Memo to the Planning Commission
HEARING DATE: MARCH 19, 2015

Date: March 9, 2015
Case No.: 2002.1179
Project Address: 1167 MARKET STREET (Trinity Plaza)
Zoning: C-3-G (Downtown General Commercial) District
120-X/150-S/240-S Height and Bulk Districts
Trinity Plaza Special Use District
Block/Lot: 3702/307, 308
Project Sponsor: Steve Ronzone
Trinity Properties
1145 Market Street, Suite 1200
San Francisco, CA 94103
Staff Contact: Kevin Guy – (415) 558-6163
kevin.guy@sfgov.org
Recommendation: None – Informational Item Only

BACKGROUND

In 2006, the Planning Commission and the Board of Supervisors granted entitlements for the development of a large mixed-use project known as "Trinity Plaza" on a 4.1 acre site located at the southeast corner of Market and Eighth Streets. The project includes the demolition of the apartment building and surface parking lot which existed on the site, and the construction of multiple buildings containing approximately 1,900 dwelling units, 2.1 acres of usable open space, 60,000 square feet of commercial uses, up to 1,200 residential parking spaces, and up to 225 commercial parking spaces. Two of the four phases of the project have been completed, and the third phase is currently under construction.

In 2007, the City and County of San Francisco entered into a Development Agreement with the Project Sponsor which details the terms and respective obligations of both parties with regards to the development of the project. In 2009, the Planning Commission and Board of Supervisors approved an amendment to the Development Agreement, including a provision that allowed the developer to prepare a comprehensive Project-wide artworks program in order to satisfy the public art requirements of the Planning Code. This amendment provides a more flexible approach than the standard process of installing individual artworks in association with the completion of individual buildings.

In 2009, the project sponsor submitted a Public Art Master Plan that described the approach for delivering the public art for the Trinity Plaza development. Some of the specific provisions of this Plan included:

- Introducing a holistic concept that considers the entire space of the development site as presenting opportunities for the siting of individual art pieces.
• Presenting examples of public art across multiple categories (sculpture, bas relief, sound, paving treatments as graphic patterns, furnishings as sculptural objects, water features, etc.).
• Segmenting the development site into various zones that are suitable for different categories of art.
• Proposing a generalized construction phasing schedule to clarify expected timing of the public art installations.

CURRENT PROPOSAL

The Project Sponsor has submitted an updated art program for the site that is a refinement and evolution of the previous, conceptual Master Plan. Rather than providing a guiding framework for the phased, incremental installation of individual pieces across the site, the current program envisions a thematically-unified landscape of interrelated artworks that would be installed together. The concept (titled “C’era Una Volta” - Once Upon a Time) was developed by artist Lawrence Argent, and draws inspiration from classical forms and themes reinterpreted through the use of contemporary technology. The overall composition is comprised of glass and marble sculptures, a stone wall and assemblage of blocks evocative of a quarry, and several scattered marble blocks with partially carved sculptures that appear to emerge from the stone. These pieces are arranged within a landscape of walkways in formalized paving patterns, transitioning to an informal, organic courtyard of irregularly-shaped pavers, planting beds, and a central circle of turf. The most prominent individual artwork is a contemporary rendition of the Venus de Milo that is digitally-manipulated into a twisting form and fabricated into a 90-foot tall steel sculpture. All of these elements would be located within the publicly-accessible open space areas situated to the interior of the Trinity Plaza project.

REQUIRED COMMISSION ACTION

This item is being presented by the project sponsor for informational purposes only. No formal action by the Planning Commission is required.

RECOMMENDATION: None – Informational Item Only

Attachments:
Trinity Plaza – Public Art Program
TRINITY PLACE

Phase 1 (existing)

Phase 2 (existing)

Phase 3 (current)

Phase 4 (future)
ARTIST  Lawrence Argent
Past Works
C’era Una Volta
(“Once Upon A Time”)

Proposed Multi-Element Artwork
by Lawrence Argent

*C’era Una Volta* is an artwork comprised of many parts woven throughout the site, transforming it into a place of engaging mystery and unfolding meaning. Inspired by classical icons of beauty and the stone quarries from which these ancient sculptures were made, *C’era Una Volta* re-envisions and abstracts classical forms using contemporary digital technologies. Historical fragments appear in transformed ways throughout the central garden and walkways. Paving artworks play with perspective, one of the prime interests of classical and Renaissance artists. Ultimately, this artwork is more than a series of objects. It is an entire, potentially magical, experience created through engagement with a unique place in the heart of San Francisco.
C’era Una Volta

Artwork Elements

1) The “quarry”
2) Venus / Aphrodite sculpture
3) Sculpted fragments in scattered stones
4) Community table
5) Mosaic “carpet”
6) Illuminated glass sculptures
7) Mission Street gate
8) Stevenson paving
9) Dove sculpture and pedestal
INSPIRATIONS  The Quarry
Classical / Renaissance Figurative Sculptures
ARTWORK SPECIFICATIONS

Description: Stone wall and blocks resembling a quarry
Material: Block ends of Carrara marble that façade a concrete wall
Fabrication method: Sourced and cut
LANDMARK ARTWORK
Contemporary adaptation of Classical Venus de Milo or Aphrodite sculpture

ARTWORK SPECIFICATIONS

Description: Venus sculpture
Material: 316 stainless steel highly polished to chrome-like surface
Fabrication method: Formed and welded with seamless welds, attached to structural armature
Approximate Dimensions: 92 x 36.5 x 26.5 feet
FRAGMENTS Revealed in Scattered Stones and Blocks

Detail of sculpture in progress

Scans of source sculptures for carved fragments
Example of the Process:
Artist's manipulation of *The Three Graces* by Antonio Canova 1814-1817

1) Original Neoclassical sculpture  2) Digital scan
3) Manipulated, cropped image
4) Carved block in progress

Examples of stone blocks from around the globe, to be placed throughout the garden

**ARTWORK SPECIFICATIONS**
Description: Carved blocks
Material: Carrara marble
Fabrication method: Digital and hand carving
Average size: Each 5 x 10 x 6 feet
Quantity: 8

**ARTWORK SPECIFICATIONS**
Description: Un-carved stone blocks
Material: Granite, marble and other stones sourced from around the world
Sizes: Various
Quantity: 42
ARTWORK SPECIFICATIONS

Description: Community table and 20 stools
Material: Carrara marble
Fabrication method: Digital and hand carving
Table Dimensions: 33 x 54 x 280 inches
Table Top: 8” thick
Stool dimensions: 18 x 20 x 24 inches

COMMUNITY TABLE and seating with tactile sculptural relief
MOSAIC “carpet” with pattern based on ancient Pompeii mosaic

ARTWORK SPECIFICATIONS

Description: Mosaic “carpet”
Material: Bardiglio marble, Carrara white marble, Chinese Black granite
Surface treatment: Water jet
Dimensions, each rhomboid: 27.4 inches on each side x 2 inches thick
Overall dimensions: 148 x 47 feet
Square footage: 7,100 square feet

Inspiration: Ancient Pompeii mosaic with trompe l’oeil pattern
ARTWORK SPECIFICATIONS

Description: Illuminated glass sculptures
Material: approximately 3/4” thick clear glass with hollow cavity inside, UV glue adhesive, LED lights with ability to change color
Fabrication method: tempered glass layers approximately 25mm thick
Dimensions: each approximately 84 x 32 x 32 inches
Quantity: 2

ILLUMINATED GLASS SCULPTURES
ARTWORK SPECIFICATIONS
Description: Mission Street gate panels
Material: Tubular 5mm silicone bronze
Fabrication method: Sand cast bronze
Dimensions: each panel 72 x 36 x .75 inches
Quantity: 12

MISSION STREET GATE (7) and STEVENSON PAVING (8)

ARTWORK SPECIFICATIONS
Description: Stevenson banding pattern
Material: G654 Grey granite and Chinese Black granite
Surface Treatment: Flamed surface
Overall Dimensions: approximately 130 x 39 feet
Square Footage: 7,600 square feet

Inspiration: The Broken Kilometer by Walter de Maria
DOVE SCULPTURE by Romano Cosci
Pedestal Design by Lawrence Argent

ARTWORK SPECIFICATIONS
Description: Dove sculpture
Material: Marble
Dimensions: approximately 9.5 x 9.67 x 5 feet

ARTWORK SPECIFICATIONS
Description: Dove base
Material: Chinese Black granite
Dimensions: 2.5 x 14 x 9.75 feet
C'era Una Volta