

GRAND HYATT

Grand Hyatt SFO

PHASE 1: SCHEMATIC DESIGN

San Francisco Arts Commission Civic Design Review January 23, 2017

WEBCOR BUILDERS | HORNBERGER + WORSTELL / ED2 INTERNATIONAL JOINT VENTURE

DESIGN CONCEPT



GRAND HYATT

CONTEXT

The Grand Hyatt SFO presents a unique opportunity for the City of San Francisco to welcome visitors with a modern, luxurious hospitality amenity upon arrival at the airport. In designing an on-airport hotel to best leverage this opportunity, the project design-build team seeks to create a unique and quintessentially San Francisco Bay Area experience for guests that is world-class in program, form, and function.

The existing site configuration presents significant challenges, but also a number of advantages. Most prominent among the former, the new hotel must fit in a narrow crescent-shaped plot abutted by freeway ramps and the SFO AirTrain elevated guideway on one side and a newly reconfigured South McDonnell Road and airside apron on the other. But the site also offers close-in views of the airport, focused on a jumbo-jet holding area in the foreground to the east, and panoramic views of the bay and foothills in the distance to the south and west.

The curving geometry of the site is created by the bordering roadways and ramps, but this geometry is not merely incidental and limited to the hotel site. It is also exhibited in the form of the terminals and the architectural icons of the airport: most importantly, the International Terminal Building and the new Air Traffic Control Tower, both of which prominently feature curved elements and lines. The hotel design-build team is mindful that the new Grand Hyatt SFO should be a respectful neighbor of these airport icons, blending calmly and seamlessly with the larger ensemble of airport buildings, while allowing the International Terminal Building and Air Traffic Control Tower to remain the focal points of the airport.

PARTI

The architectural parti of the Grand Hyatt SFO seeks to reconcile the site's crescent form with the rectilinear AirTrain guideway and main arrival axis of the airport. The resulting building form responds to both the orthagonal main axis of the airport and the curved site. It maximizes guest access via the AirTrain station while simultaneously orienting the building toward the best airport and distant

views to the east, south, and west in an elegant curve. The hotel will feel "at home" among its surroundings—by mirroring the curves of the site and surrounding environment instead of resisting them, the building massing will feel graceful and intentional.

Guest rooms will be located on floors raised above the maze of off-ramps and guideways, with service spaces occupying less desirable areas on lower floors, facing north and west. The lobby, key meeting spaces, and restaurant will face southeast, and all will feature views to the surrounding airport and distant hills. As an airport hotel, 60% of the guests are expected to arrive via the AirTrain, so, for direct access and convenience, the main lobby will be located on the fourth floor, connected by a pedestrian bridge to the hotel AirTrain station. Upon arrival at the fourth floor reception area, visitors will be immediately presented with panoramic views beyond the reception area to jumbo jets and the active airside just beyond the hotel site. A second, ground-level entrance on the south side of the building will allow guests to easily arrive via car or bus, while the hotel's loading dock and service entrance will be discreetly located on the north side.

DEFINING FEATURES

The Grand Hyatt SFO will be a light-filled, modern, and vibrant place to visit. The building is being designed from the inside out to fully leverage the benefits of its program spaces and create a unique sense of place. Interior spaces will flow seamlessly from one to another. Guests will move from lobby to market to restaurant in bright, open, viewfocused circulation spaces that will feel both comfortable and inviting. Guestrooms will be spacious, amenity filled places of retreat and relaxation. The restaurant and market will feature local sustainable food. Art from Bay Area artists will feature prominently on the hotel site as well as in the public spaces and guestrooms.

The Grand Hyatt SFO will be a memorable and uplifting destination for world travelers, set within a busy and modern airport campus, at the center of a region known for its creative expression and innovation.



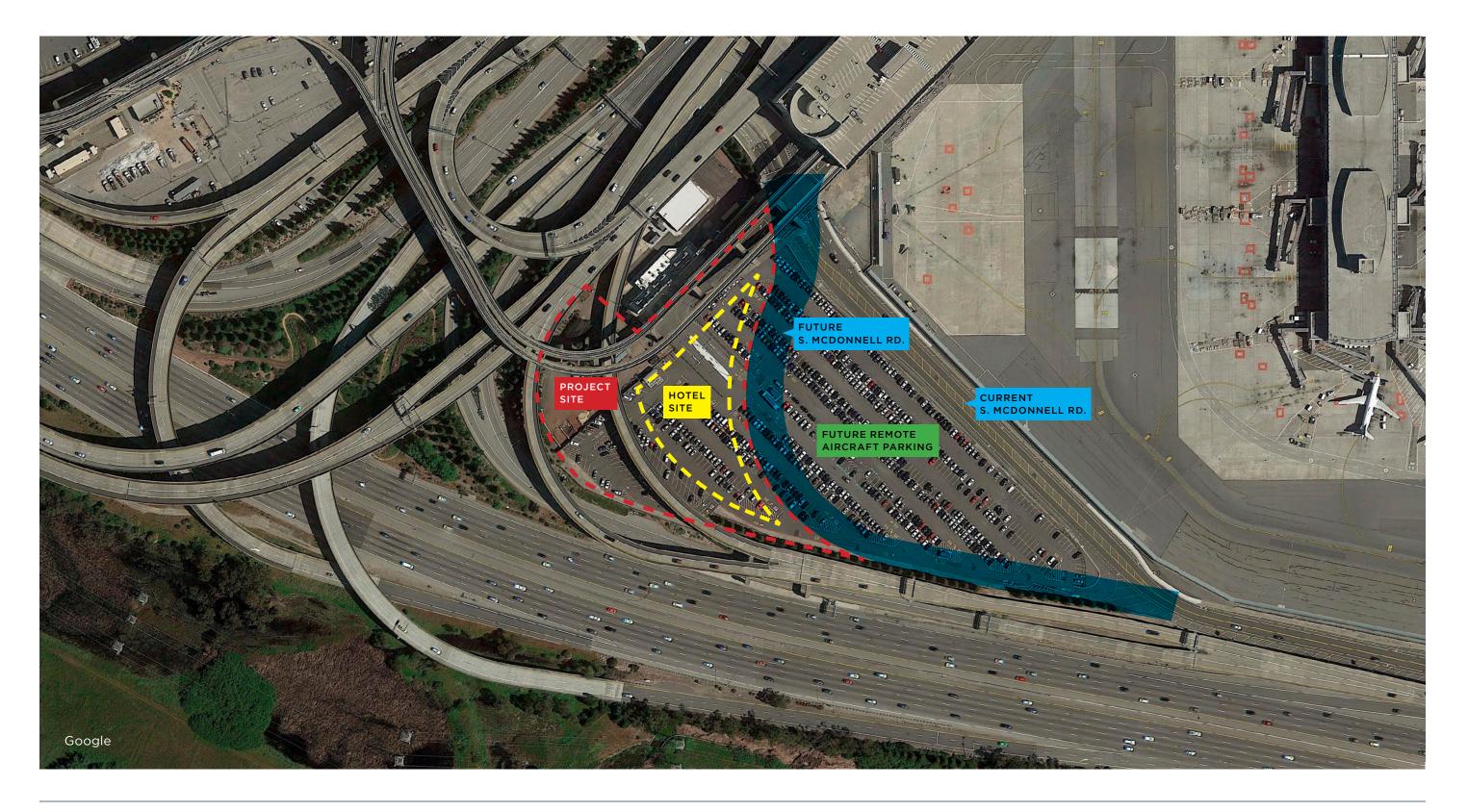
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Introduction

Project site







Site overview







Views from site (100 ft)











02

Elevations and section

East view (previous)







East view (current)







West view







Northwest view







Southwest view









East detail, bris soleil





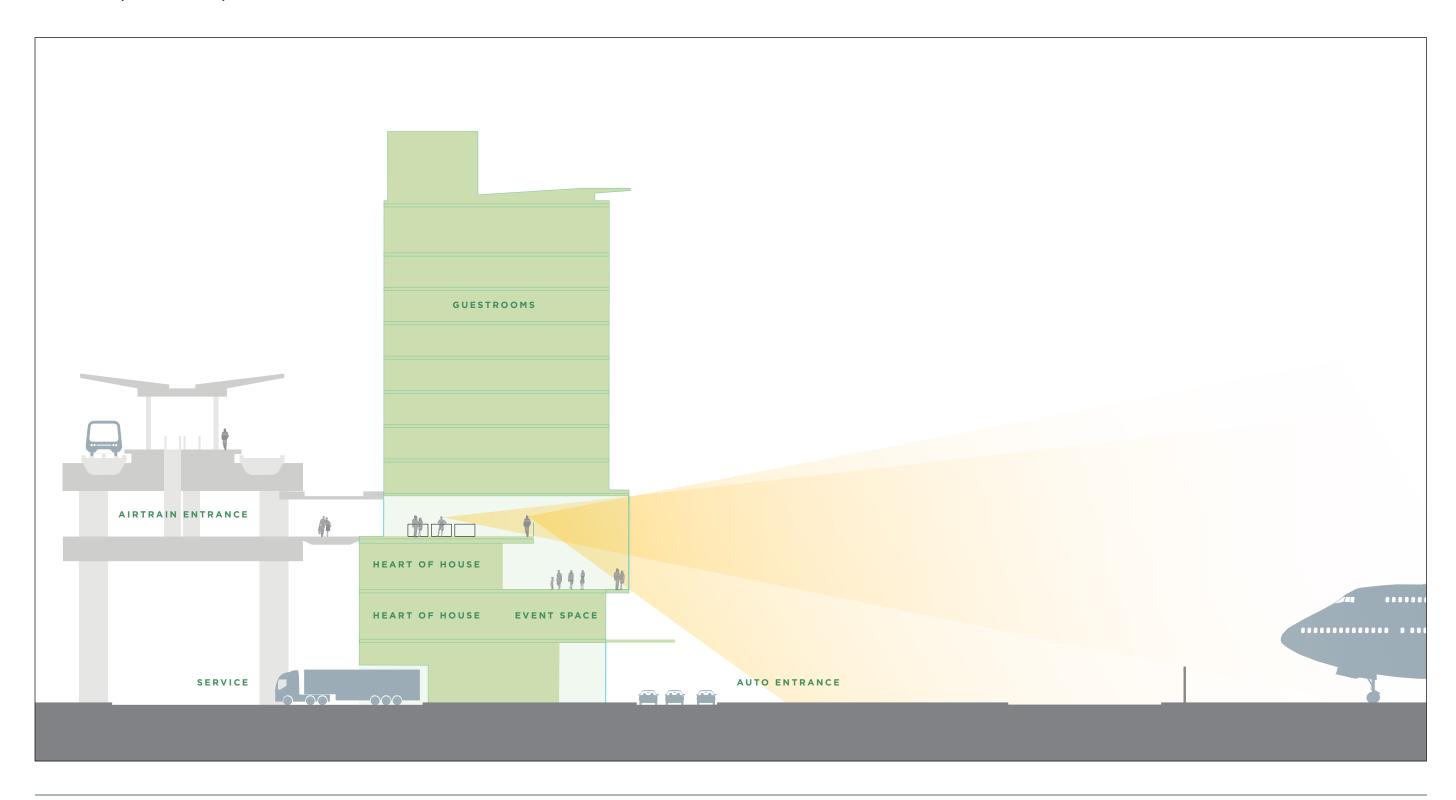


Hybrid section





ENTRY, LOBBY, RESTAURANT





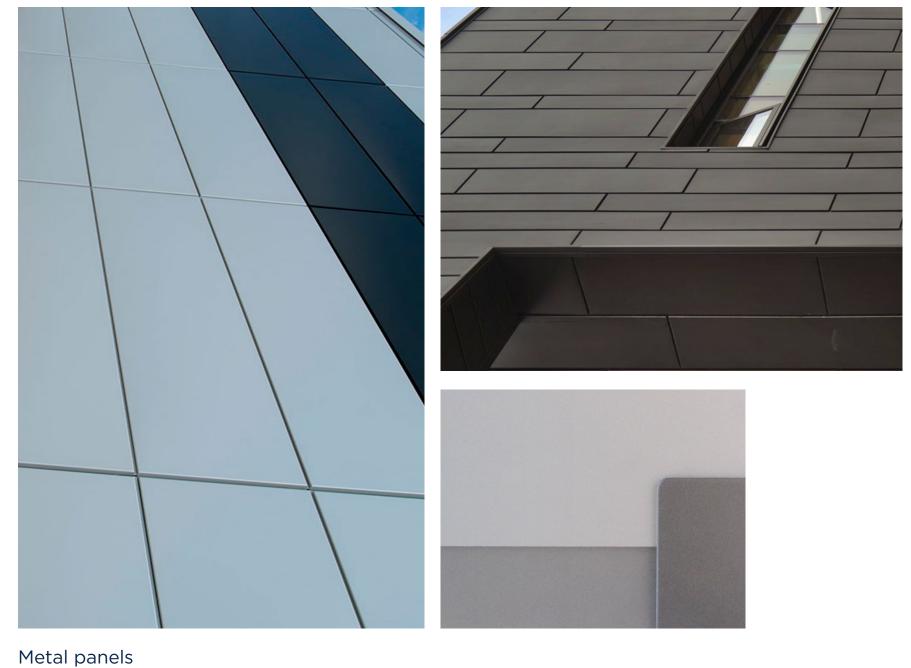
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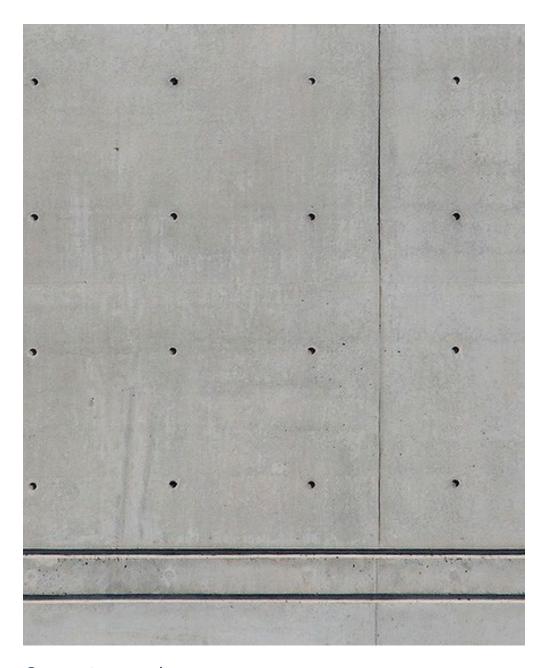
Surfaces

Surfaces: Opaque wall









Concrete panels

Surfaces: Specialty









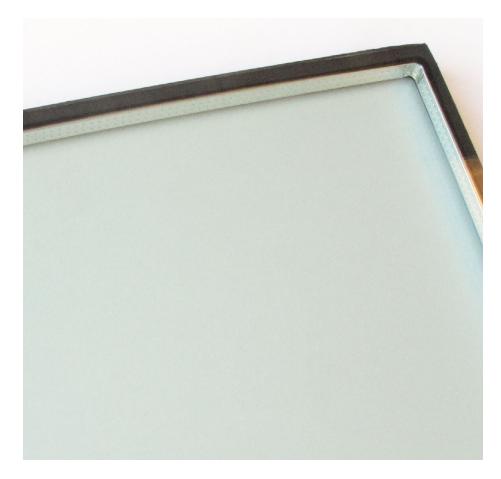
Brise soleil

Porte cochere canopy

Surfaces: Glass wall











Solar Ban 70

Solar Ban 72 / Clear

Solar Ban 90



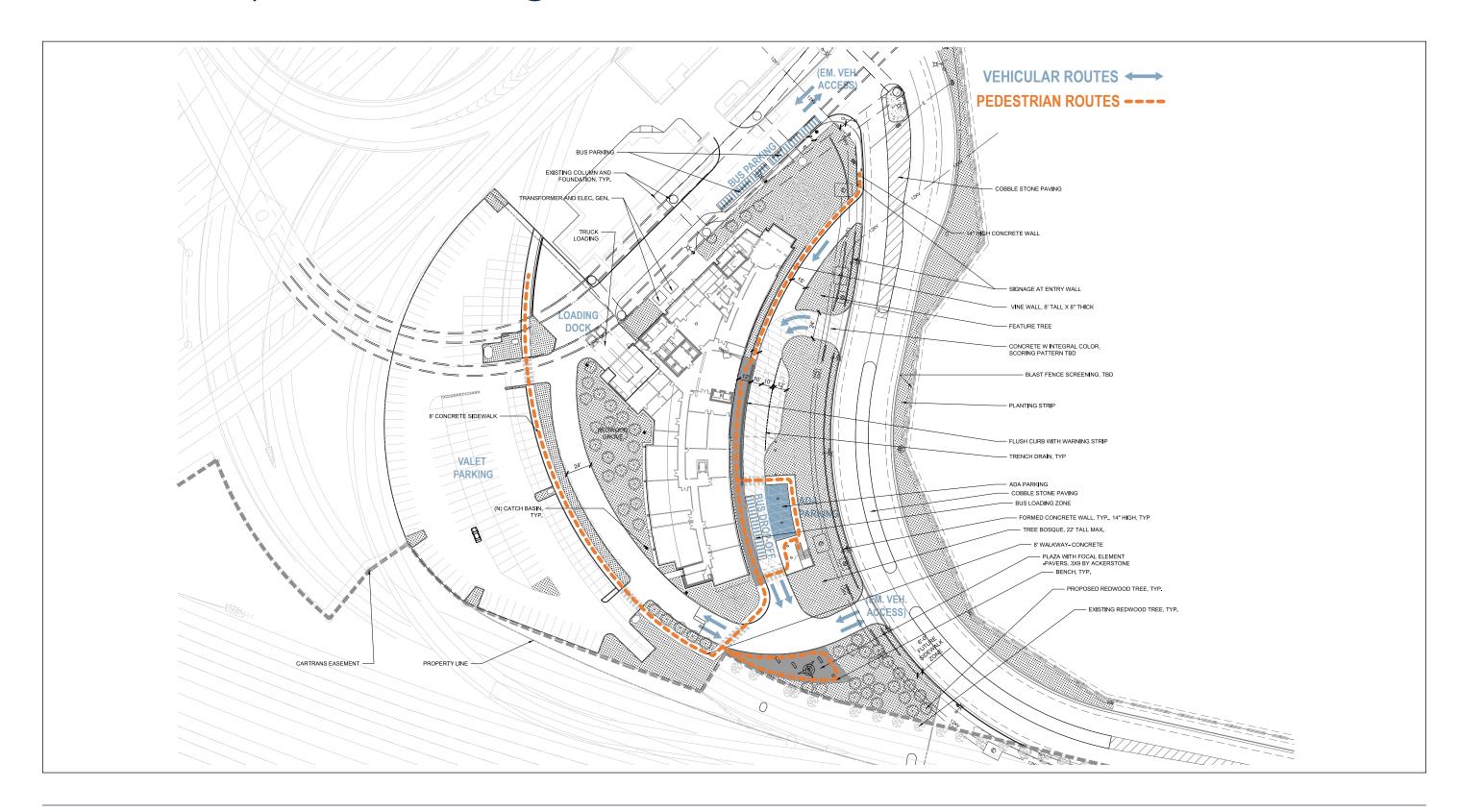
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Landscape

Landscape: Site diagram







Landscape: Site plan







Landscape: Plant types





TREE SPECIES



ARBUTUS 'MARINA' MULTI-TRUNK STRAWBERRY TREE



QUERCUS AGRIFOLIA COAST LIVE OAK



CORNUS OMEIENSE 'SUMMER PASSION'
DOGWOOD



QUERCUS ROBER X ALBA SKINNY GENES



POPULUS TREMULA 'ERECTA' SWEDISH ASEPN



QUERCUS ALBA 'FOREST NIGHT' WHITE OAK



SEQUOIA SEMPERVIRENS COAST REDWOOD

(1) SOUTH MCDONNELL RD

ARCTOSTAPHYLOS UVA-URSI 'WOOD'S COMPACT' *
BACCHARIS PILULARIS 'TWIN PEAKS' + *
CEANOTHUS ' CENTENNIAL' *
RHAMNUS CALIFORNICA 'SEAVIEW' *
LEYMUS TRITICOIDES 'LAGUNITA' *
LIBERTIA PEREGRINIS + *
ERIOGONUM ARBORESCENS *
ARTEMISIA CALIFORNICA *
LIMONIUM PEREZIIARBUTUS 'MARINA'

② REDWOOD UNDERSTORY

ARCTOSTAPHYLOS UVA-URSI 'RADIANCE' *
FRANGULA CALIFORNICA 'SEAVIEW' *
FRANGULA CALIFORNICA 'EVE CASE' + *
RHODODENDRON OCCIDENTALE *
LEYMUS TRITICOIDES 'LAGUNITA' *
ACHILLEA MILLEFOLIUM 'SONOMA COAST' *
ASTELIA CHATHAMICA 'SILVER SPEAR'
BLECHNUM SPICANT *
CLINIPODIUM DOUGLASII *
HEUCHERA MAXIMA *
IRIS DOUGLASIANA *
WOODWARDIA FIMBRIATA *
CORNUS OMEIENSE 'SUMMER PASSION'

3 PARKING LOT | PEDESTRIAN CONNECTOR

MUHLENBERGIA RIGENS + *
FESTUCA CALIFORNICA + *
OPHIOPOGON PLANISCAPUS '
NIGRESCENS'LOMANDRA LONGIFOLIA 'BREEZE'

4 PARKING LOT | ISLANDS

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CEANOTHUS 'DARK STAR' + *
CEANOTHUS 'LOUIS EDMUNDS' + *
CEANOTHUS 'CENTENNIAL' *
FRANGULA CALIFORNICA 'SEAVIEW' *
FRANGULA CALIFORNICA 'EVE CASE +

⑤ PARKING LOT | PERIMETER

CEANOTHUS 'DARK STAR' + *
CEANOTHUS 'CENTENNIAL' *
RHAMNUS CALIFORNICA 'SEAVIEW' *
CEANOTHUS 'LOUIS EDMUNDS' + *
CISSUS ANTARCTICAVITIS CALIFORNICA 'RUSSIAN RIVER

(6) TREE BOSQUE (NORTH)

POPULUS TREMULA 'ERECTA'
ANEMANTHELE LESSONIANA 'SIROCCO'A
STELIA CHATHAMICA 'SILVER SPEAR'
MUHLENBERGIA RIGENS + *
LOMANDRA LONGIFOLIA 'BREEZE + *

7 TREE BOSQUE (SOUTH)

ARCTOSTAPHYLOS UVA-URSI 'RADIANCE' *
ANEMANTHELE LESSONIANA 'SIROCCO'
MUHLENBERGIA RIGENS + *
LEYMUS TRITICOIDES 'LAGUNITA' *
ACHILLEA MILLEFOLIUM 'SONOMA COAST' *
HEUCHERA MAXIMA *
PEROVSKIA ATRIPLICIFOLI

8 BUILDING FRONTAGE

LEUCODENDRON 'SAFARI GOLDSTRIKE' +
CHONDROPETALUM TECTORUM
ACANTHUS MOLLIS
WOODWARDIA FIMBRIATA*
FICUS PUMI

NOTE:
+ ON SFO CORE PLANT LIST
- CA NATIVE



05

Community outreach

Community: Stakeholders







SEP GROUP 1Design Vision



GROUP 1 LEADER
Design Vision



GROUP 1 SUBGROUPS
1.1 Architecture (Sustainability)

- 1.2 Art Enrichment
- 1.3 Programming/Space Planning
 1.4 Passenger Experience/Amenities
- 1.5 Innovative Technology



SEP GROUP 2Code Compliance



GROUP 2 LEADER Code Compliance



GROUP 2 SUBGROUPS

- 2.1 Life Safety Systems
- 2.2 Structural Systems
- 2.3 Sustainability2.4 Temporary Certificate of Occupancy
- 2.5 ADA/Code Requirements



SEP GROUP 3Construction Planning



GROUP 3 LEADER Construction Planning



GROUP 3 SUBGROUPS

- 3.1 Civil, Apron, & Underground Utilities
- 3.2 Site Logistics
- 3.3 Roadways & Parking
- 3.4 Demolition & Hazmat
- 3.5 Curbside, Landside Logistics, & Operations
- 3.6 Airside Logistics & Operation



SEP GROUP 4
Building Systems



GROUP 4 LEADER
Building Systems



GROUP 4 SUBGROUPS

- 4.1 Elevator, Escalators, & Moving Walks
- 4.2 Doors, Hardware, & Keying4.3 Mechanical Systems
- 4.3 Mechanical Systems
 4.4 Electrical & Lighting



SEP GROUP 5Special Systems



GROUP 5 LEADER Special Systems



GROUP 5 SUBGROUPS

- 5.1 Terminal Management Systems
- 5.2 ITT Systems5.3 Security Systems



SEP GROUP 6Airport Operations



GROUP 6 LEADER
Airport Operations



GROUP 6 SUBGROUPS

- 6.1 Graphic & Signage
- 6.2 Furniture & Millwork
- 6.3 Restroom, Janitorial, & Window Washing
- 6.4 Marketing, Ceremonies, & Public Relations6.5 Security Checkpoint



SEP GROUP 7Airline Operations



GROUP 7 LEADER
Airline Operations



GROUP 7 SUBGROUPS

- 7.1 Baggage Handling System
- 7.2 Aircraft Systems
- 7.3 Airline Operation



SEP GROUP 8Tenant Coordination



GROUP 8 LEADER



GROUP 8 SUBGROUPS 8.1 Existing Tenants:

- Revenue & Agency 8.2 Tenant Relocations
- 8.3 Concessions

SFO stakeholder groups

Community: R.E.A.C.H.





The Value System



Customers want maximum access to service and convenience. Having friendly people around can ensure a meaningful and memorable experience. Related to Revenue Generation and Locality & Sense of Place.



San Francisco is rich in its arts and culture. As an added bonus, art has been shown to ease stress. Closely related to *Locality & Sense of Place* and *Health & Wellbeing*.



Shopping, dining, and special services are all part of the airport experience. Closely related to *Locality & Sense of Place* and *Convenience & Hospitality*.



The airport experience can be stressful and SFO wants to minimize this stress. Strongly tied to Sustainability, Arts & Culture, and Locality & Sense of Place.

Sustainability

Setting up and encouraging good practices goes a long way at the airport.

Related to Locality & Sense of Place, Look & Feel, and Health & Wellbeing.

Locality & O Sense of Place

Local products and local flavor is important at the airport as a reflection of the city. This value permeates the airport experience and, as a result, is closely linked to nearly every other value in the value system.



The Bay Area is known for technology and SFO should reflect this. Tied to Locality & Sense of Place, Convenience & Hospitality, and Time & Efficiency.

Look & Feel

Having a cohesive look and feel that reinforces the brand identity of the airport is important. Related to Locality & Sense of Place and Art & Culture.



The transportation industry is centered around time & efficiency. Getting people to the right place on time is critical. Closely tied to Wayfinding and Convenience & Hospitality.



Wayfinding becomes extremely important when you need to get somewhere, and at the airport, everyone is trying to get somewhere. Goes hand in hand with *Time & Efficiency*.

SFO Value System Graphic from "The Principles of R.E.A.C.H."



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3D view

Stills from 3D view







