MISSION:
TO DESIGN AN INNOVATIVE BUILDING THAT FOCUSES ON SUSTAINABLE, FUNCTIONAL, AND BEAUTIFUL DESIGN WHILE MAKING A SIGNIFICANT CONTRIBUTION TO THE URBAN SETTING IN WHICH IT’S LOCATED.
SF Traffic Company & Forensic Services Division Facility

CDR PHASE 2: DESIGN DEVELOPMENT
10.15.2018

PDR NEIGHBORHOOD

EXISTING CONDITION

TOLAND STREET
EVANS AVENUE

FEDEX SHIPPING CENTER
PUBLIC STORAGE
BONANZA
RESTAURANT STORAGE

CONTEXT
SITE LOCATION + SURROUNDINGS
SITE AS A GREEN NODE

The stretch of upper Evans from Cesar Chavez to the project site is devoid of vegetation. The prominent position of the site at the corner of this busy 5-way intersection is an opportunity to create a green exclamation point that marks the entry to the corridor.
REFERENCE
CONTEMPORARY, TIMELESS, REVITALIZING

INSPIRATION
INVESTIGATIVE DISCOVERY; CELL STRUCTURE + LINEARITY; BOLDNESS + UTILITY;

RESILIENT, SECURE, CIVIC, TRANSPARENT
FENESTRATION TYPOLOGIES

- PEEL: VERTICAL ELEMENTS CURTAINWALL + PUNCHES SET IN BAND OF VERTICALITY
- FIELD: PUNCHED OPENINGS SET WITHIN A HORIZONTAL FIELD
SF Traffic Company & Forensic Services Division Facility

CDR PHASE 2: DESIGN DEVELOPMENT
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UPDATED SITE PLAN

1" = 40'

STAFF PARKING
LOADING DOCK
GREEN ROOF AT MOTORCYCLE PARKING
GREEN ROOF AT EVIDENCE VEHICLE STORAGE
SECURED PARKING ENTRY
ENTRY PLAZA, SEE ENLARGEMENT
COURTYARD: LEVEL 2
STAFF PARKING

OVERALL SITE SITE + CONTEXT

ENTRY PLAZA, SEE ENLARGEMENT
COURTYARD: LEVEL 2
GREEN ROOF AT MOTORCYCLE PARKING
SECURED PARKING ENTRY

TOLAND ST
NAPOLEON ST
EVANS AVE

1" = 40'
MEETING OF THE CIVIC DESIGN REVIEW COMMITTEE
OF THE SAN FRANCISCO ARTS COMMISSION

9. SFPD Traffic Company and Forensic Service Division Facility: Phase #1
   Alan Bright, Project Designer, HOK
   Michael Rossetto, Project Manager, SF Public Works
   Kyle Prenzlow, Architect, HOK
   Martha Ketterer, Landscape Architect, SF Public Works

Commissioner Paul Woolford recused himself at 4:51pm as his firm HOK is involved with the project design of the facility.

The design team presented the project, reviewing the mission/ goals, reference images, site plan, existing conditions, zoning/ massing, and design drivers. They provided details of the multiple floor plans and programming, along with studies of daylight and solar analysis. As part of their design concept for the elevations of the buildings, the team used ideas from strand marks of DNA testing to define their segments within the façade. They went on to show studies of their corner aperture portal and landscaping. The main focus of the landscape presentation was the entry plaza terrace and sloping entrance. They presented precedent images, alternative sloped entrances, and illustrations of the site plan of the preferred entry.

The Committee expressed that there were a number of different design elements going on with the building and that it needed to be simplified. They also expressed that the landscape and entry terrace needed better connection with the building, and were worried that the plaza may not be used by many.

Motion to approve Phase #1 of the SFPD Traffic Company and Forensic Service Division Facility Project contingent upon 1) simplifying the exterior skin design by simplifying the materials used and investigating the proportions of the different materials to better unify the building, and 3) providing studies of the landscape of the plaza and its relationship to the building.

OVERALL FEEDBACK:

The Committee expressed that there were a number of different design elements going on with the building and that it needed to be simplified. They also expressed that the landscape and entry terrace needed better connection with the building, and were worried that the plaza may not be used by many.

ARCHITECTURAL

“Simplifying the exterior skin design by simplifying the materials used and investigating the proportions of the different materials to better unify the building”

LANDSCAPE

“Providing studies of the landscape of the plaza and its relationship to the building”
DESIGN EVOLUTION 2016 TO PRESENT

DECEMBER 2016

OCTOBER 2018
OVERALL FEEDBACK:
The Committee expressed that there were a number of different design elements going on with the building and that it needed to be simplified. They also expressed that the landscape and entry terrace needed better connection with the building, and were worried that the plaza may not be used by many.

ARCHITECTURAL
“Simplifying the exterior skin design by simplifying the materials used and investigating the proportions of the different materials to better unify the building.”

LANDSCAPE
“Providing studies of the landscape of the plaza and its relationship to the building.”

DESIGN EVOLUTION 2016 TO PRESENT
MATERIALITY

MATERIAL SAMPLES

C.D.R. PHASE 2: DESIGN DEVELOPMENT
10.15.2018

MP-01 METAL PANEL (PRIMARY BUILDING COLOR)

MP-04 METAL PANEL (ACCENTS)

CMU (PROPOSED BLEND)

PLA-02 PLASTER

MP-01 METAL ROOF SCREEN (PRIMARY BUILDING COLOR)
SHORELINE MORPHOLOGY

DNA GENERIC MARKERS

PLANTING

BREAKWALL

LANDSCAPE CONCEPT IMAGERY
RESPONSIVE

The spatial separation between the plaza and the street is a distillation of surrounding environmental and social conditions. By creating a strong edge to the entry plaza we propose to create a space that becomes an extension of the architecture and shows resiliency in the face of high traffic volumes, periodic flooding and undesirable social conditions. Materials and patterning reflect the need for durability and hint at the forensic nature of the primary user group.
SITE AS A GREEN NODE

The stretch of upper Evans from Cesar Chavez to the project site is devoid of vegetation. The prominent position of the site at the corner of this busy 5-way intersection is an opportunity to create a green exclamation point that marks the entry to the corridor.
THE PLAZA
ENLARGEMENT "PROW" SCHEME

COURTYARD AT LEVEL 2

BIKE RACK, TYP. OF 4
MAGNOLIA SOULANGEANA SPECIMEN TREE, TYP. OF 3
CRUSHED BLACK BASALT

STAINLESS STEEL HANDRAIL W/ LED LIGHT STRIP
CONCRETE STAIRS W/ INTEGRAL COLOR
STACKED STONE WALL

FLAGPOLE, TYP. OF 3
CONCRETE UNIT PAVERS
TRENCH DRAIN

1" = 10'

13'-0"
12'-9"
10'-8"
11'-4"
THE PLAZA  STONE WALL IMAGERY
STACKED STONE WALL DETAIL

- COMPACTED SUBGRADE
- CONCRETE BASE
- MORTAR BED
- STACKED STONE
- 18"X18" PLANT POCKET W/ CUT STONE BORDER
- MITER JOINT AT RIDGE
- STAINLESS STEEL HEADER

THE PLAZA STACKED STONE WALL DETAIL
THE PLAZA
MATERIALS IMAGERY

HIGH CONTRAST CONCRETE PAVERS
CONCRETE PAVERS
FIELD PAVERS
TRENCH DRAIN CAST IRON GRATE
INTEGRAL COLOR CONCRETE STAIRS
INTEGRAL COLOR CONCRETE STAIRS
THE PLAZA MATERIALS IMAGERY

STAINLESS STEEL HANDRAIL WITH LED LIGHT STRIP

IN-GROUND LED LUMINAIRE

STAINLESS STEEL SQ. TUBE BIKE RACK

2 1/2" CRUSHED BLACK BASALT AT PLAZA TREE PIT

STAINLESS STEEL FLAGPOLE
THE COURTYARD

UNIT PEDESTAL PAVERS
RECESSED LED LUMINAIRES UNDER BENCH
OUTDOOR BBQ
MOVABLE FURNISHINGS
PARAPET, SEE ARCH.

1" = 10'

COURTYARD ENLARGED PLAN

CANTILEVERED WOOD BENCH

CMU PLANTER WALL

SHADE TOLERANT PLANT MATERIAL

BUILT-IN BAR AT PLANTER

10.15.2018

SF Traffic Company & Forensic Services Division Facility

CDR PHASE 2: DESIGN DEVELOPMENT
COURTYARD MATERIALS IMAGERY

UNIT PEDESTAL PAVERS

GROUND FACE CMU PLANTER WALL TO MATCH ARCHITECTURE

RECESSED LED LUMINAIRE

CANTILEVERED WOOD BENCH AT PLANTER WALL

BUILT-IN BAR AT PLANTER WALL
LANDSCAPE SECTIONS PLAZA & TOLAND STREET
THE PLAZA  OVERALL VIEW
THE PLAZA LANDSCAPE OVERALL VIEW
THE PLAZA
ENTRY STAIRS
THE PLAZA  VIEW FROM PLAZA
THANK YOU!
RENDERINGS

EVANS + TOLAND