

*southeast community center* | 1800 Oakdale Avenue





## sfpuc community benefits



- \$6.9 Billion Sewer System Improvement Program (SSIP) underway
- Includes replacement of obsolete Southeast Plant (SEP) over next 20 years.
- Mitigation measure for expansion of SEP in 1980s included Southeast Community Center (SECC).
- Community Benefits for SSIP includes renovation of the SECC.
- Community Meetings, 2011-Present.
- First phase of renovation completed.
- Second phase design concept and scope approved by the community
- Second phase includes exterior improvements.

*Demonstrating our commitment to complete this project as soon as possible,  
critical to approvals on SSIP.*





# program & design

**HISTORY**

Designed by Jefferson Associates Inc., built in 1988, 60,000 SF, four story structure over partial basement. Owned by San Francisco Public Utilities Commission, built as a mitigation measure for the Water Pollution Control Plant.

**EXISTING SITE**

Located at the corner of Oakdale Avenue and Phelps Street, bordering the Southeast Water Pollution Control Plant and Caltrains Railway in the Bay View District.

**PROGRAM**

Various social service and non-profit agencies including City College, the Southeast Community Facility Commission, Head Start, Renaissance Parents of Success, Young Community Developers, and Five Keys Charter School.

**PROGRAM ISSUES**

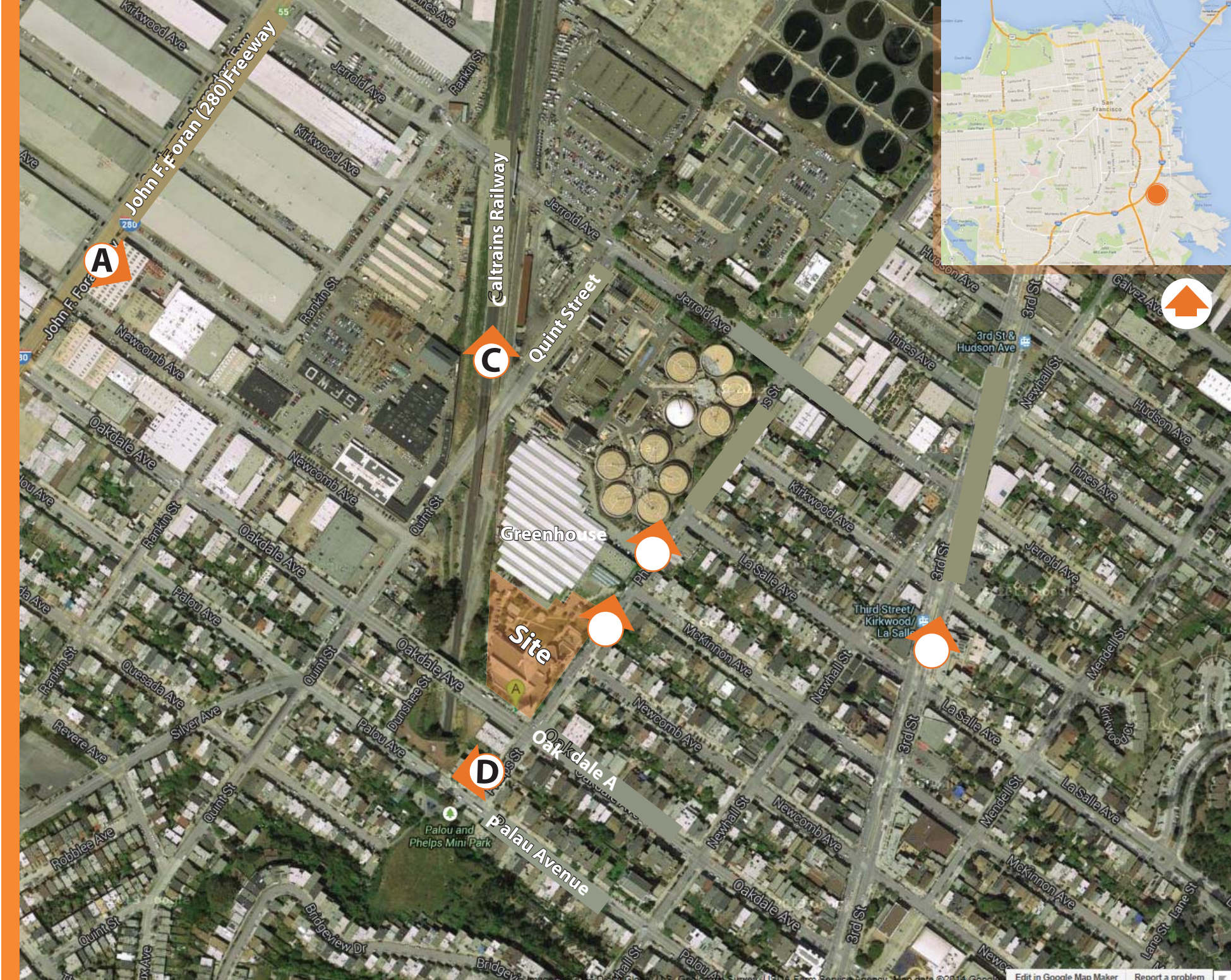
Austere building appearance is unwelcoming; multiple Building Access points hinder adequate security and circulation flow solar heat gain at south and east facing facades; complex building layout and split levels make way-finding difficult.

**DESIGN CONCEPT**

Renovate exterior and interior public spaces in such a way that both solves the functional and operational issues AND provides an inviting entrance and revived street presence in keeping with its community purpose.

**ARCHITECTURAL DESIGN CONCEPTS**

Introduce colorful sun control devices at south and east facing facades that creates a new texture to the building and draws in the community to the corner entry,, extend main entrance storefront in order to enlarge the lobby, enclose and rework the ramp to lower levels past a centralized reception hub and in such a way as to provide a visual focal point that complements the existing building geometry, renovate the front entry plaza and provide new canopy and building signage that celebrate a dynamic community gathering place.



View from 280 Freeway **A**



3rd Street Muni Rail **B**



Caltrain **C**

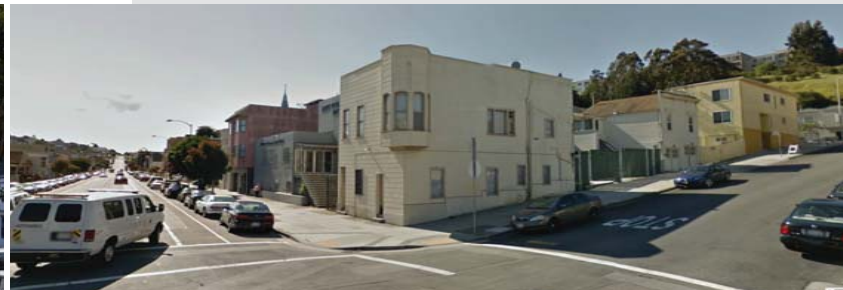
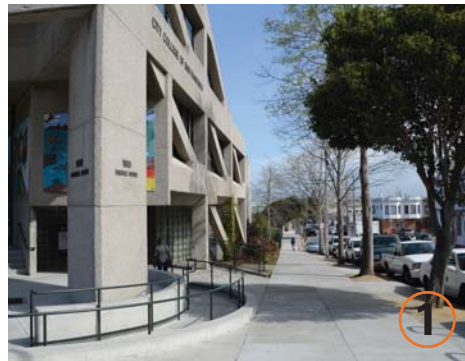


Residential Area **D**



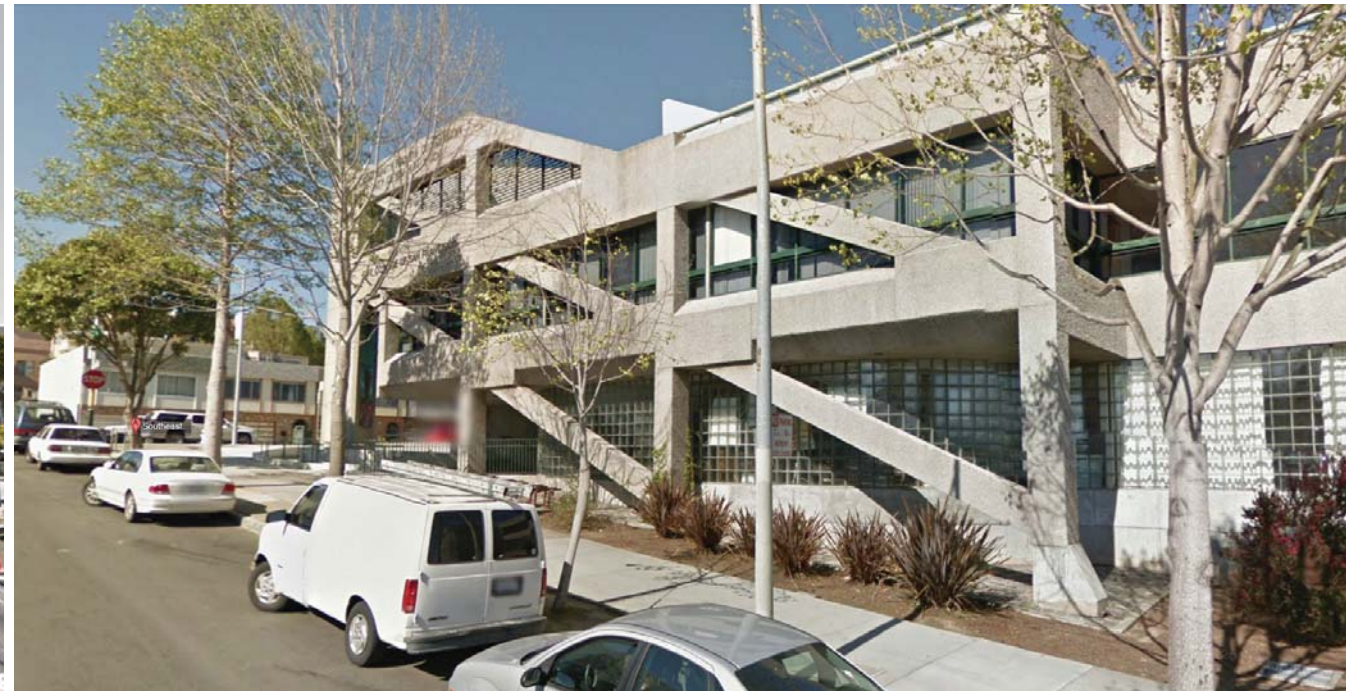


# project site - analysis & context



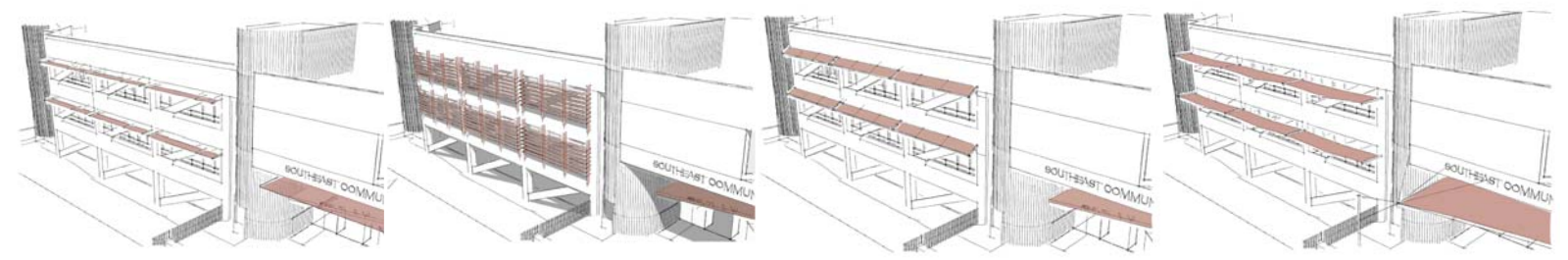
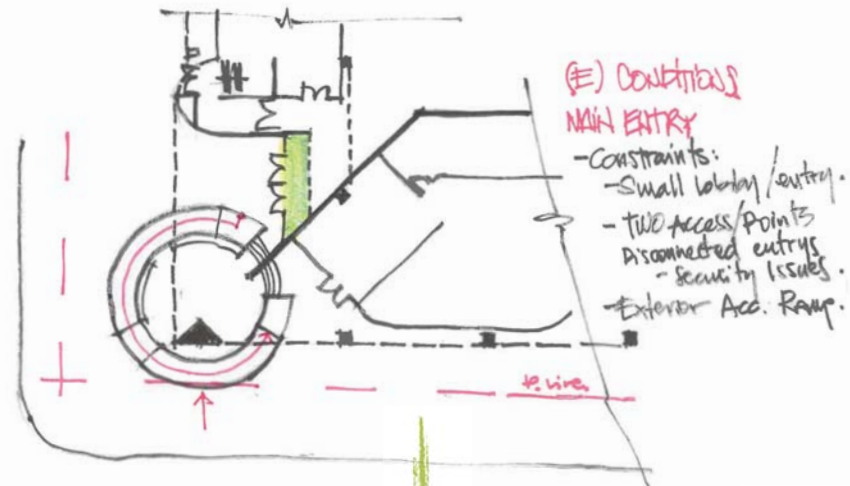


*existing building*

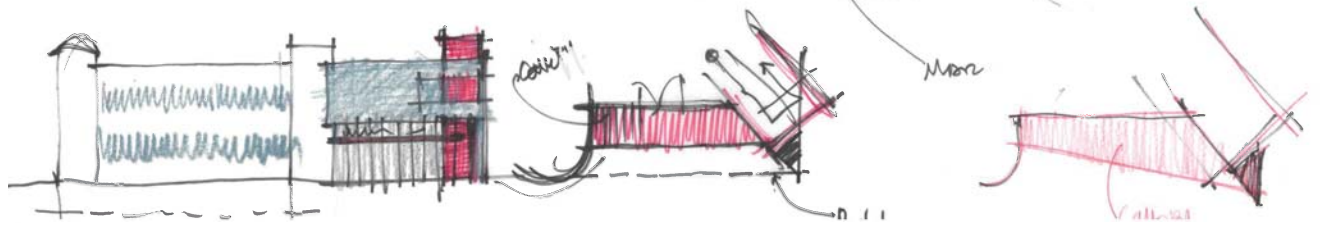
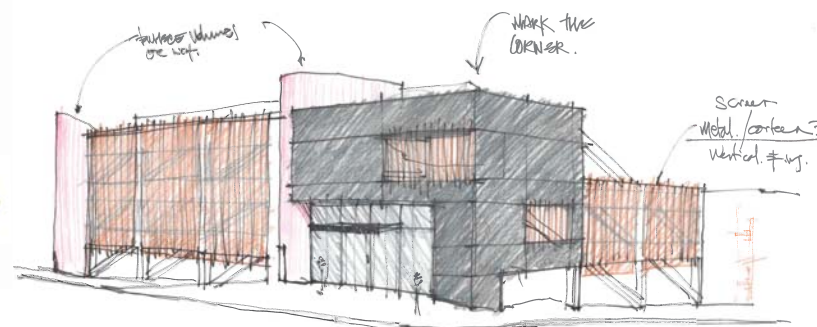
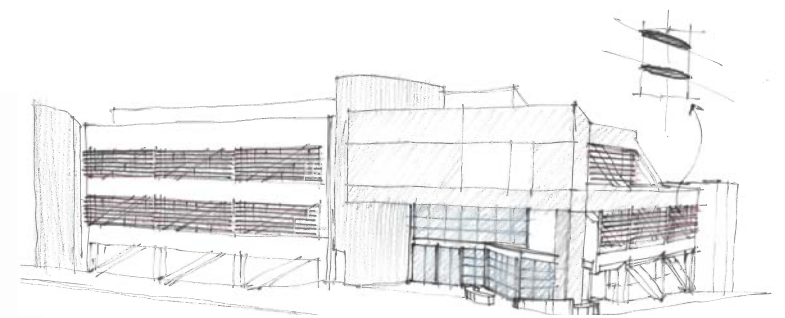
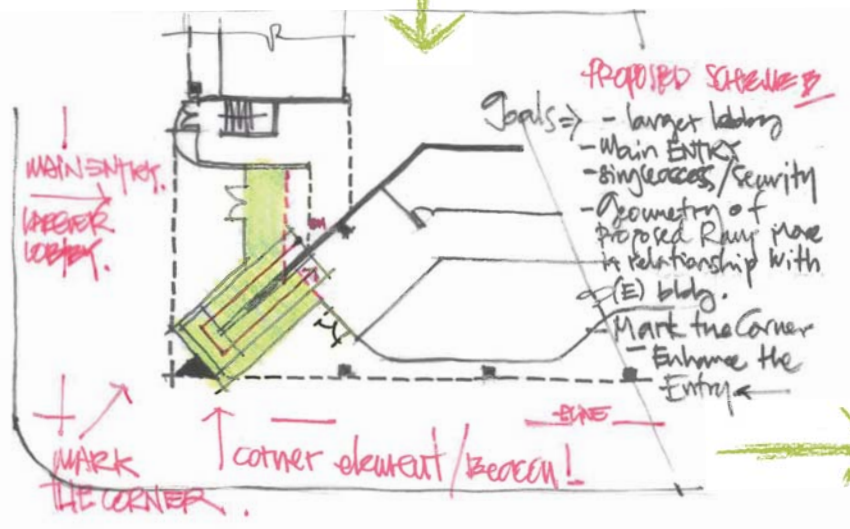
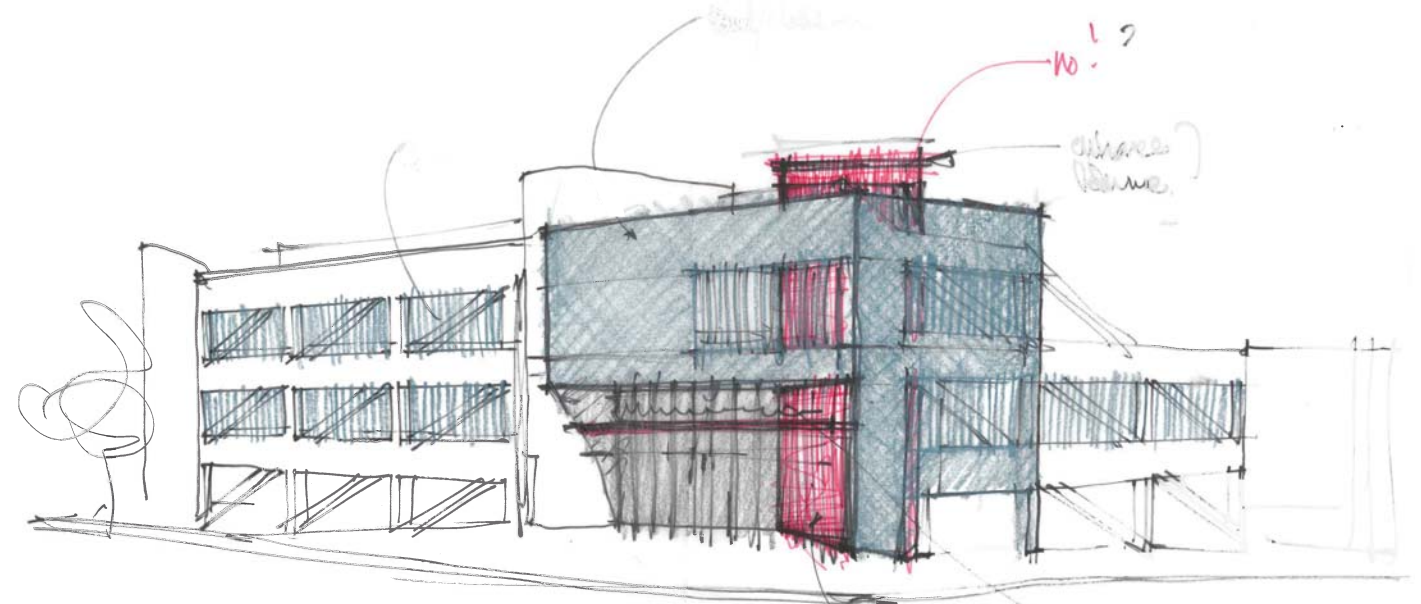
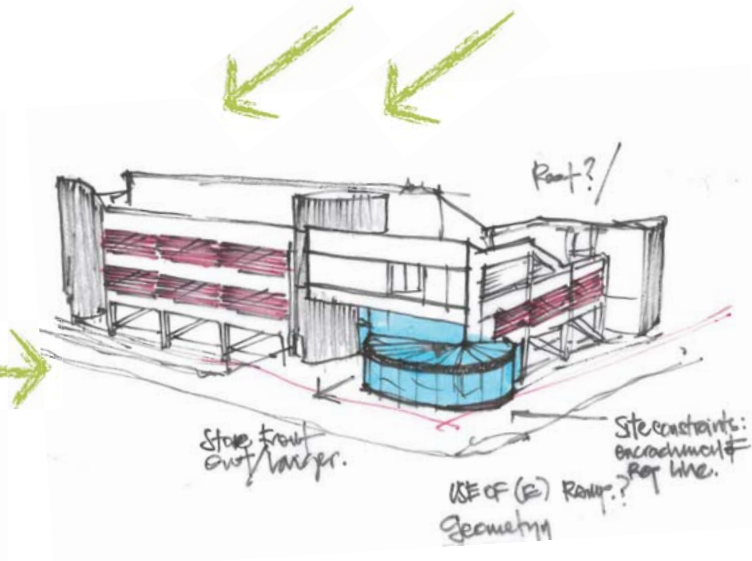
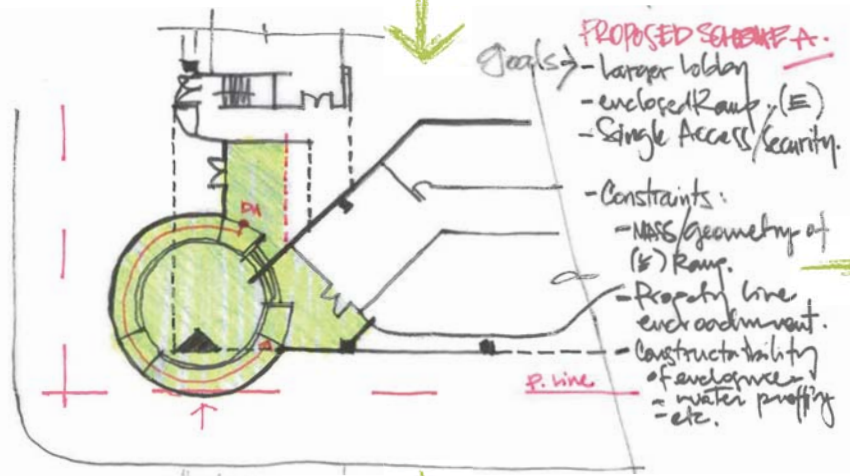




# design progress



2. - South Facing Facade / Sun Control.
- Sun Control / Brise Soleil to (E) classrooms.
  - Transform the identity of the Building more ~~relationship~~ attractive to the community.
  - Combine Functionality & Aesthetics
  - Enhance the Main Entry Reworked.



- Goals:
- Expand Main Entry.
    - larger lobby/access.
    - Single Control Point/Security

- Programmatic connection (N) Ramp to lower level internal.
- More limiting Main entry Focal Point. / # Prop.



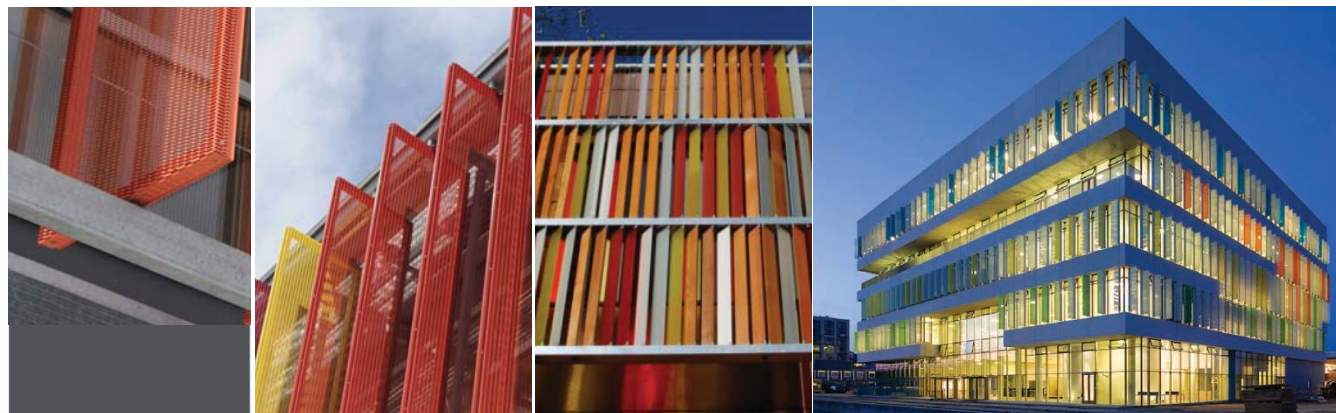
*inspiration - sunshades*



Architel Landrel Associates Ltd



Elementary School at Neubiberg, Germany by Architect Gundel Krug



Ørestad Collage Copenhagen, Denmark. by 3XN/ Kim Herforth Nielsen





*inspiration - plaza*





## design concept

### EXISTING BUILDING

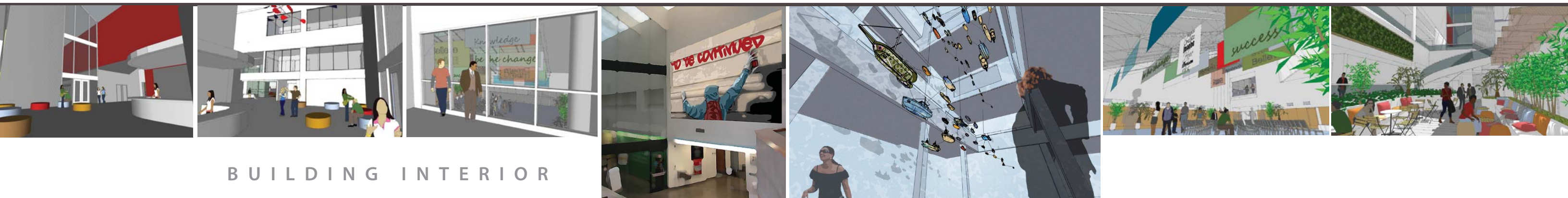
The South East Community Facility was built in 1988 and designed by Jefferson Associates Inc. The building hosts the following tenants: Southeast Community Facility Commission, City College of San Francisco, Five Keys Charter School, Hunter's Point Family, Head Start, Renaissance Parents of Success, and Young Community Developers. Space is available for future community programs. The building was compartmentalized in response to the programmatic needs of tenants at that time. The building features exposed aggregate stucco, textured concrete stairwell blocks, repetitive angular geometry of structural elements and imposing massing common to Brutalism.

### NEW CONCEPT: *a warm place for community gathering*

The design goal is to create a cohesive, cheerful, warm, and inviting building exterior that emphasizes its identity as a community center while providing a positive visual impact for community improvement and development.

New design elements include:

- Plaza entry improvements to emphasize the building entry as a focal point and community beacon.
- Colorful Brise Soleils to complement exterior as well as reduce heat gain on south and east facing facades.
- New building identity signage as a design element.
- New lobby and atrium to improve the entry experience as a holistic progression from the street into the building as well as provide a community gathering / meeting place and single point information hub.

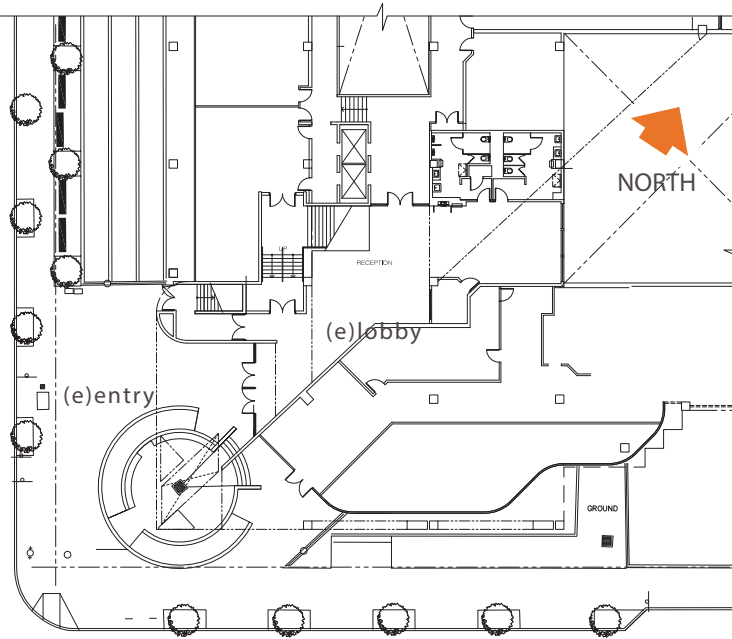
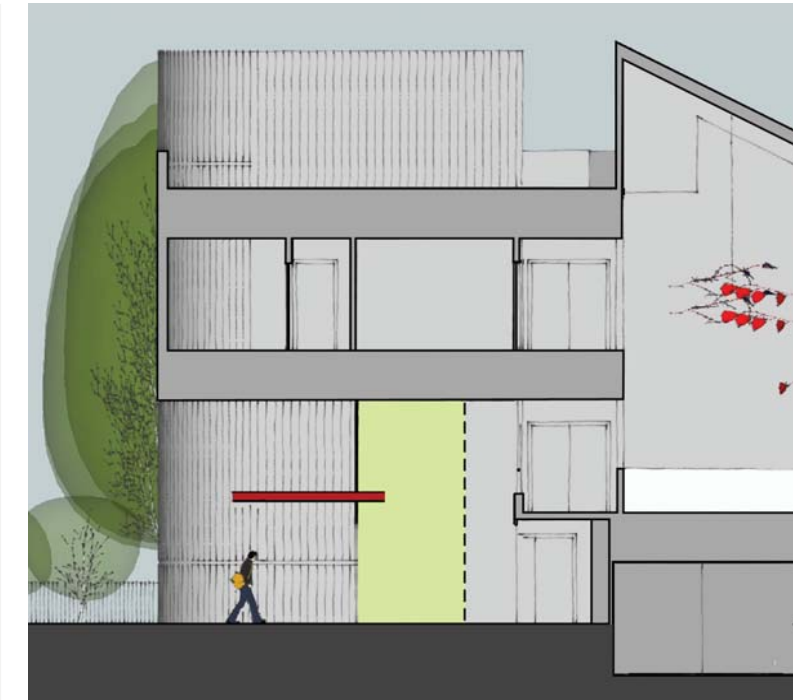
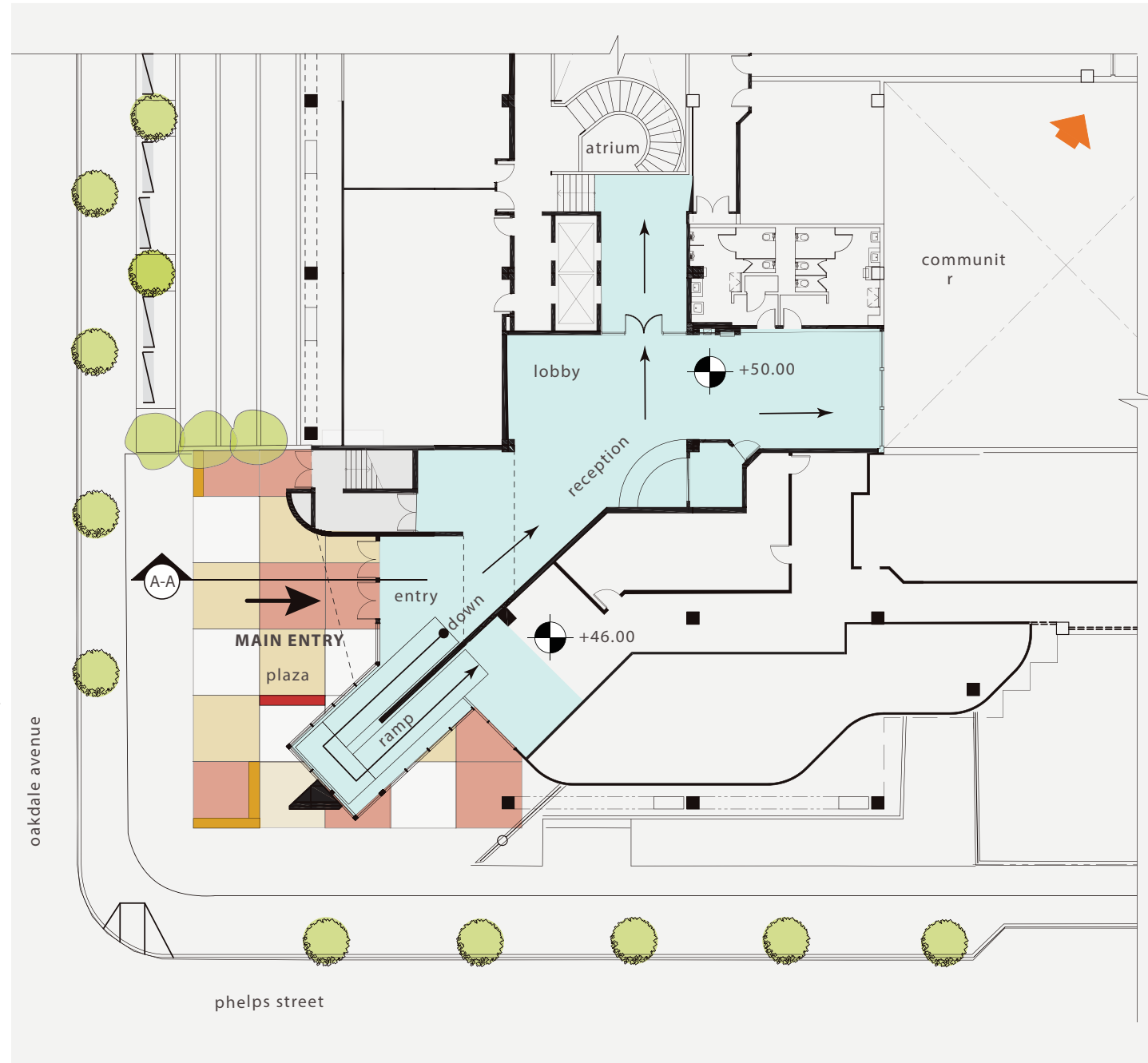


BUILDING INTERIOR





entry



existing floor plan at entry

proposed floor plan at entry



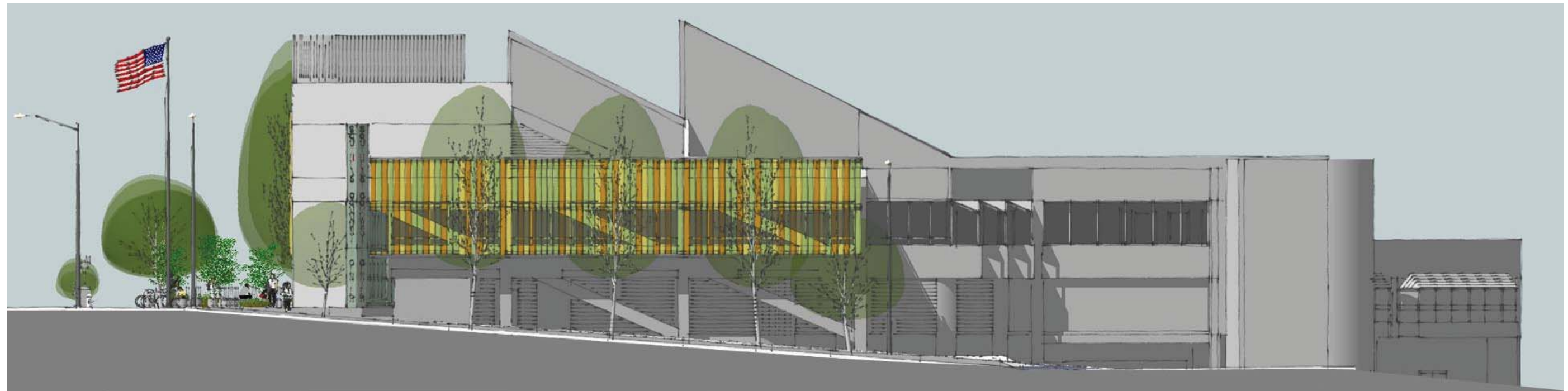


*bird's eye view*





*elevations*





*perspectives*



south view from oakdale avenue





