

REQUEST FOR REVIEW FORM

San Francisco Arts Commission
Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: 1657 Rollins Road Building Renovation DATE: June 25, 2019

CLIENT DEPARTMENT: San Francisco Public Utilities Commission

PROJECT ADDRESS 1657 Rollins Road, Burlingame CA DISTRICT NUMBER: N/A

Is this part of a multi-site project, bond or capital improvement program? If yes, which program?

NO

PROJECT TEAM

PROJECT DESIGNER: Heather Manders, SFPUC Email: hmanders@sflower.org

PROJECT MANAGER: Mary Tienken, SFPUC Email: mtienken@sflower.org

ARCHITECT: Michael Wang, MEI Architects Email: MWang@meiarchitects.com

LANDSCAPE ARCHITECT: _____ Email: _____

DATES OF REVIEW

Conceptual/Informational Presentation N/A

PHASE 1: Schematic Design July 15, 2019

PHASE 2: Design Development TBD

PHASE 3: Construction Documents TBD

Other:

Small Project Review

Plaque Review

PROJECT DELIVERY METHOD

Design, Bid Build (traditional)

Fast Track

Design-Build

Bridging

Other

Construction Commencement: _____

Construction Completion: _____

Structure size (SQ FT): _____

BUDGET

Total Construction Cost: \$10,957,000

Art Enrichment Budget: TBD

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 attached

ADDITIONAL INFORMATION

Is this project on a City designated landmark or in a City designated historic district? If yes, please contact Tim Frye of the Historic Preservation Commission to determine whether a certificate of appropriateness or other steps are 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 September 25, 2018: \$12,800

Projects will now be charged on a per project basis. The Base Fee per project will be \$12,800; however, complex projects or projects involving more than one building may be charged a higher fee.

Write check to: San Francisco Arts Commission

Interdepartment Fund Transfer should use the below codes for SFAC's chart fields:

Revenue Account ID: 460127

Fund ID: 11740

Department ID: 163649

Authority ID: 16577

Project ID: 10022393

Activity ID: 0001

1657 Rollins Road Design Concept

1657 Rollins Road is a 1950's era single story wood framed building. It has a flat roof with a low parapet. Exterior materials are painted wood and stucco. The building is surrounded on three sides by surface parking, with a utility yard in the back containing switchgear and an emergency generator. The building is set back from Rollins Road, with the main entry to the building off of the south parking lot. Surrounding the building are other low, industrial type buildings and parking lots.

The project consists of an interior renovation of a portion of an existing building along with a small, 1,600 SF addition consisting of storage and an employee wellness room. The addition is located at the back of the property and is not visible from the street. The surrounding neighborhood consists of industrial type, low buildings and warehouses.

The design intent is to maintain a simple design vocabulary and aesthetic, consistent with the neighborhood, and to continue the horizontal expression of the existing structure and to match the roofline/parapet. The addition measures approximately 61' in length and is 14' in height. Materials are painted stucco or cement board with aluminum framed windows and glazed sectional overhead doors for the storage/staging areas. It is intended to repaint the existing structure in neutral grays, including this new building addition.

Community Outreach

No public outreach was planned for the design phase of the project. A mailing list has been developed which includes all occupants of properties within 1000 feet of the SFPUC parcel at 1657 Rollins Road. In advance of the Phase 2, Civic Design Review presentation, the SFPUC will mail information about the project, a site plan and an illustrative drawing to the mailing list. The notification will inform interested parties of the opportunity to comment at the next CDR meeting.