

# GSA - FLEET MANAGEMENT | CENTRAL SHOPS RELOCATION

Civic Design Informational Review  
09.28.2015





PROJECT DESCRIPTION

The City and County of San Francisco Office General Services Administration (GSA) operates the Central Shops facility located at 1800 Jerrold Avenue in the Bayview neighborhood. The facility is on an approximately 5.5 acre site and is used to maintain the City’s service vehicle fleet (police, fire and ambulance. The site is immediately adjacent to the SFPUC’s Southeast Water Pollution Control Plant (SEP). Current configuration of the site and existing buildings no longer serves GSA’s needs. GSA has been searching for a new site to construct a modern facility. At the same time, the SFPUC is facing severe space shortages at the SEP because repair and maintenance needs for its aging facilities within the plant and growing maintenance requirements for the collection system which also needs space for staging and storage.

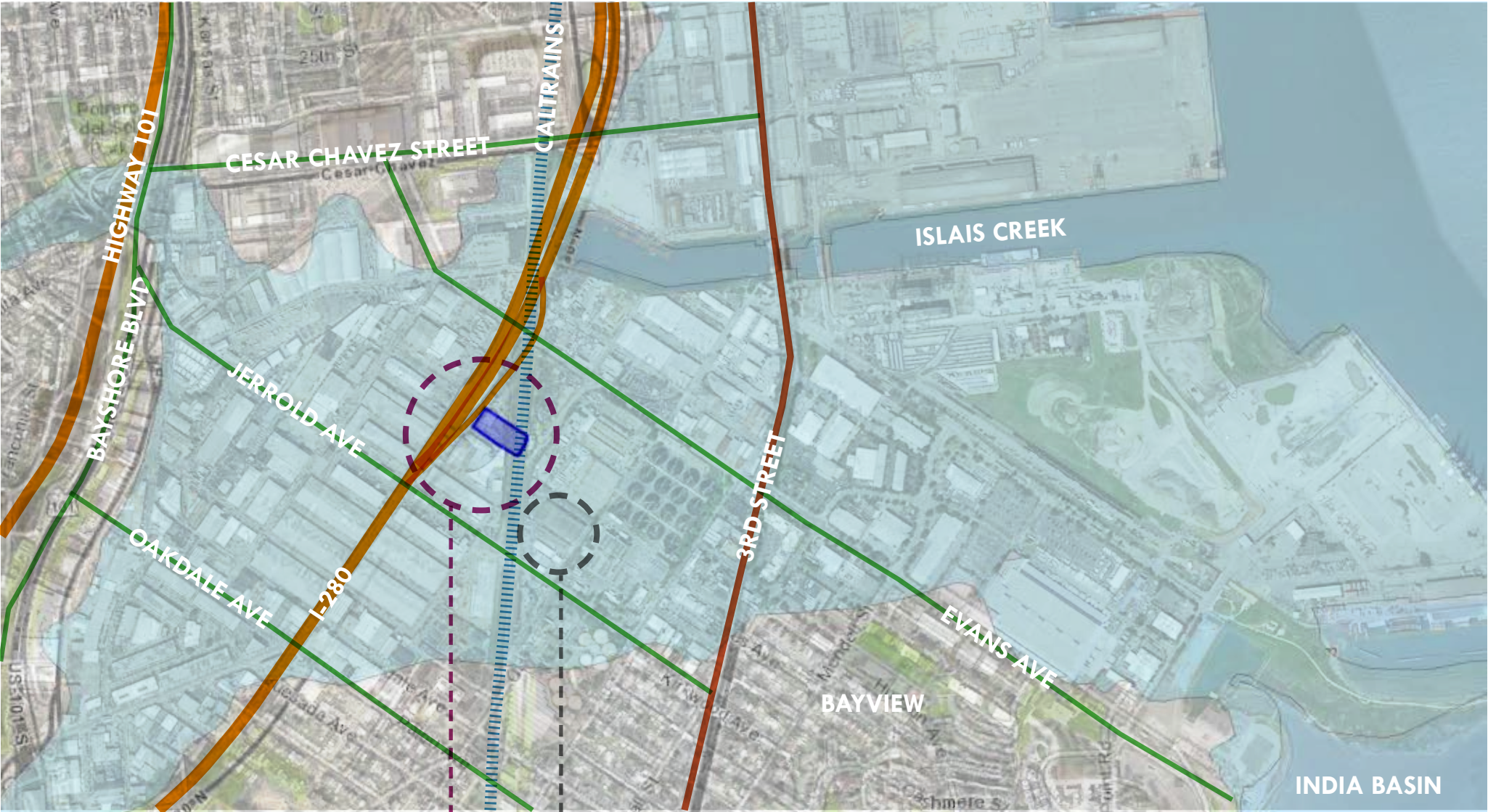
An opportunity is now available in the City’s competitive real estate market to acquire and lease a total of four contiguous parcels located close to the existing Central Shops site that would meet GSA’s needs to construct a modern facility. Once GSA acquires and leases the parcels and construction activities of the new Central Shops facilities have been completed, the SFPUC would be able to use the existing Central Shops site adjacent to SEP for its on-going repair and maintenance work. Additionally the SFPUC could use the site for potential future projects once environmental review and other project approvals have been obtained. Potential future use of the site may include testing of green technologies, the proposed Biosolids Digester Facilities Project (BDFP), and the Eastside Recycled Water Project.

The new site for Central Shops is composed of four (4) parcels located at 1976 Innes Avenue, 555 Selby Street, 1975 Galvez Avenue, and 355 Selby Street. The City would purchase 555 Selby Street and 1975 Galvez Avenue and lease 1976 Innes Avenue and 355 Selby Street. The site is bounded by major site features of the Islais Creek to the north, elevated Interstate 280 Freeway to the west, and Caltrain railroad tracks to the east. The site’s buildable area is restricted by two easements, an aerial easement of an elevated freeway with structural support columns on the west side, and a railroad tracks easement on the east side. The new Central Shop facility would reuse the existing building on the leased property and demolish the two existing buildings on the purchased properties to make way for construction of a new 2-story building. The new building would be for vehicular repair, support spaces, offices and amenities. The existing leased building would be for additional vehicular shop support with minor modifications to the exterior. The existing paved parking lot would remain for vehicular staging and visitor/ vehicle drop-off.

Specific facility requirements include light-duty, medium-duty, and heavy-duty repair shops, shop supports, employee amenities, and administration offices. The associated exterior functions include the staging area and site circulation.

The following approval actions by the City would be necessary to implement the project:

- 1. Purchase & Sale Agreements for 555 Selby and 1975 Galvez by GSA and BOA
- 2. Leases for 1976 Innes and 355 Selby, approval by GSA and BOS
- 3. MOU for Jurisdictional Transfer of 1800 Jerrold from GSA to SFPUC, approval by SFPUC and BOS
- 4. Approval for funding from the SFPUC to GSA, approval by the SFPUC and BOS



--- (E) CENTRAL SHOPS SITE

--- PROPOSED PROJECT SITE

The proposed site is within a Liquefaction zone defined by the State of California Seismic Hazard Zone Map.

PRELIMINARY PROPOSED PROJECT PLANNING

OCCUPANCY CLASSIFICATION

- :: B (Office, Car Wash)
- :: H-3 (Welding Shop)
- :: S-1 (Motor Vehicle Repair, Shops, Fuel)
- :: S-2 (Part Storage, Parking Garage)

CONSTRUCTION CLASSIFICATION

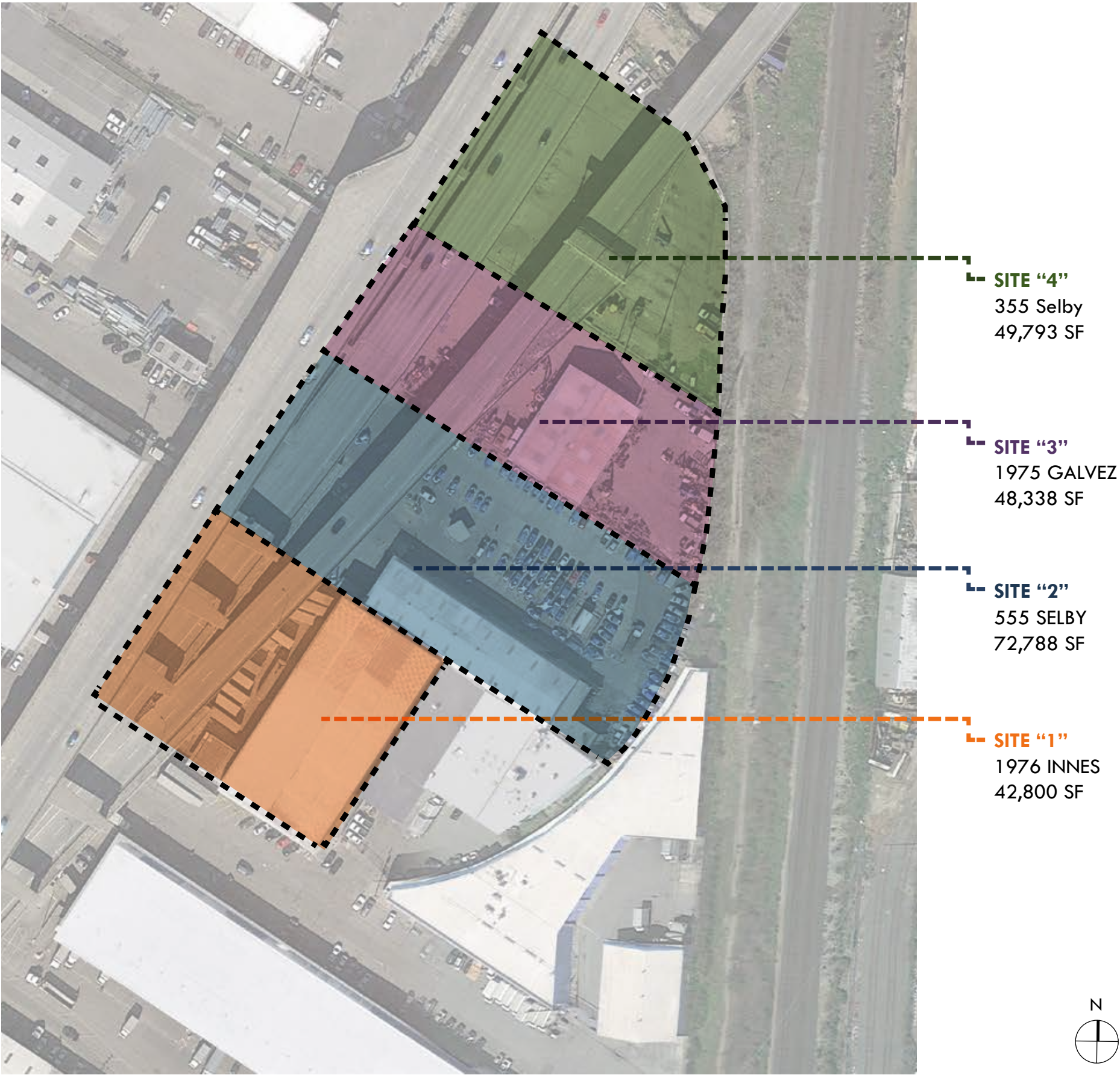
- :: II-B (Motor Vehicle Repair, Shops, Car Wash, Fueling)

Planning Code Interpretations are only preliminary. Project to seek confirmation with Planning Department in next phase.



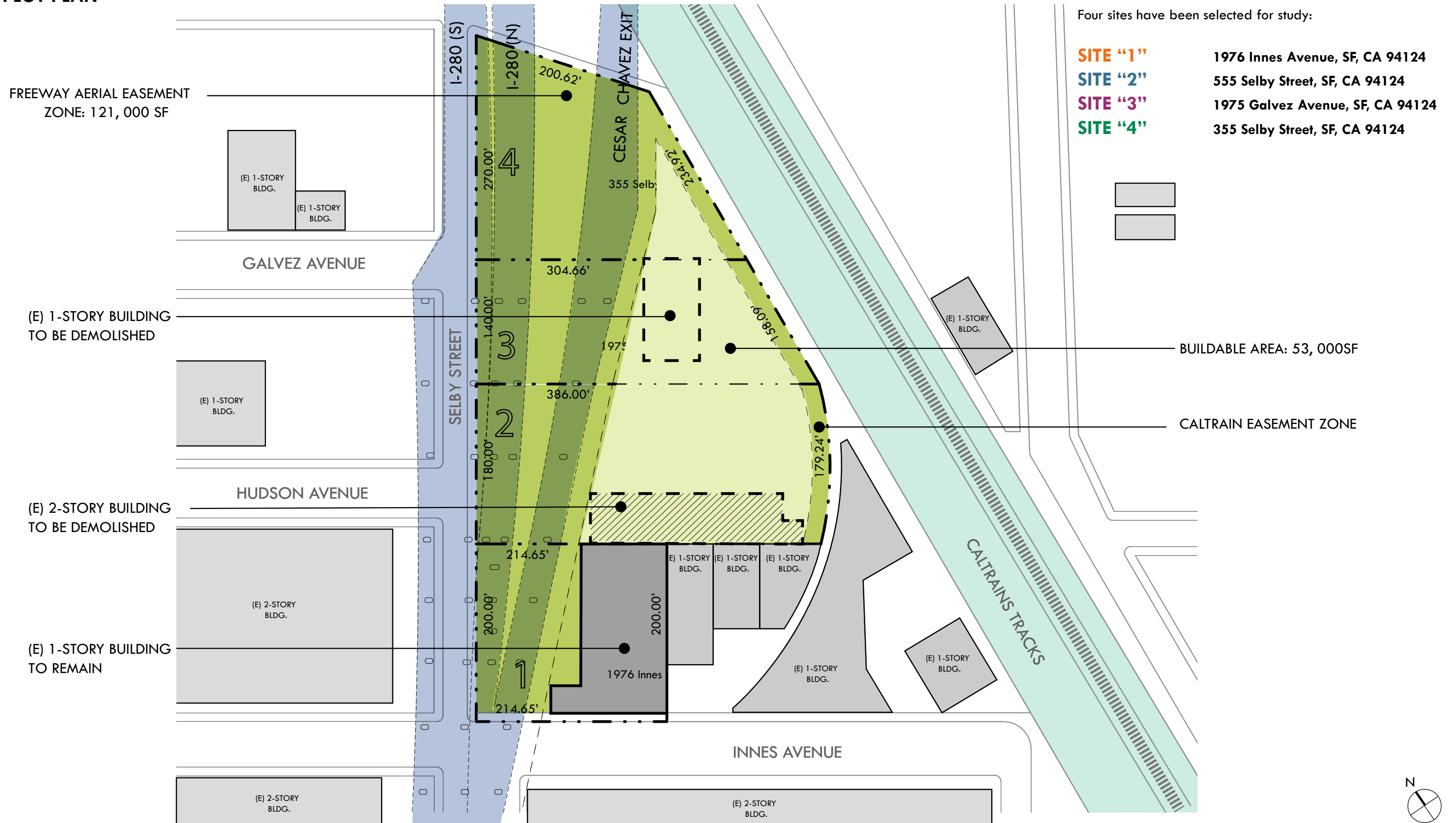
EXISTING SITE - LOT AREAS

SITE "1"	
ADDRESS	1976 Innes Avenue, SF, CA 94124
BLOCK / LOT	5250 / 010
BUILDING AREA	19,500 SF
PARCEL AREA	42,928 SF
LOT DIMENSIONS	200' x 214.65'
SITE "2"	
ADDRESS	555 Selby Street, SF, CA 94124
BLOCK / LOT	5250 / 015
BUILDING AREA	9,600 SF
PARCEL AREA	72,788 SF
LOT DIMENSIONS	180' x 388'
SITE "3"	
ADDRESS	1975 Galvez Avenue, SF, CA 94124
BLOCK / LOT	5250 / 016
BUILDING AREA	7,050 SF
PARCEL AREA	48,338 SF
LOT DIMENSIONS	140' x 386'
SITE "4"	
ADDRESS	355 Selby Street, SF, CA 94124
BLOCK / LOT	5232 / 007
BUILDING AREA	7,050 SF
PARCEL AREA	49,793 SF
LOT DIMENSIONS	270' x 304.55'
ZONING DISTRICT	PDR-2 (light industrial, permit certain non industrial, non-residential uses, including small-scale retail and office, entertainment and certain institution.)
HEIGHT/BULK DISTRICT	80-E
SPECIAL USE DISTRICT	Within 1/4 mile of an existing fringe financial service
GROUND FLOOR HEIGHT	17-ft minimum floor-to-floor height required
OFF STREET PARKING	1 space per 500 sf occupied floor area for offices 1 space per 1,500 sf occupied floor area for shops 1 space per 2,000 sf occupied floor area for storage Assumed 350 sf per parking space
BULK LIMIT	At 65-ft above ground, 110-ft length, 140-ft diagonal
F.A.R	6.0 to 1
SETBACKS	None



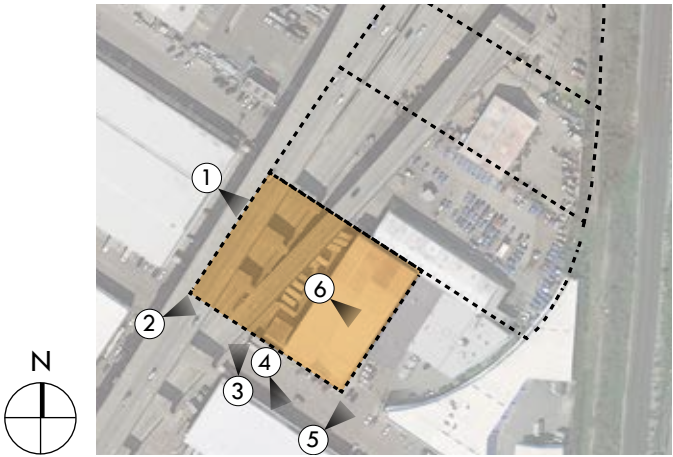


## PLOT PLAN



SITE VIEWS

SITE “1” : 1976 INNES



1 - View from Selby Street into project site under I-280



2 - View from corner of Selby Street and Innes Avenue



3 - View looking towards I-280



4 - View looking down Innes Avenue across project site



5 - View from Innes Avenue looking towards site

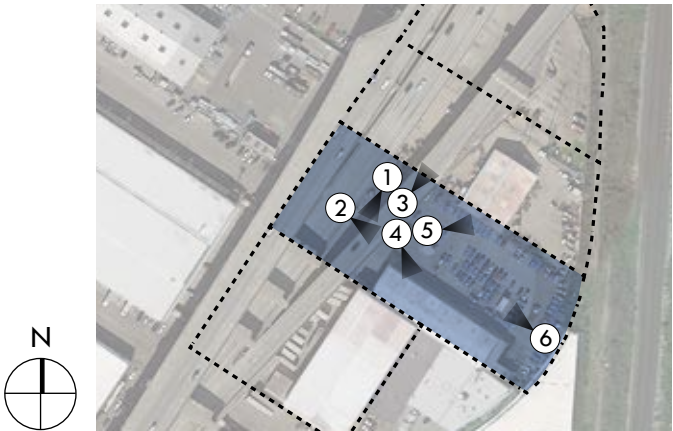


6 - View in structure



SITE VIEWS

SITE “2” : 555 SELBY



1 - View from Selby Street under I-280



2 - View of main entrance into Project Site



3 - View of Project Site under I-280



4 - View of existing 2-story structure on site



5 - View of existing gas pump and adjacent property building

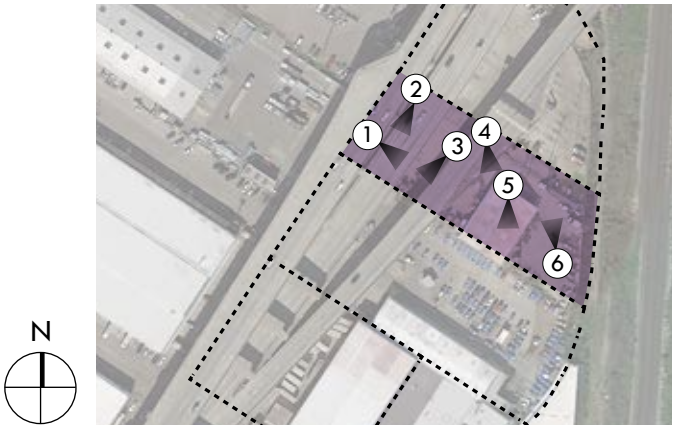


6 - View looking back at building structure and I-280



SITE VIEWS

SITE “3” : 1975 GALVEZ



1 - View of main entrance to Project Site



2 - View of slope from Selby Street into Project Site



3 - View of I-280 over Project Site



4 - View of existing 1-story structure



5 - View in structure



6 - View of back lot behind structure



SITE VIEWS

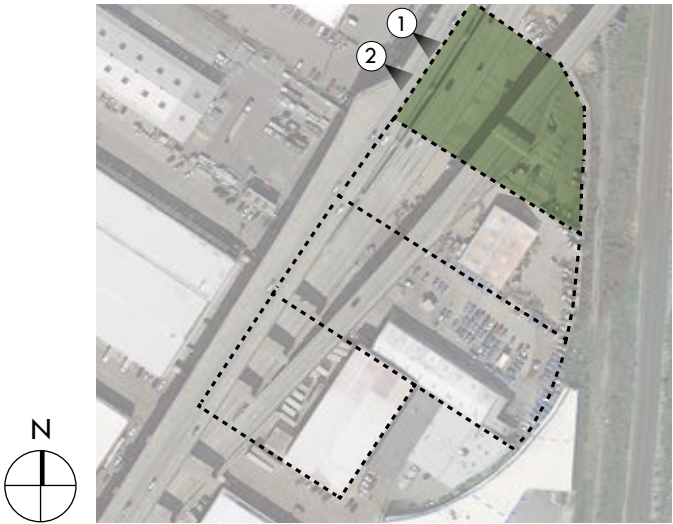
SITE “4” : 355 SELBY STREET



1 - View of main entrance to Project Site

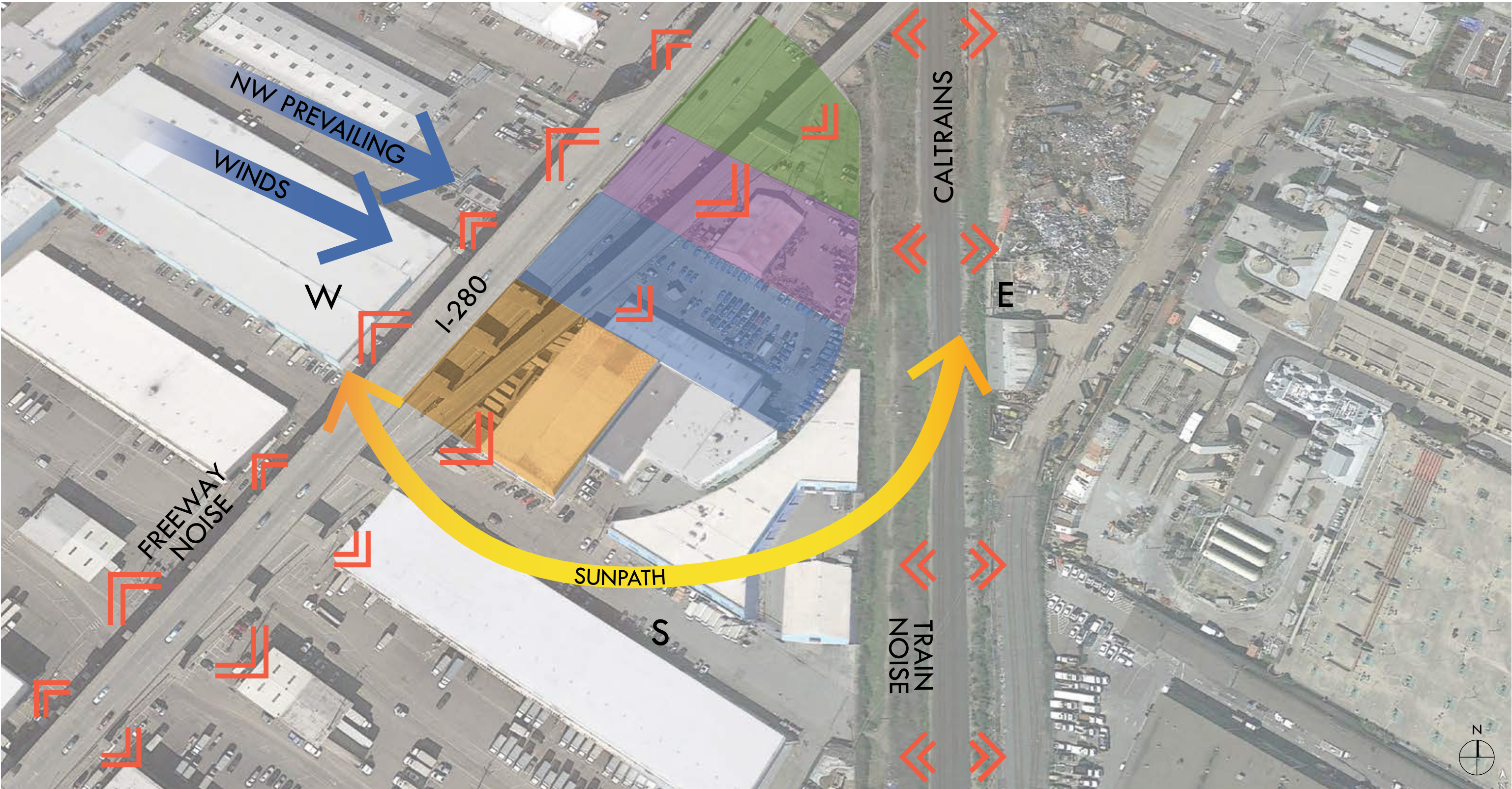


2 - View of Project Site from Selby Street



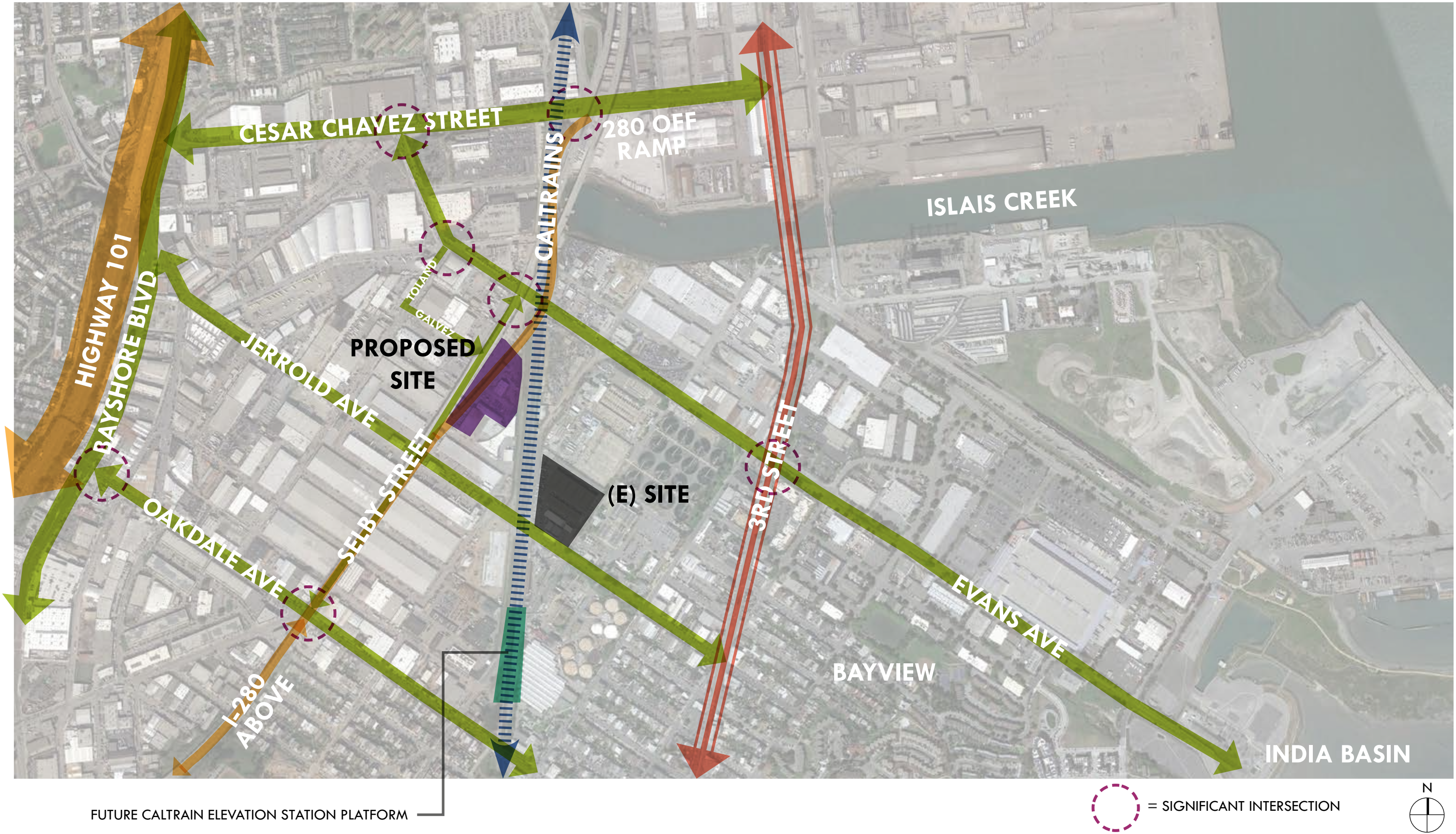


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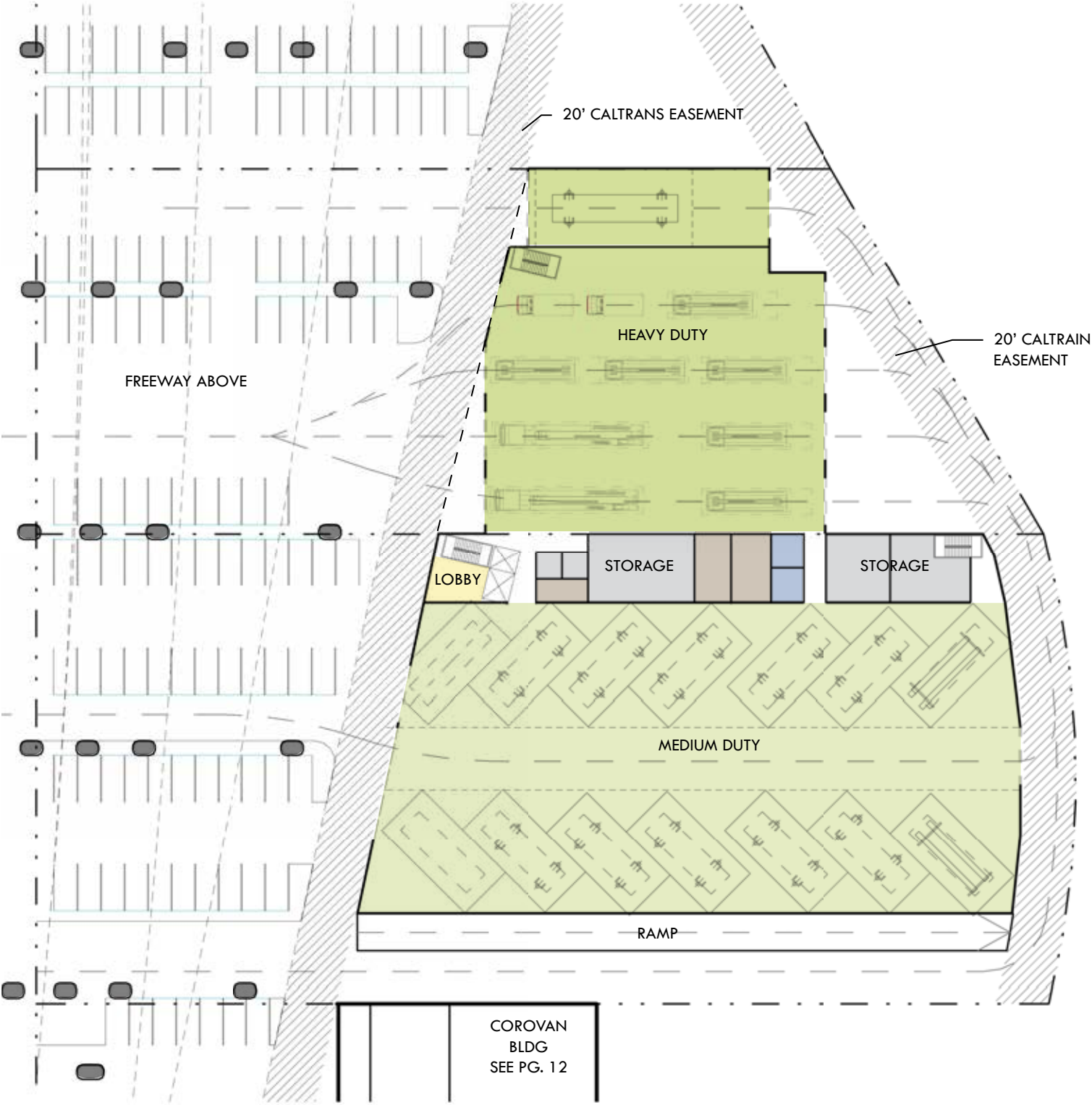


SITE CIRCULATION

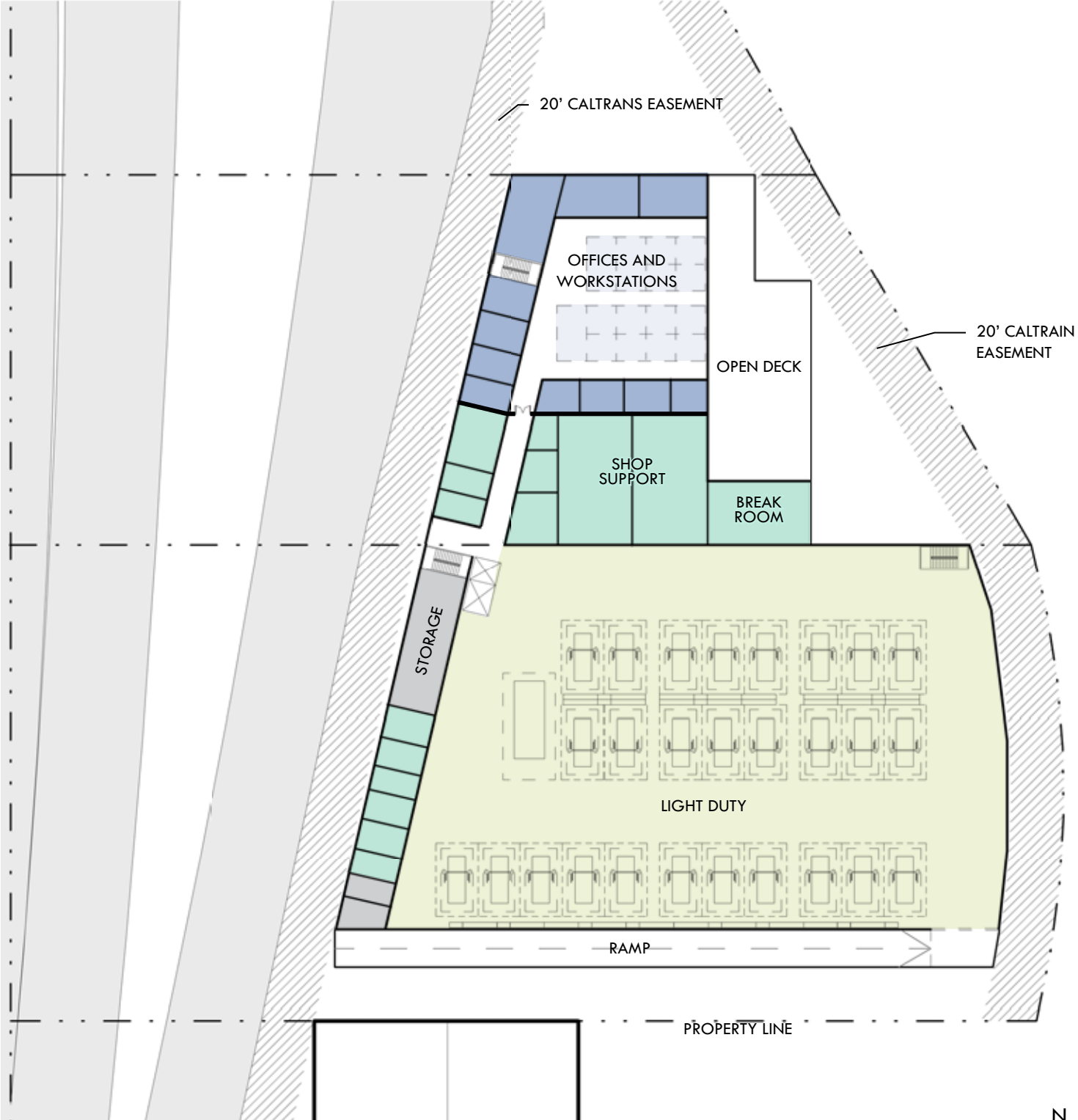




PROPOSED PLAN FOR SCHEMES I & II



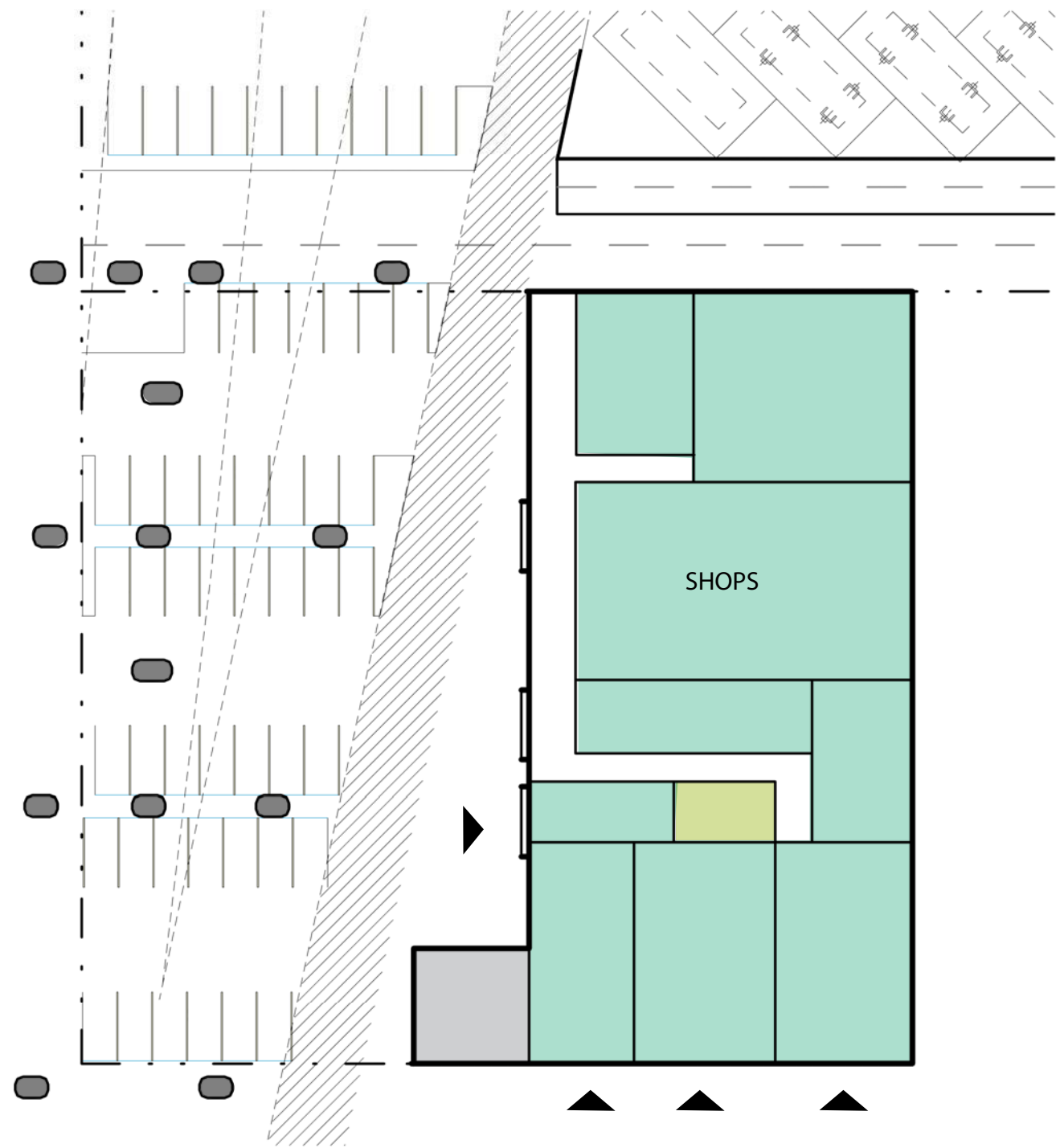
1ST FLOOR



2ND FLOOR

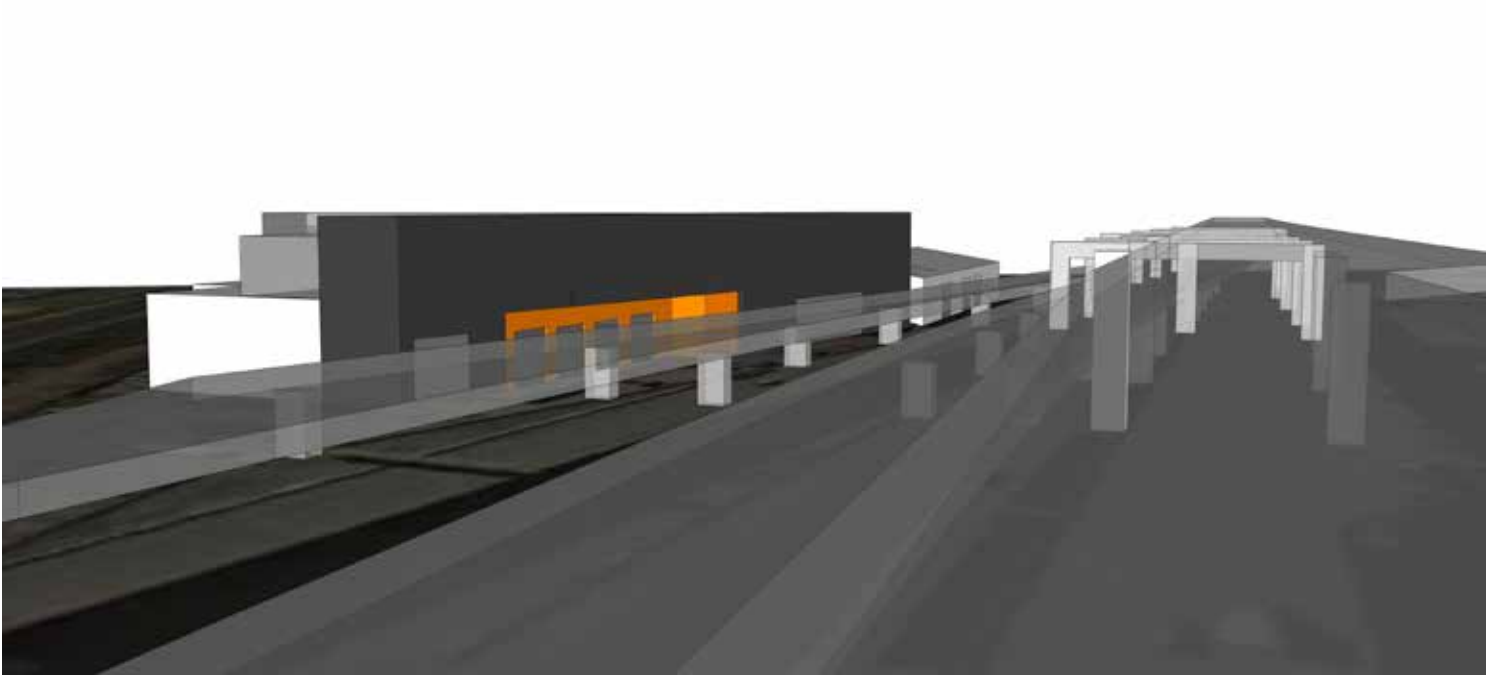








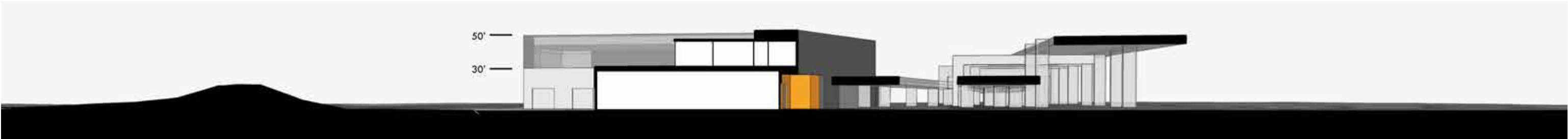
PROPOSED SCHEME 1



VIEW LOOKING SOUTHBOUND

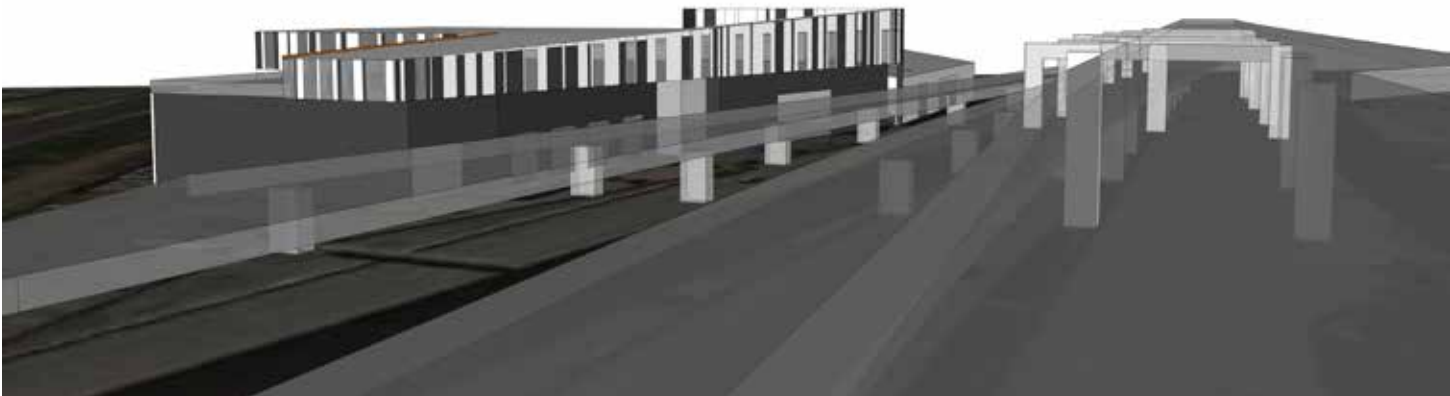


VIEW LOOKING NORTHBOUND





PROPOSED SCHEME II



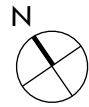
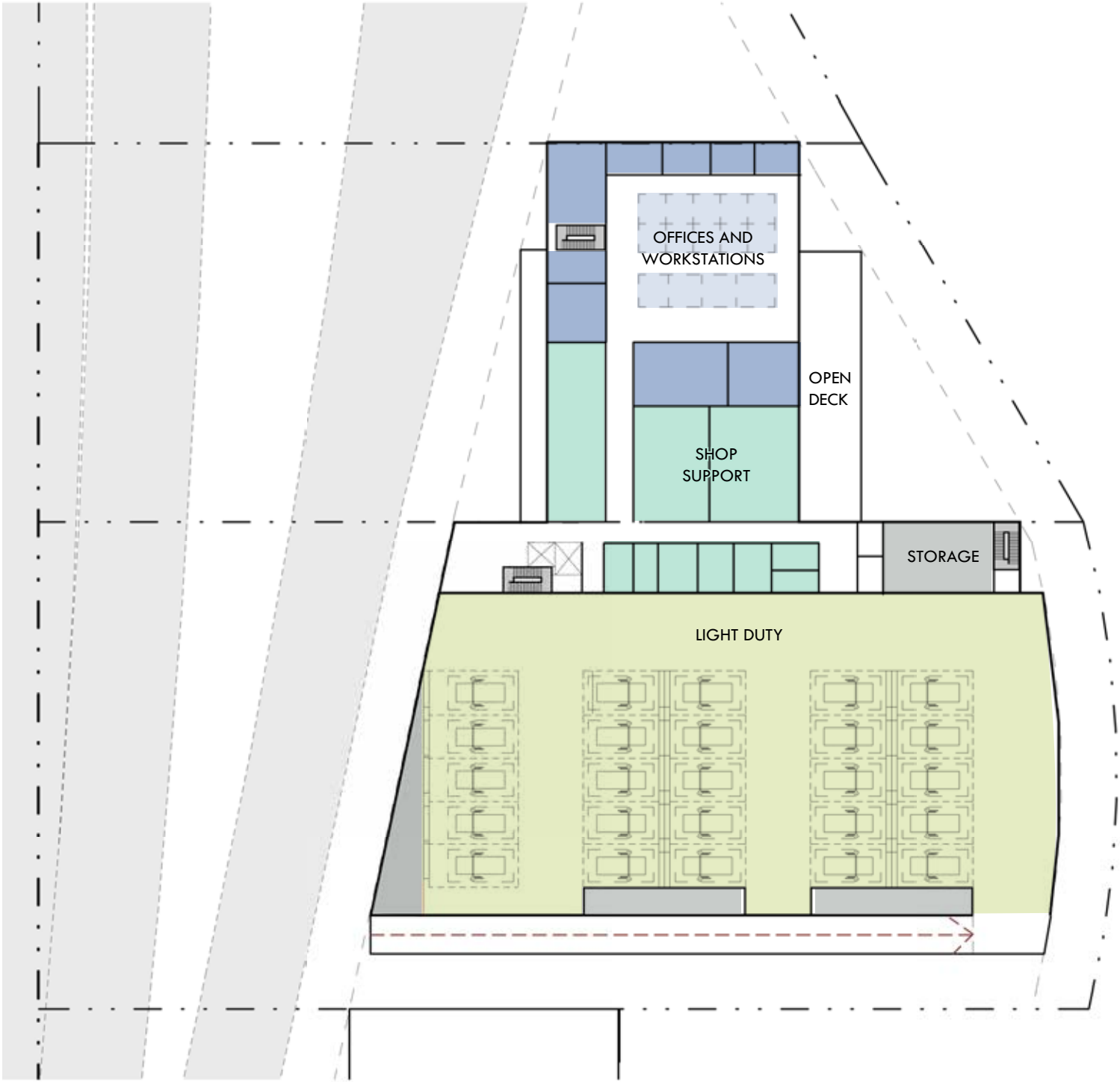
VIEW LOOKING SOUTHBOUND



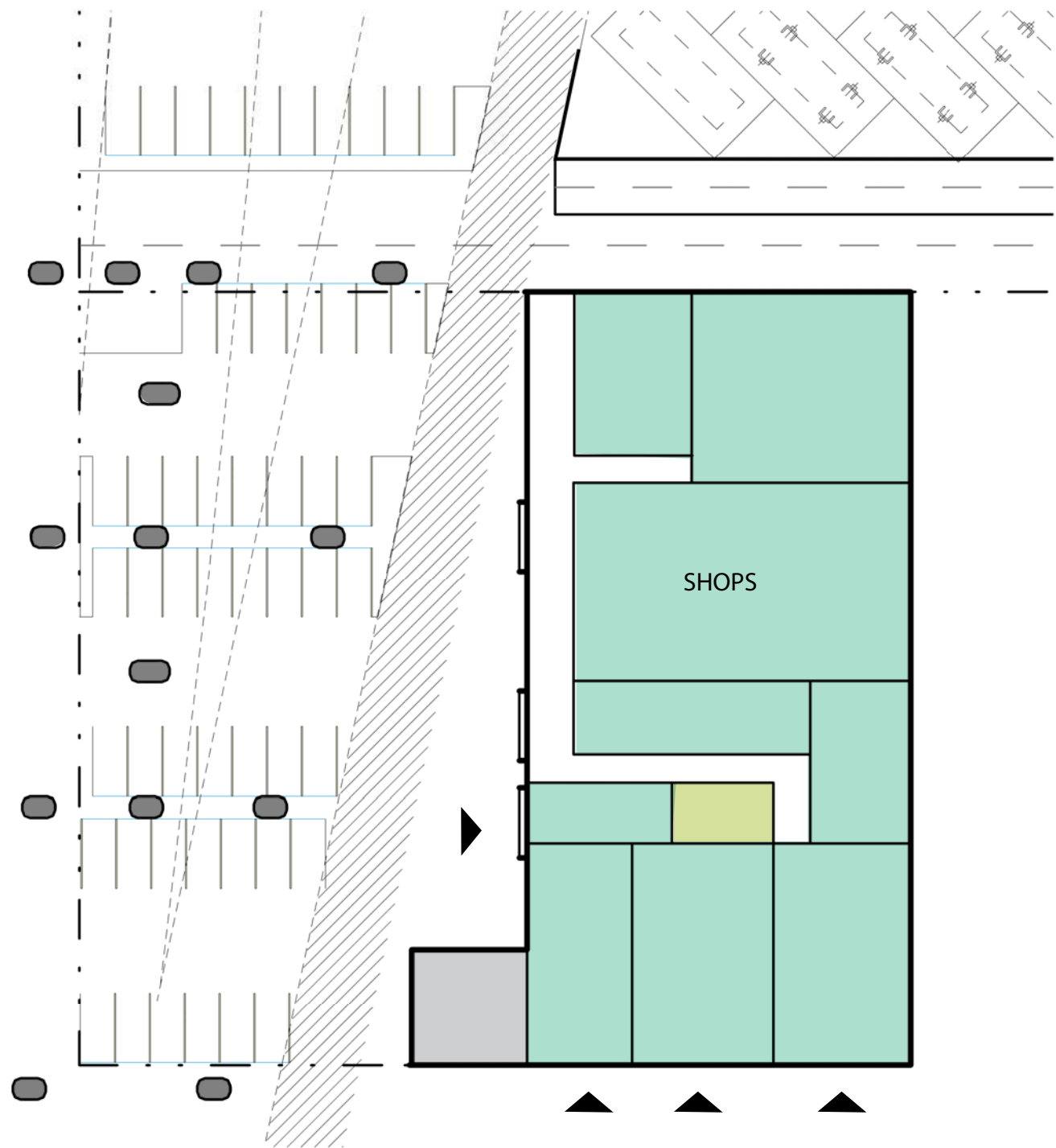
VIEW LOOKING NORTHBOUND













PROPOSED SCHEME III



VIEW LOOKING SOUTHBOUND



VIEW LOOKING NORTHBOUND

