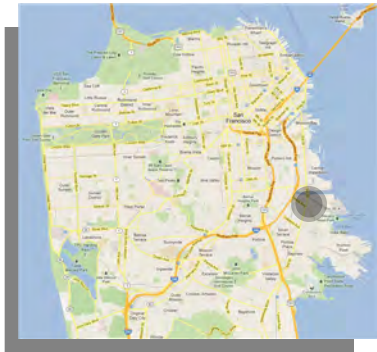
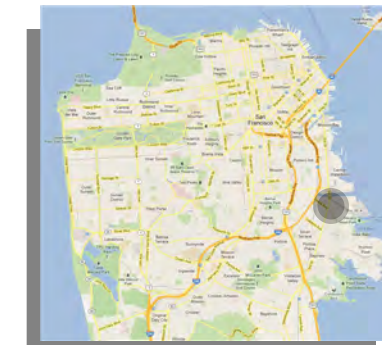


CIVIC DESIGN REVIEW  
PHASE I  
SEWER OPERATIONS FIELD OFFICE - 1550 EVANS







- INDUSTRIAL ZONE
- INDIA BASIN - SUD LANDSCAPE SETBACK REQUIRED
- SF PUC - SOUTH EAST WATER POLLUTION CONTROL PLANT
- OPERATION YARD/ OPERATION OFFICE

**PROJECT SITE - ANALYSIS & CONTEXT**



**NEIGHBORHOOD CONTEXT**

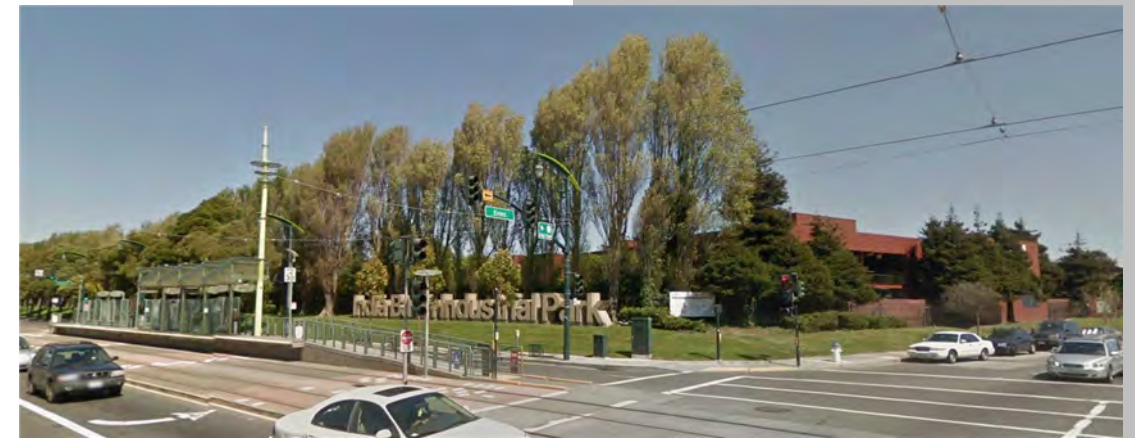


PHOTO 1



PHOTO 2



PHOTO 3

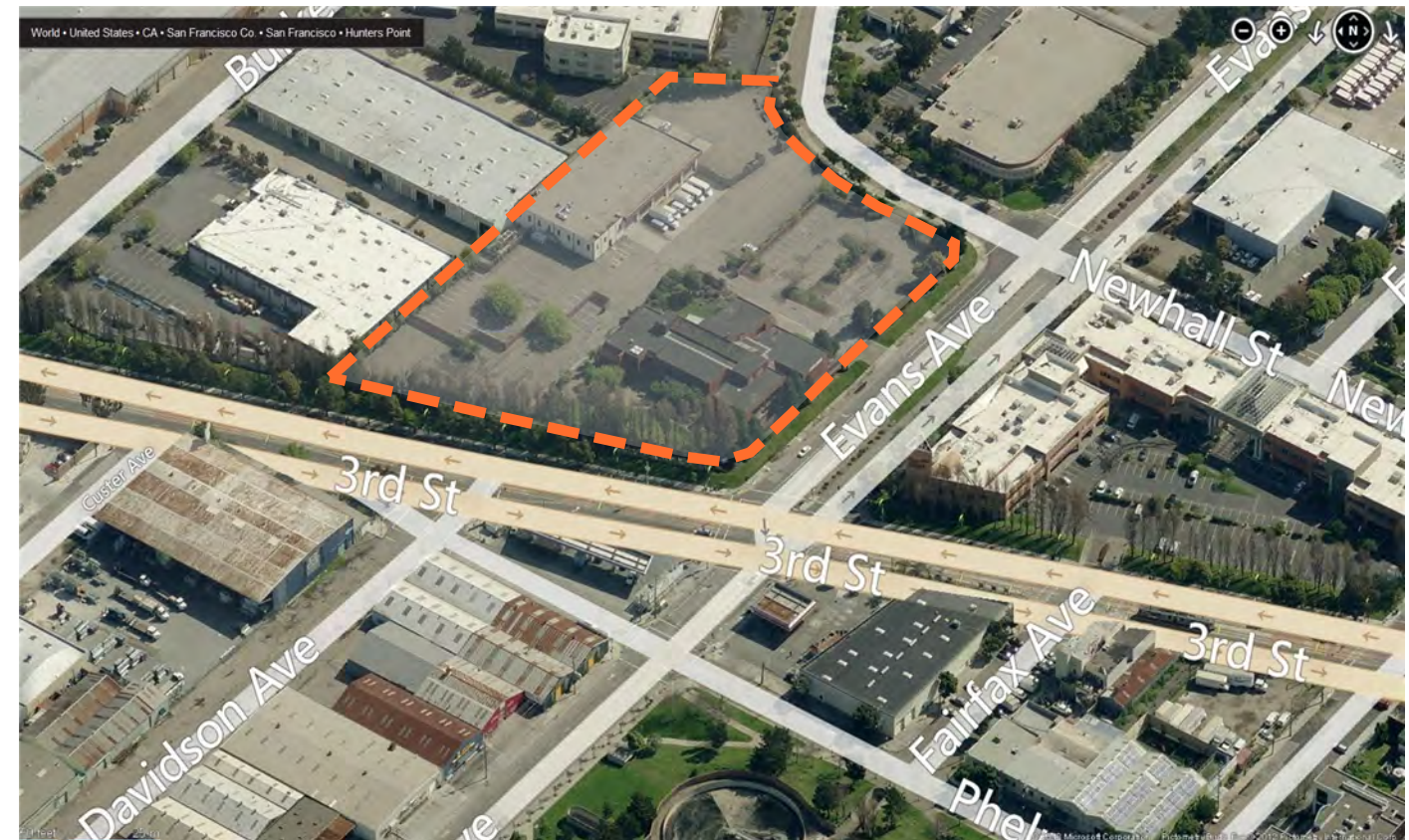


PHOTO 4

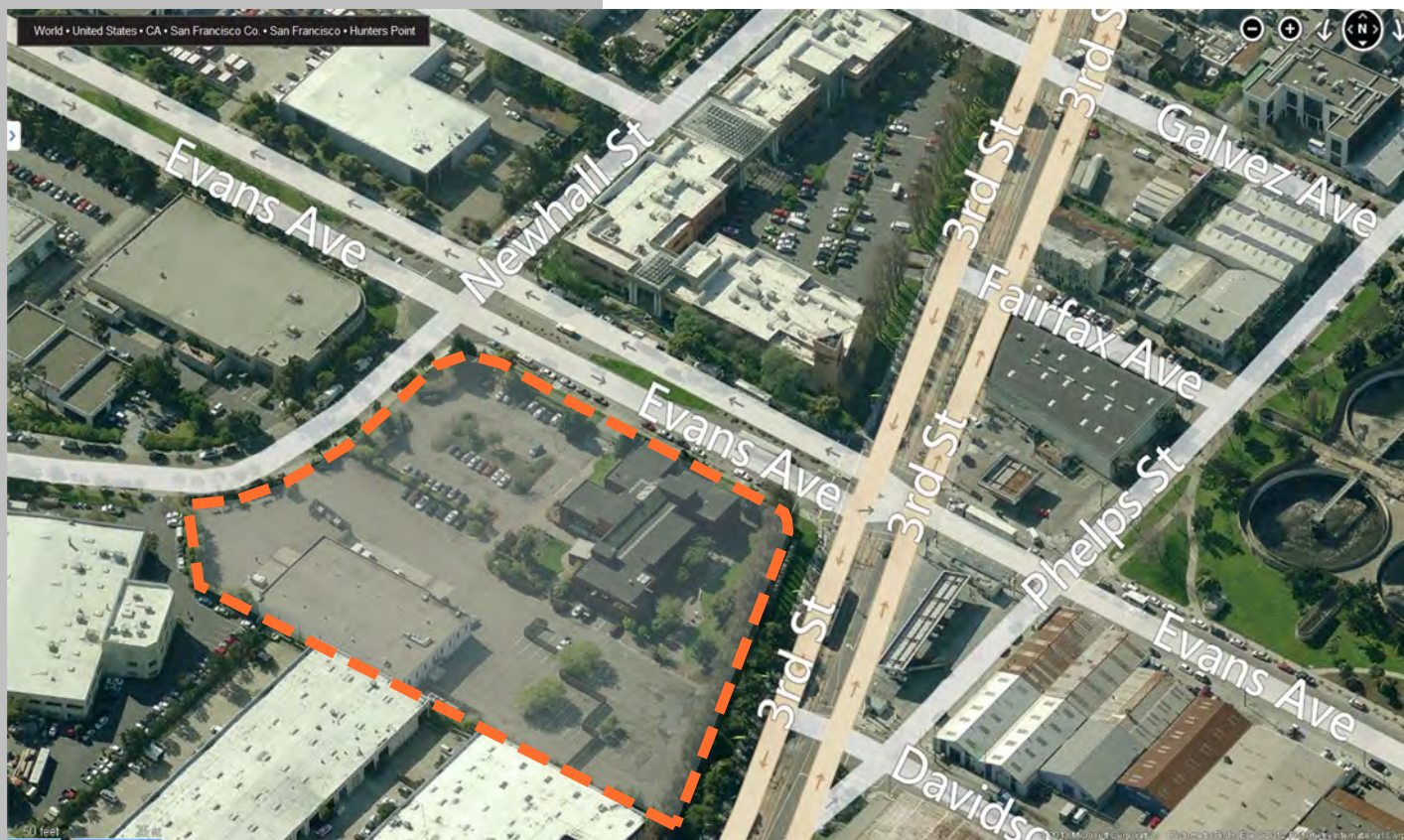
**NEIGHBORHOOD CONTEXT**



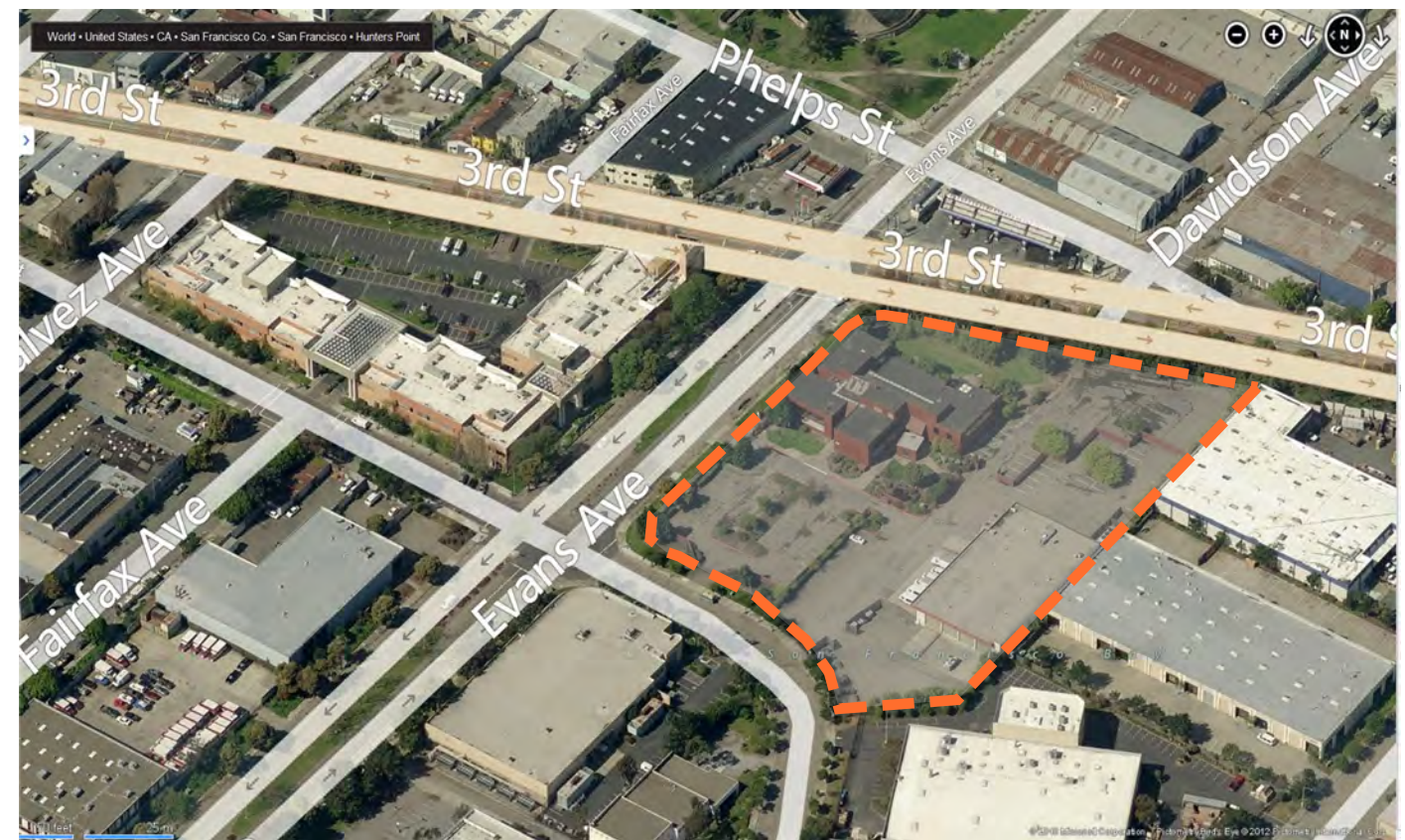
**LOOKING NORTH - NEIGHBORHOOD CONTEXT**



**LOOKING EAST - NEIGHBORHOOD CONTEXT**

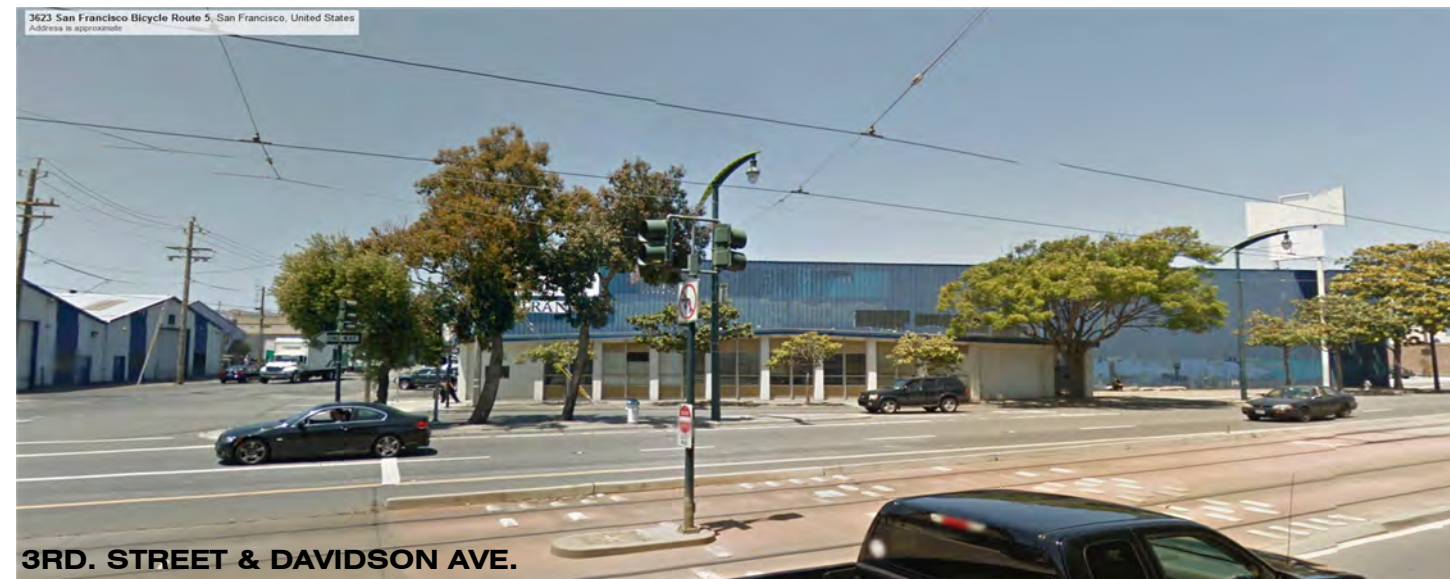


**LOOKING SOUTH - NEIGHBORHOOD CONTEXT**



**LOOKING WEST - NEIGHBORHOOD CONTEXT**

**NEIGHBORHOOD CONTEXT**



## 1550 EVANS OFFICE ADDITION CIVIC DESIGN

### Program & Design

History: Recent 2013 SFPUC Property Purchase adjacent to Southeast Water Pollution Control Plant (SEWPCP)

#### Existing Site:

- 4.68 Acres Total
- 31,000 sf. Office Building
- 19,000 sf. Warehouse

#### Program:

- Relocate SFPUC Sewer Operations Yard and Staff from Napoleon Street Yard to Site. (Site loss)
- Relocate SFPUC Sewer Operations Office Staff from Bayview Plaza Rental Space to Site. (Lease expiration)

**Program Constraints:** Program area requirements exceed existing Office area by 20 %.

**Program Solution:** Construct Locker Room/Dispatch Addition for Sewer Operations Maintenance Staff.

#### Program Goals:

- Locate Addition to allow for future site development.
- Preserve and develop Landscape area behind building (NW site corner) for SFPUC functions.
- Provide Facilities for Sewer Operations Maintenance Staff with direct Yard access.

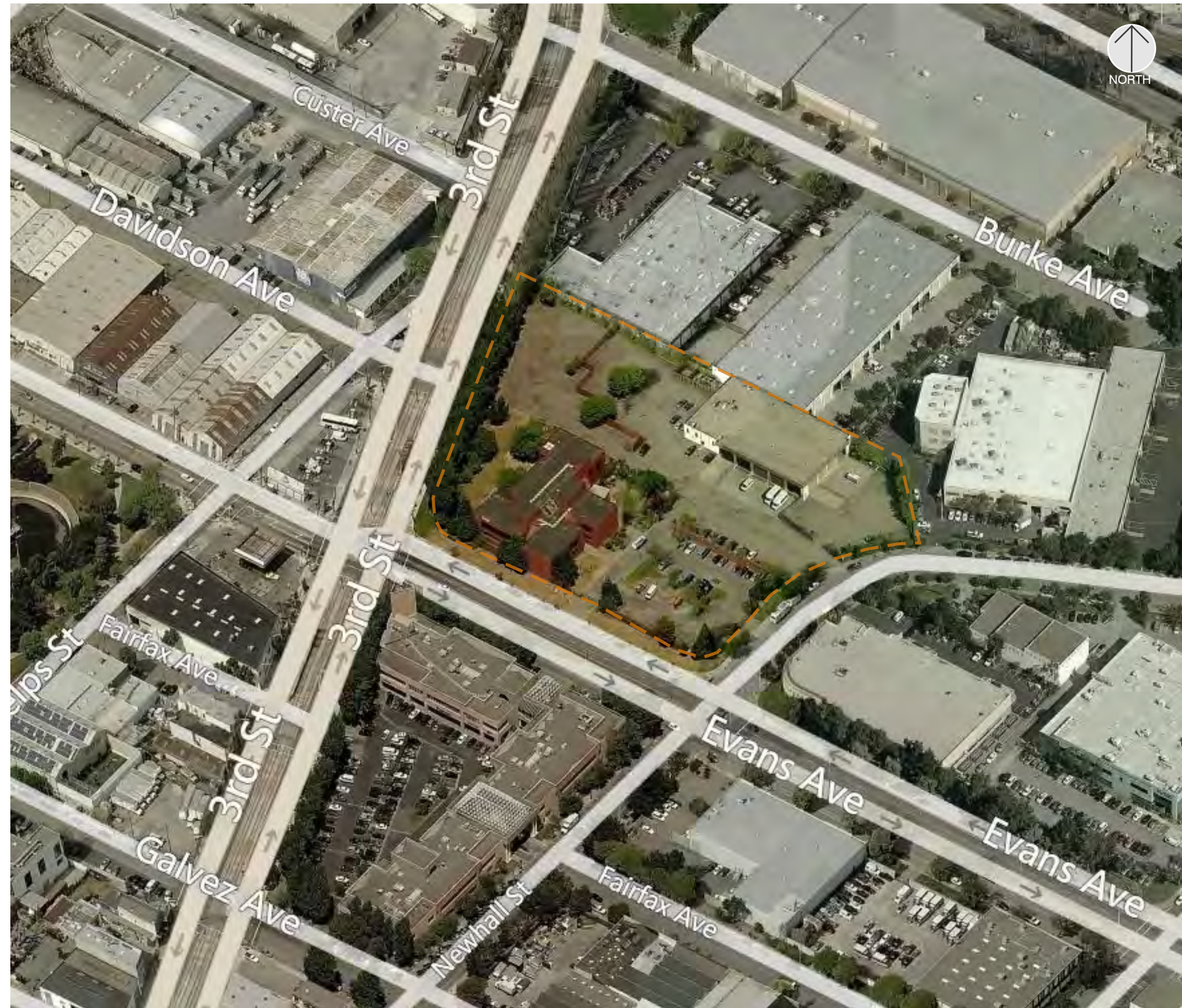
#### Architectural Design Concept:

- Apply existing building design concepts to new addition. (Two story rectangular office modules connected by two story circulation space)
- Provide 3<sup>rd</sup> Street filtered urban presence.
- Create a dynamic open area and field staff entry.

#### Landscape Design Concept

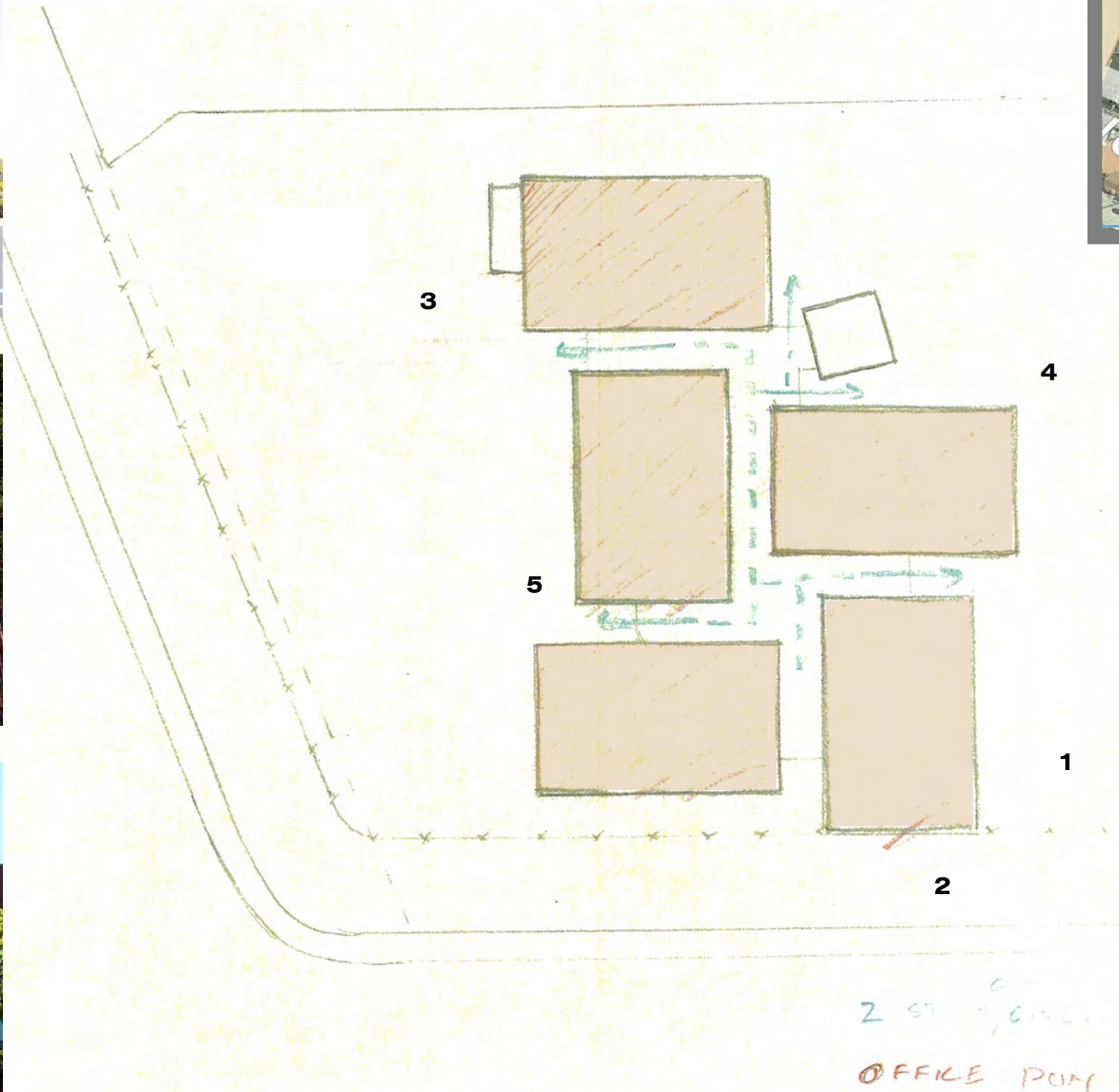
- Retain park sensibility
- Respect and preserve existing landscape
- Create flexible multi-use space and linkage from parking area to back courtyard
- Create sustainable and water conserving landscape through use of
  - o Permeable paving
  - o Native planting
  - o Reduction of lawn

## PUC SEWER OPERATION FIELD OFFICE - 1550 EVANS AVE - PROJECT SITE

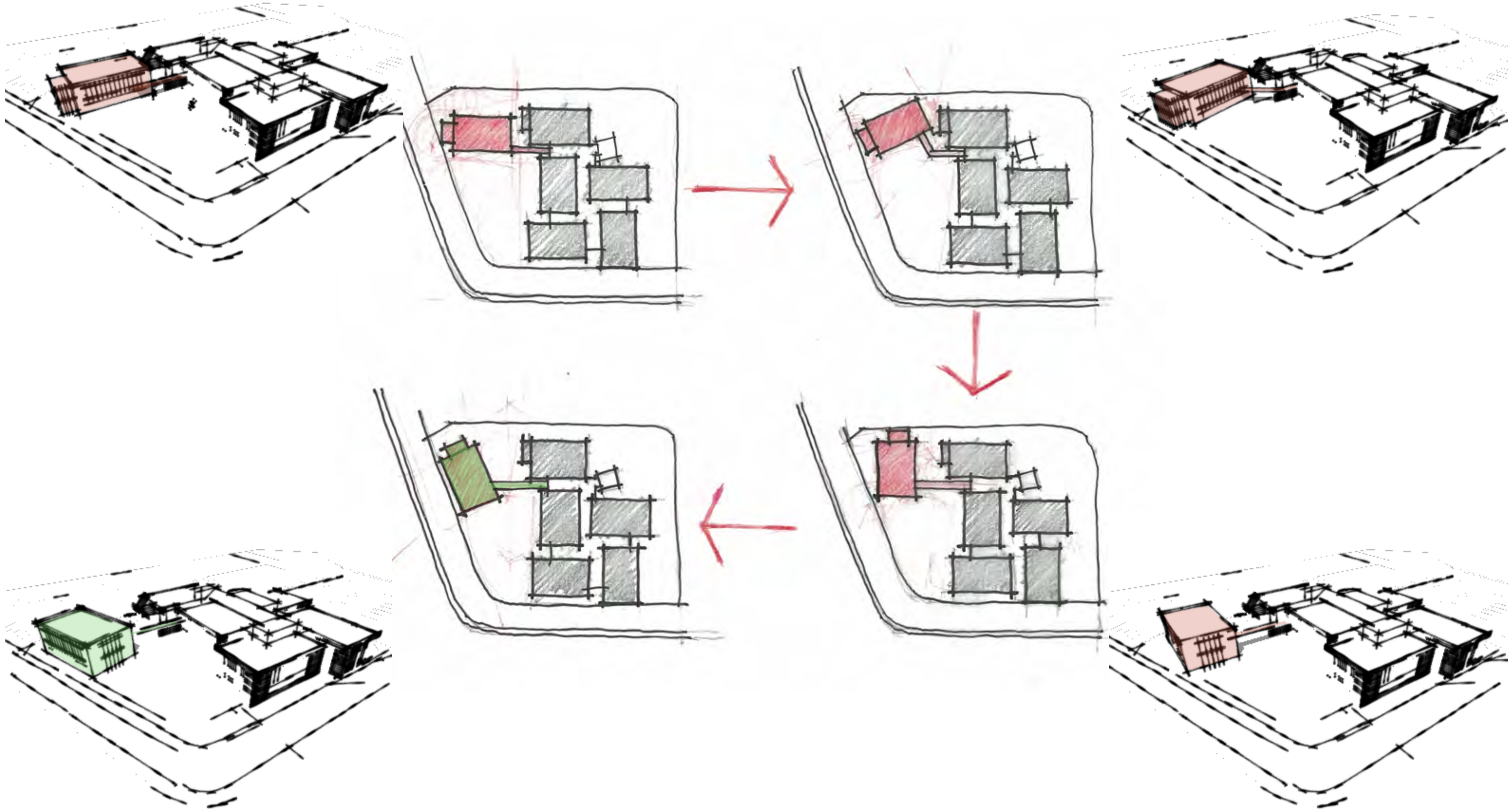


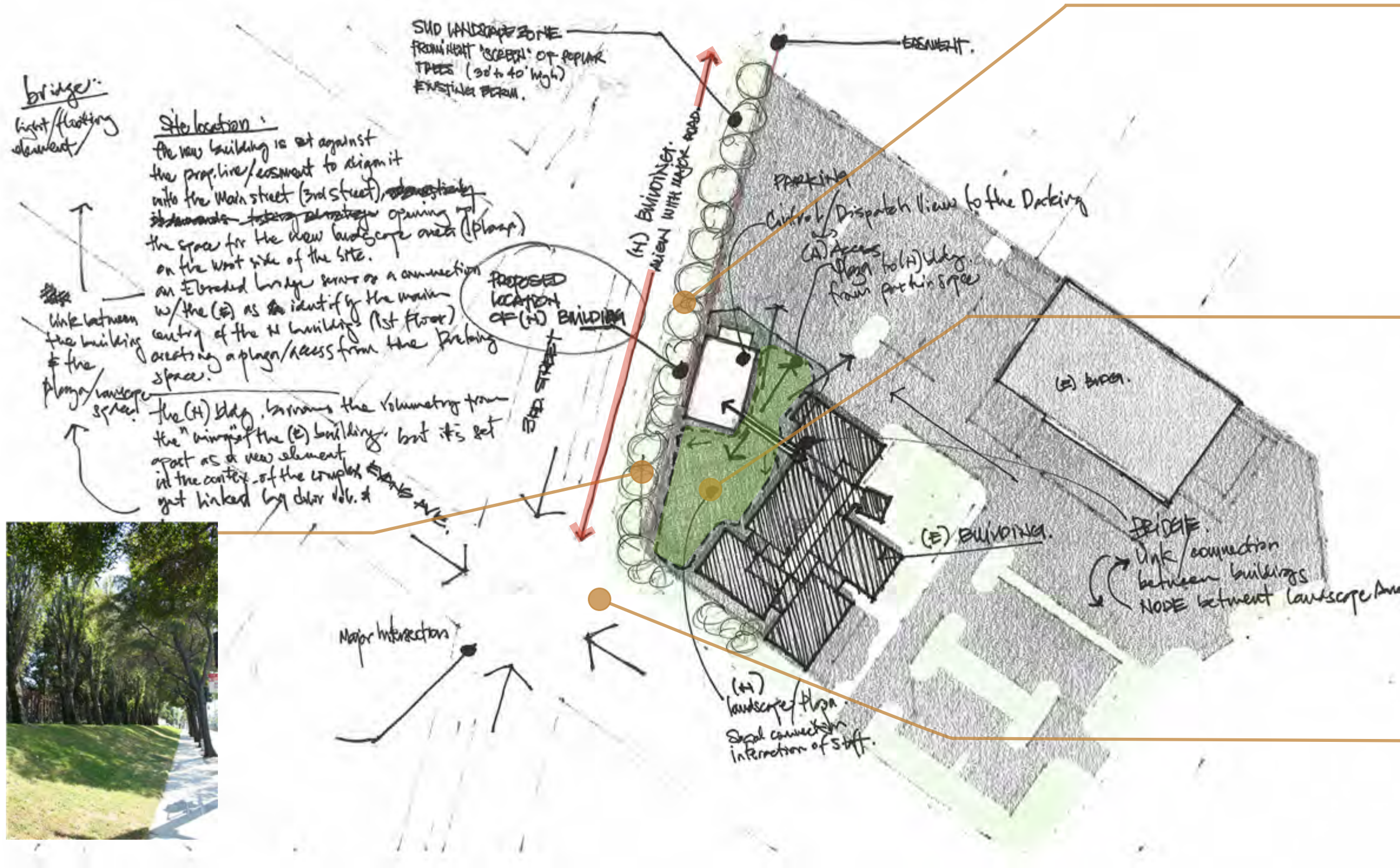
DESIGN ANALYSIS - PROPOSED BUILDING CONCEPT

EXISTING BUILDING  
(PRECEDENTS)















**SITE PLAN**



**LANDSCAPE**



NORTH

**FLOOR PLANS - PROPOSED ADDITION**

PROPOSED BUILDING

3RD. STREET

(E) BUILDING

EVANS AVE.

(E) BUILDING

ENTRY

TO (E) BLDG.

PROPOSED BUILDING

3RD. STREET

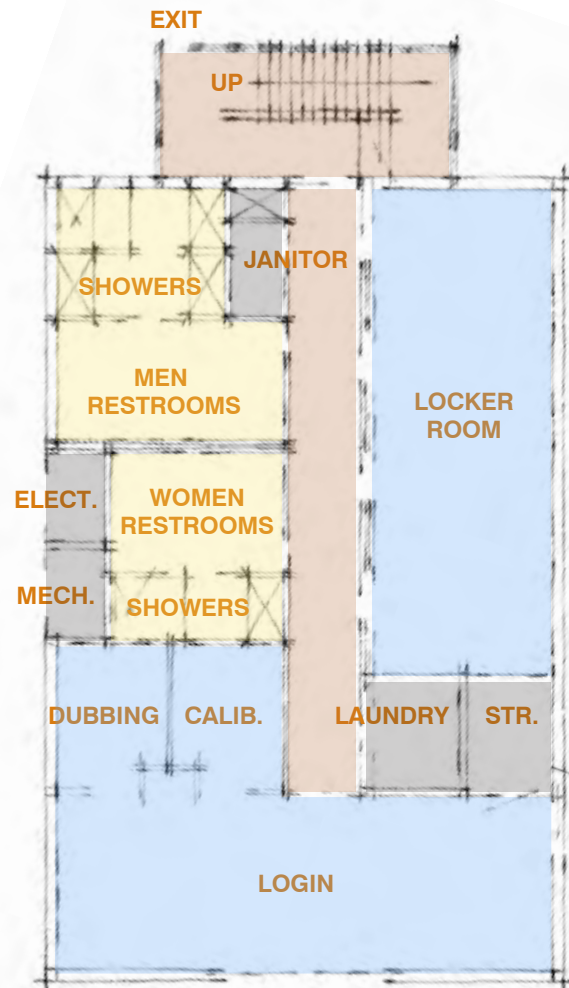
(E) BUILDING

EVANS AVE.

(E) BUILDING

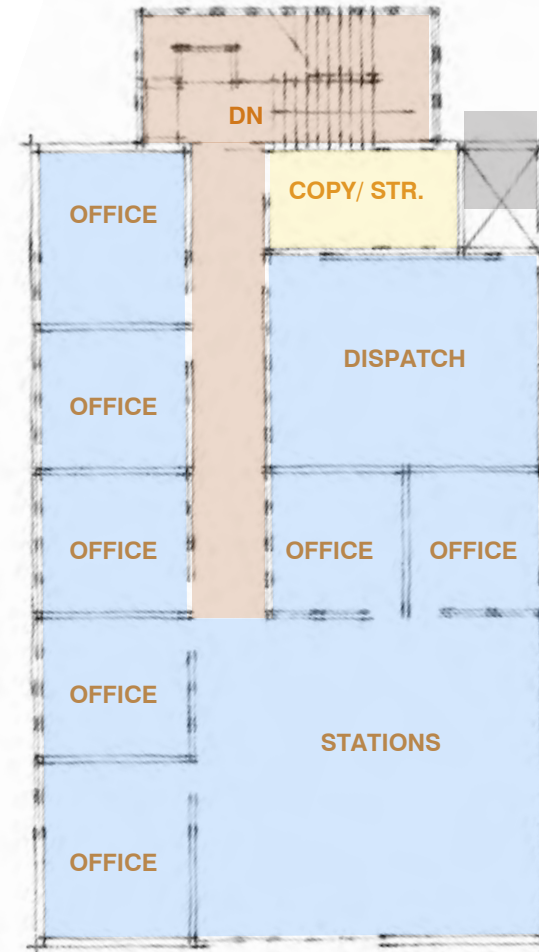
ENTRY

TO (E) BLDG.



**FIRST FLOOR - PLAN**

esc: 1/16



**SECOND FLOOR - PLAN**

esc: 1/16

**FLOOR PLAN KEY**

- PRIMARY SPACE
- SECONDARY SPACE - SUPPORT
- CIRCULATION
- UTILITIES