PUBLIC SAFETY BUILDING

PHASE I CIVIC DESIGN REVIEW – 10 JANUARY 2011
PUBLIC SAFETY BUILDING

PRESENTERS

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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
PROJECT REQUIREMENTS:

**FUNCTION:**
- POLICE HEADQUARTERS 128,000 SF
- POLICE STATION 31,000 SF
- FIRE STATION 17,000 SF
- FLEET PARKING 109,000 SF

Total: 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
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FAST TRACK PROJECT SCHEDULE:

DESIGN DEVELOPMENT

Bid Piles, Curtain Wall and MEP

Feb 2011 - Jul 2011

CONSTRUCTION DOCUMENTS

Bid Foundation and Waterproofing

Aug 2011 - Feb 2012

Bid Steel

Oct 2011

Bid Balance of the Trades

Jan 2012

Jul 2012
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CURRENT CONTEXT
### III. Design Standards

<table>
<thead>
<tr>
<th>Residential/Hotel</th>
<th>Commercial/Industrial</th>
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<tbody>
<tr>
<td></td>
<td><strong>HZ-2</strong></td>
</tr>
<tr>
<td>Total Developable Area:</td>
<td>416,160 SF</td>
</tr>
<tr>
<td>42%</td>
<td>60%</td>
</tr>
<tr>
<td>NA</td>
<td>60%</td>
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<tr>
<td>NA</td>
<td>60%</td>
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<tr>
<td>NA</td>
<td>60%</td>
</tr>
<tr>
<td>NA</td>
<td>60%</td>
</tr>
<tr>
<td>Maximum number of floors on each block:</td>
<td>2</td>
</tr>
<tr>
<td>Location:</td>
<td>NA</td>
</tr>
<tr>
<td>Corners:</td>
<td>No intersection to allow more than 2 towers within 25% of corner.</td>
</tr>
<tr>
<td>Tower Separation:</td>
<td>Minimum 170 ft. when located on the same block:</td>
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<tr>
<td>Minimum 170 ft. when located on the same block:</td>
<td>No towers on property less than 150 ft. at the end of 200 ft. average on Broadway</td>
</tr>
<tr>
<td>Minimum 150 ft. when located on the same block:</td>
<td>Minimum 150 ft. when located on the same block:</td>
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<tr>
<td>Minimum 150 ft. when located on the same block:</td>
<td>Minimum 150 ft. when located on the same block:</td>
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</tbody>
</table>

**Note:** Mid-rise massing area to be located within dashed zone.
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CONTEXT

Looking southwest from port site

Fire Station #30 on site

Looking southwest from site

Neighboring Residential Development
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CONCEPT
• 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 TOWER STACKING
PUBLIC SAFETY BUILDING
THIRD STREET ENTRY COURTYARD
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HEADING SOUTH ON THIRD STREET
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
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PUBLIC ART OPPORTUNITIES