

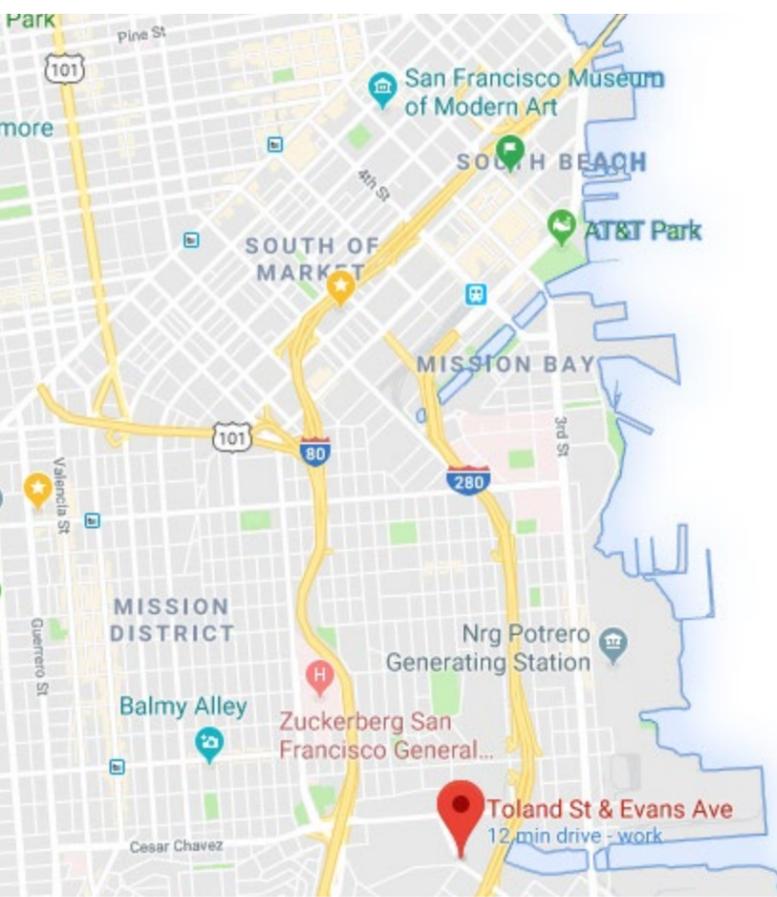
CITY & COUNTY OF SAN FRANCISCO TRAFFIC COMPANY & FORENSIC SERVICES DIVISION FACILITY

CDR PHASE 2: DESIGN DEVELOPMENT
OCTOBER 15, 2018

MISSION:

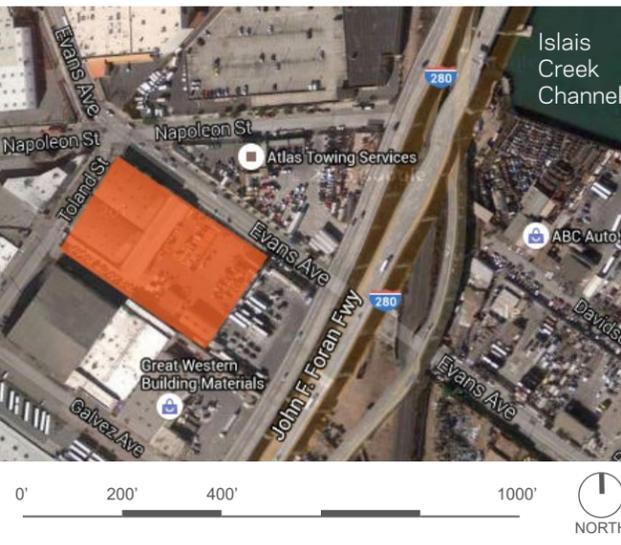
TO DESIGN AN INNOVATIVE BUILDING THAT FOCUSES ON SUSTAINABLE, FUNCTIONAL, AND BEAUTIFUL DESIGN WHILE MAKING A SIGNIFICANT CONTRIBUTION TO THE URBAN SETTING IN WHICH IT'S LOCATED.

REVITALIZING.
RESILIENT.
SECURE.
TRANSPARENT.
SUSTAINABILITY.
PERFORMANCE.
TRANSFORMATIVE.
COLLABORATIVE.
FUNCTIONAL.
DISCOVERY.



FEDEX SHIPPING CENTER PUBLIC STORAGE BONANZA RESTAURANT STORAGE

PDR NEIGHBORHOOD



CONTEXT SITE LOCATION + SURROUNDINGS



PROJECT SITE LOOKING EAST

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.

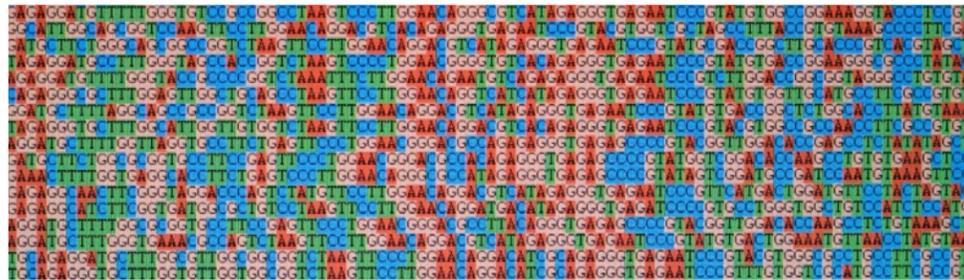
- STREET TREES
- GREEN NODES

REFERENCE
CONTEMPORARY, TIMELESS, REVITALIZING

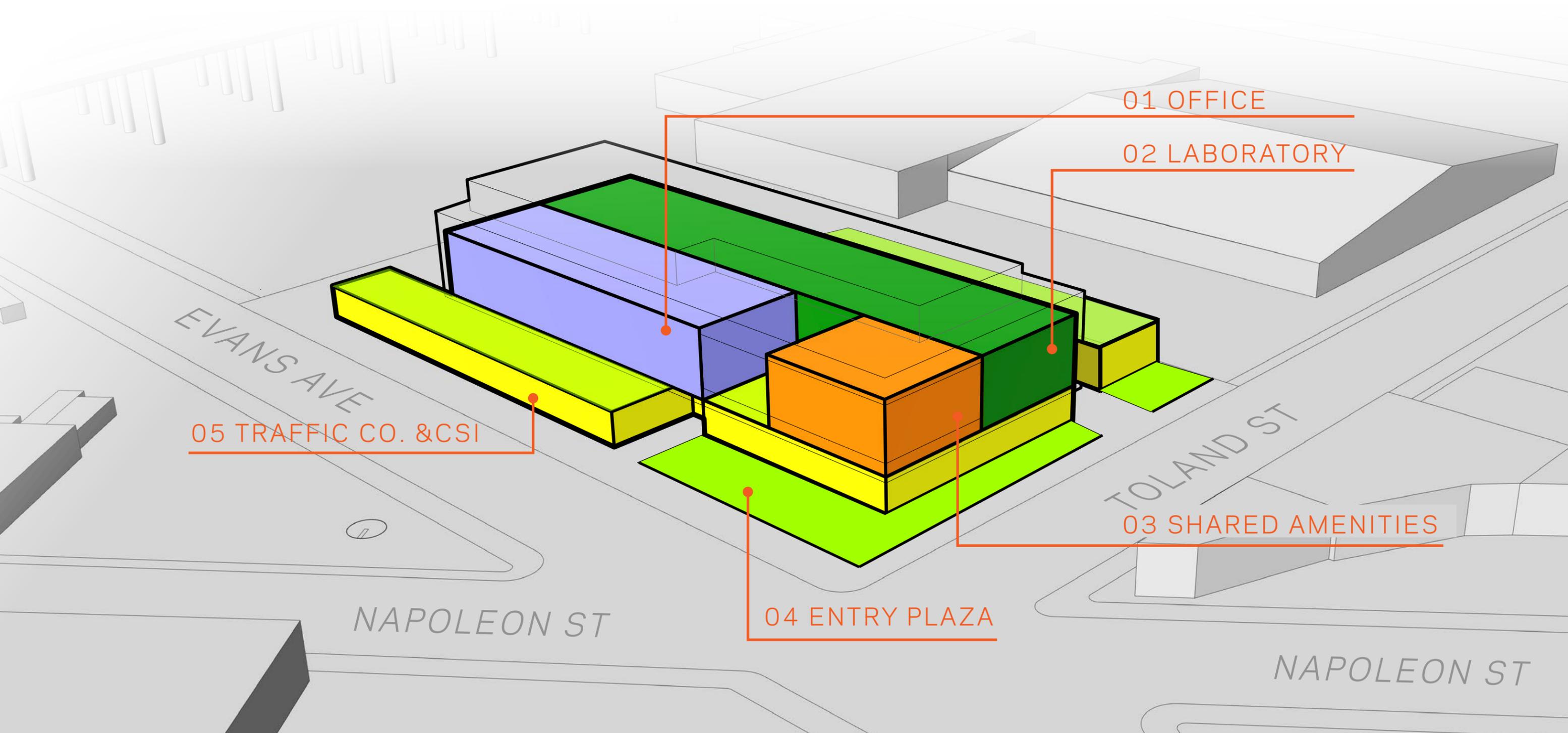


RESILIENT, SECURE, CIVIC, TRANSPARENT

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

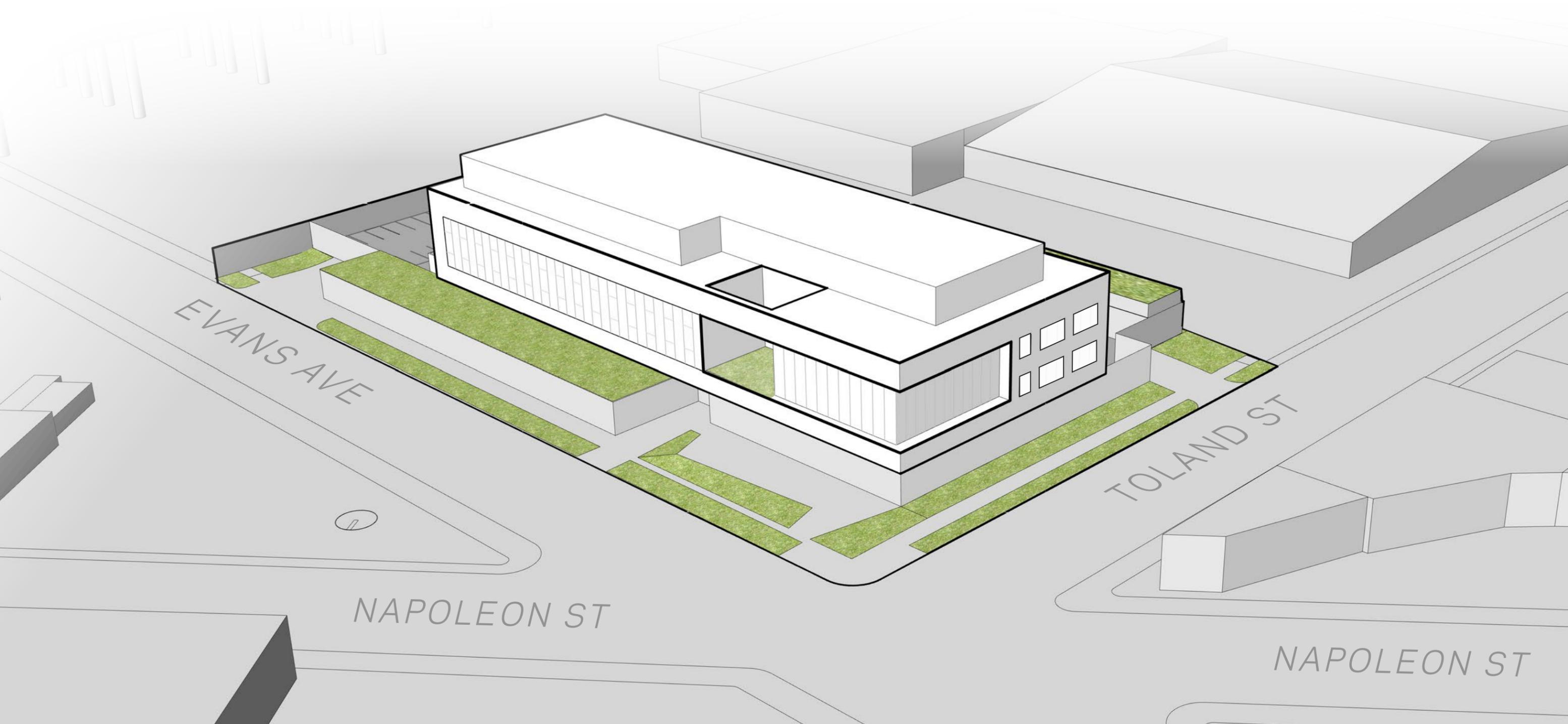


PROGRAM STACKING



FENESTRATION TYPOLOGIES

- **PEEL: VERTICAL ELEMENTS** CURTAINWALL + PUNCHES SET IN BAND OF VERTICALITY
- **FIELD: PUNCHED OPENINGS** SET WITHIN A HORIZONTAL FIELD





OVERALL SITE SITE + CONTEXT



Civic Design Review Committee - October 17, 2016 - Minutes

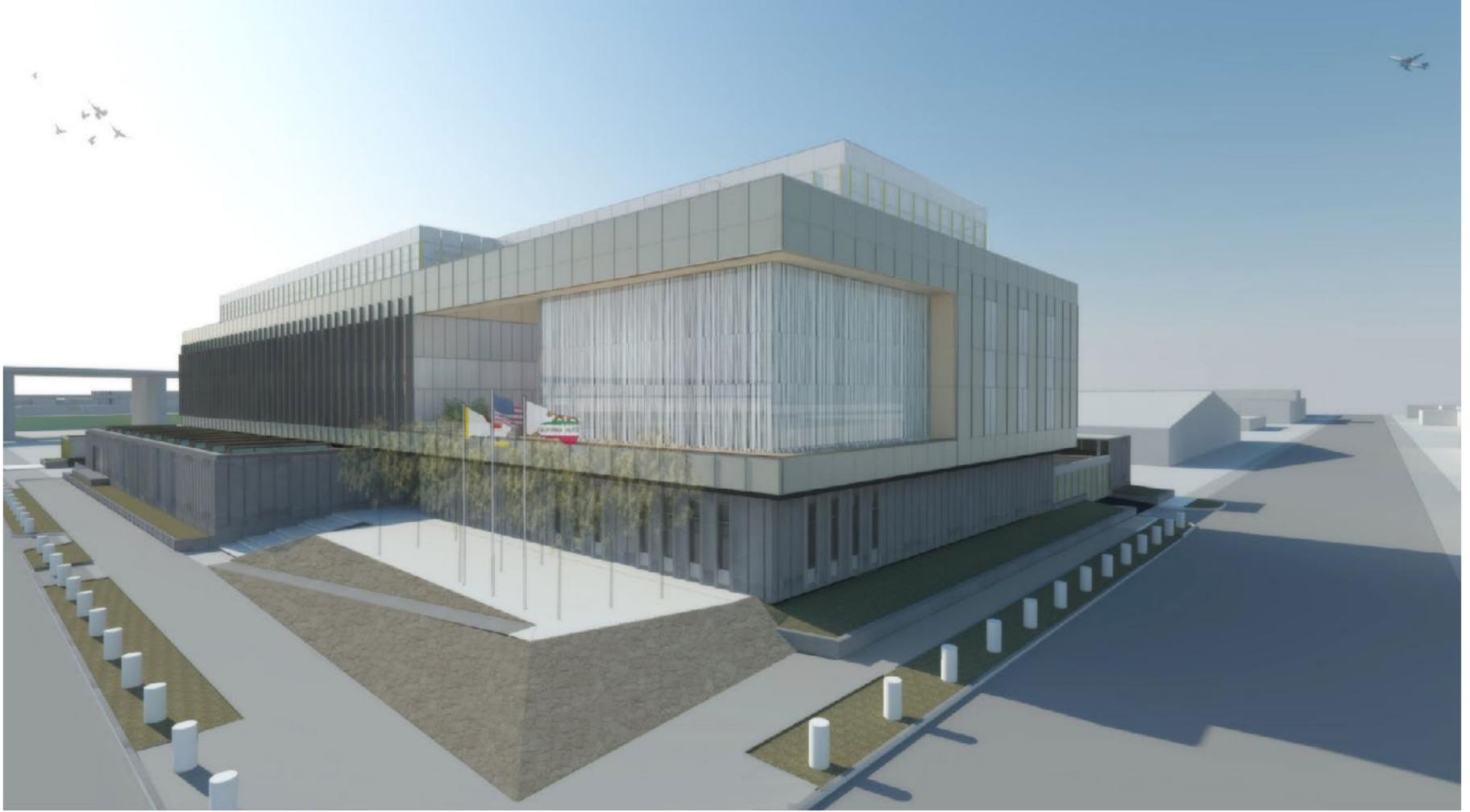
Meeting Date:
October 17, 2016 - 2:30pm
Location:
401 Van Ness, Suite 125
san francisco, CA 94102
United States

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 Prenzlou, 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.

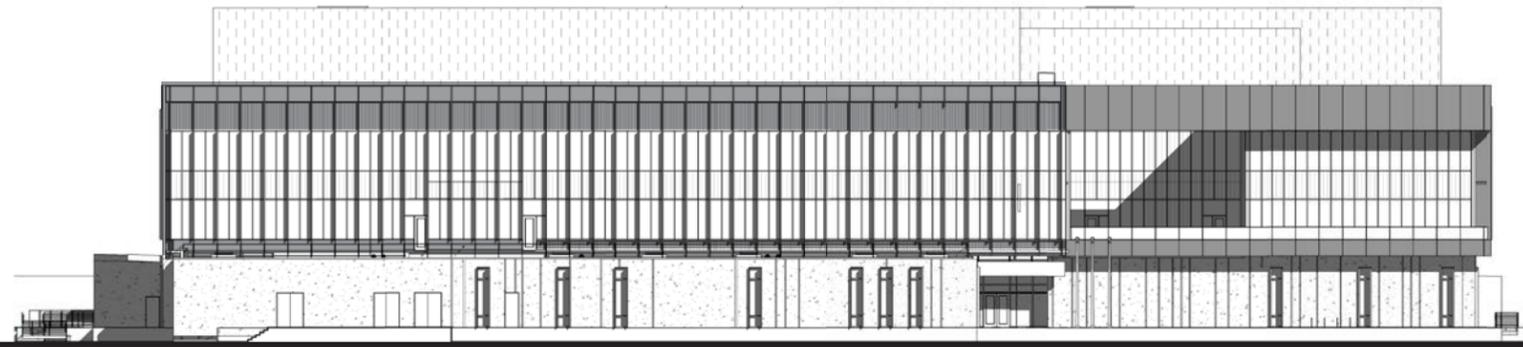
ARCHITECTURAL

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

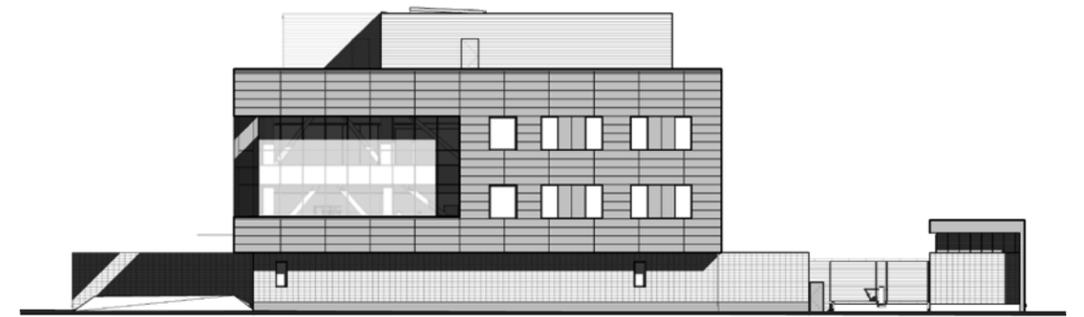
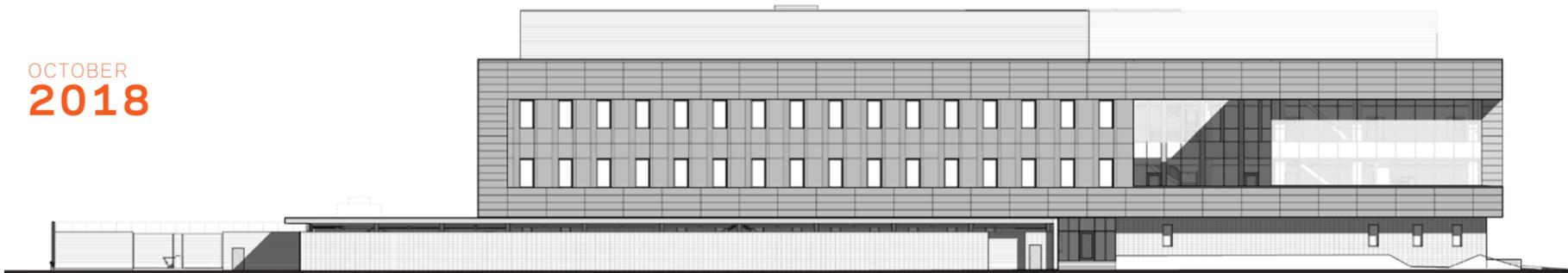
LANDSCAPE

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

DECEMBER
2016



OCTOBER
2018



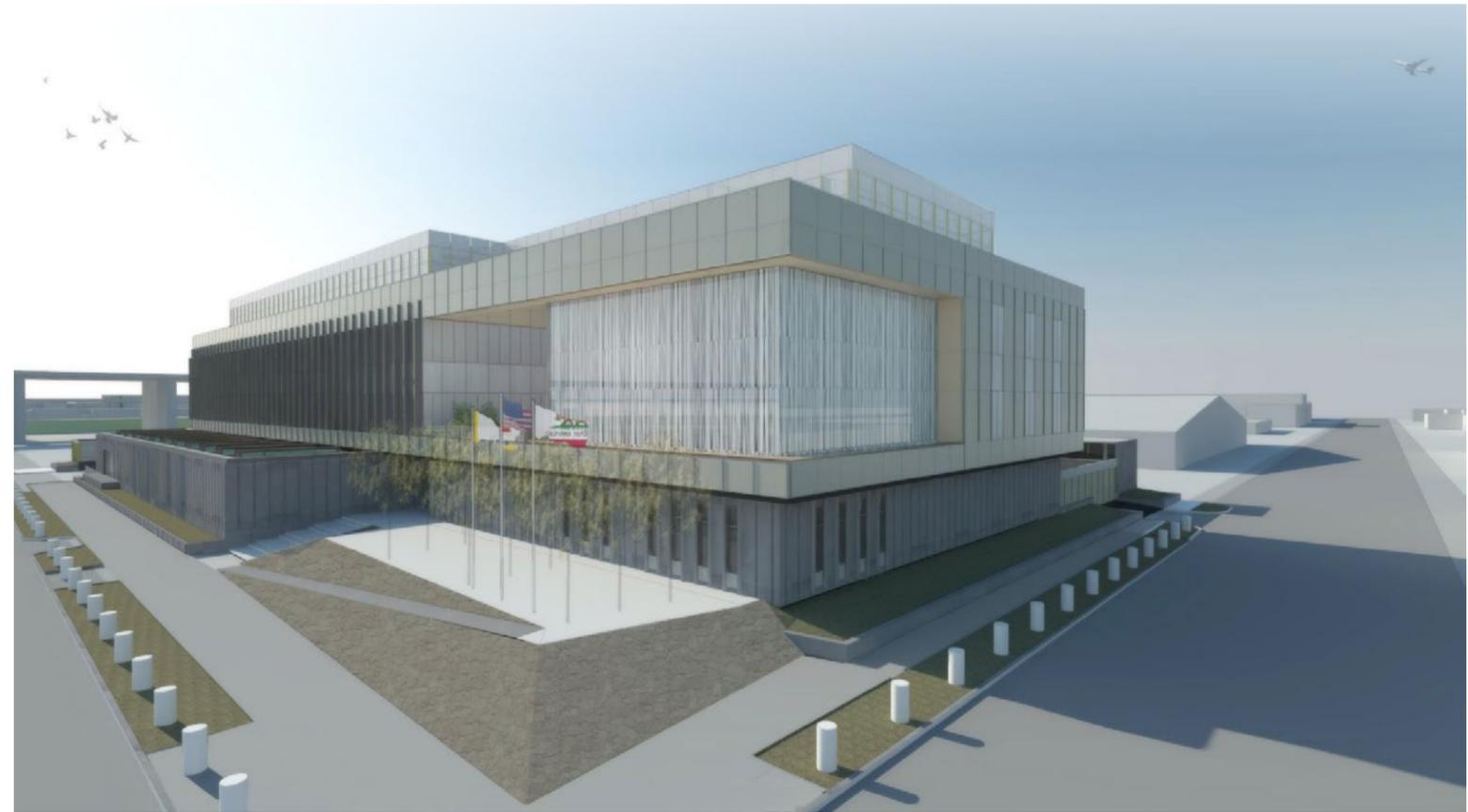
DESIGN EVOLUTION 2016 TO PRESENT



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.

DECEMBER
2016



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.”

OCTOBER
2018



DESIGN EVOLUTION 2016 TO PRESENT



SF Traffic Company & Forensic Services Division Facility | 10
CDR PHASE 2: DESIGN DEVELOPMENT 10.15.2018



MP-01 METAL PANEL
(PRIMARY BUILDING COLOR)

MP-04 METAL PANEL
(ACCENTS)

CMU



1 NORTH ELEVATION
1/16" = 1'-0"



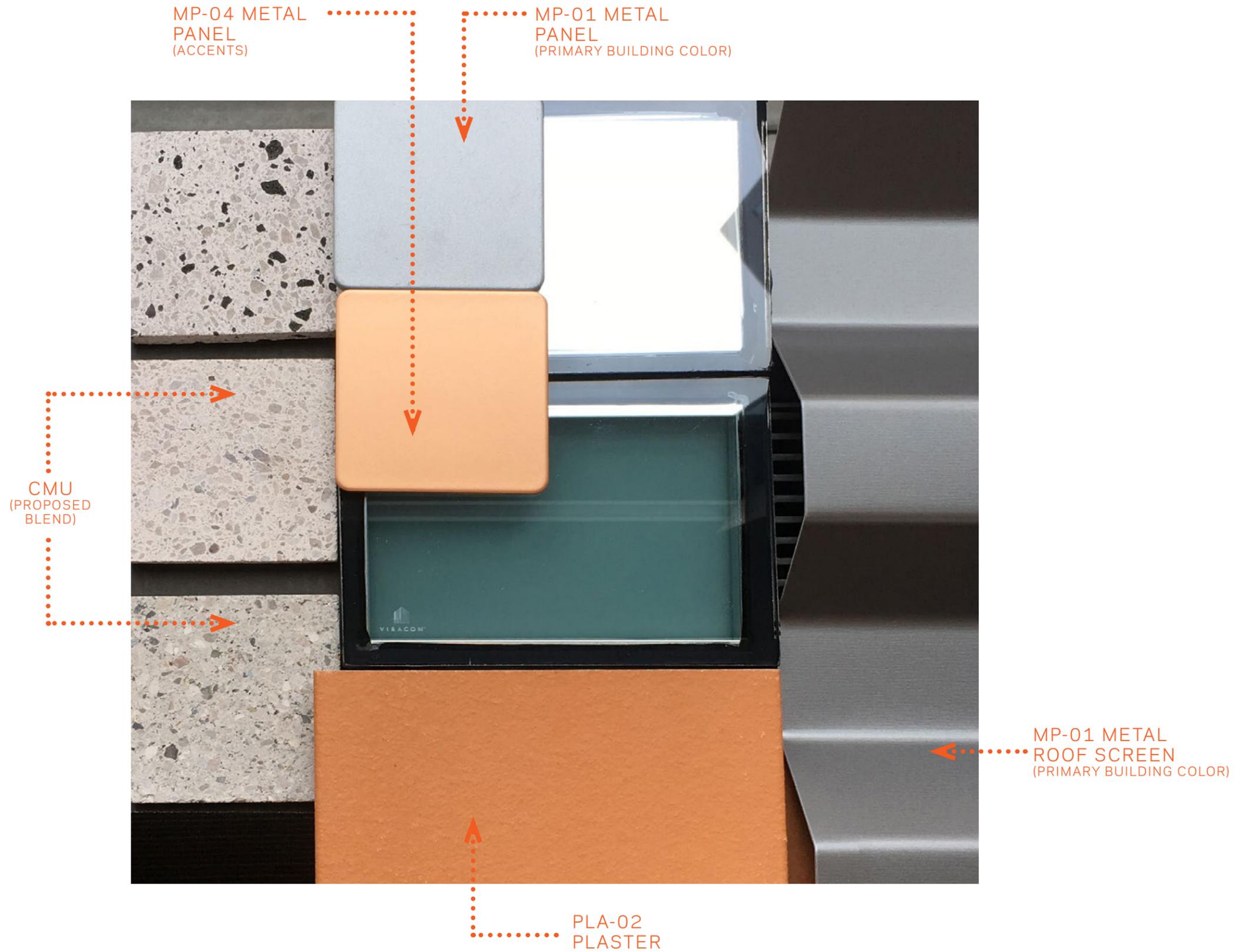
2 SOUTH ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"





RENDERINGS MAIN ENTRY





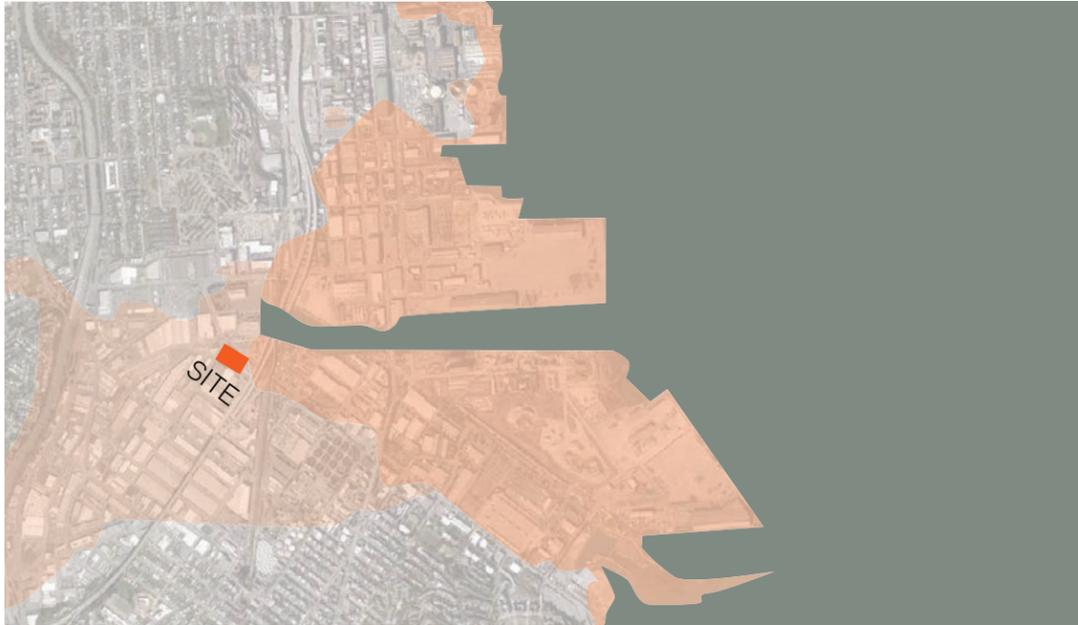
RENDERINGS EVANS STREET



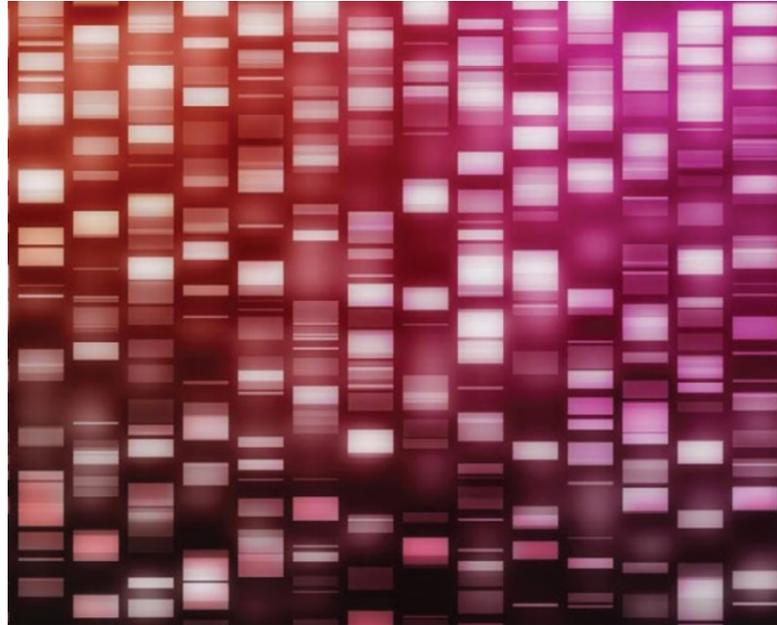


RENDERINGS TOLAND STREET





SHORELINE MORPHOLOGY



DNA GENERIC MARKERS

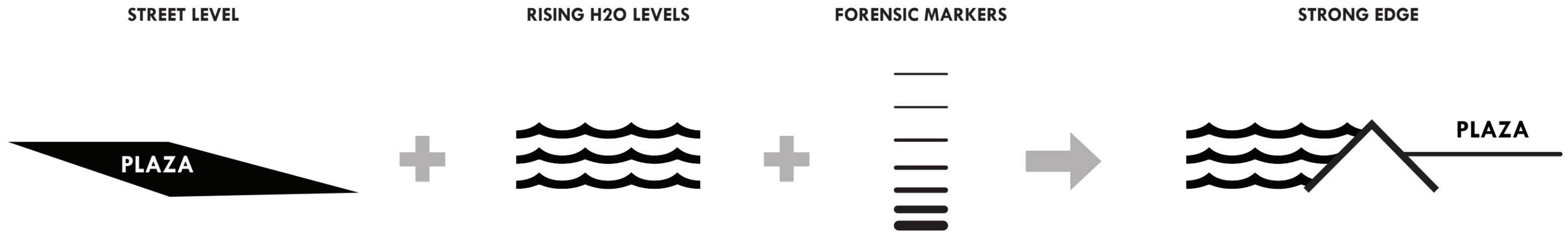


PLANTING



BREAKWALL





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.

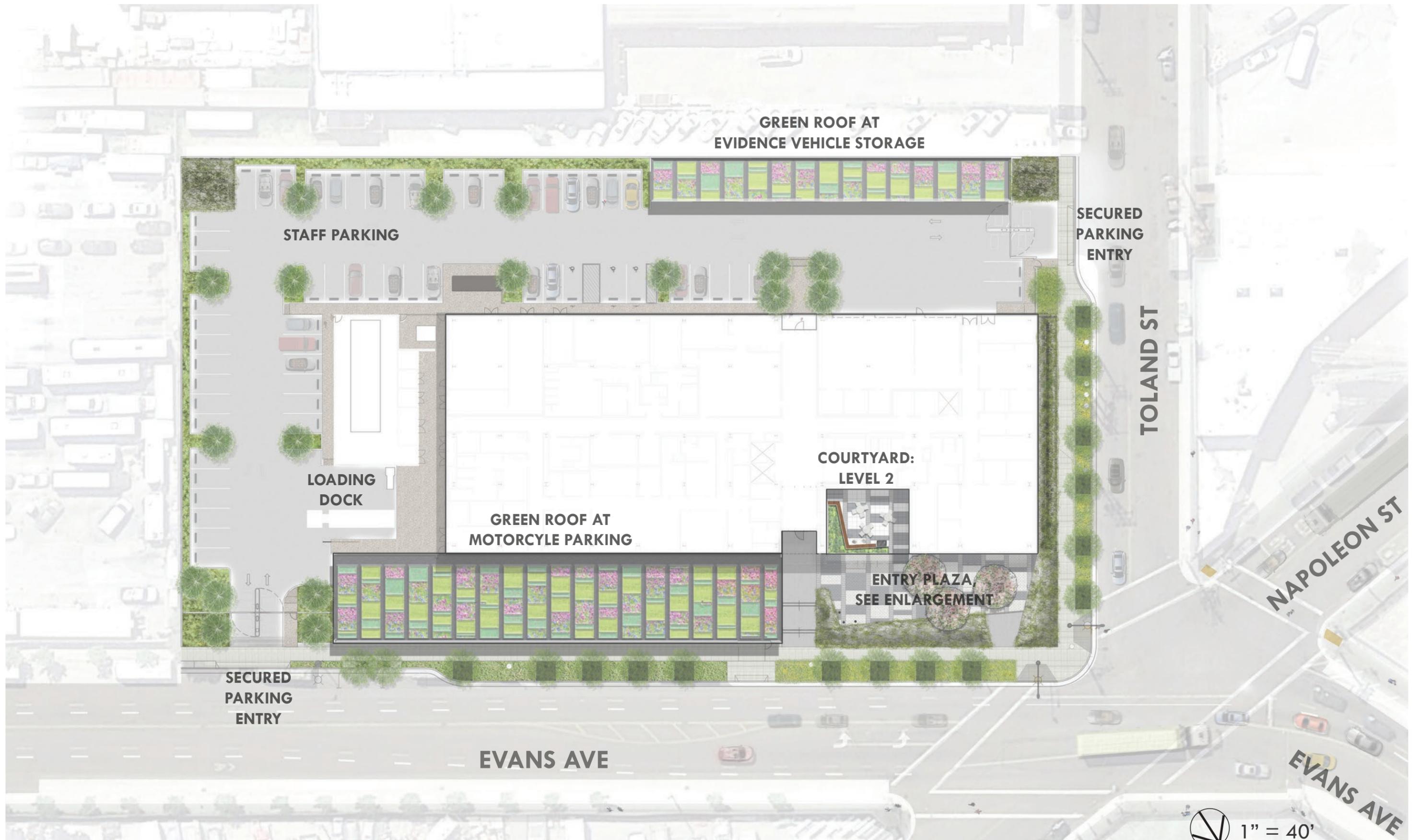


PROJECT SITE LOOKING EAST

SITE AS A GREEN NODE

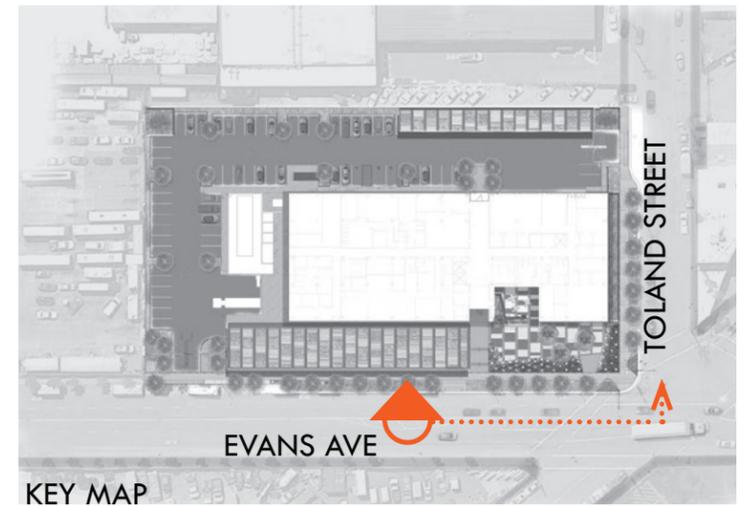
The stretch of upper Evans from Cesar Chavez to the project site is devoid of vegetation. The prominent position of the site at the corner of this busy 5-way intersection is an opportunity to create a green exclamation point that marks the entry to the corridor.

-  STREET TREES
-  GREEN NODES



OVERALL SITE SITE + CONTEXT





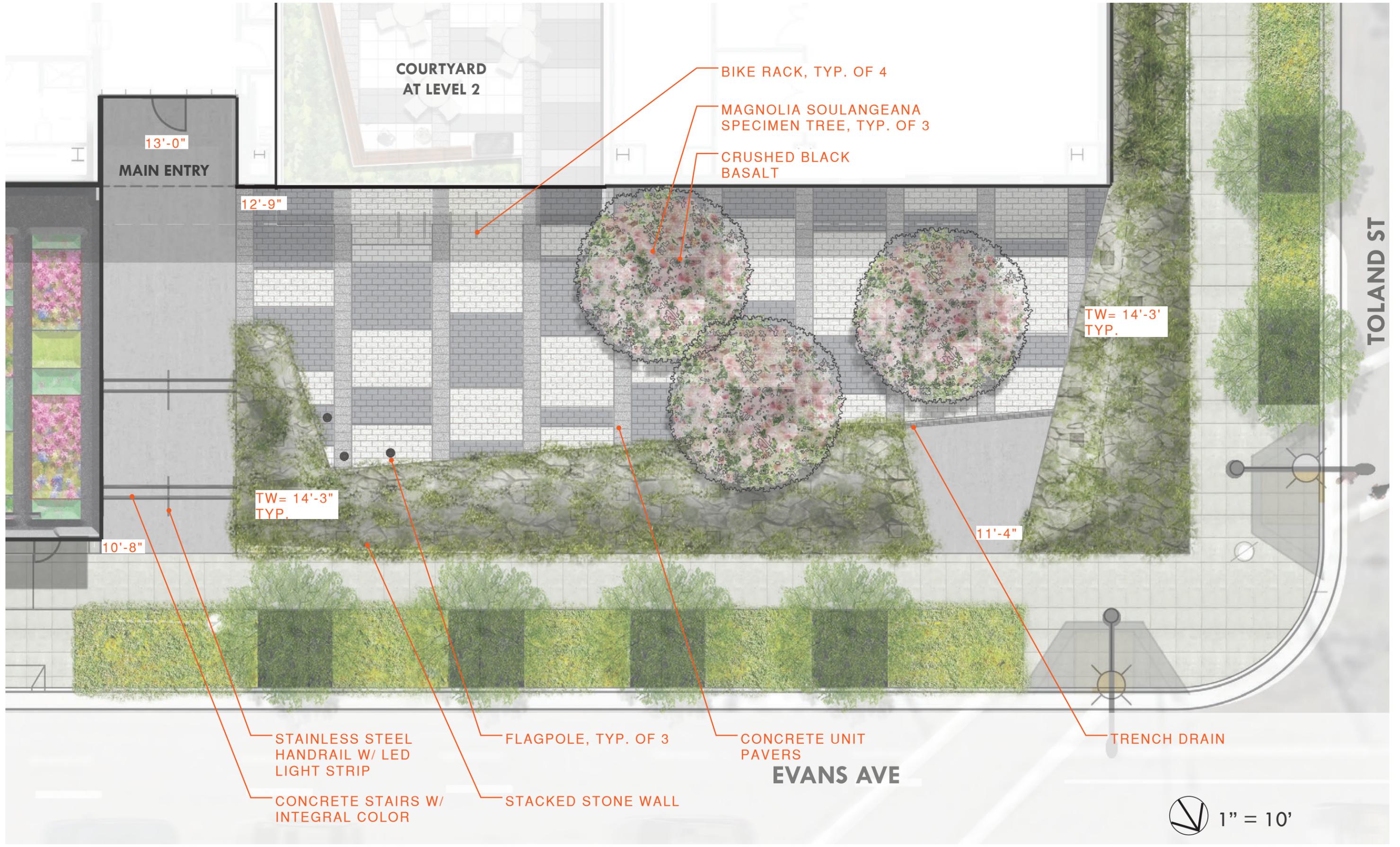
ELEVATIONS: EVANS STREET





ELEVATIONS: TOLAND STREET





THE PLAZA ENLARGEMENT "PROW" SCHEME





THE PLAZA EVANS STREET ELEVATION

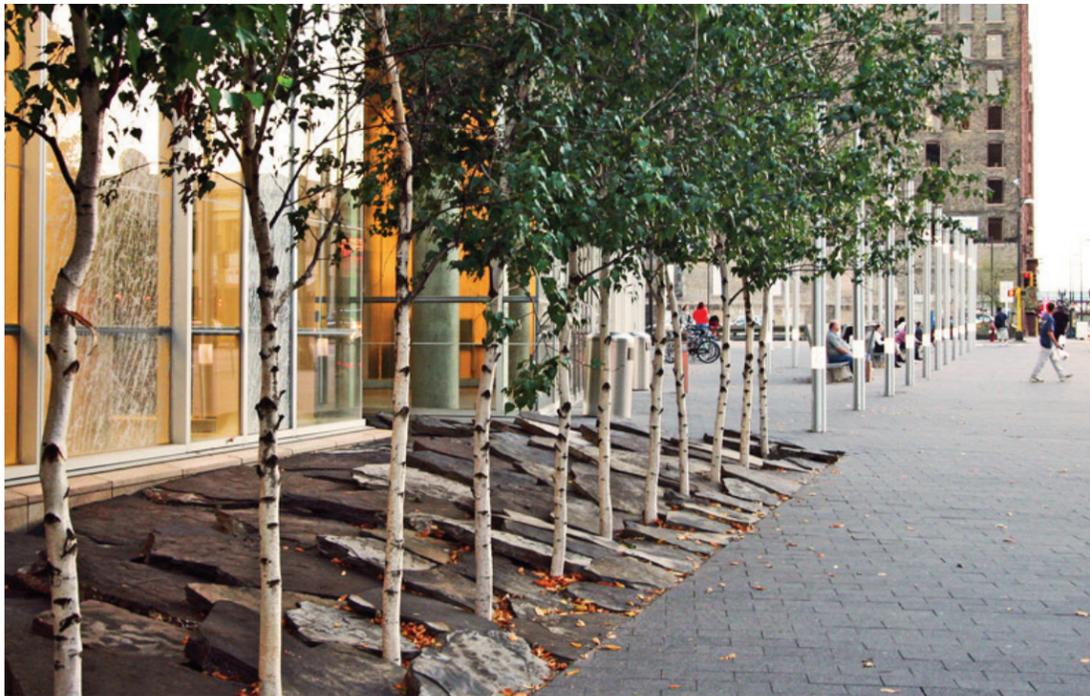




WARROAD LAND PORT OF ENTRY



BLACK SLATE STONE EDGE

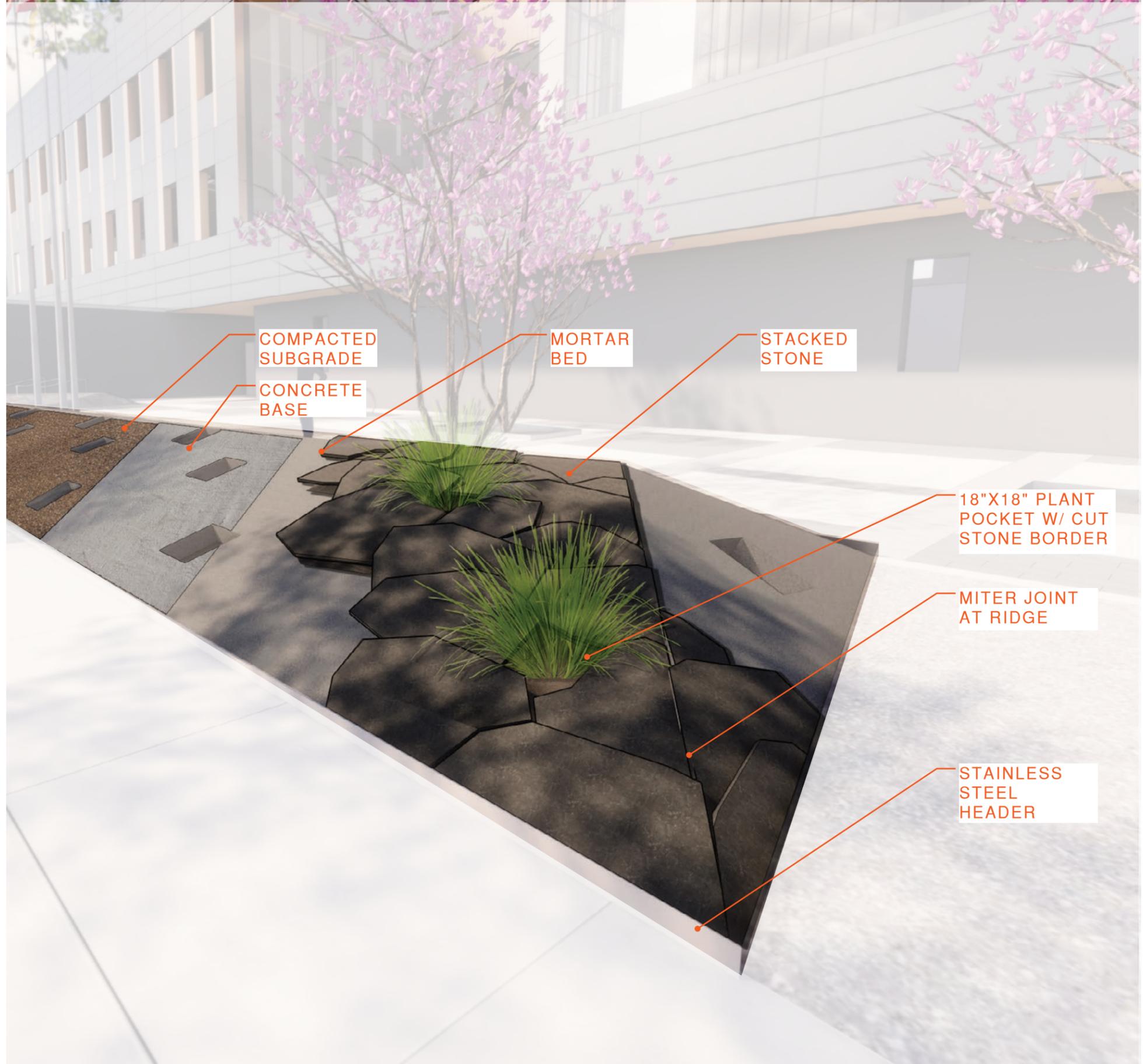


MINNEAPOLIS PUBLIC LIBRARY



MINNEAPOLIS PUBLIC LIBRARY

THE PLAZA STONE WALL IMAGERY



COMPACTED
SUBGRADE

CONCRETE
BASE

MORTAR
BED

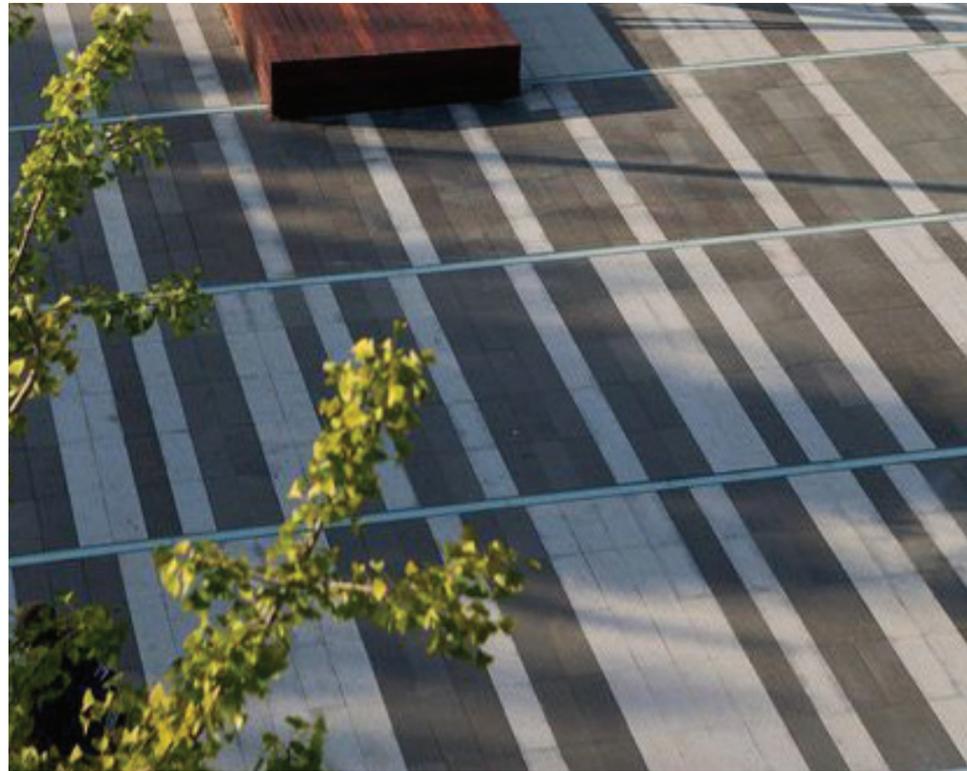
STACKED
STONE

18"X18" PLANT
POCKET W/ CUT
STONE BORDER

MITER JOINT
AT RIDGE

STAINLESS
STEEL
HEADER

THE PLAZA STACKED STONE WALL DETAIL



HIGH CONTRAST CONCRETE PAVERS



CONCRETE PAVERS



FIELD PAVERS



TRENCH DRAIN CAST IRON GRATE



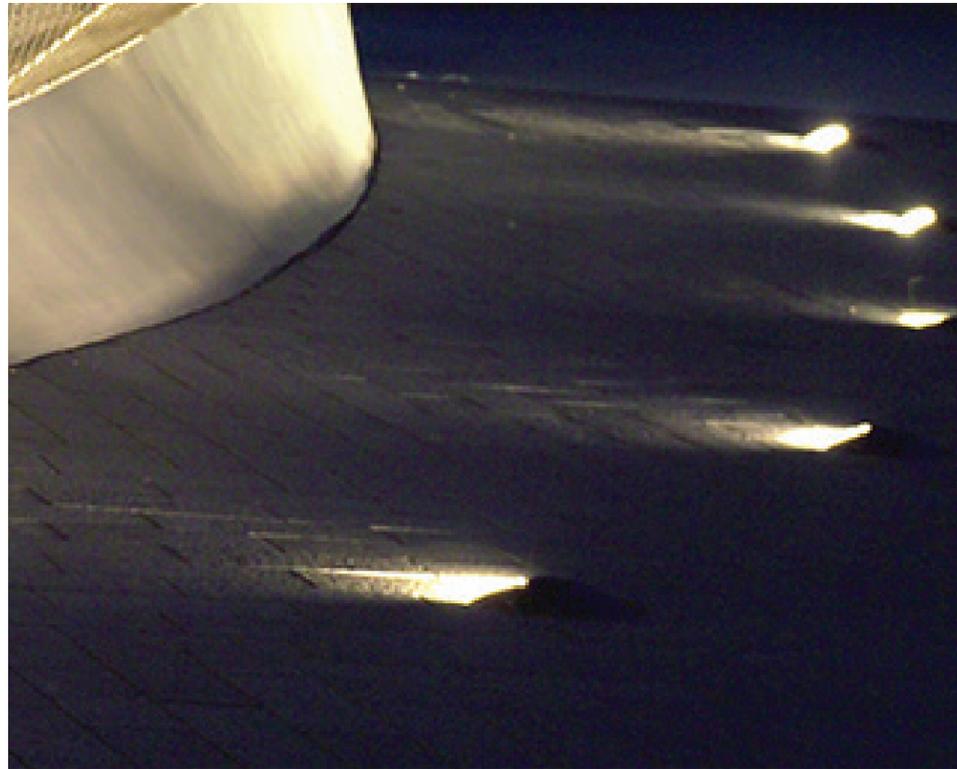
INTEGRAL COLOR CONCRETE STAIRS



INTEGRAL COLOR CONCRETE STAIRS



STAINLESS STEEL HANDRAIL WITH LED LIGHT STRIP



IN-GROUND LED LUMINAIRE



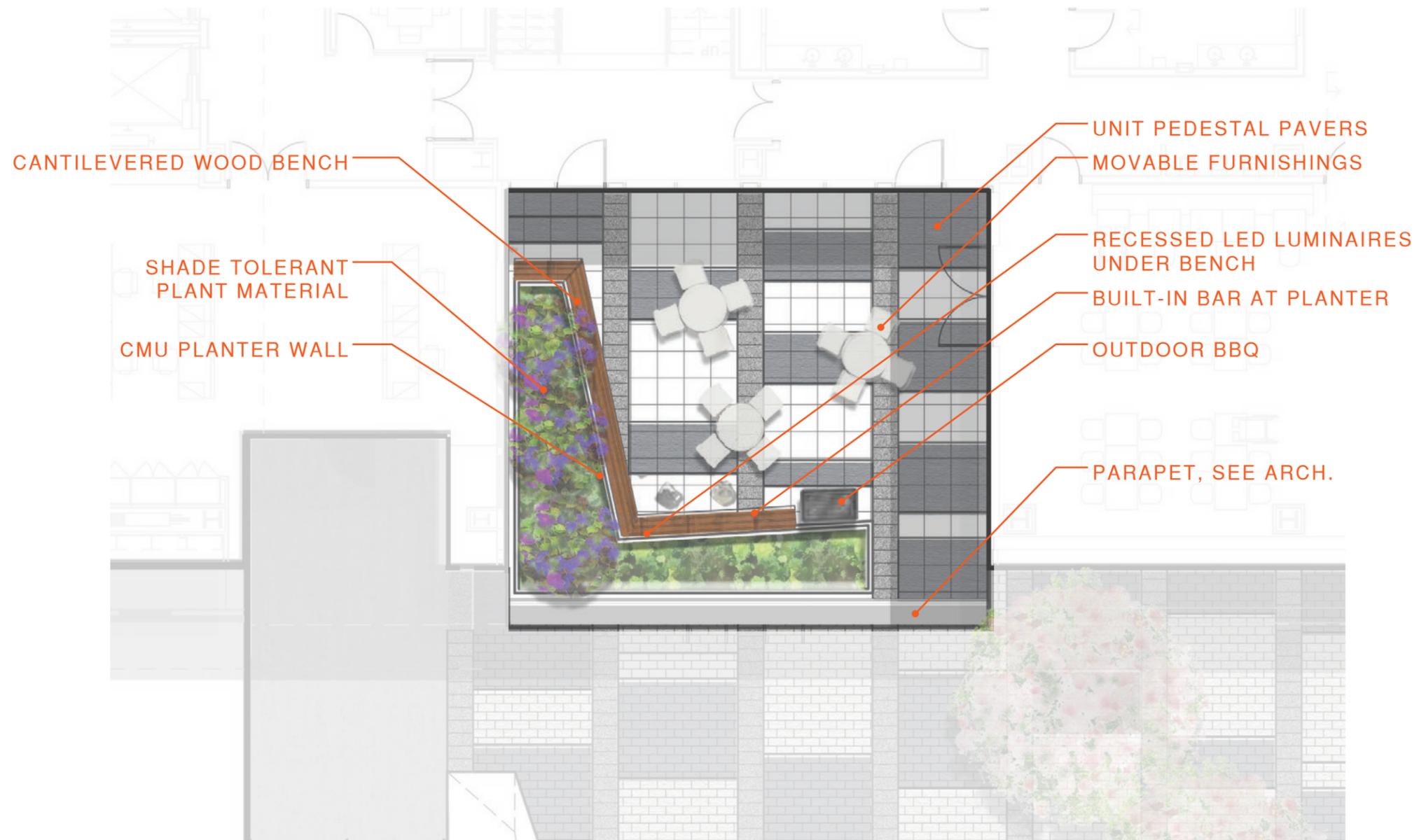
STAINLESS STEEL SQ. TUBE BIKE RACK



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



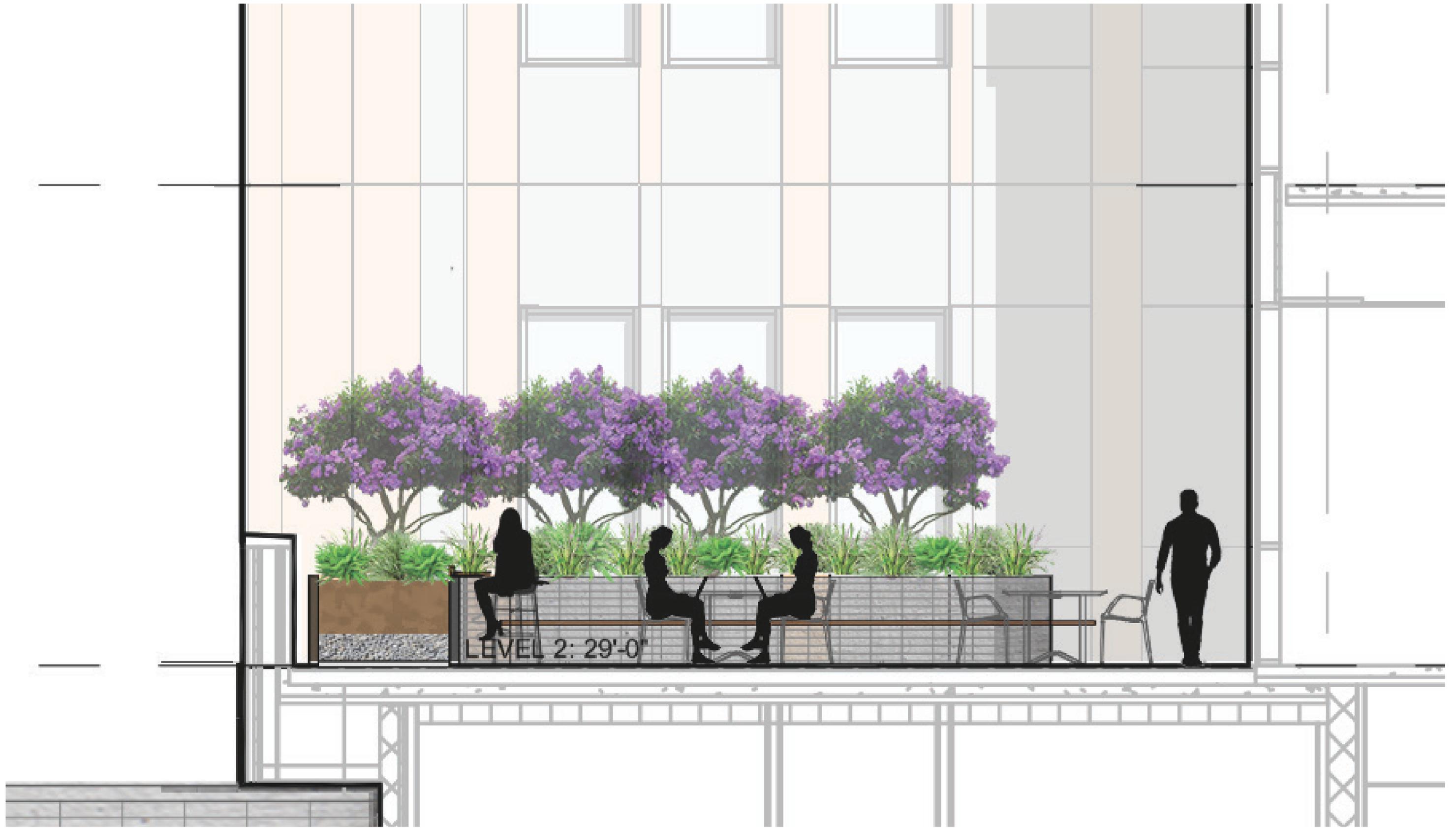
STAINLESS STEEL FLAGPOLE



 1" = 10'

COURTYARD ENLARGED PLAN





COURTYARD ELEVATION





UNIT PEDESTAL PAVERS



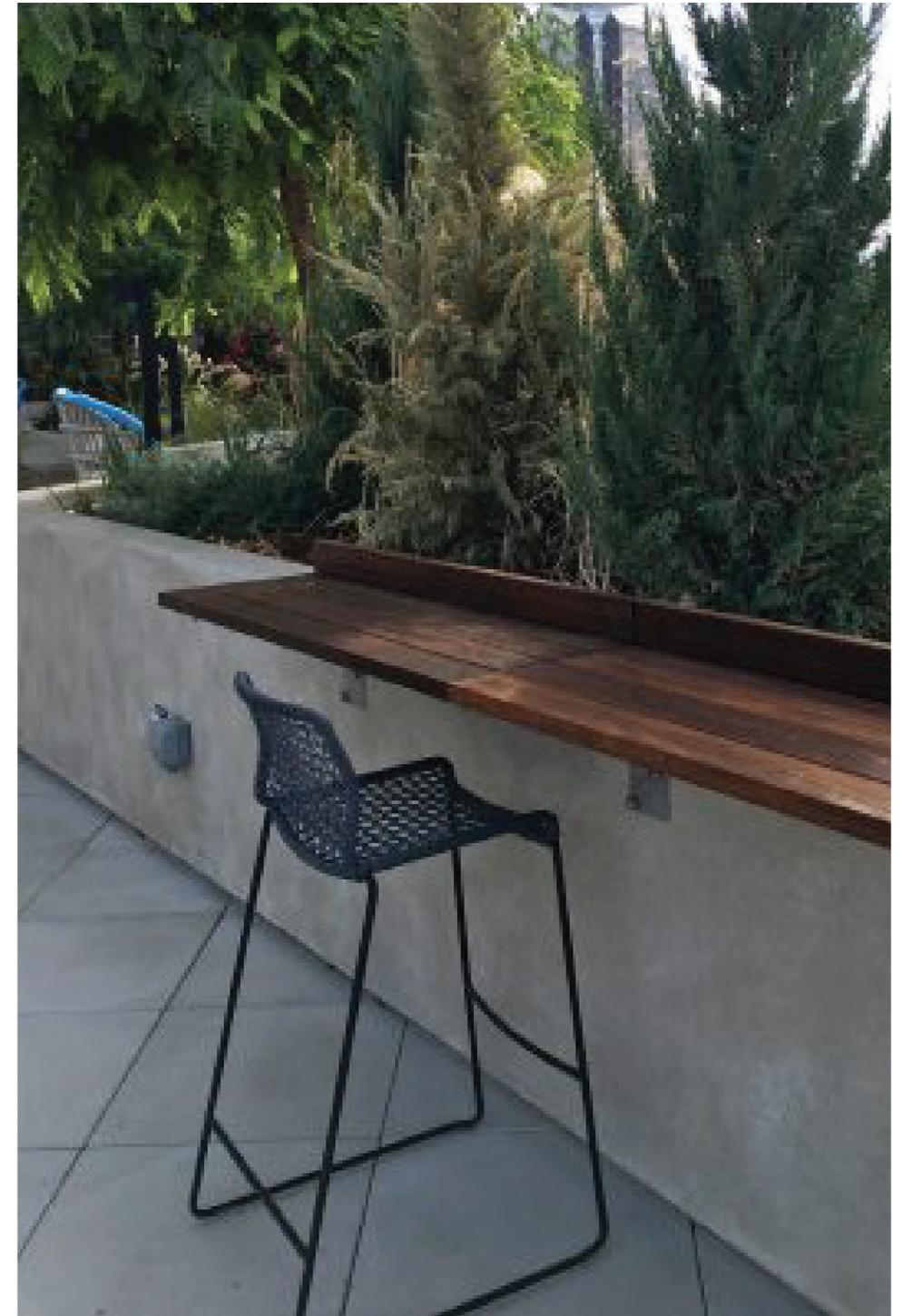
GROUND FACE CMU PLANTER WALL TO MATCH ARCHITECTURE



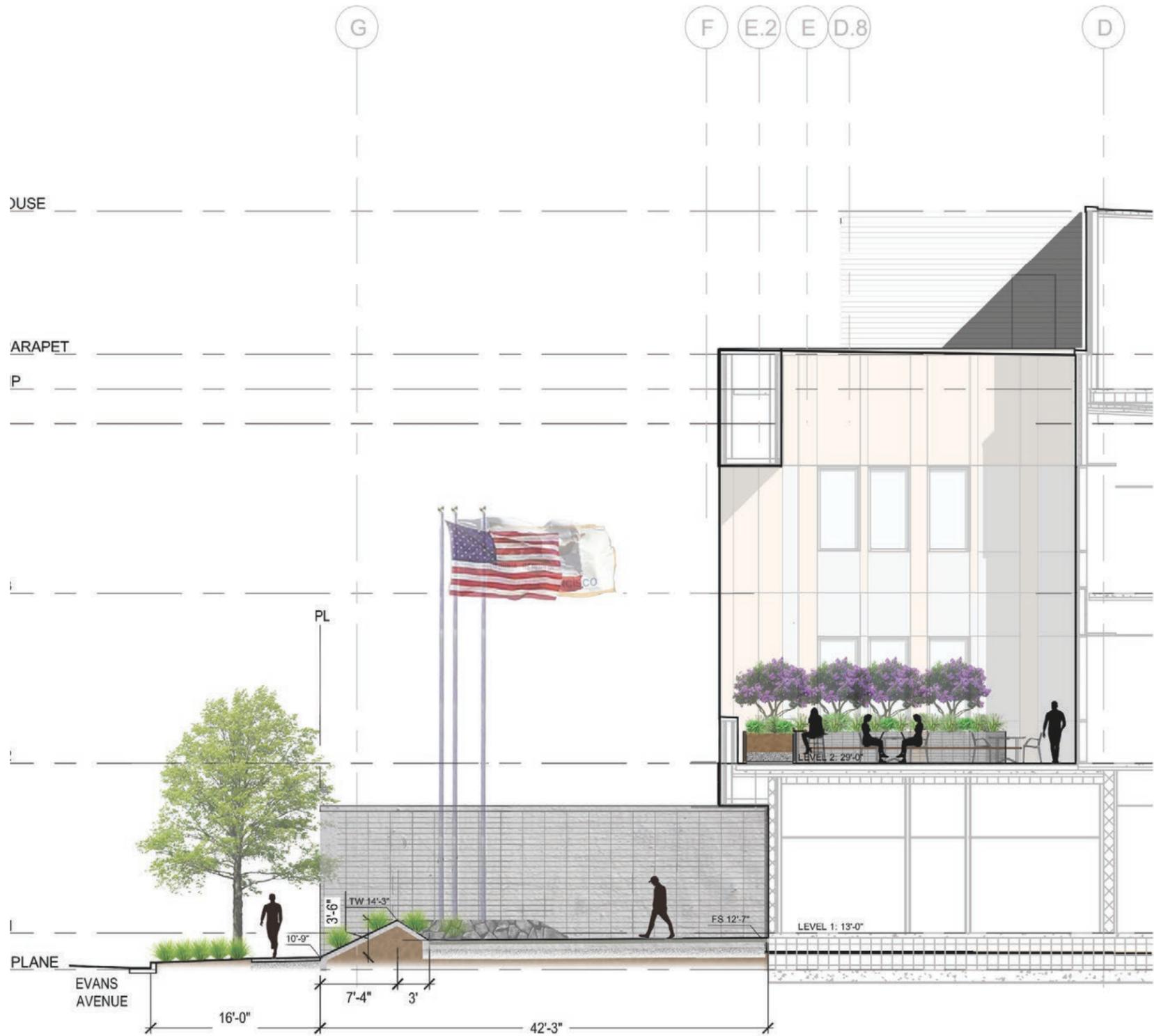
RECESSED LED LUMINAIRE



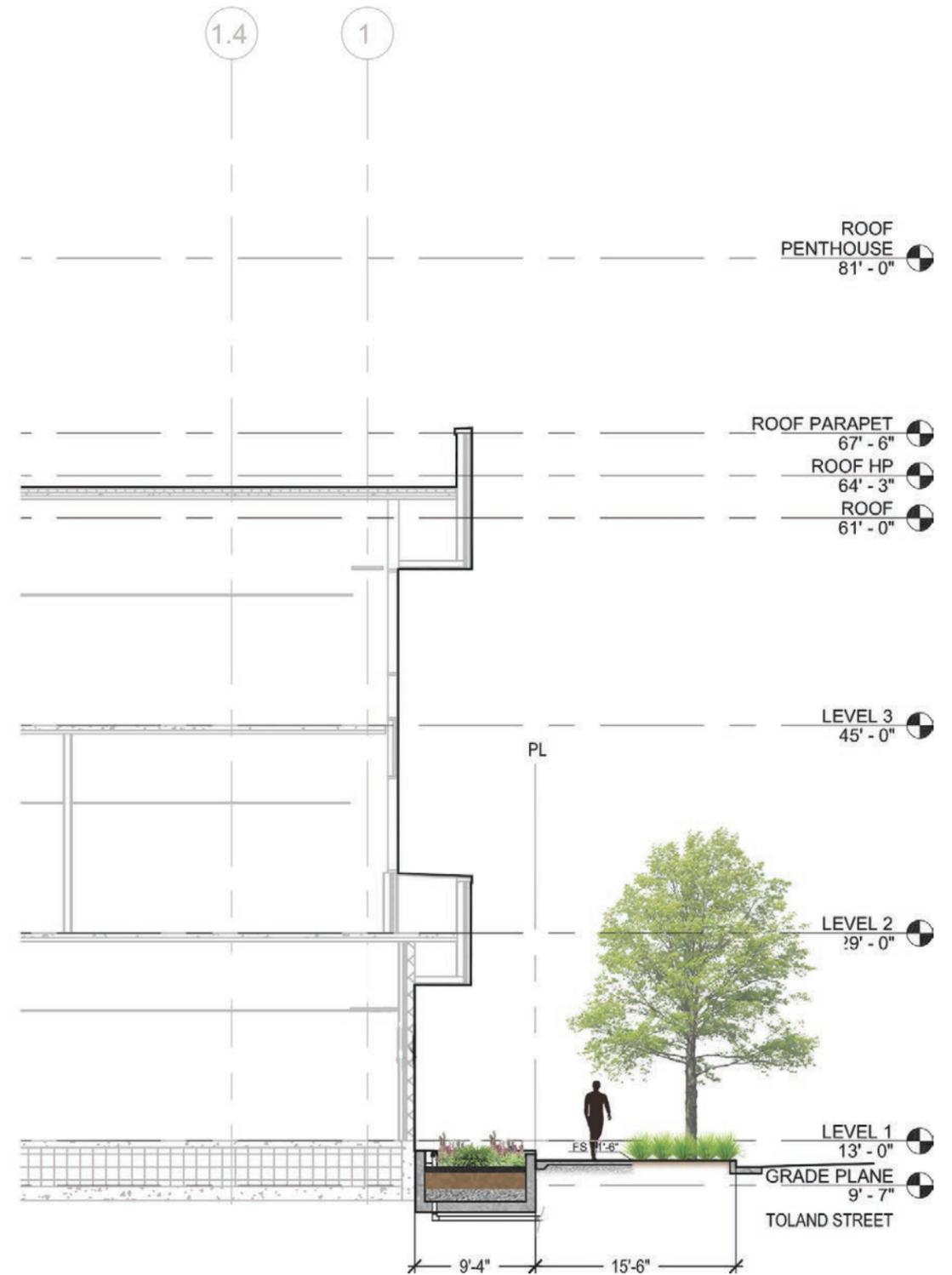
CANTILEVERED WOOD BENCH AT PLANTER WALL



BUILT-IN BAR AT PLANTER WALL



VENUE SECTION



TOLAND STREET SECTION

LANDSCAPE SECTIONS PLAZA & TOLAND STREET



TREES



MAGNOLIA SOULANGEANA: MULTI TRUNK



PLATANUS X ACERIFOLIA 'YARWOOD'

STREETSCAPE/PLAZA



DESCHAMPسيا ENLONGATA LOMANDRA LONGIFOLIA 'BREEZE'



FESTUCA MAIREI SESLERIA AUTUMNALIS DESCHAMPسيا FLEXUOSA

PARKING/STORMWATER



CAREX TUMULICOLA



DESCHAMPسيا CESPITOSA



JUNCUS PATENS



POLYSTICHUM MUNITUM



SALVIA SPATHECEA



ACHILLEA M. 'MOONSHINE'



CEANOTHUS THYRSIFLORUS



LIMONIUM CALIFORNICUM

COURTYARD



POLYSTICHUM MUNITUM



ASPARAGUS DENSIFLORUS



DICKSONIA ANTARCTICA



CLIVIA MINIATA

GREEN ROOF



SEDUM ANGELINA



SEDUM 'CORAL CARPET'



SEDUM 'BLUE SPRUCE'



SEDUM SPURIUM CULTIVAR



THE PLAZA OVERALL VIEW



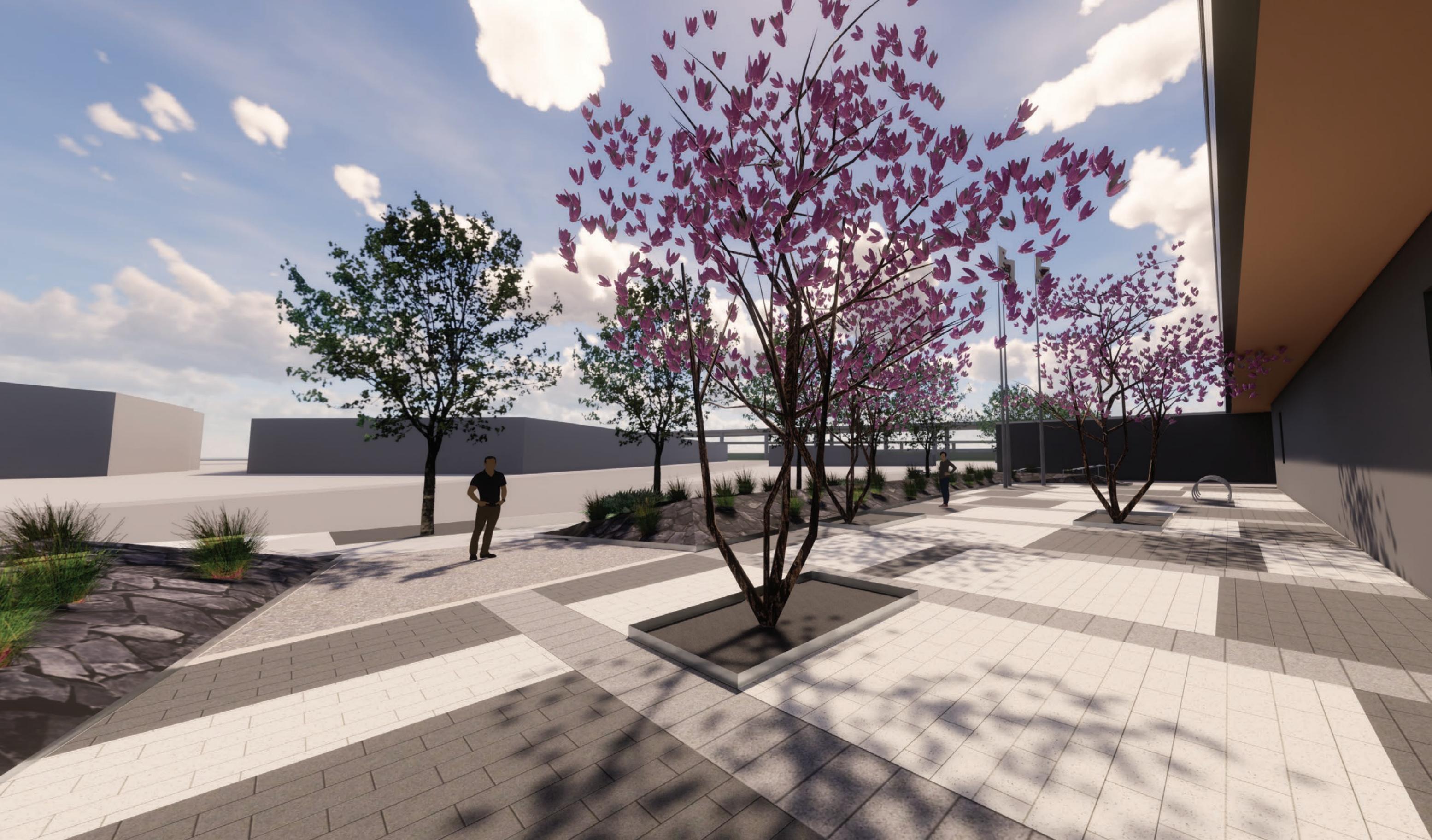


THE PLAZA LANDSCAPE OVERALL VIEW



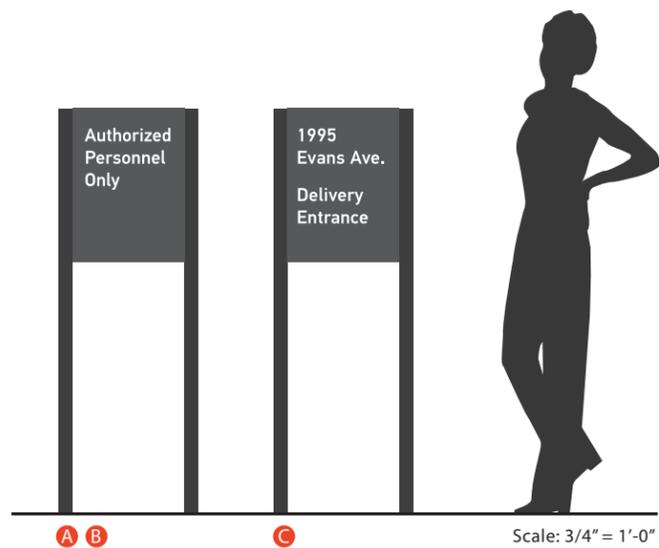
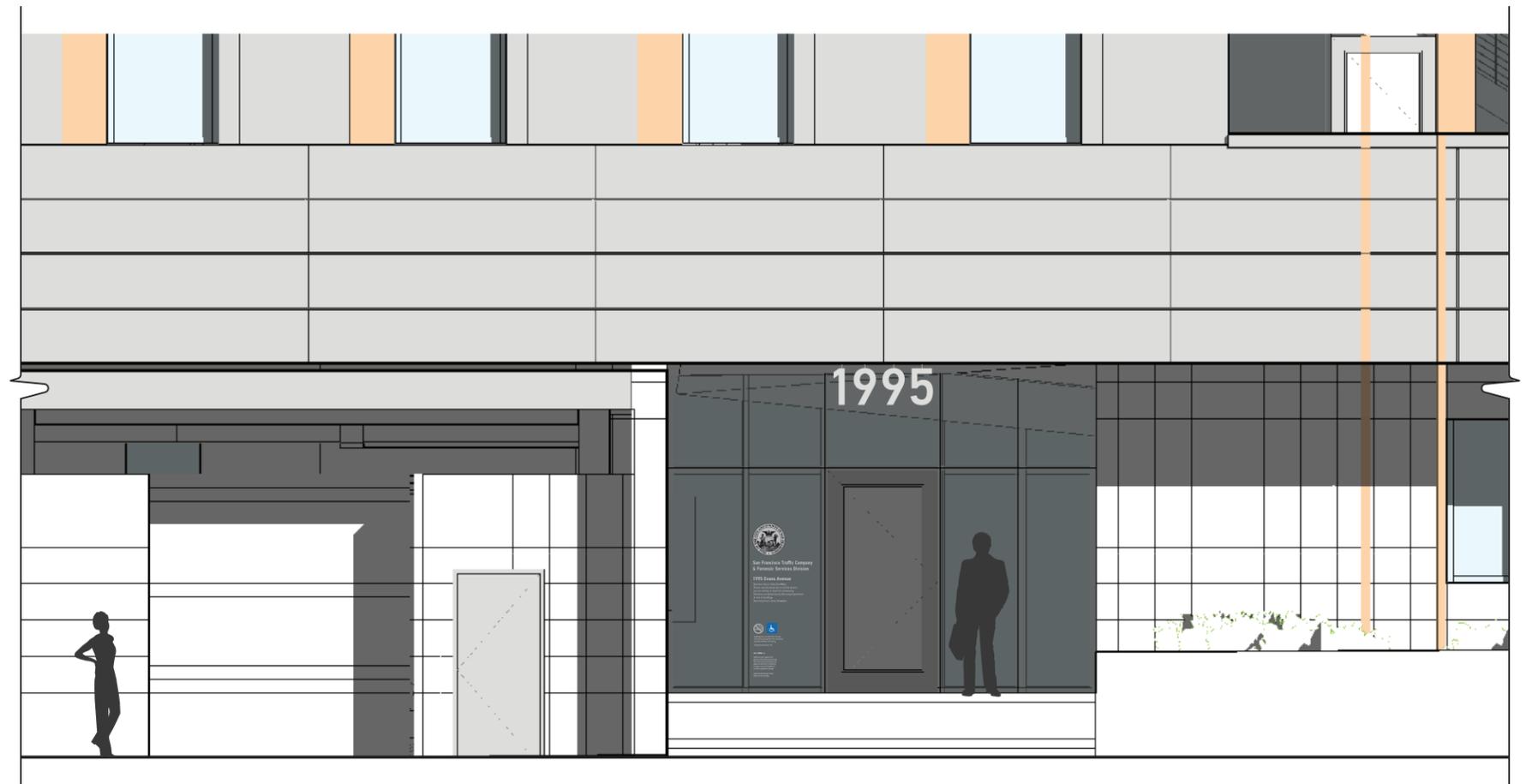
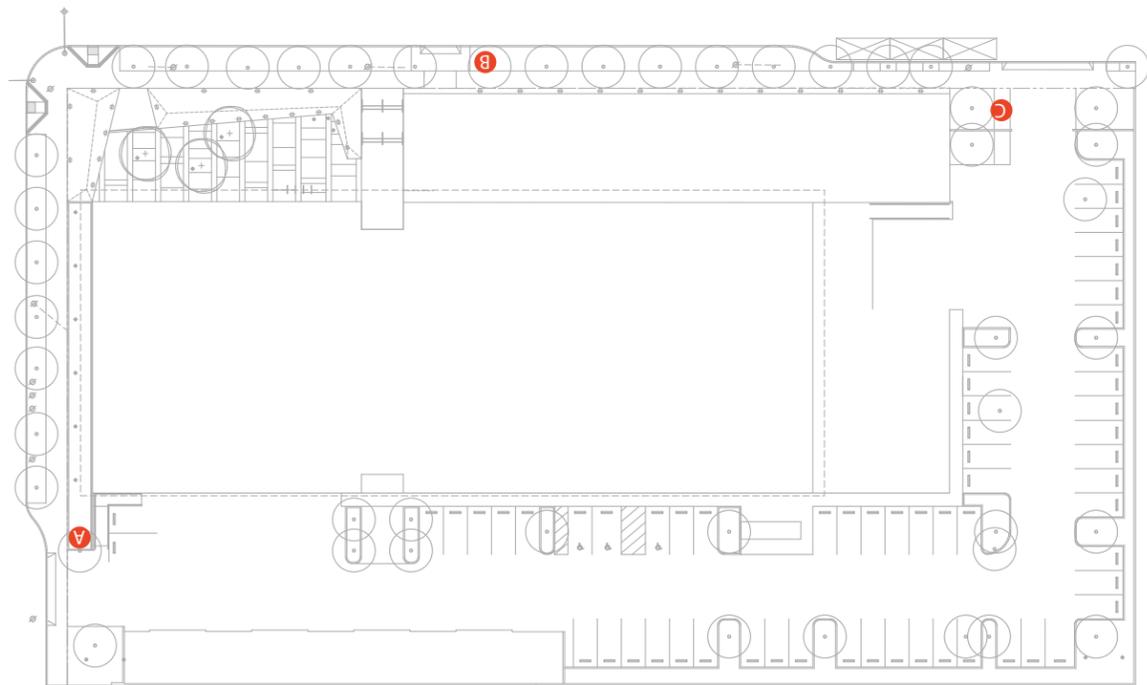


THE PLAZA ENTRY STAIRS



THE PLAZA VIEW FROM PLAZA





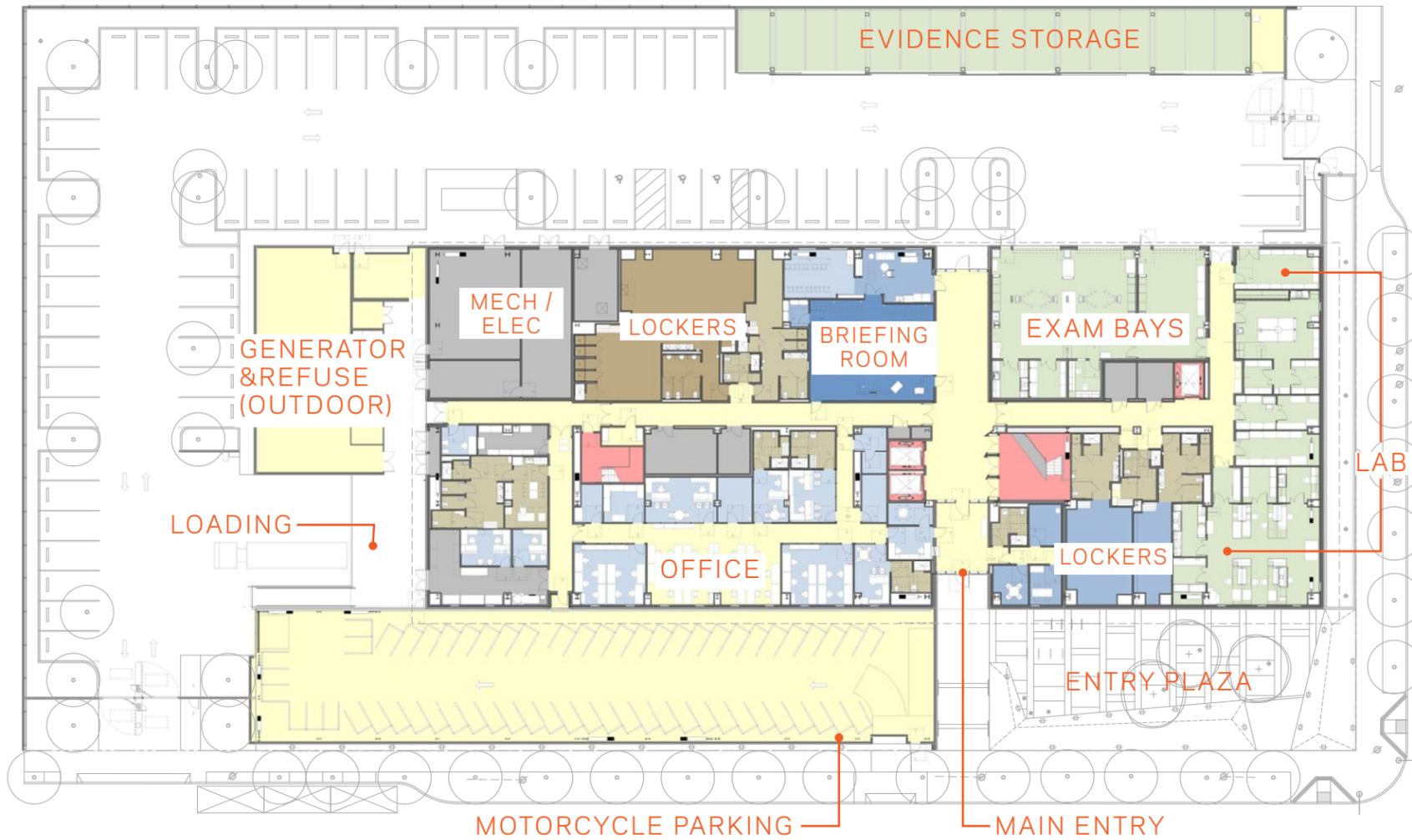
San Francisco Traffic & Forensic Lab
 Scale: NTS
 September 28, 2018

Kate Keating Associates Inc. 
 1045 Sansome Street, Suite 202
 San Francisco, CA 94111

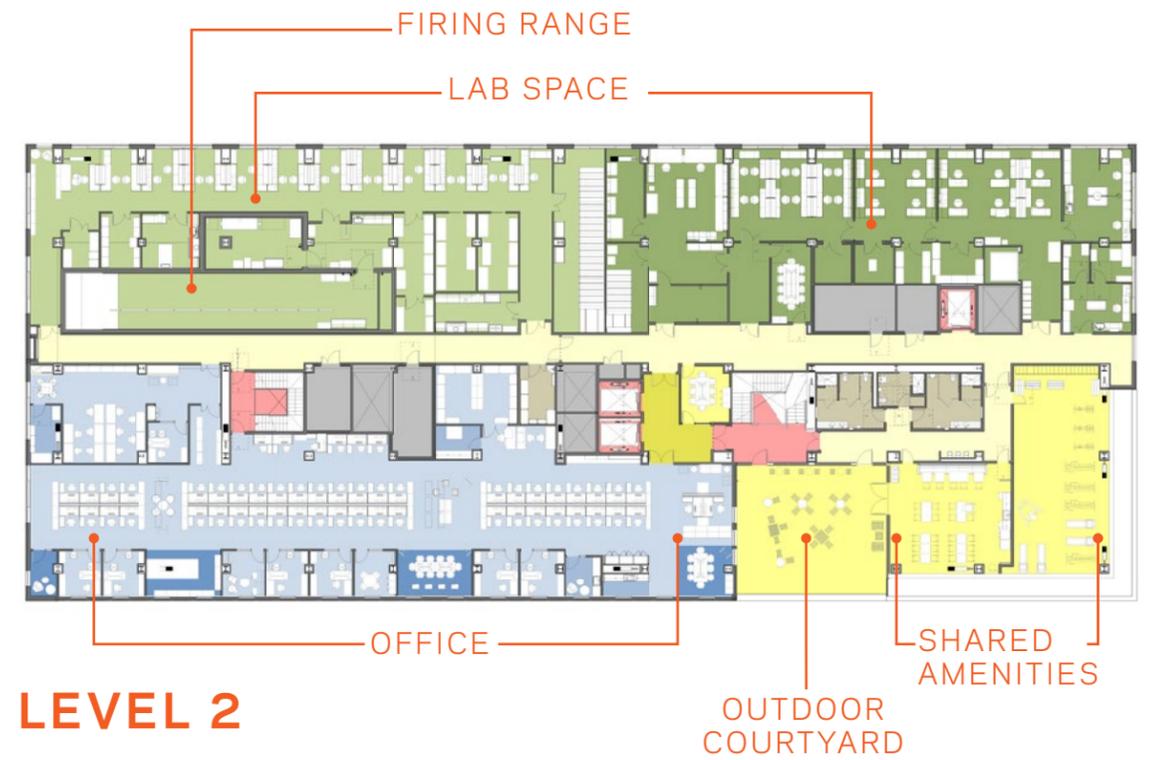
SIGNAGE SIGNAGE ELEVATION

THANK YOU!

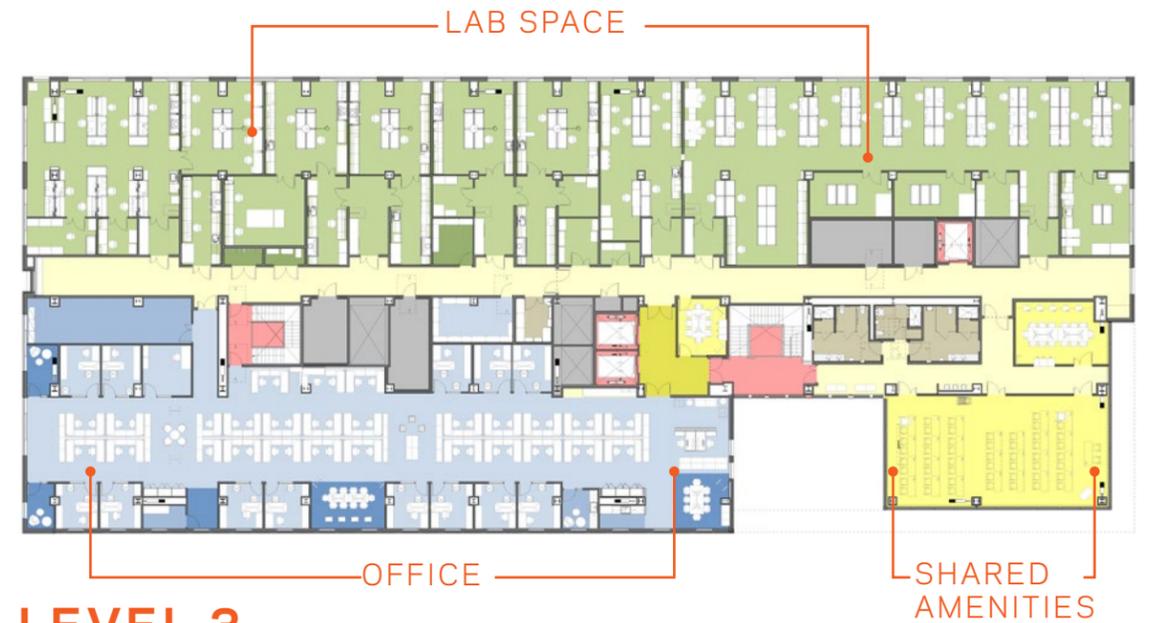




LEVEL 1 + SITE



LEVEL 2



LEVEL 3



RENDERINGS EVANS + TOLAND