



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: DECEMBER 19, 2019

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Suite 400
San Francisco,
CA 94103-2479

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Planning
Information:
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Record No.: 2014-000362ENV/GPA/PCA/MAP/DNX/SHD
Project Address: 1500 Mission Street
Zoning: C-3-G (Downtown-General) Zoning District
130/240-R-3, 130/400-R-3, 85-X Height and Bulk Districts
Block/Lot: 3506/006, 007
Project Sponsor: Joe Walsh
Related California
44 Montgomery Street, Suite 1300
San Francisco, CA 94104
Staff Contact: Christy Alexander – (415) 575-8724
christy.alexander@sfgov.org
Recommendation: **Informational Only**

BACKGROUND

On March 23, 2017, the Planning Commission approved a Downtown Project Authorization with the associated GPA, PCA, and MAP amendments to allow for the construction of a 552,290 square foot (sf) 39-story, 396-foot-tall residential tower containing approximately 550 dwelling units, including approximately 110 below market rate units; This building along with the City's adjacent office building at 49 South Van Ness Ave will contain up to 38,000 sf of ground floor retail, 59,000 sf of private and common open space, 620 bicycle parking spaces and 409 vehicular parking spaces. The building at 1500 Mission Street will occupy its entire project site with two visible facades facing Mission Street and South Van Ness Avenue. Streetscape improvements are proposed at both frontages. The City's adjacent office building at 49 South Van Ness Avenue has already received its public art approvals from the SF Arts Commission and will not be making an informational presentation to the Planning Commission for its public art proposal.

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 Building Inspection. The Project Sponsor has commissioned two artists to provide on-site public art at 1500 Mission Street to satisfy this requirement.

CURRENT PROPOSAL

Shannon Finley has been selected for the sculptural public art installation at 1500 Mission Street along the Mission Street frontage. He is a Berlin-based artist committed to the science fiction of abstraction in both painting and sculpture. Finley received a Bachelor of Fine Arts degree from Cooper Union in New York and subsequently studied at the Nova Scotia College of Art and Design in Halifax, Canada. His work can be found in the Museum for Concrete Art in Ingolstadt, the Institute for Contemporary Art in Berlin, and Kunsthalle Athena in Athens, to name a few. Finley has created site specific wallpaper installations, sculpture commissions and large-scale paintings and is competing for a large mural commission in Germany.

The proposed art piece entitled "Floating Points" will be visible from Mission Street and will be standing by the residential front door to 1500 Mission Street. The 15-foot high sculpture is made of stainless steel and is powder-coated matte black. The sculpture acts as a companion to the building itself-the play of light upon its many surfaces uniquely mimics the light play that animates the building's façade. This will be Finley's first US commission.

Catherine Wagner has been selected for the wind screens public art installation at 1500 Mission Street along the South Van Ness Avenue frontage. She is a San Francisco-based artist, known best for her conceptual photography. Wagner has been on the faculty at Mills College for over 30 years where she is the inaugural Nancy Cook Endowed Chair in the Arts and Visual Department. Her work can be found in the LACMA in Los Angeles, the San Francisco MoMa, The Whitney Museum of American Art in New York City, and the Victoria and Albert Museum in London, to name a few. Wagner has been an active international artist, working photographically as well as with site-specific art, and lecturing extensively at museums and universities.

The proposed art piece entitled "Prevailing Winds" will be visible from South Van Ness Avenue and will be lining the sidewalk. These 5-feet wide, 8-feet high panels are made of aluminum and finished with powder-coated metallic paint. These functional sculptures have arrow-shaped holes and rectangular notches, which both help mitigate the wind and add poetry to the urban landscape. Integrated landscaping will also occur at each wind screen.

The Project Sponsor is required to provide public art valued at 1% of the construction cost of the building. The Site Permit indicated a construction cost of \$200,000,000, so the Project Sponsor must spend at least \$2,000,000 on the art program. The Project Sponsor has dedicated a budget of \$2,206,968 which equals approximately 1.1% of the total construction cost.

REQUIRED COMMISSION ACTION

The item is being presented by the Project Sponsor for informational purposes only. No formal action by the Planning Commission is required.

ATTACHMENTS:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photo

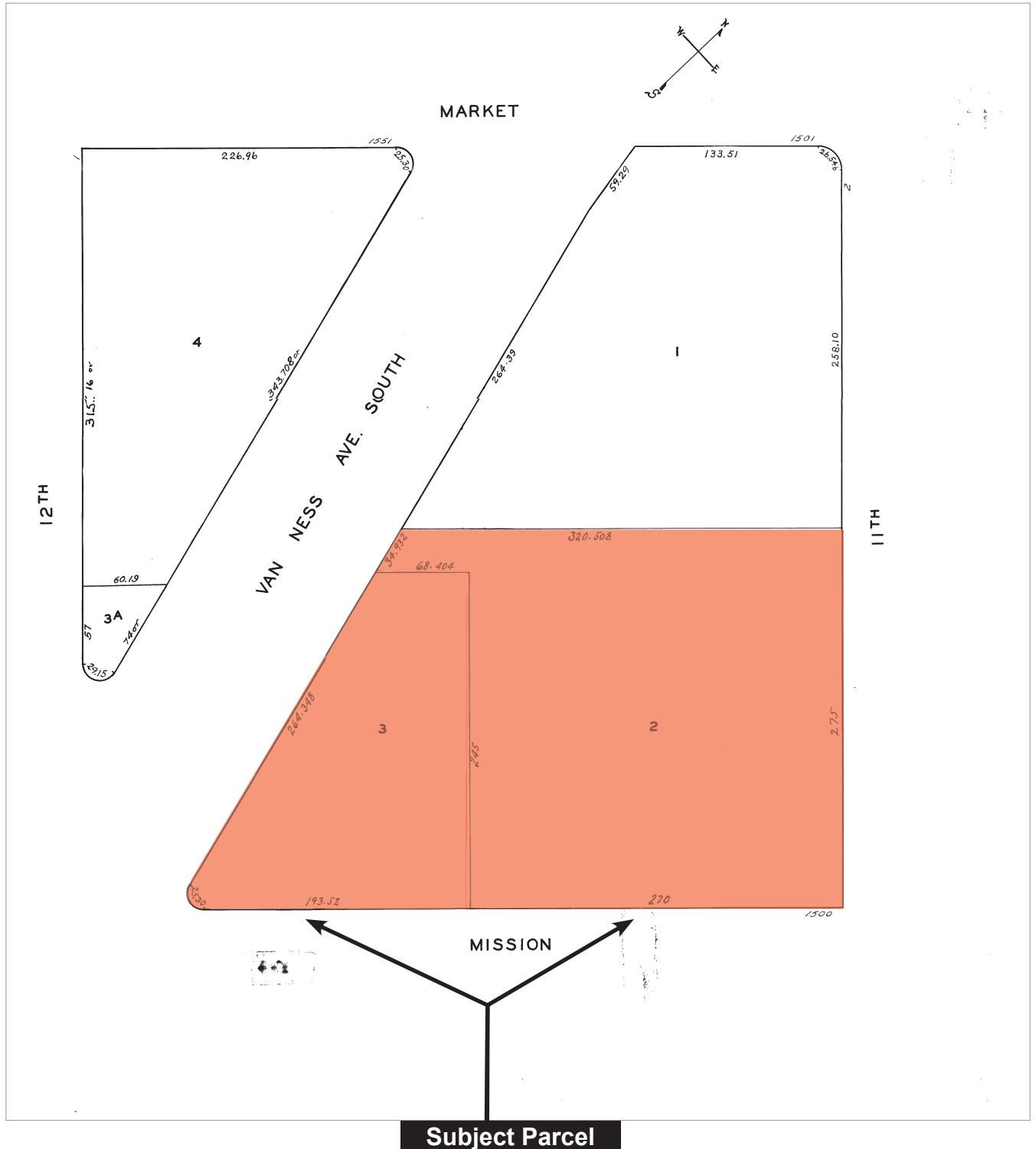
Project Sponsor Submittal:

- Site Plan
- Mission Street Sculpture Renderings & Artist Biography
- South Van Ness Ave Wind Screens Renderings & Artist Biography
- Cost Summary

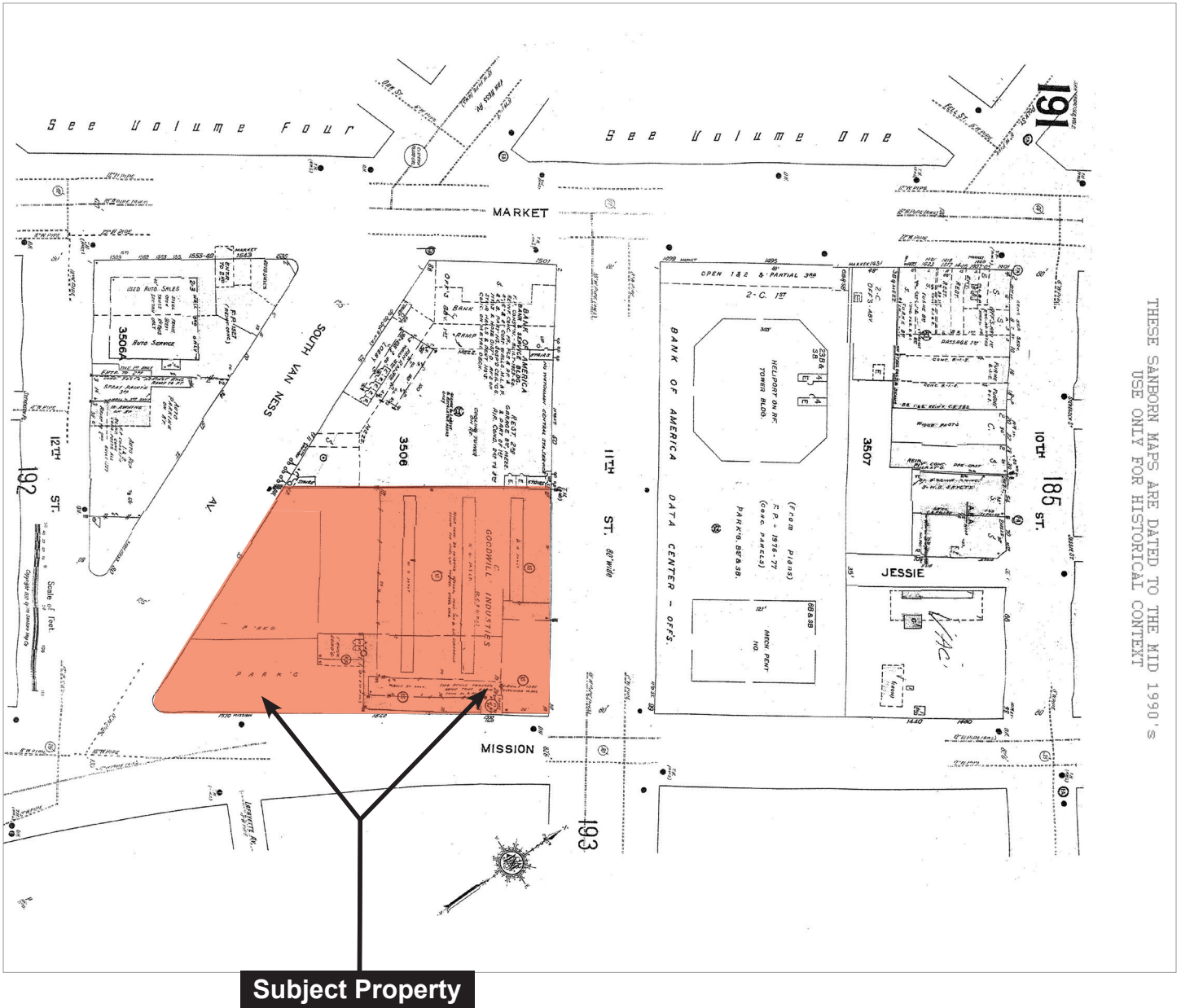
Exhibits

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Parcel Map



Sanborn Map



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

SAN FRANCISCO
PLANNING DEPARTMENT

Case Number 2014-000362ENVGPAPCAMAPDNXSHD

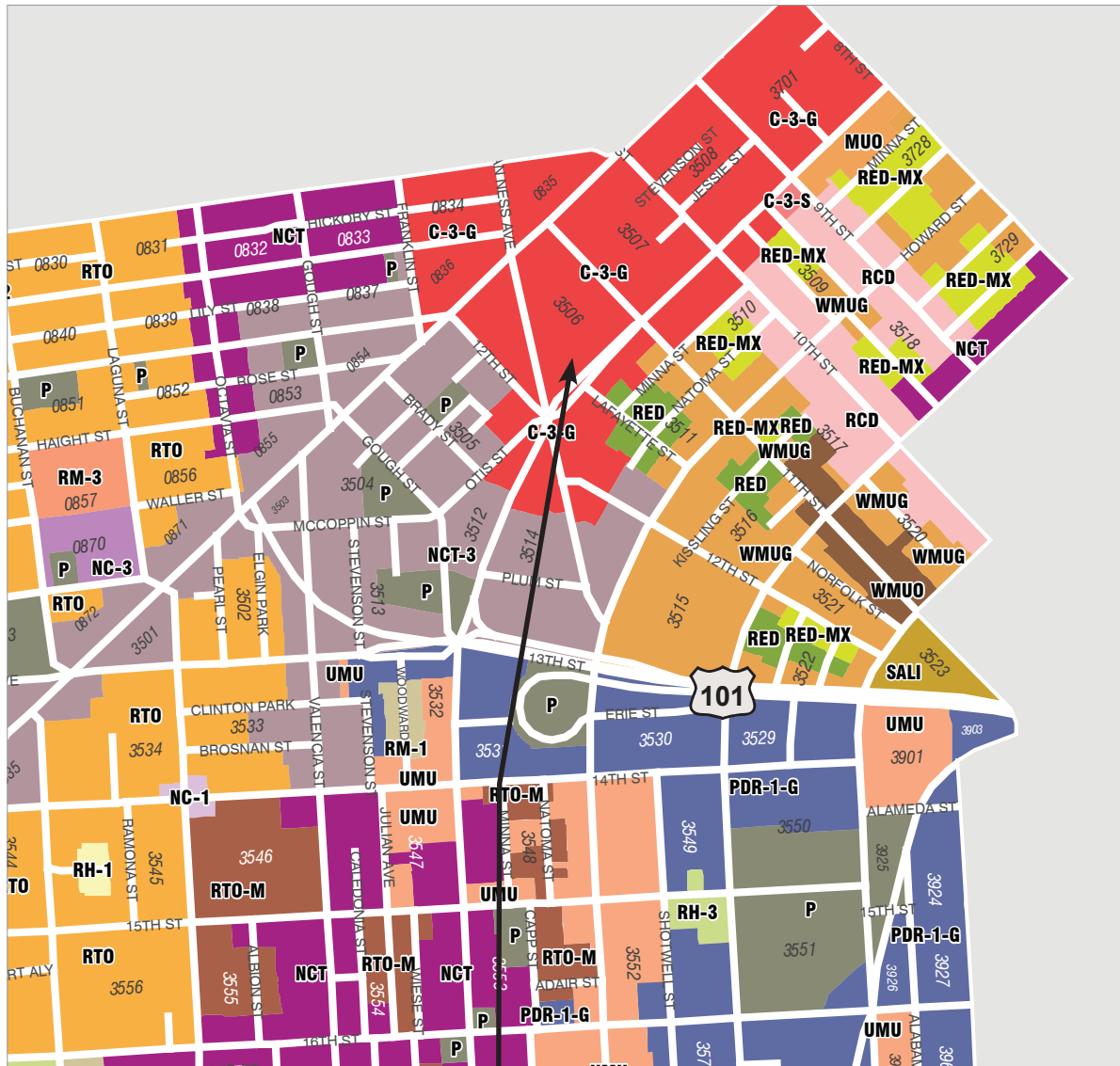
CEQA Findings

General Plan, Planning Code, Zoning Map Amendments

Downtown Project Authorization

Shadow Findings

Zoning Map



Subject Property

Aerial

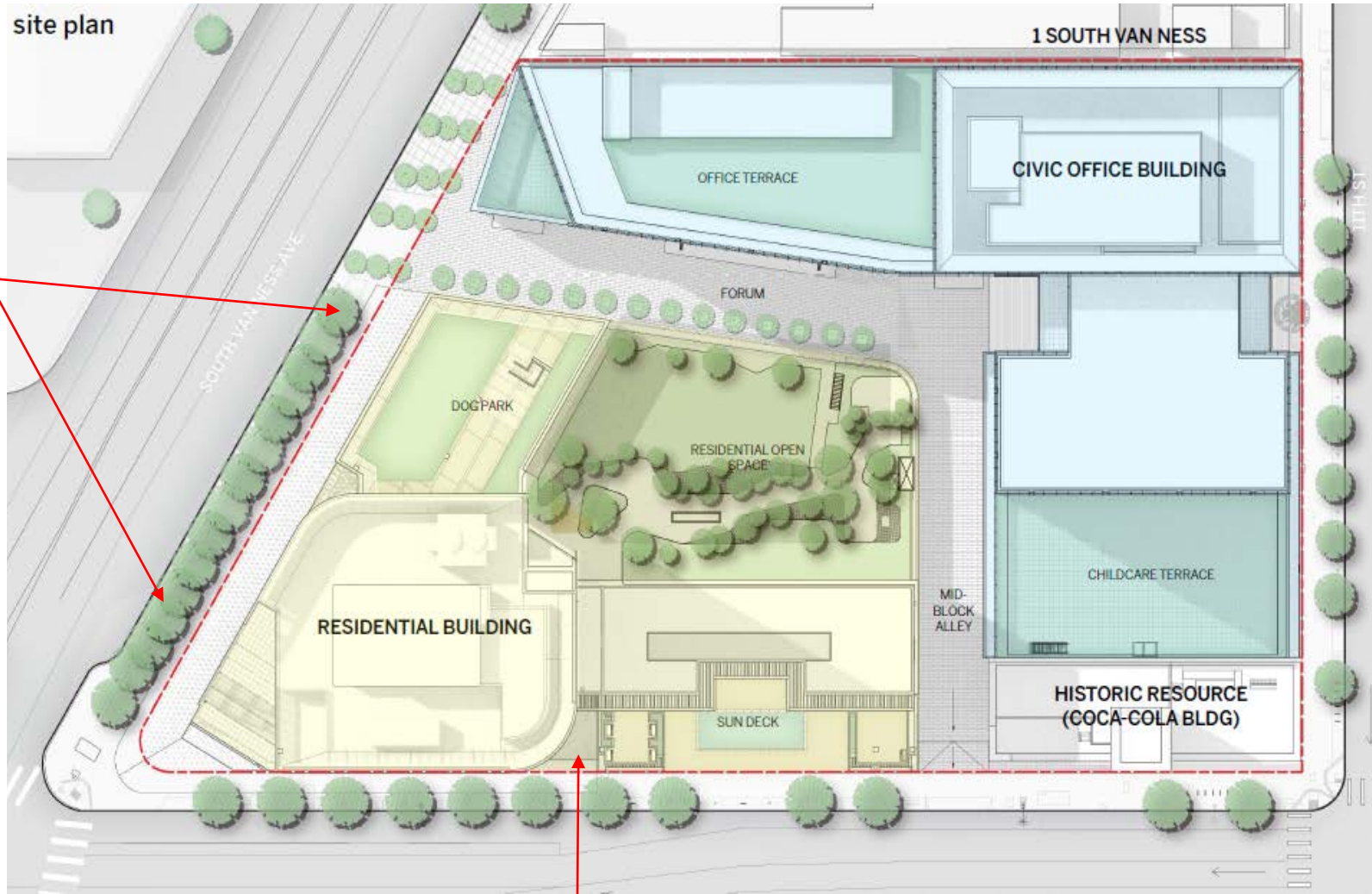


Subject Property

1500 Mission Public Art Presentation

December 2nd, 2019

Site Plan



Art Location 2:
Wind Screens

Artist:
Catherine Wagner

Art Location 1: Mission Street Sculpture
Artist: Shannon Finley

Location 1: Shannon Finley
Mission Street Sculpture

“Floating Points”

Location 1: Mission Street Sculpture

Title: “Floating Points”

Artist: Shannon Finley

Description: Shannon Finley is a Berlin-based artist, committed to the science fiction of abstraction. Standing by the front door to 1500 Mission, between the dazzling glass facade and a 30ft green wall, this 15-foot high sculpture is made of stainless steel, powder-coated matte black. Comprised of multiple planes set at various angles, the sculpture acts as a companion piece to the building itself — the play of light upon its many surfaces uniquely mimics the light play that animates the building’s façade. “Floating Points” a statuesque piece is striking but meditative, rewarding daily engagement from outside the building. **This will be his first US commission.**



Mission Street Sculpture

Artist Bio

Berlin-based artist Shannon Finley creates geometric abstractions in both painting and sculpture. For the past 5 years, he has generated ambitious abstract polygon sculptures out of powder coated and mirrored stainless steel. Like his paintings, the ambitious and adventurous sculptures are dialogue with artistic trajectories such as Op Art, Futurism and Cubism. Unlike his art historical forbearers, Finley uses 3D printing software in a manner the artist likens to traditional stone carving. Starting with a virtual cube, he scores, stretches and shapes the digital stone into something that defies the potential of traditional carving techniques. The final form suggests the polygon icons for trees or crystals found in early video game graphics, while the fractured triangular surfaces splinter and multiply their surroundings evoking the worlds of science fiction and fantasy.

Shannon Finley Facts

- Shannon Finley (b. 1974, Ontario, Canada) received a BFA from Cooper Union in New York and subsequently studied at the Nova Scotia College of Art and Design in Halifax, Canada.
- Finley's work has been included in exhibitions at Stadtgalerie Saarbrücken (Germany, 2014), Museum for Concrete Art (Ingolstadt, Germany, 2013), Institute for Contemporary Art (Berlin, 2013), Kunsthalle Athena (Athens, Greece, 2013), Prague Biennale (Czech Republic, 2013), Neue Galerie Gladbeck (Gladbeck, Germany, 2012) and Salon der Gegenwart (Hamburg, Germany, 2012).
- He has created site specific wallpaper installations, sculpture commissions and large scale paintings and is competing for a large mural commission in Germany.

Mission Street Sculpture

Shannon Finley states:

"Immediately upon viewing the architectural renderings for 1500 Mission I was inspired to propose a very specific sculpture idea. The building design graciously allocates a wonderful street level space and I love how the glass facade provides different interior perspectives, in some ways like a modern version of the Japanese gardens where I often find inspiration. This location is unlike any space for which I've created as it shares the sculpture with a large public and will be a part of the neighborhood!

I set out to develop a complex sculpture that could reward daily engagement. To grab attention but also be calm and meditative. While drawing the sculptures on the computer there's always been this fascinating ability to zoom in to a fraction of a mm and then immediately zoom out to let's say 'across the street' with the movement of a finger. This project gave that process gravity! A lot of it! The sculptures working title is "Floating Points" and it sits 15 feet tall. This is the largest sculpture I've made and will join only a painting titled "Gogol," at this monumental scale of production. The development process was rewarding, balancing and sculpting the overall X-Large scale silhouette with the seemingly endless shifting details and interior spaces playing hide and seek.

I'm thrilled to have been chosen to share this creation and that the public as well as myself will be able to experience it long term."

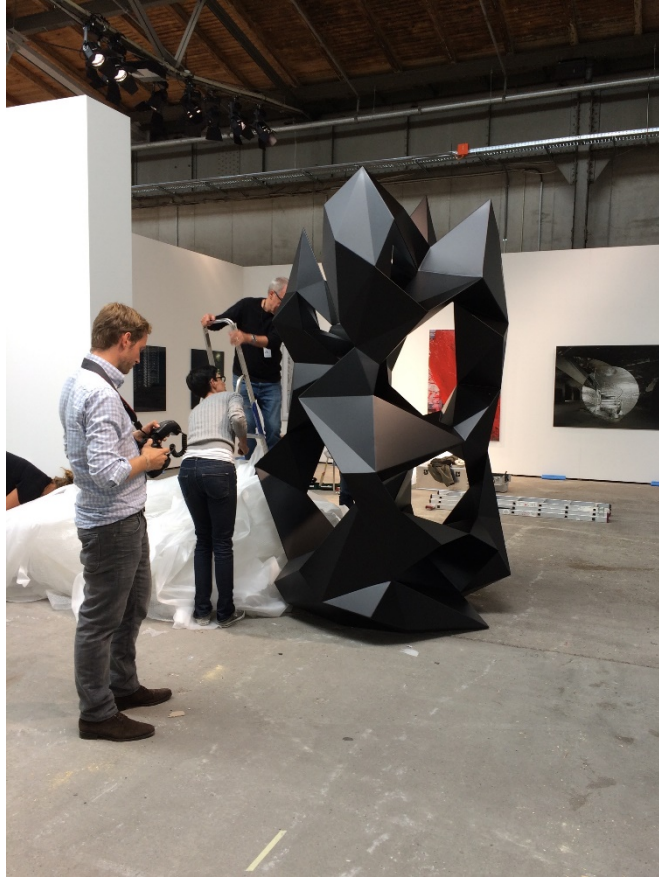
Mission Street Sculpture



Mission Street Sculpture



Mission Street Sculpture – Similar Works



Location 2: Catherine Wagner
South Van Ness Wind Screens

“Prevailing Winds”

Location 2: South Van Ness Wind Screens

Title: “Prevailing Winds”

Artist: Catherine Wagner

Description: Catherine Wagner is a San Francisco-based artist, known best for her conceptual photography. Wagner’s work often involves extensive research and, in this instance, the artist studied Bay Area wind patterns and then laser cut the resulting cartographic data onto eight aluminum panels. Lining the South Van Ness sidewalk of the 1500 Mission Street project, these functional sculptures have arrow-shaped holes and rectangular notches, which both help mitigate the wind and add poetry to the urban landscape.

2" thick aluminum panel

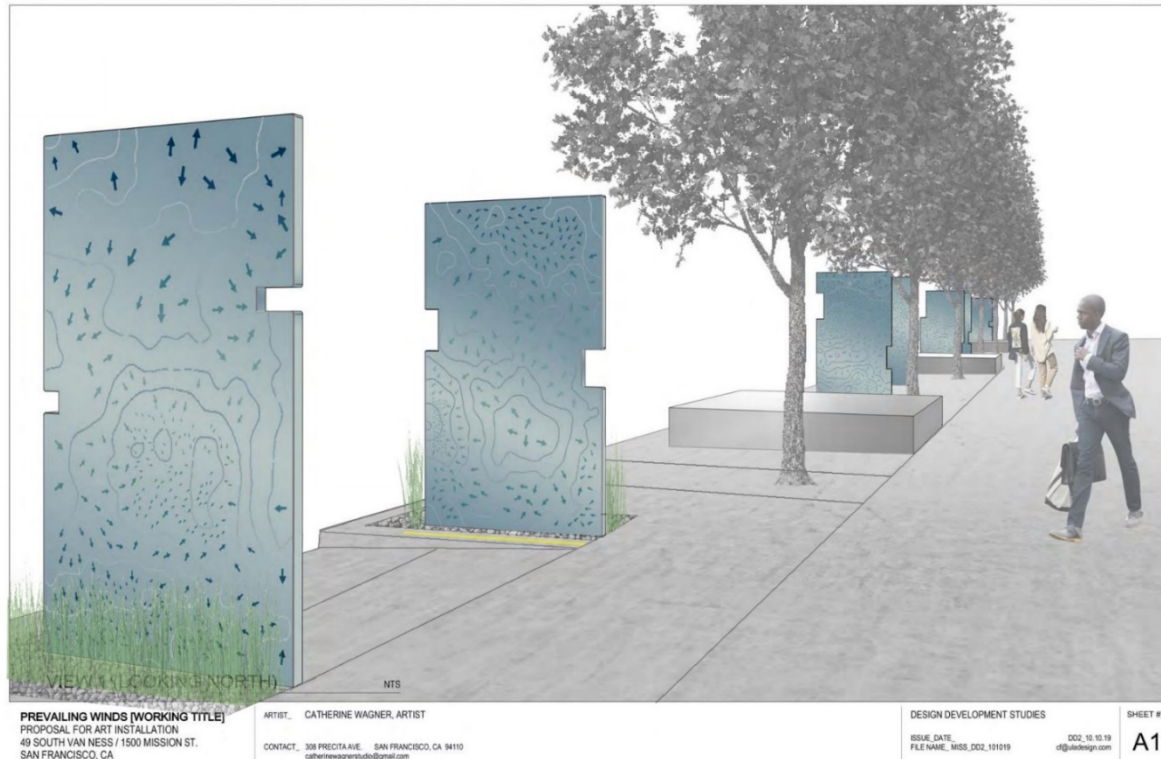
5ft Wide/8ft tall

Perforated openings designed to unique wind patterns in San Francisco

Powdercoated Metallic Paint

Beveled edges and rounded corners

Integrated Landscaping will occur at each Wind Screen



South Van Ness Wind Screens

Catherine Wagner Bio

Over the course of her career Catherine Wagner has been observing the built environment as a metaphor for how we construct our cultural identities. She has examined institutions as various as art museums and science labs, the home, and Disneyland. Many of Ms. Wagner's projects have focused on the recontextualization of various archives resulting in projects such as *Re-Classifying History*, *A Narrative History of the Lightbulb*, *Reparations*, and *Rome Works*. Ms. Wagner's process involves the investigation of what art critic David Bonetti calls "the systems people create, our love of order, our ambition to shape the world, the value we place on knowledge, and the tokens we display to express ourselves."

Catherine Wagner has been an active international artist, working photographically as well as with site-specific art, lecturing extensively at museums and universities for over 30 years. Wager is represented by Anglim Gilbert Gallery in San Francisco, and Gallery Luisotti in Santa Monica. She has received many major awards, including the Rome Prize (2013-14), a Guggenheim Fellowship, National Endowments of the Arts Fellowships, and the Artadia Award, among others. Ms. Wagner has had one person exhibitions at Museum of Modern Art Bologna, The Museum of Fine Arts Houston, Los Angeles County Museum of Art, the Kemper Art Museum in St. Louis, The San Jose Museum of Art, The deYoung San Francisco, among others.

Catherine Wagner has been on the faculty at Mills College over 30 years. She is the inaugural Nancy Cook Endowed Chair in the Arts and Visual Culture Department.

In 2001, Ms. Wagner was named one of Time Magazine's Fine Arts Innovators of the Year. Her work is represented in major collections nationally and around the world, including the Los Angeles County Museum of Art, SFMOMA, The Whitney Museum of American Art, Museum of Modern Art Bologna, Museum of Fine Arts, Houston, Yale University Art Gallery, Museum of Modern Art NY, The Victoria and Albert Museum, and the Museum Folkwang Essen.

Wagner has also published several monographs, including *American Classroom*, *Home and Other Stories*, *Art & Science: Investigating Matter*, *Cross Sections*, *In Situ: Traces of Morandi*, and *Place History and the Archive*.

South Van Ness Wind Screens



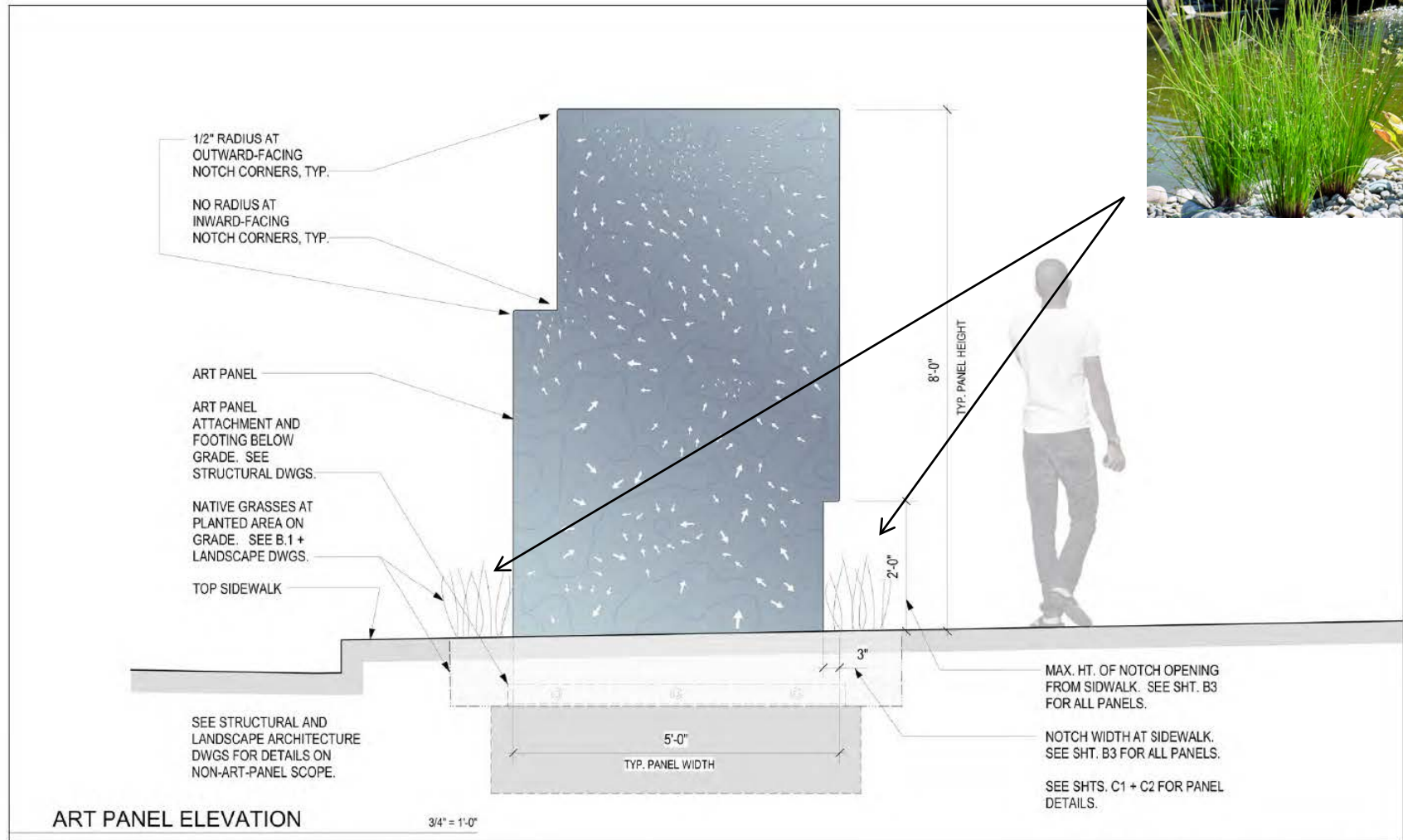
Wind Screen Overview

- 8 wind screens grouped into 4 pairs
- Required for CEQA mitigation / City of San Francisco Wind Requirements
- 5' wide, 8' tall
- 2" aluminum perforated panels
- Surface to be a metallic powdercoat
- Integrated with landscaping, specifically a native SF bay area native grass called Juncus (no more than 2' tall)
- Rounded corners and beveled edges for pedestrian safety
- 24hr site security and both up and down lighting at each panel
- Designed by renowned local Artist, Catherine Wagner

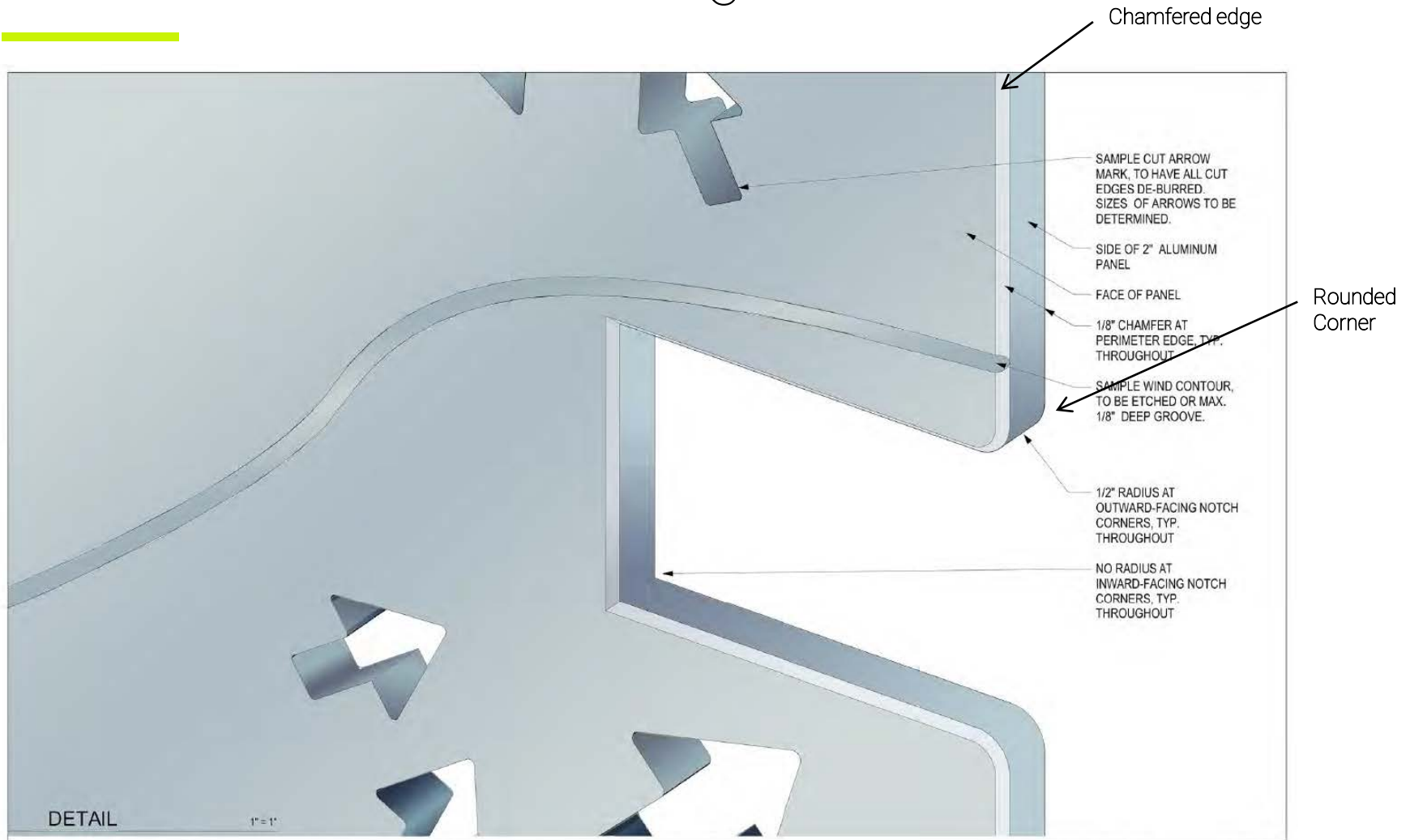
Light Pole in between the 2 screens
(occurs in 2 of 4 conditions)

Accessible Ramp in between the 2 screens
(occurs in 2 of 4 conditions)

SVN Wind Screens - Integrated Landscaping

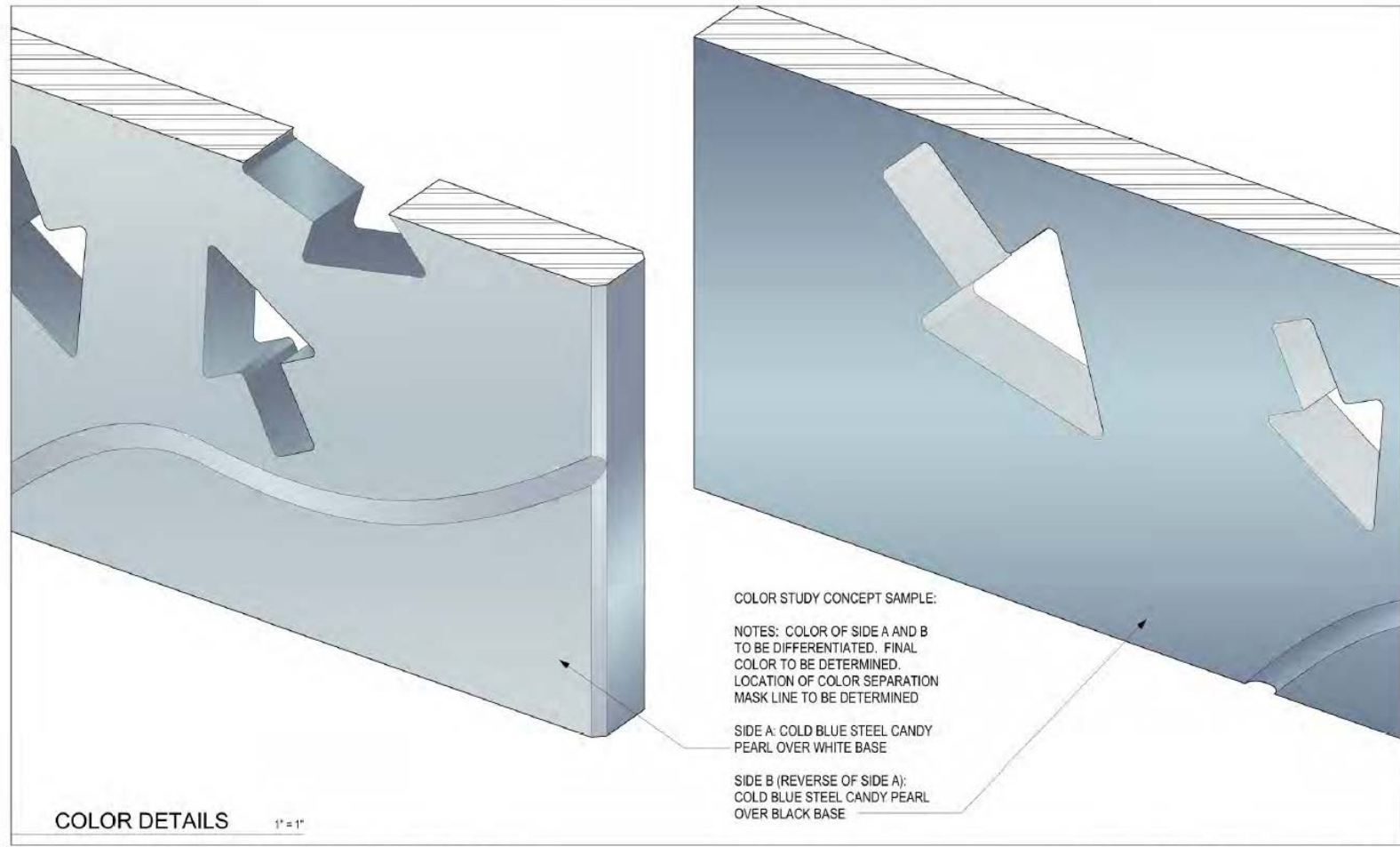


SVN Wind Screen - Design



SVN Wind Screen - Design

Color Samples. Side A and B



Art Budget

Budget

Total Required Public Art Budget: \$2,000,000

Total Anticipated Cost:

<u>Shannon Finley Sculpture Base Cost</u>		\$950,000	
Concrete Pedastal Base		\$23,281	
Ground Cover / Landscape		\$132,200	
Green Wall Support Structure		\$52,000	
Lighting		\$35,000	
Handling and Storage		\$20,000	
<u>Catherine Wagner Base Cost</u>		\$400,000	
Landscaping and Structural Base Plates		\$75,000	
Lighting		\$45,000	
Handling and Storage		\$5,000	
Structural Engineering (DCI)		\$20,000	
Executive Architecture (HKS)		\$25,000	
Landscape Design (Marmol)		\$10,000	
Lighting Design		<u>\$15,000</u>	
Subtotal		\$1,807,481	
Art Consulting Fee / Commission	10.00%	\$135,000	Paid on Art Contracts only
Insurance	1.00%	\$37,500	
Hard Cost Fee	2.25%	\$7,143	
Sales Tax	8.50%	\$114,750	Paid on Art Contracts only
Contingency	5.00%	\$105,094	
Total		\$2,206,968	