

PUBLIC SAFETY BUILDING

PHASE I CIVIC DESIGN REVIEW – 10 JANUARY 2011

Department of Public
Works





Charles Higuera

DPW Program Manager

Laura Blake

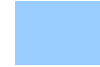
HOK + Mark Cavagnero Associates Project Manager

Mark Cavagnero

HOK + Mark Cavagnero Associates Co-Principal Designer

Paul Woolford

HOK + Mark Cavagnero Associates Co-Principal Designer



PROJECT BACKGROUND

PROJECT REQUIREMENTS AND SCHEDULE

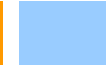
SCHEMATIC DESIGN

PUBLIC ART

PUBLIC SAFETY BUILDING



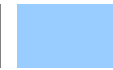
PROJECT REQUIREMENTS:



FUNCTION:	POLICE HEADQUARTERS	128,000 SF
	POLICE STATION	31,000 SF
	FIRE STATION	17,000 SF
	<u>FLEET PARKING</u>	<u>109,000 SF</u>
		285,000 SF
	OLD FIRE STATION	6,600 SF
SAFETY:	Controlled Access & Security	
SUSTAINABILITY:	LEED Gold Integrated, High Performance ,Low Maintenance	
CIVIC :	Mission Bay Development Standards Historic Building Rehabilitation Standards	
ART:	\$2.6M Public Art Enrichment	
COST:	\$164M Construction Budget	

PUBLIC SAFETY BUILDING

FAST TRACK PROJECT SCHEDULE:



DESIGN DEVELOPMENT

Feb 2011 - Jul 2011

Bid Piles, Curtain Wall and MEP

May 2011

CONSTRUCTION DOCUMENTS

Aug 2011 - Feb 2012

Bid Foundation and Waterproofing

Oct 2011

Bid Steel

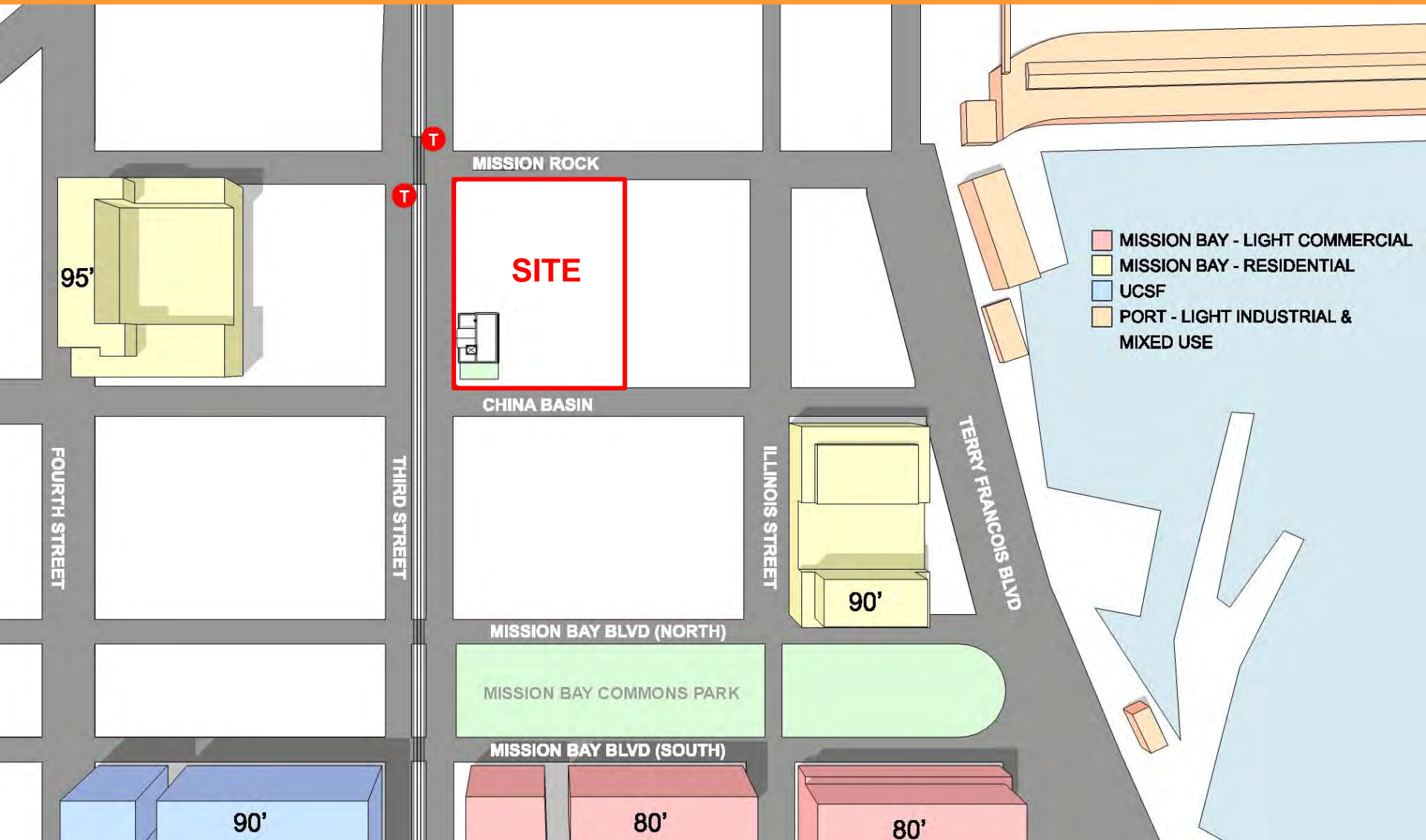
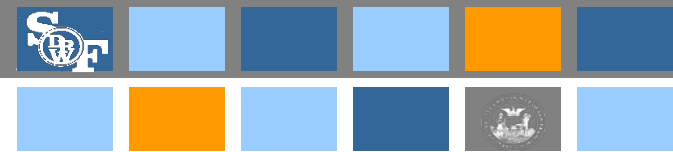
Jan 2012

Bid Balance of the Trades

Jul 2012

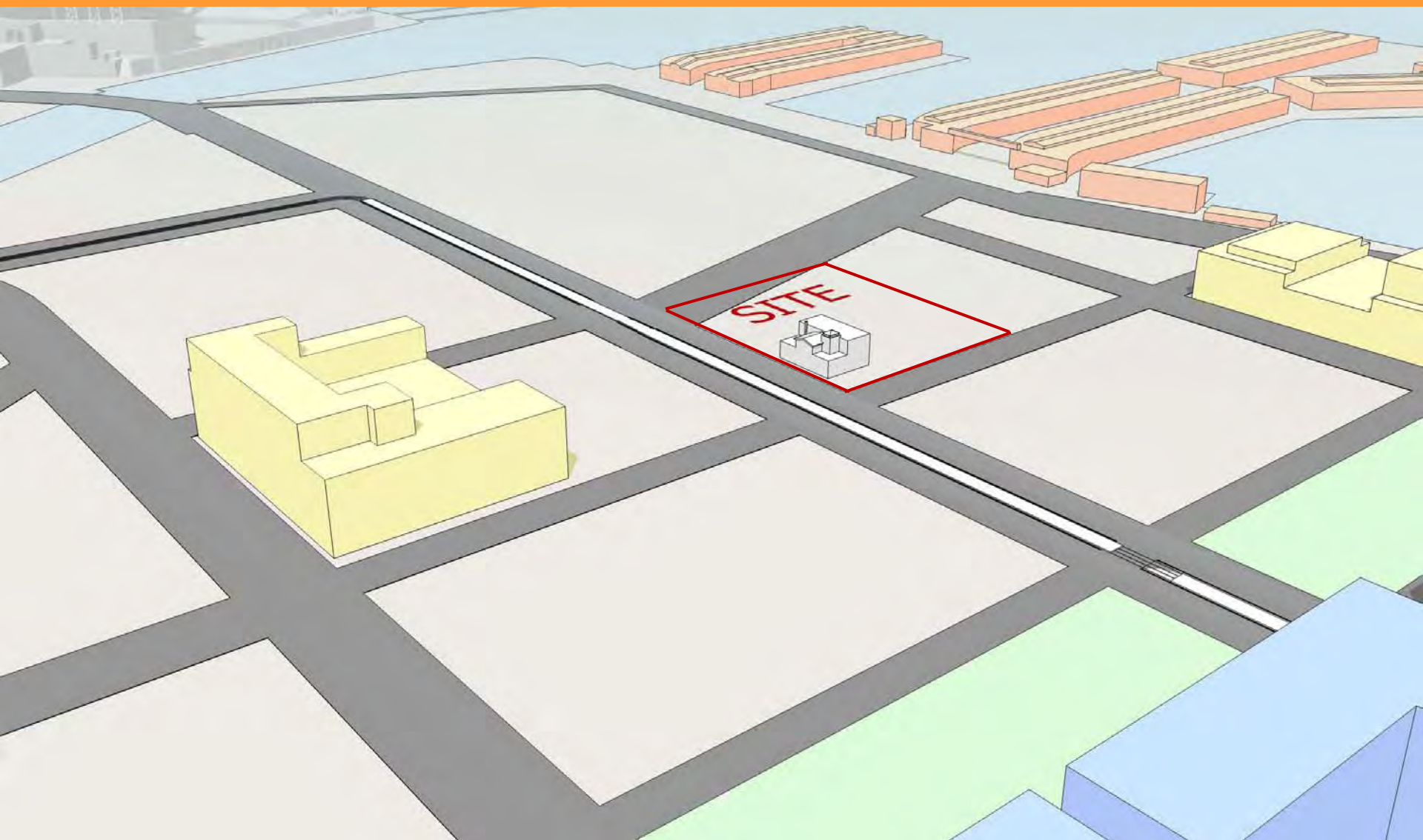
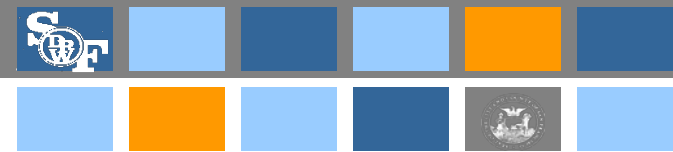
PUBLIC SAFETY BUILDING

CURRENT CONTEXT



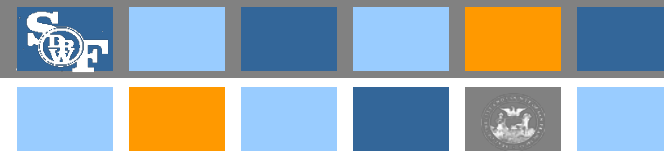
PUBLIC SAFETY BUILDING

CURRENT CONTEXT



PUBLIC SAFETY BUILDING

FUTURE CONTEXT



PUBLIC SAFETY BUILDING

FUTURE CONTEXT

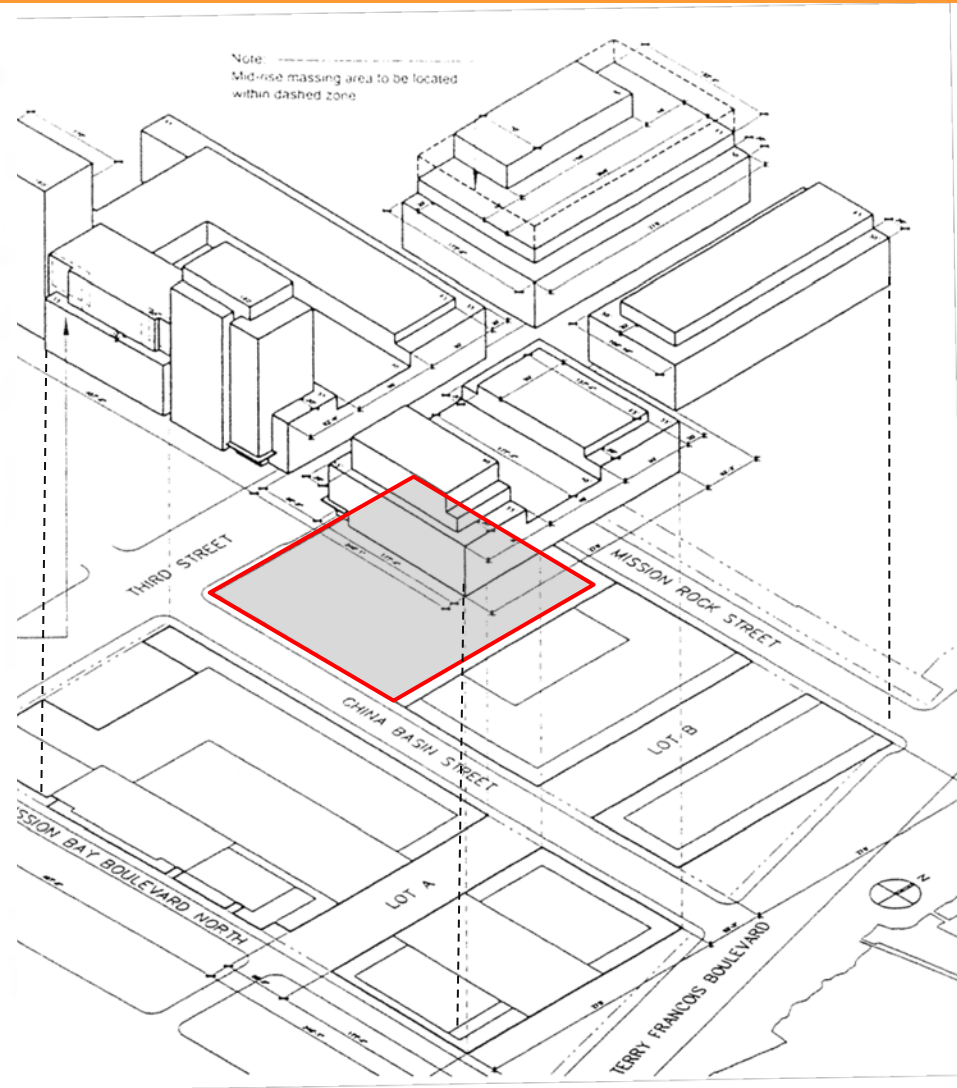




III. DESIGN STANDARDS

	Residential/Hotel			Commercial/Industrial			
	HZ-2	HZ-3	HZ-4	HZ-5	HZ-6	HZ-7	HZ-8
Total Developable Area:	418,180 SF	886,505 SF	221,720 SF	842,200 SF	424,270 SF	551,467 SF	190,964 SF
Base Height	85'	85'	85'	90'	90'	90'	90'
% of developable area at base height	75%	80%	80%	93%	90%	85%	89%
Midrise Height	90'	80'	90'	NA	NA	NA	NA
% & sq. ft. of developable area with midrise height max.	10% (41,818 sq. ft. of develop. area)	13% (89,246 sq. ft. of develop. area)	13% (28,824 sq. ft. of develop. area)	NA	NA	NA	NA
Tower Height	180'	160'	160'	180'	180'	160'	150'
% & sq. ft. of developable area with tower height max.	15% (62,726 sq. ft. of develop. area)	7% (48,055 sq. ft. of develop. area)	7% (15,520 sq. ft. of develop. area)	7% (65,954 sq. ft. of develop. area)	10% (42,427 sq. ft. of develop. area)	15% (82,720 sq. ft. of develop. area)	11% (21,006 sq. ft. of develop. area)
Maximum number of towers at max. bulk and height	7	6	2	3	2	4	1
Location	NA	NA	No towers on parcels 9a and 10a. Max. 50' average on Bayfront to a depth of 20' on each block.	No towers on parcels 26a, 28, 30, 32, 34 & X4		Buildings above height of freeway in limited locations (see map). Tower on parcel 43 limited to SE corner.	NA
Corners	No intersection to allow more than 2 towers within 50' of corner.						
Tower Separation	Minimum 125' when located on the same block. Exceptions considered for simultaneous tower designs with Agency approval, subject to further shadow and visual analysis (see Fig. B)			Minimum 100' when located on the same block.		Min 200' or separated by 16th Street.	NA
Orientation	Tower width along 3rd street not to exceed 180'						
Rooftop Recreation/ Community Structures	For the purposes of height measurement, rooftop recreation structures are exempted, provided that the total height measured from the top of roof does not exceed 16' in height, including mechanical appurtenances, and their use is strictly limited to community recreation, strictly limited to community/recreation.			NA			
% of total roof area	Total area of rooftop recreation/community structures is limited to 25% of the roof area.			NA			

Note: Vertical Measurement: Vertical Dimension of Tower measured "Building" height and "Footcandle Area" Footprint of tower and measured from height zero.



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MISSION BAY REDEVELOPMENT DISTRICT



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CONTEXT



Looking southwest from port site



Fire Station #30 on site



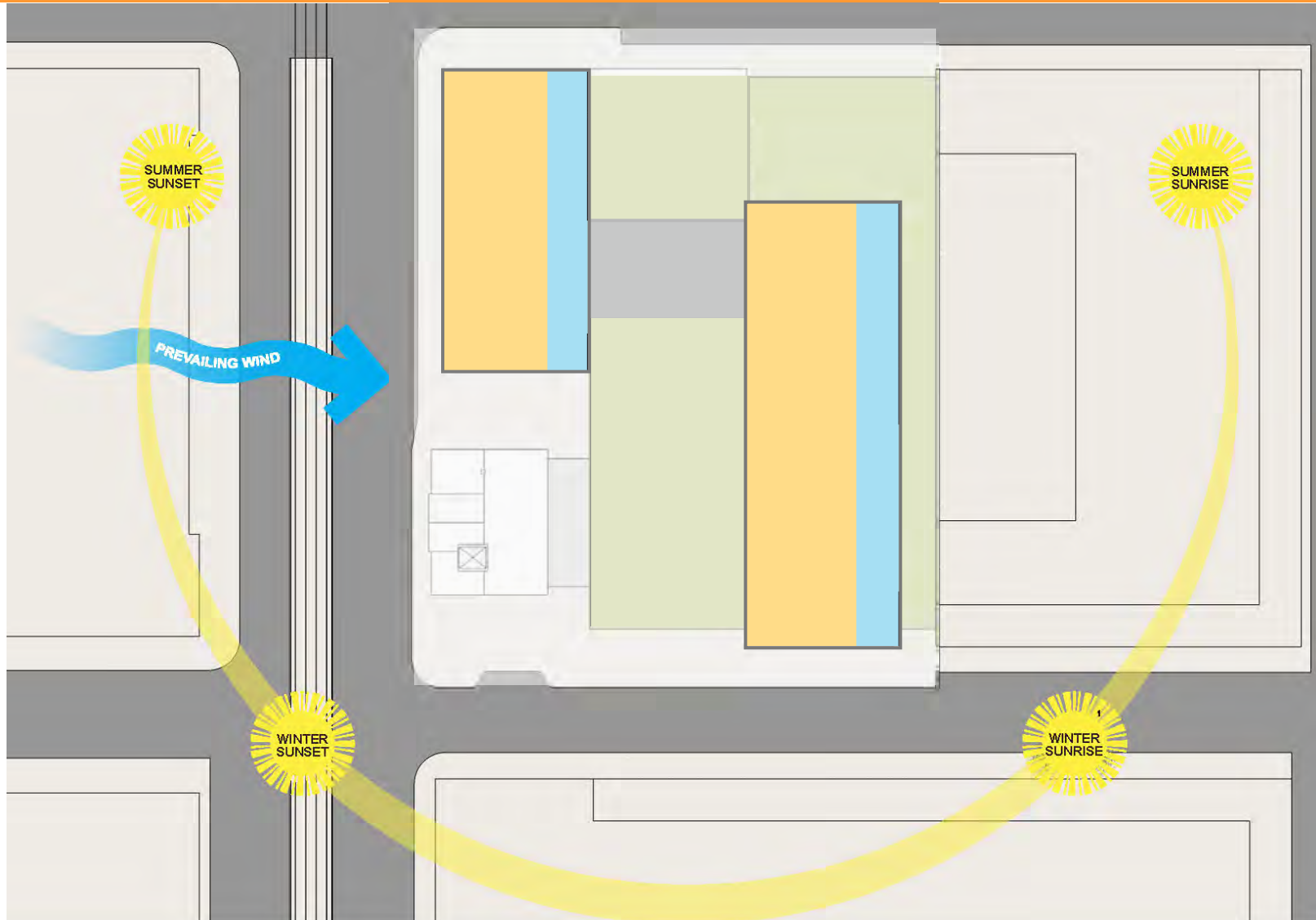
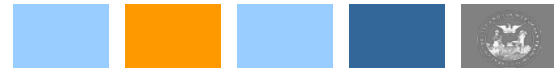
Looking southwest from site



Neighboring Residential Development

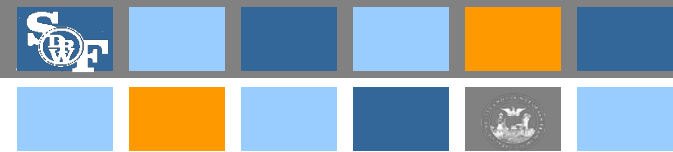
PUBLIC SAFETY BUILDING

INTEGRATED DESIGN



PUBLIC SAFETY BUILDING

CONCEPT



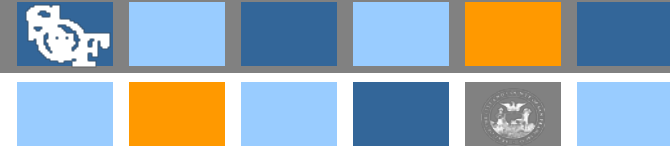
PUBLIC SAFETY BUILDING

THIRD AND CHINA BASIN



PUBLIC SAFETY BUILDING

THIRD STREET ENTRY COURTYARD



PUBLIC SAFETY BUILDING

PRIOR TO SEAWALL DEVELOPMENT



PUBLIC SAFETY BUILDING

THIRD STREET AND MISSION ROCK



PUBLIC SAFETY BUILDING

CHINA BASIN LOOKING EAST



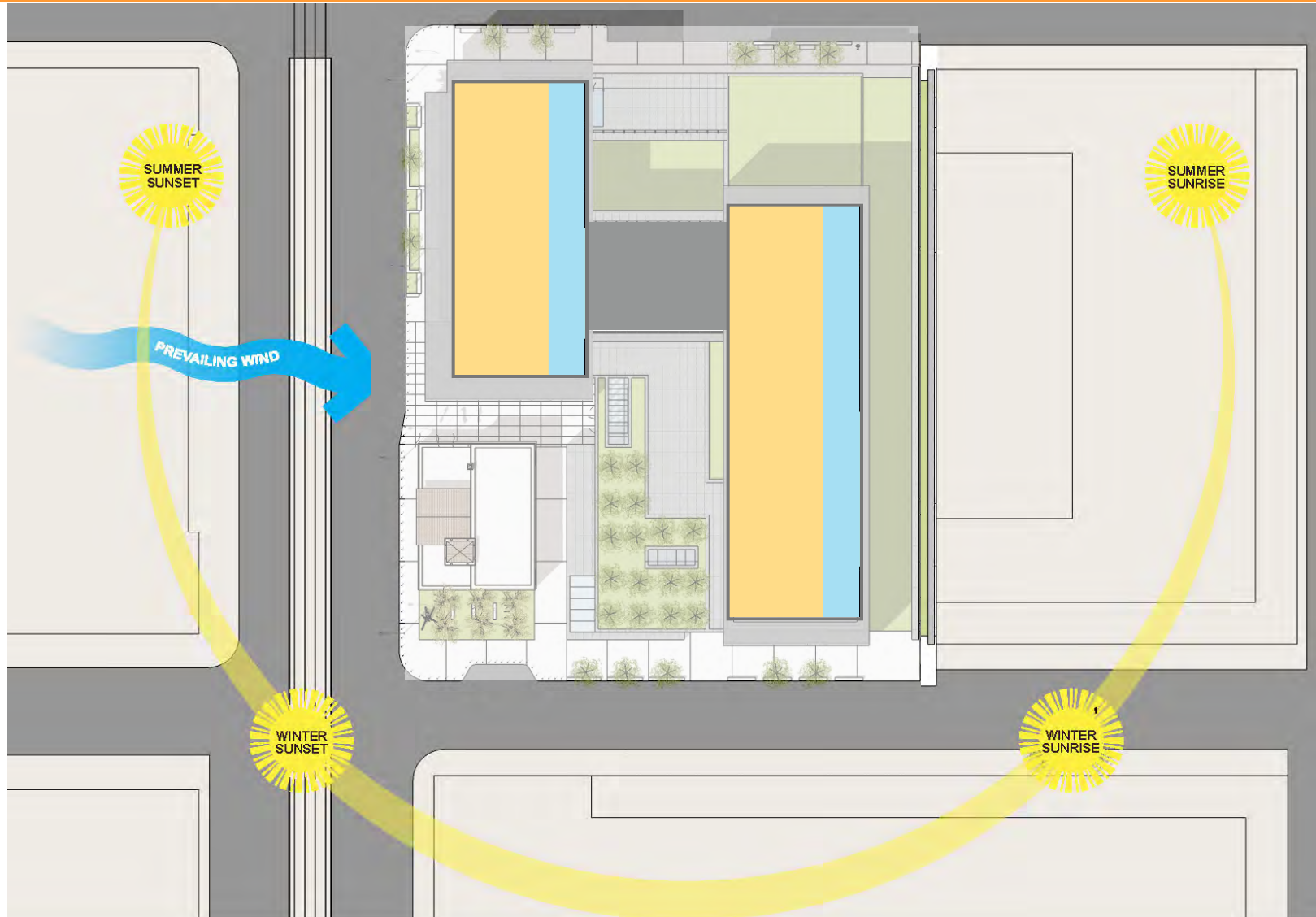
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CHINA BASIN



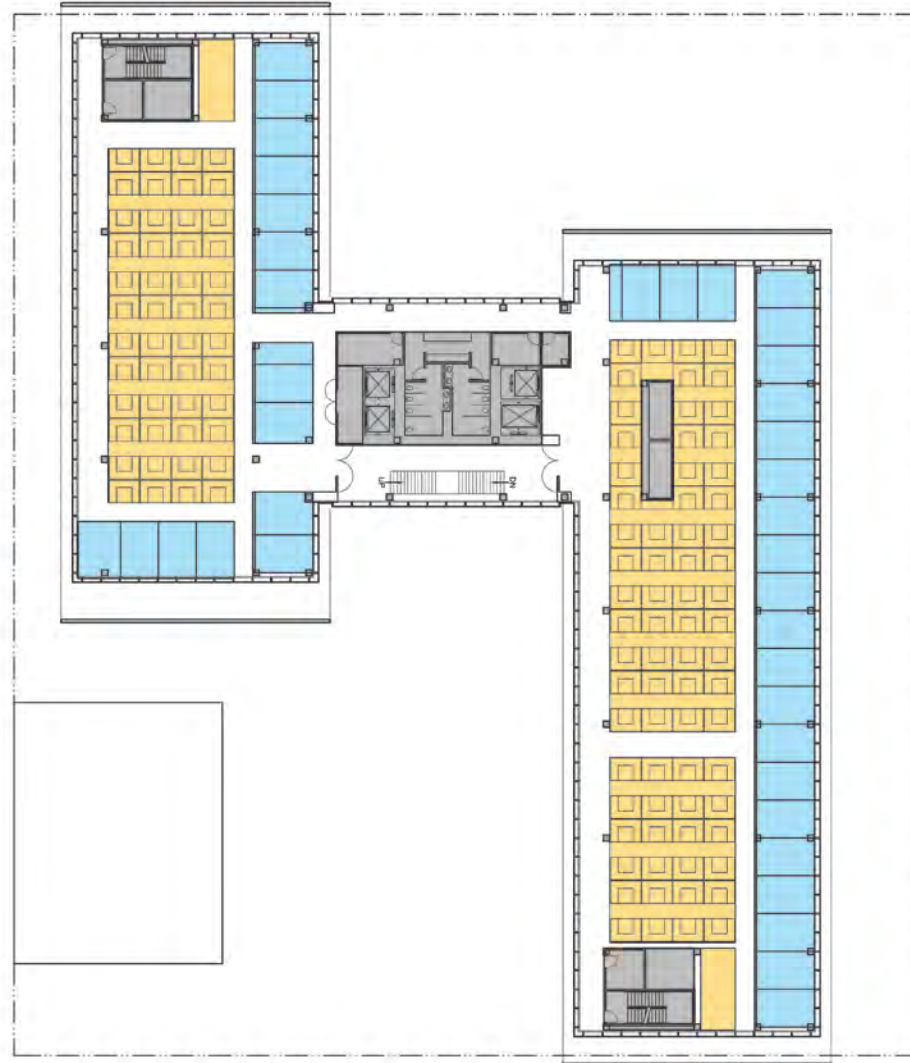
PUBLIC SAFETY BUILDING

INTEGRATED DESIGN



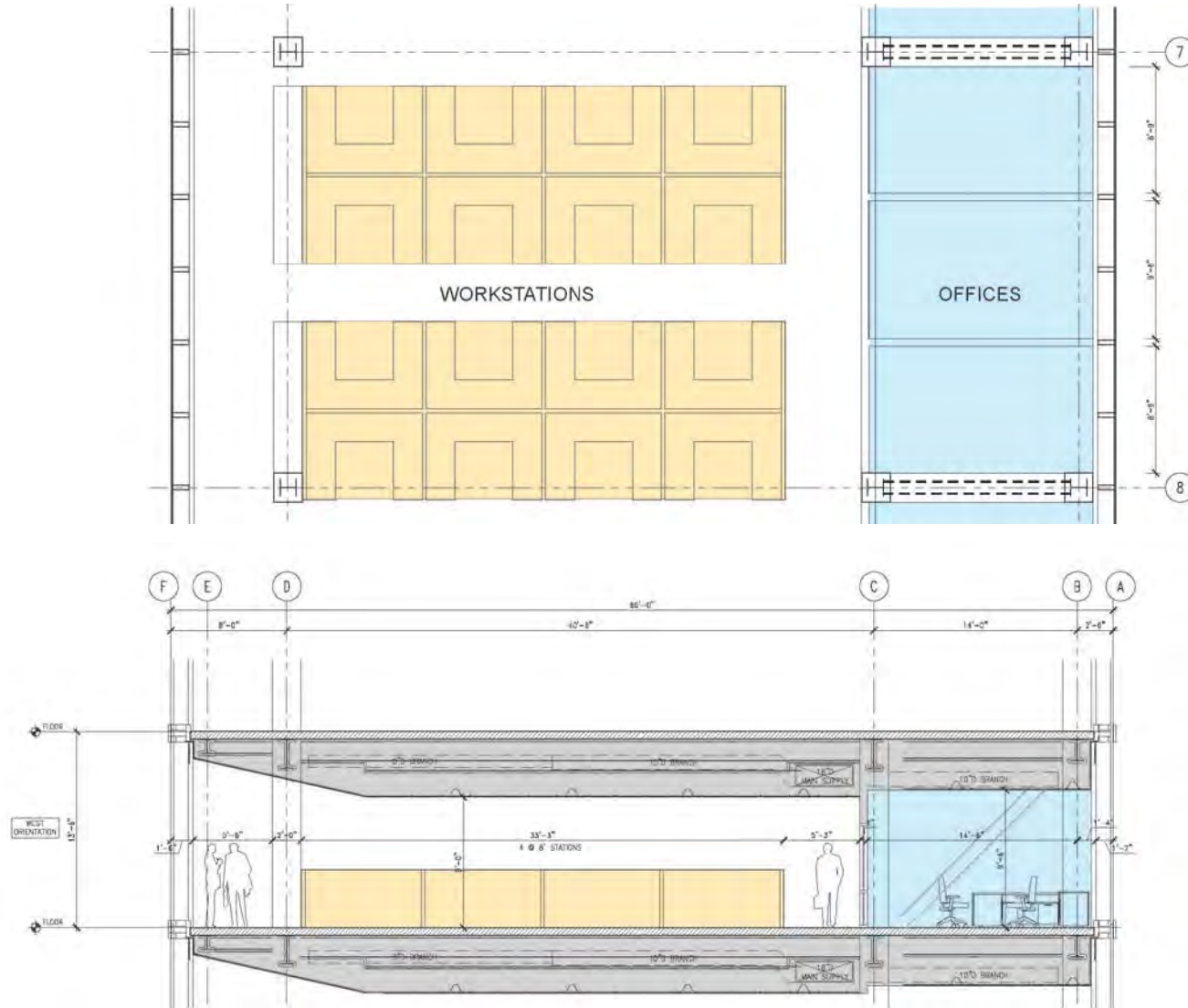
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TOWER CONCEPT



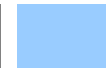
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TOWER CONCEPT

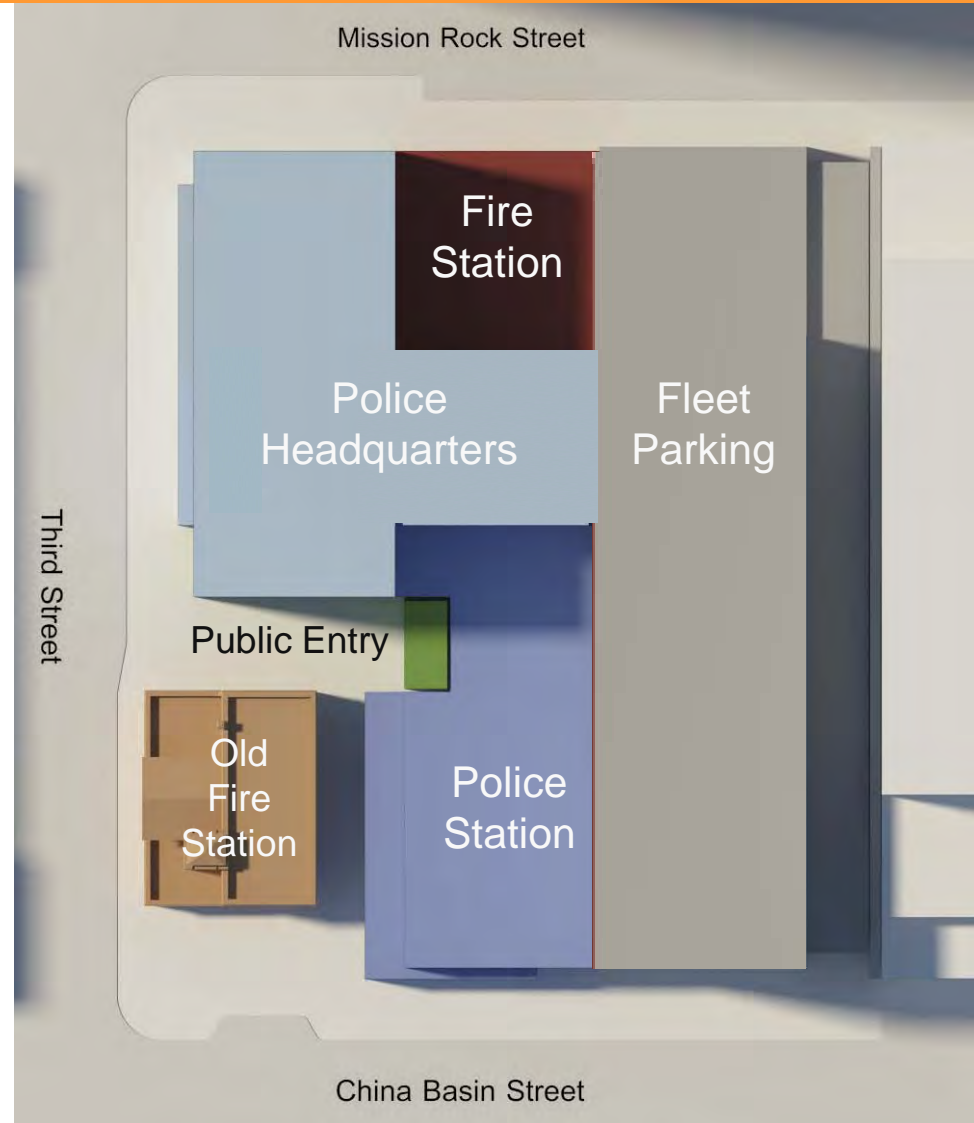


PUBLIC SAFETY BUILDING

FUNCTIONAL PLINTH STACKING

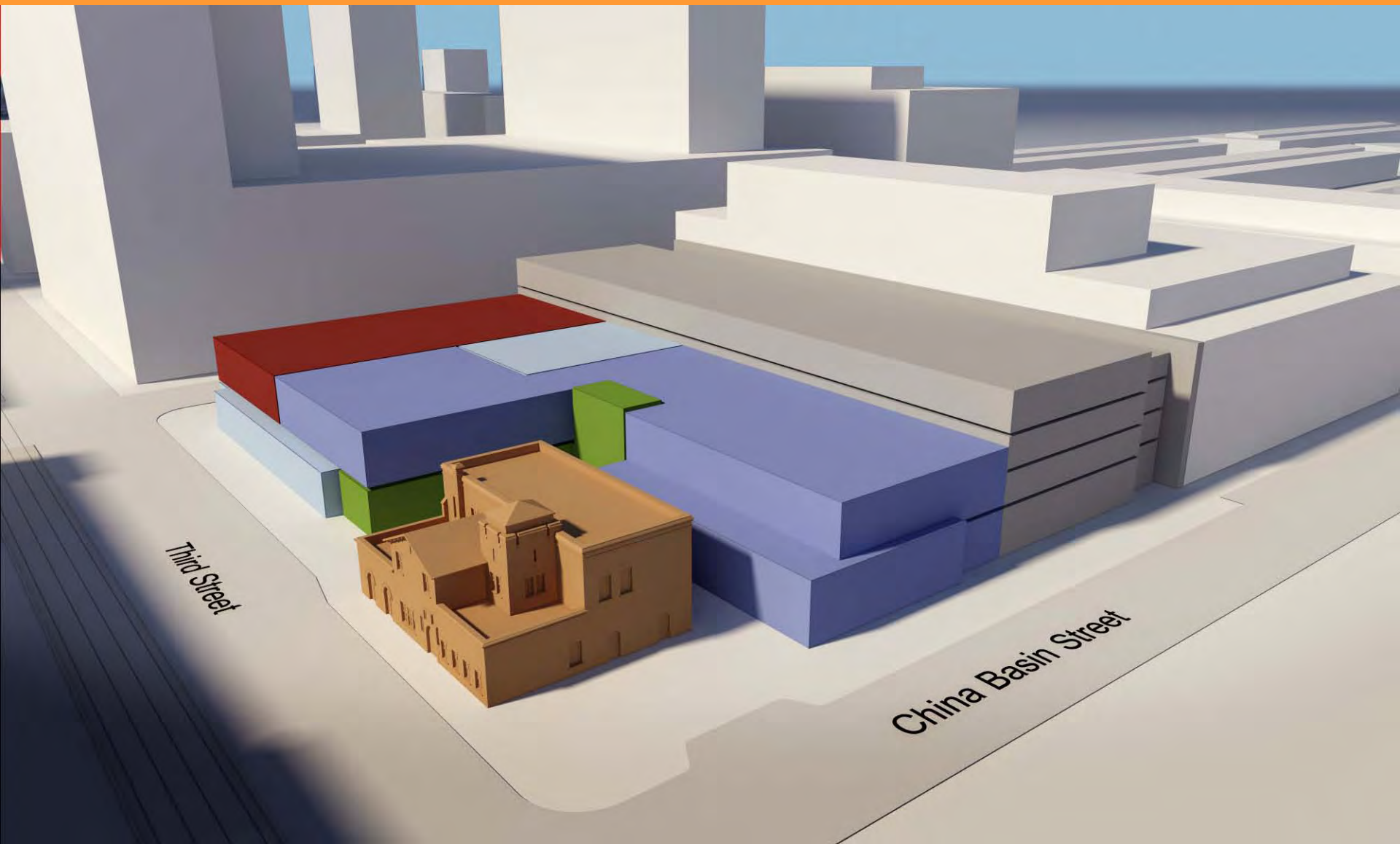


- Public Entry to Police Headquarters and Station from Third Street
- Two Story Police Station on China Basin Street
- Two Story Fire Station on Mission Rock Street
- Parking Structure along east property line



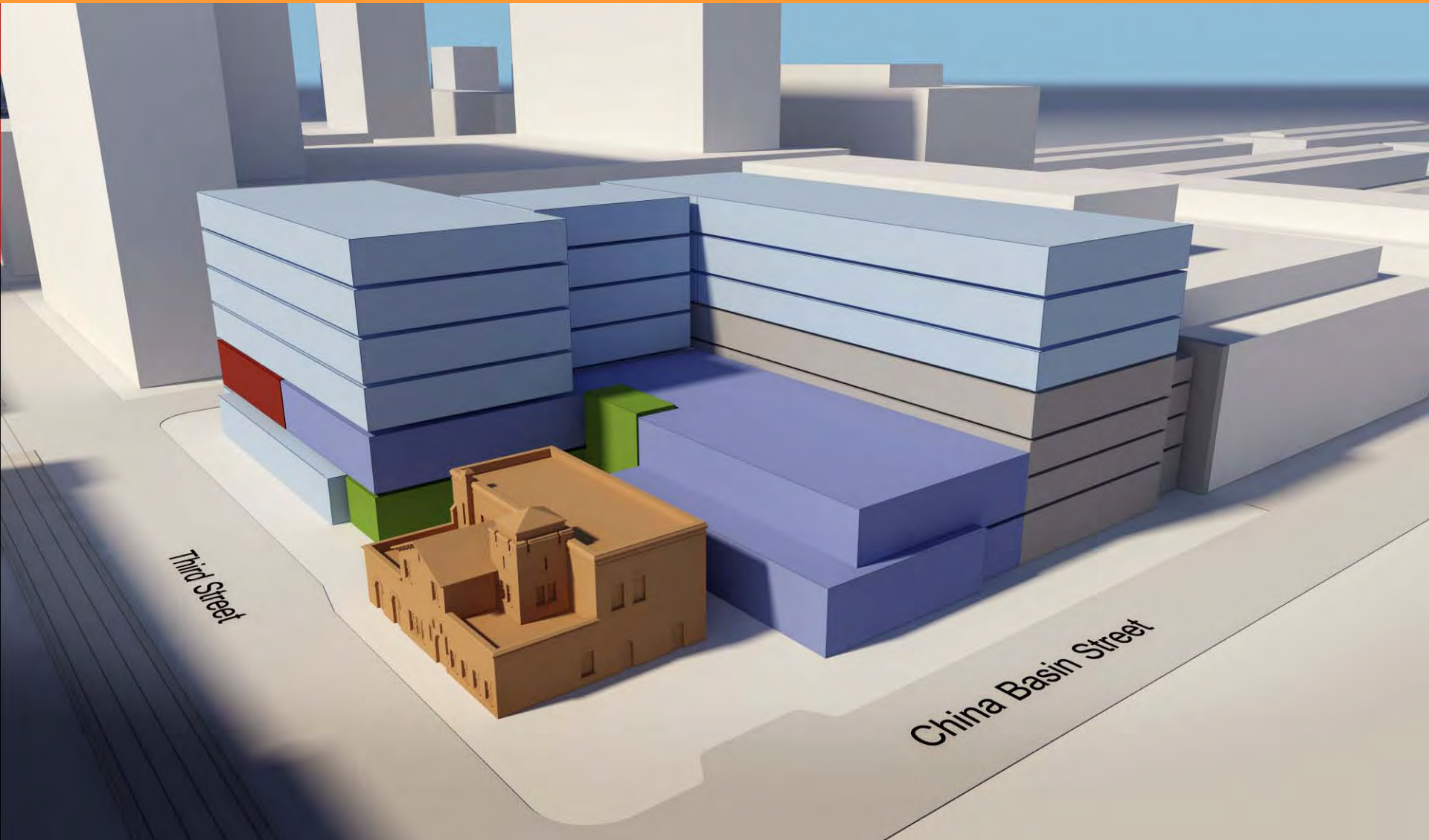
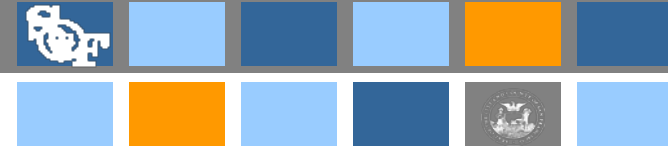
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FUNCTIONAL PLINTH STACKING



PUBLIC SAFETY BUILDING

FUNCTIONAL TOWER STACKING



PUBLIC SAFETY BUILDING

SITE PLAN



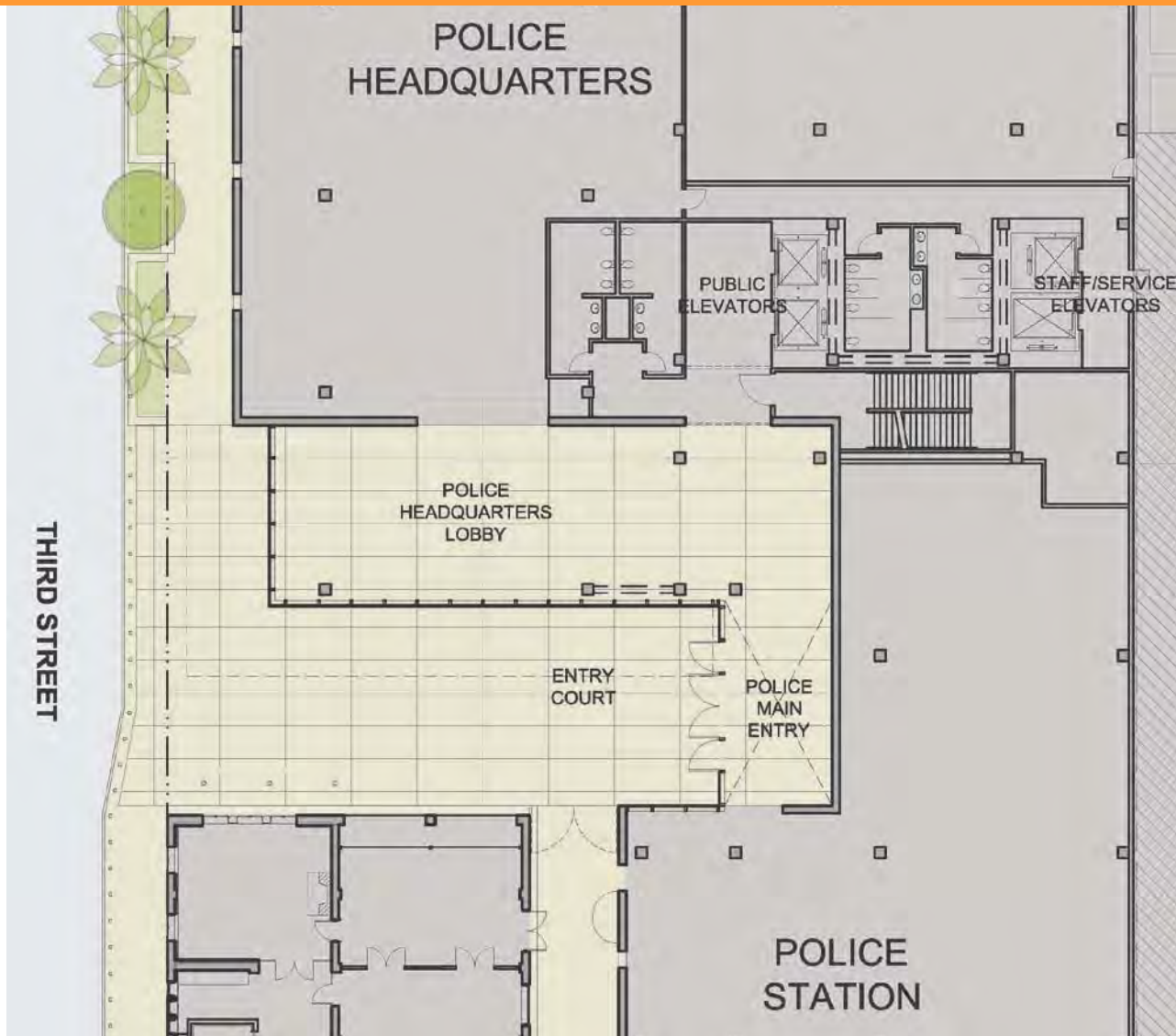
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COURTYARD AND ROOF LANDSCAPE



PUBLIC SAFETY BUILDING

THIRD STREET PUBLIC ENTRY



PUBLIC SAFETY BUILDING

THIRD STREET ENTRY COURTYARD



PUBLIC SAFETY BUILDING

HEADING NORTH ON THIRD STREET



PUBLIC SAFETY BUILDING

HEADING SOUTH ON THIRD STREET



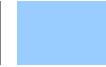
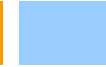
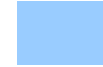
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ENTRY FROM CHINA BASIN STREET



PUBLIC SAFETY BUILDING

PUBLIC ART OPPORTUNITIES



\$2.6M Art Enrichment Budget
(not including administration)

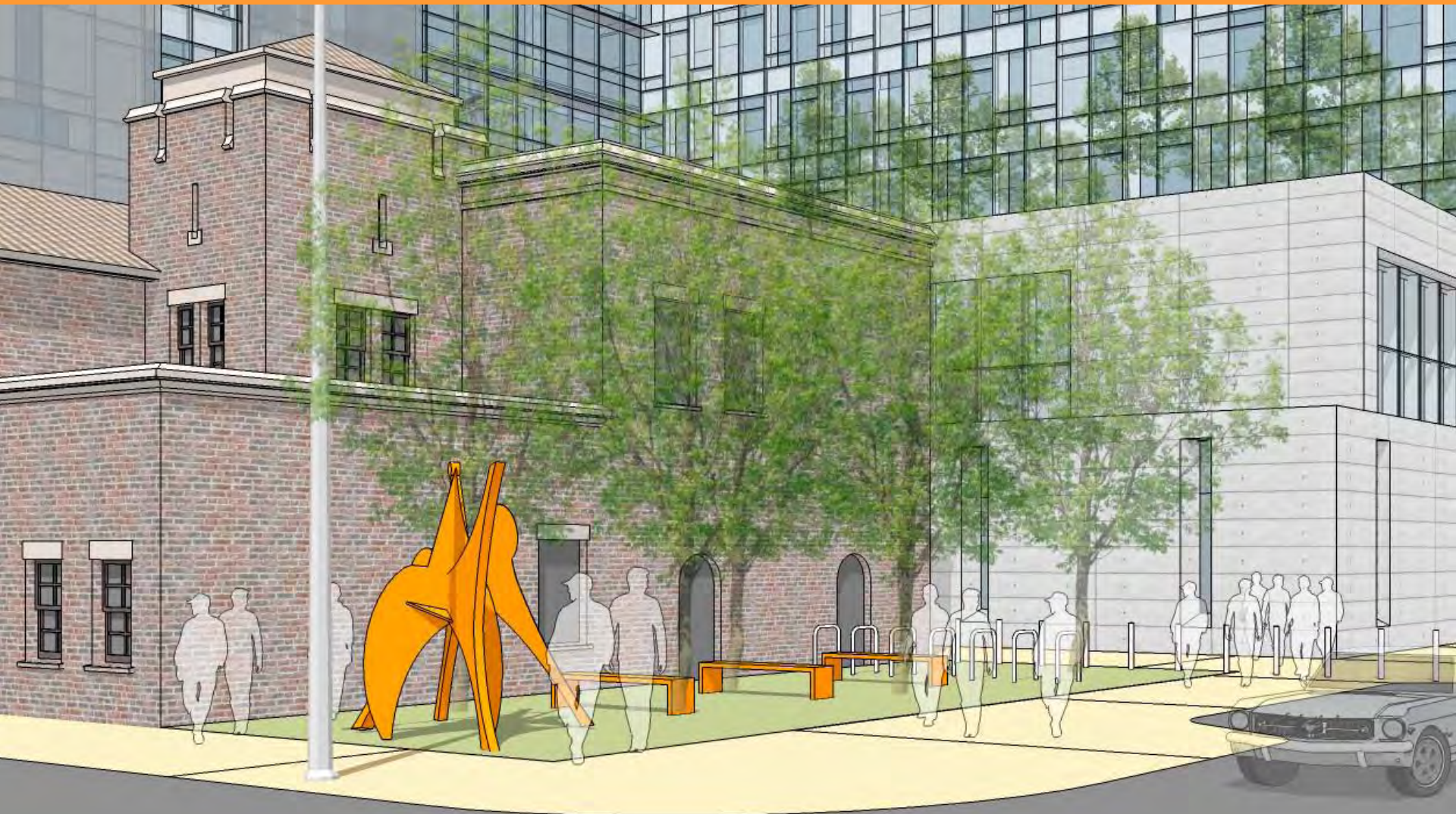
Civic Arts Commission issued
RFQ for artists for:

- 2-3 outdoor projects
 - sculpture at SW plaza
 - memorial sculpture/plaza
 - street furnishings
- 2 or more interior projects



PUBLIC SAFETY BUILDING

PUBLIC ART OPPORTUNITIES



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PUBLIC ART OPPORTUNITIES

