

REQUEST FOR REVIEW FORM

San Francisco Arts Commission
Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: Southeast Health Center Expansion & Behavioral Health Integration Project - Phase 2 DATE: 7/7/19

CLIENT DEPARTMENT: Department of Public Health

PROJECT ADDRESS 2403 Keith Street (Previously 2401) DISTRICT NUMBER: 10

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

2016 Public Health and Safety Bond

PROJECT TEAM

PROJECT DESIGNER: Greta Jones

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PROJECT MANAGER: Lisa Zayas-Chien (DPH) / Charles King (DPW)

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ARCHITECT: Richard Gee

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LANDSCAPE ARCHITECT: Cliff Lowe/Jeanette Hill

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DATES OF REVIEW

Conceptual/Informational Presentation 9/18/17

PHASE 1: Schematic Design 1/22/18

PHASE 2: Design Development 8/20/18

PHASE 3: Construction Documents 07/15/19

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): 22,100 SF

BUDGET

Total Construction Cost: \$19 Million

Art Enrichment Budget: \$380,000 (2% of Total Construction Cost)

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.

See attached Concept Statement page.

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

SOUTHEAST HEALTH CENTER EXPANSION

The Southeast Health Center is one of the Department of Public Health's community clinics, providing primary care and behavioral health services. The project site is in San Francisco's Bayview neighborhood located across the street from the Bayview Playground, surrounded on three sides by industrial buildings and one block from Third Street and a T-Line MUNI stop. The neighborhood is in transition – with several significant new mixed use developments along Third Street.

The proposed project is a 22,000 sf, 2-story addition to an existing one-story clinic. Built in 1979, the existing 16,950 sf building is a modest, introverted structure that opens to two interior courtyards. The public, exterior expression of the building feels closed and private with split face masonry walls, high, recessed clerestory windows and a heavy wooden horizontal fascia – which together create a defensive appearance.

BUILDING CONCEPT:

1. The clinic offers a highly valued service to the community, however the character of the existing building is underwhelming and is perceived as defensive and jail-like. The two-story expansion will be substantially more visible from Third Street and from the adjacent park. The proposed design intent is to:
 - **Contrast the existing building by being more vibrant, welcoming and open.** Incorporate color, greater transparency, and alternate materials while respecting the security needs of staff and the privacy needs of patients.
2. As the existing clinic is to remain, the proposed building will need to harmonize with its neighbor.
 - **Complement the existing building** proportionally and by utilizing horizontality oriented features
 - **Maintain two entries;** one to the existing building and one to the new building as each may have somewhat different hours of operation.
3. The rigorous plan of the proposed new clinic allows the **internal functionality to be made legible on the exterior of the building.** The design will overlay this expression with the need for daylight in workspaces, accommodation of patient and staff needs and the filtering of daylight for solar control and security. Specifically:
 - Patient waiting rooms and corridors are located on the perimeter of the building: the design will **provide windows along the public spaces that take advantage of views while balancing the need for privacy and solar control**
 - The heart of staff workspaces are two collaboration “staff pods” on the second floor embedded between patient exam rooms with limited access to perimeter windows. The design intent is to **celebrate these central spaces by providing daylight from above** via skylights and provide views at end of staff pods.
 - Public meeting spaces located on the first floor: **make evident and welcoming from the street**

SITE CONCEPT: The new expansion will be located facing Keith Street adjacent to the existing building in what is currently the clinic's parking lot.

Staff Access: The minimal space between new and old will serve primarily as staff access to and from a parking lot located at the rear of the site.

Landscape at front of site:

- A new entry plaza will link the two front doors and extend to the street.
- A planted visual corridor ties the existing and new buildings together with more natural softscape.
- Patient parking located on the site in front of the existing clinic with designated a new accessible drop-off along the Keith Street sidewalk.

The new expansion offers an opportunity to reflect both the dynamism of the activities within and the tremendous importance of the clinic services to the community.