

REQUEST FOR REVIEW FORM

San Francisco Arts Commission
Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: Midtown Park Apartments DATE: 3/8/19

CLIENT DEPARTMENT: Mayor's Office of Housing

PROJECT ADDRESS 1415 Scott Street DISTRICT NUMBER: 5

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

No

PROJECT TEAM

PROJECT DESIGNER: Ben Harth - Pyatok Architects

Email: bharth@pyatok.com

PROJECT MANAGER: Michael Simmons

Email: michaels@mspdi.com

ARCHITECT: Pyatok Architects

Email: asteichen@pyatok.com

LANDSCAPE ARCHITECT: Miller Company Landscape Architects

Email: jmiller@millercomp.com

DATES OF REVIEW

Conceptual/Informational Presentation 3/18/19

PHASE 1: Schematic Design 3/18/19

PHASE 2: Design Development 5/20/19

PHASE 3: Construction Documents 8/19/19

Other:

Small Project Review

Plaque Review

PROJECT DELIVERY METHOD

Design, Bid Build (traditional)

Fast Track

Design-Build

Bridging

Other

Construction Commencement: 2/1/2020

Construction Completion: 6/1/2022

Structure size (SQ FT): 2400 sf

BUDGET

Total Construction Cost: \$1.3M

Art Enrichment Budget: \$26,000

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.

Please see attached page.

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 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.

Write check to: San Francisco Arts Commission

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

Revenue Account ID: 460127

Authority ID: 16577

Fund ID: 11740

Project ID: 10022393

Department ID: 163649

Activity ID: 0001



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Midtown Park Apartments Design Concept Statement

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.