

# REQUEST FOR REVIEW FORM

## San Francisco Arts Commission Civic Design Review

### PROJECT INFORMATION

PROJECT TITLE: Airport Hotel Project DATE: 01/06/2017  
CLIENT DEPARTMENT: San Francisco International Airport, Planning, Design & Construction Division  
PROJECT ADDRESS 55 South McDonnell Road (Plot 2), San Francisco, CA 94128 DISTRICT NUMBER: \_\_\_\_\_  
☒ Is this part of a multi-site project, bond or capital improvement program? If yes, which program?  
SFO Capital Project

### PROJECT TEAM

PROJECT DESIGNER: Mark Hornberger, FAIA Email: hornberger@hwiarchitects.com  
PROJECT MANAGER: Sarah Garcia Email: sarah.garcia@flysfo.com  
ARCHITECT: Mark Hornberger, FAIA Email: hornberger@hwiarchitects.com  
LANDSCAPE ARCHITECT: Cliff Lowe Email: Cliff@clascape.com

### DATES OF REVIEW

☒ Conceptual/Informational Presentation 09/19/2016  
☒ PHASE 1: Schematic Design 1/23/2016  
☐ PHASE 2: Design Development \_\_\_\_\_  
☐ PHASE 3: Construction Documents \_\_\_\_\_  
☐ Other:  
☐ Small Project Review  
☐ Plaque Review

### PROJECT DELIVERY METHOD

☐ Design, Bid Build (traditional)  
☐ Fast Track  
☒ Design-Build  
☐ Bridging  
☐ Other  
☐ Construction Commencement: 02/2017  
☐ Construction Completion: 03/2019  
Structure size (SQ FT): 270,000

### BUDGET

**Total Construction Cost:** \$143,000,000 (Building: \$118M; FF&E/OS&E/ITS&E: \$25M)  
**Art Enrichment Budget:** \$2,360,000 (2% of Building Construction Cost)

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 the functional goals). Attach additional page if needed.

See attachment.

### ADDITIONAL INFORMATION

☐ Is this project on a City designated landmark or in a City designated historic district? If yes, have you contacted staff of the Historic Preservation Commission to determine whether a certificate of appropriateness is 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

Effective July 1, 2014: \$10,220  
Projects will now be charged on a per project basis. The Base Fee per project will be \$10,220, however, complex projects or projects involving more than one building may be charged a higher fee.

**Journal Entry should be paid to:**  
**Index code: 28CIVDESIGN\_PAR516**  
**Write check to: San Francisco Arts Commission**

# Grand Hyatt SFO

## DESIGN CONCEPT

### 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 orthogonal 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, view-focused 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.