

# REQUEST FOR REVIEW FORM

San Francisco Arts Commission  
Civic Design Review

## PROJECT INFORMATION

PROJECT TITLE: Bayview Opera House DATE: March 8, 2013  
CLIENT DEPARTMENT: San Francisco Arts Commission  
PROJECT LOCATION: Third and Newcomb Streets, San Francisco

## PROJECT TEAM

PROJECT MANAGER: Judy Nemzoff and Deborah Frieden EMAIL: judy.nemzoff@sfgov.org  
PROJECT ARCHITECT: Tom Eliot Fisch and FKnapp EMAIL: amy@tomeliotfisch.com  
LANDSCAPE ARCHITECT: Hood Design EMAIL: walter@wjhooddesign.com  
OTHER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECTED SCHEDULE

Conceptual Review: \_\_\_\_\_  
Phase 1: completed  
Phase 2: completed  
Phase 3: April 15, 2013  
Construction Commencement: August 2013  
Construction Completion: May 2014

## PROJECT DELIVERY METHOD

Design, Bid Build (traditional)  
 Fast Track  
 Design-Build  
 Bridging  
 Other  
Total Construction Cost: \$2.5  
Approximate Structure size: 5,000 sq ft

## TYPE OF REVIEW REQUESTED

- Conceptual Review
- PHASE 1: Conceptual design
- PHASE 2: Design Development
- PHASE 3: Construction Documents
- Informational Presentation
- Small Project Review
- Plaque Review

## DESIGN CONCEPT

Please provide a succinct description of the design concept or idea (not the functional goals).  
The design concept is to unify the entire site and make it more welcoming by providing a new front (main) accessible entry (steps and ramp), new and expanded Newcomb sidewalk, landscaping and lighting at the front entry; new accessible walkways linking the program areas (front entry to side porch and to the outdoor theater/stage); new site fencing and site lighting; a new commemorative pedestrian plaza at 3rd and Newcomb; extensive new landscaping to replace paving and to create new program areas, and a newly reconstructed outdoor theater including stage, seating and lighting.

## IS THIS PART OF A MULTI-SITE PROJECT, BOND OR CAPITAL IMPROVEMENT PROGRAM?

If yes, which program? Capital Improvement

## 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.

## FEES

2012/2013 Cost Estimates  
For a Phase 1, Phase 2, or Phase 3 meeting: \$2,316  
All other meeting types: no fee

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