

REQUEST FOR REVIEW FORM

San Francisco Arts Commission

Civic Design Review

PROJECT INFORMATION

PROJECT TITLE: Treasure Island Waterfront Plaza Public Restroom DATE: 7 October 2016

CLIENT DEPARTMENT: Treasure Island Development Authority (TIDA) / Treasure Island Community Development (TICD)

PROJECT ADDRESS Treasure Island, San Francisco, CA DISTRICT NUMBER: _____

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

PROJECT TEAM

TIDA PROJECT MANAGER: Bob Beck Email: bob.beck@sfgov.org

TICD PROJECT MANAGER: Julian Pancoast Email: julian.pancoast@lennar.com

ARCHITECT: Amy Eliot, Principal, Dilworth Eliot Studio, Inc. Email: amy@dilwortheliot.com

LANDSCAPE ARCHITECT: Blake Sanborn, Principal, AECOM Email: blake.sanborn@aecom.com

DATES OF REVIEW

× Conceptual/Informational Presentation January 11, 2015

× PHASE 1: Schematic Design February 8, 2016 / June 20, 2016

PHASE 2: Design Development _____

PHASE 3: Construction Documents _____

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): 980 sf (both structures)

BUDGET

Total Construction Cost: \$0.5M

Art Enrichment Budget: N/A

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.

The proposed Public Restroom facility will serve the Waterfront Plaza and intermodal transportation hub and will be located south of the Ferry Shelter and Bus/Shuttle Shelters. The building will include two group Restrooms (Men's and Women's facilities), an All-Gender Restroom, and a janitor's support space and utility closet to serve the Waterfront (cont. on attached)

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

Civic Design Review Phase 2 Submittal
Treasure Island Public Restroom
Request for Review
DE+
October 7, 2016

Please note: italics section is on Request for Review form:

The proposed Public Restroom facility will serve the Waterfront Plaza and intermodal transportation hub and will be located south of the Ferry Shelter and Bus/Shuttle Shelters. The building will include two group Restrooms (Men's and Women's facilities), an All-Gender Restroom, and a janitor's support space and utility closet to serve the Waterfront Plaza and facility electrical needs. The design strategy is a direct response to the Waterfront Plaza landscape architecture, and Ferry Shelter aesthetic and material palette.

The proposed Public Restroom structures acknowledge the primary importance of the Ferry Shelter in the overall composition at the water's edge, and adopt a related, though distinctly different design approach by positioning themselves as sculptural forms in the landscape of the waterfront, rather than participants in the Waterfront Plaza's symmetrical civic composition. Therefore, they are abstract and minimal in their articulation. Anodized aluminum monolithic panels wrap the volumes in a smooth surface that reflects the daylight, and the images of the surrounding landscape forms, the bay and sky above. The design intent is to capture the environment in its many atmospheric conditions over the course of the day through reflections on the surface of the panels and to dematerialize the buildings in deference to the landscape character of the site and the hierarchy of the Ferry Shelter.

As one passes between the two structures, the space opens up to views of Yerba Buena Island looking south or the Ferry Shelter looking north. The interior faces of the structures incline inward toward the restroom entrances, and the cladding material transitions to channel glass to give a preview of the interior space. This strategy both helps lead visitors into those spaces and additionally, retains a completely opaque exterior condition in consideration of the nighttime view from the causeway as one enters the island (and LEED ND requirements).

At night, the zone between the structures will glow softly through the channel glass surfaces, providing a safe and secure atmosphere for visitors and island residents. The restrooms are naturally ventilated through louvers on the exterior walls and entrance doors to create cross ventilation, which will exit through passive roof ventilation units, hidden from view by the building parapets. Solar panel-assisted roof skylights provide additional daylighting and ventilation when open to the restroom interiors. Full height white ceramic tile at all interior wall surfaces will help maximize the effects of daylighting, reducing the need for artificial lighting during the day.