



MIDTOWN PARK APARTMENTS

Mercy Housing

San Francisco Arts Commission
Civic Design Review

Conceptual Design / Schematic Design

March 18, 2019

PYATOK



GEARY BOULEVARD TOWARDS SCOTT STREET



INTERSECTION AT GEARY BOULEVARD AND DIVISADERO STREET



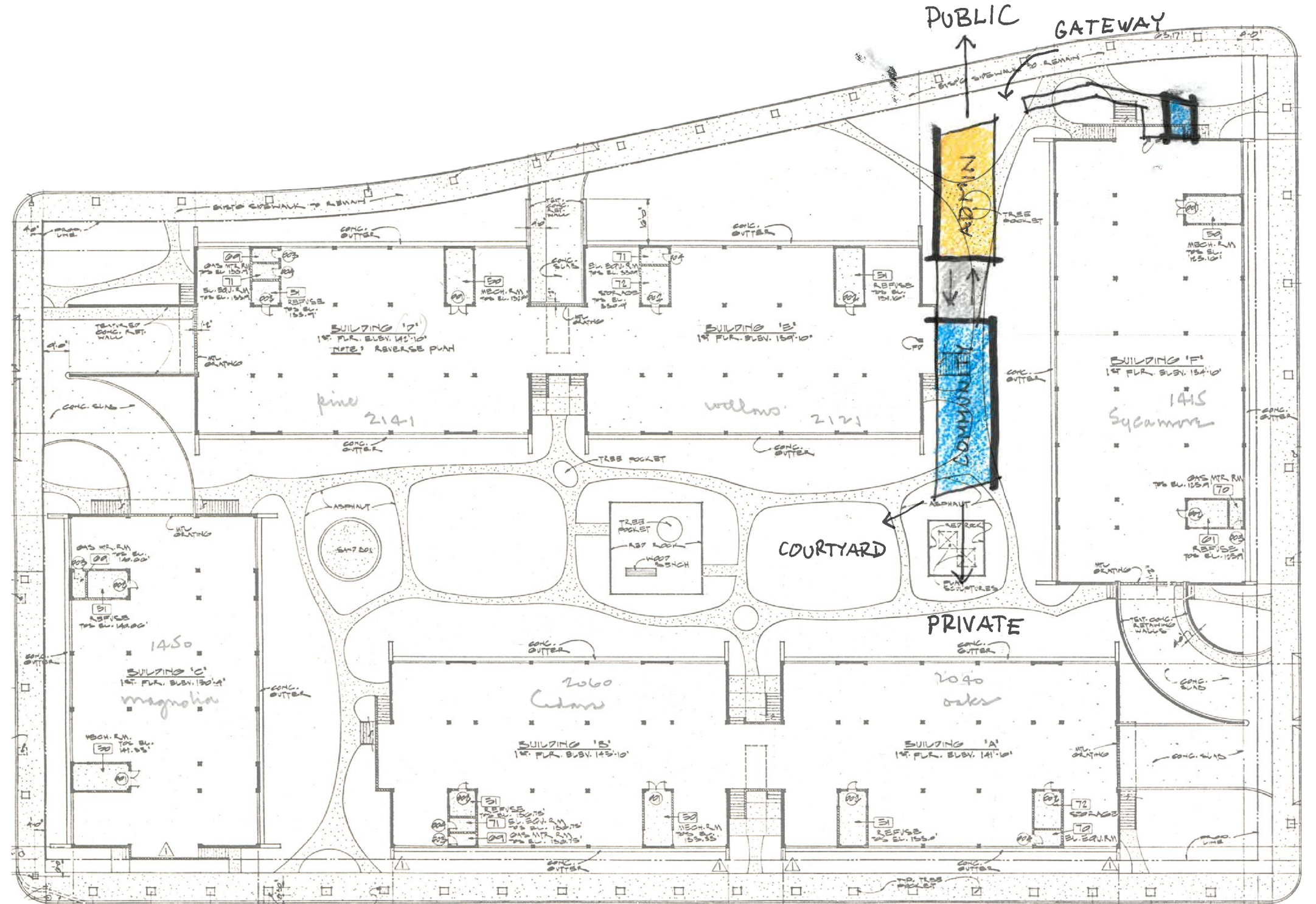
GEARY BOULEVARD INTO COURTYARD

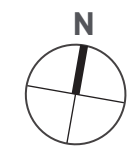
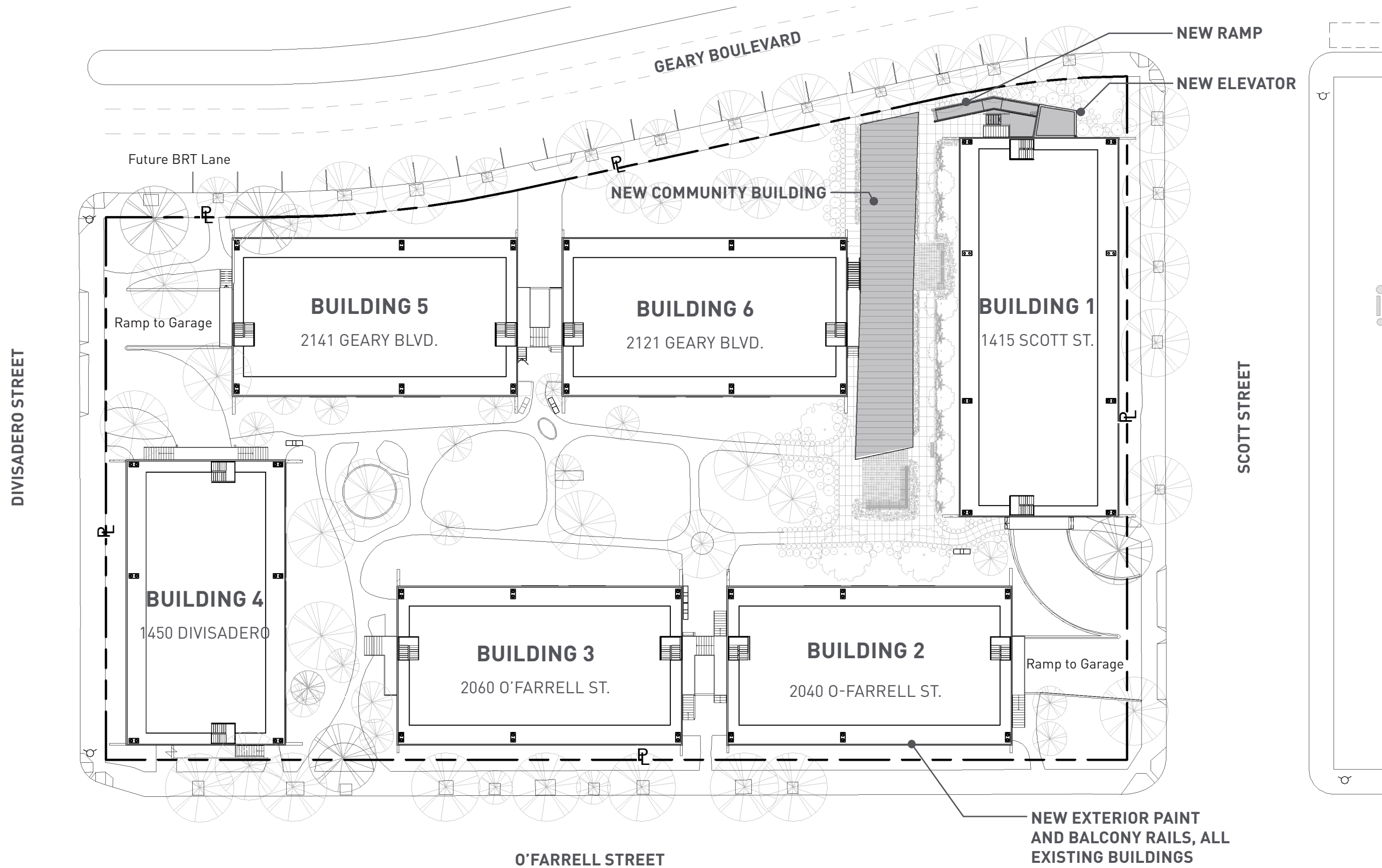


INTERSECTION AT GEARY BOULEVARD AND SCOTT STREET



THE COMMUNITY BUILDING ADDITION TO MIDTOWN PARK APARTMENTS PERFORMS LIKE A SPRING, MITIGATING THE TENSIONS INHERENT BETWEEN PUBLIC AND PRIVATE, OLD AND NEW. PROGRAMMATICALLY, THE PROPOSED NEW STRUCTURE REACHES OUTWARD TOWARD THE PUBLIC SPHERE WITH ADMINISTRATIVE SPACES ORIENTED TOWARD GEARY BOULEVARD WHILE REACHING INWARD WITH COMMUNITY SPACE ORIENTED TOWARD AN EXISTING COURTYARD. A BUTTERFLY ROOF EXPRESSES THIS DUAL ENGAGEMENT, OPENING IN OPPOSITE DIRECTIONS TOWARD EACH REALM. ON THE PRIVATE SIDE, GRACIOUS GLAZING ENGAGES AN EXISTING VERDANT COURTYARD, THE HEART OF THIS DEVELOPMENT. ON THE PUBLIC SIDE, THE STREET FACING FAÇADE IS ANGLED TO ENGAGE THE SIDEWALK AND STREET. THE NEW ELEVATOR AND RAMP REINFORCE THIS GESTURE, REACHING TOWARD THE NEW COMMUNITY BUILDING TO DEFINE A GATEWAY TO THE SITE. IN A SIMILAR VEIN, THE PROPOSED INTERVENTION ACTS AS A DYNAMIC COUNTERPOINT TO THE EXISTING BUILDINGS. THE PROPOSED FORMS AND MATERIALS ARE CLEARLY LEGIBLE AS CONTEMPORARY ADDITIONS, ALLOWING THE PURE RATIONALITY OF THE EXISTING BUILDINGS TO REMAIN INTACT WHILE COEXISTING WITH THE NEW CONSTRUCTION.





WELCOMING ENTRY TO MIDTOWN PARK

NEW OVERHEAD LIGHTING
ALONG ENTRY PATH

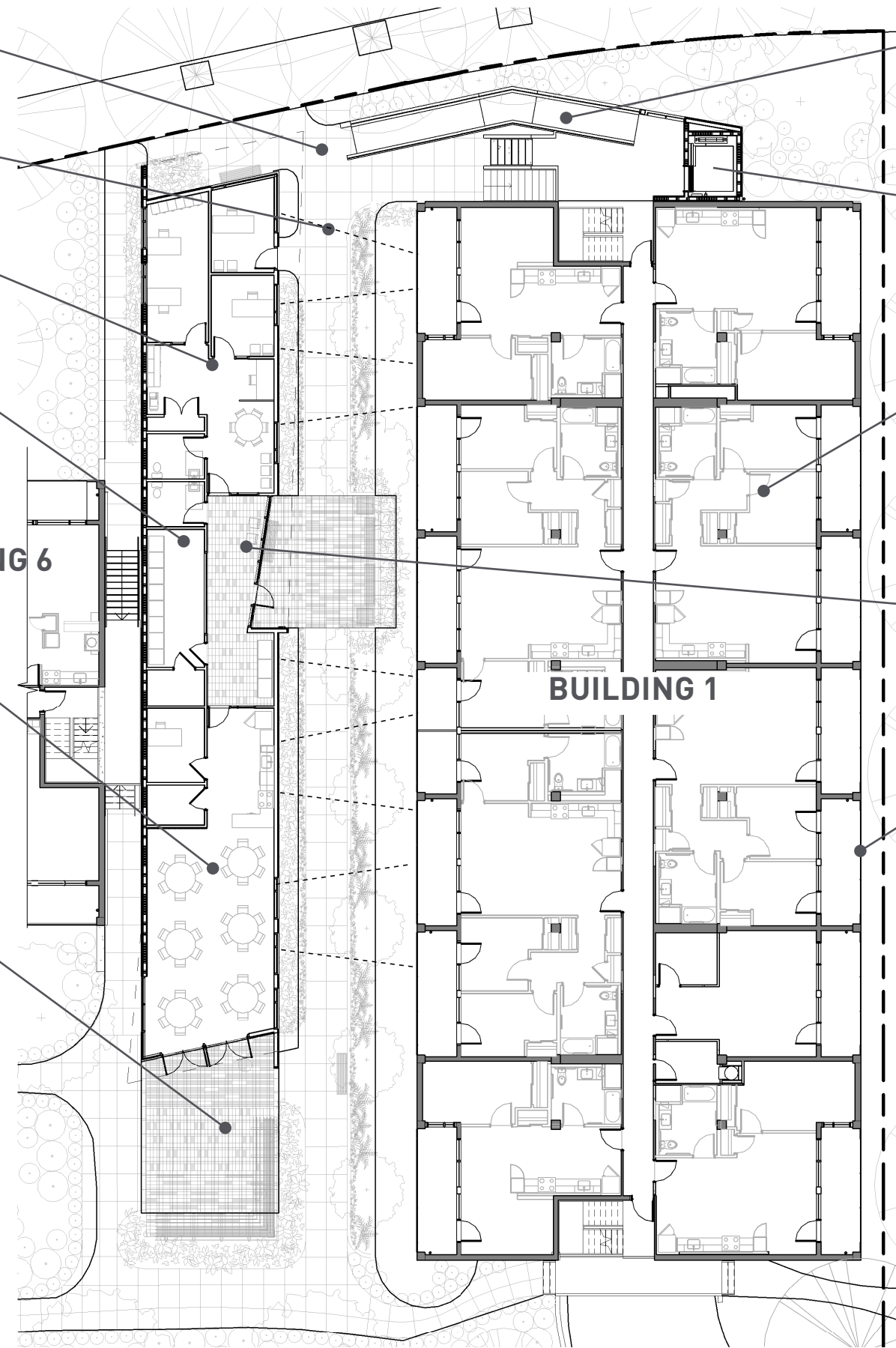
NEW BUILDING MANAGEMENT
OFFICES

SHARED LAUNDRY AVAILABLE
FOR ALL RESIDENTS

BUILDING 6

COMMUNITY ROOM OPENING TO
COURTYARD

COMMUNITY TERRACE
WITH SEATING AND
OVERHEAD TRELLIS



NEW RAMP TO PROVIDE ACCESSIBLE
ROUTE TO GROUND FLOOR

NEW ELEVATOR SERVING BUILDING 1

NEW FULLY ACCESSIBLE FLATS

ENTRY LOBBY FOR NEW COMMUNITY
BUILDING

NEW BALCONY RAIL ART
INSTALLATION

context

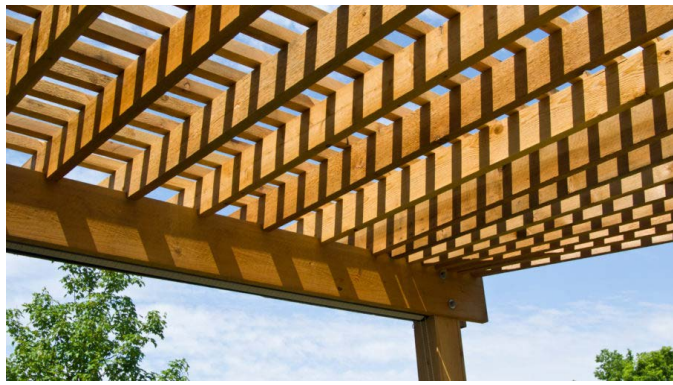
plans

landscape

elevations

perspectives





OVERHEAD WOOD TRELLIS



BUILT-IN WOOD BENCH WITH BACK



BENCH AT ENTRY



CONCRETE UNIT PAVER



BIKE RACK



PLANTER POT



TREES



MAIDENHAIR TREE
GINKGO BILOBA 'AUTUMN GOLD'



MADRONE
ARBUTUS MENZIESII



FERN TREE
DICKSONIA ANTARCTICA



CORAL BARK JAPANESE MAPLE
ACER PALMATUM 'SANGO KAKU'

SHRUBS



FLOWERING MAPLE
ABUTILON SOUVENIR DE BONN



BUSH ANEMONE
CARPENTERIA CALIFORNICA



JAPANESE PITTOSPORUM
PITTOSPORUM TOBIRA



HUCKLEBERRY
VACCINIUM OVATUM



COMMON MANZANITA
ARCTOSTAPHYLOS MANZANITA

PERENNIALS



WESTERN SWORD FERN
POLYSTICHUM MUNITUM



BLUE EYED GRASS
SISYRINCHIUM BELLUM



LINDHEIMER'S BEEBLOSSOM
GAURA LINDHEIMERI



DIETES BICOLOR
FORTNIGHT LILY



PURPLE NEEDLEGRASS
NASSELLA PULCHRA

GROUND COVERS



STAR JASMINE
TRACHELOSPERMUM JASMINOIDES



FOOTHILL SEDGE
CAREX TUMULICOLA



ERIGERON GLAUCUS
BEACH ASTER



COMMON YARROW
ACHILLEA MILLEFOLIUM



MURAL ART OPPORTUNITY



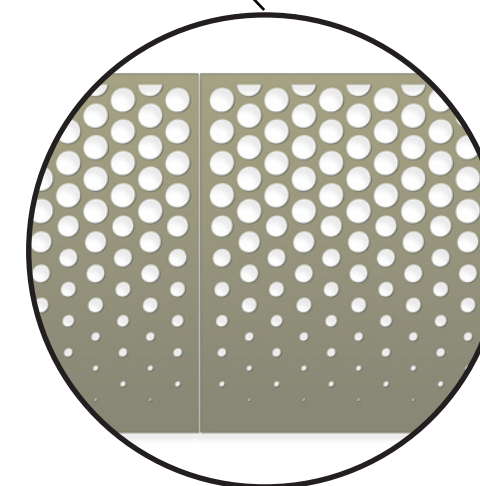
METAL PANEL CLAD
CIRCULATION ADDITION



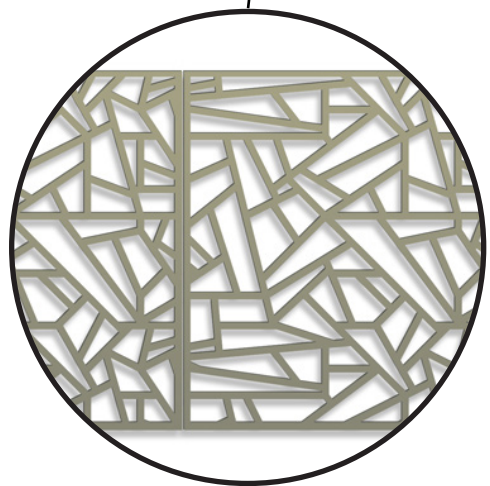
HORIZONTAL WOOD
SLAT RAILING



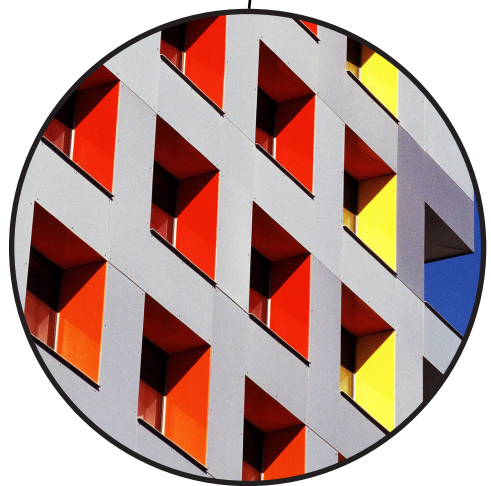
WARM ENTRY WITH T&G
WOOD WALL AND SOFFIT



METAL PANEL BALCONY
RAILING ART INSTALLATION



METAL PANEL BALCONY
RAILING ART INSTALLATION



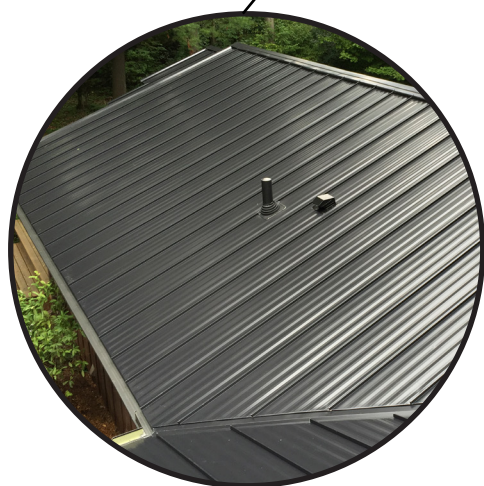
ACCENT COLORS AT
BALCONY RECESSES



DARK BRONZE
ALUMINUM WINDOWS



METAL PANEL CLADDING



STANDING SEAM METAL ROOF



BUTTERFLY ROOF FORM



WARM ENTRY WITH T&G
WOOD WALL AND SOFFIT



DARK BRONZE ALUMINUM
STOREFRONT



METAL PANEL CLADDING



COLOR OPTION 2



