San Francisco Arts Commission
Civic Design Review
Phase 1: Schematic Design
October 17, 2016
MISSION / GOALS

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
REFERENCE + INSPIRATION

RESILIENT. SECURE. CIVIC. TRANSPARENT

CONTEMPORARY. TIMELESS. REVITALIZING
EXISTING CONDITION
IDENTITY & PLACE

CORE PRODUCTION, DISTRIBUTION, AND REPAIR

DESIGNED TO PERMIT NON-INDUSTRIAL, NON-RESIDENTIAL USES THAT ARE COMPATIBLE WITH THE OPERATIONAL CHARACTERISTICS OF BUSINESSES IN THE AREA -- (CITY OF SAN FRANCISCO PLANNING GUIDANCES)
- No setback requirement from SFPC
- Set back requirement from FMND:
  - 15’ along Toland St.
  - 24’ along Evans Ave.
  - 26’ along Southern Property Border
  - 46’ parking setback at Evans Ave.
- Parking requirement from SFPC:
  - 132 parking stalls total
- Allowable Floor Area Ratio Limit:
  - 5:1 (446,000sf)
1. DESIGN DRIVERS

PROGRAM
- FLEXIBLE
- SECURE
- RESILIENT

PERFORMANCE
- SUSTAINABLE
- COST EFFECTIVE

IDENTITY & CONTEXT
- REVITALIZING
- CONTEMPORARY
- CIVIC

MATERIALS
- DURABLE
- AFFORDABLE
- TIMELESS
PROGRAM DRIVEN

RESILIENT BASE

OFFICE PROGRAM

LAB PROGRAM

_SHARED AMENITIES PROGRAM

INTERACTIVE

HEALTH

DISCOVERY

EDUCATIONAL

PROJECT REVIEW

SF Traffic Company & Forensic Services Division Facility
PROGRAM DRIVEN

COMMUNITY PARTNER

FUTURE THINKING

FUNCTIONAL
PROGRAM DRIVEN

SUSTAINABILITY

COLLABORATIVE

LOW IMPACT
PROGRAM DRIVEN

BUILDING PARTI & ORGANIZATION

CIRCULATION

DESTINATIONS

PROGRAM
WORKING DISCOVERY / DAY LIT EDGES

OFFICE

OFFICE

< LAB

PROJECT REVIEW
RESPITE & COLLABORATION SPACES

COLLABORATION COURTYARD >

< LAB

PROJECT REVIEW
WORKING & RESPITE SPACES
PERFORMANCE / SOLAR RESPONSIVE DESIGN

CITY GRID SHIFT

TOLAND ST  
EVANS AVE

SITE

TYPICAL CARDINAL

CITY GRID

PROJECT REVIEW

SF Traffic Company & Forensic Services Division Facility

OPAQUE SKIN
CURTAIN WALL
COURTYARD GLAZING
SCREEN
DAYLIGHT ANALYSIS - HEAT GAIN & GLARE

NO SHADING DEVICE, CLEAR GLASS
MARCH 21ST - 9:00AM
PERFORMANCE / SOLAR ANALYSIS

VERTICAL

HORIZONTAL

PROJECT REVIEW
MULLION FIN SHADING

WITH SHADING DEVICE, CLEAR GLASS
MARCH 21ST - 9:00AM

PROJECT REVIEW
2. SD CONCEPT

STRANDS & BLOCKS

Essential Concept: Metaphor for DNA/Science
CONCEPT / STRANDS & BLOCKS IN ELEVATION

LAB MODULE + STRUCTURAL GRID
CONCEPT / STRANDS & BLOCKS IN ELEVATION

PRIMARY SOLAR SHADING STRANDS
CONCEPT / STRANDS & BLOCKS IN ELEVATION

BLOCKSREFINEMENT
CONCEPT / STRANDS & BLOCKS IN ELEVATION
MATERIALS

DURABLE

AFFORDABLE

TIMELESS SIMPLICITY
CORNER APERTURE - PORTALS

EVANS

TOLAND
SUN / SHADE ANALYSIS

PREPARED BY HOK
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.
CONTEXT / EXISTING CONDITIONS

PROJECT SITE

EVANS - 5 WAY INTERSECTION

TOLAND ST

NAPOLEON ST

TOLAND ST

EVANS & 280
RESPONSIVE

There is a spatial separation on the site between the public entrance and street which is a factor of surrounding environmental conditions and could have consequential social design implications. By raising the arrival court we create a space that becomes an extension of the architecture. This elevated terrace space becomes the statement edge condition that discourages undesirable social activities while also reducing noise pollution from adjacent traffic volumes.
SOCIAL ZONING

AT THE STREET
creates an entry zone that is part of the sidewalk and is associated with street activities

VISUAL + ELEVATED
creates a terrace that becomes a part of the building activity
THE PROW

COURTYARD

EVANS AVE

TOLAND ST

Accentuated Prow

ENTRY TERRACE

Stair Entry
THE PROW
ALTERNATIVES

TERRACED DIAGONAL

THE PROW

PLANES
CLIENT COMMENTS (8/11/16):

- Would like there to be high visual appeal to the entry terrace, both from the street side and the building side.
- Likes the textured stone material a lot.
- Prefers Scheme #2 for the following reasons:
  - Recognizing that the project’s neighborhood may change over time, likes the social evolution potential of #2.
  - This building will be hosting members of the public including: District Attorneys, lawyers and other forensic experts who will be coming through the front door. The entry terrace should appeal to them and be a welcoming space. The raised terrace in scheme #2 makes it more civic than the others.
- Generally interested in creating a very nice building & landscape that will help attract and retain the best forensic scientists. The project should reflect the high investment being put into new laboratory equipment.

COMMISSIONER COMMENTS (8/15/16):

- Feedback from the committee was generally positive, noting that all the schemes were “handsome” and that it was “really interesting work”.
- Public Works noted that the streetscape elements would add to the general greening of Evans and that the terrace would serve as a green node coming down Evans from Cesar Chavez Street.
- Commissioner Stryker commented that the entry terrace will definitely be a green exclamation point on the corner, regardless of which scheme moves forward and agreed with the client and noted a preference for Scheme #2.
THE PROW