

# REQUEST FOR REVIEW FORM

# San Francisco Arts Commission Civic Design Review

## PROJECT INFORMATION

PROJECT TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

CLIENT DEPARTMENT: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_ DISTRICT NUMBER: \_\_\_\_\_

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

## PROJECT TEAM

PROJECT DESIGNER: \_\_\_\_\_ Email: \_\_\_\_\_

PROJECT MANAGER: \_\_\_\_\_ Email: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ Email: \_\_\_\_\_

LANDSCAPE ARCHITECT: \_\_\_\_\_ Email: \_\_\_\_\_

## DATES OF REVIEW

Conceptual/Informational Presentation \_\_\_\_\_

PHASE 1: Schematic Design \_\_\_\_\_

PHASE 2: Design Development \_\_\_\_\_

PHASE 3: Construction Documents \_\_\_\_\_

Other:

Small Project Review

Plaque Review

Administrative Review

## PROJECT DELIVERY METHOD

Design, Bid Build (traditional)

Fast Track

Design-Build

Bridging

Other

Construction Commencement: \_\_\_\_\_

Construction Completion: \_\_\_\_\_

Structure Size (sq ft): \_\_\_\_\_

## BUDGET

**Total Construction Cost:** \_\_\_\_\_

**Art Enrichment Budget:** \_\_\_\_\_

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 functional goals). Attach additional page if needed.

## ADDITIONAL INFORMATION

Is this project on a City designated landmark or in a City designated historic district? If yes, please contact Tim Frye of the Historic Preservation Commission to determine whether a certificate of appropriateness or other steps are 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

**Full Project Fee: \$12,800**

Projects are charged on a per project basis. Complex projects or projects involving more than one building may be charged a higher fee. The fee for a Small Project Review is \$6,400 and \$750 for an Administrative Review.

**Write checks to: San Francisco Arts Commission**

**Interdepartmental Fund Transfer should use the below codes for SFAC's chart fields:**

Revenue Account ID: **460127** Fund ID: **11740**

Department ID: **163649** Authority ID: **16577**

Project ID: **10022393** Activity ID: **0001**

Project Title: Japantown Peace Plaza Renovation

Project Address: 1610 Geary Boulevard, San Francisco, CA 94115

Project Client/Manager: J. Marien Coss; [marien.coss@sfgov.org](mailto:marien.coss@sfgov.org); SF Recreation and Park Department

Plaza:

The Japantown Peace Plaza underwent a community-outreach-focused redesign to re-imagine the entire plaza. More than 2 dozen initial in person meetings and face-to-face interactions with all age groups (stakeholder meetings, committee presentations, focus groups, community meetings, and festival attendance), posting all presentation materials on the project website page, and holding 2 online surveys (over 450 respondents). SF Recreation and Park Department (RPD) was committed to cast a wide outreach net.

Originally built in 1968, and renovated in 2000, the 37,000 SF plaza has been leaking rainwater to the two-level MTA-owned garage below. This renovation will address the water intrusion issue by demolishing all existing surfaces and fully waterproofing the entire plaza. The public space will be re-invigorated for the community's use with new planting, paving, seating, lighting, and structural reinforcement of the concrete Peace Pagoda. The new design seeks to provide the community with functional access to the plaza, both for everyday and special event use, while harnessing the cultural symbolism that the Japantown Peace Plaza holds within the neighborhood, city and region.

From the three concepts the design team presented to the community, "The Wave" emerged as a community favorite, which combined the best all options, creating one cohesive design concept -and was well received at the March 2019 community meeting. The design and community engagement process, documented in a vision plan booklet that was previously submitted to SFAC, continued to serve as the inspiration for the design team as they worked through the code and structural, utilities constraints that shaped the design brought to SFAC in this application.

Pagoda:

The Peace Pagoda and Peace Plaza is eligible for local designation under National Register of Historic Places Criterion A and C given their association with the redevelopment of Japantown, the social history of the neighborhood, and as an architecturally significant work of master architect, Yoshiro Taniguchi. The Peace Pagoda and Peace Plaza are the most prominent extant structures that serve as a visual landmark and embodiment of the community's identity and perseverance in the face of adversity, and continues to serve as a gathering place for community events and cultural celebrations, and community protest.

December 20, 2017, HPC Resolution No. 925 – The HPC recommended Landmark Designation to the BOS for Peace Plaza and Pagoda which requires character defining features to be preserve or replaced in kind. They are the Pagoda's central concrete piers, rounded roof (copper clad plates), kurin, dedication plaques, single step podium and the Plaza's open space with hardscape paving, planters (cherry trees); sunken south side plaza, and presence of the eternal flame near the pagoda.

(<https://commissions.sfplanning.org/hpcpackets/2014.1050122017.pdf>)

The pagoda will be seismically upgraded and proposed solutions (by our technical team of architects, structural engineers, historic preservation consultants) comply with Secretary of Interior Standards and were approved in the modified Categorical Exemption issued in February 2023 by SF Preservation Planners.