

# REQUEST FOR REVIEW FORM

San Francisco Arts Commission  
**Civic Design Review**

## PROJECT INFORMATION

PROJECT TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

CLIENT DEPARTMENT: \_\_\_\_\_

PROJECT ADDRESS \_\_\_\_\_ DISTRICT NUMBER: \_\_\_\_\_

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

## PROJECT TEAM

PROJECT DESIGNER: \_\_\_\_\_ Email: \_\_\_\_\_

PROJECT MANAGER: \_\_\_\_\_ Email: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ Email: \_\_\_\_\_

LANDSCAPE ARCHITECT: \_\_\_\_\_ Email: \_\_\_\_\_

## 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: \_\_\_\_\_

Construction Completion: \_\_\_\_\_

Structure size (SQ FT): \_\_\_\_\_

## BUDGET

Total Construction Cost: \_\_\_\_\_

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.

## 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**

**Botanical Garden Nursery & Maintenance Facility – Replacement Project**  
**S.F. Arts Commission Request for Review Form Attachment**  
**Project Description**  
1/20/2020

The purpose of the proposed San Francisco Botanical Garden Nursery & Maintenance Facility Project (the “Project”) in Golden Gate Park is two-fold:

1. To replace several of the Botanical Garden’s existing aging structures and infrastructure for growing plants, and related equipment and supply storage, with proposed, in-kind structures to be used for the same purposes.
2. To consolidate the Botanical Garden’s existing growing grounds and greenhouse facilities into a single, contiguous area at the site of its current nursery.

The Botanical Garden’s current nursery and maintenance facilities, which occupy approximately 38,625 square feet of land in total, are located on two nearby sites, neither of which is fenced or secured from public access. The proposed facilities, which would occupy approximately 38,750 square feet of land (representing an increase of only 125 square feet), would clearly delineate public garden spaces from the nursery and maintenance spaces. The consolidation of the facilities, together with a realignment of public paths, would enhance the visitor experience of public areas within the Botanical Garden while improving the efficiency and workflow of back-of-house nursery and maintenance operations. The Project would be funded almost entirely by a Botanical Garden Society gift.

The Project would facilitate the Botanical Garden’s efforts to achieve its potential as a world-class garden and enhance its capacity for supporting conservation efforts. Among other things, the proposed nursery and maintenance facility would:

1. Provide a more efficient and innovative venue for plant propagation and overall nursery operations, including improved sanitation, maintenance, and pest control;
2. Consolidate the Botanical Garden’s growing grounds, thus enhancing the visitor experience and making more land available within the Arboretum for possible future programs;
3. Improve visitor circulation, especially for disabled patrons;
4. Enhance visitor safety by separating growing operations and maintenance activities from visitor circulation;
5. Accommodate the upgraded technology necessary to participate in broader ex-situ conservation efforts and provide the extra care needed for rare, endangered, and unique plants, many of which are not available commercially;

6. Centralize and streamline work areas to better serve the collections and Garden staff, as well as the volunteers who contribute thousands of hours, funds, knowledge, and leadership each year; and
7. Support Garden maintenance activities with the centralized storage of equipment, tools, materials, and vehicles for the horticultural team.

### **Removal and Retention of Existing Structures**

The Project includes removal of structures from two different nearby sites (the “eastern site” and the “western site”), as shown on Sheet 2 of Exhibit A. The existing greenhouse, lathhouse<sup>1</sup>, garden shades, storage structure, shipping container and a utility vehicle “carport” – created by spanning a metal roof and chain-link fencing between the shipping container and the storage structure – would all be removed from the eastern site. Garden shades (also known as hoop houses) and nursery growing grounds would be removed from the western site. In total, 7,600 square feet of existing structures would be removed and replaced.

The only existing building to be retained in the Project is the Pump House. This 27.5 foot by 27.5 foot (or approximately 750 square foot) building is 12 feet tall with doors, vents and openings filled with glass block on four elevations. The building walls are concrete block with a flat roof. The building houses pumps associated with Botanical Garden’s irrigation system and electric panels that serve the nursery, maintenance yard and other areas within the Botanical Garden. No changes are proposed to this use.

### **Proposed Construction and Site Improvements**

The Project includes three proposed structures – a pre-engineered headhouse<sup>2</sup>/maintenance building, a modern greenhouse/lathhouse, and an addition to the existing pump house. All would replace existing outdated structures, and would be located on the eastern site.

- The proposed 3,600 square foot pre-engineered metal building would house a replacement headhouse, an administrative work area, storage (for garden tools and equipment), and a garage (for utility vehicles and a tractor), which would secure and protect contents against theft and vandalism.

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<sup>1</sup> A lathhouse is “A structure made chiefly of laths or slats spaced so as to reduce excessive sunlight while permitting moderate air circulation and used for growing plants that require some shade and protection from strong winds”, *Merriam-Webster Dictionary*.

<sup>2</sup> A headhouse is an indoor work center for nursery operations, providing functional workspace used for potting, amending soil, accepting deliveries, and short-term storage. While headhouses are often located inside a greenhouse, in this instance the headhouse is proposed in a pre-engineered metal building shared with a small administrative space, a garage and storage for maintenance and nursery efforts.

- The proposed 2,400 square foot replacement greenhouse would include two growing zones. Its roof would extend over a covered outdoor work area and an appropriately sized lathhouse, which would be four times smaller than existing.
- A proposed 700 square foot addition to the existing Pump House would accommodate gardening tools, such as wheelbarrows, rakes, shovels, and weed trimmers. A proposed south-facing awning would provide outdoor covered work area associated with soil treatment and pot storage.

All of the proposed buildings would range in height from 12 feet up to 30 feet maximum measured from native (existing) grade. The existing buildings to be removed range in height from approximately 12 feet to 16 feet.

The proposed site plan improvements include a paved work yard, growing areas, designated areas for plant quarantine and soil sanitation, fencing and gates, and regrading and paving to improve accessibility.

**Project Area Summaries**

<b><i>NURSERY &amp; MAINTENANCE FUNCTION</i></b>	<b><i>Existing sq.ft.</i></b>	<b><i>Proposed sq.ft.</i></b>
Growing Space	19,575	19,400
Work Yard	10,700	10,700
Structures	8,350	8,650*
TOTAL AREA - approx. sq.ft.	38,625	38,750

\* including 750 sf existing Pump House to remain

<b><i>PROPOSED STRUCTURES GROSS AREAS</i></b>	<b><i>Proposed sq.ft.</i></b>
Headhouse Building	Total Structure 3,600
Headhouse Work Area	885
Admin	920
Garage	1,133
General Storage	662
Greenhouse	2,400
Existing Pump House	750
Storage (Addition to Pump House)	700
Lathhouse (Under Greenhouse roof extension)	640
Covered Work Area (Under Greenhouse roof extension)	560

<b><i>EXISTING STRUCTURES GROSS AREAS</i></b>		<b><i>Existing sq.ft.</i></b>
Greenhouse	(in eastern area)	2,100
Lathhouse	(in eastern area)	2,500
Shed(s)	(in eastern area)	600
Storage and Garage	(in eastern area)	465
Shade Structures	(in eastern area)	1,290
Pump House (to remain)	(in eastern area)	750
Shade Structures	(in western area)	645

### **Tree Removal and Replacement**

The Project includes removal of 8 trees within the existing nursery eastern site, replacing them with 32 trees along the western side of the proposed headhouse structure. The proposed tree replacement ratio (four replacement trees for each tree removed) exceeds the standard one-to-one replacement ratio agreed upon by San Francisco's Planning and Recreation & Parks Departments.

### **Access to the Site**

The vehicular access to the Project site (for maintenance vehicles and nursery-related deliveries only) would not change from current access via existing asphalt paths from the east and the west. Maintenance/Nursery staff vehicular and bicycle parking would continue to be located in a staff-only parking lot located at the intersection of Lincoln Way and 10<sup>th</sup> Avenue south of the SF County Fair Building (which would not be affected by the Project). The public path that currently passes through the Project site would be re-directed around the Project via a widened ADA-compliant pedestrian path, which would connect to other existing Botanical Garden public paths, circumnavigating the Project area.

Botanical Garden staff would have access to the entire Project area, while volunteers would have more limited access to growing grounds, the headhouse and work yard. General public would have no access to or through the Project area. The Project would not result in any changes in either the number of staff (typically between three and five employees at any time) or the number of volunteers working in the nursery and maintenance area.

### **Uses and Activities**

Very few changes are proposed in regard to use and activities within the nursery and maintenance facility. Staff and volunteers will continue to propagate, pot up, care for and maintain plants, and control pests in the nursery area; maintenance vehicles and equipment will continue to be stored within the Project area. The only changes proposed in activities are additional soil management practices, work that will be conducted in the work yard, and management of a designated quarantine area to control plant contamination.

### **Hours of Operation**

The Project does not entail any change to the current hours of operation of the Botanical Gardens' nursery and maintenance facilities, which are seven days a week, from 6:30 AM to 4:00 PM.

### **Visibility**

Due to site topography and its location below the grade elevation of Lincoln Way, none of the Project structures would be visible from Lincoln Way or anywhere outside of the Botanical Garden.

### **Cultural Resources**

As discussed in more detail in Exhibit B, while the lathhouse and greenhouse structures are now slightly over 50 years old, the City previously found them to be utilitarian, temporary, and ineligible for listing on the California Register as either individual resources or as contributing buildings within the Golden Gate Park Historic District. No cultural resources would be disturbed in connection with this project.

### **Grading and Site Drainage Strategy**

The proposed Project generally conforms to existing grades around its perimeter, with the exception of the northwest corner of the proposed headhouse building. This corner would be set down into grade (with retaining walls) by approximately five feet to maintain a level finish floor elevation within the proposed structure, which is accessible from the work yard. Grades within the work yard have been reworked to provide accessibility to the headhouse, greenhouse, lathhouse, and growing areas.

The Project includes area drains and subsurface pipes throughout the nursery/maintenance site to collect stormwater and convey it to a bioretention swale to be located west of the existing reservoir. This proposed vegetated bioswale would be engineered to slow and cleanse runoff before draining it into the reservoir, an improvement to current conditions in which site stormwater drains directly into the reservoir.

### **Geotechnical Conditions**

A geotechnical report was prepared in 2008 by Rutherford and Chekene for a Botanical Garden project adjacent to the Project site and is attached as an exhibit. Preparation of an updated geotechnical report addressing the specific conditions at the Project site is underway, and is expected to be complete by the end of January, 2020.

### **Community Outreach**

The Botanical Garden has initiated outreach to 38 of our closest stakeholder groups to make them aware of the Nursery Replacement Project. This includes meeting with each to discuss the Project, why it is important and how it will enable our future aspirations for plant conservation. Our stakeholder groups consist of internal stakeholders, such as volunteers and members, and also includes City agencies, such as the RPD Commission and elected

officials. Other stakeholders include neighbors, plant enthusiast groups, other nearby non-profits, and other regional groups that are involved in plant conservation. By March 2020 we will have completed outreach to these stakeholders, and will be sure to notify them via mail or email that public comment is possible at the Civic Design Review Committee meeting. The Garden's closest stakeholder group for this project is the staff and volunteers who will use this facility. Staff have been intimately involved in the planning process, and volunteers have been kept up to date on progress as it has occurred and had a representative on our planning committee. These stakeholders will also be notified by email that public comment is possible at the Civic Design Review Meetings.

**Exhibits**

Exhibit A: Project Drawings and Site Photos (11 x 17)

Exhibit B: CEQA Exemption Analysis

Exhibit C: Progress Report – Geotechnical Investigation