

# 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**



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Paris Cotz  
Program Associate, Special Initiatives & Civic Design  
San Francisco Arts Commission

Re: **SEP 7 OEM: Operations, Engineering, and Maintenance (OEM) Buildings**  
CDR Phase 2 Design Statement

### **ARCHITECTURE**

This project includes two new Operations, Engineering and Maintenance (OEM) buildings located at the SFPUC's Southeast Plan (SEP). The buildings are for SEP employees only with no public access. The smaller Mechanical Maintenance (MM) shop building is located at the corner of Phelps Street and Jerrold Avenue, best suited to the scale of the adjacent mixed residential and industrial neighborhood along Phelps Street. The adjacent larger Operations, Engineering, & Maintenance (OEM) building is located on Jerrold Avenue with shops on the ground floor, locker rooms on the second, and engineering offices on the third.

The southwest facing Jerrold Avenue and northwest facing façades are partially glazed, to provide views from inside the building to campus and surrounding neighborhood, so solar shading will be required. The design team has explored the use of folded metal panel walls along with vertical fins to control solar heat gain and glare. The folded metal panel walls and fins are designed as an abstracted expression of water movement.

Features of Design Development include:

- Create campus gateway at Jerrold's mid-block main entrance into Southeast Treatment Plant.
- Create a campus hub by providing campus-wide break room, wellness room, and conference spaces to activate synergy between employees from different working groups.
- Reinforce city street character by building to the street edge along Jerrold Avenue and Phelps Street, while retaining campus security with the design and location of fenestration and openings.
- Draw from campus-wide material palette established in previous submissions.

### **LANDSCAPE**

The site plan proposes a functional 'Shared Street' concept that accommodates operational requirements, equipment/utility's needs, and lay-down areas adjacent to the newly proposed Operations, Engineering & Maintenance and Mechanical Maintenance buildings. An important goal of the site design is to provide safe pedestrian circulation by separating vehicular access from pedestrian pathways using plantings and hardscape materials that help delineate pedestrian circulation. The site design accommodates a courtyard space outside the Lobby and Break Room to provide an exterior space for employees to gather and congregate. The planting palette incorporates scented species and a garden with plants that will bloom at different times of the year.