



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 25, 2015

Date: June 14, 2015
Case No.: **2011.1043CEKUX**
Project Address: **1400 Mission Street**
Zoning: C-3-G (Downtown General Commercial)
150-S/200-S Height and Bulk District
Block/Lot: 3507/042
Project Sponsor: Leo Shapland
Tishman Speyer
One Bush Street, Suite 450
San Francisco, CA 94104
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org
Recommendation: **Informational Only**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On January 17, 2013, the Planning Commission approved a Conditional Use and provided Large Downtown Project Authorization to allow construction of a 15-story, 150-foot-tall mixed use project at 1400 Mission, which is located on the northeast corner of Mission and 10th Streets in the South of Market neighborhood. The project includes 241,745 total square feet of space, including approximately 203,733 gsf of affordable, family housing (190 units), 4,350 gsf of commercial/retail space, and approximately 38,012 gsf of mechanical/storage/circulation/service areas. Of the total 190 units, 167 serve as the off-site below-market-rate units for the 201 Folsom Street project. Of the remaining 23 units, 20 are affordable units pursuant to Planning Code Section 124(f) – affordable for 20 years to households whose incomes are within 150% of the median income – and three of the units are corresponding on-site below-market rates units pursuant to Planning Code Section 415.

Pursuant to Planning Code Section 429, the Project requires a public art component valued at an amount equal to one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection. The Project Sponsor has commissioned an artist to provide on-site public art to satisfy this requirement.

CURRENT PROPOSAL

The artist selected for the public art installation at 1400 Mission is Sol Lewitt, an American artist linked to various movements, including Conceptual Art and Minimalism. Lewitt was prolific in a wide range of media including printmaking, photography, and printmaking. His work has been displayed in numerous exhibitions around the globe since the mid-1960's.

As it relates to this project, the sponsor has chosen the façade at the corner of 10th Street and Jessie Street as the primary location for the proposed wall drawing. The drawing is the height of the ground story, and will span approximately 66 linear feet of the facade along 10th Street and 27 linear feet along Jessie Street. The original wall drawing was created in 2002 and is currently installed at a private residence in Los Angeles. The drawing will be applied directly to a plaster substrate, transported, and installed onsite. An anti-graffiti coating will be applied for protection.

Leo Shapland, a representative of the project sponsor, will present the public art installation to the Planning Commission on June 25, 2015.

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:	Informational Only
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Attachments:

Parcel Map

Sanborn Map

Zoning Map

Project Sponsor Submittal, including:

1% Expenditures Memo

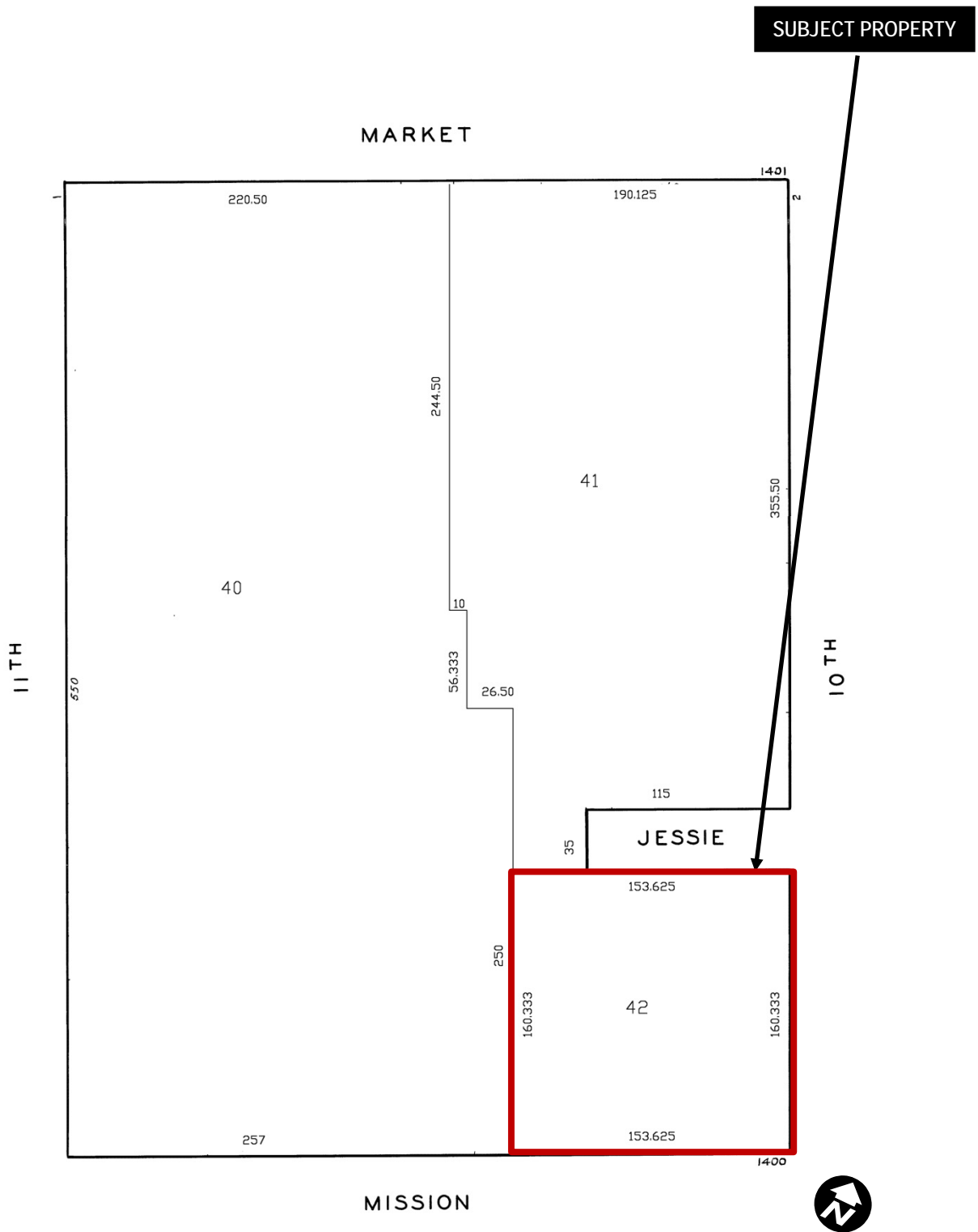
Reference Plan

Photographs

Perspective and Elevation

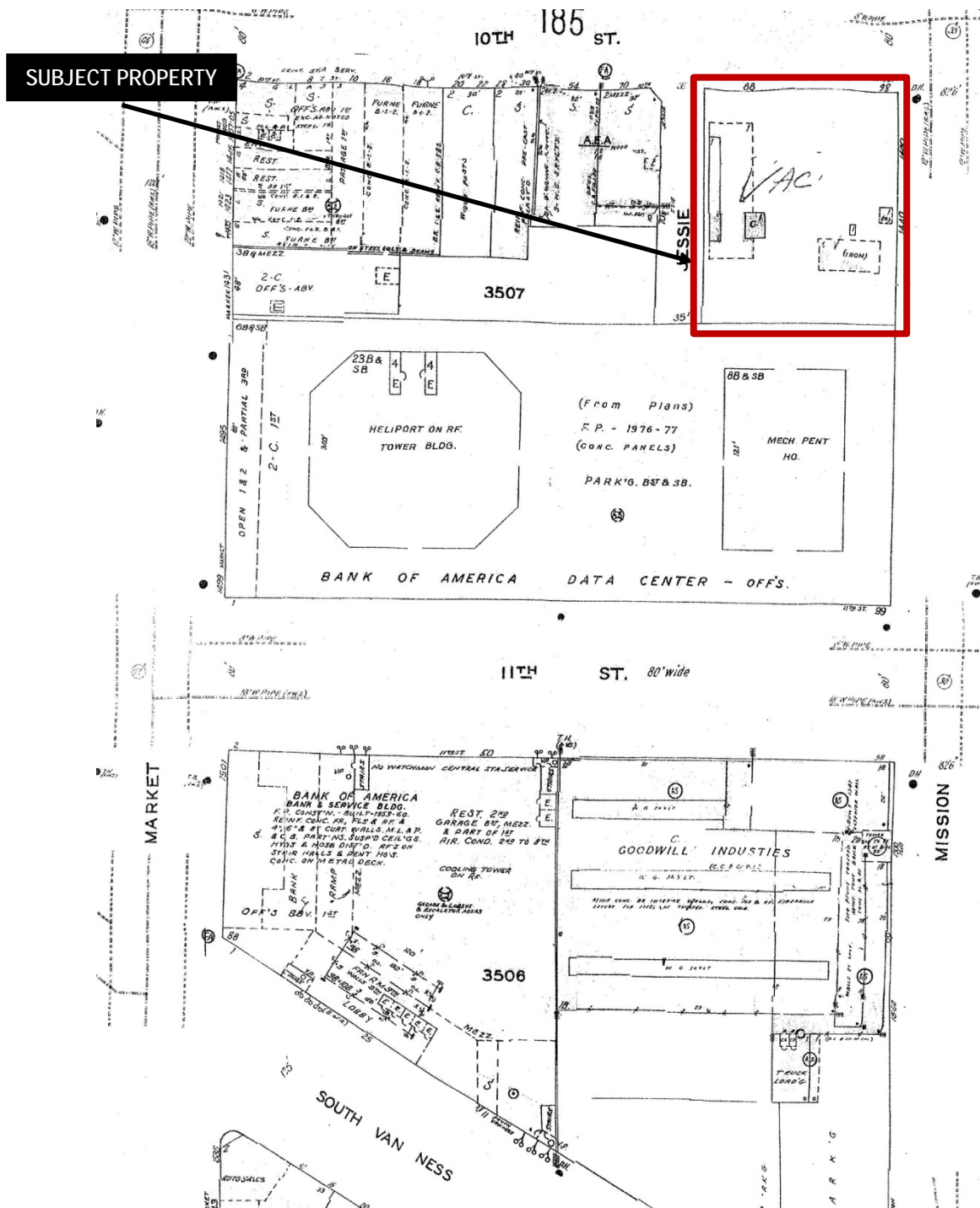
Renderings

Parcel Map



Informational Hearing
Case Number 2011.1043CEKUX
Public Art Proposal
1400 Mission

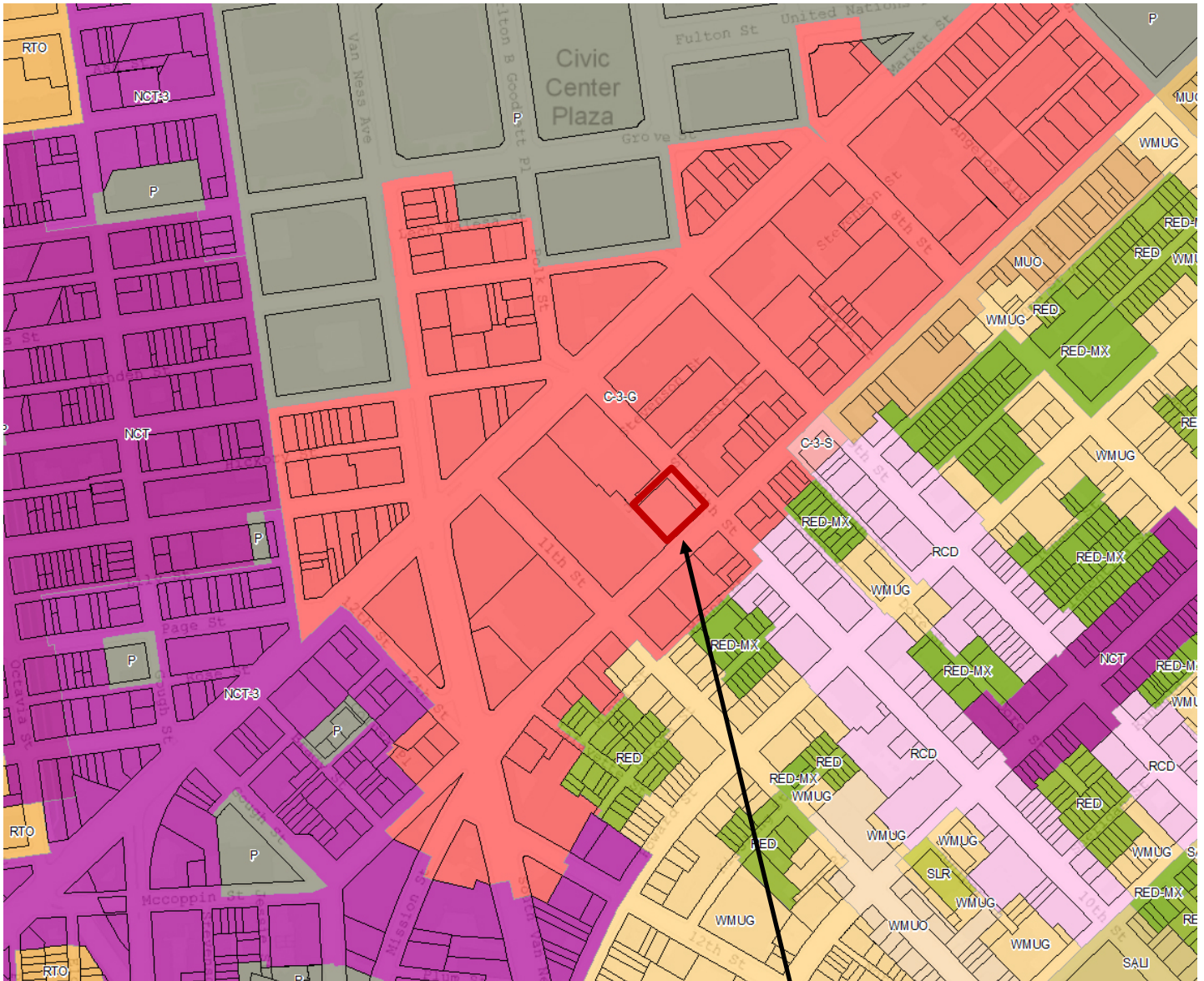
Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Informational Hearing
Case Number 2011.1043CEKUX
Public Art Proposal
1400 Mission

Zoning Map



SUBJECT PROPERTY



Informational Hearing
Case Number 2011.1043CEKUX
Public Art Proposal
1400 Mission

San Francisco Planning Department
Application # 2012-12-21-6752
Job Address: 1400 Mission
Attn: Carly Grob – Mark Luellen – SFPD- NE Quadrant

18 May 2015

RE: Public Art-SFPC - Sec. 429

Per SFPC requirements, the design team is submitting the following expenses contributing to the requirement of providing public art at 1% of the total construction cost for the referenced project.

Project Description:

The site is located at 1400 Mission Street at the corner of 10th Street and Mission Street. The project is a fifteen story, mixed use residential hi-rise building with 190 units. 167 units will serve as the off-site BMR requirement for a separate project located at 201 Folsom Street (Lumina) in San Francisco. The ground floor will accommodate retail space, as well as residential lobby, garage entry, MEP infrastructure and common area amenities. The residential units will be located from the second floor through the fifteenth floor. An accessible landscaped terrace area will be located at the second and eleventh floor.

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The project is a type 1A structure and designed in accordance with 2010 California Building Code and 2010 San Francisco Building Code Amendments. The Structure is a poured-in-place reinforced concrete frame with post tension slabs and concrete sheer walls. The exterior skin is an articulated high performance unitized curtain wall system.

The location of the public art is along a very active intersection at 10th and Jessie Street. Jessie Street is the main automobile entry for both NEMA and 1400 Mission and 10th Street is a major thoroughfare thru the city to Interstate 101 and 80.

Please see the following pages for costs associated with the preparation and construction for the public art along with the direct cost of the wall drawing itself:

Total Construction Cost-Swinerton Builders

Total \$ 56,137,920 x .01% = [\$ 561,379.20 -public art]

Construction Expenses-Swinerton Builders

Masonry	23,215.00 – to accommodate and support the added art wall
Framing & Plaster	19,183.00 – fur out a recessed niche/create a more prominent wall for work
Storefront	15,000.00 – modification of original storefront design to accommodate art
Lighting	25,923.00 - improve visibility of piece at night and animate streetscape
Flashing	4,636.00 - waterproofing of the art wall
Total	\$87,957.00

Consultant Expenses

WJE	820.00 – [waterproofing consultant]
Perry Architects Inc	6,325.00 – [additional services]
Total	\$7,145.00

2

Wall Drawing #1012: Isometric Form, 202

See invoice #14390 per Paula Cooper Gallery

Total \$500,000

Total Public Art Cost

Wall Drawing #1012	500,000.00
Construction Expenses	87,957.00
Consultant Expenses	7,145.00
Total	\$ 595,102.00

PAULA COOPER GALLERY

534 WEST 21ST STREET, NEW YORK, NY 10011 TELEPHONE 212 255 1105 FACSIMILE 212 255 5156

1400 Mission Acquisition LP
c/o Tishman Speyer Properties
1 Bush Street, Suite 450
San Francisco, CA 94104

Invoice #14390
April 24, 2015

SOL LEWITT

Wall Drawing #1012: Isometric Form, 202
acrylic paint
dimensions variable
First drawn by: Erik Bluhm, Jamison Crter,
Anthony Sansotta, Joey Slaughter. First
installation: Richard Robertson, Los
Angeles, CA, January 2002.
SL-322-WD

\$600,000.00
Less Courtesy: -100,000.00

Total: \$500,000.00

A certificate of authenticity will be presented upon receipt of payment in full.
Installation costs included.

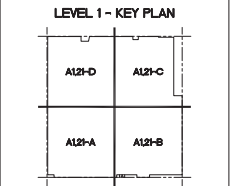
Thank You.

Please make check payable to Paula Cooper, Inc.
or transfer funds directly to:
Citibank NA (ABA#021000089)
555 Laguardia Place
New York, NY 10012 USA
Account of Paula Cooper, Inc
Account# 15969834

PARTITION LEGEND	
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GENERAL NOTES:
1. SEE SHEET A8.00 FOR PARTITION SCHEDULE.

- KEY NOTES:
1. PROVIDE ACCESS PANEL
 2. BICYCLE RACK SYSTEM
 3. HYDRAULIC PARKING LIFT
 4. SLOPE CONCRETE TO MEET THRESHOLD AS REQUIRED MAX 2%
 5. STUB UTILITIES REQUIRED FOR FUTURE TENANT RESTROOMS
 6. NOT USED
 7. POLISHED CONCRETE BENCH
 8. RECESSED WALK-OFF MAT
 9. BOLLARD TYPICAL
 10. METAL GUARDRAIL/HANDRAIL
 11. MAILBOXES
 12. NOT USED
 13. CHAIN LINK FENCE ENCLOSURE & DOOR
 14. HOSE BIB
 15. ACCESS DOOR
 16. SEE DRAWING FOR WATER TANK - CONTRACTOR TO COORDINATE LOCATIONS
 17. CONTINUOUS DETECTABLE WARNING SURFACE PER CBC 11328.8.5
 18. 6' x 8' VALET OFFICE



1400
MISSION

1400 MISSION STREET
SAN FRANCISCO, CALIFORNIA

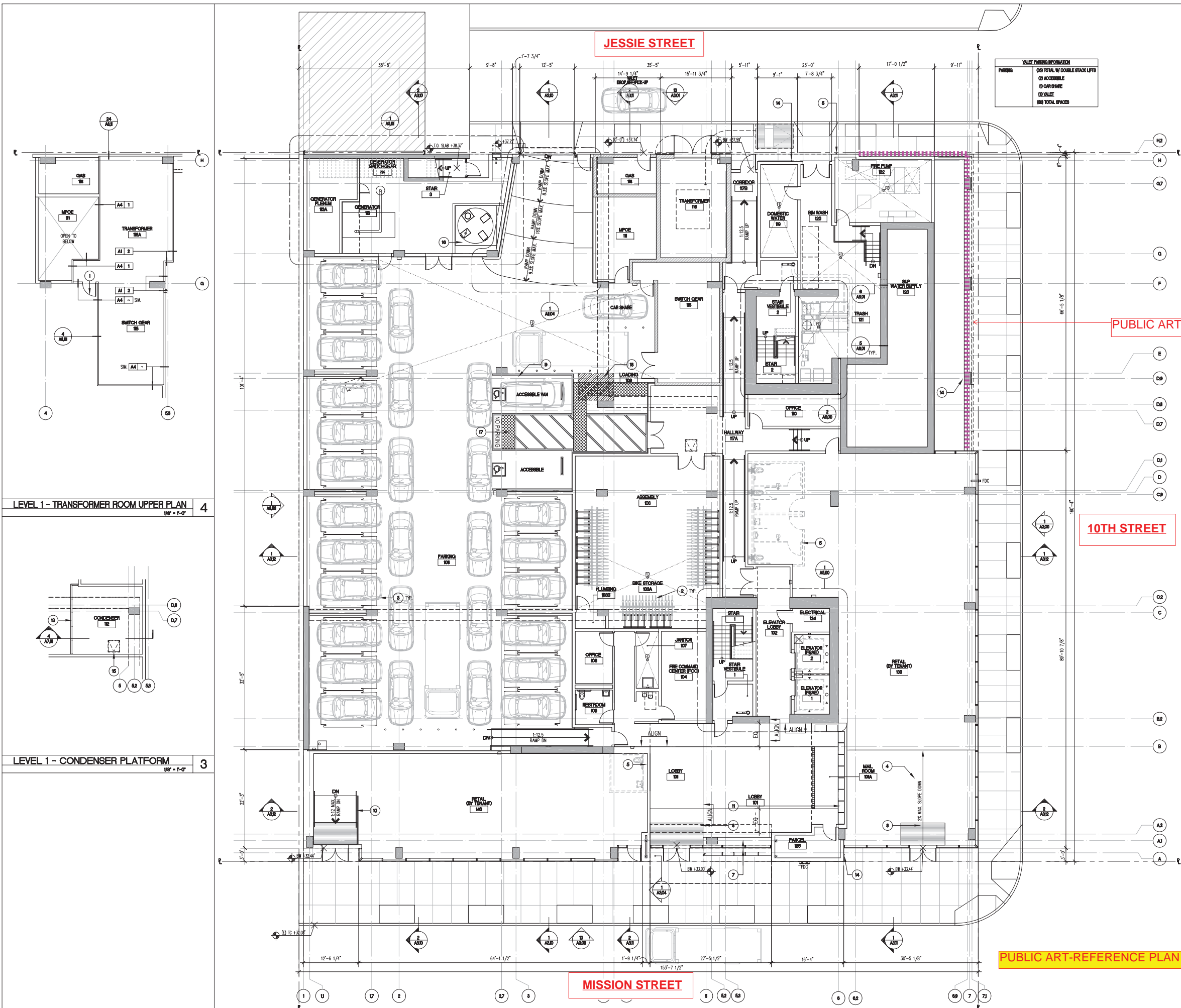
ISSUE HISTORY	
01 SITE PERMIT	12-21-12
02 SCHEMATIC DESIGN	01-18-13
03 FACADE PRICING PACKAGE	03-22-13
04 BIF SUBMITTAL	04-04-13
05 BID PACKAGE 1	05-20-13
06 50% CD ARCHITECTURAL 100% DESIGN DEVELOPMENT MEP-F	11-01-13
07 PERMIT ADDENDUM 4 MEP-ARCHITECTURAL	02-10-14
08 100% CONSTRUCTION DOCUMENTS	02-18-14
09 PERMIT ADDENDUM 4 MEP-ARCHITECTURAL PLAN CHECK COMMENTS	06-02-14
10 BULLETIN # 1	07-18-14
11 BULLETIN # 2	12-15-14
12 BULLETIN # 3	04-17-15

PROJECT NUMBER: 10038
SCALE: AS NOTED
SHEET TITLE:

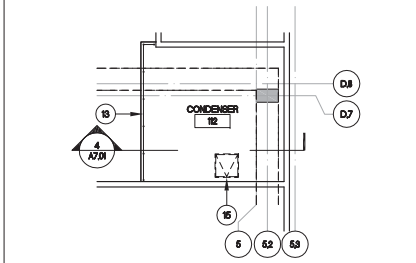
FLOOR PLAN
LEVEL 1
SHEET NUMBER:
A1.01
PROFESSIONAL SEAL:



1/8" = 1'-0"



LEVEL 1 - TRANSFORMER ROOM UPPER PLAN
1/8" = 1'-0"



LEVEL 1 - CONDENSER PLATFORM
1/8" = 1'-0"

LEVEL 1 - GROUND FLOOR PLAN

2

1

PAULA COOPER GALLERY
534 WEST 21ST STREET, New York, NY 10011 TELEPHONE 212 255 1105 FACSIMILE 212 255 5156



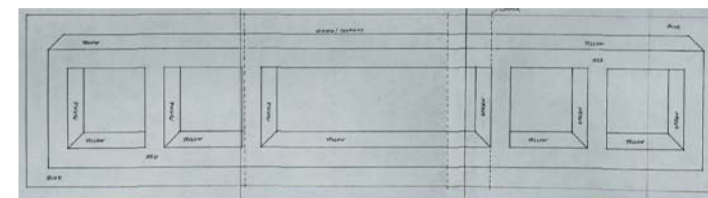
SOL LEWITT
Wall Drawing #1012: Isometric Form, 2002
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First installation: Richard Robertson, Los Angeles, CA, January 2002.
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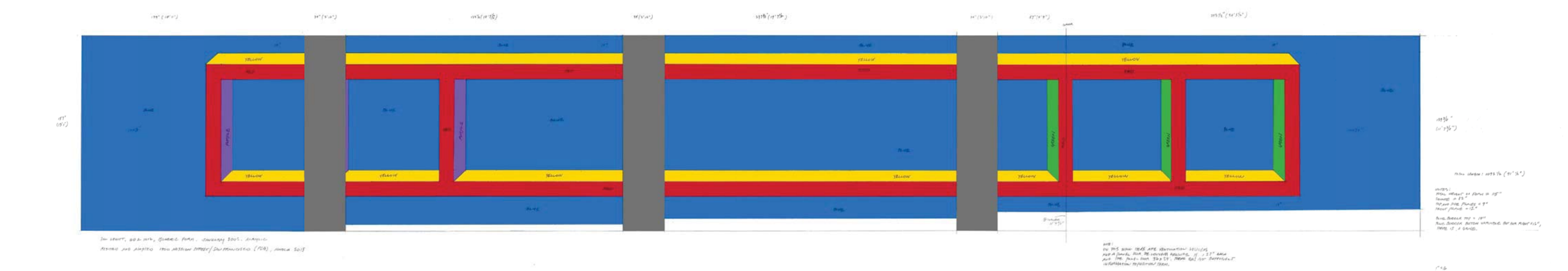
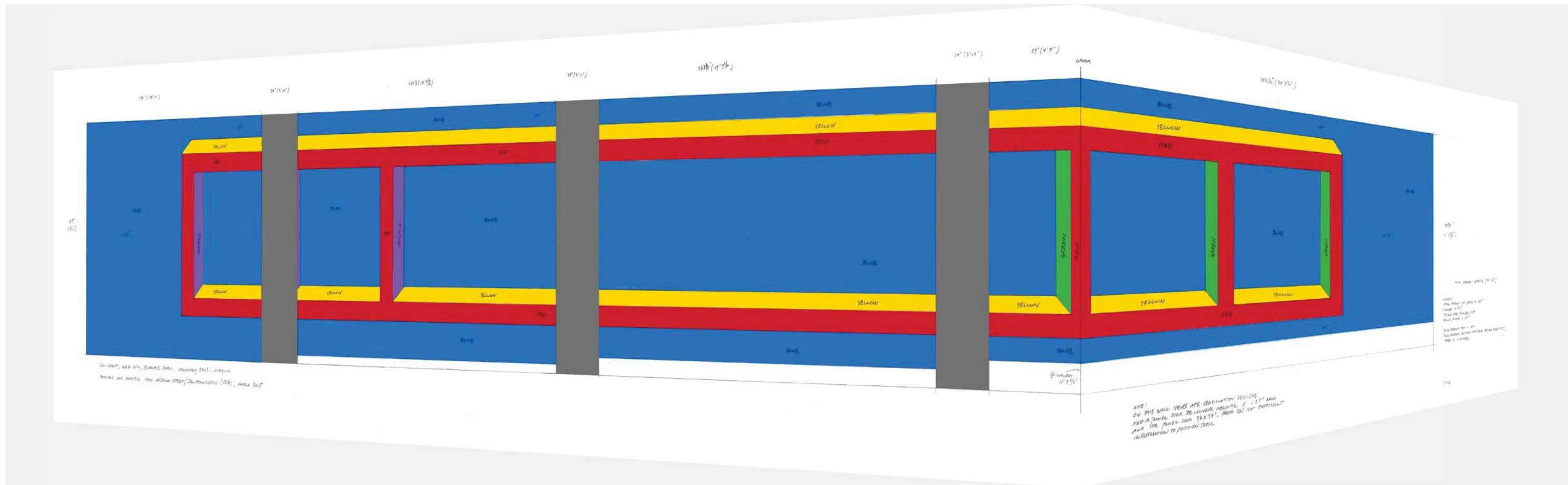
THE LEWITT ESTATE
19 ESSEX STREET #1 NEW YORK, NEW YORK 10002 TEL 212 505 6611 FAX 212 674 0972

Wall Drawing 1012

Isometric Form

Acrylic paint
First Drawn by: Erik Bluhm, Jamison Carter, Anthony Sansotta, Joey Slaughter
First Installation: Richard Robertson, Los Angeles, CA
January, 2002





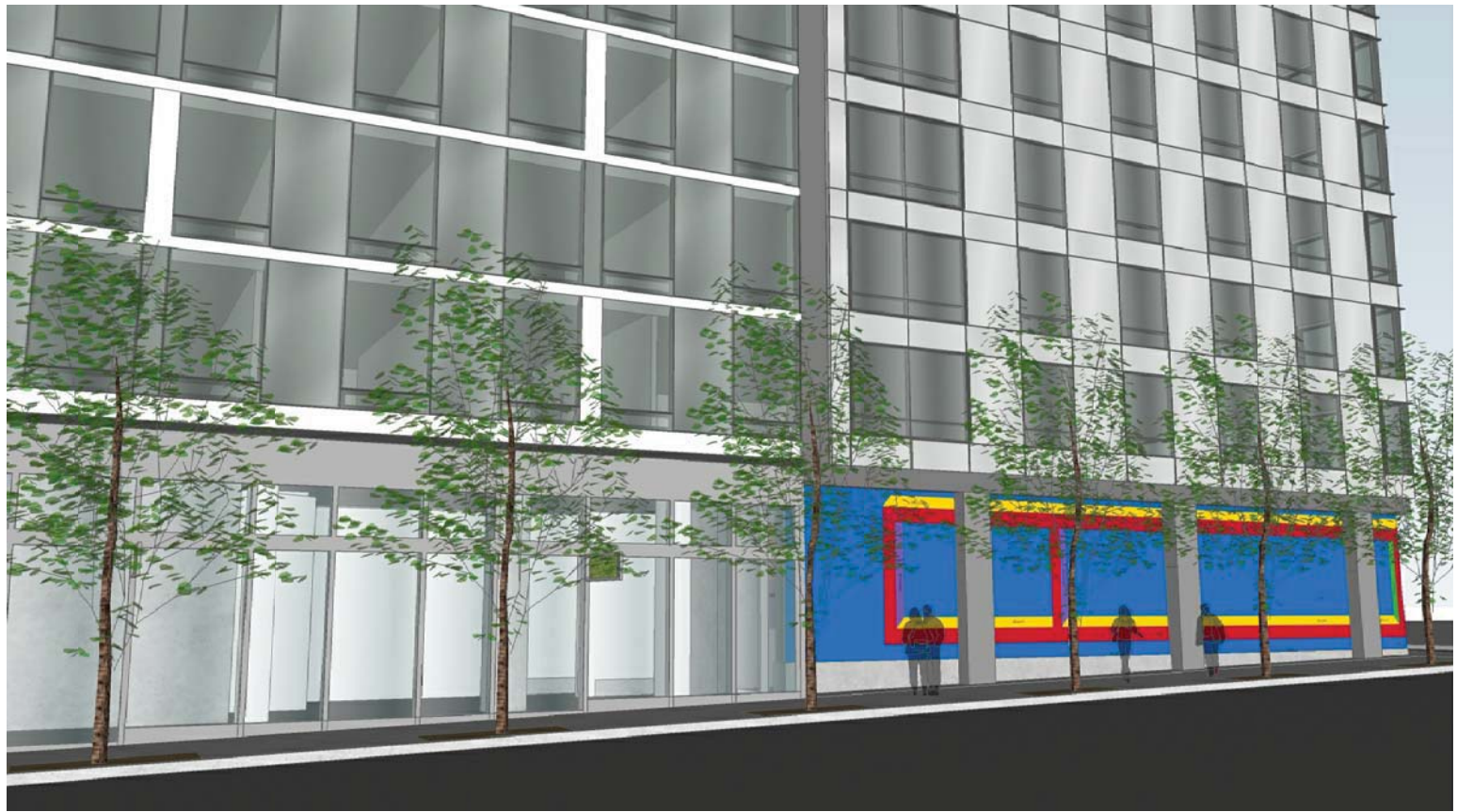


INSTALLATION-PRIVATE RESIDENCE





VIEW FROM CORNER OF 10TH STREET AND MISSION STREET



VIEW ALONG 10TH STREET



VIEW ALONG 10TH STREET



VIEW ALONG 10TH STREET



VIEW ALONG 10TH STREET AND JESSIE



VIEW ALONG 10TH STREET AND JESSIE