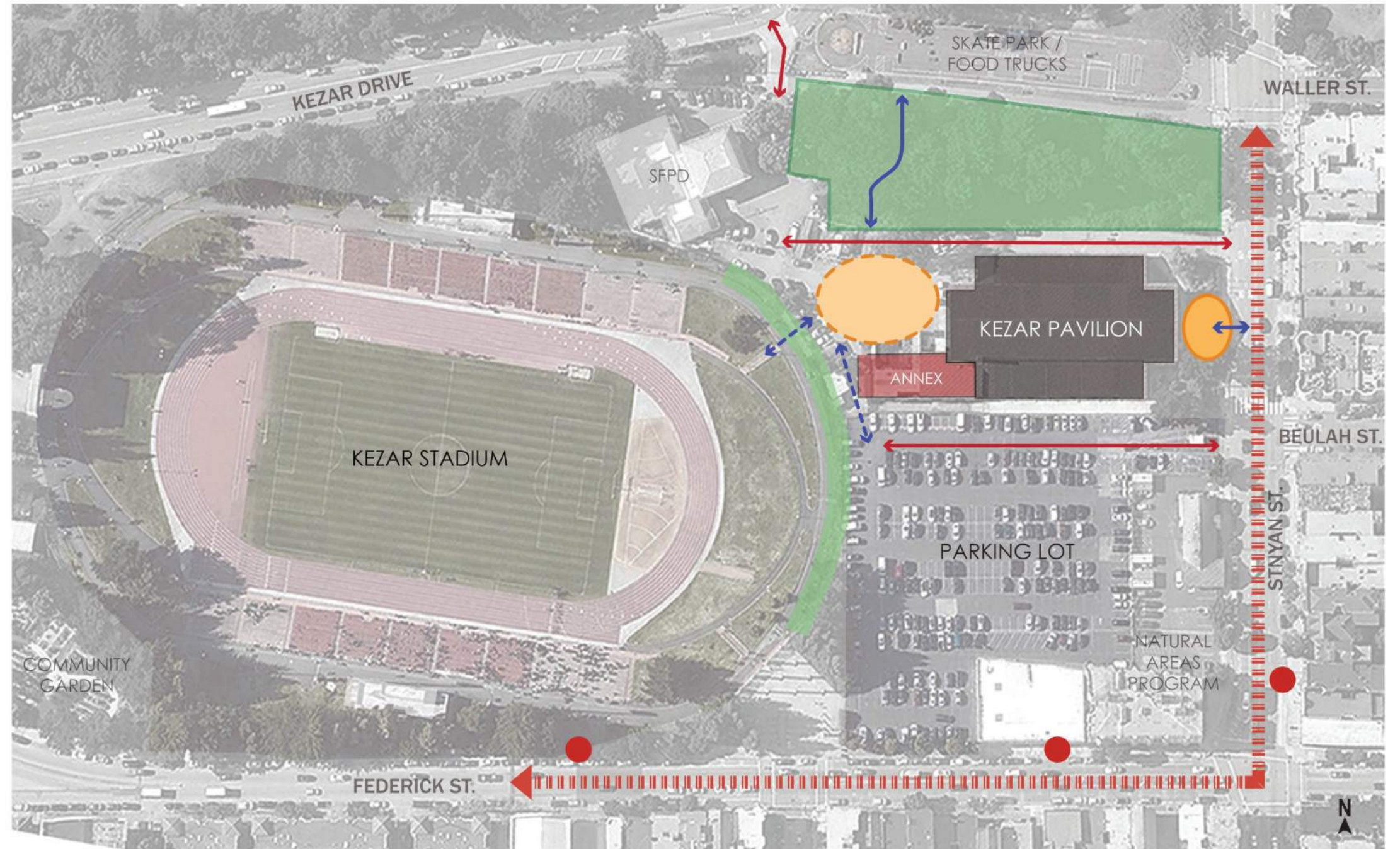
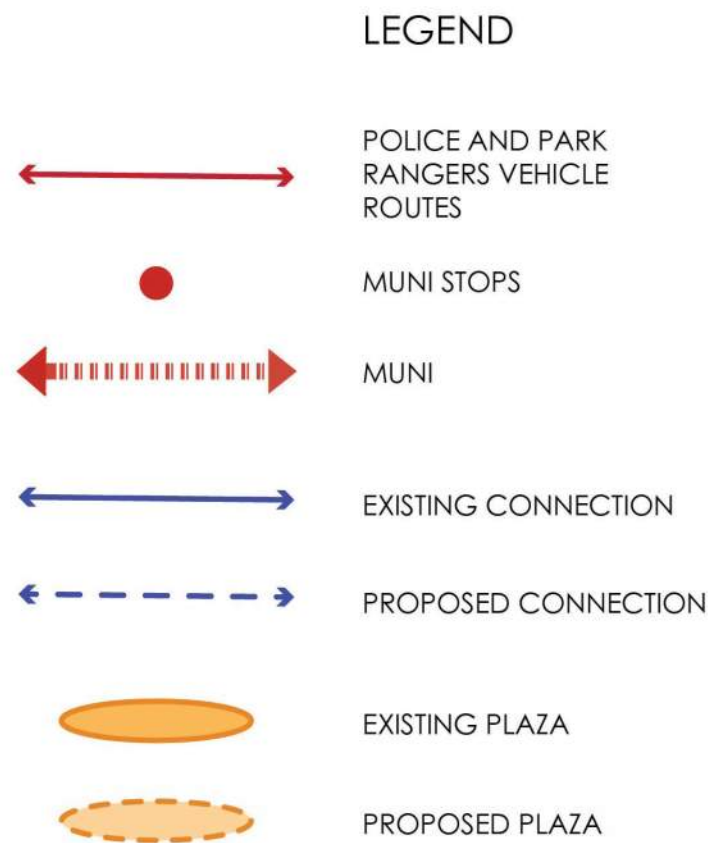
PART 1

Project Background

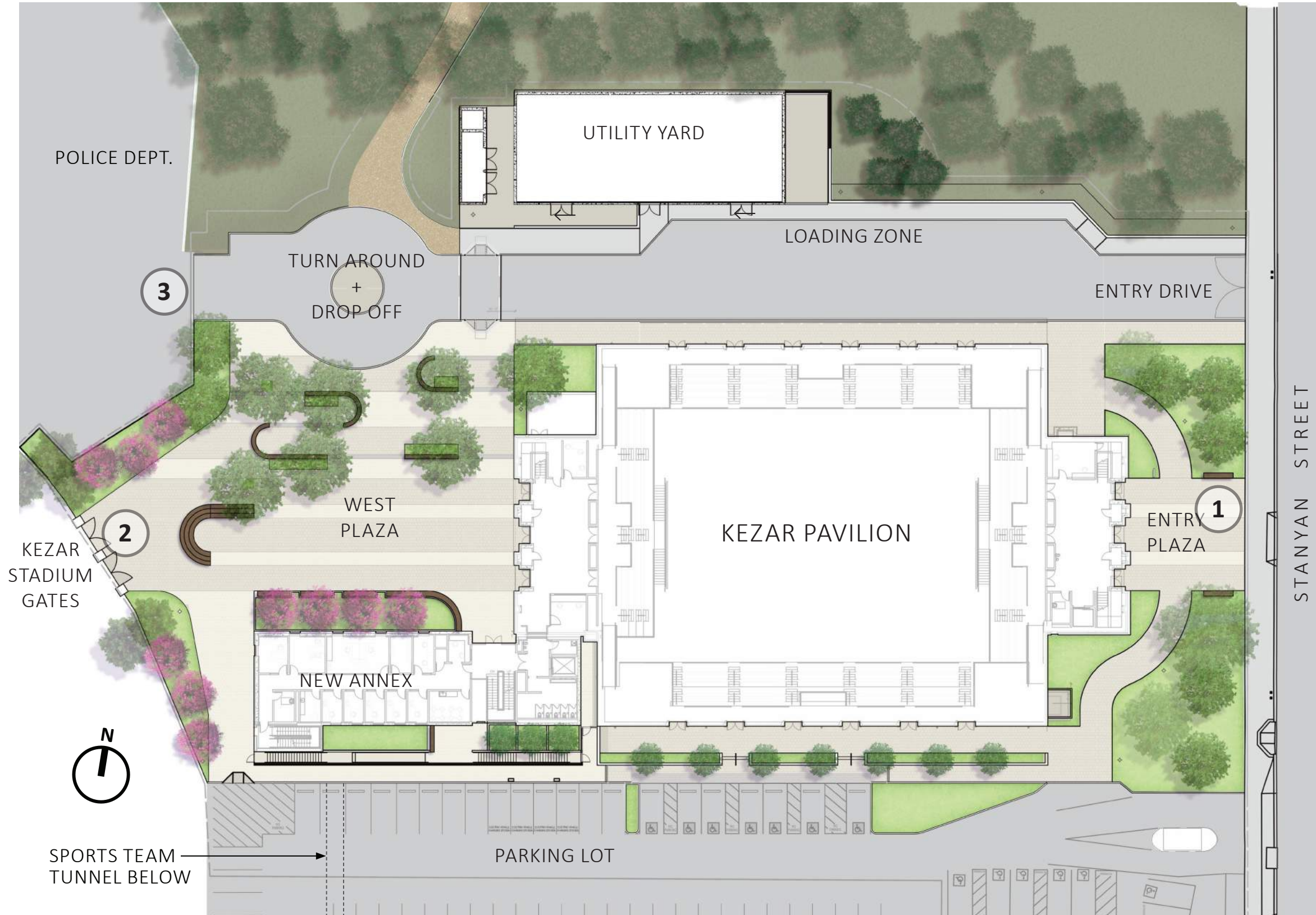
PROJECT LOCATION



SITE ACCESS & OPPORTUNITIES



SITE PLAN - EXISTING CONTEXT AND PROPOSED DESIGN



MODIFICATIONS TO ORIGINAL BUILDING



PAINTED WINDOWS



OBSCURED DOORWAYS



ENTRYWAY OBSTRUCTED BY ANNEX ADDITION

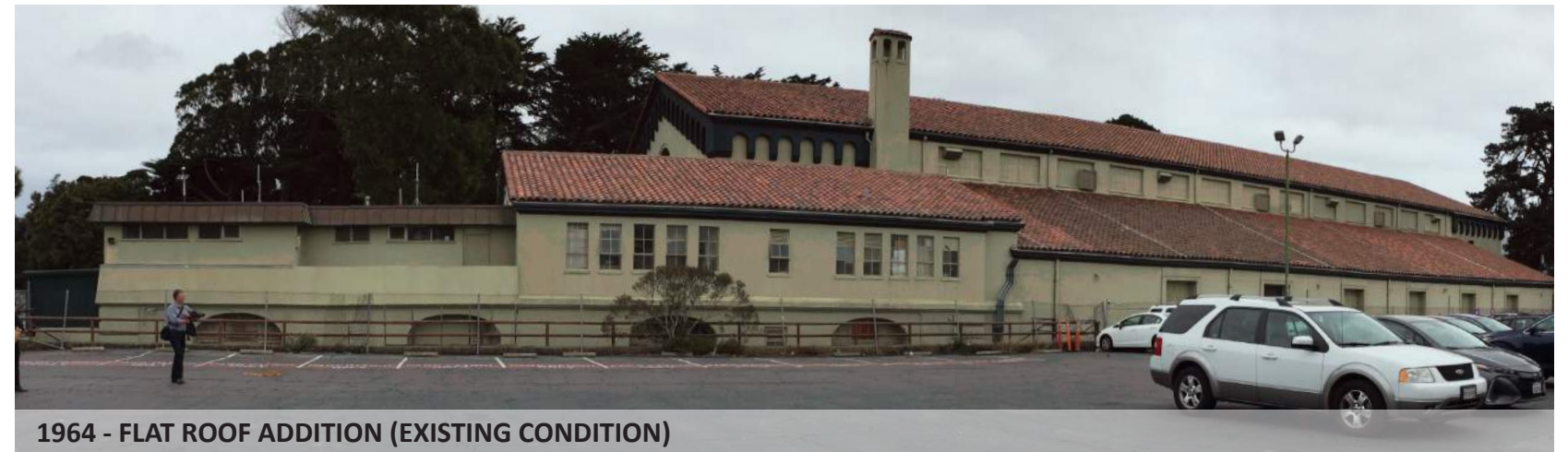
ANNEX ADDITIONS



1926 - ORIGINAL ANNEX



1935 - 2 STORY GABLED ROOF ADDITION

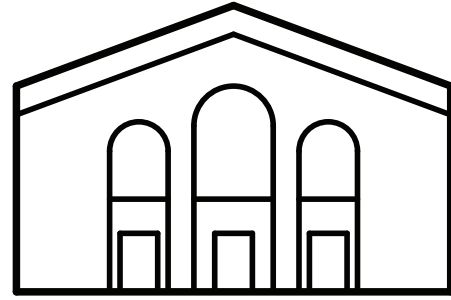


1964 - FLAT ROOF ADDITION (EXISTING CONDITION)

PART 2

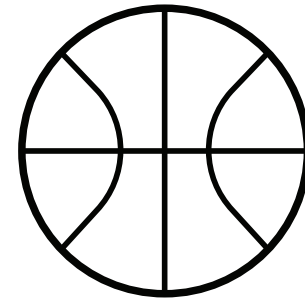
Project Goals

GUIDING PRINCIPLES



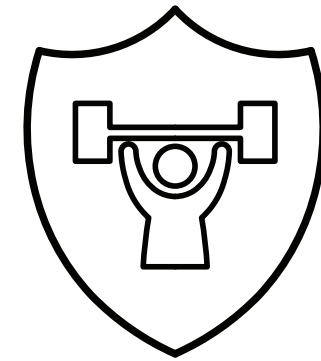
RESPECT THE HISTORY OF KEZAR PAVILION

- Rehabilitate hundred year old building.
- Honor sports history.
- Strengthen underutilized connections to stadium.



EXPAND USE AS A NEIGHBORHOOD REC CENTER

- Maintain citywide uses.
- Increase facility and program offerings.
- Provide fully accessible facilities.



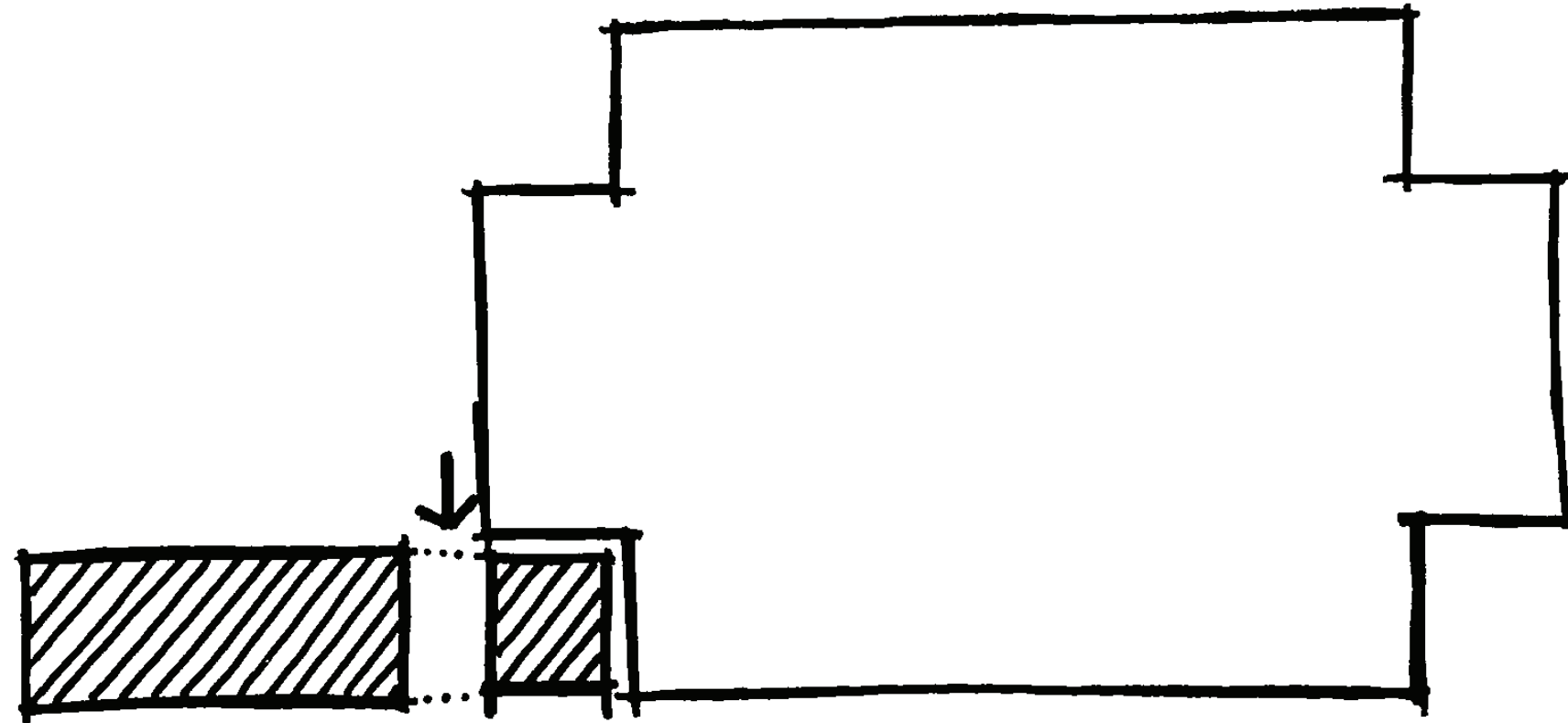
IMPROVE PUBLIC SAFETY AND RESILIENCE

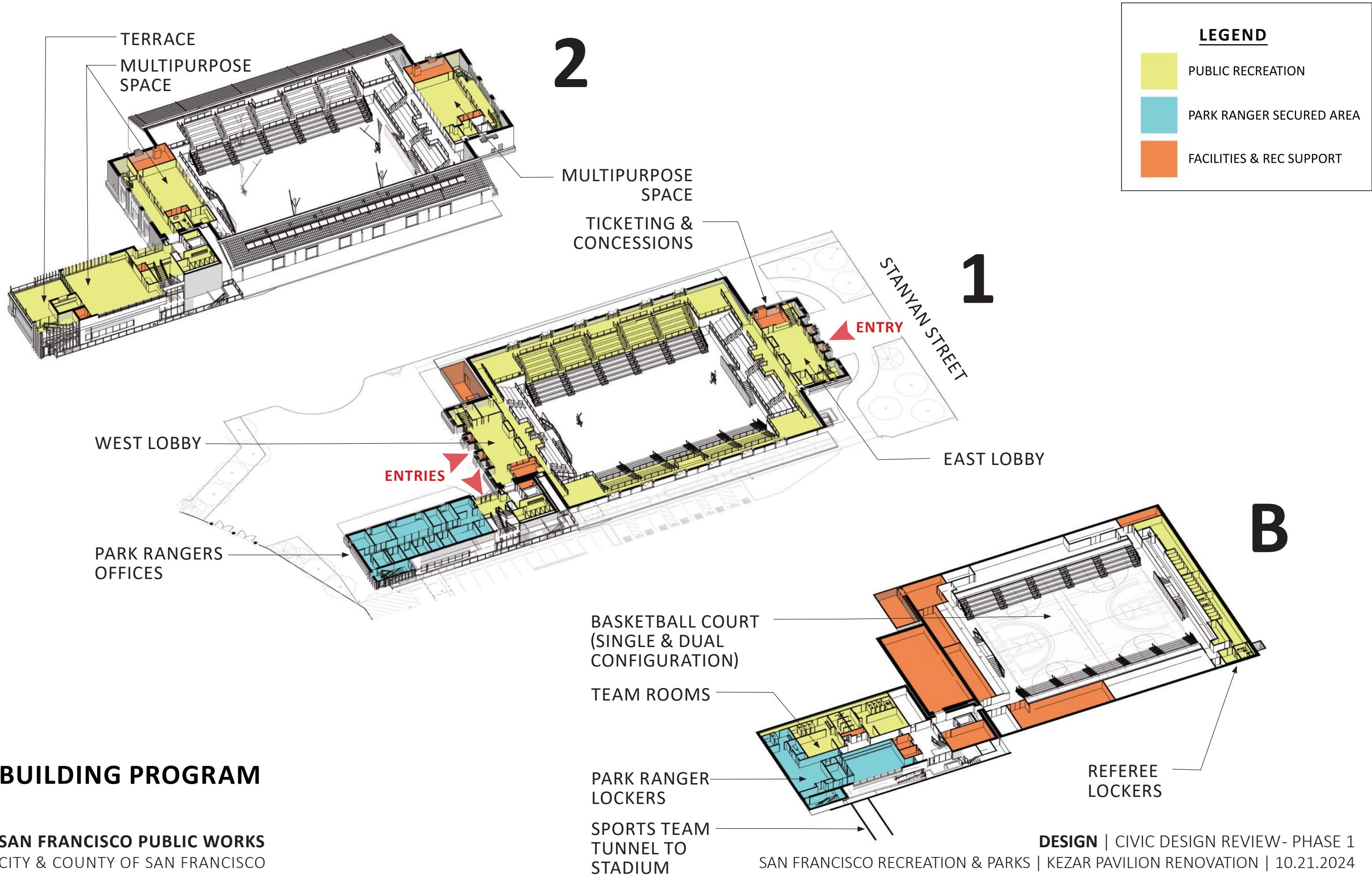
- Expand and modernize Park Rangers facilities.
- Create flexible indoor/outdoor space for emergency use.
- Focus on resilience through enhanced seismic requirements and building systems.

PART 3

Design Process

PARTI DIAGRAM





BUILDING PROGRAM

SAN FRANCISCO PUBLIC WORKS
CITY & COUNTY OF SAN FRANCISCO

DESIGN | CIVIC DESIGN REVIEW- PHASE 1

SAN FRANCISCO RECREATION & PARKS | KEZAR PAVILION RENOVATION | 10.21.2024



NORTH ANNEX ELEVATION - DESIGN PROGRESSION



CONCEPT DESIGN



PHASE 1 (8/19)



NORTH ANNEX ELEVATION - GUIDING ELEMENTS



Note: Plaza trees hidden for graphic clarity.

NORTH ANNEX ELEVATION



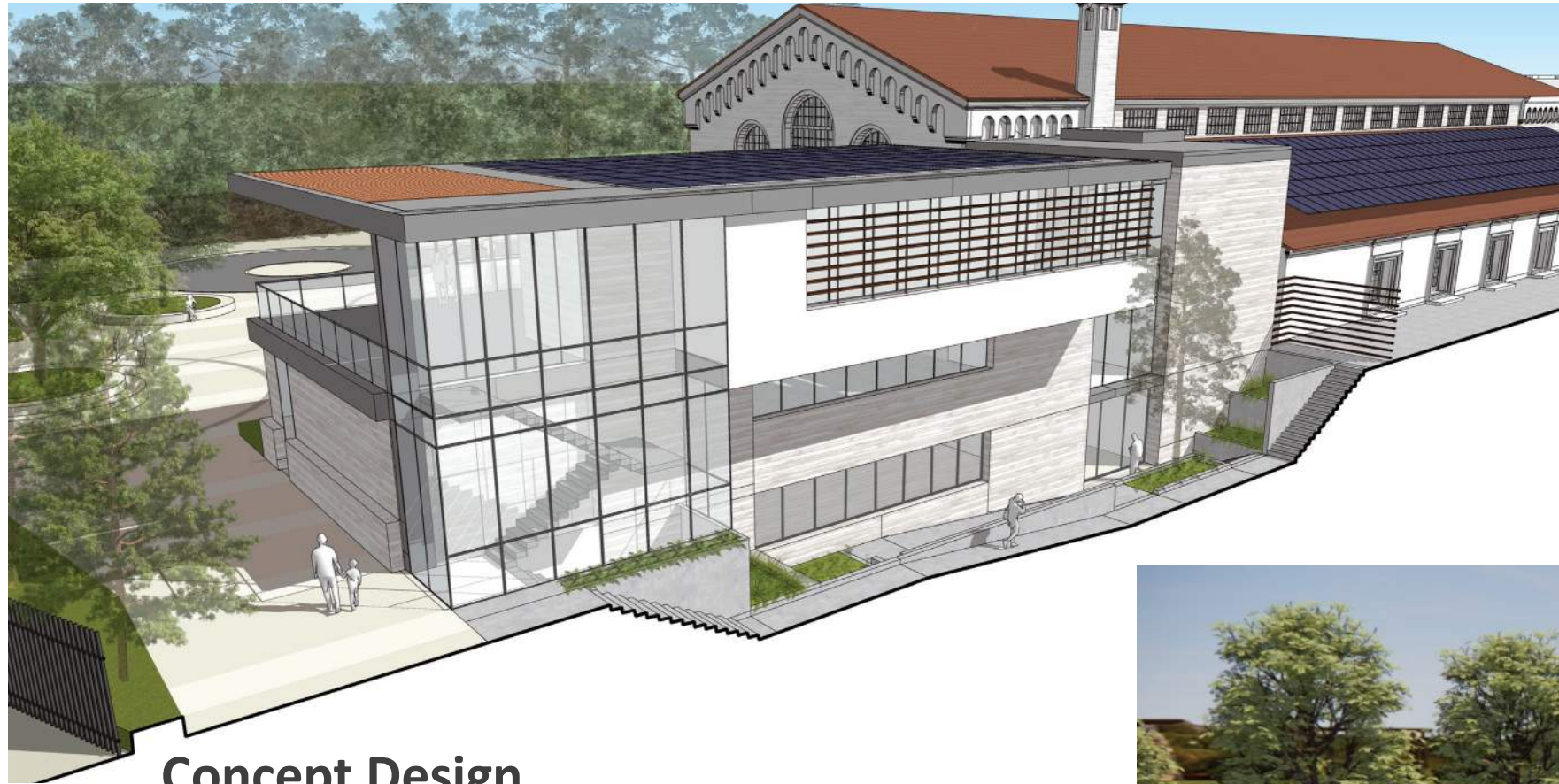
HISTORIC PAVILION



ANNEX



SOUTH ANNEX ELEVATION



Concept Design

Painted Board Form Concrete

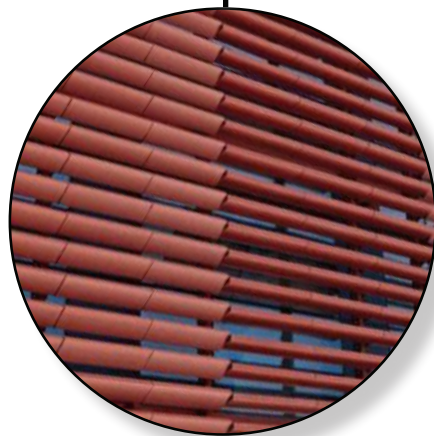
Terracotta Roof Tiles



Current Design

Terracotta Louvers

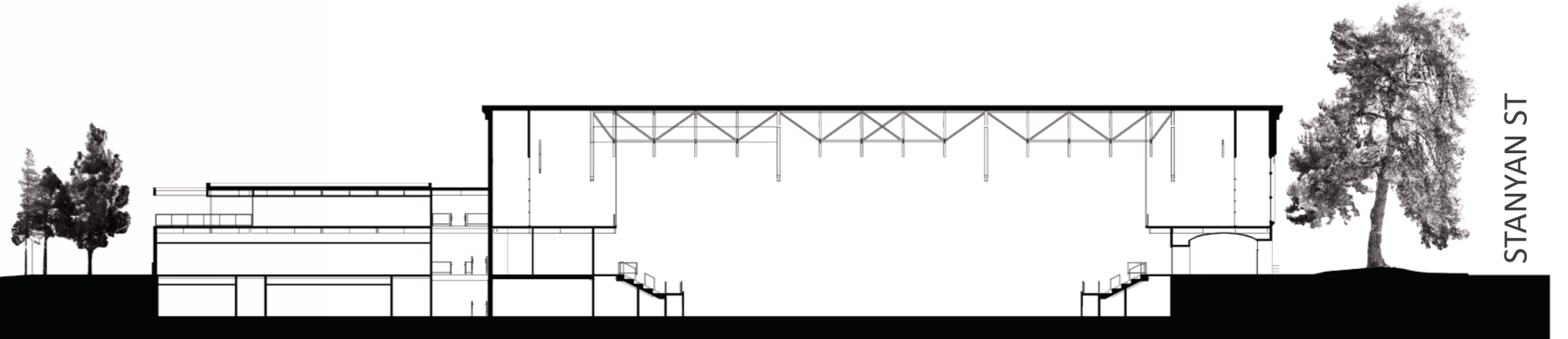
Natural Board Form Concrete



SOUTH ANNEX ELEVATION

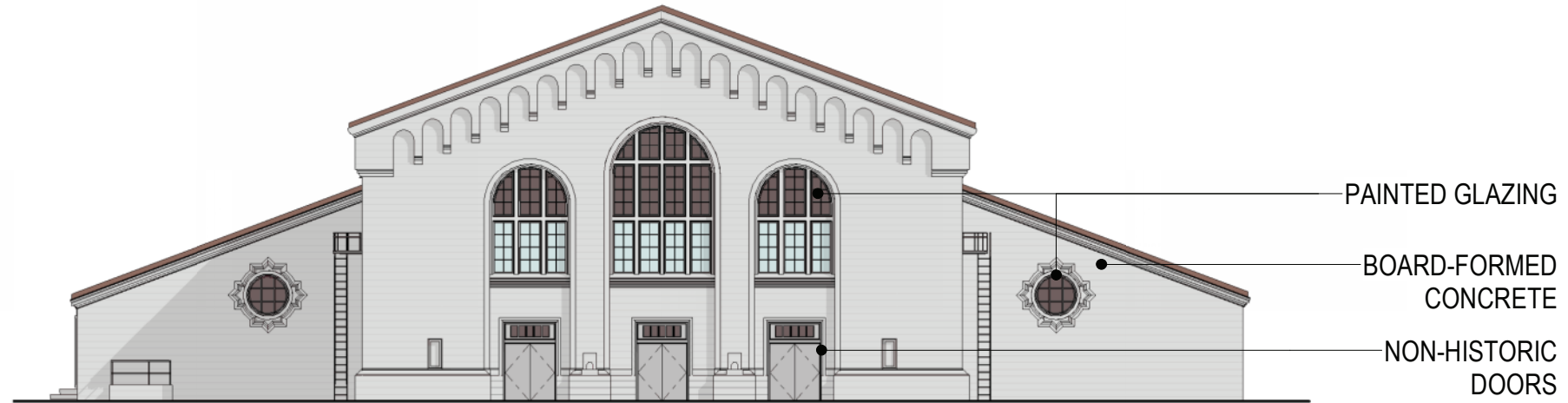


KEZAR STADIUM

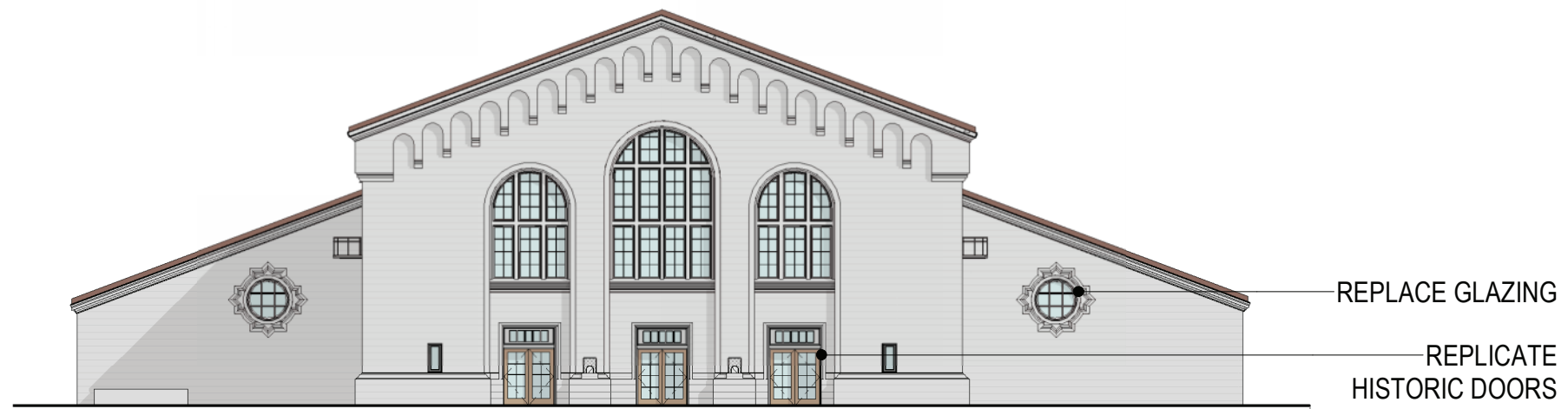


STANYAN ST

EAST BUILDING ELEVATION - EXISTING & PROPOSED

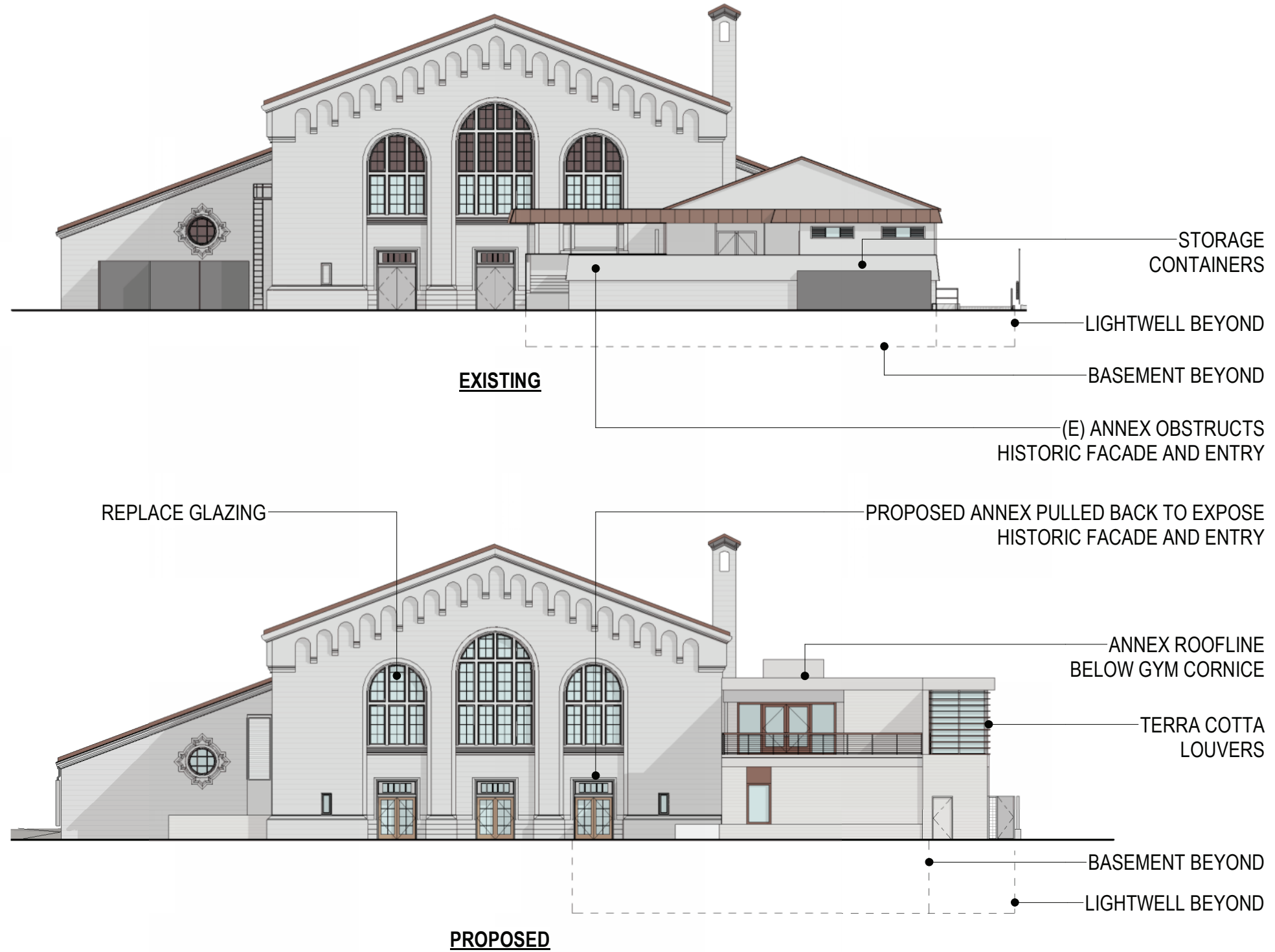


EXISTING



PROPOSED

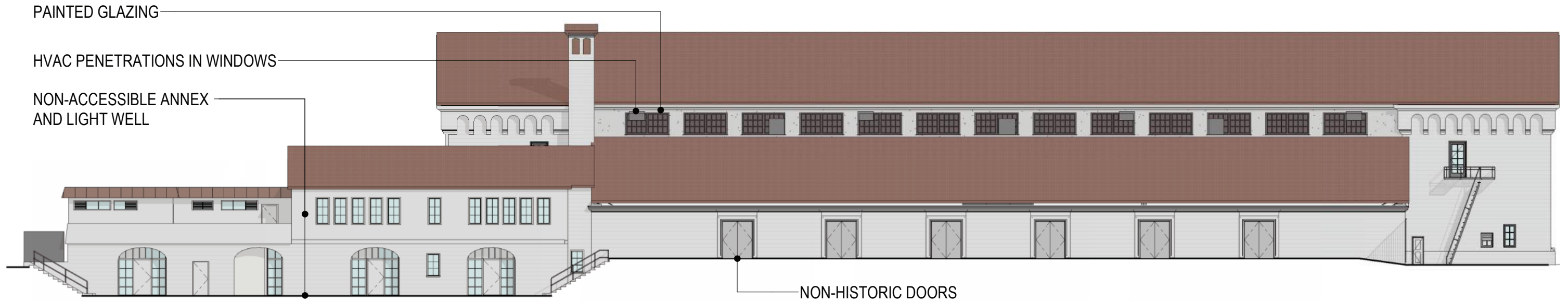
WEST BUILDING ELEVATION - EXISTING & PROPOSED



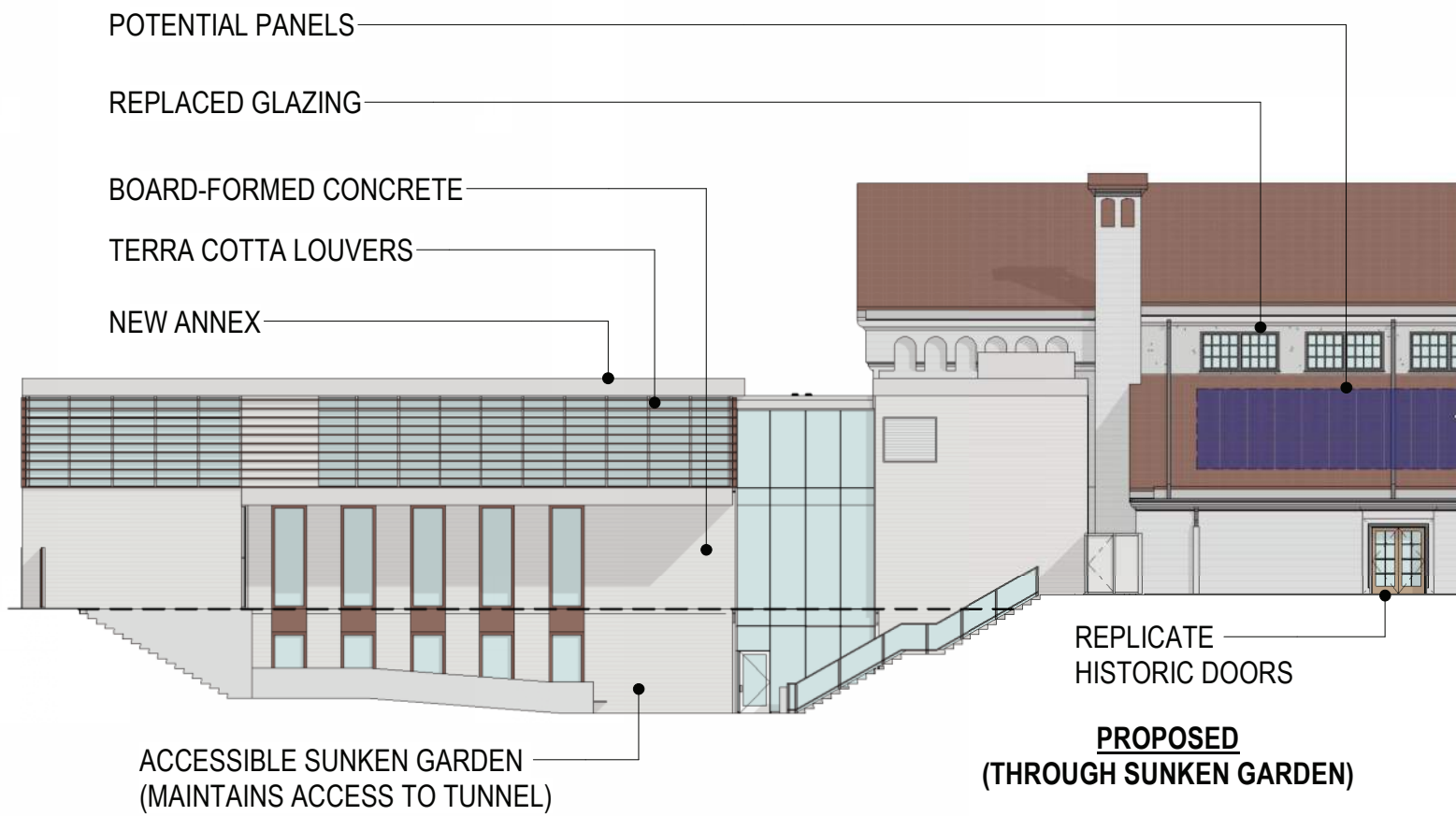
NORTH BUILDING ELEVATION - EXISTING & PROPOSED



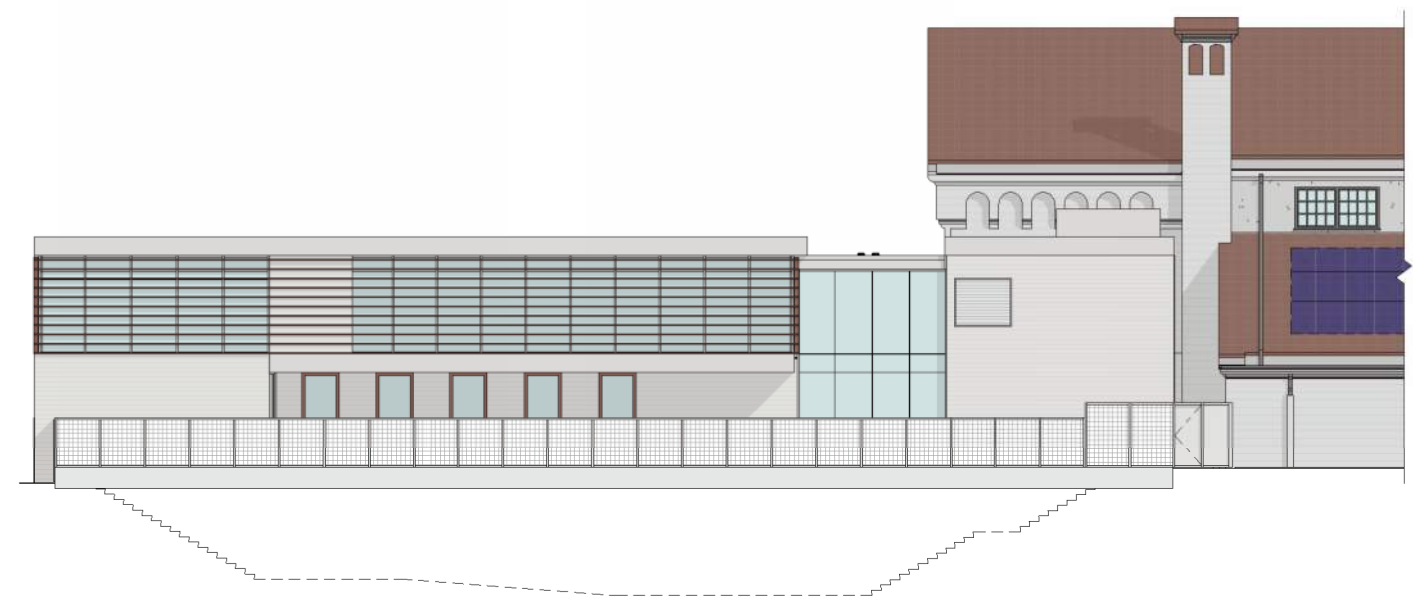
SOUTH BUILDING ELEVATION - EXISTING & PROPOSED



EXISTING



**PROPOSED
(THROUGH SUNKEN GARDEN)**

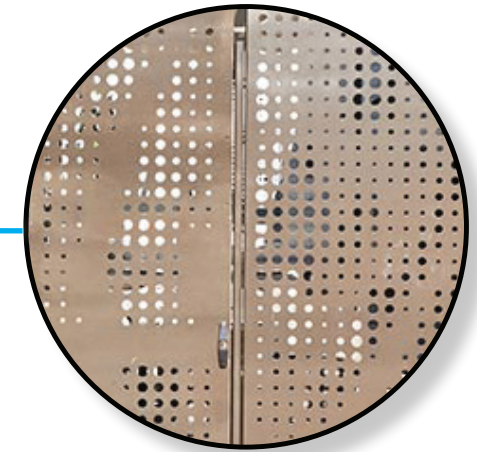


**PROPOSED
(AT GRADE)**

UTILITY STRUCTURE AT ENTRY DRIVEWAY



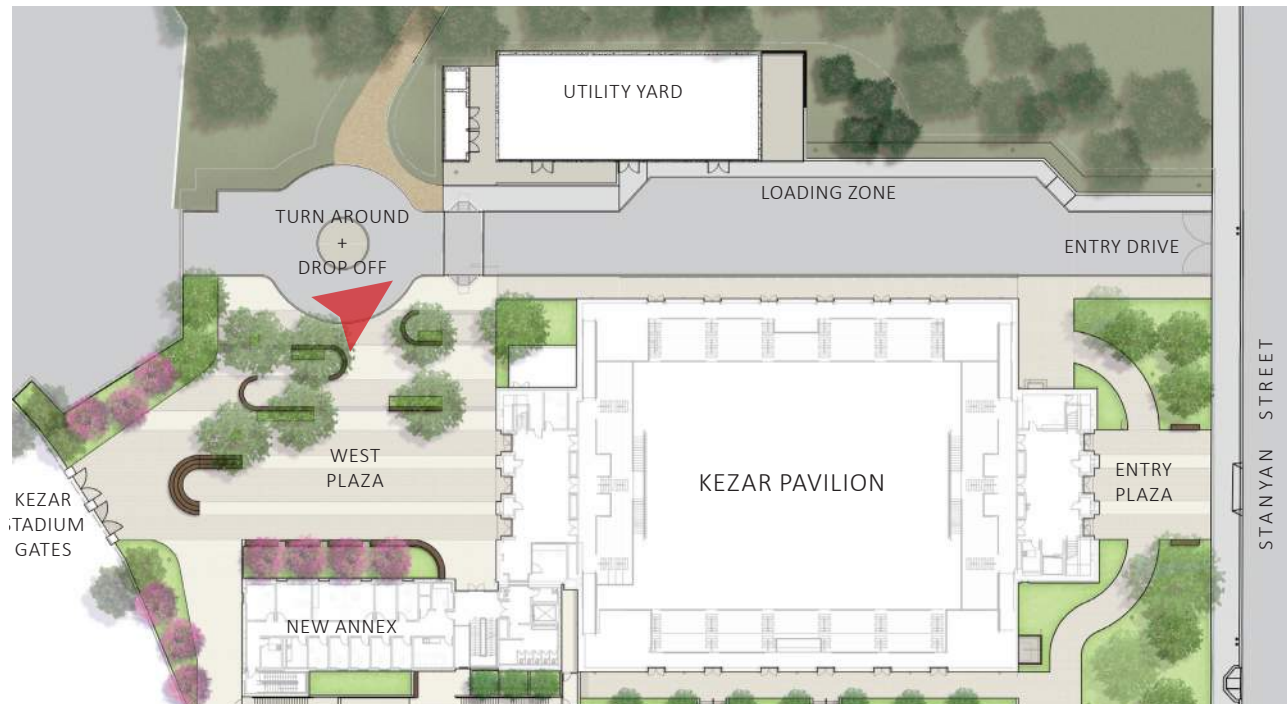
POSSIBLE FRONT PANEL & SLIDING GATE MATERIALS



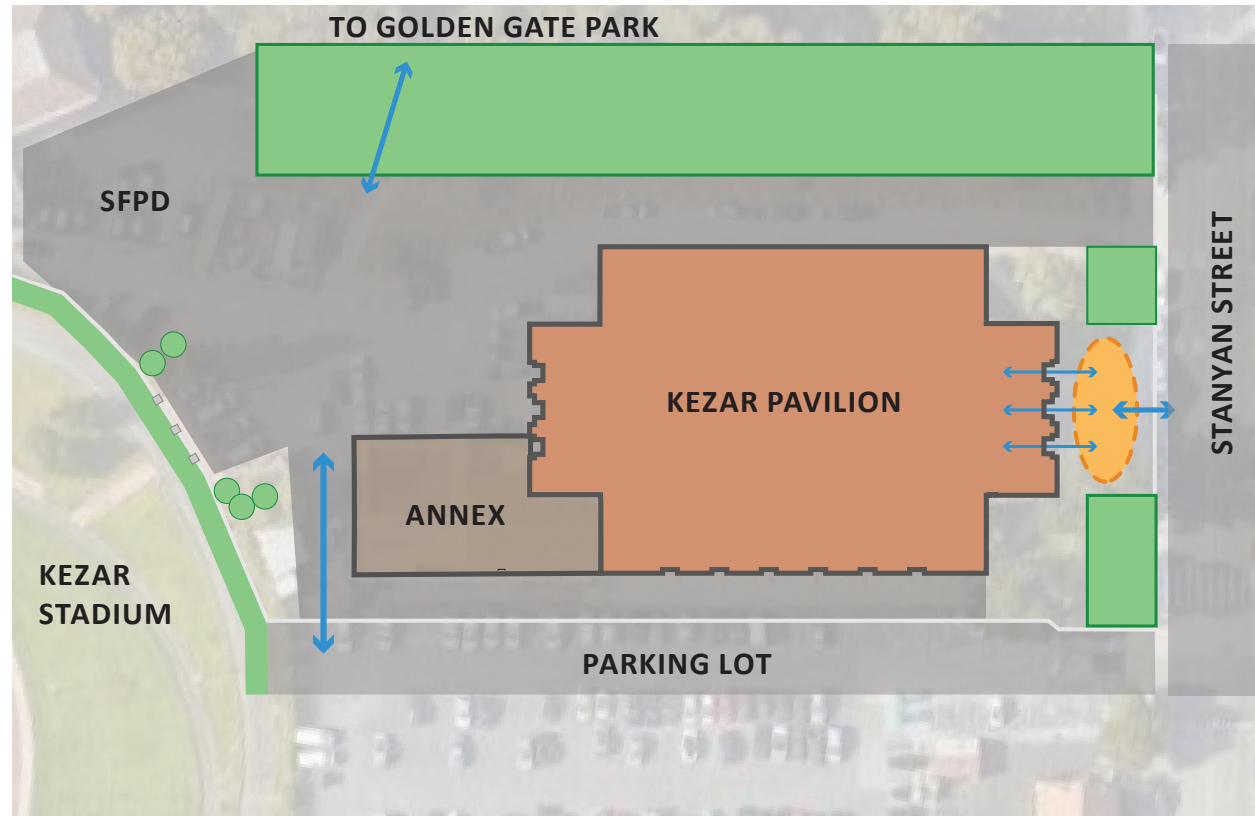
Perforated Metal Panel



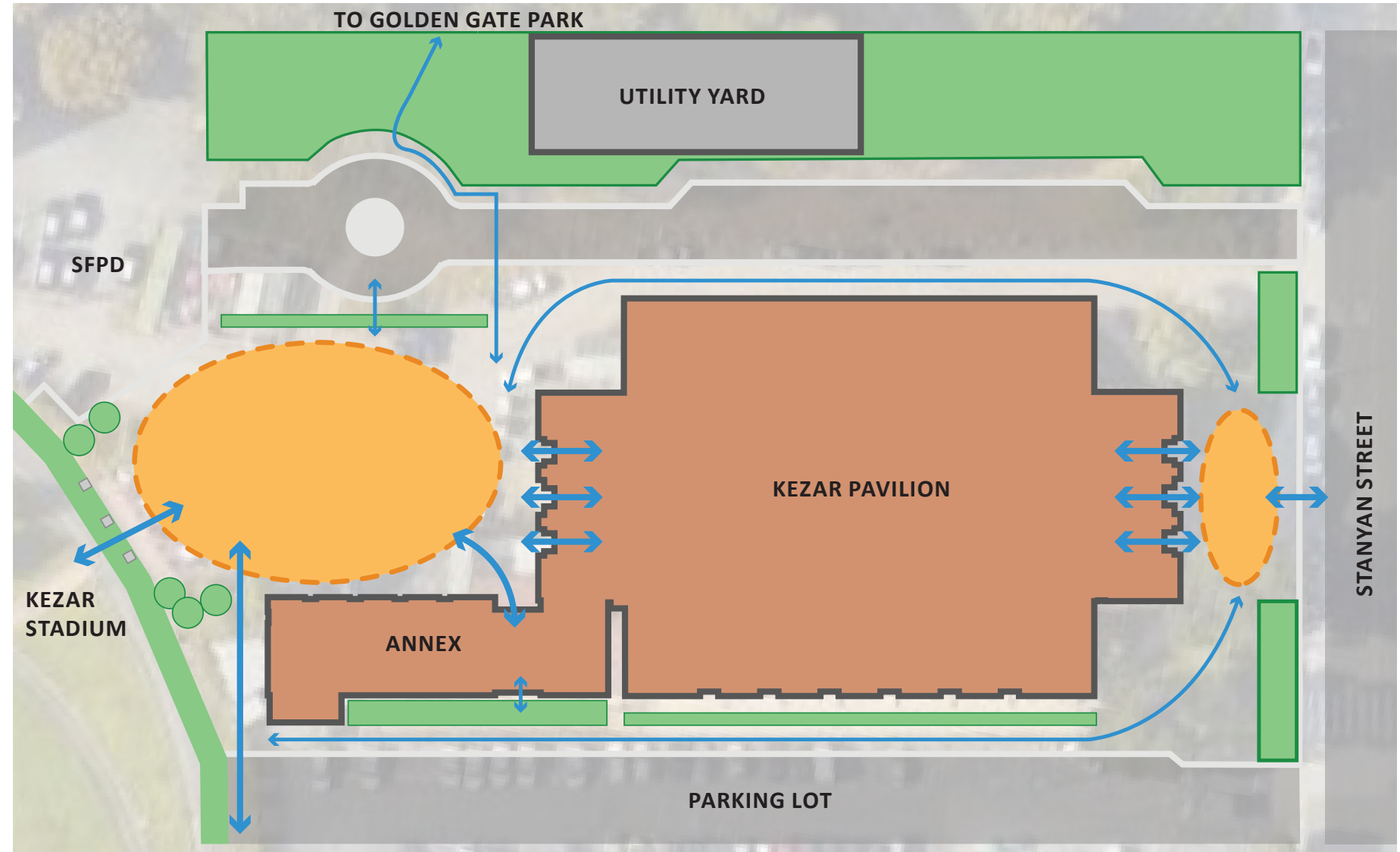
Metal Picket



SITE CONCEPT



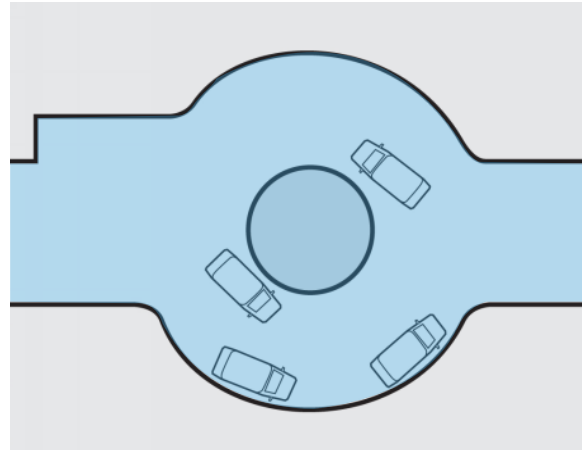
EXISTING



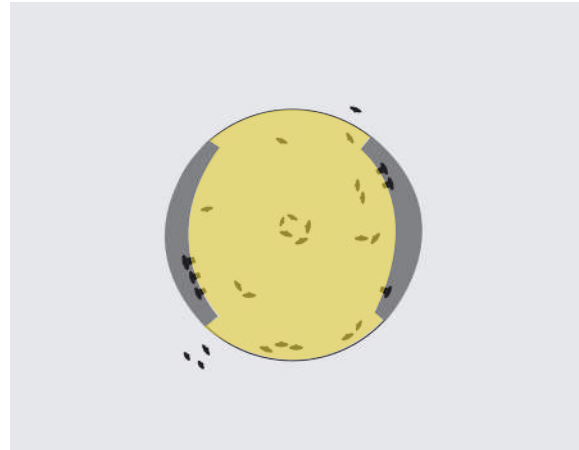
PROPOSED

WEST PLAZA PROGRAM

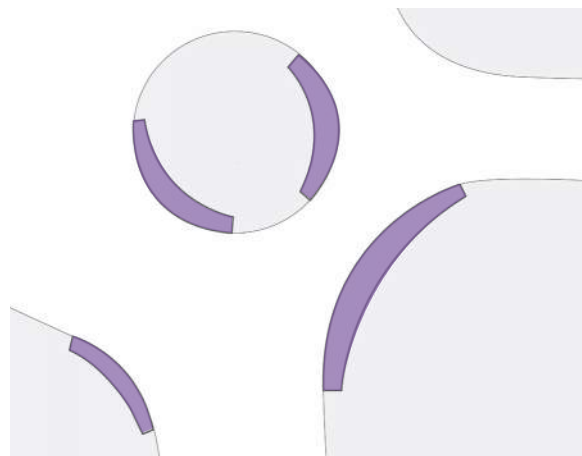
DROP-OFF
Safe Unloading Zone



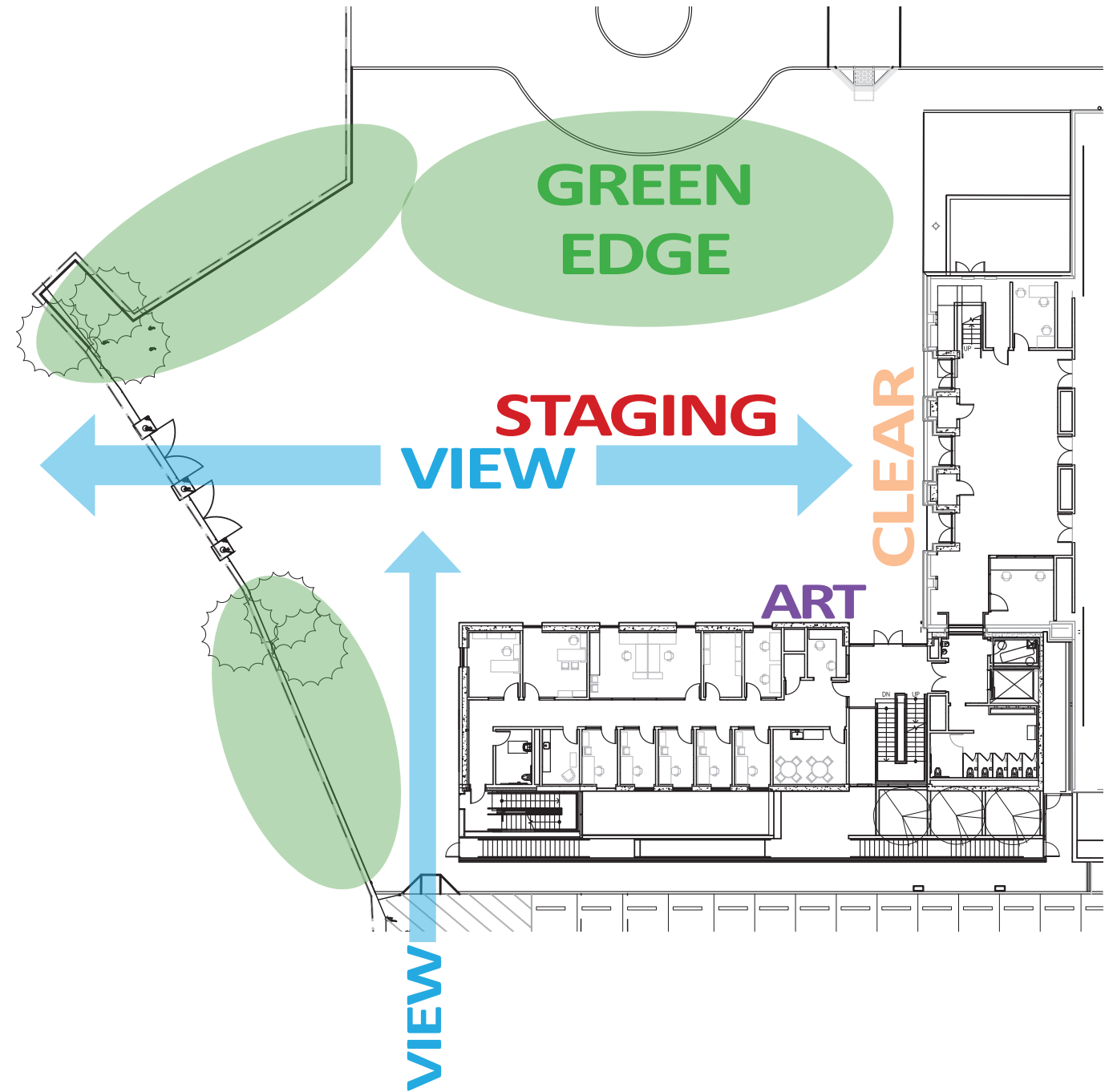
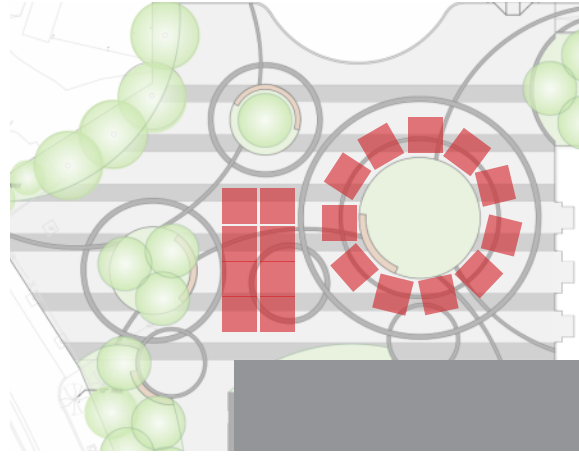
GATHERING
Accomodate 30+ Kids



SEATING
Variety of options



EMERGENCY
Flexible Set-Up



WEST PLAZA DESIGN EVOLUTION

CDR CONCEPT



COMMUNITY
PREFERRED

AUGUST CDR 1



CDR FEEDBACK

CREATE A MORE UNIFIED DESIGN BETWEEN THE ANNEX AND LANDSCAPE.

ADDRESS EXISTING AND FUTURE CIRCULATION TO STADIUM GATES.

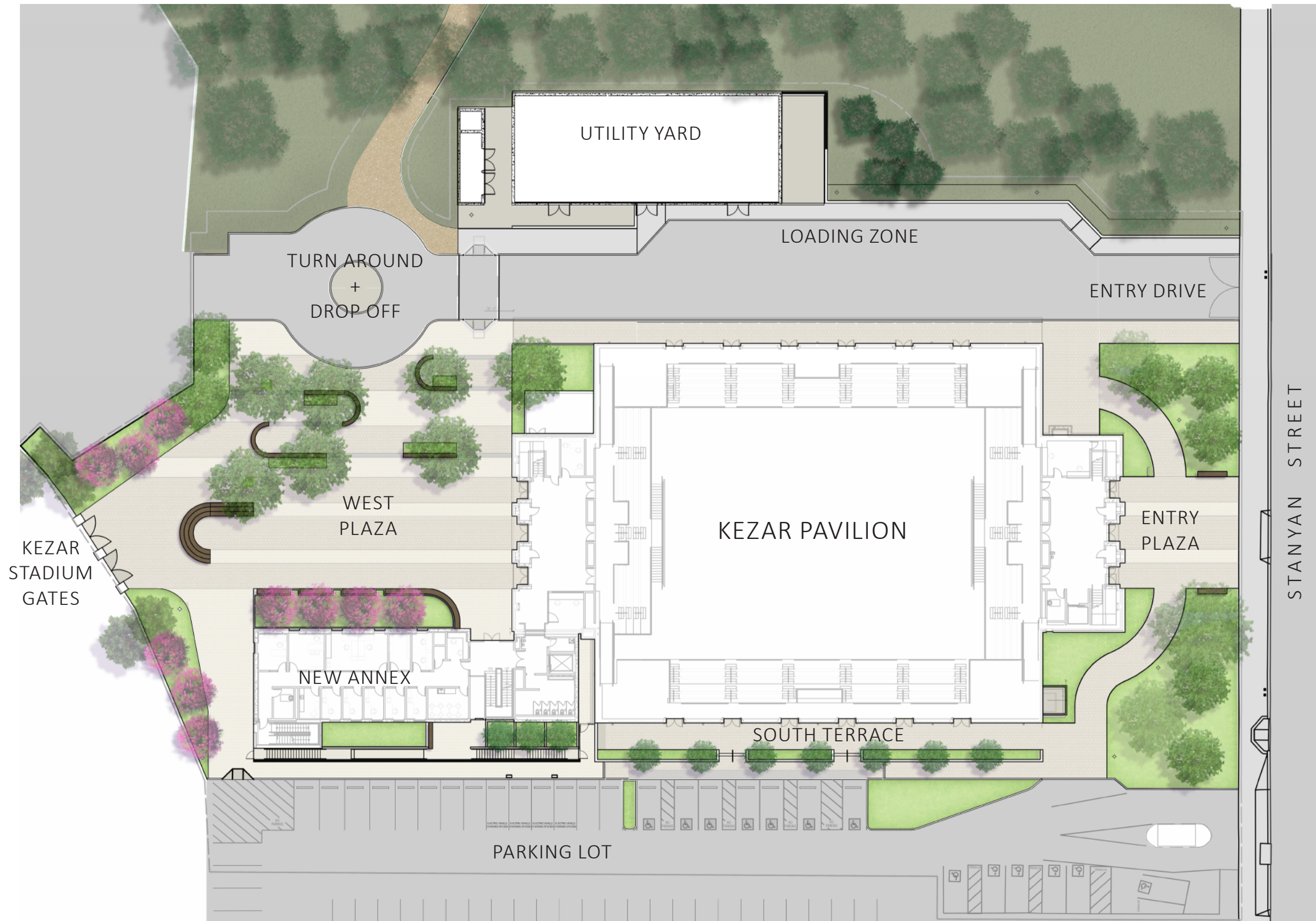
SITE FURNISHINGS AND PAVING DESIGN NEED MORE CONSIDERATION AND SHOULD BETTER RELATE TO THE HISTORIC ARCHITECTURE.

CDR INFORMAL STUDIES



PREFERRED

LANDSCAPE PLAN

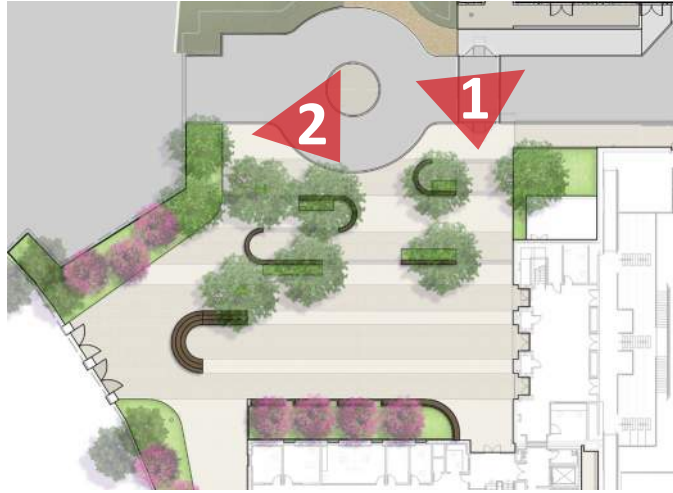


FACADE REFERENCE



CIRCULATION

WEST PLAZA



CDR 1 AUGUST



WEST PLAZA



CDR 1 AUGUST



LANDSCAPE MATERIALS HARDSCAPE + FEATURES



1 PERMEABLE PAVERS



2 STADIUM SEATING



KEY PLAN



3 GROVE SEATING



4 ART

LANDSCAPE MATERIALS EXISTING TREES

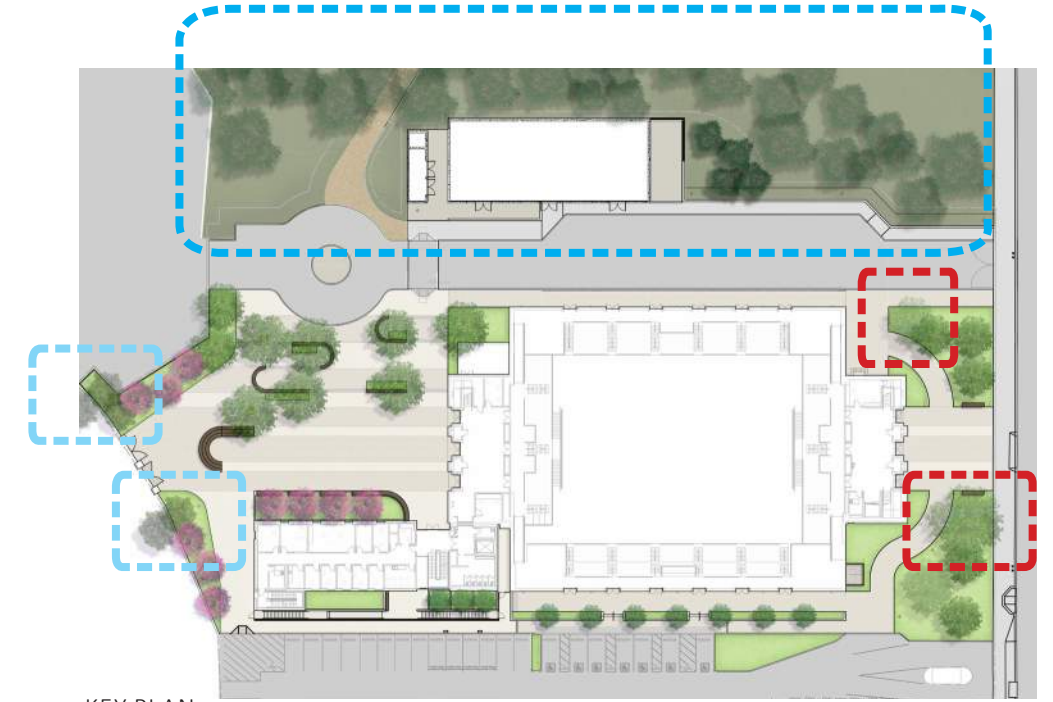
ENTRY PLAZA



FRUITLESS OLIVE



PINE SPECIES



ENTRY DRIVE



MONTEREY CYPRESS



MONTEREY CYPRESS

STADIUM EDGE



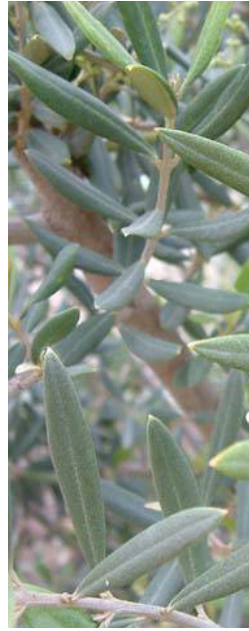
PINE SPECIES

LANDSCAPE MATERIALS TREES

ENTRY PLAZA



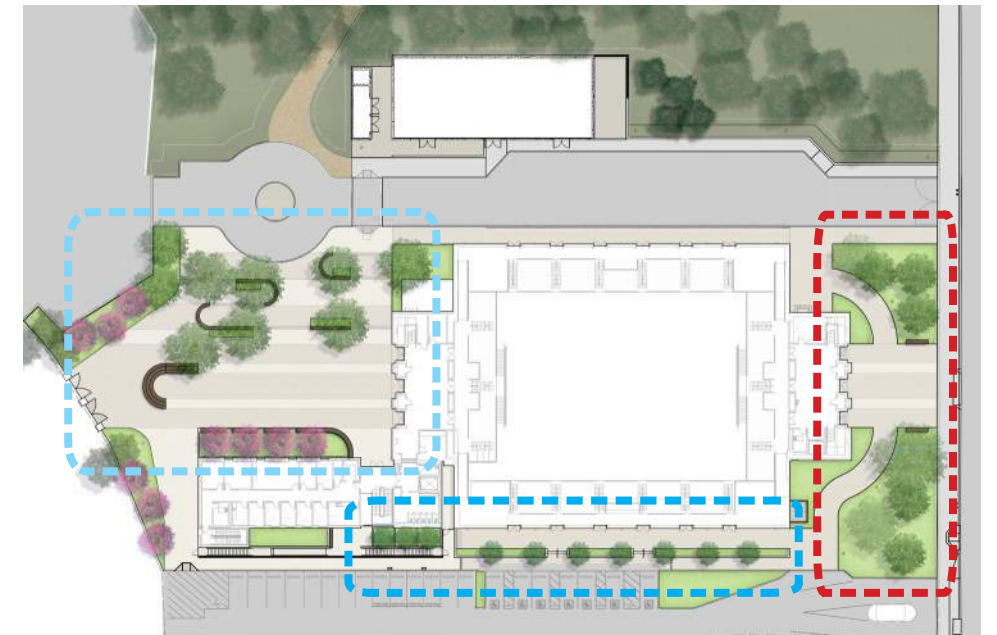
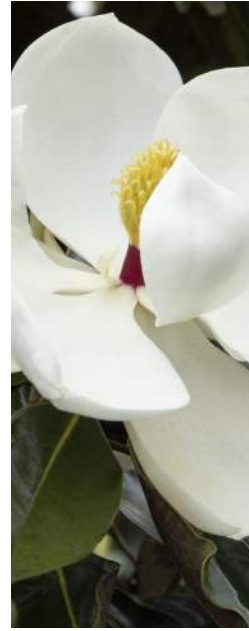
OLEA 'SWAN HILL'
FRUITLESS OLIVE



SOUTH TERRACE



MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA



KEY PLAN

WEST PLAZA



ULMUS PARVIFOLIA
CHINESE ELM



CERCIS OCCIDENTALIS
WESTERN REDBUD



LANDSCAPE MATERIALS UNDERSTORY TYPOLOGIES

1



CEANOTHUS 'VICTORIA'
WILD LILAC



RIBES SANGUINEUM
FLOWERING CURRANT



RHAMNUS CALIFORNICA
CALIFORNIA COFFEEBERRY

2



FESTUCA IDAHOENSIS 'TOMALES BAY'
BLUE BUNCHGRASS



FESTUCA IDAHOENSIS 'TOMALES BAY'
BLUE BUNCHGRASS



MUHLENBERGIA RIGENS
DEER GRASS

3



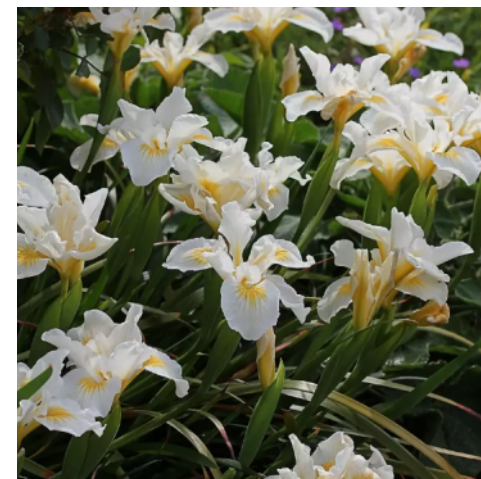
LOMANDRA 'NYALLA'
NYALLA MAT RUSH



CEANOTHUS GLORIOSUS 'ANCHOR BAY'
CALIFORNIA LILAC



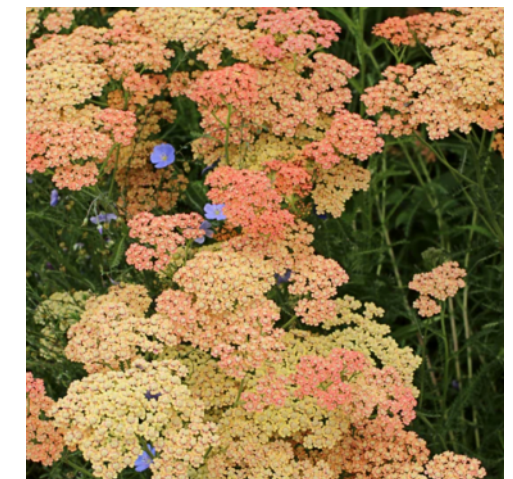
SALVIA CLEVELANDII
CLEVELAND SAGE



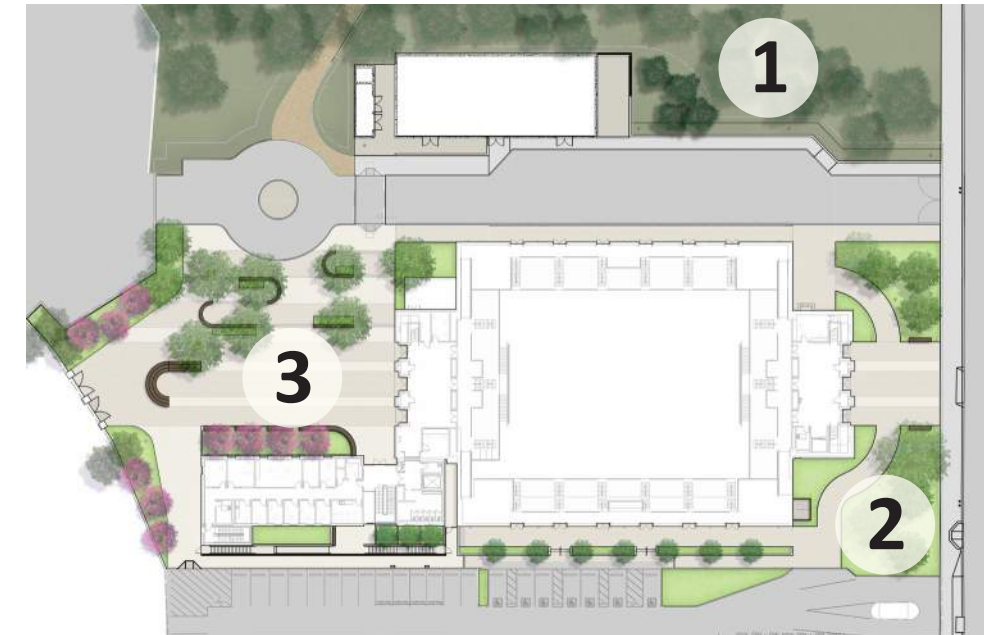
IRIS DOUGLASIANA 'SNOW IN SUMMER'
PACIFIC COAST IRIS



MIMULUS 'GEORGIE WHITE'
MONKEY FLOWER



ACHILLEA 'SALMON BEAUTY'
SALMON BEAUTY YARROW



THANK YOU

Questions & Comments?

