

San Francisco Arts Commission Civic Design Review

REQUEST FOR REVIEW
*To be submitted to the Civic Design Review
Program Manager prior to review.*

PROJECT INFORMATION

PROJECT TITLE PORTSMOUTH SQUARE RESTROOM REPLACEMENT PROJECT DATE 12-8-12

CLIENT DEPARTMENT & DIVISION: RECREATION & PARKS, CAPITAL DIVISION

PROJECT LOCATION CLAY STREET AND WALTER U. LUM PLACE

NAME, TITLE AND AFFILIATION OF INDIVIDUALS PRESENTING THE PROJECT:

MARVINYEE, PROJECT MANAGER, RECREATION & PARKS; SUSAN AITKEN & CHRISTINA TOWNSEND, HAMILTON+AITKEN ARCHITECTS;
AND CLIFF LOWE & KATY TAYLOR, CLIFF LOWE ASSOCIATES.

PROJECTED SCHEDULE

Informational presentation: 9-17-12 (WITHDRAWN)
Phase 1: 10-15-12 AND 12-17-12
Phase 2: 1-21-13
Phase 3: 3-18-13
Construction Commencement: 3-1-13
Construction Completion: 11-30-13

PROJECT DELIVERY METHOD:

- Design, Bid Build (traditional)
 Fast Track
 Design-Build
 Bridging
 Other

Total Construction Cost: \$650,000

Approximate Structure size: 900 sq f

REVIEW

TYPE OF REVIEW REQUESTED:

- Informational presentation
 PHASE 1: Conceptual design
 PHASE 2: Design Development
 PHASE 3: Construction Documents

DESIGN

CONCEPT: Please provide a succinct description of the design concept or philosophy and influences that inform the design.

MODERN INTERPRETATION OF TRADITIONAL CHINESE ARCHITECTURAL ELEMENTS, SUCH AS A PAVILION WITH CURVED ROOF, PRIVACY ELEMENTS AND OPEN-AIR SEATING AREA.

IS THIS PROJECT PART OF A BOND OR CAPITAL IMPROVEMENT PROGRAM? YES NO

If yes, when was the bond overview presented to the Committee? DATE UNKNOWN

If the bond overview has not been previously presented to the Committee, please contact the Program Manager.

CHANGES: Please briefly list the changes to the design since the last review (if applicable).

EMPHASIS ON POSTS AND ROOF FORMS; REPLACEMENT OF SOLID ENTRY DOORS WITH SLIDING SCREENS; AND POTENTIAL FOR DECORATIVE TILEWORK ON FACADE.

CONSTRUCTION MATERIALS: Please list the general materials proposed for construction.

CMU WALLS; TILED EXTERIOR; AND METAL ROOF, POSTS AND SCREENS

COMMUNITY OUTREACH: Has the community been invited to participate in the Civic Design Review process? Yes No

It is your obligation to notify the surrounding community (by mail or email) that there is opportunity for public comment at the meeting so that the Civic Design Committee may have the benefit of their input.

FEES

2010/2011 Cost Estimates

For each Phase 1, Phase 2, and Phase 3 meeting: \$2,316

(Informational presentations are exempt)

Specially arranged consultations with staff and commissioners: \$848

Journal Entry should be paid to:

Index code: 28ADM516

Project: PAR516

Detail: 60127

Write checks to: San Francisco Arts Commission

San Francisco Arts Commission

Civic Design Review

SUBMISSION CHECKLIST

INFORMATIONAL PRESENTATION: CONCEPTUAL DESIGN

The informational presentation allows architects to present conceptual alternatives for projects prior to Schematic Design. **An informational presentation is required for all capital bond projects** to provide an overview of the project goals, schedule, proposed construction sites, and system design concept. The conceptual basis for the design of projects within the bond should also be discussed. To encourage projects to present to the Committee as early as possible, there is no fee for Informational Presentations.

To submit one week prior to review:

Submitted to the Civic Design Program Manager no later than 5:00 pm on the Monday prior to the meeting

- Request for Review form

Suggested presentation materials:

- Photographs of the building site (or sites) and the immediate surrounding area
- Site plan identifying the approximate location and surrounding vicinity of the project and its relationship to the community
- Conceptual sketches and current design progression
- Sketches of conceptual landscape plans
- Images of references or inspiration for the design

PHASE 1: SCHEMATIC DESIGN

The Phase 1 presentation is critical in defining the conceptual and schematic form of the project. The introduction should establish the history of the structure, the project sponsor's goals, programming concerns, requirements, functions and services performed within the building. Architectural criteria such as building massing, specific design goals and concerns will be reviewed. The applicant should identify any master plan considerations, environmental reviews, or comments of other reviewing agencies (e.g., Landmarks Preservation Advisory Board, Planning Department etc.) that may affect the design. The Committee may request a separate informational presentation for major projects prior to reviewing Phase 1.

To submit one week prior to review:

Submitted to the Civic Design Program Manager no later than 5:00 pm on the Monday prior to the meeting

- \$2500 deposit (due prior to Phase 1 review) or prepayment of total Civic Design Fee (projects paying total Civic Design Fees prior to Phase 1 will receive priority scheduling)
- Request for Review form including Art Enrichment Allocation Report and Collection Report
- One electronic copy (PDF) of the informational package submitted via CD, flash drive, or email to the Program Manager.
- One color copy (8 1/2" x 11" minimum to 11"x17" maximum) of the complete informational package.

Package must include the following:

- Photographs of the actual building site and the immediate surrounding area
- Schematic design drawings (plans, sections, elevations, perspectives)
- Site plans should include schematic landscape strategy
- Evidence of community presentations: schedule of meetings, number of participants, etc.

Presentation Requirements

- Presenters may use boards (not to exceed 30" x 40") or PDF
- Photographs of the actual building site and the immediate surrounding area
- Site plan identifying the exact location and surrounding vicinity of the project and its relationship to the community
- Schematic drawings including building elevations, sections and perspectives
- Sketches of landscape or playground projects
- Sketches illustrating the design progression
- Images of references or inspiration for the design

PHASE 2: DESIGN DEVELOPMENT

Phase 2 reviews the project in more detail prior to applicant's commencing with contract documents. This phase is intended to be a continuation of Phase 1, presenting the progress of the design. The presentation should summarize areas of concern discussed at Phase 1, and identify how the issues were addressed during design development.

PHASE 2: DESIGN DEVELOPMENT (CONTINUED)

To submit one week prior to review:

Submitted to the Civic Design Program Manager no later than **5:00 pm** on the **Monday** prior to the meeting

- One color copy (8 1/2" x 11" minimum to 11"x17" maximum) of the complete informational package.
- One electronic copy (PDF) of the informational package submitted via CD, flash drive, or email to the Program Manager.

Package must include the following:

- Schematic design drawings
- Site plans, building elevations, sections and perspectives
- Detailed site development description including landscape plan with plant materials, size, and species with common name
- Graphics and signage elements
- Completed Request for Review report

Presentation Requirements

- Presenters may use boards (not to exceed 30" x 40") or PDF.
- All materials submitted in Phase 1 review with further design development
- Landscape plan with cut sheets of plant materials including size and species with common name.
- Planting elevations in color
- Examples of exterior graphics and signage
- Description and cut sheets of any site furnishings
- Three-dimensional study models for any structure over 5,000 square feet

PHASE 3: CONSTRUCTION DOCUMENTS

Phase 3 review ensures that the completed project conforms to the previously approved Phase 2 submittal. Should any design changes (such as value engineering) occur after Phase 3 review or as a result of the bid process, it is the applicant's responsibility to inform the Arts Commission staff prior to commencement of construction. The applicant shall work with public art staff to finalize the art enrichment plan **prior to** Phase 3 review.

Submit one week prior to review:

- Payment of balance of Civic Design Fees. Please check with the Program Manager for final project total.
- Updated budget including final construction costs and impact on Art Enrichment
- Informational package if changes apply to the previously approved Phase 2 submittal.
 - Completed Request for Review report

Presentation Requirements

- One half-size set of bound substantially complete project working drawings (color coding of important drawings and details will speed review)
- Updated drawings address remaining contingencies and changes since Phase 2 approval

Requests for administrative final design approval will be considered, providing that there are no changes to the previously approved Phase 2 submittal. For more information about administrative review, please contact the Civic Design Program Manager.

The Arts Commission requests documentation of structures after construction is complete so we may maintain an archive of Civic Projects. Please send images to the Program Manager.

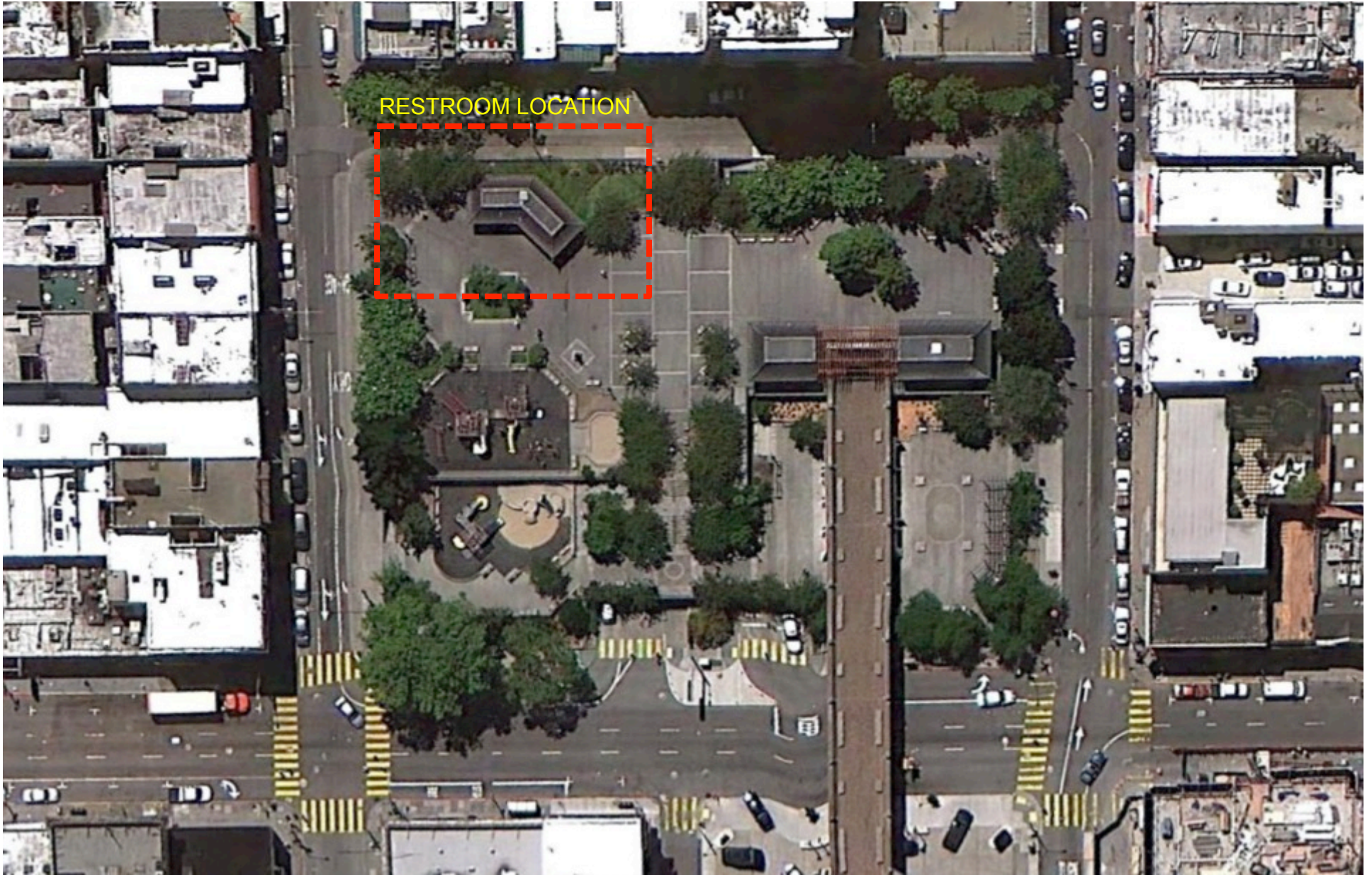


Program Requirements



- Increase capacity
- Ensure user privacy
- Maintain storage
- Preserve performance space
- Consider pedestrian circulation
- Avoid hidden spaces





AERIAL VIEW

Plaza Area



Portsmouth Square



Metal Screens

- Open Screens
 - Allow for Ventilation
 - Allow Natural Light



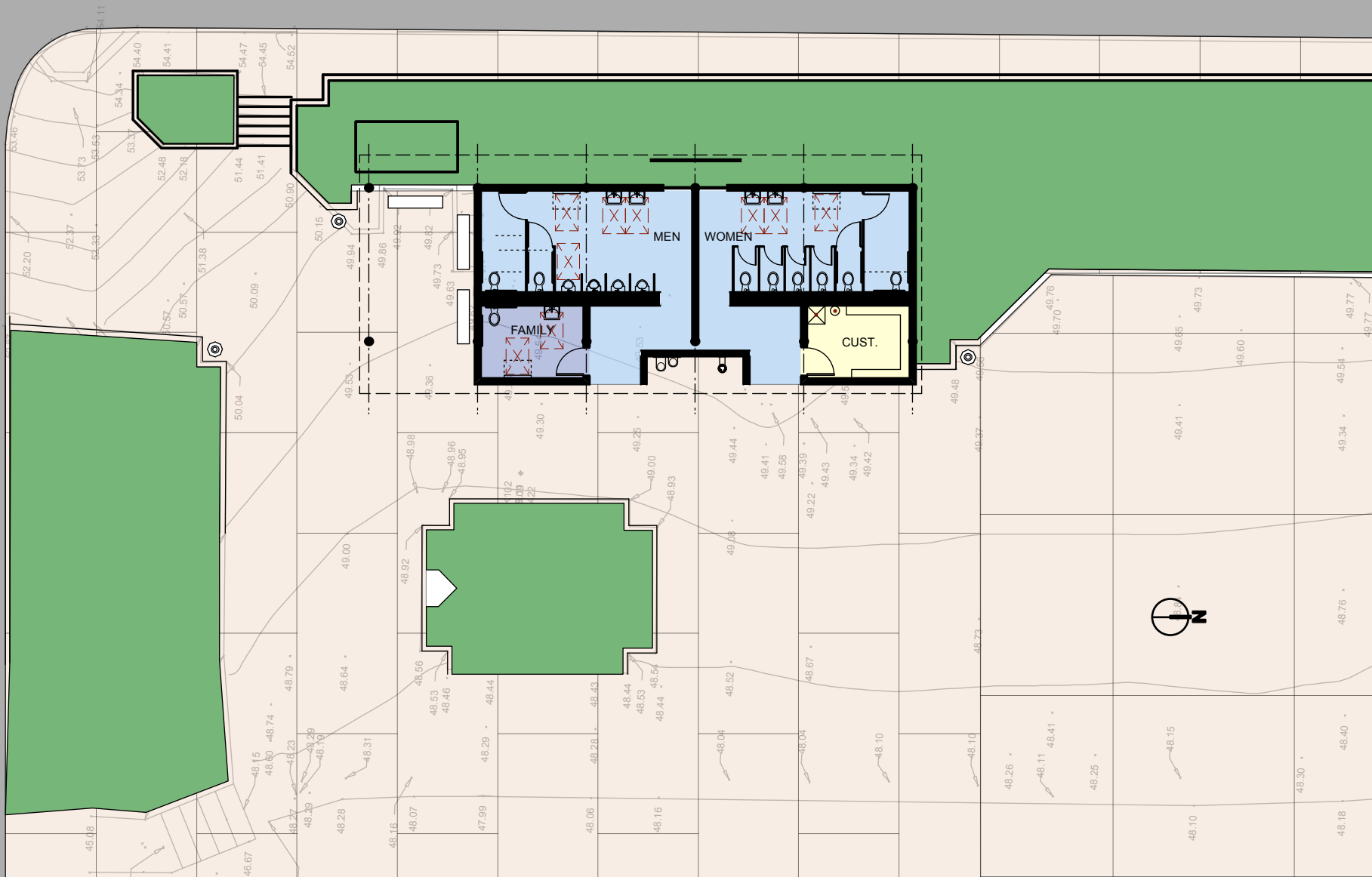
Maintenance-Cleanability

- Glazed CMU
 - Graffiti Proof
 - Many Colors
 - Durable



WALTER U LUM PLAZA

CLAY STREET











Large Shrubs/Small Trees



Pine
Pinus spp.

Large Shrubs/Small Trees



Princess Bush
Tibouchina urvilleana

Flowering Accent



Red Flowering Camellia
Camellia cultivar

Flowering Accent



Quince

Chaenomeles cultivar

Thorny Plants



Chines Holly Grape
Mahonia lomariifolia

Thorny Plants



Barberry
Berberis thunbergii cultivar

Groundcover



Star Jasmine

Trachelospermum jasminoides