



Civic Design Review - Combined Phase 1 and Phase 2

**BAY CORRIDOR TRANSMISSION & DISTRIBUTION (BCTD) - PHASE 3 PROJECT
ELECTRICAL SUBSTATION 398 QUINT STREET**

August 17, 2020



BCTD Electrical Substation Project



BAYVIEW/ HUNTERS POINT

CENTRAL WATERFRONT/ DOGPATCH

MISSION BAY

Location plan 398 Quint St.



BCTD Electrical Substation

BF Bruce Flynn Pump Station

SSIP Phase 1

- 1 Biosolids Digesters Facilities
- 2 Headworks
- 3 Electrical building

Project brief

Site

- Area approximately 13,000 sq ft.
- Industrial zoning PDR-2 (65'-J).

Equipment

- Outdoor electrical equipment only, no occupied spaces.
- 230kV transformers and gas insulated switchgear (GIS).

Project requirements

- Perimeter wall/ fire rated barrier.
- Vehicular and staff gates.
- Vehicular access ramp.
- 3 existing trees to be removed.

Sea level rise

Site raised approximately 3-ft, electrical equipment placed on concrete pads 6-in above raised site elevation.

Stormwater management

Accounting for allowed area exclusions, project will create and/or replace <5000 sq ft of impervious surface.

New concrete sidewalk

Allow for future equipment replacement with crane.



Gas Insulated Switchgear

Facility Access

There will be no public access to the facility. Facility access is limited to PUC employees, generally visited once per week for routine maintenance.

Project goals

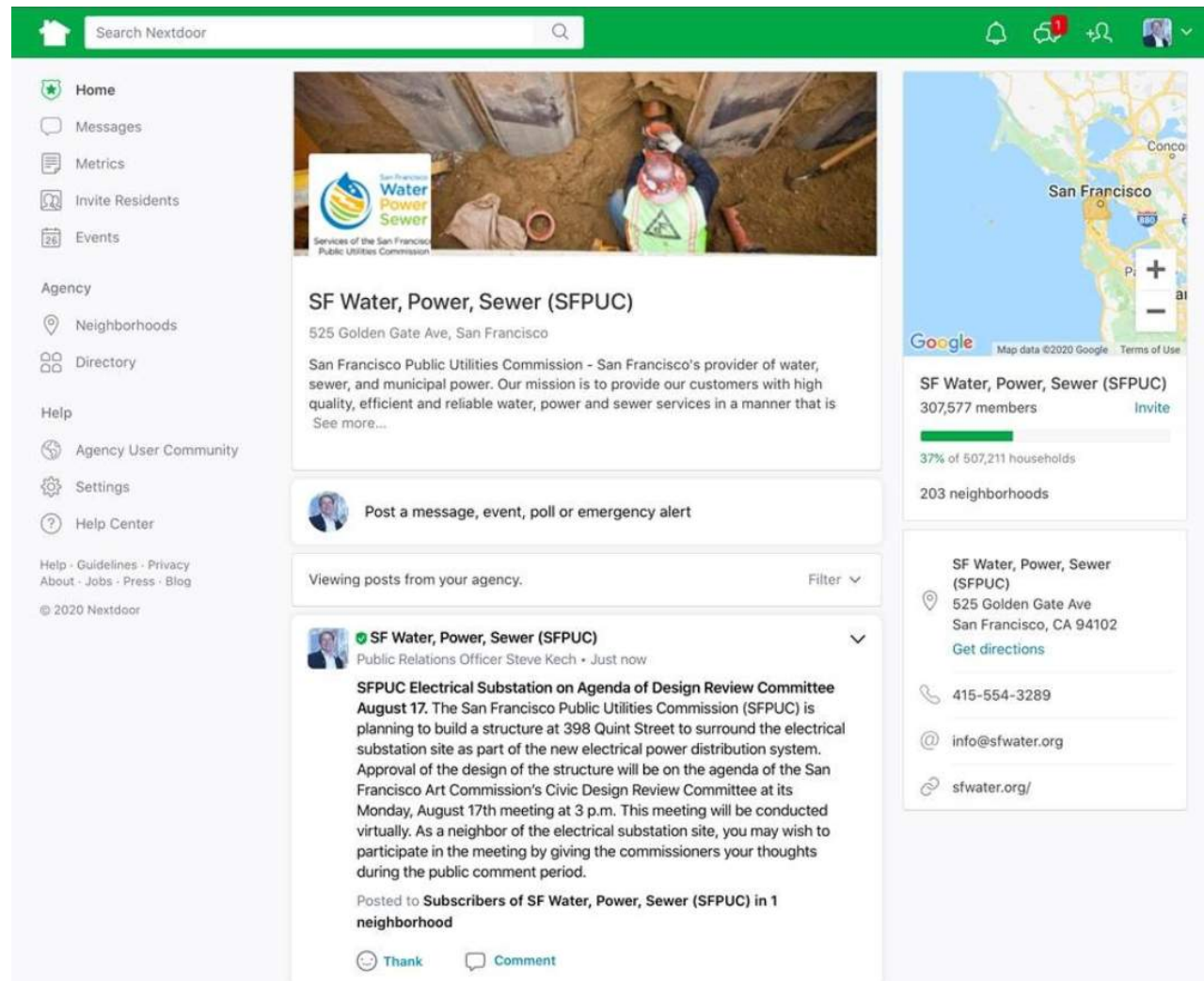
- Meet electrical operational & security requirements.
- Consider proximity to nearby warehouses and light-industrial facilities.
- Create a relationship with other SFPUC projects (SEP Campus & Headworks).
- Create an elegant, understated facility.



Facilities facing project site on Davidson Avenue

COMMUNITY OUTREACH

SOCIAL MEDIA



COMMUNITY NOTIFICATION



525 Golden Gate Avenue, 12th Floor
 San Francisco, CA 94102
 T 415.551.3569
 F 415.554.3161
 TTY 415.554.3488

August 6, 2020

Dear Neighbors,

The San Francisco Public Utilities Commission (SFPUC) is planning to build a structure at 398 Quint Street to surround the electrical substation site as part of the new electrical power distribution system. Approval of the design of the structure will be on the agenda of the San Francisco Art Commission's Civic Design Review Committee at its Monday, August 17th meeting at 3 p.m. This meeting will be conducted virtually. As a neighbor of the electrical substation site, you may wish to participate in the meeting by giving the commissioners your thoughts during the public comment period.

Sincerely,

Steve Kech
 Public Relations Officer, External Affairs
 O: (415) 551-4569; C: 415-308-7756
skech@sfgwater.org

SITE SIGNAGE



DB-130

398 Quint Street Power Distribution System

Begins: **July 2020** Expected Completion: **Fall 2021**

(415) 554-3233 **sfgwater.org/construction**
info@sfgwater.org

Follow Us
 Para asistencia en español llame al (415) 554-3289.
 如果您需要中文協助, 請致電 (415) 554-3289.

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- Ann Moller Caen**
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- Francesca Vietor**
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Commissioner
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OUR MISSION: To provide our customers with high-quality, efficient and reliable water, power and sewer services in a manner that values environmental and community interests and sustains the resources entrusted to our care.





I-280

BRUCE FLYNN
PUMP STATION

NEW HEADWORKS

RAIL TRACK

CONSTRUCTION
STAGING SFPUC

130 ft

SUBSTATION
SITE

170 ft

DAVIDSON AVENUE

TO ISLAIS CREEK

EVANS AVENUE

CONSTRUCTION
STAGING SFPUC

QUINT STREET

SEP CAMPUS

TO 3RD STREET

I-280



HEADWORKS
ART WALL

CONSTRUCTION
STAGING SFPUC

130 ft

SUBSTATION
SITE

170 ft

DAVIDSON AVENUE

EVANS AVENUE

CONSTRUCTION
STAGING SFPUC

QUINT STREET



SEP CAMPUS

Consider **visible intersections** and **sight lines**.



SEP CAMPUS

**NEW HEADWORKS
ART WALL**

BCTD SUBSTATION SITE

**EXISTING TREES TO
BE REMOVED (2)**

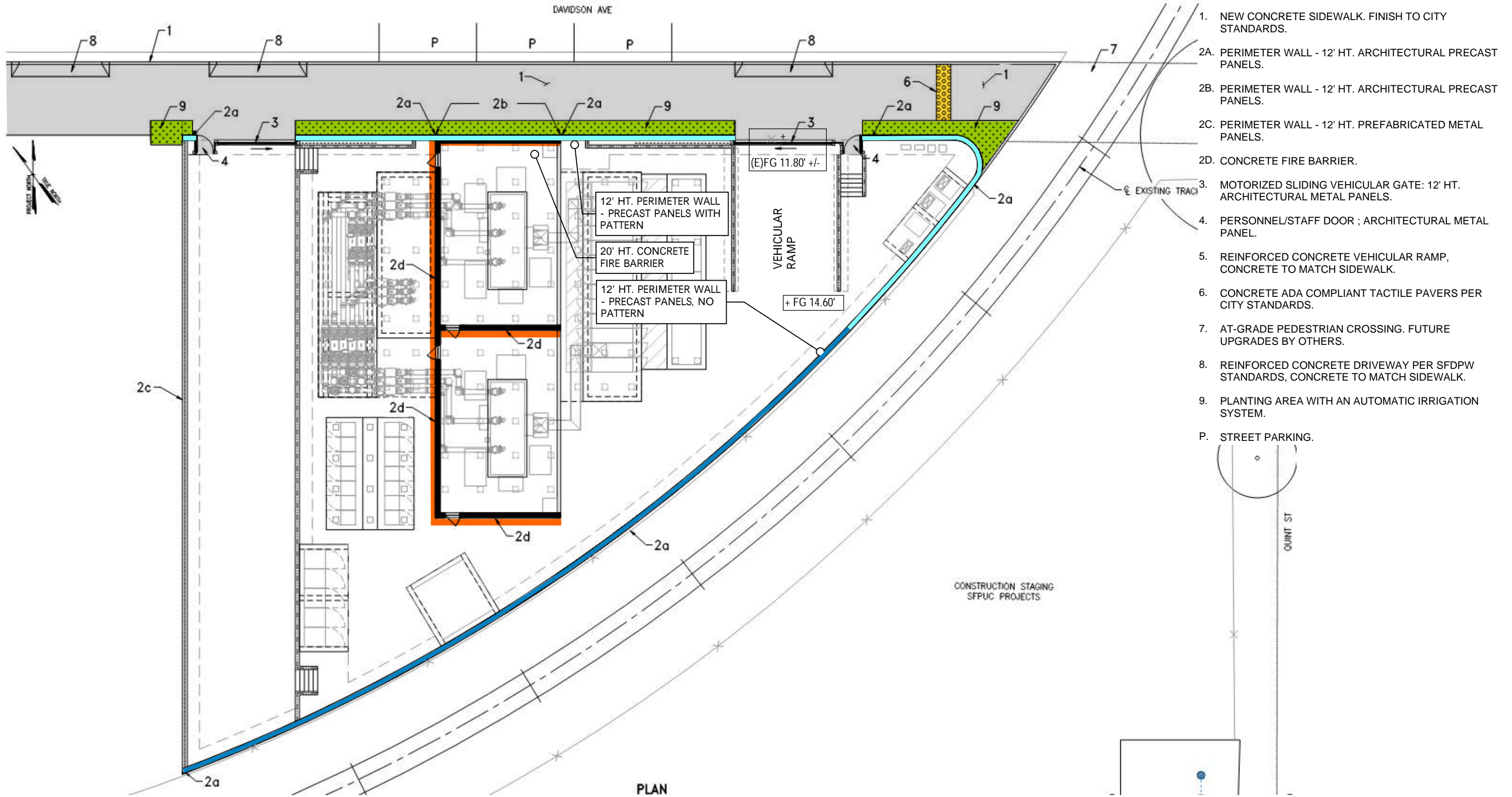
NEW PERIMETER

NEW SIDEWALK

**DAVIDSON AVENUE
TO 3RD ST.**

**QUINT STREET
TO CARGO WAY &
ISLAIS CREEK**

SITE PLAN



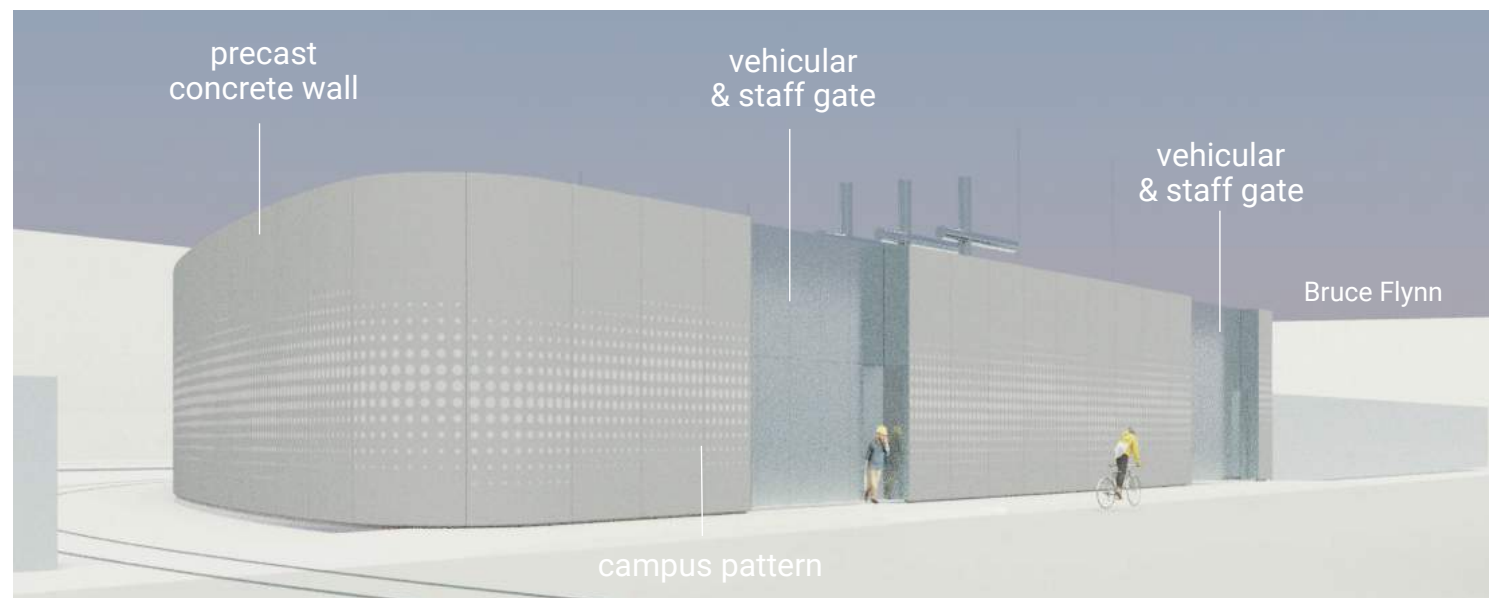
CIVIC DESIGN REVIEW (CDR), CONCEPTUAL DESIGN REVIEW COMMENTS (8.19.2019)

SOFTEN THE IMPACT OF THE WALL

The Committee was concerned about the tall height of the wall, and suggested that the team soften its impact with more visual interest through landscaping or a green wall. The Committee suggested trees that could shorten the appearance of the wall or a frieze type element that could make the street more attractive.

RESPONSE:

Perimeter wall height has been reduced from 20' to 12' tall. Planting has been added as a foundation to soften the wall with accent plants at entries to create some visual interest. Trees have not been provided due to safety and security concerns. Large crane access into the facility from Davidson Avenue for maintenance.



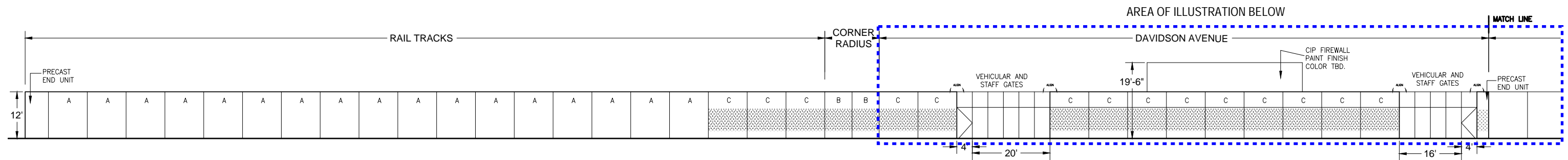
CIVIC DESIGN REVIEW (CDR), CONCEPTUAL DESIGN REVIEW COMMENTS (8.19.2019)

DESIGN IMPACT ALONG DAVISON AVENUE

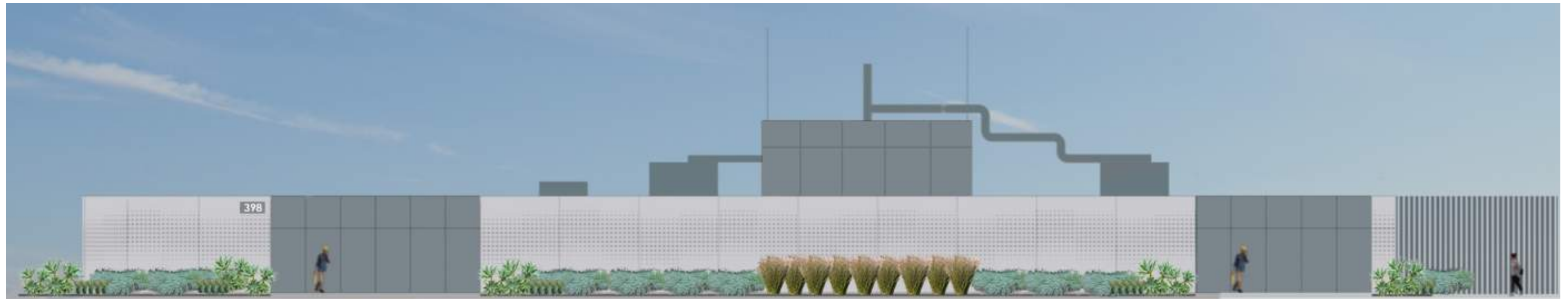
Since the Davidson Avenue street facing façade could essentially extend in the future, the Committee thought it would be important to elevate this façade and do something more industrial on the rail track façade.

RESPONSE:

Frieze type element of precast concrete panels with an enhanced surface finish pattern along Davidson Ave. Along the railroad tracks the pattern continues for 3 panels then transitions to standard concrete finish.



UNWRAPPED ELEVATION
SCALE: N.T.S.



CIVIC DESIGN REVIEW (CDR), CONCEPTUAL DESIGN REVIEW COMMENTS (8.19.2019)

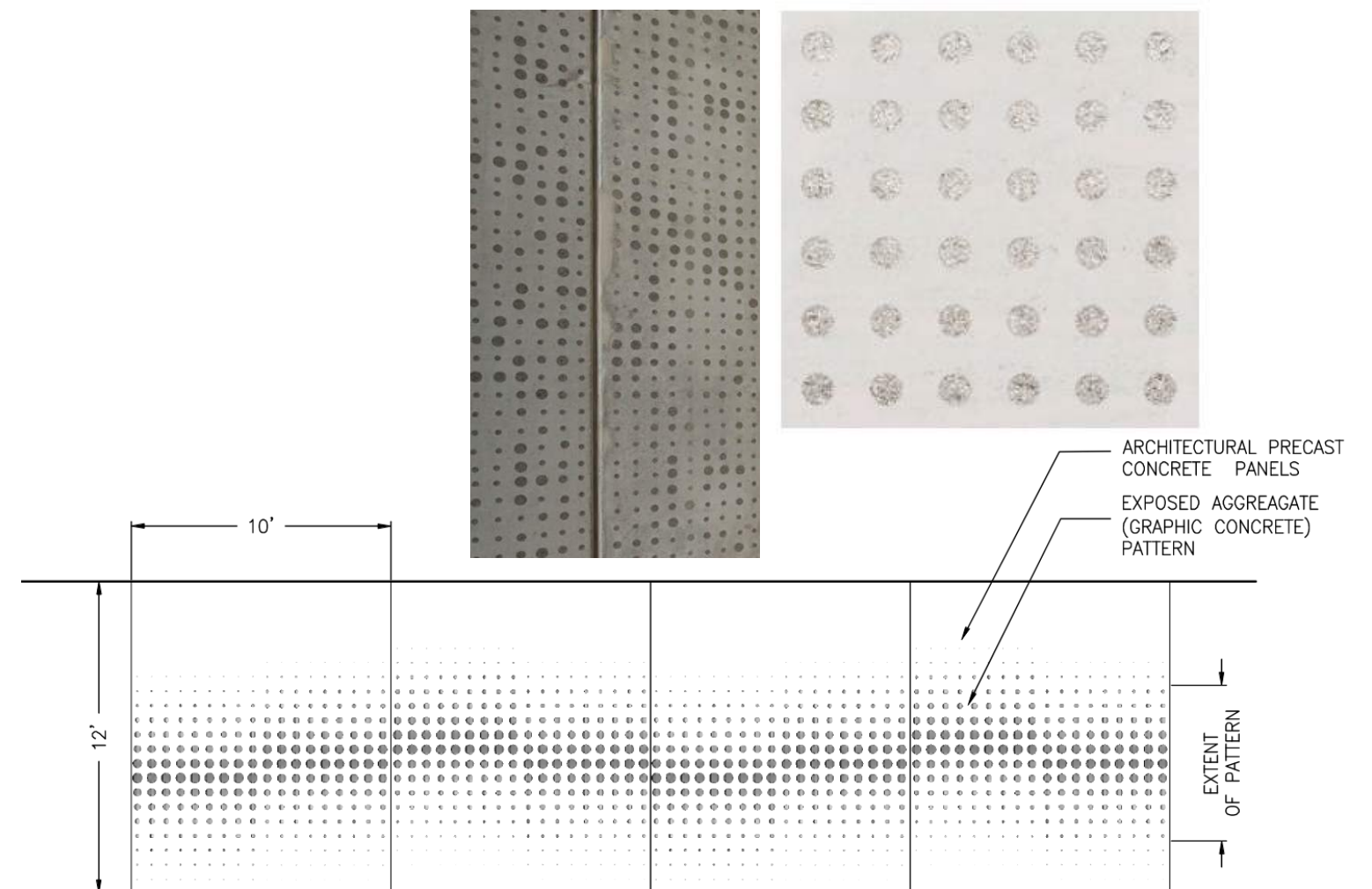
NEIGHBORHOOD CONTEXT

The Committee suggested looking at the nearby facilities and how the façade could be treated in color, texture, and patterning to relate to the context of the neighborhood. Committee asked for renderings with more context for the next review.



RESPONSE:

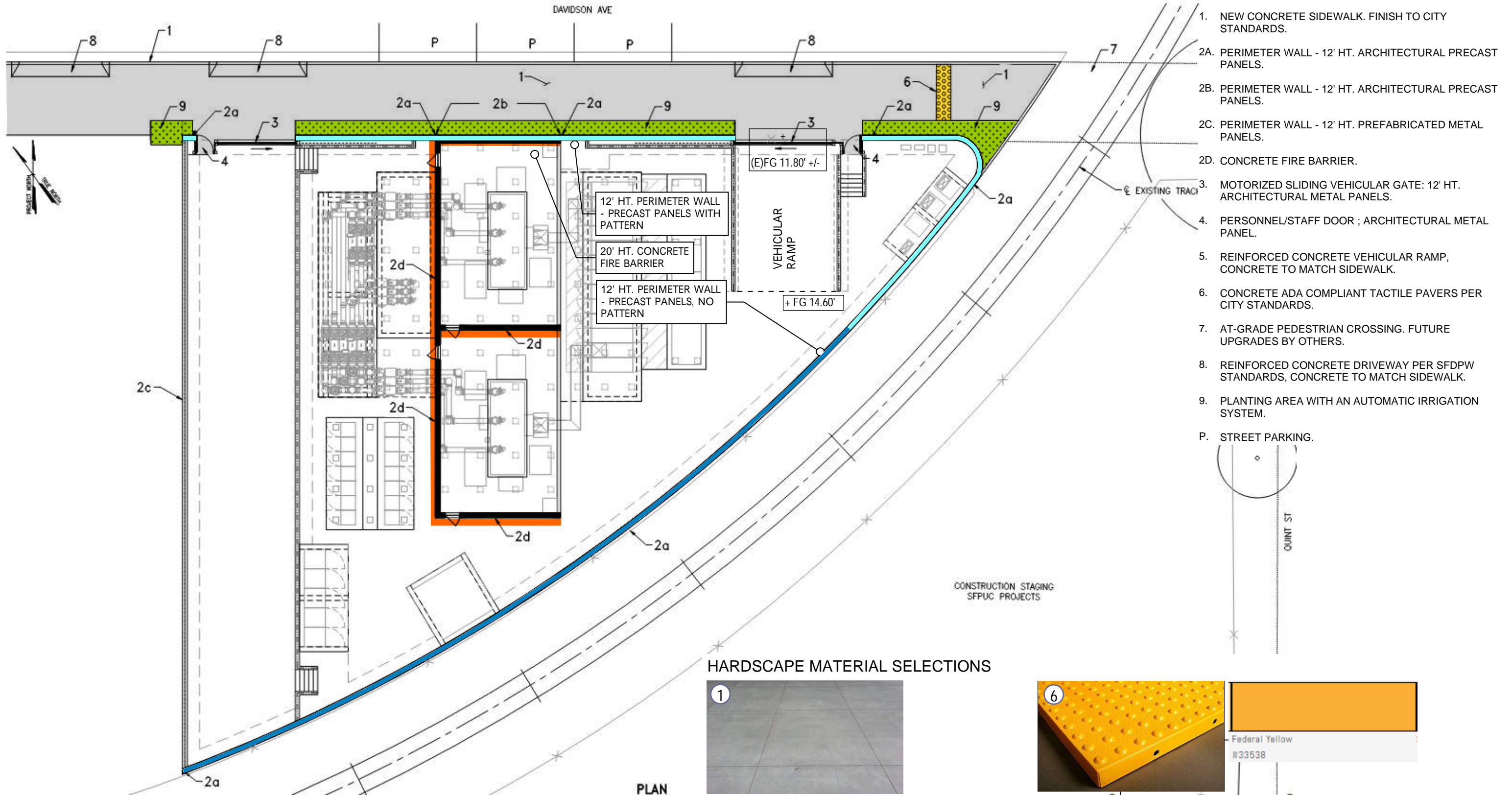
Material colors, patterns and textures have been carefully selected to reflect the surrounding industrial context, specifically concrete and steel in variations of gray similar to the Bruce Flynn Pump Station, the "dot" pattern is inspired from SEP Campus and Headworks.



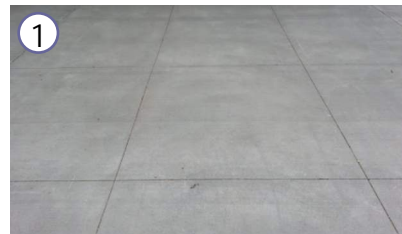
PRECAST CONCRETE WALL ELEVATION (DAVIDSON AVE.)

SCALE: N.T.S.

SITE PLAN



HARDSCAPE MATERIAL SELECTIONS

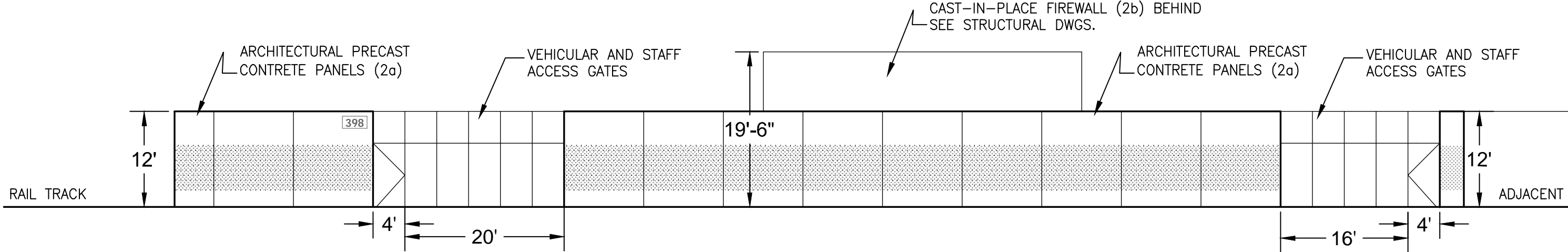


CONCRETE SIDEWALK COLOR AND FINISH



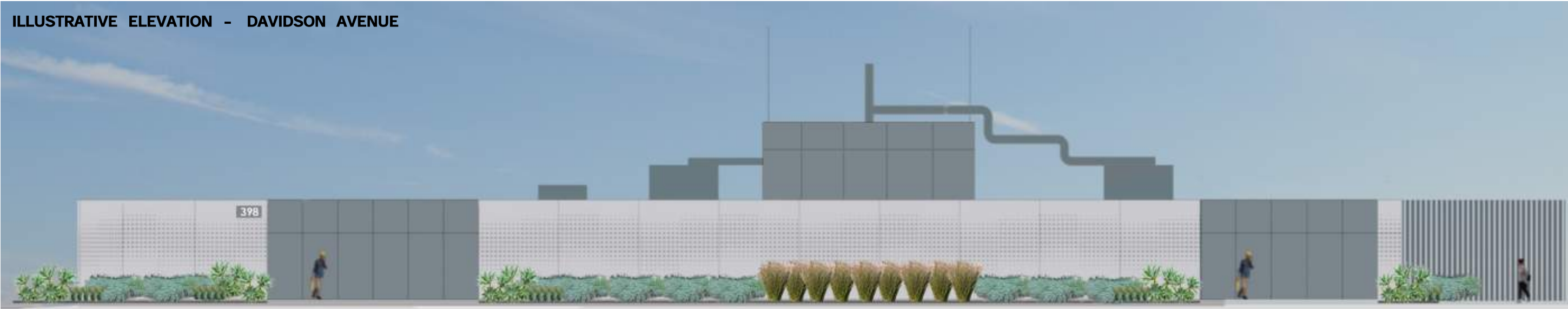
ARMOR-TILE CAST-IN-PLACE DETECTABLE WARNING TILE
ADA COMPLIANT TACTILE PAVER

ARCHITECTURAL PRECAST CONCRETE WALL

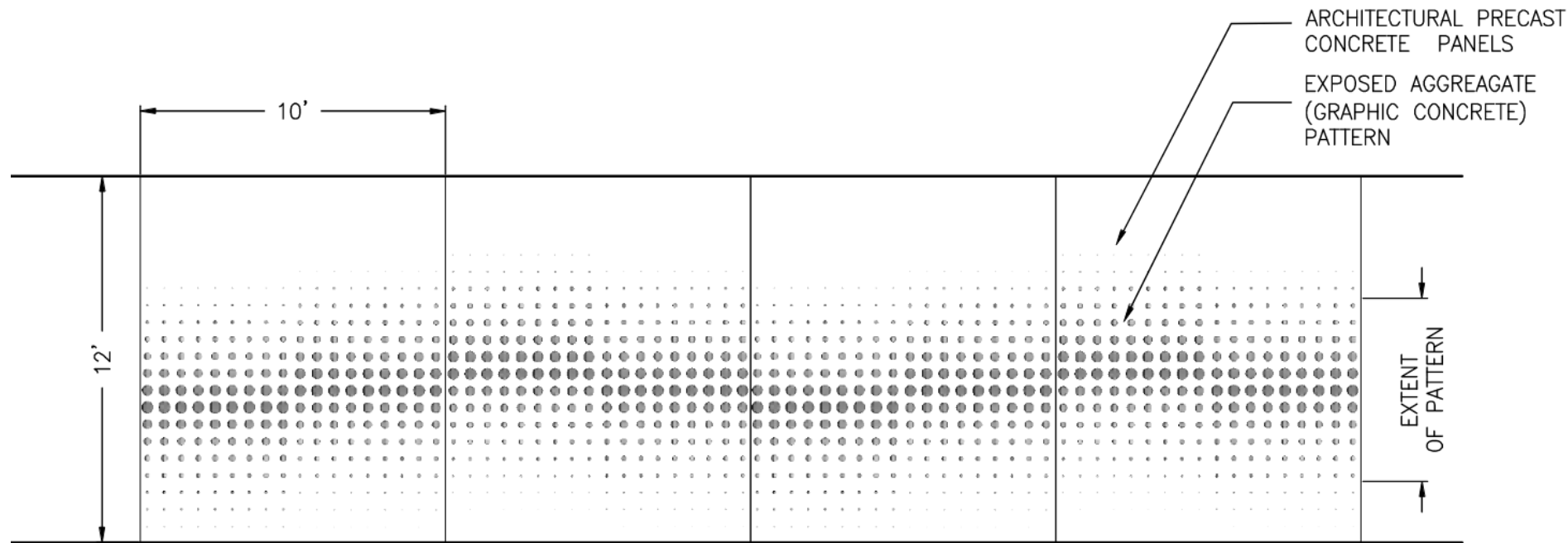


DAVIDSON AVE. ELEVATION

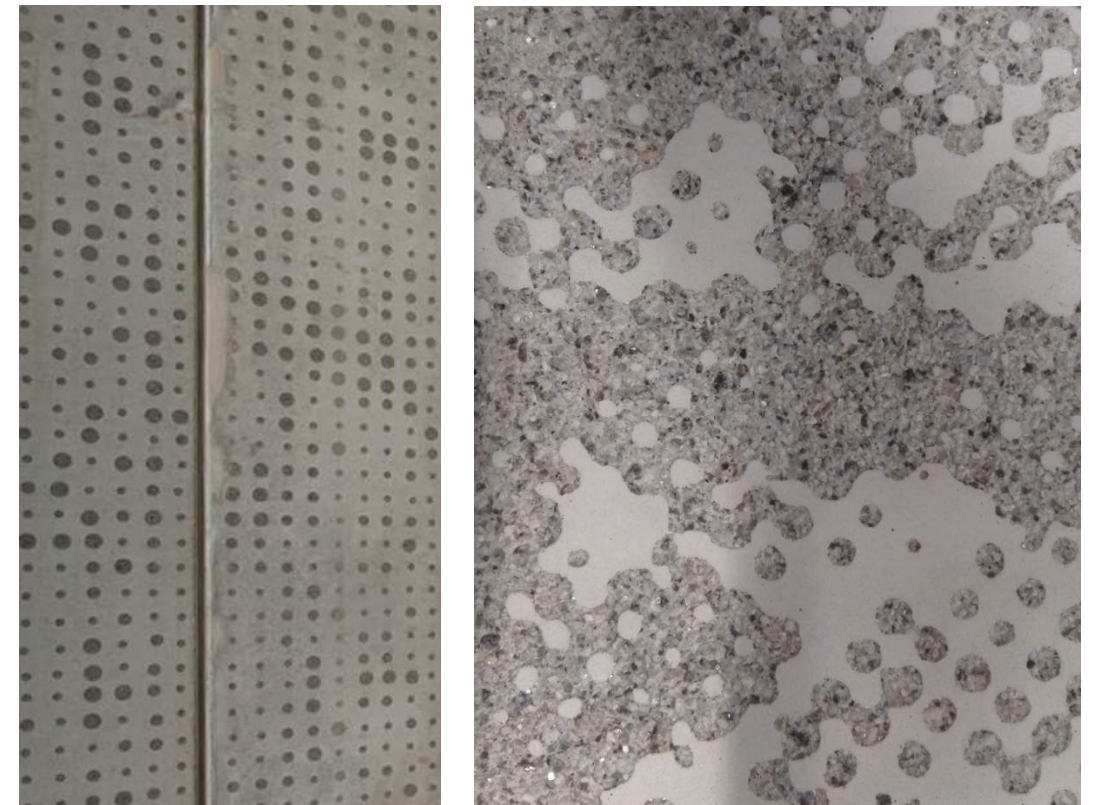
SCALE: N.T.S.



ARCHITECTURAL PRECAST CONCRETE WALL



CUSTOM PATTERN INSPIRED FROM THE SEP CAMPUS.
MANUFACTURER - GRAPHIC CONCRETE



CONCRETE COLOR AND FINISH EXAMPLE

PRECAST CONCRETE WALL ELEVATION (DAVIDSON AVE.)

SCALE: N.T.S.

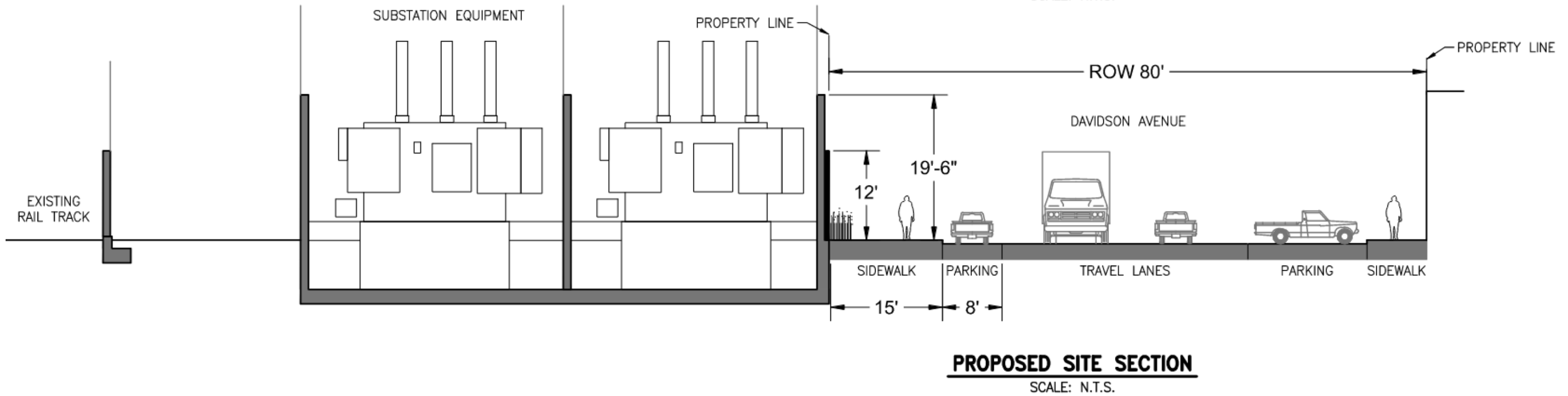
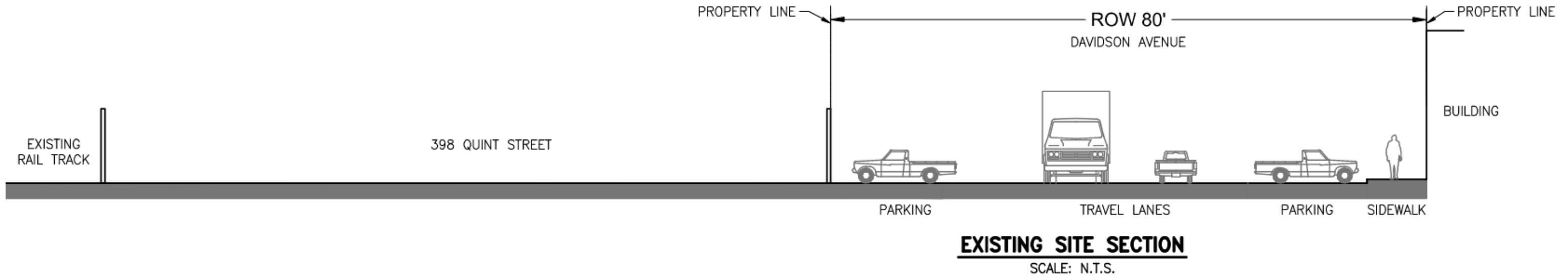


ILLUSTRATIVE RENDERING: VIEW FROM DAVIDSON AVENUE

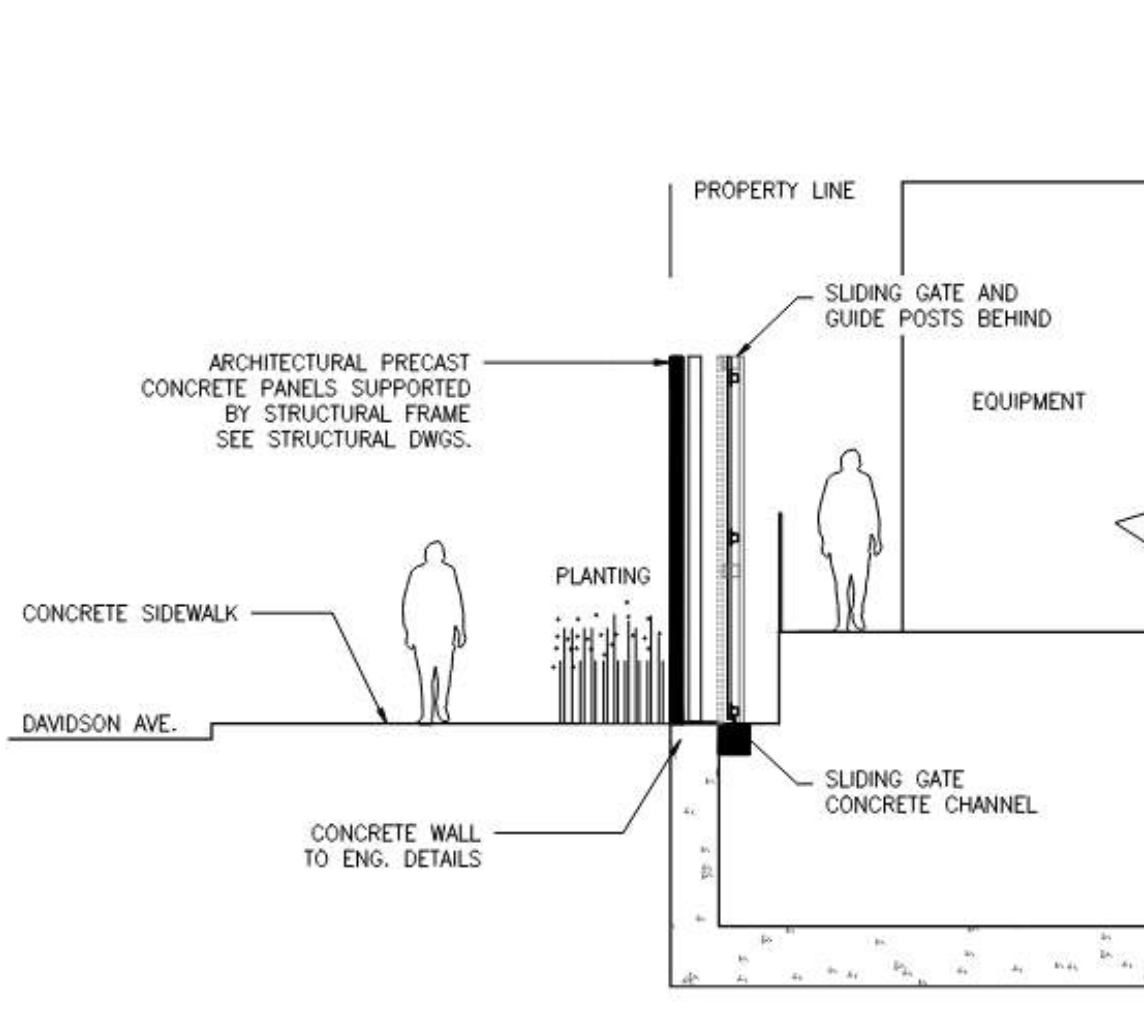


CLOSE UP VIEW PRECAST CONCRETE WALL AND GATES

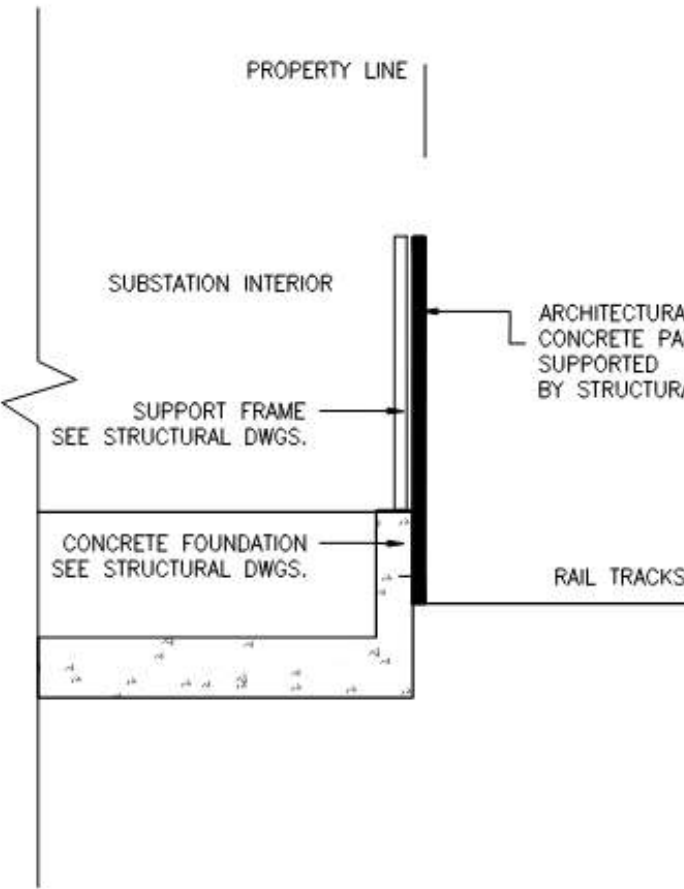
ARCHITECTURAL PRECAST CONCRETE WALL



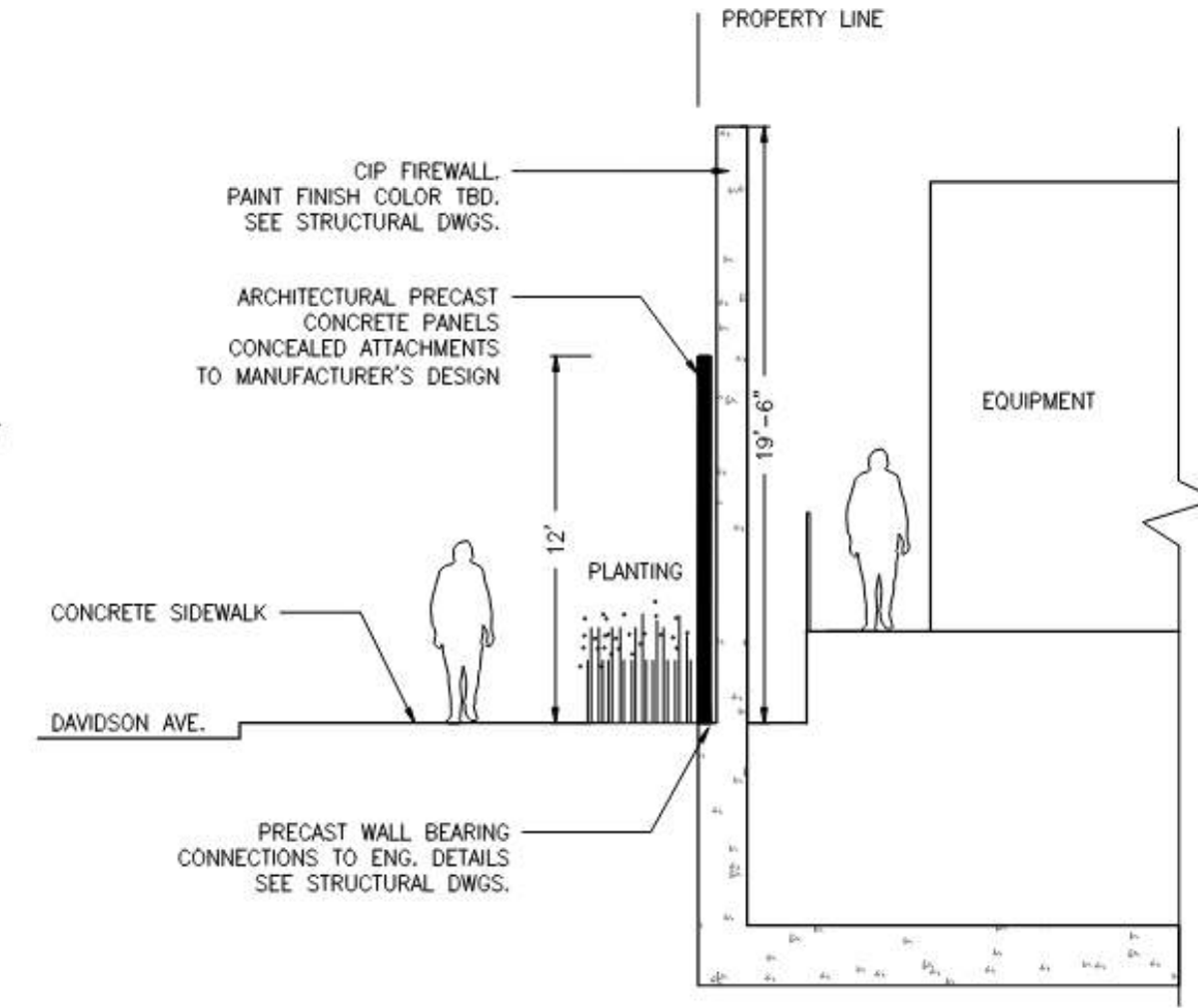
ARCHITECTURAL PRECAST CONCRETE WALL



TYPICAL WALL SECTION (DAVIDSON AVE.)



TYPICAL WALL SECTION (RAIL TRACK)



TYPICAL WALL SECTION (DAVIDSON AVE.)

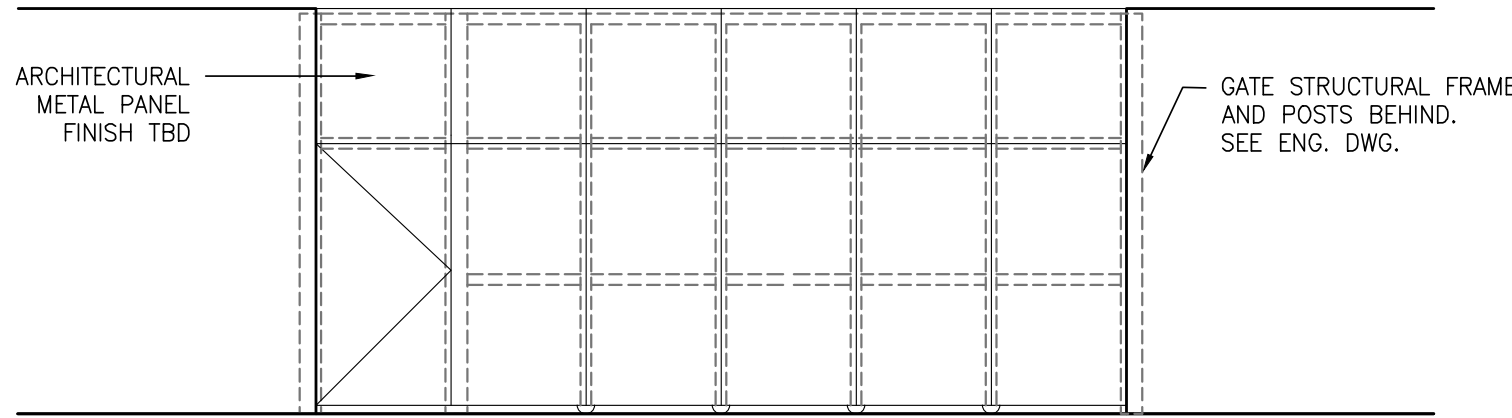
PRECAST CONCRETE WALL (2a) SECTIONS

SCALE: N.T.S.

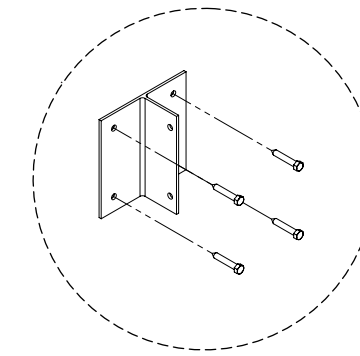
PRECAST CONCRETE WALL (2b) SECTION

SCALE: N.T.S.

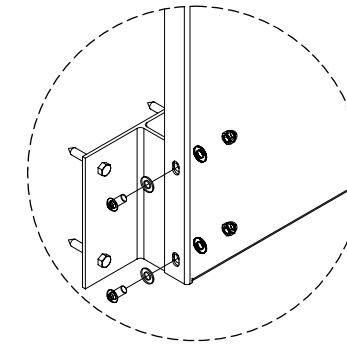
ARCHITECTURAL METAL PANEL



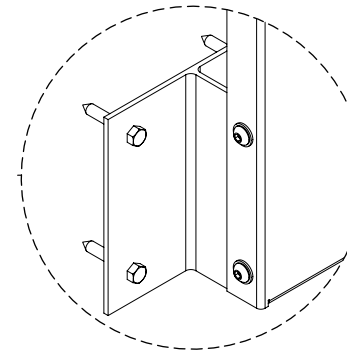
VEHICULAR AND STAFF GATE
FRAME ELEVATION



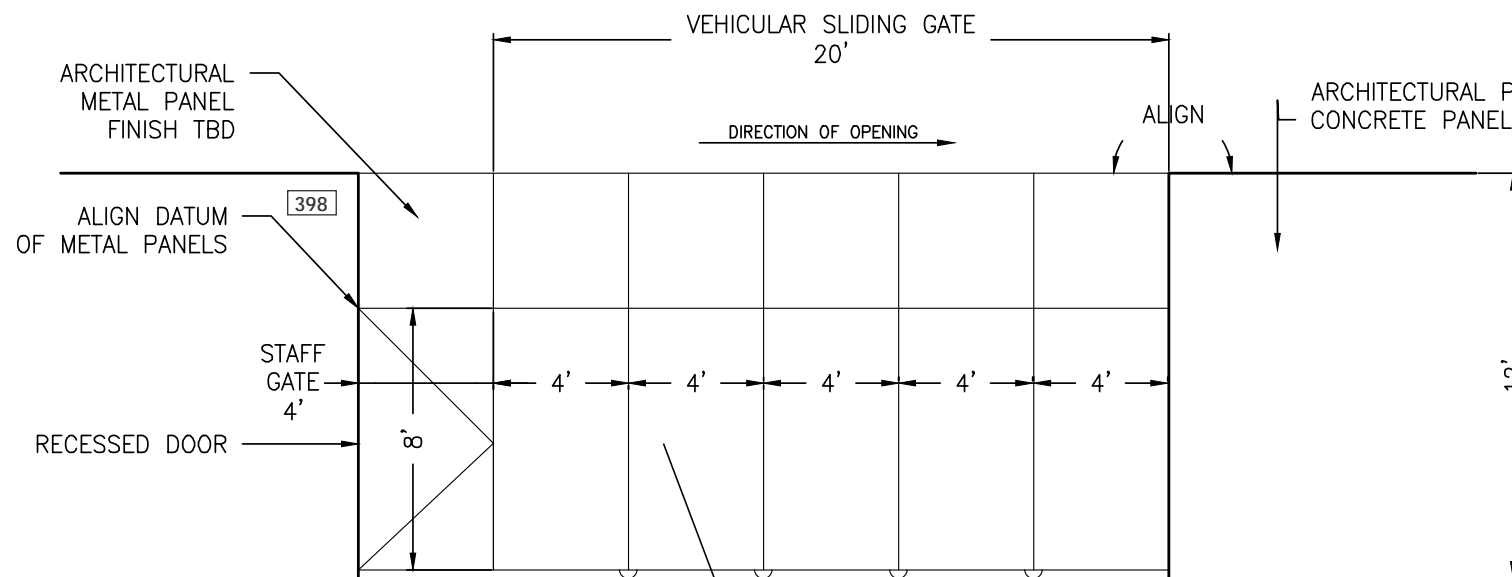
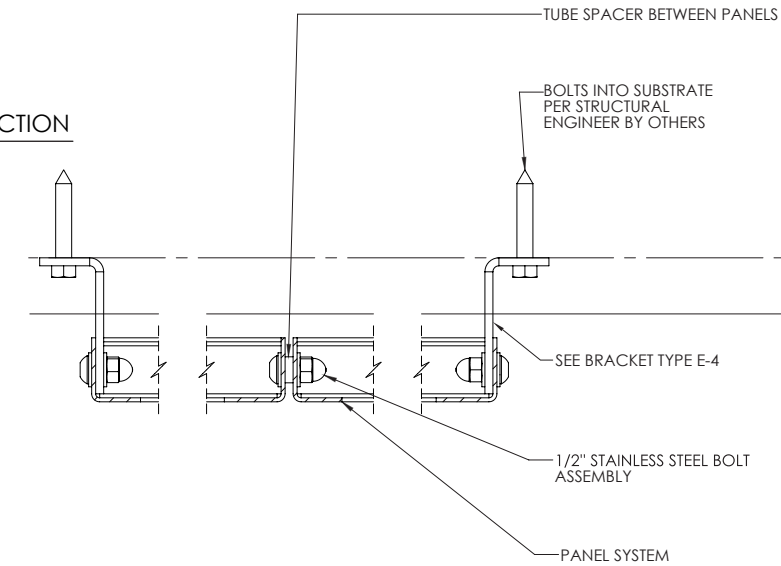
STEP 1
BRACKET INTO STRUCTURE



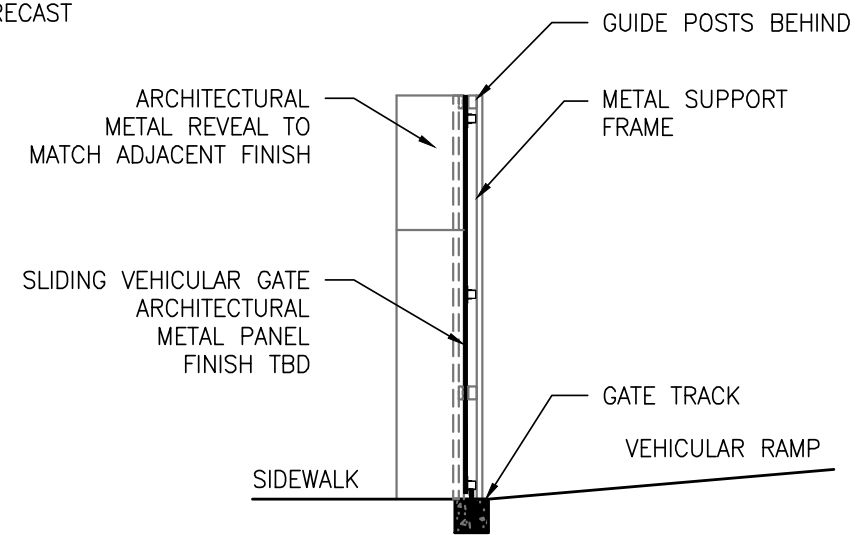
STEP 2
PANEL TO BRACKET CONNECTION



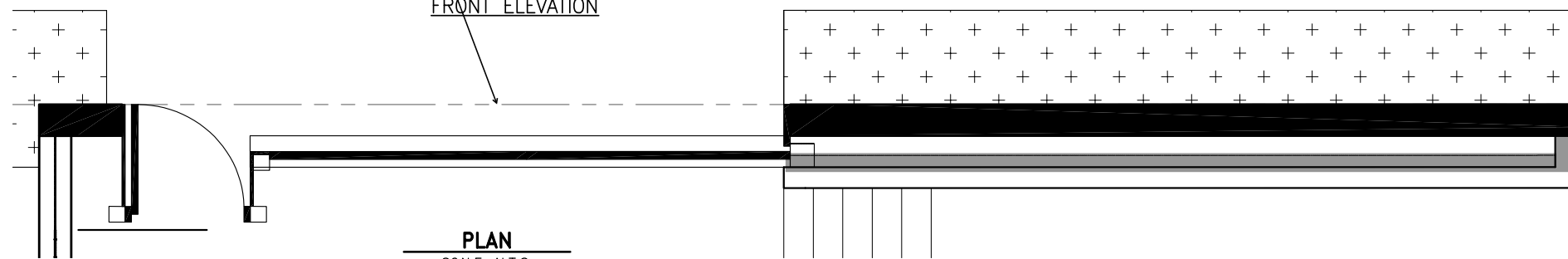
STEP 3
FINISHED CONDITION



VEHICULAR AND STAFF GATE
FRONT ELEVATION



NON-DIRECTIONAL BRUSH FINISH



PLAN
SCALE: N.T.S.

EXTERIOR SIGNAGE AND GRAPHICS



NON-DIRECTIONAL BRUSH FINISH

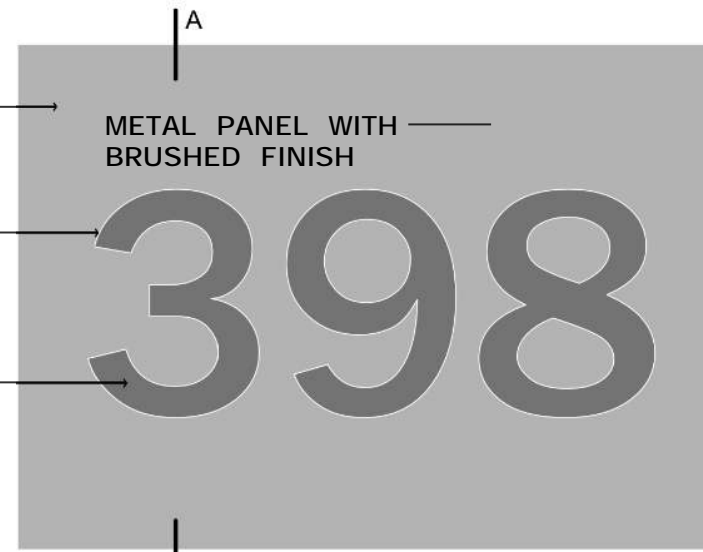
ARCHITECTURAL METAL PANEL FINISH.

METAL PANEL WITH BRUSHED FINISH

NUMBER CUTOUT

PANEL/LIGHTBOX BEHIND

METAL PANEL WITH BRUSHED FINISH



ELEVATION

METAL PANEL WITH BRUSHED FINISH

NUMBER CUTOUT

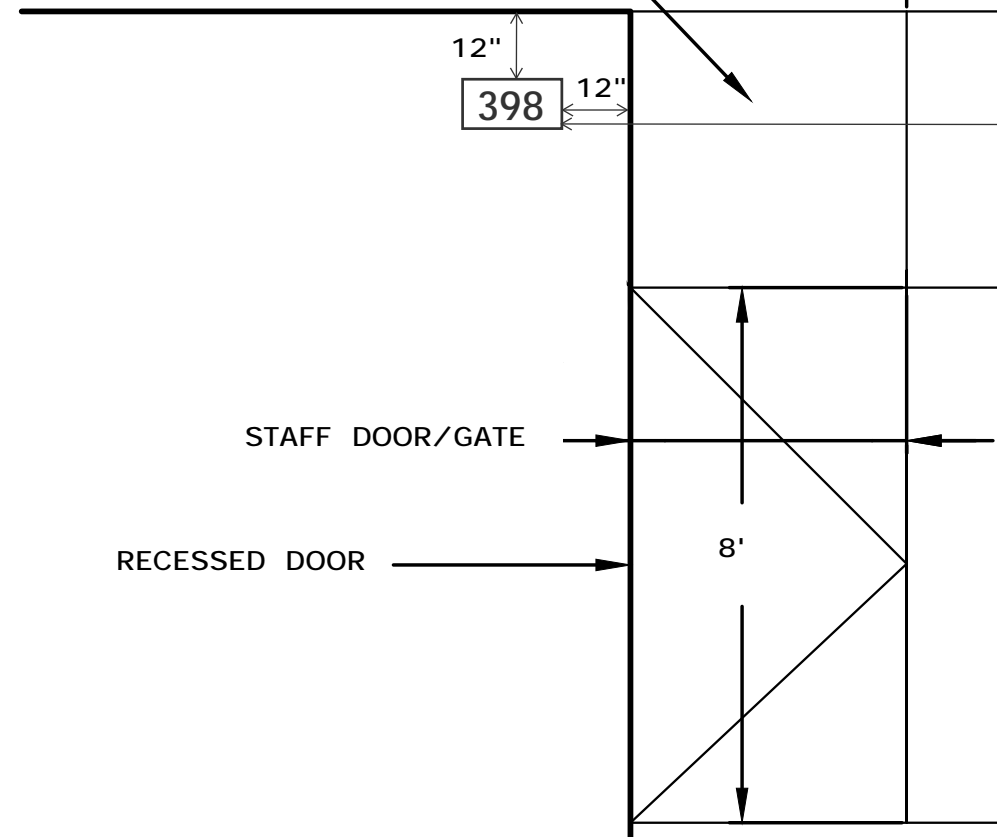
PANEL/LIGHTBOX BEHIND

LED LIGHT

CONCRETE PERIMETER WALL

EXTERIOR

SECTION A-A'



CLOSE UP VIEW OF ADDRESS NUMBERS

BRUSHED STAINLESS STEEL ADDRESS PLAQUE WITH LASER CUT NUMBERS. INTERNALLY ILLUMINATED NUMBERS. DESIGN INSPIRATION FROM THE SEP CAMPUS.

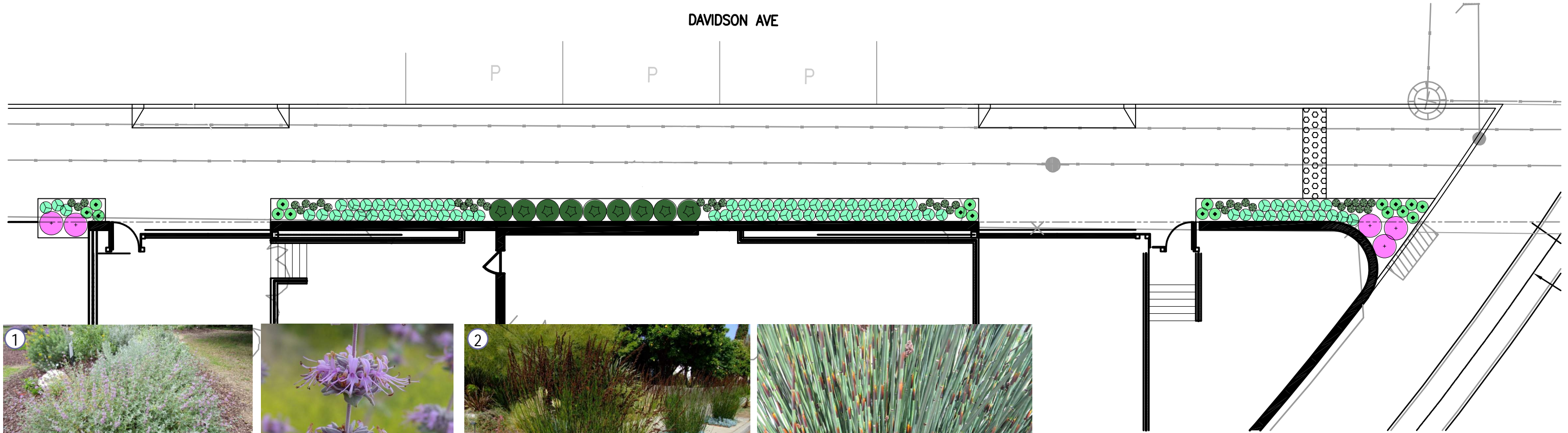
FONT: CENTURY GOTHIC BOLD
SIZE: 8" HT.

NOTE: PENDING FINAL REVIEW/APPROVAL FROM REVIEWING AGENCY.



PLANTING PLAN AND PLANT SELECTIONS

DAVIDSON AVE



1



Purple or Rose Sage (*Salvia leucophylla*) | WUCOLS v4 - Low | 3'-4' ht x 3' wide



2



Large Cape Rush (*Chondropetalum elephantium*) | WUCOLS v4 - Low | 3'-5' ht x 4'-6' wide



3



Elk Blue California Gray Rush (*Juncus patens* 'Elk Blue') | WUCOLS v4 - Low | 1'-2' ht x 1'-2' wide



4



Canyon Prince Wild Rye (*Leymus condensatus* 'Cayon Prince') | WUCOLS v4 - Low | 2'-3' ht x 2'-3' wide (spreading)



5








Fox Tail Agave (*Agave attenuata*) | WUCOLS v4 - Low | 4'-5' ht x 6'-8' wide



Creeping Red Fescue (*Festuca rubra* 'Molate') | WUCOLS v4 - Low | 1' ht x 1' wide (spreading)

PLANT KEY:

- ①  Purple Sage (*salvia leucophylla*) - 5 gal, 4' oc.
- ②  Large Cape Rush (*Chondropetalum elephantium*) - 5 gal, 4' oc.
- ③  Elk Blue California Gray Rush (*Juncus patens* 'Elk Blue') - 1 gal, 12" oc.
- ④  Canyon Prince Wild Rye (*Leymus condensatus* 'Cayon Prince') - 5 gal, 3' oc.
- ⑤  Fox Tail Agave (*Agave attenuata*) - 5 gal, sp. as shown

NOTE:

PLANTS

All plants are native or adapted to the region and low water use. Plants have been selected that will thrive in shade and sun based on exposure.

IRRIGATION

An automatic irrigation system will be provided for all planted areas utilizing a Smart ET weather-based controller and subsurface in-line drip-emitter tubing. The irrigation system will be connected to the appropriate domestic water line and will included a backflow prevention device.