

REQUEST FOR REVIEW FORM

San Francisco Arts Commission
Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: Verizon Site Market & Van Ness DATE: 09/01/2015

CLIENT DEPARTMENT: Planning Department

PROJECT ADDRESS 1 South Van Ness Avenue DISTRICT NUMBER: _____

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

No

PROJECT TEAM

PROJECT DESIGNER: Verizon Wireless/Kelly Pepper Email: kelly@townconsulting.com

PROJECT MANAGER: Kelly Pepper Email: kelly@townconsulting.com

ARCHITECT: Streamline Engineering, James Gray Email: james.gray@streamlineeng.com

LANDSCAPE ARCHITECT: na Email: na

DATES OF REVIEW

Conceptual/Informational Presentation _____

PHASE 1: Schematic Design _____

PHASE 2: Design Development _____

PHASE 3: Construction Documents _____

Other:

Small Project Review

Plaque Review

PROJECT DELIVERY METHOD

Design, Bid Build (traditional)

Fast Track

Design-Build

Bridging

Other

Construction Commencement: 12/15/15

Construction Completion: 1/31/16

Structure size (SQ FT): on existing building

BUDGET

Total Construction Cost: \$389,000.00

Art Enrichment Budget: _____

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.

The proposal is to add a Verizon Wireless facility on the roof of the existing building. Please see attached project description and photosimulations.

ADDITIONAL INFORMATION

Is this project on a City designated landmark or in a City designated historic district? If yes, have you contacted staff of the Historic Preservation Commission to determine whether a certificate of appropriateness is 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 July 1, 2014: \$10,220

Projects will now be charged on a per project basis. The Base Fee per project will be \$10,220, however, complex projects or projects involving more than one building may be charged a higher fee.

Journal Entry should be paid to:

Index code: 28CIVDESIGN_PAR516

Write check to: San Francisco Arts Commission

Project Description:

Verizon Wireless proposes to install a facility at the commercial office building at 1 South Van Ness Avenue. The site has been designed to be visually unobtrusive. The facility will consist of fifteen panel antennas in five sectors, and associated RRUs, cabling, and equipment cabinets. The equipment cabinets will be inside the existing rooftop penthouse. The fifteen antennas and associated RRUs will be on the roof of the building. They will be installed within penthouse extensions designed to blend with the existing building and will be completely screened from view.

Total Construction Cost:

Labor:	\$175,000.00
Equipment:	\$100,000.00
Steel:	\$25,000.00
FRP (screening):	\$65,000.00
Crane:	\$24,000.00
Total:	\$389,000.00

Additional Information:

The subject building is a potential historic resource. San Francisco Planning Preservation staff have reviewed the proposal and determined a Certificate of Appropriateness is not required.

Community Outreach:

Notices have been mailed to all relevant neighborhood/community organizations notifying them of the project and the time and location of the Civic Design Review meeting.